



Engineers, Planners & Development Consultants

Corkscrew Pines

Development Order Public Meeting

Tuesday, September 27, 2022

THE TEAM

NEALE MONTGOMERY

- Attorney – Pavese Law Firm

AL QUATTRONE, P.E.

- Land Use Consultant - Quattrone & Associates, Inc.

YURY BYKAU, P.E.

- Transportation Consultant - TR Transportation

GREGORY J. DISERIO, R.L.A.

- Landscaping Consultant – David M. Jones, Jr. and Associates, Inc.

RAECHEL PAPUGA / NICOLE WEIR

- 7-Eleven Architect – Interplan, LLC

BRANDON KLINE, LEED-AP, AIA

- Self Storage Architect – The Geis Companies

PRESENTATION OUTLINE

- I. Overview
- II. Location
- III. Current Zoning
- IV. Current Master Concept Plan
- V. Site Plan – Convenience Store
- VI. Site Plan – Mini Warehouse
- VII. Traffic Study
- VIII. Elevations – Convenience Store
- IX. Elevations – Mini Warehouse
- X. Landscaping – Convenience Store
- XI. Landscaping – Mini Warehouse

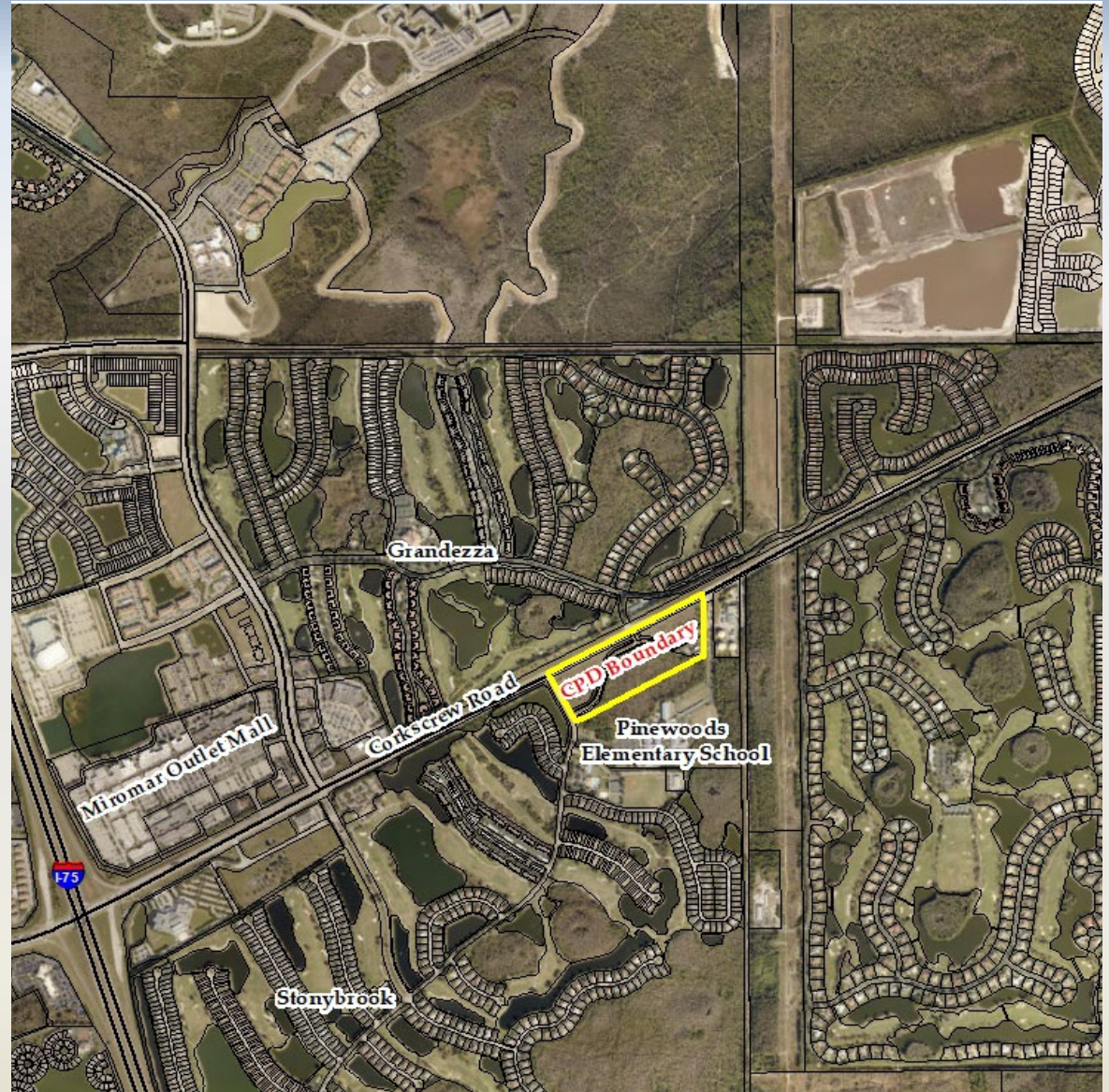
OVERVIEW

- Vacant 12.03 Acre Parcel Zoned Commercial Planned Development (CPD) within the Stoneybrook DRI.
- Project is being Subdivided into Four Development Tracts and One Road/Drainage Tract.
- Tract S-2: Proposed +/-137,000 SF Self Storage Facility in Three Buildings (Two One-Story Buildings & One Two-Story Building).
- Tract S-4: Proposed 4,667 SF Convenience Store with 12 Gas Pumps and a 1,000 SF Automated Carwash.
- The Property Abuts:
 - Corkscrew Road to the North
 - Stoneybrook Golf Drive to the West
 - Fire House Lane to the East
 - Wetland Conservation Tract to the South

