ESTERO UNITED METHODIST CHURCH THRIFT SHOP EXPANSION

Development Order Public Information Meeting Design Review Board March 25, 2020

> **DELISI FITZGERALD, INC.** *Planning – Engineering – Project Management*

Introduction

Project Team:

- John T. Wojdak, P.E.
- Jennifer Gloer
- Greg Diserio, RLA
- Jim Burg

- DeLisi Fitzgerald, Inc.
 - ADG Architecture, LLC
 - David M. Jones, Jr. & Associates, Inc.
 - Estero United Methodist Church



Project Overview

- Location: SEC US 41 & Broadway
- Size: 2.31+/- acres
- Zoning: Community Facilities PD Zoning Amendment approved at Village Council on January 18, 2017.
- DO: Expand existing Thrift Shop to include 3,100 SF of additional store area and 4,500 SF of storage area; expand existing grass parking lot; construct build-out of SWM system



Overview Aerial



DELISI FITZGERALD, INC. *Planning – Engineering – Project Management*



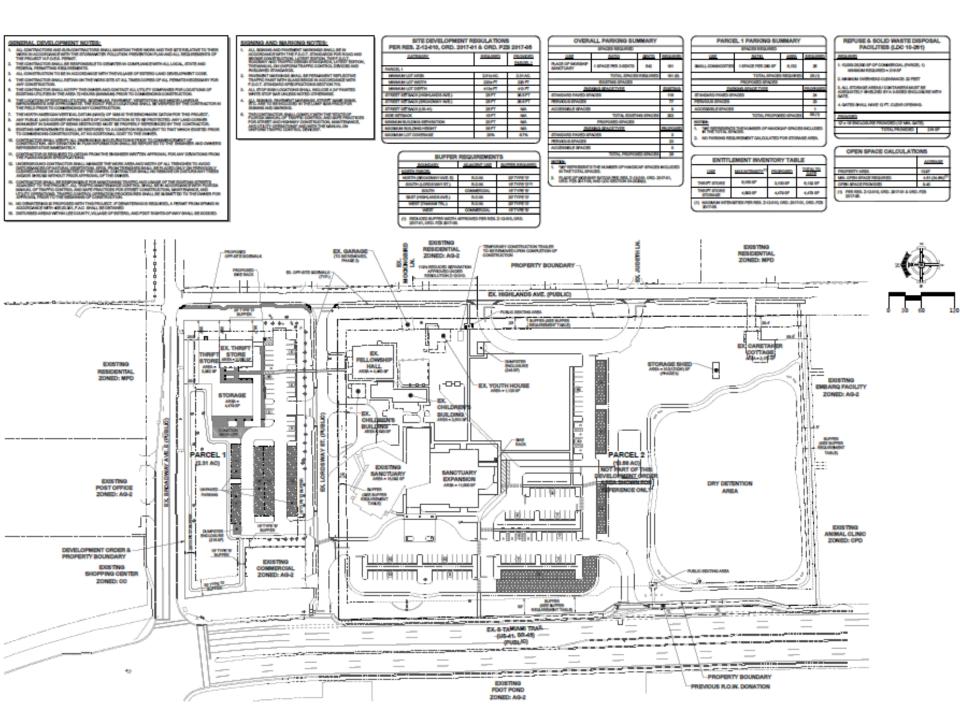
PARKING CALCULATIONS

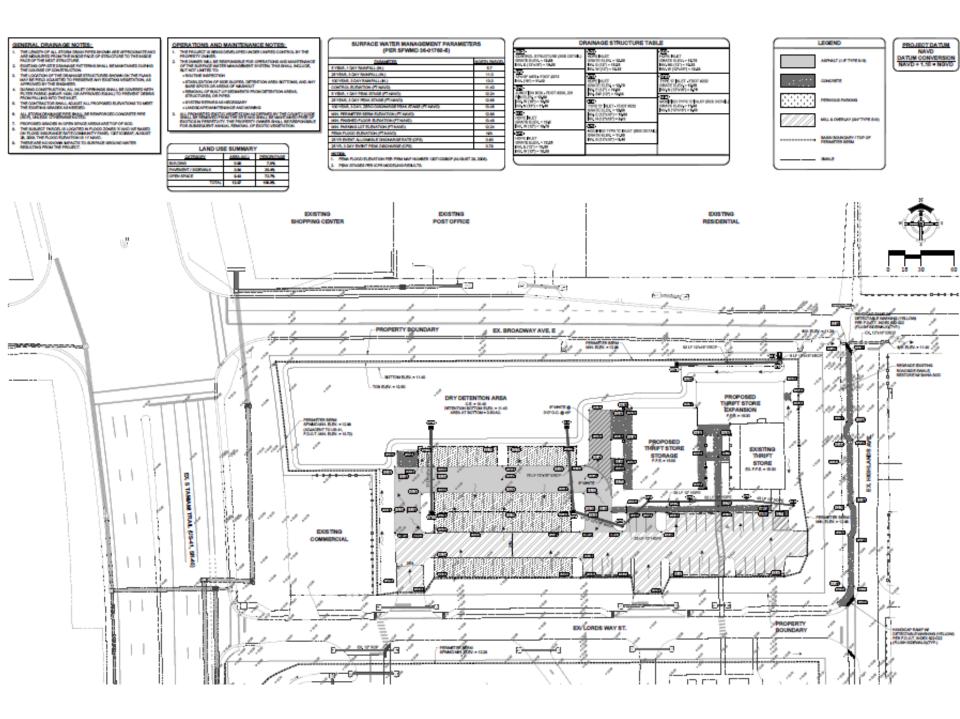
REQUIRED 1 000 SEAT SANCTUARY (b) 1 SPACE PER 3 SEATS = 334 SP ACES .50% OF REQUIRED SPACES MUST BE PAVED = 167 .REM.MINING SPACES ARE ORASS PROVIDED 394 SPACES

NOTE: THERE ARE NO OTHER ANCILLARY USES DURING THE PRIMARY WORSHIP SERVICE. THIS REPRESENTS MAXIMUM PARKING REQUIREMENTS FOR THE PROPERTY.

