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**VILLAGE OF ESTERO, FLORIDA  
ZONING  
ORDINANCE NO. 2024-07**

**AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, APPROVING WITH CONDITIONS AN AMENDMENT TO THE COMMERCIAL PLANNED DEVELOPMENT FOR 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,** PRUITT FAMILY REAL ESTATE HOLDINGS LLC, represented by Veronica Martin, TDM Consulting, Inc. (the “Applicant”), filed an application to amend the Commercial Planned Development (CPD) zoning 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 case number is DCI2024-E001; and

**WHEREAS,** the property was rezoned from Agriculture to Commercial Planned Development by Ordinance 2020-03; and

**WHEREAS,** the Applicant desires to make changes to the Master Concept Plan, deviations, permitted uses, architecture, and landscaping; and

**WHEREAS,** a noticed Public Information Meeting was held on February 13, 2024 at the Planning Zoning and Design Board; and

**WHEREAS,** at a duly noticed public hearing held on May 14, 2024, the Planning Zoning and Design Board recommended approval of the request, including deviations; and

**WHEREAS,** a duly noticed first reading was held before the Village Council on June 5, 2024; and

**WHEREAS,** a duly noticed second reading and public hearing was held before the Village Council on June 19, 2024, at which time the Village Council gave consideration to the evidence presented by the Applicant and the Village staff, the recommendations of the Planning Zoning and Design Board and the comments of the public.

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

49  
50 **Section 1. Approval.**

51  
52 The Village Council approves the amendment to the zoning, subject to the following  
53 conditions and deviations.

54  
55  
56 **Section 2. Conditions.**

57  
58 1. This Ordinance supersedes Ordinance 2020-03 which is hereby null and void.

59  
60 2. Master Concept Plan

61  
62 Development of this project must be consistent with the Master Concept Plan  
63 (MCP) titled "8111 Broadway East", dated "Revised February 15, 2024" and  
64 stamped "Received April 16, 2024" except as modified by the conditions below.

65  
66 3. Development Parameters

67  
68 Development is permitted at a maximum as follows:

- 69  
70 • 4,800 square feet of commercial use

71  
72 4. Maximum Building Height

73  
74 35 feet (including architectural features)

75  
76 5. Impact Fees

77  
78 Any new use will pay the appropriate impact fees at building permit issuance.

79  
80 6. Uses and Site Development Regulations

81  
82 The following uses and setbacks apply to the project:

83  
84 a. Schedule of Uses

85  
86 *Principal Uses*

87  
88 Banks and Financial Institutions (No Drive-Thru)

89 Drugstore, Pharmacy

90 Medical or Dental Lab

91 Office, General Business

- 92 Office, Medical
- 93 Outpatient Care Facilities
- 94 Personal Services, Groups I and II
- 95 Retail Sales, Groups I and II
- 96 Utility, Minor
- 97 Accessory Uses
- 98
- 99 Accessory Uses/Recreation Facilities – Decks and other similar facilities
- 100 Automated Teller Machine (ATM)
- 101 Bike Parking Rack
- 102 Electric Vehicle (EV) Level 1 or 2 Charging Station
- 103 Fences/Walls
- 104

105 b. Building Setback Requirements

- 106
- 107 Front/Street (South) – 25 Feet
- 108 Rear (North) – 20 Feet
- 109 Side (East) – 14.5 Feet
- 110 Side (West) – 20 Feet
- 111

112 7. No Blasting

113

114 No development blasting is permitted as part of this project.

115

116 8. Utilities - Sewer

117

118 This development must connect to sanitary sewer service as soon as service is

119 available as required by the Village Land Development Code. The owner or assign

120 of the property will be subject to any special assessment district or similar

121 mechanism for provision of central sewer identified by the Village or sewer

122 provider.

123

124 Annual septic tank inspections must be conducted and submitted to the Village

125 Community Development Director to ensure that the septic system is functioning

126 properly.

127

128 9. Pattern Book

129

130 The development must be consistent with the Pattern Book “Pruitt Professional

131 Office Building” date stamped “Received, April 16, 2024”. The colors must be

132 consistent with the proposed rendering.

133

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10. Sidewalk & Pedestrian Connections

Sidewalks and pedestrian connections must be provided consistent with the Pattern Book and Land Development Code.

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

12. Buffers

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

13. Vehicular/Pedestrian Impacts

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

14. Concurrency

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

15. Solid Waste Management

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

16. Land Development Code (LDC)

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

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**Section 3. Deviations.**

1. A Deviation from LDC Section 3-705.C. Intensity and Dimensional Standards, which requires a 20-foot building setback to the east property line to permit a 14.5-foot building setback to the east property line.

Deviation 1 is approved.

2. A Deviation from LDC Section 3-705.C. Intensity and Dimensional Standards, which requires that parking or internal roads or drives be located in this case a minimum of 20 feet from the east property line to permit the existing driveway and parking lot to be 15 feet from the east property line.

Deviation 2 is approved.

3. A Deviation from LDC Section 5-406.B.3. Buffer Types, which requires a Type C buffer to be a minimum of 20 feet wide with 10 trees and 30 shrubs per 100 linear feet with an 8-foot-high solid wall to permit a 14.5-foot-wide Type C buffer along the east property line with the wall located 10 feet from the property line, and to permit the “wall” to be made of PVC or similar material.

Deviation 3 is approved.

4. A Deviation from LDC Section 5-304.B.3 Cross-Access Between Adjoining Developments, which requires that adjacent commercial uses must provide interconnections for automobile, bicycle, and pedestrian traffic and that all adjacent parking lots must connect to permit that the subject site not provide a vehicular interconnection or shared access to the adjacent property to the north and west.

Deviation 4 is approved.

5. A Deviation from LDC Section 5-506 Appearance, which requires that all fences and fence walls on each property be of uniform materials, design, and color to permit both the existing chain link fence and proposed buffer wall to be of different materials, design, and color than the existing chain link fence.

Deviation 5 is approved.

6. A Deviation from LDC Section 5-405A.1.A., Connection Separation, which requires a connection separation distance of 330 feet on Collector roads to permit a connection separation distance of 265± feet to the nearest residential driveway to the east and 298± feet to U.S. 41 to the west.

Deviation 6 is approved.

