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

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

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

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

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

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

**WHEREAS**, the Applicant has requested several deviations; and

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

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

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

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

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

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

51  
52 **Section 1. Rezoning.**

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

58  
59 **Section 2. Conditions.**

60  
61 1. Master Concept Plan

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

66  
67 2. Development Parameters

68  
69 Development is permitted at a maximum as follows:

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

72  
73 3. Maximum Building Height

74  
75 35 feet (including architectural features)

76  
77 4. Impact Fees

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

80  
81 5. Uses and Site Development Regulations

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

84  
85 a. Schedule of Uses

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

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

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177

b. Building Setback Requirements

- Front/Street (South) – 25 Feet
- Rear (North) – 20 Feet
- Side (East) – 16 Feet
- Side (West) – 20 Feet

6. Hours of Operation

Hours of Operation are limited to 7 a.m. to 10 p.m. Monday through Saturday and 8 a.m. to 6 p.m. on Sunday, including deliveries.

7. Open Storage

Open storage is only permitted for retail merchandise and in the parking lot north of the proposed fence and gate that crosses the parking lot depicted on the Master Concept Plan and must be enclosed and shielded as required by the Land Development Code. Barbed wire is not permitted and must be removed from the fence.

8. Estero Fire Rescue

An Auto Turn Analysis for Fire Apparatus must be completed prior to the issuance of the development order. If the Auto Turn Analysis shows Fire Department access issues, then the building must have a fire sprinkler system installed.

A Fire Hydrant must be installed within 400 feet of building, as per code.

Radio Enhancement: Prior to the issuance of a Development Order, the owner or owner’s representative shall conduct an assessment model to determine if the minimum radio signals’ strength for the fire department communication is in compliance in accordance with NFPA 1: 11.10, NFPA 1221: 11.3.9, standards for inbound and outbound signal strength and quality. If minimum signal strength is not available, the applicant must install radio enhancement in the building.

9. No Blasting

No development blasting is permitted as part of this project.

10. Utilities - Sewer

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

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

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

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

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

194  
195 12. Sidewalk & Pedestrian Connections  
196  
197 Sidewalks and pedestrian connections must be provided consistent with the Pattern  
198 Book and Land Development Code.

199  
200 Prior to issuance of the Development Order Certificate of Compliance an executed  
201 public easement shall be submitted for the sidewalk on Broadway East.

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

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

218  
219 15. Open Space & Indigenous Preserve  
220

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

223

224 16. Vehicular/Pedestrian Impacts

225

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

229

230 17. Concurrency

231

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

236

237 18. Solid Waste Management

238

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

245

246 19. Handicap Parking

247

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

250

251 20. Land Development Code (LDC)

252

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

256

257 **Section 3. Deviations.**

258

259 1. A Deviation from LDC Section 34-935(b)(1), Property Development Regulations,  
260 which requires a 20-foot building setback to the east property line to permit a  
261 16-foot building setback to the east property line. Deviation 1 is approved.

262

263 2. A Deviation from LDC Section 34-935(b)(2), Property Development Regulations,  
264 which requires that parking or internal roads or drives be located in this case a

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

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

293

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

297

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

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

327 **Section 5. Exhibits.**

328

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

330

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

337 **Section 6. Severability.**

338

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

343

344 **Section 7. Effective Date.**

345

346 This Ordinance shall take effect immediately upon adoption.

347

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

349

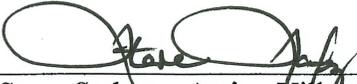
350 **PASSED AND ADOPTED BY THE VILLAGE COUNCIL** of the Village of Estero,  
351 Florida on second reading this 15th day of July, 2020.

