



DCI2024-E001
8111 BROADWAY E.

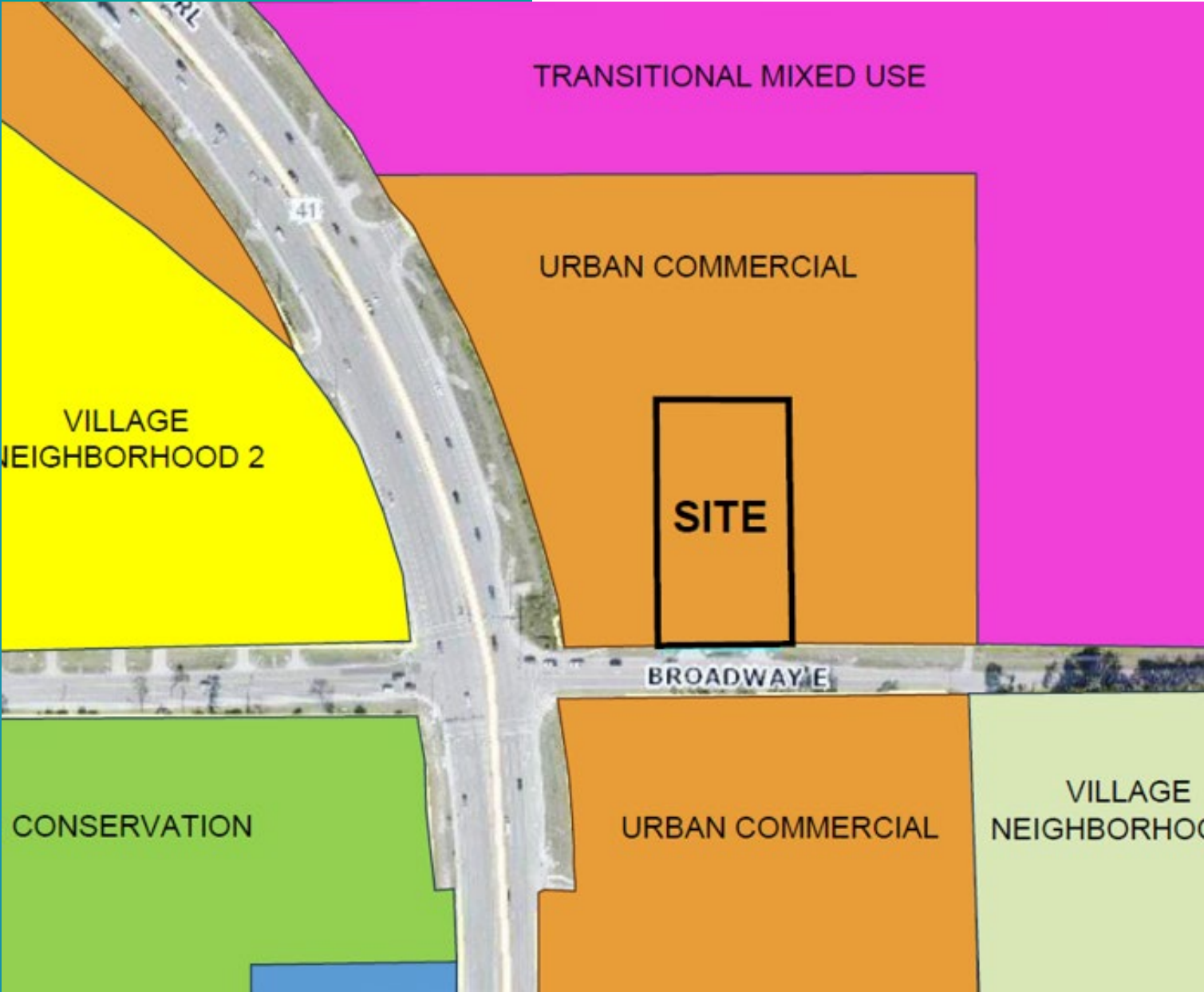
VILLAGE COUNCIL – JUNE 19, 2024

Area Location Map

8111 Broadway East



Future Land Use Map



Surrounding Zoning & Existing Uses Map



8111 BROADWAY E



**EXISTING BUILDING
FRONT FACADE**

PROPOSED BUILDING FRONT FACADE



Master Concept Plan

PRINCIPAL USES

Banks & Financial Institutions (No Drive-Thru)

Broadcast Studio, Commercial Radio and Television

Drugstore, Pharmacy

Medical or Dental Lab

Office, General Business

Office, Medical

Outpatient Care Facilities

Personal Services, Groups I and II

Retail Sales, Groups I and II

Utility, Minor

ACCESSORY USES

Accessory Uses/Recreation Facilities – Decks & similar facilities

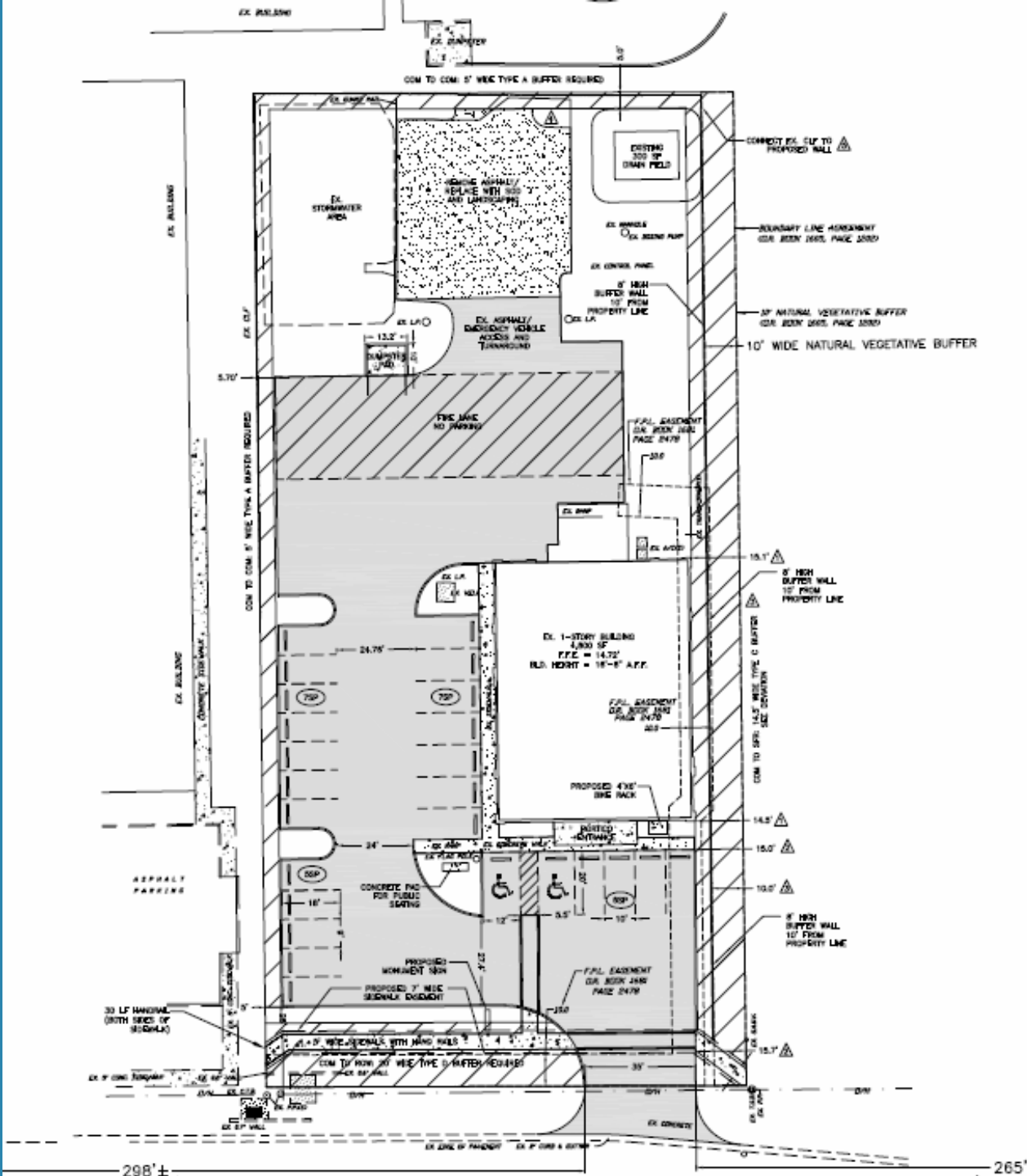
Automated Teller Machine (ATM)

Bike Parking Rack

Electric Vehicle (EV) Level 1 or 2 Charging Station

Fences/Walls

Outdoor Display of Merchandise (Accessory to Retail Use Only)



SCHEDULE OF DEVIATIONS

1. A Deviation from LDC Section 3-705.C Intensity and Dimensional Standards, which requires a 20-foot building setback to the east property line to permit a 14.5 foot building setback from the East property line.

