



Planning, Zoning and Design Board *Staff Report*

Project Name
Eagle Walk Monument Signs (Formerly known as Coastal Village)
CASE NUMBER
LDO2025-E020
MEETING DATE
July 8, 2025
REQUEST
Applicant is requesting approval of the redesign of an existing entrance sign, its relocation north of the entrance, and the addition of one matching sign south of the entrance.
APPLICANT
John Pilato, CAPREIT Residential Management, LLC
LOCATION
19401 Skidmore Way, Estero FL 33967, located on Three Oaks Parkway
PROPERTY SIZE
21.32 acres
ZONING
RPD – Residential Planned Development
PUBLIC INFORMATION MEETING DATES
No Public Information Meeting held - Per LDC 2-5053.B.2. - meeting is optional



Staff Recommendation

Staff recommends approval of the Limited Development Order for the design change and relocation of the existing sign and for the approval of a second matching monument style entrance sign.

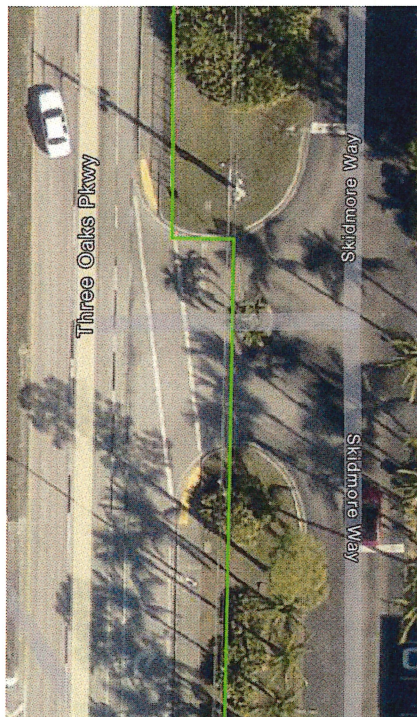
Request

Applicant is requesting 2 monument signs for Eagle Walk Student Living development which is located on the east side of Three Oaks Parkway, north of the Reef development and Estero Parkway. The subject property, formerly known as Coastal Village, was purchased by Tilden Coastal Village Investors LLC, BCP Coastal Village LLC, et al, earlier this year. The new owner changed the name to Eagle Walk and soon after began improvements and repairs to the property including the repainting of the 17 apartment buildings under permit #25380890-0.

The existing monument sign has been damaged by vehicle-related accidents and further damaged by hurricanes.



In addition, the original sign location does not have good visibility from Three Oaks Parkway. To improve visibility, the new owner is seeking to relocate the sign between Three Oaks Parkway and Skidmore Way on the north side of the entrance. The second matching entrance sign is proposed to be located south of the entrance.



Eagle Walk property line along Three Oaks Parkway jogs to the west approximately 16 feet just north of the entrance. Due to this shift in the property line, the northern sign is setback 28 feet from the property line, and the southern sign is at the required minimum of 15 feet from the property line. The differing setbacks align the signs along the interior roadway. See attachment A.

Signage Summary

Eagle Walk's proposed "Entrance Identification Signs" comply with sign regulations as specified in the Estero Land Development Code Chapter 6-301.B. – *Permanent Signs in Residential Development – Non-Boulevard Entrance* and with Chapter 10-*Definitions Sign, Monument – Style*.

The Eagle Walk signs are:

- Setback 15 feet from the property line
- Wider than tall, and 10 feet in height
- In compliance with the base requirements of more than 24 inches and less than 36 inches
- Compatible with the apartment complex's color scheme. Sign colors are specified on the Lee Design, Ground Sign Plan dated 6/9/2025.

The Eagle Walk entrance signs do not obstruct the 'Line of Sight' for ingress and egress of vehicular traffic. The enlarged entry plan shows compliance with Chapter 6-203, *Sight Triangle*. See attachment B.

Placement of the signs within the existing landscaped area appears to be located adjacent to and in front of the mature trees and shrubs along the roadway. No additional plantings have been specified.

Sign construction is painted aluminum over an angle frame set in a concrete base. The sign face is finished smooth with routed out text and backlit from an internal source. Only the text is illuminated at night. See attachment C.

