



Henning RMS Design Center

Public Information Meeting

studio+

September 10th, 2024

20771 & 20741 S Tamiami Trail, Estero, FL 33928

Owner



Architecture and Interior Design



Civil and Landscape



HENNING RMS DESIGN CENTER

PROJECT TEAM





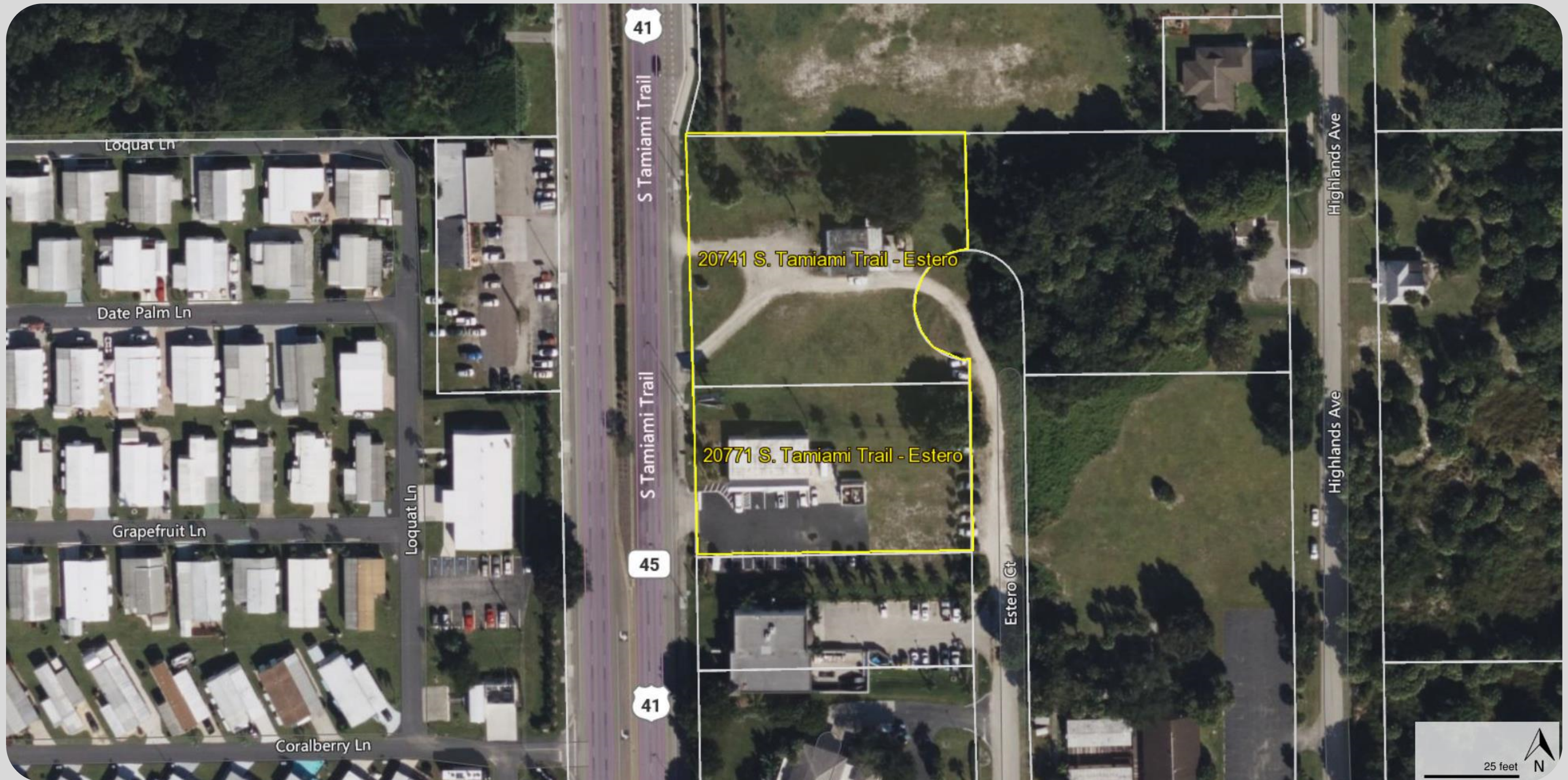
HENNING RMS DESIGN CENTER

SITE LOCATION



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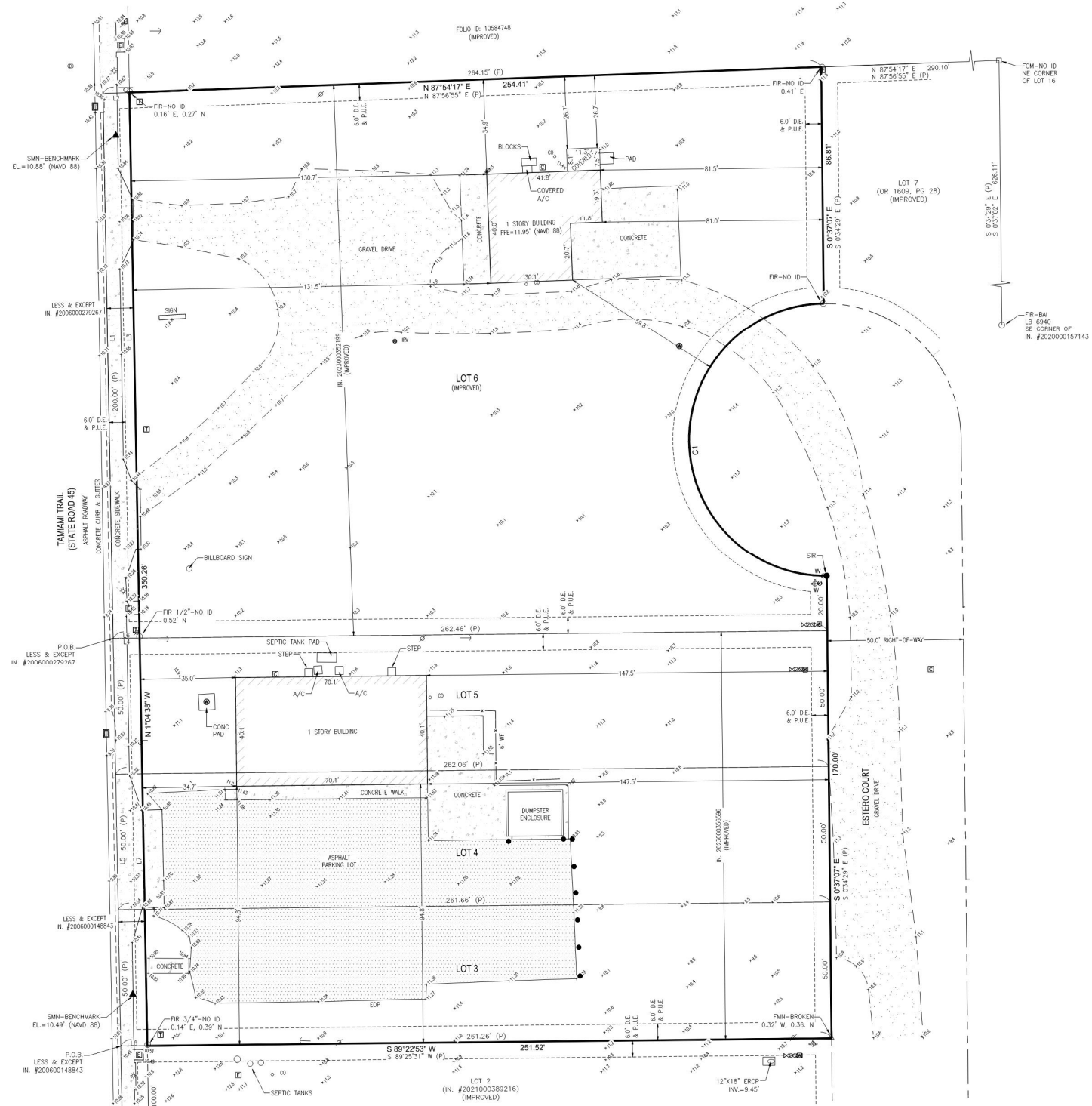
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EXISTING CONDITIONS



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PROPERTY DESCRIPTION
(N. #2023000352199)

LOT 6, MARSHALL'S ESTERO RIVER GROVES, UNIT 1, AS RECORDED IN PLAT BOOK 12, PAGE 131, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LESS AND EXCEPTING THEREFROM THAT PORTION OF LOT 6 AS DESCRIBED IN WARRANTY DEED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AS RECORDED IN ORI NO. 2006000279267, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS MORE FULLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 6, THENCE ALONG THE WEST LINE OF SAID LOT 6, NORTH 01°02'28" WEST A DISTANCE OF 200.