

November 12, 2024

WOODFIELD ESTERO PLANNED DEVELOPMENT DEVELOPMENT ORDER



WOODFIELD
DEVELOPMENT

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.

DEVELOPMENT PROGRAM	
LAND USE	GROSS FLOOR AREA/UNITS
Retail/Dining ¹	25,000 sq. ft.
Multifamily	296 units



COLOR PALETTE

The following color palette 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.

ACCENT COLOR

- Balcony Railings & Columns
- Corbels
- Window & Door Frames

SECONDARY WALL COLOR

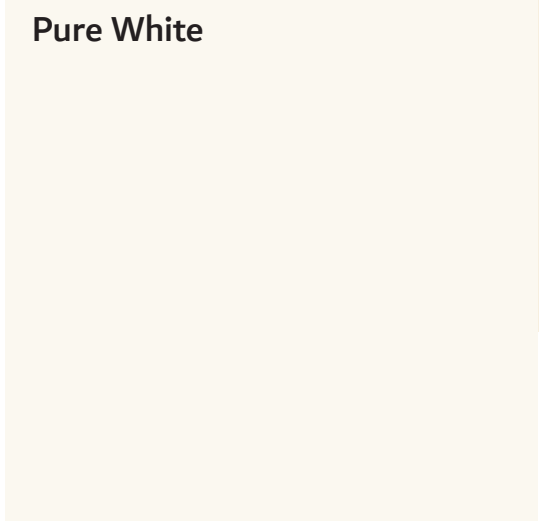
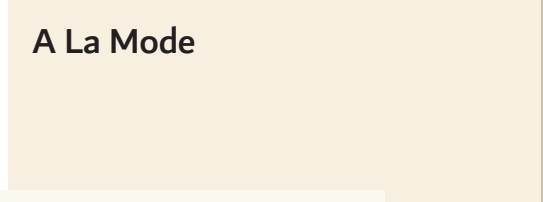
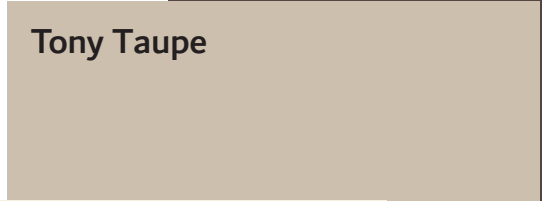
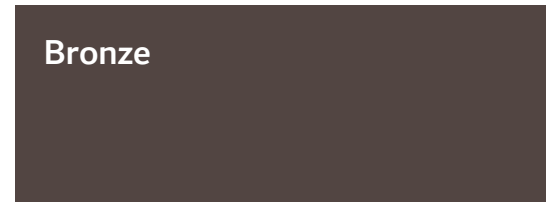
- Smooth Stucco
- Paired with Pure White or Taupe Architectural Trims

PRIMARY WALL COLOR

- Smooth Stucco
- Paired with Taupe, Pure White, and/or Limestone Architectural Trims

ACCENT COLOR

- Architectural Trim
- Columns & Niches



STONE-FINISH TILE



CONCRETE BARREL TILE ROOF

- Blend of terracotta and taupe tones



(Right) Crescent Road Aerial View:
On US-41 & Coconut Road looking west





LE BISTRO

TRATTORIA

ARCHITECTURAL STYLE PRECEDENTS



Tower & Retail window inspiration



Via Mizner on Worth Avenue in Palm Beach, FL



Ornate balcony railings



Restaurant windows



Las Olas Blvd. in Fort Lauderdale, FL



Paseo Chapala Mixed-Use Development in Santa Barbara, CA



White Elephant Hotel, Palm Beach, FL



Crescent Road retail and residential rendering

ARCHITECTURAL STYLE PRECEDENTS



Facade Articulation



Santa Barbara Cottage Hospital, Santa Barbara, CA



Pedestrian Bridge



White Elephant Hotel, Palm Beach, FL



Architectural towers

CRESCENT ROAD RENDERING



View from US-41 & Coconut Road Intersection

ARCHITECTURAL STYLE PRECEDENTS



Building corner tower detail



Facade articulation



Building connection detail



Gable roof-line element

COCONUT ROAD RENDERING



View from Coconut Road at Walden Center Drive

ARCHITECTURAL STYLE PRECEDENTS



Gable roof-line element



Balcony articulation



Building corner tower detail & building entrance



Project entrance signage



Project entrance signage



Project entrance signage



Project entrance signage

■ US-41 ENTRANCE RENDERING



Main Entrance View from US-41

ARCHITECTURAL STYLE PRECEDENTS



Pura Vida, Palm Beach, FL



West Palm Beach Mixed-Use



Espanola Way, Miami Beach, FL



Residentail Sky Lounge

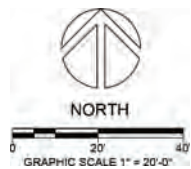
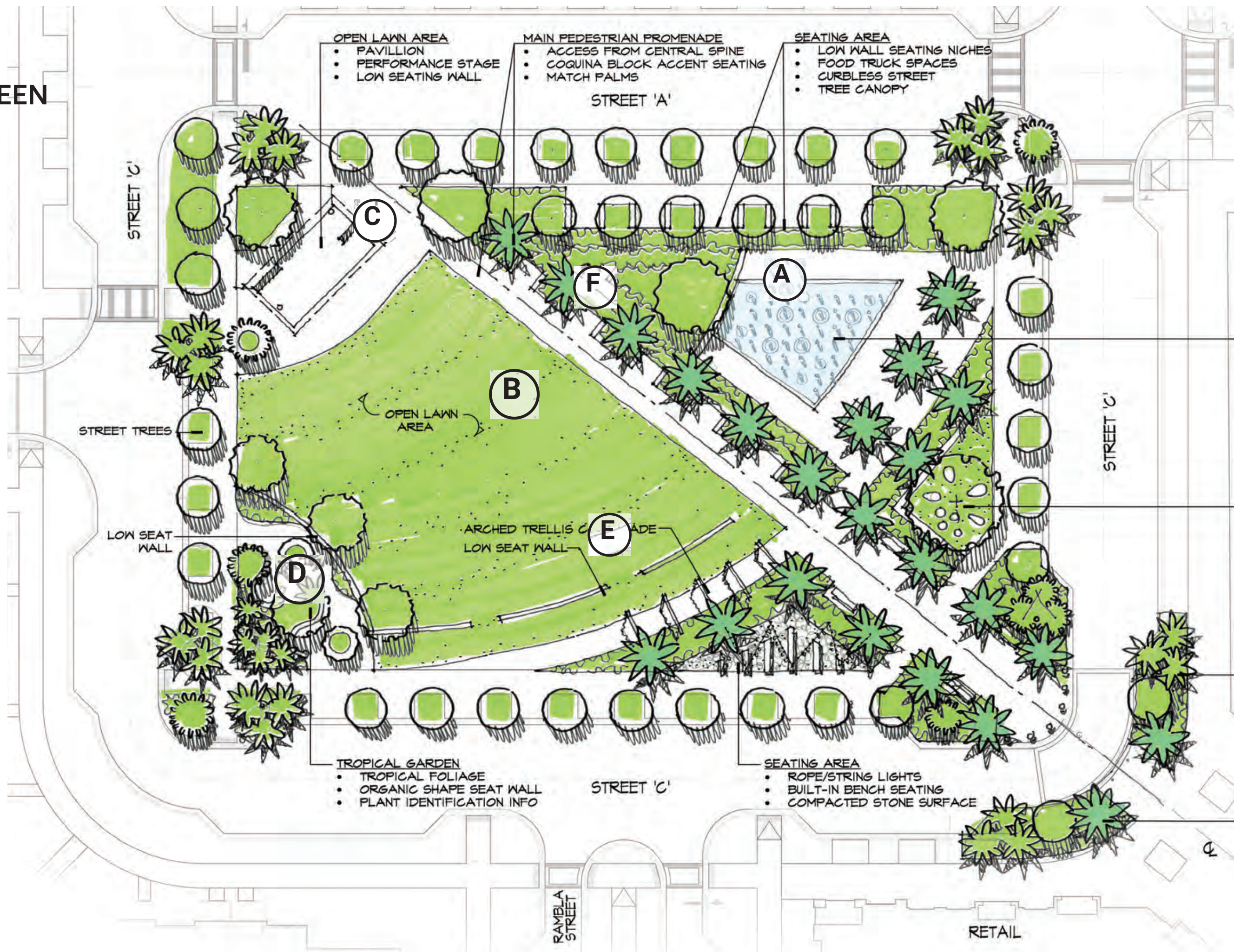


