



June 13, 2023 Planning, Zoning & Design Review Board

WOODFIELD EPD REZONE

DCI2022-E005

DOVER, KOHL & PARTNERS
town planning

- 
- Ross Abramson, Woodfield Development
 - Rich Yovanovich, Esq., CYK Law Firm
 - Alexis Crespo, AICP, RVi Planning + Landscape Architecture
 - Pam Stacy & Victor Dover, Dover Kohl & Partners
 - Sina Ebrahimi, P.E., Kimley Horn
 - Elizabeth Suárez & Billy Hattaway – Fehr & Peers

PROJECT TEAM

INTRODUCTION TO WOODFIELD DEVELOPMENT



- Founded in 2005 in the Carolinas and Metro D.C.
- Developer of Class A multifamily and mixed-use communities across the country
- Committed to “custom designed” projects emphasizing quality and local context
- 70+ Communities Completed with 18,000+ Units currently under development
- Purchased the subject property in 2022



Raptor Bay
Golf Club

Fountain
Lakes
Community

Fire Station
#42

Via Coconut Point

US 41 Tamiami Trail

Target
Superstore

Shadow Wood
Country Club

Coconut
Point Mall

46 Acres

Coconut Road

Lee Health
Coconut Point

Spring Run
Golf Course

Colony Golf &
Country Club

Sheriff's Office

NCH Healthcare
Bonita



46 Acres

Coconut Road

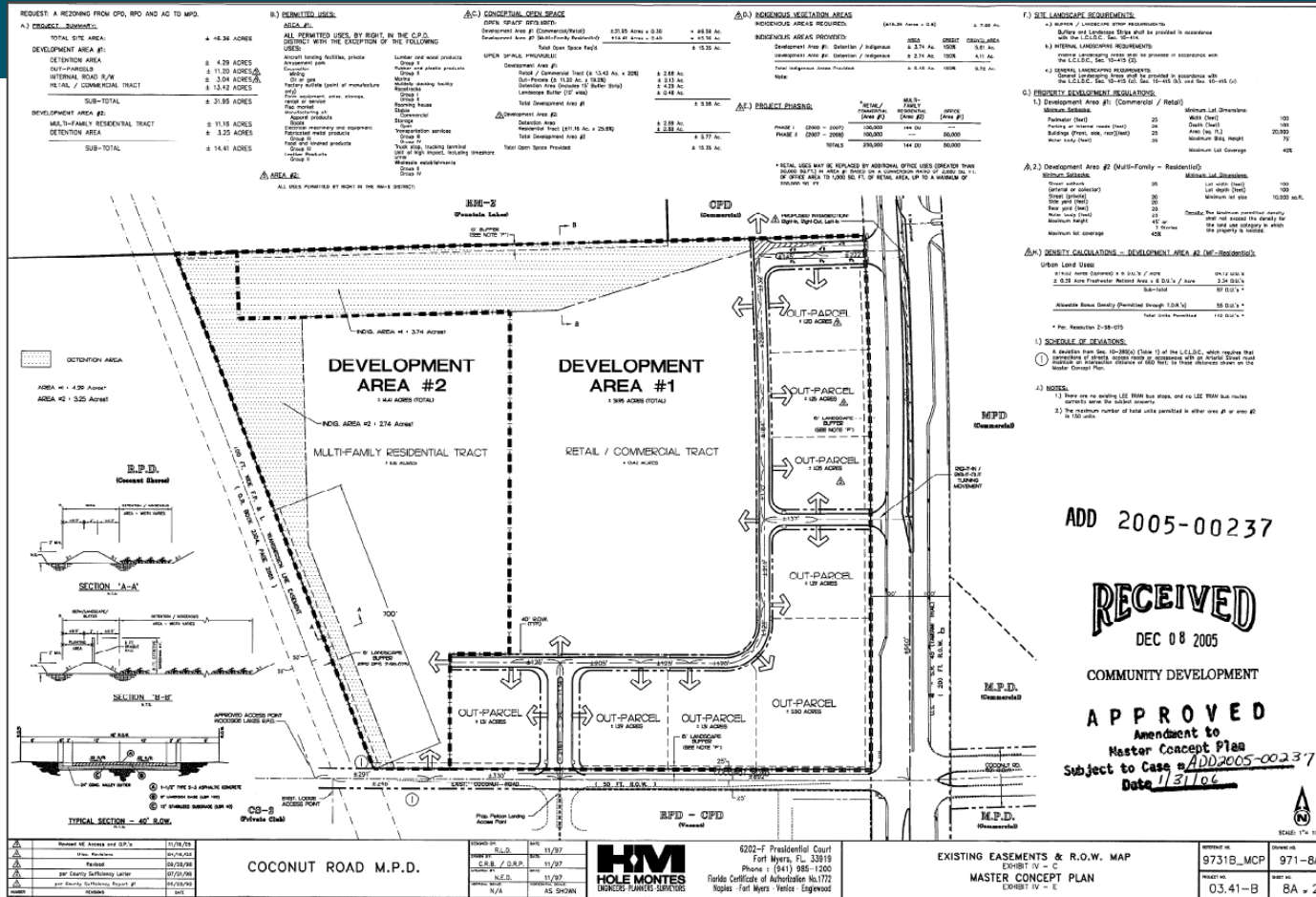
US 41

Via Coconut Point



DKP

CURRENT MPD ZONING



- Zoned MPD by Lee County in 1998
- 50,000 SF of office
- 200,000 SF of light industrial OR 142 multi-family dwelling units
- 250,000 SF of retail
- 150 hotel rooms
- Development Orders for Big Box/Retail: Kohls, Orion Bank, CVS and Strip Commercial
- NOT Consistent with Estero's Vision

