APPLICATION FOR A TYPE B LIMITED REVIEW DEVELOPMENT ORDER IN UNINCORPORATED AREAS ONLY

LEE COUNTY
SOUTHWEST FLORIDA

Project Name: CVS STORE 3281 - RETAIL HEALTH CENTER + ADA REMEDIATIONS

Request: TYPE B LDO: UPGRADE EX. PARKING AREA & INSERT NEW PED. ACCESSIBLE SIDEWALK CONNECTING FRONT ENTRY TO PUBLIC SIDEWALK.

☐ **This application will be processed electronically. I acknowledge that final plans and documents will only be available through Lee County's ePlan system.**

1. **Name of Applicant:** SUSAN BRADLEY C/O RRW ARCHITECTS
   Address: 4112 CYPRESS ST
   City, State, Zip: TAMPA FL 33607
   Phone Number: 813-879-6996 x233 E-mail: susan.bradley@rrw-architects.com

2. **Relationship of Applicant to owner (check one) and provide Affidavit of Authorization form. [10-107; 10-153(1)]:**
   ☐ Applicant is the sole owner of the property.
   ☒ Applicant has been authorized by the owner(s) to represent them for this action.

3. **Authorized Agent: (If different than applicant) Name of the person who is to receive all County-initiated correspondence regarding this application. [10-153(a); 10-153(2)]**

   a. **Company Name:**
   Contact Person:
   Address:
   City, State, Zip:
   Phone Number: E-mail:

   b. **Additional Agent(s):** Provide the names and contact information of other agents that the County may contact concerning this application. **[10-153(2)f.]**

4. **Single owner (if different than applicant): [10-153(2)d.]**
   Name: CORKSCREW PROPERTIES LLC
   Address: 3838 TAMIAMI TRAIL NORTH, SUITE 300
   City, State, Zip: NAPLES, FL 34103
   Phone Number: 239-533-8585 E-mail:

5. **STRAP Number(s):** [Attach extra sheets if additional space is needed.] **[10-153(3)a.]**
   25-46-25-00-00001.1190

6. **Street Address of Property:** CVS 3281, 11241 MIROMAR SQUARE BLVD, ESTERO FL 33928

7. **Planning Community or Community Plan Area*:** ESTERO
   *Note: Additional requirements may apply. See LDC Chapter 33 for additional information.

8. **Current Use(s) of Property:** COMMERCIAL (MERCANTILE)

9. **Lee Plan (Future Land Use) Designation:** (ESTERO CITY LIMITS)

10. **Current Zoning of Property:** C6

11. **Property Dimensions [10-153(3)(c)]:**
    a. Width (average if irregular parcel): 353 Feet
    b. Depth (average if irregular parcel): 206 Feet
    c. Total area: 72745.2 ~~Acres or~~ square feet

12. **Zoning Approval(s).** List the case number or resolution number of any variance, special exception, rezoning, or other zoning actions that have been granted or requested on the property. **[10-153(4)]**

13. **DO/LDO Approval(s).** List the case number of any development order or development standards exemptions that have been approved or filed on the property. **[10-153(4)]**
    DD2015-00248

14. ✓ **Site Plan.** Submit a site plan on 36"x24" paper, to scale, illustrating at a minimum: existing and proposed lot lines; buildings and uses; streets; accessways; off-street parking; water management facilities; buffering; open space; and any structures on adjacent property which may be affected by the requested development. **[10-175(2)]**

15. **Commercial Building Design.** Is the proposed development within a commercial zoning district? **[10-600]**
    - [x] **YES –** If **YES,** Commercial Architectural Design Standards apply (see LDC Section 10-600)
    - [ ] **NO –** If **NO**, application items #16 through 18 do not apply.

