



July 12, 2024

MarySue Groth, Planner
Zoning Section
Lee County Community Development
PO Box 398 (1500 Monroe Street)
Fort Myers, Florida 33902

RE: Response to 3rd Review Comments
New Post Road – Self Storage Facility
DCI2023-00013

The following is our response to staff's 3rd review comments for above referenced project:

Zoning

1. Please provide a separate Schedule of Uses and Property Development Regulations document pursuant to LDC Section 34-373(a)(8). This document will be included with the County Staff Report as an Attachment.

Response: Please refer to the included Schedule of Uses & Property Dev Regulations pdf.

2. The proposed deviation clouded on the submitted MCP states ADD2024-00023 was for a deviation request from LDC Section 10-261 for the dumpster. This case has been closed/withdrawn. The calculation provided on the MCP indicates there is ample square footage being provided. Please clarify. If a deviation is being requested, please provide a separate Schedule of Deviations and Written Justification pursuant to LDC Section 34-373(a)(9) for the new dumpster deviation request. This document will be included with the County Staff Report as an Attachment. Also please revise the request narrative for Planned Development Rezoning 2.c. to include the new deviation, as the narrative indicates there is no deviations being requested. If a deviation is not being requested, please remove this note from the MCP.

Response: Please refer to the revised Master Concept Plan showing updated info for the proposed dumpster deviation and an included Schedule of Deviations & Justification Letter pdf.

3. Per LDC Section 34-373(6)(k)l, the location of any requested deviations, keyed to the Schedule of Deviations must be depicted on the MCP (if applicable).

Response: Please refer to the revised Master Concept Plan showing the location of the proposed dumpster deviation on the plan.

Legal

1. (6) Please provide a boundary survey of the subject property in accordance with the requirements of Lee County LDC §34-202(a)(6).
 - The boundary survey needs to reference the correct information of the newly submitted title certification. It currently references the applicable title company, but incorrectly states it as a title commitment, and shows the wrong date and file number. Please revise this as a reference to the Title Certification (not a commitment) with the correct date and file number.

Response: Please see revised Boundary Survey. The new Survey references the new Title Certification.

Environmental

1. It appears that existing trees will be in dry detention areas. How will those trees survive times of inundation? LDC Section 10-421 states that a plant's growth habit must be considered in advance of conflicts that might be created. Please clarify how this is being met.

Response: All canopy trees and landscaping proposed near detention areas on-site have been located near the edges of the detention areas or directly adjacent to the perimeter berms, instead of at the bottom of the detention areas to avoid placing trees where they will be frequently inundated.

2. The applicant provided a FLUCCS code on the MCP. What is the FLUCCS code identifying? Are there multiple FLUCCS codes? Based on the environmental survey, it appears that there could be a few habitats onsite based on the photos and description provided. Please provide a separate map to distinguish the FLUCCS codes on the subject property.

Response: Please see revised Master Concept Plan showing the FLUCCS code description. A separate FLUCCS map will be prepared and is forthcoming.

3. The applicant has a note on the MCP that states "Bald Cypress Trees (Heritage Tree Replacements)". Are Bald Cypress trees being impacted? Please describe the nature of this note.

Response: There is a total of (5) existing Heritage Trees on-site proposed to be removed and replaced with (5) new Bald Cypress Trees as Heritage Tree replacements. The new proposed Heritage tree replacements shall meet the minimum height requirement of 20' in height.

Please contact our office if you have any questions,

Sincerely,
Boral Engineering & Design, Inc.

Andres Boral, PE, MBA
Florida License Number: 80373



July 10, 2024

MarySue Groth, Planner
Zoning Section
Lee County Community Development
PO Box 398 (1500 Monroe Street)
Fort Myers, Florida 33902

**PROJECT: NEW POST ROAD – SELF-STORAGE FACILITY
DCI2023-00013**

SUBJECT: MINOR PLANNED DEVELOPMENT POLICY ANALYSIS

Dear MarySue Groth,

It is the intent of the property owner, Michael Essig, to request a Minor Planned Development Application Public Hearing for the site construction of a Self-Storage facility on the subject property above referenced.

PROJECT SCOPE:

The New Post Road – Self-Storage Facility MPD is a total of 2.93 acres that proposes a single 34,074 square foot three-story building along New Post Road in North Fort Myers. The proposed multi-story building has a total of 102,222 square feet of gross floor area to be classified as a Mini-Warehouse use. There is currently an existing 0.35-acre FDOT drainage easement that runs parallel to the West boundary line within the property that will remain undisturbed. This leaves the site with a total of 2.58 acres of project area to be developed.

The following **Uses** proposed in this development are:

1. Mini-Warehouse

The following **Deviations** proposed in this development are:

1. Deviation from LDC Section §10-261
(Refuse & Solid Waste Disposal Facilities)

The following is an analysis of the applicable Land Development codes from sections 33 and 34 of the Lee County LDC, followed by an analysis of applicable Policies, Goals and Objectives from the Lee County Lee Plan.

Lee County LDC Section §33- Article VIII: North Fort Myers Planning Community Regulations

Based on the Lee County LDC Section referenced above, this development is compliant with the following.

1. §33-1542 – Location and Site Standards.
 - a. Any structure other than a single-family, two-family attached or duplex or its associated accessory structure(s) must have a minimum setback of 50 feet between the nearest points on the building and/or structure and an existing large lot residential subdivision.

Response: See included Master Concept Plan showing compliance with this section, providing a 50-foot setback to the nearest points of the proposed building from the residential developments South of the subject property. Said setback is also proposed with an 8-foot-high perimeter wall 25' feet away and decorative buffer plantings to properly screen the development from the adjacent properties.

2. §33-1543 – Landscaping.

- a. Landscape buffers for high density or high intensity development abutting a subdivided lot in an existing large lot residential subdivision must utilize, at a minimum, a 30-foot buffer width.
- b. Landscape berms without walls may be used for multi-family developments. (Not applicable)
- c. The required trees and palms must be clustered in double rows with a minimum of three trees per cluster. Canopy trees must be planted a maximum of 20 feet on center within a cluster. The use of palms within the buffer must be limited to areas adjacent to vehicular access points, as appropriate, for sight clearances. Palms must be planted in staggered heights to a minimum of three palms per cluster, spaced at a maximum of eight feet on-center, with a minimum of a four-foot difference in height between each tree. A maximum spacing of 25 feet between all types of tree clusters must be maintained.
- d. All required shrubs must be a minimum of ten gallons, four feet in height with a three-foot spread, planted four feet on center at installation.

Response: See included Master Concept Plan showing compliance with requirements in LDC Section §10-416(d)(6) by proposing a 25-foot buffer with an 8-foot-high perimeter wall adjacent to the residential developments South of the subject property. The buffer also includes a 4-foot-high shrub hedge and clustered canopy and palm tree plantings along the vehicular drive that meet the specifications listed in this section, as required to properly screen the development from the adjacent properties.

3. §33-1544 – Entrances, Exits, and Parking Spaces.

- a. Vehicular entrances and exits are permitted within the 50-foot setback between the high density or high intensity use building and the required 30-foot landscape buffer. Parking spaces, which are not loading, unloading, or servicing the high density or high intensity use, may be placed within the 50-foot setback and may encroach a maximum of 20 feet into the 50-foot setback which is not occupied by any high density or high intensity use building or structure.

Response: See included Master Concept Plan showing a vehicular entrance/exit along the East property boundary but encroaching into the 50-foot setback, to align the driveway with the respective median opening directly adjacent, along New Post Road.

4. §33-1548 – Interconnections and shared access for new development and redevelopment.

- a. Commercial and mixed-use development adjacent to one another must provide interconnections for automobile, bicycle, and pedestrian traffic. These regulations apply to new development or redevelopment involving alteration of, or the addition of building square footage, equal to 30 percent or more of existing square footage.

Response: See included Master Concept Plan showing a proposed 24-foot-wide Cross-Access Easement, drive aisle, and pavement stub-out to allow for future cross-access connection to the adjacent – commercially zoned – parcel, North of the subject property.

5. §33-1582 – Tree Preservation.

- a. In addition to the requirements to section §10-415(b) all projects with existing native trees must be preserved regardless of project size as follows:
 - i. All development projects must be clustered to preserve open spaces.
 - ii. Preservation of indigenous tree clusters is preferred over individual tree protection. Reasonable efforts to retain individual trees must be made. It is recognized that site design requirements (e.g. fill) may limit the ability to retain some individual trees, and in that case the County will allow the removal of those trees.

- iii. Healthy sabal palms with eight-foot clear trunk must be relocated in a manner that utilizes appropriate horticulture practices in accordance with Lee County Extension Services brochure Lee 8/2000A and clustered within open space areas.
- iv. Native trees (four- to 15-inch caliper dbh) may be relocated to open space areas when proper horticulture methods (e.g. root pruning; use of anti-transpirants) are utilized to insure the survivability of the trees, and a vegetation removal permit is obtained.
- v. Effort must be made to preserve heritage trees with at least a 20-inch caliper dbh, including but not limited to live oak, South Florida slash pine, or longleaf pine. If a heritage tree must be removed from a site then a replacement tree with a minimum 20-foot height must be planted within an appropriate open space area.
- vi. Native tree preservation must incorporate techniques as established in section §10-420(j).
- vii. Surface water management systems may overlap with native tree preservation areas only where it can be clearly demonstrated that the effects of water management system construction or operation will not cause death or harm to the preserved tree and indigenous plant community of protected species.

Response: See included Master Concept Plan showing the proposed existing trees to be preserved and protected during construction, as well as replacement trees (20-inch caliper) for the existing Heritage trees affected by the proposed development.

- b. Infrastructure design must integrate existing trees and the natural character of the land to the greatest extent feasible.

Response: See included Master Concept Plan showing the proposed site landscaping canopy tree, palms and shrub locations on-site including buffers plantings and locations of existing trees to be preserved.

Lee County LDC Section §34-145(d)(4): Zoning Matters, Findings / Review Criteria

Based on the Lee County LDC Section referenced above, this development is compliant with the following.

- 1. Rezoning. The Hearing Examiner must find the request:
 - a. Complies with the Lee Plan;

Response: See further below included Analysis demonstrating this development remains consist with the applicable policies and objectives found in the Lee County Lee Plan.

- b. Meets this Code and other applicable County regulations or qualifies for deviations;

Response: See included Master Concept Plan demonstrating this development's compliance with general Lee County LDC code regulations for commercial developments. No deviations are proposed.

