



Engineers, Planners & Development Consultants

Corkscrew Pines

Development Order DOS 2021-E008 PZDB Public Hearing

Tuesday, March 14, 2023

THE TEAM

NEALE MONTGOMERY

- Attorney – Pavese Law Firm

AL QUATTRONE, P.E.

- Land Use Consultant - Quattrone & Associates, Inc.

GREGORY J. DISERIO, R.L.A.

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

PRESENTATION OUTLINE

- I. Overview
- II. Location
- III. Current Zoning
- IV. Current Master Concept Plan
- V. Site Plan – Infrastructure
- VI. Landscaping – Infrastructure

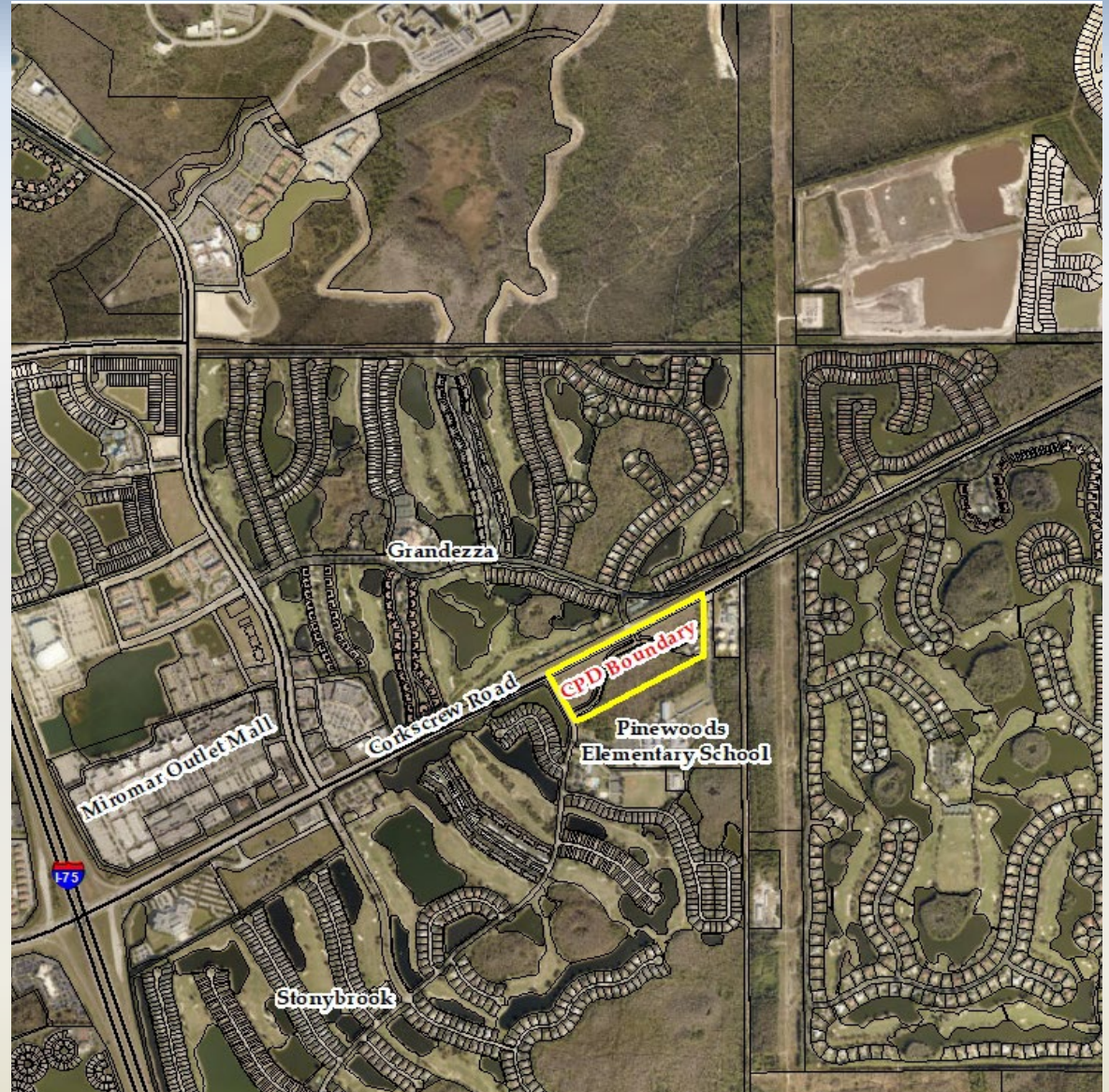
OVERVIEW

- 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).
- 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 Stonybrook 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

