

OFFICE OF THE LEE COUNTY HEARING EXAMINER

ORDER FOR POST HEARING WRITTEN SUBMISSIONS NEW POST ROAD SELF-STORAGE FACILITY DCI2023-00013

At the conclusion of the hearing on June 26, 2025, the record was left open for the Parties to submit written materials to the Hearing Examiner, specifically:

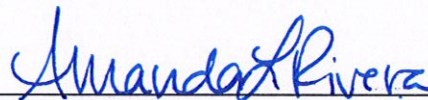
1. Amend Master Concept Plan; and
2. Condition addressing hours of operation.

Please submit the requested materials to the Hearing Examiner by **JULY 11, 2025, by 4:00 P.M.**

If the Hearing Examiner determines the submittals are insufficient, a hearing may be set to discuss the matter on the record. In that event, notice of hearing will be sent to all participants.

Please deliver requested materials to the Office of the Hearing Examiner, 1500 Monroe Street, Suite 218, Fort Myers, Florida.

ORDERED: June 26, 2025.



Amanda L. Rivera
Deputy Hearing Examiner

Lee County Hearing Examiner
1500 Monroe Street, Suite 218
Post Office Box 398
Fort Myers, Florida 33902-0398
Telephone: 239/533-8100

Copies Provided to: Anthony Rodriguez, AICP, Zoning Manager
MarySue Groth, Senior Planner
Javier Boral, Applicant's Representative
Brienne Cherry, Community Development
Hearing Participants



July 9, 2025

Lee County Hearing Examiner's Office
Board of County Commissioners
P.O. Box 398 (1500 Monroe Street)
Fort Myers, Florida 33902

CASE NAME: **NEW POST RD SELF-STORAGE FACILITY
DCI2023-00013**

SUBJECT: **RESPONSE TO POST HEARING WRITTEN SUBMISSIONS**

1. Amend Master Concept Plan.

Response: Please refer to the revised Master Concept Plan showing no deviations proposed.

2. Condition addressing hours of operation.

Response: The facility is proposed to remain open 24/7, however, only providing access to existing clientele after-hours via a gate code. In addition, the facility will be secured with chain-link fencing around the remaining perimeter of the site and is proposing site lighting with the lowest possible illumination after-hours to discourage crime and undesirable activity while effectively allowing surveillance.

Sincerely,

Andres Boral, PE, MBA

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Boral Engineering & Design, Inc.
Andres@Boralengineering.com

BIKE PARKING RACK
ONE (1) SPACE PROVIDED

APPROX. LOCATION OF
EXIST. BUS LANDING PAD

8' CONCRETE EXTENSION
AREA = 164 S.F.

OPEN SPACE REQUIRED:	20% MINIMUM
(2.934 AC x 0.2) =	0.587 AC
OPEN SPACE PROVIDED:	1.504 Acres
(1.504 Acres / Site Area) =	51.27%

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)

REQ'D	PROV'D	
15'	31.3'	NORTH (SIDE): COMMERCIAL
50'	50.0'	SOUTH (SIDE): RESIDENTIAL
25'	72.6'	EAST (FRONT): NEW POST ROAD R/W
25'	74.1'	WEST (REAR): 3

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

[illegible]

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

[illegible]