Residentail Sky Lounge



Residential & Retail Building View from Central Park

CENTRAL GREEN



■ CENTRAL GREEN



A. Interactive Water Feature



A. Interactive Water Feature



C. Pavilion



B. Event Lawn



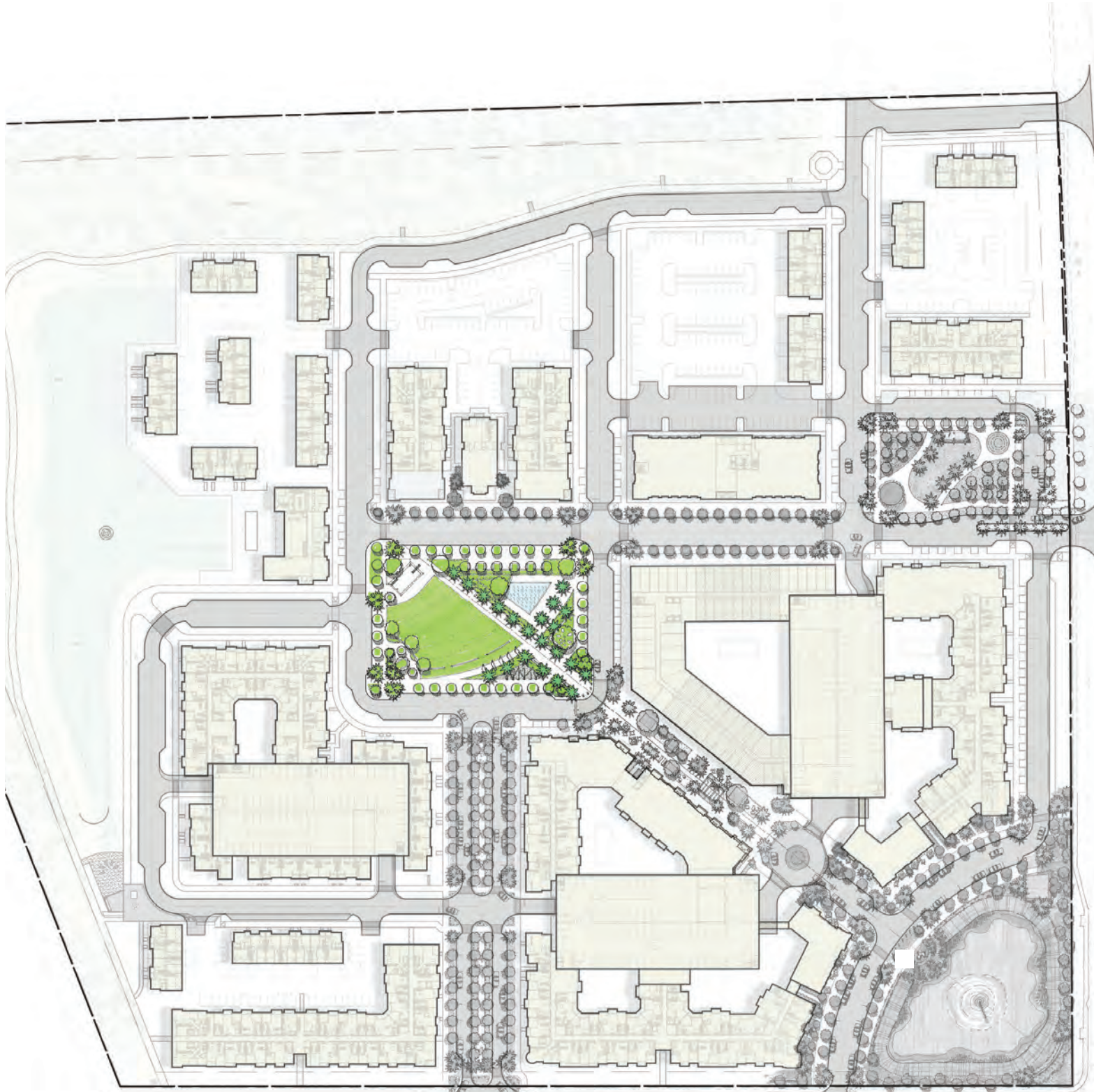
F. Pedestrian Promenade



D. Tropical Garden

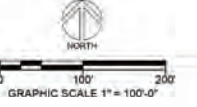


E. Trellis with Vine

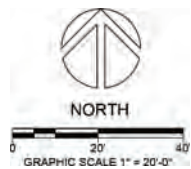
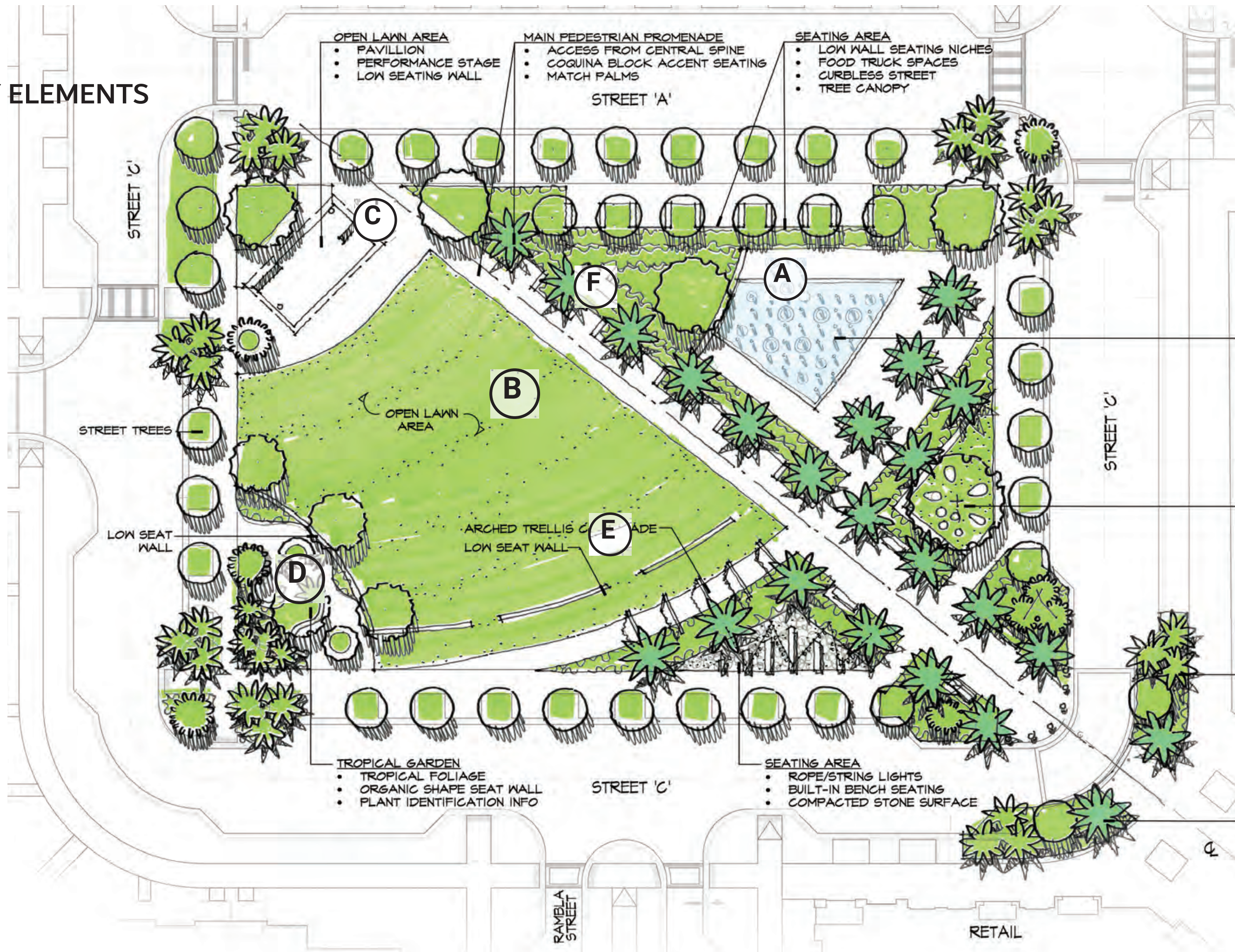


