

Estero Town Center CPD – Tract B, Phase 2 Commercial Planned Development (CPD) Amendment

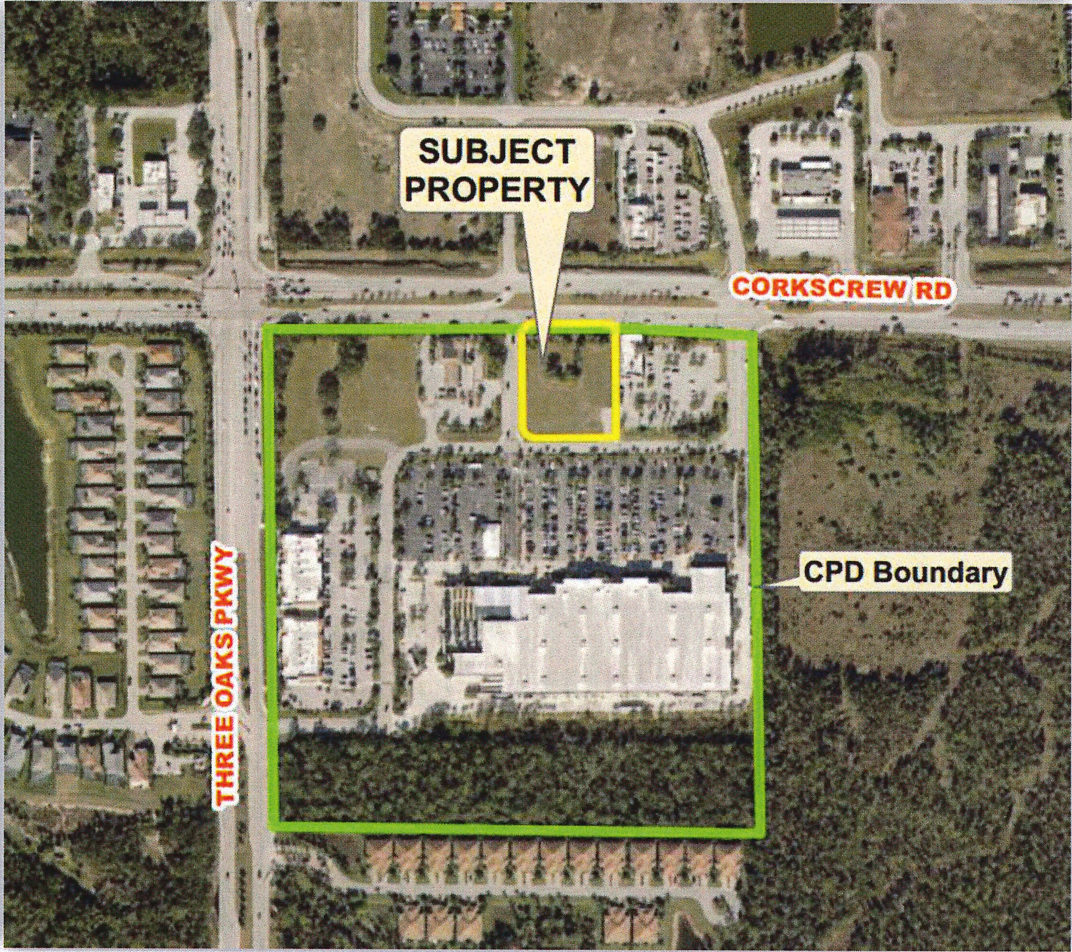
DCI2018-E003

July 16, 2019 Zoning Board Hearing

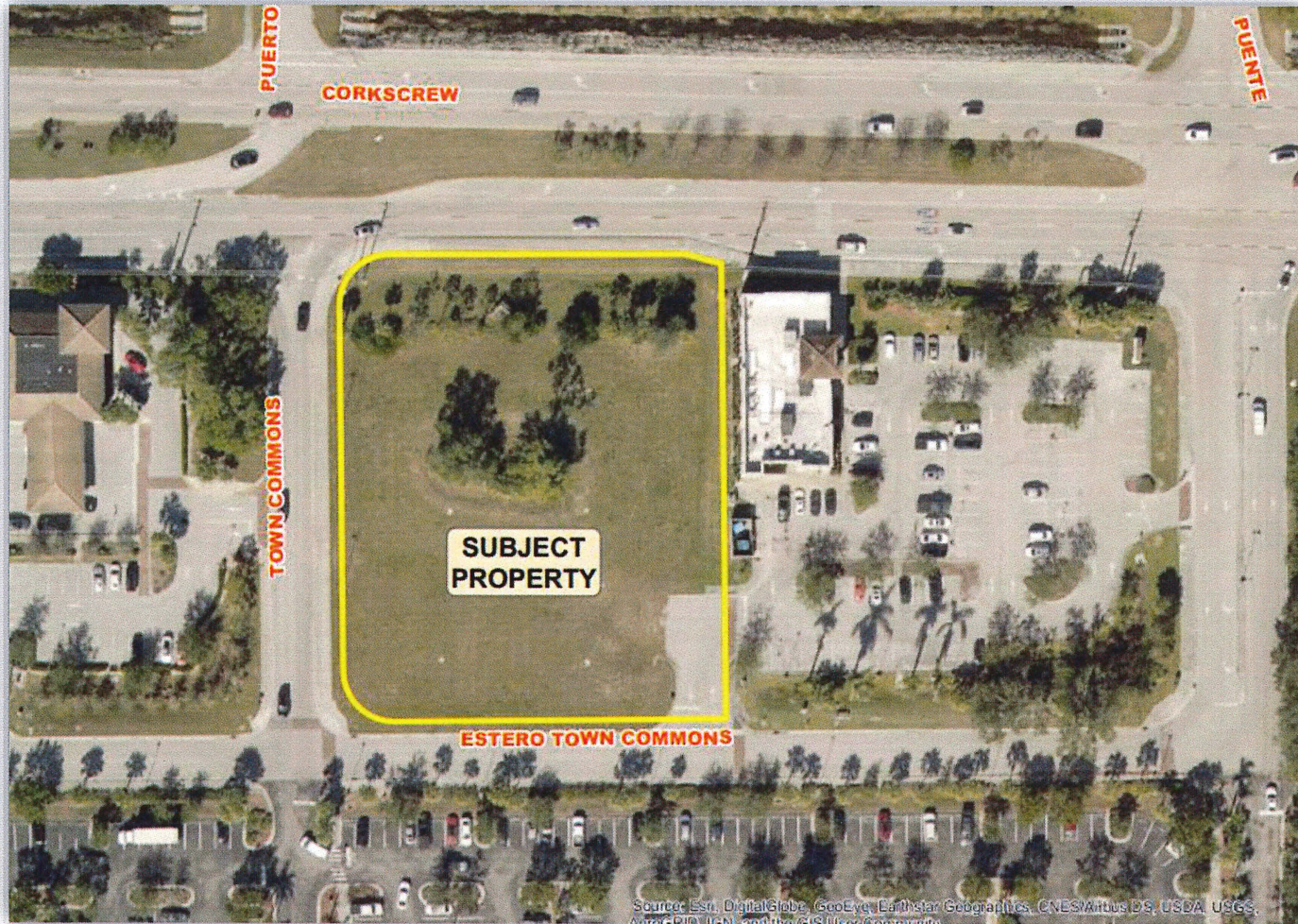
Project Team

- **Bravoflorida, LLC** – Applicant
- **Daniel B. Fitzpatrick, CEO** – Quality Dining, Inc.
- **Jennifer Tyler, Director of Development** – Quality Dining, Inc.
- **Robin Kendall, Director of Engineering & Design** – Quality Dining, Inc.
- **Neale Montgomery, Esq., Land Use Attorney** – Pavese Law
- **D. Wayne Arnold, AICP, Professional Planner** – Q. Grady Minor & Associates, P.A.
- **James Banks, PE, Traffic Engineer** – JMB Transportation Engineering, Inc.

