



August 30, 2023

Chahram Badamtcian, Senior Planner
Department of Community Development
1500 Monroe Street
Fort Myers, FL 33901

**Re: Arborwood Village CPD (DCI2023-00024)
HM Project No. 2022.115**

Dear Mr. Badamtcian:

In response to the County's comment letter dated July 5, 2023, we offer the following responses:

Planning Review:

Please analyze Lee Plan Policy 6.1.3

Please contact Joseph Sarracino at JSarracino@leegov.com or by calling 239-533-8984 with any questions regarding the above review comments.

Response: The narrative has been revised to analyze Lee Plan Policy 6.1.3.

Legal Description Review:

Sec. 34-202(a). Submittal requirements for applications requiring public hearing.

(6) Please provide a boundary survey in accordance with the requirements of Lee County LDC §34-202(a)(6).

- The survey must be based upon the title certification submitted in accord with Section 34-201(a)(7). Then the Title Certification is submitted, the legal description on the boundary survey must match that which is shown on the title.

Response: A revised boundary survey has been included with this resubmittal.

(7) Please provide a title certification submitted in accord with the Section 34-202(a)(7).

- Document submitted needs to be one of the forms listed in LDC §34-202(a)(7)(a) with required content included. A title commitment is not one of the acceptable forms.

Please contact Hunter Searson at HSearson@leegov.com or by calling 239-533-8585 with any questions regarding the above review comments.

Response: A title certification has been included with this resubmittal.

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Environmental Review:

Please carry over the past deviations to the newly amended Planned Development for consistency.

Please indicate if any of the past conditioned buffers are being impacted with the proposed amendment.

Please contact Camryn Siverson at CSiverson@leegov.com or by calling 239-533-8313 with any questions regarding the above review comments.

Response: The schedule of deviations has been revised to include the past deviations. There are no impacts proposed to the past conditioned buffers.

TIS Review:

The applicant submittals do not appear to describe the highest number of employees per shift that are estimated to be working at the proposed site. Please provide this information for staff consideration. (7/5/2023 ME)

Response: It is anticipated that there would only be one employee per shift on a regular basis. Occasionally, there may be two employees on site.

The applicant submittals do not appear to indicate whether or not a caretaker residences will be housed within the proposed building. Please provide this information for staff consideration. (7/5/2023 ME)

Response: There will be no caretaker residence on site.

The applicant submittals do not appear to indicate whether or not the site will have gated customer accesses). Please provide this information for staff consideration. (7/5/2023 ME)

Response: The proposed gates are located along the western side of the building to only restrict access to the north/south aisle that is on the west side of the building. Please refer to the Development Order site plans (DOS2023-0003) for additional details.

The study does not indicate how rented units in the proposed building will be accessed; internally, externally, or both.

Response: All of the units will be accessed internally.

The parking study does not appear to indicate how many proposed building entrances will be accessible by customers. Please review and revise the study accordingly. (7/5/2023 ME)

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Response: Although not relevant to the study, the building will have one entrance in the southeast corner for the office that is open to the public and then customers that rented a storage unit will have access to the building through multiple secured entry points along the south and west sides of the building.

The study does not appear to describe the rationale that was used to determine the days and times that the survey was conducted, and what data was used in this determination. Please review and revise the study accordingly. (7/5/2023 ME0

Response: The study was conducted during various weekdays and at various times throughout those days to determine if there is any fluctuation in parking demand for these facilities. Discussion with the operators of these facilities prior to conducting the studies determined that Fridays were typically the lightest days, therefore no Fridays were surveyed. Each site was surveyed over 36 times and the data showed very little parking demand, no matter the time of day. Once the property is established and leased out, there is very little activity and parking demand experienced at these facilities as evidenced by the data collected and provided in this study (there were 184 data points collected).

The study does not appear to describe if all vehicles, including those not parked in marked stalls were included in the counts. Please review and revise the study accordingly. (7/5/2023 ME)

Response: The study surveyed all parked vehicles, either in a stall or not, that were accessible to the public at each facility. If the parking was behind a secured gate, that vehicle was not included in the survey.

The study does not appear to indicate whether or not historic use of the facilities may have in any way been affected by recovery work associated with Hurricane Ian. Please review and revise the study accordingly. (7/5/2023 ME)

Response: The facilities surveyed were not impacted by the recovery or work associated with Hurricane Ian. Staff at each facility were asked a series of questions about the impacts on their specific facility regarding the Hurricane before the surveys were conducted.

Staff has concern with the applicant's approach in the study of not parking vehicles parked behind existing facility gates. Due to this concern, please consider re-counting at least one of the City of Fort Myers sites or another similar site without gates and revise the parking study such that only sites that consider total parking demand of the entire site are included. Vehicles parked in front of overhead doors for loading/unloading purposes should be included in the counts but should be accounted for separately. (7/5/2023 ME)

Response: The Lee County parking code does not require parking behind the security gate, only public parking in front of the gate. Parking behind a security gate was not relevant to the study.

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Since no adjustments for seasonal fluctuations in facility use were considered in the study, please consider providing annual gate use data that validates that no seasonal adjustments are necessary. If annual gate use data is unavailable, please consider applying adjustment factors to the data to account for potential higher peak season facility use. Please revise the study to address this potential concern. (7/5/2023 ME)

Response: This is not a seasonal adjusted use. There are no seasonal factors to apply.

In staff's review of the latest architectural plan for the SR 82 site, it appears that the building houses 878 units with a total building gross floor area of 119,952-SF, which differs from that described in the study. Please verify this, and review and revise the study accordingly. (7/5/2023 ME)

Response: Architectural plans are not utilized in the calculations of trip generation or parking. The site plans are utilized. The preparation of this did not utilize architectural plans, as they typically do not match site development plans in total floor area (architectural plans measure floor areas differently and include more detail on the buildings interior). The Lee County Property Appraiser (Lee PA) website was referenced and the floor areas from the appraisals found on the Lee PA property data page were referenced to determine the floor areas for each of the sites in the study. If it was found that the actual floor area differed from the Lee PA website, the floor area was updated in the study. It should be noted that the floor areas are irrelevant to the overall discussion as the parking calculation for this use is not based on the overall floor area of the building. The floor areas were only reported, and the parking ratio identified on a space per square foot basis in order to provide a comparison to other jurisdictions. The total number of storage units at the SR 82 site was verified onsite by staff to be 897 units. The parking calculations were updated to reflect the increase in the number of storage units. A copy of the revised summary tables is included with this submittal for reference.

In staff's review of the latest architectural plan for the Colonial Boulevard site, it appears that the main building houses 654 units with a total building gross floor area of 96,077-SF, which differs from that described in the study. The study also appears to indicate that no parking spaces are provided behind the gated area, whereas an aerial photo of the site appears to show 2 delineated spaces. In addition, the study does not appear to include the RV storage building located on the site. Please verify this, and review and revise the study accordingly. (7/5/2023 ME)

Response: The floor area from the Lee PA website was utilized and is reflected in the revised tables provided with this submittal. The number of total storage units was verified by on-site staff to be 650 total units, as stated in the original report.

In staff's review the Colonial Boulevard site, it appears that some parking associated with the site may be in an area shared with an adjacent use immediately west of the site. Please clearly describe

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how the counts took into consideration this shared parking area and how the surveyor was able to clearly identify parking demand solely associated with the mini-storage use. Please review and revise the study accordingly. (7/5/2023 ME)

Response: The adjacent parking is not utilized by adjacent users and is far away from adjacent uses. Any vehicle parking in the immediate area of the self-storage facility was assumed to be utilizing the self-storage use unless the surveyors visually noted the occupant walking to adjacent buildings, which they did not.

In staff's review of the latest architectural plan for Champion Ring Road site, it appears that the main building houses 657 units with a total building gross floor area of 92,535-SG, which differs from the described in the study. The study also appears to indicate that there are 12 marked parking spaces on site, whereas the aerial photo appears to show 11 spaces. In addition, the study does not appear to include three mini-storage buildings located on the site. Please verify this, and re3view and revise the study accordingly. (7/5/2023 ME)

Response: The total number of storage units was verified with on-site staff to be 666 total units. The parking calculation sheet was updated along with the floor areas from the Lee PA property data page to reflect this information. The number of total marked spaces on the site is irrelevant.

In staff's review of the latest permit for the building located at the Estero Oaks Boulevard site, it appears that the building's total gross floor area is 85,898-SF, which differs from that described in the study. The study also appears to indicate that there are 33 marked parking spaces on site, whereas the latest site plan appears to describe 30 spaces. Please verify this, and review and revise the study accordingly. (7/5/2023 ME)

Response: This is the floor area that was utilized in the study and the floor area that is reported on the Lee PA property data page. There are a total of 30 marked parking spaces on the site which is irrelevant to the overall outcome of the study.

The building gross floor area of the building located at the Champion Ring Road site as referenced in some places within the report do not appear to correlate with that described in other places within the report. Specifically, see references on pages 3 and 5, and the count summaries. Please review and revise the study accordingly. (7/5/2023 ME)

Response: The overall floor area of the Champion Ring Road site is 103,801 square feet. Again, this was provided for informational purposes only as the parking requirement in Lee County is based on the total number of storage units, not the floor area of the building.

One of the mid-afternoon 11/28 count times for the Tiburon Way site as referenced in the summary sheet appears different that described on the raw count sheet. Please review and revise the study accordingly. (7/5/2023 ME)

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Response: The time should be 2:20 PM instead of 3:20 PM as reported on the summary sheet. The number of occupied spaces is correct. The sheet has been corrected and included with this submittal.

The building gross area of the building located at the Estero Oaks Drive site as referenced in some places within the report do not appear to correlate with that described in other places within the report. Specifically see references on pages 4 and 5, and the count summaries. Please review and revise the study accordingly. (7/5/2023 ME)

Response: The building floor area is reported for informational purposes only and is irrelevant to the overall objective of the study, which is to show the number of parking spaces based on the total number of storage units is less than required by current code requirements.

