

# REQUESTS

➤ **Calusa Cay CPD is the southern ±26.77 acres fronting Pine Island Road with existing Commercial Planned Development zoning. The agent is proposing the below separate actions:**

- I. ADD2021-00051: Administrative Zoning Amendment for and Sign Package with Deviations for Publix and Subdivision Plat Deviation
  - Same layout as existing Zoning MCP except 10,000 SF building reduced to 7,000 SF
- II. Pending Development Order for Subdivision Plat
- III. DCI2021-00018: Minor Public Hearing Amendment to add Package Store to schedule of uses and Deviation to allow package store less than 500 feet from a school property line (±319' from property line, ±500' from athletic field fence, ±622' from bus ramp fence)
- IV. Pending Development Order/Development Order Amendment for 2 retail buildings adjacent to Publix grocery store already shown on approved zoning Master Concept Plan, one 7,000 square feet of retail with a package store (reduced from 10,000 square feet) and one 23,500 square foot retail building (reduced from 26,500 square feet).

➤ **Orchid Cove is northern ±55.36 acres already zoned for residential use and accessed through the CPD parcel. Was originally approved for 156 condominiums.**

- I. Pending Development Order for a proposed residential community consisting of 94 townhomes, a clubhouse and associated infrastructure. Construction includes roadway, drainage, potable water mains and central sewer collection systems. Two previously approved and constructed lakes will provide water quality treatment and storm water attenuation.
- II. Pending Development Order for Subdivision Plat

**CALUSA CAY CPD**

# PROJECT LOCATION

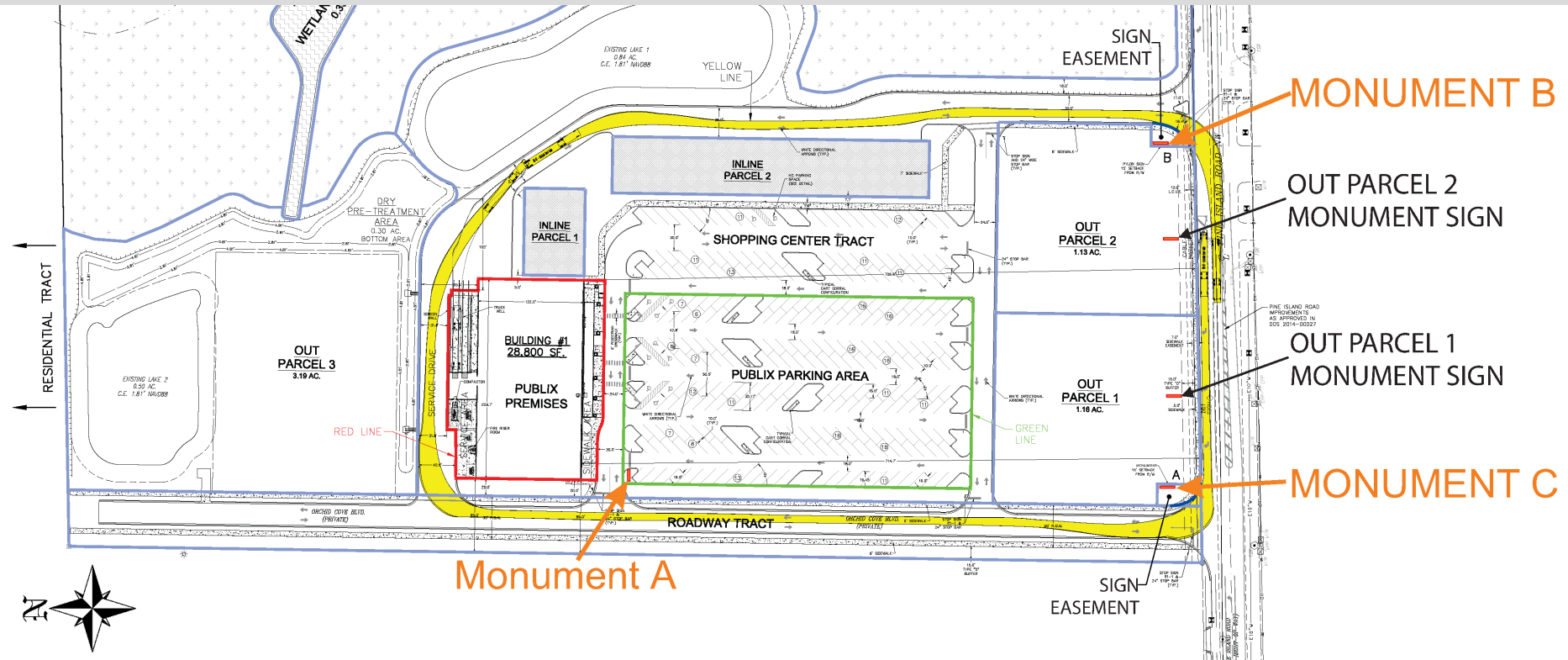


[illegible]



BALD EAGLE  
NEST LEASES

# PROPOSED SIGN PACKAGE DEVIATION 6



- b. LDC Section 33-1044 allows maximum 44 SF 12' height/width to allow 16' height/14'8" width/136.14 SF each
- c. LDC Section 30-181 (a) allows off-site residential directional signs non-illuminated to allow illuminated 9.37 SF tenant panel

# SIGN A

Publix  
Pine Island, FL

Celebrating 51 Years of Quality Manufacturing and Service

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**THOMAS**

SIGN & AWNING CO INC

4590 118TH Avenue North  
Clearwater, Florida 33762

**800-526-3325**

[www.thomassign.com](http://www.thomassign.com)

**CLIENT**

Publix 95

Design Number:

86437 MS Rend

Installation Address:

NEC Pine Island Rd  
& Orchid Cove Road  
Pine Island, FL

Project Identity Number:

86763

**Sales Associate:** **Project Team:**

TSA BM

**Designer:** **Date:**

SLD 12-26-19

Project Updates:



LED Illuminated Main Identity Monument A

Dotted red line calculates  $\square$ : Cabinet Face - 4'-11" x 11'-2" = 54.90'  $\square$

Scale: 3/8"=1'-0"

- SW 7561 LEMON MERINGUE  
MAIN CABINET  
(FILLER LITE STUCCO  
& RETAINERS  
SMOOTH FINISH)
- SW 6254 LAZY GRAY  
LITE STUCCO FINISH  
(POLE COVER TRIM)
- SW 7757 HIGH REFLECTIVE  
WHITE  
(CABINET TRIM SMOOTH FINISH)
- ROOFING - SILVER PAC-CLAD
- COASTAL REEF  
PEARL WHITE STONE
- WHITE ACRYLIC
- 3M 3630-5801 Publix Green

Monument textures and paint to match building architectural features.

"Publix" face is pan-formed white acrylic with embossed Publix" & flat sub-copy 3M 3630-5801 Publix Green vinyl overlay. Cabinet trim to be aluminum painted SW 7757 High Reflective Smooth finish. Base to be Coastal Reef Pearl White Stone. Aluminum trim accent on base is SW 6254 Lazy Gray stucco finish. LED's and power supplies to provide illumination.



THIS ARTICLE IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 605 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



