

**VILLAGE OF ESTERO, FLORIDA
ZONING
ORDINANCE NO. 2022-02**

**AN ORDINANCE OF THE VILLAGE COUNCIL OF THE
VILLAGE OF ESTERO, FLORIDA, CONSIDERING AN
AMENDMENT TO THE COMMERCIAL PLANNED
DEVELOPMENT, SPECIFICALLY DEVIATION 3, FOR
REPLACEMENT SIGNAGE FOR MIROMAR OUTLETS
PROPERTY LOCATED AT THE NORTHEAST
QUADRANT OF I-75 AND CORKSCREW ROAD,
CONSISTING OF APPROXIMATELY 75 ACRES;
PROVIDING FOR CONFLICTS; PROVIDING FOR
SEVERABILITY; AND PROVIDING AN EFFECTIVE
DATE.**

WHEREAS, MIROMAR OUTLETS WEST LLC represented by Paula McMichael, Hole Montes, Inc. (the “Applicant”), filed an application for an amendment to the Commercial Planned Development (CPD) for a property located at 10801 Corkscrew Road, and known as **Miromar Outlets**, Estero, FL, consisting of approximately 75 acres (the “Property”); and

WHEREAS, the Property STRAP numbers are 25-46-25-E4-270M6.0010; 26-46-25-E3-2700A.0000; 26-46-25-E3-270M1.0000; and

WHEREAS, the legal description is:

Miromar Factory Outlet, located in a portion of Sections 25, 26 and 35, Township 46 South, Range 25 East, Lee County, Florida, according to the plat thereof on file and recorded in Plat Book 72, Pages 41 to 50, of the public records of Lee County, Florida.

WHEREAS, the property was rezoned to CPD in Lee County Resolution Z-95-094 which approved a deviation to project signage; and

WHEREAS, the Applicant requested an amendment to the Commercial Planned Development District (CPD) Deviation 3, (Case number DCI2021-E002); and

WHEREAS, the Applicant is requesting to replace four project identification signs with four new signs; and

WHEREAS, the applicant requests modifications to the deviation for four replacement signs; and

WHEREAS, a noticed public information meeting was held on July 13, 2021 at the Planning, Zoning and Design Board; and

47 **WHEREAS**, at a duly noticed public hearing held on April 12, 2022, the Planning,
48 Zoning and Design Board vote resulted in a 4-4 tie on a motion to approve, resulting in no
49 recommendation for approval; and
50

51 **WHEREAS**, a duly noticed first reading was held before the Village Council on May
52 4, 2022; and
53

54 **WHEREAS**, a duly noticed second reading and public hearing was held before the
55 Village Council on June 15, 2022, at which time the Village Council gave consideration to the
56 evidence presented by the Applicant and the Village staff, the action of the Planning, Zoning
57 and Design Board and the comments of the public.
58

59 **NOW, THEREFORE**, be it ordained by the Village Council of the Village of Estero,
60 Florida:
61

62 **Section 1.** **Rezoning.**
63

64 The Village Council approves with conditions the rezoning amendment to revise
65 Deviation 3 of Resolution Z-95-094 for four project identification signs subject to the
66 following conditions.
67

68 **Section 2.** **Conditions.**
69

- 70 1. This Amendment applies only to the deviation for the four project identification
71 signs. All other conditions of Resolution Z-95-094 and prior zoning resolutions
72 applicable to the property remain in full force and effect.
73
- 74 2. Development of this project must be consistent with the Miromar Outlet Sign
75 Package Pattern Book dated April 25, 2022.
76
- 77 3. Deviation 3 of Zoning Resolution Z-05-094, Relief from LDC Section 30-153(2)a,
78 Identification Sign, is amended to allow the following: (The language below
79 replaces Deviation 3 language in Resolution Z-95-094 and the Deviation 3 language
80 on the Master Concept Plan.)
81
 - 82 a. Three on-site identification signs, 26 feet in height, copy area not to
83 exceed 200 square feet per sign. Minimum setback from road right-
84 of-way is 15 feet on Ben Hill Griffin Parkway and 0 feet from
85 Corkscrew Road.
86
 - 87 b. One on-site identification sign, 78 feet in height, located a minimum
88 of 15 feet from the road right-of-way. Copy area not to exceed 500
89 square feet and minimum setback from I-75 is 15 feet.
90

c. Signs must be consistent with the Pattern Book and compatible with the outlet mall's architecture.

d. This deviation is approved with the condition that the signs are restricted to the display of the name of the outlet mall.

Section 4. Findings and Conclusions.

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

The Deviation as revised:

1. Will improve the quality of the proposed development under review;
2. Will preserve and promote the general intent of the LDC to protect the public health, safety and welfare;
3. Will be compatible with uses on surrounding property; and
4. Will not create an undue burden on essential public facilities.

Section 5. Exhibit.

The following exhibit is attached to this Ordinance and incorporated by reference:

Exhibit A: Sign Package Pattern Book titled "Miromar Outlet Sign Amendment" dated April 25, 2022.

Section 6. Severability.

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

Section 7. Effective Date.

This Ordinance shall take effect immediately upon adoption.

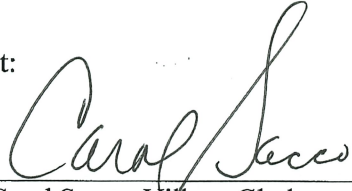
PASSED on first reading this 4th day of May, 2022.

PASSED AND ADOPTED BY THE VILLAGE COUNCIL of the Village of Estero, Florida on second reading this 15th day of June, 2022.

