



BROADWAY AND SANDY LANE PUBLIC INFORMATION MEETING

ESTERO, FL
October 8, 2024

MAYFAIR VILLAGE REZONE INFORMATION MEETING

Introduction

Purpose

Team

Existing Conditions and Approvals

Proposed Community Design

Proposed Product

Requested Zoning Changes

Development Order Submittal Timing

TEAM

LENNAR HOMES, *Developer*
Chris Hasty VP, Land Acquisitions



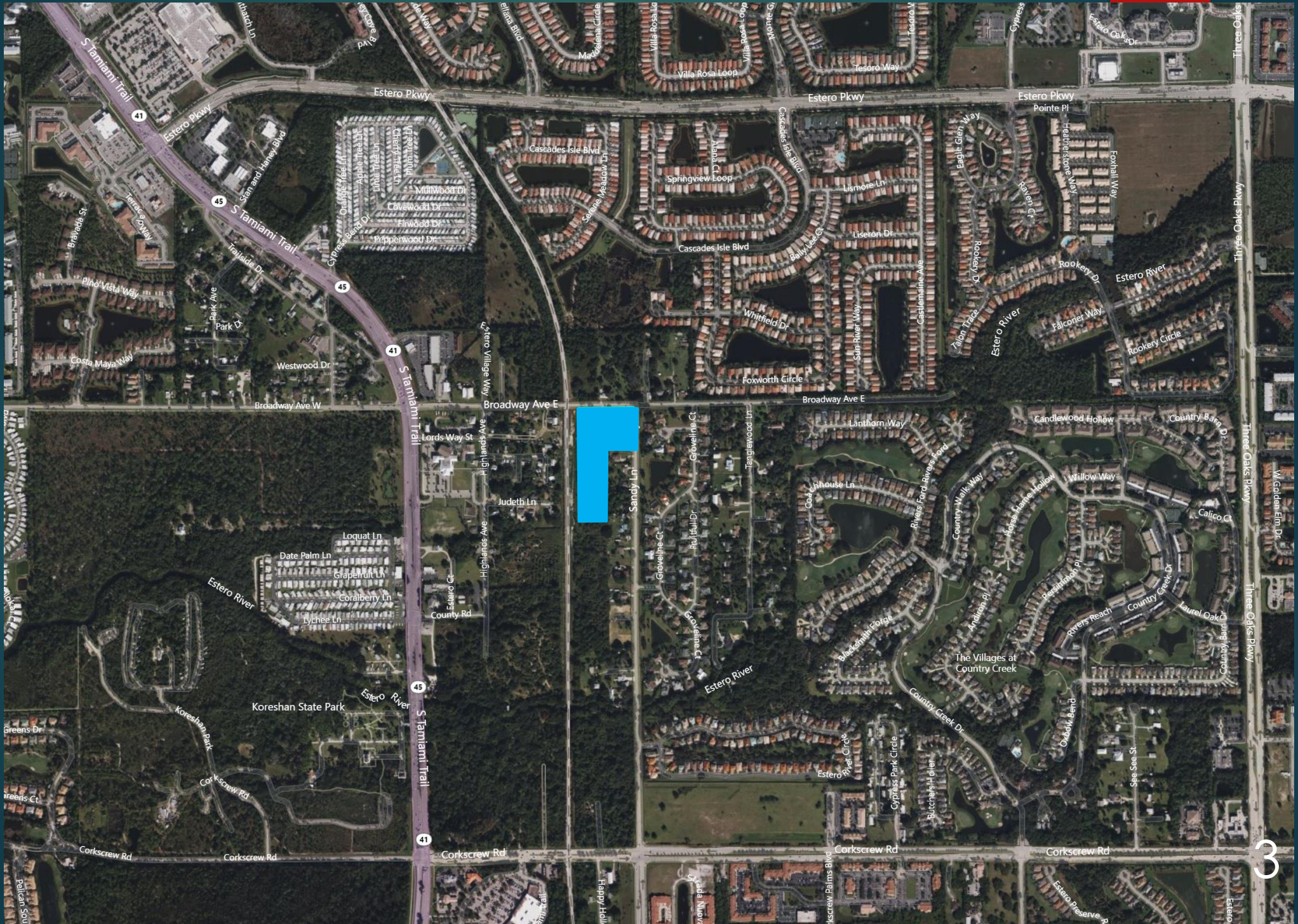
RESPEC ENGINEERING
(fka Delisi-Fitzgerald), *Civil Engineering*
John T. Wojdak, PE
Manager, Development Services