BUILDING SCHEDULE - EXISTING 2A EXISTING SANCTUARY 13.092 COMMUNITY OUTREACH CENTER 3.050 <35 CONTINUED USE - THRIFT STORE PART OF CHILDREN'S BUILDING 590 <20 CONTINUED USE - ACTIVITY ROOMS CONTINUED USE - MEETING ROOMS 9 FELLOWSHIP HALL 4.460 <20 CHILDREN'S BUILDING CONTINUED USE - ACTIVITY ROOMS 10 2.610 <20 TO BE REMOVED GARAGE 470 <20 1,120 <20 CONTINUED USE - STORAGE STORAGE SHED 249 <20 CONTINUED USE - STORAGE 13 237 CONTINUED USE - STORAGE 14 <20 18 CARETAKER COTTAGE 2,170 <20 CONTINUED USE - CARETAKER COTTAGE

| BUILDING SCHEDULE - PROPOSED | | | | | |
|------------------------------|-------------------------------------|-----------|--------|---------|----------------------------|
| NUMBER | DESCRIPTION | AREA (SF) | HEIGHT | PHASING | USE |
| 1A | COMMUNITY OUTREACH CENTER ANNEX 'A' | 3,100 | 35' | PHASE 2 | THRIFT STORE |
| 1B | COMMUNITY OUTREACH CENTER ANNEX 19 | 4,500 | 35' | PHASE 2 | THRIFT STORE STORAGE |
| 2 | EX. SANCTUARY EXPANSION | 10,100 | 35 | PHASE 1 | ASSEMBLY, CLASSROOM |
| 3 | SANCTUARY / MULTI PURP OSE BUILDING | 12,000 | 45 | PHASE 2 | ASSEMBLY, PLACE OF WORSHIP |
| 4 | MAINTENANCE BUILDING | 5,000 | 35 | PHASE 2 | STORAGE (INDOOR) |
| 6 | MULTI PURPOSE BUILDING | 15,400 | 35' | PHASE 2 | MULTIPURPOSE |



