

# **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



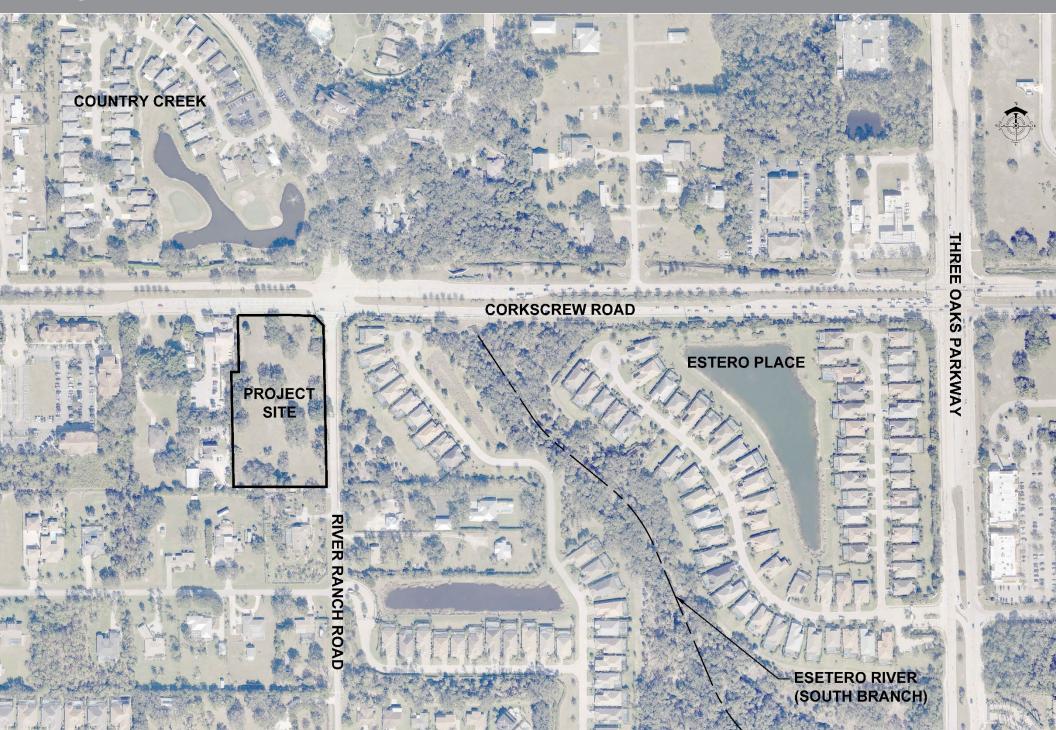
LINEA 5, Architect



**RESPEC**, Civil Engineering



# VICINITY MAP



## 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

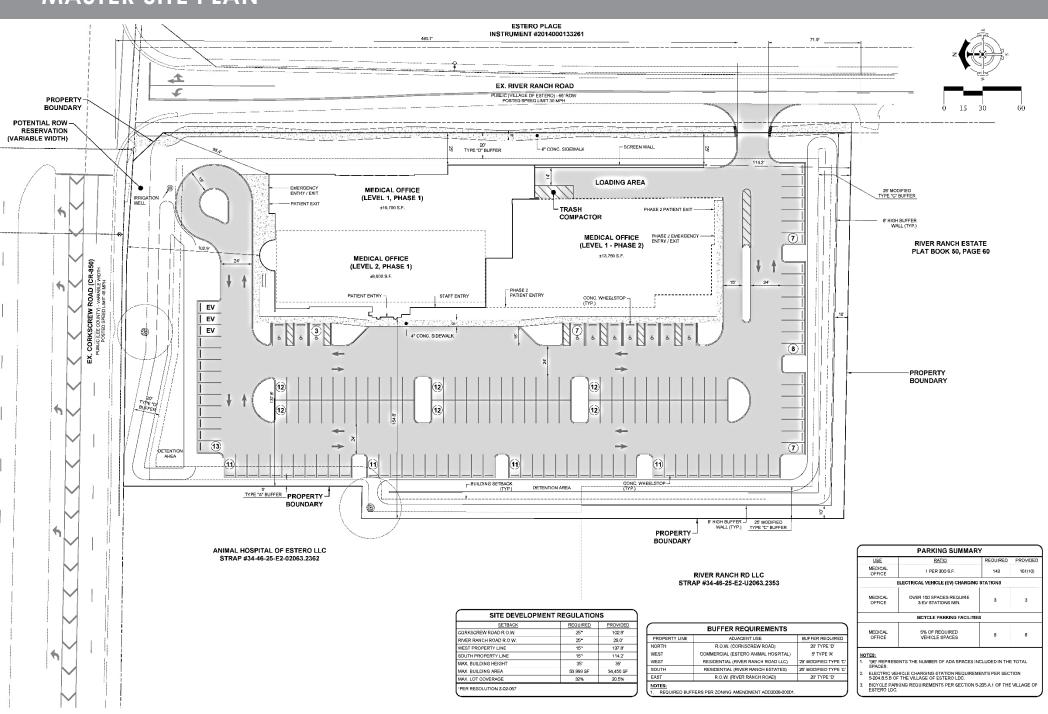
## PERMITTING SUMMARY

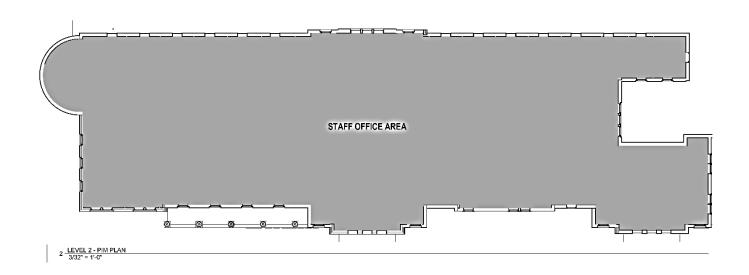
- REZONE APPLICATION FILED IN 2002 TO REZONE TO COMMERCIAL PLANNED DEVELOPMENT, APPROVED BY BOCC ON JANUARY 6, 2003
- ZONING MODIFIED BY ADMINISTRATIVE AMENDMENT IN 2008 FOR CURRENT MCP
- SFWMD ERP 36-110214-P ISSUED JULY 16, 2024 (COASTAL PALMS ACADEMY)
- VILLAGE OF ESTERO DEVELOPMENT ORDER DOS2024-E003 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**







# **ARCHITECTURAL NARRATIVE & COLOR PALETTE**

## **MATERIALITY**

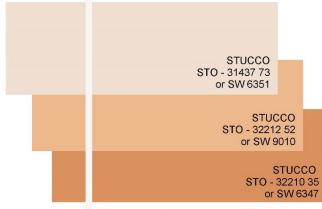
The building is designed to incorporate Mediterranean Revival elements, including a hip roof with Spanish tile and deep overhangs, arched windows in select areas, as well as columns, stone accents, and stucco walls.

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.