- c. Is compatible with existing and planned uses in the surrounding area;

Response: The subject property is located within the Central Urban Future Land Use classification area and has a C-1A Zoning designation. Therefore, the development of a Self-Storage Facility will serve to emphasize the intent for this Future Land Use category to provide the greatest range and highest levels of public services available to the community.

- d. Will provide access sufficient to support the proposed development intensity;

Response: This development proposes a vehicular driveway connection onto New Post Rd, as well as a sidewalk extension along New Post Rd right-of-way to support pedestrian traffic. A cross-access easement is also proposed on-site for a future cross-access connection, North of the subject property.

e. The expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval;

Response: See included Master Concept Plan showing proposed improvements to an existing transportation facility at a nearby LeeTran bus stop location, as well as a new ±270-foot sidewalk extension along New Post Rd right-of-way to reinforce pedestrian traffic infrastructure.

f. Will not adversely affect environmentally critical or sensitive areas and natural resources;

Response: This development does not propose impacts to any wetlands, waterbodies or any environmentally critical or sensitive areas and/or natural resources. Furthermore, this project proposes a stormwater dry detention system on-site that has been designed in compliance with S.F.W.M.D. criteria. See included Water Quality and Attenuation Calculations pdf for more information.

g. Will be served by urban services, defined in the Lee Plan. (Located in a Future Urban area category)

Response: The subject property is located within the Central Urban Future Land Use classification area and has a C-1A Zoning designation. This Future Land Use category facilitates developments for residential, public, commercial, and limited light industrial including mixed use. Thus, the development of a Self-Storage Facility is entitled to be considered as it remains consistent with the intent as defined in Lee County's Lee Plan, as well as the North Fort Myers Community Plan.

2. Planned Development Rezonings. The Hearing Examiner must also find:

a. The proposed use or mix of uses is appropriate at the proposed location;

Response: According to the North Fort Myers Community Plan, the Central Urban Future Land Use classification expresses interest in commercial developments that serve to enhance streetscape, sidewalk amenities and interconnections for cross-access traffic within neighborhood centers. Although this development does not have frontage along the main corridor of Bayshore Road the proposed Mini-Warehouse use will serve the neighboring community with a commercial use while also providing attractive landscaping, accessible pedestrian sidewalk and crosswalk paths and improve the connectivity to adjacent commercial developments.

b. The recommended conditions provide sufficient safeguards to the public interest and are reasonably related to the impacts on the public's interest expected from the proposed development.

Response: This development proposes improvements to a nearby LeeTran bus stop location, as well as a new ±270-foot sidewalk extension along New Post Rd right-of-way to support pedestrian movement and expected impacts to existing transportation facilities. Also proposed is a 50-foot setback with a 25-foot-wide buffer containing an 8-foot-high perimeter wall and appropriate buffer plantings to properly screen the development and safeguard aesthetic conditions adjacent to residential parcels to the South.

c. If the application includes deviations pursuant to section 34-373(a)(9):

Response: This project proposes just (1) Deviation from Lee County LDC Section §10-261 – Refuse &

Solid Waste Disposal Facilities, for the alternate dimensions on the proposed dumpster enclosure. Please refer to the Schedule of Deviations & Justification Letter and the Master Concept Plan for more information regarding this requested deviation.

d. Mine excavation planned developments: **(Not Applicable)**

3. Rezoning to the Environmentally Critical (EC) district. **(Not Applicable)**

The Lee Plan: Goal 1 – Future Land Use Map

To maintain and enforce a Future Land Use Map showing the proposed distribution, location, and extent of future land uses by type, density, and intensity in order to protect natural and man-made resources, provide essential services in a cost-effective manner, and discourage urban sprawl. (Ord. No. 94-30)

Objective 1.1: Designate areas with varying intensities on the Future Land Use Map (Map 1-A) that provide for a full range of urban activities. These designations are based upon soil conditions, historic and developing growth patterns, and existing or future availability of public facilities and services. (Ord. No. 17-13)

Response: Currently, the site resides in the Central Urban Future Land Use category and is also listed with a C-1A zoning designation. Based on Policy 1.1.3, developments in areas under the Central Urban Future Land Use category are intended to have the greatest range and highest levels of public services. It facilitates developments for residential, public, commercial, and limited light industrial including mixed use. Therefore, the development of a Self-Storage Facility is entitled to be considered and remains consistent with the objectives of Lee Plan Goal 1.

The Lee Plan: Goal 2 – Growth Management

To provide for an economically feasible plan which coordinates the location and timing of new development with the provision of infrastructure by government agencies, private utilities, and other sources.

Objective 2.1: Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities. (Ord. No. 94-30, 00-22)

Objective 2.2: Direct new growth to those portions of the future urban areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in §163.3164, Fla. Stat.) will be granted only when consistent with the provisions of §163.3202(2)(g) and § 163.3180, Fla. Stat. and the concurrency requirements in the LDC. (Ord. No. 94-30, 00-22, 17-19)

Response: Goal 2 of the Lee Plan evaluates location and timing of new developments in future urban areas to assure adequate public facilities are provided and contiguous development patterns can be created. The Planning Districts Map and Acreage Allocation Table (see map 16, Table 1-B and Policies 1.1.1 and 2.2.2) depicts the proposed distribution, extent, and location of generalized land uses for the year 2030. Considering the site is located within the Central Urban Future Land Use category with a C-1A zoning designation and the current availability of public facilities in the surrounding neighborhood, the request for this commercial development is found consistent with objectives in Lee Plan Goal 2.

The Lee Plan: Goal 4 – General Development Standards

Pursue or maintain land development regulations which protect the public health, safety and welfare, encourage creative site designs and balance development with service availability and protection of natural resources. (Ord. No. 94-30, 07-15, 17-13)

Objective 4.1: Consider water, sewer, and environmental standards during the rezoning process. Ensure the standards are met prior to issuing a local development order. (Ord. No. 17-13)

Response: In accordance with Standard 4.1.1 and 4.1.2, this development proposes connections to public potable water and sewer utility infrastructure. Therefore, this development is designed to be consistent with the objectives of Lee Plan Goal 4. The site proposes a building with GLFA in excess of 30,000 sqft. and has already obtained confirmation with the appropriate local utility franchisees that sufficient availability and capacity is available to adequately provide the projected potable water and sanitary sewer demands.

The Lee Plan: Goal 5 – Residential Land Uses

To accommodate the projected population of Lee County in the year 2045 in appropriate locations, guided by the Future Land Use Map, and in attractive and safe neighborhoods with a variety of price ranges and housing types. (Ord. No. 94-30, 07-12, 21-09)

Objective 5.1.5: Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezonings will be denied in the event that the buffers provided in the LDC, Chapter 10, are not adequate to address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a Planned Development or special exception and generally applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The LDC will continue to require appropriate buffers for new developments. (Ord. No. 94-30, 99-15, 00-22)

Response: See included Master Concept Plan showing compliance with buffer yard and landscaping requirements in LDC Section §10-416(d)(6). Proposed is a 25-foot buffer with an 8-foot-high perimeter wall adjacent to the residential developments South of the subject property. The buffer also includes a 4-foot-high shrub hedge and clustered canopy and palm tree plantings along the vehicular drive that meet the specifications listed in this section, as required to properly screen the development from the adjacent properties.

The Lee Plan: Goal 6 – Commercial Land Uses

To permit orderly and well-planned commercial development at appropriate locations within the County. (Ord. No. 94-30)

Objective 6.1: Development approvals for commercial land uses must be consistent with the following policies, the general standards under Goal 4, and other provisions of this plan. (Ord. No. 94-30, 11-18)

Response: Goal 6 of the Lee Plan establishes objectives and policies to facilitate the permitting of commercial developments in an orderly and well-planned manner. The proposed project will be required and proposes to adhere to the development order process, its guidelines and demonstrate the subject property is compliant with the regulations required for commercial developments in Lee County.

The Lee Plan: Goal 30 – North Fort Myers Community Plan

Improve the livability and economic vitality in the North Fort Myers Community Plan area by: promoting compact, mixed use development in the form of town and neighborhood centers; attracting appropriate investment to revitalize older neighborhoods and commercial corridors; stabilizing and enhancing existing neighborhoods; and preserving natural resources. (Ord. No. 09-11, 18-18)

Objective 30.4: To provide community facilities and services within the Town Centers, Neighborhood Centers and Corridor Overlay Districts. (Ord. No. 09-11, 18-18)

Response: The subject property is located within the North Fort Myers Planning Community area and is proposed to abide by the local guidelines, criteria and policies for commercial developments listed in the North Fort Myers Community Plan. In addition, this development is proposed to enrich and compliment the current land uses in the surrounding area. This intention is consistent with the objectives in Lee Plan Goal 30.

The Lee Plan: Goal 123 – Resource Protection

Manage coastal, wetland and upland ecosystems and natural resources in order to maintain and enhance native habitats, floral and faunal species diversity, water quality, and natural surface water characteristics.

Objective 123.1: Continue to implement resource management policies and regulations that ensure the long-term protection and enhancement of the natural upland and wetland habitats by retaining the interconnectedness and functionality of the hydroecological systems in order to progress towards a more ecologically productive and sustainable environment. (Ord. No. 94-30, 00-22, 18-28)

Objective 123.2: Maintain and enhance the biodiversity of the natural plant communities within Lee County to create a more resilient and sustainable ecosystem. (Ord. No. 94-30, 18-28)

Policy 123.2.9: Maintain regulations, incentives, and programs for preserving and planting native plant species and for controlling invasive exotic plants, particularly within environmentally sensitive areas. (Ord. No. 94-30, 18-28)

Response: There are no wetlands present on-site, and the development does not propose disturbances to any existing environmentally critical or sensitive areas or natural resources. No impacts to existing endangered or protected species are expected per the Environmental Assessment Survey provided. The site has been designed in accordance with S.F.W.M.D. criteria, Lee County land development code requirements and intent has been made to preserve the site's natural upland habitats per the existing pre-development conditions. Also, all landscaping canopy trees, palms and shrubs proposed are Florida native species to preserve and enhance the existing biodiversity on-site. The proposed development plans include language to control and/or remove invasive exotic plant and tree species found on-site.