16. **Commercial Architectural Design Applicability:** Which category best describes the proposed development? If the answer is anything other than "None of the above," then Commercial Architectural Compliance is required (see architectural review requirements in LDC Section 10-600, et al.). **[10-602]**
    - [ ] New Building
    - [ ] Building Addition (>50% of square footage of existing building)
    - [ ] Renovation (>50% of square footage of existing building)
    - [ ] Redevelopment (>50% of square footage of existing building)
    - [ ] Discontinuance (use of building was discontinued for one year or more)
    - [x] None of the above (If none of the above, application items #17 & 18 do not apply)

17. **Architect Name:** KEITH SILAS (RRW ARCHITECTS) **Phone #:** 813-879-6996

18. n/a **Architectural Design Style:** Indicate the architectural design style proposed for this project. {Note: If the proposed development is within an individual Planning Community/Community Plan area (see application item #7), then refer to the specific Architectural style requirements outlined in LDC Chapter 33.}

    - [ ] Mediterranean
    - [ ] Old Florida
    - [ ] Modern International
    - [ ] Main Street
    - [ ] Key West
    - [ ] Colonial
    - [ ] Contemporary
    - [ ] Caribbean
    - [ ] Spanish
    - [ ] Vernacular
    - [ ] Florida Vernacular
    - [ ] Other

19. n/a **Wireless Communications Facility:** Is the proposed development a wireless communications facility? If so, please provide Wireless Communications Facility Shared Use Plan Agreement.

20. n/a **Other documentation:** Other relevant documentation such as copies of permit applications or other approvals applicable to the requested development. **[10-175(7)]**

SUBMITTAL REQUIREMENTS *Clearly label your attachments as noted in bold below.*	
	SUBMITTAL ITEMS
☒	Completed **application** [10-175(1)]
☒	Filing Fee - [10-108(a)]
☒	**Affidavit of Authorization** [10-153] *Prior to approval, one signed & notarized original must be submitted*
☒	**Additional Agents** [10-153(2)(f)]
☒	List of **STRAP Numbers** (if additional sheet is required) [10-153(3)a]
☐	Wireless Communications Facility **Shared Use Plan Agreement** (if applicable)
n/a ☐	**Protected Species Survey** [10-154(14)] (if applicable)
n/a ☐	**Protected Species Management Plan** [10-154(15)] (if applicable)
n/a ☐	**Certificate to Dig** [10-154(16)] (if applicable)
n/a ☐	**Historical Impact Assessment** [10-154(17)] (if applicable)
n/a ☐	**Exotic Vegetation Removal Plan** [10-154(18)] (if applicable)
n/a ☐	**State/Federal Permit Applications** [10-154(22)] (if applicable)
	PLAN SETS
☒	**Site Plan** [10-175(2)]
☐	**Utility Plans** [10-154(6)(h); 10-154(7)(j)] (if applicable)
☐	**Drainage Plans** [10-154(7)(k)] (if applicable)
☒	**Landscaping Plans** [10-154(7)(l)] (if applicable)
☐	**Exterior Lighting Plan** [10-154(8)] (if applicable)
☐	**Architectural Elevations** [10-604] (if applicable)

Corkscrew Property LLC
3838 Tamiami Trail North
Suite #300
Naples, FL 33104

October 14, 2014

Lee County Community Development
1500 Monroe Street
Ft Myers, FL 33902
239-533-8585

RE: CVS Store # 3281, 11241 Miromar Square Blvd, Estero, Florida 33928
Strap # 25-46-25-00-00001.1190

To Whom It May Concern:

I, Kenneth O Goodman, as Manager, of Corkscrew Property LLC, certify that I am a representative of the fee simple Owner of the property described as CVS Store #3281, located at 11241 Miromar Square Boulevard, Estero, FL, 33928.

I hereby authorize the firm of Robert Reid Wedding Architects and Planners, AIA, Inc. and Susan Bradley, RRW Project Manager, to act as an agent in regard to obtaining the required permits for the interior & exterior Renovations work as described in the attached construction documents.

Should you have any questions, please do not hesitate to contact me at 239-403-3000.

