

Prepared For:



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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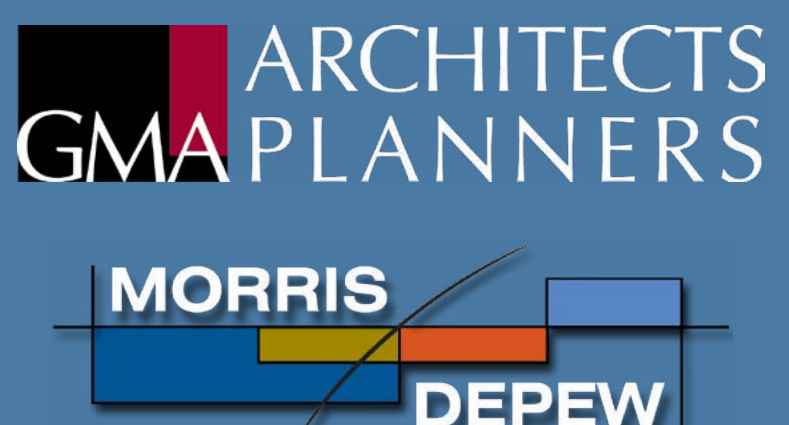
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Community Context



VILLAGES AT COUNTRY CREEK

MIROMAR OUTLETS

SPRING RUN

THREE OAKS PARKWAY

PLAZA DEL SOL

ESTERO INTERSTATE COMMERCE PARK

MIROMAR DESIGN CENTER

CORKSCREW ROAD

175

ESTERO PLACE

SITE LOCATION

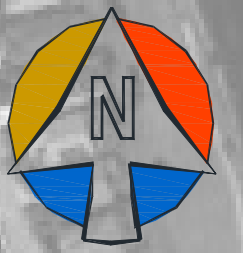
ESTERO CROSSING

CORKSCREW COMMERCE CENTER

ESTERO TOWN COMMONS

ISLAND CLUB / CORKSCREW WOODLANDS

VILLA PALMERAS



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.