227 **Section 4. Findings and Conclusions.**

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

232 **1. Is consistent with the Comprehensive Plan;**

233  
234 *The request complies with the Comprehensive Plan and is consistent with the*  
235 *Urban Commercial Land Use designation.*

236  
237 **2. Is not in conflict with any portion of the LDC;**

238  
239 *The proposed amendment requests the approval of uses within an existing building.*  
240 *The request is not in conflict with the Land Development Code.*

241  
242 **3. Addresses a demonstrated community need;**

243  
244 *The proposed development would address a need to upgrade and utilize an older*  
245 *building that has become an eyesore.*

246  
247 **4. Is compatible with existing and proposed uses surrounding the subject land,**  
248 **and is the appropriate zoning district for the land;**

249  
250 *The subject property is already zoned as CPD, and the proposed amendment*  
251 *requests fewer uses than already approved. With the proposed condition it would*  
252 *be compatible with the surrounding area.*

253  
254 **5. Would result in a logical an orderly development pattern;**

255  
256 *The proposed amendment is for the reuse of an existing building.*

257  
258 **6. Would not adversely affect the property values in the area;**

259  
260 *The proposed amendment should positively impact property values in the area.*

261  
262 **7. Would result in development that is adequately served by public facilities**  
263 **(road, potable water, wastewater, solid waste, storm water, schools, parks,**  
264 **police, and fire and emergency medical facilities);**

265  
266 *The project will eliminate one roadway access to Broadway East. The property is*  
267 *within the Estero Fire District and fire/EMS service is available. A condition has*  
268 *been imposed to require sewer service when available.*

269  
270 **8. Would not result in significantly adverse impacts on the natural environment**  
271 **including, but not limited to, water, air, noise, storm water management,**

272 **wildlife, vegetation, wetlands, environmentally critical areas, and the natural**  
273 **functioning of the environment;**

274  
275 *The property has previously been cleared and is developed.*

276  
277 **9. Is compatible with existing or planned uses in the surrounding uses;**

278  
279 *The proposed amendment to the CPD, as conditioned, will not have any negative*  
280 *impact on surrounding uses.*

281  
282 **Section 5. Exhibits.**

283  
284 The following exhibits are attached to this Ordinance and incorporated by reference:

- 285  
286 Exhibit A Legal Description  
287 Exhibit B Master Concept Plan titled “8111 Broadway East Master Concept Plan,  
288 Revised February 15, 2024” and stamped “Received April 16, 2024”  
289 Exhibit C Pattern Book titled “Pruitt Professional Office Building” date stamped  
290 “Received, April 16, 2024”  
291

292 **Section 6. Conflict.**

293  
294 All ordinances, resolutions, official determinations or parts thereof previously adopted  
295 or entered by the Village or any of its officials and in conflict with this Ordinance are  
296 hereby repealed to the extent inconsistent herewith.  
297

298 **Section 67. Severability.**

299  
300 Should any section, paragraph, sentence, clause, phrase, or other part of this Ordinance  
301 subsequent to its effective date be declared by a court of competent jurisdiction to be  
302 invalid, such decision shall not affect the validity of this Ordinance as a whole or any  
303 portion thereof, other than the part so declared to be invalid.  
304

305 **Section 78. Effective Date.**

306  
307 This Ordinance shall take effect immediately upon adoption.

308  
309 **PASSED** on first reading this 5<sup>th</sup> day of June, 2024.  
310

311 **PASSED AND ADOPTED BY THE VILLAGE COUNCIL** of the Village of Estero,  
312 Florida on second reading this 19<sup>th</sup> day of June, 2024.  
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Attest:

  
\_\_\_\_\_  
Carol Sacco, Village Clerk

**VILLAGE OF ESTERO, FLORIDA**

By:   
\_\_\_\_\_  
Jon McLain, Mayor

Reviewed for legal sufficiency:

By:   
\_\_\_\_\_  
Nancy E. Stroud, Village Land Use Attorney

Vote:	AYE	NAY
Mayor McLain	<u>X</u>	_____
Vice Mayor Ribble	<u>X</u>	_____
Councilmember Fiesel	<u>X</u>	_____
Councilmember Fayhee	<u>X</u>	_____
Councilmember Lopez	<u>X</u>	_____
Councilmember Ward	<u>X</u>	_____
Councilmember Zalucki	<u>X</u>	_____

SKETCH TO ACCOMPANY DESCRIPTION:

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

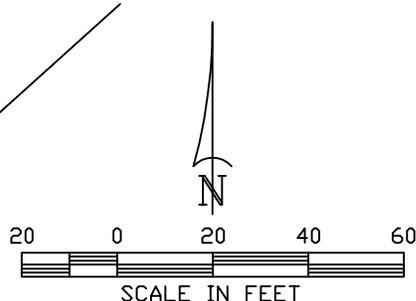
TOWNSHIP 46 SOUTH, RANGE 25 EAST  
(O.R. BOOK 3315, PAGES 4428-4429)  
LEE COUNTY, FLORIDA

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-U1923.2494)  
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

F.P.L. EASEMENT  
O.R. BOOK 1682  
PAGE 2478  
10.0

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

LOT 7 BLOCK D

F.P.L. EASEMENT  
O.R. BOOK 1682  
PAGE 2478  
10.0

LOT 6 BLOCK D

LANDS OF PALM VILLA APARTMENTS, LLC.  
(STRAP No. 28-46-25-E2-U1923.2494)

N.00°45'23"W. 310.33'

EAST LINE OF BLOCK "D" (PLAT BOUNDARY)

S.00°45'23"E. 310.33'

LANDS OF NOBLES  
(STRAP No. 28-46-25-E2-U1930.2496)

LOT 2 BLOCK D

LOT 3 BLOCK D

LOT 4 BLOCK D

LOT 5 BLOCK D

F.P.L. EASEMENT  
O.R. BOOK 1682  
PAGE 2478  
10.0

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: PMM	CHECK: FBH	SCALE 1"=40'	PROJ. # 8111BROADWAY
SURVEY DATE 6/18/18		FILE NO. 46-25-28	SHT.- 1 OF - 1

HARRIS-JORGENSEN, LLC.  
3048 DEL PRADO BLVD. S.  
SUITE 100  
CAPE CORAL, FLORIDA 33904  
(239)-257-2624

*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  
LS6515 - STATE OF FLORIDA  
09/11/2018

