



8111 BROADWAY E.

(OLD ESTERO POST OFFICE)



# AREA LOCATION MAP





# SOUTH ELEVATION



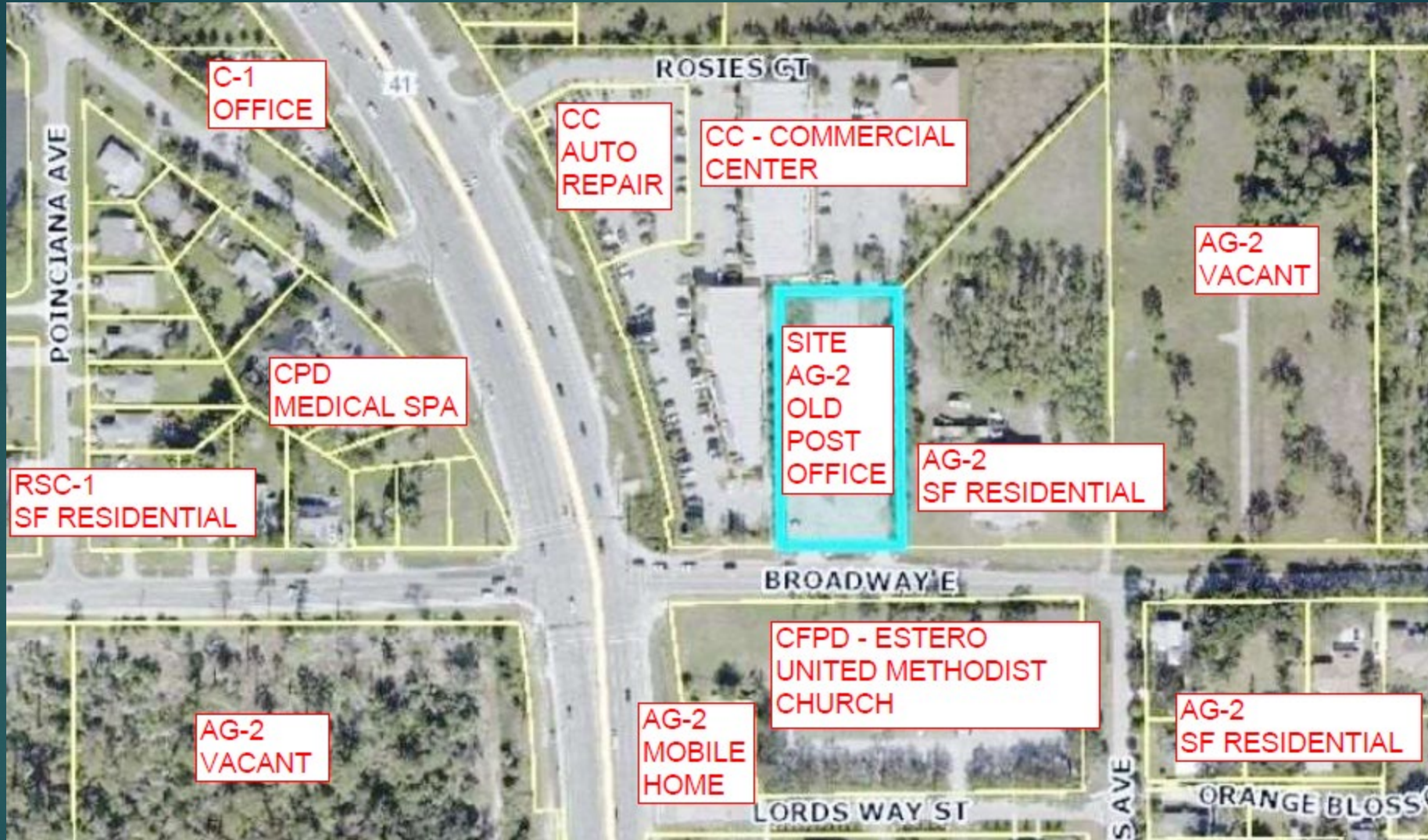


# WEST ELEVATION





# EXISTING ZONING AND CURRENT USES





## Schedule of Uses

Accessory Uses and Structures

Administrative Offices

Animals: Clinic Only

ATM

Automotive Repair and Service, Group I

Auto Parts Store

Banks and Financial Establishments, Groups I and II

Boat Parts Store

Broadcast Studio, Commercial Radio and Television

Building Material Sales

Business Services, Groups I and II

Cleaning and Maintenance Services

Clothing Stores, General

Clubs, Commercial, Fraternal, Private

Consumption on Premises

Contractors and Builders, Groups I and II

Cultural Facilities

Day Care Center, Adult, Child

Department Store

Drive-thru Facility

Drugstore, Pharmacy

Emergency Operations Center

EMS, Fire, or Sheriff's Station

Essential Services

Essential Service Facilities, Group I

Fences, Walls



## Schedule of Uses - continued

Food and Beverage Service, Limited

Food Stores, Group I

Funeral Home and Mortuary

Gift and Souvenir Shop

Hardware Store

Health Care Facilities, Groups I, II, and III

Hobby, Toy, and Game Shops

Household and Office Furnishings, all Groups

Insurance Companies

Laundry or Dry Cleaning, Group I and II

Lawn and Garden Supply Stores

Library

Medical Office

Non-Store Retailers, All Groups

Package Store

Paint, Glass and Wallpaper

Personal Services, Groups I, II, III, and IV

Pet Services

Pet Shop

Pharmacy

Place of Worship

Plant Nursery

Post Office

Printing and Publishing

Processing and Warehousing

Real Estate Sales Office



## Schedule of Uses - continued

Recreational Facilities, Commercial, Groups I and IV

Recreational Facilities, Private, On-Site

Rental or Leasing Establishments, Groups I and II

Repair Shops, Groups I and II

Research and Development Laboratories, Group II

Restaurants, Groups I, II, III, and IV

Retail and Wholesale Sales (when incidental and subordinate to a principal use)

