


ESTERO TOWN CENTER CPD AMENDMENT

PUBLIC INFORMATION MEETING

SEPTEMBER 28TH, 2021

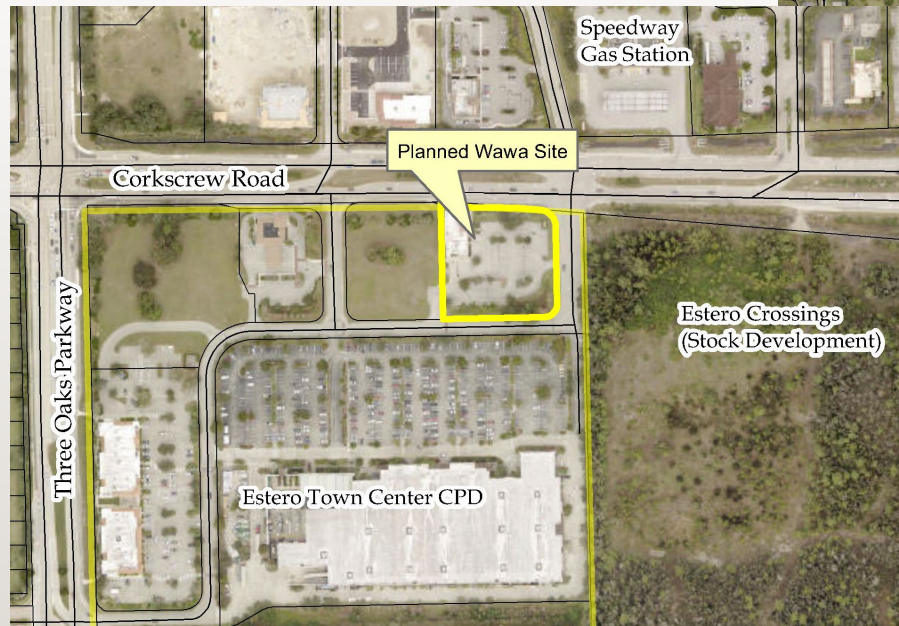


PROJECT TEAM

- ❑ Developer/ Applicant: Brightwork Real Estate
 - ❑ Land Use Planner: Daniel DeLisi, AICP, DeLisi, Inc.
 - ❑ Engineer: Bowman Consulting
 - ❑ Legal Counsel: Neale Montgomery, Pavese Law Firm
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PROPERTY LOCATION

- ❑ Corner of Corkscrew Rd. and Three Oaks Blvd.
- ❑ Wawa Parcel at Northeast corner of site.



RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

EXISTING ZONING

- Zoned CPD in 2003 for big box retail with outparcels.
- Developed with Lowes, a strip center along Three Oaks Blvd.
- Outparcels along Corkscrew Road vacant or undeveloped
- Zoning allows Convenience food and Beverage with no limitations on hours of operation
- LDC has separation requirement
- Zoning limits development to 1 (one) of either a Convenience Store or a Fast-Food Restaurant.

WHEREAS, as application was filed by Courtelis Company to rezone a 32.96 acre parcel from Agriculture (AG-2) to Commercial Planned Development (CPD), in reference to Estero Town Center CPD; and

WHEREAS, public hearings were advertised and held on May 30, 2003, June 6, 2003 and June 13, 2003, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case DCI2002-00071; and

WHEREAS, a second public hearing was advertised and held on October 20, 2003, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to rezone a 32.96 acre parcel from AG-2 to CPD, to allow for the development of a mixed use commercial center consisting of up to 265,000 square feet of gross floor area with buildings not exceeding 45 feet in height (4-stories). The development may include blasting as a development activity. The property is located in the Urban Community and General Interchange Land Use Categories and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