Aerial Location Map



Aerial Photograph



Project Information

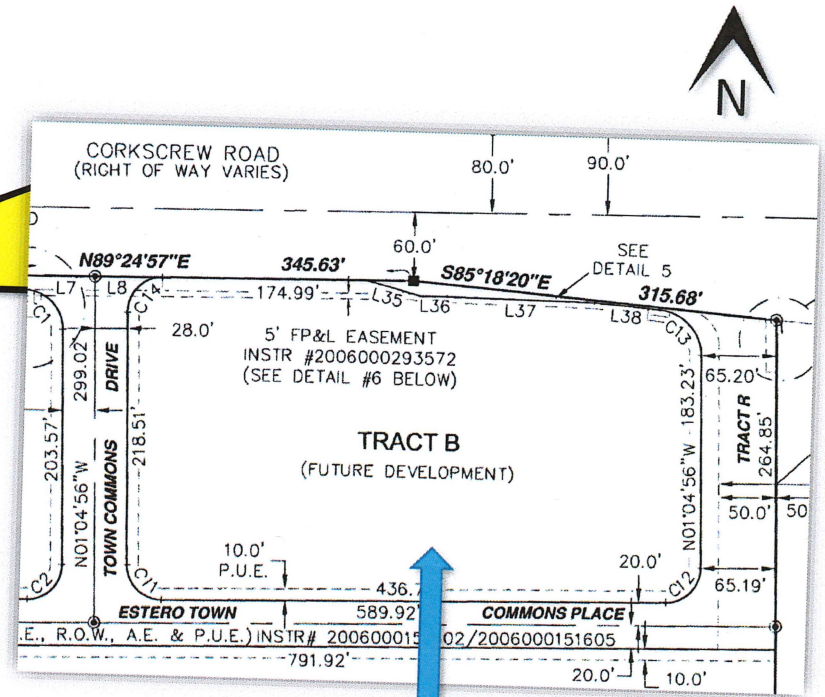
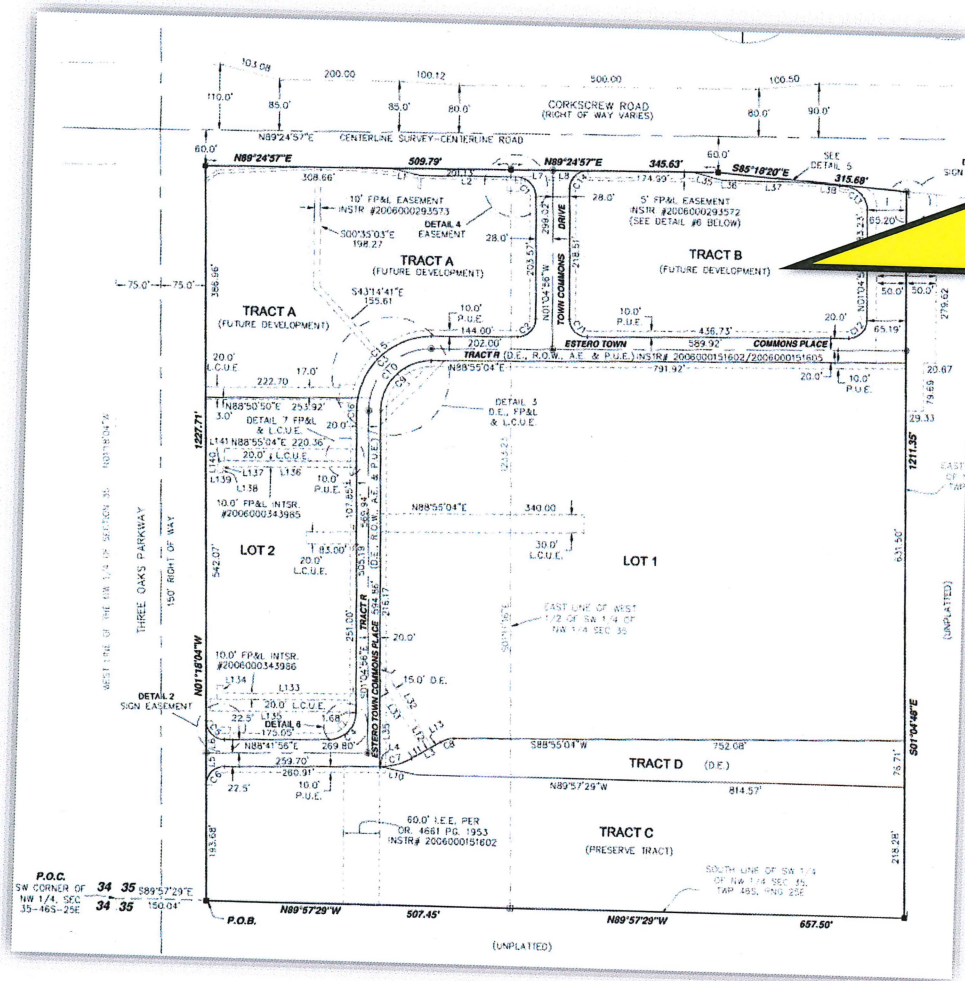
Existing Zoning: *Estero Town Center CPD*

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

Proposed Request:

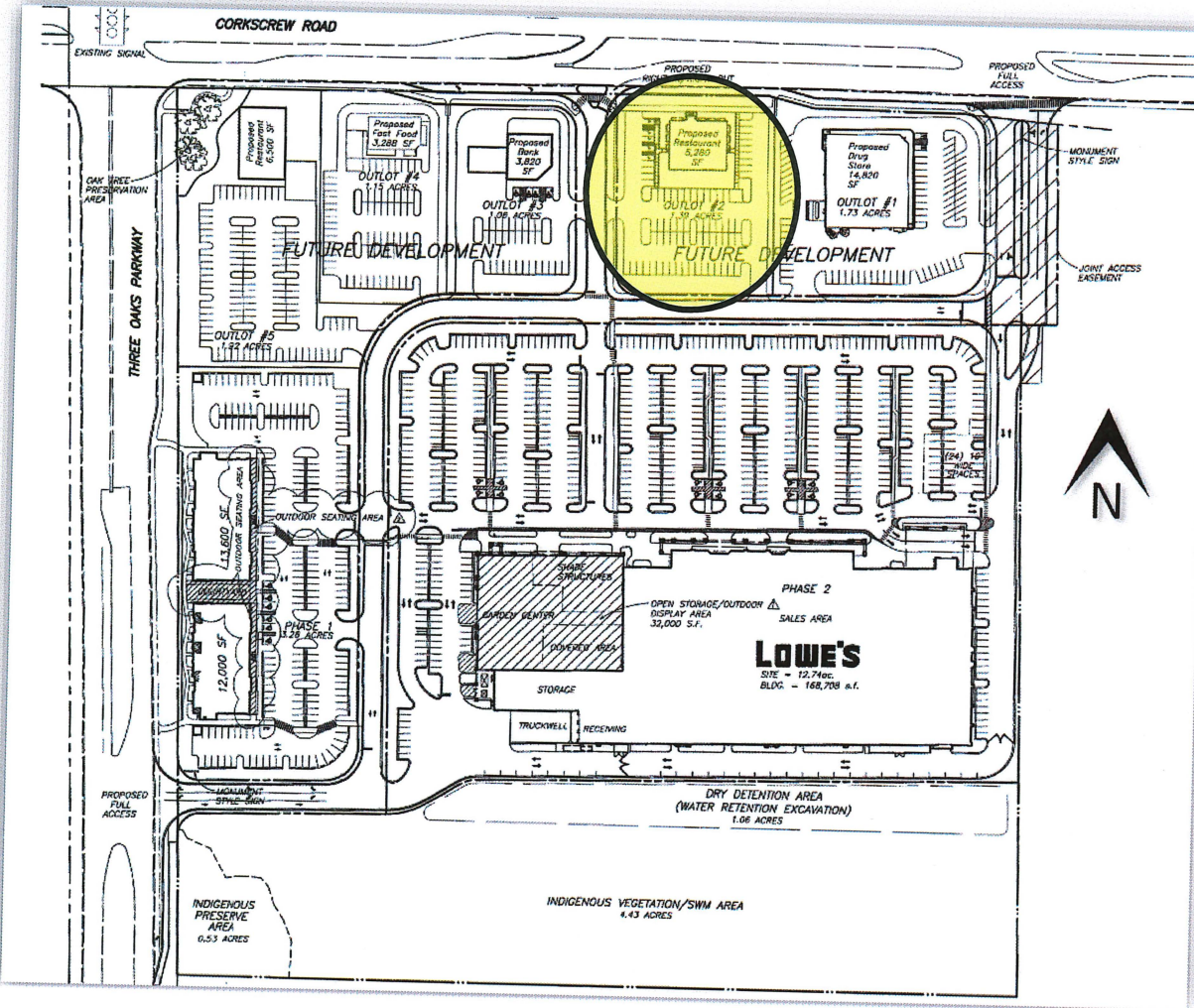
- *Add cross-section C-1 to the design standards approved as part of zoning resolution 03-032.*
- *Deviations specific to parking and stacking for a fast food restaurant of less than 5000 square feet and no sidewalk adjacent to a portion of Tract B.*

Estero Town Commons Plat



SUBJECT PARCEL

Approved CPD Master Concept Plan



NOTE:
OPEN STORAGE/OUTDOOR DISPLAY AREA
 IN ACCORDANCE WITH ZONING RESOLUTION 2-03-032, 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: 32.86 ACRES

OPEN SPACE CALCULATIONS
 REQUIRED OPEN SPACE = 32.86ac. x 30% = 9.86ac.
 REQUIRED INDIGENOUS OPEN SPACE = 9.86ac. x 50% = 4.93ac.
 PROVIDED INDIGENOUS OPEN SPACE = 4.93ac.
 PROVIDED PHASE ONE OPEN SPACE = 8.52ac.
 ANTICIPATED FULL DEVELOPMENT OPEN SPACE = 11.35ac.

NOTE:
SHOPS OUTDOOR SEATING
 IN ACCORDANCE WITH ZONING RESOLUTION 2-03-032, SECTION B, CONDITION 3, A SCHEDULE OF USES, USAGE AREAS #1 AND #2, COMPLIANCE ON PARCELS (LOC. 14-1281 ET SEQ.) SHALL BE IN CONJUNCTION WITH A STANDARD RESTAURANT AND OUTDOOR SEATING IN THE PEDESTRIAN OPEN SPACE AREAS IDENTIFIED ON THE MAP, SUBJECT TO AN ADMINISTRATIVE AMENDMENT FOR OUTDOOR SEATING.

