



ESTERO TOWNHOMES EPD REZONE

PLANNING ZONING DESIGN REVIEW BOARD
SEPTEMBER 10, 2024

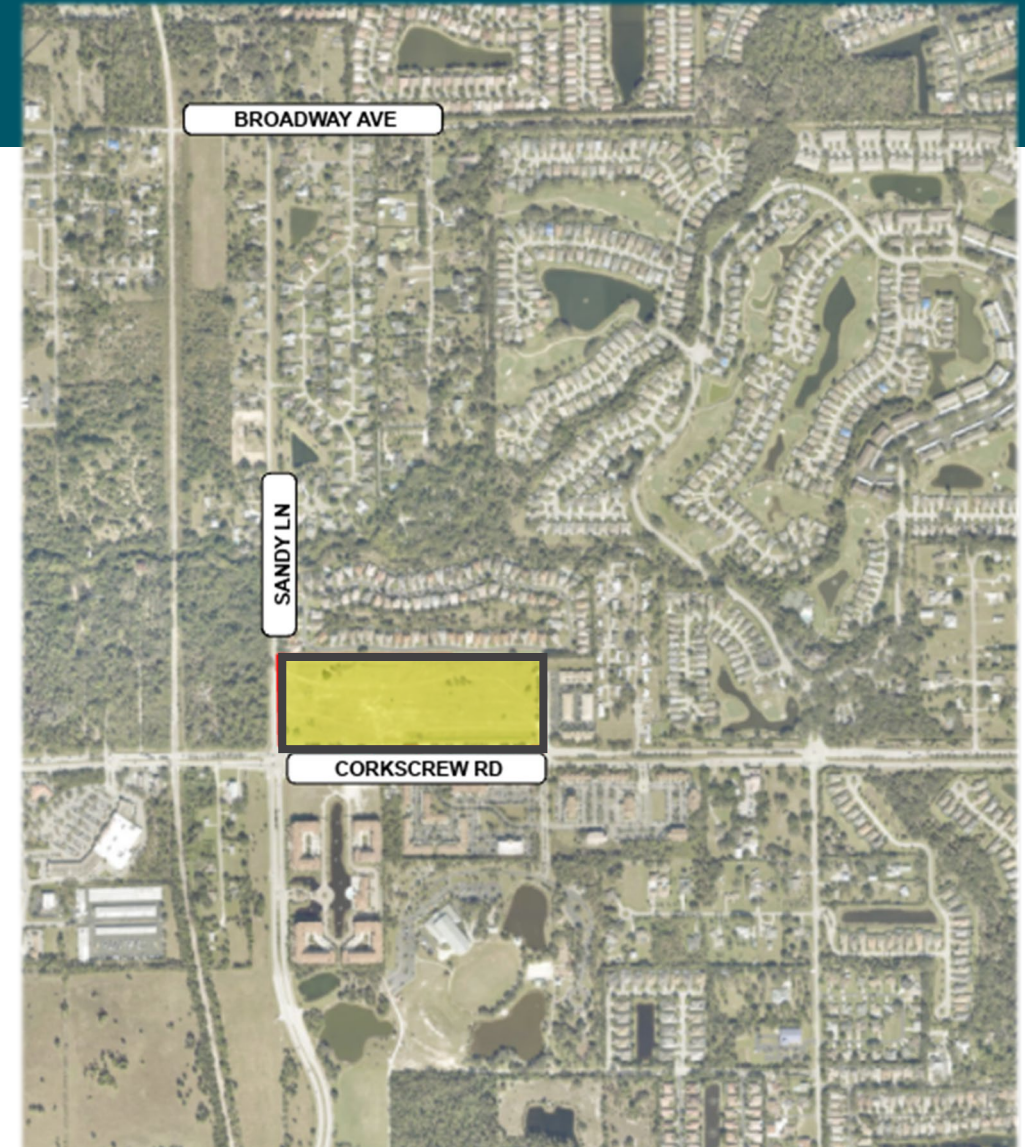
WELCOME & INTRODUCTIONS

- Jim Hepler – Toll Brothers
- Richard Yovanovich & Francesca Passidomo - Coleman, Yovanovich & Koester
- Alexis Crespo, AICP & Sabrina McCabe, PLA – RVi Planning + Landscape Architecture
- Noelle Vilim, P.E. - Atwell
- Norm Trebilcock, AICP, PTOE, PE – Trebilcock Consulting Solutions
- Andrew McAuley– Earth Tech Environmental



