February 13, 2024

WOODFIELD ESTERO PLANNED DEVELOPMENT DEVELOPMENT ORDER



INTRODUCTION

The Woodfield Estero Planned Development property is a 45.6 acre site on the northwest corner of US 41 and Coconut Road in Estero, Florida. The site has a 7.6 acre indigenous preserve area along the western and northern boundaries and some existing street infrastructure, including one access point from Coconut Road at Walden Center Drive, that was constructed as part of a previous development plan.

The site is very well located, with Coconut Point Mall just across the street on the east side of US 41. It is currently zoned for mixed-use development under the Estero Planned Development (EPD) classification, and specifically the Tier 3, Village Center designation.

The Woodfield Estero Planned Development master plan will provide a new mixed-use center that offers signature public open spaces, connected walking and biking paths, a variety of housing types and commercial uses, as well as a civic building for private and community events, all which come together to create a complete neighborhood centered on community and quality of life.



Figure 1: Site and Context Map

PHASE I & II - DEVELOPMENT PROGRAM

Project Phasing

The first phase of the project will include the planned development master infrastructure, including stormwater retention, roadways, utilities, perimeter landscape buffers along the western, northern and eastern (US-41 frontage), and traffic signal or roundabout, at Coconut Road and Walden Center Drive.

The second phase shall include Quadrant 1 (as shown in the Pattern Book) and shall include a minimum of 35,000 s.f. of commercial space along with the central park, the US-41 park, public component of restaurant row and the Rambla Street. The hotel may be constructed together with Quadrant 1 or at any time after the Phase I infrastructure. No more than 300 residential certificates of occupancy may be approved until the hotel is under construction.

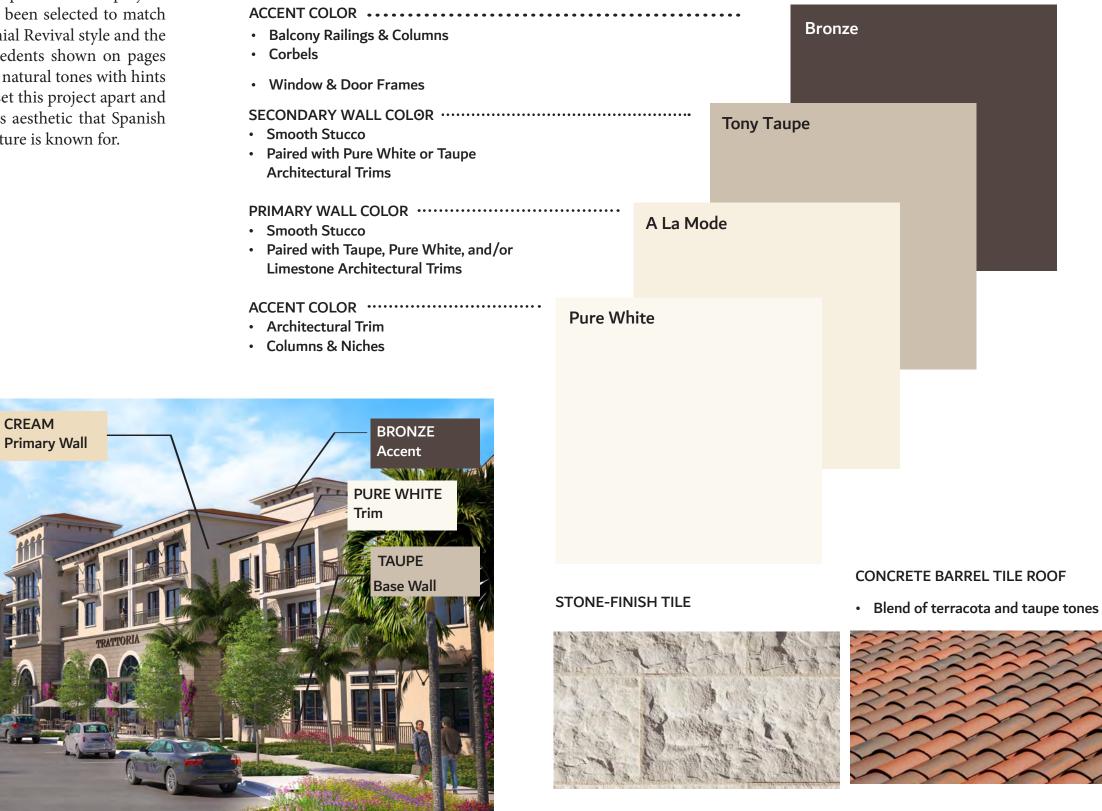
GROSS FLOOR AREA/UNITS
25,000 sq. ft.
296 units



