

# SMALL BROTHERS COMMERCIAL

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LOCAL PLANNING AGENCY HEARING

JULY 27, 2020



# SMALL BROTHERS, LLC

- ❑ Small Brothers, LLC is a privately-owned real estate development and holding company headquartered in Naples, Florida and is part of a family of companies founded in 1980 that also include R.E. Brokerage, Construction, Manufacturing.
  - ❑ The company's commercial portfolio includes various hospitality, office, assisted living, mixed-use, industrial, warehouse, land, and retail properties.
  - ❑ With the synergies of our affiliated companies, we bring a very strong and unique team approach to commercial construction and development.
  - ❑ Through our family of companies, we offer complete turn-key delivery of any project to our clients and partners.
  - ❑ Site selection and land procurement, design build and complete construction solutions to leasing is our vertically integrate approach to development.
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# PROPERTY LOCATION

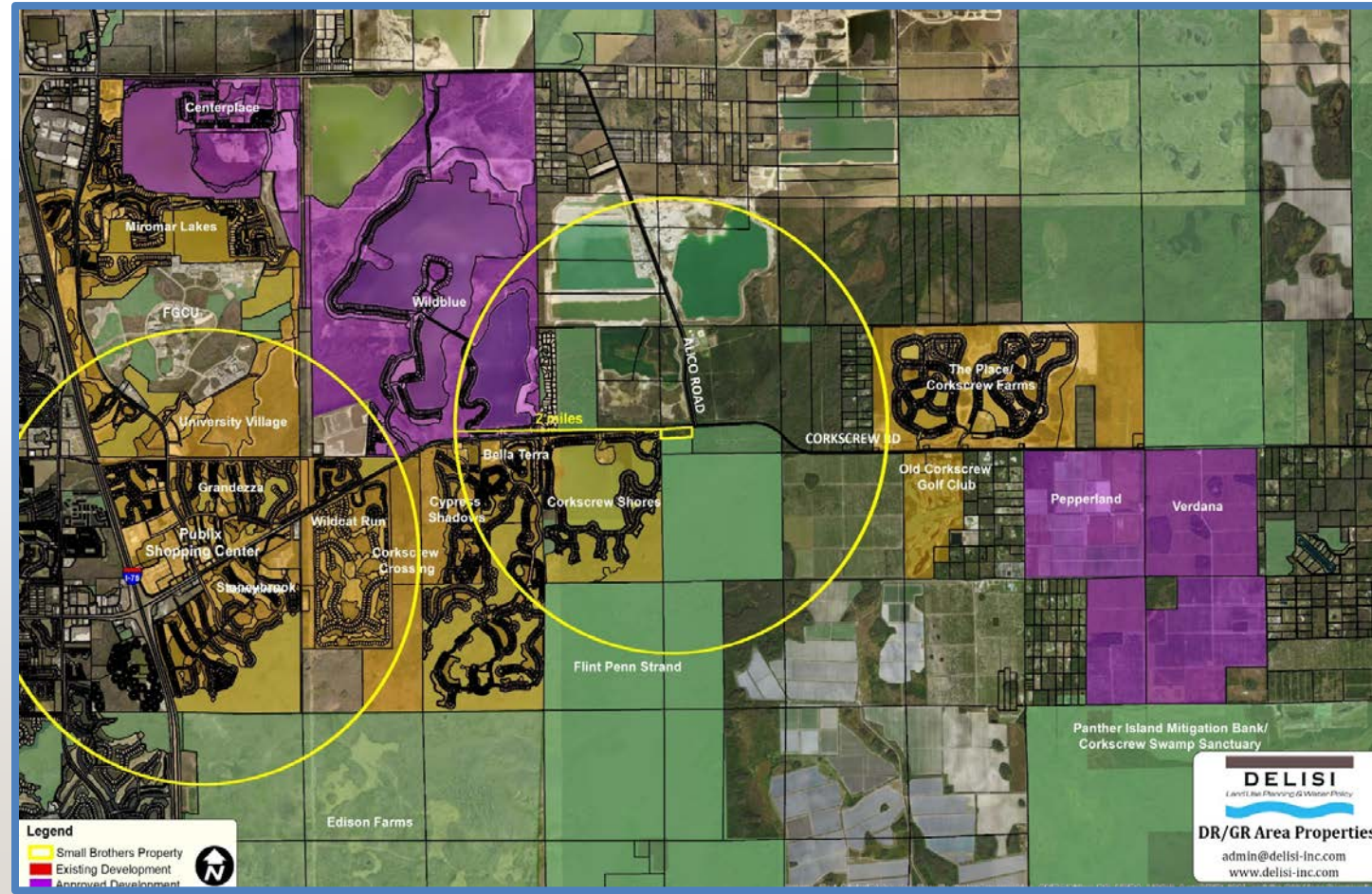
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- ❑ Southwest corner of Corkscrew and Alico Roads
- ❑ Adjacent to the Corkscrew Shores
- ❑ Southeast of Wild Blue



