

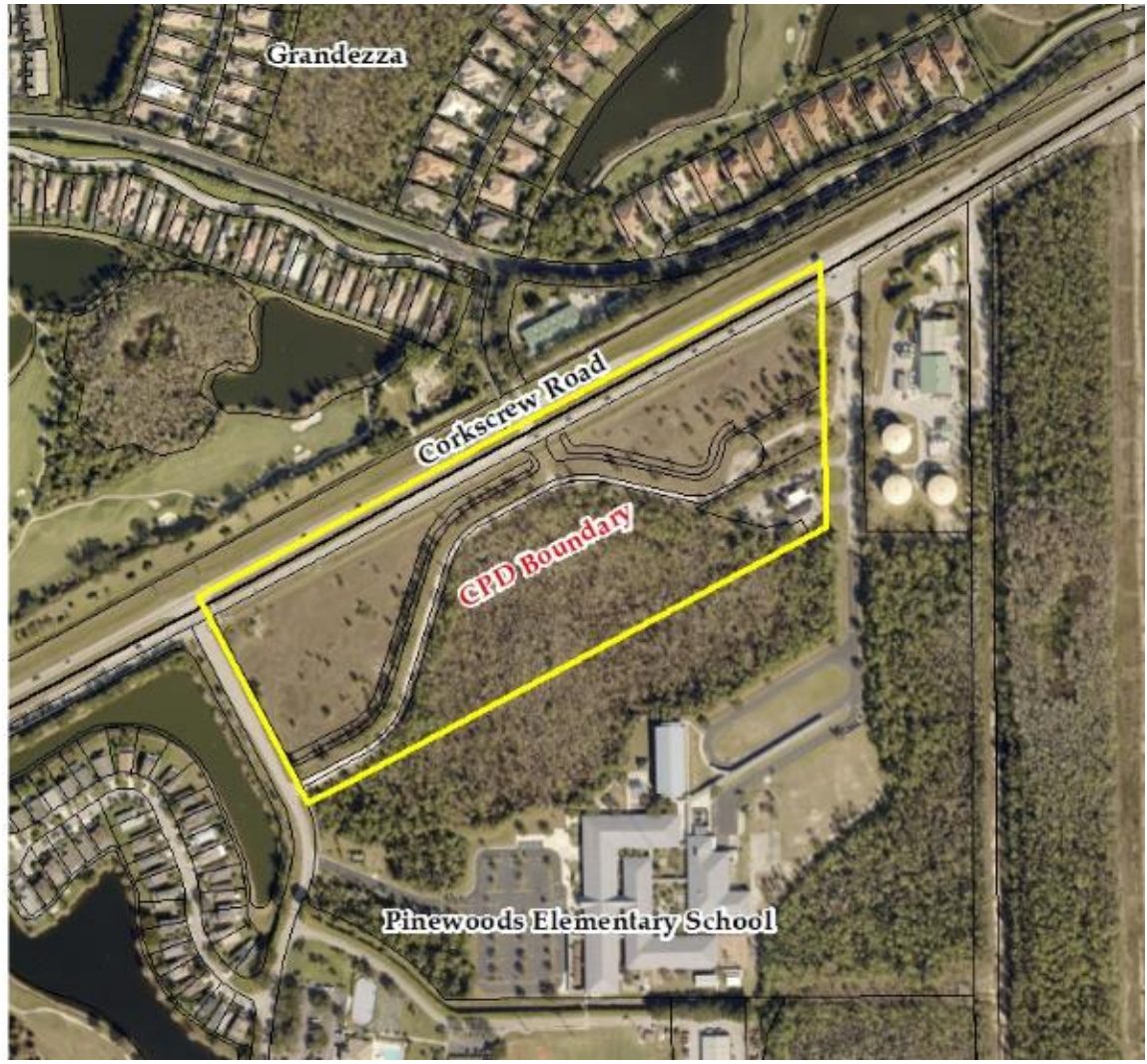
Corkscrew Pines

Public Informational Meeting

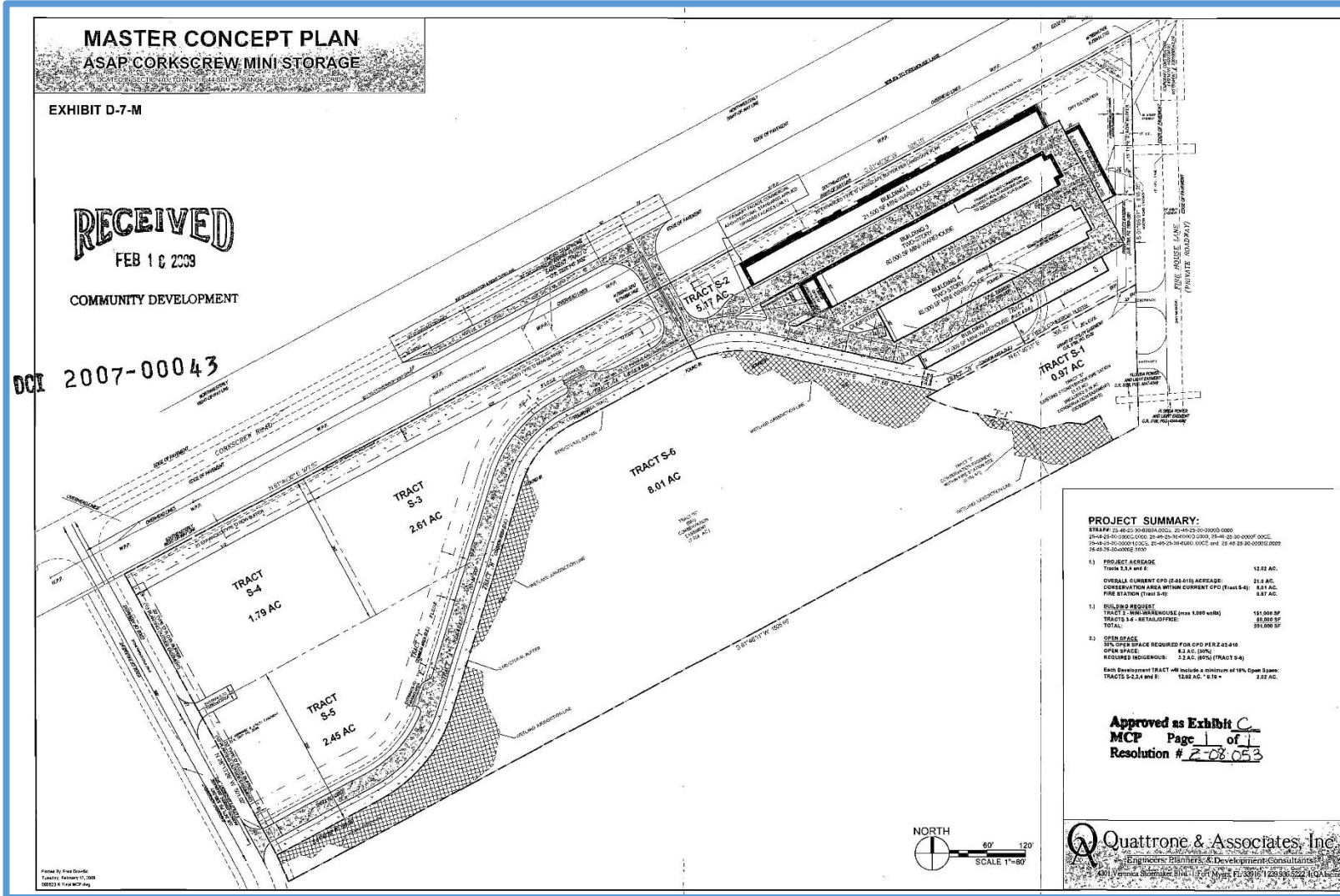


October 20, 2020

Site location



Current Entitlements



RESOLUTION NUMBER Z-08-053

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, AI 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