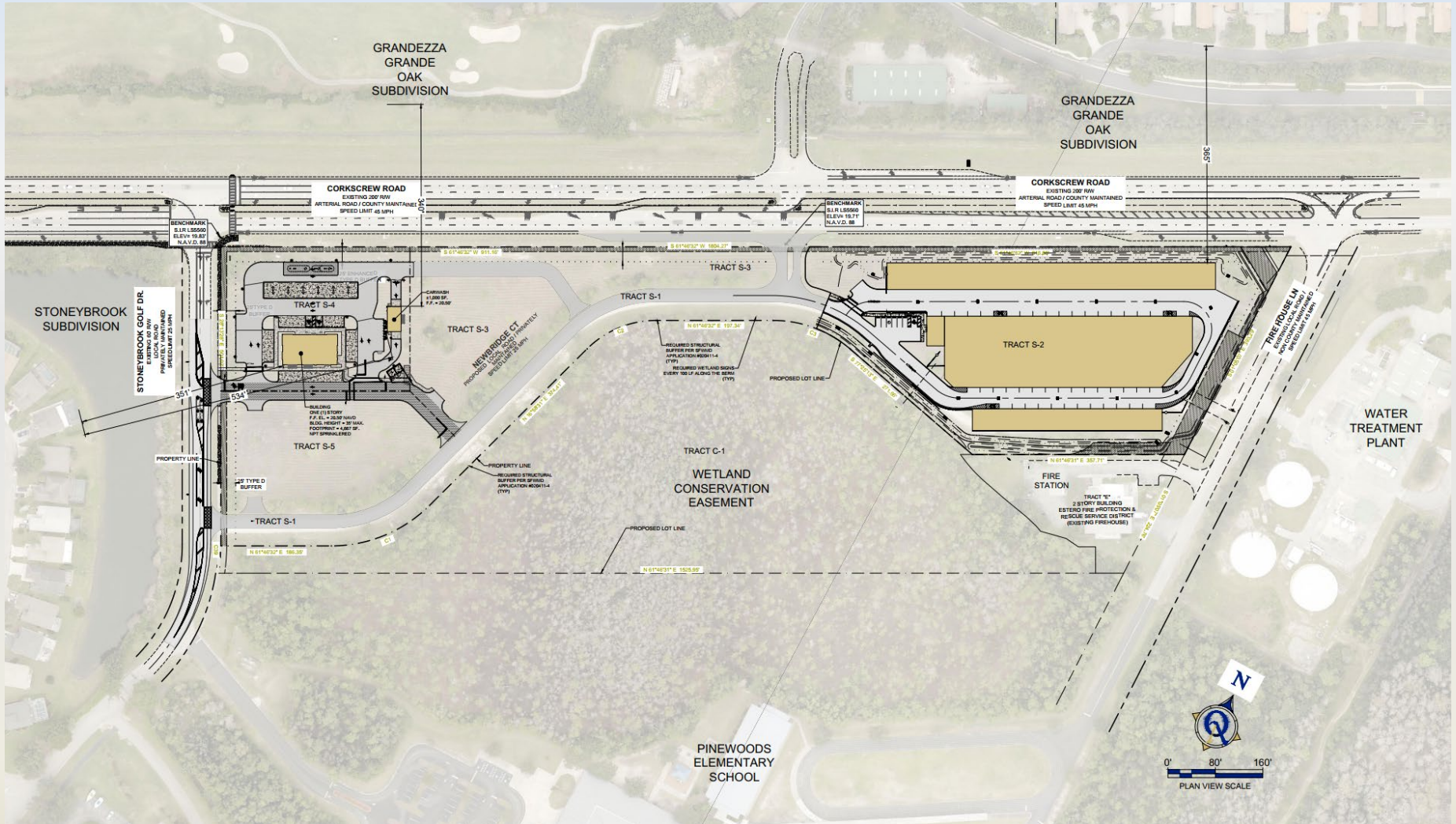
LOCATION

Property Location

- ☐ North side of Pinewoods Elementary School
- ☐ Southeast corner of Corkscrew Road and Stoneybrook Golf Drive



LOCATION



CURRENT ZONING

- Originally approved in as part of the Stoneybrook DRI in 1985
- Amended in 2002 to designate subject site as Commercial
- Most Recent Amendment in 2008
- List of Approved Uses Include:
 - Mini-Warehouse
 - Convenience Food & Beverage Stores w/ 12 Gas Pumps
 - Restaurants w/ Drive Thru Facilities & Consumption on Premises
 - Offices
 - Drug Stores
 - Refer to Z-08-053 for Full List of Uses

RESOLUTION NUMBER Z-08-053

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

WHEREAS, Al Quattrone filed an application on behalf of the property owners, Corkscrew Stoneybrook Retail, LLC, ASAP Storage on Corkscrew, LC, Stoneybrook CDD, and Estero Fire Protection & Rescue Service District to amend the Stoneybrook (Corkscrew Pines) DRI Development Order; and

WHEREAS, a public hearing was advertised and held on October 15, 2008, before the Lee County Zoning Hearing Examiner, Diana M. Parker, who gave full consideration to the evidence in the record for Cases #DRI2007-00003 and DCI2007-00043; and

WHEREAS, a second public hearing was advertised and held on December 15, 2008, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

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

SECTION A. REQUEST

The applicant filed a request to:

1. Amend existing CPD zoning for Tracts S-2 through S-5 to allow 151,000 square feet of mini warehouse storage and 50,000 square feet of retail/office uses, not to exceed 60 feet/four stories in height (office only); and
2. Amend the Stoneybrook Development of Regional Impact (DRI) to permit 50,000 square feet of retail/office space, and 151,000 square feet of mini warehouse storage in-lieu-of 36,200 square feet of retail, and 40,000 square feet of office space.
3. Determine whether the proposed changes constitute a substantial deviation from the original development approvals warranting further DRI review.

The DRI is located within the General Interchange, Suburban and Wetlands Future Land Use Categories. The CPD application is located in the Suburban Future Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

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

(Codified from Zoning Resolution Z-02-010)