*NOTE:*

*THIS MAP/PLAT IS CONSIDERED SIGNED USING A DIGITAL SEAL IN ACCORDANCE WITH THE APPLICABLE STATE LAWS AND STATUTES FS 668.001-006; FS 668.50; FS 472.025; 5J-17.062, FLORIDA ADMINISTRATIVE CODE, STATE OF FLORIDA.*

SHEET 2 OF 2

HARRIS-JORGENSEN, LLC  
3048 DEL PRADO BLVD. S.  
SUITE 100  
CAPE CORAL, FLORIDA 33904  
(239)-257-2624

**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 = COMMERCIAL PLANNED DEVELOPMENT (CPD)  
PROPOSED USE = COMMERCIAL (OFFICE/RETAIL)  
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) = 14.5 FT \*SEE DEVIATION #1  
WEST (SIDE) = 20 FT

**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: 14.5' WIDE TYPE C BUFFER \*SEE DEVIATION #3  
10 TREES AND 30 SHRUBS/100 LF WITH 8" HIGH WALL SET 10' FROM EAST PROPERTY LINE  
WEST: COM TO COM: 5' WIDE TYPE A BUFFER  
4 TREES/100 LF

**OPEN SPACE REQUIREMENTS**

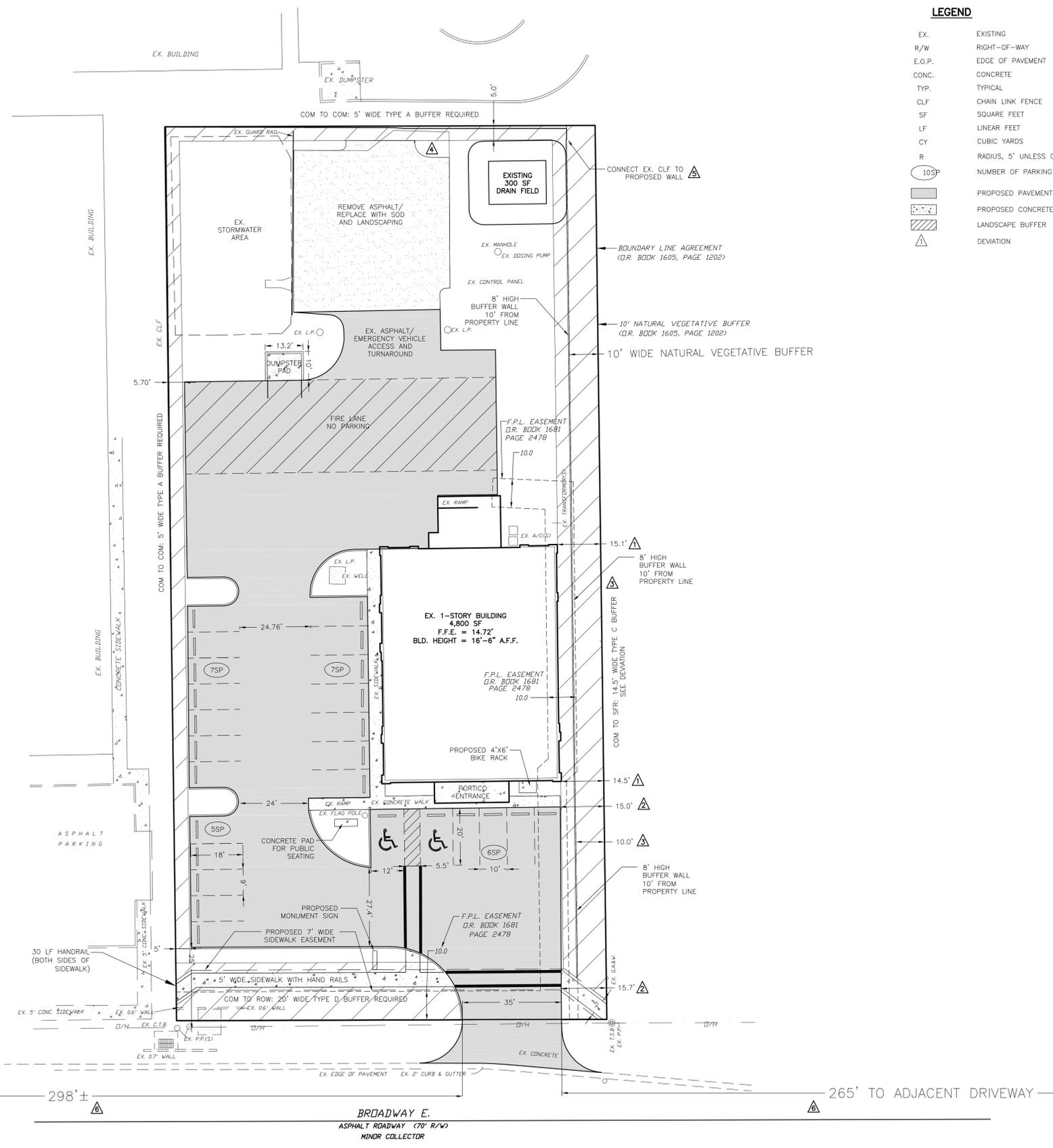
SMALL COMMERCIAL DEVELOPMENTS = 20%  
REQUIRED: 20% X 46,547 SF = 9,309 SF  
PROVIDED: 15,704 SF / 33.7%

**PARKING REQUIREMENTS**

REQUIRED: AS REQUIRED BY THE LDC - TO BE DETERMINED AT TIME OF D.O.  
PROVIDED: 30 SPACES INCLUDING 2 HANDICAP SPACES  
PLUS OVERFLOW PARKING 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
- 10SP NUMBER OF PARKING SPACES IN LOT
- PROPOSED PAVEMENT
- PROPOSED CONCRETE
- LANDSCAPE BUFFER
- DEVIATION



DATE	DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
12/04/2023	TDM	TDM	TDM	TDM
REVISIONS	REVISED PER ESTERO STAFF/F&Z COMMENTS			
1	2/20/24			

# 8111 BROADWAY EAST MASTER CONCEPT PLAN

Civil Engineering and Planning  
TDM CONSULTING, INC.  
43 Barkley Circle, Suite 200  
Fort Myers, FL 33907  
Phone: (239) 433-4231  
Fax: (239) 433-9632  
dean@tdmconsulting.com  
www.tdmcivilengineering.com

