



March 25, 2025

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

RE: Response to 5th Review Comments
New Post Road – Self Storage Facility
DCI2023-00013

The following is our response to staff's 5th review comments for above referenced project:

Zoning

1. Pg 3 of the applicant's narrative under "Meets Code..." states there are no deviations proposed. Please revise to reflect the Deviation request.

Response: Please refer to the revised MPD Request Letter & Analysis describing the single deviation proposed with this development.

2. Pg 4 of the applicant's narrative under "Will be served by urban services...", please provide what urban services serve the property, listing where facilities are located and their proximity to the project site. (i.e. Fire/EMT, sheriff, etc)

Response: Please refer to the revised MPD Request Letter & Analysis describing the existing urban services available to serve the property and their approximate distance to the project site.

3. The Master Concept Plan is a finalized document to be included with the approved resolution for development. The following items should be revised:
 - a. Please remove all references to "proposed" on the MCP. This will be a final document within the resolution used for development.

Response: Acknowledged. All references to "proposed" have been removed from the MCP.

- b. Please remove all references to specific tree species on the MCP. Specifics at time of DO will not be allowed to substitute without an amendment if not available.

Response: Acknowledged. All references to specific tree species have been removed from the MCP.

- c. Please remove all clouded areas on the MCP

Response: Acknowledged. All revision clouds have been removed from the MCP.

- d. Please represent "Deviation 1" as a Triangled 1 within the MCP and provide a table/legend on the MCP specifying the request. The Conditions, Property Development Regulations, and Deviations will be written by staff within one document and provided within the staff report for reference within the resolution.

Response: Acknowledged. A table listing and describing the deviation proposed has been added to the MCP along with a triangled 1 by the proposed dumpster enclosure.

Environmental

1. Please remove all landscape species references on the Master Concept Plan. The call outs for each buffer also have the species of trees and shrubs proposed which is too specific for the MCP.

Response: Please refer to the revised MCP, which now does not specify any tree or shrub species.

Please contact our office if you have any questions,

Sincerely,

Boral Engineering & Design, Inc.

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



March 27, 2025

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. The first floor has been designated as Mini-Warehouse use while the second and third floors are Warehouse, public 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: (34,074 sqft.)
2. Warehouse, public: (68,148 sqft.)

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: This development proposes just (1) deviation from LDC §10-261 – “Refuse and Solid Waste Disposal Facilities.” Please refer to Schedule of Deviations & Justification Letter pdf for more information. Also, see revised Master Concept Plan demonstrating this development’s compliance with all other general Lee County LDC code regulations for commercial developments.

- 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 24-foot-wide vehicular driveway connection onto New Post Rd, as well as a 24-foot-wide drive aisle on-site that encircles the proposed building to provide sufficient clearance and a straightforward method for trucks to maneuver in and out of the site. 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 a nearby existing LeeTran bus stop location, as well as proof of a Fee-In-Lieu Waiver Request to help support local 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 will continue to reside within the service areas of local urban services. Such as, but not limited to; Local Fire/EMT and Police Departments, a Hospital, public transportation facilities, solid waste disposal service, and other essential urban services like electric service, potable water and sanitary sewer service/infrastructure. Approximately 1.5 miles from the subject property – located at 16290 Slater Rd – is the North Fort Myers Fire Department Station #3. Also, approximately 2.6 miles from the subject property – located at 121 Pondella Rd – is the Lee County Sheriff's Department 1st Precinct. Also, approximately 3.7 miles from the subject property – located at 13279 N Cleveland Ave – is the North Fort Myers LPG Primary Care Hospital. Thus, this development 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 facility will serve the neighboring community with a commercial use while also providing attractive landscaping and improve the future connectivity to adjacent commercial redevelopments.

