

**VILLAGE OF ESTERO, FLORIDA
ZONING
ORDINANCE NO. 2021-02**

**AN ORDINANCE OF THE VILLAGE COUNCIL OF THE
VILLAGE OF ESTERO, FLORIDA, CONSIDERING A
REZONING FROM AGRICULTURE (AG-2) TO ESTERO
PLANNED DEVELOPMENT (EPD) FOR A .73-ACRE
PARCEL AT THE INTERSECTION OF CORKSCREW
ROAD AND HAPPY HOLLOW LANE; PROVIDING FOR
CONFLICTS; PROVIDING FOR SEVERABILITY; AND
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Joseph Pavich, Jr. and Jennifer Sassi, represented by Fred Drovdllic, Waldrop Engineering, Inc. (the “Applicant”), filed for a rezoning on two properties located at 8910 Corkscrew Road and 21256 Happy Hollow Lane (“Property”) for a project known as **Pavich EPD**; and

WHEREAS, the Property STRAP numbers are 33-46-25-E2-U1960.2366 and 33-46-25-E2-U1960.2363, and the Properties are legally described in Exhibit A attached hereto; and

WHEREAS, the Applicant requested a rezoning from Agriculture (AG-2) to Estero Planned Development (EPD) (Case number DCI 2019-E002); and

WHEREAS, the Applicant is requesting an 8,000 square foot commercial mixed-use building, and 950 square feet of exterior breezeway for café seating; and

WHEREAS, the Applicant has requested several deviations; and

WHEREAS, a public information meeting was held on May 21, 2019 at the Planning and Zoning Board; and

WHEREAS, a meeting to discuss the Pattern Book was held on June 26, 2019 at the Design Review Board, as required by the Land Development Code for Estero Planned Development zoning; and

WHEREAS, at a duly noticed public hearing held on September 15, 2020 the Planning and Zoning Board continued the rezoning request for additional consideration; and

WHEREAS, at a continued public hearing held on December 15, 2020 the Planning and Zoning Board recommended approval with conditions of the rezoning request; and

43 **WHEREAS**, a duly noticed first reading was held before the Village Council on
44 February 17, 2021; and
45

46 **WHEREAS**, a duly noticed second reading and public hearing was held before the
47 Village Council on March 3, 2021, at which time the Village Council gave consideration to
48 the evidence presented by the Applicant and the Village staff, the recommendations of the
49 Planning and Zoning Board and the comments of the public.
50

51 **NOW, THEREFORE**, be it ordained by the Village Council of the Village of Estero,
52 Florida:
53

54 **Section 1.** **Rezoning.**
55

56 The Village Council approves with conditions the rezoning from Agriculture (AG-2)
57 to Estero Planned Development (EPD) to allow for up to 8,000 square feet of
58 commercial mixed uses including office, retail, and café, and up to 950 square feet of
59 breezeway area for outdoor café seating, subject to the following conditions.
60

61 **Section 2.** **Conditions.**
62

63 1. Master Concept Plan

64 Development of this project must be consistent with the Tiered Development Plan
65 (TDP) titled “Tiered Development Plan, Pavich Estero PD”, stamped “Received
66 January 4, 2021”.
67

68 2. Development Parameters

69 This project is limited to a maximum of 8,000 square feet of commercial mixed uses
70 and 950 square feet of outdoor seating area. Uses must be consistent with the Schedule
71 of Uses below. The project must contain a mix of uses such as office, retail, or food
72 service. The site is not permitted for solely one type of use based upon the requirements
73 of Estero Planned Development zoning. The mix of uses will be demonstrated at time
74 of development order for at least 2 different categories of uses. The breezeway use shall
75 complement the public amenity area.
76

77 3. Maximum Building Height

78 45 feet (including architectural features)
79

80 4. Lot Recombination

81 Prior to a Development Order being issued for this project, a lot recombination must
82 be approved.
83

84 5. Uses and Site Development Regulations

85 The following uses and limits apply to the project:
86
87

a. Schedule of Uses

Accessory Uses and Structures

Administrative Offices

Art Galleries and Studios

Bait and Tackle Shop

Business Services: Group I

Contractor and Builders: Group I

Consumption on Premises – In conjunction with a restaurant. Any Outdoor Seating will require further approval as to hours of operation as specified in the LDC

Food Stores: Group I

Essential Services

Essential Service Facilities: Group I

Excavation: Water Retention – No Blasting

Fences, Walls

Gift and Souvenir Shop

Hobby, Toy, and Game Shops

Insurance Companies

Nonstore Retailers: All Groups

Offices, Including Medical and Health Care Facilities, Group III

Parking Lot, Accessory

Personal Services: Groups I and II (Laundry Drop-off/Pick-up, Beauty Spas Health Clubs and Spas, Barbershops, and Beauty Shops limited to 2,000 square feet)

Real Estate Sales Office

Restaurants: Groups I and II

Signs, in compliance with the LDC, except where deviation permits alternative

Social Services: Group I

Specialty Retail Shops: Groups I and II

b. Building Setback Requirements for Corkscrew Road Overlay

Minimum Lot Area - .73 acres

Maximum Lot Coverage - 60%

Minimum Lot Width - 100 feet

Minimum Lot Depth - 100 feet

Street /Front (Corkscrew Road) - 25 feet

Street/Side (Happy Hollow) - 10 feet

Side - 10 feet

Rear Principal - 25 feet

Rear Accessory - 5 feet

Maximum Height - 45 feet

130 6. Estero Fire Rescue

131 Radio Enhancement: The owner or owner's representative shall conduct an assessment
132 model at the time of development order to determine if the minimum radio signal's
133 strength for the fire department communication is in compliance with NFPA1:11.10,
134 NFPA 1221:11.3.9, standards for inbound and outbound signal strength and quality. If
135 minimum signal strength is not available, the applicant shall install radio enhancement
136 in the building.
137

138 7. No Blasting

139 No development blasting is permitted as part of this project.
140

141 8. Utilities

142 The project must be connected to centralized potable water service and centralized
143 sewer service.
144

145 9. Pattern Book

146 The project must be consistent with the Pattern Book dated March 2021, including the
147 building colors. Color swatches provided at the March 3 Council meeting shall be
148 included in the Pattern Book. Signage on the front of the building shall be illustrated
149 in the building rendering.
150

151 10. Buffers

152 As part of local development order approval for the project, the development order
153 plans must demonstrate buffering consistent with the Master Concept Plan, the Land
154 Development Code, and the Pattern Book. As part of local development order approval,
155 all required buffer plantings must be 100% native vegetation.
156

157 11. Public Gathering Area

158 The applicant shall provide details regarding the trellis and outdoor furniture associated
159 with the Public Gathering Areas at the time of Development Order. This area must be
160 open to the public from dawn to dusk daily and maintained in perpetuity.
161

162 12. Concurrency

163 Approval of this rezoning does not constitute a finding that the proposed project meets
164 the regulatory concurrency requirements set forth in the Land Development Code and
165 the Comprehensive Plan. The developer is required to demonstrate compliance with
166 mandatory concurrency requirements prior to issuance of a local development order.
167

168 13. Lee County Development Order

169 A Lee County Type 'D' Limited Development Order (LDO) will be required for the
170 offsite improvements within the County maintained right-of-way.
171
172
173
174

14. Land Development Code (LDC)

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

15. Turn Lane Analysis

Evaluation of the necessity of a right-turn lane on Corkscrew Road at Happy Hollow Lane shall be required at the time of Development Order.

