

EXHIBITS

CASE # DCI2023-00013

CASE NAME: NEW POST RD SELF-STORAGE FACILITY

Attach copy of this form to top of packet of exhibits & place exhibits in case file.

ARE THERE ANY BOARD EXHIBITS?	YES	NO

LOCATION OF BOARDS

If there are any board exhibits, attach another copy of this form to boards for identification purposes.

EXHIBITS
APPLICANT

Case #
STAFF

DCI2023-00013

#1 48-Hour

#1 Staff Report

#2 power point

#2 affidavit of publication

#3 W.S.

#3 power point

#4 _____

#4 _____

#5 _____

#5 _____

#6 _____

#6 _____

#7 _____

#7 _____

#8 _____

#8 _____

#9 _____

#9 _____

#10 _____

#10 _____

OTHER EXHIBITS

NAME

NUMBER

DESCRIPTION

_____ # _____

_____ # _____

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_____ # _____

Lee County, Florida
DEPARTMENT OF COMMUNITY DEVELOPMENT
ZONING SECTION
STAFF REPORT

RECEIVED

JUN 11 2025

CASE NUMBER: DCI2023-00013

TYPE OF CASE: Commercial Planned Development Amendment

CASE NAME: New Post Rd Self-Storage Facility

TOTAL ACREAGE AFFECTED BY REQUEST: 2.93+/- acres

COMMISSIONER DISTRICT: District 4 (Commissioner Hamman)

SUFFICIENCY DATE: April 24, 2025

HEARING EXAMINER DATE: June 26, 2024

BY: HEARING EXAMINER'S OFFICE

REQUEST:

Boral Engineering, on behalf of the property owner Michael Essig, has filed an application to rezone a total of 2.93 acres from Commercial (C-1A) to Commercial Planned Development (CPD), to allow a maximum of 102,222 square feet of mini-warehouse and public warehouse uses. The subject property is located at 2833 New Post Road in North Fort Myers.

The subject property is within the Central Urban Future Land Use Category established by the Lee County Comprehensive Plan (the Lee Plan), and consists of one (1) STRAP number, 36-43-24-00-00013.003A. The sketch and legal description for the property may be found as Attachment D.

The applicant has requested one (1) deviation from Land Development Code (LDC) requirements related to refuse and solid waste disposal facilities (Attachment H).

The applicant held a public information meeting for the request pursuant to the requirements of **LDC Section 33-1532** and provided staff with minutes from the meeting (Attachment O). The meeting was advertised in the Ft. Myers News-Press on October 18, 2022, and held on October 21, 2022, at the North Fort Myers Public Library.

SUMMARY:

Staff recommends **APPROVAL** of the applicant's request and deviations with Conditions found in Attachment C.

EXISTING CONDITIONS:

The subject property is undeveloped, and lies along the county-maintained, minor collector New Post Road. Surrounding development includes the Foxmoor Plaza to the northeast within the Community Commercial (CC) zoning district, and directly to the north a Commercial (C-1A) zoning district lying along Bayshore Road. To the south of the subject property is the Foxmoor Pines residential neighborhood zoned Residential (RS-1), as well as Berts Bayshore Manor to the west.

ANALYSIS:

LDC Section 34-145 establishes the review criteria for requests planned development rezonings. Before recommending approval, the Hearing Examiner must find the request:

- a) Complies with the Lee Plan;

- b) Meets the Land Development Code and other applicable County regulations or qualifies for deviations;
- c) Is compatible with existing and planned uses in the surrounding area;
- d) Will provide access sufficient to support the proposed development intensity;
- e) The expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval;
- f) Will not adversely affect environmentally critical or sensitive areas and natural resources; and
- g) Will be served by urban services, defined in the Lee Plan, if located in a future urban area category.

For Planned Development rezoning requests, the Hearing Examiner must also find:

- a) The proposed use or mix of uses is appropriate at the proposed location;
- 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; and
- c) That each requested deviation:
 - 1) Enhances the achievement of the objectives of the planned development; and
 - 2) Preserves and promotes the general intent of this Code to protect the public health, safety and welfare.

The applicant has provided a request statement addressing the motive of the request and an analysis of the decision-making criteria (Attachment F). The following sections provide staff's analysis of the request, as measured by the review criteria.

a. Lee Plan Compliance

The parcel is located in the Central Urban Future Land Use Category, as established by the Lee Plan. The Central Urban future land use category is described as *"the 'urban core' of the County. These areas are already the most heavily settled and have, or will have, the greatest range and highest level of public services."* Pursuant to **Policy 1.1.3**, the project site is in an area that encourages mixed use development, and the proposed project contributes to the mix of uses that provides service to the surrounding community. Mini-warehouse, and public warehouse uses are allowable uses within a Commercial Planned Development, and the mix of commercial and residential uses is consistent with the goals of the Central Urban future land use category. The proposed development will serve the surrounding community and will remain compatible with other uses in the area. Staff finds the proposed rezone, as conditioned, consistent with **Policy 1.1.3** of the Lee Plan.

Objective 2.1 of the Lee Plan promotes contiguous and compact growth to contain urban sprawl. The request, if approved, will allow infill development that promotes compact growth patterns. **Objective 2.2** and **Policy 2.2.1** discuss new growth in future urban areas in proximity to available road networks and where adequate public facilities exist or are assured. The property is located just south of Bayshore Road, on New Post Road. Access is proposed via a 24-foot-wide vehicular driveway onto New Post Road, and a cross-access easement is also proposed to allow future cross-access to the property to the north. Existing infrastructure of water and sewer is in place, and utilities are available to the site. Adequate public facilities including fire, police, EMS, and solid waste exist to serve the property. Staff finds the request consistent with **Objective 2.1**, **Objective 2.2**, and **Policy 2.2.1** of the Lee Plan.

The applicant has provided a Letter of Availability from the Florida Governmental Utility Authority stating wastewater disposal service is generally available to the address, and that sufficient capacity exists to provide service based on the estimated flow demand provided at time of submittal. A Letter of Availability was also provided from Lee County Utilities stating potable water lines are in operation adjacent to the property, and that sufficient capacity exists based on the estimated flow demands (Attachment N), fulfilling requirements of **Standards 4.1.1 and 4.1.2** of the Lee Plan. The applicant provided the required Protected Species Survey, Soils Map, Existing and Historic Flow Ways Map, Rare and Unique Habitat Map, and Topographic Map (Attachment I), in compliance with **Standard 4.1.4: Environmental Factors**. Staff finds the request is consistent with **Standards 4.1.1, 4.1.2, and 4.1.4** of the Lee Plan.

The western property line abuts two different zoning districts; the northwest property line abuts a C-1A zoned property, and the southwest property line abuts an RS-1 zoned property. **LDC Section 33-1543** for the North Fort Myers Planning Community does not provide buffer requirements for proposed commercial property abutting existing commercial property, however, **LDC Section 10-416(d)** requires a five-foot-wide buffer with four trees per 100 linear feet, and the applicant provided MCP notes that a five-foot-wide buffer will be provided. The southwest property line, which abuts a residentially-zoned property (RS-1), requires a 30-foot-wide buffer with ten trees per 100 linear feet and a double hedge row per **LDC Section 10-416(d)**, and the applicant has indicated on the MCP that a 50-foot-wide buffer will be provided, utilizing the dry detention area (Attachment E). The development design places water management dry detention between the Berts Bayshore Manor subdivision and the proposed building. The mini-warehouse and public warehouse use are compatible with surrounding commercial and residential uses, pursuant to **Policy 5.1.5**. Staff finds the request consistent with **Policy 5.1.5** of the Lee Plan.

Goal 6 of Lee Plan seeks to permit orderly and well-planned commercial development at appropriate locations within the County. The property is located just south of Bayshore Road, with other nearby existing commercial and residential zoning districts. The applicant has provided a traffic impact statement for the proposed project that concluded the project as proposed will not create a significant or negative impact to the surrounding roadway network and verifies all roadways within the project's area of impact currently have a surplus of capacity to accommodate the traffic associated with the use (See Attachment L). Lee County Department of Transportation provided a transportation-related analysis (Attachment M) stating the proposed project will not have a detrimental impact on the surrounding roadway system. The applicant provided an MCP (Attachment E) depicting adequate landscaping and buffering. Urban services such as potable water, sanitary sewer, fire/EMS, police protection, public parks and public transit are available to serve the proposed development. The applicant's environmental report indicated there are no plant species observed that would be classified as wetland independent and no significant hydrophytic vegetation was identified on the site (Attachment I). In addition, the applicant provided the required stormwater management plan (Attachment K) indicating historic drainage of the property outfalls to the west into an existing county ditch that runs through the western property boundary and the project proposes a dry detention system with control structure that discharges into the existing county ditch, fulfilling **Policy 6.1.1**.

As previously mentioned, the parcel is located within an area containing existing commercial and residential uses, providing compatibility with the surrounding area, and does not locate development in a way that would open new areas to premature, scattered, or strip development, consistent with **Policy 6.1.4 and Policy 6.1.7**. The current roadway network is adequate to support the proposed development, and the applicant provided a traffic impact statement concluding that the project as proposed will not create a significant or negative impact to the surrounding roadway network and verifies all roadways

within the project's area of impact currently have a surplus of capacity to accommodate the traffic, fulfilling **Policy 6.1.5**. Staff finds the request consistent with **Lee Plan Goal 6, Objective 6.1, and Policies 6.1.1, 6.1.4, 6.1.5, and 6.1.7**.

Goal 30 for the North Fort Myers Community Plan, is to improve livability and economic vitality 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. As previously mentioned, the parcel is located within existing commercial and residential uses, providing compatibility with the surrounding area, and does not locate development in a way that would open new areas to premature, scattered, or strip development. Staff finds the request is consistent with **Goal 30** of the Lee Plan.

Goal 125: Water Quality is to ensure that water quality is maintained or improved for the protection of the environment and people of Lee County. The applicant provided the required stormwater narrative (Attachment K) indicating the proposed project's stormwater discharge is regulated by a control structure to ensure water treatment prior to discharge into County maintained stormwater drainage systems, and indicated the development will not degrade surface and groundwater quality, fulfilling **Policy 125.1.2** and **Policy 125.1.3**. Staff finds the request consistent with **Goal 125 and Policy 125.1.2 and Policy 125.1.3**.

Goal 126: Water Resources was established to conserve, manage, and protect any natural hydrologic systems of Lee County to ensure continued water resource availability. The applicant's proposed on-site dry detention system conveys stormwater runoff via a system of berms, swales and an outfall control structure that discharges below the dry detention system, maintaining the surface water flows and groundwater levels at or above the existing conditions. Staff finds the request consistent with **Goal 126** of the Lee Plan.

Goal 158 states Lee County will achieve and maintain a diversified and stable economy by providing positive business climate that assures maximum employment opportunities while maintaining high quality of life. The proposed rezone from RS-1 to CPD, allows for business and employment opportunities to the North Fort Myers area, while providing the expansion of an existing essential service to the surrounding community. The properties reside in the Central Urban and Public Facilities Future Land Use Categories which encourage the greatest range of public service levels. Staff finds the request consistent with **Goal 158**.

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

The applicant has acknowledged that at the time of development, Land Development Code and other applicable county regulations will be required and considered. The applicant has requested and justified the following one (1) deviation for the request (Attachment H):

Deviation 1 seeks relief from LDC Section 10-261(a), which requires all new construction of commercial businesses to provide 216 square feet for the first 25,000 square feet of building area plus 8 square feet for each additional 1,000 square feet of building area for sufficient on-site space for the placement of garbage containers or receptacles, equaling an 833-square-foot dumpster enclosure requirement, to allow a 336-square-foot dumpster enclosure. The applicant has justified the request stating the rules regarding the size of a dumpster enclosure are based on retail and office developments that create a larger amount of garbage. Self-storage facilities are intended for the purpose of storing personal property

and attract low foot traffic, which in turn, produces less garbage than a typical retail facility. The applicant stated only office staff will be permitted to access the refuse area, and tenants will be prohibited from use of the dumpster, justifying a 336-square-foot area for the dumpster and recycling space. The deviation will not negatively impact public health, safety or welfare based upon the nature of the commercial usage and limitations.

Staff recommends **WITHDRAWAL** of the deviation request based on the following LDC:

LDC Section 10-261, note 1: "Mini warehouse developments must calculate the minimum enclosure size in relation to the square footage of the office and caretaker's residence. *See Warehouse, public, Storage, dead, and Warehouse, hybrid."*

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

The parcel is located within an area developed with existing commercial and residential uses. The request is compatible with the surrounding area and does not locate development in a way that would open new areas to premature, scattered, or strip development. The mini-warehouse and public warehouse development will provide the services needed to the surrounding community.

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

The property is located just south of Bayshore Road, on New Post Road. Access is proposed via a 24-foot-wide vehicular driveway onto New Post Road, and a cross-access easement is also proposed to provide the potential for cross-access to the property to the north.

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

The applicant has provided a traffic impact statement for the proposed project that concluded the request will not create a significant or negative impact to the surrounding roadway network and verifies all roadways within the project's area of impact currently have a surplus of capacity to accommodate the traffic associated with the use (See Attachment L). Lee County Department of Transportation provided a transportation-related analysis (Attachment M) stating the proposed project will not have a detrimental impact on the surrounding roadway system.

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

The applicant provided the required Protected Species Survey, Soils Map, Existing and Historic Flow Ways Map, Rare and Unique Habitat Map, and Topographic Map (Attachment I), that indicated there are no plant species observed that would be classified as wetland independent and no significant hydrophytic vegetation was identified on the site, and no evidence of protected species were observed on the property. In addition, the applicant provided the required stormwater management plan (Attachment K) indicating historic drainage of the property outfalls to the west into an existing county ditch that runs through the western property boundary and the project proposes a dry detention system with control structure that discharges into the existing county ditch, ensuring water treatment prior to discharge into County maintained stormwater drainage systems.

County environmental staff provided a report analyzing the request (Attachment J), and made the following findings:

Open Space

LDC Section 10-1 provides the definitions of large developments and small developments which are based on the size and the amount of impervious proposed on a project. Proposed projects that are ten acres in size or greater or two acres of impervious or greater are considered large developments. The applicant is proposed 1.414 acres of impervious, which in accordance with LDC Section 10-415(a) requires 20 percent open space. The Master Concept Plan (MCP) (Attachment E) provides the Project Area Breakdown which states the impervious proposed and the Open Space calculations demonstrating that the site is required to provide 0.587 acres of open space based on total acreage of the site being 2.93 acres. The applicant is providing over the required amount of open space. Staff recommends the following open space condition to ensure that 1.504 (51.27 percent) open space is provided:

Prior to issuance of a development order, the development order plans must depict 1.504 acres of open space (51.27 percent).

Indigenous Open Space Preservation

No indigenous open space is required per LDC Section 10-415(a).

Buffers

Required landscape buffers per LDC Sections 33-1543 and 10-416(d) depend on the use of the subject property and the abutting use or zoning category of abutting properties. Abutting is defined in LDC Section 10-1 as “any property that is immediately adjacent to, or contiguous with, or that is located immediately across from any street, canal, easement or water body, not to exceed 25 feet from the other property. Required buffers are as follows:

North: The north property line abuts a commercially zoned property (C-1A). Per LDC Section 10-416(d), the applicant must provide a Type-A buffer that requires a five-foot-wide buffer with four trees per 100 linear feet. The applicant has depicted the required buffer on the MCP.

South: The south property line abuts a Foxmoor Pines single family subdivision. The MCP depicts a drive aisle within 125 feet of the single-family homes to the south. Per LDC Section 10-416(d)(6), the applicant must provide a 30-foot-wide buffer or a 25-foot-wide buffer with eight-foot wall set back 25 feet from the property line with the buffer vegetation proposed between the property line and the wall. The applicant is depicting an eight-foot-high concrete wall set back 50 feet from the property line. Within the 50-foot setback, the applicant is proposing a swale and five trees and 18 shrubs per 100 linear feet.

East: The east property line abuts New Post Road, which is a County-maintained minor collector right-of-way. Per LDC Section 10-416(d), a Type-D buffer is required along the east property line. A Type-D buffer consists of a 15-foot-wide buffer area with five trees per 100 linear feet and a double staggered hedge. The applicant has depicted the Type-D buffer along the east property line.

West: The west property line abuts two different zoning districts. The northwest property line abuts a C-1A zoned property, and the southwest property line abuts an RS-1 zoned property. LDC Section 33-1543 does not provide buffer requirements for proposed commercial property abutting existing commercial property; however, LDC Section 10-416(d) requires a five-foot-wide buffer with four trees per 100 linear feet. The MCP notes that a five-foot-wide buffer will be provided. The southwest property line abuts a residentially-zoned property, which requires a 30-foot-wide buffer with ten trees per 100 linear feet and a double hedge row per LDC Section 10-416(d). The applicant has indicated on the MCP that a 50-foot-wide buffer will be provided, utilizing the dry detention area.

Staff recommends the following condition to ensure that the 50-foot-wide buffer and the required landscaping are provided;

Prior to the issuance of a development order, the applicant must depict on the landscape plans a 50-foot-wide buffer along the southwest property line abutting the residentially-zoned property that specifies ten (10) trees per 100 linear feet and a double staggered hedge. All landscape vegetation must be measured from the final grade of the building.

- g. Will be served by urban services, defined in the Lee Plan, if located in a Future Urban area category.

The parcel is located in the Central Urban Future Land Use Category, as established by the Lee Plan. The following services are available to accommodate the request:

Utilities

The applicant has provided a Letter of Availability from the Florida Governmental Utility Authority stating sewer lines are in operation adjacent to the property, and that sufficient capacity exists to provide service based on the estimated flow demand provided at time of submittal. The applicant also provided a Letter of Availability from Lee County Utilities stating potable water lines are in operation adjacent to the property, and that sufficient capacity exists based on the estimated flow demands. (Attachment N).

Fire and EMS

North Fort Myers EMS and Fire District, Medic 7, located at 121 Pondella Road is approximately 3.00 miles away.

Sheriff

Lee County Sheriff's is located at 121 Pondella Road is approximately 3.00 miles away.

Solid Waste

The property is within Unincorporated Lee County Solid Waste District Area 5 service area.

Public Transit

The nearest Lee Tran Bus Stop is number 10583 at Bayshore Road and Carriage Lane, approximately 0.20 miles away.

Public Schools

The property is within the Lee County School District East Zone. There is no residential development proposed by this request.

Planned Development Findings and Conclusion:

Staff has reviewed the request, and based on the analysis herein, finds:

- a) The proposed use or mix of uses is appropriate at the proposed location;*

As previously stated, the parcel is located within an area with existing commercial and residential uses, and is compatible with the surrounding area. The request does not locate development in a way that would open new areas to premature, scattered, or strip development. The mini-warehouse and public warehouse development will provide the services needed to the surrounding community.

- 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; and*

The recommended conditions provide sufficient safeguards to the public interest and relate to the impact the request will have on the surrounding land uses.

- c) That each requested deviation:*
1) Enhances the achievement of the objectives of the planned development; and
2) Preserves and promotes the general intent of this Code to protect the public health, safety and welfare.

The applicant has requested one (1) deviation from Land Development Code (LDC) requirements (Attachment H). Staff recommends withdrawal of this deviation.

CONCLUSION

The requested rezone to Commercial Planned Development (CPD) to allow a maximum of 102,222 square feet of mini-warehouse and public warehouse uses is consistent with the Lee Plan and Land Development Code, as conditioned. The proposed uses are consistent with the surrounding commercial and residential development within the Central Urban Future Land Use category as established by Lee Plan. Staff has concluded that the request, as conditioned, will not result in negative impacts to urban services, infrastructure, or surrounding property. The subject property is sufficiently served by urban services. The request will not impact any wetland preserves or flood hazard area; or adversely affect environmentally critical or sensitive areas on natural resources. The request is appropriate for the location and establishes sufficient safeguards to the public interest. Therefore, staff recommends **APPROVAL** of the applicant's request, as conditioned in Attachment C.

ATTACHMENTS

Attachment A – Lee County Expert Witness Information
Attachment B – Case Maps
Attachment C – Conditions and Deviations
Attachment D – Legal Description
Attachment E – Master Concept Plan
Attachment F – Applicant’s Narrative
Attachment G – Applicant’s Schedule of Uses and Site Development Regulations
Attachment H – Applicant’s Deviations and Justifications
Attachment I – Protected Species Survey
Attachment J – Environmental Staff Report
Attachment K – Stormwater Management Plan
Attachment L – Traffic Impact Statement
Attachment M – LCDOT Transportation-Related Analysis
Attachment N – Letters of Availability
Attachment O – Public Information Meeting Summary

ATTACHMENT A

LEE COUNTY STAFF EXPERT WITNESS INFORMATION PROVIDED PURSUANT TO AC-2-6, SECTION 2.2.b(5)(F)3.

Case Number: DCI2023-00013
Project Name: New Post Road Storage
Hearing Examiner Date: June 26, 2025

MarySue Groth, Senior Planner, Zoning, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, Lee Plan, and Environmental Sciences.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code, the Lee Plan, and documentation submitted by the applicant as part of the subject application.

Katherine Burgess, AICP, Principal Planner, Planning, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
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Ally Hall, Plan Reviewer, Development Services, 1500 Monroe Street, Fort Myers, FL 33901

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Nic DeFilippo, Senior Environmental Planner, Planning, 1500 Monroe Street, Fort Myers, FL 33901

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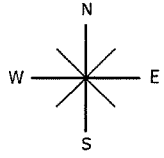
William Lange, Environmental Planner, Zoning, 1500 Monroe Street, Fort Myers, FL 33901

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Jillian Scholler, Deputy Director Transportation, Planning, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, Lee Plan, and Transportation.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code, the Lee Plan, and documentation submitted by the applicant as part of the subject application.

DCI2023-00013



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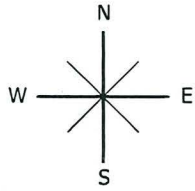


ATTACHMENT B

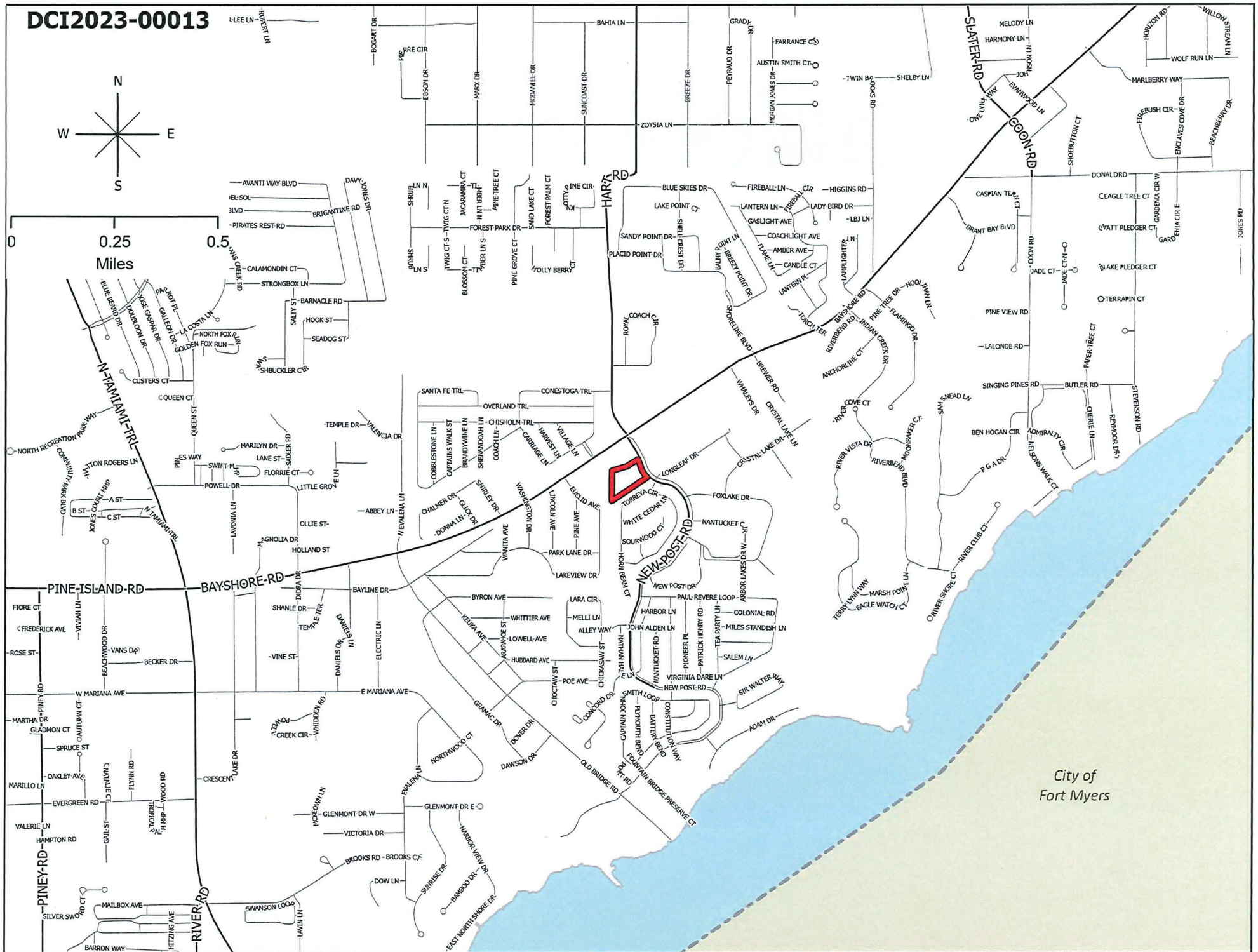
City of
Fort Myers

Scale: 1 inch = 0.25 miles
Date: 10/20/2023

DCI2023-00013



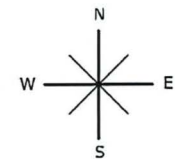
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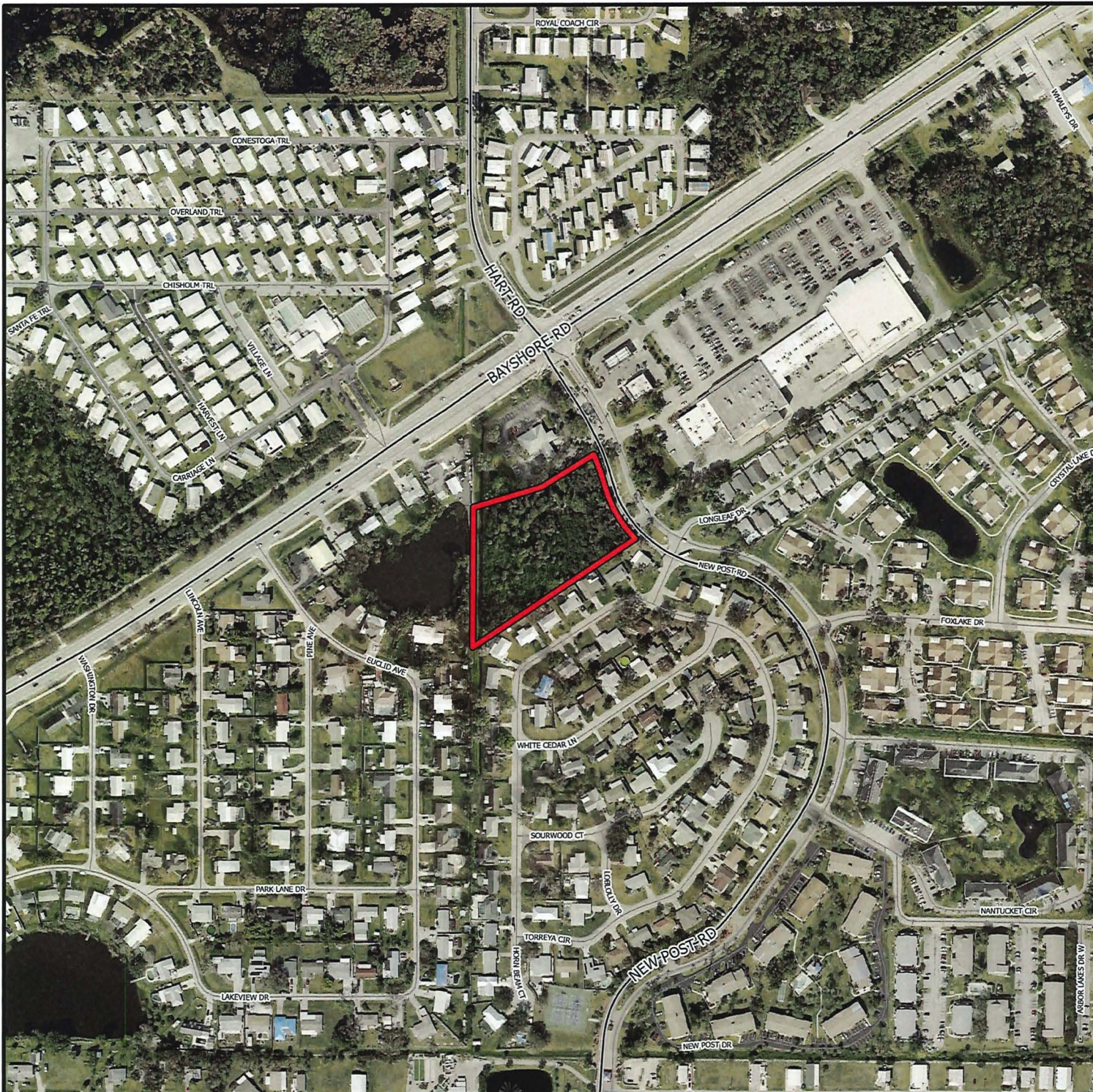
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Aerial

