

VILLAGE OF ESTERO
PLANNING ZONING AND DESIGN BOARD MEETING
PACKET
FEBRUARY 21, 2023, 04:30 PM

www.Estero-fl.gov

The Village Planning Zoning and Design Board Meeting will be conducted physically in Council Chambers at Village Hall, 9401 Corkscrew Palms Circle, with an opportunity for members to participate virtually. The meeting will be broadcasted live via the Village of Estero website https://estero-fl.gov/council/watch-meetings-online/. Please see the bottom of this agenda for further information and instructions for public participation.

AGENDA

PLANNING ZONING AND DESIGN BOARD MEETING

9401 Corkscrew Palms Circle, Estero, Florida

February 21, 2023, 04:30 pm

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF AGENDA**
5. **BUSINESS**

   Items on the agenda are generally treated in sequential order, and due to the length of the agenda, any or all of the items listed for discussion may be rescheduled to a later date for consideration.

   The meeting will adjourn no later than 9:00 P.M. unless extended by the Board.

6. **Consent Agenda**

   a. **Approval of January 10, 2023**

      Attachment: 1102023_PZDB Minutes.pdf

7. **PUBLIC INFORMATION MEETINGS (No votes are taken at Public Information Meetings)**

   The public will have an opportunity to speak for three minutes per agenda item.

   a. **Estero River Park Development Order (Application pending) (District 4) Village property located on the northeast corner of US 41 and Corkscrew Road.**

      The Village plans to develop as a first phase, an access drive, parking area and walking paths.

      Attachment: 1. Estero River Park-Aerial.pdf
      Attachment: 2. Estero River Park-Site Plan.pdf

   b. **Woodfield Estero Planned Development - Rezoning (DCI2022-E005) (District 6) Vacant parcels at**

the northwest corner of US 41 and Coconut Road.

Applicant seeks to rezone ±45.6 acres from Mixed Use Planned Development (MPD) to Estero Planned Development (EPD) to allow 596 dwelling units, office, retail, restaurants, and related uses.

Attachment: 1. Woodfield - Application PIM Request.pdf
Attachment: 2. Woodfield - Master Concept Plan.pdf
Attachment: 3. Woodfield - Pattern Book - Presentation.pdf

c. Goodwill Industries -- Development Order (Application pending) (District 5) ±2.69-acre vacant parcel located at the southeast corner of Corkscrew Road and Three Oaks Parkway in the Estero Town Center Commercial Planned Development (CPD) Also known as Lowes Plaza.

Applicant seeks to construct a 21,800 square foot, one-story building with a drive-thru.

Attachment: 1. Goodwill - Application PIM Request.pdf
Attachment: 2. Goodwill - Site Plan.pdf
Attachment: 3. Goodwill - Presentation.pdf

8. PUBLIC HEARINGS (Quasi-Judicial)

The public will have an opportunity to speak for five minutes per agenda item.

a. Estero Eyebuild at Corkscrew Palms -- Development Order (DOS2022-E010) (District 5) 9441 Corkscrew Palms Circle - A vacant parcel east of Village Hall, surrounded by parking in the Corkscrew Palms Commercial Planned Development (CPD) on Corkscrew Road.
Applicant proposes to construct a ±14,800 square-foot, 2-story commercial building with tenant spaces on the first floor and medical offices on the second floor.

Public Information Meeting was held May 10, 2022. (Development name at that time was Ginsberg Eye at Corkscrew Palms)

Planning Zoning and Design Board will make a decision on this Development Order.

Attachment: 1. Estero Eyebuild - Staff Report.pdf
Attachment: 2. Estero Eyebuild - Boundary Survey.pdf
Attachment: 3. Estero Eyebuild Engineering Plans.pdf
Attachment: 4. Estero Eyebuild Architectural Plans.pdf
Attachment: 5. Estero Eyebuild Landscape Plans.pdf
Attachment: 6. Estero Eyebuild Lighting Plan.pdf
Attachment: 7. Estero Eyebuild - Presentation.pdf

b. Village Initiated Rezoning -- 9000 Williams Road Property (District 5) Village proposes to rezone +19 acres on the north side of Williams Road that includes the Golf Coast Driving Range and a

vacant parcel from Agriculture & Commercial Planned Development to Estero Planned Development. Continued from January 10th meeting.

Staff is requesting another continuance.

c. Ordinance 2023-02 - Standards for Elevated Single-Family Homes

Amendment to the Land Development Code

See attached Summary Sheet

Planning Zoning and Design Board will make a recommendation to Village Council.

Attachment: 1. Ordinance 2023-02 - Summary.pdf
Attachment: 2. Ordinance 2023-02- Standards for Elevated SFH2.pdf

9. PUBLIC INPUT (Each individual will be given five minutes to speak)

10. BOARD COMMUNICATIONS

a. Next meeting - March 14, 2023

11. ADJOURN

General Attachments

- eComments

Remote Attachment:

eComments (https://estero-fl.gov/ecomment-cards/) (https://estero-fl.gov/ecomment-cards/)

Final Action Agenda/Minutes are supplemented by audio and video recordings of the meetings, as well as transcripts. Video recordings of Design Review Board meetings from June 8, 2016, forward, as well agendas, staff reports, resolutions, ordinances, and other documents related to the meetings can be viewed online at https://estero-fl.gov/agendas/ at the corresponding meeting date.

DRAFT MINUTES

Planning Zoning and Design Board Meeting

Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
January 10, 2023 5:30 p.m.

1. CALL TO ORDER: 5:35 p.m.

2. PLEDGE OF ALLEGIANCE:

3. ROLL CALL:

Present: Chairman Scotty Wood (via Zoom), Board Members Anthony Gargano, James Tatooles, Barry Jones, and Jim Wallace. Absent Board Members Michael Sheeley and Kristin Jeannin.

Also present: Village Land Use Counsel Nancy Stroud (via Zoom), Community Development Director Mary Gibbs, and Development Review Manager Jim Hart.

4. APPROVAL OF AGENDA:

A motion to approve the agenda was made and duly passed.

5. BUSINESS:

(a) Consent Agenda

(1) Approval of December 13, 2022, meeting minutes.

A motion to approve the consent agenda was made and duly passed.

6. PUBLIC HEARING (Quasi-Judicial)

Chairman Wood provided information regarding Board business and quasi-judicial hearings. All audience members and staff providing testimony for the hearing were sworn in by Village Land Use Counsel Stroud.

(a) Copperleaf at the Brooks - Clubhouse Expansion Development Order (DOS2022-E005) (District 5) located at 23101 Copperleaf Boulevard. The Clubhouse is off Copperleaf Boulevard southeast of the Three Oaks Parkway entry gate.

Applicant is seeking to expand the Clubhouse which includes the café and pool deck, increase the number of parking spaces, adds a Bocce Ball Court, and modifies golf cart parking, golf cart paths, lakes and landscape.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments
Mary Gibbs, Community Development Director
Jim Hart, Development Review Manager

Presentation/Information by
Frank J. Feeney, P.E., Q. Grady Minor & Associates, P.A
David Humphrey, Humphrey Rosal Architcts

Public Comment
eComments
Judith Weimer, Colonial Oaks

Board Questions or Comments
Board Members Wallace, Tatooles, Vice Chairman Gargano, and Chairman Wood.

Motion: Motion to approve the Development Order.

Motion by: Vice Chair Gargano
Seconded by: Board Member Jones

Action: Approved the Development Order.

Vote:
Aye: Board Members Tatooles, Jones, Wallace, Vice Chairman Gargano, and Chairman Wood
Nay:
Abstentions:

(b) Miromar International Design Center – Zoning Amendment (DCI2022-E004) (District 5)
10800 Corkscrew Road, located East of I-75, south of Corkscrew Road

Applicant seeks to amend the International Design Center CPD and the DRI to allow for the use of office space as well as design center retail uses in the existing building.

Staff Presentation/Comments
Mary Gibbs, Community Development Director

Presentation/Information by
Dan DeLisi, Delisi, Inc

Public Comment
None**.**

Board Questions or Comments
Board Members Tatooles, Jones, Wallace, Vice Chairman Gargano, and Chairman Wood.

Motion: Motion to approve the amendment to the International Design Center CPD and the DRI with staff conditions.

Motion by: Board Member Jones
Seconded by: Board Member Tatooles

Action: Approved the amendment to the International Design Center CPD and the DRI with staff conditions.

Vote:
Aye: Board Members Tatooles, Jones, Wallace, Vice Chairman Gargano, and Chairman Wood
Nay:
Abstentions:

(b) Village Initiated Rezoning – Williams Road Property (District 5)
9000 Williams Road, located east of the railroad and north of Williams Road

Village proposes to rezone ± 20 acres on the north side of Williams Road that includes the Golf Coast Driving Range and a vacant parcel formerly owned by a church.

Staff Presentation/Comments
Mary Gibbs, Community Development Director
Nancy Stroud, Village Land Use Attorney

Public Comment
In Person
Antonio Carangelo, Rapallo
David Yellin, Rapallo
Terrence Bro, Rapallo
Richard Brown, Rapallo
Elizabeth Brown, Rapallo

eComment
Antonio Carangelo, Rapallo

Board Questions or Comments
Board Members Tatooles, Jones, Wallace, Vice Chairman Gargano, and Chairman Wood.

Motion: Motion to continue to February 21, 2023 meeting.

Motion by: Board Member Tatooles
Seconded by: Vice Chair Gargano

Action: Approved continuous to February 21, 2023 meeting.

Vote:
Aye: Board Members Tatooles, Jones, Wallace, Vice Chairman Gargano, and Chairman Wood
Nay:
Abstentions:

7. PUBLIC INFORMATION MEETINGS

(a) Downtown Estero Townhouses (District 4)
The project area consists of ± 34 vacant acres east of US 41 and north of Broadway East.

Applicant is seeking to construct 10 multi-family townhomes within the Downtown Estero Development.

Staff Presentation/Comments
Mary Gibbs, Community Development Director
Jim Hart, Development Review Manager

Presentation/Information by
John Wojdak, Delisi Fitzgerald

Public Comment
In Person
Clark Mckenzie, Estero

eComment
Jeff Lewis, Estero

Board Questions or Comments
Board Members Tatooles, Jones, Wallace, Vice Chairman Gargano, and Chairman Wood

(b) The Brooks Commons Club – Pickleball Court Expansion (LDO2022-E051) (District 6)

Applicant is seeking to redevelop a portion of the community's property off Coconut Road. The redevelopment of the park area will occur in three phases and include 16 pickleball courts.

Staff Presentation/Comments
Mary Gibbs, Community Development Director
Jim Hart, Development Review Manager

Presentation/Information by
Ken Gallander, RWA

Public Comment
In Person
Randy Kemnita, Shadow Wood
Dave Garner, Lighthouse Bay
Robert Bustard, Spring Run
Betsy Kenniston, Copperleaf
Ron Trotter, The Brooks
Jim Rock, Spring Run
Bill Hollister, Shadow Wood

eComment
Joseph Archazki, The Brooks

Board Questions or Comments
Board Members Jones, Wallace, Vice Chairman Gargano, and Chairman Wood

8. PUBLIC INPUT

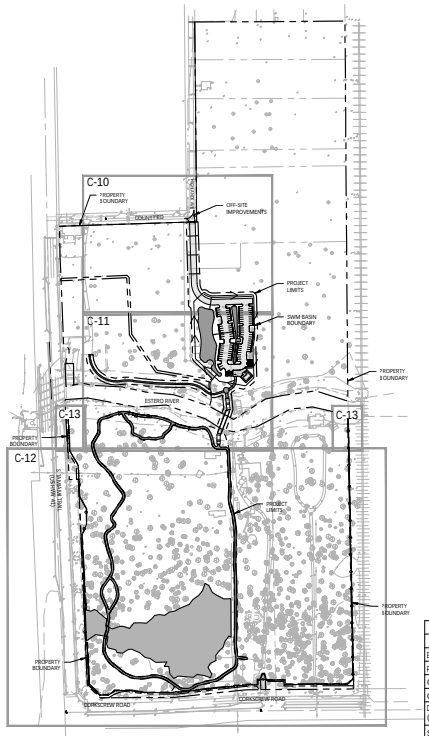
9. BOARD COMMUNICATIONS

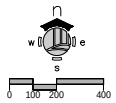
(a) Next meeting – February 21, 2023

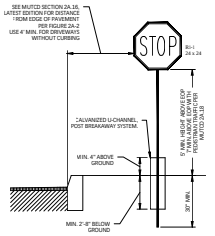
10. ADJOURNMENT: 7:20 pm.

_____
Tammy Duran
Deputy Village Clerk

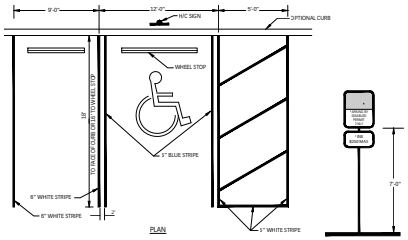

PROJECT IMPROVED AREA (5.5 AC)
PROPERTY BOUNDARY
S. TAMIAMI TRAIL
SANDY LN
PROPERTY BOUNDARY
PROJECT IMPROVED AREA (5.0 AC)
CORKSCREW ROAD
0 100 200 400
ensite
2401 FIRST STREET, SUITE 201
FORT MYERS, FLORIDA 33901
PH: (239)-226-0024
EB-26544 CA-LC26000374
VILLAGE OF ESTERO
9401 CORKSCREW PALMS CIRCLE
ESTERO, FL 33928
CLIENT NAME AND ADDRESS
ESTERO RIVER PARK
PHASE 1
VILLAGE OF ESTERO
PROJECT NAME AND LOCATION
JONATHAN WADAS, PE
FL License No. 76911
DATE
REVISION
NO.
REVISION DESCRIPTION
DATE: 1-16-2023
PROJECT NO. 1433-01
FILE NO. 1433-01 CNA.dwg
SCALE: AS SHOWN
AERIAL MAP
SHEET TITLE
C-03
SHEET NUMBER







STOP SIGN W/ POST DETAIL
N.T.S.



TYPICAL PARKING & HANDICAP SPACE
N.T.S.

NOTE:
STRIPING TO BE ALL-WEATHER PAINTED LINES OR THERMOPLASTIC STRIPING

HANDICAP SIGN DETAIL
PER FDOT INDEX 700-102





SIGNS
N.T.S.

NOTES:

1. ALL RADII ARE 5' UNLESS OTHERWISE SHOWN.
2. ON-SITE SIGNS (MONUMENT, IDENTIFICATION, ETC) REQUIRE SEPARATE REVIEW AND PERMITS.
3. ANY ROOFTOP EQUIPMENT SHALL BE SCREENED ON ALL FOUR SIDES.
4. ALL ON-SITE UTILITIES (TELEPHONE, ELECTRICITY, CABLE AND OTHER WIRES SHALL BE PLACED UNDERGROUND.
5. ELECTRIC METERS AND SIMILAR PANELS SHALL BE SCREENED FROM PROPERTY LINE ABUTTING A PUBLIC STREET. THIS SCREENING MAY CONSIST OF A WALL, FENCE, LANDSCAPING OR A COMBINATION OF. IN LIEU OF SCREENING, THE EQUIPMENT MAY BE PAINTED TO MATCH THE COLOR OF THE BUILDING.

SIGNING AND PAVEMENT MARKING NOTES:

1. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH FDOT STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS (LATEST EDITION), "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION)," AND THE CURRENT LCDOT AND CITY OF FORT MYERS DEPARTMENT OF TRANSPORTATION REQUIREMENTS.
2. MATCH EXISTING PAVEMENT MARKINGS AT EXISTING ROADS.
3. MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE WITH THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS (LATEST EDITION).
4. CONTRACTOR SHALL SET ROADWAY GROUND MOUNT SIGNS AT PROPER DEFLECTION ANGLE TO THE ROADWAY IN ACCORDANCE WITH FDOT INDEX NUMBER 17302.
5. SEE FDOT INDEX NUMBERS 17346 AND 17352 FOR ADDITIONAL DETAILS.

COMMON AREA MAINTENANCE:

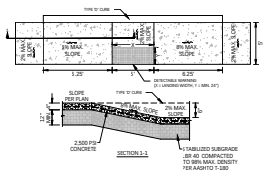
IT IS THE INTENT OF THE OWNER, VILLAGE OF ESTERO, OR ITS SUCCESSORS, TO OWN AND MAINTAIN ALL AREAS ON THE SUBJECT PROPERTY, INCLUDING BUT NOT LIMITED TO STORM WATER FACILITIES, PRIVATE UTILITIES, LANDSCAPING, IRRIGATION, EXOTIC CONTROL, ETC.

SWM BASIN - PROPOSED LAND USE AREAS			
	SQ. FT.	ACRES	PERCENT
BUILDING	650	0.01	0.3%
PAVEMENT	35,612	0.82	14.4%
CONCRETE	2,653	0.06	1.1%
OPEN SPACE	32,807	0.75	13.3%
DRY POND (BOTTOM)	16,853	0.39	6.8%
SUB-TOTAL	88,575	2.03	35.9%

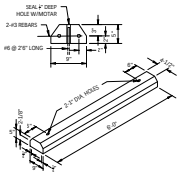
ADDITIONAL ON-SITE IMPROVEMENTS			
	SQ. FT.	ACRES	PERCENT
MULCH TRAILS	3233.1900	0.07	1.3%
FLEXI-PAVE TRAILS	29327.9100	0.67	11.9%
BRIDGE/BOARDWALK	4048.2500	0.09	1.6%
CONCRETE	948.4900	0.02	0.4%
OPEN SPACE	120,550	2.78	48.9%
SUB-TOTAL	158,108	3.63	64.1%

TOTAL PROJECT AREA			
	SQ. FT.	ACRES	PERCENT
TOTAL	246,682	5.66	100.0%

ADDITIONAL OFF-SITE IMPROVEMENTS		
	SQ. FT.	ACRES
PAVEMENT	675	0.02
OPEN SPACE	0	0.00
TOTAL	675	0.02



HANDICAP RAMP DETAIL
(PARALLEL CURB RAMP)
NTS



WHEEL STOP DETAIL
N.T.S.

LEGEND

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- WETLAND AREA
- DRY DETENTION
- MULCH PATH
- PAVERS
- FLEXIPAVE
- ALUMINUM FENCE
- COLUMN / WALL

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CLIENT NAME AND ADDRESS
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9401 CORKSCREW PALMS CIRCLE
ESTERO, FL 33928

PROJECT NAME AND LOCATION
ESTERO RIVER PARK
PHASE 1
VILLAGE OF ESTERO

JONATHAN WADAS, PE
FL License No. 76911

NO.	REVISION	DATE

REVISIONS DESCRIPTION

DATE:	1-16-2023
PROJECT NO.	1433-01
FILE NO.	1433-01 SITE.dwg
SCALE:	AS SHOWN

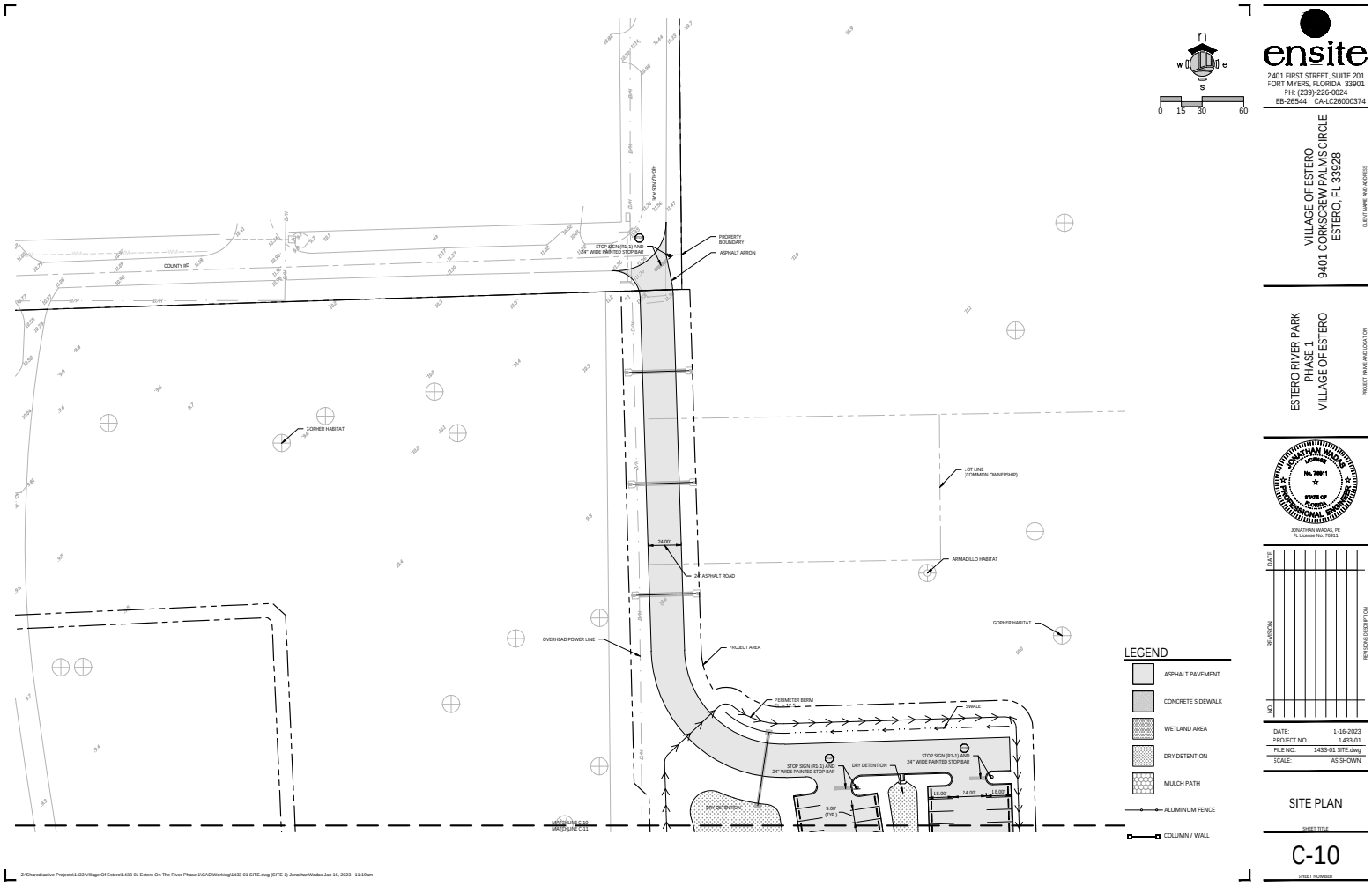
OVERALL SITE PLAN

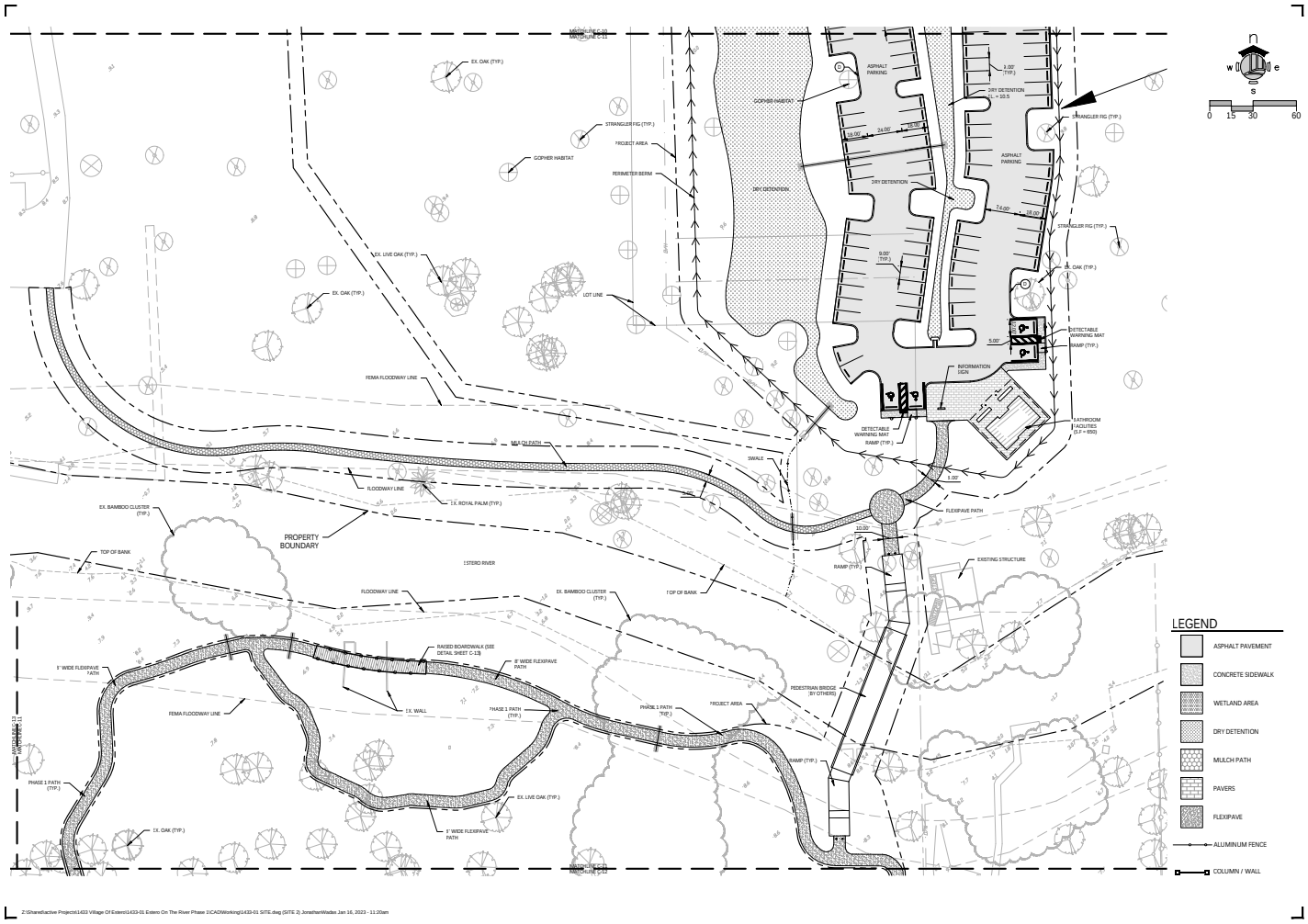
SHEET TITLE

C-09

SHEET NUMBER

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COUNTY RD
STOP SIGN (R1-1) AND 24" WIDE PAINTED STOP BAR
PROPERTY BOUNDARY
ASPHALT APRON
GOPHER HABITAT
LOT LINE (COMMON OWNERSHIP)
24.00'
24' ASPHALT ROAD
ARMADILLO HABITAT
GOPHER HABITAT
OVERHEAD POWER LINE
PROJECT AREA
PERIMETER BERM
SWALE
STOP SIGN (R1-1) AND 24" WIDE PAINTED STOP BAR
DRY DETENTION
STOP SIGN (R1-1) AND 24" WIDE PAINTED STOP BAR
DRY DETENTION
18.00'
14.00'
18.00'
9.00' (TYP.)
MATCHLINE C-10
MATCHLINE C-11
LEGEND
ASPHALT PAVEMENT
CONCRETE SIDEWALK
WETLAND AREA
DRY DETENTION
MULCH PATH
ALUMINUM FENCE
COLUMN / WALL
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ensite
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PHASE 1
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PROJECT NAME AND LOCATION
JONATHAN WADAS
LICENSE
No. 76911
STATE OF FLORIDA
PROFESSIONAL ENGINEER
JONATHAN WADAS, PE
FL License No. 76911
DATE
REVISION
NO.
REVISION DESCRIPTION
DATE: 1-16-2023
PROJECT NO. 1433-01
FILE NO. 1433-01 SITE.dwg
SCALE: AS SHOWN
SITE PLAN
SHEET TITLE
C-10
SHEET NUMBER
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Z:\Shared\active Projects\1433 Village Of Estero\1433-01 Estero On The River Phase 1\CAD\Working\1433-01 SITE.dwg (SITE 2) JonathanWadas Jan 16, 2023 - 11:20am

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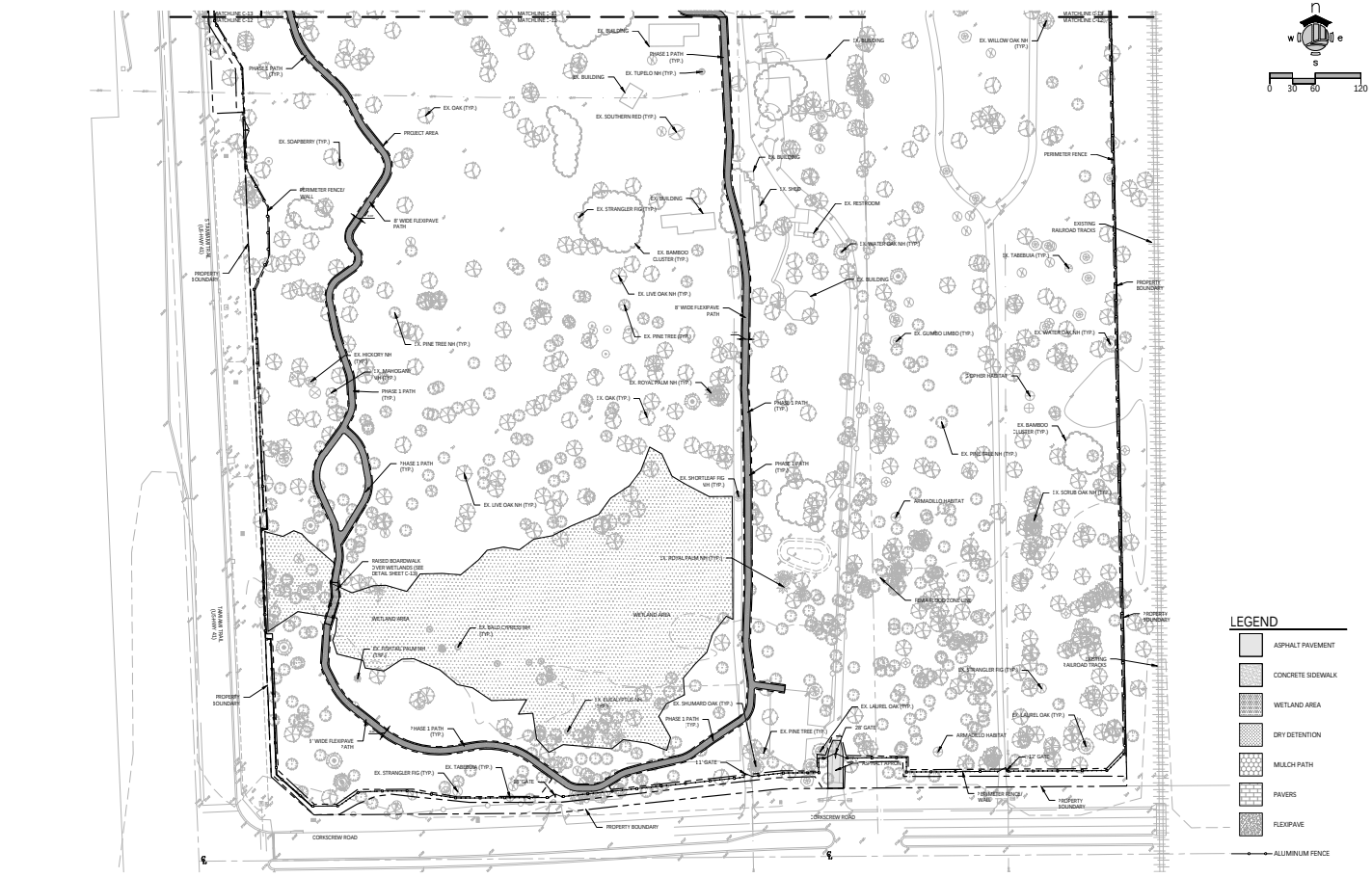
DATE:	1-16-2023
PROJECT NO.	1433-01
FILE NO.	1433-01 SITE.dwg
SCALE:	AS SHOWN

SITE PLAN

SHEET TITLE

C-11

SHEET NUMBER



ensite
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DATE:	1-16-2023
PROJECT NO.	1433-01
FILE NO.	1433-01 SITE.dwg
SCALE:	AS SHOWN

SITE PLAN
SHEET TITLE

C-12
SHEET NUMBER

Z:\Shared\active Projects\1433 Village Of Estero\1433-01 Estero On The River Phase 1\CAD\Working\1433-01 SITE.dwg (SITE 3) JonathanWadas Jan 16, 2023 - 11:20am

APPLICATION REQUEST FOR PLANNING AND ZONING BOARD
PUBLIC INFORMATIONAL MEETING IN THE VILLAGE OF ESTERO
[LDC Section 33-54]

REQUEST IS FOR: Public Informational Meeting pursuant to LDC Section 33-54 (a) & (b)

1. Applicant/Project Name: Woodfield Estero Planned Development
2. Address: NW corner of U.S. 41 & Coconut Rd
3. Strap Number: See Attached Listed Strap Numbers Document
4. Application Number: DCI2022-E005

5. Type of Application (check appropriate type(s)):

Comprehensive Plan Amendment ☐
Planned Development –Amendment or Final Plan Approved ☐
Conventional Rezoning ☐
Plat ☐
Other ☐ (Specify)

Planned Development Zoning ☑
Variance ☐
Special Exception ☐
Vacation ☐

6. Project Description (Brief description of project and need for application.)

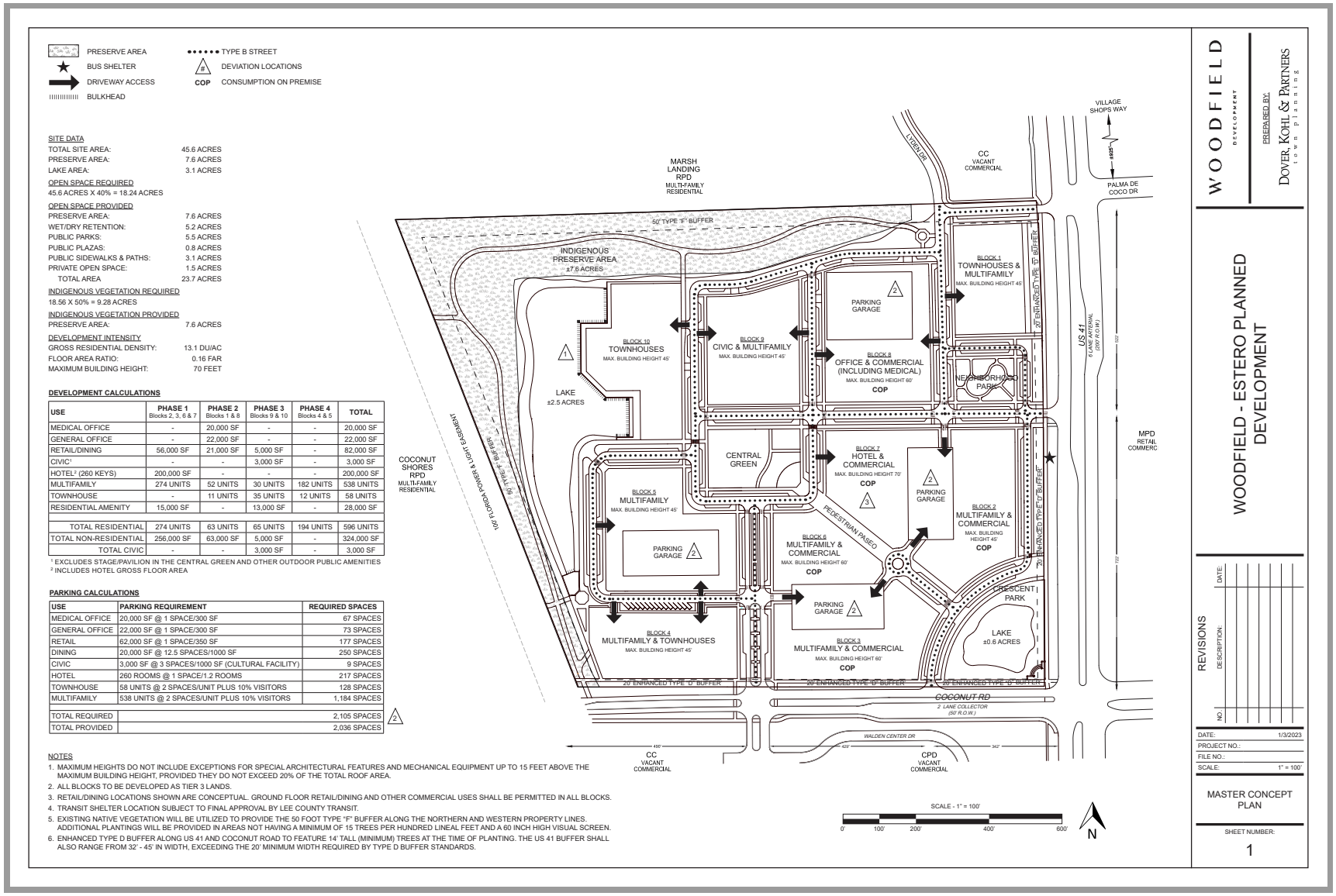
The Applicant, Woodfield Acquisitions LLC, is requesting to rezone the 45.6+/-acre subject property from Mixed Use Planned Development (MPD) to Estero Planned Development (EPD) to allow for dynamic mix of residential and non-residential uses in a compact urban form. The subject property is located within the Village Center Future Land Use Category and the entire project is proposed as a Tier 3 mixed-use development comprised of 596 residential dwelling units, as well as office, retail, restaurants, a hotel, amenity/wellness center, and civic uses.

7. Application shall be accompanied by an electronic copy of the site plans drawn to scale, illustrating a detailed overview of the project. The plans shall define what is being requested and the deviation or change from the permitted and/or existing conditions.

Signature

01/13/2023
Date

THE VILLAGE OF ESTERO
DEPARTMENT OF COMMUNITY DEVELOPMENT
9990 COCONUT ROAD
ESTERO, FLORIDA 34135
PHONE (239) 221-5036


PRESERVE AREA
BUS SHELTER
DRIVEWAY ACCESS
BULKHEAD
TYPE B STREET
DEVIATION LOCATIONS
COP CONSUMPTION ON PREMISE
SITE DATA
TOTAL SITE AREA: 45.6 ACRES
PRESERVE AREA: 7.6 ACRES
LAKE AREA: 3.1 ACRES
OPEN SPACE REQUIRED
45.6 ACRES X 40% = 18.24 ACRES
OPEN SPACE PROVIDED
PRESERVE AREA: 7.6 ACRES
WET/DRY RETENTION: 5.2 ACRES
PUBLIC PARKS: 5.5 ACRES
PUBLIC PLAZAS: 0.8 ACRES
PUBLIC SIDEWALKS & PATHS: 3.1 ACRES
PRIVATE OPEN SPACE: 1.5 ACRES
TOTAL AREA 23.7 ACRES
INDIGENOUS VEGETATION REQUIRED
18.56 X 50% = 9.28 ACRES
INDIGENOUS VEGETATION PROVIDED
PRESERVE AREA: 7.6 ACRES
DEVELOPMENT INTENSITY
GROSS RESIDENTIAL DENSITY: 13.1 DU/AC
FLOOR AREA RATIO: 0.16 FAR
MAXIMUM BUILDING HEIGHT: 70 FEET
DEVELOPMENT CALCULATIONS
USE | PHASE 1 Blocks 2, 3, 6 & 7 | PHASE 2 Blocks 1 & 8 | PHASE 3 Blocks 9 & 10 | PHASE 4 Blocks 4 & 5 | TOTAL
MEDICAL OFFICE | - | 20,000 SF | - | - | 20,000 SF
GENERAL OFFICE | - | 22,000 SF | - | - | 22,000 SF
RETAIL/DINING | 56,000 SF | 21,000 SF | 5,000 SF | - | 82,000 SF
CIVIC[1] | - | - | 3,000 SF | - | 3,000 SF
HOTEL[2] (260 KEYS) | 200,000 SF | - | - | - | 200,000 SF
MULTIFAMILY | 274 UNITS | 52 UNITS | 30 UNITS | 182 UNITS | 538 UNITS
TOWNHOUSE | - | 11 UNITS | 35 UNITS | 12 UNITS | 58 UNITS
RESIDENTIAL AMENITY | 15,000 SF | - | 13,000 SF | - | 28,000 SF
TOTAL RESIDENTIAL | 274 UNITS | 63 UNITS | 65 UNITS | 194 UNITS | 596 UNITS
TOTAL NON-RESIDENTIAL | 256,000 SF | 63,000 SF | 5,000 SF | - | 324,000 SF
TOTAL CIVIC | - | - | 3,000 SF | - | 3,000 SF
[1] EXCLUDES STAGE/PAVILION IN THE CENTRAL GREEN AND OTHER OUTDOOR PUBLIC AMENITIES
[2] INCLUDES HOTEL GROSS FLOOR AREA
PARKING CALCULATIONS
USE | PARKING REQUIREMENT | REQUIRED SPACES
MEDICAL OFFICE | 20,000 SF @ 1 SPACE/300 SF | 67 SPACES
GENERAL OFFICE | 22,000 SF @ 1 SPACE/300 SF | 73 SPACES
RETAIL | 62,000 SF @ 1 SPACE/350 SF | 177 SPACES
DINING | 20,000 SF @ 12.5 SPACES/1000 SF | 250 SPACES
CIVIC | 3,000 SF @ 3 SPACES/1000 SF (CULTURAL FACILITY) | 9 SPACES
HOTEL | 260 ROOMS @ 1 SPACE/1.2 ROOMS | 217 SPACES
TOWNHOUSE | 58 UNITS @ 2 SPACES/UNIT PLUS 10% VISITORS | 128 SPACES
MULTIFAMILY | 538 UNITS @ 2 SPACES/UNIT PLUS 10% VISITORS | 1,184 SPACES
TOTAL REQUIRED | | 2,105 SPACES
TOTAL PROVIDED | | 2,036 SPACES
NOTES
1. MAXIMUM HEIGHTS DO NOT INCLUDE EXCEPTIONS FOR SPECIAL ARCHITECTURAL FEATURES AND MECHANICAL EQUIPMENT UP TO 15 FEET ABOVE THE MAXIMUM BUILDING HEIGHT, PROVIDED THEY DO NOT EXCEED 20% OF THE TOTAL ROOF AREA.
2. ALL BLOCKS TO BE DEVELOPED AS TIER 3 LANDS.
3. RETAIL/DINING LOCATIONS SHOWN ARE CONCEPTUAL. GROUND FLOOR RETAIL/DINING AND OTHER COMMERCIAL USES SHALL BE PERMITTED IN ALL BLOCKS.
4. TRANSIT SHELTER LOCATION SUBJECT TO FINAL APPROVAL BY LEE COUNTY TRANSIT.
5. EXISTING NATIVE VEGETATION WILL BE UTILIZED TO PROVIDE THE 50 FOOT TYPE "F" BUFFER ALONG THE NORTHERN AND WESTERN PROPERTY LINES. ADDITIONAL PLANTINGS WILL BE PROVIDED IN AREAS NOT HAVING A MINIMUM OF 15 TREES PER HUNDRED LINEAL FEET AND A 60 INCH HIGH VISUAL SCREEN.
6. ENHANCED TYPE D BUFFER ALONG US 41 AND COCONUT ROAD TO FEATURE 14' TALL (MINIMUM) TREES AT THE TIME OF PLANTING. THE US 41 BUFFER SHALL ALSO RANGE FROM 32' - 45' IN WIDTH, EXCEEDING THE 20' MINIMUM WIDTH REQUIRED BY TYPE D BUFFER STANDARDS.
MARSH LANDING RPD MULTI-FAMILY RESIDENTIAL
INDIGENOUS PRESERVE AREA ±7.6 ACRES
50' TYPE 'F' BUFFER
LYDEN DR
CC VACANT COMMERCIAL
VILLAGE SHOPS WAY
PALMA DE COCO DR
BLOCK 1 TOWNHOUSES & MULTIFAMILY MAX. BUILDING HEIGHT 45'
PARKING GARAGE
20' ENHANCED TYPE 'D' BUFFER
US 41 6 LANE ARTERIAL (200' R.O.W.)
BLOCK 10 TOWNHOUSES MAX. BUILDING HEIGHT 45'
BLOCK 9 CIVIC & MULTIFAMILY MAX. BUILDING HEIGHT 45'
BLOCK 8 OFFICE & COMMERCIAL (INCLUDING MEDICAL) MAX. BUILDING HEIGHT 60' COP
NEIGHBORHOOD PARK
LAKE ±2.5 ACRES
CENTRAL GREEN
BLOCK 7 HOTEL & COMMERCIAL MAX. BUILDING HEIGHT 70' COP
PARKING GARAGE
BLOCK 5 MULTIFAMILY MAX. BUILDING HEIGHT 45'
PARKING GARAGE
PEDESTRIAN PASEO
BLOCK 2 MULTIFAMILY & COMMERCIAL MAX. BUILDING HEIGHT 45' COP
BLOCK 6 MULTIFAMILY & COMMERCIAL MAX. BUILDING HEIGHT 60' COP
PARKING GARAGE
PRESIDENT PARK
LAKE ±0.6 ACRES
BLOCK 4 MULTIFAMILY & TOWNHOUSES MAX. BUILDING HEIGHT 45'
BLOCK 3 MULTIFAMILY & COMMERCIAL MAX. BUILDING HEIGHT 60' COP
20' ENHANCED TYPE 'D' BUFFER
COCONUT RD 2 LANE COLLECTOR (80' R.O.W.)
WALDEN CENTER DR
CC VACANT COMMERCIAL
CPD VACANT COMMERCIAL
COCONUT SHORES RPD MULTI-FAMILY RESIDENTIAL
100' FLORIDA POWER & LIGHT EASEMENT
50' TYPE 'F' BUFFER
MPD RETAIL COMMERC
SCALE - 1" = 100'
0' 100' 200' 400' 600'
N
WOODFIELD DEVELOPMENT
PREPARED BY:
DOVER, KOHL & PARTNERS town planning
WOODFIELD - ESTERO PLANNED DEVELOPMENT
REVISIONS
NO. DESCRIPTION DATE
DATE: 1/3/2023
PROJECT NO.:
FILE NO.:
SCALE: 1" = 100'
MASTER CONCEPT PLAN
SHEET NUMBER:
1

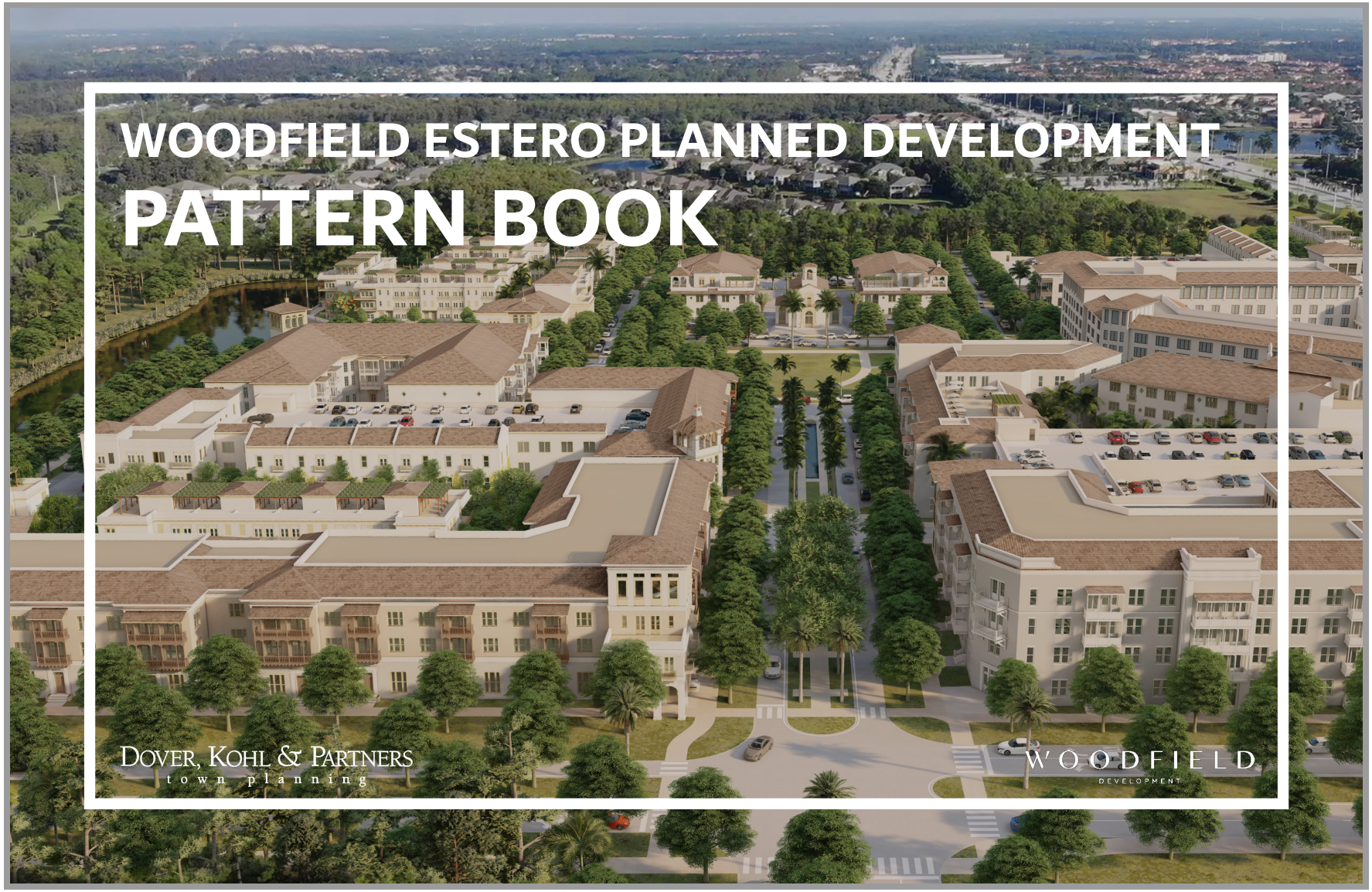

WOODFIELD ESTERO PLANNED DEVELOPMENT
PATTERN BOOK
DOVER, KOHL & PARTNERS
town planning
WOODFIELD
DEVELOPMENT

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INTRODUCTION

The Woodfield Estero Planned Development property is a 45.6 acre site on the northwest corner of US 41 and Coconut Road in Estero, Florida. The site has a 7.6 acre indigenous preserve area along the western and northern boundaries and some existing street infrastructure, including one access point from Coconut Road at Walden Center Drive, that was constructed as part of a previous development plan.

