

Estero United Methodist Church

**Zoning Amendment
DCI 2016E-03
November 15, 2016**

Introduction

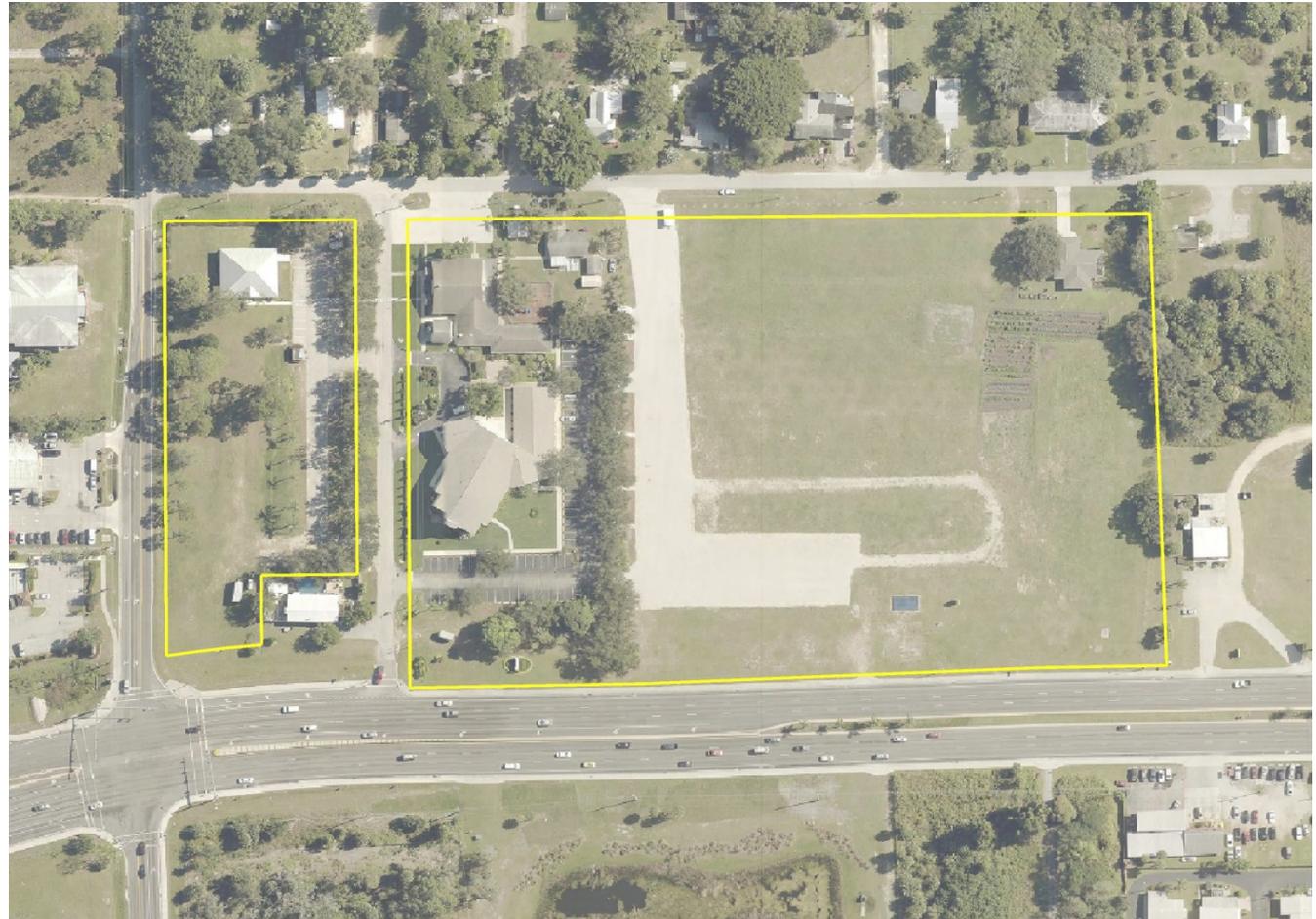
Project Team:

- John T. Wojdak, P.E. *DeLisi Fitzgerald, Inc.*
- Ted Treesh, PTP *TR Transportation Consultants*
- Dalas D. Disney, AIA *Disney & Associates, PA*
- Greg Diserio, RLA *David M. Jones & Assoc.*
- Richard Barrow *Estero United Methodist Church*

Project Overview

- Location: SEC US 41 & Broadway
- Size: 13+/- acres
- Zoning: Community Facilities PD
- Request: Zoning Amendment to update MCP
Reduce overall requested SF
No requested changes to conditions of approval.
No additional deviations.

Overview Aerial



Planning & Engineering

John T. Wojdak, P.E.

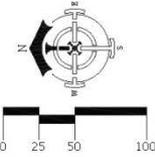
DeLisi Fitzgerald, Inc.

Current Entitlements

- Resolution Z-12-010
- 1000 Max. Sanctuary Seats
- 35' Maximum Height
- 110,047 SF Maximum
- 4 Deviations
 1. LDC 33-111: Dry Det. Plantings
 2. LDC 33-351&34-2192(a): Buffer/Setback @ Existing Youth House
 3. LDC 10-285: Driveway Separation (Highlands Ave.)
 4. LDC 33-351: Lords Way Buffer

Proposed Amendment

- 1000 Max. Sanctuary Seats
- 35' Maximum Height (no change)
- 78,148 SF (31,899 SF (29%) reduction)
- No Additional Deviations
- Modified Sign to Meet LDC
- Enhanced Pedestrian Connectivity
- Public Seating Areas



