



Engineers, Planners & Development Consultants

Corkscrew Self Storage

Development Order DOS2022-E008 PZDB Public Hearing

Tuesday, May 9, 2023

THE TEAM

NEALE MONTGOMERY

- Attorney – Pavese Law Firm

AL QUATTRONE, P.E.

- Land Use Consultant - Quattrone & Associates, Inc.

JOSEPH KELLEY, ASLA

- Landscaping Consultant – Joseph H Kelley, RLA, LLC.

JEN DIASIO, AIA

- Architect – The GEIS Companies

PRESENTATION OUTLINE

- I. Overview
- II. Location
- III. Current Zoning
- IV. Current Master Concept Plan
- V. Site Plan
- VI. Landscaping
- VII. Building Design

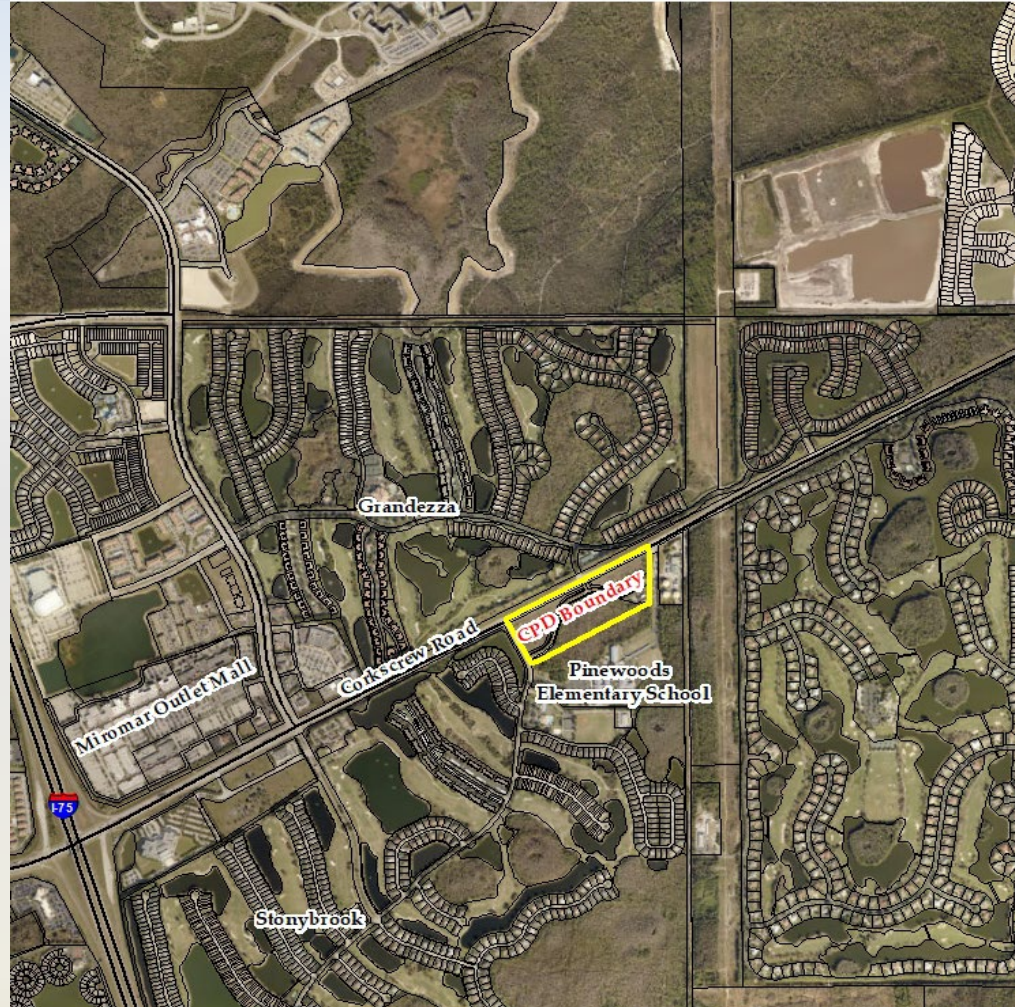
OVERVIEW

- Vacant 5.04 Acre Parcel Zoned Commercial Planned Development (CPD) within the Stoneybrook DRI.
- Proposed +/-134,000 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