352  
353  
354

355 Attest:

**VILLAGE OF ESTERO, FLORIDA**

356  
357

358 By:   
359 Steve Sarkozy, Acting Village Clerk

By:   
Bill Ribble, Mayor

360  
361  
362

Reviewed for legal sufficiency:

363  
364

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

367  
368

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

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

*TOWNSHIP 46 SOUTH, RANGE 25 EAST*  
*LEE COUNTY, FLORIDA*

*SEE SHEET 1 OF 2 FOR SKETCH TO ACCOMPANY THIS DESCRIPTION*

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

*DESCRIPTION: (PER HARRIS-JORGENSEN, LLC)*

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

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

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



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

SKETCH TO ACCOMPANY DESCRIPTION:

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

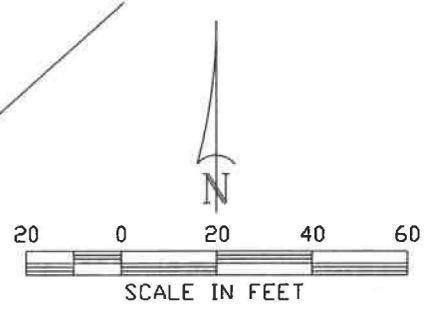
TOWNSHIP 46 SOUTH, RANGE 25 EAST  
(O.R. BOOK 3315, PAGES 4428-4429)  
LEE COUNTY, FLORIDA

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

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

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

N.89°49'11"E. 150.00'



LOT 9 BLOCK C

NORTHEAST DRIVE  
(VACATED)

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

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

LOT 8 BLOCK D

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

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

EAST LINE OF BLOCK "D" (PLAT BOUNDARY)

S.00°45'23"E. 310.33'

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

LOT 7 BLOCK D

LOT 6 BLOCK D

LOT 2 BLOCK D

LOT 3 BLOCK D

LOT 4 BLOCK D

LOT 5 BLOCK D

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

NORTH R/W LINE

S.89°49'11"W. 150.00'

35.00'

35.00'



BROADWAY AVENUE E.

(70' R/W)