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Attest:

By:


Carol Sacco, Village Clerk

VILLAGE OF ESTERO, FLORIDA

By:


Katy Errington, Mayor

Reviewed for legal sufficiency:

By:


Nancy E. Stroud, Village Land Use Attorney

Vote:

AYE

NAY

Mayor Errington

X

Vice Mayor McLain

X

Councilmember Ribble

X

Councilmember Fiesel

X

Councilmember Boesch

X

Councilmember Ward

X

Councilmember Wilson

X

SIGN PACKAGE PATTERN BOOK

Miromar Outlet Sign Amendment

DCI2021-E002

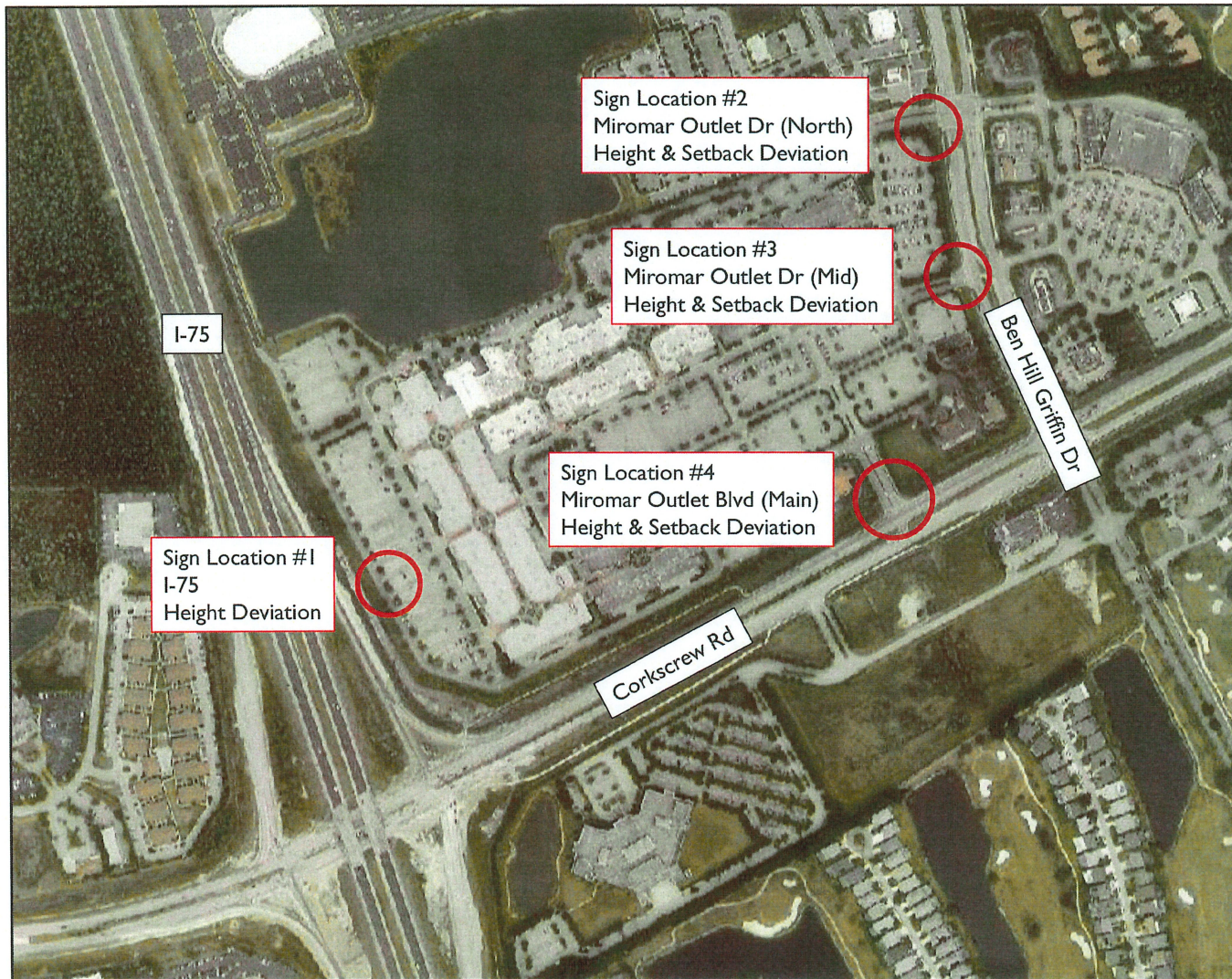
April 25, 2022



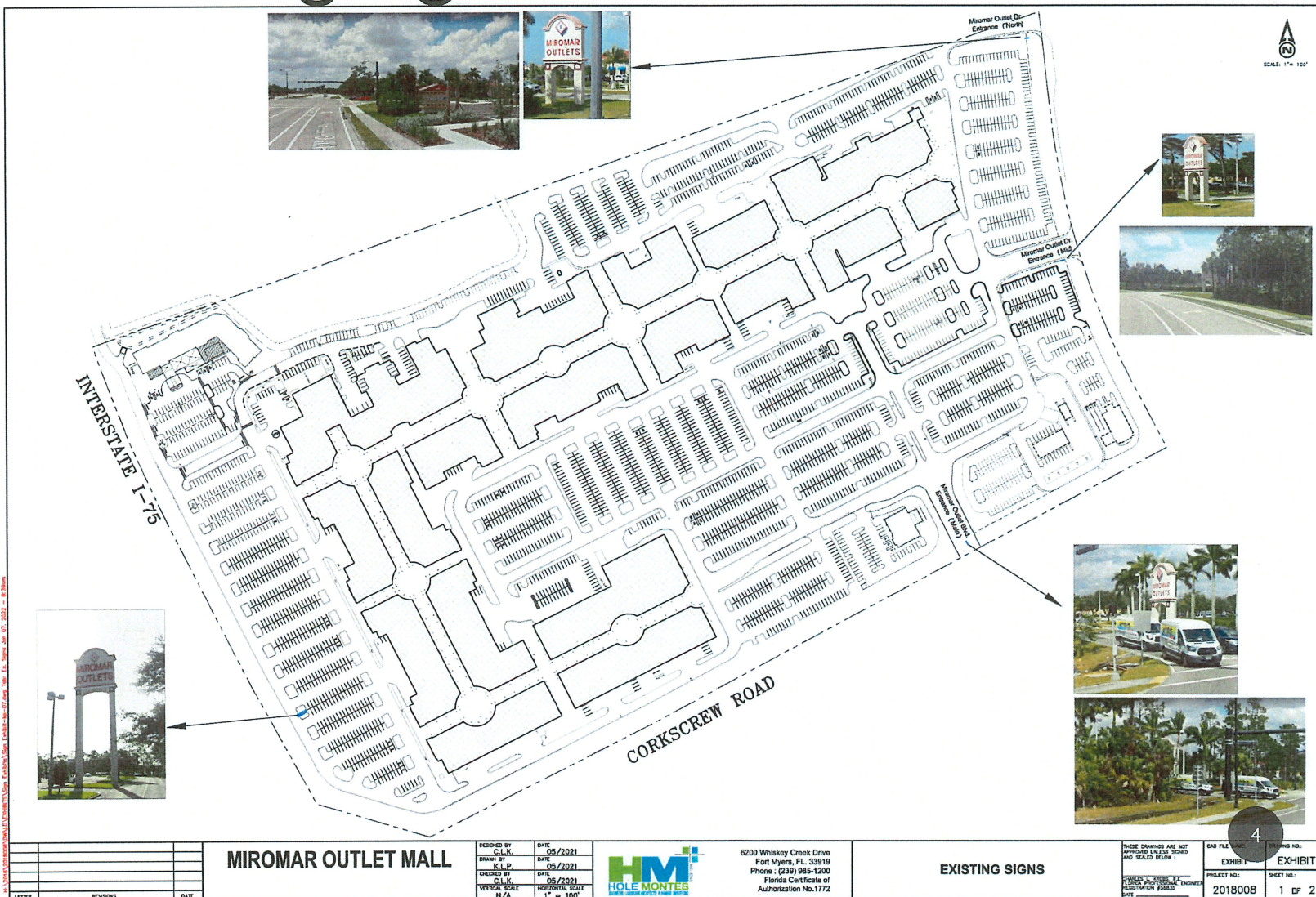
REQUEST

The applicant seeks to amend the Timberland and Tiburon CPD (n/k/a Miromar Outlets) to amend the approved sign package permitted as Deviation (3), specifically (3)(a) and (3)(b), which provides development regulations for identification signs within the CPD. Deviation (3)(a) allows for three identification signs 25 ft. in height located a minimum of 20 ft. from the road. The proposed amendment to (3)(a) allows for three identification signs 26 ft. in height located a minimum of 15 ft. from the Ben Hill Griffin Pkwy. right-of-way and 0 ft. from the Corkscrew Rd. right-of-way. Deviation (3)(b) allows for one identification sign 75 ft. in height, with the proposed amendment increasing the maximum height to 78 ft. The applicant also seeks to amend the Master Concept Plan to allow for the relocation of the signs. The sign at the northern entrance will be moved to the median within Miromar Outlet Drive and the setback reduced from 20 ft. to 15 ft. from the Ben Hill Griffin right-of-way. The signs at the southern entrance will be moved to the northern side of Miromar Outlet Drive and the setback reduced from 20 ft. to 15 ft. from the Ben Hill Griffin right-of-way. The entry sign adjacent to Corkscrew Rd. will stay in the Miromar Outlet Dr. median, with the setback reduced from 20 ft. to 0 ft. from the Corkscrew Rd. right-of-way. The sign adjacent to I-75 will be moved to the median to the north and the setback will not change. There are no changes proposed to open space, access, native vegetation requirements, or the permitted development intensity.