3M™ MCS™ Warranty

**Page** **Sheet**

1

1 of 1

Local: 727-573-7757  
Fax: 727-573-0328

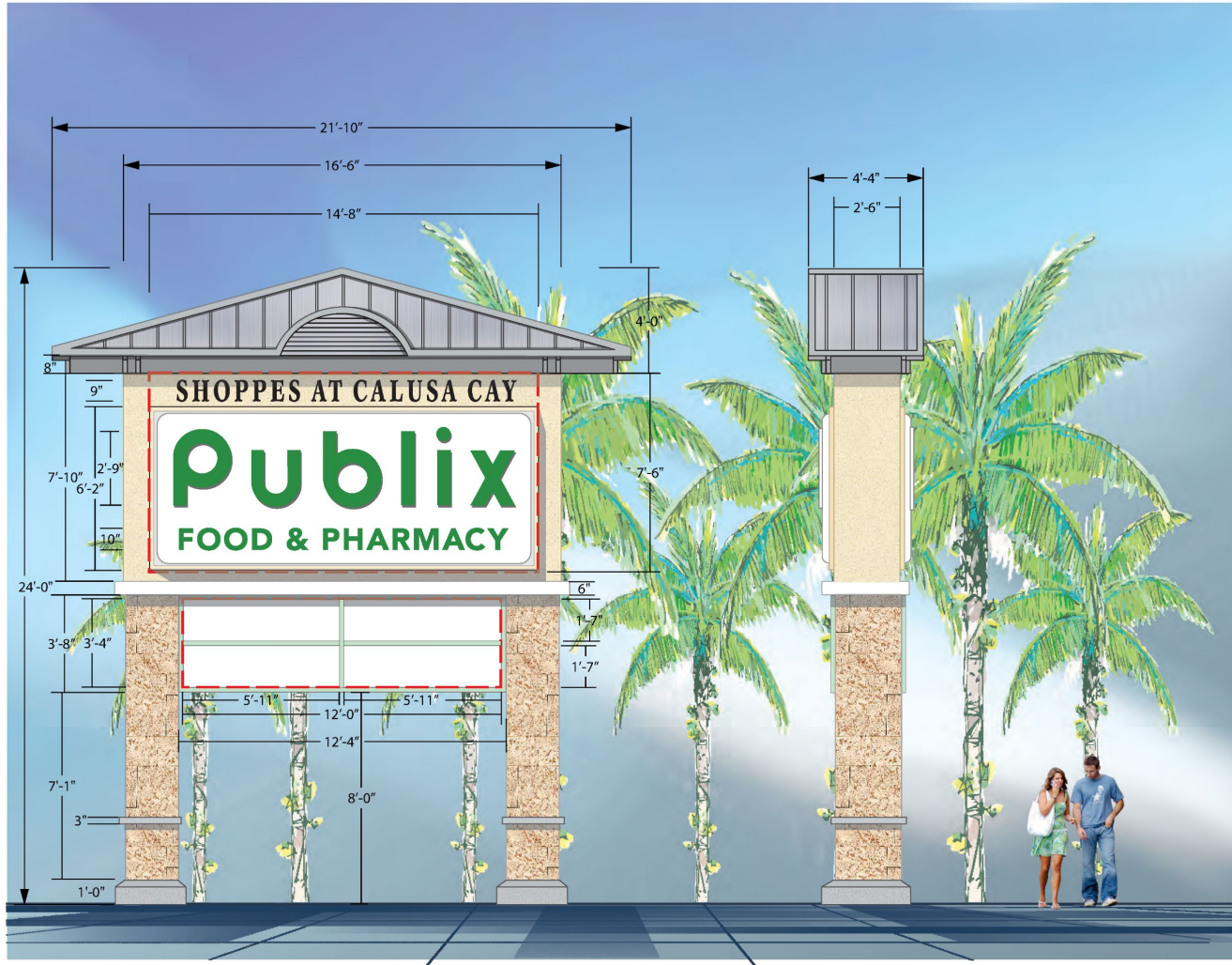


# PREVIOUSLY PROPOSED SIGNS B AND C

Publix  
Pine Island, FL

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D/F LED Illuminated Main Identity Pylon A

Dotted red line calculates  $\square$ : Top Cabinet  $7'-6" \times 14'-8" = 110.0 \square$  - Bottom Cabinet  $3'-4" \times 12.0' = 40.0 \square$  Total  $\square = 150.0'$

Scale: 1/4"=1'-0"

-  SW 7561 LEMON MERINGUE MAIN CABINET (FILLER LITE STUCCO & RETAINERS, T-BAR SMOOTH FINISH)
-  SW 6736 JOCULAR GREEN TENANT CABINET (RETAINERS & T-BAR SMOOTH FINISH)
-  SW 6254 LAZY GRAY LITE STUCCO FINISH (POLE COVER TRIM)
-  SW 7757 HIGH REFLECTIVE WHITE (MIDDLE CABINET TRIM SMOOTH FINISH)
-  ROOFING - SILVER PAC-CLAD
-  COASTAL REEF PEARL WHITE STONE
-  3M 3635-222 DAY /NIGHT BLACK PERFORATED
-  WHITE ACRYLIC
-  3M 3630-5801 Publix Green

Pylon textures and paint to match building architectural features.  
Manufacture new routed Shopping Center aluminum faces backed with white acrylic Day/Night 3M dual color film black.  
"Publix" face is pan-formed white acrylic with embossed Publix® & flat sub-copy 3M 3630-5801 Publix Green vinyl overlay.  
Tenant faces are flat acrylic with vinyl (TBD).  
Cabinet trim to be aluminum painted SW 7757 High Reflective Smooth finish.  
Pole cover to be Coastal Reef Pearl White Stone.  
Aluminum trim on pole cover is SW 6254 Lazy Gray stucco finish.  
LED's and power supplies to provide illumination.



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CLIENT  
Publix 95

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86437 Pylon Rend  
Installation Address:  
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& Orchid Cove Road  
Pine Island, FL

Project Identity Number:  
86763

Sales Associate:	Project Team:
TSA	BM
Designer:	Date:
SLD	12-26-19

Project Updates:  
Revised square footage to 150.0' and update notes. SLD 01-03-19



3M™ MCS™ Warranty

Page	Sheet
1	1 of 1
Local: 727-573-7757 Fax: 727-573-6300	

# SIGN B

Publix  
Pine Island, FL

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CLIENT

Publix 95

Design Number:

86437 Pylon Rend

Installation Address:

NEC Pine Island Rd  
& Orchid Cove Road  
Pine Island, FL

Project Identity Number:

86763

Sales Associate: Project Team:

TSR BM

Designer: Date:

SLD 12-26-19

Project Updates:  
Revise square footage to 150.0' and update notes. SLD 01-09-20  
Revise height, remove stone PC & trim. 04-14-20 SLD  
Revised MSA & B per client photo. 04-21-20 SLD  
Add stone back in bottom cabinet. SLD 04-24-20  
JES 04-22-21 Revise SQ. FT



3M™ MCS™ Warranty

- SW 7561 LEMON MERINGUE MAIN CABINET (PUBLIX CABINET LITE STUCCO & RETAINERS, T-BAR SMOOTH FINISH)
- SW 6736 JOCULAR GREEN TENANT CABINET (RETAINERS & T-BAR SMOOTH FINISH)
- SW 7757 HIGH REFLECTIVE WHITE (MIDDLE CABINET TRIM SMOOTH FINISH)
- ROOFING - SILVER PAC-CLAD
- 3M 3635-222 DAY / NIGHT BLACK PERFORATED
- WHITE ACRYLIC
- 3M 3630-5801 Publix Green
- COASTAL REEF PEARL WHITE STONE BOTTOM POLE COVER CABINET

Pylon textures and paint to match building architectural features.  
Manufacture new routed Shopping Center aluminum faces backed with white acrylic Day/Night 3M dual color film black.  
"Publix" face is pan-formed white acrylic with embossed Publix® & flat sub-copy 3M 3630-5801 Publix Green vinyl overlay.  
Tenant faces are flat acrylic with vinyl (TBD). Cabinet trim to be aluminum painted SW 7757 High Reflective White Smooth finish.  
LED's and power supplies to provide illumination.



D/F LED Illuminated Main Identity Monument B

Dotted red line calculates  $\square$ : Total Cabinet  $9'-3" \times 14'-8" = 136.14 \square$

Scale: 1/4"=1'-0"

Page Sheet

1

1 of 1

Local: 727-573-7757  
Fax: 727-573-0328

➤ Redesigned and reduced by 8'



# SIGN C

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**Sales Associate:** | **Project Team:**

TSA | BM

**Designer:** | **Date:**

SLD | 12-26-19

Project Updates:  
Revise square footage to 150.0' and update  
notes. SLD 01-03-20  
Revise heights, remove stone PC & trim.  
04-14-20 SLD  
Revised MSA & B per client photo.  
04-21-20 SLD  
Add stone back in bottom cabinet.  
SLD 04-24-20  
JES 04-22-21 Revise SQ. FT



- SW 7561 LEMON MERINGUE  
MAIN CABINET  
(PUBLIX CABINET LITE STUCCO  
& RETAINERS, T-BAR  
SMOOTH FINISH)
- SW 6736 JOCLAR GREEN  
TENANT CABINET  
(RETAINERS & T-BAR  
SMOOTH FINISH)
- SW 7757 HIGH REFLECTIVE  
WHITE  
(MIDDLE CABINET TRIM  
SMOOTH FINISH)
- ROOFING - SILVER PAC-CLAD
- 3M 3635-222 DAY /NIGHT  
BLACK PERFORATED
- WHITE ACRYLIC
- 3M 3630-5801 Publix Green
- COASTAL REEF  
PEARL WHITE STONE  
BOTTOM POLE COVER  
CABINET

Pylon textures and paint to match building architectural features. Manufacture new routed Shopping Center aluminum faces backed with white acrylic Day/Night 3M dual color film black. "Publix" face is pan-formed white acrylic with embossed Publix® & flat sub-copy 3M 3630-5801 Publix Green vinyl overlay. Tenant faces are flat acrylic with vinyl (TBD). Cabinet trim to be aluminum painted SW 7757 High Reflective White Smooth finish. LED's and power supplies to provide illumination.



