

ADMINISTRATIVE DEVIATION: **ADD2023-00094**

DSO ADMINISTRATIVE DEVIATION
LEE COUNTY, FLORIDA

WHEREAS, Banks Engineering has filed an application for approval of an administrative deviation from the technical requirements of the Lee County Land Development Code **Sections 10-285** and **10-261**, connection separation and solid waste collection standards respectively, for property located at 16261 and 16271 Pine Ridge Road more particularly described as:

LEGAL DESCRIPTION: In Section 05, Township 46 South, Range 24. East, Lee County, Florida:

ATTACHED AS EXHIBIT "A"

WHEREAS, the applicant has indicated that the property's current STRAP numbers are 05-46-24-01-00003.0040, .004A, .004B, .004D and .0050; and

WHEREAS, the property is zoned Light Industrial (IL) by Case Number REZ2023-00003 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 deviation 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, Pine Ridge Road is a county-maintained major collector roadway with a speed limit of 45 miles per hour pursuant to Lee County Administrative Code AC-11-1; and

WHEREAS, a deviation is requested in the IL district from Lee County Land Development Code Section 10-285, Table 1 which requires an intersection connection separation distance of 330 feet for major collector roadways with an suburban future land use designation and a speed limit of 45 miles per hour, to allow a connection separation of 182 feet from Bombay Lane (north) and 261 feet from the adjacent sites existing driveway (south), as shown on the attached site plan enclosed as Exhibit "B"; and

WHEREAS, the attached site plan facilitates the use of a hybrid warehouse development, which is associated to a low vehicle trip generation according to the traffic impact statement on file (Exhibit "D"); and

WHEREAS, LDC Section 10-261 requires new commercial development to provide areas for garbage and recyclable materials at certain ratios; and

WHEREAS, the proposed 190,235 square feet of commercial floor area requires 1,577 square feet of cumulative collection area and the applicant requests to provide 900 square feet of cumulative collection area; and

WHEREAS, the applicant has provided supporting justification, based on the specific land uses anticipated waste generation, that 900 square feet will be sufficient for the anticipated waste generation (see Exhibit "C"); and

WHEREAS, the Development Services section has reviewed the each deviation and has no objection to the request; and

WHEREAS, the following findings of fact are offered:

- a) That the proposed alternative to allow connection separation and solid waste collection area reductions are based on sound engineering practice in consideration of the following criteria:
 - i. The proposed access will be utilized by a low vehicle trip and solid waste generating use.
 - ii. The proposed access is located as close to the center of the property's frontage on Pine Ridge Road to maximize the connection separation to the north and south.
 - iii. Lee County Development Services has reviewed the requested deviations and has no objection based on sound engineering practice.
- 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
- c) The granting of the deviation is not inconsistent with any specific directive of the Board of County Commissioners, any other ordinance, or 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 **Sections 10-285 and 10-261** is APPROVED and is subject to the following conditions:

- 1. Approval of both deviations are subject to substantial compliance with the site plan entitled "Deviation Plan Signature Storage Suites, Lee County Florida", signed and sealed 07/02/2023 by Kenneth W Kellum, P.E. and attached hereto as Exhibit "B"; and**
- 2. 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 11/13/2023

Ohdet Kleinmann, Development Services Manager

Exhibits:

A – Legal Description

B – Deviation Site Plan

C – Applicant's Request Statement and Deviation Justification

D – Applicant's Traffic Impact Statement

Exhibit A



Professional Engineers, Planners & Land Surveyors

DESCRIPTION
OF
A TRACT OR PARCEL OF LAND LYING IN
SECTION 5, TOWNSHIP 46 SOUTH, RANGE 24 EAST,
LEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 5, TOWNSHIP 46 SOUTH, RANGE 24 EAST, BEING A PORTION OF LOTS 4 AND 5, BLOCK 3, OF E.P. BATES PINE RIDGE TRUCK FARMS, RECORDED IN PLAT BOOK 3, PAGE 68, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID LOT 4 AND THE EAST RIGHT OF LINE OF PINE RIDGE ROAD, WHICH LIES 33 FEET EAST OF AND PARALLEL WITH (AS MEASURED ON A PERPENDICULAR) THE WEST LINE OF SAID LOT; THENCE N 89°03'28" E ALONG THE NORTH LINE OF SAID LOT 4 FOR 175.80 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN DEED BOOK 304, PAGE 288, OF SAID PUBLIC RECORDS AND THE **POINT OF BEGINNING** OF A PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE N 89°03'28" E ALONG SAID NORTH LINE FOR 1,099.92 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE S 01°35'03" E ALONG THE EAST LINE OF SAID LOT, PASSING THROUGH THE SOUTHEAST CORNER OF SAID LOT AND THE NORTHEAST CORNER OF SAID LOT 5 AT 328.78 FEET, FOR 657.56 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE S 89°03'46" W ALONG THE SOUTH LINE OF SAID LOT 5 FOR 654.02 FEET; THENCE N 01°36'52" W FOR 328.75 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID LOT 4; THENCE S 89°03'37" W ALONG SAID SOUTH LINE FOR 621.19 FEET TO AN INTERSECTION WITH SAID EAST RIGHT-OF-WAY LINE; THENCE N 01°38'32" W ALONG SAID EAST RIGHT-OF-WAY LINE FOR 120.01 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID LANDS DESCRIBED IN DEED BOOK 304, PAGE 288; THENCE N 89°03'37" E ALONG SAID SOUTH LINE FOR 175.69 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE N 01°36'46" W ALONG THE EAST LINE OF SAID LANDS FOR 208.72 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINING: 13.72 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE "STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NAD 83/2011 (CORS), WHEREIN THE EAST RIGHT-OF-WAY LINE OF PINE RIDGE ROAD BEARS N 01°38'32" W.

ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

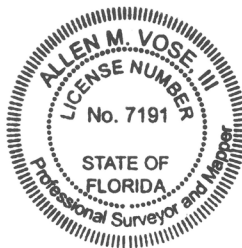
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

DESCRIPTION PREPARED: 12-01-2022.

Digitally signed by Allen M Vose III
Date: 2022.12.01 15:24:28 -05'00'

ALLEN M. VOSE III, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION NO. 7191
DATE SIGNED 12-01-2022

