



ESTERO STORAGE (PLAZA DEL SOL PARCEL G EAST) PUBLIC INFORMATION MEETING

ESTERO, FL
April 8, 2025

CONSULTANT TEAM

ESTERO STORAGE, LLC, *Developer*

DAVID M. JONES & ASSOCIATES, *Landscape Architecture*



PATRICK HIGGINS ARCHITECT, *Architect*



RESPEC, *Civil Engineering*



VICINITY MAP



PROJECT INFORMATION & HISTORY

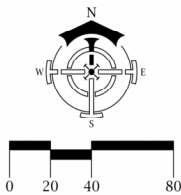
PROJECT INFORMATION

- AREA: 7.04 ACRES
- ZONING: COMMERCIAL PLANNED DEVELOPMENT (CPD)
- RESOLUTIONS: Z-09-037, ORD2024-08
- ROADWAY FRONTAGE: ARCOS AVENUE
(REVERSE FRONTAGE ROAD FOR CORKSCREW RD, THREE OAKS PKWY)
- ENTITLEMENTS: 18,000 SF COMMERCIAL, 110,000 SF SELF-STORAGE, 120 HOTEL ROOMS

PERMITTING SUMMARY

- ORIGINALLY REZONED IN 1994 TO COMMERCIAL PLANNED DEVELOPMENT (Z-94-050), OVERALL MCP MOST RECENTLY UPDATED IN 2009 (Z-09-037)
- ZONING MODIFIED BY ADMINISTRATIVE AMENDMENT IN 2024 FOR CURRENT ENTITLEMENTS (ORDINANCE 2024-08)
- SFWMD ERP 36-04135-P-05 ISSUED IN 2024

MASTER CONCEPT PLAN



RESPEC
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0691
Florida Registry License No. 3325

ENGINEER OF RECORD:
JOHN T. WOJDAK, P.E.
FLORIDA P.E. NO. 58217

AREA RESERVED FOR AGENCY USE

OWNER / DEVELOPER:
ESTERO STORAGE, LLC
5784 LAKE FOREST DRIVE, SUITE 275
ATLANTA, GA 30328
(770) 365-2609

ESTERO STORAGE

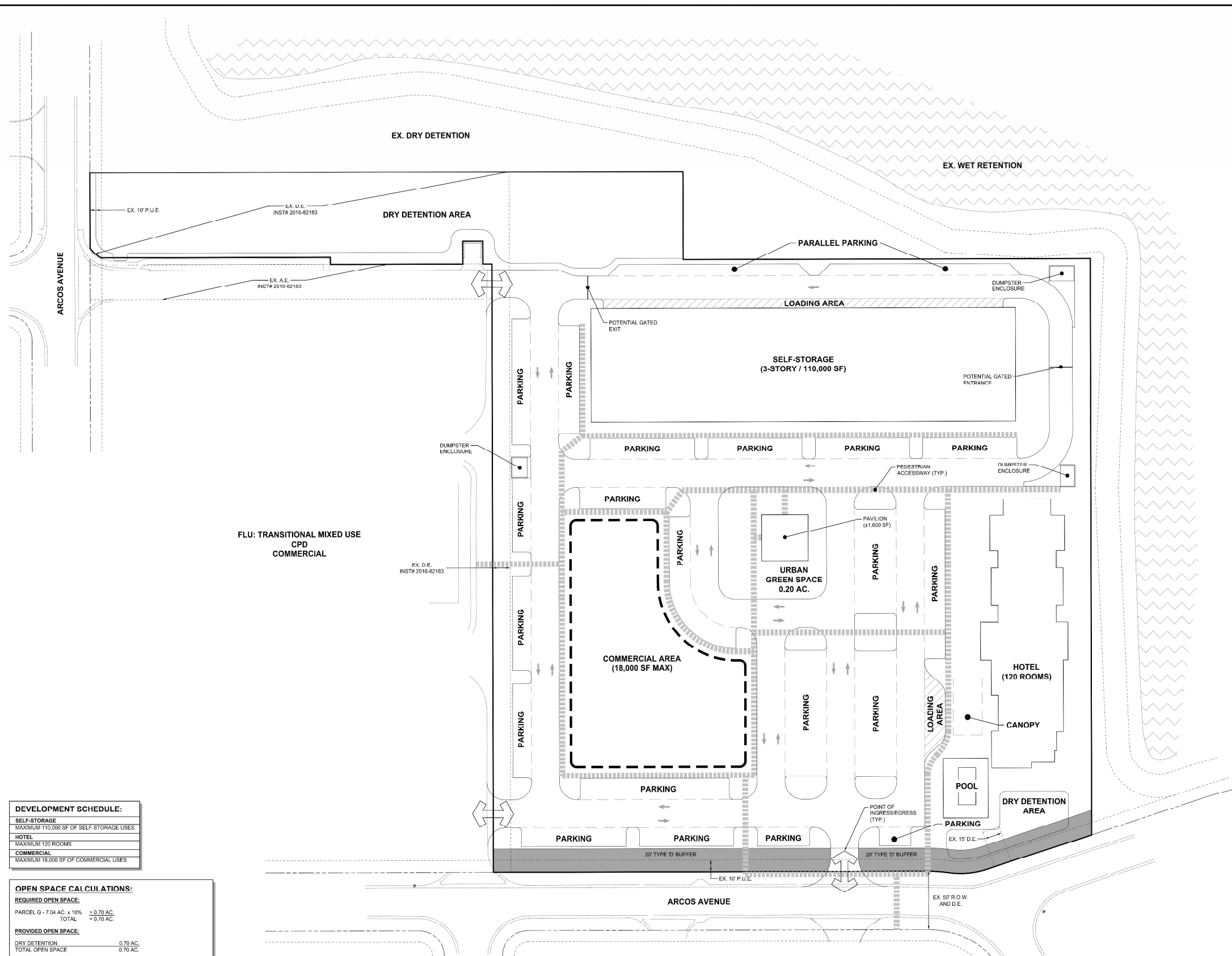
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MASTER CONCEPT PLAN

