


MILAN VILLAS RPD

P, Z &D BOARD HEARING

AUGUST 9, 2022

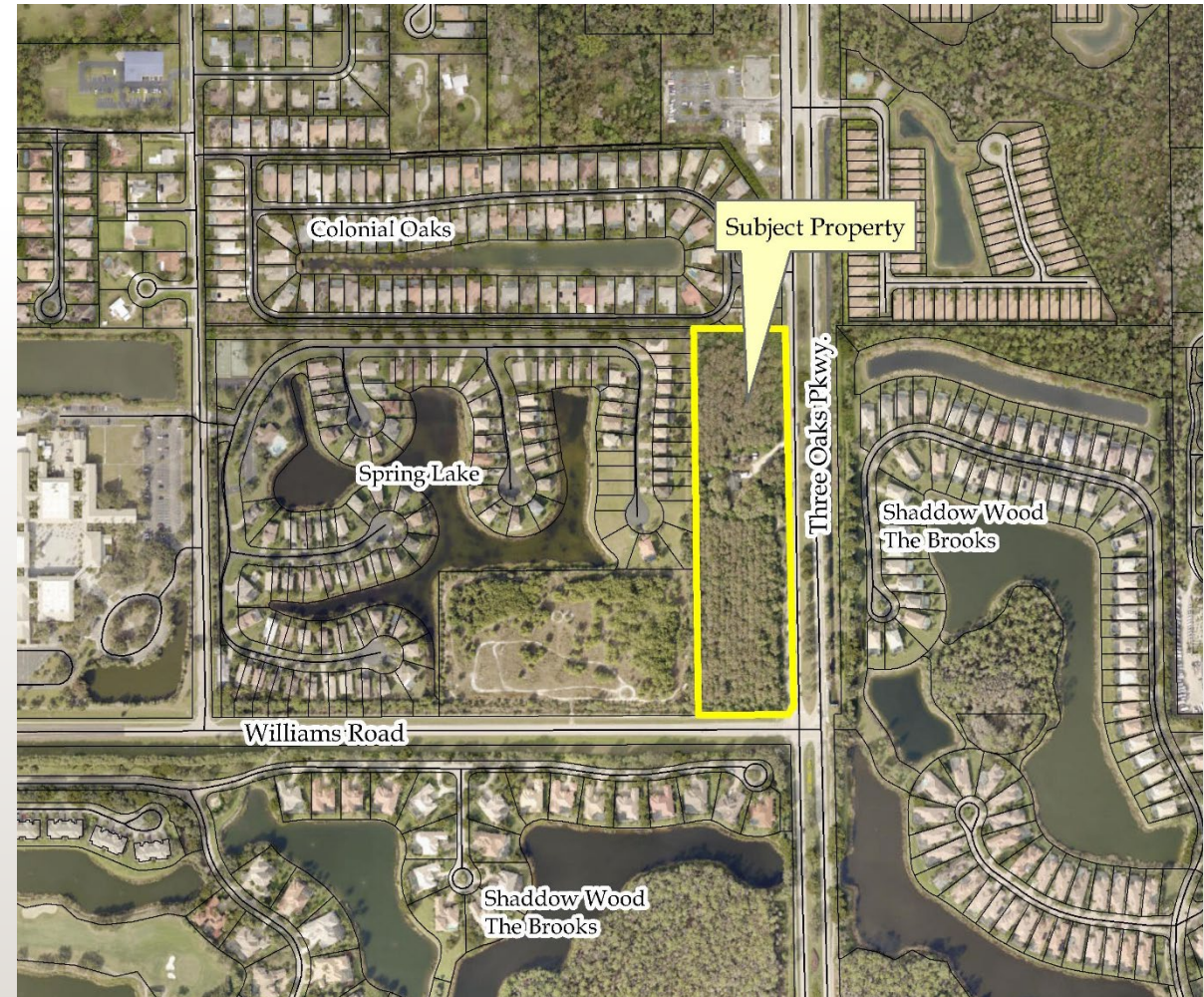


PROJECT TEAM

- ❑ Developer/ Applicant: DR Horton
 - ❑ Land Use Planner: Daniel DeLisi, AICP, DeLisi, Inc.
 - ❑ Engineer: Chris Mitchell, PE, JR Evans Engineering
 - ❑ Legal Counsel: Neale Montgomery, Pavese Law Firm