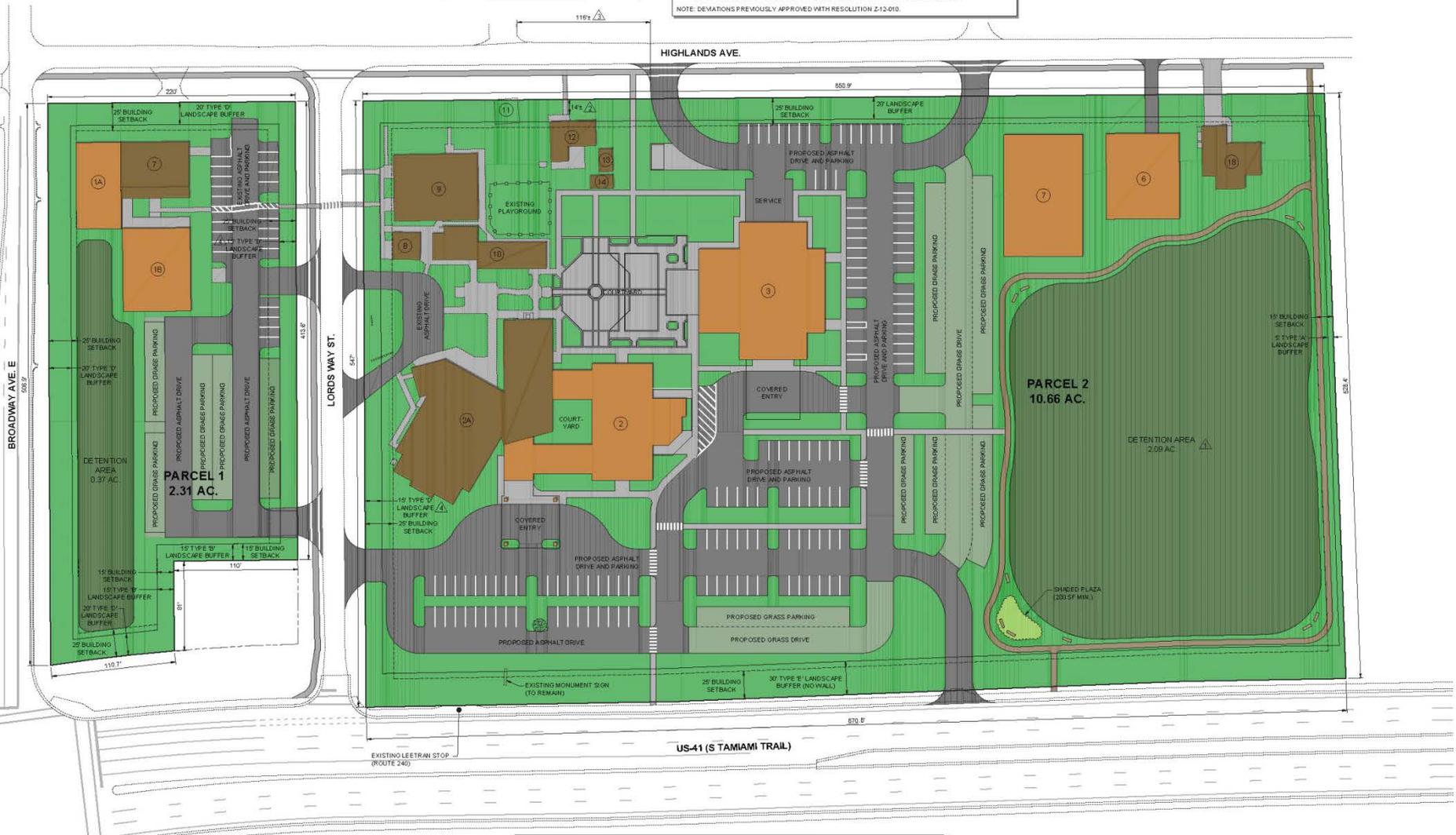
LEGEND	
	GRASS PARKING
	CONCRETE SIDEWALK
	PAVED DRIVE AISLES & PARKING
	UNPAVED PATH
	DEVIATION LOCATION

LAND USE SUMMARY		
CATEGORY	AREA (AC.)	PERCENTAGE
BUILDING	1.79	13.8%
EXISTING (TO REMAIN)	0.64	4.9%
PROPOSED	1.15	8.9%
PAVEMENT / SIDEWALK	3.52	27.1%
OPEN SPACE	4.51	34.8%
MISC. PER MOUS	3.15	24.3%
SUBTOTAL	12.97	100.0%

DEVIATIONS:

- LDC SECTION 33-11(6) REQUIREMENT TO PROVIDE ALL DRY DETENTION BASINS BE PLANTED WITH WE-LAND TYPE PLANT SPECIES, TO ALLOW THE SOUTHERNMOST DRY DETENTION AREA TO BE LEFT UNPLANTED.
- LDC SECTIONS 33-351 AND 34-219(2)(b) REQUIREMENT TO PROVIDE A MINIMUM 20 FOOT WIDE TYPE "D" BUFFER AND MINIMUM 25 FOOT STREET SETBACK TO ALLOW THE EXISTING YOUTH HOUSE BUILDING (#12) TO HAVE A MINIMUM 144 FOOT STREET SETBACK FROM HIGHLANDS AVENUE AND TO ENCRACH 0.8 FEET INTO THE REQUIRED BUFFER WIDTH AND TO ALLOW A 88 SQUARE FOOT CONCRETE PAD AND A 4 FOOT WIDE SIDEWALK THAT EXTENDS FROM THE YOUTH HOUSE TO HIGHLANDS AVENUE TO ENCRACH INTO THE REQUIRED BUFFER WIDTH.
- LDC SECTION 10-285 REQUIREMENT TO PROVIDE A 125 FOOT SEPARATION DISTANCE BETWEEN ROAD AND NON-RESIDENTIAL DRIVEWAY INTERSECTIONS, TO ALLOW A 118 FOOT SEPARATION DISTANCE MEASURED EDGE TO EDGE FROM MOCKINGBIRD LANE TO THE EXISTING NORTHERNMOST DRIVEWAY ON HIGHLAND AVENUE.
- LDC SECTION 33-351 REQUIREMENT TO PROVIDE A MINIMUM 30 FOOT WIDE TYPE "D" BUFFER ALONG LORDS WAY, TO ALLOW A 15 FOOT WIDE TYPE "D" BUFFER ADJACENT TO BOTH SIDES OF LORDS WAY.

NOTE: DEVIATIONS PREVIOUSLY APPROVED WITH RESOLUTION Z-12-010.



PARKING CALCULATIONS

REQUIRED: 1,000 SEAT SANCTUARY @ 1 SPACE PER 3 SEATS = 334 SPACES
 50% OF REQUIRED SPACES MUST BE PAVED = 167
 REMAINING SPACES ARE GRASS

NOTE: THERE ARE NO OTHER ANGLAR USES DURING THE PRIMARY WORSHIP SERVICE. THIS REPRESENTS MAXIMUM PARKING REQUIREMENTS FOR THE PROPERTY.