NO. 52022  
STATE OF FLORIDA  
DEAN MARTIN, P.E.  
Florida #52022

SHEET # 1 of 1  
SCALE: AS NOTED

RECEIVED APRIL 16, 2024



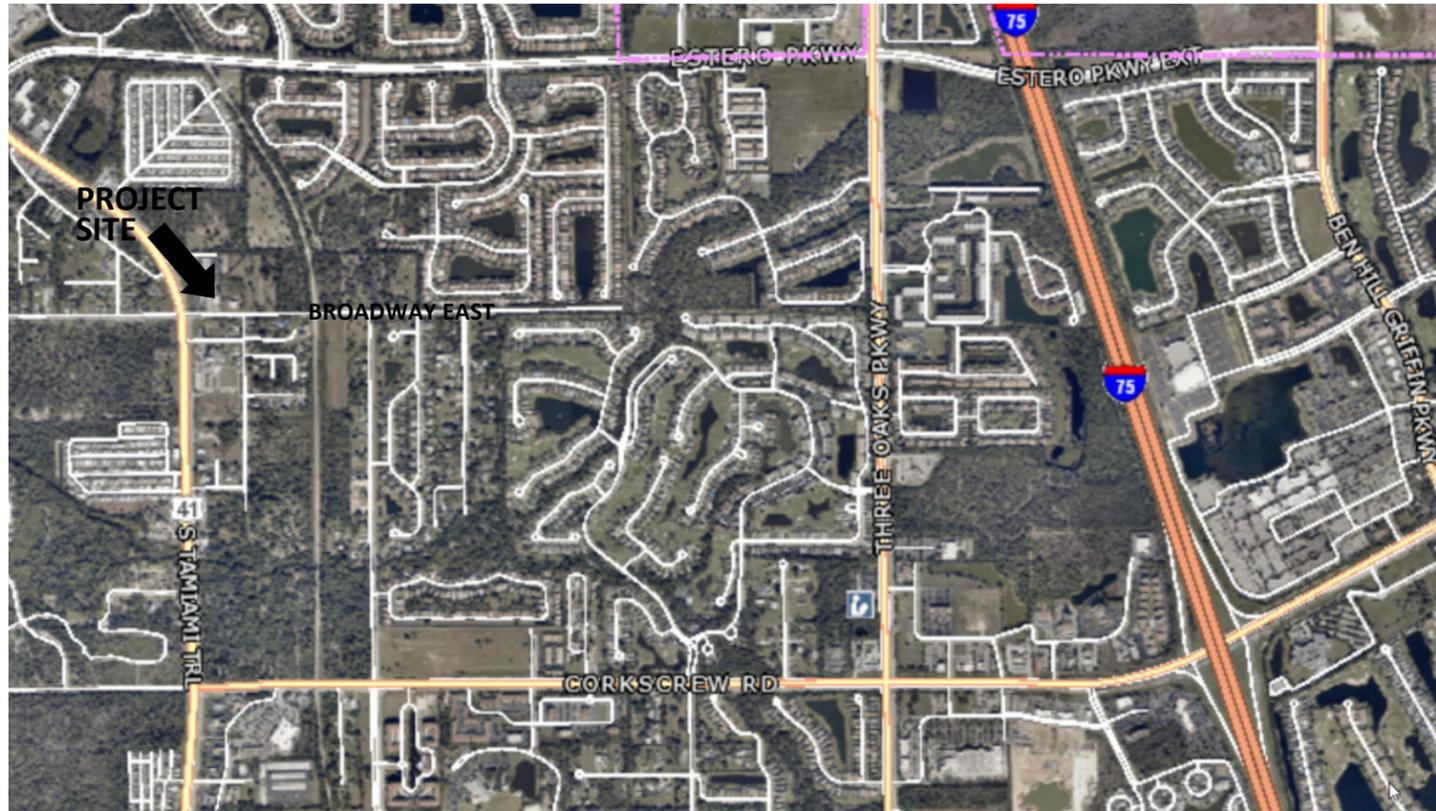
**A PATTERN BOOK FOR:**  
**PRUITT PROFESSIONAL OFFICE BUILDING**  
**(FORMERLY THE OLD ESTERO POST OFFICE BUILDING)**

**8111 BROADWAY EAST**  
**VILLAGE OF ESTERO, FLORIDA**

**MSA**

**MOORE & SPENCE ARCHITECTS, P.A.**

RECEIVED APRIL 16, 2024



OVERALL VICINITY MAP 



ENLARGED VICINITY MAP 

## PATTERN BOOK INDEX

### ARCHITECTURAL ELEMENTS (MOORE & SPENCE ARCHITECTS, P.A.)

- A1 INDEX, VICINITY MAPS
- A2 SOUTH EXISTING PHOTO, PROPOSED ELEVATION
- A3 PROPOSED RENDERING
- A4 SOUTH PROPOSED FULL ELEVATION W/LANDSCAPING
- A5 SOUTH EXISTING ELEVATION, PROPOSED ELEVATION
- A6 EAST EXISTING ELEVATION, PROPOSED ELEVATION
- A7 EAST PROPOSED ELEVATION W/BUFFER WALL –LANDSCAPING
- A8 WEST EXISTING ELEVATION, PROPOSED ELEVATION
- A9 NORTH EXISTING ELEVATION, PROPOSED ELEVATION
- A10 MONUMENT SIGN AND DUMPSTER ELEVATIONS
- A11 MATERIALS AND COLORS
- A12 SITE AMENITIES 1 — PEDESTRIAN BENCH—BICYLCE RACK
- A13 SITE AMENITIES 2 — BUFFER WALL
- A14 LINE OF SITE GRAPHIC WITH BUFFER WALL
- A15 LAND DEVELOPMENT CODE COMPLIANCE

### SITE ELEMENTS (TDM CONSULTING, INC.)

MASTER CONCEPT PLAN 9SITE, ZONING, AND PARKING)

