



www.Estero-fl.gov

COVID-19 NOTICE:

The March 3, 2021 Village Council Meeting will be conducted physically in Council Chambers at Village Hall, 9401 Corkscrew Palms Circle, with an opportunity to participate virtually. The meeting will be broadcasted live via the Village of Estero website link: <https://estero-fl.gov/council/watch-meetings-online/>. Access in Council Chambers will be limited in order to comply with the safety instructions relating to COVID-19. Please see page 3 of this agenda for further information and instructions for public participation.

AGENDA

VILLAGE COUNCIL MEETING

9401 Corkscrew Palms Circle, Estero, Florida

March 3, 2021 9:30 a.m.

Village Council: District 1 – Bill Ribble, Mayor; District 2 – Howard Levitan; District 3 – Jon McLain; District 4 – Katy Errington, Vice Mayor; District 5 – James Boesch; District 6 – Nick Batos; District 7 – Jim Wilson

1. CALL TO ORDER

INVOCATION – Pastor Tim Carson Estero United Methodist Church

PLEDGE OF ALLEGIANCE

ROLL CALL

2. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS

3. PUBLIC COMMENT ON NON-AGENDA ITEMS

4. CONSENT AGENDA:

- (a) February 3, 2021 Council Meeting Minutes
- (b) February 17, 2021 Council Meeting Minutes
- (c) Financial report January 2021

5. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA

6. ACTION ITEMS:

(a) Resolution No. 2021-03

Selection of Planning, Zoning and Design Board Members

Resolution No. 2021-03 of the Village Council of the Village of Estero, Florida, Appointing Members to the Village of Estero Planning, Zoning and Design Board; Establishing Terms of the Members; Appointing A Chair; And Providing an Effective Date.

Recommended Action: Select the Planning, Zoning and Design Board members, establish staggered terms, and appoint a Chairperson.

Financial Impact: N/A

(b) Coconut Landing Final Plat

Recommended Action: Approve the final plat.

Financial Impact: n/a

(c) Estero River North Branch Drainage Improvements Contract

Recommended Action: Approve Estero River North Branch Drainage Improvements contract with JR Evans Engineering under Supplemental Task Authorization (STA) – 03 Contract EC 2020-30 Miscellaneous Professional Services to perform a suite of design services for drainage improvements along the North Branch of the Estero River from Bamboo Island to River Oaks Preserve.

Approve a 10% contingency for additional services that may be required to complete the project.

Authorize the Village Manger to sign the STA and other additional implementing documents within the scope of the STA on behalf of the Village of Estero Council.

Financial Impact: The financial impact of the requested action is \$213,400.00, (contract amount plus 10% contingency)

Sufficient funds were included in the Fiscal Year 2020-2021 budget to cover these costs. The Fiscal Year 2020-2021 budget for Villages at Country Creek Bypass Swale Improvements and the Dry Creek Bed Sediment Removal total \$342,000.

7. PUBLIC HEARING

(a) Pavich (Rezoning Case) Ordinance No. 2021-02

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.

Recommended Action: Approve Ordinance 2021-02.

Financial Impact: Minor cost for newspaper advertisement.

8. PUBLIC COMMENT ON NON-AGENDA ITEMS
9. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS
10. VILLAGE ATTORNEY'S REPORT
11. VILLAGE MANAGER'S REPORT

Adjourn Regular Session and Convene Workshop Items

12. ADJOURNMENT

To view and/or participate in the Council Meeting on March 3, 2021, which begins at 9:30 a.m., the following options are available:

- 1) View the meeting online, but not participate:

You may watch the meeting via the Village of Estero website link:

<https://estero-fl.gov/council/watch-meetings-online/>

- 2) View the meeting online as indicated above and provide public comment during the meeting by utilizing the eComment Card feature on the Village website: <https://estero-fl.gov/ecomment-cards/> Please fill out all required information. Comments received during the agenda item being discussed will be placed into the record.
- 3) The Council Chambers will be available for public comment, in accordance with social distancing orders. Participants are recommended to wear their own-supplied mask. For additional information or for special assistance prior to the meeting, please contact Carol Sacco, Village Clerk/Executive Assistant, sacco@estero-fl.gov or 239-221-5035.

If you desire to address the Council, please complete a Public Comment Card and return it to the Village Clerk. Citizens desiring to speak must step up to the podium, state their full name and address, and whom he or she represents.

ADA Assistance – Anyone needing special assistance at the Board meeting due to a disability or physical impairment should contact Village Clerk/Executive Assistant, Carol Sacco, 239-221-5035, at least 48 hours prior to the meeting.

Pursuant to Section 286.0105, Florida Statutes: "If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a recording of the proceeding, and that, for such purpose, he or she may need to ensure that a verbatim recording of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based."

Final Action Agenda/Minutes are supplemented by audio and video recordings of the meetings, as well as transcripts. Video recordings of Village Council meetings from June 8, 2016 forward, as well as agendas, staff reports, resolutions, ordinances, and other documents related to the meetings can be viewed online at <https://estero-fl.gov/agendas/> at the corresponding meeting date.

DRAFT

FINAL ACTION AGENDA/MINUTES

VILLAGE COUNCIL MEETING

**Village of Estero Council Chambers
9401 Corkscrew Palms Circle
Estero, FL 33928
February 3, 2021 9:30 a.m.**

1. CALL TO ORDER

INVOCATION: Pastor Mark Goodman/Christ Community Ministries

PLEDGE OF ALLEGIANCE: Led by Mayor Bill Ribble

ROLL CALL: Present: Mayor Bill Ribble - District 1, Vice Mayor Katy Errington - District 4, Councilmember Howard Levitan (via Zoom) left meeting at 11:00 am- District 2, Councilmember Jon McLain - District 3, Councilmember Jim Boesch - District 5 left meeting at 11:00 am, Councilmember Nick Batos - District 6, and Councilmember Jim Wilson (via Zoom).

Also present: Village Manager Steve Sarkozy, Village Attorney Burt Saunders, Deputy Village Manager Kyle Coleman, Village Land Use Counsel Nancy Stroud, Public Works Director David Willems, Community Development Director Mary Gibbs, Deputy Village Clerk Tammy Duran, and Village Clerk Carol Sacco.

2. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS

Staff Presentation/Comments:
Burt Saunders, Village Attorney

Motion: Motion to permit Councilmembers Levitan and Wilson to participate remotely in Zoom Presentation.

Motion by: Vice Mayor Errington

Seconded by: Councilmember Batos

Action: Approved to permit Councilmembers Levitan and Wilson to participate remotely in Zoom Presentation.

Vote: (Roll Call)
Aye: Councilmembers Levitan, McLain, Boesch, Batos, Wilson, Vice Mayor Errington, and Mayor Ribble

Nay:

Abstentions:

Motion: Motion to approve agenda with the moving items of 7A and 8A up to be heard after the Consent Agenda.

Motion by: Councilmember Levitan

Seconded by: Councilmember Boesch

Action: Approved agenda with the moving items of 7A and 8A up to be heard after the Consent Agenda.

Vote: (Roll Call)
Aye: Councilmembers Levitan, McLain, Boesch, Batos, Wilson, Vice Mayor Errington, and Mayor Ribble

Nay:

Abstentions:

3. PUBLIC COMMENT ON NON-AGENDA ITEMS:
Ed Weil, Estero High School

4. CONSENT AGENDA

(a) Financial Report for the Month Ended December 2020

Motion: Motion to approve the Consent Agenda.

Motion by: Councilmember Boesch

Seconded by: Councilmember Batos

Action: Approved the Consent Agenda.

Vote: (Roll Call)
Aye: Councilmembers Levitan, McLain, Boesch, Batos, Wilson, Vice Mayor Errington, and Mayor Ribble

Nay:

Abstentions:

5. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA: None.

7. PUBLIC HEARING

Mayor Ribble provided information regarding Board business and quasi-judicial hearings. All audience members and staff providing testimony for the hearing were sworn in by Village Clerk Sacco. Councilmember Batos stated he met with the developer and his team and they explained the project. Councilmember McLain stated he had a phone conversation with the developer's sales team and discussion centered around the Lowe's Plaza, and not the application for Firestone. There were no conflicts of interest.

(a) Estero Town Center Zoning Case (Firestone) continued from January 6, 2021

Continued Second Reading of Ordinance 2020-09, An Ordinance of the Village Council of the Village of Estero, Florida, Considering A Zoning Amendment to the Estero Town Center Commercial Planned Development, to Allow Auto Repair and Service, Group I, as A Stand-Alone Use On Property Located in the Southeast Quadrant of Corkscrew Road and Three Oaks Parkway and Consisting of Approximately 1.14 Acres; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Staff Presentation/Comments:

Steve Sarkozy, Village Manager
Mary Gibbs, Community Development Director
Burt Sanders, Village Attorney

Presentation/Information by:

Neale Montgomery, Pavese Law Firm
Brendan Sloan, P.E., Avalon Engineering, Inc.
Doug Kirby, Property Owner
Wayne Arnold, Q. Grady Minor and Associates

Council Questions or Comments:

Councilmembers Levitan, McLain, Batos, Vice Mayor Errington, and Mayor Ribble

Public Comments:

eComment:

Mark Novitski, ECCL

Motion: Motion to deny request to amend the zoning for the Estero Town Center CPD for a Firestone Complete Auto Care, and adopt Ordinance 2020-09.

Motion by: Councilmember Levitan

Seconded by: Vice Mayor Errington

Action: Denied request to amend the zoning for the Estero Town Center CPD for a Firestone Complete Auto Care, and adopt Ordinance 2020-09.

Vote: (Roll Call)

Aye: Councilmembers Levitan, McLain, Boesch, Wilson, Vice Mayor Errington, and Mayor Ribble

Nay: Councilmember Batos

Abstentions:

8. ACTION ITEM – ITEM PULLED FROM AGENDA

(a) Estero Town Center Pedestrian/Open Space Amenity Area Agreement

6. ACTION ITEMS:

(a) Williams Road Bicycle & Pedestrian Improvements – Concept Design Contract

Staff Presentation/Comments:

Steve Sarkozy, Village Manager

David Willems, Public Works Director

Council Questions or Comments: None.

Public Comments:

eComment:

Patrick McGarry

Motion: Motion to approve the Williams Road Bicycle and Pedestrian Improvements – Concept Design contract with Banks Engineering under Supplemental Task Authorization (STA) – 01 Contract EC 2020-56 Miscellaneous Professional Services to perform a suite of design services for the Bicycle & Pedestrian improvements along Williams Road, between US 41 and Three Oaks Parkway, approve a 10% contingency for additional services that may be required to complete the project, and authorize the Village Manger to sign the STA and other additional implementing documents within the scope of the STA on behalf of the Village of Estero Council.

Motion by: Councilmember Boesch

Seconded by: Vice Mayor Errington

Action: Approved the Williams Road Bicycle and Pedestrian Improvements – Concept Design contract with Banks Engineering under Supplemental Task Authorization (STA) – 01 Contract EC 2020-56 Miscellaneous Professional Services to perform a suite of design services for the Bicycle & Pedestrian improvements along Williams Road, between US 41 and

Three Oaks Parkway, approve a 10% contingency for additional services that may be required to complete the project, and authorize the Village Manger to sign the STA and other additional implementing documents within the scope of the STA on behalf of the Village of Estero Council..

Vote: (Roll Call)

Aye: Councilmembers Levitan, McLain, Wilson, Boesch, Batos, Vice Mayor Errington, and Mayor Ribble

Nay:

Abstentions:

(b) Ben Hill Griffin Landscape Design

Staff Presentation/Comments:

Steve Sarkozy, Village Manager
David Willems, Public Works Director

Council Questions or Comments:

Councilmembers McLain and Wilson.

Public Comments:

In Person:

Brian Schultz, Savona of Grandezza

Motion: Motion to approve Ben Hill Griffin Parkway Preliminary Landscape Design contracts with Bruce Howard and Associates under EC2020-42 and RWA Engineering under EC2020-67 to perform a suite of design services for the proposed landscape improvements along Ben Hill Griffin Parkway from Corkscrew Road to Estero Parkway, approve a 10% contingency for additional services that may be required to complete the project, and Authorize the Village Manager to sign the Supplemental Task Authorization (STA) and other additional implementing documents within the scope of the STAs on behalf of the Village of Estero Council.

Motion by: Councilmember Boesch

Seconded by: Vice Mayor Errington

Action: Approved Ben Hill Griffin Parkway Preliminary Landscape Design contracts with Bruce Howard and Associates under EC2020-42 and RWA Engineering under EC2020-67 to perform a suite of design services for the proposed landscape improvements along Ben Hill Griffin Parkway from Corkscrew Road to Estero Parkway, approve a 10% contingency for additional services that may be required to complete the project, and Authorize the Village Manager to sign the Supplemental Task Authorization (STA) and other additional implementing documents within the scope of the STAs on behalf of the Village of Estero Council.

Vote: (Roll Call)
Aye: Councilmembers Levitan, McLain, Boesch, Batos, Vice Mayor Errington,
and Mayor Ribble
Nay:
Abstentions:

9. PUBLIC COMMENT ON NON-AGENDA ITEMS: None.

10. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS

Councilmembers McLain, Batos, Wilson, Vice Mayor Errington, and Mayor Ribble

11. VILLAGE ATTORNEY’S REPORT:

Burt Saunders, Village Attorney
Nancy Stroud, Land Use Attorney

12. VILLAGE MANAGER’S REPORT: None.

Adjourn Regular Session at 10:57 am and Convene Workshop Item at 11:01 am

13. WORKSHOP ITEM:

(a) Williams/Via Coconut RAB Landscape Design

Staff Presentation/Comments:

Steve Sarkozy, Village Manager
David Willems, Public Works Director

Council Questions or Comments:

Councilmembers McLain, Wilson, Batos, Vice Mayor Errington, and Mayor Ribble.

13. ADJOURNMENT at 11:17 am.

ATTEST:

VILLAGE OF ESTERO, FLORIDA

By: _____
Carol Sacco, Village Clerk

By: _____
Bill Ribble, Mayor

(td/CS)

Final Action Agenda/Minutes are supplemented by audio and video recordings of the meetings, as well as transcripts. Video recordings of Village Council meetings from June 8, 2016 forward, as well as agendas, staff reports, resolutions, ordinances, and other documents related to the meetings can be viewed online at <https://estero-fl.gov/agendas/> at the corresponding meeting date.

DRAFT

FINAL ACTION AGENDA/MINUTES

VILLAGE COUNCIL MEETING

**Village of Estero Council Chambers
9401 Corkscrew Palms Circle
Estero, FL 33928
February 17, 2021 9:30 a.m.**

1. CALL TO ORDER

INVOCATION: Pastor Jack Strom from Ocean Church

PLEDGE OF ALLEGIANCE: Led by Mayor Bill Ribble

ROLL CALL: Present: Mayor Bill Ribble - District 1, Vice Mayor Katy Errington - District 4, Councilmember Howard Levitan - District 2, Councilmember Jon McLain - District 3, Councilmember Jim Boeh - District 5, Councilmember Nick Batos - District 6, and Councilmember Jim Wilson (via Zoom) -District 7.

Also present: Village Manager Steve Sarkozy, Village Attorney Burt Saunders, Deputy Village Manager Kyle Coleman, Village Land Use Counsel Nancy Stroud, Public Works Director David Willems, Community Development Director Mary Gibbs, Deputy Village Clerk Tammy Duran, and Village Clerk Carol Sacco.

2. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS

Motion: Motion to approve agenda.

Motion by: Vice Mayor Errington

Seconded by: Councilmember Batos

Action: Approved agenda.

Vote: (Roll Call)

Aye: Councilmembers Levitan, Wilson, McLain, Boesch, Batos, Vice Mayor Errington, and Mayor Ribble

Nay:

Abstentions:

3. **PUBLIC COMMENT ON NON-AGENDA ITEMS:** None.

4. **CONSENT AGENDA**

(a) January 20, 2021 Council Meeting Minutes

(b) January 27, 2021 Council Meeting Minutes

Motion: Motion to approve the Consent Agenda.

Motion by: Councilmember McLain

Seconded by: Councilmember Batos

Action: Approved the Consent Agenda.

Vote: (Roll Call)

Aye: Councilmembers Levitan, McLain, Boesch, Batos, Wilson, Vice Mayor Errington, and Mayor Ribble

Nay:

Abstentions:

5. **CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA**

6. **ACTION ITEMS:**

(a) Planning, Zoning and Design Board Member Appointments

Staff Presentation/Comments:

Steve Sarkozy, Village Manager

Council Questions or Comments:

Councilmember Wilson and Mayor Ribble.

Public Comments: None.

Motion: Motion to conduct interviews of new applicants on February 24, 2021.

Motion by: Vice Mayor Errington

Seconded by: Councilmember McLain

Action: Approved to conduct interviews of new applicants on February 24, 2021.

Vote: (Roll Call)
Aye: Councilmembers McLain, Boesch, Batos, Wilson, Vice Mayor Errington, and Mayor Ribble
Nay:
Abstentions: Councilmember Levitan

7. **FIRST READING**

(a) Pavich (Rezoning Case) Ordinance No. 2021-02

Ordinance No. 2021-02 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.

Recommended Action: Pass First Reading and schedule Second Reading for March 3 or March 10, 2021.

Staff Presentation/Comments:

Steve Sarkozy, Village Manager

Mary Gibbs, Community Development Director

Council Questions or Comments:

Councilmembers McLain, Levitan, Vice Mayor Errington, and Mayor Ribble.

Public Comments: None.

Motion: Motion to pass First Reading and schedule Second Reading for March 3, 2021.

Motion by: Councilmember Boesch

Seconded by: Vice Mayor Errington

Action: Passed First Reading and schedule Second Reading for March 3, 2021.

Vote: (Roll Call)
Aye: Councilmembers Levitan, McLain, Boesch, Batos, Wilson, Vice Mayor Errington, and Mayor Ribble

Nay:

Abstentions:

8. **PUBLIC COMMENT ON NON-AGENDA ITEMS:** None.

9. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS

Councilmembers Levitan, Boesch, Wilson, and Mayor Ribble

10. VILLAGE ATTORNEY'S REPORT:

11. VILLAGE MANAGER'S REPORT:

Adjourn Regular Session and Convene Workshop Item

12. WORKSHOP ITEM:

(a) Planning and Zoning Board Annual Report

Staff Presentation/Comments:

Steve Sarkozy, Village Manager

Mary Gibbs, Community Development Director

Presentation/Information by:

Scotty Wood, Planning and Zoning Board Chairman

Council Questions or Comments:

Councilmember Levitan and Mayor Ribble.

Public Comments: None.

(b) River Ranch Road Improvements

Staff Presentation/Comments:

Steve Sarkozy, Village Manager

David Willems, Public Works Director

Presentation/Information by:

Clair Wright, CW3 Engineering

Council Questions or Comments:

Councilmembers McLain, Batos, Boesch, Levitan, Wilson, Vice Mayor Errington, and Mayor Ribble.

Public Comments:

In Person:

Gordon Brown, Pelican Sound

Corey Rosier

Melissa Glickshaw

eComment:
Joyce Pastore

(c) Monument signs

Staff Presentation/Comments:
Steve Sarkozy, Village Manager
David Willems, Public Works Director

Council Questions or Comments:
Councilmembers McLain, Batos, Boesch, Levitan, Wilson, Vice Mayor Errington, and Mayor Ribble.

Public Comments:
In Person:
Gary Israel, The Rotary Club

13. ADJOURNMENT at 11:11 am.

ATTEST:

VILLAGE OF ESTERO, FLORIDA

By: _____
Carol Sacco, Village Clerk

By: _____
Bill Ribble, Mayor

(td/CS)

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
March 3, 2021

Agenda Item:

Financial Report for the month ended January 31, 2021.

Description:

This financial report provides details of operations for the month ending December 31, 2020 which is the third month of the 2020-2021 fiscal year. Activity year to date is trending in line with the budget through the first quarter of the fiscal year.

- *Ad valorem (real estate) taxes:* approximately \$162,000 was received this month. Collection of ad valorem taxes is consistent with 2020 and budget.
- *Estero Parkway Improvement Project:* As reported last month, costs of approximately \$2.2 million incurred to date will be reimbursed by Lee County in subsequent months, eventually replenishing the fund balance.
- *Reserved Funds:* \$5,596,700 in operating reserve funds; \$670,000 in litigation deference reserve funds and \$148,000 in major road maintenance reserve funds.
- *Debt Reduction Funding:* \$6,326,771 has been allocated for Debt Reduction funding.
- *Available funds:* total available funds categorized as available are \$25,941,055.

Action Requested:

Approve financial report.

Financial Impact:

There is no financial impact of this report.

Attachments:

1. Budget report



Village of Estero
 Budget Report-All Funds
 For the Month Ending January 2021

	Current Month Actual	2020-2021 Year to Date Actual	2020-2021 #2 Bud Amend- Dec Budget	2020-2021 Budget Variance	2020-2021 Year to Date Percentage	2019-2020 Year to Date Actual	Year to Date Prior Year Variance	2019-2020 12 Months Actual
Ad Valorem Taxes	162,054	4,694,893	5,075,000	(380,107)	93%	4,619,284	75,609	5,054,886
Local Communications Svcs Tax	70,732	213,568	891,700	(678,132)	24%	230,545	(16,977)	909,318
Local Business Tax	658	2,720	21,900	(19,180)	12%	3,055	(335)	19,624
Franchise Fees-Electric	167,585	532,608	2,130,400	(1,597,792)	25%	568,074	(35,466)	2,121,895
Franchise Fees-Solid Waste	-	-	161,100	(161,100)	0%	-	-	158,137
Rev Sharing Sales tax	48,706	194,824	412,300	(217,476)	47%	195,217	(393)	583,901
Mobile Home License	418	2,001	2,800	(799)	71%	1,596	405	2,809
Alcohol Beverage Tax	4,853	4,853	32,300	(27,447)	15%	-	4,853	33,987
Half Cent Sales Tax	238,044	681,008	1,919,800	(1,238,792)	35%	660,084	20,925	2,675,131
Fines & Forfeitures	40	67	500	(433)	13%	218	(150)	920
Interest Income	341	982	32,400	(31,418)	3%	116,143	(115,161)	183,392
Rental income	3,000	15,000	36,000	(21,000)	42%	20,000	(5,000)	51,000
Miscellaneous Revenue	-	-	25,000	(25,000)	0%	180	(180)	11,710
Administrative Fee	371	6,734	20,000	(13,266)	34%	34,327	(27,593)	54,171
Cost Recovery-Admin Charge	2,000	4,000	10,000	(6,000)	40%	4,950	(950)	14,000
Lee Cty Clerk Recording Fees	-	-	-	-	0%	-	-	5,208
Dev & Zoning-Fixed Fees	8,000	23,926	45,000	(21,074)	53%	15,387	8,539	52,869
Dev & Zoning-Cost Recovery Fee	15,453	29,312	48,800	(19,488)	60%	8,687	20,625	47,619
Planning-Miscellaneous Revenue	4,450	15,790	-	15,790	100%	11,373	4,417	39,860
Code Comp & Contractor License	-	172	7,000	(6,828)	2%	10,971	(10,799)	32,242
Local Option Gas Tax-1-6 Cent	40,285	121,245	432,500	(311,255)	28%	81,136	40,109	496,117
ROW Permits	500	500	1,500	(1,000)	33%	650	(150)	2,750
Rev Sharing-Fuel Tax	14,230	56,919	123,400	(66,481)	46%	57,164	(245)	170,815
FDOT US 41 Light Maintenance	-	-	122,080	(122,080)	0%	-	-	118,525
Covid Cares-Covid	-	-	411,600	(411,600)	0%	-	-	42,034
WCIND Marine Patrol Revenue	-	-	11,860	(11,860)	0%	-	-	544
FEMA-Federal Share	-	-	-	-	0%	6,547	(6,547)	6,547
FEMA-State Share	-	-	-	-	0%	(3,273)	3,273	(3,273)
Total Revenues-General Fund	781,719	6,601,124	11,974,940	(5,373,816)	55%	6,642,313	(41,189)	12,886,737
Building Fees	54,829	257,067	979,000	(721,933)	26%	427,624	(170,557)	1,147,131
Surcharge Fee Retained	-	-	3,300	(3,300)	0%	887	(887)	3,329
Convenience Fee	1,831	9,367	15,000	(5,633)	62%	8,111	1,256	28,982
Interest income	14	42	1,000	(958)	4%	1,359	(1,318)	3,051
Total Revenues-Building Fee Fund	56,673	266,476	998,300	(731,824)	27%	437,981	(171,505)	1,182,493
Interest Income	104	302	10,000	(9,698)	3%	25,805	(25,503)	38,645
Proceeds from Sale of Asset	-	-	-	-	0%	-	-	996,685
Total Revenues-Debt Serv	104	302	10,000	(9,698)	3%	25,805	(25,503)	1,035,330



Village of Estero
 Budget Report-All Funds
 For the Month Ending January 2021

	Current Month Actual	2020-2021 Year to Date Actual	2020-2021 #2 Bud Amend- Dec Budget	2020-2021 Budget Variance	2020-2021 Year to Date Percentage	2019-2020 Year to Date Actual	Year to Date Prior Year Variance	2019-2020 12 Months Actual
Local Option Gas Tax 1-5 Cent	29,713	88,700	316,000	(227,300)	28%	58,618	30,082	361,467
Interest Income-Gas Tax	24	67	5,910	(5,843)	1%	2,622	(2,555)	5,933
Lee Cty Funding-Estero Prkway	-	-	2,196,000	(2,196,000)	0%	-	-	-
Developer Contributions-Inters	-	-	974,600	(974,600)	0%	-	-	89,307
FDOT Funding-US 41 Landscaping	-	-	134,490	(134,490)	0%	-	-	652,566
Road Imp Fee-Residential	9,996	156,456	200,000	(43,544)	78%	267,424	(110,968)	549,336
Road Imp Fees-Commercial	-	21,518	200,000	(178,483)	11%	304,061	(282,544)	590,570
Park Imp Fees-Residential	1,535	16,885	60,000	(43,115)	28%	27,630	(10,745)	62,935
Park Imp Fee-Commercial	-	6,972	110,000	(103,028)	6%	220,780	(213,808)	230,076
Interest Income-Rd Impact	146	436	30,930	(30,494)	1%	45,201	(44,765)	68,164
Interest Income-Com Prk Impact	2	5	470	(465)	1%	6,158	(6,152)	8,988
Interest Income-Reg Prk Impact	-	-	-	-	0%	5,426	(5,426)	7,915
Interest Inc-Com Prk Contri	2	5	100	(95)	5%	166	(161)	363
Interest Inc-Public Land	2	7	970	(963)	1%	697	(690)	1,510
Interest Income-Park Imp	7	21	3,620	(3,599)	1%	811	(790)	1,639
	-	-	-	-	-	-	-	-
Total Revenues-Capital Projects Fund	41,427	291,072	4,233,090	(3,942,018)	7%	939,594	(648,522)	2,630,770
	-	-	-	-	-	-	-	-
Total Revenues-All Funds	879,923	7,158,975	17,216,330	(10,057,355)	42%	8,045,693	(886,719)	17,735,329
Debt Serv Fd Trans from Gen Fd	-	2,515,197	2,515,800	(603)	100%	384,994	2,130,203	2,515,197
Proceeds from Debt Issue	-	-	-	-	0%	-	-	-
Cap Projects Trans from Gen Fd	40,340	635,497	3,837,010	(3,201,513)	17%	164,141	471,356	5,162,053
Cap Project Trans fromDebtServ	-	-	-	-	0%	-	-	1,000,000
	-	-	-	-	0%	-	-	-
	-	-	-	-	-	-	-	-
Total Revenues and Other Financing Sources-All Funds	920,263	10,309,668	23,569,140	(13,259,472)	44%	8,594,828	1,714,840	26,412,580
Executive Salaries	10,356	41,426	124,300	82,874	33%	41,426	-	124,277
FICA Taxes	792	3,169	9,600	6,431	33%	3,169	-	9,507
Workers Comp	-	63	300	237	21%	65	1	183
Unemployment Comp	199	571	2,000	1,429	29%	504	(67)	1,574
Travel and Per Diem	-	-	22,000	22,000	0%	930	930	2,011
Books Pub & Memberships	-	5,934	5,000	(934)	119%	5,332	(602)	5,385
Training	-	16	2,000	1,984	1%	1,844	1,828	1,629
	-	-	-	-	-	-	-	-
<i>Total Village Council</i>	<i>11,347</i>	<i>51,179</i>	<i>165,200</i>	<i>114,021</i>	<i>31%</i>	<i>53,270</i>	<i>2,091</i>	<i>144,566</i>



Village of Estero
 Budget Report-All Funds
 For the Month Ending January 2021

	Current Month Actual	2020-2021 Year to Date Actual	2020-2021 #2 Bud Amend- Dec Budget	2020-2021 Budget Variance	2020-2021 Year to Date Percentage	2019-2020 Year to Date Actual	Year to Date Prior Year Variance	2019-2020 12 Months Actual
Executive Salary	13,618	49,931	204,700	154,769	24%	62,505	12,574	201,497
Car Allowance	554	2,294	7,200	4,906	32%	2,334	40	7,239
Regular Salaries & Wages	22,865	61,478	162,400	100,922	38%	44,441	(17,037)	152,524
FICA Taxes	2,944	7,041	24,400	17,359	29%	5,682	(1,359)	22,950
Retirement Contributions	4,016	13,141	38,600	25,459	34%	10,160	(2,981)	32,459
Group Insurance	13,470	35,021	84,000	48,979	42%	25,226	(9,795)	70,324
Worker's Compensation	-	169	800	631	21%	151	(18)	426
Unemployment Comp	130	472	900	428	52%	379	(93)	1,032
Miscellaneous Professional Srv	-	-	75,000	75,000	0%	2,375	2,375	6,950
Communication Services	2,625	10,500	32,760	22,260	32%	10,500	-	31,500
Miscellaneous Contractual Srvs	-	-	35,000	35,000	0%	-	-	1,900
Travel & Per Diem	-	-	12,000	12,000	0%	3,462	3,462	3,462
Public Relations	-	2,250	15,000	12,750	15%	6,422	4,172	16,708
Books Pub & Memberships	-	889	3,000	2,111	30%	585	(304)	2,600
Training	1,865	1,865	4,000	2,135	47%	135	(1,730)	185
	-	-	-	-	-	-	-	-
<i>Total Village Manager</i>	<u>62,087</u>	<u>185,052</u>	<u>699,760</u>	<u>514,708</u>	26%	<u>174,357</u>	<u>(10,695)</u>	<u>551,757</u>
Village Attorney	-	26,707	150,000	123,293	18%	32,544	5,837	173,217
Land Use Legal	13,028	20,049	85,000	64,951	24%	11,815	(8,234)	81,163
Comprehensive Plan Legal	-	-	15,000	15,000	0%	1,170	1,170	2,115
Code Enforcement Legal	-	-	12,000	12,000	0%	4,171	4,171	7,676
Land Dev Code Legal	6,891	8,559	15,000	6,441	57%	-	(8,559)	20,706
Miscellaneous legal	-	-	-	-	0%	2,138	2,138	-
Other Special Legal	-	-	-	-	0%	15,681	15,681	4,449
	-	-	-	-	-	-	-	-
<i>Total Village Attorney</i>	<u>19,919</u>	<u>55,316</u>	<u>277,000</u>	<u>221,684</u>	20%	<u>67,518</u>	<u>12,203</u>	<u>289,325</u>
Regular Salaries & Wages	2,874	12,056	131,600	119,544	9%	41,338	29,282	103,836
FICA Taxes	220	922	10,100	9,178	9%	3,152	2,229	7,919
Retirement Contributions	-	-	10,500	10,500	0%	2,869	2,869	6,459
Group Insurance	-	-	15,000	15,000	0%	4,441	4,441	9,033
Worker's Compensation	-	63	300	237	21%	65	1	183
Unemployment Compensation	62	189	600	411	31%	188	(0)	520
Codification	-	-	25,000	25,000	0%	-	-	4,840
Election Services	-	-	70,000	70,000	0%	-	-	-
Travel & Per Diem	-	-	1,000	1,000	0%	-	-	-
Legal Notices	-	366	5,000	4,634	7%	-	(366)	2,435
Book, Pub & Membership	-	100	500	400	20%	170	70	170
Training	-	-	100	100	0%	-	-	-
	-	-	-	-	-	-	-	-
<i>Total Village Clerk</i>	<u>3,157</u>	<u>13,696</u>	<u>269,700</u>	<u>256,004</u>	5%	<u>52,222</u>	<u>38,526</u>	<u>135,395</u>