Photo below depicts an example of routed out text on a sign.



Attachments

Attachment A - Site Plan

Attachment B - Sight Triangle on enlarged Site Plan

Attachment C - Sign Rendering

[illegible]

EAGLE WALK

JOHNSON ENGINEERING, LLC.
2122 JOHNSON STREET
FORT MYERS, FLORIDA 33902-1550
PHONE: (239) 334-0046
E.B. #642 & L.B. #642

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
10/27/24	20247122-000	23-46-25	1"=30'	3 OF 4

P-B = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
PQ = PAGE
R = RADIUS
R/W = RIGHT-OF-WAY
S.D. = SQUARE FEET
S.D. = SQUARE FEET
S.D. = SQUARE FEET
A = DELTA
-TDB = TOP OF BANK
-TDE = TOP OF SLOPE
-D- = STORM SEWER DRAINAGE PIPE
-OHE = OVERHEAD ELICTING LINE
-W- = WRIGHTING LINE
-F- = FENCE LINE (SIZE/TYPE DASHED)
-O- = FENCE LINE (SIZE/TYPE DOTTED)

LEGEND:

(C)	= CALCULATED	S	= CENTERLINE
(O)	= OBSERVED	CL	= CHAIN LINK FENCE
(M)	= MEASURED	CONC.	= CONCRETE
(A)	= APPROXIMATE	EL.	= ELEVATION
A/C	= AIR CONDITIONING	F.F.	= FINISHED FLOOR
APU	= AIR PURIFICATION	F.L.	= FINISHED AS
BLDG	= BUILDING	F.P.	= ELECTRICAL POWER AND LIGHT
CH	= CHORD	L	= ARC LENGTH
C.B.S.	= CONCRETE BLOCK STRUCTURE	LB	= LICENSED BUSINESS
C.C.R.	= CERTIFIED CORNER RECORD	ORB	= OFFICIAL RECORDS BOOK
CB	= CHORD BEARING	ORI	= OFFICIAL RECORDS INSTRUMENT

