



VILLAGE OF ESTERO ZONING STAFF REPORT

CASE TYPE: ADMINISTRATIVE AMENDMENT
CASE NUMBER: ADD 2015-E002
CASE NAME: ESTERO LOCK UP STORAGE
PLANNING & ZONING BOARD DATE: DECEMBER 15, 2015

REQUEST AND STAFF RECOMMENDATION

The applicant is requesting a deviation to remove the 8 foot wall from the Type "C" buffer located on the west property line of the storage facility on US 41 as shown on the Master Concept Plan for Zoning Resolution Z-06-075. For the reasons outlined in this report, staff recommends approval of the request.

APPLICATION SUMMARY

Applicant: Lock Up Estero, LLC (Larry J. Smith)

Request: There is one deviation requested:

- Deviation to remove the 8 foot high wall from the Type "C" buffer defined in LDC Section 10-416(d) (also LDC Section 33-351).

Location: The property is located at 22776 South Tamiami Trail (US 41). The applicant indicates the STRAP numbers are 04-47-25-E4-39000.0002 and 04-47-25-E3-39000.0001

PUBLIC MEETINGS

This action is necessitated by an application to amend an active Development Order (DOS2008-00078) which was approved on October 7, 2009 and is valid until October 7, 2017. The applicant has conducted public meetings with the EDRC and a Public Hearing was held at the Design Review Board (DRB) on October 14, 2015. The DRB, at that meeting, approved the Development Order amendment including the modification to the BSU easement, the architectural design with the painting of the visible storage unit doors the same color as the building, and the monument sign but referred the matter of the wall removal and buffer modifications to the Planning and Zoning Board with the DRB providing a "strong recommendation" for approval. This matter was deemed a zoning issue since the buffer was shown on the approved Master Concept Plan in the approved Zoning Resolution Z-06-075.

STAFF ANALYSIS

The subject property is located on the west side of US 41 south of Fountain Lakes Boulevard. The project has direct access to US 41 and provides a stub out for access to the vacant parcel to the north (formerly the sales office for Fountain Lakes). The subject property is bounded by US 41 on the east, a vacant parcel zoned AG-2 on the north, Fountain Lakes' single family homes on the northwest and a Marsh Landing preserve area on the southwest, and Marsh Landing Boulevard on the south. The project is comprised of three tracts; Unit/Lot 1 (approximately 0.96 acre) which is to be improved with buffers and prepared for future building development; Unit/Lot

2 (approximately 2.43 acres) which is the Estero Lock Up Storage facility site; and Unit/Lot 3 (approximately 7.18 acres) which is dedicated open space for the development and has been preserved as a conservation area. The original Development Order was approved for the construction of a 116,000 square foot three story storage building and 8,100 square feet of roofed storage with open sides with a Type "C" buffer (5 trees and 18 shrubs per 100 lineal feet) with an 8 foot high wall located 10 feet from the west property line to screen to open sided roofed storage building from the single family homes in Fountain Lakes to the west. In addition, the approval included the dedication of the 7.16 acres for conservation which serves as the code required indigenous preserve and open space pursuant to the zoning resolution (an additional 0.34 acres of open space is provided on lots 1 & 2 per the resolution).

The applicant's Development Order (DO) amendment proposes to reduce the size of the three story storage building to 78,606 square feet and change the open sided roofed storage structure to a 10,080 square foot fully enclosed building with the same architectural appearance as the three story building. In addition, the amendment addresses the requirement imposed by Bonita Springs Utilities (BSU) that this project connect its sanitary sewer lines to the existing BSU service lines in Fountain Lakes which requires a 15 foot wide easement along a portion of the western boundary of the project. The 8 foot buffer wall cannot be constructed in the easement and construction of the wall proximate to the easement could impede access to the sanitary sewer lines for maintenance and repair. Now that there is not the need to screen an open building and there is an architectural building wall to screen the development from the adjacent property, there is no need for a second wall. Rather than having a buffer wall located 10 feet from the property line with the rear wall of the one story building behind it set back 20 feet from the property line, the new proposal shows the building wall located 28 feet from the property line with more green area (28 feet rather than 10 feet as exposed to Fountain Lakes in the approved DO), additional plantings (45 trees and 173 shrubs provided instead of 39 trees and the 133 shrubs required in the Type "C" buffer), and the wall proposed will be an architecturally compliant building feature rather than the standard masonry wall in a Type "C" buffer.

