

CURADEL PHARMA- PUBLIC INFORMATION MEETING

ESTERO, FL
August 12, 2025

INTRODUCTION

AUGUST 12, 2025 PZDB PUBLIC INFORMATION MEETING

PURPOSE FOR PUBLIC INFORMATION MEETING

- REVIEW THE CURADEL PHARMA PROJECT
- INTRODUCE CURADEL AND DESIGN TEAM
- REVIEW PRELIMINARY DESIGN FOR THE PROJECT
- INTEND TO FILE DEVELOPMENT ORDER FOR THE DEVELOPMENT OF 43,000 SF+/- CANCER TREATMENT FACILITY AND CORPORATE OFFICE.

CONSULTANT TEAM

JOHN FRANGIONI, M.D., Ph.D., *Developer; CEO, Curadel Pharma*



DAVID M. JONES & ASSOCIATES, *Landscape Architecture*



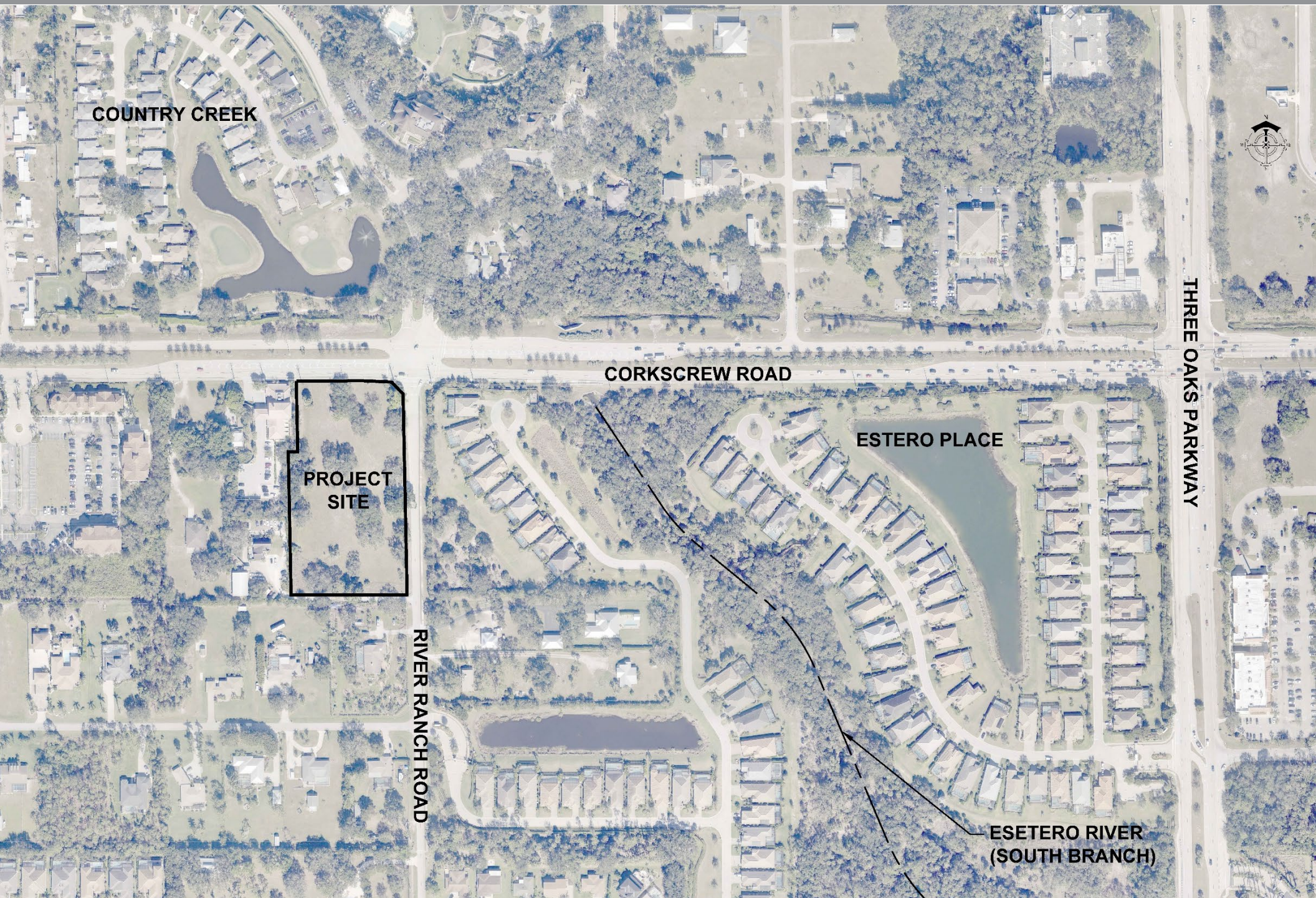
LINEA 5, *Architect*



RESPEC, *Civil Engineering*



VICINITY MAP



COUNTRY CREEK

PROJECT SITE

CORKSCREW ROAD

ESTERO PLACE

THREE OAKS PARKWAY

RIVER RANCH ROAD

ESETERO RIVER
(SOUTH BRANCH)