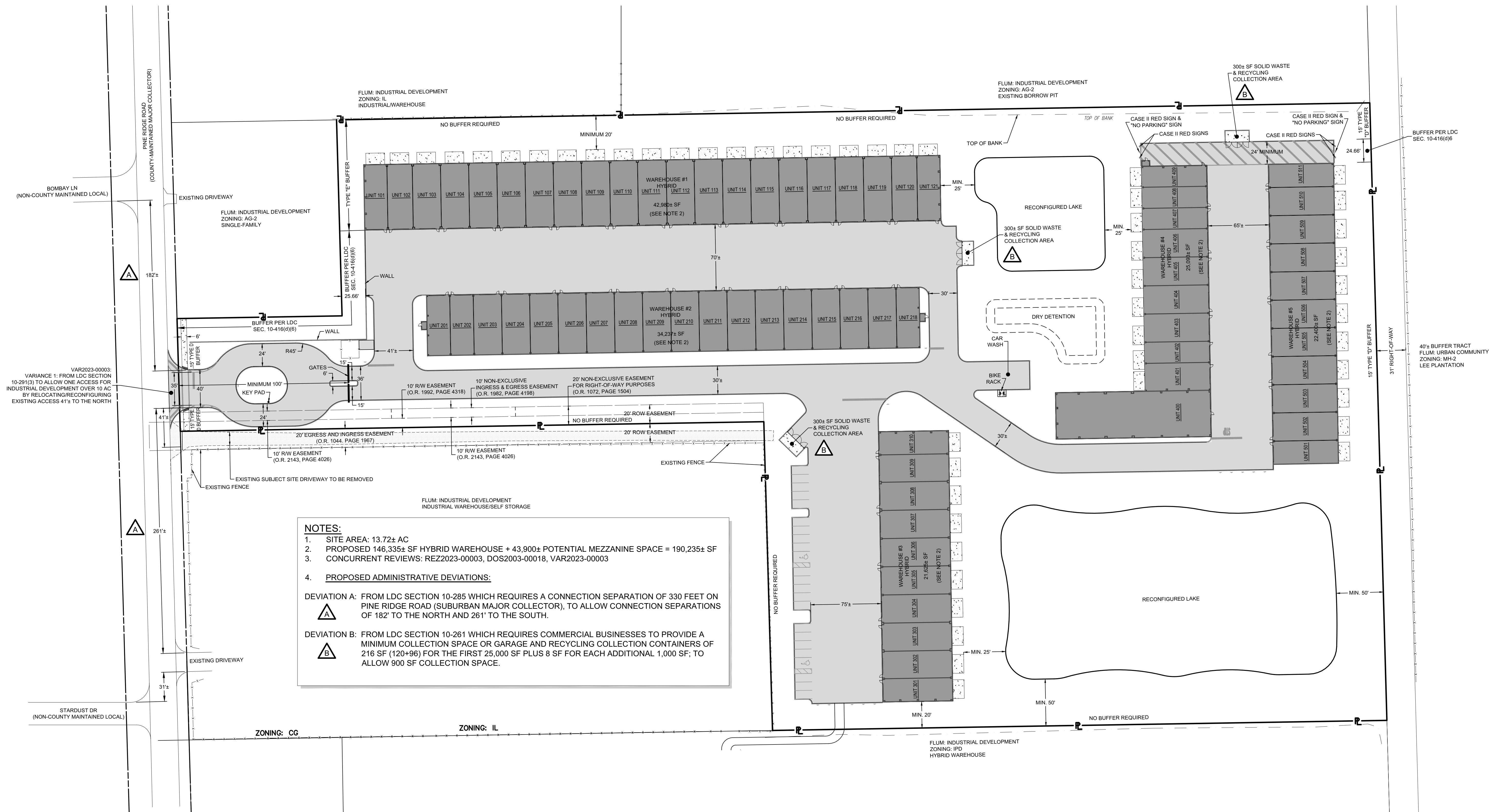
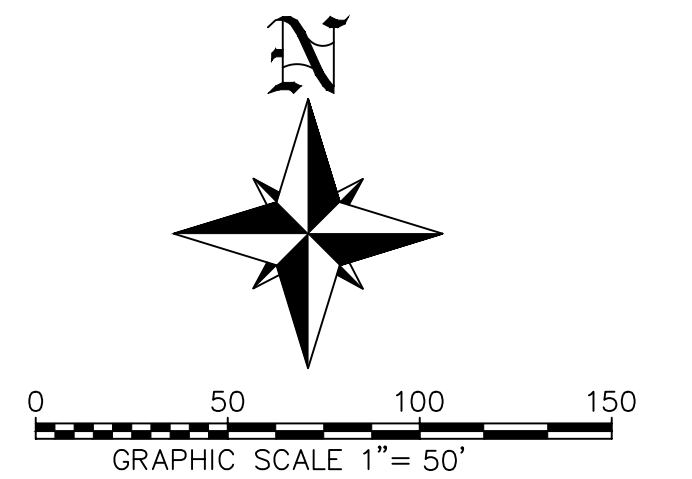
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S:\Jobs\88xx\8819\Surveying\Descriptions\8819 CAVES AT LAKE TORGE - SKT.dwg



REVIEWED
ADD2023-00094
Rick Burris, Principal
Planner
Lee County DCD/Planning
7/5/2023

SHEET 1 OF 2
• SERVING THE STATE OF FLORIDA •

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NOTES:

- NOTES:**
1. SITE AREA: 13.72± AC
 2. PROPOSED 146,335± SF HYBRID WAREHOUSE + 43,900± POTENTIAL MEZZANINE SPACE = 190,235± SF
 3. CONCURRENT REVIEWS: REZ2023-00003, DOS2003-00018, VAR2023-00003

4. PROPOSED ADMINISTRATIVE DEVIATIONS:


 DEVIATION A: FROM LDC SECTION 10-285 WHICH REQUIRES A CONNECTION SEPARATION OF 330 FEET ON PINE RIDGE ROAD (SUBURBAN MAJOR COLLECTOR), TO ALLOW CONNECTION SEPARATIONS OF 182' TO THE NORTH AND 261' TO THE SOUTH.

DEVIATION B: FROM LDC SECTION 10-261 WHICH REQUIRES COMMERCIAL BUSINESSES TO PROVIDE A MINIMUM COLLECTION SPACE OR GARAGE AND RECYCLING COLLECTION CONTAINERS OF 216 SF (120+96) FOR THE FIRST 25,000 SF PLUS 8 SF FOR EACH ADDITIONAL 1,000 SF; TO ALLOW 900 SF COLLECTION SPACE.



PREPARED FOR:

CAVES AT LAKE TORGE, LLC

1031 AQUA LANE
FT. MYERS, FL 33919

1	8-18-2023	RELOCATED KEYPAD		
NO	DATE	REVISION DESCRIPTION		

BANKS
ENGINEERING

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SURVEY LICENSE # LB 6690
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DEVIATION PLAN
SIGNATURE STORAGE SUITES
LEE COUNTY, FLORIDA

E.	DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
	6/12/2023	8819	Z-DEV	SEH	SDJ	KWK	AS NOTED	1

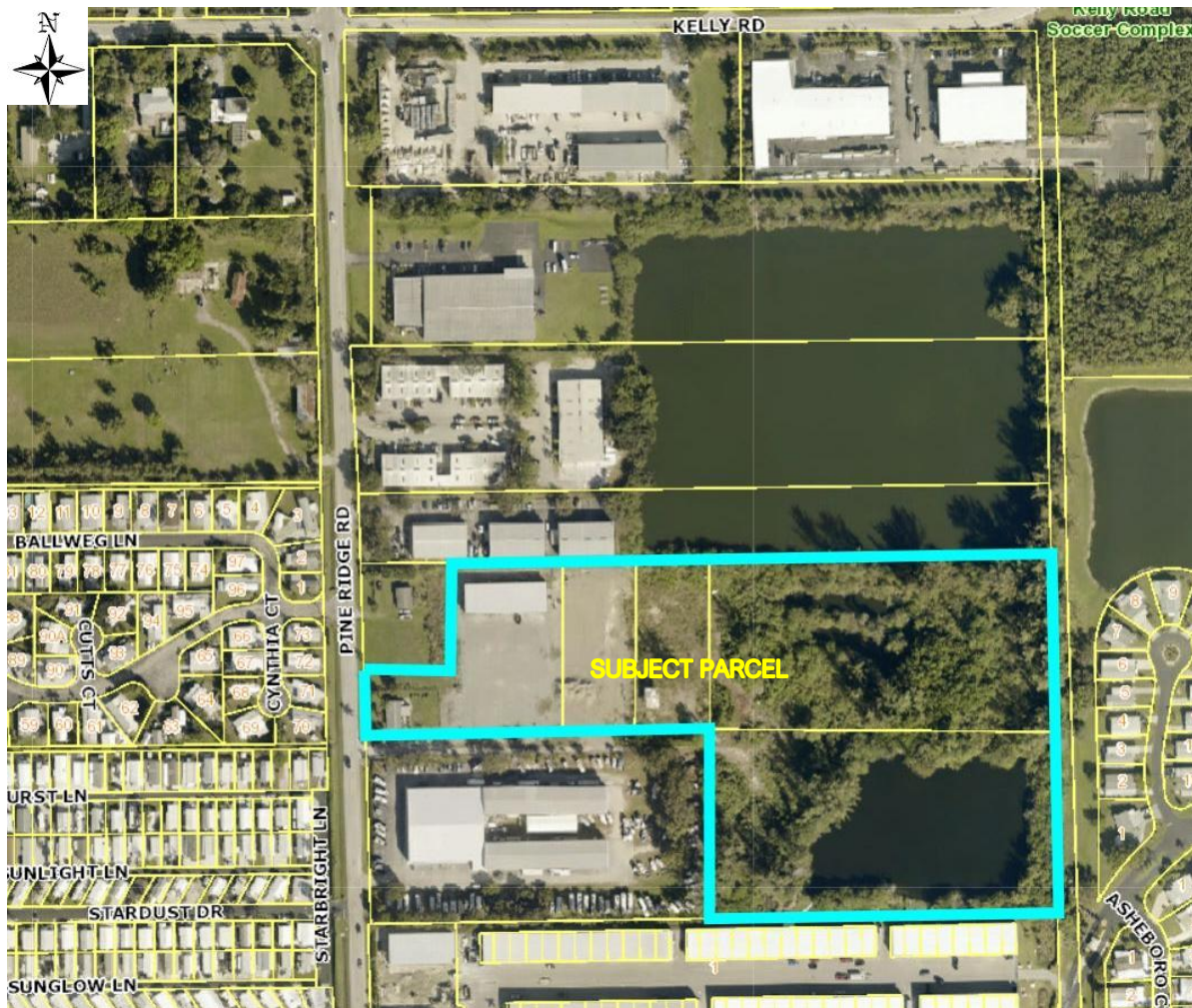
Exhibit C

Professional Engineers, Planners & Land Surveyors

Signature Storage Suites
Administrative Deviations from Chapter 10
Explanation and Justification of Request
ADD2023-00094 - Revised August 2023

Introduction

The applicant, Caves at Lake Torge, LLC, is requesting approval of two administrative deviations from Chapter 10 as outlined below to facilitate industrial development proposed on 13.72± acres located on the east side of Pine Ridge Road, approximately 1,200 feet south of Kelly Road. The property is within the Industrial Development Future Land Use Category within the Iona/McGregor Planning District. The property consists of a combination of five parcels that were previously developed as shown in the below aerial.