In summary, staff finds that eliminating the specified buffer wall requirement and approving the architectural building wall with enhanced buffer plantings and the increased building setback to 28 feet is a better alternative. As previously noted, the Design Review Board strongly recommended this alternative.

Recommendation:

Staff recommends the approval of the removal of the wall from the Type "C" buffer as specified in LDC Section 10-416(d) and shown on the Master Concept Plan in Zoning Resolution Z-06-075 with the conditions in the draft Resolution attached to this staff report.

46 **WHEREAS**, the applicant desires to be allowed to remove the 8 foot wall
47 requirement from the Type “C” buffer shown on the Master Concept Plan; and

48
49 **WHEREAS**, the Design Review Board approved the Development Order
50 amendment on October 14, 2015 and recommended that the Planning and Zoning Board
51 approve the request for removal of the buffer wall ; and

52
53 **WHEREAS**, under the provisions of Ordinance 2015-01 of the Village of Estero,
54 the Planning and Zoning Board has been delegated the authority to make determinations
55 with respect to all applications for administrative actions; and

56
57 **WHEREAS**, the following findings of fact are offered:

- 58
59 1. The proposed deviation to remove the buffer wall with the provision of
60 added buffer plantings and the use of the architectural building wall as
61 a project screen wall rather than an 8 foot high wall to screen an open
62 storage structure does not increase density or intensity within the
63 development; and
64
65 2. The proposed deviation meets the applicable LDC standards; and.
66
67 3. The Planning and Zoning Board has taken this action at a duly
68 constituted public hearing after due public notice.
69

70 **NOW, THEREFORE, IT IS HEREBY DETERMINED** that the application for
71 administrative approval for the removal of the 8 foot high wall in the Type “C” buffer as
72 shown on the Master Concept Plan in Zoning Resolution Z-08-075 is APPROVED,
73 subject to the following conditions:

- 74
75 1. The terms and conditions of the original Zoning Resolution Z-08-075 and
76 administrative amendment ADD2008-00133 except as modified by the deviation
77 remain in full force.
78
79 2. The deviation for removal of the 8 foot high buffer wall is approved, provided the
80 site layout is in substantial compliance with the attached Site Plan and West
81 Property Plan Sheet No. 4 of 14 stamped by the Engineer on 11/25/2015 marked
82 Exhibit “B” and the buffer planting is in substantial compliance with the Planting
83 Plan Sheet No. PL 1 and Planting Details & Notes Sheet No. PL 2, both Revision
84 No. 4 dated 11/24/2015, stamped by the Landscape Architect on 11/30/2015
85 marked Exhibit “C”.
86
87 3. Architectural details for all structures must be in compliance with the plans
88 approved by the Design Review Board at the public hearing on 10/14/2015.
89
90 4. If it is determined that inaccurate or misleading information was provided to staff
91 or the Planning and Zoning Board or if this decision does not comply with the

LDC when rendered, then, at any time, the Planning and Zoning Board may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.

PASSED AND DULY ADOPTED this 15th day of December, 2015.

**VILLAGE OF ESTERO, FLORIDA
PLANNING AND ZONING BOARD**

Roger Strelow, Chairman

Attest:

By: _____
Kathy Hall, MMC, Village Clerk

Reviewed for legal sufficiency

By: _____
Nancy Stroud, Esq.

