

Estero Town Center

Public Informational Meeting

Village of Estero
Design Review Board
January 10, 2017



Applicant Representatives

⌘ **Attorney:**

Charles Basinait, Esq.
Henderson, Franklin, Starnes & Holt, P.A.

⌘ **Landscape Architect:**

Gregory J. Diserio, RLA
David M. Jones, Jr. and Associates, Inc.

⌘ **Engineer/Planner:**

Stacy Ellis Hewitt, AICP, Director of
Planning, Banks Engineering

⌘ **Architect:**

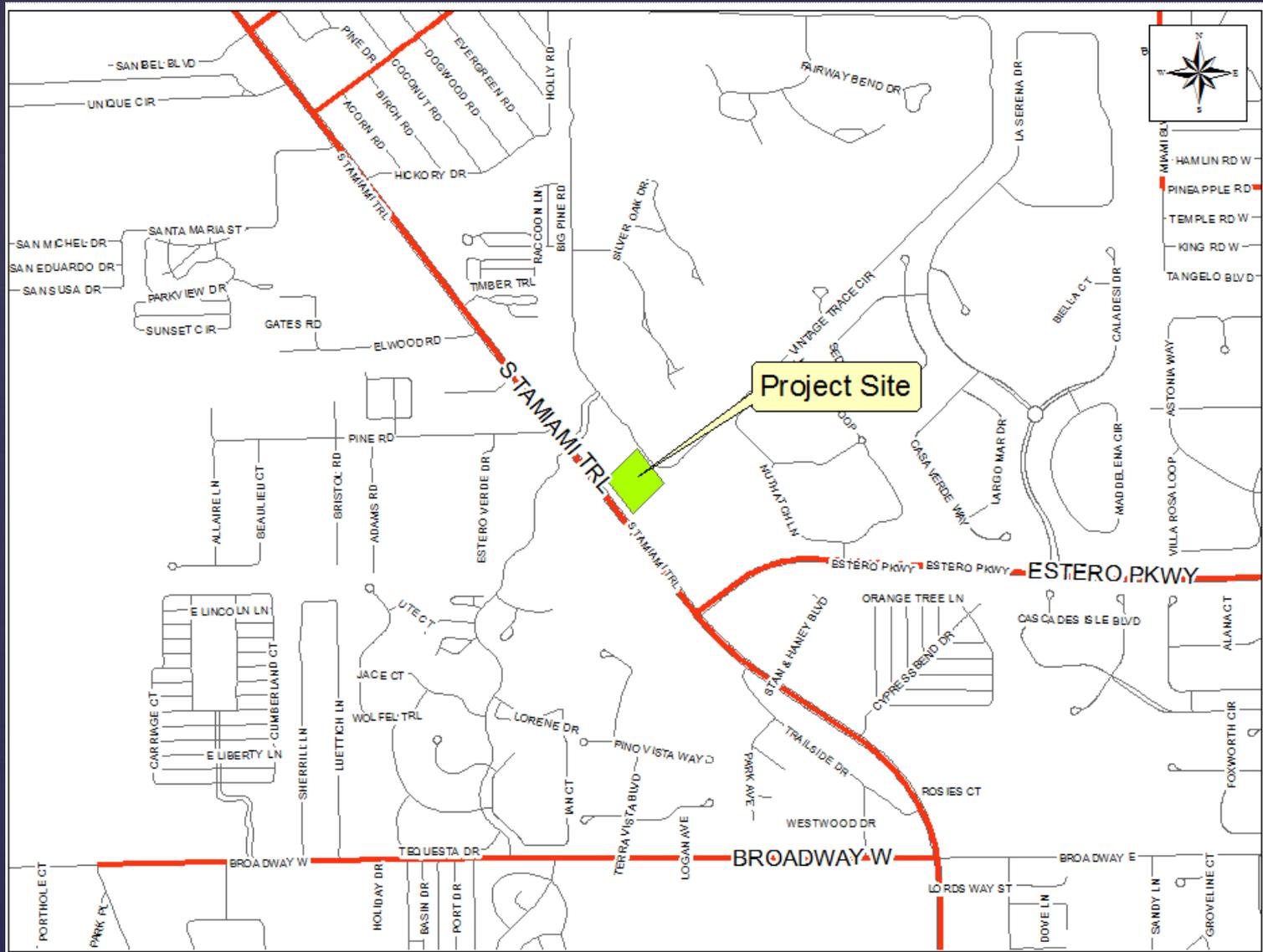
A.J. Bellavia, C.S.I., Sr Project Lead
APD Engineering & Architecture, PLLC

⌘ **ALDI Representative:**

Jeff Williams, Director of Real Estate
ALDI Inc. Royal Palm Beach Division

⌘ **Traffic Engineer:**

James M. Banks, P.E.
JMB Transportation Engineering, Inc.