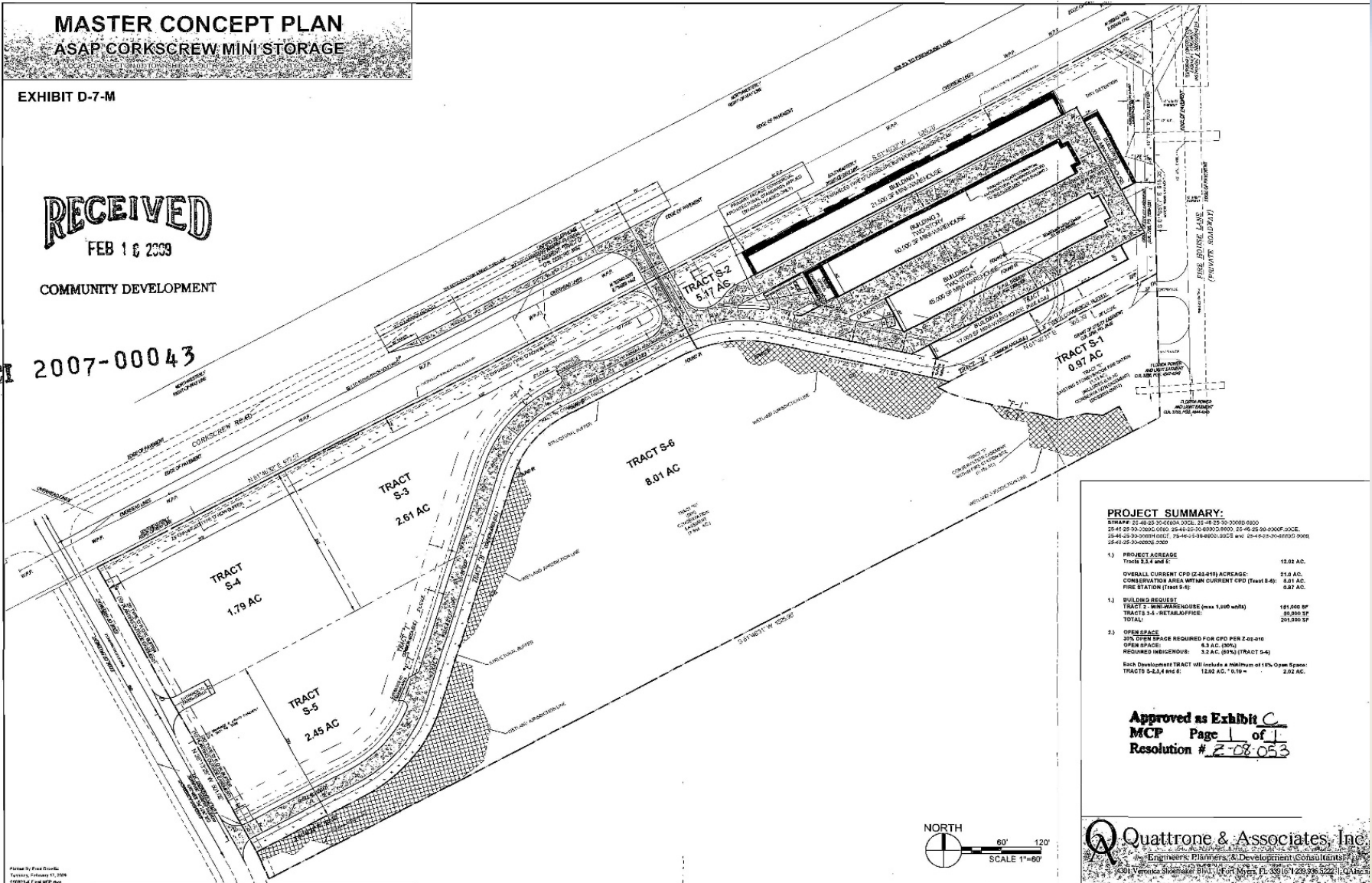
MASTER CONCEPT PLAN ASAP CORKSCREW MINI STORAGE

EXHIBIT D-7-M

RECEIVED
FEB 16 2009

COMMUNITY DEVELOPMENT

2007-00043

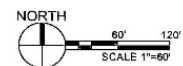


PROJECT SUMMARY:
 SWAPP 21-48-23-30-0000-0000, 21-48-23-30-0000-0000
 25-44-23-30-0000-0000, 25-44-23-30-0000-0000, 21-48-23-30-0000-0000,
 25-44-23-30-0000-0000, 25-44-23-30-0000-0000 and 25-44-23-30-0000-0000

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	181,000 SF
TRACT 1 - MIN. WAREHOUSE (max 1,000 units)	80,000 SF
TRACTS 3,4 - RETAIL OFFICE	201,000 SF
TOTAL:	281,000 SF
3) OPEN SPACE	43 AC. (36%)
60% OPEN SPACE REQUIRED FOR CPD PER Z-02-010	3.2 AC. (26%) (TRACT S-4)
REQUIRED INDIGENOUS:	3.2 AC. (26%) (TRACT S-4)

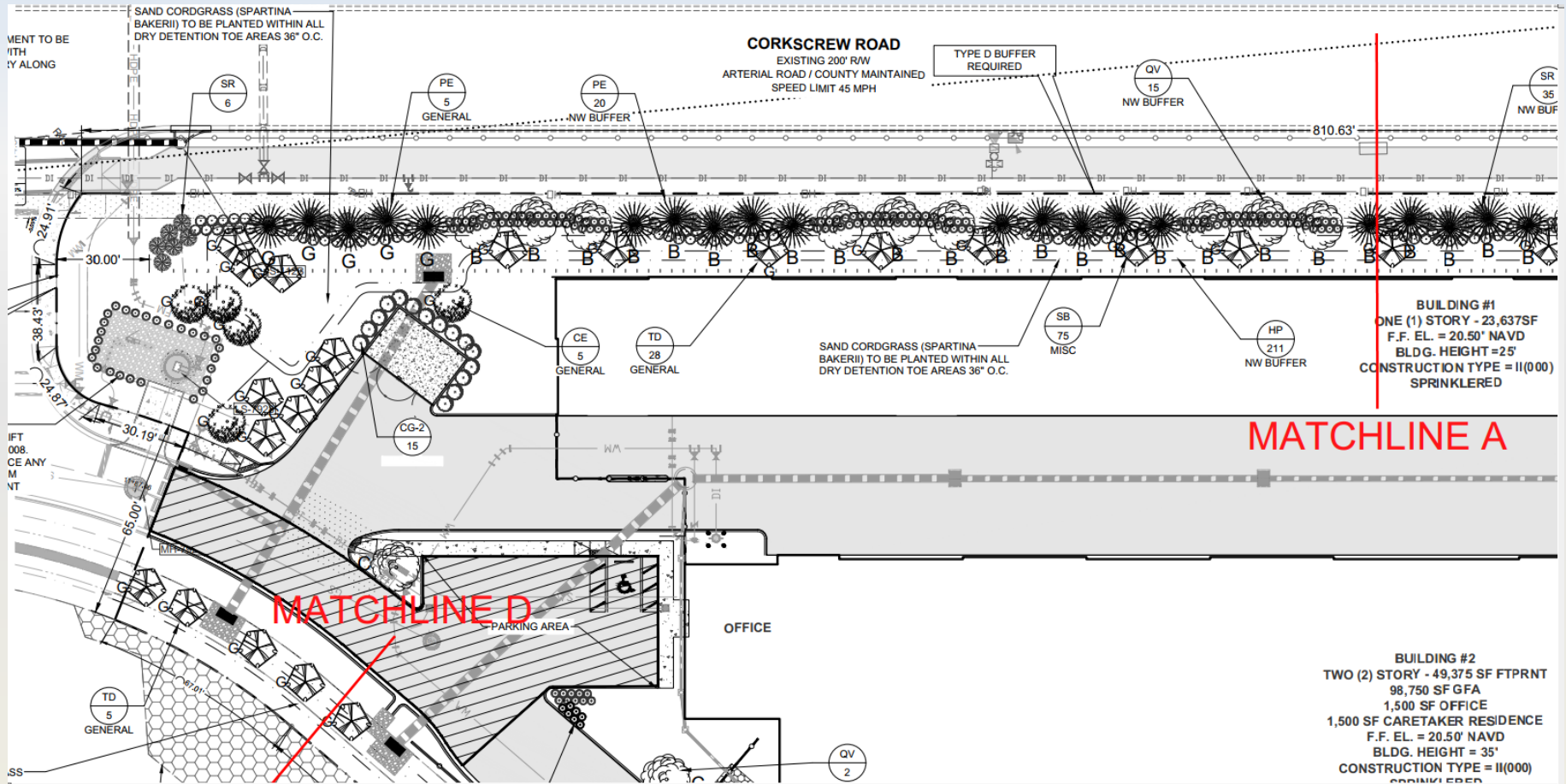
Each Development Tract will include a minimum of 10% Open Space:
 TRACTS 3-4,5,6 and 6: 12.02 AC. * 10% = 2.02 AC.