16. Railroad Right-of-Way

If the railroad right-of-way adjacent to this property becomes open to the public, then a Type D buffer must be installed on the west side of the property, with an access connecting to the bike rack area on this site.

17. Pavement

Happy Hollow Lane must be paved to the project's south property line.

Section 3. Deviations

1. A Deviation from LDC Table 34-2020(b), Minimum Required Spaces for Multiple-Use Development to permit a 5% reduction in the required spaces due to multi-modal access as the property abuts the bikeway/sidewalk on Corkscrew Road. Determination of the required number of parking spaces will be reviewed at Development Order.

Deviation 1 is approved.

2. A Deviation from LDC Section 33-351, Landscaping Buffer Table, which requires a 20-foot buffer, to allow for a variable buffer from 10 to 16 feet as shown on the Tiered Development Plan.

Deviation 2 is approved.

3. A Deviation from LDC Section 33-385(a)(3) which requires a commercial sign be located on the frontage of the primary access to the site, to allow for the monument sign to be located on Corkscrew Road.

Deviation 3 is approved

4. A Deviation from LDC Section 33-385(a)(3) which requires a 15-foot setback from any street right-of-way or easement to allow for a monument sign 10 feet from any street right-of-way or easement, rather than the required 15 feet.

Deviation 4 is approved.

- 219 5. A Deviation from LDC Section 34-2192(a) which requires a 20-foot setback from
220 Happy Hollow Lane, to allow a 10-foot setback as shown on the Tiered
221 Development Plan.
222

223 Deviation 5 is approved.
224

- 225 6. A Deviation from LDC Section 34-935(b) which requires a 15-foot setback from
226 development perimeter boundaries on the western property line, to allow for
227 buildings within 10 feet of the development perimeter boundaries.
228

229 Deviation 6 is approved.
230

- 231 7. A Deviation from LDC Section 33-351 Landscaping Buffers Table, Type "C"
232 Buffer which requires an 8-foot solid wall; to allow no wall within the Type "C"
233 buffer.
234

235 Deviation 7 is approved with the condition that enhanced landscaping, subject to
236 approval by staff, will be provided in lieu of the wall, and a letter of no objection
237 from the adjoining property owner to the south must be provided.
238

239 **Section 4. Findings and Conclusions.**
240

241 Based upon an analysis of the application and the standards for approval in the Land
242 Development Code, and the conditions of approval, the Council finds and concludes as
243 follows:
244

- 245 1. The applicant has provided sufficient justification for the zoning amendment by
246 demonstrating compliance with the Comprehensive Plan, the Land Development
247 Code, and other applicable codes.
248
- 249 2. The request, with proposed conditions and deviations, will meet or exceed all
250 performance and locational standards set forth for the potential uses allowed by the
251 request.
252
- 253 3. The request is consistent with the densities, intensities and general uses set forth in
254 the Village of Estero Comprehensive Plan.
255
- 256 4. The proposed uses are compatible with existing or planned uses in the surrounding
257 area and will be served with streets with the capacity to carry traffic generated by
258 the development.
259
- 260 5. Approval of the request will not place an undue burden upon existing transportation
261 or planned infrastructure facilities.
262

- 263 6. Urban services are available and adequate to serve the proposed use.
264
265 7. The request will not adversely affect environmentally critical areas and natural
266 resources.
267
268 8. The mix of uses is appropriate at the subject location.
269
270 9. The recommended conditions provide sufficient safeguards to the public interest
271 and are reasonably related to impacts on the public's interest created by or expected
272 from the proposed development.
273
274 10. The deviations recommended for approval:
275
276 a. Enhance the planned development; and
277
278 b. Preserve and promote the general intent of the LDC to protect the public health,
279 safety and welfare.
280
281 11. The proposal, as conditioned, is consistent with the general criteria of the Estero
282 Planned Development zoning district as follows:
283
284 a. Goals The creation of the public amenity area will help create social vitality and
285 enhance the pedestrian experience along this section of Corkscrew Road.
286
287 b. Reasonable Standards The applicant has used physical form and the relationship
288 of the building with the landscaping and public space to meet the Village Center
289 goals.
290
291 c. Accessibility Accessible public spaces are proposed with the public amenity
292 area, breezeway, interconnection through the building, and the sidewalk along
293 Happy Hollow Lane.
294
295 d. Streets N/A due to size of project.
296
297 e. Street Design N/A due to size of project.
298
299 f. Lots and Blocks N/A due to size of project.
300
301 g. The Visual Edge A visual edge is created by the structure and landscaping from
302 the railroad corridor to Happy Hollow Lane. The proposed massing of the two-
303 story, 40-foot tall building has a hipped roof, awnings, and a shed roof between
304 the two building levels which define the edge.
305
306 h. Architecture The Old Florida building design is consistent with the Village
307 architectural standards and though a departure from the nearby Mediterranean

style is an attractive building that will contribute to the framework of the Village Center.

- i. Quality of Buildings The structure should allow for adaptive reuse consistent with the goals of the Village.

Section 5. Exhibits.

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

Exhibit A Legal Description and Sketch

Exhibit B Tiered Development Plan titled "Pavich EPD" and stamped "Received January 4, 2021"

Exhibit C Pattern Book entitled "Pavich Estero PD Tier 1 Pattern Book" dated March 2021

Section 6. Severability.

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

Section 7. Effective Date.

This Ordinance shall take effect immediately upon adoption.

PASSED on first reading this 17th day of February, 2021.

PASSED AND ADOPTED BY THE VILLAGE COUNCIL of the Village of Estero, Florida on second reading this 3rd day of March, 2021.

Attest:

By:


Carol Sacco, Village Clerk

VILLAGE OF ESTERO, FLORIDA

By:


Bill Ribble, Mayor

353 Reviewed for legal sufficiency:

354

355

356

357 By: Nancy E. Stroud

358 Nancy E. Stroud, Village Land Use Attorney

359

360

361 Vote: AYE NAY

362 Mayor Ribble X _____

363 Vice Mayor Errington X _____

364 Councilmember Levitan X _____

365 Councilmember McLain X _____

366 Councilmember Boesch X _____

367 Councilmember Batos X _____

368 Councilmember Wilson X _____

RHODES & RHODES LAND SURVEYING, INC.

