COVID-19 NOTICE:

The July 22, 2020, 5:30 p.m., Design Review Board 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 broadcast live via the Village of Estero website link: https://estro-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 pages 2 and 3 of this agenda for further information and instructions for public participation.

AGENDA

DESIGN REVIEW BOARD MEETING

9401 Corkscrew Palms Circle, Estero, Florida

July 22, 2020

5:30 p.m.

Design Review Board: Chairman - Barry Jones; Vice Chairman - Michael Sheeley; William Glass; Barry Freedman and Jim Wallace

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF AGENDA

5. BUSINESS

Items on the agenda are generally treated in sequential order, and due to the length of the agenda any or all of the items listed for discussion may be rescheduled to a later date for consideration. The public will have an opportunity to speak during each agenda item; each individual has one opportunity to speak for five minutes per agenda item.

(a) Introduction

(1) Introduction of New Members

(2) Review of procedures and rules by Village Land Use Attorney
(b) Consent Agenda

(1) Approval of December 11, 2019, January 8, January 22 and February 26, 2020 meeting minutes.

(c) Public Hearing

(1) Houck Medical (District 4)(DOS2020-E003)
Parcel D of the Plaza Del Sol Subdivision, located at 10200 Arcos Avenue, one parcel east of the intersection of Three Oaks Parkway and Corkscrew Road.
- Request for a 2-story, 18,000 square foot medical building.
- Public Information Meeting was held November 13, 2019

See Staff Report

- The applicant is requesting Design Review Board approval of:
  1. A deviation to allow the building architectural features to exceed the height limitation of 35 feet to permit a maximum height of 38 feet, 7 inches.
  2. Development Order
  3. Monument Sign

6. PUBLIC INPUT (Each individual will be given five minutes to speak)

7. BOARD COMMUNICATIONS

(a) Next meeting August 12, 2020

8. ADJOURNMENT

COVID-19 NOTICE:

To view and/or participate in the Design Review Board Meeting on July 22, 2020, 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://estro-fl.gov/ecomment-cards/
   Please fill out all required information. Comments received during the agenda item being discussed will be read into the record.
3) The Council Chambers will be available for public comment, in accordance with social distancing orders. Participants are to wear their own-supplied mask.

For additional information or for special assistance prior to the meeting, please contact Carol Sacco, Executive Assistant, sacco@estero-fl.gov or 239-221-5035.

If you desire to address the Board, 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/or whom he or she represents.

ADA Assistance – Anyone needing special assistance at the Board meeting due to a disability or physical impairment should contact 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.”
1. CALL TO ORDER: 5:30 p.m.

2. PLEDGE OF ALLEGIANCE: Led by Chairman Jones.

3. ROLL CALL:

   Present: Chairman Barry Jones and Board Members William Glass, Michael Sheeley, and Thomas Barber. Absent: Zach Zachariah.

   Also present: Village Land Use Counsel Nancy Stroud, Community Development Director Mary Gibbs, Principal Planner Matthew Noble, and Deputy Village Clerk Tammy Duran.

4. APPROVAL OF AGENDA:

   A motion to approve the agenda was made and duly passed.

5. BUSINESS:

   (a) Consent Agenda

   (1) Approval of September 26, and November 28, 2018, and September 11, and November 13, 2019 meeting minutes.
Motion: Motion to approve the September 26, and November 28, 2018, and September 11, and November 13, 2019 meeting minutes.

Motion by: Board Member Sheeley
Seconded by: Board Member Barber

Action: Approved the September 26, and November 28, 2018, and September 11, and November 13, 2019 meeting minutes.

Vote:
Aye: Board Members Glass, Sheeley, Barber, and Chairman Jones
Nay:
Abstentions:

(a) Public Hearing

Staff and audience members presenting testimony for all hearings were sworn in by Village Land Use Counsel Nancy Stroud. There were no disclosures of ex parte communications or conflicts of interest.

(1) Florida Cancer Specialists - Estero (District 6) DOS2019-E003 8440 Murano Del Lago Drive, located east of US 41 and south of Pelican Colony Boulevard.
Development Order for a ±16,000 square foot single story medical office and outpatient treatment center on a 2.35 acre vacant site in the Coconut Point DRI/MPD. Public Information Meeting was held June 26, 2019.


