



LIST OF DEVIATIONS AND JUSTIFICATION

McGregor Self Storage

DEVIATION

STRAP#: 31-45-24-00-00007.3000 & 31-45-24-00-00007.5030

15149 McGregor Blvd, Fort Myers, FL 33908

Deviate from LDC§10-261(a) Which requires all new construction of multifamily residential developments, commercial businesses, and industrial uses must provide 216 SF for the first 25,000 SF of building area plus 8 SF for each additional 1,000 SF of building area of sufficient on-site space for the placement of garbage containers or receptacles, and sufficient space for recyclable materials collection containers to allow a reduction based on the first 25,000 SF only.

Justification: The rules regarding the size of dumpster enclosures are based on building square footages and are intended for retail or office developments or similar uses and are inappropriate for self-storage facility. The proposed deviation will allow for the dumpster area to be based on office square footage only and exclude building area used for self-storage units. Typically, self-storage is designed and used for renting individual storage space to tenant for the purpose of storing and removing personal property. Self-Storage facilities attracts low foot traffic, and these facilities produce very little garbage, and, in this case, the dumpsters are for office staff only and tenants/renters are prohibited from the use of a dumpster.

LDC Sec. 10-261(a) provides a uniform calculation for all commercial uses. The proposed commercial use is a public warehouse, consisting of ±101,340 square feet spread out over 3 stories, including an 870 square foot administrative office, show room and break room. 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 101,340 squares feet, which requires an 824 square foot facility for solid waste and recyclables. Only the office will be permitted to use the on-site solid waste and recycling facilities, therefore providing 220 square feet of dumpster space is more than adequate.

The following data on dumpster usage for similar facility in Lee County was obtained,

- I. The Lock up
12700 University Drive
Fort Myers, FL 33907
 - 10-4-yard Garbage Dumpster with 1 pickup per week
 - 1-96 gallon Recycle Can with 1 pickup per week



2. Public Storage
10688 Colonial Blvd
Fort Myers, FL 33912
 - 10-4-yard Garbage Dumpster with 1 pickup per week
 - 1-2 yard Recycle Dumpster with 1 pickup per week
3. Cubesmart Self Storage
13271 Metro Parkway
Fort Myers, FL 33912
 - 10-4-yard Garbage Dumpster with 1 pickup per week
 - 2-96 gallon Recycle Can with 1 pickup per week

Furthermore, we have reached out to Waste Management with the parameters of our proposed project. Waste Management's recommendation is 1-4-yard Garbage Dumpster with 1 pickup per week and 1-2 yard Recycle Dumpster with 1 pickup per week to serve the proposed project.

The deviation will not negatively impact public health, safety or welfare based upon the nature of this commercial usage, and limitations prescribed above.

DEVIATION REQUESTS MUST MEET . . .

(1) The alternative proposed to the standards contained herein is based on sound engineering practices (not applicable to sections 10-352, 10-353 and division 7 of article III of this chapter);

RESPONSE: yes, the request 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.

RESPONSE: The deviation will not negatively impact public health, safety or welfare based upon the nature of this commercial usage, and limitations prescribed above

(3) For division 7 of article III of this chapter, the required facility would unnecessarily duplicate existing facilities.

RESPONSE: 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

RESPONSE: This variance is consistent with the Lee Plan

(5) For sections 10-352, 10-353, the utility that would otherwise serve the development cannot provide the service at the adopted level of service standard due to an inadequate central facility.

RESPONSE: Not applicable

(6) For sections 10-329(f) and 10-418 (4), the proposed use of hardened structures for restoration of existing lake bank slopes will be evaluated on a case-by-case basis. The application for the hardened structure must demonstrate this is the most appropriate and minimum stabilization technique necessary as designed and sealed by a licensed professional engineer. The application must also demonstrate compliance with section 10-418 (3) for compensatory littorals as well as previously approved littoral and deep lake management plan requirements. However, existing lakes within the DR/GR may not utilize hardened structures through the administrative process.

RESPONSE: Not applicable