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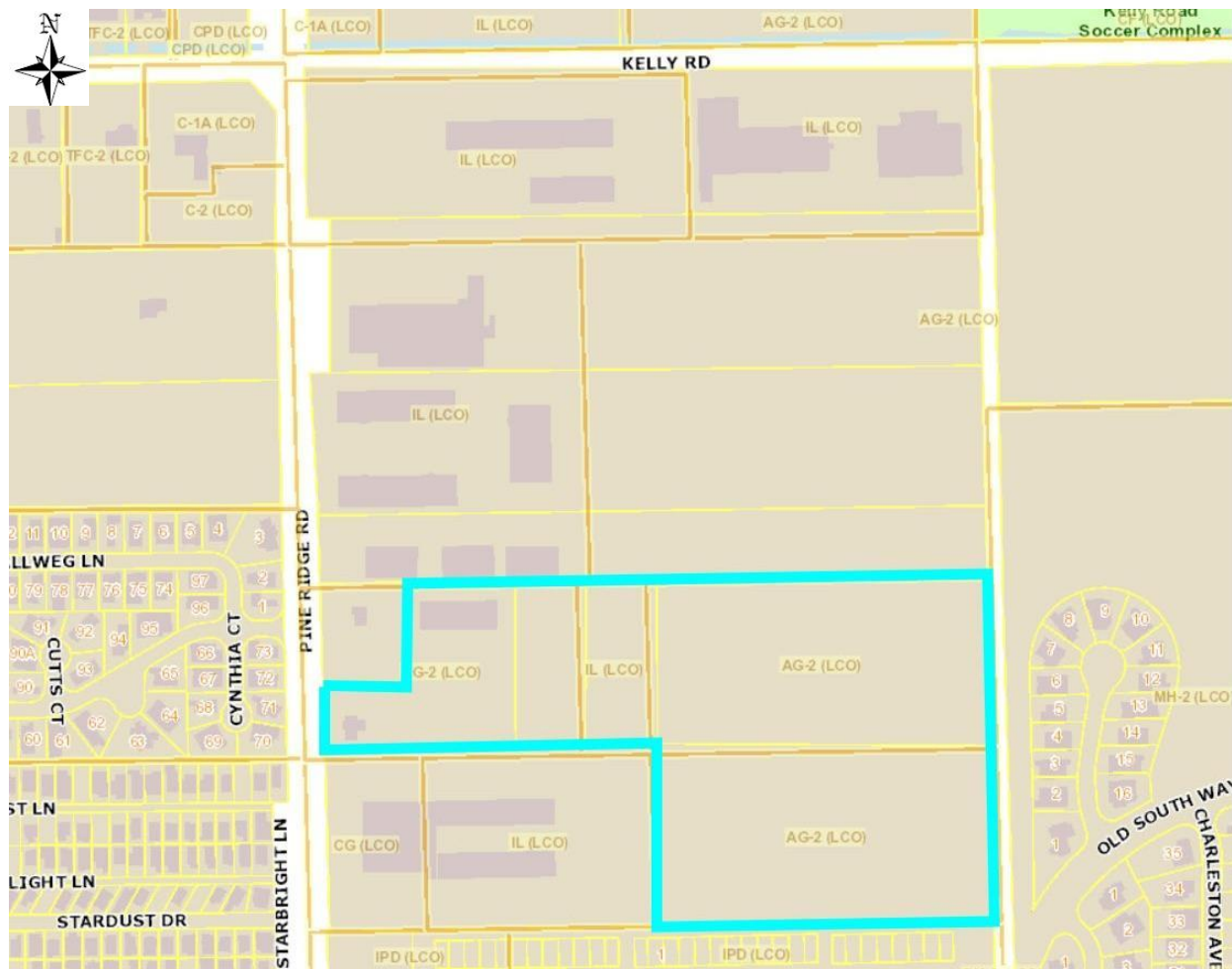
The applicant has filed a concurrent request for a conventional rezoning (REZ2023-00003) from Light Industrial (IL) and Agricultural (AG-2) to Light Industrial (IL) to provide one consistent zoning category for the site and facilitate a concurrent application for development order (DOS2023-00018) for the proposed 146,335± SF hybrid warehouse development (190,235± SF including potential mezzanines in units) as one unified development plan. There is also a pending concurrent application for a variance (VAR2023-00003) from Lee County Land Development Code Section 10-291(3) which requires industrial developments of more than ten acres to provide more than one means of ingress or egress for the development to allow one access for the development consisting of a relocation/reconfiguration of the existing site driveway access 41'± to the north.

Background

The subject property has split zoning as shown in the following zoning map with the western and eastern portions zoned AG-2 and the central parcel (already zoned IL (rezoned from AG-2 to IL by zoning resolution Z-93-092 on January 31, 1994).

The site has previously been developed with a single-family residence and an accessory structure consisting of the existing 8,250± SF detached garage. There are also borrow pits on the eastern portion of the site. The eastern 4 parcels do not have frontage along Pine Ridge Road but have existing access via a driveway located within an existing 20' egress and ingress easement from July 8, 1974 (O.R. Book 1044, Page 1967) located along the north property line of the existing storage development to the south (16281 Pine Ridge Road). The easement was not for cross-access as demonstrated by the existing development to the south's perimeter security fence and lack of interconnect to the existing subject site driveway. There are multiple ingress and egress easements/ rights-of way along the south property line that were for the 4 separate parcels individually. The applicant purchased the five parcels on May 9, 2022, and is proceeding as one unified development plan so the existing easements and access are no longer necessary. The existing subject site driveway will be removed and relocated/reconfigured to the north 41'± as shown on the attached Deviation Plan. All existing structures will be removed as part of development of the site.

Although there is a 31-foot right-of-way along the east property line, the portion of the 31-foot right-of-way that abuts the subject property is undeveloped. The project to the south (Island Storage Suites IPD – Z-17-027/DOS2017-00062) had a completely different development scenario as that property abutted and provided connection to Old South Way at a location that happened to be located within the undeveloped 31-foot right-of-way. The subject property does not abut, nor does it have rights to access Old South Way.



Deviation A: LDC Section 10-285(a) which requires a connection separation for major collectors in future suburban areas of 330 feet; to allow minimum connection separations for the proposed reconfigured access of 182'± to Bombay Lane to the north and 261'± to the adjacent site's existing driveway to the south.

Justification: The requested deviation is included in LDC Section 10-104(a)(3) list of provisions where the Development Services Director is authorized to grant administrative deviations. The site is located on Pine Ridge Road, a county-maintained major collector roadway in a Suburban area with a minimum connection separation requirement of 330 feet. Although there is a 31-foot right-of-way along the east property line, the portion of the 31-foot right-of-way that abuts the subject property is undeveloped and the subject property does not abut nor does it have access rights to Old South Way. The subject property has an existing driveway access connection located within an existing 20' egress and ingress easement located along the north property line of the existing storage development adjacent to the south (16281 Pine Ridge Road). The Applicant is proposing to relocate and reconfigure this existing access point by shifting it approximately 41 feet to the north as shown on the attached plan. There are multiple ingress and egress easements/ rights-of way along the south property line that were for the 4 separate parcels individually. The applicant purchased the five parcels on May 9, 2022, and is proceeding as one unified development plan so the

existing easements and access are no longer necessary. The existing access point does not meet intersection separation requirements. The applicant is proposing a hybrid warehouse use which is a low traffic generating use compared to the uses that could be developed on the portion of the property with existing IL zoning. The proposed configuration shown on the attached administrative deviation Plan provides an improved access design. A notice to all future property owners will be recorded by the developer in the public records prior to the issuance of a local development order allowing construction of the access to the development. The notice will articulate the emergency access plan and provide information as to where a copy of this plan may be obtained from the developer or developer's successor. The site only has $120.01 \pm$ linear feet of frontage on Pine Ridge Road which does not allow for the connection separation to meet the required connection separation nor the location of two access points, which is why there is a concurrent variance request for a single access point. The request is consistent with the applicable criteria for administrative deviations contained in LDC Section 10-104(b): (1) The alternative proposed to the standards contained herein 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; (3) 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 (5) not applicable; and (6) not applicable.

