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RESOLUTION NO. PZB 2020 – 01
CONSUMPTION ON PREMISES COP2019-E002

ADMINISTRATIVE APPROVAL
VILLAGE OF ESTERO, FLORIDA

WHEREAS, Janus American Services Corporation (“applicant”) filed an application for a Consumption on Premises for a 4COP-S Alcoholic Beverage License for an outdoor seating area at the **Springhill Suites by Marriott Hotel**; and

WHEREAS, the property is located at 10370 Corkscrew Commons Drive and is described more particularly as:

STRAP NUMBER: 35-46-25-E1-34000.011R; and

LEGAL DESCRIPTION: Estero Interstate Commerce Park, Unit 1, Lot 11R; and

WHEREAS, the subject property is zoned Commercial Planned Development (CPD) and is designated Transitional Mixed Use on the Future Land Use Map in the Village of Estero Comprehensive Plan; and

WHEREAS, the Village of Estero Land Development Code Section 34-1264 provides for certain administrative approvals for consumption on premises; and

WHEREAS, consumption on premises was already approved in the indoor bar area of the hotel; and

WHEREAS, the applicant proposes to serve alcohol in the outdoor seating pool and amenity area; and

WHEREAS, the following findings of fact are offered:

1. The approval of consumption on premises in the outdoor pool and amenity area will not have a detrimental impact on surrounding properties.
2. The premises are suitable in regard to their location, site characteristics and intended purpose.
3. The Planning and Zoning Board has taken this action at a duly-constituted public hearing after due public notice.

45 **NOW, THEREFORE, IT IS HEREBY DETERMINED** that the application for
46 administrative approval for consumption on premises is approved, subject to the following
47 conditions:

- 48
- 49 1. Approval is limited to a 4COP-S license only. If any other type of license is
50 warranted, a new approval is required, in accordance with the Land Development
51 Code.
- 52
- 53 2. The Consumption on Premises outdoors is limited to the outdoor seating area
54 indicated on the site plan date stamped "Received December 3, 2019".
- 55
- 56 3. The hours of operation for sale and service of alcohol are restricted to 4:00 p.m. to
57 11:00 p.m. daily, indoors and outdoors.
- 58
- 59 4. Outdoor entertainment is not requested and is not allowed without a new approval
60 by the Planning and Zoning Board.
- 61
- 62 5. If it is determined that inaccurate or misleading information was provided to
63 staff or the Planning and Zoning Board, or if this decision does not comply with
64 the LDC when rendered, then, at any time, the Planning and Zoning Board may
65 issue a modified decision that complies with the Code or revoke the decision. If
66 the approval is revoked, the applicant may acquire the necessary approvals by
67 filing an application for public hearing in accordance with Chapter 34 of the
68 Land Development Code.
- 69

70 **PASSED AND DULY ADOPTED** this 21st day of January, 2020.