Project Manager:	J
Drawn By:	E
Project Number:	J
County, State:	LEE COUNTY,

Status:

Sheet Number:	1
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DEVELOPMENT SCHEDULE:
SELF-STORAGE
MAXIMUM 110,000 SF OF SELF-STORAGE USES
HOTEL
MAXIMUM 120 ROOMS
COMMERCIAL
MAXIMUM 18,000 SF OF COMMERCIAL USES

OPEN SPACE CALCULATIONS:

REQUIRED OPEN SPACE:

PARCEL G - 7.04 AC. x 10%	= 0.70 AC.
TOTAL	= 0.70 AC.

PROVIDED OPEN SPACE:

DRY DETENTION	0.70 A
TOTAL OPEN SPACE	0.70 A

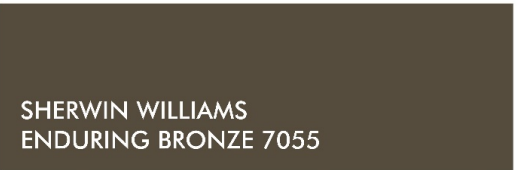
N:\PROJECTS\W0452.23002-ESTERO STORAGE\CAD\MCP\PLAN SET\W0452.23002-01-MCP.DWG
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PATTERN BOOK - MATERIAL SELECTIONS & ELEVATION DETAILS



SHERWIN WILLIAMS
NATURAL WHITE 9542

SHERWIN WILLIAMS
OAT MILK 9501

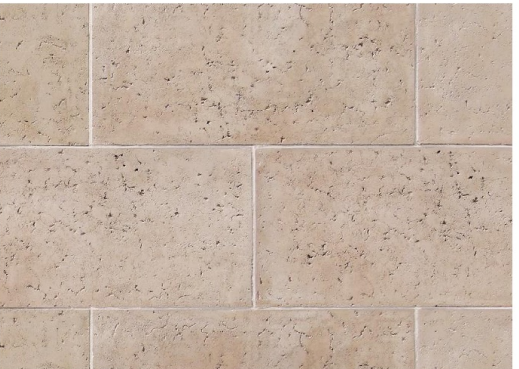


STUCCO / TRIM / PAINT
LIGHT SAND FINISH



CAST STONE
CORONADO STONE OR SIMILAR
FRENCH LIMESTONE—FRENCH WHITE

TILE ROOF
MISSION S SHAPE
HOUSTONIAN BLEND



CAST STONE
CORONADO STONE OR SIMILAR
FRENCH LIMESTONE—COUNTRY BEIGE

DECORATIVE TILE
ENCAUSTIC TILE
PATTERN T.B.D.

