



QUALITY
DINING, INC.®



ESTERO TOWN CENTER CPD - TRACT B, PHASE 2
COMMERCIAL PLANNED DEVELOPMENT (CPD) AMENDMENT
DECEMBER 11, 2019 DESIGN REVIEW BOARD

PROJECT TEAM

BravoFlorida, LLC – Applicant

- **Jennifer Tyler, Vice President of Real Estate & Development**
- **Robin Kendall, Director of Engineering & Design**
- **Tim Murdock, Senior Director of Construction**

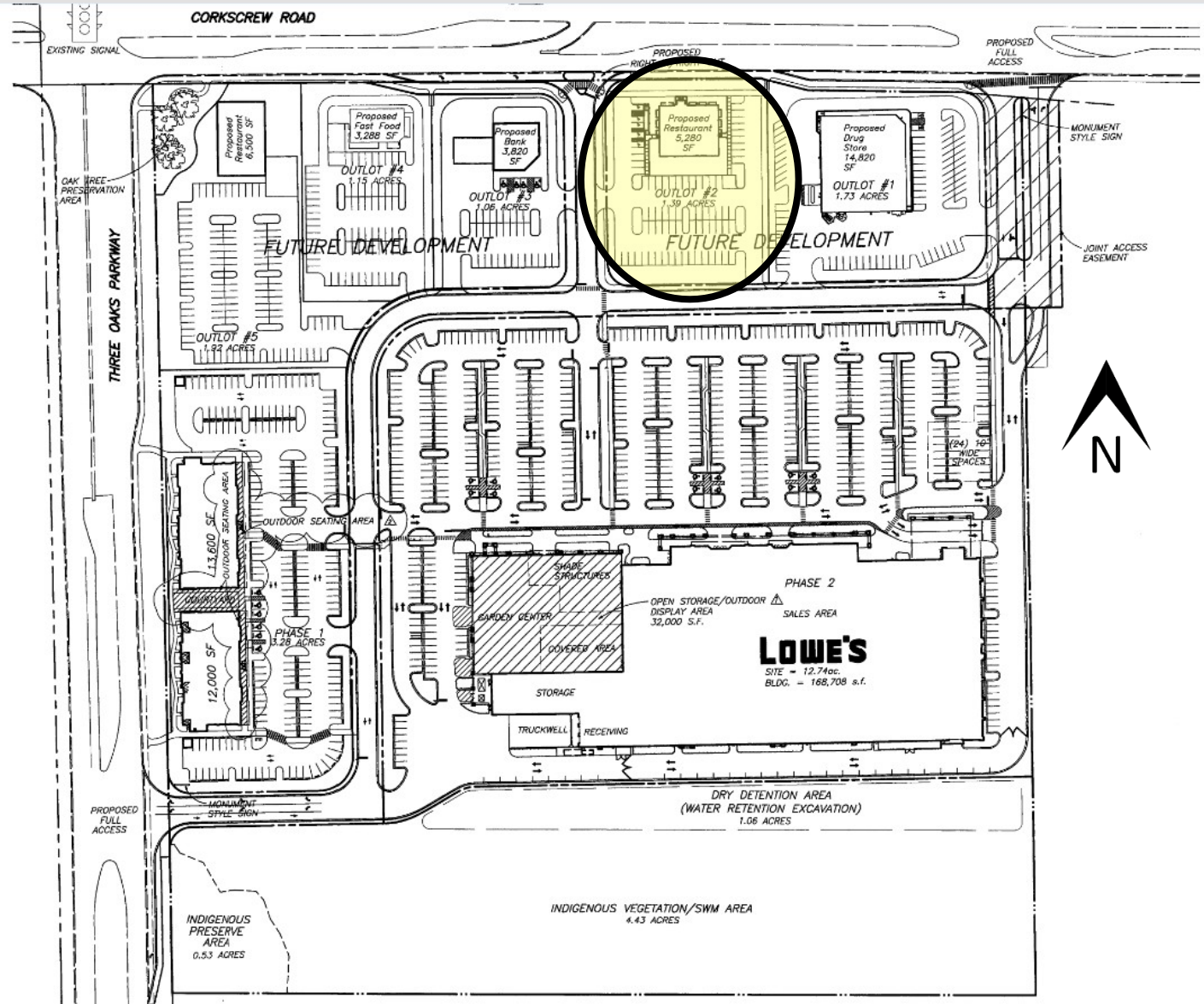
AERIAL LOCATION MAP



AERIAL OF SUBJECT PROPERTY



Approved CPD Master Concept Plan



NOTE:
OPEN STORAGE/OUTDOOR DISPLAY AREA

IN ACCORDANCE WITH ZONING RESOLUTION Z-03-032, SECTION B, CONDITION 3, THE PROPOSED OPEN STORAGE/OUTDOOR DISPLAY AREA WILL BE SURROUNDED BY A WALL WITH A HEIGHT COMPARABLE TO THE MAIN BUILDING WALLS WITH ALL OPENINGS COVERED BY A METAL GRILLWORK AND HIGH DENSITY POLYETHYLENE SHADE CLOTH.