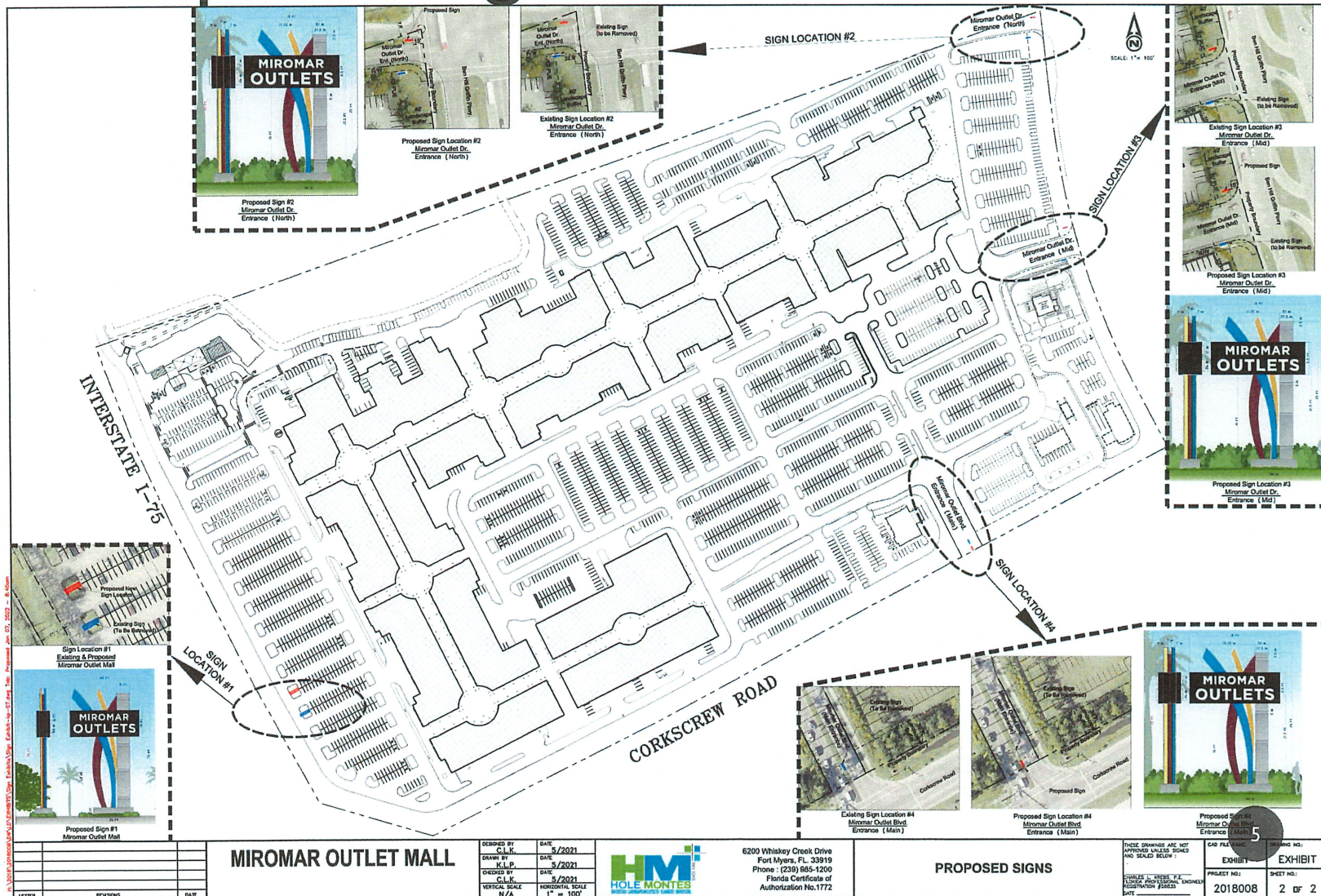
Aerial Location



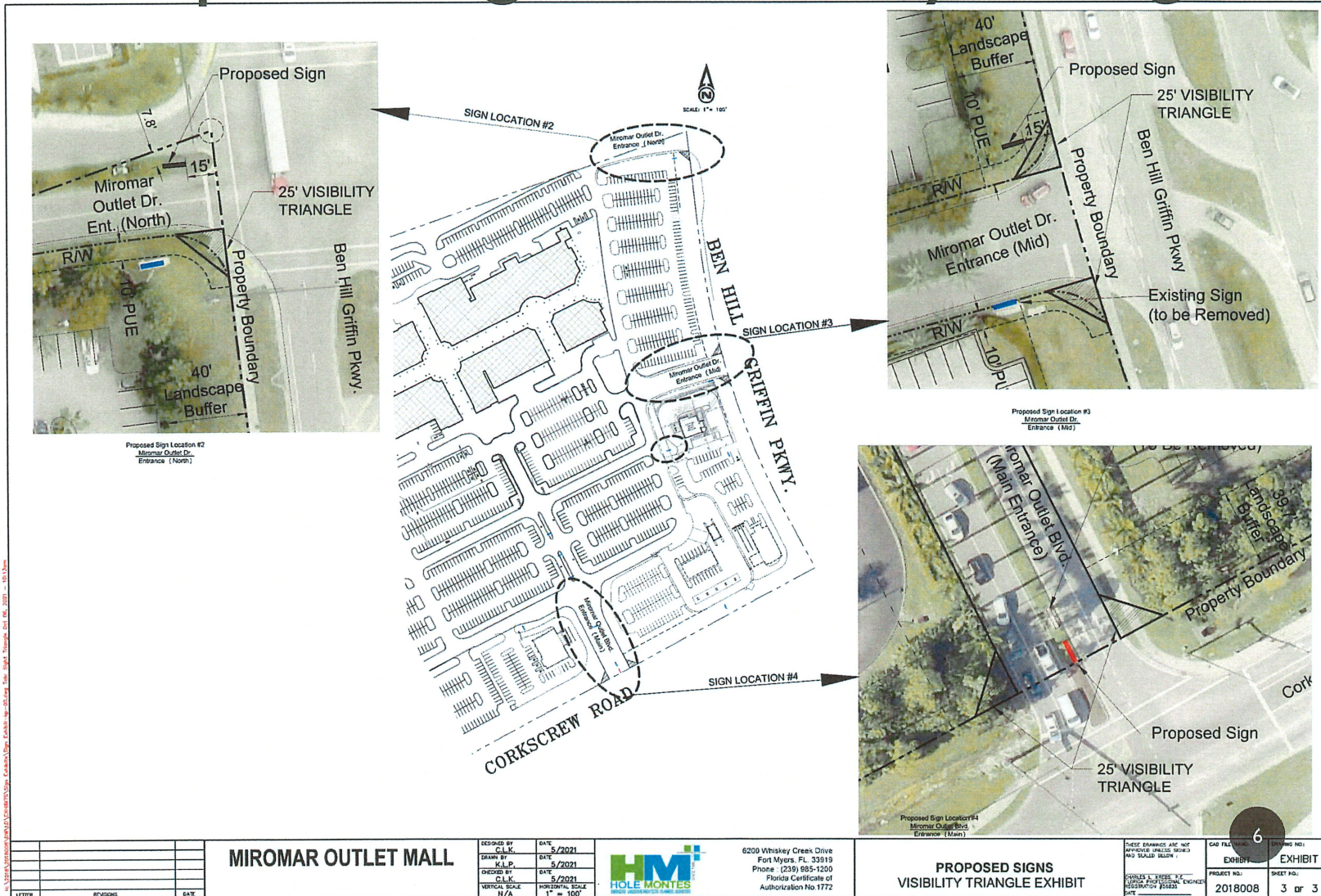
Existing Signs - Location



Proposed Signs - Location



Proposed Signs – Visibility Triangle



H:\2018\20180601\pre\J.D\Documents\Sigs\Exhibits\Sigs_Canada-4p-03.docx 7:40:1-7:45 Sign Jan 07, 2022 - 9:15am



			MIOMAR OUTLET MALL			<div>DESIGNED BY: C.L.K. DATE: 5/2021</div> <div>DRAWN BY: K.L.P. DATE: 5/2021</div> <div>CHECKED BY: C.L.K. DATE: 5/2021</div> <div>HORIZONTAL SCALE: 1" = 100'</div> <div>VERTICAL SCALE: N/A</div>			<div>HOLE MONTES LANDSCAPE ARCHITECTS</div> <div>6200 Whiskey Creek Drive Fort Myers, FL 33919 Phone : (239) 985-1200 Florida Certificate of Authorization No.1772</div>			<div>PROPOSED SIGNS I-75 INTERSTATE SIGN</div>			<div>THESE DIMENSIONS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :</div> <div>EXHIBIT 7 EXHIBIT</div>			<div>CAD FILE NO: 7 SHEET NO: 3 OF 3 PROJECT NO: 2018008</div>		
LETTER	REVISIONS	DATE																		

Sign #1

Southwest Portion of Miromar Outlets

Adjacent to I-75, looking north.