A. EXISTING SOUTH BUFFER



B. EXISTING WEST BUFFER



C. EXISTING NORTH BUFFER



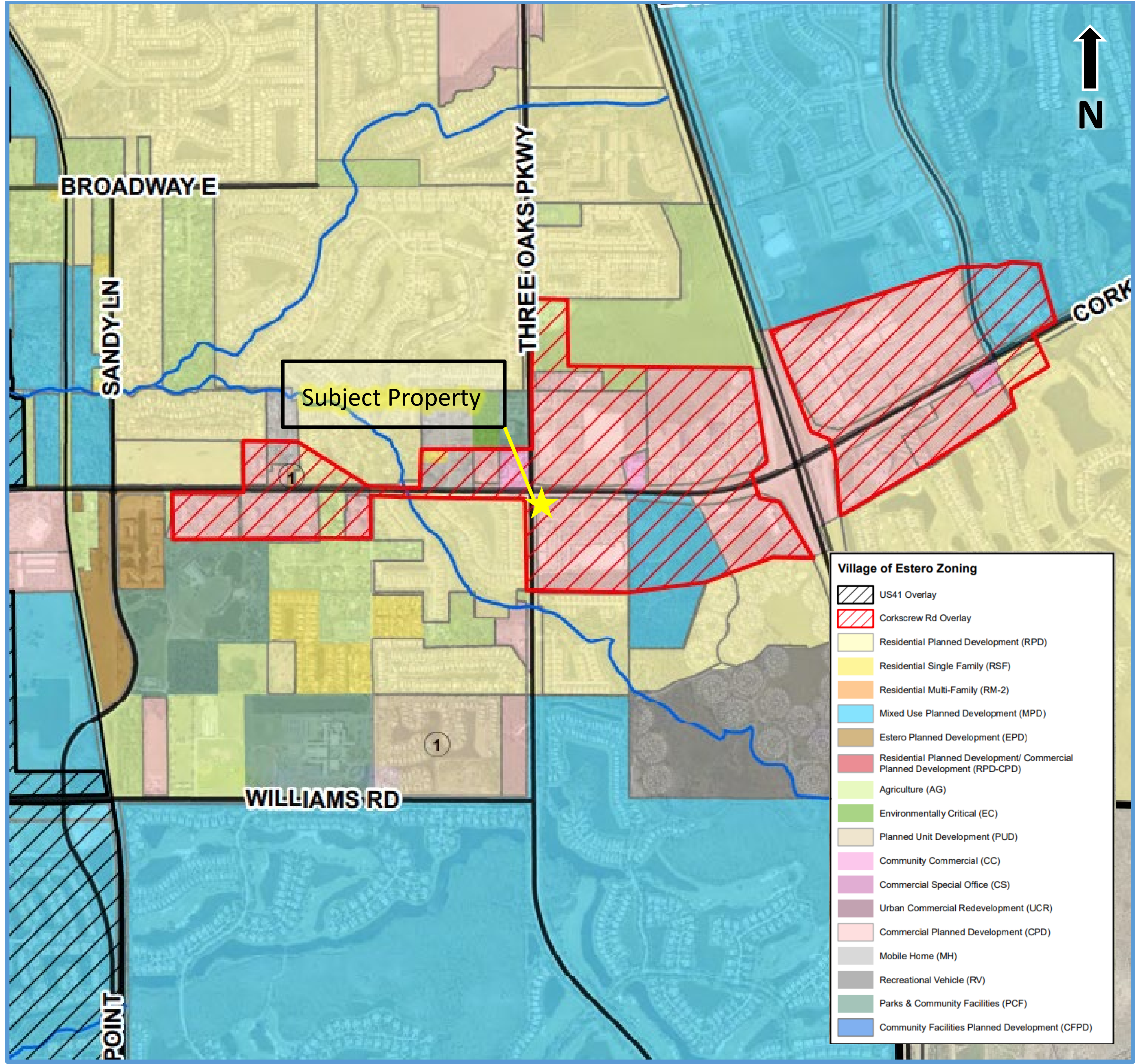
D. EXISTING EAST BUFFER



E. EXISTING SITE



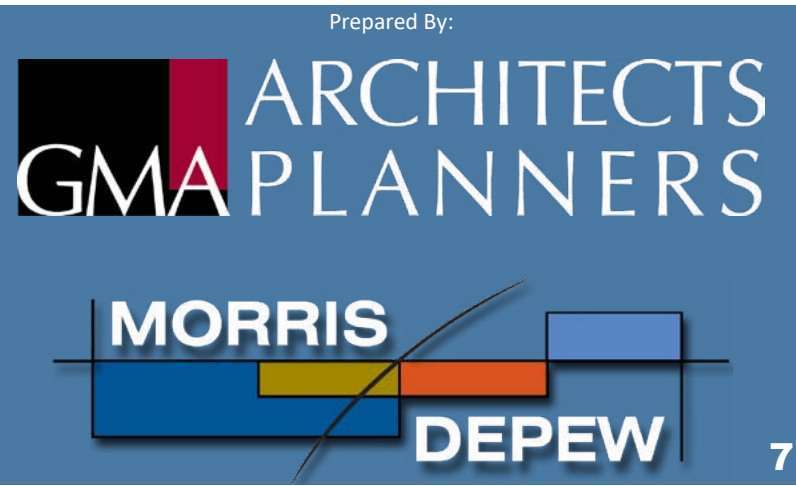
Zoning

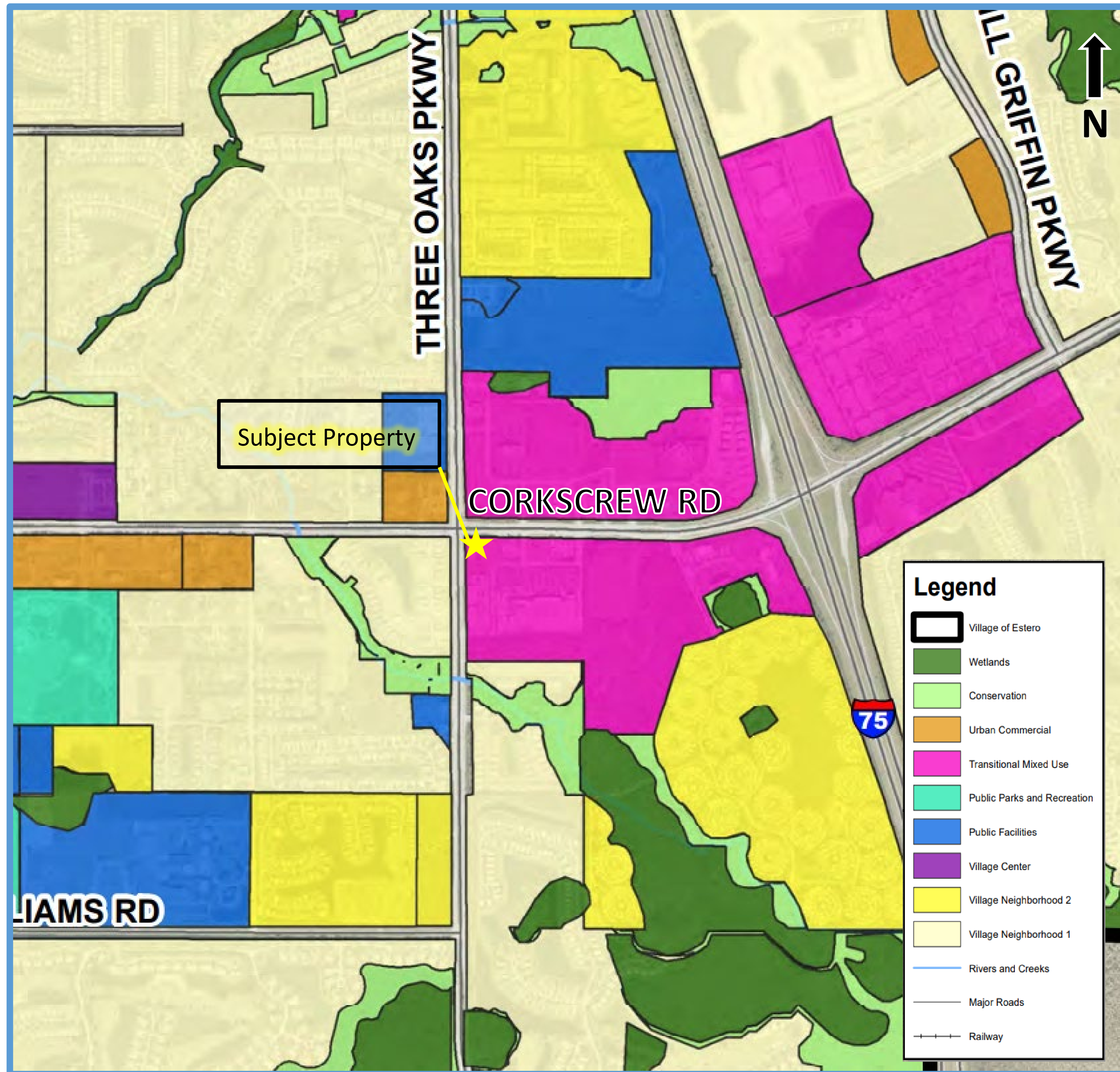


Current Zoning Map

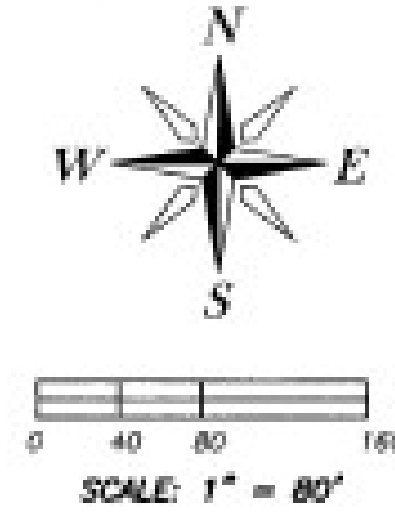
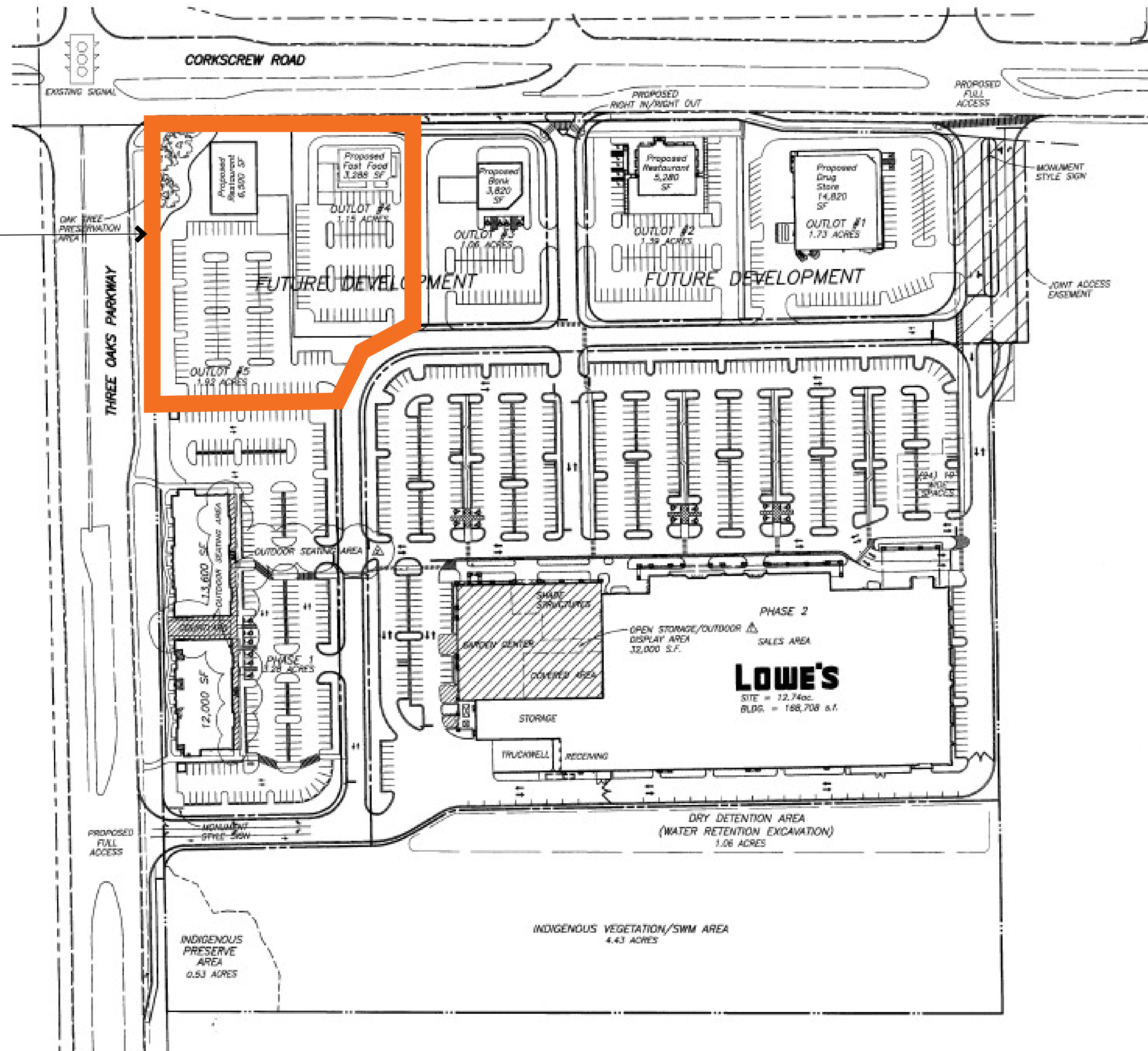
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SITE LOCATION



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 308=9,899ac.
 PROVIDED INDIGENOUS OPEN SPACE = 9.89ac. X 50%=4,949ac.
 PROVIDED INDIGENOUS OPEN SPACE = 4.94ac.
 PROVIDED PHASE ONE OPEN SPACE = 8,520ac.
 ANTICIPATED FULL DEVELOPMENT OPEN SPACE = 11,369ac.