COCONUT ROAD

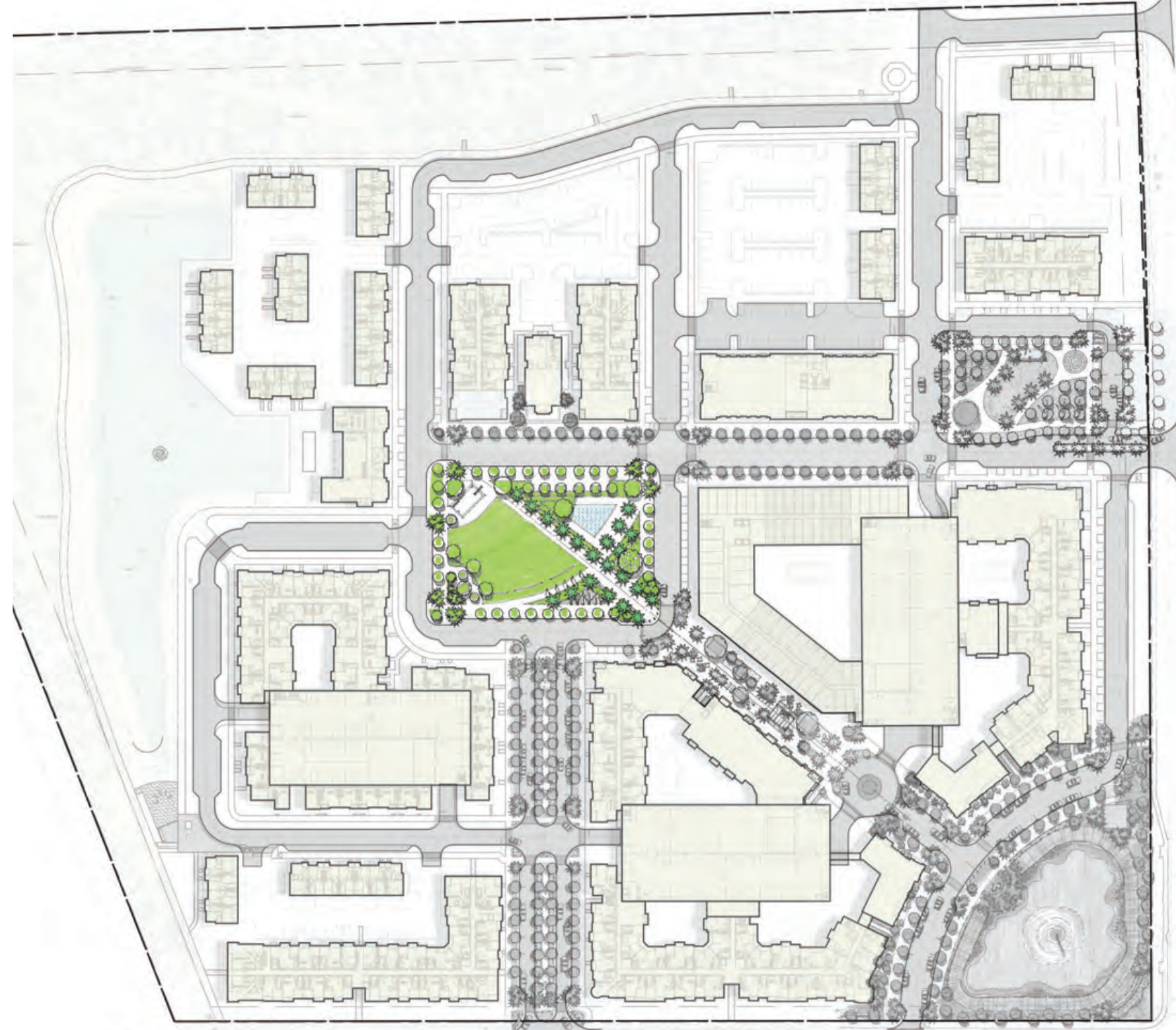
US 41 / TAMiami TRAIL



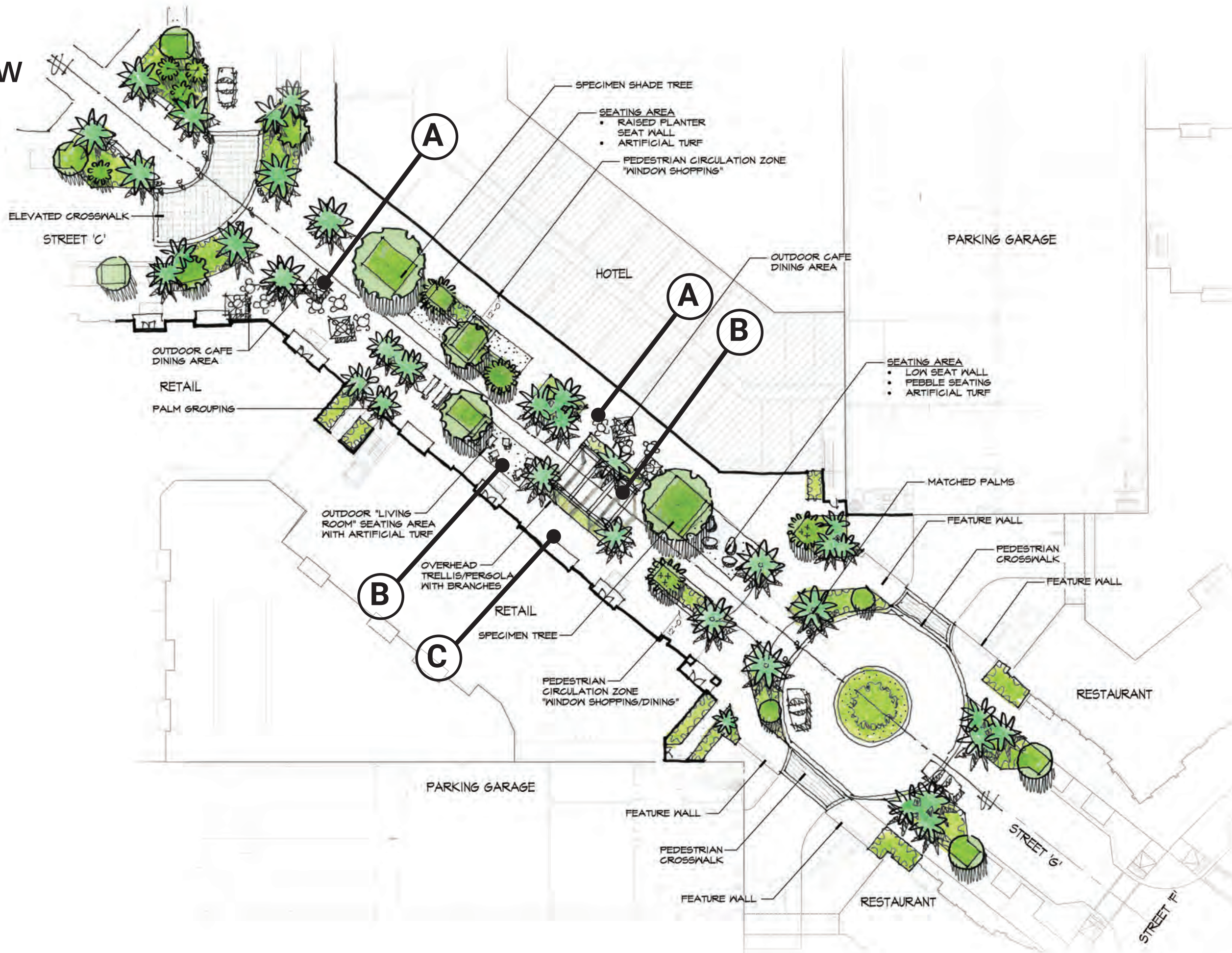
COMMUNITY ELEMENTS



■ COMMUNITY ELEMENTS



RESTAURANT ROW



RESTAURANT ROW



Outdoor Dining



Outdoor Dining



Seating Area



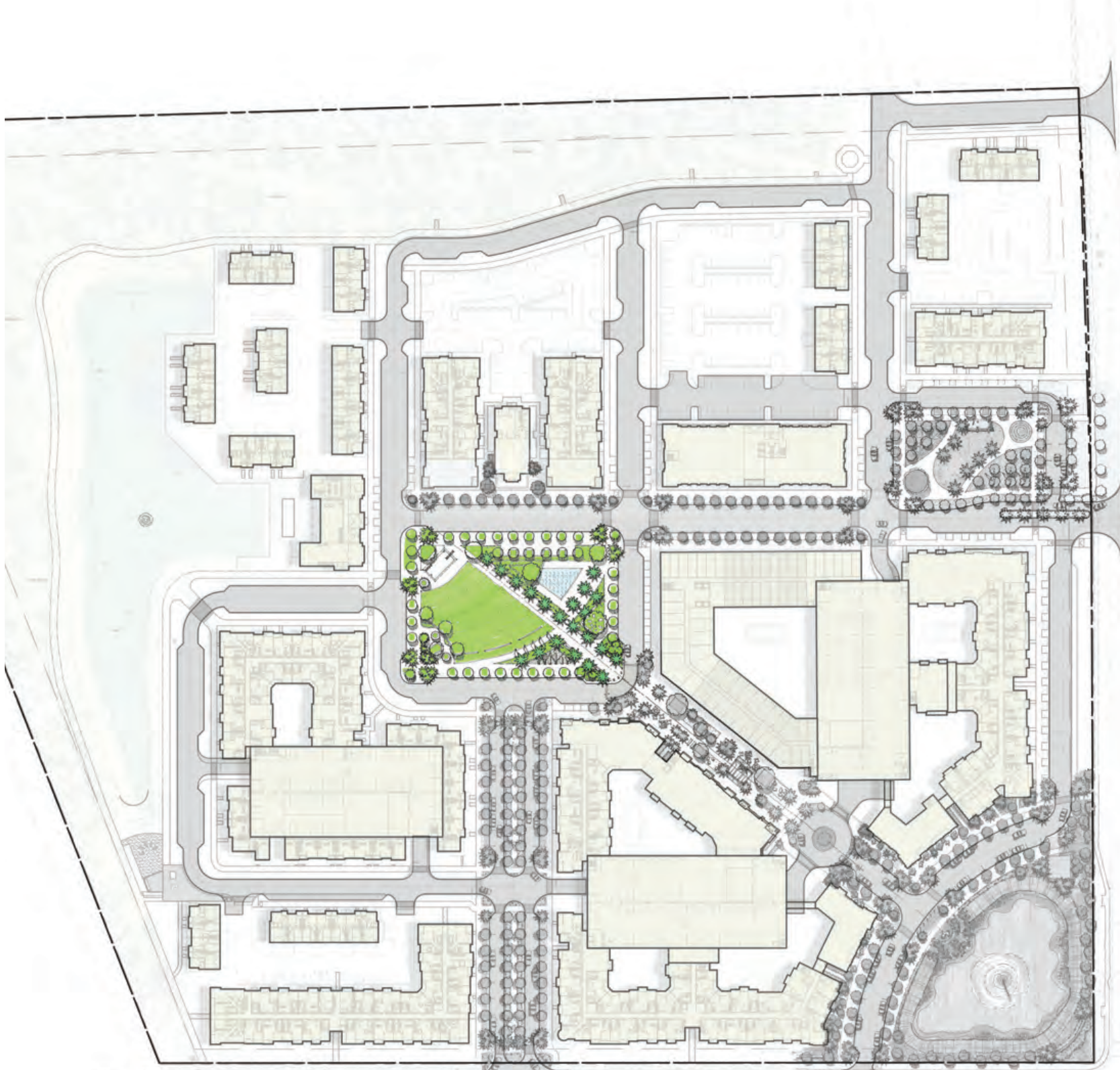
Seating Area



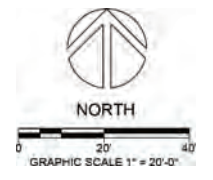
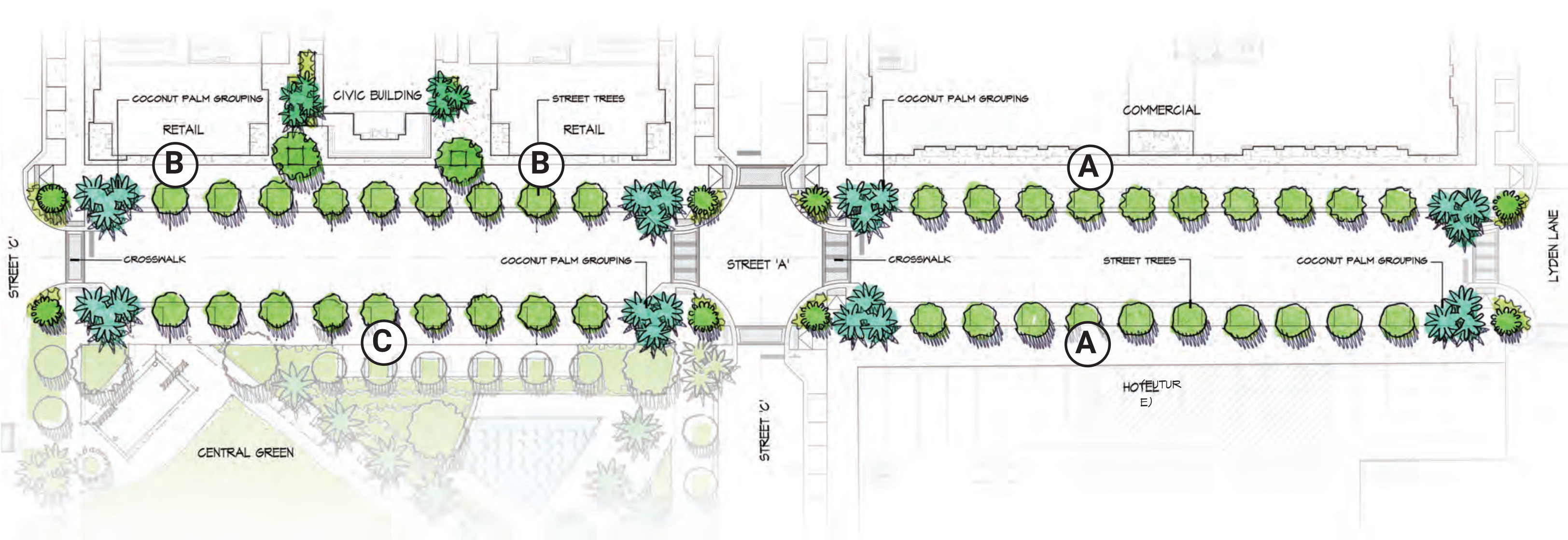
Storefront Retail