 Subject Property



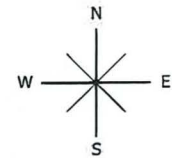
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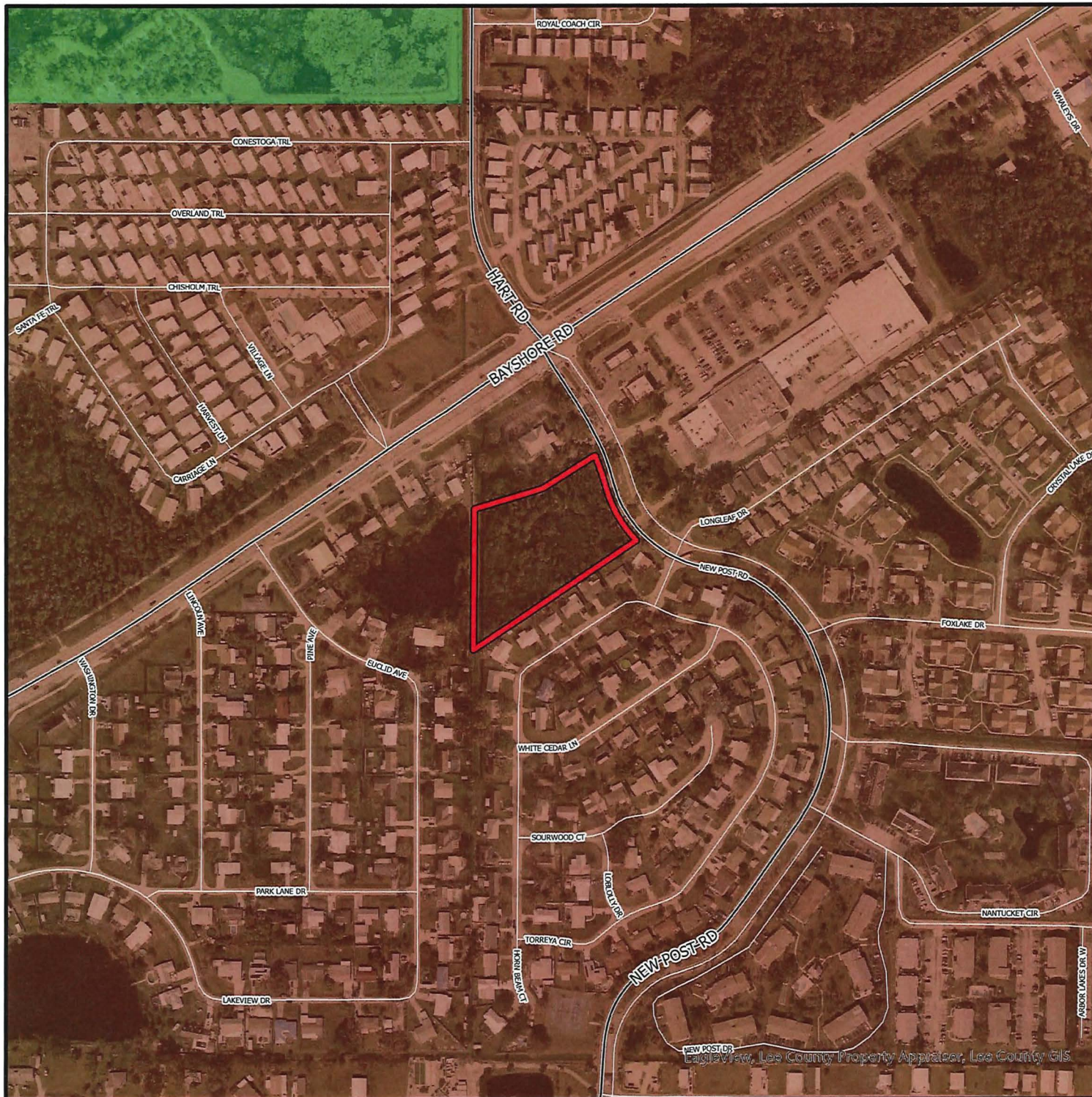
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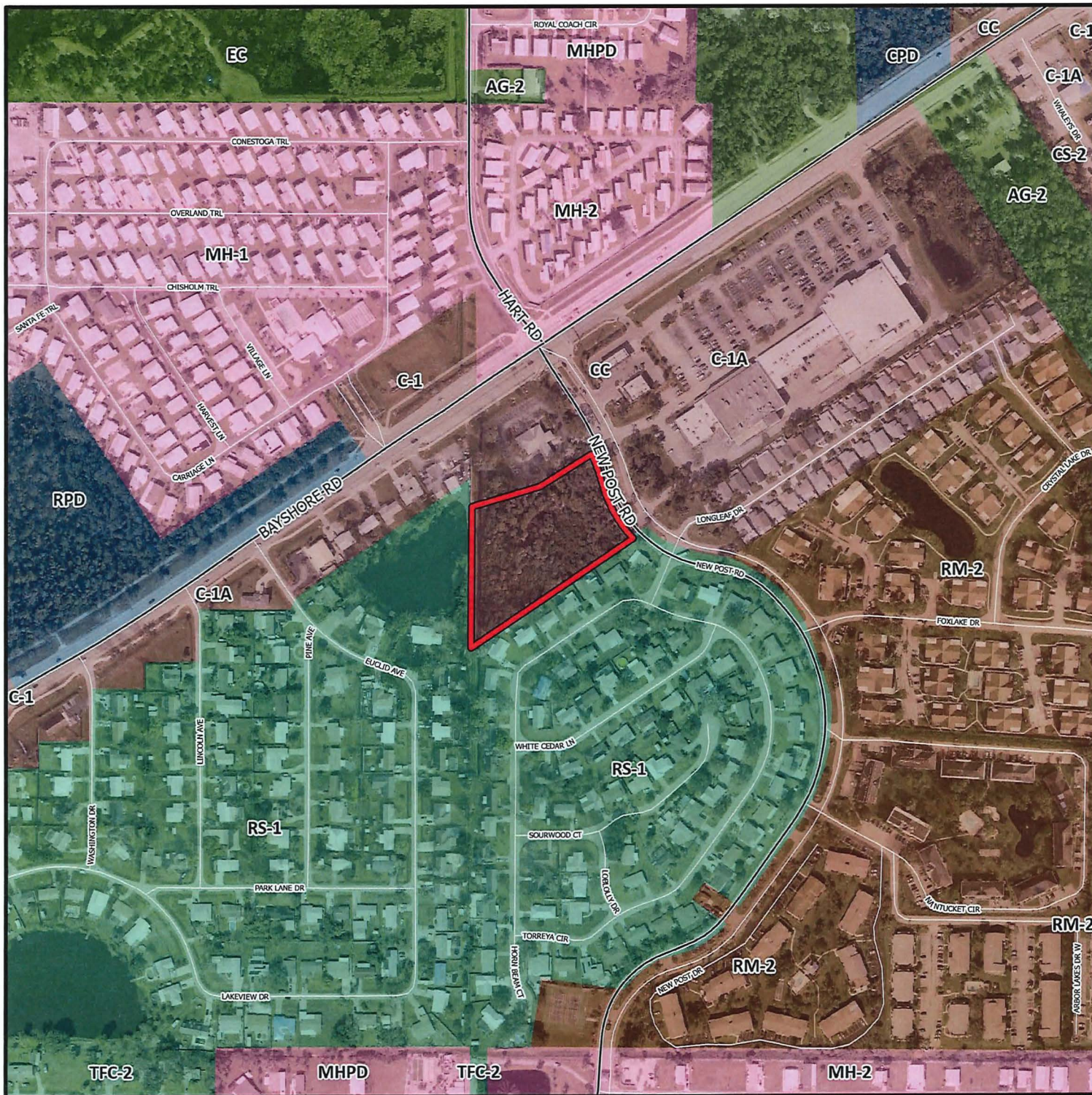
Future Land Use

-  Subject Property
-  Central Urban
-  Conservation Lands - Upland



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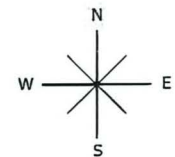




DCI2023-00013

Zoning

 Subject Property



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ATTACHMENT C

New Post Road Self Storage Facility -

DCI2023-00013 Attachment C – Conditions

CONDITIONS

All references to uses are defined or listed in the Lee County Land Development Code (LDC).

1. MCP/Development Parameters

- a. MCP. Development must be consistent with the one-page MCP entitled “New Post Road Self Storage Facility” (Attachment E), except as modified by the conditions below.
- b. LDC and Lee Plan. Development must comply with the LDC and Lee Plan at the time of development order approval, except as may be granted by deviation herein. Subsequent changes require appropriate approvals.
- c. Development Parameters. The CPD is limited to 2.93 acres for the development intensity of 102,222 square feet of gross floor area, as further limited by Condition 2.a.

2. Uses and Site Development Regulations

a. Schedule of Uses

CPD

Accessory Use and Structures
Administrative Offices
Entrance Gates and Gatehouses
Fences, Walls
Mini-Warehouse
Parking Lot, Accessory, Temporary
Signs
Warehouse, Public

b. Site Development Regulations

Minimum Lot Width:	150 feet
Minimum Lot Depth:	150 feet
Maximum Building Height:	45 feet
Maximum Lot Coverage:	40 percent
Minimum Open Space:	44.6 percent

Minimum Setbacks:

Street:	25 feet
Side:	15 feet
Rear:	25 feet
Waterbody:	25 feet

Minimum Building Separation:	20 feet
Accessory Uses:	Per the LDC

3. Environmental Conditions

- a. Prior to the issuance of a development order, the development order plans must depict 1.504 acres of open space (51.27 percent).
- b. Prior to the issuance of a development order, the applicant must depict on the landscape plans a 50-foot-wide buffer along the southwest property line abutting the residentially-zoned property that specifies ten (10) trees per 100 linear feet and a double staggered hedge. All landscape vegetation must be measured from the final grade of the building.

ATTACHMENT D

KP Surveying, Inc.
LB NUMBER 8152
2802 W. Cypress Avenue S.E.
Fort Myers, Florida 33905
(239) 462-1901
www.kpsurveying.com

A PARCEL OF LAND
LYING IN SECTION 36, TOWNSHIP 43 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

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.

REVIEWED
DCI2023-00013
Rick Burris, Principal
Planner
Lee County DCD/Planning
8/5/2024

KENNETH PUFAHL Digitally signed by KENNETH PUFAHL
Date: 2023.02.23 15:17:41 -05'00'

Ken Pufahl, P.S.M.

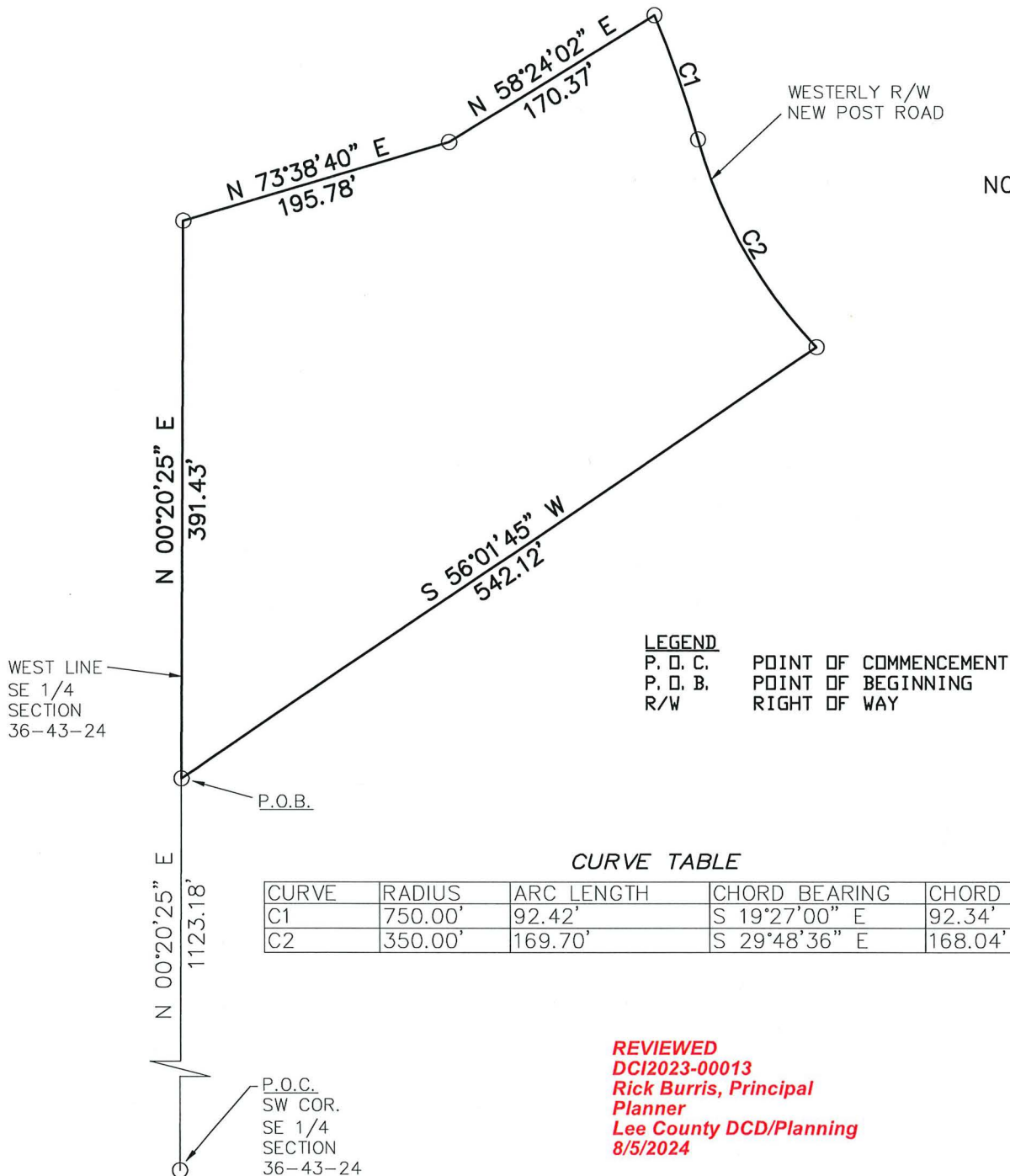
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6126

SKETCH TO ACCOMPANY DESCRIPTION

A PARCEL OF LAND
LYING IN SECTION 36, TOWNSHIP 43 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA



NOT TO SCALE



KP Surveying, Inc.
LB NUMBER 8152
2802 W. Cypress Avenue S.E.
Fort Myers, Florida 33905
(239) 462-1901
www.kpsurveying.com

PROJECT No: 22-0142
DATE: 02/23/2023
SHEET 2 OF 2

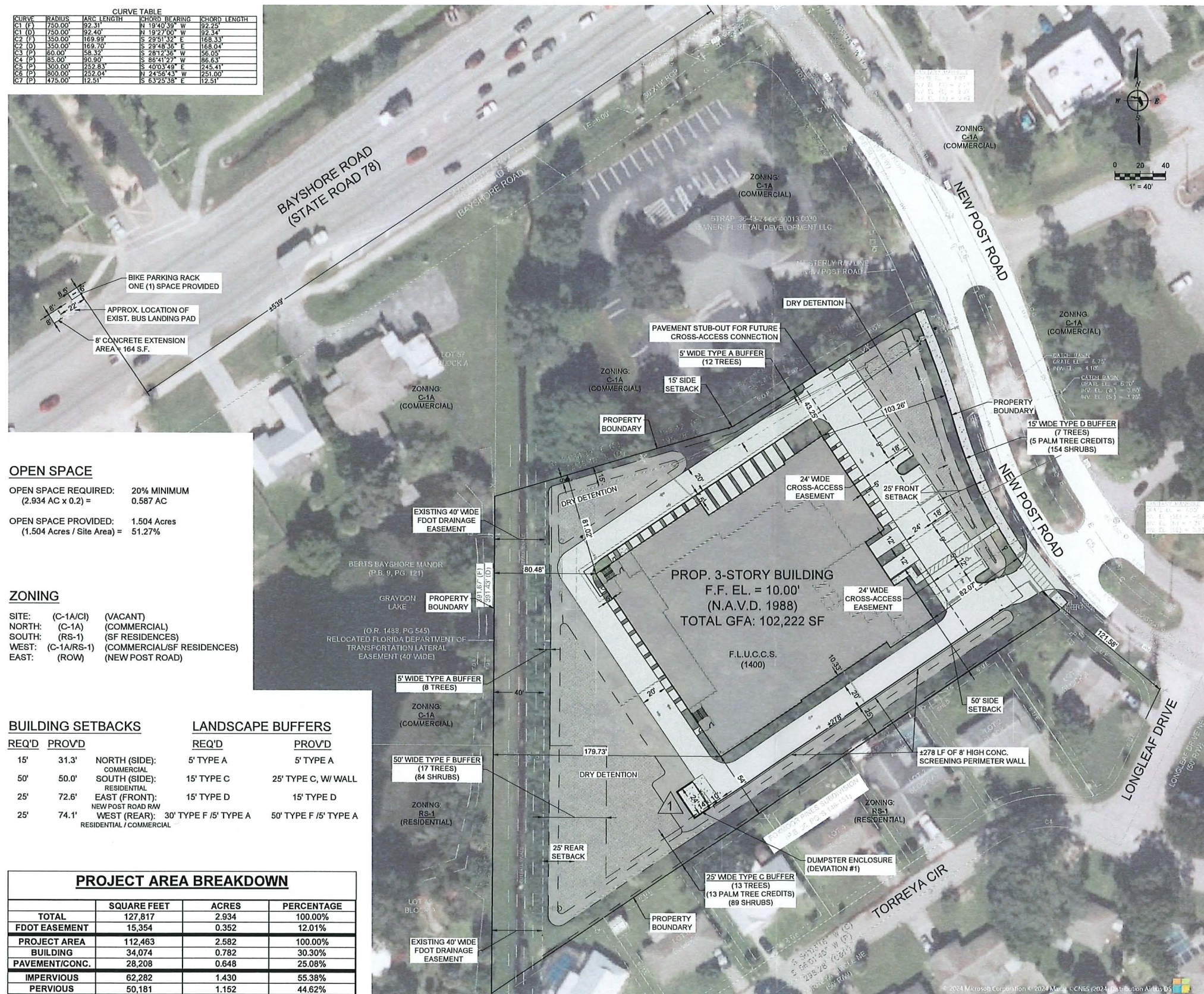
*** THIS IS NOT A SURVEY ***

KENNETH PUFAHL Digitally signed by KENNETH PUFAHL
Date: 2023.02.23 15:18:07 -05'00'

Ken Pufahl, P.S.M.

PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6126

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°39'30" E	168.04'
C3 (D)	600.00'	58.12'	S 81°32'36" W	56.85'
C4 (P)	85.00'	20.90'	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 54°56'43" W	251.00'
C7 (P)	475.00'	12.51'	S 63°25'38" E	12.51'



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

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.,
102,222 SF

REFUSE & SOLID WASTE CALCULATIONS

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

DEVIATION TABLE

<u>SYMBOL</u>	<u>DESCRIPTION</u>
	DEVIATION FROM LDC §10-261 (REFUSE AND SOLID WASTE DISPOSAL FACILITIES)

F.L.U.C.C.S.
(1400) COMMERCIAL & SERVICES - 100% OF SITE AREA

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%

ATTACHMENT F



May 21, 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 CPD 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

ATTACHMENT G



May 21, 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: CPD - SCHEDULE OF USES & PROPERTY DEV. REGULATIONS

PROPOSED USES:

1. Mini-Warehouse
 - 1st Floor: (34,074 sqft.)Total Use Area: **34,074 sqft.**
 2. Warehouse, public
 - 2nd Floor: (34,074 sqft.)
 - 3rd Floor: (34,074 sqft.)Total Use Area: **68,148 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

Andres Boral, PE, MBA
Florida License Number: 80373

ATTACHMENT H



May 21, 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: CPD – 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

Andres Boral, PE, MBA
Florida License Number: 80373

ATTACHMENT I



DATE: January 21, 2025

TO: Michael Essig

FROM: David Mason, Senior Ecologist, V.E.S.

RE: New Post Road, North Fort Myers, FL 33917 Environmental Assessment Survey

STRAP: 36-43-24-00-00013.003A

Introduction

On November 20, 2024, an environmental ecologist from Veritas Environmental Solutions conducted a comprehensive site visit at a parcel located on New Post Road in North Fort Myers, Florida. The primary objective of the field survey was to evaluate the presence or absence of wetlands under the jurisdiction of the Florida Department of Environmental Protection (FLDEP) and to identify any protected species that may be present on the property. Key species of concern included the gopher tortoise (*Gopherus polyphemus*), a keystone species listed as threatened, and the burrowing owl (*Athene cunicularia*), which is also protected under state wildlife conservation regulations.

As part of the assessment, detailed observations were made regarding vegetation, soil characteristics, and hydrological conditions. These data were collected to determine whether the site meets the criteria for classification as a wetland according to state and federal regulatory guidelines. The survey aimed to identify any environmental constraints or regulatory considerations that could influence land use planning or development on the property.

This report summarizes the findings of the investigation, including the methodology employed, field observations, and an analysis of the collected data. The results provide a comprehensive evaluation of the site's ecological features and serve as a basis for ensuring compliance with environmental protection standards.

Property Description

The property is an undeveloped, vegetated commercial lot, approximately 2.93 acres, located in North Fort Myers, Florida. Additionally, it is located within Section 36, Township 43 South, and Range 24 East. It is bordered on the east by New Post Road, on the south by single family

residences, on the north by a vacated commercial bank and on the west by a manmade ditch. Past land use could not be determined during the survey or by utilizing online resources.

Methodology

Pedestrian transects were systematically conducted at approximately 15-foot intervals, ensuring comprehensive coverage of 100 percent of the study site. This methodology was designed to maximize detection of relevant features and species across the area. The transects and associated surveys adhered strictly to the established protocols of the Florida Fish & Wildlife Conservation Commission (FWC) and the Florida Department of Environmental Protection (FLDEP) for listed species and jurisdictional wetlands. These protocols ensured that data collection met regulatory standards for accuracy and reliability for this ecological assessment.

Vegetation Cover and Listed Soils Type

Onsite vegetation consisted of slash pine (*Pinus elliottii*), cabbage palm (*Sable palmetto*), oak species (*Quercus* spp.), saw palmetto (*Serenoa repens*), Brazilian pepper (*Schinus terebinthifolius*), wax myrtle (*Myrica cerifera*), grapevine (*Vitis rotundifolia*), greenbrier (*Smilax* spp.), Mexican clover (*Richardia brasiliensis*), Spanish needles (*Bidens alba*), shrubby false buttonweed (*Spermacoce verticillate*), common ragweed (*Ambrosia artemisiifolia*) and air potato (*Dioscorea bulbifera*). Florida Land Use, Cover and Forms Classification System (FLUCCS) for this habitat is consistent with the Hardwood-Conifer Mixed (434) category.

The plant species observed within the survey area are not classified as wetland dependent, and no significant hydrophytic vegetation was identified during the field assessment. According to the Natural Resources Conservation Service, the dominant underlying soil type is classified as a Immokalee fine sand (Soil Unit 36), categorized as a non-hydric soil (**Table 1**). This classification indicates that the soils lack the conditions necessary to support wetland vegetation under typical circumstances. Furthermore, no hydrological indicators were observed during the survey. These include, but are not limited to, evidence of adventitious rooting, leaf litter staining, or algal matting that are indicators commonly associated with wetland environments.

Collectively, these field observations suggest that the project area does not exhibit characteristics consistent with wetland habitats. The lack of these three criteria that are required for wetland identification under standard delineation methodologies supports this conclusion.

Table 1-Mapped NRCS Soils

Map Unit Symbol	Map Unit Name	Hydric Soil Rating
36	Immokalee Fine Sand	Non-hydric

Soil Map—Lee County, Florida

86° 52' W
 26° 42' 12" N

26° 42' 12" N
 86° 52' W

86° 52' W
 26° 42' 12" N

26° 42' 12" N
 86° 52' W

86° 52' W
 26° 42' 12" N

Soil Map may not be used at this scale.

N

Map Scale: 1:1,000 if printed on A portrait (8.5" x 11") sheet.

0	15	30	60	90
0	50	100	200	300

Map projection: Web Mercator Corner coordinates: WCSS4 Edge tics: UTM Zone 17N WCSS4

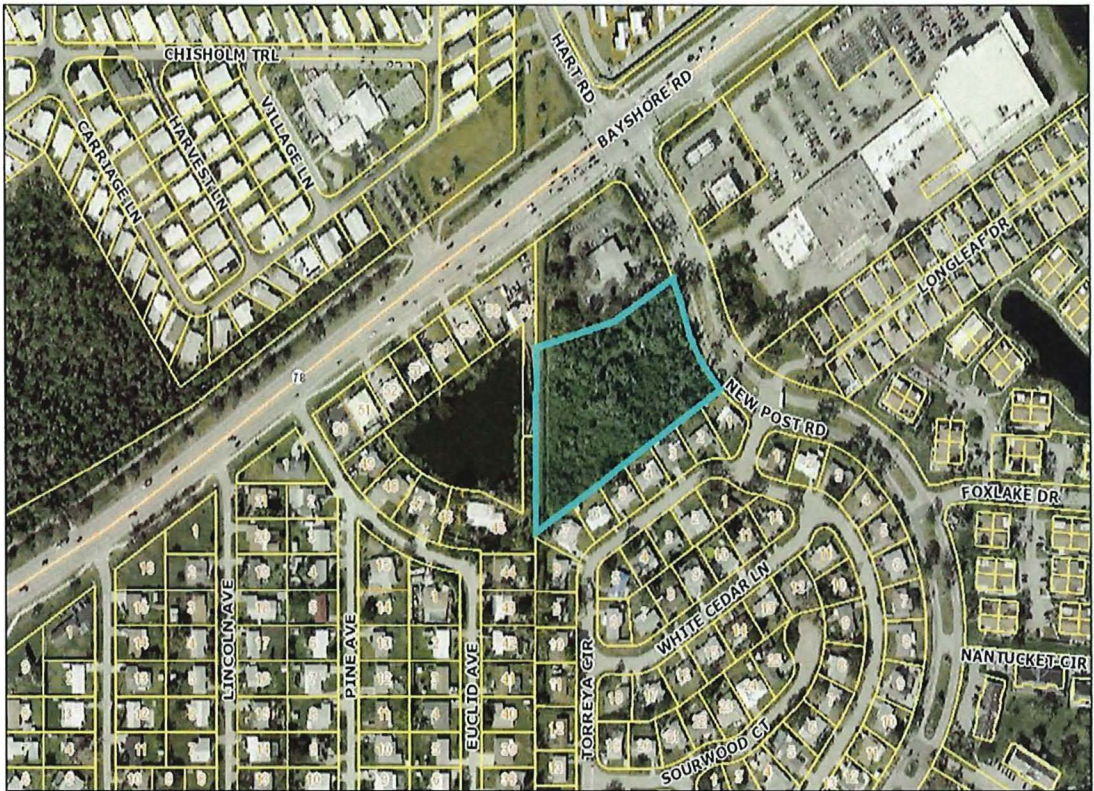
Web Soil Survey
National Cooperative Soil Survey

6/5/2022
Page 1 of 3

n/a	
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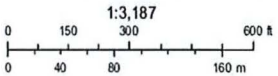
Based on the collective findings from the survey assessment, no potentially jurisdictional wetlands were identified onsite. The absence of hydrophytic vegetation, hydric soils, and hydrological indicators confirms the project site does not meet the criteria for classification as a wetland under federal or state guidelines. Additionally, no evidence of protected wildlife species such as the gopher tortoise, burrowing owls or burrows was observed during the survey. * These findings exclude the need for additional regulatory considerations or required mitigation efforts.

GeoView Map



January 26, 2025 Air Photos: 2024 Hi-Res (3 inch)

-  Hospital Locations
-  Library Locations
- School Locations**
-  School Locations
- 



This map is NOT a legal and survey and should not be used or relied upon as such. No warranties, express or implied, are provided with the data, use, accuracy or interpretation.

Parcel Photo Facing South



Parcel Photo Facing Southeast



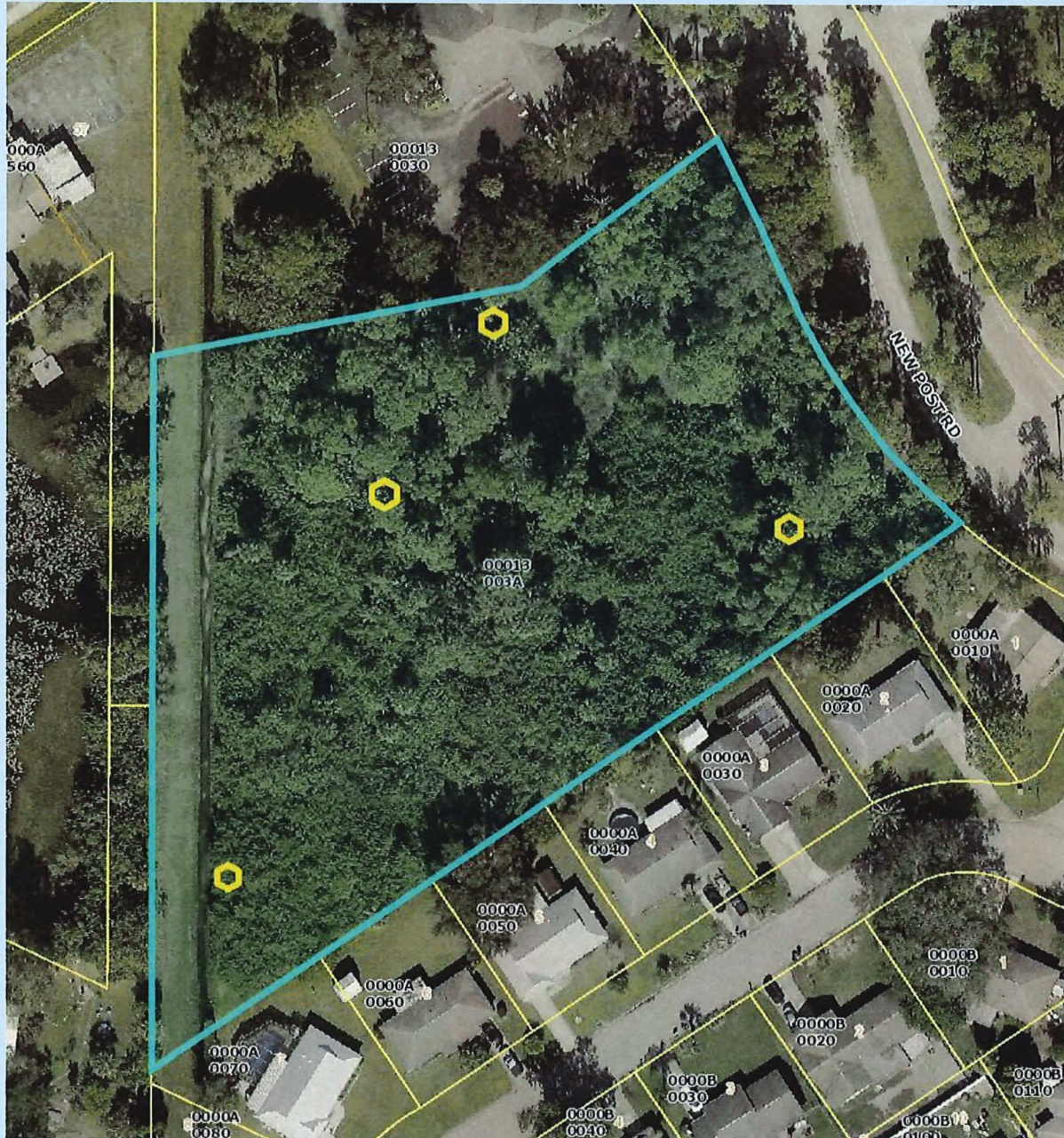
Subject Parcel Facing Southwest



Subject Parcel Facing West



Photo Point Locations



***Report findings guaranteed on date of survey only due to fluctuating wildlife activity and environmental dynamics.**

ATTACHMENT J

Lee County, Florida
DEPARTMENT OF COMMUNITY DEVELOPMENT
ENVIRONMENTAL STAFF REPORT

CASE NUMBER: DCI2023-00013

TYPE OF CASE: Planned Development

CASE NAME: New Post Road Storage

TOTAL ACREAGE: 2.93 Acres

SUFFICIENCY DATE: April 24, 2025

HEARING EXAMINER DATE: June 26, 2025

Request

The applicant is requesting to rezone 2.93 acres that are currently zoned Commercial (C-1A) to Commercial Planned Development (CPD) to allow a maximum of 102,222 square feet of commercial floor area dedicated to self-storage uses.