# REGIONAL CONTEXT

- ❑ Not only adjacent to residential on the west, but over 3,000 units permitted to the east.
- ❑ Approx. 7,500 units permitted or developed from the Preserve at Corkscrew to the east.



# PROPERTY HISTORY

- ❑ ZAB-82-337 designated property for CC Commercial uses with Mobile Home to the South
- ❑ DR/GR designation several years later created non conformaing zoning

RESOLUTION NUMBER ZAB-82-337

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

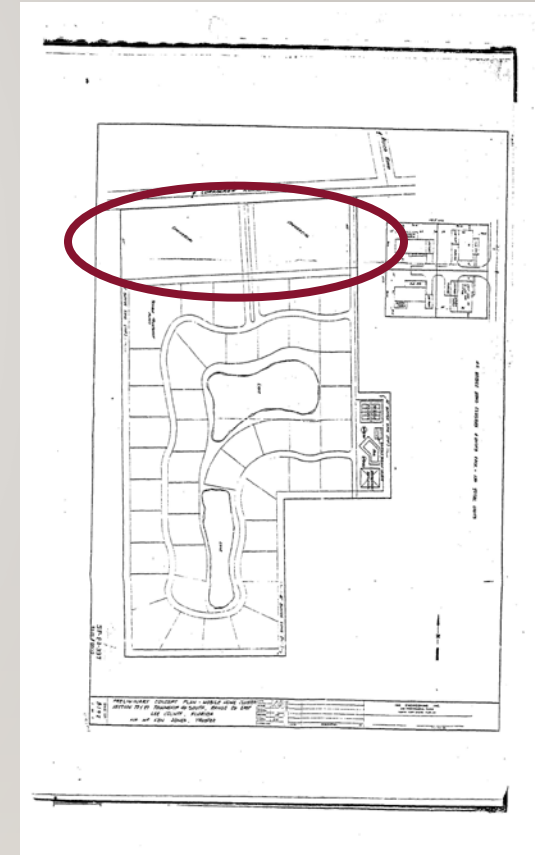
WHEREAS, Highlands Trust, has properly filed an application for a) a change in zoning from AG to CC and MH-1 Districts; b) special exception in the MH-1 District for on site signs (Sec. 607.E); and c) variance to permit sewage treatment plant within the front 50% of lot (Sec. 500.1.B. 1.c) on a piece of property located at NW quadrant of Allico Road and Corkscrew Road intersection, described more particularly as;

Sec. 22, 27, Twp. 46S, Rge. 26E, Lee County Florida.  
Description - MH-1  
Commencing at the Northwest corner of Section 27, Township 46 South, Range 26 East, said point being the point of beginning, and proceeding easterly 1,500 feet along the Northern boundary of said section; thence run southerly 90° 0' a distance of 600 feet; thence run westerly 90° 0' a distance of 600 feet; thence run southerly 90° 0' a distance of 900 feet; thence run westerly 90° 0' a distance of 900 feet to the western boundary of said section; thence run northerly along the western boundary of said section a distance of 1,500 feet to the point of beginning.

