



November 10, 2023

Chahram Badamhtchian, 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. Badamhtchian:

In response to the County's comment letter dated September 25, 2023, we offer the following responses:

Environmental Review:

The site design on MCP A appears different than the previously approved resolution (Z-19-021). The open space exhibit is demonstrating the same open space; however, the calculations are measured from a different percentage. Please indicate if open space is being altered through the amendment. If so, please describe the difference.

Please note that the deviation numbers do not match the provided list of deviations. Please provide a list that is concurrent with the submitted MCPs.

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

Response: Regarding the open space calculations, MCP A previously calculated the required open space equally between the tracts within the Anchor Parcel. MCP A was revised to provide a tract specifically for open space (Tract D). The overall open space has not changed, just the percentage in each tract.

Regarding the deviation numbers, per a conversation with Camryn Siverson the deviations are numbered correct.

TIS Review:

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 re-count 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 consider total parking demand of the entire site are included. Vehicles parked in front of overhead doors for

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loading/unloading purposes should be included in the counts, but should be accounted for separately. (9/22/2023 ME).

The applicant's August 30, 2023 response letter, page 3, appears to indicate that the Lee County Land Development Code (LDC) only requires site parking "in front of the [security] gate". Please provide for staff review the LDC citation that indicates that no required parking spaces may be located behind security gates. (9/22/2023)

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

Response: After discussion with Staff, a supplemental parking study was conducted at the Extra Space Self Storage located at 4500 Somerset Drive in the City of Fort Myers. This site was discussed with Lee County staff prior to the surveys being conducted. The Extra Space facility is open to customers between 6:00 AM and 10:00 PM and is a three-story enclosed facility with no outdoor storage units. The building contains a total of 780 storage units (verified by on-site staff) and has a total of 102,993 square feet of floor area based on the architectural plans (attached). It has two exterior doors accessible from the parking area.

A total of seven (7) parking spaces are striped on-site and the employee typically parks in the site that is the future cross access connection to the future lot to the south (not a striped parking space). This parking survey was done completely by video survey. Two video cameras were placed on the site and recordings were completed between 6:00 AM and 10:00 PM between Wednesday, October 25th and Monday, October 30th, 2023. Data was then reviewed from the cameras in the office and the maximum number of vehicles parked on-site was recorded for each hour. Generally, the hours between 8:00 AM and 9:00 PM were observed. Very little to no activity was observed between 6:00 AM and 8:00 AM and between 9:00 PM and 10:00 PM.

The data was then entered into the spreadsheet and combined with the additional data previously collected at the other facilities previously presented as part of this report. The summary of the data is presented in the attachments of this response.

It should be noted that of the seven marked spaces on the property, there was never a time when all seven spaces were fully occupied. Only once were there observed a total of six (6) vehicles parked in the spaces at one time, and this was for a very short period (less than two minutes), over the six-day time period.

The changes made because of these comments results in an average demand of one space for every 100 storage units.

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We enclose the following:

- One (1) copy of Response Letter (this is the Response Letter); and
- One (1) copy of Supplemental Parking Study (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