Village of Estero
 Budget Report-All Funds
 For the Month Ending January 2021

	Current Month Actual	2020-2021 Year to Date Actual	2020-2021 #2 Bud Amend- Dec Budget	2020-2021 Budget Variance	2020-2021 Year to Date Percentage	2019-2020 Year to Date Actual	Year to Date Prior Year Variance	2019-2020 12 Months Actual
Regular Salaries & Wages	10,630	66,559	283,100	216,541	24%	81,205	14,645	260,266
FICA Taxes	813	5,042	21,700	16,658	23%	6,141	1,099	19,690
Retirement Contributions	-	2,308	13,100	10,792	18%	3,599	1,290	11,206
Group Insurance	-	6,057	23,700	17,643	26%	7,083	1,026	19,767
Worker's Compensation	-	127	600	473	21%	108	(19)	304
Unemployment Compensation	129	378	1,100	722	34%	340	(39)	951
Accounting Services	7,737	14,325	5,000	(9,325)	286%	-	(14,325)	-
Auditing & Actuarial Services	-	4,500	38,000	33,500	12%	1,750	(2,750)	31,000
Travel & Per Diem	-	-	1,200	1,200	0%	-	-	-
Books, Publications & Members	-	293	800	507	37%	-	(293)	779
Training	-	-	1,200	1,200	0%	-	-	1,504
	-	-	-	-	0%	-	-	-
	-	-	-	-	-	-	-	-
<i>Total Finance</i>	<u>19,309</u>	<u>99,589</u>	<u>389,500</u>	<u>289,911</u>	26%	<u>100,225</u>	<u>636</u>	<u>345,467</u>
Regular Salaries & Wages	16,069	74,250	187,500	113,250	40%	62,605	(11,645)	192,688
FICA Taxes	911	3,971	14,400	10,429	28%	4,727	755	14,477
Retirement Contributions	2,590	8,200	19,700	11,500	42%	5,482	(2,718)	17,071
Group Insurance	11,060	19,879	37,300	17,421	53%	10,474	(9,405)	31,074
Worker's Compensation	-	654	2,300	1,646	28%	582	(72)	1,644
Unemployment Compensation	139	392	600	208	65%	310	(82)	811
Land Development Code	5,595	19,628	40,000	20,372	49%	33,375	13,747	130,680
Comp Plan/Land Dev Regulations	-	-	30,000	30,000	0%	16,830	16,830	16,830
Growth Model Svcs	-	-	10,000	10,000	0%	-	-	-
Development Svcs Manager	-	-	85,000	85,000	0%	9,721	9,721	50,817
Misc Professional Services	-	-	65,000	65,000	0%	-	-	210
Economic Development	-	2,500	60,000	57,500	4%	27,500	25,000	27,500
Travel & Per Diem	-	-	2,000	2,000	0%	-	-	-
Legal Notices-Plan & Zoning	904	3,166	6,000	2,835	53%	1,453	(1,713)	2,953
Books, Pub & Memberships	-	712	5,000	4,288	14%	3,484	2,772	4,329
Training	-	-	600	600	0%	-	-	218
	-	-	-	-	0%	-	-	-
	-	-	-	-	-	-	-	-
<i>Total Development Services</i>	<u>37,268</u>	<u>133,352</u>	<u>565,400</u>	<u>432,048</u>	24%	<u>176,542</u>	<u>43,190</u>	<u>491,303</u>
Cost Recovery-Wages	10,770	23,957	43,900	19,943	55%	5,868	(18,089)	25,904
Cost Recovery FICA Taxes	791	1,612	3,400	1,788	47%	441	(1,171)	1,950
Cost Recovery Worker's Comp	-	-	1,200	1,200	0%	-	-	-
Cost Recovery Unemploy Comp	-	-	300	300	0%	-	-	-
Cost Recovery Prof Services	3,893	3,743	-	(3,743)	100%	2,378	(1,365)	19,765
Planning & Zoning-Fixed Fee	-	56,251	350,000	293,749	16%	74,678	18,427	290,787
Filling Fees and Charges	-	-	-	-	0%	-	-	5,289
	-	-	-	-	0%	-	-	-
	-	-	-	-	-	-	-	-
<i>Planning, Zoning and Development Review Services</i>	<u>15,453</u>	<u>85,563</u>	<u>398,800</u>	<u>313,237</u>	21%	<u>83,365</u>	<u>(2,198)</u>	<u>343,695</u>



Village of Estero
 Budget Report-All Funds
 For the Month Ending January 2021

	Current Month <u>Actual</u>	2020-2021 Year to Date <u>Actual</u>	2020-2021 #2 Bud Amend- Dec Budget	2020-2021 Budget <u>Variance</u>	2020-2021 Year to Date Percentage	2019-2020 Year to Date <u>Actual</u>	Year to Date Prior Year <u>Variance</u>	2019-2020 12 Months <u>Actual</u>
Special Magistrate Srvs	900	1,938	16,000	14,063	12%	3,738	1,800	8,913
Code Compliance Contract Srvs	-	23,616	154,000	130,384	15%	35,008	11,392	139,621
Other Chrges-Filing Fees	-	21	1,200	1,180	2%	96	76	311
	-	-	-	-	0%	-	-	-
	-	-	-	-	-	-	-	-
<i>Total Code Compliance Services</i>	<u>900</u>	<u>25,574</u>	<u>171,200</u>	<u>145,626</u>	15%	<u>38,841</u>	<u>13,268</u>	<u>148,845</u>
Lee Cty Animal Control Srvs	-	-	38,000	38,000	0%	-	-	37,932
	-	-	-	-	-	-	-	-
<i>Total Animal Control</i>	<u>-</u>	<u>-</u>	<u>38,000</u>	<u>38,000</u>	0%	<u>-</u>	<u>-</u>	<u>37,932</u>
Flood Plain-Com Rating System	-	3,099	150,000	146,901	2%	11,373	8,274	27,031
NPDES Compliance	-	-	5,000	5,000	0%	825	825	983
Water Level & Quality Monitor	-	1,178	130,000	128,822	1%	8,639	7,461	57,467
Water & Sewer Expansion	-	-	257,400	257,400	0%	13,880	13,880	-
Estero River Maintenance	-	-	30,000	30,000	0%	12,363	12,363	50,060
Miscellaneous Stormwate Maint	-	12,373	123,500	111,128	10%	-	(12,373)	51,150
Water Quality Joint Advocacy	-	5,000	5,000	-	100%	5,000	-	5,000
	-	-	-	-	0%	-	-	-
	-	-	-	-	0%	-	-	-
	-	-	-	-	0%	-	-	-
	-	-	-	-	-	-	-	-
<i>Total Public Works/ Physical Environment</i>	<u>-</u>	<u>21,649</u>	<u>700,900</u>	<u>679,251</u>	3%	<u>52,079</u>	<u>30,430</u>	<u>191,691</u>



Village of Estero
 Budget Report-All Funds
 For the Month Ending January 2021

	Current Month <u>Actual</u>	2020-2021 Year to Date <u>Actual</u>	2020-2021 #2 Bud Amend- Dec Budget	2020-2021 Budget <u>Variance</u>	2020-2021 Year to Date <u>Percentage</u>	2019-2020 Year to Date <u>Actual</u>	Year to Date Prior Year <u>Variance</u>	2019-2020 12 Months <u>Actual</u>
Public Works Wages	12,806	53,377	186,600	133,223	29%	51,416	(1,961)	167,086
FICA Taxes	936	3,902	14,300	10,398	27%	3,769	(133)	12,272
Retirement Contribution	1,006	4,164	13,400	9,236	31%	3,699	(466)	11,517
Group Insurance	5,605	14,664	35,200	20,536	42%	10,538	(4,126)	29,476
Worker's Compensation	-	1,034	5,100	4,066	20%	1,186	152	3,349
Unemployment Compensation	82	275	600	325	46%	312	37	808
Traffic Counts	-	-	16,500	16,500	0%	-	-	11,760
Coconut Traffic Study	-	-	-	-	0%	1,476	1,476	-
Village Traffic Study	-	-	-	-	0%	1,000	1,000	-
Misc Professional Services	-	17,690	50,000	32,310	35%	16,230	(1,460)	163,910
Misc Engineering Srvc	-	-	-	-	0%	5,625	5,625	-
Misc Construction Services	-	5,130	60,000	54,870	9%	-	(5,130)	78,531
Bridge Maintenance	-	-	10,000	10,000	0%	-	-	-
Irrigation Maintenance	585	1,135	-	(1,135)	100%	8,350	7,215	13,619
Landscape Maintenance	-	2,020	138,600	136,580	1%	7,040	5,020	19,125
Minor Paving Services	-	-	-	-	0%	6,000	6,000	-
Mowing Maintenance	9,660	19,770	-	(19,770)	100%	24,325	4,555	101,230
Ditch Maintenance	-	-	-	-	0%	11,850	11,850	-
Street Light Maintenance	-	2,373	65,100	62,727	4%	5,447	3,073	25,862
Street Sweeping Services	-	2,800	22,000	19,200	13%	2,150	(650)	19,510
Traffic Sign Maintenance	-	-	-	-	0%	1,820	1,820	4,180
Traffic Signal Maintenance	-	1,251	5,000	3,749	25%	2,418	1,167	4,836
Right-of-Way Permit Review	1,581	5,375	15,000	9,625	36%	2,555	(2,820)	6,114
Railroad Maintenance	-	18,000	18,000	-	100%	18,000	-	18,000
Misc Landscape Projects	-	-	-	-	0%	6,740	6,740	-
Resurf/Drainage-Poinciana Trail	-	51,857	103,870	52,013	50%	-	(51,857)	386,370
Road Maintenance	-	-	120,000	120,000	0%	-	-	-
US41 Traffic Signal Maint	-	-	30,000	30,000	0%	-	-	-
US41 Landscape Maint	-	-	22,900	22,900	0%	-	-	-
Travel	205	551	5,000	4,449	11%	876	325	4,066
Communications	42	128	500	372	26%	116	(12)	512
Utilities	4,980	13,051	35,270	22,219	37%	8,776	(4,275)	40,890
Equipment & leases	212	818	2,500	1,682	33%	695	(123)	2,151
Street Light Insurance	-	3,214	16,500	13,286	19%	-	(3,214)	3,214
Operating Supplies	175	475	3,000	2,525	16%	439	(36)	1,603
Books, Publications & Members	-	-	1,500	1,500	0%	-	-	1,187
Training	-	427	2,000	1,573	21%	299	(128)	349
	-	-	-	-	0%	-	-	-
	-	-	-	-	0%	-	-	-
	-	-	-	-	-	-	-	-
<i>Total Public Works/ Transportation</i>	<u>37,876</u>	<u>223,482</u>	<u>998,440</u>	<u>774,958</u>	<u>22%</u>	<u>203,148</u>	<u>(20,334)</u>	<u>1,131,528</u>



Village of Estero
 Budget Report-All Funds
 For the Month Ending January 2021

	Current Month <u>Actual</u>	2020-2021 Year to Date <u>Actual</u>	2020-2021 #2 Bud Amend- Dec Budget	2020-2021 Budget <u>Variance</u>	2020-2021 Year to Date Percentage	2019-2020 Year to Date <u>Actual</u>	Year to Date Prior Year <u>Variance</u>	2019-2020 12 Months <u>Actual</u>
Webmaster Svcs & Maintenance	500	1,584	9,000	7,416	18%	1,500	(84)	8,030
Software Licensing	383	2,485	30,000	27,515	8%	7,583	5,098	32,575
Information Technology Svcs	-	19,953	125,000	105,048	16%	28,242	8,290	130,296
Tech Development Services	-	-	-	-	0%	-	-	8,525
Small tools & equipment	-	-	13,800	13,800	0%	-	-	-
Capital Outlay	-	-	10,000	10,000	0%	-	-	4,416
	-	-	-	-	0%	-	-	-
<i>Total Information Technology</i>	<u>883</u>	<u>24,022</u>	<u>187,800</u>	<u>163,778</u>	13%	<u>37,325</u>	<u>13,303</u>	<u>183,842</u>
Lee Cty Law Enforcement	384	1,152	10,000	8,848	12%	1,232	80	4,124
	-	-	-	-	-	-	-	-
<i>Total Law Enforcement/ Security</i>	<u>384</u>	<u>1,152</u>	<u>10,000</u>	<u>8,848</u>	12%	<u>1,232</u>	<u>80</u>	<u>4,124</u>
Parks Master Plan	-	-	-	-	0%	20,875	20,875	40,445
YMCA Operating Agreement	4,990	21,960	63,000	41,040	35%	-	(21,960)	26,750
Utilities	732	2,515	6,000	3,485	42%	30	(2,485)	5,668
Equipment Rent & Leases	-	-	1,100	1,100	0%	-	-	667
Repairs & Maint	2,000	2,260	20,000	17,741	11%	-	(2,260)	21,314
	-	-	-	-	0%	-	-	-
	-	-	-	-	0%	-	-	-
	-	-	-	-	-	-	-	-
<i>Total Parks & Recreation</i>	<u>7,722</u>	<u>26,735</u>	<u>90,100</u>	<u>63,365</u>	30%	<u>20,905</u>	<u>(5,830)</u>	<u>94,844</u>
Lobbying Services	-	5,000	30,000	25,000	17%	7,500	2,500	30,000
State Administrative Fees	931	1,951	9,500	7,549	21%	1,681	(271)	9,360
Tax Collector Fees	-	1,850	3,750	1,900	49%	1,818	(32)	1,818
Audio Visual Services	1,550	7,378	46,000	38,623	16%	4,850	(2,528)	26,136
Misc Contractual Svcs	-	-	250,000	250,000	0%	-	-	-
Communications	379	1,122	5,000	3,878	22%	1,029	(93)	4,251
Freight & Postage	37	507	3,500	2,993	14%	688	181	2,171
Utilities	403	10,403	17,500	7,097	59%	5,581	(4,822)	15,671
Equipment Rental & Leases	1,242	4,664	10,000	5,336	47%	2,384	(2,281)	9,433
Office Lease-Corkscrew Palms	18,765	76,340	257,400	181,060	30%	77,524	1,184	230,016
Insurance	-	16,542	78,700	62,159	21%	19,470	2,929	74,952
Repairs & Maintenance	868	7,274	20,000	12,726	36%	3,747	(3,526)	16,970
Printing	-	-	1,500	1,500	0%	146	146	146
Bank Charges	-	-	-	-	0%	310	310	-
Contingency	-	-	154,200	154,200	0%	-	-	-
Office Supplies	240	1,264	6,500	5,236	19%	1,854	589	4,214
Operating Supplies	1,619	8,014	11,000	2,986	73%	3,251	(4,763)	12,143
Books Pub & Membership	-	-	2,000	2,000	0%	-	-	141
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
<i>Total General Government</i>	<u>26,033</u>	<u>142,310</u>	<u>906,550</u>	<u>764,240</u>	16%	<u>131,832</u>	<u>(10,477)</u>	<u>437,421</u>



Village of Estero
Budget Report-All Funds
 For the Month Ending January 2021

	Current Month <u>Actual</u>	2020-2021 Year to Date <u>Actual</u>	2020-2021 #2 Bud Amend- Dec Budget	2020-2021 Budget <u>Variance</u>	2020-2021 Year to Date <u>Percentage</u>	2019-2020 Year to Date <u>Actual</u>	Year to Date Prior Year <u>Variance</u>	2019-2020 12 Months <u>Actual</u>
Covid Contractual Expenditures	-	192,496	185,400	(7,096)	104%	-	(192,496)	-
Repair and Maintenance	600	1,800	-	(1,800)	100%	-	(1,800)	3,690
Covid Supplies	-	295,408	226,200	(69,208)	131%	-	(295,408)	499
Capital Outlay	-	-	-	-	0%	-	-	37,990
Total COVID	600	489,704	411,600	(78,104)	119%	-	(489,704)	42,179
Lee Cty Marine Patrol	-	-	43,860	43,860	0%	-	-	544
Total Lee County Marine Patrol	-	-	43,860	43,860	0%	-	-	544
IRMA-Professional Service	-	-	10,000	10,000	0%	-	-	-
IRMA Debris Removal	-	-	-	-	0%	-	-	69,504
	-	-	-	-	0%	-	-	-
	-	-	-	-	0%	-	-	-
	-	-	-	-	0%	-	-	-
Total Hurricane Irma	-	-	10,000	10,000	0%	-	-	69,504
Total Expenditures-General Fund	242,938	1,578,374	6,333,810	4,755,436	25%	1,192,862	(385,512)	4,643,959
Building Service Contract	-	163,266	954,100	790,834	17%	227,424	64,158	953,569
Laserfische Software	-	-	8,100	8,100	0%	8,088	8,088	8,088
Building IT Contract Services	-	849	5,300	4,451	16%	1,201	353	5,542
Inkforce Software	-	2,550	15,300	12,750	17%	3,825	1,275	15,300
Communications	120	354	1,400	1,046	25%	333	(20)	1,405
Freight & Postage	-	144	600	456	24%	208	64	636
Utilities	90	767	3,000	2,233	26%	973	206	2,970
Equipment Lease	851	3,426	9,800	6,374	35%	2,875	(551)	9,270
Office Lease-Corkscrew Palms	3,843	15,636	52,800	37,164	30%	15,878	243	47,112
Repairs & Maintenance	177	572	3,800	3,228	15%	614	41	2,479
Credit Card Fees	1,927	9,286	27,800	18,514	33%	8,694	(592)	30,161
Office Supplies	128	632	3,000	2,368	21%	1,022	390	2,829
Operating Supplies	-	10	4,800	4,790	0%	1,555	1,545	3,618
	-	-	-	-	0%	-	-	-
Total Expenditures-Building Fee Fund	7,138	197,492	1,089,800	892,308	18%	272,690	75,198	1,082,979
Principal Payments	-	-	670,460	670,460	0%	-	-	1,641,295
Interest Expense	-	367,928	745,340	377,412	49%	384,994	17,066	770,587
	-	-	-	-	0%	-	-	-
Total Expenditures-Debt Service	-	367,928	1,415,800	1,047,872	26%	384,994	17,066	2,411,882



Village of Estero
Budget Report-All Funds
 For the Month Ending January 2021

	Current Month <u>Actual</u>	2020-2021 Year to Date <u>Actual</u>	2020-2021 #2 Bud Amend- Dec Budget	2020-2021 Budget <u>Variance</u>	2020-2021 Year to Date <u>Percentage</u>	2019-2020 Year to Date <u>Actual</u>	Year to Date Prior Year <u>Variance</u>	2019-2020 12 Months <u>Actual</u>
Esteros Parkway Improvements	27,140	2,433,543	3,186,560	753,017	76%	70,373	(2,363,171)	4,688,942
River Ranch Rd Improvements	-	22,283	310,000	287,718	7%	-	(22,283)	145,702
Corkscrew Rd Widening	-	6,218	300,000	293,783	2%	-	(6,218)	32,507
Via Coconut Pt Street Lights	-	-	205,200	205,200	0%	-	-	-
Williams Rd Street Lights	-	-	57,000	57,000	0%	-	-	-
River Ranch Rd Street Lights	-	-	30,500	30,500	0%	-	-	-
Broadway Ave East Street Light	-	-	12,900	12,900	0%	-	-	-
Sandy Lane Street Lights	-	-	28,600	28,600	0%	-	-	-
	-	-	-	-	0%	-	-	-
<i>Total Roadway Projects</i>	<u>27,140</u>	<u>2,462,043</u>	<u>4,130,760</u>	<u>1,668,717</u>	<u>60%</u>	<u>70,373</u>	<u>(2,391,671)</u>	<u>4,867,151</u>
US41-Pelican Sound Inte Improv	-	-	132,000	132,000	0%	-	-	-
Corkscrew Rd Signal-Puente Ln	-	-	1,634,950	1,634,950	0%	20,775	20,775	76,847
Williams Rd Intersection Impro	-	-	300,000	300,000	0%	9,725	9,725	33,353
Williams Rd High School Turn	-	83,791	-	(83,791)	100%	3,744	(80,047)	423,462
Coconut Rd Improvements	-	-	117,000	117,000	0%	-	-	29,441
	-	-	-	-	-	-	-	-
<i>Total Intersection Improve Proj</i>	<u>-</u>	<u>83,791</u>	<u>2,183,950</u>	<u>2,100,159</u>	<u>4%</u>	<u>34,244</u>	<u>(49,547)</u>	<u>563,103</u>
Coconut Rd Crosswalks	-	12,877	150,000	137,123	9%	12,702	(175)	41,978
Williams Rd Bike/Sidewalks	-	-	150,000	150,000	0%	-	-	-
Intersect Safety Improv Study	-	-	110,000	110,000	0%	-	-	-
Sandy Ln Bike-Ped Improv	-	-	438,780	438,780	0%	-	-	-
Broadway E Shared Use Path	-	-	245,700	245,700	0%	-	-	-
Broadway W Bus Stop Improv	-	6,550	-	(6,550)	100%	-	(6,550)	2,650
	-	-	-	-	-	-	-	-
<i>Total Bicycle & Ped Improv Proj</i>	<u>-</u>	<u>19,427</u>	<u>1,094,480</u>	<u>1,075,053</u>	<u>2%</u>	<u>12,702</u>	<u>(6,725)</u>	<u>44,628</u>
US 41 FDOT Landscape	-	-	199,600	199,600	0%	-	-	-
US 41 Landscaping Enhancement	3,300	4,080	114,790	110,710	4%	46,823	42,743	800,988
Monument Sign/Branding	-	-	-	-	0%	-	-	9,279
US 41 Monument Signs	-	-	156,000	156,000	0%	-	-	-
Three Oaks Prkwy Monument Signs	-	-	156,000	156,000	0%	-	-	-
Via Coconut Pt Landscap Improv	-	-	276,000	276,000	0%	-	-	62,390
Ben Hill Griff Pkwy Landsc Imp	-	-	130,000	130,000	0%	-	-	-
I-75 Interchange Landscaping	-	-	60,000	60,000	0%	-	-	-
Williams Rd Landscape Improv	-	-	143,000	143,000	0%	-	-	-
	-	-	-	-	-	-	-	-
<i>Total Landscaping & Beauti Proj</i>	<u>3,300</u>	<u>4,080</u>	<u>1,235,390</u>	<u>1,231,310</u>	<u>0%</u>	<u>46,823</u>	<u>42,743</u>	<u>872,657</u>
Esteros on River Master Plan	9,900	14,850	252,000	237,150	6%	-	(14,850)	24,750
Esteros Com Prk Master Plan	-	-	150,000	150,000	0%	-	-	-
Esteros Com Prk Expansion	-	-	738,000	738,000	0%	-	-	-
	-	-	-	-	-	-	-	-
<i>Total Parks & Recreation Proj</i>	<u>9,900</u>	<u>14,850</u>	<u>1,140,000</u>	<u>1,125,150</u>	<u>1%</u>	<u>-</u>	<u>(14,850)</u>	<u>24,750</u>
Villages of Country Crk Bypass	-	-	192,000	192,000	0%	-	-	-
Dry Crk Bed Sediment Removal	-	-	150,000	150,000	0%	-	-	-
Esteros Rvr Sediment Removal	-	-	30,000	30,000	0%	-	-	-
	-	-	-	-	-	-	-	-
<i>Total Stormwater Projects</i>	<u>-</u>	<u>-</u>	<u>372,000</u>	<u>372,000</u>	<u>0%</u>	<u>-</u>	<u>-</u>	<u>-</u>



Village of Estero
 Budget Report-All Funds
 For the Month Ending January 2021

	Current Month <u>Actual</u>	2020-2021 Year to Date <u>Actual</u>	2020-2021 #2 Bud Amend- Dec Budget	2020-2021 Budget <u>Variance</u>	2020-2021 Year to Date <u>Percentage</u>	2019-2020 Year to Date <u>Actual</u>	Year to Date Prior Year <u>Variance</u>	2019-2020 12 Months <u>Actual</u>
Land Purchase-Estero on River	-	-	-	-	0%	-	-	8,500
Williams Road Property-Church	-	-	-	-	0%	-	-	3,012,288
<i>Total Land Acquisitions</i>	-	-	-	-	0%	-	-	3,020,788
Total Expenditures-Capital Project Fund	<u>40,340</u>	<u>2,584,191</u>	<u>10,156,580</u>	<u>7,572,389</u>	25%	<u>164,141</u>	<u>(2,420,050)</u>	<u>9,393,076</u>
Total Expenditures-All Funds	<u>290,416</u>	<u>4,727,984</u>	<u>18,995,990</u>	<u>14,268,006</u>	25%	<u>2,014,687</u>	<u>(2,713,297)</u>	<u>17,531,896</u>
Gen Fd Trans to Debt Service	-	2,515,197	2,515,800	603	100%	384,994	(2,130,203)	2,515,197
Gen Fd Trans to Cap Projects	40,340	635,497	3,837,010	3,201,513	17%	164,141	(471,356)	5,162,053
Debt Serv Trans to Cap Projects	-	-	-	-	0%	-	-	1,000,000
CIP Tran from Gas Tax-300-000	-	(83,791)	(570,000)	(486,209)	15%	-	83,791	(456,815)
CIP Tran from RdImp 300-990	-	(28,500)	(1,744,480)	(1,715,980)	2%	-	28,500	(32,507)
CIP Tran from ComPrkIF 300-991	-	-	(118,700)	(118,700)	0%	-	-	(868,700)
CIP Tran from RegPrkIF 300-992	-	-	-	-	0%	-	-	(862,556)
CIP Tran from PubLand- 300-994	-	-	-	-	0%	-	-	(281,032)
CIP Tran from Park IF 300-995	-	-	(581,300)	(581,300)	0%	-	-	-
Gas Tax Trans to CIP-300-266	-	83,791	570,000	486,209	15%	-	(83,791)	456,815
Rd Imp Fee Trans to CIP-300-990	-	28,500	1,744,480	1,715,980	2%	-	(28,500)	32,507
ComPrk Imp Fee Tran to CIP-991	-	-	118,700	118,700	0%	-	-	868,700
RegPrk Imp Fee Tran to CIP-992	-	-	-	-	0%	-	-	862,556
PubLand BonusDen TrantoCIP-994	-	-	-	-	0%	-	-	281,032
Park Imp Fee Tran to CIP-995	-	-	581,300	581,300	0%	-	-	-
Total Expenditures and Other Financing Uses-All Funds	<u>330,756</u>	<u>7,878,678</u>	<u>25,348,800</u>	<u>17,470,122</u>	31%	<u>2,563,822</u>	<u>(5,314,856)</u>	<u>26,209,146</u>
Excess Revenue over Expenditures	<u>589,507</u>	<u>2,430,990</u>	<u>(1,779,660)</u>	<u>4,210,650</u>		<u>6,031,006</u>	<u>(3,600,016)</u>	<u>203,433</u>
Estimated Prior Year Surplus		<u>36,251,537</u>	<u>32,634,850</u>	<u>3,616,687</u>		<u>36,048,104</u>	<u>203,433</u>	<u>36,048,104</u>
Fund Balance		<u>38,682,527</u>	<u>30,855,190</u>	<u>7,827,337</u>		<u>42,079,110</u>	<u>(3,396,583)</u>	<u>36,251,537</u>



Village of Estero
 Budget Report-All Funds
 For the Month Ending January 2021

	Current Month <u>Actual</u>	2020-2021 Year to Date <u>Actual</u>	2020-2021 #2 Bud Amend- Dec Budget	2020-2021 Budget <u>Variance</u>	2020-2021 Year to Date <u>Percentage</u>	2019-2020 Year to Date <u>Actual</u>	Year to Date Prior Year <u>Variance</u>	2019-2020 12 Months <u>Actual</u>
General Fund								
Revenues	781,719	6,601,124	11,974,940	(5,373,816)	55%	6,642,313	(41,189)	12,886,737
Expenditures	242,938	1,578,374	6,333,810	4,755,436	25%	1,192,862	(385,512)	4,643,959
Operating Excess (deficit)	538,781	5,022,750	5,641,130	(618,380)		5,449,451	(426,701)	8,242,778
Transfers out to Debt Service	-	(2,515,197)	(2,515,800)	603	100%	(384,994)	(2,130,203)	(2,515,197)
Transfers out to Capital Projects	(40,340)	(635,497)	(3,837,010)	3,201,513	17%	(164,141)	(471,356)	(5,162,053)
	<u>498,441</u>	<u>1,872,056</u>	<u>(711,680)</u>	<u>2,583,736</u>		<u>4,900,316</u>	<u>(3,028,260)</u>	<u>565,528</u>
Building Fee Fund								
Revenues	56,673	266,476	998,300	(731,824)	27%	437,981	(171,505)	1,182,493
Expenditures	7,138	197,492	1,089,800	892,308	18%	272,690	75,198	1,082,979
Operating Excess (deficit)	<u>49,535</u>	<u>68,984</u>	<u>(91,500)</u>	<u>160,484</u>		<u>165,290</u>	<u>(96,306)</u>	<u>99,514</u>
Debt Service Fund								
Revenues	104	302	10,000	(9,698)	3%	25,805	(25,503)	1,035,330
Expenditures	-	367,928	1,415,800	1,047,872	26%	384,994	17,066	2,411,882
Operating Excess (deficit)	104	(367,626)	(1,405,800)	1,038,174		(359,189)	(8,437)	(1,376,553)
Debt Service Proceeds	-	-	-	-	0%	-	-	-
Transfers in from General Fund	-	2,515,197	2,515,800	(603)	100%	384,994	2,130,203	2,515,197
Transfers out to Capital Projects	-	-	-	-	0%	-	-	(1,000,000)
	<u>104</u>	<u>2,147,571</u>	<u>1,110,000</u>	<u>1,037,571</u>		<u>25,805</u>	<u>2,121,766</u>	<u>138,645</u>
Capital Projects Fund								
Revenues	41,427	291,072	4,233,090	(3,942,018)	7%	939,594	(648,522)	2,630,770
Expenditures	40,340	2,584,191	10,156,580	7,572,389	25%	164,141	(2,420,050)	9,393,076
Operating Excess (deficit)	1,087	(2,293,118)	(5,923,490)	3,630,372		775,453	(3,068,571)	(6,762,306)
Transfers in from Other Funds	40,340	635,497	3,837,010	(3,201,513)	17%	164,141	471,356	6,162,053
	<u>41,427</u>	<u>(1,657,622)</u>	<u>(2,086,480)</u>	<u>428,858</u>		<u>939,594</u>	<u>(2,597,216)</u>	<u>(600,253)</u>



Village of Estero
Budget Report-All Funds
For the Month Ending January 2021

Reserved and Available Funds Report

General Fund Reserves	\$ 5,596,700
Litigation Defense Reserve	670,000
Major Road Maintenance Reserve	148,000
Debt Reduction	<u>6,326,771</u>
Total Reserved Funds	<u>\$ 12,741,471</u>

General Fund Capital Projects	\$ 13,921,585
Building Fee Fund	872,222
Gas Tax Capital Projects	1,477,525
Developer Contribution	41,809
Road Impact Fees	8,832,600
Community Park Impact Fees	107,695
Regional Park Impact Fees	-
Estero Park Entry Contribution	100,994
Park Imp Fees	443,511
Public Land Purchase	<u>143,114</u>
Total Available Funds	<u>\$ 25,941,055</u>

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
March 3, 2021

Agenda Item:

Resolution 2021-03
Selection of Planning, Zoning and Design Board Members

Description:

The new Land Development Code adopted by the Village Council on January 27, 2021 established a Planning, Zoning and Design Board for functions formerly assigned separately to the Planning and Zoning Board and the Design Review Board. The Code provides for a range of 7 to 9 members on this new Board.

Per Council direction, staff has advertised for Board members as well as verifying existing members' interest in serving on the new Board. Council interviewed new applicants on February 24th.

Action Requested:

Select the Planning, Zoning and Design Board members, establish staggered terms per the attached Resolution 2021-03, and appoint a Chairperson.

Financial Impact:

n/a

Attachments:

1. List of Applicants
2. Resolution 2021-03

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45

VILLAGE OF ESTERO, FLORIDA

RESOLUTION NO. 2021 - 03

**A RESOLUTION OF THE VILLAGE COUNCIL OF THE
VILLAGE OF ESTERO, FLORIDA, APPOINTING
MEMBERS TO THE VILLAGE OF ESTERO PLANNING
ZONING AND DESIGN BOARD; ESTABLISHING TERMS
OF THE MEMBERS; APPOINTING A CHAIR; AND
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, pursuant to Ordinance 2015-01, which was subsequently amended in Ordinance 2015-04, the Village of Estero Planning and Zoning Board and Design Review Boards were established; and

WHEREAS, the new Land Development Code adopted by the Council on January 27, 2021 established a Planning, Zoning and Design Board in lieu of two separate boards; and

WHEREAS, the Village Council has received applications from individuals desiring to be appointed to the Planning, Zoning and Design Board, as well as from existing members of both boards.

NOW, THEREFORE, be it resolved by the Village Council of the Village of Estero, Florida:

SECTION ONE. The following individuals are hereby appointed to the Village of Estero Planning, Zoning and Design Board with staggered terms as indicated:

<u>BOARD MEMBER</u>	<u>TERM</u>
1. _____	5/1/2021 - 4/30/2024
2. _____	5/1/2021 - 4/30/2024
3. _____	5/1/2021 - 4/30/2024
4. _____	5/1/2021 - 4/30/2024
5. _____	5/1/2021 - 4/30/2024
6. _____	5/1/2021 - 4/30/2023
7. _____	5/1/2021 - 4/30/2023
8. _____	5/1/2021 - 4/30/2023

46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71

9. _____

5/1/2021 - 4/30/2023

SECTION TWO. The Council appoints _____ as the Chair of the Village of Estero Planning, Zoning and Design Board.

SECTION THREE. This Resolution shall take effect immediately upon adoption.

ADOPTED BY THE VILLAGE COUNCIL of the Village of Estero, Florida this 3rd day of March, 2021.

Attest:

VILLAGE OF ESTERO, FLORIDA

By: _____
Carol Sacco, Village Clerk

By: _____
Bill Ribble, Mayor

Reviewed for legal sufficiency:

By: _____
Nancy Stroud, Esq., Village Land Use Attorney

VILLAGE OF ESTERO PLANNING, ZONING AND DESIGN BOARD MEMBERSHIP APPLICANTS
Existing Design Review Board
William Glass
Michael K Sheeley
Barry Jones
Barry Freedman
Jim Wallace
Kristin Jeannin
Existing Planning and Zoning Board
Leonard E Scotty Wood, III
Marcus T (Tim) Allen PhD
Marlene Naratil
James Tatooles
Anthony Gargano
New Applicants
Donald L. Radcliff
Terry Santora
Howard Levitan

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
March 3, 2021

Agenda Item:

Coconut Landing Final Plat

Description:

Coconut Landing is a 10-acre parcel on Coconut Road adjacent to El Dorado Acres that was annexed by the Village in 2019. It is planned as a small residential subdivision with 25 lots. A development order has been approved. The plat is the last step prior to issuance of building permits, in order to allow for sale of lots.

The plat has been reviewed by staff for technical requirements under the Land Development Code, and Florida Statutes, and has also been reviewed by the Village attorney. The plat complies with those requirements.

Action Requested:

Approve the final plat.