PROJECT INFORMATION & HISTORY

PROJECT INFORMATION

- AREA: 3.74 ACRES
- ZONING: COMMERCIAL PLANNED DEVELOPMENT (CPD)
- RESOLUTIONS: Z-02-057, ADD2008-00001
- ROADWAY FRONTAGE: CORKSCREW ROAD, RIVER RANCH ROAD
- ENTITLEMENTS: 53,999 S.F. OF COMMERCIAL USES
(40% MAX LOT COVERAGE)
35 FEET (2 STORIES) MAX HEIGHT

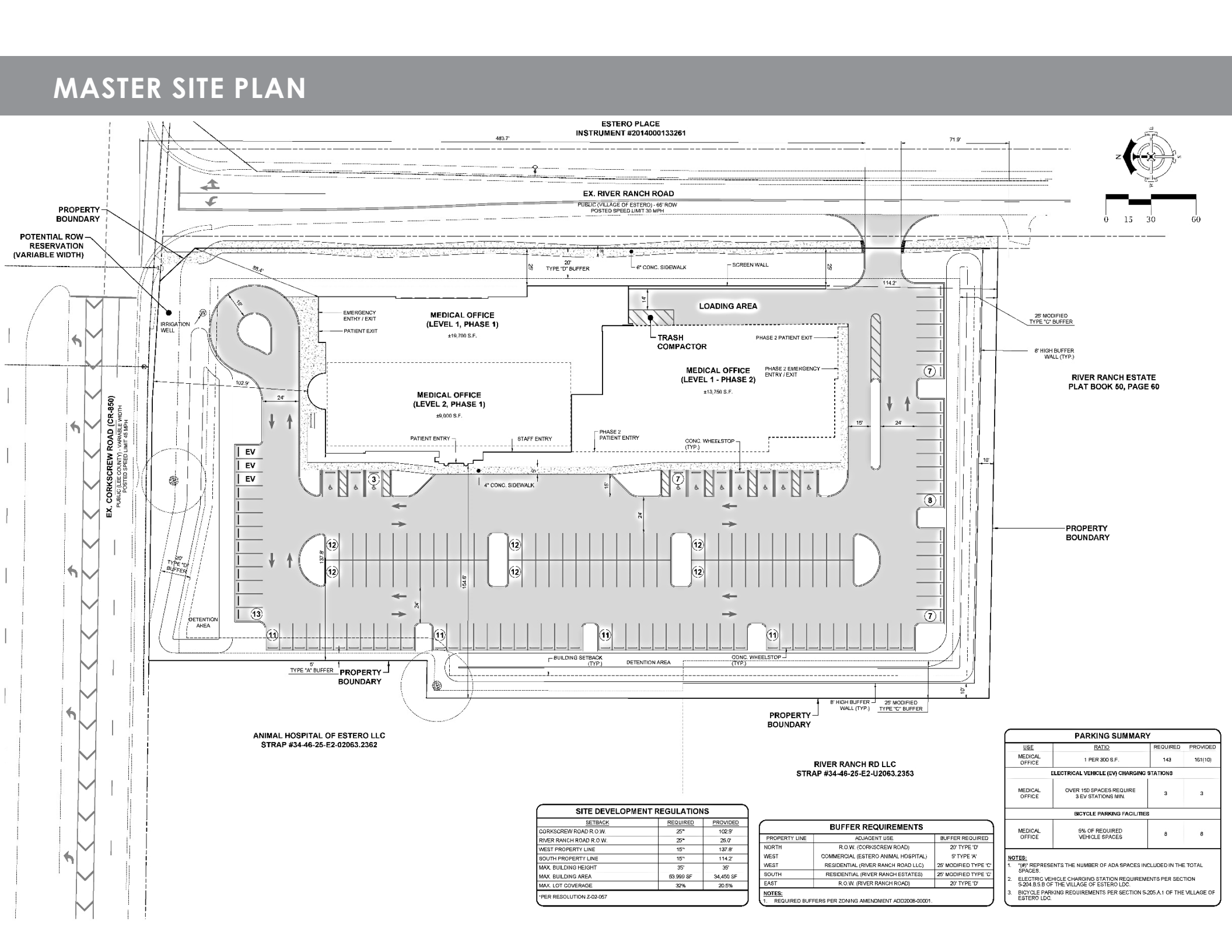
PERMITTING SUMMARY

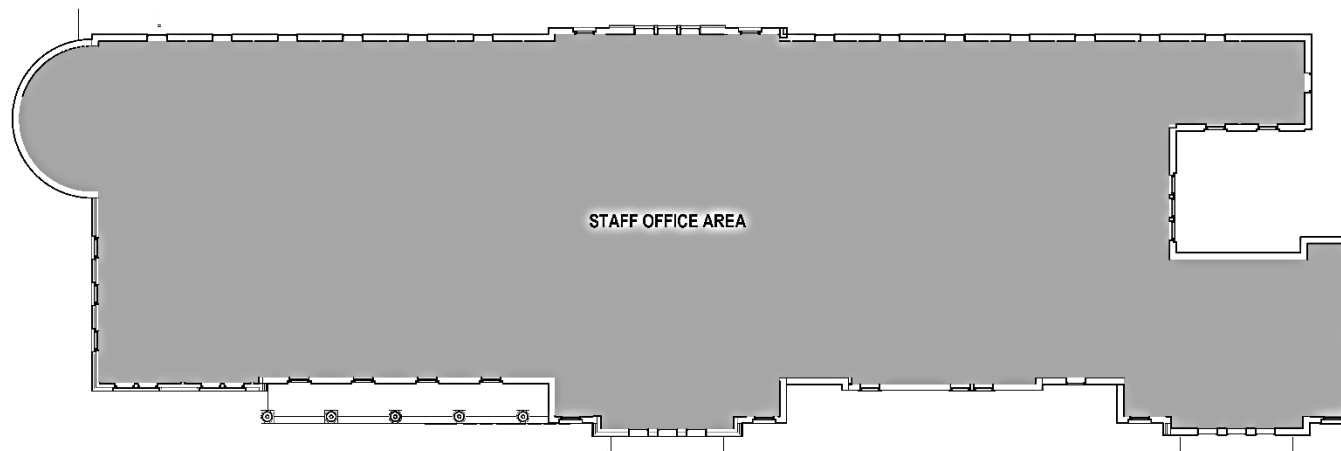
- REZONE APPLICATION FILED IN 2002 TO REZONE TO COMMERCIAL PLANNED DEVELOPMENT, APPROVED BY BOCC ON JANUARY 6, 2003
- ZONING MODIFIED BY ADMINISTRATIVE AMENDMENT IN 2008 FOR CURRENT MCP
- SFWMD ERP 36-110214-P ISSUED JULY 16, 2024 (COASTAL PALMS ACADEMY)
- VILLAGE OF ESTERO DEVELOPMENT ORDER DOS2024-E003 ISSUED JUNE 19, 2024 (COASTAL PALMS ACADEMY)
- ZVL2025-E006 ISSUED ON JULY 14, 2025 CONFIRMING PROPOSED USE AND PRELIMINARY SITE PLAN ARE CONSISTENT WITH THE ZONING RESOLUTION

PROPOSED PROJECT

- +/- 43,000 S.F. CANCER TREATMENT FACILITY AND CORPORATE OFFICE – 2 PHASES
- +/- 30 MEDICAL STAFF AND 35 CORPORATE EMPLOYEES
- +/- 72 PATIENTS (MAXIMUM DAILY CAPACITY), INCREASE CAPACITY IN PHASE 2

MASTER SITE PLAN





2 - LEVEL 2 - PIM PLAN
3/32" = 1'-0"



1 - LEVEL 1
3/32" = 1'-0"