AND that part of the southwest 1/4 of the southwest 1/4 of section 22, Township 46 South, Range 26 East, lying south of Corkscrew Road.  
LESS: the northerly 400 feet thereof.  
Subject to easements, restrictions & reservations of record.

Description - CC  
The northerly 400 feet of the following described parcel:  
That part of the southwest 1/4 of the southwest 1/4 of Section 22, Township 46 South, Range 26 East, lying south of Corkscrew Road.  
Subject to easements, restrictions, & reservations of record.  
Size of Property: CC District 12.1 acres and MH-1 District 59.9 acres for a total of 72 acres.

WHEREAS, Kenneth A. Jones, Trustee, the owner of the subject parcel has given proper authorization to Kenneth A.



# Zoning Map



# Future Land Use



# Proposed Amendment

**POLICY 1.4.5:** The Density Reduction/Groundwater Resource (DR/GR) land use category includes upland areas that provide substantial recharge to aquifers most suitable for future wellfield development. These areas also are the most favorable locations for physical withdrawal of water from those aquifers. Only minimal public facilities exist or are programmed.

2. Permitted land uses include agriculture, natural resource extraction and related facilities, conservation uses, public and private recreation facilities, and residential uses at a maximum density of one dwelling unit per ten acres (1 du/10 acres). See Objectives 33.3 and 33.4 ~~Objectives 33.3.2, 33.3.3, and 33.3.4~~ for potential density adjustments resulting from concentration or transfer of development rights.
  - a. ~~For residential development, also see Objective 33.3 and following policies. Commercial and civic uses can~~ may only be permitted on properties in Southeast Lee County as provided in Objectives 33.3 and 33.5, incorporated into Mixed Use Communities, Environmental Enhancement and Preservation Communities, and Rural Golf Course Communities that are depicted on Map 17 to the extent specifically provided in those policies.

**POLICY 33.3.5:** Commercial uses may only be permitted if on properties with existing conventional commercial zoning approved prior to September 17, 1990, or if incorporated into a Mixed-Use Community, Environmental Enhancement and Preservation Community, or Rural Golf Course Community depicted on Map 17. The maximum commercial floor area that may be approved within the Southeast Lee County community plan area may not exceed 300,000 square feet.

**OBJECTIVE 33.5: COMMERCIAL ZONING APPROVED PRIOR TO SEPTEMBER 17, 1990.** To allow development of commercial uses on properties designated DR/GR that have existing conventional commercial zoning approved prior to September 17, 1990.

**POLICY 33.5.1:** Property with existing conventional commercial zoning approved prior to September 17, 1990 may be approved for development of commercial uses if the project is found consistent with and demonstrates through a planned development rezoning all of the following:

1. The allowable total square footage for commercial uses in Southeast Lee County set forth in Policy 33.3.5 is not exceeded.
2. The development will be served by central water and sewer.



# Proposed Amendment

3. The development will be designed to minimize impacts to wetlands by only allowing impacts for stormwater retention/detention, accessways and limited parking. Buildings and structures are prohibited in wetlands. Deviations may be considered through the planned development process to facilitate protection of wetlands.
4. The development does not exceed 10,000 square feet per upland acre of commercial uses and does not include any of the following uses: auto parts stores, lawn and garden supply stores, fuel pump stations, drycleaners (on-site), or any other use that is not compatible with protecting Southeast Lee County's environment.
5. If development is proposed within the 6-month, 1-year, 5-year, or 10-year travel zones of the Wellfield Protection Ordinance, a total of 1 ½ -inches of treatment, ½ -inch of which must be completed via dry pretreatment, must be provided at a minimum. Dry and wet treatment must be located outside of the 6-month and 1-year travel zones. The entire development will be considered to be within the most restrictive wellfield protection zone as provided in the Wellfield Protection Ordinance.
6. Ground water quality monitoring well(s) for the Surficial Aquifer System are provided and located between Lee County's nearest production well(s) and the development.
7. Flowway connection(s) are provided for all surface water discharge to adjacent Conservation Lands.

