



DOWNTOWN ESTERO TOWNHOUSES – PZDB DO APPROVAL MEETING

ESTERO, FL
FEBRUARY 13, 2024

PROJECT TEAM

FL Star, *Owner/Developer*



BOOTH DESIGN GROUP, *Landscape Architecture*



LRK ARCHITECTS, *Architect*



RESPEC, *Civil Engineering*



DOWNTOWN ESTERO - TOWNHOUSES

VICINITY MAP



PROJECT INFORMATION

PROJECT INFORMATION

- AREA: 34.4 ACRES
- ZONING: MIXED USE PLANNED DEVELOPMENT (MPD)
- RESOLUTIONS: Z-10-017, ADD2014-00157
- ROADWAY FRONTAGE: US 41 & BROADWAY AVE. E.

CURRENT ENTITLEMENTS

- 310 DWELLING UNITS
- 200,000 SQUARE FEET OF COMMERCIAL USES (115,000 MAX RETAIL)
- APPROVED USES INCLUDE TYPICAL COMMERCIAL/RETAIL USES

HISTORY

- REZONE APPLICATION FILED IN 2009 TO REZONE TO MIXED USE, APPROVED BY BOCC ON MARCH 7, 2011, MODIFIED BY ADMINISTRATIVE AMENDMENT IN 2014 FOR CURRENT MCP
- SFWMD & FDOT PERMITS APPROVED
- INFRASTRUCTURE AND MULTI-FAMILY DO's APPROVED

DO REQUEST

- 10 TOWNHOUSE RENTAL UNITS (2 – 5 UNIT BUILDINGS)
- ASSOCIATED DRIVE AISLE, PARKING, UTILITY CONNECTIONS AND LANDSAPING
- CONNECTS TO ROADS AND UTILITIES ASSOCIATED WITH THE INFRASTRUCTURE DO; COMPLETELY INTERNAL PROJECT.

PZDB COMMENTS

- BOARD MEMBERS GENERALLY ACCEPTING OF USE, LOCATION AND LAYOUT.
- PRIMARY COMMENTS FOCUSED ON ARCHITECTURE
 - BUILDING ELEVATIONS UPDATED FOLLOWING PZDB REVIEW

OVERALL SITE PLAN



TOWNHOUSES

OVERALL SITE PLAN

GENERAL DEVELOPMENT NOTES:

1. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL MAINTAIN THE WORK AREA AND THE SITE RELATIVE TO THEIR WORK IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND ALL REQUIREMENTS OF THE PROJECT N.P.D.E.S. PERMIT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO DEWATER IN COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL PERMITTING REQUIREMENTS.
3. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE YELAGE OF ESTERO LAND DEVELOPMENT CODE.
4. THE CONTRACTOR SHALL RETAIN ON THE WORK SITE AT ALL TIMES COPIES OF ALL PERMITS NECESSARY FOR ANY CONSTRUCTION.
5. THE CONTRACTOR SHALL NOTIFY THE OWNER AND CONTACT ALL UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES IN THE AREA 72 HOURS (MINIMUM) PRIOR TO COMMENCING CONSTRUCTION.
6. THE LOCATION OF EXISTING UTILITIES, SIDEWALKS, PAVEMENT, VEGETATION AND MISCELLANEOUS IMPROVEMENTS ARE APPROXIMATE. THE EXACT FIELD LOCATIONS SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO COMMENCING ANY CONSTRUCTION.
7. THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 IS THE BENCHMARK DATUM FOR THIS PROJECT.
8. ANY PUBLIC LAND CORNER WITHIN LIMITS OF CONSTRUCTION IS TO BE PROTECTED. ANY LAND CORNER MONUMENT IN DANGER OF BEING DESTROYED MUST BE PROPERLY REFERENCED BY THE CONTRACTOR.
9. EXISTING IMPROVEMENTS SHALL BE RESTORED TO A CONDITION EQUIVALENT TO THAT WHICH EXISTED PRIOR TO COMMENCING CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER.
10. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DEVIATION IN PLAN INFORMATION SHALL BE REPORTED TO THE ENGINEER AND OWNER'S REPRESENTATIVE IMMEDIATELY.
11. CONTRACTOR IS REQUIRED TO OBTAIN FROM THE ENGINEER WRITTEN APPROVAL FOR ANY DEVIATIONS FROM THE PLANS AND/OR SPECIFICATIONS.
12. UNDERGROUND CONTRACTOR SHALL MINIMIZE THE WORK AREA AND WIDTH OF ALL TRENCHES TO AVOID DISTURBANCES OF NATURAL VEGETATION, SOIL FROM TRENCHES SHALL BE PLACED ONLY ON PREVIOUSLY CLEARED AREAS OR AS DIRECTED BY THE OWNER. CONTRACTOR SHALL NOT REMOVE OR USE ANY TREES AND/OR SHRUBS WITHOUT PRIOR APPROVAL OF THE OWNER.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND USAGE OF THE EXISTING STREETS ADJACENT TO THE PROJECT. ALL TRAFFIC MAINTENANCE CONTROL SHALL BE IN ACCORDANCE WITH FLORIDA MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS. TRAFFIC CONTROL OPERATION PROCEDURES SHALL BE SUBMITTED TO THE OWNER FOR APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.
14. NO DEWATERING IS PROPOSED WITH THIS PROJECT. IF DEWATERING IS REQUIRED, A PERMIT FROM SPWMD IN ACCORDANCE WITH 40E-20.301, F.A.C. SHALL BE OBTAINED.
15. NO BLASTING IS PROPOSED WITH THIS PROJECT.