ILLUSTRATIVE SITE PLAN



US 41

Coconut Road

DRAFT

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OVERALL AERIAL VIEW



Coconut Road

US 41

KEY ELEMENTS

Forest

Civic
Building

Mixed-Use
Office

Central Green

Neighborhood
Park

Hotel

Restaurant
Row

Rambla
Street

Crescent
Lake

EXISTING: COCONUT ROAD ENTRANCE LOOKING NORTH



PROPOSED: COCONUT ROAD ENTRANCE LOOKING NORTH



EXISTING: US 41 ENTRANCE LOOKING SOUTHWEST



PROPOSED: US 41 ENTRANCE LOOKING SOUTHWEST



EXISTING: NATURAL PRESERVE AREA LOOKING NORTHEAST



PROPOSED: NATURAL PRESERVE AREA LOOKING NORTHEAST



EXISTING: CENTRAL GREEN LOOKING SOUTHWEST



PROPOSED: CENTRAL GREEN LOOKING SOUTHWEST



PROPOSED HOTEL: VIEW FROM CENTRAL GREEN



PROPOSED: TOWNHOMES ALONG LAKEFRONT



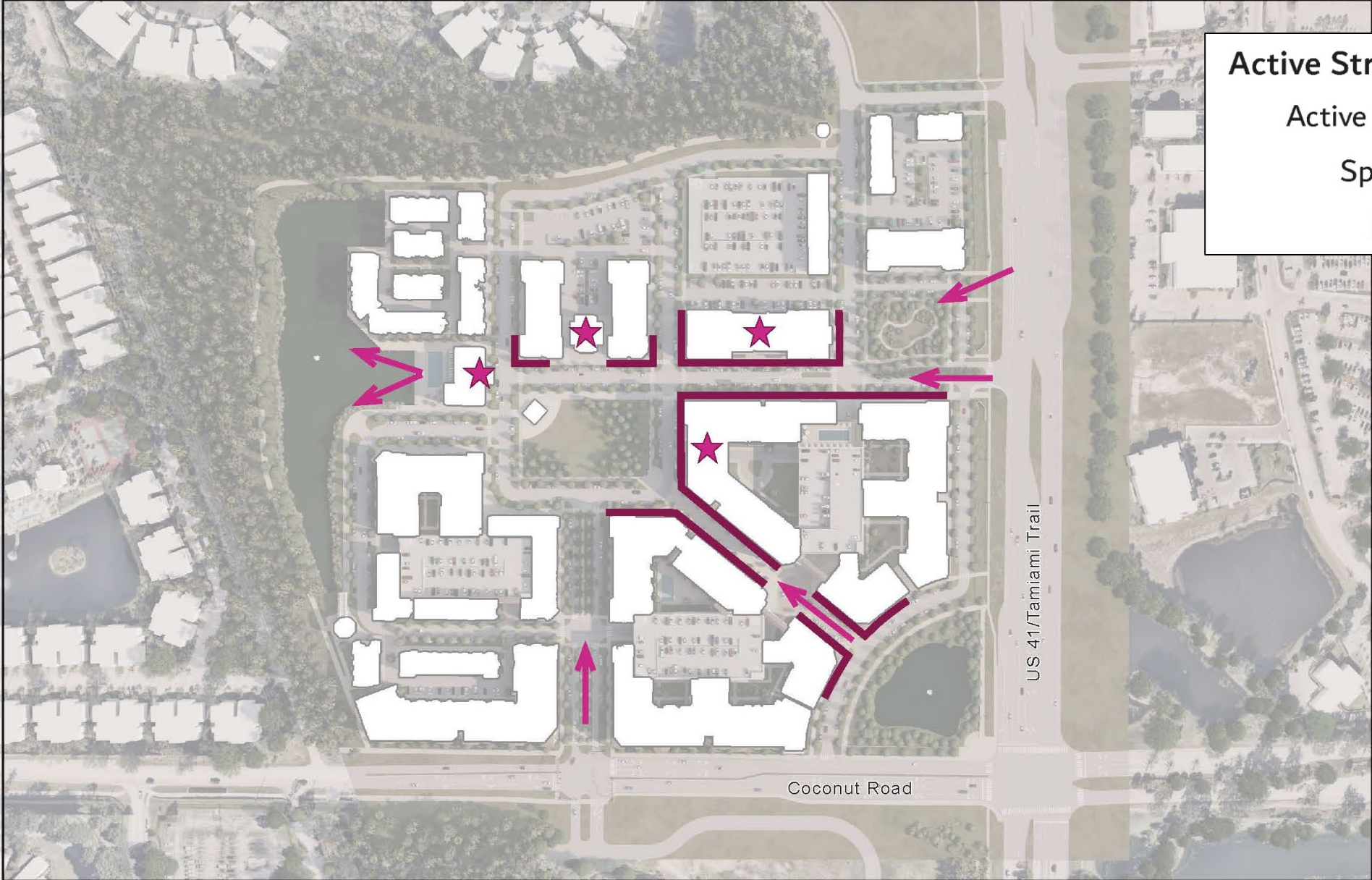


Public Open Space Types

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


Land Cover	Acres	%
Total Open Space	23.7	52.0%
Wet Retention (Lakes)	3.1	6.8%
Dry Retention		
- Indigenous Preserve	7.6	16.6%
- Additional	2.1	4.6%
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	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