Sign #1

Southwest Portion of Miromar Outlets

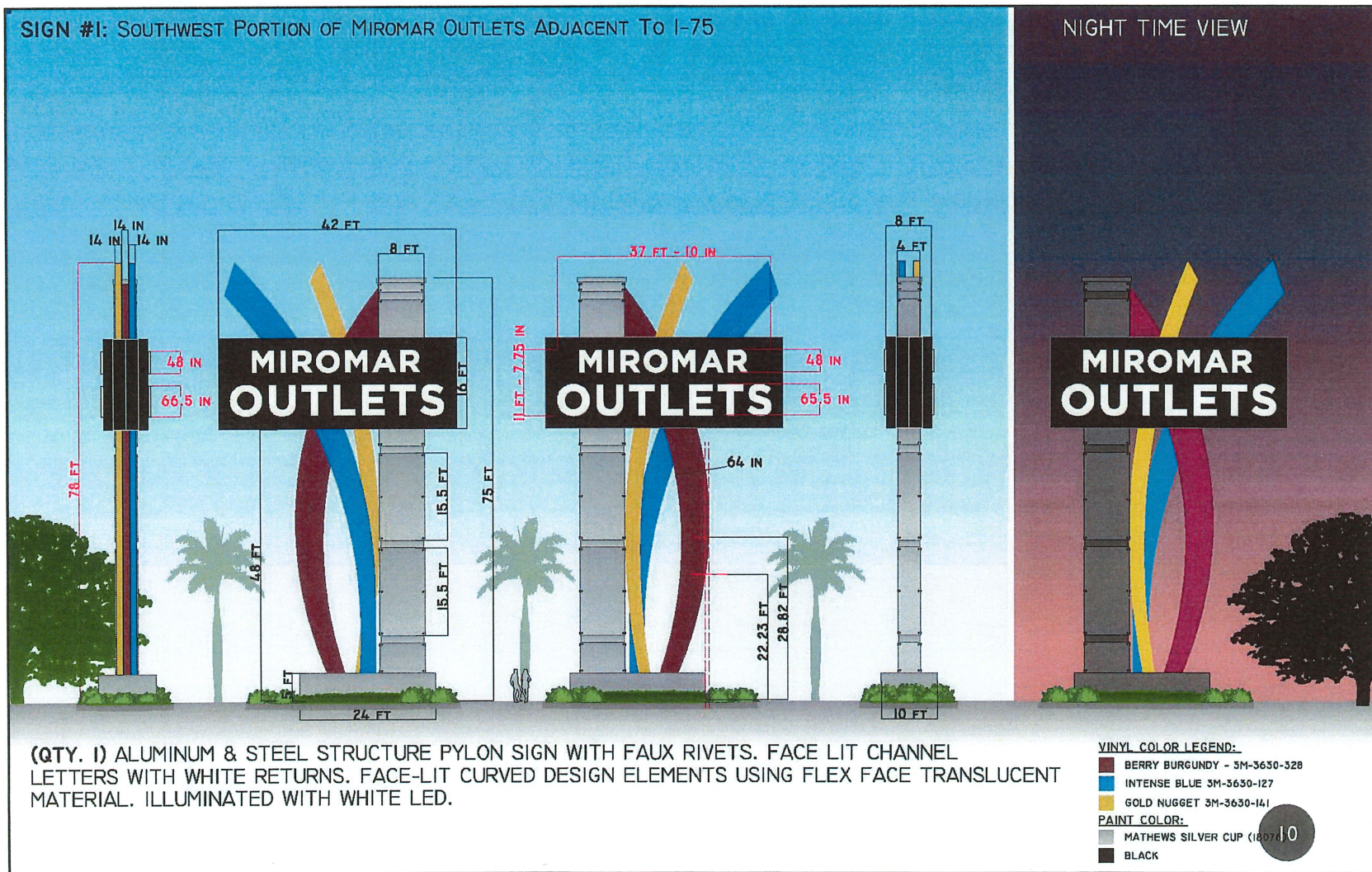
Adjacent to I-75, looking south.



Sign #1 Elevations

SIGN #1: SOUTHWEST PORTION OF MIROMAR OUTLETS ADJACENT TO I-75

NIGHT TIME VIEW



Sign #2

Miromar Outlet Drive (North)

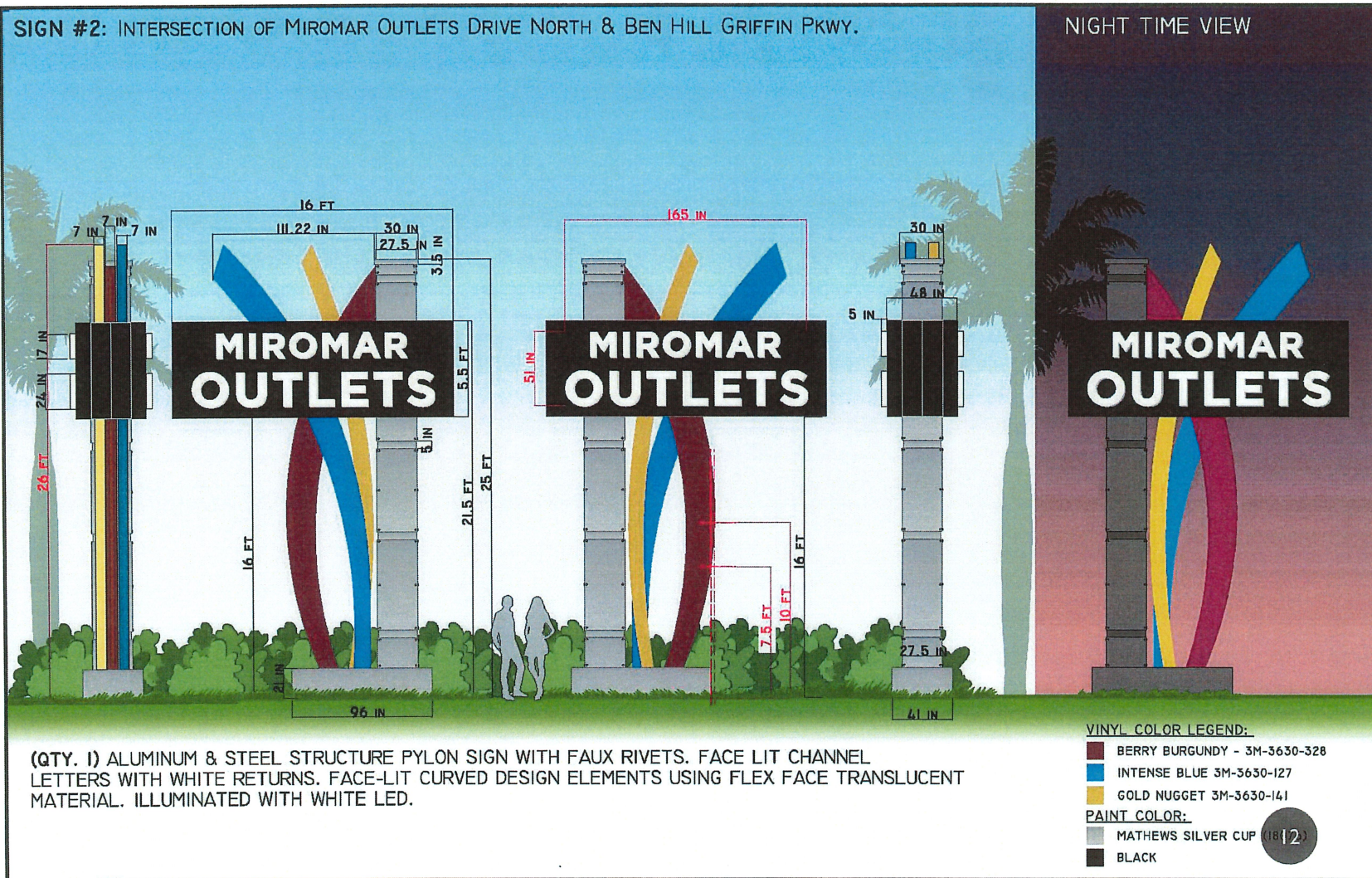
Adjacent to Adjacent to Ben Hill Griffin, looking south.