Deviation B: LDC Section 10-261(a) requirement for a new commercial development to provide sufficient on-site space for garbage and recyclable materials collection containers at a rate of 216 square feet for the first 25,000 SF plus 8 square feet for each additional 1,000 SF, to allow a minimum 900 SF of collection space for the proposed hybrid warehouse development.

Justification: The requested deviation is included in LDC Section 10-104(a)(1) list of provisions where the Development Services Director is authorized to grant administrative deviations. The request is to allow an adjustment to the required collection space for the low solid waste generator and provide one location for the trash and recyclable area instead of requiring multiple stops for solid waste collection throughout the development. LDC Section 10-261 (a) provides 216 square feet for the first 25,000 SF plus 8 square feet for each additional 1,000 SF. For $190,235 \pm$ SF of hybrid warehouse (including potential mezzanines in units), this would require 1,577 SF collection area. The applicant reviewed the Palm Beach County Commercial Generation Study dated May 22, 1995 (see attached excerpt) and utilized the "Mini Warehouse" category because it is the closest category to the proposed hybrid warehouse use. Based on this study, for mini warehouses, they found the waste generation rate to be around 0.01-CY/SF. Signature Storage Suites will have $190,235 \pm$ SF of hybrid warehouse (including potential mezzanines in units). Therefore, they should generate ± 37.5 CY/wk. The proposed minimum 900 SF of dumpster enclosures has been sized to accommodate six 8 CY dumpsters which will exceed the ± 37.5 CY/wk. The requested deviation is internal to the site. The provided collection areas have been situated off the internal parking lot aisles. The solid waste collection area enclosures meet setbacks, consistent with LDC Section 10-261(e) requirement that enclosures may not be located within or encroach into the required perimeter landscape buffer width. The request is

consistent with the applicable criteria for administrative deviations contained in LDC Section 10-104(b): (1) The alternative proposed to the standards contained herein 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; (3) 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 (5) not applicable; and (6) not applicable.

Exhibit D



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TRAFFIC ENGINEERING
TRANSPORTATION PLANNING
SIGNAL SYSTEMS/DESIGN

TRAFFIC IMPACT ANALYSIS

FOR

SIGNATURE STORAGE SUITES LEE COUNTY, FLORIDA

PROJECT NO. F2301.11

**PREPARED BY:
TR Transportation Consultants, Inc.
2726 Oak Ridge Court, Suite 503
Fort Myers, Florida 33901-9356
(239) 278-3090**

February 6, 2023



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I. INTRODUCTION

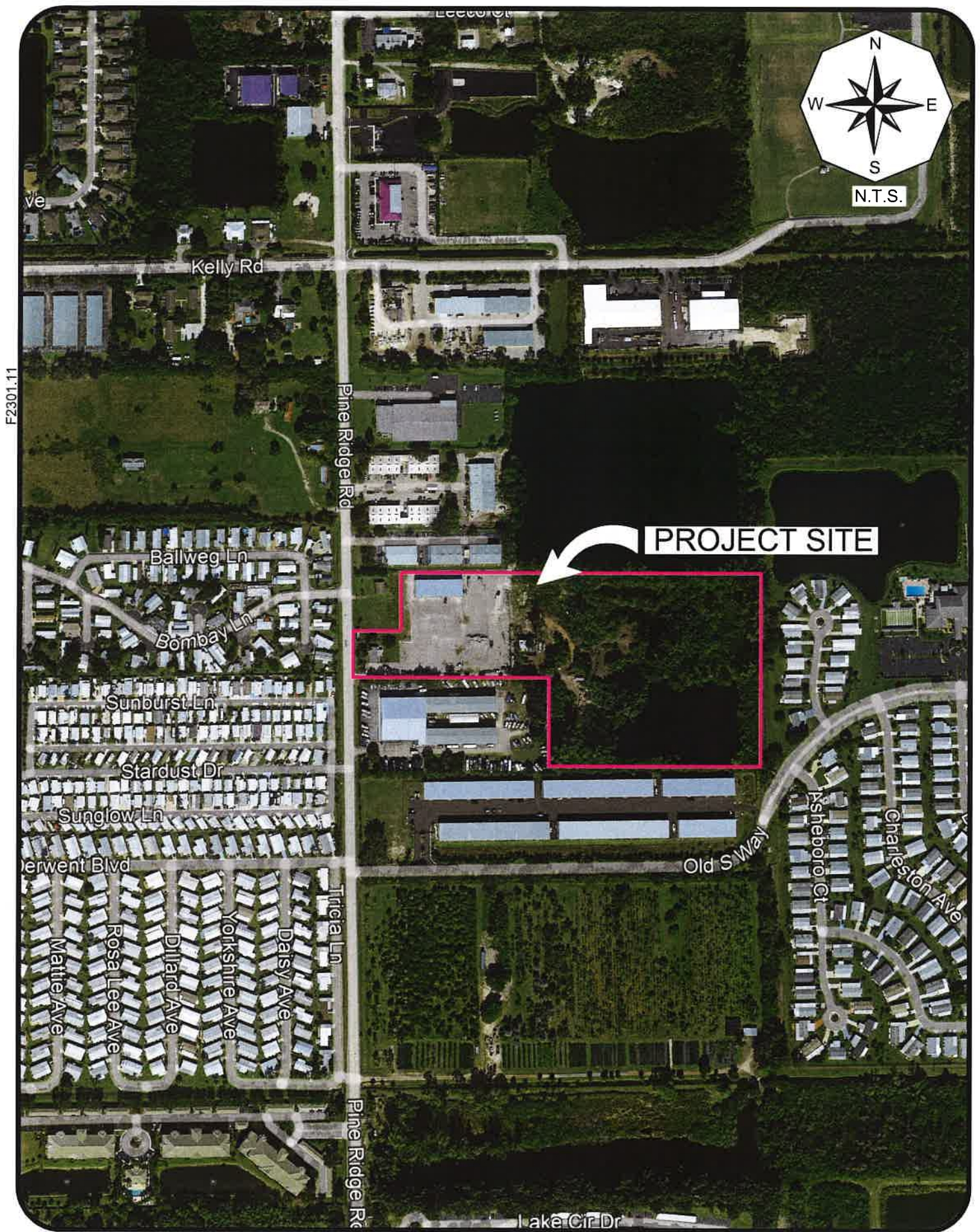
TR Transportation Consultants, Inc. has conducted a traffic impact statement to fulfill requirements set forth by the Lee County Department of Community Development for projects seeking local Development Order approval. The subject site is located at the east side of Pine Ridge Road between Summerlin Road and Kelly Road in Lee County, Florida. The approximate location of the subject site is illustrated on **Figure 1**.

Upon approval of this local Development Order application, the subject site will be developed with a hybrid warehouse use that will contain approximately 180,938 total square feet (including mezzanine areas). Access to the subject site is proposed to Pine Ridge Road via a full site access drive.

This report examines the impact of the development on the surrounding roadways and intersections. Trip generation and assignments to the site access drives will be completed and analysis conducted to determine the impacts of the development on the surrounding streets.

II. EXISTING CONDITIONS

The site is currently vacant and is partially occupied by a pond. The site is bordered by Pine Ridge Road to the west, an existing hybrid warehouse storage use to the south and other industrial development to the south, residential uses to the east and a pond site serving an industrial park to the north.





Pine Ridge Road is a north/south two lane undivided major collector roadway that borders the subject site to the east. Pine Ridge Road has a posted speed limit of 45 mph and is under the jurisdiction of the Lee County Department of Transportation.

III. PROPOSED DEVELOPMENT

Upon approval of this local Development Order application, the subject site will be developed with five (5) hybrid warehouse buildings containing approximately 146,276 square feet of floor area. The buildings will also contain a mezzanine space that will add approximately 34,662 square feet of floor area to the total area, which will bring the total floor area to approximately 180,938 square feet. **Table 1** summarizes the land use utilized for the purposes of this analysis.

Table 1 Land Use Signature Storage Suites	
Land Use	Size
Hybrid Storage	180,938 Square Feet

Access to the subject site is proposed to Pine Ridge Road via a full site access drive.

IV. TRIP GENERATION

The trip generation for the proposed development was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled *Trip Generation Manual*, 11th Edition. Land Use Code 151 (Mini-Warehouse) was utilized for the trip generation purposes of the proposed hybrid warehouse use. The equations from this land use is contained in the Appendix of this report for reference. **Table 2** indicates the anticipated weekday A.M. and P.M. peak hour trip generation of the subject site. The anticipated daily trip generation of the subject site is also indicated within Table 2.



