

From: [Matthew Brennan](#)
To: [Stacy Hewitt](#)
Cc: [Life Safety](#)
Subject: RE: Blackstone Corporate Park MPD Commercial Use Area - Request for Letter of No Objection
Date: Tuesday, December 31, 2024 2:55:25 PM

Good afternoon Ms. Hewitt,

Please accept this email as confirmation of no objection to the following deviation.
Additionally, please see my remarks for additional information for the proposed deviation:

Deviation 6: Deviation (6) seeks relief from the LDC §10-296(k) which requires that dead-end streets, designed to be so permanently, must be closed at one end by a circular turnaround; to allow two dead end locations on the internal right-of-way without a circular turnaround with internal circulation provided within parking lot aisles as shown on MCP.

Justification: The requested deviation is included in LDC Section 10-104(a)(9) list of provisions where the Development Services Director is authorized to grant administrative deviations. This deviation is requested to allow the commercial subdivision for Commercial Use Area A to be developed without providing the right-of-way for a cul-de sac in two locations on the internal privately maintained right-of-way since internal circulation will be provided within the parking lot aisles. The eastern location will provide internal circulation within the parking lot aisles of Parcels 2, 12, 13 and 14 that front this portion of the proposed privately maintained right-of-way. A temporary cul-de-sac will be provided in this area, if necessary, until such time that the internal parking lot circulation is provided. The project abuts a 100' canal right-of-way to the east, so no future interconnect is provided to the adjacent property in this location. The western location south of Parcel 3 will provide internal circulation within the parking lot aisles of Parcel 1. Permanent cul-de-sacs would serve no purpose in these two areas. The intent of this regulation to protect the health, safety and welfare of the public will be served and the planned development will be enhanced by approval of this deviation. The request is also consistent with the applicable criteria for administrative deviations contained in LDC Section 10-104(b): (1) The alternative proposed to the standards contained herein is based on sound engineering practices (2) The alternative is no less consistent with the health, safety and welfare of abutting landowners and the general public than the standard from which the deviation is being requested; (3) not applicable; (4) The granting of the deviation is not inconsistent with any specific policy directive of the Board of County Commissioners, any other ordinance or any Lee Plan provision; and (5) not applicable; and (6) not applicable. The requested deviation enhances the achievement of the objectives of the planned development and protects the public health, safety and welfare.

- 1. Although the access road as drawn (email inset 1) leading into “Commercial Use Area A” is currently dead-end, it only measures 150 feet and will not require an independent turnaround. Additionally, your justification includes that Parcel 1 will**

include this road as part of its fire department access. Pending approved plan review, the parking lot can satisfy the ability to ingress and egress Parcel 1.

- 2. Justification includes Parcel 2 parking lot as part of its fire department access. Pending approved plan review the parking lot can satisfy the ability to ingress and egress Parcel 2. Until such time, reviewed and approved specifications for the temporary roundabout would satisfy the turn-around requirements of dead-end roads exceeding 150 feet as outlined in the Florida Fire Prevention Code.**
- 3. A non-factor for the current phase of the project, but Parcel 3 fire department access will need to be evaluated when that time comes, as it pertains to the “rear” of the property.**

If you have any additional questions or concerns, please feel free to contact me. Happy New Year!

Sincerely,
Matthew Brennan
239-887-9459

From: Stacy Hewitt <shewitt@rviplanning.com>

Sent: Tuesday, December 31, 2024 9:29 AM

To: Life Safety <LifeSafety@lehighfd.com>

Cc: Rob Dilallo <robertd@lehighfd.com>; Rachel Reith <Rachel.Reith@lehighfd.com>; Matthew Brennan <matthew.brennan@lehighfd.com>

Subject: Blackstone Corporate Park MPD Commercial Use Area - Request for Letter of No Objection

Good morning I hope all is well.

We are working on a zoning amendment and development order for Blackstone Corporate Park located at the southeast corner of the intersection of S.R. 82 and Blackstone Drive/Parkdale Boulevard. Lee County Community Development staff has requested that we obtain and provide a Letter of No Objection from you that specifically outlines the below deviation request to allow two dead end right of ways that will connect to parking lot aisles for circulation. I have provided the Justifications submitted to Lee County for your information.

Please forward the letter or email to my attention and don't hesitate to contact me via cell or email if you have any questions or need further information. I have attached the zoning master concept plan and below preliminary conceptual exhibits for reference.