D/F LED Illuminated Main Identity Monument C

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Scale: 1/4"=1'-0"

Page Sheet

1

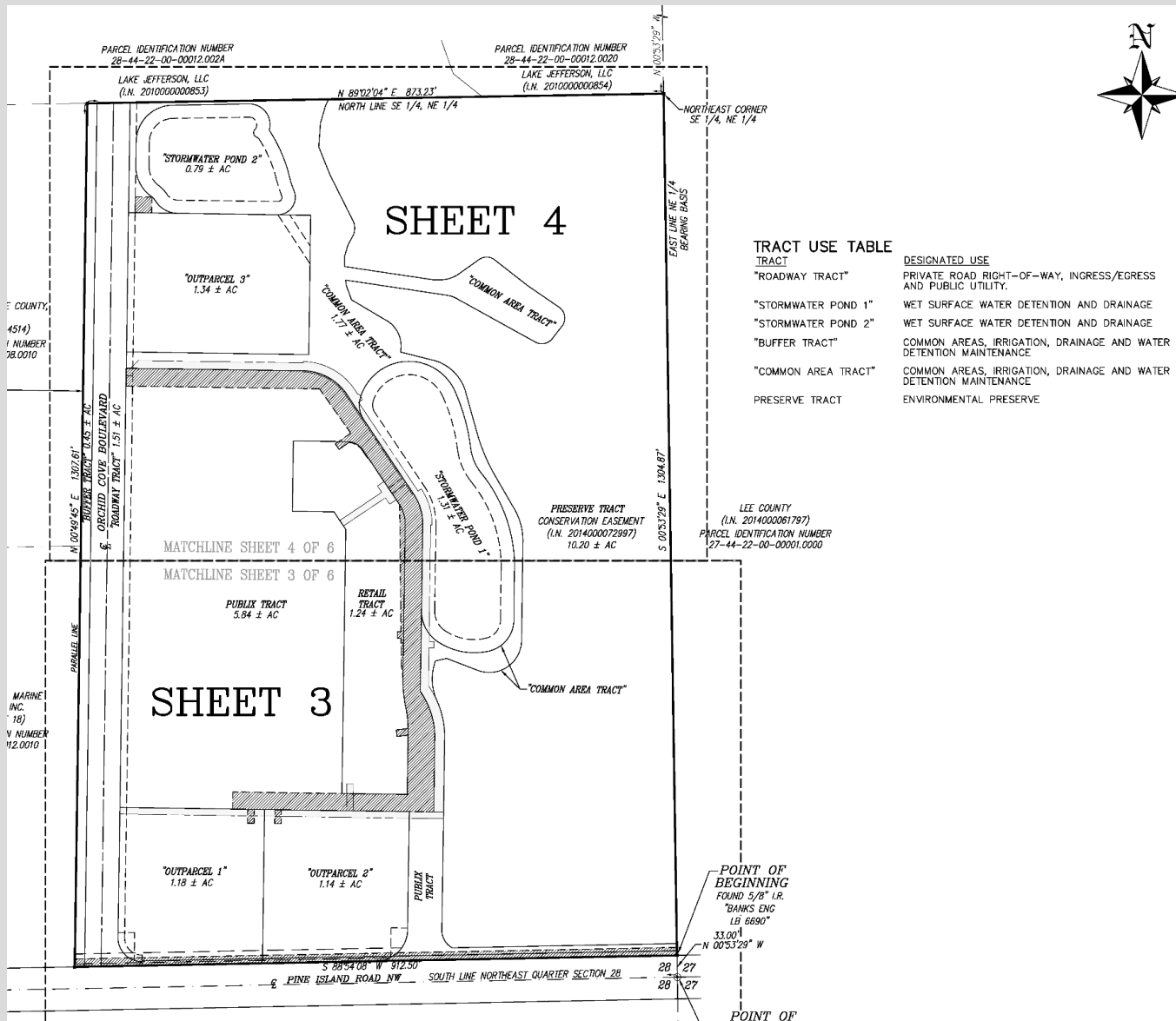
1 of 1

Local: 727-573-7757  
Fax: 727-573-0328

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NEST LE

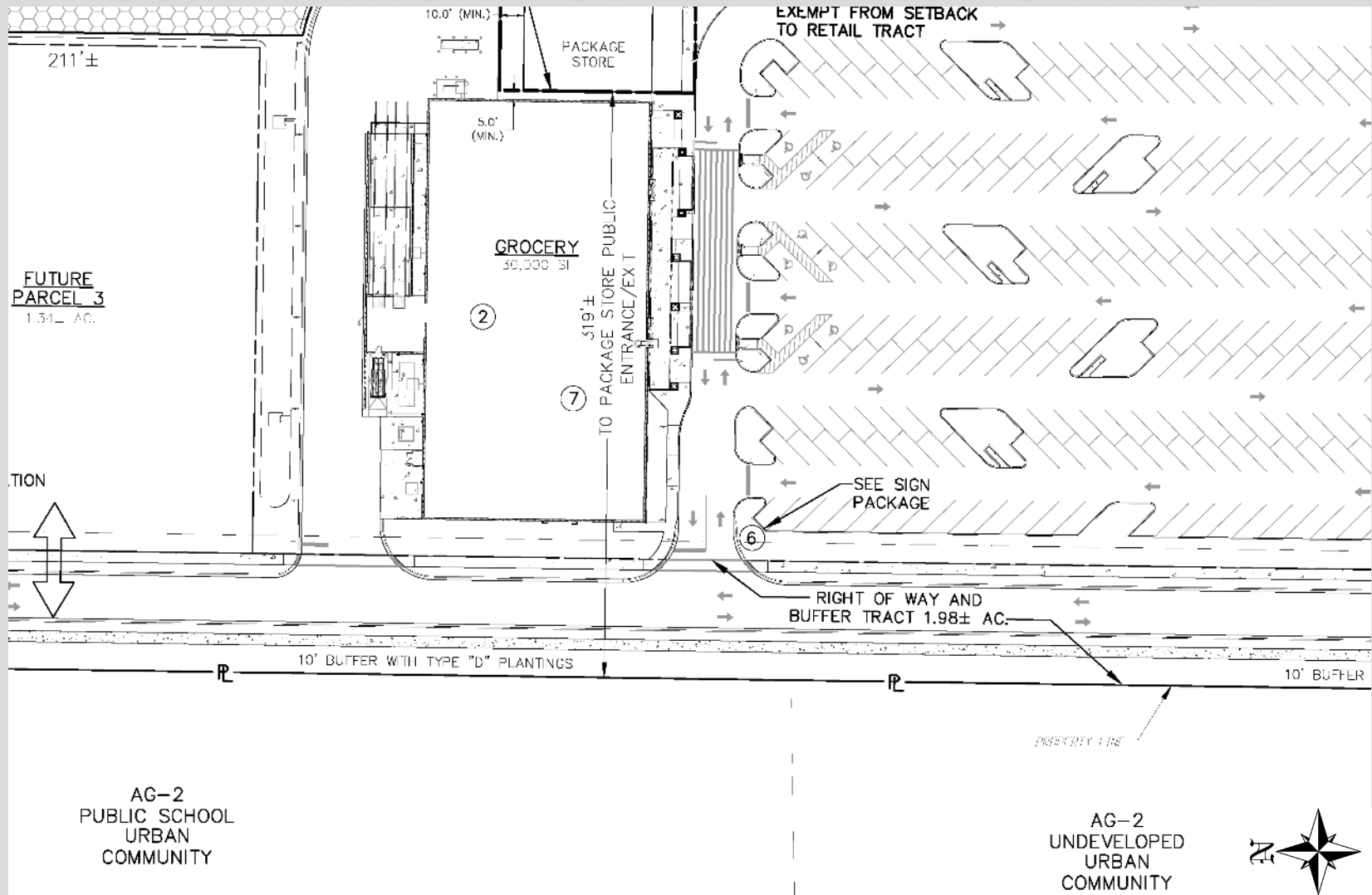


# PROPOSED DO FOR SUBDIVISION PLAT



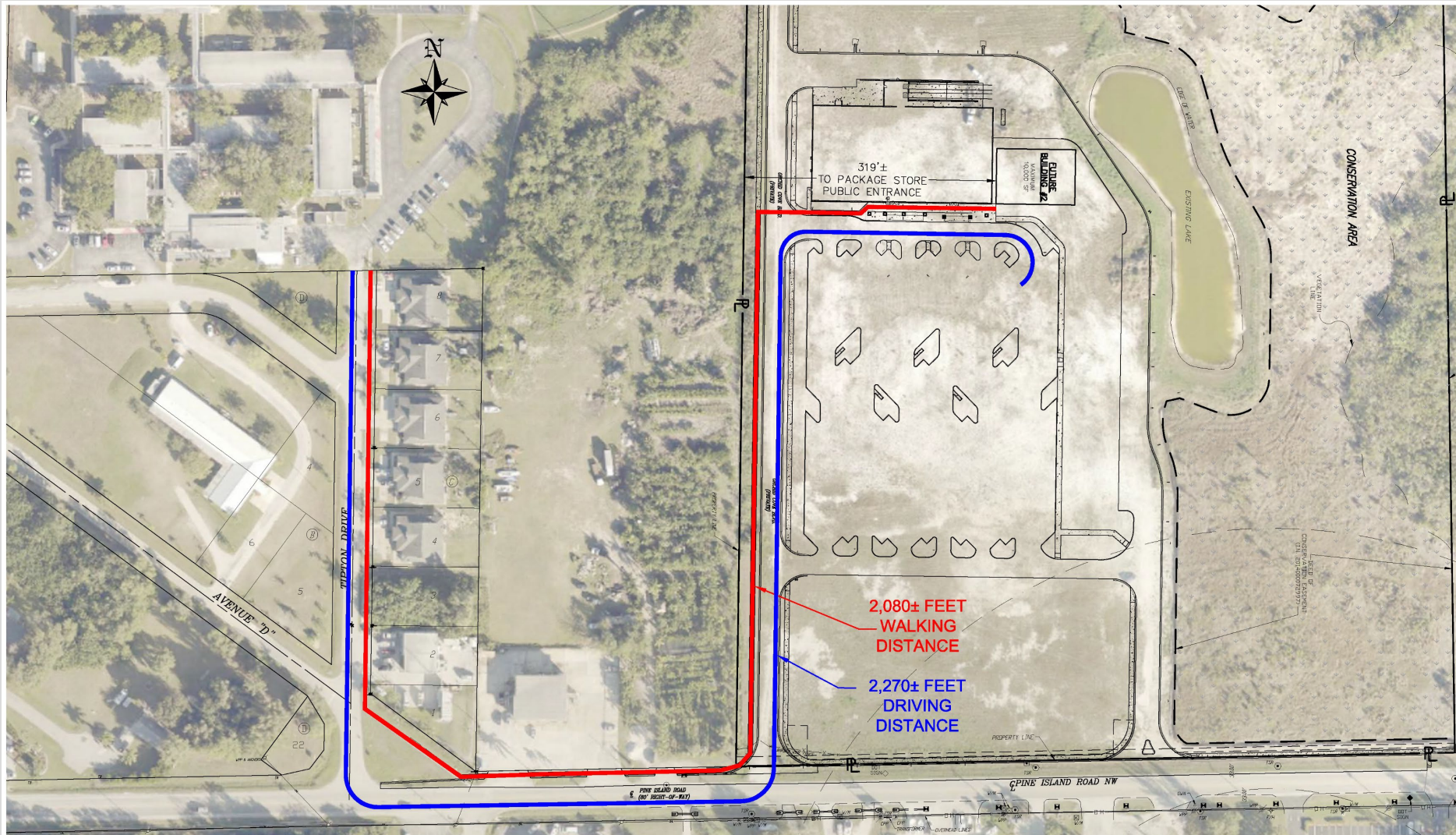