COLOR PALETTE

The following color pallette shall guide the wall and trim paints for the project. These colors have been selected to match the Spanish Colonial Revival style and the architectural precedents shown on pages 32 and 33. Warm, natural tones with hints of limestone will set this project apart and create the timeless aesthetic that Spanish Colonial Architecture is known for.

CREAM









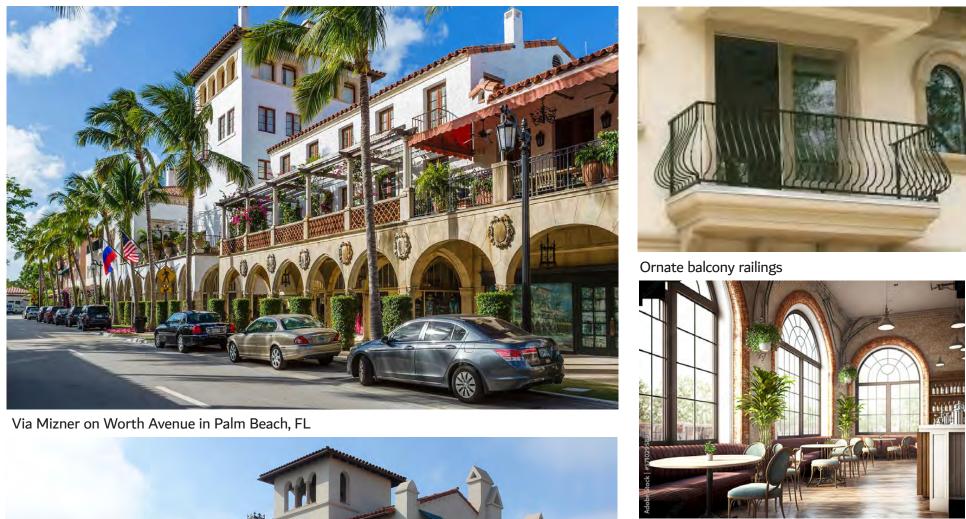
ARCHITECTURAL STYLE PRECEDENTS



Tower & Retail window inspiration



Las Olas Blvd. in Fort Lauderdale, FL





Paseo Chapala Mixed-Use Development in Santa Barbara, CA

Restaurant windows