Sight Triangle Plan

Exhibit B

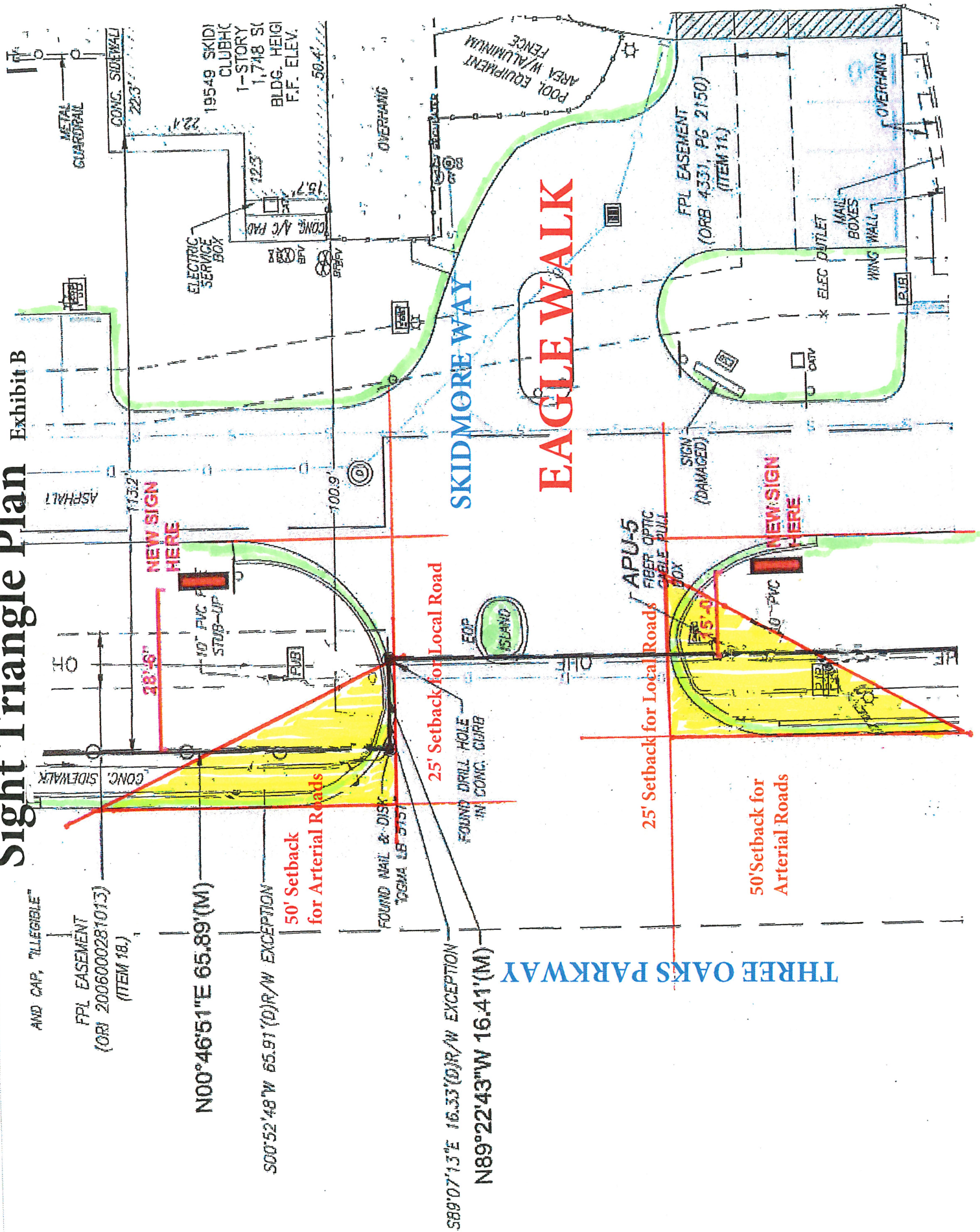
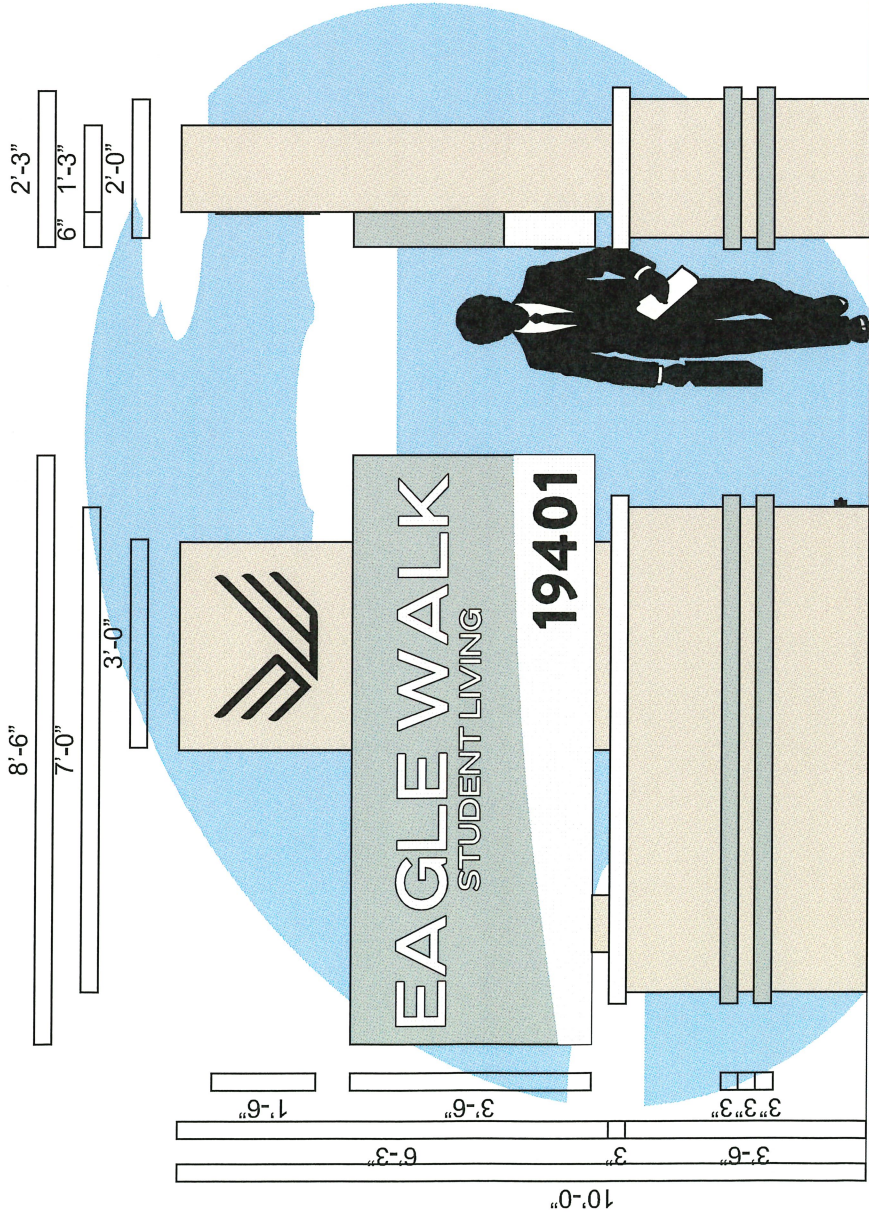



