

EXHIBIT B

  
ensite

2401 FIRST STREET, SUITE 201  
FORT MYERS, FLORIDA 33901  
PH: (239)-226-0024  
EB-26544 CA-LC26000374

MIKE CARTER  
CONSTRUCTION, INC.  
435 12TH STREET WEST  
BRADENTON, FL 34205

CLIENT NAME AND ADDRESS

1700 GOLF CLUB DRIVE  
LEE COUNTY, FLORIDA

PROJECT NAME AND LOCATION

| NO.                   | REVISION                      | DATE     |          |
|-----------------------|-------------------------------|----------|----------|
|                       |                               | 08-04-23 | 12-15-23 |
| R1                    | PER LEE COUNTY STAFF COMMENTS |          |          |
| R2                    | PER LEE COUNTY COMMENTS       |          |          |
| REVISIONS DESCRIPTION |                               |          |          |

|             |          |
|-------------|----------|
| DATE:       | 11-28-22 |
| PROJECT NO. | 1445-01  |
| FILE NO.    | 1445-01  |
| SCALE:      | AS SHOWN |

ADMINISTRATIVE  
DEVIATION SITE  
PLAN  
SHEET TITLE

C-06

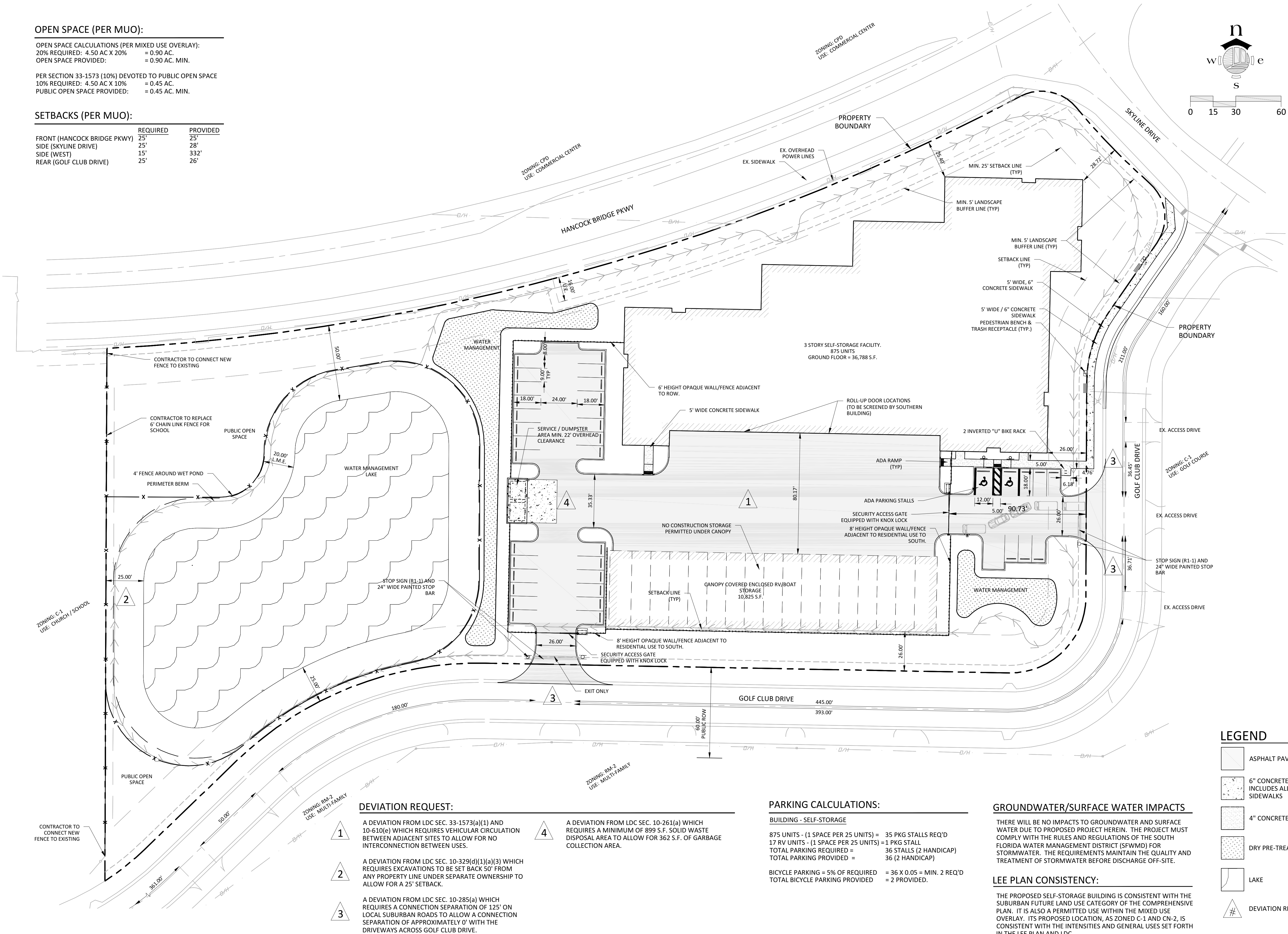
SHEET NUMBER

OPEN SPACE (PER MUO):