# PROPOSED MINOR PUBLIC HEARING AMENDMENT



- Add Package Store to Schedule of Uses
- Add Deviation from 500' separation to school property line to allow  $\pm 319'$  separation

# PROPOSED MINOR PUBLIC HEARING AMENDMENT

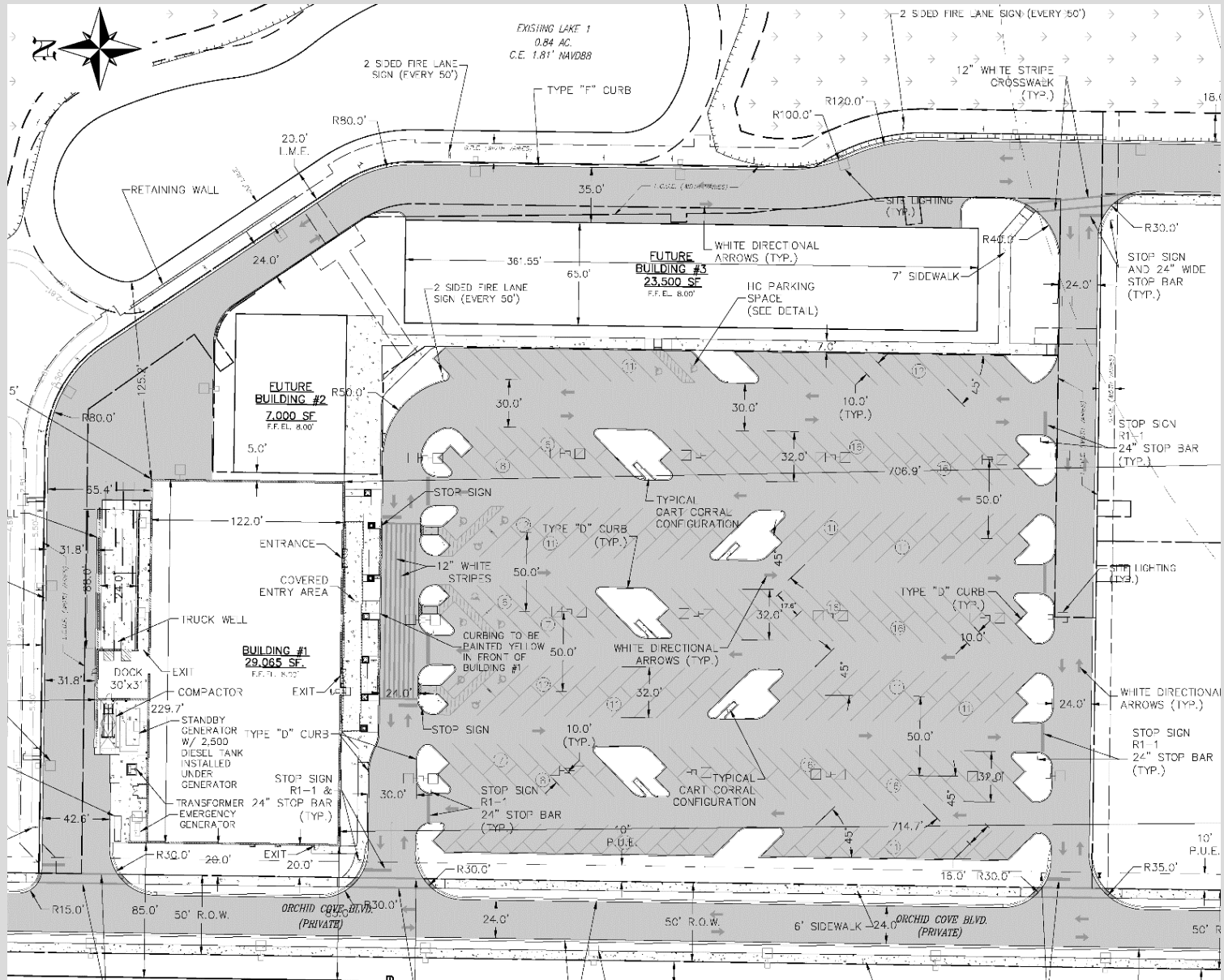


- ±2,080 LF walking distance to school
- ±2,270 LF driving distance to school
- ±500' to athletic field fence/±622' to bus ramp fence





