

Park Place of Estero

Planning and Zoning

Neighborhood Informational Meeting – December 13th 2016

PROJECT TEAM:

DEVELOPER:

LAI DESIGN ASSOCIATES, LLC

RICHARD S. LOSEE, PE

CIVIL ENGINEER:

J.R. EVANS ENGINEERING, P.A.

KRISTINA JOHNSON, P.E.

LANDSCAPE ARCHITECT: WINDHAM STUDIO, INC.

SCOTT WINDHAM, RLA

LAI CONSTRUCTION MANAGEMENT, INC.

PROFESSIONAL PROPERTY DEVELOPERS

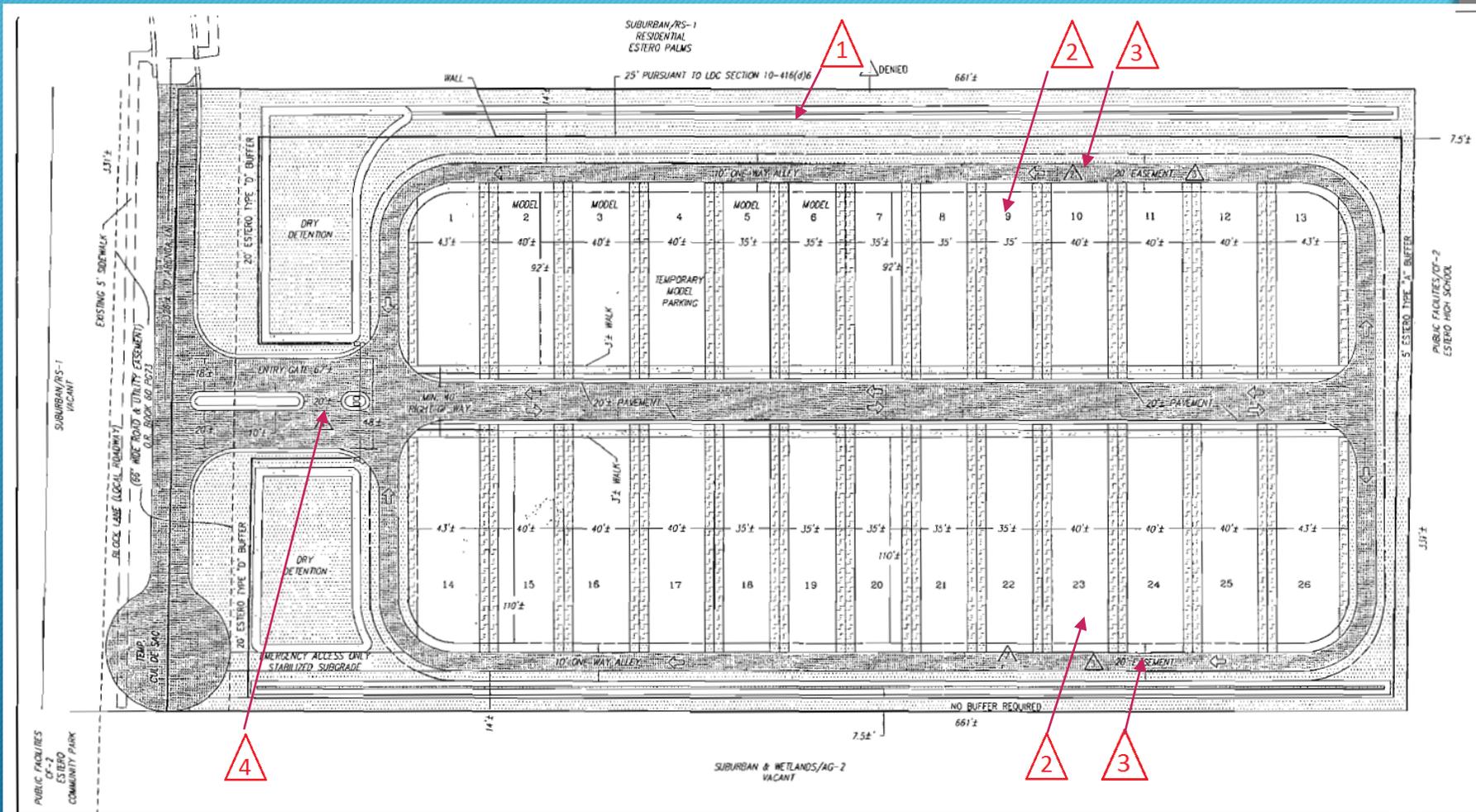
PROJECT LOCATION

9400 Block Lane, Estero, FL 33928

- Revise the existing Homes of Estero RPD with the following revisions:
 - Reduce the number of Single Family lots from 26 down to 16
 - Revise the layout of the community to remove the alleys
 - Add a lake to the development



EXISTING MASTER CONCEPT PLAN



DENOTES A DEVIATION

PREVIOUSLY REQUESTED DEVIATIONS

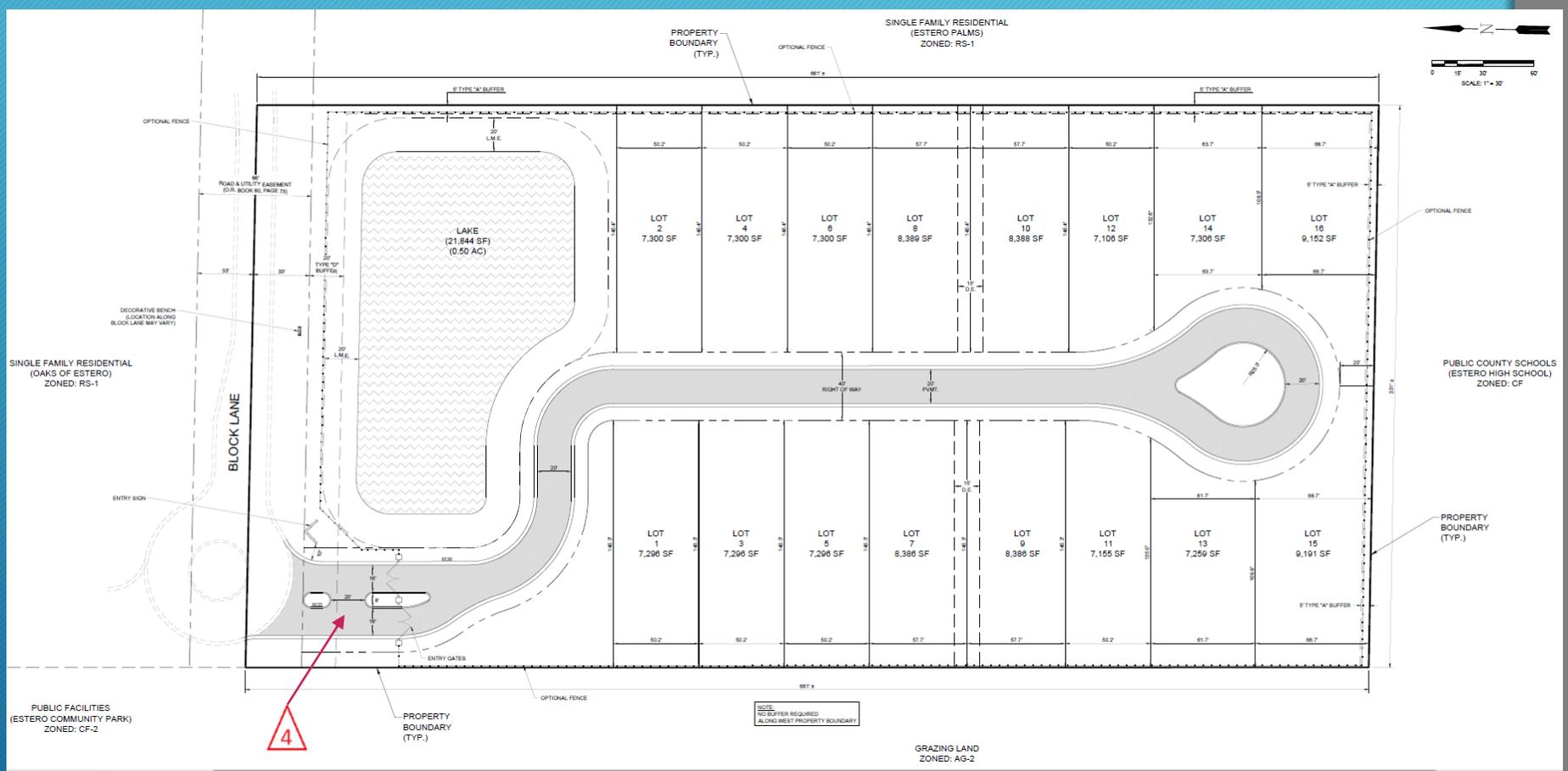
1. Minimum Buffer- Deviation (1) seeks relief from the LDC §10-416(d)(6) requirement where there are roads, drives, or parking areas located less than 125 feet from an existing single family residential subdivision or single-family residential lots, a solid wall or combination berm and solid wall not less than eight feet in height must be constructed not less than 25 feet from the abutting property and landscaped (between the wall and the abutting property) with a minimum of five trees and 18 shrubs per 100 lineal feet, to allow a solid wall to be constructed 7.5 feet from the abutting property and landscaped with at least five (5) Dahoon Holly trees per 100 lineal feet that will be 12 to 14 feet in height at planting and 40 Silver Buttonwood shrubs and a native vine.
 - This deviation was denied. Applicant is no longer seeking this deviation