Financial Impact:

none

Attachment:

1. Staff report



**VILLAGE OF ESTERO
PLAT REVIEW
STAFF REPORT**

PROJECT NAME: COCONUT LANDING

CASE TYPE: FINAL PLAT

CASE NUMBER: PLT2020-E001

COUNCIL DATE: March 3, 2021

REQUEST

The applicant has requested Council approval for a final plat of Coconut Landing to create 25 residential lots. A copy of the plat is provided in attachment A.

PROPERTY DESCRIPTION

The subject property is located on the corner of El Dorado Blvd and Coconut Road.

ZONING

The subject property (10.407 acres) is zoned residential. The site was part of a voluntary annexation action that was approved by Council.

FUTURE LAND USE DESIGNATION

Village Neighborhood 1 per Ordinance 2020-07 for the Comprehensive Plan Map Amendment.

TAXES

Taxes must be paid prior to approval of the plat. The taxes were paid for 2020 as verified by the Village attorney.

EASEMENTS

There are a total of five (5) easement types present on the subject property.

STAFF ANALYSIS

The preliminary plat package was submitted to the Village for review on April 23, 2020. Staff reviewed the plat to confirm that it is consistent with the approved Development Order. The preliminary plat was approved by the Village attorney on June 2, 2020. In addition, the Professional Surveyor Mapper (Banks Engineering) and the Village attorney reviewed the final plat for consistency with the Florida Statutes and the Village of Estero's Administrative Code. The Village attorney deemed the final plat to be complete on February 19, 2021 (Attachment B).

The Village attorney and Staff confirm that the plat meets the requirements of Chapter 177, Part I, Florida Statutes, conforms with the approved development order (site plan), and meets the requirements of Administrative Code Section 13-19.

ATTACHMENTS

- A. Plat
- B. Attorney Memorandum

Exhibit A

THIS INSTRUMENT WAS PREPARED BY
DAVID S. DAGOSTINO, PSM #5762



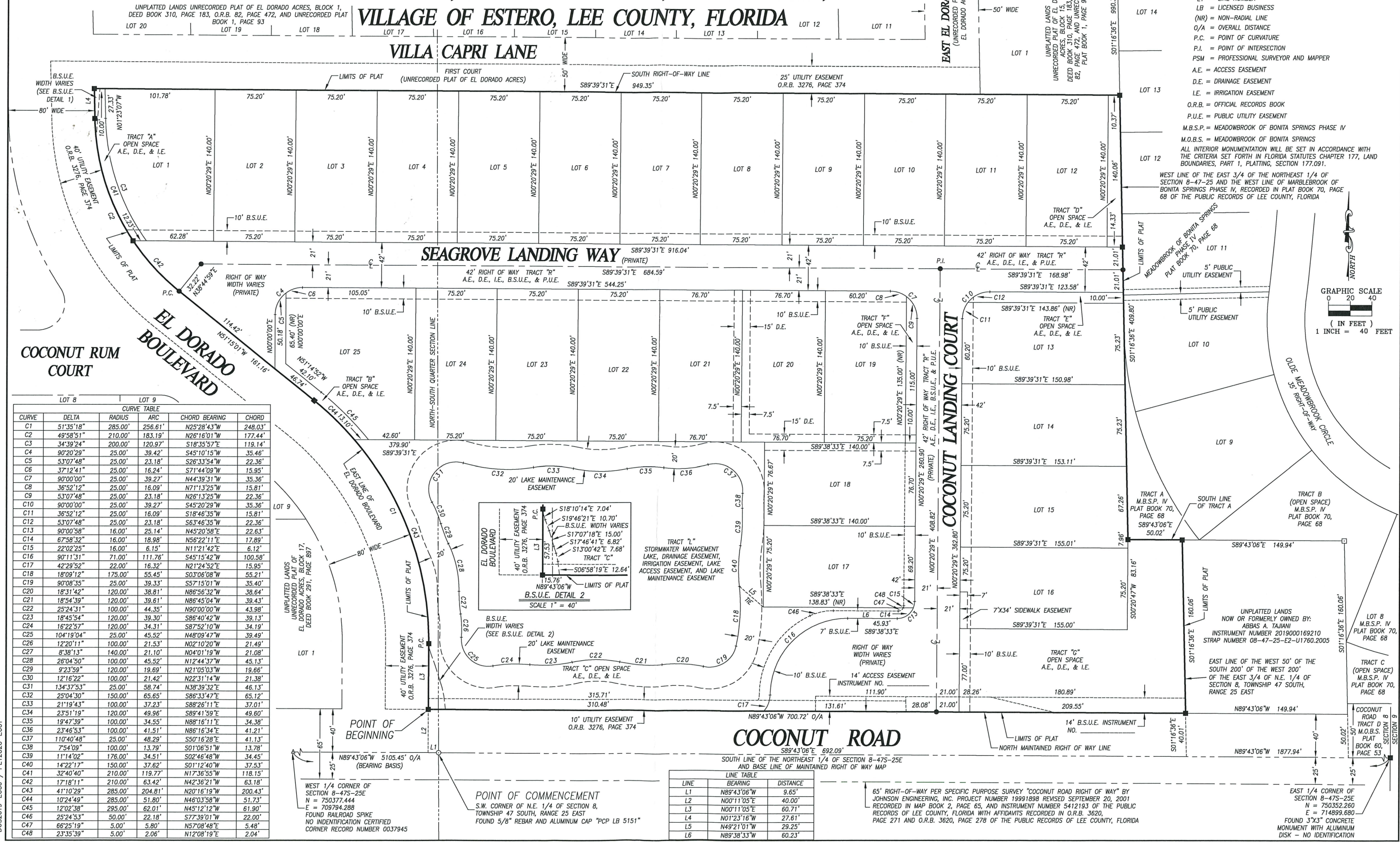
DAGOSTINO GEOSPATIAL, INC.
10981 BONITA BEACH ROAD SE
BONITA SPRINGS, FL 34135
(239) 352-6085 WWW.DAGGEO.COM
FLORIDA BUSINESS LICENSE NO. LB 6896

COCONUT LANDING

A REPLAT OF BLOCK 16, OF THE UNRECORDED PLAT OF EL DORADO ACRES,
AND THE WEST 50 FEET OF THE SOUTH 200 FEET OF THE WEST
200 FEET OF THE EAST 3/4 (E 3/4) OF THE NORTHEAST 1/4 (NE 1/4),
OF SECTION 8, TOWNSHIP 47 SOUTH, RANGE 25 EAST,
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA

INSTRUMENT NUMBER

SHEET 2 OF 2



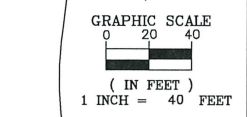
- LEGEND**
- = FOUND 3"x3" CONCRETE MONUMENT (PRM)
 - = PERMANENT CONTROL POINT (P.C.P.) - P/K NAIL AND DISK STAMPED "D&W LB 6896"
 - = PERMANENT REFERENCE MONUMENT (PRM) 4" X 4" CONCRETE MONUMENT - "D&W INC. PRM LB 6896" (UNLESS OTHERWISE NOTED)
 - B.S.U.E. = BONITA SPRINGS UTILITY EASEMENT
 - C1 = CURVE NUMBER
 - C = CENTERLINE
 - L1 = LINE NUMBER
 - LB = LICENSED BUSINESS
 - (NR) = NON-RADIAL LINE
 - O/A = OVERALL DISTANCE
 - P.C. = POINT OF CURVATURE
 - P.I. = POINT OF INTERSECTION
 - PSM = PROFESSIONAL SURVEYOR AND MAPPER
 - A.E. = ACCESS EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - I.E. = IRRIGATION EASEMENT
 - O.R.B. = OFFICIAL RECORDS BOOK
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - M.B.S.P. = MEADOWBROOK OF BONITA SPRINGS PHASE IV
 - M.O.B.S. = MEADOWBROOK OF BONITA SPRINGS
- ALL INTERIOR MONUMENTATION WILL BE SET IN ACCORDANCE WITH THE CRITERIA SET FORTH IN FLORIDA STATUTES CHAPTER 177, LAND BOUNDARIES, PART I, PLATTING, SECTION 177.091.
- WEST LINE OF THE EAST 3/4 OF THE NORTHEAST 1/4 OF SECTION 8-47-25 AND THE WEST LINE OF MEADOWBROOK OF BONITA SPRINGS PHASE IV, RECORDED IN PLAT BOOK 70, PAGE 68 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	51°35'18"	285.00'	256.61'	N25°28'43"W	248.03'
C2	49°58'51"	210.00'	183.19'	N26°16'01"W	177.44'
C3	34°39'24"	200.00'	120.97'	S18°35'57"E	119.14'
C4	90°20'29"	25.00'	39.42'	S45°10'15"W	35.46'
C5	53°07'48"	25.00'	23.18'	S26°33'54"W	22.36'
C6	37°12'41"	25.00'	16.24'	S71°44'09"W	15.95'
C7	90°00'00"	25.00'	39.27'	N44°39'31"W	35.36'
C8	36°52'12"	25.00'	16.09'	N71°13'25"W	15.81'
C9	53°07'48"	25.00'	23.18'	N26°13'25"W	22.36'
C10	90°00'00"	25.00'	39.27'	S45°20'29"W	35.36'
C11	36°52'12"	25.00'	16.09'	S18°46'35"W	15.81'
C12	53°07'48"	25.00'	23.18'	S63°46'35"W	22.36'
C13	90°00'58"	16.00'	25.14'	N45°20'58"E	22.63'
C14	67°58'32"	16.00'	18.98'	N56°22'11"E	17.89'
C15	22°02'25"	16.00'	6.15'	N11°21'42"E	6.12'
C16	90°11'31"	71.00'	111.76'	S45°15'42"W	100.58'
C17	42°29'52"	22.00'	16.32'	N21°24'52"E	15.95'
C18	18°09'12"	175.00'	55.45'	S03°06'08"W	55.21'
C19	90°08'35"	25.00'	39.33'	S57°15'01"W	35.40'
C20	18°31'42"	120.00'	38.81'	N86°56'32"W	38.64'
C21	18°54'39"	120.00'	39.61'	N86°45'04"W	39.43'
C22	25°24'31"	100.00'	44.35'	N90°00'00"W	43.98'
C23	18°45'54"	120.00'	39.30'	S86°40'42"W	39.13'
C24	16°22'57"	120.00'	34.31'	S87°52'10"W	34.19'
C25	104°19'04"	25.00'	45.52'	N48°09'47"W	39.49'
C26	12°20'11"	100.00'	21.53'	N02°10'20"W	21.49'
C27	8°38'13"	140.00'	21.10'	N04°01'19"W	21.08'
C28	26°04'50"	100.00'	45.52'	N12°44'37"W	45.13'
C29	9°23'59"	120.00'	19.69'	N21°05'03"W	19.66'
C30	12°16'22"	100.00'	21.42'	N22°31'14"W	21.38'
C31	134°37'53"	25.00'	58.74'	N38°39'32"E	46.13'
C32	25°04'30"	150.00'	65.65'	S86°33'47"E	65.12'
C33	21°19'43"	100.00'	37.23'	S88°26'11"E	37.01'
C34	23°51'19"	120.00'	49.96'	S89°41'59"E	49.60'
C35	19°47'39"	100.00'	34.55'	N88°16'11"E	34.38'
C36	23°46'53"	100.00'	41.51'	N86°16'34"E	41.21'
C37	110°40'48"	25.00'	48.29'	S50°16'28"W	41.13'
C38	7°54'09"	100.00'	13.79'	S01°06'51"W	13.78'
C39	11°14'02"	176.00'	34.51'	S02°46'48"W	34.45'
C40	14°22'17"	150.00'	37.62'	S01°12'40"W	37.53'
C41	32°40'40"	210.00'	119.77'	N17°36'55"W	118.15'
C42	17°18'11"	210.00'	63.42'	N42°36'21"W	63.18'
C43	41°10'29"	285.00'	204.81'	N20°16'19"W	200.43'
C44	10°24'49"	285.00'	51.80'	N46°03'58"W	51.73'
C45	12°02'38"	295.00'	62.01'	N45°12'12"W	61.90'
C46	25°24'53"	50.00'	22.18'	S77°39'01"W	22.00'
C47	66°25'19"	5.00'	5.80'	N57°08'48"E	5.48'
C48	23°35'39"	5.00'	2.06'	N12°08'19"E	2.04'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°43'06"W	9.65'
L2	N00°11'05"E	40.00'
L3	N00°11'05"E	60.71'
L4	N01°23'16"W	27.61'
L5	N49°21'01"W	29.25'
L6	N89°38'33"W	60.23'



DOS2019-006 / PLT2020-001

239-598-3601

DEREK.ROONEY@GRAY-ROBINSON.COM

MEMORANDUM

TO: Mary Gibbs, Director of Community Development

CC: Jim Hart, Development Review Manager

FROM: Derek P. Rooney, Assistant Village Attorney

DATE: February 22, 2021

SUBJECT: Village of Estero Final Plat Review
Coconut Landing – PLT2020-E001

Ms. Gibbs,

I have completed my review of the above-referenced plat and find that the submitted package resubmittal substantially meets the requirements of Chapter 177, Part I, Florida Statutes, and the requirements of the Village of Estero's Administrative Code Section 13-19 (adopted from Lee County) for final plat.

1. Plat. Accepted
2. Title Certification. Accepted
3. Easement/Tract Table. Accepted
4. Survey. Accepted
5. Taxes. Accepted
6. Road Name Approval. Accepted
7. Property Owners Association Documents. Accepted

WORKSHOP ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
March 3, 2021

Agenda Item:

Estero River North Branch Drainage Improvements Contract

Description:

The North Branch of the Estero River was identified in the Village's Stormwater Master Plan as an area of known flooding that is in need of drainage improvements. The Master Plan identified several projects to improve drainage. They included the following:

- Improve flow through the Villages at County Creek by-pass ditch
- Connect the Estero Parkway outfall located between The Cascades and Rookery Point to the Villages at Country Creek by-pass ditch.
- Re-establish historical flows by excavating a dry creek bed located on the east side of Villages at Country Creek.

The attached contract from JR Evans Engineering will cover design and permitting of drainage improvements along the North Branch of the Estero River. JR Evans will perform the following services:

- Updated modeling – The master plan stormwater model will be updated to provide more detail within the project area.
- Refine project concepts and cost estimates.
- Construction Plans & Specifications
- Federal, State and Local Permitting
- Bidding Services
- Construction Services

The estimated total fees for the project are \$194,000.

Action Requested:

Approve Estero River North Branch Drainage Improvements contract with JR Evans Engineering under Supplemental Task Authorization (STA) – 03 Contract EC 2020-30 Miscellaneous Professional Services to perform a suite of design services for drainage improvements along the North Branch of the Estero River from Bamboo Island to River Oaks Preserve.

Approve a 10% contingency for additional services that may be required to complete the project.

Authorize the Village Manger to sign the STA and other additional implementing documents within the scope of the STA on behalf of the Village of Estero Council.

Financial Impact:

The financial impact of the requested action is \$213,400.00, (contract amount plus 10% contingency)

Sufficient funds were included in the Fiscal Year 2020-2021 budget to cover these costs. The Fiscal Year 2020-2021 budget for Villages at Country Creek Bypass Swale Improvements and the Dry Creek Bed Sediment Removal total \$342,000.

Attachments:

1. JR Evans Contract
2. JR Evans Ownership Disclosure
3. Project Location Map



February 23, 2021

Village of Estero, Florida
9401 Corkscrew Palms Circle #101
Estero, Florida 33928
Attn: Mr. David Willems

**RE: Proposal for Professional Services for
Estero River North Branch Drainage Improvements (CN2020-01/STA-3)**

Mr. Willems,

JR Evans Engineering, P.A. is pleased to submit our proposal to the Village of Estero, Florida for the **Estero River North Branch Drainage Improvements** project. It is our understanding that the overall project includes projects that were evaluated and identified within the Village of Estero Stormwater Master Plan as top priority activities to improve conveyance and re-establish surface water flows between the North Branch of the Estero River and the South Branch of the Estero River, ultimately connecting to the Main Branch. One project involves the re-establishment of the historic bypass swale along the north and west boundaries of the Village of Country Creek development. The bypass swale is intended to provide an overflow relief for the natural portion of the River during larger flow events. The bypass swale project also includes establishing a controlled hydraulic connection between the bypass swale and the existing south terminus of the ditch extending from Estero Parkway, located between Cascades and Rookery Pointe. Another project involves the restoration of a historical hydraulic connection between the South and North branches of the Estero River, located between Bamboo Island and the Villages of Country Creek. This historic connection has been filled in with sediment and no longer provides a hydraulic connection. This project includes removal of the sediment material and re-establishing the hydraulic connection.

Outlined below are the sub-consultants of the Project Team and the services to be provided by each:

- Dagostino Geospatial: Survey Services
- Turrell Hall & Associates: Environmental Services and Permitting
- Geo-technical Engineering Services: Velocity Engineering, Inc.
- Structural Engineering: Slider Engineering Group, Inc.

I. Project Administration/General Consultation:

1. Attend meetings throughout the project's duration with Client, project team, and agencies.
2. Coordinate with sub-consultants to manage tasks, schedule, deliverables, and milestones.
3. Provide overall contract and project management services.

II. Data Collection/Research and Public Outreach:

1. Obtain copies of and review pertinent permits and studies. This includes review of pertinent plans and permits for surrounding developments, including the Villages of Country Creek, Cascades and Rookery Pointe.
2. Perform site visits to become familiar with the project area.
3. Set up and attend meetings with communities and individuals to discuss proposed improvements, potential concerns and understand the level of cooperation. A total of three (3) meetings are included.

III. Detailed Assessment of Hydrologic/Hydraulic Analysis:

The ICPR4 stormwater modeled prepared for the Village of Estero Stormwater Master Plan project shall be used to further analyze the section of the North Branch of the Estero River extending from Bamboo Island to Three Oaks Parkway. The model analysis will include the following specific tasks:

1. Execute and review the model parameters.
2. Recommend improvements which could improve the model's accuracy.
3. Identification of areas that could be contributing to high water levels by restricting flows.
4. Identification of potential projects to improve drainage and water quality.

J.R. EVANS ENGINEERING

9351 CORKSCREW ROAD, STE. 102 / ESTERO, FL 33928 / 239.405.9148 (p) / 239.288.2537 (f)
WWW.JREVANSENGINEERING.COM

5. Incorporation of proposed projects in proposed conditions models.
6. Compare existing and proposed models to determine the optimal drainage improvements and ensure proposed improvements do not have negative impacts.
7. Analyze projects and refine their preliminary design.
8. Provide recommended drainage improvements.
9. Update the stormwater model during the conceptual design process and the permitting process.

IV. Survey Services:

1. Obtain topographic survey required to design the proposed projects. This will fulfill the needs of both the project design and stormwater modeling requirements. Anticipated topographic requirements will include but are not limited to the following:
 - a. The entire bypass ditch extending through the W. Broadway right of way on the north and sufficient at all other locations to understand the location and elevation of existing grade changes and nearby structures. Survey to include obtaining pertinent data for existing bridge crossings of the bypass swale.
 - b. Topography and cross-sections through the dry creek bed (south and east of Bamboo Island) and North Branch creek along the north side of Bamboo Island.
 - c. Additional cross-sections of the North branch of the Estero River to provide input to the stormwater model and design the inflow and outflow to the bypass ditch and dry creek bed.
 - d. Survey services include up to approximately sixty (60) topographic cross-sections.
2. Prepare sketch and legal descriptions for potential drainage and access easements associated with the proposed project.

V. Geotechnical Services:

Since the project scope includes modification of a drainage swale and the installation of new water control structures, geotechnical engineering services are needed to obtain information related to the sub-surface soil conditions. The purpose of this exploration program is to evaluate the subsurface soil and groundwater conditions relative to the foundation support of the proposed water control structures. The resulting information and recommendations will be utilized in the structural analysis and design of the water control structures.

1. Obtaining necessary drilling permits and vegetation permits (or permission), obtaining utility locates from Sunshine 811, and mobilizing a drill rig and crew to the site.
2. Staking the boring locations in the field based on GPS coordinates and/or measured or estimated distances from existing landmarks.
3. Obtaining soil borings at areas of excavation and locations of any drainage structures to understand the characteristics for the project's design. Performing 6 Standard Penetration Test (SPT) borings to depths of 20 feet below the ground surface (BGS). Two (2) borings will be performed at each water control structure location.
4. Grouting the test borings in accordance with regulatory requirements.
5. Performing engineering analyses and preparing a Geotechnical Report for the project which will be provided to the client in .pdf format. The geotechnical report will include a description of the investigation performed, soil and groundwater conditions encountered, and recommendations for foundation support of the proposed structures.

VI. Structural Engineering Services:

Since the project scope includes the design and installation of new water control structures, structural engineering services are needed to properly evaluate the structural integrity of the structures and prepare the design of the reinforcement and supporting foundation. It is anticipated that at least three (3) water control structures and/or weirs will be incorporated into the final design and construction documents.

1. Structural Engineer will review subsurface soils evaluation report with recommendation and design parameters for the foundation capacity of the anticipated structure locations.
2. Structural Engineer will coordinate with design team during conceptual design process to provide input on preliminary layout of structures.

3. Structural Engineer will conduct structural analysis, prepare the structural design, and prepare detail drawings and specifications as appropriate for each of the proposed water control structures for the purpose of obtaining permits and construction.
4. Structural Engineer will coordinate with project manager to address comments received from Village of Estero staff and/or property owners during the final design process.

VII. Environmental Services (State and Federal Permitting):

Provide the required wetland and wildlife services from preliminary design through permitting and construction. This will include identifying wetlands within the project limits as well as identifying protected species that could be impacted by the projects. Due to the distinction of each project in which one project will require Federal permitting, it is recommended that the environmental permitting be conducted separately for each project.

1. Bypass Swale Project

- a. Conduct field investigations to prepare vegetation mapping, wetland mapping, and listed species survey.
- b. Meet with SFWMD Staff to review proposed project and permitting details.
- c. Assemble Environmental Supplement for SFWMD permit application. The environmental information will be presented in the format required by the SFWMD and provided to the project's civil engineer for submittal to the SFWMD.
- d. Assemble and submit USACE permit application with associated documents to include Biological Assessment, Alternatives Analysis, and Mitigation Plan (if necessary). This includes assistance from civil engineer in preparing exhibits documenting project's design and details.
- e. Coordinate the permit process with civil engineer, respond to the request for additional information (RAI), attend site visits and meetings, coordinate with agencies and sub-contractors.
- f. Coordinate with FWS on listed species issues as needed.
- g. Any other item requested by Client, within reason, for the support of permit requirements.

2. Dry Creek Bed Sediment Removal Project

- a. Conduct field investigations to prepare vegetation mapping, wetland mapping, and listed species survey.
- b. Meet with SFWMD Staff to review proposed project and permitting details.
- c. Assemble Environmental Supplement for SFWMD permit application. This will include environmental exhibits, mitigation report (if required) and State Lands coordination (if required). The environmental information will be presented in the format required by the SFWMD and provided to the project's civil engineer for submittal to the SFWMD.
- h. Assemble and submit USACE permit application with associated documents to include Biological Assessment, Alternatives Analysis, and Mitigation Plan (if necessary). This includes assistance from civil engineer in preparing exhibits documenting project's design and details.
- d. Coordinate the permit process with civil engineer, respond to the request for additional information (RAI), attend site visits and meetings, coordinate with agencies and sub-contractors.
- e. Coordinate with FWS on listed species issues as needed.
- f. Any other item requested by Client, within reason, for the support of permit requirements.

VIII. Conceptual Design:

1. Based on additional assessment of hydrologic/hydraulic model of proposed projects, prepare and provide potential design concepts for the project. The concepts will include conceptual project layout, typical sections, initial layout of drainage/water control structures, and entry/exit treatments for both the bypass ditch and dry creek bed restoration projects.
2. Prepare and provide Opinion of Probable Construction Costs per conceptual plan.
3. Concepts will be presented to Village Council and the public. This task anticipates one (1) presentation to Village Council and one (1) public neighborhood workshop/meeting.
4. Consultant will modify concept per Council direction and create a final conceptual design for the proposed improvements.

IX. Final Design and Construction Plans:

1. Upon approval of the Conceptual Design from Village Council, conduct the following final design and coordination tasks, as well as prepare final design and construction plans and specifications per the following schedule:
 - a. Throughout the final design process, work with Village of Estero Staff to coordinate with and gain approval from private property owners for the proposed improvements. This will include meetings and presentations to property owners (HOAs). A total of four (4) meetings with property owners and/or HOAs are anticipated for this task.
 - b. Perform final engineering design for project related features such as grading, water control structures, bypass swale cross-sections, and dry creek bed restoration cross-section, etc.
 - c. Prepare and deliver 30% progress plans which will include plan view and horizontal locations for all infrastructure. This set is intended to show drainage improvement alignment and geometry, location of all utilities, typical sections, location and preliminary size of all conveyances, location of all environmentally sensitive features, and will include preliminary easement lines. An Engineer's Opinion of Probable Costs (OPC) and project specifications based on 30% progress plans will be prepared.
 - d. Prepare and deliver 60% progress plans which will include the horizontal and vertical location of all infrastructure. This will include the general site grade elevations, swale dimensions and proposed grading, infrastructure depths, plan and profile views of storm water conveyance routes and significantly more detail than the 30% plans. This effort will include presentation of the structural analysis and design for water control structures/weirs. The 60% progress set will include standard details and a placeholder for known special details. An Engineer's Opinion of Probable Cost (OPC) and project specifications based on 60% progress plans will be prepared.
 - e. The 90% detailed design set of plans will include all the finalized items contained within the 60% progress plans. The 90% design set will include the finalized specifications of the project design components. This set of design plans will also include updates per the permitting responses with state, federal and local agencies. An Engineer's OPC based on the 90% design plans will be prepared.
 - f. The 100% construction documents set will be prepared and will include the finalized plans, specifications and finalized Engineer's OPC for the project.
2. If the design differs from the conceptual design, the design changes will be presented to Council in a project update.

X. South Florida Water Management District (SFWMD) Permitting:

Due to the distinction of each project in which one project will require Federal permitting, it is recommended that the environmental permitting be conducted separately for each project.

1. Bypass Swale Project

Team will utilize the 60% design plans to begin appropriate permitting through SFWMD.

- a. Meet with SFWMD Staff to review proposed project and permitting details.
- b. Preparation, submittal, and support of an application for an Environmental Resource Permit (ERP), through the South Florida Water Management District (SFWMD).
- c. Preparation of final system calculations, ICPR4 modeling and engineering report.
- d. Prepare ERP Surface Water Management Plans to reflect proposed improvements.
- e. Provide sufficiency responses to SFWMD.

2. Dry Creek Bed Sediment Removal Project

Team will utilize the 60% design plans to begin permitting through SFWMD.

- a. Meet with SFWMD Staff to review proposed project and permitting details.
- b. Preparation, submittal, and support of an application for an Individual Environmental Resource Permit (ERP), through the South Florida Water Management District (SFWMD).
- c. Preparation of final system calculations, ICPR4 modeling and engineering report.
- d. Prepare ERP Surface Water Management Plans to reflect proposed improvements.
- e. Provide sufficiency responses to SFWMD.

XI. Village of Estero Permitting:

Team will utilize the 60% design plans to begin permitting through the Village of Estero.

1. Prepare, submit, and support one (1) set of permit applications for the Development Order and coordinate with supporting consultants for submittal items.
2. Prepare responses to sufficiency comments and revise permit application and plans as necessary for the approval of the Village of Estero DO.
3. Attend up to two (2) public information meetings, if needed.

XII. Bidding Services:

1. Prepare a bid tabulation to include all proposed Project Improvements to be used in the bidding of the contract.
2. Assist the Village with the preparation of contract documents based on the provided bid tabulation. This task includes the participation in one (1) pre-bid meeting, preparing bid addendums, reviewing the bids (as necessary), and assisting the Village in final negotiations with one (1) contractor. The Village of Estero shall be responsible for final selection of contractor.

XIII. Engineering Services During Construction:

1. Schedule and attend one (1) team (contractor, Village & engineer) meeting to coordinate any construction items.
2. Attend one weekly construction meeting for the duration of the project as directed by the Village to coordinate field issues.
3. Prepare response material to construction related requests.
4. Prepare and attend one (1) SFWMD pre-construction meeting to review the ERP permit conditions and coordinate any construction related information.
5. Review contractor supplied shop drawings and prepare review memorandum(s).
6. Provide on-site observation of site construction for project certification purposes.

XIV. Project Certification/Closeout:

1. Prepare, submit, and support the Village of Estero Certificate of Completion application.
2. Prepare, submit, and support the SFWMD Certification of Construction Completion for the SFWMD ERP permits.
3. Coordinate with environmental consultant on project certification with the Federal (ACOE and FWS) permits.
4. Prepare and submit project record drawings to Village of Estero for review and approval. This task includes all revisions until approved by The Village.
5. Attend and coordinate site acceptance inspections.

XIV. Reimbursable Expenses

The following is a typical list of reimbursable expense items generally expected on a project of this nature which will be reimbursed per the attached rate code:

- Express delivery services
- Document reproduction & printing
- Vehicle mileage
- Other customary indirect expenses

FEE SUMMARY

PROJECT TASK	FEE	TYPE
I. Project Administration/General Consultation	\$7,500	TME
II. Data Collection/Research and Public Outreach	\$3,500	TME
III. Detailed Assessment of Hydrologic/Hydraulic Analysis	\$12,500	TME
IV. Survey Services	\$26,500	TME
V. Geotechnical Services	\$6,650	TME
VI. Structural Engineering Services	\$12,500	TME
VII. Environmental Services (State and Federal Permitting)		
1. Bypass Swale Project	\$10,650	TME
2. Dry Creek Bed Sediment Removal Project	\$15,700	TME
VIII. Conceptual Design	\$9,500	TME
IX. Final Design and Construction Plans	\$28,500	TME
X. SFWMD Permitting		
1. Bypass Swale Project	\$12,000	TME
2. Dry Creek Bed Sediment Removal Project	\$14,000	TME
XI. Village of Estero Permitting	\$7,500	TME
XII. Bidding Services	\$3,500	TME
XIII. Engineering During Construction	\$15,500	TME
XIV. Project Certification/Closeout	\$5,500	TME
XV. Reimbursable Expenses	\$2,500	TME
Total Fee	\$194,000	

This Proposal is only for the items specifically mentioned above. Any other services requested or required would be billed at our regular hourly rates or under a separate contract. All TME tasks and Reimbursables shall be billed based on our hourly rate schedule and as accrued. Terms under this agreement per the Terms and Conditions outlined in the Village of Estero "umbrella" contract EC 2020-30.

PROJECT ASSUMPTIONS:

1. Legal support will be provided by the Client.
2. A FDEP NPDES Permit is required for this project. J.R. Evans Engineering will prepare the permit application for the Owner.
3. Client is responsible for all application and permitting fees.

Thank you for your consideration of our team for this Contact.

Respectfully Submitted,



Elizabeth A. Fountain, P.E., CFM
Vice President

Hourly Rate Codes (effective 12/01/18):

Principal Engineer	\$195
Senior Project Manager	\$165
Project Manager	\$145
CRS/NFIP Consultant	\$150
Public Utilities Coordinator	\$150
Project Engineer II	\$125
Project Engineer I	\$115
Senior Designer/GIS Specialist	\$125
Designer	\$115
Project Coordinator	\$80
Construction Inspector	\$85
Intern	\$70
Administrative	\$50

Reimbursable Expenses:

Other Incidental Expenses: Actual Cost plus 15%

Mileage: Current IRS Mileage Rate

Expert Witness at 200% of Scheduled Rate

Reproduction: Administrative Rate plus below cost:

24x36 B/W Print \$1.50/sheet

24x36 Color Print \$15/sheet

24x36 Color Aerial - \$35/sheet

8 ½ x 11 B/W - \$0.25/sheet

8 ½ x 11 Color - \$1.00/sheet

11 x 17 B/W - \$1.25/sheet

11 x 17 Color - \$2.50

VILLAGE OF ESTERO, FLORIDA
VENDOR DISCLOSURE FORM

Project No.: CN 2020-01

Project Name: Miscellaneous Professional Services

Please check as appropriate:

 I am the sole proprietor/owner. The company is not publicly held.

 X The company is not publicly held.
The names and addresses of the owners having a greater than 5% interest is attached.

 The company is publicly held.
The names and addresses of the owners having a greater than 5% interest is attached.

I do hereby certify that to the best of my knowledge and belief certify that the information above and attached is true and correct.