CURRENT MASTER CONCEPT PLAN

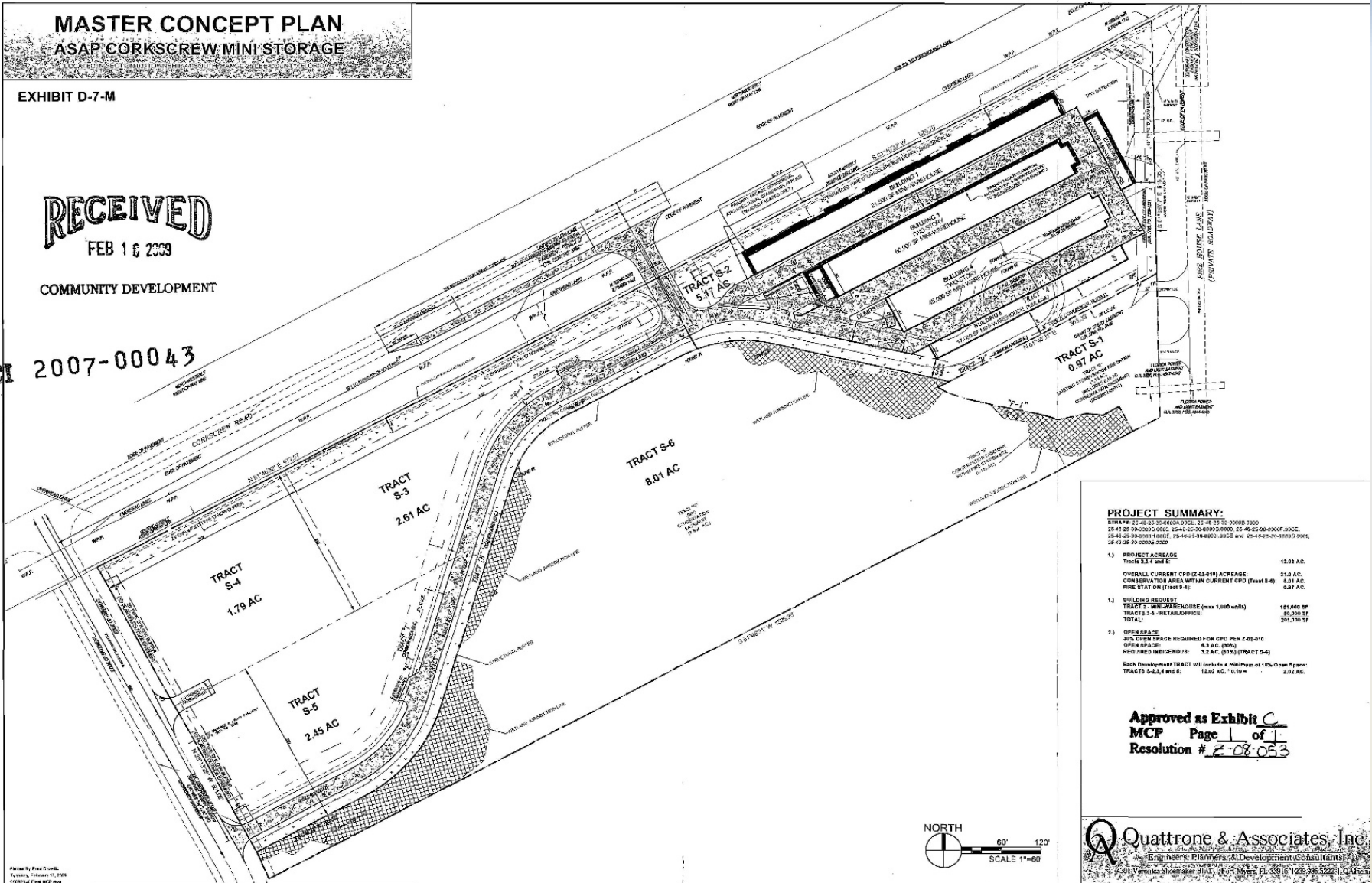
MASTER CONCEPT PLAN ASAP CORKSCREW MINI STORAGE

EXHIBIT D-7-M

RECEIVED
FEB 16 2023

COMMUNITY DEVELOPMENT

2007-00043

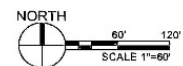


PROJECT SUMMARY:
 SWAPP 21-48-23-30-0000-0000, 21-48-23-30-0000-0000
 25-44-23-30-0000-0000, 25-44-23-30-0000-0000, 21-48-23-30-0000-0000
 25-44-23-30-0000-0000, 25-44-23-30-0000-0000, 21-48-23-30-0000-0000
 25-44-23-30-0000-0000

1) PROJECT ACREAGE	12.02 AC.
TRACTS 2,3,4 and 6	12.02 AC.
OVERALL CURRENT CPD (2,3,4,6) ACREAGE	21.0 AC.