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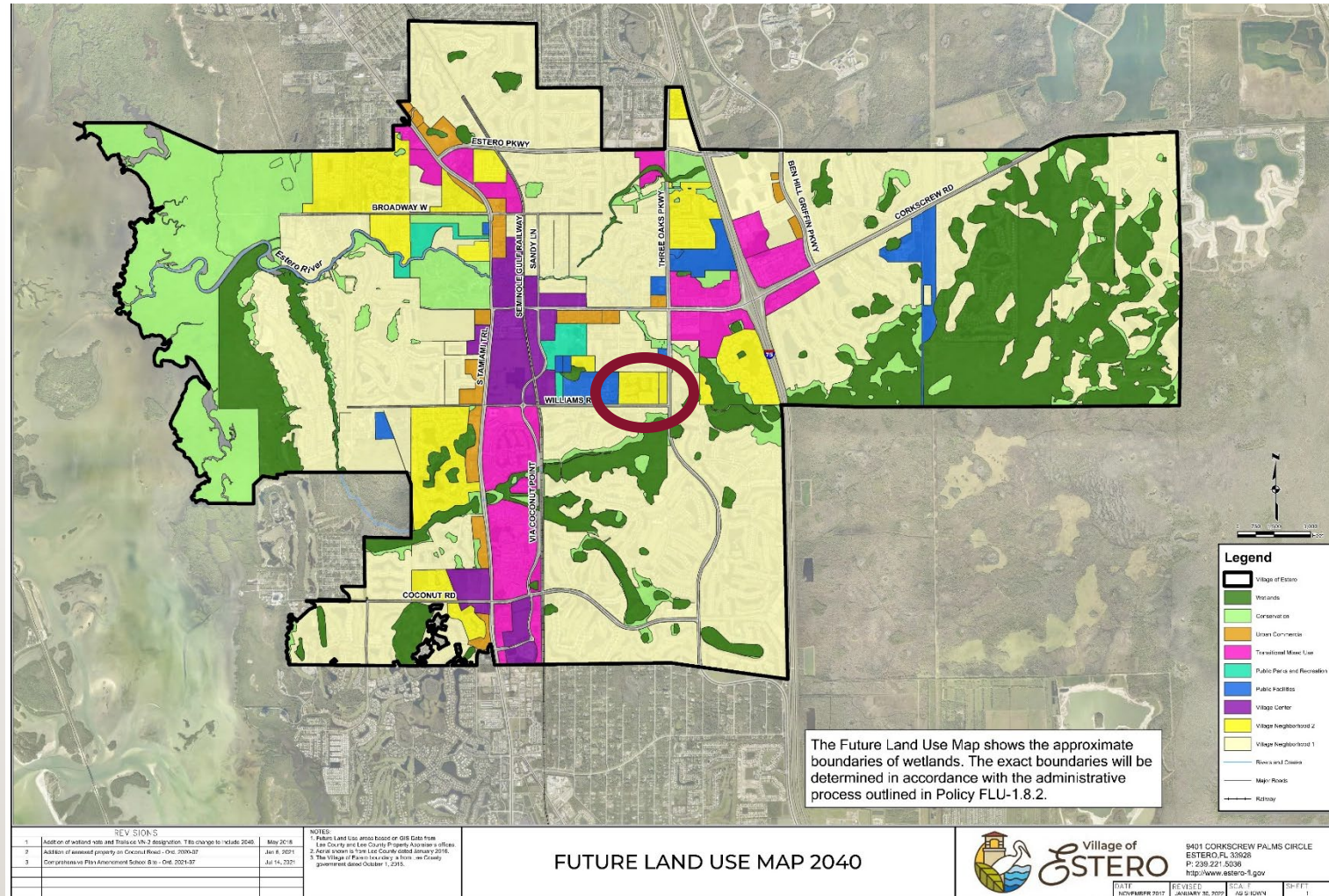
PROPERTY LOCATION

- ❑ Corner of Williams Rd. and Three Oaks Blvd.
- ❑ East of Spring Lake, South of Colonial Oaks, North and west of Shadow Wood – separated by Williams Rd. and Three Oaks Blvd.



