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**VILLAGE OF ESTERO, FLORIDA
ZONING
ORDINANCE NO. 2020-03**

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, APPROVING WITH CONDITIONS A REZONING FROM AGRICULTURE (AG-2) TO COMMERCIAL PLANNED DEVELOPMENT WITH DEVIATIONS, TO ALLOW A COMMERCIAL DEVELOPMENT ON PROPERTY LOCATED AT 8111 BROADWAY EAST, EAST OF U.S. 41 AND NORTH OF ESTERO UNITED METHODIST CHURCH CONSISTING OF APPROXIMATELY 1 ACRE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, SUZUKI FAMILY TRUST represented by Veronica Martin, TDM Consulting, Inc. (the “Applicant”), filed an application for a rezoning from Agriculture (AG-2) to Commercial Planned Development (CPD) for a property located at 8111 Broadway East, known as the **Old Post Office**, Estero, FL, consisting of approximately 1.07 acres (the “Property”); and

WHEREAS, the Property STRAP number is 28-46-25-E2-U1923.2494, and the Property is legally described in Exhibit A attached hereto; and

WHEREAS, the Applicant requested a rezoning from Agriculture (AG-2) to Commercial Planned Development District (CPD) (Case number DCI2019-E001); and

WHEREAS, the Applicant is requesting 4,800 square feet of various commercial uses within the existing building; and

WHEREAS, the Applicant has requested several deviations; and

WHEREAS, a noticed public information meeting was held on March 19, 2019 at the Planning and Zoning Board; and

WHEREAS, at a duly noticed public hearing held on November 19, 2019, the Planning and Zoning Board recommended approval with conditions of the rezoning request, including deviations; and

WHEREAS, a duly noticed first reading was held before the Village Council on June 17, 2020; and

WHEREAS, a duly noticed second reading and public hearing was held before the Village Council on July 15, 2020, at which time the Village Council gave consideration to the

46 evidence presented by the Applicant and the Village staff, the recommendations of the
47 Planning and Zoning Board and the comments of the public.

48
49 **NOW, THEREFORE,** be it ordained by the Village Council of the Village of Estero,
50 Florida:

51
52 **Section 1. Rezoning.**

53
54 The Village Council approves with conditions the rezoning of the Property from
55 Agriculture (AG-2) to Commercial Planned Development District (CPD), to allow
56 commercial use as outlined below, and subject to the following conditions and
57 deviations.

58
59 **Section 2. Conditions.**

60
61 1. Master Concept Plan

62
63 Development of this project must be consistent with the Master Concept Plan
64 (MCP) titled “8111 Broadway East”, dated May 6, 2020 and stamped “Received
65 June 4, 2020”, except as modified by the conditions below.

66
67 2. Development Parameters

68
69 Development is permitted at a maximum as follows:

- 70
71 • 4,800 square feet of commercial use

72
73 3. Maximum Building Height

74
75 35 feet (including architectural features)

76
77 4. Impact Fees

78
79 Any new use will pay the appropriate impact fees at building permit issuance.

80
81 5. Uses and Site Development Regulations

82
83 The following uses and setbacks apply to the project:

84
85 a. Schedule of Uses

86
87 Accessory Uses and Structures
88 Administrative Offices
89 Animals: Clinic Only

90	ATM (Automatic Teller Machine)
91	Broadcast Studio, Commercial Radio and Television
92	Business Services, Groups I & II (excluding Automobile Auctions On-Site)
93	Cleaning and Maintenance Services
94	Clothing Stores, General
95	Contractors and Builders, Group I
96	Day Care Center, Child, Adult
97	Essential Services
98	Essential Service Facilities, Group I
99	Fences, Walls
100	Food Stores, Group I
101	Gift and Souvenir Shop
102	Hardware Store
103	Health Care Facilities, Group III
104	Hobby, Toy, and Game Shops
105	Household and Office Furnishings, Groups I & II
106	Insurance Companies
107	Lawn and Garden Supply Stores (Retail Only)
108	Medical Office
109	Non-Store Retailers, all groups
110	Paint, Glass and Wallpaper
111	Personal Services, Groups I, II, III, & IV (excluding Massage Establishments,
112	Massage Parlors, Escort Services, Palm Readers/Fortune Tellers, and Tattoo
113	Parlors)
114	Pet Services
115	Pet Shop
116	Place of Worship
117	Plant Nursery
118	Real Estate Sales Office
119	Rental or Leasing Establishments, Groups I & II
120	Repair Shops, Groups I & II
121	Research and Development Laboratories, Group II
122	Retail and Wholesale Sales (when incidental and subordinate to a principal use)
123	Signs in Accordance with the Land Development Code
124	Social Services, Group I
125	Specialty Retail Shops, Groups I, II, III, & IV (excluding Ammunition and
126	Firearms Sales)
127	Storage, Indoor and Open (see conditions)- open storage is limited to retail
128	merchandise only
129	Studios
130	Used Merchandise Stores, Group I (excluding Pawn Shops)
131	Variety Store
132	Warehouse, Private
133	Wholesale Establishments, Groups III & IV

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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, including deliveries.

7. Open Storage

Open storage is only permitted for retail merchandise and 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. Esterio 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 400 feet 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 - Sewer

This development must connect to sanitary sewer service as soon as service is available as required by the Village Land Development Code. The owner or assign

178 of the property will be subject to any special assessment district or similar
179 mechanism for provision of central sewer identified by the Village or sewer
180 provider.

181
182 Annual septic tank inspections must be conducted and submitted to the Village
183 Community Development Director to ensure that the septic system is functioning
184 properly.

185
186 The uses will be reviewed at time of Development Order to ensure that the septic
187 system has adequate capacity to accommodate the proposed use.

188
189 11. Pattern Book
190
191 The development must be consistent with the Pattern Book “The Old Estero Post
192 Office” date stamped “Received May 6, 2020”. The north elevation must be revised
193 prior to Development Order approval to match the other three facades.

194
195 12. Sidewalk & Pedestrian Connections
196
197 Sidewalks and pedestrian connections must be provided consistent with the Pattern
198 Book and Land Development Code.
199
200 Prior to issuance of the Development Order Certificate of Compliance an executed
201 public easement shall be submitted for the sidewalk on Broadway East.

202
203 13. Buffers
204
205 As part of local development order approval, the development order plans must
206 demonstrate buffering consistent with the Master Concept Plan, the Land
207 Development Code, and the Pattern Book. As part of local development order
208 approval, all required buffer plantings must be 100% native vegetation.

209
210 14. Broadway East Buffer Plan and East Buffer Wall
211
212 a. A 20-foot wide Type D buffer will be installed along Broadway East as shown
213 on the Master Concept Plan.
214
215 b. The final design of the 8-foot wall and placement must address how the
216 proposed preservation of pines in this area will be achieved so that there is no
217 damage or destruction of the existing native trees.