2. Street Setback - Deviation (2) requests relief from the LDC §34-1174(b)(3) requirement which requires where there are accessory uses, buildings and structures may be closer to the street than the principal building, but may not be closer than the minimum setbacks for streets as set forth in LDC Chapter 34, Article VII, Division 30, Subdivision III, §34-2192(a), or 20 feet, to allow a 10-foot minimum setback from the garages to the pavement of the 10-foot-wide 1-way private streets (alleys) and a 5-foot minimum setback from garages to the 20-foot-wide easements, in which the alley is being provided.
 - This deviation was approved. Applicant is no longer seeking this deviation

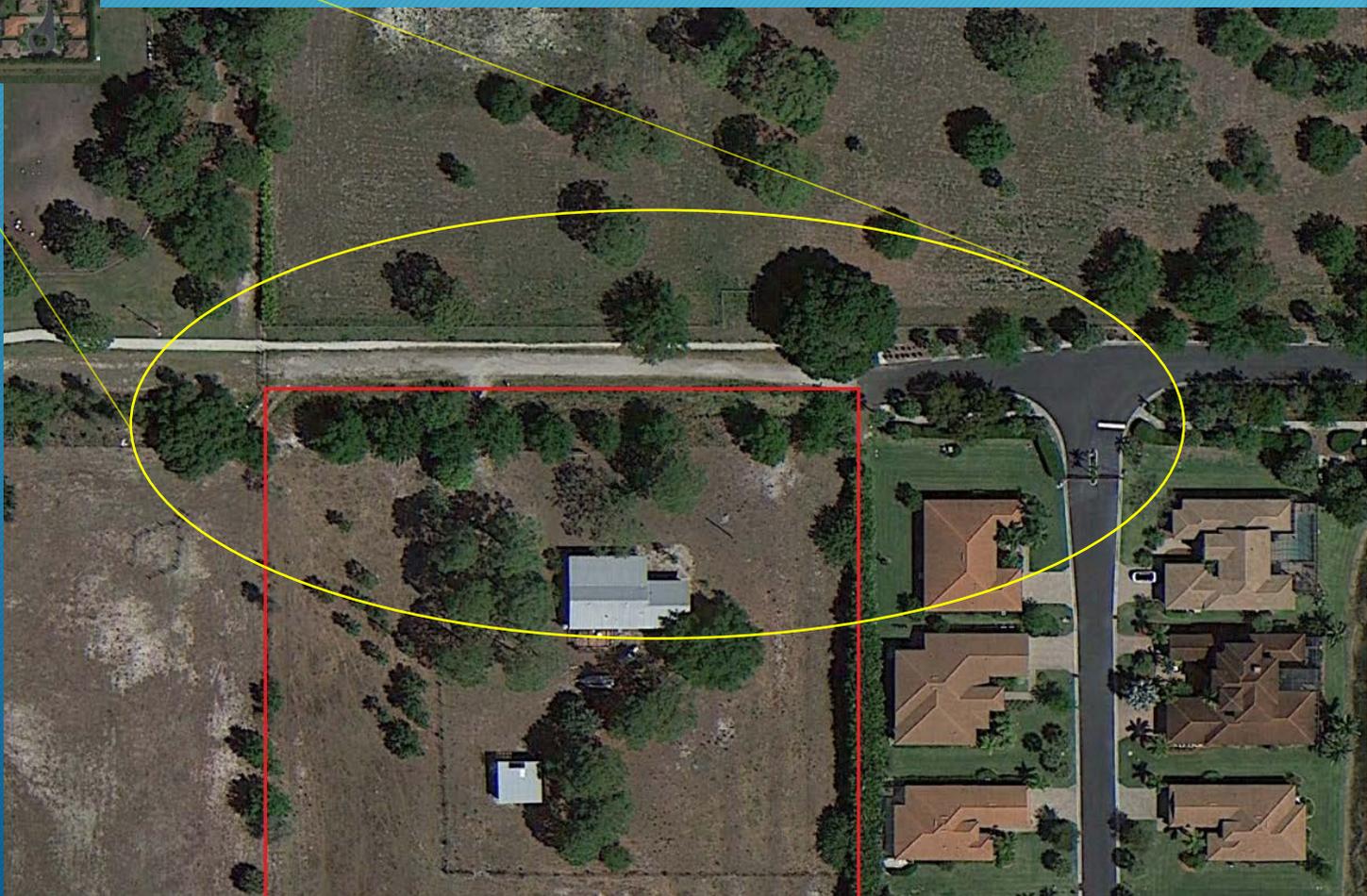
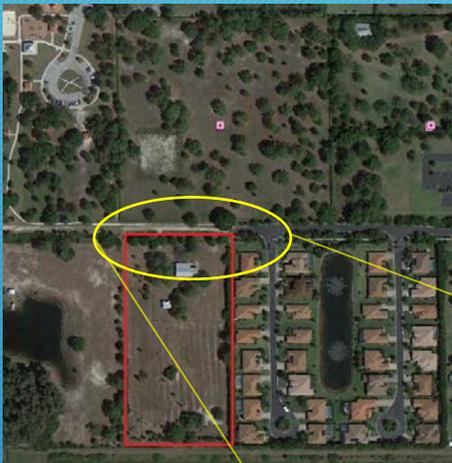
3. Minimum Street Width - Deviation (3) requests relief from the LDC §10-296(b)(Table 3) which requires a minimum easement width of 30 feet for one-way private local streets, to allow a 20 foot easement width for one-way private local access ways (alleys).
 - This deviation was approved. Applicant is no longer seeking this deviation

4. Turnaround Radius - Deviation (4) requests relief from the LDC §34-1748(5) which requires a paved turn-around, having a turning radius sufficiently to accommodate a U-turn for a single unit truck (SU) vehicle as specified in the AASHTO Green Book (current edition), must be provided on the ingress side of the gate or gatehouse, to allow a turnaround as shown on the MCP.
 - This deviation was approved. Applicant will continue to use this deviation.

PROPOSED MASTER CONCEPT PLAN



BLOCK LANE- 2014 AERIAL



BLOCK LANE- 2016 AERIAL