- 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 existing LeeTran bus stop location, as well as proof of a Fee-In-Lieu Wavier Request to help support local traffic infrastructure. The project also proposes a 50-foot setback and a 25-foot-wide buffer which will contain 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 latest revised Environmental Assessment Survey included. 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,

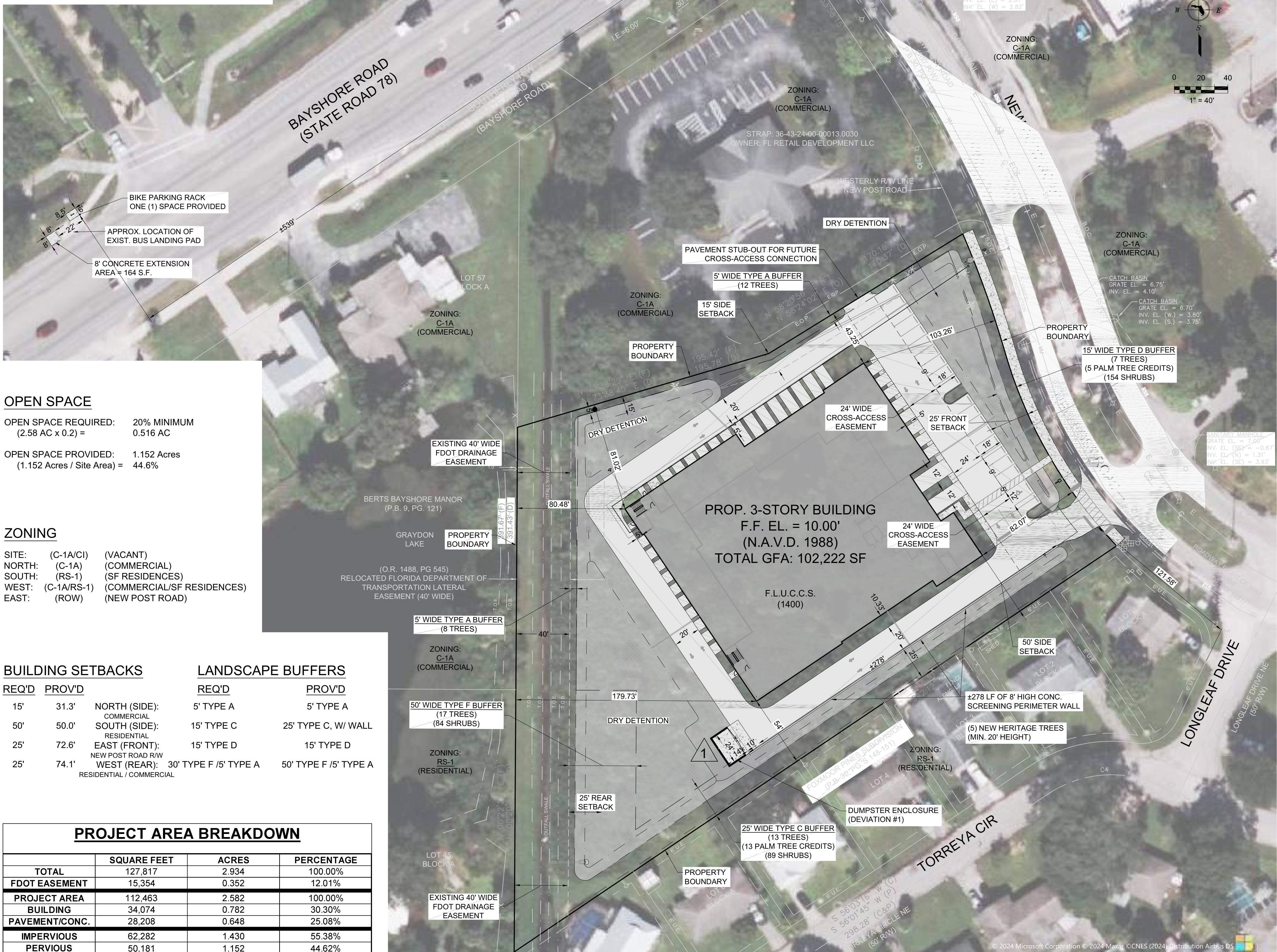
Boral Engineering & Design, Inc.