Sincerely,
Corkscrew Property, LLC

Manager 5/2/2015
signature, title, date

STATE OF FLORIDA

COUNTY OF Collier

Sworn to and subscribed before me this 2 day of May, 2015 by Kenneth O Goodman

(X) Personally known to me ( ) Produced Identification

Type of Identification: _____

( ) DID TAKE OATH (X) DID NOT TAKE OATH

HEATHER BIRMINGHAM
MY COMMISSION # EE 843484
EXPIRES: February 15, 2017
Bonded Thru Notary Public Underwriters

Notary Public – State of Florida My Commission Expires

AFFIDAVIT OF AUTHORIZATION

APPLICATION IS SIGNED BY INDIVIDUAL OWNER, APPLICANT, CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, Kenneth D Goodman (name), as Manager (owner/title) of CORKSCREW PROPERTY LLC (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

**Notes:*

- *If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.*
- *If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.)., then the documents should typically be signed by the Company's "Managing Member."*
- *If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.*
- *If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.*
- *If the applicant is a trustee, then they must include their title of "trustee."*
- *In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.*

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.

Manager — **Signature**

May 2, 2015 — **Date**

**************NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS**************
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF ~~LEE~~ COLLIER

The foregoing instrument was sworn to (or affirmed) and subscribed before me on May 2, 2015 (date) by Kenneth D Goodman (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

HEATHER BIRMINGHAM
MY COMMISSION # EE 843484
EXPIRES: February 15, 2017
Bonded Thru Notary Public Underwriters

Signature of Notary Public
HEATHER S. BIRMINGHAM

DISCLOSURE OF INTEREST FORM

STRAP NO. 25-46-25-00-00001.1190 **CASE NO.** _____

1. Please identify the owners of the property subject to the application. The list must include all individuals, corporations, companies, trusts, or partnerships who have an interest in the property (fee simple, tenancy by the entirety, tenancy in common, or joint tenancy). Also, indicate the percentage of ownership that each owner or entity has in the property. This Disclosure must fully identify the individual persons who have an interest in the property or the legal entities that have an ownership in the property. For additional space, you may attach a separate breakdown of the structures of all legal entities that have an ownership interest in the property owner. See Example given at the bottom of this Disclosure form.

Name and Address	Percentage of Ownership
CORKSCREW PROPERTY LLC 3838 Tamiami Trail North, Suite 300 Naples FL 34103	100 %

2. For each property owner listed under paragraph 1 above that is a CORPORATION of LIMITED LIABILITY COMPANY, list the officers, managers, managing members and stockholders for each corporation or company and the percentage of stock or membership interest owned by each shareholder or member. If that corporation is owned by another corporation, then you must list the officers and stockholders for each corporation that has an ownership interest in the corporation and the percentage of stock owned by each shareholder of that corporation. Listing the officers, directors, or managers is not sufficient. Providing a list of individuals and legal entities holding an ownership interest in a publicly traded company is not required.

Name and Address	Percentage of Stock
See Attached	

3. For each property owner listed under paragraph 1 above that is a TRUSTEE, list the trustee and primary beneficiaries of the trust with percentage of interest. If a beneficiary of the trust is another trust, the individual trustee, and beneficiaries and percentage of interest for that trust must also be provided. A list of contingent beneficiaries is not required.

Name and Address	Percentage of Interest

4. For each property owner listed under paragraph 1 above that is a GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP, list the names of the general and limited partners. If the general or limited partners are not individuals, but are corporations, companies, trusts, partnerships, or limited partnerships, you must further identify the ownership of those entities as provided in each section of this Disclosure.

Name and Address	Percentage of Ownership

5. If there is a CONTRACT FOR PURCHASE for the subject property, whether contingent on this application or not, list the names of the contract purchasers below, including all individuals and legal entities that are the contract purchasers, including all officers, managers, members, stockholders, beneficiaries, or partners as required in each section above.