218
219 15. Open Space & Indigenous Preserve
220

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

223
224 16. Vehicular/Pedestrian Impacts
225

226 Approval of this zoning request does not address mitigation of the project's
227 vehicular or pedestrian traffic impacts. Additional conditions consistent with the
228 LDC may be required to obtain a local development order.
229

230 17. Concurrency
231

232 Approval of this rezoning does not constitute a finding that the proposed project
233 meets the concurrency requirements set forth in the Land Development Code and
234 the Comprehensive Plan. The developer is required to demonstrate compliance with
235 all concurrency requirements prior to issuance of a local development order.
236

237 18. Solid Waste Management
238

239 As part of any local development order approval for vertical development, the
240 development order plans must include facilities in compliance with LDC Section
241 10-261 and Solid Waste Ordinance #11-27 for the pick-up/disposal of solid waste
242 and recyclables. The minimum area required for and specific locations of these
243 facilities, as well as the architectural and design features, will be reviewed at the
244 time of local development order application.
245

246 19. Handicap Parking
247

248 Handicap parking spaces will be reviewed at the time of Development Order for
249 code compliance including the number of spaces and proximity to the doors.
250

251 20. Land Development Code (LDC)
252

253 Where the Village LDC is referenced in these conditions of approval for
254 implementation of the condition at the time of development order issuance, the
255 LDC in effect at the time of the local development order shall be applicable.
256

257 **Section 3. Deviations.**
258

- 259 1. A Deviation from LDC Section 34-935(b)(1), Property Development Regulations,
260 which requires a 20-foot building setback to the east property line to permit a
261 16-foot building setback to the east property line. Deviation 1 is approved.
262
263 2. A Deviation from LDC Section 34-935(b)(2), Property Development Regulations,
264 which requires that parking or internal roads or drives be located in this case a

- 265 minimum of 20 feet from the east property line to permit the existing driveway and
266 parking lot to be 15 feet from the east property line. Deviation 2 is approved.
- 267 3. A Deviation from LDC Section 33-351, Landscaping Buffers, which requires a
268 Type C buffer to be a minimum of 20 feet wide with 10 trees and 30 shrubs per 100
269 linear feet with an 8-foot high solid wall to permit a 15 foot wide Type C buffer
270 along the east property line with the wall located 10 feet from the property line, to
271 permit the building to act as the “wall” for 80 linear feet, and to permit the “wall”
272 to be made of PVC or similar material. Deviation 3 is approved.
- 273
- 274 4. A Deviation from LDC Section 33-118, Interconnections and Shared Access, which
275 requires that adjacent commercial uses must provide interconnections for
276 automobile, bicycle and pedestrian traffic and that all adjacent parking lots must
277 connect to permit that the subject site not provide a vehicular interconnection or
278 shared access to the adjacent property to the north and west. Deviation 4 is
279 approved.
- 280
- 281 5. A Deviation from LDC Section 34-1742(b), Construction of Fences, which requires
282 that all fences and fence walls on each property be of uniform materials, design,
283 and color to permit both the existing chain link fence and proposed buffer wall and
284 gate to be of different materials, design, and color than the existing chain link fence.
285 Deviation 5 is approved.
- 286
- 287 6. A Deviation from LDC Section 10-285, Connection Separation, which requires a
288 connection separation distance of 330 feet on Collector roads to permit a connection
289 separation distance of 265± feet to the nearest residential driveway to the east and
290 298± feet to U.S. 41 to the west. Deviation 6 is approved.
- 291

292 **Section 4. Findings and Conclusions.**

293

294 Based upon an analysis of the application and the standards for approval in the Land
295 Development Code, and the conditions of approval, the Council finds and concludes as
296 follows:

297

- 298 1. The applicant has provided sufficient justification for the zoning amendment by
299 demonstrating compliance with the Comprehensive Plan, the Land Development
300 Code, and other applicable codes.
- 301
- 302 2. Approval of the request will not place an undue burden upon existing transportation
303 or planned infrastructure facilities.
- 304
- 305 3. The application with the proposed conditions is generally compatible with existing
306 or planned uses in the surrounding area.
- 307

- 308 4. Urban services will be available and adequate to serve the proposed use with the
309 exception of sanitary sewer service. Approval is conditioned that when this service
310 is available, the subject site will connect to sanitary sewer service.
- 311 5. The request will not adversely affect environmentally critical areas and natural
312 resources.
- 313
- 314 6. The proposed uses, with the proposed conditions, are appropriate at the subject
315 location.
- 316
- 317 7. The recommended conditions provide sufficient safeguards to the public interest
318 and are reasonably related to impacts on the public's interest created by or expected
319 from the proposed development.
- 320
- 321 8. The deviations recommended for approval:
- 322
- 323 a. Enhance the planned development; and
- 324 b. Preserve and promote the general intent of the LDC to protect the public, health,
325 safety and welfare.
- 326

327 **Section 5. Exhibits.**

328

329 The following exhibits are attached to this Ordinance and incorporated by reference:

330

- 331 Exhibit A Legal Description
- 332 Exhibit B Master Concept Plan titled "8111 Broadway East Master Concept Plan"
333 stamped "Received June 4, 2020"
- 334 Exhibit C Pattern Book titled "Old Estero Post Office Pattern Book" stamped
335 "Received May 6, 2020"
- 336

337 **Section 6. Severability.**

338

339 Should any section, paragraph, sentence, clause, phrase or other part of this Ordinance
340 subsequent to its effective date be declared by a court of competent jurisdiction to be
341 invalid, such decision shall not affect the validity of this Ordinance as a whole or any
342 portion thereof, other than the part so declared to be invalid.

343

344 **Section 7. Effective Date.**

345

346 This Ordinance shall take effect immediately upon adoption.

347

348 **PASSED** on first reading this 17th day of June, 2020.

349


350 **PASSED AND ADOPTED BY THE VILLAGE COUNCIL** of the Village of Estero,
351 Florida on second reading this 15th day of July, 2020.


352
353
354

355 Attest:

VILLAGE OF ESTERO, FLORIDA

356
357

358 By: 
359 Steve Sarkozy, Acting Village Clerk

By: 
Bill Ribble, Mayor

360
361
362

Reviewed for legal sufficiency:

363
364

365 By: 
366 Nancy E. Stroud, Village Land Use Attorney

367
368

369	Vote:	AYE	NAY
370	Mayor Ribble	<u>X</u>	<u> </u>
371	Vice Mayor Errington	<u> </u>	<u>X</u>
372	Councilmember Levitan	<u>X</u>	<u> </u>
373	Councilmember McLain	<u> </u>	<u>X</u>
374	Councilmember Boesch	<u>X</u>	<u> </u>
375	Councilmember Batos	<u>X</u>	<u> </u>
376	Councilmember Wilson	<u> </u>	<u>X</u>

EXHIBIT "A"
DESCRIPTION TO ACCOMPANY SKETCH
A PARCEL OF LAND LYING
IN SECTION 28

TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

SEE SHEET 1 OF 2 FOR SKETCH TO ACCOMPANY THIS DESCRIPTION

NOT A BOUNDARY SURVEY

DESCRIPTION: (PER HARRIS-JORGENSEN, LLC)

A TRACT OR PARCEL OF LAND LYING IN BLOCKS D AND C AND ADJOINING VACATED STREET OF TRAIL ACRES, ACCORDING TO A PLAT RECORDED IN PLAT BOOK 7, PAGE 46 OF THE LAND RECORDS OF LEE COUNTY, FLORIDA, WHICH TRACT OR PARCEL OF LAND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT MARKING THE SOUTHEAST CORNER OF SAID BLOCK D, THENCE RUN S.89°49'11" W. ALONG THE NORTH RIGHT-OF-WAY LINE OF BROADWAY AVENUE E. (70 FEET WIDE) FOR 150.00 FEET; THENCE RUN N.00°45'23" W. FOR 310.33 FEET; THENCE RUN N.89°49'11" E. FOR 150.00 FEET; THENCE RUN S.00°45'23" E. TO THE AFORESAID SOUTHEAST CORNER BLOCK D, ALONG THE NORTH RIGHT OF WAY LINE OF BROADWAY AVENUE E. FOR 310.33 FEET TO THE POINT OF BEGINNING.

