

## Written Narrative

Meadows of Estero is a condominium community part of a planned development. The main entrance is accessed from Pelican Sound Drive, a divided street. The vehicular traffic on Pelican Sound Drive are those seeking access to Meadows of Estero community & the Pelican Sound community; there is no other thru traffic. The community lies on the north & south of Pelican Sound Drive, creating two main entry points (one at Lansing Loop & one at Baccarat Lane). A secondary entry is off of Williams Road.

Three monument signs are proposed to replace the existing community signage. The walls will not be removed but the lettering "Meadows of Estero" will be removed. Existing signage locations do not allow for appropriate visibility & community identification to vehicular traffic.

An existing monument sign is located in the median at Lansing Loop. The existing sign will be demolished & replaced with the proposed monument sign per the attached plans. The proposed sign is shifted a back from the existing sign location to increase the visibility for turning onto Pelican Sound Dr. The Lansing Loop sign is located on Pelican Sound CDD property & the association has permission from the CDD to have the sign in the median. Two columns with stationary, decorative gates are proposed at Lansing Loop. Two columns are proposed where the existing fencing is located near the arm gates.

At Baccarat Lane, a wall structure with "Meadows of Estero" signage exists. The "Meadows of Estero" lettering will be removed from this wall & a double sided monument sign is proposed in the median where shown on the plans. Two columns with stationary, decorative gates are proposed at Baccarat Lane.

An existing pole mounted sign is located at the Williams Road entry. The pole sign will be removed & a double-sided monument sign proposed in the median per the plans. Two columns are proposed where the existing fencing is located near the arm gates.

The monument sign will be the same structure at all three locations. Details of the sign are included in the attached plan set.

## Deviation

Applicant seeks relief from Lee County LDC Section 30-152(2)(a)1i sign code reducing the required setback of 15' from the right of way to 2' along Pelican Sound Drive and 10'-6" along Williams Road. Community signage will relocate from existing wall monuments to the median spaces at the entry drives of the respective street intersections.

The proposed community sign is 16'-1" overall in length. The existing median at Baccarat Lane is 40' overall. The first 5' of the median nose extends into the right of way. Because of the existing wall structure, placing the proposed sign 15' from the right of way prohibits visibility & proper community identification for vehicular traffic. The 15' offset would shift the proposed sign within 3' of the edge of curb at the rear of the median. The applicant seeks to locate the proposed sign within 2' of the right of way; the proposed sign location is 7' back from the face of the curb.

An existing pole mounted sign is located at the Williams Road entry. The pole sign will be removed & a double-sided monument sign proposed in the median per the plans. The required 'D' buffer extends along the south right of way adjacent to the Williams Road entry. Because of the buffer location per code, setting back the sign 15' from the right of way prohibits proper vehicular visibility & community identification. The applicant seeks to shift the proposed sign within 10'-6" of the right of way for proper visibility & community identification.



47           **WHEREAS**, under the provisions of Ordinance 2015-01 of the Village of Estero,  
48 the Planning and Zoning Board has been delegated the authority to make determinations  
49 with respect to all applications for administrative actions; and  
50

51           **WHEREAS**, the following findings of fact are offered:  
52

- 53           1. The monument signs complies with all aspects for the requirements of  
54 LDC Sections 30 and 33 as approved by the Design Review Board;  
55 and  
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- 57           2. The proposed deviations comply with Section 34-3131(b) Vehicle  
58 Visibility at Intersections; which provides for the safety of the  
59 pedestrian and driver by ensuring clear views within the sight visibility  
60 triangle of intersecting streets, at a distance of 25 feet; and  
61
- 62           3. The proposed deviations comply with Section 10-296(o) which  
63 provides for a minimum sight distance of 200 feet on private roadways  
64 and consistent with the Florida Greenbook on public roadways at the  
65 intersecting streets; and  
66
- 67           4. The Planning and Zoning Board has taken this action at a duly  
68 constituted public hearing after due public notice.  
69

70           **NOW, THEREFORE, IT IS HEREBY DETERMINED** that the application for  
71 administrative approval for the deviations is APPROVED, subject to the following  
72 conditions:  
73