Staff Presentation by:
Mathew Noble, Principal Planner
Mary Gibbs, Community Development Director

Presentation/Information by:
Jack Morris, Morris-Depew Associates
Joe McHarris, McHarris Planning & Design

Board Questions or Comments: Board Members Barber, Glass, and Chairman Jones.

Public Comment: None.

Motion: Motion to approve the Development Order and monument sign with stipulations for the sign and that the sign meet the correct code percentage.

Motion by: Board Member Sheeley
Seconded by: Board Member Glass

Action: Approved the Development Order and Staff Conditions on the monument sign with stipulations for the sign and the sign meets the correct code percentage.

Vote:  
Aye: Board Members Glass, Sheeley, Barber, and Chairman Jones  
Nay:  
Abstentions:

(c) Workshop

(1) Estero Town Center CPD - Tract B, Phase 2, (District 4) DCI2019-E003. Burger King Fast Food Restaurant, 21301 Town Commons Drive, located east of Three Oaks Parkway in the Estero Town Center Development (Lowe’s) next to Ruby Tuesday’s. Amendment to Commercial Planned Development of Estero Town Center for a proposed Burger King restaurant.

- Council’s 1st Reading was held September 4, 2019. At the meeting, Council voted to refer this project to the Design Review Board for its input.

Staff Presentation by: Mary Gibbs, Community Development Director

Presentation/Information by: Jennifer Tyler, Real Estate & Development Quality Dining, Inc.  
Robin Kendall, Quality Dining, Inc.  
Tim Murdock, Quality Dining, Inc.

Board Questions or Comments: Board Members Glass, Barber, and Chairman Jones.

Public Comment: None.

6. PUBLIC INPUT: None.

7. BOARD COMMUNICATIONS:

(a) Next meeting January 8, 2020

A motion to adjourn was made and duly passed.

8. ADJOURNMENT: 7:26 p.m.
1. CALL TO ORDER: 5:30 p.m.

2. PLEDGE OF ALLEGIANCE: Led by Chairman Jones.

3. ROLL CALL:

   Present: Chairman Barry Jones and Board Members William Glass, Thomas Barber (arrived at 6:30 pm), and Zach Zachariah. Absent: Michael Sheeley.

   Also present: Village Land Use Counsel Nancy Stroud, Community Development Director Mary Gibbs, Principal Planner Matthew Noble, and Deputy Village Clerk Tammy Duran.

4. APPROVAL OF AGENDA:

   A motion to approve the agenda was made and duly passed.

5. BUSINESS:

   (a) Public Information

   (1) JDM Development Coconut Trace Medical Office Center (District 2) 22904 Lyden Drive, located west of Lyden, north of Bulb Lane and south of Autumn Leaves Assisted Living Facility.
Applicant seeks to construct a freestanding single-story medical office building on a 1.2-acre vacant site.

**Staff Presentation by:**
Mary Gibbs, Community Development Director

**Presentation/Information by:**
Jeff Motto, McGarvey Construction Company
Al Quattrone, Quattrone Engineering
Greg Diserio, David M Jones Architects
Ashley Ledger, ADG Architecture

**Board Questions or Comments:** Board Members Zachariah, Glass, and Chairman Jones.

**Public Comment:** None.

(b) Public Hearing

Staff and audience members presenting testimony for all hearings were sworn in by Village Land Use Counsel Nancy Stroud. Board Member Barber stated he had a conflict as his engineering firm did the design work, and he recused himself from participating in the discussions and the vote.

(1) Wildcat Run Clubhouse Renovation (LDO2019-E039) (District 7) 20300 Country Club Drive, Wildcat Run PUD

- Review the proposed renovation and expansion of the 19th Hole grill room and outdoor deck and Bocce Courts.

- The applicant is requesting Design Review Board approval of the Limited Development Order to allow for the club’s expansion and renovation.

**Staff Presentation by:**
Mary Gibbs, Community Development Director

**Presentation/Information by:**
Kevin Dowty, P.E., Agnoli Barber & Brundage
Brent Guillot, Agnoli Barber & Brundage
David Humphrey, Humprey and Rosal Architects

**Board Questions or Comments:** Board Members Zachariah, Glass, and Chairman Jones.

**Public Comment:** None
Motion: Move to approve the Limited Development Order to allow for the club’s expansion and renovation.