# PROPOSED DO FOR RETAIL BUILDINGS



➤ Proposed Development Order to construct the 7,000 SF Retail & 23,500 SF Retail

# PROPOSED DO FOR RETAIL BUILDINGS



Artist's Conception

*Hans*

## Calusa Cay Publix



SW 7757



SW 7561



SW 6736



SW 6799

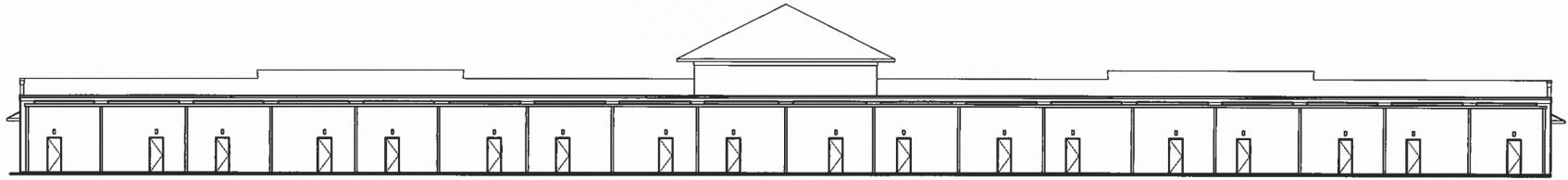


Pearl White

➤ 7,000 SF Retail & 23,500 SF Retail must be similar in design



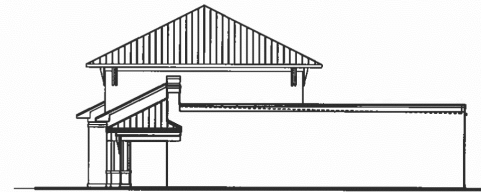
# PROPOSED DO FOR RETAIL BUILDINGS



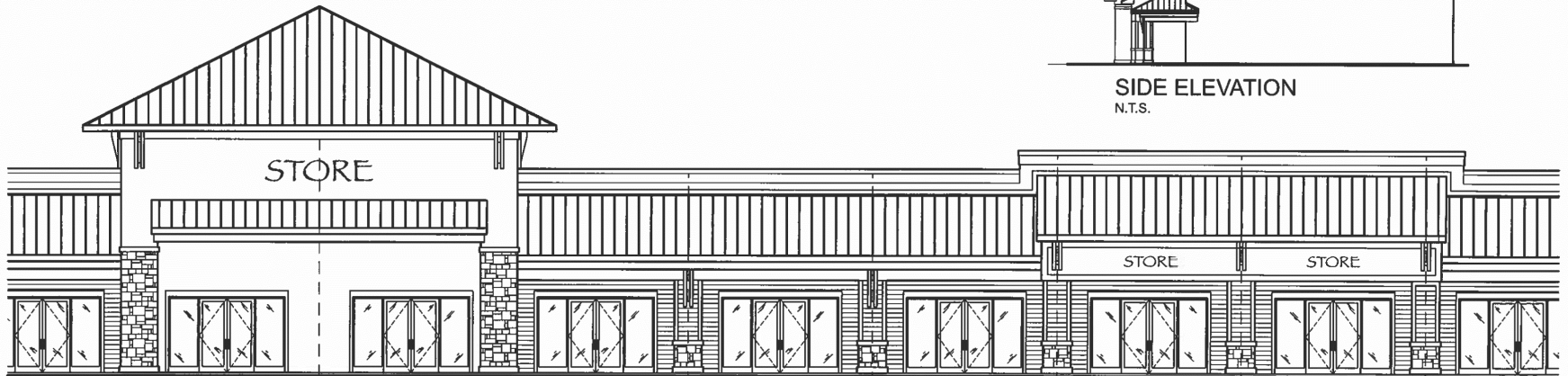
REAR ELEVATION  
N.T.S.



FRONT ELEVATION  
N.T.S.



SIDE ELEVATION  
N.T.S.



FRONT ELEVATION  
SCALE: 3/32"=1'-0"

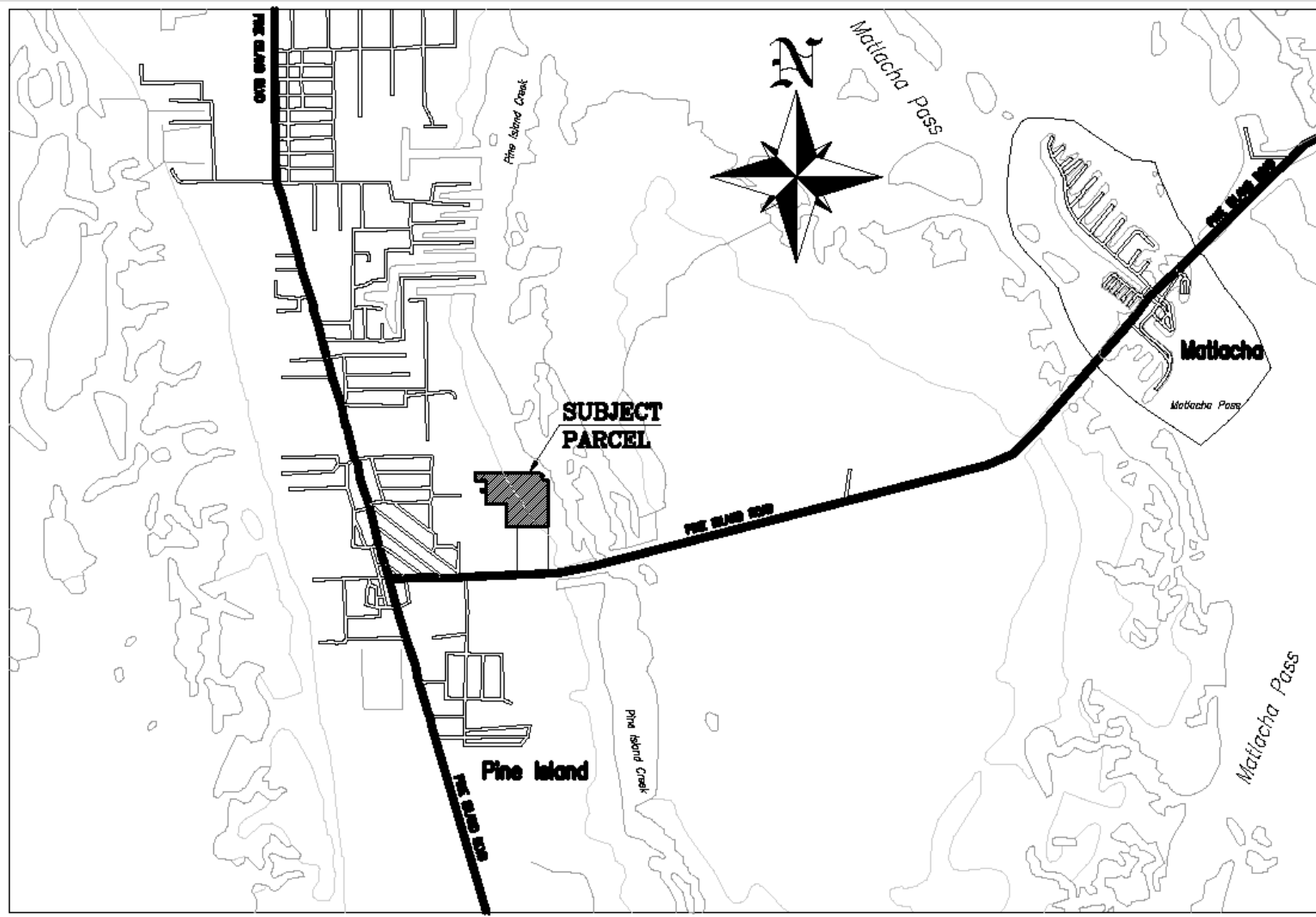
CALUSA CAY - PROPOSED ELEVATIONS  
06-24-21