The Lee Plan: Goal 125 – Water Quality

To ensure that water quality is maintained or improved for the protection of the environment and people of Lee County. (Ord. No. 17-19, 18-28)

Objective 125.1: Maintain high water quality, meeting or exceeding state and federal water quality standards. (Ord. No.18-28)

Response: The proposed project is consistent with the objectives of Lee Plan Goal 125 by providing the required water quality and attenuations per the S.F.W.M.D. criteria and Lee County land development code requirements. The proposed project stormwater discharge is regulated per a proposed control structure to ensure water treatment prior to its discharge into County maintained stormwater drainage systems. As per Policy 125.1.2, this development will not degrade surface and ground water quality.

The Lee Plan: Goal 126 – Water Resources

Conserve, manage, and protect and natural hydrologic systems of Lee County to ensure continued water resource availability. (Ord. No. 94-30, 18-28)

Objective 126.1: Ensure water supplies of sufficient quantity and quality to meet the present and projected demands of consumers based on the capacity of the environment. (Ord. No. 18-28)

Response: The proposed project is consistent with the objectives of Lee Plan Goal 126 by proposing a stormwater dry detention system on-site – compliant with S.F.W.M.D. criteria and Lee County land development code requirements – that conveys stormwater runoff via a system of berms, swales and an outfall control structure that discharges below the dry detention system bottom. As per Policy 126.1.4, this development provides a system that regulates and maintains surface water flows and groundwater levels at or above the existing conditions.

Overall, the proposed request complies with the applicable Land Development provisions found in sections §33 & 34 of the Lee County LDC, as well as the intents of applicable Policies & Goals listed in the Lee County Lee Plan.

Sincerely,

Boral Engineering & Design, Inc.

**Andres Boral, PE, MBA
Florida License Number: 80373**



July 10, 2024

MarySue Groth, Planner
Zoning Section
Lee County Community Development
PO Box 398 (1500 Monroe Street)
Fort Myers, Florida 33902

**PROJECT: NEW POST ROAD – SELF-STORAGE FACILITY
DCI2023-00013**

SUBJECT: MPD – SCHEDULE OF DEVIATIONS & JUSTIFICATION LETTER

PROPOSED DEVIATIONS:

1. Deviation from LDC Section §10-261
(Refuse and Solid Waste Disposal Facilities)

Dear MarySue Groth:

It is the intent of our client, Michael Essig, to submit a request for a deviation from LDC section 10-261 (refuse and solid waste disposal facilities) which states that a commercial building of 25,000 S.F. and more requires 216 S.F. of minimum dumpster enclosure plus 8 S.F. for each additional 1,000 S.F. Based on the proposed building area of 34,074 S.F. per floor, and total floor area of 102,222 S.F. This would mean that a dumpster enclosure of 833 S.F. is required.

The project proposes a self-storage facility, however only the reception lobby proposes staff employees. Furthermore, the project does not intend for self-storage clients to throw away their belongings. The proposed dumpster enclosure would instead service the staff employees. Therefore, an 833 S.F. dumpster enclosure has been determined to be excessive in size for the intended use. A dumpster enclosure of 336 S.F. (14.0' X 24.0') is proposed instead, as shown on the Master Concept Plan. Please contact our office if you have any questions.

Sincerely,

Boral Engineering & Design, Inc.

Andres Boral, PE, MBA
Florida License Number: 80373

Andres Boral Digitally signed by Andres Boral
Date: 2024.07.15 09:31:53 -04'00'



July 10, 2024

MarySue Groth, Planner
Zoning Section
Lee County Community Development
PO Box 398 (1500 Monroe Street)
Fort Myers, Florida 33902

**PROJECT: NEW POST ROAD – SELF-STORAGE FACILITY
DCI2023-00013**

SUBJECT: MPD - SCHEDULE OF USES & PROPERTY DEV. REGULATIONS

PROPOSED USES:

1. Mini-Warehouse
 - 1st Floor: (34,074 sqft.)
 - 2nd Floor: (34,074 sqft.)
 - 3rd Floor: (34,074 sqft.)
- Total Floor Area: **102,222 sqft.**

OPEN SPACE:

Required Open Space: 20% Minimum
(2.58 Ac x 20%) = 0.516 Acres

Provided Open Space: 1.152 Acres
(~1.15 Ac / Site Area) = **44.6% of Site**

PROPOSED BUILD HEIGHTS:

Prop. 3-Story Bldg Max. Height: **45'-0"** (above finished floor)
(Measured to, Top of Parapet)

DEVELOPMENT REGULATIONS:

SITE ATTRIBUTE	MIN. LOT AREA (AC)	MIN. LOT WIDTH (FT)	MIN. LOT DEPTH (FT)	MIN. ROAD SETBACK (FT)	MIN. SIDE SETBACK (FT)	MIN. REAR SETBACK (FT)	MIN. WATER BODY SETBACK (FT)	MAX HEIGHT (FT)	MAX LOT COVERAGE (%)
COMMERCIAL	2	150	150	25	15	25	25	35	40

Sincerely,
Boral Engineering & Design, Inc.

Andres Boral, PE, MBA
Florida License Number: 80373

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1 (F)	750.00'	92.31'	N 19°40'39" W	92.25'
C1 (D)	750.00'	92.40'	N 19°27'00" W	92.34'
C2 (F)	350.00'	169.99'	S 29°51'12" E	168.33'
C2 (D)	350.00'	169.70'	S 29°48'36" E	168.04'
C3 (F)	60.00'	58.32'	S 28°12'36" W	56.05'
C4 (F)	85.00'	90.90'	S 86°41'27" W	86.63'
C5 (F)	300.00'	252.83'	S 40°03'49" E	245.41'
C6 (F)	800.00'	252.04'	N 24°56'43" W	251.00'
C7 (F)	475.00'	112.51'	S 63°25'38" E	112.51'

PROPOSED BUILDING USE

BUILDING FOOTPRINT: 34,074 S.F.
STORIES PROPOSED: 3 STORIES
PROPOSED USE: **MINI-WAREHOUSE**

TOTAL USE FLOOR AREA: 34,074 S.F. x 3
102,222 SF

OPEN SPACE

OPEN SPACE REQUIRED: 20% MINIMUM
(2.58 AC x 0.2) = 0.516 AC

OPEN SPACE PROVIDED: 1.152 Acres
(1.152 Acres / Site Area) = 44.6%

ZONING

SITE: (C-1A/CI) (VACANT)
NORTH: (C-1A) (COMMERCIAL)
SOUTH: (RS-1) (SF RESIDENCES)
WEST: (C-1A/RS-1) (COMMERCIAL/SF RESIDENCES)
EAST: (ROW) (NEW POST ROAD)

BUILDING SETBACKS

REQ'D	PROV'D		REQ'D	PROV'D
15'	31.3'	NORTH (SIDE): COMMERCIAL	5' TYPE A	5' TYPE A
50'	50.0'	SOUTH (SIDE): RESIDENTIAL	25' TYPE C	25' TYPE C, W/ WALL
25'	72.6'	EAST (FRONT): NEW POST ROAD R/W	15' TYPE D	15' TYPE D
25'	74.1'	WEST (REAR): RESIDENTIAL / COMMERCIAL	50' TYPE F / 5' TYPE A	50' TYPE F / 5' TYPE A

LANDSCAPE BUFFERS

REQ'D	PROV'D
5' TYPE A	5' TYPE A
25' TYPE C	25' TYPE C, W/ WALL
15' TYPE D	15' TYPE D
50' TYPE F / 5' TYPE A	50' TYPE F / 5' TYPE A

PROJECT AREA BREAKDOWN

	SQUARE FEET	ACRES	PERCENTAGE
TOTAL	127,817	2.934	100.00%
FDOT EASEMENT	15,354	0.352	12.01%
PROJECT AREA	112,463	2.582	100.00%
BUILDING	34,074	0.782	30.30%
PAVEMENT/CONC.	28,208	0.648	25.08%
IMPERVIOUS	62,282	1.430	55.38%
PERVIOUS	50,181	1.152	44.62%

SITE DATA TABLE

STRAP NUMBER: 36-43-24-00-00013.003A
SITE AREA: 127,817 SF (±2.93 AC)

ZONING DESIGNATION: C-1A (EXIST.) / CI (PROP.)
FUTURE LAND USE: (CENTRAL URBAN)
DEVELOPMENT TYPE: (COMMERCIAL)
FEMA FLOOD TYPE: ZONE 'X'
BUILDING HEIGHT: 35'
FLUCCS ZONE(S): 1400 - COMMERCIAL & SERVICES

LAND DEVELOPMENT REGULATIONS

THIS DEVELOPMENT HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING SECTION:

- LEE COUNTY LDC CHAPTER 33, ARTICLE VIII:
NORTH FORT MYERS PLANNING COMMUNITY
DIVISION 2. - NORTH FORT MYERS COMMUNITY WIDE LAND DEVELOPMENT PROVISIONS

PROPOSED DEVIATIONS

1. DEVIATION FROM LDC §10-261
(REFUSE AND SOLID WASTE DISPOSAL FACILITIES)

REFUSE & SOLID WASTE CALCULATIONS

TOTAL REQUIRED: 833.0 SQFT
TOTAL PROVIDED: 336.0 SQFT (14.0' X 24.0')

F.L.U.C.C.S.

(1400) COMMERCIAL & SERVICES

REPLACEMENT HERITAGE TREES

- (5) HERITAGE TREES ON-SITE TO BE REMOVED
(5) REPLACEMENT HERITAGE TREES REQUIRED (MIN. 20' HEIGHT)

TREES PROVIDED: 5 HERITAGE TREES (5 BALD CYPRESS TREES)

PROPOSED PLANT LIST

NATIVE	SYMBOL	QTY	SPECIES	SIZE & SPEC.
Y		532	COCOPLUM (#3 SHRUBS) <i>Chrysobalanus icaco</i> OR APPROVED EQUAL	3 GAL @ 36" OC 24" HEIGHT MIN
Y		173	COCOPLUM (#10 SHRUBS) <i>Chrysobalanus icaco</i> OR APPROVED EQUAL	10 GAL @ 48" OC 48" HEIGHT MIN
Y		10	EAGLESTON HOLLY <i>Ilex x attenuata 'Eagleston'</i>	2.0" DBH MIN 10' HEIGHT MIN 4" SPREAD MIN
Y		25	GUMBO LIMBO <i>Bursera simaruba</i>	2.0" DBH MIN 10' HEIGHT MIN 4" SPREAD MIN
Y		12	BALD CYPRESS <i>Taxodium distichum</i>	2.0" DBH MIN 10' HEIGHT MIN & 20" HEIGHT MIN 4" SPREAD MIN
Y		25	FLORIDA SLASH PINE <i>Pinus Elliottii</i>	2.0" DBH MIN 10' HEIGHT MIN
Y		54	SABAL PALM <i>Sabal Palmetto</i>	2.0" DBH MIN 10' HEIGHT MIN 10' CLEAR TRUNK MIN.