The site is very well located, with Lee Health Coconut Point, an emergency room, outpatient center, and observation hospital, a few blocks away, and Coconut Point Mall just across the street on the east side of US 41. It is currently zoned for mixed-use development under the Mixed Use Planed Development (MPD) district classification, though, as is required in the Village's Land Development Code for any planned developments in the Village Center Area, the development application will be requesting a rezoning to the Estero Planned Development (EPD) classification, and specifically the Tier 3, Village Center designation.

The Woodfield Estero Planned Development conceptual master plan described in this pattern book proposes a new mixed-use center that offers signature public open spaces, connected walking and biking paths, a variety of housing types and commercial uses, as well as a civic building for private and community events—all which come together to create a complete neighborhood centered on community and quality of life.



Figure 1: Site and Context Map

PROJECT DESCRIPTION

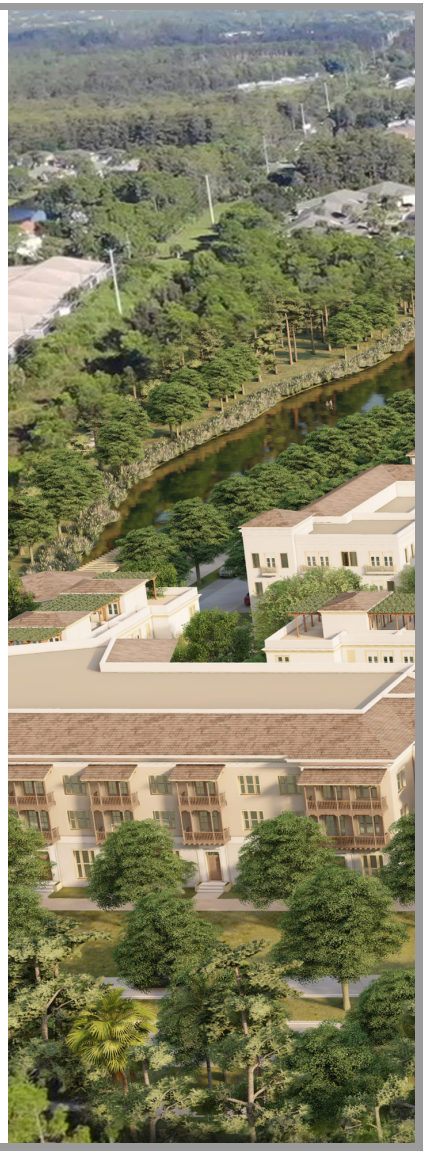
This pedestrian-friendly, mixed-use community is meant to align with the needs of the Village of Estero today and in the future, creating a village center for all of Estero's residents to enjoy outdoor and cultural activities, have an office, and gather with friends and visitors alike to shop and dine. The proposed development utilizes an overall design framework comprised of street-oriented buildings, generous public amenities, safe and multi-modal transportation facilities, and new and protected natural areas.

One of the ways the Woodfield Estero Planned Development conceptual master plan design encourages daily activity is by keeping the blocks small enough for people to walk around comfortably. Subtly tuning the geometry of the streets and blocks to increase the number of block edges and street corners, as well as orienting the buildings to face public spaces and streets, instead of facing parking lots or the backs of other buildings, is also key to enriching the character of the neighborhood and generating high value real-estate opportunities.

A Rambla street with a linear public space running down the center, a pedestrian street that serves as a restaurant row, a large central green with an outdoor stage that can host events, a neighborhood park with room for exercise equipment and playgrounds, as well as two retention lakes that create beautiful natural open spaces for people to enjoy, are all key features of the plan. Moreover, the provision of a 3,000 square foot civic building and a landmark hotel add to the diversity of attractions, sense of place, and economic vitality of the neighborhood.

The inclusion of multiple connected walking and biking trails, which include multi-use paths, sidewalks on every street, a natural trail, and a separated two-way bicycle track, as well the creation of a mobility hub, on-street parking, and lined parking garages, also help ensure that the Woodfield Estero Planned Development project will function effectively as a park-once environment for all and even possibly a car-optional neighborhood for some who live there.

This pattern book has been prepared to summarize and illustrate the key characteristics and design intent of the Woodfield Estero Planned Development. The ultimate goal is not to dictate overly prescriptive architectural design standards nor to restrict the exact location of future uses in such a way that makes it impossible for future phases of construction to adapt to changing market realities. Rather, the goal of this document is to establish an overall conceptual development program that defines the most important elements of the neighborhood plan, such as the network of blocks and streets and the location and size of public open spaces, and ensures a final built product that the whole community supports and values.



(Right) Rambla Street Aerial View:
On Coconut Road and Walden Center Drive looking north


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Page 4 | Prepared by Dover, Kohl & Partners

(Left) Overall Aerial View:
Looking northwest

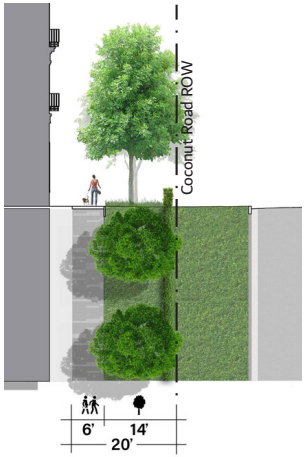


Figure 2: Illustrative Plan

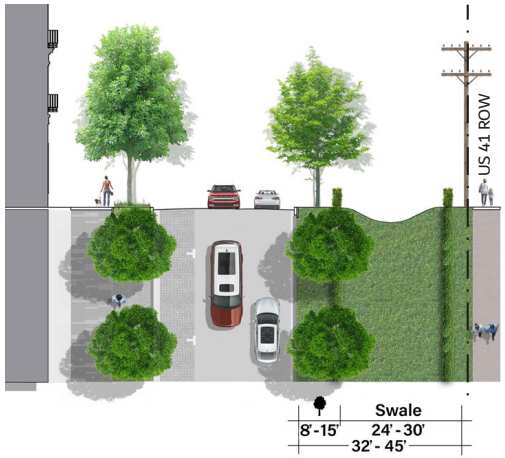
ILLUSTRATIVE PLAN

This Illustrative Plan demonstrates the overall neighborhood design for the Woodfield site, including the proposed building footprints, block and street network, landscaping, parking, and public open spaces. From this drawing it is easy to see the natural areas that have been preserved along the western and northern boundaries, as well as the tight network of blocks and streets that make it easy and comfortable for people to get around by car, bike, or on foot.

Section L.1: Coconut Road Landscape Buffer



Section L.2: US 41 Landscape Buffer



LANDSCAPING PLAN

1. Nature Trail
   - 10' wide natural soil, woodchip, or crushed stone/shell path
2. Coconut Road Landscape Buffer
   - 20' wide buffer (see Section L.1)
   - Enhanced plantings: 14'-18' tall trees
   - Two hedge shrubs 36" at installation
3. US 41 Landscape Buffer
   - Enhanced width buffer: 32'-45' wide buffer (see Section L.2)
   - Enhanced plantings: 14'-18' tall trees
   - Hedge shrub 36"at installation
4. Western Lake Open Space
5. Crescent Lake Open Space
6. Enhanced Littoral Planting
7. Lake View Plaza
   - Paved plaza with benches overlooking the lake
8. Central Green
   - 8' min. sidewalks & concrete paths
   - Benches along the inner paths
   - Open central lawn
   - 14'-18' tall shade trees along the perimeter, except those on axis with the Rambla Street, which shall be 12'-14' tall Royal/Date Palms to preserve views of the civic building)
9. Public Stage/Pavilion & Plaza
   - Specially paved plaza
   - 1,200 - 1,800 sq. ft. elevated pavilion/stage
   - Lighting for special events
10. Neighborhood Park
    - 8' min. sidewalks & concrete paths
    - Benches along the inner paths
    - Dry retention area in the center
    - 14'-18' tall trees along the perimeter and outside of the central dry retention area
11. Public Gazebo
12. Public Pavilion & Pergola
    - Pavilion with attached pergola covering the sidewalk
    - Small plaza space round the pavilion
    - Reflection pool along the pergola and elevated above the lake
13. Rambla Street South Median
    - 28' wide median (see Section S.2 on pg. 14)
    - 8' wide concrete path down the center
    - Two rows of shade trees, one on each side of the central path in the median
    - Benches between the trees facing the path
14. Rambla Street North Median
    - 28' wide median (see Section S.1 on pg. 14)
    - 8' wide reflection pool down the center with 5' wide concrete paths on either side
    - Two rows of 12'-14' tall Royal/Date Palms, one on each side of the median
    - Benches between the palms facing the path
15. Civic Building Plaza
    - Specially paved plaza
    - 12'-14' tall Royal/Date Palms in front of the civic building
    - Public seating (benches and cafe tables)


1
6
11
3
10
14
4
7
8
9
6
L.2
US 41/Tamiami Trail
3
14
12
13
5
2
L.1
7
Coconut Road
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PUBLIC OPEN SPACES

Just about half of the 45.6 acre site is dedicated to public open spaces. These include a neighborhood park, a central green that features a pavilion/stage for outdoor events, lakes, indigenous preserve areas, and multiple plazas and paseos. These spaces will be owned and maintained by Woodfield and will be open to the public for outdoor recreation and outdoor community events.

Land Cover	Acres	%
Total Open Space	23.7	52.0%
Indigenous Preserve	7.6	16.7%
Wet & Dry Retention	5.2	11.4%
Public Parks/Green Spaces	5.5	12.1%
Public Plazas	0.8	1.7%
Public Sidewalks & Paths	3.1	6.8%
Private Open Spaces*	1.5	3.3%
Total Built-Up Area (Buildings & Parking)	16.8	36.8%
Total Streets	5.1	11.2%
Total Site	**45.6**	**100%**

* These are the private green courtyard areas for the hotel and multifamily residential buildings

Public Open Space Types

- Preserve & Natural Areas
- Neighborhood Park
- Rambla Street Linear Park
- Central Green
- Plaza/Paseo

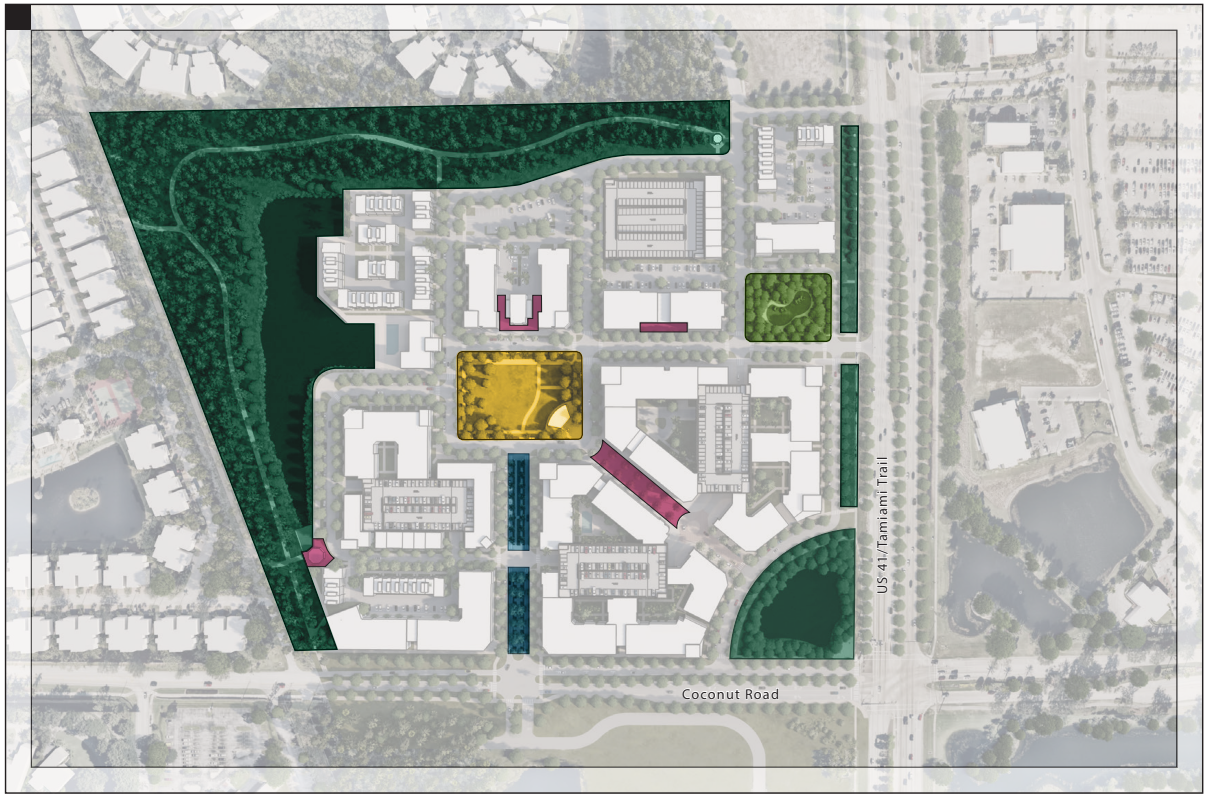


Figure 3: Public Open Space Plan

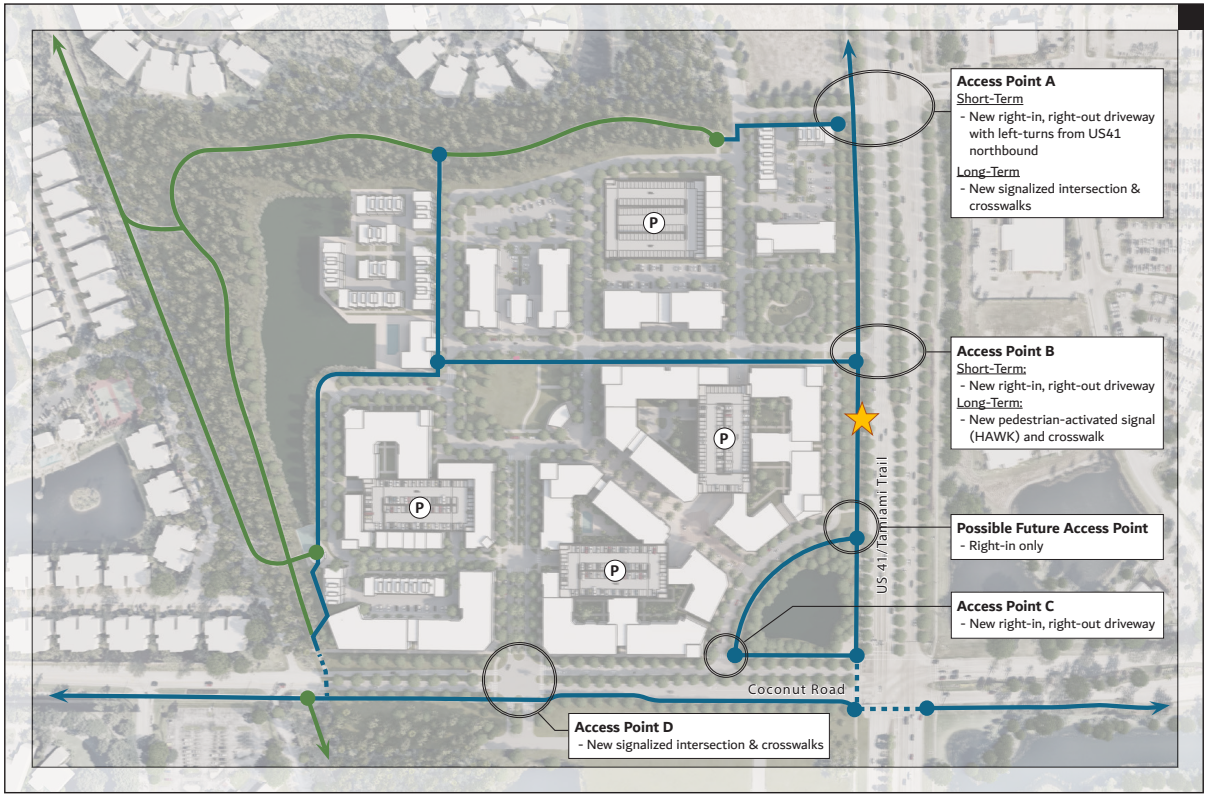


Figure 4: Mobility + Site Access Plan

MOBILITY+ ACCESS

One of the plan objectives is to facilitate multi-modal transportation within the neighborhood, as well as to and from it. There is a network of nature trails, multi-use paths, in addition to 8' minimum sidewalks on every street to promote safe and comfortable walking and biking. There is also an opportunity to locate a new southbound LeeTran bus station and pull-out area along US 41 close to a proposed future pedestrian crossing.

Several new access points have also been proposed. There is one possible future access point which will require additional coordination with FDOT in order to lower the speed along US 41 to 45 mph and re-classify the roadway context to C4 Urban General. These two measures will enable shorter distances between driveways and open up the possibility for a future access point by the southeastern retention lake along US 41.

Bike/Ped Trails

- Natural Trail
- Multi-Use Path

Multi-Modal Access

- Vehicular Access
- Potential Bus Station/Pull-Out
- Parking Garage

ACTIVE GROUND FLOOR USES + SPECIAL BUILDING SITES

Given the proximity to Coconut Point Mall and the overall decline in brick and mortar retail, which has accelerated due to the COVID-19 pandemic, the locations for active ground floor uses, including retail and dining, have been strategically concentrated along the key public spaces in the neighborhood, where the highest number of people walking and biking is expected.

In addition to the locations of active ground floor uses, this map also demonstrates special building sites. These represent ideal locations for future neighborhood anchors, including a civic building for public and private events center at the north end of the Central Green, a medical and traditional office complex with ground floor retail just the east of that, a residential amenity clubhouse overlooking the western lake, and a landmark hotel at the east side of the Central Green that stretches along the pedestrian restaurant row.

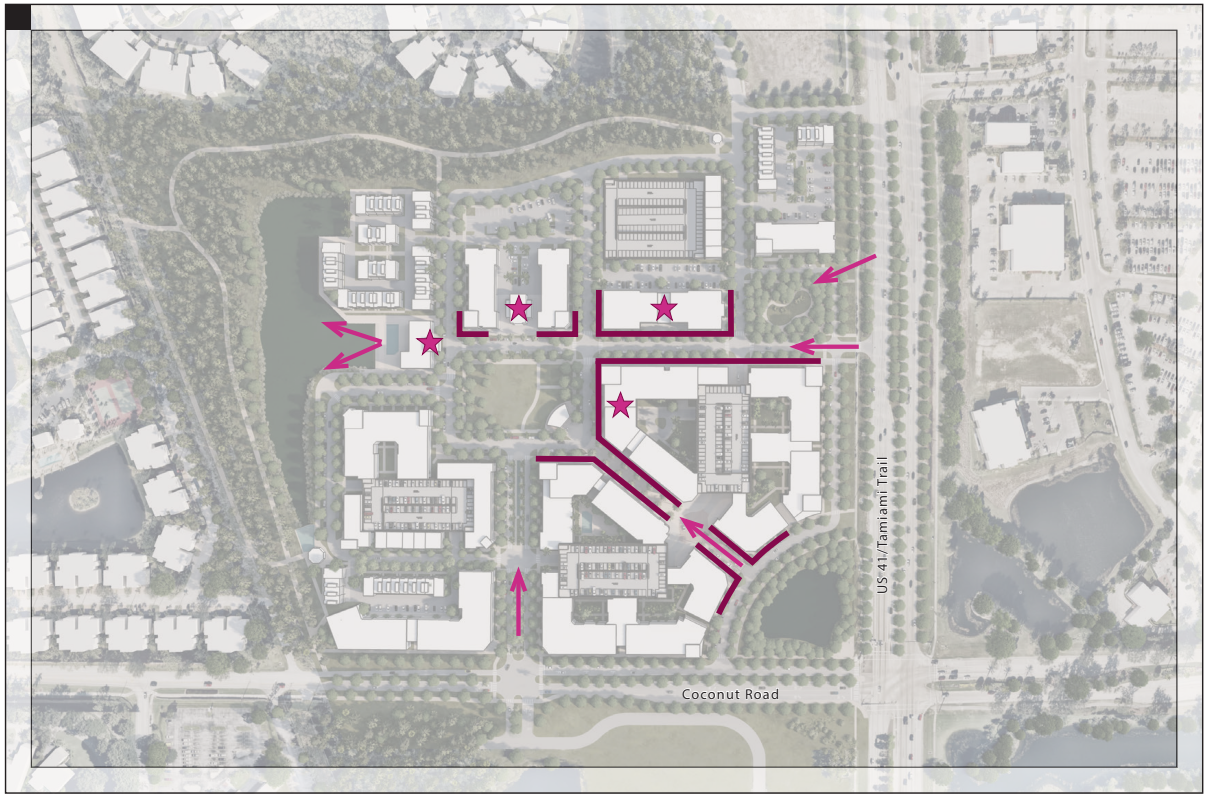


Figure 5: Plan of Active Ground Floor Uses + Special Building Sites

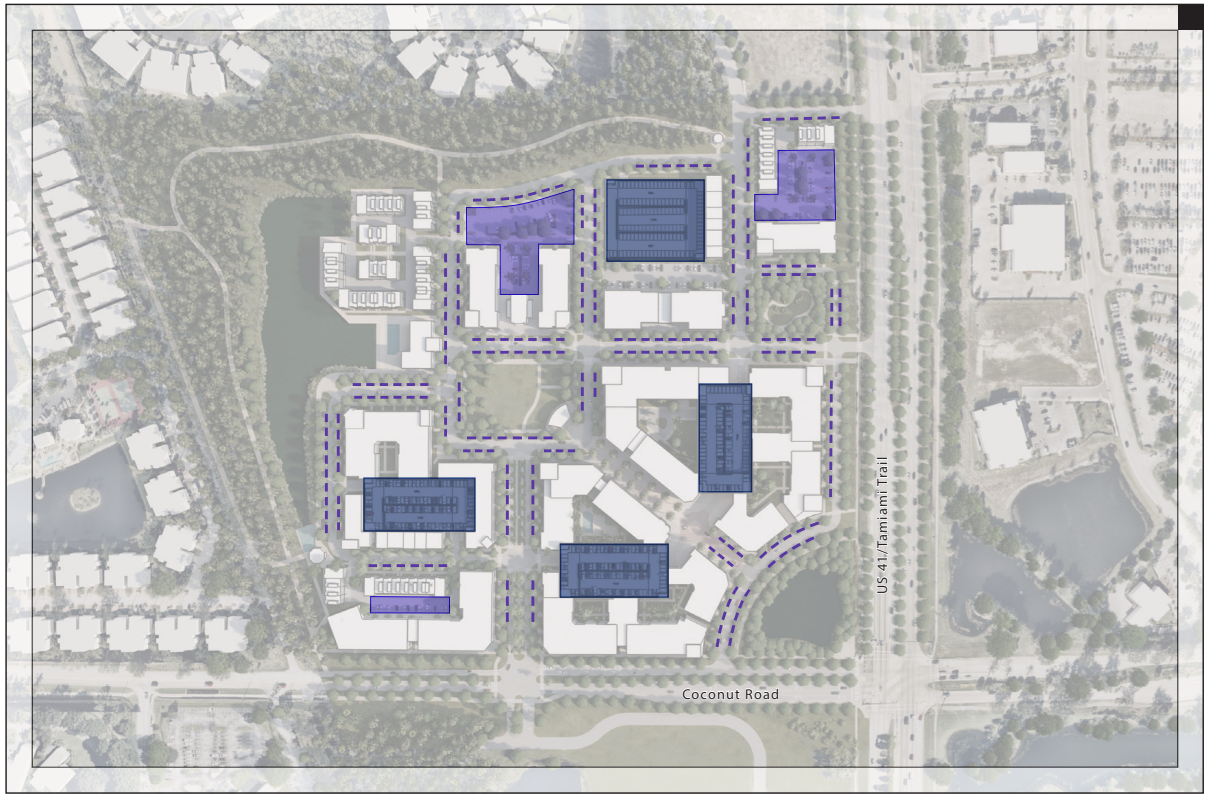


Figure 6: Parking Plan

PARKING AREAS

This map illustrates the different parking areas on the property. A majority of the parking is supplied in four structured parking garages located in the center of the blocks and lined with buildings wherever possible. There are also some surface parking lots in the center of the blocks, as well as on-street parking on most streets, and some building integrated parking.

Type of Parking	No. of Spaces
Parking Garage	1,375
Surface Parking	200
On-Street Parking	330
Building-Integrated Parking*	131
Total	**2,036**

*These are parking spaces that are integrated into the building type, like in the case of the townhouses and some multifamily buildings, which can have park under garages accessed from a rear lane or alley

Parking Types

- Parking Garage
- Surface Parking
- On-Street Parking

STREET CLASSIFICATIONS

Woodfield intends to own and maintain all of the streets on the property. With the exception of the private access road in the townhouse block on the northwest corner of the site, and potentially some of the garage access roads, all of the connecting streets throughout the neighborhood shall be accessible to the public. This map details the specific street types for the project according to Estero's Land Development Code classifications for projects in the Estero Planned Development District, which include:

- Type A - Public street that will be owned and maintained by the Village. Type A streets shall be dedicated to and accepted by the Village.
- Type B - Semi-public street that will be privately owned and maintained through a recorded easement which grants the general public the right to travel by motor vehicle, bicycle, and by foot. Type B streets will not be dedicated to the Village.
- Type C - Private street that may or may not be accessible to the public: an easement for public use is not required. Type C will be privately maintained.

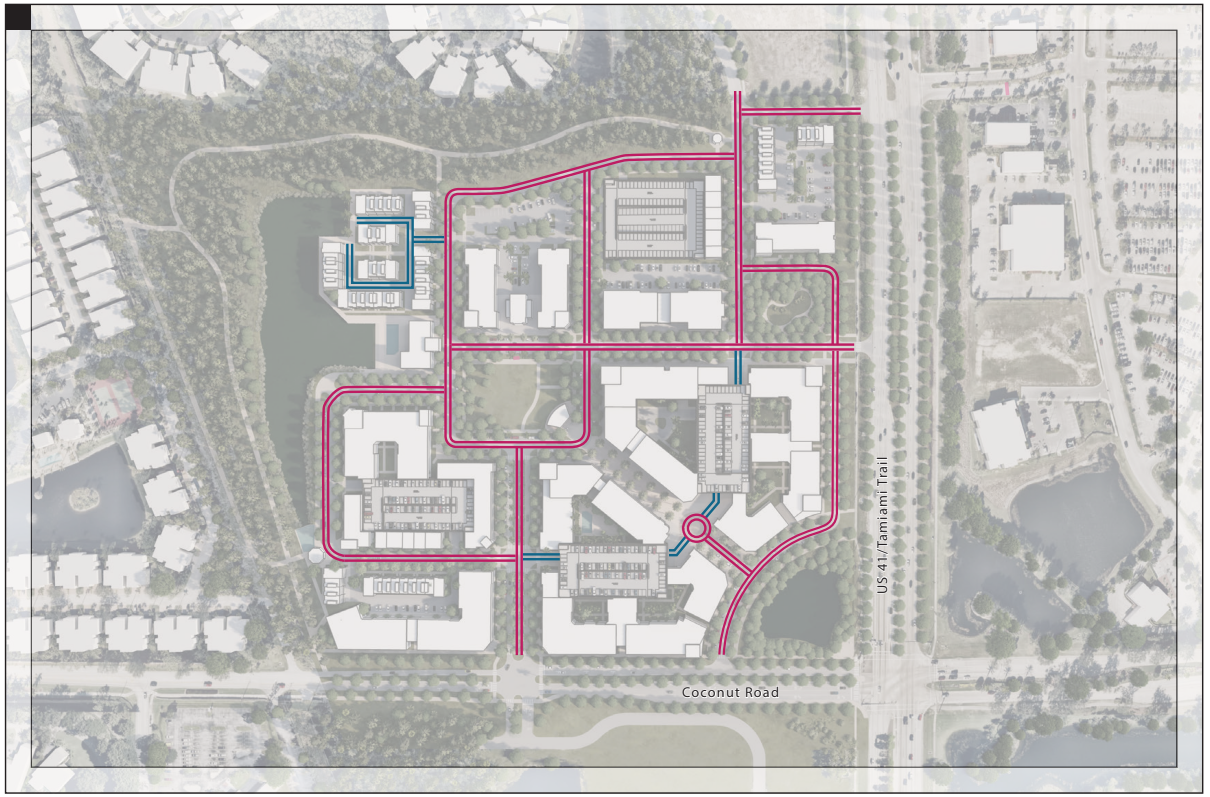


Figure 7: Street Classifications

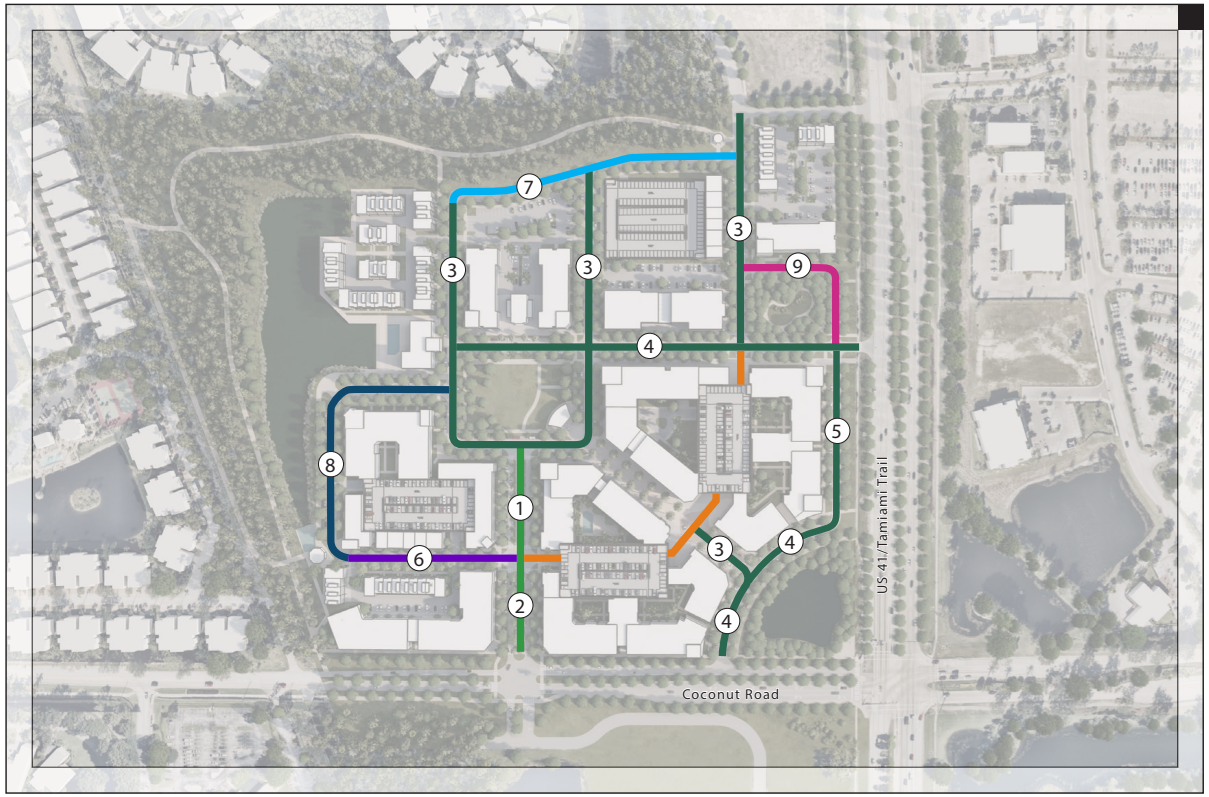


Figure 8: Internal Street Network Plan

STREET NETWORK

This map illustrates the internal network and hierarchy of street types provided throughout the neighborhood. These vary from the wide Rambla Street, with it's large central median that provides additional public open space, to narrower one-way streets and lanes, to streets that run along the lakeside or forested conservation area. With the exception of the Townhouse Lane, all of the streets feature sidewalks of at least 8 feet in width and all have on-street parking on at least one side.

Street Types

1. Rambla North
2. Rambla South
3. Neighborhood Street
4. Neighborhood Street with Multi-Use Path
5. Neighborhood Street with Dry Retention
6. Townhouse Lane
7. Forest Street
8. Lakeside Street
9. One-Way Street

Garage Access

TYPICAL STREET SECTIONS






S.3 Neighborhood Street
8'
8'
8'
10'
10'
8'
8'
8'
68' R.O.W.


S.4 Neighborhood Street
with Multi-Use Path
8'
8'
8'
10'
10'
8'
8'
10'
6'
76' R.O.W.

TYPICAL STREET SECTIONS








S.8 Lakeside Street
12'
8'
8'
10'
10'
8'
8'
8'
72' R.O.W.


S.9 One-Way Street
8'
8'
8'
12'
8'
8'
8'
60' R.O.W.

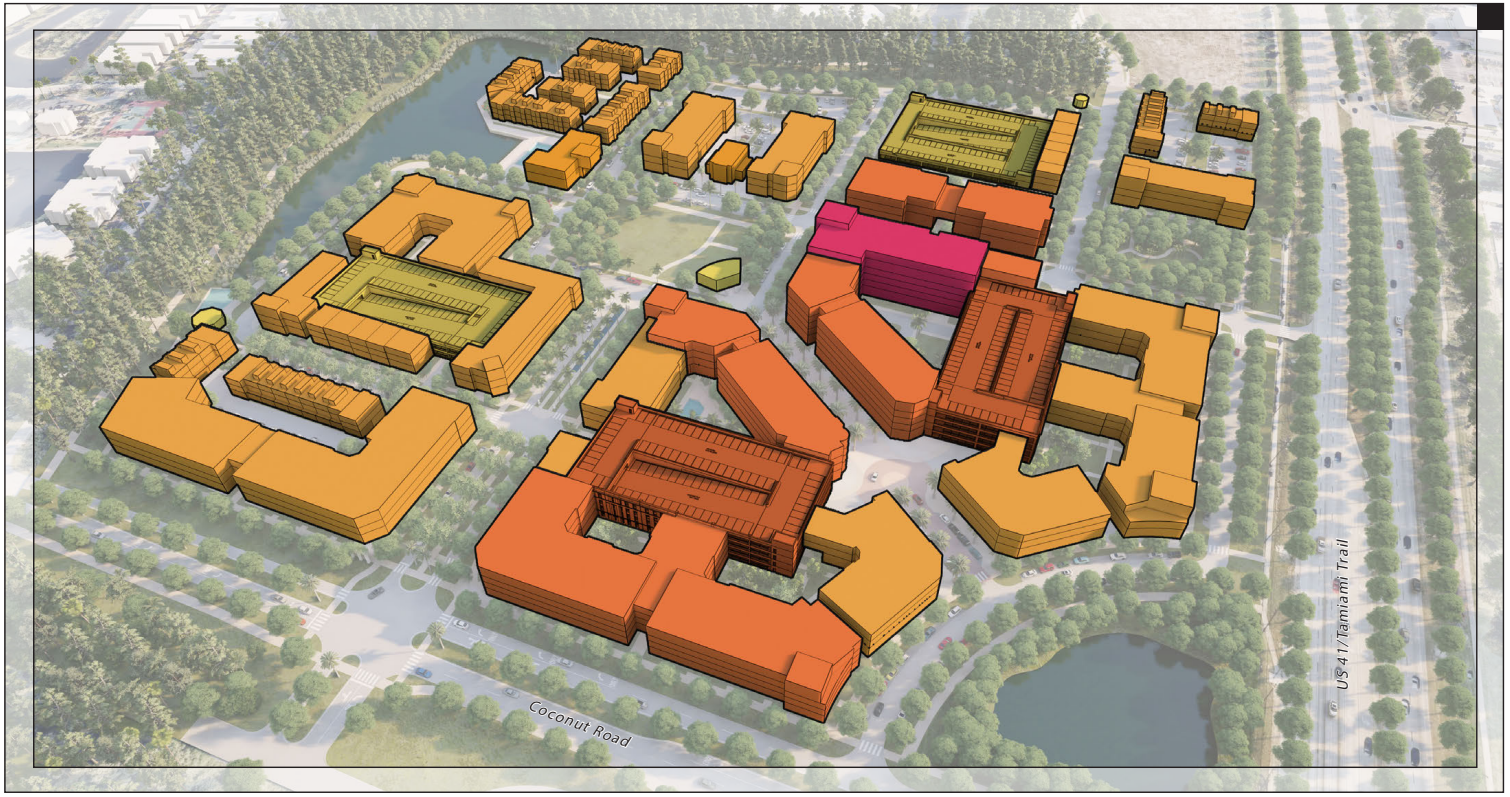


Figure 9: Aerial View with Building Heights (Looking Northwest)

BUILDING HEIGHT

This diagram illustrates the maximum building heights in the project by block, measured from the street-grade to the top of the parapet for flat roofs or the midpoint of pitched roofs. The buildings in the project are typically between three to four stories in height and all except a portion of the landmark hotel, which measures 75' feet, comply with the 70-foot height limit for Tier 3 Village Center projects.

Exceptions to this height limit exist for special architectural features such as chimneys, turrets, cupolas, and finials, provided they do not exceed 20% of the total roof area and 15 feet in height beyond the maximum building height.

Building Heights

- Under 35'
- 35' - 45'
- 45' - 60'
- 60' - 75'

Note: These heights do not include exceptions for special architectural features and mechanical equipment up to 15' above the maximum building height.



Street level rendering of the Landmark Hotel Tower from the northeast corner of the Central Green looking south.



Figure 10: Aerial View with Development Program (Looking Northwest)

DEVELOPMENT PROGRAM

This diagram illustrates the proposed development program for the neighborhood. The project includes 596 residential units, resulting in a gross density of 13 dua, as well as 324,400 square feet of commercial, office, and hotel uses and a 3,000 square-foot civic building, which can host public and private events.

While the locations for special building types, including the civic building, the hotel, and the mixed-use office building, as well as the locations for retail and dining on the ground floor, should generally remain where they have been illustrated, it is possible that other building uses such as residential amenity space and townhouses may shift in the next phases of design development.

DEVELOPMENT PROGRAM	
LAND USE	**GROSS FLOOR AREA/UNITS**
Medical Office	20,000 sq. ft.
Office	22,000 sq. ft.
Retail/Dining[1]	82,000 sq. ft.
Civic	3,000 sq. ft.
Hotel (260 keys)	200,000 sq. ft.
Multifamily	538 units
Townhouse	58 units
Residential Amenity	28,000 sq. ft.
Total Residential	**596 units**
Total Commercial/Office[2]	**324,000 sq. ft.**
Total Civic[3]	**3,000 sq. ft.**

[1] Diagonal hatch is used to denote ground floor retail/dining in the plan diagram on the right, while the magenta color denotes retail/dinng in the perspective diagram on page 20 (left)
[2] Includes hotel gross floor area
[3] Does not include outdoor stage/pavilion in the Central Green, nor other outdoor civic amenities

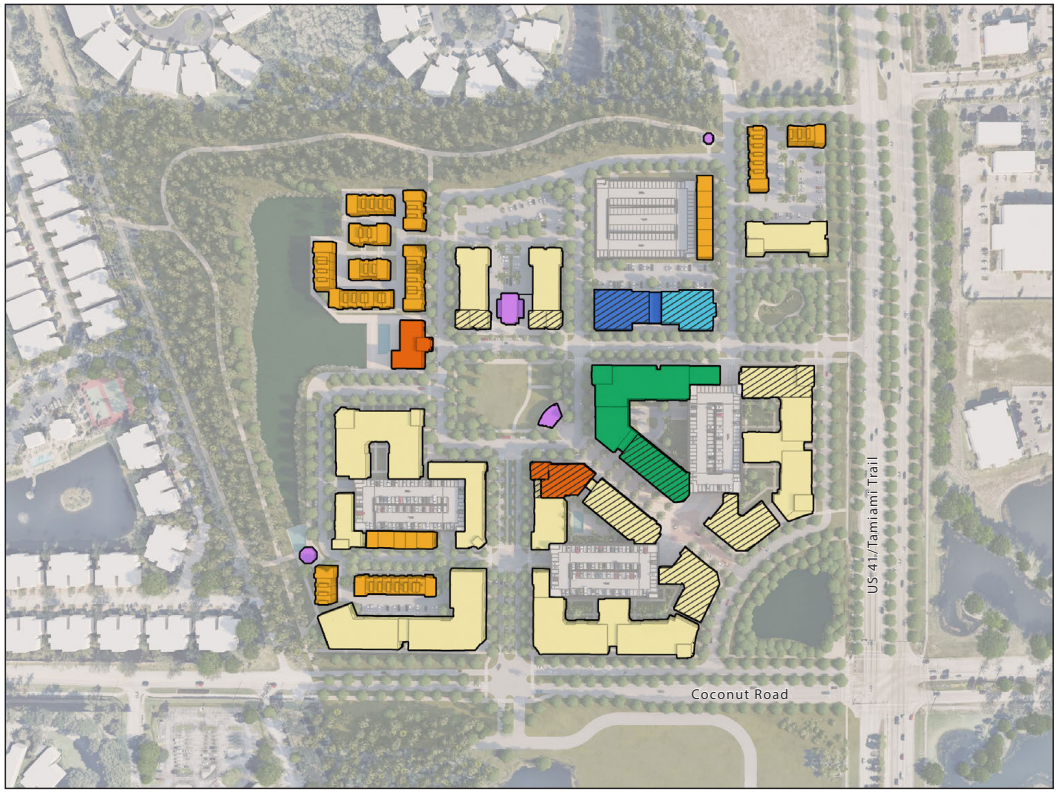


Figure 11: Development Program Plan

CONCEPTUAL PHASING

The following table and image series illustrate an idealized conceptual phasing for how the property will likely be constructed by Woodfield Development and their partners over time.

