



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.

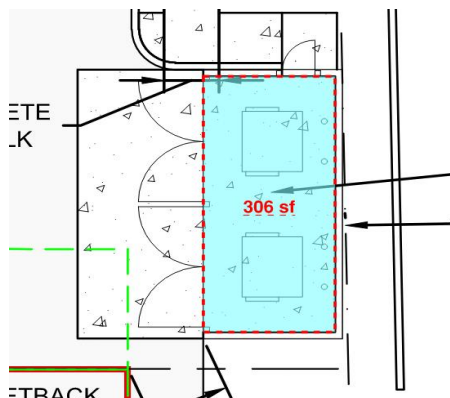
The approval of this deviation request has no negative impacts on public health, safety or welfare.

Dumpster Calculation

5/8/2023

Refuse and solid waste disposal facilities
LDC Section 10-261

LDC Section 10-261			
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		
<u>Calculation:</u>			
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.

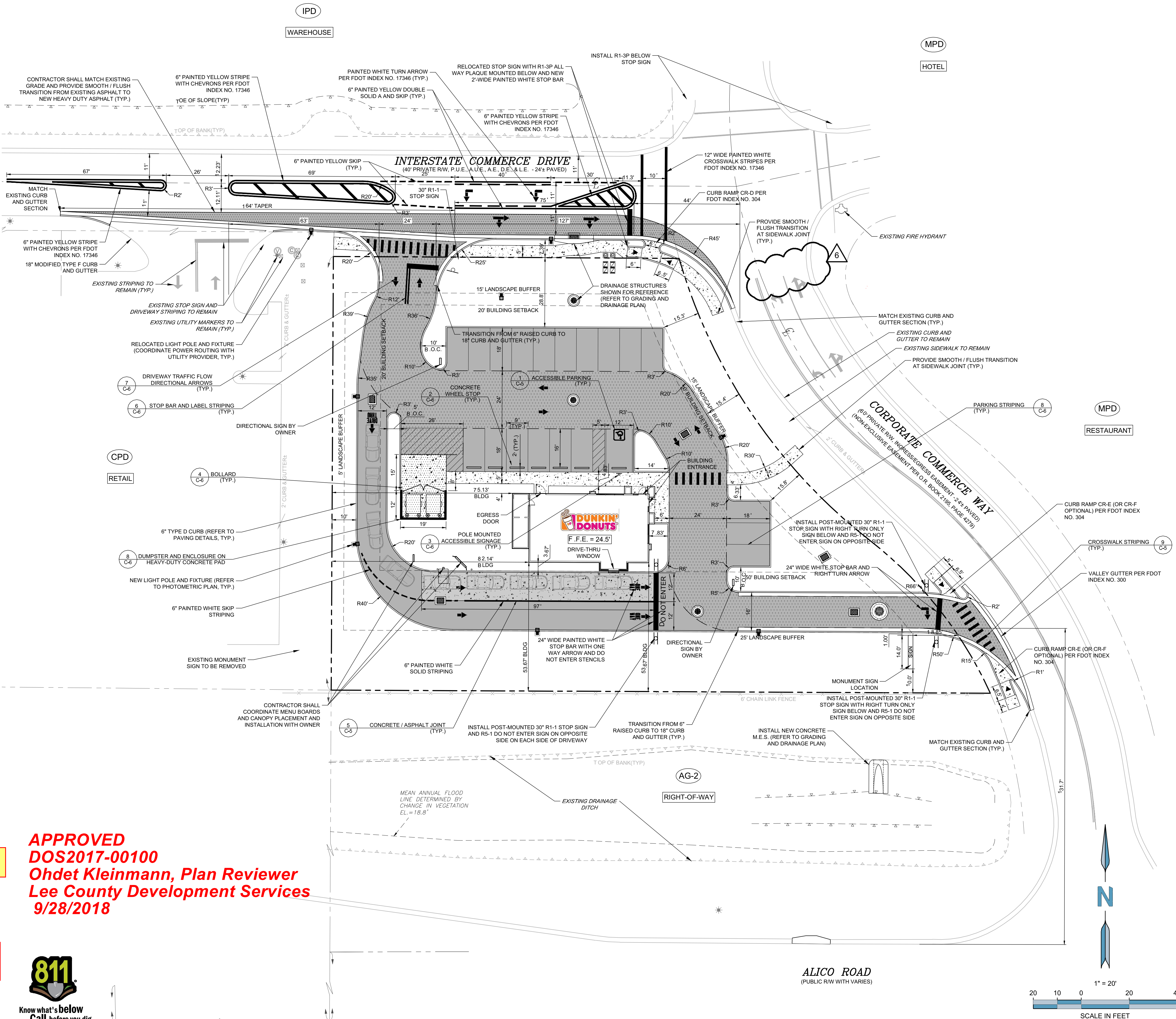
LEGEND	
	STANDARD DUTY ASPHALT PAVING
	HEAVY DUTY ASPHALT PAVING
	CONCRETE SIDEWALK PAVING
	STANDARD DUTY CONCRETE PAVING
	HEAVY DUTY CONCRETE PAVING
	PROPERTY LINE
	PARKING COUNT
	TRAFFIC SIGN
	PAINTED TRAFFIC ARROWS
	VEHICLE STACKING POSITION
	ZONING
	LAND USE

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



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

PROJECT:

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