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE ALONG THE NORTH LINE OF SAID LOT 6, NORTH 87°54'17" EAST A DISTANCE OF 0.74 FEET; THENCE SOUTH 01°02'28" EAST A DISTANCE OF 200.25 FEET TO THE SOUTH LINE OF SAID LOT 6; THENCE ALONG SAID SOUTH LINE SOUTH 89°24'57" WEST A DISTANCE OF 9.74 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH
(N. #2023000356596)

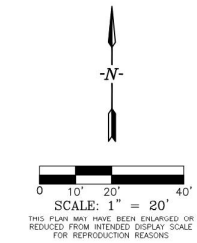
LOTS 3, 4 AND 5, MARSHALL'S ESTERO RIVER GROVES, UNIT 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 131, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

LESS AND EXCEPT THAT CERTAIN PORTION OF LAND CONVEYED TO THE STATE OF FLORIDA UNDER ORI NO. 200600148843, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND DESCRIBED AS:

THOSE PORTIONS OF LOTS 3, 4 AND 5, MARSHALL'S ESTERO RIVER GROVES, UNIT 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 131, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND BEING DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 3, THENCE ALONG THE WEST LINE OF SAID LOTS 3, 4 AND 5, N. 01°02' 28" W, A DISTANCE OF 150.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE ALONG THE NORTH LINE OF SAID LOT 5, N. 89°24'57" E, A DISTANCE OF 9.74 FEET; THENCE S. 01°02'28" E, A DISTANCE OF 150.00 FEET TO THE SOUTH LINE OF SAID LOT 3, THENCE ALONG SAID SOUTH LINE S. 89°25'00" W, A DISTANCE OF 9.74 FEET TO THE POINT OF BEGINNING.