Name and Address	Percentage of Stock

Date of Contract: _____

6. If any contingency clause or contract terms involve additional parties, list all individuals and legal entities subject to that contingency clause or contract, including all officers, managers, members, stockholders, beneficiaries, or partners as required in each section above.

Name and Address	Percentage of Stock

Example:
The property is owned by John Doe and ABC Corporation. Each have a 50% interest. The officers, directors and ownership interests of ABC Corporation must also be identified. If ABC Corporation was owned by Betty Smith, Barney Doe, and the John Doe, Trust. In addition to Betty and Barney, the Disclosure must also include the individual trustee and primary beneficiaries of the John Doe trust. This identification must continue to occur until the complete ownership structure of all legal entities has been broken down into all individual persons having an ownership interest in each legal entity.

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of public hearing, a supplemental disclosure of interest form must be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

Manager
Signature

Kenneth D. Goodman, Manager
(Typed or printed name)

STATE OF FLORIDA
COUNTY OF ~~LEE~~ Collier

The foregoing instrument was sworn to (or affirmed) and subscribed before me on May 2, 2015 (date) by Kenneth D Goodman (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

Signature of Notary Public

HEATHER BIRMINGHAM
MY COMMISSION # EE 843484
EXPIRES: February 15, 2017
Bonded Thru Notary Public Underwriters

HEATHER S. BIRMINGHAM
Printed Name of Notary Public

Corkscrew Property, LLC

Ownership Interests

100% owner of property located at 11241 Miromar Square Blvd, Estero, FL 33928

Corkscrew Property, LLC is owned:

1. 26% by Amy Turner, as Trustee of the Amy Turner 2003 Umbrella Irrevocable Trust dated September 15, 2003 (Amy Turner is the primary beneficiary of this trust)
2. 26% by Tammy Kipp, as Trustee of the Tammy Kipp 2003 Umbrella Irrevocable Trust dated September 15, 2003 (Tammy Kipp is the primary beneficiary of this trust)
3. 16% by Cagey Properties, LLC
4. 14% by Dorothy M. Breen
5. 10% by E.A. Smith, as Trustee of the Jacquelyn L. Smith 1999 Irrevocable Trust dated November 26, 1999 (EA Smith is the primary beneficiary of this trust)
6. 4.8% by BRT Roth Investments, LLC
7. 3.2% by Bernard and Rita Turner

Cagey Properties, LLC is owned:

A. 99% by Kenneth D. Goodman Roth IRA (Custodian is Liberty Federal Savings Bank, Enid, OK)
B. 1% by Kent W. Gardner

BRT Roth Investments, LLC is owned:

A. 57.7% by Rita Turner Roth IRA (Custodian is Liberty Federal Savings Bank, Enid, OK)
B. 42.3% by Bernard L.Turner Roth IRA (Custodian is Liberty Federal Savings Bank, Enid, OK)

All parties can be reached through their common attorney, Kenneth D. Goodman, of Goodman, Breen & Gibbs, 3838 Tamiami Trail North, Suite 300, Naples, FL 34103

PROFESSIONAL CONSULTANTS INFORMATION

PROFESSIONAL CONSULTANTS: If professional assistance was used in preparing the application or submitted documents, the names, address, and phone numbers must be provided, i.e. architects, engineers, landscape architects, planners, surveyors.

1. ENGINEER: FORESITE GROUP
   Address: 10150 HIGHLAND MANOR DR, SUITE 210
   City, State, Zip: TAMPA FL 33610
   Phone Number: 813-549-3250 Fax Number: 813-621-3580
   E-mail Address: bkarns@fg-inc.net

2. ARCHITECT: ROBERT REID WEDDING ARCHITECTS & PLANNERS AIA INC.
   Address: 4112 CYPRESS ST
   City, State, Zip: TAMPA FL 33607
   Phone Number: 813-879-6996 X 233 Fax Number: 813-871-5203
   E-mail Address: susan.bradley@rrw-architects.com