This deviation was previously approved for 16 feet and is now requested at 14.5 feet to accommodate an architectural “wrap” of the building.

2. A Deviation from LDC Section 3-705.C Intensity and Dimensional Standards, which requires that parking or internal roads or drives be located a minimum of 20 feet from the east property line to permit the existing driveway and parking lot to be located 15 feet from the East property line.

There is no change to this deviation except to the Land Development Code section number.

3. A Deviation from LDC Section 5-406.B.3 Buffer Types, which requires a Type C buffer to be a minimum of 20 feet wide with 10 trees and 30 shrubs per 100 linear feet with an 8-foot high solid wall to permit a 14.5 foot wide Type C buffer along the East property line with the wall located 10 feet from the property line, and to permit the “wall” to be made of PVC or similar material.

This deviation was previously approved for 15 feet and is now requested for 14.5 feet.

SCHEDULE OF DEVIATIONS

4. A Deviation from LDC Section 5-304.B.3 Cross-Access Between Adjoining Developments, which requires that adjacent commercial uses must provide interconnections for automobile, bicycle, and pedestrian traffic and that all adjacent parking lots must connect, to permit that the subject property not provide a vehicular interconnect or shared access to the adjacent property to the north and west.

When this was approved in 2020 a pedestrian interconnection with stairs was required. This is proposed to be removed because it cannot be made ADA compliant.

5. A Deviation from LDC Section 5-506 Appearance, which requires that all fences and fence walls on each property be of uniform materials, design, and color to permit both the existing chain link fence and proposed buffer wall to be of different materials, design and color than the existing chain link fence.

The proposed change to the already approved deviation would eliminate two words: and gate. The applicant is removing the chain link fence and gate separating the building from the rear parking area and dumpster.

6. A Deviation from LDC Section 5-304.A.1.A Connection Separation, which requires a connection separation distance of 330 feet on Collector Roads to permit a connection separation distance of 265± feet to the nearest residential driveway to the east and 298± feet to U.S. 41 to the west.

This is an approved deviation and only the Land Development Code section number is being updated.



TRAFFIC IMPACT ANALYSIS



PEAK A.M. & PEAK P.M. TRAFFIC DISTRIBUTION

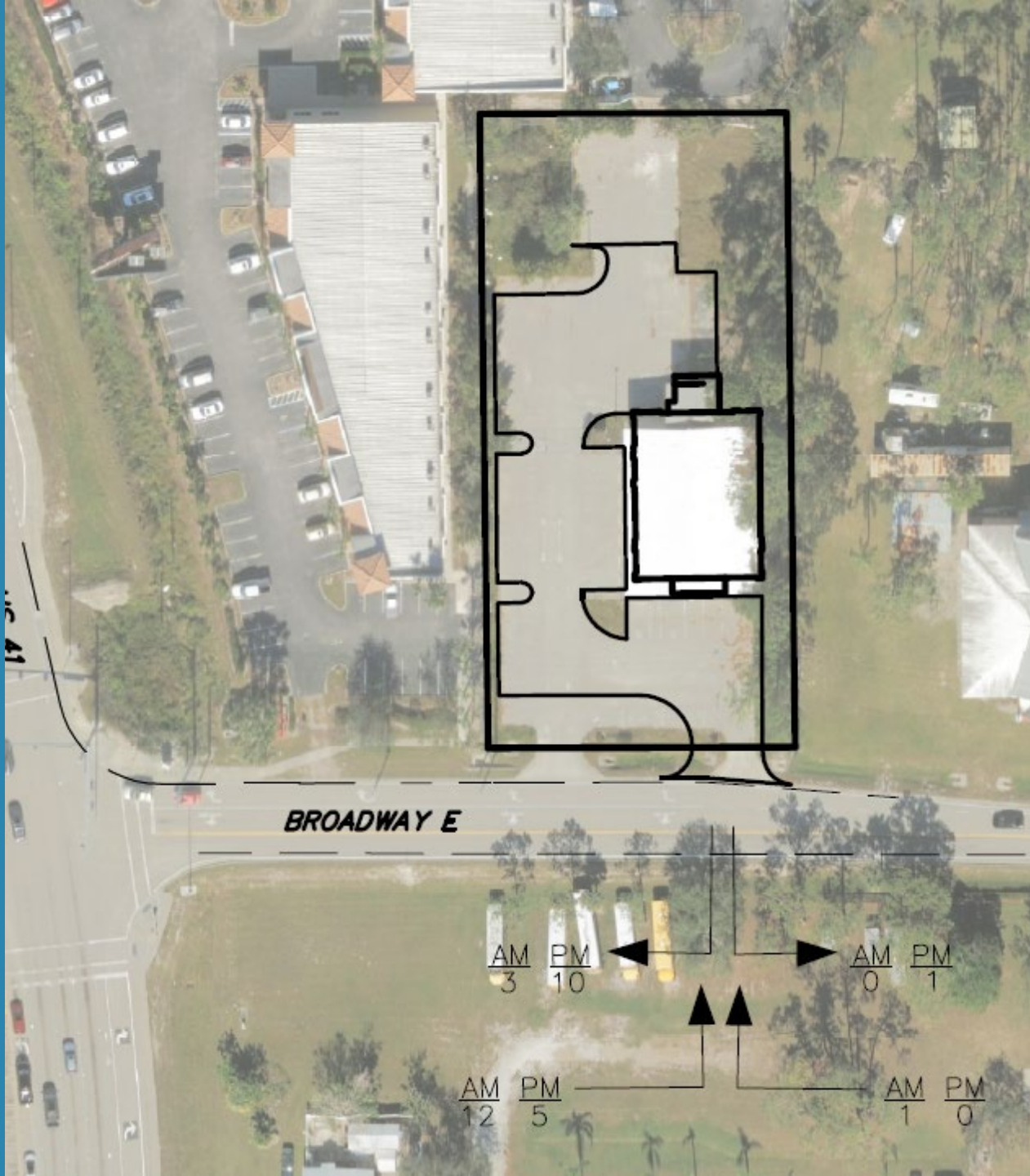


Table 1. Raw Trip Generation – Potential Medical-Dental Office Building (LUC 720)

4,800 Square Feet of Gross Floor Area:

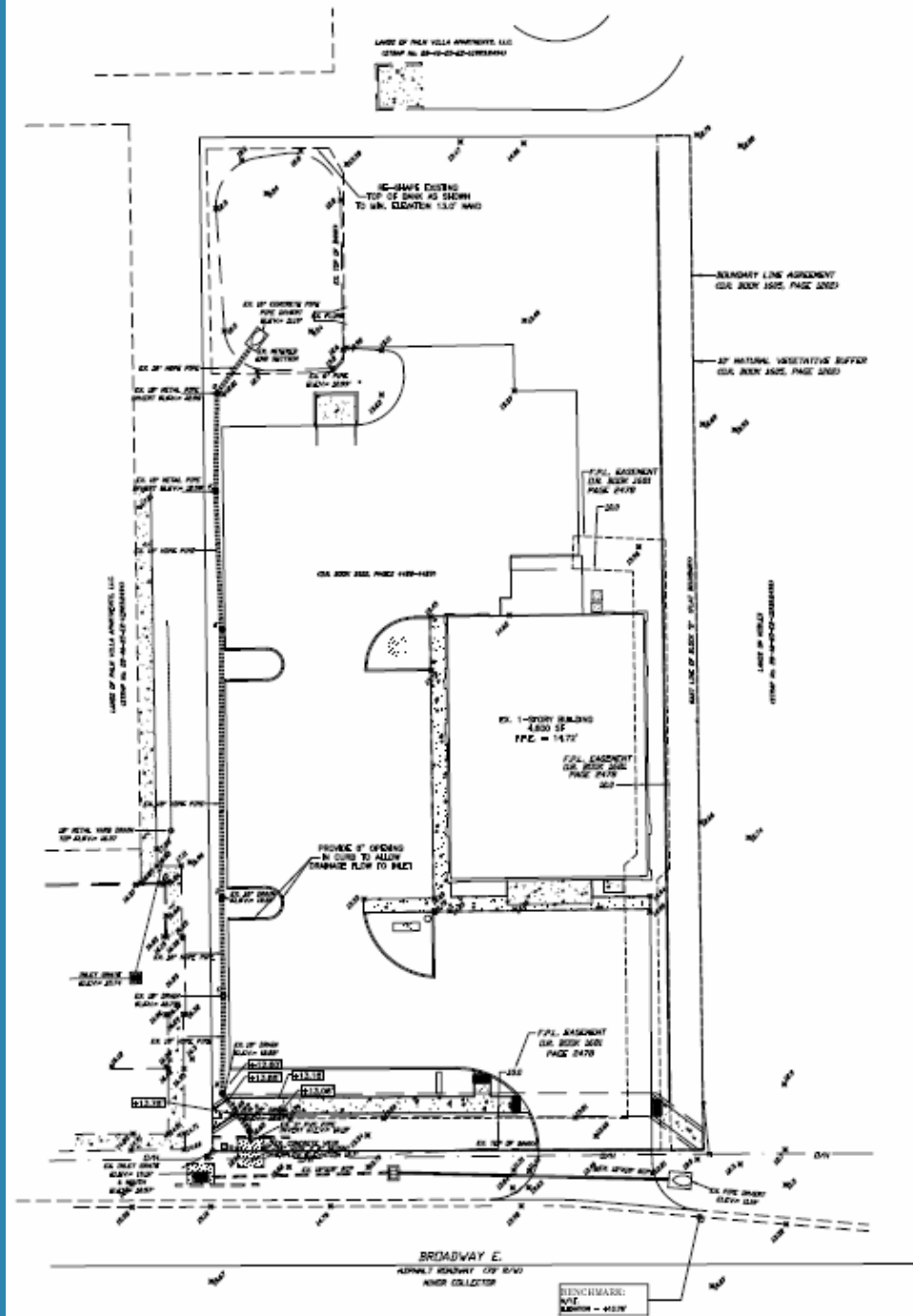
- A. Daily Average Vehicle Trip Ends, Weekday
 $T = 42.97 (4.800) - 108.01 = 98$ (49 entering, 49 exiting)
- B. A.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street)
 $Ln(T) = 0.90 Ln(4.800) + 1.34 = 16$ (13 entering, 3 exiting)
- C. P.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street)
 $T = 4.07 (4.800) - 3.17 = 16$ (5 entering, 11 exiting)

Source: TDM, 2023



SURFACE WATER MANAGEMENT





Paving, Grading & Drainage Plan

Stormwater Drainage

Stormwater flows from site to existing drainage swale along Broadway, travels east to culvert under Broadway at railroad tracks, flowing south to the Estero River and on to Estero Bay.





UTILITIES





ARCHITECTURAL ELEVATIONS



8111 BROADWAY E



**EXISTING BUILDING
FRONT FACADE**

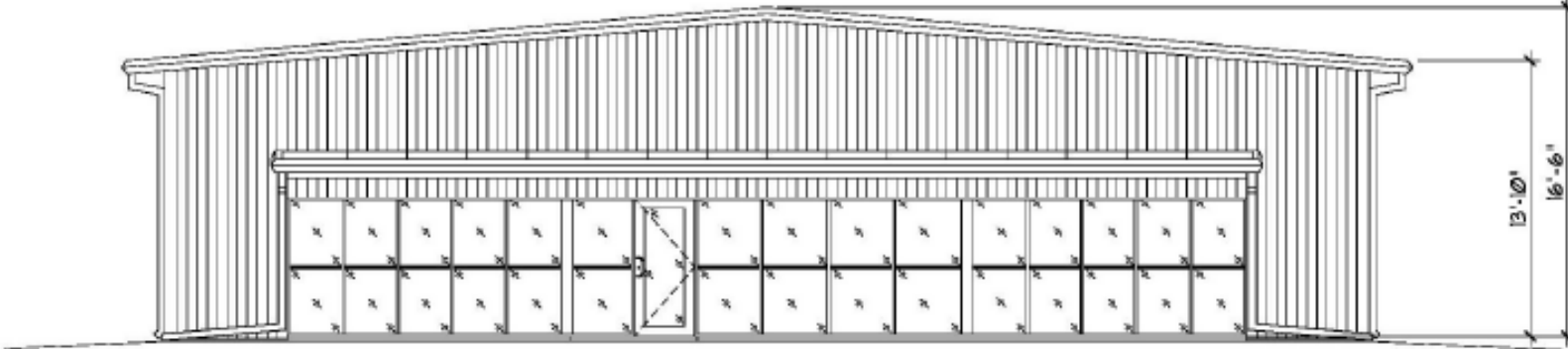
PROPOSED BUILDING FRONT FACADE



8111 BROADWAY E. South Elevation Front Facade

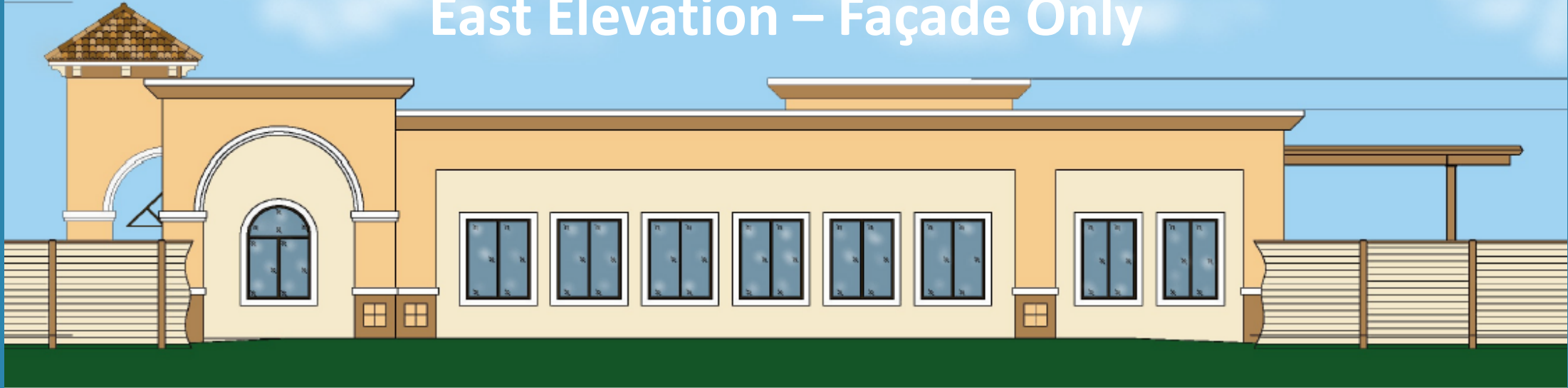


PROPOSED SOUTH ELEVATION (STREET VIEW)

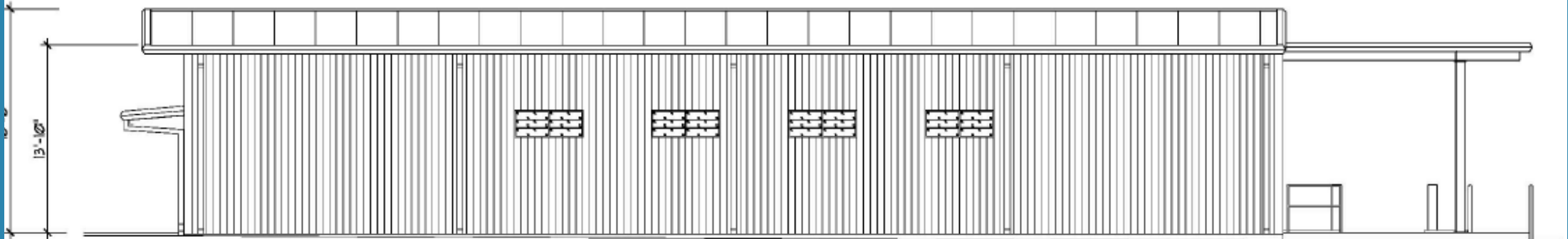


EXISTING SOUTH ELEVATION (STREET VIEW)

