1	RESOLUTION NO. DRB 2017-01		
2	ADMINISTRATIVE AMENDMENT ADD2017-E001		
4	A DRIVENICODE A TUESTO A DIDECATA E		
5 6	ADMINISTRATIVE APPROVAL VILLAGE OF ESTERO, FLORIDA		
7	VILLAGE OF ESTERO, FLORIDA		
8	WHEREAS, FGCU-Reef, LLC ("applicant") filed an application for an		
9	administrative amendment to a Residential Planned Development (RPD) to add the		
10	following deviation:		
11			
12	• Deviation to increase the street light pole height from 15 feet maximum		
13	height in residential areas to 25 feet as defined by Land Development		
14 15	Code (LDC) Section 34-625 (d) (4).		
16	WHEREAS, the property is located at 19655 Three Oaks Parkway, Village of		
17	Estero;		
18			
19	WHEREAS, the property was originally rezoned by the County with the adoption		
20	of Resolution Number Z-02-071; and		
21			
22	WHEREAS, LDC Section 34-625 (d) (4) requires a residential maximum street		
23	pole height of 15 feet; and		
24 25	WHEREAS the subject preparty is designated as Urban Community on the		
25 26	WHEREAS, the subject property is designated as Urban Community on the Future Land Use Map of the Village of Estero Comprehensive Plan; and		
27 27	Tutare Land Ose Map of the Vinage of Estero Comprehensive Fran, and		
28	WHEREAS, The Village of Estero Transitional Land Development Code (LDC)		
29	provides for certain administrative changes to planned development master concept plan		
30	and planned unit development final development plans, and		
31			
32	WHEREAS, the applicant is requesting a deviation to allow internal street poles		
33	with a maximum height of 25 feet for light poles which were already installed; and		
34 25	WHERE AS under the provisions of Ordinance 2015 01 of the Willows of Estars		
35 36	WHEREAS, under the provisions of Ordinance 2015-01 of the Village of Estero, the Design Review Board has been delegated the authority to make determinations which		
37	have any impact on building appearance and design, landscaping, hardscaping, pedestrian		
38	and vehicular connectivity, open space, and like, but not limited to site plans, requests for		
39	administrative deviations other than those related to height of buildings and structures;		
40	and		
41			
42	WHEREAS, the following findings of fact are offered:		
43			
44 45	1. The proposed deviation does not adversely impact surrounding land		
45	uses.		

46 47	2. The photometrics show that there will be no light spillage onto any					
48	surrounding or adjacent properties.					
49 50	3. The poles meet all other requirements of the Land Development Code.					
51 52 53	<ol> <li>The Design Review Board has taken this action at a duly constituted public hearing after due public notice.</li> </ol>					
54	NOW THEREFORE IT IS HEREBY DEVELOPMENT AND ALL ALL ALL ALL ALL ALL ALL ALL ALL AL					
55	NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for					
56 57	administrative approval for one deviation is APPROVED, subject to the following conditions:					
58	1. The terms and conditions of the original Zening Resolution (7.02.071) remain in					
59	<ol> <li>The terms and conditions of the original Zoning Resolution (Z-02-071) remain in full force, except as modified herein.</li> </ol>					
60	O The desiration Council 1 114 COS Cot Colins at the standard in					
61 62	2. The deviation for a maximum height of 25 feet for internal street poles is approved, provided the site layout is in substantial compliance with the attached					
63	Lighting Plan Sheet No. SE-1 stamped by the Engineer on 11/23/2015 marked as					
64 65	Exhibit A.					
66	3. The perimeter light fixtures must be fully cutoff or shielded along the residential					
67	3. The perimeter light fixtures must be fully cutoff or shielded along the residential areas, excluding I-75 and Estero Parkway bridge.					
68	areas, excluding 1-73 and Estero I arkway ortuge.					
69	4. If it is determined that inaccurate or misleading information was provided to staff					
70	or the Design Review Board or if this decision does not comply with the LDC					
71	when rendered, then, at any time, the Design Review Board may issue a modified					
72	decision that complies with the Code or revoke the decision. If the approval is					
73	revoked, the applicant may acquire the necessary approvals by filing an					
74	application for public hearing in accordance with the LDC.					
75	**					
76	Exhibit A: Lighting Plan					
77						
78	PASSED AND DULY ADOPTED this 10th day of January, 2017.					
79						
80	VILLAGE OF ESTERO, FLORIDA					
81	DESIGN REVIEW BOARD					
82						
83	[MATH][[VC]					
84	All A Constants					
85 86	Attest:					
86 87	Attest:					
88						
89	By: Katha Dale					
90	Kathy Hall, MMC, Village Clerk					
91						

92

93	Reviewed for legal sufficiency				
94	•	•			
95					
96	$\hookrightarrow$				
97	By: Maney Thomas				
98	Nancy Stroud, Esgl, Village Land Use Attorney				
99	•	9.	•		
100					
101	Vote:				
102	Joe McHarris	Yes abot	ain\0_		
103	Scott Anderson	Yes_	No		
104	William Glass	Yes_	No		
105	Barry Jones	Yes abou	entNo		
106	Anu Lacis	Yes_	No		
107	Albert O' Donnell	Yes_	No		
108	William Prysi	Yes	No		
109	Patty Whitehead	Yes	No		