ENTITLEMENT INVENTORY TABLE			
USE	MAX INTENSITY ⁽¹⁾	PROPOSED	TOTAL TO DATE
RESIDENTIAL	310 UNITS ⁽¹⁾	0	310
(ALF)	50 EQUIVALENT UNITS	0	0
COMMERCIAL (TOTAL)	200,000 SF ⁽²⁾	0	14,361
RETAIL	115,000 SF	0	12,391
HOTEL	125 ROOMS	0	0

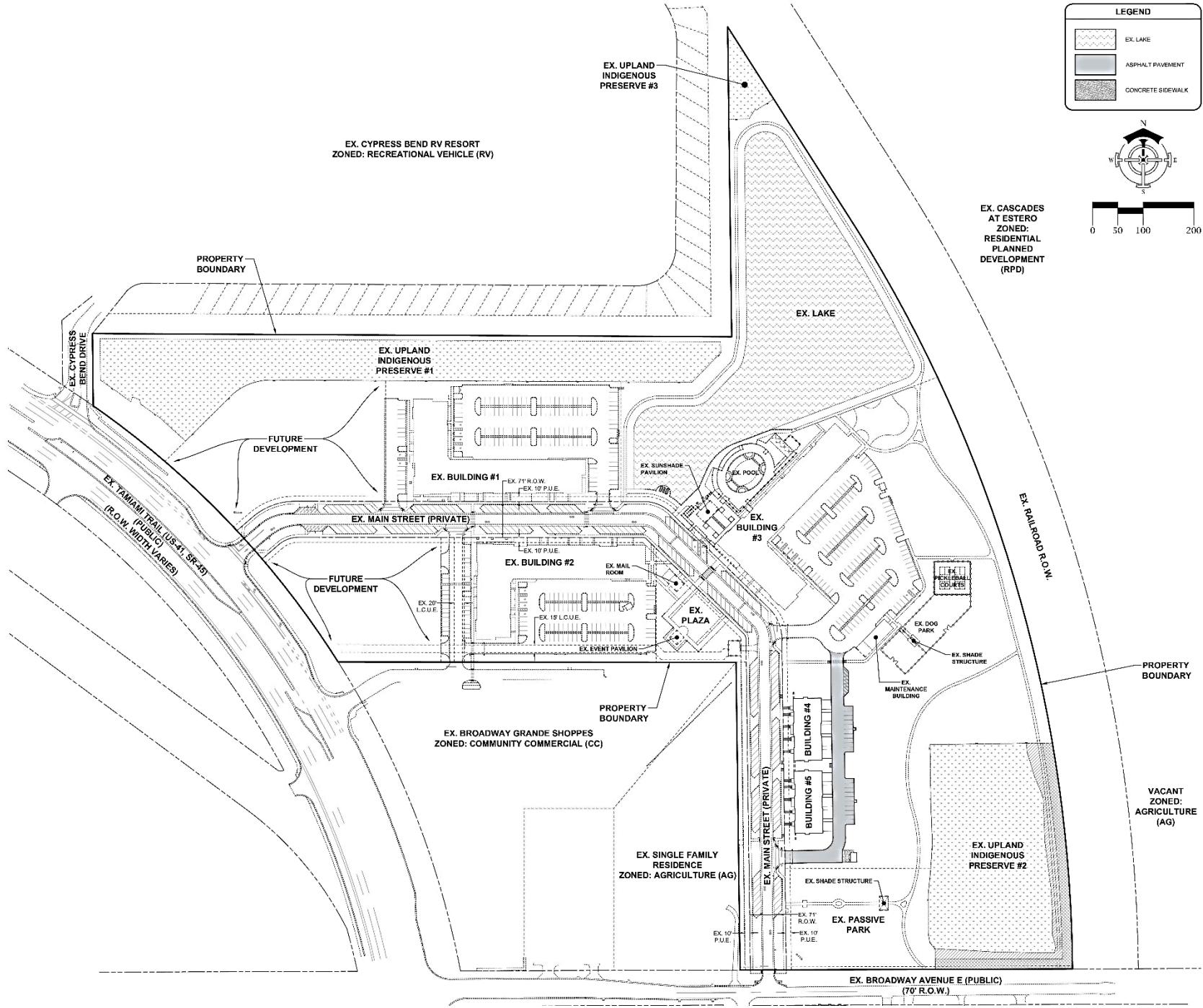
(1) 310 UNITS INCLUDES 50 EQUIVALENT ALF / ILF / COF UNITS.
 (2) COMMERCIAL INCLUDES A MAXIMUM OF 115,000 SF OF RETAIL USES.
 (3) MAXIMUM INTENSITIES PER RESOLUTION Z-10-017.

OPEN SPACE CALCULATIONS	
REQUIRED	AREA
OPEN SPACE REQUIRED	12.70 AC.
PROVIDED	
LAKES (25% OF REDD OPEN SPACE MAX.)	3.17 AC.
LAKE BANK	1.25 AC.
INDIGENOUS	5.51 AC.
DRY DETENTION	0.36 AC.
BUFFERS	1.47 AC.
PASSIVE PARK AND PLAZA	1.66 AC.
OPEN SPACE PROVIDED	13.65 AC.