PROPERTY OVERVIEW

- ❑ 21.4 +/- acres
- ❑ Northeast corner of Corkscrew Road & Sandy Lane
- ❑ Future Land Use: Village Center
- ❑ Zoning: Residential Planned Development (RPD) for Continuing Care/ALF



REQUEST

Rezone 21.4+/-acres from
Residential Planned Development (RPD) to
Estero Planned Development (EPD)
to allow for ~~171~~ 154 townhomes, private on-site
recreational amenities and public amenities

SUMMARY OF CHANGES TO EPD REZONE REQUEST

MASTER CONCEPT PLAN CHANGES

- Revised site layout to reflect a more curvilinear roadway network
- Reduction of unit count from 171 dwelling units to 154 dwelling units (from 8 du/acre to 7 du/acre)
- Eliminated 9- and 8-unit buildings along Corkscrew Road
- Increased/additional common/open space on site
- Relocation of the lake area with fountain enhancements, as well as pocket parks and passive park areas near lake
- Removal of Deviation 7 relating to driveway length
- Addition of new Deviation 7 relating to back out parking spaces for guest parking spaces
- Reduction in units allowed for added green space, open space, and enhanced landscaping

SUMMARY OF CHANGES TO EPD REZONE REQUEST

COMPATABILITY CHANGES

- Increased wall height to 8' adjacent to Estates on Estero River
- Relocated Amenity area to provide a buffer to residents from public use area and provide pedestrian access to Corkscrew Road
- Specificity regarding the locations of pedestrian gates for access to the project, and to provide access to Estates of Estero River residents
- Enhancements to the front, rear and side elevations of the proposed dwelling to include additional architectural elements/embellishments, recessing/projections for visual interest, and an updated color palette

SUMMARY OF CHANGES TO EPD REZONE REQUEST

CHANGES TO PUBLIC ENHANCEMENTS

- In response to request by a resident of Estates of Estero River, Toll has agreed to make payment for a future crosswalk connection by the Village of Estero upon the earlier of 75th CO or completion of the Sandy Lane/Corkscrew drainage and intersection improvements by Lee County or the Village of the Estero.
- Increased/additional public use areas to 1.5 acres:
 - “West Corner Park” with updated landscaping and hardscaping design elements
 - “East Corner Park
 - ½ mile shaded trail system along Corkscrew Road
 - Trail system along Sandy Lane

