



**Planning Zoning and Design Board**

***Staff Report***

<b>PROJECT NAME</b>
8111 Broadway East, Amendment #1
<b>CASE NUMBER</b>
DOS2019-E004
<b>MEETING DATE</b>
January 14, 2025
<b>REQUEST</b>
The applicant proposes to convert the existing 4,800 square foot vacant old post office building into a small office building. This request is to approve the building and infrastructure improvements related to this conversion.
<b>APPLICANT</b>
Pruitt Family Real Estate Holdings, LLC; Mitchell Pruitt
<b>LOCATION</b>
8111 Broadway East, Estero, FL
<b>PROPERTY SIZE</b>
1.07 acres±
<b>ZONING</b>
Ordinance 2024-07 amended the CPD zoning (Case DCI2024-E001)
<b>PUBLIC INFORMATION MEETING DATES</b>
The PZDB conducted the most recent Public Information Meeting on February 13, 2024.

**Staff Recommendation**

Staff recommends approval with stipulations of the development order and the monument sign. The development order is consistent with the zoning amendment which was approved by Village Council in 2024. The stipulations are the standard stipulations and additional conditions as follows:

1. Prior to the issuance of a Certificate of Compliance, Engineer, Florida Department of Health in Lee County, or reputable private septic inspection service, to certify that the septic is in good working order and meets the required peak flows.

2. Prior to issuance of the development order, provide surety in the amount of \$62,450.30.
3. A right-of-way permit will be required and submitted to the Village of Estero for any offsite improvements and utility connections within the Broadway East right-of-way.

### **Project Summary**

The applicant proposes to convert the vacant 4,800 square foot old post office building off US 41 on Broadway East into a small office building. The existing development order is being amended because there are some changes to the site plan, architecture, and landscaping by the new owner.

### **Architecture**

The proposed architectural design style is Italian Countryside. Architectural plans and a pattern book have been provided. The architectural style shows a pitched roof, decorative parapets and brackets, curved windows, entry tower, and tile roof. The building architecture is similar to the adjacent Broadway Shoppes but with a color palette that contains more beige tones, as preferred by the Village Council. The monument sign and dumpster are similar in design and color.

### **Transportation**

As part of this redevelopment, a second existing full-access driveway connection to Broadway East will be permanently removed.

A Traffic Impact Study was completed for the proposed based upon the 4,800 sf of Small Office Building. As a result of the trip generation performed no turn lanes are required. The level of service analysis performed shows that the proposed development will not introduce a significant increase in traffic flows and will not degrade the LOS of US 41 during the peak season below the Performance Standard Level of Service. The project will generate 70 average daily trips with 10 during the peak hour.

### **Off-Street Parking**

The proposed plan requires 16 parking spaces, and 25 parking spaces are provided including 2 ADA spaces & 23 standard spaces.

### **Stormwater**

The on-site surface water management system consists of existing catch basins, pipes and swales to capture stormwater runoff and convey it to the existing dry detention area on the northwest side of the site.

The existing system was permitted under SFWMD permit 36-06396-P issued June 5, 2007.

### **Lighting**

Details of the light poles and fixtures are provided with the applicant's documents in the photometrics plan set and meet the Village's lighting requirements.

**Lee County Utilities (Water)**

This project has been approved by LCU with stipulations.

**Lee County Health Department (Septic)**

No approval of the existing septic system was provided. An inspection report was provided but the pumps had no power. Staff recommends that prior to the issuance of a Certificate of Compliance, an Engineer, Florida Department of Health in Lee County, or reputable private septic inspection service, certify that the septic is in good working order and meets the required peak flows. The Village is working on plans for sewer service in this general area but, at this time, there is no specific date. Applicant will be required to tie into this system when available.

**Buffer and Landscaping**

The landscaping proposed meets the requirements of the Village of Estero. Buffers comply with Ordinance 2024-07 and include a wall on the east side of the property adjacent to a single family residence.

**Open Space**

The site meets the criteria for 20% open space required for small commercial developments. 45.4% open space is provided which includes the detention area.