

ADMINISTRATIVE AMENDMENT (PD) ADD2025-00231

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Todd Duplantis, Colliers Engineering & Design, filed an application for an administrative amendment to a Commercial Planned Development (CPD) on a project known as "Fort Myers Storage King" to amend the Master Concept Plan (MCP) approved by Resolution Z-20-032 to remove Building "F" and reallocate the former location of this building for open storage spaces to allow additional RV storage space on property located at 11351 Palm Beach Boulevard, Fort Myers; and

WHEREAS, the applicant has indicated the property's current STRAP number is 36-43-25-00-00012.0010 and a legal description of the subject property is attached as Exhibit "A"; and

WHEREAS, the subject property was originally rezoned to Commercial Planned Development (CPD) zoning district by Resolution Z-20-032 (see Exhibit "B"); and

WHEREAS, the subject property is located in the Suburban Future Land Use Category as designated by the Lee Plan; and

WHEREAS, the applicant proposes to remove the proposed building "F" on the MCP and replace it with additional RV storage spaces; and

WHEREAS, this will result in a reduction of 9,895± square feet of building area and an additional 11 RV storage spaces on the subject property; and

WHEREAS, the applicant proposes no changes to the approved Schedule of Uses or to the conditions or deviations approved by Zoning Resolution Z-20-032; and

WHEREAS, the subject property is located within the Caloosahatchee Shores Community Plan area, and the applicant was granted a waiver from the public information session and meeting summary document required pursuant to LDC Section 33-1482 (see Exhibit "D"); and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase height, density, or intensity within the development; does not underutilize public resources or infrastructure; does not decrease open space required by the LDC by more than 10 percent; does not reduce total open space, buffering, landscaping or preservation areas; does not otherwise adversely impact on surrounding land uses; and is consistent with the Lee Plan.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to the Fort Myers Storage King Route 80 Commercial Planned Development (CPD) is **APPROVED, subject to the following conditions:**

1. **The development of the subject property must comply with the Master Concept Plan entitled "Site Plans for Storage King Route 80 2024 Modification Alternate Plan B" attached hereto as Exhibit "C."**
2. **The terms and conditions of Resolution Z-20-032, as amended, remain in full force and effect, except as amended herein.**
3. **If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.**

Duly passed, adopted, and electronically signed on 12/23/2025

Anthony R. Rodriguez, AICP, CPM, Zoning Manager

Community Development

Exhibit List:

- A. Legal Description
- B. Resolution Z-20-032
- C. Master Concept Plan
- D. GEN2025-00484

MAP OF SURVEY

SECTION 36 , TOWNSHIP 43 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

LEGAL DESCRIPTION (RECORDED INSTRUMENT #2017000039118)

A TRACT OF LAND LYING IN SECTION 36, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT MARKING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE NORTH 00°49'18" WEST 887.21 FEET ALONG THE EAST BOUNDARY OF SAID NORTHWEST QUARTER TO THE SURVEY LINE OF STATE ROAD 80; THENCE SOUTH 71°36'07" WEST 869.37 FEET ALONG SAID SURVEY LINE; THENCE SOUTH 01°13'46" EAST 104.66 FEET TO THE NORTHEAST CORNER OF PROPERTY CONVEYED TO THE STATE OF FLORIDA IN THAT CERTAIN DEED RECORDED IN OFFICIAL RECORDS BOOK 1655, PAGE 2882, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE SOUTH 01°12'53" EAST A DISTANCE OF 41.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°12'53" EAST ALONG THE EAST BOUNDARY OF SAID PROPERTY A DISTANCE OF 1139.19 FEET; THENCE NORTH 89°08'04" EAST 475.76 FEET; THENCE NORTH 00°53'38" WEST 190.22 FEET TO A CONCRETE MONUMENT; THENCE NORTH 00°48'45" WEST 1101.43 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 80; THENCE SOUTH 71°36'07" WEST A DISTANCE OF 506.36 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 80 TO THE POINT OF BEGINNING.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (FIELD SURVEYED)

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SAID PARCEL CONTAINS 582,066.70 SQUARE FEET OR 13.36 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

1. THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE UNDERSIGNED PROFESSIONAL'S KNOWLEDGE, INFORMATION, AND BELIEF, AND IN ACCORDANCE WITH THE COMMONLY ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EITHER EXPRESSED OR IMPLIED.
2. IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION OR INK SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.
3. BEARINGS SHOWN HEREON ARE REFERENCED TO THE EAST BOUNDARY OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 25 EAST BEING N 00°49'18" W, AS RECORDED IN INSTRUMENT# 2017000039118 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND NORTH 00°49'02" WEST BASED ON FIELD SURVEY.
4. COORDINATES LISTED HEREON FOR THE NORTHWESTERLY CORNER OF THOSE LANDS DESCRIBED IN INSTRUMENT #2017000039118 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA ARE REFERENCED TO NGS MONUMENT WITH DESIGNATION "R415" LEE COUNTY, FLORIDA, TO THE NORTH AMERICAN DATUM OF 1983 (NAD83). FLORIDA WEST ZONE NAD83 (2011) ADJUSTMENT.

SKETCH ONLY, NOT A BOUNDARY SURVEY
SEE SHEET 2 FOR SKETCH OF DESCRIPTION

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SURVEYOR'S CERTIFICATE

THIS CERTIFIES THAT THE SKETCH REPRESENTED HEREON WAS PERFORMED UNDER MY DIRECT SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE SKETCH HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE AND BELIEF, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

DATE 07/15/2020

CHARLES DAVID SERRANO - REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4768



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LEGAL SKETCH
FOR
STORAGE KING