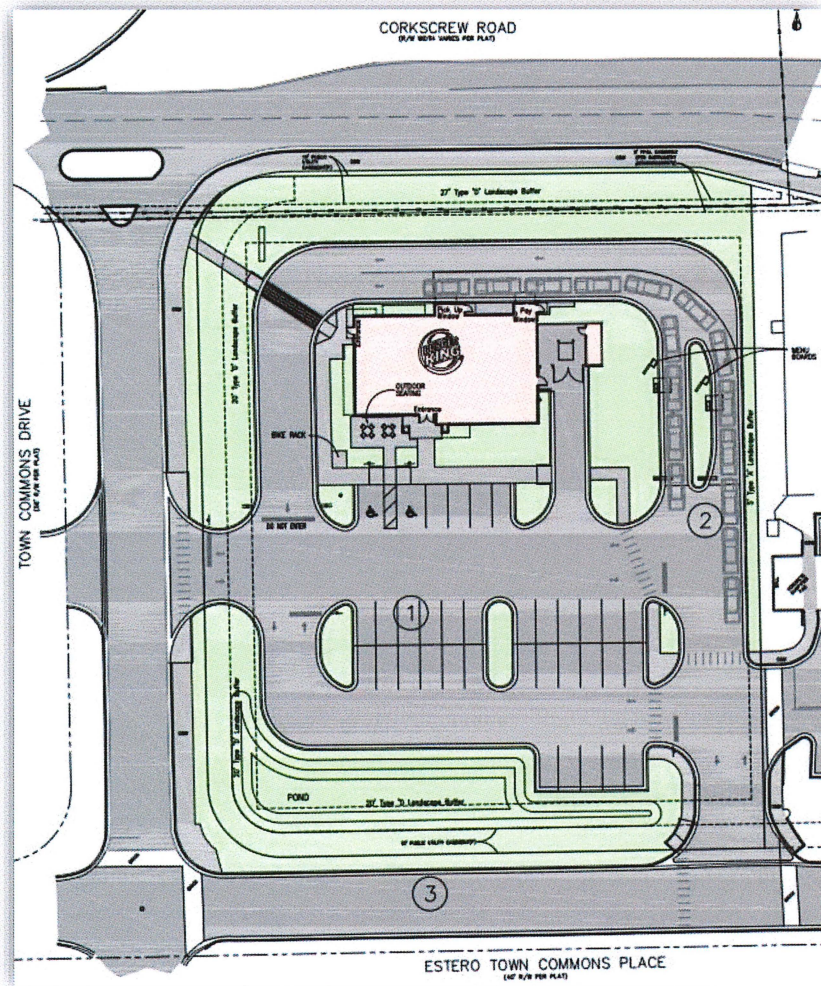
APPROVED
 Master Concept Plan
 Subject to Case # 2007-00101
 Date 11/13/2007

ADD 2007-00101
 EXHIBIT H-3.B

 SUBJECT PARCEL

Vanasse Daytor 10000 Vanasse Drive Suite 100 Jacksonville, FL 32217 Phone: 904.251.1000 Fax: 904.251.1001 Email: info@vanasse.com Website: www.vanasse.com	
Project: 2007-00101 Title: Master Concept Plan Date: 11/13/2007	
Sheet No. 1 of 1	Section 38, Township 44 S., Range 75 E. Lee County, Florida

Proposed Site Plan (Tract B, Phase 2)



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)

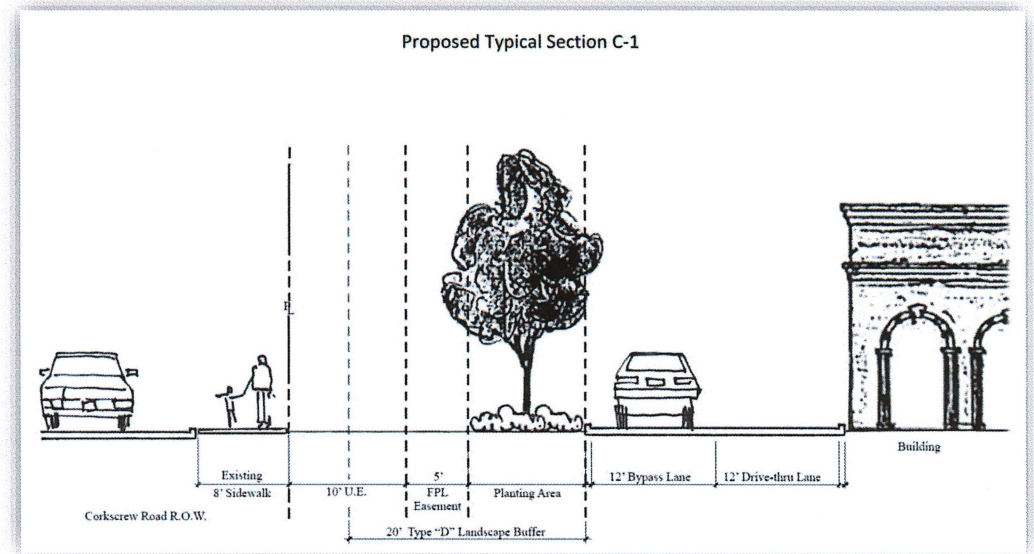
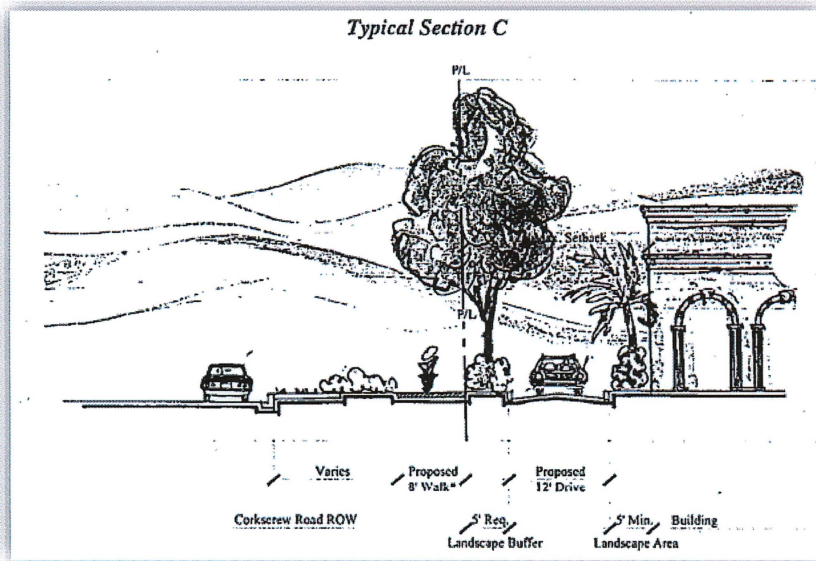
Developer:
BRAVOFLORIDA, LLC.
 3018 U.S. HIGHWAY 301 N.
 SUITE NO. 100
 TAMPA, FL. 33619
 (813) 559-8256