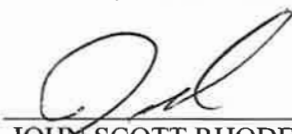
23100 BONITA GRANDE DRIVE, SUITE 107
 BONITA SPRINGS, FL 34135
 PHONE (239) 405-8166 FAX (239) 405-8163

SURVEYOR'S DESCRIPTION

BEING ALL OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL INSTRUMENT NUMBERS 2018000060503 AND 2018000127432 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LOCATED WITHIN OF THE EAST HALF (E. 1/2) OF THE SOUTHEAST QUARTER (S.E. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SECTION 33, TOWNSHIP 46 SOUTH, RANGE 25 EAST, SAID LEE COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE EAST HALF (E. 1/2) OF THE SOUTHEAST QUARTER (S.E. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SECTION 33, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY FLORIDA; THENCE SOUTH 01°11'50" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 33, A DISTANCE OF 86.58 FEET TO A POINT ON THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF CORKSCREW ROAD (A VARIABLE WIDTH RIGHT-OF-WAY); THENCE SOUTH 89°39'50" WEST, ALONG SAID SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE, A DISTANCE OF 388.26 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, THE SAME BEING A POINT WESTERLY BOUNDARY OF A 50.00 FEET WIDE ROADWAY EASEMENT AS DESCRIBED IN OFFICIAL INSTRUMENT NUMBERS 2018000060503 AND 2018000127432 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE SOUTH 02°51'48" EAST, ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 218.59 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL INSTRUMENT 2018000127432; THENCE SOUTH 87°11'50" WEST, ALONG THE BOUNDARY OF LAST SAID LANDS, A DISTANCE OF 146.82 FEET TO A POINT ON A NON-TANGENTIAL CURVE, THE SAME BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE ATLANTIC COASTLINE RAILROAD AS DESCRIBED IN SAID OFFICIAL INSTRUMENT NUMBERS 2018000060503 AND 2018000127432; THENCE RUN THE FOLLOWING TWO (2) COURSES ALONG SAID EASTERLY RIGHT-OF-WAY LINE; COURSE NO. 1: NORTHERLY, 76.54 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5,664.67 FEET, THROUGH A CENTRAL ANGLE OF 00°46'27" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 01°37'26" WEST, 76.54 FEET; COURSE NO. 2: NORTH 01°13'45" WEST, 148.37 FEET TO A POINT ON THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID CORKSCREW ROAD; THENCE NORTH 89°44'18" EAST, ALONG SAID SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE, A DISTANCE OF 141.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 31,954 SQUARE FEET OR 0.734 ACRES, MORE OR LESS.



JOHN SCOTT RHODES, P.S.M., NO. 5739
 PROFESSIONAL SURVEYOR & MAPPER
 STATE OF FLORIDA

NORTH LINE OF THE EAST HALF
OF THE S.E. 1/4 OF THE N.E. 1/4
SECTION 33-46-25

POINT OF COMMENCEMENT
N.E. CORNER
E. 1/2 OF THE S.E. 1/4
OF THE N.E. 1/4
SECTION 33-46-25

EASTERLY LINE
SECTION 33
S 01°11'50" E 86.58'

CORKSCREW ROAD
(A VARIABLE WIDTH R.O.W.)

N 89°44'18" E 141.08'

S 89°39'50" W
388.26'

R.O.W LINE

POINT OF BEGINNING

HAPPY HOLLOW LANE

(50' WIDE ROADWAY EASEMENT)

S 02°51'48" E

218.59'

INST. #2018000060503

S 87°11'50" W
(BOB)

INST. #2018000127432

WESTERLY LINE
50' WIDE
ROADWAY EASEMENT

N 01°34'45" W

148.37'

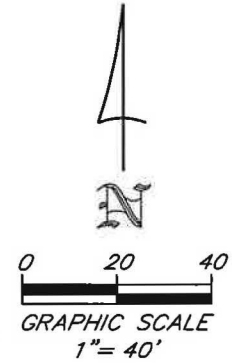
C1

SEMINOLE RAILWAY, L.P.
(ATLANTIC COASTLINE RAILROAD)
INST. #2018000262032

EASTERLY
R.O.W. LINE
(ATLANTIC COASTAL RAILROAD)

S.E. CORNER
INST. #2018000127432

BOUNDARY OF INST. #2018000127432
S 87°11'50" W 146.82'




ABBREVIATIONS

INST. = INSTRUMENT
PSM = PROFESSIONAL SURVEYOR
AND MAPPER
R.O.W. = RIGHT OF WAY LINE

NOTES


1. BEARINGS SHOWN HEREON ARE BASED ON DEED RECORDED AS INSTRUMENT NUMBER 2007000289509, AS BEING SOUTH 87°11'50" WEST AND RELATE TO THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 1990 ADJUSTMENT.
2. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

BY: 
JOHN SCOTT RHODES PSM #5739

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	5664.67'	0°46'27"	76.54'	76.54'	N 01°37'26" W