NOTES:

1. BENCHMARKS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 2011 ADJUSTMENT OBTAINED UTILIZING RTK GPS OBSERVATIONS ON THE FOOT NETWORK AND REFER TO THE NORTH LINE OF LOT 6, MARSHALL'S ESTERO RIVER GROVES, UNIT 1, AS RECORDED IN PLAT BOOK 12, PAGE 131, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS BEING N. 87°54'17" E.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESERVATIONS AND/OR RESTRICTIONS OF RECORD. ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.
3. THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE AE, HAVING A BASE FLOOD ELEVATION THAT RANGES BETWEEN 12.1' AND 12.5' (NAVD 88), PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP # 12071C 0885 G, DATED 11/17/2022.
4. CERTAIN FEATURES REPRESENTED BY SYMBOLS MAY NOT BE SHOWN AT THEIR TRUE LOCATION AND/OR SCALE IN ORDER TO BE ABLE TO DEPICT THEM ON THIS MAP.
5. DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF. ELEVATIONS SHOWN HEREON REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). SOURCE BENCHMARK IS NGS 779.
6. THIS SURVEY DOES NOT ADDRESS ANY ENVIRONMENTAL CONCERNS, ENDANGERED WILDLIFE OR JURISDICTIONAL WETLANDS, IF ANY, EXCEPT AS SHOWN ON THIS SURVEY.
7. THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.
8. THIS SURVEY IS NULL AND VOID WITHOUT THE ORIGINAL SIGNATURE SEAL OR THE DIGITAL SIGNATURE AND DIGITAL SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER. NO ADDITIONS OR DELETIONS TO THIS SURVEY MAP ARE PERMITTED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SURVEY PARTY.
9. UNLESS OTHERWISE NOTED, BELOW GROUND UTILITIES AND FOUNDATIONS WERE NOT LOCATED FOR THE PURPOSES OF THIS SURVEY.
10. BY SIGNING BELOW I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 54-17.051, F.A.C., PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.
11. DATE OF LAST FIELD WORK: 2/12/2024.



CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	50.00'	157.08'	180°01'29"	S 0°37'07" E	100.00'

LINE #	BEARING	DISTANCE
L1	N 1°04'38" W	200.00'
L1 (D)	N 1°02'28" W	200.00'
L1 (P)	N 1°02' W	200.00'
L2	N 87°54'17" E	9.74'
L2 (D)	N 87°56'30" E	9.74'
L3	S 1°04'38" E	200.25'
L3 (D)	S 1°02'28" E	200.25'
L4	S 89°22'53" W	9.74'
L4 (D)	S 89°24'57" W	9.74'
L5	N 1°04'38" W	150.00'
L5 (D)	N 1°02'28" W	150.00'
L5 (P)	N 1°02' W	150.00'
L6	S 89°22'53" E	9.74'
L6 (D)	S 89°24'57" E	9.74'
L7	S 1°04'38" E	150.00'
L7 (D)	S 1°02'28" E	150.00'
L8	S 89°22'53" W	9.74'
L8 (D)	S 89°25'00" W	9.74'

LEGEND

- PC POINT OF COMMENCEMENT
- PB POINT OF BEGINNING
- FP FOUND IRON PIPE
- FR FOUND 5/8" IRON ROD
- SR 3/4" 5/8" IRON ROD w/ 1/4" L.B. (PUSH)
- FCM FOUND 4"x4" CONCRETE MONUMENT
- SM SET CONC. MONUMENT w/ ALUMINUM DISK
- LS L.S. (PUSH)
- FM FOUND IRON ROD w/ ALUMINUM DISK
- SP SET IRON ROD w/ ALUMINUM DISK
- DKL L.S. (PUSH)
- FD FOUND DRILL HOLE
- SH SET DRILL HOLE
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ON-SITE STRUCTURES



