

# Estero Medical Center Public Informational Meeting

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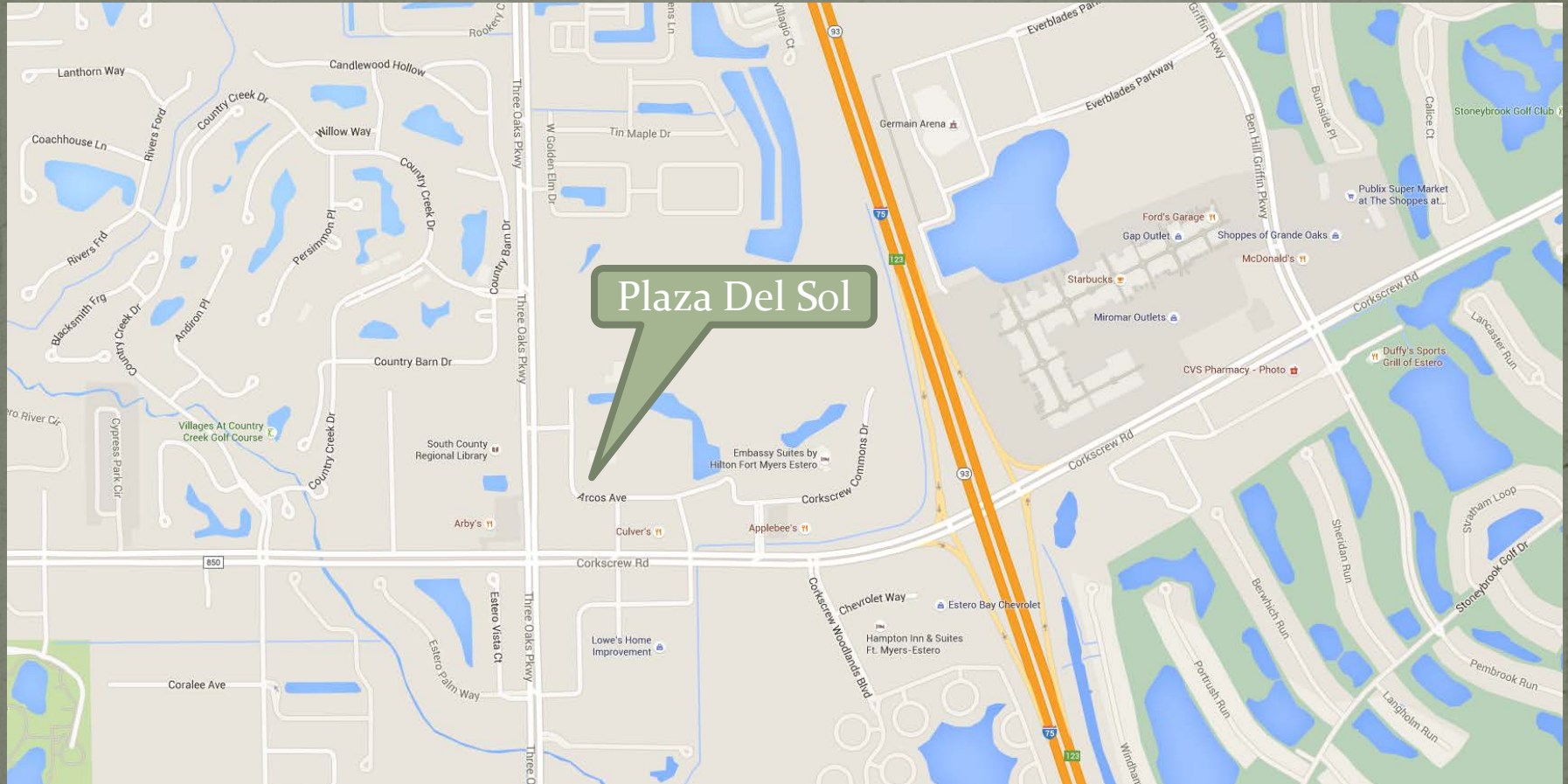
Administrative Deviation  
Lot Split

# Applicant: Estero Medical Center

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Agent: Stacy Ellis Hewitt, AICP  
Banks Engineering