NOTE:
SHOPS OUTDOOR SEATING

IN ACCORDANCE WITH ZONING RESOLUTION Z-03-032, SECTION B, CONDITIONS 2, c. SCHEDULE OF USES, WELARE AREAS #1 AND #2, CONSUMPTION ON PREMISES (LDC 34-1261 ET SEQ.) (ONLY IN CONSUMPTION 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
 Amendment to
 Master Concept Plan
 Subject to Case # 2007-00101
 Date 11/13/2007

ADD 2007-00101
 EXHIBIT H-3.B

NO.	DATE	BY	REVISION
1	11-30-07	HLM	ADDED OPEN SPACE STORAGE/OUTDOOR DISPLAY AREA AND NOTE
2	2-21-08	HLM	ADDED OUTDOOR SEATING AREA TO SIGNS SITE AREA AND NOTE

SCALE: 1" = 80'	DATE: 11/13/2007
DRAWN: HLM	PROJECT: 2007-00101
CHECKED: HLM	CLIENT: KRG/CCA ESTERO, LLC
APPROVED: HLM	ADDRESS: 30 S. Meridian Street, Suite 1100, Indianapolis, IN 46204

PROJECT NO: 2007-00101	DATE: 11/13/2007
SHEET NO: 1	TOTAL SHEETS: 3

FORWARDED BY: KRG/CCA ESTERO, LLC
 30 S. Meridian Street
 Suite 1100
 Indianapolis, IN 46204

FORWARD TO: Estero Town Commons
 Master Concept Plan

Section 36, Township 46 S., Range 25 E.
 Lee County, Florida

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 'D' 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.

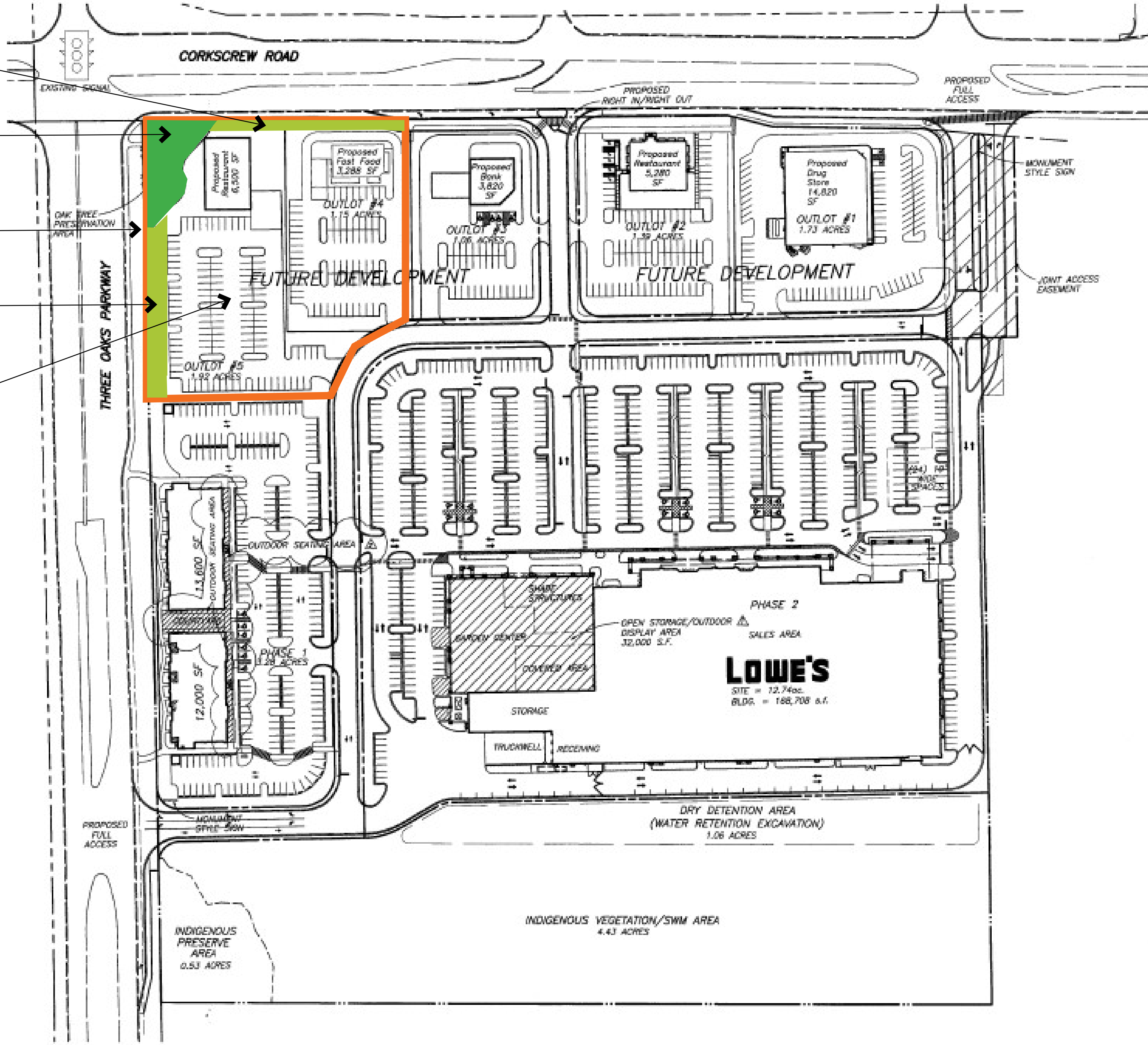
Schedule of Uses

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

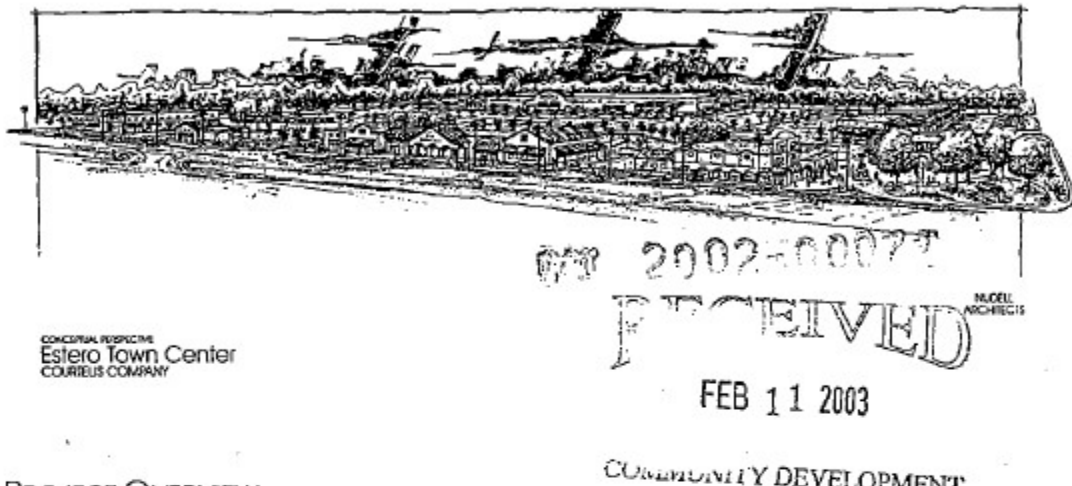
Landscaping

-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).

CORKSCREW ROAD ENHANCED BUFFER
OAK PRESERVE
SITE LOCATION
THREE OAK PARKWAY ENHANCED BUFFER
PROPOSED VARIETY STORE (APPROXIMATE LOCATION)



ESTERO TOWN CENTER DESIGN GUIDELINES
ESTERO TOWN CENTER



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.

