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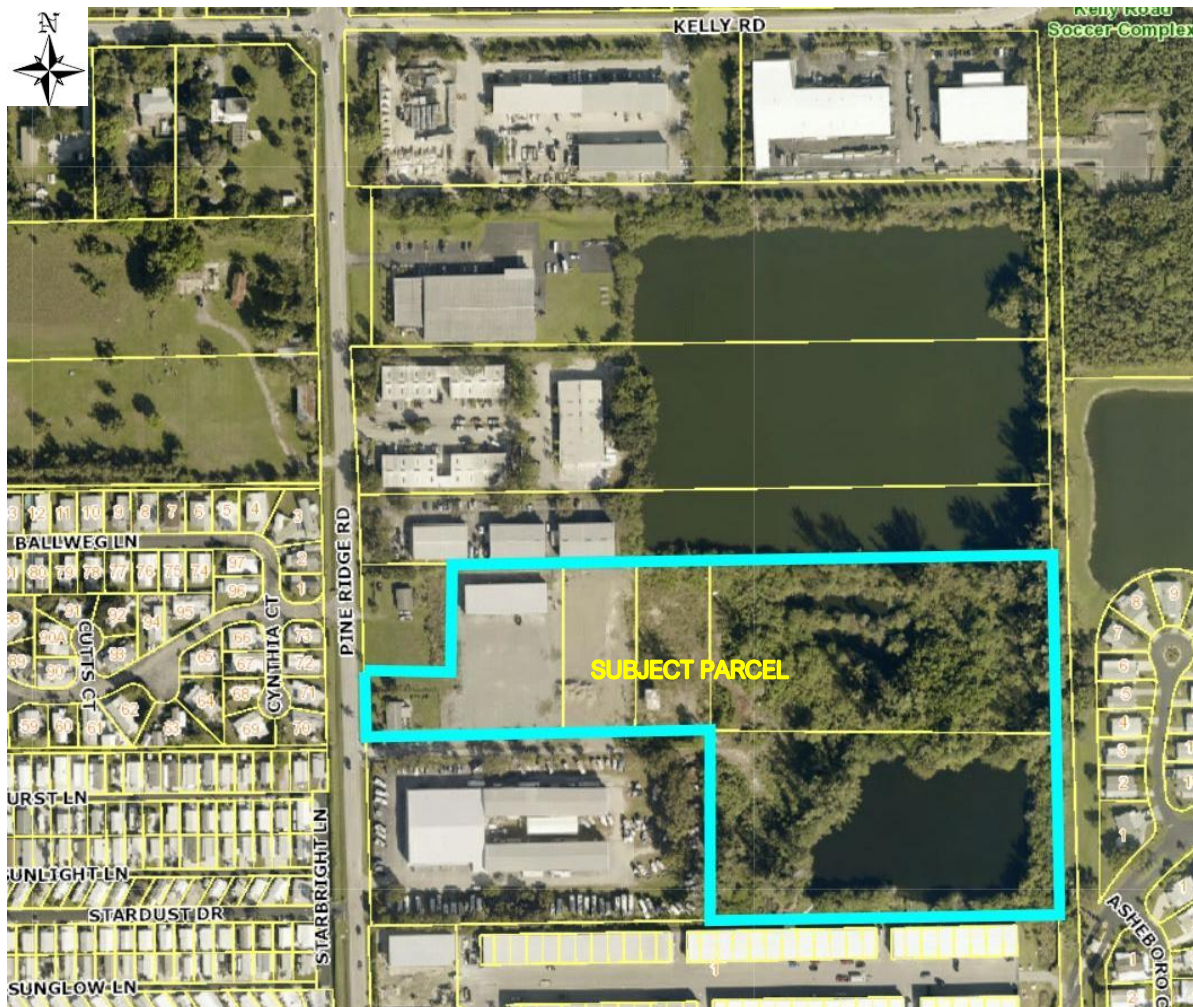
Signature Storage Suites

Administrative Deviations from Chapter 10

Explanation and Justification of Request

Introduction/Request

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.