White Elephant Hotel, Palm Beach, FL



Cresecnt Road retail and residential rendering

With the state

CRESCENT ROAD RENDERING

ARCHITECTURAL STYLE PRECEDENTS





Santa Barbara Cottage Hospital, Santa Barbara, CA

Facade Articulation



Pedestrian Bridge



White Elephant Hotel, Palm Beach, FL

Architectural towers











View from US-41 & Coconut Road Intersection

CRESCENT ROAD RENDERING

ARCHITECTURAL STYLE PRECEDENTS



Building corner tower detail



Facade articulation



Building connection detail



Gable roof-line element





View from Coconut Road at Walden Center Drive

COCONUT ROAD RENDERING

ARCHITECTURAL STYLE PRECEDENTS



Gable roof-line element



Building corner tower detail & building entrance







Project entrance signage

Project entrance signage

Project entrance signage





Main Entrance View from US-41

US-41 ENTRANCE RENDERING

ARCHITECTURAL STYLE PRECEDENTS



Pura Vida, Palm Beach, FL



West Palm Beach Mixed-Use



Espanola Way, Miami Beach, FL



Residentail Sky Lounge

Residentail Sky Lounge









Residential & Retail Building View from Central Park

MIXED-USE BUILDING RENDERING

CENTRAL GREEN





Interactive Water Feature



Event Lawn





Trellis with Vine

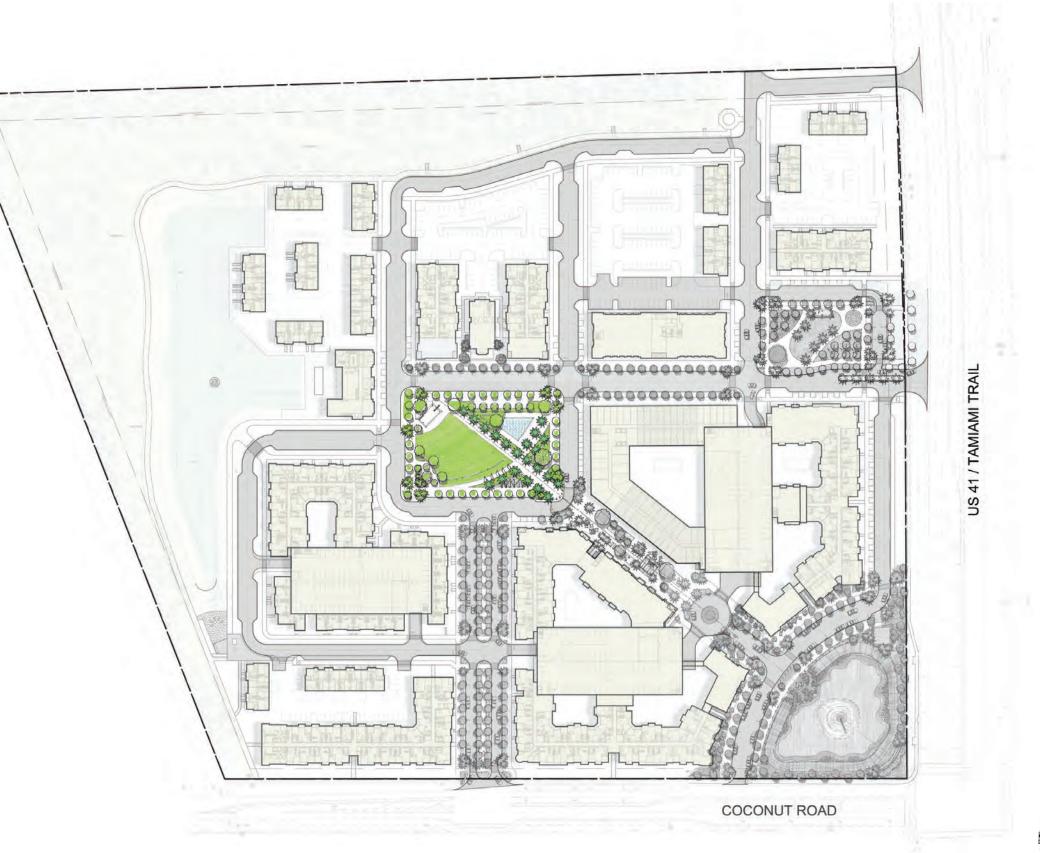
Tropical Garden





Pavilion









