

Administrative Deviation: **ADD2022-00209**

**DSO ADMINISTRATIVE DEVIATION
LEE COUNTY, FLORIDA**

WHEREAS, Quattrone & Associates, on behalf of Metro RV & Boat Storage LLC, has filed an application for approval an administrative deviation from the technical requirements of the Lee County Land Development Code, for property located at 11653-11655 Metro Parkway, Fort Myers, FL, described more particularly as:

LEGAL DESCRIPTION: In Section 7, Township 45 South, Range 25 East, Lee County, Florida:

ATTACHED AS EXHIBIT "A"

WHEREAS, the applicant has indicated that the property's current STRAP number is 07-45-25-00-00004.001A; and

WHEREAS, the property is zoned IL (Light Industrial) and is located in the Industrial Development Future Land Use Map designation in Lee County; and

WHEREAS, an application for an administrative deviation from the technical requirements of Chapter 10 of the Lee County Land Development Code has been filed; and

WHEREAS, Lee County Land Development Code, as amended, provides for administrative deviations from certain technical requirements for matters involving streets, access streets, intersections, rights-of-way, drainage swales, public water, public sewer, water mains, mass transit facilities, setbacks for water retention/detention excavations, indigenous native vegetation and similar matters not related to a change in use of the property in question; and

WHEREAS, a deviation is requested in the IL district from Lee County Land Development Code Section 10-261(a) that requires all new construction of multifamily residential developments, commercial businesses, and industrial uses to provide sufficient on-site space for the placement of garbage containers or receptacles, and sufficient space for recyclable materials collection containers to allow the calculation to only be based on the office and caretaker unit total square footage.

WHEREAS, Lee County Solid Waste has reviewed the request and has no objection; and

WHEREAS, the on-site space for the placement of garbage and recyclable material collection containers will be locked with signage advising tenants that the dumpster is for the exclusive use of the operator of the facility; and

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WHEREAS, the applicant has requested a deviation from Land Development Code Section 10-261(a) to allow the calculation for the minimum garbage and recyclable material collection to only be based on the office and caretaker unit total square footage; and

WHEREAS, the following findings of fact are offered:

- (a) That the proposed alternative to allow the on-site space for garbage and recycling containers to be based on the office and caretakers unit total squarefootage is based on sound engineering practice in consideration of the following criteria:
 - i Solid Waste has reviewed the request and has no objection.
 - ii The proposed use of RV and Boat Storage does not generate a significant amount of solid waste.
 - iii The garbage and recycling collection area on-site will not be utilized by the lessees of the RV and Boat Storage areas.
- (b) That said proposed alternative is no less consistent with the health, safety, and welfare of abutting land owners and the general public than the standard from which the deviation was requested; and
 - i The owner must maintain adequate service levels in accordance with Ordinance 11-27 which requires the lids of garbage and recycling containers to be closed at all times.
- (c) The granting of the deviation is not inconsistent with any specific directive of the Board of County Commissioners, any other ordinance, or any Lee Plan Provision.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for Administrative Deviations in the IL district from Lee County Land Development Code Section 10-261(a), is approved as conditioned:

- (a) That approval is subject to substantial compliance with the site plan entitled "METRO 26 STORAGE", signed and sealed 12/13/2022 by Alfred Quattrone, P.E. and attached as Exhibit "B"; and
- (b) At time of development order the applicant must submit the lease documents verifying that the use of the garbage and recycling collection areas by the lessees of the storage area is prohibited.
- (c) Any redevelopment or change of use of the property will require compliance with the requirements of Land Development Code Section 10-261(a) or an approved deviation.

- (d) At time of development order the plans must depicting signage advising tenants that the dumpster is for the exclusive use of the operator of the facility.
- (e) **If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Director may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.**

Duly passed, adopted, and electronically signed on 1/23/2023

Jessica Sulzer, PE, Manager

Exhibits

Exhibit A – Legal Description

Exhibit B – “METRO 26 STORAGE”, signed and sealed 12/13/2022 by Alfred Quattrone, P.E.

K.E. TRASK, P.A.

LAND SURVEYORS

A PARCEL LYING IN
SECTION 7, TOWNSHIP 45 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA.