➤ 7,000 SF Retail & 23,500 SF Retail must be similar in design

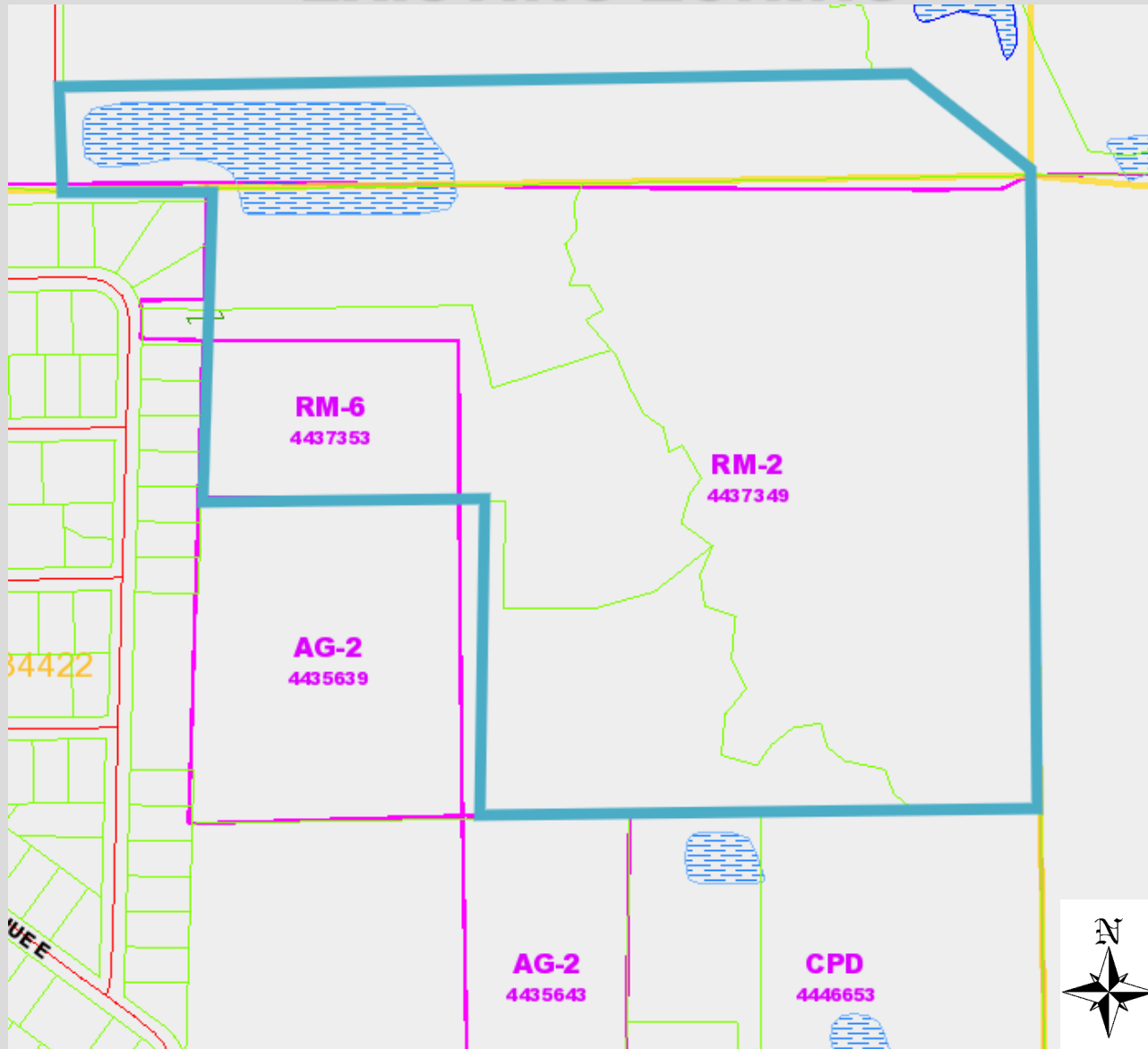
# ORCHID COVE



# PROJECT LOCATION

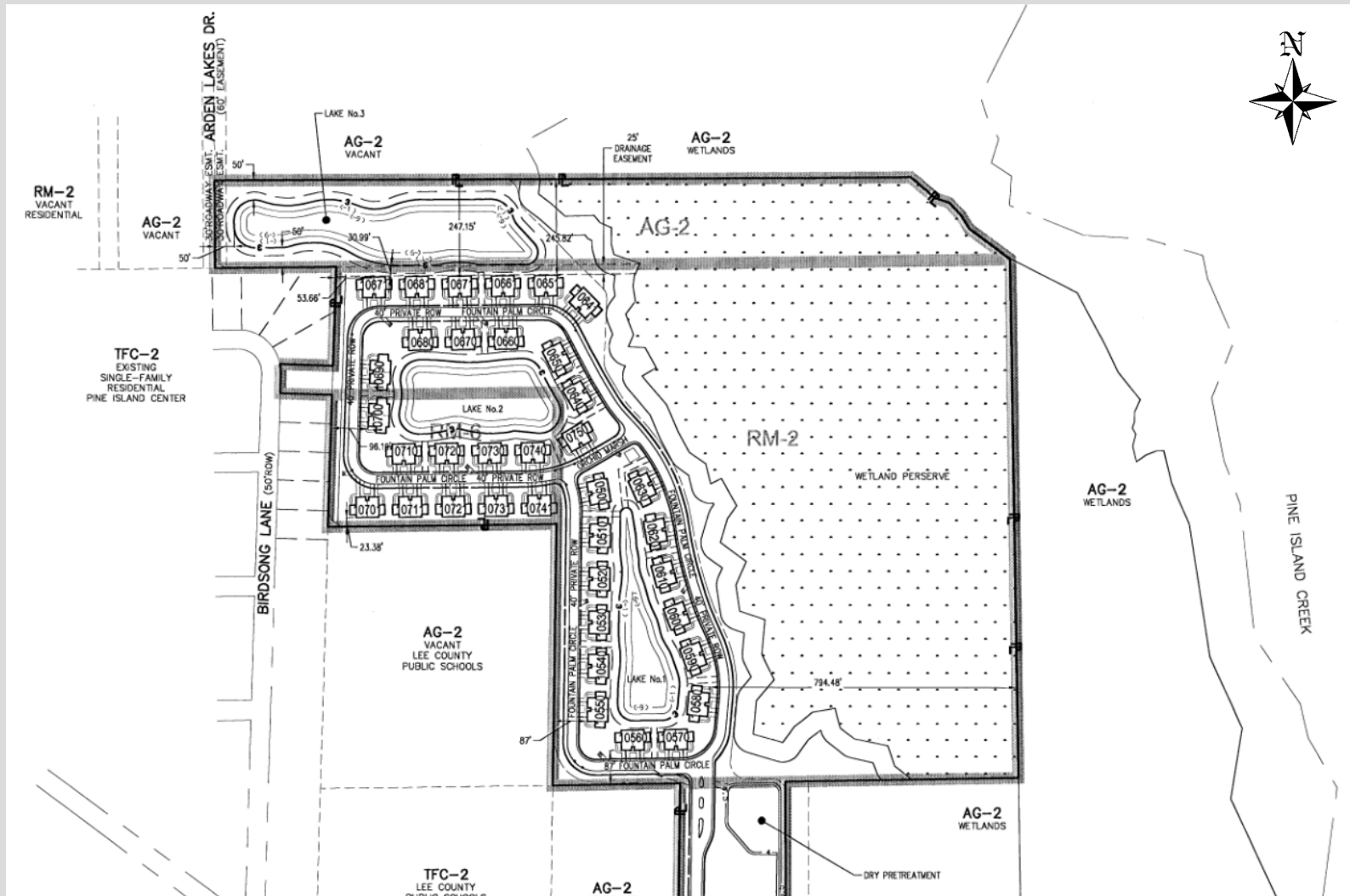


# EXISTING ZONING



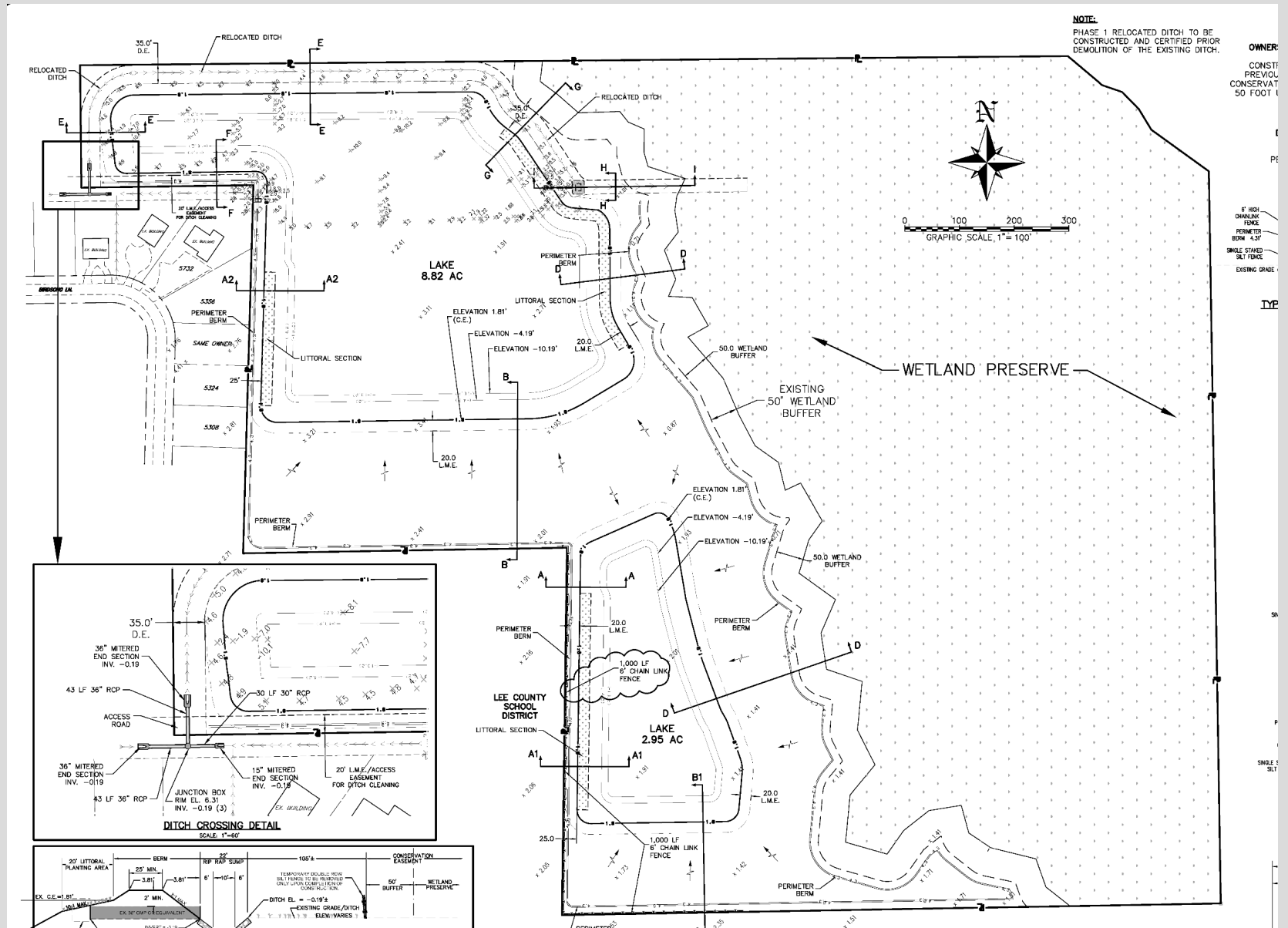
- Conventional Multiple-Family Zoning RM-2 & RM-6
- Urban Community Future Land Use: Standard up to 6 du/ac