8111 BROADWAY E. East Elevation – Façade Only



PROPOSED EAST ELEVATION



EXISTING EAST ELEVATION



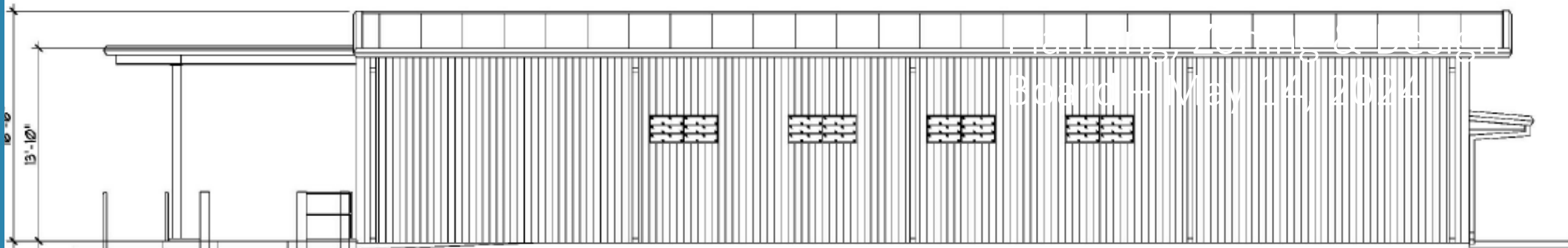
PROPOSED EAST ELEVATION
(WITH WALL and LANDSCAPE BUFFER)

8111 BROADWAY E.
East Elevation with 8' high wall & Landscape Buffer

8111 BROADWAY E. West Elevation

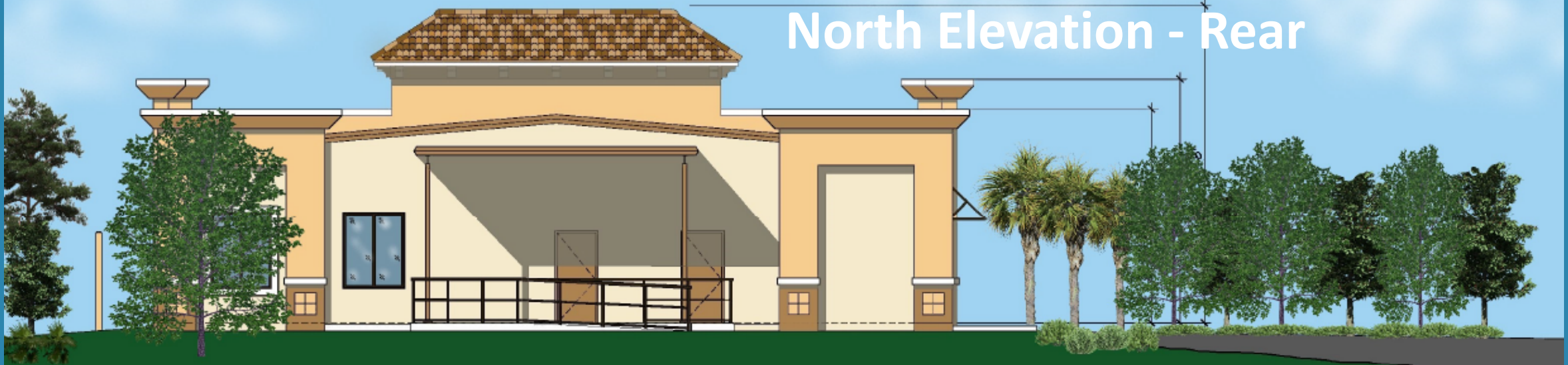


PROPOSED WEST ELEVATION

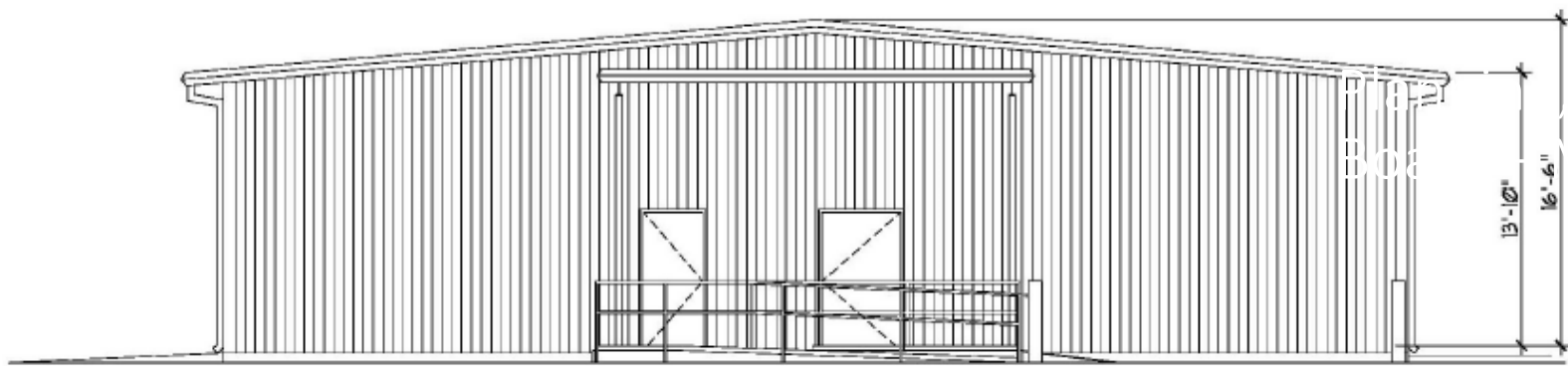


EXISTING WEST ELEVATION

8111 BROADWAY E. North Elevation - Rear



PROPOSED NORTH ELEVATION



EXISTING NORTH ELEVATION



CEMENT TILE

EAGLE – CAPISTRANO
3773 WALMUT CREEK BLEND
TAN – ORANGE – DARK BROWN



METAL AWNING

COLOR: SW6131 CHAMOIS

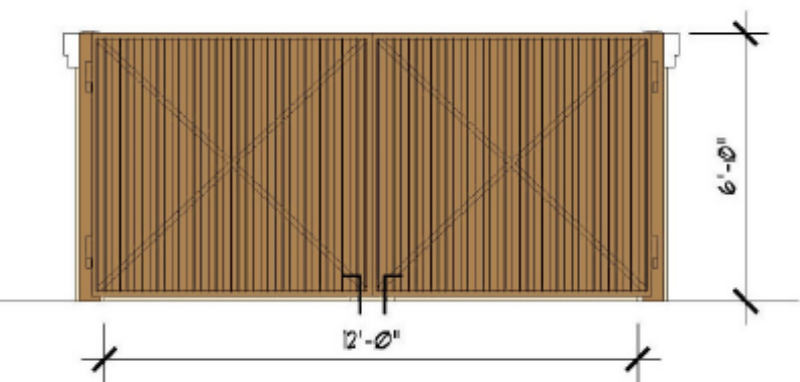


CORBEL BRACKET

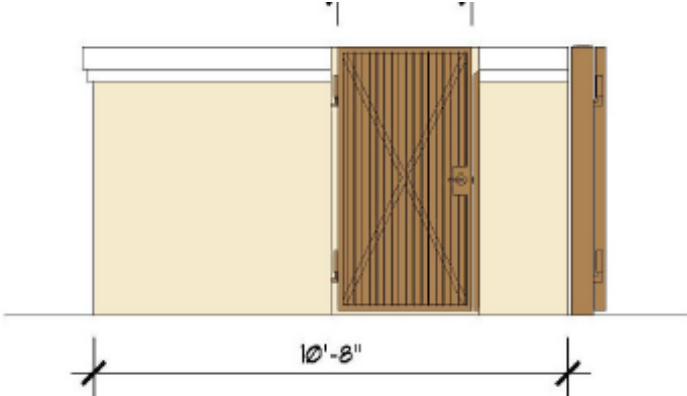
(HIGH DENSITY EPS FOAM
WITH TRIMSTONE COATING)