(METRO 26 RV STORAGE)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 7, TOWNSHIP 45 SOUTH, RANGE 25 EAST, BEING THE PARCEL AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2021000371482, LEE COUNTY PUBLIC RECORDS AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 7; THENCE S.00°33'02"E. ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER FOR 66.82 FEET; THENCE S.88°55'32"W. FOR 30.00 FEET TO THE WEST RIGHT OF WAY LINE OF PLANTATION ROAD; THENCE S.00°00'27"W. ALONG SAID WEST RIGHT OF WAY LINE OF PLANTATION ROAD FOR 594.41 FEET TO THE NORTHEAST CORNER OF MID-METRO INDUSTRIAL PARK SUBDIVISION, AS SHOWN IN PLAT BOOK 37, PAGES 70 AND 71, SAID LEE COUNTY PUBLIC RECORDS; THENCE S.88°54'39"W. ALONG THE NORTH LINE OF SAID SUBDIVISION FOR 686.65 FEET TO THE CENTERLINE OF TIA LANE; THENCE N.00°56'51"W. FOR 259.90 FEET; THENCE S.89°08'41"W. FOR 86.81 FEET; THENCE N.00°51'56"W. FOR 334.40 FEET; THENCE S.88°54'42"W. FOR 734.27 FEET TO THE NORTHEAST CORNER OF SAID PARCEL, AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2021000371482, AND THE POINT OF BEGINNING, NORTHING COORDINATE 814848.04, EASTING COORDINATE 704575.26; THENCE CONTINUE S.88°54'42"W. FOR 366.12 FEET TO THE EAST RIGHT OF WAY LINE OF METRO PARKWAY, NORTHING COORDINATE 814841.15, EASTING COORDINATE 704209.21; THENCE S.00°54'41"E. ALONG SAID RIGHT OF WAY LINE FOR 594.94 FEET TO AN EXTENSION OF SAID NORTH LINE OF MID-METRO INDUSTRIAL PARK; THENCE N.88°53'52"E. ALONG SAID EXTENSION AND SAID NORTH LINE FOR 365.79 FEET; THENCE N.00°52'47"W. FOR 594.86 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 217705.25 SQUARE FEET OR 5.00 ACRES, MORE OR LESS.

BEARINGS ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1990, BASED ON THE RIGHT OF WAY LINE OF METRO PARKWAY AS BEARING S.00°54'41"E.

NORTHING AND EASTING COORDINATES ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1990.

K.E. TRASK, P.A.
FLORIDA LICENSED BUSINESS LB8450

MARCH 1, 2022

Kenneth E. Trask
Digitally signed by Kenneth E. Trask
Date: 2022.03.02 13:44:51 -05'00'

KENNETH E. TRASK
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSE LS4684

REVIEWED
ADD2022-00209
Hunter Searson, GIS
Planner
Lee County Government
1/13/2023

