



NARRATIVE

Toy Vault

STRAP #: 07-46-25-00-00009.0010
17811-890 Toy Vault Lane, Fort Myers, FL 33967

REQUEST NARRATIVE

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 footage and are intended for retail or office developments or similar uses and are inappropriate for hybrid self-storage facilities. The proposed deviation will allow for the dumpster area to be based on office square footage only and exclude building area used for hybrid self-storage units. The Toy Vault will be utilized the indoor storage for the purpose of storing vehicles is a use that has low waste generating potential.

LDC Sec. 10-261(a) provides a uniform calculation for all commercial uses. The proposed commercial use is a public warehouse, consisting of ±116,088 square feet (a total of 95 units), including a 2,548 square foot administrative 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 ±116,088 square feet, which requires an 945 square foot facility for solid waste and recyclables. Only the office will be using the on-site solid waste and recycling facilities which would require 84 square feet of dumpster. Therefore, providing 660 square feet of dumpster space is more than adequate.

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 request 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. Approval of this request will have virtually no effect on the safety and welfare of abutting landowners and the general public. The 330' enclosure is more than adequate for the disposal of refuse and solid waste.

(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: To the best of my knowledge, 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

(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