# PREVIOUS D.O. APPROVED ENGINEERING PLAN



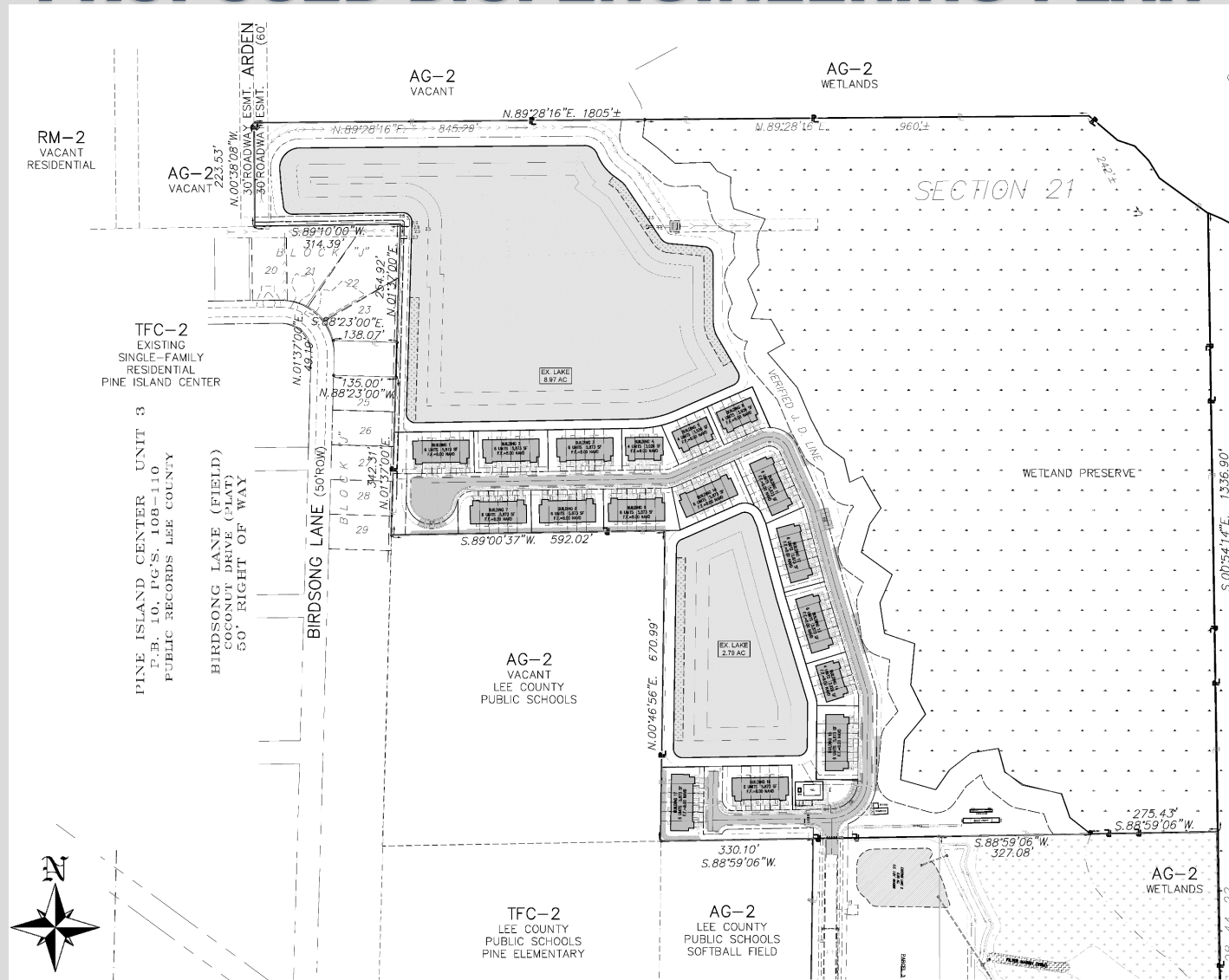
- DOS2005-00354 – Approved 3/26/2008
- 156 residential condominium Units in 39 Buildings with streets, utilities, stormwater management facilities and related minor site improvements.

# PREVIOUS D.O. APPROVED ENGINEERING PLAN



- Approved amendment to DOS2005-00354
- Reconfigured Lakes – onsite fill to reduce truck traffic