Vote:

Roger Strelow	Yes ___	No ___
Ryan Binkowski	Yes ___	No ___
David Crawford	Yes ___	No ___
Ned Dewhirst	Yes ___	No ___
Marlene Naratil	Yes ___	No ___
Jeff Maas	Yes ___	No ___
Scotty Wood	Yes ___	No ___

Exhibits

- A. Legal Description
- B. Site Plan and West Property Plan Sheet No. 4 of 14
- C. Planting Plan Sheet No. PL 1 and Planting Details & Notes Sheet No. PL 2

Stewart-Washburn & Co., Inc.
1816 Park Forest Trail - Schaumburg, Illinois 60196
Phone: 630/232-0044 - FAX: 630/232-0041

PROJECT NO. 1555
SCALE: 1"=20'
DATE: 02/12/19
DRAWN BY: JAT
ISSUED: 02/23/19

The Lockup Self Storage
Trenton, Illinois
Erickson, Parkers

REVISIONS	DATE	BY	DESCRIPTION
1	02/23/19	JAT	ISSUED FOR PERMIT
2	02/23/19	JAT	ISSUED FOR PERMIT
3	02/23/19	JAT	ISSUED FOR PERMIT
4	02/23/19	JAT	ISSUED FOR PERMIT
5	02/23/19	JAT	ISSUED FOR PERMIT
6	02/23/19	JAT	ISSUED FOR PERMIT
7	02/23/19	JAT	ISSUED FOR PERMIT
8	02/23/19	JAT	ISSUED FOR PERMIT
9	02/23/19	JAT	ISSUED FOR PERMIT
10	02/23/19	JAT	ISSUED FOR PERMIT

SHEET NO. PL 1

LANDSCAPE CALCULATIONS

1. TOTAL PLANTING AREA: 10,000 SQ. FT.
2. PLANTING DENSITY: 1 PLANT PER 100 SQ. FT.
3. TOTAL PLANTS: 100 PLANTS
4. PLANTING SCHEDULE: SEE PLANT SCHEDULE
5. PLANTING COST: \$10,000
6. PLANTING MAINTENANCE: \$1,000
7. PLANTING TOTAL: \$11,000
8. PLANTING PERCENTAGE: 11%
9. PLANTING PER FOOTPRINT: 1 PLANT PER 100 SQ. FT.
10. PLANTING PER PERCENT: 11%
11. PLANTING PER FOOTPRINT PERCENT: 11%
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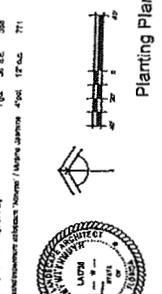
- PERMITS & REGULATIONS**
1. ILLINOIS PLANTING ACT: 100 PLANTS PER 100 SQ. FT.
 2. ILLINOIS PLANTING ACT: 100 PLANTS PER 100 SQ. FT.
 3. ILLINOIS PLANTING ACT: 100 PLANTS PER 100 SQ. FT.
 4. ILLINOIS PLANTING ACT: 100 PLANTS PER 100 SQ. FT.
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 18. ILLINOIS PLANTING ACT: 100 PLANTS PER 100 SQ. FT.
 19. ILLINOIS PLANTING ACT: 100 PLANTS PER 100 SQ. FT.
 20. ILLINOIS PLANTING ACT: 100 PLANTS PER 100 SQ. FT.

PLANT SCHEDULE

PLANT	QUANTITY	SIZE	PRICE	TOTAL
1	100	12"	\$100	\$10,000
2	100	12"	\$100	\$10,000
3	100	12"	\$100	\$10,000
4	100	12"	\$100	\$10,000
5	100	12"	\$100	\$10,000
6	100	12"	\$100	\$10,000
7	100	12"	\$100	\$10,000
8	100	12"	\$100	\$10,000
9	100	12"	\$100	\$10,000
10	100	12"	\$100	\$10,000