**LEGEND:**

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

SHEET 1 OF 2

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

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

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



# The Old Estero Post Office

## PATTERN BOOK

8111 Broadway East  
Village of Estero

RECEIVED  
MAY 06 2020  
VILLAGE OF ESTERO



# Aerial Location Map

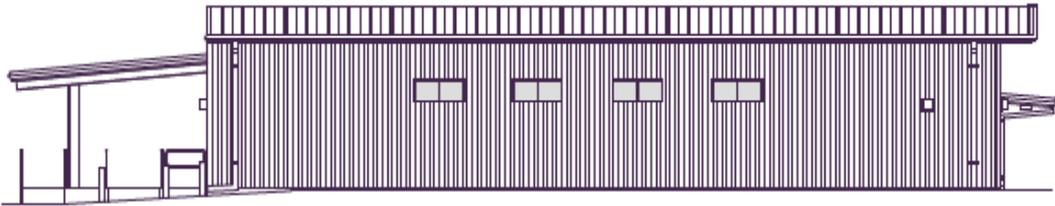


# Architectural Façade

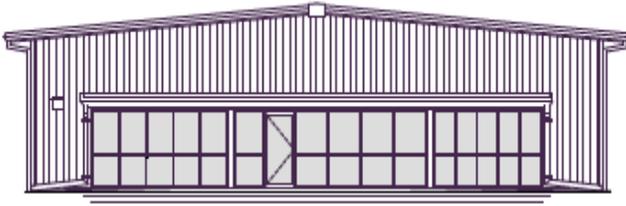
## South Elevation



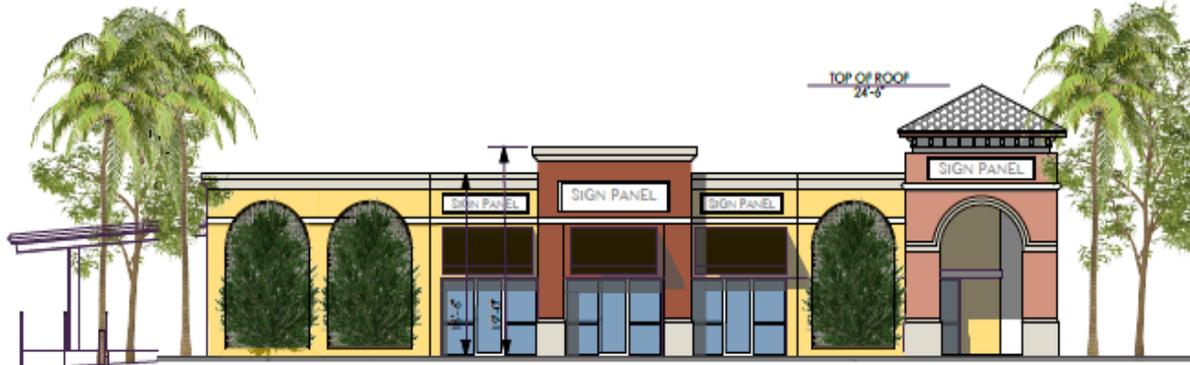
# Conceptual Redesign/Elevations



EXISTING WEST ELEVATION



EXISTING SOUTH ELEVATION

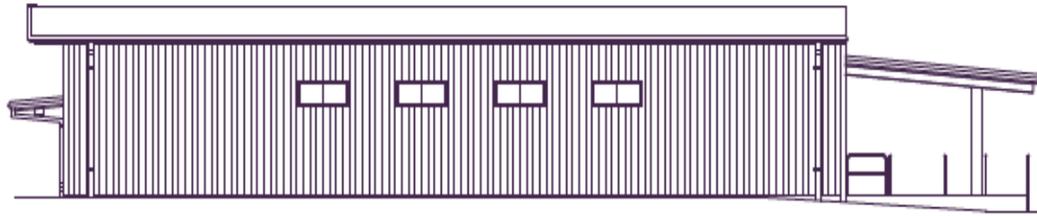


PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION

# Conceptual Redesign/Elevations



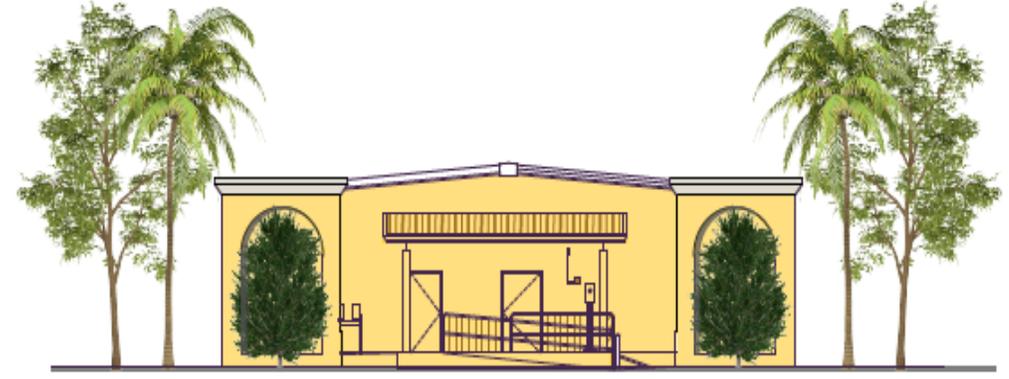
EXISTING EAST ELEVATION



EXISTING NORTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED NORTH (REAR) ELEVATION