The property is in the Central Urban Future Land Use Category and North Fort Myers Community Planning Area according to the Lee Plan. The subject property is located south of the intersection of Bayshore Road, Hart Road, and New Post Road. The subject property abuts New Post Road along the east property line.

Existing Conditions / Protected Species

Veritas Environmental Solutions conducted a site inspection on June 20, 2022, to determine the presence or absence of protected species and identify indicator flora species indicating wetlands. The environmental consultant indicates in the protected species survey (Exhibit A) that the onsite vegetation consists of oak species, slash pine, cabbage palms, earleaf acacia, and Brazilian pepper. The understory consists of wax myrtle, saw palmetto, grapevine, common ragweed, dog fennel, coreopsis, and Spanish needles. Pedestrian transects were utilized to survey the site for protected species. No protected species or evidence of the site being utilized by protected species were found. Staff conducted a site inspection on April 7, 2023, to verify the protected species survey. The exotic vegetation coverage is over 75 percent of the site and does not meet the definition of indigenous vegetation per LDC Section 10-1 and no protected species were found on the site.

OPEN SPACE

LDC Section 10-1 provides the definitions of large developments and small developments which are based on the size and the amount of impervious proposed on a project. Proposed projects that are less than ten acres in size or proposing less than two acres of impervious are considered small developments. The applicant is proposed 1.414 acres of impervious, which in accordance with LDC Section 10-415(a) requires 20 percent open space. The Master Concept Plan (MCP) signed and sealed on September 6, 2023, provides the Project Area Breakdown which states the impervious proposed and the Open Space calculations demonstrating that the site is required to provide 0.587 acres of open space based on total acreage of the site being 2.93 acres. The applicant is providing over the required amount of open space.

Staff recommends the following open space condition to ensure that 1.504 (51.27 percent) open space is provided.

Prior to the issuance of a development order, the development order plans must depict 1.504 acres of open space (51.27 percent).

INDIGENOUS OPEN SPACE

No indigenous open space is required per LDC Section 10-415(a).

BUFFERS

Required landscape buffers per LDC Sections 33-1543 and 10-416(d) depend on the subject property uses and the abutting property use or zoning category. Abutting is defined in LDC Section 10-1 as “any property that is immediately adjacent to, or contiguous with, or that is located immediately across from any street, canal, easement or water body, not to exceed 25 feet from the other property.

North: The north property line abuts a commercially zoned property (C-1A). Per LDC Section 10-416(d), the applicant must provide a Type-A buffer that requires a five-foot-wide buffer with four trees per 100 linear feet. The applicant has depicted the required buffer on the MCP.

South: The south property line abuts a Foxmoor Pines single family subdivision. The MCP depicts a drive aisle within 125 feet of the single-family homes to the south. Per LDC Section 10-416(d)(6), the applicant must provide a 30-foot-wide buffer or a 25 -foot-wide buffer with eight-foot wall setback 25 feet from the property line with the buffer vegetation proposed between the property line and the wall. The applicant is depicting eight-foot concrete wall setback 50 feet from the property line. Within the 50-foot setback, the applicant is proposing a swale and five trees and 18 shrubs per 100 linear feet.

East: The east property line abuts New Post Road, which is a County-maintained minor collector right-of-way. Per LDC Section 10-416(d), a Type-D buffer is required along the east property line. A Type-D buffer consists of a 15-foot-wide buffer area with five trees per 100 linear feet and a double staggered hedge. The applicant has depicted the Type-D buffer along the east property line.

West: The west property line abuts two different zoning districts. The northwest property line abuts a C-1A zoned property, and the southwest property line abuts an RS-1 zoned property. LDC Section 33-1543 does not provide buffer requirements for proposed commercial property abutting existing commercial property, however, LDC Section 10-416(d) requires a five-foot-wide buffer with four trees per 100 linear feet. The MCP notes that a five-foot-wide buffer will be provided. The southwest property line that abuts a residentially zoned property which requires a 30-foot-wide buffer with ten trees per 100 linear feet and a double hedge row per LDC Section 10-416(d). The

applicant has indicated on the MCP that a 50-foot-wide buffer will be provided, utilizing the dry detention area.

Staff have recommended the following conditions to ensure that the 50-foot-wide buffer and the required landscaping are provided.

Prior to the issuance of a development order, the applicant must depict on the landscape plans a 50-foot-wide buffer along the southwest property line abutting the residentially zoned property that specifies ten (10) trees per 100 linear feet and a double staggered hedge. All landscape vegetation must be measured from the final grade of the building.

ATTACHMENT K

NEW POST ROAD SELF STORAGE

Project Location:
North Fort Myers, FL

DRAINAGE CALCULATIONS

09/21/2022

Prepared by:



Digitally signed by
Andres Boral
Date: 2022.09.21
14:36:49 -04'00'

Andres Boral, PE, MBA
Florida License Number: 80373
Boral Engineering & Design, Inc.
andres@boralengineering.com
(P) 239-692-0509
9911 Corkscrew Rd. Suite 222
Estero, FL 33928

Project Background

The proposed project is located in North Fort Myers along New Post Road just South of the intersection with Bayshore Road. The project encompasses ±2.93 acres and is currently undeveloped. Currently, the property drains West into an existing County ditch that runs through the Western boundary of the property within a drainage easement. The project proposes a dry detention system with a control structure discharge into the existing County ditch.

Proposed Site Area Breakdown

PROJECT AREA BREAKDOWN

	SQUARE FEET	ACRES	PERCENTAGE
TOTAL	127,818	2.934	100.00%
BUILDING	39,258	0.901	30.71%
PAVEMENT/CONC.	25,445	0.584	19.91%
IMPERVIOUS	64,703	1.485	50.62%
PERVIOUS	63,115	1.449	49.38%

Pre-development Discharge

The 3-day 25-year design storm in the project area is 11.00 inches. Based on the Santa Barbara Unit Hydrograph, the maximum hourly rate of rainfall during this storm is 6 in/hr. A "C" factor of 0.2 will be used for pre-development. Based upon these figures, and utilizing the rational formula:

$$Q = CiA$$

$$C = 0.2 \text{ (Unimproved areas 0.1-0.3)}$$

$$i = 6 \text{ in.}$$

$$A = 2.934 \text{ Acres}$$

$$Q = (0.2) \times 6.0 \text{ in.} \times 2.934 \text{ Ac.}$$

$$Q \text{ (pre-development)} = \mathbf{3.52 \text{ c.f.s.}}$$

Design Storms

Based upon the design storm maps as found in the E.R.P. Information Manual, the design storms for the project are as follows:

1-day, 5-year: 5.5 in.

3-day, 25-year: 11.0 in.

3-day, 100-year: 14.0 in.

The project has been designed such that parking crown elevations are higher than the 1-day, 5-year design storm maximum flood stage, the perimeter berm top elevation is set at the 3-day, 25-year design storm maximum flood stage, and the minimum building finish floor elevation is higher than the 3-day, 100-year design storm maximum flood stage. The project lies in a F.E.M.A. "X" flood zone.

Control Elevation

The proposed control elevation for this project is **5.30' N.A.V.D.** based on the following:

1. The average existing grade on this property is **±6.00' N.A.V.D.** Additionally, the proposed control elevation of 5.30' N.A.V.D. is sufficiently higher than the elevation of the receiving system. Therefore, the proposed control elevation provides for sufficient head differential from the project to the receiving body.

Water Quality

1. First inch of run-off:

$$1.0 \text{ in.} \times 127,818 \text{ S.F.} \times 1 \text{ ft.} / 12 \text{ in.} = 10,652 \text{ C.F.}$$

2. 2.5 in. times percent imperviousness:

$$\text{a. } 127,818 \text{ S.F.} - 39,258 \text{ S.F. (Roofs)} = 88,560 \text{ S.F. site area for water quality}$$

$$\text{b. } 88,560 \text{ S.F.} - 64,703 \text{ S.F. (Green Area)} = 23,857 \text{ S.F. of impervious area}$$

$$\text{c. } 23,857 \text{ S.F.} / 88,560 \text{ S.F.} = 26.9\% \text{ impervious for water quality}$$

$$\text{d. } 2.5 \text{ in.} \times 0.269 = 0.67 \text{ inches to be treated}$$

$$\text{e. } 0.67 \text{ in.} \times 127,818 \text{ S.F.} \times 1 \text{ ft.} / 12 \text{ in.} = 7,173 \text{ C.F.}$$

The 10,652 C.F. controls for water quality.

All proposed retention areas will be dry detention; thus additional pre-treatment is not required.

10,652 C.F. (0.165 Ac.-Ft.) Required for Water Quality provided below elevation 7.00' N.A.V.D.

Water Quantity (Flood Attenuation)

Please see the attached Stage/Storage Chart for further information.

Soil Storage

The proposed control elevation for this project is: 5.30' NAVD

The average grade over the pervious area is: 7.71' NAVD

The average depth to the water table is: $7.71 - 5.30 \text{ ft.} = 2.41 \text{ ft.}$

From the Soil Storage Chart in the E.R.P. Information Manual, Compacted Normal Typical Sandy, 3.50 in. of soil storage under pervious areas is available.

$$3.5 \text{ in.} \times 63,115 \text{ S.F.} \times 1 \text{ ft.} / 12 \text{ in.} = 18,409 \text{ C.F. over pervious areas}$$

$$18,409 \text{ C.F.} / 127,818 \text{ S.F.} \times 12 \text{ in.} / 1 \text{ ft.} = \textbf{1.73 in. of Soil Storage Over the Entire Site}$$

Design of the Project Outfall Control Structure

The proposed outfall control structure for the project was designed using the Cascade 2001, Version 1.0 flood routing program. A four (4) inch diameter bleeder will be utilized with the invert of the bleeder placed at 5.30' N.A.V.D.

After several iterations using Cascade, it was determined that this control structure yields a maximum discharge of **0.70 c.f.s.** with the 4" diameter bleeder at the 3-day, 25-year design storm. Please see the attached hydrograph detailing these results.

The maximum stage attained during the 3-day, 25-year design storm is elevation 8.37' N.A.V.D. The minimum proposed perimeter berm elevation is 8.50' N.A.V.D., and the proposed grate elevation of the control structure is 8.40' N.A.V.D., allowing for unlimited discharge over the 3-day, 25-year maximum design flood stage.

Minimum Building Finish Floor Elevation

Based upon State of Florida regulations, the minimum building finish floor elevation must be greater than the maximum flood stage during the 3-day, 100-year design storm or the F.E.M.A. minimum finish floor elevation within the flood zone that the structure is located.

The development is located within a F.E.M.A. "X" flood zone. Using Cascade, the flood stage for the 3-day, 100-year design storm is elevation 9.61' N.A.V.D. Please see the attached hydrograph detailing these results.

Therefore the minimum building finish floor elevation within this development shall be elevation 9.61' N.A.V.D. to accommodate the water management criteria and flood protection measures. The actual proposed finished floor elevation is 9.65' N.A.V.D.

Minimum Road Crown and Parking Elevation

Based upon Lee County and S.F.W.M.D. guidelines, the minimum crown elevation of all roads and parking lots within the project shall be set at or above the maximum flood stage during the 1-day, 5-year design storm. Using Cascade 2001, Version 1.0, the maximum flood stage during the above-mentioned design storm is at elevation 7.49' N.A.V.D. As designed, the entire parking lot will be higher than this elevation.

NEW POST ROAD

Execution Date: 09/21/22
Engineer's Name: AB
Job No: 22-122

Computation Type Stage-Storage

Starting Stage 5.50
Ending Stage 9.00
Stage Increment 0.50

Name	DRY DETENTION BOTTOM	DRY DETENTION SLOPES	SITE	ROAD AND PARKING
Area	0.343	0.205	0.901	0.584
Start Elev	6.30	6.30	8.00	8.50
End Elev		8.00	8.75	9.15

Stage Feet NGVD	Vert Storage Ac-ft	Linear Storage Ac-ft	Linear Storage Ac-ft	Linear Storage Ac-ft	Total Storage Ac-ft
5.50	0.00	0.00	0.00	0.00	0.00
6.00	0.00	0.00	0.00	0.00	0.00
6.50	0.07	0.00	0.00	0.00	0.07
7.00	0.24	0.03	0.00	0.00	0.27
7.50	0.41	0.09	0.00	0.00	0.50
8.00	0.58	0.17	0.00	0.00	0.76
8.50	0.75	0.28	0.15	0.00	1.18
9.00	0.93	0.38	0.56	0.11	1.98

Project Name: NEW POST

Reviewer: JB

Project Number: 22-122

Period Begin: Jan 01, 2000;0000 hr End: Jan 16, 2000;0000 hr Duration: 360 hr

Time Step: 0.5 hr, Iterations: 10

Basin 1: BASIN

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 25 year

3 Day Rainfall: 11 inches

Area: 2.93 acres

Ground Storage: 1.73 inches

Time of Concentration: 0.167 hours

Initial Stage: 5.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
5.50	0.00
6.00	0.00
6.50	0.07
7.00	0.27
7.50	0.50
8.00	0.76
8.50	1.18
9.00	1.98

Offsite Receiving Body: Offsitel

Time (hr)	Stage (ft NGVD)
0.00	5.00
60.00	5.50
360.00	5.00

Structure: 1

From Basin: BASIN

To Basin: Offsitel

Structure Type: Gravity

Weir: None

Bleeder: Circular, Invert Elev = 5.3 ft NGVD, Diameter = 0.33 ft

Default Coefs: Weir Coef = 0.6, Orifice Coef = 0.6

Pipe: Diameter = 1 ft, Manning's n = 0, Length = 18 ft

US Invert Elev = 5.3 ft NGVD, DS Invert Elev = 5.3 ft NGVD, no flap gate

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.07	0.00	5.50	5.00
1.00	0.05	0.00	0.07	0.01	5.50	5.01
2.00	0.10	0.00	0.07	0.01	5.50	5.02
3.00	0.15	0.00	0.07	0.02	5.50	5.03
4.00	0.20	0.00	0.07	0.02	5.50	5.03
5.00	0.25	0.00	0.07	0.03	5.50	5.04
6.00	0.30	0.00	0.07	0.04	5.50	5.05
7.00	0.34	0.00	0.07	0.04	5.50	5.06
8.00	0.39	0.01	0.07	0.05	5.50	5.07
9.00	0.44	0.01	0.07	0.05	5.50	5.07
10.00	0.49	0.02	0.07	0.06	5.50	5.08
11.00	0.54	0.03	0.07	0.07	5.50	5.09
12.00	0.59	0.03	0.07	0.07	5.50	5.10
13.00	0.64	0.04	0.07	0.08	5.50	5.11
14.00	0.69	0.04	0.07	0.08	5.50	5.12
15.00	0.74	0.05	0.07	0.09	5.50	5.12
16.00	0.79	0.05	0.07	0.10	5.50	5.13

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
17.00	0.84	0.06	0.07	0.10	5.50	5.14
18.00	0.89	0.06	0.07	0.11	5.50	5.15
19.00	0.94	0.06	0.07	0.11	5.50	5.16
20.00	0.98	0.07	0.07	0.12	5.50	5.17
21.00	1.03	0.07	0.07	0.13	5.50	5.18
22.00	1.08	0.07	0.07	0.13	5.50	5.18
23.00	1.13	0.08	0.07	0.14	5.50	5.19
24.00	1.18	0.08	0.07	0.14	5.50	5.20
25.00	1.25	0.12	0.07	0.15	5.50	5.21
26.00	1.33	0.12	0.07	0.15	5.50	5.22
27.00	1.40	0.13	0.07	0.16	5.50	5.22
28.00	1.47	0.13	0.07	0.17	5.50	5.23
29.00	1.54	0.14	0.07	0.17	5.50	5.24
30.00	1.61	0.14	0.07	0.18	5.50	5.25
31.00	1.68	0.14	0.07	0.18	5.50	5.26
32.00	1.76	0.15	0.07	0.19	5.50	5.27
33.00	1.83	0.15	0.07	0.20	5.50	5.28
34.00	1.90	0.15	0.07	0.20	5.50	5.28
35.00	1.97	0.16	0.07	0.21	5.50	5.29
36.00	2.04	0.16	0.07	0.21	5.50	5.30
37.00	2.12	0.16	0.07	0.22	5.50	5.31
38.00	2.19	0.16	0.07	0.23	6.01	5.32
39.00	2.26	0.16	0.07	0.24	5.50	5.32
40.00	2.33	0.17	0.31	0.26	6.02	5.33
41.00	2.40	0.17	0.30	0.27	6.00	5.34
42.00	2.47	0.17	0.07	0.28	6.03	5.35
43.00	2.55	0.17	0.07	0.29	6.02	5.36
44.00	2.62	0.17	0.07	0.31	6.01	5.37
45.00	2.69	0.17	0.07	0.33	5.50	5.38
46.00	2.76	0.17	0.31	0.34	6.02	5.38
47.00	2.83	0.18	0.31	0.36	6.01	5.39
48.00	2.91	0.18	0.30	0.37	6.01	5.40
49.00	2.99	0.20	0.30	0.39	6.01	5.41
50.00	3.07	0.20	0.31	0.40	6.02	5.42
51.00	3.16	0.24	0.31	0.42	6.04	5.43
52.00	3.27	0.29	0.30	0.44	6.01	5.43
53.00	3.41	0.37	0.31	0.47	6.03	5.44
54.00	3.58	0.46	0.32	0.50	6.08	5.45
55.00	3.78	0.55	0.35	0.52	6.18	5.46
56.00	4.01	0.64	0.38	0.56	6.32	5.47
57.00	4.29	0.77	0.42	0.59	6.50	5.47
58.00	4.63	0.96	0.43	0.62	6.59	5.48
59.00	5.08	1.40	0.46	0.66	6.73	5.49
60.00	8.22	14.72	0.59	0.71	7.58	5.50
61.00	9.11	1.88	0.69	0.76	8.28	5.50
62.00	9.53	1.08	0.70	0.82	8.35	5.50
63.00	9.79	0.71	0.70	0.88	8.36	5.49
64.00	10.03	0.70	0.70	0.94	8.37	5.49
65.00	10.17	0.42	0.70	0.99	8.35	5.49
66.00	10.32	0.42	0.69	1.05	8.32	5.49
67.00	10.47	0.42	0.69	1.11	8.29	5.49
68.00	10.61	0.42	0.69	1.16	8.27	5.49
69.00	10.71	0.28	0.68	1.22	8.23	5.49
70.00	10.81	0.28	0.68	1.28	8.19	5.48
71.00	10.90	0.28	0.67	1.33	8.15	5.48
72.00	11.00	0.28	0.67	1.39	8.11	5.48
73.00	11.00	0.00	0.66	1.44	8.06	5.48
74.00	11.00	0.00	0.65	1.50	7.99	5.48
75.00	11.00	0.00	0.64	1.55	7.88	5.47
76.00	11.00	0.00	0.63	1.60	7.78	5.47
77.00	11.00	0.00	0.61	1.65	7.68	5.47
78.00	11.00	0.00	0.60	1.70	7.59	5.47
79.00	11.00	0.00	0.59	1.75	7.49	5.47
80.00	11.00	0.00	0.57	1.80	7.39	5.47
81.00	11.00	0.00	0.56	1.85	7.29	5.47
82.00	11.00	0.00	0.54	1.89	7.19	5.46
83.00	11.00	0.00	0.53	1.93	7.09	5.46
84.00	11.00	0.00	0.51	1.98	7.00	5.46
85.00	11.00	0.00	0.49	2.02	6.90	5.46

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
86.00	11.00	0.00	0.48	2.06	6.80	5.46
87.00	11.00	0.00	0.46	2.10	6.70	5.45
88.00	11.00	0.00	0.44	2.13	6.61	5.45
89.00	11.00	0.00	0.42	2.17	6.52	5.45
90.00	11.00	0.00	0.38	2.20	6.32	5.45
91.00	11.00	0.00	0.33	2.23	6.11	5.45
92.00	11.00	0.00	0.07	2.24	5.50	5.45
93.00	11.00	0.00	0.07	2.25	5.50	5.45
94.00	11.00	0.00	0.07	2.26	5.50	5.44
95.00	11.00	0.00	0.07	2.26	5.50	5.44
96.00	11.00	0.00	0.07	2.27	5.50	5.44
97.00	11.00	0.00	0.07	2.27	5.50	5.44
98.00	11.00	0.00	0.07	2.28	5.50	5.44
99.00	11.00	0.00	0.07	2.29	5.50	5.43
100.00	11.00	0.00	0.07	2.29	5.50	5.43
101.00	11.00	0.00	0.07	2.30	5.50	5.43
102.00	11.00	0.00	0.07	2.30	5.50	5.43
103.00	11.00	0.00	0.07	2.31	5.50	5.43
104.00	11.00	0.00	0.07	2.32	5.50	5.43
105.00	11.00	0.00	0.07	2.32	5.50	5.43
106.00	11.00	0.00	0.07	2.33	5.50	5.42
107.00	11.00	0.00	0.07	2.33	5.50	5.42
108.00	11.00	0.00	0.07	2.34	5.50	5.42
109.00	11.00	0.00	0.07	2.34	5.50	5.42
110.00	11.00	0.00	0.07	2.35	5.50	5.42
111.00	11.00	0.00	0.07	2.36	5.50	5.41
112.00	11.00	0.00	0.07	2.36	5.50	5.41
113.00	11.00	0.00	0.07	2.37	5.50	5.41
114.00	11.00	0.00	0.07	2.37	5.50	5.41
115.00	11.00	0.00	0.07	2.38	5.50	5.41
116.00	11.00	0.00	0.07	2.39	5.50	5.41
117.00	11.00	0.00	0.07	2.39	5.50	5.41
118.00	11.00	0.00	0.07	2.40	5.50	5.40
119.00	11.00	0.00	0.07	2.40	5.50	5.40
120.00	11.00	0.00	0.07	2.41	5.50	5.40
121.00	11.00	0.00	0.07	2.42	5.50	5.40
122.00	11.00	0.00	0.07	2.42	5.50	5.40
123.00	11.00	0.00	0.07	2.43	5.50	5.39
124.00	11.00	0.00	0.07	2.43	5.50	5.39
125.00	11.00	0.00	0.07	2.44	5.50	5.39
126.00	11.00	0.00	0.07	2.45	5.50	5.39
127.00	11.00	0.00	0.07	2.45	5.50	5.39
128.00	11.00	0.00	0.07	2.46	5.50	5.39
129.00	11.00	0.00	0.07	2.46	5.50	5.39
130.00	11.00	0.00	0.07	2.47	5.50	5.38
131.00	11.00	0.00	0.07	2.48	5.50	5.38
132.00	11.00	0.00	0.07	2.48	5.50	5.38
133.00	11.00	0.00	0.07	2.49	5.50	5.38
134.00	11.00	0.00	0.07	2.49	5.50	5.38
135.00	11.00	0.00	0.07	2.50	5.50	5.38
136.00	11.00	0.00	0.07	2.51	5.50	5.37
137.00	11.00	0.00	0.07	2.51	5.50	5.37
138.00	11.00	0.00	0.07	2.52	5.50	5.37
139.00	11.00	0.00	0.07	2.52	5.50	5.37
140.00	11.00	0.00	0.07	2.53	5.50	5.37
141.00	11.00	0.00	0.07	2.54	5.50	5.36
142.00	11.00	0.00	0.07	2.54	5.50	5.36
143.00	11.00	0.00	0.07	2.55	5.50	5.36
144.00	11.00	0.00	0.07	2.55	5.50	5.36
145.00	11.00	0.00	0.07	2.56	5.50	5.36
146.00	11.00	0.00	0.07	2.57	5.50	5.36
147.00	11.00	0.00	0.07	2.57	5.50	5.36
148.00	11.00	0.00	0.07	2.58	5.50	5.35
149.00	11.00	0.00	0.07	2.58	5.50	5.35
150.00	11.00	0.00	0.07	2.59	5.50	5.35
151.00	11.00	0.00	0.07	2.60	5.50	5.35
152.00	11.00	0.00	0.07	2.60	5.50	5.35
153.00	11.00	0.00	0.07	2.61	5.50	5.34
154.00	11.00	0.00	0.07	2.61	5.50	5.34

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
155.00	11.00	0.00	0.07	2.62	5.50	5.34
156.00	11.00	0.00	0.07	2.62	5.50	5.34
157.00	11.00	0.00	0.07	2.63	5.50	5.34
158.00	11.00	0.00	0.07	2.64	5.50	5.34
159.00	11.00	0.00	0.07	2.64	5.50	5.34
160.00	11.00	0.00	0.07	2.65	5.50	5.33
161.00	11.00	0.00	0.07	2.65	5.50	5.33
162.00	11.00	0.00	0.07	2.66	5.50	5.33
163.00	11.00	0.00	0.07	2.67	5.50	5.33
164.00	11.00	0.00	0.07	2.67	5.50	5.33
165.00	11.00	0.00	0.07	2.68	5.50	5.32
166.00	11.00	0.00	0.07	2.68	5.50	5.32
167.00	11.00	0.00	0.07	2.69	5.50	5.32
168.00	11.00	0.00	0.07	2.70	5.50	5.32
169.00	11.00	0.00	0.07	2.70	5.50	5.32
170.00	11.00	0.00	0.07	2.71	5.50	5.32
171.00	11.00	0.00	0.07	2.71	5.50	5.32
172.00	11.00	0.00	0.07	2.72	5.50	5.31
173.00	11.00	0.00	0.07	2.73	5.50	5.31
174.00	11.00	0.00	0.07	2.73	5.50	5.31
175.00	11.00	0.00	0.07	2.74	5.50	5.31
176.00	11.00	0.00	0.07	2.74	5.50	5.31
177.00	11.00	0.00	0.07	2.75	5.50	5.30
178.00	11.00	0.00	0.07	2.76	5.50	5.30
179.00	11.00	0.00	0.07	2.76	5.50	5.30
180.00	11.00	0.00	0.07	2.77	5.50	5.30
181.00	11.00	0.00	0.07	2.77	5.50	5.30
182.00	11.00	0.00	0.07	2.78	5.50	5.30
183.00	11.00	0.00	0.07	2.79	5.50	5.30
184.00	11.00	0.00	0.07	2.79	5.50	5.29
185.00	11.00	0.00	0.07	2.80	5.50	5.29
186.00	11.00	0.00	0.07	2.80	5.50	5.29
187.00	11.00	0.00	0.07	2.81	5.50	5.29
188.00	11.00	0.00	0.07	2.82	5.50	5.29
189.00	11.00	0.00	0.07	2.82	5.50	5.28
190.00	11.00	0.00	0.07	2.83	5.50	5.28
191.00	11.00	0.00	0.07	2.83	5.50	5.28
192.00	11.00	0.00	0.07	2.84	5.50	5.28
193.00	11.00	0.00	0.07	2.85	5.50	5.28
194.00	11.00	0.00	0.07	2.85	5.50	5.28
195.00	11.00	0.00	0.07	2.86	5.50	5.28
196.00	11.00	0.00	0.07	2.86	5.50	5.27
197.00	11.00	0.00	0.07	2.87	5.50	5.27
198.00	11.00	0.00	0.07	2.88	5.50	5.27
199.00	11.00	0.00	0.07	2.88	5.50	5.27
200.00	11.00	0.00	0.07	2.89	5.50	5.27
201.00	11.00	0.00	0.07	2.89	5.50	5.26
202.00	11.00	0.00	0.07	2.90	5.50	5.26
203.00	11.00	0.00	0.07	2.91	5.50	5.26
204.00	11.00	0.00	0.07	2.91	5.50	5.26
205.00	11.00	0.00	0.07	2.92	5.50	5.26
206.00	11.00	0.00	0.07	2.92	5.50	5.26
207.00	11.00	0.00	0.07	2.93	5.50	5.26
208.00	11.00	0.00	0.07	2.93	5.50	5.25
209.00	11.00	0.00	0.07	2.94	5.50	5.25
210.00	11.00	0.00	0.07	2.95	5.50	5.25
211.00	11.00	0.00	0.07	2.95	5.50	5.25
212.00	11.00	0.00	0.07	2.96	5.50	5.25
213.00	11.00	0.00	0.07	2.96	5.50	5.24
214.00	11.00	0.00	0.07	2.97	5.50	5.24
215.00	11.00	0.00	0.07	2.98	5.50	5.24
216.00	11.00	0.00	0.07	2.98	5.50	5.24
217.00	11.00	0.00	0.07	2.99	5.50	5.24
218.00	11.00	0.00	0.07	2.99	5.50	5.24
219.00	11.00	0.00	0.07	3.00	5.50	5.24
220.00	11.00	0.00	0.07	3.01	5.50	5.23
221.00	11.00	0.00	0.07	3.01	5.50	5.23
222.00	11.00	0.00	0.07	3.02	5.50	5.23
223.00	11.00	0.00	0.07	3.02	5.50	5.23

