

Ft Myers Beach Parking Garage

By Joe Kosinski FMB

It would be important to keep in mind this is only one idea. I believe that with all the talent here on Ft Myers Beach and Lee County, someone can come up with solutions. I also feel that to mitigate the traffic and congestion here on the beach, it will take a number of solutions, but it can be solved.

Traffic and parking are two of the most pressing issues we have here on Fort Myers Beach (FMB). What if half of the cars coming over the bridge during season do not make it to the bottom of the bridge?

Traffic is horrendous at least four months out of the year. Traffic headed to FMB backs up past Summerlin, on San Carlos, and extends as far back as Kelly Road. In the evening the back up extends south to Santini Plaza. Each direction/commute can take hours. If these main problems could be solved, it would enable many more people to come to the beach. Our goal should be to fill the sandy beaches, shops and restaurants for island residences and businesses. With Estero Blvd on the 5 year CIP, now is the perfect time to do a project like this.

A Ft Myers Beach parking facility has been discussed before and also recently. A few areas for a possible garage were Seafarers plaza (recently) and also Yucatan / Winds area (years ago). The Yucatan/Winds area appears to be the most promising. This area is directly adjacent to the North Bridge and can be accessed directly by inbound traffic without crossing lanes of traffic.

In previous discussions concerning a parking facility, the approach was to buy out the property and own the Garage out-right. In my opinion, a better approach would be to develop a joint private/public partnership with the property owners in that area. A few owners are open for discussion to this idea. The owners, for their sacrifice, would directly benefit from income collected from parking fees.

I would recommend that the only entrance to the main garage be from the bridge. At the top of the bridge we would have an over-head sign in the right/trolley lane—"NORTH END AND GARAGE EXIT HERE". Half way down the ramp (onto the beach) would be the garage entrance. There should be a "Sun Pass" lane and two booths to collect fees or have parking meters at each space within the garage. The center lane would have a sign "SOUTH END".

The garage would be 3-4 levels, with the lowest (ground) level for shops and boutiques along Old San Carlos and North Estero, a board walk look. Behind this area would be employee parking, deliveries, dumpsters/compactors. This ground level parking area would have a key card access. The exit ramp from the garage would parallel the bridge down to Third St behind SOB. Cars exiting the garage would have a right turn and swing around the Light House Resort and exit directly onto the outward bound side of the bridge.

I believe the Yucatan Grille has a winning location where they are located. This restaurant has a beachie feel to it as does SOB and the other's here on the Island. The Yucatan would have a major sacrifice if this garage is built. What I would propose is we lift the restaurant up and set it on the top level of the garage, facing the beach. The view from this level would be spectacular. I would also propose two dedicated glass elevators from ground level to the Yucatan Restaurant level.

I would also recommend that SOB's stay just the way it is and we build the garage over and around it. This restaurant has such an appeal in its present motif. If these owners want to be accommodated within the ground level layout, we can do this.

The second, entry, level would have an over-head covered walkway to the Times Sq area. It is important to keep in mind Estero Blvd will be redone within five years. This new garage entry and walkway can be incorporated at that time. The walkway will have elevators, stairs and possibly escalators to and from the ground level / Times Square area. The need for pedestrians to cross Estero and North Estero in this area would be eliminated. Elevators would also be provided to ground level. The ground level area shops should have a boardwalk feel and appearance and also incorporate a "Key West" or "Ship Wreck" style in appearance.

There are numerous funding options available to us that we can explore. What better way to attract more visitors to the island than to fix the traffic problem. I estimate this garage would be able to hold 500 to 600 cars and motor cycles with the garage parking. Most of the traffic would not need to go to the bottom of the bridge with the garage open.

This garage would have no entrance from ground level. I believe, in season, the garage would fill up quickly. This is why I would recommend having a second/auxiliary garage build in the parking lot adjacent to Snug Harbor. This owner would also be a share holder. A three level garage can be incorporated in this area with the ground level being dedicated to Snug Harbor. An in/out ramp would be from Old San Carlos Blvd. Should Snug Harbor want it, the garage foundation can be upgraded to support a future hotel, which also has been discussed in the past.

The main garage entry level would have a car counter. When cars enter the garage, they will swing around toward the SOB end of the garage. This end will have the ramps to the upper levels and when the area above is full a sign will show "GARAGE FULL PROCEED TO AUXILARY GARAGE". A one way second level ramp will take them, overhead, to the second garage. Elevators to ground level will be provided at both garages.

I believe that between these two garages and redoing Estero Blvd, this would go a long way to easing traffic and parking congestion. This garage would eliminate the need for a Trolley Lane. San Carlos Blvd can then be redone with a palm tree lined center lane.

07-06-07
DATE

REVISIONS	
1	
2	
3	
4	
5	

PROJECT #0708
MIXED USE PARKING FACILITY
Fort Myers, FL 33908
J. Myers, P.E. / J.C. Brown, P.E.