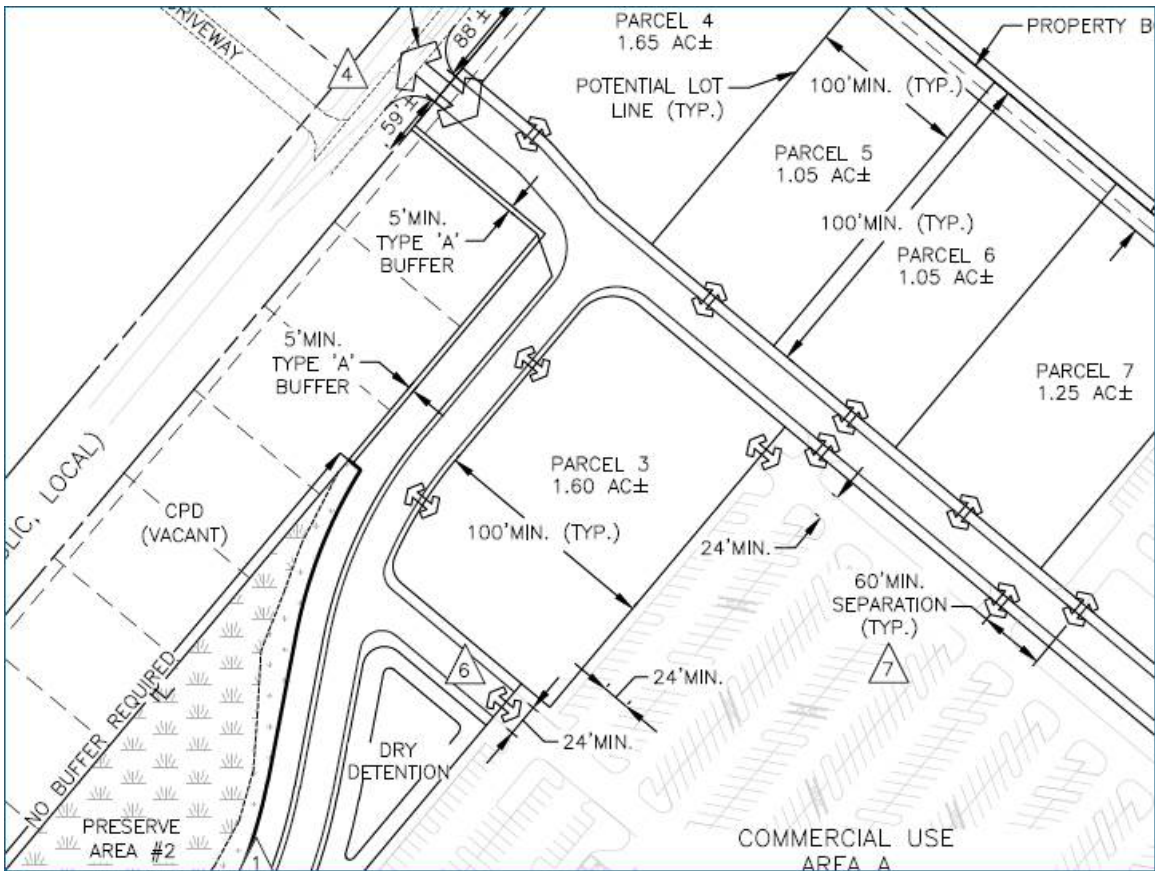
Thank you and wishing you all a safe, healthy and prosperous New Year!

Stacy

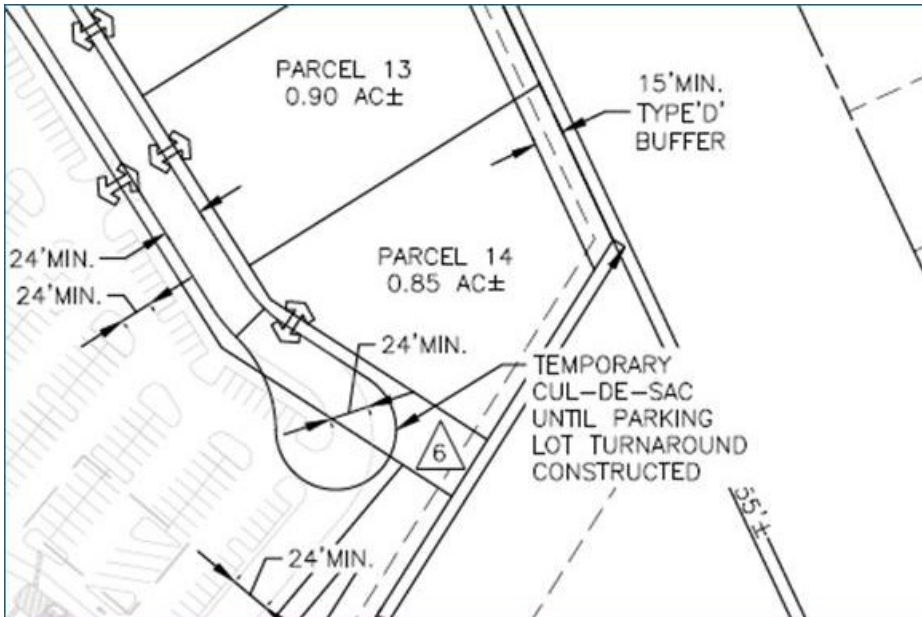
Deviation 6: Deviation (6) seeks relief from the LDC §10-296(k) which requires that dead-end streets, designed to be so permanently, must be closed at one end by a circular turnaround; to allow two dead end locations on the internal right-of-way without a circular turnaround with internal circulation provided within parking lot aisles as shown on MCP.

