



**Planning Zoning and Design Board
Staff Report**

PROJECT NAME
SROA Corkscrew Village Lot 6 Expansion
CASE NUMBER
DOS2025-E008
MEETING DATE
May 19, 2026
REQUEST
Applicant seeks approval of a development order and one deviation to construct a 75,910SF two-story self-storage building with associated infrastructure and landscaping.
APPLICANT
Storage Rentals of America (SROA)
LOCATION
8900 Commons Way, East of US 41, South of Corkscrew Road, West of Via Coconut
PROPERTY SIZE
8.67 Acres ±
ZONING
CPD - Lee County Zoning Ordinance No. Z-99-077
PUBLIC INFORMATION MEETING DATES
The PZDB Public Information Meeting was held March 10, 2026.

Staff Recommendation

Staff recommends approval of the development order and deviation with the following stipulations:

1. Applicant to submit a Unity of Title Agreement to be reviewed and approved by the Village Attorney, and recorded with the Lee County Clerk’s Office prior to issuance of a building permit. Said Agreement will assure that the entirety of Corkscrew Village Lot 6 is treated as a single indivisible parcel for the purposes of zoning and development, and will contain a covenant prohibiting the sale or transfer of lots separately.
2. Applicant to provide one standard parking space and one new ADA parking space within reasonable proximity to building entrance.
3. Applicant must enclose the on-site dumpsters per Lee County Solid Waste & Village of Estero Land Development Code.
4. No outdoor storage is/will be allowed.

5. Applicant will pay impact fees at time of Building Permit issuance.
6. Applicant to provide final approval from Lee County Utilities prior to vegetation removal permit.

Project Summary

The project is proposed as a two-story, 75,910sf mini-warehouse building as the final phase of development under the Z-99-077 Zoning Ordinance, meeting the total storage allowed by the Ordinance of 170,000sf. The work includes stormwater infrastructure, landscaping and utilities to support the proposed use.

The existing site contains 94,000sf of mini-warehouse use in five buildings.

Architecture

The new building is proposed as a two-story Mediterranean Revival and Florida Coastal mix, with offset planes, hip roof towers, barrel tile roofing, and a palette with material board presented at the Public Informational Meeting (PIM). Renderings have been adjusted eliminating the blue trim.

Discussion during the PIM included a longer term plan to refresh the prefabricated metal storage buildings (pre-dating the Architectural Style requirements of the Village LDC), to eliminate the blue paint on the garage doors and add accent coloring. The Architectural plans include renderings of the refresh intent that will be pursued at a later date.

The new storage building will be visible by the property to the south owned by Fawcett Memorial Hospital when developed.

Deviation

LDC Section 4-236 requires that a self-storage facility be set back a minimum of 660ft from the edge of any Residential district or residential development. The request is to allow the construction of a new building on property that is at a distance of 145ft from the western residential property lines of Happy Hollow Lane.

There are a total of ten residentially zoned (six developed) lots within 660ft of the commercially zoned parcel. The two closest homes are 200 feet from the property line, and there will be 400ft from the proposed building to the nearest residential structure.

Staff recommends approval as the proposed building is only two-story and is separated from the residential district by landscape buffers and the Seminole Gulf Railway corridor.

Transportation

The site has access to US 41 (S Tamiami Trail) through a driveway connection to Commons Way.

A Traffic Impact Statement (TIS) was completed for the proposed development. The segment of US 41 at this location is recognized as existing Level of Service F with or without the project at the buildout year of 2027. The project is expected to generate six (6) new weekday A.M. peak hour trips and eleven (11) new weekday P.M. peak hour vehicular trips.

Applicant will pay impact fees at time of Building Permit issuance as mitigation for its impacts.

Parking

No new parking spaces have been proposed for the site. While total on-site parking requirements are met for the complete build-out, there are no spaces in close proximity to the building entrance.

Village Staff recommends at least one new standard space and one new ADA parking space to be provided in close proximity to the entrance of the new facility.

The project will convert two existing parking spaces into Level III charging stations.

Stormwater

Construction will not increase the impervious surface on the parcel, as paved parking is converted to structure. The existing dry detention will continue and the expansion is in compliance with the existing SFWMD permit.

Flood

Development is not in a FEMA Special Flood Hazard Area (Zone X).

Lighting

New site lighting will be wall packs mounted to the exterior faces of the new building and be in compliance with the LDC.

Landscaping

Existing perimeter buffers appear to be adequate and will be maintained. Building perimeter landscaping is to be distributed on three sides of the building.

Signage

No new monument sign is proposed.

Estero Fire

Auto-turn analysis has been accepted. Existing hydrant locations are accepted.

Lee County Utilities (LCU)

Lee County Utilities has provided stipulated approval.

Solid Waste (Lee County & Village of Estero)

Lee County Solid Waste and the Village of Estero both require the enclosure of dumpsters in accordance with Lee County LDC Section 10-261 & Village of Estero LDC Section 5-410.