# Colors and Materials



CLAY  
ROOF TILE  
SUNBURST



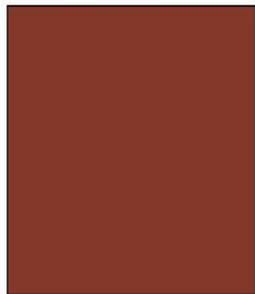
CANVAS AWNING



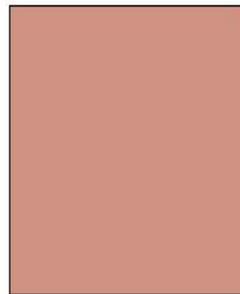
HIGH DENSITY URETHANE  
BRACKET  
WHITE



GATE, BUFFER WALL &  
DUMPSTER ENCLOSURE  
BLACK BEAN



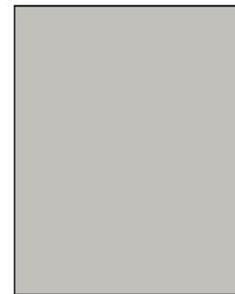
FIRED BRICK  
SW-6335



CORAL ISLAND  
SW-6332



SUNNY  
VERANDA  
SW-9017

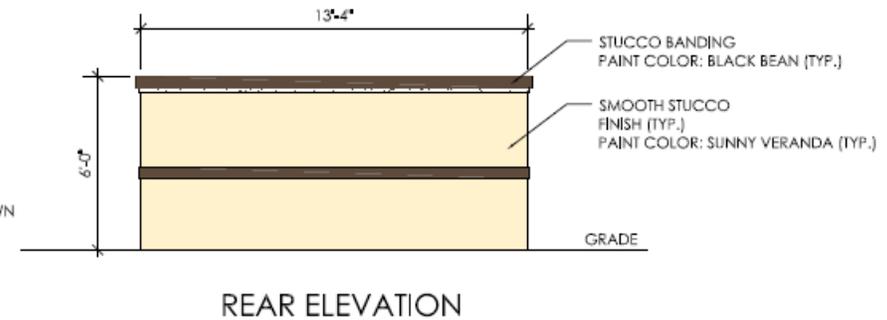
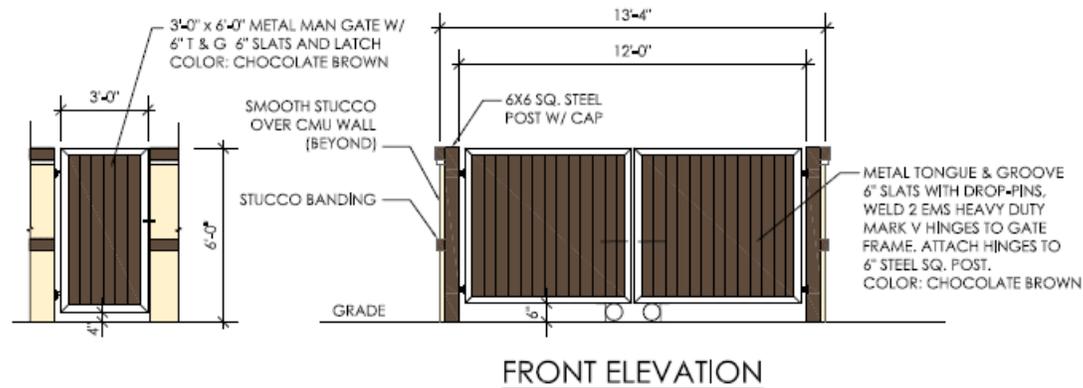
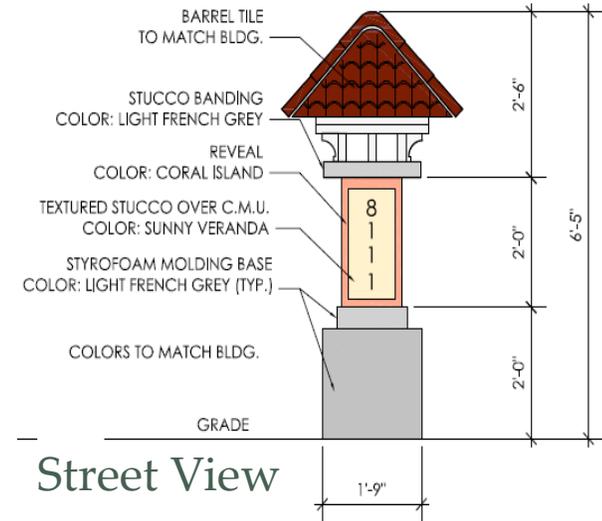
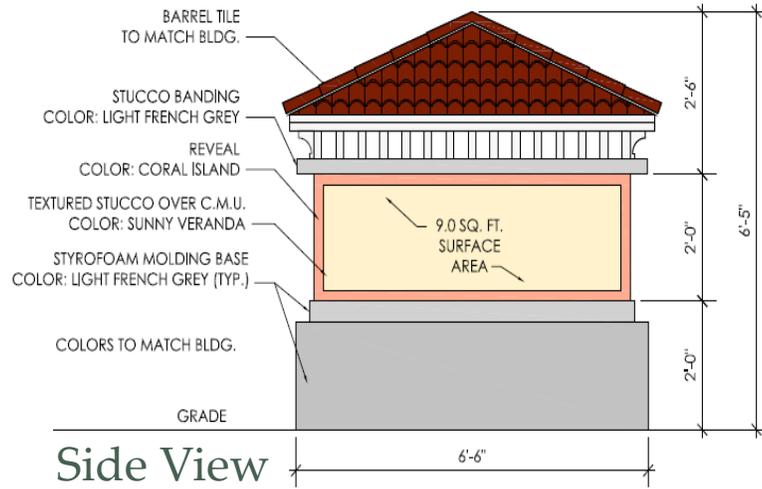