ZONING REQUEST

Residential Planned
 Development Consistent
 with the Estero FLUM -
 Village Neighborhood 2



CURRENT ZONING

- Commercial Planned Development (CPD)
- Approved in 2003
- 100,000 square feet of Medical & General Office area.

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

WHEREAS, Richard Clesen, filed an application on behalf of the property owner, Roy E. Tucker, to rezone a 10.03 ± acre parcel from Agricultural (AG-2) to Commercial Planned Development (CPD) in reference to Williams - Three Oaks CPD; and

WHEREAS, a public hearing was advertised and held on December 17, 2003, and continued for written submissions until December 18, 2003, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2003-00019; and

WHEREAS, a second public hearing was advertised and held on February 2, 2004, 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 10.03 ± acre parcel from AG-2 to CPD, to allow general office use, including medical office with a maximum of 100,000 square feet of gross floor area and a maximum building height of 35 feet. The property is located in the Suburban Future Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions specified in Section B below.

SECTION B. CONDITIONS:







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

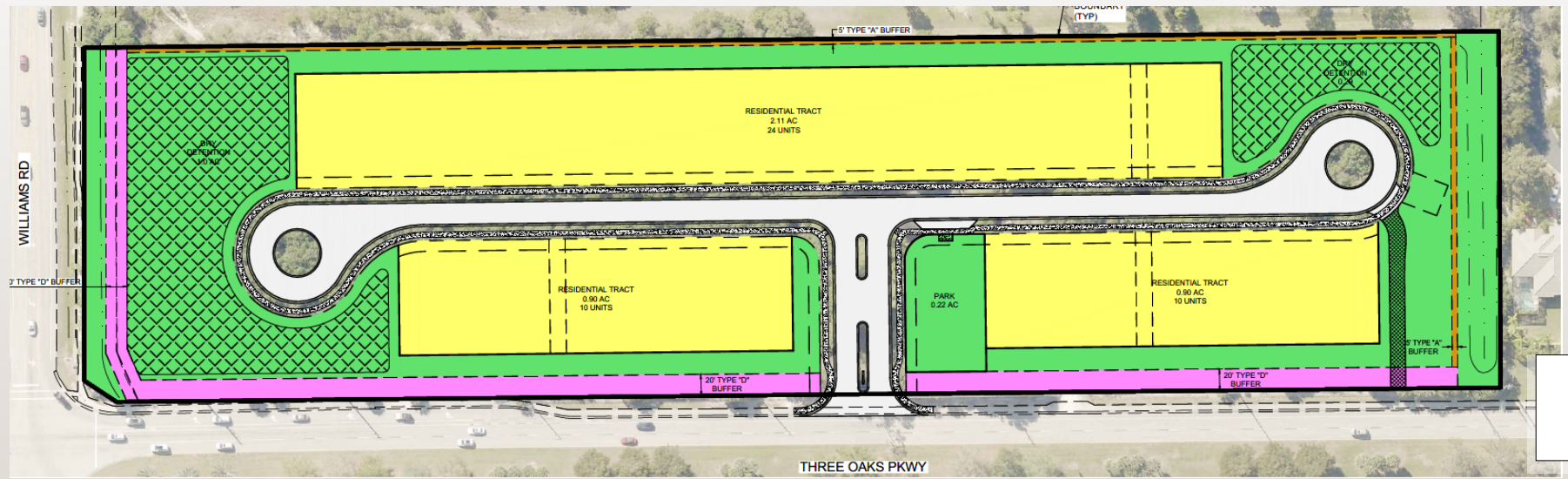
1. The development of this project must be consistent with the Master Concept Plan entitled "Williams-Three Oaks CPD," date stamped received February 10, 2004, except as modified by the conditions below. This development must comply with all requirements of the Lee County LDC at time of local development order approval. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

SITE PLAN

- ❑ 10-acre site
- ❑ 4 acres of required open space
 - ❑ 4.26 acres provided
- ❑ Passive Park
- ❑ Secondary Emergency Access
- ❑ Sidewalks on both sides of street