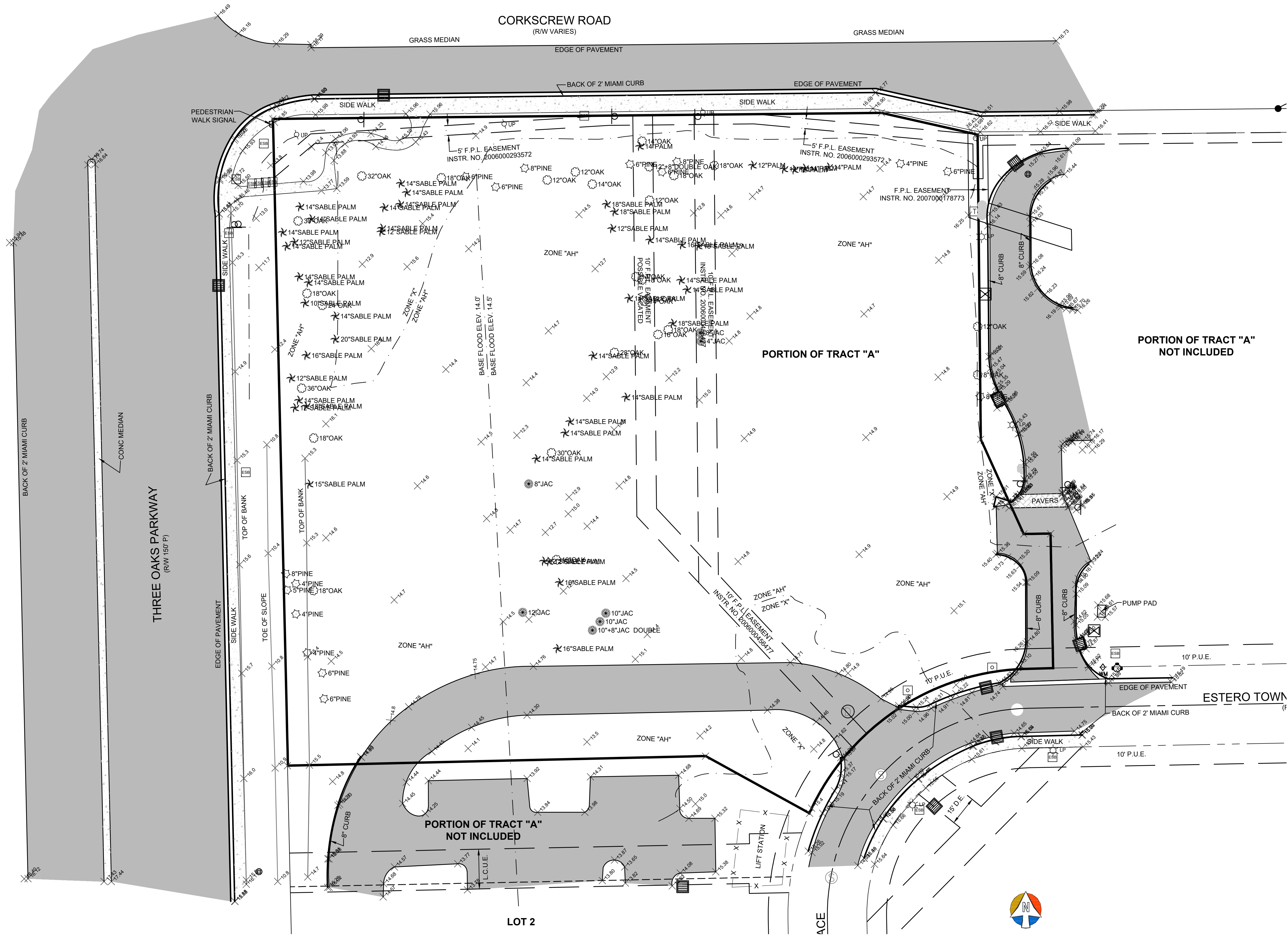
The Estero Town Center project is located at the corner of Corkscrew Road and Three Oaks Parkway. This intersection is in the center of Estero and has been the subject of great attention by the community. For this reason, the developer has devoted special attention to creating the following design guidelines 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 34-1045 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, 1/3 miles and 1 1/3 miles from the site respectively.



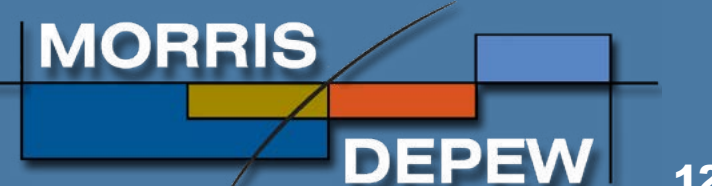
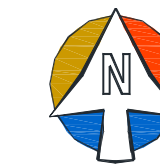
Survey

