

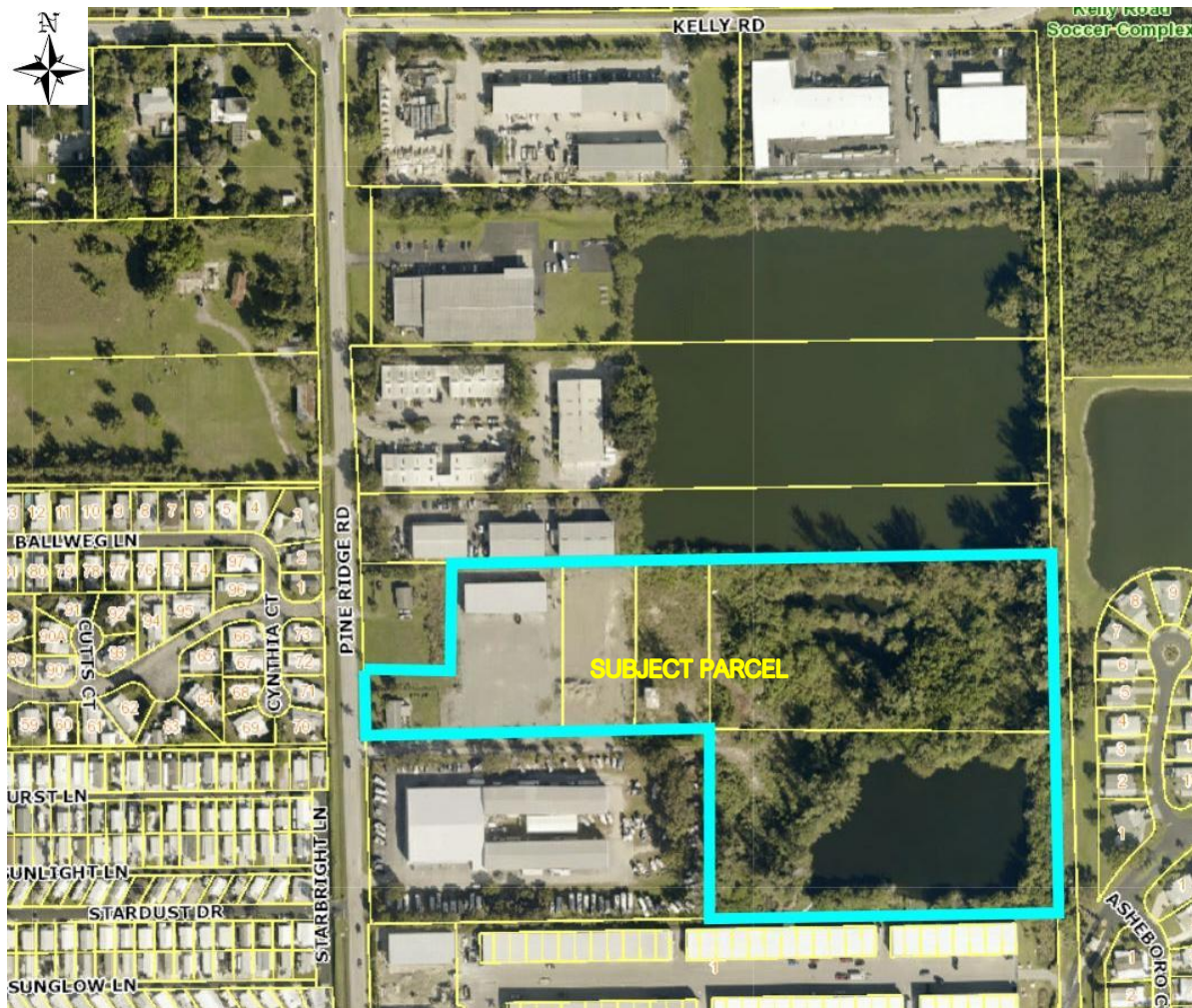
Exhibit C

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.



