

ADMINISTRATIVE AMENDMENT (PD) ADD2023-00071

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Jessica Harrelson, AICP of Peninsula Engineering, on behalf of Great American Self Storage of Fort Myers, LLC filed an application for an administrative amendment to a Commercial Planned Development on a project known as Great American Self Storage to seek a deviation from LDC Section 10-261 which requires a dumpster enclosure of 819 square feet for the shared dumpster site for both a Public Warehouse and Restaurant, Group II with drive-through, to allow a minimum enclosure area of 306 square feet for property located at 2984 Storage Bay Drive, described more particularly as:

Legal Description: In Section 30, Township 43 South, Range 26 East, Lee County, Florida:

Attached as Exhibit "A"

WHEREAS, the property was originally rezoned by Resolution Z-07-065, as amended by ADD2009-00090, Resolution Z-15-022, and ADD2021-00153; and

WHEREAS, the subject property is located in the Urban Community Future Land Use Category as designated by the Lee Plan; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the applicant provided a narrative of request that details the proposed amendment (Attached as Exhibit "B"); and

WHEREAS, a dumpster enclosure area that will be shared between the proposed Public Warehouse and the neighboring Restaurant, Group II with drive-through is proposed to be provided on the subject property; and

WHEREAS, the applicant seeks a deviation from LDC Section 10-261 which requires a dumpster enclosure of 819 square feet for the shared dumpster site for both Great American Self Storage and Dunkin Donuts, to allow a minimum enclosure area of 306 square feet for property; and

WHEREAS, the applicant has provided a site plan that demonstrates the location of the proposed dumpster enclosure (Attached as Exhibit "C"); and

WHEREAS, the applicant has provided correspondence with Lee County Solid Waste indicating no objection to the shared dumpster use and the reduced area (Attached as Exhibit "D"); and

WHEREAS, there are no changes to the Master Concept Plan as part of this amendment; and

WHEREAS, the applicant provided evidence of a public information meeting within the Caloosahatchee Shores Community Plan Area, demonstrating compliance with LDC Section 33-1482 (Attached as Exhibit "E"); and

WHEREAS, LDC Section 34-380(i) allows the Director to administratively approve amendments to a planned development; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to the Commercial Planned Development is **APPROVED subject to the following conditions:**

1. **The following deviation is hereby approved:**

Deviation from LDC Section 10-261 which requires a dumpster enclosure of 819 square feet for the shared dumpster site for both a Public Warehouse and Restaurant, Group II with drive-through, to allow a minimum enclosure area of 306 square feet.

2. **At the time of Development Order Approval, a draft copy of the lease agreement must state that the public warehouse and accessory uses, as well as the proposed Restaurant, Group II with drive-through will use the dumpster area and that the provided area will meet those needs.**

3. **The terms and conditions of the original zoning resolution, as amended, remain in full force and effect.**

4. **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 Zoning Manager 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 7/19/2023

Anthony R. Rodriguez, AICP, CPM, Zoning Manager

Exhibits:

Exhibit A – Legal Description

Exhibit B – Request Narrative

Exhibit C – Site Plan

Exhibit D – Lee County Solid Waste Correspondence

Exhibit E – Public Information Meeting Minutes

TELEPHONE NO. 561-314-0769

FAX NO. 561-314-0770



L.B. 7551

3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414

RECORDING AREA

LEGAL DESCRIPTION OF:**TRACT F-3****GORDON CENTER****INSTRUMENT No. 2019000142301, L.C.R.****LEGAL DESCRIPTION:**

TRACT F-3, GORDON CENTER, RECORDED IN INSTRUMENT No. 2019000142301, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA,

NOTES:

1. THE BEARINGS SHOWN HEREON ARE PER PLAT OF GORDON CENTER, RECORDED IN INSTRUMENT NUMBER 2019000142301 AND AS NOTED ON SAID PLAT THE BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 30, TOWNSHIP 43 SOUTH, RANGE 26 EAST TO BEAR S 00°42'54" E, RELATIVE TO THE FLORIDA STATE PLANE COORDINATES, WEST ZONE, NORTH AMERICAN DATUM OF 1983, NSRS ADJUSTMENT.
2. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY OR OTHER MATTERS OF RECORD BY ECS.
3. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).
4. PROPERTY ADDRESS; 2984 STORAGE BAY DRIVE, FORT MYERS, FL 34135. FOLIO ID: 10592066.

REVIEWED
ADD2023-00071
Rick Burris, Principal
Planner
Lee County DCD/Planning
6/15/2023

CERTIFICATE:

THIS IS TO CERTIFY THAT THE LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.



Digitally signed by
Javier De La Rocha
Date: 2022.04.06
13:07:57 -04'00'

JAVIER DE LA ROCHA

PROFESSIONAL SURVEYOR AND MAPPER NO. 6080 — STATE OF FLORIDA

SKETCH No. ECS2447 TASK 2B LEGAL	REVISIONS		DATE	BY
DATE OF SKETCH:		DRAWN BY	CHECKED BY	FIELD BOOK
01/27/22		J.E.C.	J.D.L.R.	N/A



NARRATIVE OF REQUEST

The subject ± 1.56 -acre property is defined as Parcel 6, per the SR 80/SR 31 CPD, is platted as Tract 'F-3' of the Gordon Center Plat and has a physical address of 2984 Storage Bay Drive. The property is designated within the Urban Community, Mixed-Use Overlay and within the SR 80 Corridor Overlay.

The purpose of this application is to formally request approval of a deviation to LDC Section 10-261, "Refuse and Solid Waste Disposal Facilities," to permit a reduction in the required minimum area for garbage collection.

Deviation Request

This deviation request seeks relief from LDC Section 10-261, "Refuse and Solid Waste Disposal Facilities," which requires a garbage collection area of 819 SF for the shared dumpster between the Great American Self Storage and Dunkin Donut sites, to instead allow a minimum garbage collection area of 306 SF.

Justification

Self-storage facilities are a low intensity land use, having a minimal amount of solid waste generated when compared to other commercial uses of its size; thus, a reduction in the required dumpster area is being requested to eliminate unnecessary dumpster area from being provided. Calculations have been attached that provide back-up information/ data for the request.