COMMUNITY ELEMENTS











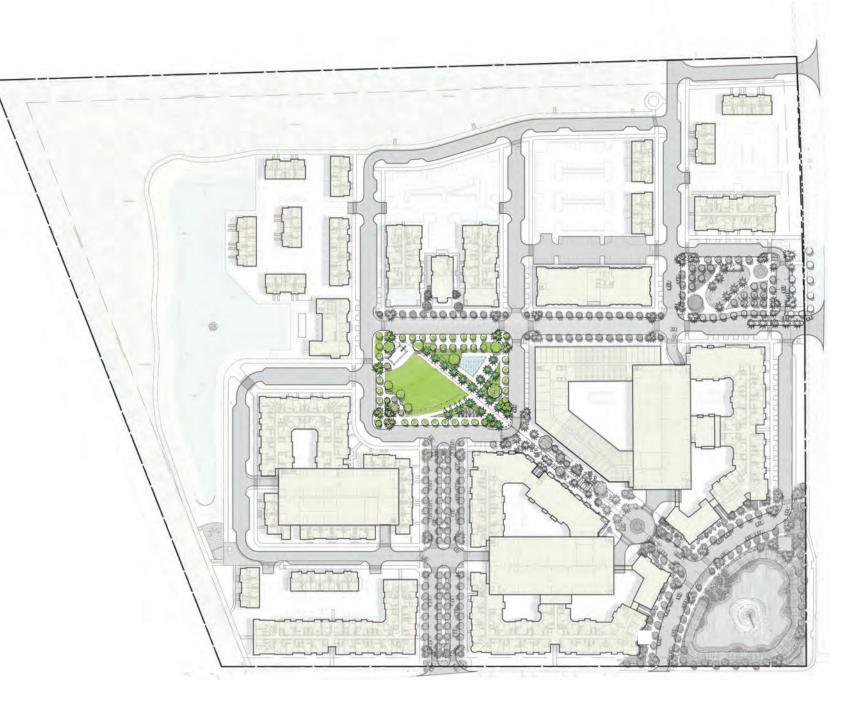












COMMUNITY ELEMENTS



RESTAURANT ROW





Outdoor Dining



Seating Area



Seating Area



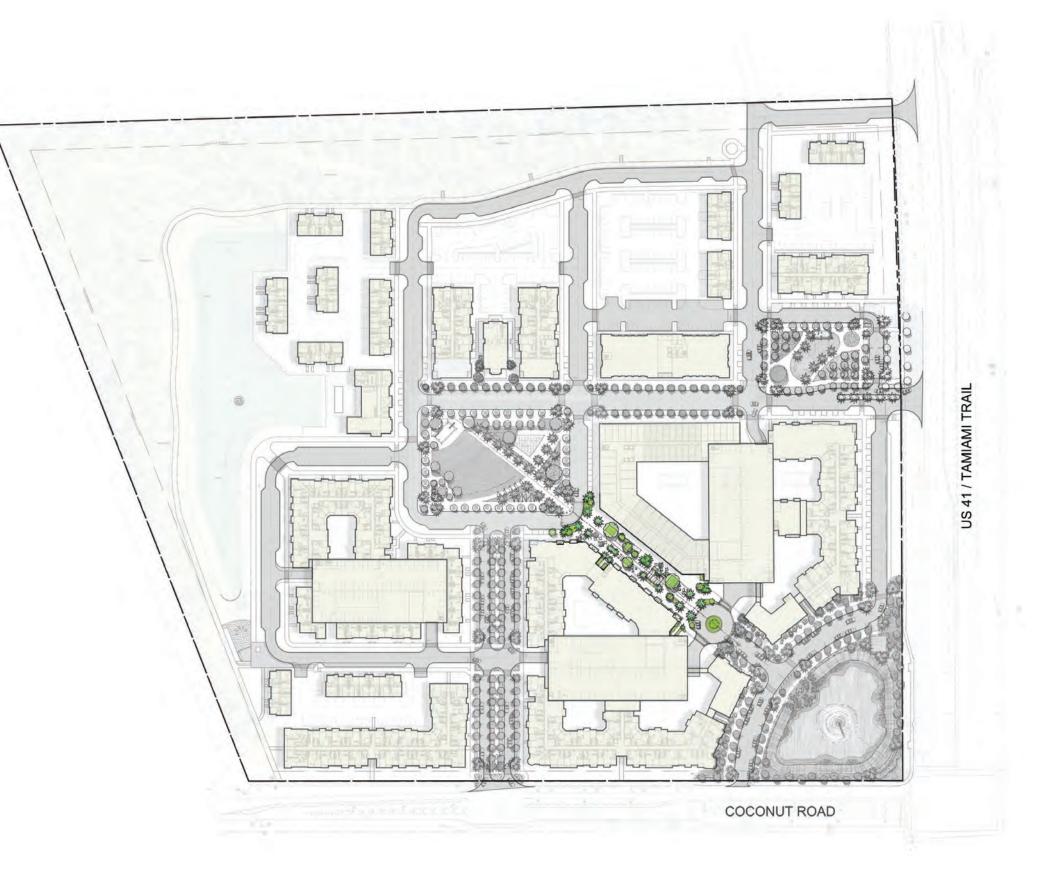
Outdoor Dining



Seating Area



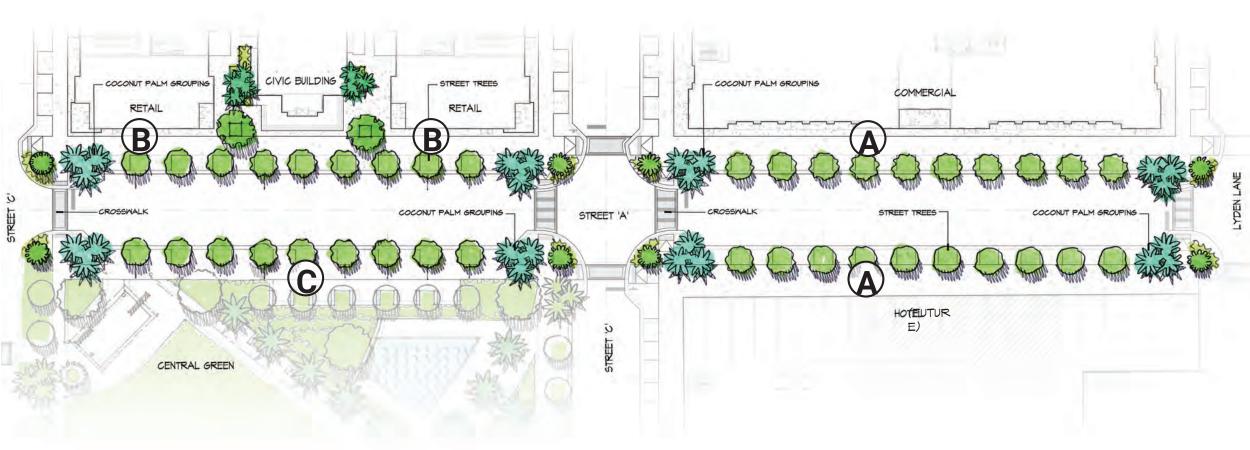
Storefront Retail

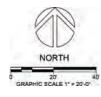


RESTAURANT ROW













Retail Frontage



Retail/ Park Frontage





Retail Frontage









■ NEIGHBORHOOD PARK



HIC SCALE 1" = 20'-0



4



Hammock Park



Open Lawn/ Seating



Seating Park



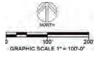
Specimen Tree



Open Lawn/ Seating