	Phase 1	Phase 2	Phase 3	Phase 4	Total
Conceptual Development Program					
Medical Office	-	20,000 sq. ft.	-	-	20,000 sq. ft.
Office	-	22,000 sq. ft.	-	-	22,000 sq. ft.
Retail/Dining	56,000 sq. ft.	21,000 sq. ft.	5,000 sq. ft.	-	82,000 sq. ft.
Civic*	-	-	3,000 sq. ft.	-	3,000 sq. ft.
Hotel (260 keys)	200,000 sq. ft.	-	-	-	200,000 sq. ft.
Multifamily	274 units	52 units	30 units	182 units	538 units
Townhouse	-	11 units	35 units	12 units	58 units
Residential Amenity	15,000 sq. ft.	-	13,000 sq. ft.	-	28,000 sq. ft.
Total Residential	**274 units**	**63 units**	**65 units**	**194 units**	**596 units**
Total Commercial/Office	**256,000 sq. ft.**	**63,000 sq. ft.**	**5,000 sq. ft.**	**-**	**324,000 sq. ft.**
Total Civic	**-**	**-**	**3,000 sq. ft.**	**-**	**3,000 sq. ft.**
Parking					
Structured Garage(s)	3	1	-	-	4
Total Spaces	**1,475**	**1,840 (365 added)**	**1,990 (150 added)**	**2,036 (46 added)**	**2,036**

[1] Includes hotel gross floor area
[2] Does not include outdoor stage/pavilion in the Central Green, nor other outdoor civic amenities



PHASE 1

In Phase 1, the complete network of blocks, streets, and public spaces will be completed, including both retention lakes, the Central Green, the Neighborhood Park, the Rambla Street, and the Restaurant Row paseo. Additionally, three parking garages and all of the site's above and below ground infrastructure will be constructed in this phase.

In terms of development, all of the buildings in the southeastern quadrant of the property will be completed, including a 260-key hotel, a large proportion of the ground floor retail and dining space of the entire project, and 274 apartment units.

Land Use	Gross Area/ Units
Medical Office	-
Office	-
Retail/Dining	56,000 sq. ft.
Civic	-
Hotel	200,000 sq. ft.
Multifamily	274 units
Townhouse	-
Residential Amenity	15,000 sq. ft.
Total Parking	**1,475 spaces**



PHASE 2

In Phase 2, the northeastern quadrant will be developed, including the construction of rowhomes, a three-story apartment building, and a mixed-use office building with ground floor retail and upper-level office and medical office. In this phase, the fourth and final parking garage will also be constructed. This single level deck will be lined along Lyden Drive with stacked flats that are designed as rowhomes to create a more inviting street into the project.

Land Use	Gross Area/ Units
Medical Office	20,000 sq. ft.
Office	22,000 sq. ft.
Retail/Dining	21,000 sq. ft.
Civic	-
Hotel	-
Multifamily	52 units
Townhouse	11 units
Residential Amenity	-
Total Parking	**1,840 spaces**

PHASE 3

Land Use	Gross Area/ Units
Medical Office	-
Office	-
Retail/Dining	5,000 sq. ft.
Civic	3,000 sq. ft.
Hotel	-
Multifamily	30 units
Townhouse	35 units
Residential Amenity	13,000 sq. ft.
Total Parking	**1,990 spaces**

In Phase 3, a 3,000 square-foot civic building that terminates the view of the Rambla Street, shall be constructed on the north end of the Central Green. This building will serve as a community gathering and event space with outdoor plazas between that central building and mixed-use apartment buildings on either side. This phase also includes the development of rowhomes and a residential clubhouse along the Western Lake in the northwest quadrant of the site.



PHASE 4

Land Use	Gross Area/ Units
Medical Office	-
Office	-
Retail/Dining	-
Civic	-
Hotel	-
Multifamily	182 units
Townhouse	12 units
Residential Amenity	-
Total Parking	**2,036 spaces**

The final phase of development will be exclusively residential and will include the construction of 12 townhouses, 182 apartments units, and stacked flats that line the southern edge of the parking garage that was built as a part of Phase 1.



KEY AREAS + ILLUSTRATIONS

This diagram illustrates some of the key buildings, streets, and public spaces that define the Woodfield Development project. On the following pages, there are a series of street level and aerial renderings, which help to explain each of these key areas in more detail and which also begin to establish the overall neighborhood character and architectural language of the project. These renderings serve both as an inspiration and a guide for future development partners to help bring this neighborhood to life as has been envisioned in this Pattern Book.



Figure 12: Aerial View with Key Areas Highlighted (Looking Northwest)



AERIAL ILLUSTRATIONS

Rambla Street Aerial View: At Walden Center Dr. and Coconut Rd. looking north



Overall Aerial View: On Coconut Rd. looking northeast



AERIAL ILLUSTRATIONS

Neighborhood Park Aerial View: On US 41 looking southwest



Central Green Aerial View: At the Civic Building site looking southwest



ILLUSTRATIONS

Restaurant Row & Landmark Hotel Street View: At the southeast corner of the Central Green looking southeast



Western Lake + Townhouses View: Looking southeast from the Western Lake and preserve area

ARCHITECTURAL STYLE PRECEDENTS

The architectural precedents studied for the conceptual design of the this project are the Spanish Colonial Revival styles found in Palm Beach, Florida and Santa Barbara, California. These were selected for their enduring popularity and timeless elegance, both of which are achieved through their use of natural and local materials, muted color palettes, and simplified building forms and ornamentation.

Palm Beach & Mizner Mediterranean

Addison Mizner, one of the most famous American Architects of the early 20th century, is responsible for popularizing Spanish Colonial and Mediterranean Revival architecture in South Florida and is the father of Palm Beach's unique "Mizner Mediterranean" aesthetic.

Until his arrival in Palm Beach in 1918, the small resort town had more colorful wood versions of buildings found up the north. Realizing that this imported wooden, shingle-style resort architecture was inappropriate for the climate and threat of hurricanes in Florida, Mizner looked to the styles found in places like Guatemala and Spain, constructed with stone, tile, and stucco, to make a name for himself.

Mizner's designs feature elements like courtyards, lofty arcades and galleries, the loggia room (now known widely as a Florida Room), french doors, casement windows, barrel tile roofs, and decorative ironwork. While his work was clearly inspired by traditional Mediterranean, Spanish, and Moorish architecture, he pulled design elements from many different styles. His most famous projects include the Everglades Club in Palm Beach, as well as a number of estate homes there, the Gulfstream Club in Delray Beach, and the Cloister in Boca Raton.

Santa Barbara Spanish Colonial

Spanish Colonial architecture kicked off in California thanks in part to the work of Bertram Goodhue for the Panama-California Expo in San Diego in 1916 and the work of famed architect George Washington Smith in Santa Barbara. Until the 1920s most Spanish architecture in California was based on the Mission style.

Today the City of Santa Barbara owes much of its charm to the Spanish Colonial Revival architecture it preserves and continues to foster. While the details of this architectural style can vary greatly depending on which period is referenced, in Santa Barbara it is the Andalusian vernacular and the Southern-Spanish farmhouse that have resulted in the signature simplicity and timelessness of the local Spanish Colonial Style.

Key elements in Santa Barbara's Spanish Colonial style are well-defined cubic volumes, patios, pergolas, verandas, plain washed walls, and exposed wood and tiling. Unlike other Mediterranean Revival styles found across South Florida that feature candy-colors and an excess of faux-ornamentation, Santa Barbara's iconic white and cream tone buildings, with their minimal ornamentation, have a simple sophistication that can withstand changing tastes and styles.



Via Mizner on Worth Avenue in Palm Beach, FL



Paseo Chapala Mixed-Use Development in Santa Barbara, CA



Hotel Californian (121 rooms) in Santa Barbara, CA



Renato's Restaurant Courtyard on Via Mizner in Palm Beach, FL



Santa Barbara County Courthouse in Santa Barbara, CA



Public Library in Calabasas, CA



Palm Beach Historic Inn (13-room Boutique Hotel) in Palm Beach, FL

SPANISH COLONIAL REVIVAL STYLE GUIDE

This section summarizes some of the key architectural elements that define the Spanish Colonial Revival architecture that is referenced in the Conceptual Master Plan for the Woodfield Development project. This information can be used to supplement the Architectural Styles and Characteristics found in the Village of Estero's Land Development Code, Section 5-703.

Spanish Tile

The style is characterized by having red clay Spanish Tile roof tops that give buildings a warm, earthy, and rustic look. Most of the roof elements are low-pitched, most commonly gable, and have a short overhang or no overhang at all. Often, roof elements are multi-level to create hierarchy, complex massing, and asymmetry.

Wrought Iron Work

Finely crafted, ornamental wrought iron work is usually included in exterior elements such as stairs, balcony railings, gates, window grilles, and lanterns. Also, wooden doors, columns, lintels, beams, and gates often feature iron details that can be decorative or function as part of the overall assembly and structure.

Stucco Exterior Finishes

Exterior walls are usually undecorated, white or tan, and may include terracotta foundations. Exterior elements are covered with either rough or smooth textured stucco.

Paneled Doors and Windows

The style also contains multi-pane, wooden windows and doors. Grilled, casement windows are also typical. Focal windows with surrounding elaboration are also common and focal elements are usually located in places that accentuate facades for asymmetry.

Decorative Vents and Rondels

Simple decorative elements may adorn the exterior, including objects such as tower-like chimneys, stucco vents, rondels, multicolored tile accents, arched niches, etc. No detail is too small. Many, if not all, functional chimneys are given special treatment with moldings, little windows, or decorative caps, often using the same tile from the roof. Chimneys are typically located on the front or side façades and may have ledges.

Arcades

A series of arches, as part of the walls or supported by columns, may surround the entry way or an outdoor space. This architectural feature shelters walkways or patios. Arcades may includes impressive woodwork above and can serve as gathering spaces.

Exterior Spaces

Balconies are frequently incorporated, which are designed so that one could step out from a room to enjoy the fresh air and views. Also, balconies and terraces add to the asymmetry of the building design. Moreover, courtyards and patios encourage outdoor living.

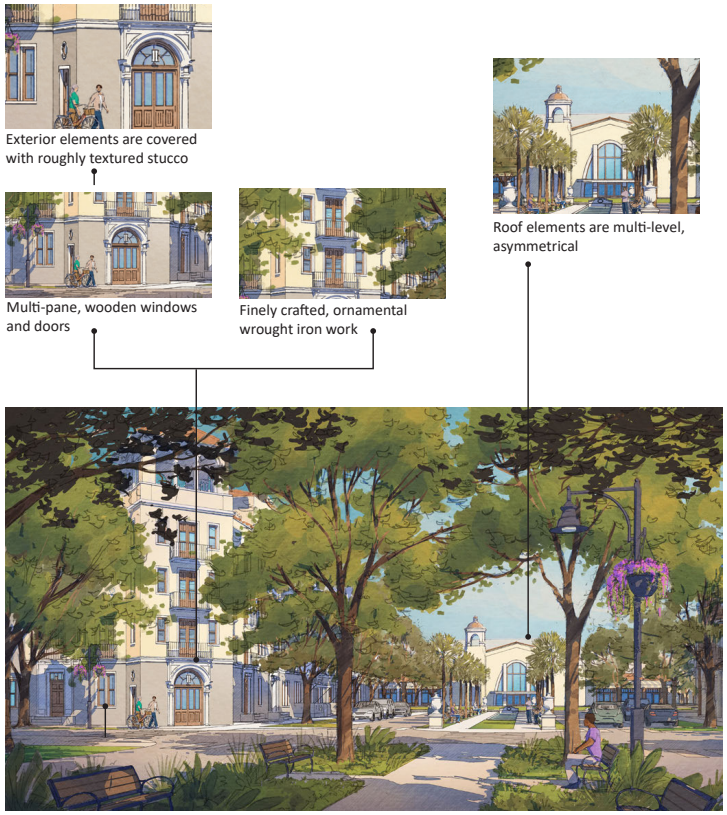


Figure 13: Examples of Spanish Colonial Architectural Detailing - Civic and Residential Types

Figure 14: Examples of Spanish Colonial Architectural Detailing - Mixed-Use & Townhouse Types



Low-pitched roof, with brief overhang



Balconies and terraces to enjoy the fresh air and views, add to the asymmetry of the building



Exterior walls are usually un-decorated, white or tan



A series of arches may surround entry ways or outdoor spaces





Red clay Spanish tile roof tops



Objects such as tower-like chimneys, stucco vents, etc. adorn the exterior



Decorative elements such as rondels, accents, arched niches, are given special treatment





Grilled, casement, focal windows are common



Exterior elements often feature iron details



Arcades also shelter walkways or patios

ARCHITECTURAL VARIABILITY

In order to avoid a neighborhood that feels too homogenous, where every building looks to be designed by the same architect, a certain amount of architectural variability should be permitted and even encouraged in certain areas of the plan.

Areas to Maintain a Unified Spanish Colonial Revival Aesthetic

There are key areas in the Woodfield site where maintaining a unified Spanish Colonial Revival Aesthetic is important. The buildings along the Crescent Lake facing the intersection of US 41 and Coconut Road and all the buildings along the main diagonal road connecting that lake with the Central Green, should be designed in the Spanish Colonial Style. This will not only ensure that the first phases of the project establish the overall character of the neighborhood, but it will also result in a more cohesive and iconic restaurant row and landmark hotel/building on the eastern side of the Central Green, both of which will be key drivers to bring visitors and patrons to the neighborhood.

Combining Elements of Florida Vernacular

While the predominant style of the project should be Spanish Colonial Revival, buildings designed in Florida Frame Vernacular styles can be interspersed throughout the neighborhood, in particular in the western and smaller-scale residential areas. The key characteristics of this style include lap wood or wood-look alternative siding, porch frontages, and gabled roofs finished in standing seam or "V" crimp metal, asphalt shingles, or wooden shakes. Additional details for this style can be found in the Village's Land Development Code, Section 5-703.



Historic Home in Key West, FL



Historic Home in Koreshan State Park in Estero, FL



Homes in Watercolor, FL

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DOVER, KOHL & PARTNERS
town planning

WOODFIELD
DEVELOPMENT

Village of ESTERO

APPLICATION FOR PUBLIC INFORMATION MEETING
PLANNING ZONING AND DESIGN BOARD
VILLAGE OF ESTERO

REQUEST IS FOR: Public Information Meeting pursuant to LDC Section 2-401

1. Applicant/Project Name: Goodwill Estero
2. Address: Estero Town Commons C/E
3. Strap Number: 35-46-25-E1-3300A.0000
4. Application Number:

5. Type of Application (check appropriate type(s)):

- ☐ Comprehensive Plan Amendment
- ☒ Planned Development - Amendment or Final Plan Approval
- ☐ Conventional Rezoning
- ☐ Bar Special Permit
- ☐ Planned Development Zoning
- ☐ Variance
- ☐ Special Exception
- ☐ Development Orders

6. Project Description (Brief description of project and need for application.)

Proposed building of one Goodwill "variety Store" with Drive thru donation center. This Property will also include one Receiving dock & Parking lot for customers/staff

Application shall be accompanied by an electronic copy of the site plans drawn to scale, illustrating a detailed overview of the project. the plans shall define what is being requested and the deviation or change from the permitted and/or existing conditions.

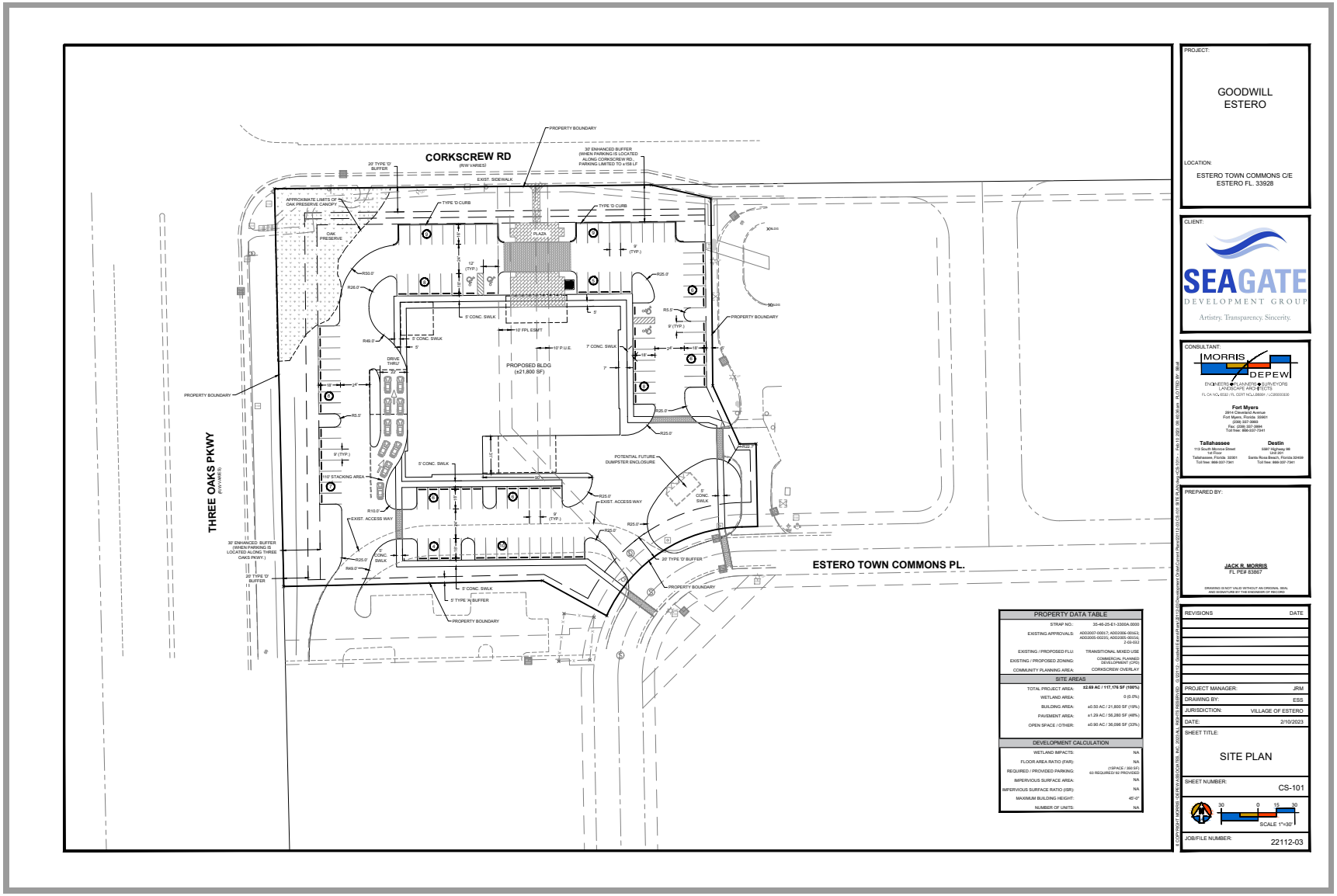
Signature

2/14/23
Date

Doug Kirby
Print Name

Village of Estero 9401 Corkscrew Palms Circle Estero, FL 33928 Phone: 239.221.5035 Fax: 239.494.5343 www.Estero-fl.gov

Updated 11/17/2021


CORKSCREW RD
(R/W VARIES)
THREE OAKS PKWY
(R/W VARIES)
ESTERO TOWN COMMONS PL.
PROPERTY BOUNDARY
PROPOSED BLDG
(±21,800 SF)
PLAZA
DRIVE THRU
HWY STACKING AREA
POTENTIAL FUTURE DUMPSTER ENCLOSURE
EXIST. ACCESS WAY
EXIST. SIDEWALK
TYPE 'D' CURB
APPROXIMATE LIMITS OF OAK PRESERVE CANOPY
OAK PRESERVE
20' TYPE 'D' BUFFER
30' ENHANCED BUFFER (WHEN PARKING IS LOCATED ALONG CORKSCREW RD. PARKING LIMITED TO ± 658 LF
30' ENHANCED BUFFER (WHEN PARKING IS LOCATED ALONG THREE OAKS PKWY.)
5' TYPE 'A' BUFFER
5' CONC. SWLK
7' CONC. SWLK
10' FPL ESMT
10' P.U.E.
CONC. SWLK
PROJECT:
GOODWILL
ESTERO
LOCATION:
ESTERO TOWN COMMONS C/E
ESTERO FL 33928
CLIENT:
SEAGATE
DEVELOPMENT GROUP
Artistry. Transparency. Sincerity.
CONSULTANT:
MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO.'s LB6604 / LC26000330
Fort Myers
2974 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-3993
Fax: (239) 337-2994
Toll free: 866-337-7341
Tallahassee
113 South Monroe Street
2nd Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341
Destin
3297 Highway 98
Suite 2
Santa Rosa Beach, Florida 32459
Toll free: 866-337-7341
PREPARED BY:
JACK R. MORRIS
FL PE# 83867
DRAWING IS NOT VALID WITHOUT AN ORIGINAL SEAL AND SIGNATURE BY THE ENGINEER OF RECORD.
PROPERTY DATA TABLE
STRAP NO.: 35-46-25-E1-3300A.0000
EXISTING APPROVALS: ADD2007-00017, ADD2006-00023, ADD2005-00200, ADD2004-00122, 2-08-022
EXISTING / PROPOSED FLU: TRANSITIONAL MIXED USE
EXISTING / PROPOSED ZONING: COMMERCIAL PLANNED DEVELOPMENT (CPD)
COMMUNITY PLANNING AREA: CORKSCREW OVERLAY
SITE AREAS
TOTAL PROJECT AREA: 22.69 AC / 117,176 SF (100%)
WETLAND AREA: 0 (0.0%)
BUILDING AREA: ±0.50 AC / 21,800 SF (10%)
PAVEMENT AREA: ±1.29 AC / 56,280 SF (48%)
OPEN SPACE / OTHER: ±0.90 AC / 36,096 SF (33%)
DEVELOPMENT CALCULATION
WETLAND IMPACTS: NA
FLOOR AREA RATIO (FAR): NA
REQUIRED / PROVIDED PARKING: (1SPACE / 350 SF) 63 REQUIRED 82 PROVIDED
IMPERVIOUS SURFACE AREA: NA
IMPERVIOUS SURFACE RATIO (ISR): NA
MAXIMUM BUILDING HEIGHT: 45'-0"
NUMBER OF UNITS: NA
REVISIONS
DATE
PROJECT MANAGER: JRM
DRAWING BY: ESS
JURISDICTION: VILLAGE OF ESTERO
DATE: 2/10/2023
SHEET TITLE:
SITE PLAN
SHEET NUMBER:
CS-101
SCALE 1"=30'
JOB/FILE NUMBER:
22112-03


Prepared For:
goodwill
PUBLIC INFORMATION SESSION
Planning Zoning & Design Board
Presentation:
GOODWILL
RETAIL & DONATION CENTER
02/21/2023
Estero, FL
Developed By:
SEAGATE
DEVELOPMENT GROUP

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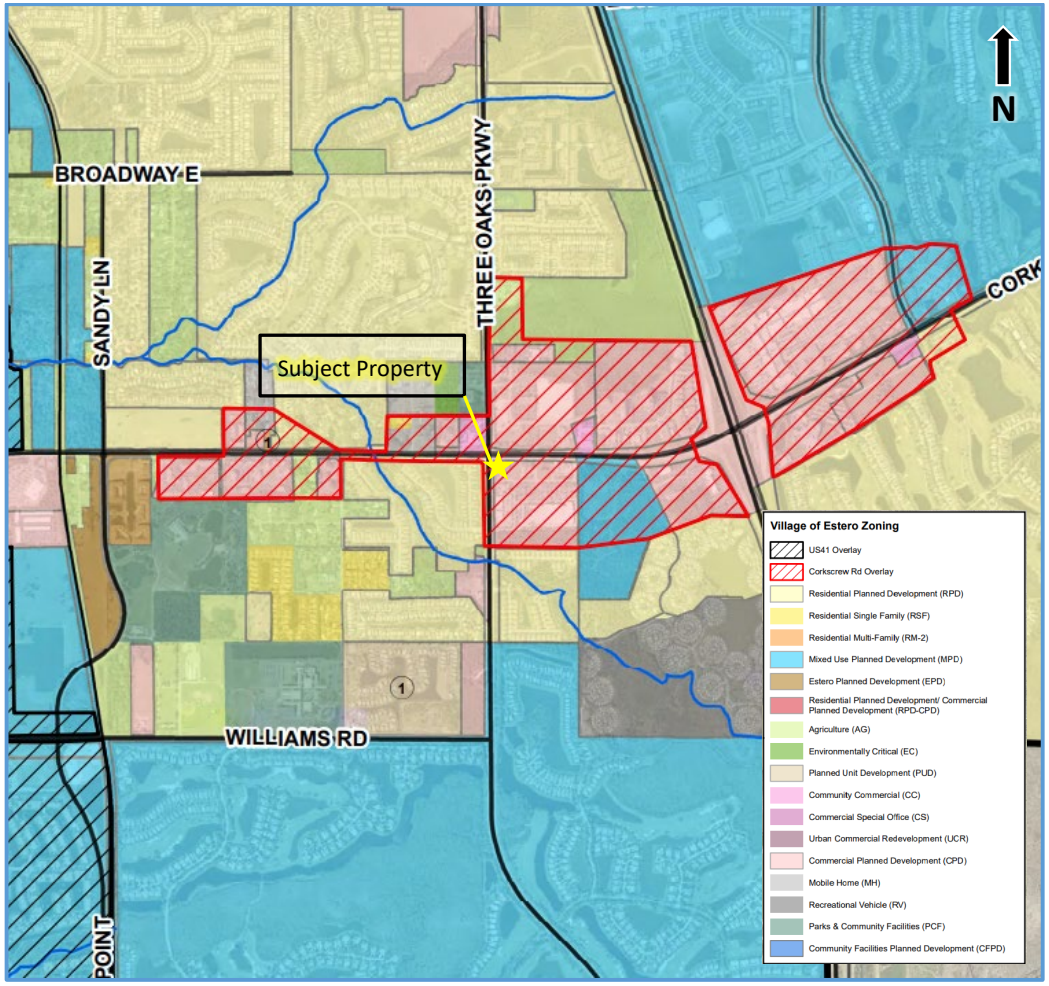
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Community Context


VILLAGES AT COUNTRY CREEK
THREE OAKS PARKWAY
MIROMAR OUTLETS
SPRING RUN
PLAZA DEL SOL
ESTERO INTERSTATE COMMERCE PARK
I-75
MIROMAR DESIGN CENTER
CORKSCREW ROAD
ESTERO PLACE
SITE LOCATION
ESTERO CROSSING
CORKSCREW COMMERCE CENTER
ESTERO TOWN COMMONS
ISLAND CLUB / CORKSCREW WOODLANDS
VILLA PALMERAS
N
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Community Context Map
February 21st, 2023
Disclaimer: The artistic renderings depicted herein are conceptual in nature and reflect development plans at various stages of completion. All graphical representations should be considered incomplete and subject to change.
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GMA ARCHITECTS PLANNERS
MORRIS DEPEW
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CORKSCREW ROAD
THREE OAKS PARKWAY
TOWN COMMONS DR.
ESTERO TOWN COMMONS PLACE
ESTERO TOWN COMMONS PLACE
SITE LOCATION
A
B
C
D
E
COMPLETE DENTISTRY
VACANT
PROPOSED WAWA
DOLLAR TREE
FUSION YOGA & WELLNESS
PERFECT FIT
SYLVAN LEARNING
TROPICAL SMOOTHIE CAFE
NAIL COLORS
JET'S PIZZA
LOWES
-SITE PHOTOS
A. EXISTING SOUTH BUFFER
B. EXISTING WEST BUFFER
C. EXISTING NORTH BUFFER
D. EXISTING EAST BUFFER
E. EXISTING SITE
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Neighborhood Context Map
February 21st, 2023
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Zoning



Current Zoning Map

February 21st, 2023

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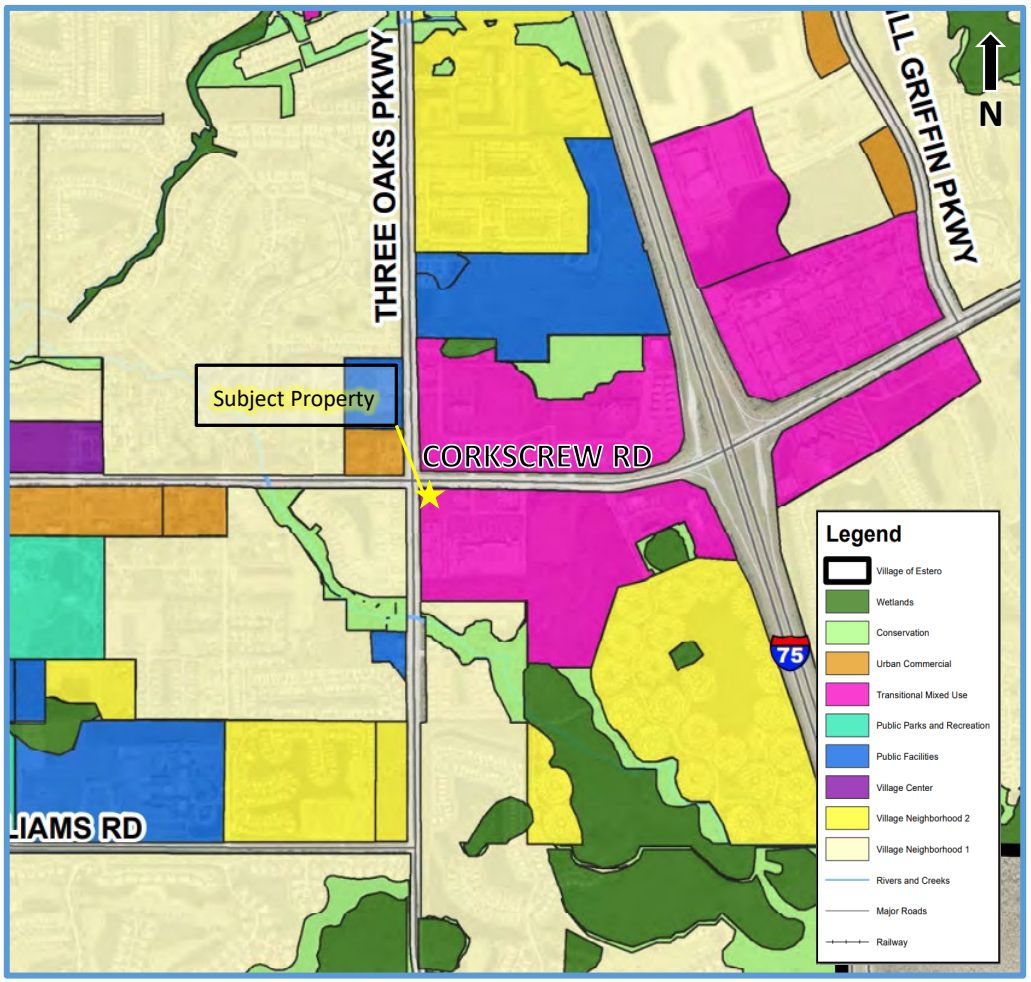
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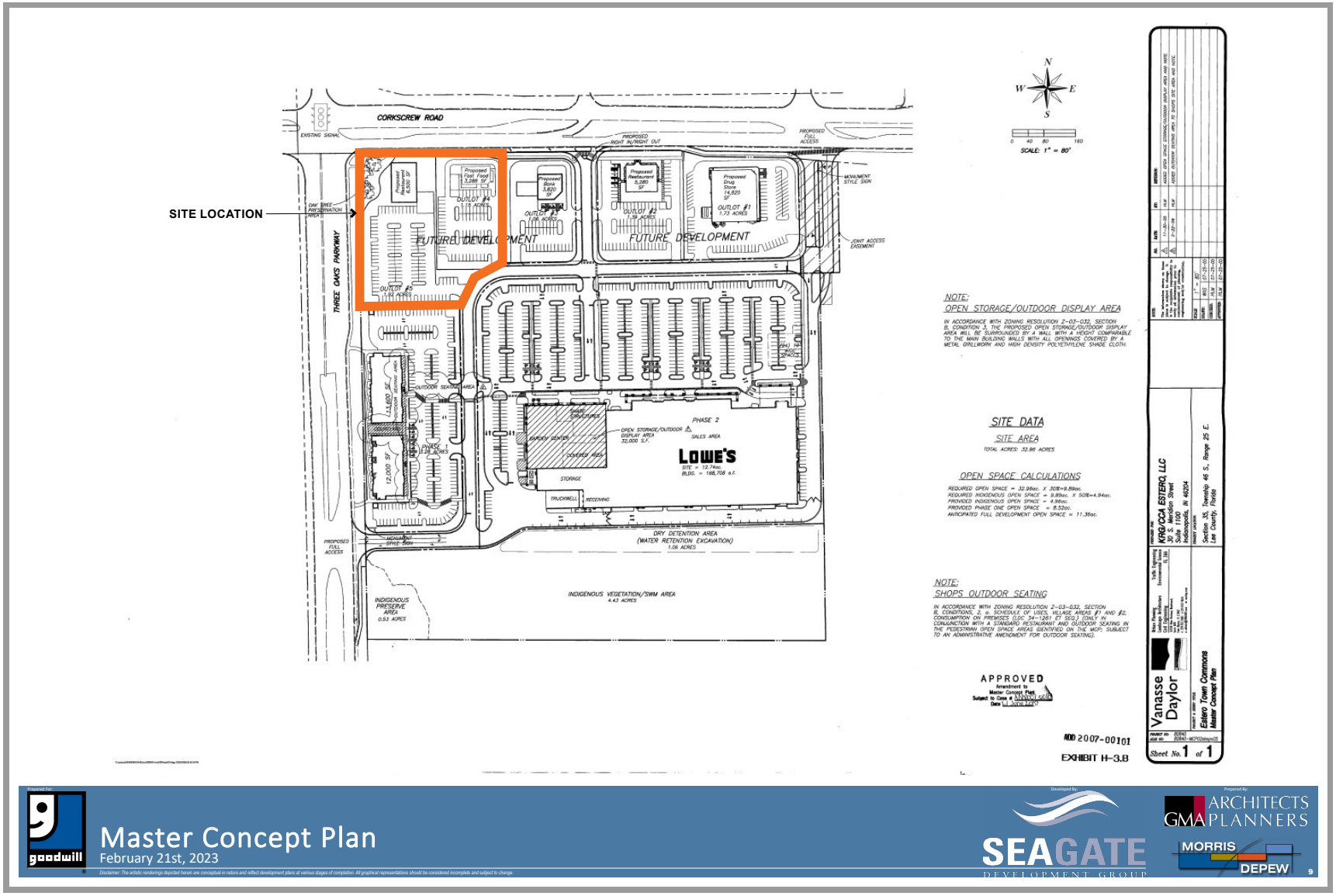
GMA ARCHITECTS PLANNERS

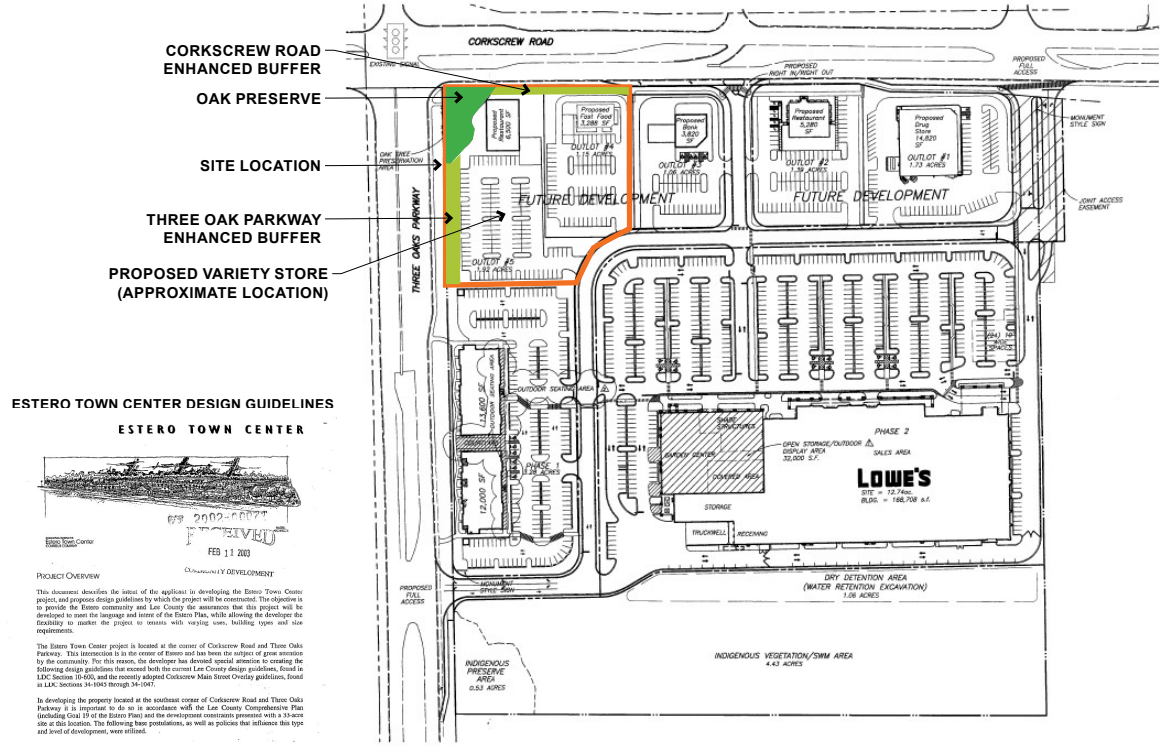
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7



Future Land use Map
February 21st, 2023


SITE LOCATION
CORKSCREW ROAD
THREE OAKS PARKWAY
FUTURE DEVELOPMENT
OUTLOT #1
1.73 ACRES
OUTLOT #2
1.39 ACRES
OUTLOT #3
1.15 ACRES
OUTLOT #4
1.15 ACRES
OUTLOT #5
1.15 ACRES
Proposed Fast Food 3,288 SF
Proposed Bank 3,820 SF
Proposed Restaurant 5,280 SF
Proposed Drug Store 14,820 SF
PHASE 2
OPEN STORAGE/OUTDOOR DISPLAY AREA 32,000 S.F.
SALES AREA
LOWE'S
SITE = 12.74ac.
BLDG. = 188,708 s.f.
GARDEN CENTER
COVERED AREA
STORAGE
TRUCK/CELL
RECEIVING
OUTDOOR SEATING AREA
11,600 SF
12,000 SF
PHASE 1
4.74 ACRES
DRY DETENTION AREA
(WATER RETENTION EXCAVATION)
1.06 ACRES
INDIGENOUS VEGETATION/SWM AREA
4.43 ACRES
INDIGENOUS PRESERVE AREA
0.53 ACRES
PROPOSED FULL ACCESS
EXISTING SIGNAL
PROPOSED RIGHT IN/RIGHT OUT
PROPOSED FULL ACCESS
MONUMENT SIGN
JOINT ACCESS EASEMENT
OAK TREE PRESERVATION AREA
N
S
E
W
SCALE: 1" = 80'
NOTE:
OPEN STORAGE/OUTDOOR DISPLAY AREA
IN ACCORDANCE WITH ZONING RESOLUTION Z-03-032, SECTION B, CONDITION 3, THE PROPOSED OPEN STORAGE/OUTDOOR DISPLAY AREA WILL BE SURROUNDED BY A WALL WITH A HEIGHT COMPARABLE TO THE MAIN BUILDING WALLS WITH ALL OPENINGS COVERED BY A METAL GRILLWORK AND HIGH DENSITY POLYETHYLENE SHADE CLOTH.
SITE DATA
SITE AREA
TOTAL ACRES: 32.96 ACRES
OPEN SPACE CALCULATIONS
REQUIRED OPEN SPACE = 32.96ac. X 30%=9.89ac.
REQUIRED INDIGENOUS OPEN SPACE = 9.89ac. X 50%=4.94ac.
PROVIDED INDIGENOUS OPEN SPACE = 4.96ac.
PROVIDED PHASE ONE OPEN SPACE = 8.52ac.
ANTICIPATED FULL DEVELOPMENT OPEN SPACE = 11.36ac.
NOTE:
SHOPS OUTDOOR SEATING
IN ACCORDANCE WITH ZONING RESOLUTION Z-03-032, SECTION B, CONDITIONS, 2, a. SCHEDULE OF USES, VILLAGE AREAS #1 AND #2, CONSUMPTION ON PREMISES (LDC 34-1261 ET SEQ.) ONLY IN CONJUNCTION WITH A STANDARD RESTAURANT AND OUTDOOR SEATING IN THE PEDESTRIAN OPEN SPACE AREAS IDENTIFIED ON THE MCP, SUBJECT TO AN ADMINISTRATIVE AMENDMENT FOR OUTDOOR SEATING).
APPROVED
ADD 2007-00101
EXHIBIT H-3.B
KRG/CCA ESTERO, LLC
30 S. Meridian Street
Suite 1100
Indianapolis, IN 46204
Estero Town Commons
Master Concept Plan
Section 35, Township 46 S., Range 25 E.
Lee County, Florida
Vanasse Daylor
Sheet No. 1 of 1
Master Concept Plan
February 21st, 2023
Disclaimer: The artistic renderings depicted herein are conceptual in nature and reflect development plans at various stages of completion. All graphical representations should be considered incomplete and subject to change.
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PLANNERS
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ESTERO TOWN CENTER DESIGN GUIDELINES

ESTERO TOWN CENTER

RECEIVED
FEB 11 2003
COMMUNITY DEVELOPMENT

PROJECT OVERVIEW

This document describes the intent of the applicant in developing the Estero Town Center project, and proposes design guidelines by which the project will be constructed. The objective is to provide the Estero community and Lee County the assurances that this project will be developed to meet the language and intent of the Estero Plan, while allowing the developer the flexibility to market the project to tenants with varying uses, building types and size requirements.

The Estero Town Center project is located at the corner of Corkscrew Road and Three Oaks Parkway. This intersection is in the center of Estero and has been the subject of great attention by the community. For this reason, the developer has devoted special attention to creating the following design guidelines that exceed both the current Lee County design guidelines, found in LDC Section 10-600, and the recently adopted Corkscrew Main Street Overlay guidelines, found in LDC Sections 34-1043 through 34-1047.

In developing the property located at the southeast corner of Corkscrew Road and Three Oaks Parkway it is important to do so in accordance with the Lee County Comprehensive Plan (including Goal 19 of the Estero Plan) and the development constraints presented with a 33-acre site at this location. The following base postulations, as well as policies that influence this type and level of development, were utilized.

- The subject property is located at the intersection of two arterial roadways – Corkscrew Road and Three Oaks Parkway. Prime access is provided to the site by the intersecting arterial roads, as well as the close proximity of Interstate 75 and US 41, ½ miles and 1⅞ miles from the site respectively.

EXHIBIT D
(20 pages)

ZONING ORDINANCE COMPONENTS:

Required Oak Preserve / Pedestrian Open Space Area
-Live oak trees at the corner of Corkscrew and Three Oaks Parkway will be preserved and incorporated into a pedestrian/open space area (per Common/Public Areas Condition C.3 of Design Guidelines). Additionally, a "reasonable effort and creative design is being utilized to preserve the large existing native trees/masses of native trees (per Condition 7 of the Site Development Regulations)

Corkscrew Road Enhanced Buffer
-Original Zoning Resolution required a Type 'D' Buffer. Estero Town Center Design Guidelines require an Enhanced 30' wide buffer with Type 'D' plantings when parking is located within 75' of the right of way line (per Landscape Condition B.2 of Design Guidelines).

All requirements are being incorporated into the proposed site plan.

Three Oaks Parkway Enhanced Buffer
-Original Zoning Resolution required a Type 'D' Buffer. Estero Town Center Design Guidelines require an Enhanced 30' wide buffer with 10 trees and 20 shrubs per 100 linear feet with 2' undulating berm when parking is located between Three Oaks & proposed building (per Landscape Condition B.4 of Design Guidelines).