FOLIO NO. 10241954
SEC. 36, T43S, R25E

LEE COUNTY
FLORIDA



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LEGAL SKETCH

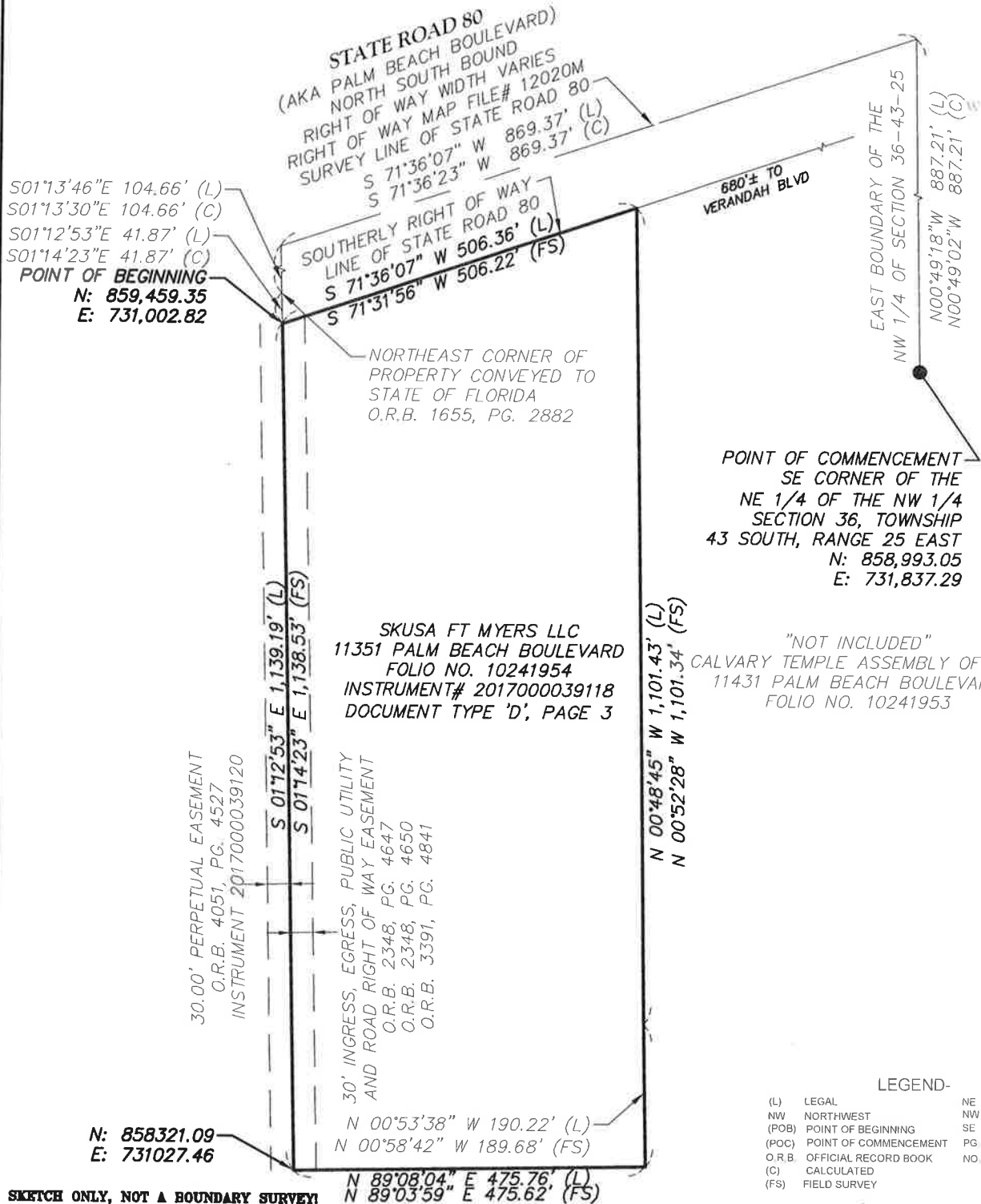
SCALE: 1" = 200'	DATE: 05/19/20	DRAWN BY: SR/RPK	CHECKED BY: CDF
PROJECT NUMBER: 17000538A		DRAWING NAME: V-SURV-R3	

SHEET TITLE:

LEGAL SKETCH

SHEET NUMBER:
1 of 2

MAP OF SURVEY SECTION 36 , TOWNSHIP 43 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA



LEGEND-

(L)	LEGAL	NE	NORTHEAST
NW	NORTHWEST	NW	NORTHWEST
(POB)	POINT OF BEGINNING	SE	SOUTHEAST
(POC)	POINT OF COMMENCEMENT	PG	PAGE
O.R.B.	OFFICIAL RECORD BOOK	NO.	NUMBER
(C)	CALCULATED		
(FS)	FIELD SURVEY		

SKETCH ONLY, NOT A BOUNDARY SURVEY!
SEE SHEET 1 FOR DESCRIPTION OF SKETCH



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■ Westchester, NY	■ Albuquerque, NM
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LEGAL SKETCH
FOR
STORAGE KING

FOLIO NO. 10241954
SEC. 36, T43S, R25E

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LEGAL SKETCH

SCALE	DATE	DRAWN BY	CHECKED BY
1" = 200'	05/19/20	SR/RPK	CDF
PROJECT NUMBER:	17000538A	DRAWING REVISION:	V-SURV-R3

SHEET TITLE:

LEGAL SKETCH

SHEET NUMBER:

2 of 2

Exhibit B

RESOLUTION NUMBER Z-20-032

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA

WHEREAS, Susan Swift, AICP filed an application on behalf of the property owner, SKUSA Fort Myers, to rezone a 13.36± acre parcel from Commercial (C-2) and Tourist Commercial (CT) to Commercial Planned Development (CPD) in reference to Storage King R; and

WHEREAS, a public hearing before the Lee County Zoning Hearing Examiner, Amanda L. Rivera, was advertised and held on October 15, 2020. At the conclusion of the hearing, the Hearing Examiner left the record open and requested Staff and the Applicant to submit written submissions to her Office on or before October 23, 2020; and

WHEREAS, the Hearing Examiner required additional evidence to fully review the requested deviation from architectural standards and attendant conditions and issued an Order to Reopen Hearing on January 6, 2021; and

WHEREAS, a public hearing before the Hearing Examiner was advertised and held on January 22, 2021; and

WHEREAS, the Hearing Examiner gave full consideration to the evidence in the record for Case #DCI2020-00004 and recommended APPROVAL of the Request; and

WHEREAS, a public hearing was advertised and held on March 17, 2021 before the Lee County Board of Commissioners; and,

WHEREAS, the Lee County Board of Commissioners gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to rezone a 13.36± acre parcel from C-2 and CT to CPD, to allow expansion of the existing mini-warehouse facility to add four buildings (totaling 121,152 square feet across six buildings), and the addition of 118 covered spaces and 32 uncovered spaces for large vehicle storage.

The property is located in the Suburban Future Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

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

1. Development of this project must be consistent with the one-page Master Concept Plan (MCP) entitled "Storage King Route 80," prepared by Maser Consulting, revised on 5/18/20, and attached hereto as Exhibit C, except as modified by the conditions below. Development must comply with all requirements of the LDC and Lee Plan at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary. The CPD approves 121,152 square feet of mini-warehouse and open storage uses.

2. Schedule of Uses and Site Development Regulations

- (a) Schedule of Uses

Accessory Uses and Structures
 Caretaker's Residence
 Entrance Gates/Gatehouses
 Essential Services
 Essential Services Facilities, Group I
 Excavation, Water Retention
 Fences and Walls
 Mini-Warehouse
 Storage, Indoor and Open
 Signs
 Temporary uses, Limited to construction trailers

- (b) Site Development Regulations

Lot Size:

Minimum Lot Area:	13.36 acres
Minimum Lot Depth:	1,101 feet
Minimum Lot Width:	506 feet

Setbacks (Minimum):

Development Perimeter:	20 feet
Street (public):	25 feet
Street (private):	15 feet
Side:	20 feet
Rear:	25 feet
Waterbody:	25 feet

Accessory uses and setbacks must comply with LDC §34-1174 *et seq.* and LDC §34-2194.