Motion by: Board Member Zachariah
Seconded by: Board Member Glass

Action: Approved the Limited Development Order to allow for the club’s expansion and renovation.

Vote: (Roll call)
Aye: Board Members Glass, Zachariah, and Chairman Jones
Nay:
Abstentions: Board Member Barber (recused himself)

6. PUBLIC INPUT: None.

7. BOARD COMMUNICATIONS:

(a) Next meeting January 22, 2020

A motion to adjourn was made and duly passed.

8. ADJOURNMENT: 6:46 p.m.

________________________________________________________________________
Tammy Duran
Deputy Village Clerk
1. CALL TO ORDER: 5:30 p.m.

2. PLEDGE OF ALLEGIANCE: Led by Chairman Jones.

3. ROLL CALL:

   Present: Chairman Barry Jones and Board Members Michael Sheeley, William Glass, and Zach Zachariah. Absent: Thomas Barber.

   Also present: Village Land Use Counsel Nancy Stroud, Community Development Director Mary Gibbs, Principal Planner Matthew Noble, Development Review Manager Walter McCarthy, and Deputy Village Clerk Tammy Duran.

4. APPROVAL OF AGENDA:

   A motion to approve the agenda was made and duly passed.

5. BUSINESS:

   (a) Public Information

      (1) Hertz Arena Sculpture (KTB Florida Sports Arena) (District 5) 11000 Everblades Parkway, north of Corkscrew Road, west of Ben Hill Parkway and east of I-75
Applicant is presenting plans of a 13.5’ stylized steel sculpture of an ice hockey player displayed on a raised pedestal 8’ tall. The sculpture is to be located at the arena’s southeast corner in the outdoor plaza.

Staff Presentation by:
Mary Gibbs, Community Development Director

Presentation/Information by:
Tom McCarthy, The Englishman Fine Art – Naples and London
Peter Garaj, Artist

Board Questions or Comments: Board Members Zachariah, Sheeley, Glass, and Chairman Jones.

Public Comment:
Bill Carr, Riverwoods Plantation

(b) Public Hearing

Staff and audience members presenting testimony for all hearings were sworn in by Village Land Use Counsel Nancy Stroud. There were no disclosures of ex parte communications or conflicts of interest.

(1) The Commons Club at the Brooks (District 6) (DOS2019-E005), located at 9930-9960 Coconut Road next to the Brooks Executive Center.

- Request for a 5,034 square foot addition to the existing Health and Lifestyle Center building.

- A Public Information Meeting was held on November 13, 2019.

Staff Presentation by:
Mary Gibbs, Community Development Director

Presentation/Information by:
Dave Humphrey, Humphrey Rosal Architects
Dakota Bernal, Agnoli Barber & Brundage, Inc
Brent Guillot, Agnoli Barber & Brundage, Inc

Board Questions or Comments: Board Members Zachariah, Sheeley, Glass, and Chairman Jones.

Public Comment: None.
Motion: Move to approve the Development Order for a 5,034 square foot addition to the existing Health and Lifestyle Center Building.

Motion by: Board Member Zachariah
Seconded by: Board Member Glass

Action: Approved the request for a 5,034 square foot addition to the existing Health and Lifestyle Center Building.

Vote: (Roll call)
Aye: Board Members Glass, Sheeley, Zachariah, and Chairman Jones
Nay: 
Abstentions:

(2) Via Coconut MPD (District 5) (DCI2019-E003) 8990 Corkscrew Road, 21650 & 21750 Via Coconut Point, 21350 & 21351 Happy Hollow Lane. Properties are located south of Corkscrew Road and west of Via Coconut Road.

Property is under review for a rezoning to allow for 330 multi-family dwelling units, and a maximum of 59,600 square feet of commercial retail/office or medical office space with an option to convert 30,000 square feet of commercial space to 124 hotel rooms. Building heights vary with the maximum at 59 feet.

- A Public Information Meeting was held before the Planning and Zoning Board January 21, 2020.

- The project’s location in the Village Center requires a Public Hearing for review of the Pattern Book by the Design Review Board pursuant to Land Development Code Section 33-520(a)(4).