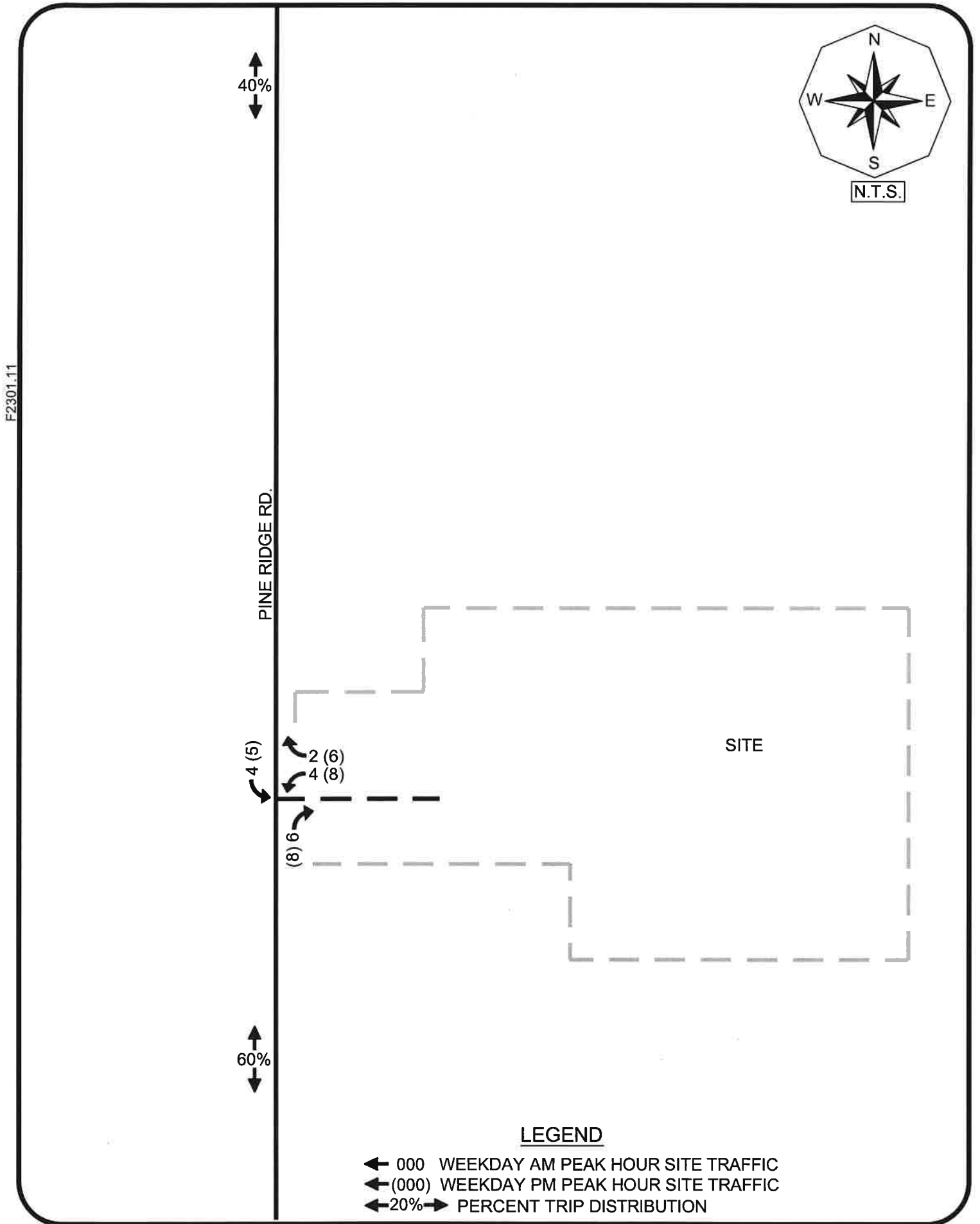
Table 2
Trip Generation
Signature Storage Suites

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Hybrid Warehouse (180,938 Sq. Ft.)	10	6	16	13	14	27	262

V. TRIP DISTRIBUTION

The trips shown in Table 2 were then assigned to the surrounding roadway system based on the anticipated routes the drivers will utilize to approach the site. Based on the current and projected population in the area and other existing or planned competing/complementary uses in the area, a distribution of the site traffic was formulated. The anticipated trip distribution of the development traffic is shown on **Figure 2**. Also shown on Figure 2 is the assignment of the project related trips to the site access drive and adjacent intersection.

In order to determine which roadway segments surrounding the site will be significantly impacted, **Table 1A**, in the Appendix, was created. This table indicates which roadway links will accommodate greater than 10% of the Peak Hour Level of Service “C” volumes. The Level of Service Threshold volumes were taken from the Lee County *Link-Specific Level of Service* Tables provided by the Lee County Department of Transportation for all roadways in the study area. Based on Table 1A, none of the roadway segments analyzed are anticipated to be significantly by the proposed development.

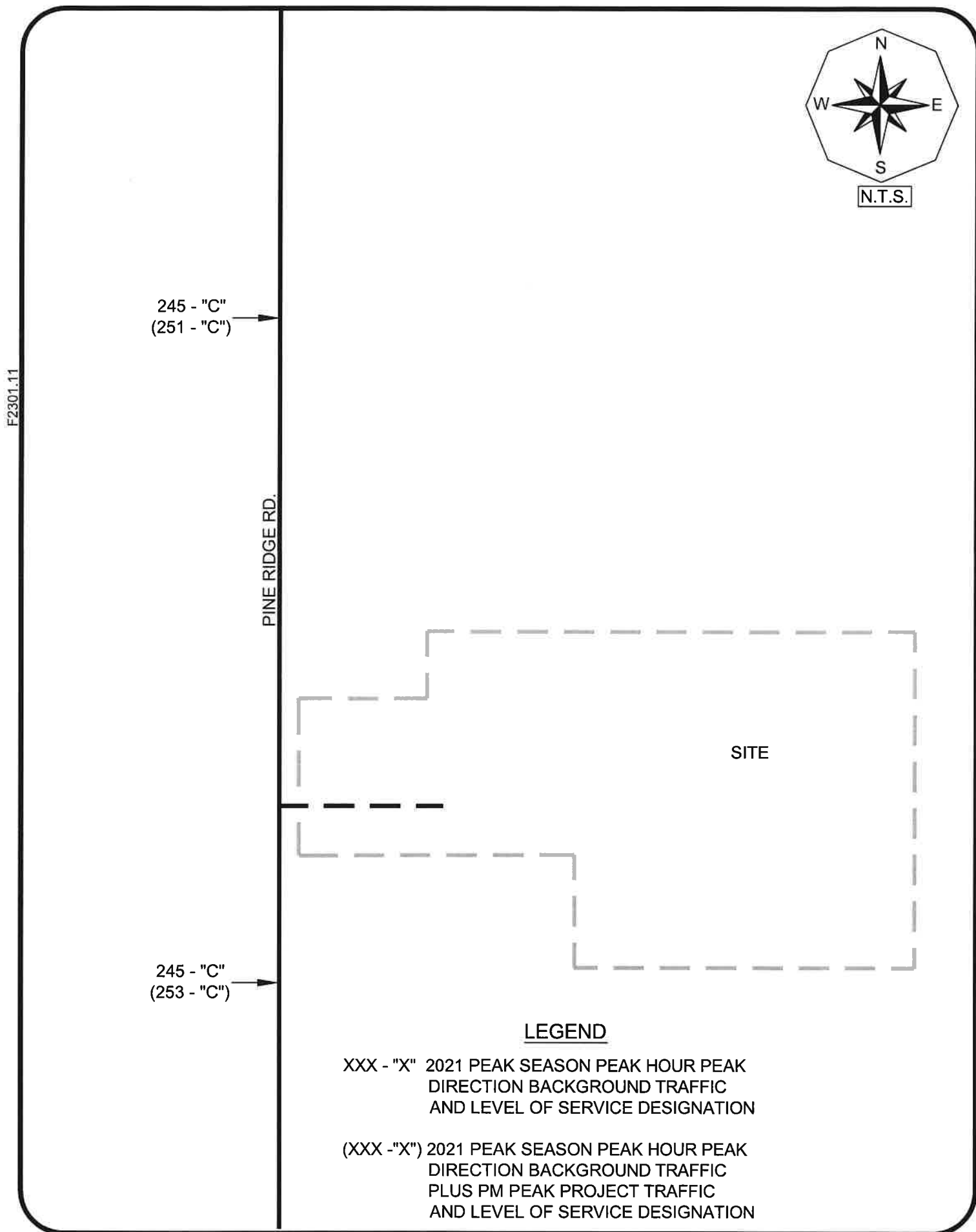




VI. LEVEL OF SERVICE ANALYSIS

A Level of Service analysis was conducted on the surrounding roadway links. The existing 2021 peak hour peak season peak direction volumes were obtained from the 2022 *Lee County Public Facilities Level of Service and Concurrency Report*. In order to determine the projected Level of Service on the roadway links directly accessed by the proposed development, the project traffic was added to the existing 2021 peak hour peak season peak direction traffic volumes. **Table 2A**, located in the Appendix of this report indicates the methodology utilized to conduct the Level of Service Analysis.

