

Attachment C

THE OLD ESTERO POST OFFICE

8111 Broadway East

Zoning Conditions

1. Master Concept Plan

Development of this project must be consistent with the Master Concept Plan (MCP) titled “8111 Broadway East”, stamped “Received October 28, 2019”, except as modified by the conditions below.

2. Development Parameters

Development is permitted at a maximum as follows:

- 4,800 square feet of commercial use

3. Maximum Building Height

35 feet (including architectural features)

4. Impact Fees

Any new use will pay the appropriate impact fees at building permit issuance.

5. Uses and Site Development Regulations

The following uses and limits apply to the project:

a. Schedule of Uses

Accessory Uses and Structures	Essential Service Facilities, Group I
Administrative Offices	Fences, Walls
Animals: Clinic Only	Food Stores, Group I
ATM (Automatic Teller Machine)	Gift and Souvenir Shop
Broadcast Studio, Commercial Radio and Television	Hardware Store
Business Services, Groups I & II (excluding Automobile Auctions On-Site)	Health Care Facilities, Group III
Cleaning and Maintenance Services	Hobby, Toy, and Game Shops
Clothing Stores, General	Household and Office Furnishings, Groups I & II
Consumption on Premises (limited to indoor in conjunction with a restaurant only)	Insurance Companies
	Lawn and Garden Supply Stores
	Medical Office

Contractors and Builders, Groups I
 Day Care Center, Child, Adult
 Essential Services
 Personal Services, Groups I, II, III, & IV
 (excluding Massage Establishments,
 Massage Parlors, Escort Services, Palm
 Readers/Fortune Tellers, and Tattoo
 Parlors)
 Pet Services
 Pet Shop
 Place of Worship
 Plant Nursery
 Real Estate Sales Office
 Rental or Leasing Establishments,
 Groups I & II
 Repair Shops, Groups I & II
 Research and Development Laboratories,
 Group II

Non-Store Retailers, all groups
 Paint, Glass and Wallpaper
 Restaurants, Groups I, II, & III (outdoor
 seating is not permitted)
 Retail and Wholesale Sales (when incidental
 and subordinate to a principal use)
 Signs in Accordance with Ch. 30 & 33
 Social Services, Group I
 Specialty Retail Shops, Groups I, II, III, &
 IV (excluding Ammunition and
 Firearms Sales)
 Storage, Indoor and Open
 Studios
 Used Merchandise Stores, Group I
 (excluding Pawn Shops)
 Variety Store
 Warehouse, Private
 Wholesale Establishments, Groups III & IV

- b. Building Setback Requirements
 Front/Street (South) – 25 Feet
 Rear (North) – 20 Feet
 Side (East) – 16 Feet
 Side (West) – 20 Feet

6. Hours of Operation

Hours of Operation are limited to 7 a.m. to 10 p.m. Monday through Saturday and 8 a.m. to 6 p.m. on Sunday.

7. Open Storage

Open storage is only permitted in the parking lot north of the proposed fence and gate that crosses the parking lot depicted on the Master Concept Plan and must be enclosed and shielded as required by the Land Development Code. Barbed wire is not permitted and must be removed from the fence.

8. Estero Fire Rescue

An Auto Turn Analysis for Fire Apparatus must be completed prior to the issuance of the development order. If the Auto Turn Analysis shows Fire Department access issues, then the building must have a fire sprinkler system installed.

A Fire Hydrant must be installed within 400ft of building, as per code

Radio Enhancement: Prior to the issuance of a Development Order, the owner or owner's representative shall conduct an assessment model to determine if the minimum radio

signals' strength for the fire department communication is in compliance in accordance with NFPA 1: 11.10, NFPA 1221: 11.3.9, standards for inbound and outbound signal strength and quality. If minimum signal strength is not available, the applicant must install radio enhancement in the building.

9. No Blasting

No development blasting is permitted as part of this project.

10. Utilities

a. Water.

The project must be connected to centralized potable water service.

b. Sewer.

Annual septic tank inspections must be conducted and submitted to the Village Community Development Director to ensure that the septic system is functioning properly.

This development must connect to central water service as soon as service is available as required by the Village Land Development Code. The owner or assign of the property will be subject to any special assessment district or similar mechanism for provision of central sewer identified by the Village or sewer provider.

11. Pattern Book

The development must be consistent with the Pattern Book "The Old Estero Post Office" date stamped received October 28, 2019.

12. Sidewalk & Pedestrian Connections

Sidewalks and pedestrian connections must be provided consistent with the Pattern Book and Land Development Code.

13. Buffers

As part of local development order approval, the development order plans must demonstrate buffering consistent with the Master Concept Plan, the Land Development Code, and the Pattern Book. As part of local development order approval, all buffer plantings must be 100% native vegetation.

14. Open Space & Indigenous Preserve

Development order plans must depict open space in compliance with the approved Master Concept Plan open space calculations table.

15. Broadway East Buffer Plan and East Buffer Wall

Sabal palms must be utilized due to the narrow planting area and presence of overhead powerlines. South Florida slash pines are not an appropriate species along Broadway due to the overhead power lines and sidewalk.

The final design of the 8-foot wall and placement must address how the proposed preservation of pines in this area will be achieved so that there is no damage or destruction of the existing native trees.

16. Vehicular/Pedestrian Impacts

Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the LDC may be required to obtain a local development order.

17. Concurrency

Approval of this rezoning does not constitute a finding that the proposed project meets the concurrency requirements set forth in the Land Development Code and the Comprehensive Plan. The developer is required to demonstrate compliance with all concurrency requirements prior to issuance of a local development order.

18. Solid Waste Management

As part of any local development order approval for vertical development, the development order plans must include facilities in compliance with LDC Section 10-261 and Solid Waste Ordinance #11-27 for the pick-up/disposal of solid waste and recyclables. The minimum area required for and specific locations of these facilities, as well as the architectural and design features, will be reviewed at the time of local development order application.

19. Land Development Code (LDC)

Where the Village LDC is referenced in these conditions of approval for implementation of the condition at the time of development order, the LDC in effect at the time of the development order shall be applicable.