SKETCH AND DESCRIPTION

CERTIFIED TO:
JOSEPH PAVICH, JR
JENNIFER SASSI

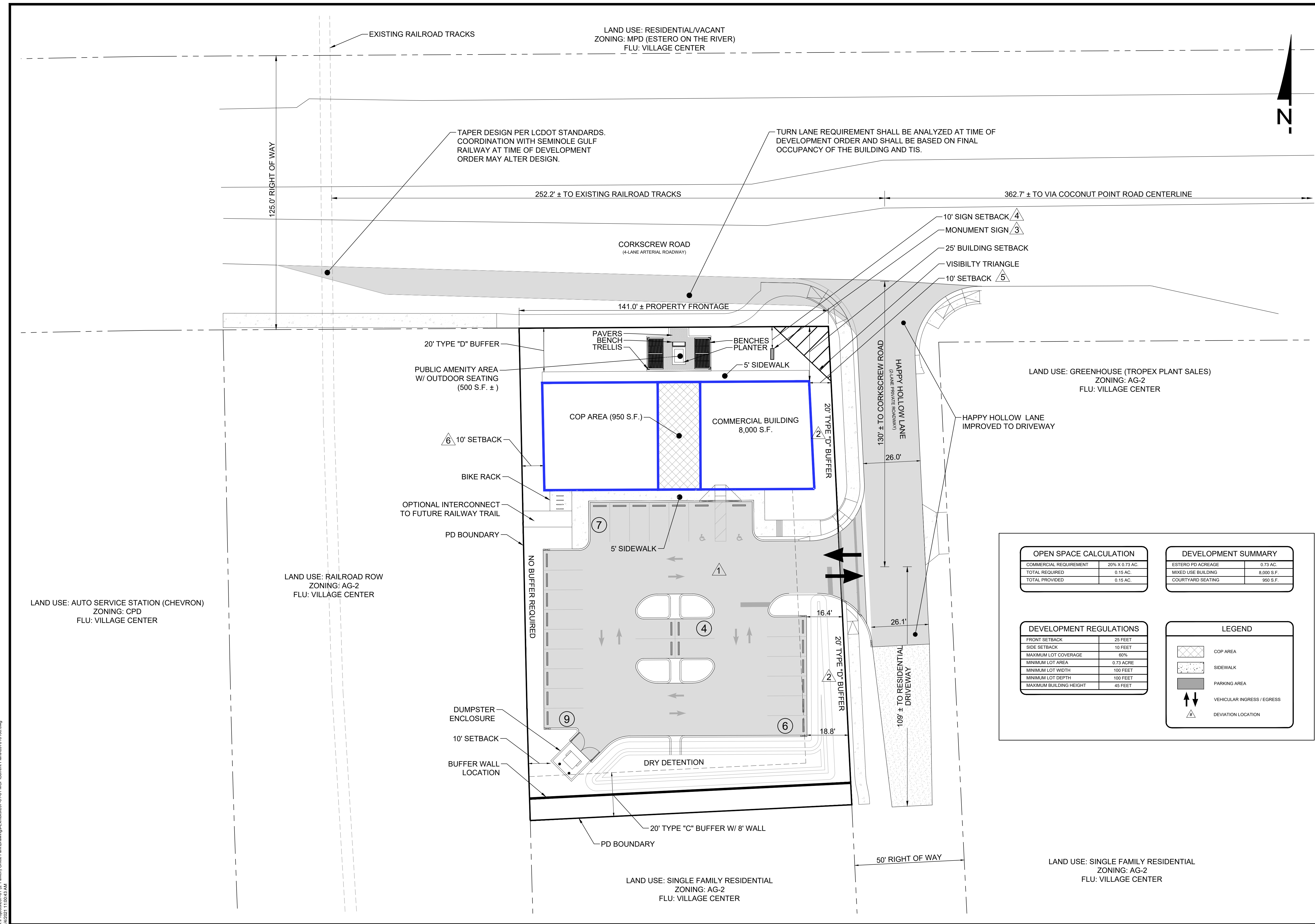
 RHODES & RHODES
LAND SURVEYING, INC.
LICENSE #LB 6897

bk:	pg:	date:
		MARCH 7, 2018
		scale:
		1" = 50'
		cogo #:

28100 BONITA GRANDE DRIVE SUITE 107
BONITA SPRINGS, FL 34135
(239) 405-8166 (239) 405-8163 FAX

design:
drawn:
checked:
acad #:
view:
project #:
sheet #:
file #:
BNDYSKETCH

NOT A SURVEY



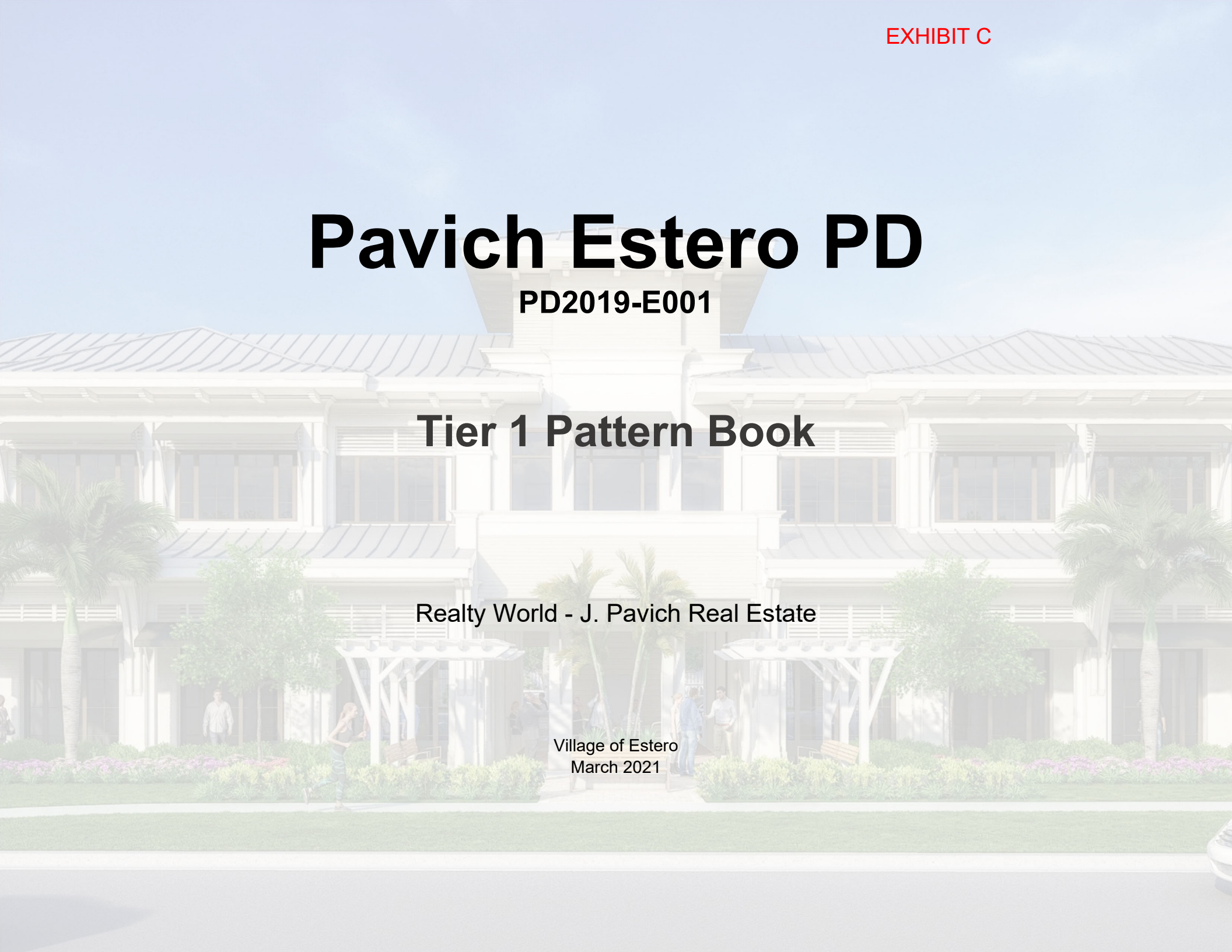
Pavich Estero PD

PD2019-E001

Tier 1 Pattern Book

Realty World - J. Pavich Real Estate

Village of Estero
March 2021

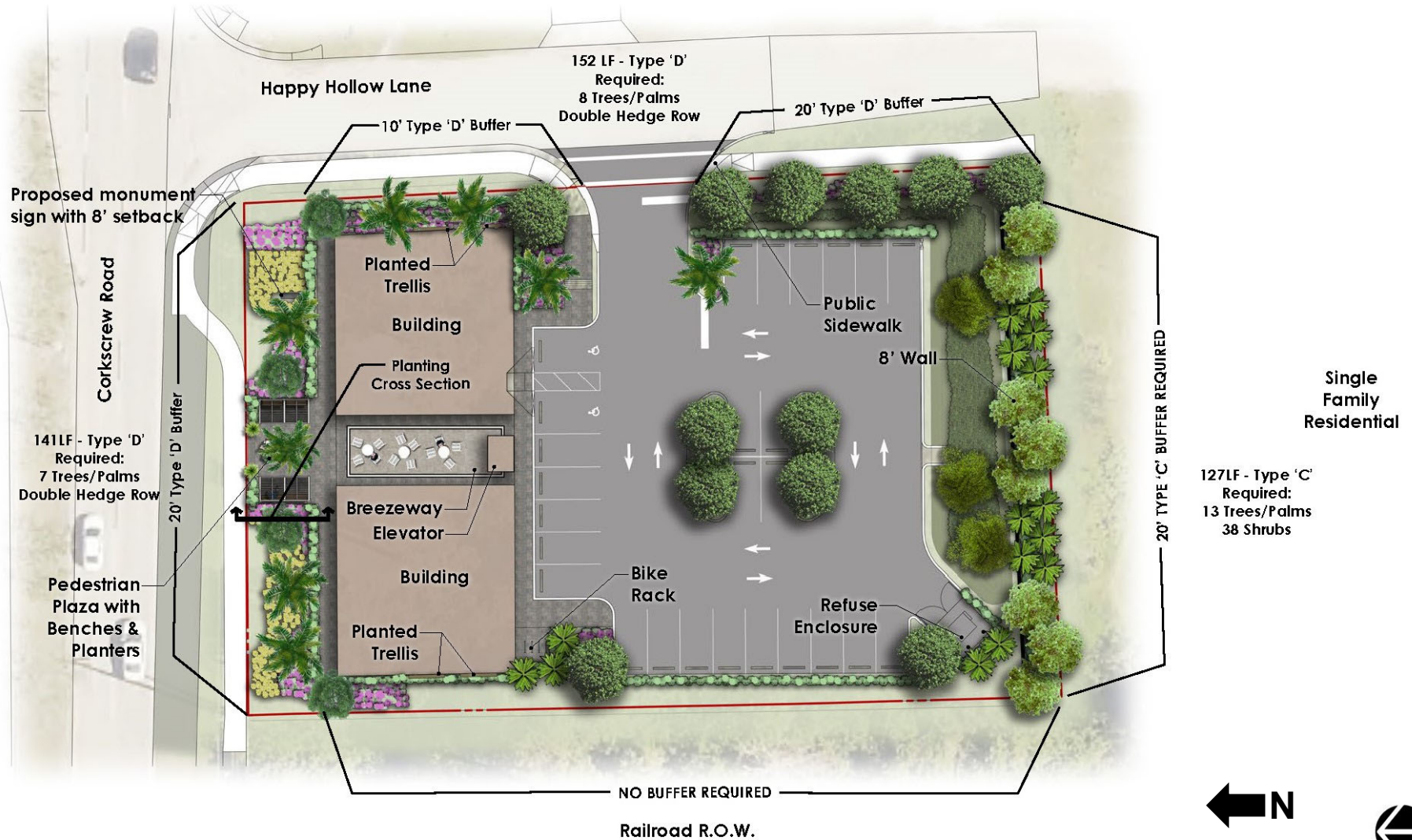


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*The images and references contained herein are conceptual.
Minor changes or adjustments may occur during development order approval.*

ILLUSTRATIVE COLORED SITE PLAN: Aerial Overlay



CONCEPTUAL ARCHITECTURAL RENDERING: Street View

ARCHITECTURAL DESCRIPTION

The Pavich Mixed Use Building is a two-story commercial building influenced by the Coastal Olde Florida style. The building includes clean lines with timeless elements such as elongated coastal brackets, Caribbean influenced metalwork and a simple color pallet – galvalume roof and fabric awnings, warm alabaster white contrasting trim, medium bronze window frames and lighting accents and warm beige as primary building color. The rooflines are simplified by clean parapets and hipped roof configurations including vertical roof plane changes.



CONCEPTUAL ARCHITECTURAL RENDERING: Birdseye 1



CONCEPTUAL ARCHITECTURAL RENDERING: Birdseye 2



CONCEPTUAL ARCHITECTURAL RENDERING: Birdseye 3



CONCEPTUAL ARCHITECTURAL RENDERING: Rear Facade



ELEVATIONS – Front (North) and Rear (South)



NORTH ELEVATION



SOUTH ELEVATION

8910 Corkscrew Road
Estero, Florida

DESIGNED BY ME 200
BASED ON DATA 2022
PLANE 010/01 1000
NOON 11 10/00M

MHK ARCHITECTURE & PLANNING

EL-1
FEBRUARY 15, 2023

ELEVATIONS W/COLOR PALETTE – Sides (East and West)

T.O. HIGHEST ROOF
44'-0" A.F.F.

T.O.B.
28'-0" A.F.F.

ENTRY LEVEL SLAB
0'-0" FIN. FLR.



WEST ELEVATION

T.O. HIGHEST ROOF
44'-0" A.F.F.

T.O.B.
28'-0" A.F.F.

ENTRY LEVEL SLAB
0'-0" FIN. FLR.



EAST ELEVATION

WINDOW
FRAMES
#28
MEDIUM BRONZE



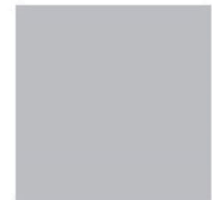
SW 7036
Accessible Beige
Interior / Exterior
Location Number: 249-C1

BODY

SW 7008
Alabaster
Interior / Exterior
Location Number: 255-C2

TRIM

ROOF
ENGLERT
PREWEATHERED
GALVALUME
AWNINGS
SUNBRELLA
FABRIC COLOR TO
MATCH ROOF



8210 Corkscrew Road
Estero, Florida

005 SITE LAYOUT & SCHEDULE 200
006 ROOF PLAN 200
007 FLOOR PLAN 200
008 SECTION 200
009 ELEVATION 200
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MK ARCHITECTURE & PLANNING

EL-2
FEBRUARY 23, 2021

CONCEPTUAL MONUMENT SIGN



8910 Corkscrew Road
Estero, Florida

JOE PAVICH JR.
REAL ESTATE
PHONE (239) 331-1000
WWW.JPRA.COM

MAK ARCHITECTURE & PLANNING

MS-1
REVISION 11-2019

NOTES: DEVIATIONS #4 AND 5 APPLY TO THE SIGN SETBACK OF 8' (RATHER THAN 15') AND LOCATION ON CORKSCREW ROAD

LIGHTING DETAILS W/COLOR PALETTE

TEGEL 18 WALL SCONCE

TECH LIGHTING

Understated modern design characterizes Tegel outdoor LED wall sconces. Providing well-controlled up and down lighting, or down light only, these wall sconces provide accent and ambient illumination. The option of three finish choices ensures this design profile successfully blends with all architectural aesthetics.