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
224.00	11.00	0.00	0.07	3.03	5.50	5.23
225.00	11.00	0.00	0.07	3.04	5.50	5.22
226.00	11.00	0.00	0.07	3.04	5.50	5.22
227.00	11.00	0.00	0.07	3.05	5.50	5.22
228.00	11.00	0.00	0.07	3.05	5.50	5.22
229.00	11.00	0.00	0.07	3.06	5.50	5.22
230.00	11.00	0.00	0.07	3.07	5.50	5.22
231.00	11.00	0.00	0.07	3.07	5.50	5.22
232.00	11.00	0.00	0.07	3.08	5.50	5.21
233.00	11.00	0.00	0.07	3.08	5.50	5.21
234.00	11.00	0.00	0.07	3.09	5.50	5.21
235.00	11.00	0.00	0.07	3.10	5.50	5.21
236.00	11.00	0.00	0.07	3.10	5.50	5.21
237.00	11.00	0.00	0.07	3.11	5.50	5.20
238.00	11.00	0.00	0.07	3.11	5.50	5.20
239.00	11.00	0.00	0.07	3.12	5.50	5.20
240.00	11.00	0.00	0.07	3.13	5.50	5.20
241.00	11.00	0.00	0.07	3.13	5.50	5.20
242.00	11.00	0.00	0.07	3.14	5.50	5.20
243.00	11.00	0.00	0.07	3.14	5.50	5.20
244.00	11.00	0.00	0.07	3.15	5.50	5.19
245.00	11.00	0.00	0.07	3.16	5.50	5.19
246.00	11.00	0.00	0.07	3.16	5.50	5.19
247.00	11.00	0.00	0.07	3.17	5.50	5.19
248.00	11.00	0.00	0.07	3.17	5.50	5.19
249.00	11.00	0.00	0.07	3.18	5.50	5.18
250.00	11.00	0.00	0.07	3.19	5.50	5.18
251.00	11.00	0.00	0.07	3.19	5.50	5.18
252.00	11.00	0.00	0.07	3.20	5.50	5.18
253.00	11.00	0.00	0.07	3.20	5.50	5.18
254.00	11.00	0.00	0.07	3.21	5.50	5.18
255.00	11.00	0.00	0.07	3.21	5.50	5.18
256.00	11.00	0.00	0.07	3.22	5.50	5.17
257.00	11.00	0.00	0.07	3.23	5.50	5.17
258.00	11.00	0.00	0.07	3.23	5.50	5.17
259.00	11.00	0.00	0.07	3.24	5.50	5.17
260.00	11.00	0.00	0.07	3.24	5.50	5.17
261.00	11.00	0.00	0.07	3.25	5.50	5.16
262.00	11.00	0.00	0.07	3.26	5.50	5.16
263.00	11.00	0.00	0.07	3.26	5.50	5.16
264.00	11.00	0.00	0.07	3.27	5.50	5.16
265.00	11.00	0.00	0.07	3.27	5.50	5.16
266.00	11.00	0.00	0.07	3.28	5.50	5.16
267.00	11.00	0.00	0.07	3.29	5.50	5.16
268.00	11.00	0.00	0.07	3.29	5.50	5.15
269.00	11.00	0.00	0.07	3.30	5.50	5.15
270.00	11.00	0.00	0.07	3.30	5.50	5.15
271.00	11.00	0.00	0.07	3.31	5.50	5.15
272.00	11.00	0.00	0.07	3.32	5.50	5.15
273.00	11.00	0.00	0.07	3.32	5.50	5.14
274.00	11.00	0.00	0.07	3.33	5.50	5.14
275.00	11.00	0.00	0.07	3.33	5.50	5.14
276.00	11.00	0.00	0.07	3.34	5.50	5.14
277.00	11.00	0.00	0.07	3.35	5.50	5.14
278.00	11.00	0.00	0.07	3.35	5.50	5.14
279.00	11.00	0.00	0.07	3.36	5.50	5.14
280.00	11.00	0.00	0.07	3.36	5.50	5.13
281.00	11.00	0.00	0.07	3.37	5.50	5.13
282.00	11.00	0.00	0.07	3.38	5.50	5.13
283.00	11.00	0.00	0.07	3.38	5.50	5.13
284.00	11.00	0.00	0.07	3.39	5.50	5.13
285.00	11.00	0.00	0.07	3.39	5.50	5.12
286.00	11.00	0.00	0.07	3.40	5.50	5.12
287.00	11.00	0.00	0.07	3.41	5.50	5.12
288.00	11.00	0.00	0.07	3.41	5.50	5.12
289.00	11.00	0.00	0.07	3.42	5.50	5.12
290.00	11.00	0.00	0.07	3.42	5.50	5.12
291.00	11.00	0.00	0.07	3.43	5.50	5.11
292.00	11.00	0.00	0.07	3.44	5.50	5.11

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
293.00	11.00	0.00	0.07	3.44	5.50	5.11
294.00	11.00	0.00	0.07	3.45	5.50	5.11
295.00	11.00	0.00	0.07	3.45	5.50	5.11
296.00	11.00	0.00	0.07	3.46	5.50	5.11
297.00	11.00	0.00	0.07	3.47	5.50	5.11
298.00	11.00	0.00	0.07	3.47	5.50	5.10
299.00	11.00	0.00	0.07	3.48	5.50	5.10
300.00	11.00	0.00	0.07	3.48	5.50	5.10
301.00	11.00	0.00	0.07	3.49	5.50	5.10
302.00	11.00	0.00	0.07	3.50	5.50	5.10
303.00	11.00	0.00	0.07	3.50	5.50	5.09
304.00	11.00	0.00	0.07	3.51	5.50	5.09
305.00	11.00	0.00	0.07	3.51	5.50	5.09
306.00	11.00	0.00	0.07	3.52	5.50	5.09
307.00	11.00	0.00	0.07	3.52	5.50	5.09
308.00	11.00	0.00	0.07	3.53	5.50	5.09
309.00	11.00	0.00	0.07	3.54	5.50	5.09
310.00	11.00	0.00	0.07	3.54	5.50	5.08
311.00	11.00	0.00	0.07	3.55	5.50	5.08
312.00	11.00	0.00	0.07	3.55	5.50	5.08
313.00	11.00	0.00	0.07	3.56	5.50	5.08
314.00	11.00	0.00	0.07	3.57	5.50	5.08
315.00	11.00	0.00	0.07	3.57	5.50	5.07
316.00	11.00	0.00	0.07	3.58	5.50	5.07
317.00	11.00	0.00	0.07	3.58	5.50	5.07
318.00	11.00	0.00	0.07	3.59	5.50	5.07
319.00	11.00	0.00	0.07	3.60	5.50	5.07
320.00	11.00	0.00	0.07	3.60	5.50	5.07
321.00	11.00	0.00	0.07	3.61	5.50	5.07
322.00	11.00	0.00	0.07	3.61	5.50	5.06
323.00	11.00	0.00	0.07	3.62	5.50	5.06
324.00	11.00	0.00	0.07	3.63	5.50	5.06
325.00	11.00	0.00	0.07	3.63	5.50	5.06
326.00	11.00	0.00	0.07	3.64	5.50	5.06
327.00	11.00	0.00	0.07	3.64	5.50	5.05
328.00	11.00	0.00	0.07	3.65	5.50	5.05
329.00	11.00	0.00	0.07	3.66	5.50	5.05
330.00	11.00	0.00	0.07	3.66	5.50	5.05
331.00	11.00	0.00	0.07	3.67	5.50	5.05
332.00	11.00	0.00	0.07	3.67	5.50	5.05
333.00	11.00	0.00	0.07	3.68	5.50	5.05
334.00	11.00	0.00	0.07	3.69	5.50	5.04
335.00	11.00	0.00	0.07	3.69	5.50	5.04
336.00	11.00	0.00	0.07	3.70	5.50	5.04
337.00	11.00	0.00	0.07	3.70	5.50	5.04
338.00	11.00	0.00	0.07	3.71	5.50	5.04
339.00	11.00	0.00	0.07	3.72	5.50	5.03
340.00	11.00	0.00	0.07	3.72	5.50	5.03
341.00	11.00	0.00	0.07	3.73	5.50	5.03
342.00	11.00	0.00	0.07	3.73	5.50	5.03
343.00	11.00	0.00	0.07	3.74	5.50	5.03
344.00	11.00	0.00	0.07	3.75	5.50	5.03
345.00	11.00	0.00	0.07	3.75	5.50	5.03
346.00	11.00	0.00	0.07	3.76	5.50	5.02
347.00	11.00	0.00	0.07	3.76	5.50	5.02
348.00	11.00	0.00	0.07	3.77	5.50	5.02
349.00	11.00	0.00	0.07	3.78	5.50	5.02
350.00	11.00	0.00	0.07	3.78	5.50	5.02
351.00	11.00	0.00	0.07	3.79	5.50	5.01
352.00	11.00	0.00	0.07	3.79	5.50	5.01
353.00	11.00	0.00	0.07	3.80	5.50	5.01
354.00	11.00	0.00	0.07	3.80	5.50	5.01
355.00	11.00	0.00	0.07	3.81	5.50	5.01
356.00	11.00	0.00	0.07	3.82	5.50	5.01
357.00	11.00	0.00	0.07	3.82	5.50	5.01
358.00	11.00	0.00	0.07	3.83	5.50	5.00
359.00	11.00	0.00	0.07	3.83	5.50	5.00
360.00	11.00	0.00	0.07	3.84	5.50	5.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.70	64.00	0.07	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
BASIN	8.37	64.00	5.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
BASIN	2.24	0.00	3.84	0.00	-1.60	0.00

Project Name: NEW POST

Reviewer: JB

Project Number: 22-122

Period Begin: Jan 01, 2000;0000 hr End: Jan 16, 2000;0000 hr Duration: 360 hr

Time Step: 0.5 hr, Iterations: 10

Basin 1: BASIN

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 24 hr

Design Frequency: 5 year

1 Day Rainfall: 5.5 inches

Area: 2.93 acres

Ground Storage: 1.73 inches

Time of Concentration: 0.167 hours

Initial Stage: 5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
5.50	0.00
6.00	0.00
6.50	0.07
7.00	0.27
7.50	0.50
8.00	0.76
8.50	1.18
9.00	1.98

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	5.00
60.00	5.50
360.00	5.00

Structure: 1

From Basin: BASIN

To Basin: Offsite1

Structure Type: Gravity

Weir: None

Bleeder: Circular, Invert Elev = 5.3 ft NGVD, Diameter = 0.33 ft

Default Coefs: Weir Coef = 0.6, Orifice Coef = 0.6

Pipe: Diameter = 1 ft, Manning's n = 0.0013, Length = 18 ft

US Invert Elev = 5.3 ft NGVD, DS Invert Elev = 5.3 ft NGVD, no flap gate

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	5.00	5.00
1.00	0.05	0.00	0.07	0.01	5.50	5.01
2.00	0.11	0.00	0.07	0.01	5.50	5.02
3.00	0.18	0.00	0.07	0.02	5.50	5.03
4.00	0.25	0.00	0.07	0.02	5.50	5.03
5.00	0.34	0.00	0.07	0.03	5.50	5.04
6.00	0.46	0.03	0.07	0.04	5.50	5.05
7.00	0.59	0.09	0.07	0.04	5.50	5.06
8.00	0.75	0.15	0.07	0.05	5.50	5.07
9.00	0.94	0.24	0.07	0.05	5.50	5.07
10.00	1.17	0.37	0.07	0.06	5.50	5.08
11.00	1.48	0.63	0.33	0.09	6.11	5.09
12.00	3.61	8.47	0.49	0.12	6.86	5.10
13.00	4.22	1.18	0.58	0.17	7.43	5.11
14.00	4.50	0.69	0.59	0.22	7.49	5.12
15.00	4.68	0.45	0.58	0.27	7.48	5.12
16.00	4.84	0.45	0.58	0.31	7.46	5.13

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
17.00	4.94	0.27	0.57	0.36	7.41	5.14
18.00	5.04	0.27	0.57	0.41	7.36	5.15
19.00	5.14	0.27	0.56	0.45	7.30	5.16
20.00	5.24	0.27	0.55	0.50	7.25	5.17
21.00	5.30	0.18	0.54	0.55	7.19	5.18
22.00	5.37	0.18	0.53	0.59	7.13	5.18
23.00	5.43	0.18	0.52	0.63	7.07	5.19
24.00	5.50	0.18	0.51	0.68	7.01	5.20
25.00	5.50	0.00	0.50	0.72	6.91	5.21
26.00	5.50	0.00	0.48	0.76	6.81	5.22
27.00	5.50	0.00	0.46	0.79	6.72	5.22
28.00	5.50	0.00	0.44	0.83	6.62	5.23
29.00	5.50	0.00	0.43	0.87	6.53	5.24
30.00	5.50	0.00	0.39	0.90	6.35	5.25
31.00	5.50	0.00	0.34	0.93	6.14	5.26
32.00	5.50	0.00	0.07	0.95	5.50	5.27
33.00	5.50	0.00	0.07	0.95	5.50	5.28
34.00	5.50	0.00	0.07	0.96	5.50	5.28
35.00	5.50	0.00	0.07	0.96	5.50	5.29
36.00	5.50	0.00	0.07	0.97	5.50	5.30
37.00	5.50	0.00	0.07	0.98	5.50	5.31
38.00	5.50	0.00	0.07	0.98	5.50	5.32
39.00	5.50	0.00	0.07	0.99	5.50	5.32
40.00	5.50	0.00	0.07	0.99	5.50	5.33
41.00	5.50	0.00	0.07	1.00	5.50	5.34
42.00	5.50	0.00	0.07	1.00	5.50	5.35
43.00	5.50	0.00	0.07	1.01	5.50	5.36
44.00	5.50	0.00	0.07	1.02	5.50	5.37
45.00	5.50	0.00	0.07	1.02	5.50	5.38
46.00	5.50	0.00	0.07	1.03	5.50	5.38
47.00	5.50	0.00	0.07	1.03	5.50	5.39
48.00	5.50	0.00	0.07	1.04	5.50	5.40
49.00	5.50	0.00	0.07	1.05	5.50	5.41
50.00	5.50	0.00	0.07	1.05	5.50	5.42
51.00	5.50	0.00	0.07	1.06	5.50	5.43
52.00	5.50	0.00	0.07	1.06	5.50	5.43
53.00	5.50	0.00	0.07	1.07	5.50	5.44
54.00	5.50	0.00	0.07	1.08	5.50	5.45
55.00	5.50	0.00	0.07	1.08	5.50	5.46
56.00	5.50	0.00	0.05	1.09	5.50	5.47
57.00	5.50	0.00	0.04	1.09	5.50	5.47
58.00	5.50	0.00	0.04	1.09	5.50	5.48
59.00	5.50	0.00	0.03	1.10	5.50	5.49
60.00	5.50	0.00	0.00	1.10	5.50	5.50
61.00	5.50	0.00	0.02	1.10	5.50	5.50
62.00	5.50	0.00	0.02	1.10	5.50	5.50
63.00	5.50	0.00	0.02	1.10	5.50	5.49
64.00	5.50	0.00	0.03	1.11	5.50	5.49
65.00	5.50	0.00	0.03	1.11	5.50	5.49
66.00	5.50	0.00	0.03	1.11	5.50	5.49
67.00	5.50	0.00	0.03	1.11	5.50	5.49
68.00	5.50	0.00	0.04	1.12	5.50	5.49
69.00	5.50	0.00	0.04	1.12	5.50	5.49
70.00	5.50	0.00	0.04	1.12	5.50	5.48
71.00	5.50	0.00	0.04	1.13	5.50	5.48
72.00	5.50	0.00	0.04	1.13	5.50	5.48
73.00	5.50	0.00	0.04	1.13	5.50	5.48
74.00	5.50	0.00	0.04	1.14	5.50	5.48
75.00	5.50	0.00	0.04	1.14	5.50	5.47
76.00	5.50	0.00	0.05	1.14	5.50	5.47
77.00	5.50	0.00	0.05	1.15	5.50	5.47
78.00	5.50	0.00	0.05	1.15	5.50	5.47
79.00	5.50	0.00	0.05	1.15	5.50	5.47
80.00	5.50	0.00	0.05	1.16	5.50	5.47
81.00	5.50	0.00	0.07	1.16	5.50	5.47
82.00	5.50	0.00	0.07	1.17	5.50	5.46
83.00	5.50	0.00	0.07	1.18	5.50	5.46
84.00	5.50	0.00	0.07	1.18	5.50	5.46
85.00	5.50	0.00	0.07	1.19	5.50	5.46

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
86.00	5.50	0.00	0.07	1.19	5.50	5.46
87.00	5.50	0.00	0.07	1.20	5.50	5.45
88.00	5.50	0.00	0.07	1.21	5.50	5.45
89.00	5.50	0.00	0.07	1.21	5.50	5.45
90.00	5.50	0.00	0.07	1.22	5.50	5.45
91.00	5.50	0.00	0.07	1.22	5.50	5.45
92.00	5.50	0.00	0.07	1.23	5.50	5.45
93.00	5.50	0.00	0.07	1.24	5.50	5.45
94.00	5.50	0.00	0.07	1.24	5.50	5.44
95.00	5.50	0.00	0.07	1.25	5.50	5.44
96.00	5.50	0.00	0.07	1.25	5.50	5.44
97.00	5.50	0.00	0.07	1.26	5.50	5.44
98.00	5.50	0.00	0.07	1.26	5.50	5.44
99.00	5.50	0.00	0.07	1.27	5.50	5.43
100.00	5.50	0.00	0.07	1.28	5.50	5.43
101.00	5.50	0.00	0.07	1.28	5.50	5.43
102.00	5.50	0.00	0.07	1.29	5.50	5.43
103.00	5.50	0.00	0.07	1.29	5.50	5.43
104.00	5.50	0.00	0.07	1.30	5.50	5.43
105.00	5.50	0.00	0.07	1.31	5.50	5.43
106.00	5.50	0.00	0.07	1.31	5.50	5.42
107.00	5.50	0.00	0.07	1.32	5.50	5.42
108.00	5.50	0.00	0.07	1.32	5.50	5.42
109.00	5.50	0.00	0.07	1.33	5.50	5.42
110.00	5.50	0.00	0.07	1.34	5.50	5.42
111.00	5.50	0.00	0.07	1.34	5.50	5.41
112.00	5.50	0.00	0.07	1.35	5.50	5.41
113.00	5.50	0.00	0.07	1.35	5.50	5.41
114.00	5.50	0.00	0.07	1.36	5.50	5.41
115.00	5.50	0.00	0.07	1.37	5.50	5.41
116.00	5.50	0.00	0.07	1.37	5.50	5.41
117.00	5.50	0.00	0.07	1.38	5.50	5.41
118.00	5.50	0.00	0.07	1.38	5.50	5.40
119.00	5.50	0.00	0.07	1.39	5.50	5.40
120.00	5.50	0.00	0.07	1.40	5.50	5.40
121.00	5.50	0.00	0.07	1.40	5.50	5.40
122.00	5.50	0.00	0.07	1.41	5.50	5.40
123.00	5.50	0.00	0.07	1.41	5.50	5.39
124.00	5.50	0.00	0.07	1.42	5.50	5.39
125.00	5.50	0.00	0.07	1.43	5.50	5.39
126.00	5.50	0.00	0.07	1.43	5.50	5.39
127.00	5.50	0.00	0.07	1.44	5.50	5.39
128.00	5.50	0.00	0.07	1.44	5.50	5.39
129.00	5.50	0.00	0.07	1.45	5.50	5.39
130.00	5.50	0.00	0.07	1.46	5.50	5.38
131.00	5.50	0.00	0.07	1.46	5.50	5.38
132.00	5.50	0.00	0.07	1.47	5.50	5.38
133.00	5.50	0.00	0.07	1.47	5.50	5.38
134.00	5.50	0.00	0.07	1.48	5.50	5.38
135.00	5.50	0.00	0.07	1.49	5.50	5.38
136.00	5.50	0.00	0.07	1.49	5.50	5.37
137.00	5.50	0.00	0.07	1.50	5.50	5.37
138.00	5.50	0.00	0.07	1.50	5.50	5.37
139.00	5.50	0.00	0.07	1.51	5.50	5.37
140.00	5.50	0.00	0.07	1.52	5.50	5.37
141.00	5.50	0.00	0.07	1.52	5.50	5.36
142.00	5.50	0.00	0.07	1.53	5.50	5.36
143.00	5.50	0.00	0.07	1.53	5.50	5.36
144.00	5.50	0.00	0.07	1.54	5.50	5.36
145.00	5.50	0.00	0.07	1.55	5.50	5.36
146.00	5.50	0.00	0.07	1.55	5.50	5.36
147.00	5.50	0.00	0.07	1.56	5.50	5.36
148.00	5.50	0.00	0.07	1.56	5.50	5.35
149.00	5.50	0.00	0.07	1.57	5.50	5.35
150.00	5.50	0.00	0.07	1.57	5.50	5.35
151.00	5.50	0.00	0.07	1.58	5.50	5.35
152.00	5.50	0.00	0.07	1.59	5.50	5.35
153.00	5.50	0.00	0.07	1.59	5.50	5.34
154.00	5.50	0.00	0.07	1.60	5.50	5.34

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
155.00	5.50	0.00	0.07	1.60	5.50	5.34
156.00	5.50	0.00	0.07	1.61	5.50	5.34
157.00	5.50	0.00	0.07	1.62	5.50	5.34
158.00	5.50	0.00	0.07	1.62	5.50	5.34
159.00	5.50	0.00	0.07	1.63	5.50	5.34
160.00	5.50	0.00	0.07	1.63	5.50	5.33
161.00	5.50	0.00	0.07	1.64	5.50	5.33
162.00	5.50	0.00	0.07	1.65	5.50	5.33
163.00	5.50	0.00	0.07	1.65	5.50	5.33
164.00	5.50	0.00	0.07	1.66	5.50	5.33
165.00	5.50	0.00	0.07	1.66	5.50	5.32
166.00	5.50	0.00	0.07	1.67	5.50	5.32
167.00	5.50	0.00	0.07	1.68	5.50	5.32
168.00	5.50	0.00	0.07	1.68	5.50	5.32
169.00	5.50	0.00	0.07	1.69	5.50	5.32
170.00	5.50	0.00	0.07	1.69	5.50	5.32
171.00	5.50	0.00	0.07	1.70	5.50	5.32
172.00	5.50	0.00	0.07	1.71	5.50	5.31
173.00	5.50	0.00	0.07	1.71	5.50	5.31
174.00	5.50	0.00	0.07	1.72	5.50	5.31
175.00	5.50	0.00	0.07	1.72	5.50	5.31
176.00	5.50	0.00	0.07	1.73	5.50	5.31
177.00	5.50	0.00	0.07	1.74	5.50	5.30
178.00	5.50	0.00	0.07	1.74	5.50	5.30
179.00	5.50	0.00	0.07	1.75	5.50	5.30
180.00	5.50	0.00	0.07	1.75	5.50	5.30
181.00	5.50	0.00	0.07	1.76	5.50	5.30
182.00	5.50	0.00	0.07	1.77	5.50	5.30
183.00	5.50	0.00	0.07	1.77	5.50	5.30
184.00	5.50	0.00	0.07	1.78	5.50	5.29
185.00	5.50	0.00	0.07	1.78	5.50	5.29
186.00	5.50	0.00	0.07	1.79	5.50	5.29
187.00	5.50	0.00	0.07	1.80	5.50	5.29
188.00	5.50	0.00	0.07	1.80	5.50	5.29
189.00	5.50	0.00	0.07	1.81	5.50	5.28
190.00	5.50	0.00	0.07	1.81	5.50	5.28
191.00	5.50	0.00	0.07	1.82	5.50	5.28
192.00	5.50	0.00	0.07	1.83	5.50	5.28
193.00	5.50	0.00	0.07	1.83	5.50	5.28
194.00	5.50	0.00	0.07	1.84	5.50	5.28
195.00	5.50	0.00	0.07	1.84	5.50	5.28
196.00	5.50	0.00	0.07	1.85	5.50	5.27
197.00	5.50	0.00	0.07	1.85	5.50	5.27
198.00	5.50	0.00	0.07	1.86	5.50	5.27
199.00	5.50	0.00	0.07	1.87	5.50	5.27
200.00	5.50	0.00	0.07	1.87	5.50	5.27
201.00	5.50	0.00	0.07	1.88	5.50	5.26
202.00	5.50	0.00	0.07	1.88	5.50	5.26
203.00	5.50	0.00	0.07	1.89	5.50	5.26
204.00	5.50	0.00	0.07	1.90	5.50	5.26
205.00	5.50	0.00	0.07	1.90	5.50	5.26
206.00	5.50	0.00	0.07	1.91	5.50	5.26
207.00	5.50	0.00	0.07	1.91	5.50	5.26
208.00	5.50	0.00	0.07	1.92	5.50	5.25
209.00	5.50	0.00	0.07	1.93	5.50	5.25
210.00	5.50	0.00	0.07	1.93	5.50	5.25
211.00	5.50	0.00	0.07	1.94	5.50	5.25
212.00	5.50	0.00	0.07	1.94	5.50	5.25
213.00	5.50	0.00	0.07	1.95	5.50	5.24
214.00	5.50	0.00	0.07	1.96	5.50	5.24
215.00	5.50	0.00	0.07	1.96	5.50	5.24
216.00	5.50	0.00	0.07	1.97	5.50	5.24
217.00	5.50	0.00	0.07	1.97	5.50	5.24
218.00	5.50	0.00	0.07	1.98	5.50	5.24
219.00	5.50	0.00	0.07	1.99	5.50	5.24
220.00	5.50	0.00	0.07	1.99	5.50	5.23
221.00	5.50	0.00	0.07	2.00	5.50	5.23
222.00	5.50	0.00	0.07	2.00	5.50	5.23
223.00	5.50	0.00	0.07	2.01	5.50	5.23

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
224.00	5.50	0.00	0.07	2.02	5.50	5.23
225.00	5.50	0.00	0.07	2.02	5.50	5.22
226.00	5.50	0.00	0.07	2.03	5.50	5.22
227.00	5.50	0.00	0.07	2.03	5.50	5.22
228.00	5.50	0.00	0.07	2.04	5.50	5.22
229.00	5.50	0.00	0.07	2.05	5.50	5.22
230.00	5.50	0.00	0.07	2.05	5.50	5.22
231.00	5.50	0.00	0.07	2.06	5.50	5.22
232.00	5.50	0.00	0.07	2.06	5.50	5.21
233.00	5.50	0.00	0.07	2.07	5.50	5.21
234.00	5.50	0.00	0.07	2.08	5.50	5.21
235.00	5.50	0.00	0.07	2.08	5.50	5.21
236.00	5.50	0.00	0.07	2.09	5.50	5.21
237.00	5.50	0.00	0.07	2.09	5.50	5.20
238.00	5.50	0.00	0.07	2.10	5.50	5.20
239.00	5.50	0.00	0.07	2.11	5.50	5.20
240.00	5.50	0.00	0.07	2.11	5.50	5.20
241.00	5.50	0.00	0.07	2.12	5.50	5.20
242.00	5.50	0.00	0.07	2.12	5.50	5.20
243.00	5.50	0.00	0.07	2.13	5.50	5.20
244.00	5.50	0.00	0.07	2.14	5.50	5.19
245.00	5.50	0.00	0.07	2.14	5.50	5.19
246.00	5.50	0.00	0.07	2.15	5.50	5.19
247.00	5.50	0.00	0.07	2.15	5.50	5.19
248.00	5.50	0.00	0.07	2.16	5.50	5.19
249.00	5.50	0.00	0.07	2.16	5.50	5.18
250.00	5.50	0.00	0.07	2.17	5.50	5.18
251.00	5.50	0.00	0.07	2.18	5.50	5.18
252.00	5.50	0.00	0.07	2.18	5.50	5.18
253.00	5.50	0.00	0.07	2.19	5.50	5.18
254.00	5.50	0.00	0.07	2.19	5.50	5.18
255.00	5.50	0.00	0.07	2.20	5.50	5.18
256.00	5.50	0.00	0.07	2.21	5.50	5.17
257.00	5.50	0.00	0.07	2.21	5.50	5.17
258.00	5.50	0.00	0.07	2.22	5.50	5.17
259.00	5.50	0.00	0.07	2.22	5.50	5.17
260.00	5.50	0.00	0.07	2.23	5.50	5.17
261.00	5.50	0.00	0.07	2.24	5.50	5.16
262.00	5.50	0.00	0.07	2.24	5.50	5.16
263.00	5.50	0.00	0.07	2.25	5.50	5.16
264.00	5.50	0.00	0.07	2.25	5.50	5.16
265.00	5.50	0.00	0.07	2.26	5.50	5.16
266.00	5.50	0.00	0.07	2.27	5.50	5.16
267.00	5.50	0.00	0.07	2.27	5.50	5.16
268.00	5.50	0.00	0.07	2.28	5.50	5.15
269.00	5.50	0.00	0.07	2.28	5.50	5.15
270.00	5.50	0.00	0.07	2.29	5.50	5.15
271.00	5.50	0.00	0.07	2.30	5.50	5.15
272.00	5.50	0.00	0.07	2.30	5.50	5.15
273.00	5.50	0.00	0.07	2.31	5.50	5.14
274.00	5.50	0.00	0.07	2.31	5.50	5.14
275.00	5.50	0.00	0.07	2.32	5.50	5.14
276.00	5.50	0.00	0.07	2.33	5.50	5.14
277.00	5.50	0.00	0.07	2.33	5.50	5.14
278.00	5.50	0.00	0.07	2.34	5.50	5.14
279.00	5.50	0.00	0.07	2.34	5.50	5.14
280.00	5.50	0.00	0.07	2.35	5.50	5.13
281.00	5.50	0.00	0.07	2.36	5.50	5.13
282.00	5.50	0.00	0.07	2.36	5.50	5.13
283.00	5.50	0.00	0.07	2.37	5.50	5.13
284.00	5.50	0.00	0.07	2.37	5.50	5.13
285.00	5.50	0.00	0.07	2.38	5.50	5.12
286.00	5.50	0.00	0.07	2.39	5.50	5.12
287.00	5.50	0.00	0.07	2.39	5.50	5.12
288.00	5.50	0.00	0.07	2.40	5.50	5.12
289.00	5.50	0.00	0.07	2.40	5.50	5.12
290.00	5.50	0.00	0.07	2.41	5.50	5.12
291.00	5.50	0.00	0.07	2.42	5.50	5.11
292.00	5.50	0.00	0.07	2.42	5.50	5.11