# RETAIL NEED

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- ❑ “Trade Area”
  - ❑ 5-10 minute drive
  - ❑ Trade Area different from total neighborhood shopping need.
- ❑ No single planning Rule of thumb for neighborhood retail need.
  - ❑ Total commercial need, even with retail decline, varies from 40 – 55 sq ft. per capita.
  - ❑ Need is not just supermarket, but restaurants, office space (real estate, title companies, etc.), hair salons, etc.
  - ❑ 20 sq. ft. per capita (40 sq. ft. per unit)
  - ❑ EEPO Communities + Corkscrew Shores, Bella Terra and Preserve = Approx. 7,500 units.
  - ❑ 300,000 sq. ft. of neighborhood commercial – consistent with Proposed Lee Plan Policy on Commercial in SE Lee.

# TRANSPORTATION

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1. *“...the proposed retail development will capture trips from the approved and existing surrounding residential developments. In other words, this interaction will ultimately decrease the overall impact or the number of new trips the project will add to the external roadways. The proposed development will provide a commercial center closer to the residential projects, thus shortening the trip lengths that would otherwise be made to these uses farther to the west.”*
2. *“Based upon the roadway link Level of Service analysis conducted as a part of this Memorandum, all roadway links were shown to operate at an acceptable Level of Service both with and without the trips from the proposed development. Therefore, no roadway capacity improvements will be warranted as a result of the additional traffic to be generated by the proposed development.”*
3. *“No modifications are necessary to the Short Term Capital Improvement Plan or the Long Range Transportation Plan to support the proposed Text Amendment. In addition, the change to the land use will not significantly alter the socio-economic data forecasts that were utilized in the development of the Long Range Transportation Plan.”*

# Community Meetings

- Held two community meetings
  - East Corkscrew Alliance
  - Lee Plan Required Meeting
- East Corkscrew Alliance had approx. 15 people
  - General support for commercial along the corridor
  - Question about buffers to the west
  - Questions about types of uses
- Lee Plan Required meeting
  - Advertised
  - Held at FGCU
  - No attendance

# Public Facilities



February 11, 2020  
 Via e-mail  
[daniel@delis.com](mailto:daniel@delis.com)  
 Daniel Delisi, AICP  
 Delisi, Inc.

**SUBJECT: Letter of Availability Lee County Solid Waste  
 Small Brothers, LLC – STRAP 22-46-26-00-00001.0010  
 15230 Corkscrew Road**

Dear Mr. Delisi:

The Lee County Solid Waste Division is capable of providing solid waste collection service for a future Community Commercial District planned for 15230 Corkscrew Road through the franchised hauling contractors. Disposal of the solid waste from this development will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at those facilities.

Please review Lee County Land Development Code, Chapter 10, Section 26J, with requirements for on-site space for placement and storage of solid waste containers. Please note that the property owner will be responsible for all future applicable solid waste assessments and fees.

If you have any questions, please call me at (239) 533-0000.

Sincerely,

*Brightie Kantor*

Brightie Kantor  
 Public Utilities Manager  
 Solid Waste Division

**Carminе Marceno**  
 Sheriff



State of Florida  
 County of Lee

February 12, 2020

Daniel Delisi  
 Delisi, Inc.  
 15598 Deat Creek Rd.  
 Wellington, FL 33414

Mr. Delisi,

The proposed comprehensive plan amendment to rezone eight acres for commercial development at STRAP 22-46-26-00-00001.0010 along Corkscrew Road does not affect the ability of the Lee County Sheriff's Office to provide core services at this time. We have no objections to up to 10,000 square feet of commercial development on the site, nor do we object to the property connecting to central water and sewer.