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

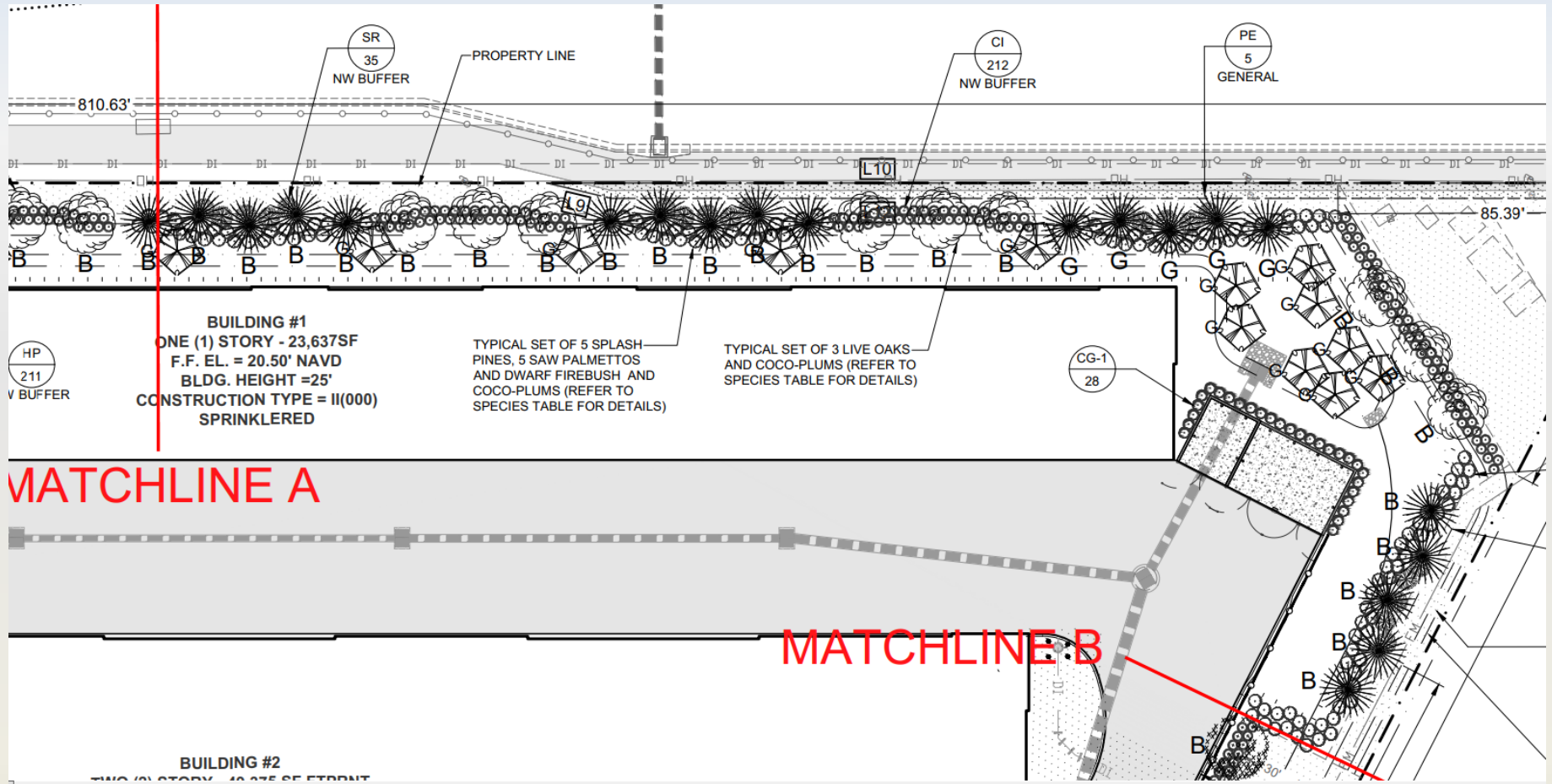


Quattrone & Associates, Inc.
 Engineers, Planners, & Development Consultants
 5301 Veranda, Suite 201, Ft. Myers, FL 33915 | 239.336.3222 | QATB.com