BUILDING SCHEDULE - EXISTING					
NUMBER	DESCRIPTION	AREA (SF)	HEIGHT	USE	
2A	EXISTING SANCTUARY	13,092	<45	CONTINUED USE - SANCTUARY	
7	COMMUNITY OUTREACH CENTER	3,050	<35	CONTINUED USE - THRIFT STORE	
8	PART OF CHILDREN'S BUILDING	590	<20	CONTINUED USE - ACTIVITY ROOMS	
9	FELLOWSHIP HALL	4,460	<20	CONTINUED USE - MEETING ROOMS	
10	CHILDREN'S BUILDING	2,610	<20	CONTINUED USE - ACTIVITY ROOMS	
11	GARAGE	470	<20	TO BE REMOVED	
12	YOUTH HOUSE	1,120	<20	CONTINUED USE - STORAGE	
13	STORAGE SHED	249	<20	CONTINUED USE - STORAGE	
14	STORAGE SHED	237	<20	CONTINUED USE - STORAGE	
18	CARETAKER COTTAGE	2,170	<20	CONTINUED USE - CARETAKER COTTAGE	

BUILDING SCHEDULE - PROPOSED					
NUMBER	DESCRIPTION	AREA (SF)	HEIGHT	PHASING	USE
1A	COMMUNITY OUTREACH CENTER ANNEX 'K'	3,100	35'	PHASE 2	THRIFT STORE
1B	COMMUNITY OUTREACH CENTER ANNEX 'P'	4,500	35'	PHASE 2	THRIFT STORE
2	EX SANCTUARY EXPANSION	10,100	35'	PHASE 1	ASSEMBLY, CLASSROOM
3	SANCTUARY MULTI-PURPOSE BUILDING	12,000	45'	PHASE 1	ASSEMBLY, PLACE OF WORSHIP
6	MAINTENANCE BUILDING	5,000	35'	PHASE 2	STORAGE (INDOOR)
7	MULTI-PURPOSE BUILDING	15,400	35'	PHASE 2	MULTI-PURPOSE

Engineering Elements

- **Stormwater Management:**
SFWMD ERP 36-01768-S 9/16/2016
New ERP for entire site meeting all current requirements.
Dry Detention System with outfall to Broadway & US 41
- **Water & Sewer:**
Lee County Utilities Service Area
Letter of Availability received 8/1/2016
Connected to Central Water
Currently on Onsite Sewer System (Septic)
Will connect to Central Sewer when Flow exceeds 5,000 GPD

Transportation

Ted Treesh, PTP

TR Transportation Consultants

Transportation

- Request is to maintain or reduce traffic impacts from what is currently approved.
- Weekday Peak Hour Trip Generation typically calculated based on floor area.
- Floor area is being reduced from 110,047 sq. ft. to 78,148 sq. ft.
- Sunday Peak Hour Trip Generation typically calculated based on seating capacity for Worship.
- Existing and Requested approval maintains 1,000 seats maximum.

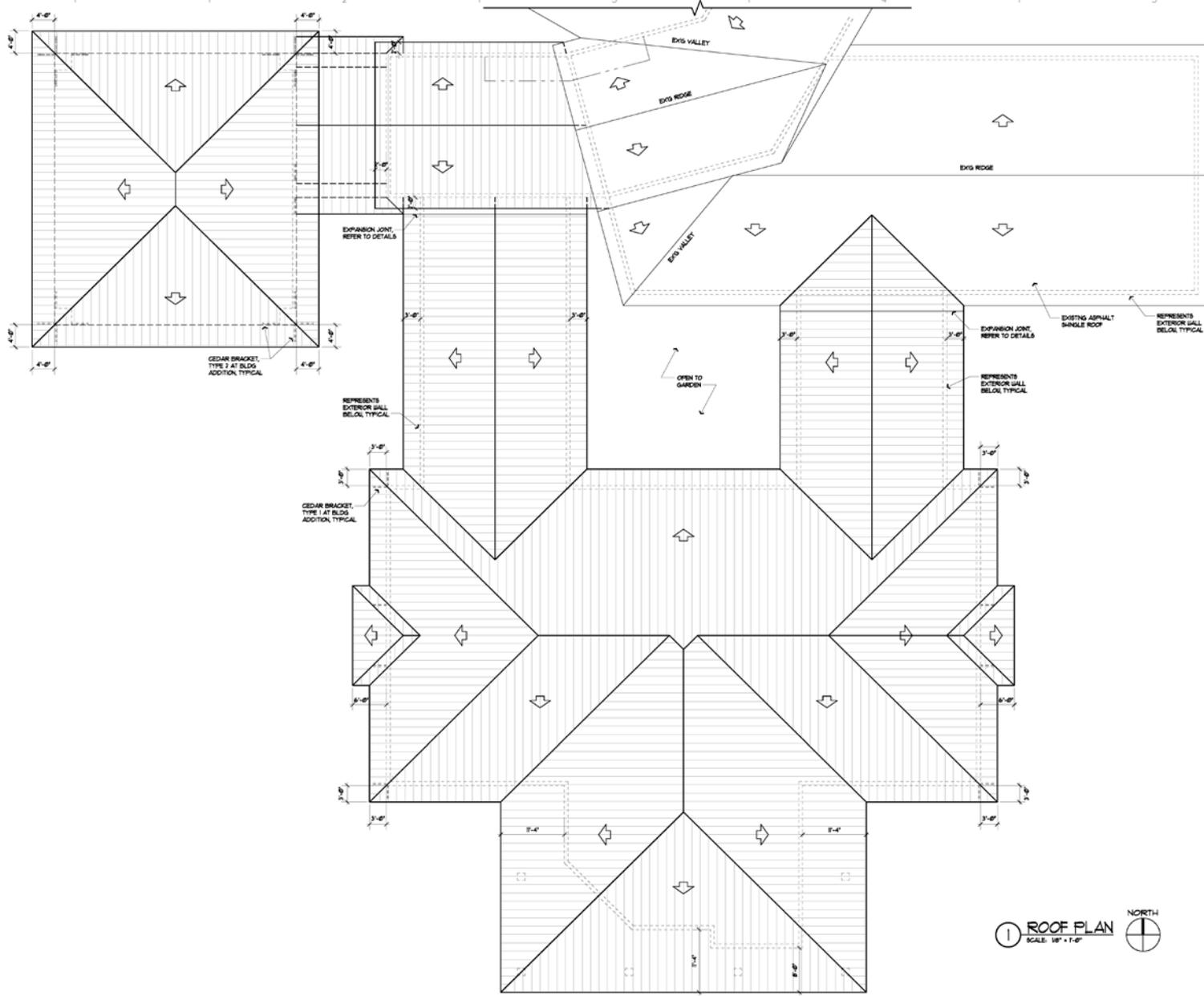
Transportation

- Current and Projected Level of Service on US 41 will be LOS “C”
- Current and Projected Level of Service on Broadway Ave. will be LOS “D” west of US 41 (LOS not measured east of US 41)
- New Access to U.S. 41 proposed
- Working with FDOT on access permitting & need for turn lane

Architecture

Dallas Disney, AIA

Disney Architects



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



CONTRACTS

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FLORIDA ARCH. 0012811

Disney Associates, P.A.