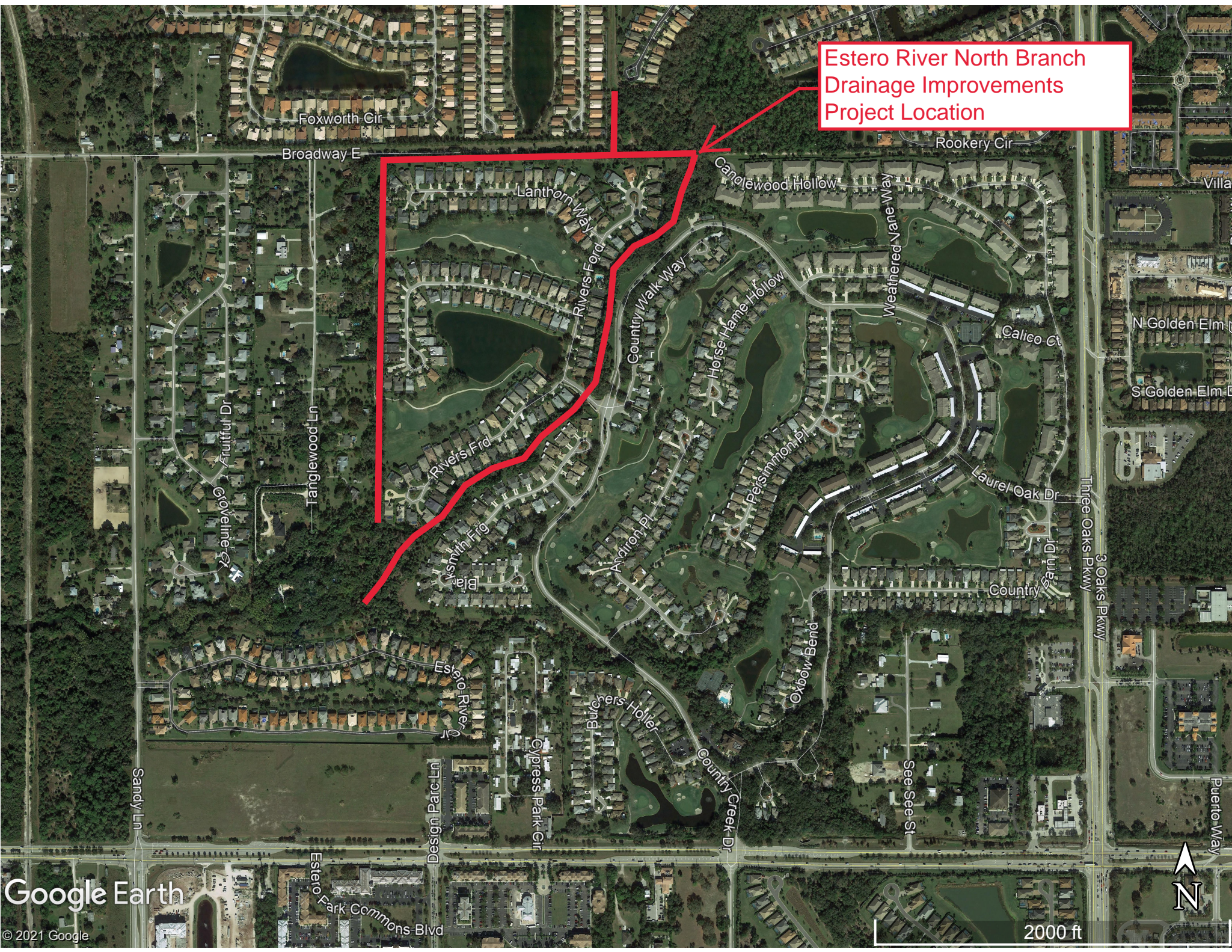
Signed: 

Vendor
Printed Name: Elizabeth Fountain, P.E., CFM, Vice President

Company Name: JR Evans Engineering, P.A.

Date: 5/20/20

**Estero River North Branch
Drainage Improvements
Project Location**



Google Earth

© 2021 Google



2000 ft

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
March 3, 2021

Agenda Item:

Pavich Rezoning Public Hearing/Second Reading

Second Reading of Ordinance 2021-02 to consider a rezoning from Agricultural (AG-2) to Estero Planned Development (EPD) for a site located at the intersection of Corkscrew Road and Happy Hollow Lane, ¼ mile east of US 41.

Description:

The property is a .73-acre site located in the Village Center Future Land Use category of the Comprehensive Plan which proposes a two-story Old Florida style 8,950 square foot building with a potential mix of commercial uses such as café, retail, personal services, office and breezeway for outdoor seating for the café. Six deviations are requested, primarily for setbacks and buffers due to the size of the property. Access is proposed from Happy Hollow Lane.

The Planning and Zoning Board held a public hearing on December 15, 2020, continued from September 15, 2020 and recommended approval with staff conditions. Staff recommends approval with conditions in the revised ordinance. Proposed changes are shown in strike-through/underline format.

First Reading

At the First Reading on February 17, 2021, the Council had questions and items they requested be addressed at the Second Reading by the applicant. Items included:

- Explanation of turn lane and safety;
- Explanation of access and U-turn issues;
- If turn lane is needed in the future who pays for it?
- Building colors – to comply with code;
- Is parking adequate?
- Should the wall in the rear of the property be required or should the property be more open for future connectivity?

- Schedule of uses, more discussion about potential uses;
- Conditions to ensure mixed use and public benefits;
- Public easement for public benefit;
- Buffer along the railroad right-of-way.

Action Requested:

Approve Ordinance 2021-02.

Financial Impact:

Minor cost for newspaper advertisement.

Attachments:

1. Ordinance 2021-02
2. Staff Report

1
2
3
4
5
6
7
8
9
10
11
12
13

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

14
15
16
17
18
19
20
21
22

**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.**

23
24
25
26
27
28
29
30

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

31
32
33
34
35
36
37

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

38
39
40

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 rezone request for additional consideration; and

Words that have been added are underlined in red. Words that have been deleted are ~~stricken through~~.

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

43
44 **WHEREAS**, a duly noticed first reading was held before the Village Council on
45 February 17 ~~3~~, 2021; and

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

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

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

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

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

63
64 1. Master Concept Plan

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

68
69 2. Development Parameters

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

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.

Words that have been added are underlined in red. Words that have been deleted are ~~stricken~~
through.

- 83 5. Uses and Site Development Regulations
84 The following uses and limits apply to the project:
85
86 a. Schedule of Uses
87 Accessory Uses and Structures
88 Administrative Offices
89 Art Galleries and Studios
90 Bait and Tackle Shop
91 Business Services: Group I
92 Contractor and Builders: Group I
93 Consumption on Premises – In conjunction with a restaurant. Any Outdoor
94 Seating will require further approval as to hours of operation as specified in
95 the LDC
96 Food Stores: Group I
97 Essential Services
98 Essential Service Facilities: Group I
99 Excavation: Water Retention – No Blasting
100 Fences, Walls
101 Gift and Souvenir Shop
102 Hobby, Toy, and Game Shops
103 Insurance Companies
104 Nonstore Retailers: All Groups
105 Offices, Including Medical and Health Care Facilities, Group III
106 Parking Lot, Accessory
107 Personal Services: Groups I and II (Laundry Drop-off/Pick-up, Beauty Spas
108 Health Clubs and Spas, Barbershops, and Beauty Shops limited to 2,000 square
109 feet)
110 Real Estate Sales Office
111 Restaurants: Groups I and II
112 Signs, in compliance with the LDC, except where deviation permits alternative
113 Social Services: Group I
114 Specialty Retail Shops: Groups I and II
115 ~~Temporary Uses~~
116
117 b. Building Setback Requirements for Corkscrew Road Overlay
118
119 Minimum Lot Area - .73 acres
120 Maximum Lot Coverage - 60%
121 Minimum Lot Width - 100 feet
122 Minimum Lot Depth - 100 feet

Words that have been added are underlined in red. Words that have been deleted are ~~stricken through~~.

123 Street /Front (Corkscrew Road) - 25 feet
124 Street/Side (Happy Hollow) - 10 feet
125 Side - 10 feet
126 Rear Principal - 25 feet
127 Rear Accessory - 5 feet
128 Maximum Height - 45 feet
129

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. ~~date stamped “Received December 1, 2020”, except that the Pattern~~
148 ~~Book must be revised prior to second reading so that the predominant color is not gray~~
149 ~~or white.~~
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.
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

Words that have been added are underlined in red. Words that have been deleted are ~~stricken~~
~~through~~.

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 14. Land Development Code (LDC)
173 Where the Village LDC is referenced in these conditions of approval for
174 implementation of the condition at the time of development order, the LDC in effect at
175 the time of the development order shall be applicable.

176
177 15. Turn Lane Analysis
178 Evaluation of the necessity of a right-turn lane on Corkscrew Road at Happy Hollow
179 Lane shall be required at the time of Development Order.

180
181 16. Railroad Right-of-Way
182 If the railroad right-of-way adjacent to this property becomes open to the public, then
183 a Type D buffer must be installed on the west side of the property, with an access
184 connecting to the bike rack area on this site.

185
186 **Section 3. Deviations**

187
188 1. A Deviation from LDC Table 34-2020(b), Minimum Required Spaces for Multiple-
189 Use Development to permit a 5% reduction in the required spaces due to multi-
190 modal access as the property abuts the bikeway/sidewalk on Corkscrew Road.
191 Determination of the required number of parking spaces will be reviewed at
192 Development Order.

193
194 Deviation 1 is approved.

195
196 2. A Deviation from LDC Section 33-351, Landscaping Buffer Table, which requires
197 a 20-foot buffer, to allow for a variable buffer from 10 to 16 feet as shown on the
198 Tiered Development Plan.

199
200 Deviation 2 is approved.

201
202 3. A Deviation from LDC Section 33-385(a)(3) which requires a commercial sign be
203 located on the frontage of the primary access to the site, to allow for the monument
204 sign to be located on Corkscrew Road.

205
206 Deviation 3 is approved

Words that have been added are underlined in red. Words that have been deleted are ~~stricken~~
~~through~~.

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

210
211 Deviation 4 is approved.

212
213 5. A Deviation from LDC Section 34-2192(a) which requires a 20-foot setback from
214 Happy Hollow Lane, to allow a 10-foot setback as shown on the Tiered
215 Development Plan.

216
217 Deviation 5 is approved.

218
219 6. A Deviation from LDC Section 34-935(b) which requires a 15-foot ~~feet~~ setback
220 ~~from~~ ~~from~~ development perimeter boundaries on the western property line, to allow
221 for buildings within 10 feet of the development perimeter boundaries.

222
223 Deviation 6 is approved.

224
225 **Section 4. Findings and Conclusions.**

226
227 Based upon an analysis of the application and the standards for approval in the Land
228 Development Code, and the conditions of approval, the Council finds and concludes as
229 follows:

- 230
- 231 1. The applicant has provided sufficient justification for the zoning amendment by
232 demonstrating compliance with the Comprehensive Plan, the Land Development
233 Code, and other applicable codes.
 - 234
235 2. The request, with proposed conditions and deviations, will meet or exceed all
236 performance and locational standards set forth for the potential uses allowed by the
237 request.
 - 238
239 3. The request is consistent with the densities, intensities and general uses set forth in
240 the Village of Estero Comprehensive Plan.
 - 241
242 4. The proposed uses are compatible with existing or planned uses in the surrounding
243 area and will be served with streets with the capacity to carry traffic generated by
244 the development.
 - 245
246 5. Approval of the request will not place an undue burden upon existing transportation
247 or planned infrastructure facilities.
- 248

Words that have been added are underlined in red. Words that have been deleted are ~~stricken through~~.

- 249 6. Urban services are available and adequate to serve the proposed use.
250
251 7. The request will not adversely affect environmentally critical areas and natural
252 resources.
253 8. The mix of uses is appropriate at the subject location.
254
255 9. The recommended conditions provide sufficient safeguards to the public interest
256 and are reasonably related to impacts on the public's interest created by or expected
257 from the proposed development.
258
259 10. The deviations recommended for approval:
260
261 a. Enhance the planned development; and
262
263 b. Preserve and promote the general intent of the LDC to protect the public health,
264 safety and welfare.
265
266 11. The proposal, as conditioned, is consistent with the general criteria of the Estero
267 Planned Development zoning district as follows:
268
269 a. Goals The creation of the public amenity area will help create social vitality and
270 enhance the pedestrian experience along this section of Corkscrew Road.
271
272 b. Reasonable Standards The applicant has used physical form and the relationship
273 of the building with the landscaping and public space to meet the Village Center
274 goals.
275
276 c. Accessibility Accessible public spaces are proposed with the public amenity
277 area, breezeway, interconnection through the building, and the sidewalk along
278 Happy Hollow Lane.
279
280 d. Streets N/A due to size of project.
281
282 e. Street Design N/A due to size of project.
283
284 f. Lots and Blocks N/A due to size of project.
285
286 g. The Visual Edge A visual edge is created by the structure and landscaping from
287 the railroad corridor to Happy Hollow Lane. The proposed massing of the two-
288 story, 40-foot tall building has a hipped roof, awnings, and a shed roof between
289 the two building levels which define the edge.
290

Words that have been added are underlined in red. Words that have been deleted are ~~stricken through~~.

- 291 h. Architecture The Old Florida building design is consistent with the Village
292 architectural standards and though a departure from the nearby Mediterranean
293 style is an attractive building that will contribute to the framework of the Village
294 Center.
295 i. Quality of Buildings The structure should allow for adaptive reuse consistent
296 with the goals of the Village.

297

298

Section 5.4 Exhibits.

299

300

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

301

302

Exhibit A Legal Description and Sketch

303

304

Exhibit B Tiered Development Plan titled “Pavich EPD” and stamped “Received
305 January 4, 2021”

306

307

Exhibit C Pattern Book entitled “Pavich Estero PD-EPD Tier 1 Pattern Book” dated
308 March 2021 stamped “~~Received December 1, 2020~~”

309

310

Section 6.5 Severability.

311

312

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

316

317

Section 7.6 Effective Date.

318

319

This Ordinance shall take effect immediately upon adoption.

320

321

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

322

323

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

325

326

327

Attest:

VILLAGE OF ESTERO, FLORIDA

328

329

330

331

By: _____
Carol Sacco, Village Clerk

By: _____
Bill Ribble, Mayor

332

Words that have been added are underlined in red. Words that have been deleted are ~~stricken~~
through.

333 Reviewed for legal sufficiency:

334

335

336

337 By: _____

338 Nancy E. Stroud, Village Land Use Attorney

339

340

341	Vote:	AYE	NAY
-----	-------	-----	-----

342	Mayor Ribble	_____	_____
-----	--------------	-------	-------

343	Vice Mayor Errington	_____	_____
-----	----------------------	-------	-------

344	Councilmember Levitan	_____	_____
-----	-----------------------	-------	-------

345	Councilmember McLain	_____	_____
-----	----------------------	-------	-------

346	Councilmember Boesch	_____	_____
-----	----------------------	-------	-------

347	Councilmember Batos	_____	_____
-----	---------------------	-------	-------

348	Councilmember Wilson	_____	_____
-----	----------------------	-------	-------

Words that have been added are underlined in red. Words that have been deleted are ~~stricken through~~.

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'

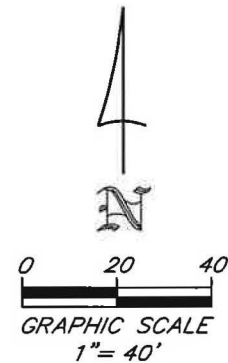
CORKSCREW ROAD
(A VARIABLE WIDTH R.O.W.)

N 89°44'18" E 141.08'

S 89°39'50" W
388.26'

R.O.W LINE

POINT OF BEGINNING



ABBREVIATIONS

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

NOTES

- 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.
- ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

N 01°34'45" W

INST. #2018000060503

S 02°51'48" E

HAPPY HOLLOW LANE
(50' WIDE ROADWAY EASEMENT)

S 87°11'50" W
(80B)

218.59'

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


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

148.37'

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

WESTERLY
50' WIDE
ROADWAY EASEMENT

INST. #2018000127432

BY: 
JOHN SCOTT RHODES PSM #5739

SKETCH AND DESCRIPTION

CERTIFIED TO:
JOSEPH PAVICH, JR
JENNIFER SASSI

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

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

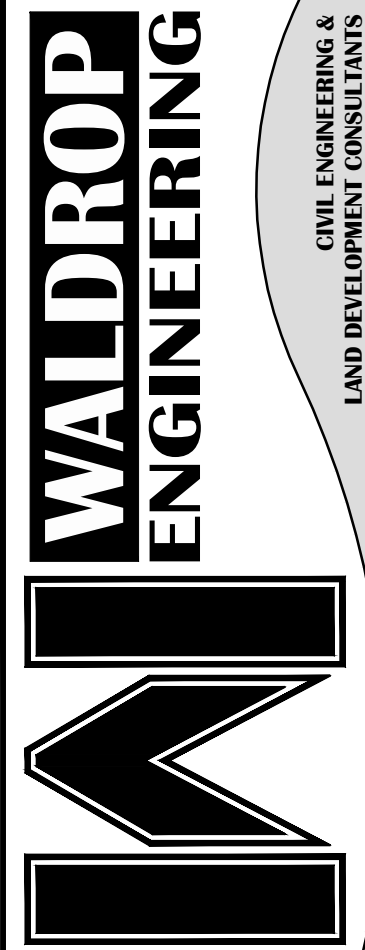
RHODES & RHODES
LAND SURVEYING, INC.
LICENSE #LB 6897

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

NOT A SURVEY

S.E. CORNER
INST. #2018000127432

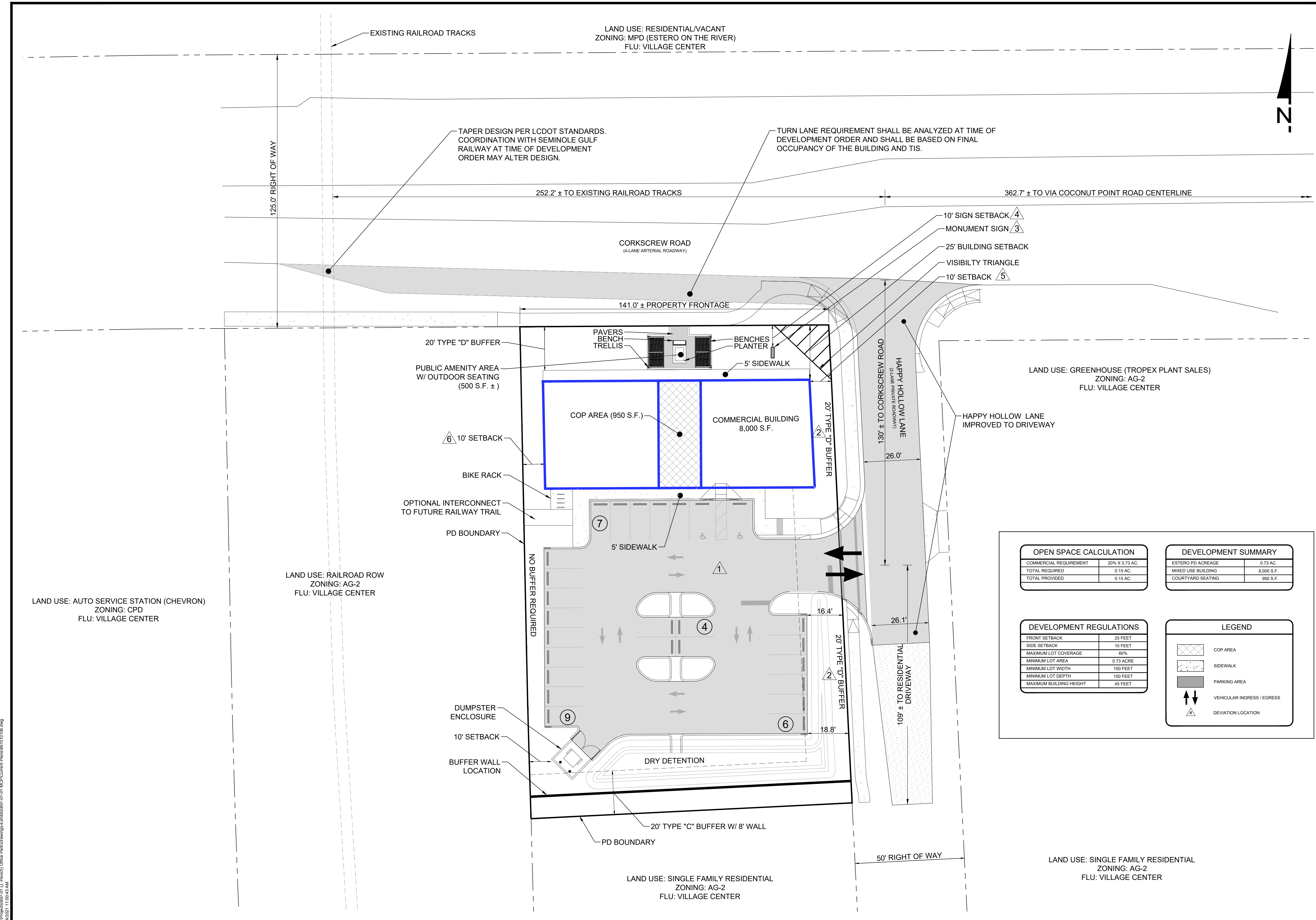
BOUNDARY OF INST. #2018000127432
S 87°11'50" W 146.82'



WALDROP ENGINEERING & CONSULTANTS
 28100 RONITA GRANDE DRIVE - SUITE 205 RONITA SPRINGS, FL 34135
 P: 239-405-7777 F: 239-405-7899 EMAIL: info@waldropengineering.com

TIERED DEVELOPMENT PLAN
PAVICH ESTERO PD

CLIENT:
 JOE PAVICH, JR.



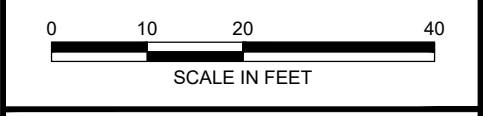
OPEN SPACE CALCULATION	
COMMERCIAL REQUIREMENT	20% X 0.73 AC.
TOTAL REQUIRED	0.15 AC.
TOTAL PROVIDED	0.15 AC.

DEVELOPMENT SUMMARY	
ESTERO PD ACREAGE	0.73 AC.
MIXED USE BUILDING	8,000 S.F.
COURTYARD SEATING	950 S.F.

DEVELOPMENT REGULATIONS	
FRONT SETBACK	25 FEET
SIDE SETBACK	10 FEET
MAXIMUM LOT COVERAGE	80%
MINIMUM LOT AREA	0.73 ACRE
MINIMUM LOT WIDTH	100 FEET
MINIMUM LOT DEPTH	100 FEET
MAXIMUM BUILDING HEIGHT	45 FEET

LEGEND	
	COP AREA
	SIDEWALK
	PARKING AREA
	VEHICULAR INGRESS / EGRESS
	DEVIATION LOCATION

PLAN REVISIONS	REV#	DATE	DESCRIPTION



FLORIDA CERTIFICATE OF AUTHORIZATION #8636

SET NUMBER: 897-01-01
 SHEET: 1

B:\Projects\897-01 (J. Pavich) Office Plan\Drawings-E\897-01-01_MCP\Current Plans\897-01-01-08.dwg
 1/4/2021 11:06:43 AM

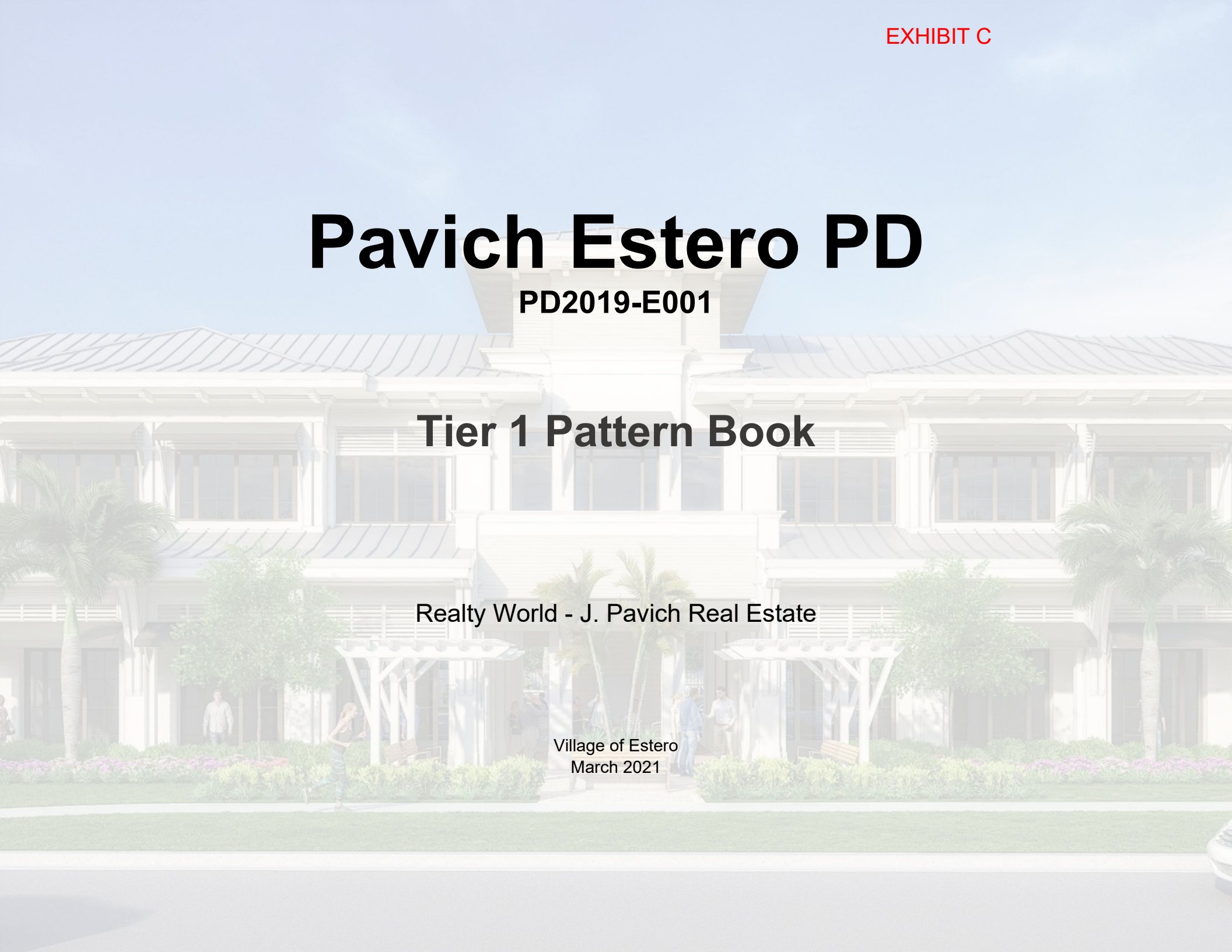
Pavich Estero PD

PD2019-E001

Tier 1 Pattern Book

Realty World - J. Pavich Real Estate

Village of Estero
March 2021

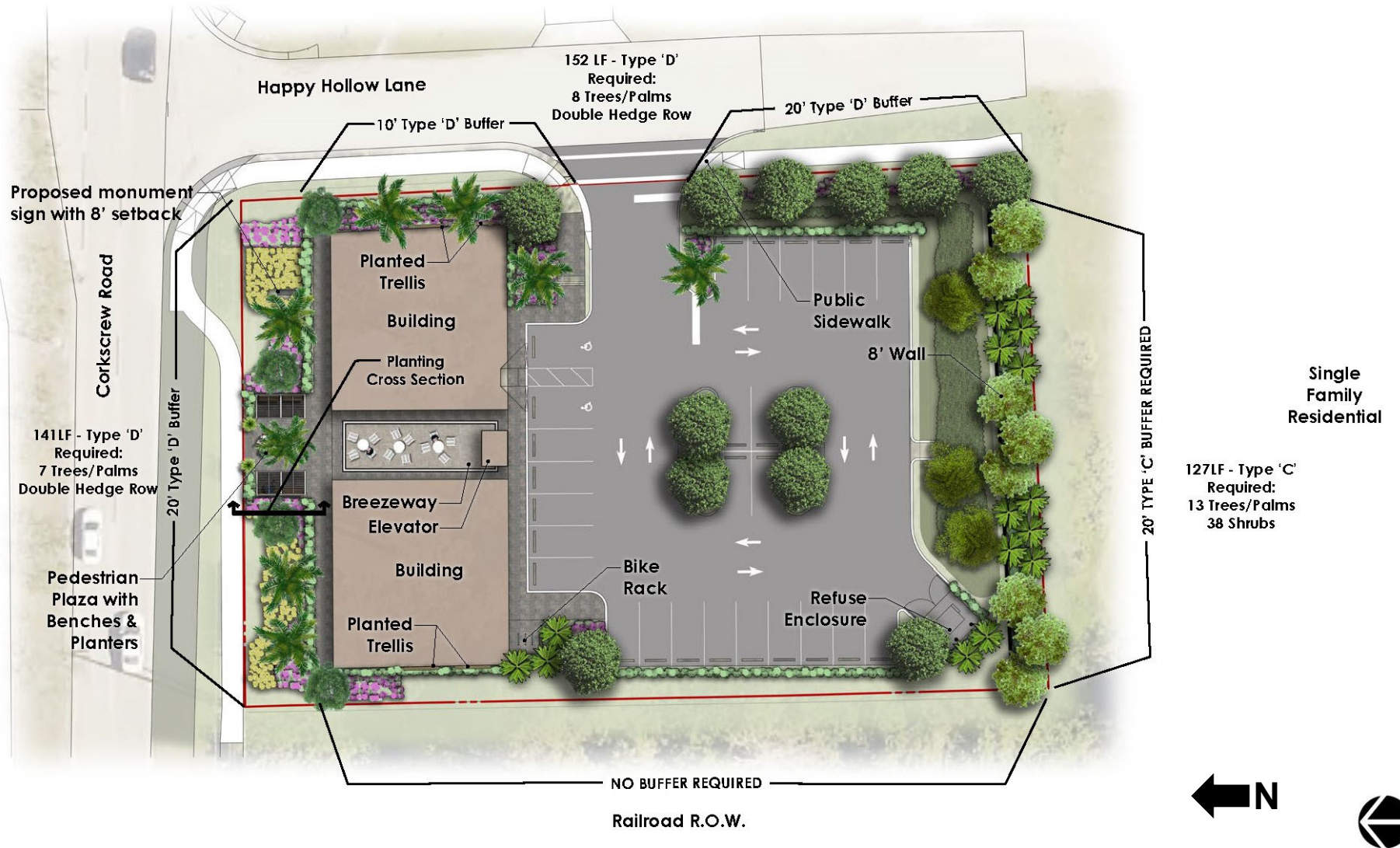


CONTENTS

ILLUSTRATIVE COLORED SITE PLAN: Aerial Overlay	2
CONCEPTUAL ARCHITECTURAL RENDERING: Street View	3
CONCEPTUAL ARCHITECTURAL RENDERING: Birdseye 1	4
CONCEPTUAL ARCHITECTURAL RENDERING: Birdseye 2	5
CONCEPTUAL ARCHITECTURAL RENDERING: Birdseye 3	6
CONCEPTUAL ARCHITECTURAL RENDERING: Rear Facade	6
ELEVATIONS – Front (North) and Rear (South)	8
ELEVATIONS W/COLOR PALETTE – Sides (East and West)	9
CONCEPTUAL MONUMENT SIGN	10
LIGHTING DETAILS W/COLOR PALETTE	11
LANDSCAPE LIGHTING DETAILS	12
CONCEPTUAL LANDSCAPING AND OPEN SPACE PLAN AERIAL WITH DEVIATIONS LOCATED	12
PUBLIC AMENITY	14
CORKSCREW ROAD LANDSCAPE BUFFER: Type ‘D’ Exhibit	15
TYPICAL SOUTH WALL BUFFER VIEW FROM RESIDENTIAL PROPERTY	16
CONNECTIVITY MAP	17
REFUSE ENCLOSURE PERSPECTIVE	18

*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)

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

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

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



NORTH 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.



SOUTH ELEVATION

*8910 Corkscrew Road
Estero, Florida*

6050 W. LAS OLAS BLVD
SUITE 200
FORT LAUDERDALE, FL 33309
TEL: 954.776.1100
WWW.MKARCH.COM

MK ARCHITECTURE & PLANNING

EL-1
FEBRUARY 23, 2021

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.



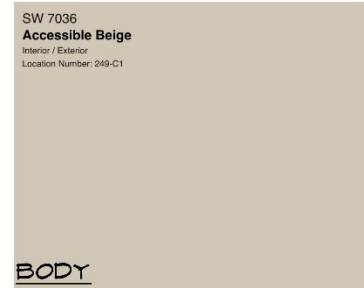
EAST ELEVATION

**WINDOW
 FRAMES**
 #28
 MEDIUM BRONZE



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

BODY

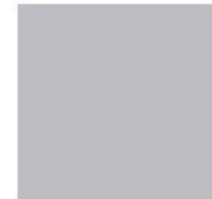


SW 7008
Alabaster
 Interior / Exterior
 Location Number: 255-C2

TRIM



ROOF
 ENGLERT
 PREWEATHERED
 GALVALUME
AWNINGS
 SUNBRELLA
 FABRIC COLOR TO
 MATCH ROOF



8210 Corkscrew Road
 Estero, Florida

PREPARED BY: MKP
 DRAWN BY: MKP
 DATE: 02/23/2021
 WWW.MKP.COM

MKP ARCHITECTURE & PLANNING

EL-2
 FEBRUARY 23, 2021

CONCEPTUAL MONUMENT SIGN



TOP OF SIGN
1'-4" A.F.F.

ENTRY LEVEL SLAB
0'-0" FIN.FLR.
(FLOOD ZONE "X")

*8910 Corkscrew Road
 Estero, Florida*

SOFTWARE: SKETCHUP
 RENDERED WITH V-Ray
 PHONE: (239) 331-1300
 WWW.MAKP.COM

MAK ARCHITECTURE & PLANNING

MS-1
FEBRUARY 22, 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	0-10, 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-U0-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	-32°C
FIELD SERVICEABLE LED	Yes
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	176,70,000 Hours
WARRANTY*	5 Years
WEIGHT	8 lbs.

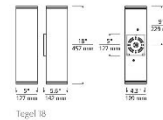
* Visit techlighting.com for specific warranty limitations and details.