Peninsula Engineering Staff has coordinated with the Lee County Solid Waste Department regarding the shared dumpster sizing; please refer to email between Peninsula Engineering and the Solid Waste Department granting approval for the reduction in dumpster area.

The approval of this deviation request has no negative impacts on public health, safety or welfare.

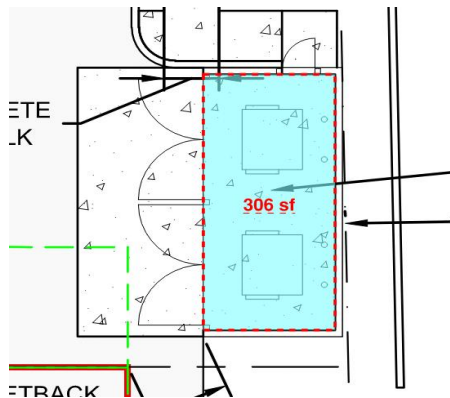
Dumpster Calculation

5/8/2023

Refuse and solid waste disposal facilities
LDC Section 10-261

DC Section 10-201

Building Type	Building Sq. Ft.	Min. Sq. Ft. for Garabage Collection	Min. Sq. Ft. for Recyclable Collection
Commercial, GASS	98,610	819	
Commercial, DUNKIN	1,673		
TOTAL	100,283		
Calculation:			
First 25,000 Sq. Ft.	25,000	216	
Plus 8 Sq. Ft. for each additional 1,000 Sq. Ft.	75,283	603	
	75,283		



Commercial Business Building sq. ft.	Multifamily Developments Units	Minimum sq. ft. for Garbage Collection	Minimum sq. ft. for Recyclable Collection
	5—25	120	96
	25+	216 sq. ft. (120 + 96) for first 25 units plus 8 square feet for each additional dwelling unit	
0—5,000		60	24
5,001—10,000		80	48
10,001—25,000		120	96
25,000+		216 sq. ft. (120 + 96) for first 25,000 sq. ft. plus 8 sq. ft. for each additional 1,000 sq. ft.	

GASS:

BUILDING SUMMARY:

BUILDING SUMMARY ⁽³⁾

BUILDING DESCRIPTION	OCCUPANCY TYPE	CONSTRUCTION TYPE	SPRINKLERED (YES/NO)	SQ. FT. UNDER A/C ⁽⁶⁾	TOTAL SQ. FT. ⁽⁶⁾	NEEDED FIRE FLOW ⁽¹⁾	REDUCED NEEDED FIRE FLOW ⁽²⁾	ALLOWABLE ZONED BUILDING HEIGHT	PROPOSED BUILDING ZONED HEIGHT ⁽⁴⁾
MINI-WAREHOUSE / SELF-STORAGE	(S-1)	III-B	YES	98,610 SF	104,769 SF	6,750 GPM	1,688 GPM	45'-0"	42'-8"
⁽¹⁾ PER NFPA-1, TABLE 18.4.5.1.2. ⁽²⁾ 75% SPRINKLERED REDUCTION (1,000 GPM MIN.). PER NFPA 18.4.5.2.1. ⁽³⁾ DEVELOPMENT STANDARDS ARE PER COLLIER COUNTY ORDINANCE NO. 20-03. ⁽⁴⁾ ZONED HEIGHT MEASURED FROM FINISHED FLOOR ELEVATION TO THE HIGHEST POINT OF A FLAT ROOF. ⁽⁵⁾ ACTUAL BUILDING HEIGHT IS MEASURED FROM AVERAGE ROAD CENTERLINE ELEVATION TO TOP OF STRUCTURE. THEREFORE: ACTUAL BUILDING HEIGHT = (FINISHED FLOOR ELEVATION - AVERAGE ROAD ELEVATION) + HIGHEST STRUCTURE ELEVATION ON THE BUILDING ⁽⁶⁾ FLOOR AREAS LISTED IN THE BUILDING SUMMARY TABLE REPRESENT THE TOTAL AREA UNDER ROOF. THE BUILDING FLOOR AREA PER THE DEFINITION IN LDC1.08.02 (WHICH ALLOWS FOR THE EXCLUSION OF STAIRWAYS, ELEVATOR SHAFTS, ETC.) IS 102,805 SF									

Dunkin Donuts:

SITE DATA

ZONING:	CH (COMMERCIAL HIGHWAY)
FUTURE LAND USE DESIGNATION:	ICI (INDUSTRIAL COMMERCIAL INTERCHANGE)
PARCEL IDENTIFICATION NUMBER:	02-46-25-00-00001.0010
PARCEL FOLIO NUMBER:	10448217
VERTICAL DATUM:	NAVD 1988
TOTAL SITE AREA:	0.840 AC.
PROJECT SITE AREA:	0.840 AC.
DISTURBED AREA:	0.930 AC.
PERVIOUS SURFACE AREA:	0.396 AC.
IMPERVIOUS SURFACE AREA:	0.444 AC.
IMPERVIOUS SURFACE RATIO (I.S.R.) MAX.	80.0%
IMPERVIOUS SURFACE RATIO PROPOSED	52.9%
LANDSCAPE BUFFER - FRONT:	25 FT
SIDE:	5 FT
REAR:	15 FT
BUILDING SETBACK - FRONT:	50 FT
SIDE:	20 FT
REAR:	20 FT
RESTAURANT FLOOR AREA:	1,513 S.F.
STORAGE FLOOR AREA:	160 S.F.
TOTAL BUILDING FLOOR AREA:	1,673 S.F.
FLOOR AREA RATIO MAXIMUM:	40.00 %
FLOOR AREA RATIO PROPOSED:	4.57 %
BUILDING HEIGHT:	22 FT - 0 IN
MAX. BUILDING HEIGHT:	35 FT - 0 IN
PARKING RATIO REQUIRED - FAST FOOD	13 SP / 1000 S.F. = 19.7
STORAGE	1 SP / 1000 SF = 0.2
PARKING REQUIRED:	20 SPACES
PARKING PROVIDED:	20 SPACES
ACCESSIBLE PARKING REQUIRED:	1 SPACE
ACCESSIBLE PARKING PROVIDED:	1 SPACE
DUMPSTER MINIMUM AREA REQUIRED (0-5,000 SF COMMERCIAL BUILDING) (GARBAGE / RECYCLABLE)	60 SF / 24 SF
PROPOSED DUMPSTER AREA (GARBAGE / RECYCLABLE)	114 SF / 114 SF