Law enforcement services will be provided from our substations in Lehigh Acres and Dorita Springs. At the time of application for new development orders or building permits, the applicant shall provide a Crime Prevention Through Environmental Design (CPTED) report done by the applicant and given to the Lee County Sheriff's Office for review and comments. Please contact Community Relations Supervisor Beth Schell at (239) 538-3287 with any questions regarding the CPTED study.

Respectfully,

*Steve Nelson*

Steve Nelson  
 Director, Planning and Research



**Estero Fire Rescue**  
 21500 Three Oaks Parkway  
 Estero, Florida 33928  
 (239) 390-8000  
 (239) 390-8020 (Fax)  
[www.esterofire.org](http://www.esterofire.org)

February 11, 2020

Daniel Delisi, AICP  
 Delisi, Inc.  
 520 27th Street  
 West Palm Beach  
 Florida 33407

Re: Strap 22-46-26-00-00001-0010

Mr. Delisi,

This correspondence shall serve as a Letter of Service Availability for the above listed property. Estero Fire Rescue serves this property for fire suppression and non-transport advanced life support emergency medical services.

This property is located less than five road miles from Estero Fire Rescue Station 44 which is located at 21500 Three Oaks Lane. Once hydrants are installed, the property will enjoy an ISO rating of Class 2.

Should you require any additional information please feel free to contact me at 239-390-8000.

Respectfully,  
*Phillip Green*  
 Phillip Green  
 Fire Marshal

"DEDICATED AND DRIVEN FOR THOSE WE SERVE"

0010 - 000001 202002  
 Issued by: 02/10/2020  
 CITY APPROBATE



February 19, 2018  
 Daniel Delisi, AICP  
 Delisi, Inc.  
 15598 Deat Creek Rd.  
 Wellington, FL 33414  
 Re: Letter of Service Availability  
 Mr. Delisi:

I am in receipt of your letter requesting a Letter of Service Availability for the development of a parcel located along Corkscrew Road, bearing STRAP 22-46-26-00-00001.0010.

Lee County Emergency Medical Services is the primary EMS transport agency responsible for coverage of the address you have provided. Because we currently serve this area and have a sufficient response data sample, we evaluated emergency times in this vicinity to anticipate the anticipated demand and response.

The primary ambulance for this location is Medic 21, located 5.8 miles west, there is a second EMS station within eight miles of the proposed location. These locations are projected to be able to meet existing service standards, as required in County Ordinance 08-16, and no additional requests are accepted at this time.

It is our opinion that the service availability for the proposed development of this property is adequate at this time. Should the plans change, especially the density, a new analysis of this impact would be required.

Sincerely,

*Richard Allen*  
 Richard Allen  
 Chief  
 Division of Emergency Medical Services

P.O. Box 398, Fort Myers, Florida 33902-0398 (239) 283-2111  
 Fort Myers, Florida  
 www.fortmyers.gov

0010 - 00001 201910  
 Issued by: 10/10/2019



October 30, 2019  
 Drew Fitzgerald  
 Delisi Fitzgerald, Inc.  
 1465 Ready Street  
 Fort Myers, FL 33901  
 RE: Potable Water and Wastewater Availability  
 Small Brothers Commercial, 15230 Corkscrew Road  
 STRAP 22-46-26-00-00001.0010  
 Dear Mr. Fitzgerald:

Potable water and sanitary sewer lines are in operation adjacent to the property mentioned above. However in order to provide service to the subject parcel, developer funded system enhancements will be required as follows:

Your firm has indicated that the project will consist of 4 commercial units with an estimated flow demand of approximately 10,000 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as outlined above.

Availability of potable water and sanitary sewer service is contingent upon final acceptance of the infrastructure to be constructed by the developer. Upon completion final final acceptance of this project, potable water service will be provided through our Potable Water Treatment Plant.


Sanitary sewer service will be provided by our Three Oaks Water Reclamation Facility. The Lee County Utilities Design Manual requires the project engineer to perform hydraulic computations to determine what impact this project will have on our existing system.