### LANDSCAPING ELEMENTS (LANDESCO)

- L1.0 LANDSCAPE PLAN
- L2.1 RENDERED SITE PLAN
- L2.2 LANDSCAPE ELEVATION



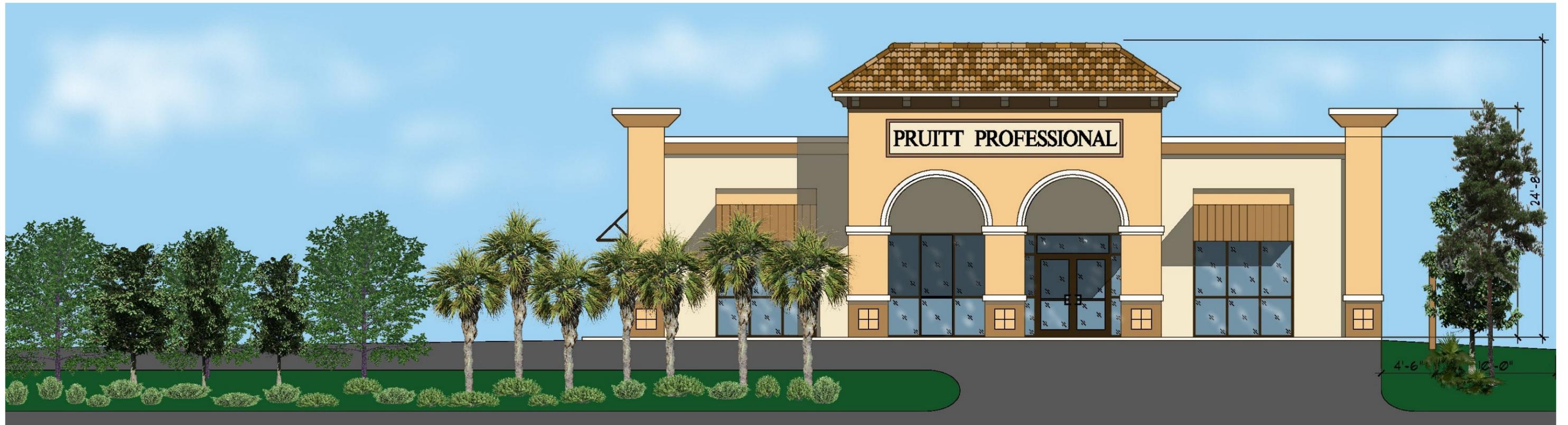
PROPOSED SOUTH ELEVATION (STREET VIEW)



EXISTING SOUTH ELEVATION (STREET VIEW)



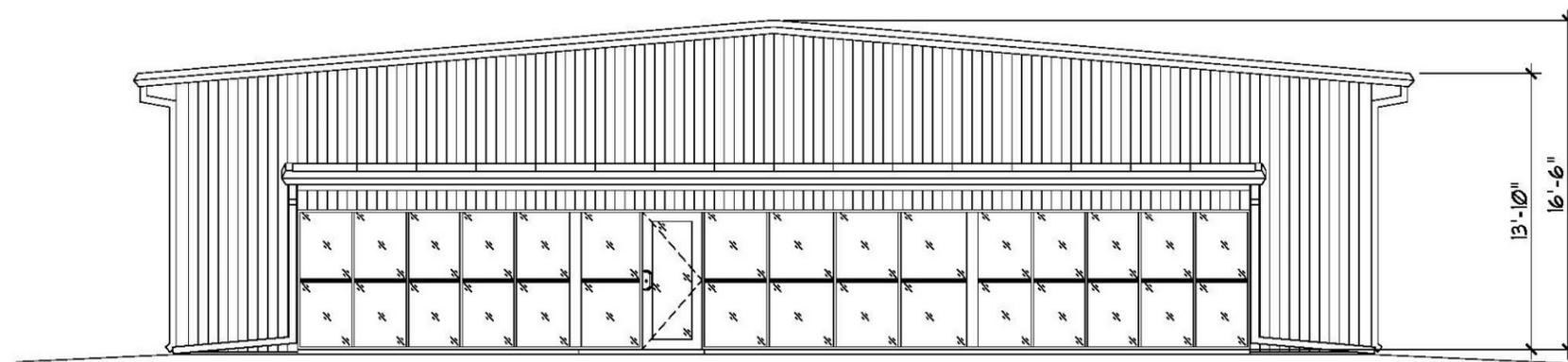
PROPOSED RENDERING (SOUTH AND WEST ELEVATIONS)



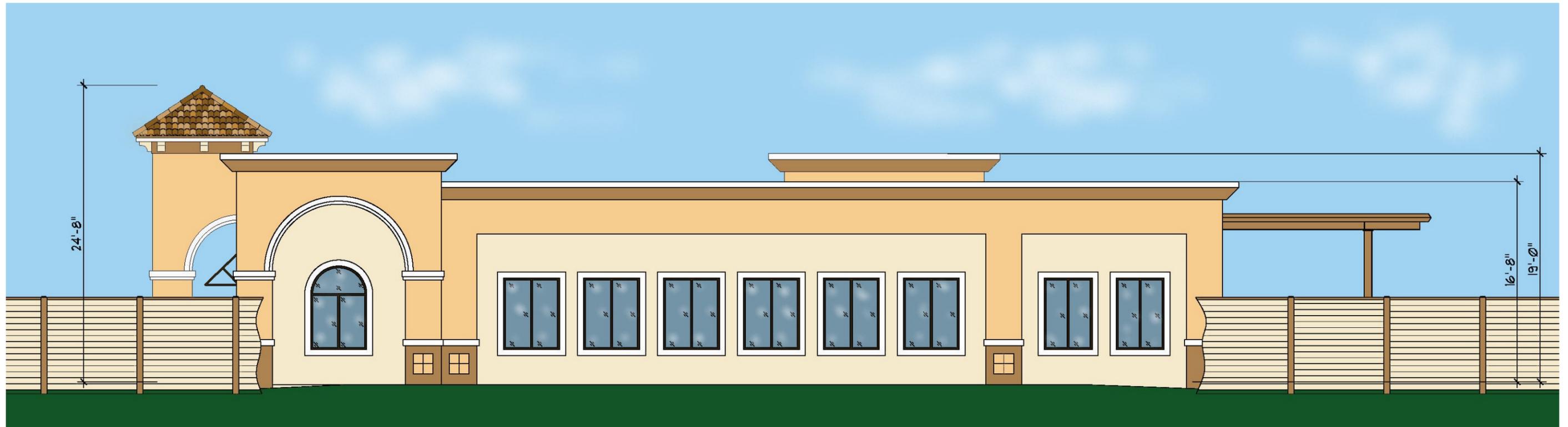
PROPOSED SOUTH ELEVATION (STREET VIEW - FULL PROPERTY WIDTH)