Extra Space Storage

4500 Somerset Drive
City of Fort Myers

Total Spaces in Lot 7
Total Building Square Feet 102,993

Number of Storage Units
780

<u>Suvery Date</u>	<u>Day</u>	<u>Max. Veh.</u>	
		<u>Hour</u>	<u>Observed</u>
		<u>Begin</u>	<u>Parked</u>
10/25/2023	Wed	8:00 AM	3
10/25/2023	Wed	9:00 AM	7
10/25/2023	Wed	10:00 AM	3
10/25/2023	Wed	11:00 AM	5
10/25/2023	Wed	12:00 PM	3
10/25/2023	Wed	1:00 PM	6
10/25/2023	Wed	2:00 PM	6
10/25/2023	Wed	3:00 PM	5
10/25/2023	Wed	4:00 PM	7
10/25/2023	Wed	5:00 PM	3
10/25/2023	Wed	6:00PM	2
10/25/2023	Wed	7:00 PM	2
10/25/2023	Wed	8:00 PM	0
10/26/2023	Thurs	8:00 AM	2
10/26/2023	Thurs	9:00 AM	3
10/26/2023	Thurs	10:00 AM	4
10/26/2023	Thurs	11:00 AM	4
10/26/2023	Thurs	12:00 PM	7
10/26/2023	Thurs	1:00 PM	6
10/26/2023	Thurs	2:00 PM	6
10/26/2023	Thurs	3:00 PM	4
10/26/2023	Thurs	4:00 PM	8
10/26/2023	Thurs	5:00 PM	4
10/26/2023	Thurs	6:00PM	2
10/26/2023	Thurs	7:00 PM	4
10/26/2023	Thurs	8:00 PM	2
10/27/2023	Fri	8:00 AM	2
10/27/2023	Fri	9:00 AM	3
10/27/2023	Fri	10:00 AM	8
10/27/2023	Fri	11:00 AM	4
10/27/2023	Fri	12:00 PM	6
10/27/2023	Fri	1:00 PM	4
10/27/2023	Fri	2:00 PM	8
10/27/2023	Fri	3:00 PM	7
10/27/2023	Fri	4:00 PM	5
10/27/2023	Fri	5:00 PM	4
10/27/2023	Fri	6:00PM	1

Parking Demand Per Storage Unit

One Space for Every 78.0 Units

0.97 Spaces Per 10,000 Sq. Ft.

Based on Peak Parking Demand

10/27/2023	Fri	7:00 PM	1
10/27/2023	Fri	8:00 PM	2
10/28/2023	Sat	8:00 AM	1
10/28/2023	Sat	9:00 AM	3
10/28/2023	Sat	10:00 AM	2
10/28/2023	Sat	11:00 AM	5
10/28/2023	Sat	12:00 PM	8
10/28/2023	Sat	1:00 PM	6
10/28/2023	Sat	2:00 PM	2
10/28/2023	Sat	3:00 PM	7
10/28/2023	Sat	4:00 PM	10
10/28/2023	Sat	5:00 PM	5
10/28/2023	Sat	6:00PM	2
10/28/2023	Sat	7:00 PM	1
10/28/2023	Sat	8:00 PM	2
10/29/2023	Sun	8:00 AM	3
10/29/2023	Sun	9:00 AM	2
10/29/2023	Sun	10:00 AM	4
10/29/2023	Sun	11:00 AM	5
10/29/2023	Sun	12:00 PM	4
10/29/2023	Sun	1:00 PM	2
10/29/2023	Sun	2:00 PM	9
10/29/2023	Sun	3:00 PM	8
10/29/2023	Sun	4:00 PM	10
10/29/2023	Sun	5:00 PM	7
10/29/2023	Sun	6:00PM	8
10/29/2023	Sun	7:00 PM	5
10/29/2023	Sun	8:00 PM	4
10/30/2023	Mon	8:00 AM	0
10/30/2023	Mon	9:00 AM	0
10/30/2023	Mon	10:00 AM	4
10/30/2023	Mon	11:00 AM	5
10/30/2023	Mon	12:00 PM	5
10/30/2023	Mon	1:00 PM	3
10/30/2023	Mon	2:00 PM	4
10/30/2023	Mon	3:00 PM	5
10/30/2023	Mon	4:00 PM	7
10/30/2023	Mon	5:00 PM	6
10/30/2023	Mon	6:00PM	2
10/30/2023	Mon	7:00 PM	2
10/30/2023	Mon	8:00 PM	3
10/30/2023	Mon	8:00 PM	2

Average 4.3

The Surveyed Vehicle is the highest vehicle count observed parked on-site during that 60-minute hour

Indoor Self Storage Parking Survey Summary

REVISED 11-10-2023

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
Extra Space Sommerset 780 Units/102,993 Sq. Ft.	78.0	0.97
Average	99.8	0.80

One Parking Space Per 100 Units

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

Average of Unit Count of Surveyed Sites	718	Units
Average of Floor Area of Surveyed Sites	98,701	SF





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