Project Location Map
 East side of US 41, north of Walmart at Estero Pkwy



Aerial Map

Project Summary

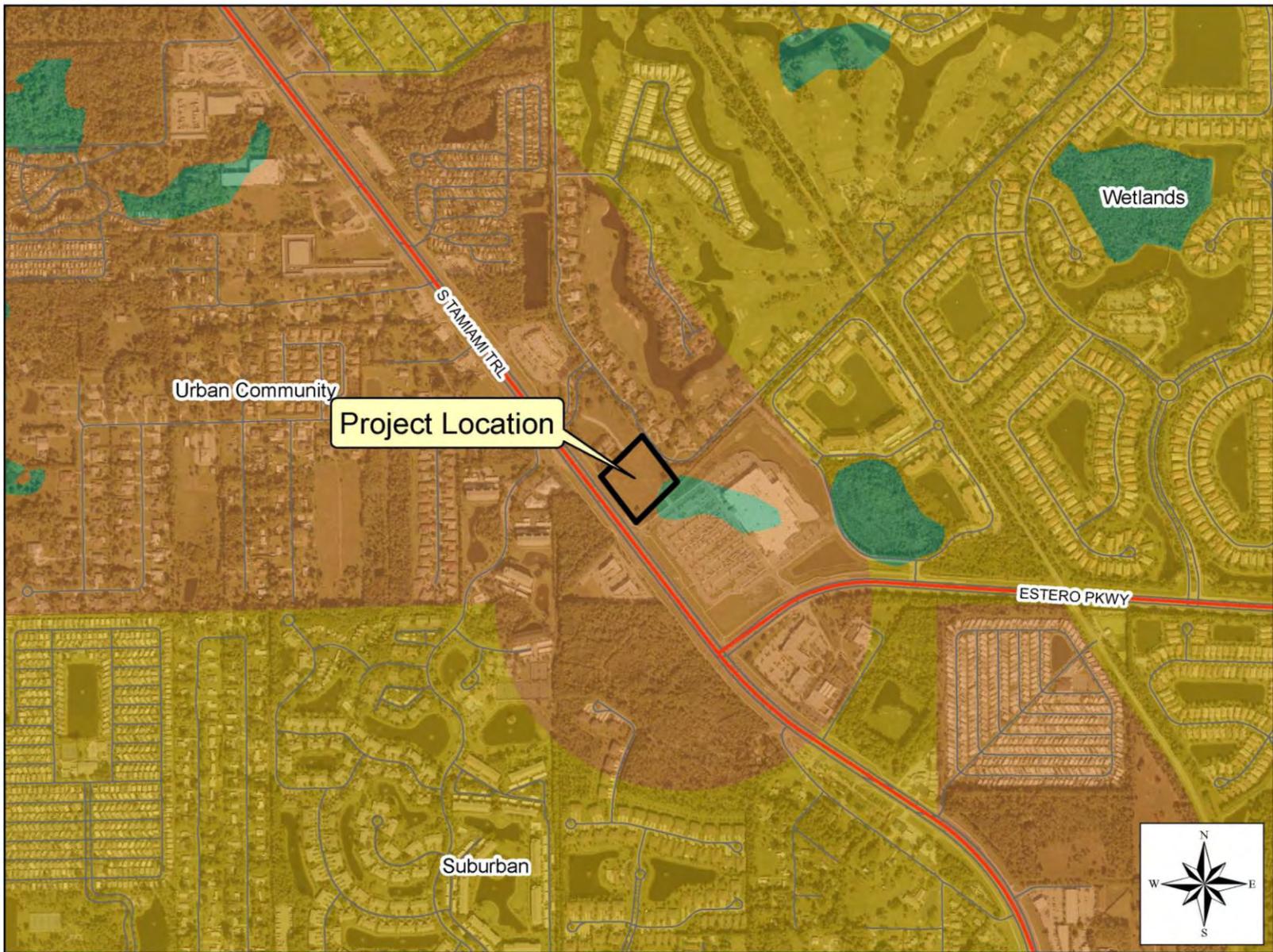
- ⌘ Request: Site Plan, landscaping & architectural review for pending Development Order & Administrative Deviation LDC Sec. 10-285(a):
 - ⌘ 3.68± acre, **25,554 SF** mixed-use commercial development
 - ⌘ 19,054 SF Grocery
 - ⌘ Multi-tenant – 3,000 SF Medical Office/3,500 SF Retail
 - ⌘ Deviation from US 41 connection separation requirement of 660', subject to FDOT approval
 - ⌘ 413'± to Walmart access
 - ⌘ 434'± to Vintage Pkwy
- ⌘ Existing Development Order for 26,775 SF retail building valid until December 26, 2017