- 74           1. The terms and conditions of the original Zoning Resolution (Z-98-029, Z-04-086  
75 and Z-06-011) remain in full force, except as modified herein.  
76
- 77           2. The setback deviations are for two new monument signs; one at Pelican Sound  
78 Drive for a 2 foot setback and one at Williams Road for a 10 feet and 6 inches  
79 setback, as shown on Exhibit C, Main Entry Detail.  
80
- 81           3. If it is determined that inaccurate or misleading information was provided to staff  
82 or the Planning and Zoning Board or if this decision does not comply with the  
83 LDC when rendered, then, at any time, the Planning and Zoning Board may issue  
84 a modified decision that complies with the code or revoke the decision. If the  
85 approval is revoked, the applicant may acquire the necessary approvals by filing  
86 an application for public hearing in accordance with Chapter 34.  
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**PASSED AND DULY ADOPTED** this 29<sup>th</sup> day of March, 2016.

**VILLAGE OF ESTERO, FLORIDA  
PLANNING AND ZONING BOARD**

\_\_\_\_\_  
Roger Strelow, Chairman

Attest:

By: \_\_\_\_\_  
Kathy Hall, MMC, Village Clerk

Reviewed for legal sufficiency:

By: \_\_\_\_\_  
Nancy Stroud, Esq.