ADJACENT STRUCTURE



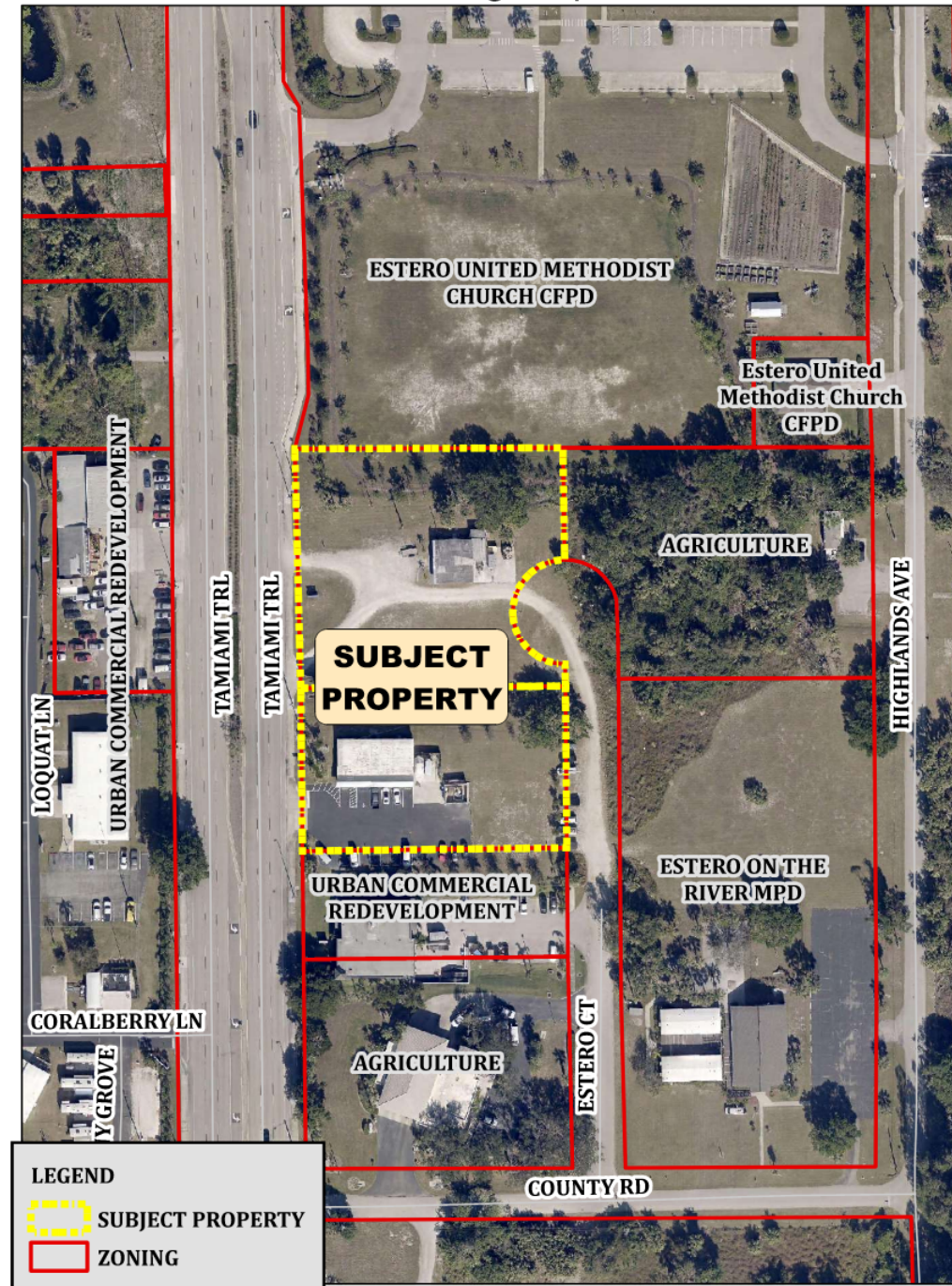
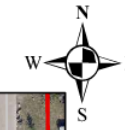
ADJACENT STRUCTURE



HENNING RMS DESIGN CENTER
EXISTING CONDITIONS



Henning RMS CPD Amendment Zoning Map



140 70 0 140 Feet

Civil Engineers • Land Surveyors • Planners • Landscape Architects

HENNING RMS DESIGN CENTER

EXISTING CONDITIONS



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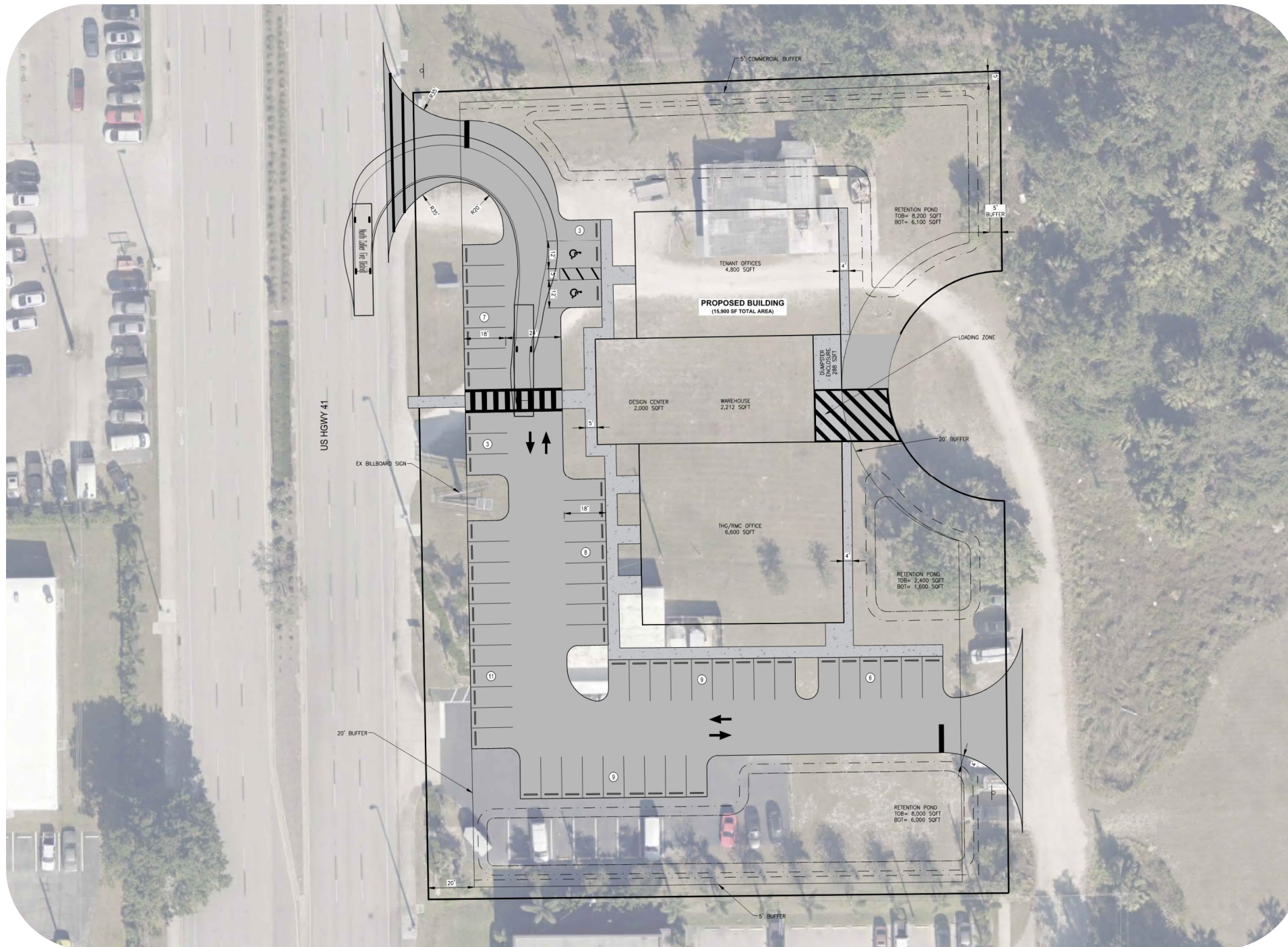
- Rezone the 2+/- acre parcel from CPD and Urban Commercial Redevelopment (UCR) to CPD to permit a maximum of 16,000 square feet of commercial land uses.
 - Existing CPD permits up to 21,000 square feet of commercial uses
- Parcel is currently developed with two commercial buildings and is utilized for the Henning RMS Contractor Offices
- Applicant proposes redevelopment of the site with a single 16,000 square foot building to be used for Henning RMS Design center and other complementary uses
- Site is designated Urban Commercial on the Village of Estero Future Land Use Map
- Property is also within the U.S. 41 Overlay. Proposed U.S. 41 ROW buffer will be in compliance with the special buffer standards for properties having frontage on U.S. 41.
- Site has been designed to have a single access point on U.S. 41, with secondary access provided to Estero Court.
- Resulting building will meet all Village of Estero architectural and site design standards.