Minimum building separation: 20 feet, or one-half the building height, whichever is greater

Maximum Lot Coverage: 40%

Minimum Open Space: 30%

3. Development Permits
Issuance of a county development permit does not establish a right to obtain a permit from state or federal agencies. Further, it does not establish liability on the part of the county if the developer: (a) does not obtain requisite approvals or fulfill the obligations imposed by state or federal agencies; or (b) undertakes actions that result in a violation of state or federal law.
4. Indigenous Open Space
Development order plans must demonstrate a minimum 88,000 square feet of indigenous open space consistent with the MCP.
5. Construction Material Tracking
Developer must provide a summary table indicating the percentage of metal panels used in the building façade for each building elevation prior to development order approval. Metal panels may not comprise more than 50% of the building façade area.
6. Unified Site Development
Proposed development must employ architectural, site, and landscaping design elements integrated with and common to existing site development including colors and materials associated with Building B.
7. Solid Waste Facilities
Redevelopment to change approved uses requires the redeveloped area to comply with existing LDC requirement for solid waste facilities.
8. Transit Facilities
Deviation 3 approves relief for sidewalk construction only. Developer must otherwise comply with LDC §10-442.

SECTION C. DEVIATIONS:

1. Architectural Style. Deviation (1) seeks relief from the LDC §33-1496 requirement that the architectural style in the Caloosahatchee Shores Planning Community be Florida vernacular, to allow the architectural style to match existing site development. This deviation is DENIED as the request does not satisfy Lee Plan review criteria.
2. Solid Waste. Deviation (2) seeks relief from the LDC §10-261(a) requirement to calculate minimum refuse and solid waste container space from the commercial building area, to allow the total container space calculation to be based only on office use square footage. This deviation is APPROVED.
3. Transit Facilities. Deviation (3) seeks relief from the LDC §10-441 requirement to construct sidewalk from the project to the nearest bus stop for commercial establishments with 30,000 square feet or more of total area if the bus stop is within one-fourth mile of the vehicular entrance to the property, to allow no sidewalk. This deviation is APPROVED, SUBJECT TO Condition 8.
4. Detention Planting. Deviation (4) seeks relief from the LDC §33-1494 requirement that dry detention areas be planted with Southern Red Maple, South Florida Slash Pine, Laurel Oak, or Cypress trees, to allow no plantings along the western property line in the dry detention area. This deviation is APPROVED.

SECTION D. EXHIBITS:

The following exhibits are attached to this resolution and incorporated by reference:

- Exhibit A: Legal description of the property
- Exhibit B: Zoning Map (with the subject parcel indicated)
- Exhibit C: The Master Concept Plan

SECTION E. FINDINGS AND CONCLUSIONS:

Based upon its review, The Board of County Commissioners adopts the recommendation of the Hearing Examiner, including the following findings and conclusions:

1. *As conditioned herein*, the proposed rezoning to CPD:
 - a. Complies with the Lee Plan. See, Lee Plan Vision Statement Paragraph 4 (*Fort Myers Shores Planning Community*), Lee Plan Goals 2, 4, 6, 21, Objectives 1.1, 2.1, 2.2, 4.1, 6.1, 21.2 and Policies 1.1.5, 1.7.6, 2.1.1, 2.2.1, 4.1.1, 6.1.1, 6.1.3, 6.1.4, 6.1.7; Lee Plan Maps 1, 16, Table 1(b).
 - b. Complies with the LDC and other County regulations. See, LDC Chapters 10, 33, and 34;
 - c. Is compatible with existing and planned uses in the area. See, Lee Plan Policies 1.1.5, 2.1.1, 2.1.2, 2.2.1, 6.1.1; LDC §§ 34-411(c), (i), and (j).
 - d. Will not adversely affect environmentally critical areas and natural resources. See, Lee Plan Goal 21, 77, Objectives 4.1, and LDC §34-411(h).
 - e. Will be served by urban services. See, Lee Plan Glossary, Maps 6, 7, Goal 2; Objectives 2.1, 2.2, 4.1; Policies 2.2.1, and Standard 4.1.1; LDC §34-411(d).
2. The Master Concept Plan reflects sufficient access to support the intensity of development. In addition, County regulations and conditions of approval will address expected impacts to transportation facilities. See, Lee Plan Goal 39, Objective 39.1; LDC §34-411(d).
3. The proposed mix of uses is appropriate at the proposed location. See, Lee Plan Policies 1.1.5, 2.1.1, 6.1.1.
4. The recommended conditions are sufficient to protect the public interest and reasonably relate to the impacts expected from the development. See LDC Chapters 10, 33-1480 *et seq.*, and 34.
5. As conditioned herein, the deviations:
 - a. Enhance the objectives of the planned development; and
 - b. Promote the intent of the LDC to protect the public health, safety, and welfare. See, §34-377(b)(4).

SECTION F. SCRIVENER'S ERRORS

The Board intends that this resolution can be renumbered or relettered and typographical errors that do not affect the intent and are consistent with the Board's action can be corrected with the authorization of the County Manager or his designee, without the need for a public hearing.

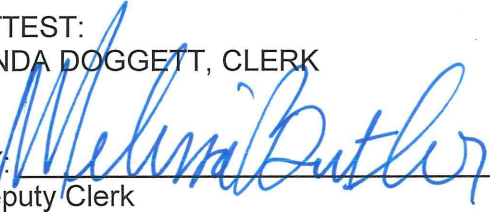
Commissioner Hamman made a motion to adopt the foregoing resolution, seconded by Commissioner Ruane. The vote was as follows:

Adopted by unanimous consent.

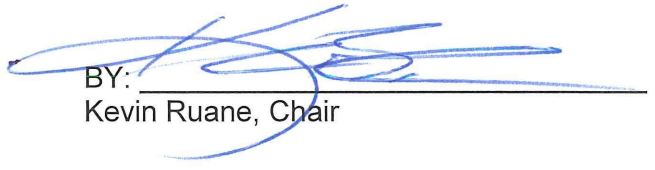
Kevin Ruane	Aye
Cecil Pendergrass	Absent
Raymond Sandelli	Aye
Brian Hamman	Aye
Frank Mann	Aye

DULY PASSED AND ADOPTED this 17th day of March 2021.