From the analysis indicated in Table 2A, there is sufficient capacity on Pine Ridge Road to accommodate the trips anticipated to be generated by the proposed development. Pine Ridge Road was shown to operate at a Level of Service “C” both and without the proposed development. Therefore, no roadway capacity improvements will be required as a result of this analysis. **Figure 3** illustrates the results of the Level of Service Analysis.





VII. TURN LANE ANALYSIS

Turn lane analysis was completed at the proposed site access connection to Pine Ridge Road pursuant to the guidelines published in the Lee County Turn Lane Policy (Administrative Code 11-4).

The criteria for turn lanes at an intersection along a collector are identified below:

Left Turn Lane On Collector – Pine Ridge Road

Posted speed limit of the collector street is equal to or greater than thirty-five (35) mph – Criteria Met – Yes.

On a two-lane, two-way collector streets. Two-way peak season, peak hour through and right turn volume for either the peak hour of the roadway or the peak hour of development is greater than 500 and the left turn volume is greater than or equal to 20 vehicle for that same hour; or,

When the left turn volume for any hour is greater than 30, regardless of through and right turn volume– Criteria Met – No. The left turn volume is less than 20 vehicles as shown on Figure 4.

Available Sight Distance for left turning vehicles to observe approaching or for approaching moving in either direction to observe the left turning vehicle is less than the value shown in Table A-1 for the design speed limit, or posted speed plus 5 miles per hour if design speed is not available, of the collector street– Criteria Met – No.

Traffic Control of the intersecting street or access point connection is a traffic signal or is anticipated to meet MUTCD traffic signal warrants in the next five years– Criteria Met – N/A.

The collector streets is intersecting an arterial street or collector street – Criteria Met – No.

Five or more crashes reported at the intersection in a 12-month period during the past three years that could have been mitigated by a left turn lane – Criteria Met – N/A.



It is determined by the Lee County Department of Transportation that a turn lane is required for the health, safety, and welfare of the road users – Criteria Met – N/A.

At least two or more criteria need to be met to warrant a left turn lane. Since two criteria are not met, a northbound left turn lane is **NOT** warranted at the proposed site access drive on Pine Ridge Road.

Right Turn Lane On Collector – Pine Ridge Road

Posted speed limit of the collector street is equal to or greater than thirty-five (35) mph – Criteria Met – Yes.

Number of right turning movements from the collector street is equal to or greater than forty-five (45) during either the A.M. or P.M. peak hour of the collector street when the collector street AADT is less than 6,000 vpd, or equal to or greater than thirty (30) vph during either the A.M. or P.M. peak hour of the collector street or peak hour of the development when the collector street AADT is equal to or greater than 6,000 vpd– Criteria Met – No. The right turn volume is less than 30 vehicles as shown on Figure 4.

Available Sight Distance for a right turning vehicle to be seen by through traffic traveling the same direction is less than the value shown in Table A-1 for the design speed of the collector street – Criteria Met – No.

Collector Street has been designated as a controlled access facility by the BOCC– Criteria Met – No.

Traffic Control of the intersecting street or access point connection is a signal or is anticipated to meet MUTCD traffic signal warrants by the build-out year– Criteria Met – N/A.

It is determined by the Lee County Department of Transportation that a turn lane is required for the health, safety, and welfare of the road users – Criteria Met – N/A.

At least two or more criteria need to be met to warrant a right turn lane. Since two criteria are not met, a southbound right turn lane is **NOT** warranted at proposed site access drive on Pine Ridge Road. No other turn lane improvements will be warranted as a result of this analysis.



VIII. CONCLUSION

The development of the subject property with a hybrid warehouse use containing approximately 180,938 square feet of floor area (including mezzanine areas) on the east side of Pine Ridge Road between Summerlin Road and Kelly Road in Lee County, Florida will not have an adverse impact on the surrounding roadway network. Adverse impacts are defined as a degradation of the Level of Service beyond the Lee County's adopted Level of Service standards. The existing roadway network can accommodate the additional new vehicle trips the development is anticipated to generate.

Based upon the results of the turn lane analysis conducted as a part of this report, separate turn lanes will not be warranted at the proposed site access connection to Pine Ridge Road.

APPENDIX

TABLES 1A & 2A

TABLE 1A
PEAK DIRECTION PROJECT TRAFFIC VS. LOS C LINK VOLUMES
SIGNATURE STORAGE SUITES

TOTAL AM PEAK HOUR PROJECT TRAFFIC =		16 VPH	IN=	10	OUT=	6										
TOTAL PM PEAK HOUR PROJECT TRAFFIC =		27 VPH	IN=	13	OUT=	14										
ROADWAY	SEGMENT	PROJECT										NEW PROJ TRAFFIC				
		ROADWAY		LOS A	LOS B	LOS C	LOS D	LOS E	TRAFFIC	DISTRIBUTION	AM PEAK	PM PEAK	PROJ/LOS C			
CLASS	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME
2LU	0	0	0	550	860	860	860	860	860	860	40%	4	6	1.02%		
2LU	0	0	0	550	860	860	860	860	860	860	60%	6	8	1.53%		

* Lee County Link Specific Service Volumes

TABLE 2A
BUILD-OUT TRAFFIC VOLUMES AND 100TH HIGHEST HOUR LEVEL OF SERVICE ANALYSIS
SIGNATURE STORAGE SUITES

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 16 VPH
TOTAL PM PEAK HOUR PROJECT TRAFFIC = 27 VPH

IN= 10 OUT= 6

IN= 13 OUT= 14

ROADWAY	2021				2021			
	SEGMENT	PK HR	PERCENT	PROJECT	CONCURRENCY ANALYSIS			
					PK SEASON	AM PROJ	PM PROJ	LOS
		PEAK DIR. ¹	TRAFFIC	TRAFFIC	TRAFFIC	TRAFFIC	TRAFFIC	
Pine Ridge Rd.	S. of Kelly Rd.	245	40%	4	6	251	C	
	N. of Summerlin Rd.	245	60%	6	8	253	C	

¹The 2021 100th highest hour traffic volumes were obtained from the 2022 Lee County Public Facilities Level of Service and Concurrency Report.

LEE COUNTY LINK-SPECIFIC SERVICE VOLUME TABLES

LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2015 DATA)

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRIC. 1 & 5	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR--BOTH DIRECTIONS)				
VETERANS MEM. PKWY	McGREGOR BLVD	DEL PRADO BLVD		3.5	4LB	A	B	C	D	E	A	B	C	D	E
	DEL PRADO BLVD	SANTA BARBARA BLVD	5	2.0	6LD	2,190	3,080	3,080	3,080	3,440	4,000	3,170	4,460	5,720	6,680
	SANTA BARBARA BLVD	SKYLINE BLVD	5	1.0	6LD	2,190	3,080	3,080	3,080	3,080	3,080	3,660	5,150	5,150	5,150
	SKYLINE BLVD	SR 78	5	3.5	4LD	1,400	2,040	2,040	2,040	2,040	2,340	3,420	3,420	3,420	3,420
WINKLER RD	SUMMERLIN RD	GLADIOLUS DR	4	0.4	4LD	0	0	590	1,520	1,520	0	0	990	2,530	2,530
	GLADIOLUS DR	BRANDYWINE CIR	4	0.9	2LN	0	750	880	880	880	880	0	1,260	1,460	1,460
	BRANDYWINE CIR	CYPRESS LAKE DR	4	0.9	2LN	0	750	880	880	880	880	0	1,260	1,460	1,460
	CYPRESS LAKE DR	COLLEGE PKWY	4	0.7	4LD	0	0	610	1,780	1,780	0	0	1,020	2,960	2,960
	COLLEGE PKWY	SUNSET VISTA	4	0.5	2LN	0	770	800	800	800	800	0	1,290	1,330	1,330
	SUNSET VISTA	McGREGOR BLVD	4	0.8	2LN	0	770	800	800	800	800	0	1,290	1,330	1,330

SERVICE VOLUMES ON COLLECTORS IN LEE COUNTY (2015 DATA)