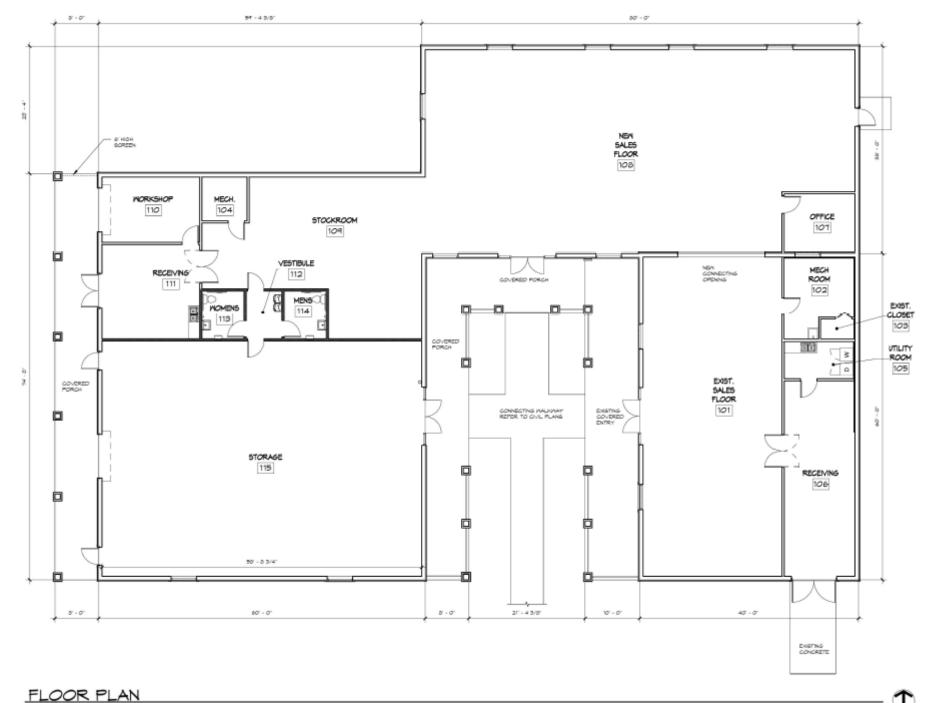


Architecture

Jennifer Gloer







SCALE : 1/8' = 1-0"

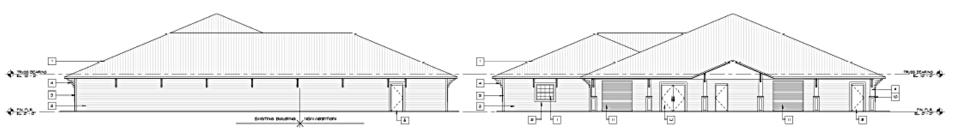
ELEVATION GENERAL NOTES

1. ALL EXTERIOR COLORS TO MATCH EXISTING BALDING.

3 ALL EXTREM DOORS I WEDGINE TO BE MEACT RATED.

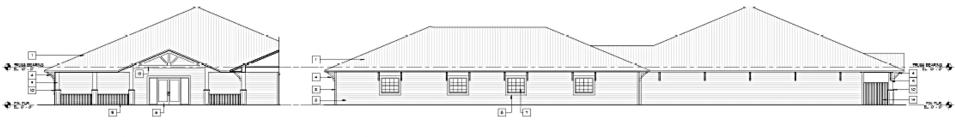


8-0" AUMENM SORESH TO RECEIVE A PHYTE PAINT FINISH, EXUAL TO FOMA SAR ANTE:



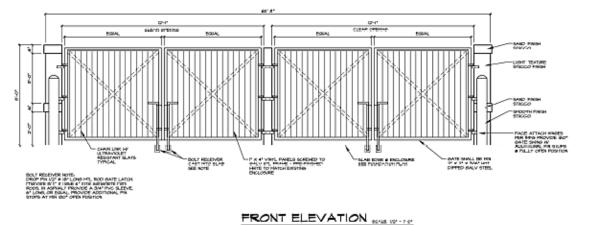


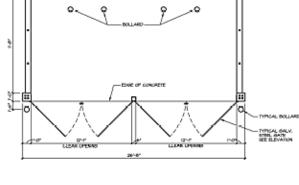
WEST ELEVATION



PARTIAL EAST ELEVATION - COURTYARD

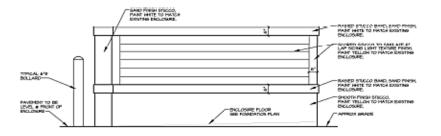
NORTH ELEVATION



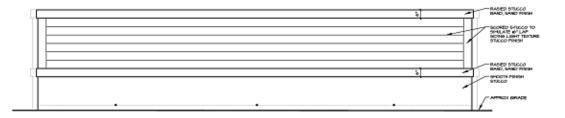


 PAREP HOLES
SLAS TYPICAL MAX 8"-0" CO.