Proposed Changes

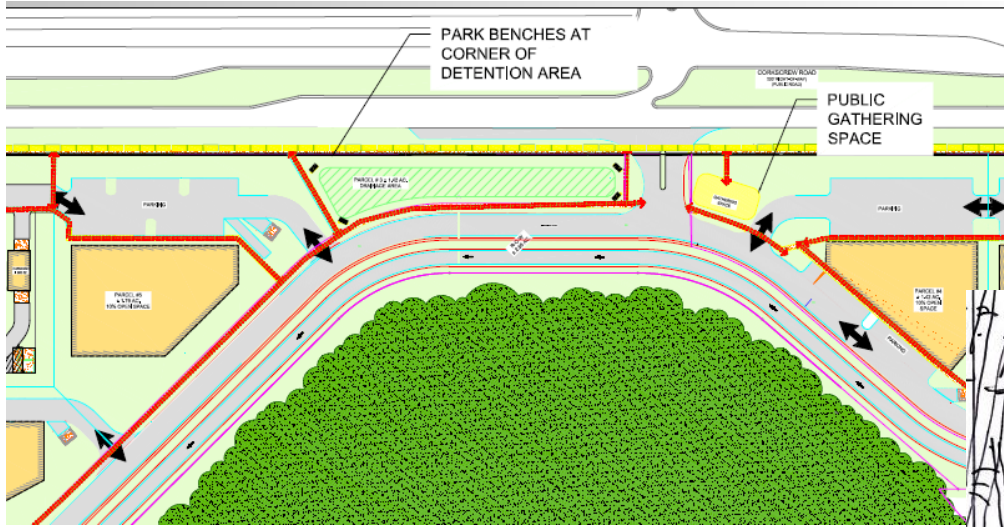
- Amend the master concept to include School Drop-off/pick up lane for Pinewoods Elementary School, and other elements consistent with Estero Code.
- Amend the Schedule of Uses to allow for 24-hour operations for the convenience food and beverage store.
- Add 3 deviation requests needed because of the road and the change to the future land use categories in the newly adopted Estero Plan.
- Add a trip conversion for the commercial and self-storage use in the zoning.



Architecture and Design Concept

- The project's inspiration for the design style comes from within the Village of Estero.
- The intent is to develop a First-Class office and retail development.
- The mixture and details of classic features from the Florida Mediterranean style creates a distinct look. Maintaining these details, and colors from the local designs, will ensure this project adds to the Estero community and its identity.

Public Gathering Space



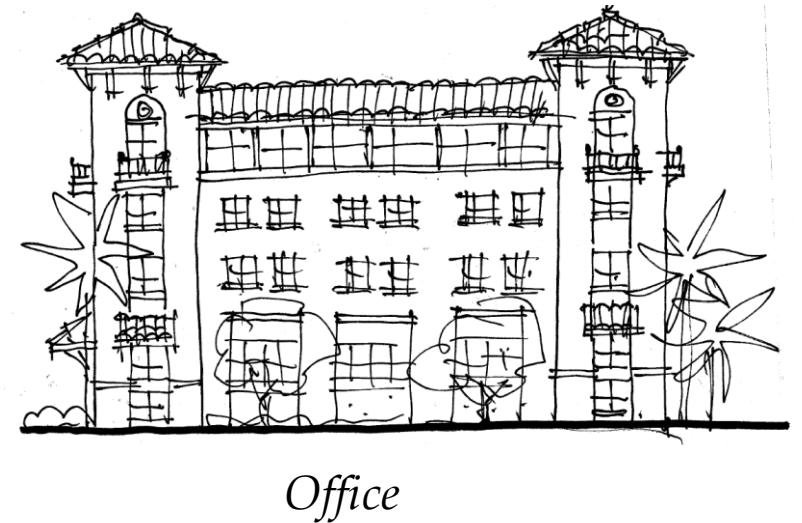
Public Gathering Space

- Consistent design theme with overall project
- Park benches
- Trellis style shade structures
- Landscaping
- Add a visual focal point to tie the development together

Composition and Design

Commercial

- Tower forms added
- Massing broken down in both vertical and horizontal areas
- Stucco walls with color accents
- Decorative Parapets
- Common Soffit/wall treatments
- Common, but varied window style and treatments
- Unified colors and details
- Pedestrian integration