MATERIALS

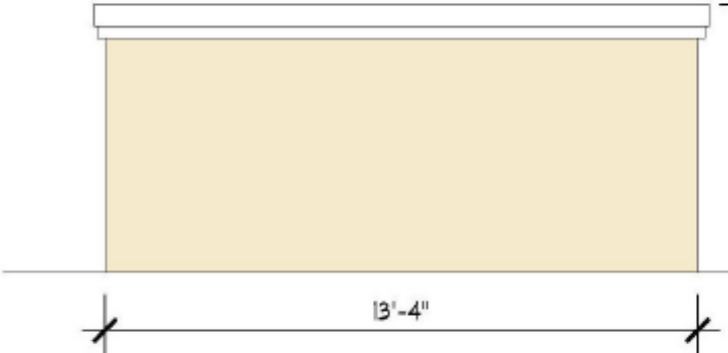
MONUMENT SIGN & DUMPSTER ENCLOSURE



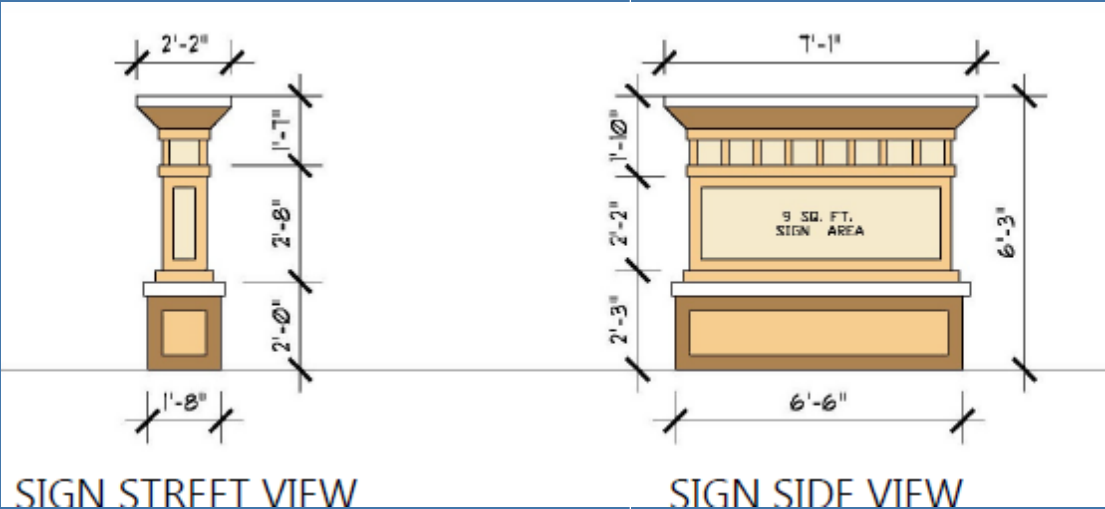
DUMPSTER FRONT VIEW



DUMPSTER SIDE VIEW



DUMPSTER REAR VIEW



SIGN STREET VIEW

SIGN SIDE VIEW

SITE AMENITIES

Heritage Bench



Model PB6-HER

Contemporary Comfort

Made with nine 2" x 4" recycled plastic resinwood slats and powder-coated, heavy duty cast aluminum frames, these Heritage Benches are the industry standard for architectural design. The under structure is braced with length and width supports. The recycled plastic resinwood slats are available in an array of color options. Powder-Coated cast aluminum frames are available in black and green. Hardware is stainless steel.

Dimensions

6' Bench - 72-1/2"L x 22"W x 30"H

Slat Color Options



cedar

Frame Color Options



green

PEDESTRIAN BENCH

Contemporary Loop Bike Rack



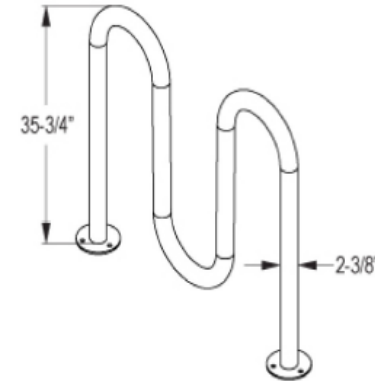
The Standard of Bike Parking

The durable frames of these contemporary loop bike racks are constructed from a 2-3/8" O.D. pipe. Making them incredibly well-suited for continued exposure to environmental conditions.



Model 5805SM | Video

These bike racks provide safe economical bicycle parking that allows the use of high security U-Locks to secure the bike frame. The racks are offered in the variety of powder-coated as shown.