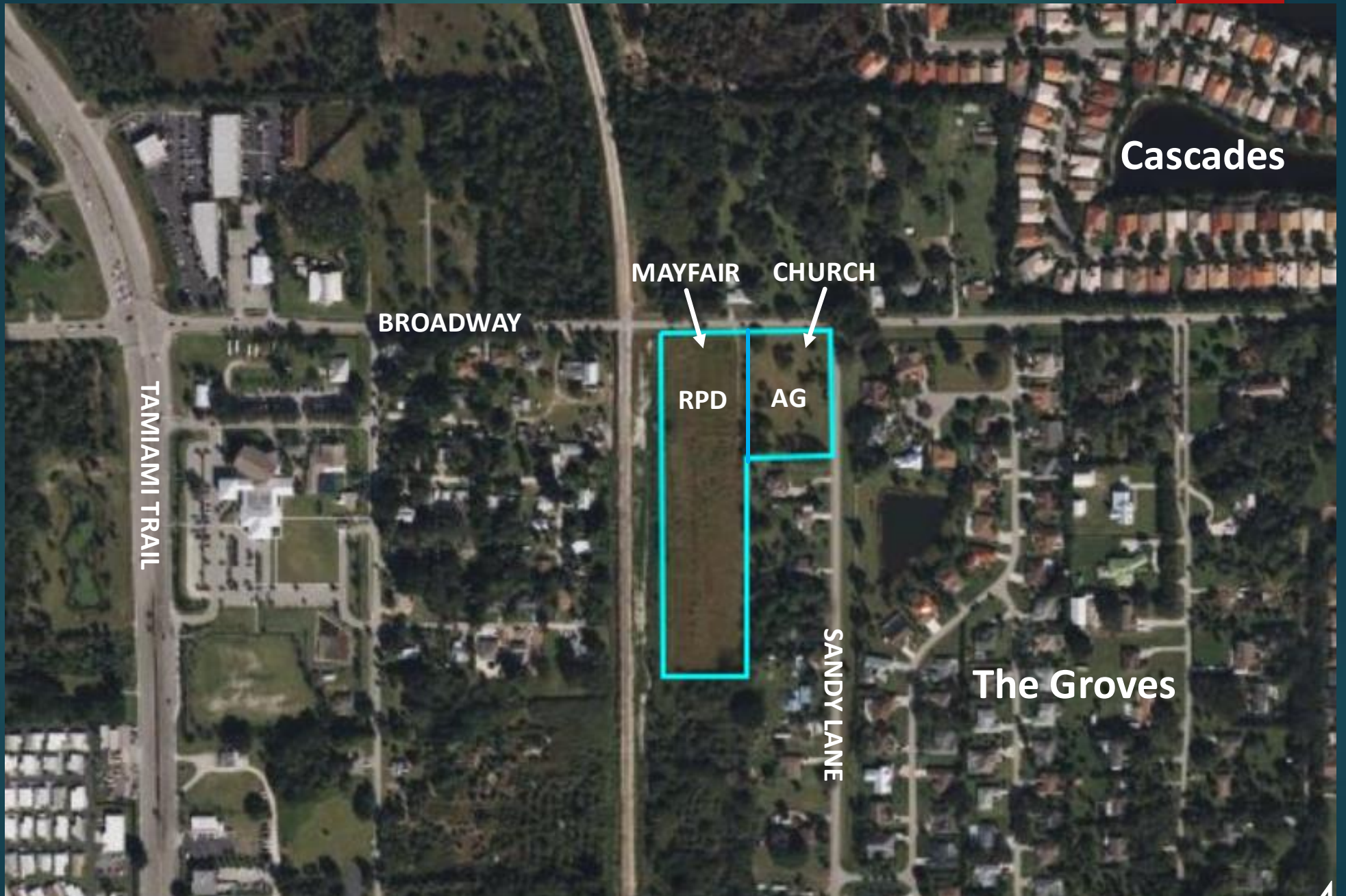
*Additional Consultants as needed for Traffic, Planning,
Landscaping, etc.*