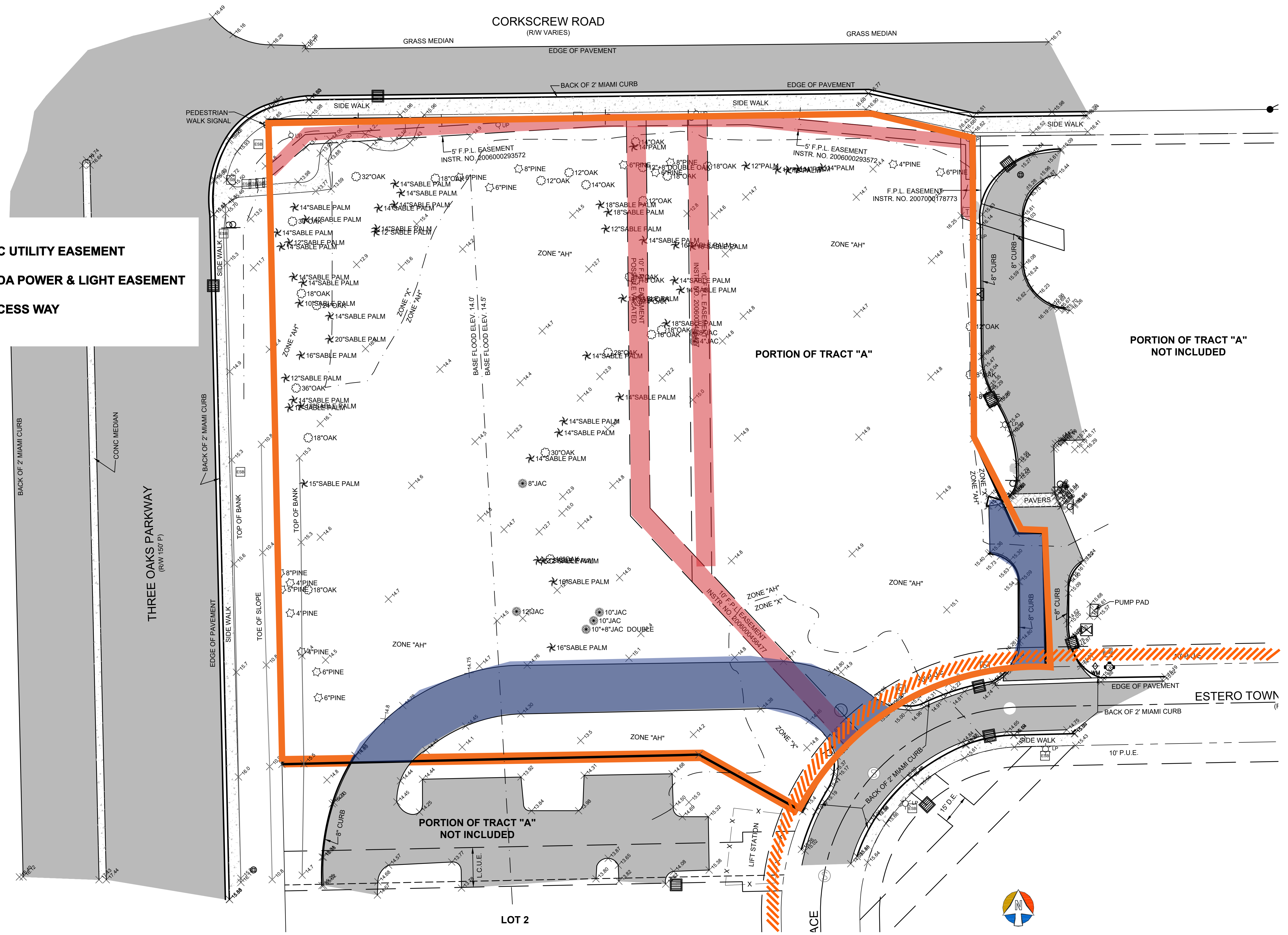





Survey & Tree Survey

February 21st, 2023

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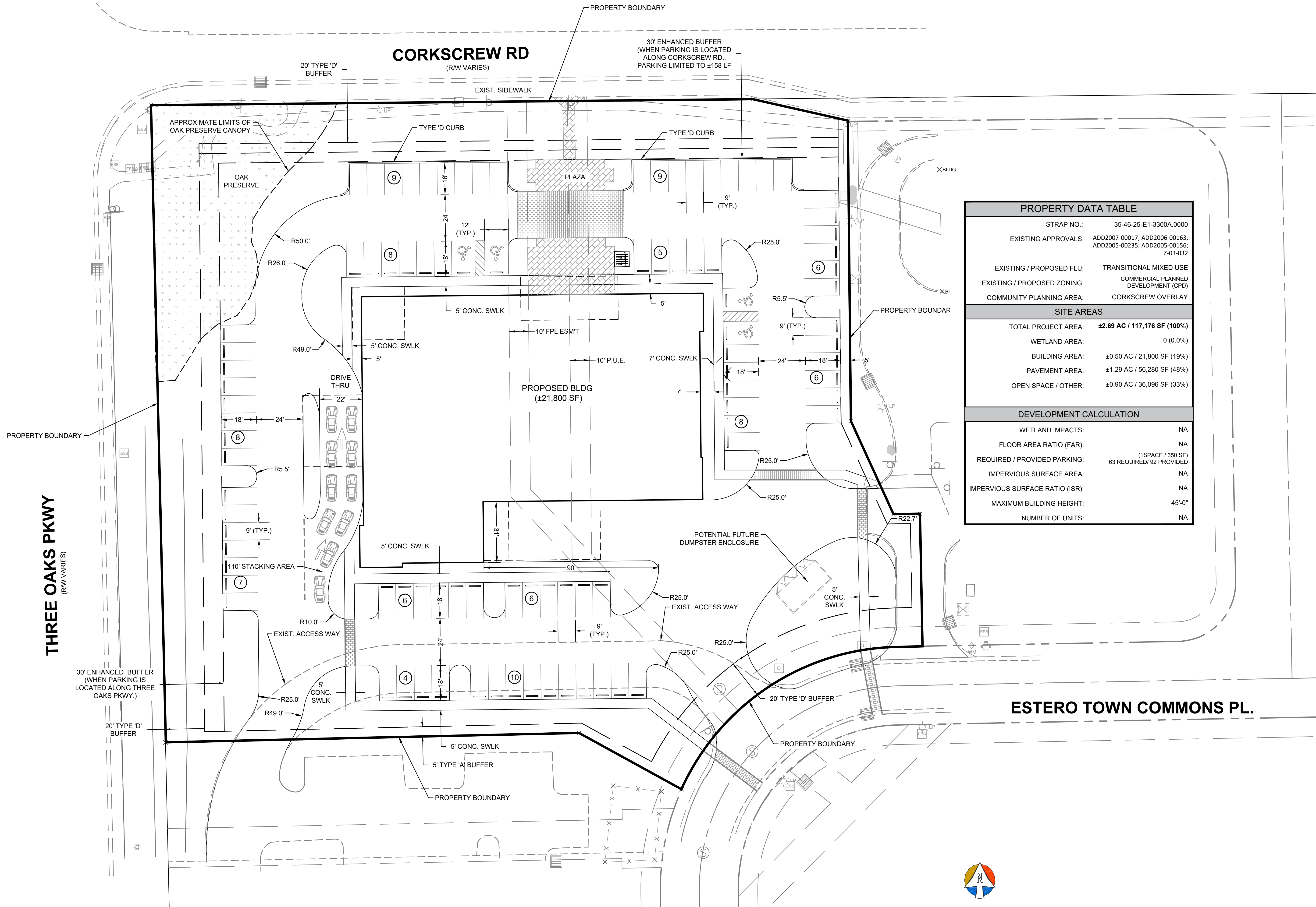




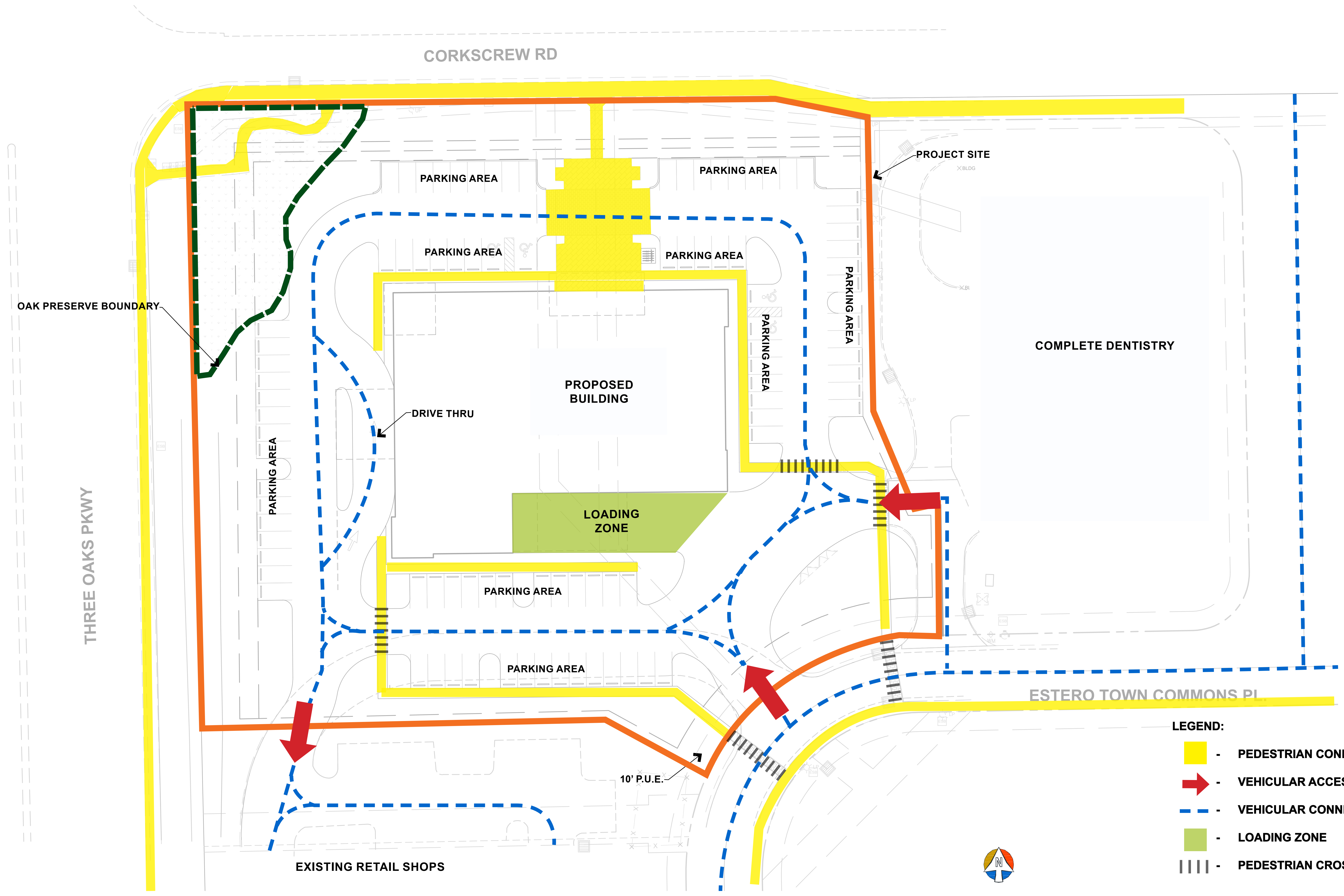
- LEGEND:**
-  - P.U.E - PUBLIC UTILITY EASEMENT
 -  - F.P.L. - FLORIDA POWER & LIGHT EASEMENT
 -  - EXISTING ACCESS WAY



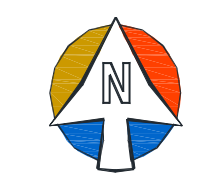
Site Plan



PROPERTY DATA TABLE	
STRAP NO.:	35-46-25-E1-3300A.0000
EXISTING APPROVALS:	ADD2007-00017; ADD2006-00163; ADD2005-00235; ADD2005-00156; Z-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