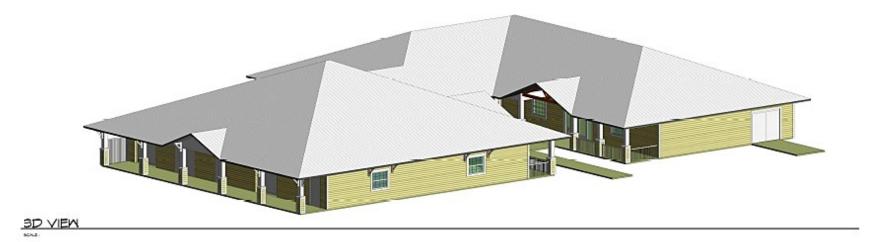


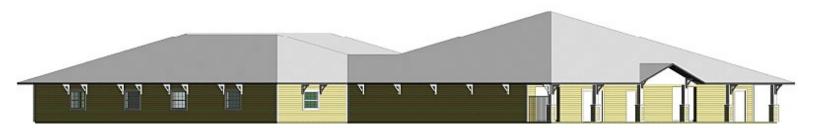


SIDE ELEVATION SCALE 12" + FOT



REAR ELEVATION SCALE 12-102





NORTHWEST VIEW

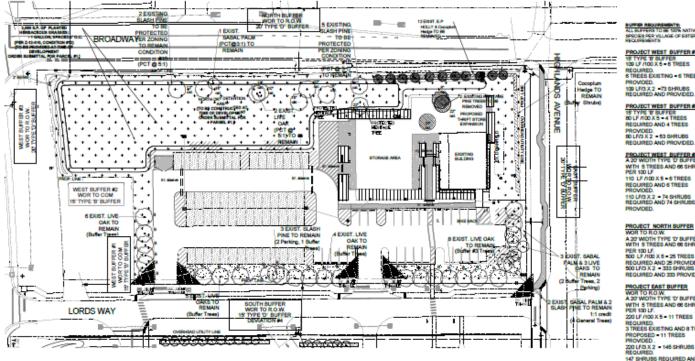


Landscape Architecture

Greg Diserio, RLA







SITE LANDSCAPE CALCULATIONS SCALE 17 = 30

RESOLUTION NUMBER 2-19-010 CONDITIONS (LANDSCAPE CONDITIONS ONLY)

Recreational Field. The dry detention stormwater management area adjacent to the acutem property line may be used for recreational purposes provided no impacts are made to the stormwater management infrastructure. No permanent screetional equipment may be installed. Lighting of the recreational field and installed and installed

in accordance with LDC \$13-117, a 5-foct-wide unceved wallowsy with the required trees and benches must be incorporated into the overall design of the project. Lighting of the walkeep must be consistent with LDC 99 10-610(b), 33-116 and 34-625.

Open Space: The development order plans must depict a minimum of 4.51 acres ce for the project

10 Preservation: To ensure protection of the native trees located on Parcel #1:

a. Prior to local development order approval for Parcel #1, the landacape plana must depict presentation for the South Florida Silesh Pine (Pinus Billotti Var Denas). The landscape plana must also include, at a minimum the following:

cross section which includes the location of the native trees, and insure that In of the roots and the trunk of the trees are addressed. Root pruning or root barriers may be necessary to protect the trees from damage.

Depiction that no filling, grading or exceveling will occur within the full dtp-line of the Slash Pines

nertation that if any of the trees are removed, or if any of the trees die, each tree will be replaced at 511 credit ratio

b. Prior to issuance of a vegetation removal permit, the preserved bees must be staked and field verified for appropriate protection measures (such as root pruning, the barricades, and not barriers) by a certified articrist.