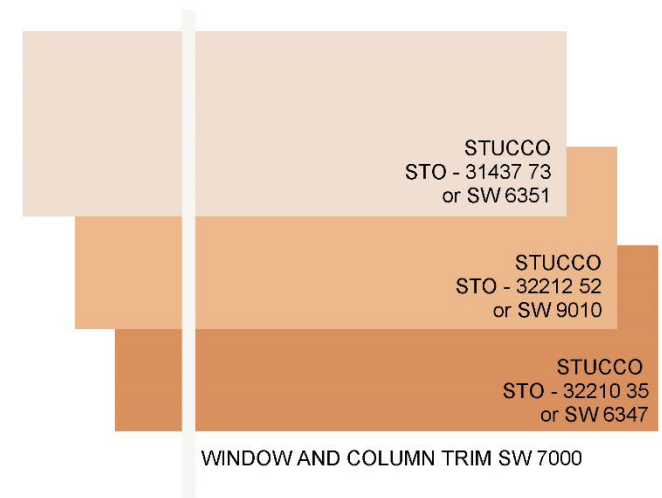
ARCHITECTURAL NARRATIVE & COLOR PALETTE

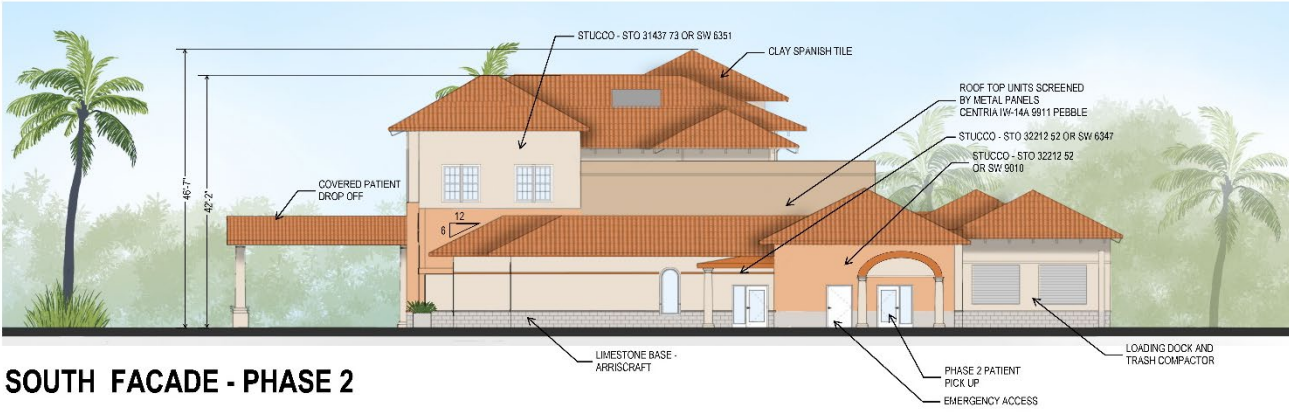
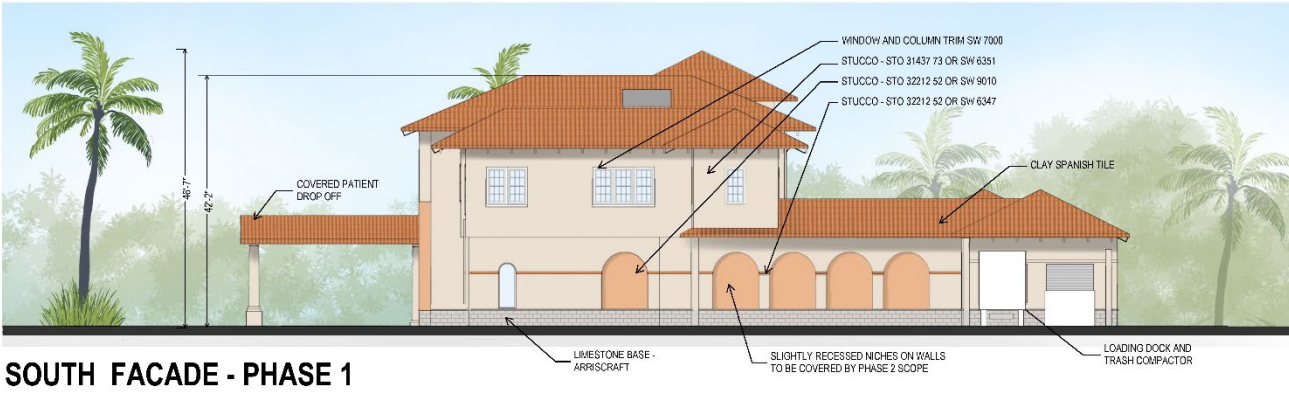
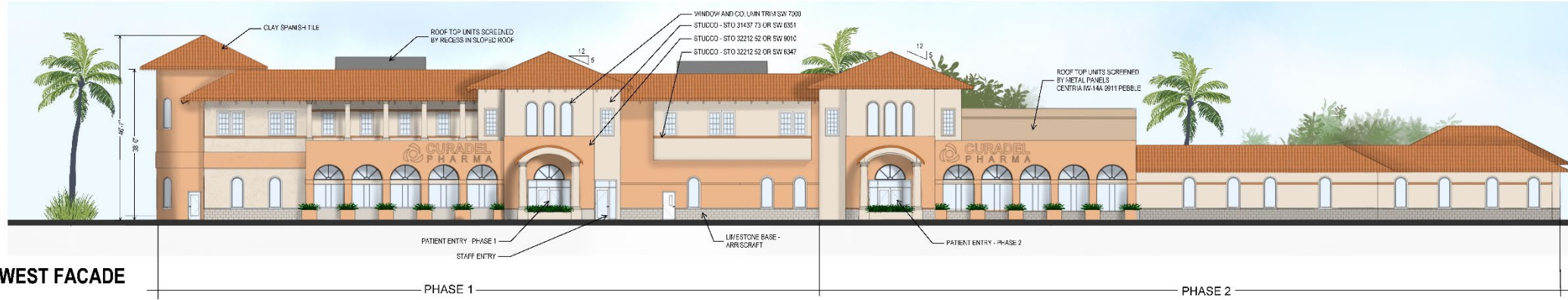
MATERIALITY