CONSERVATION AREA WITHIN CURRENT CPD (Tract S-4)	3.87 AC.
FIRE STATION (Tract S-4)	3.87 AC.
2) BUILDING REQUEST	
TRACT 1 - MIN. WAREHOUSE (max 1,000 units)	181,000 SF
TRACTS 3,4 - RETAIL OFFICE	80,000 SF
TOTAL:	261,000 SF
3) OPEN SPACE	
50% OPEN SPACE REQUIRED FOR CPD PER Z-02-010	63 AC. (50%)
OPEN SPACE	63 AC. (50%)
REQUIRED INDIGENOUS	3.2 AC. (8%) (TRACT S-4)




Each Development Tract will include a minimum of 10% Open Space:
 TRACTS 3-4,4 and 6: 12.02 AC. * 0.10 = 2.02 AC.

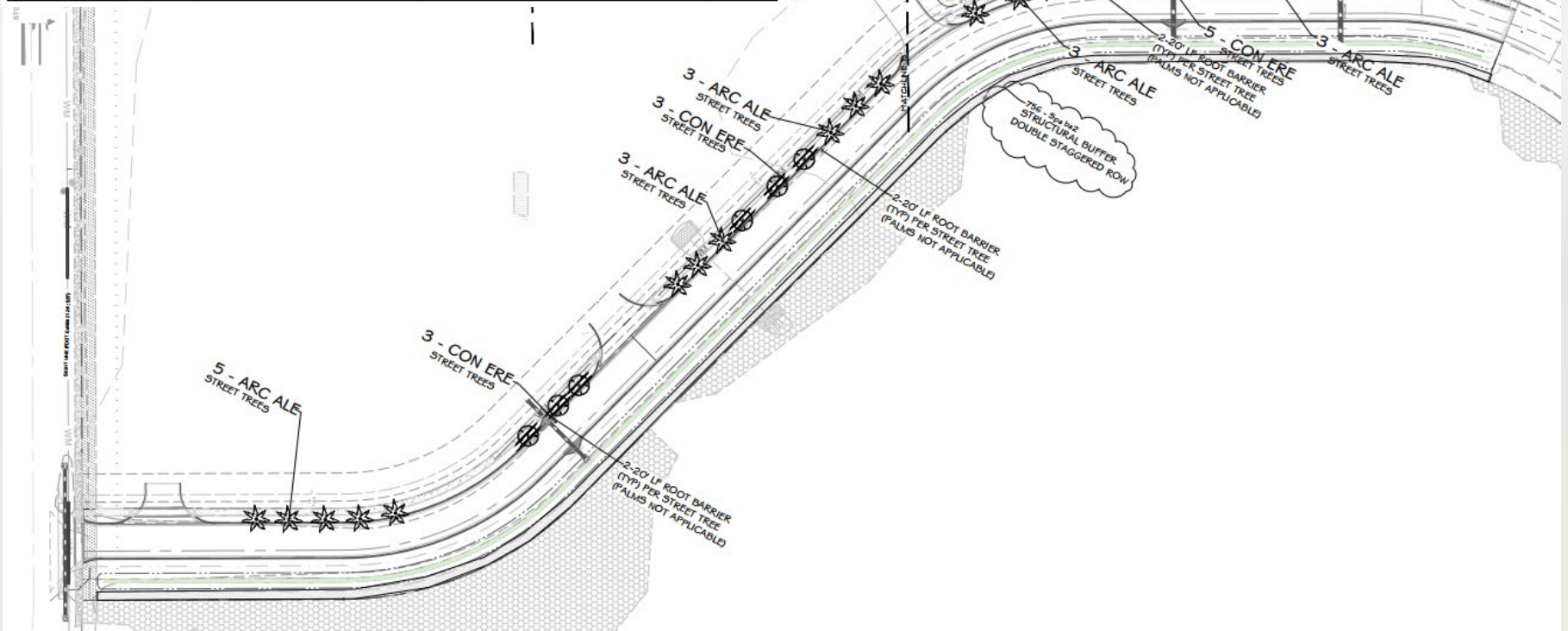
Approved as Exhibit C
 MCP Page 1 of 1
 Resolution # 2-08-053