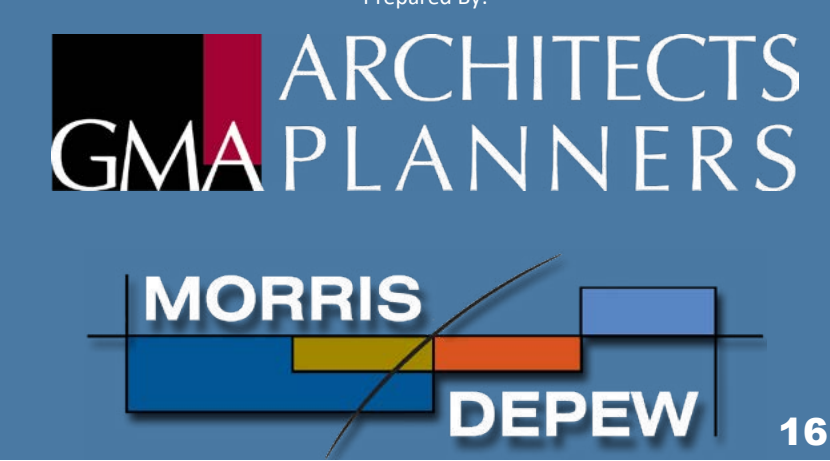
- LEGEND:**
- PEDESTRIAN CONNECTIVITY
 - VEHICULAR ACCESS
 - VEHICULAR CONNECTIVITY
 - LOADING ZONE
 - PEDESTRIAN CROSSWALK



Pedestrian & Vehicular Connectivity

February 21st, 2023

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CORKSCREW ROAD

COMPLETE DENTISTRY

ESTERO TOWN COMMONS PLACE

THREE OAKS PARKWAY

PROPOSED BUILDING

E

B

C

F

A

D

G

H



● - ELEVATIONS



Illustrative Site Plan

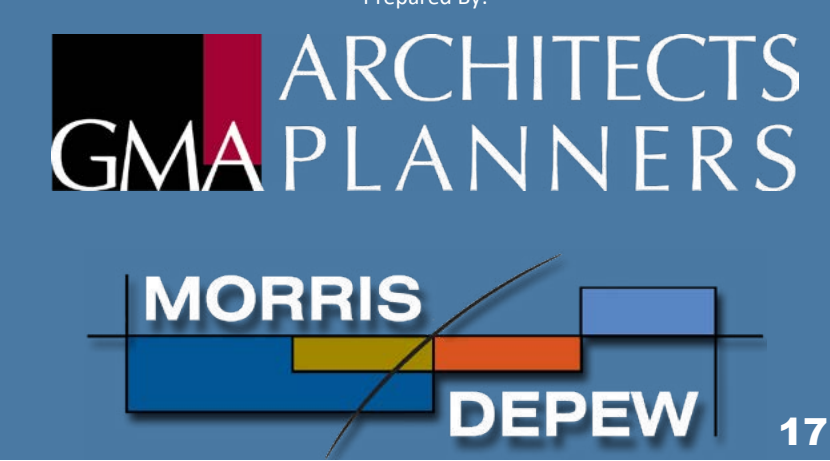
February 21st, 2023

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Developed By:

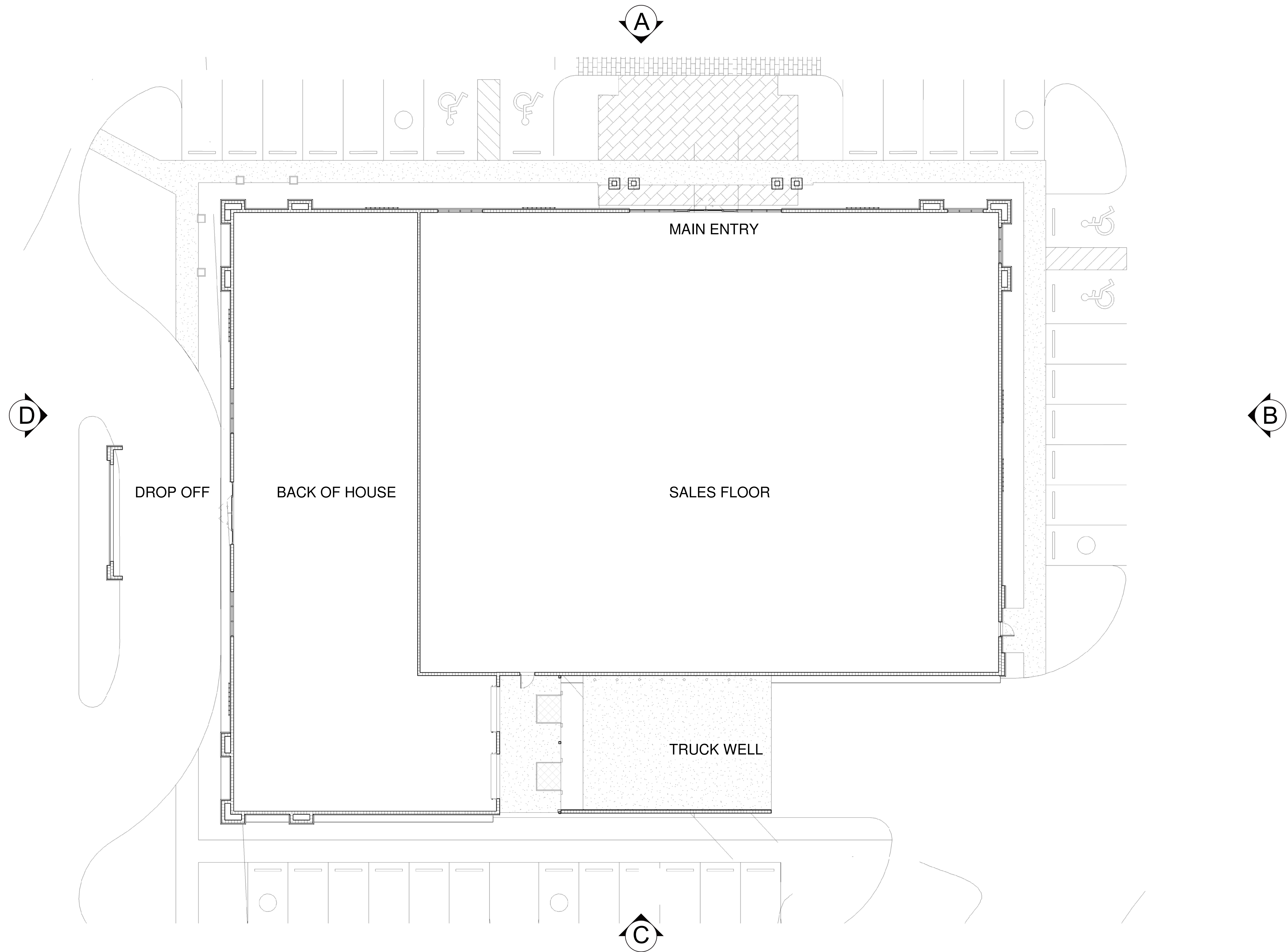


Prepared By:





Architecture



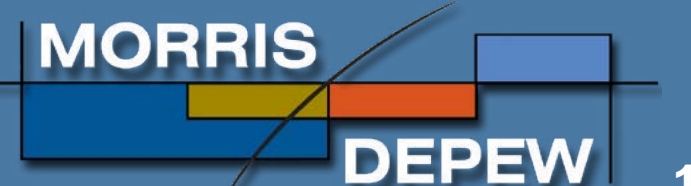
Floor Plan
February 21st, 2023

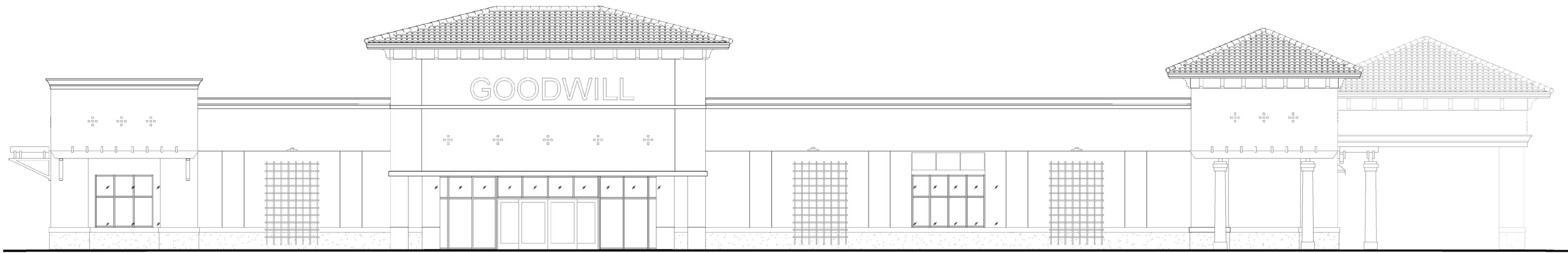
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Developed By:

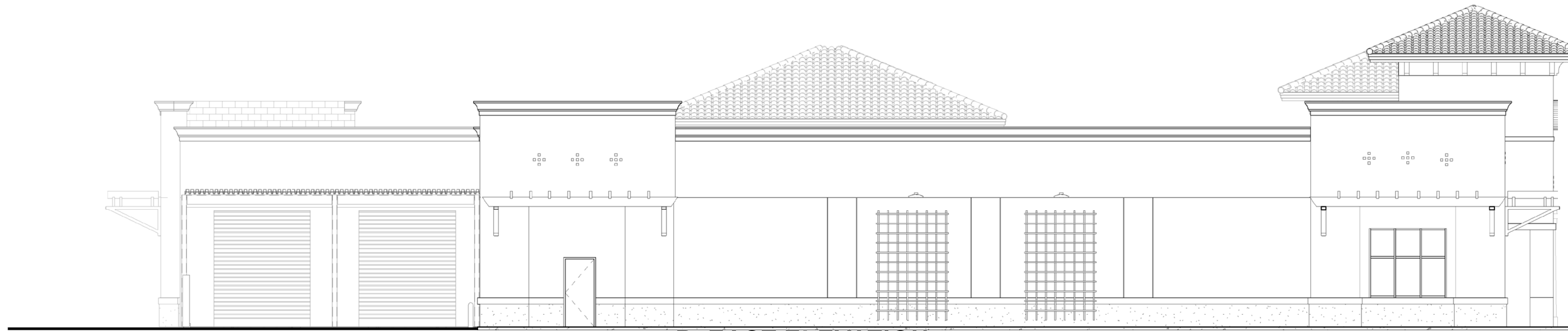


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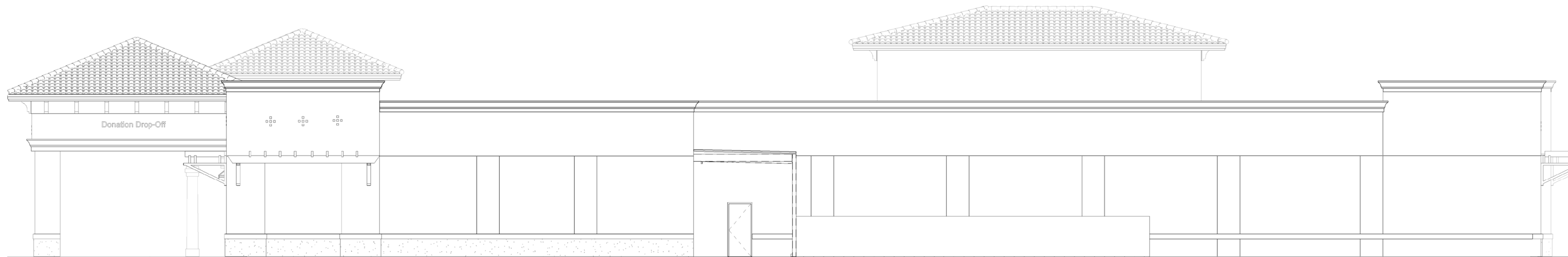




A. NORTH ELEVATION



B. EAST ELEVATION



C. SOUTH ELEVATION



D. WEST ELEVATION



Architectural Elevations
February 21st, 2023

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ARCHITECTS
GMA PLANNERS





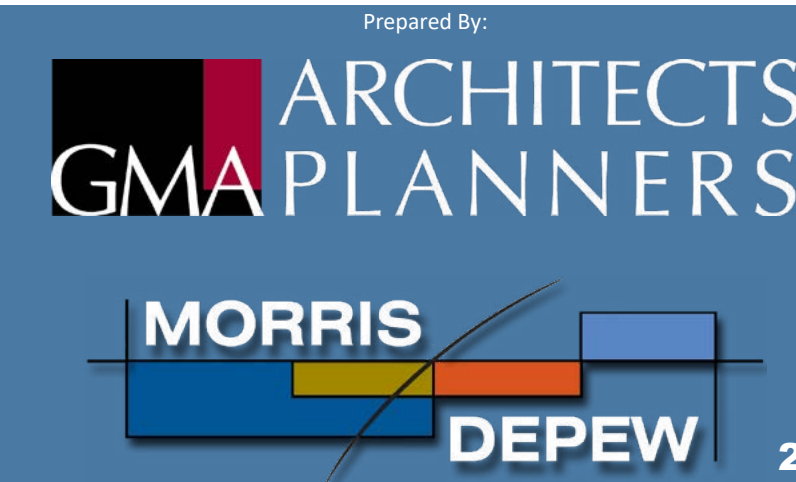
GMA
ARCHITECTS
PLANNERS



Architectural Rendering

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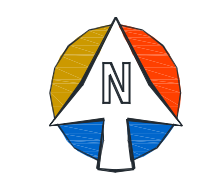




Landscape



- LEGEND:**
- LANDSCAPE BUFFER AREA
 - REQ. OAK PRESERVE LIMITS



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GENERAL TREE REQUIREMENT
COMMERCIAL
1 TREE / 3,500 SF OF DEVELOPMENT AREA FOR +/-116,949 SF = 34 TREES

	Required	Provided
Tree Credits	-	35
Proposed Trees	-	0
Total	34	35

PER LDC SEC. 5-405

NORTHERN BUFFER
ENHANCED 30' TYPE 'D' BUFFER
5 TREES / 100 LF FOR +/-358 LF = 18 TREES
66 SHRUBS / 100 LF FOR +/-358 LF = 237 SHRUBS

	Required	Provided
Trees	18	18
Shrubs	237	xx

PER CONDITION 2 OF LANDSCAPING OF ESTERO TOWN CENTER ZONING ORDINANCE

PROJECT SITE

EASTERN BUFFER
5' TYPE 'A' BUFFER
4 TREES / 100 LF FOR +/-189 LF* = 8 TREES

	Required	Provided
Trees	8	8

PER LDC SEC. 5-406(B)
*INCLUDES #8' LESS FOR CROSS PROPERTY ACCESS.

VEHICULAR USE AREA
+149,571 SF OF IMPER. VUA @ 10% = 4,958 SF (PA)
1 TREE / 250 SF FOR 4,958 SF = 20 TREES
1 SHRUB @ 30' O.C. FOR 4,958 SF = 635 SHRUBS

	Required	Provided
Planting Area	4,958 SF	+/- 5,124 SF
Trees	20	20
Shrubs	635	635

PER LDC SEC. 5-409

WESTERN BUFFER
ENHANCED 30' BUFFER
10 TREES / 100 LF FOR +/-326 LF = 33 TREES
30 SHRUBS / 100 LF FOR +/-326 LF = 98 SHRUBS

	Required	Provided
Trees	33	33
Shrubs	98	xx

PER CONDITION 4 OF LANDSCAPING OF ESTERO TOWN CENTER ZONING ORDINANCE

REPLACEMENT TREES
1 REPLACEMENT LARGER TREE PER REMOVED TREE
REPLACEMENT TREE SIZE: 10' HT., 4" CAL.