Schools, Commercial, Non-Commercial

Signs in Accordance with Ch. 30

Social Services Groups I and II

Specialty Retail Shops, Groups I, II, III, and IV

Storage, Indoor and Open

Studios

Temporary Uses

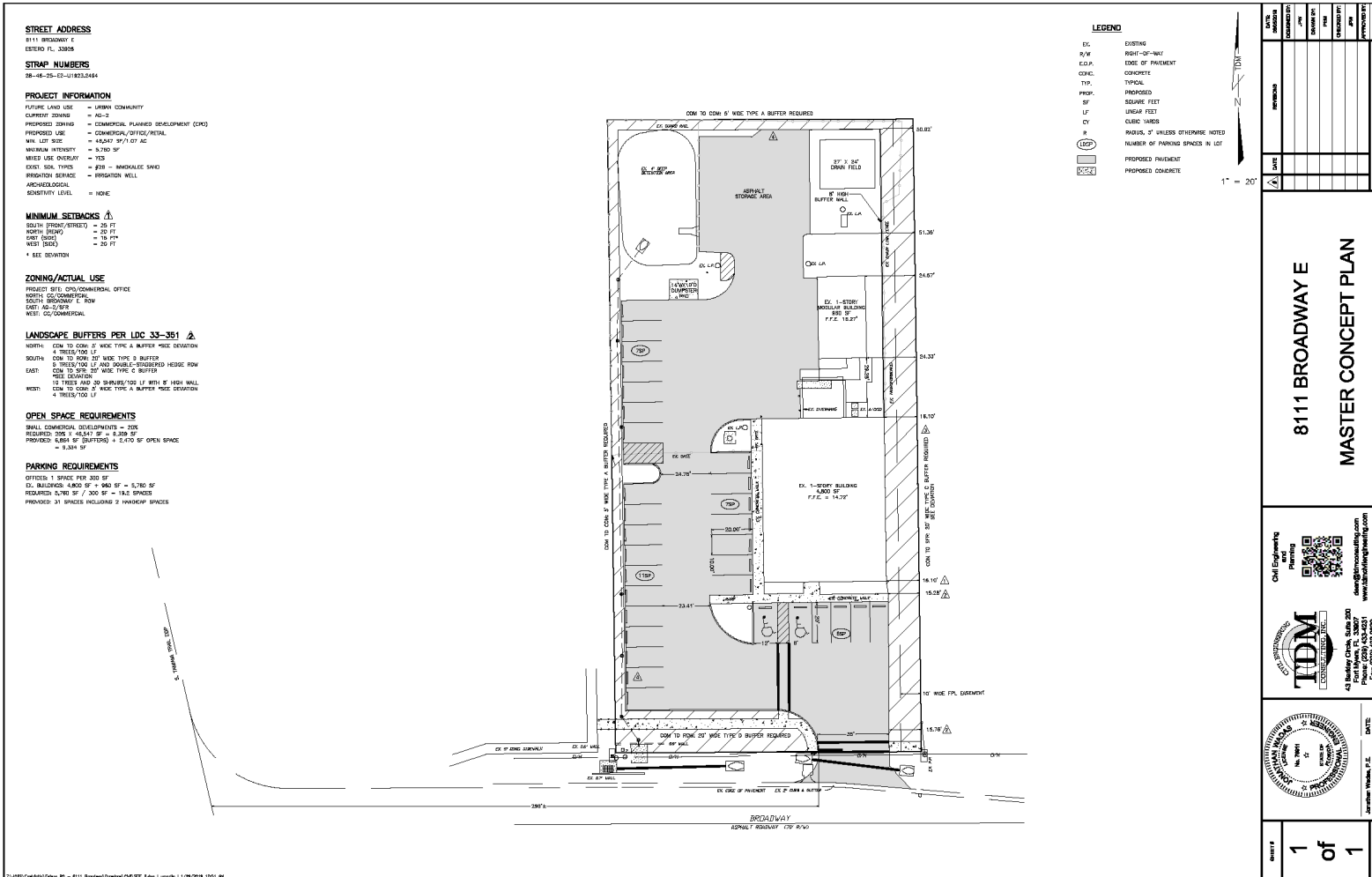
Used Merchandise Stores, Groups I and II

Variety Store

Warehouse, Mini-Warehouse, Private



# Master Concept Plan





## Schedule of Deviations

DEVIATION #1: LDC Section 34-935(b)(1) Property Development Regulations. Request to permit a 16-foot building setback to the East property line due to the location of the existing building. The setback is required to be 15 feet or the same as the buffer width (20 feet), whichever is greater.

DEVIATION #2: LDC Section 34-935(b)(1) Property Development Regulations. Request to permit the existing parking lot to be located 15 feet from the East property line. The setback is required to be 15 feet or the same as the buffer width (20 feet), whichever is greater.

DEVIATION #3: LDC Section 33-351 Landscape Buffers. Request to permit the Type C buffer to be a minimum of 15 feet wide with an 8' high wall along the East property line. The LDC requires a Type C buffer to be 20 feet wide.

DEVIATION #4: LDC Section 33-118 Interconnections and Shared Access. Request to NOT provide an interconnection or shared access to the adjacent property to the north and west. The property to the north and south is at a much higher elevation so interconnects are not feasible.