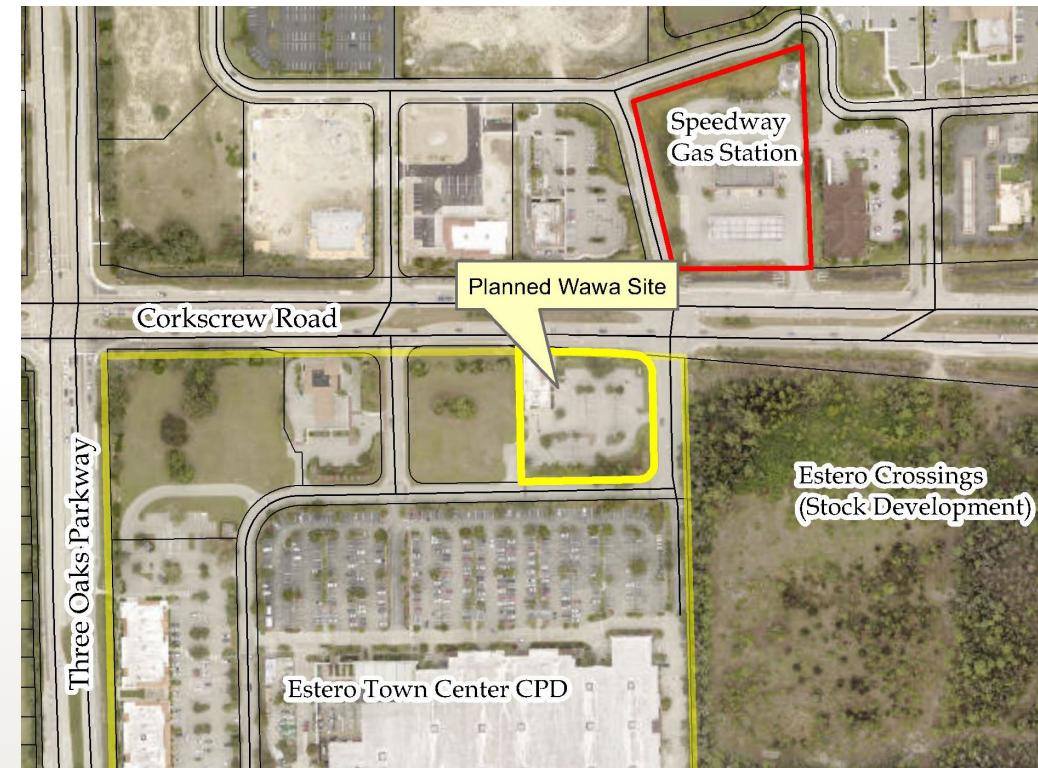
1. The development of this project must be consistent with the one-page Master Concept Plan entitled "Estero Town Center CPD-E2007," stamped received Nov 26 2003, except as modified by the conditions below. This development must comply with all requirements of the Lee County LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

The project is limited to a maximum of 265,000 square feet of gross floor area. Of this total, up to 50,000 square feet can consist of office space. Additionally, a portion of this

COPY

ZONING REQUEST

1. Amendment to include a deviation to allow Wawa Store to be located within 500 feet of the existing gas station to the north
2. Allow for both a Convenience Store and a Fast Food Restaurant along Corkscrew Road



14. Limitations on Fast-Food Restaurants in Village Areas abutting Corkscrew Road:
 - a) No more than one freestanding fast food restaurant (as defined in LDC §34-2) is permitted;
 - b) No freestanding fast food restaurants are permitted if a convenience store has already been permitted in the Village Areas abutting Corkscrew Road;