3. LANDSCAPE ARCHITECT: n/a
   Address:
   City, State, Zip:
   Phone Number: Fax Number:
   E-mail Address:

4. PLANNER: n/a
   Address:
   City, State, Zip:
   Phone Number: Fax Number:
   E-mail Address:

5. SURVEYOR: POLARIS ASSOCIATES INC
   Address: 2165 SUNNYDALE BLVD, SUITE D
   City, State, Zip: CLEARWATER FL 33765
   Phone Number: 727-461-6113 Fax Number: —
   E-mail Address: —

6. TRAFFIC ENGINEER: n/a
   Address:
   City, State, Zip:
   Phone Number: Fax Number:
   E-mail Address:

7. ENVIRONMENTAL ENGINEER: n/a
   Address:
   City, State, Zip:
   Phone Number: Fax Number:
   E-mail Address:

May 4, 2015

TRANSMITTAL LETTER

WRITTEN DESCRIPTION of PROPOSED SCOPE OF WORK

CVS STORE #3281
11241 Miromar Square Boulevard
Estero, FL 33928

PID # 13-45-24-01-00001.0010

ATTN: TOM SAWTELL, LEE COUNTY PLANNING

Please see the attached sets of plan sheets for proposed improvements to the Vehicular Use Area & Site Plan of this existing CVS store for your consideration & review.

A written description of the improvements shown on the plans follows:

1. Remove wheelstops located at the accessible parking spaces. Remove existing accessible sign & sign poles at existing accessible parking spaces #1, 2, & 3. Patch asphalt. Install (3) new sign poles & relocated accessible sign & penalty sign centered at new accessible parking space location #1, 2, & 3. Mount compliant accessible parking signage at 84" to bottom of lowest sign from finished grade. Install new concrete-filled steel bollards with blue plastic bollard covers at new sign poles.

2. Repair and/or fill gaps/cracks at sidewalk along front of building along accessible route. Crack is currently 1 ¼" wide and 0.375" deep.

3. Relocate existing fire extinguisher mounted to exterior face of building so that the highest operable part is at 48" a.f.f. max and 27" a.f.f. max to bottom of extinguisher. Provide 30"x48" clear floor space. Patch, repair and paint building surface to match existing.

4. Install new accessible pedestrian route from the Northwest corner of the building to the public sidewalk near the intersection, with longitudinal slope not to exceed 4.5% and cross slope not to exceed 1.5%. To provide a safe pedestrian ADA compliant route, the following modifications are included in the scope of work:

    a. Utilize one (1) parking stall along the front of the building (space just south of the Landscape island) to install a protected pedestrian path.

b. Modify curbing of existing island and install landscaping in new raised island. Extend irrigation as necessary.
c. Install new crosswalk across front drive aisle.
d. Modify the existing landscape island at the north side of the double loaded parking row to provide a raised pedestrian path and curb ramps within a landscape island. Remove existing tree and replace with new trees and landscaping per County requirements. Extend irrigation as necessary.
e. Install new cross walk across the east drive aisle.
f. Utilize one (1) remote parking stall along east side to provide a raised and protected pedestrian path and concrete island. Install (3) three 4" pvc pipes through the new island (parallel to curb line) to maintain the existing drainage pattern.
g. Install new concrete sidewalk path to the north to connect to the public sidewalk near the intersection. Relocate existing trees, landscaping and irrigation as necessary with new sidewalk location per County requirements and as directed by CVS.
h. Remove non-compliant portions of existing perimeter sidewalk (along the front of the building, within the accessible route to the store's entrance). Install new concrete sidewalk with longitudinal slope not to exceed 4.5% and cross slope not to exceed 1.5%.

