



APPLICATION REQUEST FOR PLANNING AND ZONING
BOARD PUBLIC INFORMATIONAL MEETING
IN THE VILLAGE OF ESTERO
[LDC Section 33-54]

REQUEST IS FOR: Public Informational Meeting pursuant to LDC Section 33-54 (a) & (b)

1. Applicant/Project Name: Meadows of Estero
2. Address: 21516 Baccarat Lane Estero, FL 33928
3. Strap Number: 33-46-25-E4-27000-00CE
4. Application Number: _____

5. Type of Application (check appropriate type(s)):

- | | |
|--|---|
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Planned Development Zoning |
| <input type="checkbox"/> Planned Development –Amendment or Final Plan Approved | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Conventional Rezoning | <input type="checkbox"/> Special Exception |
| <input type="checkbox"/> Plat | <input type="checkbox"/> Vacation |
| <input checked="" type="checkbox"/> Other: <u>Sign Setback Deviations to Planned Development</u>
<u>(Z-98-29)</u> | |

(Specify)

6. Project Description (Brief description of project and need for application.)

Meadows of Estero (Z-98-29) seeks to relocate & update its community signage, add columns & stationary gates to its entrances. A variance from LDC Section 30-152(2)(a)1i sign setbacks is sought for three signs (see attached plans). An existing monument sign is located in the median at Lansing Loop. The existing sign will be demolished & replaced with the proposed monument sign per the attached plans. The proposed sign is shifted a few feet back from the existing sign to increase the visibility for turning onto Pelican Sound Dr. The Lansing Loop sign is located on River Ridge CDD property & the association has permission from the CDD to have the sign in the median (affidavit of authorization is in hand).

At Baccarat Lane, there is an existing wall structure with signage on it. An existing addendum (ADD2005-00157) for a 5' sign variance exists for this particular sign. The "Meadows of Estero" lettering will be removed from this wall & a monument sign added in the median (shown on the plans). A deviation to place the sign 2' from the property line is sought.

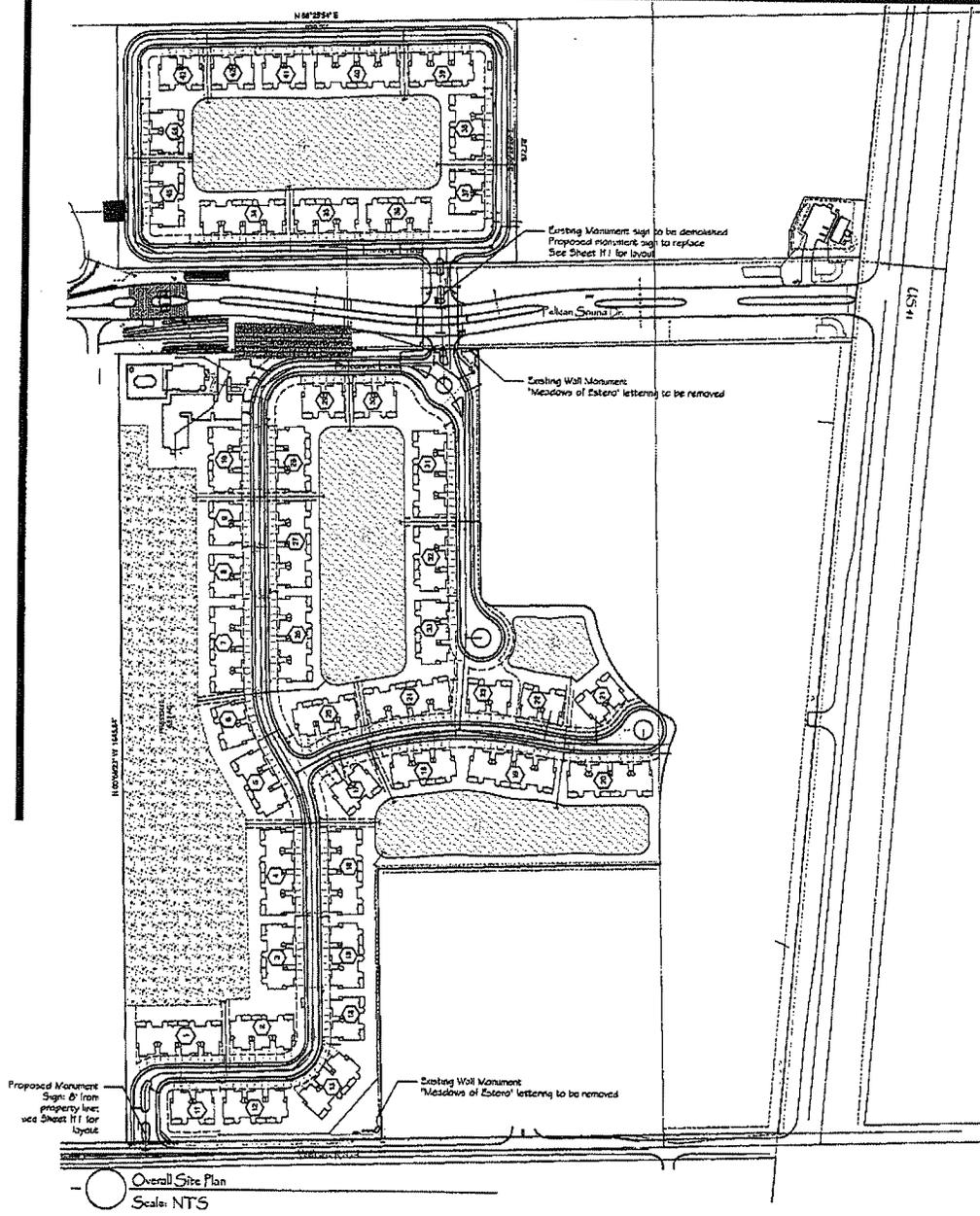
An existing pole mounted sign is located at the Williams Road entry. The pole sign will be removed & a monument sign proposed per the plans. A deviation to place the sign 8' from the property line is sought.