## Schedule of Deviations – West Property Line





## Schedule of Deviations – West Property Line



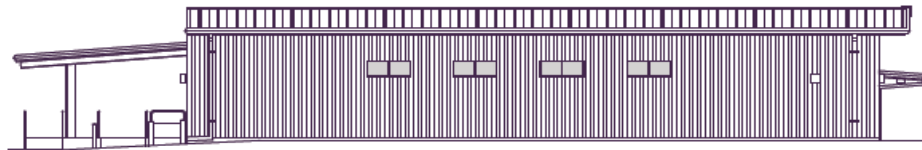


## Schedule of Deviations – North Property Line

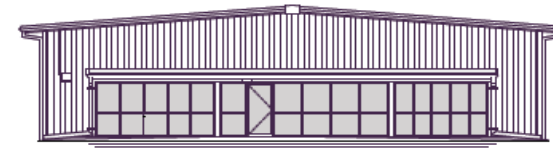




# Architectural Elevations



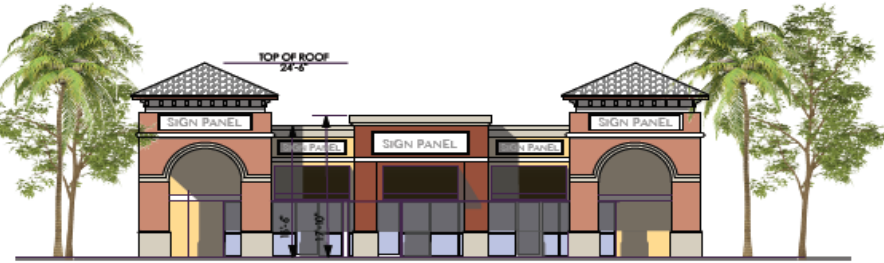
EXISTING WEST ELEVATION



EXISTING SOUTH ELEVATION



PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION

## CONCEPTUAL REDESIGN

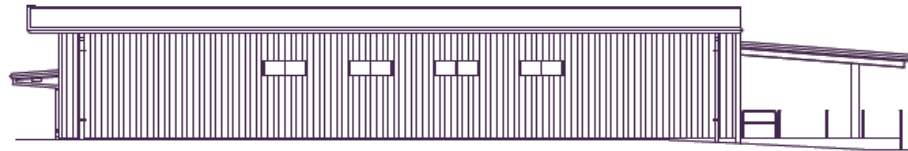
### THE OLD ESTERO POST OFFICE BUILDING

FOR  
SUZUKI AND SHARON YOSHIHIRO  
8111 BROADWAY EAST  
ESTERO, FLORIDA

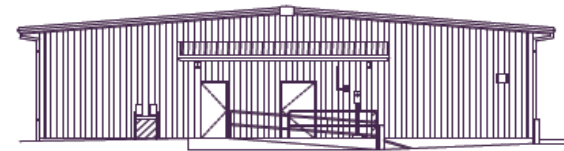
**LOTUS**  
ARCHITECTURE  
2-28-19



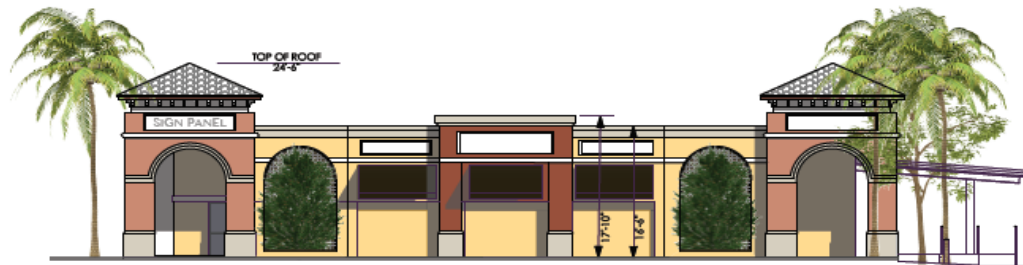
# Architectural Elevations



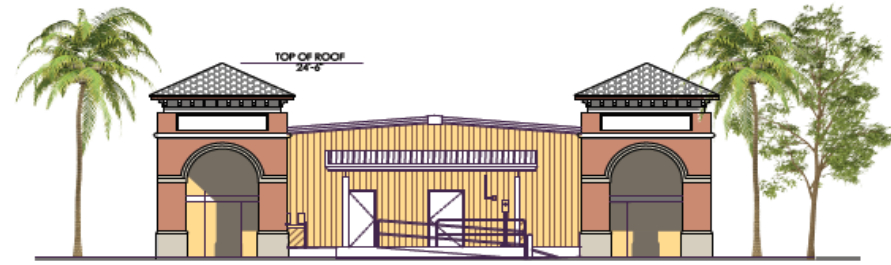
EXISTING EAST ELEVATION



EXISTING NORTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED NORTH (REAR) ELEVATION