PATTERN BOOK – SITE RENDERING

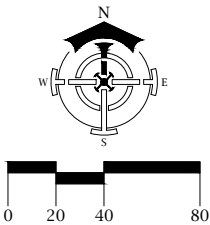


STORAGE BUILDING SOUTHWEST CORNER

DEVELOPMENT ORDER APPLICATION

INITIAL DO APPLICATION FOR SELF STORAGE

- DEVELOPMENT ORDER FILED FOR THE DEVELOPMENT OF ±107,000 SF SELF-STORAGE BUILDING, ALONG WITH THE ACCESSWAYS, BUFFERS, SURFACE WATER MANAGEMENT SYSTEM, AND URBAN GREEN SPACE TO SERVE THE ENTIRE PARCEL.
- SITE PLAN CONSISTENT WITH APPROVED MCP
- ARCHITECTURE CONSISTENT WITH PATTERN BOOK
- LANDSCAPING CONSISTENT WITH PATTERN BOOK
- PHASING CONSISTENT WITH ZONING CONDITIONS



RESPEC
1412 Jackson Street, Suite #1
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(239) 418-0691
Florida Registry License No. 33253

ENGINEER OF RECORD:
JOHN T. WODJAK, P.E.
FLORIDA P.E. NO. 58217

AREA RESERVED FOR AGENCY USE

OWNER / DEVELOPER:
ESTERO STORAGE, LLC
5784 LAKE FORREST DRIVE, SUITE 275
ATLANTA, GA 30328
(770) 385-2609

PROJECT:
ESTERO

[illegible]

MASTER SITE PLAN	
Project Manager:	JTW
Drawn By:	EPB
Project Number:	W0452.23002
County, State:	LEE COUNTY, FL

Status:

Sheet Number:	3
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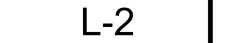
GENERAL DEVELOPMENT NOTES:

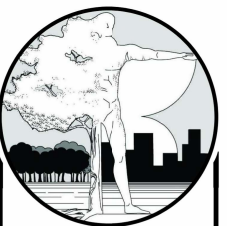
1. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL MAINTAIN THEIR WORK AND THE SITE RELATIVE TO THEIR WORK IN ACCORDANCE WITH THE EROSION CONTROL POLLUTION PREVENTION PLAN AND ALL REQUIREMENTS OF THE PROJECT N.P.D.E.S. PERMIT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO DEWATER IN COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL PERMITTING REQUIREMENTS.
3. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE VILLAGE OF ESTERO LAND DEVELOPMENT CODE.
4. THE CONTRACTOR SHALL RETAIN ON THE WORK SITE AT ALL TIMES COPIES OF ALL PERMITS NECESSARY FOR ANY CONSTRUCTION.
5. THE CONTRACTOR SHALL NOTIFY THE OWNER AND CONTACT ALL UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES IN THE AREA 72 HOURS (MINIMUM) PRIOR TO COMMENCING CONSTRUCTION.
6. THE LOCATION OF EXISTING UTILITIES, SIDEWALKS, PAVEMENT, VEGETATION AND MISCELLANEOUS IMPROVEMENTS ARE APPROXIMATE. THE EXACT FIELD LOCATIONS SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO COMMENCING ANY CONSTRUCTION.
7. THE NORTH AMERICAN VERTICAL DATUM (NAVD) of 1988 IS THE BENCHMARK DATUM FOR THIS PROJECT.
8. ANY PUBLIC LAND CORNER WITHIN LIMITS OF CONSTRUCTION IS TO BE PROTECTED. ANY LAND OR IMPROVEMENT IN DANGER OF BEING DESTROYED MUST BE PROPERLY REFERENCED BY THE CONTRACTOR.
9. EXISTING IMPROVEMENTS SHALL BE RESTORED TO A CONDITION EQUIVALENT TO THAT WHICH EXISTED PRIOR TO COMMENCING CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER.
10. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DEVIATION IN PLAN INFORMATION SHALL BE REPORTED TO THE ENGINEER AND OWNER'S REPRESENTATIVE IMMEDIATELY.
11. CONTRACTOR IS REQUIRED TO OBTAIN FROM THE ENGINEER WRITTEN AND VERIFIED DATA FOR ANY DEVIATIONS FROM THE PLANS AND/OR SPECIFICATIONS.
12. UNDERGROUND CONSTRUCTION SHALL MINIMIZE THE WORK AREA AND WIDTH OF ALL TRENCHES TO AVOID DISTURBANCES OF NATURAL VEGETATION. SPOIL FROM TRENCHES SHALL BE PLACED ONLY ON PREVIOUSLY CLEARED AREAS OR AS DIRECTED BY THE OWNER. CONTRACTOR SHALL NOT REMOVE OR DESTROY ANY TREES AND/OR SHRUBS WITHOUT PRIOR APPROVAL OF THE OWNER.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND USAGE OF THE EXISTING STREETS ADJACENT TO THE PROJECT. ALL TRAFFIC CONTROL AND MAINTENANCE SHALL BE IN ACCORDANCE WITH FLORIDA MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS. TRAFFIC CONTROL OPERATION PROCEDURES SHALL BE LIMITED TO THE APPROVAL FOR APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.
14. NO BLASTING IS PROPOSED WITH THIS PROJECT.
15. MAINTENANCE OF THE COMMON AREAS WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.