ATTEST:
LINDA DOGGETT, CLERK

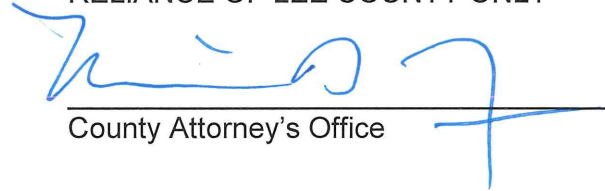
BY: 
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: 
Kevin Ruane, Chair



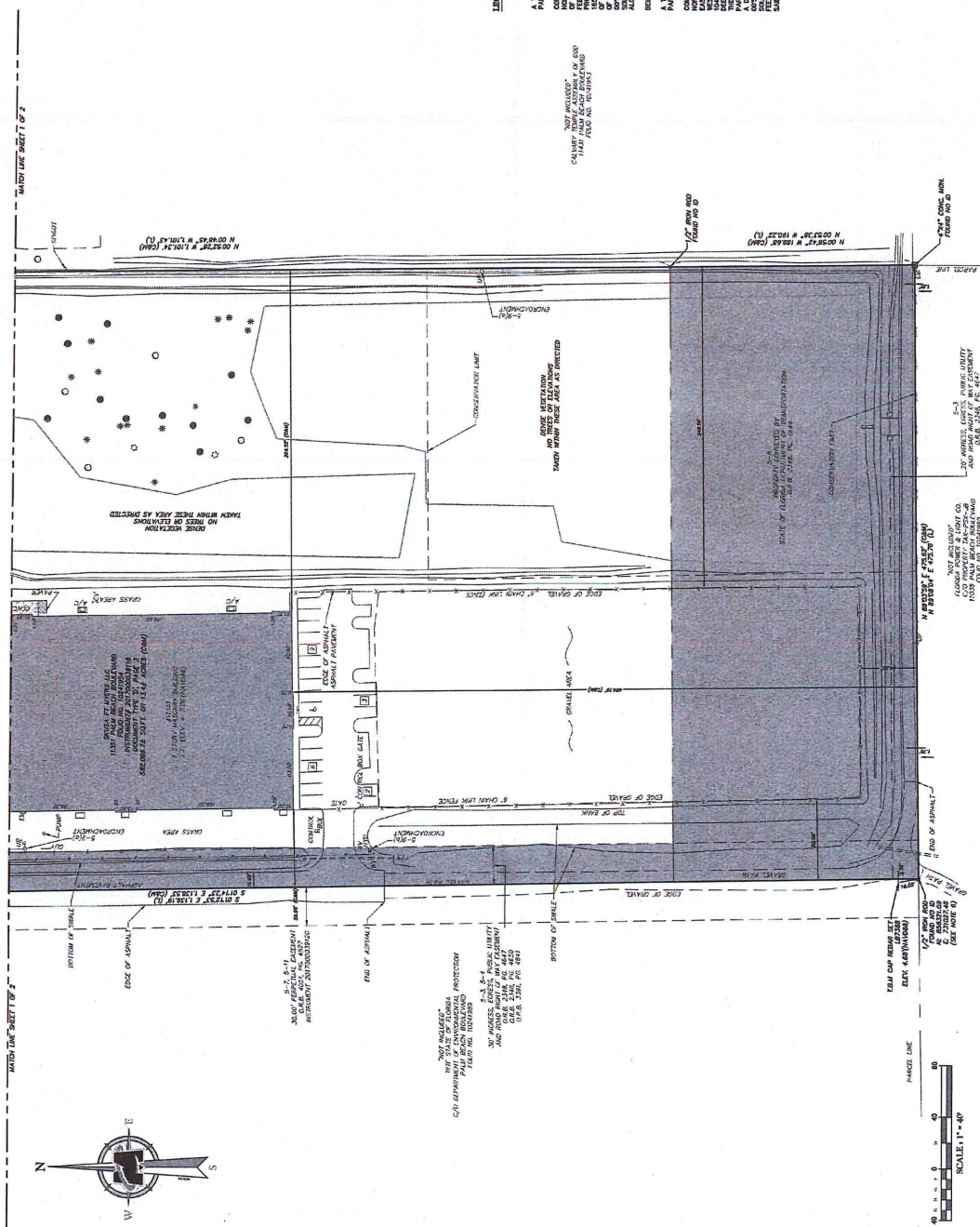
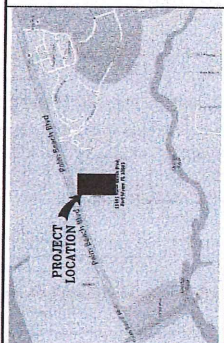
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RELIANCE OF LEE COUNTY ONLY


County Attorney's Office

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MAP OF SURVEY

SECTION 36 , TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

[illegible]

SEE SHEET 1 OF 2 FOR NOTES

[illegible]

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LEE COUNTY, FLORIDA

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SURVEYOR'S NOTES:

1. THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE UNDERSIGNED PROFESSIONAL'S KNOWLEDGE, INFORMATION, AND BELIEF, AND IN ACCORDANCE WITH THE COMMONLY ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EITHER EXPRESSED OR IMPLIED.
2. IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION OR INK SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.
3. BEARINGS SHOWN HEREON ARE REFERENCED TO THE EAST BOUNDARY OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 25 EAST BEING N 00°49'18" W, AS RECORDED IN INSTRUMENT #20170000339118 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND NORTH 00°49'02" WEST BASED ON FIELD SURVEY.
4. COORDINATES LISTED HEREON FOR THE NORTHWESTERLY CORNER OF THOSE LANDS DESCRIBED IN INSTRUMENT #20170000339118 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA ARE REFERENCED TO NGS MONUMENT WITH DESIGNATION "7415" LEE COUNTY, FLORIDA, TO THE NORTH AMERICAN DATUM OF 1983 (NAD83). FLORIDA MEET ZONE NAD83 (2011) ADJUSTMENT.

[illegible][illegible]

Exhibit B

DCI2020-00004
Zoning

Legend
Subject Parcel



0 100 200
Feet



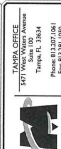
[illegible]