71
72 **VILLAGE OF ESTERO, FLORIDA**
73 **PLANNING AND ZONING BOARD**

74
75
76
77 _____
78 Scotty Wood, Chairman

79 Attest:

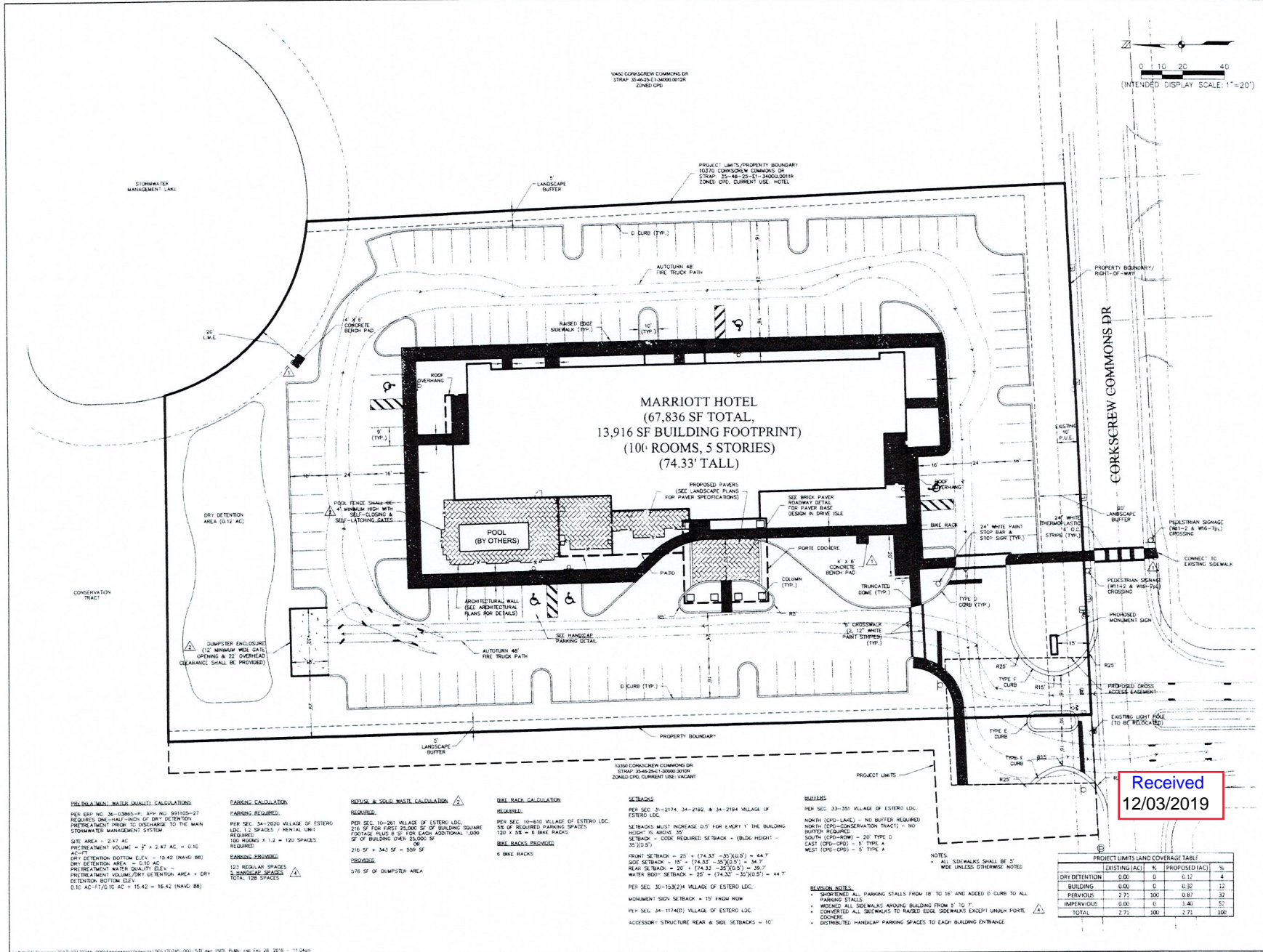
80
81 By: _____
82 Kathy Hall, MMC, Village Clerk

83
84 Reviewed for legal sufficiency.

85
86
87 By: _____
88 Nancy Stroud, Esq., Land Use Attorney

- 92 **Vote:**
- 93 Scotty Wood Yes___ No___
- 94 Tim Allen, PhD Yes___ No___
- 95 Anthony Gargano Yes___ No___
- 96 Marlene Naratil Yes___ No___
- 97 James Tatooles Yes___ No___
- 98 John Yarbrough Yes___ No___

Site Plan



JOHNSON ENGINEERING

JOHNSON ENGINEERING, INC.
 212 JOHNSON STREET
 FORT MYERS, FLORIDA 33901
 PHONE: (239) 338-0800
 FAX: (239) 338-0801
 E.B. #42 & L.B. #64



JANUS HOTELS & RESORTS

SPRINGHILL SUITES MARRIOTT HOTEL
 THE VILLAGE OF ESTERO, FL

NO.	DATE	DESCRIPTION
1	01/14	PRELIMINARY SUBMIT
2	01/14	VILLAGE DOUBT
3	01/14	MARRIOTT COMMENTS

DATE: NOVEMBER 2017
 PROJECT NO: 20170245-000
 FILE NO: 35-46-25
 SCALE: As Shown

Received
 12/03/2019

	EXISTING (AC)	%	PROPOSED (AC)	%
DRY DETENTION	0.00	0	0.17	4
BUILDINGS	0.00	0	6.32	17
PAVEMENTS	2.71	100	0.97	32
IMPERVIOUS	0.00	0	3.40	57
TOTAL	2.71	100	2.71	100