Andres Boral, PE, MBA
Florida License Number: 80373

Andres Boral

Digitally signed by Andres Boral
Date: 2025.04.04 09:34:37 -04'00'

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°51'32" E	168.33'
C2 (D)	350.00'	169.70'	S 29°48'36" E	168.04'
C3 (P)	60.00'	58.32'	S 28°12'36" W	56.05'
C4 (P)	85.00'	90.90'	S 86°41'27" W	86.63'
C5 (P)	300.00'	252.83'	S 40°03'49" E	245.41'
C6 (P)	800.00'	252.04'	N 24°56'43" W	251.00'
C7 (P)	475.00'	12.51'	S 63°29'38" E	12.51'



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	15' 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	30' TYPE F / 5' TYPE A	50' TYPE F / 5' TYPE A

LANDSCAPE BUFFERS

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 ZONE: 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

(REFER TO THE SCHEDULE OF USES & PROPERTY DEVELOPMENTS REGULATIONS PDF FOR MORE INFORMATION.)

PROPOSED BUILDING USE

BUILDING FOOTPRINT: 34,074 S.F.
STORIES PROPOSED: 3 STORIES

PROPOSED USES:

1. **MINI-WAREHOUSE**
- 1ST FLOOR: (30,074 SF)
TOTAL USE AREA: 30,074 SF

2. **WAREHOUSE, PUBLIC**
- 2ND FLOOR: (30,074 SF)
- 3RD FLOOR: (30,074 SF)
TOTAL USE AREA: 68,148 SF

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

REFUSE & SOLID WASTE CALCULATIONS

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

(REFER TO THE SCHEDULE OF DEVIATIONS & JUSTIFICATION LETTER PDF FOR MORE INFORMATION.)

DEVIATION TABLE

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

(REFER TO THE SCHEDULE OF DEVIATIONS & JUSTIFICATION LETTER PDF FOR MORE INFORMATION.)

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

(1400) COMMERCIAL & SERVICES - 100% OF SITE AREA

(REFER TO THE ENVIRONMENTAL ASSESSMENT SURVEY PDF FOR MORE INFORMATION.)

REPLACEMENT HERITAGE TREES

HERITAGE TREES ON-SITE TO BE REMOVED:
- (4) EXISTING PINE TREES (+20")
- (1) EXISTING OAK TREE (+20")
(REFER TO THE BOUNDARY SURVEY W/ EXISTING TREE TABLE PDF FOR MORE INFORMATION)

TOTAL HERITAGE TREE REPLACEMENTS REQ'D: 5 HERITAGE TREES (MIN. 20' HEIGHT)

TOTAL HERITAGE TREE REPLACEMENTS PROV'D: 5 HERITAGE TREES

Andres Boral

Digitally signed by
Andres Boral
Date: 2025.04.04
09:27:34 -04'00'

PROJECT:	22-122
DATE:	09/22
ANDRES BORAL, P.E. MEA	
LICENSE # 80373 FPE # 31552	
711 5TH AVE SOUTH, SUITE 200, NAPLES FL 34102	
ANDRES@BORALENGINEERING.COM	
(P) 239-692-0509	
BORAL ENGINEERING	
WWW.BORALENGINEERING.COM	
OWNER:	MICHAEL ESSIG NORTH FORT MYERS, FL 33917
REVISION DESCRIPTION	
BY	REVIEWED PER MPD 2ND REVIEW COMMENTS
DATE	03/01/2024
BY	REVIEWED PER MPD 3RD REVIEW COMMENTS
DATE	07/01/2024
BY	REVIEWED PER MPD 4TH REVIEW COMMENTS
DATE	11/09/2024
BY	REVIEWED PER MPD 5TH REVIEW COMMENTS
DATE	03/25/2025
NEW POST ROAD SELF-STORAGE FACILITY NORTH FORT MYERS, FLORIDA 33917	
MASTER CONCEPT	PLAN
SHEET 1 OF 1	