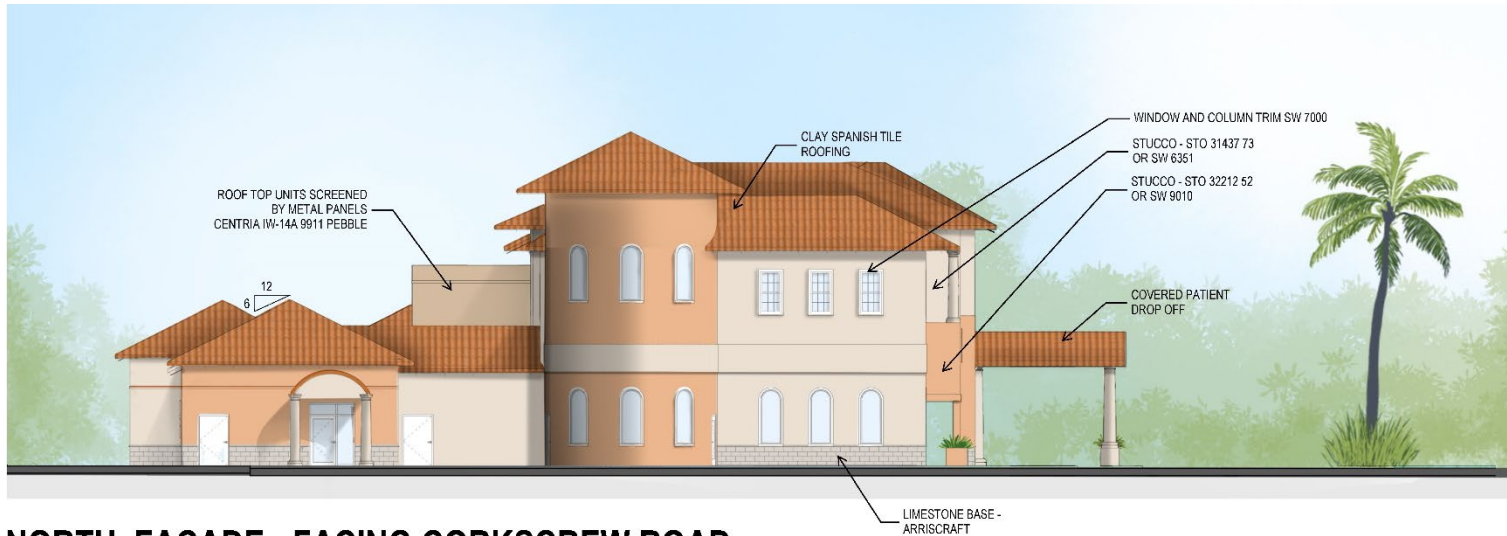
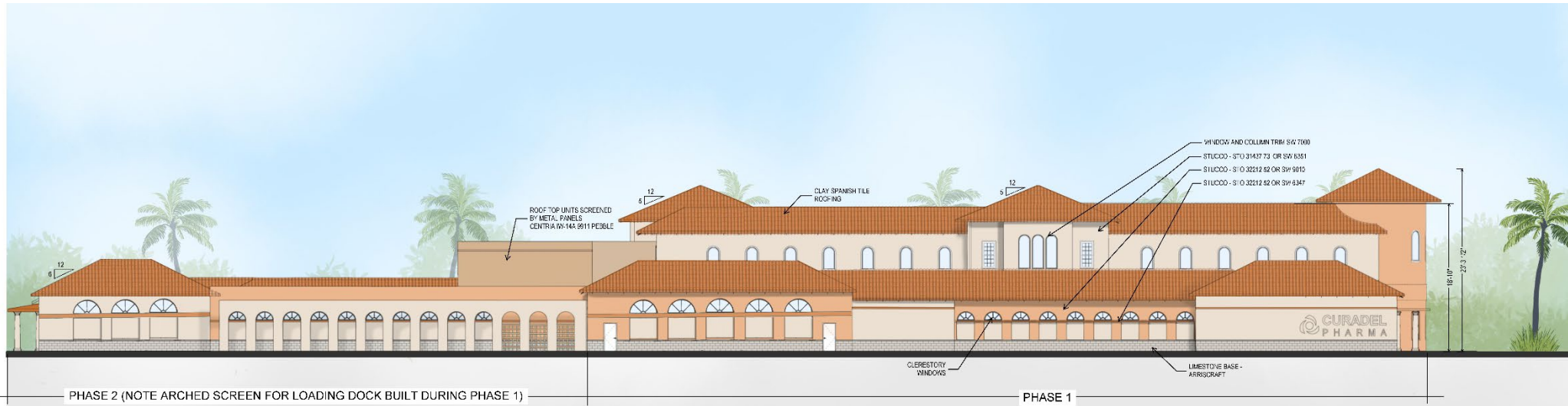
The building is designed to incorporate Mediterranean Revival elements, including a hip roof with Spanish tile and deep overhangs, arched windows in select areas, as well as columns, stone accents, and stucco walls.