THIS DRAWING IS THE PROPERTY OF R.J. MCCORMACK ARCHITECT, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, TRANSMITTED, OR IN ANY MANNER DISCLOSED TO ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF R.J. MCCORMACK ARCHITECT, INC. ANY SUCH VIOLATION WILL BE CONSIDERED A BREACH OF CONTRACT AND SUBJECT TO LEGAL ACTION. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

ENGINEER

R.J. McCormack Architect, Inc.
6750 Glenwood Center Court, 5th
Fort Myers, Florida 33912
239-733-4001
© R.J. MCCORMACK ARCHITECT, INC. 2007
ALL RIGHTS RESERVED

A5.01
SHEET

R.J. MCCORMACK
ARCHITECT, INC.
SEAL



A NORTHWEST ELEVATION
1/8" = 1'-0"

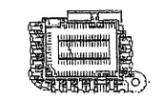


B SOUTHEAST ELEVATION
1/8" = 1'-0"

NOTE: THESE DRAWINGS CONTAIN BOB TYPE SPECIFICATIONS FOR THE ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FIRE PROTECTION SECTIONS. THESE DRAWINGS AND SPECIFICATIONS MUST BE READ IN CONJUNCTION WITH EACH OTHER PRIOR TO BID AND DURING CONSTRUCTION OF THIS PROJECT. ALL ARE CONSIDERED ONE EQUIPMENT.

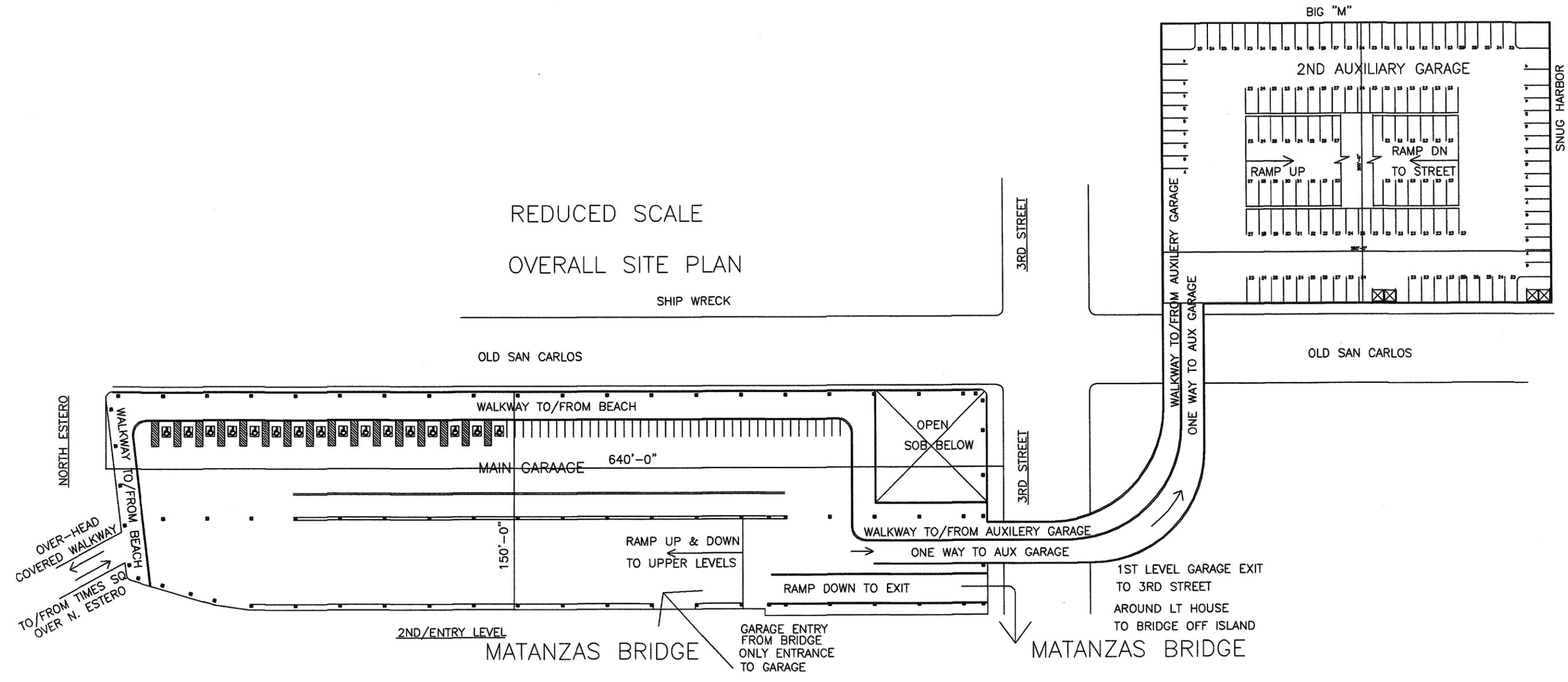
TO THE BEST OF OUR KNOWLEDGE AND ADULT, THESE PLANS ARE IN COMPLIANCE WITH SECTION 604 OF THE FLORIDA BUILDING CODE 2004 FOR 50 MPH WIND ZONE.