LIGHT FRENCH  
GREY  
SW-0055



BLACK BEAN  
SW-6006

# Monument Sign and Dumpster Details



# Master Concept Plan

## STREET ADDRESS

8111 BROADWAY E  
ESTERO FL, 33928

## STRAP NUMBERS

28-46-25-E2-U1923.2494

## PROJECT INFORMATION

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

## BUILDING SETBACK REQUIREMENTS

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

\* SEE DEVIATION

## ZONING/ACTUAL USE

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

## LANDSCAPE BUFFER REQUIREMENTS

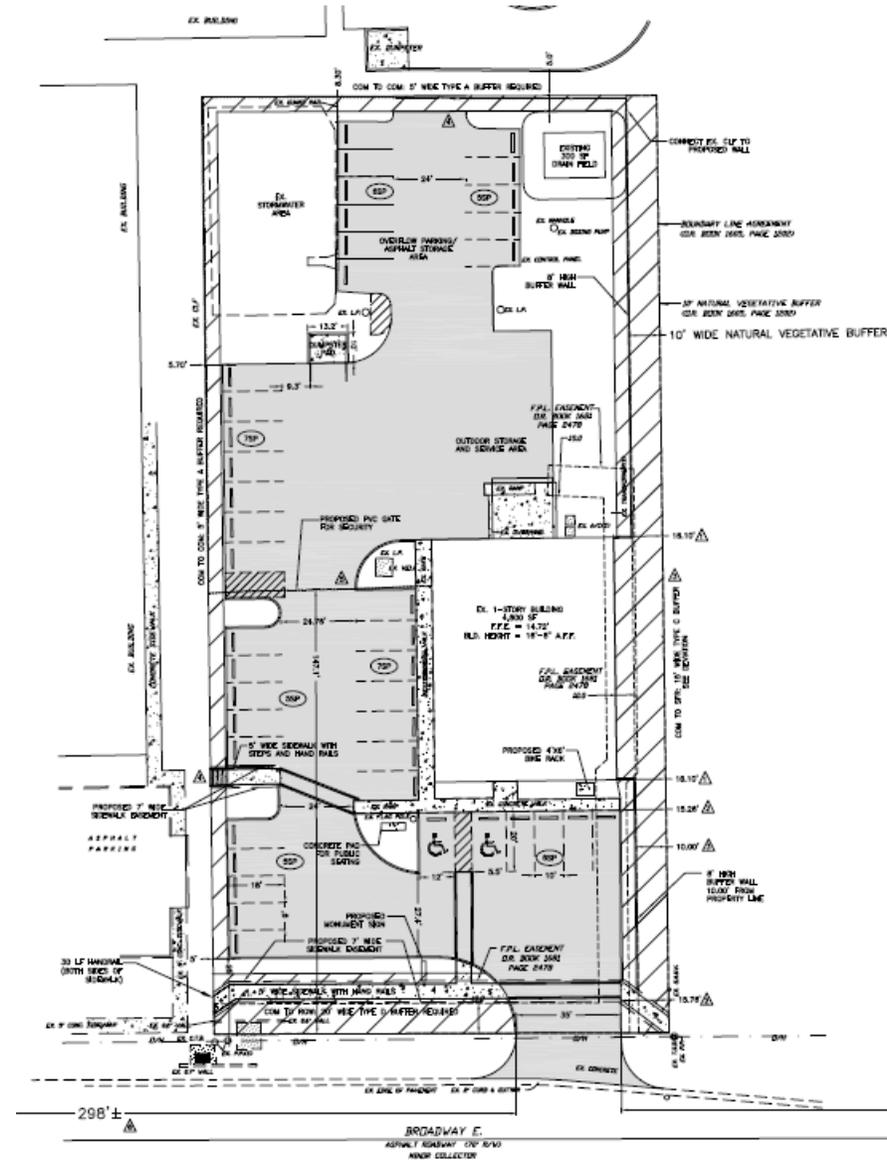
NORTH: COM TO COM: 5' WIDE TYPE A BUFFER REQUIRED  
4 TREES/100 LF  
SOUTH: COM TO ROW: 20' WIDE TYPE D BUFFER REQUIRED  
5 TREES/100 LF AND DOUBLE-STAGGERED HEDGE ROW  
EAST: COM TO SFR: 20' WIDE TYPE C BUFFER \*SEE DEVIATION #3  
10 TREES AND 30 SHRUBS/100 LF WITH 8' HIGH WALL  
WEST: COM TO COM: 5'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