CASE NO: DRI2007-00003 & DCI2007-00043

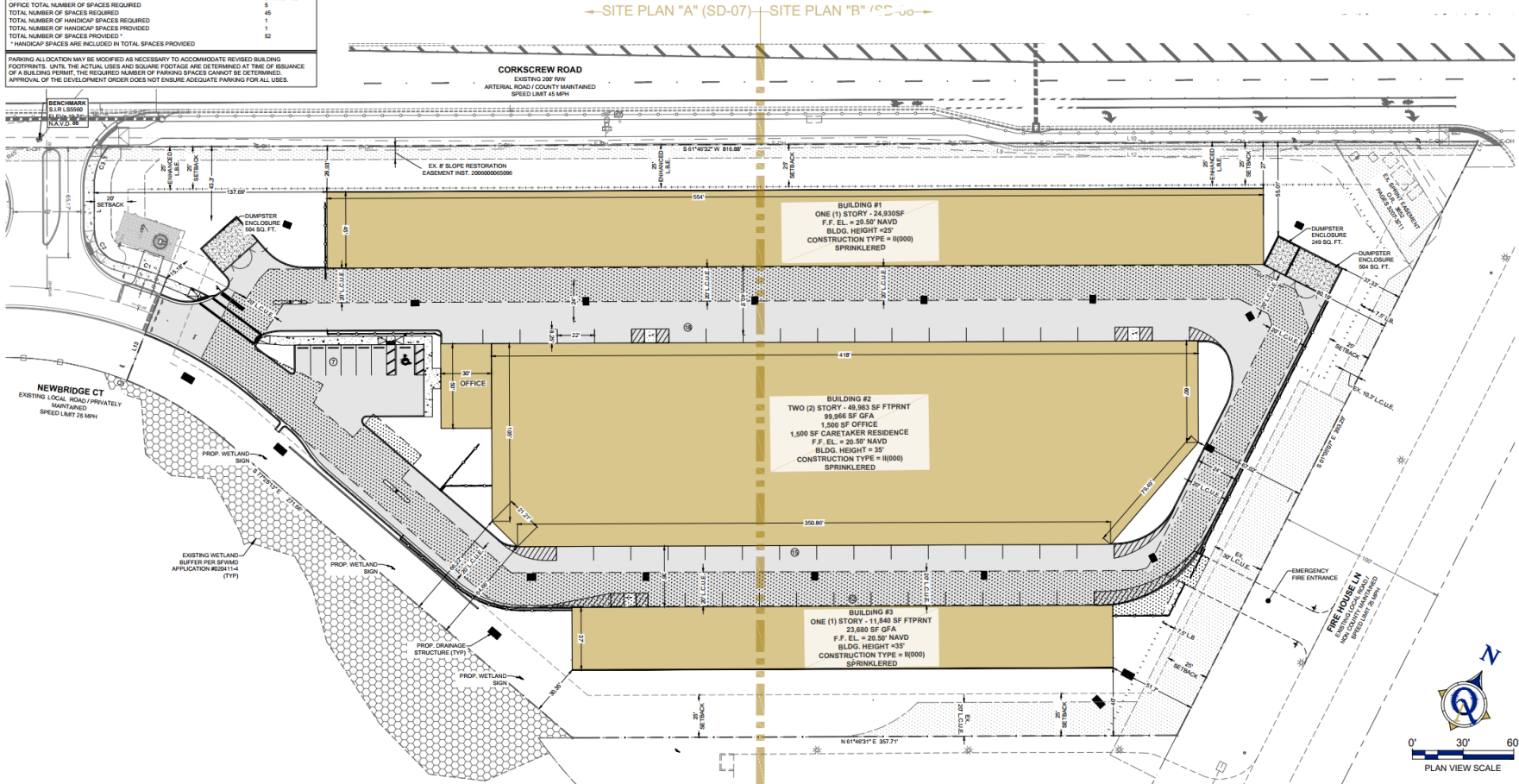
Z-08-053
Page 1 of 9

SITE PLAN – MINI WAREHOUSE

PARKING CALCULATIONS: VILLAGE OF ESTERO 5-204.B.1

MANUFACTURING AND LIGHT INDUSTRIAL WITH OFFICE	
PARKING SPACES REQUIRED:	
OFFICE / GENERAL: 1 PER 300 SQ. FT.	1,500 / 300 = 5
DWELLING / NEWWORK: 1/201	2
SELF STORAGE: 1 PER 25 UNITS	814 / 25 = 33
OFFICE TOTAL NUMBER OF SPACES REQUIRED	5
TOTAL NUMBER OF SPACES REQUIRED	45
TOTAL NUMBER OF HANDICAP SPACES REQUIRED	1
TOTAL NUMBER OF SPACES PROVIDED	1
TOTAL NUMBER OF HANDICAP SPACES PROVIDED	1
*HANDICAP SPACES ARE INCLUDED IN TOTAL SPACES PROVIDED	

PARKING ALLOCATION MAY BE MODIFIED AS NECESSARY TO ACCOMMODATE REVISED BUILDING FOOTPRINTS. UNITS, THE ACTUAL USES AND SQUARE FOOTAGE ARE DETERMINED AT TIME OF ISSUANCE OF A BUILDING PERMIT. THE REQUIRED NUMBER OF PARKING SPACES CANNOT BE DETERMINED. APPROVAL OF THE DEVELOPMENT ORDER DOES NOT ENSURE ADEQUATE PARKING FOR ALL USES.



TRAFFIC STUDY

4,667 Sq. Ft. GAS STATION WITH 12 REFUELING POSITIONS AND CAR WASH

- Link Level of Service (LOS) Analysis
 - Corkscrew Road (Four-Lane County Roadway) –LOS “C”
- Intersection Analysis (Full Build-Out)
 - Stoneybrook Golf Drive @ Northern Site Access – Acceptable LOS
 - Stoneybrook Golf Drive @ Southern Site Access – Acceptable LOS
- Turn Lanes
 - Eastbound right turn lane on Corkscrew Road
 - Southbound left turn lane on Stoneybrook Golf Drive (South Access)

ELEVATIONS – CONVIENENCE STORE



EXTERIOR ELEVATION NORTHWEST (FRONT)



EXTERIOR ELEVATION SOUTHWEST (RIGHT)

PROPOSED EXTERIOR ELEVATIONS CORKSCREW RD & STONEYBROOK GOLF DR ESTERO, FL

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. DUE TO INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED. THE VIEWER IS ADVISED TO USE THE RENDERINGS AS A GUIDELINE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OF MATERIAL SAMPLES PROVIDED.



GENERAL DISTRICT REGULATIONS

- PER CHAPTER 5 OF THE HALL OF ESTERO, FL LAND DEVELOPMENT CODE:
SECTION 5-715 – BUILDING DESIGN STANDARDS
- (C) BUILDING CORNERS AND JACKETS:
(1) BLANK WALLS SHALL BE INTERCEPTED WITH ONE OR MORE OF THE FOLLOWING:

A	CLEARLY DEFINED OVERHANGS
B	VARYING PROFILES, FINISHES, AND SHAPES
D	TRANSITION WINDOW OR DOOR AREAS
E	OVERHANGS OR AWNINGS
F	BUILDING ORNAMENTATION
- (H) HORIZONTAL PLANE OFFSETS
(A) FOR BUILDINGS LESS THAN 15,000 GROSS SQUARE FEET, HORIZONTAL WALL FINISHES SHALL BE INTERCEPTED WITH AN OFFSET DIMENSION OF A LEAST 8" EVERY 40 LINEAR FEET FOR FINISHES FINISHING AWAY FROM THE PRIMARY ENTRANCE (EXCEPT TO LINEAR FEET FOR ALL OTHER FINISHES).
- (I) ROOF TREATMENTS
(1) THE ROOF EDGE AND/OR PARAPET SHALL HAVE A VERTICAL CHANGE FROM THE SUMMIT ROOF CONDITION IN TWO LOCATIONS.
(2) ROOFS SHALL BE DESIGNED TO ALSO MEET THREE OR MORE OF THE FOLLOWING REQUIREMENTS:
 - ◆ PARAPETS USED TO CONCEAL ROOFTOP EQUIPMENT
 - ◆ SLOPING ROOFS THAT HAVE AN AVERAGE SLOPE EQUAL TO OR GREATER THAN 4:12, BUT NOT GREATER THAN 12:12
 - ◆ VERTICAL ROOF CHANGES WITH A MIN. CHANGE IN ELEVATION OF 2"
 - ◆ THREE-DIMENSIONAL CORNER TREATMENTS
- SECTION 5-717 – SUPPLEMENTAL DESIGN STANDARDS FOR SPECIFIC USES
(E) RETAIL SERVICE STATION AND CONVENIENCE FOOD AND BEVERAGE STORES
(M) CANOPIES
(A) FLAT ROOF CANOPIES ARE PROHIBITED. ROOFS SHALL HAVE AT LEAST TWO SLOPES ON THE LONG SIDES AND A ROOF DETAIL CHANGE A MINIMUM OF 2:12 TO 12:12.
(B) CANOPIES SHALL BE CONSISTENT WITH THE ARCHITECTURAL DESIGN AND FEATURES OF THE PRINCIPAL STRUCTURE.



INTERPLAN NO 2020.0699
06-29-2022

ELEVATIONS – CONVIENENCE STORE



EXTERIOR ELEVATION SOUTHEAST (REAR)



EXTERIOR ELEVATION NORTHEAST (LEFT)

PROPOSED EXTERIOR ELEVATIONS CORKSCREW RD & STONEYBROOK GOLF DR ESTERO, FL

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. DUE TO THE VARIATIONS AND DIFFERENCES IN FINISHES, AN EXACT COLOR MATCH CANNOT BE ACHIEVED. THE VIEWER IS ADVISED TO USE THE RENDERINGS AS A GUIDELINE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OR MATERIAL SAMPLES PROVIDED.