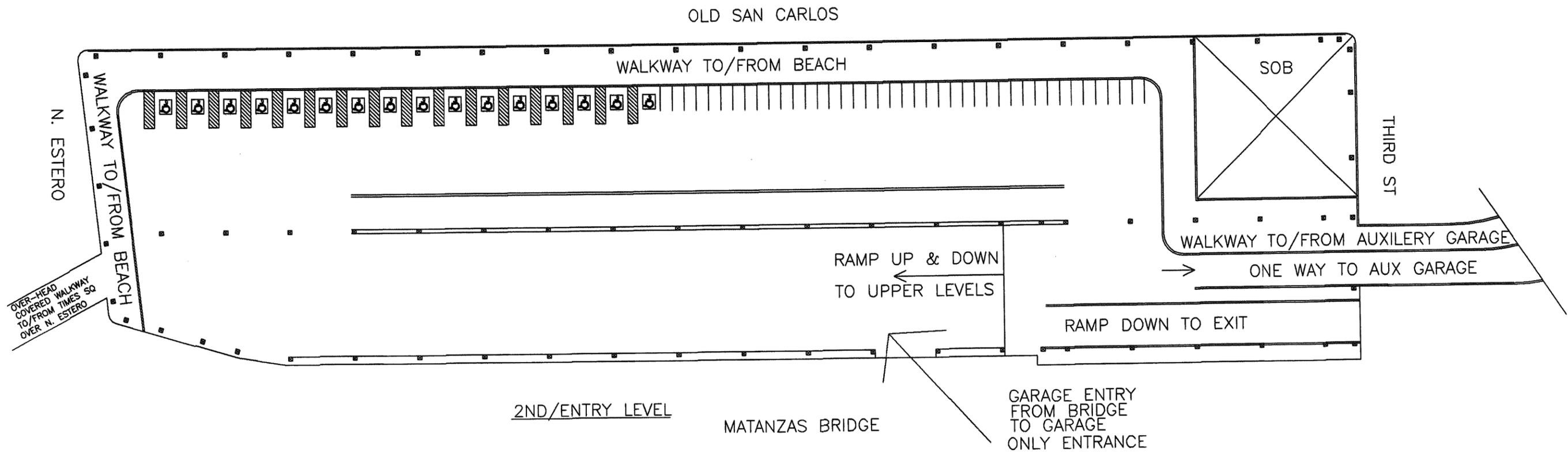
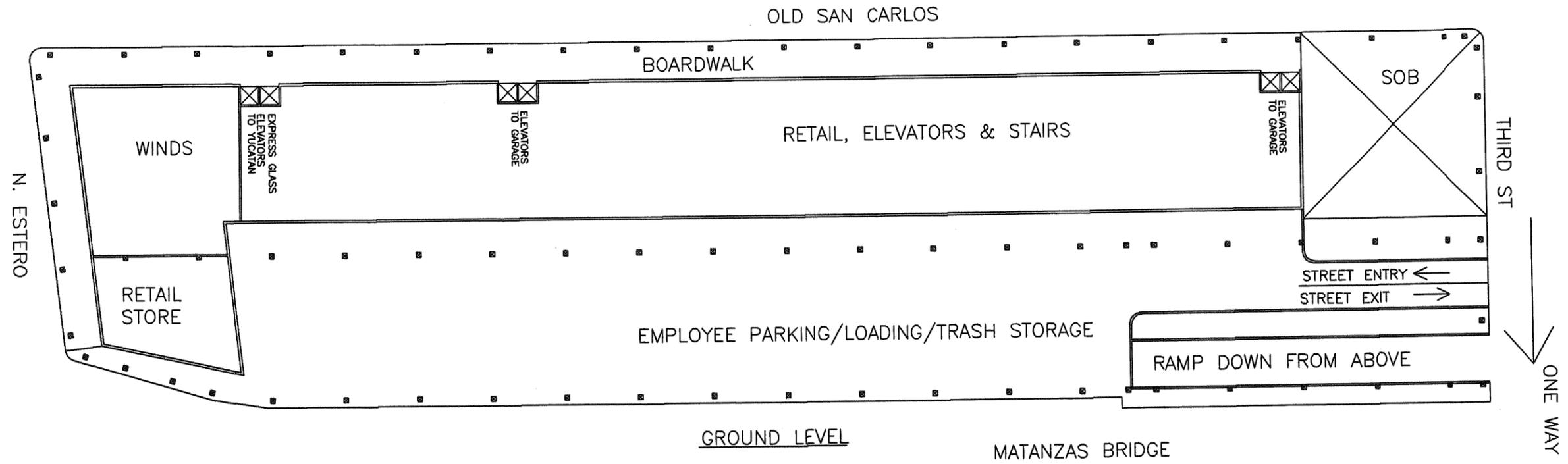
© R.J. MCCORMACK ARCHITECT INC. 2007
ALL RIGHTS RESERVED