## OPEN SPACE REQUIREMENTS

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

## PARKING REQUIREMENTS

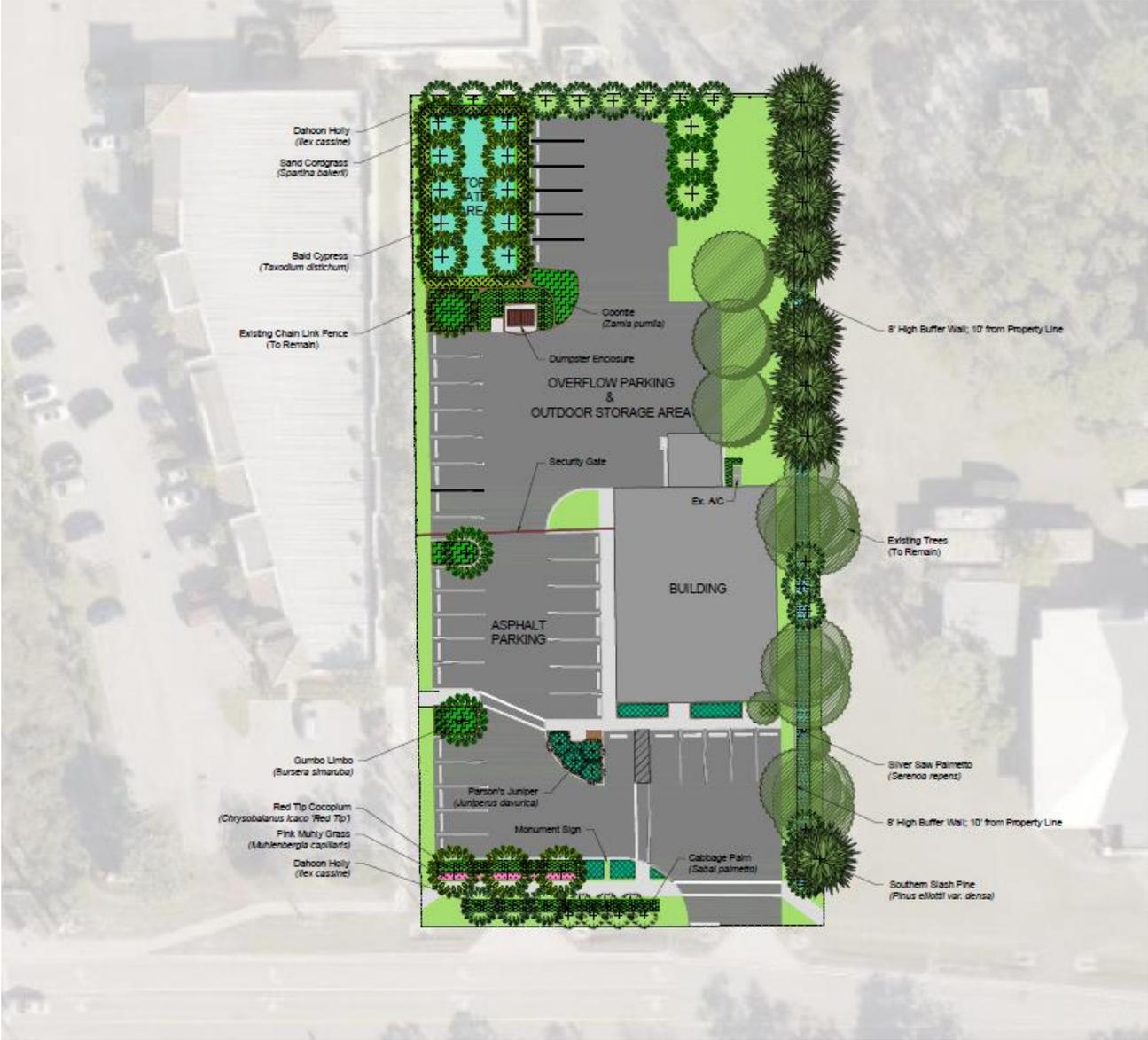
REQUIRED: AS REQUIRED BY THE LDC - TO BE DETERMINED AT TIME OF D.O.  
PROVIDED: 30 SPACES INCLUDING 2 HANDICAP SPACES  
PLUS 11 OVERFLOW SPACES OR OUTDOOR STORAGE AREA