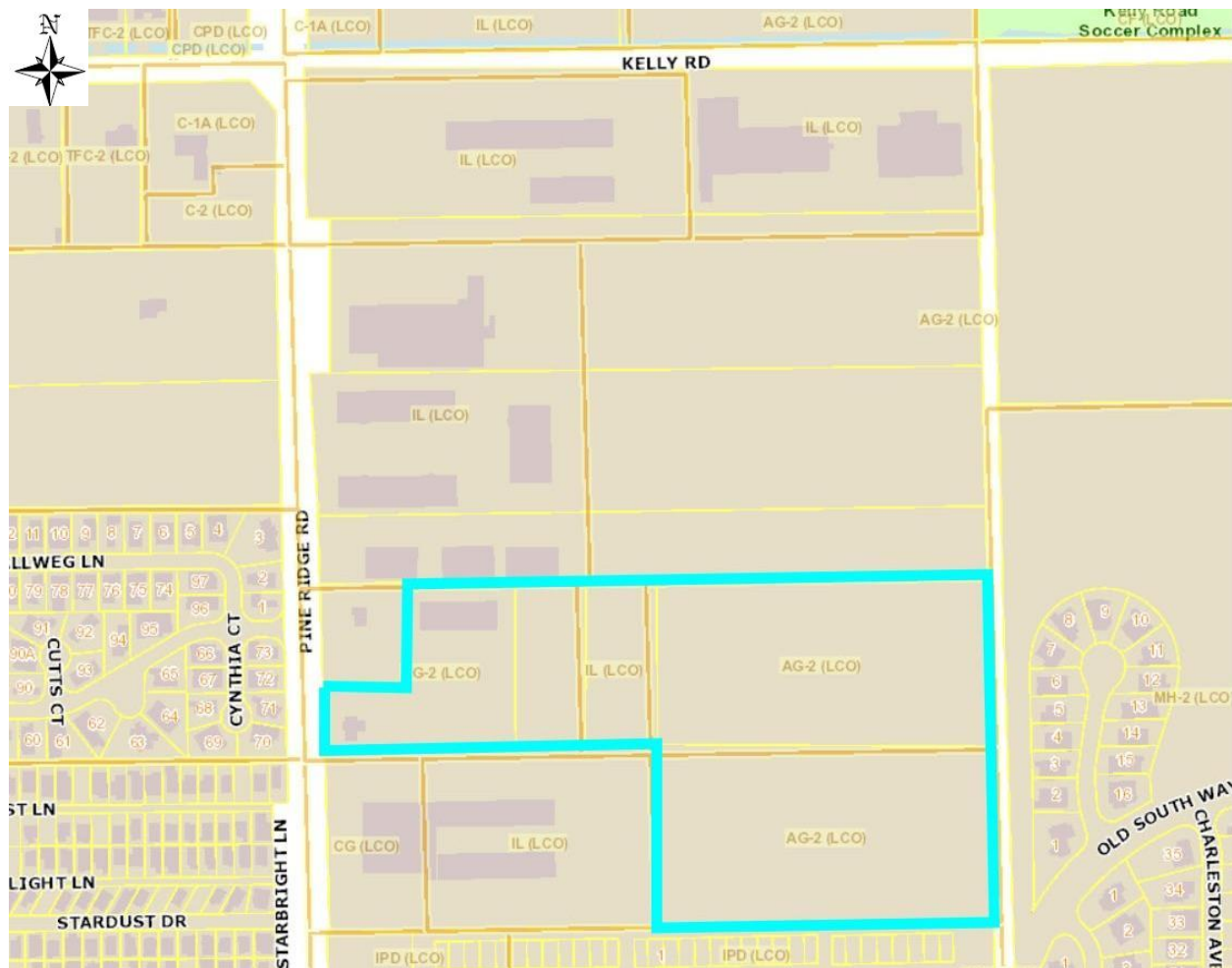
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The applicant has filed a concurrent request for a conventional rezoning (REZ2023-00003) from Light Industrial (IL) and Agricultural (AG-2) to Light Industrial (IL) to provide one consistent zoning category for the site and facilitate a concurrent application for development order (DOS2023-00018) for the proposed 146,335± SF hybrid warehouse development (190,235± SF including potential mezzanines in units). 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 below zoning overlay 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. All existing structures will be removed as part of development of the site.