SITE DATA

SITE AREA
TOTAL ACRES: 32.96 ACRES

OPEN SPACE CALCULATIONS

REQUIRED OPEN SPACE = 32.96ac. X 30% = 9.89ac.
 REQUIRED INDIGENOUS OPEN SPACE = 9.89ac. X 50% = 4.94ac.
 PROVIDED INDIGENOUS OPEN SPACE = 4.96ac.
 PROVIDED PHASE ONE OPEN SPACE = 8.52ac.
 ANTICIPATED FULL DEVELOPMENT OPEN SPACE = 11.36ac.

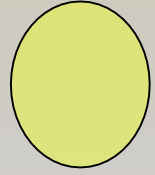
NOTE:
SHOPS OUTDOOR SEATING

IN ACCORDANCE WITH ZONING RESOLUTION Z-03-032, SECTION B, CONDITIONS, 2, a. SCHEDULE OF USES, VILLAGE AREAS #1 AND #2, CONSUMPTION ON PREMISES (LDC 34-1261 ET SEQ.) (ONLY IN CONJUNCTION WITH A STANDARD RESTAURANT AND OUTDOOR SEATING IN THE PEDESTRIAN OPEN SPACE AREAS IDENTIFIED ON THE MCP, SUBJECT TO AN ADMINISTRATIVE AMENDMENT FOR OUTDOOR SEATING).

APPROVED
Amendment to
Master Concept Plan
Subject to Case # **2007-00101**
Date: **11/12/07**