PREZONING FROM C-2 AND C-T TO CPD

COMMERCIAL
PLANNED DEVELOPMENT
MASTER CONCEPT PLAN
FOR
STORAGE KING

111351 PALM BEACH BLVD
FORT MYERS, FL 33905

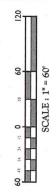
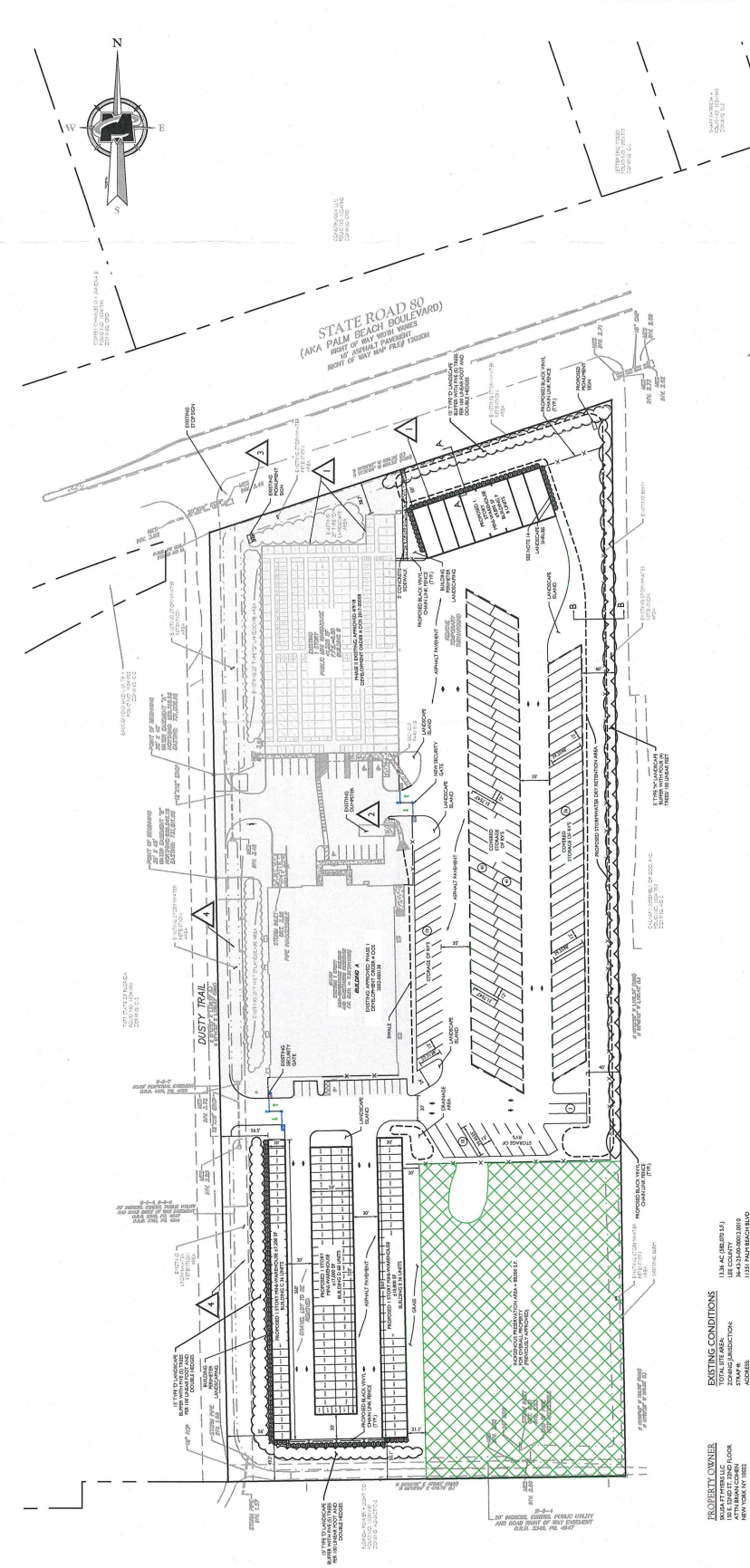
LEE COUNTY
FLORIDA



FILE	DATE	DRAWN BY	CHECKED BY
SHOWN	9/1/2022	MPC	SS
PROJECT NAME/SPN		DRAWING NAME	
1700838C		C-CURT	

MASTER CONCEPT PLAN

1 of 1

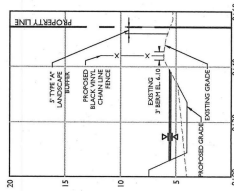


1000

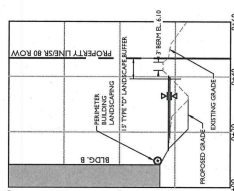
[illegible]

Approved as Exhibit
MCP Page 1 of 1
Resolution # Z-20-032

DCI 2020-00004



SECTION 'B - B'



SECTION 'A - A'

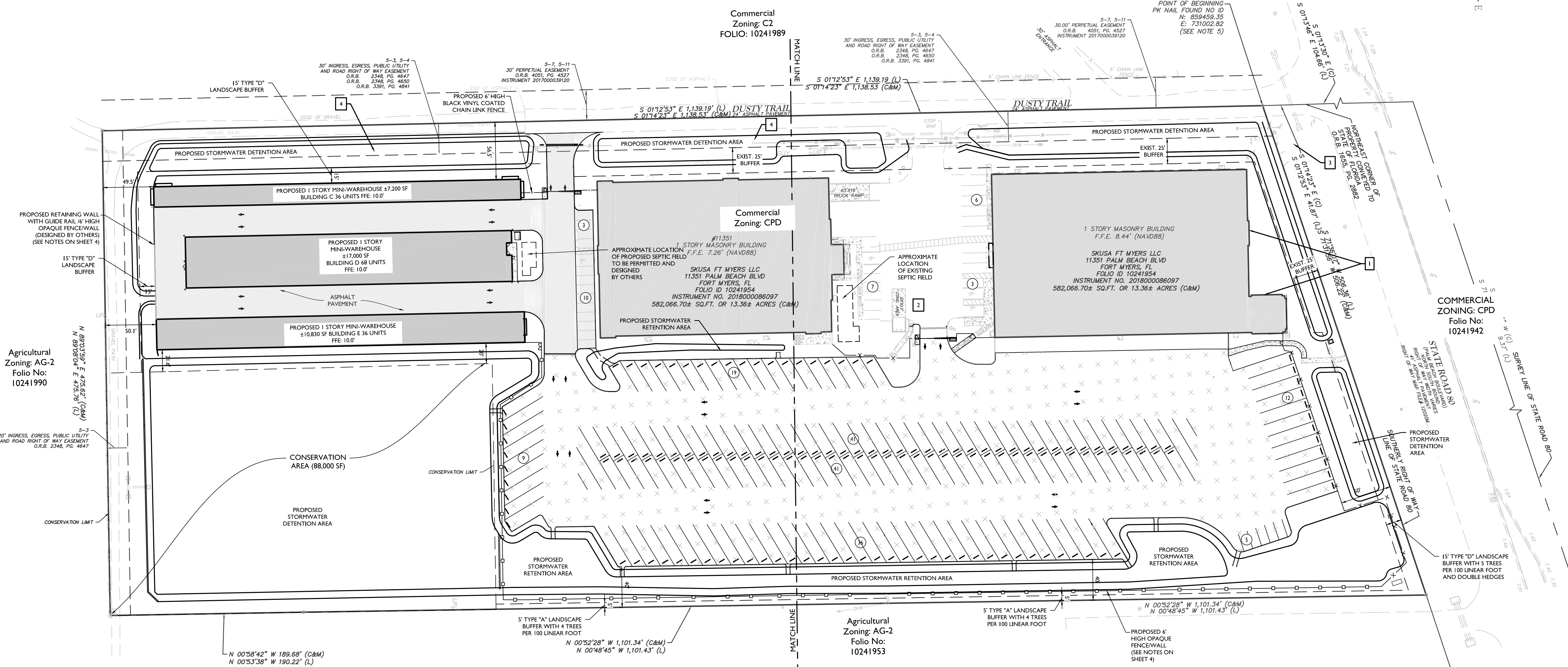
[illegible]