Dimensions

Model 5803 - 3'-3"W x 36"H*

Standard Powder-Coat Colors

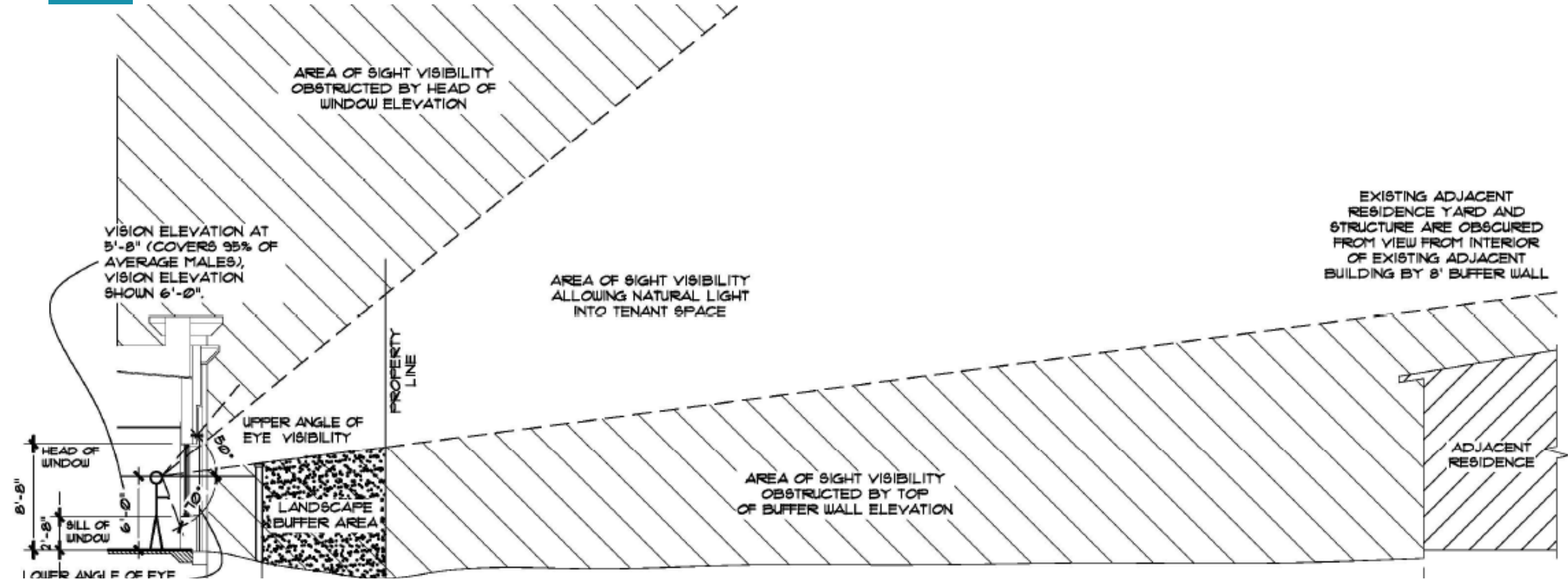


BICYCLE RACK

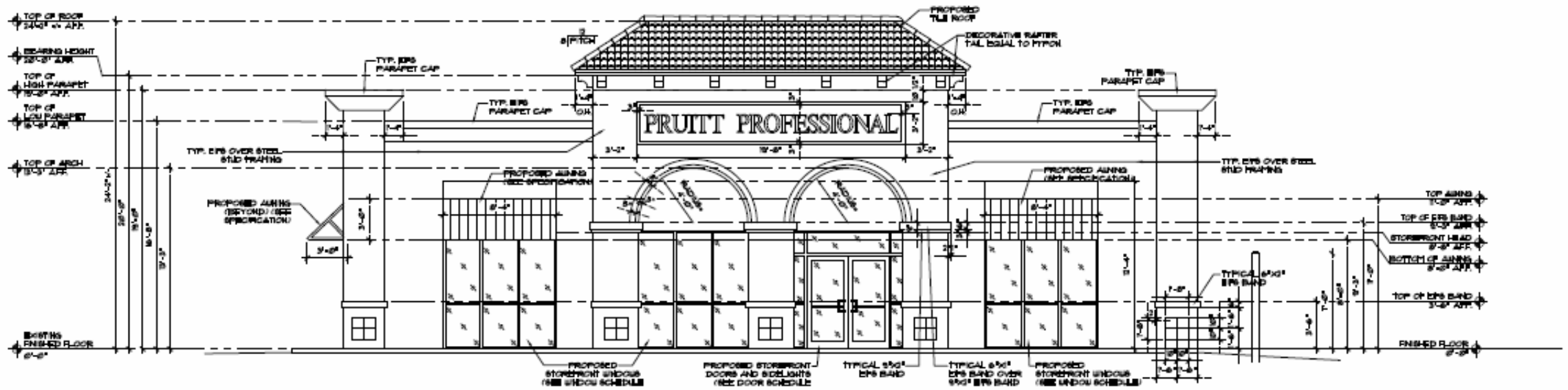
BUFFER WALL - EAST PROPERTY LINE



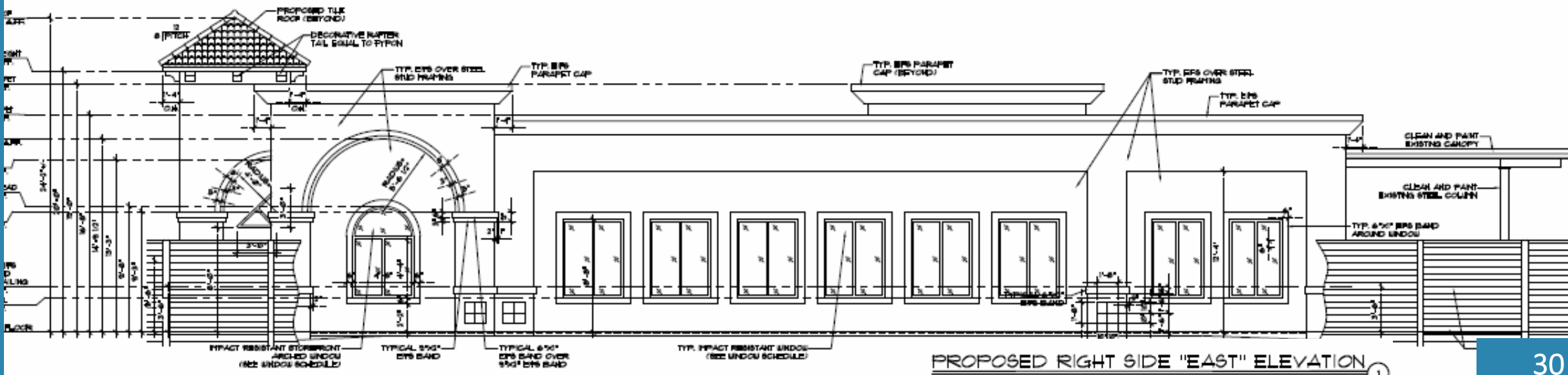
PROPOSED EAST WINDOWS LINE OF SIGHT GRAPHIC



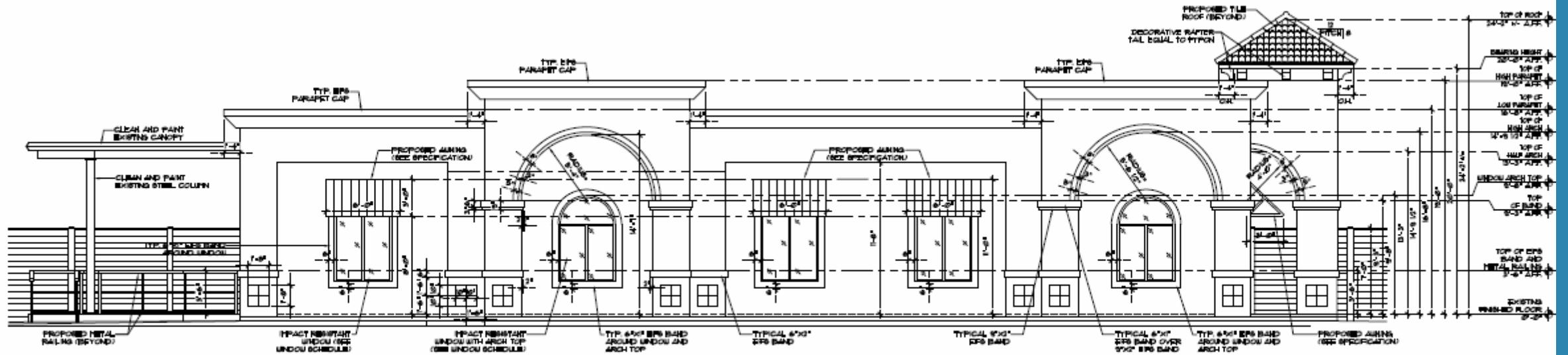




PROPOSED FRONT "SOUTH" ELEVATION ②
SCALE: 1/4" = 1'-0"



PROPOSED RIGHT SIDE "EAST" ELEVATION ①
SCALE: 1/4" = 1'-0"