## CONCEPTUAL REDESIGN

### THE OLD ESTERO POST OFFICE BUILDING

FOR  
SUZUKI AND SHARON YOSHIHIRO  
8111 BROADWAY EAST  
ESTERO, FLORIDA

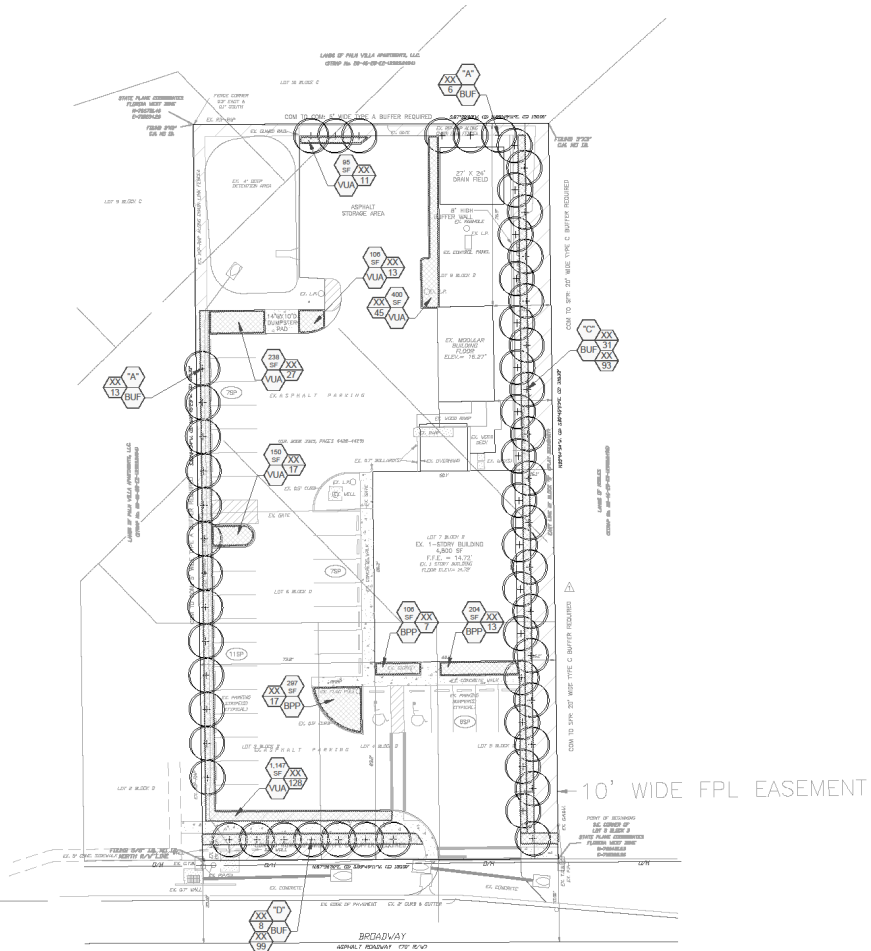
**LOTUS**  
ARCHITECTURE  
3-19-19



# Landscape Plan

<b>SITE INFORMATION</b>	
SITE ADDRESS:	8111 BROADWAY E ESTERO, FL 33928
STAFF:	28-46-15-01023-1004
DATE:	06/24/21 (15) ACRES
CURRENT ZONING:	607 COMMERCIAL OFFICE
PREPARED BY:	LANDESCO
<b>SITE DEVELOPMENT AREAS</b>	
TOTAL PARCEL AREA (11.13 ACRES)	48,547 SF 100.00%
PROPOSED BUILDING FOOTPRINT AREA	8,126 SF 16.73%
PROPOSED PARKING AREA	11,795 SF 24.30%
PROPOSED DRIVEWAY AREA	19,120 SF 39.38%
PROPOSED TOTAL IMPROVEMENT AREA	39,041 SF 80.41%