## LEGEND

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

# Color Rendered Master Concept Plan



# Connectivity/Public Seating/Buffers

Vehicular and Pedestrian Connectivity:

Stairs and Sidewalk to Adjacent Commercial Plaza to West

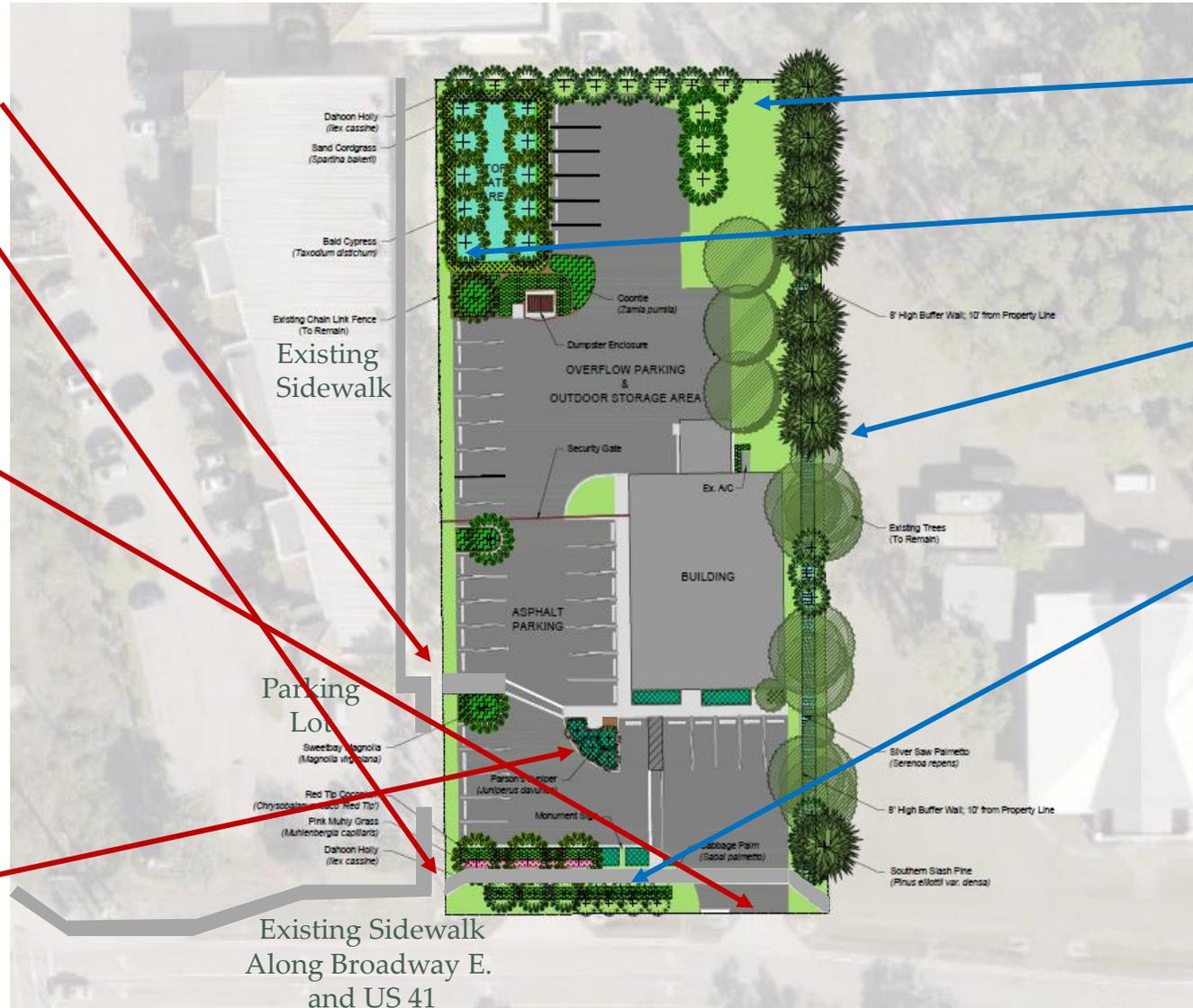
ADA Compliant Sidewalk and Ramp with Handrails Connecting to Existing Public Sidewalk to West

