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TRG ESTERO MPD

**Village of Estero
Planning & Zoning Review Board**

Public Information Meeting

May 19, 2026

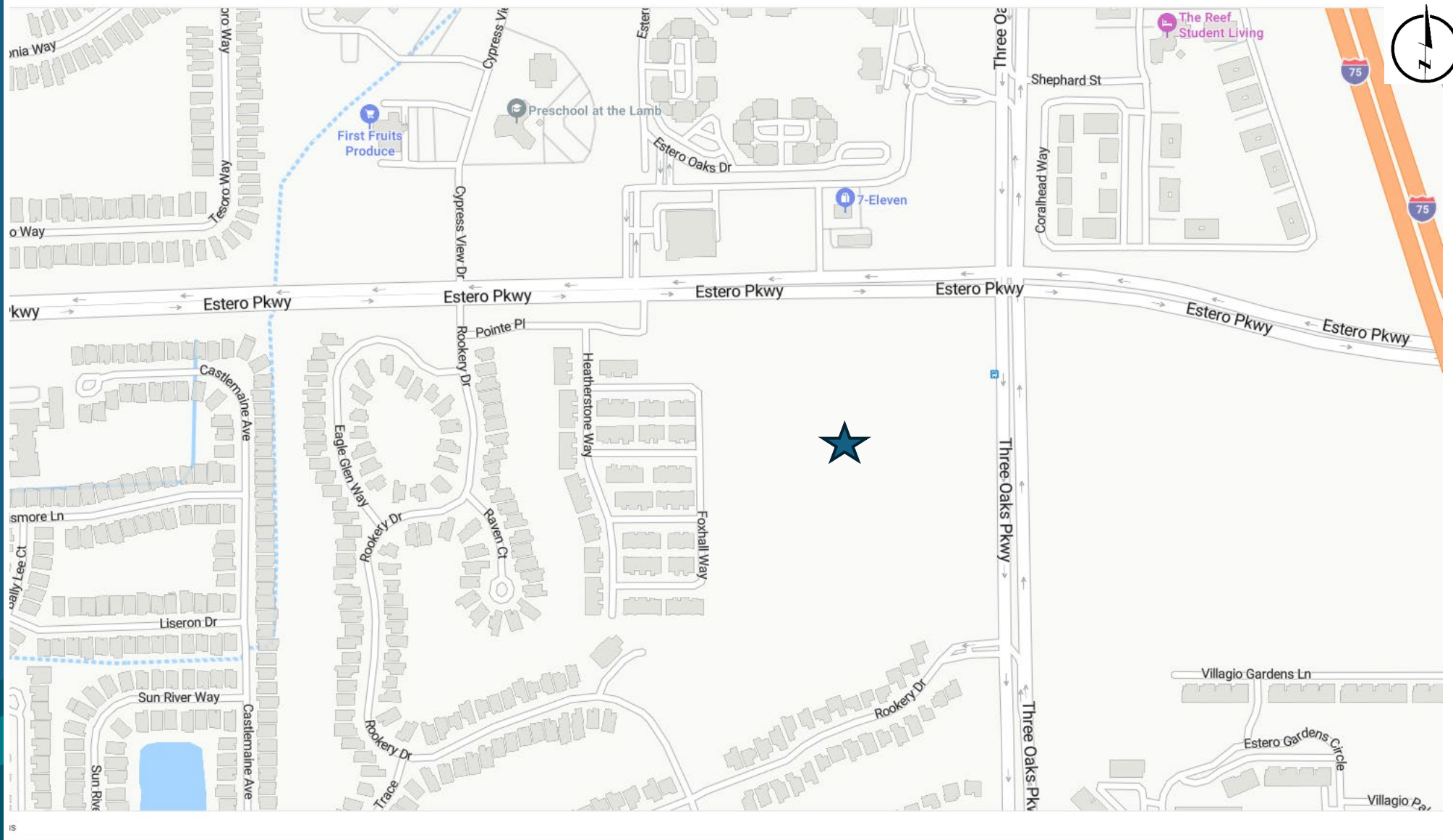

RESIDENTIAL
GROUP

Project Team

- ❖ **Applicant:** Michael Payson, The Residential Group
- ❖ **Planner:** Stacy Ellis Hewitt, AICP
RVI Planning + Landscape Architecture
- ❖ **Architect:** Chris Kacena, AIA, KJA Architecture
- ❖ **Engineer:** Brent Addison, P.E., Atwell, LLC
- ❖ **Landscape Architect:** Sabrina McCabe
RVI Planning + Landscape Architecture
- ❖ **Traffic Consultant:** Ted Treesh, TR Transportation Consultants, Inc.