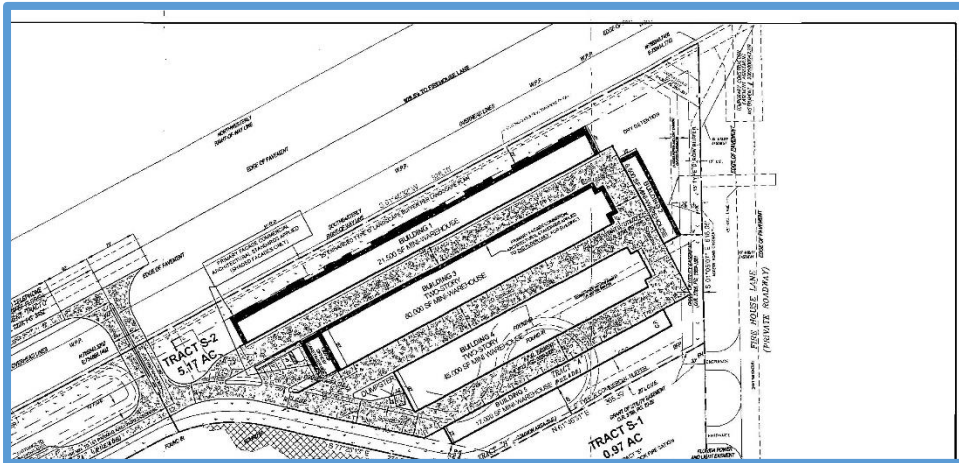
Composition and Design

Storage Building

- Change from older barrack style development to modern 3-story building
- Roofing and elements consistent with project
- Massing broken down in both vertical and horizontal areas
- Stucco walls with color accents
- Decorative Parapets