# PROPOSED D.O. ENGINEERING PLAN

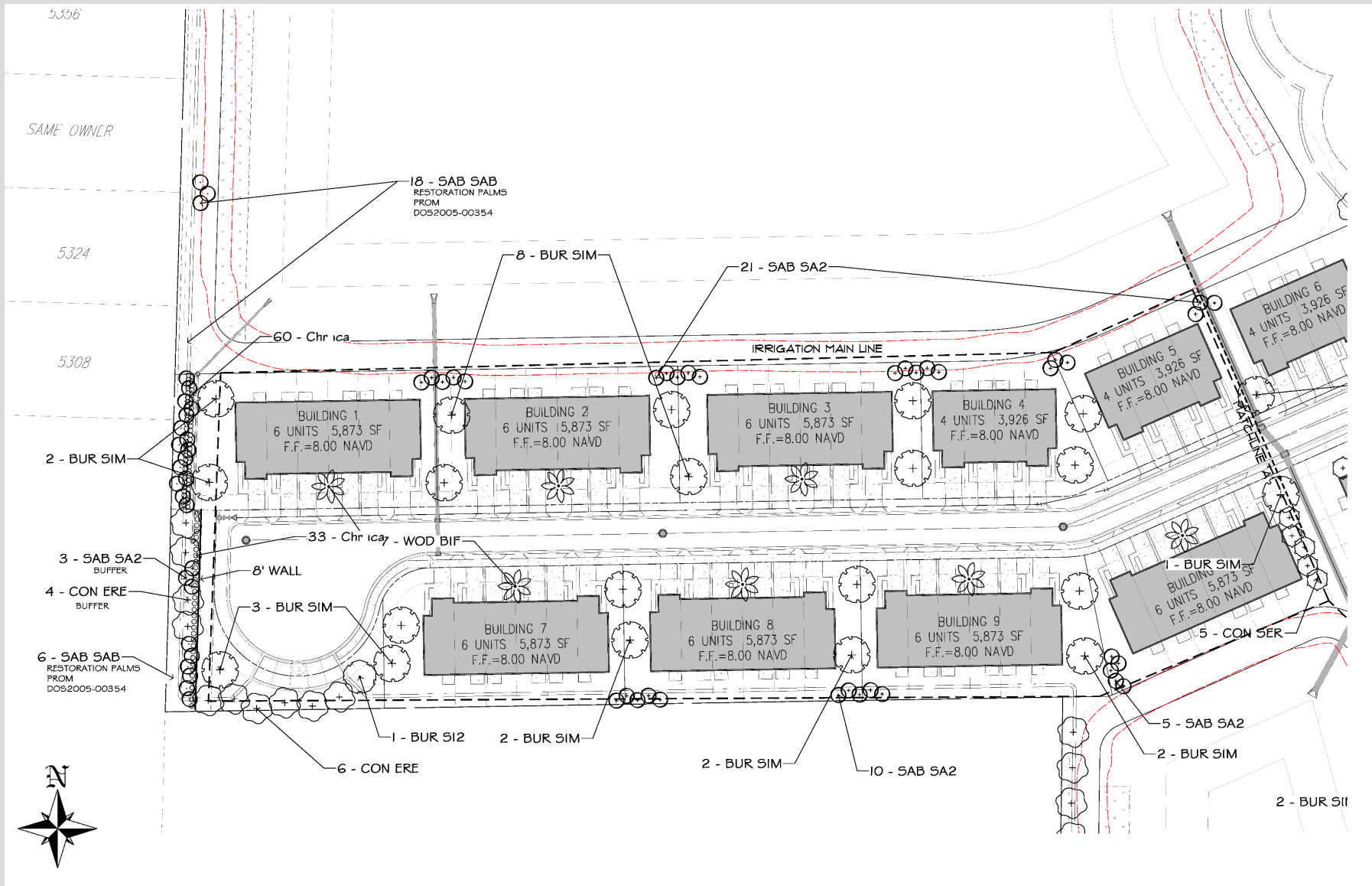


- Existing Lakes
- New Development Order for 94 townhome units in 17 buildings, amenity center with pool with streets, utilities, drainage and related minor site improvements. Followed by Subdivision Plat





# PROPOSED D.O. LANDSCAPE PLAN



**WETLAND PRESERVE**

**7 - CON ERE**

**1 - BUR SIM**

**5 - CON SER**

**4 - BUR S12  
(1 PARKING, 3 GENERAL)  
4 - CON ERE  
(4 GENERAL)**

**BUILDING 4**  
4 UNITS 3,926 SF  
F.F.=8.00 NAVD

**BUILDING 5**  
4 UNITS 3,926 SF  
F.F.=8.00 NAVD

**BUILDING 6**  
4 UNITS 3,926 SF  
F.F.=8.00 NAVD

**BUILDING 7**  
6 UNITS 5,873 SF  
F.F.=8.00 NAVD

**BUILDING 8**  
6 UNITS 5,873 SF  
F.F.=8.00 NAVD

**BUILDING 9**  
6 UNITS 5,873 SF  
F.F.=8.00 NAVD

**BUILDING 10**  
6 UNITS 5,873 SF  
F.F.=8.00 NAVD

**BUILDING 11**  
6 UNITS 5,873 SF  
F.F.=8.00 NAVD

**BUILDING 12**  
6 UNITS 5,873 SF  
F.F.=8.00 NAVD

**BUILDING 13**  
6 UNITS 5,873 SF  
F.F.=8.00 NAVD

**1 - BUR SIM**

**5 - CON SER**

**5 - SAB SA2**

**2 - BUR SIM**

**2 - BUR SIM**

**3 - WOD BIF**

**12 - CON ERE**

**13 - SAB SA2**

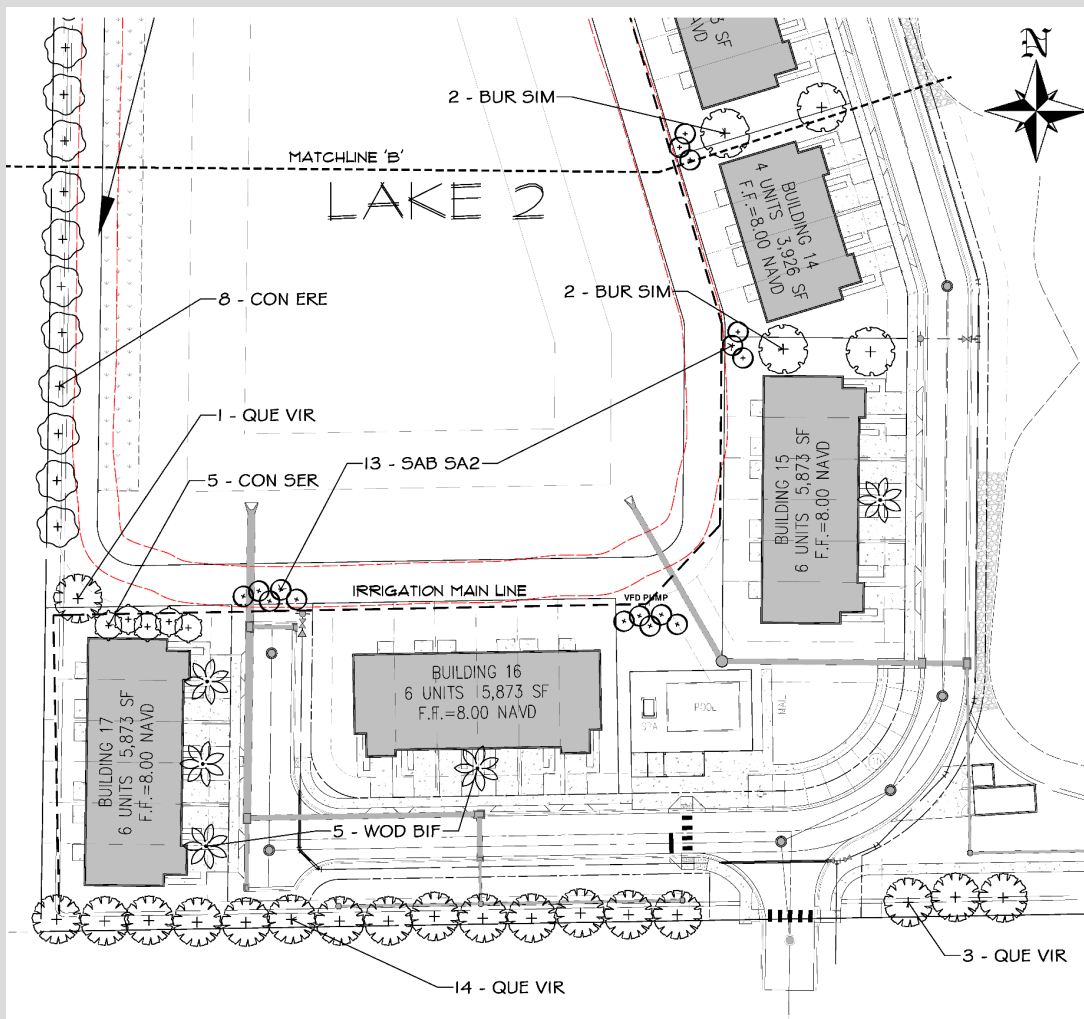
**2 - BUR SIM**

**2 - BUR SIM**

**MATCHLINE 'B'**



# PROPOSED D.O. LANDSCAPE PLAN



## PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	BUR SIM	29	Bursera simaruba	Gumbo Limbo	16" HT, 4" CAL
	BUR SI2	5	Bursera simaruba	Gumbo Limbo	Min. 2" Cal., 10' Ht., 4' Sprd.
	CON ERE	41	Conocarpus erectus	Buttonwood	Min. 2" Cal., 10' Ht., 4' Sprd.
	CON SER	15	Conocarpus erectus sericeus	Silver Buttonwood	Min. 2" Cal., 10' Ht., 4' Sprd.
	QUE VIR	18	Quercus virginiana	Southern Live Oak	Min. 2" Cal., 10' Ht., 4' Sprd.
	SAB SAB	24	Sabal palmetto	Cabbage Palmetto	10' -16' CT Staggered
	SAB SA2	65	Sabal palmetto	Cabbage Palmetto	10' -16' CT Staggered
	WOD BIF	15	Wodyetia bifurcata	Foxtail Palm	10' -12' CT
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	Chr ica	93	Chrysobalanus icaco	Coco Plum	3 gal., 24" ht