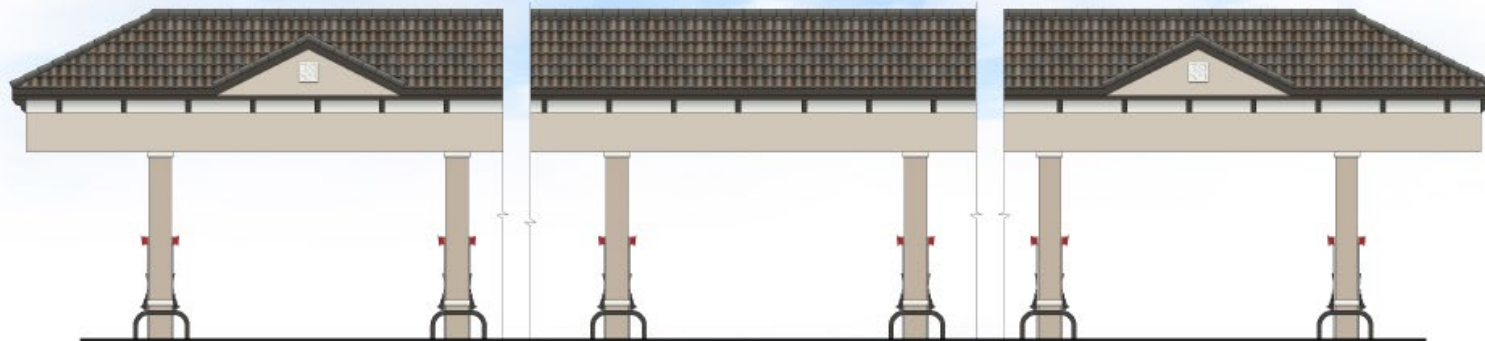


GENERAL DISTRICT REGULATIONS	
FOR CHAPTER 5 OF THE VILLAGE OF ESTERO, FL LAND DEVELOPMENT CODE:	
SECTION 5-105 – BUILDING DESIGN STANDARDS:	
10) BUILDING ENTRIES AND FACADES	
(1) BUILDING WALLS SHALL BE INTERRUPTED WITH ONE OR MORE OF THE FOLLOWING:	
	A) CLEARLY DEFINED ENTRANCES
	B) VARYING ROOFLINES, PEDICLS, AND SHARPS
	C) TRANSPARENT WINDOW OR DOOR AREAS
	D) ORNAMENTS OR FINISHES
	E) BUILDING ORNAMENTATION
(2) HORIZONTAL PLANE OFFSETS	
(A) FOR BUILDINGS LESS THAN 10,000 GROSS SQUARE FEET, HORIZONTAL WALL PLACES SHALL BE INTERRUPTED WITH AN OFFSET DIMENSION OF A LEAST 8" EVERY 40 LINEAR FEET FOR FACADES FACING ROADSIDE OR ANY PRIMARY ENTRANCES EXCEPT 75 LINEAR FEET FOR ALL OTHER FACADES.	
11) ROOF TREATMENTS	
(1) THE ROOF EDGE AND/OR PARAPET SHALL HAVE A VERTICAL CHANGE FROM THE DOMINANT ROOF CONDITION IN TWO LOCATIONS	
(2) ROOFS SHALL BE DESIGNED TO ALSO MEET THREE OR MORE OF THE FOLLOWING REQUIREMENTS:	
	◇ PARAPETS USED TO CONCEAL ROOFTOP EQUIPMENT
	◇ CLIPPING ROOFS THAT HAVE AN AVERAGE SLOPE EQUAL TO OR GREATER THAN 4:12, BUT NOT GREATER THAN 12:12
	◇ VERTICAL ROOF CHANGES WITH A WALL CHANGE IN ELEVATION IF IT
	◇ THREE-DIMENSIONAL CORNER TREATMENTS
SECTION 5-107 – SUPPLEMENTAL DESIGN STANDARDS FOR SPECIFIC USES	
12) ALTERNATIVE SERVICE STATION AND CONVENIENCE FOOD AND BEVERAGE STORES	
(1) CANOPIES	
(A) FLAT ROOF CANOPIES AND PROMOTED ROOFS SHALL HAVE AT LEAST ONE SLOPE ON THE LONG SIDE AND A ROOF RISEAL CHANGE A MINIMUM OF 1/8" TO 1" PER FOOT.	
(B) CANOPIES SHALL BE CONSISTENT WITH THE ARCHITECTURAL DESIGN AND FEATURES OF THE PRINCIPAL STRUCTURE.	



INTERPLAN NO 2020.0699
06-29-2022

ELEVATIONS – CONVIENENCE STORE



FUEL CANOPY ELEVATION NORTHWEST/SOUTHEAST (FRONT/REAR)



FUEL CANOPY ELEVATION SOUTHWEST/NORTHEAST (SIDE)



PROPOSED EXTERIOR ELEVATIONS CORKSCREW RD & STONEYBROOK GOLF DR ESTERO, FL

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. DUE TO INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED. THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDELINE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OR MATERIAL SAMPLES PROVIDED.

GENERAL DISTRICT REGULATIONS

PER CHAPTER 5 OF THE RELEASE OF ESTERO, FL LAND DEVELOPMENT CODE:

SECTION 5-705 – BUILDING DESIGN STANDARDS

(2) BUILDING ENTRIES AND FACIES

(C) BLANK WALLS SHALL BE INTERRUPTED WITH ONE OR MORE OF THE FOLLOWING:

- A CLEARLY DEFINED OVERHANG
- B VARYING ROOFLINES, PITCHES, AND SHAPES
- C TRANSPARENT WINDOW OR DOOR AREAS
- D OVERHANGS OR FININGS
- E BUILDING ORNAMENTATION

(3) HORIZONTAL PLANE OFFSETS

(A) FOR BUILDINGS LESS THAN 15,000 SQUARE FEET, HORIZONTAL WALL PLACES SHALL BE INTERRUPTED WITH AN OFFSET DIMENSION OF A LEAST 8" EVERY 40' UNLESS PERMITTED OTHERWISE BY THE BOARD OF REGULARITY (SPECIAL USES) TO LEASTEN FEET FOR ALL OTHER INDUSTRIES.

(7) ROOF TREATMENTS

(1) THE ROOF EDGE AND/OR PARAPET SHALL HAVE A VERTICAL CHANGE FROM THE SURFACING ROOF CONDITION IN TWO LOCATIONS

(2) ROOFS SHALL BE DESIGNED TO ALSO MEET THREE OR MORE OF THE FOLLOWING REQUIREMENTS:

- ◆ PARAPETS USED TO CONCEAL ROOFTOP EQUIPMENT
- ◆ SLOPING ROOFS THAT HAVE AN AVERAGE SLOPE EQUAL TO OR GREATER THAN 4:12, BUT NOT GREATER THAN 12:12
- ◆ VERTICAL ROOF CHANGES WITH A MIN. CHANGE IN ELEVATION OF 2'
- ◆ THREE-DIMENSIONAL CORNER TREATMENTS

SECTION 5-707 – SUPPLEMENTAL DESIGN DEMANDS FOR SPECIFIC USES

(3) ALLOWABLE SERVICE SIGNAGE AND CONVENIENCE FOOD AND BEVERAGE STORES

(A) SIGNAGE

(1) FLAT ROOF CANOPIES ARE PROHIBITED. ROOFS SHALL HAVE AT LEAST TWO SLOPES OR BE USED WITH A ROOF DENTAL CHANGE A MINIMUM OF EVERY 30 FEET.

(2) CANOPIES SHALL BE CONSISTENT WITH THE ARCHITECTURAL DESIGN AND FEATURES OF THE PRINCIPAL ENVELOPE.



