



ALICO CROSSING MPD DEVIATION JUSTIFICATION

(Deviations 1 & 3 remain unchanged, Deviation 2 was previously withdrawn)

4. DEVIATION: SECTION 10-261; REFUSE AND SOLID WASTE DISPOSAL FACILITIES

Deviation from LDC Section 10-261, which requires that commercial development provide 216 sq. ft. of garbage and recycling area for the first 25,000 sq. ft. of commercial floor area and 8 additional sq. ft. for every additional 1,000 sq. ft. of commercial floor area; to allow for a total of 288 sq. ft. of garbage and recycling collection area for the 100,823 sq. ft. self-storage building.

Justification:

A 100,823 sq. ft. self-storage facility is currently proposed within the project as submitted under DOS2024-00016. Based on **Table 1**, the minimum collection area would need to be 823 square feet. The applicant is requesting to add this deviation from the LDC requirement to allow the self-storage facility to provide a minimum garbage/recyclable collection area of 288 square feet.

Table 1: Minimum Garbage and Recyclable Collection Areas

<i>Commercial Business Building sq. ft.</i>	<i>Multifamily Development Units</i>	<i>Minimum sq. ft. for Garbage Collection</i>	<i>Minimum sq. ft. for Recyclable Collection</i>
	5—25	120	96
	25+	216 sq. ft. (120 + 96) for first 25 units, plus 8 sq. ft. for each additional dwelling unit	
0—5,000		60	24
5,001—10,000		80	48
10,001—25,000		120	96
25,000+		216 sq. ft. (120 + 96) for first 25,000 sq. ft., plus 8 sq. ft. for each additional 1,000 sq. ft.	

Although the self-storage facility comprises of 100,823 sq. ft., only about 1,000 sq. ft. of the building is dedicated to office and breakroom areas for the staff. It is anticipated that only a few employees will be working per shift. Approximately 73,675 sq. ft. of the proposed building will be dedicated to storage units occupied by personal items with the remaining floor area being made up of common space, utility closet, stairs, and/or elevators. The only waste contributing to the garbage/recyclable area is from the employees and facility maintenance. The dumpster is not for personal use by the customers renting the storage units; therefore, the 288 sq. ft. of proposed garbage/recyclable area is sufficient for this project. See attached Site Plan showing the building footprint and dumpster location.

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