EXHIBIT C



DISCONNECT
120v / 20a

- MANUFACTURE & INSTALL ONE (1) SINGLE FACED, ILLUMINATED GROUND SIGN.
- REMOVE & PROPERLY DISPOSE OF EXISTING DESTROYED SIGN.
- INSTALL NEW.
- MAIN ID AREA - ALL ALUMINUM CONSTRUCTION OVER INTERNAL ANGLE FRAME, FINISH TO BE SMOOTH. "EAGLE WALK" COPY TO BE ROUTED OUT OF FACES AND BACKED WITH FLAT WHITE PLEX. ADDRESS NUMBERS TO BE .25" FLAT CUT OUT DIBOND LETTERS WITH SMOOTH PAINTED FINISH.
- MOUNTING STRUCTURE - ALL ALUMINUM CONSTRUCTION OVER INTERNAL ANGLE FRAME, FINISH TO BE SMOOTH. LOGO TO BE .25" FLAT CUT OUT DIBOND HAVING VINYL APPLIED FIRST SURFACE.
- BASE - ALL ALUMINUM CONSTRUCTION OVER INTERNAL ANGLE FRAME, FINISH TO BE SMOOTH. CAP & DECORATIVE BARS TO BE FABRICATED ALUMINUM WITH SMOOTH PAINTED FINISH. TO BE ILLUMINATED USING WHITE (7000k) LED'S.



 3900 PALM AVENUE, FT. MYERS, FL 33901 PHONE: 239.278.4245 FAX: 239.278.3912 ALL ELECTRICAL WORK TO BE DONE IN COMPLIANCE WITH NFPA 70-20 NEC 2020		This sign, including but not limited to, all plastic of similar components thereof, has been designed in compliance with the 2023 Florida Building Code 8th EDITION, 1609 Wind Loads, ASCE/SEI 7-22 Wind Loads, 3107, NFPA 70-20 NEC 2020	
CUSTOMER APPROVAL:		SIGNATURE _____ DATE _____	
JOB DESCRIPTION: Ground		PROJECT MANAGER: Elisha White	
COMPANY: Eagle Walk		DESIGNER: MB	
DRAWING NUMBER: 250032 03		REVISION 6/17 03	
PHONE:		Rev - revised sign placement on site plan	
CONTACT:		SCALE: 3/8" = 1'-0"	
ADDRESS: 19401 Skidmore Way Ft Myers Fl		FILEPATH:	
THIS DESIGN IS THE EXCLUSIVE PROPERTY OF LEE DESIGNS LLC AND IS NOT TO BE USED IN WHOLE OR PART BY ANY OTHER PARTIES WITHOUT WRITTEN PERMISSION BY LEE DESIGNS LLC DIMENSIONS AND COLORS MAY VARY SLIGHTLY DUE TO LIMITATIONS WITH FABRICATION MATERIALS		SHEET 1 of 2	