Active Streets & Special Buildings

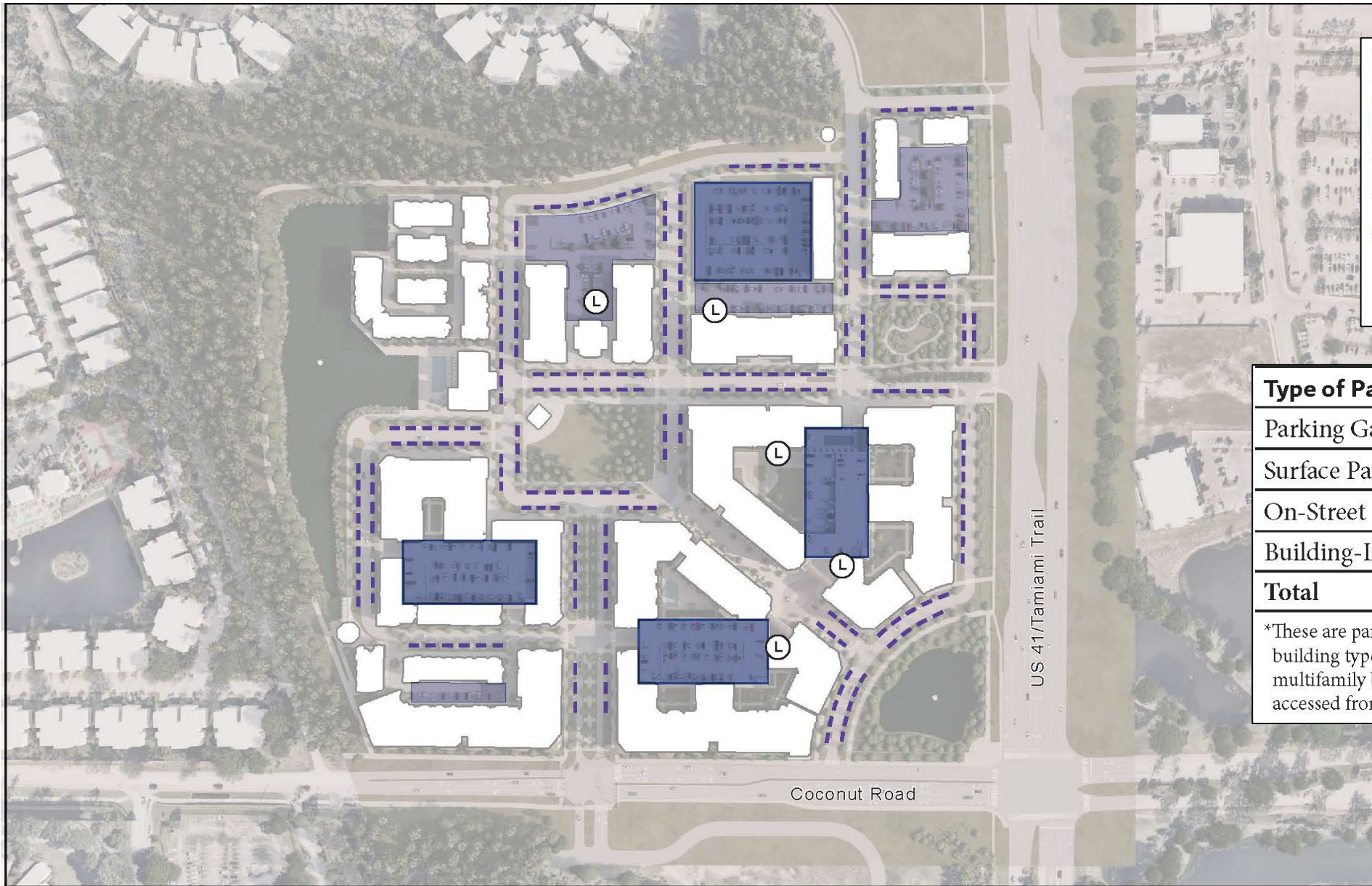
Active Ground Floor Uses 

Special Building Sites 

Key View Corridors 

Coconut Road