CONTAINING: 46,485.32 SQ. FT OR 1.06 ACRES, MORE OR LESS.



PHILLIP M. MOULD
PROFESSIONAL SURVEYOR AND MAPPER
#6515 - STATE OF FLORIDA
09/11/2018

SKETCH TO ACCOMPANY DESCRIPTION:

**A PARCEL OF LAND LYING
IN SECTION 28**

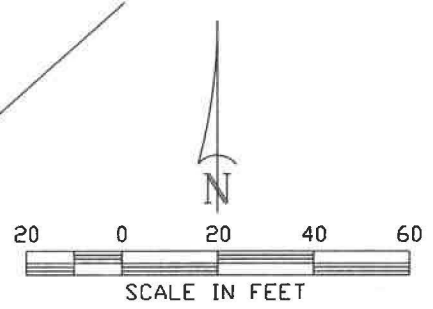
TOWNSHIP 46 SOUTH, RANGE 25 EAST
(O.R. BOOK 3315, PAGES 4428-4429)
LEE COUNTY, FLORIDA

SEE SHEET 2 OF 2 EXHIBIT "A" FOR
DESCRIPTION TO ACCOMPANY THIS SKETCH

****NOT A BOUNDARY SURVEY****

LANDS OF PALM VILLA APARTMENTS, LLC.
(STRAP No. 28-46-25-E2-UI923.2494)
LOT 10 BLOCK C

N.89°49'11"E. 150.00'



LOT 9 BLOCK C

NORTHEAST DRIVE
(VACATED)

BOUNDARY LINE AGREEMENT
(O.R. BOOK 1605, PAGE 1202)

10' NATURAL VEGETATIVE BUFFER
(O.R. BOOK 1605, PAGE 1202)

LOT 8 BLOCK D

LANDS OF PALM VILLA APARTMENTS, LLC.
(STRAP No. 28-46-25-E2-UI923.2494)
N.00°45'23"W. 310.33'

(O.R. BOOK 3315, PAGES 4428-4429)

EAST LINE OF BLOCK "D" (PLAT BOUNDARY)

S.00°45'23"E. 310.33'

LANDS OF NOBLES
(STRAP No. 28-46-25-E2-UI930.2496)

LOT 7 BLOCK D

LOT 6 BLOCK D

LOT 2 BLOCK D

LOT 3 BLOCK D

LOT 4 BLOCK D

LOT 5 BLOCK D

POINT OF COMMENCEMENT
POINT OF BEGINNING
S.E. CORNER OF
LOT 5 BLOCK D

NORTH R/W LINE

S.89°49'11"W. 150.00'

35.00'

35.00'



BROADWAY AVENUE E.
(70' R/W)

LEGEND:

- O.R. OFFICIAL RECORDS BOOK
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R/W RIGHT-OF-WAY
- ⊕ CENTERLINE

SHEET 1 OF 2

SKETCH TO ACCOMPANY DESCRIPTION
SEE EXHIBIT "A" FOR DESCRIPTION
TO ACCOMPANY THIS SKETCH
"NOT A BOUNDARY SURVEY"

DRAWN: PMM	CHECK: FBH	SCALE 1"=40'	PROJ. # 811BROADWAY
SURVEY DATE 6/18/18		FILE NO. 46-25-28	SHT.- 1 OF - 1

HARRIS-JORGENSEN, LLC
3046 DEL PRADO BLVD. S.
3A
CAPE CORAL, FLORIDA 33904
(239)-257-2624

STREET ADDRESS

8111 BROADWAY E
ESTERO FL, 33928

STRAP NUMBERS

28-46-25-E2-U1923.2494

PROJECT INFORMATION

FUTURE LAND USE = URBAN COMMERCIAL
CURRENT ZONING = AG-2
PROPOSED ZONING = COMMERCIAL PLANNED DEVELOPMENT (CPD)
PROPOSED USE = COMMERCIAL/OFFICE/RETAIL
LOT SIZE = 46,547 SF/1.07 AC
MAXIMUM INTENSITY = 4,800 SF
MIXED USE OVERLAY = YES
EXIST. SOIL TYPES = #28 - IMMOKALEE SAND
IRRIGATION SERVICE = IRRIGATION WELL
ARCHAEOLOGICAL SENSITIVITY LEVEL = NONE

BUILDING SETBACK REQUIREMENTS

SOUTH (FRONT/STREET) = 25 FT
NORTH (REAR) = 20 FT
EAST (SIDE) = 16 FT*
WEST (SIDE) = 20 FT

* SEE DEVIATION

ZONING/ACTUAL USE

PROJECT SITE: CPD/COMMERCIAL
NORTH: CC/COMMERCIAL
SOUTH: BROADWAY E. ROW
EAST: AG-2/SFR
WEST: CC/COMMERCIAL

LANDSCAPE BUFFER REQUIREMENTS

NORTH: COM TO COM: 5' WIDE TYPE A BUFFER REQUIRED
4 TREES/100 LF
SOUTH: COM TO ROW: 20' WIDE TYPE D BUFFER REQUIRED
5 TREES/100 LF AND DOUBLE-STAGGERED HEDGE ROW
EAST: COM TO SFR: 20' WIDE TYPE C BUFFER *SEE DEVIATION #3
10 TREES AND 30 SHRUBS/100 LF WITH 8' HIGH WALL
WEST: COM TO COM: 5' WIDE TYPE A BUFFER
4 TREES/100 LF