SERVING SOUTHWEST FLORIDA FOR OVER 30 YEARS



10511 Six Mile Cypress Parkway, Fort Myers, Florida 33966



(239) 939-5490

www.banksengfla.com

Engineering License CA 6469 | Surveying License LB 6690

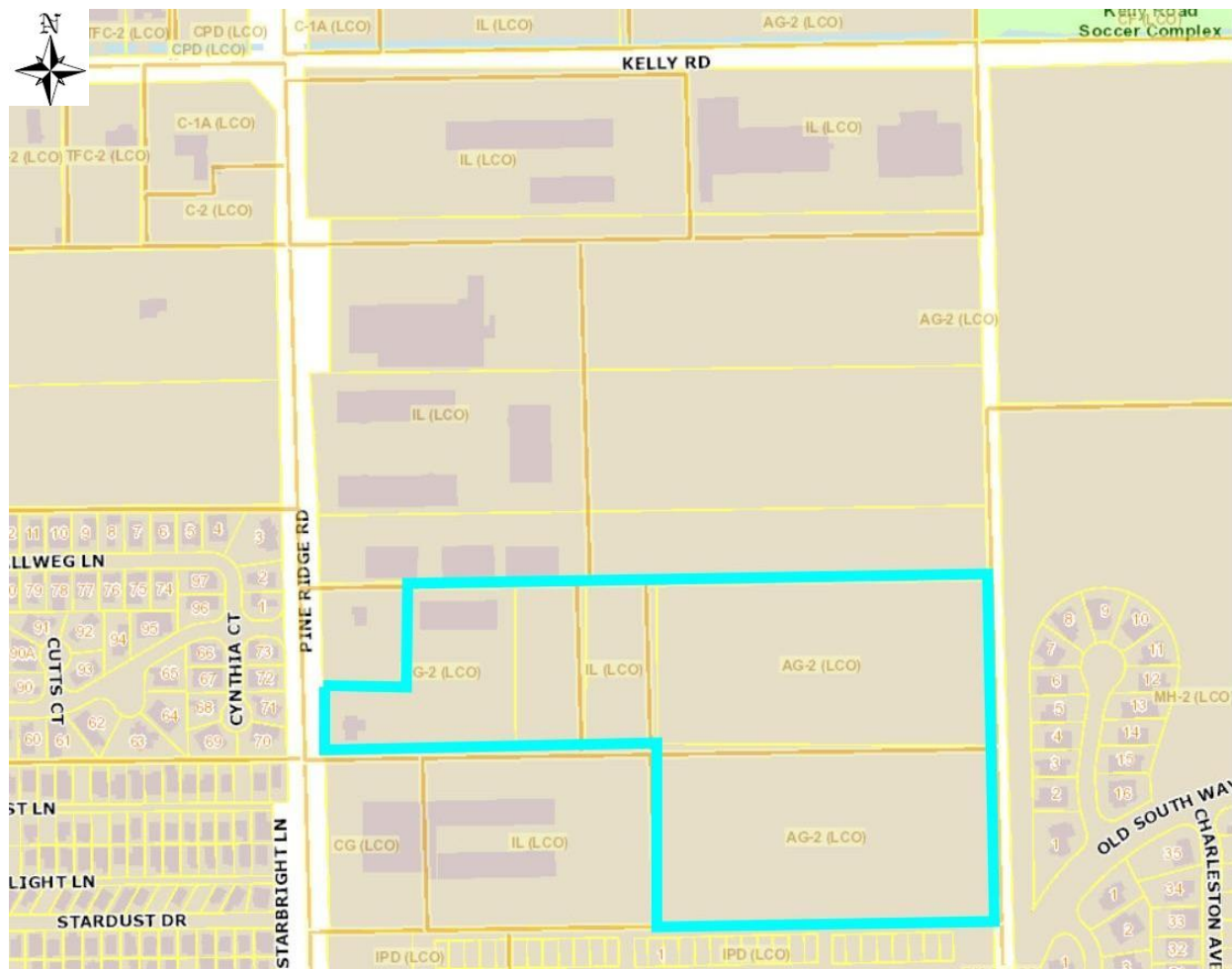
The applicant has filed a concurrent request for a conventional rezoning (REZ2023-00003) from Light Industrial (IL) and Agricultural (AG-2) to Light Industrial (IL) to provide one consistent zoning category for the site and facilitate a concurrent application for development order (DOS2023-00018) for 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.