Sign #2 Elevations

SIGN #2: INTERSECTION OF MIROMAR OUTLETS DRIVE NORTH & BEN HILL GRIFFIN PKWY.

NIGHT TIME VIEW



Sign #3

Miromar Outlet Drive (Mid)

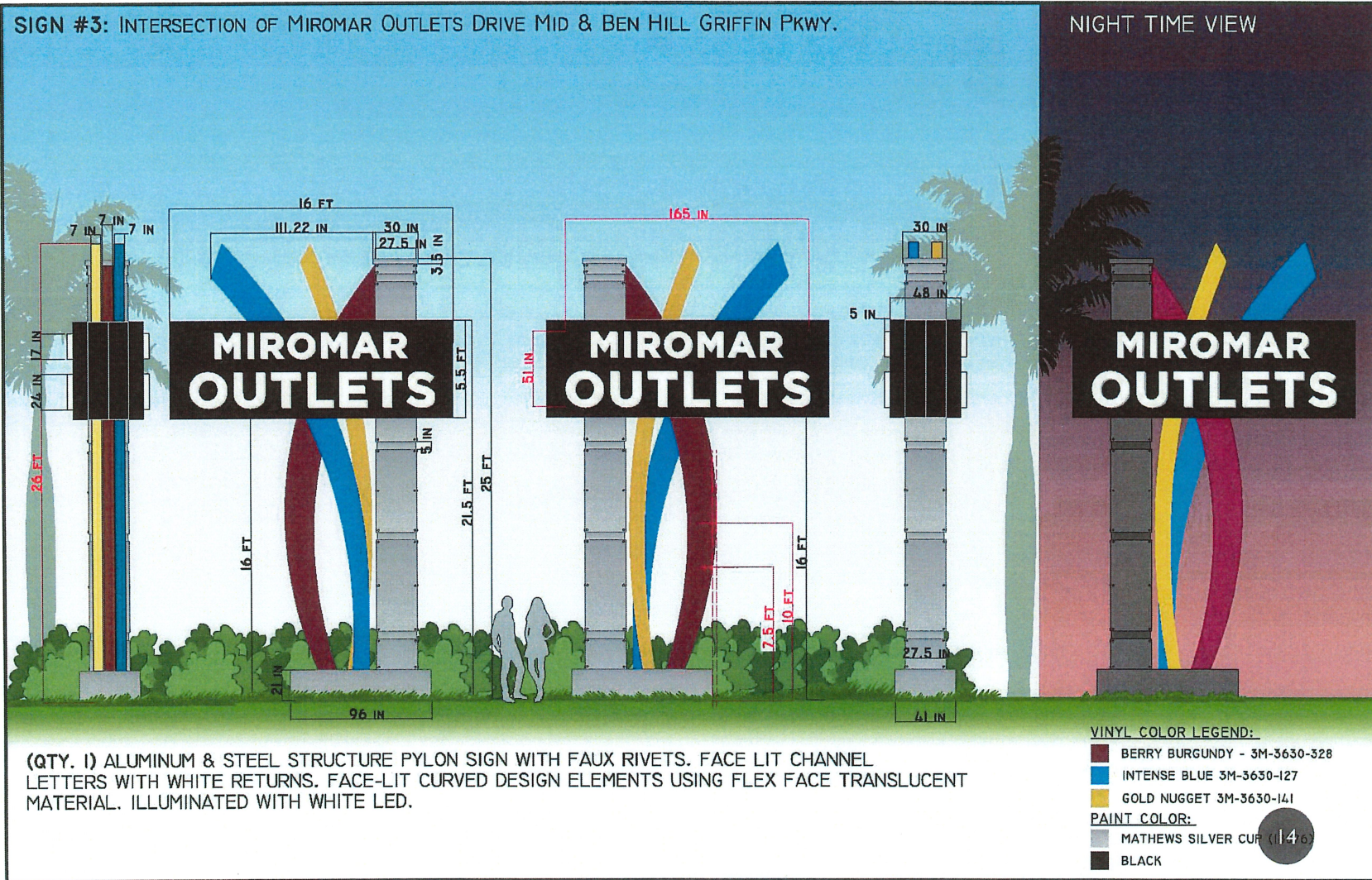
Adjacent to Adjacent to Ben Hill Griffin, looking north.



Sign #3 Elevations

SIGN #3: INTERSECTION OF MIROMAR OUTLETS DRIVE MID & BEN HILL GRIFFIN PKWY.