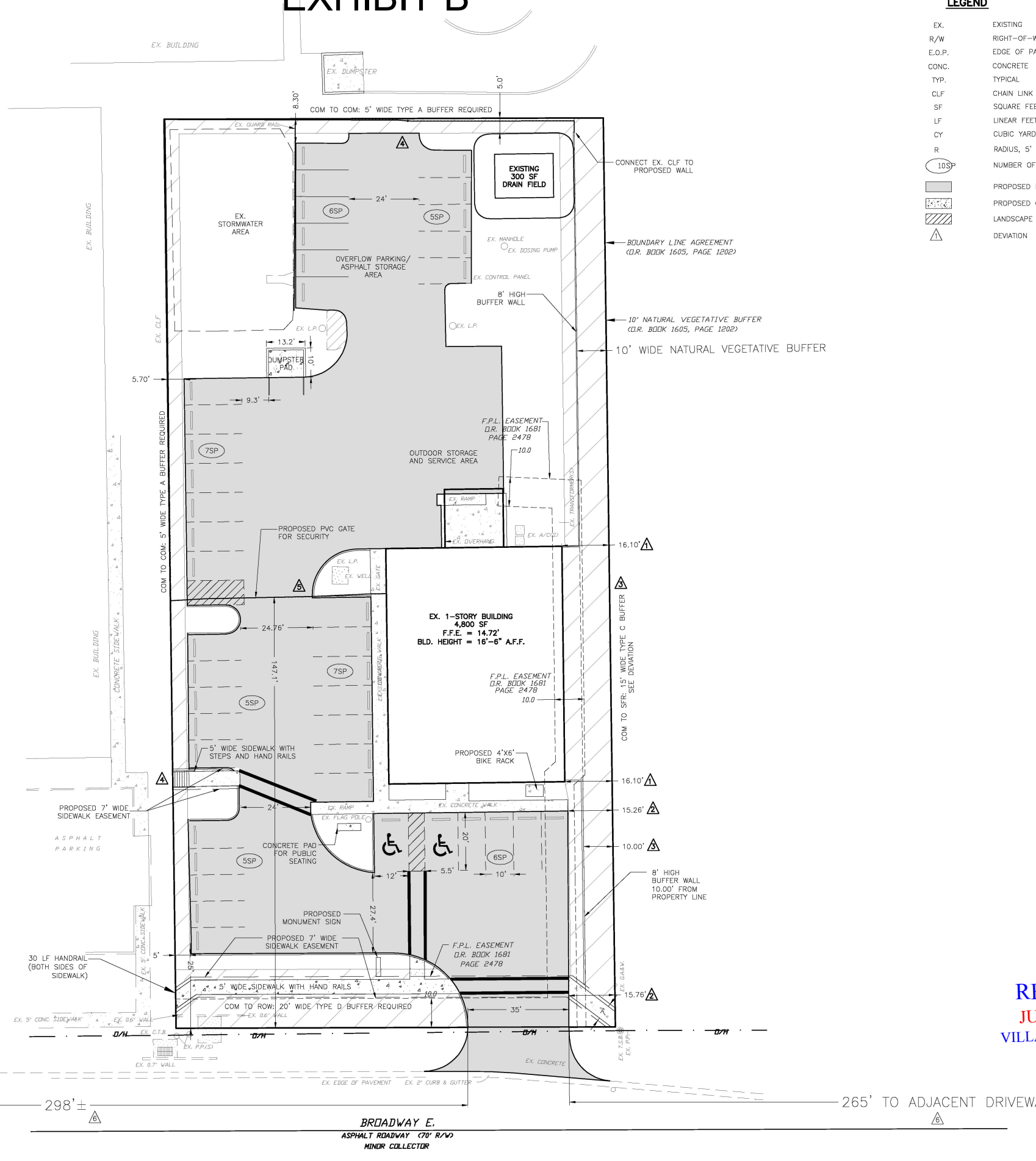
OPEN SPACE REQUIREMENTS

SMALL COMMERCIAL DEVELOPMENTS = 20%
REQUIRED: 20% X 46,547 SF = 9,309 SF
PROVIDED: 15,704 SF / 33.7%

PARKING REQUIREMENTS

REQUIRED: AS REQUIRED BY THE LDC - TO BE DETERMINED AT TIME OF D.O.
PROVIDED: 30 SPACES INCLUDING 2 HANDICAP SPACES
PLUS 11 OVERFLOW SPACES OR OUTDOOR STORAGE AREA

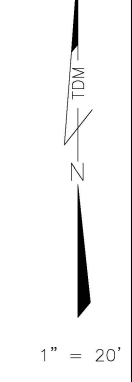
EXHIBIT B



LEGEND

EX.	EXISTING
R/W	RIGHT-OF-WAY
E.O.P.	EDGE OF PAVEMENT
CONC.	CONCRETE
TYP.	TYPICAL
CLF	CHAIN LINK FENCE
SF	SQUARE FEET
LF	LINEAR FEET
CY	CUBIC YARDS
R	RADIUS, 5' UNLESS OTHERWISE NOTED
10SP	NUMBER OF PARKING SPACES IN LOT
[Symbol]	PROPOSED PAVEMENT
[Symbol]	PROPOSED CONCRETE
[Symbol]	LANDSCAPE BUFFER
[Symbol]	DEVIATION

RECEIVED 6/4/20 VILLAGE OF ESTERO



DATE	REVISIONS	DATE	REVISIONS
08/16/2019	DESIGNED BY	08/16/2019	DESIGNED BY
2/20/19	REVISED DUE TO CHANGES TO SITE	4/20/19	REVISED PER VILLAGE OF ESTERO COMMENTS
4/20/19	REVISED PER VILLAGE OF ESTERO COMMENTS	9/20/19	REVISED PER VILLAGE OF ESTERO COMMENTS
10/20/19	REVISED PER VILLAGE OF ESTERO COMMENTS	5/6/2020	REVISED PER VILLAGE OF ESTERO COMMENTS

**8111 BROADWAY EAST
MASTER CONCEPT PLAN**

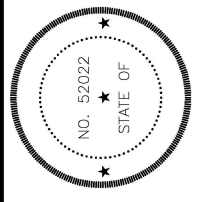
Civil Engineering and Planning

dean@tdmconsulting.com
www.tdmcivilengineering.com

TDM CONSULTING, INC.

