

CORKSCREW VILLAGE EXPANSION



Development Order: DOS2025-E008

Village of Estero
Public Informational Meeting

PROJECT TEAM →

Owner:
SROA Corkscrew Village, LLC

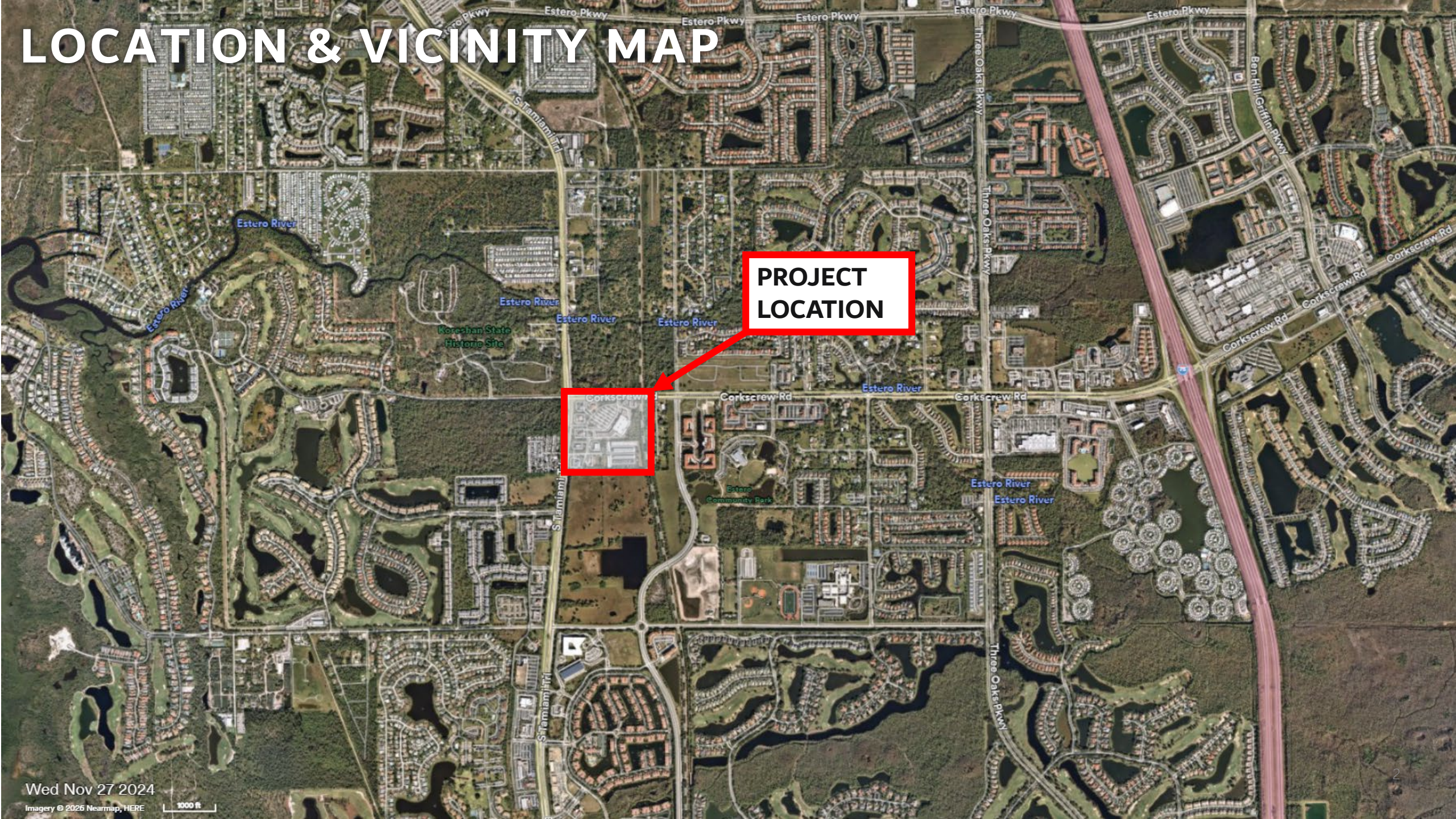
Civil Engineer:
Kimley-Horn and Associates, Inc.

Architect:
Rapid Design Build, LLC

Landscape Architect:
Kimley-Horn and Associates, Inc.