<u>Buffer:</u> Prior to installation of the 30-foot-wide buffer along South Tamiani Taili, The existing building depicted on the MCP as the Fellowship Facility (Building 17) must be removed from the buffer area. This Building (17) qualifies as historic and may be incorporated into the overall project design subsequent to historic designation and an administrative amendment to the MCP depicting its relocation.

 Stormester Management System: Prior to issai deve the stormester system, the landscape plan must deline opment order approval for

The two northern dry detertion areas to be planted with rative herbeceous greases, one gallon container size arranged in clusters, planted 3-foot on center

the northern dry detention area, to be planted with herbeceous greases, one galion container size arranged in clusters planted 3-foot on center

bern with scattered Live Cask (Quercus Virginiana), Dahoon Holly (Liev Casaine), South Florida Stash Pine (Pinus Fillotti Ver Denae) and/or Riack Ofive (Ruckte Rucers), planted 30-feet on perter, at 10 feet in height, 2-inch palper don

General tree credits can be applied, as per LDC §10-418(4), for herbecaus vegetation, and a general tree credit on a ratio of one-to-one (1.1) for the planting e along the dry detertion areas

A minimum of 3,000 square feet, divided equally between the iniet and outfail of

The southern dry detection areas to be planted along the southern perimete

Deviation (1) seeks relief from the LDC (\$33-111(d) requirement, to provide all day detention basins be planted with wetland type plant species (such as Specting) in minimum one-gelion containers not more than 36 inches on center throughout the

SCHEDULE OF LANDSCAPE DEVIATIONS:

extent of the basin, to allow the southermost dry detertion area (adjacent to the south property line) to be left unplanted, except at inlet and outlet locations. This deviation is APERCIVED SUBJECT TO conditions 8 and 12.

Deviation (2) seeks relief from the LDC 99 33-351 and 34-2192(s) requirement to provide a minimum 35-bot-wide Type "D" buffer and minimum 35-bot street. adback to allow the existing Youth House (Ruliding #12) to have a minimum 14e foot street setteck from Highlands Avenue and to encrosoft 0.8 feet into the required buffer width, and to allow a titl-equare-foot concrete pad and a 4-foot-wide sidewalk that extends from the Youth House to Highlands Avenue to encreach into the required buffer width. This deviation is APPROVED limited to the existing encreachment of the Youth House and the concrete pad and walkney into the street setback and required buffer width, provided that all required plantings will be installed - enhancing the overall development and meeting the intert of the required landacoing buffer width.

3. Deviation (3) seeks relief from the LDC §10-365 requirement to provide a 135-bot. separation distance between road and non-residential driveway intersections, to allow a 116-foot separation distance (measured edge to edge) from Mockingbird Lare to the existing northernmost driveway on Highland Avenue approximation

4 Deviation (4) seeks neise from the LDC §23-351 requirement to provide a minimum 20-bodywide Type "C" buffer along Londs Way, to slove a 55-bottwide Type "C" buffer adjacent to both sides of Londs Way. This deviation is APPRCVED SUBJECT TO the condition that all required plantings will be

ALL BUFFERS TO BE 100% NATIVE TOTAL SITE = 231 ACRES (100,024 SF) (NORTH PARCEL 1) SPECIES PER VILLAGE OF ESTERO LDC RECURREMENTS APPLICABLE SECTIONS OF ZONING RESOLUTION: 2-13-010 VPLY TO THIS DEVELOPMENT ORDER. PROJECT WEST BUFFER #1

ACRES RECURSED

15 TYPE 'B' BUFFER 109 LF /100 X 5 - 6 TREES REQUIRED 6 TREES EXISTING - 6 TREES PROVIDED. 109 LF/3 X 2 +73 SHRUBS REQUIRED AND PROVIDED.

PROJECT WEST BUFFER #2

15 TYPE 'B' BUFFER 80 LF /100 X 5 = 4 TREES **REQUIRED AND 4 TREES** PROVIDED. 801 E/3 X 2 . 53 SHELBS REQUIRED AND PROVIDED.