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
293.00	5.50	0.00	0.07	2.43	5.50	5.11
294.00	5.50	0.00	0.07	2.43	5.50	5.11
295.00	5.50	0.00	0.07	2.44	5.50	5.11
296.00	5.50	0.00	0.07	2.44	5.50	5.11
297.00	5.50	0.00	0.07	2.45	5.50	5.11
298.00	5.50	0.00	0.07	2.46	5.50	5.10
299.00	5.50	0.00	0.07	2.46	5.50	5.10
300.00	5.50	0.00	0.07	2.47	5.50	5.10
301.00	5.50	0.00	0.07	2.47	5.50	5.10
302.00	5.50	0.00	0.07	2.48	5.50	5.10
303.00	5.50	0.00	0.07	2.49	5.50	5.09
304.00	5.50	0.00	0.07	2.49	5.50	5.09
305.00	5.50	0.00	0.07	2.50	5.50	5.09
306.00	5.50	0.00	0.07	2.50	5.50	5.09
307.00	5.50	0.00	0.07	2.51	5.50	5.09
308.00	5.50	0.00	0.07	2.52	5.50	5.09
309.00	5.50	0.00	0.07	2.52	5.50	5.09
310.00	5.50	0.00	0.07	2.53	5.50	5.08
311.00	5.50	0.00	0.07	2.53	5.50	5.08
312.00	5.50	0.00	0.07	2.54	5.50	5.08
313.00	5.50	0.00	0.07	2.55	5.50	5.08
314.00	5.50	0.00	0.07	2.55	5.50	5.08
315.00	5.50	0.00	0.07	2.56	5.50	5.07
316.00	5.50	0.00	0.07	2.56	5.50	5.07
317.00	5.50	0.00	0.07	2.57	5.50	5.07
318.00	5.50	0.00	0.07	2.58	5.50	5.07
319.00	5.50	0.00	0.07	2.58	5.50	5.07
320.00	5.50	0.00	0.07	2.59	5.50	5.07
321.00	5.50	0.00	0.07	2.59	5.50	5.07
322.00	5.50	0.00	0.07	2.60	5.50	5.06
323.00	5.50	0.00	0.07	2.61	5.50	5.06
324.00	5.50	0.00	0.07	2.61	5.50	5.06
325.00	5.50	0.00	0.07	2.62	5.50	5.06
326.00	5.50	0.00	0.07	2.62	5.50	5.06
327.00	5.50	0.00	0.07	2.63	5.50	5.05
328.00	5.50	0.00	0.07	2.64	5.50	5.05
329.00	5.50	0.00	0.07	2.64	5.50	5.05
330.00	5.50	0.00	0.07	2.65	5.50	5.05
331.00	5.50	0.00	0.07	2.65	5.50	5.05
332.00	5.50	0.00	0.07	2.66	5.50	5.05
333.00	5.50	0.00	0.07	2.67	5.50	5.05
334.00	5.50	0.00	0.07	2.67	5.50	5.04
335.00	5.50	0.00	0.07	2.68	5.50	5.04
336.00	5.50	0.00	0.07	2.68	5.50	5.04
337.00	5.50	0.00	0.07	2.69	5.50	5.04
338.00	5.50	0.00	0.07	2.70	5.50	5.04
339.00	5.50	0.00	0.07	2.70	5.50	5.03
340.00	5.50	0.00	0.07	2.71	5.50	5.03
341.00	5.50	0.00	0.07	2.71	5.50	5.03
342.00	5.50	0.00	0.07	2.72	5.50	5.03
343.00	5.50	0.00	0.07	2.73	5.50	5.03
344.00	5.50	0.00	0.07	2.73	5.50	5.03
345.00	5.50	0.00	0.07	2.74	5.50	5.03
346.00	5.50	0.00	0.07	2.74	5.50	5.02
347.00	5.50	0.00	0.07	2.75	5.50	5.02
348.00	5.50	0.00	0.07	2.75	5.50	5.02
349.00	5.50	0.00	0.07	2.76	5.50	5.02
350.00	5.50	0.00	0.07	2.77	5.50	5.02
351.00	5.50	0.00	0.07	2.77	5.50	5.01
352.00	5.50	0.00	0.07	2.78	5.50	5.01
353.00	5.50	0.00	0.07	2.78	5.50	5.01
354.00	5.50	0.00	0.07	2.79	5.50	5.01
355.00	5.50	0.00	0.07	2.80	5.50	5.01
356.00	5.50	0.00	0.07	2.80	5.50	5.01
357.00	5.50	0.00	0.07	2.81	5.50	5.01
358.00	5.50	0.00	0.07	2.81	5.50	5.00
359.00	5.50	0.00	0.07	2.82	5.50	5.00
360.00	5.50	0.00	0.07	2.83	5.50	5.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.59	14.50	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
BASIN	7.49	14.50	5.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
BASIN	0.94	0.00	2.82	0.00	-1.88	0.00

Project Name: NEW POST

Reviewer: JB

Project Number: 22-122

Period Begin: Jan 01, 2000;0000 hr End: Jan 16, 2000;0000 hr Duration: 360 hr

Time Step: 0.5 hr, Iterations: 10

Basin 1: BASIN 1

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 100 year

3 Day Rainfall: 14 inches

Area: 2.93 acres

Ground Storage: 1.73 inches

Time of Concentration: 0.167 hours

Initial Stage: 5.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
-----	-----
5.50	0.00
6.00	0.00
6.50	0.07
7.00	0.27
7.50	0.50
8.00	0.76
8.50	1.18
9.00	1.98

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
=====	=====	=====	=====	=====

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
=====	=====	=====	=====	=====
BASIN 1	9.61	73.50	5.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
=====	=====	=====	=====	=====	=====	=====
BASIN 1	2.96	0.00	0.00	0.00	2.96	0.00

ATTACHMENT L

NEW POST RD – SELF STORAGE FACILITY

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

TRAFFIC IMPACT STATEMENT

December 18, 2023

Prepared by:



Andres Boral Digitally signed by Andres Boral
Date: 2024.03.13 10:58:14 -04'00'

Andres Boral, PE, MBA
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9911 Corkscrew Rd. Ste. #222
Estero, FL 33928

PROJECT SCOPE

The subject property (New Post Road) 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.

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 roadway with a speed limit of 50mph, a min LOS standard D and has a service capacity of 2,100 vphpd according to the Lee County 2021 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	Trip Ends	Entering Trips	Exiting Trips
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 Exhibit 1 & 2 for Directional Distribution & Quantified Trips

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

Based upon the Lee County 2021 Transportation Concurrency Report, the 2020 100th Highest Hour Directional volume along Bayshore Road between N Tamiami Trail and New Post Road is 1,750 v.p.h. The projected Peak Directional Traffic along Bayshore Road is $1,750 + (6) = 1,756$ v.p.h. Based upon the Lee County Generalized Directional Service Volumes, this value corresponds to a LOS "C" for this portion of Bayshore Road. Thus, no additional improvements to Bayshore Road are required.

Table 2., Road Link Capacity Analysis

NAME	ROADWAY LINK		ROAD TYPE	PERFORMANCE STANDARD		2020 100TH HIGHEST HOUR		FORECAST FUTURE	
	FROM	TO		LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME
BAYSHORE RD (SR 78)	BUS 41	NEW POST RD/HART RD	4LD	D	2,100	C	1,750	C	1,925

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.

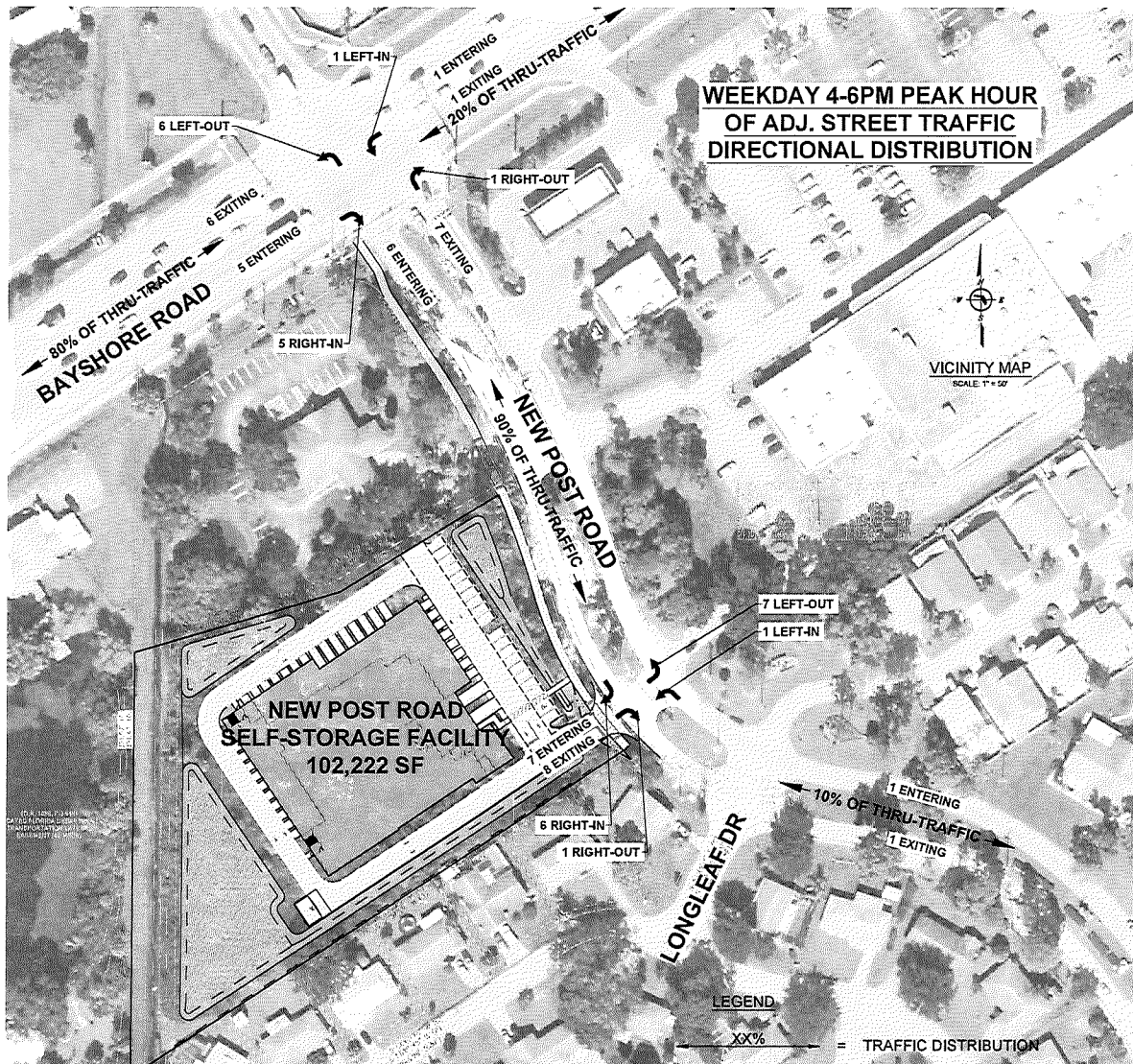
Warrant Met

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 or negative 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 the development of a 102,222 square foot mini-warehouse building and the network will continue to operate at acceptable levels of service for project build-out traffic conditions. Furthermore, the report concludes that the project will not create any transportation deficiencies that need to be mitigated.



WEEKDAY 4-6PM PEAK HOUR OF ADJ. STREET TRAFFIC DIRECTIONAL DISTRIBUTION

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:	(15) 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 80% NORTHBOUND AND 20% SOUTHBOUND TRAFFIC.

MAXIMUM EXITING TRIPS =	8 TRIPS
NORTHBOUND (8 X 80%) =	7 (LEFT-OUT ONTO NEW POST ROAD)
SOUTHBOUND (8 X 20%) =	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)

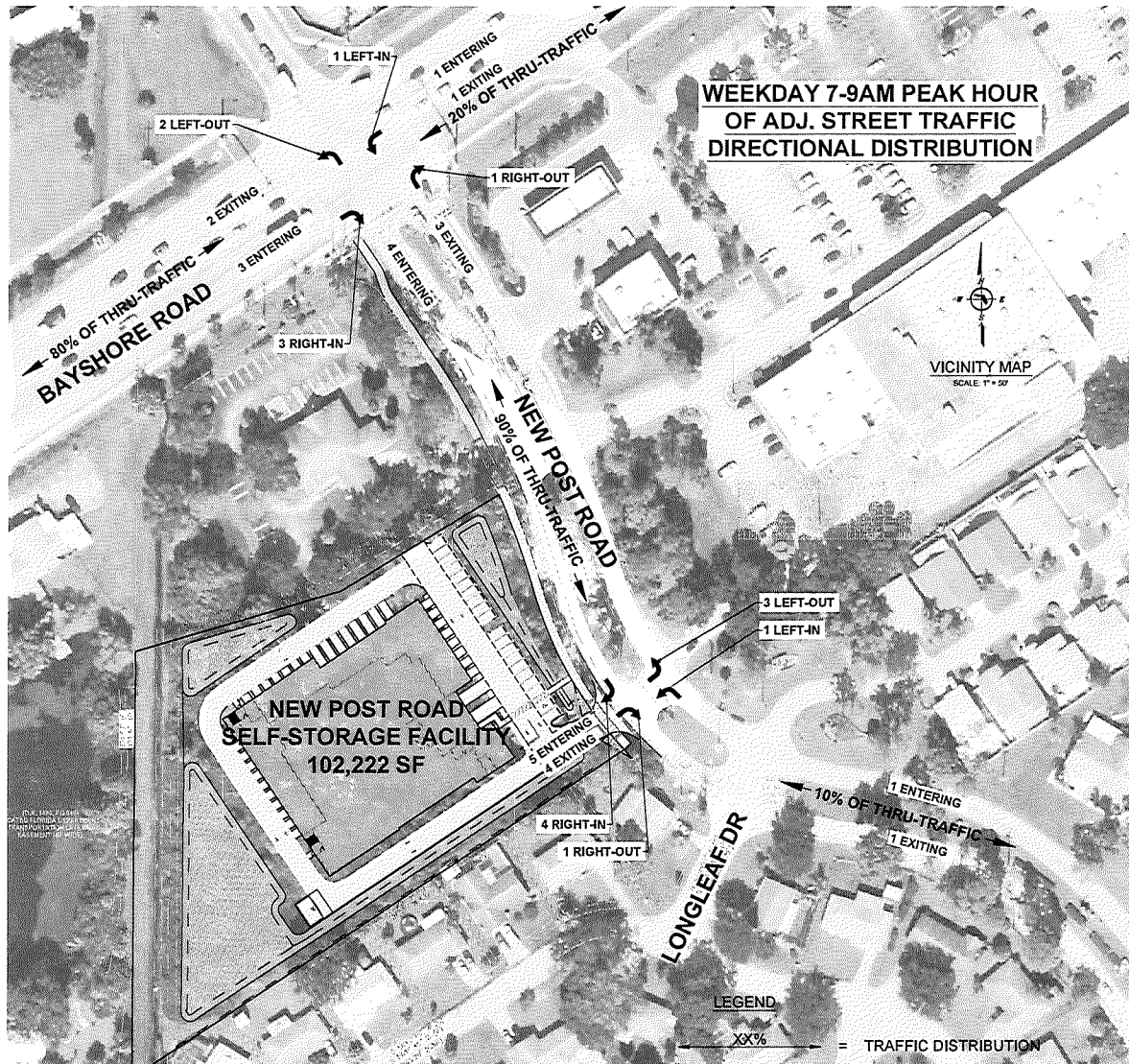
NOTES:

THESE PLANS MAY HAVE BEEN REDUCED OR INCREASED IN SIZE BY REPRODUCTIONS. THIS SHOULD 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.



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.

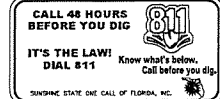
MAXIMUM ENTERING TRIPS =	4 TRIPS
EASTBOUND (4 X 80%) =	3 (RIGHT-IN FROM BAYSHORE ROAD)
WESTBOUND (4 X 20%) =	1 (LEFT-IN FROM BAYSHORE ROAD)

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:

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



ATTACHMENT M



DCI2023-00013 New Post Rd Self Storage Memo.DOCX
DEPARTMENT OF COMMUNITY
DEVELOPMENT

Memo

To: MarySue Groth, Planner, Senior

From: Tim Brooks, Project Manager, DOT

Date: May 13, 2025

Subject: New Post Rd Self Storage (DCI2023-00013) Transportation-Related Analysis

Proposed Development

The memo only addresses items pertinent to the zoning action. Development Order related items, that were included in the analysis, will be reviewed at the time of DO. This application requests approval to rezone approximately 2.93 acres from Commercial (C-1A) to Commercial Planned Development (CPD) to allow a maximum of 102,222 square feet of storage uses.

Site Location

The proposed development is approximately 250 ft from the intersection of Bayshore Rd & New Post Rd.

Site Access

Access to the subject site is proposed to New Post Rd (county-maintained major collector) via a single connection.

Trip Generation Review

The trip generation for the proposed development was determined by referencing the Institute of Transportation Engineer's (ITE) Trip Generation 11th Edition Report. Table 1 outlines the proposed project's new trip generation for weekday AM and PM peak hours and daily traffic volumes.

Table 1: Trip Generation

Land Use	Weekday A.M Peak Hour			Weekday P.M Peak Hour			Daily
	In	Out	Total	In	Out	Total	(2-Way)
Mini-Warehouse (102,222 Sq. ft)	5	4	9	7	8	15	149

Roadway Section Traffic Operation Level of Service Analysis

The proposed development was assumed to be completed by 2026 (build-out year). So, the roadway significantly impacted by the proposed development was analyzed for the horizon year 2026 without and with the proposed development (Table 2).

Table 2: Arterial/Collector Roadway Section(s) Adjacent to Site Expected to be Significantly Impacted by the Proposed Development

Roadway	Segment	Significant Impact Expected	Level of Service		
			Existing	Future	Future+ Project
Bayshore Rd	Bus 41 to New Post Rd	No	D	F	F

Roadway Intersection Traffic Operation Level of Service Analysis

The new trip ends (peak hour) generated for the proposed development is expected to be less than 100. Therefore, certain TIS items, such as Roadway Intersection Traffic Operation Level of Service Analysis, are not necessary.

Conclusion

The proposed project will not have a detrimental impact on the surrounding roadway system as per LDC 34-145(d)(4)(a)(1)(d) & (e).

ATTACHMENT N



BOARD OF COUNTY COMMISSIONERS

Kevin Ruane
District One

Cecil L. Pendergrass
District Two

Raymond Sandelli
District Three

Brian Hamman
District Four

Michael Greenwell
District Five

Roger Desjarlais
County Manager

Richard Wm Wesch
County Attorney

Donna Marie Collins
*County Chief
Hearing Examiner*

September 22, 2022

Via E-Mail

Javier Boral
Boral Engineering and Design
23150 Fashion Drive, Ste # 230
Estero, FL 33928

**RE: Potable Water Availability
New Post Road, Warehouse
STRAP # 36-43-24-00-00013.003A**

Dear Mr. Boral:

The subject property is located within Lee County Utilities Future Service Area as depicted on Maps 4A of the Lee County Comprehensive Land Use Plan. Potable water lines are in operation adjacent to the property mentioned above. However, in order to provide service to the subject parcels, developer funded system enhancements such as line extensions may be required.

Your firm has indicated that this project will consist of 1 commercial unit with an estimated flow demand of approximately 300 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water service as estimated above.

Availability of potable water service is contingent upon final acceptance of the infrastructure to be constructed by the developer. Upon completion and final acceptance of this project, potable water service will be provided through our North Lee County Water Treatment Plant.

There are no reuse mains in the vicinity of this parcel.

Prior to beginning design work on this project, please meet with LCU Staff to determine the best point of connection and discuss requirements for construction.

This letter should not be construed as a commitment to serve, but only as to the availability of service. Lee County Utilities will commit to serve only upon receipt of all appropriate connection fees, a signed request for service and/or an executed service agreement, and the approval of all State and local regulatory agencies.

Further, this letter of availability of potable water service is to be utilized for Zoning only. Individual letters of availability will be required for the purpose of obtaining building permits.

Sincerely,

LEE COUNTY UTILITIES



Mary McCormic
Technician Senior
239-533-8532
UTILITIES ENGINEERING



FGUA Operations Office

Government Services Group, Inc.
280 Wekiva Springs Rd., Ste 2070
Longwood, FL 32779-6026

(877) 552-3482 Toll Free
(407) 629-6900 Tel
(407) 629-6963 Fax

September 26, 2022

Javier Boral
Boral Engineering & Design
23150 Fashion Dr #230
Estero, FL 33928
Javier@Boralengineering.com

RE: Wastewater and Reclaim Water Availability – LOA ID#: 22-110 NFMD

Parcel ID No.: 36-43-24-00-00013.003A

New Post Rd., North Fort Myers, FL 33917

New Post Road - Warehouse

Dear Mr. Boral:

The FGUA has received your Application for Service Availability, and upon review, it has been determined that wastewater disposal service is generally available to the address provided. The attached site map indicates the approximate size and location of the existing mains in the area. Please be advised that main extensions, connection to the reclaimed water system, and other system enhancements funded by the project sponsor may be required.

The application indicated that the proposed project consists of a 40,000 SF warehouse with an estimated wastewater disposal demand of 300 GPD. Currently, FGUA facilities are able to accommodate this demand. During the design process, if existing conditions warrant, a hydraulic analysis may need to be performed by the project engineer to evaluate the impacts the proposed project may have on the existing wastewater system.

This letter should not be construed as a commitment to serve, but only as a statement of the availability of service and is effective for twelve (12) months from the date of issue. The FGUA commitment to serve will be made once a Utility Infrastructure Conveyance and Service Agreement (CSA) is fully executed. To move this project forward, contact Development Services via email at devservices@fgua.com to receive a plan submittal package and schedule the pre-application meeting if required.

FGUA Board of Directors

PAM KEYES, P.E. Chair, Lee County / KEN CHEEK, P.E. Vice Chair, Citrus County / SHANE PARKER, P.E., Hendry County / TAMARA RICHARDSON, P.E., Polk County / MICHAEL CARBALLA, P.E., BCEE, Pasco County / JODY KIRKMAN, P.E., Marion County / HEIDI PETITO, Flagler County

Sincerely,

FLORIDA GOVERNMENTAL UTILITY AUTHORITY

Douglas W. Black

Digitally signed by Douglas W Black
Date: 2022.09.27 15:17:51 -04'00'

Douglas W. Black, PSM, PLS
Property & Development Manager

CC: Mike Currier, South Region Area Manager

Encl.

1. Pre-Development Meeting Information
2. Utility Locates
3. Fee Statement/Receipt



Development Services Division

Pre-Application Meeting Information

Purpose:

The pre-application meeting is designed to be an informative discussion, specifically geared toward assisting the applicant (owner/developer/engineer) understand the FGUA's policies and development process. The pre-application meeting may be required prior to the formal submission and review of any utility construction plans by the Development Division.

It is our goal to assist you through the FGUA development process as smoothly as possible, and for your development to be a success. This pre-application meeting, if required, will provide you with the details you need to make this a successful and stress-free process.

What to Expect:

If the meeting is required, you will be provided with a variety of both general and specific information regarding the FGUA's development process. This will include, but not be limited to staff contact information, plan review guidelines, current fees, conveyance, and closeout procedures.

Who Should Attend:

It is encouraged that a representative from the property owner, developer, and engineer, at a minimum, attend this meeting. Representatives of the FGUA's Development Division, including the Development Technician, Development Coordinator, Real Property Coordinator and utility system Area Manager will also be in attendance as required.

In an effort to accommodate the potential long-distance commute between the FGUA's Operations Office in Longwood, Florida and the FGUA system areas, these meetings will take place via Microsoft Teams.

Meeting Requests:

Please e-mail Development Services to request a meeting at devservices@fgua.com.

Please have your FGUA Letter of Availability (LOA) Number (included on the first page of your previously issued Letter of Availability) ready when you email to schedule this meeting.

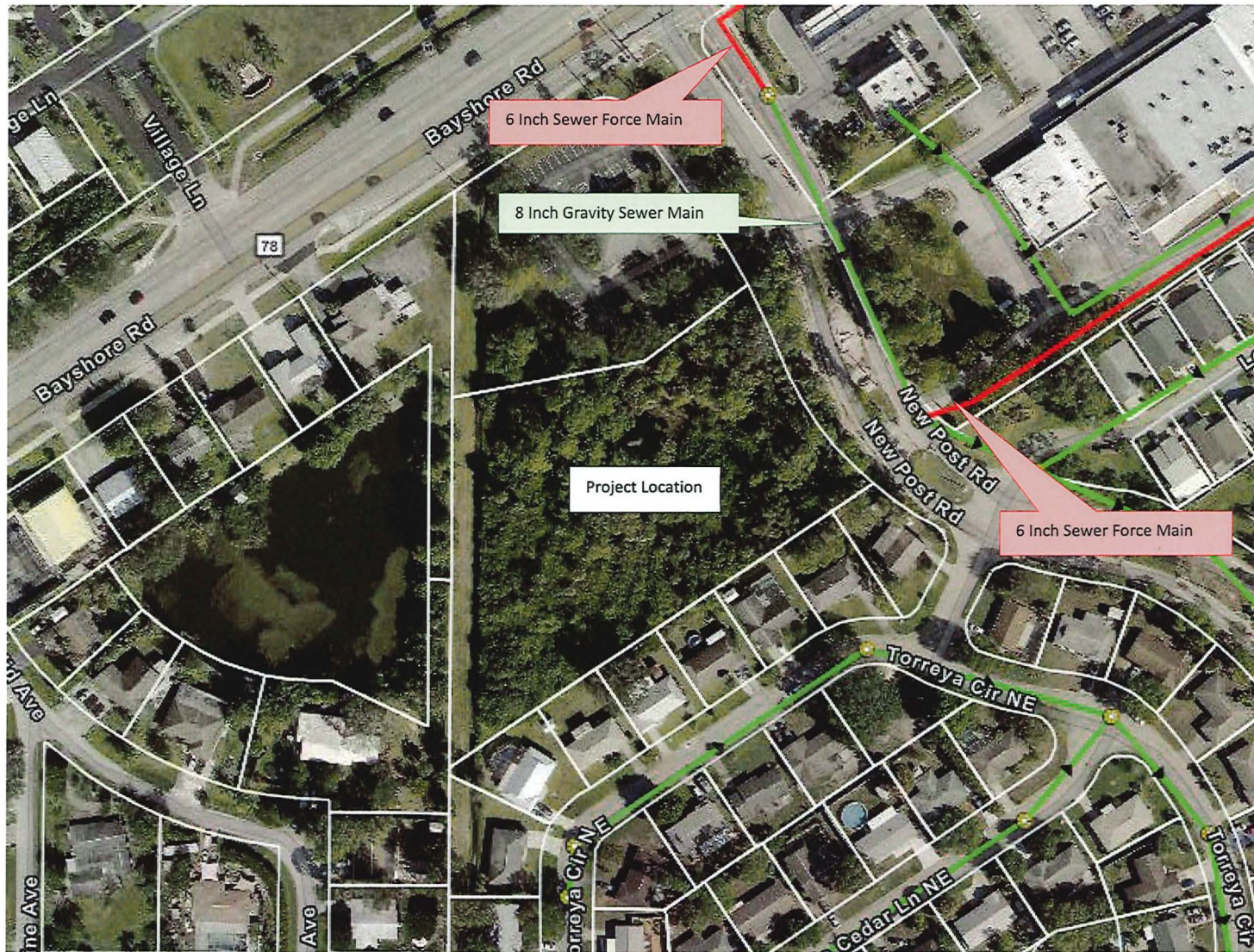
You will also be required to provide a preliminary site utility plan for staff review before the meeting is scheduled.

9/22/2022

Project Name: New Post Road - Warehouse

STRAP/PID #: 36-43-24-00-00013.003A

Property Address: New Post Rd., North Fort Myers, FL 33917



ALL UTILITY LOCATIONS SHOWN HERE ARE APPROXIMATE. THE DEVELOPER IS SOLELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS VIA POTHOLING OR OTHER ACCEPTABLE MEANS.

LOA ID: 22-110 NFMD



FGUA Fee Statement

Letter of Availability and/or Locate Request

Property Address or PID: 36-43-24-00-00013.003A

System: North Fort Myers 416

Development/Project Name: New Post Road - Warehouse

Date: September 26, 2022

County: Lee

LOA ID: 22-110 NFMD

All fee amounts are based on the rates in effect as of the date of this statement and are subject to change.

Fees based on:

0 Letter of Utility Location Availability and Locate Map	\$	100.00
1 Utility Availability Map (Map Only)	\$	75.00
2 Letter of Utility Location Availability (Letter Only)	\$	25.00

FGUA	G/L Code	Fees	Total fees	Amt Previously Paid	Balance Due
LOA Request	202098	\$ 100.00	\$ 100.00	\$ 100.00	\$ -
Fees Due:					\$ -

Payment History	Date	Check Date	Check #	Payer Name	Amount
0 Letter and Locate Map	9/26/2022	9/20/2022	198	Boral Engineering & Design	\$ 100.00
1 Map Only					
2 Letter Only					



BORAL ENGINEERING & DESIGN
9911 CORKSCREW RD STE 222
ESTERO, FL 33928
239-692-0509

198
63-751/831

9/20/22

Date

Pay to the
Order of

FQUA

\$ 100

ONE HUNDRED

Dollars



Security
Features
Details on
Back

Wells Fargo
420 Montgomery Street
San Francisco, CA 94104

For

Availability Letter

L6A

AM

MP

0631075131 9936807248 0198

ATTACHMENT O



Meeting Narrative

SITE ADDRESS: New Post Road,
North Fort Myers, FL 33917

PROJECT #: 22-122

PROJECT: New Post Road
Self-Service Storage

DATE: October 21, 2022

The community public meeting was held at the North Fort Myers Public Library located at 2001 N Tamiami Trail, North Fort Myers, FL 33903. The meeting started at 10:00 AM and concluded at 11:00 AM. This meeting was advertised in the "The News-Press" daily newspaper on October 18th, 2022. Prior to the meeting I created a power point presentation to display and explain what it is we are developing.