PROPERTY OWNER
SKURA FT MYERS LLC
150 E. 32ND ST. 32ND FLOOR
ATTN: BRIAN COHEN
NEW YORK, NY 10022

DEVELOPMENT TEAM
DEVELOPER
BRIAN COHEN/ WILLIAM COHEN
ANDOVER PROPERTIES LLC
150 E. 32ND ST. 32ND FLOOR
NEW YORK, NY 10022
(212) 813-0141

SITE ENGINEER-IN-CHARGE
STUART H. ROSENBERG, P.E./ SUSAN SWANSON, P.E.
HASER CONSULTING, P.A.
707 W. WATKINS AVE. SUITE 100
ANN ARBOR, MI 48106
(313) 963-1100

Exhibit C



PROPERTY OWNER SKUSA FT MYERS LLC 150 E. 52ND ST. SUITE 32002 NEW YORK, NY 10022 ATTN: BRIAN COHEN	
DEVELOPMENT TEAM DEVELOPER BRIAN COHEN/ WILLIAM COHEN ANDOVER PROPERTIES LLC 150 E. 52ND ST. SUITE 32002 NEW YORK, NY 10022 (212) 813-0141	
SITE ENGINEER P.E. STUART M. ROGERS, P.E. MICHAEL R. COSTELLO, P.E. COLLIERS ENGINEERING & DESIGN 5471 W. WATERS AVE. SUITE 100 TAMPA, FL 33634 (813) 207-1061	
SURVEYOR DAVID FERRARO COLLIERS ENGINEERING & DESIGN 5471 W. WATERS AVE. SUITE 100 TAMPA, FL 33634 (813) 207-1061	
ARCHITECT TINA LONG-FORSUND STUDIO X2 ARCHITECTS 510 7TH STREET EAST BRADENTON, FL 34208 (941) 747-0220 (941) 747-0220	
EXISTING CONDITIONS TOTAL SITE AREA: 13.36 AC. (582,070 S.F.) ZONING/JURISDICTION: LEE COUNTY STRAP #: 36-43-25-00-00012.0010 ADDRESS: 11351 PALM BEACH BLVD FORT MYERS, FL 33905 FLOOD ZONE: ZONE "AE", ELEV. 7, PER FEMA FIRM PANEL NUMBER: 12071 C0284F DATED 08/28/2008 FUTURE LAND USE: SUBURBAN ZONING: COMMERCIAL PLANNED DEVELOPMENT (CPD) (Z-20-032) PRIOR DEVELOPMENT ORDERS: DOS2002 - 00137; PHASE I DOS2021 - 0046; PHASE II FIRE DISTRICT: FORT MYERS SHORES FIRE DISTRICT	
DEVELOPMENT STANDARDS SETBACKS: FRONT (S.R.80): 50' REAR (SOUTH): 40' FRONT (DUSTY TRAIL): 56' SIDE (EAST): 40' *HEIGHT: BUILDING C-E: 30' BUILDING G-H: 20' *PURSUANT TO LDC SEC. 33-1497 BUILDING COVERAGE: PERCENTAGE: 19% LOT COVERAGE: PERCENTAGE: 40% OPEN SPACE: PERCENTAGE: 33.5% (195,103 SF) INDIGENOUS AREA PROVIDED: 88,000 SF 50% OF REQUIRED 30% OPEN SPACE PARKING: PARKING REQ PER DOS 2017-00058 = 30 SPACES PROPOSED PARKING = 83 INT. UNITS (1/25 UNITS) = 3.3 SPACES TOTAL REQUIRED PARKING = 33 SPACES PROVIDED PARKING = 33 SPACES *THE PROPOSED PARKING IS COMPLIANT WITH RESPECT TO LDC REQUIREMENTS. PROPOSED BICYCLE PARKING: 5% TOTAL VEHICLE PARKING = 33.5% * 1.65 = 2 BICYCLE SPACES TOTAL REQUIRED: 4 SPACES PER DOS 2017-00058 TOTAL PROVIDED: 4 EXISTING SPACES	
NOTES 1. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. 2. THE PROPOSED DEVELOPMENT SHALL NOT IMPACT GROUND AND SURFACE WATER FLOWS ADJACENT TO THE SITE. 3. THE PROPOSED DEVELOPMENT SHALL NOT IMPACT ANY FLOODWAYS ADJACENT TO THE SITE. 4. BASE ON FLORIDA BUILDING CODE (2001) THIS SITE IS LOCATED IN A ZONE OF ZERO SEISMIC ¹⁹ PROBABILITY. 5. ALL DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH LEE COUNTY LAND DEVELOPMENT CODE, ZONING AND ALL OTHER ORDINANCES, EXCEPT AS NOTED HEREIN. 6. THE PROPOSED PROJECT IS CONSISTENT WITH THE GOALS, OBJECTIVES AND POLICIES OF THE LEE PLAN, INCLUDING BUT NOT LIMITED TO, THE ACREAGE ALLOCATION TABLE - TABLE 1(b) YEAR 2030 ALLOCATION, STANDARDS AND PROVISIONS, SITE LOCATION CRITERIA, AND LAND USE CATEGORY/IMP. 7. THE PROPOSED PROJECT IS LOCATED WITHIN THE CALOOSAHATCHEE SHORES PLANNING AREA COMMUNITY. 8. IMPROVEMENTS TO THE SITE WERE DESIGNED AND WILL BE CONSTRUCTED IN COMPLIANCE WITH THE ADA ACCESSIBILITY GUIDELINES TO THE EXTENT REQUIRED UNDER THE AMERICANS WITH DISABILITIES ACT OF 1990 (ADA) PER LDC SECTION 10-1 AND 10-251. 9. THE REQUIRED MIN. OVERHEAD CLEARANCE OF 22' AND A 12' WIDE UNOBSTRUCTED ACCESS OPENING IS PROVIDED IN PHASE I TO ACCOMMODATE ALL THE REFUSE AND SOLID WASTE DISPOSAL FACILITIES STORAGE CONTAINERS IN THIS AREA. 10. THE PROPOSED DEVELOPMENT IS APPROXIMATELY 1.012' FROM THE NEAREST BUS STOP, ROUTE 100 (ROSA PARKS) BUS STOP, ID NUMBER 0664. 