There are no new mains in the vicinity of this parcel. Prior to beginning design work on this project, please meet with LCUT Staff to determine the best point of connection and discuss requirements for construction.

This letter should not be construed as a commitment to service, but only as the availability of service. Lee County Utilities will commit to serve only upon receipt of all appropriate commission fees, a signed request for service and/or an executed service agreement, and the approval of all State and local regulatory agencies.

P.O. Box 398, Fort Myers, Florida 33902-0398 (239) 283-2111  
 Fort Myers, Florida  
 www.fortmyers.gov

## SUMMARY/ CONCLUSION

- ❑ Provides services to adjacent and nearby existing and planned residential
    - ❑ Diminishes the need to travel to I-75 for daily commercial needs.
  - ❑ Proposal fits within the overall context of the Lee Plan framework for The Southeast Lee County Planning Community
  - ❑ Commitments in the Lee Plan language provide for more open space and more preservation than for development outside of the DR/GR
  - ❑ Lee Plan provides requirements for protecting groundwater resources.
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# WELLFIELD PROTECTION

- ❑ Project lies within Zones 1, 2, and 3 of Lee County WHP area
- ❑ WHP ordinance provides protection of public water wells
- ❑ Project will meet all requirements of the WHP ordinance
  - ❑ No mining within 500 feet
  - ❑ No waste disposal
  - ❑ No regulated substances
    - ❑ >110 gallons
    - ❑ >1110 pounds
  - ❑ Enhanced SW management
  - ❑ Containment regulations
  - ❑ Operating permit
  - ❑ Groundwater monitoring



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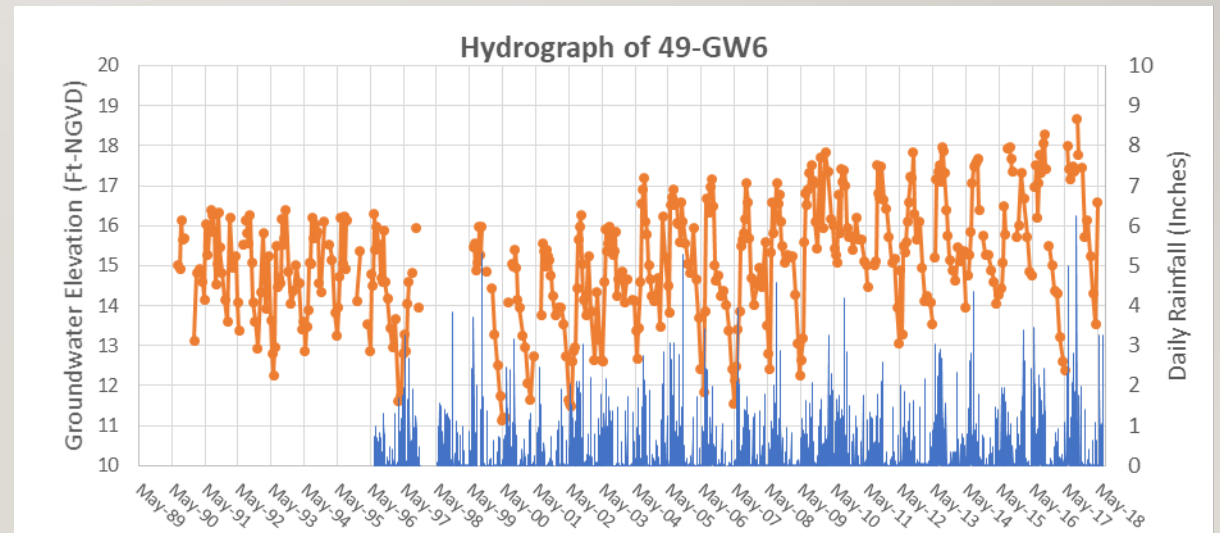
**QUESTIONS?**