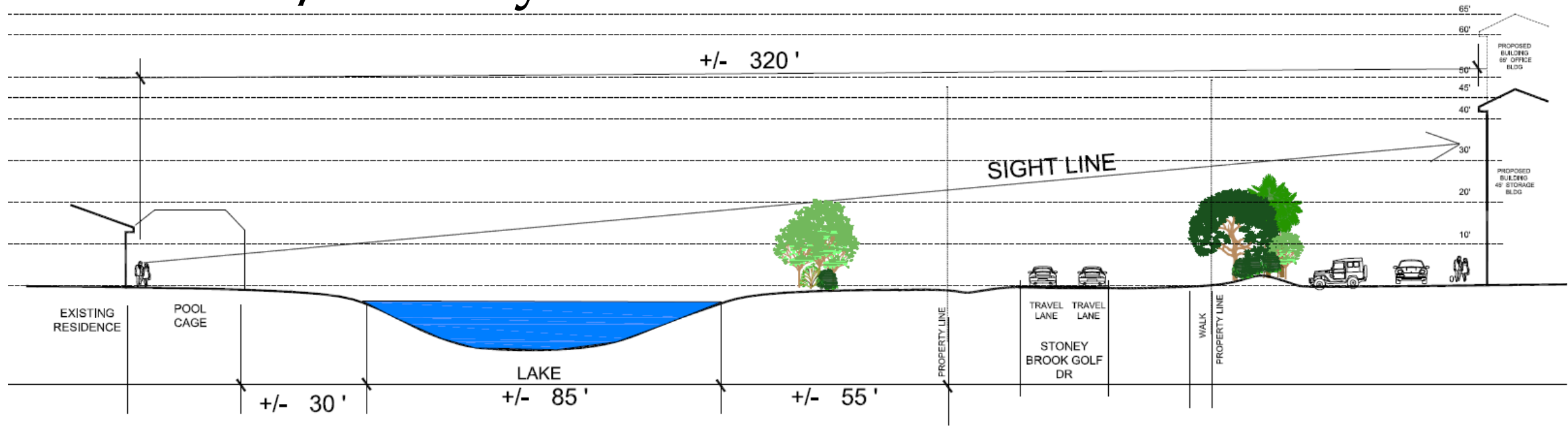


Proposed Design



Current Approved Design

Line of Site/Stoney Brook



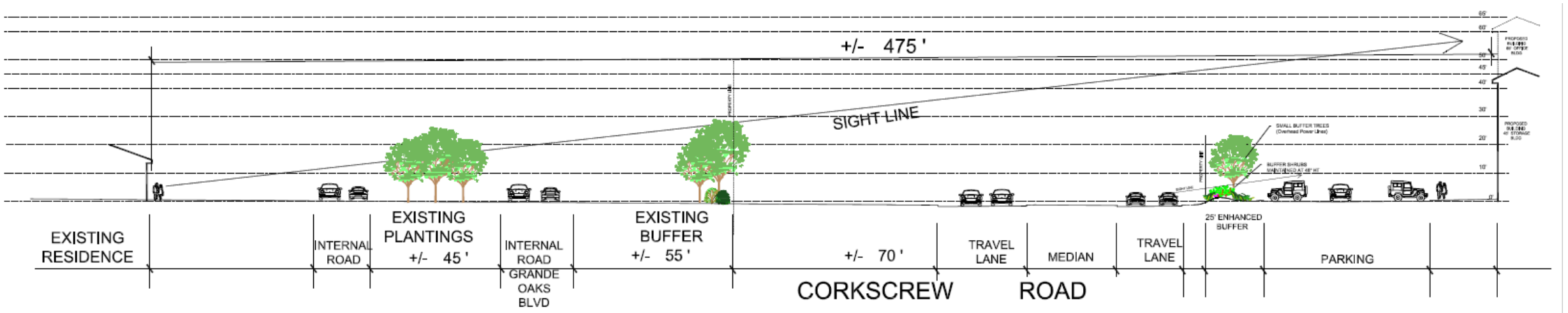
Convenience Store Beyond



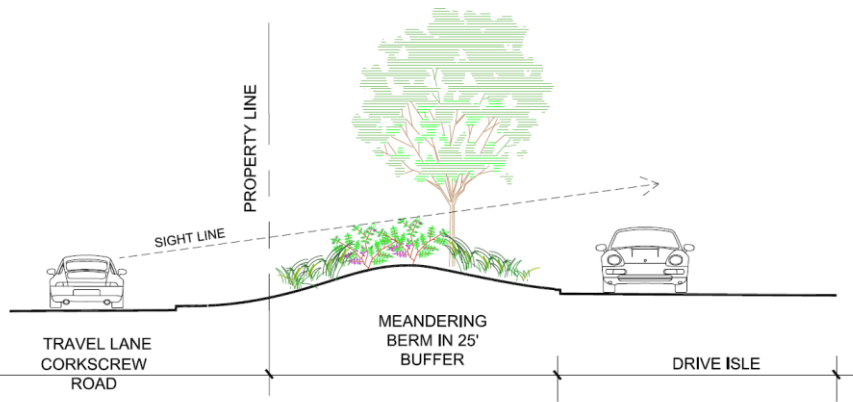
Landscape buffers

Residence Site line View

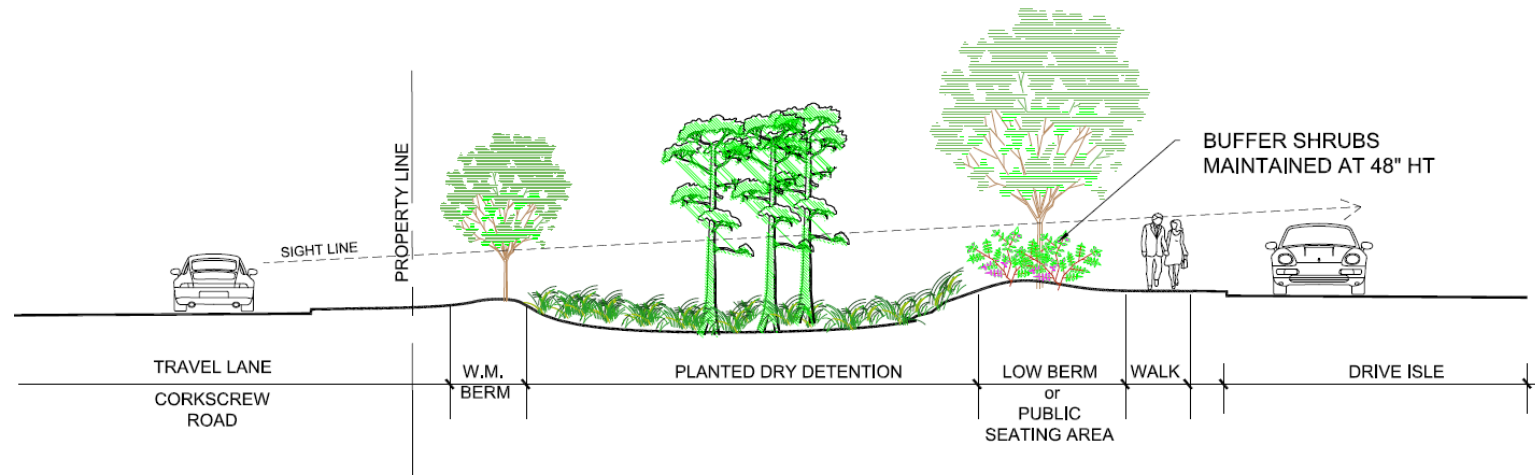
Line of Site/Grandezza



Corkscrew Road Buffer Sections



SECTION
25' CONVIENCE STORE BUFFER
N.T.S.



SECTION
THROUGH ENTRY OPEN SPACE
N.T.S.

**Images Not to scale*

Corkscrew Pines

Questions?