Sincerely –
ROBERT REID WEDDING ARCHITECTS & PLANNER, AIA, INC
State of Florida Licenses AAC001123 and 00002655

Susan Bradley,
RRW Project Manager
813-879-6996 x 233
susan.bradley@rrw-architects.com

EXISTING LAND COVERAGE DATA
(PER LEE COUNTY RECORD DRAWINGS DOS 2002-00283)

	AREA (SF)	AREA (AC)	PERCENT OF TOTAL AREA
BUILDING	14,145 SF	0.32 AC	19.4%
PAVEMENT / WALKS	43,748 SF	1.00 AC	60.0%
GREEN AREA	15,047 SF	0.35 AC	20.6%
DETENTION AREA	N/A	N/A	N/A
TOTAL	**72,940 SF**	**1.67 AC**	**100%**

PROPOSED LAND COVERAGE DATA

	AREA (SF)	AREA (AC)	PERCENT OF TOTAL AREA
BUILDING	14,145 SF	0.32 AC	19.4%
PAVEMENT / WALKS	44,028 SF	1.01 AC	60.4%
GREEN AREA	14,767 SF	0.34 AC	20.2%
DETENTION AREA	N/A	N/A	N/A
TOTAL	**72,940 SF**	**1.67 AC**	**100%**

PLANT SCHEDULE

CANOPY & UNDERSTORY TREES

KEY	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QTY.
	SABAL PALMETTO / CABBAGE PALM	N/A (EXISTING TREE RELOCATED)	AS INDICATED	1 (RELOCATED)
	QUERCUS VIRGINIANA / LIVE OAK	10' HT X 4' SPD, 2" CAL, 30 GALLON	AS INDICATED	2

EXISTING LAND COVERAGE DATA
(PER LEE COUNTY RECORD DRAWINGS DOS 2002-00283)

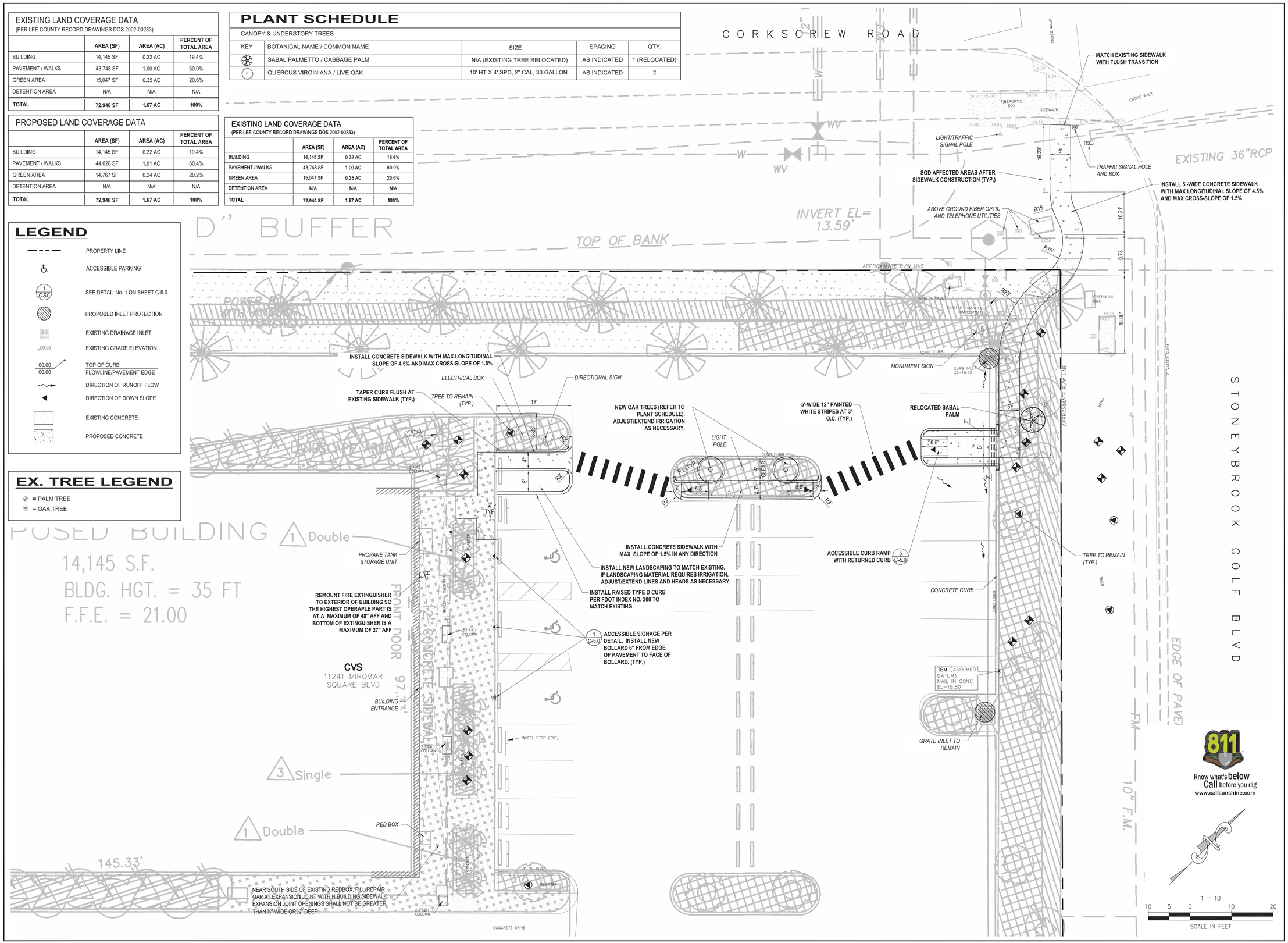
	AREA (SF)	AREA (AC)	PERCENT OF TOTAL AREA
BUILDING	14,145 SF	0.32 AC	19.4%
PAVEMENT / WALKS	43,748 SF	1.00 AC	60.0%
GREEN AREA	15,047 SF	0.35 AC	20.6%
DETENTION AREA	N/A	N/A	N/A
TOTAL	**72,940 SF**	**1.67 AC**	**100%**