GENERAL NOTES:

- 1) ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED PARKING LOT ARE SHOWN AT THE FACE OF CURB. ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED BUILDING LOCATION ARE GIVEN AT THE OUTSIDE FACE OF THE BUILDING CORNERS. ALL CURB RADII ARE GIVEN AT THE FACE OF CURB.
 - 2) CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE SURVEY SHOWN ON THE PLANS BEFORE PROCEEDING WITH ANY NEW CONSTRUCTION.
 - 3) CONTRACTOR IS RESPONSIBLE FOR CORRECT HORIZONTAL AND VERTICAL ALIGNMENT OF ALL TIES BETWEEN PROPOSED AND EXISTING PAVEMENTS, CURB AND GUTTER, SIDEWALKS, WALLS, AND UTILITIES.
- SITE NOTES:**
- 1) TRACT IS ZONED: CH (COMMERCIAL HIGHWAY)
 - 2) SEE ARCHITECTURAL PLANS FOR BUILDING FLOOR PLAN DIMENSIONS, DOOR LOCATIONS, SITE LIGHTING PLAN, AND OTHER ARCHITECTURAL DETAILS.
 - 3) NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED ON THE SITE.
 - 4) HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM THE PUBLIC VIEW AND DOES NOT INTERFERE WITH TRAFFIC. (SEE PHOTOMETRICS PLAN IN ARCH. PLANS).
 - 5) ALL BUFFERS, TREE SAVE AREAS, AND UNDISTURBED AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
 - 6) NO OUTSIDE STORAGE IS PROPOSED. THIS INCLUDES SUPPLIES, VEHICLE, EQUIPMENT, PRODUCTS, ETC.
 - 7) SIGNS (LOCATION, NUMBER, AND SIZE) ARE NOT APPROVED UNDER THIS DEVELOPMENT PERMIT. A SEPARATE PERMIT IS REQUIRED FOR ON-SITE SIGNAGE.
 - 8) ALL PAVEMENT MARKING WITHIN LEE COUNTY RIGHT-OF-WAY SHALL BE THERMOPLASTIC AND ACCORDING TO LEE COUNTY DOT SPECIFICATIONS.
 - 9) ALL CONSTRUCTION RELATED PERMITS DURING THE CONSTRUCTION PHASE OF THIS PROJECT ARE THE RESPONSIBILITY OF THE OWNER, HOWEVER A CONTRACTOR/DEVELOPER CAN DO PERMITTING WITH AGENT AUTHORIZATION.
 - 10) CONSTRUCTION TRAILERS ARE TO BE PERMITTED THROUGH THE ZONING DIVISION OF COMMUNITY DEVELOPMENT.
 - 11) ALL EROSION, SEDIMENT CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING.
 - 12) MAXIMUM CUT OR FILL SLOPE=2H:1V
 - 13) NEAREST BUS STOP LOCATION IS ~2,000 FT TO THE SOUTHEAST. THE LOCATION IS AT GULF COAST TOWN CENTER.
 - 14) LEE COUNTY ACCEPTS NO RESPONSIBILITY FOR THE AMERICANS WITH DISABILITIES ACT (ADA), EXCEPT FOR NOTIFICATION REQUIREMENT. THE OWNER/DEVELOPER IS SOLELY RESPONSIBLE FOR COMPLIANCE FOR SAID ACT.
 - 15) 24 HOUR CONTACT: BRETT BASQUIN, P.E., 813-549-3250
 - 16) CONTRACTOR SHALL COORDINATE WITH THE CITY/COUNTY JURISDICTION, WATER AND SEWER JURISDICTION, AND DEPARTMENT OF TRANSPORTATION INSPECTORS REGARDING ALL CERTIFICATE OF OCCUPANCY REQUIREMENTS AND COORDINATE WITH THE ENGINEER APPROXIMATELY 8 WEEKS PRIOR TO ANTICIPATED CERTIFICATE OF OCCUPANCY DATES REGARDING ANY ITEMS REQUIRING APPROVAL OR CERTIFICATIONS BY THE ENGINEER.