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APPROVAL REQUEST



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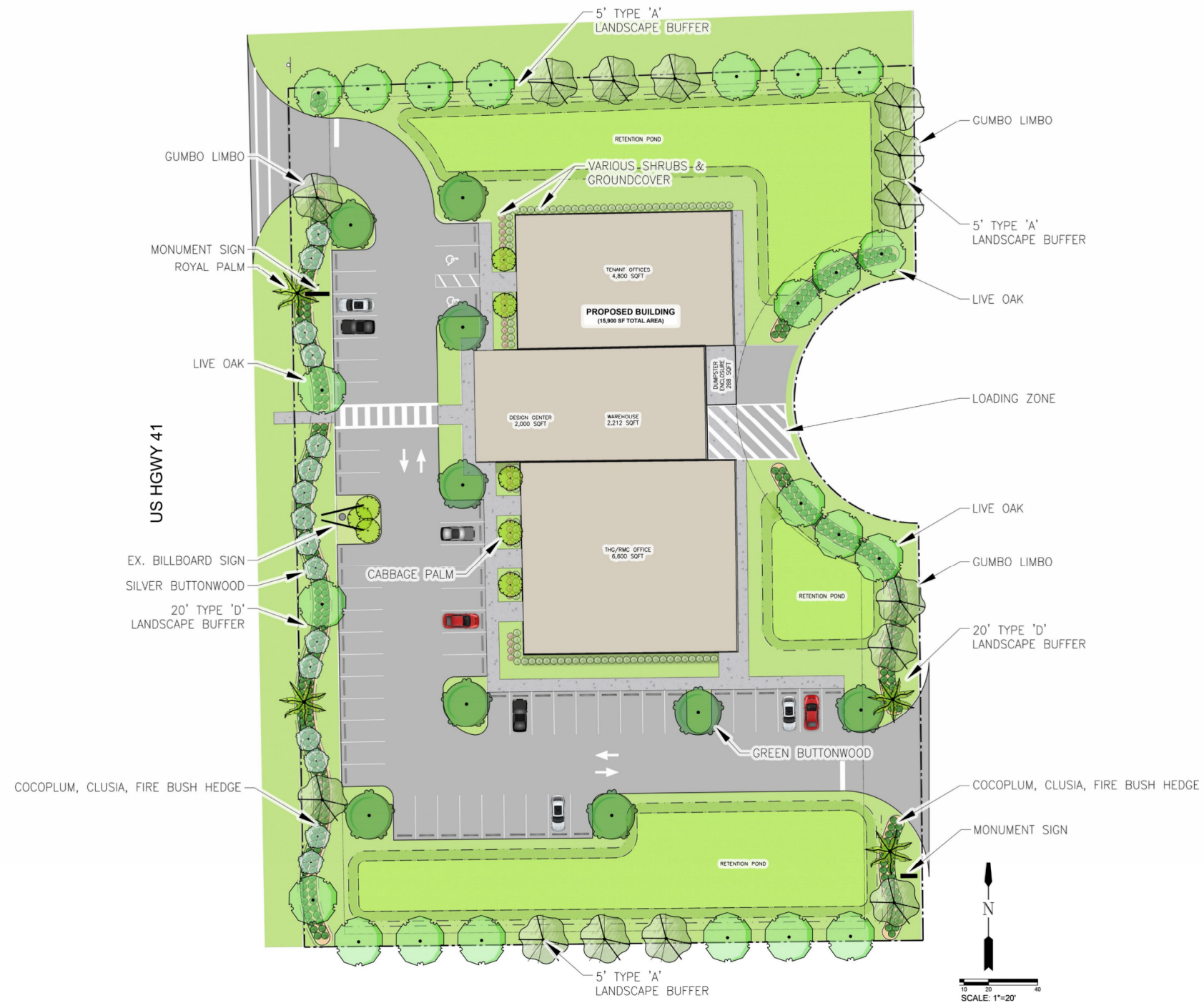