PLANT SCHEDULE

PLANT	QUANTITY	SIZE	PRICE	TOTAL
11	100	12"	\$100	\$10,000
12	100	12"	\$100	\$10,000
13	100	12"	\$100	\$10,000
14	100	12"	\$100	\$10,000
15	100	12"	\$100	\$10,000
16	100	12"	\$100	\$10,000
17	100	12"	\$100	\$10,000
18	100	12"	\$100	\$10,000
19	100	12"	\$100	\$10,000
20	100	12"	\$100	\$10,000



INDICATES PLANT LOCATIONS
INDICATES PLANT MATERIALS

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INDICATES PLANT MATERIALS

PLANT SCHEDULE

PLANT	QUANTITY	SIZE	PRICE	TOTAL
21	100	12"	\$100	\$10,000
22	100	12"	\$100	\$10,000
23	100	12"	\$100	\$10,000
24	100	12"	\$100	\$10,000
25	100	12"	\$100	\$10,000
26	100	12"	\$100	\$10,000
27	100	12"	\$100	\$10,000
28	100	12"	\$100	\$10,000
29	100	12"	\$100	\$10,000
30	100	12"	\$100	\$10,000

PLANT SCHEDULE

PLANT	QUANTITY	SIZE	PRICE	TOTAL
31	100	12"	\$100	\$10,000
32	100	12"	\$100	\$10,000
33	100	12"	\$100	\$10,000
34	100	12"	\$100	\$10,000
35	100	12"	\$100	\$10,000
36	100	12"	\$100	\$10,000
37	100	12"	\$100	\$10,000
38	100	12"	\$100	\$10,000
39	100	12"	\$100	\$10,000
40	100	12"	\$100	\$10,000

PLANT SCHEDULE

PLANT	QUANTITY	SIZE	PRICE	TOTAL
41	100	12"	\$100	\$10,000
42	100	12"	\$100	\$10,000
43	100	12"	\$100	\$10,000
44	100	12"	\$100	\$10,000
45	100	12"	\$100	\$10,000
46	100	12"	\$100	\$10,000
47	100	12"	\$100	\$10,000
48	100	12"	\$100	\$10,000
49	100	12"	\$100	\$10,000
50	100	12"	\$100	\$10,000

PLANT SCHEDULE

PLANT	QUANTITY	SIZE	PRICE	TOTAL
51	100	12"	\$100	\$10,000
52	100	12"	\$100	\$10,000
53	100	12"	\$100	\$10,000
54	100	12"	\$100	\$10,000
55	100	12"	\$100	\$10,000
56	100	12"	\$100	\$10,000
57	100	12"	\$100	\$10,000
58	100	12"	\$100	\$10,000
59	100	12"	\$100	\$10,000
60	100	12"	\$100	\$10,000

PLANT SCHEDULE

PLANT	QUANTITY	SIZE	PRICE	TOTAL
61	100	12"	\$100	\$10,000
62	100	12"	\$100	\$10,000
63	100	12"	\$100	\$10,000
64	100	12"	\$100	\$10,000
65	100	12"	\$100	\$10,000
66	100	12"	\$100	\$10,000
67	100	12"	\$100	\$10,000
68	100	12"	\$100	\$10,000
69	100	12"	\$100	\$10,000
70	100	12"	\$100	\$10,000

PLANT SCHEDULE

PLANT	QUANTITY	SIZE	PRICE	TOTAL
71	100	12"	\$100	\$10,000
72	100	12"	\$100	\$10,000
73	100	12"	\$100	\$10,000
74	100	12"	\$100	\$10,000
75	100	12"	\$100	\$10,000
76	100	12"	\$100	\$10,000
77	100	12"	\$100	\$10,000
78	100	12"	\$100	\$10,000
79	100	12"	\$100	\$10,000
80	100	12"	\$100	\$10,000

STEWART-WASHBURN & CO., INC.
1816 PARK FOREST TRAIL - SCHAMBURG, ILLINOIS 60196
PHONE: 630/232-0044 - FAX: 630/232-0041

EXHIBIT "C"