TEGEL 18 shown in bronze TEGEL 18 shown in charcoal TEGEL 18 shown in gray

TEGEL 18 WALL SCONCE

TECH LIGHTING

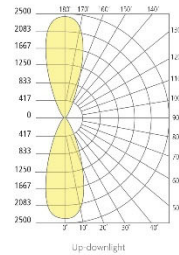


PHOTOMETRICS*

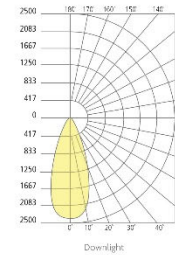
*For latest photometrics, please visit www.techlighting.com/OUTDOOR

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

TEGEL 18 DOWN
 Total Lumen Output: 1212
 Total Power: 15.6
 Luminaire Efficacy: 77.7
 Color Temp: 3000K
 CRI: 80+
 BUG Rating: BI-U0-G0



Up-downlight



Downlight

PROJECT INFO

REVISED TYPE & QUANTITY	JOB NAME & PHOTO	NOISE

ORDERING INFORMATION

7000WTEG	CR/CCT	LENGTH	BEAM SPREAD*	LENS	FINISH	FUNCTION	VOLTAGE	OPTIONS
827	840 CR, 2700K	18 1/8"	N	12° DOWN	C CLEAR	B BLACK	00 DOWN LIGHT ONLY	UNV UNV 277V
828	840 CR, 3000K	18 1/8"	W	36° UP/DN	W	Z BRONZE	UD UP/DN LIGHT ONLY	PC PHOTOCONTROL
840	840 CR, 4000K	18 1/8"	NW	12° UP/DN	N CHARCOAL	N CHARCOAL		SP SURGE PROTECTION
			WW	36° UP/DN	W GRAY	Y GRAY		PCSP PHOTOCONTROL & SURGE PROTECTION
			NW	12° DOWN				

*N=10°/36°/60°/90°/120°/150°/180°/270°/360°/450°/540°/UP/DN LIGHT ONLY (USED)

techlighting.com

techlighting.com

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

*8710 Corkscrew Road
 Estero, Florida*

05/20/14-2 SURVEY
 W/05/20/14-2 SURVEY
 R 03-02/05/2014
 WWW.MPKA.COM

M/K ARCHITECTURE & PLANNING **EL-4**
 FEBRUARY 23, 2023

LANDSCAPE LIGHTING DETAILS

1" INGROUND - SQUARE 1051



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

ORDERING NUMBER

		Color Temp		Finish	
1051	Square	30	3000K	SS	Stainless Steel

1051-30SS

WAC LANDSCAPE LIGHTING

Fixture Type:

Catalog Number:

Project:

Location:

SPECIFICATIONS

Inputs: 9 - 15VAC (Transformer is required)
Power: 1.5W / 3VA
Brightness: 80 lm
Beam Angle: 50°
CBI: 85
Rated Life: 70,000 hours

1" INGROUND - SQUARE 1051

Magnetic Transformers

Stainless Steel, 12-15V output.
IP68 rated, UL 1838 listed
See transformer spec sheet for details and its accessories

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

WAC LANDSCAPE LIGHTING

1" Concrete Pour Adapter

For installation in concrete.
Use with a 4" outdoor rated junction box and a trade size 1" schedule 40 PVC pipe

1000-CON-PVC

TESTED MAGNETIC LOW VOLTAGE (MLV) DIMMERS

Luminaire	Manufacturer	Family	Model	Dimmer		Note
				Power Rating	Range*	
1051	Lutron	Divo	DVLY-600	600W	28% - 100%	Output maxes at 70% dimming level
		SkyLark	SLV-600P	600W	20% - 100%	Output maxes at 70% dimming level
		SkyLark	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

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

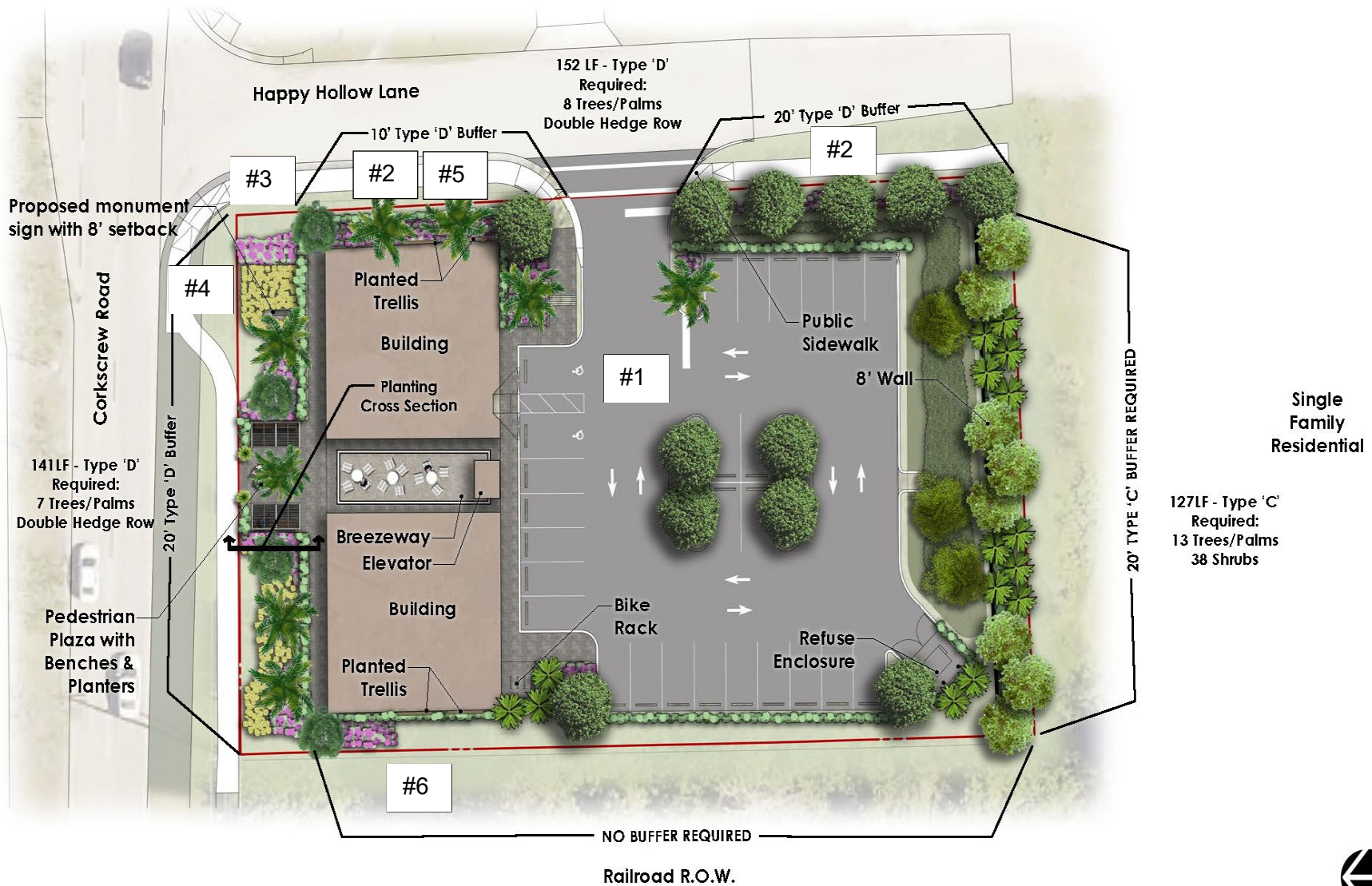
8710 Cortiscrew Road
 Estero, Florida

ESTERO, FLORIDA 33422
 PHONE: (888) 762-2222
 WWW.MKAP.COM

MK ARCHITECTURE & PLANNING

EL-3
 FIGURE 23-2021

CONCEPTUAL LANDSCAPING AND OPEN SPACE PLAN AERIAL WITH DEVIATIONS LOCATED



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

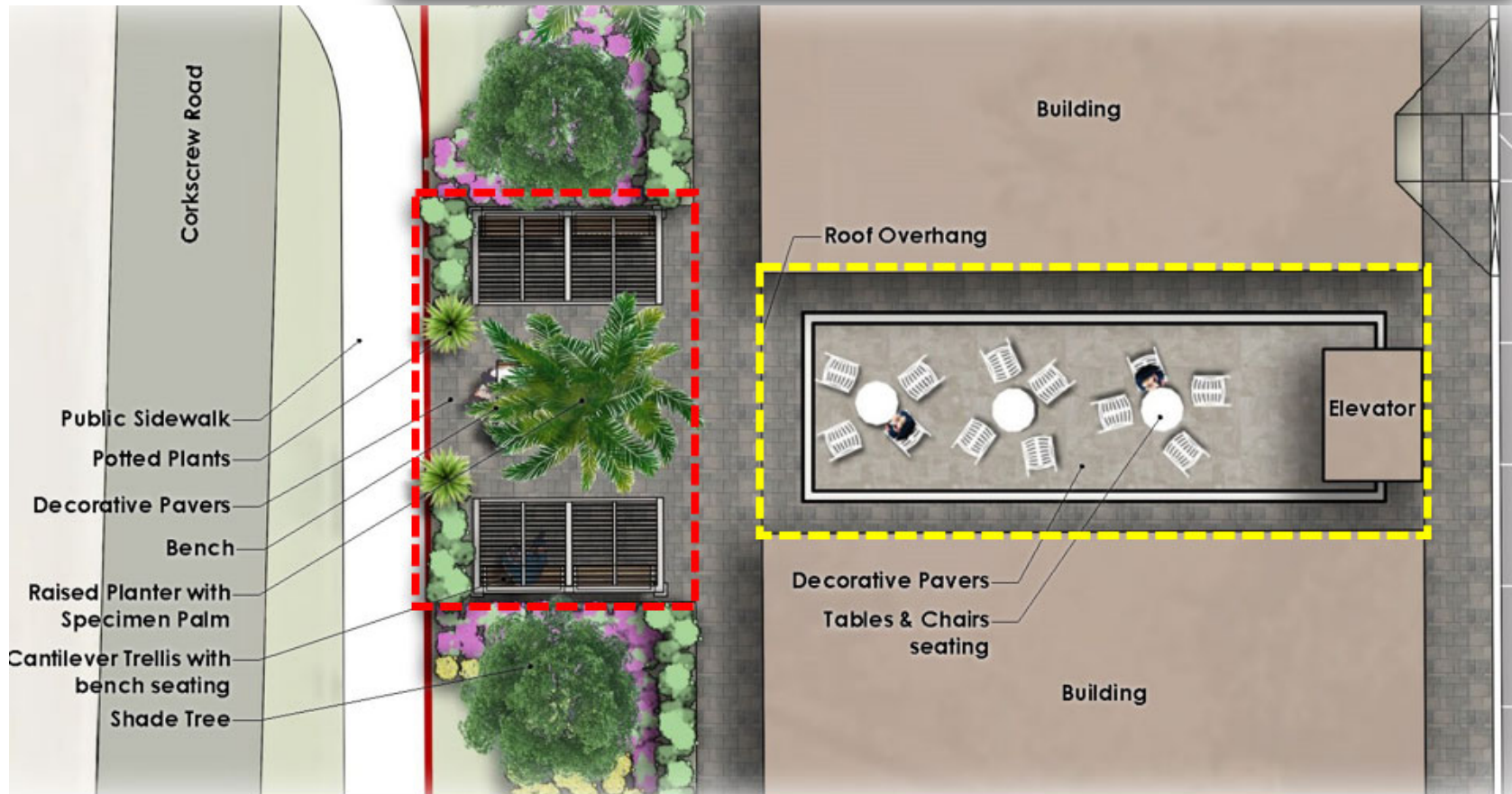
PUBLIC AMENITY

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

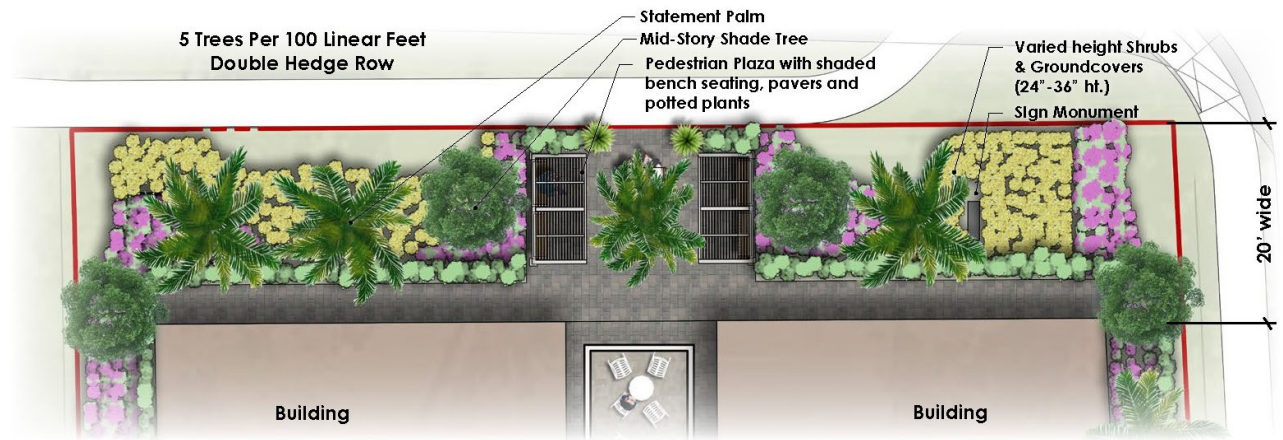
Requires a Type D Buffer : A Type "D" Buffer is 20' wide and requires 5 Trees per 100 LF and a double hedge row

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.



TYPICAL SOUTH WALL BUFFER VIEW FROM RESIDENTIAL PROPERTY

LDC Section 33-351. Landscaping Buffers

Proposed Use: Commercial Existing Use to Single Family Residential

Requires a Type C Buffer : A Type "C" Buffer is 20' wide and requires a 8' ht. solid wall, 10 Trees per 100 LF and 30 shrubs per 100 Linear Foot of Buffer length

Notes:

1 All landscape buffer designs should complement adjacent project buffers to help aid in establishing a continuous landscape theme within the Estero Planning Community. The use of plant material indigenous to, and consistent with, existing vegetation within the Estero Planning Community is recommended.

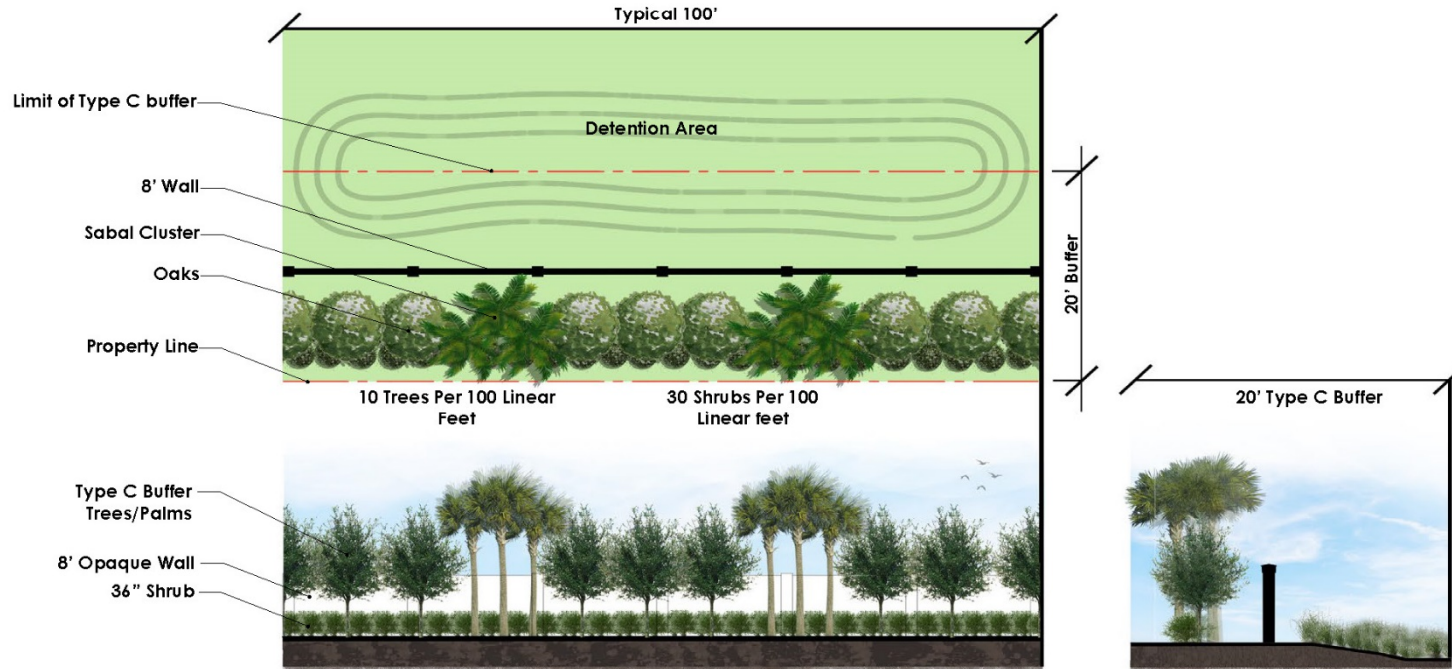
2 A solid wall, berm, or wall and berm combination, must be not less than eight feet in height. All trees and shrubs required in the buffer must be placed on the residential side of the wall. The height of the wall must be measured from the average elevation of the street or streets abutting the property, as measured along the centerline of the streets, at the points of intersection of the streets with the side lot lines (as extended) and the midpoint of the lot frontage. Walls must be constructed to ensure that historic flow patterns are accommodated and all stormwater from the site is directed to on-site detention/retention areas in accordance with the SFWMD requirements.

-Per LDC Section 33-353. Landscape Design.

All required trees must be a minimum 4.5 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.

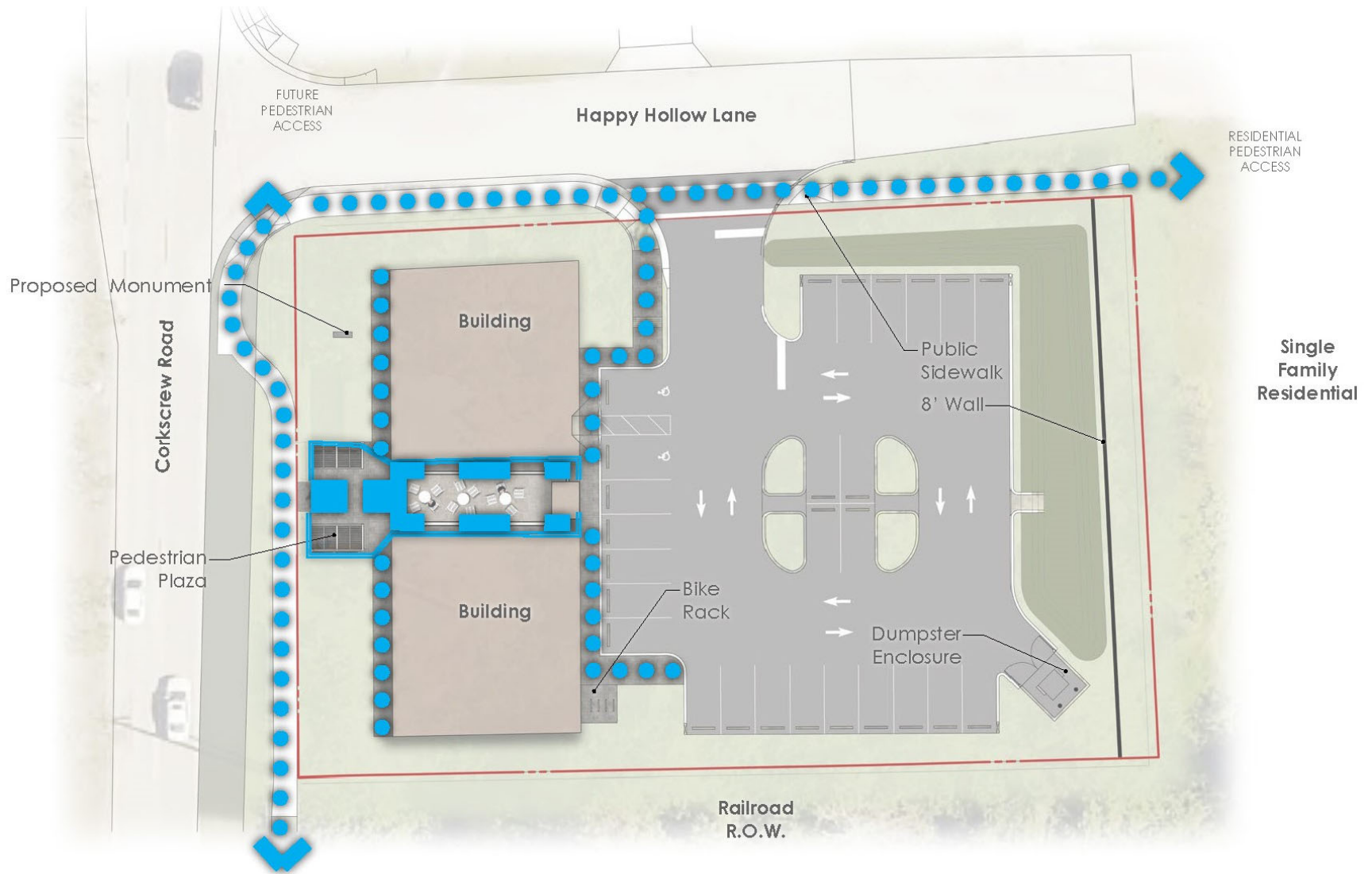
-Per LDC Section 10-420. Plant material Standards.

Shrubs and hedges. Shrubs must be a minimum of 24 inches in height, at time of planting. All shrubs must be a minimum 3 gallon container size and be spaced 18 to 36 inches on center. They must be at least 36 inches in height within 12 months of time of planting and maintained in perpetuity at a height of no less than 36 inches.



December 1, 2020 10:37 AM (V:\Projects\087501\087501-003\Drawings\Submittal\087501-003\087501-003\Revised\Landscaping\Exhibit (11).DWG) (11/17/20) (11/17/20)

CONNECTIVITY MAP



REFUSE ENCLOSURE PERSPECTIVE



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



PAVICH EPD – Rezoning to Estero Planned Development
Zoning Staff Report
For Village Council
February 17, 2021

PROJECT NAME: Pavich EPD
CASE TYPE: PLANNED DEVELOPMENT REZONING
CASE NUMBER: DCI2019-E002
FIRST READING: FEBRUARY 17, 2021

SUMMARY OF REQUEST

The applicant is requesting to rezone a .73-acre site at 8910 Corkscrew Road and 21256 Happy Hollow Lane from Agriculture (AG-2) to Estero Planned Development (EPD) to allow for an 8,000 square foot commercial structure on the site, in addition to 950 square feet of breezeway café seating area. A proposed schedule of uses has been submitted which indicates a broad array of potential uses including retail, office, and service oriented businesses. The property is located at the southwest intersection of Corkscrew Road and Happy Hollow Lane, east of the CSX/Gulf Seminole Railroad corridor.

The request also seeks approval of six deviations as discussed later in this report.

PLANNING AND ZONING BOARD AND STAFF RECOMMENDATION

The Planning and Zoning Board held a public hearing on September 15, 2020 at which time they continued the hearing to December 15, 2020. The applicant revised the proposal based upon PZB comments and a recommendation of approval with conditions was issued on December 15, 2020.

Staff also recommends approval with the conditions included in the Ordinance.

Council will need to make specific findings in the Ordinance to be adopted, based on the Council decision.

GENERAL INFORMATION

APPLICANT

Joseph Pavich, Jr. and Jennifer Sassi

AUTHORIZED AGENT

Fred Drovdic, AICP, Waldrop Engineering, Inc.

ADDITIONAL AGENTS

Steven Hartsell, Pavese Law Firm
Tyler King, W. Dexter Bender & Associates, Inc.
Reid Fellows, TR Transportation Consultants
Jack Morris, Waldrop Engineering
Matthew Kragh, AIA, MHK Architecture & Planning

LOCATION

The subject property is at 8910 Corkscrew Road and 21256 Happy Hollow Lane, at the southwest intersection of Corkscrew Road and Happy Hollow Lane. An access drive currently exists on Happy Hollow Lane. The STRAP numbers are 33-46-25-E2-U1960.2366 and 33-46-25-E2-U1960.2363.

PROJECT HISTORY

A vacant home exists on the northern lot, adjacent to Corkscrew Road. The southern lot is heavily treed but otherwise vacant.

SURROUNDING ZONING

North Corkscrew Road then vacant land zoned Mixed Planned Development (MPD)

East Happy Hollow Lane then Greenhouse zoned Agricultural (AG-2)

South Residential uses zoned Agricultural (AG-2)

West CSX/Gulf Seminole Railroad Corridor and Corkscrew Village Shopping Center zoned Commercial Planned Development (CPD)

COMPREHENSIVE PLAN LAND USE CATEGORY

Village Center, as shown right.

PUBLIC INFORMATION MEETING/PATTERN BOOK

A Public Information Meeting for this application was held on May 21, 2019 with the Planning and Zoning Board, and a required Pattern Book review on June 26, 2019 with the Design Review Board. At each meeting the applicant's representatives provided an overview of the proposed project including the conceptual site plan and architectural elevations for the proposed development. The applicant submitted a summary of these meetings on July 25, 2020 which included issues raised by the Planning and Zoning Board and Design Review Board. The summary did not include the applicant's response to any of the issues.

The Planning and Zoning Board raised questions concerning general access and circulation, including installation of turn lanes. Comments included support for a café or restaurant and for the project generally.



Figure 1 - Village Center Future Land Use

The Design Review Board meeting was held to discuss the Pattern Book, required as a part of the Estero Planned Development rezoning. The DRB had questions about access and turn lanes as well as parking requirements, and had comments regarding continuation of building details to the east and west elevations. Other design comments included that color enhancement should be considered to avoid the appearance of a 'medical building', as well as support for the 'transition away from Mediterranean' style.

Changes have occurred to the building which may require additional review and comment of the Pattern Book by the Design Review Board at the time of development order.

The minutes provided for these meetings are included in Attachment C.

REZONE REQUEST

Rezone from AG-2 to Estero Planned Development (EPD) Zoning:

The rezone seeks to establish a Tiered Development Plan, a Schedule of Uses, and Property Development Regulations for the site including six deviations.

TIERED DEVELOPMENT PLAN (Master Concept Plan)

The applicant has provided a Tiered Development Plan as required by Section 33-503 of the LDC, entitled "Tiered Development Plan" stamped "Received January 4, 2021" that depicts the following:

- An 8,950-square foot two-story commercial building consisting of 8,000 square feet of interior space;
- 950-square feet of covered "breezeway" area for outdoor seating related to the café;
- 500-square feet of public amenity area located adjacent to Corkscrew Road;
- 45-foot maximum building height;
- Access from Happy Hollow Lane;
- Dry detention area for stormwater management located at south property boundary;
- Trash enclosure in the southwest corner of the parking area;
- ADA accessible sidewalks on Corkscrew Road (existing) and Happy Hollow Lane (proposed);
- Setbacks include 25-feet from Corkscrew Road, 10-foot side setbacks subject to deviations, and a 25-foot rear setback (5-feet for accessory structures);
- A 7-foot tall monument sign on Corkscrew Road

DEVIATIONS

Six deviations are proposed:

1. Relief from Table 34-2020(b), minimum parking space to allow for a 5% parking reduction to allow 26 spaces rather than 28 spaces. The application justifies the request as there is a sidewalk that is part of the Bikeways/Pedestrian system, and the site connects the sidewalk to a bike rack;
2. Section 33-351 that requires a 20-foot Type D Buffer to a 10 to 16-foot Type D Buffer on Happy Hollow Lane. The justification provided is that the property line is at an angle while the site design is parallel to Corkscrew Road necessitating the deviation.
3. Deviation from Section 33-385(a)(3) to allow a monument sign on Corkscrew Road rather than Happy Hollow Lane, rather than the required sign location on the access street.

Justification for this deviation is that the sign would ‘serve a purpose for wayfinding for traffic on Corkscrew Road.’

4. Section 33-385(a)(3) which requires 15-foot setback for the monument sign on Corkscrew Road to allow a 10-foot setback. Justification includes the small lot size, the lot being a corner lot subject to sight triangle standards, and the lack of access to the site from Corkscrew Road.
5. Section 34-2192(a) that requires a 20 foot building setback along Happy Hollow Lane to allow a 10-foot setback due to the local street status of Happy Hollow Lane, and the tradeoff of having a ‘breezeway’ to ‘add activity and interaction to the site’. Additional reasons include the Corkscrew Road Overlay and recommendation for a visual edge.
6. Relief from Section 34-935(b)(1) which requires all structures be set back 15 feet from the development perimeter of property zoned Planned Development, to allow a 10-foot side setback on the western boundary. Justification is the Corkscrew Road Overlay intent to reduce the setback, and that the west side “abuts the open space of the railroad right-of-way.”

STAFF REVIEW

Site Planning

The small site (.73 acres) is a corner lot subject to two street rights-of-way, an arterial and a local private street. The applicant’s proposed development of commercial uses on the site necessitates reductions in both setbacks and buffers in order to construct 8,000 square feet of interior mixed use (office and retail or restaurant) and a 950 square foot breezeway, as well as the required parking and stormwater management to support the uses. The building size has been reduced from what was previously requested.

Architecture

The rendering below shows the building façade including enhanced brackets, grillwork, shed roof, and awnings proposed. This rendering also includes the trellis area with seating in the proposed amenity area.

The proposed colors are Englert Dove Gray for the roof, Kawneer Dove Gray for the window frames, Agreeable Gray for the walls, and Nebulous White for the wall trim. These colors do not meet the code requirement for earth tones, and the predominantly gray color does not provide for sufficient contrast to the façade elements.

A variety of elevations and renderings are provided in the Pattern Book; however, the colors appear to vary dramatically, dependent upon the graphic. The building appears white in the rendering below, while the building appears dark gray in the elevations. This inconsistency should be corrected prior to second reading so that it is clear what is being proposed.

The architecture was modified between hearings at the Planning and Zoning Board to more closely align with Old Florida architecture. Some of the Florida style components are highlighted in the figure below, and include a hipped metal roof, a shed roof on the façade between the two floor, large windows with awnings, large brackets on the eaves, and metal grillwork along the windows. This figure also shows the proposed amenity area with shade structure along Corkscrew Road.



Figure 5 - Proposed façade

Landscaping

Development of the site complies with the landscape requirements of applicable buffers areas along Corkscrew Road and Happy Hollow Lane. These areas include 5 trees per 100 linear feet and a double hedge row. Statement palms as well as mid-story shade trees are included along with shrubs and groundcover to minimize and soften the façade. The trees provide shade to the pedestrian plaza seating area, along with a shade structure, inviting passersby and visitors to the site to sit and socialize and minimizing the heat island effect.



The Happy Hollow Lane Type “D” Buffer width is subject to a deviation to minimize the 20-foot width along the northern end of the site, due to the building setback of 10-feet and tapering to 16-feet at the south. The Type “C” buffer at the south property line, adjacent to a single-family home, is a 20-foot buffer with 13 trees and 38 shrubs as required. The proposed landscaping brings color and depth along the corner streets and softens the facade.

Public Amenity Area

There are two proposed outdoor seating areas, one of which is a 950-square foot breezeway that will provide seating for the proposed café. The other is a public amenity area in compliance with the Village Center Future Land Use category which requires demonstration of public benefit, and this is proposed to be satisfied by the Pavich EPD providing a 500-square foot amenity area along Corkscrew Road with Staff met with the applicant to discuss the proposed architectural changes, as well as the details on the proposed public amenity area on Corkscrew Road. The area has been increased in size to 500 square feet and includes a trellis shade structure and benches. The applicant has also said that this area will extend into the breezeway area, thus tying the amenity area to the activities within the building.

The Village Center Future Land Use includes a specific goal to create socially vital centers, and the provision of the public amenity area for this project will create a gathering area at the front of the building that will be visible to the Corkscrew Road area. This will allow customers to sit and congregate in a shaded area and, given the small project size, this is a reasonable attempt to provide a public benefit and social vitality on the site. The code does state that the public benefits would be calibrated to the needs of each tier and the particular proposed development plan. This project is a Tier 1 development, the smallest and least intense of the tiers. The proposed public amenity area could create social vitality along Corkscrew Road in staff's opinion.

Deviations

The proposed deviations have been minimized and reduced from the number of deviations originally submitted. The applicant has reduced the size of the building and shifted the location of the building to comply with the buffers and setbacks to the extent possible given the size of the development site. Deviations proposed are related to parking reduction, Happy Hollow Lane buffer and side setbacks, as well as the location and setback of the monument sign. These deviations are acceptable to allow for a better site layout and design.

STAFF ANALYSIS

The staff analysis section of this report addresses environmental issues, transportation impacts, stormwater management, utilities (water and sewer), pattern book, Estero PD requirements, and Comprehensive Plan considerations.

Staff has provided a summary of the project's advantages and disadvantages below. Following this section is more information on each of the issues.

Summary of Advantages and Disadvantages

Advantages:

- Development of the site will result in removal of a vacant older residential structure;
- The development could provide activity in a currently vacant area.

Disadvantages:

- Project could add 1,385 vehicle trips per day to area roads (worst case scenario);
- It is unknown if a right turn lane will be warranted now or in the future.

Pattern Book

The applicant submitted a Pattern Book dated December, 2020 and stamped "Received December 1, 2020", as required by Chapter 33 of the Land Development Code. The Pattern Book includes the proposed building elevations of all four façades depicting architectural style and building height, proposed colors and materials, a monument sign, lighting and design details, connectivity and 'courtyard' area, and landscape images. No images or standards were included

for walls or fences, which are proposed to be allowed in the development. A wall is required on the south property line as a component of a Type “C” Buffer to provide protections to the single family home currently existing to the south of the subject site.

Staff review finds that the elevations in the Pattern Book generally comply with the architectural design standards in Section 33-517 of the Land Development Code which requires *‘the developer choose either a Mediterranean or Old Florida design for buildings in the Village, each such design standard allows for a broad palette of historical choices’*. The proposed architectural style is Old Florida as noted by the hipped metal roof, enhanced brackets, large windows with awnings, and metal work. However, the predominantly gray building does not meet the requirements of Section 33-334 which states that *‘the colors for commercial structures must be neutral, warm earth tones or subdued pastels’*. Staff recommends a condition that the colors be amended to include colors other than gray or a mixing of colors.