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ARCHITECTURE
AND
PLANNING

FLORIDA REGISTRATION NO. 000000

NOTES

PROJECT:

**Estero
United Methodist
Church**

BOBB Lord's Way
Estero, Florida

REV.	DESCRIPTION	BY	DATE

DATE: 04-19-16
PROJECT NO.: 15-571
CAD FILE: 15-571
DRAWN BY: DD
CHECKED BY: DD

The design professional, within city and all applicable and local codes and regulations, shall be responsible for the design, specifications and the design team's compliance with all applicable codes and regulations. The design professional shall be responsible for the design team's compliance with all applicable codes and regulations. The design professional shall be responsible for the design team's compliance with all applicable codes and regulations.

9477 TITLE:
Roof Plan



① EAST ELEVATION
SCALE: 3/32" = 1'-0"

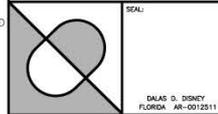


② SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



③ WEST ELEVATION
SCALE: 3/32" = 1'-0"

CONSULTANTS:



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FLORIDA REGISTRATION #A 000302

NOTES:

PROJECT:

**Estero
United Methodist
Church**

8088 Lord's Way
Estero, Florida

REV.	DESCRIPTION	BY	DATE

DATE: 04-19-16
PROJECT NO: 15-571
CAD DWG FILE: Z:
DRAWN BY: TT
CHECKED BY: DD

The design professional warrants only and all responsibility and liability for practices which shall remain the client's to follow these plans, specifications and the design intent thereof, or the provisions which arise from other failure to obtain and/or follow the design professional's written and verbal responses to any queries, conditions, interpretations, corrections or variations which are adopted.

© Disney & Associates, Architects, Danas D. Disney, AIA

SHEET TITLE:
Color Elevations



Landscape Architecture

Greg Diserio, RLA

David M. Jones & Assoc., Inc.

Landscape Buffers

- **US 41 Buffer:**

30' Type E Buffer, 10 trees and 30 shrubs per 100 lf. w/ berm required where parking abuts R.O.W. [Provided and Enhanced with Double Hedge Row]

20' Type D buffer required along detention area: [Enhanced Type E Buffer provided with berm]

- **Lords Way Buffer:**

15' Type D buffer: 5 Trees and Double Hedge per 100 lf (Deviation #4) [Provided]

- **Broadway Buffer:**

20' Type D buffer: 5 Trees and Double Hedge per 100 lf [Provided]

- **Highlands Buffer:**

20' Type D buffer: 5 Trees and Double Hedge per 100 lf [Provided]

Landscape Elements

- **Detention Plantings:**
Not require detention plantings in southern detention area.
(Deviation 1)
- **Revised Monument Sign:**
Existing sign to be modified to bring into compliance with LDC.
- **Pedestrian Seating Area/Focal Point:**
Provided along US 41 and Highlands Avenue
- **Tree Preservation:**
Slash Pines on north parcel preserved per previous zoning condition.
Heritage Live Oaks (2) preserved on south parcel.



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PROJECT INFORMATION:
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 DESIGN PROFESSIONAL:
 SHELDON J. DESERIO, P.L.A.
 LANDSCAPE ARCHITECT
 STATE OF FLORIDA

PROJECT NO.: 21600
PROJECT NAME: GREG DESERIO
FILE NAME: Estero Methodist LP
DESIGNED BY: GUD
CHAIR TECH: GUD
CHECKED BY: GUD
SCALE FOR ZONING & DEVELOPMENT REVIEW

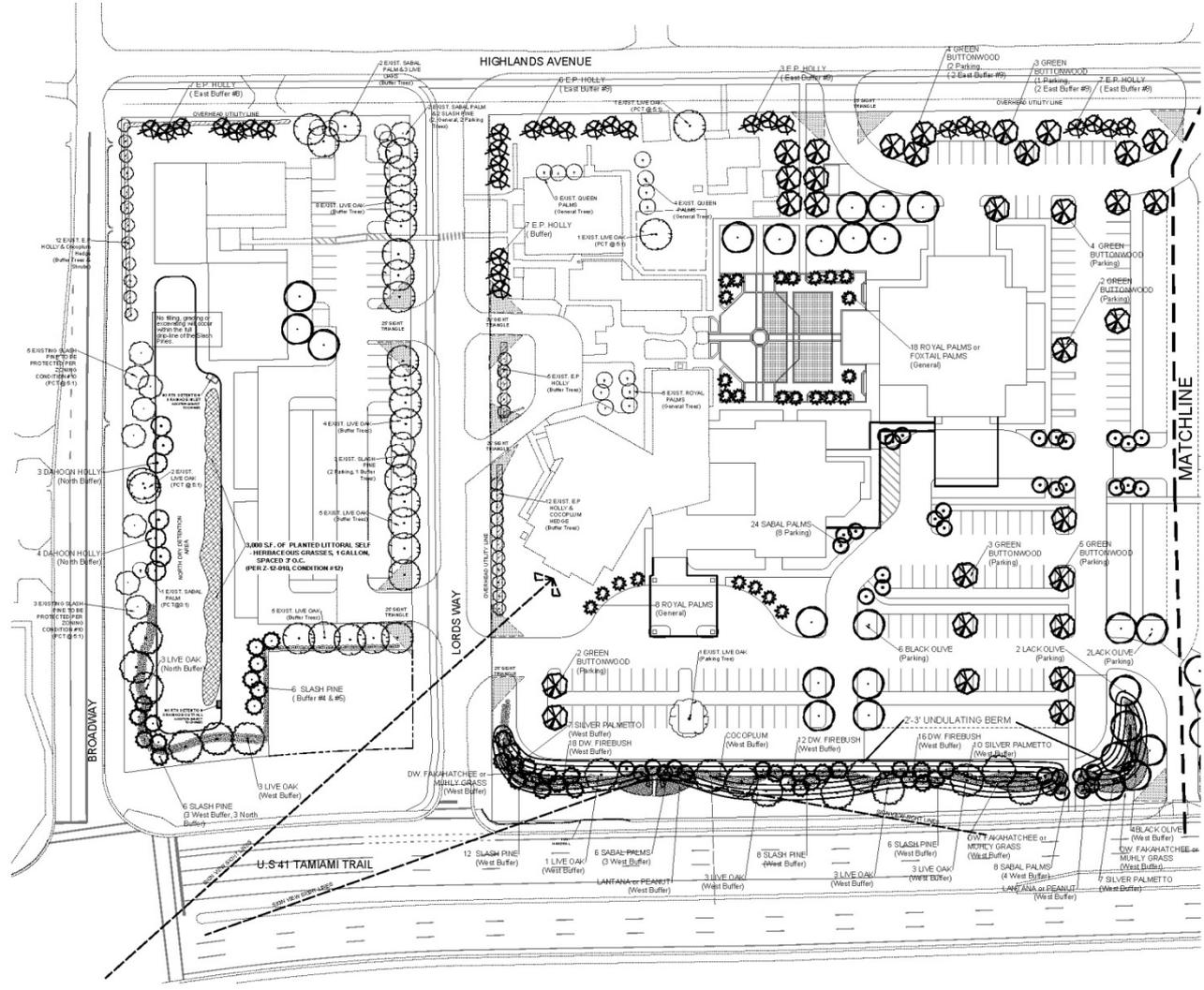
ISSUED DATE: APRIL 22, 2016
REVISIONS:

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ZONING LANDSCAPE PLAN

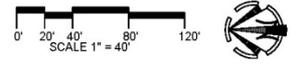
SHEET NUMBER:
L-2

GENERAL LANDSCAPE NOTES

1. THE QUALITY OF ALL PLANT MATERIAL WILL MEET THE STANDARDS FOR FLORIDA GRADE NO. 1 (OR BETTER), AS GOVERNED IN "GRADES AND STANDARDS FOR NURSERY PLANTS".
2. ALL PLANTED TREES AND PALMS WILL HAVE A 3" DEEP SAUCER CONSTRUCTED FROM THE TRUNK OF THE TREE OR PALM, MINIMUM OF 4" DIAMETER.
3. ALL PLANTING BEDS SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF MULCH AND SHALL BE WEED FREE. MULCH SHALL BE GRADE B OR BETTER. CONTRACTOR SHALL REMOVE ANY VEGETATIVE GROWTH AND APPLY A PRE-EMERGENT WEED KILLER PER SPECIFICATIONS PRIOR TO MULCHING.
4. NO CODE REQUIRED PLANTINGS SHALL BE INSTALLED IN EASEMENTS.
5. ANY AND ALL EXOTIC VEGETATION INCLUDING: EARLEAF ACADEMY, WOMAN'S TONGUE, B-SHOPWOOD, AUSTRALIAN PINE, CARROTWOOD, ROSEWOOD, AIR POTATO, MURRAY RED GUM, WEEPING FIG, CUBAN LAUREL, FIG, JAPANESE CLIMBING FERN, OLD WORD CLIMBING FERN, MELALEUCA, DOWNY ROSE MYRTLE, CHINESE TALLOW BRAZILIAN PEPPER, FLORIDA HOLLY, TROPICAL SODA APPLE, JAVA PLUM, ROSE APPLE, CORK TREE AND WEDDIEA, ON THE PROPERTY SHALL BE COMPLETELY REMOVED AND DISPOSED OFF SITE BY THE CONTRACTOR. THE SITE SHALL BE MAINTAINED FREE OF INVASIVE EXOTIC VEGETATION IN PERPETUITY.
6. TREES SHALL BE A MINIMUM OF 10' IN HEIGHT WITH A 2" CALIPER MEASURED AT 1' ABOVE GROUND LEVEL WITH A FOUR FOOT CANOPY UNLESS SPECIFIED AS 14 TALL TREES PER PLAN AND PLANT LIST.
7. REFER TO ENGINEERING PLANS FOR ADDITIONAL SPECIFICATIONS.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE LOCATIONS OF ALL UTILITIES AND ALL SITE CONDITIONS PRIOR TO THE START OF LANDSCAPE INSTALLATION.
9. FERTILIZER SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND LEE COUNTY ORDINANCES.
10. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINE GRADE ALL PLANTING AND SODDING AREAS PRIOR TO PLANT OR SOD INSTALLATION. CONTRACTOR SHALL OBTAIN OWNER APPROVAL OF FINAL GRADES.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE TAKEOFFS. PLANT LIST IS PROVIDED FOR REFERENCE ONLY.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE UNTIL FINAL ACCEPTANCE AND IN COMPLIANCE WITH SPECIFICATIONS.
13. CONTRACTOR SHALL REMOVE ALL TAGS, TAFE AND SUPPORTS (EXCEPT STAKING GUYS) FROM ALL PLANTINGS PRIOR TO FINAL ACCEPTANCE. NURSERY CENTER POLE SUPPORTS SHALL BE REMOVED PRIOR TO PLANTING.
14. ALL AREAS OF THE SITE NOT PLANTED SHALL BE SOODED OR SEEDED IN ACCORDANCE WITH PLANS.
15. THE REQUIRED PLANTINGS SHALL BE IRRIGATED IN ACCORDANCE WITH LDC REQUIREMENTS.
16. THE PARKING LOTS SHALL BE SLEEVED FOR IRRIGATION BY THE LANDSCAPE CONTRACTOR. COORDINATE WITH CIVIL ENGINEERING PLANS.
17. ALL BASE ROCK SHALL BE REMOVED FROM LANDSCAPE PARKING ISLANDS.
18. THE HEIGHT OF ALL TREES SHALL BE MEASURED FROM FINISHED GRADE AT LOCATION OF PLANTINGS. SHRUBS INTENDED FOR BUFFERING SHALL BE MEASURED FROM THE HEIGHT OF THE ADJACENT PARKING GRADE IF PARKING IS ADJACENT TO THE BUFFER.
19. PRIOR TO ANY SITEWORK A VEGETATION REMOVAL PERMIT IS REQUIRED.