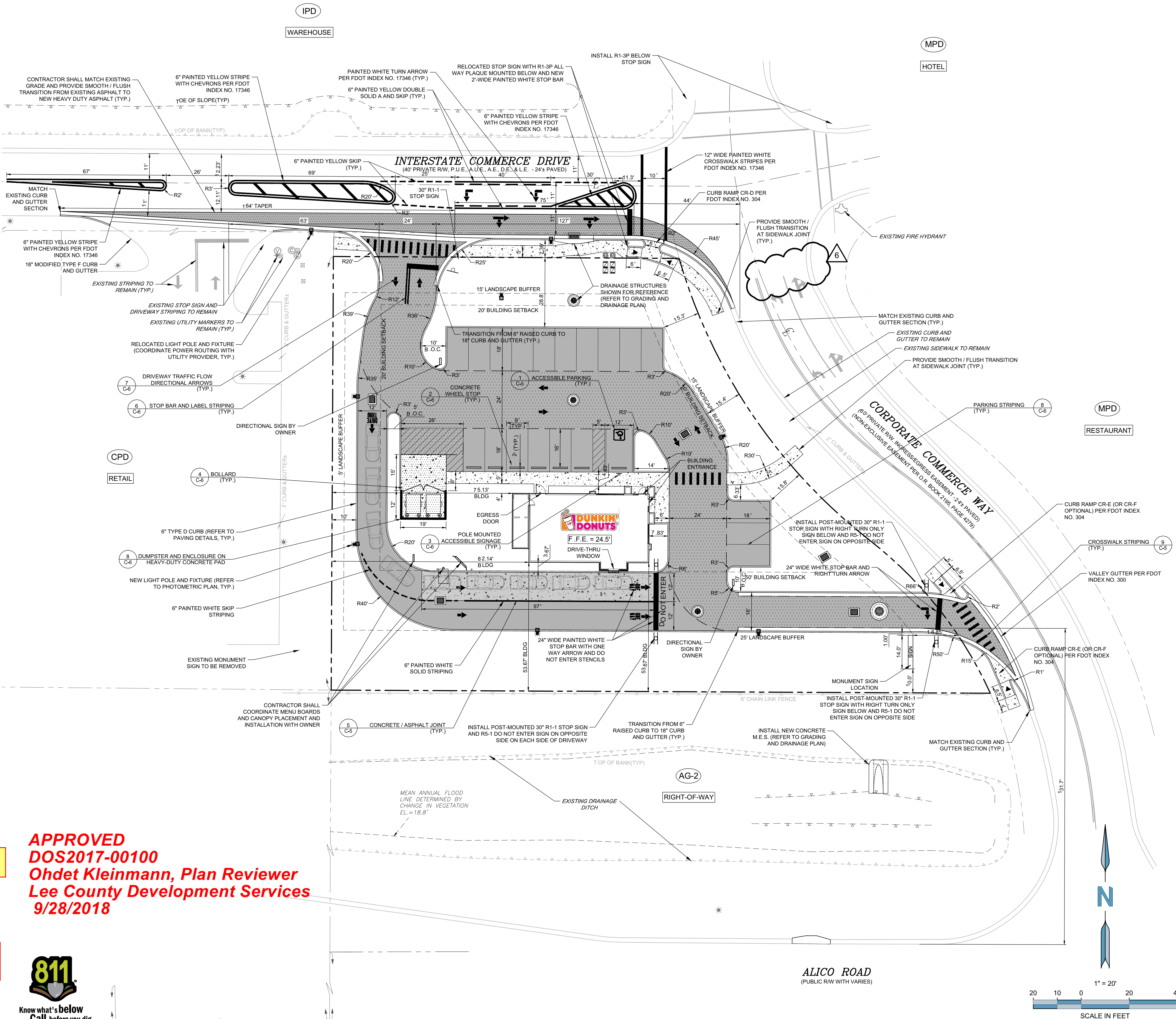
LEGEND	
	STANDARD DUTY ASPHALT PAVING
	HEAVY DUTY ASPHALT PAVING
	CONCRETE SIDEWALK PAVING
	STANDARD DUTY CONCRETE PAVING
	HEAVY DUTY CONCRETE PAVING
	PROPERTY LINE
	PARKING COUNT
	TRAFFIC SIGN
	PAINTED TRAFFIC ARROWS
	VEHICLE STACKING POSITION
	ZONING
	LAND USE

SITE DATA	
ZONING:	CH (COMMERCIAL HIGHWAY)
FUTURE LAND USE DESIGNATION:	ICI (INDUSTRIAL COMMERCIAL INTERCHANGE)
PARCEL IDENTIFICATION NUMBER:	02-46-25-00-00001.0010
PARCEL FOLIO NUMBER:	10448217
VERTICAL DATUM:	NAVD 1988
TOTAL SITE AREA:	0.840 AC.
PROJECT SITE AREA:	0.840 AC.
DISTURBED AREA:	0.930 AC.
PERVIOUS SURFACE AREA:	0.396 AC.
IMPERVIOUS SURFACE AREA:	0.444 AC.
IMPERVIOUS SURFACE RATIO (I.S.R.) MAX:	80.0%
IMPERVIOUS SURFACE RATIO PROPOSED:	52.9%

LANDSCAPE BUFFER - FRONT:	25 FT
SIDE:	5 FT
REAR:	15 FT
BUILDING SETBACK - FRONT:	50 FT
SIDE:	20 FT
REAR:	20 FT
RESTAURANT FLOOR AREA:	1,513 S.F.
STORAGE FLOOR AREA:	180 S.F.
TOTAL BUILDING FLOOR AREA:	1,673 S.F.
FLOOR AREA RATIO MAXIMUM:	40.00 %
FLOOR AREA RATIO PROPOSED:	4.57 %
BUILDING HEIGHT:	22' 11" - 0" IN
MAX. BUILDING HEIGHT:	35 FT - 0" IN
PARKING RATIO REQUIRED - FAST FOOD:	13 SP / 1000 S.F. = 19.7
PARKING RATIO REQUIRED - STORAGE:	1 SP / 1000 S.F. = 0.2
PARKING PROVIDED:	20 SPACES
ACCESSIBLE PARKING PROVIDED:	2 SPACES
ACCESSIBLE PARKING REQUIRED:	1 SPACE
ACCESSIBLE PARKING PROVIDED:	1 SPACE

DUMPSTER MINIMUM AREA REQUIRED (0-5,000 SF COMMERCIAL BUILDING) (GARBAGE / RECYCLABLE)	60 SF / 24 SF
PROPOSED DUMPSTER AREA (GARBAGE / RECYCLABLE)	114 SF / 114 SF

LAND USE TABLE	
BUILDING AREA =	038 AC
PAVEMENT AREA =	406 AC
PERVIOUS AREA =	396 AC
TOTAL AREA =	840 AC



APPROVED
DOS2017-00100
Ohdet Kleinmann, Plan Reviewer
Lee County Development Services
9/28/2018



ENGINEER:
FORESITE
group
FL CA 26115
ForeSite Group, Inc.
10150 Highland Manor Dr.
Suite 210
Tampa, FL 33610
www.fg-inc.net
813.549.3250
813.621.3580