OPEN SPACE CALCULATIONS (PER MIXED USE OVERLAY):  
20% REQUIRED: 4.50 AC X 20% = 0.90 AC.  
OPEN SPACE PROVIDED: = 0.90 AC. MIN.  
  
PER SECTION 33-1573 (10%) DEVOTED TO PUBLIC OPEN SPACE  
10% REQUIRED: 4.50 AC X 10% = 0.45 AC.  
PUBLIC OPEN SPACE PROVIDED: = 0.45 AC. MIN.

SETBACKS (PER MUO):

|                             | REQUIRED | PROVIDED |
|-----------------------------|----------|----------|
| FRONT (HANCOCK BRIDGE PKWY) | 25'      | 25'      |
| SIDE (SKYLINE DRIVE)        | 25'      | 28'      |
| SIDE (WEST)                 | 15'      | 332'     |
| REAR (GOLF CLUB DRIVE)      | 25'      | 26'      |



DEVIATION REQUEST:

- 1

A DEVIATION FROM LDC SEC. 33-1573(a)(1) AND 10-610(e) WHICH REQUIRES VEHICULAR CIRCULATION BETWEEN ADJACENT SITES TO ALLOW FOR NO INTERCONNECTION BETWEEN USES.
- 2

A DEVIATION FROM LDC SEC. 10-329(d)(1)(a)(3) WHICH REQUIRES EXCAVATIONS TO BE SET BACK 50' FROM ANY PROPERTY LINE UNDER SEPARATE OWNERSHIP TO ALLOW FOR A 25' SETBACK.
- 3

A DEVIATION FROM LDC SEC. 10-285(a) WHICH REQUIRES A CONNECTION SEPARATION OF 125' ON LOCAL SUBURBAN ROADS TO ALLOW A CONNECTION SEPARATION OF APPROXIMATELY 0' WITH THE DRIVEWAYS ACROSS GOLF CLUB DRIVE.
- 4

A DEVIATION FROM LDC SEC. 10-261(a) WHICH REQUIRES A MINIMUM OF 899 S.F. SOLID WASTE DISPOSAL AREA TO ALLOW FOR 362 S.F. OF GARBAGE COLLECTION AREA.

PARKING CALCULATIONS:

**BUILDING - SELF-STORAGE**  
875 UNITS - (1 SPACE PER 25 UNITS) = 35 PKG STALLS REQ'D  
17 RV UNITS - (1 SPACE PER 25 UNITS) = 1 PKG STALL  
TOTAL PARKING REQUIRED = 36 STALLS (2 HANDICAP)  
TOTAL PARKING PROVIDED = 36 (2 HANDICAP)  
  
BICYCLE PARKING = 5% OF REQUIRED = 36 X 0.05 = MIN. 2 REQ'D  
TOTAL BICYCLE PARKING PROVIDED = 2 PROVIDED.

GROUNDWATER/SURFACE WATER IMPACTS

THERE WILL BE NO IMPACTS TO GROUNDWATER AND SURFACE WATER DUE TO PROPOSED PROJECT HEREIN. THE PROJECT MUST COMPLY WITH THE RULES AND REGULATIONS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) FOR STORMWATER. THE REQUIREMENTS MAINTAIN THE QUALITY AND TREATMENT OF STORMWATER BEFORE DISCHARGE OFF-SITE.

LEE PLAN CONSISTENCY:

THE PROPOSED SELF-STORAGE BUILDING IS CONSISTENT WITH THE SUBURBAN FUTURE LAND USE CATEGORY OF THE COMPREHENSIVE PLAN. IT IS ALSO A PERMITTED USE WITHIN THE MIXED USE OVERLAY. ITS PROPOSED LOCATION, AS ZONED C-1 AND CN-2, IS CONSISTENT WITH THE INTENSITIES AND GENERAL USES SET FORTH IN THE LEE PLAN AND LDC.