★ SW Corner of Estero Parkway & Three Oaks Parkway

Site Location

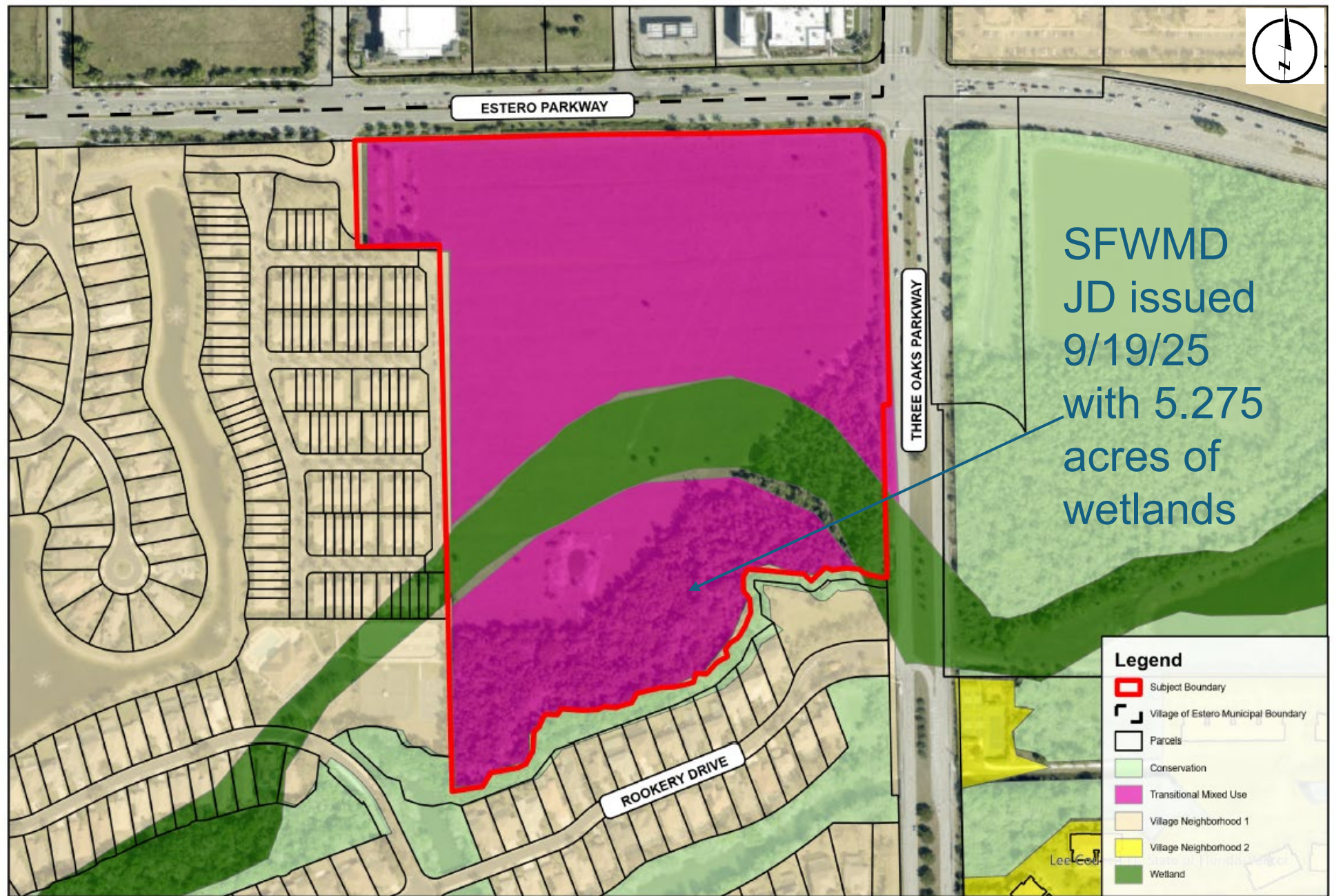


Request

Rezoning of 31.26± acres from Commercial Planned Development (CPD) to Mixed Use Planned Development (MPD) to allow up to 370 multi-family dwelling units and 33,000 SF of commercial including vertical integration with concurrent Development Order.