US 41/Tamiami Trail

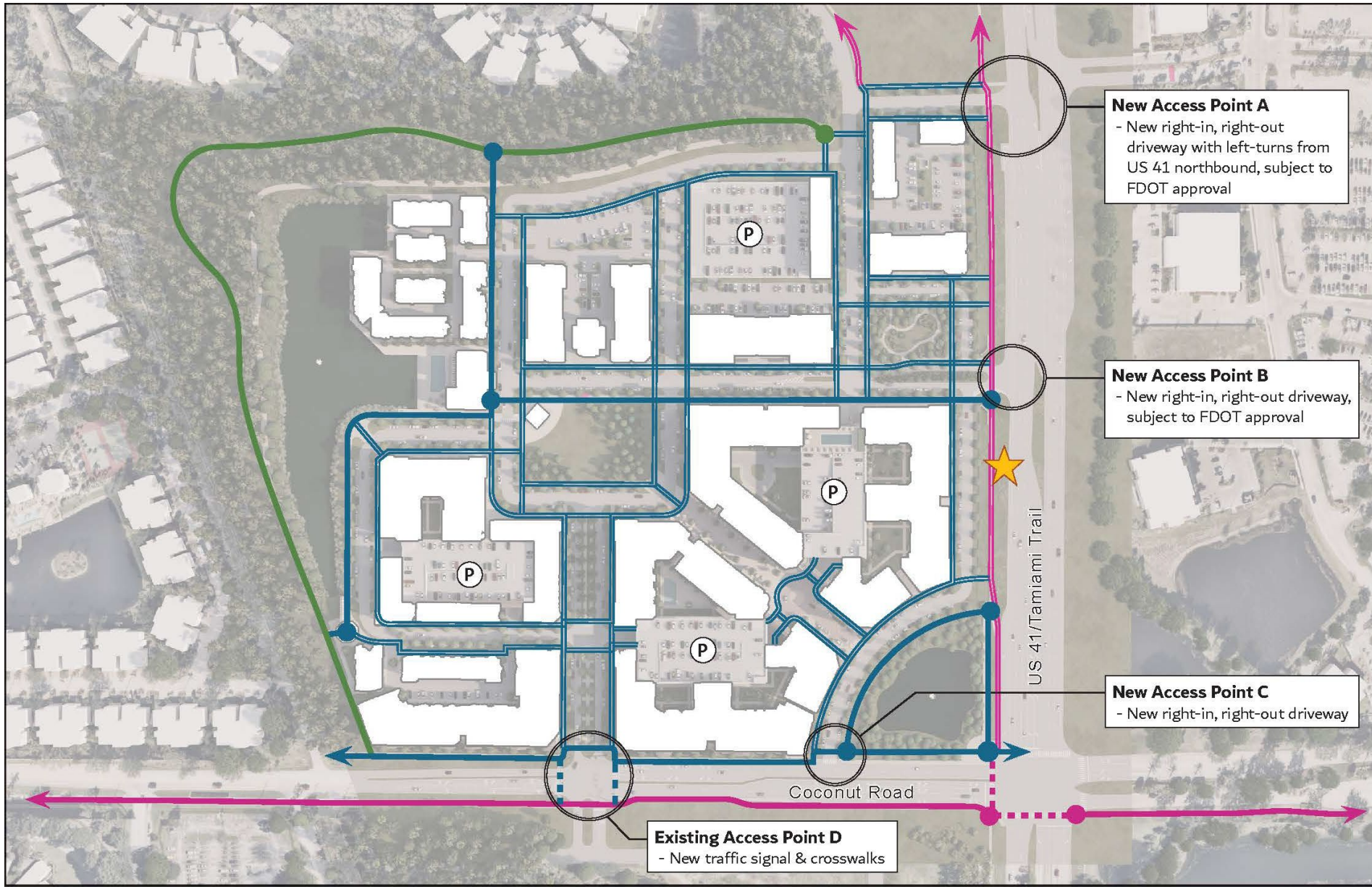


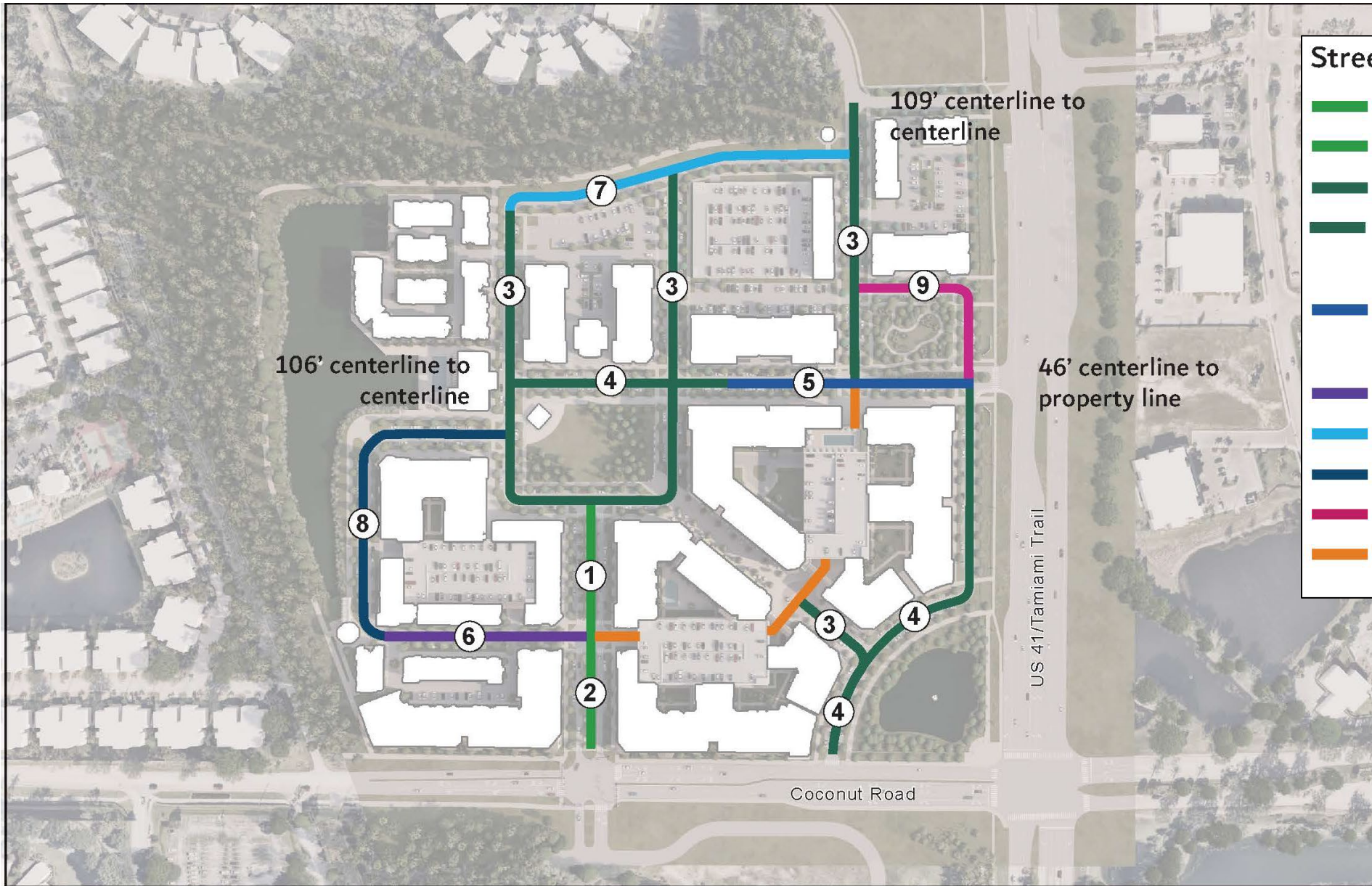
Parking Types

- Parking Garage
- Surface Parking
- On-Street Parking