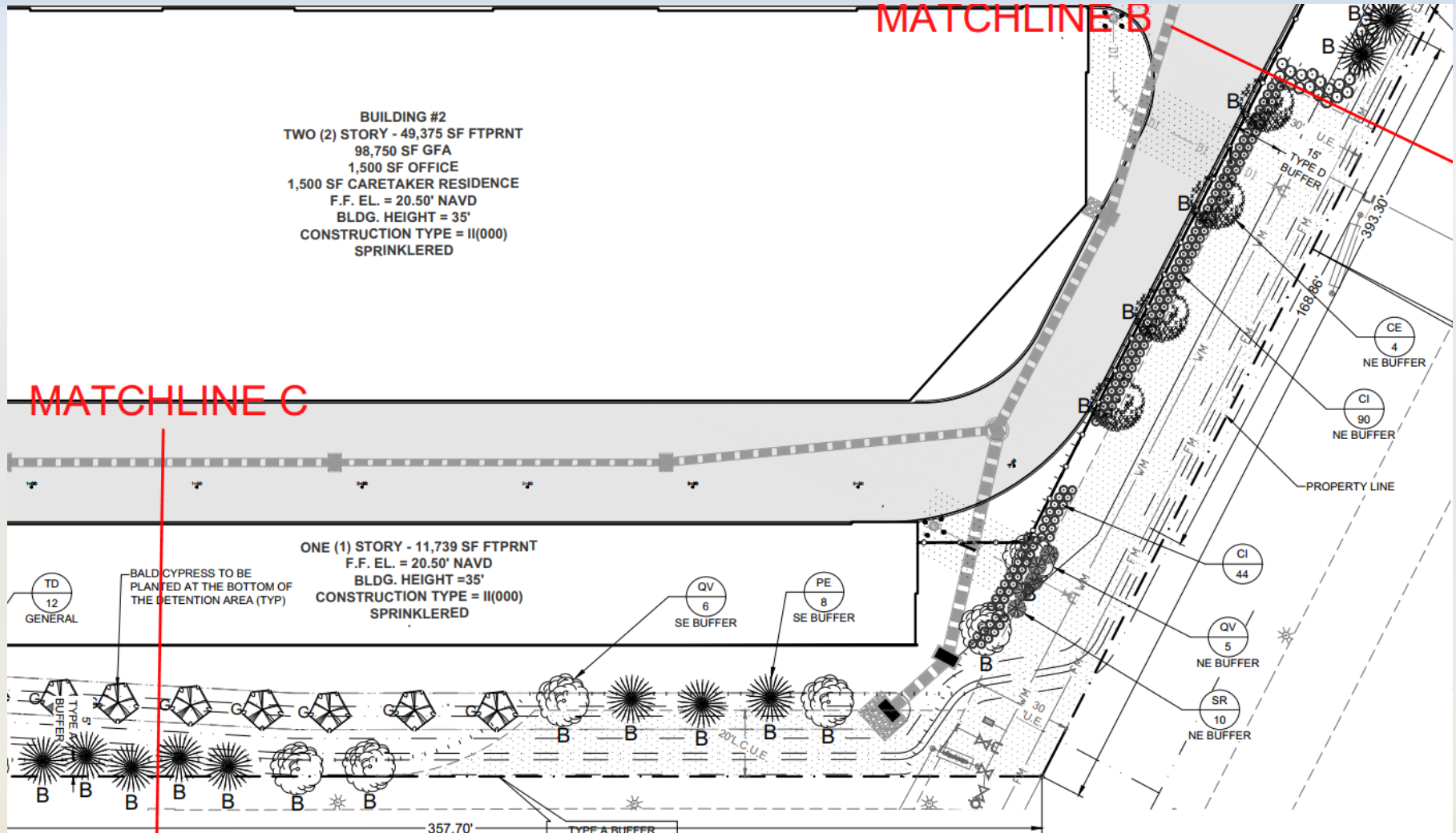
LANDSCAPING – DETENTION & PERIMETER



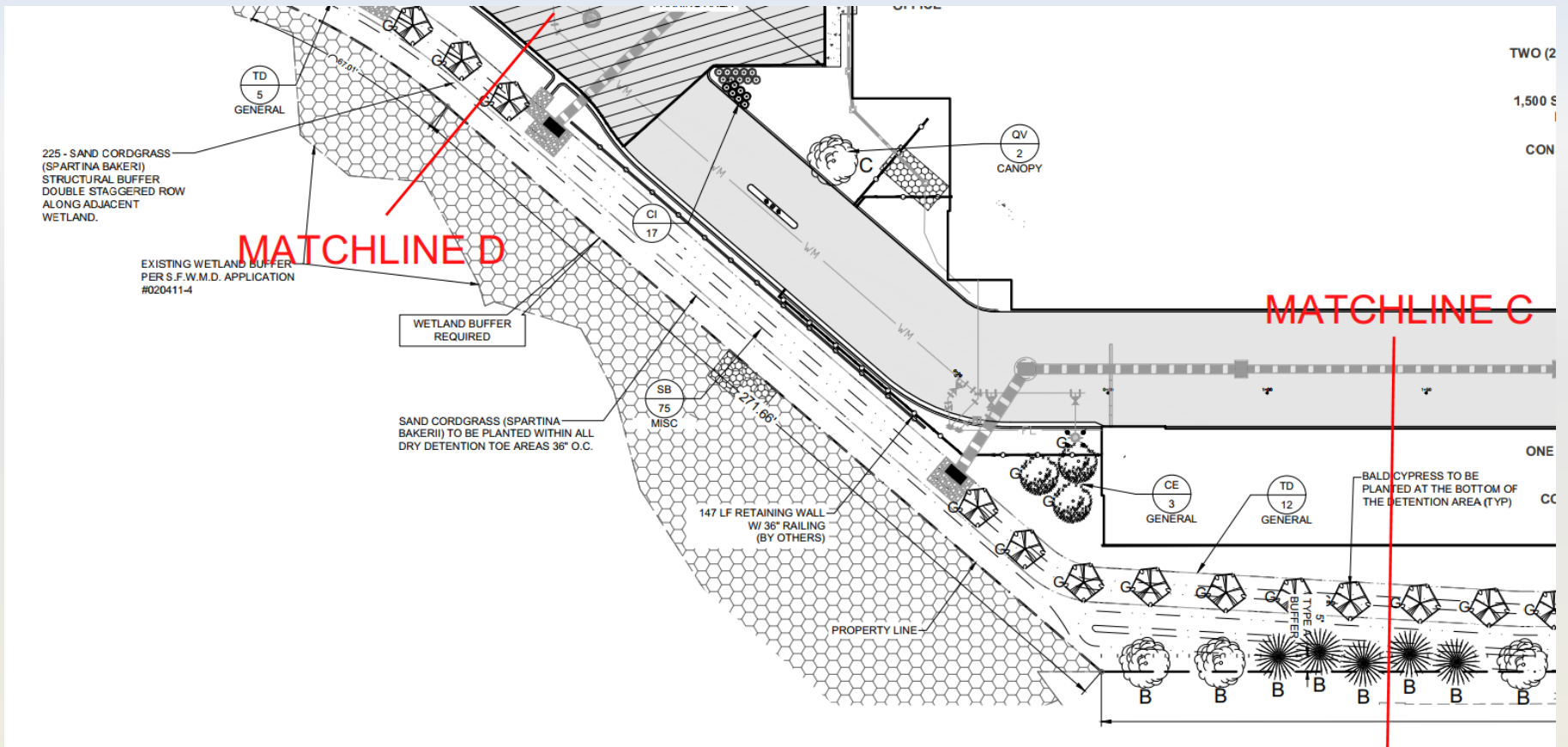
LANDSCAPING – DETENTION & PERIMETER



LANDSCAPING – DETENTION & PERIMETER



LANDSCAPING – DETENTION & PERIMETER



LANDSCAPING – SCHEDULE

SYMBOL	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SPECIFICATION*	STATUS
GENERAL TREES					
 TD	45	BALD CYPRESS	TAXODIUM DISTICHUM	10' HT.; 2" CAL; 4' SPREAD	NATIVE
 PE	10	SLASH PINE, SOUTH FLORIDA	PINUS ELLIOTTII v. densa	10' HT.; 2" CAL; 4' SPREAD	NATIVE
 CE	8	SILVER BUTTONWOOD	CONOCARPUS ERECTUS SER	10' HT.; 2" CAL; 4' SPREAD	NATIVE
	63				
BUFFER TREES					
 QV	26	LIVE OAK	QUERCUS VIRGINIANNA	10' HT.; 2" CAL; 4' SPREAD	NATIVE
 PE	33	SLASH PINE, SOUTH FLORIDA	PINUS ELLIOTTII v. densa	10' HT.; 2" CAL; 4' SPREAD	NATIVE
 CE	4	SILVER BUTTONWOOD	CONOCARPUS ERECTUS SER	10' HT.; 2" CAL; 4' SPREAD	NATIVE
	63				
PARKING TREES					
 QV	2	LIVE OAK	QUERCUS VIRGINIANNA	10' HT.; 2" CAL; 4' SPREAD	NATIVE
SHRUBS & PERIMETER LANDSCAPING					
 CI	363	RED TIP COCOPLUM	CHRYSOBALANUS ICACO	24" HT., #3 CONTAINER 36" O.C.	NATIVE
 SR	51	SILVER SAW PALMETTO	SERENOA REPENS CINEREA	12" -18" #3 CONTAINER	NATIVE
 HP	301	DWARF FIREBUSH	HAM ELIA PATENNS	24" HT., #3 CONTAINER 24" O.C.	NATIVE
 CG-1	28	SMALL LEAF CLUSIA	CLUSIA GUTTIFERA	36" HT., #3 CONTAINER 24" O.C.	NATIVE
 CG-2	15	SMALL LEAF CLUSIA	CLUSIA GUTTIFERA	5' HT. 10 GALLON	NATIVE
MISC					
SB	225	SAND CORDGRASS	SPARTINA BAKERII	24" HT., 12" SPR., #3 MIN.	NATIVE
TD		FAKAHATCHEE GRASS	TRIPSACUM DACTYLOIDES	24" HT., #3 CONTAINER 36" O.C.	NATIVE
SOD		BAHIA SOD	PASPALUM NOTATUM	SAND GROWN	NATIVE
MULCH		PINE STRAW MULCH		3" DEPTH THROUGHOUT	NATIVE