All requirements are being incorporated into the proposed site plan.

Schedule of Uses
-Proposed use of a Variety Store is an allowable use per the approved Schedule of Uses for Village Areas #1 & #2.

Landscaping
-Proposed Landscaping will be consistent with Estero Town Center Design Guidelines and native plant selections will come from the recommended native plant lists included in the Design Guidelines (per Site Development Regulations Condition 6 & Estero Town Center Design Guidelines Landscape Condition 4).

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Zoning Ordinance Components

February 21st, 2023

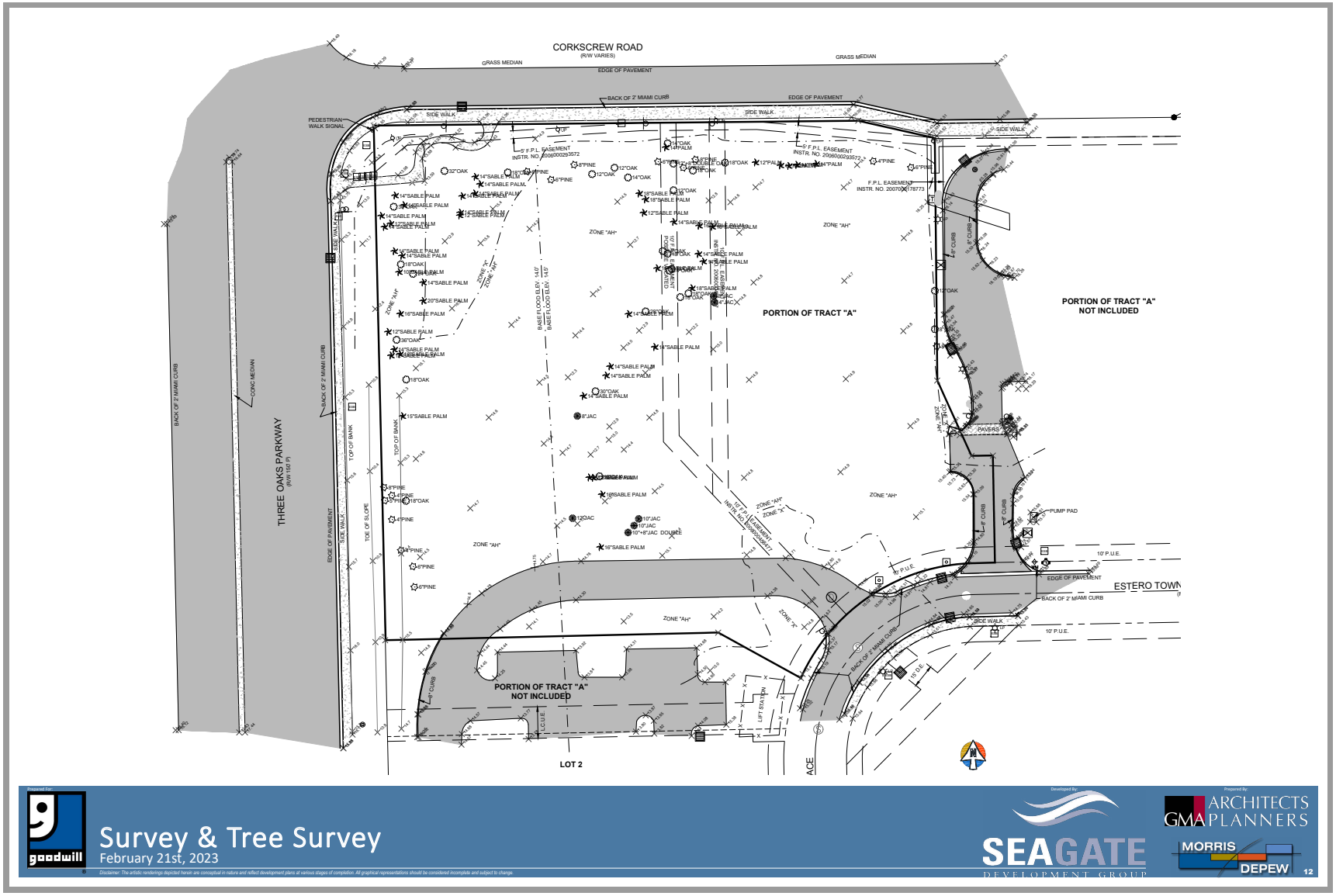
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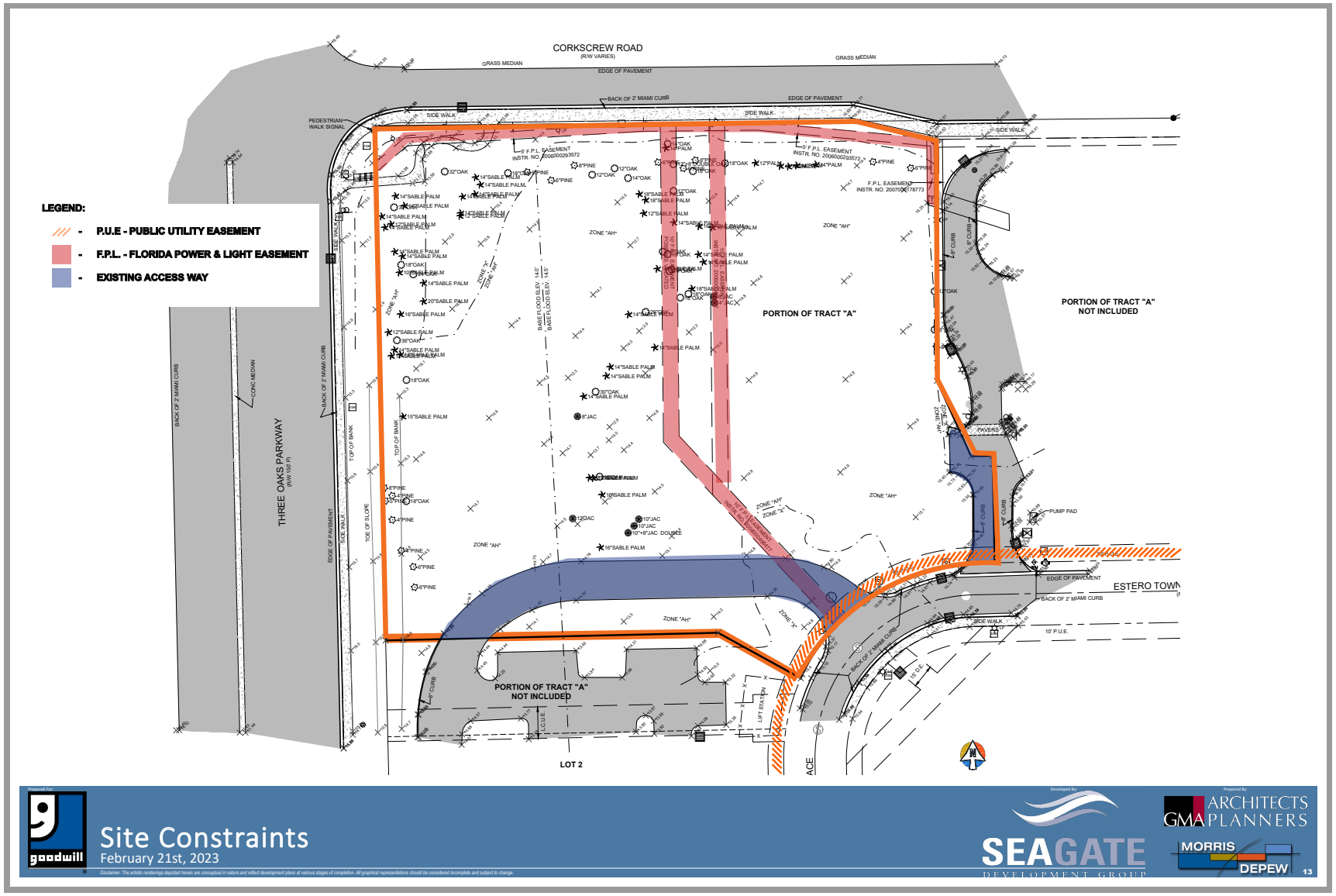
SEAGATE DEVELOPMENT GROUP

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MORRIS DEPEW

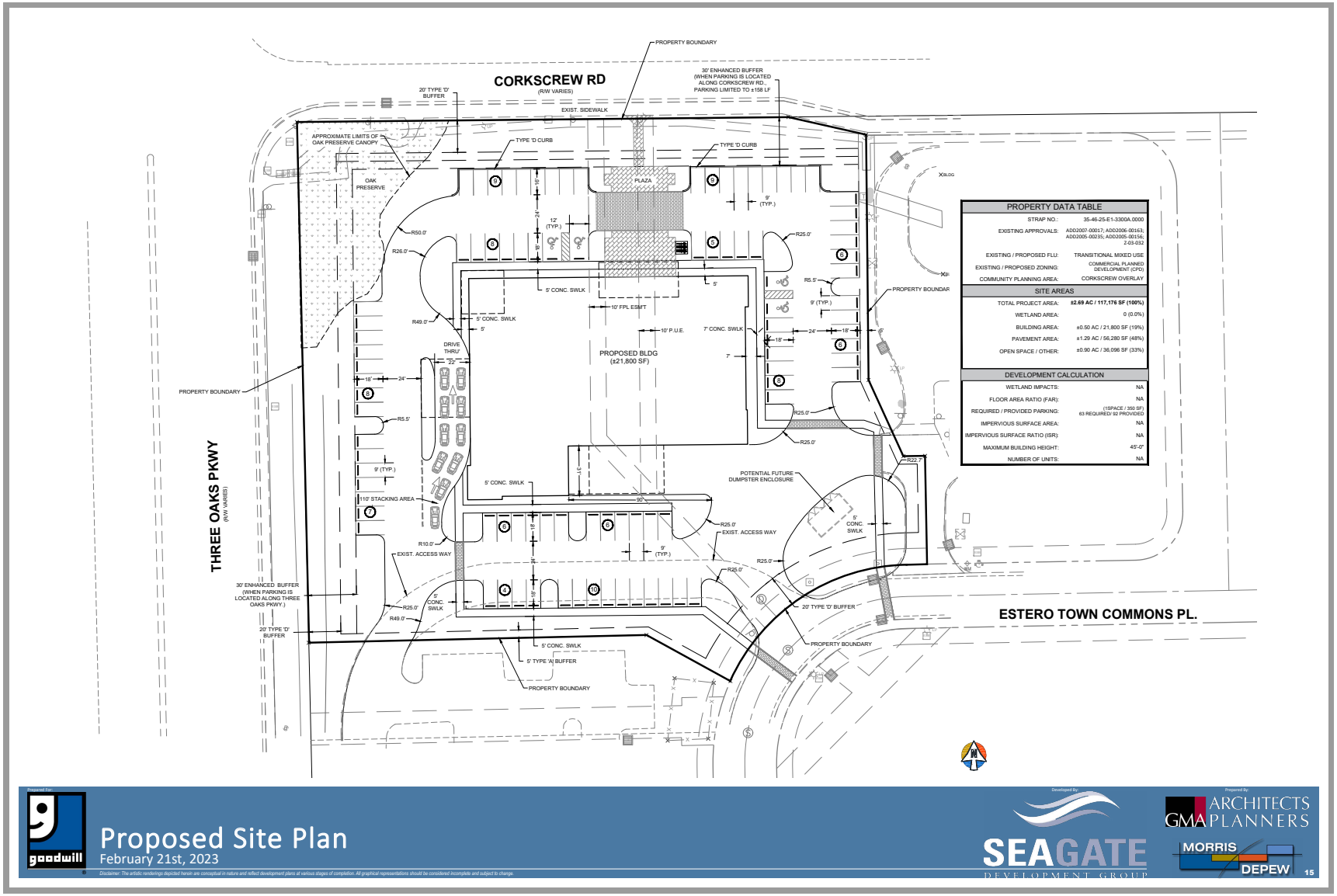
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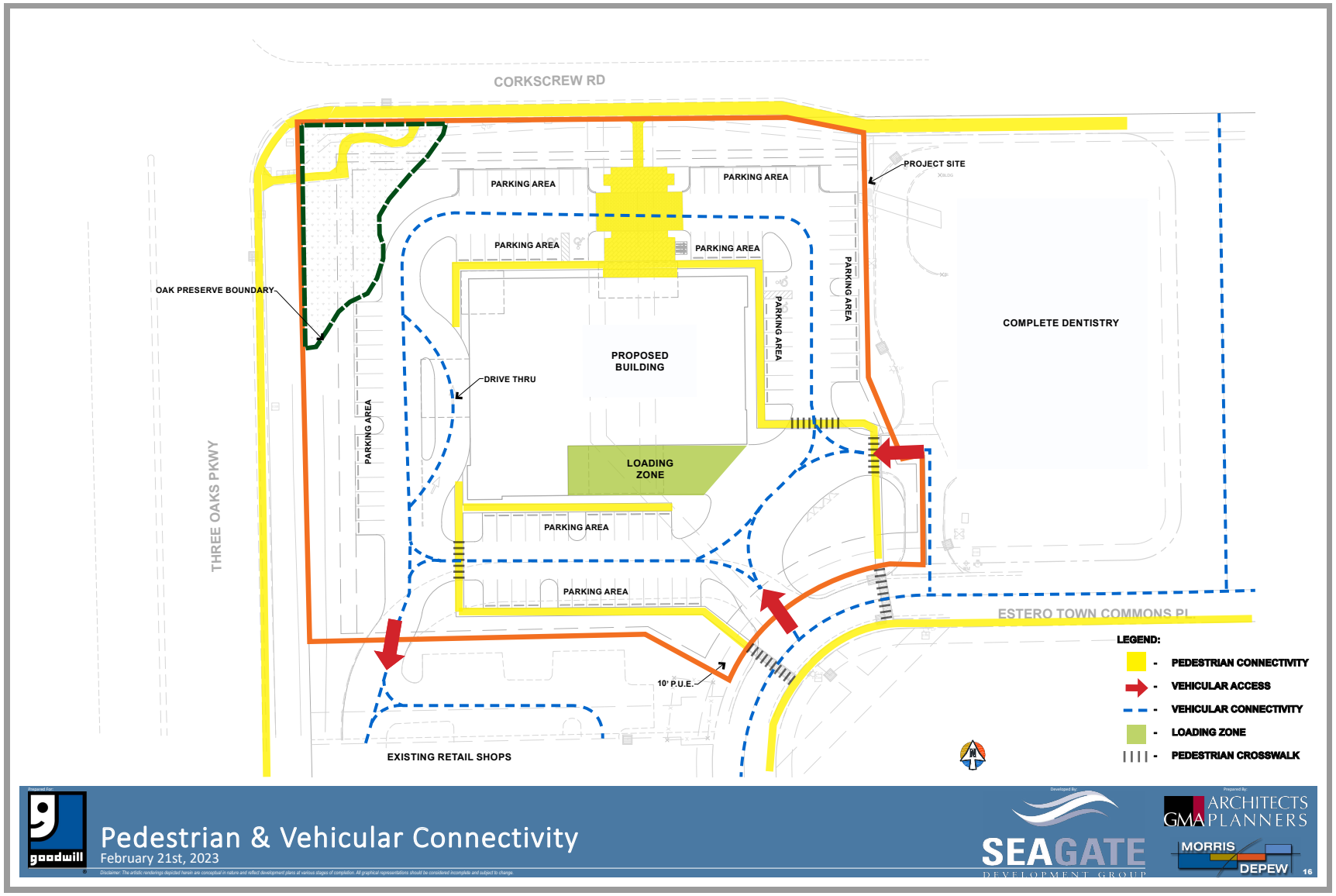
Survey


CORKSCREW ROAD
(R/W VARIES)
GRASS MEDIAN
EDGE OF PAVEMENT
BACK OF 2' MIAMI CURB
SIDE WALK
PEDESTRIAN WALK SIGNAL
THREE OAKS PARKWAY
(R/W 150' P)
CONC MEDIAN
TOP OF BANK
TOE OF SLOPE
PORTION OF TRACT "A"
PORTION OF TRACT "A" NOT INCLUDED
PORTION OF TRACT "A" NOT INCLUDED
ZONE "AH"
ZONE "X"
BASE FLOOD ELEV. 14.0'
BASE FLOOD ELEV. 14.5'
F.P.L. EASEMENT INSTR. NO. 20070078773
PAVERS
PUMP PAD
10' P.U.E.
ESTERO TOWN
LOT 2
Survey & Tree Survey
February 21st, 2023
Disclaimer: The artistic renderings depicted herein are conceptual in nature and reflect development plans at various stages of completion. All graphical representations should be considered incomplete and subject to change.
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MORRIS DEPEW
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LEGEND:
- P.U.E - PUBLIC UTILITY EASEMENT
- F.P.L. - FLORIDA POWER & LIGHT EASEMENT
- EXISTING ACCESS WAY
CORKSCREW ROAD
(R/W VARIES)
GRASS MEDIAN
EDGE OF PAVEMENT
BACK OF 2' MIAMI CURB
SIDE WALK
PEDESTRIAN WALK SIGNAL
5' F.P.L. EASEMENT INSTR. NO. 2006000293572
F.P.L. EASEMENT INSTR. NO. 2007067178773
PORTION OF TRACT "A"
PORTION OF TRACT "A" NOT INCLUDED
ZONE "AH"
ZONE "X"
BASE FLOOD ELEV. 14.0'
BASE FLOOD ELEV. 15.0'
THREE OAKS PARKWAY
(R/W 150' P)
CONC MEDIAN
TOP OF BANK
TOE OF SLOPE
EDGE OF PAVEMENT
PAVERS
PUMP PAD
ESTERO TOWN
10' P.U.E.
LOT 2
Site Constraints
February 21st, 2023
SEAGATE
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PLANNERS
MORRIS
DEPEW
13

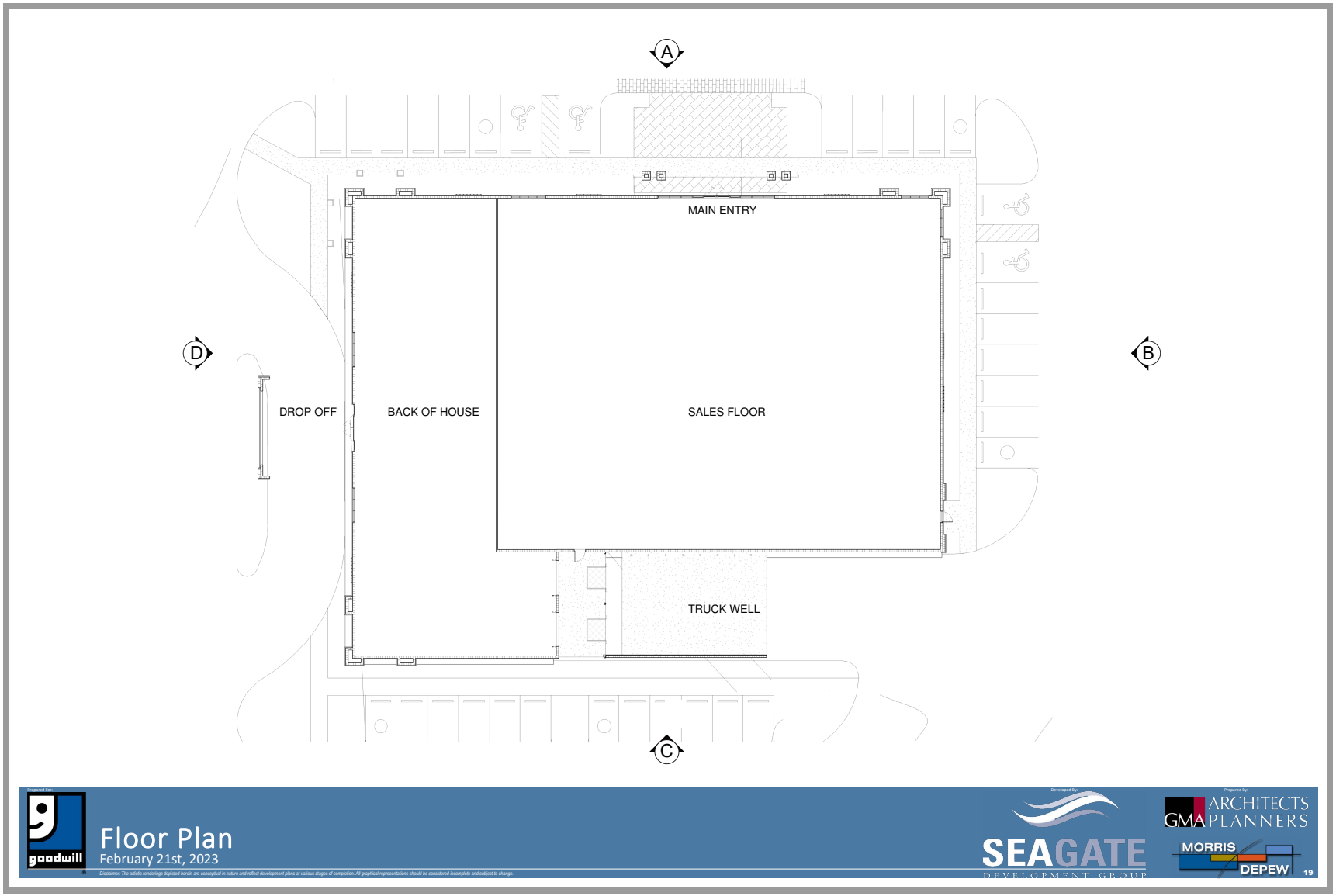
Site Plan

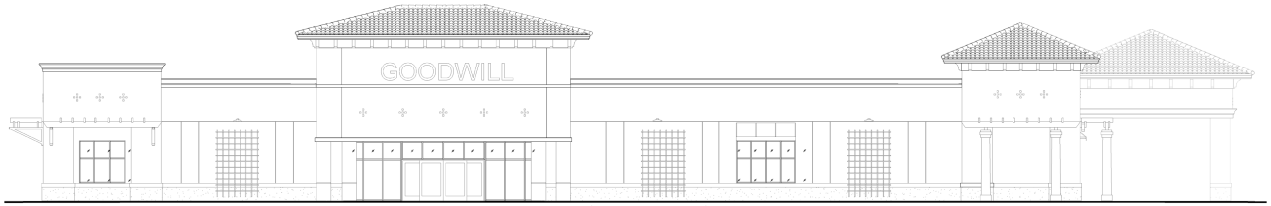

CORKSCREW RD
(R/W VARIES)
THREE OAKS PKWY
(R/W VARIES)
ESTERO TOWN COMMONS PL.
PROPERTY BOUNDARY
20' TYPE 'D' BUFFER
30' ENHANCED BUFFER (WHEN PARKING IS LOCATED ALONG CORKSCREW RD., PARKING LIMITED TO ±158 LF
EXIST. SIDEWALK
APPROXIMATE LIMITS OF OAK PRESERVE CANOPY
OAK PRESERVE
TYPE 'D CURB
PLAZA
PROPOSED BLDG (±21,800 SF)
DRIVE THRU
5' CONC. SWLK
10' FPL ESMT
10' P.U.E.
7' CONC. SWLK
110' STACKING AREA
EXIST. ACCESS WAY
POTENTIAL FUTURE DUMPSTER ENCLOSURE
30' ENHANCED BUFFER (WHEN PARKING IS LOCATED ALONG THREE OAKS PKWY.)
5' TYPE 'A' BUFFER
PROPERTY DATA TABLE
STRAP NO.: 35-46-25-E1-3300A.0000
EXISTING APPROVALS: ADD2007-00017; ADD2006-00163, ADD2005-00235; ADD2005-00156; 2-03-032
EXISTING / PROPOSED FLU: TRANSITIONAL MIXED USE
EXISTING / PROPOSED ZONING: COMMERCIAL PLANNED DEVELOPMENT (CPD)
COMMUNITY PLANNING AREA: CORKSCREW OVERLAY
SITE AREAS
TOTAL PROJECT AREA: ±2.69 AC / 117,176 SF (100%)
WETLAND AREA: 0 (0.0%)
BUILDING AREA: ±0.50 AC / 21,800 SF (19%)
PAVEMENT AREA: ±1.29 AC / 56,280 SF (48%)
OPEN SPACE / OTHER: ±0.90 AC / 36,096 SF (33%)
DEVELOPMENT CALCULATION
WETLAND IMPACTS: NA
FLOOR AREA RATIO (FAR): NA
REQUIRED / PROVIDED PARKING: (1SPACE / 350 SF) 63 REQUIRED/ 92 PROVIDED
IMPERVIOUS SURFACE AREA: NA
IMPERVIOUS SURFACE RATIO (ISR): NA
MAXIMUM BUILDING HEIGHT: 45'-0"
NUMBER OF UNITS: NA
Proposed Site Plan
February 21st, 2023
Disclaimer: The artistic renderings depicted herein are conceptual in nature and reflect development plans at various stages of completion. All graphical representations should be considered incomplete and subject to change.
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MORRIS DEPEW
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CORKSCREW RD
PROJECT SITE
PARKING AREA
PARKING AREA
PARKING AREA
PARKING AREA
PARKING AREA
PARKING AREA
PARKING AREA
OAK PRESERVE BOUNDARY
COMPLETE DENTISTRY
PROPOSED BUILDING
DRIVE THRU
LOADING ZONE
THREE OAKS PKWY
PARKING AREA
PARKING AREA
ESTERO TOWN COMMONS PL
10' P.U.E.
EXISTING RETAIL SHOPS
LEGEND:
- PEDESTRIAN CONNECTIVITY
- VEHICULAR ACCESS
- VEHICULAR CONNECTIVITY
- LOADING ZONE
- PEDESTRIAN CROSSWALK
Pedestrian & Vehicular Connectivity
February 21st, 2023
SEAGATE
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MORRIS DEPEW
16

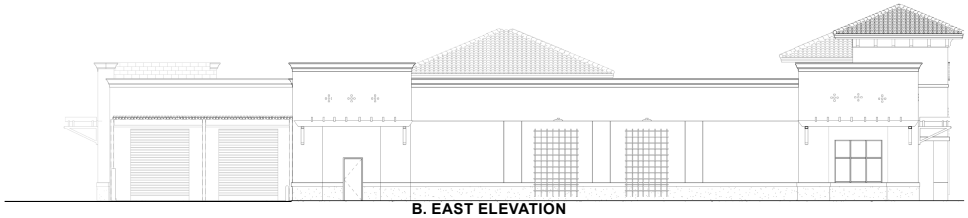

CORKSCREW ROAD
COMPLETE DENTISTRY
PROPOSED BUILDING
THREE OAKS PARKWAY
ESTERO TOWN COMMONS PLACE
A
B
C
D
E
F
G
H
- ELEVATIONS
goodwill
Illustrative Site Plan
February 21st, 2023
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MORRIS DEPEW
17

Architecture

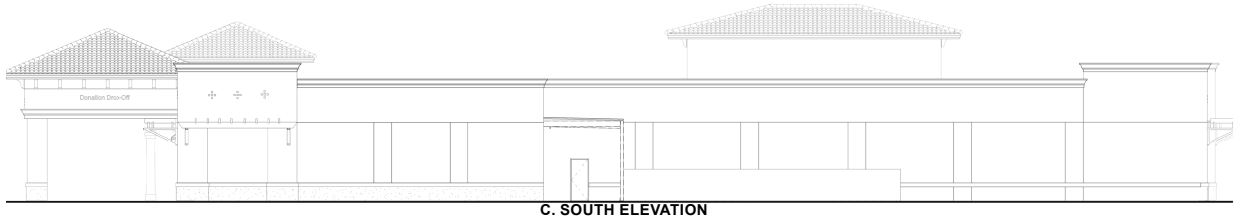

A
B
C
D
MAIN ENTRY
DROP OFF
BACK OF HOUSE
SALES FLOOR
TRUCK WELL
goodwill
Floor Plan
February 21st, 2023
Disclaimer: The artistic renderings depicted herein are conceptual in nature and reflect development plans at various stages of completion. All graphical representations should be considered incomplete and subject to change.
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MORRIS DEPEW
19



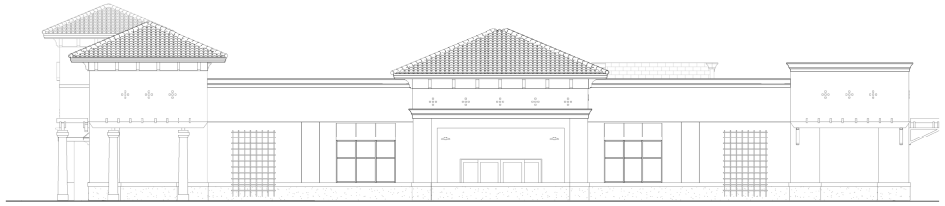
A. NORTH ELEVATION



B. EAST ELEVATION



C. SOUTH ELEVATION



D. WEST ELEVATION

Architectural Elevations
February 21st, 2023

Disclaimer: The artistic renderings depicted herein are conceptual in nature and reflect development plans at various stages of completion. All graphical representations should be considered incomplete and subject to change.

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GMA ARCHITECTS PLANNERS

MORRIS DEPEW

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Architectural Rendering
February 21st, 2023

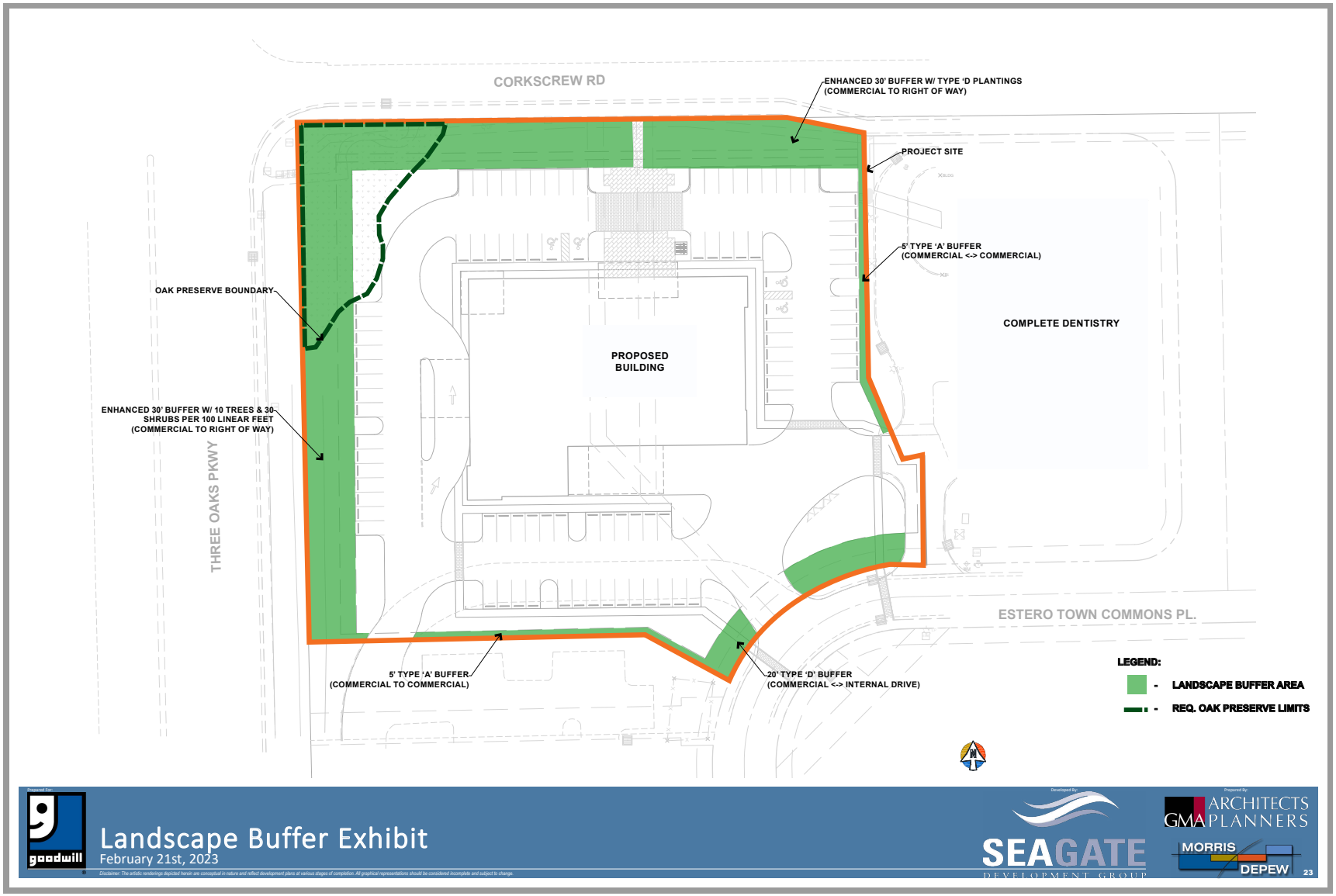
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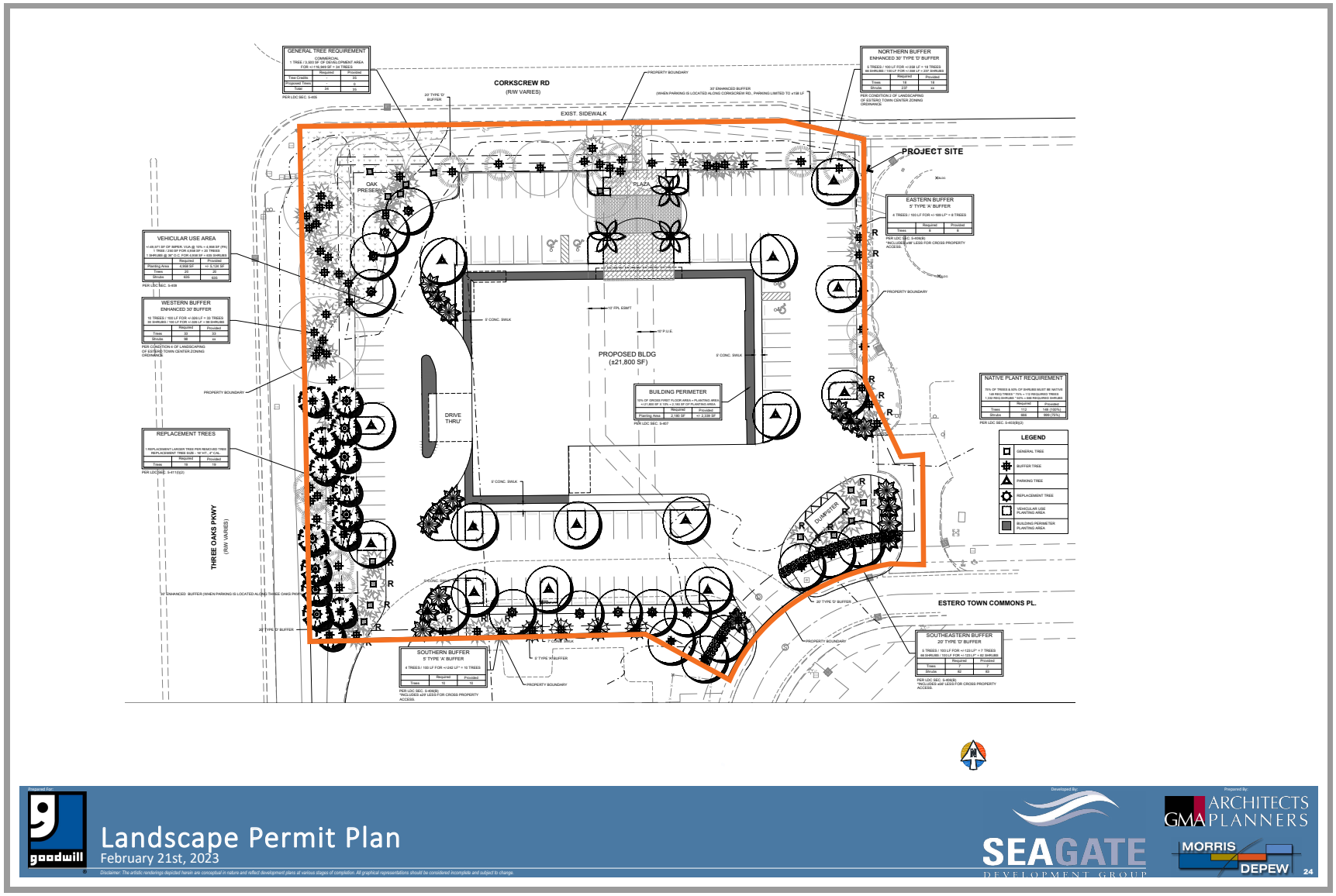
SEAGATE DEVELOPMENT GROUP

GMA ARCHITECTS PLANNERS
MORRIS DEPEW

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Landscape


CORKSCREW RD
ENHANCED 30' BUFFER W/ TYPE 'D PLANTINGS (COMMERCIAL TO RIGHT OF WAY)
PROJECT SITE
5' TYPE 'A' BUFFER (COMMERCIAL <-> COMMERCIAL)
OAK PRESERVE BOUNDARY
COMPLETE DENTISTRY
PROPOSED BUILDING
ENHANCED 30' BUFFER W/ 10 TREES & 30 SHRUBS PER 100 LINEAR FEET (COMMERCIAL TO RIGHT OF WAY)
THREE OAKS PKWY
ESTERO TOWN COMMONS PL.
5' TYPE 'A' BUFFER (COMMERCIAL TO COMMERCIAL)
20' TYPE 'D' BUFFER (COMMERCIAL <-> INTERNAL DRIVE)
LEGEND:
- LANDSCAPE BUFFER AREA
- REQ. OAK PRESERVE LIMITS
Landscape Buffer Exhibit
February 21st, 2023
SEAGATE DEVELOPMENT GROUP
GMA ARCHITECTS PLANNERS
MORRIS DEPEW
23


CORKSCREW RD
(R/W VARIES)
EXIST. SIDEWALK
PROJECT SITE
PROPOSED BLDG
(±21,800 SF)
PLAZA
OAK PRESERVE
DRIVE THRU
DUMPSTER
THREE OAKS PKWY
(R/W VARIES)
ESTERO TOWN COMMONS PL.
PROPERTY BOUNDARY
GENERAL TREE REQUIREMENT
NORTHERN BUFFER
ENHANCED 30' TYPE 'D' BUFFER
EASTERN BUFFER
5' TYPE 'A' BUFFER
VEHICULAR USE AREA
WESTERN BUFFER
ENHANCED 30' BUFFER
REPLACEMENT TREES
BUILDING PERIMETER
NATIVE PLANT REQUIREMENT
SOUTHERN BUFFER
5' TYPE 'A' BUFFER
SOUTHEASTERN BUFFER
20' TYPE 'D' BUFFER
LEGEND
GENERAL TREE
BUFFER TREE
PARKING TREE
REPLACEMENT TREE
VEHICULAR USE PLANTING AREA
BUILDING PERIMETER PLANTING AREA
Landscape Permit Plan
February 21st, 2023
SEAGATE
DEVELOPMENT GROUP
GMA ARCHITECTS PLANNERS
MORRIS DEPEW
24

RECOMMENDED PLANTS - Native Trees (Med. & Large)

(The Plants Listed Range from Zones 9, 10 and 11)

Botanical Name	Common Name	Botanical Name	Common Name
Acacia choriophylla	Cinnecord	Juniperus silicicola	Southern Red Cedar
Acacia farnesiana	Sweet Acacia	Juniperus virginiana	Red Cedar
Acer rubrum	Red Maple	Laguncularia racemosa	White Mangrove
Acer saccharum subs. Floridanum	Florida Maple	Liriodendron tulipifera	Tulip Poplar
Annona glabra	Pond Apple	Magnolia grandiflora	Southern Magnolia
Betula nigra	River Birch	Magnolia virginiana	Sweet Magnolia
Bourreria succulenta	Strongbark	Morus rubra	Red Mulberry
Bursera simaruba	Gumbo Limbo	Myrcanthes fragrans	Simpson Stopper
Celtis laevigata	Sugarberry	Nyssa sylvatica	Black Gum
Cercis canadensis	Red Bud	Persea palustris	Florida Red Bay
Chionanthus virginicus	White Fringetree	Pinus elliottii	Slash Pine
Chrysobalanus icaco	Cocoplum	Pinus elliottii 'densa'	South Florida Slash Pine
Chrysophyllum oliviforme	Satin Leaf	Pinus palustris	Longleaf Pine
Citharexylum spinosum	Fiddlewood	Pinus taeda	Loblolly Pine
Clusia rosea	Pitch Apple	Piscidia piscipula	Jamaica Dogwood
Coccoloba diversifolia	Pigeon Plum	Plantanus occidentalis	Sycamore
Coccoloba uvifera	Seagrape	Prunus angustifolia	Chickasaw Plum
Conocarpus erectus	Buttonwood	Prunus caroliniana	Cherry Laurel
Cordia sebestena	Geiger Tree	Prunus myrtifolia	West Indian Cherry
Cornus florida	Dogwood	Quercus alba	White Oak
Diospyros virginiana	Persimmon	Quercus falcata	Southern Red Oak
Eugenia axillaris	White Stopper	Quercus laurifolia	Laurel Oak
Eugenia confusa	Redberry Stopper	Quercus michauxii	Swamp Chestnut Oak
Eugenia foetida	Spanish Stopper	Quercus nigra	Water Oak
Eugenia rhombea	Red Stopper	Quercus shumardii	Shumard Oak
Gordonia lasianthus	Loblolly Bay	Quercus virginiana	Live Oak
Guaiacum sanctum	Lignum Vitae	Rhizophora mangle	Red Mangrove
Gymnanthes lucida	Crabwood	Salix caroliniana	Coastal Plain Willow
Hibiscus tiliaceus	Mahoe	Sapindus saponaria	Wingleaf Soapberry
Ilex cassine	Dahoon Holly	Schaefferia frutescens	Florida Boxwood
Ilex opaca	American Holly	Sideroxylon foetidissimum	Mastic
Ilex vomitoria	Yaupon Holly	Sideroxylon salicifolium	Willow Bustic
Ilex x attenuata	East Palatka Holly	Swietenia mahagoni	Mahogany
Jacquinia keyensis	Joewood	Taxodium distichum	Bald Cypress
		Ulmus alata	Winged Elm
		Ulmus americana var. floridana	Florida Elm
		Viburnum obovatum	Walter's Viburnum

RECOMMENDED PLANTS - Native Palms

(The Plants Listed Range from Zones 9, 10 and 11)

Botanical Name	Common Name	Botanical Name	Common Name
Acoelorrhaphe wrightii	Paurotis Palm		
Coccothrinax argentata	Silver Palm		
Pseudophoenix sargentii	Duncaneer Palm		
Rhapidophyllum hystrix	Needle Palm		
Roystonea elata	Royal Palm		
Sabal minor	Dwarf Palmetto		
Sabal Palmetto	CabbagePalm		
Serenoa repens	Saw Palmetto		
Thrinax radiata	Florida Thatch Palm		
Thrinax morrisii	Key Thatch Palm		



RECOMMENDED PLANTS - Native Shrubs

(The Plants Listed Range from Zones 9, 10 and 11)

Botanical Name	Common Name	Botanical Name	Common Name
Ardisia escalloniolides	Marlberry		
Baccharis halimifolia	Saltbush		
Calicarpa americana	Beautyberry		
Capparis cynophallophora	Jamaican Caper		
Cassia ligustrina	Privet Cassia		
Cephalanthus occidentalis	Buttonbush		
Clethera alnifolia 'Ruby Spice'	Sweet Pepperbush		
Cordia globosa	Bloodberry		
Cyrilla racemiflora	Titi		
Dodonaea viscosa	Varnishleaf		
Erithalis fruticosa	Black Torch		
Ernodia littoralis	Beach Creeper		
Erythrina herbacea	Coral Bean		
Foresteria segregata	Florida Privet		
Genipa clusiifolia	Seven-Year-Apple		
Hamelia patens	Firebush		
Hypericum spp.	St. John's Wort		
Illicium floridanum	Florida Anise		
Itea virginica	Virginia Sweetspire		
Iva frutescens	Marsh Elder		
Lantana involucrata	Native White Lantana		
Licania michauxii	Gopher Apple		
Lyonia lucida	Fetterbush		
Myrica cerifera	Wax Myrtle		
Opuntia spp.	Prickly Pear		
Psychotria nervosa	Wild Coffee		
Randia aculeata	White Indigo Berry		
Rapanea punctata	Myrsine		
Rivina humilis	Rouge Plant		
Sambucus simpsonii	Elderberry		
Scaevola plumleri	Scaevola		
Sophora tomentosa	Necklace Pod		
Stachytarpheta jamaicensis	Blue Porterweed		
Styrax americanus	Snowbell		
Suriana maritima	Bay Cedar		
Yucca aloifolia	Spanish Bayonet		

RECOMMENDED PLANTS - Native Grasses

(The Plants Listed Range from Zones 9, 10 and 11)

Botanical Name	Common Name	Botanical Name	Common Name
Andropogon brachystachys	Shortspike Bluestem		
Eragrostis elliottii	Elliot Love Grass		
Eragrostis spectabilis	Purple Love Grass		
Muhlenbergia capillaris	Muhly Grass		
Sorghastrum secundum	Lopsided Indiangrass		
Spartina bakeri	Sand Cordgrass		
Tripsacum dactyloides	Fakahatchee Grass		
Tripsacum floridanum	Florida Gamma Grass		
Uniola paniculata	Sea Oats		

RECOMMENDED PLANTS - Native Ferns

(The Plants Listed Range from Zones 9, 10 and 11)

Botanical Name	Common Name	Botanical Name	Common Name
Acrostichum danaeifolium	Leather Fern		
Blechnum serrulatum	Swamp Fern		
Ctenitis sloanei	Florida Tree Fern		
Nepherolepsis spp.	Swordfern/Boston Fern		
Osmunda regalis	Royal Fern		
Pteridium aquilinum	Bracken		

goodwill

Recommended Plant List- Shrub, Grasses & Ferns

February 21st, 2023

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GMA ARCHITECTS PLANNERS MORRIS DEPEW

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E. PROPOSED WEST BUFFER - THREE OAKS PARKWAY



F. PROPOSED SOUTH BUFFER - TOWN COMMONS PLACE



G. PROPOSED EAST BUFFER - COMPLETE DENTISTRY



H. PROPOSED NORTH BUFFER - CORKSCREW ROAD

Landscape Buffer Elevations
February 21st, 2023

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MORRIS DEPEW

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CORKSCREW RD
30% OPEN SPACE PROVIDED AS REQUIRED BY LDC SEC. 5-408(C) FOR SMALL PROJECT IN PLANNED DEVELOPMENT
PROJECT SITE
OAK PRESERVE BOUNDARY
THREE OAKS PKWY
ESTERO TOWN COMMONS PL.
LEGEND:
- PROVIDED OPEN SPACE
- REQ. OAK PRESERVE LIMITS
Open Space Exhibit
February 21st, 2023
SEAGATE
DEVELOPMENT GROUP
GMA ARCHITECTS PLANNERS
MORRIS DEPEW
28


NOTE: BUILDING IS FOR CONCEPTUAL MASSING ONLY. BUILDING MATERIALS, FINISHES & COLORS ARE NOT REPRESENTATIVE OF THE PROPOSED BUILDING. PLEASE REFER TO ARCHITECTURE SLIDES FOR REFERENCE FOR BUILDING MATERIALS, FINISHES & COLORS.
goodwill
Birds Eye Perspective - Southwest
February 21st, 2023
Disclaimer: The artistic renderings depicted herein are conceptual in nature and reflect development plans at various stages of completion. All graphical representations should be considered incomplete and subject to change.
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MORRIS DEPEW
29


NOTE: BUILDING IS FOR CONCEPTUAL MASSING ONLY. BUILDING MATERIALS, FINISHES & COLORS ARE NOT REPRESENTATIVE OF THE PROPOSED BUILDING. PLEASE REFER TO ARCHITECTURE SLIDES FOR REFERENCE FOR BUILDING MATERIALS, FINISHES & COLORS.
goodwill
Birds Eye Perspective - Southeast
February 21st, 2023
Disclaimer: The artistic renderings depicted herein are conceptual in nature and reflect development plans at various stages of completion. All graphical representations should be considered incomplete and subject to change.
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MORRIS DEPEW
30


GOODWILL
NOTE: BUILDING IS FOR CONCEPTUAL MASSING ONLY. BUILDING MATERIALS, FINISHES & COLORS ARE NOT REPRESENTATIVE OF THE PROPOSED BUILDING. PLEASE REFER TO ARCHITECTURE SLIDES FOR REFERENCE FOR BUILDING MATERIALS, FINISHES & COLORS.
goodwill
Birds Eye Perspective- North
February 21st, 2023
Disclaimer: The artistic renderings depicted herein are conceptual in nature and reflect development plans at various stages of completion. All graphical representations should be considered incomplete and subject to change.
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MORRIS DEPEW
31


NOTE: BUILDING IS FOR CONCEPTUAL MASSING ONLY. BUILDING MATERIALS, FINISHES & COLORS ARE NOT REPRESENTATIVE OF THE PROPOSED BUILDING. PLEASE REFER TO ARCHITECTURE SLIDES FOR REFERENCE FOR BUILDING MATERIALS, FINISHES & COLORS.
goodwill
Birds Eye Perspective - Northwest
February 21st, 2023
Disclaimer: The artistic renderings depicted herein are conceptual in nature and reflect development plans at various stages of completion. All graphical representations should be considered incomplete and subject to change.
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Planning, Zoning and Design Board

Staff Report

PROJECT NAME
DOS2022-E010 Estero Eyebuild at Corkscrew Palms
CASE NUMBER
DOS2022-E010
MEETING DATE
February 21, 2023
REQUEST
Development Order for the construction of a 14,952 s.f. building with medical office on the 2nd floor and future tenant space on the 1st floor.
APPLICANT
Eyebuild, LLC
LOCATION
Located at 9441 Corkscrew Palms Circle
PROPERTY SIZE
0.28 acres
ZONING
Parcel is zoned Commercial Planned Development (CPD) by Lee County Resolutions Z-98-05 & Z-03-012.
PUBLIC INFORMATION MEETING DATES
The PZDB conducted a Public Information Meeting on May 10, 2022

Staff Recommendation

Staff recommends approval of the Development Order.