# Area Location Map

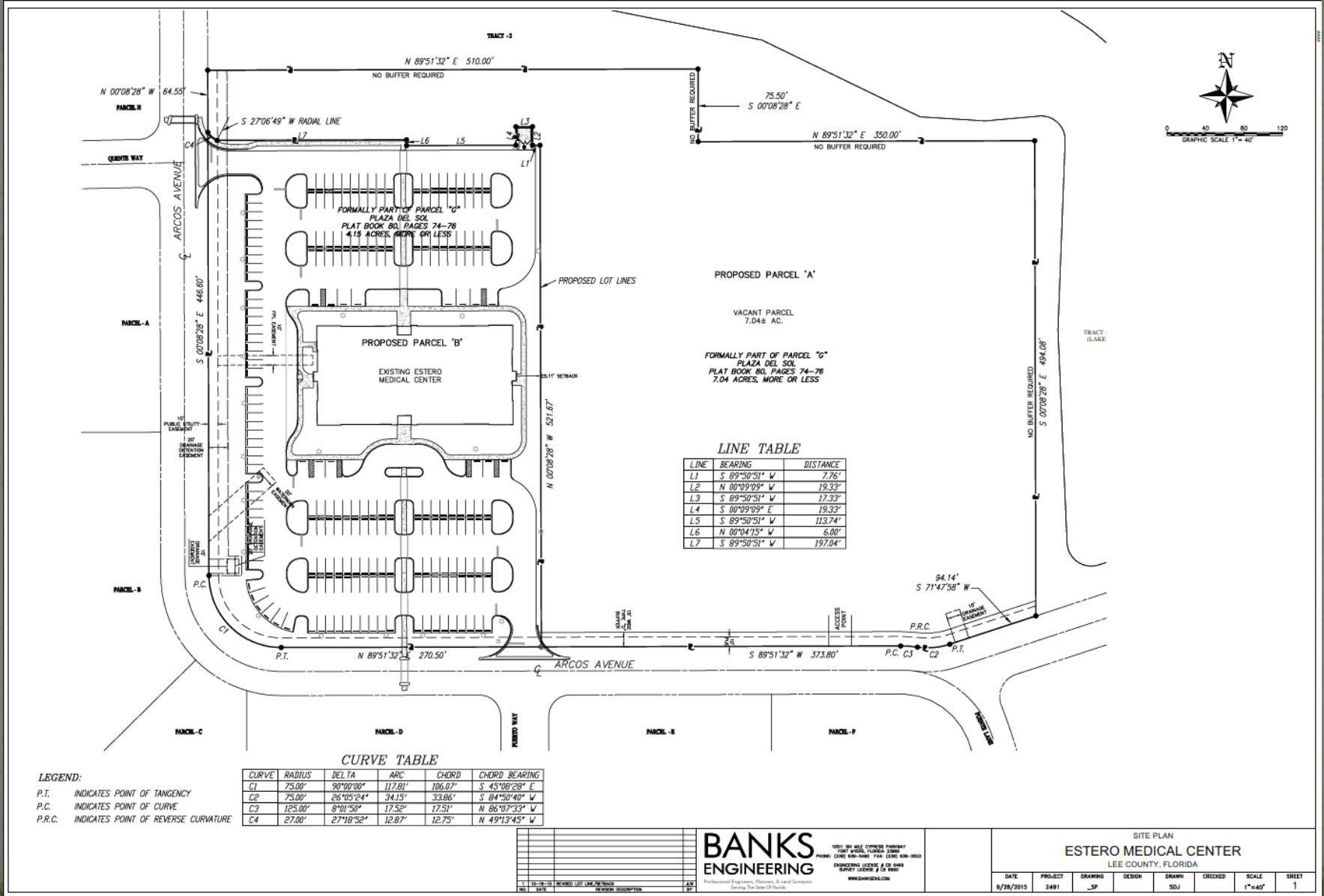


Subdivision at NE corner of Corkscrew Rd. & Three Oaks Pkwy

# Aerial Map



# Lot Split Site Plan



**PROPOSED PARCEL 'A'**  
 VACANT PARCEL  
 7.04± AC.

**PROPOSED PARCEL 'B'**  
 EXISTING ESTERO  
 MEDICAL CENTER

**FORMALLY PART OF PARCEL 'G'**  
 PLAZA DEL SOL  
 PLAT BOOK 80, PAGES 74-76  
 4.15 ACRES, MORE OR LESS

**FORMALLY PART OF PARCEL 'G'**  
 PLAZA DEL SOL  
 PLAT BOOK 80, PAGES 74-76  
 7.04 ACRES, MORE OR LESS

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 89°50'51" W	7.76'
L2	N 00°09'09" W	19.33'
L3	S 89°50'51" W	17.33'
L4	S 00°09'09" E	19.33'
L5	S 89°50'51" W	113.74'
L6	N 00°04'13" W	6.00'
L7	S 89°50'51" W	197.04'