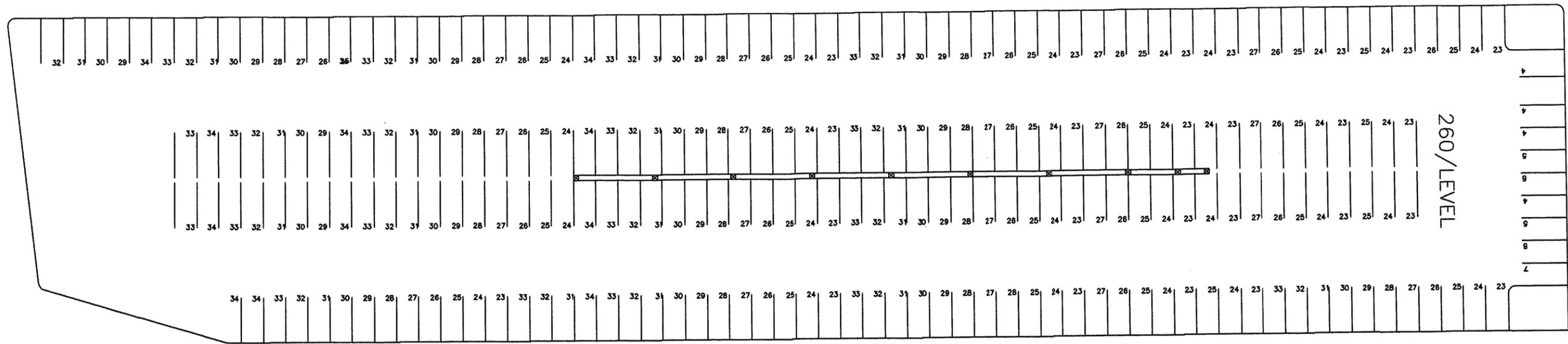


key plan

REDUCED SCALE
OVERALL SITE PLAN

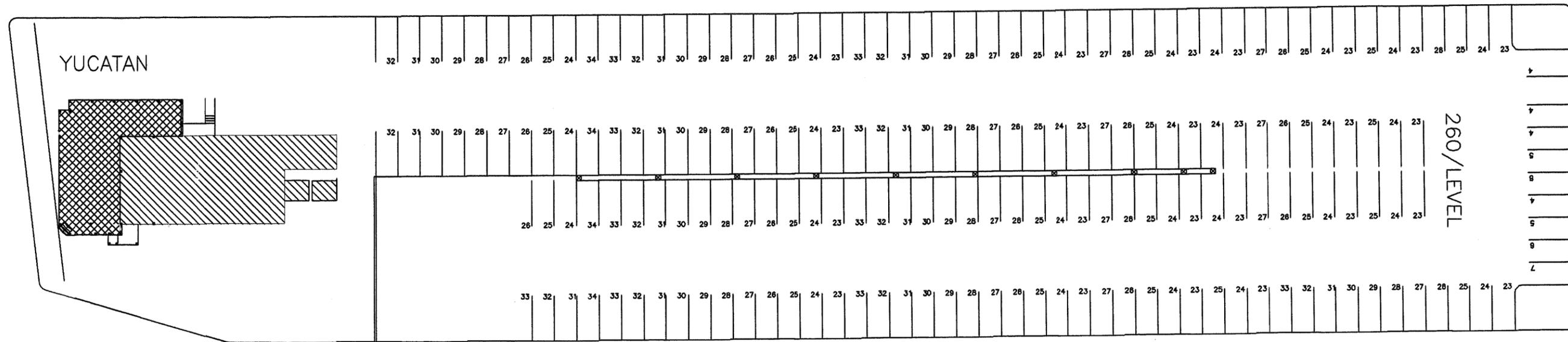






3RD LEVEL

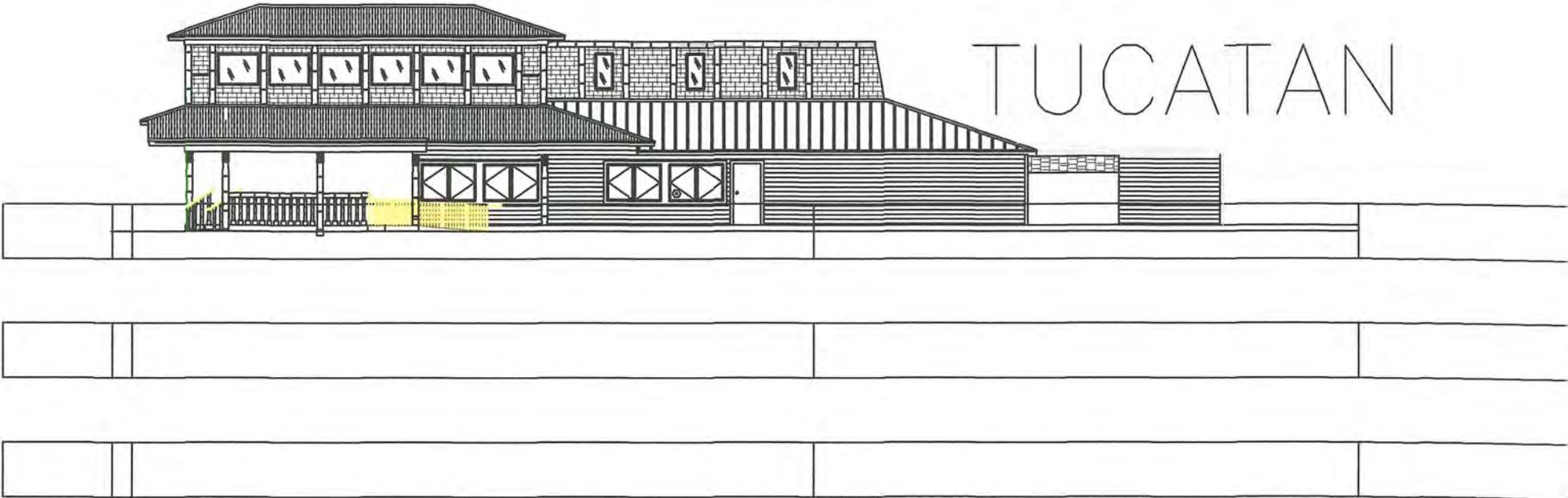
$$260/\text{LEVEL} \times 2.5 \text{ LEVELS} = 600\pm \text{ CARS}$$