Environmental Issues

The applicant submitted a Protected Species Assessment that included a vegetation analysis which identified the southern portion of the site as mixed hardwoods consisting of Brazilian pepper and dense vegetation such as slash pine, melaleuca, cabbage palm, laurel oak, live oak, lead tree, wedelia and air potato. A Heritage Tree Survey stated that “No heritage trees were observed on site.”

The site was reviewed and no Protected Species were found during the survey.

Staff review was conducted by EcoPlanz, Inc. for the Village, and determined that:

- Indigenous Preserves are not applicable to small projects;
- Heritage Tree Protection and/or replacement are not applicable to small projects;
- The Protected Species Survey meets the LDC requirements.

Flood Issues

There are no floodways designated on the site and the site is not within a Special Flood Hazard Area. The area is in Zone X which is a flood insurance rate zone that corresponds to the areas of 0.2 percent annual chance of flooding.

Stormwater Management

A Stormwater Management Narrative was not submitted but the Applicant has stated that ‘The existing drainage pattern is an uncontrolled surface flow, topographic survey indicates that there is only a generalized westward flow.’ The applicant also states that the open detention will be provided at the southern end of the site and any additional required storage will be in a storm chamber vault system under the western parking area. This storage would then be discharged via a control structure into an acceptable offsite discharge area at an appropriate rate. Pre-development off-site flows will be routed around improved infrastructure and not included in the requirements of the proposed development.

Further review of this issue will occur at development order which could result in plan revisions.

Transportation Issues

The Applicant has provided a Revised Traffic Impact Statement (TIS) prepared by TR Transportation Consultants, Inc. dated February 12, 2020. The TIS is based on a 10,000 square foot commercial building (no revision has been received regarding the reduction in size which will impact the traffic generated by the proposal) that has been analyzed by using the most traffic intensive uses proposed (worst case scenario); Retail and Fast Casual Restaurant. Assumptions

within the TIS include the use of “pass-by” traffic in order to determine the number of new trips the development will generate. Pass-by is determined by the average rate of 34% as surveyed for the use by the Institute of Transportation Engineers (ITE) Trip Generation Handbook, 3rd Edition. The analysis uses a more conservative pass-by rate of 30%.

It was determined that 1,709 daily trips would be generated by the project and a 30% pass-by rate would reduce the new daily trips by 324 trips, or a resultant 1,385 daily trips. Daily traffic volume (AADT) on Corkscrew Road in 2017 was 17,000 average annual daily trips. This project constitutes an 8% increase in AADT on Corkscrew Road.

An analysis of the potential impacts of these trips to the surrounding roadway network was performed to determine if sufficient capacity was available. An existing Level of Service (LOS) C was found for Corkscrew Road east and west of the project driveway.

The TIS concludes that Corkscrew Road would continue to operate at a LOS C with the addition of the traffic resulting from the developed site. Village staff has reviewed this documentation and concurs that the proposal will not cause the level of service to be exceeded. The applicant will provide a more detailed traffic analysis as part of the development order.

Two items of note regarding transportation issues:

1. The TIS did not include a turn lane analysis regarding provision of a right turn lane from Corkscrew Road to Happy Hollow Lane which is proposed to provide access to the site. Lee County has commented that a right turn lane on Happy Hollow Lane may be required to mitigate traffic impacts to the operation of Corkscrew Road as a result of the development. The applicant responded that ‘Site related turn lane analysis is not required for rezoning. However, the warrant for a right turn lane into the site is 60 vehicles with the 8k retail and 2k fast casual restaurant (café). There are 55 turns into the site so no turn lane at the site access would be required if the uses stay the same at DO. There is enough projected eastbound right turns along Corkscrew Road with the added traffic, however, it is an offsite improvement.’ In the above figure, from Corkscrew Road traveling east, the turn onto Happy Hollow Lane is difficult to see and the approach after the railroad comes quickly at 45 miles per hour. Staff is concerned as the railroad improvements and speed on Corkscrew Road make this right turn, and necessity for a right turn lane, a potential safety issue. Again, the reduction in the building size will impact the necessity for this turn lane.
2. The intersection of Corkscrew Road and Happy Hollow Lane is limited by the median which does not allow for left turns onto Happy Hollow Lane when traveling westbound on Corkscrew Road, nor does it allow for a left turn out of Happy Hollow Lane onto Corkscrew Road. The result is that access to Happy Hollow Lane (and the site) is limited to a right-in, right-out only – making the safety issue and right turn lane more critical. Exiting Happy Hollow Lane to travel westbound on Corkscrew Road will necessitate a U-turn at the signal for Via Coconut Point/Sandy Lane. If attempting to access Happy Hollow Lane (and the site) when traveling westbound on Corkscrew Road, a U-turn will be necessary at the Publix shopping center to Corkscrew Road eastbound to the right-in at Happy Hollow Lane. All traffic to the development will result in a right-in/right-out only to and from Happy Hollow Lane.

Utilities

The property is located in the Lee County Utilities franchise service areas for both potable water and wastewater services.

A letter from Lee County Utilities states that *'the property is located within Lee County Utilities Future Service Area'* and that potable water and sanitary sewer lines are in operation adjacent to the site. System enhancements may be required.

The applicant will need an updated service availability letter from Lee County Utilities indicating sufficient capacity for the project in conjunction with any development order site plan approval.

Capacity was said to be sufficient for the 2,546 gallons of flow demand per day that would be required to serve the development. Potable water service would be through the Pinewood Water Treatment Plant.

Sanitary sewer service would be provided by the Three Oaks Wastewater Treatment Plan and the Applicant will be required to perform hydraulic computations to determine the impact the project will have on the existing system.

Fire

Estero Fire Rescue has reviewed the request and had several comments:

- That at least 1 fire hydrant will need to be added if this is to become a commercial property/building - this issue will be further reviewed at development order;
- An auto-turn analysis is required if the building will not be constructed with fire sprinklers;
- Radio enhancement – an assessment must be completed regarding ingoing and outgoing signal strength and quality that may result in required radio enhancement;

The applicant responded that access is possible to the back of the building via direct pull-in then back out onto Happy Hollow Lane in a hammerhead-like fashion, and confirmed that the building will be constructed with fire sprinklers.

Height

Section 33-229 of the Land Development Code limits the height of buildings outside of the Highway Interchange Areas to a maximum of three stories or 45 feet, whichever is less. This section of the code also provides that *"Elements that enhance visibility, create focal points or amenities, such as turrets, sculpture, clock tower and corner accentuating rooflines, may exceed the maximum height limitations with an approved variance or deviation."* The submitted Pattern Book demonstrates that the proposed development of the building at its highest point is 40 feet to the top of the central roof element, however the proposed dimensional standards would allow of a maximum height of 45 feet.

Schedule of Uses

The applicant has not identified building tenants, but has included a list of proposed uses for the site. The proposed uses are appropriate in the Village Center, however it must be noted that the uses must include a mix of uses, such as office and retail, so that the project is not a single use (such as office) as recommended in the Village Center.

Estero Planned Development Criteria

Section 33-502 – General Criteria - The Land Development Code contains general criteria which set out the defining principles used to create the standards for the Estero PD district and provide the rationale to be followed with respect to any rezonings or other applications for development in such district.

- a. Goals – The specific goals set forth in the Comprehensive Plan for the Village Center Area include creating socially vital centers, supportive of business both big and small, neighborhoods and streets that are safe and attractive for walking and bicycling, preservation of community history, and the protection of the environment, particularly along the Estero River.

Staff Comment: The proposed commercial development offers a public amenity area that could create some social interaction and vitality on Corkscrew Road. This amenity area is approximately 500-square feet and is consists of benches and a shade structure. This area leads to the breezeway which is proposed for outdoor seating for a café use within the project. There is an existing sidewalk along Corkscrew Road, and a sidewalk is proposed along Happy Hollow Lane that could result in pedestrian traffic to the project. The potential for trail development along the railroad corridor could create additional pedestrian and bicycle traffic in the area.

- b. Reasonable Standards – The provisions of the Land Development Code implementing the Estero PD district are designed as reasonable standards and guidelines to foster consistent and high quality built results and public spaces by using the physical form (rather than separation of uses) as the organizing principle for achieving the goals and objectives set forth in the comprehensive plan related to the Village Center Area. Such standards designate the requirements for the required pattern books; the locations where different building forms standards apply; the relationship of buildings to the public space; and public standards for such elements in the public space as sidewalks, bicycle lanes, automobile travel lanes, on-street parking, street trees, street furniture and other aspects of the urban built environment that may be applicable to foster interconnection, social vitality, and walkability in the Village Center Area. Such standards also permit other reasonable means that accomplish the goals and objectives of the comprehensive plan in a different or complementary manner by the Village’s ability to grant deviations or variances from the standards set forth herein in circumstances where the strict application of the standards will not best achieve the goals underlying such requirements.

Staff Comment: The applicant has used physical form and the relationship of the building with the landscaping and public space to meet the Village Center goals.

- c. Accessibility – The criteria implementing the Estero PD district of the Village Center Area are designed to make the public space accessible, both socially and physically, connected, and walkable.

Such guidelines (a) are based on the primacy of the human scale over the automobile, (b) are designed to balance private property interests and property rights with public goals, and (c) employ simple, understandable, and physically determined methods to achieve these goals.

Staff Comment: The proposed public amenity area and the breezeway area will promote or activate street activity that could create a more social and vibrant atmosphere along

this area of Corkscrew Road. The application also indicates that a Consumption on Premise (COP) permit is requested for the courtyard area.

- d. Streets – In these criteria, the street becomes the key part of the public space. All streets must in some way become a part of a connected, continuous street network which are designed to encourage the mixing of uses in the Village Center Area. A variety of different types of streets, which connect neighborhoods and destinations, will serve the public interest by minimizing the traffic load and the need for increased capacity on any one street. Except as specifically set forth in this Division 5, streets shall not end in dead ends, cul-de-sacs, hammerheads, or other forms which do not connect with other streets.

Staff Comment: These criteria appear to be applicable to larger developments that would be creating new streets, however the concept of connection to other Village Center areas, mixing of uses, and public spaces is intrinsic to the criteria. The proposed Pavich Estero PD connects to any future development by the existing sidewalk on Corkscrew Road and proposed sidewalk on Happy Hollow Lane, the latter of which is a dead-ends in a residential area.

- e. Street Design – Distances between intersections of streets should favor the goals and objectives of enhancing walkability of streets and connectivity. The design of streets shall favor their proper use by pedestrians; where the guiding principle is to calm traffic and to specifically slow traffic at intersections to allow pedestrians to cross streets quickly and safely. Landscaped medians and two-way streets help to achieve those goals and objectives by reducing the apparent width of streets and providing safer crossings. On-street parking, where appropriate and feasible, protects pedestrians from the actual and perceived danger of moving traffic.

Staff Comment: Not applicable due to the size of the development.

- f. Lots and Blocks – The proper application of the principles regarding connectivity of streets will then create a network of local streets which will result in varieties of blocks of land and differing sized lots within such blocks. Rather than specify a particular grid of lots and blocks, which may differ within the Tiers, variations in size and dimensions of lots and blocks are permitted so long as the overall objectives for connectivity and walkability are achieved on a performance-based standard. However, lots or blocks may be ultimately designed, the side may form a part of the public space and will be defined by the types and varieties of streets that surround them. By way of example, alleys can absorb parking and service roads, and allow the outer faces of blocks to become more intensely pedestrian in nature. Within the blocks that are created by the streets, a variety of widths and depths of individual lots will determine the range of building types and densities that will eventually establish the intended urban fabric of the Village Center Area.

Staff Comment: Not applicable due to the size of the development.

- g. The Visual Edge – The sidewalks, setbacks, building facades and other characteristics of the visual edge of a publicly accessible street area also important features under the standards for the Estero PD district. The height of the buildings, setbacks, and projections define the enclosure of the street. The maximum width and height of the building define a buildings mass, while the architectural features of the building, especially the interrelationship of the design and the public space, will ultimately determine the social vitality of the street. So too are the characteristics of built form and landscape design which are deemed to be mutually dependent.

Staff Comment: This development will certainly create an edge along Corkscrew Road and Happy Hollow Lane as the building proposes a 121-foot façade along Corkscrew Road. There is a requested deviation to reduce the side setbacks to 10 feet. The building mass and 40-foot height will create a presence for the building, however the appearance is softened by the proposed landscaping and window awnings. A ±7-foot tall monument sign is proposed to be located within 10 feet of the Corkscrew Road right-of-way to provide way-finding for the project.

The color of the structure does contribute to a monochromatic and somewhat bland appearance of the architecture, with a predominantly gray building with gray trim, which does not comply with the Land Development Code.

- h. Architecture – Architectural variety of buildings and unique approaches to design and structure are to be valued under the standards for the Estero PD district, however equally important is the fact that adjacent buildings and public spaces that share some of the characteristics of its neighbors will generate a sense of cohesive framework in the Village Center Area.

Staff Comment: The proposed Old Florida architecture complies with the LDC, however the color does not comply. The color and style may be considered a unique approach to the architectural variety and design of the area but it does vary from the nearby Mediterranean projects in the Village Center, such as Genova.

- i. Quality of Buildings – Buildings are like permanent fixtures in the landscape of the Village. They should be constructed with sufficient material and of such high technical quality to allow for their continuing renovation and adaptive reuse well beyond the expiration of their initial planned use of cost recovery. Building design and construction are encouraged to be cognizant of SW Florida’s unique climate and ecologically sensitive in their use of materials, particularly recyclables, and with respect to their energy demands.

Staff Comment: The application did not discuss the materials to be utilized in the construction of the building but the structure itself appears to be able to be reused, or renovated to be used, by a variety of types of uses.

Comprehensive Plan Considerations

The project is located in the Village Center, an area that the Comprehensive Plan describes as the heart of the Village of Estero. This area has specific goals to create socially vital centers which could support relatively intense commercial and residential development. The walkable, mixed use areas have anticipated uses that include housing, employment, hospital, shopping, office, hotel, recreation, park and civic uses. It is important to recognize that development in the Village Center requires some degree of public benefit which “...***shall be calibrated to the needs of each Tier and the particular proposed development plan, and must meet or exceed the goals and objectives of the comprehensive plan; meet or exceed the general land development code criteria for the Village Center; and create significant public benefit appropriate to the tier and the particular development plan.***”

Comprehensive Plan Policies

Policies from the Comprehensive Plan that are relevant to this project are cited below.

FLU-1.1.1 Support the unique character and quality of life within the Estero community by managing growth and development and by maintaining and executing comprehensive plan policies, Land Development Code (LDC) regulations, and other planning tools that:

- A. Implement and maintain high quality development standards for architecture, landscape architecture, hardscaping, site planning, landscaping and buffering, signage, lighting designs and visual appearance of developments, transportation facilities, pedestrian circulation and community amenities including public spaces and parks within mixed use and non-residential developments;
- B. Promote the use of low impact design, sustainable energy, water, and other environmental features;
- C. Encourage higher density, compact mixed-use development in designated locations as a means of increasing internal capture and reducing overall vehicle miles travelled;
- D. Promote targeted industries in appropriate areas of Estero, e.g.: healthcare, arts and culture, technology, and Class A office facilities;
- E. Encourage the redevelopment of underutilized commercial and residential lands for older properties seeking to comply with current comprehensive plan policies and LDC standards; and
- F. Facilitate public participation in the land development approval process by having the owner or agent applying for Planned Developments, Rezoning, Variances, Special Exceptions, Plan Amendments, and other amendments and Development Orders, within the Village, participate in a public information meeting pursuant to adopted Village regulations and policies.

Staff Comment: The redevelopment of this site proposes commercial uses that are appropriate for the Village Center, however the small size of the property and the limited development on the site is not keeping with the intent of the comprehensive plan to create higher density, mixed-use developments within the Village Center area. The proposed small commercial project does propose a mix of commercial uses which differs from standard commercial development.

FLU 1.2.10 Village Center The Village Center area is characterized by primarily undeveloped or underdeveloped land lying near US 41 in the heart of the Village of Estero. The Village Center is intended to improve the quality of life for Estero's residents and visitors by providing a variety of neighborhood and housing types and more diverse economic activity in the heart of Estero. The specific goals of the Village Center include creating: socially vital centers supportive of business both big and small, a central location for a hospital with full range of medical services, neighborhoods and streets that are safe and attractive for walking and bicycling, the preservation of community history, and the protection of the environment, particularly along the Estero River. Urban services are in place or readily expandable to support relatively intense commercial and residential development in the Village Center. The Village Center area has some of the larger undeveloped parcels of land left in the Village in close proximity to Village Neighborhoods, Transitional Mixed-Use area, major attractions of the County and state parks and Estero River, and major corridors of the CSX Railway, US 41 and Corkscrew Road.

- A. *Uses:* Uses in the Village Center include housing, employment, hospital, shopping, office, hotel, recreation, park and civic uses, Public schools, assisted living, public and quasi-public uses are allowed in the village Center future land use category.

Staff Comment: The proposed non-residential uses in the Pavich EPD include retail, services, office/medical office, and café. There is a proposed mix of commercial uses,

such as retail and office, however mixed use of residential and non-residential (including institutional or cultural) is not proposed and could be considered a critical component in the Village Center land use category.



Figure 6 Corkscrew Road Character

B. *Development type: Future development in the category is encouraged to be interconnected neighborhoods and mixed-use of low to midrise residential, commercial and mixed use building types in an urban form and including passive and active recreation facilities.*

Staff Comment: The small size of this proposal limits compliance with the interconnections and desired mixed use urban form of development that is supported by Village Center. There are proposed sidewalk connections to surrounding areas.

C. *Density/Intensity: Landowners in the Village Center Area may develop within the standard density range of one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre); however, the Village encourages land to be developed or redeveloped with a greater mix of uses and higher densities per a tiered system described further below, with up to a maximum of 27 dwelling units per acre when the highest degree of walkable mixed-use pattern is achieved, subject to the public hearing process. Commercial development must not exceed 2 FAR.*

Staff Comment: The current agricultural zoning is requested to be changed to allow commercial uses on the site. The development will not exceed 2 FAR.

D. *Implementation: The Village Center is implemented through LDC standards, plans, and incentives that address the community's need for a central civic and economic core that is connected to surrounding residential neighborhoods, commercial areas, the Estero River, the Old Estero area, the Estero Community Park, and other parks and recreational facilities.*

1. *The Land Development Code establishes the Estero Planned Development Zoning District which contains tiered standards that apply to the Village Center Area and which may include sub-districts which may have specific policies applying to therein. Rezoning to the Estero Planned Development Zoning District must be sought to take advantage of the new tiered standards and densities with respect to specific development tracts. The Village's intention is the use this new zoning district whenever increases in density and intensity are requested in the Village Center Areas (as "increase in intensity" is defined in this Plan). The Village will coordinate with FDOT in the review of any new "Village Center" land development or redevelopment project to assess potential impacts of density increases on State and SIS transportation facilities, such as US 41 and I-75.*



Figure 7 Genova as seen from Estero Park

Staff Comment: The applicant is requesting an increase in intensity from what is allowed by the current zoning on the site, and therefore is required to rezone to Estero Planned Development in compliance with LDC standards. This site is located within the heart of the Village Center area but currently appears disconnected from any activity due to the location next to the railroad corridor and the lack of existing nearby development. This rezoning proposal has the opportunity to set a standard of compliance with architectural standards, landscaping, and provision of public benefit that would extend to other proposals for development in the area.

2. *The Land Development Code provisions that implement the Village Center Future land use category consider such reasonable guidelines as are necessary in order to foster predictable built results and higher quality public spaces by using physical form (rather than separation of uses) as the organizing principle for achieving such objectives. Such guidelines may consider designating locations where difference building form standards apply, the relationship of building to the public space, public standards for such elements in the public space as sidewalks, travel lanes, street parking, street trees, street furniture, and other aspects of the urban built environment that may be applicable to foster interconnection, social vitality and walkability in the Village Center Area. The Land Development Code provisions may also consider other alternative types of reasonable guidelines that may accomplish such goals in a different or complementary manner.*

Staff Comment: The proposal includes a public amenity area along the front entry to the development. The proposed breezeway is an open area for café seating on the first level of the building which is covered by the second level of the building and extends to the parking lot in the rear. These improvements could foster interconnection, social vitality, and walkability.

3. *Properties in the Village Center Area which have vested rights under the law may proceed under such vested rights as otherwise provided in the comprehensive plan and land Development Code, and shall not be required by virtue of this policy to seek rezoning to the Village Center standards if the property owner seeks no increase in either intensity beyond such vested rights, or in density beyond the 10% of vested dwelling units, as such terms “density” and “intensity” are defined in the definitions section of this Plan.*

Staff Comment: Not applicable.

4. *The Land Development Code provides standards for four levels of development in the Village Center Area that will contribute to the walkable mixed-use environment in the Village Center Area:*
 - a. *Tier 1 provides a minimum network of connecting streets that will allow the general public and residents to move by car, bike, or on foot within and through development tracts.*

Staff Comment: This proposal was submitted as a Tier 1 development which requires a minimum network of connecting streets. This development accesses from Happy Hollow Lane and solely utilizes sidewalks to promote connectivity.

- b. Tier 2 accommodates residential neighborhoods with higher densities and a potential for greater variety of housing types, as well as mixed-use neighborhoods with higher levels of non-residential uses, and, in each case, greater connectivity than tier 1.
 - c. Tier 3 accommodates mixed-use neighborhoods with similar attributes as Tier 2 but with higher levels of non-residential uses as well.
 - d. Tier 4 allows an entire development tract to be planned as a compact community as provided in Chapter 32 of the Land Development Code.
- E. *Public Benefits: The Land Development Code provides minimum standards for each tier and describes public benefits that developers may offer to obtain specified density/intensity incentives in each tier. Public benefits shall be calibrated to the needs of each Tier and the particular proposed development plan, and must meet or exceed the goals and objectives of the comprehensive plan; meet or exceed the general land development code criteria for the Village Center; and create significant public benefit appropriate to the tier and the particular development plan.*

Base and maximum residential densities will be set by the Village Council during the planned development rezoning process based on its determination of an applicant's compliance with this comprehensive plan and the specific standards and requirements of each tier. Increases in base residential densities may be allowed after consideration of incentives offers as provided in the Land Development Code. Densities cannot exceed the top of the following ranges.

Staff Comment: The proposed development is requesting a rezone to increase the intensity of the site beyond what is currently allowed in the AG-2 zone. The developer may offer public benefits to obtain this additional intensity, such as providing street trees and street furniture along Corkscrew Road or providing public amenity areas above what is required. The proposal is to provide a 500 square foot amenity area with seating and a trellis for shade. Adequate landscaping and buffers will soften the façade and provide a nice place to sit and congregate.

FLU-1.10.2 COMMERCIAL DEVELOPMENT STANDARDS. *New commercial developments should be designed to arrange uses in an integrated and cohesive unit in order to address compatibility with the adjacent and nearby uses by adhering to the following standards:*

- A. *Provide visual harmony and screening;*
- B. *Reduce dependence on the automobile;*
- C. *Promote pedestrian movement within the development and connectivity to adjacent and nearby uses where such uses are compatible;*
- D. *Utilize joint parking, access and loading facilities;*
- E. *Avoid negative impacts on surrounding land uses and traffic circulation;*
- F. *Protect natural resources;*
- G. *Provide necessary services and facilities where they are inadequate to serve the proposed use;*

H. Large scale nonresidential establishments will incorporate development design techniques to integrate the establishment into the surrounding community. Such design techniques will include:

1. Creation of a series of smaller, well defined customer entrances to break up long facades and provide pedestrian scale and variety that may be achieved through the use of liner buildings.
2. Limited number and size of signs.
3. Landscaping and use of pocket parks and courtyards adequate to soften large building masses.



Figure 9 - East Elevation

I. The Village shall evaluate establishing a review process for managing impacts of any new or expanding commercial development or use within a critical distance of an existing residential use or zoning district where residential use is allowed. Considerations of such a process may involve establishing limitations and controls associated with noise, light, security, aesthetic appearance, buffering, hours of operation and access to ensure compatibility of proposed commercial activity with nearby residences.

Staff Comment: The proposal as submitted satisfies some of the various components of this policy including:

- The building massing provides a continuous street front along Corkscrew Road with a public amenity area and landscaping to soften the façade;
- There is a series of smaller customer entrances and architectural features to provide pedestrian scale;
- There is one proposed monument sign on Corkscrew Road;
- The Old Florida architectural style is allowed but the color is not earth tone or pastel as required;
- The proposal will result in an automobile dependent development as little has been proposed to promote pedestrian or bicycle usage. Perhaps the development of projects in the vicinity will create a more walkable area that would include the Pavich project.

FLU-1.10.3 Encourage commercial developments within the Village of Estero to provide interconnect opportunities with adjacent commercial uses in order to minimize access points onto primary road corridors; and residential developments to provide interconnect opportunities with commercial areas, including, but not limited to, bike paths and pedestrian accessways. Connections to existing residential neighborhoods will be encouraged and will not be precluded by the commercial development's design.

Staff Comment: A sidewalk currently exists along Corkscrew Road. The development proposes to provide a dead-end sidewalk along Happy Hollow Lane the length of the

property. There is also a pedestrian connection through the building from Corkscrew Road to the rear parking lot.

TRA-1.5.4 *During the review of rezonings or zoning amendments, and development order applications, applicants must provide an evaluation of vehicle, bicycle and pedestrian safety in the proposed design or plan.*

Staff Comment: The applicant has provided pedestrian and vehicular interconnections between Happy Hollow Lane and Corkscrew Road, and the rear of the building. An evaluation of vehicle, bicycle and pedestrian safety will be required at development order.

Deviations

The applicant is proposing six (6) Deviations from the Village's Land Development Code. Discussion of each request, the applicant's explanation, and staff recommendations are below.

Generally, staff finds that sufficient information has been provided to support the requests.

1. Relief from Table 34-2020(b), minimum parking spaces to allow for a 5% parking reduction to allow 26 spaces rather than 28 spaces. The application justifies the request as there is a sidewalk that is part of the Bikeways/Pedestrian system, and the site connects the sidewalk to a bike rack;

Staff Comment: Determination of the required parking spaces will occur at the time of development order based upon the proposed uses. The 5% reduction will not adversely impact the required parking.

Staff recommends approval.

2. Section 33-351 that requires a 20-foot Type D Buffer to a 10 to 16-foot Type D Buffer on Happy Hollow Lane. The justification provided is that the property line is at an angle while the site design is parallel to Corkscrew Road necessitating the deviation.

Staff Comment: The justification is adequate and the applicant proposes to meet the landscape requirement in the reduced buffer area.

Staff recommends approval.

3. Deviation from Section 33-385(a)(3) to allow a monument sign on Corkscrew Road rather than Happy Hollow Lane, rather than the required sign location on the access street. Justification for this deviation is that the sign would 'serve a purpose for wayfinding for traffic on Corkscrew Road.'

Staff Comment: Staff agrees that a deviation is justified.

Staff recommends approval.

4. Section 33-385(a)(3) which requires 15-foot setback for the monument sign on Corkscrew Road to allow a 10-foot setback. Justification includes the small lot size, the lot being a corner lot subject to sight triangle standards, and the lack of access to the site from Corkscrew Road.

Staff Comment: The applicant has increased the setback from the 5 foot and 8 foot setbacks originally proposed. Staff agrees that a 10- foot setback should be sufficient.

Staff recommends approval.

5. Section 34-2192(a) that requires a 20 foot building setback along Happy Hollow Lane to allow a 10-foot setback due to the local street status of Happy Hollow Lane, and the tradeoff of having a 'breezeway' to 'add activity and interaction to the site'. Additional reasons include the Corkscrew Road Overlay and recommendation for a visual edge.

Staff Comment: The proposed 10-foot setback along Happy Hollow Lane is reduced due to the intent to create a street presence along Corkscrew Road, as well as to allow adequate area for required landscaping. Staff agrees that the proposed setback will not impact the Sight Triangle required at the intersection.

Staff recommends approval.

6. Relief from Section 34-935(b)(1) which requires all structures be set back 15 feet from the development perimeter of property zoned Planned Development, to allow a 10-foot side setback on the western boundary. Justification is the Corkscrew Road Overlay intent to reduce the setback, and that the west side "abuts the open space of the railroad right-of-way."

Staff Comment: Staff agrees that the Overlay does recommend a visual edge along Corkscrew Road therefore the request is justified on the east and west.

Staff recommends approval.

STAFF RECOMMENDATION

Staff has reviewed the Estero Planned Development criteria and suggests the following:

The project is considered a Tier 1 development which is defined as a project that 'accommodates residential neighborhoods and incidental commercial use with a minimum network of connecting streets for the general public and residents to move by car, bike, and on foot'. The proposed development is consistent with this definition due to its small scale as well as the location at the intersection of an arterial roadway and a local road.

EPD regulations in Section 33-518 require public benefit of projects in the Village Center. The provision of a public amenity area meets this requirement as it will contribute to the project's social vitality by creating a gathering space for customers of the project as well as the general public along the Corkscrew Road corridor.

The proposal is consistent with Section 33-512, Visible Edges, which states that the edges of development tracts can function as transitions between private and public spaces, and that where the edges adjoin public streets the goal is for an 'attractive public face that contributes to public life and activity in the Village Center Area'. The provision of the public amenity area along Corkscrew Road will contribute to the Visible Edge of this project.

Section 33-517, Architectural Diversity and High Quality Development discusses the importance of high quality architecture and landscaping in the Village Center. The Modern Old Florida style proposed is a departure from the Estero signature Mediterranean architecture but has been revised from the prior design to incorporate additional Old Florida style elements. The color palette

is an issue that needs to be resolved, staff recommends that the Pattern Book be revised to change the colors so that gray is not a predominant color of the building, or that secondary colors be included to create a greater contrast. This issue should be resolved prior to Second Reading before the Village Council.

Staff believes that the project complies with the goals of the Village Center and the Estero Planned Development zoning district to the extent possible given the project size and lot size. The remaining staff issue is regarding the color of the building which is not an earth tone as required by the LDC.

Staff recommends approval, subject to conditions contained in the Ordinance.

