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District One

Cecil L Pendergrass
District Two

Dave Mulicka
District Three

Brian Hamman
District Four

Mike Greenwell
District Five

Dave Harner, II
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing
Examiner

April 3, 2025

Cindy Leal Brizuela, Ensite, Inc.
2401 First Street
Fort Myers, FL 33901

RE: Application To Amend a Planned Development
The Shell Factory
2787/2751 N. Tamiami Trail
North Fort Myers, FL 33903
ADD2024-00185

Dear Ms. Leal,

The Zoning Section has reviewed the submission package for the above-referenced zoning application. Staff has found that the application is insufficient. Please provide the following items in order for staff to find the application sufficient for public hearing:

Environmental Sciences

1. LDC 34-3004, outdoor display of merchandise, states that no required parking space or aisle shall be used for display purposes. Demonstrate the number of parking spaces that are not required to allow for storage in these spaces.
2. Based on the schedule of uses, LDC 34-1352 could apply as it relates to the display, sale, or storage. Demonstrate compliance with 34-1352 for setbacks and label the display area.
3. 34-3005(b)(1), storage must be shielded behind continuous visual screening at least eight feet in height. Plantings on site do not appear to match the MCP nor provide continuous screening from 8 feet. Provide a cross section showing line of sight for the residential neighborhood across from U.S. 41 and provide further detail to support that currently sufficient screening is already present.
4. Type A buffers are required between commercial uses. Revise the MCP to show the code required buffers or request a deviation.
5. ADD2009-00051 authorized deviation #7, which allowed for 50% of those lake areas to be used in the open space calculation. Active and passive recreation areas identified by 10-415 (d) (2) 2, may contribute to the open space calculation so long as no more than 20 percent consists of impervious surface.

Provide a revised open space map and chart which demonstrates no more than 20% impervious is used in the calculation.

6. Show all easements on the MCP.
7. Revise the MCP to show the ingress/egress road located directly to the north off U.S. 41.
8. ADD2004-00250 listed in the zoning history does not appear to be associated with this site.
9. ADD2009-00051 removed the stormwater system from the MCP. The MCP for ADD2024-00185 still has the lakes from that system. Deviation #7 from ADD2009-00051 is only for existing bodies of water at the time of the resolution. Site conditions appear to show other surface waters, and structures that must meet code. Revise the MCP to be in compliance with the previous zoning and LDC.

Please respond to the enclosed sufficiency review comments within thirty (30) calendar days of the date of this letter. This application will be considered withdrawn if no response is received within this timeframe.

Please feel free to contact me at (239) 533-8312 or blackwpc@leegov.com if you have any questions.

Electronically signed on 4/3/2025
Peter Blackwell, Planner
Lee County DCD

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Section