The roof line of the second floor will serve to screen mechanical equipment situated on the roof. Warm earth-tone colors will define the exterior palette, complemented by a natural limestone base extending three feet up from the ground level.

A covered drop-off entry will accommodate patients arriving at the facility, while an adjacent covered outdoor arcade offers guests the option to wait comfortably outside while their loved ones receive treatment.





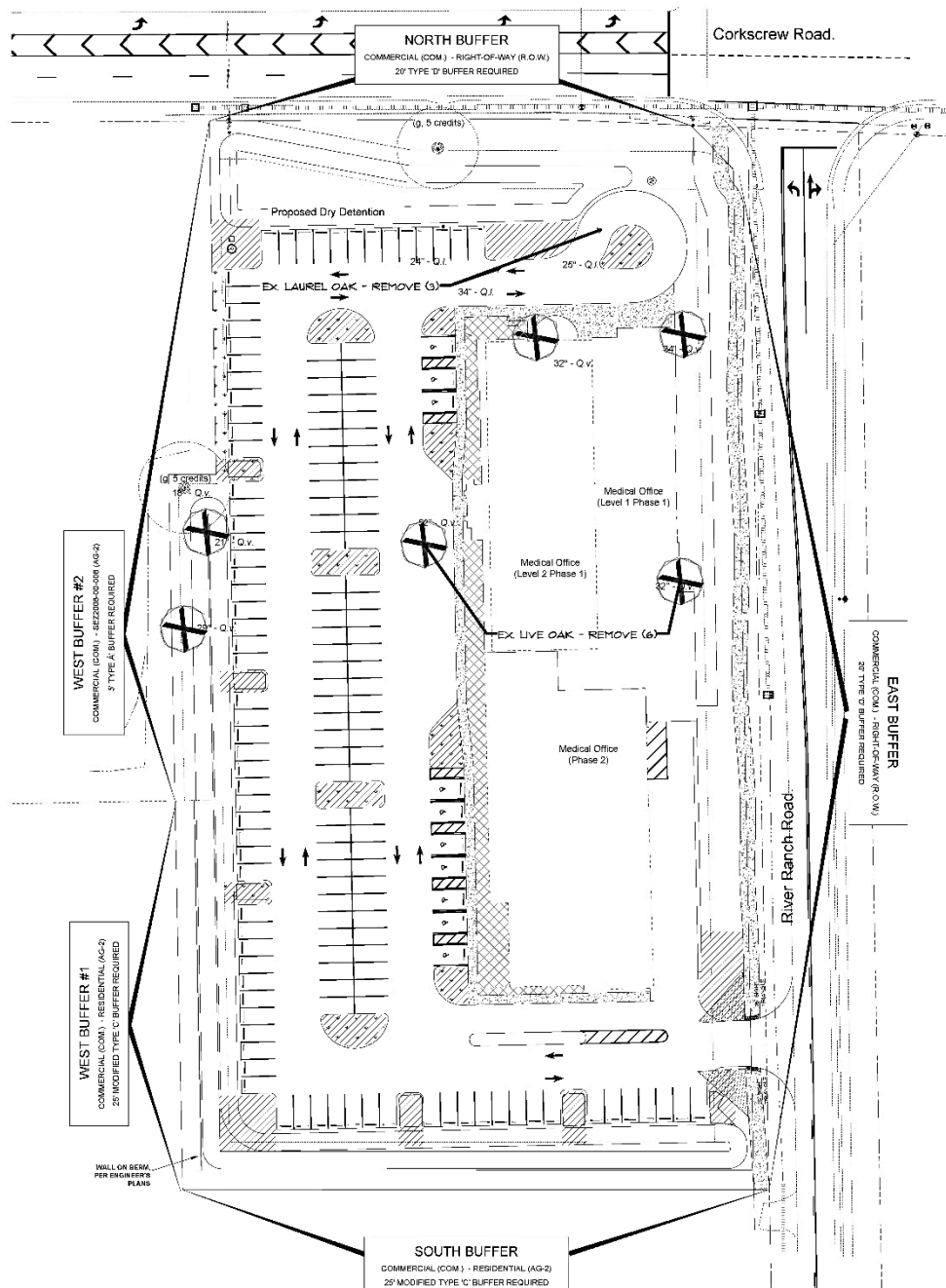


NORTH FACADE - FACING CORKSCREW ROAD





LANDSCAPE PLAN



SITE LANDSCAPE CALCULATIONS

SITE LANDSCAPE CALCULATIONS

SITE DEVELOPMENT DATA

TOTAL SITE = 3.8 AC. (66,845 S.F.)
ZONING HISTORY: ADD2008-00001

OPEN SPACE REQUIREMENTS
30% OPEN SPACE REQUIRED
166,845 X 30% = 50,053 S.F. REQUIRED AND 50,420 S.F. PROVIDED, BY HATCHING SHOWN.

INDIGENOUS OPEN SPACE REQUIREMENTS

NOT APPLICABLE

SIX EXISTING HERITAGE TREES, SOUTHERN LIVE OAK (Q. VIRGINIANA) ARE PROPOSED FOR REMOVAL. HERITAGE TREE REPLACEMENT REQUIRES FIVE TREE CREDITS PER HERITAGE TREE REMOVED, THIRTY CREDITS REQUIRED FOR REPLACEMENT AND 15-BALD CYPRESS @ 4" CAL., 16' HT. ARE PROVIDED.