ATTACHMENTS

- A. Future Land Use Map
- B. Zoning Map
- C. Minutes of Public Information Meeting
- D. Applicant Comprehensive Plan Compliance Narrative



Pavich Estero PD

PD2019-E001

City Council

2nd Public Hearing

March 3, 2021

The Team

- Matthew Kragh, AIA – MHK Architecture
- Fred Drovdic, AICP – Waldrop Engineering
- James Ink, P.E. – Waldrop Engineering
- Sabrina McCabe, PLA – Waldrop Engineering
- Ted Treesh – TR Transportation

3/3/2021

Overview of Request

PAVICH CENTER ESTERO PD

- Rezone two lots totaling .73+/- acre from Agricultural to an Estero Planned Development
- In the Village Center FLUC
- Build a 2-story multi-use commercial development with:
 - 8,000 square feet of office, restaurant, retail or cafe and
 - 950 square feet of courtyard/outdoor seating.
 - 26 Parking spaces

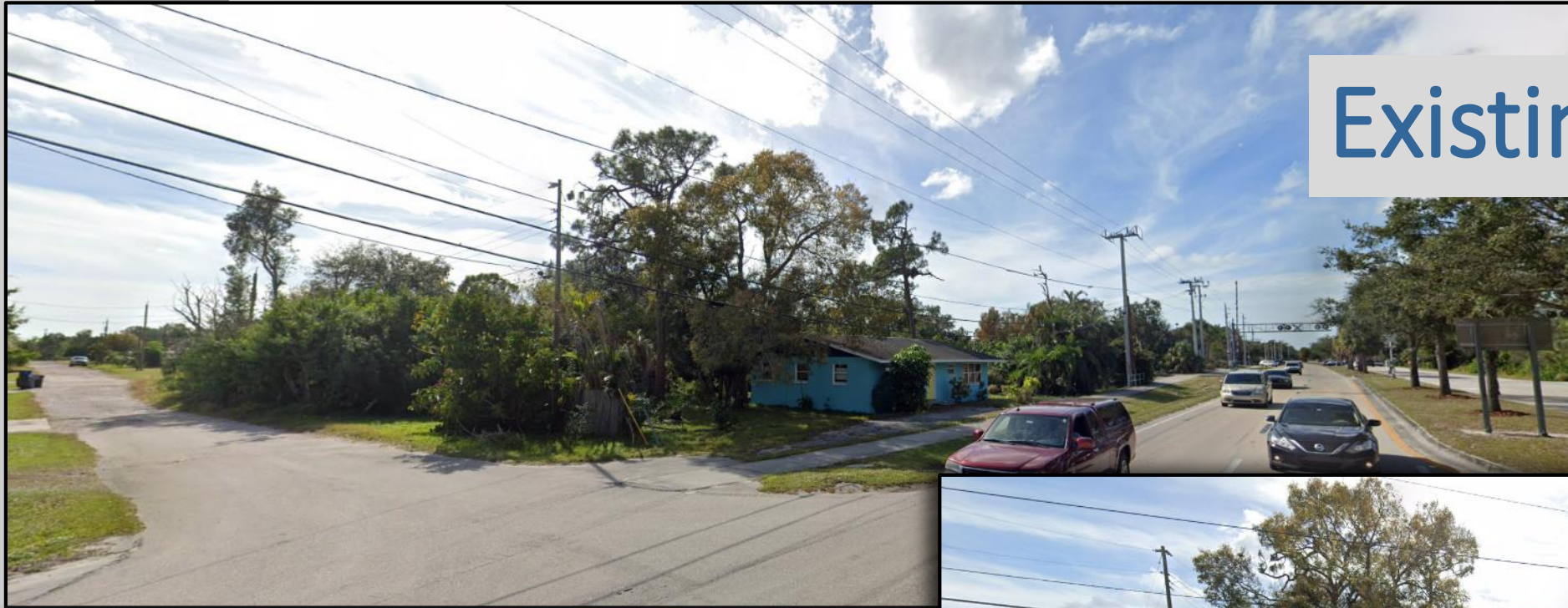
3/3/2021

Location

- On the SW corner of Corkscrew Road and Happy Hollow Lane
- Gulf Seminole Railway to the west
- Estero by the River land to the north
- ¼ mile east of US 41
- Approximately 500 feet west of Via Coconut Point Road



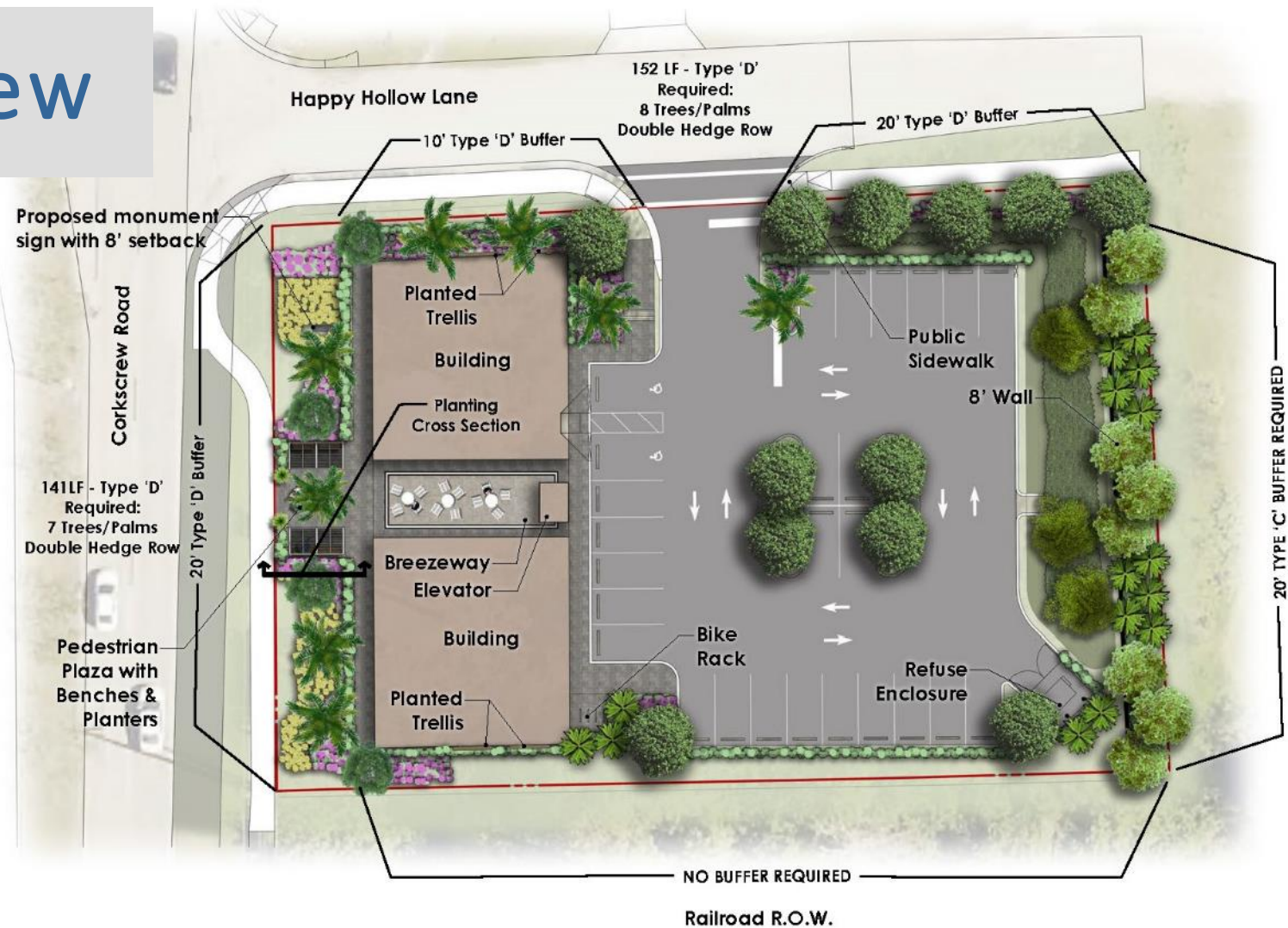
Existing Conditions



3/3/2021

Site Design Overview

- Current residential use
- 0.73 +/- acres
- 8,000 sf building, 2 stories
- 950 sf of outdoor seating central to buildings
- 25' building setback form Corkscrew Road
- 10' side yard setbacks
- Type 'C' Buffer/wall to south
- Type 'D' landscaping on Corkscrew Road and Happy Hollow Lane
- Public amenity abutting Corkscrew Road



3/3/2021

Evolution of Pavich Center

ARCHITECTURE

- Architecturally redesigned the building to better represent modern Old Florida.
- Changed building color palette to meet code and reflect Old Florida architecture with warm earth tones.
- Façade enhancements to reduce massing affect.
- Reduced the footprint for the building by doubling side yard setbacks.
- Reduced the building square footage from 9,050 sf to 8,000 sf to lessen impact and parking.
- Moved building to 25' setback from Corkscrew Road, eliminating the deviation.

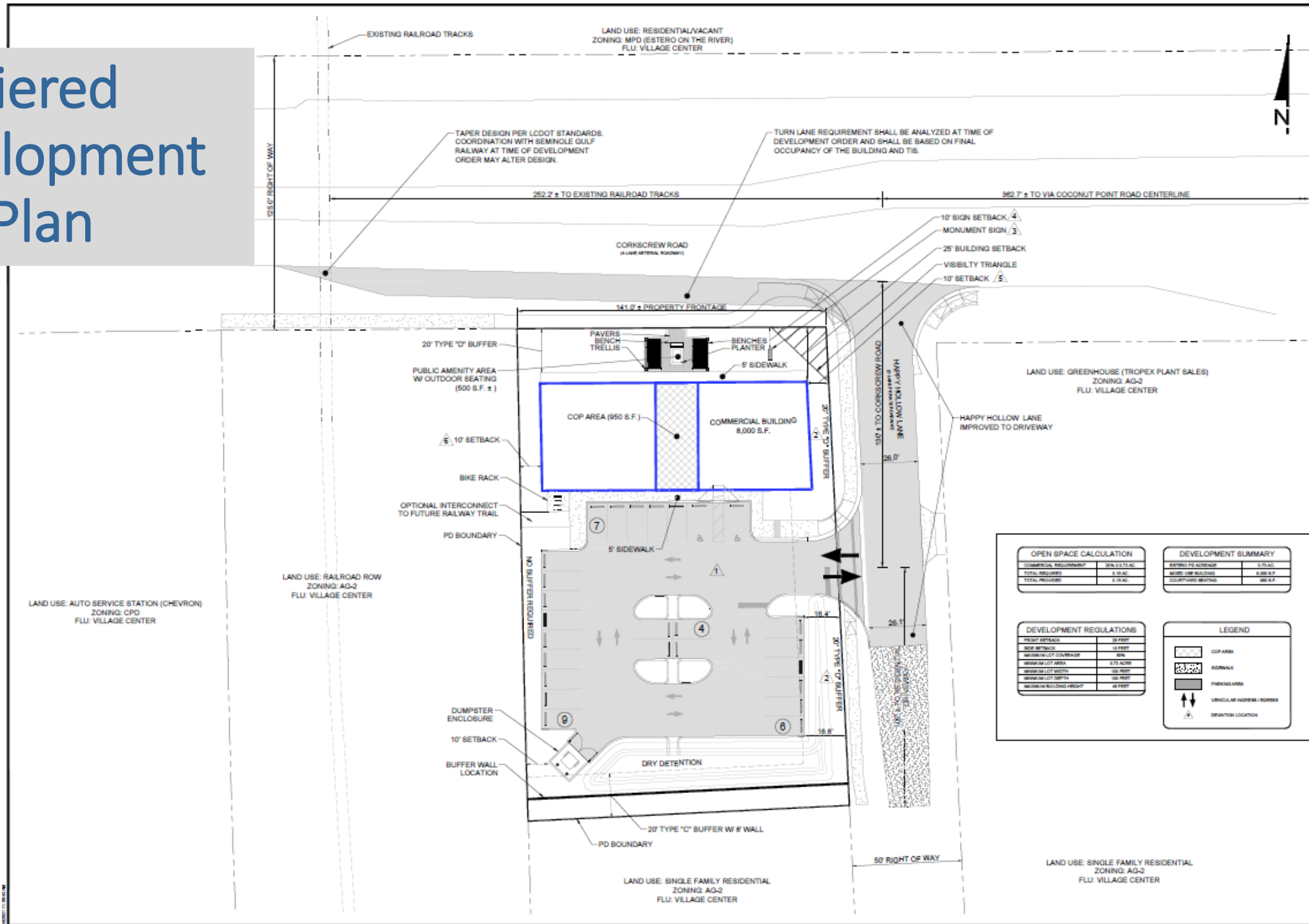
LANDSCAPING AND AMENITY AREA

- Enlarged the public amenity area to 500 sf.
- Redesigned the public benefit amenity area to provide shade with an architecturally designed trellis, 5 benches of seating, and a more defined public space with pavers and landscaping.
- Corkscrew buffer meets code, eliminating the deviation.
- Happy Hollow buffer meets the Type 'D' planting requirements for the entire buffer including against the eastern façade where the setback was doubled to 10 feet.
- Detailed the additional 950 sf of breezeway outdoor seating as an extension of the public amenity area.

Staff and applicant are in agreement with conditions and code compliance.

3/3/2021

Tiered Development Plan



OPEN SPACE CALCULATION		DEVELOPMENT SUMMARY	
COMMERCIAL REQUIREMENT	261.52 S.F. AC	EXISTING PD COVERAGE	0 S.F. AC
TOTAL REQUIRED	0 S.F. AC	MOORE USE BUILDING	8,000 S.F.
TOTAL PROVIDED	0 S.F. AC	COURTYARD SEATING	500 S.F.

DEVELOPMENT REGULATIONS		LEGEND	
FRONT SETBACK	10 FEET	[Pattern]	COP AREA
SIDE SETBACK	10 FEET	[Pattern]	ASDRWALK
MINIMUM LOT COVERAGE	50%	[Pattern]	PARKING AREA
MINIMUM LOT AREA	0.75 ACRE	[Symbol]	VEHICULAR INGRESS / EGRESS
MINIMUM LOT WIDTH	100 FEET	[Symbol]	SEPARATION LOCATION
MINIMUM LOT DEPTH	100 FEET		
MINIMUM BUILDING HEIGHT	10 FEET		



Railroad ROW

Entrance

Outdoor seating courtyard
between building

Public Amenity Area with 5
benches and shade trellis

Corkscrew Road

Happy Hollow Lane

Discussion Items from 1st Reading

➤ Site Planning and Uses

- Is parking adequate? **Yes, parking intense uses have been limited.**
- Conditions to ensure mixed use and public benefits. **Agree with Staff recommendation to require mixed uses in building.**
- Public easement for public benefit. **Agree with staff recommendation. Public benefit area is specified on site plan and conditioned to remain in public use enforceable through zoning code enforcement.**

➤ Transportation

- Explanation of turn lane and safety. **Ted Treesh**
- If turn lane is needed in the future who pays for it? **Ted Treesh**
- Explanation of access and U-turn issues. **Ted Treesh - see slide 9.**

➤ Architecture

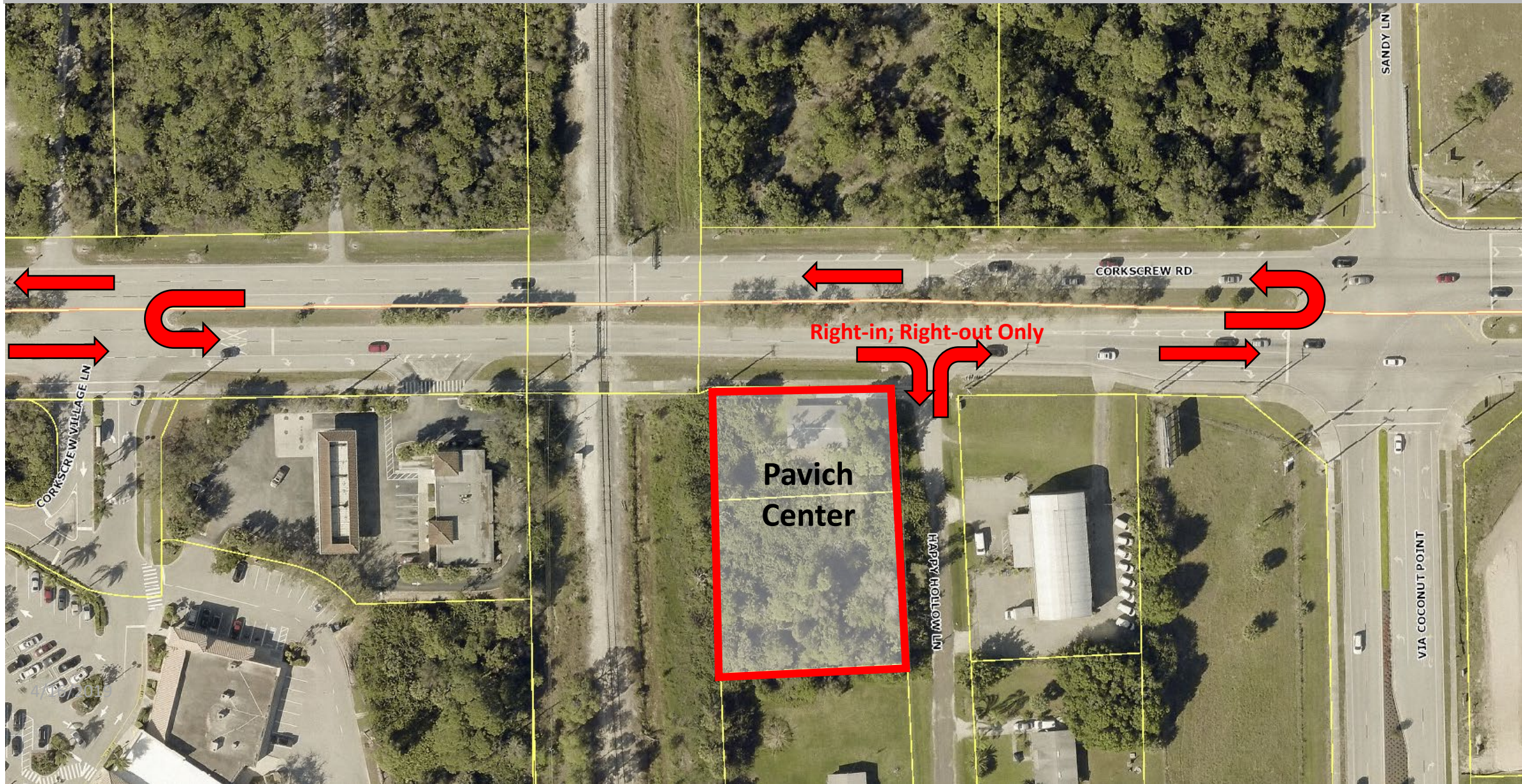
- Building colors to comply with code, revised pattern book with consistent renderings. **We have revised and comply with code.**

➤ Landscaping

- Should the wall in the rear of the property be required or should the property be more open for future connectivity?
Agree removal wall improves future connectivity and would agree if Council recommended the deviation.
Resident to south does not object.
- Buffer along the railroad right-of-way. **Agree to the condition that if it were to become publicly owned Type D buffer plantings would be installed.**

3/3/2021

Traffic Circulation – To and From



Pattern Book and Architectural Design

MHK Architecture



Pavich Center

3/3/2021



REALTY WORLD



Joe Pavich Jr.
Real Estate

8
9
1
0

Revised Color Palette

- Changed from predominantly gray to warm earth tones as primary and accent colors
- Meets code



WEST 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

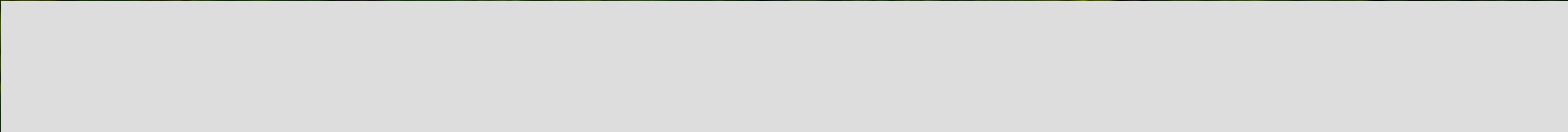
TRIM

ROOF
ENGLERT
PREWEATHERED
GALVALUME
AWNINGS
SUNBRELLA
FABRIC COLOR TO
MATCH ROOF



Public Amenity and Landscaping

Waldrop Engineering



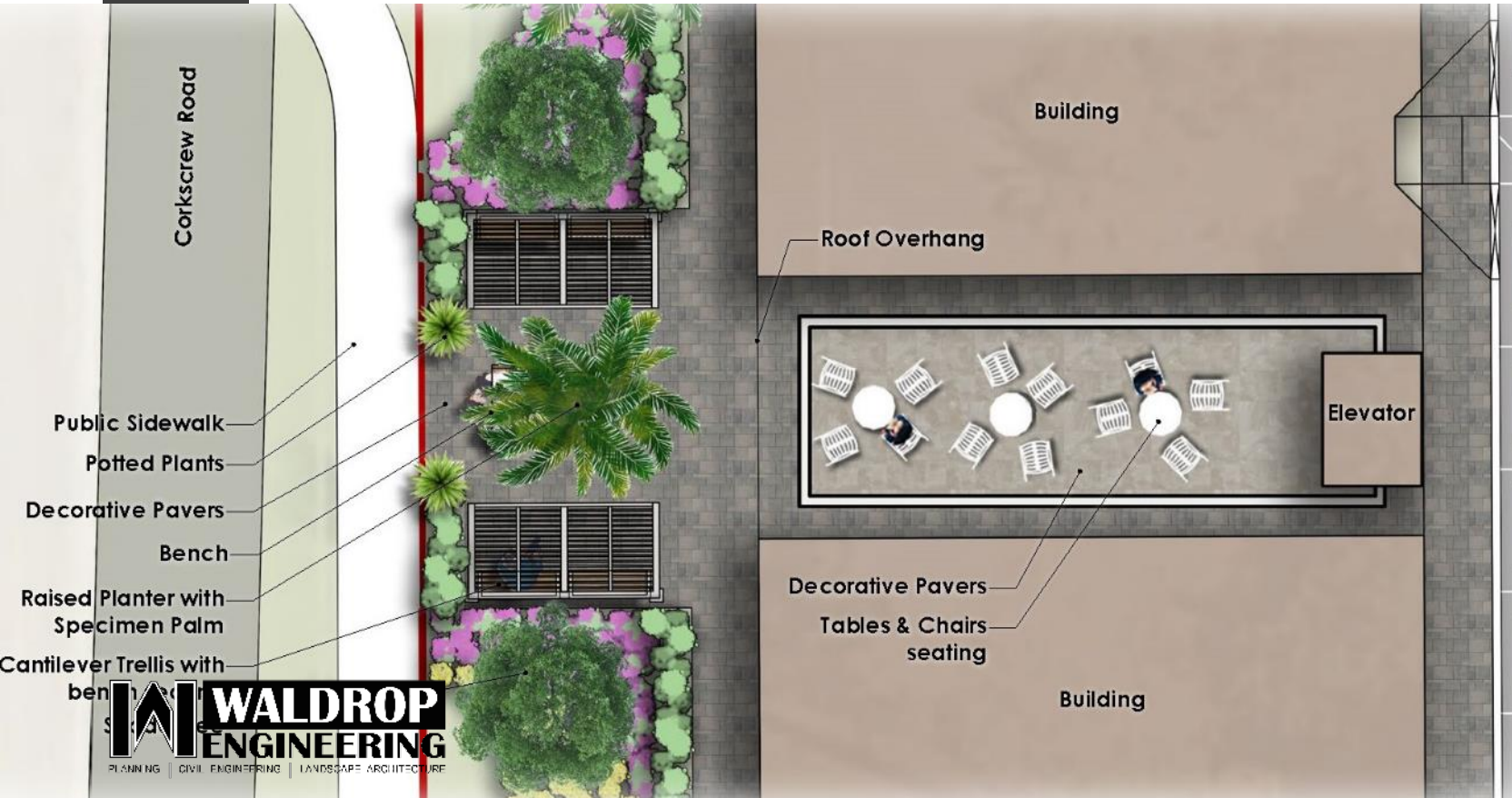
3/3/2021

Public Amenity Area

AREA #1:

- Plaza seating area and open patio directly accessible from the existing walkway on Corkscrew Road.
- Features architecturally designed trellis to create shade and mimic shutters on building.
- 5 benches, pavers, central landscaped planter
- Minimum of 500 sf of area

AREA #2: An additional 950 sf outdoor seating area under building breezeway that is commercial space for ground floor units.



Corkscrew Road Landscaping



Conclusion

- Staff and applicant are in agreement with conditions.
- Staff and applicant agree the project is consistent with the Comprehensive Plan Village Center and the Land Development Code.
- Request PD2019-E001 be approved according to staff recommendation.

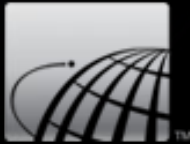
3/3/2021

MHK
ARCHITECTURE
& PLANNING
NAPLES | PALM BEACH | THE CAROLINAS
The Florida Architect

W **WALDROP**
ENGINEERING
PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE

The Village of
ESTERO

JP
JOE PAVICH JR.



J. PAVICH REAL ESTATE
REALTY WORLD

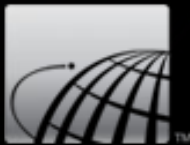
Questions?

MHK
ARCHITECTURE
& PLANNING
NAPLES | PALM BEACH | THE CAROLINAS
The Florida Architect

W **WALDROP**
ENGINEERING
PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE

The Village of
ESTERO

JP
JOE PAVICH JR.



J. PAVICH REAL ESTATE
REALTY WORLD

Thank you!

Supplementary Slides

Supporting References

Deviations

Waldrop Engineering

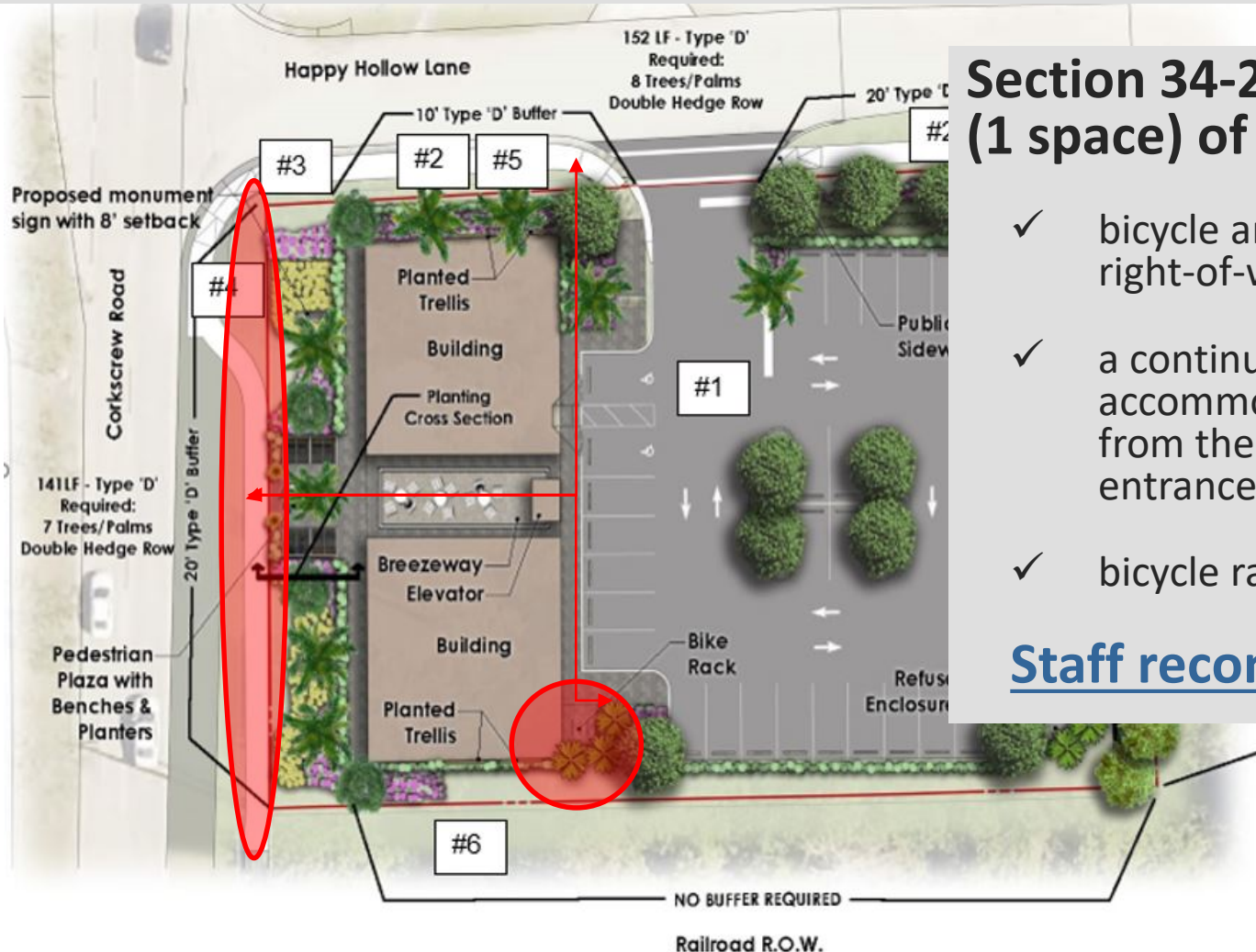
Deviations - Overview



REDUCED FROM 8 to 6 DEVIATIONS:

1. 5% Parking Space reduction (1 space)
2. Type D buffer reduced depth for angle of site and building setback – no reduction in plantings
3. Sign Location on Corkscrew Road
4. Sign Setback reduced to 10'
5. 10' Side Yard setback along Happy Hollow
6. 10' Side Yard setback (abutting railroad)

Deviation 1 - Parking



Section 34-2020(c)(3) Allows a 5% reduction (1 space) of required parking spaces if:

- ✓ bicycle and pedestrian facilities are located in the right-of-way adjacent to the property;
- ✓ a continuous bicycle path and pedestrian accommodations are provided internal to the project from the bicycle/pedestrian facility to the primary entrance of the building; and,
- ✓ bicycle racks are provided on-site.

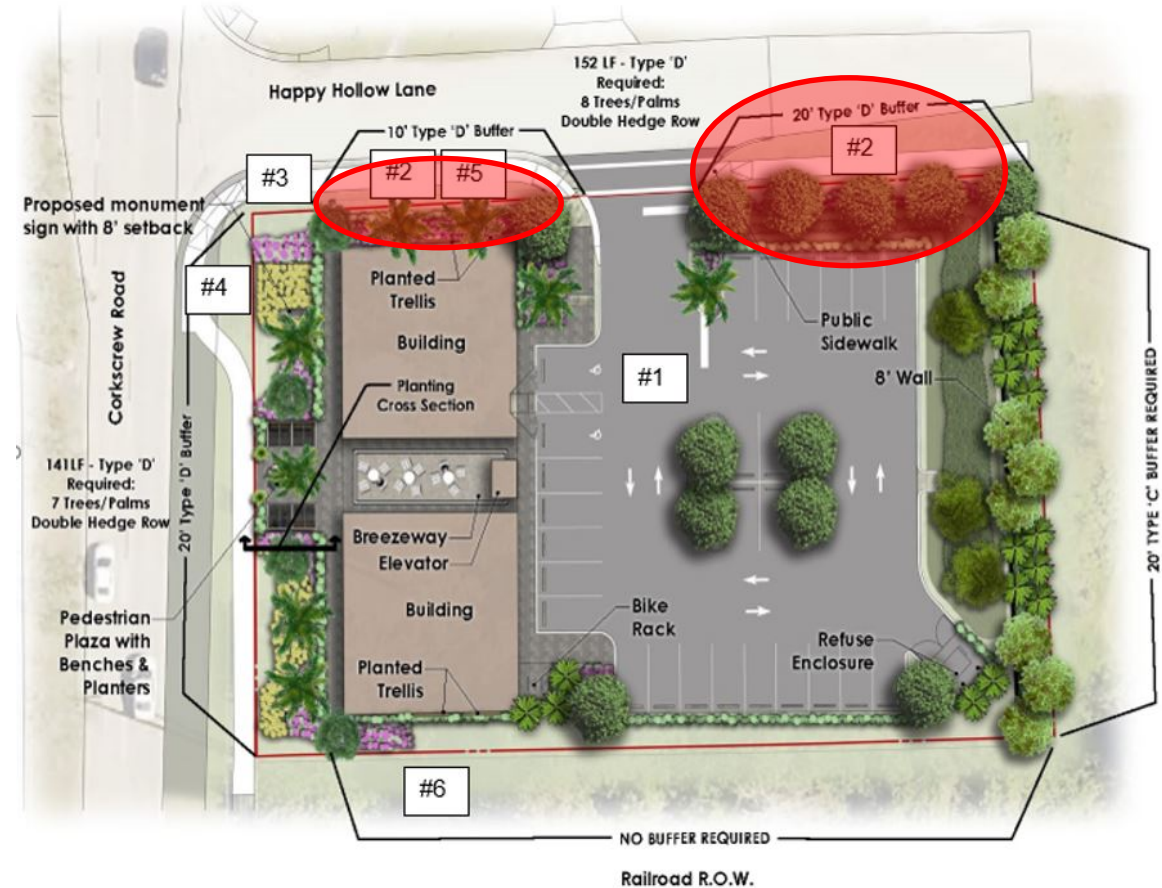
Staff recommends approval

Deviation 2 – Happy Hollow Buffer

Section 33-351 requires a 20-foot Type “D” Buffer along a right-of-way for Happy Hollow Lane; to allow a portion of the parking lot to be a minimum of 15 feet from the property boundary and a 10- against the eastern façade of the building.

- ✓ JUSTIFICATION: The site design is parallel to Corkscrew Road while the property is at an angle causing the intrusion into the buffer area. The request does not include reducing required plantings.

Staff recommends approval



3/3/2021

Deviation 3 – Sign Location



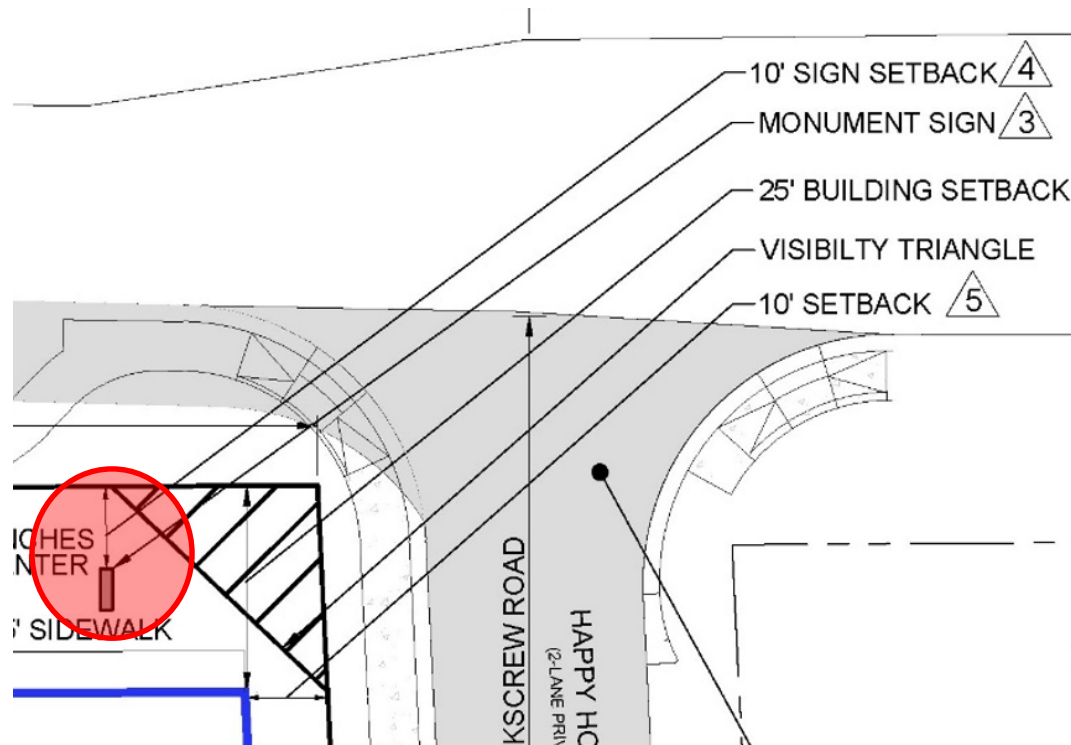
Section 33-385(a)(3) which requires a commercial sign to be located on the frontage where the primary access of the business; to allow the monument sign on Corkscrew Road.

- ✓ The business' entrance is via a local road that serves residences.
- ✓ A monument sign deep on Happy Hollow would not serve a purpose for wayfinding for traffic on Corkscrew Road.

Staff recommends approval

3/3/2021

Deviation 4 – Sign Setback



Section 33-385(a)(3) requires 15-foot setback from street right-of-way or easement, and 10 feet from any other property line; to allow a monument sign **ten feet (10')** from the Corkscrew Road right-of-way.