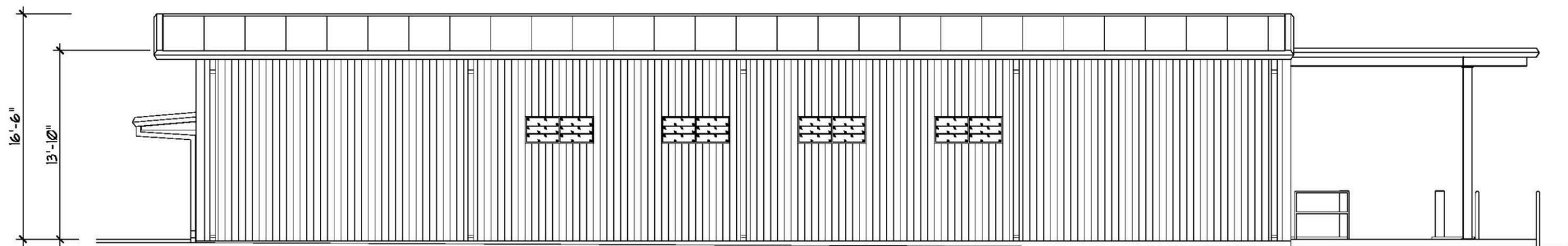
PROPOSED SOUTH ELEVATION (STREET VIEW)



EXISTING SOUTH ELEVATION (STREET VIEW)



PROPOSED EAST ELEVATION



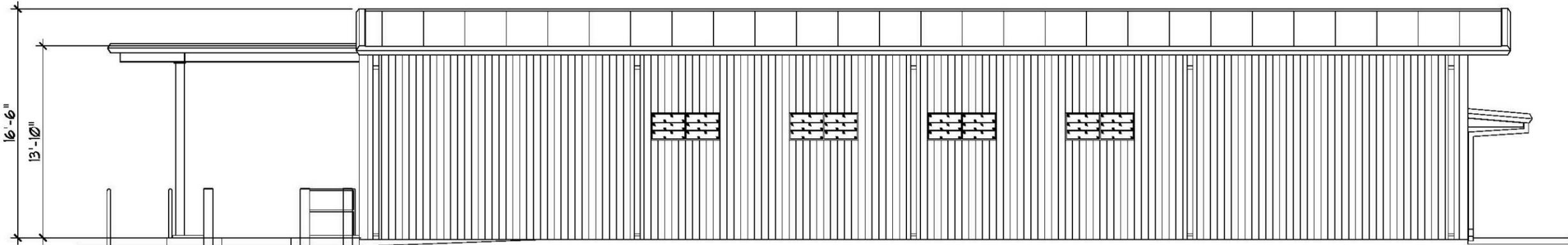
EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION  
(WITH WALL and LANDSCAPE BUFFER)