EXISTING PLANT LIST

NATIVE	SYMBOL	QTY	SPECIES	SIZE & SPEC.
Y		2	PINE TREE	15" DIAMETER
Y		1	PINE TREE	18" DIAMETER
Y		4	SABAL PALM	12" DIAMETER

Andres Boral
Digitally signed by Andres Boral
Date: 2024.07.15 09:29:26 -0400

PROJECT: 22-122
DATE: 09/22

ANDRES BORAL, P.E. M.B.A.
LICENSE # 80371 F.P.E. # 31552
711 5TH AVE SOUTH, SUITE 200, NAPLES FL 34102
ANDRES@BORALENGINEERING.COM
(P) 239-692-0509

BORAL
ENGINEERING
WWW.BORALENGINEERING.COM

OWNER:
MICHAEL LESSIG
10000 W. BAYSHORE BLVD
NORTH FORT MYERS, FL 33917

REVISION DESCRIPTION
REVISED PER MPD 2ND REVIEW COMMENTS
REVISED PER MPD 3RD REVIEW COMMENTS

DATE
03/01/2024
07/01/2024

BY
JB
JB

NEW POST ROAD
SELF-STORAGE FACILITY
NORTH FORT MYERS,
FLORIDA 33917

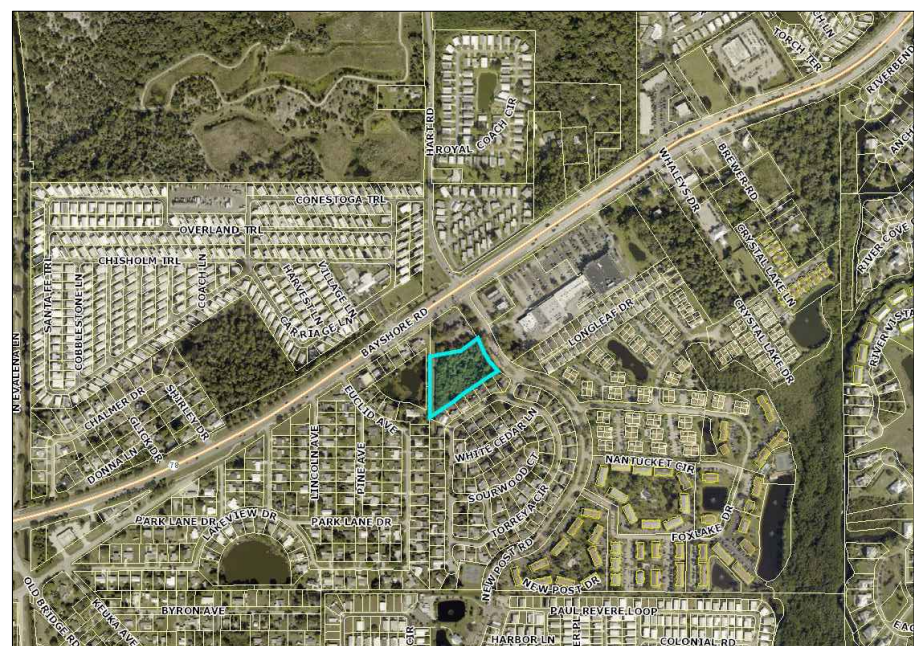
MASTER CONCEPT
PLAN

SHEET
1 OF 1

SURVEYORS NOTES
THIS PLAT OF THE HEREON DESCRIBED PROPERTY IS A TRUE AND CORRECT PRESENTATION OF A RECENT SURVEY MADE UNDER AND PLATED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF MEETS THE MINIMUM TECHNICAL STANDARDS APPROPRIATE BY THE STATE OF FLORIDA AS PER CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 427, FLORIDA STATUTES.
THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE CERTIFICATION FROM ALLIANT NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER: 20093347, DATED JANUARY 19, 2024 AT 8:00 AM.
SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.
THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT THOSE SHOWN.
BEARINGS AND COORDINATES SHOWN ARE ON STATE PLANE, FLORIDA WEST ZONE.
ELEVATIONS SHOWN, IF ANY, HAVE BEEN SURVEYED FROM DATA DERIVED FROM NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88). ELEVATIONS ARE BASED UPON TIES TO THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT CONTROL NETWORK AND A FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK BEING A 4"x4" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "BM 101", ELEVATION=10.46' (NAVD88), ROADWAY SECTION ID. 431317-1.
ONLY ABOVE GROUND EVIDENCE OF UNDERGROUND UTILITIES SHOWN.
THIS SURVEY DOES NOT DETERMINE OR REFLECT OWNERSHIP, TITLE, ZONING OR FREEDOM FROM ENCUMBRANCES AND IS ONLY FOR THE LANDS DESCRIBED.
THIS SURVEY IS FOR THE SOLE PURPOSES INTENDED BY THE SURVEYOR AND ONLY FOR THE INDIVIDUALS AND OR INSTITUTIONS LISTED UNDER "CERTIFIED TO".
THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT CONTROL NETWORK WAS UTILIZED ON THIS BOUNDARY SURVEY AND THE DATUM IS NORTH AMERICAN DATUM (NAVD88). ACCURACY IS 1/2 CENTIMETER. THE STATED VERTICAL ACCURACY IS 2-3 CENTIMETER. MEASURED BEARINGS ARE STATE PLANE, FLORIDA WEST ZONE.

LEGEND:

- A.C. - AIR CONDITIONER
B.O.C. - BACK OF CURB
C. - CALCULATED
CB - CATCH BASIN
C.B. - CHORD BEARING
CH - CHORD DISTANCE
C.O. - CLEAN OUT
COR. - CORNER
COP. - CORRUGATED PLASTIC PIPE
CONC. - CONCRETE
D.E. - DRAINAGE EASEMENT
(D) - DEED
B.O.B. - BASIS OF BEARINGS
D.U.E. - DRAINAGE AND UTILITY EASEMENT
ELEV. - ELEVATION
E.O.P. - EDGE OF PAVEMENT
FDC - FIRE DIRECT CONNECT
(F) - FIELD
(F&D) - FIELD AND DEED
FND. - FOUND
G.E. - GRATE ELEVATION
GV - GATE VALVE
ID. - IDENTIFICATION
I.E. - INVERT ELEVATION
(F&D) - FIELD AND DEED
FF - FINISHED FLOOR
FIR - FOUND IRON ROD
FIRC - FOUND IRON ROD AND CAP
FNC. - FENCE
G.W. - GUY WIRE
(M) - MEASURED
MES - MEASURED END SECTION
N&D - NAIL & DISK
N.A.V.D. - NORTH AMERICAN VERTICAL DATUM (1988)
N.T.S. - NOT TO SCALE
(NR) - NOT RADIAL
O.R. - OFFICIAL RECORDS BOOK
(P) - PLAT
P.B. - PLAT BOOK
P.C. - POINT OF CURVATURE
P.C.C. - POINT OF COMPOUND CURVATURE
P.C.P. - PERMANENT CONTROL POINT
P.I. - POINT OF INTERSECT
P.O. - POINT OF BEGINNING
P.O.B. - POINT OF COMMENCEMENT
PP - POWER POLE
P.R.C. - POINT OF REVERSE CURVATURE
P.R.M. - PERMANENT REFERENCE MONUMENT
P.T. - POINT OF TANGENCY
P.U.E. - PUBLIC UTILITY EASEMENT
P.V.C. - POLYVINYL CHLORIDE
R - RADIAL
(R) - RADIAL
RCP - REINFORCED CONCRETE PIPE
R.E. - RIM ELEVATION
RNG. - RANGE
R/W - RIGHT OF WAY
SEC. - SECTION
SIRC - SET 5/8" IRON ROD "LB 8152"
S.W. - SIDEWALK
T.O.B. - TOP OF BANK
T.O.E. - TOP OF EASEMENT
U.E. - UTILITY EASEMENT
WELL - HANDICAP PARKING
WIRE - ELECTRIC SERVICE CABINET
WIRE - FIRE HYDRANT
WIRE - WIRE PULL BOX
WIRE - MANHOLE SEWER
WIRE - POST FIBER OPTICS
WIRE - WATER METER
WIRE - WATER VALVE
WIRE - PEDESTRIAN SIGNAL
WIRE - SIGN
WIRE - AIR COMPRESSOR
WIRE - BURIED GAS LINE POST
WIRE - HIGH VOLTAGE BOX
WIRE - LIGHT POLE
WIRE - TELEPHONE PEDESTAL
WIRE - POWER POLE
WIRE - GUY ANCHOR
WIRE - CENTERLINE
WIRE - FENCE
WIRE - TRAFFIC CAMERA
WIRE - TELEPHONE MANHOLE
WIRE - OVERHEAD WIRES
WIRE - BACK FLOW PREVENTOR
WIRE - EXISTING ELEVATION
- TREE SYMBOLS
OAK - OAK
PINE - PINE
SABLE - SABLE



LOCATION SKETCH
(NOT TO SCALE)

LEGAL DESCRIPTION:

A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 36, THENCE RUN NORTH 00° 20' 25" EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER (SE 1/4) FOR 1123.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00° 20' 25" EAST ALONG SAID WEST LINE FOR 391.43 FEET; THENCE RUN NORTH 73° 38' 40" EAST FOR 195.78 FEET; THENCE RUN NORTH 58° 24' 02" EAST FOR 170.37 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF NEW POST ROAD; THENCE RUN SOUTHEASTERLY FOR 92.42 FEET ALONG SAID WESTERLY LINE ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 750.00 FEET (CHORD BEARING SOUTH 19° 27' 00" EAST, CHORD DISTANCE OF 92.34 (FEET) TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE FOR 169.70 FEET ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 350.00 FEET (CHORD BEARING SOUTH 29° 48' 36" EAST, CHORD DISTANCE OF 168.04 FEET) THENCE RUN SOUTH 56° 01' 45" WEST 542.12 FEET TO THE POINT OF BEGINNING.