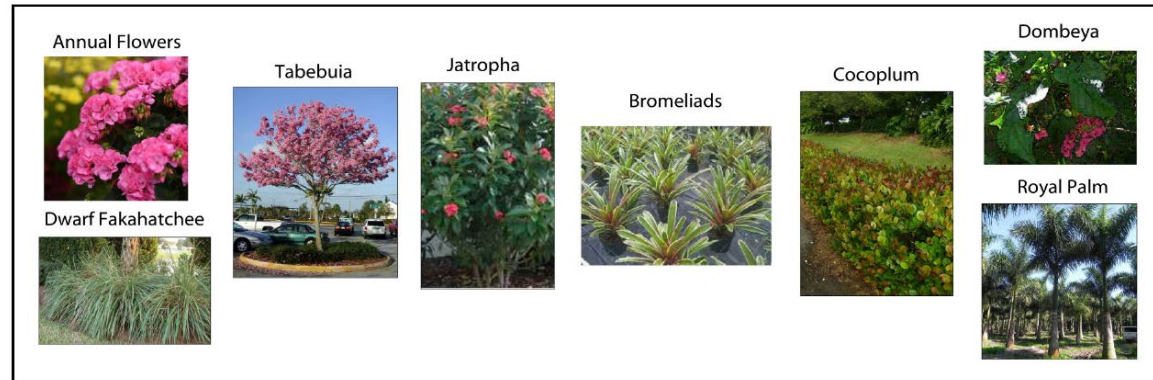


LEGEND	
	PAVEMENT & SIDEWALK
	RESIDENTIAL
	AMENITY
	OPEN SPACE
	20 FT TYPE "D" BUFFER
	5 FT TYPE "A" BUFFER



COMMUNITY ENTRY

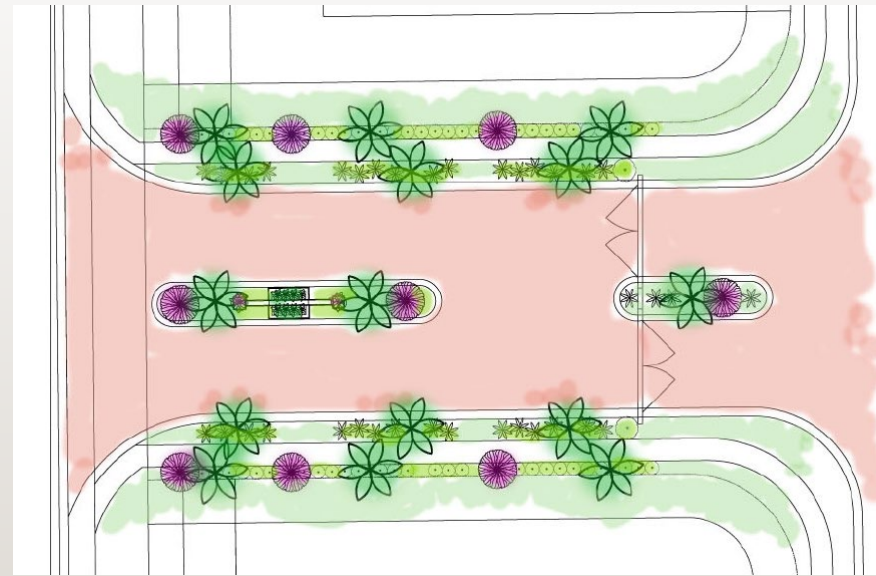
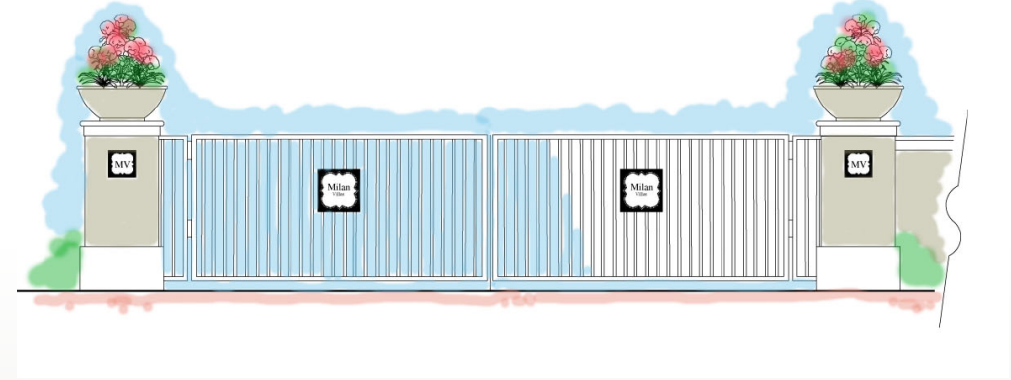
Sample Landscape Palette