High quality LM80-tested LEDs
for consistent long-life performance and color

Outstanding protection against the elements:

- Powder coat finishes
- Impact-resistant, UV stabilized frosted acrylic lensing
- Up light and down light options, with 10° and 36° beam spread options

SPECIFICATIONS

DELIVERED LUMENS	2419 Up-Downlight / 1212 Downlight
WATTS	29.9 Up-Downlight / 15.6 Downlight
VOLTAGE	Universal 120-277V, with integral transient 2.5kV surge protection (driver)
DIMMING	0-10V, ELV
LIGHT DISTRIBUTION	Symmetric Up/Down Lighting, or Down Only
MOUNTING OPTIONS	Wall
OPTICS	10° and 36°
PERFORMANCE OPTIONS	Photocontrol / Surge Protector
CCT	2700K, 3000K or 4000K
CRI	80+
COLOR BINNING	3 Step
BUG RATING	Up-Downlight: BI-US-G0 / Downlight: BI-UD-G0
DARK SKY	Compliant (Downlight)
WET LISTED	IP65
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2016 Title 24 Part 8 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	Yes
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	176,700 Hours
WARRANTY*	5 Years
WEIGHT	8 lbs.

* Visit techlighting.com for specific warranty limitations and details.

ORDERING INFORMATION

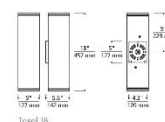
7000WTEG	CR/CCT	LENGTH	BEAM SPREAD*	LENS	FINISH	FUNCTION	VOLTAGE	OPTIONS
827	84 CRI, 2700K	18" L	N 12° NARROW	C CLEAR	B BLACK	DD DOWNLIGHT ONLY	UNV 120V-277V	PC PHOTOCONTROL
838	84 CRI, 3000K	18" L	N 36° WIDE	W	F FROSTED	UD UP/DOWNLIGHT	UNV 120V-277V	PC PHOTOCONTROL
840	80 CRI, 4000K	18" L	N 12° NARROW	C CLEAR	H CHARCOAL	DD DOWNLIGHT ONLY	UNV 120V-277V	PC PHOTOCONTROL
			N 36° WIDE	W	V VANTAGE	UD UP/DOWNLIGHT	UNV 120V-277V	PC PHOTOCONTROL
			UD UP/DOWNLIGHT					PC PHOTOCONTROL
			DD DOWNLIGHT ONLY					PC PHOTOCONTROL

* 10° and 36° beam spread options available for all models.

techlighting.com

TEGEL 18 WALL SCONCE

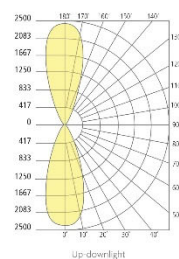
TECH LIGHTING



PHOTOMETRICS*

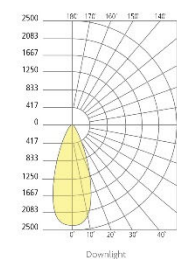
*For latest photometrics, please visit www.techlighting.com/CALIBRO4

TEGEL 18 UP/DOWN
Total Lumen Output: 2419
Total Power: 29.9
Luminaire Efficacy: 80.6
Color Temp: 3000K
CRI: 80+
BUG Rating: BI-US-G0



Up-downlight

TEGEL 18 DOWN
Total Lumen Output: 1212
Total Power: 15.6
Luminaire Efficacy: 77.7
Color Temp: 3000K
CRI: 80+
BUG Rating: BI-UD-G0



Downlight

PROJECT INFO

EXHIBIT TYPE & QUANTITY	DESCRIPTION & PHOTO	NOTES

TECH LIGHTING
VISUAL COMFORT & CO.
7400 Linder Avenue, Skokie, Illinois 60077
T: 847.419.4400 F: 847.419.4500

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techlighting.com

8710 Corkscrew Road
Estero, Florida

6569 IRL 8 JUL 20
WALDROP ENGINEERING
P.C. 02/20/2017
WWW.MHPA.COM

MHP ARCHITECTURE & PLANNING

EL-4
FEBRUARY 23, 2017

LANDSCAPE LIGHTING DETAILS

1" INGROUND - SQUARE 1051

WAC LANDSCAPE LIGHTING



PRODUCT DESCRIPTION

Landscape 1" recessed in-ground luminaire for up, down, side light applications.

FEATURES

- IP68 rated. Suitable for continuous immersion under water
- Factory sealed water tight fixtures
- Solid stainless steel construction
- Stainless steel spring clip allows wall or downlight applications
- Available Concrete Pour Adapter
- Spring clip, 6' lead wire and direct burial gel filled wire nuts included
- Maintains constant lumen output against voltage drop
- UL 1838 Listed

SPECIFICATIONS

Input: 9 - 15VAC (Transformer is required)
Power: 1.9W / 3VA
Brightness: 80 lm
Beam Angle: 50°
CRI: 85
Rated Life: 70,000 hours

ORDERING NUMBER

		Color Temp	Finish
1051	Square	30 3000K	S5 Stainless Steel

1051-30SS

1" INGROUND - SQUARE 1051

WAC LANDSCAPE LIGHTING

Magnetic Transformers



9075-TRN-SS 75W Max
9150-TRN-SS 150W Max
9300-TRN-SS 300W Max
9600-TRN-SS 600W Max

1" Concrete Pour Adapter



For installation in concrete. Use with a 4" outdoor rated junction box and a trade size 1" schedule 80 PVC pipe.

1000-CON-PVC

TESTED MAGNETIC LOW VOLTAGE (MLV) DIMMERS

Luminaire	Manufacturer	Family	Model	Dimmer		Note
				Power Rating	Range*	
1051	Lutron	Divi	DVLY-600	600W	28% - 100%	Output maxes at 70% dimming level
		Skylink	SLV-600P	600W	20% - 100%	Output maxes at 70% dimming level
		Skylink	S-10P	1000W		Not recommended

*Low end of this range is determined by output current which may not directly translate to the perceived light output

WAC Lighting fixtures are compatible with a variety of dimmers. For your convenience we have included a compatibility chart showing dimmers which have been tested with our products. The recommended list below is based upon testing conducted in a lab, and the results can vary in certain field applications due to a number of factors. Exclusion from the list does not imply incompatibility, just that it has not been tested by WAC Lighting. Please reference the dimmer manufacturer's instructions for installation, or contact a WAC Lighting professional at 800-526-2588.