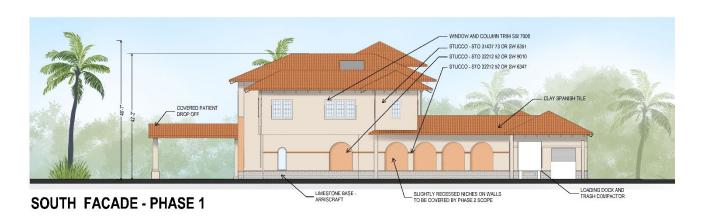


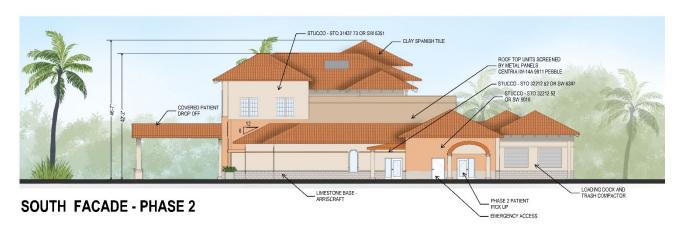
WINDOW AND COLUMN TRIM SW 7000



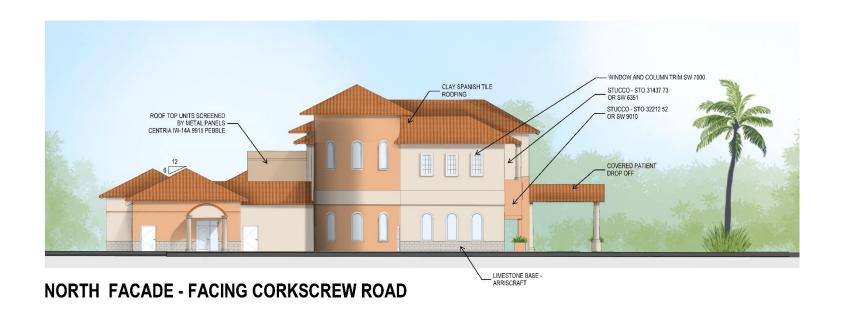








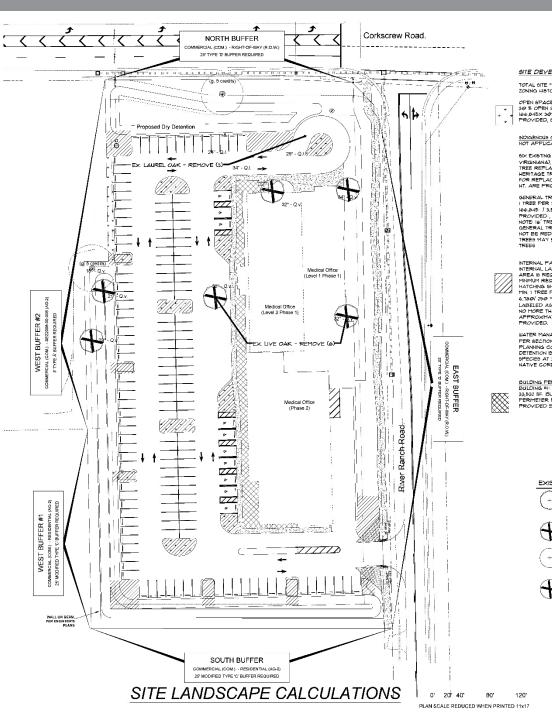








## LANDSCAPE PLAN



## SITE LANDSCAPE CALCULATIONS

## SITE DEVELOPMENT DATA

TOTAL SITE = "3.8 AC. (166,845 6.F.) ZONING HISTORY: ADD2008-0000

CPEN SPACE REGUREMENTS 30 % OPEN SPACE REGURED 166,845X 30% = 50,102 S.F. REGURED AND 50,420 S.F. PROVIDED, BY HATCHING SHOUN.

## INDIGENOUS OPEN SPACE REQUIREMENTS NOT APPLICABLE

SIX EXISTING HERITAGE TREES, SOUTHERN LIVE OAK (Q SIX EXBINA HARD RECOPOSED FOR REMOVAL HERITAGE TREE REPLACEMENT REQUIRED SIVE TREE CREDTS PER HERITAGE TREE REPLACEMENT REQUIRED SIVE TREE CREDTS PER HERITAGE TREE REMOVED, THREY CREDITS REQUIRED FOR REPLACEMENT AND IS-BALD CYPREDS & 4° CAL, 16°

GENERAL TREE REQUIREMENTS I TREE PER 3,500 S.F. OF SITE AREA 166,845 / 3,500 = 48 TREE CREDITS REQUIRED AND 48 TOUGHT 1 3,500 - 40 INSE CREAT IS RECURSED AND 40 PROVIDED 1, LABELED AS 64) OR (64) N
NOTE: 16' TREES MAY DE USED AT A 21 CREDIT FOR GENERAL TREES: GENERAL TREE REQUIREMENTS MAY NOT BE REDUCED MORE THE 50%. A MAXMUM OF 26 - 16' TREES MAY BE USED AT 21 CREDIT TOUGHANDS GENERAL

INTERNAL PARKING LANDSCAPE REQUIREMENTS INTERNAL LANDSCAPE AREAS OF 10% OF THE PARKING AREA 16 REGUIRED = 61,800 6.F. × 10% = 6,180 6.F. MINIMUM REQUIRED AND 8,640 S.F. PROVIDED BY HATCHING SHOWN.

MIN. 1 TREE FER 280 SF. 6,180/250 = 21 TREES REQUIRED AND 21 PROVIDED, LABELED AS (P). NO MORE THAN 18% OF PLANTING AREA TO BE IN TURE

APPROXIMATELY 618 SHRUBS OR GROUNDCOVERS ARE PROVIDED.

WATER MANAGEMENT PLANTING REQUIREMENTS WAITER FIRMAGETIENT FLANING REGULETIENTS
PER SECTION 39-IIIO) OF BUDDIVISION 1 OF ESTERO
FLANING COMMUNITY REGULATIONS
DETENTION BASING MIST SELECTIONS
DETENTION BASING MIST SELECTION
SPECIES AT 36" OC THROUGHOUT THE BASIN
NATIVE CORDARASS, SPRAING BASEN, 16 PROPOSED.