Seating Area



STREETScape



■ STREETScape



Commercial/ Hotel Frontage



Commercial/ Hotel Frontage



Retail Frontage



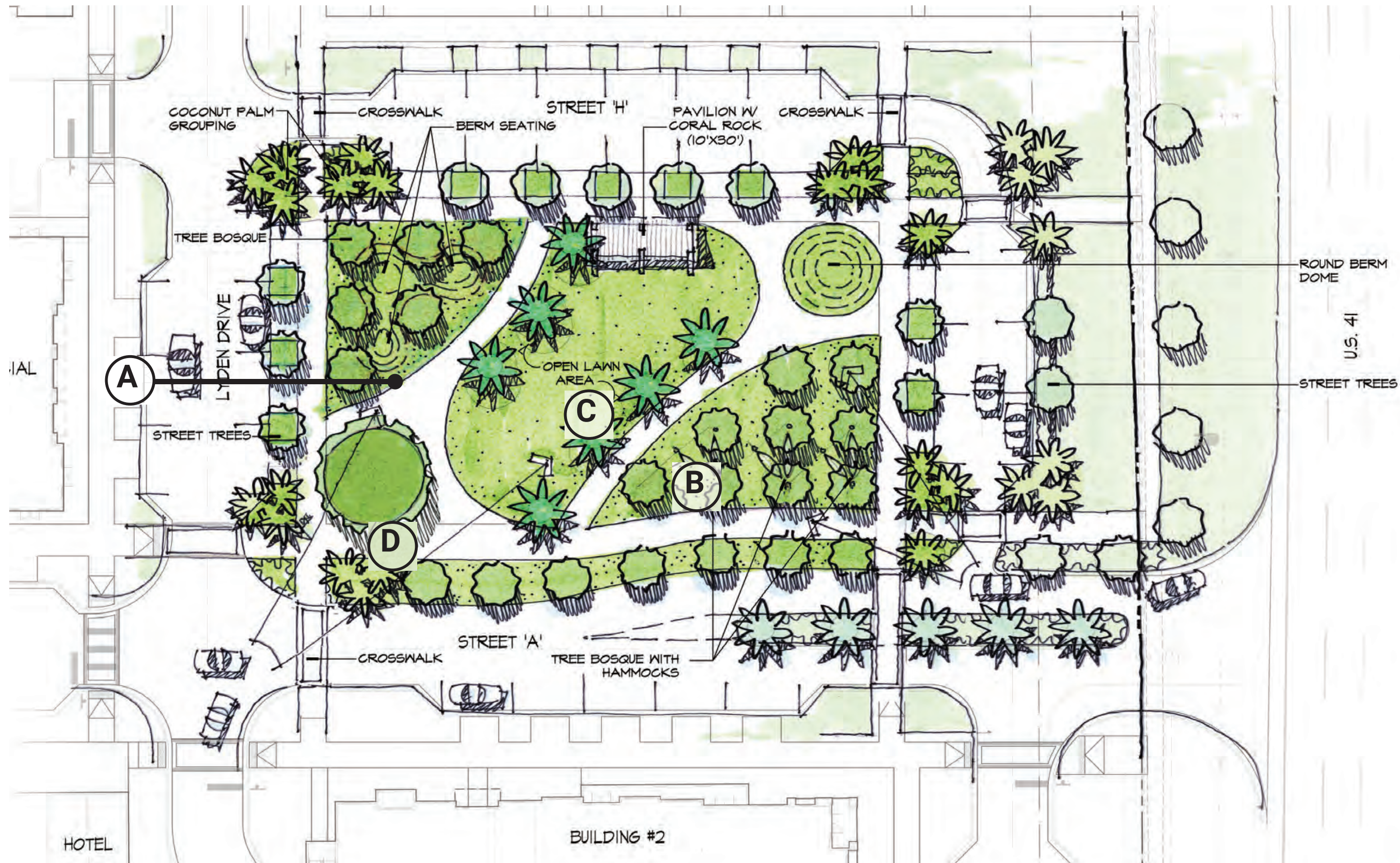
Retail Frontage



Retail/ Park Frontage



NEIGHBORHOOD PARK



NEIGHBORHOOD PARK



Seating Park



Seating Park



Specimen Tree



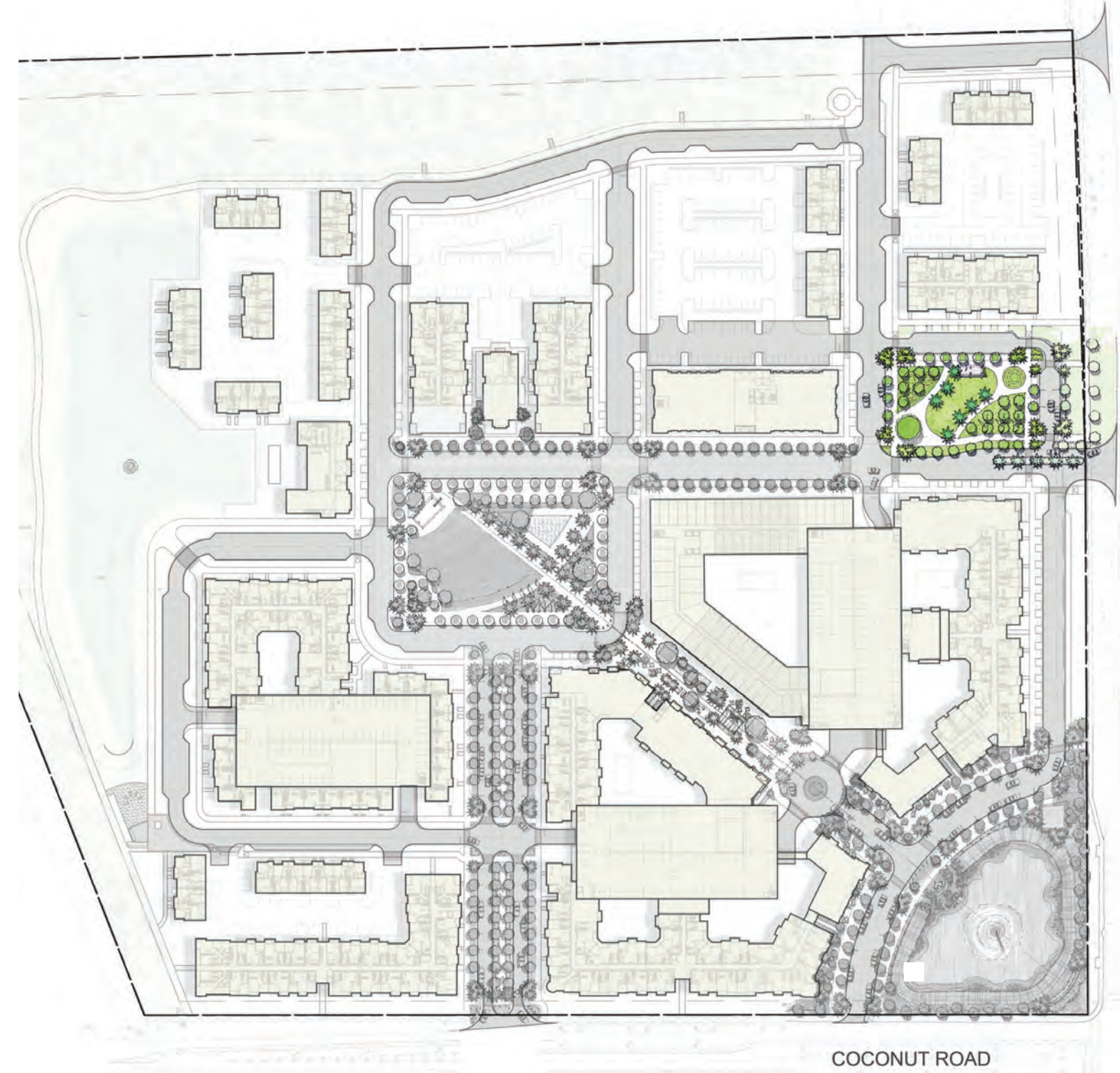
Hammock Park



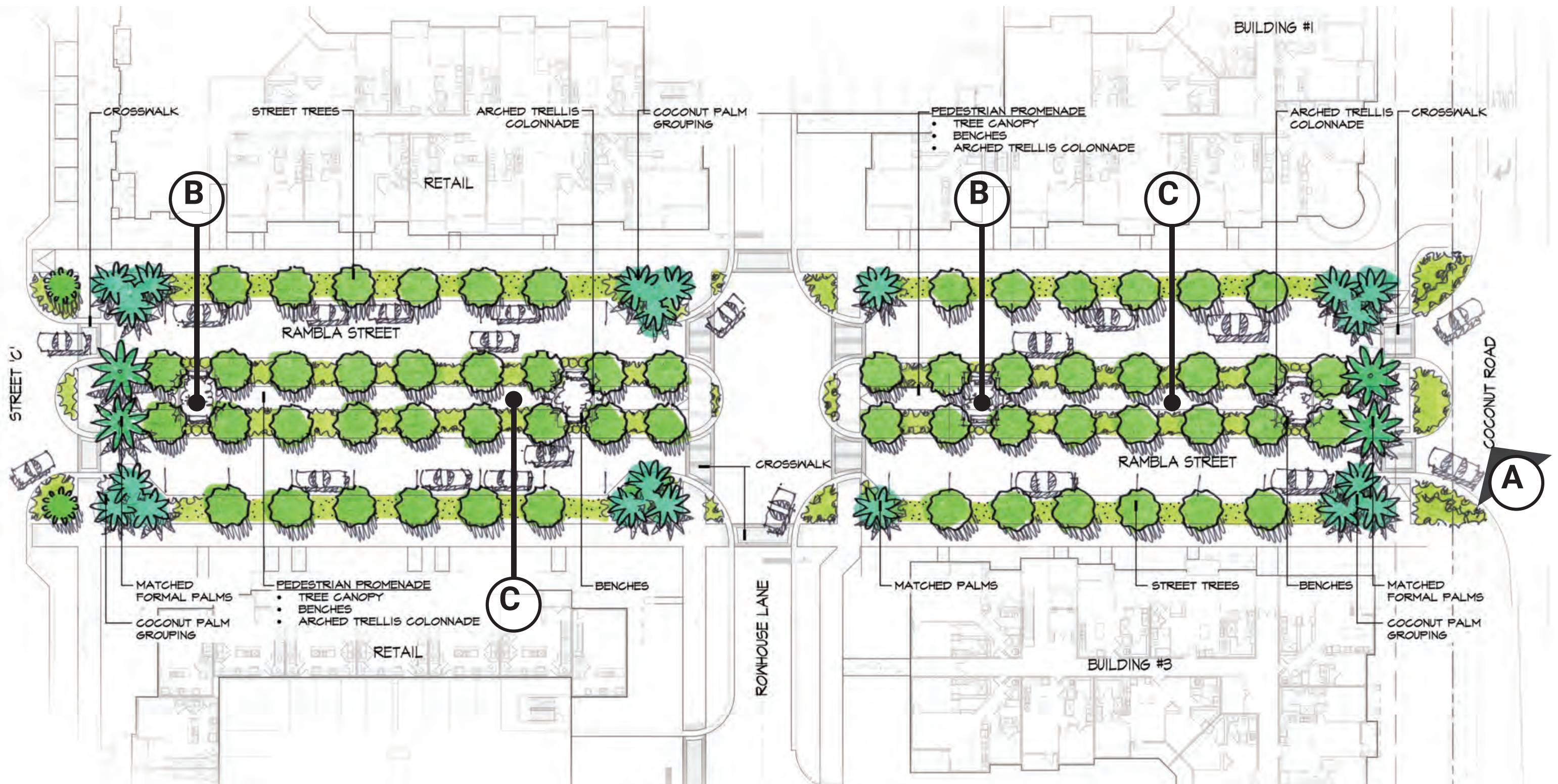
Open Lawn/ Seating



Open Lawn/ Seating



RAMBLA STREET



■ RAMBLA STREET



Bosque of Trees



View from Coconut Road



Bosque of Trees



Seating Area/ Trellis with Vine



Bosque of Trees



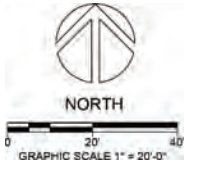
B.