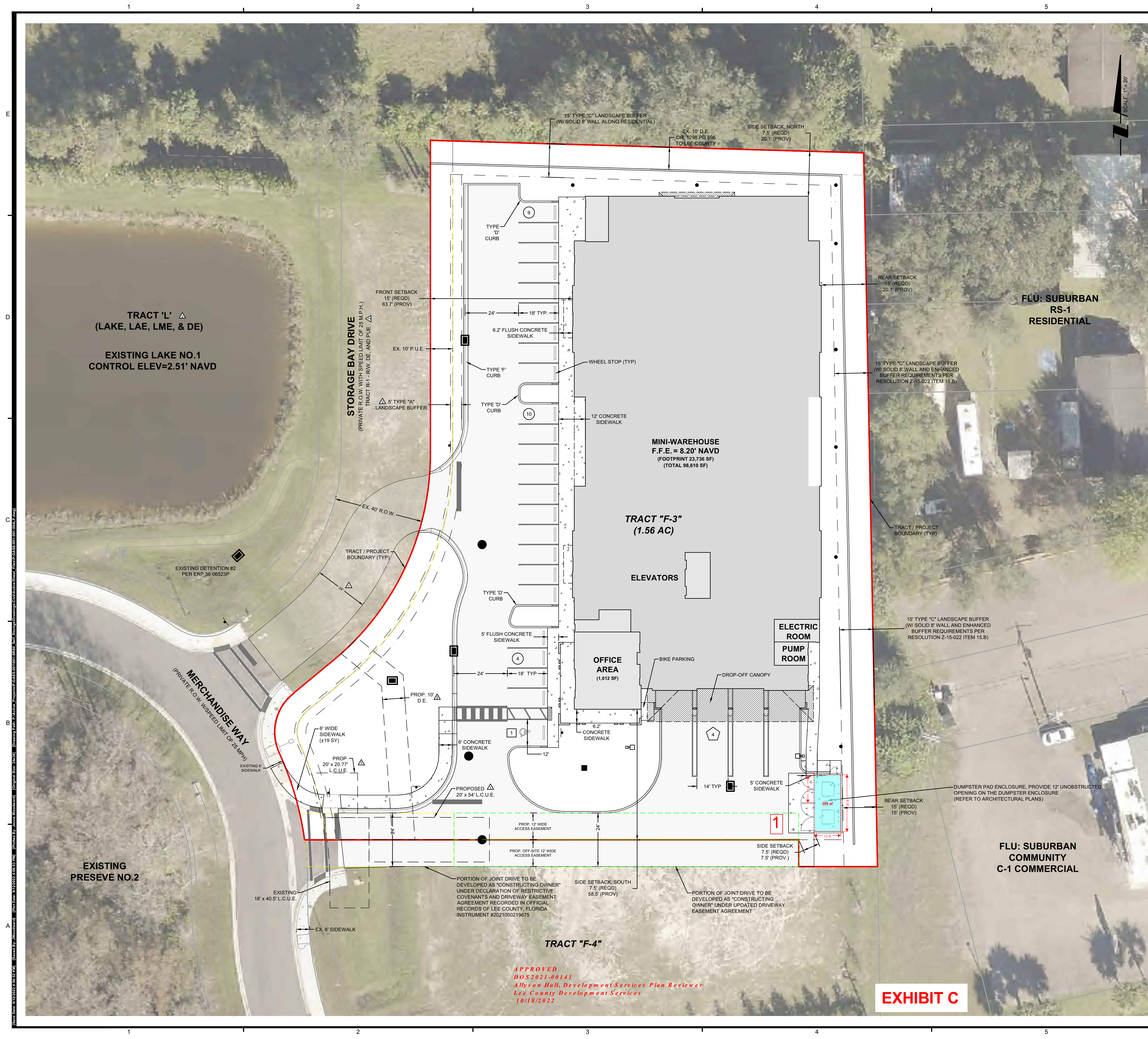
DEVELOPER:
SURFSIDE COFFEE
COMPANY
888 BISCAYNE BLVD, SUITE 505
MIAMI, FL 33132
(855) 336-6887
CONTACT: CHRIS MELLGREN

DUNKIN' DONUTS
ALICO ROAD
10091 ALICO RD
FORT MYERS, LEE COUNTY, FL 33913

REVISIONS	DATE
PER LEE COUNTY COMMENTS	2-16-18
PER SFVMD COMMENTS	3-07-18
PER FDOT COMMENTS	5-11-18
PER LEE COUNTY COMMENTS	6-28-18
PER SFVMD COMMENTS	7-09-18
PER LEE COUNTY COMMENTS	8-30-18

PROJECT MANAGER: JSS
DRAWING BY: JEC
JURISDICTION: LEE COUNTY
DATE: SEPT. 11 2017
SCALE: 1" = 20'
TITLE:

SITE & PAVING PLAN
SHEET NUMBER: **C-1**
COMMENTS: NOT RELEASED FOR CONSTRUCTION
JOB/FILE NUMBER: 727.006-1404



TABLES

PARKING TABLE			
BUILDING USE	BUILDING UNITS	REQUIRED PARKING RATIO (PER LEE COUNTY LDC)	REQUIRED NO. OF SPACES (PER LEE COUNTY LDC)
SELF-STORAGE			
BUILDING	736 UNITS	1 SPACE / 25 STORAGE UNITS	30 SPACES
OFFICE	1,012 SF	1 SPACE / 300 SF	3 SPACES
TOTAL PARKING REQUIRED PER LDC			33 SPACES
TOTAL PARKING REQUIRED PER 40% REDUCTION			25 SPACES
TOTAL PROVIDED			24 SPACES

NOTE: PARKING REDUCTION IS PER MIXED USE OVERLAY, 34-2020(a)

BICYCLE PARKING CALCULATIONS		ACCESSIBLE PARKING REQUIREMENTS	
PER 10-610(3)(a) OF LEE COUNTY LDC			
20 VEHICLE SPACES x 5% = 1		TOTAL PARKING PROVIDED	24
REQUIRED	1	REQUIRED ACCESSIBLE	1
PROVIDED	1	PROVIDED ACCESSIBLE	1

LEGEND	
	REGULAR PARKING
	ACCESSIBLE PARKING
	LOADING ZONE PARKING

DEVELOPMENT STANDARDS TABLE		
DEVELOPMENT STANDARDS	COMMERCIAL - MINI-WAREHOUSE	
	REQUIRED	PROVIDED
MINIMUM LOT AREA	10,000 SF	67,917 SF
MINIMUM LOT WIDTH	100 FEET	269.0 FEET
MINIMUM LOT DEPTH	100 FEET	320.0 FEET
FRONT YARD SETBACK (1)	15 FEET	63.7 FEET
SIDE YARD SETBACK (1)	NORTH	20.1 FEET
	SOUTH	58.5 FEET
REAR YARD SETBACK (1)	15 FEET	20.1 FEET
MAXIMUM HEIGHT (ZONED)	45 FEET AND FOUR HABITABLE FLOORS	42'-0"
BUILDING SEPARATION	15' FOR STRUCTURES WITH A HEIGHT UP TO 35' ONE-HALF OF THE SUM OF THE BLDG. HEIGHTS, OR 20 FEET, WHICHEVER IS GREATER FOR STRUCTURES EXCEEDING 35'	N/A