ZONING LANDSCAPE PLANTING PLAN



TYPICAL EASEMENT AREA
 REFER TO ENGINEERING PLANS FOR
 SPECIFIC EASEMENT INFORMATION





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DESIGN PROFESSIONAL:

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STATE OF FLORIDA

PROJECT NO. 216010

PROJECT NAME: GREG ESTERO

FILE NAME: Estero Methodist LS

DESIGNER: GJD

CAO TECH: GJD

CHECKED BY: GJD

DESIGN FOR: ZONING & DEVELOPMENT REVIEW

ISSUED DATE: APRIL 22, 2016

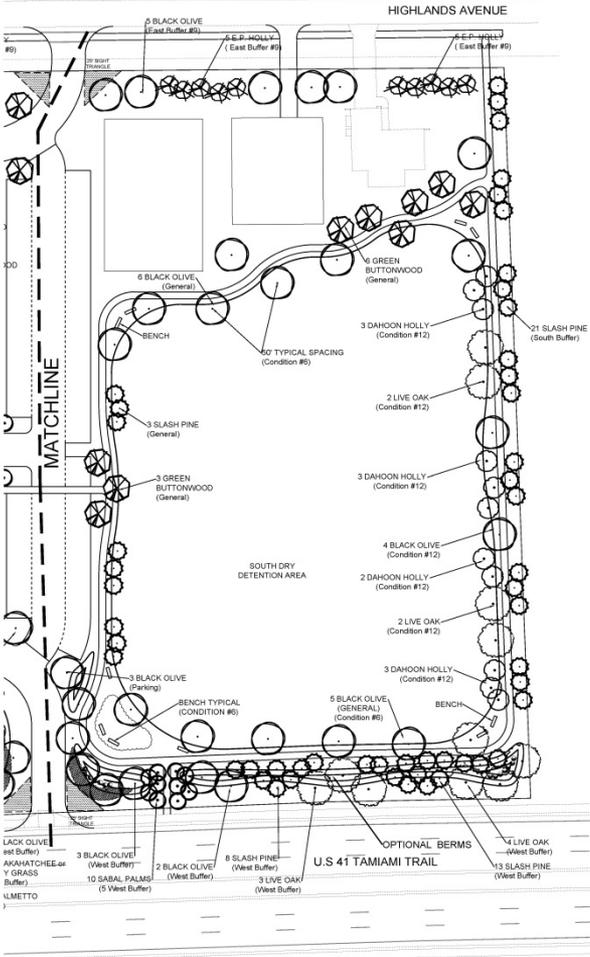
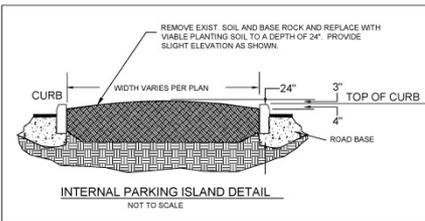
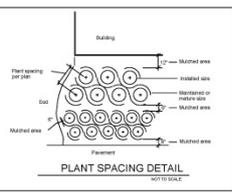
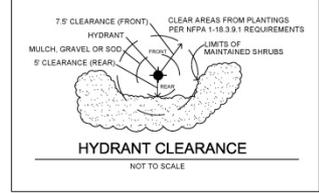
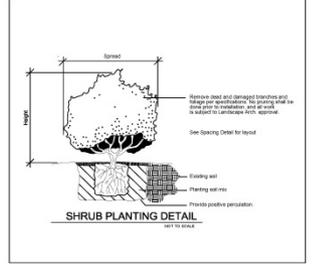
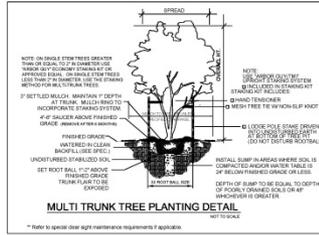
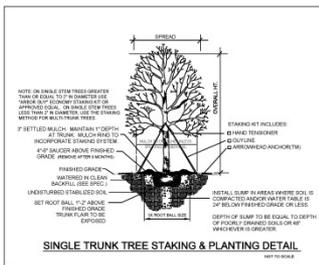
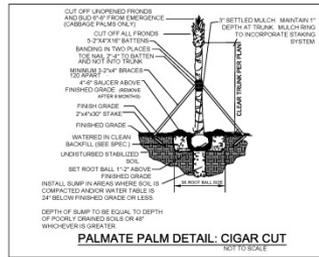
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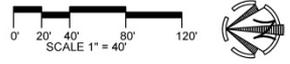
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SHEET NUMBER:

L-3



ZONING LANDSCAPE PLANTING PLAN

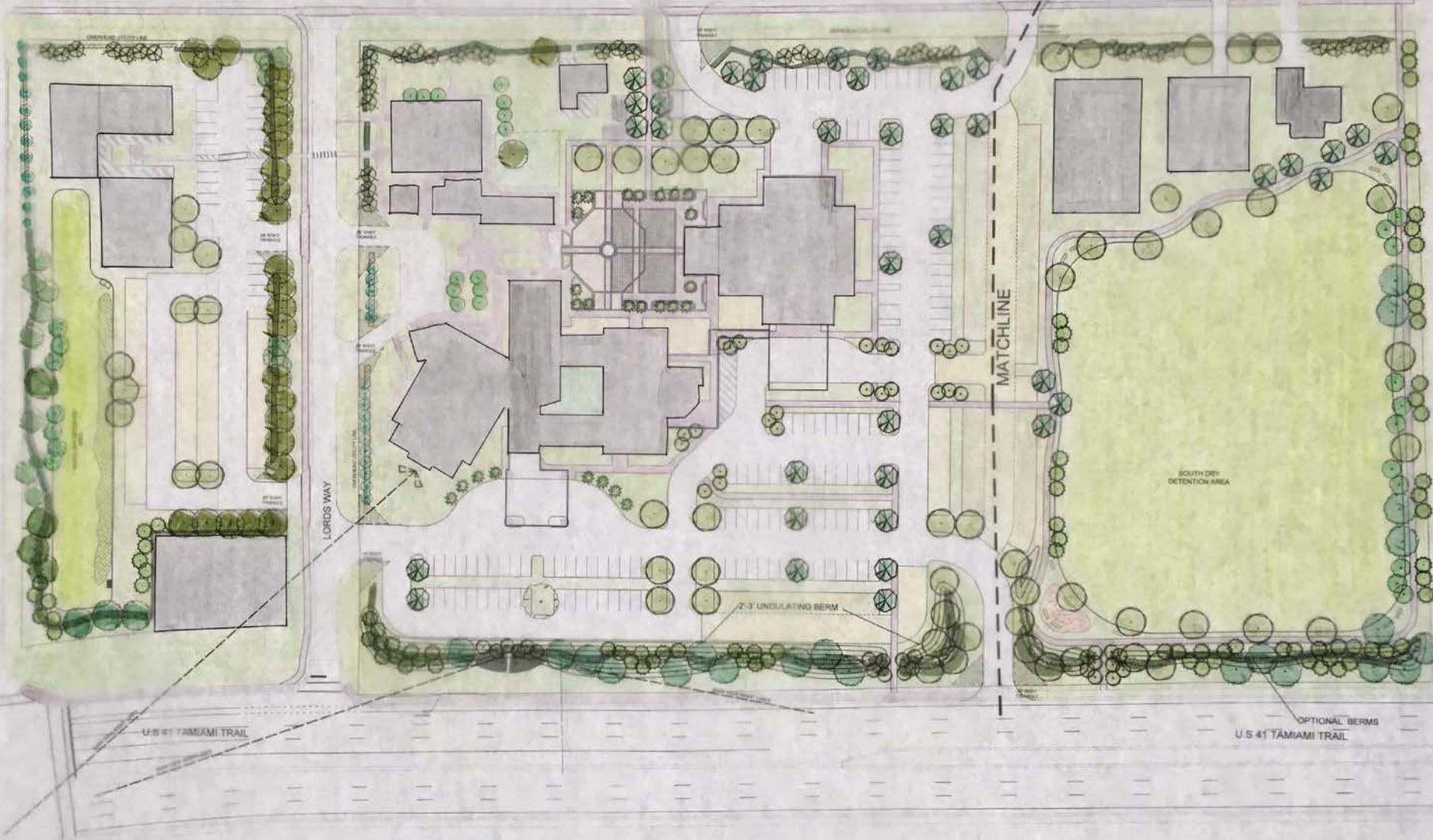


TYPICAL EASEMENT AREA REFER TO ENGINEERING PLANS FOR SPECIFIC EASEMENT INFORMATION



HIGHLANDS AVENUE

HIGHLANDS AVENUE



ILLUSTRATIVE MASTER PLAN



SCALE 1" = 40'





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DESIGN PROFESSIONAL:
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 PROJECT NO: 216010
 PROJECT NAME: OREGO DISCRETIO
 FILE NAME: Estero Methodist Zoning LS
 DESIGNER: GJD
 CAD TECH: GJD
 CHECKED BY: GJD
 ISSUED FOR: PUBLIC INFORMATION / ZONING

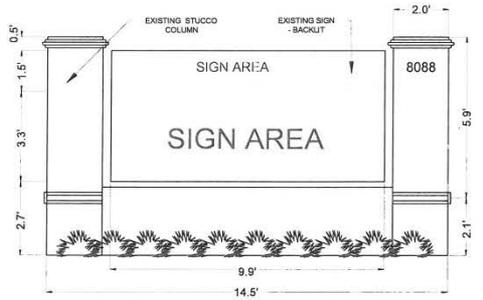
ISSUED DATE: OCT 27, 2016
 REVISIONS:

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SIGNAGE CONCEPTS

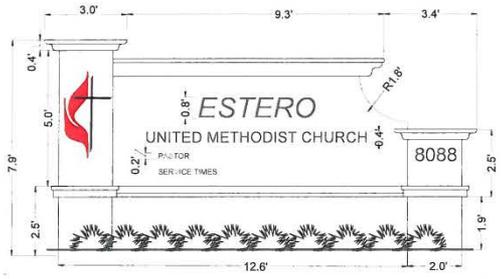
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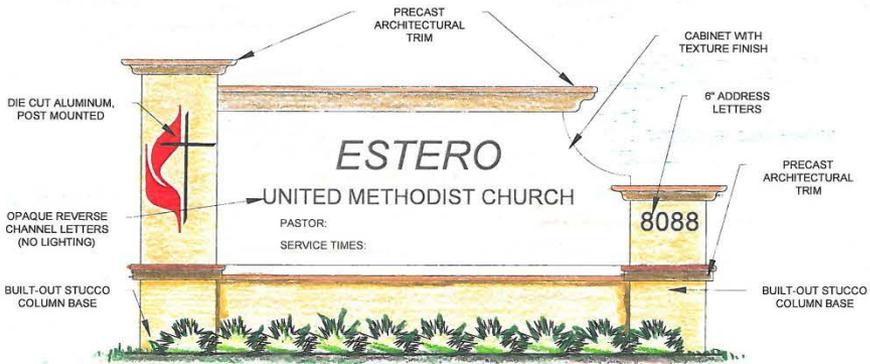
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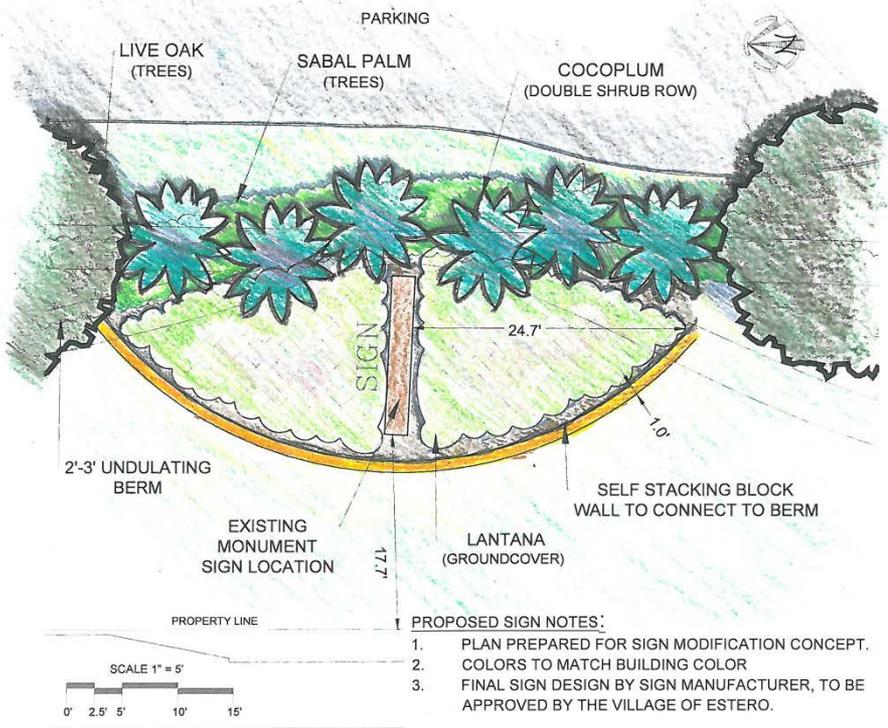
EXISTING CHURCH SIGN N.T.S.