Consultant:
MPH
 CIVIL CONSULTANTS, INC.
 5071 C.R. 1000, SUITE 100
 CIVIL ENGINEERING SERVICES
 P.O. Box 1121 Odessa, FL 33556
 813-771-1905
 dave@mphcivil.com www.mphcivil.com
 FLORIDA CA. NO. 30727

Landscaping Typical Section

Approved Z-03-032

Proposed



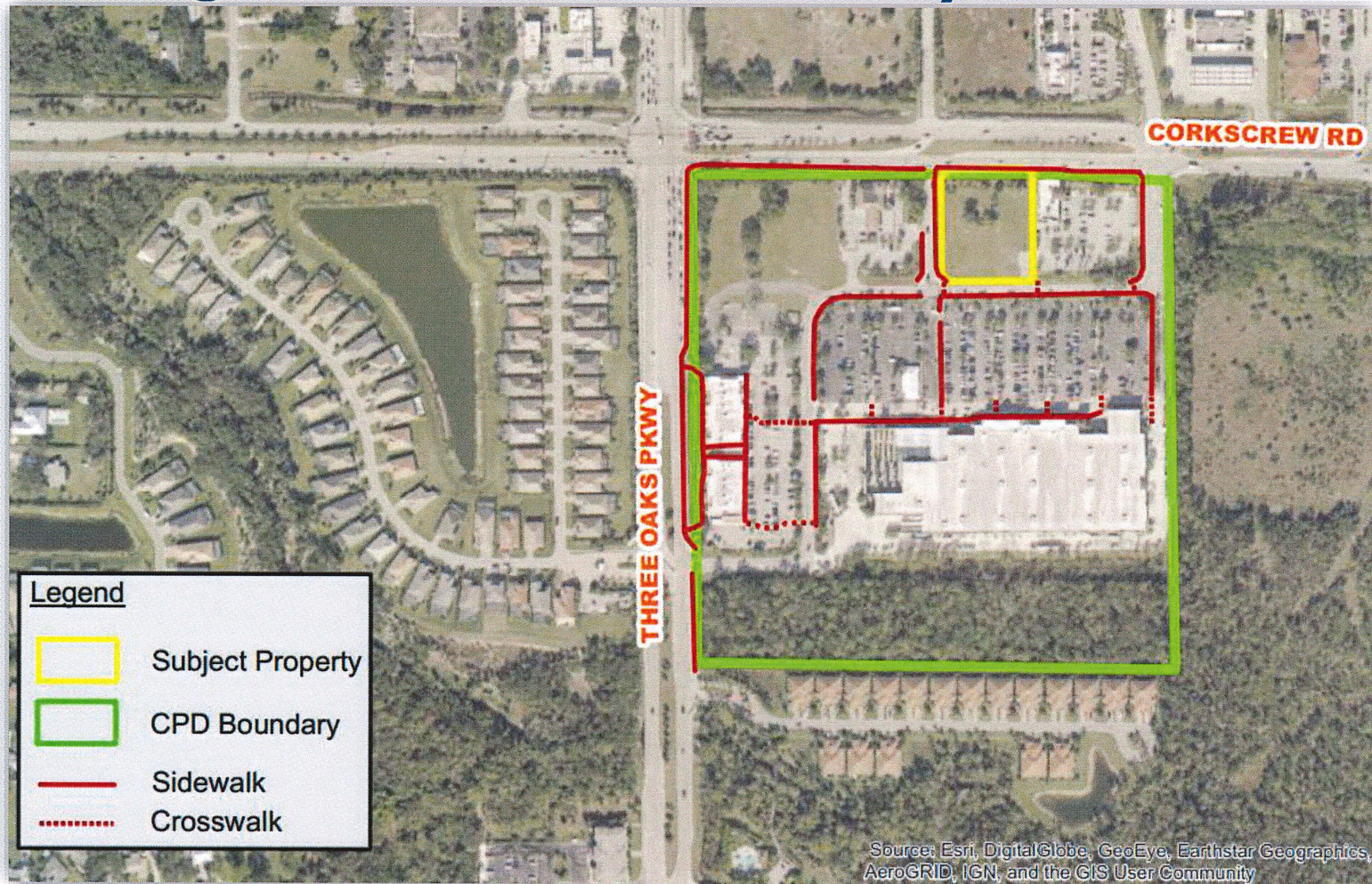
Requested Deviations

Deviation 1 seeks 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.