4TH/TOP LEVEL

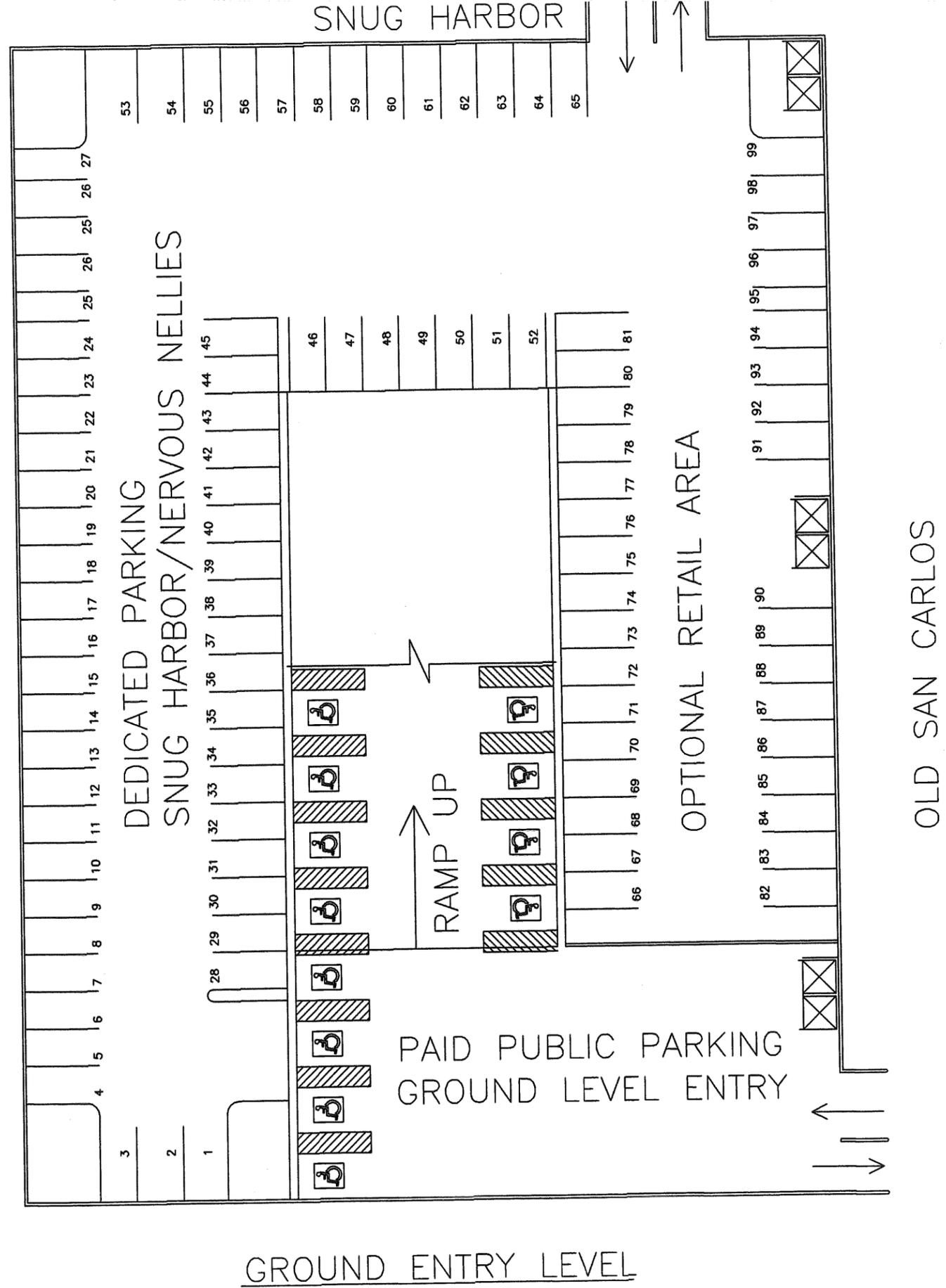
BEACH

TUCATAN