VICINITY MAP



VICINITY MAP



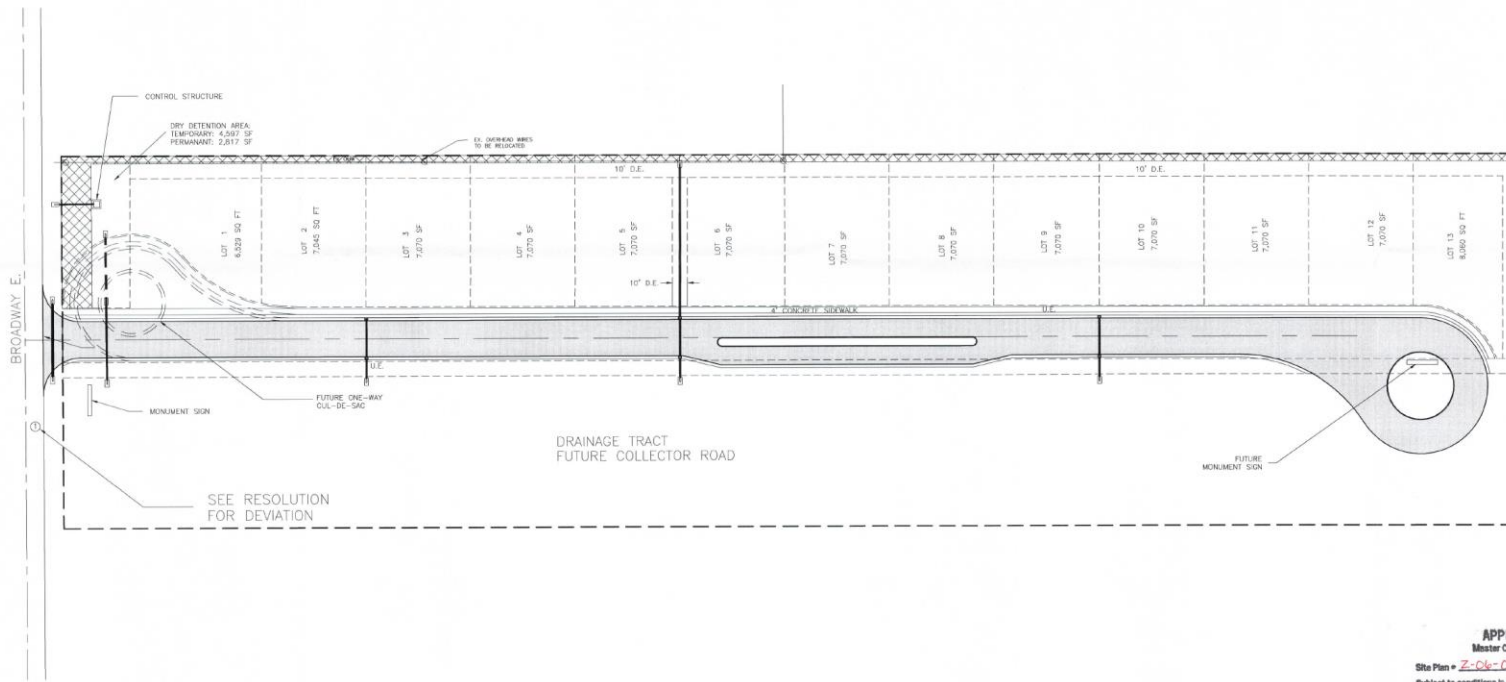
Property INFORMATION & HISTORY

- **Area:**

Mayfair Village	5.44 ac
Church Parcel	<u>2.04 ac</u>
TOTAL	7.48 ac
- **Zoning:**
Mayfair: RPD (Residential Planned Development - Z-06-073)
Church Parcel: AG
- **Frontage:** BROADWAY and SANDY LANE
- **Entitlements:**

Mayfair (RPD) – 3 dwelling units / ac	= 16
Church (AG) – 1 dwelling unit / ac	= <u>2</u>
TOTAL dwelling units	= 18
- **History:**
Zoning application filed in 2006
Approved by BOCC in March 2007
DO or ERP never filed

Approved MASTER CONCEPT PLAN



STRAP NUMBER
28-44-25-00-00015.1000

STREET ADDRESS
8790 BROADWAY E
ESTERO, FL 33928

LEGEND
R/W RIGHT OF WAY
SF SQUARE FEET
EX EXISTING
D.E. DRAINAGE EASEMENT
U.E. UTILITY EASEMENT
LANDSCAPED AREA



DATE / JOB#	BY / DESIGNED BY	REVISED PER COUNTY COMMENTS	DATE / JOB#	BY / DESIGNED BY	REVISED PER COUNTY COMMENTS
1 / 506			1 / 506		
2 / 506			3 / 106		
3 / 506			4 / 207		

MAYFAIR VILLAGE RPD
MASTER CONCEPT PLAN

TDM CONSULTING, INC.
8695 COLLEGE PARKWAY #106
FORT MYERS, FLORIDA 33919
(239) 433-4231
FAX (239) 433-9632
EMAIL: dean@tdmconsulting.com

APPROVED
Master Concept Plan
Site Plan # Z-04-073 Page 1 of 1
Subject to conditions in Resolution Z-04-073
Case # D-120016-00024