Deviation 2 seeks 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.

Deviation 3 seeks relief from LDC Section 10-256(c)(2)e, Bikeways and pedestrian ways, which requires a sidewalk to be constructed when a property abuts a local street to permit no sidewalk to be installed adjacent to a portion of Tract B.

Existing Pedestrian Pathways



Water Management

On June 29, 2007, the South Florida Water Management District issue permit no. 36-04799-P-02 (Appl. No. 070402-8) for 'Lots 1 and 2 at Estero Town Commons'. Lot 1 was subsequently developed with a Ruby Tuesday's restaurant. Quality Dining, Inc., dba BravoFlorida, LLC proposes to construct a Burger King restaurant on Lot 2.

Relevant development criteria are:

	Per SFWMD Permit	Proposed for Burger King
Total Site Area	1.43 acres or 62,517 SF	1.43 acres or 62,508 SF
Total Impervious Area	0.91 acres (64% impervious)	0.89 acres (62% impervious)
On-site Dry Treatment Vol.	5,210 CF	5,210 CF (min.)
Outfall	Curb inlet at SW Corner of Lot	Curb inlet at SW Corner of Lot

The intent of the proposed Burger King Stormwater Management system is to meet the previously permitted criteria.



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

LOWER WEST COAST REGIONAL SERVICE CENTER 2301 McGregor Boulevard, Fort Myers, FL 33901
(239) 338-2929 • FL WATS 1-800-248-1201 • Sunroom 748-2929 • Fax (239) 338-2936 • www.sfwmd.gov/lwc/

Environmental Resource Regulation
Application No.: 070402-8

June 29, 2007

KRG/CCA ESTERO LLC
30 S MERIDIAN STE 1100
INDIANAPOLIS, IN 46204

Dear Permittee:

SUBJECT: PERMIT NO.: 36-04799-P-02
Project : LOTS 1 AND 2 AT ESTERO TOWN COMMONS
Location: Lee County, S35/T46S/R25E

District staff has reviewed the information submitted June 7, 2007, for modifying the site layout from one restaurant building and one retail building to two restaurant buildings resulting in an increase of dry detention volume of 96 cubic feet, an increase in pervious area including dry detention areas to 1.04 acre pervious area, and an increase in pavement area of 0.15 acres to 1.75 acres with an associated decrease in total building coverage of 0.16 acres to 0.25 acres. These modifications will be completed as described in the information submitted on April 2, 2007 and June 7, 2007 and shown on plan sheets 1, 3, 4, and 5 dated June 7, 2007 signed and sealed by John R. Musser, P.E. of Vanasse & Daylor, LLC. No other modifications or alterations to the system are approved at this time.

Based on that information, District staff has determined that the proposed activities are in compliance with the original surface water management Permit and appropriate provisions of FAC Rule 40E-4.331(2)(b). Therefore, these changes have been recorded in our files.

Please understand that your permit remains subject to the Standard Limiting Conditions and all other Special Conditions not modified and as originally issued.

Should you have any questions concerning this matter, please contact this office.

Sincerely,

William Foley, P.E.
Sr Supv Engineer
Lower West Coast Service Center
WFw

c: Lee County Engineer
Vanasse & Daylor, LLP

RAV

Project 81074
June 7, 2007

William Foley
Ed Cronyn
SFWMD
2301 McGregor Boulevard
Fort Myers, FL 33901

RE: Lots 1 and 2 at Estero Town Commons (Tract B)
Existing ERP Modification Request
APPLICATION NO.: 070402-8
SFWMD ERP #36-04799-P
LEE COUNTY, FLORIDA

Dear Mr. Foley and Mr. Cronyn:

In response to your review letter dated May 1, 2007 addressed to CPH Engineers, we are pleased to offer the following information in response to your questions and comments. Please note Vanasse & Daylor, LLP is the new engineer of record for this project. We have restated your comments below, followed by our responses in bold.

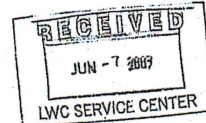
1. Please demonstrate the proposed surface water management system provides the required water quality pretreatment of 1-inch. Based on the stage storage information provided and the grate elevation for structure S-8 of 15.5 feet NGVD, the required water quality volume of 0.13 ac-ft is not provided at 15.5 feet NGVD.

The enclosed plans have been revised to include clarification of the onsite storage of the required pretreatment volume of one inch for phases one and two independently. See the drainage calculations on sheet 3 of the enclosed plans. These revised calculations use the current size of the proposed site to determine the required volume of dry pretreatment.