- NOTES:
 1. REQUIRED OPEN SPACE PER Z-10-017, CONDITION 5.B.(1).
 2. OPEN SPACE TABLE AND INDIGENOUS AREAS EXCLUDE OBEENT AND REFER ONLY TO ACTUAL LAND AREA IN ACRES. SEE LANDSCAPE PLANS FOR AREA & CREDIT CALCULATIONS.

BUFFER REQUIREMENTS		
PROPERTY LINE	ADJACENT USE	BUFFER REQUIRED ⁽²⁾
NORTH	RESIDENTIAL (CYPRESS BEND)	5' TYPE 'F'
SOUTH	COMMERCIAL (BROADWAY GRANDE SHOPPES)	5' TYPE 'A'
SOUTH	R.O.W. (BROADWAY AVE.)	20' TYPE 'D'
EAST	R.O.W. (RAILROAD)	20' TYPE 'D'
WEST	RESIDENTIAL (CYPRESS BEND)	5' TYPE 'F'
WEST	RESIDENTIAL (SINGLE FAMILY RESIDENCE)	20' TYPE 'C'
WEST	R.O.W. (US-41)	20' TYPE 'D'

- NOTES:
 1. REQUIRED BUFFERS PER ZONING RESOLUTION Z-10-017.
 2. BUFFERS PERMITTED WITH D052022-E006.