LANDSCAPING – SELF STORAGE

TREE IMAGES



Bald Cypress



Slash Pine



Silver Buttonwood



Live Oak

LANDSCAPING – INFRASTRUCTURE

SHRUBS IMAGES



Red Tip Coco Plum



Silver Saw Palmetto



Dwarf Firebush



Small Leaf Clusia

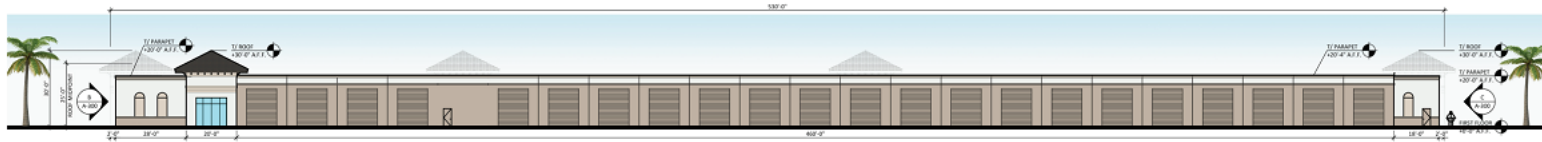


Sand Cordgrass

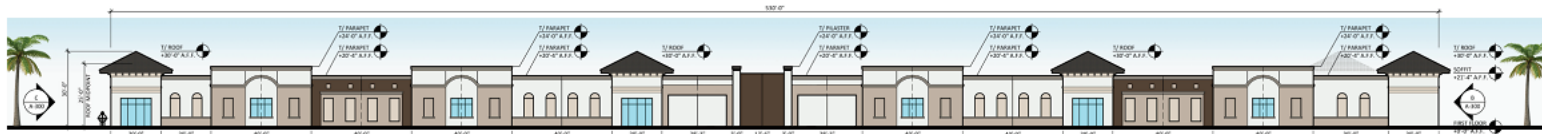


Fakahatchee Grass

BUILDING DESIGN



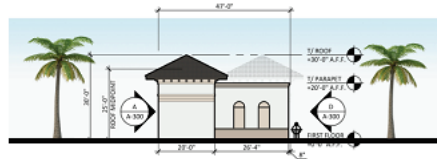
SOUTH ELEVATION



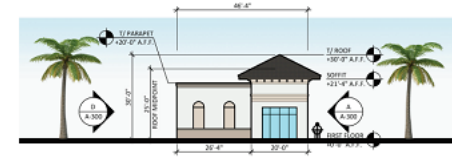
NORTH ELEVATION

MATERIAL LEGEND	
① PAINT	SHERWIN WILLIAMS "EXTRA WHITE" #SW7006
② PAINT	SHERWIN WILLIAMS "SEAL SKIN" #SW7675
③ PAINT	SHERWIN WILLIAMS "NATURAL TAN" #SW7543
④ PAINT	SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037
⑤ PAINT	SHERWIN WILLIAMS "VAN DYKE BROWN" #SW7041
⑥ TILE/ROOF	STILCOR ANTICA COLOR: CEDAR
⑦ STONE/BRICK	ARAZERIE - DARK BRONZE
⑧ PAINT / COOR	SHERWIN WILLIAMS "BALANCED BRUSH" #SW9307

- NOTE:**
- T = TYPED
 - S = SAMPLE
 - TELE WALL PAINT:
FIRST COAT: SHERWIN WILLIAMS LUDON PRIMER
SECOND COAT: SHERWIN WILLIAMS 500 ACRYLIC PAINT
THIRD COAT: SHERWIN WILLIAMS 100 ACRYLIC PAINT



EAST ELEVATION



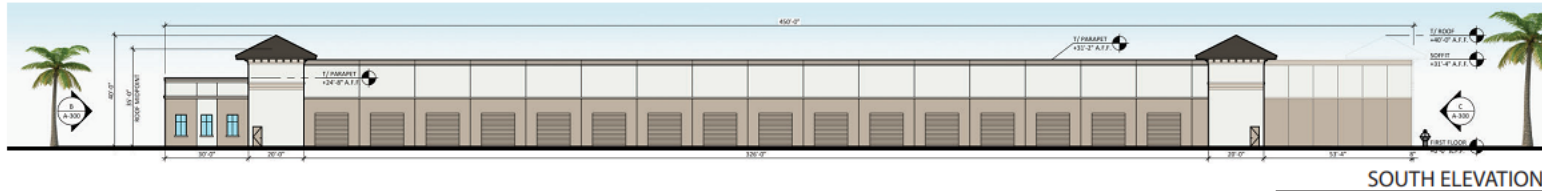
WEST ELEVATION

EXTERIOR PAINT EXTRA WHITE SW 7006	EXTERIOR PAINT SEAL SKIN SW 7675	EXTERIOR PAINT NATURAL TAN SW 7543	EXTERIOR PAINT BALANCED BEIGE SW 7037	EXTERIOR PAINT VAN DYKE BROWN SW 7041	ROOF MATERIAL TILCOR, ANTICA CEDAR	WINDOW AND DOOR FRAMES DARK BRONZE ANODIZED