Planner

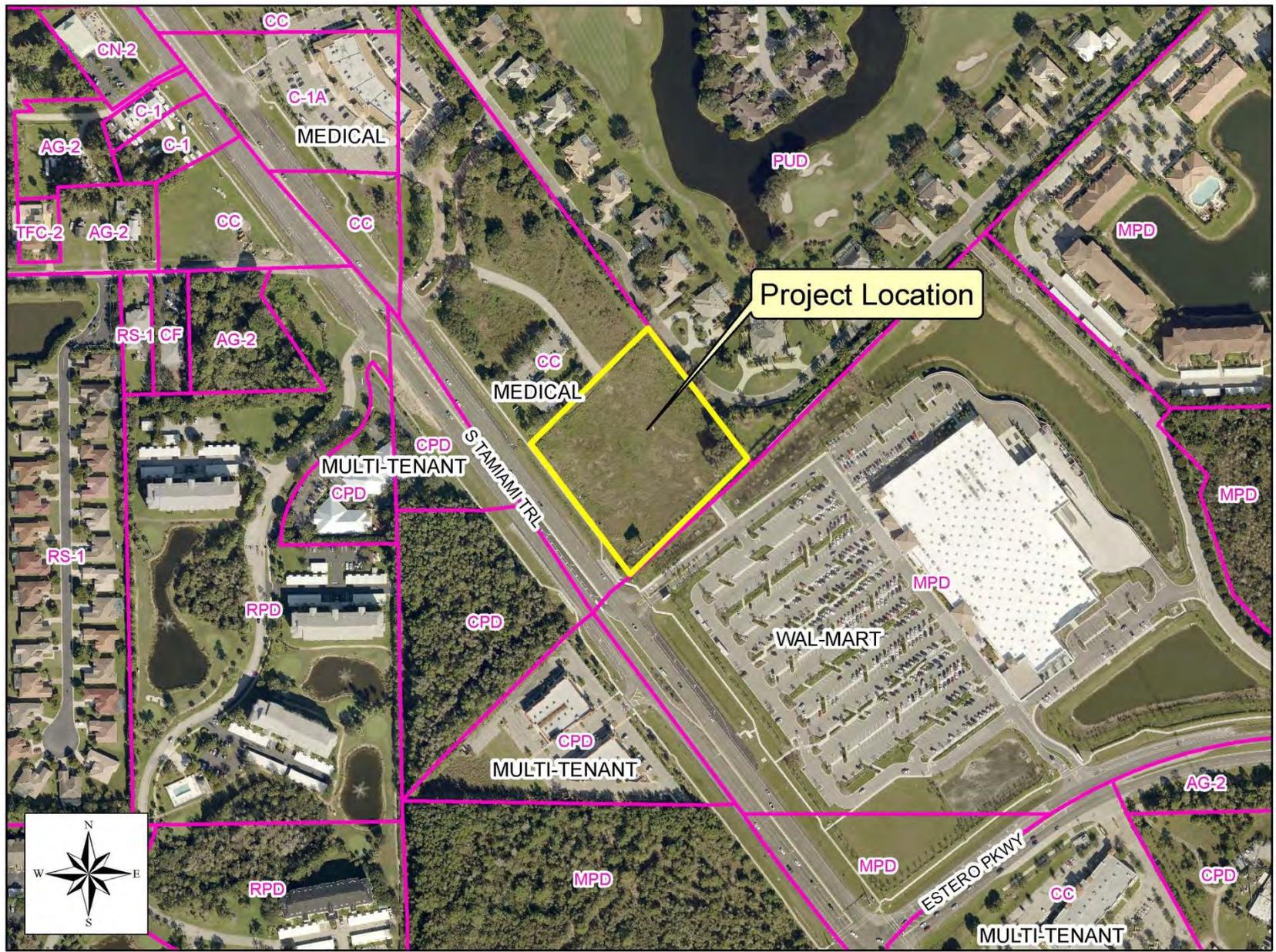
{ Stacy Ellis Hewitt, AICP
{ Banks Engineering