INTERPLAN NO 2020.0699

03-08-2022

ELEVATIONS – CONVENIENCE STORE



GENERAL DISTRICT REGULATIONS
 FOR ZONING IN THE TOWN OF ESTERO FL AND JURISDICTION AREA.
 SECTION 3-105 – RESIDENT BOUND REQUIREMENTS
 (1) BUILDING HEIGHTS ARE LIMITED:
 (A) BUILDING HEIGHTS SHALL BE DETERMINED WITH ONE OF THE FOLLOWING:
 1. EXISTING DISTRICT REQUIREMENTS
 2. APPLICABLE DISTRICT HEIGHTS AND HEIGHTS
 3. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 4. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 5. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 6. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 7. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 8. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 9. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 10. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 11. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 12. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 13. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 14. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 15. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 16. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 17. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 18. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 19. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 20. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 21. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 22. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 23. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 24. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 25. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 26. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 27. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 28. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 29. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 30. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 31. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 32. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 33. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 34. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 35. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 36. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 37. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 38. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 39. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 40. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 41. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 42. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 43. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 44. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 45. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 46. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 47. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 48. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 49. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 50. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 51. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 52. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 53. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 54. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 55. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 56. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 57. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 58. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 59. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 60. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 61. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 62. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 63. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 64. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 65. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 66. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 67. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 68. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 69. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 70. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 71. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 72. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 73. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 74. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 75. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 76. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 77. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 78. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 79. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 80. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 81. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 82. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 83. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 84. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 85. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 86. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 87. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 88. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 89. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 90. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 91. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 92. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 93. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 94. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 95. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 96. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 97. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 98. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 99. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE
 100. MAXIMUM HEIGHT OF 35 FEET ABOVE FINISHED GRADE

EXTERIOR ELEVATION SOUTHEAST (FRONT)

EXTERIOR ELEVATION NORTHEAST (RIGHT)

-  SW 7030
ACCESSIBLE BEIGE
-  SW 7037
CHARCOAL BROWN BLEND
-  SW 7673
SEAL SKIN
-  SW 7586
EXTRA WHITE
-  SW 7817
BALANCED BEIGE



EXTERIOR ELEVATION NORTHWEST (REAR)

EXTERIOR ELEVATION SOUTHWEST (LEFT)

PROPOSED EXTERIOR ELEVATIONS
 CORKSCREW RD & STONEYBROOK GOLF DR
 ESTERO, FL

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. DUE TO NEW VARIATIONS AND DIFFERENCES IN FINISHES, AN EXACT COLOR MATCH CANNOT BE ACHIEVED. THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDELINE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OF MATERIAL SAMPLES PROVIDED.



INTERPLAN NO 2020.0699
 06-29-2022

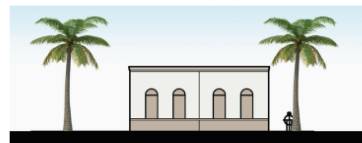
ELEVATIONS – MINI WAREHOUSE



SOUTH ELEVATION



NORTH ELEVATION

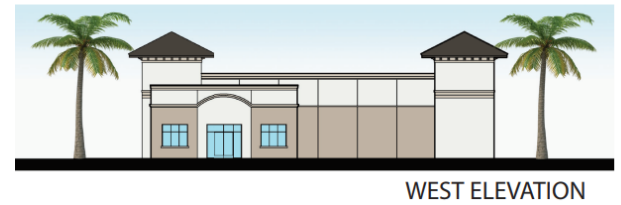
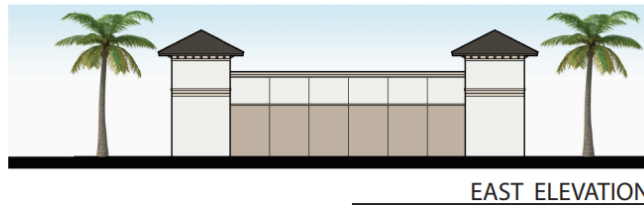
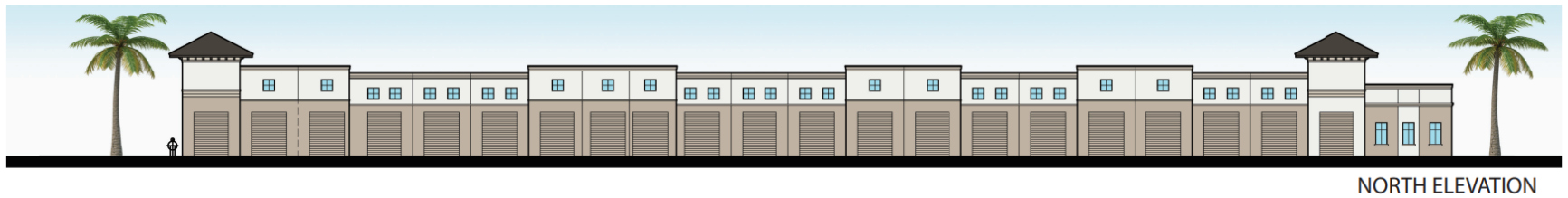
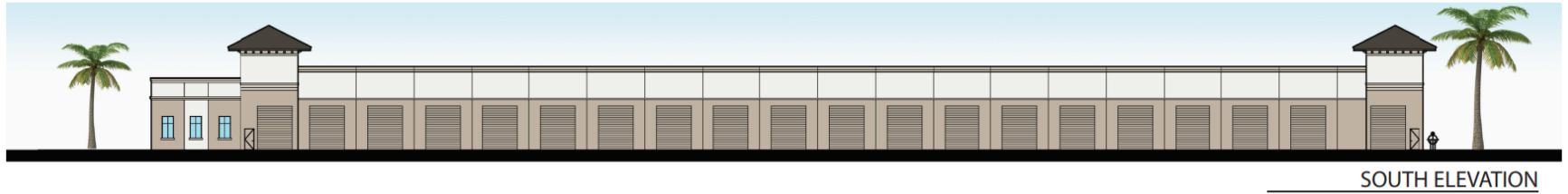