CORKSCREW PINES SELF STORAGE - BUILDING 1
LEE COUNTY, FLORIDA

BUILDING DESIGN



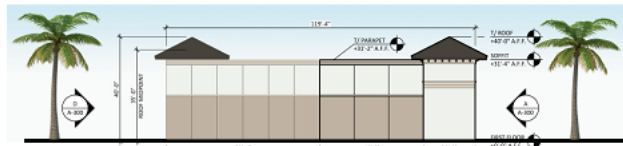
SOUTH ELEVATION



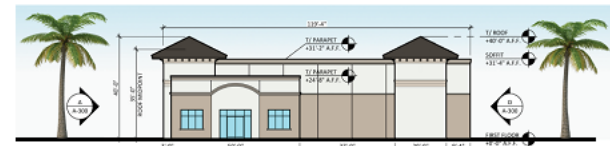
NORTH ELEVATION

MATERIAL LEGEND	
①	PAINT SHERWIN WILLIAMS "EXTRA WHITE" #SW7006
②	PAINT SHERWIN WILLIAMS "SEAL SKIN" #SW7675
③	PAINT SHERWIN WILLIAMS "NATURAL TAN" #SW7589
④	PAINT SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037
⑤	PAINT SHERWIN WILLIAMS "VAN DYKE BROWN" #SW7041
⑥	TELEOR ROOF SPELZ ANTICA COLOR CEDAR
⑦	STAINLESS BRANDES - DARK BRONZE
⑧	PAINT - 2000 SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037

- NOTE:
- 13. "T" - TYPED
 - 14. "T" - SPAN REL
 - 15. "T" - WALL FINISH
 - 16. ROOF TO BE SHERWIN WILLIAMS USGIM PRIMER
SECOND COAT: SHERWIN WILLIAMS A-20 ACrylic PAINT
THIRD COAT: SHERWIN WILLIAMS A-20 ACrylic PAINT



EAST ELEVATION



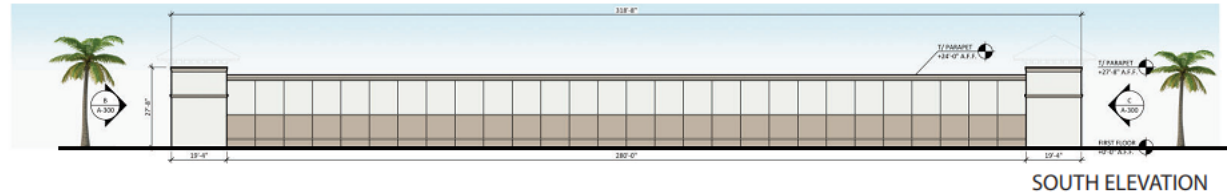
WEST ELEVATION

EXTERIOR PAINT EXTRA WHITE SW 7006	EXTERIOR PAINT SEAL SKIN SW 7675	EXTERIOR PAINT NATURAL TAN SW 7589	EXTERIOR PAINT BALANCED BEIGE SW 7037	EXTERIOR PAINT VAN DYKE BROWN SW 7041	ROOF MATERIAL TILCOR ANTICA CEDAR	WINDOW AND DOOR FRAMES DARK BRONZE ANODIZED

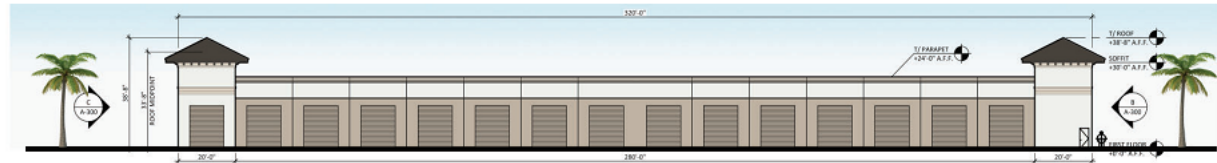


CORKSCREW PINES SELF STORAGE - BUILDING 2
LEE COUNTY, FLORIDA

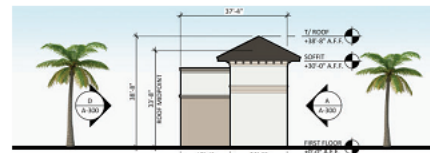
BUILDING DESIGN



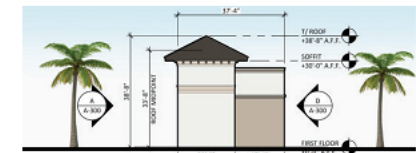
SOUTH ELEVATION



NORTH ELEVATION



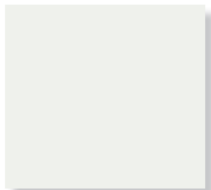
EAST ELEVATION



WEST ELEVATION

MATERIAL LEGEND	
①	PAINT SHERWIN WILLIAMS "EXTRA WHITE" #900706
②	PAINT SHERWIN WILLIAMS "SEAL SKIN" #907075
③	PAINT SHERWIN WILLIAMS "NATURAL TAN" #907040
④	PAINT SHERWIN WILLIAMS "BALANCED BEIGE" #907037
⑤	PAINT SHERWIN WILLIAMS "VAN DYKE BROWN" #907041
⑥	TRUSS ROOF TILCOR ANTICA, COLOR: CESSAR
⑦	STORMFRONT KARNITES - DARK BRONZE
⑧	PAINT - DOOR SHERWIN WILLIAMS "BALANCED BEIGE" #907037

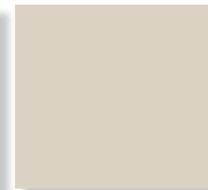
- NOTES:
- 1. "T" = TYPICAL
 - 2. "Y" = STANDARD
 - 3. TILT WALL PAINT:
FIRST COAT: SHERWIN WILLIAMS LONCH PRIMER
SECOND COAT: SHERWIN WILLIAMS A-100 ACRYLIC PAINT
THIRD COAT: SHERWIN WILLIAMS A-100 ACRYLIC PAINT



EXTERIOR PAINT
EXTRA WHITE
SW 7006



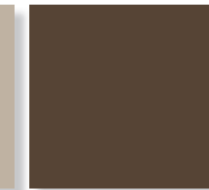
EXTERIOR PAINT
SEAL SKIN
SW 7675



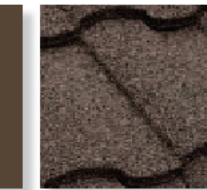
EXTERIOR PAINT
NATURAL TAN
SW 7567



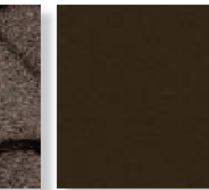
EXTERIOR PAINT
BALANCED BEIGE
SW 7037



EXTERIOR PAINT
VAN DYKE BROWN
SW 7041



ROOF MATERIAL
TILCOR, ANTICA
CEDAR



WINDOW AND DOOR FRAMES
DARK BRONZE ANODIZED



CORKSCREW PINES SELF STORAGE - BUILDING 3
LEE COUNTY, FLORIDA

BUILDING DESIGN

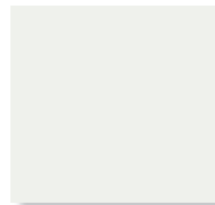


ENLARGED ELEVATION

MATERIAL LEGEND	
①	PAINT SHERWIN WILLIAMS "EXTRA WHITE" #SW7006
②	PAINT SHERWIN WILLIAMS "SEAL SKIN" #SW7675
③	PAINT SHERWIN WILLIAMS "NATURAL TAN" #SW7049
④	PAINT SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037
⑤	PAINT SHERWIN WILLIAMS "VAN DYKE BROWN" #SW7041
⑥	TILCOR ROOF STYLE: ANTICA, COLOR: CEDAR
⑦	STOREFRONT KAWNEER - DARK BRONZE
⑧	PAINT - DOOR SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037