wacighting.com
Phone (800) 526-2588
Fax (800) 526-2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. MAY 2016

wacighting.com
Phone (800) 526-2588
Fax (800) 526-2585

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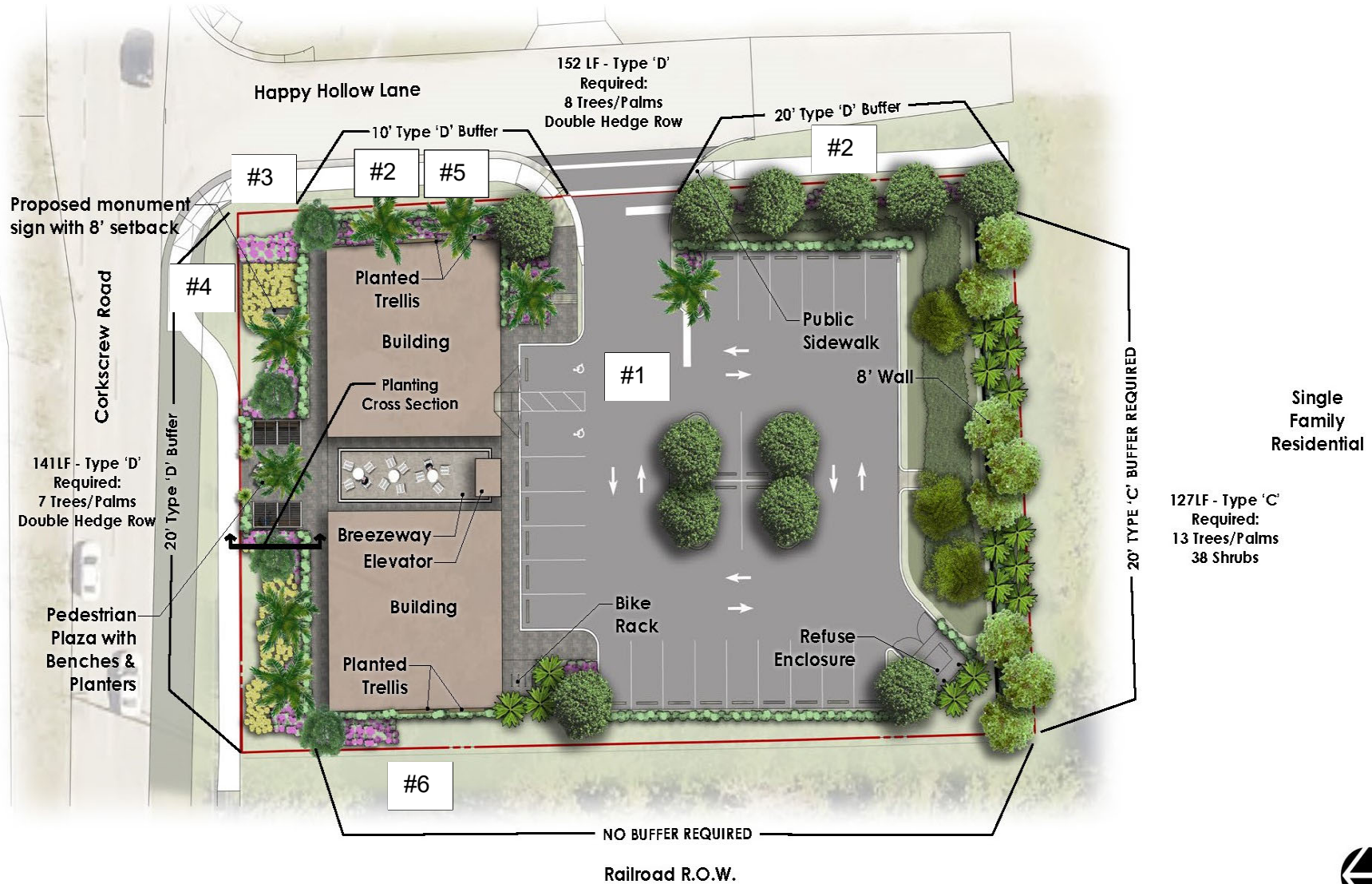
8710 Cortescrew Road
Estero, Florida

ESTERO, FLORIDA 33422
PHONE (800) 526-2588
WWW.MHPA7.COM

MHP ARCHITECTURE & PLANNING

EL-3
F122040400-13, 2023

CONCEPTUAL LANDSCAPING AND OPEN SPACE PLAN AERIAL WITH DEVIATIONS LOCATED



NOTES: SEE SOUTHERN BUFFER WALL PERSPECTIVE AND REFUSE ENCLOSURE (PAGES 16 & 18)