The community also seeks to update the planned development to show the column locations & stationary gates.

7. Application shall be accompanied by an electronic copy of the site plans drawn to scale, illustrating a detailed overview of the project. The plans shall define what is being requested and the deviation or change from the permitted and/or existing conditions.

Signature

Date January 6, 2016



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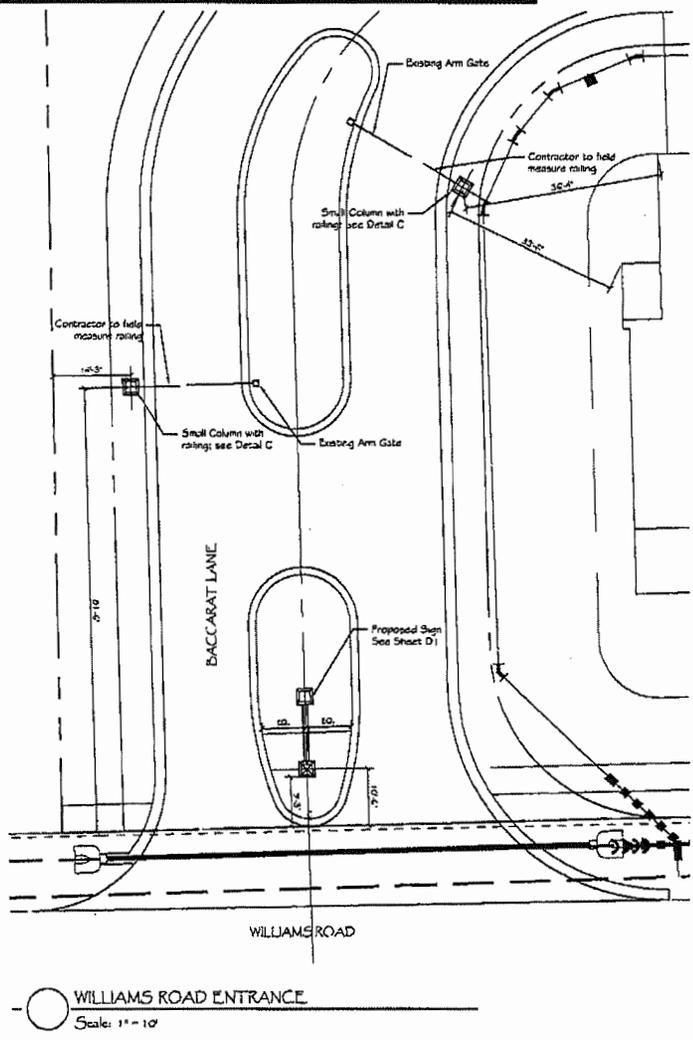
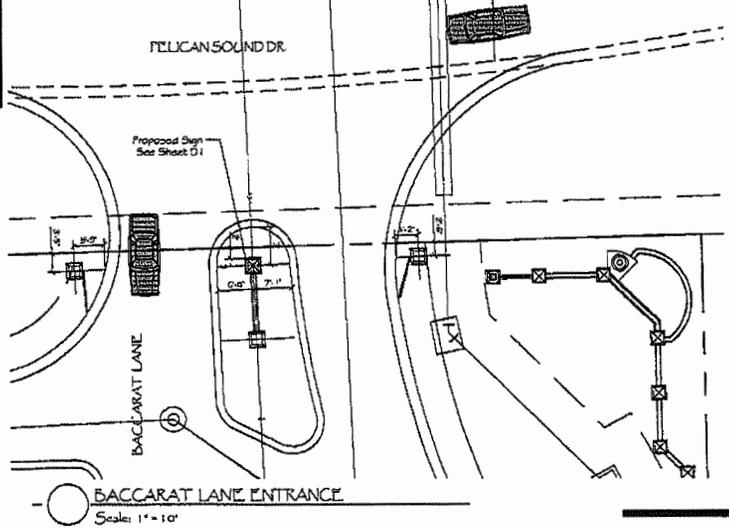
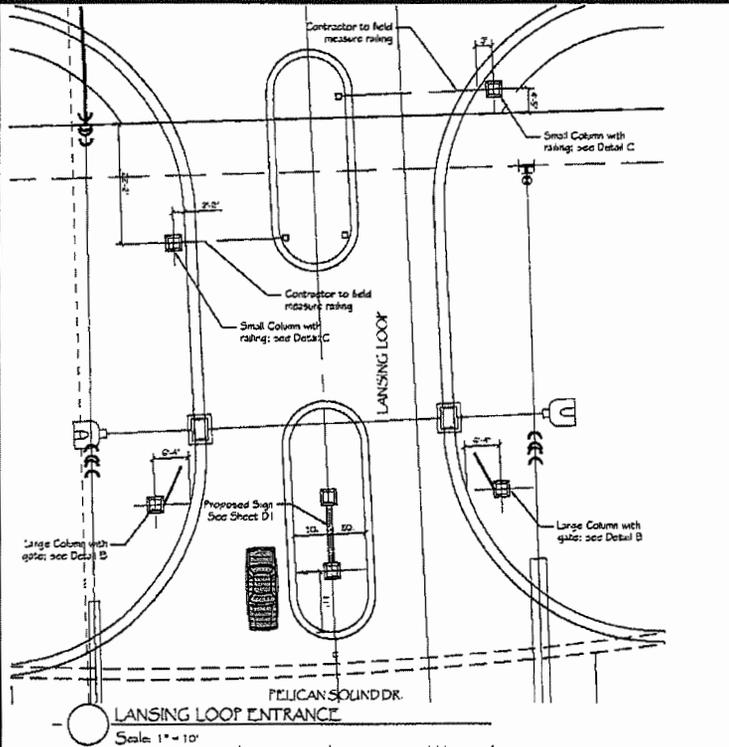
client:

ST. LUCAS COUNTY, FLORIDA
 Project Site of Dr.
MEADOWS OF ESTERO



Overall Plan

sheet number:
Overall



- ### Notes
1. All construction shall comply with the Americans with Disabilities Act (ADA) and the Florida Accessibility Code for Building Construction (FACBC), Latest Edition.
 2. The contractor shall notify the owner and contact all utility companies for locations of existing utilities in the area a minimum of 72 hours prior to commencing construction. Contractor shall determine if utilities other than those shown on these plans exist. The contractor shall notify the appropriate agency a minimum of 72 hours prior to all inspections.
 3. The location of existing utilities, sewerage, vegetation and other improvements are approximate only, the exact sizes, elevations and locations shall be verified by the contractor in the field prior to commencing construction or grading in-place. Contractor shall notify landscape architect and owner of any discrepancies prior to construction.
 4. Contractor to utilize designated construction entrances for employees and delivery of materials.
 5. The contractor shall be responsible for obtaining any clearing, dewatering, tree removal or vegetation removal permits required for this project.
 6. Contractor shall verify all dimensions and elevations prior to commencement of construction. Any field elevation shall be immediately reported to the landscape architect and owner's representative.
 7. Underground contractor shall remove the work area and width of trenches to avoid encroachment of natural vegetation. Extreme care to protect the roots of trees to remain, when the trench is filled with backfill, restore all trenches by hand, spot the trench only where utilities can be installed immediately. Fresh rippled roots clearly and backfill as soon as possible. Spot from trenches shall be placed only on previously cleared areas or as directed by the owner. Contractor shall not remove or disturb any trees and/or shrubs without prior approval by owner and/or landscape architect.
 8. Installation of subsurface construction, including but not limited to water and irrigation lines, sewer lines, public utilities and storm drainage is required prior to completion of subgrade.
 9. The contractor shall coordinate with the owner's representative in regards to the location, size and quantity of all conduits for utilities, irrigation, lighting and other improvements prior to construction of subgrade.
 10. Curbing and concrete shall extend 5' beyond the edge of pavement, back of curb and/or sidewalk at each end and ends shall be sealed and detailed with matching type.
 11. The contractor is required to adjust all existing and proposed utility boxes, gates and other improvements as required to match the final grade.
 12. The contractor shall remove all unsuitable material encountered from the areas prior to placement of fill, and such material shall be stockpiled or removed as directed by owner.
 13. Prior to commencement of construction activity, appropriate erosion control devices shall be installed to control and reduce soil erosion and sediment transport outside the limits of this project. The contractor shall maintain these devices throughout the duration of construction. All devices shall remain in place until the surrounding areas are established.
 14. Driveway construction, when appropriate, shall be covered with steel plates, 1/4" or approved equal to prevent damage and all open facing iron steel.
 15. The locations of proposed drainage structures and utility lines may be field adjusted to preserve existing vegetation as approved by the landscape architect.
 16. Contractor to verify plan dimensions and field conditions are consistent. Any discrepancies shall be reported to RSM Design, Inc.
 17. Contractor to verify existing grade elevations before construction. Any discrepancies other be reported to RSM Design, Inc.
 18. Licensed electrician to add or adjust existing existing in landscape situation or integrated night lighting & aesthetic landscape lighting will be installed.
 19. Any inconsistencies with these plans needs to be reported to RSM Design, Inc. if the owner.
 20. Contractor will verify existing has the most up to date plans and the plans have been approved & accepted by the owner before construction.
 21. Contractor shall coordinate with utilities to assure proper depth & proper contact of utilities.
 22. Contractor to obtain necessary permits with local & county government for construction.
 23. All installed planter areas to receive utilities for irrigation and landscape lighting. Stone sizes are to be 2" diam larger than actual pipe size.

Prepared by: RSM Design, Inc.
 2009-10-15 10:00 AM
 2009-10-15 10:00 AM

rsm design inc.
 landscape architecture

client:

MEADOWS OF ESTERO
 Pelican Sound Dr.

ESTERO, FL COUNTY: FLORIDA

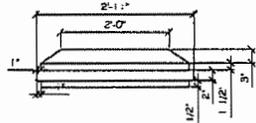
Scale: 1" = 10'