EAST ELEVATION

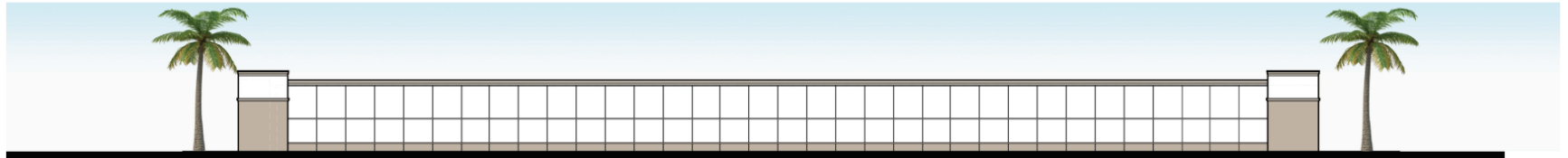


WEST ELEVATION

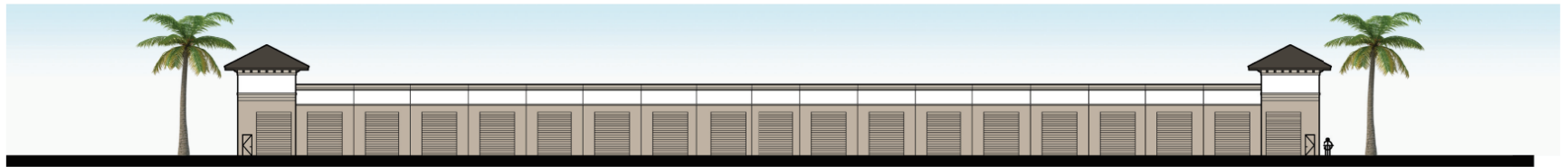
ELEVATIONS – MINI WAREHOUSE



ELEVATIONS – MINI WAREHOUSE



SOUTH ELEVATION



NORTH ELEVATION



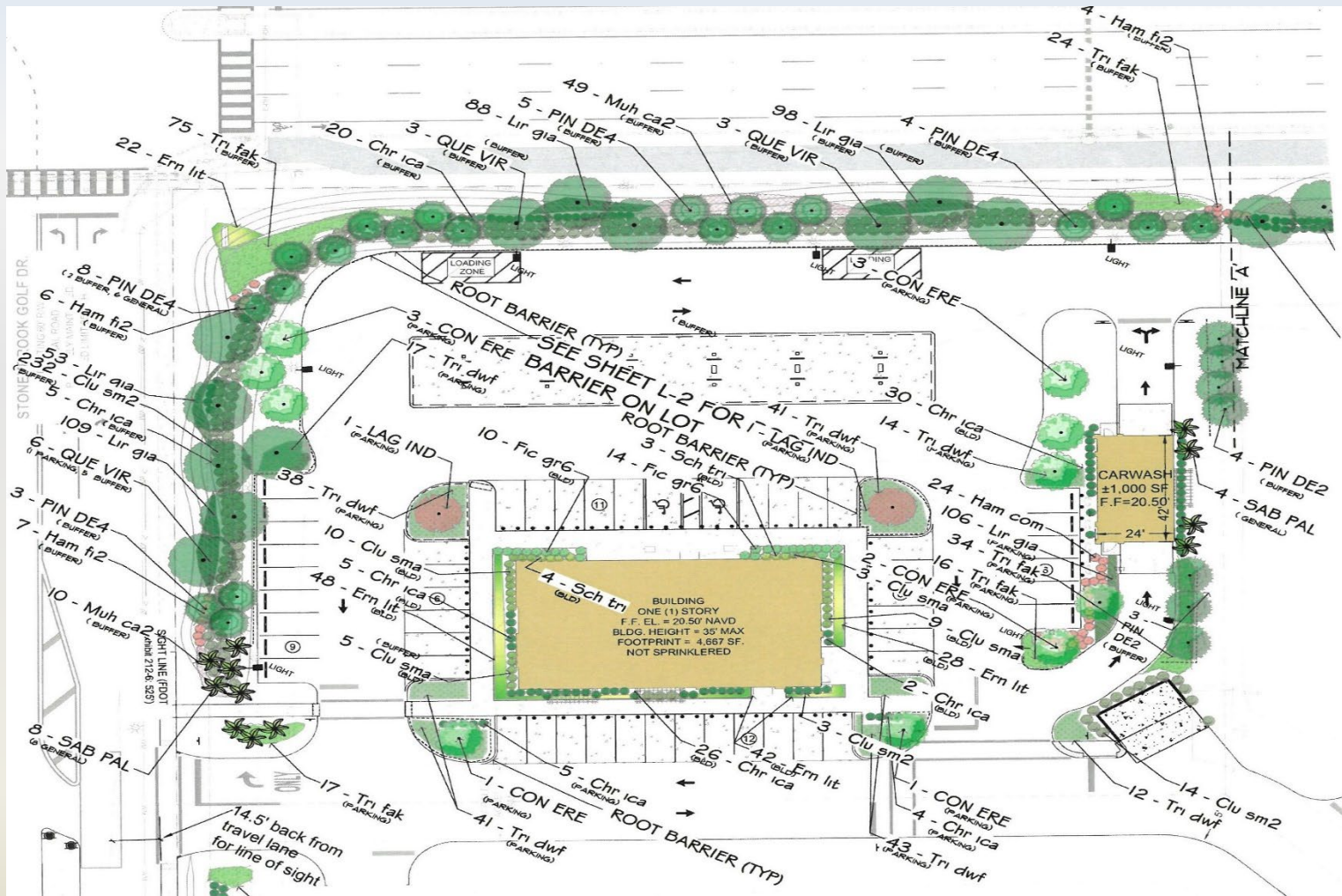
EAST ELEVATION



WEST ELEVATION

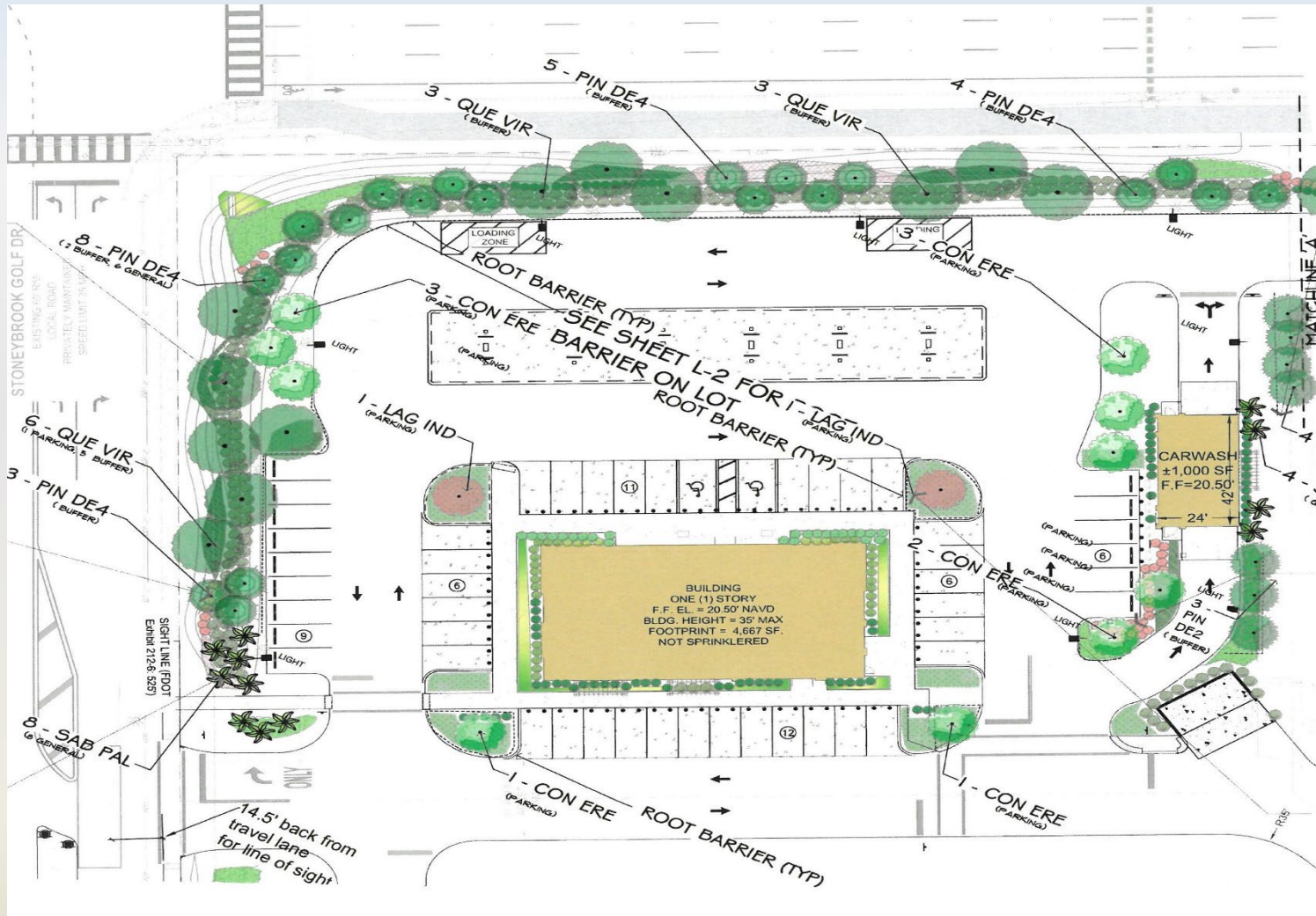
LANDSCAPING – CONVENIENCE STORE

SITE PLANTING



LANDSCAPING – CONVENIENCE STORE

TREE IMAGES

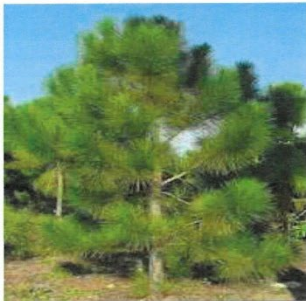


LANDSCAPING – CONVENIENCE STORE

TREE IMAGES CON'T.