BULDING PERMETER PLANTING REQUIREMENTS BULDING N: 33,532 SF. BLDG X 10% = 3,353 S.F. OF BULDING PERIMETER PLANTING REQUIRED AND 3,421 6.F PROVIDED BY HATCHING SHOWN

## BUFFER REQUIREMENTS

20° TYPE O' BUFFER REQUIRED, M 5 TREES AND DOUBLE STAGGERED HEDGE PER 100 LINEAR FEET. 262° LF./ 100 X B = 13 TREES REQUIRED AND 12

PROVIDED, LABELED AS (N.B.).

EAST BUFFER

PROVIDED, LABELED AS (E.B.).

FROVIDED, LABELED AS (E.B.).

EUFER SERVIDE TO BE NOUBLE STAGGETED ROU, SO AS TO FORM 36 HIGH CONTINUAL VISUAL SCREEN LITHIN ONE YEAR AFTER THIS CF (EACH TIME).

COMMERCIAL (COM) TO RESIDENTIAL (AG-2) 25' TYPE 'C' BUFFER REQUIRED, W/ I Ø TREES AND DOUBLE STAGGERED SHRUB ROW, PER I Ø Ø UNEAR FEET.

290 LF. / 100 × 10 = 29 TREES REQUIRED AND 30

## WEST BUFFER #1

200' L.F. / 100 × 10 = 20 TREES REQUIRED AND 20 PROVIDED, LABELED AS (W.B.#1) 200 L F / 3 × 2 = 133 SHRUBS REQUIRED AND 133 PROVIDED, LABELED A6 (W.B#I.)

## WEST BUFFER #2

COMMERCIAL (COM) TO SEZ 2006-00-006 (AG-2) 5' TYPE 'A' DUFFER REQUIRED, W/ 4 TREES AND DOUBLE STAGGERED 6HRUB ROW, PER 100

# NORTH BUFFER COMMERCIAL (COM) TO RIGHT-OF-WAY (R.O.W.)

PROVIDED, LABELED AS (N.B.). 320 LF./ 3 × 2 = 115 SHRUBS REQUIRED AND 115

SUFFER SHRUBS TO BE IN DOUBLE STAGGERED ROW, SO AS TO FORM 36" HIGH CONTINUAL VISUAL SCREEN LITHIN ONE YEAR AFTER TIME OF PLANTING

COMMERCIAL (COM) TO RIGHT-OF-WAY (R.O.W.) 20' TYPE 'D' BUFFER REGUIRED, W/ 5 TREES AND DOUBLE STAGGERED HEDGE PER 100 LINEAR

511' L.F. (EXCLUDING ACCESS) 100 × 5 = 26 TREES REQUIRED AND 26 PROVIDED, LABELED AS (E.B.).

290' LF./ 3 × 2 = 193 9HRUB6 REQUIRED AND 193 PROVIDED, LABELED A6 (6.8.).

WEST BUFFER REQUIRED, WI 10 TREES AND DOUBLE STAGGERED SHRUB ROW, PER 100 UNEAR FEET.

315' LF. / I@@ X 4 = I5 TREES REQUIRED AND IS



9600 CORKSCREW ROAD

ESTERO EL

Fort Myers, FL 1605 Hendry Stree Fort Myers, FL 3390 Phone: 239.418.069

CONSULTANT

GREGORY J. DISERIO, RLA R.L.A.#: LA 0000840 STATE OF FLORIDA

	=	
1	PROJECT NO.	224137
	PROJECT MJR.	GREGORY J DISERI
	FILE NAME:	9600 Corkscrew_LS
	DES SYER:	GJD
	CAD TECH	GJD
	CHECKED BY:	GJD
	IFOR CBUSSI	
	PUBLIC	INFORMATION

ISSUED DATE: JULY 28, 2025 REVISIONS:

SHEET TITLE LANDSCAPE LCULATIONS PLAN

Existing Native TO BE REMOVED

EXISTING TREE LEGEND

Existing Nativo To Romain

Existing Native TO BE REMOVED

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

## RENDERED LANDSCAPE PLAN

## GENERAL LANDSCAPE NOTES

- THE QUALITY OF ALL PLANT MATERIAL WILL MEET THE STANDARDS FOR FLORIDA GRADE NO 1 (or better), AS GOVERNED IN "GRADES AND STANDARDS FOR NURSERY PLANTS".
- ALL PLANTED TREES AND FALMS WILL HAVE A 3" DEEP SAUCER CONSTRUCTS
  FROM THE TRUNK OF THE TREE OR PALM, MINIMUM OF 4" DIAMETER.
- 3 ALL PLANTING BEDS SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF MULCH AND SHALL BE WEED FREE. MULCH SHALL BE GRADE B OR BETTER CONTRACTOR SHALL REMOVE ANY VEGETATIVE GROWTH AND APPLY A PRE-EMERGENT WEED KILLER PER SPECIFICATIONS PRIOR TO MULCHING.
- CODE PLANTINGS SHALL BE REPLACED AT THE OPTION AND COST OF DEVELOPER SHOULD FUTURE UTILITY WORK REQUIRE REMCVAL.
- 5. ANY AND ALL EXOTIC VEGETATION INCLUDING EARLEST ACACLA, WOWN'S TOYOUG, BRICHPOWDO, AUSTRALIAN FINE, CARROTWOOD, GOSEWOOD, AIR POTATO, MURRAY RED CLIM, WEEPING FIG, CUBAN LAURE, FIG, JAPANESS CLIMBING FERN, ADL WORD CLIMBING FERN, MELLEUCA, DOWN'R POSSE MYRTLE, CHINSE TALLOW, BRAZILLIAN PEPPER, FLORIDA HOLLY, TROFICAL SOOA APPLE JAVA PLUIA, ROSE APPLE, CORK THEE AND WEEDLE, ON THE FROPERTY SHALL SE COVPLETELY REMOVED AND DESIGN OF CET SYSTE BY THE CONTRACTOR: THE STS HALL BE MAINTAINED FREE OF INVASIVE EXOTIC
- TREES SHALL BE A MINIMUM OF 12:14" IN HEIGHT WITH A 2:12" CALIPER, 45
  GALLON, MEASURED AT 1" ABOYE GROUND LEVEL WITH A SIX FOOT CANOPY
  UNLESS SPECIFIED AS 20" TALL TREES PER PLAN AND PLANT LIST.
- A MINIMUM OF 75% OF THE CODE TREES AND 50% OF SHRUBS SHALL BE OF A NATIVE SPECIES.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE LOCATIONS OF ALL UTILITIES AND ALL SITE CONDITIONS PRIOR TO THE START OF LANDSCAPE INSTALLATION.
- FERTILIZER SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND VILLAGES OF ESTERO OR LOCAL ORDINANCES.
- IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINE GRADE ALL PLANTING AND SODDING AREAS PRIOR TO PLANT OR SOD INSTALLATION. CONTRACTOR SHALL OBTAIN OWNER APPROVAL OF FINAL GRADES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE TAKEOFFS. PLANT LIST IS PROVIDED FOR REFERENCE ONLY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE UNTIL
   FINAL ACCEPTANCE AND IN COMPLIANCE WITH SPECIFICATIONS
- CONTRACTOR SHALL REMOVE ALL TAGS. TAPE AND SUPPORTS (EXCEPT STAKING GUYS) FROM ALL PLANTINGS PRIOR TO FINAL ACCEPTANCE.
- 14. ALL AREAS OF THE SITE NOT PLANTED SHALL BE SODDED IN ACCORDANCE WITH BLANS DEED TO ENGINEEDING BLANS OF ADDITIONAL SPECIEICATIONS
- THE REQUIRED PLANTINGS SHALL BE IRRIGATED IN ACCORDANCE WITH LDC REQUIREMENTS. REFER TO CONSTRUCTION DOCUMENTS FOR COMPLETE IRRIGATION PLANS.
- THE PARKING LOTS SHALL BE SLEEVED FOR IRRIGATION BY THE LANDSCAPE CONTRACTOR. COORDINATE WITH CIVIL ENGINEERING PLANS.
- 17, ALL BASE ROCK SHALL BE REMOVED FROM LANDSCAPE PARKING ISLANDS.
- 18. PRIOR TO CERTIFICATE OF COMPLIANCE NO TREES SHALL BE PLANTED WHERE THEY INTERFERE WITH BUILDINGS, UTILITIES, SITE DRAINAGE, WEWS, SIGNS, OR WHERE THEY WILL REQUIRE PREQUENT PURINN TO AVOID DOWNER LINES AT MATURE HEIGHTS IN PERPETUITY UNLESS A WRITTEN STATEMENT IS PROVIDED PER LIQUES CO 14/21 A.S.
- THE CONTRACTOR SHALL PROVIDE (PRESSURE COMPENSATING SCREENS) AS NECESSARY TO REDUCE OR ELIMINATE OVERSPRAY INTO STREETS, WALKS OR OTHER AREAS AS DICTATED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- PLANS PREPARED FOR DEVELOPMENT ORDER APPROVAL. REFER TO ADDITIONAL LANDSCAPE CONSTRUCTION DOCUMENTS FOR PLANTING SPECIFICATIONS.
- IL CUIDOES NOT ALLOW TREES, STRUCTURES OR ENCROACHING OF OTHER EXEMINATS WITHIN COLESCIMENTS. IN ADDITION, THE TRUNK OF ALL SHADE TREES ARE TO BE PLANTED NO CLOSER THAN 15 AND THE TRUNK OF ALL PALM TREES ARE TO BE PLANTED NO CLOSER THAN 5 FROM AN EXISTING OR PROPOSED ICLUSIFICATION OF THAN 5 FROM AN EXISTING OR