North

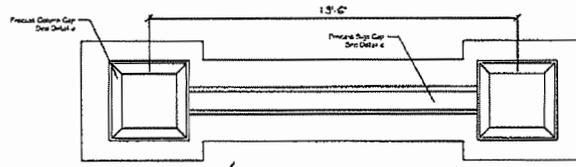
Main Entry Details

www.calsunshine.com

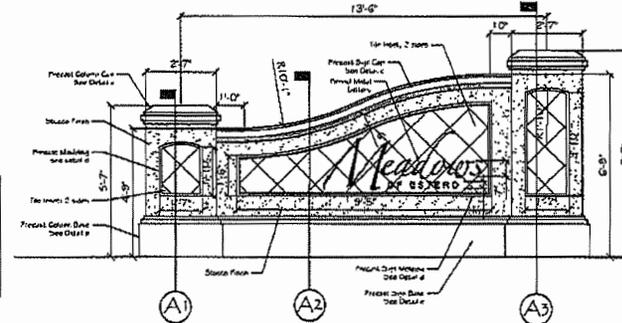




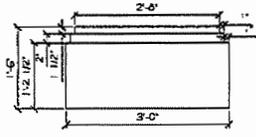
a. Precast Column Cap



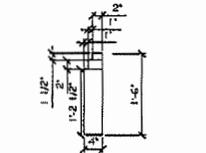
Entry Sign Plan View



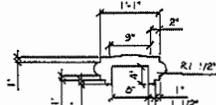
Entry Sign Elevation



b. Precast Column Base



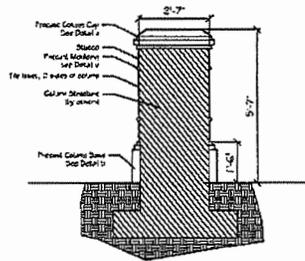
c. Precast Sign Base



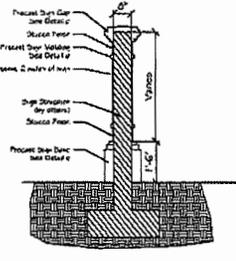
c. Precast Sign Cap



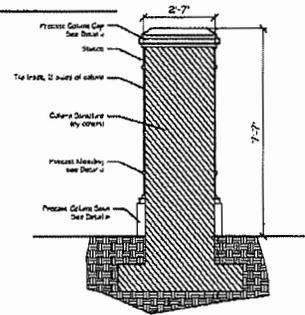
d. Precast Molding



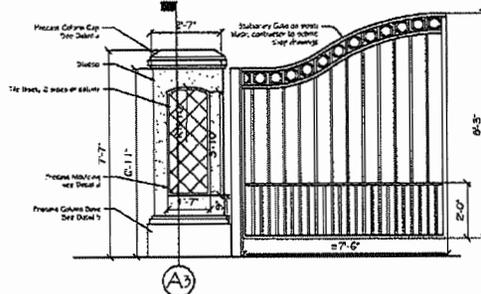
A1. Small Sign Column Section



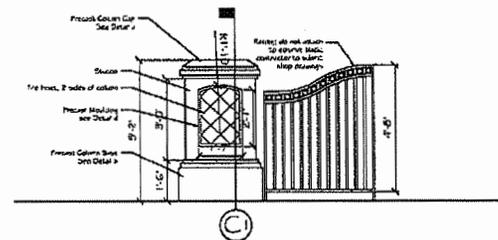
A2. Sign Section



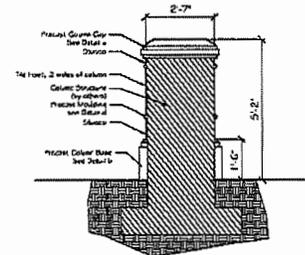
A3. Large Sign Column Section



B Freestanding Large Column & Gate



C Freestanding Small Column & Railing



C1. Small Freestanding Column Section

MEADOWS OF ESTERO MATERIAL LIST	
Material	Specification
Shingles	Timberline
Trusses	Johnson Systems Trussing #1/2C
Steel Tie Sheet w/rod	Gal. Tie, Granite, Aluminum Black, #371, 1/2 x 1/2, 1/2 x 1/2, 1/2 x 1/2
Large Column Tie (3/4 inch wide)	Gal. Tie, Granite, Aluminum Black, #371, 1/2 x 1/2, 1/2 x 1/2, 1/2 x 1/2
Small Column Tie (3/4 inch wide)	Gal. Tie, Granite, Aluminum Black, #371, 1/2 x 1/2, 1/2 x 1/2, 1/2 x 1/2
Panel	Quartzite Gold, Landscape architect to approve
Sign	Landscape architect to approve color choice

rsm design inc.
 landscape architecture
 1000 S. US HWY 1
 Suite 100
 Fort Myers, FL 33901
 Phone: 813.939.8800
 Fax: 813.939.8801
 Email: info@rsmdesign.com

client: _____
 MEADOWS OF ESTERO
 Project: Meadows of Estero
 Date: 1/20/10

sheet: 102 - 107
 Sign Details
 sheet number: D1