NOTE:

- 1) 'T' = TEMPERED
- 2) 'S' = SPANDREL
- 3) TILT-WALL PAINT:
FIRST COAT: SHERWIN WILLIAMS LEXON PRIMER
SECOND COAT: SHERWIN WILLIAMS A-100 ACRYLIC PAINT
THIRD COAT: SHERWIN WILLIAMS A-100 ACRYLIC PAINT



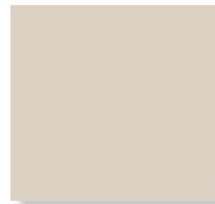
EXTERIOR PAINT
EXTRA WHITE
SW 7006



EXTERIOR PAINT
SEAL SKIN
SW 7675



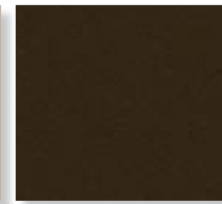
ROOF MATERIAL
TILCOR, ANTICA
CEDAR



EXTERIOR PAINT
NATURAL TAN
SW 7567



EXTERIOR PAINT
BALANCED BEIGE
SW 7037



WINDOW AND DOOR FRAMES
DARK BRONZE ANODIZED



CORKSCREW PINES SELF STORAGE - DETAIL ELEVATION
LEE COUNTY, FLORIDA

BUILDING DESIGN



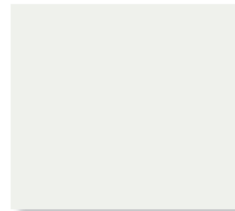
BUILDING 1 WITH VIEW OF BUILDING 2 IN BACKGROUND

STREET VIEW

MATERIAL LEGEND	
①	PAINT SHERWIN WILLIAMS "EXTRA WHITE" #SW7006
②	PAINT SHERWIN WILLIAMS "SEAL SKIN" #SW7675
③	PAINT SHERWIN WILLIAMS "NATURAL TAN" #SW7049
④	PAINT SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037
⑤	PAINT SHERWIN WILLIAMS "VAN DYKE BROWN" #SW7041
⑥	TILCOR ROOF STYLE: ANTICA, COLOR: CEDAR
⑦	STONEFRONT KAWNEER - DARK BRONZE
⑧	PAINT - DOOR SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037

NOTE:

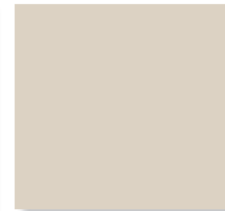
- 1). "T" = TEMPERED
- 2). "S" = SPANDREL
- 3). TILT WALL PAINT:
FIRST COAT: SHERWIN WILLIAMS LUXON PRIMER
SECOND COAT: SHERWIN WILLIAMS A-100 ACRYLIC PAINT
THIRD COAT: SHERWIN WILLIAMS A-100 ACRYLIC PAINT