43 Barkley Circle, Suite 200
Fort Myers, FL 33907
Phone: (239) 433-4231
Fax: (239) 433-5632

RECEIVED
JUNE 04 2020
VILLAGE OF ESTERO



The Old Estero Post Office

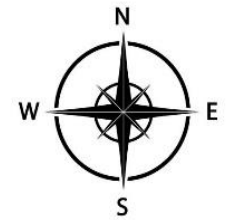
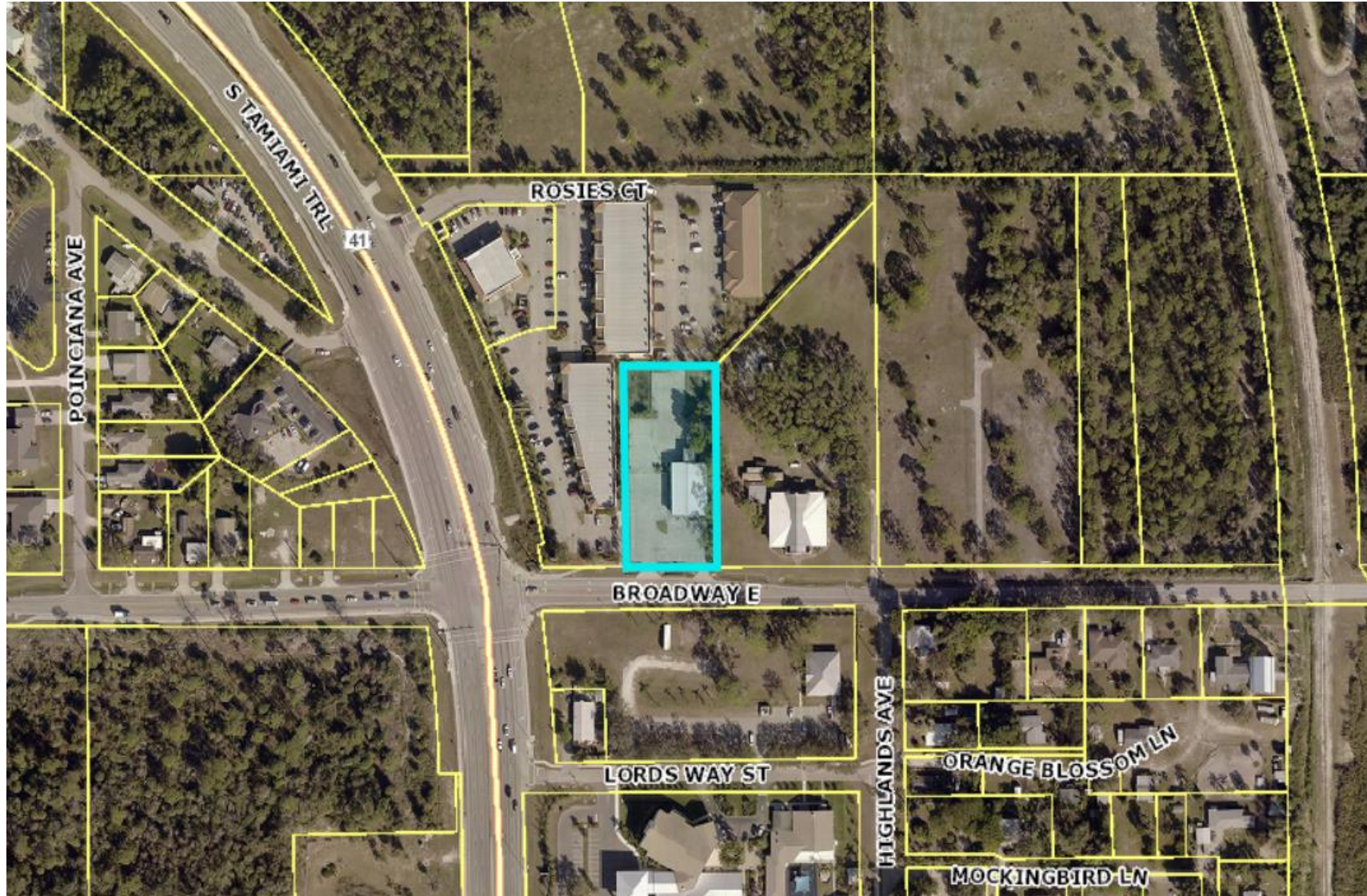
PATTERN BOOK

8111 Broadway East
Village of Estero

RECEIVED
MAY 06 2020
VILLAGE OF ESTERO



Aerial Location Map



Architectural Façade

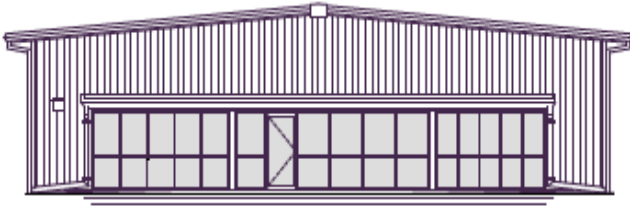
South Elevation



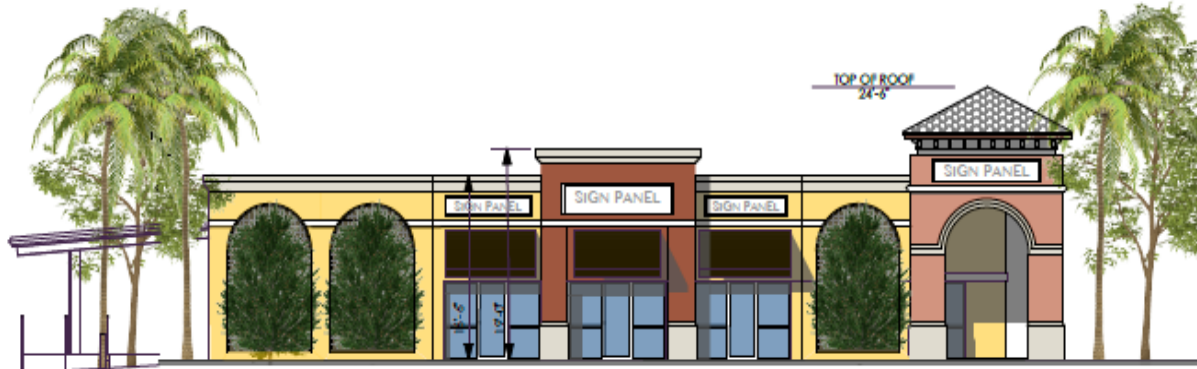
Conceptual Redesign/Elevations



EXISTING WEST ELEVATION



EXISTING SOUTH ELEVATION

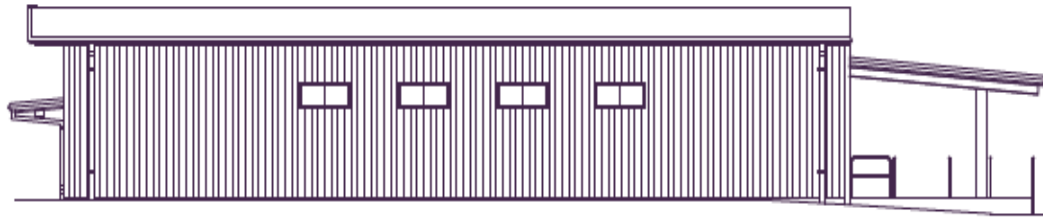


PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION

Conceptual Redesign/Elevations



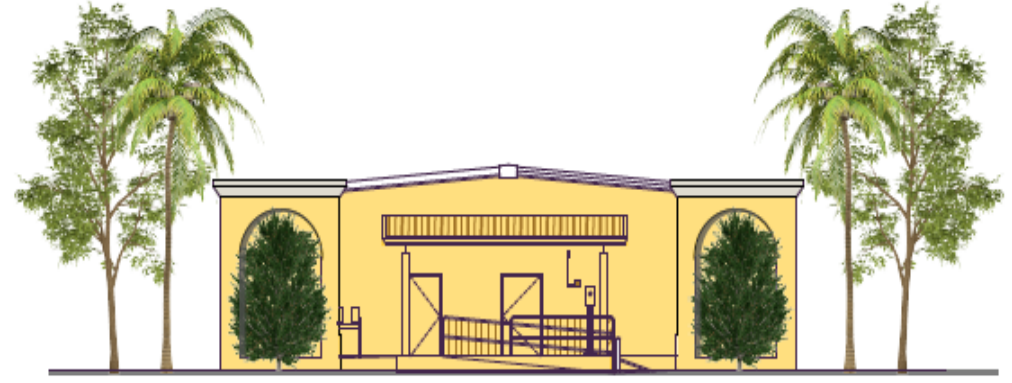
EXISTING EAST ELEVATION



EXISTING NORTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED NORTH (REAR) ELEVATION