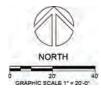


■ NEIGHBORHOOD PARK











View from Coconut Road



Seating Area/ Trellis with Vine



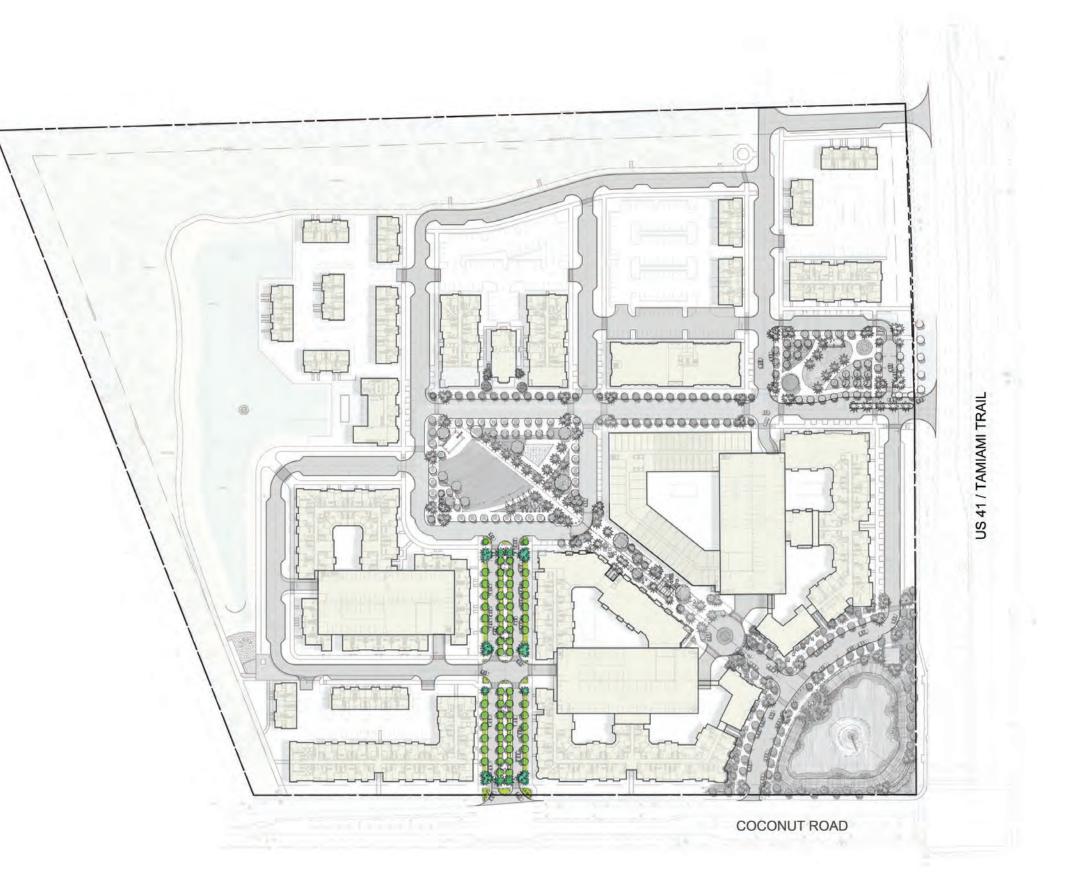




Bosque of Trees



Bosque of Trees











Restaurant/ Outdoor Seating



Lake Fountain



Public Focal Art Feature



Residential Frontage

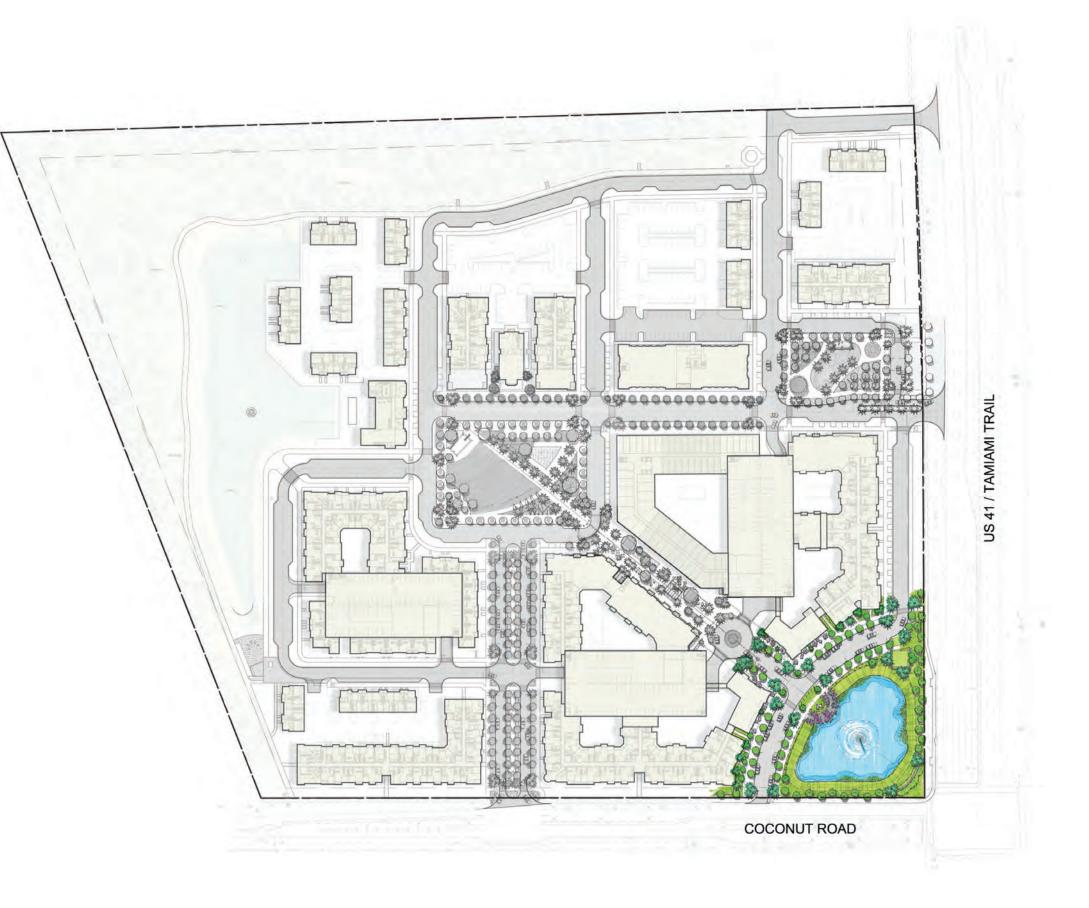




Lake Overlook/ Pergola



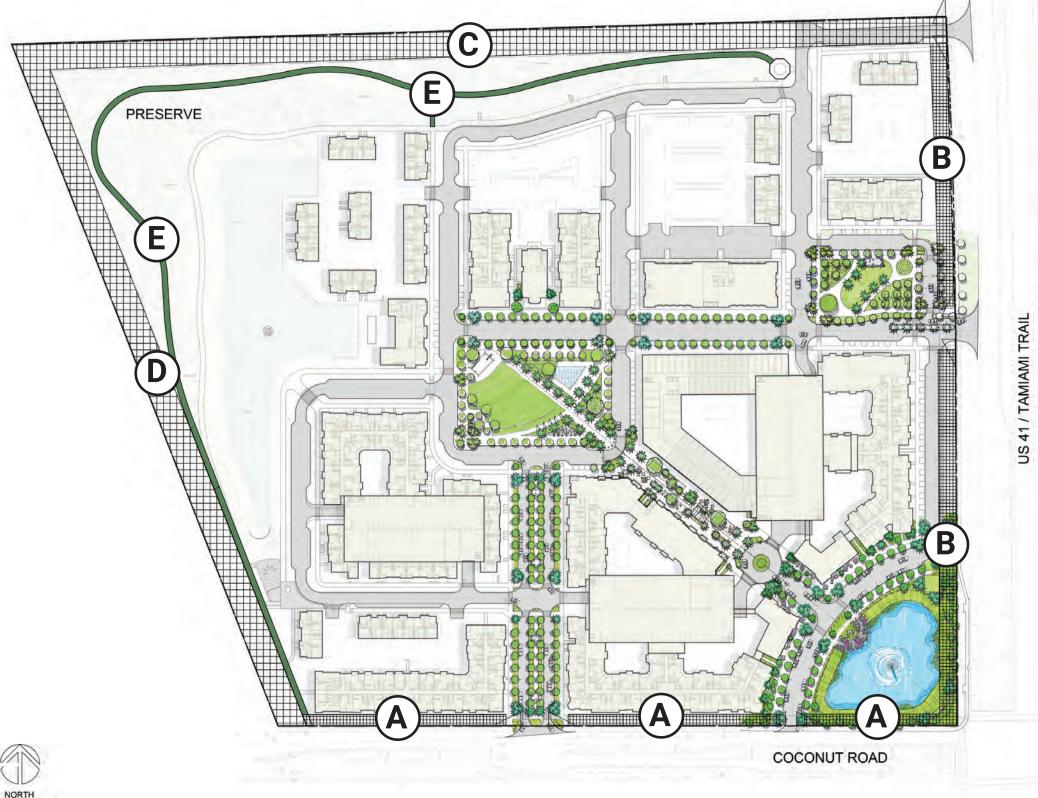
Trellis with Vines



CRESCENT LAKE PARK



LANDSCAPE BUFFER







Environmental Walkway

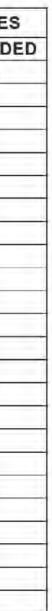


Environmental Walkway

TAG	ER LANDSCAPE REQUIREMENTS DESCRIPTION	TOTAL L.F.	TREES	TREES
IAG	DESCRIPTION	TOTAL L.F.	REQUIRED	FROVIDEL
A	SOUTH - COCONUT ROAD	1085	54	х
	BUFFER TYPE 'D'			
	20' WIDE MIN	-		
	5 TREES PER 100 LINEAR FEET	1	-	
_	DOUBLE STG ROW HEDGE 36" HT.			
в	EAST - US 41 TAMIAMI TRAIL	1135	57	x
	BUFFER TYPE 'D'		1 1 1	1.00
	20' WIDE MIN (30'-32' PROVIDED)			
	5 TREES PER 100 LINEAR FEET			
	DOUBLE STG ROW HEDGE 36" HT.			
С	NORTH - EXISTING PRESERVE	1750	263	x
	BUFFER TYPE 'F'			
	50' WIDE MIN			1
	15 TREES PER 100 LINEAR FEET			
-	DOUBLE STG ROW HEDGE 48" HT.			
D	WEST - EXISTING PRESERVE	1371	206	x
	BUFFER TYPE 'F'			
	50' WIDE MIN			
	15 TREES PER 100 LINEAR FEET	1		
	DOUBLE STG ROW HEDGE 48" HT.			