Background

Applicant is requesting a development order for a 2-story medical and general office building in the office park known as Corkscrew Palms Commerce Center. The building is one of the few remaining lots in the center which also contains the Village of Estero offices.

Project Summary

This project is a Development Order for the construction of a 14,952 s.f. building with medical office on the 2nd floor and future tenant space on the 1st floor. The total project area is 0.28 acres. The project is bounded by Corkscrew Road on the north and is within the Corkscrew Palms Commerce Center.

Architecture

The proposed architecture blends with the existing architecture in the Center, including roof type and color, building colors, and architectural features. An exterior building paint color schematic and materials are provided in the applicant's plans along with elevations and perspectives.

Transportation/Parking

The project has access from Corkscrew Road and access from Corkscrew Palms Blvd. The Corkscrew Palms Commerce Center was previously allocated 70 parking spaces to this parcel by Lee County (DO number: DOS2002-0068) and the required spaces are 60 parking spaces. Each new area was analyzed for use and new required parking spaces. The parking calculations on Sheet 4 of the plans show parking spaces provided.

The projected trips generated by the building are 57 PM Peak Hour and 529 trips daily.

Stormwater

The surface water management system for the property consists of catch basins, pipes and swales to capture stormwater runoff and convey to the lake system for water quality treatment and attenuation.

The proposed surface water management system design and calculations have been reviewed by the Village staff, and a SFWMD ERP modification (Permit # 36-03611-P) is in review. The lowest proposed elevation of the finished floor is 16.60 feet NAVD88.

Lighting

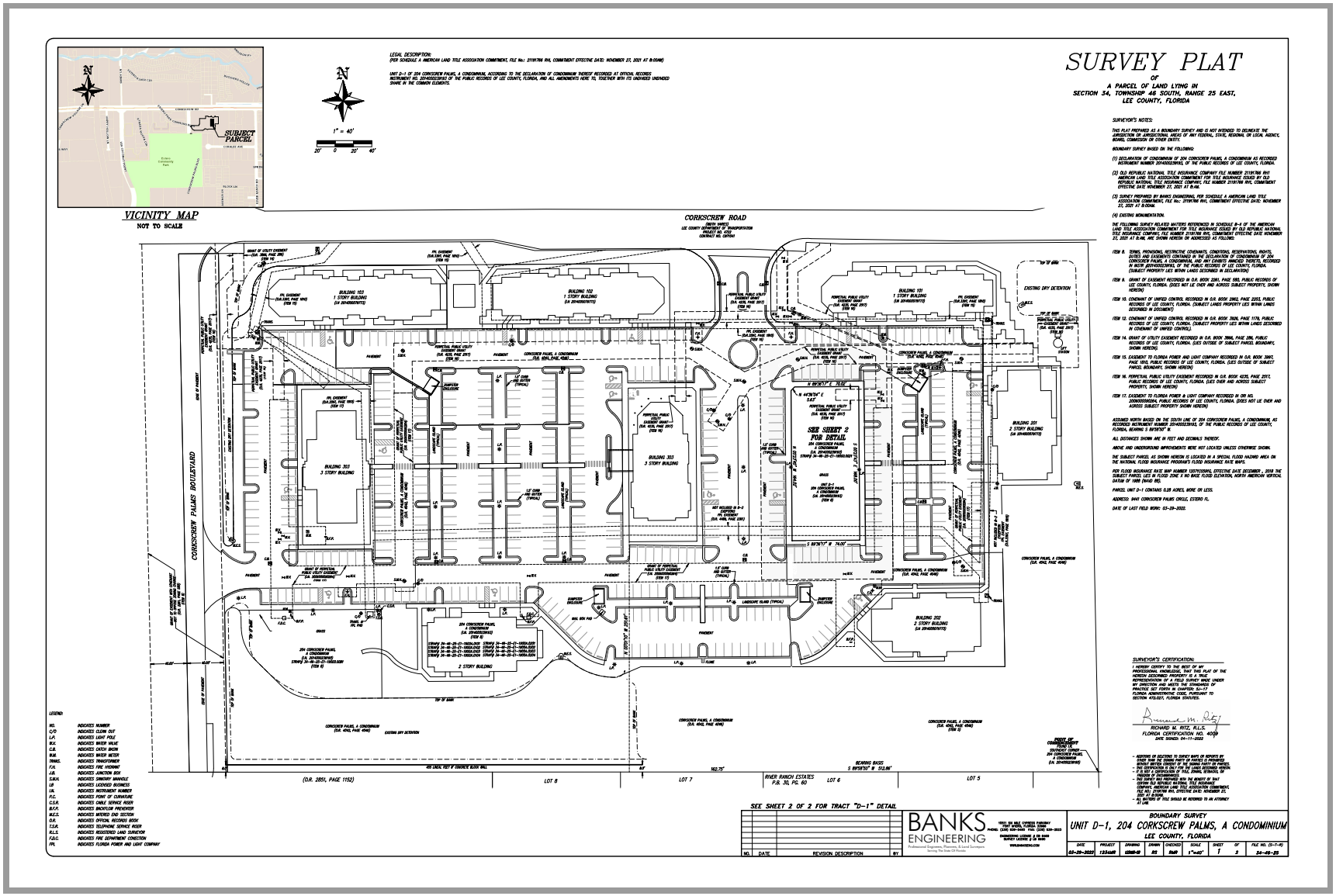
Site lighting is provided by LED luminaire full cut-off fixtures with a textured black color fixture. The project will have a 0.0 fc measured at the property line onto the adjacent properties. All LED luminaires are limited to a maximum IES "BUG" rating of: B = 1, U = 0, G = 1, and a Correlated Color Temperature (CCT) of 3,000 K. Details of the fixtures are provided with the applicant's documents.

Landscaping

Buffers and landscaping comply with the zoning Resolutions and the LDC.

Zoning

The Corkscrew Palms Commerce Center was originally approved for a total of 100,000 s.f. of commercial buildings by Lee County Resolution Z-98-05 and increased to 130,000 s.f. of commercial buildings by Lee County Resolution Z-03-012. The total s.f. of buildings, including the proposed project, is approximately 109,000 s.f. which is below the 130,000 s.f. maximum. The use of medical and general office is an approved use.

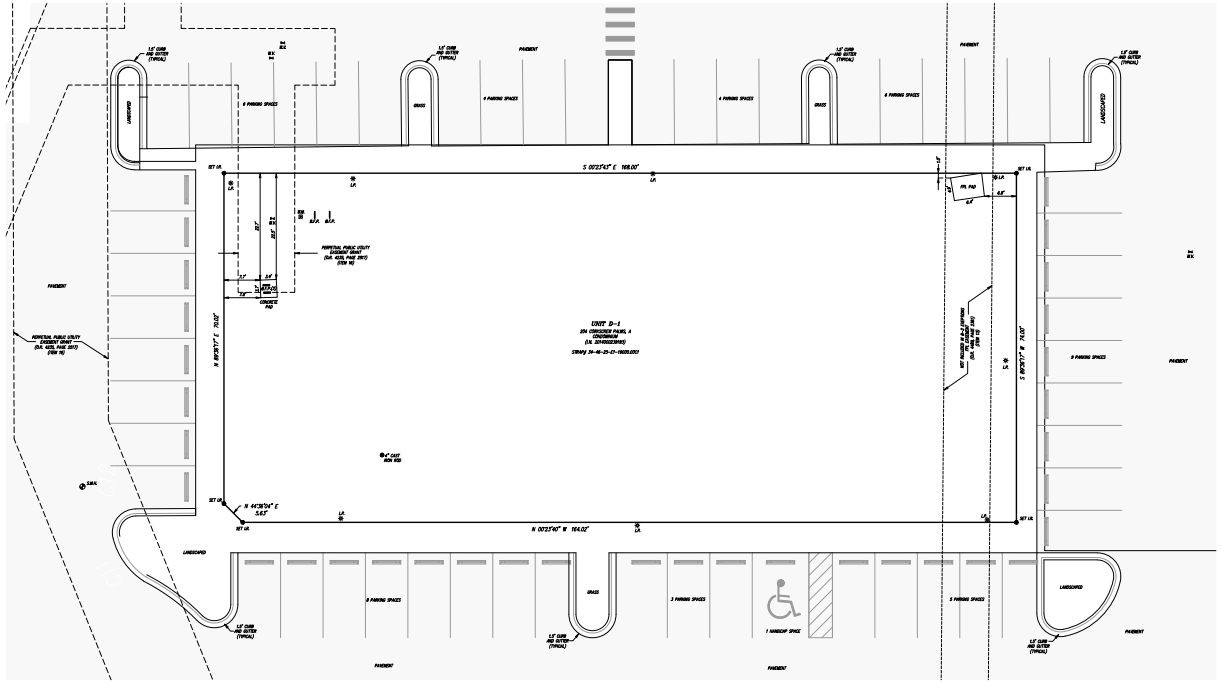

SURVEY PLAT
OF
A PARCEL OF LAND LYING IN
SECTION 34, TOWNSHIP 46 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA
VICINITY MAP
NOT TO SCALE
SUBJECT PARCEL
CORKSCREW ROAD
CORKSCREW PALMS BOULEVARD
SEE SHEET 2 FOR DETAIL
SEE SHEET 2 OF 2 FOR TRACT "D-1" DETAIL
BANKS ENGINEERING
BOUNDARY SURVEY
UNIT D-1, 204 CORKSCREW PALMS, A CONDOMINIUM
LEE COUNTY, FLORIDA

SURVEY PLAT

OF

A PARCEL OF LAND LYING IN
SECTION 34, TOWNSHIP 46 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

1" = 10'



LEGEND:

L.P.	INDICATES LIGHT POLE
W.V.	INDICATES WATER VALVE
W.M.	INDICATES WATER METER
S.M.H.	INDICATES SANITARY MANHOLE
LB	INDICATES LICENSED BUSINESS
B.F.P.	INDICATES BACKFLOW PREVENTER
O.R.	INDICATES OFFICIAL RECORDS BOOK
FPL	INDICATES FLORIDA POWER AND LIGHT COMPANY
I.R.	INDICATES 5/8" IRON ROD, BANKS ENG. LB 4990 UNLESS OTHERWISE NOTED

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION, NOTES AND CERTIFICATIONS

NO.	DATE	REVISION DESCRIPTION	BY

BANKS ENGINEERING
Professional Engineers, Planners & Land Surveyors
Serving The State Of Florida

BOUNDARY SURVEY
UNIT D-1, 204 CORKSCREW PALMS, A CONDOMINIUM
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DRWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
03-29-21	1234D	9864	RS	BWR	1"=10'	2	2	34-46-25

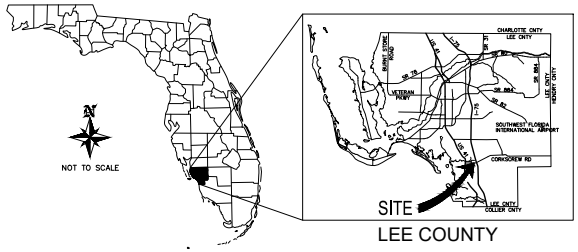
ESTERO EYEBUILD AT CORKSCREW PALMS

PREPARED FOR:

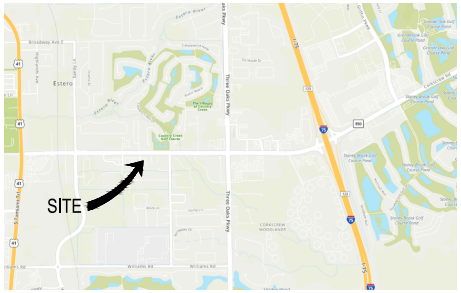
ESTERO EYEBUILD AT CORKSCREW PALMS

9441 CORKSCREW PALMS CIRCLE

ESTERO, FL 33928



GENERAL LOCATION MAP



LOCATION MAP

SECTION 34, TOWNSHIP 46 SOUTH, RANGE 25 EAST
ESTERO, FLORIDA

SITE INFORMATION

PROJECT AREA:	0.29 ACRES
PARCEL STRAP NO.:	34-46-25-E1-19000.0001
PARCEL ADDRESS:	9441 CORKSCREW PALMS CIR. ESTERO, FL 33928
CURRENT ZONING:	CPD (EST)
PROPOSED USE:	MEDICAL

UTILITY SERVICE PROVIDERS

WATER: LEE COUNTY UTILITIES	1500 MONROE STREET FORT MYERS, FL 33901 PH (239) 533-8181
SEWER: LEE COUNTY UTILITIES	1500 MONROE STREET FORT MYERS, FL 33901 PH (239) 533-8181
ELECTRIC: FLORIDA POWER AND LIGHT	15834 WINKLER ROAD FORT MYERS, FL 33901 PH (239) 415-1302
PHONE: CENTURY LINK	2820 CARGO STREET FORT MYERS, FL 33901 PH (239) 366-2114
FIRE PROTECTION: ESTERO FIRE RESUCE	21510 THREE OAKS PARKWAY ESTERO, FL 33928 PH (239) 390-8000
SOLID WASTE DISPOSAL: FLORIDA RECYCLING SERVICES INC.	2465 HIGHLAND AVE. FORT MYERS, FL 33916 (239) 332-8500

PROJECT CONTACTS

CIVIL ENGINEER: BANKS ENGINEERING DAVID R. UNDERHILL, P.E. PROJECT MANAGER	10511 SIX MILE CYPRESS PKWY. FORT MYERS FLORIDA 33966 PHONE: (239) 939-5490
SURVEYOR: BANKS ENGINEERING	10511 SIX MILE CYPRESS PKWY. FORT MYERS FLORIDA 33966 PHONE: (239) 939-5490

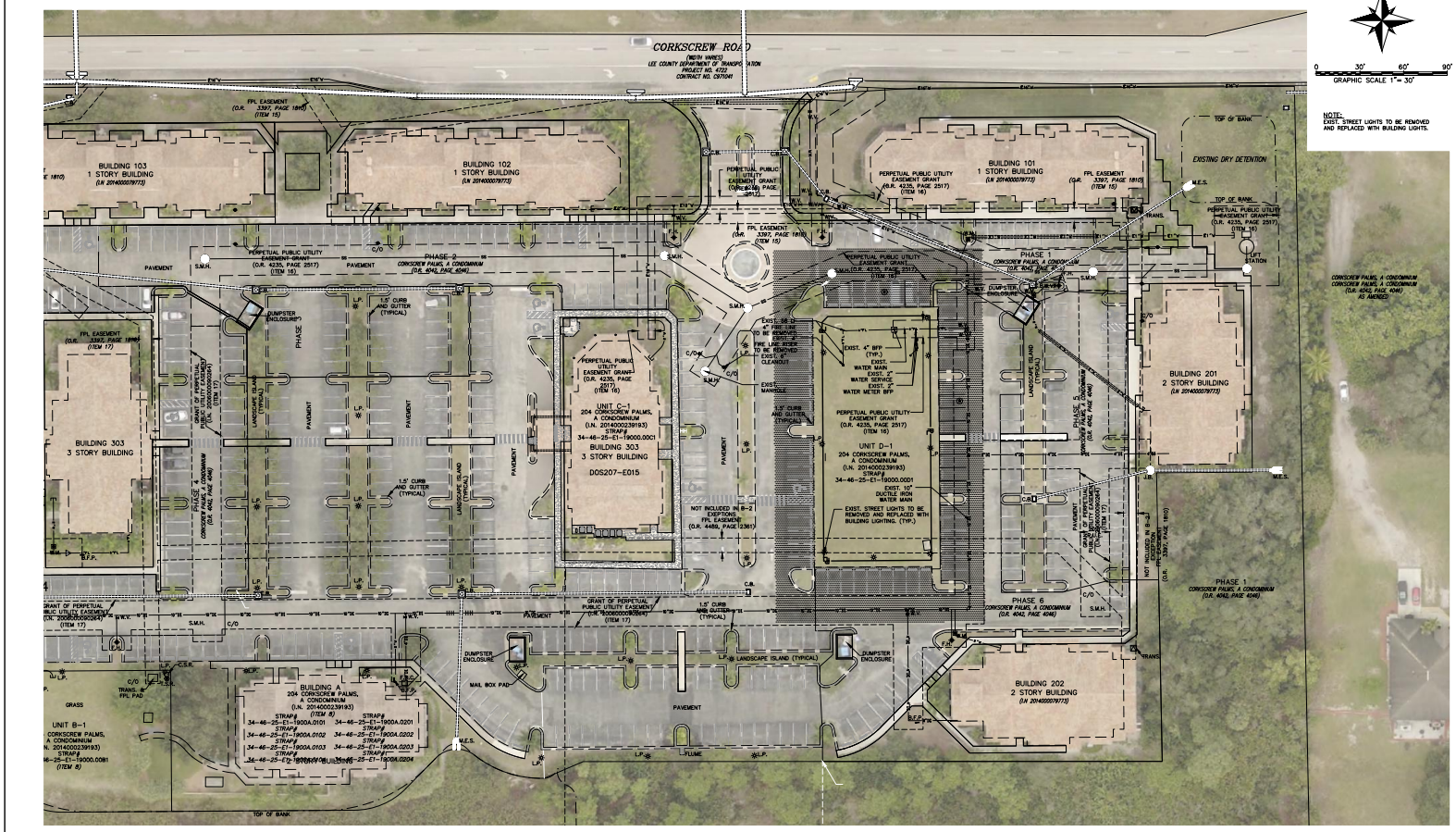
Sheet List Table	
Sheet Number	Sheet Title
01	COVER SHEET
02	AERIAL WITH EXISTING CONDITIONS
03	GENERAL NOTES
04	ENGINEERING PLAN
05	TYPICAL CROSS SECTIONS & DETAILS
06	BEST MANAGEMENT PRACTICES

BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida
10511 SIX MILE CYPRESS PARKWAY
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PHONE: (239) 939-5490 FAX: (239) 939-2523
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988

DAVID R. UNDERHILL
P.E.LIC#47029

NO.	DATE	REVISION DESCRIPTION	BY
1	1/20/23	REVISED CONSTRUCTION MANAGEMENT NOTES	KG



PREPARED FOR:
ESTERO EYEBUILD AT CORKSCREW PALMS
9441 CORKSCREW PALMS CIR
ESTERO, FL 33928

NO.	DATE	REVISION DESCRIPTION	BY

BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
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FORT MYERS, FLORIDA 33966
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SURVEY LICENSE # LB 6990
WWW.BANKSENG.COM

DAVID R. UNDERHILL
P.E. LIC#47029

AERIAL WITH EXISTING CONDITIONS
ESTERO EYEBUILD AT CORKSCREW PALMS
ESTERO, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
5/24/2022	1234MR	_AERIAL	DRU	KG	DRU	1"=30'	02

LEE COUNTY UTILITIES STANDARD PLAN NOTES:

A. ALL WORK SHALL CONFORM TO LATEST REVISION OF THE LEE COUNTY UTILITIES OPERATIONAL MANUAL WHICH IS ON FILE AT THE DIVISION OF LEE COUNTY UTILITIES OFFICE MONROE STREET, P.O. BOX 398, FORT MYERS, FLORIDA 33902).

B. ANY QUANTITIES SHOWN ON PLANS ARE NOT VERIFIED BY LCU.

C. AT THE SITE KEEP AND MAINTAIN ONE RECORD COPY OF ALL CONTRACT DOCUMENTS, REFERENCE DOCUMENTS AND ALL TECHNICAL DOCUMENTS SUBMITTED IN GOOD ORDER. AS THE WORK PROGRESSES THE ENGINEER OR HIS DESIGNATED REPRESENTATIVE SHALL RECORD ON ONE SET OF REPRODUCIBLE DRAWINGS ALL CHANGES AND DEVIATIONS FROM THE ORIGINAL PLANS. HE SHALL RECORD THE EXACT LOCATION OF ALL CHANGES IN VERTICAL AND HORIZONTAL ALIGNMENT BY OFFSETS AND TIES AT EACH: SEWER, WATER, ELECTRIC, GAS, COMMUNICATION AND OTHER SERVICES BY OFF-SET DISTANCE TO PERMANENT IMPROVEMENTS SUCH AS BUILDING AND CURBS.

THESE RECORD DRAWINGS MUST BE CERTIFIED BY THE FLORIDA REGISTERED PROFESSIONAL ENGINEER, WHO PREPARED THE PLANS AND SIGNS AND SEALS THESE PLANS. THE RECORD DRAWINGS SHALL INCLUDE VERTICAL AND HORIZONTAL ALIGNMENT OF ALL WATER, SEWER, AND EFFLUENT REUSE LINES, VALVES, TEES, BENDS, REDUCERS, HYDRANTS, PUMP STATIONS, SERVICE CONNECTIONS, METER BOXES AND/OR PADS, AND OTHER PERTINENT STRUCTURES. PIPELINE RUNS IN EXCESS OF 152.4M, (500'), WITHOUT FITTINGS SHALL INCLUDE VERTICAL ALIGNMENT INFORMATION AT 152.4M, (500')INTERVALS. SAID ALIGNMENT SHALL BE TIED TO PERMANENT IMPROVEMENTS, SUCH AS ROADWAY AND/OR RAILROAD CENTERLINES AND RIGHTS-OF-WAY, BUILDING AND PROPERTY CORNERS, AND SHALL BE CERTIFIED BY A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF FLORIDA. THE PROFESSIONAL LAND SURVEYOR CAN COORDINATE WITH THE ENGINEER OF RECORD FOR THE PROJECT AS TO THE LOCATION OF BURIED UTILITIES TO FACILITATE THE SURVEY AFTER CONSTRUCTION IS COMPLETED. IN ADDITION, PROPERTY STRAP NUMBERS AND STREET NAMES SHALL BE SHOWN ON THE PLAN.

ON A CASE BY CASE BASIS, LEE COUNTY UTILITIES MAY WAIVE THE REQUIREMENT FOR CERTIFICATION BY A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF FLORIDA. HOWEVER, PRIOR CONSENT MUST FIRST BE OBTAINED FROM LEE COUNTY UTILITIES. THE COUNTY SHALL WITHHOLD FINAL ACCEPTANCE OF THE PROJECT UNTIL THE REQUIREMENT FOR RECORD DRAWINGS AND RELATED RECORDS HAS BEEN MET. RECORD DRAWINGS WITHOUT DETAILED FIELD VERIFIED HORIZONTAL AND VERTICAL LOCATIONS OF ALL FACILITIES SHOWN WILL BE REJECTED.

D. A PRE-CONSTRUCTION MEETING IS REQUIRED BEFORE WORK MAY BEGIN. LEE COUNTY UTILITIES SHALL BE NOTIFIED 48 HOURS PRIOR TO PROJECT MOBILIZATION.

E. ALL WORK AND MATERIALS, WHICH DO NOT CONFORM TO LCU SPECIFICATIONS, ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.

F. ANY WORK PERFORMED WITHOUT THE KNOWLEDGE OF LCU IS SUBJECT TO RE-EXCAVATION, REMOVAL AND REPLACEMENT OF SAME TO BE DONE AT THE CONTRACTOR'S EXPENSE.

G. THE CONTRACTOR SHALL PROVIDE SUFFICIENT PERSONNEL AND EQUIPMENT ON THE JOB AT ALL TIMES DURING CONSTRUCTION TO SATISFY THE SPECIFICATIONS AND TO COMPLETE WORK.

H. LCU INSPECTION STAFF MAY OBSERVE PROJECT CONSTRUCTION.

I. THE CONTRACTOR IS TO UNCOVER ALL EXISTING LINES BEING TIED INTO AND VERIFY GRADES BEFORE BEGINNING CONSTRUCTION.

J. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND TAKE ALL POSSIBLE PRECAUTIONS TO AVOID ANY DAMAGE TO ALL UNDERGROUND PIPELINES, TELEPHONE, CABLE TV, ELECTRIC LINES/CONDUITS AND STRUCTURES IN ADVANCE OF ANY CONSTRUCTION. LCU WILL NOT MARK ALL LOCATIONS AS A RESULT OF THIS REQUIREMENT. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PROTECT EXISTING UTILITIES AND STRUCTURES.

K. CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE PLANS. IF ANY DISCREPANCIES IN QUANTITIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND LCU.

L. ALL REGULATORY AND PERMITTING AGENCIES' REQUIREMENTS SHALL BE COMPLIED WITH.

M. APPROPRIATE TURBIDITY CONTROL DEVICES (E.G. SILT FENCES, HAY BALS) WILL BE UTILIZED DURING ALL PHASES OF INSTALLATION AND GRADING. CONTRACTOR IS RESPONSIBLE FOR SUBMITTING THE NOTICE OF INTENT AND NOTICE OF TERMINATION TO THE EPA IN COMPLIANCE WITH LEE COUNTY'S NPDES PERMIT. CONTRACTOR IS RESPONSIBLE FOR DEVELOPING AND MAINTAINING AN EFFECTIVE STORM WATER POLLUTION PREVENTION PLAN.

N. IN THE EVENT THAT HARD LIMESTONE FORMATION IS ENCOUNTERED, MAKING IT IMPOSSIBLE TO ACHIEVE TO THE DEPTH REQUIRED UNDER THIS CONTRACT, THE CONTRACTOR SHALL BE ALLOWED TO REDUCE THE PIPE COVER TO NONE LESS THAN TWO (2) FEET BELOW FINISHED GRADE. ANY SUCH REDUCTIONS IN PIPE COVER TO LESS THAN THREE (3) FEET SHALL BE EXCEPTIONAL FROM THE PLANS MUST BE FIRST BE APPROVED BY LCU AND THE ENGINEER PRIOR TO THE PIPE LAYING. IF TWO FEET OF COVER OR MORE CAN NOT BE ATTAINED, THE CONTRACTOR SHALL PROVIDE OTHER METHOD OF CONSTRUCTION OR PIPE PROTECTION WHICH SHALL FIRST BE APPROVED BY LCU AND THE ENGINEER, AT NO ADDITIONAL COST TO THE COUNTY.

O. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS, BUT DO NOT PURPORT TO BE ABSOLUTELY CORRECT. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES AFFECTING HIS WORK. ANYTHING NOT SHOWN ON THESE DRAWINGS SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND SHALL NOT CONSTITUTE AN EXTRA, UNLESS APPROVED BY THE ENGINEER.

P. THE CONTRACTOR SHALL CONTACT THE ENGINEER AND LCU IMMEDIATELY CONCERNING ANY CONFLICTS WITH LCU UTILITIES/STRUCTURES ARISING DURING CONSTRUCTION OF ANY FACILITIES SHOWN ON THESE DRAWINGS.

Q. TRAFFIC MUST BE MAINTAINED AT ALL TIMES AS PER LEE COUNTY DEPARTMENT OF TRANSPORTATION (LCDOT) AND PER FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

R. THE CONTRACTOR SHALL VERIFY ALL UTILITIES AND PROVIDE AT LEAST 48 HOURS NOTICE TO THE INDIVIDUAL UTILITY COMPANIES AND FDOT AND LCDOT PRIOR TO CONSTRUCTION.

S. THE CONTRACTOR SHALL REPLACE ALL PAVEMENT, CURBS, DRIVEWAYS, SIDEWALKS, FENCES, ETC., WITH THE SAME TYPE OF MATERIAL THAT WAS REMOVED DURING CONSTRUCTION OR AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL RESTORE ALL AREAS AFFECTED BY THE CONSTRUCTION TO ITS ORIGINAL CONDITION, OR BETTER.

T. WITHIN THE FDOT AND LCDOT RIGHT-OF-WAY, ALL DISTURBED AREAS SHALL RECEIVE GRASSING (SEEDING) OR SODDING MATERIALS IN ACCORDANCE WITH FDOT SPECIFICATIONS. WHERE AREAS THAT ARE CLASSIFIED AS DRAINAGE DITCHES SHALL RECEIVE FULL SOLID SOD.

U. THE INFORMATION PROVIDED IN THESE PLANS IS SOLELY TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF CONDITIONS WHICH MAY BE ENCOUNTERED DURING THE COURSE OF WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT WHATEVER INVESTIGATIONS THEY MAY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSION REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED, AND UPON WHICH THEIR BIDS WILL BE BASED.

V. ALL FRAMES, COVERS VALVE BOXES, METER BOXES AND MANHOLES SHALL BE ADJUSTED TO FINISHED GRADE UPON COMPLETION OF PAVING OR RELATED CONSTRUCTION. ALL VALVE PADS SHALL BE POURED IN PLACE. NO PERFORMED VALVE PADS ALLOWED.

GENERAL NOTES:

1. ALL EXISTING AND PROPOSED GRADES ARE N.A.V.D. OF 1988.
2. THIS PARCEL LIES WITHIN FEMA FLOOD ZONE AE-EL15 (NAVD 88) AS SHOWN ON FEMA FIRM PANEL NO. 12071C0509F DATED AUGUST 28, 2008
3. THIS PROJECT PRESENTS NO ADVERSE IMPACTS ON LOCAL GROUNDS OR SURFACE WATERS, AND DOES NOT ADVERSELY IMPACT THE FLOOD ZONE.
4. THIS PROJECT DOES NOT IMPACT ANY KNOWN UNMITIGATED WETLANDS, AND THE SITE DOES NOT EXHIBIT ANY KNOWN SALTWATER PONDING.
5. THIS SITE CAN BE USED FOR THE DEVELOPMENT AS SHOWN WITHOUT UNIQUE DANGER FROM FLOOD, ADVERSE SOIL, AND/OR FOUNDATION CONDITIONS, SUBJECT TO PROPER GEOTECHNICAL INVESTIGATION, SITE DESIGN, AND STRUCTURE DESIGN.
6. NO KNOWN ARCHAEOLOGICAL SITES EXIST WITHIN THE PROJECT AREA.
7. ALL ON-SITE ROADS SHALL BE PRIVATELY OWNED AND MAINTAINED.
8. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2016 OR LATEST EDITION.
9. ALL WORK SHOWN BY INDEX NUMBER SHALL BE IN ACCORDANCE WITH F.D.O.T. DESIGN STANDARDS, JANUARY 1, 2016 OR LATEST EDITION.
10. ALL REINFORCED CONCRETE PIPE (RCP) CULVERTS SHALL MEET ASTM C 76, CLASS III, TYPE "B" WALL FOR ROUND PIPE AND MEET ASTM C 507, TABLE I FOR ELLIPTICAL PIPE AND OTHERWISE BE INSTALLED AND MANUFACTURED IN ACCORDANCE WITH F.D.O.T. SECTIONS 430 & 941.
11. CONTRACTOR SHALL SEED AND MULCH ALL DISTURBED AREAS AND OTHERWISE RESTORE ALL AREAS TO EXISTING CONDITION OR BETTER.
12. ALL PAVEMENT STRIPING TO BE TWO COATS OF HEAVY DUTY ACRYLIC BASED TRAFFIC PAINT.
13. ALL TRAFFIC SIGNS TO BE DRIVEN STEEL POST TYPE GROUND SIGNS IN ACCORDANCE WITH F.D.O.T. INDEX DRAWINGS 11860 AND 11865 (80 M.P.H. WIND LOAD) AND F.D.O.T. SPECIFICATIONS SECTION 700-HIGHWAY SIGNING.
14. ALL EMBANKMENT AND FILL TO BE SUITABLE MATERIAL COMPLYING WITH AASHTO CLASSIFICATION GROUPS A-1, A-2, A-3, A-4, A-5, A-6, OR A-7-5 AND OTHERWISE PLACED AND COMPACTED IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS, SECTION 110.
15. STABILIZED SUBGRADE MATERIAL SHALL CONFORM TO F.D.O.T. STANDARD SPECIFICATIONS, SECTION 160 WITH A MINIMUM L.B.R. OF 40. (ALLOWABLE UNDER TOLERANCE PER SECTION 160-7.2 WILL NOT APPLY).
16. SUBGRADE AND LIMEROCK BASE COURSES TO BE COMPACTED TO 98% MINIMUM OF THE MAXIMUM DRY DENSITY AS DETERMINED BY AASHTO T-180 TESTING.
17. UNLESS OTHERWISE NOTED, FILL SHALL BE COMPACTED IN STRICT ACCORDANCE WITH THE BEDDING DETAILS.
18. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATIONS AND ELEVATIONS OF ANY BURIED UTILITY LINES OR CABLES PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR THE REPAIR AND/OR REPLACEMENT OF ANY UTILITY LINES OR CABLES DISTURBED BY THE CONSTRUCTION OPERATIONS.
19. THE CONTRACTOR SHALL SUPPLY SATISFACTORY DENSITY TESTS OF SUBGRADE AND LIMEROCK BASE MATERIALS TO THE ENGINEER PRIOR TO PAYMENT AND/OR FINAL ACCEPTANCE. (ONE TEST PER COURSE PER 600 SQUARE YARDS).
20. THE CONTRACTOR SHALL COORDINATE ALL CONNECTIONS OR RELOCATION OF EXISTING UTILITIES WITH APPROPRIATE UTILITY OWNERS.
21. THE CONTRACTOR SHALL SECURE ALL PERMITS NEEDED TO WORK IN PUBLIC RIGHTS-OF-WAY.
22. THE CONTRACTOR SHALL COORDINATE ANY WORK IN THE COUNTY RIGHTS-OF-WAY WITH THE LEE COUNTY DEPARTMENT OF TRANSPORTATION (LCDOT).
23. CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS AND INDEXES AND THE FEDERAL HIGHWAY ADMINISTRATION'S MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), PART IV.
24. ANY WORK PERFORMED WITHOUT THE KNOWLEDGE OF THE ENGINEER IS SUBJECT TO RE-EXCAVATION, REMOVAL AND REPLACEMENT OF SAME TO BE DONE AT THE CONTRACTOR'S EXPENSE.
25. THE ENGINEER'S INSPECTION STAFF MAY OBSERVE PROJECT CONSTRUCTION.
26. THE SOURCE OF IRRIGATION WATER SHALL BE PROVIDED FROM THE ON-SITE LAKE VIA A SPRINKLER IRRIGATION SYSTEM (WATER USE PERMIT 36-04741-W).
27. ALL ON-SITE POTABLE WATER AND SANITARY SEWER SYSTEM INFRASTRUCTURES SHALL BE PRIVATELY OWNED AND MAINTAINED.
28. NO DEWATERING WILL BE CONDUCTED WITHIN THE PROPOSED PROJECT.

CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL INSURE THAT ALL WATER AND SEWER LINES MAINTAIN 10' (TEN FEET) HORIZONTAL SEPARATION AND/OR 18" (EIGHTEEN INCHES) VERTICAL CLEARANCE BETWEEN EACH OTHER OR HAVE ONE LINE CONCRETE ENCASED 10' (TEN FEET) EACH WAY FROM CONFLICT.
2. THE CONTRACTOR SHALL INSURE THAT ALL REUSE IRRIGATION LINES MAINTAIN 5' (FIVE FEET) MINIMUM, HORIZONTAL SEPARATION AND/OR 18" (EIGHTEEN INCHES) VERTICAL CLEARANCE FROM ALL WATER AND SEWER LINES OR HAVE THE IRRIGATION LINE ENCASED IN CONCRETE 10' (TEN FEET) EACH WAY FROM THE CONFLICT.
3. THE CONTRACTOR TO MAINTAIN 18" (EIGHTEEN INCHES) MINIMUM VERTICAL SEPARATION BETWEEN WATER MAINS AND STORM WATER PIPES, AND BETWEEN SANITARY SEWERS AND STORM WATER PIPES.
4. THE CONTRACTOR TO MAINTAIN 30" (THIRTY INCHES) COVER FOR ALL UTILITY MAINS.
5. ANY WORK PERFORMED WITHOUT THE KNOWLEDGE OF THE ENGINEER IS SUBJECT TO RE-EXCAVATION, REMOVAL AND REPLACEMENT OF SAME TO BE DONE AT THE CONTRACTOR'S EXPENSE.
6. THE ENGINEER'S INSPECTION STAFF MAY OBSERVE PROJECT CONSTRUCTION.
7. CONTRACTOR SHALL MAINTAIN A CURRENT AND UPDATED SET OF AS-BUILT DRAWINGS AT ALL TIMES AND PROVIDE ONE COPY TO THE ENGINEER UPON COMPLETION OF CONSTRUCTION.

VILLAGE OF ESTERO TRANSITIONAL COMPREHENSIVE PLAN CONSISTENCY NOTE:

THE APPROVED ZONING ON THE PROPERTY (Z-03-012 – CORKSCREW PALMS CPD), INCLUDING THE RECENT ADMINISTRATIVE AMENDMENTS (ADD2003-00158, ADD2011-00049, & ADD2012-00075), WERE DEEMED CONSISTENT WITH THE COMPREHENSIVE PLAN. THE PROPERTY LIES WITHIN THE SUBURBAN FUTURE LAND USE CATEGORY, WHICH ALLOWS FOR COMMERCIAL DEVELOPMENT AND THE PROPOSED USE IS CONSISTENT WITH THE SUBURBAN FUTURE LAND USE CATEGORY.

THE PROJECT IS SUBJECT TO THE PLANNING COMMUNITIES MAP AND ACREAGE ALLOCATION TABLE, MAP 16 AND TABLE 1(B), AS INDICATED IN POLICY 1.7.6 OF THE COMPREHENSIVE PLAN. TABLE 1(B) INDICATES THAT THE ESTERO PLANNING COMMUNITY HAS 1,700 ACRES ALLOCATED FOR COMMERCIAL DEVELOPMENT. THERE ARE CURRENTLY 1,387 ACRES REMAINING AVAILABLE FOR COMMERCIAL DEVELOPMENT WITHIN THE ESTERO PLANNING COMMUNITY. THE PROJECT IS CONSISTENT WITH POLICY 1.7.6.

FIRE FLOW CALCULATIONS:

FIRE FLOW TEST:
BY: ESTERO FIRE RESCUE
DATE: 12/11/2017
LOCATION: CORKSCREW PALMS CIRCLE (HYDRANT # 06-116)
STATIC:63
RESIDUAL:58
PITOT: 39 GPM: 1,048

PROVIDED: 3,350 GPM @ 20 PSI

FROM NATIONAL FIRE PROTECTION CODE TABLE 18.4.5.1.2

FIRE FLOW CALCULATIONS FOR TYPE II(IV) CONSTRUCTION

BUILDING TYPE:	II(000)
FIRE FLOW AREA S.F.:	12,001-15,400
BUILDING S.F.:	14,952
REQUIRED FIRE FLOW:	2,500 GPM
75% REDUCTION FOR BEING SPRINKLERED:	1,875 GPM
REQUIRED FLOW WITH SPRINKLER SYSTEM:	625 GPM
*MINIMUM ALLOWABLE FIRE FLOW:	1,000 GPM

FROM NATIONAL FIRE PROTECTION CODE SECTION 18.4.5.2.1
REQUIRED FIRE FLOW: 1,000 GPM @ 20 PSI
PROVIDED FIRE FLOW: 3,350 GPM @ 20 PSI

*FROM NFPA SECTION 18.4.5.2.1

NOTE:

ELEVATIONS ARE BASED ON NAVD 88
NGVD 29 = 1.19' = NAVD 88
EXAMPLE:
EL. 5' NGVD - 1.19' = 3.81' NAVD

LAND CLASSIFICATIONS AND USES:

NORTH ADJACENT PROPERTY:
CURRENT ZONING: CORKSCREW PALMS CPD
CURRENT LAND USE: CORKSCREW PALMS CPD

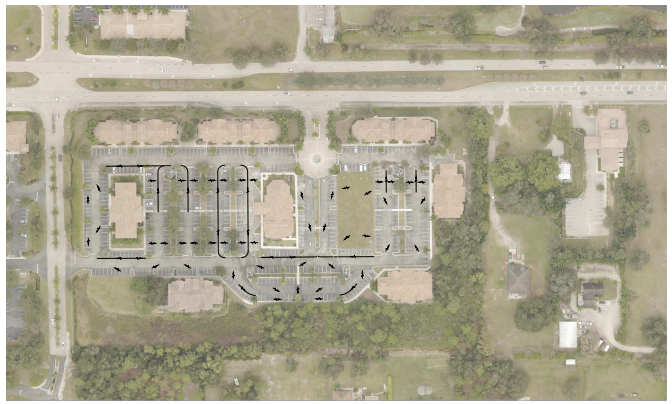
SOUTH ADJACENT PROPERTY:
CURRENT ZONING: CORKSCREW PALMS CPD
CURRENT LAND USE: CORKSCREW PALMS CPD

EAST ADJACENT PROPERTY:
CURRENT ZONING: CORKSCREW PALMS CPD
CURRENT LAND USE: CORKSCREW PALMS CPD

WEST ADJACENT PROPERTY:
CURRENT ZONING: CORKSCREW PALMS CPD
CURRENT LAND USE: CORKSCREW PALMS CPD

REFUSE AND SOLID WASTE DISPOSAL AREA:

DUMPSTERS ARE EXISTING AND PREVIOUSLY APPROVED



EXIST. HYDROLOGY
N.T.S.