Colors and Materials



CLAY
ROOF TILE
SUNBURST



CANVAS AWNING



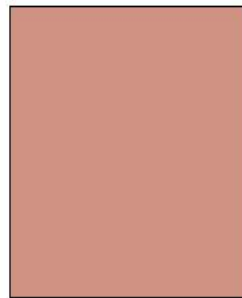
HIGH DENSITY URETHANE
BRACKET
WHITE



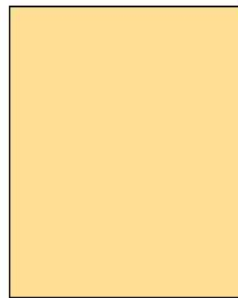
GATE, BUFFER WALL &
DUMPSTER ENCLOSURE
BLACK BEAN



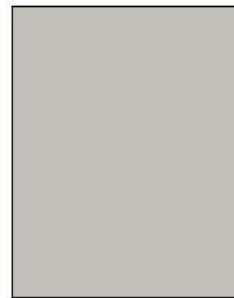
FIRED BRICK
SW-6335



CORAL ISLAND
SW-6332



SUNNY
VERANDA
SW-9017

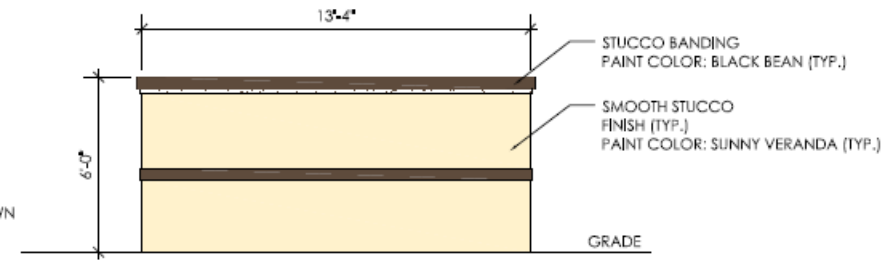
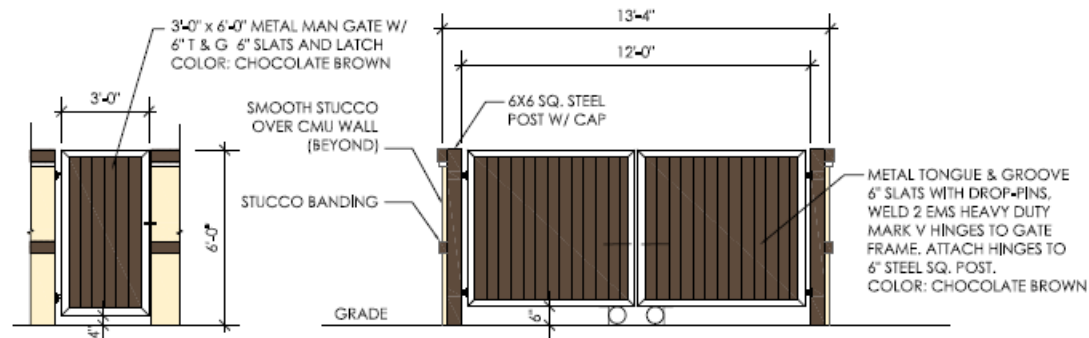
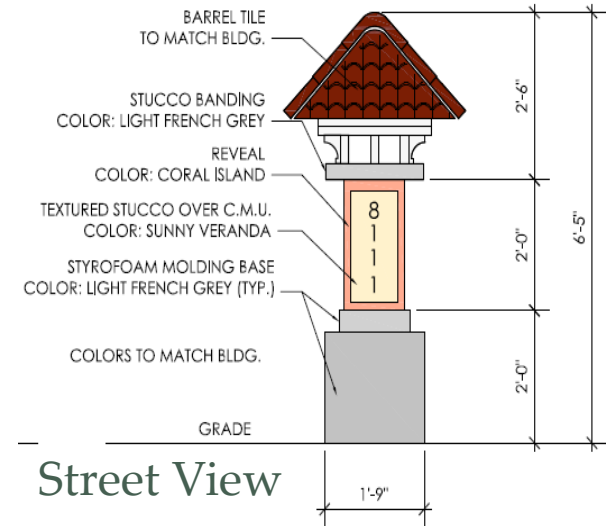
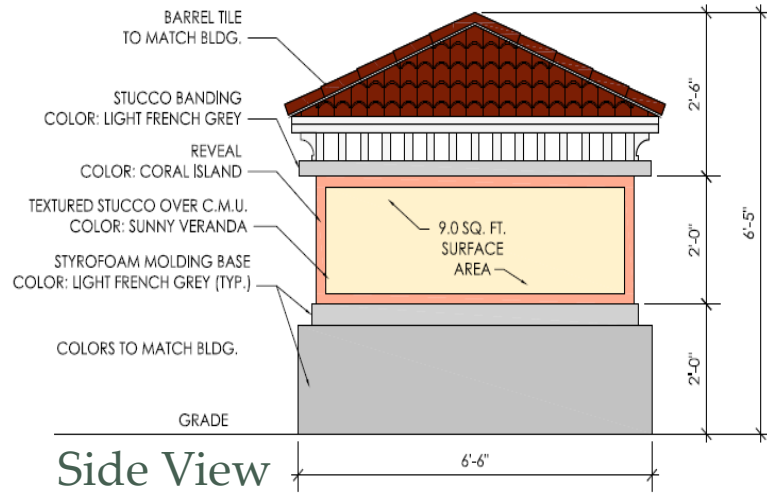


LIGHT FRENCH
GREY
SW-0055



BLACK BEAN
SW-6006

Monument Sign and Dumpster Details



Master Concept Plan

STREET ADDRESS

8111 BROADWAY E
ESTERO FL, 33928

STRAP NUMBERS

28-46-25-E2-U1923.2494

PROJECT INFORMATION

FUTURE LAND USE = URBAN COMMERCIAL
CURRENT ZONING = AG-2
PROPOSED ZONING = COMMERCIAL PLANNED DEVELOPMENT (CPD)
PROPOSED USE = COMMERCIAL/OFFICE/RETAIL
MIN. LOT SIZE = 46,547 SF/1.07 AC
MAXIMUM INTENSITY = 4,800 SF
MIXED USE OVERLAY = YES
EXIST. SOIL TYPES = #2B - IMMOKALEE SAND
IRRIGATION SERVICE = IRRIGATION WELL
ARCHAEOLOGICAL SENSITIVITY LEVEL = NONE