Workshop Discussion 10/26/2016

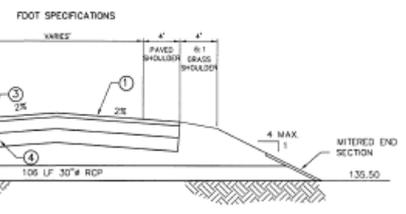
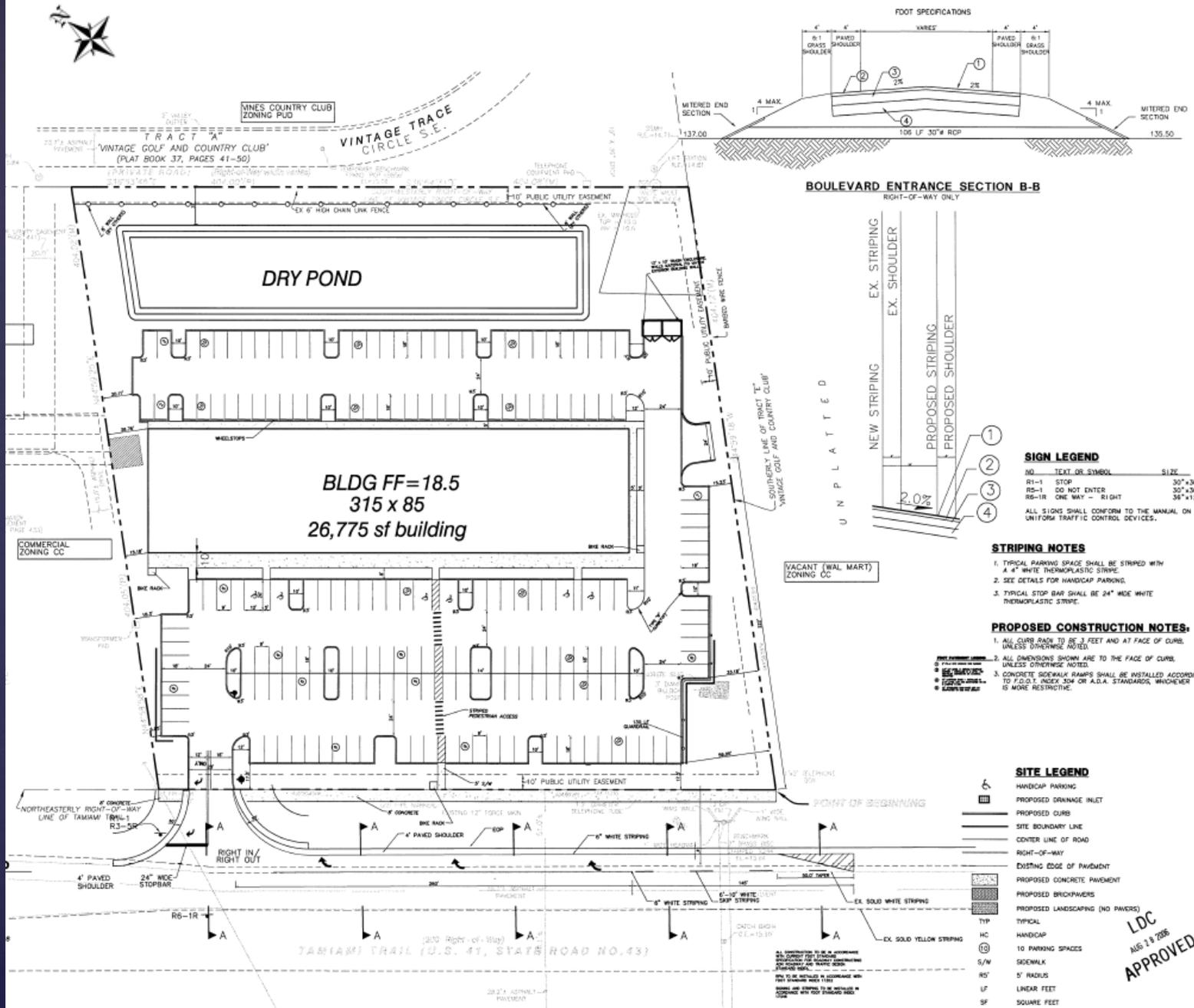
- ⌘ Urban Design:
 - ⌘ Parking in front has been reduced from 77 to 44 spaces
 - ⌘ Limited to one double row/less than 20% of sites required parking in front of 6,500 SF building
 - ⌘ Separation of trucks and pedestrians
- ⌘ Eastern Buffer: Added 8' wall
- ⌘ Pedestrian connections: additional connections provided as requested – to north and additional connection to US 41
- ⌘ North vehicular connection: Applicant defers to DRB
- ⌘ Access to US 41: FDOT supports
- ⌘ Truck Deliveries: limited
- ⌘ Elevations: Revised
- ⌘ Outreach: Coordination with Village staff & Vines representative



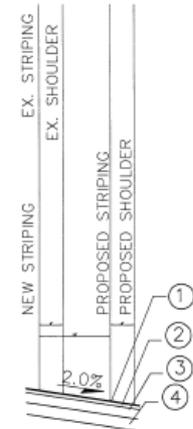
Future Land Use Map
Urban Community/Wetlands



Zoning Map
 CC (Community Commercial) & US 41 Overlay District



BOULEVARD ENTRANCE SECTION B-B
RIGHT-OF-WAY ONLY



SIGN LEGEND

NO.	TEXT OR SYMBOL	SIZE
RS-1	STOP	30" x 30"
RS-1	DO NOT ENTER	30" x 30"
RS-1R	ONE WAY - RIGHT	36" x 12"

ALL SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

STRIPING NOTES

1. TYPICAL PARKING SPACE SHALL BE STRIPED WITH 4" x 4" WHITE THERMOPLASTIC STRIPE.
2. SEE DETAILS FOR HANDICAP PARKING.
3. TYPICAL STOP BAR SHALL BE 24" WIDE WHITE THERMOPLASTIC STRIPE.

PROPOSED CONSTRUCTION NOTES:

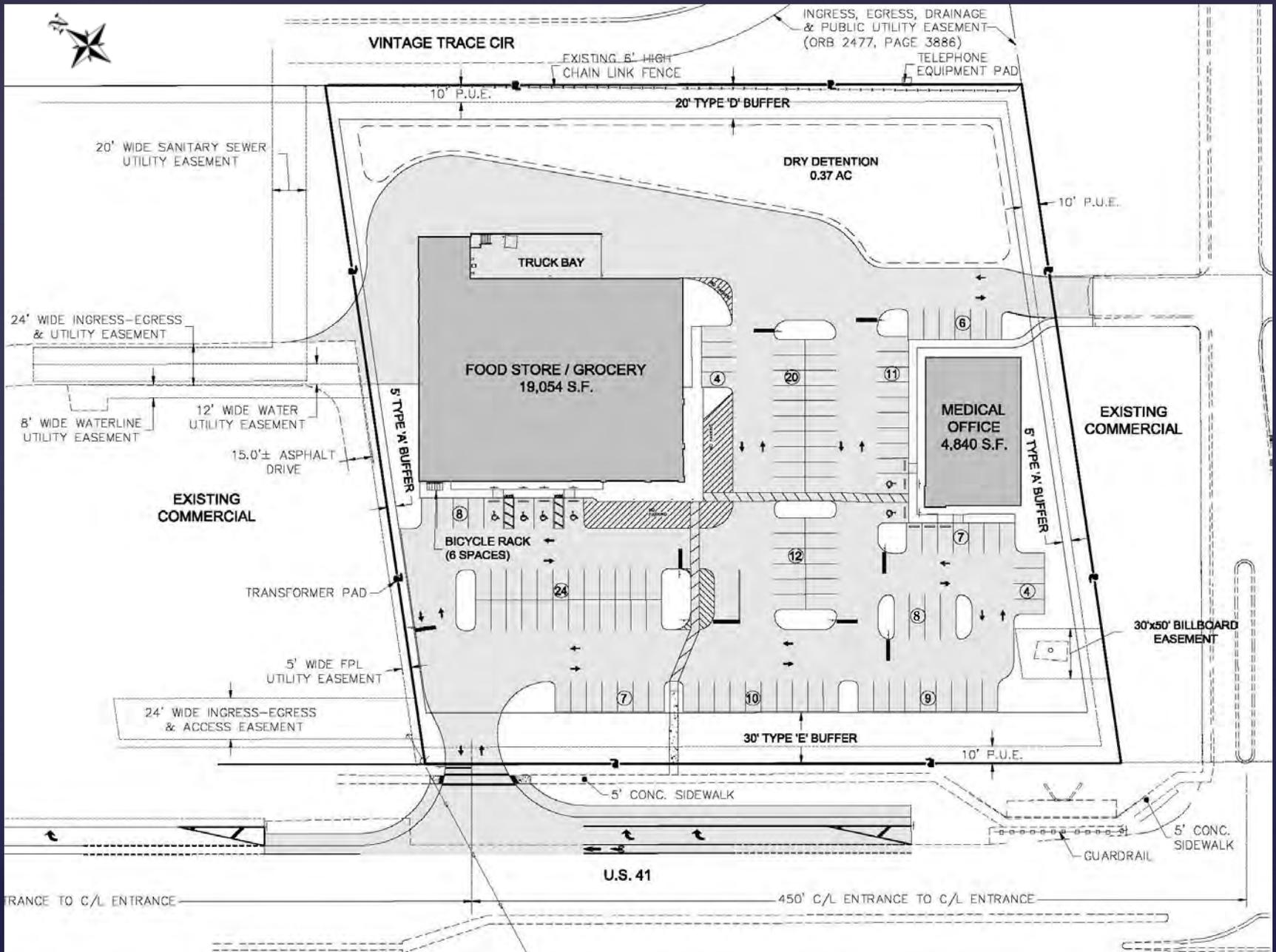
1. ALL CURB RADI TO BE 3 FEET AND AT FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
3. CONCRETE SIDEWALK RAMP SHALL BE INSTALLED ACCORDING TO F.O.D.T. INDEX 304 OR A.D.A. STANDARDS, WHICHEVER IS MORE RESTRICTIVE.