PREPARED FOR:
ESTERO EYEBUILD AT CORKSCREW PALMS
9441 CORKSCREW PALMS CIR
ESTERO, FL 33928

NO.	DATE	REVISION DESCRIPTION	BY

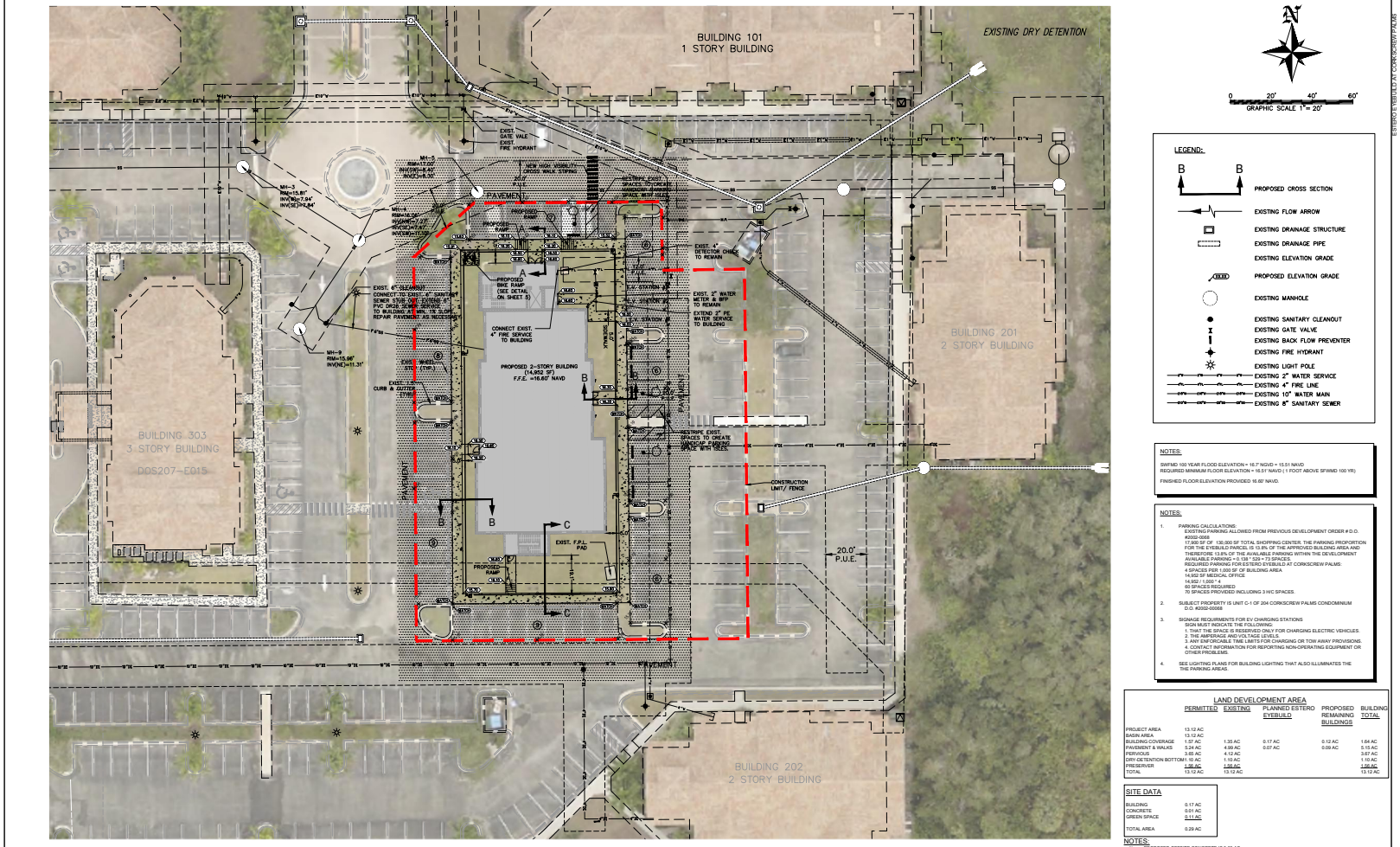
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DAVID R. UNDERHILL
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GENERAL NOTES
ESTERO EYEBUILD AT CORKSCREW PALMS
ESTERO, FLORIDA

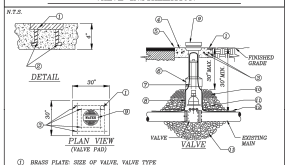
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
5/24/2022	1234MR	_NOTES	DRU	KG	DRU	N.T.S.	03

ESTERO EYEBUILD AT CORKSCREW PALMS


BUILDING 101
1 STORY BUILDING
EXISTING DRY DETENTION
BUILDING 201
2 STORY BUILDING
BUILDING 303
3 STORY BUILDING
DOS207-E015
BUILDING 202
2 STORY BUILDING
PAVEMENT
PROPOSED 2-STORY BUILDING (14,952 SF) F.F.E. =16.60' NAVD
CONSTRUCTION LIMIT/ FENCE
20.0' P.U.E.
GRAPHIC SCALE 1" = 20'
LEGEND:
PROPOSED CROSS SECTION
EXISTING FLOW ARROW
EXISTING DRAINAGE STRUCTURE
EXISTING DRAINAGE PIPE
EXISTING ELEVATION GRADE
PROPOSED ELEVATION GRADE
EXISTING MANHOLE
EXISTING SANITARY CLEANOUT
EXISTING GATE VALVE
EXISTING BACK FLOW PREVENTER
EXISTING FIRE HYDRANT
EXISTING LIGHT POLE
EXISTING 2" WATER SERVICE
EXISTING 4" FIRE LINE
EXISTING 10" WATER MAIN
EXISTING 8" SANITARY SEWER
NOTES:
SWFMD 100 YEAR FLOOD ELEVATION = 16.7' NGVD = 15.51 NAVD
REQUIRED MINIMUM FLOOR ELEVATION = 16.51' NAVD (1 FOOT ABOVE SFWMD 100 YR)
FINISHED FLOOR ELEVATION PROVIDED 16.60' NAVD
NOTES:
1. PARKING CALCULATIONS:
EXISTING PARKING ALLOWED FROM PREVIOUS DEVELOPMENT ORDER # D.O. #2002-00068
17,949 SF OF 130,000 SF TOTAL SHOPPING CENTER, THE PARKING PROPORTION FOR THE EYEBUILD PARCEL IS 13.8% OF THE APPROVED BUILDING AREA AND THEREFORE 13.8% OF THE AVAILABLE PARKING WITHIN THE DEVELOPMENT
AVAILABLE PARKING = 0.138 * 529 = 73 SPACES
REQUIRED PARKING FOR ESTERO EYEBUILD AT CORKSCREW PALMS:
4 SPACES PER 1,000 SF OF BUILDING AREA
14,952 SF MEDICAL OFFICE
14,952 / 1,000 * 4
59.8 SPACES REQUIRED
70 SPACES PROVIDED INCLUDING 3 H/C SPACES.
2. SUBJECT PROPERTY IS UNIT C-1 OF 204 CORKSCREW PALMS CONDOMINIUM D.O. #2002-00068
3. SIGNAGE REQUIREMENTS FOR EV CHARGING STATIONS
SIGN MUST INDICATE THE FOLLOWING:
1. THAT THE SPACE IS RESERVED ONLY FOR CHARGING ELECTRIC VEHICLES.
2. THE VOLTAGE AND VOLTAGE LEVELS.
3. TIME LIMITATIONS, TIME LIMITS FOR CHARGING OR TOW AWAY PROVISIONS.
4. CONTACT INFORMATION FOR REPORTING NON-OPERATING EQUIPMENT OR OTHER PROBLEMS.
4. SEE LIGHTING PLANS FOR BUILDING LIGHTING THAT ALSO ILLUMINATES THE THE PARKING AREAS.
LAND DEVELOPMENT AREA
PERMITTED | EXISTING | PLANNED ESTERO EYEBUILD | PROPOSED REMAINING BUILDINGS | BUILDING TOTAL
PROJECT AREA 13.12 AC
BASIN AREA 13.12 AC
BUILDING COVERAGE 1.57 AC 1.35 AC 0.17 AC 0.12 AC 1.64 AC
PAVEMENT & WALKS 5.24 AC 4.68 AC 0.07 AC 0.09 AC 5.15 AC
PERVIOUS 3.65 AC 4.12 AC 3.67 AC
DRY-DETENTION BOTTOM 1.10 AC 1.10 AC 1.10 AC
PRESERVER 1.36 AC 1.36 AC 1.36 AC
TOTAL 13.12 AC 13.12 AC 13.12 AC
SITE DATA
BUILDING 0.17 AC
CONCRETE 0.01 AC
GREEN SPACE 0.11 AC
TOTAL AREA 0.29 AC
NOTES:
1) PROPOSED OFFSITE CONCRETE IS 0.06 AC
2) TOTAL NEW IMPERVIOUS IS 0.24 AC
PREPARED FOR:
ESTERO EYEBUILD AT CORKSCREW PALMS
9441 CORKSCREW PALMS CIR
ESTERO, FL 33928
NO. DATE REVISION DESCRIPTION BY
BANKS ENGINEERING
10511 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33966
PHONE: (239) 939-5490 FAX: (239) 939-2523
ENGINEERING LICENSE # EB 0449
SURVEY LICENSE # LB 6990
WWW.BANKSENG.COM
Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida
DAVID R. UNDERHILL
P.E. LIC#47029
ENGINEERING PLAN
ESTERO EYEBUILD AT CORKSCREW PALMS
ESTERO, FLORIDA
DATE 5/24/2022
PROJECT 1234MR
DRAWING _EP
DESIGN DRU
DRAWN KG
CHECKED DRU
SCALE 1"=20'
SHEET 04

STANDARD DETAIL NO. 6.2
LEE COUNTY UTILITIES
VALVE INSTALLATION

N.T.S.

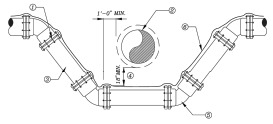


1. BRASS PLATE: SIZE OF VALVE, VALVE TYPE No. OF TURNS & DIRECTION TO OPEN VALVE M.F.G. & YEAR INSTALL SYSTEM "WATER" OR "SEWER" OR "REUSE" OR "FIRE"
2. ANCHOR
3. EIGHT (8) #4 BARS OVERLAP EACH CORNER BY 6"
4. 30"SQ X 4" THK CONC.PAD SURROUNDING BOX, MIN. 3,000 P.S.I. POURED IN PLACE
5. SET TOP OF BOX FLUSH WITH FINISHED GRADE
6. HEAVY DUTY TRAFFIC BEARING CAST IRON VALVE BOX, ADJUSTABLE SCREW TYPE, 5 1/4" DIAMETER SHAFT THAT IS LCU APPROVED
7. EXTENSION STEM WITH 2" OPERATING NUT AS REQUIRED, IF NUT IS MORE THAN 30" BELOW FINISH GRADE
8. RISER NOT TO BEAR ON VALVE OR PIPE
9. CAST IRON DROP COVER MARKED "WATER" OR "SEWER" OR "REUSE OR "FIRE"
10. COMPACTED SUITABLE EARTH BACKFILL
11. 3/4" GRANULAR MATERIAL #57 STONE
12. 12 GAUGE DOUBLE INSULATED COPPER LOCATING WIRE (SEE LCU STANDARD DETAIL)

REV. 12/10/2015

STANDARD DETAIL NO. 6.10
LEE COUNTY UTILITIES
WATER PRESSURE LINE VERTICAL OFFSET W/ DUCTILE IRON MJ FITTINGS & PIPE

N.T.S.



1. LCU APPROVED JOINT RESTRAINT FOR D.I. M.J. PIPE AND FITTINGS PLACED IN ACCORDANCE WITH JOINT RESTRAINT SCHEDULE. (SEE DETAIL 6.12)
2. CONFLICT PIPE
3. LCU APPROVED DUCTILE IRON PIPING PRESSURE CLASS 350
4. 18" MIN. UNLESS OTHERWISE APPROVED BY LCU
5. 45° MECHANICAL JOINT FITTING, TYPICAL
6. 12 GAUGE DOUBLE INSULATED COPPER WIRE (SEE LCU STANDARD DETAIL)

REV. 12/10/2015

STANDARD DETAIL NO. 6.12
LEE COUNTY UTILITIES
RESTRAINED LENGTH SCHEDULE

N.T.S.

DUCTILE IRON PIPE

PIPE SIZE	MINIMUM RESTRAINED PIPE LENGTH (FEET)					
	HORIZONTAL BENDS				DEAD END	HORIZONTAL TEE
(Inches)	90°	45°	22-1/2°	11-1/4°		
4	17	7	4	2	29	6
6	23	10	5	2	40	17
8	29	12	6	3	50	29
10	35	14	7	4	63	35
12	41	17	8	4	74	49
16	51	21	11	5	94	68
24	69	29	14	7	131	105
30	81	34	17	8	156	139

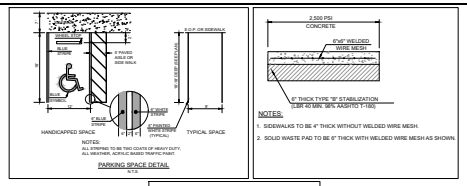
PVC PIPE

PIPE SIZE	MINIMUM RESTRAINED PIPE LENGTH (FEET)					
	HORIZONTAL BENDS				DEAD END	HORIZONTAL TEE
(Inches)	90°	45°	22-1/2°	11-1/4°		
4	22	8	4	2	45	8
6	29	12	6	3	63	25
8	36	15	8	4	83	43
10	44	18	9	5	99	58
12	51	21	11	5	118	74
16	63	26	13	7	149	103
24	87	36	18	9	206	156
30	108	45	21	10	246	194

A COMPLETE JOINT RESTRAINING SCHEDULE FOR ALL ENCOUNTERED VERTICAL & HORIZONTAL BENDS, VERTICAL OFFSETS, TEES, AND DEAD ENDS SHALL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER.

LENGTH FIGURES BASED ON FOLLOWING:
Pressure = 150 psi, FS = 1.5, trench type = 3, 30" cover on bare pipe, Soil type = GP & SP

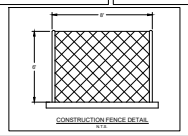
REV. 12/10/2015



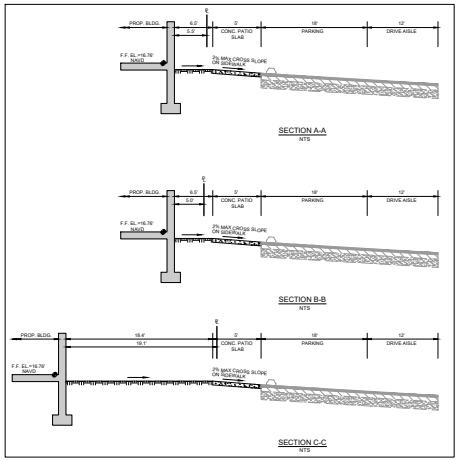
NOTES:
ALL MARKINGS TO BE TWO COATS OF HEAVY DUTY, ALL WEATHER, ACRYLIC BASED TRAFFIC PAINT.

PARKING SPACE DETAIL
N.T.S.

NOTES:
1. SIDEWALKS TO BE 4" THICK WITHOUT WELDED WIRE MESH.
2. SOLID WASTE PAD TO BE 6" THICK WITH WELDED WIRE MESH AS SHOWN.

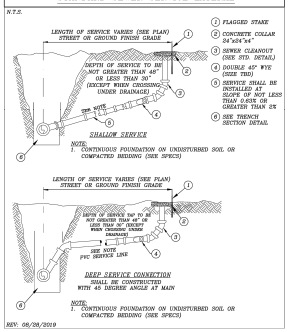


CONSTRUCTION FENCE DETAIL
N.T.S.



STANDARD DETAIL NO. 6.39
LEE COUNTY UTILITIES
STANDARD SEWER SERVICE LATERAL

N.T.S.

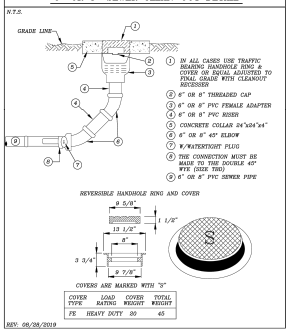


1. FLAGGED STAKE
2. CONCRETE COLLAR 24"x24"x4"
3. SEWER CLEANOUT (SEE STD. DETAIL)
4. DOUBLE 45° WYE (SIDE TEE)
5. SERVICE SHALL BE INSTALLED AT SLOPE OF NOT LESS THAN 0.01% OR GREATER THAN 2%
6. SEE TRENCH SECTION DETAIL

REV. 08/28/2019

STANDARD DETAIL NO. 6.40
LEE COUNTY UTILITIES
6" OR 8" SEWER CLEAN-OUT DETAIL

N.T.S.

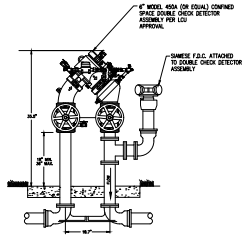


1. IN ALL CASES USE TRAFFIC BEARING HANDHOLE RING & COVER OR EQUAL ADJUSTED TO FINAL GRADE WITH CLEANOUT REVERSED
2. 6" OR 8" THREADED CAP
3. 6" OR 8" PVC FEMALE ADAPTER
4. 6" OR 8" PVC RISER
5. CONCRETE COLLAR 24"x24"x4"
6. 6" OR 8" 45° ELBOW
7. R/WATERTIGHT PLUG
8. THE CONNECTION MUST BE MADE TO THE DOUBLE 45° WYE (SIDE TEE)
9. 6" OR 8" PVC SEWER PIPE

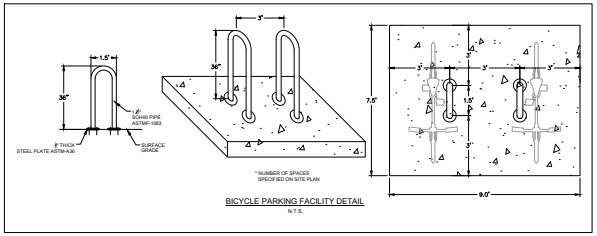
COVER TYPE	LOAD RATING	COVER WEIGHT	TOTAL WEIGHT
TS	HEAVY DUTY	80	45

REV. 08/28/2019

FIRE DEPARTMENT CONNECTION (F.D.C.) DETAIL



1. THIS UNIT IS DESIGNED FOR INSTALLATION ON POTABLE WATER LINES IN FIRE SPRINKLER SYSTEMS.
2. THIS ASSEMBLY SHALL BE MOUNTED AT A MINIMUM OF 18" AND MAXIMUM OF 36" ABOVE ADEQUATE DRAINAGE AREA WITH SUFFICIENT SIDE CLEARANCE FOR TESTING AND MAINTENANCE.
3. THE INSTALLATION SHALL BE MADE SO THAT NO PART OF THE UNIT CAN BE SUBMERGED.



BICYCLE PARKING FACILITY DETAIL
N.T.S.

PREPARED FOR:
ESTERO EYEBUILD AT CORKSCREW PALMS
9441 CORKSCREW PALMS CIR
ESTERO, FL 33928

NO.	DATE	REVISION DESCRIPTION	BY

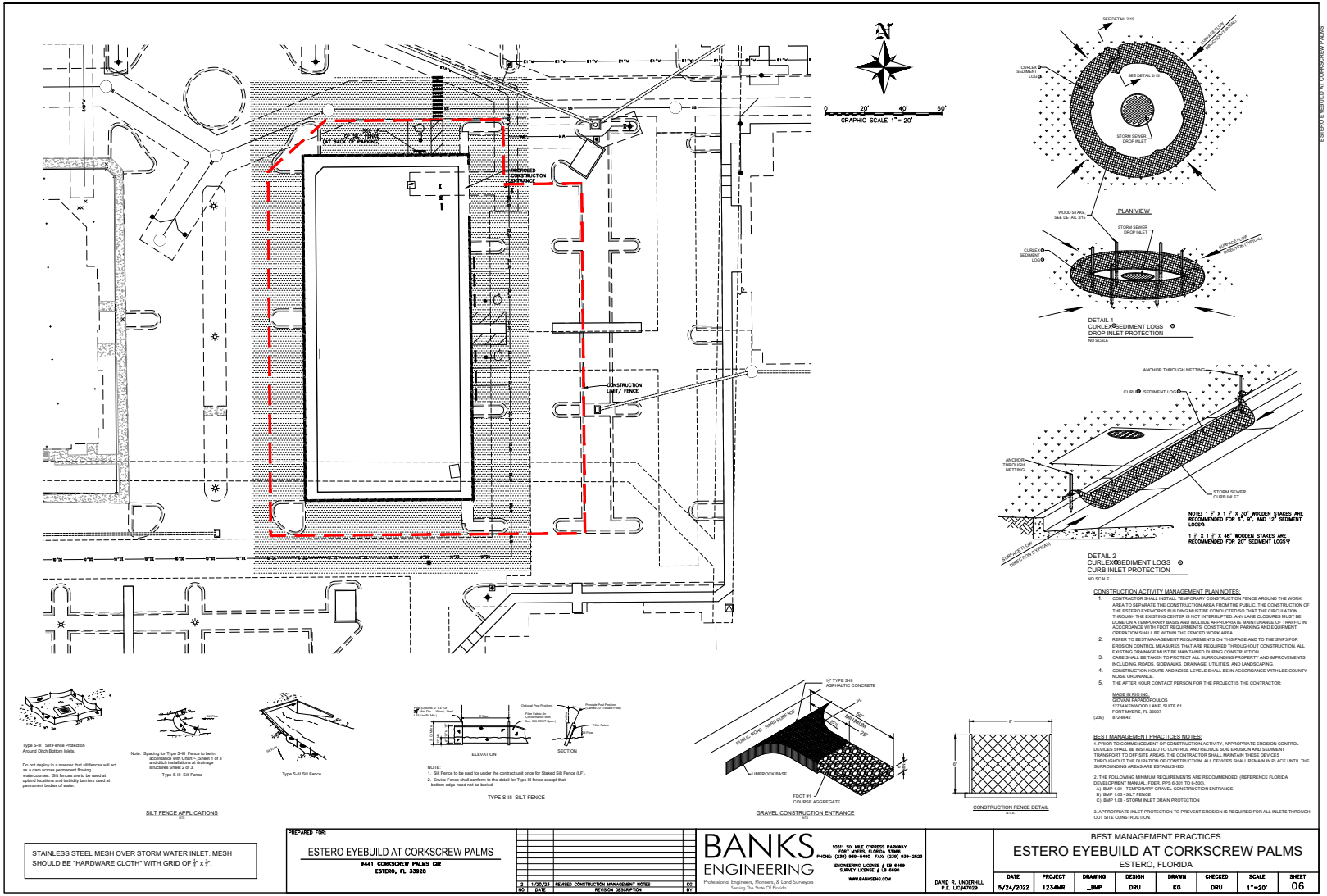
BANKS ENGINEERING
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10511 SIX MILE CYPRESS PARKWAY
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PHONE: (239) 939-5490 FAX: (239) 939-2523
ENGINEERING LICENSE # EB 6449
SURVEY LICENSE # LB 6990
WWW.BANKSENG.COM

DAVID R. UNDERHILL
P.E. LIC#47029

TYPICAL CROSS SECTIONS & DETAILS
ESTERO EYEBUILD AT CORKSCREW PALMS
ESTERO, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
5/24/2022	1234MR	_XSEC	DRU	KG	DRU	N.T.S.	05

ESTERO EYEBUILD AT CORKSCREW PALMS



CONSTRUCTION ACTIVITY MANAGEMENT PLAN NOTES:

1. CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION FENCE AROUND THE WORK AREA TO SEPARATE THE CONSTRUCTION AREA FROM THE PUBLIC. THE CONSTRUCTION OF THE ESTERO EYEWORKS BUILDING MUST BE CONDUCTED SO THAT THE CIRCULATION THROUGH THE EXISTING CENTER IS NOT INTERRUPTED. ANY LANE CLOSURES MUST BE DONE ON A TEMPORARY BASIS AND INCLUDE APPROPRIATE MAINTENANCE OF TRAFFIC IN ACCORDANCE WITH FDOT REQUIREMENTS. CONSTRUCTION PARKING AND EQUIPMENT OPERATION SHALL BE WITHIN THE FENCED WORK AREA.
2. REFER TO BEST MANAGEMENT REQUIREMENTS ON THIS PAGE AND TO THE SWPS FOR EROSION CONTROL MEASURES THAT ARE REQUIRED THROUGHOUT CONSTRUCTION. ALL EXISTING DRAINAGE MUST BE MAINTAINED DURING CONSTRUCTION.
3. CARE SHALL BE TAKEN TO PROTECT ALL SURROUNDING PROPERTY AND IMPROVEMENTS INCLUDING: ROADS, SIDEWALKS, DRAINAGE, UTILITIES, AND LANDSCAPING.
4. CONSTRUCTION HOURS AND NOISE LEVELS SHALL BE IN ACCORDANCE WITH LEE COUNTY NOISE ORDINANCE.
5. THE AFTER HOUR CONTACT PERSON FOR THE PROJECT IS THE CONTRACTOR:

MADE IN RIO INC.
GIOVANI PAPADOPOULOS
12734 KENWOOD LANE, SUITE 61
FORT MYERS, FL 33907
(239) 872-8642

BEST MANAGEMENT PRACTICES NOTES:

1. PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY, APPROPRIATE EROSION CONTROL DEVICES SHALL BE INSTALLED TO CONTROL AND REDUCE SOIL EROSION AND SEDIMENT TRANSPORT TO OFF SITE AREAS. THE CONTRACTOR SHALL MAINTAIN THESE DEVICES THROUGHOUT THE DURATION OF CONSTRUCTION. ALL DEVICES SHALL REMAIN IN PLACE UNTIL THE SURROUNDING AREAS ARE ESTABLISHED.
2. THE FOLLOWING MINIMUM REQUIREMENTS ARE RECOMMENDED: (REFERENCE FLORIDA DEVELOPMENT MANUAL, FDER, PPS 6-301 TO 6-303).
   A) BMP 1.01 - TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
   B) BMP 1.06 - SILT FENCE
   C) BMP 1.08 - STORM INLET DRAIN PROTECTION
3. APPROPRIATE INLET PROTECTION TO PREVENT EROSION IS REQUIRED FOR ALL INLETS THROUGH OUT SITE CONSTRUCTION.

NO.	DATE	REVISION DESCRIPTION	BY
2	1/20/23	REVISED CONSTRUCTION MANAGEMENT NOTES	KG

CONSTRUCTION DOCUMENTS FOR:

GINSBERG EYE OPHTHALMOLOGY
ESTERO EYEBUILD AT CORKSCREW PALMS

9441 CORKSCREW PALMS CIR.
ESTERO, FLORIDA 33928
DATE: 09/07/22
SITE ID #: 34-46-25-E1-19000.00D1

SHEET INDEX - DEVELOPMENT ORDER

SHEET NUMBER	SHEET NAME	ISSUE DATE	CURRENT REVISION #	CURRENT REVISION DATE
00 GENERAL				
G-001	COVER SHEET	09/07/22	B	2/6/23
04 ARCHITECTURAL				
A-101	FIRST FLOOR PLAN	09/07/22	A	10/19/22
A-102	SECOND FLOOR PLAN	09/07/22	A	10/19/22
A-201	EXTERIOR ELEVATIONS	09/07/22	B	2/6/23



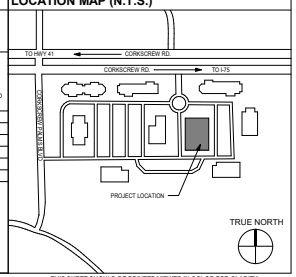
DEFERRED SUBMITTALS, FBC-B 107.3.4.1

DEFERRAL OF ANY SUBMITTAL ITEMS SHALL HAVE THE PRIOR APPROVAL OF THE BUILDING OFFICIAL.
THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE SHALL LIST THE DEFERRED SUBMITTALS ON THE CONSTRUCTION DOCUMENTS FOR REVIEW BY THE BUILDING OFFICIAL.

DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

FIRE SPRINKLER SYSTEM LAYOUT
TRUSS ENGINEERING / DESIGN
STAIR ENGINEERING / DESIGN
PRECAST HOLLOWCORE PLANKS

LOCATION MAP (N.T.S.)



THIS SHEET SHOULD BE PRINTED/VIEWED IN COLOR FOR CLARITY

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P: 239.476.8888 AR97610
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MADE IN RIO, INC.
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FORT MYERS, FL 33907
PHONE: 239.277.0210

MPFE
EC4B ENGINEERING, P.C.
7841-B CAMBRIDGE MANOR PL.
FORT MYERS, FL 33907
PHONE: 239.333.2222
SCPE: #20765 SCCA: #5742

STRUCTURAL ENGINEER
SELECT STRUCTURAL
12573 NEW BRITTANY BLVD.
FORT MYERS, FL 33907
PHONE: 239.210.5074

CIVIL ENGINEER
BANKS ENGINEERING
10511 SIX MILE CYPRESS PARKWAY
FORT MYERS, FL 33966
PHONE: 239.939.5490
LICENSE: EB 6469
SURVEY LICENSE: LB 6690

REVISIONS:

NO	DESCRIPTION	DATE
A	DO COMMENT RESPONSES	10/19/22
B	DO COMMENT RESPONSES	2/6/23

ARCHITECT OF RECORD:
CARLOS ARTURO MARCET, AIA, ACHA, LEED AP
AR0009477

STATE OF FLORIDA · CARLOS ARTURO MARCET · REGISTERED ARCHITECT · AR0009477

PROJECT TITLE:
GINSBERG EYE OPHTHALMOLOGY
ESTERO EYEBUILD AT CORKSCREW PALMS

PROJECT ADDRESS:
9441 CORKSCREW PALMS CIR.
ESTERO, FLORIDA 33928

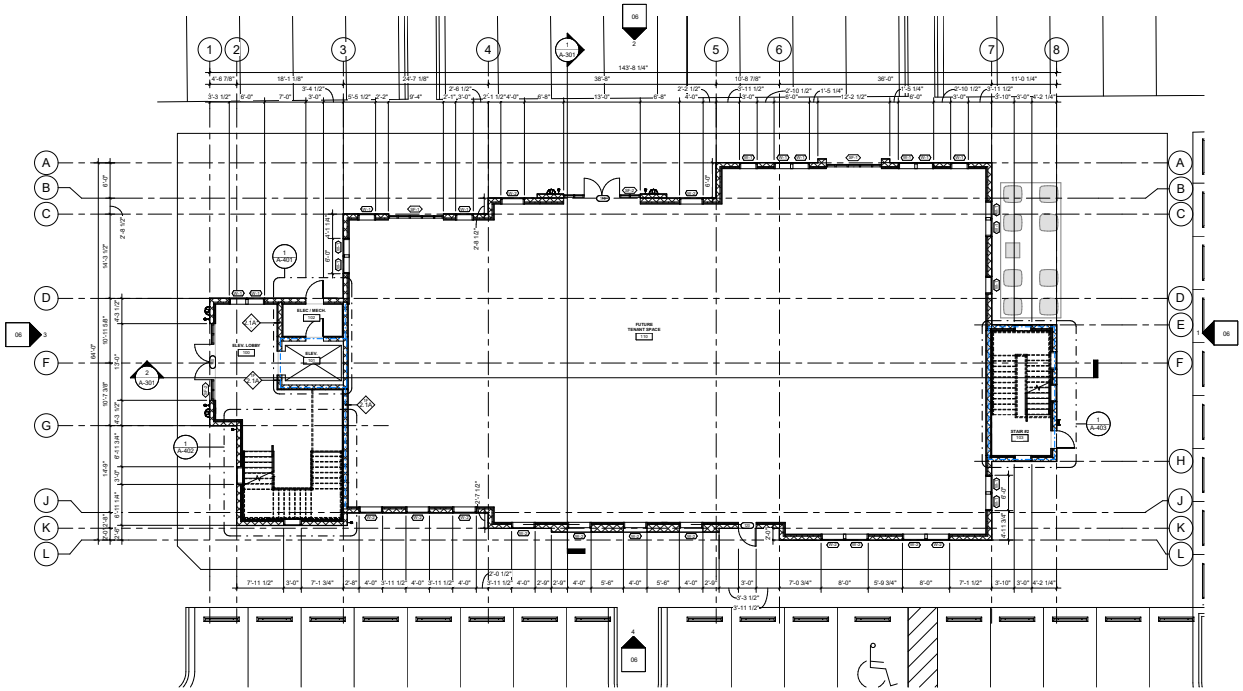
PROJECT NUMBER:
FL22005

ISSUE DATE:
09/07/22

SHEET TITLE:
COVER SHEET

G-001

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FIRST FLOOR PLAN OVERALL | 1

1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. ALL INTERIOR AND EXTERIOR DIMENSIONS ARE TO FINISH FACE OF WALL U.N.O.
2. ALL EXTERIOR DIMENSIONS ARE TO FACE OF EXTERIOR SHEATHING.
3. ALL EXTERIOR WALLS TO BE DIMENSIONED FROM FINISHED FACE OF CMU U.N.O.
4. USE 5/8" TYPE X WATER RESISTANT BOARD AT ALL WET LOCATIONS.
5. PARTITION ALIGNMENTS SUPERSEDE DIMENSIONS, EXCEPT WHERE "CLEAR" AND "HOLD" ARE NOTED.
6. ALL PARTITIONS TO BE TYPE 1.3A U.N.O. FOR PARTITION TYPES, REFER TO UL DETAIL SHEET(S) AND PARTITION TYPES SHEET(S).
7. SEE ENLARGED UNIT PLANS FOR ALL ROOM, WALL, DOOR AND ACCESSORY TAGS.
8. PROVIDE BLOCKING AS NECESSARY FOR ALL WALL MOUNTED CASEWORK AND EQUIPMENT.
9. REFER TO ENLARGED STAIR AND ELEVATOR PLANS FOR STAIR AND ELEVATOR DIMENSIONS.
10. REFER TO PARTIAL PLANS, ENLARGED PLANS AND ELEVATIONS FOR CASEWORK LAYOUT AND DIMENSIONS.
11. PROVIDE FRT PLYWOOD BACKING AT ALL WALLS, TYPICAL FOR ALL ELECTRICAL ROOMS. LEAVE STAMP EXPOSED FOR FIRE INSPECTION.
12. REFER TO ENLARGED PLANS FOR PARTITION TYPES.
13. ALL COLUMNS TO BE WRAPPED WITH GYP. BOARD TYPE X, U.N.O.
14. ALL PARTITIONS TO BE TYPE 5/8" GWB U.N.O.
15. ALL DOOR JAMBS TO BE LOCATED 4" FROM PERPENDICULAR WALLS, U.N.O.
16. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO DOING WORK.
17. OUTSIDE CORNER OF ALL PARTITIONS SHALL HAVE CORNER BEADS.
18. ALL FURRED OUT AND SHAFT WALLS TO BE PARTITION TYPE 2. SEE PARTITION SCHEDULE AND DETAILS.
19. DO NOT REMOVE BARRIERS FROM WORK AREA UNTIL COMPLETE PROJECT IS THOROUGHLY CLEANED BY ENVIRONMENTAL SERVICE DEPT.
20. REFER TO SHEET A-601 AND A-611 FOR DOOR AND WINDOW SCHEDULES.

FLOOR PLAN SYMBOL LEGEND

A	GRID #	FEC	FIRE EXTINGUISHER CABINET
X	DOOR ELECTRICAL DEVICE	FE	FIRE EXTINGUISHER
	DEAD END CORRIDOR (DEC)		TRAVEL DISTANCE TO EXIT (TDE)
	COMMON PATH OF TRAVEL (CPT)		TRAVEL DISTANCE TO SMOKE COMPARTMENT (TDSC)
	1 HR FIRE PARTITION		WALL/PARTITION
	2 HR FIRE PARTITION		TEMPORARY WALL

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REVISIONS:

NO	DESCRIPTION	DATE
A	DO COMMENT RESPONSES	10/19/22

ARCHITECT OF RECORD:
CARLOS ARTURO MARCET, AIA, ACHA, LEED AP
AR0009477

PROJECT TITLE:
GINSBERG EYE OPHTHALMOLOGY
ESTERO EYEBUILD AT CORKSCREW PALMS

PROJECT ADDRESS:
9441 CORKSCREW PALMS CIR.
ESTERO, FLORIDA 33928

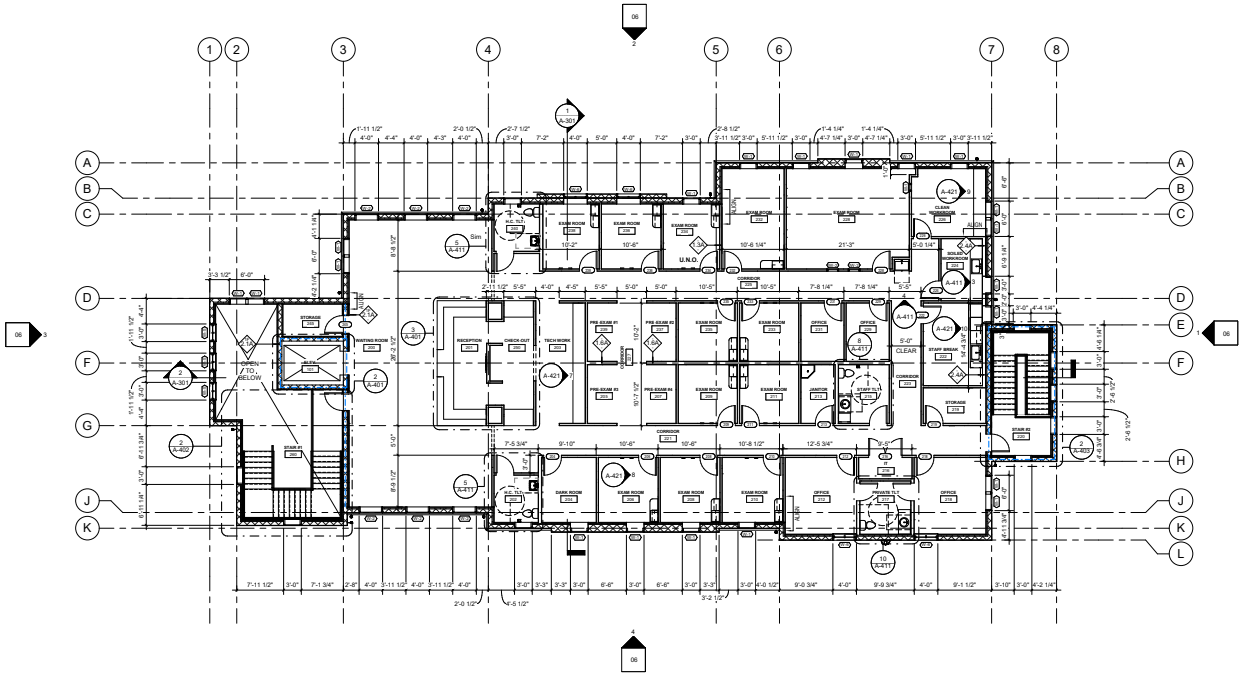
PROJECT NUMBER:
FL22005

ISSUE DATE:
09/07/22

SHEET TITLE:
FIRST FLOOR PLAN

A-101

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TRUE NORTH

SECOND FLOOR PLAN OVERALL | 1

1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. ALL INTERIOR AND EXTERIOR DIMENSIONS ARE TO FINISH FACE OF WALL U.N.O.
2. ALL EXTERIOR DIMENSIONS ARE TO FACE OF EXTERIOR SHEATHING.
3. ALL EXTERIOR WALLS TO BE DIMENSIONED FROM FINISHED FACE OF CMU U.N.O.
4. USE 5/8" TYPE X WATER RESISTANT BOARD AT ALL WET LOCATIONS.
5. PARTITION ALIGNMENTS SUPERSEDE DIMENSIONS, EXCEPT WHERE "CLEAR" AND "HOLD" ARE NOTED.
6. ALL PARTITIONS TO BE TYPE 1.3A U.N.O. FOR PARTITION TYPES, REFER TO UL DETAIL SHEET(S) AND PARTITION TYPES SHEET(S).
7. SEE ENLARGED UNIT PLANS FOR ALL ROOM, WALL, DOOR AND ACCESSORY TAGS.
8. PROVIDE BLOCKING AS NECESSARY FOR ALL WALL MOUNTED CASEWORK AND EQUIPMENT.
9. REFER TO ENLARGED STAIR AND ELEVATOR PLANS FOR STAIR AND ELEVATOR DIMENSIONS.
10. REFER TO PARTIAL PLANS, ENLARGED PLANS AND ELEVATIONS FOR CASEWORK LAYOUT AND DIMENSIONS.
11. PROVIDE FRT PLYWOOD BACKING AT ALL WALLS, TYPICAL FOR ALL ELECTRICAL ROOMS. LEAVE STAMP EXPOSED FOR FIRE INSPECTION.
12. REFER TO ENLARGED PLANS FOR PARTITION TYPES.
13. ALL COLUMNS TO BE WRAPPED WITH GYP. BOARD TYPE X, U.N.O.
14. ALL PARTITIONS TO BE TYPE 5/8" GWB U.N.O.
15. ALL DOOR JAMBS TO BE LOCATED 4" FROM PERPENDICULAR WALLS, U.N.O.
16. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO DOING WORK.
17. OUTSIDE CORNER OF ALL PARTITIONS SHALL HAVE CORNER BEADS.
18. ALL FURRED OUT AND SHAFT WALLS TO BE PARTITION TYPE 2. SEE PARTITION SCHEDULE AND DETAILS.
19. DO NOT REMOVE BARRIERS FROM WORK AREA UNTIL COMPLETE PROJECT IS THOROUGHLY CLEANED BY ENVIRONMENTAL SERVICE DEPT.
20. REFER TO SHEET A-601 AND A-611 FOR DOOR AND WINDOW SCHEDULES.