LEGEND

- EX. LAKE
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK

North Arrow

Scale: 0 50 100 200

TOWNHOUSE SITE PLAN

SITE DEVELOPMENT REGULATIONS PER ORDINANCE 2019-29			
CATEGORY	REQUIRED	BUILDING #4 PROVIDED	BUILDING #5 PROVIDED
MINIMUM BUILDING SETBACKS			
STREET, PRIVATE (INTERNAL) (MAIN STREET)	0 FT	20.47 FT	20.47 FT
STREET, PUBLIC (US-41 & BROADWAY AVE. E)	25 FT	N/A	N/A
RAILROAD RIGHT-OF-WAY	25 FT	478.48 FT	457.28 FT
NORTHERN PROPERTY LINE ADJACENT TO CYPRESS-BEND RV RESORT	30 FT	N/A	N/A
SOUTHERN PROPERTY LINE ADJACENT TO BROADWAY GRANDE SHOPPES	15 FT	N/A	N/A
WATERBODY (EDGE OF WATER / CONTROL ELEVATION)	20 FT ⁽¹⁾	N/A	N/A
PRESERVE AREA (PRINCIPLE & ACCESSORY)	30 FT	213.49 FT	213.49 FT
MINIMUM BUILDING SEPARATION	15 FT	15.86 FT	15.88 FT
MAXIMUM BUILDING HEIGHT	55 FT (4 STORIES) (2 STORIES)	29.67 (2 STORIES)	29.67 (2 STORIES)
MAXIMUM LOT COVERAGE	80%	74% ⁽²⁾	

(1) MAY BE REDUCED TO 0 FEET WHEN ARCHITECTURAL BANK TREATMENT IS INCORPORATED INTO DESIGN.
 (2) PERCENTAGE INCLUDES ALL PREVIOUSLY PROPOSED BUILDINGS AND CURRENTLY PROPOSED BUILDINGS.

SIGNING AND MARKING NOTES:

- ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE F.D.O.T. STANDARD PLANS FOR ROAD CONSTRUCTION, LATEST EDITION, THE F.D.O.T. DESIGN MANUAL, LATEST EDITION, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND PUBLISHED STANDARDS, LATEST EDITION.
- ALL STOP SIGN LOCATIONS SHALL INCLUDE A 24" PAINTED WHITE STOP BAR UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

BUILDING SUMMARY		
BUILDING	UNITS	STORIES
BUILDING #4	5 UNITS	2
BUILDING #5	5 UNITS	2

PARKING SUMMARY			
USE	RATIO	REQUIRED	PROVIDED
MULTIFAMILY RESIDENTIAL	1.75 PER 2 OR MORE BEDROOM UNITS (10 UNITS)	18	GARAGE 20
TOTAL SPACES:		18	20
BICYCLE PARKING FACILITIES			
COMMERCIAL & MULTI-FAMILY	5% OF REQUIRED VEHICLE SPACES, 25 MAX.	1	5

NOTES:

- PARKING REQUIREMENTS PER RESOLUTION 2-10-017.
- BICYCLE PARKING REQUIREMENTS PER VILLAGE OF ESTERO LDC, 5-205.