SITE AREA SUMMARY				
LOCATION	CATEGORY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE OF TOTAL
IMPERVIOUS				
	ROOF	26,456	0.61	39.0%
	SIDEWALK / PATHS	2,912	0.07	4.3%
	PAVEMENT / CURB	17,684	0.40	26.0%
IMPERVIOUS (SUB-TOTAL)		47,052	1.08	69.3%
PERVIOUS				
	OPEN SPACE	20,865	0.48	30.7%
	PERVIOUS (SUB-TOTAL)	20,865	0.48	30.7%
TOTAL		67,917	1.56	100.0%

WATER MANAGEMENT SUMMARY	
WATER MANAGEMENT PARAMETER	DRAINAGE AREAS PROJECT SITE (TRACT "F-3")
CONTROL ELEVATION (FT-NGVD)	2.51
5-YEAR, 1-DAY RAINFALL (INCHES)	5.50
25-YEAR, 3-DAY RAINFALL (INCHES)	10.60
100-YEAR, 3-DAY RAINFALL (INCHES)	12.90
PEAK 5-YEAR, 1-DAY STORM STAGE (FT-NAVD)	4.57
PEAK 25-YEAR, 3-DAY STORM STAGE (FT-NAVD)	6.96
PEAK 100-YEAR, 3-DAY ZERO DISCHARGE STORM STAGE (FT-NAVD)	7.45
MINIMUM REQUIRED ROAD CROWN & PARKING ELEVATION (FT-NAVD)	7.50
MINIMUM REQUIRED PERIMETER BERM ELEVATION (FT-NAVD)	6.50
EXISTING (2008) FEMA FLOOD ELEVATION (FT-NAVD)	AE7.00
MINIMUM REQUIRED FINISHED FLOOR ELEVATION (FT-NAVD)	8.00
PROPOSED PARKING LOT & ROAD CROWN ELEVATION (FT-NAVD)	7.10
PROPOSED PERIMETER BERM ELEVATION (FT-NAVD)	7.50
PROPOSED FINISHED FLOOR ELEVATION (FT-NAVD)	8.20

PERMIT NO. ERP 36-06523-P ORIGINALLY PERMITTED IN OCTOBER 2008 UNDER APPLICATION NO. 080603-18 AND SUBSEQUENTLY MODIFIED IN APPLICATION NO. 120512-1 AND 180531-1.
MINIMUM REQUIRED FFE IS 5 FEET 1 OR 100 YEAR STORM, WHICHEVER IS GREATER

LAND DEVELOPMENT TABLE		
PARCEL	ALLOWABLE BUILDING SF	PROPOSED / CONSTRUCTED BUILDING S.F.
PARCEL 1	70,000 S.F.	-
PARCEL 3 - RACETRAC	6,000 S.F.	5,411 S.F.
PARCEL 4	12,000 S.F.	2,250 S.F.
PARCEL 5	12,000 S.F.	-
PARCEL 6 - GREAT AMERICAN SELF STORAGE	100,000 S.F.	98,610 S.F.
TOTAL	200,000 S.F.	106,271 S.F.

NOTES

1. PROVIDE 12' UNOBSTRUCTED OPENING ON THE DUMPSTER ENCLOSURE

DEVIATION

1 This deviation request seeks relief from LDC Section 10-261, "Refuse and Solid Waste Disposal Facilities," which requires a garbage collection area of 819 SF for the shared dumpster between the Great American Self Storage and Dunkin Donut sites, to instead allow a minimum garbage collection area of 306 SF.

PENINSULA ENGINEERING

CIVIL ENGINEERING · LANDSCAPE ARCHITECTURE · ENVIRONMENTAL CONSULTING · LAND PLANNING · SITE PLANNING · CONSTRUCTION MANAGEMENT · OWNER REPRESENTATIVE

2600 Golden Gate Parkway
Naples, Florida 34105
Phone: 239.403.6700 Fax: 239.261.1797
Email: info@pen-eng.com Website: www.pen-eng.com
Florida Engineering Certificate of Authorization #20275
Florida Landscape Certificate of Authorization #LC26000632

PROJECT:

GREAT AMERICAN SELF STORAGE

TITLE:

ZONING DATA SHEET AND TABLES

OWNER/CLIENT/CONSULTANT:

GREAT AMERICAN SELF STORAGE, LLC

REVISIONS:

No.	Revision:	Date:
1	LEE COUNTY DO RAI - DECEMBER 2021	01/14/22
2	LEE COUNTY DO RAI - MARCH 14, 2022	04/01/22
3	LEE COUNTY DO RAI - JUNE 22, 2022	06/22/22

NOTES:

PROFESSIONAL SEALS:

PROFESSIONAL ENGINEER: JENNA A. WOODWARD, P.E.
FLORIDA LICENSE NUMBER: 84212

DATUM NOTE:
ALL ELEVATIONS ARE BASED ON NAVD 88 (NORTH AMERICAN VERTICAL DATUM OF 1988).

Bar Scale: 1" = 20'
0' 10' 20' 30' 40' 50' 60'

SEC: 30 TWP: 43 RGE: 26
City: FORT MYERS County: LEE
Designed by: DAVID J. STIVERS
Drawn by: DAVID J. STIVERS
Date: SEPTEMBER 2021
Horizontal Scale: 1" = 20'
Vertical Scale: N.T.S.
Project Number: P-GASS-001-001
File Number: P-GASS-001-001-004LP
C-004
Sheet Number: 04 of 15

TRACT 'L' (LAKE, LAE, LME, & DE)

EXISTING LAKE NO.1
CONTROL ELEV=2.51' NAVD

STORAGE BAY DRIVE
(PRIVATE R.O.W. WITH SPEED LIMIT OF 25 M.P.H.)
TRACT R-1 - R.W. DE AND PUE

FRONT SETBACK
15' (REQD)
63.7' (PROV)

EX. 10' P.U.E.