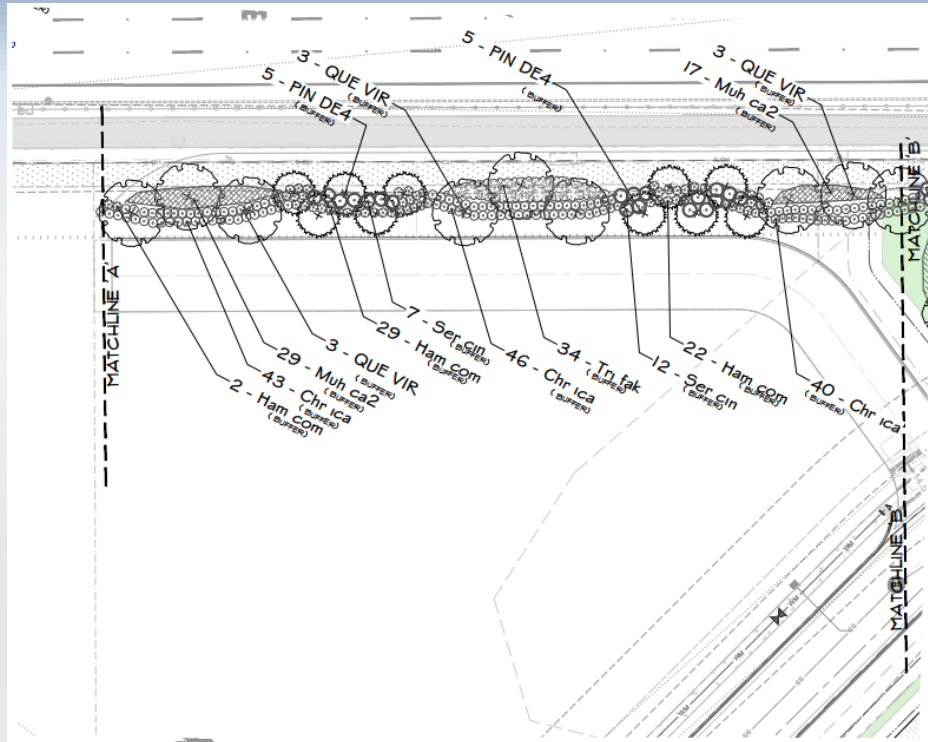
Quattrone & Associates, Inc.
 Engineers, Planners, & Development Consultants
 5301 Veronica Street, Suite 101, Fort Myers, FL 33915 | 239.336.3222 | QAI@qai.com

LANDSCAPING – INFRASTRUCTURE

PLANT SCHEDULE STREET TREES & STRUCTURAL BUFFER					
TREES	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	
	ARC ALE	17	Alexandra Palm Archontophoenix alexandrae	12" clear trunk	
	CON ERE	11	Buttonwood Conocarpus erectus NATIVE	12'-14' HT, 2.5" CAL. 6' SPR. 45 GALLON MINIMUM	
GROUND COVERS	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	SPACING
	Spa ba2	756	Sand Cordgrass Spartina bakeri NATIVE	1 gal. WETLAND STRUCTURAL BUFFER	36" o.c.