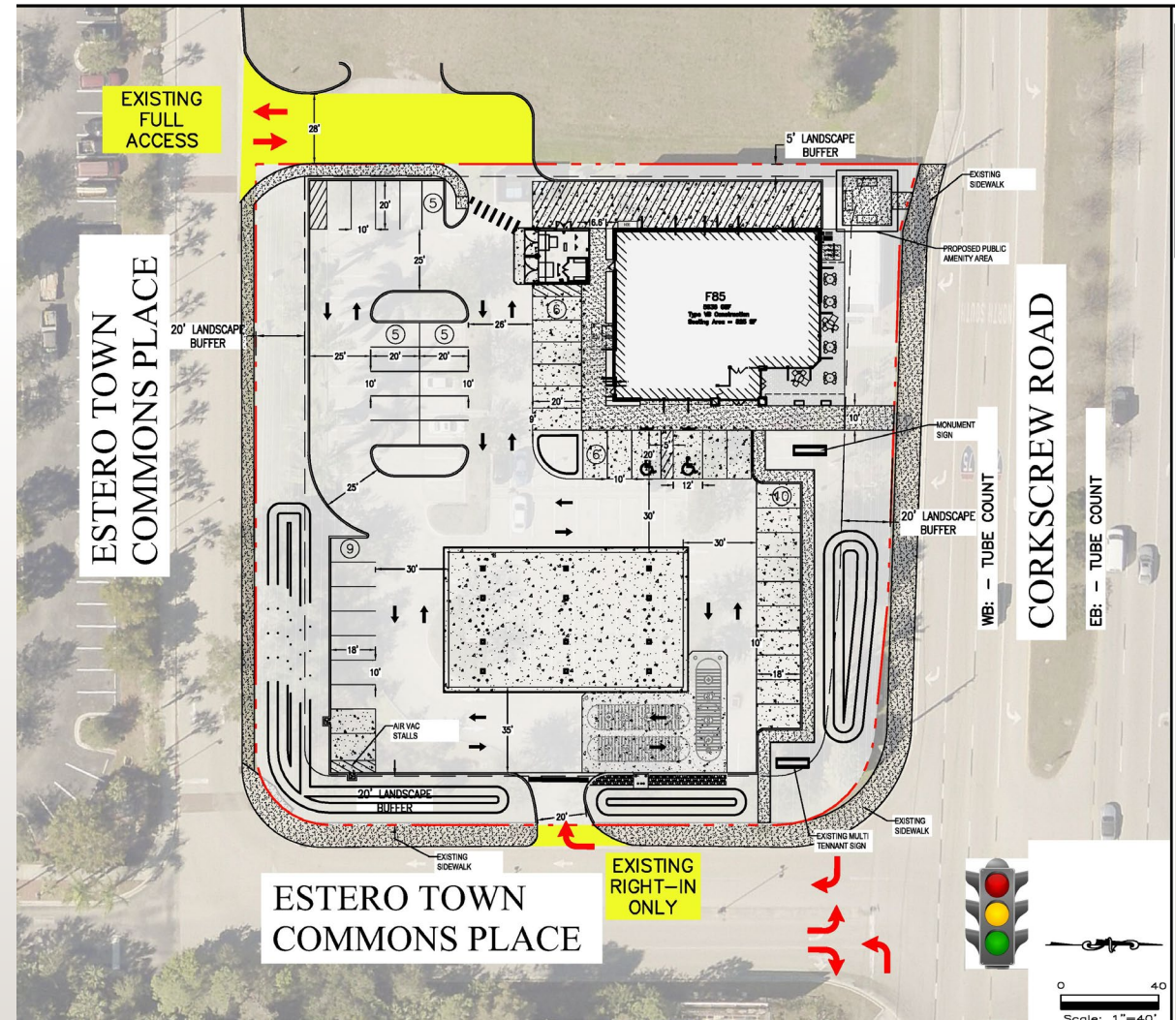
WHAT/WHO IS WAWA

- ❑ Convenience store
 - ❑ Ancillary fuel pumps
- ❑ 200 yr. old company – started as a dairy farm and milk store
- ❑ Known for hoagies and other food items
 - ❑ Unlike Gas stations, business is centered around the food
 - ❑ Store designed around the hot, fresh made food



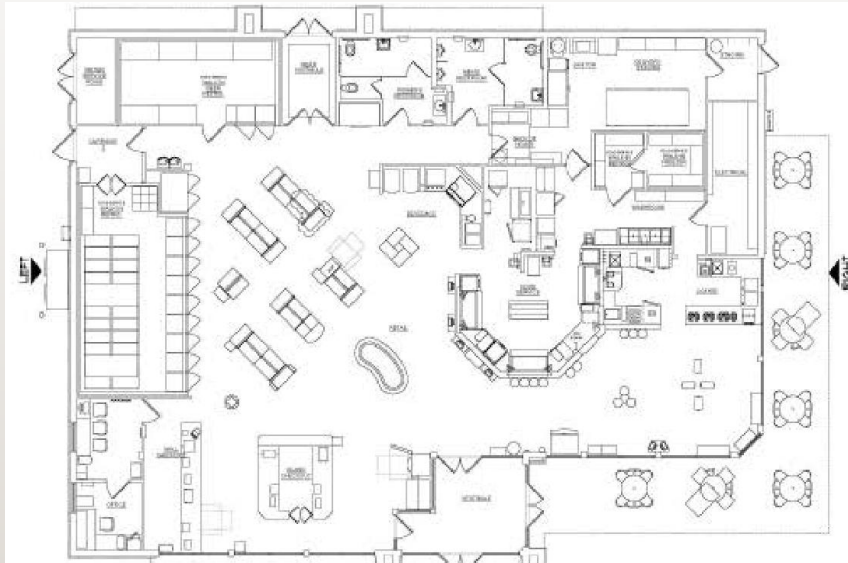
WAWA SITE PLAN

- ❑ At the corner of Estero Town Commons Place and Corkscrew Road.
- ❑ Re-designed typical site layout to meet the Corkscrew Overlay
- ❑ Re-develops a site with an existing vacant building



WAWA STORE DESIGN

- ❑ Designed as a café with outdoor seating
- ❑ Interior design centers around hot food counter: sandwiches, soups, deserts



Cuhaci & Peterson
Architects Engineers Planners

WAWA F85
Corkscrew Rd. & Three Oaks pkwy., - Estero, FL • C&P Project #2150157

SUMMARY

□ Two Amendments to existing Zoning to allow:

1. A deviation to allow for Wawa Store to be located within 500 feet of the existing gas station to the north
2. Change to Condition #14 to allow for both Wawa and a Fast Food Restaurant along Corkscrew Road

QUESTIONS?

