

1 **VILLAGE OF ESTERO, FLORIDA**

2
3 **ZONING RESOLUTION NO. 2025-07**

4
5 **A RESOLUTION OF THE VILLAGE COUNCIL OF THE**
6 **VILLAGE OF ESTERO, FLORIDA, APPROVING WITH**
7 **CONDITIONS THE FINAL PLAN APPROVAL AND ONE**
8 **DEVIATION FOR THE SHADOW WOOD COUNTRY**
9 **CLUB LIFESTYLE CENTER LOCATED AT 22801**
10 **OAKWILDE BOULEVARD IN SHADOW WOOD AT THE**
11 **BROOKS; PROVIDING FOR CONFLICTS; PROVIDING**
12 **FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE**
13 **DATE.**

14
15
16 **WHEREAS**, the Shadow Wood Country Club general manager (the “Applicant”) filed
17 an application for Final Plan Approval and one deviation for the proposed Lifestyle Center
18 building on the golf club parcel at Shadow Wood at The Brooks (the “Property”); and

19
20 **WHEREAS**, the Property STRAP number is 10-47-25-E2-0900F.0000 and legally
21 described as:

22
23 “Tract E of Shadow Wood at The Brooks Unit One, Plat Book 61, Pages 21-39
24 of Public Records of Lee County”; and

25
26 **WHEREAS**, the property is part of The Brooks Mixed Use Planned Development and
27 Development of Regional Impact approved by Lee County in Zoning Resolution Z-97-037; and

28
29 **WHEREAS**, the Property is located internal to The Brooks; and

30
31 **WHEREAS**, Condition 1.b. of Lee County Resolution Z-97-037 requires Final Plan
32 Approval prior to any development order approval for vertical development; and

33
34 **WHEREAS**, the applicant applied for Final Zoning Plan Approval and one deviation
35 for paint color to be consistent with the existing clubhouse; and

36
37 **WHEREAS**, a duly noticed public hearing was held before the Village Council on
38 May 21, 2025, at which time the Village Council gave consideration to the evidence presented
39 by the Applicant and the Village staff and the comments of the public.

40
41 **NOW, THEREFORE**, be it resolved by the Village Council of the Village of Estero,
42 Florida:

48 **Section 1. Final Zoning Plan Approval.**

49
50 The Village Council approves the Final Plan Approval request and deviation, subject
51 to the following conditions.

- 52
53 1. Development must be in general compliance with the Site Plan (Exhibit A).

54
55 **Section 2. Final Plan Approval Review Findings.**

56
57 Based upon an analysis of the application and the standards for approval in the Land
58 Development Code, and the conditions of approval, the Council finds and concludes
59 that the proposed uses:

- 60
61 A. *Will be consistent with the goals, objectives, and policies of the Comprehensive*
62 *Plan;*
63
64 B. *Will comply with the Zoning Resolution and all applicable zoning district*
65 *standards;*
66
67 C. *Will comply with all standards in Chapter 4: Use Specific Standards;*
68
69 D. *Will be appropriate for its location and is compatible with the general character*
70 *of surrounding lands and the uses permitted in the zoning district;*
71
72 E. *Will adequately screen, buffer, or otherwise minimize adverse visual impacts on*
73 *adjacent lands;*
74
75 F. *Will ensure that no site lighting source shall negatively impact adjacent properties*
76 *and rights-of-way;*
77
78 G. *Will maintain safe and convenient ingress and egress and traffic flow onto and*
79 *through the site by vehicles and pedestrians, and safe road conditions around the*
80 *site;*
81
82 H. *Will avoid significant adverse odor, noise, glare, and vibration impacts on*
83 *surrounding lands regarding refuse collection, service delivery, parking and*
84 *loading, signs, lighting, and other site elements;*
85
86 I. *Will not have an adverse impact on land values and the ability of neighboring*
87 *lands to develop uses permitted in the zoning district;*
88
89 J. *Will avoid significant deterioration of water and air resources, scenic resources,*
90 *and other natural resources;*
91

K. *Will not overburden existing public facilities and services, including but not limited to, streets and other transportation facilities, schools, potable water facilities, sewage disposal, storm water management, and police and fire protection facilities; and*

L. *Will comply with all other relevant Village, state, and federal laws and regulations.*

Section 3. Deviation

1. Deviation 1, a request to deviate from LDC Section 5-706.D. *Exterior Paint Color*, to paint the building the same color scheme as the existing clubhouse shades of white is approved.

Section 4. Deviation Findings

Based upon an analysis of the application and the standards for approval in the Land Development Code, the Council finds and concludes that the proposed deviation:

1. Will improve the quality of the proposed development under review;
2. Will preserve and promote the general intent of the LDC to protect the public, health, safety and welfare;
3. Will be compatible with uses on surrounding property; and
4. Will not create an undue burden on essential public facilities.

Section 5. Exhibit.

The following exhibit is attached to this Resolution and incorporated by reference:

Exhibit A Shadow Wood Country Club Lifestyle Center Site Plan marked
“Received May 2, 2025” by the Village of Estero.

Section 6. Severability.

Should any section, paragraph, sentence, clause, phrase or other part of this Resolution subsequent to its effective date be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Resolution as a whole or any portion thereof, other than the part so declared to be invalid.

Section 7. Effective Date.

This Resolution shall take effect immediately upon adoption.

ADOPTED BY THE VILLAGE COUNCIL of the Village of Estero, Florida on this
21st day of May, 2025.

Attest:

VILLAGE OF ESTERO, FLORIDA

By: _____
Carol Sacco, Village Clerk

By: _____
Joanne Ribble, Mayor

Reviewed for legal sufficiency:

By: _____
Nancy E. Stroud, Village Land Use Attorney