Justification: The requested deviation is included in LDC Section 10-104(a)(9) list of provisions where the Development Services Director is authorized to grant administrative deviations. This deviation is requested to allow the commercial subdivision for Commercial Use Area A to be developed without providing the right-of-way for a cul-de sac in two locations on the internal privately maintained right-of-way since internal circulation will be provided within the parking lot aisles. The eastern location will provide internal circulation within the parking lot aisles of Parcels 2, 12, 13 and 14 that front this portion of the proposed privately maintained right-of-way. A temporary cul-de-sac will be provided in this area, if necessary, until such time that the internal parking lot circulation is provided. The project abuts a 100' canal right-of-way to the east, so no future interconnect is provided to the adjacent property in this location. The western location south of Parcel 3 will provide internal circulation within the parking lot aisles of Parcel 1. Permanent cul-de-sacs would serve no purpose in these two areas. The intent of this regulation to protect the health, safety and welfare of the public will be served and the planned development will be enhanced by approval of this deviation. The request is also consistent with the applicable criteria for administrative deviations contained in LDC Section 10-104(b): (1) The alternative proposed to the standards contained herein is based on sound engineering practices (2) The alternative is no less consistent with the health, safety and welfare of abutting landowners and the general public than the standard from which the deviation is being requested; (3) not applicable; (4) The granting of the deviation is not inconsistent with any specific policy directive of the Board of County Commissioners, any other ordinance or any Lee Plan provision; and (5) not applicable; and (6) not applicable. The requested deviation enhances the achievement of the objectives of the planned development and protects the public health, safety and welfare.

MCP Inset 1:



MCP Inset 2:



Stacy Ellis Hewitt, AICP
Planning Director

RVi Planning + Landscape Architecture

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[https://url2.mailanyone.net/scanner?m=1tSdFK-0000000CMAf-44d8&d=4%7Cmail%2F90%2F1735655400%2F1tSdFK-0000000CMAf-44d8%7Cin2c%7C57e1b682%7C26836922%7C11687972%7C6773FFC26AB3B5709EEA68943D1904FD&o=p.wwavilwrmoc.gninn&s=4zZsJ_H2cKqvz1ShviFqJKxmKmAhttps://url2.mailanyone.net/scanner?m=1tSdFK-0000000CMAf-44d8&d=4%7Cmail%2F90%2F1735655400%2F1tSdFK-0000000CMAf-44d8%7Cin2c%7C57e1b682%7C26836922%7C11687972%7C6773FFC26AB3B5709EEA68943D1904FD&o=p.wwavilwrmoc.gninn&s=4zZsJ_H2cKqvz1ShviFqJKxmKmA \(->https://url2.mailanyone.net/scanner?m=1tSdFK-0000000CMAf-44d8&d=4%7Cmail%2F90%2F1735655400%2F1tSdFK-0000000CMAf-44d8%7Cin2c%7C57e1b682%7C26836922%7C11687972%7C6773FFC26AB3B5709EEA68943D1904FD&o=wphtw%2F%2Fwt%3Ani.rilanvpmoc.gn&s=RPx6NdCcr-_cy_2xydX0sk5jTSA\)](https://url2.mailanyone.net/scanner?m=1tSdFK-0000000CMAf-44d8&d=4%7Cmail%2F90%2F1735655400%2F1tSdFK-0000000CMAf-44d8%7Cin2c%7C57e1b682%7C26836922%7C11687972%7C6773FFC26AB3B5709EEA68943D1904FD&o=p.wwavilwrmoc.gninn&s=4zZsJ_H2cKqvz1ShviFqJKxmKmAhttps://url2.mailanyone.net/scanner?m=1tSdFK-0000000CMAf-44d8&d=4%7Cmail%2F90%2F1735655400%2F1tSdFK-0000000CMAf-44d8%7Cin2c%7C57e1b682%7C26836922%7C11687972%7C6773FFC26AB3B5709EEA68943D1904FD&o=p.wwavilwrmoc.gninn&s=4zZsJ_H2cKqvz1ShviFqJKxmKmA (->https://url2.mailanyone.net/scanner?m=1tSdFK-0000000CMAf-44d8&d=4%7Cmail%2F90%2F1735655400%2F1tSdFK-0000000CMAf-44d8%7Cin2c%7C57e1b682%7C26836922%7C11687972%7C6773FFC26AB3B5709EEA68943D1904FD&o=wphtw%2F%2Fwt%3Ani.rilanvpmoc.gn&s=RPx6NdCcr-_cy_2xydX0sk5jTSA))

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