SITE LEGEND

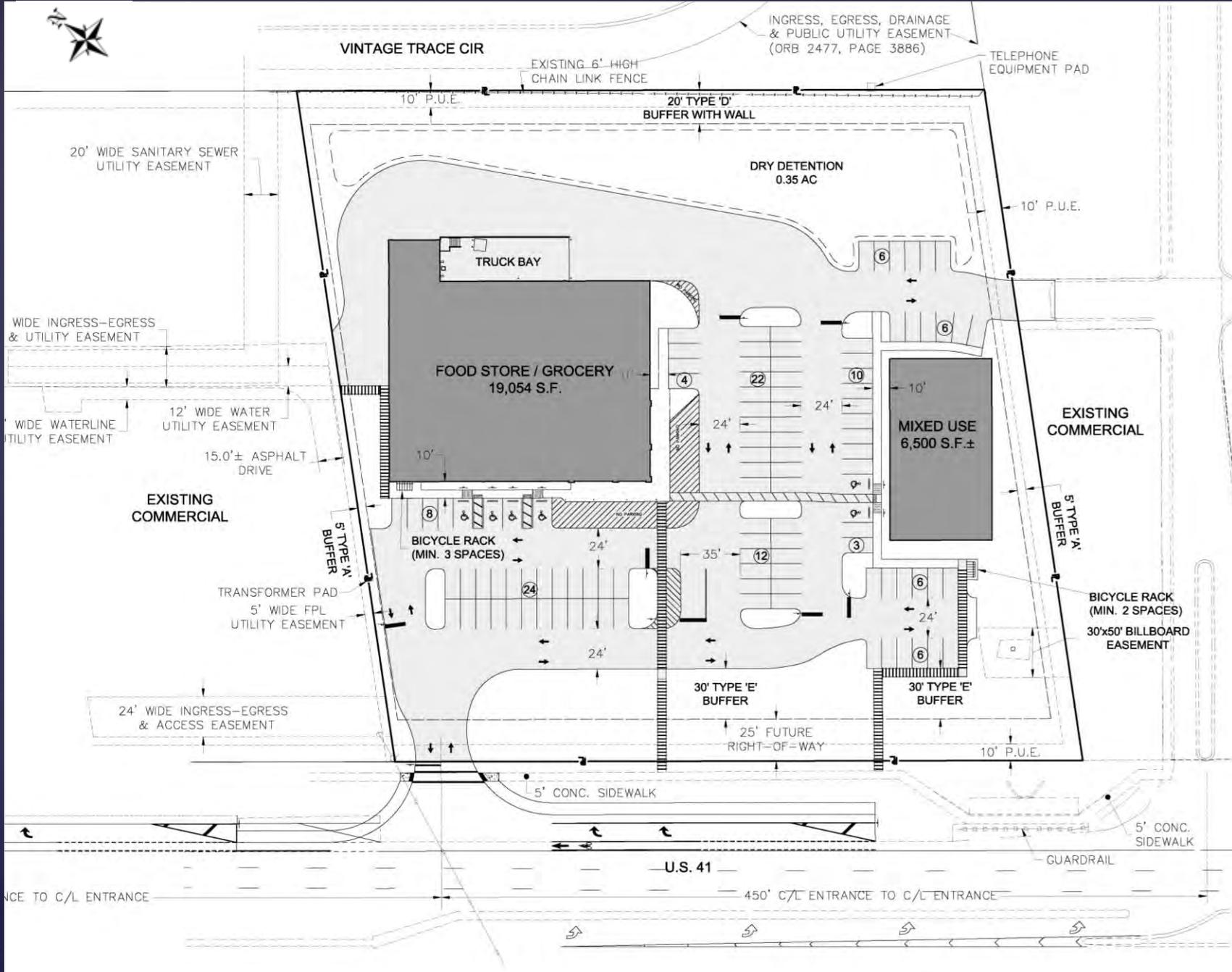
- HANDICAP PARKING
- PROPOSED DRAINAGE INLET
- PROPOSED CURB
- SITE BOUNDARY LINE
- CENTER LINE OF ROAD
- RIGHT-OF-WAY
- EXISTING EDGE OF PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED BRICKPAVERS
- PROPOSED LANDSCAPING (NO PAVERS)
- TYP.
- HANDICAP
- 10 PARKING SPACES
- SIDEWALK
- 5' RADIUS
- LINEAR FEET
- SQUARE FEET