## NOTES:

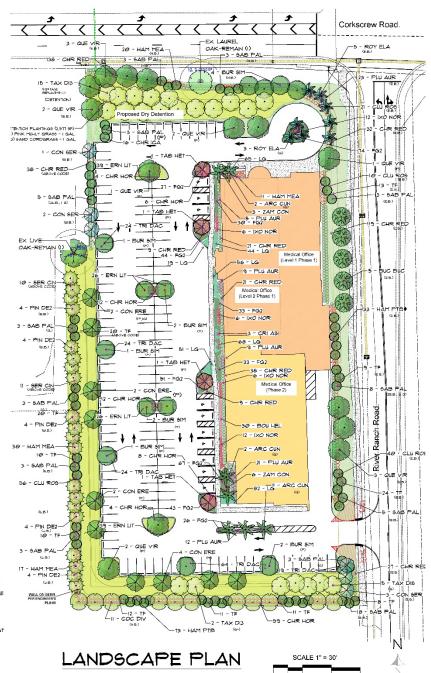
ABOVE CODE PLANTINGS (IF APPLICABLE) TO BE INSTALLED AT THE OPTION OF THE OWNER.

CONTRACTOR SHALL SOD ALL DISTURBED AREAS WITH ST. AUGUSTINE SOD. VERIFY SOD SPECIES/VARIETY WITH CUNER.

ALL PLANTINGS TO BE MULCHED WITH 2" DARK BROWN ORGANIC MULCH GRADE B OR BETTER, CYPRESS MULCH PROHIBITED.

CONTRACTOR RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES AT TIME OF BIDDING.

CONTRACTOR RESPONSIBLE FOR ALL SOD AND MULCH QUANTITIES.