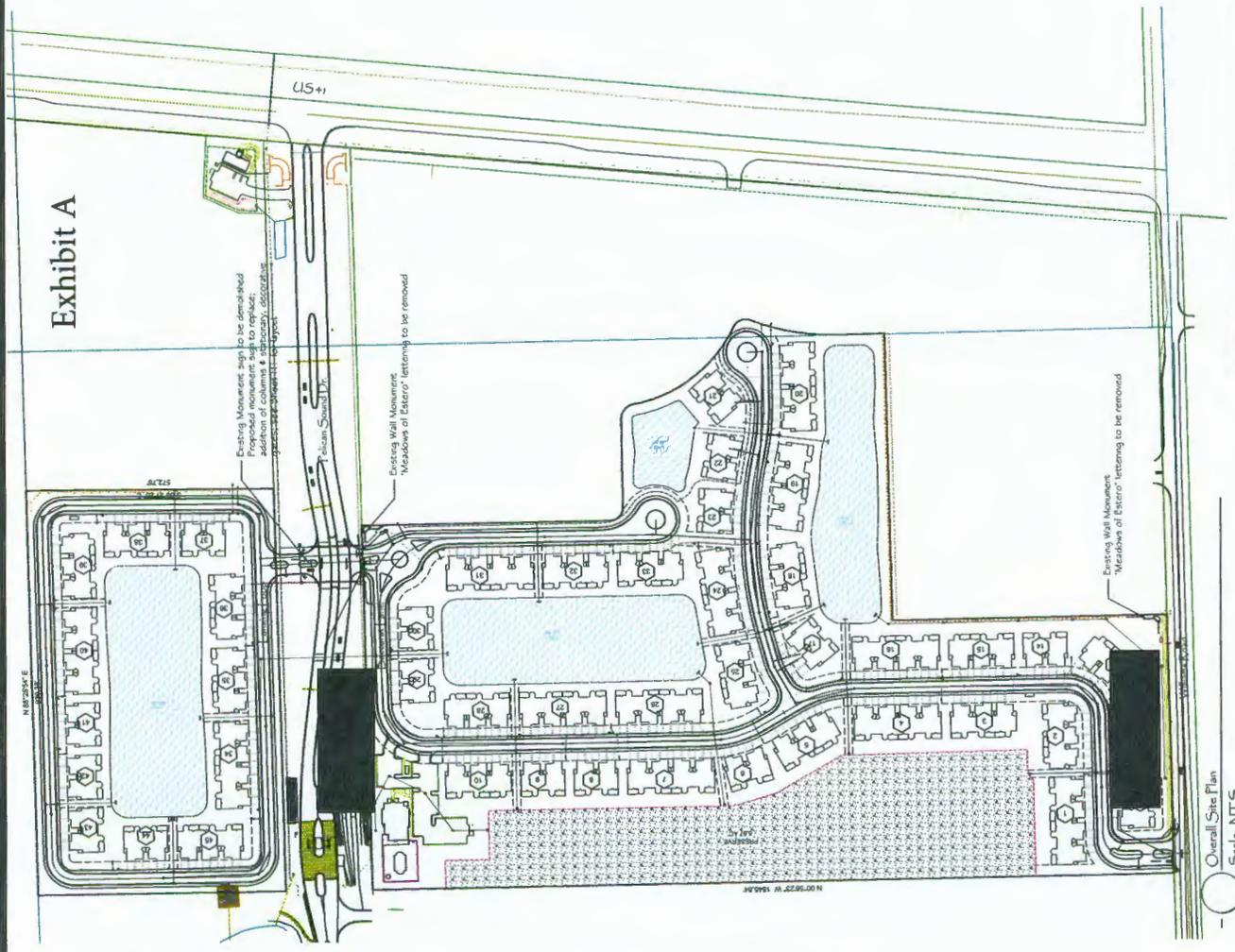
**Vote:**

Roger Strelow	Yes ___	No ___
Ryan Binkowski	Yes ___	No ___
David Crawford	Yes ___	No ___
Ned Dewhirst	Yes ___	No ___
Marlene Naratil	Yes ___	No ___
Scotty Wood	Yes ___	No ___