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



Public Seating in Landscaped Area near Flagpole

Sheet 10



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

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

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

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



# Tree Preservation & Open Space



Protected Trees:

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

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

Magnolia Trees, 12" dbh (1)

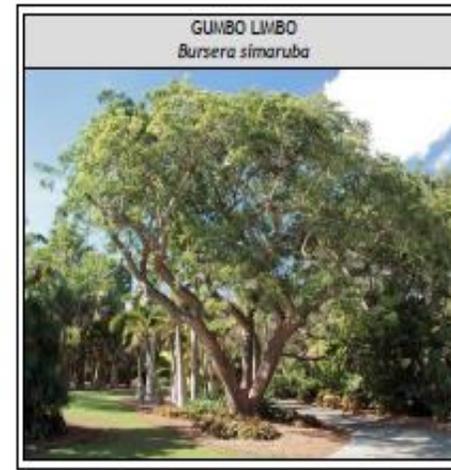
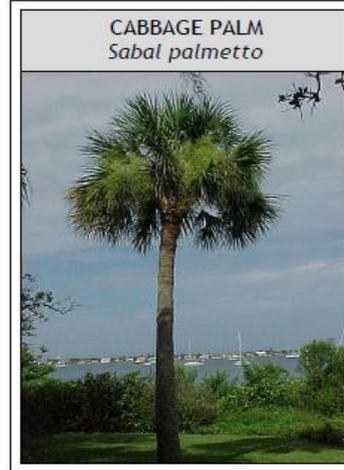
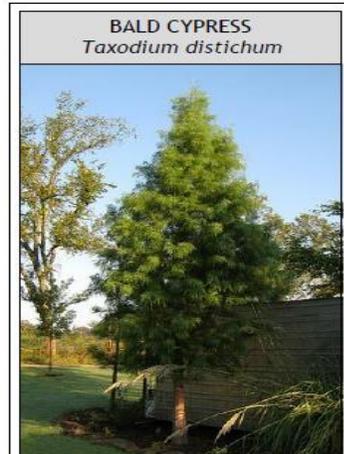
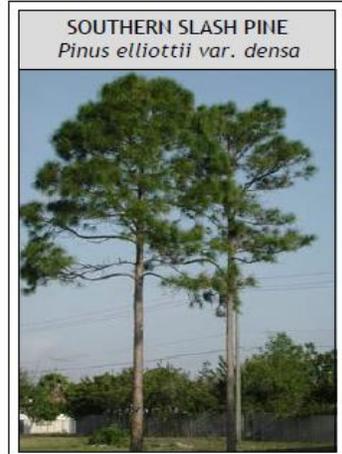
Pine Trees, 11" - 17" dbh (9)

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



# Landscaping Images

## Trees



## Shrubs and Ground Cover