LDC
AUG 18 2006
APPROVED

Lee County Approved Development Order Plan



Workshop 10/26/2016 Proposed Site Plan



Proposed Site Plan

ALDI Representative

{ Jeff Williams, Director of Real Estate
{ ALDI Inc. Royal Palm Beach Division

Community Outreach

& Coordination with Village staff

& Coordination with representative for Vines
Community Association

& Vines Community Association Town Hall
Meeting presentation January 4, 2017

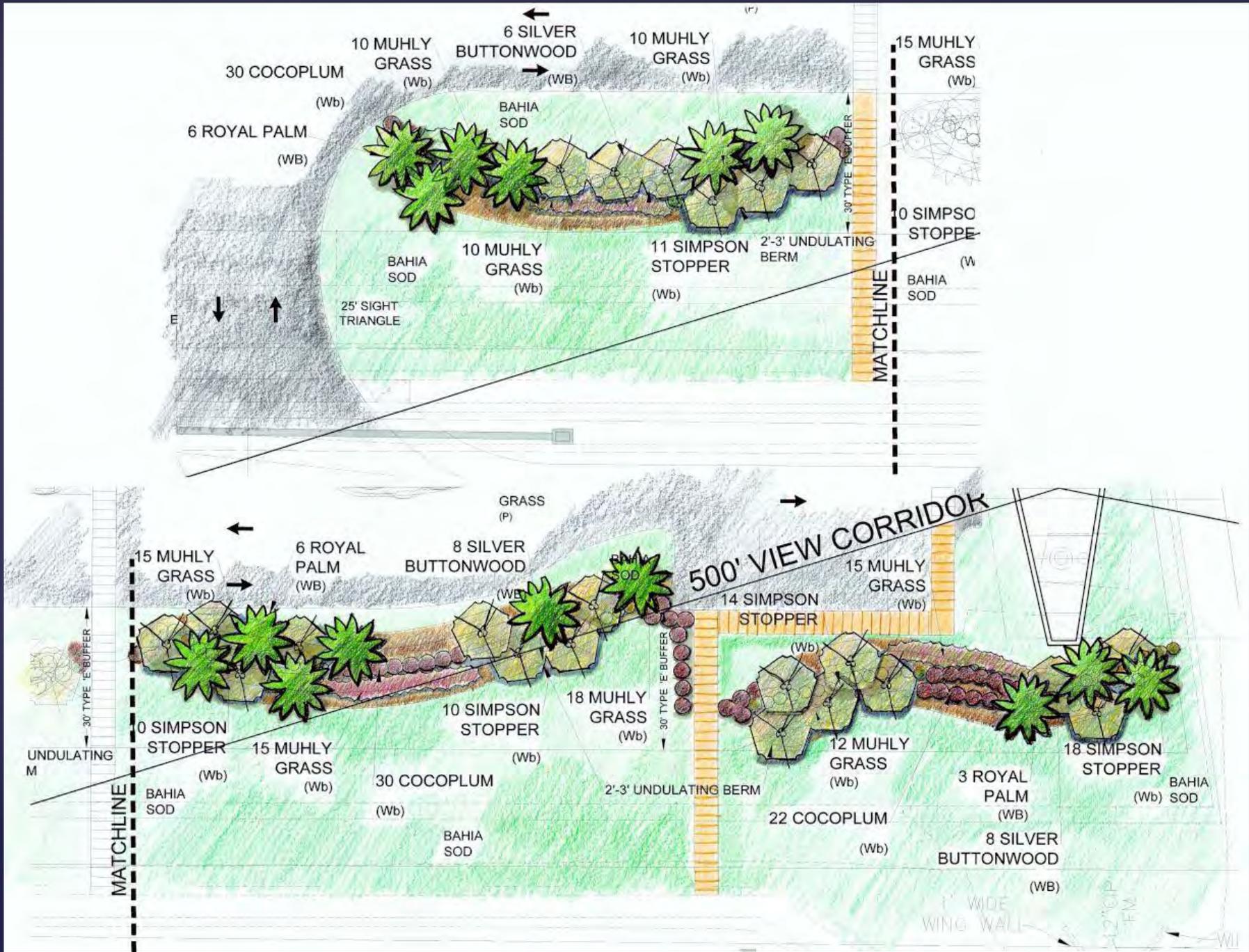
Landscape Architect

{ Gregory J. Diserio, RLA

{ David M. Jones, Jr. and Associates, Inc.



LANDSCAPE PLANTING PLAN





ROYAL PALM

PALMS



THATCH PALM



SABAL PALM

SHRUBS



SCHILLINGS HOLLY



COCOPLUM



PITCHAPPLE

LARGE TREES



SOUTH FLORIDA SLASH PINE



LIVE OAK



GREEN BUTTONWOOD



BALD CYPRESS



WILD COFFEE



SIMPSON STOPPER



DWARF FIREBUSH

GROUNDCOVERS



COONTIE



NATIVE IRIS



GOLDEN CREEPER

SMALL TREES



DAHOON HOLLY



SPANISH STOPPER



SILVER BUTTONWOOD



MUHLY GRASS



SPARTINA

Project Plant Images

Architect

{ A.J. Bellavia, C.S.I., Senior Project Lead
{ APD Engineering & Architecture, PLLC



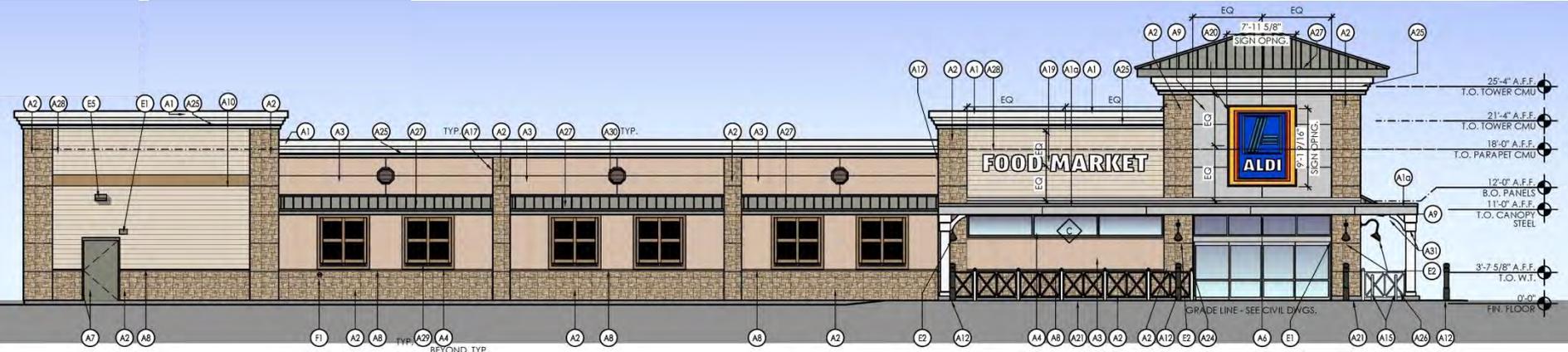
South Elevation

SCALE: 1/8" = 1'-0"



North Elevation

SCALE: 1/8" = 1'-0"