Entry Sign Concept Elevation

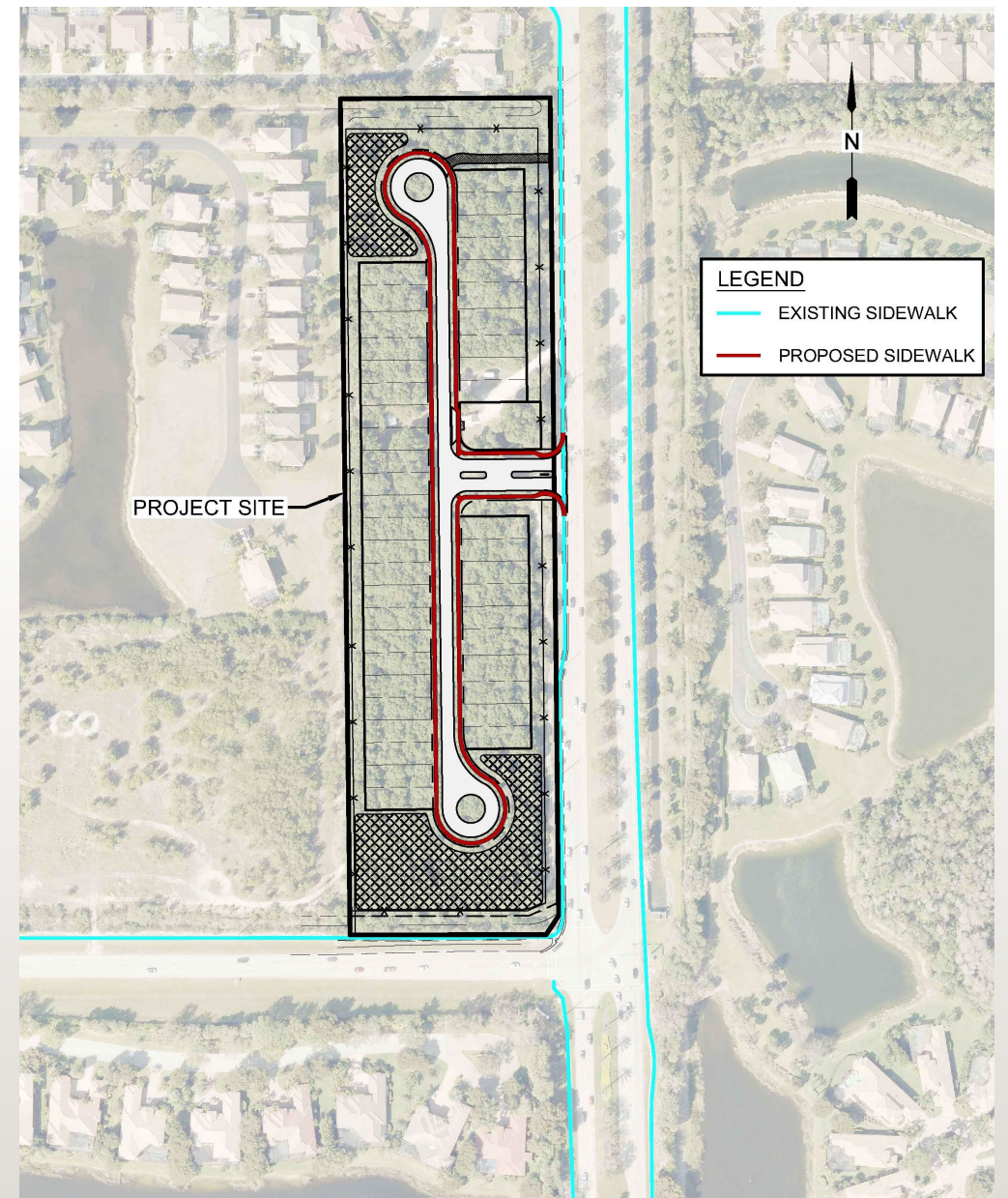


GATE DESIGN



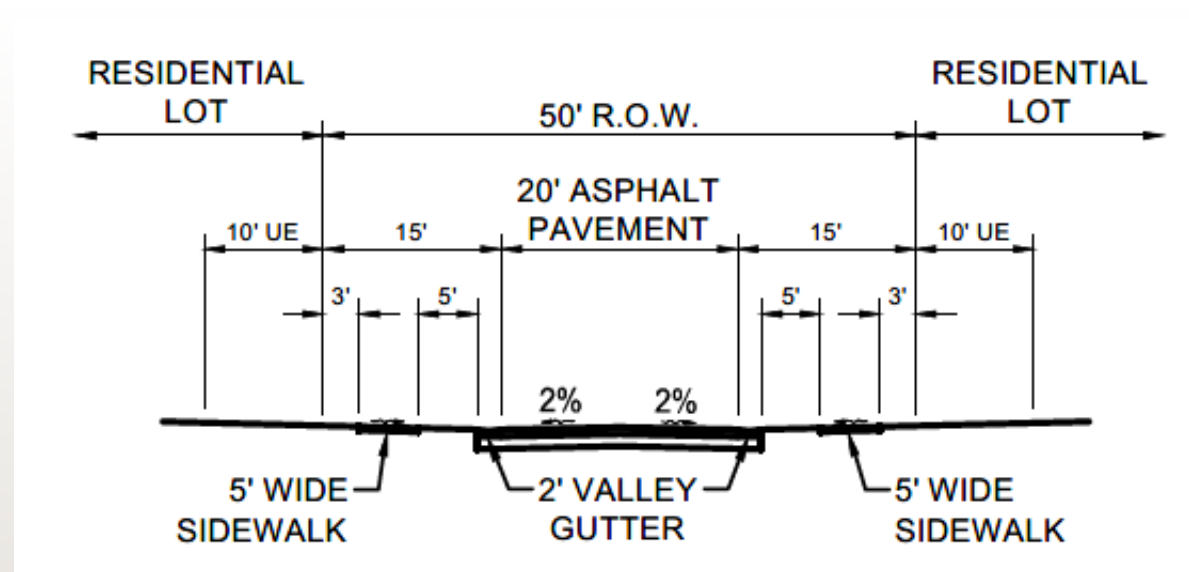
DEVIATION #1

- ❑ Requires 2 access points for residential development greater than 5-acres
 - ❑ Access to Williams would be too close to intersection
 - ❑ Additional access to Three Oaks would put an access in the turn lane