US 41 / TAMiami TRAIL

COCONUT ROAD

CRESCENT LAKE PARK



■ CRESCENT LAKE PARK



E. Lake Overlook/ Pergola



A. Restaurant/ Outdoor Seating



E. Lake Overlook/ Pergola



B. Lake Fountain



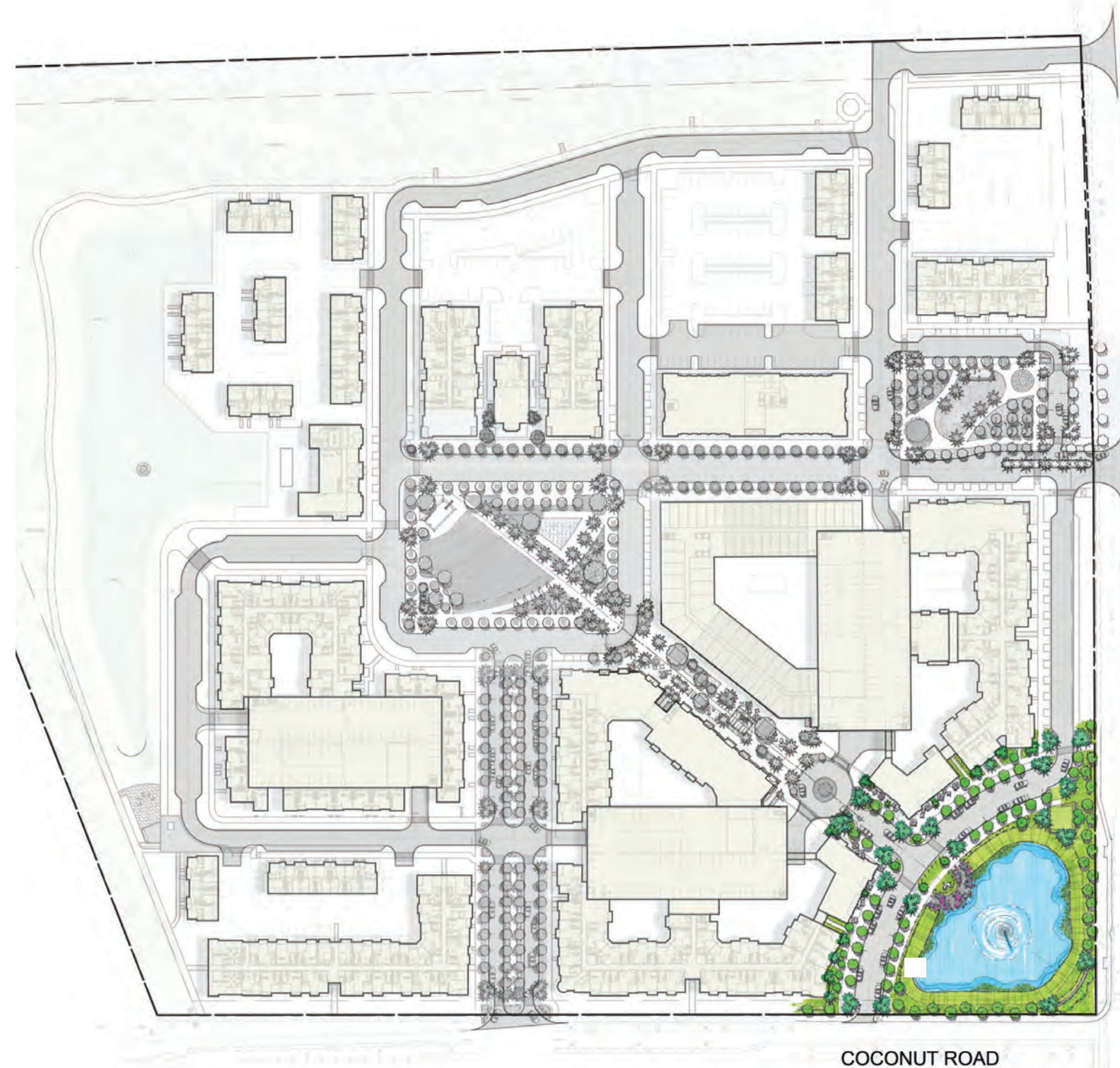
F. Trellis with Vines



C. Public Focal Art Feature



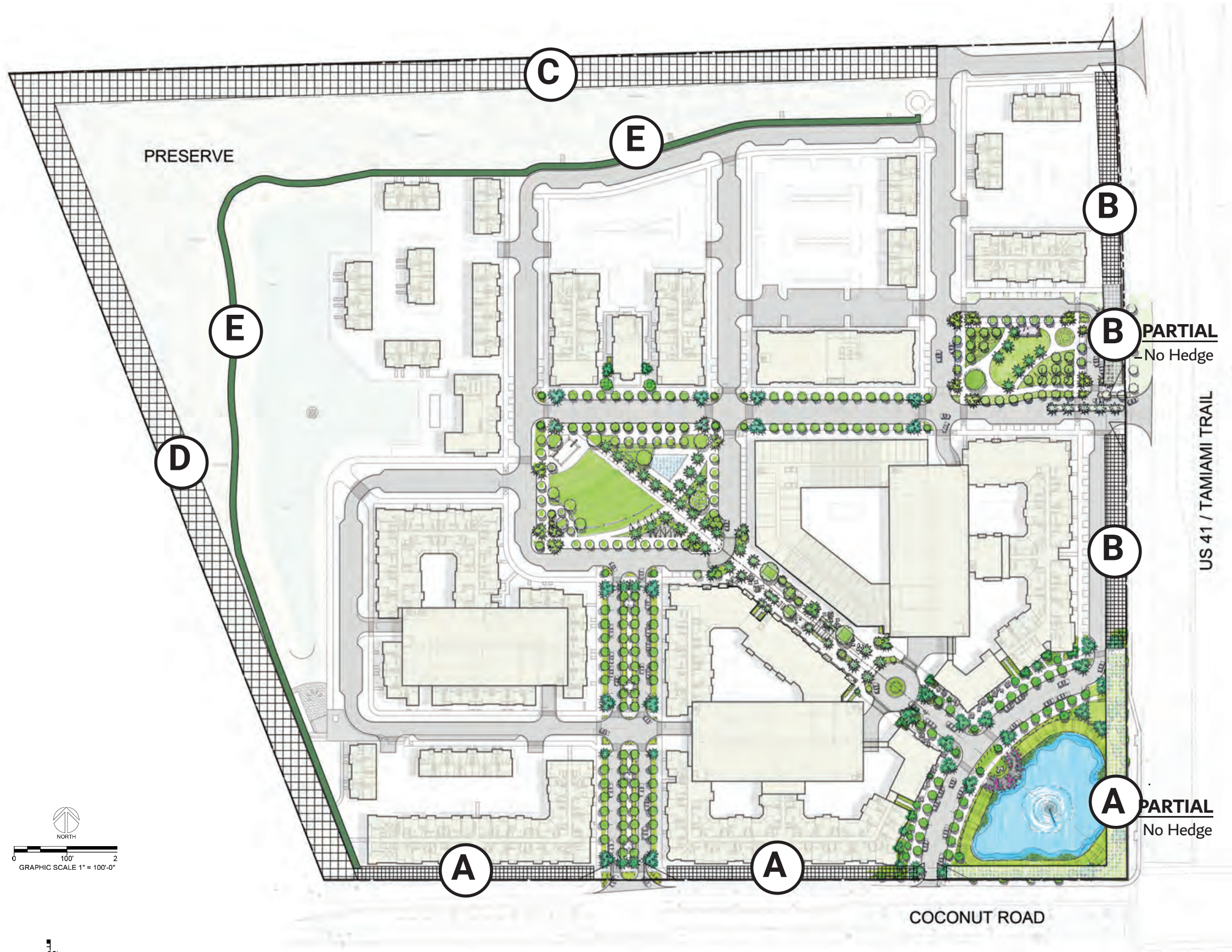
D. Residential Frontage



US 41 / TAMiami TRAIL

COCONUT ROAD

LANDSCAPE BUFFER



Environmental Walkway

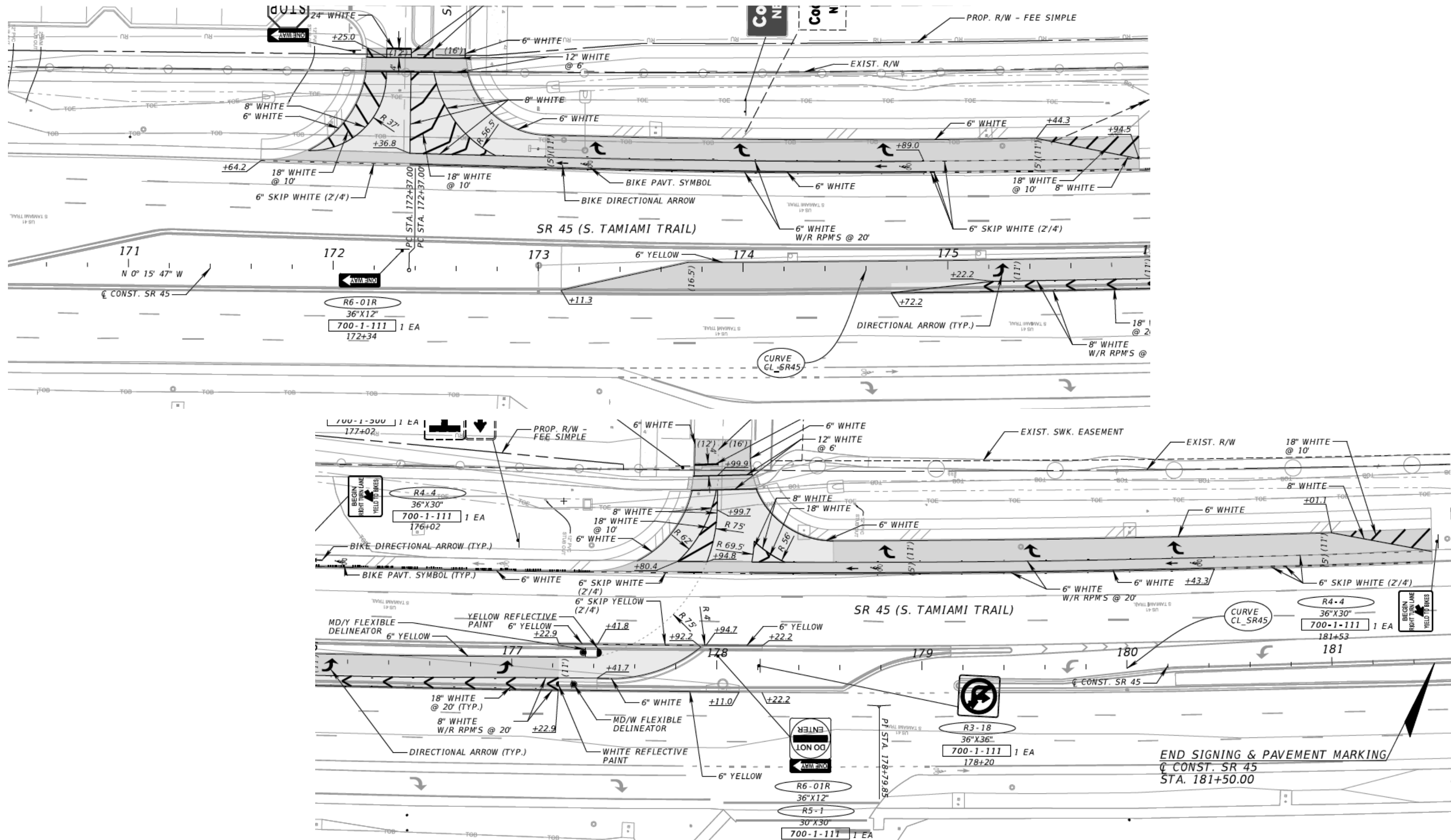


Environmental Walkway

■ LANDSCAPE BUFFER

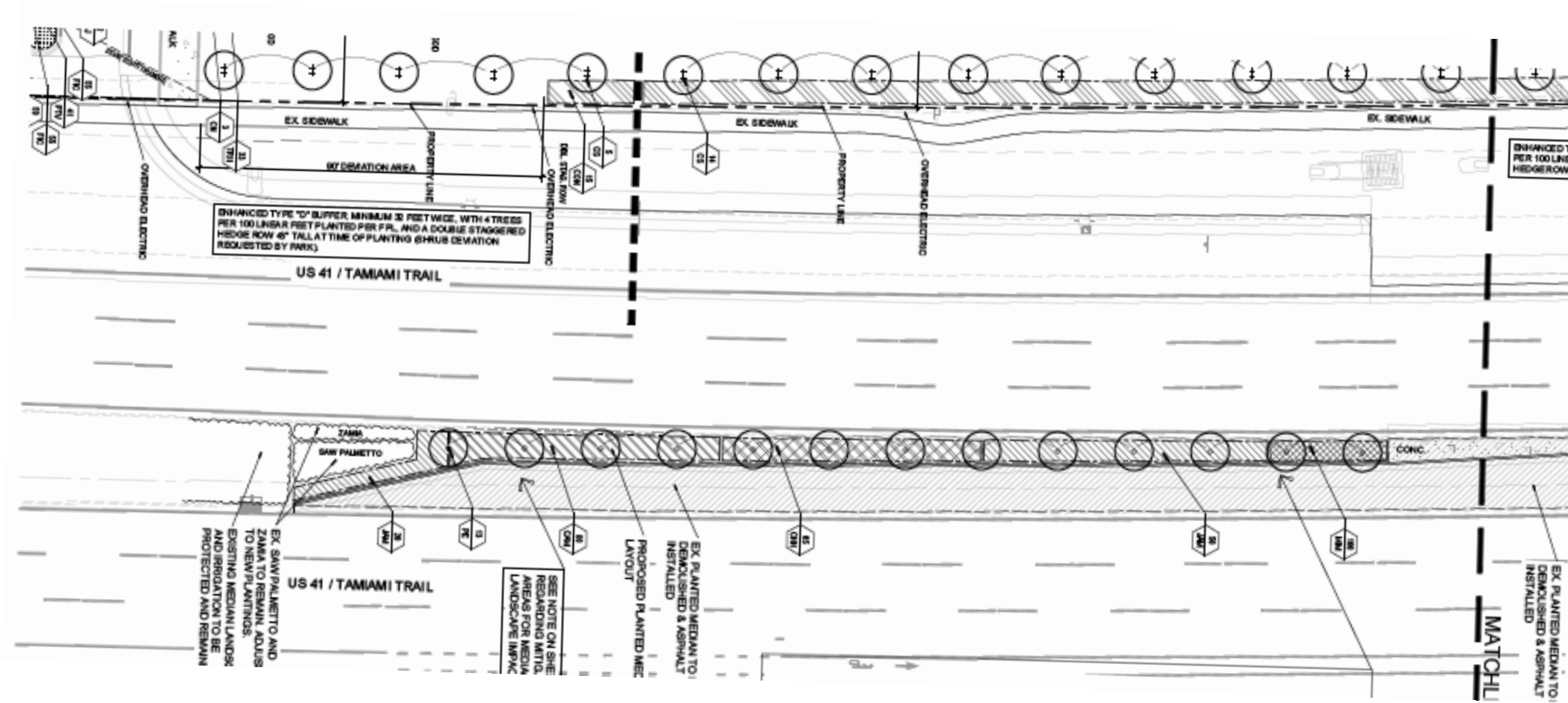
BUFFER LANDSCAPE REQUIREMENTS			TREES	TREES
TAG	DESCRIPTION	TOTAL L.F.	REQUIRED	PROVIDED
A	SOUTH - COCONUT ROAD	1085	54	X
	BUFFER TYPE 'D'			
	20' WIDE MIN			
	5 TREES PER 100 LINEAR FEET			
	DOUBLE STG ROW HEDGE 36" HT.			
B	EAST - US 41 TAMiami TRAIL	1135	57	X
	BUFFER TYPE 'D'			
	20' WIDE MIN (30'-32' PROVIDED)			
	5 TREES PER 100 LINEAR FEET			
	DOUBLE STG ROW HEDGE 36" HT.			
C	NORTH - EXISTING PRESERVE	1750	263	X
	BUFFER TYPE 'F'			
	50' WIDE MIN			
	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			
	DOUBLE STG ROW HEDGE 48" HT.			