BUILDING SETBACK REQUIREMENTS

SOUTH (FRONT/STREET) = 25 FT
NORTH (REAR) = 20 FT
EAST (SIDE) = 18 FT*
WEST (SIDE) = 20 FT

* SEE DEVIATION

ZONING/ACTUAL USE

PROJECT SITE: CPD/COMMERCIAL
NORTH: CC/COMMERCIAL
SOUTH: BROADWAY E. ROW
EAST: AG-2/SFR
WEST: CC/COMMERCIAL

LANDSCAPE BUFFER REQUIREMENTS

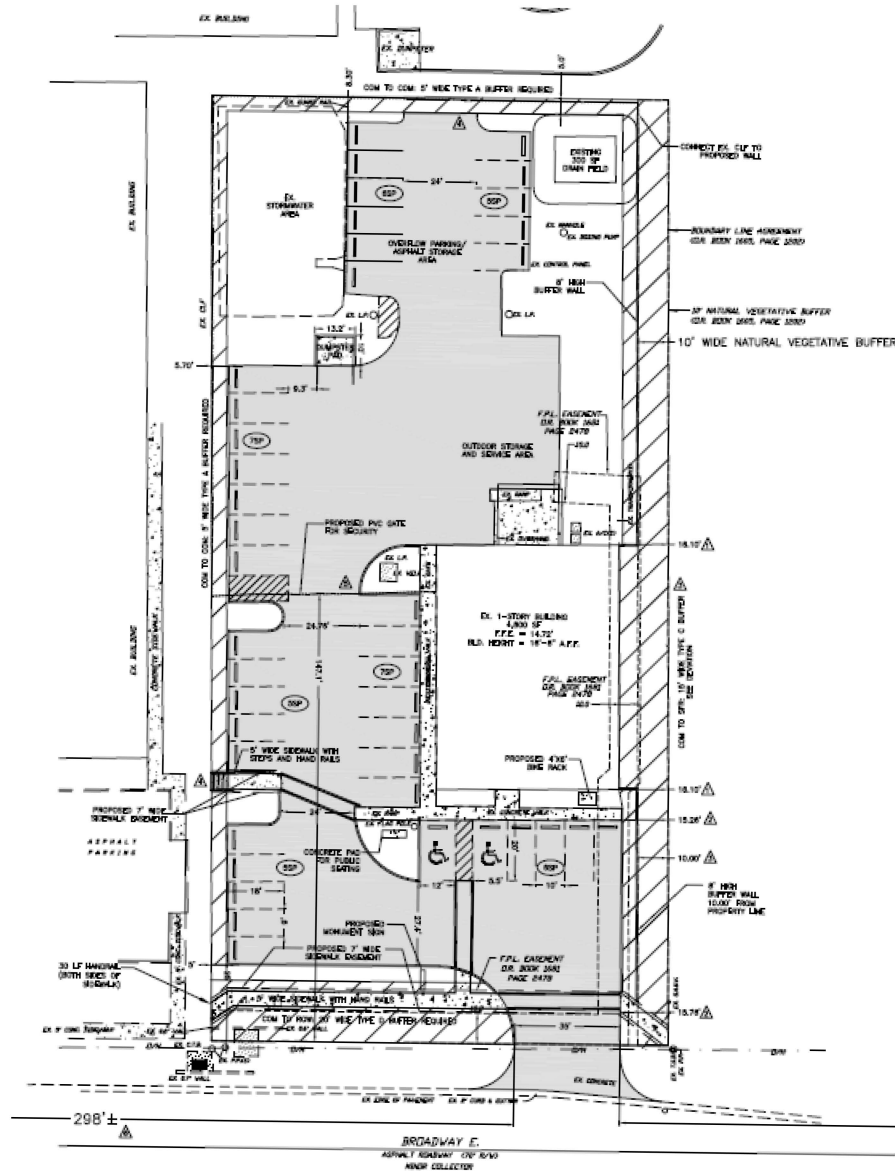
NORTH: COM TO COM: 5' WIDE TYPE A BUFFER REQUIRED
4 TREES/100 LF
SOUTH: COM TO ROW: 20' WIDE TYPE D BUFFER REQUIRED
5 TREES/100 LF AND DOUBLE-STAGGERED HEDGE ROW
EAST: COM TO SFR: 20' WIDE TYPE C BUFFER *SEE DEVIATION #3
10 TREES AND 30 SHRUBS/100 LF WITH 8' HIGH WALL
WEST: COM TO COM: 5' WIDE TYPE A BUFFER
4 TREES/100 LF

OPEN SPACE REQUIREMENTS






SMALL COMMERCIAL DEVELOPMENTS = 20%
REQUIRED: 20% X 46,547 SF = 9,309 SF
PROVIDED: 15,704 SF / 33.7%

PARKING REQUIREMENTS

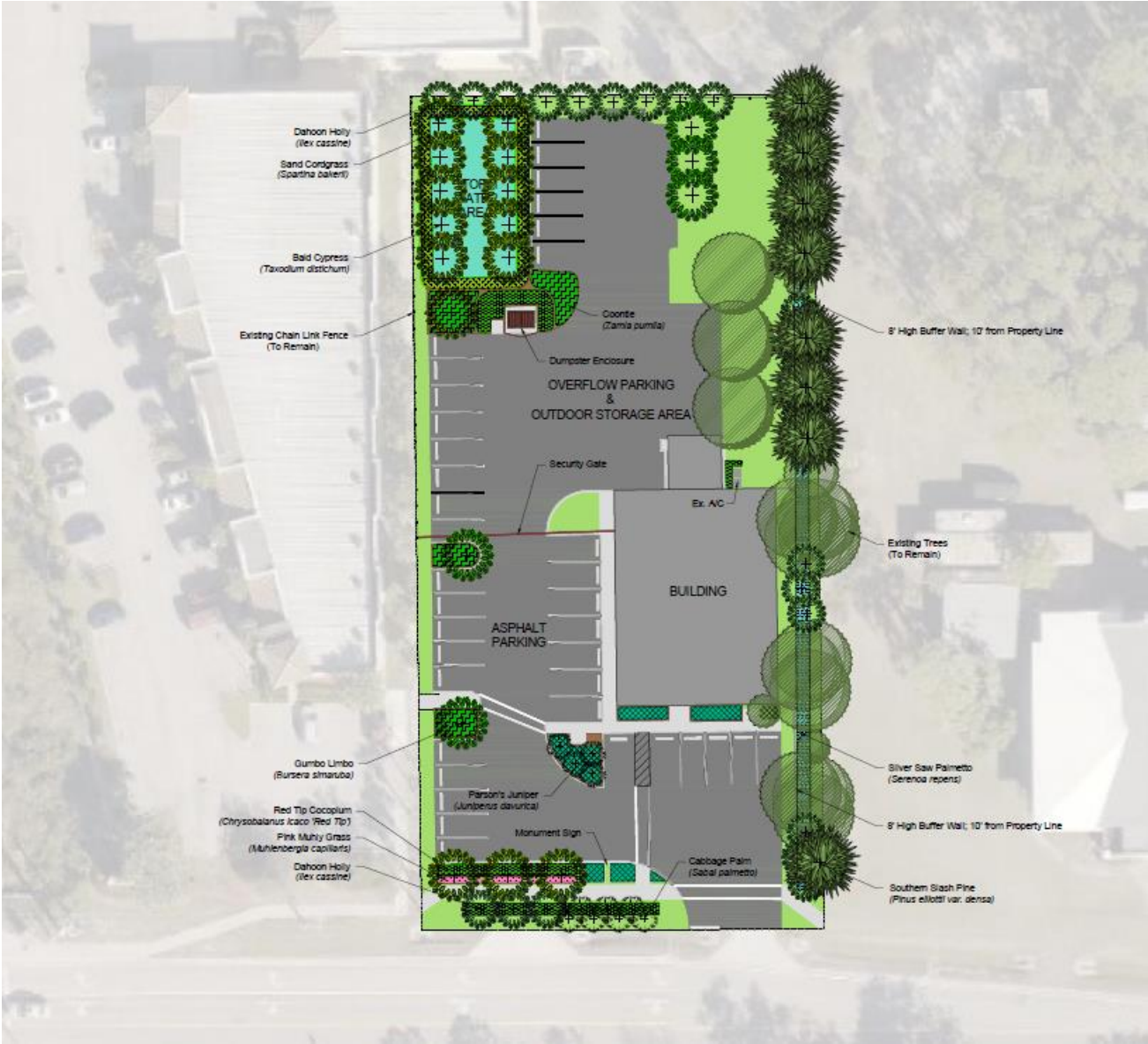
REQUIRED: AS REQUIRED BY THE LDC - TO BE DETERMINED AT TIME OF D.O.
PROVIDED: 30 SPACES INCLUDING 2 HANDICAP SPACES
PLUS 11 OVERFLOW SPACES OR OUTDOOR STORAGE AREA