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. 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. 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± 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± 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± 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.

COMMERCIAL GENERATION STUDY PALM BEACH COUNTY, FLORIDA

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Solid Waste Authority Customer Information Services
May 1993 - February 1995

May 22, 1995



Solid Waste Authority of Palm Beach County
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West Palm Beach, FL 33412
407-640-4000

1993 Commercial Generation Study
Average Volume per Square Foot

PA	PA Description	Total Tested SF	Total Annual Volume	Average Percent Full PA	Average Percent Full Study	Total Adjusted Volume PA %	Total Adjusted Volume Study %	Average Volume per SF PA%	Average Volume per SF Study %
1700	Dormitory	131,258	8,502.00	81.13%	80.78%	6,897.67	6,867.92	0.05	0.05
3400	Strip Store	849,936	30,175.03	79.41%	80.78%	23,961.99	24,375.39	0.03	0.03
3500	Retail Shop	399,048	23,554.19	83.20%	80.78%	19,597.09	19,027.07	0.05	0.05
3600	Discount Store	629,500	32,896.00	83.69%	80.78%	27,530.66	26,573.39	0.04	0.04
3700	Department Store	2,933,911	56,735.20	76.60%	80.78%	43,459.16	45,830.69	0.01	0.02
3800	Neighborhood Shopping Center	383,026	18,304.00	82.87%	80.78%	15,168.52	14,785.97	0.04	0.04
3900	Community Shopping Center	132,709	3,328.00	82.40%	80.78%	2,742.27	2,688.36	0.02	0.02
4000	Shopping Center Regional	257,549	8,632.00	91.78%	80.78%	7,922.45	6,972.93	0.03	0.03
4100	Shopping Center Super Regiona	1,068,601	50,700.00	80.57%	80.78%	40,848.99	40,955.46	0.04	0.04
4200	Supermarket	492,623	55,156.32	89.80%	80.78%	49,530.38	44,555.28	0.10	0.09
4300	Convenience Store	92,977	19,980.04	87.84%	80.78%	17,550.47	16,139.88	0.19	0.17
4400	Hotel	64,803	3,163.25	87.23%	80.78%	2,759.30	2,555.27	0.04	0.04
4500	Hotel/Motel/Resort	873,768	28,931.28	69.39%	80.78%	20,075.42	23,370.69	0.02	0.03
4600	Low Rise Motel	578,360	18,055.94	75.87%	80.78%	13,699.04	14,585.59	0.02	0.03
4700	High Rise Motel	277,956	8,320.00	91.57%	80.78%	7,618.62	6,720.90	0.03	0.02
4900	Office-Low Rise	2,839,501	82,251.38	76.35%	80.78%	62,798.93	66,442.66	0.02	0.02
5000	Office-High Rise	443,768	7,072.00	80.80%	80.78%	5,714.18	5,712.76	0.01	0.01
5100	Office Condo	0	0.00	80.68%	80.78%	0.00	0.00		
5200	Medical Office	321,814	10,284.20	78.24%	80.78%	8,046.36	8,307.58	0.03	0.03
5300	Hospital	697,549	19,600.00	90.38%	80.78%	17,714.48	15,832.88	0.03	0.02
5301	Hospitals with Incinerators	1,131,326	10,697.44	91.00%	80.78%	9,734.67	8,641.39	0.01	0.01
5400	Nursing Home	716,364	16,075.89	79.47%	80.78%	12,775.51	12,986.10	0.02	0.02