GENERAL TREE REQUIREMENTS
1 TREE PER 3,500 S.F. OF SITE AREA
166,845 / 3,500 = 48 TREE CREDITS REQUIRED AND 48 PROVIDED, LABELED AS (G) OR (G+)
NOTE 16 TREES MAY BE USED AT A 2:1 CREDIT FOR GENERAL TREES. GENERAL TREE REQUIREMENTS MAY NOT BE REDUCED MORE THE 50%. A MAXIMUM OF 26-16' TREES MAY BE USED AT 2:1 CREDIT TOWARDS GENERAL TREES.

INTERNAL PARKING LANDSCAPE REQUIREMENTS
INTERNAL LANDSCAPE AREAS OF 10% OF THE PARKING AREA IS REQUIRED = 61,800 S.F. X 10% = 6,180 S.F. MINIMUM REQUIRED AND 8,640 S.F. PROVIDED BY HATCHING SHOWN.

MIN. 1 TREE PER 250 S.F.
6,180 / 250 = 25 TREES REQUIRED AND 21 PROVIDED, LABELED AS (P).
NO MORE THAN 10% OF PLANTING AREA TO BE IN TURF. APPROXIMATELY 618 SHRUBS OR GROUNDCOVERS ARE PROVIDED.

WATER MANAGEMENT PLANTING REQUIREMENTS
PER SECTION 33-111(D) OF SUBDIVISION 1 OF ESTERO PLANNING COMMUNITY REGULATIONS:
DETENTION BASINS MUST BE PLANTED WITH WETLAND SPECIES AT 34" OC THROUGHOUT THE BASIN.
NATIVE CORDON ROSS, SPERDINA BAKERI, IS PROPOSED.

BUILDING PERIMETER PLANTING REQUIREMENTS

BUILDING #1:
33,532 S.F. BLDG. X 10% = 3,353 S.F. OF BUILDING PERIMETER PLANTING REQUIRED AND 3,421 S.F. PROVIDED BY HATCHING SHOWN.