- The Design Review Board will review the Pattern Book for compliance.

Staff Presentation by:
Mary Gibbs, Community Development Director

Presentation/Information by:
Noel J. Davies, Quarles & Brady
Stacy Hewitt, AICP, Banks Engineering
Matthew Kragh, AIA, MHK Architecture & Planning
Christian Andrea, RLA, ASLA, Architectural Land Design
D. Brent Addison, P.E., Banks Engineering

Board Questions or Comments: Board Members Zachariah, Sheeley, Glass, and Chairman Jones.
Public Comment:
Bill Carr, Riverwoods Plantation

Motion: Motion to continue to a date to be determined.

Motion by: Board Member Sheeley
Seconded by: Board Member Glass

Action: Approved continuance to a date to be determined.

Vote: (Roll call)
Aye: Board Members Glass, Sheeley, Zachariah, and Chairman Jones
Nay:
Abstentions:

6. PUBLIC INPUT: None.

7. BOARD COMMUNICATIONS:

(a) Next meeting February 12, 2020

A motion to adjourn was made and duly passed.

8. ADJOURNMENT: 7:31 p.m.
DRAFT

FINAL ACTION AGENDA/MINUTES

Design Review Board Meeting

Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
February 26, 2020 5:30 p.m.

1. CALL TO ORDER: 5:30 p.m.

2. PLEDGE OF ALLEGIANCE: Led by Chairman Jones.

3. ROLL CALL:

Present: Chairman Barry Jones and Board Members Michael Sheeley, William Glass Thomas Barber, and Zach Zachariah.

Also present: Village Land Use Counsel Nancy Stroud, Principal Planner Matthew Noble, Development Review Manager Walter McCarthy, and Deputy Village Clerk Tammy Duran.

4. APPROVAL OF AGENDA:

A motion to approve the agenda was made and duly passed.

5. BUSINESS:

(a) Consent Agenda

(1) Approval of February 13, March 13, April 10 and April 24, 2019 meeting minutes.
Motion: Move to approve the Consent Agenda.

**Motion by:** Board Member Sheeley  
**Seconded by:** Board Member Glass

**Action:** Approved the Consent Agenda.

**Vote:**  
Aye: Board Members Barber, Glass, Sheeley, Zachariah, and Chairman Jones

Nay:  
Abstentions:

**(b) Public Hearing**

Staff and audience members presenting testimony for all hearings were sworn in by Village Land Use Counsel Nancy Stroud. There were no disclosures of ex parte communications or conflicts of interest.

1. Hertz Arena Sculpture (KTB Florida Sports Arena) (District 5) (LDO2020-E002)  
   11000 Everblades Parkway, north of Corkscrew Road, west of Ben Hill Griffin Parkway and east of I-75.

   Applicant seeking approval of a 13.5’ stylized steel sculpture of an ice hockey player displayed on an 8’ pedestal. The sculpture is to be located at the arena’s southeast corner in the outdoor plaza.

   - A Public Information Meeting was held January 22, 2020.
   - The applicant is requesting Design Review Board approval of the Limited Development Order for the sculpture.

**Staff Presentation by:**  
Walter McCarthy, Development Review Manager

**Presentation/Information by:**  
Peter Garaj, Artist

**Board Questions or Comments:** None

**Public Comment:** None
Motion: Move to approve the Limited Development Order for the Hertz Arena sculpture.

Motion by: Board Member Sheeley
Seconded by: Board Member Glass

Action: Approved the Limited Development Order for the Hertz Arena sculpture

Vote: (Roll call)
Aye: Board Members Barber, Glass, Sheeley, Zachariah, and Chairman Jones

Nay:
Abstentions:

(2) AutoZone, Inc. (District 4) (DOS2019-E002) Parcel E in the Plaza Del Sol Commercial Planned Development (CPD) subdivision, 10250 Arcos Avenue, adjacent to Culver’s on the southeast corner of the intersection of Puerto Way and Corkscrew Road.

Development Order for a 7,381 square foot AutoZone store on a 1.86-acre vacant parcel and a monument sign located at the corner of Corkscrew Road and Puerto Way.

- Public Information Meeting was held April 10, 2019.
- Staff recommends approval of the Development Order and monument sign.