5500	Bar/Nightclub	54,930	5,460.00	84.65%	80.78%	4,621.89	4,410.59	0.08	0.08
5600	Restaurant	629,452	104,356.71	83.56%	80.78%	87,200.47	84,299.35	0.14	0.13
5700	Fast Food Restaurant	74,134	18,096.00	81.82%	80.78%	14,806.15	14,617.95	0.20	0.20
5800	Bowling Alley	248,082	6,864.00	70.86%	80.78%	4,863.83	5,544.74	0.02	0.02
5900	Arena	407,944	4,524.00	77.98%	80.78%	3,527.82	3,654.49	0.01	0.01
6000	Auditorium	17,082	439.17	87.83%	80.78%	385.72	354.76	0.02	0.02
6100	Theater	55,329	2,366.00	86.00%	80.78%	2,034.76	1,911.25	0.04	0.03
6200	Bank	117,827	2,392.00	72.44%	80.78%	1,732.76	1,932.26	0.01	0.02
6300	Branch Bank	78,485	4,138.39	73.58%	80.78%	3,045.03	3,342.99	0.04	0.04
6400	Service Station	24,472	2,877.52	83.49%	80.78%	2,402.44	2,324.46	0.10	0.09
6500	Garage	22,886	1,063.17	73.72%	80.78%	783.77	858.83	0.03	0.04
6600	Vehicle Sales/Repair	379,319	16,832.18	82.45%	80.78%	13,878.13	13,597.04	0.04	0.04
6700	Service Shop	112,231	5,913.91	84.67%	80.78%	5,007.31	4,777.26	0.04	0.04
6800	Mortuary	35,509	728.00	69.92%	80.78%	509.02	588.08	0.01	0.02
6900	Clubhouse	369,091	15,337.10	74.41%	80.78%	11,412.34	12,389.31	0.03	0.03
7000	Cold Storage/Packaging	24,958	4,608.00	85.60%	80.78%	3,944.45	3,722.34	0.16	0.15
7100	Transport Terminal	13,339	464.00	86.95%	80.78%	403.45	374.82	0.03	0.03
7200	Parking Structure	0	0.00		80.78%	0.00	0.00		
7300	Nursery/Daycare	101,731	4,127.61	80.81%	80.78%	3,335.52	3,334.28	0.03	0.03
7500	Auto Sales/Service	133,144	5,256.73	81.33%	80.78%	4,275.30	4,246.39	0.03	0.03
7700	Exceptional Office	0	0.00		80.78%	0.00	0.00		
8000	Light Manufacturing	506,540	14,292.37	82.98%	80.78%	11,859.81	11,545.38	0.02	0.02
8100	Heavy Manufacturing	13,715	936.00		80.78%	0.00	756.10	0.00	0.06
8200	Distribution Warehouse	589,745	12,544.00	81.00%	80.78%	10,160.64	10,133.04	0.02	0.02
8300	Mini Warehouse	925,127	11,866.82	80.20%	80.78%	9,517.19	9,586.02	0.01	0.01
8400	Warehouse	2,945,424	106,277.70	80.84%	80.78%	85,914.89	85,851.13	0.03	0.03
8500	Aircraft Hangar	0	0.00		80.78%	0.00	0.00		
8600	Barns	52,099	2,104.09	68.21%	80.78%	1,435.20	1,699.68	0.03	0.03
8700	Pre-Fab Metal Building	6,942	328.00	89.75%	80.78%	294.38	264.96	0.04	0.04
8800	Technical Manufacturing	174,311	3,412.00	71.06%	80.78%	2,424.57	2,756.21	0.01	0.02
9000	School	17,180	892.78	81.00%	80.78%	723.15	721.19	0.04	0.04
9100	Churches	416,285	5,638.45	69.45%	80.78%	3,915.90	4,554.74	0.01	0.01
9200	Educational/Religious	510,606	16,129.63	78.24%	80.78%	12,619.82	13,029.52	0.02	0.03
Total Study		24,374,266	892,680.49			586,566.76	583,646.87	0.02	0.02

Notes:

- (1) Total annual volume adjusted to account for level of service changes.
(2) Subsequent results based on PA code percent full measure.