FLOOR PLAN SYMBOL LEGEND

A	GRID #	FEC	FIRE EXTINGUISHER CABINET
X	DOOR ELECTRICAL DEVICE	FE	FIRE EXTINGUISHER
	DEAD END CORRIDOR (DEC)		TRAVEL DISTANCE TO EXIT (TDE)
	COMMON PATH OF TRAVEL (CPT)		TRAVEL DISTANCE TO SMOKE COMPARTMENT (TDSC)
	1 HR FIRE PARTITION		WALL/PARTITION
	2 HR FIRE PARTITION		TEMPORARY WALL

THIS SHEET SHOULD BE PRINTED/VIEWED IN COLOR FOR CLARITY

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EC4B ENGINEERING, P.C.
7841-B CAMBRIDGE MANOR PL.
FORT MYERS, FL 33907
PHONE: 239.333.2222
SCPE: #20765 SCCA: #5742

STRUCTURAL ENGINEER
SELECT STRUCTURAL
12573 NEW BRITTANY BLVD.
FORT MYERS, FL 33907
PHONE: 239.210.5074

CIVIL ENGINEER
BANKS ENGINEERING
10511 SIX MILE CYPRESS PARKWAY
FORT MYERS, FL 33966
PHONE: 239.939.5490
LICENSE: EB 6469
SURVEY LICENSE: LB 6690

REVISIONS:

NO	DESCRIPTION	DATE
A	DO COMMENT RESPONSES	10/19/22

ARCHITECT OF RECORD:
CARLOS ARTURO MARCET, AIA, ACHA, LEED AP
AR0009477

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ESTERO EYEBUILD AT CORKSCREW PALMS

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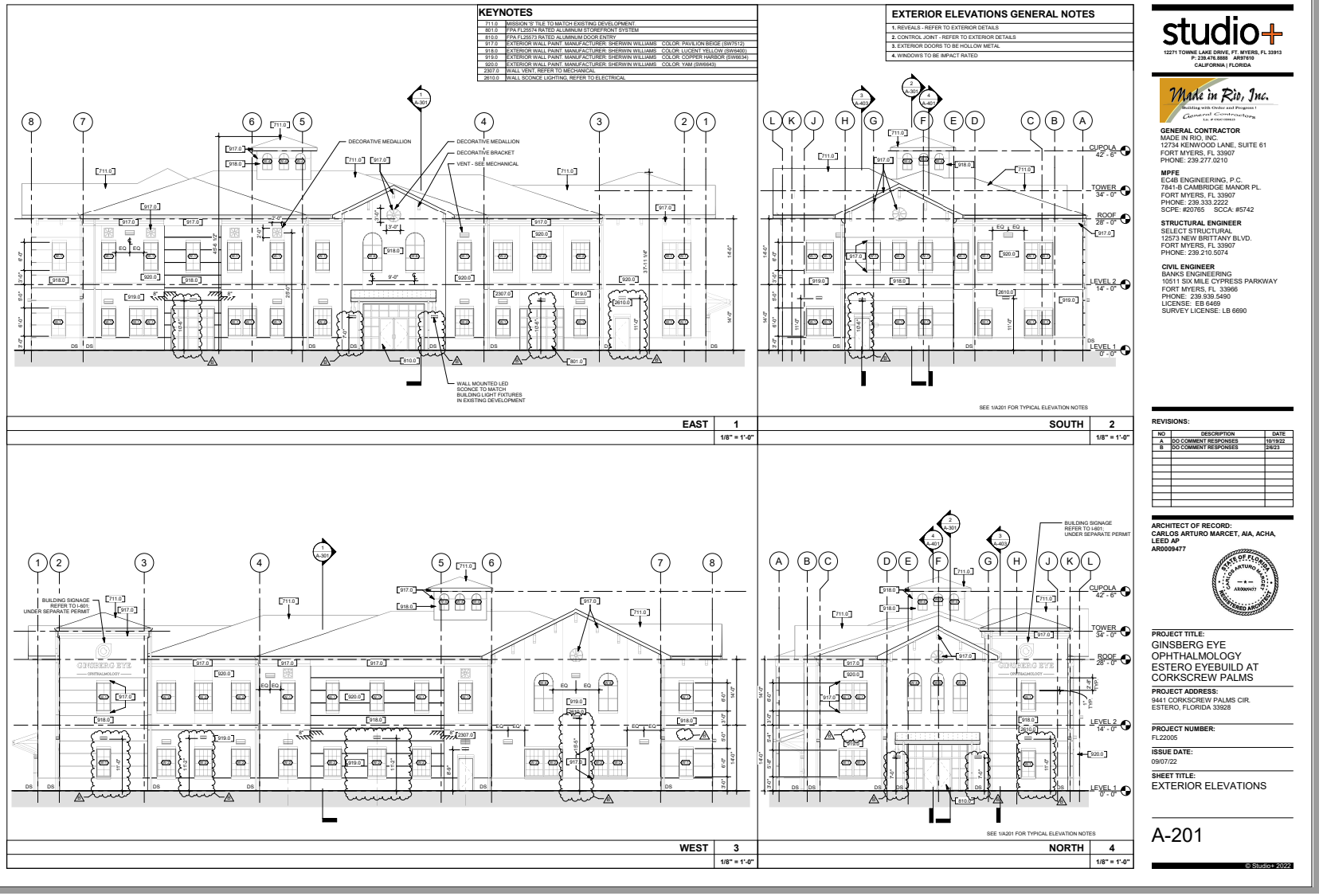
PROJECT NUMBER:
FL22005

ISSUE DATE:
09/07/22

SHEET TITLE:
SECOND FLOOR PLAN

A-102

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FORT MYERS, FL 33966
PHONE: 239.939.5490
LICENSE: EB 6469
SURVEY LICENSE: LB 6690

REVISIONS:

NO	DESCRIPTION	DATE
A	DO COMMENT RESPONSES	10/19/22
B	DO COMMENT RESPONSES	2/6/23

ARCHITECT OF RECORD:
CARLOS ARTURO MARCET, AIA, ACHA, LEED AP
AR0009477
STATE OF FLORIDA · CARLOS ARTURO MARCET · LICENSED · AR0009477 · REGISTERED ARCHITECT

PROJECT TITLE:
GINSBERG EYE OPHTHALMOLOGY
ESTERO EYEBUILD AT CORKSCREW PALMS

PROJECT ADDRESS:
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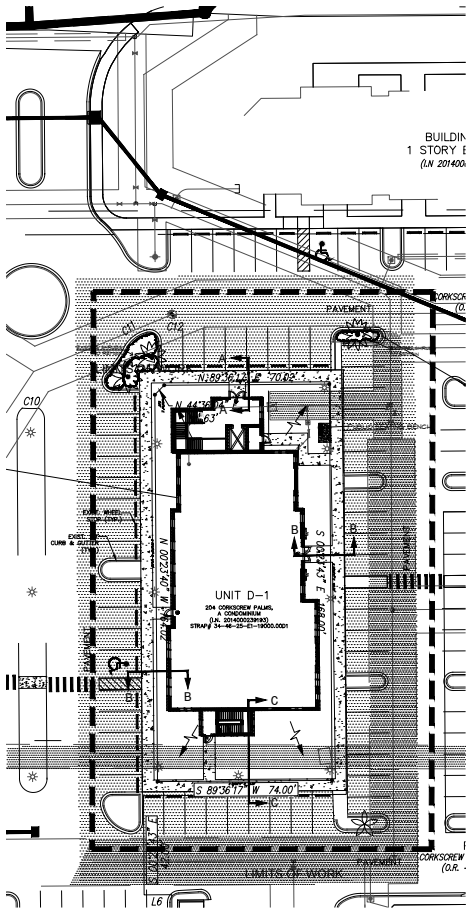
PROJECT NUMBER:
FL22005

ISSUE DATE:
09/07/22

SHEET TITLE:
EXTERIOR ELEVATIONS

A-201

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SITE LANDSCAPE CALCULATIONS

SCALE 1" = 20'

0' 10' 20' 40' 60'

TYPICAL TREE PROTECTION FENCING

LANDSCAPE CALCULATIONS FOR LIMITS OF WORK AREA ONLY

TOTAL SITE =NOT APPLICABLE

OPEN SPACE REQUIREMENTS

NO CHANGE IN EXISTING OPEN SPACE

INDIGENOUS OPEN SPACE REQUIREMENTS

NOT APPLICABLE-TO LIMITS OF WORK

GENERAL TREE REQUIREMENTS

Not Applicable

INTERNAL PARKING LANDSCAPE REQUIREMENTS

Not Applicable Parking Existing
Max 10% sod in parking landscape islands

BUILDING PERIMETER PLANTING REQUIREMENTS

7,420 SF OF BUILDING X 10% = 742 SF OF BUILDING PERIMETER PLANTING REQUIRED.

2,100 SF OF PLANTING AREA PROVIDED PER HATCHINH

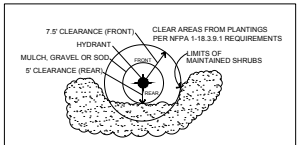
BUFFER REQUIREMENTS:

PROJECT BUFFERS

Not applicable.

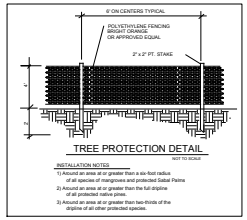
GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL COORDINATE IRRIGATION RENOVATIONS WITH OWNER PRIOR TO CONSTRUCTION. IRRIGATION SYSTEM OUTSIDE LIMITS OF WORK SHALL REMAIN IN GOOD WORKING ORDER THROUGHOUT CONSTRUCTION.
2. IRRIGATION CONTROL VALVES ARE LOCATED ON EAST SIDE OF ENTRY CANOPY.



HYDRANT CLEARANCE

NOT TO SCALE



TREE PROTECTION DETAIL

NOT TO SCALE

INSTALLATION NOTES:
1) Around an area at or greater than a six-foot radius of all species of mangroves and protected Sabal Palms
2) Around an area at or greater than the full dripline of all protected native pines.
3) Around an area at or greater than two-thirds of the dripline of all other protected species.

GENERAL LANDSCAPE NOTES

1. 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".
2. ALL PLANTED TREES AND PALMS WILL HAVE A 3" DEEP SAUCER CONSTRUCTED 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.
4. NO CODE REQUIRED PLANTINGS SHALL BE INSTALLED IN EASEMENTS. ABOVE CODE PLANTINGS SHALL BE REPLACED AT THE OPTION AND COST OF DEVELOPER SHOULD FUTURE UTILITY WORK REQUIRE REMOVAL.
5. ANY AND ALL EXOTIC VEGETATION INCLUDING: EARLEAF ACACIA, WOMAN'S TONGUE, BISHOPWOOD, AUSTRALIAN PINE, CARROTWOOD, ROSEWOOD, AIR POTATO, MURRAY RED GUM, WEEPING FIG, CUBAN LAUREL FIG, JAPANESE CLIMBING FERN, OLD WORD CLIMBING FERN, MELALEUCA, DOWNY ROSE MYRTLE, CHINESE TALLOW, BRAZILLIAN PEPPER, FLORIDA HOLLY, TROPICAL SODA APPLE, JAVA PLUM, ROSE APPLE, CORK TREE AND WEDELIA, ON THE PROPERTY SHALL BE COMPLETELY REMOVED AND DISPOSED OF OFF SITE BY THE CONTRACTOR. THE SITE SHALL BE MAINTAINED FREE OF INVASIVE EXOTIC VEGETATION IN PERPETUITY.
6. TREES SHALL BE A MINIMUM OF 12'-14' IN HEIGHT WITH A 2.5" CALIPER MEASURED AT 1' ABOVE GROUND LEVEL WITH A FIVE FOOT CANOPY UNLESS SPECIFIED OTHERWISE PER PLAN AND PLANT LIST.
7. A MINIMUM OF 100% OF THE CODE BUFFER TREES AND SHRUBS SHALL BE OF A NATIVE SPECIES.
8. 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.
9. FERTILIZER SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND LEE COUNTY ORDINANCES
10. 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.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE TAKEOFFS. PLANT LIST IS PROVIDED FOR REFERENCE ONLY.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE UNTIL FINAL ACCEPTANCE AND IN COMPLIANCE WITH SPECIFICATIONS.
13. 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 PLANS. REFER TO ENGINEERING PLANS FOR ADDITIONAL SPECIFICATIONS.
15. THE REQUIRED PLANTINGS SHALL BE IRRIGATED IN ACCORDANCE WITH LDC REQUIREMENTS. REFER TO CONSTRUCTION DOCUMENTS FOR COMPLETE IRRIGATION PLANS.
16. 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, VIEWS, SIGNS, OR WHERE THEY WILL REQUIRE FREQUENT PRUNING TO AVOID POWER LINES AT MATURE HEIGHTS IN PERPETUITY UNLESS A WRITTEN STATEMENT IS PROVIDED PER LDC SEC. 10-421.A.5.
19. 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.
20. PLANS PREPARED FOR DEVELOPMENT ORDER APPROVAL. REFER TO ADDITIONAL LANDSCAPE CONSTRUCTION DOCUMENTS FOR ADDITIONAL REQUIREMENTS.

DMJA
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FAX (239) 337-4494
2765 Tamiami Trail, Bldg 3, Unit 301
Port Charlotte, Florida 33952
PHONE: (941) 639-2450
FAX (941) 639-2438
L.A. LICENSE: LC COOOOO63

PROJECT INFORMATION:

Estero Eyebuild at Corkscrew Palms

ESTERO, FLORIDA

PREPARED FOR:

Banks Engineering
10511 Six Mile Cypress Pkwy
Fort Myers, Florida 33966

CONSULTANT:

DESIGN PROFESSIONAL:

GREGORY J. DISERIO, RLA
RLA NO. 940 DATE:
STATE OF FLORIDA

PROJECT NO.	222056
PROJECT MGR.	GJD
FILE NAME:	GINSBERG EYE LS
DESIGNER:	GJD
CAD TECH.	GJD
CHECKED BY:	GJD
ISSUED FOR:	Development Order

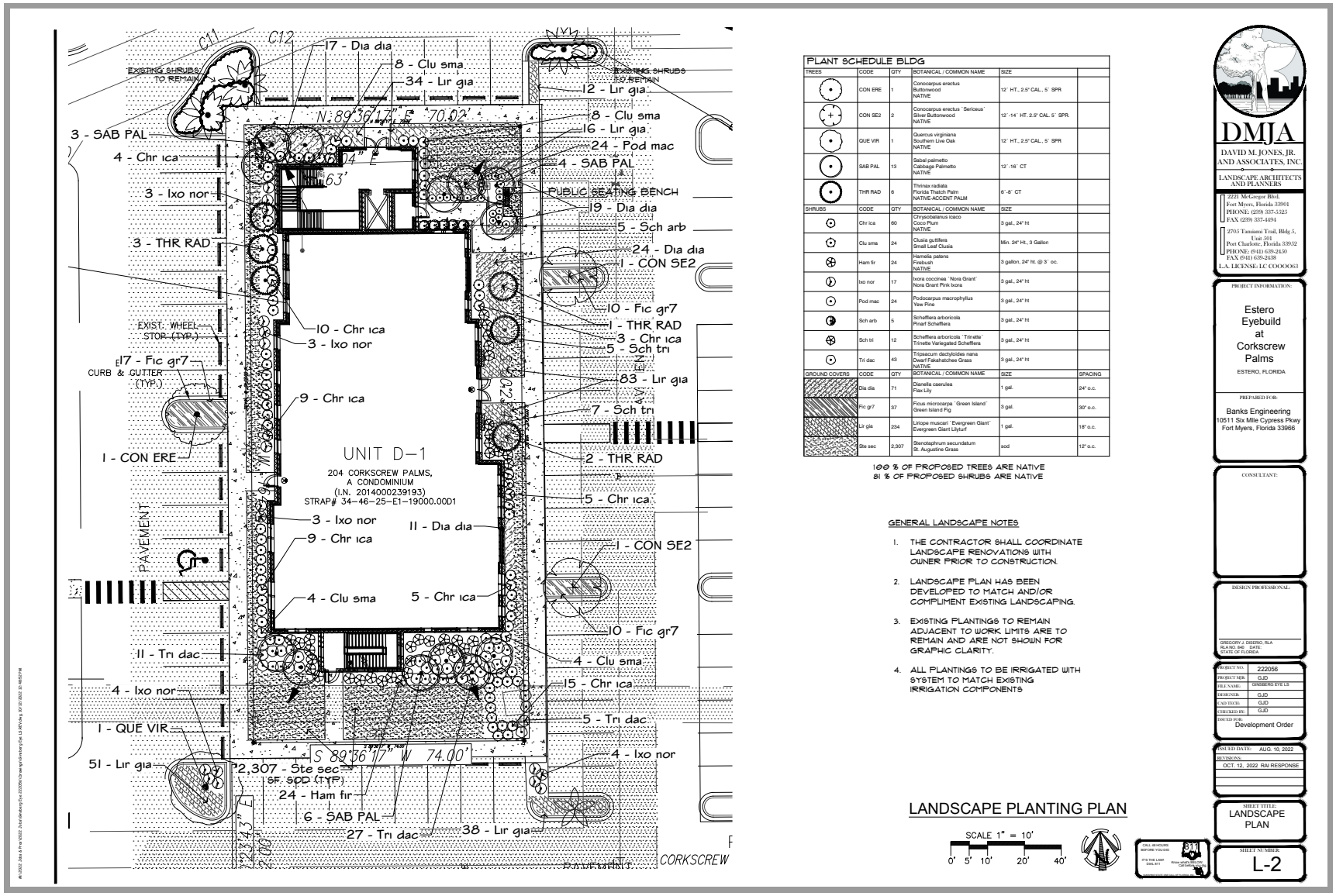
ISSUED DATE: AUG. 10, 2022

REVISIONS:
OCT. 12, 2022 RAI RESPONSE

SHEET TITLE:
LANDSCAPE CALCULATIONS

SHEET NUMBER:
L-1

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PLANT SCHEDULE BLDG					
TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	CON ERE	1	Conocarpus erectus Buttonwood NATIVE	12` HT., 2.5" CAL., 5` SPR	
	CON SE2	2	Conocarpus erectus ` Sericeus` Silver Buttonwood NATIVE	12`-14` HT. 2.5" CAL. 5` SPR.	
	QUE VIR	1	Quercus virginiana Southern Live Oak NATIVE	12` HT., 2.5" CAL., 5` SPR	
	SAB PAL	13	Sabal palmetto Cabbage Palmetto NATIVE	12`-16` CT	
	THR RAD	8	Thrinax radiata Florida Thatch Palm NATIVE-ACCENT PALM	6`-8` CT	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	Chr ica	60	Chrysobalanus icaco Coco Plum NATIVE	3 gal., 24" ht	
	Clu sma	24	Clusia guttifera Small Leaf Clusia	Min. 24" Ht., 3 Gallon	
	Ham fir	24	Hamelia patens Firebush NATIVE	3 gallon, 24" ht. @ 3` oc.	
	Ixo nor	17	Ixora coccinea ` Nora Grant` Nora Grant Pink Ixora	3 gal., 24" ht	
	Pod mac	24	Podocarpus macrophyllus Yew Pine	3 gal., 24" ht	
	Sch arb	5	Schefflera arboricola Pinart Schefflera	3 gal., 24" ht	
	Sch tri	12	Schefflera arboricola ` Trinette` Trinette Variegated Schefflera	3 gal., 24" ht	
	Tri dac	43	Tripsacum dactyloides nana Dwarf Fakahatchee Grass NATIVE	3 gal., 24" ht	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	Dia dia	71	Dianella caerulea Flax Lily	1 gal.	24" o.c.
	Fic gr7	37	Ficus microcarpa ` Green Island` Green Island Fig	3 gal.	30" o.c.
	Lir gia	234	Liriope muscari ` Evergreen Giant` Evergreen Giant Lilyturf	1 gal.	18" o.c.
	Ste sec	2,307	Stenotaphrum secundatum St. Augustine Grass	sod	12" o.c.

100 % OF PROPOSED TREES ARE NATIVE
81 % OF PROPOSED SHRUBS ARE NATIVE

GENERAL LANDSCAPE NOTES

1. THE CONTRACTOR SHALL COORDINATE LANDSCAPE RENOVATIONS WITH OWNER PRIOR TO CONSTRUCTION.
2. LANDSCAPE PLAN HAS BEEN DEVELOPED TO MATCH AND/OR COMPLIMENT EXISTING LANDSCAPING.
3. EXISTING PLANTINGS TO REMAIN ADJACENT TO WORK LIMITS ARE TO REMAIN AND ARE NOT SHOWN FOR GRAPHIC CLARITY.
4. ALL PLANTINGS TO BE IRRIGATED WITH SYSTEM TO MATCH EXISTING IRRIGATION COMPONENTS

LANDSCAPE PLANTING PLAN

SCALE 1" = 10'

0' 5' 10' 20' 40'

DMJA
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PHONE: (941) 639-2450
FAX (941) 629-2438
L.A. LICENSE: LC COOOO63

PROJECT INFORMATION:
Estero Eyebuild at Corkscrew Palms
ESTERO, FLORIDA

PREPARED FOR:
Banks Engineering
10511 Six Mile Cypress Pkwy
Fort Myers, Florida 33966

CONSULTANT:

DESIGN PROFESSIONAL:
GREGORY J. DISERIO, RLA
RLA NO. 845 DATE:
STATE OF FLORIDA

PROJECT NO.	222056
PROJECT MGR.	GJD
FILE NAME:	GRADE/ETE EYE L5
DESIGNER:	GJD
CAD TECH:	GJD
CHECKED BY:	GJD
ISSUED FOR:	Development Order

ISSUED DATE: AUG. 10, 2022
REVISIONS:
OCT. 12, 2022 RAI RESPONSE

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L-2



NORTH ELEVATION | 2 | 1/8" = 1'-0"



EAST ELEVATION | 1 | 1/8" = 1'-0"



SOUTH ELEVATION | 4 | 1/8" = 1'-0"



WEST ELEVATION | 3 | 1/8" = 1'-0"

LANDSCAPE ELEVATIONS
(NOT TO SCALE)

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CONSULTANT:

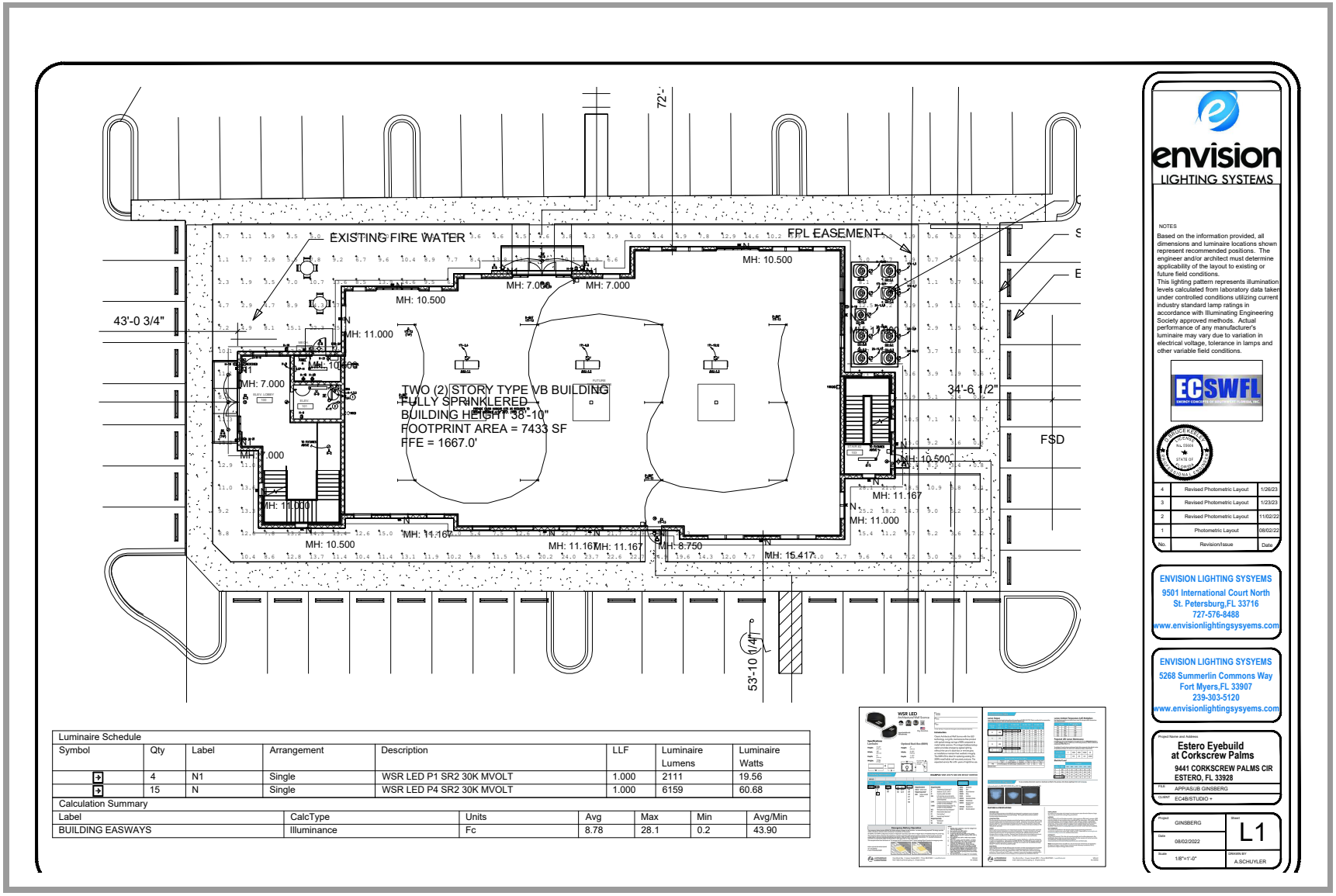
DESIGN PROFESSIONAL:
GREGORY J. DISERIO, RLA
RLA NO. 940 DATE:
STATE OF FLORIDA

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CHECKED BY:	GJD
ISSUED FOR:	Development Order
ISSUED DATE:	AUG. 10, 2022
REVISIONS:	OCT. 12, 2022 RAI RESPONSE

SHEET TITLE:
LANDSCAPE ELEVATIONS

SHEET NUMBER
L-3

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Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts
	4	N1	Single	WSR LED P1 SR2 30K MVOLT	1.000	2111	19.56
	15	N	Single	WSR LED P4 SR2 30K MVOLT	1.000	6159	60.68

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
BUILDING EASWAYS	Illuminance	Fc	8.78	28.1	0.2	43.90

Estero Eyebuild at Corkscrew Palms

DOS2022-E010

Village of ESTERO

Planning Zoning & Design Board

Public Hearing

February 21, 2023

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Lic. # CGC 059615

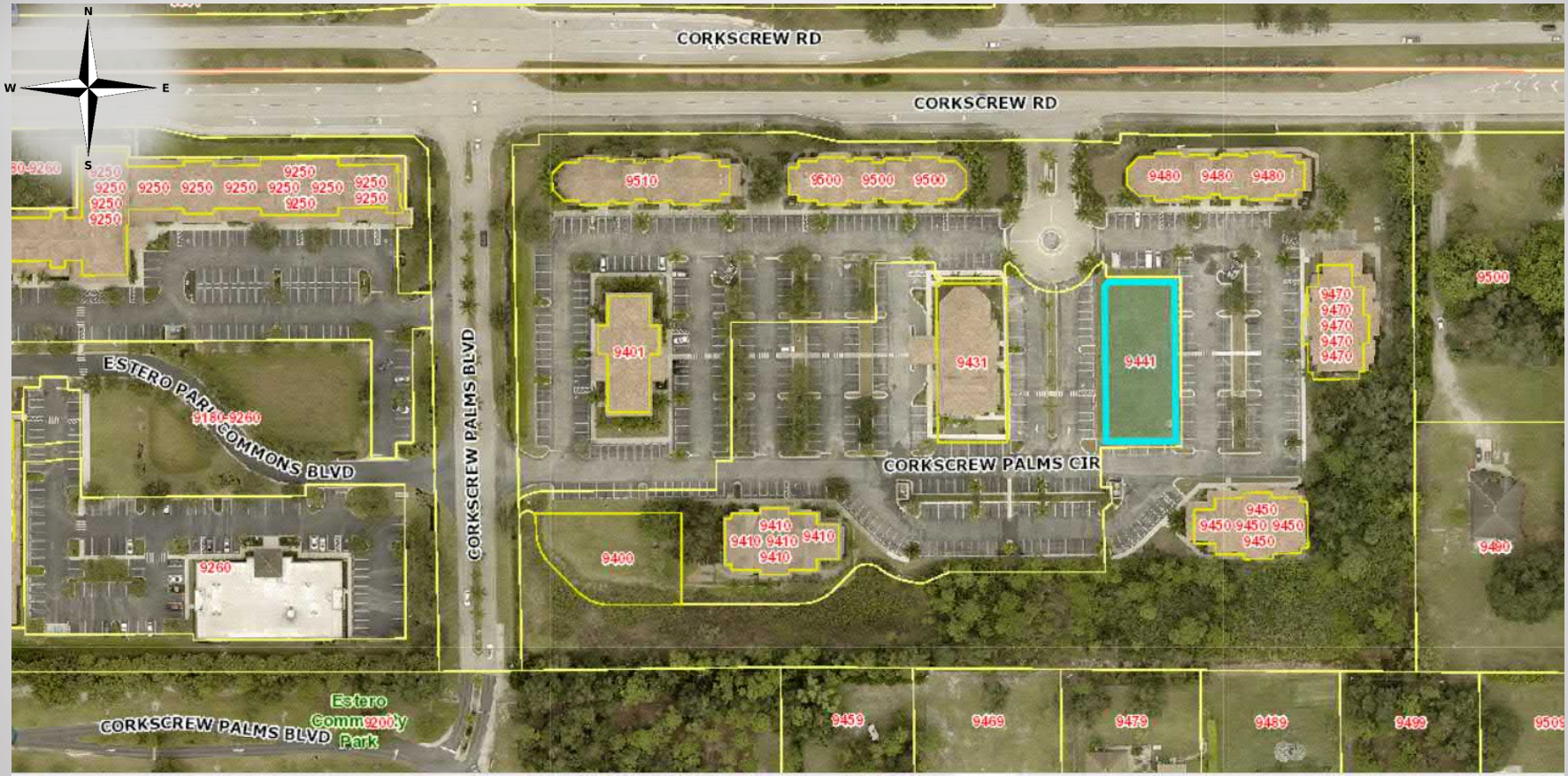
1

Applicant Representatives

- **Stacy Ellis Hewitt, AICP** — BANKS ENGINEERING
- **David R. Underhill, Jr., P.E.** — BANKS ENGINEERING
- **Carlos Marcet, AIA** — studio+
- **Gregory J. Diserio, RLA** — DMJA, DAVID M. JONES, JR. AND ASSOCIATES, INC. LANDSCAPE ARCHITECTS • SITE PLANNERS

2

Project Location/Aerial



STRAP	Folio	Owner Name	Site Address	Last Trans. Date	Last Trans. Amt	Just Value	Taxable Value
34-46-25-E1-19000.00D1	10569177	EYEBUILD LLC	9441 CORKSCREW PALMS CIR, ESTERO	12-2021	$ 600,000	$ 229,600	$ 229,600

3

Existing Buildings



Northeast View



North View



Southwest View



West View

4

Project Summary

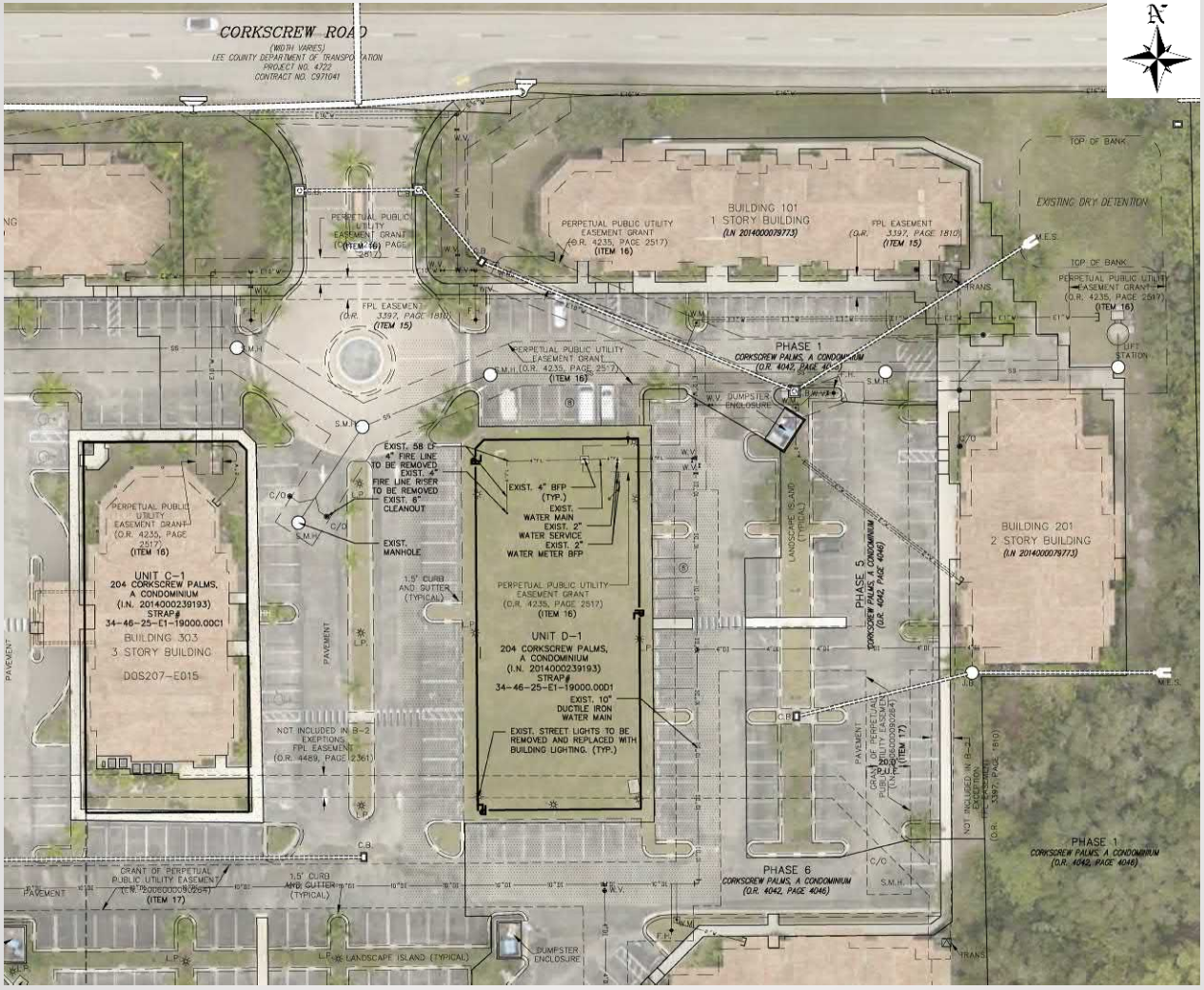
- Development Order for 2-story, 14,952± SF building footprint on Unit D-1 of 204 Corkscrew Palms.
  - Second Floor (7,476± SF) – Ginsberg Eye medical office
  - First Floor (7,476± SF) – Future Tenant Space (1-3 tenants)
- Allowable use in existing CPD – reduction of intensity from prior DO
- Parking Calculations
  - Existing parking allowed from previous Development Order D.O. #2002-0068
    - 17,900 SF of 130,000 SF Total Shopping Center. The parking proportion for the Eyebuild Parcel is 13.8% of the approved Building Area and therefore, 13.8% of the available parking within the development.
  - Available Parking = 0.138 * 529 = 73 spaces.
  - Required Parking for Estero Eyebuild at Corkscrew Palms:
    - 4 spaces per 1,000 SF of Building Area
    - 14,952 SF Medical Office
    - 14,952 / 1,000 * 4
    - 60 Spaces required
    - 70 Spaces provided including 3 H/C spaces.

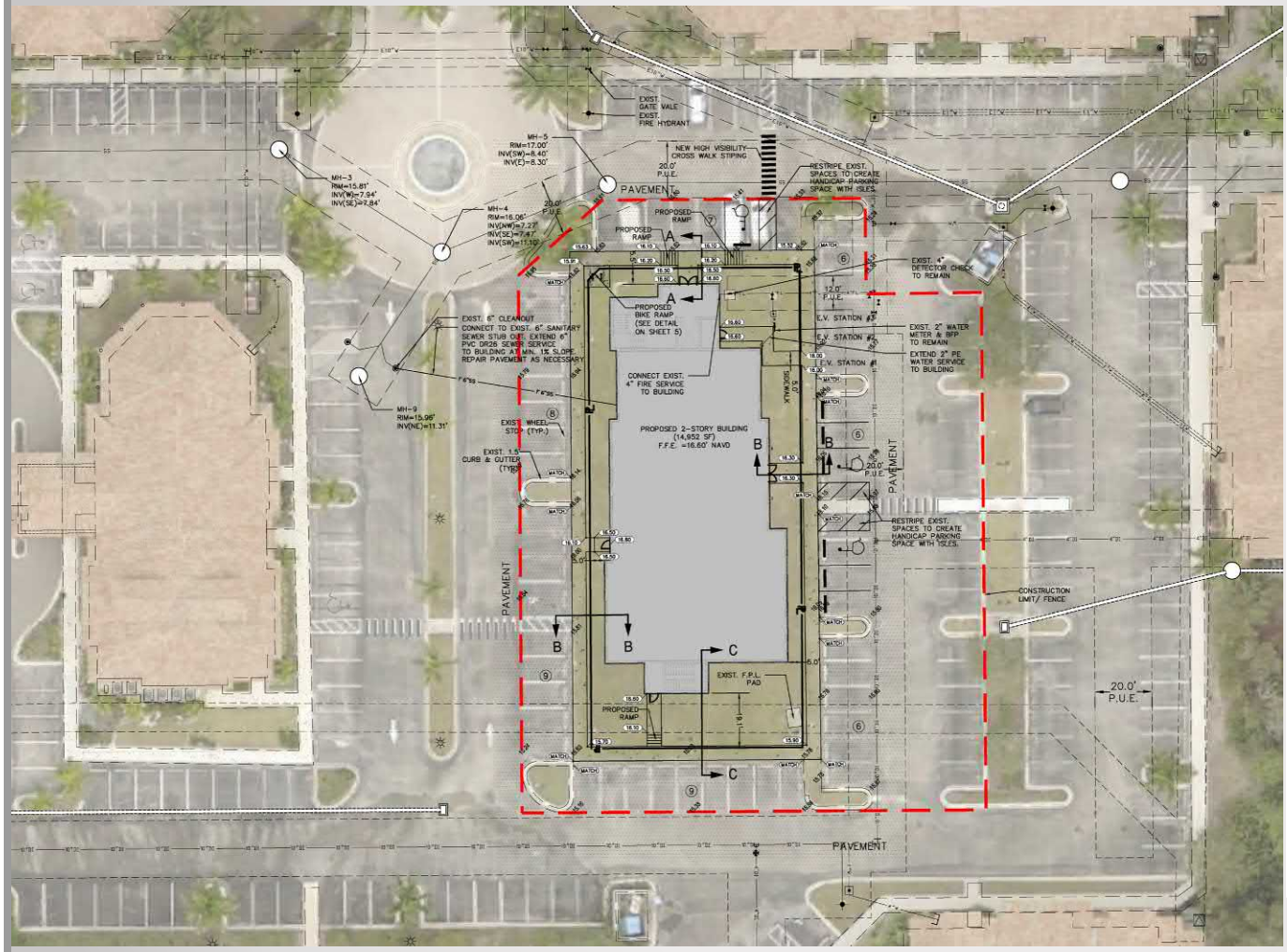
Pre-Application & PIM Meetings

- Pre-Application Meeting March 31, 2022
  - Add cupola
  - Make some windows arched
- Public Information Meeting May 10, 2022
  - Match existing surrounding building colors

Manufacturer: Sherwin Williams
Colors:
1. *Pavilion Biege (SW7512)*
2. *Lucent Yellow (SW6400)*
3. *Copper Harbor (SW6634)*
4. *Yam (SW6643)*

  - West Elevation a little plain – other 3 excellent
    - Possible variation of façade or roofline or gable
    - Possible different colors to break up wall
  - Minor Landscape clarifications
  - North/South pedestrian interconnectivity since East/West interconnectivity exists


CORKSCREW ROAD
(WIDTH VARIES)
LEE COUNTY DEPARTMENT OF TRANSPORTATION
PROJECT NO. 4722
CONTRACT NO. C971041
N
BUILDING 101
1 STORY BUILDING
(LN 20140000079713)
PERPETUAL PUBLIC UTILITY EASEMENT GRANT (O.R. 4235, PAGE 2517) (ITEM 16)
FPL EASEMENT (O.R. 3397, PAGE 1810) (ITEM 15)
TOP OF BANK
EXISTING DRY DETENTION
PHASE 1
CORKSCREW PALMS, A CONDOMINIUM
(O.R. 4042, PAGE 4046)
W.V. DUMPSTER ENCLOSURE
LIFT STATION
EXIST. 5/8 CF 4" FIRE LINE TO BE REMOVED
EXIST. 4" FIRE LINE RISER TO BE REMOVED
EXIST. 6" CLEANOUT
EXIST. MANHOLE
EXIST. 4" BFP (TYP.)
EXIST. WATER MAIN
EXIST. 2" WATER SERVICE
EXIST. 2" WATER METER BFP
UNIT C-1
204 CORKSCREW PALMS, A CONDOMINIUM
(I.N. 20140002391 93)
STRAP# 34-46-25-E1-19000.00C1
BUILDING 303
3 STORY BUILDING
DOS207-E015
UNIT D-1
204 CORKSCREW PALMS, A CONDOMINIUM
(I.N. 20140002391 93)
STRAP# 34-46-25-E1-19000.00D1
EXIST. 10" DUCTILE IRON WATER MAIN
EXIST. STREET LIGHTS TO BE REMOVED AND REPLACED WITH BUILDING LIGHTING. (TYP.)
BUILDING 201
2 STORY BUILDING
(LN 20140000079713)
PHASE 5
CORKSCREW PALMS, A CONDOMINIUM
(O.R. 4042, PAGE 4046)
PHASE 6
CORKSCREW PALMS, A CONDOMINIUM
(O.R. 4042, PAGE 4046)
PHASE 1
CORKSCREW PALMS, A CONDOMINIUM
(O.R. 4042, PAGE 4046)
NOT INCLUDED IN B-2 EXEMPTIONS FPL EASEMENT (O.R. 4489, PAGE 2361)
GRANT OF PERPETUAL PUBLIC UTILITY EASEMENT (I.N. 20160000060254) (ITEM 17)
1.5' CURB AND GUTTER (TYPICAL)
LANDSCAPE ISLAND (TYPICAL)
DUMPSTER ENCLOSURE
PAVEMENT
S.M.H.
C.O.
C.B.
L.P.
TRANS.
F.H.
W.V.



NOTES:

SWFMD 100 YEAR FLOOD ELEVATION = 16.7' NGVD = 15.51 NAVD
REQUIRED MINIMUM FLOOR ELEVATION = 16.51' NAVD (1 FOOT ABOVE SFWMD 100 YR)

FINISHED FLOOR ELEVATION PROVIDED 16.60' NAVD.

NOTES:

1. PARKING CALCULATIONS:
   EXISTING PARKING ALLOWED FROM PREVIOUS DEVELOPMENT ORDER # D.O. #2002-0068
   17,900 SF OF 130,000 SF TOTAL SHOPPING CENTER. THE PARKING PROPORTION FOR THE EYEBUILD PARCEL IS 13.8% OF THE APPROVED BUILDING AREA AND THEREFORE 13.8% OF THE AVAILABLE PARKING WITHIN THE DEVELOPMENT
   AVAILABLE PARKING = 0.138 * 529 = 73 SPACES.
   REQUIRED PARKING FOR ESTERO EYEBUILD AT CORKSCREW PALMS:
   4 SPACES PER 1,000 SF OF BUILDING AREA
   14,952 SF MEDICAL OFFICE
   14,952 / 1,000 * 4
   60 SPACES REQUIRED
   70 SPACES PROVIDED INCLUDING 3 H/C SPACES.
2. SUBJECT PROPERTY IS UNIT C-1 OF 204 CORKSCREW PALMS CONDOMINIUM D.O. #2002-00068
3. SIGNAGE REQUIRMENTS FOR EV CHARGING STATIONS
   SIGN MUST INDICATE THE FOLLOWING:
   1. THAT THE SPACE IS RESERVED ONLY FOR CHARGING ELECTRIC VEHICLES.
   2. THE AMPERAGE AND VOLTAGE LEVELS.
   3. ANY ENFORCABLE TIME LIMITS FOR CHARGING OR TOW AWAY PROVISIONS.
   4. CONTACT INFORMATION FOR REPORTING NON-OPERATING EQUIPMENT OR OTHER PROBLEMS.
4. SEE LIGHTING PLANS FOR BUILDING LIGHTING THAT ALSO ILLUMINATES THE THE PARKING AREAS.

