



43 Barkley Circle, Suite 200
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Certificate of Authorization # 29086

Lehigh Acres Self Storage Deviation Request – PD Amendment

DEVIATION REQUEST #1:

Seeks relief from the **LDC §10-261(a)** Refuse and Solid Waste Disposal Facilities requirement that all new construction of multifamily residential developments, commercial businesses, and industrial uses must provide sufficient on-site space for the placement of garbage containers or receptacles, and sufficient space for recyclable materials collection containers. Request to permit the development to utilize roll-out totes.

JUSTIFICATION:

LDC Sec. 10-261(a) provides a uniform calculation for all commercial uses. The proposed commercial use is a public warehouse, consisting of 120,000 square feet spread out over 3 stories, including a 734 square foot office. The LDC requires commercial businesses greater than 25,000 square feet to provide a 216 square foot area for the first 25,000 square feet plus 8 square feet for each additional 1,000 square feet. The proposed building is 120,000 square feet, which requires a 976 square foot facility for solid waste and recyclables. However, the applicant has developed similar facilities throughout Florida and includes language in the lease agreement prohibiting the disposal of solid waste, recyclables, or garbage on site. Only the office will be permitted to use the on-site solid waste and recycling facilities (roll-out totes). And since the office is less than 1,000 sf, it is logical for the business to utilize roll-out totes for solid waste and recyclables. The Site Construction Plans will provide for storage of the roll-out totes near the office.

According to LDC Section 10-261(a), a 976 square foot dumpster pad for the public warehouse would be the same as a 95-unit multi-family development. Common sense mandates that a public warehouse doesn't need a dumpster pad that is almost 1,000 square feet in size, especially if only the office is permitted to utilize it. The Lee County solid waste department has provided an email supporting roll-out totes for this development, which is attached to this request. This deviation enhances the achievement of the objectives of the planned development and is not detrimental to the public interest. The applicant respectfully requests approval of this deviation.

Summary:

The site has been designed so that any aspect of the commercial development will have minimal impacts to the residential lot to the south, including building orientation, buffers, parking lot, delivery/loading zones, and driveway. The applicant believes the requested deviation enhances the achievement of the objectives of the planned development and that it will not be detrimental to the public interest.

From: [Lighthall, Justin](#)
To: [Veronica Martin](#)
Subject: RE: 511 Lee Blvd DCI2021-00052
Date: Thursday, January 27, 2022 10:41:44 AM
Attachments: [image002.jpg](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image001.jpg](#)

Good morning Veronica,

Thank you for following up. With only office personnel permitted to the proposed totes, please proceed with utilizing your attached MCP. Ensure that enough storage space is provided to store the totes around the office. Solid Waste Ordinance would prohibit staging the totes on County ROW.

Regards,



Justin Lighthall | Manager, Public Utilities

Solid Waste Department

6431 Topaz Ct, Fort Myers, FL 33966

office: (239) 533-8007

email: JLighthall@leegov.com

web: www.leegov.com/solidwaste

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From: Veronica Martin <vmartin@tdmconsulting.com>

Sent: Wednesday, January 26, 2022 10:17 AM

To: Lighthall, Justin <JLighthall@leegov.com>

Subject: [EXTERNAL] 511 Lee Blvd DCI2021-00052

Good Morning Justin,

I've been working with staff on a rezoning application for 511 Lee Blvd to permit a self-storage warehouse. I've received an RAI and am in the process of responding to staff comments. I had requested a Deviation to permit a smaller dumpster than the minimum required since only the office personnel will be permitted to use the dumpster. However, since my first submittal,

I've had to make some changes to the master concept plan – mainly adding 2 loading zones for moving trucks. As a result, I will be amending my deviation to request permission to use roll-out totes instead of a dumpster.

I've attached a copy of the MCP and floor plan. The office area is only 734 square feet. The applicant will include language in the lease agreements prohibiting disposal of solid waste on-site. This can be a condition during zoning that a copy of the lease agreement must be provided prior to DO approval. I'm requesting approval from LC solid waste Please let me know if you need additional information.

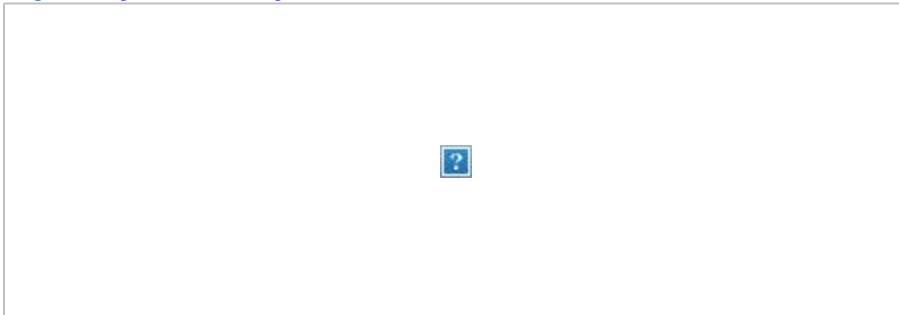
Thank you.

Veronica Martin

Senior Planner

vmartin@tdmconsulting.com

*Saving just one dog won't change the world...but, surely the world will change for that one dog...**Adopt, don't shop...***



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ADD2022-00141 Lee County e



Lee County
Southwest Florida











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