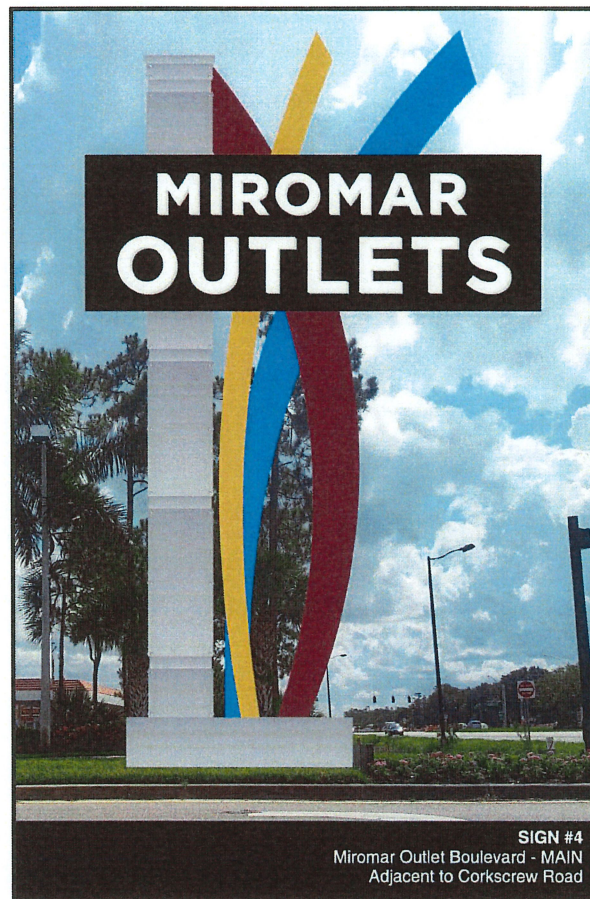
NIGHT TIME VIEW



Sign #4

Miromar Outlet Boulevard Median (Main)

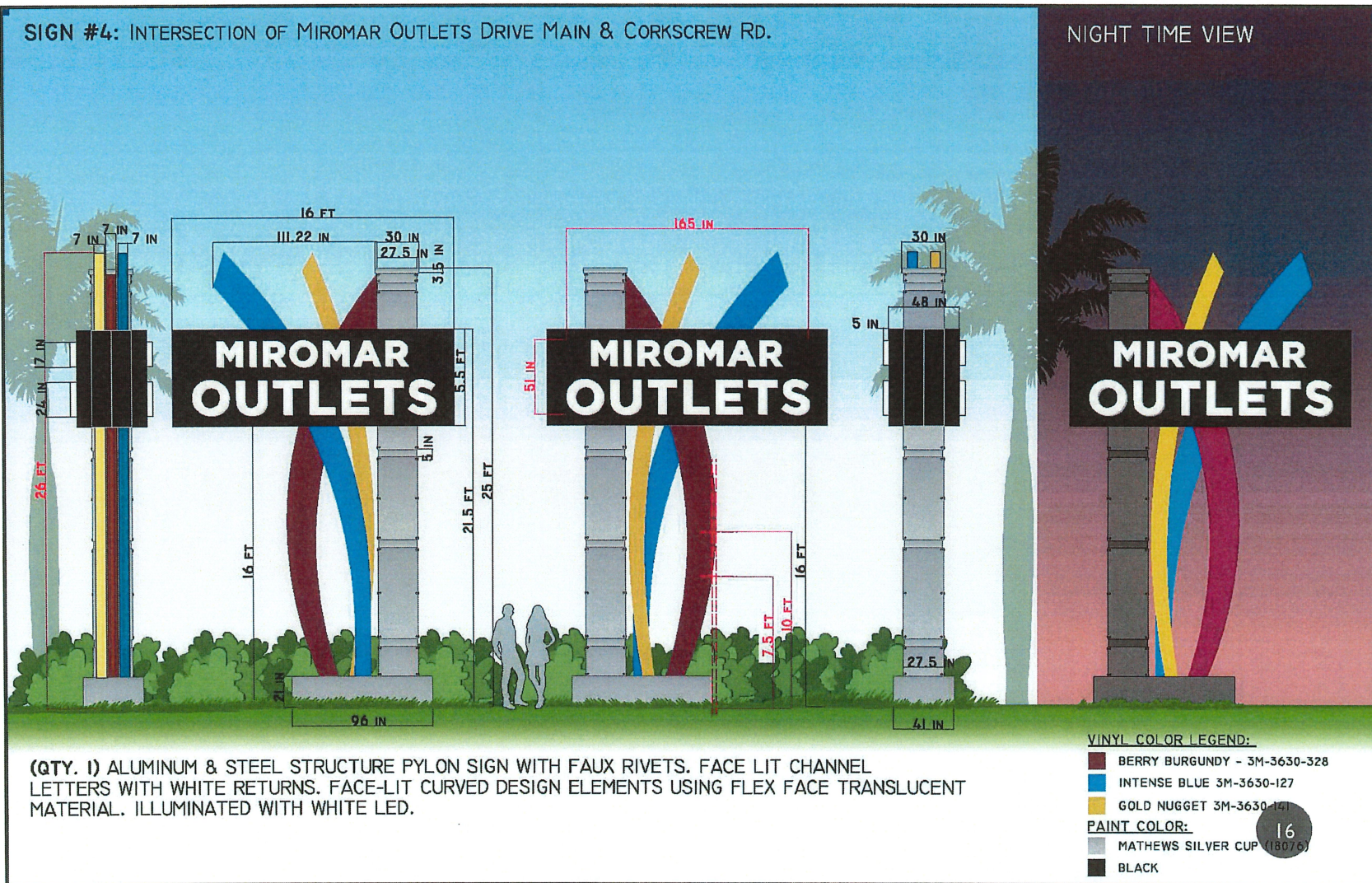
Adjacent to Adjacent to Corkscrew Road, looking east.



Sign #4 Elevations

SIGN #4: INTERSECTION OF MIROMAR OUTLETS DRIVE MAIN & CORKSCREW RD.