EXISTING TREE LEGEND

- 20' LIVE OAK (Q. VIRGINIANA)
Quercus virginiana
Existing Native
To Remain
- 20' LIVE OAK (Q. VIRGINIANA)
Quercus virginiana
Existing Native
To Be Removed
- 20' LIVE OAK (Q. VIRGINIANA)
Quercus virginiana
Existing Native
To Remain
- 20' LIVE OAK (Q. VIRGINIANA)
Quercus virginiana
Existing Native
To Be Removed

BUFFER REQUIREMENTS:

NORTH BUFFER
COMMERCIAL (COM) TO RIGHT-OF-WAY (R.O.W.)
20' TYPE 'D' BUFFER REQUIRED, W/ 5 TREES AND DOUBLE STAGGERED HEDGE PER 100' LINEAR FEET.
262' L.F. / 100' X 5 = 13 TREES REQUIRED AND 13 PROVIDED, LABELED AS (N.D.).
330' L.F. / 3' X 2 = 110 SHRUBS REQUIRED AND 115 PROVIDED, LABELED AS (N.B.).
BUFFER SHRUBS TO BE IN DOUBLE STAGGERED ROW, 80 AS TO FORM 36" HIGH CONTINUAL VISUAL SCREEN WITHIN ONE YEAR AFTER TIME OF PLANTING.

EAST BUFFER
COMMERCIAL (COM) TO RIGHT-OF-WAY (R.O.W.)
20' TYPE 'D' BUFFER REQUIRED, W/ 5 TREES AND DOUBLE STAGGERED HEDGE PER 100' LINEAR FEET.
511' L.F. (EXCLUDING ACCESS) / 100' X 5 = 26 TREES REQUIRED AND 26 PROVIDED, LABELED AS (E.D.).
511' L.F. / 3' X 2 = 341 SHRUBS REQUIRED AND 341 PROVIDED, LABELED AS (E.B.).
BUFFER SHRUBS TO BE IN DOUBLE STAGGERED ROW, 80 AS TO FORM 36" HIGH CONTINUAL VISUAL SCREEN WITHIN ONE YEAR AFTER TIME OF PLANTING.

SOUTH BUFFER
COMMERCIAL (COM) TO RESIDENTIAL (AG-2)
25' TYPE 'C' BUFFER REQUIRED, W/ 10 TREES AND DOUBLE STAGGERED SHRUB ROW, PER 100' LINEAR FEET.
250' L.F. / 100' X 10 = 25 TREES REQUIRED AND 20 PROVIDED, LABELED AS (S.D.).
250' L.F. / 3' X 2 = 167 SHRUBS REQUIRED AND 153 PROVIDED, LABELED AS (S.B.).

WEST BUFFER #1
COMMERCIAL (COM) TO RESIDENTIAL (AG-2)
25' TYPE 'C' BUFFER REQUIRED, W/ 10 TREES AND DOUBLE STAGGERED SHRUB ROW, PER 100' LINEAR FEET.
200' L.F. / 100' X 10 = 20 TREES REQUIRED AND 20 PROVIDED, LABELED AS (W.B.#1).
200' L.F. / 3' X 2 = 133 SHRUBS REQUIRED AND 133 PROVIDED, LABELED AS (W.B.#1).

WEST BUFFER #2
COMMERCIAL (COM) TO SEZ 2006-00-006 (AG-2)
5' TYPE 'A' BUFFER REQUIRED, W/ 4 TREES AND DOUBLE STAGGERED SHRUB ROW, PER 100' LINEAR FEET.
315' L.F. / 100' X 4 = 13 TREES REQUIRED AND 15 PROVIDED, LABELED AS (W.B.#2).

INTERNAL UTILITY EASEMENT - NO TREES OR LARGE SHRUBS SHALL BE PLANTED INSIDE THESE ZONES. ALL TREES IN ISLANDS ARE LOCATED OUTSIDE OF EASEMENT, MIN. 10' FROM BACK OF CURB



DMJA

DAVID M. JONES, JR.
AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
AND PLANNERS

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Fax: (239) 337-4404

PROJECT IN CHARGE
9600 CORKSCREW ROAD

ESTERO, FL

PREPARED FOR:
**Fort Myers, FL
1605 Henry Street
Fort Myers, FL 33901
Phone: 239.418.0691**

CONSULTANT:

DESIGN PROFESSIONAL:

GREGORY J. DISERIO, RLA
814 E. LA BARRA
STATE OF FLORIDA

PROJECT NO: 224137
PROJECT MGR: GREGORY J. DISERIO
DESIGNER: GREGORY J. DISERIO
CAD: GJD
CHECKED BY: GJD
ISSUED FOR: PUBLIC INFORMATION MEETING

ISSUED DATE: JULY 28, 2025
REVISIONS:

SHEET TITLE:
LANDSCAPE CALCULATIONS PLAN

SHEET NUMBER:
L - 1

THANK YOU!

QUESTIONS?