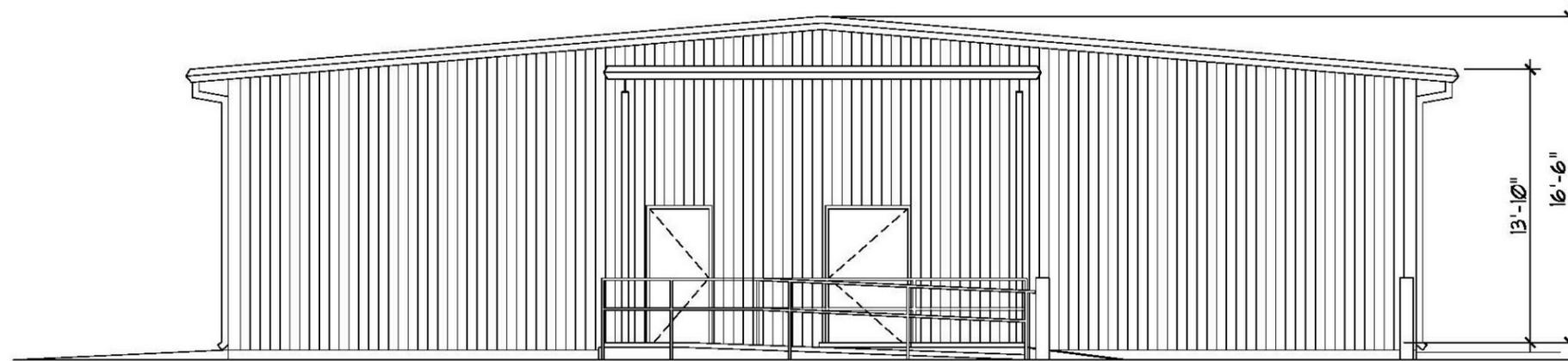
PROPOSED WEST ELEVATION



EXISTING WEST ELEVATION

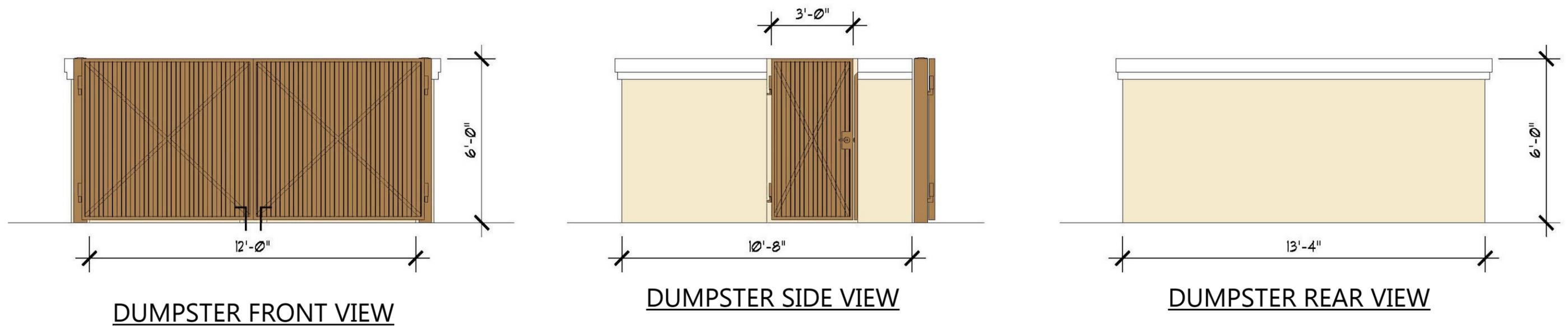
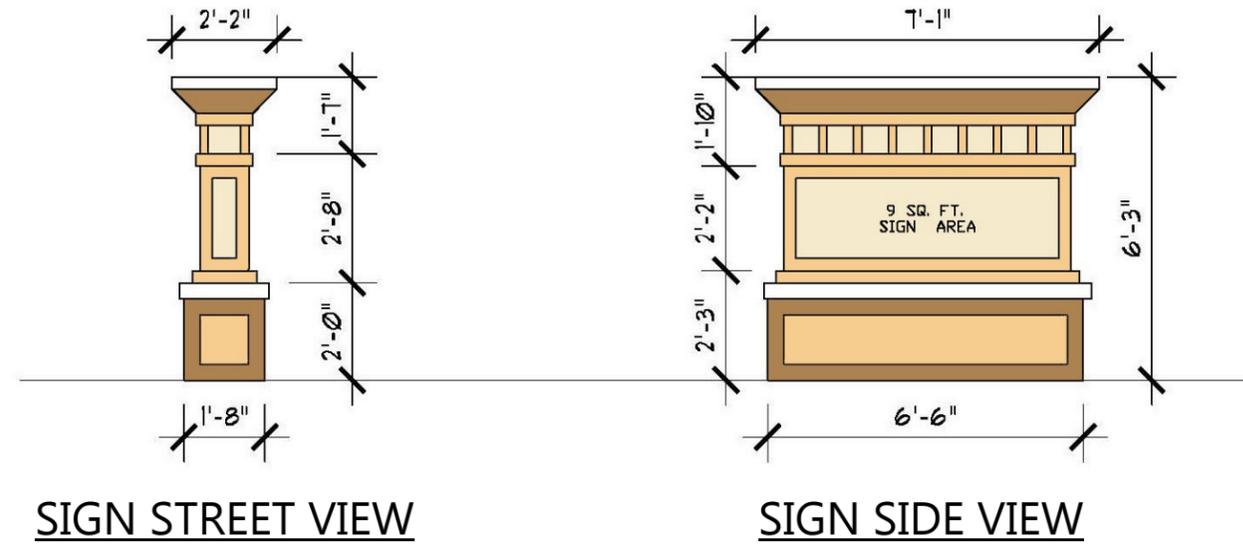


PROPOSED NORTH ELEVATION



EXISTING NORTH ELEVATION

# MONUMENT SIGN & DUMPSTER ENCLOSURE





**CEMENT TILE**  
EAGLE—CAPISTRANO  
3773 WALNUT CREEK BLEND  
TAN-ORANGE-DARK BROWN



**METAL AWNING**  
COLOR: SW6131 CHAMOIS



**CORBEL BRACKET**  
(HIGH DENSITY EPS FOAM WITH TRIMSTONE  
COATING)

Heritage Bench



Model PB6-HER

Contemporary Comfort

Made with nine 2" x 4" recycled plastic resinwood slats and powder-coated, heavy duty cast aluminum frames, these Heritage Benches are the industry standard for architectural design. The under structure is braced with length and width supports. The recycled plastic resinwood slats are available in an array of color options. Powder-Coated cast aluminum frames are available in black and green. Hardware is stainless steel.

Dimensions

6' Bench - 72-1/2"L x 22"W x 30"H

Slat Color Options



cedar

Frame Color Options



green

PEDESTRIAN BENCH

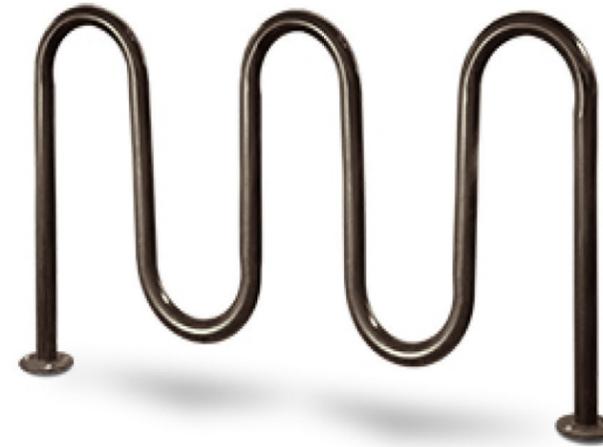
SITE AMENITIES 1

Contemporary Loop Bike Rack

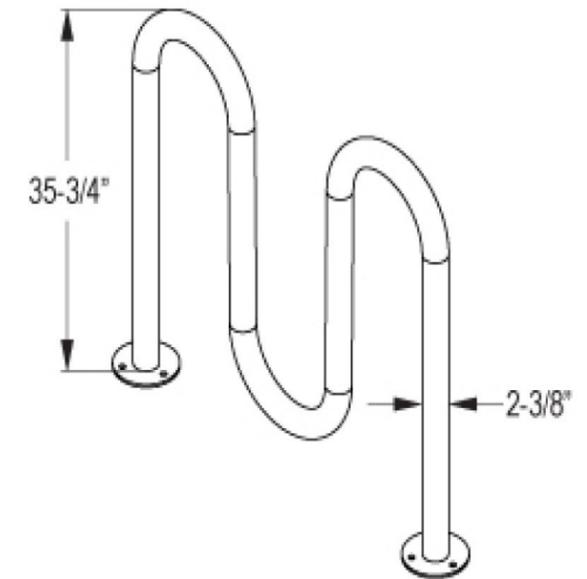


The Standard of Bike Parking

The durable frames of these contemporary loop bike racks are constructed from a 2-3/8" O.D. pipe. Making them incredibly well-suited for continued exposure to environmental conditions.



Model 5805SM | Video



These bike racks provide safe economical bicycle parking that allows the use of high security U-Locks to secure the bike frame. The racks are offered in the variety of powder-coated as shown.