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRIC.	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR--BOTH DIRECTIONS)				
COLLECTORS					2LU	A	B	C	D	E	A	B	C	D	E
					2LD	0	0	550	860	860	0	0	990	1,530	1,530
					4LU	0	0	580	910	910	0	0	1,040	1,610	1,610
					4LD	0	0	1,240	1,700	1,700	0	0	2,200	3,030	3,030
					4LD	0	0	1,310	1,790	1,790	0	0	2,340	3,190	3,190

**LEE COUNTY PUBLIC FACILITIES
LEVEL OF SERVICE AND
CONCURRENCY REPORT**

Table 21 b): Link-Level Service Volumes and LOS Table

Table 21 b) 5 of 7

LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)														
Link No.	NAME	ROADWAY LINK		F. Class	ROAD TYPE	PERFORMANCE STANDARD		2021 100TH HIGHEST HOUR			FUTURE FORECAST (2026)			Notes
		FROM	TO			LOS	DIRECTIONAL CAPACITY	LOS	VOL	V/C	LOS	VOL	V/C	
19400	ORANGE RIVER BLVD	STALEY RD	BUCKINGHAM RD	Maj. Col	2LN	E	1,000	D	477	0.43	D	511	0.51	
19500	ORIOLE RD	SAN CARLOS BLVD	ALICO RD	Maj. Col	2LN	E	860	C	129	0.15	C	136	0.16	
19600	ORTIZ AVE	COLONIAL BLVD	SR 82	Controlled xs	2LN	E	900	B	716	0.80	B	753	0.84	
19700	ORTIZ AVE	SR 82	LUCKETT RD	P. Art	2LN	E	900	B	745	0.83	B	784	0.87	4 Ln design & ROW
19800	ORTIZ AVE	LUCKETT RD	SR 80	P. Art	2LN	E	900	B	309	0.34	B	325	0.36	4 Ln design & ROW
19900	PALM BEACH BLVD (SR 8) PROSPECT AVE	ORTIZ AVE		State	4LD	D	2,100	C	1,089	0.52	C	1,240	0.59	
20000	PALM BEACH BLVD (SR 8) ORTIZ AVE	I-75		State	6LD	D	3,171	C	1,242	0.39	C	1,391	0.44	
20100	PALM BEACH BLVD (SR 8) I-75	SR 31		State	6LD	D	3,171	C	1,616	0.51	C	2,001	0.63	
20200	PALM BEACH BLVD (SR 8) SR 31	BUCKINGHAM RD		State	4LD	D	2,100	D	2,043	0.97	F	2,495	1.19	
20300	PALM BEACH BLVD (SR 8) BUCKINGHAM RD	WERNER DR		State	4LD	D	3,280	B	1,426	0.43	C	1,802	0.55	
20330	PALM BEACH BLVD (SR 8) WERNER DR	JOEL BLVD		State	4LD	C	2,210	B	1,179	0.53	C	1,531	0.69	
20400	PALM BEACH BLVD (SR 8) JOEL BLVD	HENDRY CO. LINE		State	4LD	C	2,210	B	1,053	0.48	B	1,343	0.61	
20500	PALOMINO LN	DANIELS PKWY	PENZANCE BLVD	Min. Col	2LN	E	860	C	380	0.44	C	403	0.47	
20600	PARK MEADOWS DR	SUMMERLIN RD	US 41	Maj. Col	2LN	E	860	C	205	0.24	C	216	0.25	
20800	PENZANCE BLVD	RANCHETTE RD	SIX MILE PKWY	Maj. Col	2LN	E	860	C	148	0.17	C	160	0.19	
20900	PINE ISLAND RD	STRINGFELLOW RD	BURNT STORE RD	P. Art	2LN	E	950	E	594	0.63	E	644	0.68	Constrained
21400	PINE ISLAND RD (SR 78)	CITY LIMITS E OF BARRETT RD	US 41	State	4LD	D	2,100	C	1,821	0.87	F	2,171	1.08	
21500	PINE ISLAND RD (SR 78)	US 41	BUS 41	State	4LD	D	2,100	C	1,590	0.76	C	1,754	0.84	
21600	PINE RIDGE RD	SAN CARLOS BLVD	SUMMERLIN RD	Maj. Col	2LN	E	860	C	515	0.60	D	587	0.68	*
21700	PINE RIDGE RD	SUMMERLIN RD	GLADIOLUS DR	Maj. Col	2LN	E	860	C	245	0.28	C	405	0.47	Heritage Isle*
21800	PINE RIDGE RD	GLADIOLUS DR	MCGREGOR BLVD	Maj. Col	2LN	E	860	C	245	0.28	C	257	0.30	
21900	PLANTATION RD	SIX MILE PKWY	DANIELS PKWY	M. Art	2LN	E	860	C	267	0.31	C	369	0.43	Intermed Park
22000	PLANTATION RD	DANIELS PKWY	IDLEWILD ST	M. Art	2LN	E	860	D	692	0.80	D	728	0.85	FDOT Metro Pkwy 5-laning
22050	PLANTATION RD	IDLEWILD ST	COLONIAL BLVD	M. Art	4LN	E	1,790	C	687	0.38	C	722	0.40	
22100	PONDELLA RD	SR 78	ORANGE GROVE BLVD	P. Art	4LD	E	1,890	B	1,012	0.54	B	1,063	0.56	*
22200	PONDELLA RD	ORANGE GROVE BLVD	US 41	P. Art	4LD	E	1,890	B	1,405	0.74	B	1,480	0.73	
22300	PONDELLA RD	US 41	BUS 41	P. Art	4LD	E	1,890	B	1,052	0.56	B	1,105	0.58	
22400	PRITCHETT PKWY	SR 78	RICH RD	Maj. Col	2LN	E	860	C	73	0.08	C	541	0.63	old count, Stoneybrook North(2009)
22500	RANCHETTE RD	PENZANCE BLVD	IDLEWILD ST	Maj. Col	2LN	E	860	C	93	0.11	C	98	0.11	
22600	RICH RD	SLATER RD	PRITCHETT PKWY	Maj. Col	2LN	E	860	C	55	0.06	C	62	0.07	old count projection(2009)
22700	RICHMOND AVE	LEELAND HEIGHTS	E 12TH ST	Maj. Col	2LN	E	860	C	82	0.10	C	94	0.11	
22800	RICHMOND AVE	E 12TH ST	GREENBRIAR BLVD	Maj. Col	2LN	E	860	C	82	0.10	C	86	0.10	
23230	SAN CARLOS BLVD	US 41	THREE OAKS PKWY	Maj. Col	2LN	E	860	C	401	0.47	C	422	0.49	*
23000	SAN CARLOS BLVD (SR 88) MANTANZAS PASS B.	MAIN ST		State	2LD	D	970	F	1,051	1.08	F	1,176	1.21	Constrained
23100	SAN CARLOS BLVD (SR 88) MAIN ST	SUMMERLIN RD		State	4LD	D	2,100	C	1,051	0.50	C	1,176	0.56	PD&E Study
23180	SAN CARLOS BLVD (SR 88) SUMMERLIN RD	KELLY RD		State	2LD	D	970	C	772	0.80	C	795	0.82	
23200	SAN CARLOS BLVD (SR 88) KELLY RD	GLADIOLUS DR		State	4LD	D	2,100	C	772	0.37	C	795	0.38	
23260	SANIBEL BLVD	US 41	LEE RD	Maj. Col	2LN	E	860	C	489	0.57	C	514	0.60	
23300	SANIBEL CAUSEWAY	SANIBEL SHORELINE	TOLL PLAZA	P. Art	2LN	E	1,140	E	987	0.87	E	1,037	0.91	
23400	SHELL POINT BLVD	MCGREGOR BLVD	PALM ACRES	Maj. Col	2LN	E	860	C	231	0.27	C	243	0.28	*
23600	SIX MILE CYPRESS	METRO PKWY	DANIELS PKWY	Controlled xs	4LD	E	2,000	B	1,371	0.69	B	1,441	0.72	Unincorporated LC
23700	SIX MILE CYPRESS	DANIELS PKWY	WINKLER EXT.	Controlled xs	4LD	E	1,900	B	951	0.50	B	1,154	0.61	Unincorporated LC
23800	SIX MILE CYPRESS	WINKLER EXT.	CHALLENGER BLVD	Controlled xs	4LD	E	1,900	B	1,061	0.56	B	1,115	0.59	Incorporated LC
23900	SIX MILE CYPRESS	CHALLENGER BLVD	COLONIAL BLVD	Controlled xs	6LD	E	2,860	A	1,061	0.37	A	1,115	0.39	Incorporated LC
23500	SIX MILE PKWY (SR 739)	US 41	METRO PKWY											