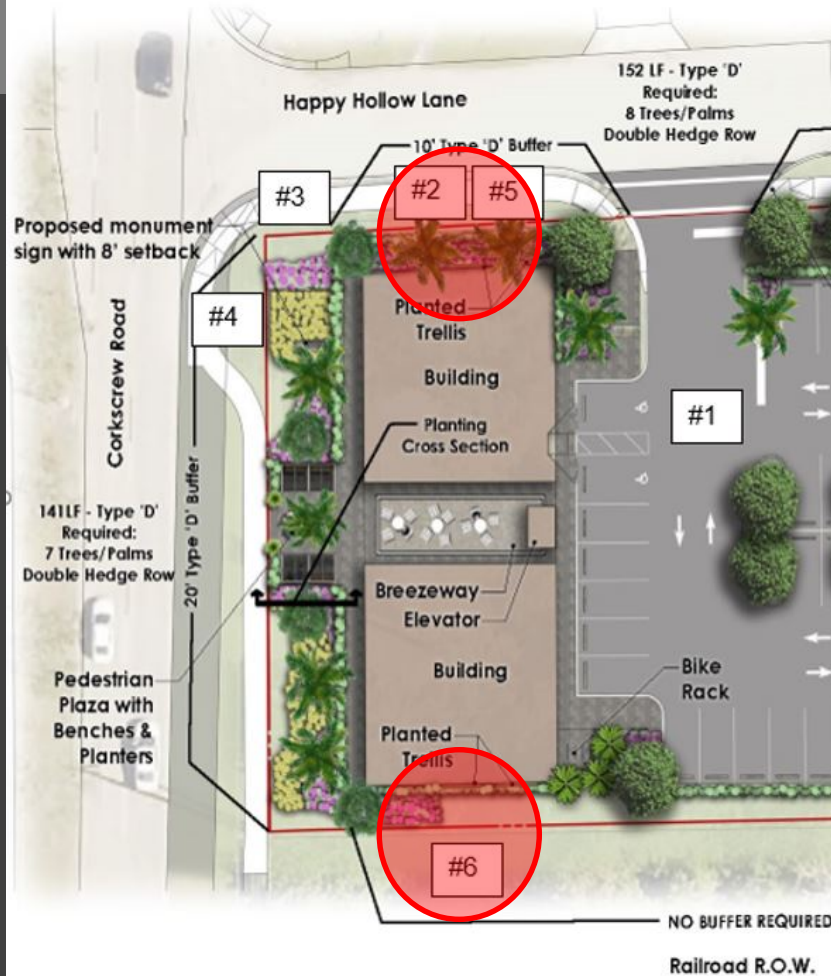
The site is unique:

1. The business entrance is from a local road that serves residences to the south to serve Estero's code desiring parking in the rear of buildings in the Village Center.
2. There is no option for an entrance onto Corkscrew Road because of limitation by Lee County for access points and limited road frontage because of the small lot size.
3. The site is a corner lot with a site triangle restriction.
4. The site is small, 0.73 acres.

[Staff recommends approval](#)

3/3/2021

Deviations 5 & 6 – Yard Setbacks



Section 34-2192(a) requiring all buildings set back a minimum of 20 feet from the adjacent private street easement or right-of-way; to allow a 10-foot setback abutting Happy Hollow Lane.

Section 34-935 (b) requires all buildings to be set back from the development perimeter equal to the greater of 15 feet; to allow a 10-foot setback abutting the railroad property.

- ✓ Rather than have 15 feet and 20 feet setbacks on the west and east sides respectively, the reduction to **ten feet (10')** allowed for space to be added to the center of the building design as public seating against Corkscrew Road as well as seating between the bottom two units for commercial use, such as a Café, all seeking to add activity and interaction to the site.

Staff recommends approval

3/3/2021

Village Center Future Land Use

The Village Center is intended to ...provide a variety of neighborhood and housing types and more diverse economic activity in the heart of Estero.

Applicable goals of the Village Center met by this project include:

- ✓ socially vital centers supportive of business both big and small
- ✓ neighborhoods and streets that are safe and attractive for walking and bicycling



Village Center Consistency

Project is consistent with Policy 1.2.10.

- ✓ **Urban services** are in place to support relatively intense commercial and residential development.
- ✓ **Uses** – Village Center desired uses include: Housing, employment, hospitals, shopping, office, hotel, recreation, park and civic uses...
- ✓ **Development type** – Future development is encouraged to be interconnected to neighborhoods and mixed-use of low to midrise residential, commercial and mixed use building types in an urban form...

3/3/2021

Mixed-Use Development Consistency

Project is consistent with Policy 1.9.2.

Development standards and criteria for mixed use development shall accomplish the following desired attributes:

- ✓ Provisions for outdoor livability, including interconnected pedestrian and bike facilities, public plazas, and seating.
- ✓ Public areas will provide adequate urban landscaping that includes street trees, planted areas, and street furniture.
- ✓ Parking lot locations will not separate pedestrian areas including sidewalks, squares, and plazas from the front of buildings containing the primary entrance.
- ✓ Parking lots will be screened from all streets, sidewalks, and open spaces, and will be designed to maintain or enhance the street edge.
- ✓ Parking lots will be designed with safe pedestrian connections to business entrances and public space to create a park-once environment.

3/3/2021

Future Land Use Policy Consistency

Policy 1.1.1 is met.

- ✓ Implement and maintain high quality development standards for architecture, landscape architecture, hardscaping, site planning, landscaping and buffering, signage, lighting designs and visual appearance of developments.
- ✓ Encourage higher density, compact mixed-use development in designated locations.
- ✓ Promote targeted industries in appropriate areas ...Class A office facilities.
- ✓ Encourage the redevelopment of underutilized commercial and residential lands.

3/3/2021

Corridor Planning Policy Consistency

Policy 1.12.1. is met.

Along the Village's major corridors...consider establishing corridor conscious development standards ...based on planning for the various corridors ...identifying opportunities for enhanced conditions along the roadways to include:

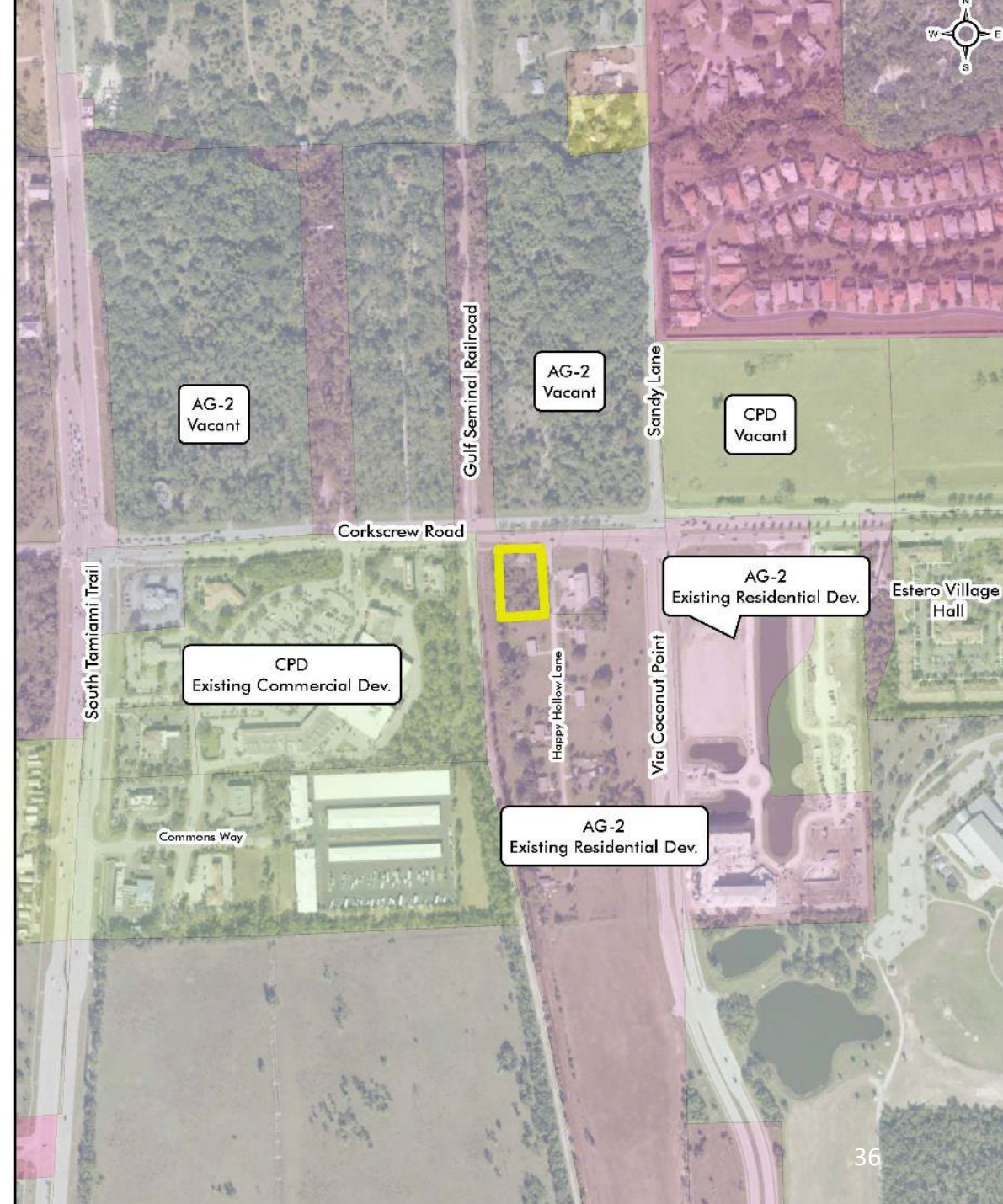
- ✓ buildings oriented toward the street,
- ✓ bicycle racks,
- ✓ shaded pedestrian links and trails,
- ✓ plazas connecting from the right-of-way to buildings, transit stop accommodations, and
- ✓ buffering.

3/3/2021

Zoning

Agricultural to Estero PD

	ESTERO FUTURE LAND USE	ZONING	EXISTING LAND USE
NORTH	Village Center	MPD (Estero on the River)	Corkscrew Road and Residential/Vacant
SOUTH	Village Center	AG-2	Residential
EAST	Village Center	AG-2	Greenhouse and Residential
WEST	Village Center	AG-2	Gulf Seminole Railroad ROW



Attachment A

THE ESTATES
AT ESTERO RIVER

GAS
STATION

PUBLIC

STORAGE

HAPPY HOLLOW LN

GENOVA

LEGEND

PARCEL

FUTURE LAND USE

Conservation

Public Parks and Recreation

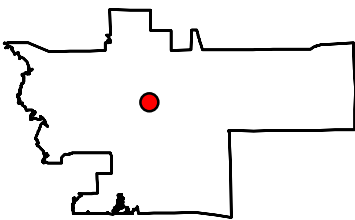
Village Center

Village Neighborhood 1

0 150 300 600'

SCALE: 1" = 300'

LOCATION MAP



SCALE: 1" = 25,000'

21250 & 21256 HAPPY HOLLOW LANE

VILLAGE OF ESTERO \ FLORIDA



Attachment B

THE ESTATES
AT ESTERO R VER

GAS
STAT ON

PUBL X

STORAGE

GENOVA

HAPPY HOLLOW LN

LEGEND

 PARCEL

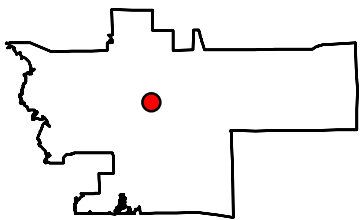
ZONING

- AG-2
- CC
- CPD
- CF
- MPD
- RPD
- RS-1
- RV-3



SCALE: 1" = 300'

LOCATION MAP



SCALE: 1" = 25,000'



21250 & 21256 HAPPY HOLLOW LANE

VILLAGE OF ESTERO \ FLORIDA



Pavich Estero PD

Public Information Meeting Notes

Planning & Zoning Board May 21, 2019

- Dr. Tim Allen, Anthony Gargano, Bob King, Chairman Scotty Wood, Marlene Naratil, Jim Tatooles, John Yarbrough.
- The Board asked if the TIS accounted for a sit-down restaurant. The answer is not quite. It accounted for a quick serve restaurant. Applicant agreed to resubmit with a revised TIS using a sit-down restaurant.
- The Board asked what traffic circulation was to go to and leave the site from all directions. It was discussed that it is right-in, right-out and that u-turns are needed at Publix and Sandy Lane. Applicant agreed to provide an exhibit showing circulation at the P&ZB hearing.
- The Board mentioned to check with the County if a turn-lane was to be included in future improvements at Happy Hollow. Applicant felt the answer was no but Staff asked the applicant to check.
- Marlene Naratil: Commented it would be nice for the restaurant café.
- Tim Allen: Stated. "I would just like to say I respect and appreciate that Mr. Pavich wants to create something that's lasting and consistent with the vision of estero. as a point of disclosure, analyzed this property well before I knew what Fred and Mr. Pavich were going to do. we did it as a highest and best use study the students came to the conclusion that a mixed use with a cafe, with a courtyard was all important to them. I think it's a good fit and I look forward to your success, working through all the details and staff to sign off on."
- Anthony Gargano: Commented it is a well-done project.
- Marlene Naratil: Asked if there is a single-family residence right on that is going to stay behind the two subject parcels. The answer from the applicant was yes.
- No public input.

Design Review Board
June 26, 2019

- William Glass, Scott Anderson, Thomas Barber, Chairman Barry Jones, and Vice-Chairman Michael Sheeley. Absent is Edward Zachariah.
- Ones – commented on the ingress/egress through the center of the building. Rendering wasn't clear it was open through the building to the parking lot. Applicant confirmed it was.
- Glass and Sheeley loved the building and feel the transition away from Mediterranean fits the market shift and provides a variety of designs for the Estero market.
- Jones – commented to enhance the east and west facades with continuations of design elements including a living wall. Feels pedestrian level will be important even on the western façade as the Gulf-Seminole Railroad transitions to a multi-modal recreation path.
- Jones – will turn lanes be necessary on Corkscrew Road? Is there room for them if so? Applicant commented that there is room and that the project does not warrant the need and there are no other plans for turn lanes but the design could accommodate if there were.
- Jones and other members asked about parking calcs. Applicant commented that there is sufficient parking with the deviation approval but without the reduction of up to 10% for required parking spaces the tenant mix will change, primarily there will not be enough parking for a sit-down (traditional) restaurant if the reduction is not granted.
- Sheeley – likes everything except need details extended to east and west façade and look at the option of a color enhancement to avoid it looking like a medical building. Perhaps color on the center portion of the building.

Pavich Estero PD

Request Statement & Lee Plan Compliance Narrative

I. Request Statement

Joe Pavich, of Realty World-J.Pavich Real Estate (“applicant”), is requesting to rezone a .73+/- acre subject property (“Property”) from AG-2 (Agricultural) to an Estero Planned Development (PD) to permit a 2-story multiple-use commercial development with up to 8,000 square feet of mixed uses, 1,050 square feet of **office, medical office, retail or cafe** and 950 square feet of courtyard/outdoor seating.

The proposed Estero PD rezone will allow for the transition of a residential property to a mixed-use commercial property in an urbanized portion of the Village of Estero where adequate public infrastructure exists to support the proposed intensity. The current residential use is no longer the highest and best use of the property, which is accessed from Happy Hollow Lane with frontage on Corkscrew Road, a 4-lane major arterial and essential corridor serving Estero and Lee County. The site is in close proximity to all urban services as detailed in this application.

The rezoning will serve to meet the intent, goals and objectives for the Corkscrew Road Overlay (even though it is not included in the proposed district), Tier 1 Development Plan requirements, and the Village Center future land use category of the Estero Comprehensive Plan. In doing so there are several notable site design distinctions that will be highlighted here and discussed in detail in the narrative below.

1. The building and site plan are oriented to create a sense of place within the Corkscrew corridor and a visual edge with a maximum of a 25-foot setback (because of a site triangle) including parking in the back of the building hidden from view of Corkscrew Road.
2. A two-story building is proposed that maximizes the northern street frontage with 5 feet or less side setbacks so the height, scale and mass is not lost against the Corkscrew right-of-way and the intent of a visual edge is accomplished. This is consistent with Section 33-403 regarding corner lots where Section 33-403 where buildings on corner lots must be designed with a maximum setback of 25 feet from each adjacent right-of-way and must provide pedestrian access from the street intersection. It also accommodates the intent of the Corkscrew Road overlay that provide a maximum of 5-foot side setbacks and allows 0-foot setbacks in Section 33-406.
3. The architectural design is intended to be harmonious with intended development in the area. The architecture and building quality are high-quality with a flexible floor plan allowing for long-term use and adaptive reuse.
4. Visually the building is appealing and inviting and will make a significant contribution to the long-term viability of this corridor as an active commercial area.
5. Interconnections to the pedestrian and bicycle routes are provided to encourage multi-modal access and a socialization and gathering place with an open seating area or courtyard space is on the first floor.

II. Existing Conditions & Property History

The site is comprised of two parcels, one of which abuts Corkscrew Road and has been used as a residence since the early 70's, and a second parcel to the south which has not been developed. Both properties are accessed via Happy Hollow Lane, a two-lane local road serving a handful of properties south of its intersection at Corkscrew Road. Currently, both parcels are owned by Joe Pavich and Jennifer Sissi.

The site contains an unused residential home on the property abutting Corkscrew Road. The rear parcel of the subject property is wooded and has never been developed. Abutting this wooded site is a residential home to the south. To the east is a greenhouse agricultural use and southeast residential homes.

III. Development Location

The subject property is located along the Village's central major east-west corridor, Corkscrew Road, specifically ¼ mile east of US 41 and abutting the Gulf Seminole Railway to the west and Happy Hollow Lane to the east (and approximately 500 feet west of Via Coconut Point Road).

Please refer to Table 1 below for a detailed inventory of the adjacent Future Land Use Categories, zoning districts, and existing land uses.

Table 1: Inventory of Surrounding Lands

	LEE PLAN FUTURE LAND USE	ESTERO FUTURE LAND USE	ZONING	EXISTING LAND USE
NORTH	Urban Community	Village Center	MPD (Estero on the River)	Corkscrew Road and Residential/Vacant
SOUTH	Suburban	Village Center	AG-2	Residential
EAST	Suburban	Village Center	AG-2	Greenhouse and Residential
WEST	Suburban	Village Center	AG-2	Gulf Seminole Railroad ROW

The subject property is requesting a mixed-use commercial development. This development can be considered infill or possibly more accurately as a logical extension of the commercial property that extends from US 41 east to the railroad tracks: Publix shopping center and Chevron Gas Station. Commercial uses are most appropriate for properties with frontage on Corkscrew Road and the converse is that the former residential uses are no longer appropriate or desirable or the highest and best use.

IV. Public Infrastructure

As outlined in the enclosed application, the subject property is serviced by existing public infrastructure that can accommodate the proposed commercial uses at the maximum intensity of 10,000 square feet of commercial mixed use. Potable water and sanitary sewer services are available to the subject property by Lee County Utilities. The surrounding roadway network has adequate capacity as set forth in the accompanying Traffic Impact Statement prepared by TR Transportation. There are adequate community facilities and services in the immediate vicinity of the project, including Fire, EMS, a public library, Post Office and Parks. Please refer to the enclosed Urban Services Map for the locations of public infrastructure and services available to service the proposed development.

V. Proposed Uses/Design Standards

This property is part of Central Estero area fronting on Corkscrew Road which is to be developed as a corridor of architecturally appealing buildings with uses to include retail and office and other uses that cater to the needs of the community. This rezoning proposes office, café, retail in a mixed use 2-story building. The proposed development is depicted on the Tiered Development Plan (TDP) as it is in the Village Center and is considered a Tier 1 Estero PD rezoning.

According to the criteria for Tier 1 Estero PD in Division 5 of Chapter 33 of the Village of Estero LDC, the intended site plan addresses the intent of Section 33-501 (Estero PD) and Section 33-512 (Visible Edges). The building has interesting detail and variations in the façade with a courtyard seating area and open patio along Corkscrew Road. The courtyard areas and the building as a whole are accessible from the sidewalk integrated into the existing walkway on Corkscrew Road and it is continued down Happy Hollow Lane to the back of the building and parking area.

The parking is in the back hidden from the public view along Corkscrew Road which allowed the setback to be no more than 25 feet which creates a visible edge and attractive public space. The parking is accessed by Happy Hollow lane at a point central to the two properties to prevent traffic from travelling deep into the residential area to the south and east.

The building mass is maximized along Corkscrew Road by applying side setbacks of less than 5 feet so that the structure is in proper scale to the large right-of-way and the intent of a visual edge is accomplished. This is consistent with Section 33-403 regarding corner lots where Section 33-403 where buildings on corner lots must be designed with a maximum setback of 25 feet from each adjacent right-of-way and must provide pedestrian access from the street intersection. It also accommodates the intent of the Corkscrew Road overlay that provide a maximum of 5-foot side setbacks and allows 0-foot setbacks in Section 33-406. It is moved forward to the property line as far as it can be given the required site triangle at the corner of Happy Hollow Lane and Corkscrew Road.

The site is landscaped to code with a Type "C" buffer and wall on the rear property line to protect the residential home to the south and a Type "D" buffer abutting Happy Hollow Lane (except where a deviation is requested). The deviations requested are not attempting to lower the buffer standards, rather they are because of the lot layout shape and the building aligning parallel to Corkscrew Road. The parking lot angles causing a few parking spaces on the eastern and southern boundary to encroach slightly into the 15-foot setback area. The encroachment should not interfere with any of the required buffer planting or wall. The vegetative buffers are not required along the railroad nor is there a right-of-way buffer required against Corkscrew Road; however, general trees and other planting will be

volunteered to make an attractive frontage on Corkscrew Road. The development will adhere to the open space requirement of 20%.

VI. Decision-Making Compliance

The application is consistent with the uses and intensities set forth for the Urban Community Future Land Use Designation in the current Lee Plan codification, but since the Village Center future land use category in the proposed Village of Estero Comprehensive Plan has been adopted we will be addressing this primarily. Section VII below addresses the Comprehensive Plan compliance statements.

Additionally, the project will meet or exceed the performance standards set forth in the transitional Land Development Code and revised and adopted Chapter 33 – Estero Community Regulations as they apply to the Estero Planned Development zoning districts.

The request will meet or exceed all performance and locational standards set forth for the proposed 10,000 square foot commercial development, except where a deviation is requested, and demonstrates the protection of public health, safety and welfare. The proposed intensity is compatible and appropriate for the area. The site represents the highest and best possible use for the corridor. The building height is limited to 45 feet above grade and setbacks are consistent with the intent of the Estero PD Tier 1 development requirements. Public infrastructure and services are available to service the proposed development.

PARKING

As shown in the table below, which is the same table included on the Tiered Development Plan (TDP), it is important to note that the applicant is proposing the use parking space requirements for a mixed-use development (Section 34-2020(b)) and is requesting a reduction of 5% based on connection to bicycle/pedestrian facilities (§34-2020(c)). These are described in detail in the Deviations Justifications section of this submittal.

Table 2: Intensity and Parking

Use	Building Square Feet	Parking Ratio	Required Parking Spaces
1st Floor Mixed Use (Office/Retail/Café)	4,150	1/350	11.86
1st Floor Courtyard Seating	950	1/350	2.71
2nd Floor Mixed Use (Office)	2,450	1/350	7.0
2nd Floor Mixed Use (Medical Office)	2,450	1/250	9.8
<i>totals</i>	10,000	-	31.37
With 5% parking reduction			<u>29.80</u> 30 spaces provided

The Schedule of Uses balances tenant flexibility with uses that are a community benefit and likely to be desired along this corridor including uses that would generate socialization areas a sense of activity like outdoor seating area, café and retail shops.

TRAFFIC

Approval of the request will not have a significant impact upon the surrounding roadway network. Access will be provided from Happy Hollow Lane and enter directly onto Corkscrew Road which has adequate capacity. As outlined in the enclosed Traffic Impact Statement (TIS) prepared by TR Transportation, all impacted roadways can accommodate the traffic associated with the 10,000 square feet of café and retail commercial uses. The report also concludes that the project will not create any transportation deficiencies that require mitigation with Corkscrew continuing to operate at a Level of Service "C" with added project trips. **The TIS states that if fully occupied as retail and café the project will trip the need for a right turn-lane onto Happy Hollow Road. However, the need for a turn lane will be determined at the time of Development Order because it greatly depends on tenant mix.** For example, if the project were to be all office a turn lane would not be warranted – the café in combination with retail creates the need for the turn lane while offices would not.

In terms of potable water and sanitary sewer services, Lee County Utilities has provided an availability letter demonstrating adequate capacity to service the commercial development. Additional services, such as schools, libraries, parks, EMS and fire protection are available within a 3-mile radius of the project, as shown on the enclosed Urban Service Map.

This request will not adversely affect environmentally critical areas and natural resources as no significant resources are found on site.

VII. Comprehensive Plan Compliance

The following is an analysis of the Pavich estero PD's consistency with goals, objectives and policies of the Lee County Comprehensive Plan (transitional Lee Plan as amended by Ordinance 2016-04 for Village Center FLU) and the pending Village of Estero Comprehensive Plan.

VILLAGE'S TRANSITIONAL COMPREHENSIVE PLAN (LEE PLAN)

POLICY 1.1.4: *Urban Community areas are areas outside of Fort Myers and Cape Coral that are characterized by a mixture of relatively intense commercial and residential uses. Although the Urban Communities have a distinctly urban character, they should be developed at slightly lower densities. As the vacant portions of these communities are urbanized, they will need to maintain their existing bases or urban services and expand and strengthen them accordingly. Standard density ranges from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre), with a maximum of ten dwelling units per acre (10 du/acre).*

The subject property is located in an urbanized area of the Village of Estero, as evidenced by the surrounding land use pattern, existing densities/intensities, and available public infrastructure. As outlined in the above narratives, the general area is developed with a mix of commercial uses to the west, a few single-family residential homes to the south and a greenhouse to the east. The PD rezoning will allow for the continuation of the commercial development pattern along Corkscrew Road and will direct new development to an area with an existing base of urban services. The proposed intensity and mix of uses are in direct compliance with the Urban Community Future Land Use category.

OBJECTIVE 2.1: DEVELOPMENT LOCATION. *Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities.*

The proposed rezoning will allow for a compact and contiguous development pattern in an area readily serviced by public infrastructure, in direct compliance with the above policy. As outlined in detail within the application, the project represents a bonafide infill development within an urbanized area of the Village of Estero.

OBJECTIVE 2.2: DEVELOPMENT TIMING. *Direct new growth to those portions of the future urban areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created.*

The applicant has provided a detailed explanation of the public facilities and services available to support future development of the property at the requested density. The proposed rezoning fully complies with the above policy's intent to direct new growth to appropriate Future Urban Areas of the Village.

OBJECTIVE 4.1: WATER, SEWER, AND ENVIRONMENTAL STANDARDS. *Consider water, sewer, and environmental standards during the rezoning process. Ensure the standards are met prior to issuing a local development order.*

The project fully intends to connect to both services which have been verified to have adequate capacity by a Letter of Availability received January 30, 2019.

STANDARD 11.1 & 11.2: WATER & SEWER

Potable water and sanitary sewer services are available to service the development as outlined in the attached Availability Letter provided by Lee County Utilities.

STANDARD 11.3. TRANSPORTATION

TR Transportation has prepared the enclosed Traffic Impact Statement (TIS) in accordance with the county requirements. Per this analysis, all roadways within the project's area of impact have sufficient capacity to accommodate the traffic associated with the 10,000 square feet mixed-use commercial development. The report also concludes that the project will not create any transportation deficiencies that need to be mitigated.

VILLAGE'S TRANSITIONAL COMPREHENSIVE PLAN FUTURE LAND USE AS AMENDED BY ODINANCE 2016-0 (Village Center)

POLICY 19.2.1: *Where feasible, provide for the development of walkable mixed-use centers and economic areas featuring diverse housing options; government offices and public facilities; medical facilities; employment centers; public gathering places, parks, outdoor plazas, and other public spaces; greenway trails and pathways; and public access to the community's natural resources through Lee Plan comprehensive plan policies and LDC regulations that support Estero's distinct community character and the following community priorities:*

h. Provide ample and varied public gathering places including, without limitation, parks, plazas, sidewalks, benches, restaurants, shops, civic spaces, green spaces, community recreation centers, and other recreational facilities.

The site design allows for a courtyard of outdoor seating in the center of the site with access directly from the sidewalk abutting the property along Corkscrew Road.

i. Maintain a unified and consistent aesthetic/visual quality in landscaping, architecture, lighting, and signage in all commercial and mixed-use developments.

The site is designed as one building so the look and feel being unified and consistent is easily accomplished.

POLICY 19.2.4: *Ensure that future commercial and mixed-use developments meet the community's planning priorities by requiring that all new commercial development which requires rezoning within Estero must be rezoned to a Commercial (CPD), Mixed Use (MPD), or Compact PD, as those districts may be amended from time to time.*

This application is a commercial planned zoning; however, it is within the Village Center FLU which has established an Estero PD zoning district (19.8.2) accomplishing the intent of this policy.

POLICY 19.2.5: *Except as set forth in Policy 19.2.S(a), the following uses are prohibited within Estero: "detrimental uses" (as defined in the Land Development Code, as amended); nightclubs or bar and cocktail lounges unless within a Group III Restaurant; tattoo parlors; and retail uses that require outdoor display in excess of one acre.*

The Schedule of Uses & Site Development Regulations attachment to this submittal adhere to these restrictions. None of the listed uses have been requested as part of the Estero PD rezoning.

POLICY 19.8.1: *This comprehensive plan includes a Village Center category on the future land use map (also referred to as the "Village Center Area") which encourages higher densities and intensities of housing, employment, shopping, recreation, park and civic uses in a series of interconnected neighborhoods and mixed-use areas. Policy 1.1.12 allows landowners in the Village Center Area to develop within the standard density range and other requirements of the Urban Community category; however, the Village of Estero encourages land to be developed or redeveloped with a greater mix of uses and higher densities when placed in walkable mixed-use patterns. The glossary defines "density", "mixed-use", "walkable", and "mixed-use pattern". The specific goals of the Village Center Area include creating socially vital centers supportive of business both big and small, neighborhoods and streets that*

are safe and attractive for walking and bicycling, the preservation of community history, and the protection of the environment, particularly along the Estero River.

Several features of the site design make this project consistent with this policy including: parking behind the building, minimal setback from Corkscrew Road, interconnection to bicycle and pedestrian walkways, a mix of out door courtyard and uses such as retail, restaurant and café that create activity and social areas.

POLICY 19.8.2: *The Village will create a new planned development zoning district in the Land Development Code (the "Estero Planned Development Zoning Central Planning District") to help implement these policies. This zoning district will contain tiered standards that apply to the Village Center Area and may include sub-districts which may have specific policies applying therein. Rezoning to the new planned development zoning district must be sought to take advantage of the new tiered standards and densities with respect to specific development tracts. The Village's intention is to use this new zoning district whenever increases in density and intensity are requested in the Village Center Area (as such term is defined in the Land Development Code). The Village will coordinate with FDOT in the review of any new "Village Center" land development or redevelopment project to assess potential impacts of density increases on State and SIS transportation facilities, such as US 41 and 1-75.*

This submittal is an Estero PD in the Tier 1 development standards. It is consistent with the applicable requirements, standards and intensities sought after.

POLICY 19.8.5: *The Land Development Code will provide standards for four levels of development in the Village Center Area that will contribute to a walkable mixed-use environment in the Village Center Area:*

a. Tier 1 provides a minimum network of connecting streets that will allow the general public and residents to move by car, bike, or on foot within and through development tracts.

The site is less than one acre making the applicable development standards to adhere to met with the bicycle and pedestrian interconnections that are central to the proposed development plan.

POLICY 4.1.1: *Development designs will be evaluated to ensure that land uses and structures are well integrated, properly oriented, and functionally related to the topographic and natural features of the site and to the existing and potential street pattern on surrounding sites.*

While the site does not have outstanding topographic or natural features that need preserved such as wetlands or protected species, it was important to integrate it into an existing residential area and make it an attractive piece of the Corkscrew Road corridor. These existing constraints were addressed in several ways. The building was placed in the front of the property to keep the imposing structure from impacting existing residential. The parking area will be buffered with attractive plantings and a wall on the southern border. The building orientation is also important to the streetscape of Corkscrew Road and the overall goal of creating an attractive visual edge and a sense of place with activity from commercial uses near the pedestrian and bicycle infrastructure.

POLICY 6.1.2: *Commercial development must be consistent with the location criteria in this policy except where specifically excepted by this policy or by Policy 6.1.7, or in Lehigh Acres by Policy 32.2.4 or if located in the Mixed Use Overlay and utilizing the Compact PD zoning category.*

1. MINOR COMMERCIAL

- a. Major function: Provides for the sale of convenience goods and services.*
- b. Location: The entire retail use, including buildings and outdoor sales area, must be located as follows except where this plan provides specific exceptions (e.g., Policy 6.1.7):*
 - (1) On or near the intersection (within 330 feet of the adjoining rights-of-way of the intersection roads) of local and collector, local and arterial, or collector and collector roads.*
- c. Site Area: Two acres or less.*
- d. Range of Gross Floor Area: Less than 30,000 square feet.*

The site qualifies as a minor commercial development: it is less than one acre, 10,00 square feet of commercial uses and is located on the corner of Corkscrew road (arterial) and Happy Hollow Lane (local road).

VIII. SOUND PLANNING PRINCIPLES

The proposed Estero PD will address several sound planning principles that are currently of interest to the Village of Estero. In direct compliance with the Transitional Comprehensive Plan, the amendment will allow for infill development within an urbanized portion of Estero that is currently serviced by public infrastructure. As presented above, the Property is adjacent to existing development ranging from low density single-family residential south and a greenhouse to the east and railroad to the west. It is located on a major arterial next to pedestrian and bicycle accessways as well as with 500 feet of a future bus route. Therefore, approval of this zoning will accommodate population growth within an appropriate area of Estero with the requisite level of public services.

In summary, approval of this request will allow the Property to be developed in a manner that is consistent with the underlying Village Center Future Land Use Category and is compatible with the surrounding land use pattern and the Village of Estero as a whole. The request directly supports Estero's desire to direct new growth to infill locations in urban areas appropriately utilizing the public investment in infrastructure and services. The proposed rezoning will meet or exceed the standards set forth in the LDC for planned developments, except where a deviation has been requested. For these reasons, the Applicant respectfully requests approval of this rezone as proposed.