LAND DEVELOPMENT AREA

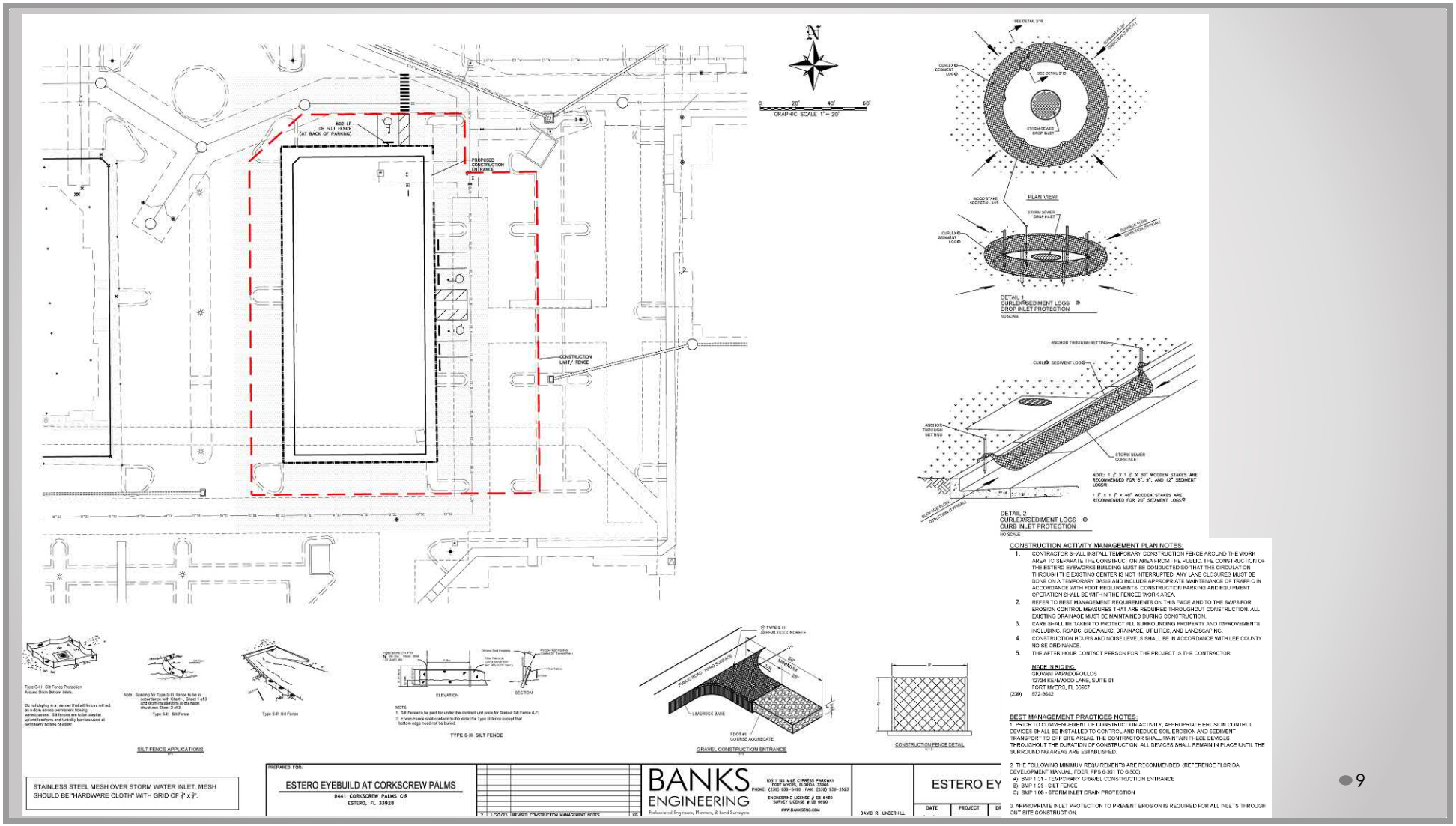
	PERMITTED	EXISTING	PLANNED ESTERO EYEBUILD	PROPOSED REMAINING BUILDINGS	BUILDING TOTAL
PROJECT AREA	13.12 AC				
BASIN AREA	13.12 AC				
BUILDING COVERAGE	1.57 AC	1.35 AC	0.17 AC	0.12 AC	1.64 AC
PAVEMENT & WALKS	5.24 AC	4.99 AC	0.07 AC	0.09 AC	5.15 AC
PERVIOUS	3.65 AC	4.12 AC			3.67 AC
DRY-DETENTION BOTTOM	1.10 AC	1.10 AC			1.10 AC
PRESERVER	1.56 AC	1.56 AC			1.56 AC
TOTAL	13.12 AC	13.12 AC			13.12 AC

SITE DATA

BUILDING	0.17 AC
CONCRETE	0.01 AC
GREEN SPACE	0.11 AC
TOTAL AREA	0.29 AC

NOTES:
1) PROPOSED OFFSITE CONCRETE IS 0.06 AC
2) TOTAL NEW IMPERVIOUS IS 0.24 AC

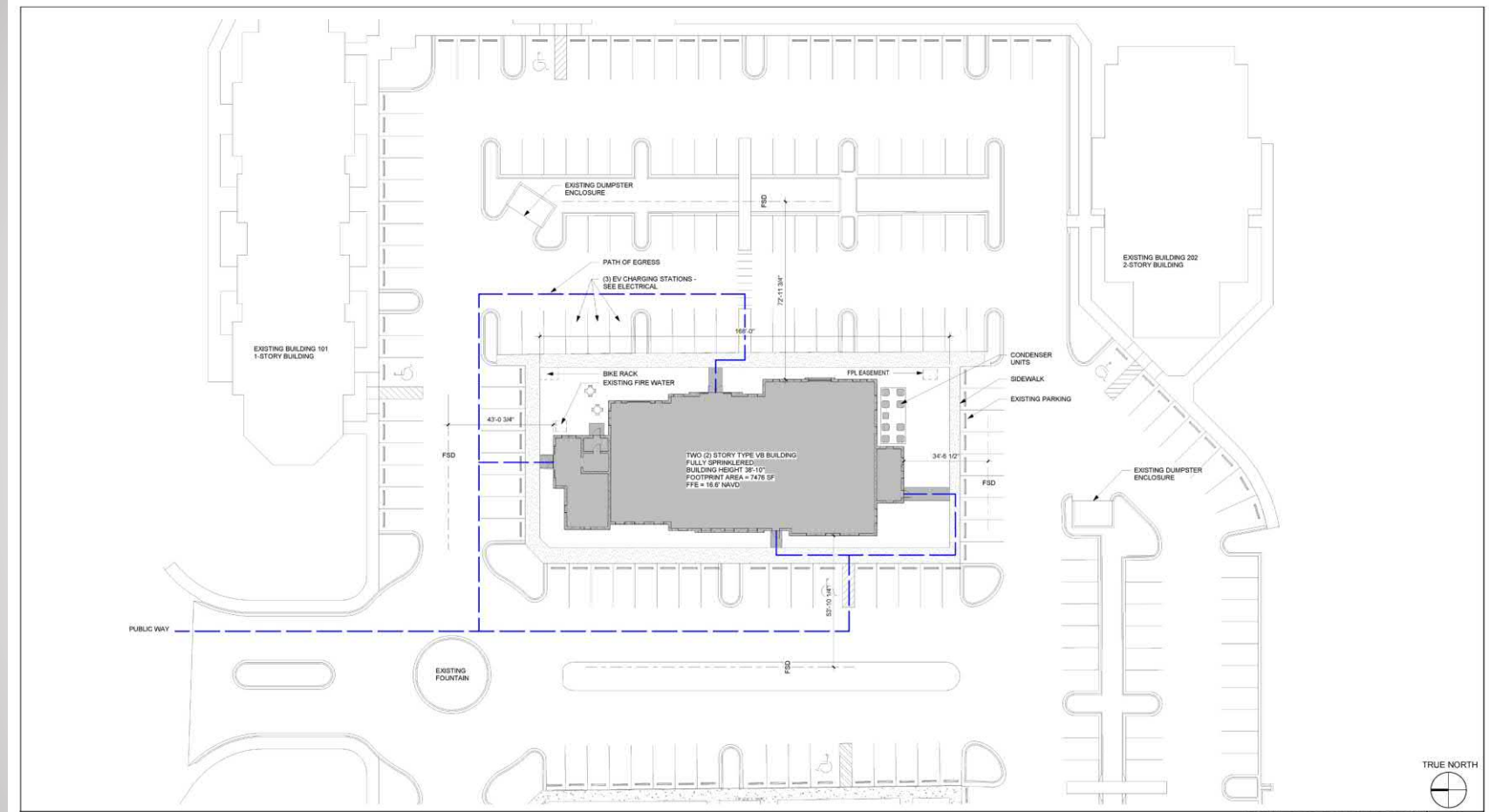
8

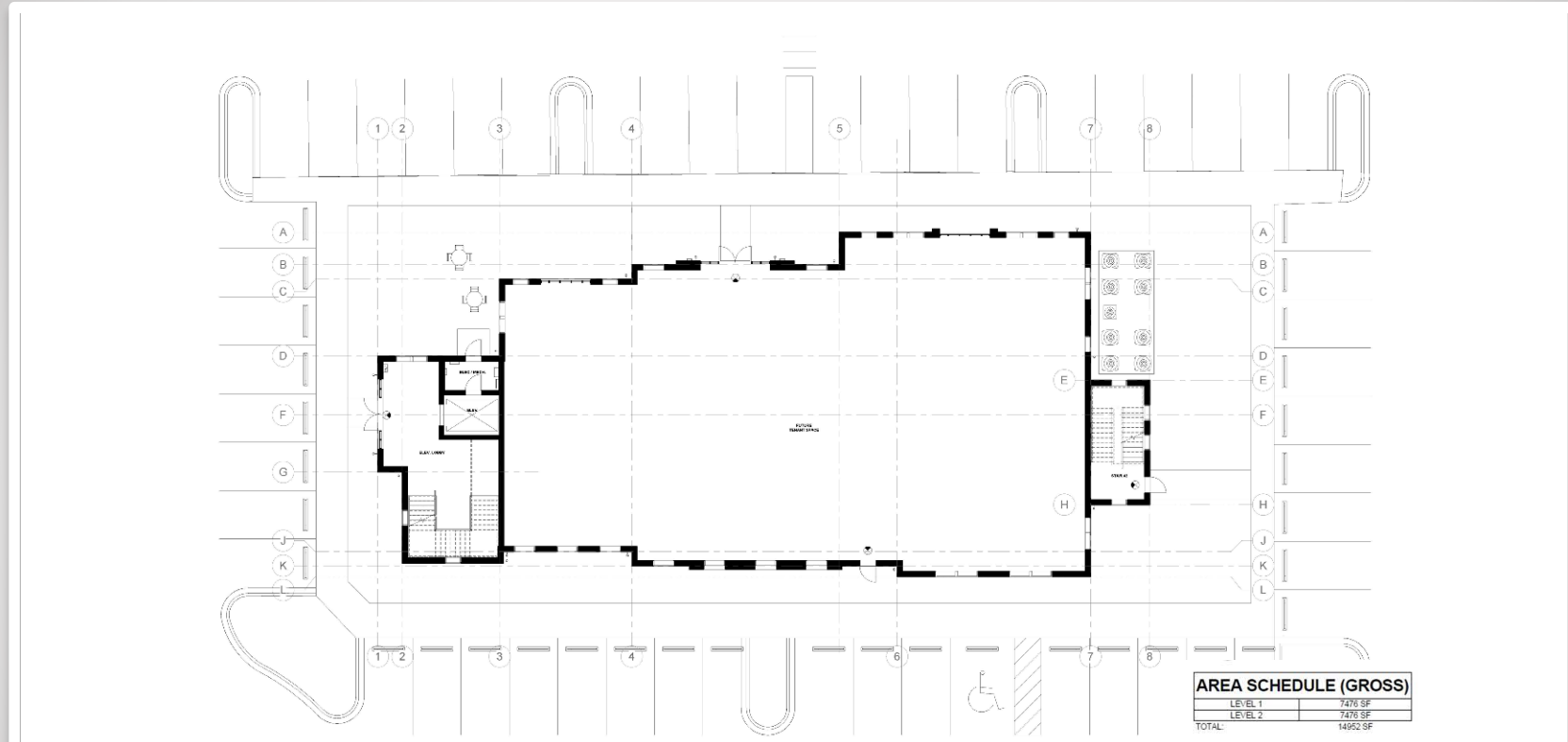

502 LF OF SILT FENCE (AT BACK OF PARKING)
PROPOSED CONSTRUCTION ENTRANCE
CONSTRUCTION LIMIT/ FENCE
N
GRAPHIC SCALE 1" = 20'
PLAN VIEW
DETAIL 1
CURLEX® SEDIMENT LOGS ®
DROP INLET PROTECTION
DETAIL 2
CURLEX® SEDIMENT LOGS ®
CURB INLET PROTECTION
CONSTRUCTION ACTIVITY MANAGEMENT PLAN NOTES:
1. CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION FENCE AROUND THE WORK AREA TO SEPARATE THE CONSTRUCTION AREA FROM THE PUBLIC. THE CONSTRUCTION OF THIS BUILDING SYSWORKS BUILDING MUST BE CONDUCTED SO THAT THE CIRCULATION THROUGH THE EXISTING CENTER IS NOT INTERRUPTED. ANY LANE CLOSURES MUST BE DONE ON A TEMPORARY BASIS AND INCLUDE APPROPRIATE MAINTENANCE OF TRAFFIC IN ACCORDANCE WITH FDOT REQUIREMENTS. CONSTRUCTION PARKING AND EQUIPMENT OPERATION SHALL BE WITHIN THE FENCED WORK AREA.
2. REFER TO BEST MANAGEMENT REQUIREMENTS ON THIS PAGE AND TO THE SWPS FOR EROSION CONTROL MEASURES THAT ARE REQUIRED THROUGHOUT CONSTRUCTION. ALL EXISTING DRAINAGE MUST BE MAINTAINED DURING CONSTRUCTION.
3. CARE SHALL BE TAKEN TO PROTECT ALL SURROUNDING PROPERTY AND IMPROVEMENTS INCLUDING ROADS, SIDEWALKS, DRAINAGE, UTILITIES, AND LANDSCAPING.
4. CONSTRUCTION HOURS AND NOISE LEVELS SHALL BE IN ACCORDANCE WITH LEE COUNTY NOISE ORDINANCE.
5. THE AFTER HOUR CONTACT PERSON FOR THE PROJECT IS THE CONTRACTOR:
MAGE N KIC INC.
GIOVANI PAPADOPOULOS
12734 KENWOOD LANE, SUITE 01
FORT MYERS, FL 33907
(239) 872 8642
BEST MANAGEMENT PRACTICES NOTES:
1. PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY, APPROPRIATE EROSION CONTROL DEVICES SHALL BE INSTALLED TO CONTROL AND REDUCE SOIL EROSION AND SEDIMENT TRANSPORT TO OFF SITE AREAS. THE CONTRACTOR SHALL MAINTAIN THESE DEVICES THROUGHOUT THE DURATION OF CONSTRUCTION. ALL DEVICES SHALL REMAIN IN PLACE UNTIL THE SURROUNDING AREAS ARE ESTABLISHED.
2. THE FOLLOWING MINIMUM REQUIREMENTS ARE RECOMMENDED (REFERENCE FLORIDA DEVELOPMENT MANUAL, FDER, FPS 6-301 TO 6-500).
A) BMP 1.01 - TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
B) BMP 1.23 - SILT FENCE
C) BMP 1.06 - STORM INLET DRAIN PROTECTION
3. APPROPRIATE INLET PROTECTION TO PREVENT EROSION IS REQUIRED FOR ALL INLETS THROUGHOUT SITE CONSTRUCTION.
SILT FENCE APPLICATIONS
TYPE S-III SILT FENCE
GRAVEL CONSTRUCTION ENTRANCE
CONSTRUCTION FENCE DETAIL
STAINLESS STEEL MESH OVER STORM WATER INLET. MESH SHOULD BE "HARDWARE CLOTH" WITH GRID OF 1/4" x 1/4".
PREPARED FOR:
ESTERO EYEBUILD AT CORKSCREW PALMS
9441 CORKSCREW PALMS CIR
ESTERO, FL 33928
BANKS ENGINEERING
DAVID R. UNDERHILL
ESTERO EY
DATE
PROJECT

Architect

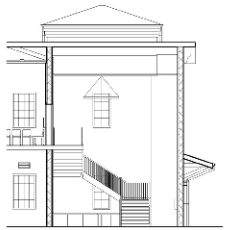
Carlos Marcet, AIA

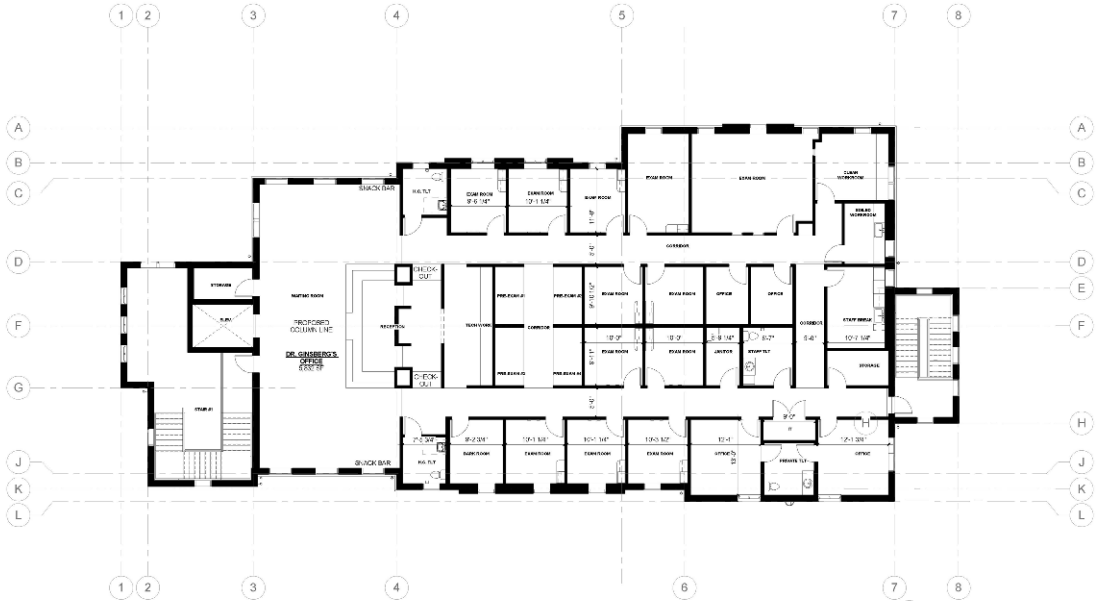
studio+


EXISTING DUMPSTER ENCLOSURE
FSD
PATH OF EGRESS
(3) EV CHARGING STATIONS - SEE ELECTRICAL
72'-11 3/4"
168'-0"
EXISTING BUILDING 202
2-STORY BUILDING
EXISTING BUILDING 101
1-STORY BUILDING
BIKE RACK
EXISTING FIRE WATER
FPL EASEMENT
CONDENSER UNITS
SIDEWALK
EXISTING PARKING
43'-0 3/4"
TWO (2) STORY TYPE VB BUILDING
FULLY SPRINKLERED
BUILDING HEIGHT 38'-10"
FOOTPRINT AREA = 7476 SF
FFE = 16.6' NAVD
34'-6 1/2"
EXISTING DUMPSTER ENCLOSURE
53'-10 1/4"
PUBLIC WAY
EXISTING FOUNTAIN
TRUE NORTH
ARCHITECTURAL SITE PLAN
1
1" = 20'-0"


AREA SCHEDULE (GROSS)
LEVEL 1 7476 SF
LEVEL 2 7476 SF
TOTAL: 14952 SF
GROUND FLOOR PLAN - PRESENTATION

12



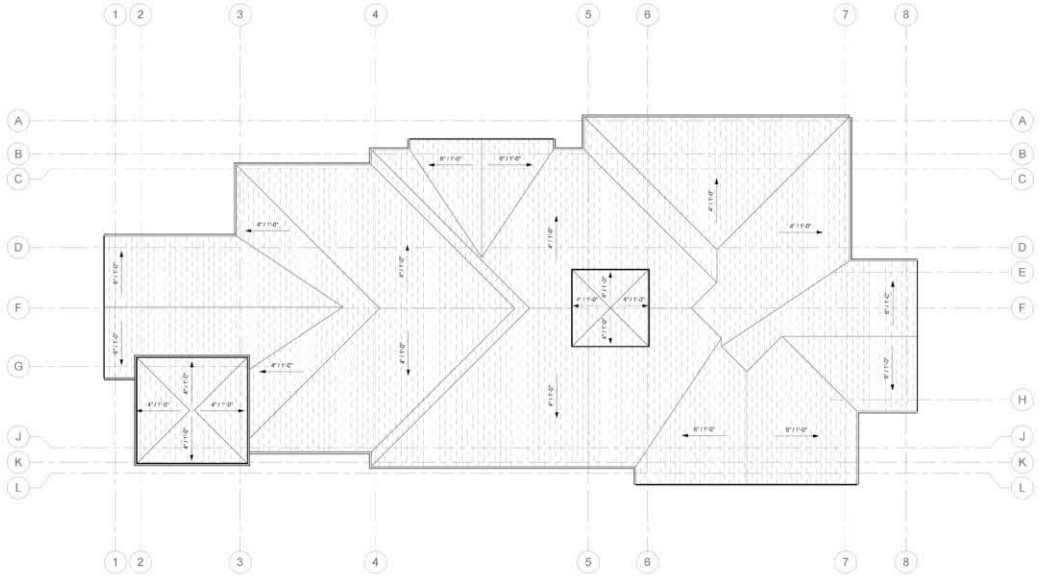


AREA SCHEDULE (GROSS)

LEVEL 1	7476 SF
LEVEL 2	7476 SF
TOTAL:	14952 SF

SECOND FLOOR PLAN - PRESENTATION

13



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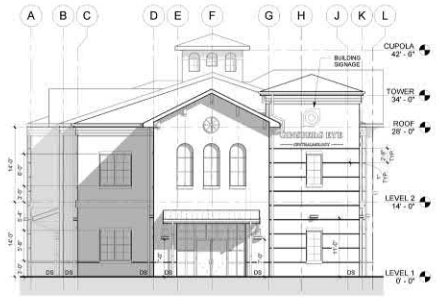
ROOF PLAN - PRESENTATION

GINSBERG EYE OPHTHALMOLOGY
ESTERO EYEBUILD AT CORKSCREW PALMS
PROJECT NUMBER: FL22005
9441 CORKSCREW PALMS CIR.
ESTERO, FLORIDA 33928

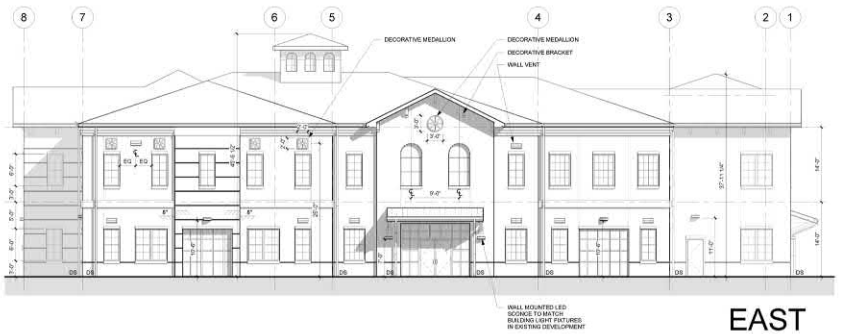
03
ISSUED DATE: 09/25/21
SCALE: 1/8" = 1'-0"

© 2022 studio+

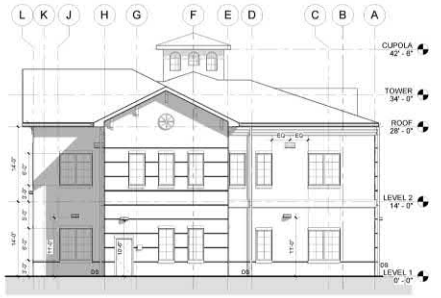
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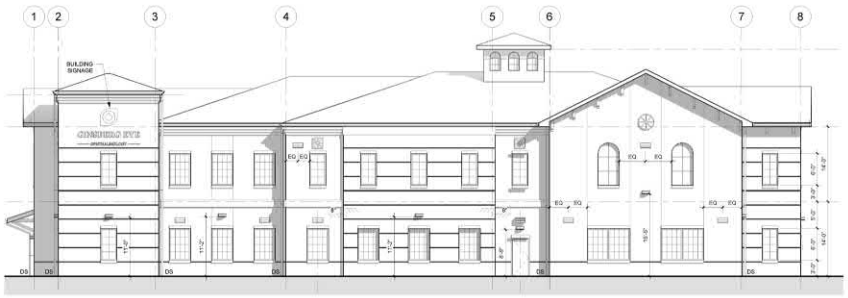
NORTH



EAST



SOUTH



WEST

studio+

ELEVATIONS (W/O MATERIALS)

GINSBERG EYE OPHTHALMOLOGY
ESTERO EYEBUILD AT CORKSCREW PALMS
PROJECT NUMBER: FL22005
9441 CORKSCREW PALMS CIR.
ESTERO, FLORIDA 33928

06

ISSUED DATE: 01/10/23
SCALE: 1/8" = 1'-0"

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15



NORTH



EAST



SOUTH



WEST

studio+

ELEVATIONS - PRESENTATION

GINSBERG EYE OPHTHALMOLOGY
ESTERO EYEBUILD AT CORKSCREW PALMS
PROJECT NUMBER: FL22005
9441 CORKSCREW PALMS CIR.
ESTERO, FLORIDA 33928

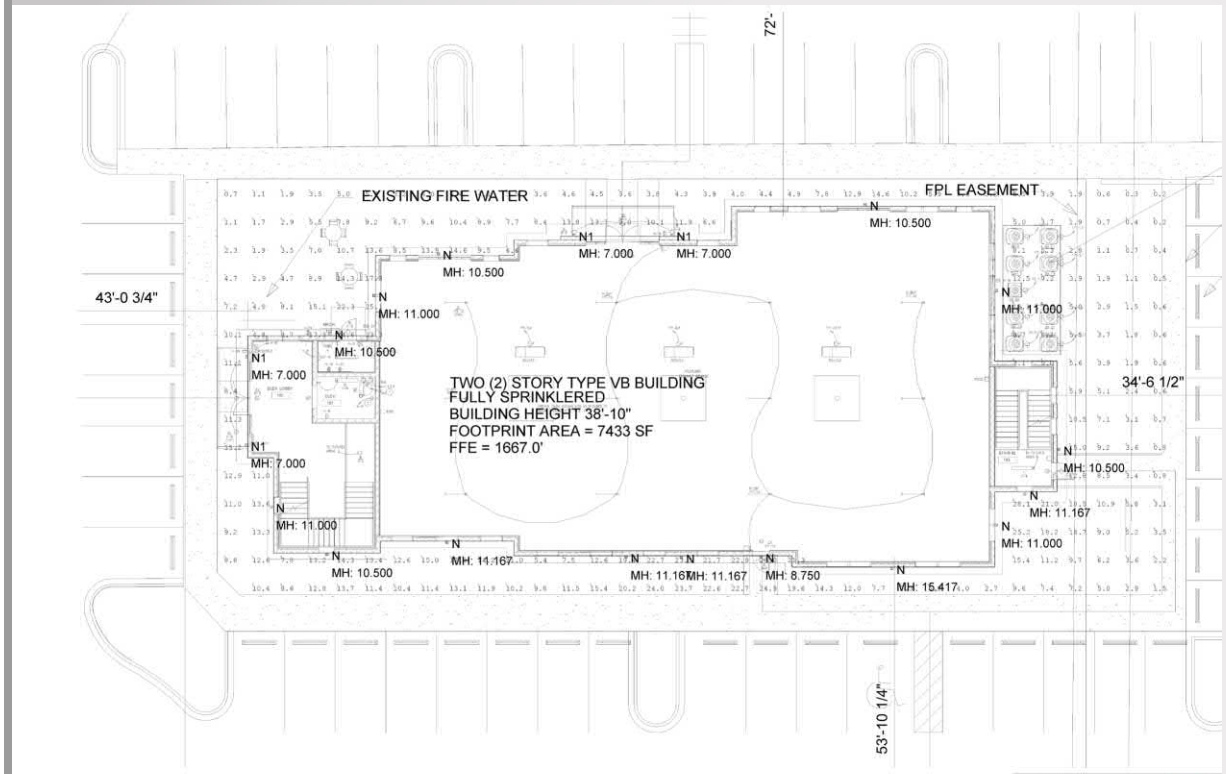
04

ISSUED DATE: 06/06/2022
SCALE: 1/8" = 1'-0"

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16


GINSBERG EYE
OPHTHALMOLOGY
17



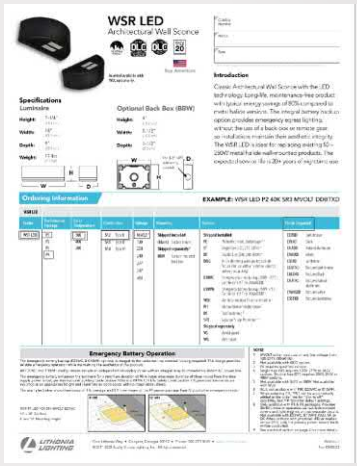
Luminaire Schedule

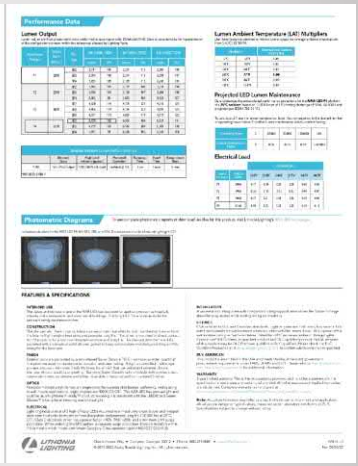
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts
	4	N1	Single	WSR LED P1 SR2 30K MVOLT	1.000	2111	19.56
	15	N	Single	WSR LED P4 SR2 30K MVOLT	1.000	6159	60.68

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min
BUILDING EASWAYS	Illuminance	Fc	8.78	28.1	0.2	43.90





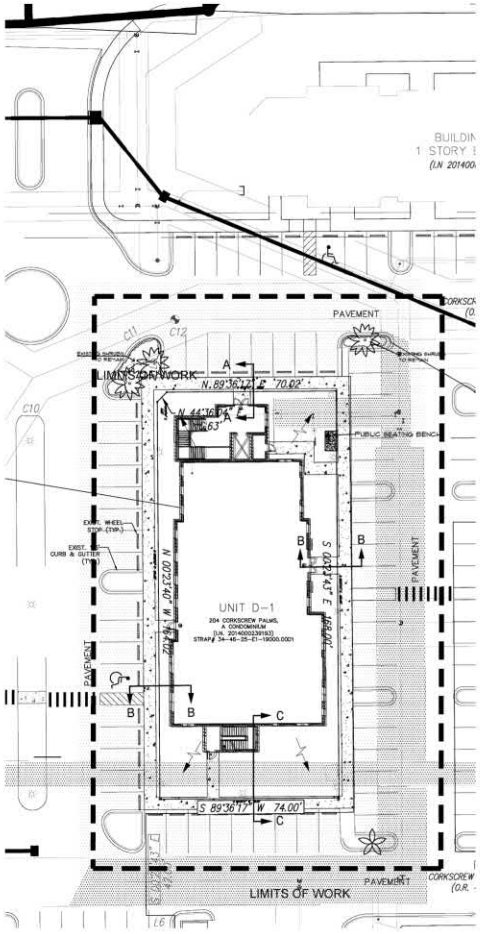


18

Landscape Architect

Gregory J. Diserio, RLA

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



SITE LANDSCAPE CALCULATIONS

SCALE 1" = 20'

0' 10' 20' 40' 60'

TYPICAL TREE PROTECTION FENCING

LANDSCAPE CALCULATIONS FOR LIMITS OF WORK AREA ONLY

TOTAL SITE =NOT APPLICABLE

OPEN SPACE REQUIREMENTS

NO CHANGE IN EXISTING OPEN SPACE

INDIGENOUS OPEN SPACE REQUIREMENTS

NOT APPLICABLE-TO LIMITS OF WORK

GENERAL TREE REQUIREMENTS

Not Applicable

INTERNAL PARKING LANDSCAPE REQUIREMENTS

Not Applicable Parking Existing
Max 10% sod in parking landscape islands

BUILDING PERIMETER PLANTING REQUIREMENTS

7,420 SF OF BUILDING X 10% = 742 SF OF BUILDING PERIMETER PLANTING REQUIRED.

2,100 SF OF PLANTING AREA PROVIDED PER HATCHINH

BUFFER REQUIREMENTS:

PROJECT BUFFERS

Not applicable.

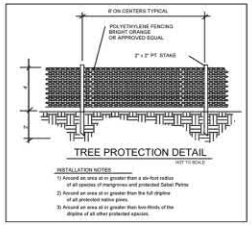
GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL COORDINATE IRRIGATION RENOVATIONS WITH OWNER PRIOR TO CONSTRUCTION. IRRIGATION SYSTEM OUTSIDE LIMITS OF WORK SHALL REMAIN IN GOOD WORKING ORDER THROUGHOUT CONSTRUCTION.
2. IRRIGATION CONTROL VALVES ARE LOCATED ON EAST SIDE OF ENTRY CANOPY.



HYDRANT CLEARANCE

NOT TO SCALE



TREE PROTECTION DETAIL

INSTALLATION NOTES

1) Around an area at or greater than a six-foot radius of all species of mangroves and protected Sabal Palms
2) Around an area at or greater than the full dripline of all protected native plants.
3) Around an area at or greater than two-thirds of the dripline of all other protected species.

GENERAL LANDSCAPE NOTES

1. 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".
2. ALL PLANTED TREES AND PALMS WILL HAVE A 3" DEEP SAUCER CONSTRUCTED 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.
4. NO CODE REQUIRED PLANTINGS SHALL BE INSTALLED IN EASEMENTS. ABOVE CODE PLANTINGS SHALL BE REPLACED AT THE OPTION AND COST OF DEVELOPER SHOULD FUTURE UTILITY WORK REQUIRE REMOVAL.
5. ANY AND ALL EXOTIC VEGETATION INCLUDING: EARLEAF ACACIA, WOMAN'S TONGUE, BISHOPWOOD, AUSTRALIAN PINE, CARROTWOOD, ROSEWOOD, AIR POTATO, MURRAY RED GUM, WEEPING FIG, CUBAN LAUREL FIG, JAPANESE CLIMBING FERN, OLD WORD CLIMBING FERN, MELALEUCA, DOWNY ROSE MYRTLE, CHINESE TALLOW, BRAZILIAN PEPPER, FLORIDA HOLLY, TROPICAL SODA APPLE, JAVA PLUM, ROSE APPLE, CORK TREE AND WEDELIA, ON THE PROPERTY SHALL BE COMPLETELY REMOVED AND DISPOSED OF OFF SITE BY THE CONTRACTOR. THE SITE SHALL BE MAINTAINED FREE OF INVASIVE EXOTIC VEGETATION IN PERPETUITY.
6. TREES SHALL BE A MINIMUM OF 12'-14' IN HEIGHT WITH A 2.5" CALIPER MEASURED AT 1' ABOVE GROUND LEVEL WITH A FIVE FOOT CANOPY UNLESS SPECIFIED OTHERWISE PER PLAN AND PLANT LIST.
7. A MINIMUM OF 100% OF THE CODE BUFFER TREES AND SHRUBS SHALL BE OF A NATIVE SPECIES.
8. 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.
9. FERTILIZER SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND LEE COUNTY ORDINANCES
10. 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.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE TAKEOFFS. PLANT LIST IS PROVIDED FOR REFERENCE ONLY.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE UNTIL FINAL ACCEPTANCE AND IN COMPLIANCE WITH SPECIFICATIONS.
13. 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 PLANS. REFER TO ENGINEERING PLANS FOR ADDITIONAL SPECIFICATIONS.
15. THE REQUIRED PLANTINGS SHALL BE IRRIGATED IN ACCORDANCE WITH LDC REQUIREMENTS. REFER TO CONSTRUCTION DOCUMENTS FOR COMPLETE IRRIGATION PLANS.
16. 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, VIEWS, SIGNS, OR WHERE THEY WILL REQUIRE FREQUENT PRUNING TO AVOID POWER LINES AT MATURE HEIGHTS IN PERPETUITY UNLESS A WRITTEN STATEMENT IS PROVIDED PER LDC SEC. 10-421.A.5.
19. 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.
20. PLANS PREPARED FOR DEVELOPMENT ORDER APPROVAL. REFER TO ADDITIONAL LANDSCAPE CONSTRUCTION DOCUMENTS FOR ADDITIONAL REQUIREMENTS.

DMJA
DAVID M. JONES, JR. AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS AND PLANNERS
2221 McGregor Blvd.
Fort Myers, Florida 33901
PHONE: (239) 337-5525
FAX (239) 337-4494
3765 Tamiami Trail, Bldg 5, Unit 501
Port Charlotte, Florida 33952
PHONE: (941) 639-2450
FAX (941) 639-2438
L.A. LICENSE: LC C000063

PROJECT INFORMATION:

Estero Eyebuild at Corkscrew Palms

ESTERO, FLORIDA

PREPARED FOR:

Banks Engineering
10511 Six Mile Cypress Pkwy
Fort Myers, Florida 33966

CONSULTANT:

DESIGN PROFESSIONAL:

GREGORY J. DISERIO, RLA
RLA NO. 6140 SUITE
STATE OF FLORIDA

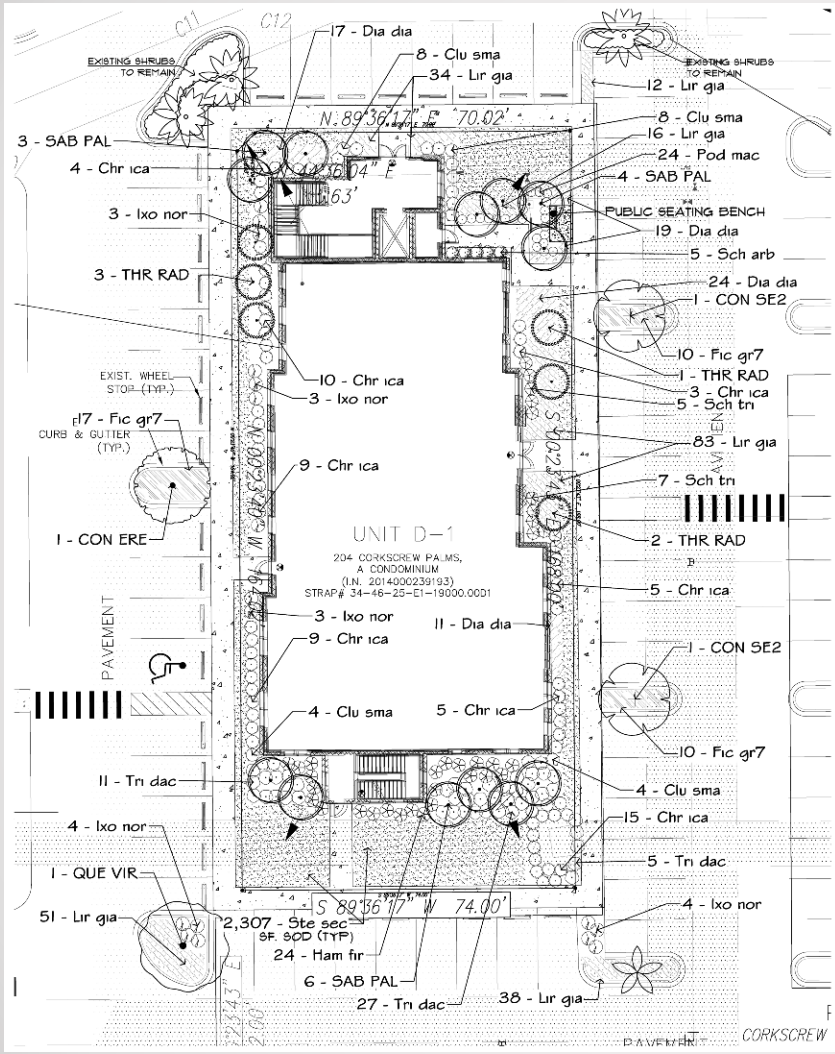
PROJECT NO.	222056
PROJECT MGR.	GJD
FILE NAME:	GWMERS EYE LS
DESIGNED	GJD
CAD TECH.	GJD
CHECKED BY	GJD
ISSUED FOR:	Development Order

ISSUED DATE:	AUG. 10, 2022
REVISIONS	
OCT. 12, 2022 RAI RESPONSE	

SHEET TITLE:

LANDSCAPE CALCULATIONS

20



PLANT SCHEDULE BLDG

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	CON ERE	1	Conocarpus erectus Buttonwood NATIVE	12` HT., 2.5" CAL., 5` SPR	
	CON SE2	2	Conocarpus erectus `Sericeus` Silver Buttonwood NATIVE	12`-14` HT, 2.5" CAL. 5` SPR.	
	QUE VIR	1	Quercus virginiana Southern Live Oak NATIVE	12` HT., 2.5" CAL., 5` SPR	
	SAB PAL	13	Sabal palmetto Cabbage Palmetto NATIVE	12`-16` CT	
	THR RAD	6	Thrinax radiata Florida Thatch Palm NATIVE ACCENT PALM	6`-8` CT	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	Chr ica	60	Chrysobalanus icaco Coco Plum NATIVE	3 gal., 24` ht	
	Clu sma	24	Clusia guttifera Small Leaf Clusia	Min. 24" Ht., 3 Gallon	
	Ham fir	24	Hamelia patens Firebush NATIVE	3 gallon, 24" ht. @ 3` oc.	
	Ixo nor	17	Ixora coccinea `Nora Grant` Nora Grant Pink Ixora	3 gal., 24` ht	
	Pod mac	24	Podocarpus macrophyllus Yew Pine	3 gal., 24` ht	
	Sch arb	5	Schefflera arboricola Pinart Schefflera	3 gal., 24` ht	
	Sch tri	12	Schefflera arboricola `Trinette` Trinette Variegated Schefflera	3 gal., 24` ht	
	Tri dac	40	Tripsacum dactyloides nana Dwarf Fakahatchee Grass NATIVE	3 gal., 24` ht	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	Dia dia	71	Dianella caerulea Flax Lily	1 gal.	24` o.c.
	Fic gr7	37	Ficus microcarpa `Green Island` Green Island Fig	3 gal.	30` o.c.
	Lir gia	234	Liriope muscari `Evergreen Giant` Evergreen Giant Lilyturf	1 gal.	18" o.c.
	Ste sec	2,307	Stenotaphrum secundatum St. Augustine Grass	sod	12" o.c.

100 % OF PROPOSED TREES ARE NATIVE
81 % OF PROPOSED SHRUBS ARE NATIVE

GENERAL LANDSCAPE NOTES

1. THE CONTRACTOR SHALL COORDINATE LANDSCAPE RENOVATIONS WITH OWNER PRIOR TO CONSTRUCTION.
2. LANDSCAPE PLAN HAS BEEN DEVELOPED TO MATCH AND/OR COMPLIMENT EXISTING LANDSCAPING.
3. EXISTING PLANTINGS TO REMAIN ADJACENT TO WORK LIMITS ARE TO REMAIN AND ARE NOT SHOWN FOR GRAPHIC CLARITY.
4. ALL PLANTINGS TO BE IRRIGATED WITH SYSTEM TO MATCH EXISTING IRRIGATION COMPONENTS



DMJA
DAVID M. JONES, JR. AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS AND PLANNERS
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FAX (239) 337-4494
2705 Tamiami Trail, Bldg 5, Unit 201
Port Charlotte, Florida 33952
PHONE: (941) 639-2450
FAX (941) 639-2438
L.A. LICENSE: LC COOOO63

PROJECT INFORMATION:

Estero Eyebuild at Corkscrew Palms

ESTERO, FLORIDA

PREPARED FOR:

Banks Engineering
10511 Six Mile Cypress Pkwy
Fort Myers, Florida 33966

CONSULTANT:

DESIGN PROFESSIONAL:

Note: Building Renderings shown are before revisions from pre-application meeting and PIM

Questions?

AGENDA ITEM SUMMARY SHEET
PLANNING ZONING & DESIGN BOARD
February 21, 2023

Agenda Item 7C:

Public Hearing for Ordinance No. 2023-02, amending Land Development Code to establish standards for elevated single-family homes.

Background and Description:

The Village adopted its first Land Development Code on January 27, 2021, establishing its land development regulations.

Last November, the Village adopted updated floodplain regulations which included new FEMA maps. These maps revised floodplain areas and also increased required elevations in certain areas. These new regulations result in additional fill needed, or raising homes on stilts to meet flood elevation requirements.

There are no standards in the Land Development Code for single-family homes that may need to be elevated. Single-family homes can also include modular homes that are permitted in single-family neighborhoods by State Statute Chapter 553 (manufactured, modular or factory-built building).

Staff has prepared standards so that elevated homes will be more consistent with the neighborhood. These standards include an enclosure to connect the home to the ground, with landscaping, doors or windows to break up the blank wall appearance.

Action Requested:

The PZDB makes a recommendation on this Ordinance to Village Council.

ORDINANCE NO. 2023 - 02

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, CREATING § 5-15 OF THE VILLAGE LAND DEVELOPMENT CODE TO ADD STANDARDS FOR DEVELOPMENT OF ELEVATED SINGLE-FAMILY HOMES; MAKING RELATED FINDINGS; AND PROVIDING FOR SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

WHEREAS, the Village Council adopted the Village Land Development Code on January 27th 2021, which established the land development regulations; and

WHEREAS, the Code does not address elevated single-family homes; and

WHEREAS, structures in flood zones now need to meet the specified flood zone elevation delineated in the FEMA maps which became effective on November 17, 2022; and

WHEREAS, elevated single-family homes, which may be conventional or modular homes, may be incongruous with the neighborhood; and

WHEREAS, minimum standards are needed to preserve the aesthetic characteristics of residential neighborhoods in which these structures may be constructed; and

WHEREAS, pursuant to §2-302(B)(2)(B), the Planning Zoning and Design Board, sitting as the Local Planning Agency, reviewed this Ordinance at a duly noticed public hearing and has made its recommendation.

NOW, THEREFORE, be it ordained by the Village Council of the Village of Estero, Florida:

Section 1. Section 5-15 of Chapter 5 (Site Development Standards) of the Village Land Development Code is hereby created to read as follows:

SECTION 5-15. – Elevated Single-Family Homes

5-1501 – Purpose and Intent.

The purpose and intent of this section is to establish regulations uniquely related to the development of elevated single-family homes to address safety, aesthetic and consistency interests where such structures are constructed in traditional single-family residential neighborhoods.

5-1502. – Elevated Single-Family Homes Standards.

Single-family homes, including conventional and modular homes, which are constructed to be elevated above the ground (commonly referred to as stilt homes) shall, whether elevated by metal beams, brick, piers or other structural support approved by the Florida Building Code, comply with the following standards:

A. Maintain an architectural design consistent with the neighborhood.

B. The open space between the ground level and the base of the residential structure must be enclosed with walls on the side(s) facing the street so as to obscure the view of the open area under the structure from surrounding properties.

C. Provide doors, windows, garages, porches and/or landscaping to break up the appearance of the blank walls.

Section 2. For purposes of codification of any existing section of the Village of Estero Code herein amended, words **underlined** represent additions to original text, words ~~**stricken**~~ are deletions from the original text, and words neither underlined nor stricken remain unchanged.

Section 3. If any section, subsection, sentence, clause, provision or word of this Ordinance is held unconstitutional or otherwise legally invalid, same shall be severable, and the remainder of this Ordinance shall not be affected by such invalidity, such that any remainder of the Ordinance shall withstand any severed provision, as the Village Council would have adopted the Ordinance and its regulatory scheme even absent the invalid part.

Section 4. The Codifier shall codify the substantive amendments to the Village of Estero Code contained in Section 1 of this Ordinance as provided for therein and shall not codify the exordial clauses nor any other sections not designated for codification.

Section 5. Pursuant to Florida Statutes §166.041(4), this Ordinance shall take effect immediately upon adoption.

ADOPTED ON FIRST READING by the Village Council of the Village of Estero, Florida on the 15th day of February, 2023.

ADOPTED ON SECOND AND FINAL READING by the Village Council of the Village of Estero, Florida on the ____day of _____, 2023.

Attest:

VILLAGE OF ESTERO, FLORIDA

By: _____
Carol Sacco, Village Clerk

By: _____
Katy Errington, Mayor

Reviewed for legal sufficiency:

By: _____
Nancy E. Stroud, Village Land Use Attorney

Vote:	AYE	NAY
Mayor Errington	____	____
Vice Mayor McLain	____	____
Councilmember Ribble	____	____
Councilmember Fiesel	____	____
Councilmember Boesch	____	____
Councilmember Ward	____	____
Councilmember Wilson	____	____