5' TYPE "A" LANDSCAPE BUFFER

15' TYPE "C" LANDSCAPE BUFFER
(W/ SOLID 8" WALL ALONG RESIDENTIAL)

EX. 10' D.E.
OR 1298 PG 636
TO LEE COUNTY

SIDE SETBACK, NORTH
7.5' (REQD)
20.1' (PROV)

REAR SETBACK
15' (REQD)
20.1' (PROV)

FLU: SUBURBAN RS-1 RESIDENTIAL

15' TYPE "C" LANDSCAPE BUFFER
(W/ SOLID 8" WALL AND ENHANCED BUFFER REQUIREMENTS PER RESOLUTION Z-15-022 ITEM 15.B)

TRACT / PROJECT BOUNDARY (TYP)

MINI-WAREHOUSE
F.F.E. = 8.20' NAVD
(FOOTPRINT 23,736 SF)
(TOTAL 98,610 SF)

TRACT "F-3"
(1.56 AC)

ELEVATORS

OFFICE AREA
(1,012 SF)

BIKE PARKING

DROP-OFF CANOPY

ELECTRIC ROOM
PUMP ROOM

15' TYPE "C" LANDSCAPE BUFFER
(W/ SOLID 8" WALL AND ENHANCED BUFFER REQUIREMENTS PER RESOLUTION Z-15-022 ITEM 15.B)

DUMPSTER PAD ENCLOSURE, PROVIDE 12' UNOBSTRUCTED OPENING ON THE DUMPSTER ENCLOSURE (REFER TO ARCHITECTURAL PLANS)

REAR SETBACK
15' (REQD)
15' (PROV)

FLU: SUBURBAN COMMUNITY C-1 COMMERCIAL

TRACT "F-4"

APPROVED
DOS2021-00141
Allyson Hall, Development Services Plan Reviewer
Lee County Development Services
10/18/2022

EXHIBIT C

From: [Lighthall, Justin](#)
To: [Joanna Pidgeon](#)
Cc: [Jenna Woodward](#)
Subject: RE: Great American Self Storage (GASS) - Solid Waste Coordination
Date: Wednesday, May 3, 2023 3:14:57 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Joanna,

Please include this approval letter with submittal documents, should your assigned plan reviewer require any additional information they will let me know.

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

Connect With Us On Social Media



From: Joanna Pidgeon <jpidgeon@pen-eng.com>
Sent: Wednesday, May 3, 2023 3:02 PM
To: Lighthall, Justin <JLighthall@leegov.com>
Cc: Jenna Woodward <jwoodward@pen-eng.com>
Subject: [EXTERNAL] RE: Great American Self Storage (GASS) - Solid Waste Coordination

Thank you for the quick response. Does this email serve as our approval letter? Do we need to take any additional action(s)?

Thank you,

PENINSULA ENGINEERING

Joanna Pidgeon, E.I.

Project Engineer

2640 Golden Gate Parkway, Suite 201
[Naples, FL 34105](#)
Phone: 239.403-6700
Direct: 239.403-6747
jpidgeon@pen-eng.com

Only current, signed, and sealed plans shall be considered valid construction documents. Because of the constantly changing nature of construction documents, it is the recipient's responsibility to request the latest documents from Peninsula Engineering for their particular task.

From: Lighthall, Justin <JLighthall@leegov.com>
Sent: Wednesday, May 3, 2023 3:00 PM
To: Joanna Pidgeon <jpidgeon@pen-eng.com>
Cc: Jenna Woodward <jwoodward@pen-eng.com>
Subject: RE: Great American Self Storage (GASS) - Solid Waste Coordination

Thank you for clarifying. Solid Waste has no opposition to your proposed site plans for Great American Self Storage (GASS).

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

Connect With Us On Social Media



From: Joanna Pidgeon <jpidgeon@pen-eng.com>
Sent: Wednesday, May 3, 2023 2:54 PM
To: Lighthall, Justin <JLighthall@leegov.com>
Cc: Jenna Woodward <jwoodward@pen-eng.com>
Subject: [EXTERNAL] RE: Great American Self Storage (GASS) - Solid Waste Coordination

The area you highlighted is a drainage structure and the linework above it is striping. The 65 ft of unobstructed collection area meets the recommended requirements.

Thank you,

PENINSULA ENGINEERING

Joanna Pidgeon, E.I.

Project Engineer

[2640 Golden Gate Parkway, Suite 201](#)

[Naples, FL 34105](#)