**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	75.00'	90°00'00"	117.81'	106.07'	S 43°08'28" E
C2	75.00'	26°03'24"	34.15'	33.86'	S 84°50'40" W
C3	125.00'	8°01'58"	17.52'	17.51'	N 86°07'33" W
C4	27.00'	27°18'52"	12.87'	12.75'	N 49°13'45" W

**LEGEND:**  
 P.T. INDICATES POINT OF TANGENCY  
 P.C. INDICATES POINT OF CURVE  
 P.R.C. INDICATES POINT OF REVERSE CURVATURE

NO.	DATE	REVISION	BY	DESCRIPTION
1	10/18/15	REVISED LOT LINES	AN	

**BANKS ENGINEERING**  
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 Serving The South-Central Region

10811 BE WILEY CORNER PARKWAY  
 TAMPA, FLORIDA 33618  
 PHONE (813) 839-8880 FAX (813) 839-3933  
 ENGINEERING LICENSE #12,849  
 SURVEY LICENSE #11,890  
 WWW.BANKSINC.COM

SITE PLAN						
ESTERO MEDICAL CENTER						
LEE COUNTY, FLORIDA						
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE
1/28/2015	2481	_SP		SJU		1"=40'
						SHEET 1

# Scrivener's Error

## Setbacks for Buildings

Private Interior Street, Minimum: 20 feet

Side: Minimum of 0 feet, maximum of 5 feet

### Street Setback:

(Corkscrew Road): Maximum of 45 feet  
(Three Oaks Parkway): Maximum of 50 feet

Rear: Minimum of 20 feet  
Water Body: Minimum of 25 feet  
Maximum Lot Coverage: 40%  
Maximum Building Height: 35 feet or two (2) stories

Maximum total building gross square footage of 230,000 square feet for entire development.

Maximum gross building square footage per parcel:

Parcel 'A': 8,100 square feet  
Parcel 'B': 8,000 square feet  
Parcel 'C': 21,200 square feet  
Parcel 'D': 18,000 square feet  
Parcel 'E': 18,000 square feet  
Parcel 'F': 18,000 square feet  
Anchor Parcel 'G': 130,000 square feet  
Parcel 'H': 8,700 square feet

3. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order.
4. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function, as well as all other Lee Plan provisions.
5. Prior to local development order approval, the landscape plans must be consistent with the document entitled "Plaza Del Sol Design Guidelines" attached as Exhibit "D" and the Land Development Code.
6. Blasting is not an approved activity as part of this approved planned development. Blasting must be approved through an amendment of this planned development that goes through the public hearing process.

## SECTION C. DEVIATIONS:

Deviation 1 requests relief from Section 10-329(d)(1)(a)(3) of the Land Development Code which requires water retention setbacks to be a minimum of 50 feet from any private property line under separate ownership to allow a setback of 25 feet. This deviation is **APPROVED**.