LEGEND

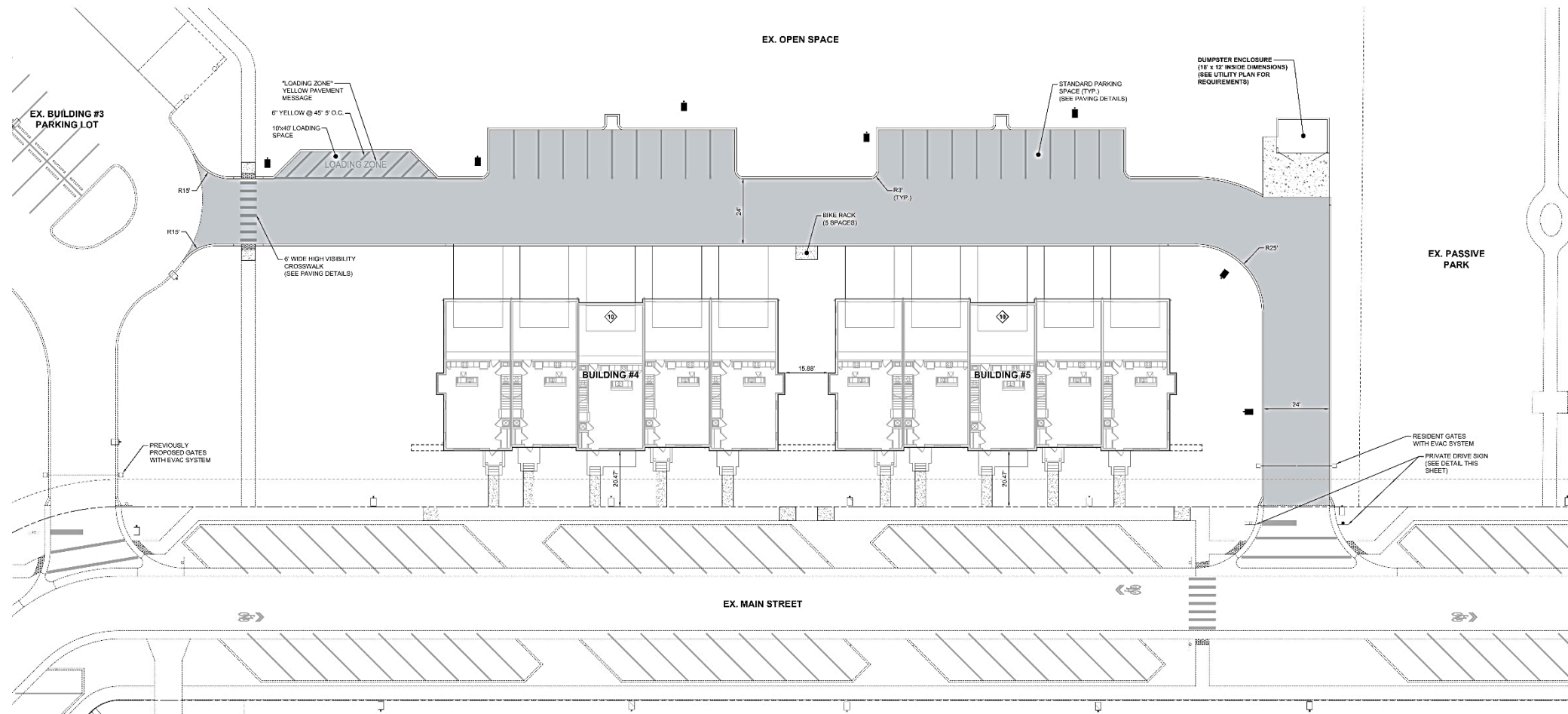
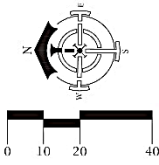
- ASPHALT PAVEMENT
- 6" CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- PROPOSED LIGHT POLES
- GARAGE PARKING COUNT

PRIVATE DRIVE SIGN

SIZE: 24"x30"
COLOR: RED

NOTES:

- SIGNS ON LEFT SIDE OF DRIVE SHALL BE INSTALLED ON BACK SIDE OF STOP SIGNS.



LANDSCAPE/HARDSCAPE DESIGN - BUFFERS



TYPE "A" BUFFER

MINIMUM WIDTH -5'
MINIMUM NUMBER OF TREES -4 TREES/100 L.F.
MINIMUM NUMBER OF SHRUBS -20 SHRUBS/100L.F.