SCHEDULE B - PART II

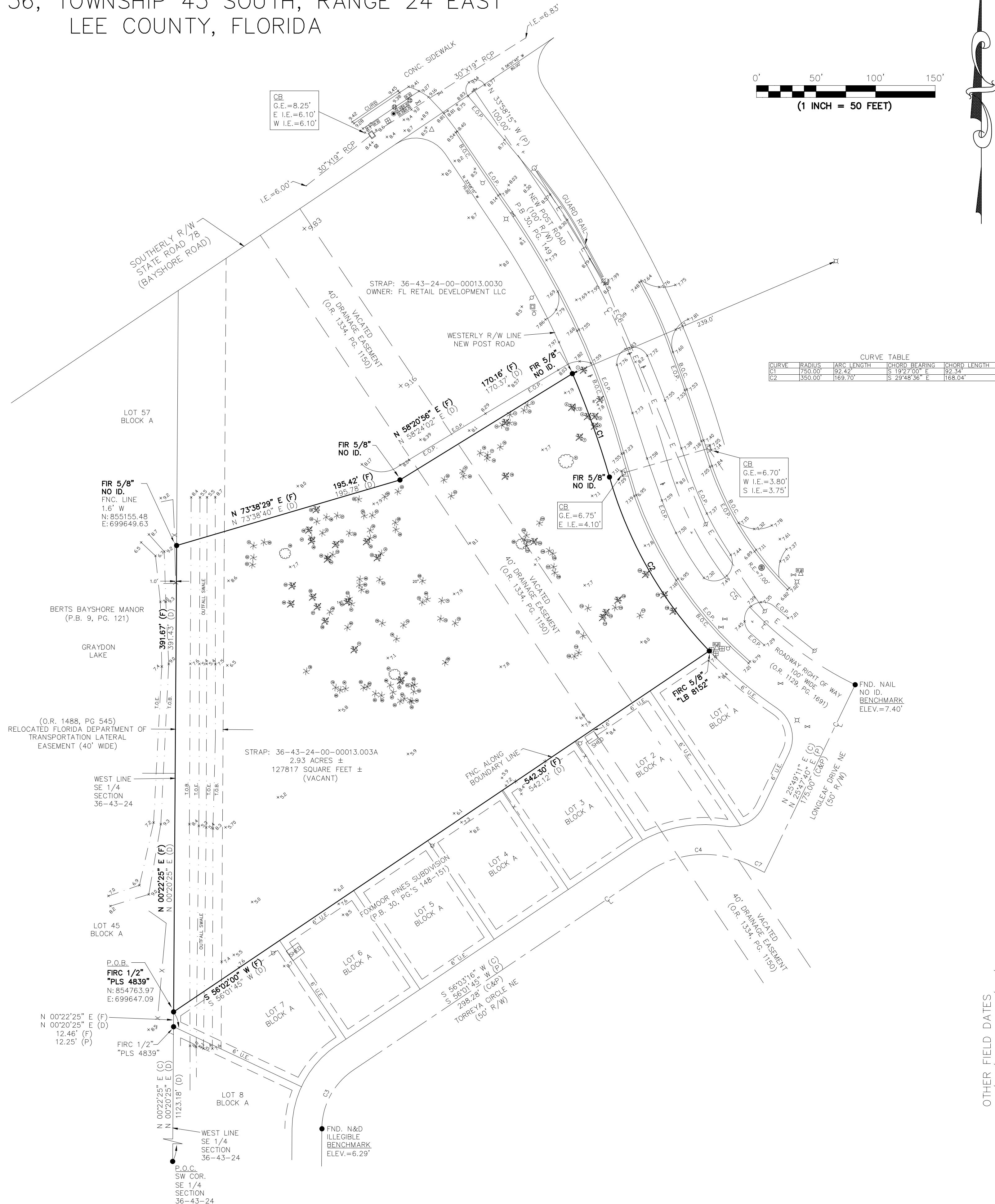
EXCEPTIONS

- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. (NOT A MATTER OF SURVEY)
- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. (NOT A MATTER OF SURVEY)
- EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS. (NOT A MATTER OF SURVEY)
- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, ENCROACHMENTS, OVERLAPS, VARIATIONS OR SHORTAGE IN AREA OR CONTENT, PARTY WALLS AND ANY OTHER MATTERS THAT WOULD BE DISCLOSED BY A CORRECT SURVEY AND/OR PHYSICAL INSPECTION OF THE LAND. (AFFECTS PARCEL, SHOWN ON SURVEY)
- ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. (NOT A MATTER OF SURVEY)
- ALL TAXES, ASSESSMENTS, LEVIES AND CHARGES, WHICH CONSTITUTE LIENS OR ARE DUE OR PAYABLE INCLUDING UNREDEEMED TAX SALES. (NOT A MATTER OF SURVEY)
- TAXES AND ASSESSMENTS FOR THE YEAR 2022 AND SUBSEQUENT YEARS WHICH ARE NOT YET DUE AND PAYABLE. (NOT A MATTER OF SURVEY)
- ANY LIEN PROVIDED BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE, OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LANDS DESCRIBED HEREIN.
- DRAINAGE EASEMENT GRANTED AND RECORDED IN DEED BOOK 283, PAGE 290, AS AFFECTED BY RESOLUTION OF VACATION OF DRAINAGE EASEMENT (RETAINING A SIX FOOT UTILITY EASEMENT ALONG EACH BOUNDARY) AS RECORDED IN OFFICIAL RECORDS BOOK 1334, PAGE 1150, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AFFECTS PARCEL, SHOWN ON SURVEY)
- EASEMENT AGREEMENT FOR INGRESS-EGRESS AS RECORDED IN OFFICIAL RECORDS BOOK 1129, PAGE 1685, OFFICIAL RECORDS BOOK 1129, PAGE 1691, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AFFECTS PARCEL, SHOWN ON SURVEY)
- SEWAGE TREATMENT SERVICE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1172, PAGE 2068, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (NOT A MATTER OF SURVEY)
- LEE COUNTY ELECTRIC COOPERATIVE EASEMENT GRANTED AND RECORDED IN OFFICIAL RECORDS BOOK 1507, PAGE 1091, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (BLANKET EASEMENT, NOT PLOTTABLE) NOTE: LEGAL DESCRIPTION IS MISSING SURVEY DATA.
- RESERVATION OF LATERAL EASEMENT (DITCH RIGHT OF WAY) ALONG WESTERLY 40 FEET IN OFFICIAL RECORDS BOOK 1488, PAGE 549, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AFFECTS PARCEL, SHOWN ON SURVEY)

CERTIFIED TO:
MICHAEL ESSIG

ADDRESS:
NEW POST ROAD
NORTH FORT MYERS, FL 33917

BOUNDARY AND TOPOGRAPHIC SURVEY LYING IN
SECTION 36, TOWNSHIP 43 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA



CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	150.00'	12.42'	S 19°27'00" E	12.42'
C2	350.00'	169.70'	S 29°48'36" E	168.04'

ELEVATION: 9 FEET

FLOOD ZONE: AE

11/17/2022

DATE OF MAP:

125124 / 1207102866

COMMUNITY / MAP NUMBER

OTHER FIELD DATES:
06/22/2022 & 02/23/2023

REVISIONS		DATE	BY	DESCRIPTION
1	ADDED TREE TYPE, SIZE AND LOCATION	02/27/23	K. PUFUHL	
2	UPDATED TITLE COMMITMENT DATE	07/09/23	K. PUFUHL	
3	UPDATED TITLE COMMITMENT DATE	05/02/24	K. PUFUHL	
4	UPDATED DATE	05/07/24	K. PUFUHL	
APPROVED				
KENNETH PUFUHL				
KENNETH PUFUHL				
REGISTERED LAND SURVEYOR PSM #6126				
STATE OF FLORIDA				
2802 WEST CYPRESS AVENUE				
FORT MYERS, FL 33905				
VALID ONLY WITH EMBOSSED SEAL OR DIGITAL SIGNATURE				
FIELD SURVEY		05/09/2024	OTHER FIELD DATES:	
CREW CHIEF		K. PUFUHL	06/22/2022 & 02/23/2023	
DRAWN BY		KP		
SCALE		1"=50'		
KP JOB NO		22-0142		
SHEET: 1 OF 1		DATE: 05/07/2024		

HALE

LAW and TITLE, P.A.

REAL ESTATE ▪ BUSINESS ▪ CIVIL LITIGATION ▪ ESTATE PLANNING ▪ PROBATE AVOIDANCE
www.HaleLawAndTitle.com

July 4, 2024

Certified To: Lee County Board of County Commissioners

Development Order No: 2022-1816A

Effective Date of Opinion of Title: July 4, 2024

I am an attorney licensed and eligible to practice law in the State of Florida and I have searched the Public Records of Lee County, Florida and have examined the title to the real property more particularly described in the metes and bounds description attached hereto as Exhibit "A." I have made a careful examination of the Public Records of Lee County, Florida, with respect to the real property described in attached Exhibit "A." This Opinion of Title is provided to satisfy the requirements of Florida Statutes Section 177.041 and Lee County Land Administrative Code AC-13-19.

Based on the foregoing, I am of the opinion that:

Title to the property, as of the Effective Date of the Opinion of Title set forth above, is vested in:

Michael Essig, by Virtue of: Warranty Deed recorded in Official Records Instrument Number 2022000263415 of the Public Records of Lee County, Florida.

The following are all of those persons or entities holding a mortgage secured by the property:

None

The following are all easements and rights of way affecting the property to be platted, whether recorded or unrecorded:

Drainage Easement recorded in Deed Book 283, page 290 of the Public Records of Lee County, Florida.

July 4, 2024

Page 2

Easement Agreement for Ingress-Egress as recorded in Official Records Book 1129 Page 1685, Official Records Book 1129, page 1691, Public Records of Lee County, Florida.

Drainage Easement recorded in Official Records Book 1172, page 2068, Public Records of Lee County, Florida.

Lee County Electric Cooperative Easement granted and recorded in Official Records Book 1507, page 1091, Public Records of Lee County, Florida.

Reservation of Lateral Easement (ditch right of way) along Westerly 40 feet in Official Records Book 1488, page 545, Public Records of Lee County, Florida.

Note: This opinion of title is not title insurance. It is my opinion of the condition of title to the subject property based upon information found in the public records.

Regards,

A handwritten signature in blue ink, appearing to read "Edward W. Hale", with a stylized flourish at the end.