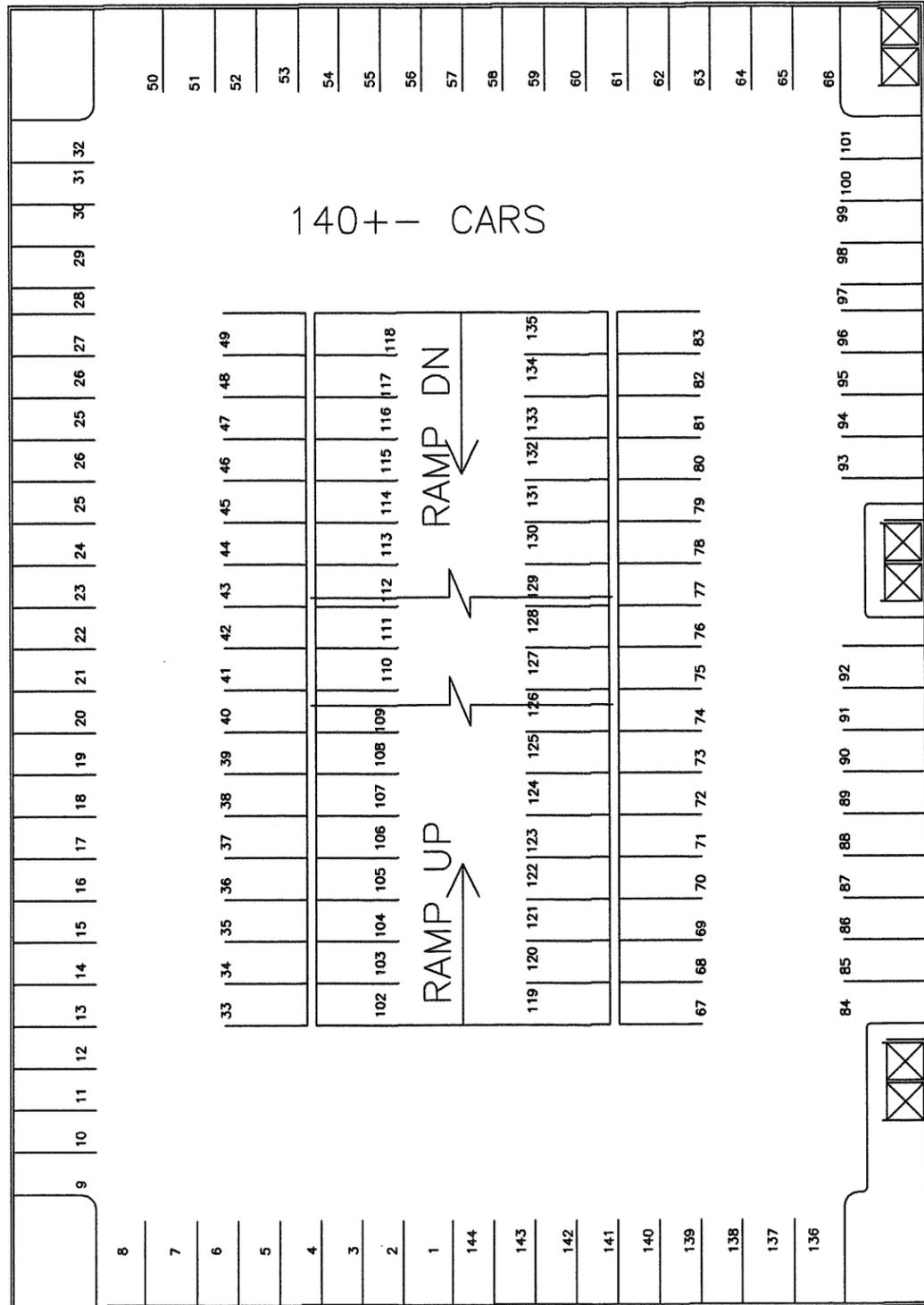
AUXILARY GARAGE/ SNUG HARBOR PARKING LOT