US-41 ROW PLANS

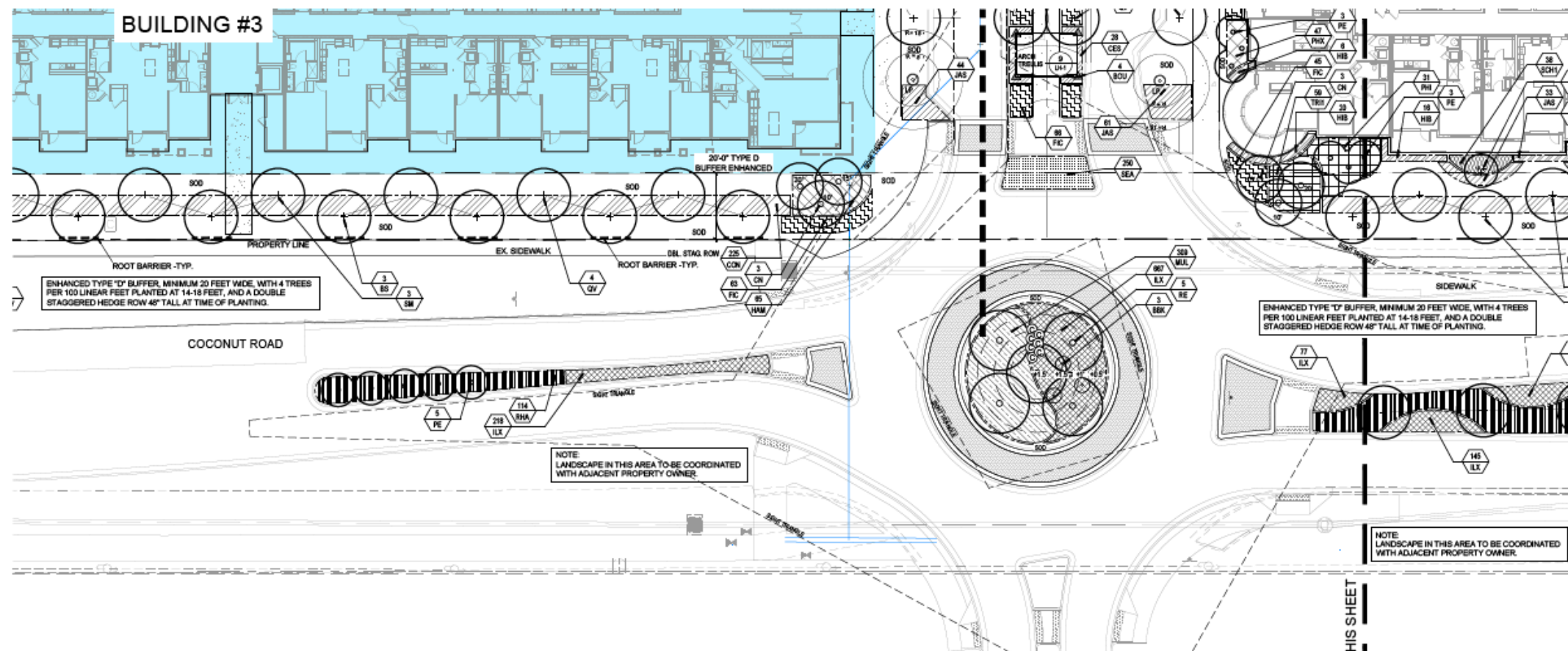
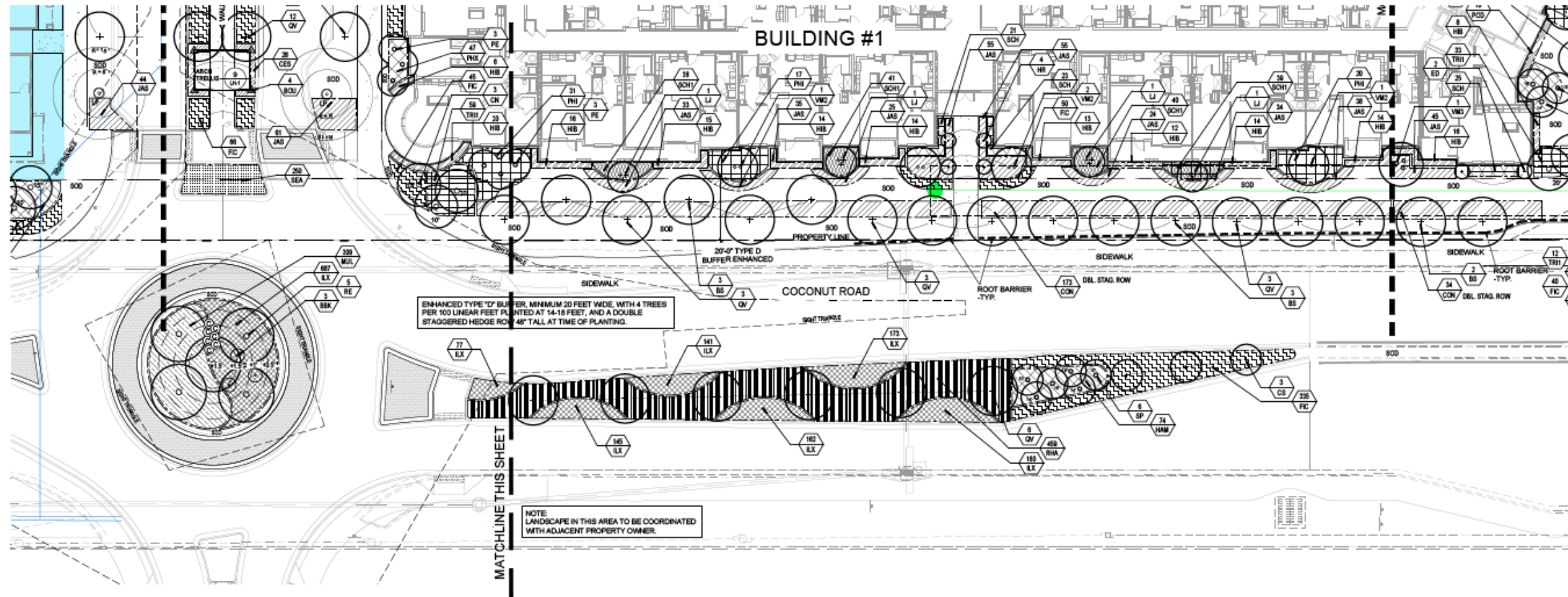


END SIGNING & PAVEMENT MARKING
 @ CONST. SR 45
 STA. 181+50.00

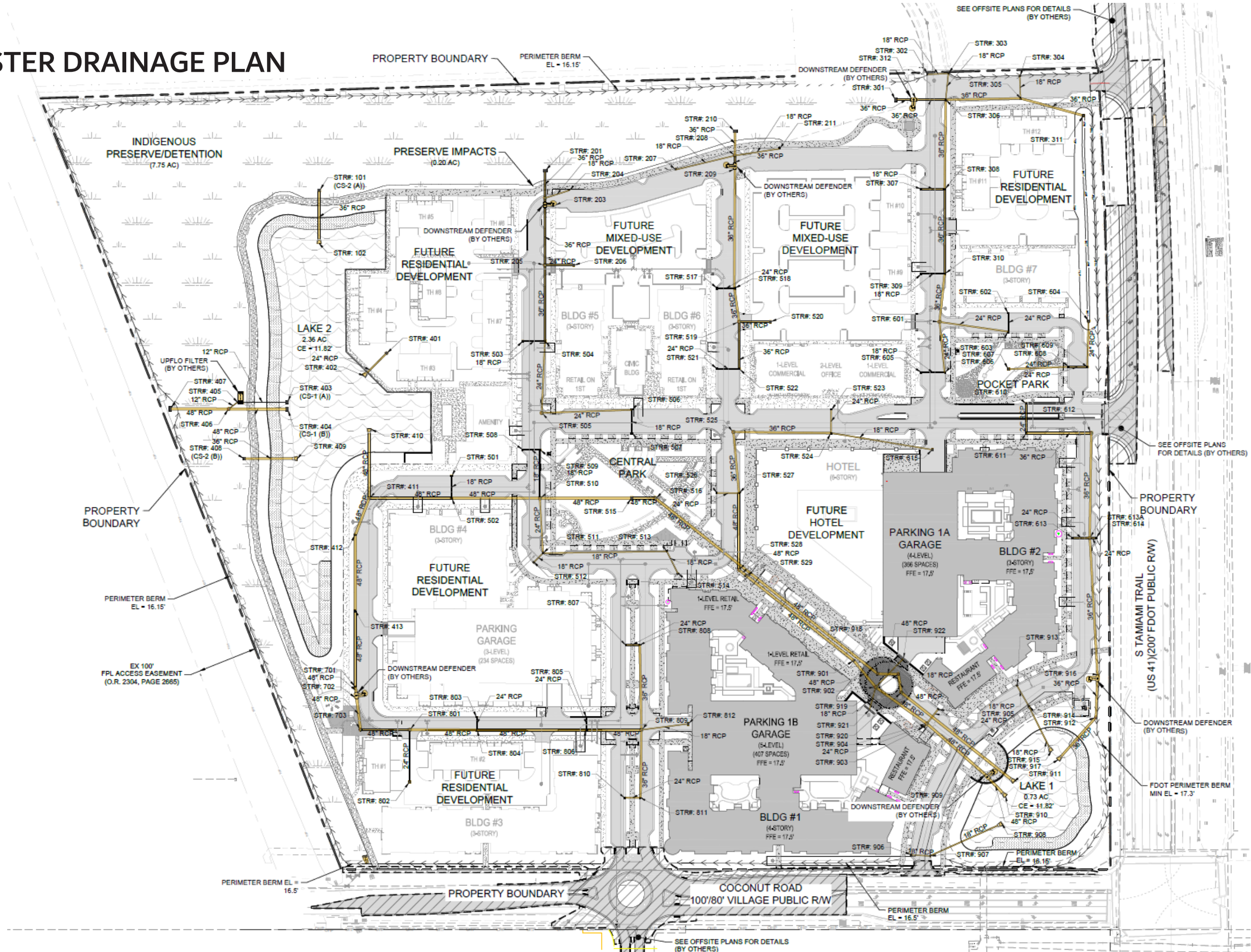
US-41 ROW LANDSCAPING



COCONUT ROAD ROW LANDSCAPING



MASTER DRAINAGE PLAN



SEE OFFSITE PLANS FOR DETAILS (BY OTHERS)