PREVIOUS MASTER CONCEPT PLAN



PROPOSED MASTER CONCEPT PLAN



INTERCONNECTIVITY PLAN



PUBLIC AMENITY ELEMENTS



WEST CORNER PARK ELEMENTS



WEST CORNER PARK ELEMENTS



WEST CORNER PARK ELEMENTS



RVi

WEST CORNER PARK ELEMENTS



RVi

WEST CORNER LANDSCAPING



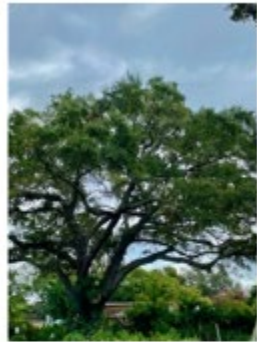
ESTERO TOWNHOMES EPD - REZONE

PLANT PALETTE CORNER PARK

Trees and Palms



Shady Lady Black Olive



Specimen Live Oak



Slash Pine



Tabebuia Tree



Pink Hibiscus Tree



Bismark Palm



Royal Palm



Sabal Palm



Green Buttonwood



Silver Buttonwood

Shrubs and Groundcovers



Silver Saw Palmetto



Muhly



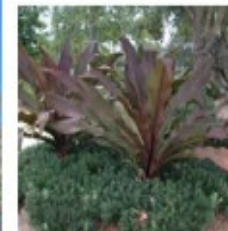
Firebush



Fakahatchee



Clusia rosea



Crinum Lily



Walter's Viburnum



Yellow Flag Iris

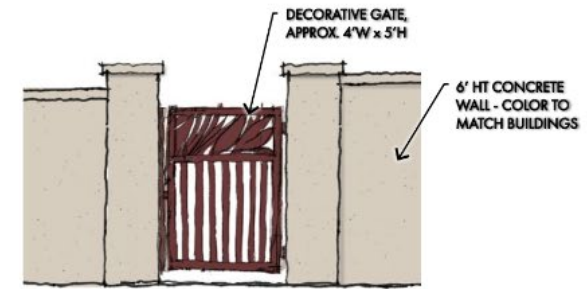
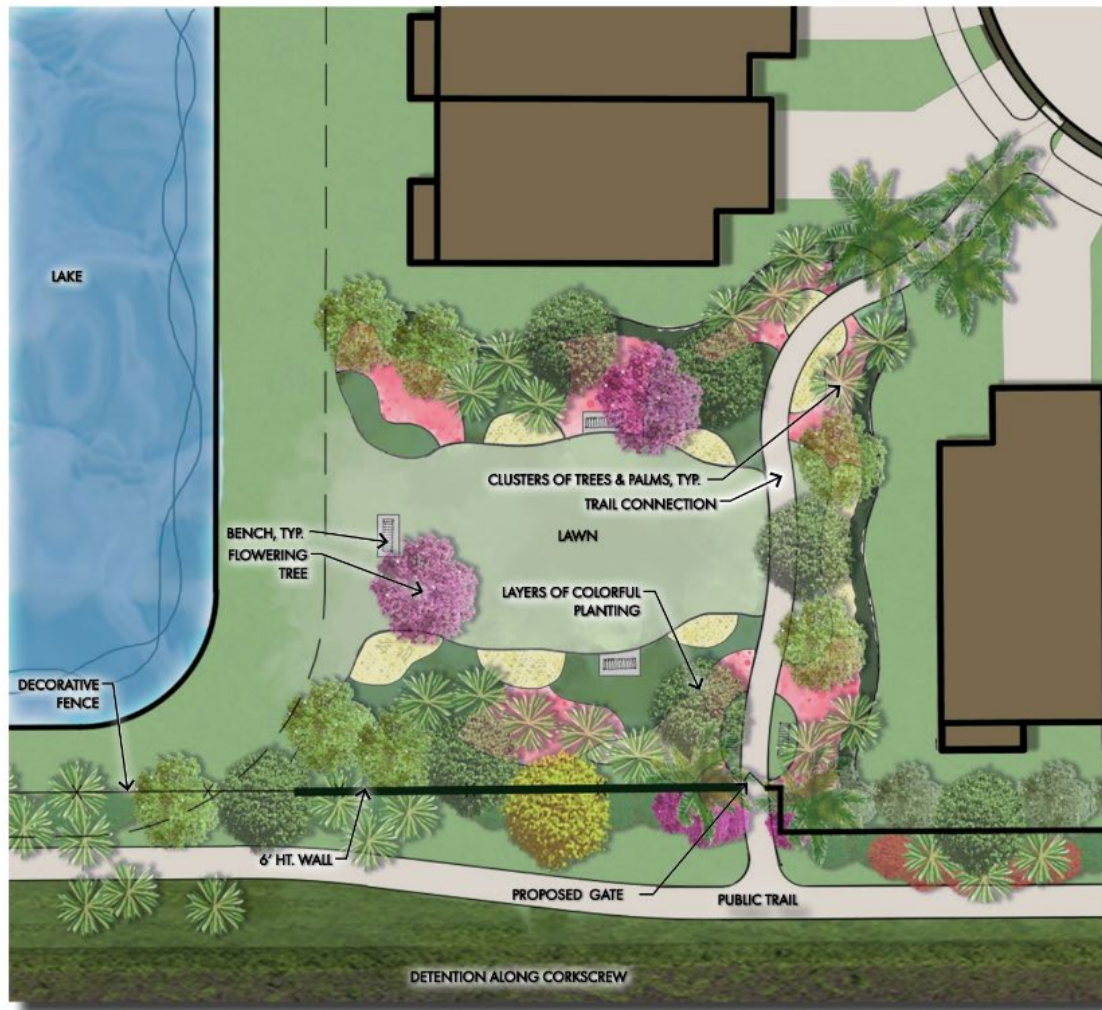