	Required	Provided
Trees	19	19

PER LDC SEC. 5-411(K2)

BUILDING PERIMETER
10% OF GROSS FIRST FLOOR AREA = PLANTING AREA
+/-21,800 SF X 10% = 2,180 SF OF PLANTING AREA

	Required	Provided
Planting Area	2,180 SF	+/- 2,339 SF

PER LDC SEC. 5-407

NATIVE PLANT REQUIREMENT
75% OF TREES & 50% OF SHRUBS MUST BE NATIVE
149 REQ. TREES * 75% = 112 REQUIRED TREES
1,332 REQ. SHRUBS * 50% = 666 REQUIRED SHRUBS

	Required	Provided
Trees	112	149 (100%)
Shrubs	666	999 (75%)

PER LDC SEC. 5-403(B)(2)

LEGEND

- GENERAL TREE
- ⊕ BUFFER TREE
- △ PARKING TREE
- ⊗ REPLACEMENT TREE
- ▭ VEHICULAR USE PLANTING AREA
- BUILDING PERIMETER PLANTING AREA

RECOMMENDED PLANTS - Native Trees (Med. & Large)

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

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



Recommended Plant List - Trees & Palms

February 21st, 2023

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RECOMMENDED PLANTS - Native Shrubs

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

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

RECOMMENDED PLANTS - Native Grasses

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

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

RECOMMENDED PLANTS - Native Ferns

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

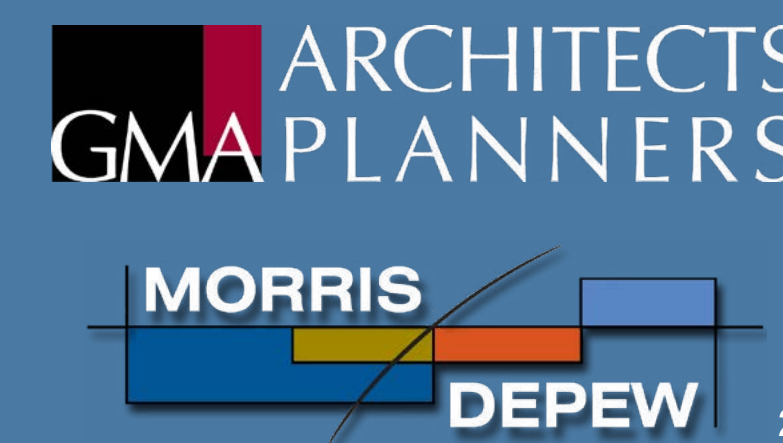
Botanical Name	Common Name	Botanical Name	Common Name
<i>Acrostichum danaeifolium</i>	Leather Fern		
<i>Blechnum serrulatum</i>	Swamp Fern		
<i>Ctenitis sloanei</i>	Florida Tree Fern		
<i>Nepherolepsis</i> spp.	Swordfern/Boston Fern		
<i>Osmunda regalis</i>	Royal Fern		
<i>Pteridium aquilinum</i>	Bracken		



Recommended Plant List - Shrub, Grasses & Ferns

February 21st, 2023

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E. PROPOSED WEST BUFFER - THREE OAKS PARKWAY



F. PROPOSED SOUTH BUFFER - TOWN COMMONS PLACE



G. PROPOSED EAST BUFFER - COMPLETE DENTISTRY

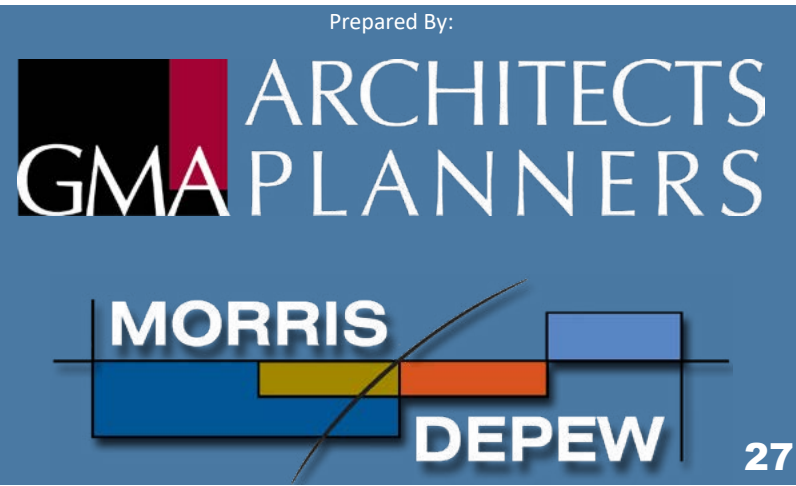


H. PROPOSED NORTH BUFFER - CORKSCREW ROAD



Landscape Buffer Elevations
February 21st, 2023

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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.

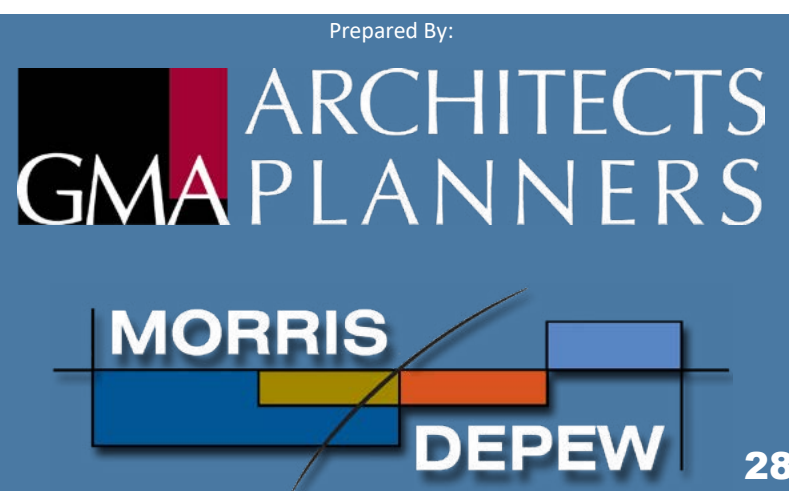
LEGEND:

-  - PROVIDED OPEN SPACE
-  - REQ. OAK PRESERVE LIMITS



Open Space Exhibit
February 21st, 2023

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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.



Birds Eye Perspective - Southwest

February 21st, 2023

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Developed By:



Prepared By:



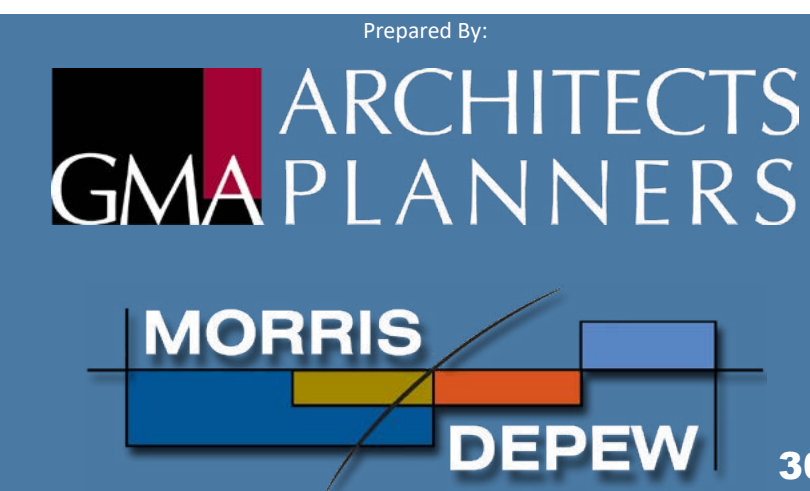


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Birds Eye Perspective - Southeast
February 21st, 2023

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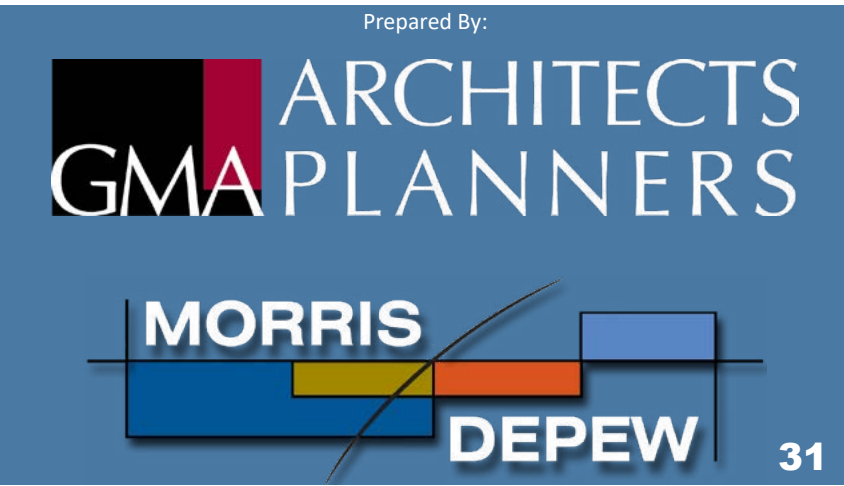


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Birds Eye Perspective - North
February 21st, 2023

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Birds Eye Perspective - Northwest

February 21st, 2023

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