0' 15' 30' 60' 90' PLAN SCALE REDUCED WHEN PRINTED 11x17

LANT	SCHED				
MEGL	cote	etr	COVMON/ BOTANICAL NAME	SIZE	
e::5					
	TAX DIS	ā	Hoic Dypress Taxodium distictum Native	12'-14' HT, 2.5 GAL, 5.5°R	
	IAX DIS	17	Bale Cypress Trandum distinum Heritage Tree Replacement 2º Credit	4 CAL 16 IT. 6' SPRD	
8	CONERE	10	Buttomecod Concerptio erectus Native	12" HT., 2.9' GAL, 5" 8"3	
Ŏ	SA3 FAL	80	Cobboge Melmeto Sabel palmoto Nelive	12' 16' CT	
*	ROY ELA	16	Fioricia Royal Parm Hoyathmen elato Native	12" Clear Trunk	
$\odot$	BURS W	13	Gumbo I mbo Guscre sineruba Native	12'-14' HT, 2.5 CAL, 5.5°4	
紫	ARC DLN	Б	King Peim Acconnophoetis aurninghaniana	12" Clear Irunk	
( <u>)</u>	CCC DW	1-	Figeur Plum Cocculctus civersibilis Native	10'-12' H., 2.5" cal. 5" spr.	
$\otimes$	TAB - ET	4	Fins Tecebuls. Tecebulin hererophyla	12'-14 HT, 2.5 CAL, 5577	
	BUC BUC	5	Grady Judy Black Clina Ducids buceres "Snady Lady" Native	12"-14" HT, 2:5 GAL 5:8PR	
$\otimes$	CONSER	G .	Sites Butchwood Concorpus eractus sericeus Nativo	12"-14" H1, 2.5 GM, 5" 8-4.	
<u></u>	FIN DC≥	20	6 oar Hine Finus elliotti densa Native	12"-14" HT, 2.8 GAL, 8.8 PT	
	OUE VIR	15	Scullern Live Celk Quercus ringiniono Nativo	12"-14" HI, 2.5 GAL, 5" 8"4.	
			DX. IVE CVX FEMAIN Querous virginians Existing Native To Benealt		
0		4	Landing Native TO Remail EX. JUR OWN-REMOVE Querous registron Existing Native TO BE REMOVED EX. JURELOWN REMAIL Querous hauffelia		
$\odot$		1	Drieting Spring		
$\overline{\odot}$		3	To Perseir EX. "AUTEL CAK - REMOVE Cuercus Isurible Existing Notive TO HE REMOVE 1		
RUES	-				
0	Fl. a.r	14	Blue Humbego Plumbago sur culeta	Min. 24. ≃t., 3 Gelfon	
0	Ham maa	77	Plumbago auroulata Nen-Valles Compact Pirebush Hamelio potana ser, glabra Nelive Coomis Palm	Min. 27 -t. 3 Sallon	
4	Zur oon	12		3 ga . 12 -16' lsi	
88	Cri asi	5	Crnum Lily	7 QAL 24°11T	
()	TI	140	Felanticohee Gross	Min. 24 -t. 8 Salion	
	"		Zerrie flatidaria Nestiva Orinum Lily Orinum assisticum Fastametiches dines Triesecum castyloides NATIVE Emerciah		
<b>3</b>	Ham ptb	108	Native	Min. 24 -t , 8 Salton	
0	Christon	108	Horizonth Cocopium Chrysobalthus locato Horizontalis' Native Native Stern' Pint horse labria accalines Nation Grant' Pitch Apple Cluste Cluste source 'Pitch Apple'	Min. 24 -t , 8 Salion	
0	bo tor	ao	None Steam First hours	8 ga ., 24" 1t	
0	Clarue	127	Fitch Apple Clusie. Clusie rosse "Fitch Apple"	Min. 24 -t , 3 Gallon	
0	Chr red	436	Clusia corre "Pilch Apple" Notive Had tilp Gooptum Chysobaltanus loazo "Red Tip"	Min. 24 -t. 3 Sallon	
Ŏ	Sereit	21	Native Siver Saw Palmeto Serando recens "Cinerac"	890.	
MICL	CODE	IQTY	CONTROL - ECTANION IN ME	5120	SPICNS
HUE AREAS			Diver Fakahsionee Grass Iriosacum onchylo dee nono		
9,30	Tr ca:	Ibo 400	Intercomment of the reservant of the res	15" rt. 8 gelon 8 ge	MC*c.c.
	Fg2		Four microcarpa "Green siend" Holon Johnson Compact	1	24°c.o.
-	Hou tel	94	Bouga willea Bouga willea x - ear Johnson DETEXTION PLANTINGS SPARTNA, MULITY ORAGS Pink Muhity Stess	3 ga . 12 -14" ht/epr	24°c o.
		2,577 sf	SPARTINA, MULITY GRASS		
	Muh cs2	74	Muhlemergis capiteris	1 gal.	23% SJ 36°c.e
	Эрв эв∢	223	Muhlemorgis, capiteris Sand Contiguas Spartins bakeri	1 gal.	70% SG 0.0
ROUND COVE		I	Evergreen Clant Lilyturi	4 4	
PROUND CONE	Lg Envilla	902 190	Evergreen Geant Lilyturi Uir ope mueent "Energreen Clanit" Gelden Creeper Ernodeat Horais Native	1 gel.	16° o.c.





PROJECT NO.	224137				
PROJECT M. R.	GREGORY J DISERIO				
FILE NAVE:	9600 Corkscrew_LS				
DESIGNER.	GID				
GAD TECH:	GJD				
CHECKED BY:	GJD				
SSUED FOR					
PUBLIC INFORMATION					
MEETING					

GRECORY ... DISPRIO, RI A R.L.A. #: LA 0000840 STATE OF FLCE DA

		_
SSUED DATE:	JULY 28, 2025	_
REVISIONS:		Ξ
		_
		Ξ
		_

LANDSCAPE PLAN



- 2

# **THANK YOU!**

QUESTIONS?