Traffic Consultant:
Kimley-Horn and Associates, Inc.

LOCATION & VICINITY MAP



**PROJECT
LOCATION**

Corkscrew

PROJECT OVERVIEW

DOS2025-E008 SROA Corkscrew Village Expansion Lot 6

- Final phase of a pre-existing self-storage facility within the previously approved South Estero Commercial Center CPD/MCP (Res# Z-99-077).
- Two-story 75,910-square-foot storage building with associated paving
- Consistent with the established project approvals

ZONING ENTITLEMENT OVERVIEW

Mini-Warehouse Zoning Entitlement Table - Lot 6 @ Estero South Commercial Center (Z-99-077)

Category	Entitlement / Standard
Zoning	Commercial Planned Development (CPD) — Z-99-077
Permitted Primary Use	Mini-warehouse (self-storage)
Permitted Accessory Uses	Administration office; Caretaker's residence; Open storage
Maximum Building Area (Lot 6)	170,000 SF when developed as mini-warehouse
Overall Project GFA Cap (Triggered by Mini-Warehouse)	205,000 SF total if Lot 6 is developed exclusively with mini-warehouse use
Maximum Building Height	35 feet / two stories
Minimum Setbacks — West	20 feet
Minimum Setbacks — North	20 feet
Minimum Setbacks — South	20 feet
Minimum Setbacks — East	20 feet
Open Space Requirement (Deviation Applies Only to Mini-Warehouse)	27.8% minimum, may be administratively reduced to 25% at development order stage
Landscaping — Internal Islands	Minimum tree counts including sabal palms and small canopy trees; shrubs and groundcover required
Perimeter Landscaping	Enhanced tree planting along north, east, and west property lines
Buffering	Type "D" buffer along west property line (limited width reduction permitted near entrance)
Plant Material	Native plants required
Utilities	Central water and sewer required; septic prohibited
Transportation / Rail Condition	Rail traffic may not block Corkscrew Road



EXISTING SITE



2 EV SPACES

BIKE RACK

EXISTING BUILDING

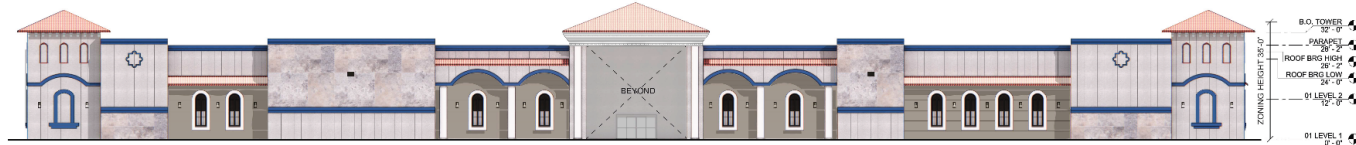
EXISTING BUILDING

PROPOSED BUILDING

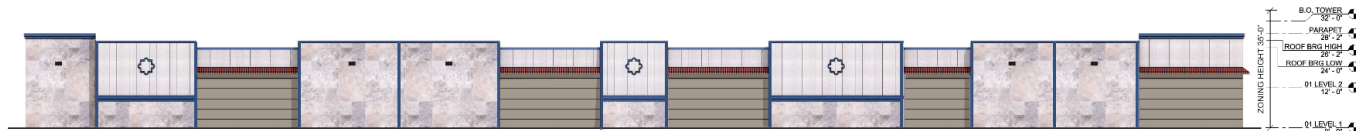
PROPOSED PAVEMENT
RESURFACING/FULL
DEPTH PAVEMENT

PROPOSED SITE

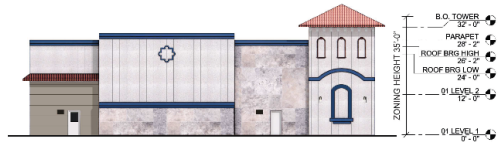
ARCHITECTURAL ELEVATIONS



NORTH ELEVATION (FRONT)
SCALE: 1/16" = 1'-0"



SOUTH ELEVATION (REAR)
SCALE: 1/16" = 1'-0"



EAST ELEVATION (RIGHT)
SCALE: 1/16" = 1'-0"



WEST ELEVATION (LEFT)
SCALE: 1/16" = 1'-0"