Edward W. Hale, Esq.

Board Certified Real Estate Attorney

CC: client

EXHIBIT "A"

Legal Description:

A Tract of land lying in the Southeast Quarter (SE 1/4) of Section 36, Township 43 South, Range 24 East, Lee County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of the Southeast Quarter (SE 1/4) of said Section 36, thence run North 00° 20' 25" East along the West line of said Southeast Quarter (SE 1/4) for 1123.18 feet to the Point of Beginning; thence continue North 00° 20' 25" East along said West line for 391.43 feet; thence run North 73°38' 40" East for 195.78 feet; thence run North 58° 24' 02" East for 170.37 feet to a point on the Westerly right of way line of New Post Road; thence run Southeasterly for 92.42 feet along said Westerly line on the arc of a curve concave Southwesterly having a radius of 750.00 feet (chord bearing South 19° 27' 00" East, chord distance of 92.34 (feet) to a point of reverse curvature; thence Southeasterly along said Westerly line for 169.70 feet on the arc of a curve to the left having a radius of 350.00 feet (chord bearing South 29° 48' 36" East, chord distance of 168.04 feet) thence run South 56° 01' 45" West 542.12 feet to the Point of Beginning.

NEW POST RD – SELF STORAGE FACILITY

Project Location:
New Post Road
North Fort Myers, FL 33917

TRAFFIC IMPACT STATEMENT

~~December 18, 2023~~

Revised: July 1, 2024

Prepared by:



Andres Boral

Digitally signed by Andres Boral
Date: 2024.07.15 09:32:43 -04'00'

Andres Boral, PE, MBA

Florida License Number: 80373

Boral Engineering & Design, Inc.

andres@boralengineering.com

(P) 239-692-0509

711 5th Avenue South Ste. #209

Naples, FL 34102

PROJECT SCOPE

The subject property (2833 New Post Rd) is ±2.93 acres. The project will include a new three-story Self-Storage facility building, along with a parking lot and associated site improvements such as drainage, landscaping, utilities, lighting, and a solid-waste enclosure. The project proposes only (1) driveway connection onto New Post Road to the East and the project has an estimated **Build-out year for 2026.**

EXISTING ROADWAY CONDITIONS

New Post Road is a county-maintained local road with a speed limit of 25mph and a min LOS standard E. It connects to Bayshore Road just 0.1 miles North of the subject property. Bayshore Road is a state-maintained arterial, four-lane divided roadway with a speed limit of 50mph, a min LOS standard D and has a service capacity of 1,942 vphpd according to the Lee County 2023 Transportation Level of Service and Concurrency Report.

PROJECT GENERATED TRAFFIC

Projected traffic for this project is estimated based upon the guidelines established by the Institute of Transportation Engineers, Trip Generation Manual, 11th Edition. ITE has compiled traffic data at similar Land Uses and is relied upon in estimating this project's traffic impact. It was concluded that Land Use Code "Mini-Warehouse" (LUC 151) is appropriate for estimating proposed project traffic. The AM and PM trips were calculated using the Peak Hour of Adjacent Street Traffic.

LUC 151 – Mini-Warehouse:

Total Proposed = 102,222 SF

Unit of Measure = Per 1,000 SF of GFA

Units "X" = 103.0

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 AM:

$T = (X) * 0.09$ (Average Rate) = **9 Trips** (Fitted Curve Not Given)

Directional Distribution: 59% entering **(5)**, 41% exiting **(4)**

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 PM:

$T = (X) * 0.15$ (Average Rate) = **15 Trips** (Fitted Curve Not Given)

Directional Distribution: 47% entering **(7)**, 53% exiting **(8)**

Weekday, Daily Average:

$T = (X) * 1.45$ (Average Rate) = **149 Trips** (Fitted Curve Not Given)

Directional Distribution: 50% entering **(75)**, 50% exiting **(74)**

Table 1., Trip Generation

LUC 151 - PER 1,000 SF OF GFA	<u>Trip Ends</u>	<u>Entering Trips</u>	<u>Exiting Trips</u>
Weekday, Daily Average	149	75	74
Weekday Peak Hour of Adj. Street, AM	9	5	4
Weekday Peak Hour of Adj. Street, PM	15	7	8

ANTICIPATED TRAFFIC DISTRIBUTION

The project's traffic was distributed to the surrounding roadway network based upon logical means of ingress/egress, along with current and future traffic patterns in the area. Cars will be entering/exiting the site from/onto New Post Road to the East. Due to the site's proximity to Bayshore Road, it is assumed that the distribution of trips on New Post Road will be 90% Northbound and 10% Southbound. Also, due to the site's location with regard to the level of development in Lee County, it is assumed that the distribution of trips on Bayshore Road will be 80% Westbound towards Cape Coral / Fort Myers, and 20% Eastbound towards Interstate Highway 75.

TRIP DIRECTIONAL DISTRIBUTION

New Post Road **90%** of vehicle trips to/from the **North** accessing **Bayshore Road**
 10% of vehicle trips to/from the **South** towards **Old Bridge Road**

Bayshore Road **80%** of vehicle trips to/from the **West** towards **North Tamiami Trail**
 20% of vehicle trips to/from the **East** towards **Interstate Highway 75**

*Please see Exhibits 1 & 2, showing Directional Distribution and Quantified Trips

LINK ANALYSIS – BAYSHORE ROAD (Between N Tamiami Trail & New Post Rd)

Based upon the Lee County 2023 Transportation Concurrency Report, the 2022 100th Highest Hour Directional volume along Bayshore Road between N Tamiami Trail (BUS 41) and New Post Road is 1,920 v.p.h. This traffic volume corresponds to a Level of Service LOS "D" for this portion of Bayshore Road. Table 2 below titled, Road Link Capacity Analysis defines the minimum LOS standard and current service volume capacity for this road link segment.

Table 2., Road Link Capacity Analysis

ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2022 100TH HIGHEST HOUR		
	FROM	TO		LOS ⁽¹⁾	CAPACITY ⁽²⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾
BAYSHORE RD (SR 78)	BUS 41	NEW POST RD/HART RD	4LD	D	1,942	D	1,920	0.99

PROJECT BUILD-OUT CONDITIONS

To establish 2026 future traffic conditions, existing traffic count data and the future forecast volumes from the Lee County 2023 Transportation Concurrency Report were used for peak hour conditions and to establish an annual growth rate. Traffic generated from this project at Build-out was then added to the estimated 2026 background traffic volume. Tables 3 & 4 below reflect the results of the Future Forecast Volume Growth Rate analysis and the Project Build-out Volume & Capacity evaluation. The projected Project Build-out Peak Directional Traffic along Bayshore Road is $1,998 + (6) = 2,004$ v.p.h. Based upon the Lee County Generalized Directional Service Volumes, this value corresponds to a LOS "F" for this portion of Bayshore Road. As determined, Bayshore Road will continue to operate at the same pre-development level of service.

Table 3., Future Forecast Volume Growth Rate Analysis

LINK No.	ROADWAY	FROM	TO	ROAD TYPE	MIN. STD. LOS	PEAK HR. SERVICE CAPACITY	2022 PEAK HR. VOLUME	2022 PEAK HR. VOL/CAP	2022 EXIST LOS	APPROX. ANNUAL GROWTH
1600	BAYSHORE RD (SR 78)	BUS 41	NEW POST RD	4LD	<u>D</u>	<u>1,942</u>	<u>1,920</u>	<u>98.8%</u>	<u>D</u>	<u>~1%</u>

Table 4., Project Build-Out Volume & Capacity Evaluation

2022 BACKGROUND PEAK HOUR VOLUME	ANNUAL GROWTH RATE	2023 BACKGRND. PEAK HR. VOLUME	2024 BACKGRND. PEAK HR. VOLUME	2025 BACKGRND. PEAK HR. VOLUME	2026 BACKGRND. PEAK HR. VOLUME	PROJECT PEAK HR. TRIPS	2026 PROJECTED PEAK HR. VOLUME	2026 PROJECTED PEAK HR. VOL/CAP	2026 PROP. LOS
<u>1,920</u>	<u>~1%</u>	<u>1,939</u>	<u>1,959</u>	<u>1,978</u>	<u>1,998</u>	<u>6</u>	<u>2,004</u>	<u>103.2%</u>	<u>F</u>

TURN LANE ANALYSIS (PROJECT ENTRANCE / NEW POST RD)

Using the Lee County AC-11-4 Turn Lane Policy:

The posted speed limit along this segment of New Post Rd adjacent to the development is **25 MPH**.

Left Deceleration/Turn Lane (Minimum Two Warrants Met):

Collector Street:

1. Posted speed limit of the collector street is equal to or greater than thirty-five (35) M.P.H. and the peak hour left turning movement is twenty (20) or more as conditioned herein.

Warrant Not Met

2. Left Turning movements on two-lane two-way collectors, whose estimated two-way peak season peak hour through volume is equal to or greater than 800 vehicles per hour, is equal to or greater than 22 Left-Turning movements.

Warrant Not Met

3. Available Sight Distance for left turning vehicles to observe approaching traffic or for approaching traffic moving in either direction to observe the left turning vehicle is less than the value shown Table A-I for the posted speed limit of the collector street.

Warrant Not Met

4. Traffic Control of the intersecting street or access point connection is a traffic signal.

Warrant Not Met

Separate Left Turn Lane (Minimum Two Warrants Met):

*Intersection/Connection to **Collector** Street:*

- (a) Posted speed limit of the intersecting street or access point connection is equal to or greater than thirty-five (35) M.P.H.

Warrant Not Met

- (b) Number of left turning vehicles from the intersecting street or access point connection is equal to or greater than sixty (60) vehicles during either the AM or PM peak period of the collector street.

Warrant Not Met

- (c) Traffic Control of the intersecting street or access point connection is a traffic signal.

Warrant Not Met

Right Deceleration/Turn Lane (Minimum Two Warrants Met):

***Collector** Street:*

1. Posted speed limit of the collector street is equal to or greater than thirty-five (35) M.P.H.

Warrant Not Met

2. Number of right turning movements from the collector street is equal to or greater than forty-five (45) during either the AM or PM peak hour of the collector street.

Warrant Not Met

3. Available Sight Distance for a right turning vehicle to be seen by through traffic traveling in the same direction is less than the value shown in Table A-I for the speed limit of the collector street.