The day of the meeting I arrived fifteen minutes early to set up the meeting location. Besides I, the property owner, Michael Essig, and his wife were present at the meeting. We had one citizen attend the meeting; her name was Linda. She asked a lot of questions about the development like if it was going to be indoor or outdoor storage, was there going to be a gate for entrance, what type of construction the building will be, and more. Between the owner and I, we answered all her questions, and she left the meeting satisfied with our responses. Besides Linda, we did not have any other citizens attend the meeting.

Sincerely,

Andres Boral, P.E.
Boral Engineering & Design, Inc.

The News-Press media group

news-press.com A GANNETT COMPANY

Classified Ad Receipt
(For Info Only - NOT A BILL)

Customer: BORAL ENGINEERING & DESIGN, INC.

Ad No.: 0005452095

Address: 23150 FASHION DR., SUITE 230
ESTERO FL 33928
USA

Net Amt : 127.46

Run Times: 1

No. of Affidavits: 1

Run Dates: 10/18/22

Text of Ad:

COMMUNITY REVIEW MEETING

The community is invited to attend a neighborhood meeting held by Gabriel Mejia, project manager of Boral Engineering & Design, Inc., representing Michael Essig.

Friday, October 21st at 10:00 AM
North Fort Myers Public Library
2001 N Tamiami Trail,
North Fort Myers, FL 33903

Subject Property: New Post Road, North Fort Myers, FL 33917
The property purchaser is wanting to construct a 400-Unit Self-Service Warehouse south of the corner of Bayshore Road and New Post Road. The property will consist of a parking lot design, landscaping, storm drainage and connection to existing utilities.
AD# 5452095 10/18/22



Florida

PO Box 631244 Cincinnati, OH 45263-1244

GANNETT

AFFIDAVIT OF PUBLICATION

Colleen Bennett
Lcbc-Dept Of Comm Development-D
1500 MONROE ST
Fort Myers FL 33901

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

06/12/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 06/12/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$265.64

Tax Amount: \$0.00

Payment Cost: \$265.64

Order No: 11363601

of Copies:

Customer No: 1124450

1

PO #: 900697

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NICOLE JACOBS
Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARING
The Hearing Examiner of Lee County will hold public hearings on Thursday, June 26, 2025, in the Hearing Examiner Meeting Room, 1500 Monroe St., Ft. Myers, FL. An interested individual may appear in person, through counsel, or an authorized agent and provide testimony, legal argument or other evidence of the hearing. If you do not appear before the Hearing Examiner or otherwise become a participant for that case in which you wish to testify, the law does not permit you to address the Board of County Commissioners. Any document that a participant of record intends to submit to the BoCC during the Board Zoning Hearing must be submitted as an exhibit as part of the record in the hearing before the Hearing Examiner. If the document is not submitted and is not relevant new evidence that was not known or could not have been reasonably discovered by the participant at the time of the hearing before the Hearing Examiner, then the document may not be submitted to the Board. After the Hearing Examiner has made a written recommendation the case will be scheduled for a public hearing before the Board of County Commissioners who will review the recommendation and make a final decision. Copies of staff report(s) are available two weeks prior to the hearing. The file can be reviewed at the Zoning Section, 1500 Monroe St., Fort Myers, FL. Call 239-533-8585 for additional information. Lee County will not discriminate against individuals with disabilities. To request an accommodation, contact the ADA Coordinator, 239-533-8762, Florida Relay Service 711, or ADArequests@leegov.com, at least 5 business days in advance. The following case(s) will be heard: DC12024-00040 North Captiva LCEC Essential Service Facility, 9:00 am. Request to rezone 0.24± acres from Residential Single family (RS-1) to Community Facilities Planned Development (CFPD), to allow for Administrative Office, Essential Service Facilities, Group I, and Temporary Employee Housing. Located at Located at the intersection of Spanish Gold Lane and Hedgepodge Lane, across the street from the North Captiva Fire Station, Captiva Planning Community, Lee County FL. DC12023-00013 New Post Rd Self Storage Facility, 1:00 pm. Request to rezone 2.93± acres from Commercial (C-1A) to Commercial Planned Development (CPD) to allow a maximum of 102,222 square feet of commercial floor area dedicated to self storage uses. Located at 2833 New Post Rd, North Fort Myers, FL 33917 6/12/25 #11363601

STAFF'S EXHIBIT #

2



DCI2023-00013

New Post Road Self-Storage

Staff Presentation – June 26, 2025

STAFF'S EXHIBIT # _____

3

REQUEST AND RECOMMENDATION

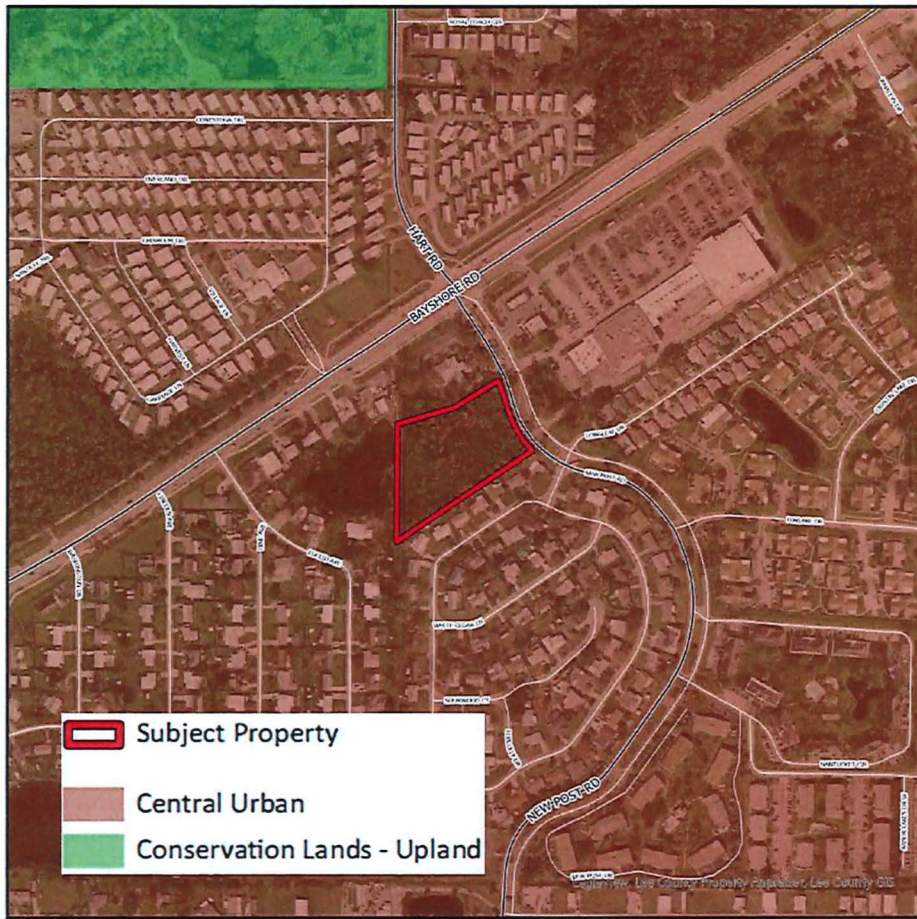
BACKGROUND

Property Information

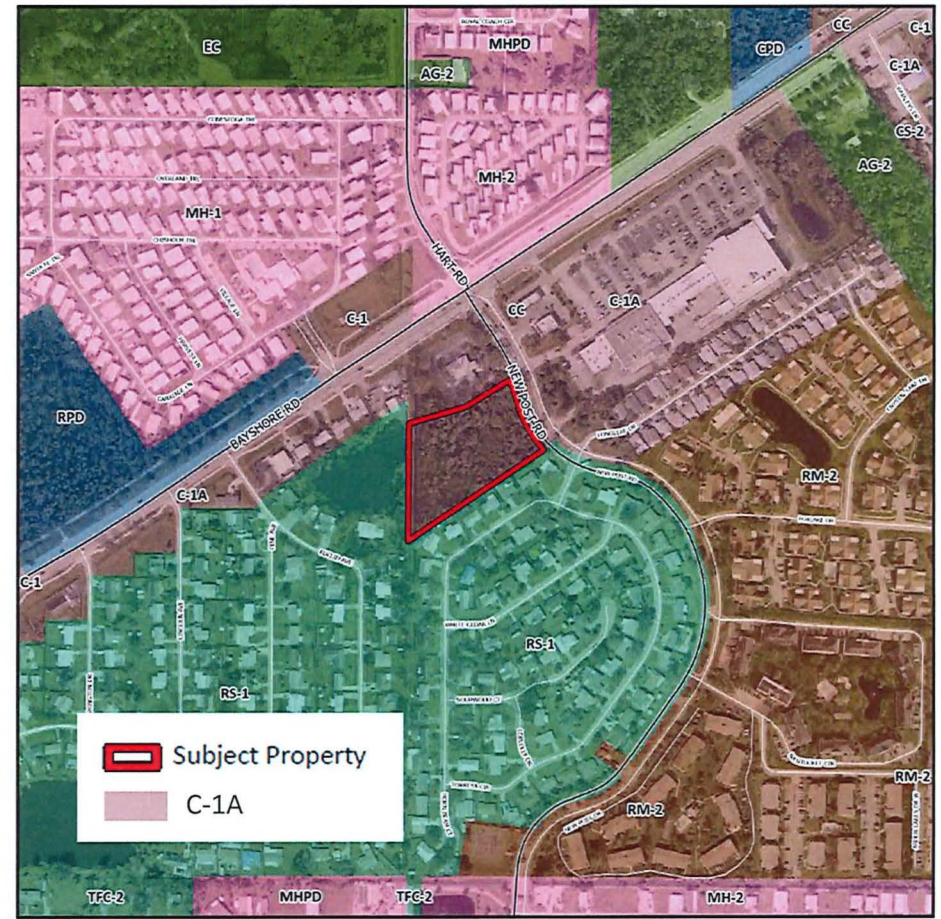
- 2833 New Post Road, NFM
- STRAP# 36-43-24-00-00013.003A
- Currently Undeveloped
- Minor-collector New Post Road, south of state-maintained Bayshore Road



Future Land Use

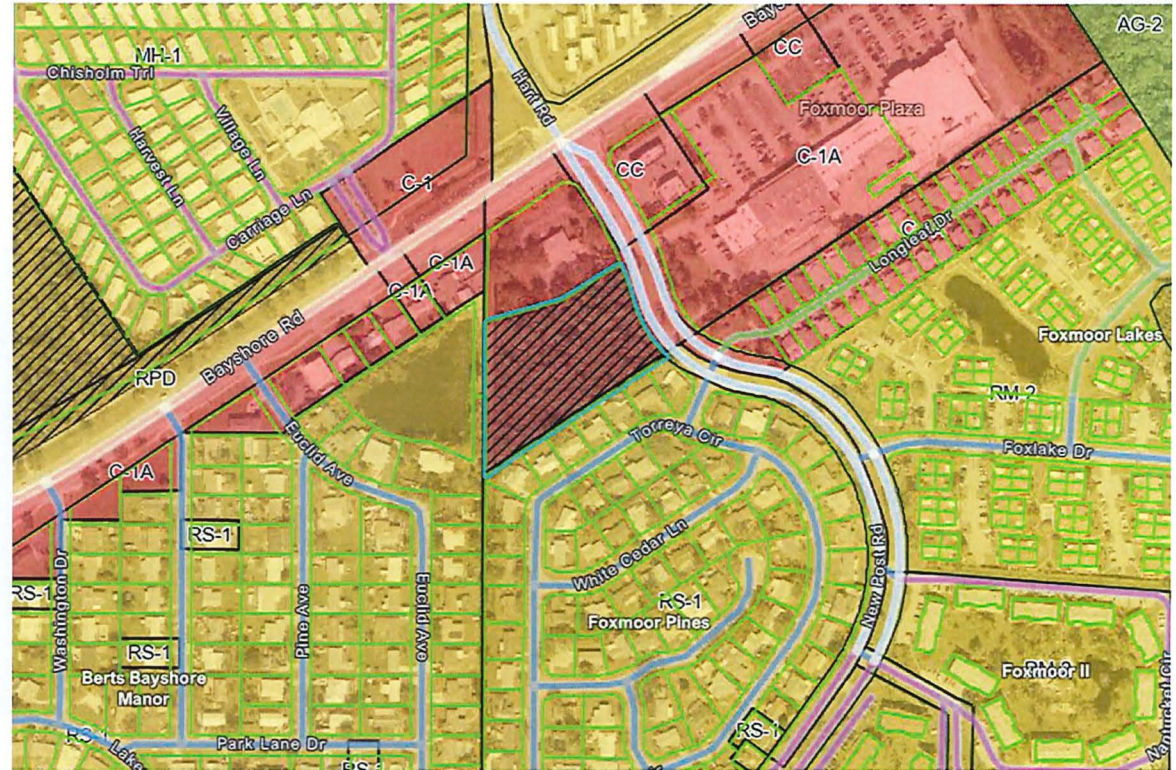


Zoning District



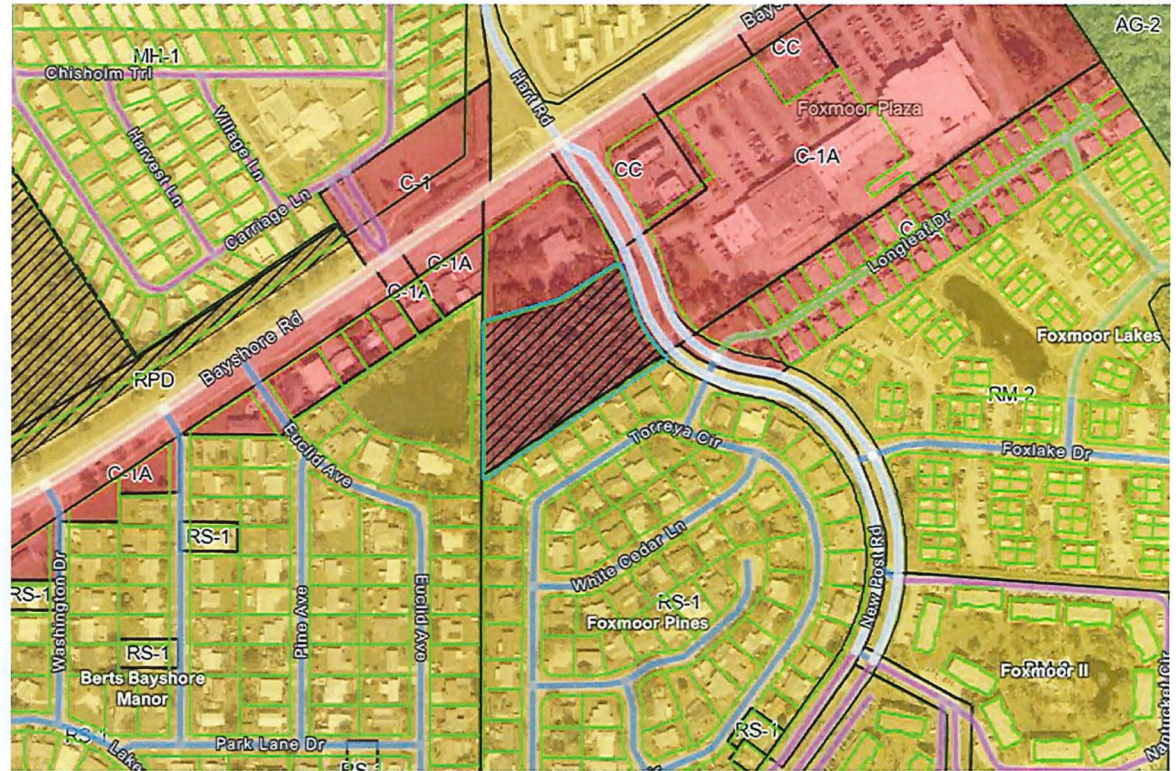
Surrounding Uses

- Northeast - Foxmoor Plaza, CC
- North – Commercial C-1A
- South – Foxmoor Pines, RS-1
- West – Berts Bayshore Manor, RS-1



Existing Conditions

- DOS2022-00182 – Storage Facility and associated infrastructure
- VIO2024-06675 – Nuisance Accumulation
- VEG2023-00278 - Clear



PLANNED DEVELOPMENT AMENDMENT CRITERIA

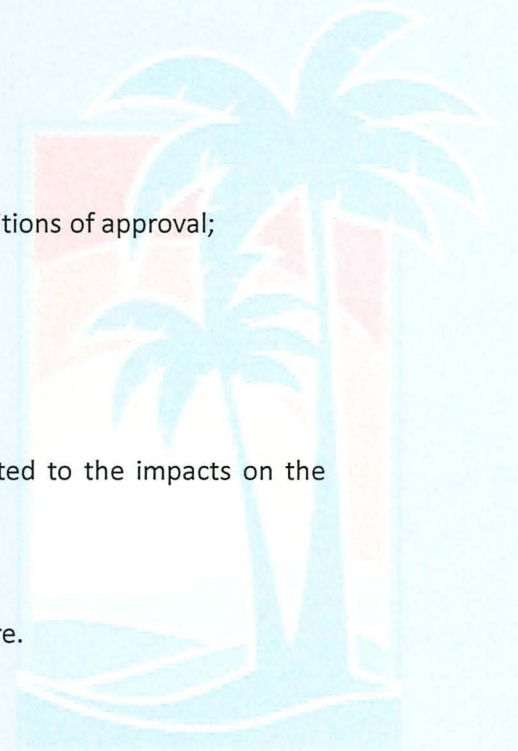
LDC Section 34-145

1. Rezoning, the Hearing Examiner must find the request:

- a) Complies with the Lee Plan;
- b) Meets the Land Development Code and other applicable County regulations or qualifies for deviations;
- c) Is compatible with existing and planned uses in the surrounding area;
- d) Will provide access sufficient to support the proposed development intensity;
- e) The expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval;
- f) Will not adversely affect environmentally critical or sensitive areas and natural resources; and
- g) Will be served by urban services, defined in the Lee Plan, if located in a future urban area category.

2. Planned Development Rezoning:

- a) The proposed use or mix of uses is appropriate at the proposed location;
- 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; and
- c) That each requested deviation:
 - 1) Enhances the achievement of the objectives of the planned development; and
 - 2) Preserves and promotes the general intent of this Code to protect the public health, safety and welfare.



Lee Plan Policies 1.1.3

POLICY 1.1.3: Central Urban - The Central Urban future land use category can best be characterized as the “urban core” of the County. These areas are already the most heavily settled and have, or will have, the greatest range and highest levels of public services.

- Designated area for varying intensities
- Mini-warehouse and public warehouse allowable use
- Surrounding compatibility
- Serves surrounding community

Is consistent with the goals, objectives, policies and intent of the Lee Plan



Lee Plan Objectives 2.1, 2.2, and Policy 2.2.1

Objective 2.1: Development Location. . 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.

- Infill project
- Compact growth patterns

Objective 2.2: Development Timing. 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.

- Adequate facilities exist
- Water, sewer, utilities

POLICY 2.2.1: Rezoning and DRI proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare.

- Fire, EMS, Police, Solid Waste
- Bayshore Rd and New Post Rd
- Vehicle driveway
- Cross Access to the north

***Is consistent with the goals, objectives,
policies and intent of the Lee Plan***

Lee Plan Policies 4.1.1 and 4.1.2

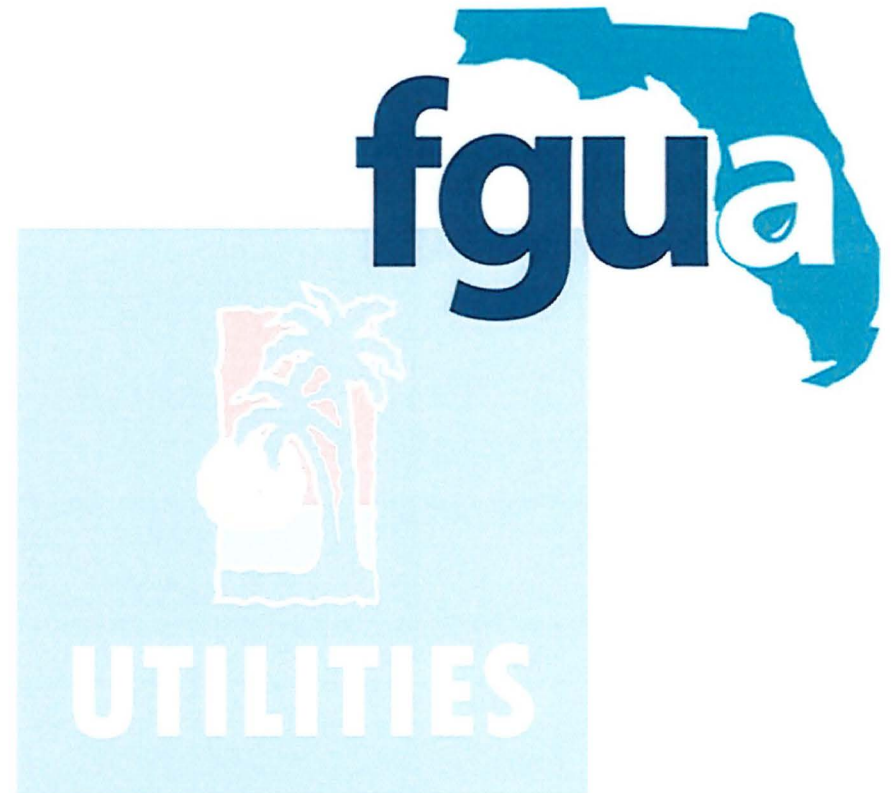
Policy 4.1.1(2): WATER

If the proposed development lies within the boundaries of a water utility's certificated or franchised service area, or Lee County Utilities' future potable water service area then the development must be connected to that utility.

Policy 4.1.2(5): SEWER

If the proposed development exceeds the thresholds listed above and lies within the boundaries of a sewer utility's certificated or franchised service area, or Lee County Utilities' future sanitary sewer service area (see Map 4-B), and that utility has sufficient capacity to provide minimum service to the development, then the development must connect to that sewer utility if there is existing infrastructure adequate to accept the effluents of the development within 1/4 mile from any part of the development

***Is consistent with the goals, objectives,
policies and intent of the Lee Plan***



Parcel Photo Facing Southeast



Lee Plan Policies 4.1.4

Policy 4.1.4: ENVIRONMENTAL FACTORS

In any case where there exists or there is the probability of environmentally sensitive areas (as identified by Lee County, the Corps of Engineers, Department of Environmental Protection, South Florida Water Management District (SFWMD), or other applicable regulatory agency), the developer/applicant must prepare an environmental assessment that examines the existing conditions, addresses existing or anticipated environmental problems, and proposes means and mechanisms to protect, conserve, or preserve the environmental and natural resources.

Is consistent with the goals, objectives, policies and intent of the Lee Plan

To permit orderly and well-planned commercial development at appropriate locations within the County.

- Is consistent with the goals, objectives, policies and intent of the Lee Plan***



GOAL 30: North Ft. Myers Planning Community Plan Area

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.

- Infill project
- Public Information Meeting held

Is consistent with the goals, objectives, policies and intent of the Lee Plan



DCI2023-00013
New Post Road Self-Storage

June 26, 2025

17



Water Quality

Goal 125 and Goal 126

- Stormwater regulated by control structure
- Will not degrade surface and groundwater quality
 - On-site dry detention
 - Runoff to outfall structure

***Is consistent with the goals, objectives,
policies and intent of the Lee Plan***

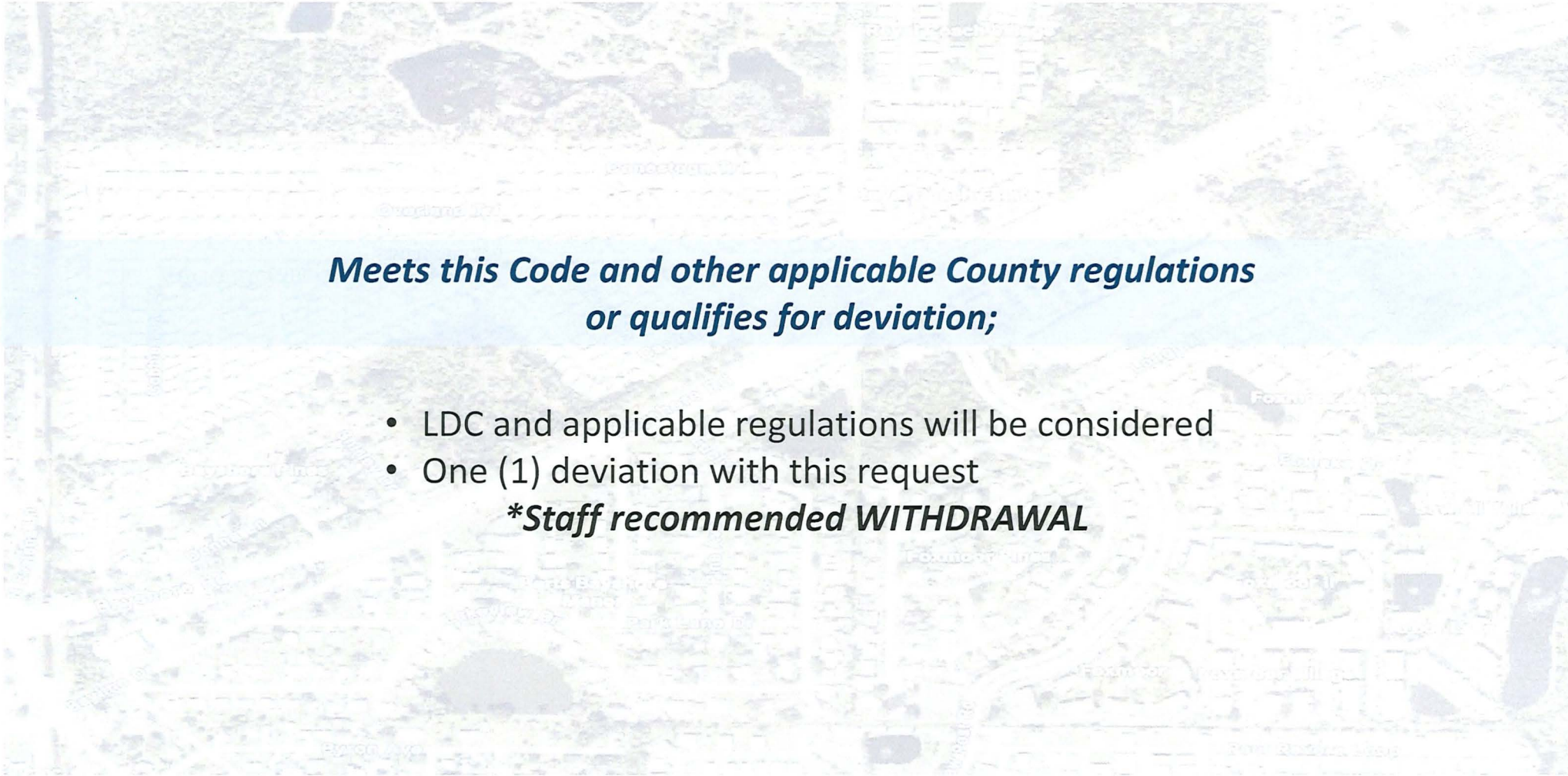
GOAL 158 – Economic Element

Achieve and maintain a diversified and stable economy by providing a positive business climate that assures maximum employments.