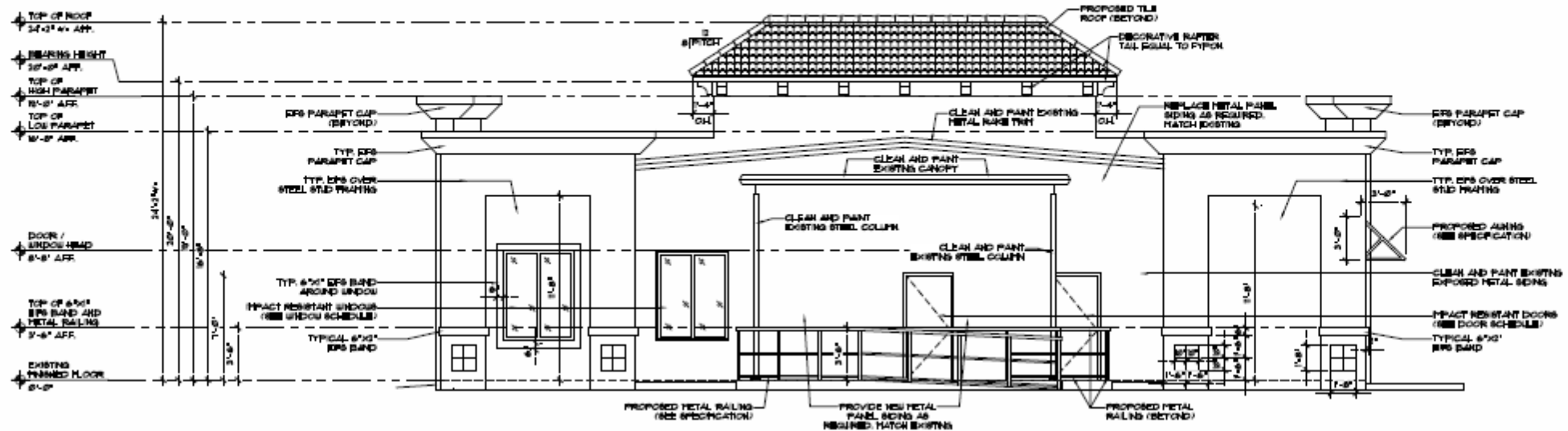


PROPOSED LEFT SIDE "WEST" ELEVATION

SCALE: 1/4" = 1'-0" 2

PROPOSED REAR "NORTH" ELEVATION

SCALE: 1/4" = 1'-0" 1

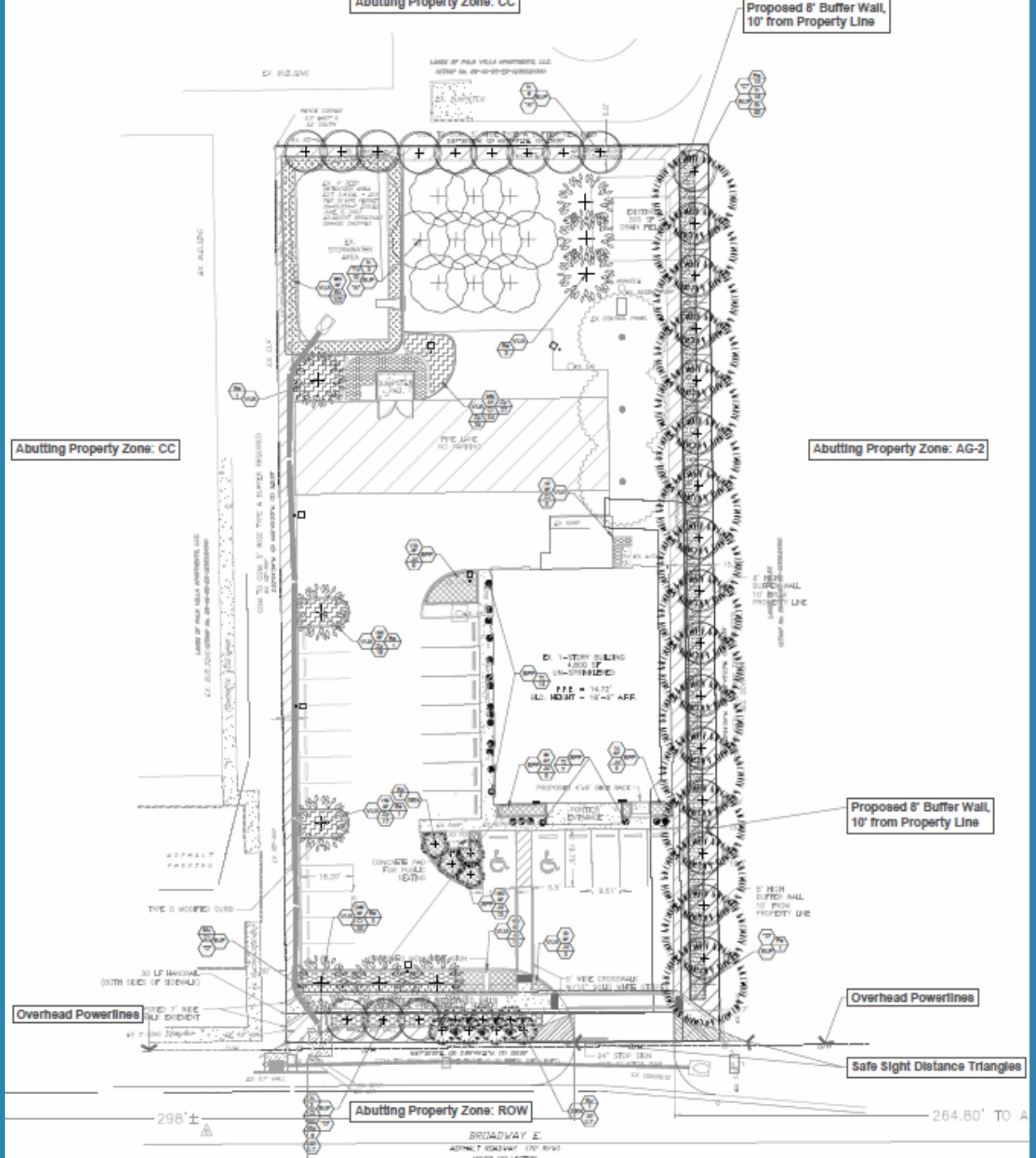




LANDSCAPE PLANS



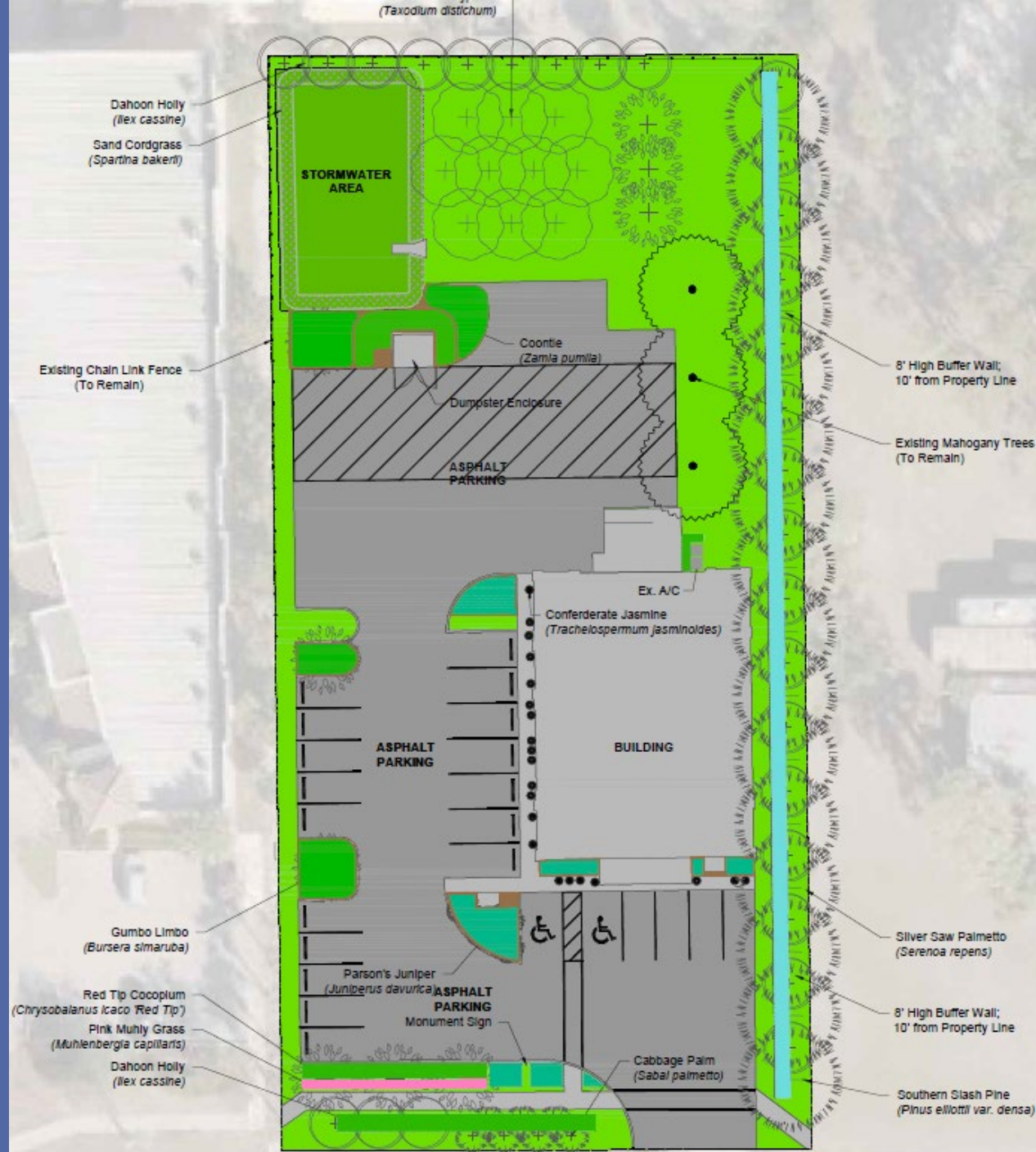
Landscape Plan



VILLAGE OF ESTERO LANDSCAPE REQUIREMENTS

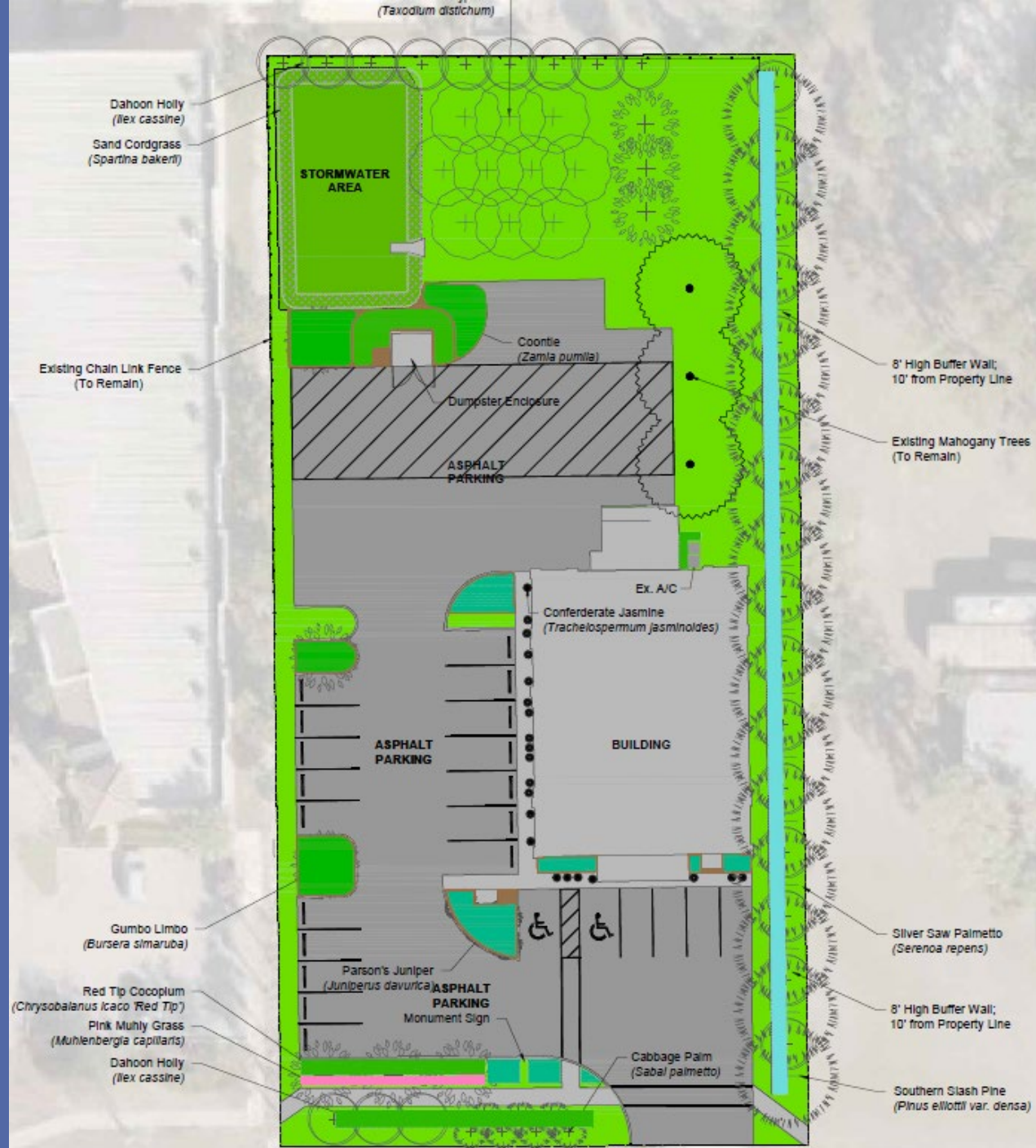
	Required:	Provided:
Commercial Development abutting the following uses:		
North Property Boundary: COM <---> COM Type 'A' Buffer (5' min. width; 4 Trees / 100 LF) ▶ 150.00 LF = 6 Trees 150 / 100 = 1.50 x 4 = 6.00 Trees	6	6
East Property Boundary: COM <---> SFR Type 'C' Buffer (20' min. width; 10 Trees + 30 Shrubs / 100 LF) ▶ 310.33 LF = 31 Trees + 93 Shrubs 310 / 100 = 3.10 x 10 = 31.00 Trees 310 / 100 = 3.10 x 30 = 93.00 Trees	31 93	31 93
South Property Boundary: COM <---> ROW Type 'D' Buffer (20' min. width; 5 Trees + 66 Shrubs / 100 LF) ▶ 115.00 LF = 8 Trees + 99 Shrubs (Entrance Drive Reduction: 150 - 35 LF = 115 LF) 115 / 100 = 1.15 x 5 = 5.75 Trees 115 / 100 = 1.15 x 66 = 75.90 Trees	6 76	6 76
West Property Boundary: COM <---> COM Type 'A' Buffer (5' min. width; 4 Trees / 100 LF) ▶ 310.33 LF = 13 Trees 310 / 100 = 3.10 x 4 = 12.40 Trees	13	13
Open Space Calculations: Commercial 20% of development area must be provided as open space ▶ Open Space: 46,547 SF x 0.20 = 9,309.40 SF	9,309 SF	11,497 SF