SEE OFFSITE PLANS FOR DETAILS (BY OTHERS)

SEE OFFSITE PLANS FOR DETAILS (BY OTHERS)

PROPERTY BOUNDARY

PERIMETER BERM EL = 16.15'

EX 100' FPL ACCESS EASEMENT (O.R. 2304, PAGE 2665)

PROPERTY BOUNDARY

COCONUT ROAD 100'/80' VILLAGE PUBLIC RW

PERIMETER BERM EL = 16.15'

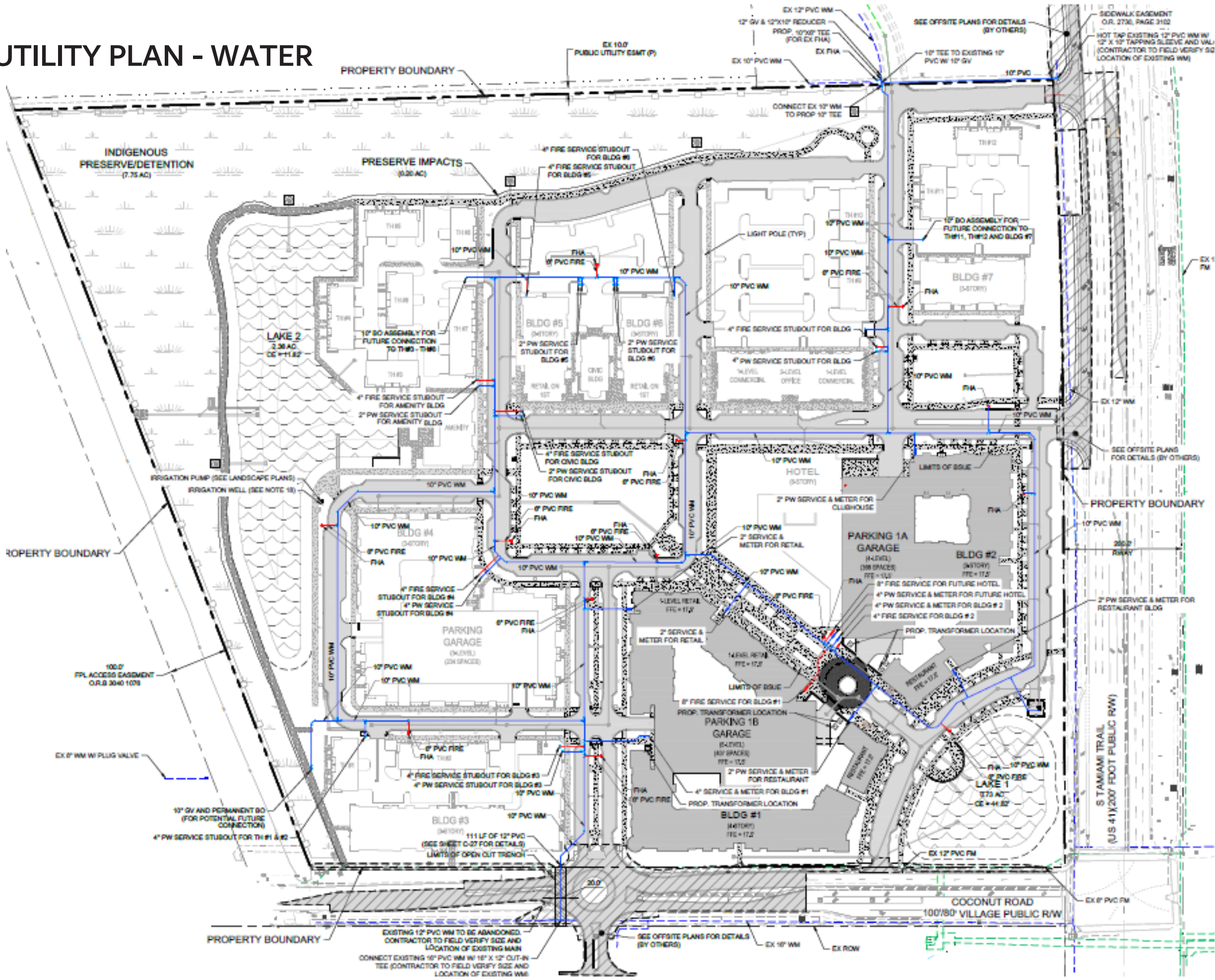
PROPERTY BOUNDARY

S TAMiami TRAIL (US 41)(200' FDOT PUBLIC RW)

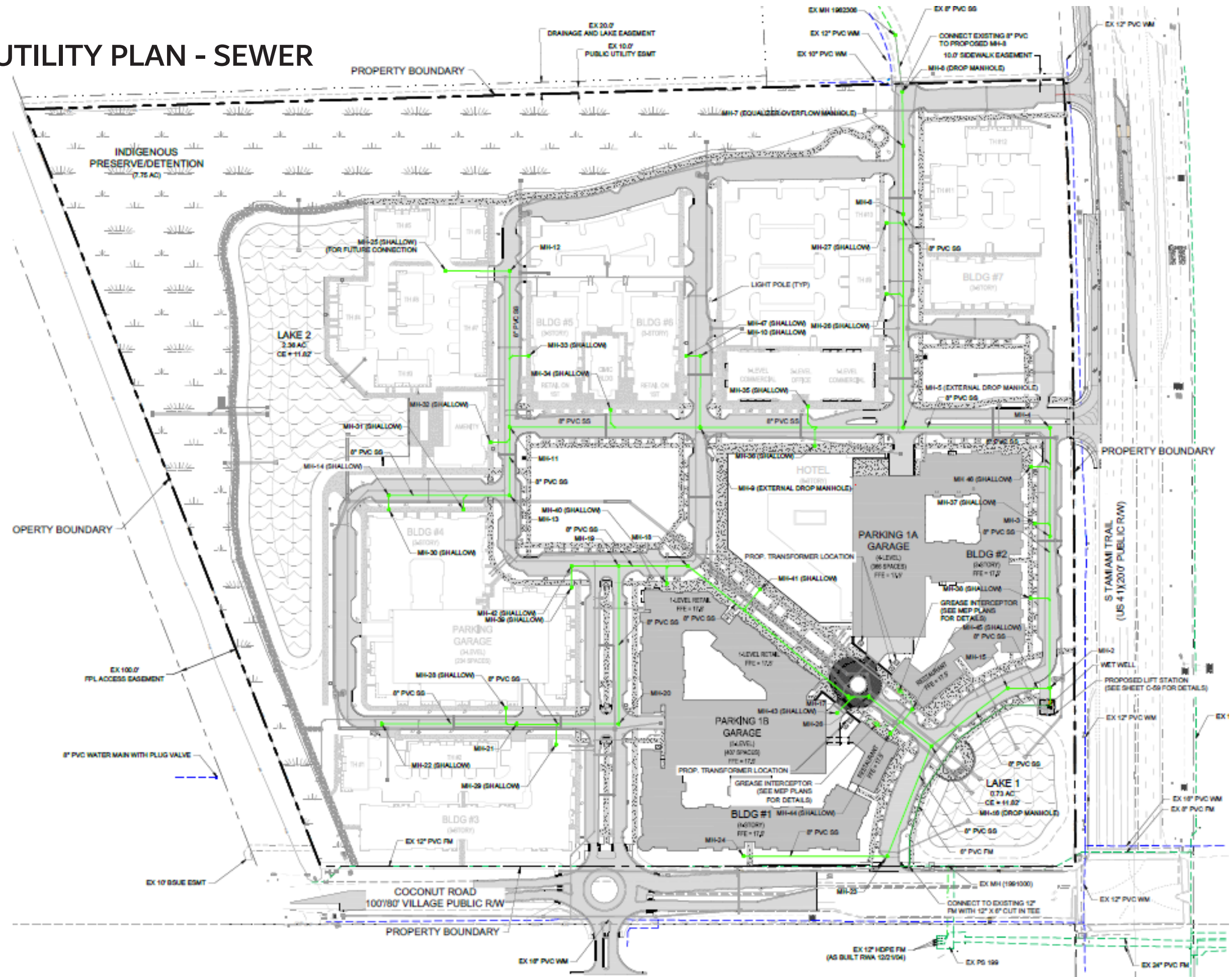
DOWNSTREAM DEFENDER (BY OTHERS)

FOOT PERIMETER BERM MIN EL = 17.3'

MASTER UTILITY PLAN - WATER



MASTER UTILITY PLAN - SEWER



WOODFIELD
DEVELOPMENT