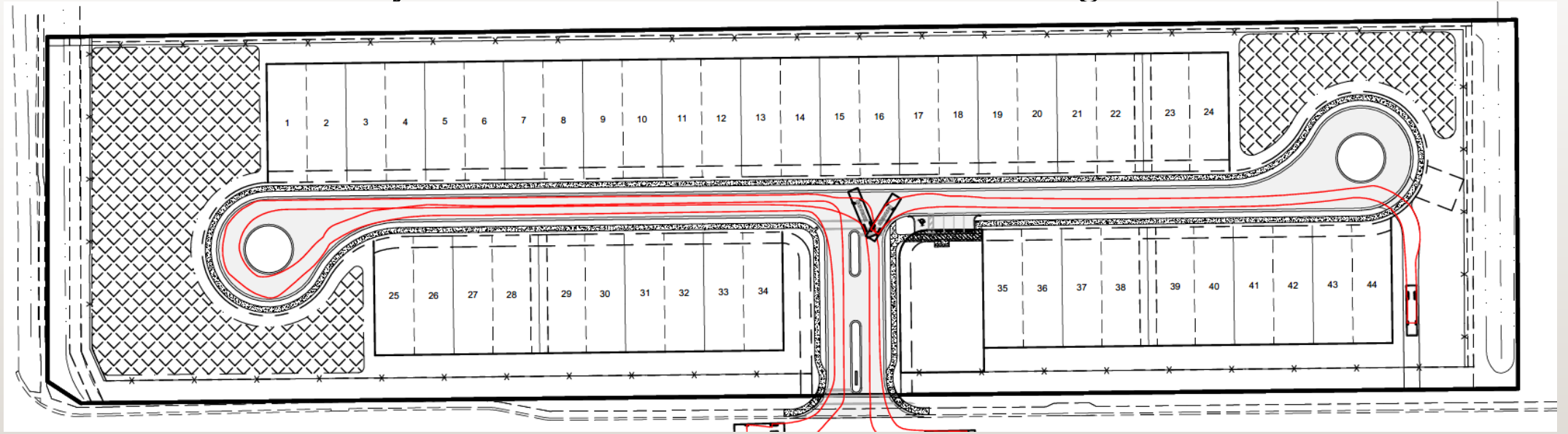
DEVIATION #2

- ❑ Requires 60' ROW width for Private Streets
 - ❑ Requesting 50'
 - ❑ P.U.E. outside of Right of way
 - ❑ Narrower streets more conducive for slower speeds in residential areas.



DEVIATIONS #3 & #4

- ❑ Require minimum 130' diameter for cul-de-sacs
 - ❑ Requesting 120' diameter
 - ❑ No homes or utilities wrapping around the cul-de-sacs
 - ❑ Maintaining slower speeds
 - ❑ Auto-Turn Analysis demonstrates sufficient turning radius.



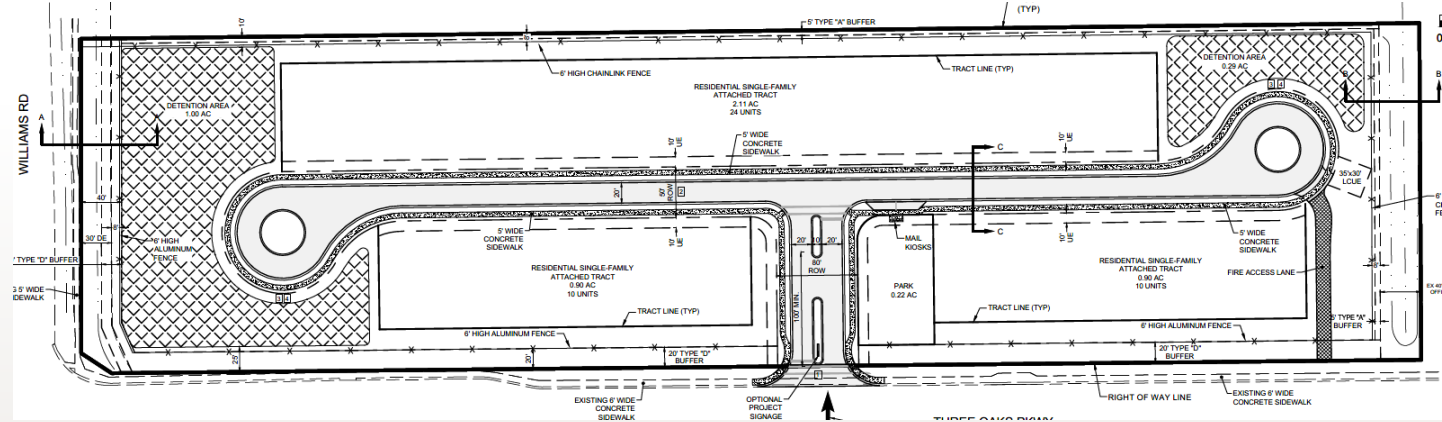
8-DAY LETTER

❑ Condition #6

❑ Revise Condition: *The developer must obtain a Limited Development Order (LDO) from Lee County pursuant to Section 10-297, Lee County LDC. A copy of the LDO must be provided to the Village prior to the start of construction.*

❑ Condition #7 – Fencing

❑ Condition #8 – *requirement for environmental permit to be in place prior to D.O. approval.*



QUESTIONS?