11. IRRIGATION SYSTEM WILL BE DESIGNED PER SECTION 10-417. 12. PER 24-1352(G)(2), SECTION 34-3005, AND SECTION 10-416 OF THE LEE COUNTY LAND DEVELOPMENT CODE, A 5' TYPE "A" BUFFER WILL BE PLANTED WITH 4 TREE/100 FEET, SINGLE HEDGE ROW + 6 FT OPAQUE SCREEN ALONG THE EASTERN AND SOUTHERN PROPERTY LINE. 13. PER SECTION 33-1523, 24-1352(G)(2), AND SECTION 10-416 OF THE LEE COUNTY LAND DEVELOPMENT CODE, BUILDING PERIMETER PLANTINGS WILL BE PLANTED ALONG THE NORTH SIDE OF BUILDING 'C' AND THE WEST SIDE OF BUILDING 'C' & 'E'. BUILDING PERIMETER PLANTINGS WILL BE PLANTED ON THREE SIDES OF BUILDING 'F'. 14. LANDSCAPE ISLANDS WILL BE PLANTED WITH GRASS, GROUND COVER, AND SHRUBS. 15. LIGHTING WILL COMPLY WITH LEE COUNTY LAND DEVELOPMENT CODE SECTION 34-625. 16. ALL LUMINAIRES SHALL BE FULLY SHIELDED, FULL CUT-OFF LUMINAIRES WITH UPLIGHT RATINGS OF 0 (ZERO), RECESSED BULBS, AND FLAT LENSES. 17. ANY FREE-STANDING OR BUILDING MOUNTED SIGNS ARE TO BE REVIEWED AS PART OF BUILDING PLAN REVIEW AND ARE NOT TO ADVERSELY IMPACT LIGHT LEVELS AT THE PROPERTY LINES. 18. BUILDINGS, AWNINGS, ROOFS, WINDOWS, DOORS, AND OTHER ELEMENTS MAY NOT BE DESIGNED TO BE OUTLINED WITH LIGHT. EXPOSED NEON AND BACKLIT AWNINGS ARE PROHIBITED. TEMPORARY SEASONAL LIGHTING DURING THE MONTH OF DECEMBER IS EXCLUDED FROM THIS REQUIREMENT. 19. ALL PROPOSED LIGHT POLES ARE COMPLIANT WITH RESPECT TO LEE COUNTY LDC SECTION 33-1491(C). 20. PRIOR TO FINAL INSPECTION FOR A CERTIFICATE OF COMPLIANCE PURSUANT TO 10-183, SITE VERIFIED FOOT CANDLE READINGS MUST BE PROVIDED DEMONSTRATING THAT THE OUTDOOR LIGHT, AS INSTALLED, CONFORMS WITH THE PROPOSED PHOTOMETRIC AND THE LETTER OF SUBSTANTIAL COMPLIANCE PROVIDED BY A REGISTERED PROFESSIONAL ENGINEER MUST INCLUDE A CERTIFICATION THAT THE OUTDOOR LIGHT IS IN COMPLIANCE WITH THIS CODE. PLEASE BE REMINDED THAT AT THE TIME OF INSPECTION FOR ISSUANCE OF A CERTIFICATE OF COMPLIANCE, INITIAL ILLUMINATION MAY NOT EXCEED 0.5 FOOT CANDLES AS MEASURED AT THE PROPERTY LINE, OR 0.2 FOOT CANDLES MEASURED AT 10 FEET FROM THE PROPERTY LINE ONTO ADJACENT RESIDENTIAL ZONED PROPERTY OR USE. 21. THE PROJECT WILL COMPLY WITH LEE PLAN POLICY 125.1.2. 22. PER SECTION 34-1742(D), FENCES AND FENCE WALLS MUST BE CONSTRUCTED OF CONVENTIONAL AND TRADITIONAL BUILDING MATERIALS INCLUDING, BUT NOT LIMITED TO, CONCRETE BLOCK, BRICK, WOOD, DECORATIVE ALUMINUM, IRON OR STEEL, CHAIN LINK OR COMPOSITE PRODUCTS MANUFACTURED SPECIFICALLY FOR FENCES AND WALLS. NON-TRADITIONAL MATERIALS, INCLUDING BUT NOT LIMITED TO, TIRES, MUFFLERS, HUBCAPS, ETC., ARE PROHIBITED. FABRIC SHEETS OR NETS, OR PLASTIC, METAL OR VINYL SHEETS OR SLATS MAY NOT BE USED AS PART OF THE FENCE OR ATTACHED TO A FENCE FOR THE PURPOSE OF EFFECTING PRIVACY OR REQUIRED SCREENING. 23. PER SECTION 34-3005(B), ALL COMMERCIAL OR INDUSTRIAL OUTDOOR STORAGE MUST BE SHIELDED BEHIND A CONTINUOUS VISUAL SCREENING AT LEAST EIGHT FEET IN HEIGHT WHEN VISIBLE FROM A RESIDENTIAL USE OR RESIDENTIAL ZONING DISTRICT, AND SIX FEET IN HEIGHT WHEN VISIBLE FROM ANY STREET RIGHT-OF-WAY OR STREET EASEMENT. 24. REFER TO THE ARCHITECTURAL PLANS FOR DETAILS REGARDING THE COVERED RV STORAGE AREAS. THE TOTAL SQUARE FOOTAGE FOR THESE COVERED RV STORAGE AREAS ARE BELOW THE REQUIREMENT FOR AUTOMATIC SPRINKLERS PER THE APPLICABLE LEE COUNTY CODE. THIS RESOLUTION HAS BEEN ACHIEVED WITH THE FIRE CHIEF. 25. FPFC 1-13.3.2.27.2 REFERS TO GENERAL STORAGE. THERE IS A REQUIREMENT FOR SPRINKLERING BUILDINGS GREATER 12,000 SF THAT ARE FOR THE "STORAGE OF COMBUSTIBLES". THESE STRUCTURES ARE NOT FOR COMBUSTIBLE STORAGE.	