**Exhibits**

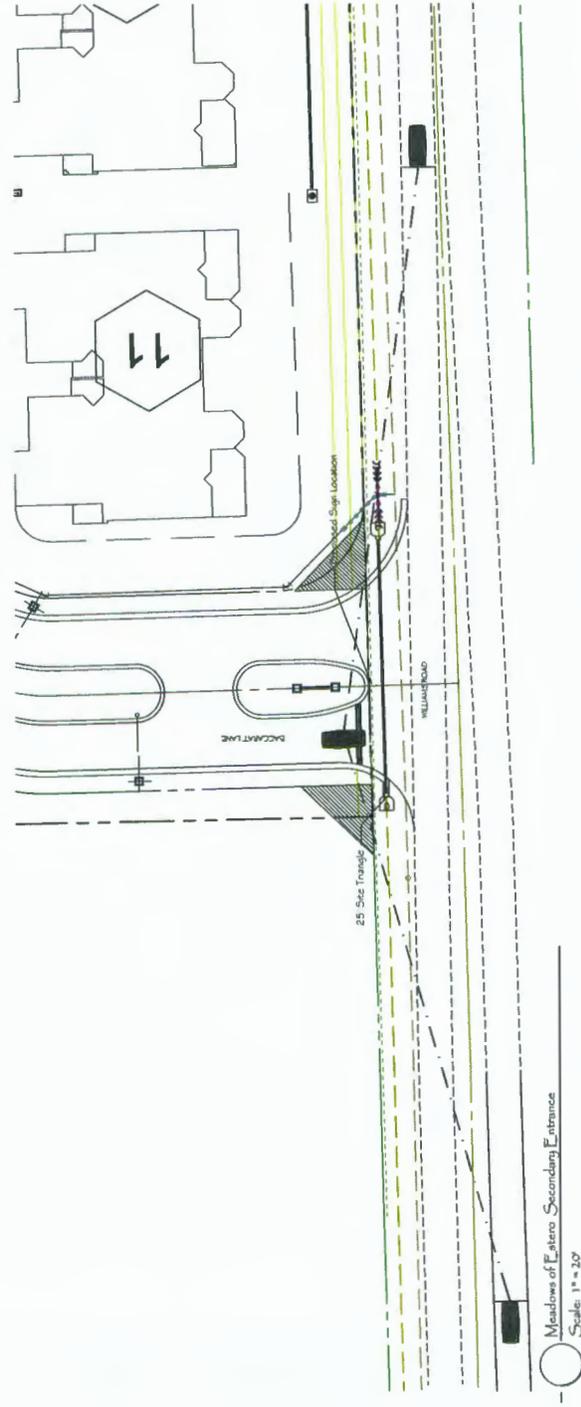
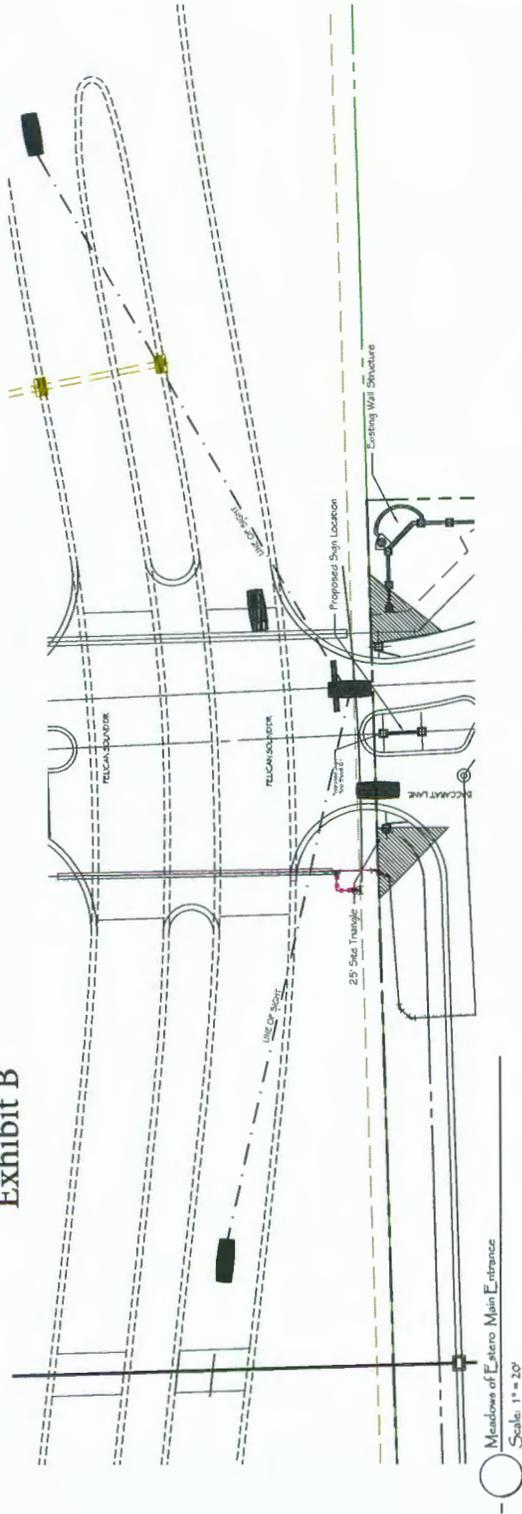
- A. Overall Plan
- B. Sight Lines Plan
- C. Main Entry Details