- IMP-1** INSULATED METAL PANEL
KINGSPAN
GRANITSTONE IMPERIAL WHITE
- IMP-2** INSULATED METAL PANEL
KINGSPAN
GRANITSTONE TAPESTONE
- P-1** PAINT
SHERWIN WILLIAMS
FRANK BLUE SW6967
- P-2** PAINT
SHERWIN WILLIAMS
STOP SW6869
- TRV** TRAVERTINE
TBD
SILVER - FRENCH PATTERN
- RT** ROOF TILE
WEST LAKE ROYAL BUILDING
TERRACOTA



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CORKSCREW VILLAGE SELF-STORAGE
EXTERIOR ELEVATIONS
8900 COMMONS WAY, ESTERO, FL 33928

ARCHITECTURAL RENDERING



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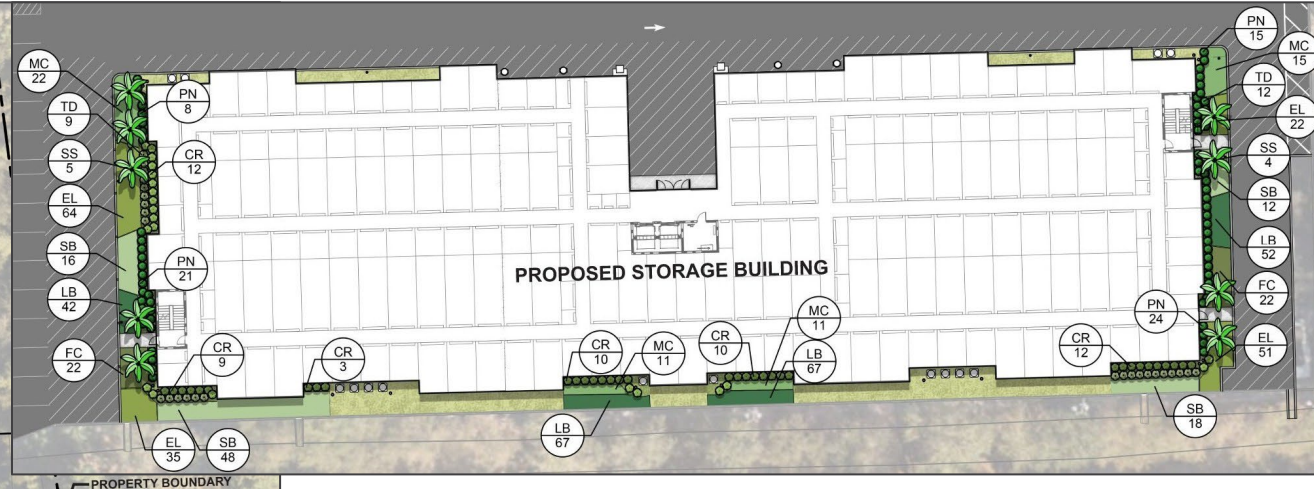


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LANDSCAPE PLAN



DEVIATION REQUEST OVERVIEW

South Estero Commercial Center Resolution Z-99-077

Deviation

- Request to reduce required setback for self-storage facility from 660 feet to 280 feet from nearest residential district or development

Justification

- Proposed setback aligns with prior approvals (Development Order DOS2000-00060 & Zoning Resolution Z-99-077)
- Existing infrastructure in area is less than 660 feet from residences, supporting consistency with established development
- Final phase of project build-out; does not introduce new or adverse impacts to surrounding homes
- Buffer zone includes mature pine and oak trees, providing visual screening from residences
- LDC Section 4-136-A Deviation Exhibit illustrates proposed 280-foot setback to the east of the project



EXISTING 15.0' LANDSCAPE BUFFER
(TO REMAIN)

EXISTING 10.0' LANDSCAPE BUFFER
(TO REMAIN)

EXISTING 20.0' LANDSCAPE BUFFER
(TO REMAIN)

EXISTING RESIDENTIAL

280.0' SETBACK

EXISTING BUILDING

EXISTING BUILDING

PROPOSED BUILDING

EXISTING 15.0' LANDSCAPE BUFFER
(TO REMAIN)

EXISTING 20.0' LANDSCAPE BUFFER
(TO REMAIN)

IMPROVEMENTS