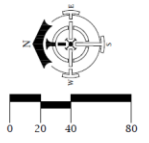
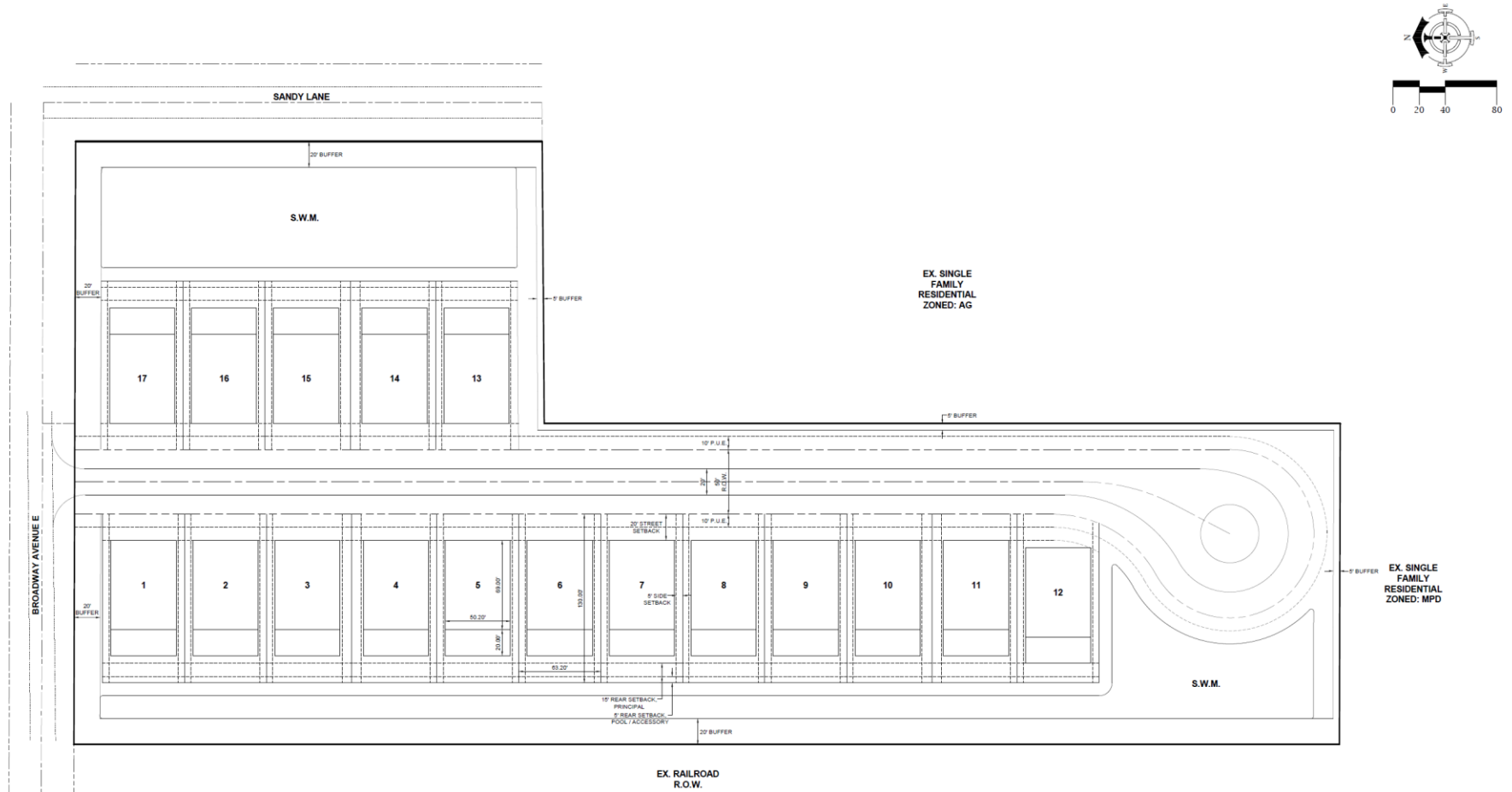
RECEIVED
MAR 8 2007
COMMUNITY DEVELOPMENT

DATE / JOB#	BY / DESIGNED BY	REVISED PER COUNTY COMMENTS

Dean Martin, P.E.
February 7, 2007

Proposed

MASTER CONCEPT PLAN



EX. SINGLE FAMILY RESIDENTIAL ZONED: MPD



OWNER / DEVELOPER: LENNAR 10481 SIX MILE CYPRESS PARKWAY FORT MYERS, FL 33901 (239) 278-1177	
PROJECT: MAYFAIR VILLAGE	
RESPEC 1412 Jackson Street, Suite #1 Fort Myers, FL 33901 (239) 418-0691 Florida Registry License No. 33253	SITE PLAN (C) (REVISED ZONING) Project Number: W0079.24250 Sheet Number: 1

Proposed Homes

- 50' wide homes
- Tile roofs
- Paver driveways
- 1 and 2-story plans
- 3-car garages typical



Proposed PRODUCT



SUMMARY

Zoning Requests:

- Fold in Sandy Lane Property to Mayfair Zoning
- Keep existing approved Density of 3 homes / ac = 20 homesites
- Mirror roadway on MCP
- Remove reference to Future Collector Roadway

Benefits:

- Matches intent of current approval
- Expedites utility work on Broadway
- Helps both property owners
- Compatible with Surrounding Uses
- Consistent with Estero Comprehensive Plan