TYPE "C" BUFFER

MINIMUM WIDTH- 20'
MINIMUM NUMBER OF TREES- 10 TREES/100 L.F.
MINIMUM NUMBER OF SHRUBS- 36" STAGGERED
DOUBLE ROW HEDGE

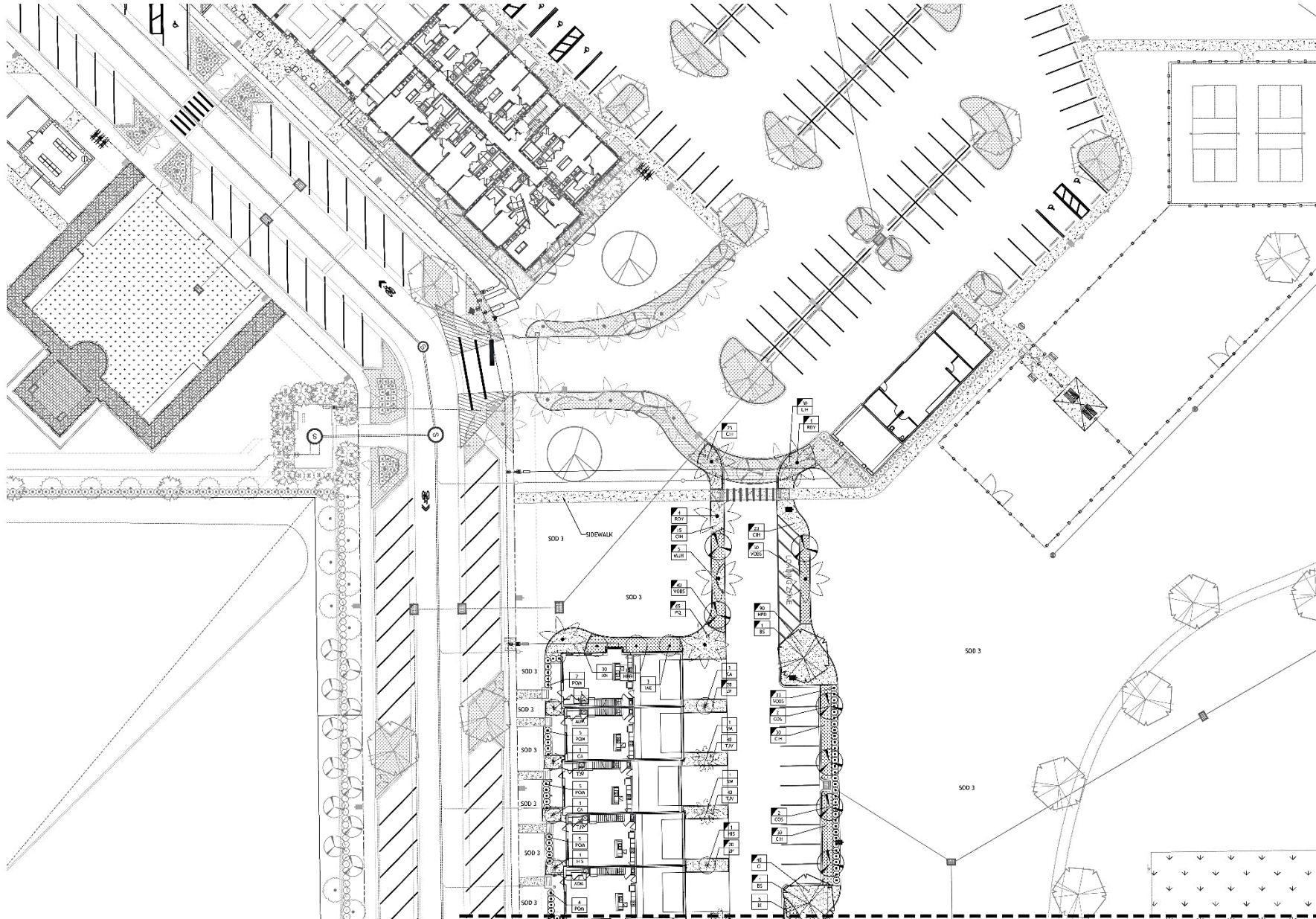
TYPE "D" BUFFER

MINIMUM WIDTH- 20'
MINIMUM NUMBER OF TREES- 5 TREES/100 L.F.
MINIMUM NUMBER OF SHRUBS- 36" STAGGERED
DOUBLE ROW HEDGE

TYPE "F" BUFFER

MINIMUM WIDTH- 50'
MINIMUM NUMBER OF TREES- 10 TREES/100 L.F.
MINIMUM NUMBER OF SHRUBS- 36" STAGGERED
DOUBLE ROW HEDGE

LANDSCAPE DESIGN



MATCHLINE, SEE SHEET L1.01



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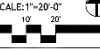
SIGNATURE & SEAL