REQUIRED PARKING:

OFFICE: 1 SPACE/300 SQFT
OFFICE AREA= 13,400 SQFT
REQUIRED SPACES= $\frac{13400}{300}=45$
WAREHOUSE: 1 SPACE/2,000
WAREHOUSE AREA = $\frac{2288}{2,000}=1.14$
REQUIRED SPACES = 2
TOTAL SPACES REQUIRED 47
TOTAL SPACES PROVIDED 56
STANDARD SPACES PROVIDED = 54
ADA SPACES PROVIDED = 2

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PROPOSED SITE PLAN

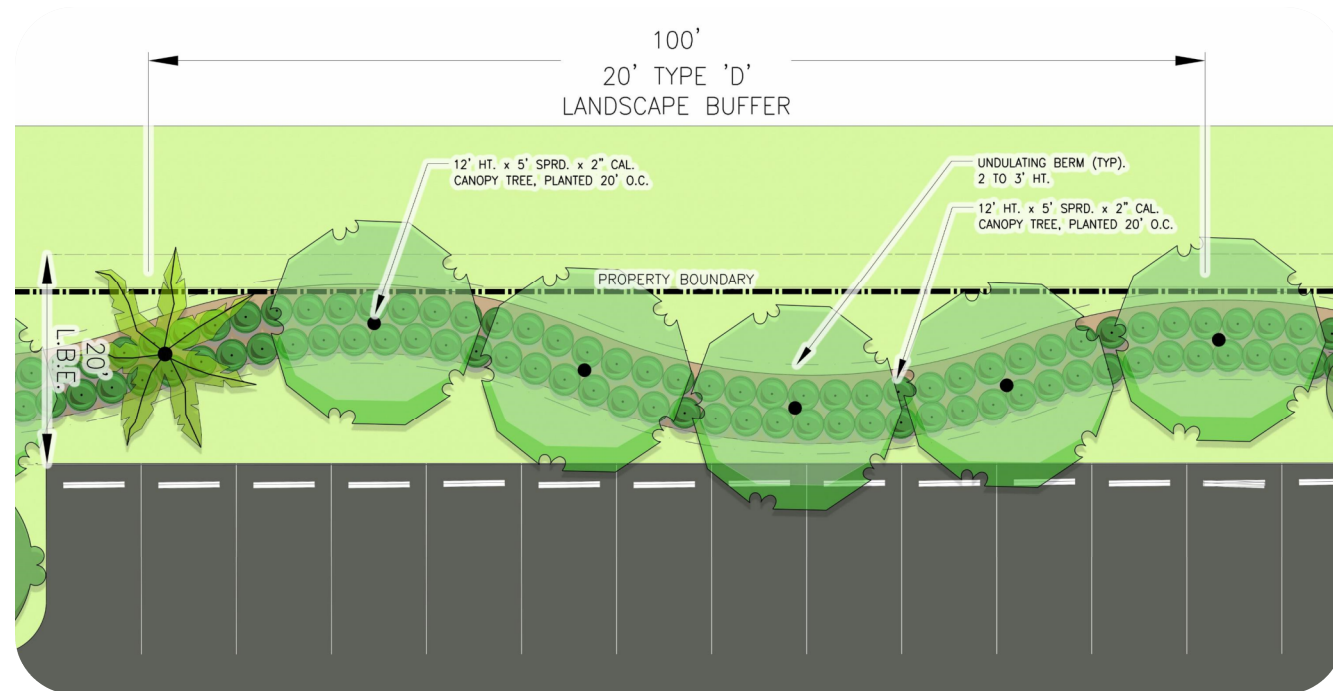
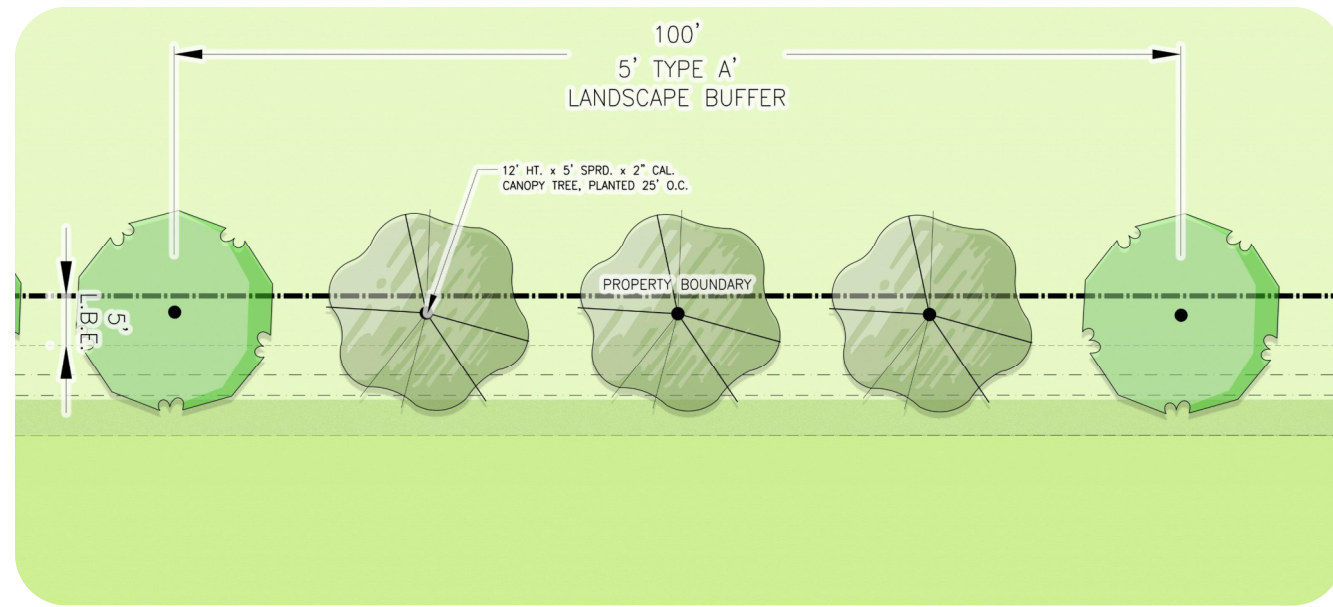