LEGEND

EX.	EXISTING
R/W	RIGHT-OF-WAY
E.O.P.	EDGE OF PAVEMENT
CONC.	CONCRETE
TYP.	TYPICAL
CLF	CHAIN LINK FENCE
SF	SQUARE FEET
LF	LINEAR FEET
CY	CUBIC YARDS
R	RADIUS, 5' UNLESS OTHERWISE NOTED
	NUMBER OF PARKING SPACES IN LOT
	PROPOSED PAVEMENT
	PROPOSED CONCRETE
	LANDSCAPE BUFFER
	DEVIATION

Color Rendered Master Concept Plan



Connectivity/Public Seating/Buffers

Vehicular and Pedestrian Connectivity:

Stairs and Sidewalk to Adjacent Commercial Plaza to West

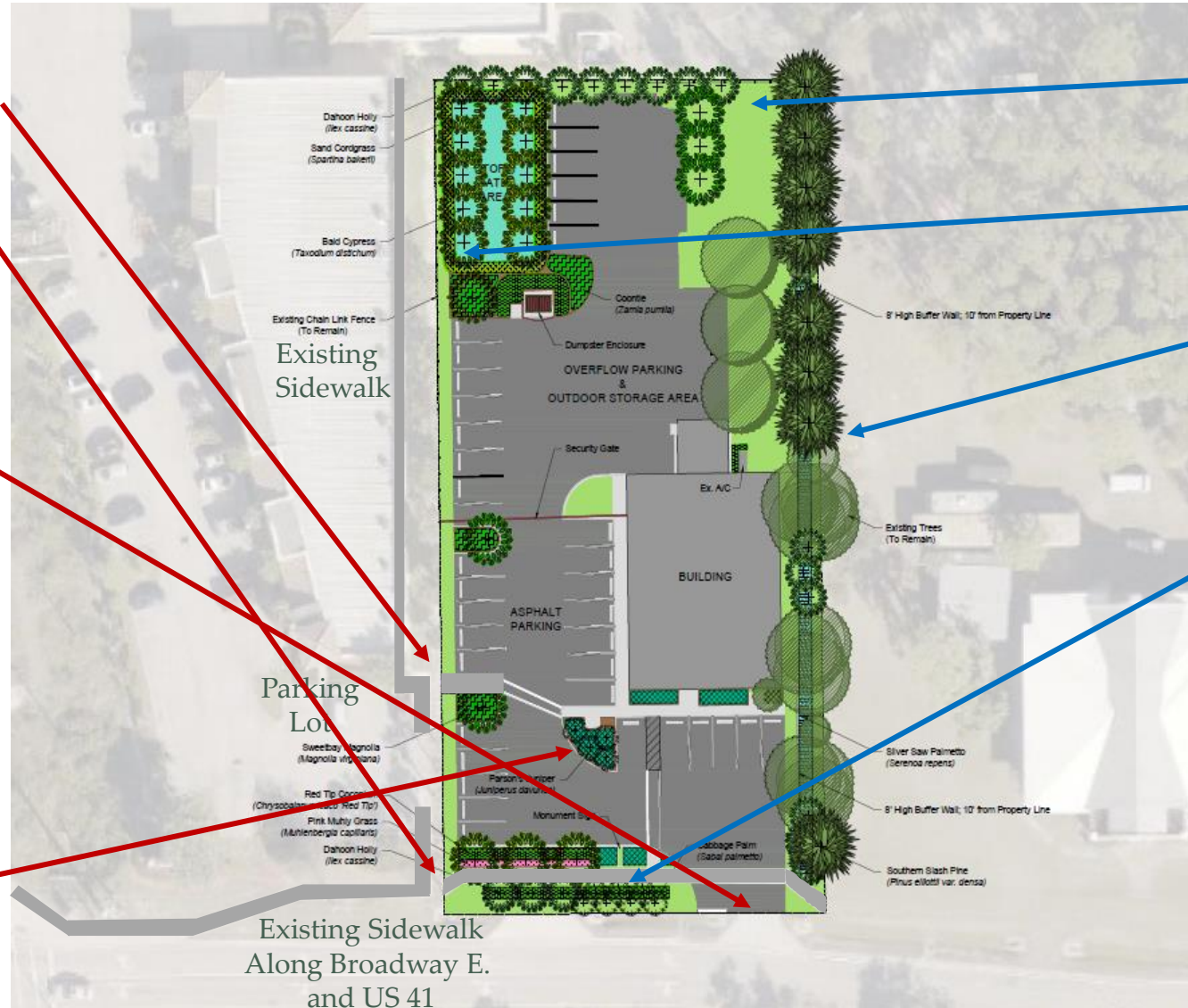
ADA Compliant Sidewalk and Ramp with Handrails Connecting to Existing Public Sidewalk to West

Full Access Driveway on Broadway E. (Eliminating Existing Driveway Closer to Intersection)



Public Seating in Landscaped Area near Flagpole

Sheet 10



North Buffer:
5' wide with 4 trees per 100 lf

West Buffer:
5' wide with 4 trees per 100 lf

East Buffer:
15' wide with 10 trees and 30 shrubs per 100 lf plus 8' high solid opaque wall

South Buffer:
20' wide with 5 trees per 100 lf and double hedgerow



Tree Preservation & Open Space



Protected Trees:

Mahogany Trees, 10" - 16" dbh (3)

Oak Trees, 14" - 18" dbh (2)

Magnolia Trees, 12" dbh (1)

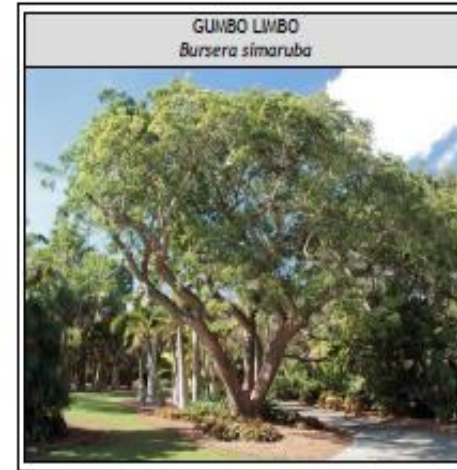
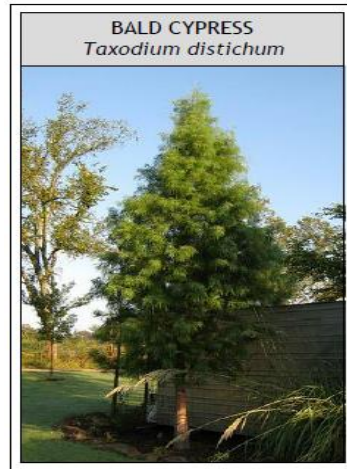
Pine Trees, 11" - 17" dbh (9)

Palm Trees, 8' - 30' ht (6)



Landscaping Images

Trees



Shrubs and Ground Cover