- L Loading Zone

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

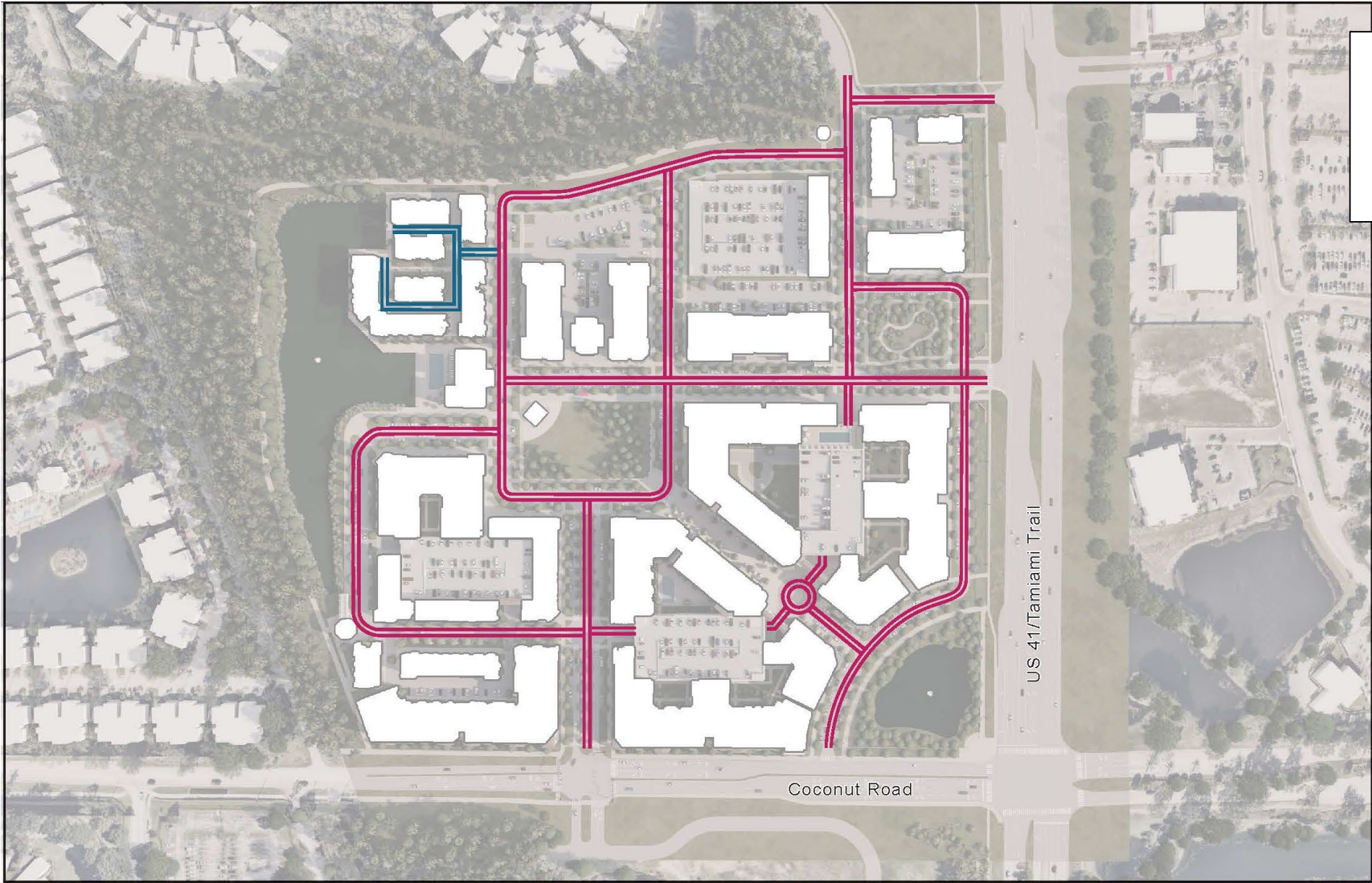
*These are parking spaces that are integrated into the building type, like in the case of the townhouses and some multifamily buildings, which can have park under garages accessed from a rear lane or alley