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PROPOSED LANDSCAPE PLAN





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PROPOSED LANDSCAPE DESIGN

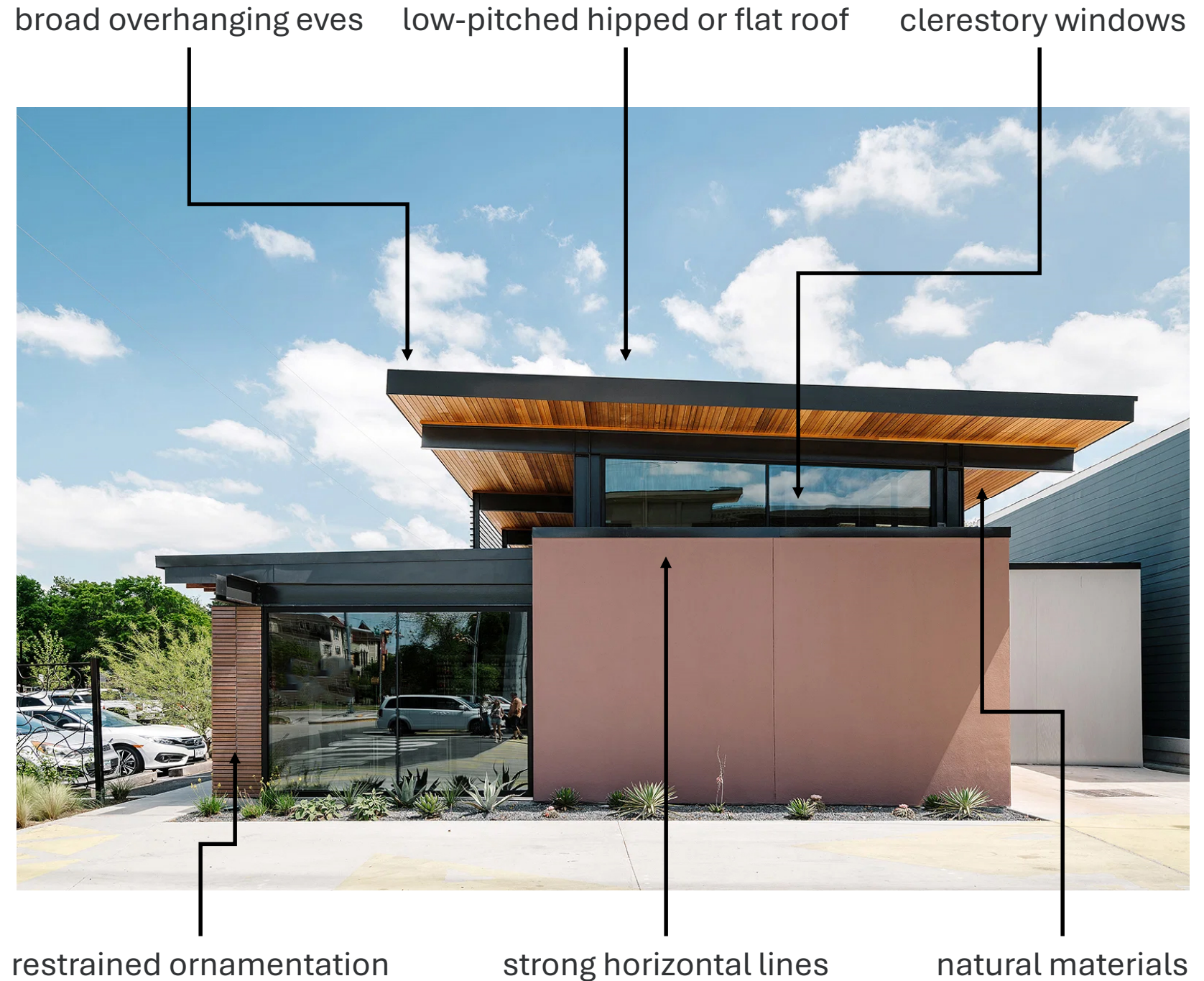


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Alternative Styles. To provide for flexibility and stimulate creative project designs while fostering compatibility with surrounding developments, the following alternative architectural styles may be proposed and be determined appropriate in the Village in accordance with the criteria in this section.

Prairie: The Prairie style includes low-pitched hipped or flat roof; broad overhanging eaves; strong horizontal lines; clerestory windows arranged in horizontal bands; wide use of natural materials, especially stone and wood or wood-look alternative with strong horizontal lines; and restrained ornamentation such as friezes around windows and doors, or as bands under the eaves.