PRE-TREATMENT WATER QUALITY CALCULATIONS:
 PER DEP. NO. 34-0380-CP, APP. NO. 891105-27
 REQUIRES ONE-HALF-INCH OF DRY DETENTION
 PRE-TREATMENT FROM TO DISCHARGE TO THE MAIN
 STORMWATER MANAGEMENT SYSTEM
 SITE AREA = 2.47 AC
 PRE-TREATMENT VOLUME = 2' x 2.47 AC = 0.10
 AC-FIT
 DRY DETENTION BOTTOM ELEV. = 15.42 (NAVD. 88)
 DRY DETENTION AREA = 0.10 AC
 PRE-TREATMENT WATER QUALITY ELEV. =
 PRE-TREATMENT VOLUME/DRY DETENTION AREA + DRY
 DETENTION BOTTOM ELEV.
 0.10 AC-FIT/0.10 AC + 15.42 = 16.42 (NAVD. 88)

PARKING CALCULATION:
 PER SEC. 34-2020 VILLAGE OF ESTERO LDC, 1.2 SPACES / RENTAL UNIT
 100 ROOMS x 1.2 = 120 SPACES
 REQUIRED
 PROVIDED
 120 REGULAR SPACES
 0 HANDICAP SPACES
 TOTAL 120 SPACES

REFUSE & SOLID WASTE CALCULATION:
 PER SEC. 10-261 VILLAGE OF ESTERO LDC,
 274 SF FOR FIRST 25,000 SF OF BUILDING SQUARE
 FOOTAGE, PLUS 1.5 SF FOR EACH ADDITIONAL 1,000
 SF OF BUILDING OVER 25,000 SF
 274 SF = 342 SF = 526 SF
 PROVIDED
 576 SF OF DUMPSTER AREA

BIKE RACK CALCULATION:
 PER SEC. 10-616 VILLAGE OF ESTERO LDC,
 5% OF REQUIRED PARKING SPACES
 120 x 5% = 6 BIKE RACKS
 BIKE RACKS PROVIDED
 6 BIKE RACKS

SETBACKS:
 PER SEC. 31-2174, 34-2192 & 34-2194 VILLAGE OF
 ESTERO LDC
 SETBACKS MUST INCREASE 0.5' FOR EVERY 1' THE BUILDING
 HEIGHT IS ABOVE 35'
 SETBACK = CODE REQUIRED SETBACK + (BLDG HEIGHT -
 35')/2
 FRONT SETBACK = 20 + (17.33 - 35')/2 = 44.7'
 SIDE SETBACK = 15 + (14.33 - 35')/2 = 34.7'
 REAR SETBACK = 20 + (14.33 - 35')/2 = 36.7'
 WATER BODY SETBACK = 25 + (14.33 - 35')/2 = 44.7'
 PER SEC. 30-153(2)4 VILLAGE OF ESTERO LDC,
 MONUMENT SIGN SETBACK = 15' FROM MON.
 PER SEC. 34-1174(D) VILLAGE OF ESTERO LDC
 ACCESSORY STRUCTURE REAR & SIDE SETBACKS = 10'

SUELLERS:
 PER SEC. 33-351 VILLAGE OF ESTERO LDC,
 NORTH (COPD-LAKE) - NO BUFFER REQUIRED
 NORTH (COPD-CONSERVATION TRACT) - NO
 BUFFER REQUIRED
 SOUTH (COPD-HIGH) - 20' TYPE D
 EAST (COPD-CR) - 5' TYPE A
 WEST (COPD-CR) - 5' TYPE A

NOTES:
 ALL SIDEWALKS SHALL BE 5'
 WIDE UNLESS OTHERWISE NOTED

SELECTION NOTES:
 • SHOWN ALL PARKING STALLS FROM 16' TO 16' AND ADJECED D CURB TO ALL
 PARKING STALLS
 • PROVIDED ALL SIDEWALKS AROUND BUILDING FROM 5' TO 7'
 • COVERED ALL SIDEWALKS TO RAISED EDGE SIDEWALKS EXCEPT UNLPH PORTE
 COCHERE
 • DISTRIBUTED HANDICAP PARKING SPACES TO EACH BUILDING ENTRANCE

SITE PLAN

SHEET NUMBER

C05