LEGEND

- PROPERTY LINE
- ACCESSIBLE PARKING
- 1 C-5.0 — SEE DETAIL No. 1 ON SHEET C-5.0
- PROPOSED INLET PROTECTION
- EXISTING DRAINAGE INLET
- 00.00 — EXISTING GRADE ELEVATION
- 00.00 / 00.00 — TOP OF CURB / FLOWLINE/PAVEMENT EDGE
- DIRECTION OF RUNOFF FLOW
- DIRECTION OF DOWN SLOPE
- EXISTING CONCRETE
- PROPOSED CONCRETE

EX. TREE LEGEND

- = PALM TREE
- = OAK TREE



CVS pharmacy

EXISTING BUILDING

STORE NUMBER: 3281

11241 MIROMAR SQUARE BLVD
ESTERO, LEE COUNTY, FL 33928
PROJECT TYPE: ADA MODIFICATION
DEAL TYPE: SELF DEVELOPMENT

CS PROJECT NUMBER:

ENGINEER:

FORESITE group
FL CA 26115
Foresite Group, Inc.
10150 Highland Manor Dr.
Suite 210
Tampa, FL 33610
o | 813.549.3250
f | 813.621.3580
w | www.fg-inc.net

CONSULTANT:

CLIENT:

Robert Reid Wedding
Architects & Planners, AIA, Inc.
4112 Cypress Street • Tampa, Florida 33607 • 813-879-6996
612 South Military Trail • Deerfield Beach, Florida 33442 • 954-492-9980
Florida License #'s: Architecture/Interior Design: AA-C001123 • Engineering: S0002655

SEAL:

REVISIONS:

DRAWING BY:

DATE: 28 APRIL 2015

JOB NUMBER: 340.007

TITLE:

LANDSCAPE PLAN OVERLAY EXHIBIT

SHEET NUMBER:

EXHIBIT

COMMENTS: