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RESOLUTION NO. DRB 2017-02

ADMINISTRATIVE DEVIATION ADD2017-E006

**ADMINISTRATIVE APPROVAL
VILLAGE OF ESTERO, FLORIDA**

WHEREAS, Dan O’Berski-Manager, Heartland Dental (“applicant”) filed an application for an administrative deviation per Land Development Code (LDC) Section 10-104 from the technical standards of LDC Section 10-285(a) to allow the following deviation:

- Deviation from Section 10-285(a) of the Estero Land Development Code (LDC) to decrease the connection separation distance along a local street from the minimum required 125-feet to a proposed distance of 110-feet for the two vehicle access points to a parking lot for a proposed dental clinic.

WHEREAS, the property is located at 20330 Grande Oak Shoppes Boulevard, Village of Estero, STRAP No. 25-46-25-E4-20000.0060;

WHEREAS, the property was rezoned by Lee County with the adoption of Resolution Number Z-97-002; and

WHEREAS, Grande Oak Shoppes Boulevard is functionally classified as a privately maintained local street; and

WHEREAS, LDC Section 10-285(a) specifies a connection separation of 125 feet for local streets (measured from the edge of the outermost through lane of the roadway to the nearest edge of pavement of the proposed intersecting connection); and

WHEREAS, The Village of Estero Transitional Land Development Code (LDC) Section 10-104(a)(3) provides for certain administrative deviations from the technical standards of Section 10-285(a), and

WHEREAS, the applicant is requesting a deviation to allow a connection separation of 110 feet for two access points on Grande Oak Shoppes Boulevard; and

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 have any impact on building appearance and design, landscaping, hardscaping, pedestrian and vehicular connectivity, open space, and like, but not limited to site plans, requests for administrative deviations other than those related to height of buildings and structures; and

WHEREAS, the following findings of fact are offered:

1. The alternative connection spacing proposed to the standard listed in LDC Section 10-285(a) is based upon sound engineering practice since the proposed access points will align with the centerlines of the

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existing access points on the north side of Grande Oak Shoppes Boulevard which mitigates potential conflicting traffic movements.


- 2. The alternative proposed is no less consistent with the health, safety and welfare of abutting landowners and the general public than the standard from which the deviation is requested since the proposed access points will align with the existing access points on the opposite side of the street.
- 3. The granting of the deviation is not inconsistent with any specific policy directive of the Village Council or any other ordinance or any provision of the Village of Estero Transitional Comprehensive Plan.
- 4. The Design Review Board has taken this action at a duly constituted public hearing after due public notice.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for the deviation to reduce the connection separation for two proposed access points to 110 feet is APPROVED, subject to the following conditions:

- 1. The connection separation and location of the two access points must be in compliance with the attached Site Plan, Sheet C-101, Revision date 5/31/2017.
- 2. Pedestrian sidewalk and bike connections must be provided adjacent to each of the access points and approved by the Design Review Board as part of the review of development order application number DOS2017-E005.

PASSED AND DULY ADOPTED this 23rd day of August, 2017.

**VILLAGE OF ESTERO, FLORIDA
DESIGN REVIEW BOARD**



Joe McHarris, Chairman

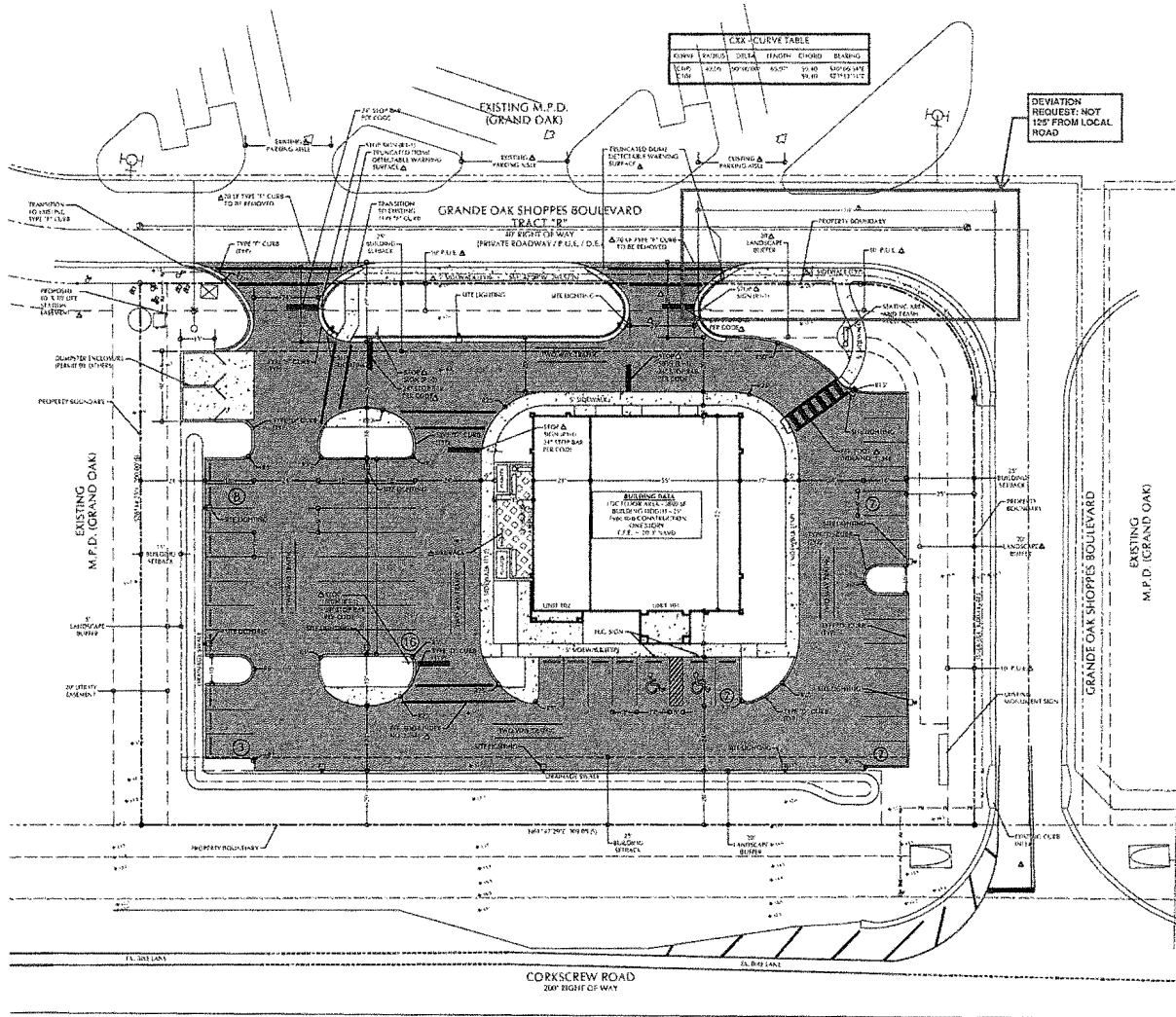
Attest:

By: Kathy Hall
Kathy Hall, MMC, Village Clerk

Reviewed for legal sufficiency

By: Nancy Stroud
Nancy Stroud, Esq., Village Land Use Attorney

102 **Vote:**
103 Joe McHarris Yes No
104 Scott Anderson Yes No
105 William Glass Yes No
106 Barry Jones Yes No
107 Anu Lacis Yes No
108 Albert O' Donnell Yes No
109 William Pysi Yes No
110 Patty Whitehead Yes Absent No



CXA CURVE TABLE

CHORD	ARC	DELTA	TA	CHORD	BLANG
100.00	100.00	36.19	18.09	100.00	36.19
200.00	200.00	72.38	36.19	200.00	72.38
300.00	300.00	108.57	54.28	300.00	108.57
400.00	400.00	144.76	72.38	400.00	144.76
500.00	500.00	180.95	90.47	500.00	180.95

DEVIATION REQUEST: NOT 125' FROM LOCAL ROAD

SITE PARAMETERS

SITE DATA - STEEP 10-45-25-10-20-00-00

ITEM	AMOUNT	PERCENTAGE
TOTAL AREA	44,454	1.00%
IMPERVIOUS AREA	1,992	0.14%
PERVIOUS AREA	42,462	0.86%
PERVIOUS COEFFICIENT	0.95	0.95%
PERVIOUS COEFFICIENT	0.95	0.95%

LEGEND

[Symbol]	PROPOSED APPOINTMENT PARKING
[Symbol]	EXISTING SIDEWALK

FLUID BREAK DOWN

HEARTLAND DENTAL RENOVATION NO. 241-010

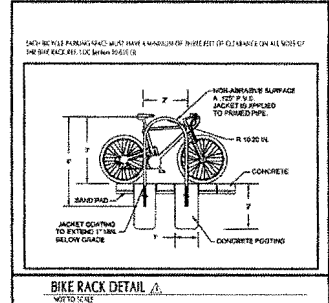
COMMERCIAL

USE 1 - 10,000 SF GREAT HALL (EXISTING)
 USE 2 - 10,000 SF GENERAL OFFICE (EXISTING)
 USE 3 - 10,000 SF GENERAL OFFICE (EXISTING)
 USE 4 - 10,000 SF GENERAL OFFICE (EXISTING)
 USE 5 - 10,000 SF GENERAL OFFICE (EXISTING)
 USE 6 - 10,000 SF GENERAL OFFICE (EXISTING)
 USE 7 - 10,000 SF GENERAL OFFICE (EXISTING)
 USE 8 - 10,000 SF GENERAL OFFICE (EXISTING)
 USE 9 - 10,000 SF GENERAL OFFICE (EXISTING)
 USE 10 - 10,000 SF GENERAL OFFICE (EXISTING)

RESIDENTIAL

USE 11 - 10,000 SF GENERAL OFFICE (EXISTING)
 USE 12 - 10,000 SF GENERAL OFFICE (EXISTING)
 USE 13 - 10,000 SF GENERAL OFFICE (EXISTING)
 USE 14 - 10,000 SF GENERAL OFFICE (EXISTING)
 USE 15 - 10,000 SF GENERAL OFFICE (EXISTING)
 USE 16 - 10,000 SF GENERAL OFFICE (EXISTING)
 USE 17 - 10,000 SF GENERAL OFFICE (EXISTING)
 USE 18 - 10,000 SF GENERAL OFFICE (EXISTING)
 USE 19 - 10,000 SF GENERAL OFFICE (EXISTING)
 USE 20 - 10,000 SF GENERAL OFFICE (EXISTING)

TOTAL - 200,000 SF



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HEARTLAND DENTAL
 20330 GRANDE OAK SHOPPES BLVD
 ESTERO FL 33928

REVISIONS

No.	Date	Description
1	5/21/2017	ISSUE FOR PERMITS
2	5/21/2017	ISSUE FOR PERMITS
3	5/21/2017	ISSUE FOR PERMITS
4	5/21/2017	ISSUE FOR PERMITS
5	5/21/2017	ISSUE FOR PERMITS

Drawn By: ALC
 Date: 04/27/2017
 Project No.

SHEET
C-101