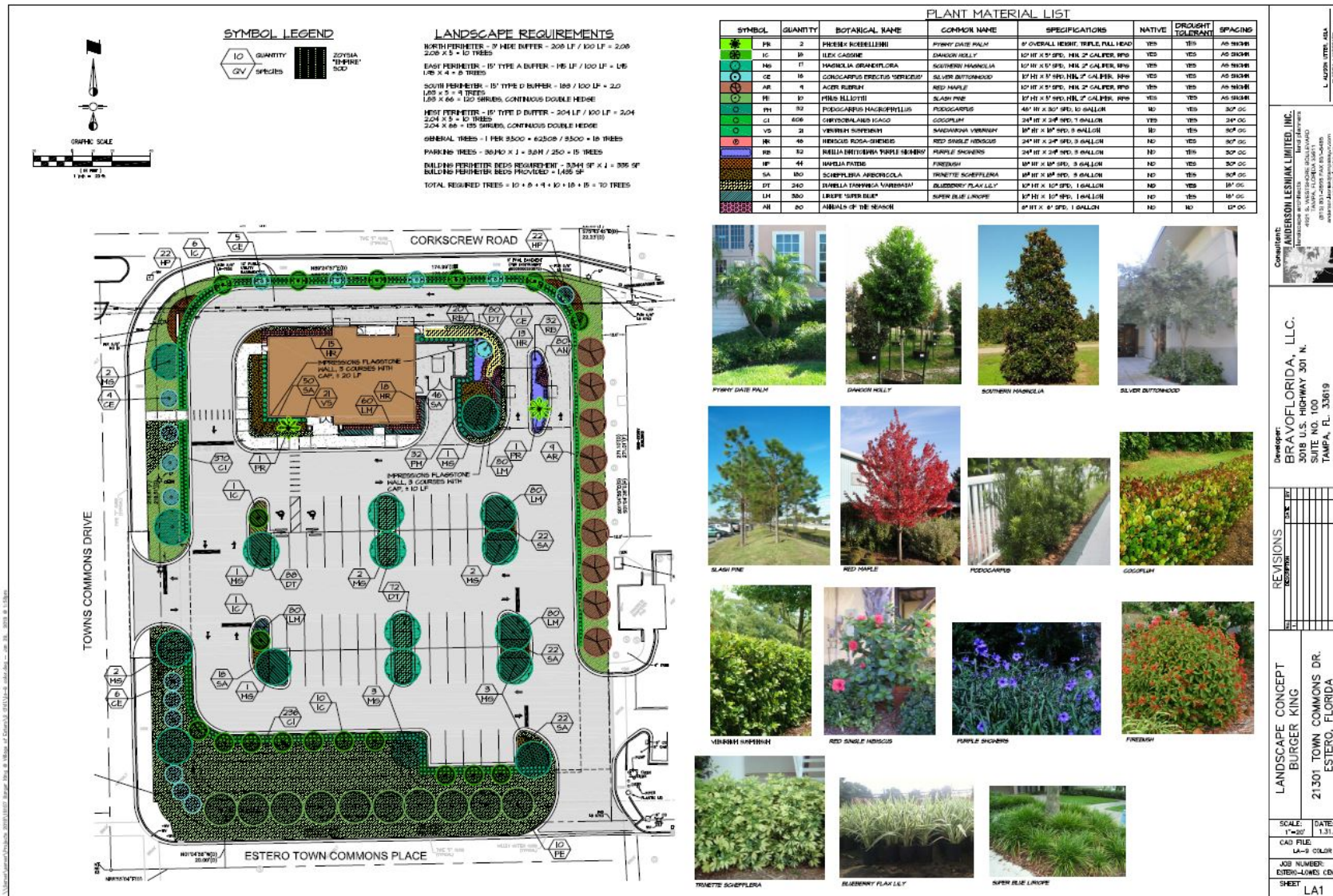
ADD 2007-00101
EXHIBIT H-3.B

PROJECT: KROCOCA ESTERO, LLC	
SUBJECT: 30 S. Meridian Street	
SCALE: 1"=100'	
DATE: 11/12/07	
DRAWN BY: Vanasse Daylor	
CHECKED BY: Vanasse Daylor	
APPROVED BY: Vanasse Daylor	
PROJECT NO: 2007-00101	
SHEET NO: 1 OF 1	



SUBJECT PARCEL

EXAMPLE OF LANDSCAPE PLAN



EXAMPLES OF LANDSCAPING



EXAMPLES OF LANDSCAPING



EXAMPLES OF LANDSCAPING



TYPICAL BURGER KING RESTAURANT



LOWES AND BURGER KING ELEVATIONS

Lowes – Existing Building (north elevation)



Burger King – Proposed Building (south elevation)