Street Types

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



Classification	
Type A Street	
Type B Street	

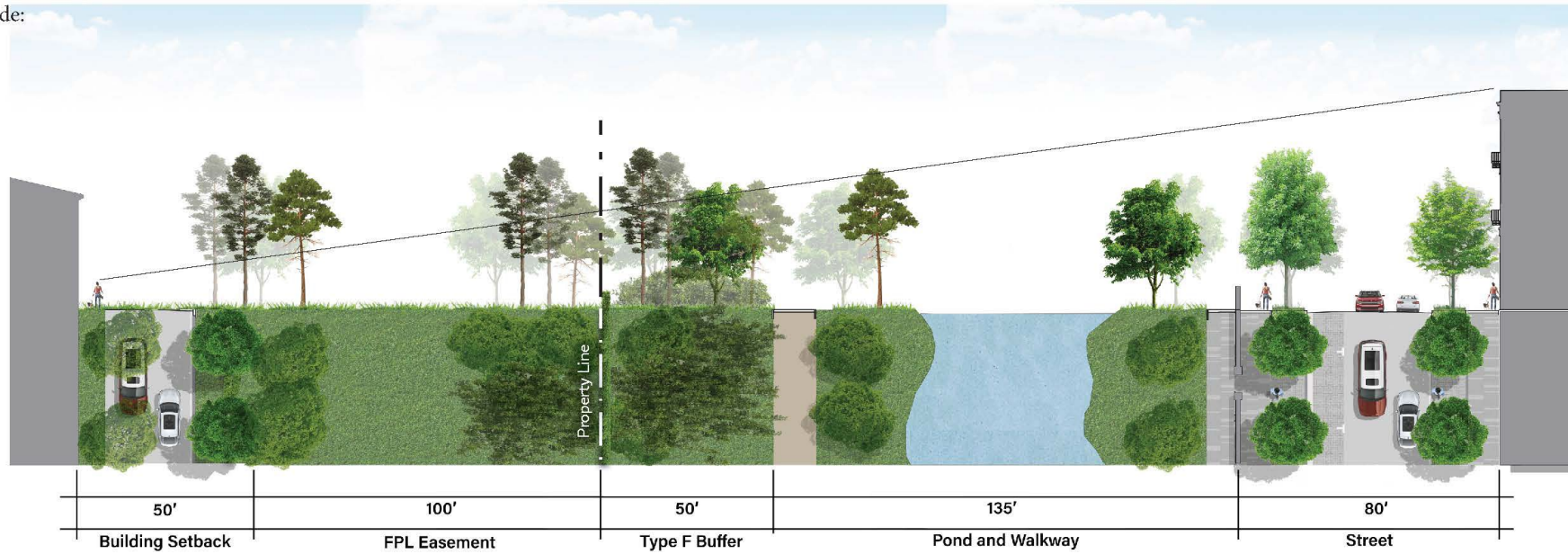
Coconut Road

US 41/Tamiami Trail

LINE OF SIGHT

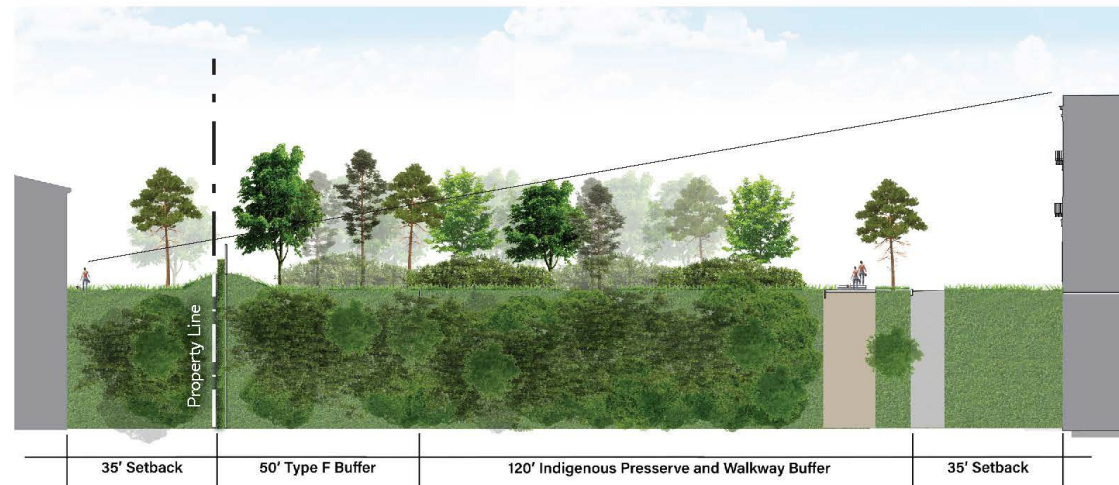
West Neighbor Line of Sight include:

- 50' Building Setback
- 100' FPL Easement
- 50' Type F Buffer
- 135' Pond and Walkway
- 80' Street







North Neighbor Line of Sight include:

- 35' Building Setback
- 50' Type F Buffer
- 120' Indigenous Preserve Area and Walkway Buffer
- 35' Building Setback



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Max. Heights Per Block

-  Under 35'
-  35' – 45'
-  45' – 60'
-  60' – 70'

Doesn't include exceptions for special architectural features up to 15' above max. height and for landmark building



DRAFT



Land Use	Gross Floor Area/ Units
Total Residential	596 Units (13 du/acre)
Total Commercial/Office	324,000 sq. ft.
Total Civic	3,000 sq. ft.

Land Use	Gross Floor Area/ Units
Medical Office	20,000 sq. ft.
Office	22,000 sq. ft.
Retail/Dining	82,000 sq. ft.
Civic	3,000 sq. ft.
Hotel (260 keys)	200,000 sq. ft.
Multifamily	538 units
Rowhouses	58 units
Residential Amenity	28,000 sq. ft.

DEVELOPMENT QUADRANT 1



Coconut Road

US 41

DEVELOPMENT QUADRANT 2



Coconut Road

US 41

DEVELOPMENT QUADRANT 3



Coconut Road

US 41

DEVELOPMENT QUADRANT 4



Coconut Road

US 41

VILLAGE CENTER TIER 3 CRITERIA

- Vertically-Integrated Mixed Use
- Parking Garages to Conceal Parking
- Ungated Development
- Significant Public Amenities
 - ✓ Central Green with Outdoor Stage
 - ✓ Neighborhood Park
 - ✓ Civic Building
 - ✓ Paseo Plaza Area
 - ✓ Trail & Multi-Modal Streets w/ External Connections



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- Consistent with the Village Center future land use and Estero Comprehensive Plan
 - Consistent with the Land Development Code & Tier 3 Development Standards
 - Multimodal design with less traffic/trips than current MPD zoning
 - Significant civic spaces integrated throughout the site design
 - Quality mixed-use project that meets the Village's Vision

CONCLUSION