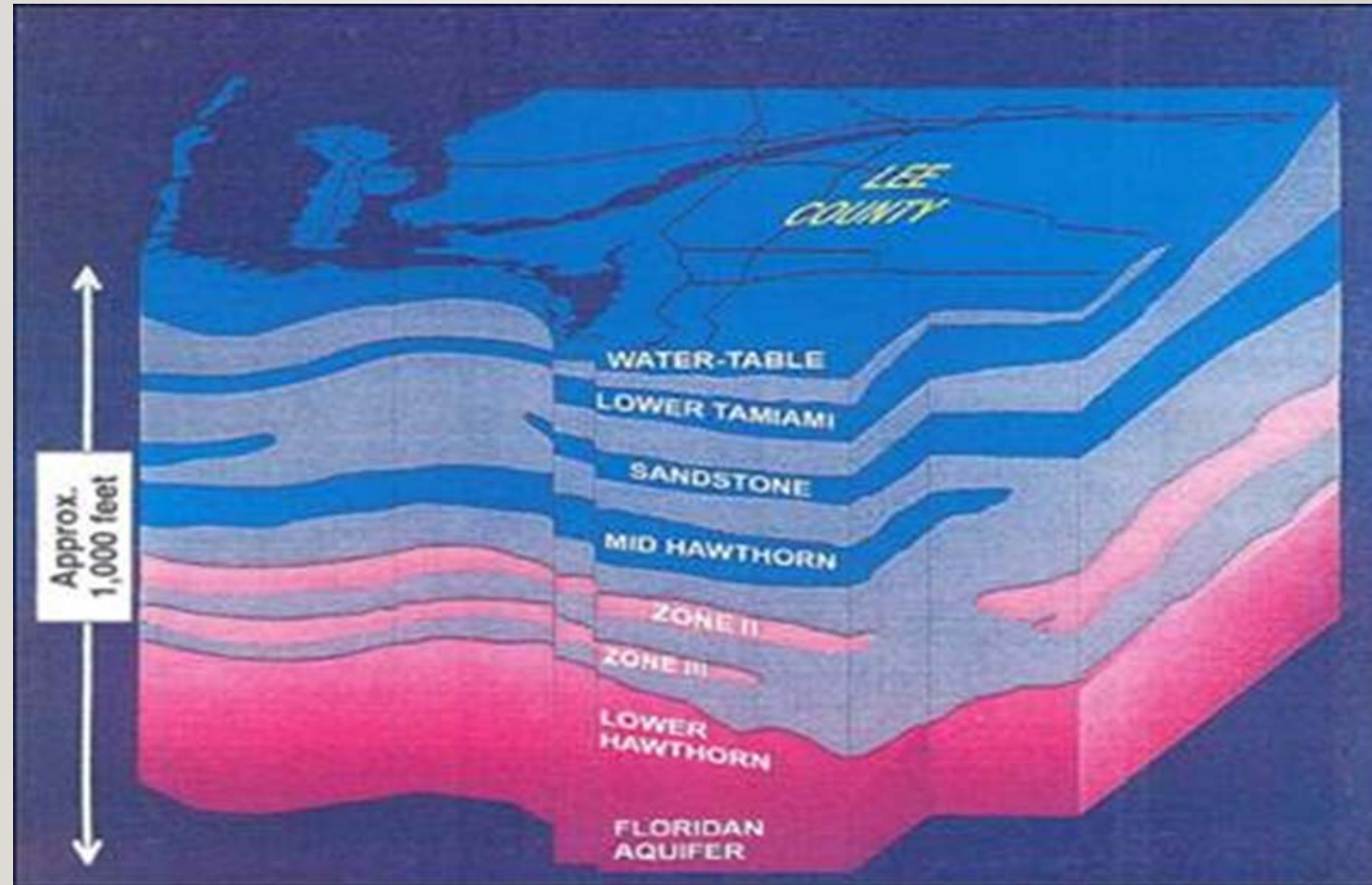
# IRRIGATION REQUIREMENTS

- Approximately 2.5 acres of irrigation
- Less than 10,000 gallons per day irrigation
- Drawn from the Stormwater Management System
- Modeled drawdowns of about 1/3 of an inch
- Regional water levels stable to rising
- No adverse impacts