Coontie

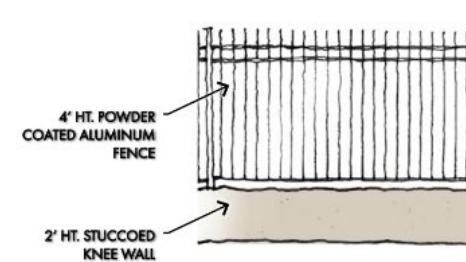


Blue Plumbago

PASSIVE PARK ELEMENTS



PROPOSED PEDESTRIAN GATE CONCEPT



PROPOSED DECORATIVE FENCE CONCEPT

LINE OF SIGHT - CORKSCREW ROAD



VIEW FROM CORKSCREW ROAD



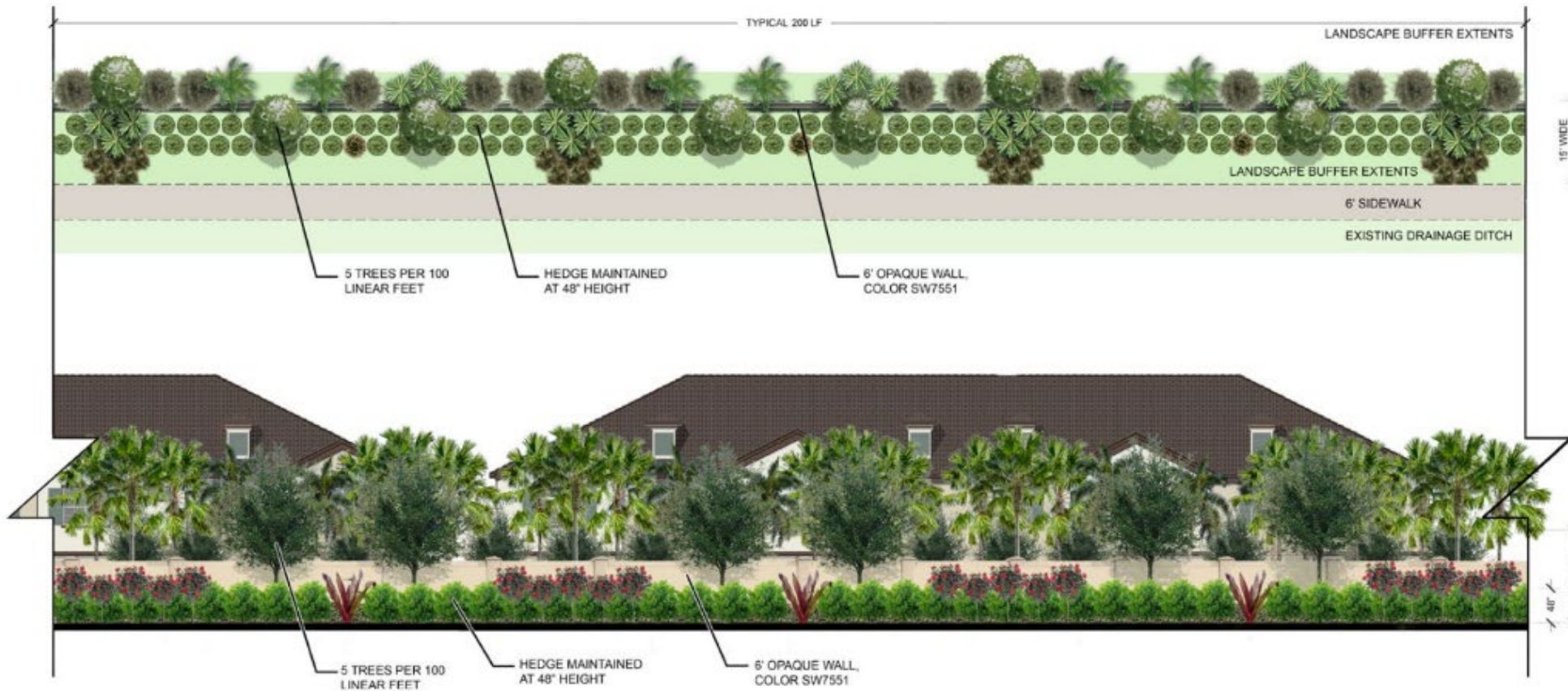
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VIEW FROM CORKSCREW ROAD

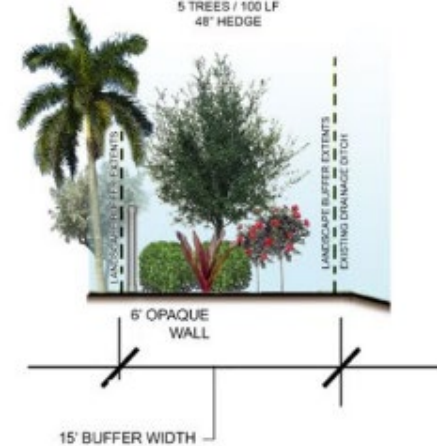


ESTERO TOWNHOMES EPD - REZONE

VIEW FROM CORKSCREW ROAD



TYPE 'D' BUFFER
15' WIDE
5 TREES / 100 LF
48" HEDGE

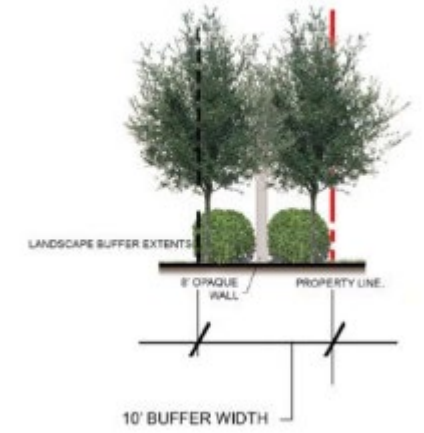


'C' 15' TYPE 'D' BUFFER - VIEW FROM CORKSCREW ROAD
SCALE: 1" = 10'-0"