The 1 p.m. count on 11/15 at the Estero Oaks Drive site as described in the count summary does not appear to correlate with that described in the raw count sheet. Please review and revise the study accordingly. (7/5/2023 ME)

Response: Correct, the 1:00 PM count should be 6 instead of 9 as reported in the summary sheet. The highest number of 9 recorded at 11:15 AM that day and still does not change the conclusions of the report.

The study does not appear to indicate why daily counts weren't consistently taken when ITE indicates 80% or more of peak parking demand is expected for the proposed use. Please review and revise the study accordingly. (7/5/2023 ME)

Response: The data collection points are all within the time period where ITE indicated that 100% of the parking occurs for this use. Included with this submittal is the hour distribution of the Percent of Peak Parking Demand from the ITE Parking Generation Report for the mini-warehouse use. Indoor self-storage uses were not available when the surveys were submitted for the data that is within the ITE report. Multi-story indoor self-storage buildings have been developing over the past 10 years and are primarily used by residential and business customers that desire a climate-controlled storage environment. The min-ware use that was primarily surveyed in the ITE Parking Generation Manual was the traditional, single-story structure typically accessed from the exterior with an overhead door. Many of the tenants of these types of storage facilities are contractors or a business that would visit on a daily basis to access equipment and materials. The multi-story indoor self-storage buildings that were surveyed as part of this study are not that type of operation. Daily activity is limited, as evident by the lack of activity shown in the parking survey submitted.

Since many parking observations were not made at time when ITE indicates 80% or more peak parking demand is expected for the proposed use, the study does not appear to indicate if any

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adjustments to the data may be needed. Please review and revise the study accordingly. (7/5/2023 ME)

Response: Please refer to the response above. No adjustments to the data are necessary.

Please contact Marcus Evans at MEvans@leegov.com or by calling 239-533-8355 with any questions regarding the above review comments.

Response: Acknowledged.

We enclose the following:

- One (1) copy of Response Letter (this is the response letter);
- One (1) copy of Request Statement (revised);
- One (1) copy of Schedule of Deviations (revised);
- One (1) copy of ITE Parking Generation Manual – Mini Warehouse (new);
- One (1) copy of Parking Summary Data (revised);
- One (1) copy of Boundary Survey (revised); and
- One (1) copy of Title Certification (new).

If you have any questions, please don't hesitate to contact us.

Very truly yours,

HOLE MONTES, A BOWMAN COMPANY



Jeremie Chastain, AICP
Lead Planner
JC/sek

Enclosures as noted.

cc: Elias Vassilaros w/enclosures
Charlie Krebs w/enclosures

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REQUEST STATEMENT & COMPREHENSIVE PLAN CONSISTENCY ARBORWOOD VILLAGE CPD

Summary of Request

This is a request to amend the existing Arborwood Village CPD (Z-19-021, as subsequently amended) to request a deviation to allow for a parking reduction for storage, indoor uses greater than 10% within Anchor Parcel 1-A as depicted on Option A of the Master Concept Plan (MCP), or within Anchor Parcel 1-C as depicted on Option C of the MCP.

There are no proposed changes to the existing site layout, such as stormwater management, roadways, or indigenous preserves.

Development Location

The Arborwood Village CPD is located on the northwestern corner of the intersection of Treeline Avenue and Daniels Parkway, approximately half a mile east from Interstate 75. Goldenwood Drive runs through the CPD and connects to Treeline Avenue and Daniels Parkway. Across Treeline Avenue, the northern half of the CPD is bordered on the east by the City of Ft. Myers.

The CPD contains approximately 68.25 acres in total. The planned development is abutted on the north by a vacant parcel zoned IL Light Industrial; on the east by a golf course and multi-family residences and a golf course zoned MPD-3 Master Development Plan 3 (City of Ft. Myers), a commercial landscaping company zoned CG Commercial General District, two vacant parcels zoned CT Tourist Commercial District, and one vacant parcel zoned CG Commercial General District; on the south by the Jetport Interstate Commerce Park DRI zoned CT Tourist Commercial District and CC Community Commercial District; and on the west by a Lee County Rest Area and a Florida Highway Patrol Station, zoned AG-2 Agricultural.

Site work was approved per DOS2005-00356, and infrastructure has been installed and the site has been cleared of vegetation. A large lake and indigenous open space take up a majority of the northern portion of the CPD, with the parcels adjacent to Treeline Avenue (Tracts #1 & 2) cleared of vegetation. The southern portion is cleared of vegetation and mostly undeveloped, with the exception of three outparcels. A Fifth Third Bank is located at the northeastern corner of the intersection of Treeline and Daniels (Outparcel #3). There is a Wells Fargo Bank to the north (Outparcel #5), and a RaceTrac on the north side of Daniels Parkway (Outparcel #1). Ingress and egress to these parcels is via Goldenwood Drive, and there are no access points into the parcels from Treeline Avenue or Daniels Parkway.

The requested amendment affects one parcel within the CPD: Anchor Parcel 1-A or 1-C (as shown on MCP Options A and C). The property is designated General Interchange in the Lee Plan. Please see the table below for surrounding zoning and existing land uses.

Anchor Parcel 1-C	Zoning	Existing Land Use
North	CPD (Arborwood Village)	Vacant (Arborwood Village CPD Tract 1).
South	CPD (Arborwood Village)	ROW, Gas station, car wash.
East	CPD (Arborwood Village)	ROW, vacant, bank.
West	CPD (Arborwood Village)	Vacant (Arborwood Village CPD Anchor Parcel 1-B).

Project History

The subject site was rezoned to the Arborwood Village CPD by Z-06-061. The CPD allowed for 302,000 square feet of commercial office and/or retail and up to 120 hotel rooms; and a maximum height of three stories/45 feet for commercial uses and 12 stories/130 feet for a hotel use. There were four subsequent administrative amendments: ADD2006-00112, approving a deviation from the Land Development Code (LDC) to reduce a connection separation; ADD2007-00199, to reconfigure a lake and Tract #1; ADD2008-00039, to amend the Schedule of Uses, reduce the maximum height for hotels to six stories/75 feet, and added a Land Use Conversion Matrix to the master concept plan; and ADD2008-00168, to reallocate eight of the self-service fuel pumps approved for the Anchor Parcel to the outparcels, and to reconfigure the outparcels from a total of seven to six on the approved master concept plan. Resolution Z-15-037A, approved in 2018 by Lee County, amended Resolution Z-06-061 to allow an alternate plan of development on Tract 1 consisting of up to 153 multi-family dwelling units or the density equivalent of assisted living units/beds. Resolution Z-19-021, approved in 2019 by Lee County, amended Z-15-037A to allow, on the anchor parcel, an alternate plan of development consisting of up to 56 multi-family dwelling units or an equivalent number of ALF/ILF beds/units, not to exceed 224; amended the Schedule of Uses for the Anchor Parcel and Outparcel #2 to allow Vehicle and Equipment Dealers, Group I; Garage, private; and Warehouses, both mini and public; and added an additional 180 hotel rooms, for a total of 300, with the additional rooms allocated to the Anchor Parcel and Outparcel #2. There were two subsequent amendments: ADD2019-00133, to modify Master Concept Plan B, and amend “conversion of land uses” of Resolution Z-19-021 for Master Concept Plan B, on property located west of Treeline Ave. and north of Goldenwood Drive; and ADD2019-00203, to amend the schedule of uses for outparcel 2, options A and C to add “car wash, stand-alone”, limited to one for the CPD and to reduce the required landscape buffer along rights-of-way external to the development for outparcel 2, options A and C only.

Design Standards

Across Goldenwood Drive, the Anchor Parcel is adjacent to commercial development in both the east and south. There is the opportunity to connect to the adjacent parcel to the north, if feasible. Sidewalks exist within the CPD and allow for pedestrian connectivity between residential and commercial uses. There are existing pedestrian facilities adjacent to Goldenwood Drive that connect to sidewalks on both Treeline Avenue and Daniels Parkway. There is a Lee Tran stop for Route 50 in the southeastern corner of Outparcel 1. Route 50 runs from the Southwest Florida International Airport on Terminal Access Road to the Sanibel Outlets located at the intersection of Summerlin Road and McGregor Boulevard.

The requested use will be designed in compliance with the applicable supplementary district regulations in LDC Sec. 34-3005, *Storage facilities and outdoor display of merchandise*.

Density

The proposed amendment will not increase the density or intensity of the existing entitlements.

Deviations

This amendment proposes one new deviation. Five previously approved deviations for this project will remain in effect. Please see the Schedule of Deviations for additional details.

Decision Making Compliance

In accordance with LDC Section 34-145, the data and analysis provided in the enclosed application demonstrates the following:

1. Rezoning.
 - a) The application is consistent with the uses and densities allowed by the General Interchange Future Land Use Designation (please see the Lee Plan consistency narrative, below).
 - b) The request will meet or exceed all performance and locational standards set forth in the Lee Plan and LDC. No new deviations are being requested with this amendment.
 - c) The proposed structures and uses will be compatible with the area.
 - d) Sufficient access will be provided to support the proposed development.
 - e) The request will not result in an increase of the approved intensity or density and will not increase the CPD's overall expected impact on transportation facilities. Adjacent streets have the capacity to carry traffic generated by the proposal.
 - f) The project will not adversely affect environmentally critical or sensitive areas and natural resources. Preliminary site work has been completed per local development order approval and an existing SFWMD ERP.
 - g) The project will have access to adequate public facilities and will not unduly burden the transportation network. Lee County Utilities has indicated they have adequate capacity to serve the development.
2. Planned Developments.
 - a) The proposed use or mix of uses is appropriate at the proposed location, as the General Interchange Future Land Use category allows a broad range of commercial uses along with multifamily dwelling units.