PARKING SUMMARY			
USE	RATIO	REQUIRED	PROVIDED
SELF STORAGE	1 PER 25 UNITS (796 UNITS)	32	78
TOTAL SPACES		32	78 (4)
ELECTRICAL VEHICLE (EV) CHARGING STATIONS			
SELF STORAGE	BETWEEN 50 AND 150 SPACES REQUIRE 1 EV STATION	1	2
BICYCLE PARKING FACILITIES			
SELF STORAGE	5% OF REQUIRED VEHICLE SPACES	2	2

NOTES:

- "(4)" REPRESENTS THE NUMBER OF HANDICAP SPACES INCLUDED IN THE TOTAL SPACES.
- PARKING REQUIREMENTS PER VILLAGE OF ESTERO LDC, 5-204.
- BICYCLE PARKING REQUIREMENTS PER VILLAGE OF ESTERO LDC, 5-205.
- PARKING IN EXCESS OF REQUIRED TO BE UTILIZED TO SATISFY REQUIRED PARKING OF FUTURE DEVELOPMENT AREAS.





DMJA

DAVID M. JONES, JR.
AND ASSOCIATES, INC.

LANDSCAPE ARCHITECTS
AND PLANNERS

2221 McGregor Blvd.
Fort Myers, Florida 33901
PHONE: (239) 337-5525
FAX (239) 337-4494

L.A. LICENSE: LC 0000063

PROJECT INFORMATION:

**ESTERO
STORAGE**

(10251 ARCOS AVE)
VILLAGES OF ESTERO,
FLORIDA 33928

PREPARED FOR:
RESPEC
1412 Jackson Street,
Suite #1
Myers, FL 33901
Tel: 239-418-0691
Fax: 239-418-0692

CONSULTANT:

DESIGN PROFESSIONAL:

GREGORY J. DISERIO, RLA
RLA NO. 840 DATE:
STATE OF FLORIDA

PROJECT NO.	223134
PROJECT MGR.	GJD
FILE NAME:	ESTERO STORAGE LS
DESIGNER:	GJD
CAD TECH:	GJD
CHECKED BY:	GJD
ISSUED FOR:	DEVELOPMENT ORDER PUBLIC INFORMATION MEETING

ISSUED DATE: MARCH 7, 2025
REVISIONS:

SHEET TITLE:

**LANDSCAPE
PLAN**

SHEET NUMBER:

L-3

EXISTING DRY DETENTION
ZONED: CPD

Matchline B

EXISTING LAKE
ZONED: CPD

DETENTION PLANTINGS
(10,068 SF)
(581) PINK MUHLY
GRASS - 1 GAL.
(581) SAND
CORDGRASS - 1 GAL.