- Maximizes employment opportunity
- Expands services to the community
- Encouraged uses within Central Urban

Is consistent with the goals, objectives, policies and intent of the Lee Plan

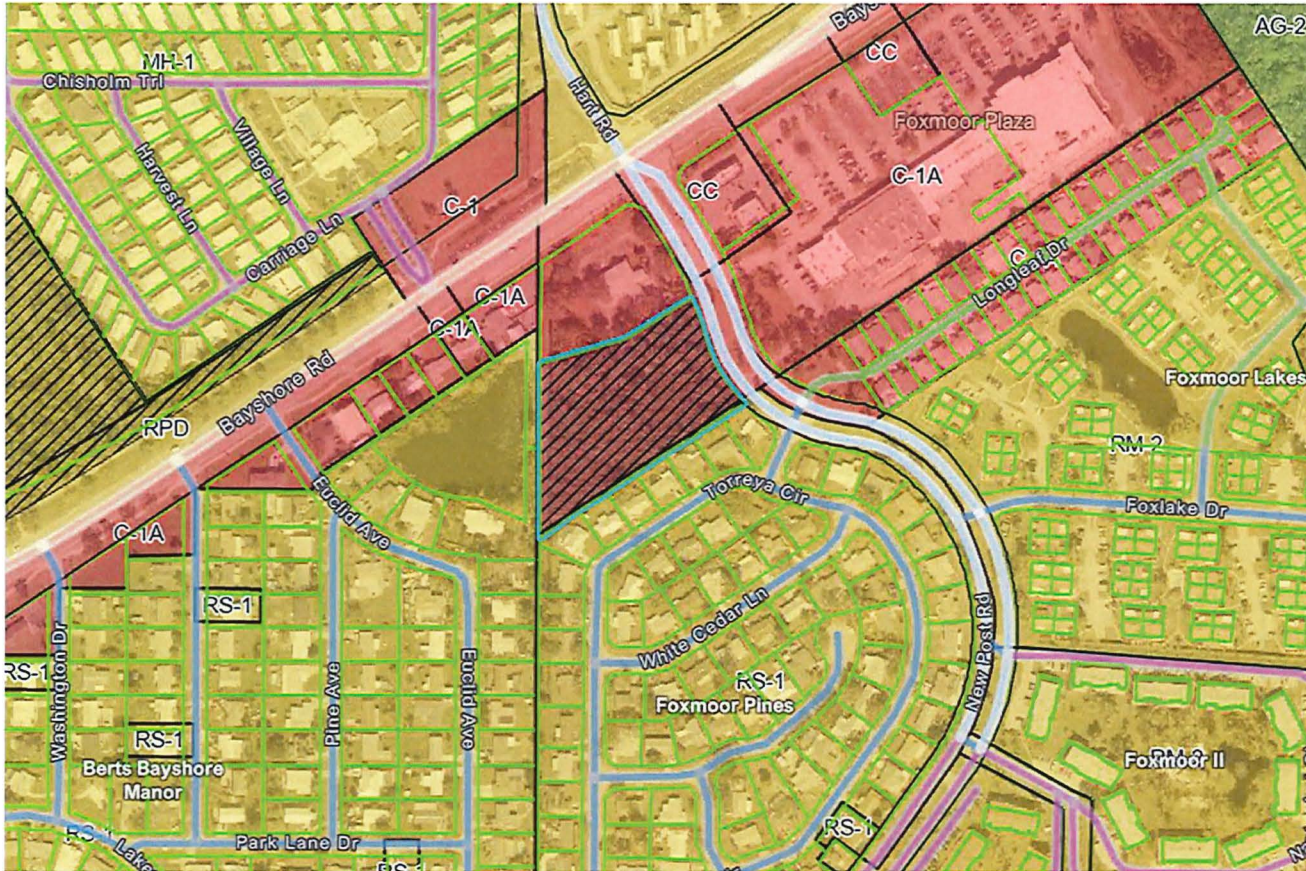




***Meets this Code and other applicable County regulations
or qualifies for deviation;***

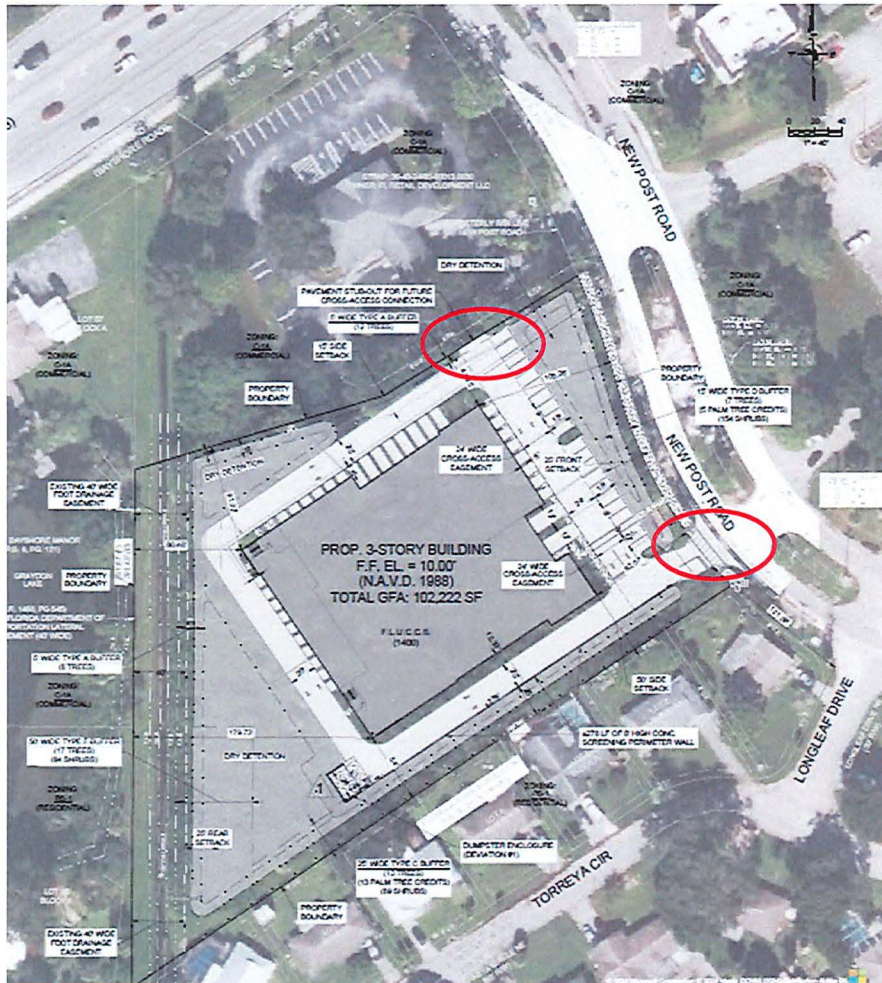
- LDC and applicable regulations will be considered
- One (1) deviation with this request

****Staff recommended WITHDRAWAL***



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

- Compatible with surrounding area
- Provides service to the surrounding community



Will provide access sufficient to support the proposed development intensity;

- Bayshore Rd & New Post Rd
- 24-foot-wide driveway
- Cross-access easement provided



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

- Transportation Impact Statement
- No negative impacts

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

- No wetlands or protected species
- Stormwater Mgmt Plan
- Staff provided analysis



*Will not adversely affect environmentally critical
or sensitive areas and natural resources, CONTINUED;*

- Open Space = 51.27% (conditioned)
- No indigenous vegetation or protected species
- Buffers:
 - North = 5-foot
 - South = 50-foot
 - East = 15-foot
 - West = 5-foot and 50-foot (Conditioned)





***Will be served by urban services, defined in the Lee Plan,
if located in a Future Urban area category;***

- LCU and FGUA
- North Ft. Myers EMS
- LCSO
- Lee County Solid Waste
- Public Transit, Schools and Parks



- The proposed uses are appropriate at the proposed location
- Conditions provide sufficient safeguards
- Deviation WITHDRAWN

CONCLUSION

- ✓ *Is consistent with the goals, objectives, policies and intent of the Lee Plan;*
- ✓ *Meets this Code and other applicable County regulations or qualifies for deviation;*
 - ✓ *Is compatible with existing and planned uses in the surrounding area;*
 - ✓ *Will provide access sufficient to support the proposed development intensity;*
- ✓ *The expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval;*
 - ✓ *Will not adversely affect environmentally critical or sensitive areas and natural resources;*
 - ✓ *Will be served by urban services, defined in the Lee Plan, if located in a Future Urban area category*
 - ✓ *The proposed use or mix of uses is appropriate at the proposed location*
- ✓ *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;*
 - ✓ *That each requested deviation:*
 - 1. Enhances the achievement of the objectives of the planned development; and*
 - 2. Preserves and promotes the general intent of this Code to protect the public health, safety and welfare.*

Perez, Maria

From: javier boralengineering.com <javier@boralengineering.com>
Sent: Wednesday, June 25, 2025 3:42 PM
To: Perez, Maria; Groth, MarySue; Perez, Maria; Hearing Examiner
Cc: andres boralengineering.com; Gabriel Mejia
Subject: RE: CASE #: DCI2023-00013 CASE NAME: NEW POST RD SELF-STORAGE FACILITY
Attachments: NEW POST RD SELF-STORAGE FACILITY.pptx; NEW POST RD SELF-STORAGE FACILITY EXHIBIT LIST.pdf

Caution: This email originated from an external source. Be cautious of attachments and links, and do not provide login information. Report suspicious activity to the Service Desk: servicedesk@leegov.com or 533-HELP.

Good afternoon,

Please see the attached Exhibits we've prepared for this project's Public Hearing Meeting this Thursday, along with a list with their respective descriptions.

We have no outstanding issues or notices to report for this project.

As instructed, we will bring (2) flashdrives containing copies of these exhibits and their description list.

Please let us know if you require anything additional from us. Thank you

Sincerely,

Javier Boral

Director of Operations
Boral Engineering & Design, Inc.
Javier@Boralengineering.com
(P) 239-200-5512
711 5th Avenue South, Suite 209
Naples, FL 34102
www.boralengineering.com



Begin forwarded message:

From: "Perez, Maria" <MPerez@leegov.com>
Date: June 18, 2025 at 9:00:23 AM EDT
To: "andres boralengineering.com" <andres@boralengineering.com>, michaelessig@yahoo.com, "Groth, MarySue" <MGroth@leegov.com>
Cc: "Sweigert, Rebecca" <RSweigert@leegov.com>, "Toussaint, Tracy"

APPLICANT'S EXHIBIT
1

<TToussaint@leegov.com>, "Workman, Elizabeth" <EWorkman@leegov.com>, "Ennis, Audra" <AEnnis@leegov.com>, "DeFilippo, Nicholas" <NDeFilippo@leegov.com>, "Henderson, Abby" <AHenderson@leegov.com>, "Werst, Lee" <LWerst@leegov.com>, "Hickey, Lindsay" <LHickey@leegov.com>, "Baucom, Warren" <WBaucom@leegov.com>, "Rozdolski, Mikki" <MRozdolski@leegov.com>, "Rodriguez, Anthony" <ARodriguez4@leegov.com>, "Gillogly, Phil" <PGillogly@leegov.com>, "Evans, Marcus" <MEvans@leegov.com>, "Rodriguez, Jennifer" <JMRodriguez@leegov.com>, "Cherry, Brienne" <BCCherry2@leegov.com>

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

Good afternoon. Ms. Amanda L. Rivera will be the Hearing Examiner presiding over the subject zoning case scheduled to be heard June 26, 2025.

I have attached instructions on how to submit 48-hour notice and the exhibit list. Please do not pre-label your exhibits.

A court reporter will not be present. The applicant may hire a court reporter if they wish to have one present. Thank you.

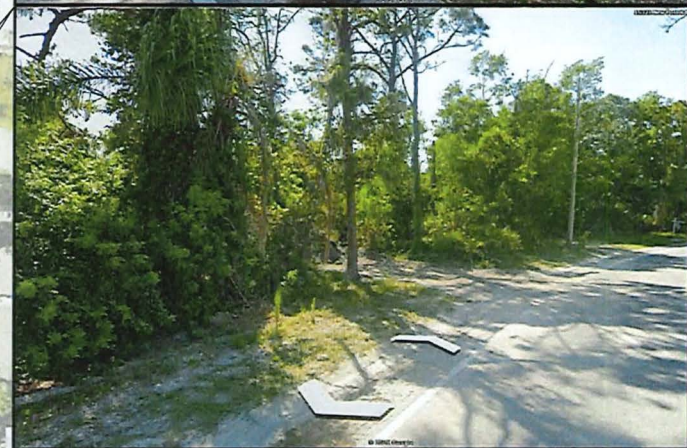
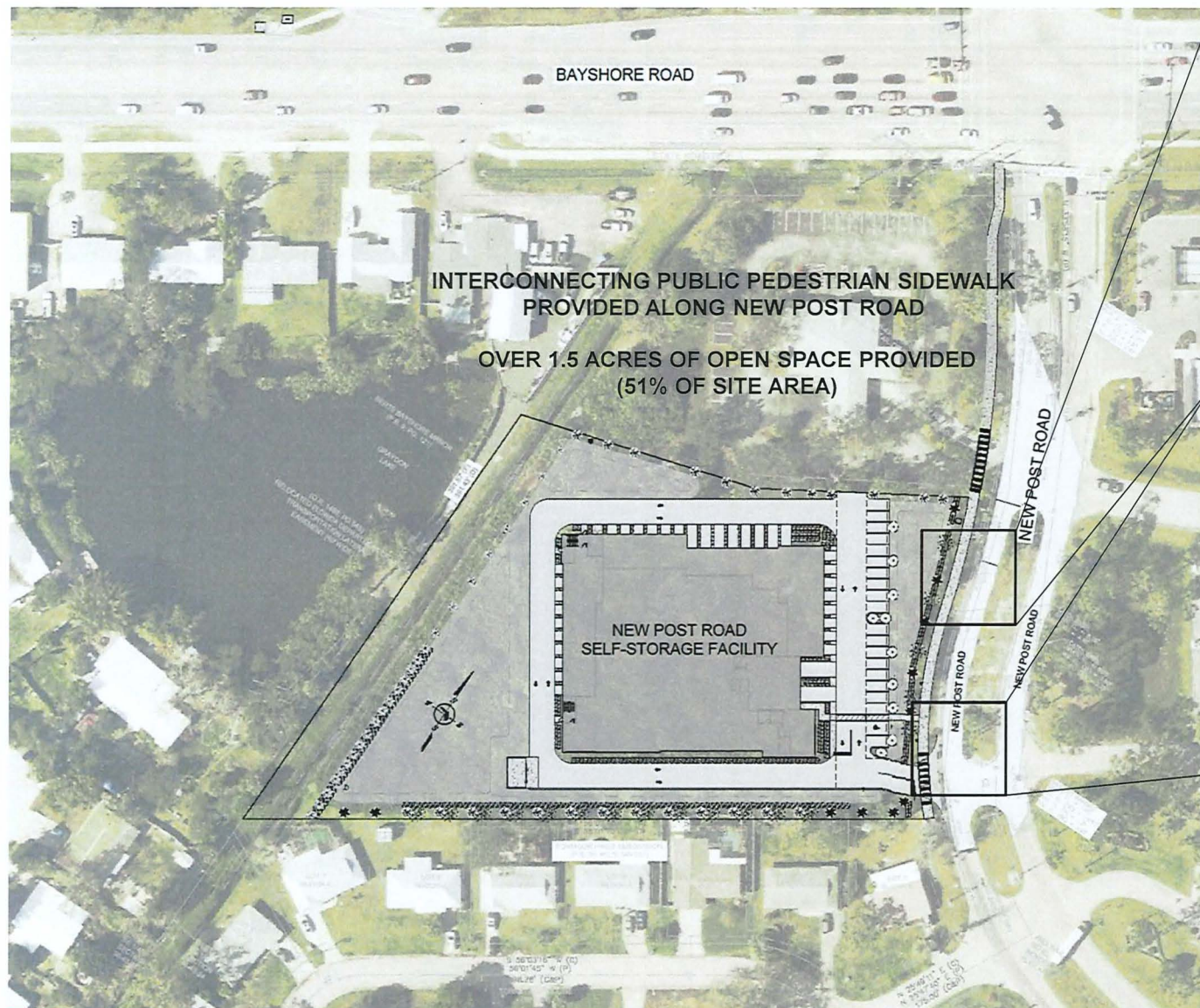
We have upgraded our equipment in our hearing room. I have attached the new project layout so PowerPoint Presentations may be prepared to fit the screen. Thank you.

**MARIA D. PEREZ
EXECUTIVE ASSISTANT
LEE COUNTY HEARING EXAMINER'S OFFICE
BOARD OF COUNTY COMMISSIONERS
P.O. Box 398
(1500 Monroe Street)
Fort Myers, Florida 33902
Tel: (239) 533-8100**

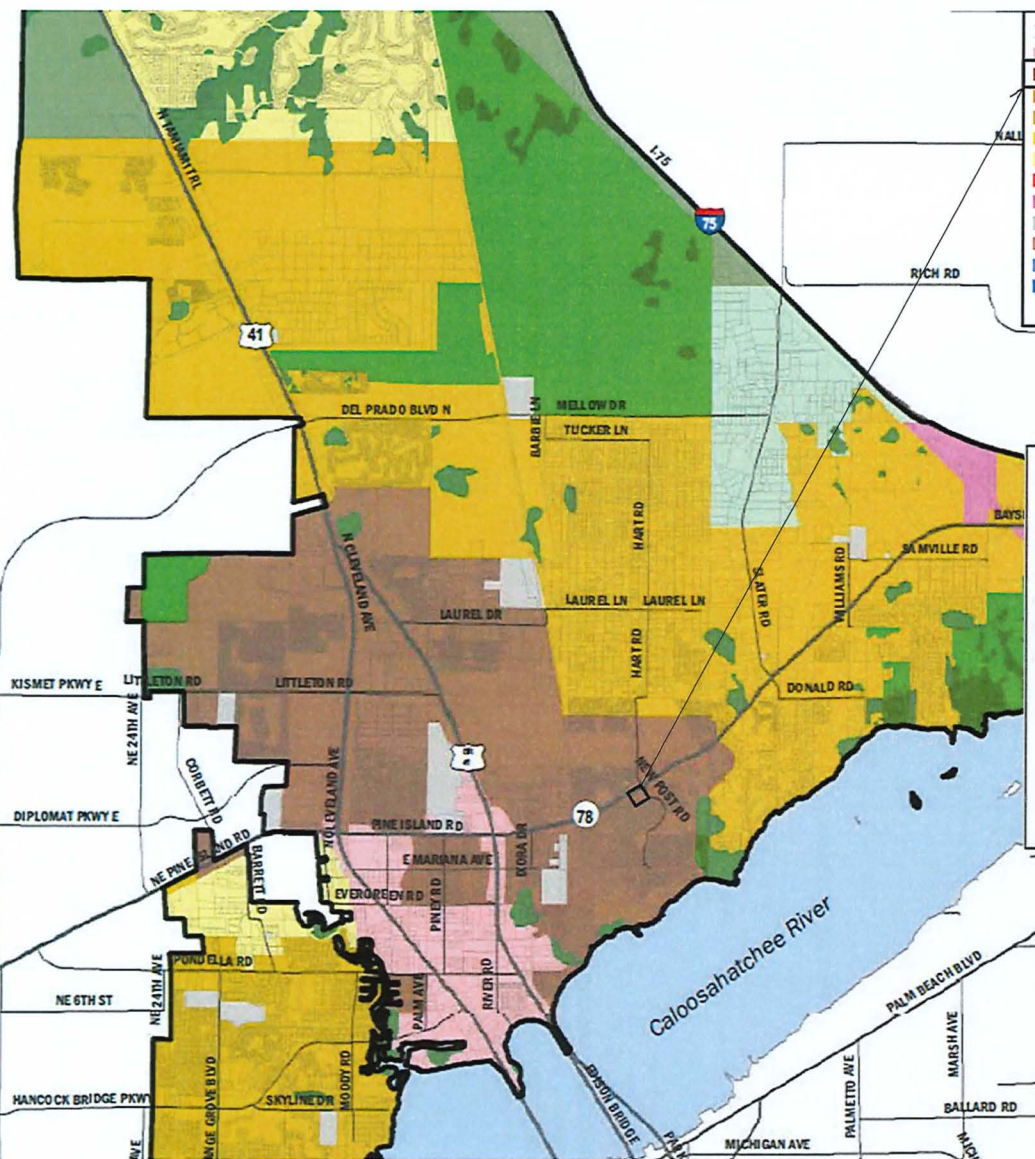
E-mail: perezmd@leegov.com

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure. Under Florida law, e-mail addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Please note our general office email address: hex@leegov.com

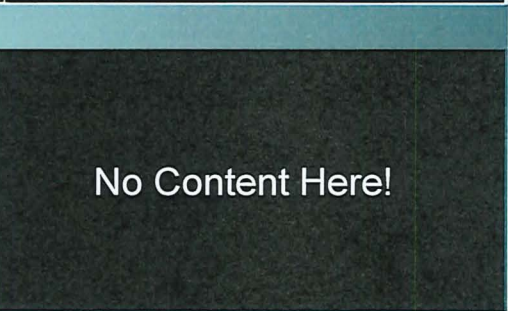
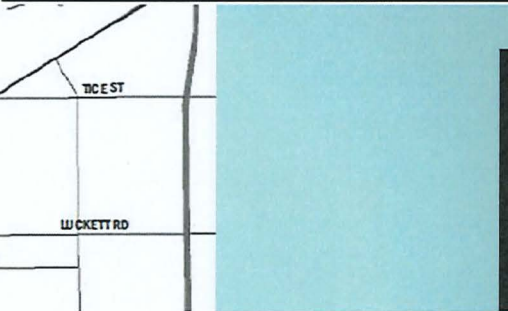
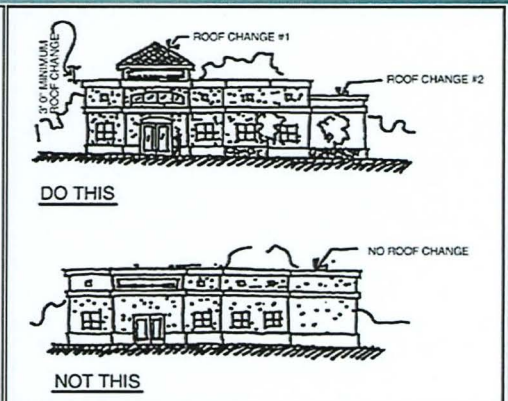
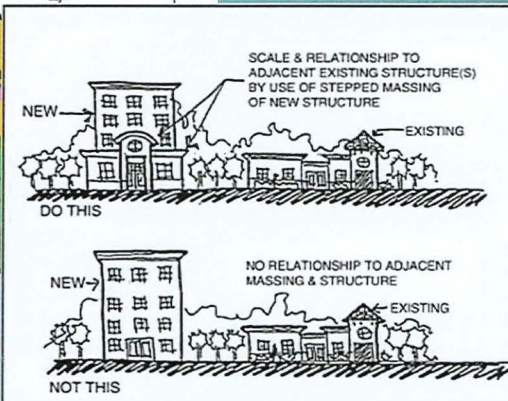


No Content Here!



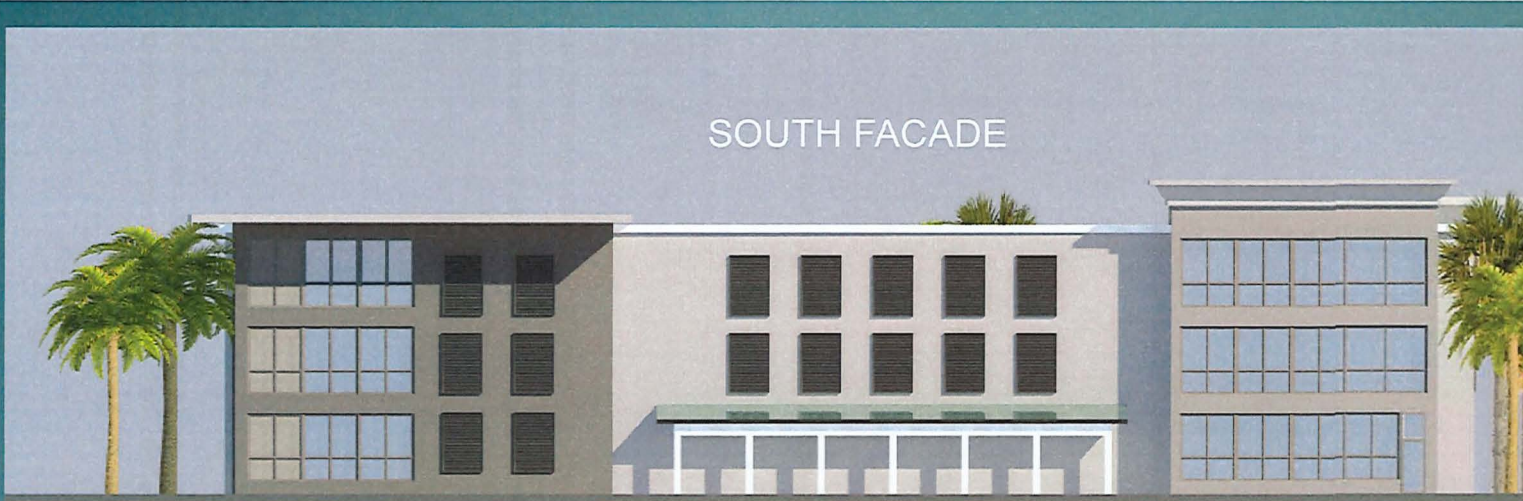
- | | | |
|---|---|--|
| FUTURE URBAN AREAS
Intensive Development
Central Urban
Urban Community
Suburban
Outlying Suburban
Sub-Outlying Suburban
Commercial
Industrial Development
Public Facilities
University Community
Burnt Store Marina Village
Destination Resort Mixed Use Water Dependent | INTERCHANGE AREAS
General Interchange
University Village Interchange
Industrial Commercial Interchange
Industrial Interchange
General Commercial Interchange
NEW COMMUNITY
New Community
AIRPORT AREAS
Tradeport
Airport | NON-URBAN AREAS
Rural
Rural Community Preserve
Coastal Rural
Outer Island
Open Lands
Density Reduction/Groundwater Resource
Conservation Lands - Upland
ENVIRONMENTALLY CRITICAL AREAS (WETLANDS)
Wetlands
Conservation Lands - Wetland
City Limits |
|---|---|--|
- See Chapter XIII and Lee County Administrative Code 13-2 for standards and procedures for administrative interpretations of the Lee Plan.*

COMMERCIAL ZONING DESIGNATION



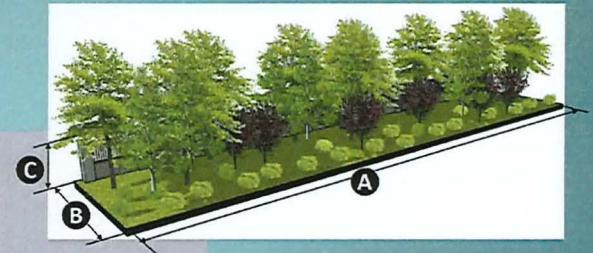
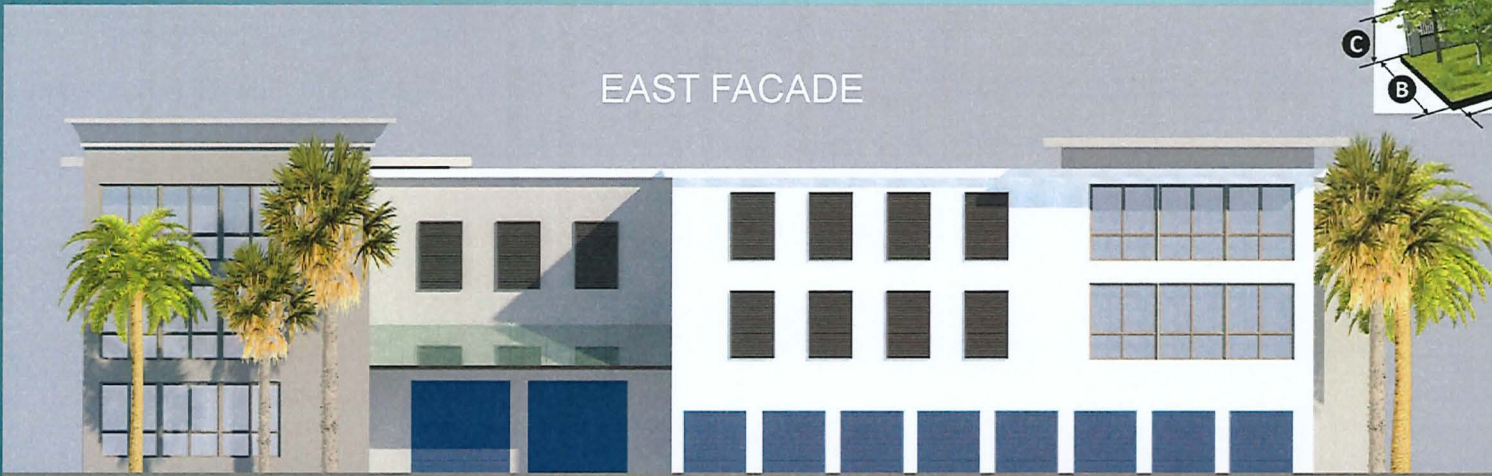
No Content Here!

SOUTH FACADE



ARCHITECTURAL BUILDING ELEVATIONS
AND LANDSCAPE BUFFER SCREENING WITH AN 8' HIGH WALL

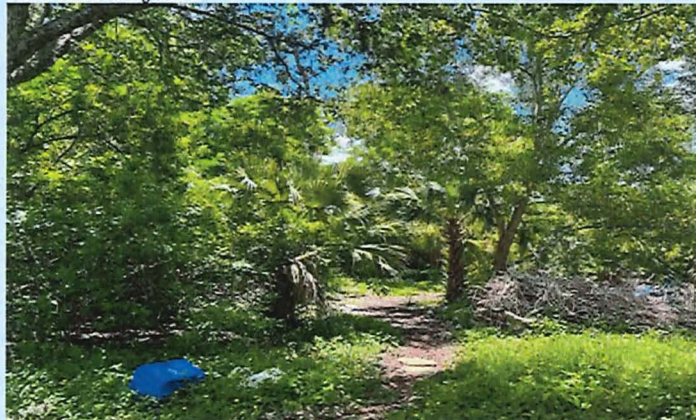
EAST FACADE



No Content Here!

ENVIRONMENTAL ASSESSMENT SURVEY CONCLUDES: NO WETLANDS, NO PROTECTED SPECIES

Parcel Photo Facing South



Parcel Photo Facing Southeast



5 | Page

Veritas Environmental Solutions

Subject Parcel Facing Southwest



Subject Parcel Facing West



6 | Page

Veritas Environmental Solutions

Vegetation Cover and Listed Soils Type

Onsite vegetation consisted of slash pine (*Pinus elliotii*), cabbage palm (*Sabal palmetto*), oak species (*Quercus* spp.), saw palmetto (*Serenoa repens*), Brazilian pepper (*Schinus terebinthifolius*), wax myrtle (*Myrica cerifera*), grapevine (*Vitis rotundifolia*), greenbrier (*Smilax* spp.), Mexican clover (*Richardia brasiliensis*), Spanish needles (*Bidens alba*), shrubby false buttonweed (*Spermacoce verticillata*), common ragweed (*Ambrosia artemisiifolia*) and air potato (*Dioscorea bulbifera*). Florida Land Use, Cover and Forms Classification System (FLUCCS) for this habitat is consistent with the Hardwood-Conifer Mixed (434) category.

The plant species observed within the survey area are not classified as wetland dependent, and no significant hydrophytic vegetation was identified during the field assessment. According to the Natural Resources Conservation Service, the dominant underlying soil type is classified as a Immokalee fine sand (Soil Unit 36), categorized as a non-hydric soil (Table 1). This classification indicates that the soils lack the conditions necessary to support wetland vegetation under typical circumstances. Furthermore, no hydrological indicators were observed during the survey. These include, but are not limited to, evidence of adventitious rooting, leaf litter staining, or algal matting that are indicators commonly associated with wetland environments.

Collectively, these field observations suggest that the project area does not exhibit characteristics consistent with wetland habitats. The lack of these three criteria that are required for wetland identification under standard delineation methodologies supports this conclusion.

Table 1-Mapped NRCS Soils

Map Unit Symbol	Map Unit Name	Hydric Soil Rating
36	Immokalee Fine Sand	Non-hydric

Table 2-Wildlife Observations

n/a	
-----	--

Summation

Based on the collective findings from the survey assessment, no potentially jurisdictional wetlands were identified onsite. The absence of hydrophytic vegetation, hydric soils, and hydrological indicators confirms the project site does not meet the criteria for classification as a wetland under federal or state guidelines. Additionally, no evidence of protected wildlife species such as the gopher tortoise, burrowing owls or burrows was observed during the survey. * These findings exclude the need for additional regulatory considerations or required mitigation efforts.

No Content Here!