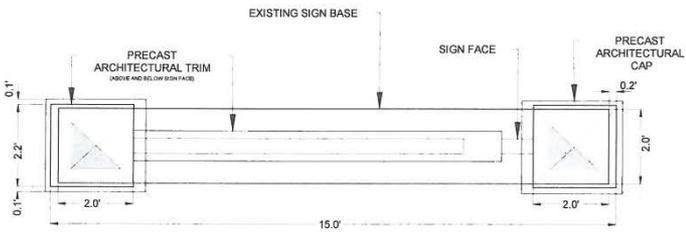
PROPOSED CHURCH SIGN N.T.S.



PROPOSED CHURCH SIGN (ELEVATION) N.T.S.

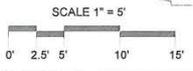


PROPOSED SIGN PLANTING PLAN



PROPOSED CHURCH SIGN (PLAN VIEW) N.T.S.

- PROPOSED SIGN NOTES:
1. PLAN PREPARED FOR SIGN MODIFICATION CONCEPT.
 2. COLORS TO MATCH BUILDING COLOR
 3. FINAL SIGN DESIGN BY SIGN MANUFACTURER, TO BE APPROVED BY THE VILLAGE OF ESTERO.



BENCH OPTIONS

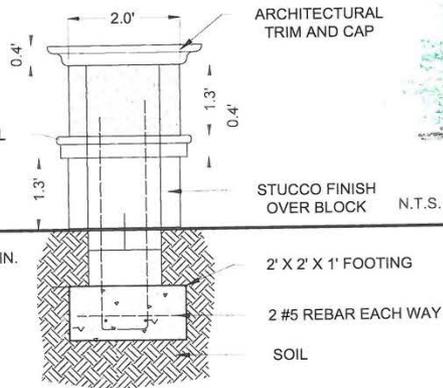
CLASSIC / DECO



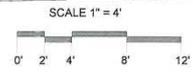
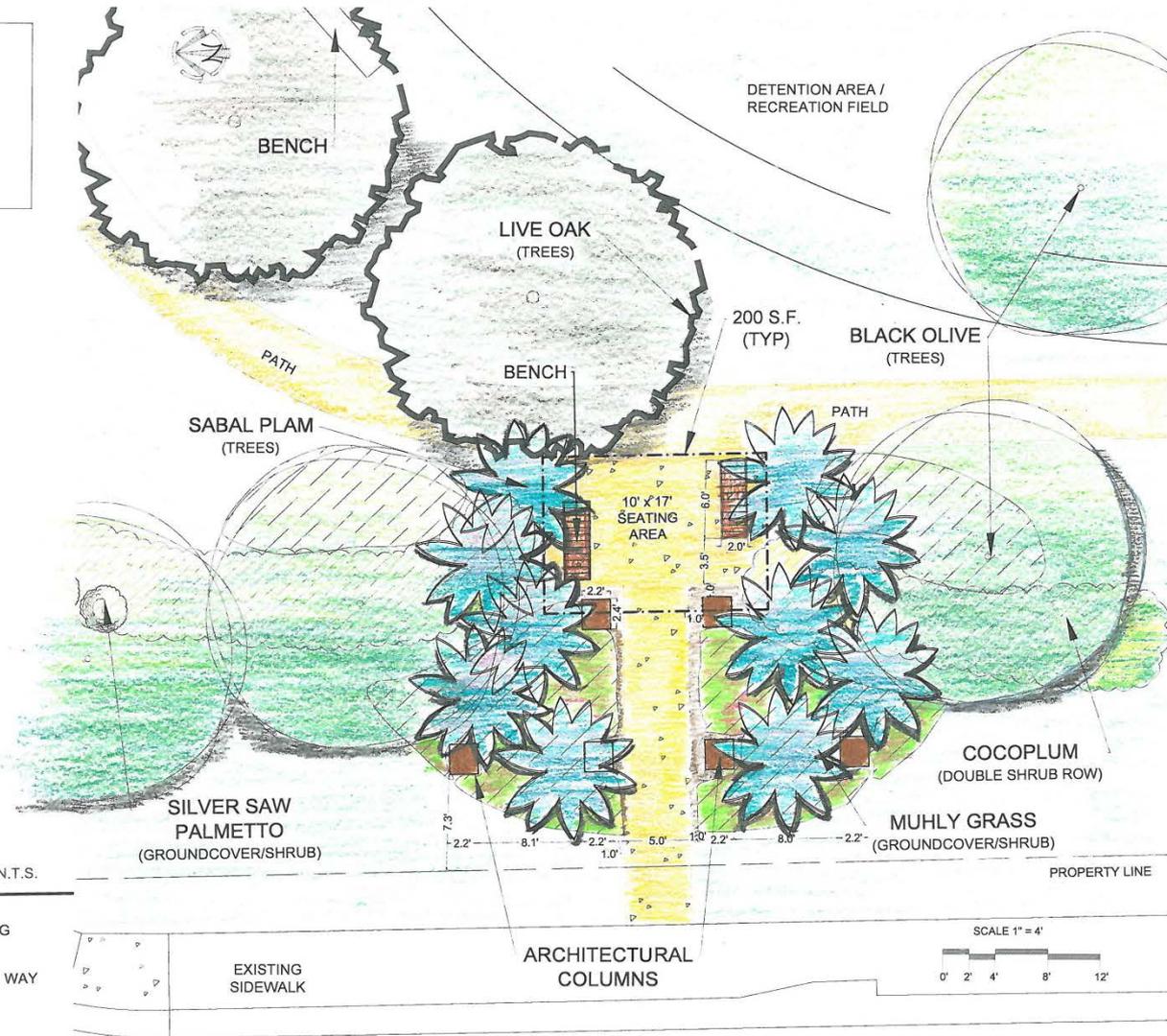
SCULPTURE



DEDICATION



PROPOSED ARCHITECTURAL COLUMN DETAIL



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PROJECT NO.: 216010
 PROJECT NAME: GREG OBERD
 FILE NAME: Estero Methodist Spring 13
 DESIGNER: GJO
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 CHECKED BY: GJO
 ISSUED FOR:
 PUBLIC INFORMATION / ZONING

ISSUED DATE: OCT 27, 2018
 REVISIONS:

SHEET TITLE:
PUBLIC AMENITY FEATURE

SHEET NUMBER:
EX - 2

U.S. 41 / TAMIA MI TRAIL

Questions?