2 West Elevation
SCALE: 1/8" = 1'-0"



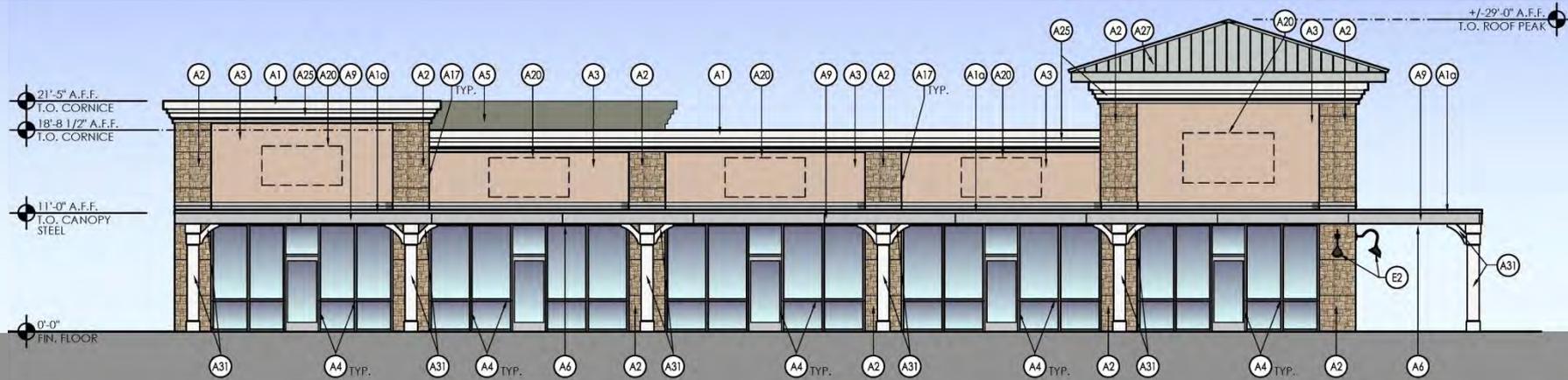
1 East Elevation
SCALE: 1/8" = 1'-0"



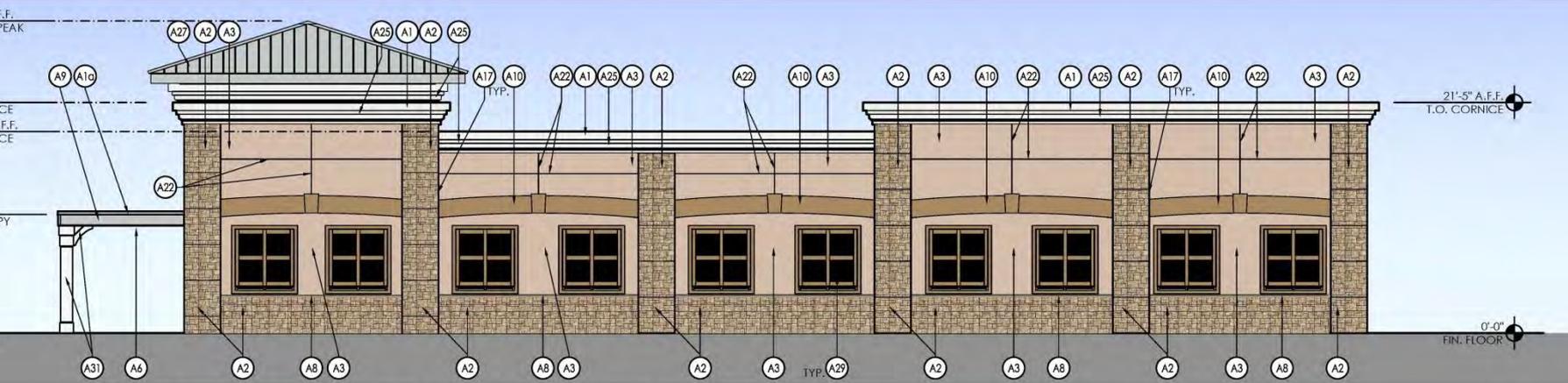
4 West Elevation (Facing US 41)
SCALE: 1/8" = 1'-0"



3 East Elevation (Facing dry detention)
SCALE: 1/8" = 1'-0"



2 North Elevation (Facing Aldi)
SCALE: 1/8" = 1'-0"



1 South Elevation (Facing Walmart access road)
SCALE: 1/8" = 1'-0"









Transportation

{ James M. Banks, P.E., President
{ JMB Transportation Engineering, Inc.

SITE-GENERATED TRIPS (PM Peak Hour
= 293 vph or more)

PROPOSED RIGHT-IN/OUT ACCESS
WITH A 240' LONG INGRESS TURN
LANE

FDOT'S TRAFFIC ENGINEERS
REVIEWED & APPROVED PROPOSED
ACCESS

1. Meets FDOT's Intersection Separation Standards (Chapter 14-97)
2. Access Will NOT Negatively Impact Traffic Flow along U.S. 41
3. Access Will Eliminate Misdirected Upstream and Downstream Left Turns and U-Turns
4. Access Will Reduce Congestion & Safety Issues at Wal-Mart's Access

SOUND ENGINEERING & SAFETY
CONSIDERATIONS JUSTIFIES THE
ACCESS