Temple Terrace



Downtown Tampa





Gainesville



PROPOSED ELEVATIONS



SOUTH ELEVATION



WEST ELEVATION

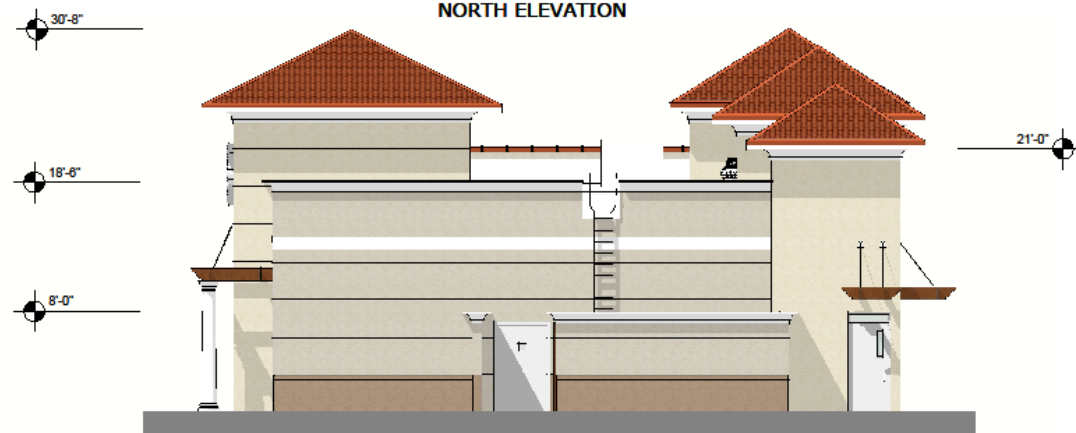
MEDITERRANEAN BK CONCEPT
PROPOSED ELEVATIONS



PROPOSED ELEVATIONS



NORTH ELEVATION

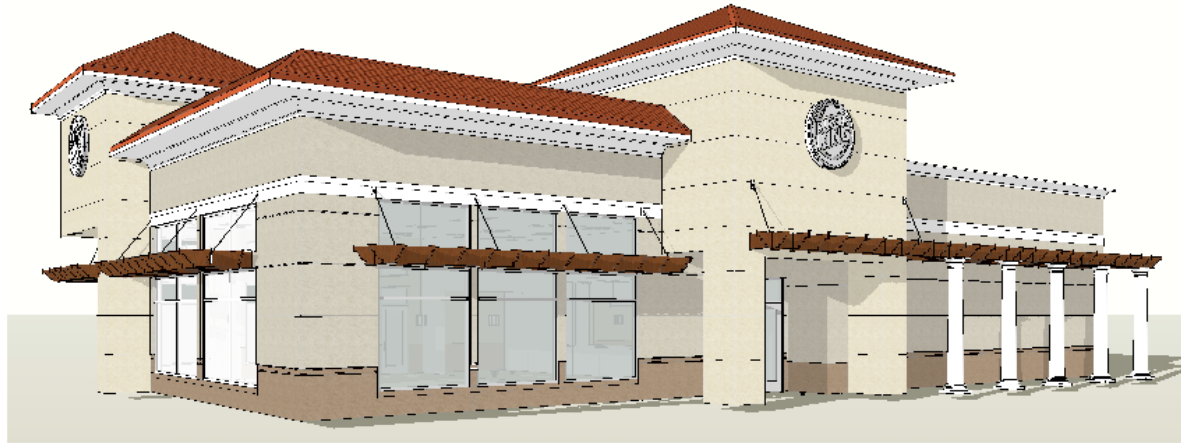


EAST ELEVATION

MEDITERRANEAN BK CONCEPT
PROPOSED ELEVATIONS



PROPOSED ELEVATIONS



MEDITERRANEAN BK CONCEPT
PROPOSED EXTERIOR VIEWS

EXAMPLE OF OUTDOOR SEATING



TYPICAL LIGHTING

LED AREA LIGHTS - LSI SLICE MEDIUM (XLCM)



KEY LIGHTING FACTS
 Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit www.lightingfacts.com for specific lighting ratings.

LUMEN OUTPUT - LM	Lumens (Equivalent)			
	Type 3	Type 4	Type 5	Watts (Equivalent)
LM 1000	10000	10000	10000	100
LM 2000	20000	20000	20000	200
LM 3000	30000	30000	30000	300
LM 4000	40000	40000	40000	400
LM 5000	50000	50000	50000	500

LSI Slice are frequency regulated fixtures unless otherwise specified.

LSI is a ULT, outdoor product.

SMARTTEC™ - LSI fixtures feature integral sensors which reduce drive current, when ambient temperatures exceed rated temperature.

ENERGY SAVING CONTROL OPTION - DIM - D-13 wall dimming enabled with controls by others. Available with High Output (HO) 4-in current only.

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidelines.

LEDs - Select high-brightness LEDs in Cool White (5000K), or Neutral White (4000K) color temperature, 70 DR.

DISTRIBUTION/PERFORMANCE - Types 3, FT, FT-L, FFR and S, FFL and FFR allow for 0750 mounting configurations with factory set optics for applications such as automotive front end. Optional uniformly creates target environment at lower light levels. Internal Louver (LS) option available for improved headlight control without sacrificing driver side performance for FT distribution. Consult factory for internal issues for FT-L and FFR applications.

HOUSING - One piece, die formed aluminum housing contains factory prewired driver. Wiring access door (with safety latches), located underneath.

OPTICAL UNIT* - Clear tempered glass lens permanently sealed to weather tight aluminum optic frame creates an IP53 rated optical unit. (Includes pressure-stabilizing breather).

MOUNTING - Tapered rear design allows fixtures to be mounted in 90° and 120° configurations without the need for extension arms. Use with 37° recessed drilling pattern. A round pole plate is required for mounting to round poles. Heat source available by ordering wall mounting bracket (RWS-320-MB-W-CLB). Proprietary pole optic socket accessories available with horizontal mounting or fixed 15° angled mounting (POM-HOT-CLB and POINTS-HOT-CLB) for mounting to square poles. See necessary Ordering Information sheet for all brackets.

ELECTRICAL - Two stage surge protector (including secondary surge protection built into electronic driver) meets ENEC C22-A1.2-2002, Location Category 3. Available with universal voltage power supply 120-277 VAC, 200-240 V AC, and 247-480 VAC. Optional ballast-type photocell (PEC) are available in 120, 208, 240, 277 or 347 volt (supply voltage must be specified).

DRIVER - Available in SS (Super Saver) and HO (High Output) driver variants. Components are fully enclosed in potting material for modular reworkability. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F)

FINISH - Fixtures are finished with LSI's Durafinish® polycarbonate powder coat finishing process. The Durafinish finish withstands extreme weather changes without cracking or peeling. Available in Black, Bronze and White. Other standard LSI finishes available. Consult factory.

WARRANTY - LSI LED fixtures carry a limited 5 year warranty.

PHOTO MOUNTING - Please visit our web site at www.lsi-lighting.com for detailed photo-mounting data.