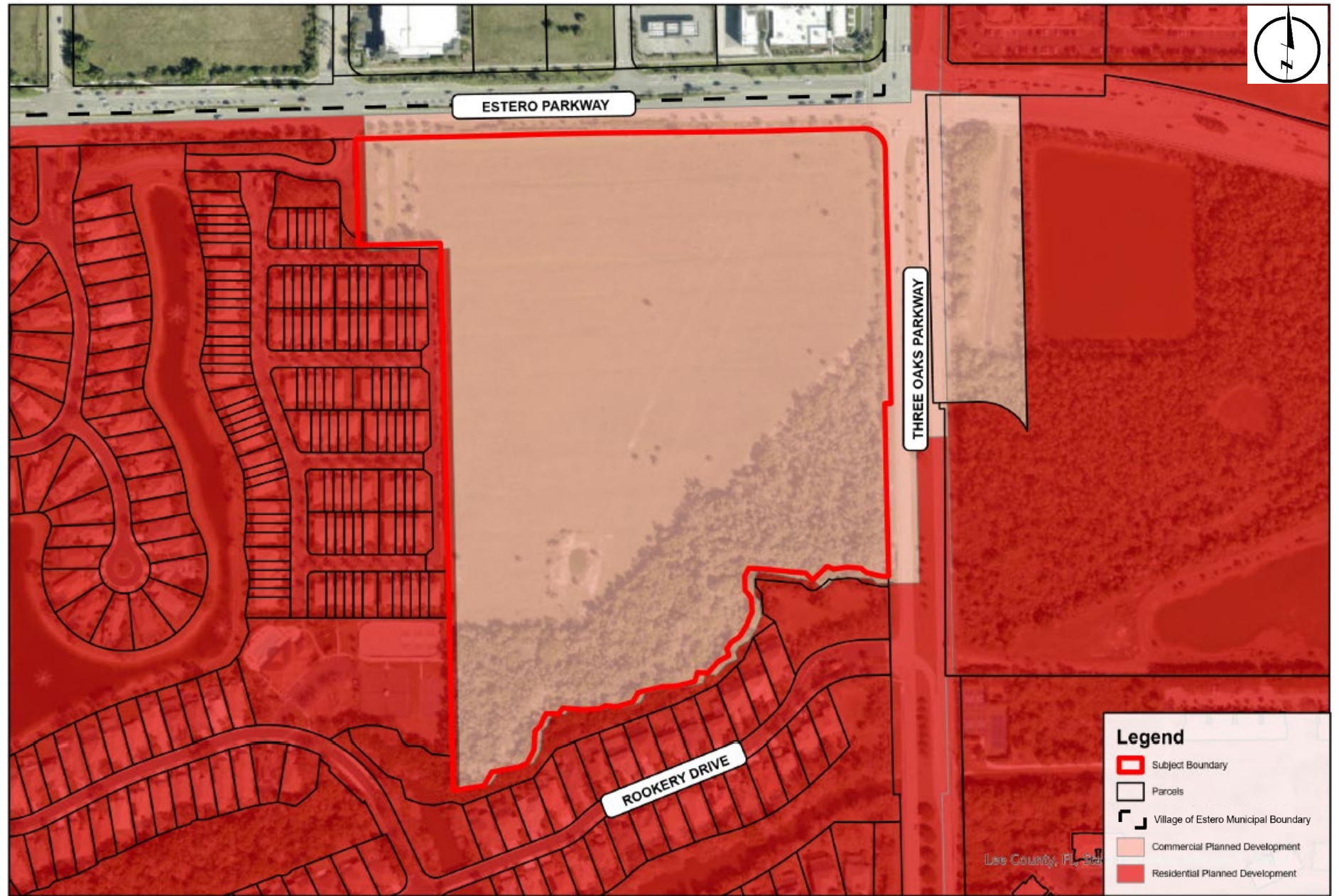
Existing Lee County CPD Zoning Resolution Z-94-009 has allowed 250,000 SF of commercial shopping center and out parcel uses including fast food and drive throughs with a maximum height of 3 stories/50 feet since May 2, 1994, yet has remained vacant for 32± years.