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PROPOSED ARCHITECTURAL DESIGN



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An applicant may propose **Prairie** or **Iconic** architecture as an alternative architectural style, subject to approval through the design review process as part of the review of the development application.

Approval of a proposed alternative architectural style shall be based upon the following findings:

- A. The plan and architectural style for the proposed development is in conformity with good taste, good design, and in general contributes to the image of the Village as a place of beauty, spaciousness, harmony, taste, fitness, and high quality.
- B. The plan and architectural style for the proposed development is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the existing and evolving Village environment to materially depreciate in appearance and value.
- C. The plan and architectural style for the proposed development conforms with the standards of this LDC and other applicable ordinances, particularly with respect to the location and appearance of the buildings and structures proposed in the development.
- D. The plan and architectural style for the proposed development is compatible with the existing and any proposed surrounding development and is consistent with the comprehensive plan.
- E. The building is constructed with material that is sufficient and of such high technical quality to allow for continuing renovation and adaptive reuse well beyond the expiration of initial planned use or cost recovery.
- F. The building is designed to share some of the design characteristics of neighboring buildings or public spaces where applicable.

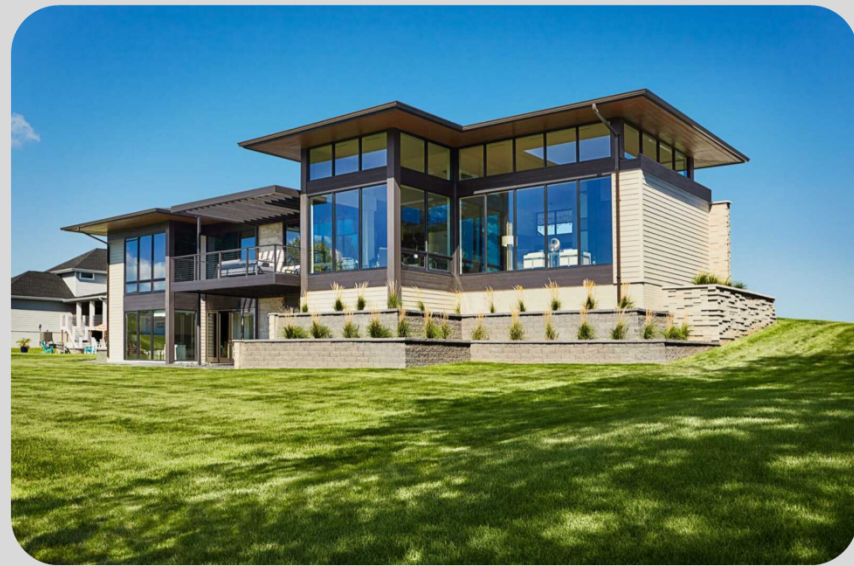
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PROPOSED ARCHITECTURAL DESIGN



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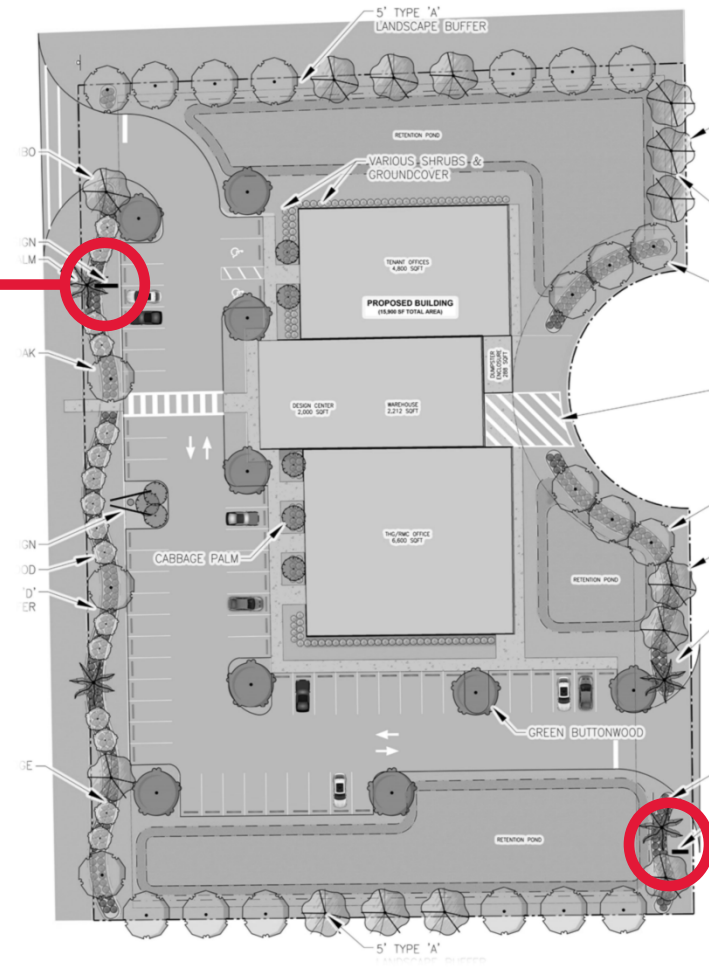


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GradyMinor



Monument Sign @ S Tamiami Trail
16' high.



Monument Sign @ Estero Ct
8' high.

HENNING RMS DESIGN CENTER
SIGNAGE