Staff Presentation by:
Walter McCarthy, Development Review Manager

Presentation/Information by:
Brent Addison, P.E., Banks Engineering
Gregory J. Diserio, RLA, David M. Jones, Jr. and Associates, Inc

Board Questions or Comments: Chairman Jones.

Public Comment: None.

Motion: Move to approve the Development Order for the building and the monument sign with staff conditions.

Motion by: Board Member Sheeley
Seconded by: Board Member Zachariah

Action: Approved the Development Order for the building and the monument sign with staff conditions.
Vote: (Roll call)
Aye: Board Members Barber, Glass, Sheeley, Zachariah, and Chairman Jones
Nay:
Abstentions:

6. PUBLIC INPUT: None.

7. BOARD COMMUNICATIONS:
   (a) Next meeting March 11, 2020

   A motion to adjourn was made and duly passed.

8. ADJOURNMENT: 5:55 p.m.

______________________________
Tammy Duran
Deputy Village Clerk
## Staff Report

<table>
<thead>
<tr>
<th>PROJECT NAME</th>
<th>Houck Medical at Plaza Del Sol</th>
</tr>
</thead>
<tbody>
<tr>
<td>CASE NUMBER</td>
<td>DOS2020-E003</td>
</tr>
<tr>
<td>MEETING DATE</td>
<td>July 22, 2020</td>
</tr>
<tr>
<td>REQUEST</td>
<td>Development Order and monument sign for a medical office with 18,000 square feet of floor area and a deviation from LDC Section 33-229 to allow the tower roofline and other architectural embellishments to exceed the height limitation of 35 feet to permit a maximum height of 38 feet – 7 inches above grade.</td>
</tr>
<tr>
<td>APPLICANT</td>
<td>Gregory Houck, Manager, Houck Medical LLC</td>
</tr>
<tr>
<td>LOCATION</td>
<td>10200 Arcos Avenue at the SW corner of Corkscrew Road and Puerto Way</td>
</tr>
<tr>
<td>PROPERTY SIZE</td>
<td>2.13 acres</td>
</tr>
<tr>
<td>ZONING</td>
<td>Parcel is zoned CPD-Commercial Planned Development under Resolution Z-94-050 and amended by resolution Z-03-039 and the proposed Medical Office use is allowed with a maximum of 18,000 SF for Parcel “D”.</td>
</tr>
<tr>
<td>PUBLIC INFORMATION MEETING DATES</td>
<td>The DRB conducted a Public Information Meeting on November 13, 2019.</td>
</tr>
</tbody>
</table>

**Staff Recommendation**

Staff recommends approval of the Development Order and monument sign. Staff believes the request meets the technical requirements of the Land Development Code.

The Design Review Board should review the project for compliance with general criteria of Ordinance 15-01 and, in particular, the following facets:

1. Building architecture and colors
2. Site lighting elements and colors, including parking lot poles and fixtures
3. Monument sign
4. Pedestrian and bicycle connectivity
5. Landscaping and buffers for overall design and compatibility with the building and surrounding area

The Design Review Board must review the project’s conformance with the general criteria of Ordinance 15-01; that is, the project must be harmonious with the community and proposed developments in the general area, in conformity with good design, contributing to the image of the Village, not of inferior quality, and consistent with the Land Development Code. If the Design Review Board denies the application, it must state its findings regarding the criteria.
**Project Summary**
This project consists of a two-story medical office building with 18,000 square feet of floor area on 2.13 acres of land on Parcel “D” on Arcos Avenue in the Plaza Del Sol subdivision north of Corkscrew Road and east of Three Oaks Parkway. The project is bounded by Arcos Avenue to the north, Puerto Way to the east, Corkscrew Road to the south, and undeveloped Parcel “C” of Plaza Del Sol to the west.

The parcel is part of Plaza Del Sol zoned CPD-Commercial Planned Development. Resolution Z-94-050 amended by Resolution Z-03-039 governs the allowed land uses for this site. These resolutions allow medical offices on this tract up to a maximum of 18,000 SF of floor area. The maximum allowable height is 35 feet or two-stories. The roof height of the building is 33 feet-0 inches and the height of the highest architectural element (the central entry tower) of the proposed building is 38 feet-7 inches above grade. A deviation from LDC Section 33-229 to allow the architectural elements to exceed the building height must be addressed by the Design Review Board.