DUMPSTER
ENCLOSURE

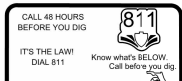
SELF STORAGE FACILITY

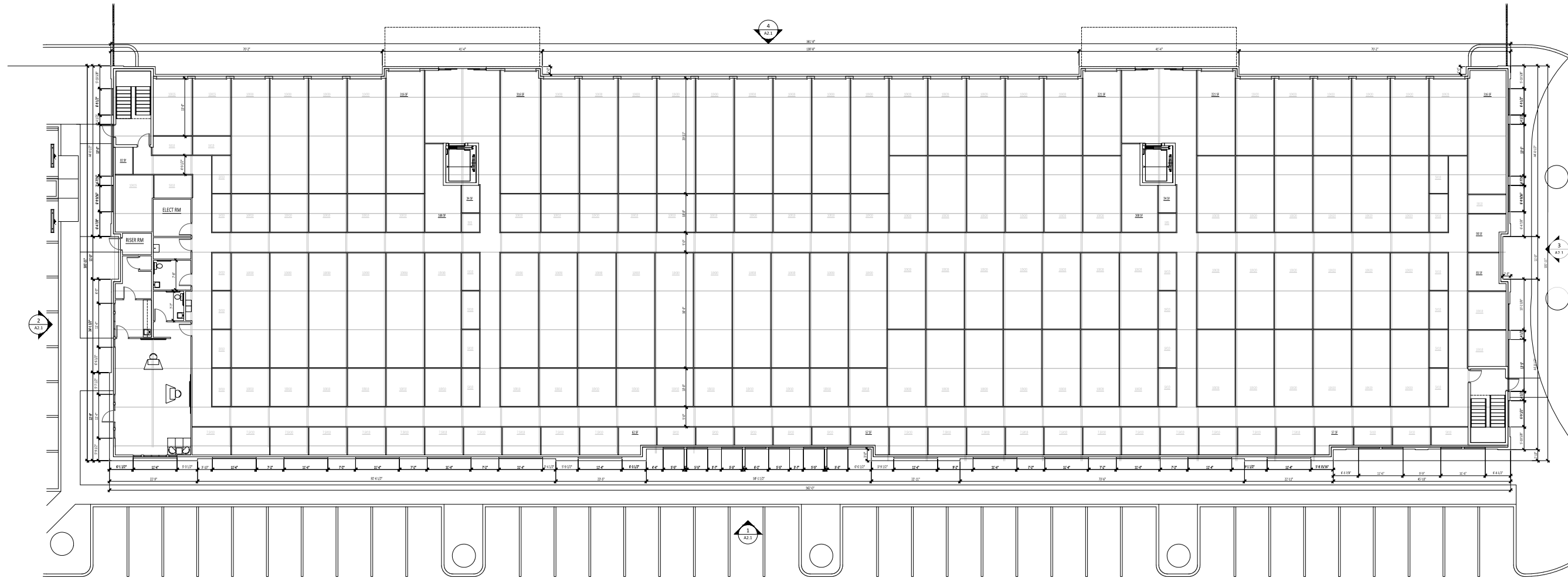
3-STORY
106,000 SF

LANDSCAPE PLAN

SCALE 1" = 20'

10' 20' 40' 60'





1 FIRST FLOOR PLAN
A1.1 3/32"=1'-0"



These drawings are instruments of the Architect's service for use solely with respect to this project. These drawings shall not be used by the Owner or others on other projects, additions to this project or completion of this project by others except by written agreement.

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Revisions



Drawing Title:
FIRST FLOOR PLAN

Released for Construction

Date: 10MAR25

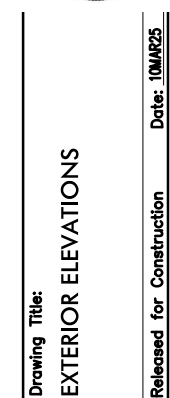
Project Title:
ESTERO SELF-STORAGE
VENICE, FL

PHA
Patrick Higgins
ARCHITECT
131 Swan Ct
Monticello, Georgia 31064
(770)655-8905

Project No:

A1.1

Sheet ___ of ___

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A3

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QUESTIONS

THANK YOU!

QUESTIONS?