Warrant Not Met

4. Traffic Control of the intersecting street or access point connection is a traffic signal.

Warrant Not Met**Separate Right Turn Lane (Minimum Two Warrants Met):**

*Intersection/Connection to **Collector** Street:*

- (a) Posted speed limit of the intersecting street or access point connection is equal to or greater than thirty-five (35) M.P.H.

Warrant Not Met

- (b) Number of right turning vehicles from the intersecting street or access point connection is equal to or greater than ninety (90) vehicles during either the AM or PM peak period of the collector street.

Warrant Not Met

- (c) Traffic Control of the intersecting street or access point connection is a traffic signal.

Warrant Not Met**TURN LANE ANALYSIS (NEW POST RD / BAYSHORE RD)**

Using the Lee County AC-11-4 Turn Lane Policy:

The posted speed limit along this segment of Bayshore Rd adjacent to the development is **50** MPH.

Left Deceleration/Turn Lane (Minimum Two Warrants Met):

Arterial Street:

- 1. Posted speed limit of the arterial street is equal to or greater than thirty-five (35) M.P.H. and the peak hour left turning movement is ten (10) or more as conditioned herein.

Warrant Not Met

- 2. Left Turning movements from the arterial exceed ten (10) during either the AM or PM peak hour of the arterial street and the opposing through traffic volume is greater than 1,000 vehicles for peak hour volume.

Warrant Not Met

- 3. Available Sight Distance for left turning vehicles to observe approaching traffic or for approaching traffic moving in either direction to observe the left turning vehicle is less than the value shown Table A-I for the posted speed of the arterial street.

Warrant Not Met

- 4. Arterial Street has been designated as a controlled access facility by the B.O.C.C.

Warrant Not Met

5. Traffic Control of the intersecting street or access point connection is by a traffic signal.

Warrant Met**Separate Left Turn Lane (Minimum Two Warrants Met):****Intersection/Connection to Arterial Street:**

- (d) Posted speed limit of the intersecting street or access point connection is equal to or greater than forty-five (45) M.P.H.

Warrant Not Met

- (e) Number of left turning vehicles from the intersecting street or access point connection is equal to or greater than thirty (30) vehicles during either the AM or PM peak period of the arterial street.

Warrant Not Met

- (f) Arterial Street, which is being entered, has been designated as a controlled access facility by the B.O.C.C.

Warrant Not Met

- (g) Traffic Control of the intersecting street or access point connection is a traffic signal.

Warrant Met**Right Deceleration/Turn Lane (Minimum Two Warrants Met):****Arterial Street:**

6. Posted speed limit of the arterial street is equal to or greater than thirty-five (35) M.P.H.

Warrant Met

7. Number of right turning movements from the arterial street is equal to or greater than thirty (30) during either the AM or PM peak hour of the arterial street.

Warrant Not Met

8. Available Sight Distance for a right turning vehicle to be seen by through traffic traveling in the same direction is less than the value shown in Table A-I for the speed limit of the arterial street.

Warrant Not Met

9. Arterial Street has been designated as a controlled access facility by the B.O.C.C.

Warrant Not Met

10. Traffic Control of the intersecting street or access point connection is a traffic signal.

Warrant Met

Separate Right Turn Lane (Minimum Two Warrants Met):

*Intersection/Connection to **Arterial** Street:*

- (d) Posted speed limit of the intersecting street or access point connection is equal to or greater than forty-five (45) M.P.H.

Warrant Not Met

- (e) Number of right turning vehicles from the intersecting street or access point connection is equal to or greater than sixty (60) vehicles during either the AM or PM peak period of the arterial street.

Warrant Not Met

- (f) Arterial Street, which is being entered, has been designated as a controlled access facility by the B.O.C.C.

Warrant Not Met

- (g) Traffic Control of the intersecting street or access point connection is a traffic signal.

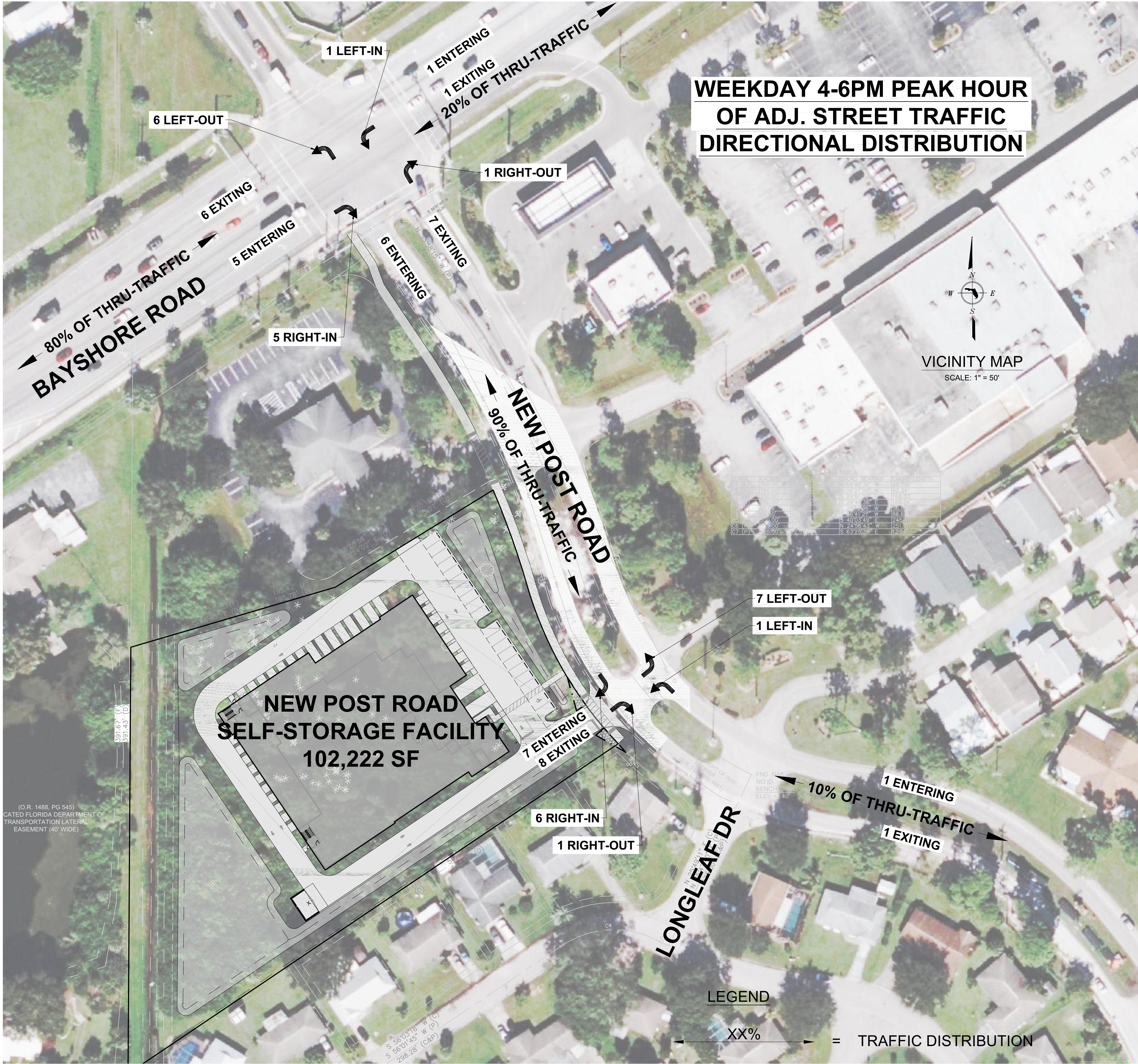
Warrant Met

Summary:

Based upon Lee County AC-11-4 Turn Lane Policy, only an off-site Right-Turn deceleration lane is warranted along Bayshore Road by the projected project traffic. However, a Right-Turn deceleration lane already exists at this intersection of Bayshore Road and New Post Road. Therefore, a new deceleration lane is not required. The proposed trips expected to use the turn lane will be accommodated by the existing infrastructure.

CONCLUSIONS

This report concludes that the New Post Road – Self-Storage Facility will not create a significant impact to the surrounding roadway network. It was verified that all roadways, within the project's area of impact, currently have a surplus of capacity and can accommodate the traffic associated with this development. However, the network will not operate at acceptable levels of service for project build-out traffic conditions. Furthermore, it has not yet been determined whether the project will create any transportation deficiencies that will need to be mitigated. Currently, no additional improvements to Bayshore Road are proposed.



SITE DATA TABLE

SITE ADDRESS:	NEW POST ROAD NORTH FORT MYERS, FL 33917
STRAP NUMBER(S):	36-43-24-00-00013.003A
ITE TRIP GEN. 11TH EDITION USE CODE:	(151) MINI-WAREHOUSE
UNITS CALCULATED:	PER 1,000 SF OF GFA
PROJECT'S BLDG. AREA:	102,222 SF BLDG.
UNITS "X" USED:	103.0 UNITS

WEEKDAY 4-6PM, PEAK HOUR OF ADJ ST TRAFFIC DISTRIBUTION

TOTAL DIRECTIONAL DISTRIBUTION:

MAXIMUM TRIPS =	15 TRIPS
ENTERING (47%) =	7 TRIPS
EXITING (53%) =	8 TRIPS

WEEKDAY 4-6PM, PEAK HOUR OF ADJ ST TRAFFIC TRIPS COUNTS

NEW POST ROAD (LOCAL ROAD):

THE TRAFFIC DISTRIBUTION FOR THE WEEKDAY 4-6PM, PEAK HOUR OF ADJ STREET TRAFFIC ENTERING FROM NEW POST ROAD IS ESTIMATED TO BE 90% SOUTHBOUND AND 10% NORTHBOUND TRAFFIC.

MAXIMUM ENTERING TRIPS =	7 TRIPS
SOUTHBOUND (7 X 90%) =	6 (RIGHT-IN FROM NEW POST ROAD)
NORTHBOUND (7 X 10%) =	1 (LEFT-IN FROM NEW POST ROAD)

THE TRAFFIC DISTRIBUTION FOR THE WEEKDAY 4-6PM, PEAK HOUR OF ADJ STREET TRAFFIC EXITING ONTO NEW POST ROAD IS ESTIMATED TO BE 90% NORTHBOUND AND 10% SOUTHBOUND TRAFFIC.