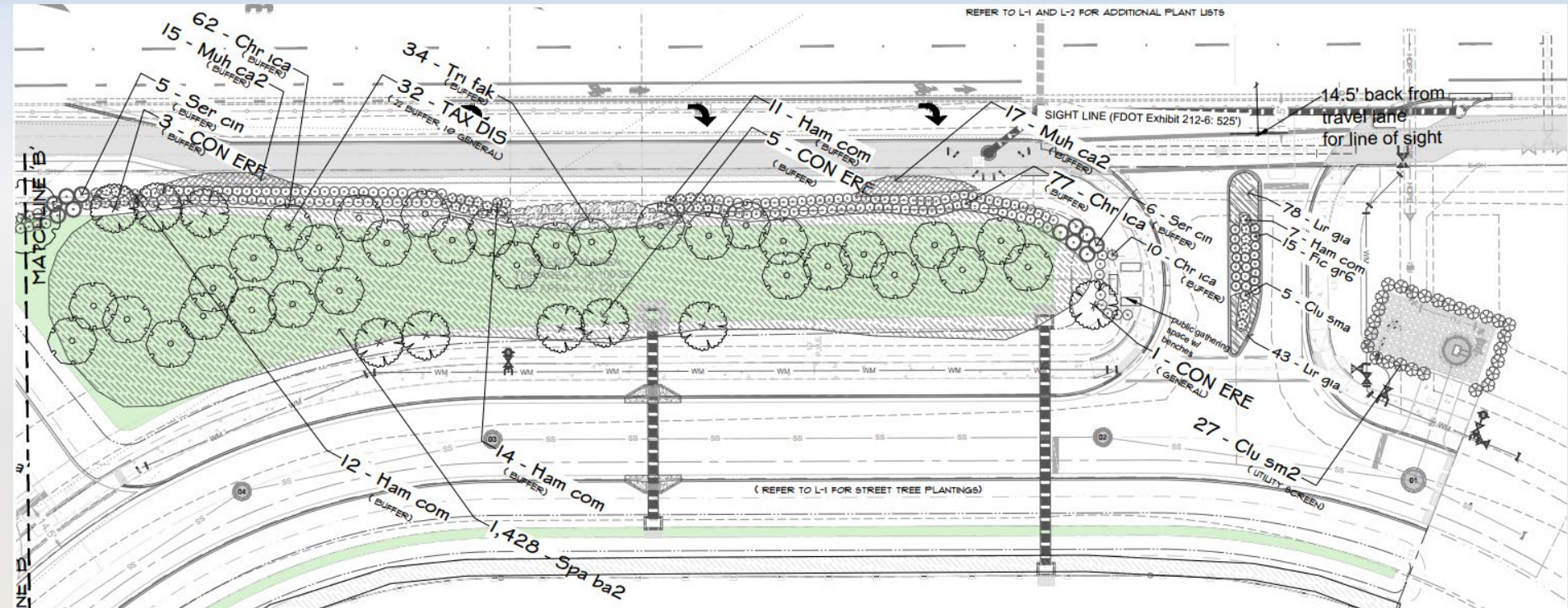


LANDSCAPING – DETENTION AREA



PLANT SCHEDULE NORTH BUFFER & DETENTION					
TREES					
	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	
	CON ERE	9	Buttonwood Conocarpus erectus NATIVE	12'-14' HT, 2.5" CAL. 6' SPR. 45 GALLON MINIMUM	
	TAX DIS	32	Bald Cypress Taxodium distichum NATIVE	12'-14' HT, 2.5" CAL. 6' SPR. 45 GALLON MINIMUM	
SHRUBS					
	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	
	Chr ica	149	Coco Plum Chrysobalanus icaco NATIVE	Min. 24" Ht., 3 Gallon	
	Clu sm2	27	Small Leaf Clusia Clusia guttifera NATIVE	10 gallon, 5' ht, full	
	Clu sma	5	Small Leaf Clusia Clusia guttifera NATIVE	3 gal., 24" ht	
	Fic gr6	15	Green Island Ficus Ficus microcarpa 'Green Island'	3 gal. 12"-18" ht	
	Ham com	44	Dwarf Firebush Hamelia patens 'Compacta'	Min. 24" Ht., 3 Gallon	
	Ser cin	11	Silver Saw Palmetto Serenoa repens 'Cinerea' NATIVE	3 gal. 12"-18" ht	
SHRUB AREAS					
	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	SPACING
	Muh ca2	32	Pink Muhly Grass Muhlenbergia capillaris NATIVE	Min. 24" Ht., 3 Gallon	36" o.c.
	Tri fak	34	Fakahatchee Grass Tripsacum dactyloides NATIVE	Min. 24" Ht., 3 Gallon	36" o.c.
GROUND COVERS					
	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	SPACING
	Lir gia	121	Evergreen Giant Lilyturf Liriope muscari 'Evergreen Giant'	1 gal.	15" o.c.
	Spa ba2	1,428	Sand Cordgrass Spartina bakeri NATIVE	1 gal.	36" o.c.

