



## DESIGN REVIEW BOARD

### *Staff Report*

<b>PROJECT NAME</b>
8111 BROADWAY EAST (OLD ESTERO POST OFFICE) DEVELOPMENT ORDER AND MONUMENT SIGN
<b>CASE NUMBER</b>
DOS2019-E004
<b>MEETING DATE</b>
October 14, 2020
<b>REQUEST</b>
Application to redevelop the old Estero post office for commercial use along with monument sign
<b>APPLICANT</b>
Yoshi Suzuki, Suzuki Family Trust
<b>LOCATION</b>
8111 Broadway East, Estero, FL 33928
<b>PROPERTY SIZE</b>
1.07 acres
<b>ZONING</b>
Parcel was rezoned from AG-2 to Commercial Planned Development by Village Council on July 15, 2020 (Ordinance No. 2020-03).
<b>PUBLIC INFORMATION MEETING DATES</b>
The most recent DRB Public Information Meeting was held on November 13, 2019.

**Staff Recommendation**

Staff recommends approval of the Development Order and proposed monument sign.

The Design Review Board should review the project for compliance with general criteria of Ordinance 15-01, and in particular the following facets:

1. Building architecture and colors
2. Site lighting elements and colors, including parking lot poles and fixtures
3. Monument sign
4. Pedestrian and bicycle connectivity
5. Landscaping and buffers for overall design and compatibility with the building and surrounding area

The Design Review Board must review the project’s conformance with the general criteria of Ordinance 15-01, that is the project must be harmonious with the community and proposed developments in the general area, in conformity with good design, contributing to the image of the Village, not of inferior quality, and consistent with the Land Development Code. If the Design Review Board denies the application, it must state its findings regarding the criteria.

### **Project Summary**

This project consists of redevelopment of the old Estero post office for 4,800 square feet of various commercial uses within the existing building. The existing building's metal facade will be enhanced with stucco. The exterior renovation includes a tower feature with a tile roof, columns and arches at the front corner of the building. Other features added include arches, green screens and canvas awnings.

### **Request**

The applicant is asking for approval of a Development Order for a Commercial Planned Development and monument sign. This project was reviewed by the Design Review Board at a Public Information Meeting on November 13, 2019. Staff has also reviewed the plans in detail. The plans meet the technical requirements of the Land Development Code and are consistent with the Comprehensive Plan.

This property was rezoned from Agriculture to Commercial Planned Development by the Village Council in July, 2020. The rezoning approved a variety of commercial uses. The rezoning also included a "Pattern Book" with a Mediterranean style, similar to the small shopping plaza to the west on US 41.

### **Architecture**

The building architecture is generally consistent with the zoning approval and accompanying Pattern Book. The base building color proposed is Sunny Veranda with Fired Brick and Coral Island for accent colors. The DRB expressed concern regarding the north (rear) elevation and suggested putting a stucco skin on the rear along with painting the existing awning and adding brackets which the applicant has done. The Village Council requested additional design treatment on the north side to match the other elevations. The elevation has subsequently been revised.

### **Transportation**

The project access is from East Broadway. The applicant proposes to eliminate the western most driveway and replace with a type "D" landscape buffer. The DRB expressed concerns regarding emergency vehicle ingress and egress. In response to these concerns the applicant has proposed a 109' by 32' T- turn around area with no parking signs, pavement striping and "Fire Lane- No Parking" marked on the pavement.

### **Stormwater**

This site was originally permitted by the SFWMD with surface water draining to the existing 4' deep storm water detention area in the northwest corner of the site. Storm water is piped to the existing outfall at the Broadway East ROW. The DO will require a SFWMD ERP modification be submitted and approved by SFWMD prior to start of construction.

### **Water and Sewer**

Potable water is provided by Lee County Utilities. The site is currently served by an existing septic tank. Zoning is stipulated that the development must connect to sanitary sewer as soon as service is available as required by the LDC.

### **Lighting**

Site lighting consists of 25 foot poles with fixtures that are California Mission Bell style and exterior building mounted lights 10 feet high. Light poles located within 50 feet of a residentially zoned property or use may not exceed fifteen feet in height. The lighting plans show all light poles in excess of 50 feet from the eastern property line which is the residentially zoned property.

### **Landscaping**

The zoning ordinance allows for a deviation for the east property line type C buffer to include an 8' wall with the building to act as the wall for 80'. Existing trees are being retained when possible to buffer the singly family home to the east. The DO will be stipulated that any existing trees that die as a result of construction of the wall must be replaced with an equal amount of plant material as per the LDC.

**Exhibits**

1. Zoning Ordinance