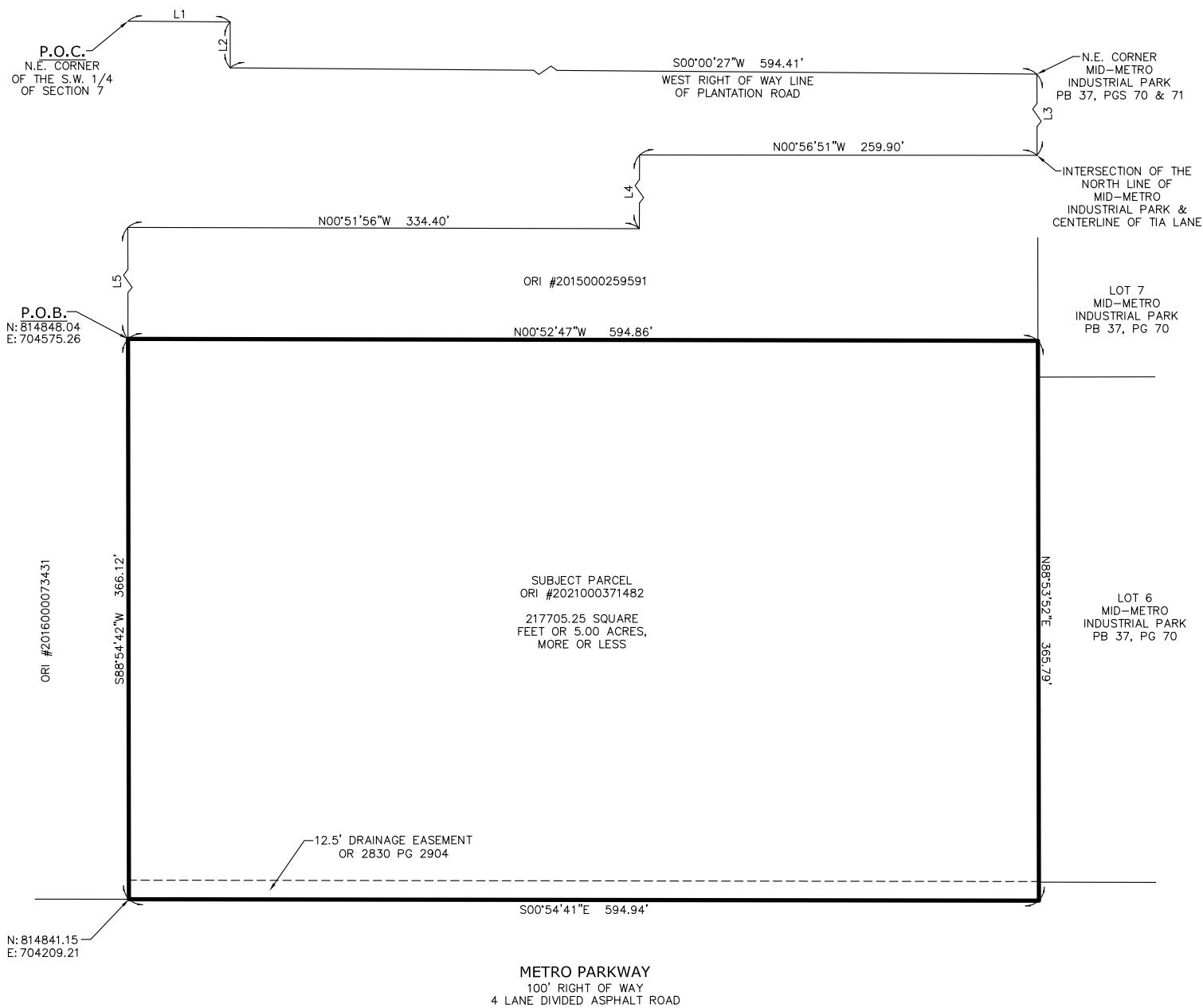
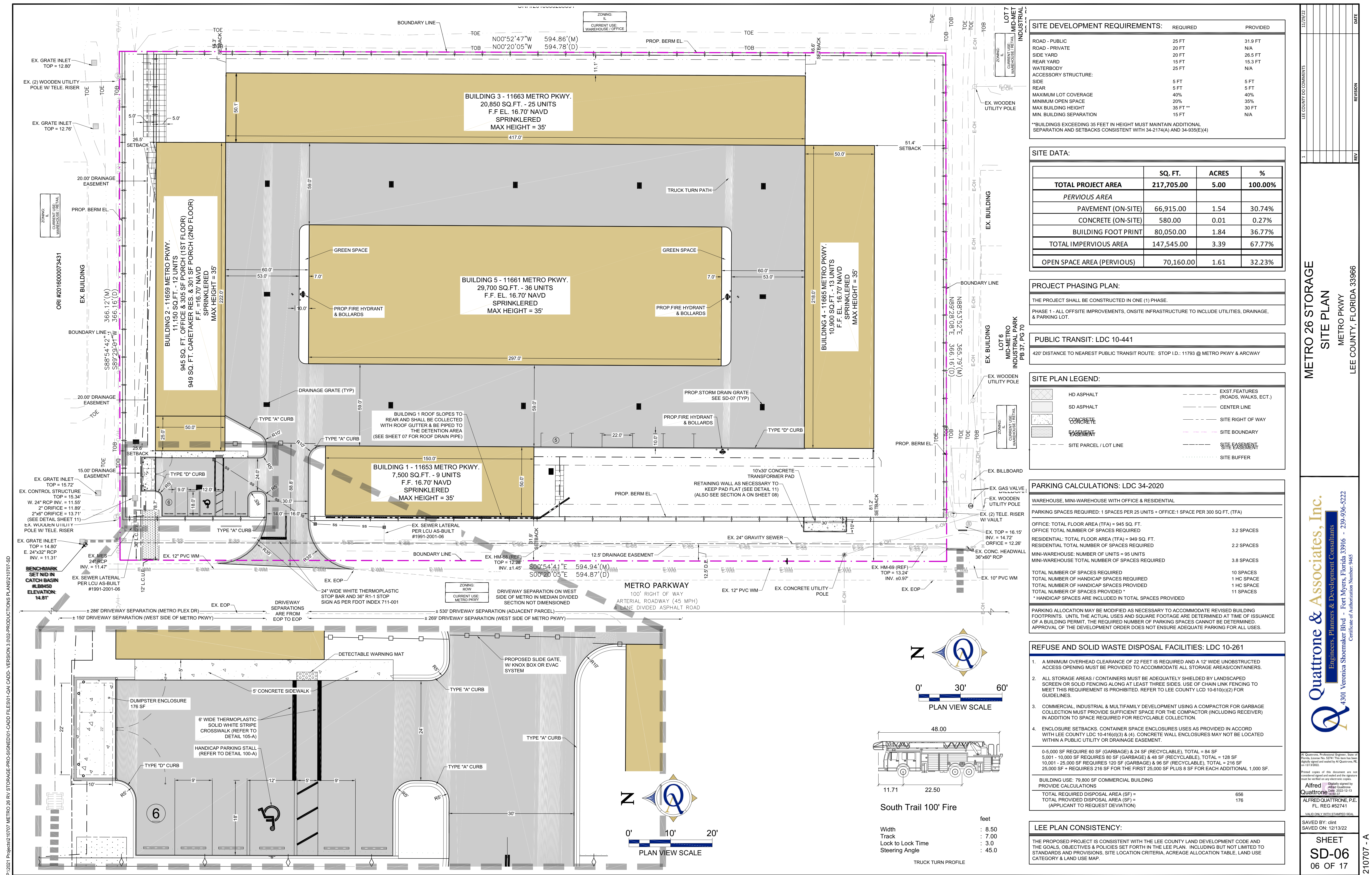


Exhibit "B"



METRO 26 STORAGE
SITE PLAN
METRO PKWY
LEE COUNTY, FLORIDA 33966

Quattrone & Associates, Inc.
Engineers, Planners & Development Consultants
4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222
Certificate of Authorization Number: 9405

Alfred Quattrone, P.E.
FL REG #52741

SAVED BY: clint
SAVED ON: 12/13/22
SHEET
SD-06
06 OF 17