LANDSCAPING – DETENTION AREA



LANDSCAPING – INFRASTRUCTURE

TREE IMAGES CON'T.



Alexandra Palm



Buttonwood



Bald Cypress

LANDSCAPING – INFRASTRUCTURE

SHRUBS IMAGES CON'T.



Coco Plum



Small Leaf Clusia



Green Island Ficus

LANDSCAPING – INFRASTRUCTURE

SHRUBS IMAGES CON'T.



Dwarf Firebush



Silver Saw Palmetto



Pink Muhly Grass

LANDSCAPING – INFRASTRUCTURE

SHRUBS IMAGES CON'T.



Fakahatchee Grass



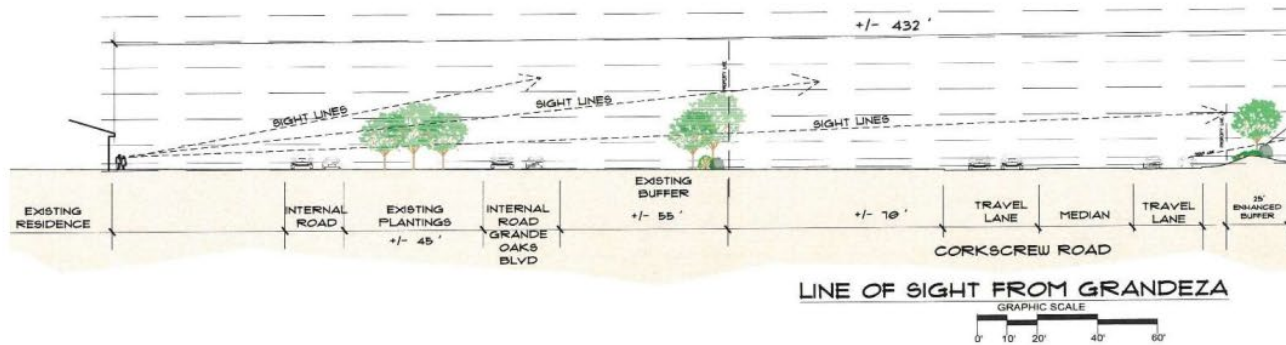
Evergreen Giant Lilyturf



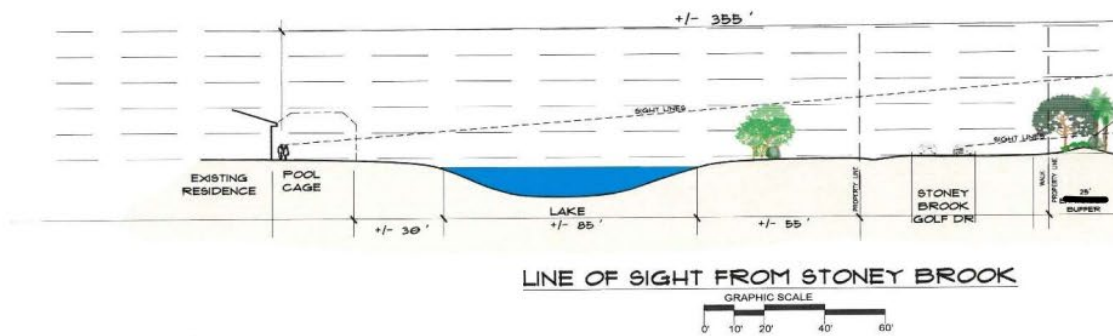
Sand Cordgrass

LANDSCAPING – INFRASTRUCTURE

LINE OF SIGHT



FUTURE DEVELOPMENT



FUTURE DEVELOPMENT