<b>LEE COUNTY LANDSCAPE REQUIREMENTS</b>	
(Per Lee County, FL Land Development Code / Chapter 10 - DEVELOPMENT STANDARDS / Article 12 - CONSERVATION AND REQUIREMENTS / DIVISION 8 - OPEN SPACE, BUFFERING AND LANDSCAPING)	
Sec. 10-413 - Open Space	Required - Proposed
(A) Open Space Calculations: Commercial	
• 25% of development area must be provided as open space	9,369 SF 19,323 SF
• Open Space: 48,547 SF x 0.25 = 12,137 SF	
Sec. 10-416 - Landscape standards	
(1) General: (GEN)	
(2) All other developments: One tree must be provided per each 2,500 square feet of development area	14 14
• GEN: 48,547 SF / 2,500 = 19.42 Trees	
(3) Building perimeter setbacks: (BPP)	
• Building perimeter setbacks must be provided as follows:	
• BPP: 223 SF / 3 (3) = 74.33 Trees	933 SF 407 SF
(4) Landscaping of parking and exterior lot areas: (VIA)	
(a) All trees must comply with or exceed all three minimum standards:	
• 10' x 10' x 10' (10' x 10' x 10')	
• 10' x 10' x 10' (10' x 10' x 10')	
• 10' x 10' x 10' (10' x 10' x 10')	
• VIA: 2,300 SF / 250 = 9.20 Trees	9 9
(b) Landscaping of area on the parking area perimeter or exterior lot area must be provided as follows:	
• VIA: 21,996 SF / 2,500 = 8.80 Trees	2,300 SF 2,300 SF
• VIA: 2,300 SF / 2,500 = 0.92 Trees	245 262
(c) Building setback property: (BSP)	
Commercial Development abutting the following uses:	
North Property Boundary: COB --- COB	
• COB: 1,500 SF / 1,500 = 1 Tree (1,500 LF)	6 6
• COB: 1,500 SF / 1,500 = 1 Tree	
East Property Boundary: COB --- VES	
• Type II Buffer (25' min. width, 10' Trees = 30 Stems / 100 LF)	11 11
• 250 LF / 1,500 = 0.17 Trees (250 Stems)	13 13
• 250 LF / 1,500 = 0.17 Trees (250 Stems)	
South Property Boundary: COB --- (COB) (COB)	
• Type II Buffer (25' min. width, 11' Trees = 66 Stems / 100 LF)	6 6
• 100 LF / 1,500 = 0.07 Trees (100 Stems)	
• 100 LF / 1,500 = 0.07 Trees (100 Stems)	
West Property Boundary: COB --- COB	
• Type II Buffer (25' min. width, 11' Trees = 66 Stems / 100 LF)	13 13
• 250 LF / 1,500 = 0.17 Trees (250 Stems)	
• 250 LF / 1,500 = 0.17 Trees (250 Stems)	
<b>TOTALS</b>	<b>81 81</b>
<b>LANDSCAPE AREA</b>	<b>2,723 SF 5.62 SF</b>



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North Fort Myers, FL 33917  
Tel: 239.691.7790  
Email: info@landesco.com

E Seal: 01-18-2019

Prepared For:  
8111 Broadway E  
Estero, FL 33928



## Zoning Plan

DATE IN: 01-18-2019  
DRAWN BY: JOK  
CHECKED BY: DWK

REVISION DATE:	REVISION DATE:	REVISION DATE:	REVISION DATE:

REVISION DATE:	REVISION DATE:	REVISION DATE:	REVISION DATE:

Sheet: 1 of 1  
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