Phone: 239.403-6700

Direct: 239.403-6747

jpidgeon@pen-eng.com

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

Sent: Wednesday, May 3, 2023 2:06 PM

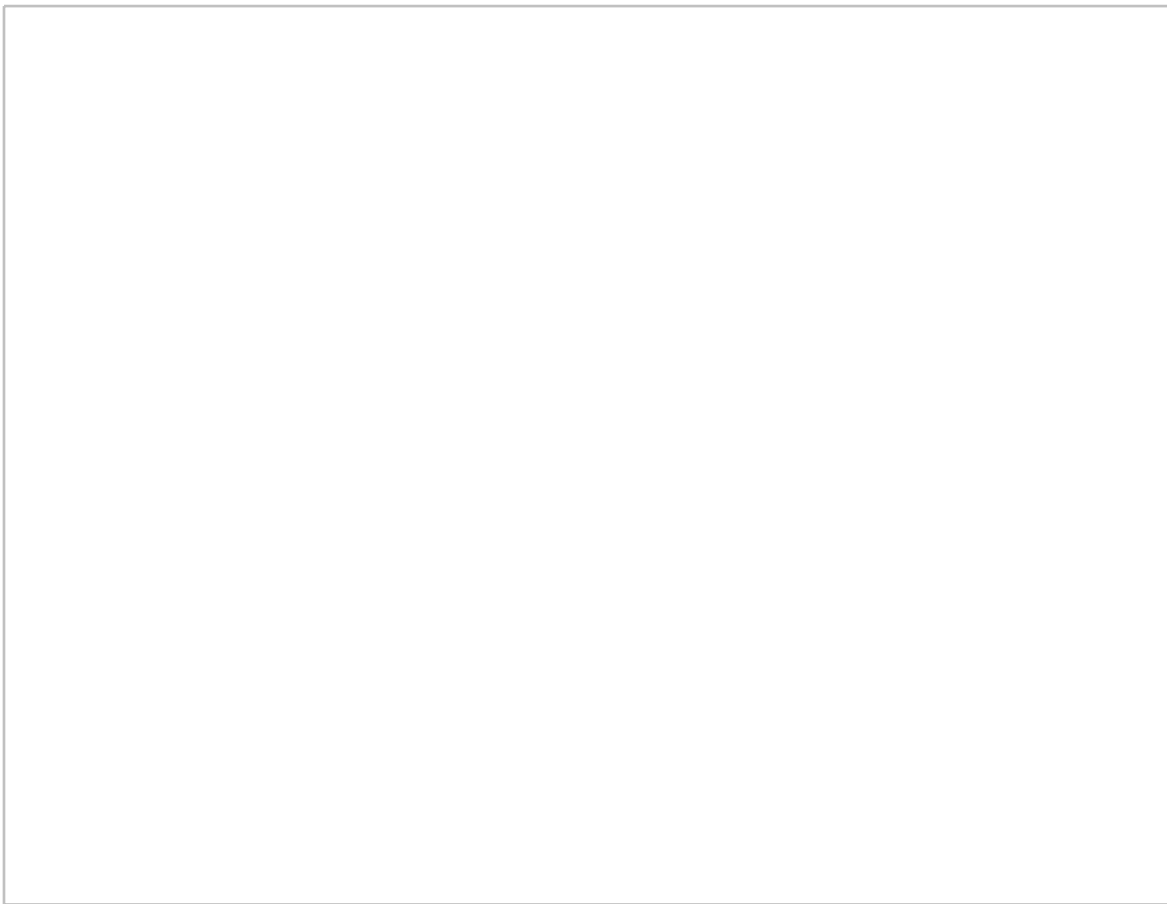
To: Joanna Pidgeon <jpidgeon@pen-eng.com>

Cc: Jenna Woodward <jwoodward@pen-eng.com>

Subject: RE: Great American Self Storage (GASS) - Solid Waste Coordination

Hi Joanna,

As far as a reduction in dumpster enclosure square footage, 306sf will be sufficient due to the intended use being a small quantity generator of solid waste. My only concern would be accessibility, can you confirm that the area highlighted below would not be an obstruction for collection access? 65ft of unobstructed collection access is recommended.



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

Connect With Us On Social Media



From: Joanna Pidgeon <jpidgeon@pen-eng.com>

Sent: Wednesday, May 3, 2023 12:15 PM

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

Cc: Jenna Woodward <jwoodward@pen-eng.com>

Subject: [EXTERNAL] Great American Self Storage (GASS) - Solid Waste Coordination

Hi Justin,

The Great American Self Storage (DO 2021-00264) is a ±98,000 sq. ft. commercial storage facility located at 2984 Storage Bay Drive in Fort Myers and the adjacent Dunkin Donuts, ±1,700 sq. ft.. We realized based on the LDC calculations that our site requires 819 sq. ft. for solid waste collection, but our current internal collection area is 306 sq. ft. with two 8-yard containers due to storage facilities generating minimal trash.

Please let us know if there are any concerns with the proposed method of trash/recycle collection and/or the current provided collection area. If yes, please let us know the process to request a deviation from this standard.

Thank you,

PENINSULA ENGINEERING

Joanna Pidgeon, E.I.

Project Engineer

[2640 Golden Gate Parkway, Suite 201](#)

[Naples, FL 34105](#)

Phone: 239.403-6700

Direct: 239.403-6747

jpidgeon@pen-eng.com

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Please note: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.



Date: October 29, 2021

To: Lee County Community Development

From: Jessica Harrelson, AICP

Re: Great American Self-Storage (ADD2021-00153 / DO2021-00264)

As required by LDC Section 33-1482(a)(2), a publicly advertised meeting was held on Thursday, October 28th, within the Caloosahatchee Shores Planning Community, at the Olga Community Center. The meeting was advertised as required; see the attached Affidavit of Publication. No one from the public attended the meeting. Additionally, as the date of this summary/memo, the Agent has not been contacted by the public regarding the project.

End memo.

The News-Press media group

news-press.com A GANNETT COMPANY

Attn:

**PENINSULA ENGINEERING
2600 GOLDEN GATE PARKWAY
NAPLES, FL 34105**

STATE OF FLORIDA COUNTY OF LEE:

Before the undersigned authority personally appeared Linda Tutt, who on oath says that he or she is a Legal Assistant of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

GREAT AMERICAN SELF-STORAGE The public is invited to attend a meeting to discuss the Great American Self-Storage project. The meeting will begin at 6:45pm on

In the Twentieth Judicial Circuit Court was published in said newspaper editions dated in the issues of:

10/19/2021

Affiant further says that the said News-Press is a paper of general circulation daily in Lee County and published at Fort Myers, in said Lee County, Florida, and that the said newspaper has heretofore been continuously published in said Lee County, Florida each day and has been entered as periodicals matter at the post office in Fort Myers, in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper editions dated:

Sworn to and Subscribed before me this 19th of October 2021, by legal clerk who is personally known to me.

Linda Tutt
Affiant

Al B. F.
Notary State of Wisconsin, County of Brown
7/27/25
My commission expires

of Affidavits 1

This is not an invoice

GREAT AMERICAN SELF-STORAGE

The public is invited to attend a meeting to discuss the Great American Self-Storage project. The meeting will begin at 6:45pm on Thursday, October 28th, 2021, at the Olga Park/Community Center, located at 2325 South Olga Drive, Fort Myers, FL 33905.

If you are unable to attend the meeting but have questions related to the project, please contact the individual listed below.

Jessica Harrelson, AICP
Planning Manager
Peninsula Engineering
Email: jharrelson@pen-eng.com
Phone: (239)403.6751