SHIPPING WEIGHT (by carton) - One fixture 25.25 lbs. (11.5 kg). Packed two per carton: 45.5 lbs. (20.7 kg).

LISTINGS - UL listed to U.S. and International safety standards. Suitable for wet locations. For a list of the specific products in this series that are DLC listed, please consult the LED Lighting section of our website or the Design Lights website at www.designlights.org.

This product, or enhanced version of this product, meets the standards listed below. Please consult factory for your specific requirements.

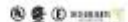


Factory accepts only LEDVANCE® LED products. LEDVANCE is a registered trademark of the Lighting Lighting Equipment - Luminaire/Module/LED.

RADIUS WALL SCENCE



The RWSC Series radius wall sconce offers maximum versatility with multiple light sources and finishes. The available combination of uplight/downlight washes the building facade while the radial soft form housing will complement similar architectural design elements.



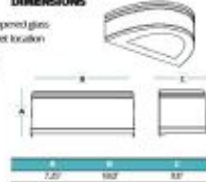
Fixture Specifications

FEATURES

- Durable cast aluminum housing
- Available in various lighting distributions for maximum versatility
- Integrated design eliminates high angle brightness
- Luminaires finished in weatherproof powder coat paint

DIMENSIONS

- Completely sealed, flat tempered glass lenses suitable for use in wet location
- Ships complete with lens
- Downlight only, full cut off
- Dark Sky compliant



ORDERING INFORMATION

SAMPLES CATALOG NUMBER

RWSC XXXXXX JXX JXX JXXX

Order, Mounting/Case, Distribution, Finish, Voltage

FINISHES

RWSC - Radius Wall Scence

FINISH - 10 mil. clear, clear, clear, clear

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OPTICAL UNIT

LU - Light Up

LD - Light Down

FT - Full Tempered

FT - Full Tempered

FT - Full Tempered

FT - Full Tempered

FT - Full Tempered

FT - Full Tempered

FT - Full Tempered

FT - Full Tempered

FT - Full Tempered

FT - Full Tempered

FT - Full Tempered

FT - Full Tempered

DRIVER

SS - Super Saver

HO - High Output

SS - Super Saver

HO - High Output

SS - Super Saver

HO - High Output

SS - Super Saver

HO - High Output

SS - Super Saver

HO - High Output

SS - Super Saver

HO - High Output

SS - Super Saver

HO - High Output



PROJECT INFORMATION

Existing Zoning: Estero Town Center CPD

Project Acreage: 1.4+/- acres (Tract B, Phase 2)

Requests:

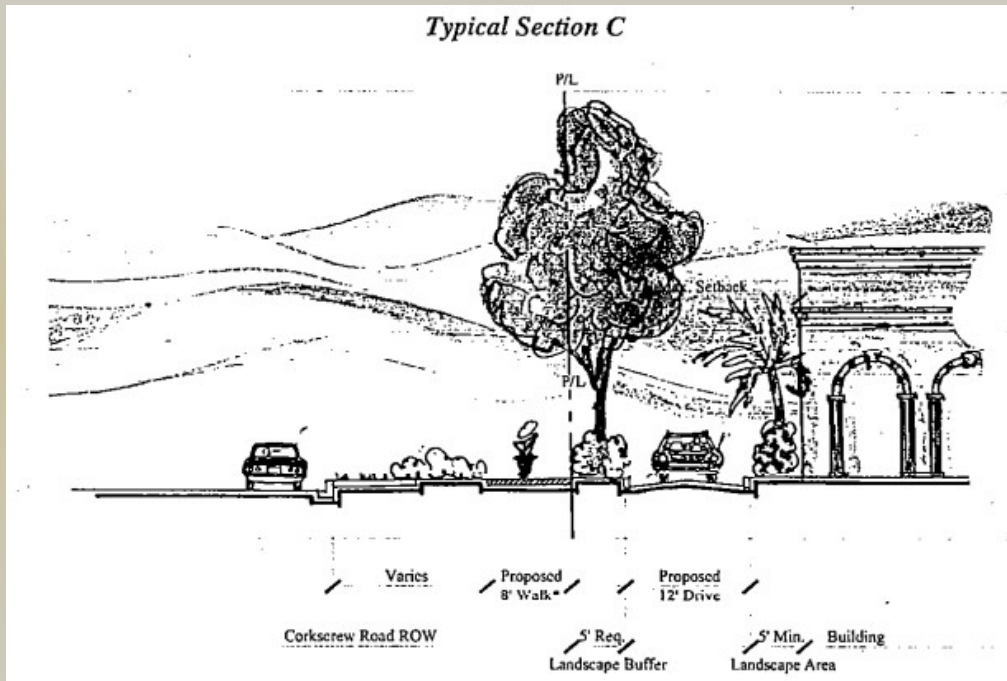
- 1. Cross Section** – Add cross-section C-1 to the design standards approved as part of zoning resolution 03-032.
- 2. Parking** – Relief from LDC section, 34 – 2020, required parking spaces, which requires parking spaces at a ratio of 13 spaces 1000 square feet of floor area for fast food restaurants, to permit on-site parking at a ratio of 10 spaces per 1000 square feet for fast food restaurants.
- 3. Drive-Thru Stacking** – Relief from LDC section 34 – 2021, drive-thru stacking requirements, which requires restaurants to provide stacking to accommodate 10 cars per service lane with a minimum of 5 spaces preceding the menu board, to permit the drive-thru restaurant to provide a total of 7 spaces preceding the menu board for the double – drive – thru and a total of 15 spaces in the two service lanes.