VIEW FROM ESTATES AT ESTERO RIVER

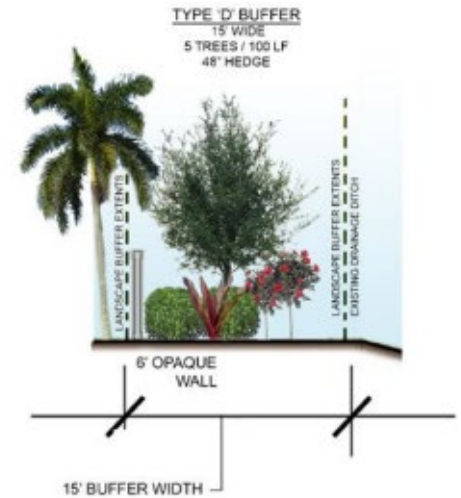


TYPE 'B' BUFFER
 10' WIDE
 5 TREES / 100 LF
 DOUBLE 48" HEDGE



'A' 10' TYPE 'B' BUFFER - VIEW FROM THE ESTATES AT ESTERO RIVER
 SCALE: 1" = 10'-0"

VIEW FROM SANDY LANE



'B' 15' TYPE 'D' BUFFER - VIEW FROM SANDY LANE
SCALE: 1" = 10'-0"

VIEW FROM DESIGN PARC LANE



'D' 15' TYPE 'B' BUFFER - DESIGN PARC LANE
SCALE: 1" = 10'-0"



COMMUNITY & BUFFER PLANT PALETTE



Shady Lady Black Olive



Live Oak



Green Buttonwood



Royal Poinciana



Yellow Tabebuia Tree



Southern Magnolia



Royal Palm



Sabal Palm



Hong Kong Orchid



Silver Buttonwood

COMMUNITY PLANT PALETTE



Red Tip Cocoplum



Muhly Grass



Firebush



Fakahatchee



Crinum Lily



Walter's Viburnum



American Beautyberry



Coontie



Clusia rosea

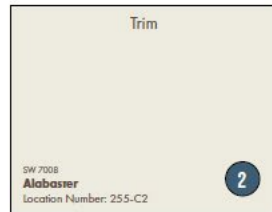
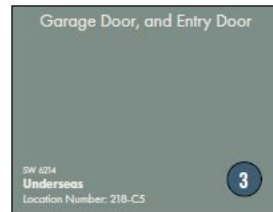


Cordgrass

ARCHITECTURAL COLOR PALETTE

Architectural Color Palette Classic Cream Spanish Colonial

- Classic Cream Spanish Colonial Color Scheme.
- Garage and Entry door will be painted and accent color.
- Brackets and Soffits are painted Sable to look like wood.



Example of End Unit Color Palette



PREVIOUS ELEVATIONS



ESTERO TOWNHOMES EPD - REZONE

PROPOSED FRONT ELEVATIONS



PROPOSED FRONT ELEVATIONS



PROPOSED FRONT ELEVATIONS



ESTERO TOWNHOMES EPD - REZONE

Toll Brothers[®]

PROPOSED SIDE ELEVATION



ESTERO TOWNHOMES EPD - REZONE

Toll Brothers[®]

PROPOSED REAR ELEVATIONS



PROPOSED REAR ELEVATIONS



PROPOSED REAR ELEVATIONS



COMPREHENSIVE PLAN & LDC CRITERIA

- Village Center Future Land Use Category
- FLU-1.11.1: Residential Development Form
- FLU-1.11.2: Residential Development Standards
- HOU-1.1.3: Residential Compatibility
- REC-1.6.1: Public Park Space
- LDC Section 3-707: Estero Planned Development & Tier 1 Density Criteria



CONCLUSIONS

- ✓ Staff recommendation of *APPROVAL*
- ✓ Significant revisions resulting in reduced unit count, enhanced community design and more public amenities
- ✓ Infill, quality for-sale townhome product by trusted homebuilder
- ✓ Compatible with single-family communities along Sandy Lane
- ✓ Consistent with Estero Comprehensive Plan & LDC