County-Maintained Collector Roadway - Unincorporated Lee County

State-Maintained Arterial Roadway - Unincorporated Lee County

County-Maintained Collector Roadway - Incorporated Lee County

County Maintained Controlled Access Arterial Facility

County-Maintained Arterial Roadway - Unincorporated Lee County

County Maintained Expressway

County-Maintained Arterial Roadway - Incorporated Lee County

TRIP GENERATION EQUATIONS

Mini-Warehouse (151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 16

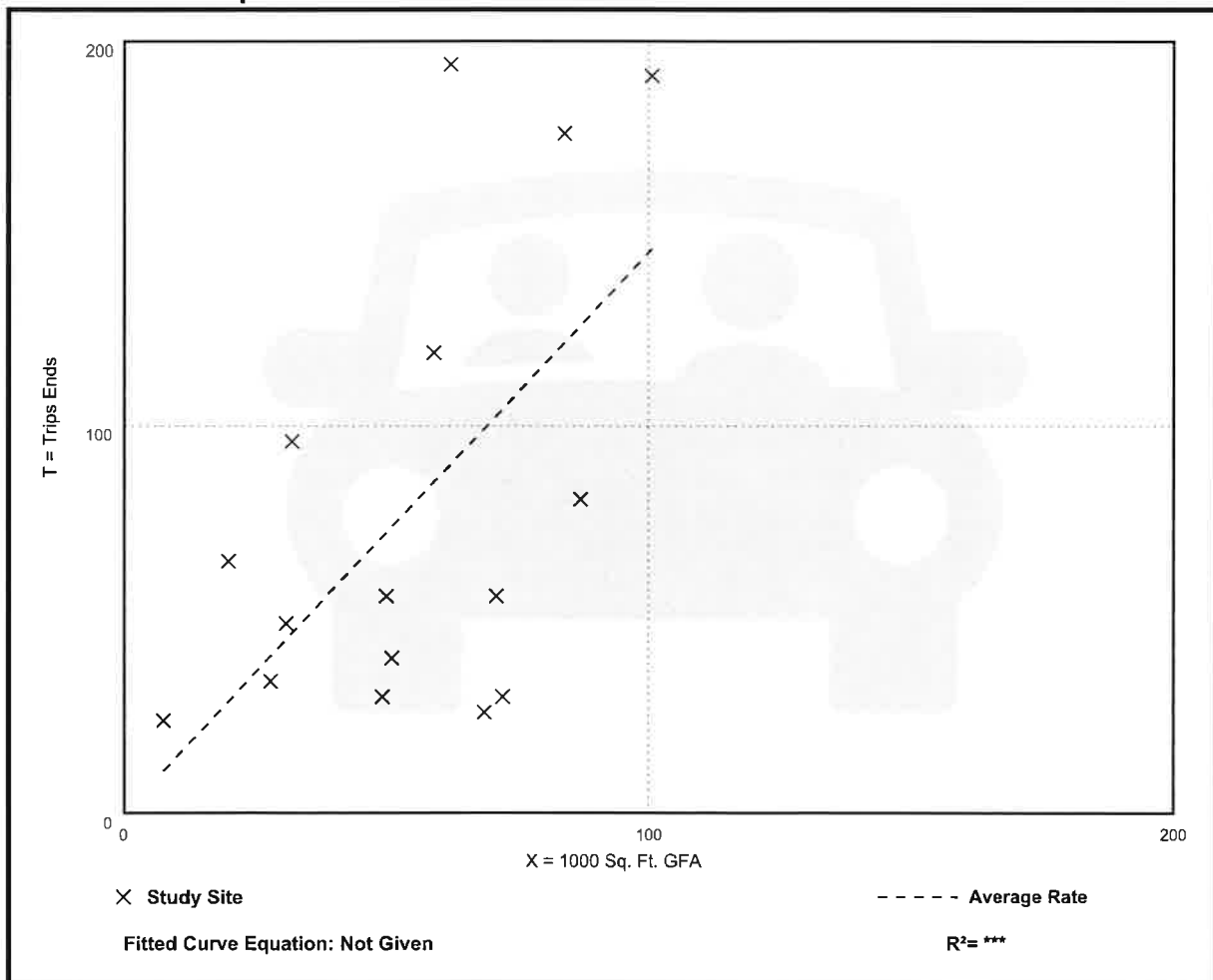
Avg. 1000 Sq. Ft. GFA: 55

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.45	0.38 - 3.25	0.92

Data Plot and Equation



Mini-Warehouse (151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 13

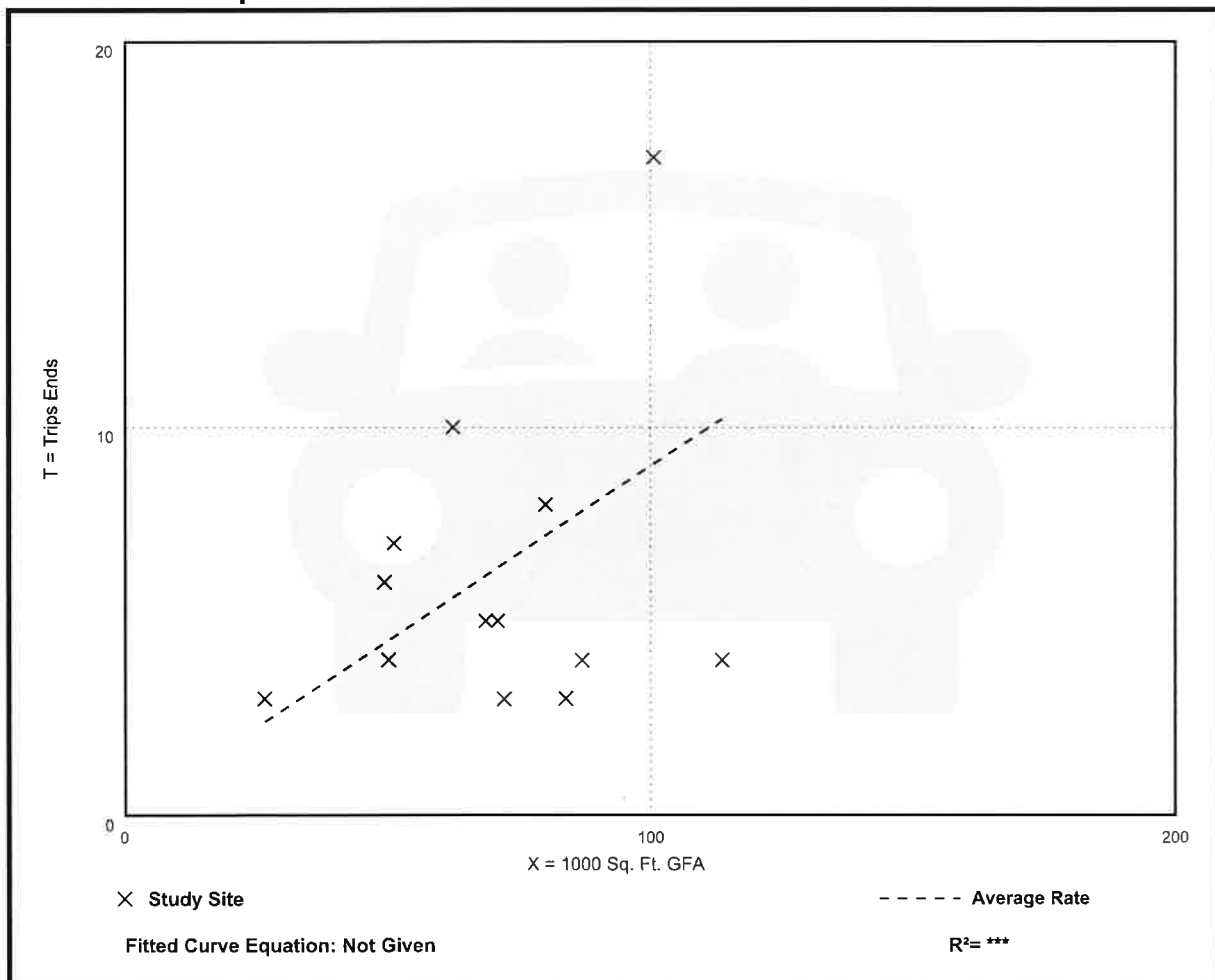
Avg. 1000 Sq. Ft. GFA: 70

Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.09	0.04 - 0.17	0.05

Data Plot and Equation



Mini-Warehouse (151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 18

Avg. 1000 Sq. Ft. GFA: 59

Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.15	0.02 - 0.64	0.14

Data Plot and Equation