PROJECT WEST BUFFER IS A 20 WOTH TYPE 'D' BUFFER

WITH 5 TREES AND 66 SHRUBS PER 100 LE 110 LF /100 X 5 - 6 TREES REQUIRED AND 6 TREES PROVIDED. 110 LF/3 X 2 = 74 SHRUBS REQUIRED AND 74 SHRUBS

PROJECT NORTH BUFFER WOR TO R.O.W. A 20 WOTH TYPE 'D' BUFFER WITH 5 TREES AND 66 SHRUBS PER 100 LF. 500 LE /00 X 5 • 25 TREES REQUIRED AND 25 PROVIDED. 500 LF/3 X 2 = 333 SHRUBS REQUIRED AND 333 PROVIDED

ROJECT EAST BUFFER WOR TO R.O.W. A 20 WOTH TYPE 'D' BUFFER

WITH 5 TREES AND 66 SHRUBS PER 100 LF.

REQUIRED 3 TREES EXISTING AND 8 TREES PROPOSED = 11 TREES PROMOED 220 LE/5 X 2 + 145 SHRUBS

REOLIDED 147 SHRUBS REQUIRED AND PROVIDED

PROJECT SOUTH BUFFER 362 LF /100 X 5 = 18 TREES REQUIRED **18 TREES EXISTING** 362 LF/3 X 2 = 242 SHRU85

QUIRED AND PROVIDED.

OPEN SPACE REQUIREMENTS OPEN SPACE REQUIRED FER MOP FOR ENTIRE CAMPUS = 451 AND 1.07 ACRES PROVIDED ON PARCEL 1 PER HATCHING (48 % OF PARCEL 1 SHOWN IN OPEN SPACE) DAVID M. JONES, JR. BUILDING PERMETER PLANTING REQUIREMENTS AND ASSOCIATES, INC. 9,543 SF. OF EXISTING AND PROPOSED BLDG. AREA X 10% = 854 SF OF PROPOSED BUILDING PERIMETER PLANTING REQUIRED AND PROVIDED PER HATCHING. ANDSCAPE ARCHITECTS AND PLANNERS COVERAGE REQUIRED AT 50% OF 854 SF + 53 SHRURS REQUIRED AND PROVIDED, LABELED AS (RD) 2021 Mathegar Bivit Fort Myers, Florida 20801 Phone: (208) 207 - 5025 INTERNAL PARKING LANDSCAPE REQUIREMENTS Fax: (209) 307 - 6484

4101 Tamiani Tail, Bilg. 5, Lait 501 Pot Charlotte, Florida, 2005

Phone: (H1) 235-221 Fax: (239) 337-4494

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ESTERO

UNITED

METHODIST

CHURCH

Expansion

6066 LORDS WAY.

ESTERO, FL

REPARED FOR

DEL ISI

FITZGERALD, INC.

1005 Hendry Street

Fort Myers, Florida

P. (259 415-0091

CONSULTANT.

AND ME DIT

PLANCE AND DESCRIPTION

SITE PERMITTING

SITE LANDSCAPE CALCULATIONS

Des 8, 2019

CLO ANNOUN

METERN GLD

219110

Thrift Store

LA LICENSE LC CODOOD

INTERNAL LANDSCAPE AREAS OF 10% OF THE PARKING AREA IS REQUIRED = 30,351 SF (induding graa paking) X 10% +3,335 SF MINIMUM REQUIRED AND 3,577 PROVIDED, PER HATCHING 1 TREE PER 200 SF. + 13 TREES REQUIRED AND 13 PROVIDED. LABELED AS (Faring). NO MORE THAN 10% OF PLANTING AREA TO BE IN TURF.