CROSS SECTIONS C & C-1

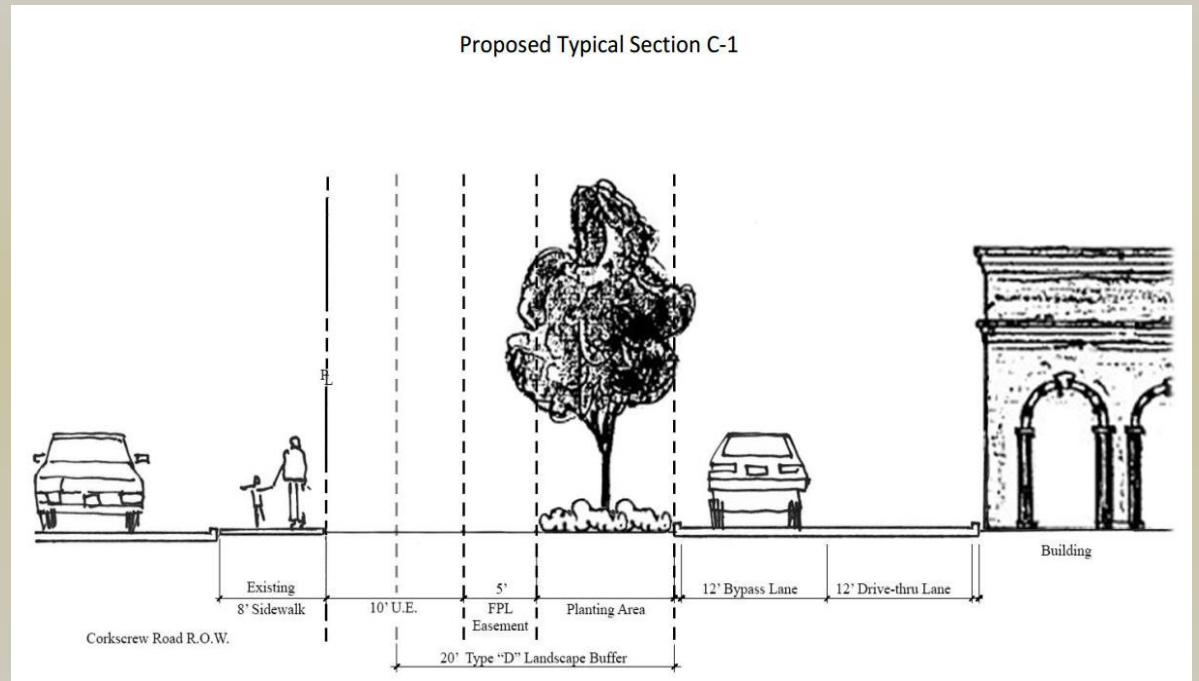
Approved Z-03-032

Proposed

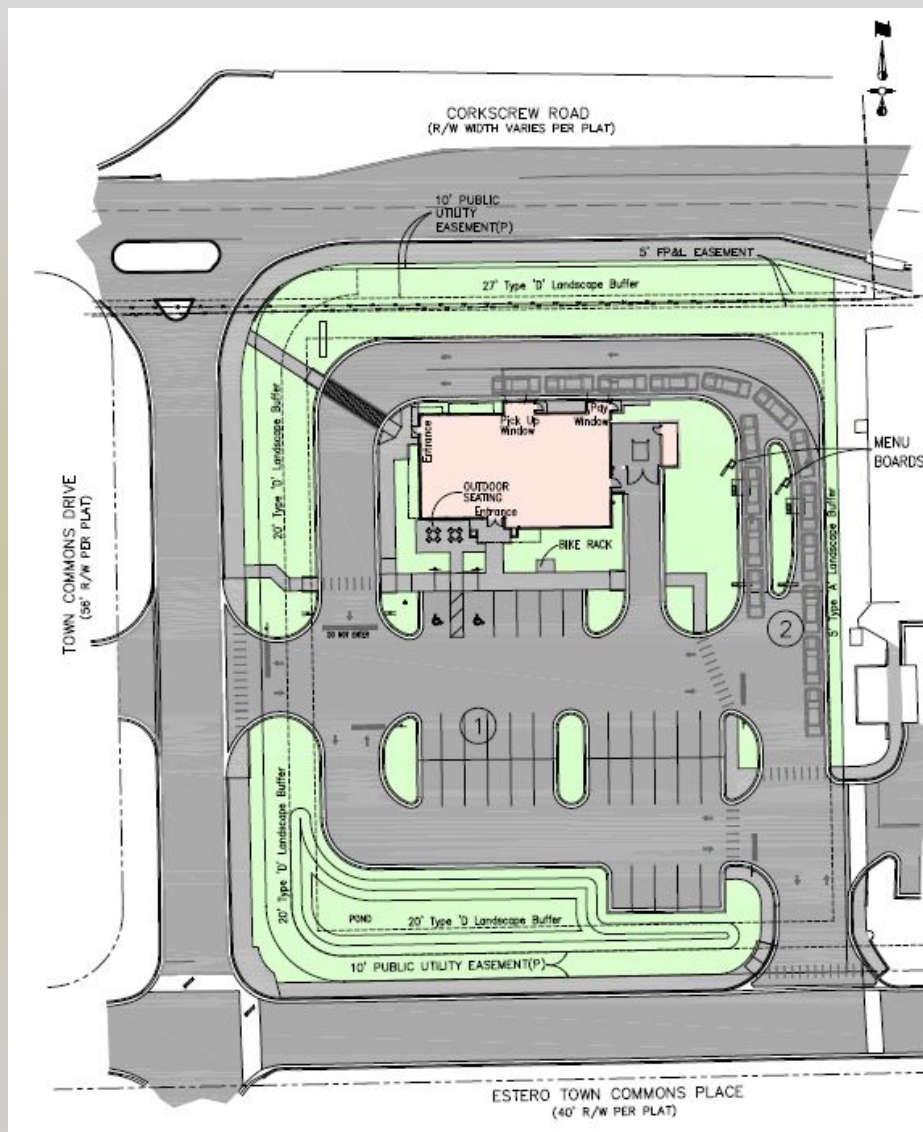
Typical Section C



Proposed Typical Section C-1



SITE PLAN



SITE AREA DATA

SITE ADDRESS: 21301 TOWNS COMMON DRIVE
ESTERO, FLORIDA

TOTAL SITE AREA: 62,508 S.F. or 1.435 ACRES

PARCEL I.D. NUMBER: 10535953

EXISTING ZONING: CPD (COMMERCIAL PLANNED DEVELOPMENT)

NUMBER OF STORIES: 1-STORY

FLOOD ZONE CLASSIFICATION: FLOOD ZONE "AE" FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 125124, PANEL NO. 0591, SUFFIX F, EFFECTIVE AUGUST 25, 2008.

PROP. FLOOR AREA RATIO (FAR): 0.05

PROPOSED IMPERVIOUS AREA: 38,966 SF 62.3%

BUILDING SETBACKS: WEST: 10 FEET
EAST: 10 FEET
NORTH: 25 FEET
SOUTH: 10 FEET

BUILDING CLASSIFICATION: A2
TYPE OF CONSTRUCTION: VB

SITE AREA DESCRIPTION - PROPOSED

DESCRIPTION	SQUARE FEET	PERCENTAGE
SIDEWALK	2,397	3.8
BUILDING	3,349	5.4
PAVEMENT	33,220	53.1
POND	4,305	6.9
OPEN SPACE	19,237	30.8
TOTAL	62,508	100