BIG "M" MARINA



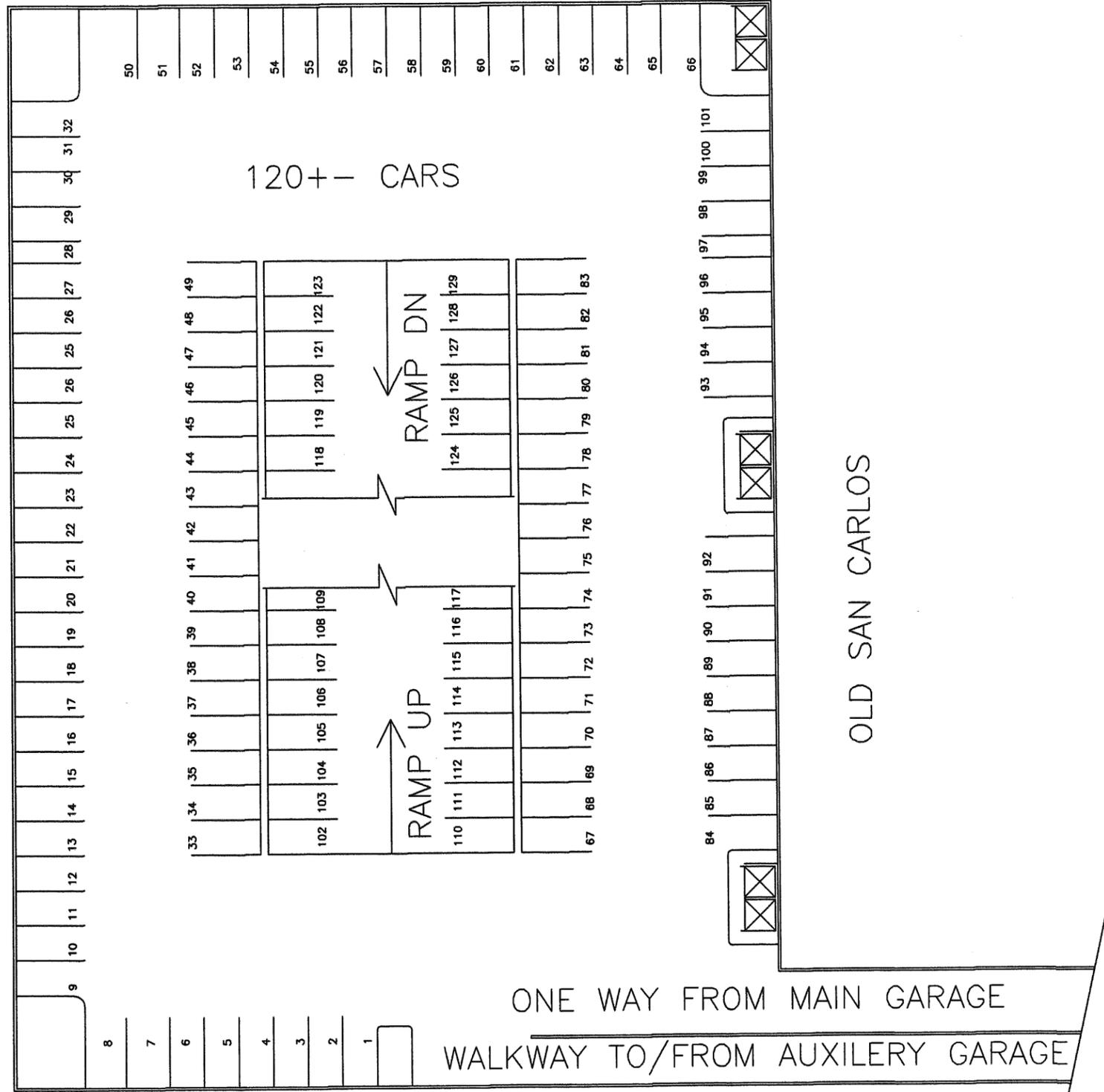
GROUND ENTRY LEVEL

SNUG HARBOR



3RD LEVEL

SNUG HARBOR



2ND/ENTRY FROM MAIN GARAGE

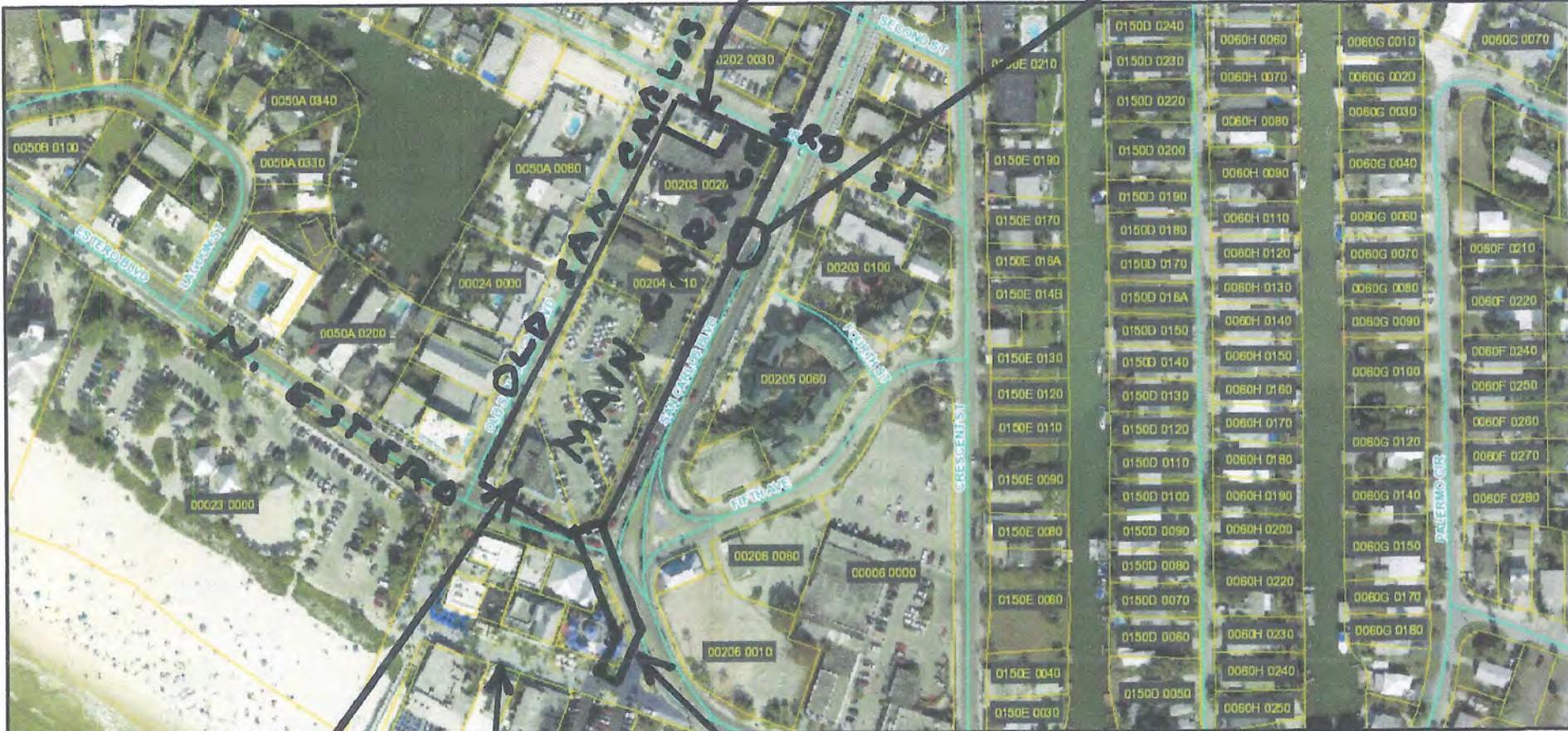
AUXILARY GARAGE/ SNUG HARBOR PARKING LOT

OLD SAN CARLOS

OLD SAN CARLOS

Lee Property Appraiser GeoView Map

ENTRY FROM BRIDGE



Map printed: 12/25/2012 2:15 PM



- Aerial Imagery**
2012 Hi-Res (1/2 foot)
- Parcels and Streets**
 - Parcel Lines
 - Street Centerlines
 - Delinquent Tax Parcels

Disclaimer: Maps and documents made available to public by the Lee County Property Appraiser's office are not legally recorded maps or surveys and therefore are not intended to be used as such. The maps and documents are created as part of a Geographic Information System (GIS) that compiles records, information and data from various departments, cities, county, state and federal sources. The source data may contain errors. Users are encouraged to examine the documentation or metadata associated with the data on which the map is based for information related to its accuracy, currentness, and limitations.

WINDS
TIMES 9Q
OVERHEAD
WALK WAY
TO TIMES SQ



SNUG HARBOR

2ND GARAGE

OVER HEAD RAMP

EXIT GARAGE & ISLAND

SOB'S

MAIN GARAGE

Map printed: 12/25/2012 2:13 PM

65m
200ft

- Aerial Imagery**
2012 Hi-Res (1/2 foot)
- Parcels and Streets**
- Parcel Lines
 - Street Centerlines
 - Delinquent Tax Parcels