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--	--

SCHEDULE OF DEVIATIONS FROM Z-20-032

- ARCHITECTURAL STYLE. DEVIATION (1) SEEKS RELIEF FROM THE LDC §33-1496 REQUIREMENT THAT THE ARCHITECTURAL STYLE IN THE CALOOSAHATCHEE SHORES PLANNING COMMUNITY BE FLORIDA VERNACULAR, TO ALLOW THE ARCHITECTURAL STYLE TO MATCH EXISTING SITE DEVELOPMENT. THIS DEVIATION IS DENIED AS THE REQUEST DOES NOT SATISFY LEE PLAN REVIEW CRITERIA.
- SOLID WASTE. DEVIATION (2) SEEKS RELIEF FROM THE LDC §10-261(A) REQUIREMENT TO CALCULATE MINIMUM REFUSE AND SOLID WASTE CONTAINER SPACE FROM THE COMMERCIAL BUILDING AREA, TO ALLOW THE TOTAL CONTAINER SPACE CALCULATION TO BE BASED ONLY ON OFFICE USE SQUARE FOOTAGE. THIS DEVIATION IS APPROVED.
- TRANSIT FACILITIES. DEVIATION (3) SEEKS RELIEF FROM THE LDC §10-441 REQUIREMENT TO CONSTRUCT SIDEWALK FROM THE PROJECT TO THE NEAREST BUS STOP FOR COMMERCIAL ESTABLISHMENTS WITH 30,000 SQUARE FEET OR MORE OF TOTAL AREA IF THE BUS STOP IS WITHIN ONE-FOURTH MILE OF THE VEHICULAR ENTRANCE TO THE PROPERTY, TO ALLOW NO SIDEWALK. THIS DEVIATION IS APPROVED, SUBJECT TO CONDITION 8.
- DETENTION PLANTING. DEVIATION (4) SEEKS RELIEF FROM THE LDC §33-1494 REQUIREMENT THAT DRY DETENTION AREAS BE PLANTED WITH SOUTHERN RED MAPLE, SOUTH FLORIDA SLASH PINE, LAUREL OAK, OR CYPRESS TREES, TO ALLOW NO PLANTINGS ALONG THE WESTERN PROPERTY LINE IN THE DRY DETENTION AREA. THIS DEVIATION IS APPROVED.

LEGEND

EXISTING	LEGEND	PROPOSED
12+00	TRaverse LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	12+00
13+00	RIGHT OF WAY LINE	13+00
FACE	PROPERTY LINE	FACE
BACK	EDGE OF PAVEMENT	BACK
	CURB	
	DEPRESSED CURB	
	SIDEWALK	
	FENCES	
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	STALL COUNT	
	ADA ACCESSIBLE STALL	
	DEPRESSED CURB AND ADA RAMP	
	DIRECTION OF TRAFFIC FLOW	
	MILLED ASPHALT AREA	

SCALE: 1" = 50'

Colliers Engineering & Design
www.colliersengineering.com
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Doing Business as MASER ENGINEERS
PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE
Know what's below.
Call before you dig.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

811
Know what's below.
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FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

Colliers Engineering & Design
TAMPA
5471 West Waters Avenue, Suite 100
Tampa, FL 33634
Phone: 813.207.1061
COLLIERS ENGINEERING & DESIGN, INC.
DOING BUSINESS AS MASER CONSULTING

SCALE:
AS SHOWN
PROJECT NUMBER: 17000538C
DATE: 12/5/24
DRAWN BY: JAG
CHECKED BY: SPR
DRAWING NAME: CLAYT

SHEET TITLE
OVERALL DIMENSION PLAN
SHEET NUMBER: 4 of 18

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



REQUEST FOR SUBMITTAL REQUIREMENT WAIVER FOR UNINCORPORATED AREAS ONLY

Upon written request, the Director may modify the submittal requirements for Public Hearings, Development Orders, Limited Review Development Orders and other Administrative Action Applications where it can be clearly demonstrated that the submission will have no bearing on the review and processing of the application. The request and the Director's written response must accompany the application submitted and will become a part of the permanent file.

APPLICATION FOR WAIVER OF REQUIRED SUBMITTAL ITEMS (indicate the appropriate application type)

Zoning Waiver Requests:

- ☐ Public Hearing - General Requirements (34-202)
- ☐ Public Hearing - Mining Excavation Planned Development (12-110)
- ☐ Public Hearing - Additional Requirements for:
- ☐ Development of Regional Impact (34-202(b)(1))
 - ☐ Planned Developments (34-202(b)(2))
 - ☒ Planned Development Amendment (34-202(b)(2))
 - ☐ Rezoning other than Planned Developments (34-202(b)(3))
 - ☐ Special Exceptions (34-202(b)(5))
 - ☐ Variances (34-202(b)(6))
 - ☐ Limited Amendment to Existing Mine Zoning Approval [12-121(j)]
 - ☐ Private Recreational Facilities Planned Development (34-941(g))
- ☐ Administrative Action Application Requirements [34-203]

State the Type of Administrative Application: _____

Development Services Waiver Requests:

- ☐ Development Order - Submittal Requirements (10-154)
- ☐ Limited Review Development Order – Submittal Requirements (10-175)

ADD2025-00231

If this request is related to another record, please provide the Related Record Number: DOS2021-00046-A01

PLEASE PRINT OR TYPE:

STRAP Number: 36-43-25-00-00012.0010

Name of Project: Fort Myers Storage King - Alternate Plan B

Name of Agent: Colliers Engineering & Design

Street Address: 5471 W Waters Ave, Suite 100

City, State, Zip: Tampa, FL 33634

Phone Number: 813-207-1061 Email Address: tampasitecivil@collierseng.com

Name of Applicant*: Colliers Engineering & Design

Street Address: 5471 W Waters Ave, Suite 100

City, State, Zip: Tampa, FL 33634

Phone Number: 813-207-1061 Email Address: tampasitecivil@collierseng.com

***If applicant is not the owner, a letter of authorization from the owner must be submitted.**

LEE COUNTY COMMUNITY DEVELOPMENT
P.O. BOX 398 (1500 MONROE STREET), FORT MYERS, FLORIDA 33902
PHONE (239) 533-8585

A. SPECIFIC SECTION(S) AND REQUIREMENT(S) FOR WHICH A WAIVER IS SOUGHT:

Section Number	Requirement
#1 LDC 33-1482	public informational meeting
#2	
#3	
#4	
#5	
#6	
#7	
#8	
#9	

B. SCOPE OF PROJECT AND REASON(s) FOR REQUEST:

Please provide an explanation of the scope of the project and the reason(s) why you think the request for submittal waiver(s) should be approved. Use additional sheets if necessary and attach to this application form. (Please print or type)

The Alternate Plan B that was submitted eliminates Building F and the covered RV storage which is less intensity than the master concept plan that was approved. A public meeting was held per LDC 33-1482 for the original application.

1. Under penalties of perjury, I declare that I have read the foregoing application and that the facts stated in it are true. I have full authority to secure the approval(s) requested as a result of any action approved by the County in accordance with this application and the Land Development Code.



12/3/2025

Signature of Applicant

Date

FOR STAFF USE ONLY

DIRECTOR'S DECISION:

☐
☒
☐

Request Denied

Request Approved

Request Approved Per Attached Comments

Electronically signed on 12/10/2025

By: Anthony R. Rodriguez, AICP, CPM

Department: Zoning Review

Director Signature

Date