MAXIMUM EXITING TRIPS =	8 TRIPS
NORTHBOUND (8 X 90%) =	7 (LEFT-OUT ONTO NEW POST ROAD)
SOUTHBOUND (8 X 10%) =	1 (RIGHT-OUT ONTO NEW POST ROAD)

BAYSHORE ROAD (ARTERIAL ROADWAY):

THE TRAFFIC DISTRIBUTION FOR THE WEEKDAY 4-6PM, PEAK HOUR OF ADJ STREET TRAFFIC ENTERING FROM BAYSHORE ROAD IS ESTIMATED TO BE 80% EASTBOUND AND 20% WESTBOUND TRAFFIC.

MAXIMUM ENTERING TRIPS =	6 TRIPS
EASTBOUND (6 X 80%) =	5 (RIGHT-IN FROM BAYSHORE ROAD)
WESTBOUND (6 X 20%) =	1 (LEFT-IN FROM BAYSHORE ROAD)

THE TRAFFIC DISTRIBUTION FOR THE WEEKDAY 4-6PM, PEAK HOUR OF ADJ STREET TRAFFIC EXITING ONTO BAYSHORE ROAD IS ESTIMATED TO BE 80% WESTBOUND AND 20% EASTBOUND TRAFFIC.

MAXIMUM EXITING TRIPS =	7 TRIPS
WESTBOUND (7 X 80%) =	6 (LEFT-OUT ONTO BAYSHORE ROAD)
EASTBOUND (7 X 20%) =	1 (RIGHT-OUT ONTO BAYSHORE ROAD)

NOTES:

THESE PLANS MAY HAVE BEEN REDUCED OR INCREASED IN SIZE BY REPRODUCTION(S). THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

CALL 48 HOURS
BEFORE YOU DIG

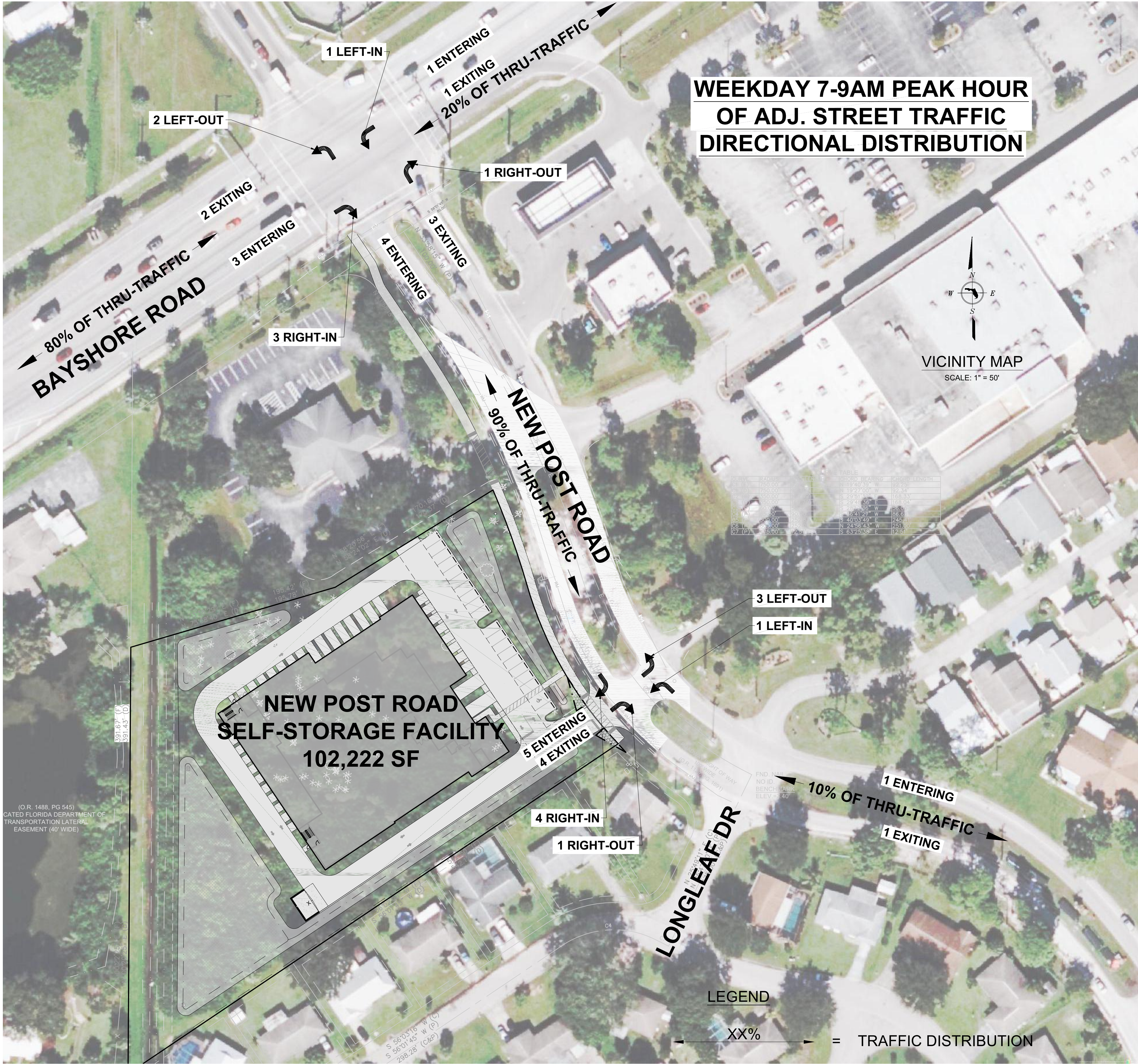


IT'S THE LAW!
DIAL 811

Know what's below.
Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

PROJECT:	22-122
DATE:	09/22
OWNER:	MICHAEL LESSIG 23150 FASHION DR. SUITE 200, ESTERO FL 33928 ANDRES@BORALENGINEERING.COM (P) 239-692-6509
ENGINEER:	ANDRES BORAL, PE, MBA LICENSE # 80371 FDE # 31552 23150 FASHION DR. SUITE 200, ESTERO FL 33928 ANDRES@BORALENGINEERING.COM (P) 239-692-6509
REVISION DESCRIPTION	
BY	
DATE	
NEW POST ROAD SELF-STORAGE FACILITY NORTH FORT MYERS, FLORIDA 33917	
TRAFFIC PM TRIP DISTRIBUTION	
SHEET 1 OF 2	



SITE DATA TABLE

SITE ADDRESS:	NEW POST ROAD NORTH FORT MYERS, FL 33917
STRAP NUMBER(S):	36-43-24-00-00013.003A
ITE TRIP GEN. 11TH EDITION USE CODE:	(151) MINI-WAREHOUSE
UNITS CALCULATED:	PER 1,000 SF OF GFA
PROJECT'S BLDG. AREA:	102,222 SF BLDG.
UNITS "X" USED:	103.0 UNITS

WEEKDAY 7-9AM, PEAK HOUR OF ADJ ST TRAFFIC DISTRIBUTION

TOTAL DIRECTIONAL DISTRIBUTION:

MAXIMUM TRIPS =	9 TRIPS
ENTERING (59%) =	5 TRIPS
EXITING (41%) =	4 TRIPS

WEEKDAY 7-9AM, PEAK HOUR OF ADJ ST TRAFFIC TRIPS COUNTS

NEW POST ROAD (LOCAL ROAD):

THE TRAFFIC DISTRIBUTION FOR THE WEEKDAY 7-9AM, PEAK HOUR OF ADJ STREET TRAFFIC ENTERING FROM NEW POST ROAD IS ESTIMATED TO BE 90% SOUTHBOUND AND 10% NORTHBOUND TRAFFIC.

MAXIMUM ENTERING TRIPS =	5 TRIPS
SOUTHBOUND (5 X 90%) =	4 (RIGHT-IN FROM NEW POST ROAD)
NORTHBOUND (5 X 10%) =	1 (LEFT-IN FROM NEW POST ROAD)

THE TRAFFIC DISTRIBUTION FOR THE WEEKDAY 7-9AM, PEAK HOUR OF ADJ STREET TRAFFIC EXITING ONTO NEW POST ROAD IS ESTIMATED TO BE 90% NORTHBOUND AND 10% SOUTHBOUND TRAFFIC.

MAXIMUM EXITING TRIPS =	4 TRIPS
NORTHBOUND (4 X 90%) =	3 (LEFT-OUT ONTO NEW POST ROAD)
SOUTHBOUND (4 X 10%) =	1 (RIGHT-OUT ONTO NEW POST ROAD)

BAYSHORE ROAD (ARTERIAL ROADWAY):

THE TRAFFIC DISTRIBUTION FOR THE WEEKDAY 7-9AM, PEAK HOUR OF ADJ STREET TRAFFIC ENTERING FROM BAYSHORE ROAD IS ESTIMATED TO BE 80% EASTBOUND AND 20% WESTBOUND TRAFFIC.

MAXIMUM ENTERING TRIPS =	4 TRIPS
EASTBOUND (4 X 80%) =	3 (RIGHT-IN FROM BAYSHORE ROAD)
WESTBOUND (4 X 20%) =	1 (LEFT-IN FROM BAYSHORE ROAD)

THE TRAFFIC DISTRIBUTION FOR THE WEEKDAY 7-9AM, PEAK HOUR OF ADJ STREET TRAFFIC EXITING ONTO BAYSHORE ROAD IS ESTIMATED TO BE 80% WESTBOUND AND 20% EASTBOUND TRAFFIC.

MAXIMUM EXITING TRIPS =	3 TRIPS
WESTBOUND (3 X 80%) =	2 (LEFT-OUT ONTO BAYSHORE ROAD)
EASTBOUND (3 X 20%) =	1 (RIGHT-OUT ONTO BAYSHORE ROAD)

NOTES:

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DIAL 811

Know what's below.
Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

PROJECT:	22-122
DATE:	09/22
OWNER:	MICHAEL LESSIG NORTH FORT MYERS, FL 33917
DESIGNER:	ANDRES BORAL, PE, MBA LICENSE # 80371, FDE # 31552 23150 FASHION DR, SUITE 200, ESTERO FL 33928 ANDRES@BORALENGINEERING.COM (P) 239-692-6509
REVISION DESCRIPTION	
BY	
DATE	
NEW POST ROAD SELF-STORAGE FACILITY NORTH FORT MYERS, FLORIDA 33917	
TRAFFIC AM TRIP DISTRIBUTION	
SHEET 2 OF 2	