## Setbacks

### Buildings

Private Interior Street Minimum of 20 feet

Side: Minimum of 0 feet, maximum of 5 feet

### Streets

(Corkscrew Road): Maximum of 45 feet  
(Three Oaks Parkway): Maximum of 50 feet

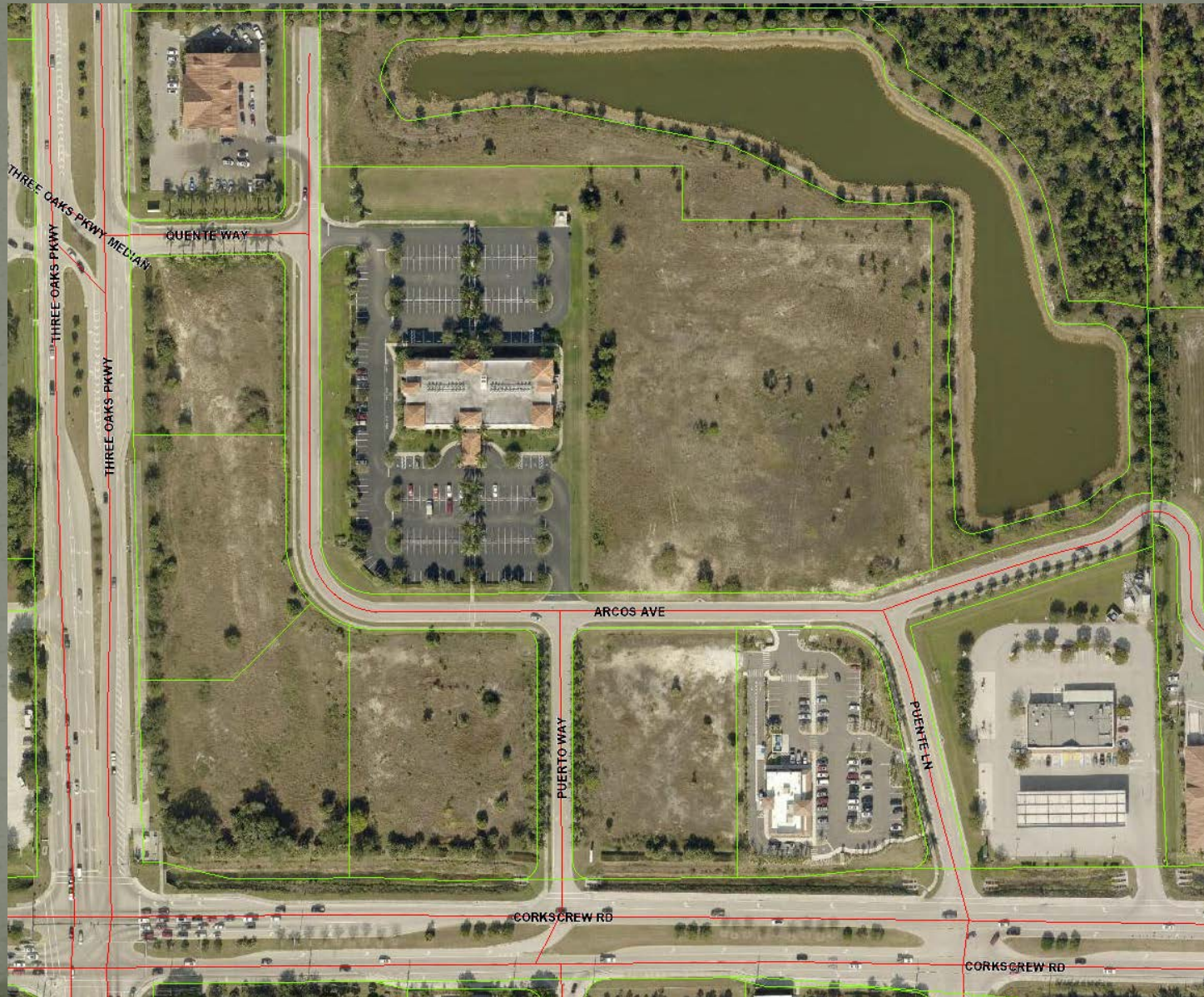
Rear Setback: Minimum of 20 feet  
Water Body: Minimum of 25 feet

Maximum Lot Coverage: 40%

Maximum Building Height: 35 feet or two (2) stories

3. Traffic: Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the LDC may be required to obtain a local development order.
4. Lee Plan Allocation: Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function, as well as all other Lee Plan provisions.
5. Design Guidelines: Prior to local development order approval, the landscape plans must be consistent with the document entitled "Plaza Del Sol Design Guidelines," attached as Exhibit "D," and the LDC.
6. No Blasting: Development blasting is not an approved activity as part of this approved planned development. Development blasting must be approved through an amendment of this planned development that goes through the public hearing process.
7. Public Water and Sewer Hook-up Required: The subject property must connect to public potable water and public sanitary sewer service. At time of local development order, the developer must demonstrate there is adequate water and sewer capacity to handle the proposed level of development.
8. Accessory Uses: Within the Commercial Planned Development, accessory uses must be located on the same tract, parcel or outparcel where a principal use is located. Accessory uses must be incidental and subordinate to the principal use of the tract, parcel or outparcel.

# Aerial Map



# Administrative Deviation

Section 33-57 states in part, “Administrative deviations to a planned development may be allowed subject to a meeting within the Estero Planning Community in accord with section 33-54(b).”

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The request is consistent with the administrative deviation requirements contained in LDC Section 10-104(b).