- b) The recommended conditions provide sufficient safeguards for the public interest and are reasonably related to the impacts on the public's interest expected from the proposed development.
- c) If the application includes deviations pursuant to section 34-373(a)(9), that each requested deviation:
 - 1) The new deviation requested 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 Compliance

The project is consistent with the Lee Plan based on the following Objectives and Policies:

POLICY 1.3.2: The General Interchange areas are intended primarily for land uses that serve the traveling public: service stations, hotel, motel, restaurants, and gift shops. But because of their location, market attractions, and desire for flexibility, these interchange uses permit a broad range of land uses that include tourist commercial, general commercial, light industrial /commercial, and multi-family dwelling units. The standard density range is from eight dwelling units per acre (8 du/acre) to fourteen dwelling units per acre (14 du/acre). Maximum density is twenty-two dwelling units per acre (22 du/acre). (Ordinance No. 94-30, 99-18, 16-02, 17-12)

The project is consistent with the General Interchange designation permitted residential density and commercial intensity.

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, prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities. (Ordinance No. 94-30, 00-22)

The property is located within an existing developed area of Lee County, close to existing services and communities. It has been partially developed with a gas station and two banks, and has existing entitlements indicating it has previously been deemed appropriate for development.

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. Development orders and permits (as defined in F.S. 163.3164(7)) will be granted only when consistent with the provisions of Sections 163.3202(2)(g) and 163.3180, F.S. and the concurrency requirements in the Land Development Code. (Ordinance No. 94- 30, 00-22, 17-19)

Adequate public services exist and serve the site. The project consists of infill development, assuring compact and contiguous development patterns.

POLICY 2.2.1: Rezoning and development-of-regional-impact 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. (Ordinance No. 94-30, 00-22)

The subject property has access via a private platted roadway, Goldenwood Drive, to Treeline Avenue and Daniels Parkway, both county arterial roadways. The site has access to both central sewer and water. Community services and public facilities are already in place to serve the surrounding community. The requested deviation and proposed development are compatible with the surrounding commercial land uses. The Anchor Parcel is adjacent to commercial development on the south and east sides, and the Arborwood Village CPD is adjacent to commercial zoning and development to the south and east, and an FDOT Rest Stop to the west.

STANDARD 4.1.1: WATER.

- 1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development in excess of 30,000 square feet of gross leasable (floor) area per parcel, must connect to a public water system (or a "community" water system as that is defined by Chapter 62-550, F.A.C.).***
- 2. 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 (see Map 6), then the development must be connected to that utility.***
- 3. The developer must provide proof that the prior commitments of the water utility, plus the projected need of the developer, do not exceed the supply and facility capacity of the utility.***
- 4. All waterline extensions to new development will be designed to provide minimum fire flows, as well as adequate domestic services as required by Chapter 62-555, F.A.C.***
- 5. If a new development is located in a certificated or franchised service area, or Lee County Utilities' future potable water service area (see Map 6), and the utility cannot provide the service or cannot provide the service except at a clearly unreasonable cost to the developer, the developer is encouraged to petition the appropriate regulatory agency to contract the service area so that the development may establish its own community water system or invite another adjacent utility to expand its service area in order to provide the required service.***
- 6. If a development lies outside any service area as described above, the developer may:***
 - request that the service area of Lee County Utilities or an adjacent water utility be extended to incorporate the property;***
 - establish a community water system for the development; or***
 - develop at an intensity that does not require a community water system.***
- 7. Lee County Utilities may provide potable water service to properties not located within the future water service area when such potable water service is found to benefit public health, safety, and welfare, including protection of Lee County's natural resources. (Ordinance No. 94-30, 00-22, 16-01, 17-13, 17-19)***

The project will access potable water service in accordance with this standard.

STANDARD 4.1.2: SEWER.

1. *Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development that generates more than 5,000 gallons of sewage per day, must connect to a sanitary sewer system.*
2. *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 7), 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.*
3. *If there is not sufficient capacity nor adequate infrastructure within 1/4 mile of the development, the developer must provide proof in the form of a clearly stated rejection of service.*
4. *If a new development is located in a certificated or franchised service area, or Lee County Utilities' future sanitary sewer service area (see Map 7), and the utility cannot provide the service, or cannot provide the service except at a clearly unreasonable cost to the developer, the developer may establish on a temporary basis a self-provided sanitary sewer facility for the development, to be abated when the utility extends service to the site. The developer may also petition the appropriate regulatory agency to contract the service area of the utility in order that another utility may be invited to provide the service.*
5. *If a development lies outside any service area as described above, the developer may:*
 - *request that the service area of Lee County Utilities or an adjacent sewer utility be expanded to incorporate the property;*
 - *establish a self-provided sanitary sewer system for the development;*
 - *develop at an intensity that does not require sanitary sewer service; or*
 - *if no more than 5000 gallons of effluent per day per parcel is produced, an individual sewage disposal system per Chapter 64E-6, F.A.C. may be utilized, contingent on approval by all relevant authorities.*
6. *Lee County Utilities may provide sanitary sewer service to properties not located within the future sewer service area when such sanitary sewer service is found to benefit public health, safety, and welfare, including protection of Lee County's natural resources. (Ordinance No. 94-30, 00-22, 16-01, 17-13, 17-19)*

The project will access sanitary sewer service in accordance with this standard.

STANDARD 4.1.4: ENVIRONMENTAL FACTORS.

1. *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, 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.

- 2. Ensure that land uses and structures are well integrated, properly oriented, and functionally related to the topographic and natural features of the site.*
- 3. Ensure development minimizes the need for expansion and construction of street and utility improvements. (Ordinance No. 94-30, 91-19, 00-22, 17-13, 17-19)*

The proposed changes to the Arborwood Village CPD will not impact the existing lake or wetlands in the northern portion of the site. Development areas are located along the east and south property boundaries. This allows the existing lake to act as a buffer for the majority of the retained native vegetation, ensuring that development will not encroach on the preserves. There is an existing street network, and adequate public facilities exist to serve to the site.

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. (Ordinance No. 94-30, 11-18)

POLICY 6.1.1: All applications for commercial development will be reviewed and evaluated as to:

- a. Traffic and access impacts (rezoning and development orders);*
The proposed amendment will not increase the density or intensity of the existing entitlements.
- b. Landscaping and detailed site planning (development orders);*
N/A
- c. Screening and buffering (planned development rezoning and development orders);*
Screening and buffering will meet applicable LDC standards.
- d. Availability and adequacy of services and facilities (rezoning and development orders);*
Public services and facilities exist and are available.
- e. Impact on adjacent land uses and surrounding neighborhoods (rezoning);*
The amendment will be compatible with the surrounding land uses and neighborhoods.
- f. Proximity to other similar centers (rezoning); and*
The proposed development is consistent with adjacent commercial both within the Arborwood Village CPD and external development to the east and south.
- g. Environmental considerations (rezoning and development orders).*
N/A

(Ordinance No. 00-22)

POLICY 6.1.3: Commercial developments requiring rezoning and meeting DCI thresholds must be developed as Planned Developments except if located within the Mixed Use Overlay. The Planned Development must be designed to arrange uses in an integrated and cohesive unit in order to: provide visual harmony and screening; reduce dependence on the automobile; promote pedestrian movement within the development; utilize joint parking, access and loading facilities; avoid negative impacts on surrounding land uses and traffic circulation; protect natural resources; and, provide necessary services and facilities where they are inadequate to serve the proposed use. (Ord. No. 94-30, 00-22, 21-09)

This is a request to amend an existing, approved Planned Development permitting commercial uses that has previously been found consistent with this policy. The requested amendment will not result in a change to previously approved preserve areas, overall open space requirements, or property development regulations.

POLICY 6.1.4: Commercial development will be approved only when compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities. (Ordinance No. 94-30, 00-22)

There are existing commercial uses in the Arborwood Village CPD that were previously found compatible with the surrounding area. There are adequate existing public services and facilities.

POLICY 6.1.5: The land development regulations will require that commercial development be designed to protect the traffic-carrying capacity of roads and streets. Methods to achieve this include, but are not limited to: frontage roads; clustering of activities; limiting access; sharing access; setbacks from existing rights-of-way; acceleration, deceleration and right-turn-only lanes; and, signalization and intersection improvements. (Ordinance No. 94-30, 00-22)

Existing entitlements indicate commercial development has previously been deemed appropriate for development. The proposed amendment will not increase the intensity of the existing entitlements.

POLICY 6.1.6: The land development regulations will require that commercial development provide adequate and appropriate landscaping, open space, and buffering. Such development is encouraged to be architecturally designed so as to enhance the appearance of structures and parking areas and blend with the character of existing or planned surrounding land uses.

The Arborwood Village CPD will provide open space above the minimum code requirements and appropriate landscaping and buffering. The project will be designed to have a consistent architectural theme.

POLICY 6.1.7: Prohibit commercial developments from locating in such a way as to open new areas to premature, scattered, or strip development; but permit commercial development to infill on small parcels in areas where existing commercial development would make a residential use clearly unreasonable.

The CPD is partially developed with commercial uses. The proposed development would be infill, both within the CPD and in the context of the surrounding area, preventing premature, scattered, or strip commercial development.

SCHEDULE OF DEVIATIONS ARBORWOOD VILLAGE CPD

Deviation (1), Lake Depth, seeks relief from the LDC Sec. 10-329(d)(3)b requirement to provide any water retention or detention pond proposed to be greater than 20 feet in depth must be approved as a planned development rezoning deviation or as a condition of a zoning special exception. The deviation would allow excavation of the existing borrow pit to be expanded to a depth of 35 feet, or to the confining layer, whichever comes first.

This deviation was previously approved in Z-06-061 subject to conditions.

Deviation (2), Intersection separation, seeks relief from the LDC Sec. 10-285(a) Table 1 related to intersection separation requirements for arterial roads. The deviation would allow the intersection separation distances reflected on the MCP.

This deviation was previously approved in Z-06-061 and ADD2006-00112.

Deviation (3), Signs, seeks relief from the LDC Sec. 30-153(2)a.4 requirement to provide identification signs be set back a minimum of 15 feet from street rights of way and 10 feet from property lines. The deviation would allow an identification sign set back of 7.5 feet from the west property line so long as the sign is outside the visibility triangle described in LDC Sec. 30-93(a).

This deviation was previously approved in Z-06-061 subject to conditions.

Deviation (4), Signs, seeks relief from LDC Sec. 30-153(3) requirement to provide limiting individual commercial lots to one ground-mounted project identification sign. The deviation would allow two ground mounted project identification signs in addition to the individual ground mounted occupant signs on outparcel #1 and #7.

This deviation was previously approved in Z-06-061 subject to conditions.

Deviation (5), Street Right-of-Way, seeks relief from the LDC Sec. 34-1353(e)(1) requirement to provide a minimum 25 foot landscape buffer along the rights-of-way external to the development project, to allow the existing 20 foot enhanced landscape required by Condition 7 of Resolution Z-19-021 for Car Wash use Outparcel 2, Options A and C only, of the approved Master Concept Plan.

This deviation was previously approved in ADD2019-00203.

Deviation (6) seeks relief from LDC Table 34-2020(b), *Required parking spaces for non-residential* uses, which establishes the minimum required number of parking spaces for nonresidential uses, to allow for a fifty-five percent overall reduction in required parking for storage, indoor uses within Anchor Parcel 1-A as depicted on Option A of the Master Concept Plan (MCP), or within Anchor Parcel 1-C as depicted on Option C of the MCP.

Justification: LDC Table 34-2020(b) requires 1 parking space per 25 storage units, with a minimum of 5 spaces for warehouse, mini-warehouse uses. The Arborwood Self-Storage facility is proposing a total of 715 units and providing a total of 13 parking spaces. A parking demand study for indoor self-storage facilities was prepared by TR Transportation Consultants, Inc. Parking data was collected at five existing indoor self-storage facilities in Lee County that were similar to the proposed facility. The facilities surveyed have an occupancy level greater than 95%. The methodology of the parking study was to survey the number of public parking spaces and did not include any parking spaces that were behind secured gates. The surveys were conducted in November and December of 2022 at various times throughout the day at each location. The data collected reflects an average peak parking demand of 1 parking space for every 103 storage units and supports the requested reduction. Please see the parking study included with this application for additional details.

**ITE PARKING GENERATION
MANUAL**

**LAND USE: 151 MINI-WAREHOUSE
TIME OF DAY DISTRIBUTION FOR
PARKING DEMAND**

Land Use: 151 Mini-Warehouse

Description

A mini-warehouse is a building in which a number of storage units or vaults are rented for the storage of goods. They are typically referred to as "self-storage" facilities. Each unit is physically separated from other units, and access is usually provided through an overhead door or other common access point.

Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday (nine study sites) and a Saturday (one study site) in a general urban/suburban setting.

Hour Beginning	Percent of Peak Parking Demand	
	Weekday	Saturday
12:00–4:00 a.m.	0	–
5:00 a.m.	0	–
6:00 a.m.	0	–
7:00 a.m.	0	–
8:00 a.m.	14	–
9:00 a.m.	71	–
10:00 a.m.	50	–
11:00 a.m.	79	–
12:00 p.m.	57	–
1:00 p.m.	64	91
2:00 p.m.	64	27
3:00 p.m.	79	55
4:00 p.m.	71	100
5:00 p.m.	100	91
6:00 p.m.	14	27
7:00 p.m.	0	0
8:00 p.m.	0	–
9:00 p.m.	0	–
10:00 p.m.	0	–
11:00 p.m.	0	–

UPDATED PARKING SUMMARY DATA

Extra Space Storage
2399 Champion Ring Road
City of Fort Myers

Total Spaces in Lot	12	Number of Storage Units
Total Building Square Feet	103,801	666

<u>Suvery Date</u>	<u>Day</u>	<u>Time</u>	<u>Occupied Spaces</u>	<u>% Occupied</u>	
11/10/2022	Thu	11:10 AM	6	50%	
11/10/2022	Thu	2:00 PM	3	25%	
11/10/2022	Thu	4:20 PM	3	25%	
11/12/2022	Sat	10:30 AM	8	67%	HIGH
11/12/2022	Sat	1:25 PM	6	50%	
11/12/2022	Sat	3:25 PM	5	42%	
11/12/2022	Sat	6:20 PM	0	0%	
11/13/2022	Sun	10:00 AM	0	0%	
11/13/2022	Sun	1:00 PM	0	0%	
11/13/2022	Sun	2:50 PM	0	0%	
11/13/2022	Sun	5:10 PM	0	0%	
11/14/2022	Mon	10:30 AM	1	8%	
11/14/2022	Mon	1:25 PM	1	8%	
11/14/2022	Mon	6:00 PM	3	25%	
11/15/2022	Tue	10:40 AM	2	17%	
11/15/2022	Tue	12:15 PM	2	17%	
11/15/2022	Tue	3:15 PM	1	8%	
11/16/2022	Wed	9:20 AM	1	8%	
11/16/2022	Wed	4:45 PM	2	17%	
11/17/2022	Thu	10:50 AM	4	33%	
11/17/2022	Thu	2:50 PM	3	25%	
11/17/2022	Thu	4:10 PM	4	33%	
11/19/2022	Sat	11:55 AM	3	25%	
11/19/2022	Sat	2:40 PM	3	25%	
11/19/2022	Sat	5:15 AM	3	25%	
11/20/2022	Sun	10:15 AM	3	25%	
11/20/2022	Sun	12:50 PM	2	17%	
11/28/2022	Mon	10:20 AM	1	8%	
11/28/2022	Mon	12:40 PM	1	8%	
11/28/2022	Mon	1:50 PM	1	8%	
11/28/2022	Mon	4:35 PM	1	8%	
11/28/2022	Mon	5:50 PM	1	8%	
11/29/2022	Tue	10:40 AM	1	8%	
11/29/2022	Tue	4:05 PM	2	17%	
11/30/2022	Wed	9:55 AM	0	0%	
11/30/2022	Wed	3:30 PM	2	17%	
12/1/2022	Thu	10:50 AM	1	8%	
12/1/2022	Thu	3:00 PM	2	17%	
Average			2.2	18%	

Parking Demand Per Storage Unit

One Space for Every 83.3 Units

0.77 Spaces Per 10,000 Sq. Ft.

Based on Peak Parking Demand

The Lock-Up Self Storage

9901 Estero Oaks Drive

Lee County

Total Spaces in Lot	33	Number of Storage Units
Total Building Square Feet	85,898	714

<u>Suvery Date</u>	<u>Day</u>	<u>Time</u>	<u>Occupied</u>	
			<u>Spaces</u>	<u>% Occupied</u>
11/10/2022	Thu	11:50 AM	6	18%
11/10/2022	Thu	1:50 PM	6	18%
11/10/2022	Thu	3:17 PM	6	18%
11/12/2022	Sat	11:10 AM	4	12%
11/12/2022	Sat	12:40 PM	6	18%
11/12/2022	Sat	4:20 PM	5	15%
11/12/2022	Sat	5:35 PM	2	6%
11/13/2022	Sun	11:15 AM	0	0%
11/13/2022	Sun	12:30 PM	2	6%
11/13/2022	Sun	3:20 PM	0	0%
11/13/2022	Sun	4:35 PM	1	3%
11/14/2022	Mon	11:15 AM	5	15%
11/14/2022	Mon	1:55 PM	5	15%
11/14/2022	Mon	4:36 PM	7	21%
11/15/2022	Tue	11:15 AM	9	27%
11/15/2022	Tue	1:00 PM	6	18%
11/15/2022	Tue	3:20 PM	6	18%
11/16/2022	Wed	10:15 AM	2	6%
11/16/2022	Wed	2:50 PM	4	12%
11/17/2022	Thu	11:25 AM	7	21%
11/17/2022	Thu	3:15 PM	3	9%
11/19/2022	Sat	10:50 AM	4	12%
11/19/2022	Sat	3:10 PM	4	12%
11/19/2022	Sat	4:35 PM	2	6%
11/20/2022	Sun	10:50 AM	4	12%
11/20/2022	Sun	12:15 PM	1	3%
11/28/2022	Mon	12:10 PM	6	18%
11/28/2022	Mon	10:50 AM	5	15%
11/28/2022	Mon	2:30 PM	8	24%
11/28/2022	Mon	3:50 PM	6	18%
11/28/2022	Mon	5:05 PM	4	12%
11/29/2022	Tue	10:20 AM	8	24%
11/29/2022	Tue	3:30 PM	4	12%
11/30/2022	Wed	10:30 AM	3	9%
11/30/2022	Wed	4:10 PM	3	9%
12/1/2022	Thu	12:00 PM	8	24%
12/1/2022	Thu	2:40 PM	6	18%
Average			4.54	14%

Parking Demand Per Storage Unit**One Space for Every 79.3 Units****1.05 Spaces Per 10,000 Sq. Ft.**

Based on Peak Parking Demand

HIGH

Public Storage
20091 Tiburon Way
Village of Estero

Number of Storage Units

Total Spaces in Lot **30**
Total Building Square Feet **84,339**

600

<u>Suvery Date</u>	<u>Day</u>	<u>Time</u>	<u>Occupied</u>	
			<u>Spaces</u>	<u>% Occupied</u>
11/10/2022	Thu	12:00 PM	2	7%
11/10/2022	Thu	1:30 PM	4	13%
11/10/2022	Thu	3:25 PM	6	20%
11/12/2022	Sat	11:15 AM	3	10%
11/12/2022	Sat	12:25 PM	1	3%
11/12/2022	Sat	4:25 PM	4	13%
11/12/2022	Sat	5:30 PM	2	7%
11/13/2022	Sun	11:20 AM	2	7%
11/13/2022	Sun	12:35 PM	4	13%
11/13/2022	Sun	3:30 PM	7	23%
11/13/2022	Sun	4:30 PM	6	20%
11/14/2022	Mon	11:20 AM	5	17%
11/14/2022	Mon	2:00 PM	4	13%
11/14/2022	Mon	4:45 PM	1	3%
11/15/2022	Tue	11:20 AM	4	13%
11/15/2022	Tue	1:00 PM	1	3%
11/15/2022	Tue	3:30 PM	2	7%
11/16/2022	Wed	2:45 PM	4	13%
11/17/2022	Thu	11:30 AM	6	20%
11/17/2022	Thu	3:20 PM	4	13%
11/19/2022	Sat	10:55 AM	6	20%
11/19/2022	Sat	3:20 PM	4	13%
11/19/2022	Sat	4:30 PM	1	3%
11/20/2022	Sun	11:00 AM	3	10%
11/20/2022	Sun	12:10 PM	3	10%
11/28/2022	Mon	11:00 AM	3	10%
11/28/2022	Mon	12:00 PM	2	7%
11/28/2022	Mon	2:20 PM	3	10%
11/28/2022	Mon	4:00 PM	4	13%
11/28/2022	Mon	5:15 PM	3	10%
11/29/2022	Tue	10:10 AM	7	23%
11/29/2022	Tue	3:20 PM	1	3%
11/30/2022	Wed	10:37 AM	3	10%
11/30/2022	Wed	4:15 PM	6	20%
12/1/2022	Thu	12:05 PM	4	13%
12/1/2022	Thu	2:30 PM	3	10%
Average			3.56	11.9%

Parking Demand Per Storage Unit

One Space for Every 85.7 Units

0.83 Spaces Per 10,000 Sq. Ft.

Based on Peak Parking Demand

HIGH

HIGH

Public Storage

11995 FL-82

City of Fort Myers

Total Spaces in Lot	17	Number of Storage Units
Total Building Square Feet	119,952	897

<u>Suvery Date</u>	<u>Day</u>	<u>Time</u>	<u>Occupied Spaces</u>	<u>% Occupied</u>	
11/10/2022	Thu	11:25 AM	2	12%	
11/10/2022	Thu	2:25 PM	3	18%	
11/10/2022	Thu	4:00 PM	1	6%	
11/12/2022	Sat	10:40 AM	2	12%	
11/12/2022	Sat	1:15 PM	0	0%	
11/12/2022	Sat	3:45 PM	2	12%	
11/12/2022	Sat	6:00 PM	0	0%	
11/13/2022	Sun	10:20 AM	3	18%	
11/13/2022	Sun	1:05 PM	2	12%	
11/13/2022	Sun	3:00 PM	1	6%	
11/13/2022	Sun	5:05 PM	1	6%	
11/14/2022	Mon	10:40 AM	1	6%	
11/14/2022	Mon	1:30 PM	2	12%	
11/14/2022	Mon	5:30 PM	1	6%	
11/15/2022	Tue	10:50 AM	2	12%	
11/15/2022	Tue	12:29 PM	1	6%	
11/15/2022	Tue	3:26 PM	1	6%	
11/16/2022	Wed	9:30 AM	1	6%	
11/16/2022	Wed	4:35 PM	3	18%	
11/17/2022	Thu	11:00 AM	1	6%	
11/17/2022	Thu	4:00 PM	0	0%	
11/19/2022	Sat	11:50 AM	2	12%	
11/19/2022	Sat	2:45 PM	3	18%	
11/19/2022	Sat	5:10 PM	2	12%	
11/20/2022	Sun	10:25 AM	0	0%	
11/20/2022	Sun	12:45 PM	4	24%	
11/28/2022	Mon	10:35 AM	1	6%	
11/28/2022	Mon	12:35 PM	1	6%	
11/28/2022	Mon	1:55 PM	3	18%	
11/28/2022	Mon	4:30 PM	1	6%	
11/28/2022	Mon	5:40 PM	2	12%	
11/29/2022	Tue	10:45 AM	2	12%	
11/29/2022	Tue	4:00 PM	0	0%	
11/30/2022	Wed	10:05 AM	2	12%	
11/30/2022	Wed	3:35 PM	0	0%	
12/1/2022	Thu	10:55 AM	2	12%	
12/1/2022	Thu	3:05 PM	5	29%	HIGH
Average			1.6	10%	

Parking Demand Per Storage Unit

One Space for Every 179.4 Units

0.42 Spaces Per 10,000 Sq. Ft.

Based on Peak Parking Demand

Public Storage
10688 Colonial Blvd
City of Fort Myers

Total Spaces in Lot	24	Number of Storage Units
Total Building Square Feet	95,220	650

<u>Suvery Date</u>	<u>Day</u>	<u>Time</u>	<u>Occupied</u>		
			<u>Spaces</u>	<u>% Occupied</u>	
11/10/2022	Thu	11:15 AM	7	29%	HIGH
11/10/2022	Thu	2:20 PM	4	17%	
11/10/2022	Thu	4:15 PM	1	4%	
11/12/2022	Sat	10:45 AM	4	17%	
11/12/2022	Sat	1:10 AM	2	8%	
11/12/2022	Sat	3:35 AM	3	13%	
11/12/2022	Sat	6:20 AM	0	0%	
11/13/2022	Sun	10:51 AM	2	8%	
11/13/2022	Sun	1:10 PM	6	25%	
11/13/2022	Sun	3:00 M	2	8%	
11/13/2022	Sun	5:00 PM	4	17%	
11/14/2022	Mon	10:45 AM	3	13%	
11/14/2022	Mon	1:40 AM	3	13%	
11/14/2022	Mon	5:20PM	2	8%	
11/15/2022	Tue	11:00 AM	5	21%	
11/15/2022	Tue	12:23 PM	7	29%	HIGH
11/15/2022	Tue	3:22 PM	5	21%	
11/16/2022	Wed	9:35 AM	5	21%	
11/16/2022	Wed	4:29 PM	0	0%	
11/17/2022	Thu	11:05 AM	5	21%	
11/17/2022	Thu	3:55 PM	4	17%	
11/19/2022	Sat	11:42 AM	6	25%	
11/19/2022	Sat	5:00 PM	1	4%	
11/20/2022	Sun	10:35 AM	3	13%	
11/20/2022	Sun	12:40 PM	2	8%	
11/28/2022	Mon	10:40 AM	4	17%	
11/28/2022	Mon	12:30 PM	5	21%	
11/28/2022	Mon	2:00 PM	4	17%	
11/28/2022	Mon	4:20 PM	5	21%	
11/28/2022	Mon	5:35 PM	3	13%	
11/29/2022	Tue	10:55 AM	6	25%	
11/29/2022	Tue	3:50 PM	2	8%	
11/30/2022	Wed	10:07 AM	5	21%	
11/30/2022	Wed	3:45 PM	4	17%	
12/1/2022	Thu	11:00 AM	4	17%	
12/1/2022	Thu	3:00 PM	3	13%	

Parking Demand Per Storage Unit

One Space for Every 92.9 Units

0.74 Spaces Per 10,000 Sq. Ft.

Based on Peak Parking Demand

Indoor Self Storage Parking Survey Summary

REVISED 8-21-2023

Location	One Space Per XX Unit	Spaces/10,000 Sq. Ft. GFA
Extra Space Champion Ring Road 666 Units/103,801 Sq. Ft.	83.3	0.77
Lock-Up Lee County 714 Units/85,898 Sq. Ft.	79.3	1.05
Public Storage Tiburon Way 600 Units/84,339 Sq. Ft.	85.7	0.83
Public Storage SR 82 897 Units/119,952 Sq. Ft.	179.4	0.42
Public Storage Colonial Blvd. 650 Units/95,220 Sq. Ft.	92.9	0.74
Average	104.1	0.76

One Parking Space Per 104 Units

0.76 Spaces for every 10,000 Sq. Ft of Gross Floor Area

Average of Unit Count of Surveyed Sites	705.4	Units
Average of Floor Area of Surveyed Sites	97,842	SF

**LEE COUNTY PROPERTY APPRAISER
PROPERTY APPRAISAL DETAILS
2023 TRIM NOTICES**

CHAMPION RING ROAD SITE



Champion Ring Ro. Site

Previous Parcel Number Next Parcel Number Multiple Accounts Estimator Tax Bill Print

Property Data

STRAP: 22-44-25-P3-1400A.0000 Folio ID: 10587833

Generated on 8/21/2023 11:10 AM

Owner Of Record - Sole Owner

[\[Change Address\]](#)



2399 CHAMPION RINGS PROP CO LL
813 TYE CROSSING CT
BURLESON TX 76028

Site Address

Site Address maintained by [E911 Program Addressing](#)

2399 CHAMPION RING RD
FORT MYERS FL 33905

Property Description

Do not use for legal documents!



CENTER COURT AT THE FORUM TRACT A AS DESC IN INST
2018000222403

[Tax Map Viewer]



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date July of 2019 ▶ ☐ View other photos

Last Inspection Date: 02/22/2019



Current Working Values



[Hurricane Ian Tax Roll Value Letter](#)

[Tax Refund Status](#)



Just	10,621,009
Attributes	
Land Units Of Measure	SF
Units	114420.00
Total Number of Buildings	4
Total Bedrooms / Bathrooms	0 / 3.0
Gross Building Area (multiple buildings, see Appraisal Details below)	103,321
1st Year Building on Tax Roll	2019
Historic Designation	No

Exemptions / Classified Use (Current)

Generated on 8/21/2023 11:10 AM

Exemptions / Classified Use (2023 TRIM)

Generated on 8/21/2023 11:10 AM



Values (2023 TRIM)



Generated on 8/21/2023 11:10 AM

Taxing Authorities

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Sales / Transactions

Generated on 8/21/2023 11:10 AM

Building / Construction Permit Data

Generated on 8/21/2023 11:10 AM

Parcel Numbering History

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Location Information

Generated on 8/21/2023 11:10 AM

Solid Waste (Garbage) Roll Data

Generated on 8/21/2023 11:10 AM

Flood and Storm Information

Generated on 8/21/2023 11:10 AM

Address History

Generated on 8/21/2023 11:10 AM

Appraisal Details (2023 TRIM)

Generated on 8/21/2023 11:10 AM

Land**Land Tracts**

Use Code	Use Code Description	Number of Units	Unit of Measure
4800	Warehousing	114420.00	Square Feet

Land Features

Description	Year Added	Units
BLACK TOP - IMPROVED	2019	30,330
WALL - DECORATIVE - C.B.S.	2019	300
FENCE - ALUM/VINYL - 6 FEET	2019	60
PAVEMENT - CONCRETE	2019	672

Buildings**Building 1 of 4****Building Characteristics**

Improvement Type	Model Type	Stories	Living Units
83 - Personal Storage Facilities	6 - WAREHOUSE/INDUSTRIAL	3.0	0
Bedrooms	Bathrooms	Year Built	Effective Year Built
0	3.0	2019	2019

Building Subareas

Description	Heated / Under Air	Area (Sq Ft)
AOF - AVERAGE OFFICE	Y	1,244
BAS - BASE	Y	27,599
FOP - FINISHED OPEN PORCH	N	480
FUS - FINISHED UPPER STORY	Y	28,843
FUS - FINISHED UPPER STORY	Y	28,843

Building Features

Description	Year Added	Units
ELEVATOR - PASSENGER	2019	6
OVERHEAD DOOR - LARGE 10X10 OR LARGER	2019	42

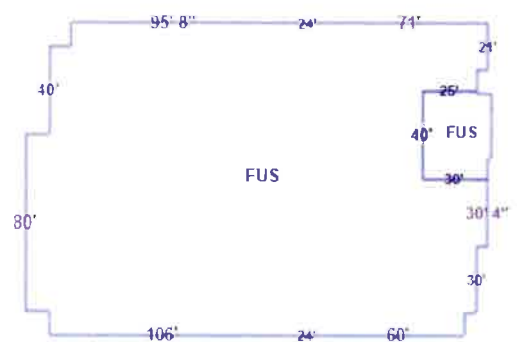
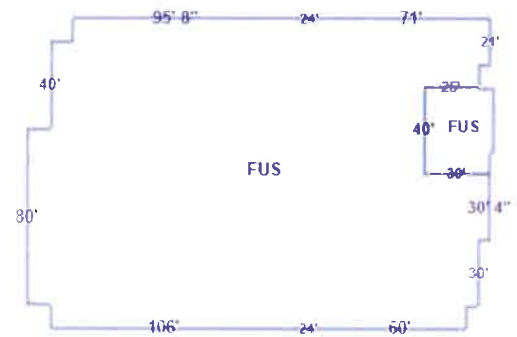
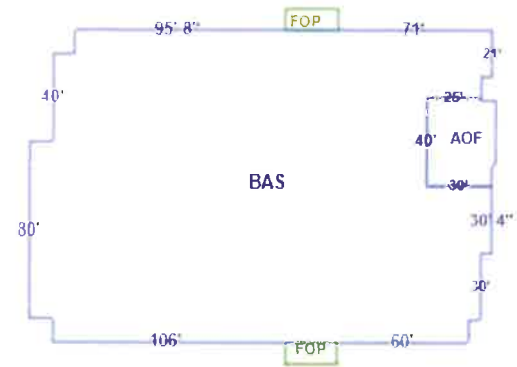
87,809⁰

Building Front Photo



Photo Date: July of 2019

Building Footprint



Building 2 of 4

Building Characteristics

Improvement Type	Model Type	Stories	Living Units
83 - Personal Storage Facilities	6 - WAREHOUSE/INDUSTRIAL	1.0	0

Bedrooms	Bathrooms	Year Built	Effective Year Built
0	0.0	2019	2019
Building Subareas			
Description	Heated / Under Air	Area (Sq Ft)	
BAS - BASE	Y	6,308	
Building Features			
Description	Year Added	Units	
OVERHEAD DOOR - LARGE 10X10 OR LARGER	2019	20	

Building Front Photo

 Front Photo

Photo Date:

Building Footprint

6,308[±]

Building 3 of 4			
Building Characteristics			
Improvement Type	Model Type	Stories	Living Units
83 - Personal Storage Facilities	6 - WAREHOUSE/INDUSTRIAL	1.0	0
Bedrooms	Bathrooms	Year Built	Effective Year Built
0	0.0	2019	2019
Building Subareas			
Description	Heated / Under Air	Area (Sq Ft)	
BAS - BASE	Y	2,609	
Building Features			
Description	Year Added	Units	
OVERHEAD DOOR - LARGE 10X10 OR LARGER	2019	12	

2,609[±]

Building Front Photo

 Front Photo

Photo Date:

Building Footprint



Building 4 of 4

Building Characteristics

Improvement Type
83 - Personal Storage Facilities

Model Type
6 - WAREHOUSE/INDUSTRIAL

Stories
1.0

Living Units
0

Bedrooms
0

Bathrooms
0.0

Year Built
2019

Effective Year Built
2019

Building Subareas

Description	Heated / Under Air	Area (Sq Ft)
BAS - BASE	Y	7,875

Building Features

Description	Year Added	Units
OVERHEAD DOOR - LARGE 10X10 OR LARGER	2019	25

Building Front Photo

 Front Photo

Photo Date:

Building Footprint

7.875^φ

$$87,809^{\phi} + 6,308^{\phi} + 2,609^{\phi} + 7,875^{\phi} = 103,801^{\phi}$$

Appraisal Details (Current Working Values)

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TRIM (proposed tax) Notices are available for the following tax years
[[2018](#) [2019](#) [2020](#) [2021](#) [2022](#) [2023](#)]

COLONIAL BLVD SITE



Colonial Bvo Site

Property Record Number Next Parcel Number Tangible Accounts Tax Estimate Tax Bills Print

Property Data

STRAP: 35-44-25-P2-03500.0040 Folio ID: 10548275

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Owner Of Record - Sole Owner

[\[Change Address\]](#)

PS FLORIDA ONE INC
701 WESTERN AVE
GLENDALE CA 91201

Site Address

Site Address maintained by [E911 Program Addressing](#)

10688 COLONIAL BLVD
FORT MYERS FL 33913

Property Description

Do not use for legal documents!

ARBORGATE
DESC IN INST #2007000319643
TRACT 4

[\[Tax Map Viewer \]](#)



[\[Pictometry Aerial Viewer \]](#)

Image of Structure



◀ Photo Date November of 2022 ▶ ☐ View other photos

Last Inspection Date: 11/22/2022



Current Working Values



[Hurricane Ian Tax Roll Value Letter](#) [Tax Refund Status](#)

Just	16,791,216
Attributes	
Land Units Of Measure	SF
Units	140832.00
Total Number of Buildings	2
Total Bedrooms / Bathrooms	0 / 8.0
Gross Building Area (multiple buildings, see Appraisal Details below)	95,220
1st Year Building on Tax Roll	2019
Historic Designation	No

Exemptions / Classified Use (Current)

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Exemptions / Classified Use (2023 TRIM)

Generated on 8/21/2023 11:19 AM



[Values \(2023 TRIM\)](#)

Generated on 8/21/2023 11:19 AM

Taxing Authorities

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Sales / Transactions

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Building / Construction Permit Data

Generated on 8/21/2023 11:19 AM

Parcel Numbering History

Generated on 8/21/2023 11:19 AM

Location Information

Generated on 8/21/2023 11:19 AM

Solid Waste (Garbage) Roll Data

Generated on 8/21/2023 11:19 AM

Flood and Storm Information

Generated on 8/21/2023 11:19 AM

Address History

Generated on 8/21/2023 11:19 AM

Appraisal Details (2023 TRIM)

Generated on 8/21/2023 11:19 AM

Land**Land Tracts**

Use Code	Use Code Description	Number of Units	Unit of Measure
4800	Warehousing	140832.00	Square Feet

Land Features

Description	Year Added	Units
SLAB - CONCRETE	2019	430
WALL - DECORATIVE - C.B.S.	2019	300
FENCE - CHAIN LINK - 6 FOOT	2019	450
BLACK TOP - IMPROVED	2019	35,670

Buildings**Building 1 of 2****Building Characteristics**

Improvement Type	Model Type	Stories	Living Units
83 - Personal Storage Facilities	6 - WAREHOUSE/INDUSTRIAL	2.0	0
Bedrooms	Bathrooms	Year Built	Effective Year Built
0	8.0	2019	2019

Building Subareas

Description	Heated / Under Air	Area (Sq Ft)
AOF - AVERAGE OFFICE	Y	1,200
BAS - BASE	Y	42,750
FUS - FINISHED UPPER STORY	Y	43,950

Building Features

Description	Year Added	Units
OVERHEAD DOOR - LARGE 10X10 OR LARGER	2019	33

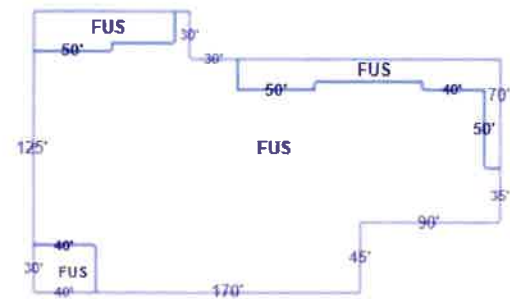
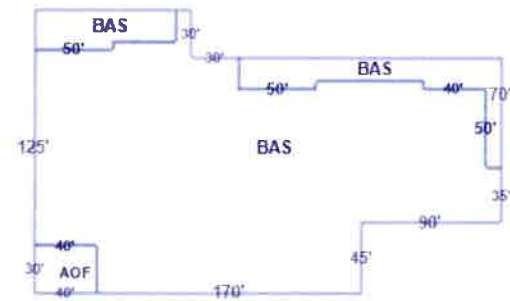
87,900⁰

Building Front Photo



Photo Date: November of 2022

Building Footprint



Building 2 of 2

Building Characteristics

Improvement Type
83 - Personal Storage Facilities

Model Type
6 - WAREHOUSE/INDUSTRIALStories
1.0Living Units
0Bedrooms
0Bathrooms
0.0Year Built
2019Effective Year Built
2019

Building Subareas

Description

BAS - BASE

Heated / Under Air
YArea (Sq Ft)
7,320

Building Features

Description

OVERHEAD DOOR - LARGE 10X10 OR LARGER

Year Added
2019Units
12

7.320

Building Front Photo



Photo Date: November of 2022

Building Footprint

**Appraisal Details (Current Working Values)**

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[Previous Parcel Number](#)

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[Next Parcel Number](#) [New](#)

TRIM (proposed tax) Notices are available for the following tax years

[Query](#) [Search Results](#) [[2008](#) [2009](#) [2010](#) [2011](#) [2012](#) [2013](#) [2014](#) [2015](#) [2016](#) [2017](#) [2018](#) [2019](#) [2020](#) [2021](#) [2022](#) [2023](#)][Home](#)

$$87,900^{\$} + 7,320^{\$} \\ = 95,220^{\$}$$

SR 82 SITE



SR 82 Site

Previous Parcel Number Next Parcel Number Tangible Accounts Tax Estimator Tax Bills Print

Property Data

STRAP: 36-44-25-P2-00060.0000 Folio ID: 10254969

Generated on 8/21/2023 11:22 AM

Owner Of Record - Sole Owner[\[Change Address\]](#)

STOR-ALL STATE ROAD 82 LLC
701 WESTERN AVE
GLENDALE CA 91201

Site AddressSite Address maintained by [E911 Program Addressing](#)

11995 STATE ROAD 82
FORT MYERS FL 33913

Property Description

Do not use for legal documents!

N 1/2 SEC LESS SR 82 +
LESS PARCELS 1.300 THRU
1.7000

[Tax Map Viewer]**[Pictometry Aerial Viewer]****Image of Structure**

◀ Photo Date December of 2022 ▶ ☐ View other photos

Last Inspection Date: 12/22/2022

**Current Working Values**[Hurricane Ian Tax Roll Value Letter](#)[Tax Refund Status](#)**Just**

15,937,074

Attributes

Land Units Of Measure	SF
Units	217800.00
Total Number of Buildings	1
Total Bedrooms / Bathrooms	0 / 4.0
Gross Building Area	119,952
1st Year Building on Tax Roll	2020
Historic Designation	No

Exemptions / Classified Use (Current)

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Exemptions / Classified Use (2023 TRIM)

Generated on 8/21/2023 11:22 AM

**Values (2023 TRIM)**

Generated on 8/21/2023 11:22 AM

Taxing Authorities

Generated on 8/21/2023 11:22 AM

Sales / Transactions

Generated on 8/21/2023 11:22 AM

Building / Construction Permit Data

Generated on 8/21/2023 11:22 AM

Location Information

Generated on 8/21/2023 11:22 AM

Solid Waste (Garbage) Roll Data

Generated on 8/21/2023 11:22 AM

Flood and Storm Information

Generated on 8/21/2023 11:22 AM

Address History

Generated on 8/21/2023 11:22 AM

Appraisal Details (2023 TRIM)

Generated on 8/21/2023 11:22 AM

Land**Land Tracts**

Use Code	Use Code Description	Number of Units	Unit of Measure
4800	Warehousing	217800.00	Square Feet

Land Features

Description	Year Added	Units
BLACK TOP - IMPROVED	2020	25,630
PAVEMENT - CONCRETE	2020	820
WALL - DECORATIVE - C.B.S.	2020	420
FENCE - CHAIN LINK - 6 FOOT	2020	460

Buildings**Building 1 of 1****Building Characteristics**

Improvement Type	Model Type	Stories	Living Units
131 - High Rise Storage	6 - WAREHOUSE/INDUSTRIAL	3.0	0
Bedrooms	Bathrooms	Year Built	Effective Year Built
0	4.0	2020	2020

Building Subareas

Description	Heated / Under Air	Area (Sq Ft)
AOF - AVERAGE OFFICE	Y	600
BAS - BASE	Y	38,904
FUS - FINISHED UPPER STORY	Y	39,984
FUS - FINISHED UPPER STORY	Y	39,984
SDA - STORE DISPLAY AREA - AVERAGE	Y	480

Building Features

Description	Year Added	Units
ELEVATOR - PASSENGER	2020	6

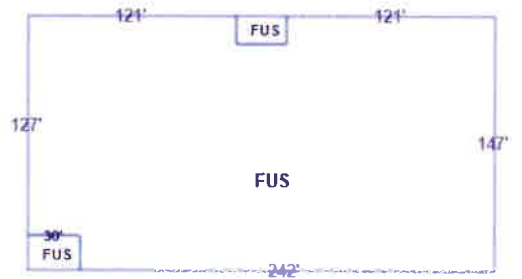
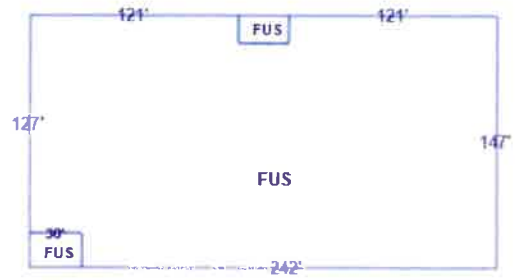
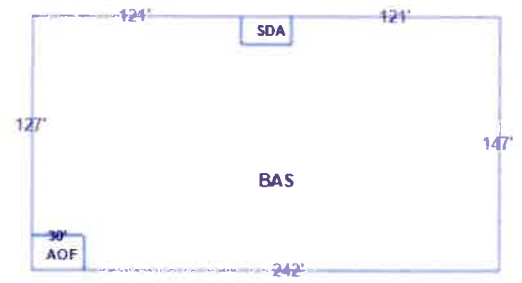
119,952 ϕ

Building Front Photo



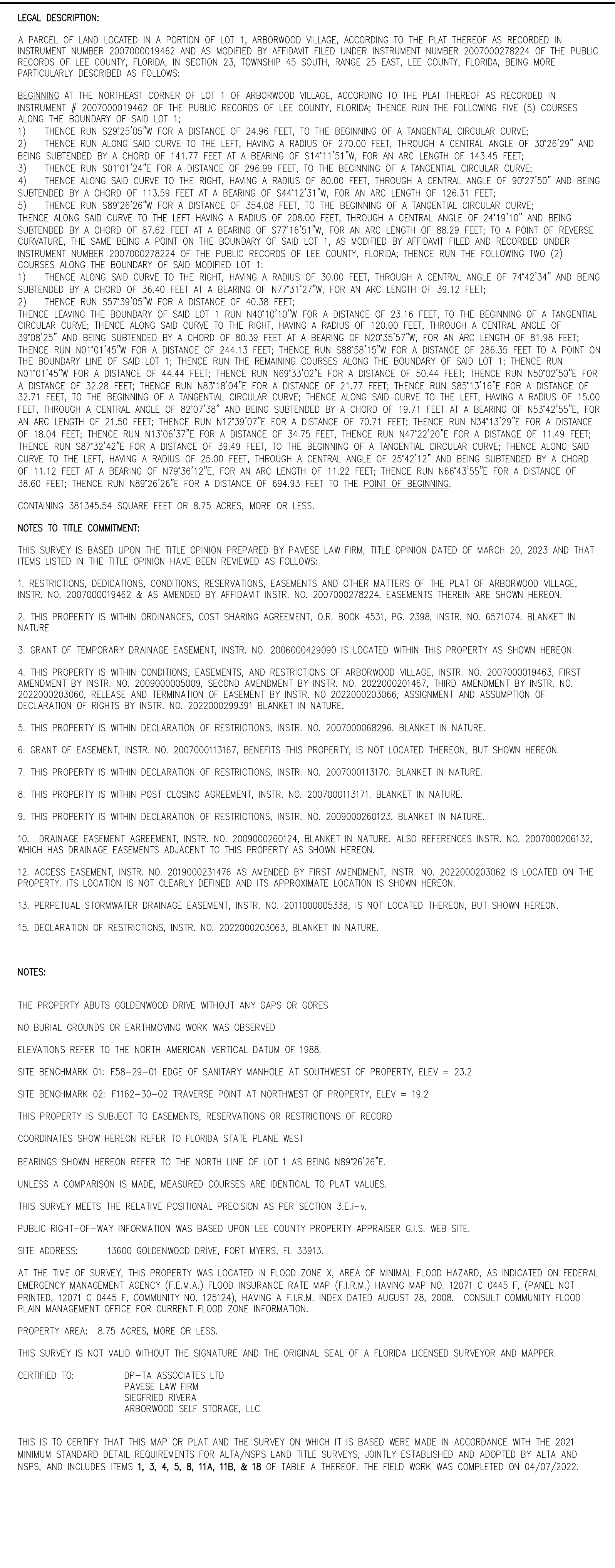
Photo Date: December of 2022

Building Footprint



Appraisal Details (Current Working Values)

Generated on 8/21/2023 11:22 AM





MICHAEL P. LEHNERT
Partner
Direct dial: (239) 336-6281
Email: MichaelLehnert@PaveseLaw.com

1833 Hendry Street, Fort Myers, Florida 33901 | P.O. Box 1507, Fort Myers, Florida 33902 | (239) 334-2195 | Fax (239) 332-2243

April 3, 2023

**TITLE CERTIFICATION
ARBORWOOD SELF STORAGE, LLC**

Pavese Law Firm (as Agent/Title Company)

Plat Number: TBD

Development Order Number: TBD

Effective Date of Title Certification: March 20, 2023

Certified To: Lee County

I have searched the Public Records of Lee County, Florida and have examined the title to the real property more particularly described in the metes and bounds description attached hereto as Exhibit A. I have made a careful examination of the Public Records of Lee County, Florida, with respect to the real property described in attached Exhibit A. Based on the foregoing, we hereby certify Record Title to the above described real property, as of the Effective Date of the Title Certification set forth above, is vested in:

ARBORWOOD SELF STORAGE, LLC, a Delaware limited liability company pursuant to that Quit Claim Deed recorded in Official Records Instrument Number 2023000005836, in the Public Records of Lee County, Florida.

The following persons or entities hold a mortgage secured by the property:

N/A

All property taxes, due and owing, have been paid on the land described herein as of the date of this certification.

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

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Arborwood Village, as recorded under Instrument Number 2007000019462, affected by Affidavit recorded under Instrument Number 2007000278224, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
2. Cost Sharing Agreement between J & E Liebert, LLP, and the Arborwood Community Development District recorded December 17, 2004, in Official Records Book 4531, Page 2398, Under Instrument No. 6571074.
3. Grant of Temporary Drainage Easement granted to Arborwood Village Commercial Property Association, Inc., recorded November 14, 2006, under Instrument No. 2006000429090.

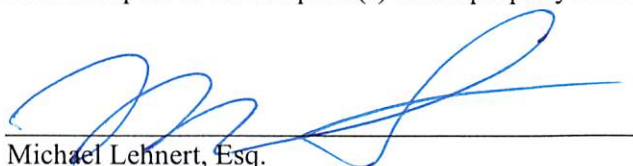
4. Declaration of Conditions, Easements and Restrictions of Arborwood Village, which contains provisions for a private charge or assessments, executed by DP-TA Associates, Ltd., recorded January 18, 2007, under Instrument No. 2007000019463, as amended by First Amendment to Declaration of Conditions, Easements and Restrictions of Arborwood Village recorded January 8, 2009, under Instrument No. 2009000005009, as amended by Second Certificate of Amendment to Declaration of Conditions, Easements and Restrictions recorded June 16, 2022, under Instrument No. 2022000201467, as amended by Third Certificate of Amendment to Declaration of Conditions, Easements and Restrictions recorded June 17, 2022, under Instrument No. 2022000203060, as affected by the Release and Termination of Easement recorded June 17, 2022, under Instrument No. 2022000203066, and as affected by the Assignment and Assumption of Declarant Rights recorded September 21, 2022, under Instrument No. 2022000299391.
5. Declaration of Restrictions between DP-TA Associates, Ltd., and Wachovia Bank, recorded March 1, 2007, under Instrument No. 2007000068296.
6. Declaration and Grant of Easement, executed by DP-TA Associates, Ltd., recorded April 6, 2007, under Instrument No. 2007000113167.
7. Declaration of Restrictions between DP-TA Associates, Ltd., and Fifth Third Bank, recorded April 6, 2007, under Instrument No. 2007000113170.
8. Post Closing Agreement between DP-TA Associates, Ltd., and Fifth Third Bank, recorded April 6, 2007, under Instrument No. 2007000113171.
9. Declaration of Restrictions recorded September 24, 2009, under Instrument No. 2009000260123.
10. Drainage Easement Agreement recorded September 24, 2009, under Instrument No. 2009000260124.
11. South Florida Water Management District Notice of Environmental Resource or Surface Water Management Permit recorded February 10, 2012, under Instrument No. 20120000305088.
12. Easement Agreement recorded October 7, 2019 under Instrument No. 2019000231476, affected by First Amendment to Easement Agreement recorded June 17, 2022 under Instrument No. 2022000203062.
13. Perpetual Stormwater Drainage Easement recorded under Instrument No. 2011000005338.
14. Easement for ingress and egress recorded under Instrument No. 2006000470920.
15. Declaration of Restrictions between DP-TA Associates, Ltd., and Arborwood Self Storage, LLC, recorded June 17, 2022, under Instrument No. 2022000203063.

All recording references are to the public records of Lee County, Florida.

Note, this is not a certification of ownership, or surface entry rights, related to any oil, gas, and mineral rights or interests.

This certification is not to be used as the basis for the issuance of a title insurance commitment or policy. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

By:



Michael Lehnert, Esq.

Exhibit A**PARCEL 1:**

A PARCEL OF LAND LOCATED IN A PORTION OF LOT 1, ARBORWOOD VILLAGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN INSTRUMENT NUMBER 2007000019462 AND AS MODIFIED BY AFFIDAVIT FILED UNDER INSTRUMENT NUMBER 2007000278224 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, IN SECTION 23, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF ARBORWOOD VILLAGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN INSTRUMENT # 2007000019462 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING FIVE (5) COURSES ALONG THE BOUNDARY OF SAID LOT 1;

- 1) THENCE RUN S29°25'05"W FOR A DISTANCE OF 24.96 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE;
- 2) THENCE RUN ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 270.00 FEET, THROUGH A CENTRAL ANGLE OF 30°26'29" AND BEING SUBTENDED BY A CHORD OF 141.77 FEET AT A BEARING OF S14°11'51"W, FOR AN ARC LENGTH OF 143.45 FEET;
- 3) THENCE RUN S01°01'24"E FOR A DISTANCE OF 296.99 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE;
- 4) THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 80.00 FEET, THROUGH A CENTRAL ANGLE OF 90°27'50" AND BEING SUBTENDED BY A CHORD OF 113.59 FEET AT A BEARING OF S44°12'31"W, FOR AN ARC LENGTH OF 126.31 FEET;
- 5) THENCE RUN S89°26'26"W FOR A DISTANCE OF 354.08 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE;

THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 208.00 FEET, THROUGH A CENTRAL ANGLE OF 24°19'10" AND BEING SUBTENDED BY A CHORD OF 87.62 FEET AT A BEARING OF S77°16'51"W, FOR AN ARC LENGTH OF 88.29 FEET; TO A POINT OF REVERSE CURVATURE, THE SAME BEING A POINT ON THE BOUNDARY OF SAID LOT 1, AS MODIFIED BY AFFIDAVIT FILED AND RECORDED UNDER INSTRUMENT NUMBER 2007000278224 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING TWO (2) COURSES ALONG THE BOUNDARY OF SAID MODIFIED LOT 1:

- 1) THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 74°42'34" AND BEING SUBTENDED BY A CHORD OF 36.40 FEET AT A BEARING OF N77°31'27"W, FOR AN ARC LENGTH OF 39.12 FEET;
- 2) THENCE RUN S57°39'05"W FOR A DISTANCE OF 40.38 FEET;

THENCE LEAVING THE BOUNDARY OF SAID LOT 1 RUN N40°10'10"W FOR A DISTANCE OF 23.16 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 120.00 FEET, THROUGH A CENTRAL ANGLE OF 39°08'25" AND BEING SUBTENDED BY A CHORD OF 80.39 FEET AT A BEARING OF N20°35'57"W, FOR AN ARC LENGTH OF 81.98 FEET; THENCE RUN N01°01'45"W FOR A DISTANCE OF 244.13 FEET; THENCE RUN S88°58'15"W FOR A DISTANCE OF 286.35 FEET TO A POINT ON THE BOUNDARY LINE OF SAID LOT 1; THENCE RUN THE REMAINING COURSES ALONG THE BOUNDARY OF SAID LOT 1; THENCE RUN N01°01'45"W FOR A DISTANCE OF 44.44 FEET; THENCE RUN N69°33'02"E FOR A DISTANCE OF 50.44

FEET; THENCE RUN N50°02'50"E FOR A DISTANCE OF 32.28 FEET; THENCE RUN N83°18'04"E FOR A DISTANCE OF 21.77 FEET; THENCE RUN S85°13'16"E FOR A DISTANCE OF 32.71 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE;

THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 82°07'38" AND BEING SUBTENDED BY A CHORD OF 19.71 FEET AT A BEARING OF N53°42'55"E, FOR AN ARC LENGTH OF 21.50 FEET; THENCE RUN N12°39'07"E FOR A DISTANCE OF 70.71 FEET; THENCE RUN N34°13'29"E FOR A DISTANCE OF 18.04 FEET; THENCE RUN N13°06'37"E FOR A DISTANCE OF 34.75 FEET, THENCE RUN N47°22'20"E FOR A DISTANCE OF 11.49 FEET; THENCE RUN S87°32'42"E FOR A DISTANCE OF 39.49 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 25°42'12" AND BEING SUBTENDED BY A CHORD OF 11.12 FEET AT A BEARING OF N79°36'12"E, FOR AN ARC LENGTH OF 11.22 FEET; THENCE RUN N66°43'55"E FOR A DISTANCE OF 38.60 FEET; THENCE RUN N89°26'26"E FOR A DISTANCE OF 694.93 FEET TO THE POINT OF BEGINNING.

BEARINGS REFER TO THE NORTH LINE OF LOT 1, AS BEING N89°26'26"E.