Future Land Use



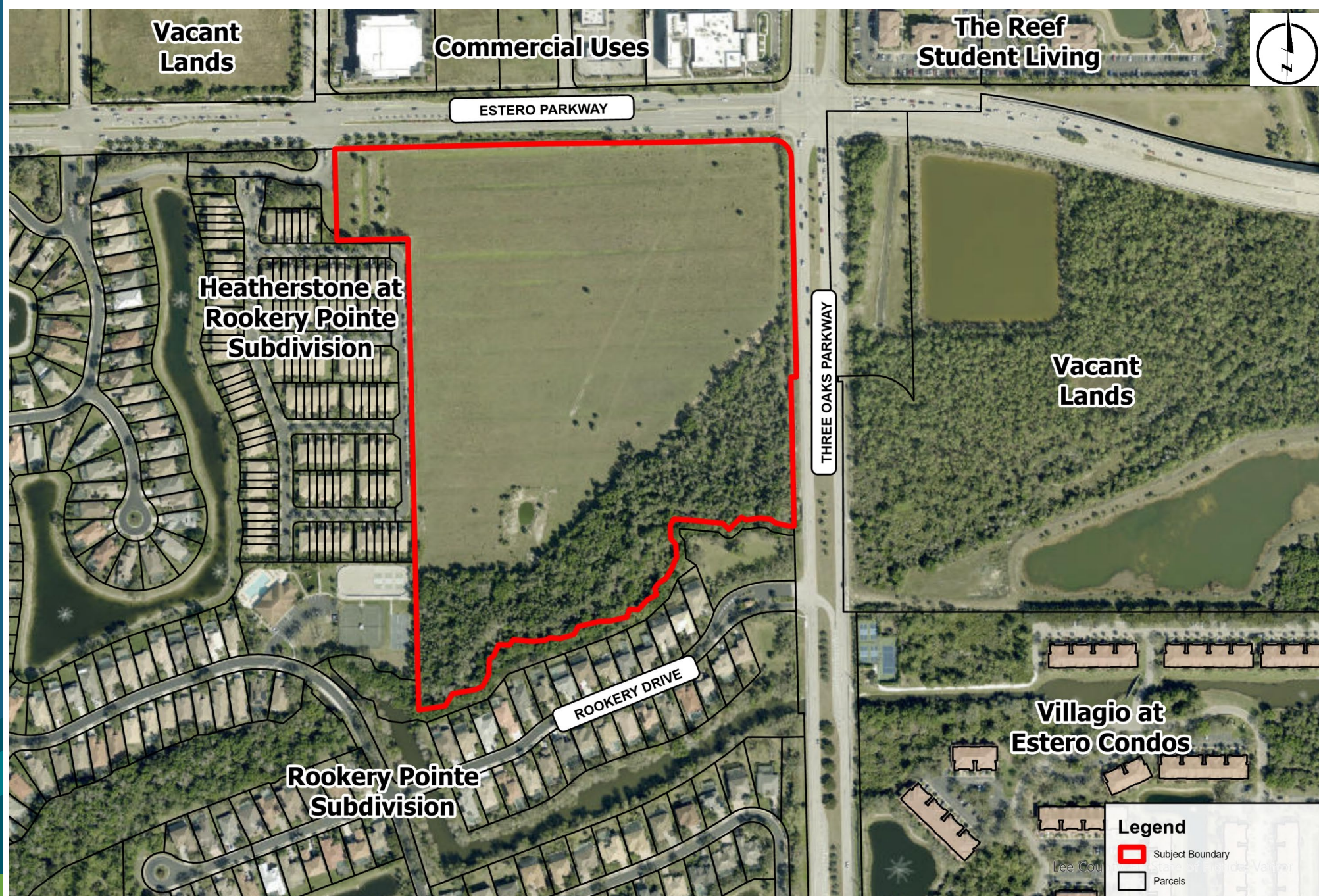
Vertical Mixed Use Standard Density up to 16 DU/AC: up to 479 dwelling units
Bonus Density up to 20 DU/AC: up to 599 dwelling units – FAR 1: up to 1.35 million square feet