Color Rendered Landscape Plan

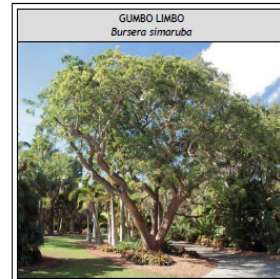


PLANT SCHEDULE						
KEY	SYMBOL	QTY	SPECIES	PLANT TYPE	CATEGORY	NATIVE STATUS
PROPOSED TREES						
Bs		9	Gumbo Limbo, <i>Bursera simaruba</i>	CANOPY	VUA	YES
Ic		28	Dahoon Holly, <i>Ilex cassine</i>	CANOPY	BUF	YES
Pe		16	Southern Slash Pine, <i>Pinus ellottii</i> var. <i>densa</i>	CANOPY	BUF	YES
Sp		6	Cabbage Palm, <i>Sabal palmetto</i>	CANOPY	BUF (3:1)	YES
		5			GEN	
Td		10	Bald Cypress, <i>Taxodium distichum</i>	CANOPY	BUF	YES
PROTECTED CREDIT TREES						
Sm		3	WEST INDIAN MAHOGANY, <i>Swietenia mahagoni</i>	CANOPY	GEN (1:5)	YES
TOTAL TREES		77	REVIEW PURPOSES ONLY: 85 = 68 + (6 @ 3:1) + (3 @ 1:5) [+6 Tree Credits]			
PROPOSED SHRUBS						
Ci		55	Red Tip Cocoplum, <i>Chrysobalanus icaco</i> 'Red Tip'	SHRUB	BUF	YES
		69			VUA	
Jd		31	Parson's Juniper, <i>Juniperus davurica</i> 'Parsonii'	SHRUB	BPP	YES
		21			VUA	
Mc		21	Muhly Grass, <i>Muhlenbergia capillaris</i>	GRASS	VUA	YES
Sb		107	Sand Cordgrass, <i>Spartina bakerii</i>	GRASS	VUA	YES
Sr		93	Silver Saw Palmetto, <i>Serenoa repens</i>	SHRUB	BUF	YES
Zp		97	Coontie, <i>Zamia pumila</i>	SHRUB	VUA	YES
TOTAL SHRUBS		494				
PROPOSED CLIMBING VINES						
Tj		21	Confederate Jasmine, <i>Trachelospermum jasminoides</i>	VINE	GEN	NO
---		---	Floratam Grass, <i>Stenotaphrum secundatum</i> 'Floratam'	LAWN	THROUGHOUT	YES

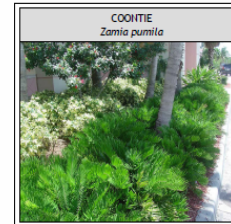
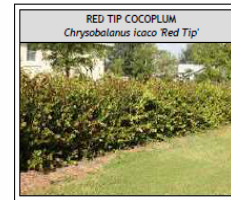
Plant List



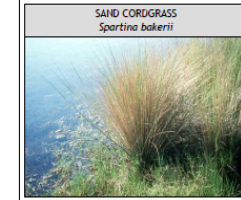
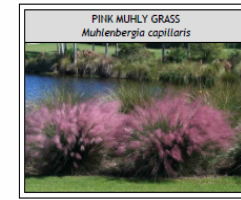
TREES



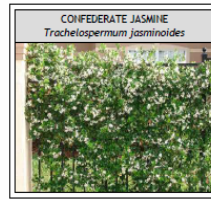
SHRUBS



GRASSES

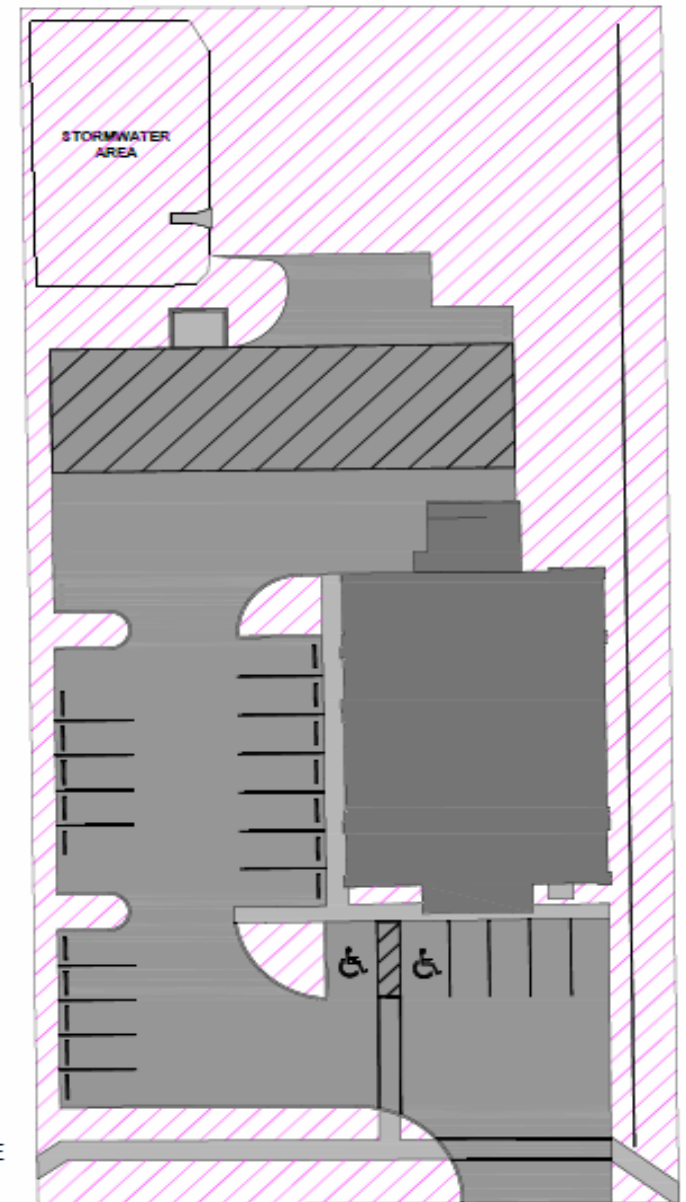


VINES





EXISTING TREE EXHIBIT



OPEN SPACE DIAGRAM

SOUTH



NORTH



EAST



WEST





QUESTIONS