Quercus virginiana
Live Oak



Pinus slashii densa
South Florida Slash Pine



Sabal palmetto
Sabal Palm



Bouffardiana inermis 'Shady Lady'
Shady Lady Black Olive



Conocarpus erectus
Green Buttonwood



Myrsine indica
Vape Myrtle

Corkscrew Pines

LANDSCAPING – CONVENIENCE STORE

DETENTION PLANT IMAGES

The landscape plan shows a detention basin with various plantings. Callouts include:

- 3 - QUE VIR (EUREKA)
- 5 - PIN DE4 (EUREKA)
- 5 - PIN DE4 (EUREKA)
- 7 - Ser cin (EUREKA)
- 29 - Ham com (EUREKA)
- 3 - QUE VIR (EUREKA)
- 29 - Muh ca2 (EUREKA)
- 43 - Chr ica (EUREKA)
- 3 - Ham com (EUREKA)
- 46 - Chr ica (EUREKA)
- 34 - Trl fak (EUREKA)
- 12 - Ser cin (EUREKA)
- 22 - Ham com (EUREKA)
- 40 - Chr ica (EUREKA)
- 15 - M (EUREKA)
- 5 - Ser cin (EUREKA)
- 3 - CC (EUREKA)
- 7 - CC (EUREKA)
- 4 - S4 (EUREKA)
- 4 - S4 (EUREKA)
- 52 - Chr ica (EUREKA)
- 15 - Muh ca2 (EUREKA)
- 5 - Ser cin (EUREKA)
- 5 - CON ERE (EUREKA)
- 34 - Trl fak (EUREKA)
- 32 - TAX DIS (EUREKA)
- 11 - Ham com (EUREKA)
- 5 - CON ERE (EUREKA)
- 17 - Muh ca2 (EUREKA)
- 7 - Chr i (EUREKA)
- 12 - Ham com (EUREKA)
- 14 - Ham com (EUREKA)
- 1,428 - Spa Ba2 (EUREKA)
- 2 - E (TYP) (PALM) (EUREKA)

Photographs of plants shown include:

- Quercus virginiana Live Oak
- Pinus Elliotti densa South Florida Slash Pine
- Tripsacum flondanum Dwarf Fatahatchee Grass
- Hamelia patens Fire Bush & Dwarf Firebush
- Chrysothamnus viscidiflorus Coccoloba
- Acer rubrum
- Taxodium distichum

LANDSCAPE IMAGES
SCALE 1" = 20'

LANDSCAPING – CONVENIENCE STORE

SHRUB IMAGES



www.rarepalms.com
Serenoa repens 'Cinerea'
Silver Palmetto



Hamelia patens
Fire Bush 4 Dwarf Firebush



Sophora tomentosa
Small Leaf Gluec



Chrysobalanus icaco
Cocoplum



Muhlenbergia capillans
Minky Grass



Linum catharticum 'Evergreen Giant'
'Evergreen Giant' Linum



Schefflera arboricola 'Trinette'
'Trinette' Arboricola



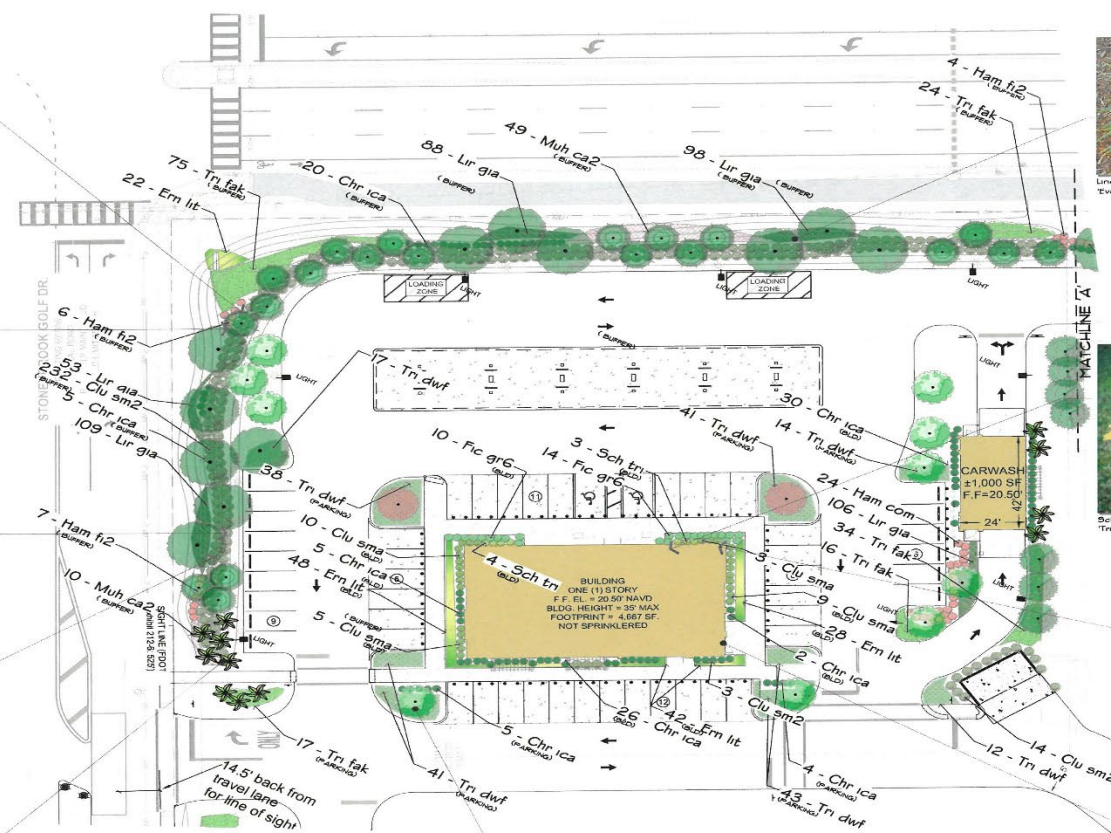
Ficus microcarpa 'Green Island'
'Green Island' Ficus



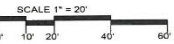
Erodium cicutarium
'Golden Creeper'