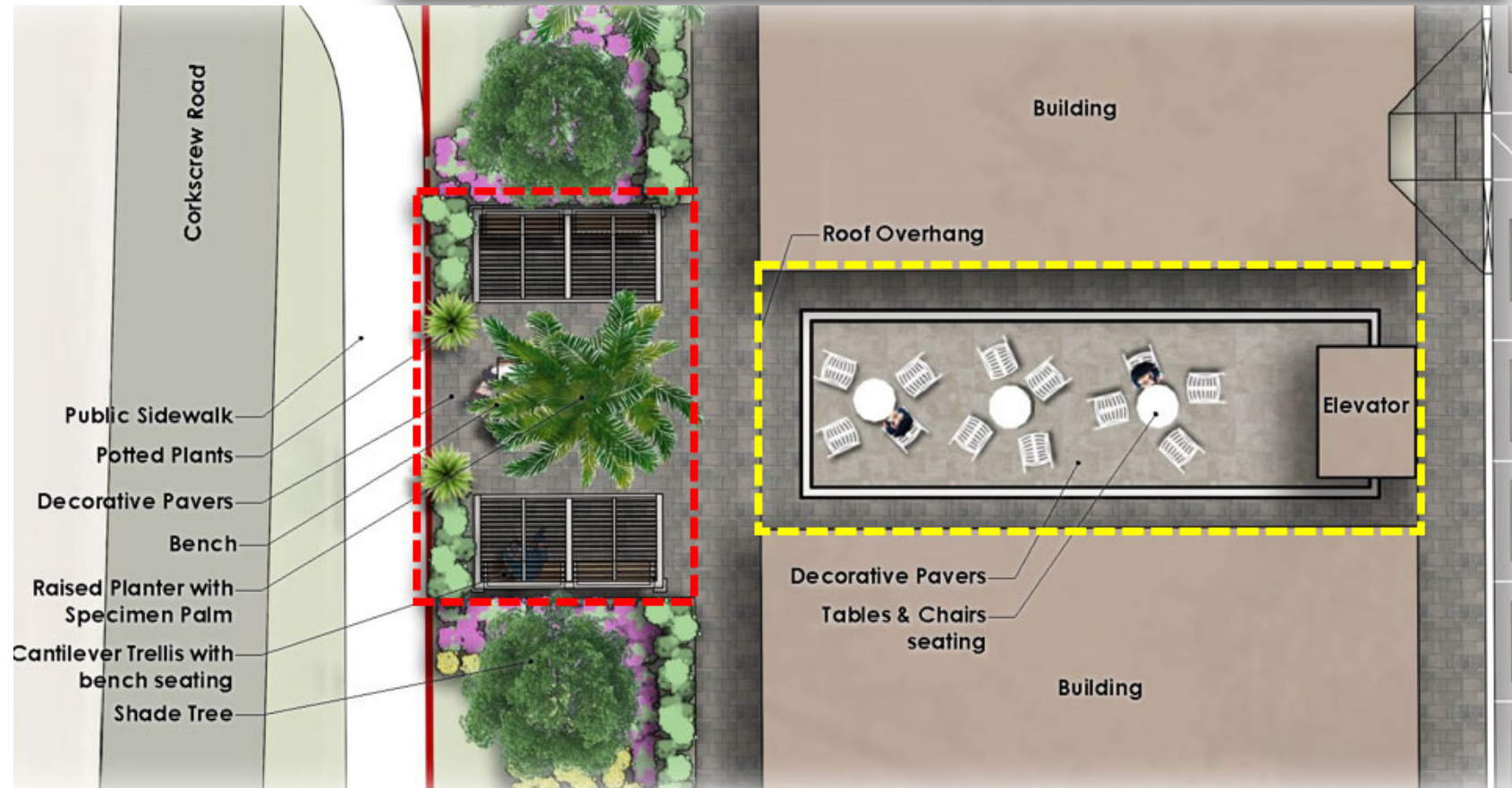
PUBLIC AMENITY

AREA #1

Approximately 500 sf
dedicated to public seating

AREA #2

Breezeway outdoor seating
for commercial seating for
ground floor units.



CORKSCREW ROAD LANDSCAPE BUFFER: Type 'D' Exhibit

LDC Section 33-351. Landscaping Buffers

Proposed Use: Commercial Existing Use to Right of Way

Requires a Type D Buffer : A Type "D" Buffer is 20' wide and requires 5 Trees per 100 LF and a double hedge row

Notes:

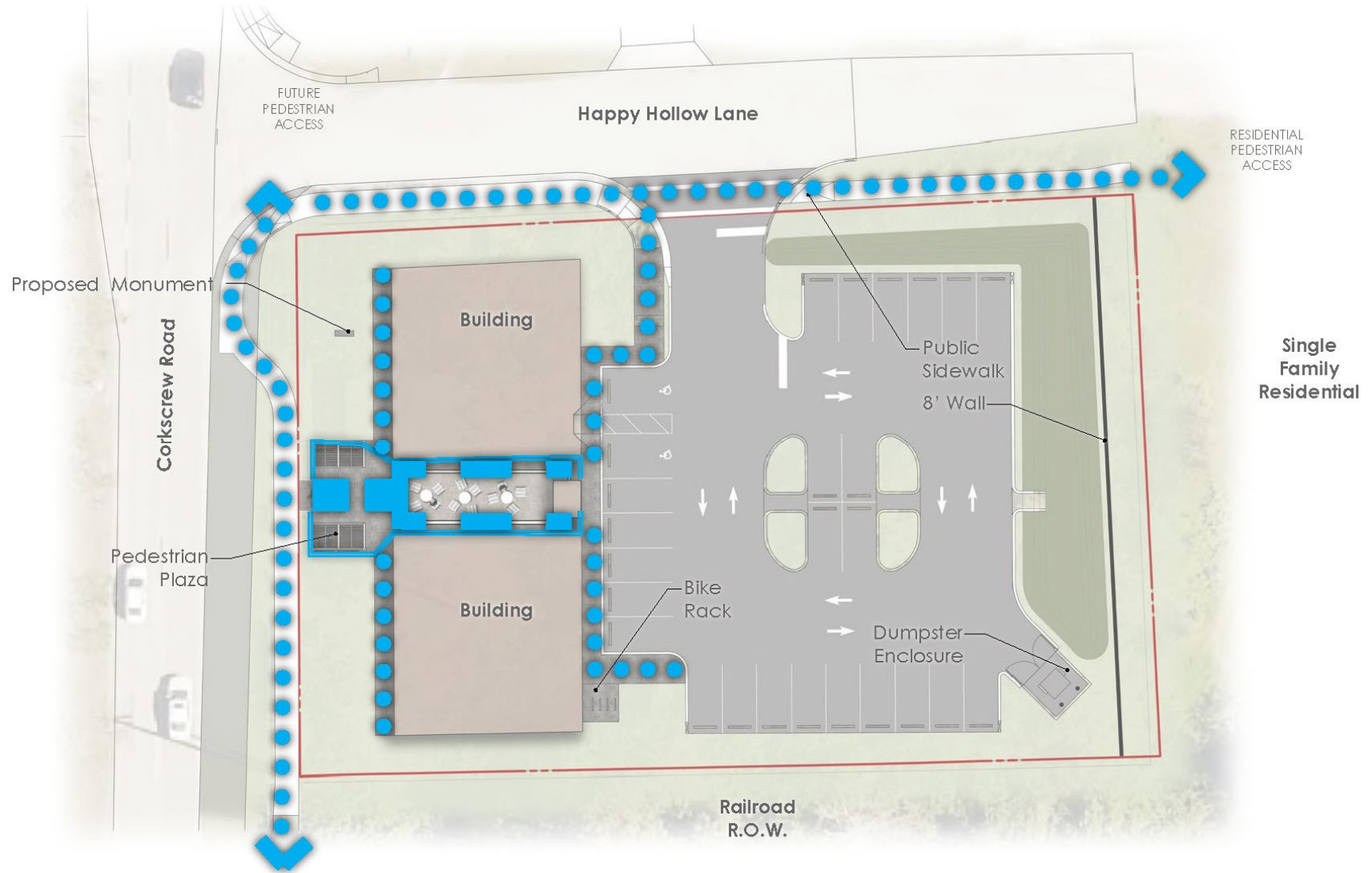
- The Type "D" buffers required between commercial uses and rights-of-way may be waived, or reduced if the proposed building setback is within 25 feet of the right-of-way. This is not intended to allow for a reduction in general tree requirements or building
- Trees within the ROW buffer must be appropriately sized in mature form so that conflicts with overhead utilities, lighting and signs are avoided. The clustering of trees and use of palms within the ROW buffer will add design flexibility and reduce conflicts.
- A Type D Buffer for a Commercial Building that is within 25' of the right-of-way may have flexibility in the buffer plantings. The hedge varies in height from 18"-36" planting that will provide visual barrier but not block the building, pedestrian plaza views and the sign monument.

-Per LDC Section 33-353. Landscape Design.

All required trees must be a minimum 45 gallon container, 12-foot to 14-foot planted height, six-foot spread and 32-inch caliper, or field grown equivalent, at the time of planting.



CONNECTIVITY MAP



REFUSE ENCLOSURE PERSPECTIVE



NOTE: ENCLOSURE TO BE BUFFERED WITH 24"HT SHRUB MATERIAL (AT TIME OF INSTALLATION)