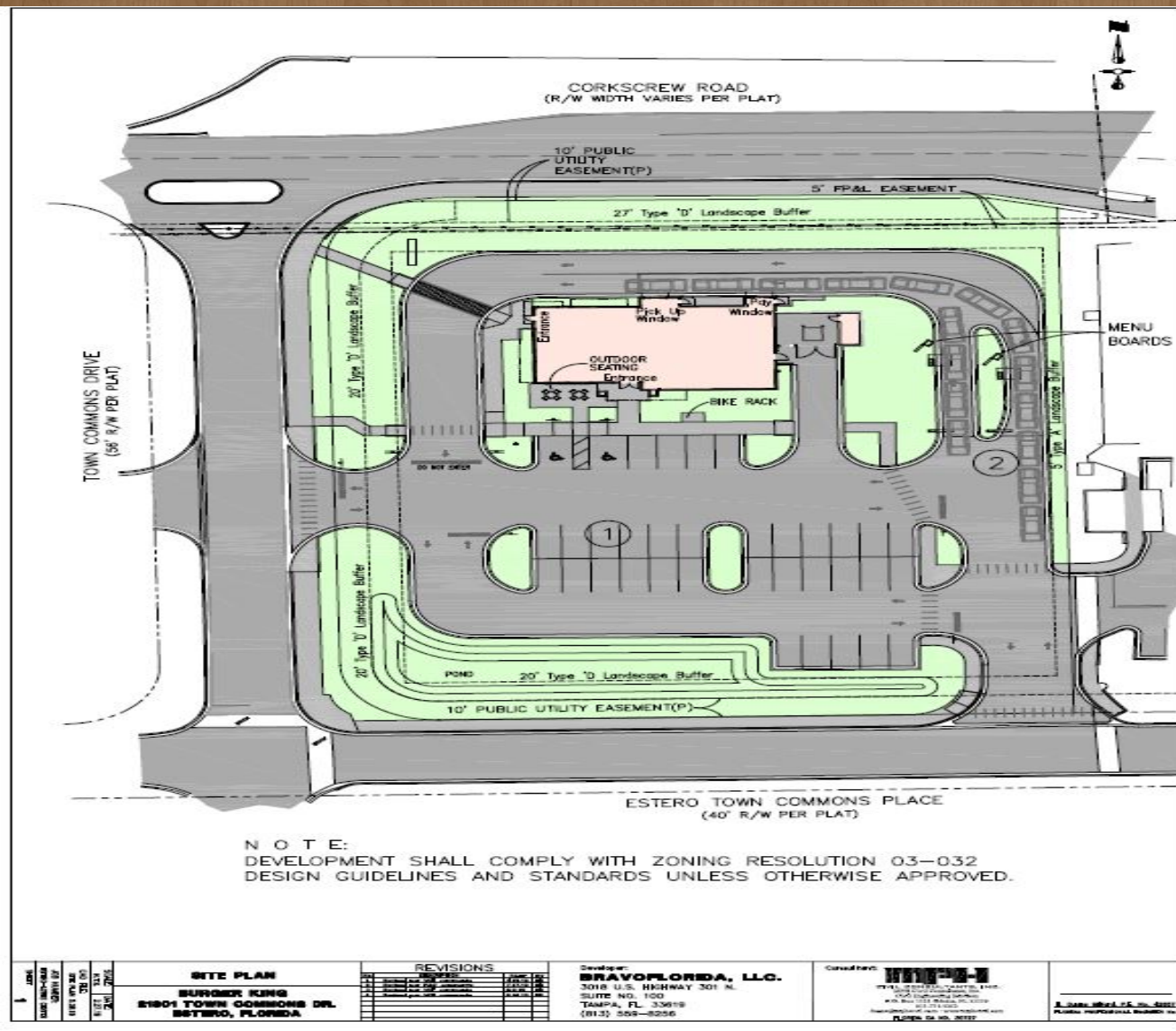
PARKING REQUIRED = 44 SPACES (13 Spa/1000 S.F.)
PARKING PROVIDED = 35 SPACES INCLUDING 2 HANDICAP SPACES
(DEVIATION REQUESTED FOR REDUCTION OF 9 SPACES BASED ON PARKING STUDY RESULTS)

BRAVOFLORIDA, LLC.
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SUITE NO. 100
TAMPA, FL. 33619
(813) 559-8256

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Civil Engineering Services
P.O. Box 1121 Odessa, FL 33556
813-731-0052
duano@mplcivil.com : www.mplcivil.com
FLORIDA CA NO. 30727

CONCLUSION

- The Burger King is an allowable use per the current zoning.
- Bravoflorida is requesting:
 1. Approval to add cross-section C-1 which allows for additional landscape buffer along Corkscrew Rd.
 2. Relief from the required parking of 13 spaces per 1,000 sq. ft. of floor area to 10 spaces per 1,000 sq. ft. of floor area. (44 spaces are required, 35 are provided for a reduction of 9 spaces. A parking study has been provided to City Staff with a recommendation for approval.
 3. Relief from the required drive thru stacking to accommodate 5 spaces proceeding the menu board for each lane for a total 10 space to 7 spaces provided. A queuing study has been provided to City Staff with a recommendation for approval.



Thank You