APPROXIMATELY 300 SHRUBS OF GROUNDCOVERS ARE RECIMPED

INDIGENOUS OPEN SPACE REQUIREMENTS NOT APPLICABLE (EDISTING NATIVE TREES SHALL BE RETAINED AS SHOWN ON PLAN)

ATER MANAGEMENT PLANTING REQUIREMENTS SPER TO DEVIATIONS AND CONDITIONS OF 2-15-010

HERITAGE TREES (Paral 1) 2 TO REMAIN

2 TO BE REMOVED AND REPLACED WITH 20 TALL TREES GENERAL TREE CREDITS. TREE CREDITS TAKEN

2 SABAL PALMS @ 1:1 CREDT = 2 CREDTS (North Parcel) 2 SLASH PINE @ 1.1 OREDIT = 2 OREDITS (North Parce)

1 SABAL PALMS @ 3:1 CREDIT = 3 CREDITS (North Parce)

2 LIVE OAKS > # CAL @ 51 CREDIT = 10 CREDITS(North Parce)

F: (239) 410-0092 10 SLASH PINE > C CAL & S1 CREDIT = 50 CREDITS (North Par TOTAL GENERAL TREE CREDITS = 67 CREDITS

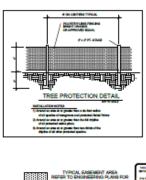
to filling, grading or expending will occur within the full drip-line of the Siash Pines. If protected trees die or removed, they will be replaced at a 5:1 great ratio.

GENERAL TREE REQUIREMENTS TREE REP 1000 SE OF TOTAL SITE 00,624 SF/ 2009+ 34 TREES REQUIRED AND PROVIDED.

67 CREDITS FROM EXISTING NATIVES TREES TO PULLFIL "GENERAL" TREES

NOTE: 10 TREES MAY BE USED AT A 2:1 CREDIT FOR GENERAL TREES, GENERAL TREE REQUIREMENTS MAY NOT BE REDUCED MORE THE 50%. A MAXIMUM OF \$1 -10 TREES MAY BE USED AT 21 CREDIT TOWARDS GENERAL TREES INCODENT TREES IS ANY DEDIVITED IN REANT LIST.

A TREE PENNING PERMIT IS ISOURED FROM THE VILLAGE OF BRITERO

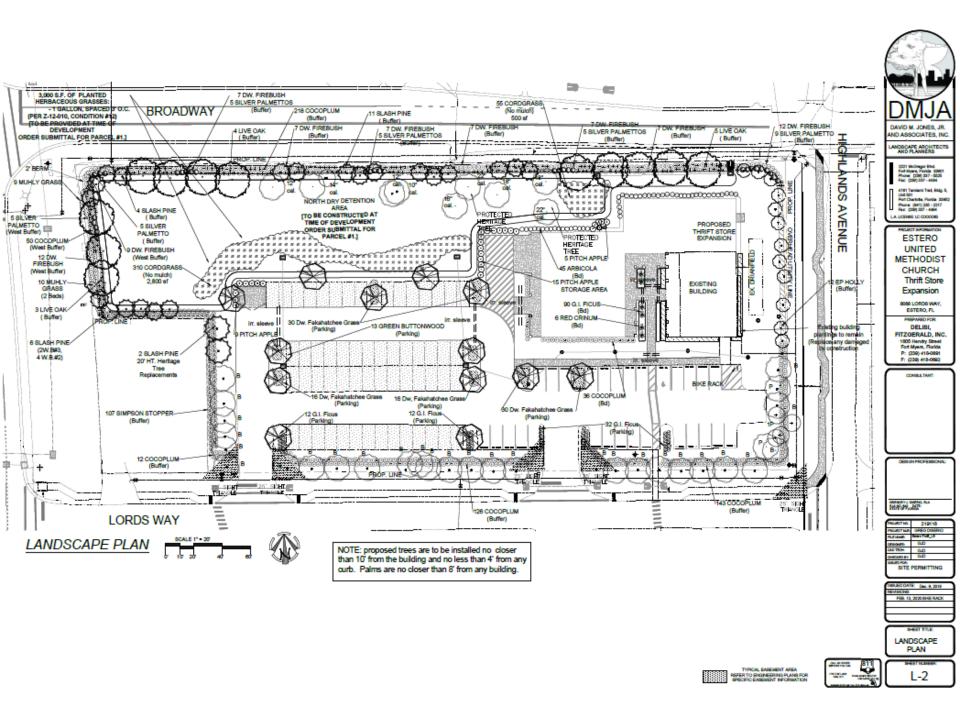


SPECIFIC EASEMENT INFORMATION



DOURSON DO FEB. 13, 2020 BRUE RACH





Questions?

