



Planning, Zoning and Design Board

Staff Report

PROJECT NAME
Estero Family Health Center Addition
CASE NUMBER
DOS2023-E011
MEETING DATE
June 11, 2024
REQUEST
The construction of 4,153± sf addition to the existing building
APPLICANT
Joshua J. Jennings of the Weiler Engineering Corp for Dr. Frank Mazzeo, Jr.
LOCATION
19701 S. Tamiami Trail
PROPERTY SIZE
5.11 Acres (Total)
ZONING
Parcel is zoned Community Commercial (CC). Existing Development approved by Lee County Development Order DOS2013-00004.
PUBLIC INFORMATION MEETING DATES
The Planning Zoning and Design Board conducted a Public Information Meeting on April 9, 2024.

Staff Recommendation

Staff recommends approval of the Development Order. Staff believes that the request meets the technical requirements of the Land Development Code.

Background and Request

This is a request for a development order (site plan approval) for a 4,153 sf addition to the existing building. The original development was approved under Lee County Development Order 2013-00004 and met all the County requirements at that time. The design and construction of the addition is consistent with the existing structure’s architecture, materials and style to maintain the

same appearance. The proposed application meets the Village criteria for parking, landscaping, bicycle racks, public transportation, and solid waste.

Architecture

The applicant is proposing to match the existing building. The proposed architecture blends with the existing architecture including roof type and color, building colors, and architectural features including decorative banding and cornice, and aluminum trellis window shade.

Transportation

Estero Family Health Center is located along U.S. 41 (S Tamiami Trail), bounded south by Vintage Parkway, east by Vintage Trace Circle and west by U.S. 41. The main entrance to the site is accessible from US 41. A secondary entrance is where this avenue intersects with Vintage Parkway.

Trip Generation Summary

	Total Trips	Entering Trips	Exiting Trips
Existing Peak Hour, AM	73	57	16
Peak Hour, AM (with addition)	86	67	19
Existing Peak Hour, PM	100	28	72
Peak Hour, PM (with addition)	114	32	82

The proposed addition only adds 14 peak hour trips to the adjacent road system, therefore no mitigation for the surrounding road is necessary.

Parking

The Village requires that any expanded or enlarged structure or use shall provide additional off-street parking for the expanded or enlarged part of the structure only. The original development included 28 additional spaces than what was required under Lee County. The increase under Village of Estero requires the addition of 14 spaces. The existing surplus of 14 parking spaces is generally the area of the proposed addition.

Stormwater

The existing development was previously approved under SFWMD 36-00478-S-07 with included 85,813 sf of impervious area. Although the proposal is for an increase to the building of 4,153 sf, the asphalt/concrete was reduced by 6,211 sf, creating a reduction of impervious area and an overall increase of open space. The existing stormwater system provides for water quality treatment volume.

Stormwater will be handled with the existing dry pretreatment per the South Florida Water Management District permit. The parking lot will be at the same elevation as the existing lot. The building finished floor elevation is required to be 16.7 feet NAVD and 16.9 feet NAVD is proposed.

The proposed surface water management system design and calculations have been reviewed by Village staff, and a SFWMD ERP permit (Application 240123-42102) is currently under review.

Lighting

One light pole is to be removed in the area of the addition and no other changes are proposed.

Landscaping

The applicant is proposing to remove 3 oak trees, 3 cassia, 2 silver buttonwood and 6,222 sf of shrubs and groundcovers. Proposed is 6,980 sf of internal parking landscaping including 3 trees and 4,153 sf of building perimeter plantings. The north perimeter buffer trees that were impacted are to be replaced for compliance.