ADD2023-00171 Lee County ePlan

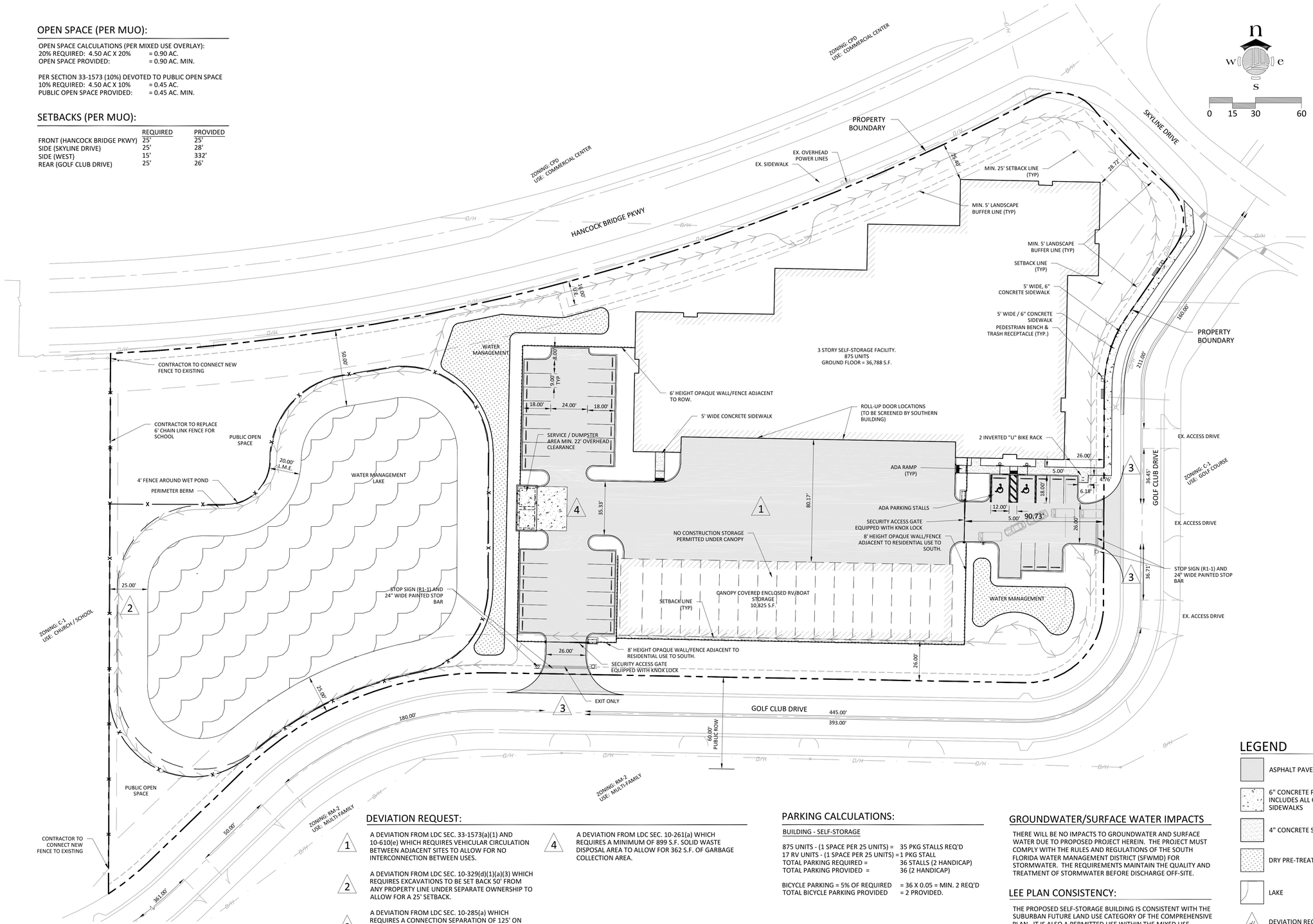
OPEN SPACE (PER MUO):

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.

LEGEND

- ASPHALT PAVEMENT
- 6" CONCRETE PAVEMENT INCLUDES ALL OFF-SITE SIDEWALKS
- 4" CONCRETE SIDEWALK
- DRY PRE-TREATMENT AREA
- LAKE
- DEVIATION REQUESTS

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
R1	PER LEE COUNTY STAFF COMMENTS	08-04-23
R2	PER LEE COUNTY COMMENTS	12-15-23

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