EXTERIOR PAINT
EXTRA WHITE
SW 7006



EXTERIOR PAINT
SEAL SKIN
SW 7675



EXTERIOR PAINT
NATURAL TAN
SW 7567



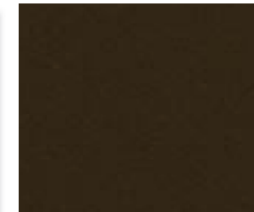
EXTERIOR PAINT
BALANCED BEIGE
SW 7037



EXTERIOR PAINT
VAN DYKE BROWN
SW 7041



ROOF MATERIAL
TILCOR, ANTICA
CEDAR

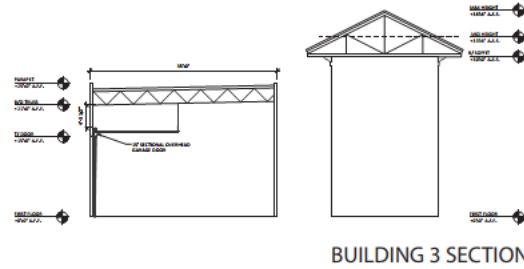


WINDOW AND DOOR FRAMES
DARK BRONZE ANODIZED

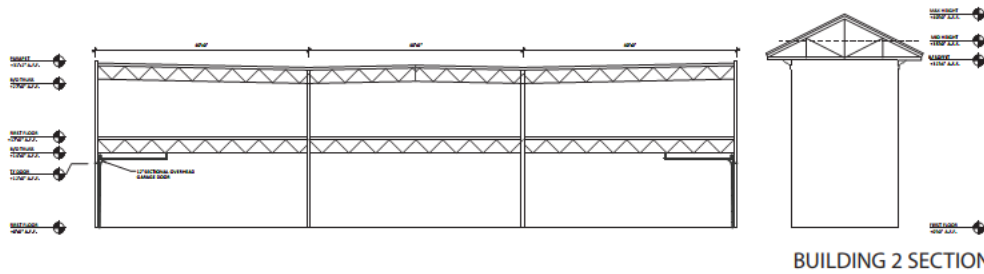


CORKSCREW PINES SELF STORAGE- ELEVATION FROM STREET
LEE COUNTY, FLORIDA

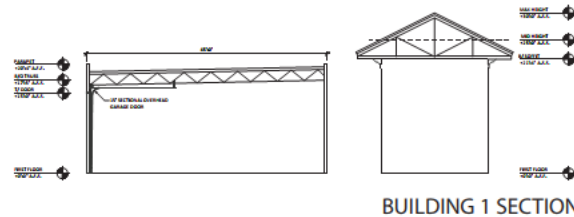
BUILDING DESIGN



BUILDING 3 SECTION



BUILDING 2 SECTION



BUILDING 1 SECTION

Flat Roof



Pitched Roof



BUILDING CODE DIAGRAMS

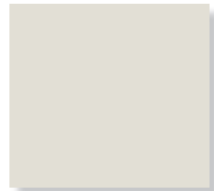


CORKSCREW PINES SELF STORAGE- BUILDING HEIGHTS
LEE COUNTY, FLORIDA

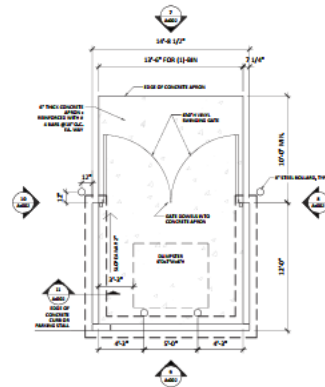
BUILDING DESIGN



PAIN
BALANCED BEIGE
SW 7037



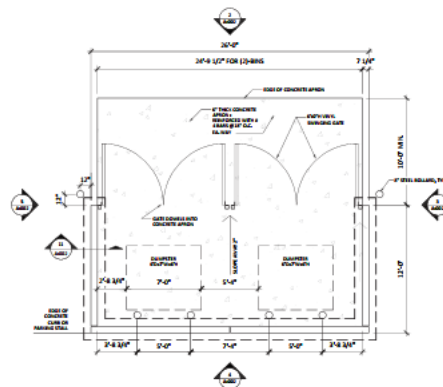
VINYL GATE
COLOR: SANDSTONE



TRASH ENCLOSURE PLAN



TRASH ENCLOSURE ELEVATIONS



TRASH ENCLOSURE PLAN



TRASH ENCLOSURE ELEVATIONS



CORKSCREW PINES SELF STORAGE - TRASH ENCLOSURE
LEE COUNTY, FLORIDA

BUILDING DESIGN

ROOF

Uses 6/12 slope roof with wide overhangs to shade the sides of the building. Includes exposed rafter elements at roof perimeter to accent the top-of-wall condition



PARAPET

Incorporates wall geometry common to the Mission Revival style, such as semicircular arches, flanked by horizontal cornice portions on each side



MATERIALS

Roofing material simulates clay tiles that are typical of the Mission Revival style. Painted precast concrete walls mimic the texture of stucco

GROUND LEVEL

Arched window forms are painted on to the exterior of the building that faces Corkscrew Rd, giving the illusion of decorative ground-level fenestration



CORKSCREW PINES SELF STORAGE - MISSION REVIVAL ELEMENTS
LEE COUNTY, FLORIDA

BUILDING DESIGN



CORKSCREW PINES SELF STORAGE - STREET VIEW 1
LEE COUNTY, FLORIDA

BUILDING DESIGN



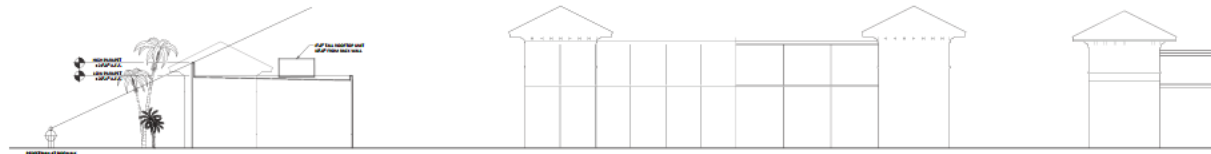
CORKSCREW PINES SELF STORAGE - STREET VIEW 2
LEE COUNTY, FLORIDA

BUILDING DESIGN



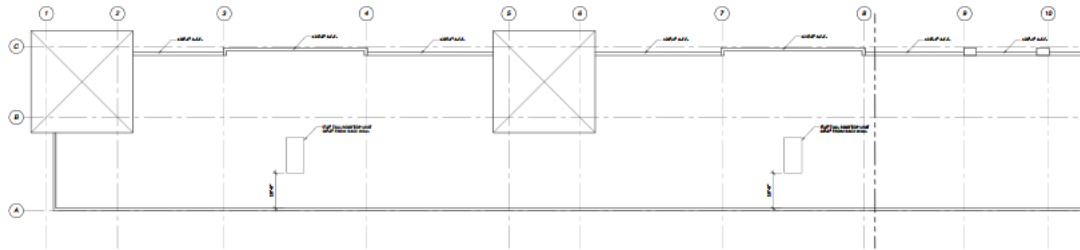
CORKSCREW PINES SELF STORAGE - PEDESTRIAN VIEW
LEE COUNTY, FLORIDA

BUILDING DESIGN



WEST ELEVATION
SCALE: 3/32" = 1'-0"

8



PARTIAL ROOF PLAN
SCALE: 3/32" = 1'-0"

8



CORKSCREW PINES SELF STORAGE - WEST SITE ELEVATION - RTU SITE LINE
LEE COUNTY, FLORIDA

BUILDING DESIGN



VIEW A - 1000' FROM SITE



VIEW B - 500' FROM SITE



VIEW C - 150' FROM SITE



CORKSCREW PINES SELF STORAGE - WEST SITE ELEVATION - RTU SITE LINE
LEE COUNTY, FLORIDA

BUILDING DESIGN



VIEW D - 1000' FROM SITE



VIEW E - 500' FROM SITE



VIEW F - 150' FROM SITE



CORKSCREW PINES SELF STORAGE - WEST SITE ELEVATION - RTU SITE LINE
LEE COUNTY, FLORIDA

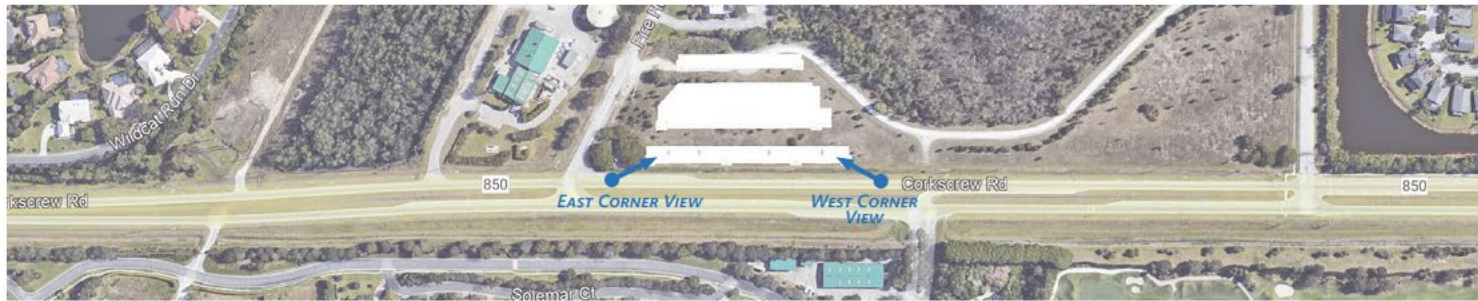
BUILDING DESIGN



EAST CORNER VIEW



WEST CORNER VIEW



CORKSCREW PINES SELF STORAGE - WEST SITE ELEVATION - RTU SITE LINE
LEE COUNTY, FLORIDA