**Request**
The applicant is requesting approval of a Development Order and a monument sign for a proposed medical office building located along the south side of Arcos Avenue in Coconut Point. A deviation from LDC Section 33–229 to allow architectural elements of the building to exceed the 35-foot height limitation to a maximum height of 38 feet – 7 inches is also requested. The project was reviewed by the Design Review Board at a Public Information Meeting on November 13, 2019. Staff has also reviewed the plans in detail. Staff includes Village Staff as well as Lee County Utilities, Lee County Department of Transportation, Estero Fire District, Lee Tran and Lee County Solid Waste Division. The Development Order plans, including the monument sign, meet the technical requirements of the Land Development Code. The deviation for the height of building architectural elements is also recommended for approval since the proposed architectural elements enhance the appearance of the building.

**Architecture**
Staff finds that the building architecture is consistent with the nearby commercial buildings within the subdivision. As noted previously, the project has been before the Design Review Board for a public information meeting on November 13, 2019 at which the architecture was reviewed and discussed. Several modifications have been made by the applicant working throughout the review process to have the architecture better blend with the adjacent property including tile type and color, building colors and architectural features including quoins and window surround treatment. The architectural elevations and the architectural renderings have been approved by the Plaza Del Sol Property Owners Association, Inc. which found the plans to be in compliance with the property owner’s design requirements.

An outdoor gathering area is provided alongside Corkscrew Road at the western boundary of the parcel. It includes a covered seating area with benches, trash can and landscape features.

An exterior building paint color schedule and materials sample board will be provided at the hearing and colors for the monument sign, the solid waste dumpster enclosure and the building are provided in the applicant’s presentation along with elevations and perspectives.

**Transportation**
The project will generate 604 new daily two-way trips. The project is located within the Plaza Del Sol subdivision and all external site related traffic improvements were constructed under the site infrastructure development order DOS2000-00045. These improvements included the construction of Arcos Avenue, Quente Way, Puerto Way and Puente Lane. Intersection improvements (turn lanes) were also constructed at the intersection of Corkscrew Road and Puerto Way, Corkscrew Road and Puente Lane and Three Oaks Parkway and Quente Way. All of these turn lanes exceed the minimum standards for these intersections. Signalization of the intersection of Puente Lane and Corkscrew Road (opposite the Lowe’s entry) is warranted and design and scheduling is in
progress. The subject parcel, as part of the Plaza Del Sol development, is required to make a fair share contribution or pay a special assessment toward the traffic signal cost. No additional site related traffic improvements are warranted under this DO.

According to the Lee County 2019 Public Facilities Level of Service and Concurrency Report Corkscrew Road is currently operating at LOS = “F”. The Florida Department of Transportation (FDOT) is currently constructing improvements to the Corkscrew Road & I-75 interchange that should substantially improve traffic flow along Corkscrew Road (between Three Oaks Parkway and Ben Hill Griffin Road). The “on-ramp” interchange improvements should be completed by 2021/2022 which include constructing eastbound and westbound dual left turn lanes and extending the eastbound and westbound right turn lanes. These interchange improvements should significantly reduce the frequency of “on-ramp” queuing that encroaches into the eastbound and westbound thru lanes during peak season conditions. As acknowledged by the Village Area Wide Traffic Study, FDOT has determined that these improvements will result in LOS = “C” and LOS = “D” traffic conditions for the AM and PM peak hours, respectively, through year 2030 when further improvements will be constructed. This project will pay its fair share towards roadway improvements via payment of road impact fees.

Eighty-three (83) parking spaces are provided (81 are required per Land Development Code Section 34-2020). Four (4) bicycle spaces are also provided (see LDC Section 33-364).

The proposed facility is bounded by an existing 5-foot wide concrete sidewalk along Arcos Avenue to the north of the site connecting to the existing sidewalk on Puerto Way to the east which connects to the existing sidewalk on Corkscrew Road to the south. Pedestrian connections are provided to/from the building and the perimeter sidewalk to the north and to the east and a connection to the vacant Parcel C to the west as well as to the on-site parking lot. Vehicular access is provided to Arcos avenue, Puerto Way and to the vacant Parcel C to the west. The Proposed Site Plan showing the connectivity is provided in the applicant’s presentation.