NIGHT TIME VIEW



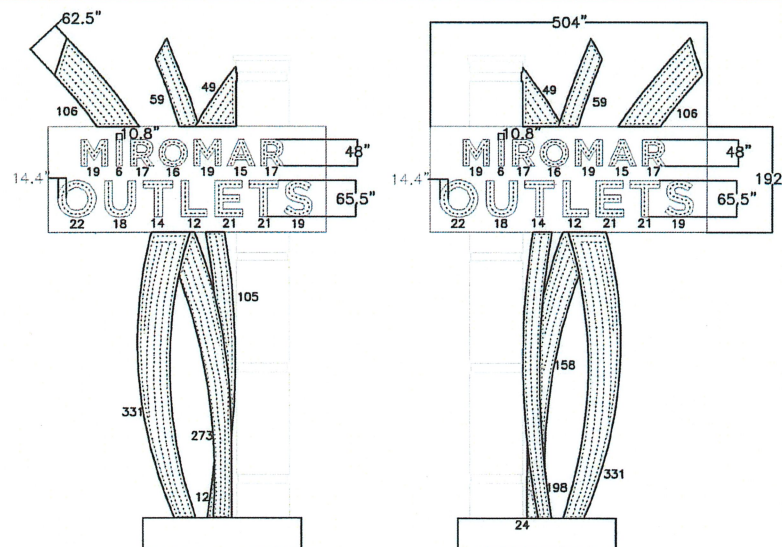
Lighting – Sign I

- 1) ACTUAL CHANNEL LETTER POPULATION AND PRODUCT PLACEMENT MAY VARY FROM THIS LAYOUT
- 2) PRISM WHITE 6500K LAID OUT AT 1.5 MODULES PER FOOT, 12.0" ON CENTER
- 3) EACH 60W3 POWER SUPPLY CAN RUN UP TO 48 PRISM WHITE 6500K MODULES
- 4) LAYOUT BASED ON A 5" CAN DEPTH (CHANNEL LETTERS); 5"-8" FROM FACE (CURVED SECTIONS)
- 5) DIMENSIONS ARE IN INCHES UNLESS STATED OTHERWISE
- 6) 701269-6WSJ1-MB WATTS PER MODULE: 1.12
- 7) PRIMARY SYSTEM POWER: 3264.80 WATTS
- 8) LED MODULE POWER USAGE (secondary): 2611.84 WATTS



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Leaders in LED Technology

SloanLED.com Tel 805.676.3200
Toll-free 888.747.4LED Fax 805.676.3206



ESTIMATED PRODUCT B.O.M. PER SIGN:

2332 Each Prism White 6500K Modules – 1555'

PN: 701269-6WSJ1-MB

49 Each 60C3 (Damp/Dry locations) or 60W3 (Wet location) 60W Power Supplies 12VDC

1 Each 100' Roll of Jacketed Cable

- 1) This design and drawing are proprietary and the property of SloanLED. Any reproduction or use without prior written approval is prohibited.
- 2) ChannelLED modules and power supply quantities are ESTIMATES ONLY and are based on the supplied information and drawings. Channel letter depth, lens color, material and thickness can vary, which may lead to an increase or decrease in product at the time of installation. To ensure accurate product requirements, it is recommended that product is tested using customer's specific lens material and letter configuration.
- 3) SloanLED channel (LEP) or Light Enhancement Film (LEF) inside
- 4) Jacketed per leg of the power supply.

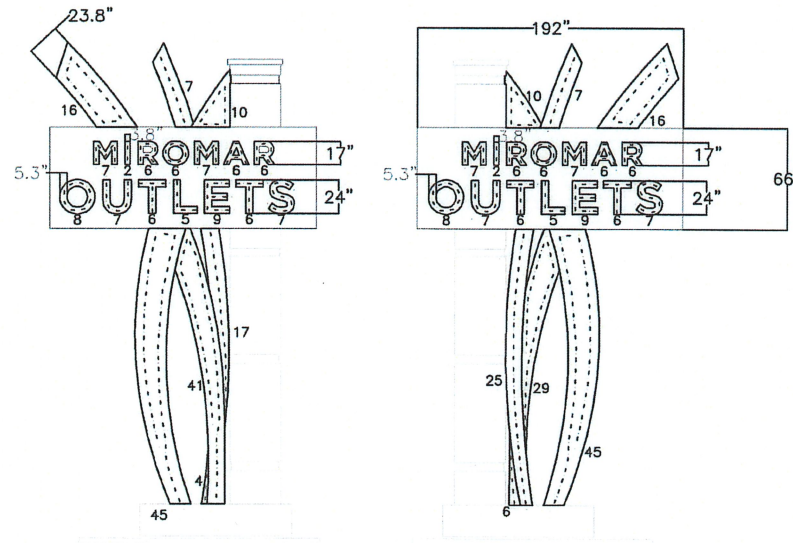
DRAWN	DATE	JOB NUMBER	US SIGN & MILL
CC/KL	1/4/2022	80904	MIROMAR OUTLETS

Lighting – Signs 2, 3, & 4

- 1) ACTUAL CHANNEL LETTER POPULATION AND PRODUCT PLACEMENT MAY VARY FROM THIS LAYOUT
- 2) PRISM WHITE 6500K LAID OUT AT 1.5 MODULES PER FOOT, 12.0" ON CENTER
- 3) EACH 60W3 POWER SUPPLY CAN RUN UP TO 48 PRISM WHITE 6500K MODULES
- 4) LAYOUT BASED ON A 5" CAN DEPTH (CHANNEL LETTERS); 7" FROM FACE (CURVED SECTIONS)
- 5) DIMENSIONS ARE IN INCHES UNLESS STATED OTHERWISE
- 6) 701269-6WSJ1-MB WATTS PER MODULE: 1.12
- 7) PRIMARY SYSTEM POWER: 635.60 WATTS
- 8) LED MODULE POWER USAGE (secondary): 508.48 WATTS



SloanLED.com Tel 805.676.3200
Toll-free 888.747.4LED Fax 805.676.3206



ESTIMATED PRODUCT B.O.M. PER SIGN:

- 454 Each Prism White 6500K Modules – 303'
 PN: 701269-6WSJ1-MB
 10 Each 60C3 (Damp/Dry locations) or 60W3 (Wet location) 60W Power Supplies 12VDC
 1 Each 100' Roll of Jacketed Cable

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DRAWN	DATE	JOB NUMBER	US SIGN & MILL
CC/KL	1/4/2022	80904	MIROMAR OUTLETS