Tripsacum dandatum

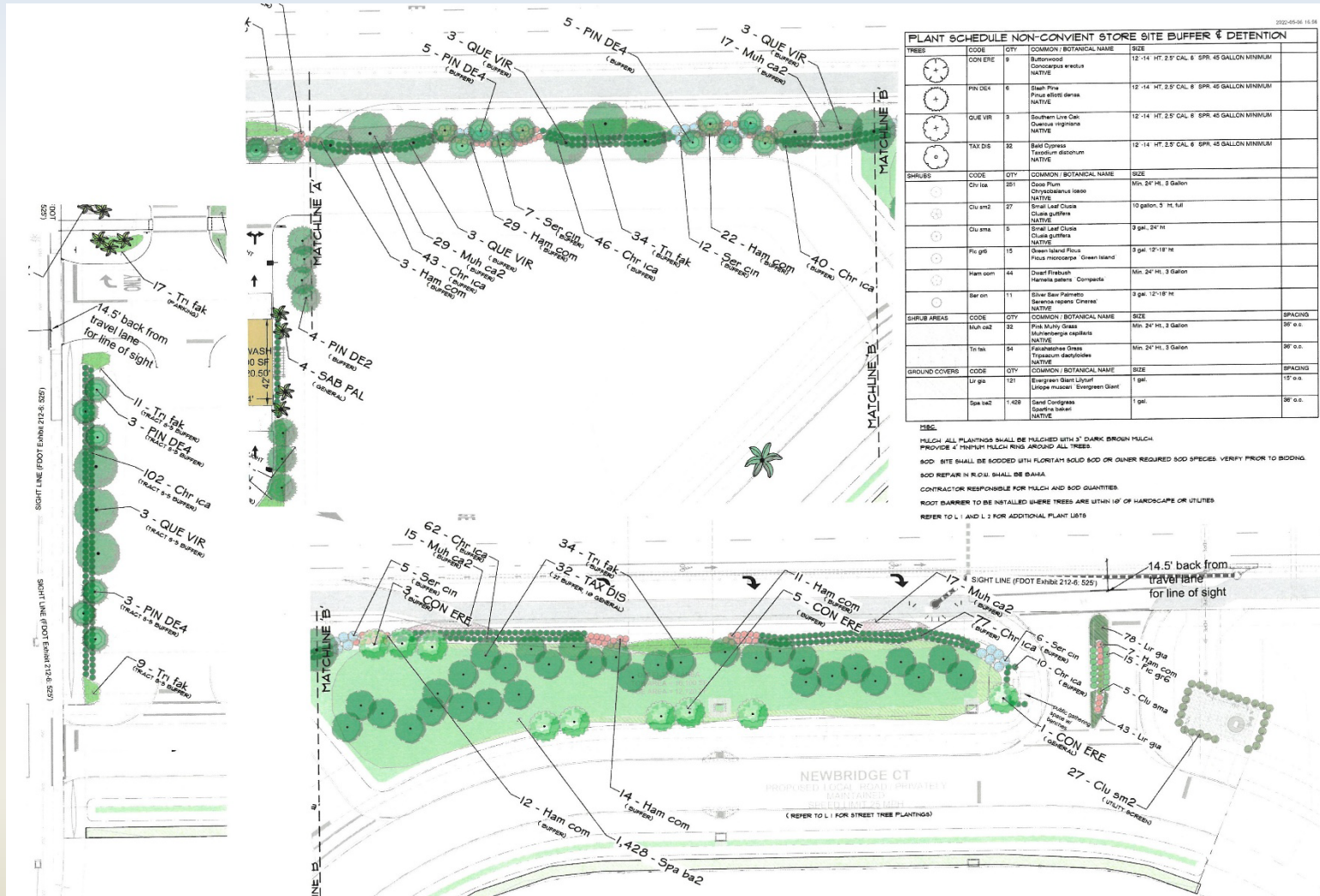


SHRUB IMAGES



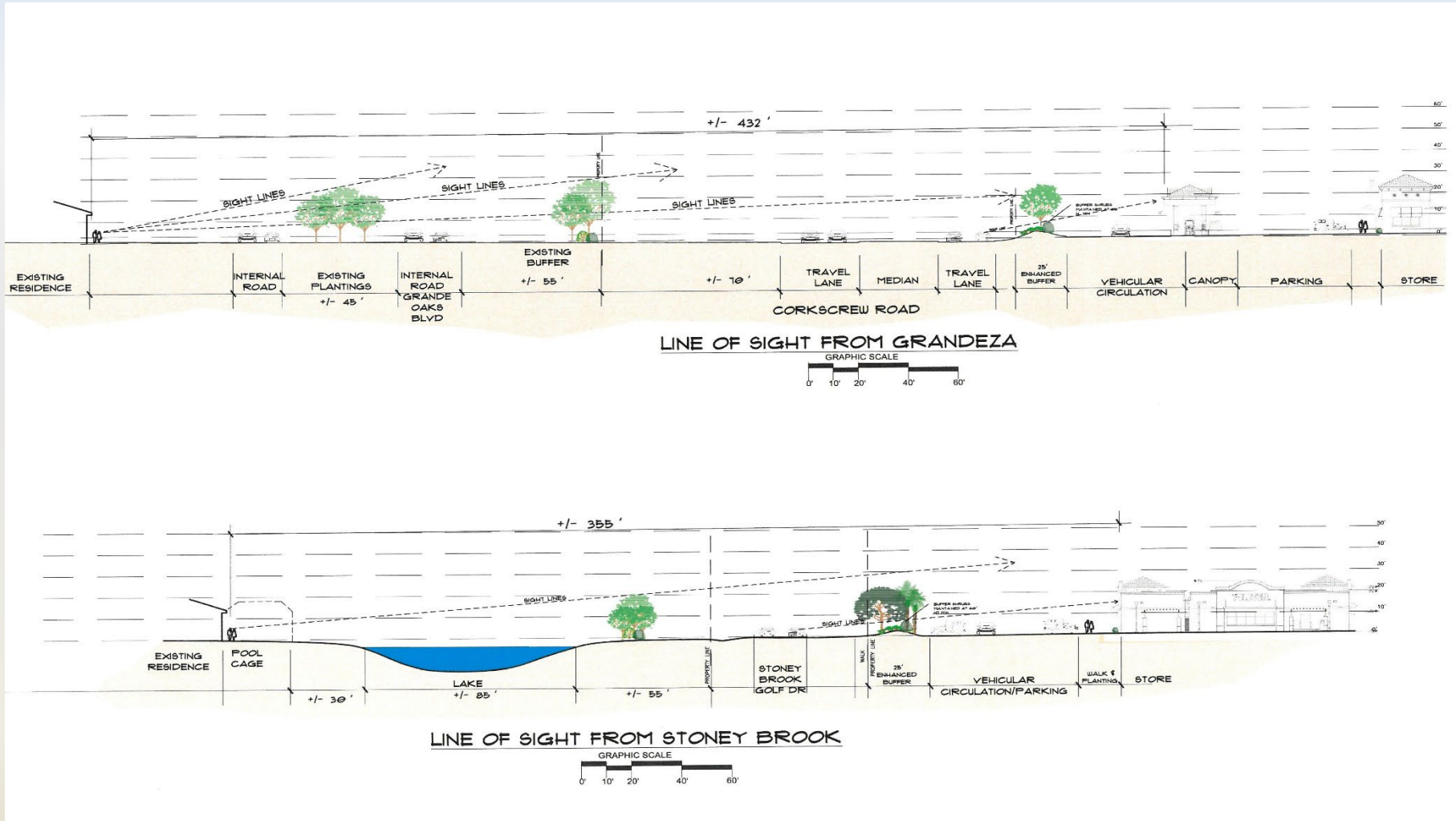
LANDSCAPING – CONVENIENCE STORE

DETENTION BUFFER PLANTING



LANDSCAPING – CONVENIENCE STORE

LINE OF SIGHT



LANDSCAPING - MINI WAREHOUSE

Self Storage Landscape Plans