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LANDSCAPE BUFFER





MOBILITY + ACCESS

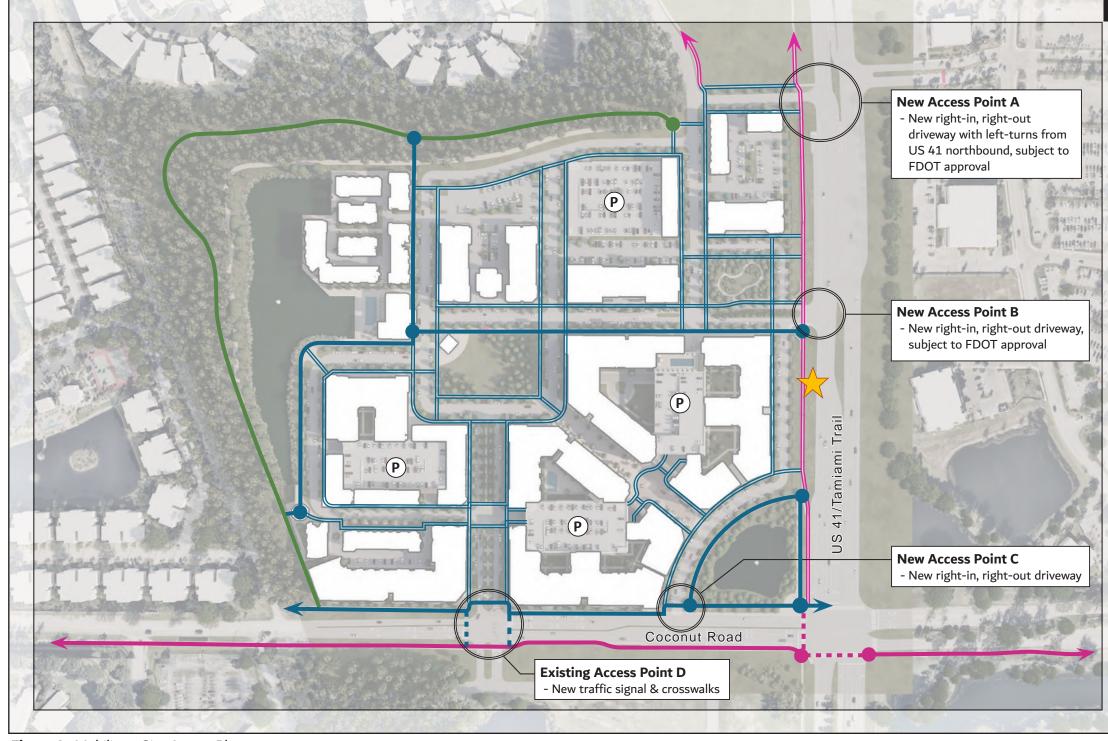


Figure 4: Mobility + Site Access Plan

1"=200' Feet Feet

Bike/Ped Trails

- $\xrightarrow{\bullet} \\ \xrightarrow{\bullet} \\$
- New 10' Natural Trail
 - New 10' Multi-Use Path
 - Existing Multi-Use Path
 - ➤ New 8' Sidewalk
 - Existing Sidewalk

Multi-Modal Access

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- Vehicular Access
- Potential Bus Station/Pull-Out
- Parking Garage

PROPOSED ROUNDABOUT

The developer will be responsible for the installation of a traffic light or roundabout as a site-related improvement at the intersection of Coconut Road and Walden Center Drive. If sufficient right-of-way is available and a roundabout is elected by the Village, the roundabout will be constructed in the existing right-of-way. The roundabout or traffic light, roadway connections, and pedestrian connections must be installed prior to the issuance of the first Certificate of Compliance within the planned development. The roundabout or traffic light is not eligible for impact fee credits.

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