The nearest Lee Tran bus stop (Route 60E, stop #460) is located on the south side of Corkscrew Road east of Corkscrew Commons Drive. The bus stop is equipped with a bike rack, sign and concrete slab and is ADA accessible. The location is accessible by sidewalks from the subject development. No additional Lee Tran facilities are required for this development (see LDC Sec. 10-442).

**Stormwater**

The proposed project features development of the 2.13-acre parcel by constructing an 18,000 SF medical office facility with supporting site infrastructure. Water quality treatment and attenuation occurs within the proposed stormwater detention pond area along the north side of the Plaza Del Sol property.

The parking lot area is designed to collect all stormwater runoff which is conveyed by sheetflow and catch basins to the master system dry detention areas on the subject property. The master system dry detention areas provide the required pre-treatment prior to discharge to the master system wet detention area located to the north of Parcel F of Plaza Del Sol.

The proposed surface water management system design and calculations have been reviewed by the Village staff and a SFWMD ERP modification (Permit #0308819-4) has been approved. The minimum finished floor elevation per the SFWMD permit 100 year, 3 day storm event is elevation 17.47 feet NAVD and the proposed elevation of the finished floor is 18.50 feet NAVD (one foot above the flood elevation).

**Lighting**
Consistent with Land Development Code Section 34-625, site lighting is provided by architectural coach style LED luminaire full cut-off fixtures mounted at 15 feet on poles, and wall mounted fixtures, all black color, which produce an average of 0.8 footcandles (fc) illumination in the main parking lot with no light spillage (0 fc) measured at 10 feet onto the adjacent property. All LED luminaires are limited to a maximum IES “BUG” rating of: B = 1, U=0, G = 1, and a Correlated Color Temperature (CCT) of 3,000 K which meet the Village requirements. Details of the light poles and fixtures are provided with the landscape drawings.

**Landscaping**
A 20-foot wide Type D buffer is provided along Arcos Avenue, Puerto Way and Corkscrew Road to screen the parking and building. A 5-foot wide Type A buffer is provided along the west property line to separate the commercial uses on the two parcels. Landscaping is provided in the vehicular use areas and building perimeter plantings are also provided per the LDC. The detention area north of the building is also landscaped with herbaceous plants. Plantings were also included at the base of the monument sign per LDC Section 30-94(i). Landscaping Plans are provided in the applicant’s presentation.
HOUCK MEDICAL
AT PLAZA DEL SOL

VILLAGE OF ESTERO
DESIGN REVIEW BOARD

FINAL DESIGN REVIEW BOARD MEETING
JULY 22, 2020
APPLICANT REPRESENTATIVES

Engineer: D. Brent Addison, P.E.

Landscape Architect: Christian Andrea, RLA, ASLA

Architect: Mark McLean
SITE LOCATION MAP

Subdivision at NE corner of Corkscrew Road & Three Oaks Parkway
Site at NW corner of Corkscrew Road & Puerto Way
PROJECT SUMMARY

Request: Site Plan, landscaping and architectural review in preparation of a Development Order application.

- **18,000 SF±** Medical Office, 2-stories/35 feet in height, and associated infrastructure on Parcel D within the existing Plaza Del Sol CPD subdivision.

- Proposed use and site plan is consistent with existing zoning approvals.
  - Village of Estero Ordinance No. 16-05 which includes Z-09-037
  - Allocated for 18,000 SF
  - ADD2013-00057(a)
  - Medical Office use allowed since 1989 zoning approval (formerly Corkscrew Crossings)
CONSISTENT WITH PROPOSED AUTOZONE ACROSS PUERTO WAY
LANDSCAPE ARCHITECT

Christian Andrea, RLA, ASLA
EXISTING CONDITIONS
RENDERED SITE PLAN
ARCHITECT

Mark McLean
KEY NOTES:

LIGHT TYPE "A"   LIGHT TYPE "B"   LIGHT TYPE "C"

EXTERIOR LIGHTING

NORTHELEVATION

SOUTHELEVATION

EASTELEVATION

WESTELEVATION

MSK ARCHITECTURE & PLANNING
GENERAL NORTH VIEW
QUESTIONS?