Exhibit A



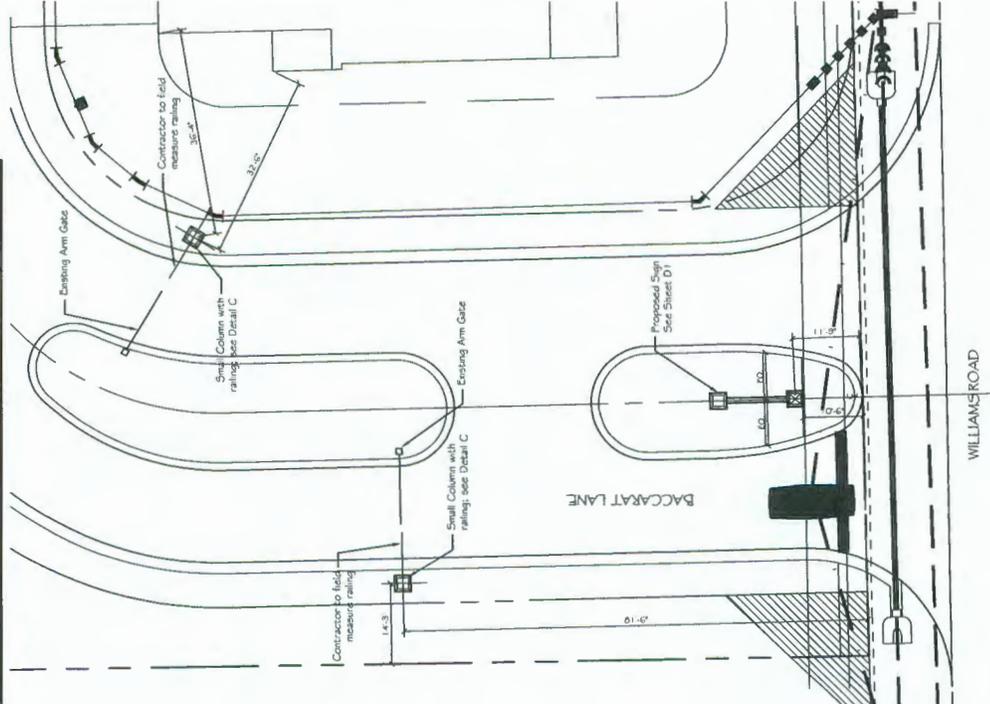
Overall Site Plan  
Scale: NTS

# Exhibit B

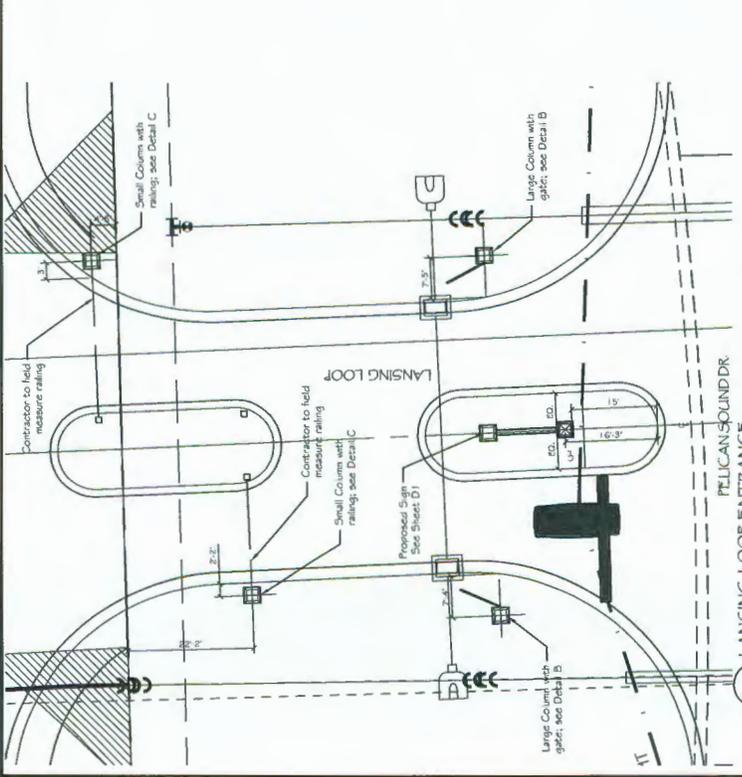


**Notes**

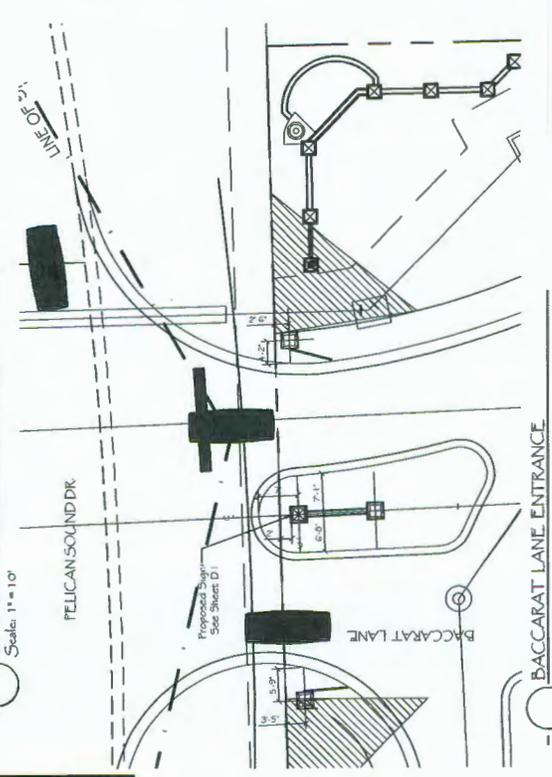
1. The contractor shall comply with the Department of Transportation (FDOT) and the Florida Accessibility Code for Buildings Construction (FACBC), Latest Edition.
2. The contractor shall notify the owner and contact all utility companies for locations of existing utilities in the area a minimum of 72 hours prior to construction. The contractor shall verify the locations of all utilities shown on these plans and shall verify the locations of all utilities shown on these plans shall. The contractor shall notify the appropriate agencies a minimum of 72 hours prior to all inspections.
3. The location of existing utilities, pavement, vegetation and other improvements are approximate only, the exact lines, elevations and locations shall be verified by the contractor. The contractor shall notify the architect and/or existing materials. Contractor shall notify landscape architect and owner of any discrepancies prior to construction.
4. Contractor to verify designated construction entrances for employees and delivery of materials.
5. The contractor shall be responsible for obtaining any clearing, demolition, tree removal or vegetation removal permits required for this project.
6. Contractor shall verify all dimensions and elevations prior to commencement of construction. Any plan dimension shall be immediately reported to the landscape architect and owner's representative.
7. Underground contractor shall remove the work area and width of trenches to be removed, within the trench system of such lines. Perform all trenching by hand, open the trench work and utilities can be located. Spill from trenching shall be placed only on previously cleared areas or as directed by the owner. Contractor shall protect existing utilities and structures and/or adjacent areas.
8. Erosion control measures shall be installed to prevent erosion and sedimentation from construction. Erosion control measures shall be installed and removed with existing lines.
9. The contractor shall coordinate with the owner's representative in regards to the location, size and quantity of all conduits for utilities, irrigation, lighting and other improvements prior to construction of subgrade.