FL Registration License: LC230000071
DO PLANS

ISSUE DATE
1 16/16/16 8/30/16

NO.	COMMENTS	DATE

SHEET INFORMATION	
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DRAWN BY	HB/GS
CHECKED BY	HB

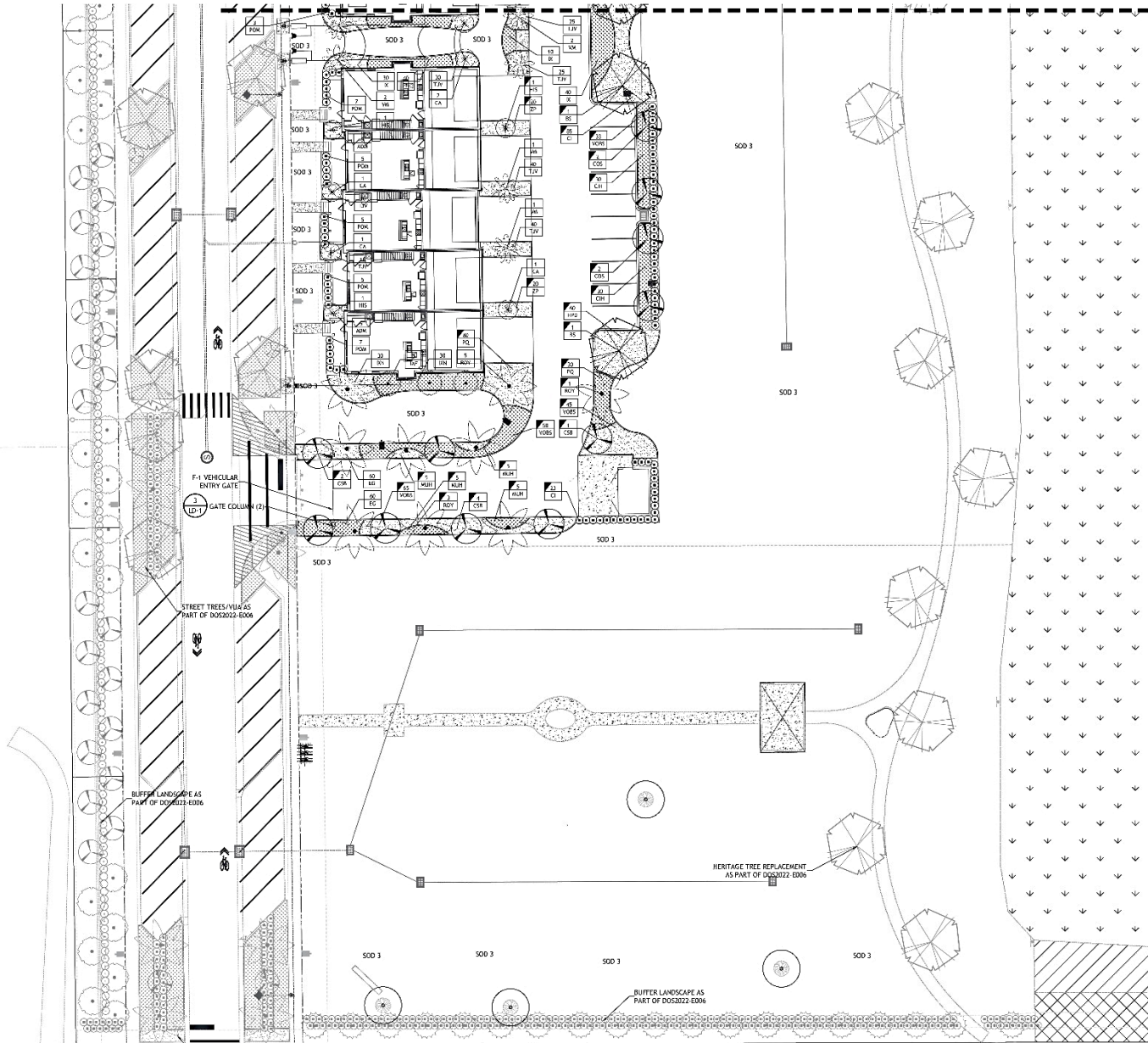


LANDSCAPE DEVELOPMENT PLAN

L1.01

LANDSCAPE DESIGN

MATCHLINE, SEE SHEET L1.00



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DO PLANS

ISSUE DATE
1 06/11/20 01-25-23

REVISIONS

NO. COMMENTS DATE
SHEET INFORMATION
JOB NUMBER 21057
DRAWN BY HB/GS
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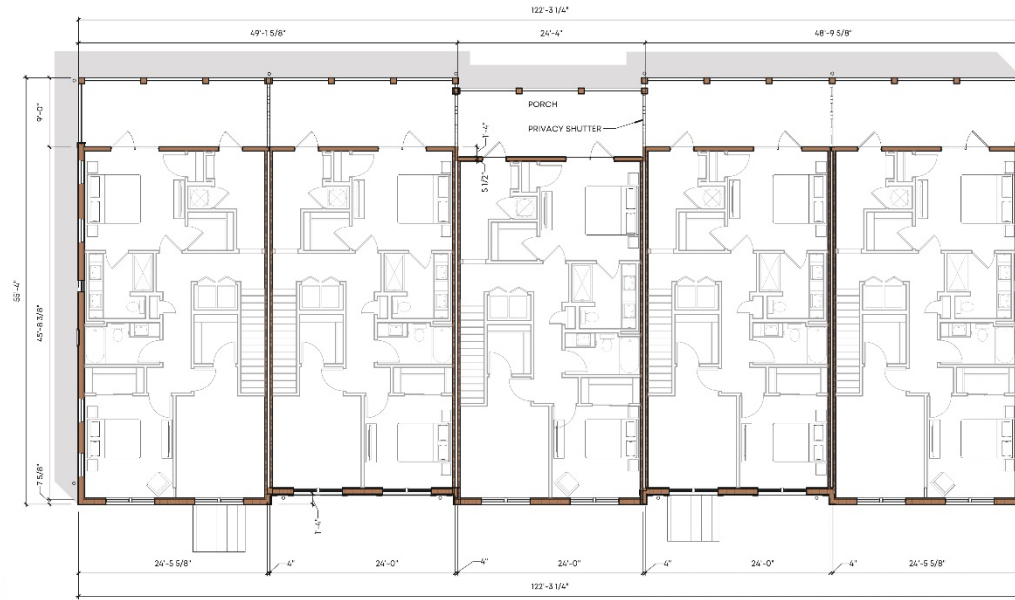
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LANDSCAPE DEVELOPMENT PLAN

L1.01

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ARCHITECTURAL DESIGN - FLOORPLANS



7 OVERALL FLOOR PLAN - LEVEL 02

SCALE: 1/8" = 1'-0"



17 OVERALL FLOOR PLAN - LEVEL 01

SCALE: 1/8" = 1'-0"

ARCHITECTURAL DESIGN – FRONT & REAR ELEVATIONS



ARCHITECTURAL DESIGN – SIDE ELEVATIONS



MATERIAL LEGEND

A

STUCCO SW 6078
REALIST BEIGE

D

STUCCO SW 6203
SPARE WHITE

B

STUCCO SW 6079
DIVERSE BEIGE

E

CONCRETE ROOF TILE
CAPISTRANO

A close-up photograph of a concrete roof tile, showing its characteristic overlapping, wavy pattern and a range of brown and tan colors.

C

STUCCO SW 0011
CREWEL TAN

F

SW 6083
SABLE

ARCHITECTURAL DESIGN – PERSPECTIVES



ARCHITECTURAL DESIGN – PERSPECTIVES



THANK YOU!

QUESTIONS?