Dimensions

Model 5803 - 3'-3"W x 36"H\*

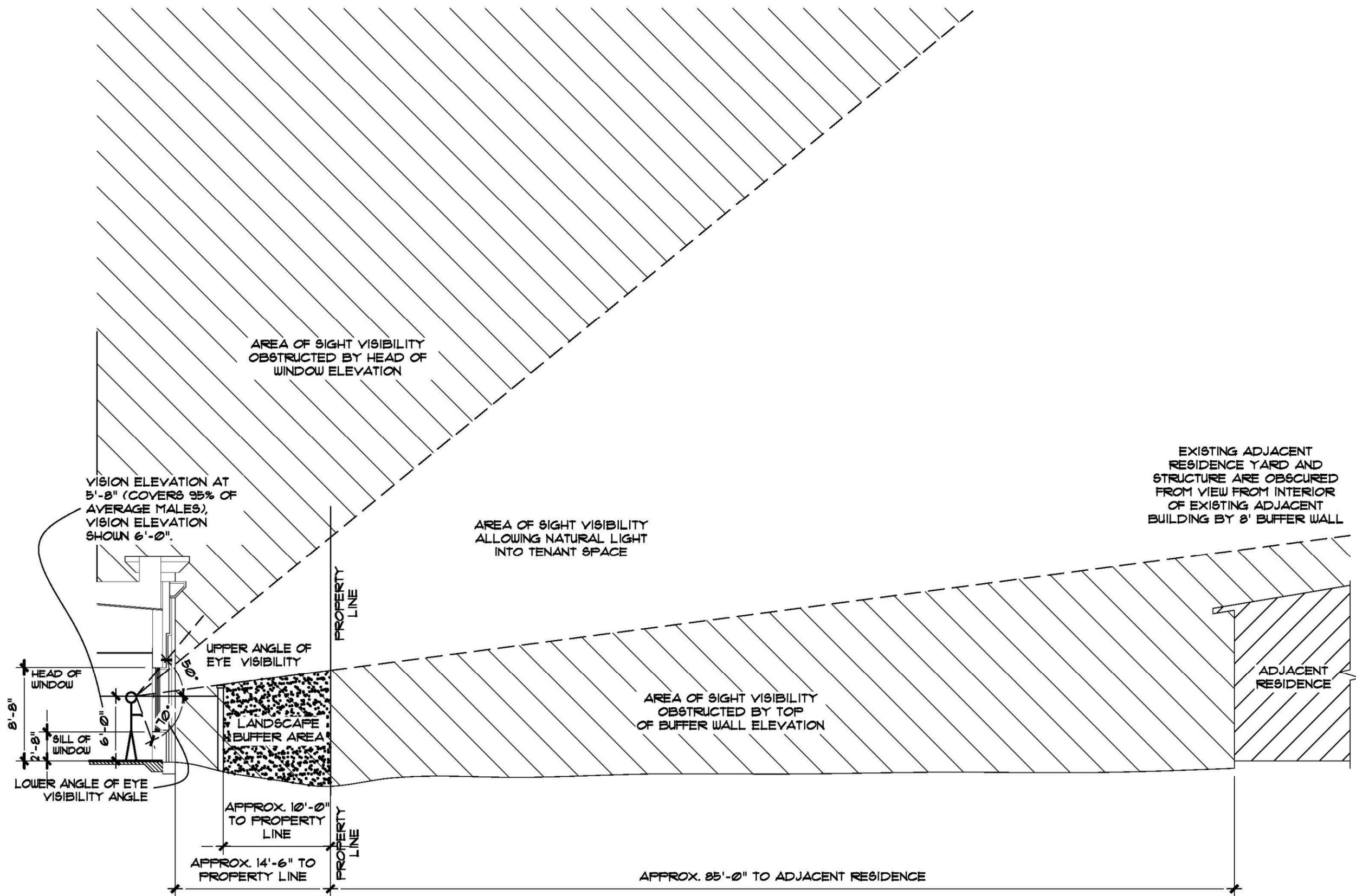
Standard Powder-Coat Colors



BICYCLE RACK



BUFFER WALL—EAST PROPERTY LINE



**PROPOSED EAST WINDOWS**  
**LINE OF SIGHT GRAPHIC**

# LAND DEVELOPMENT CODE COMPLIANCE

## CHAPTER 5 — SITE DEVELOPMENT STANDARDS

### SECTION 5-7.-ARCHITECTURAL, FORM, AND DESIGN STANDARDS.

#### 5-703.-ARCHITECTURAL STYLES AND CHARACTERISTICS.

PRIMARY ARCHITECTURAL STYLE - ITALIAN COUNTRYSIDE

PITCHED ROOF, DECORATIVE PARAPETS, OVERHANGING EAVES, DECORATIVE BRACKETS, CURVED WINDOWS, ENTRY PORCH, VARYING ROOF DESIGNS.

#### 5-706.-BUILDING DESIGN STANDARDS.

- THE BUILDING MASSING IS CONSISTANT WITH THE BUILIDNGS LOCATED ADJACENT ON THE EAST AND WEST SIDE OF THE BUILDING.
- THE MAIN ENTRY IS ORIENTED TOWARD THE PUBLIC RIGHT-OF-WAY.
- ALL FACADES OF THE BUILDING FEATURE ARCHITECTRUAL DESIGN ELEMENTS.
- BLANK WALLS ARE INTERRUPTED WITH VARYING ROOF LINES, TRANSPARENT WINDOWS, AWNINGS, VARYING COLOR PATTERNS, ARTICULATED PARAPET, ENTRY TOWER,
- BUILDING FACADES HAVE OFFSET DIMENSIONS OF AT LEAST 8".
- BUILDING COLORS ARE WARM EARTH TONES.
- BUILDING COLOR PALETTE UTILIZES THREE COLORS.
- THE ROOF TREATMENTS INCLUDE PARAPETS, VERTICAL ROOF CHANGES, THREE DIMENSIONAL CORNICE.
- WINDOWS ALONG STREET FAÇADE EXCEED 60% OF THE LINEAR STREET FRONTAGE.
- AWNINGS ARE PROVIDED ON THE EAST AND WEST FACADES.
- SQUARE COLUMNS ARE USED AT THE COVERED BUILIDNG ENTRY PORTICO.
- THE MAIN BUILDING ENTRYWAY AND THE SECONDARY MEANS OF EGRESS SHALL HAVE DOORWAY LIGHTING TO COMPLEMENT THE BUILDING DESIGN.
- PARKING LOT SITE LIGHTING SHALL BE PROVIDED AND BE COORDNATED WITH THE LANDSCAPING PLANS.