Construction phase one, Ruby Tuesday's restaurant site, provides 5,800 square feet of dry detention area between the bottom elevation of 14.0' NGVD and the baffled overflow device (weir) at 15.0' NGVD (5,800 c.f./0.133 ac. ft.).

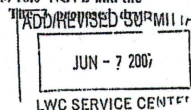
Construction phase two, a 5,321 s.f. restaurant site provides a total of 5,447 square feet of dry detention area between bottom elevation of 14.0' to 16.0' NGVD and the baffled overflow device (weir) at 15.0' to 17.0' NGVD.

detention areas are described as follows:
CS-1 - 1,288 s.f. 16.0' NGVD to 17.0' NGVD = 1,288 c.f.
CS-2 - 2,632 s.f. 15.0' NGVD to 16.0' NGVD = 2,632 c.f.
CS-1 - 1,526 s.f. 14.0' NGVD to 15.0' NGVD = 1,527 c.f.
Total dry detention pretreatment storage = 5,447 c.f.



Vanasse
& Daylor

Urban Planning
Landscape Architecture
Civil Engineering
Traffic Engineering
FL Lic. LC000036



APPLICATION NUMBER

070402-8

2770 New Brittany Boulevard, Suite 600, Fort Myers, Florida 33907 T 239.437.4601 F 239.437.4636 W wvandy.com

Traffic

- Estimated Impact fees – \$168,720.47+/-
(\$50,379.36/k.s.f. x 3,349+/- s.f.)
- Per the Signalization Agreement (Estero Town Commons, DOS2005-00096) dated November 3, 2005, Estero Town Center CPD is required to pay a proportionate share of the design, permitting and construction costs for the installation of a traffic signal on Corkscrew Road at Puente Lane, if warranted.

Date 11-3-05

Mr. Peter J. Eckenrode, Director
Development Services Division
P.O. Box 398
Ft. Myers, FL 33902

RE: Signalization Agreement
Estero Town Commons, DOS2005-00096
Project Name

KRG/CCA Estero, LLC (Applicant/Owner), owner of the property which is the subject of the above referenced Development Order and whose legal description is attached as "Exhibit A", hereby acknowledges that signalization may be required at the intersection of Corkscrew Road and Estero Town Commons Place in order to provide for proper traffic safety as required by Chapter 10 of the Lee County Land Development Code.

KRG/CCA Estero, LLC (Applicant/Owner) further agrees that, at such time as required warrants for signalization are met and LCDOT/FDOT approves the installation, KRG/CCA Estero, LLC (Applicant/Owner) will be responsible for funding a proportional share of the costs required to design, permit and construct the required signalization improvement.

The proportional share will be determined by the cumulative peak hourly turning volumes as determined by approved development order Traffic Impact Statements for Estero Town Commons (DOS 2005-00096) and Estero Crossing (DCI 2005-00102) and Plaza del Sol, (DOS 2005-00297)

Sincerely,

WITNESSES:

Jerry M. Shuman
Witness

Thomas K. McGowan
Witness

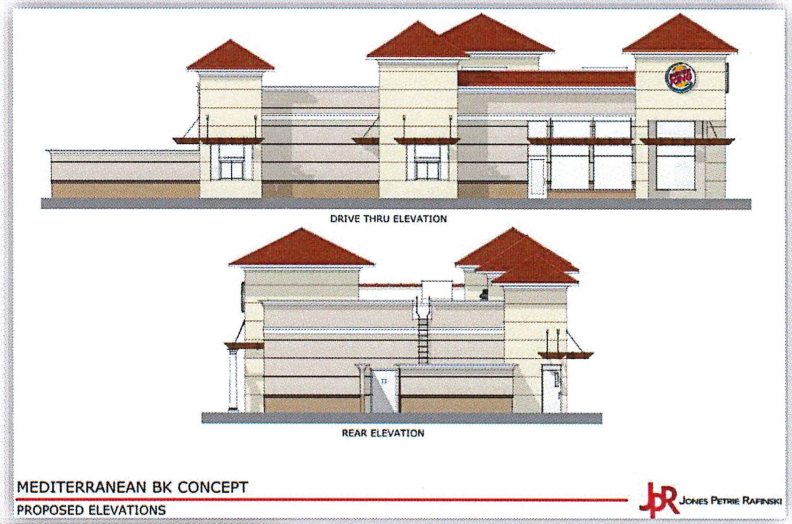
KRG/CCA Estero, LLC
Company Name

Thomas K. McGowan
Chief Operating Officer

Conceptual Renderings



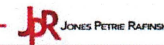
MEDITERRANEAN BK CONCEPT
PROPOSED ELEVATIONS



MEDITERRANEAN BK CONCEPT
PROPOSED ELEVATIONS



MEDITERRANEAN BK CONCEPT
PROPOSED EXTERIOR VIEWS



Building Elevation Exhibit

Lowe's – Existing Building (north elevation)



Burger King – Proposed Building (south elevation)



Conclusion

Thank you