# HYDROGEOLOGIC OVERVIEW

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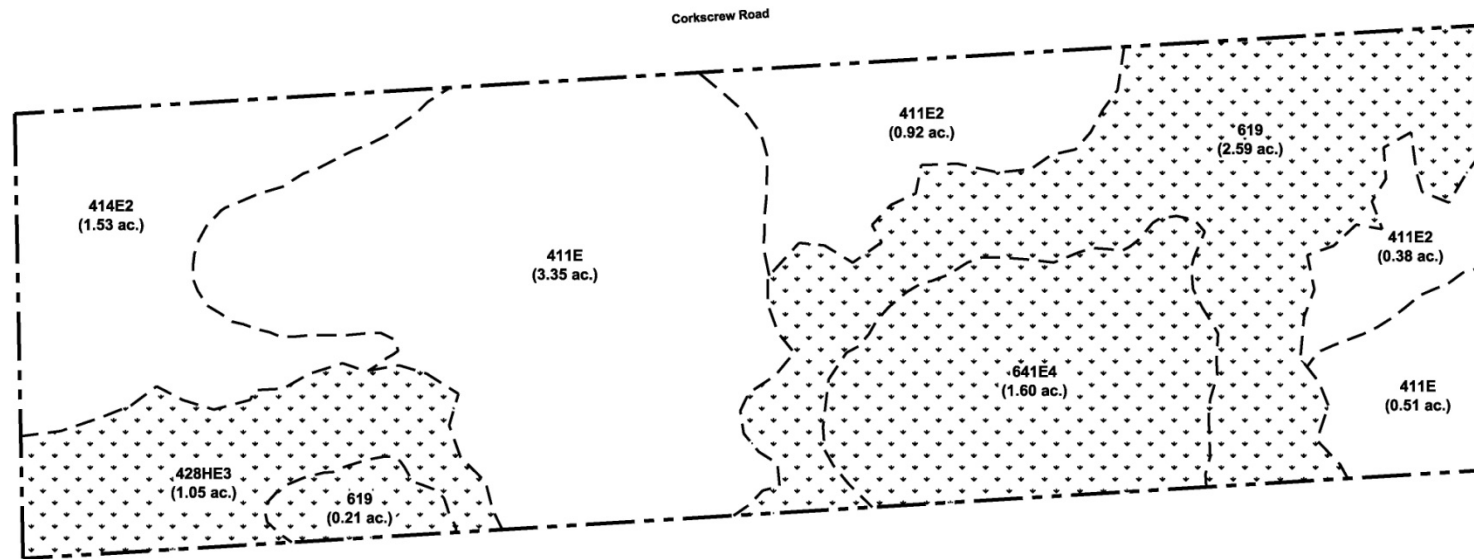
# VEGETATION MAP



<u>FLUCCS</u>	<u>Description</u>	<u>Acreage</u>
411E	Pine Flatwoods Invaded by Exotics (5-9%)	3.86 ac.
411E2	Pine Flatwoods Invaded by Exotics (26-50%)	1.30 ac.
414E2	Pine - Mesic Oak Invaded by Exotics (26-50%)	1.53 ac.
428HE3	Hydric Cabbage Palm Invaded by Exotics (51-75%)	1.05 ac.
619	Exotic Wetland Hardwoods	2.80 ac.
641E4	Freshwater Marshes Invaded by Exotics (76-90%)	1.60 ac.
<b>Total</b>		<b>12.14 ac.</b>

# WETLAND MAP

SECTION: 22  
TOWNSHIP: 46 S  
RANGE: 26 E



 Jurisdictional Wetlands (5.45 ac.)

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