June 24, 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**

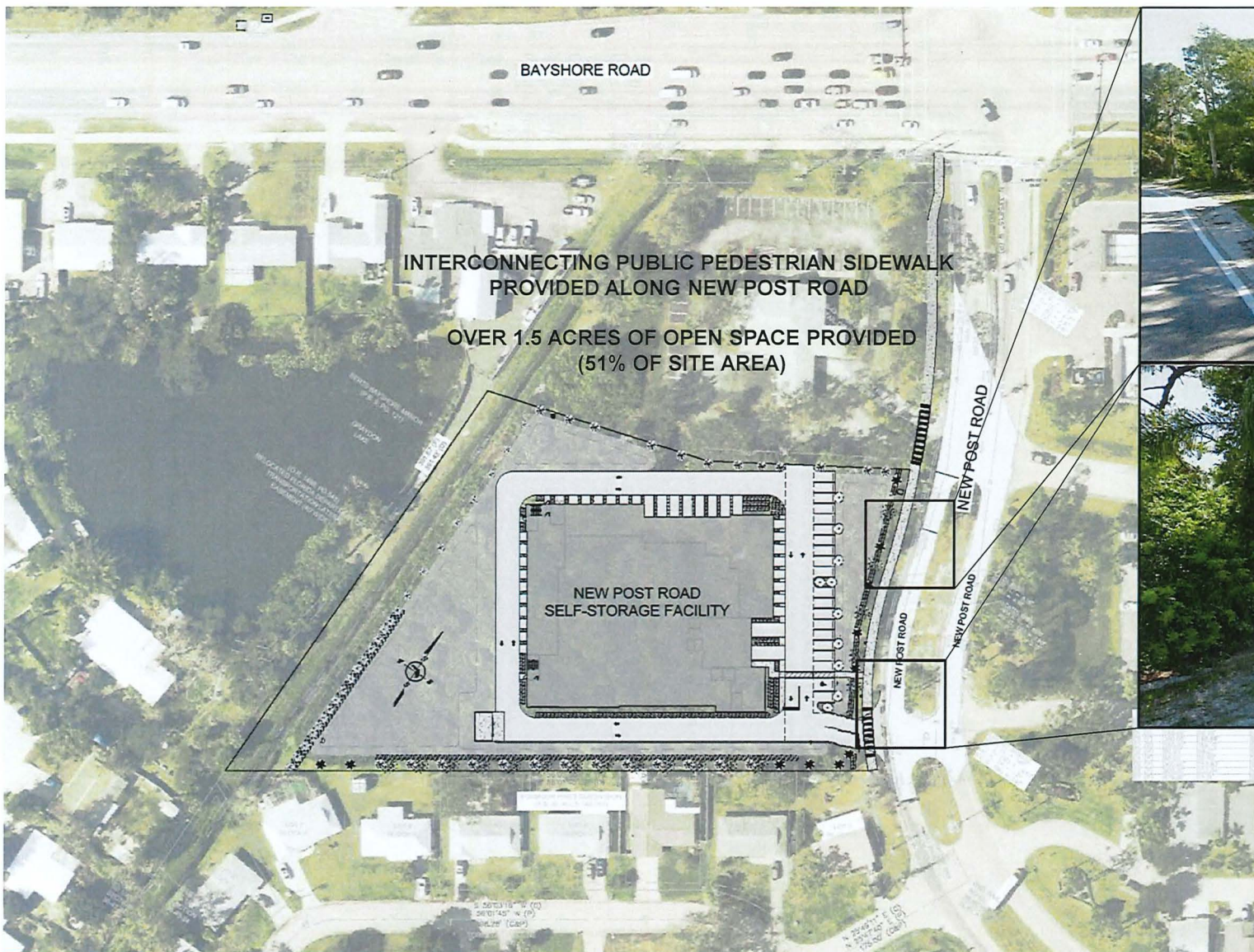
SUBJECT: **LIST OF EXHIBITS FOR PUBLIC HEARING (HEX) JUNE 26, 2025**

1. AERIAL VIEW OF PROJECT INCLUDING STREET SIDE PHOTOS SHOWING LOCATION OF PROPOSED IMPROVEMENTS.
2. FUTURE LAND USE MAP SHOWING SUBJECT PROPERTY'S CURRENT URBAN DESIGNATION AND RELEVANCE TO COMMERCIAL DESIGN STANDARDS.
3. ARCHITECTURAL BUILDING ELEVATIONS AND LANDSCAPE BUFFER WITH 8' HIGH VISUAL SCREENING WALL.
4. ENVIRONMENTAL ASSESSMENT SURVEY REPORTS CONCLUDING NO IMPACT TO WETLANDS OR PROTECTED SPECIES.

Sincerely,

Andres Boral, PE, MBA

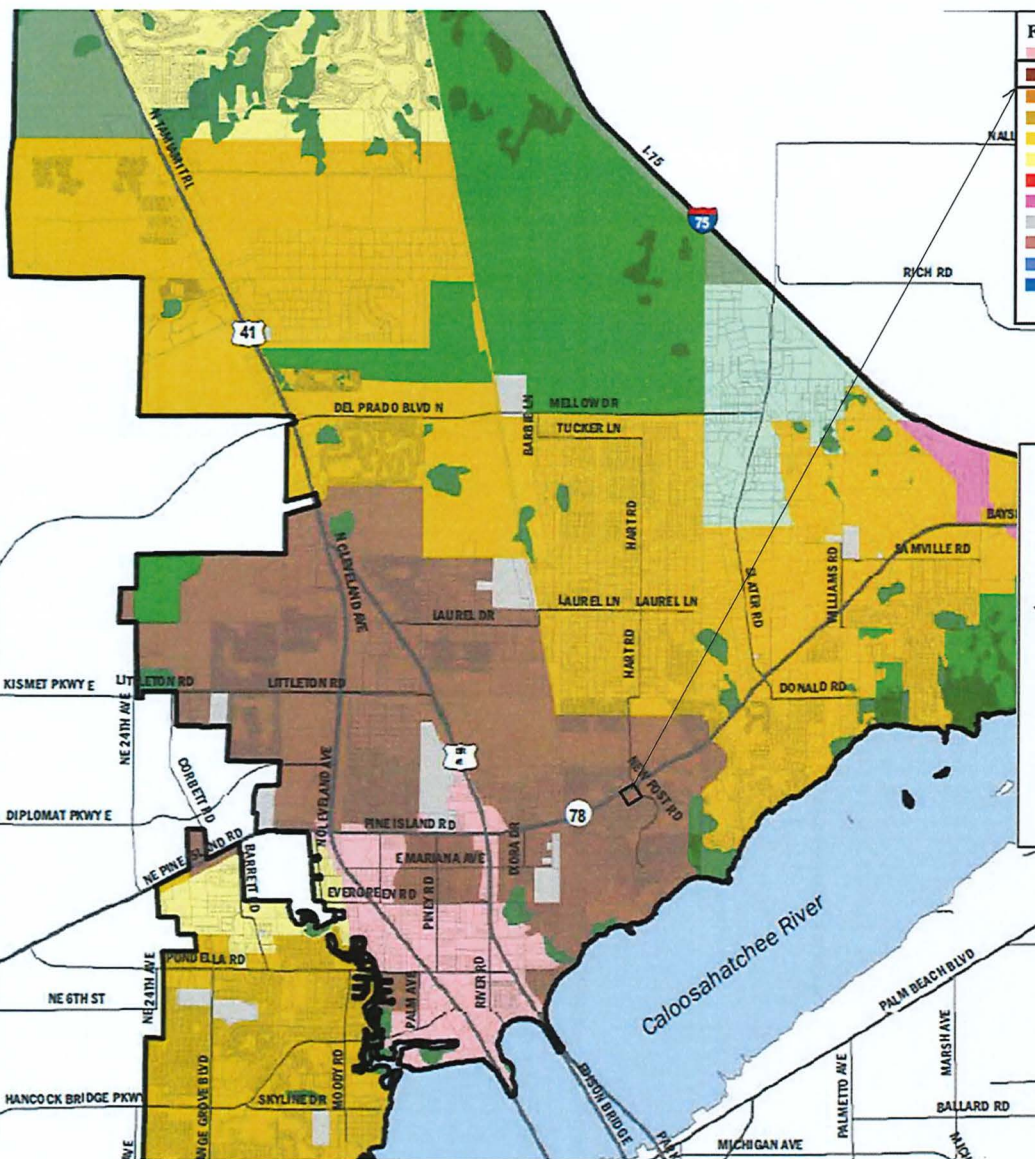
Florida License Number: 80373
Boral Engineering & Design, Inc.
Andres@Boralengineering.com



No Content Here!

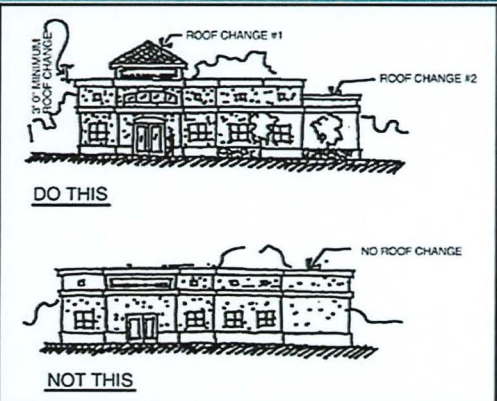
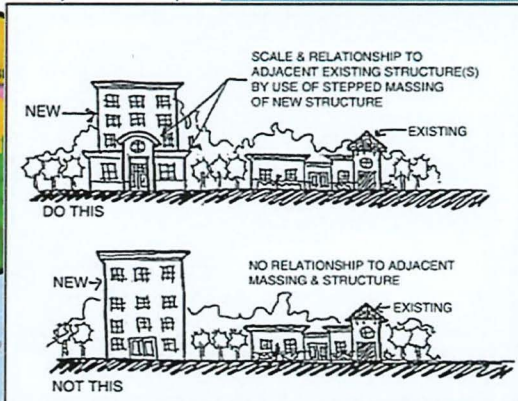
APPLICANT'S EXHIBIT # 2

2



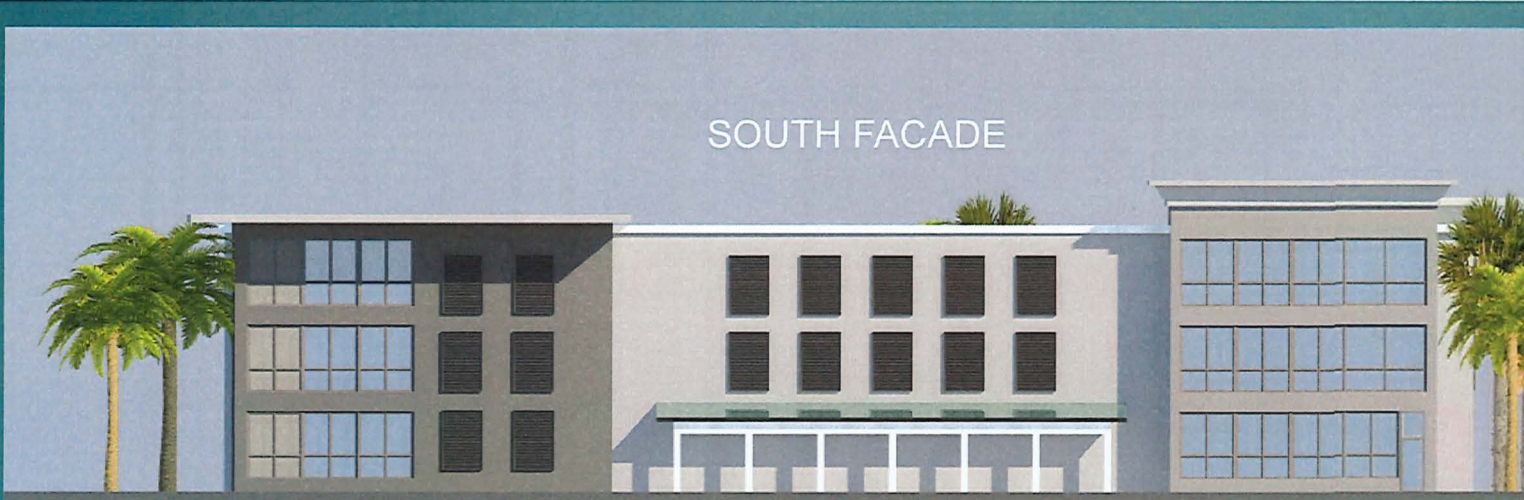
- | | | |
|---|---|--|
| FUTURE URBAN AREAS
Intensive Development
Central Urban
Urban Community
Suburban
Outlying Suburban
Sub-Outlying Suburban
Commercial
Industrial Development
Public Facilities
University Community
Burnt Store Marina Village
Destination Resort Mixed Use Water Dependent | INTERCHANGE AREAS
General Interchange
University Village Interchange
Industrial Commercial Interchange
Industrial Interchange
General Commercial Interchange
NEW COMMUNITY
New Community
AIRPORT AREAS
Tradeport
Airport | NON-URBAN AREAS
Rural
Rural Community Preserve
Coastal Rural
Outer Island
Open Lands
Density Reduction/Groundwater Resource
Conservation Lands - Upland
ENVIRONMENTALLY CRITICAL AREAS (WETLANDS)
Wetlands
Conservation Lands - Wetland
City Limits |
|---|---|--|
- See Chapter XIII and Lee County Administrative Code 13-2 for standards and procedures for administrative interpretations of the Lee Plan.

COMMERCIAL ZONING DESIGNATION



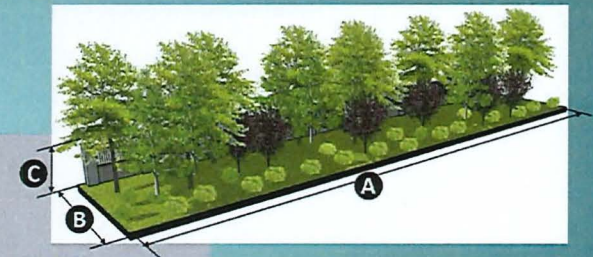
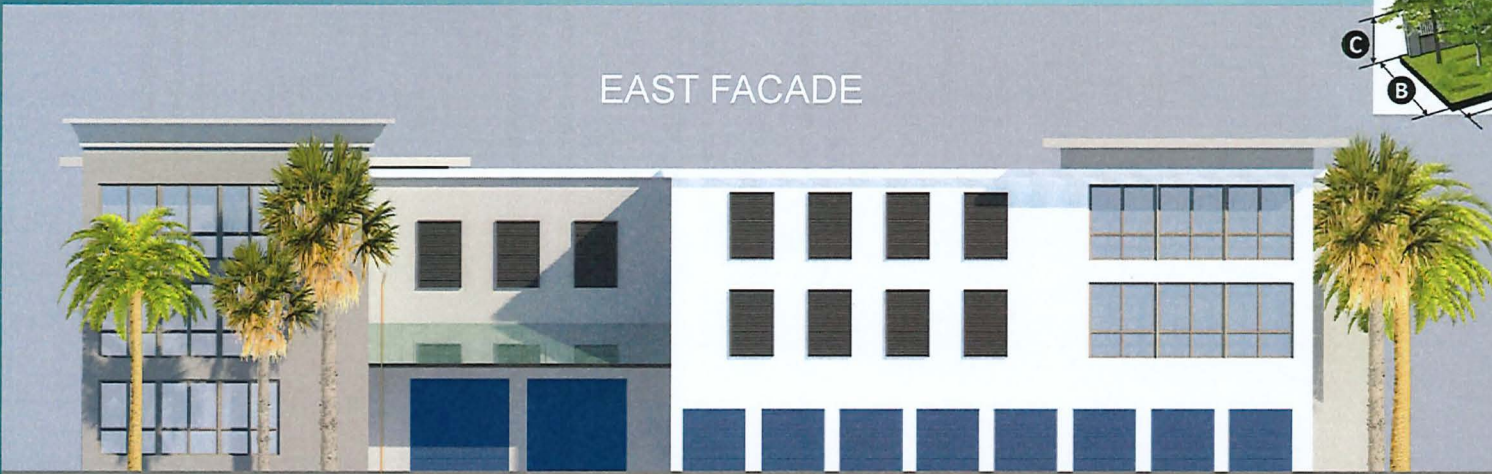
No Content Here!

SOUTH FACADE



ARCHITECTURAL BUILDING ELEVATIONS
AND LANDSCAPE BUFFER SCREENING WITH AN 8' HIGH WALL

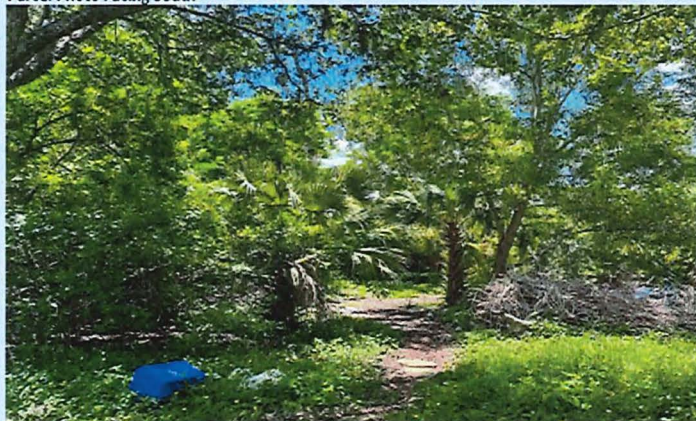
EAST FACADE



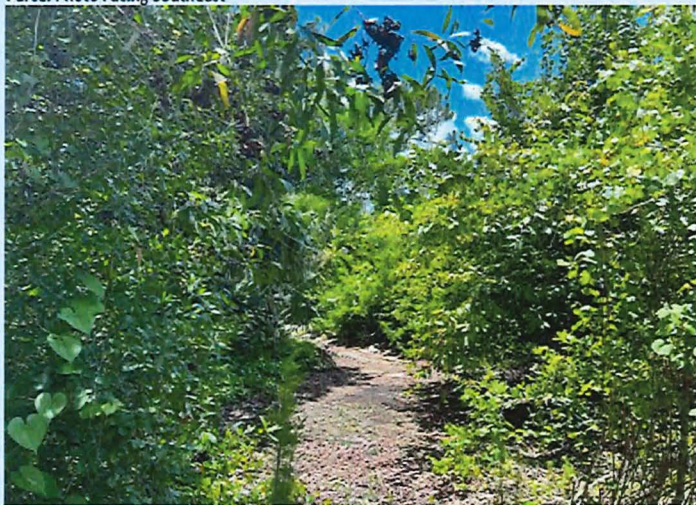
No Content Here!

ENVIRONMENTAL ASSESSMENT SURVEY CONCLUDES: NO WETLANDS, NO PROTECTED SPECIES

Parcel Photo Facing South



Parcel Photo Facing Southeast



5 | Page

Veritas Environmental Solutions

Subject Parcel Facing Southwest



Subject Parcel Facing West



6 | Page

Veritas Environmental Solutions

Vegetation Cover and Listed Soils Type

Onsite vegetation consisted of slash pine (*Pinus elliotii*), cabbage palm (*Sabal palmetto*), oak species (*Quercus* spp.), saw palmetto (*Serenoa repens*), Brazilian pepper (*Schinus terebinthifolius*), wax myrtle (*Myrica cerifera*), grapevine (*Vitis rotundifolia*), greenbrier (*Smilax* spp.), Mexican clover (*Richardia brasiliensis*), Spanish needles (*Bidens alba*), shrubby false buttonweed (*Spermacoce verticillata*), common ragweed (*Ambrosia artemisiifolia*) and air potato (*Dioscorea bulbifera*). Florida Land Use, Cover and Forms Classification System (FLUCCS) for this habitat is consistent with the Hardwood-Conifer Mixed (434) category.

The plant species observed within the survey area are not classified as wetland dependent, and no significant hydrophytic vegetation was identified during the field assessment. According to the Natural Resources Conservation Service, the dominant underlying soil type is classified as an Immokalee fine sand (Soil Unit 36), categorized as a non-hydric soil (Table 1). This classification indicates that the soils lack the conditions necessary to support wetland vegetation under typical circumstances. Furthermore, no hydrological indicators were observed during the survey. These include, but are not limited to, evidence of adventitious rooting, leaf litter staining, or algal matting that are indicators commonly associated with wetland environments.

Collectively, these field observations suggest that the project area does not exhibit characteristics consistent with wetland habitats. The lack of these three criteria that are required for wetland identification under standard delineation methodologies supports this conclusion.

Table 1-Mapped NRCS Soils

Map Unit Symbol	Map Unit Name	Hydric Soil Rating
36	Immokalee Fine Sand	Non-hydric

Table 2-Wildlife Observations

n/a	
-----	--

Summation

Based on the collective findings from the survey assessment, no potentially jurisdictional wetlands were identified onsite. The absence of hydrophytic vegetation, hydric soils, and hydrological indicators confirms the project site does not meet the criteria for classification as a wetland under federal or state guidelines. Additionally, no evidence of protected wildlife species such as the gopher tortoise, burrowing owls or burrows was observed during the survey. * These findings exclude the need for additional regulatory considerations or required mitigation efforts.

No Content Here!

Perez, Maria

From: javier.boralengineering.com <javier@boralengineering.com>
Sent: Friday, July 11, 2025 1:54 PM
To: Perez, Maria; andres.boralengineering.com; michaelessig@yahoo.com; Gabriel Mejia; worthpacker@gmail.com; Groth, MarySue
Cc: Sweigert, Rebecca; Toussaint, Tracy; Workman, Elizabeth; Ennis, Audra; DeFilippo, Nicholas; Henderson, Abby; Werst, Lee; Hickey, Lindsay; Baucom, Warren; Rozdolski, Mikki; Rodriguez, Anthony; Gillogly, Phil; Evans, Marcus; Rodriguez, Jennifer; Cherry, Brienne
Subject: RE: CASE #: DCI2023-00013 CASE NAME: NEW POST RD SELF-STORAGE FACILITY
Attachments: Master Concept Plan s.pdf; Post Hearing Response Letter.pdf; WRITTEN SUBMISSIONS FROM PUBLIC HEARING.pdf

Caution: This email originated from an external source. Be cautious of attachments and links, and do not provide login information. Report suspicious activity to the Service Desk: servicedesk@leegov.com or 533-HELP.

Good afternoon Maria,

Please find attached our response to the Hearing Examiner's Written Submission comments.

The attachments include;

1. The revised Master Concept Plan (electronically signed and sealed), and
2. A Post Hearing Response Letter, describing the facility's proposed hours of operations.

Please let us know if you have any questions.

Thank you and have a great weekend.

Sincerely,

Javier Boral

Director of Operations

Boral Engineering & Design, Inc.

Javier@Boralengineering.com

(P) 239-200-5512

711 5th Avenue South, Suite 209

Naples, FL 34102

www.boralengineering.com



APPLICANT'S EXHIBIT
3

From: Perez, Maria <MPerez@leegov.com>

Sent: Thursday, June 26, 2025 4:09 PM

To: andres.boralengineering.com <andres@boralengineering.com>; michaelessig@yahoo.com; javier.boralengineering.com <javier@boralengineering.com>; Gabriel Mejia <gabriel@boralengineering.com>; worthpacker@gmail.com; Groth, MarySue <MGroth@leegov.com>

Cc: Sweigert, Rebecca <RSweigert@leegov.com>; Toussaint, Tracy <TToussaint@leegov.com>; Workman, Elizabeth <EWorkman@leegov.com>; Ennis, Audra <AEnnis@leegov.com>; DeFilippo, Nicholas <NDeFilippo@leegov.com>; Henderson, Abby <AHenderson@leegov.com>; Werst, Lee <LWerst@leegov.com>; Hickey, Lindsay <LHickey@leegov.com>; Baucom, Warren <WBaucom@leegov.com>; Rozdolski, Mikki <MRozdolski@leegov.com>; Rodriguez, Anthony <ARodriguez4@leegov.com>; Gillogly, Phil <PGillogly@leegov.com>; Evans, Marcus <MEvans@leegov.com>; Rodriguez, Jennifer <JMRodriguez@leegov.com>; Cherry, Brienne <BCherry2@leegov.com>
Subject: CASE #: DCI2023-00013 CASE NAME: NEW POST RD SELF-STORAGE FACILITY

Attached is the Hearing Examiner's Order. Thank you.

MARIA D. PEREZ
EXECUTIVE ASSISTANT
LEE COUNTY HEARING EXAMINER'S OFFICE
BOARD OF COUNTY COMMISSIONERS
P.O. Box 398
(1500 Monroe Street)
Fort Myers, Florida 33902
Tel: (239) 533-8100

E-mail: perezmd@leegov.com

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure. Under Florida law, e-mail addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Please note our general office email address: hex@leegov.com



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.

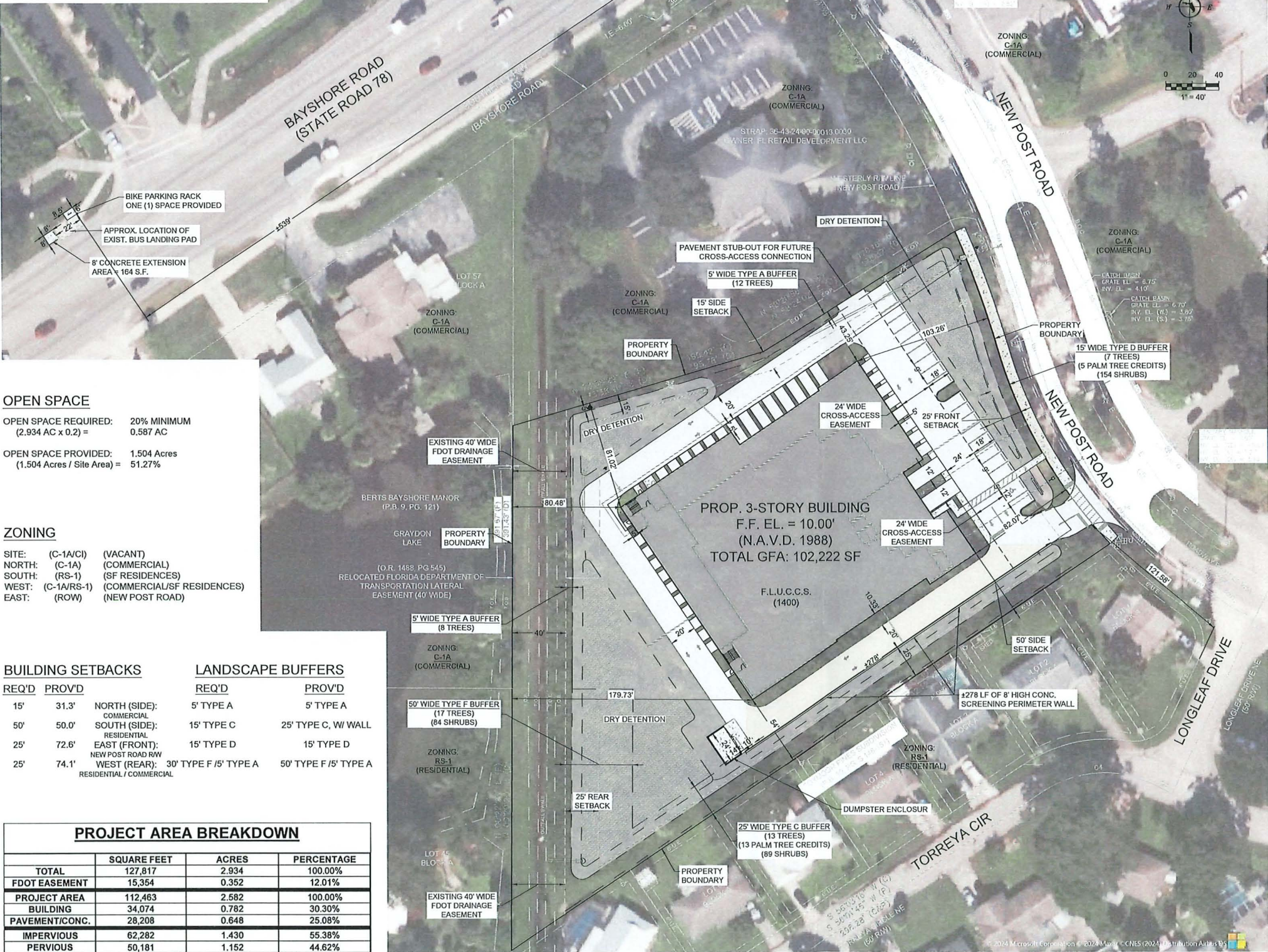
Response: The facility is proposed to remain open 24/7, however, only providing access to existing clientele after-hours via a gate code. In addition, the facility will be secured with chain-link fencing around the remaining perimeter of the site and is proposing site lighting with the lowest possible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

Sincerely,

Andres Boral, PE, MBA

Florida License Number: 80373
Boral Engineering & Design, Inc.
Andres@Boralengineering.com

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1 (D)	750.00	92.31	N 19°40'30" W	92.25
C2 (D)	750.00	92.40	N 19°27'00" W	92.34
C3 (D)	350.00	169.99	S 29°31'32" E	168.33
C4 (D)	350.00	169.70	S 29°46'38" E	168.04
C5 (P)	60.00	58.32	S 28°12'36" W	55.05
C6 (P)	85.00	90.90	S 85°41'27" W	85.63
C7 (P)	100.00	232.83	S 60°03'49" E	243.41
C8 (P)	800.00	252.04	N 24°56'43" W	251.00
C9 (P)	475.00	12.51	S 63°29'38" E	12.51



OPEN SPACE

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%

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

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')

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

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

PROJECT	22-122
DATE	09/22
ANDRES BORAL, P.E. M.B.A.	
LICENSE # 80372, FPEE # 31992	
711 5TH AVE SOUTH, SUITE 200, NAPLES FL 34102	
ANDRES@BORALENGINEERING.COM	
(P) 238-682-0609	
BORAL	
ENGINEERING	
WWW.BORALENGINEERING.COM	
OWNER:	MICHAEL ESSIG
	11111 5TH AVE SOUTH, SUITE 200, NAPLES FL 34102
	NORTH FORT MYERS, FL 33917
REVISION DESCRIPTION	
BY	DATE
JB	07/01/2024
JB	11/28/2024
JB	03/26/2025
JB	07/07/2025
NEW POST ROAD SELF-STORAGE FACILITY	
NORTH FORT MYERS, FLORIDA 33917	
MASTER CONCEPT	PLAN
SHEET	1 OF 1