10. Curing and/or concrete shall extend 5' beyond the edge of pavement, back of curb, or concrete curb and ends shall be sealed and finished with existing lines.
11. The contractor is required to adjust all existing and proposed side boxes, signs and other improvements as required to match the final grade.
12. The contractor shall remove all removable material accumulated from all areas prior to placement of fill, and such material shall be stockpiled or removed as directed by owner.
13. Prior to commencement of construction activity, appropriate erosion control devices shall be installed to control erosion and sedimentation and maintain these devices throughout the duration of construction. All devices shall remain in place until the surrounding areas are established.
14. During construction, all openings, where appropriate shall be covered with four (4) inch mesh 1/4" or approved equal to prevent debris and fill from being into area.
15. The locations of proposed drainage structures and utility lines may be field located by the contractor and approved by the landscape architect.
16. Contractor to verify clear dimensions and field conditions are consistent. Any discrepancies shall be reported to RSM Design, Inc.
17. Contractor to verify parking grade elevations before construction. Any discrepancies shall be reported to RSM Design, Inc.
18. Licensed electrician to add or adjust existing outlets in landscape stands. It is anticipated sign lighting is aesthetic landscape lighting will be installed.
19. Any inconsistencies with these plans needs to be reported to RSM Design, Inc. # the owner.
20. Contractor will verify before the most up to date plans and the plans have been approved & accepted by the owner before construction.
21. Contractor shall coordinate with utilities to assure proper depth & prevent conflict of utilities.
22. Contractor to obtain necessary permits with local & county governments for construction.
23. All modified planter areas to receive sleeves for irrigation and landscape lighting. Sleeve sizes are to be 2" sizes larger than actual pipe size.



WILLIAMS ROAD ENTRANCE  
Scale: 1" = 10'



LANSING LOOP ENTRANCE  
Scale: 1" = 10'



PELLICAN SOUND DR. ENTRANCE  
Scale: 1" = 10'

**Exhibit C**

**811**  
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NO.	DATE	DESCRIPTION
1	05/01/16	ISSUED FOR PERMITS AND CONSTRUCTION
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4		