Zoning

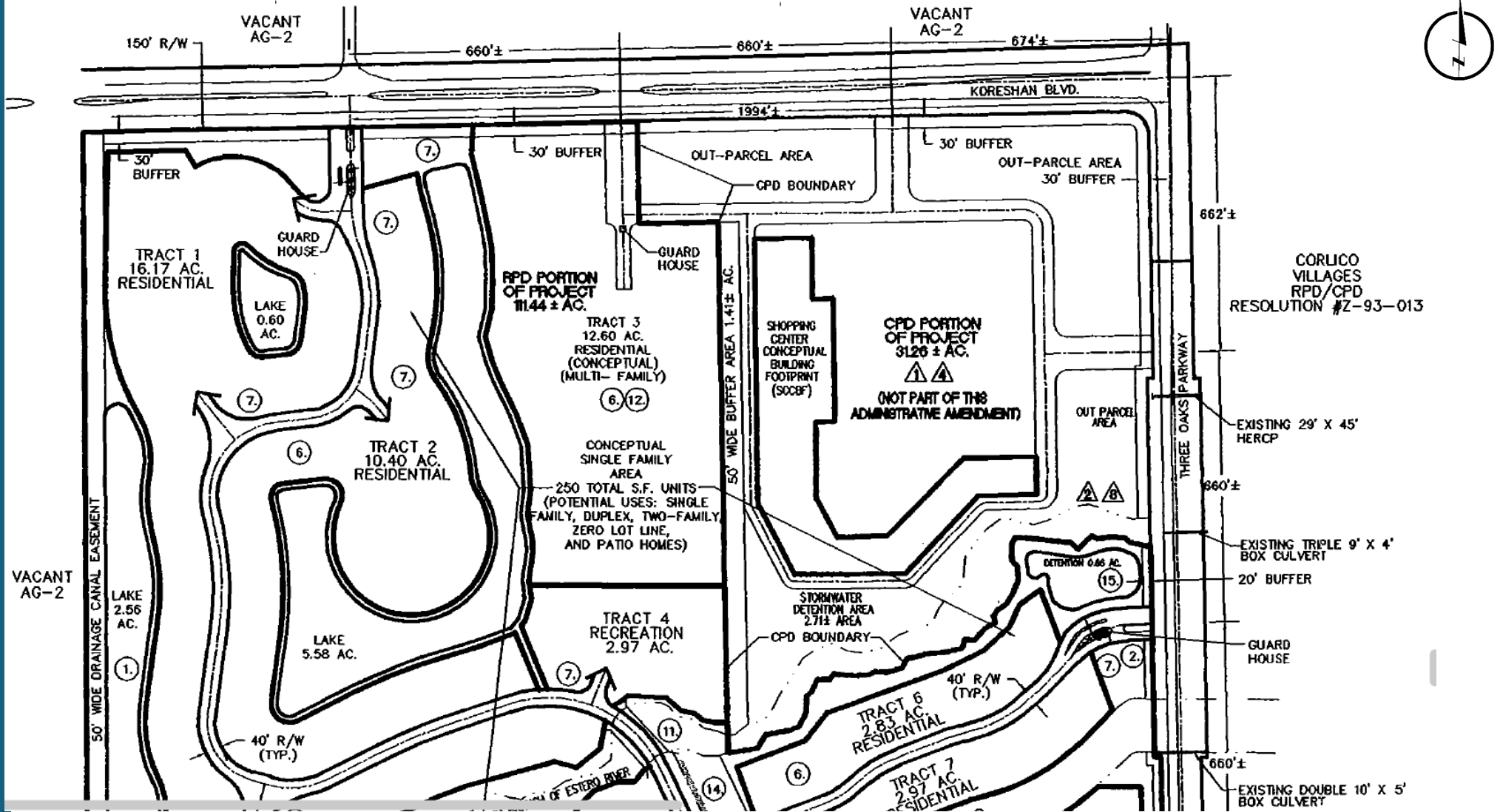


CPD Portion of the Rookery Pointe RPD/CPD (f/k/a Creekside)

Surrounding Uses



Existing Master Concept Plan



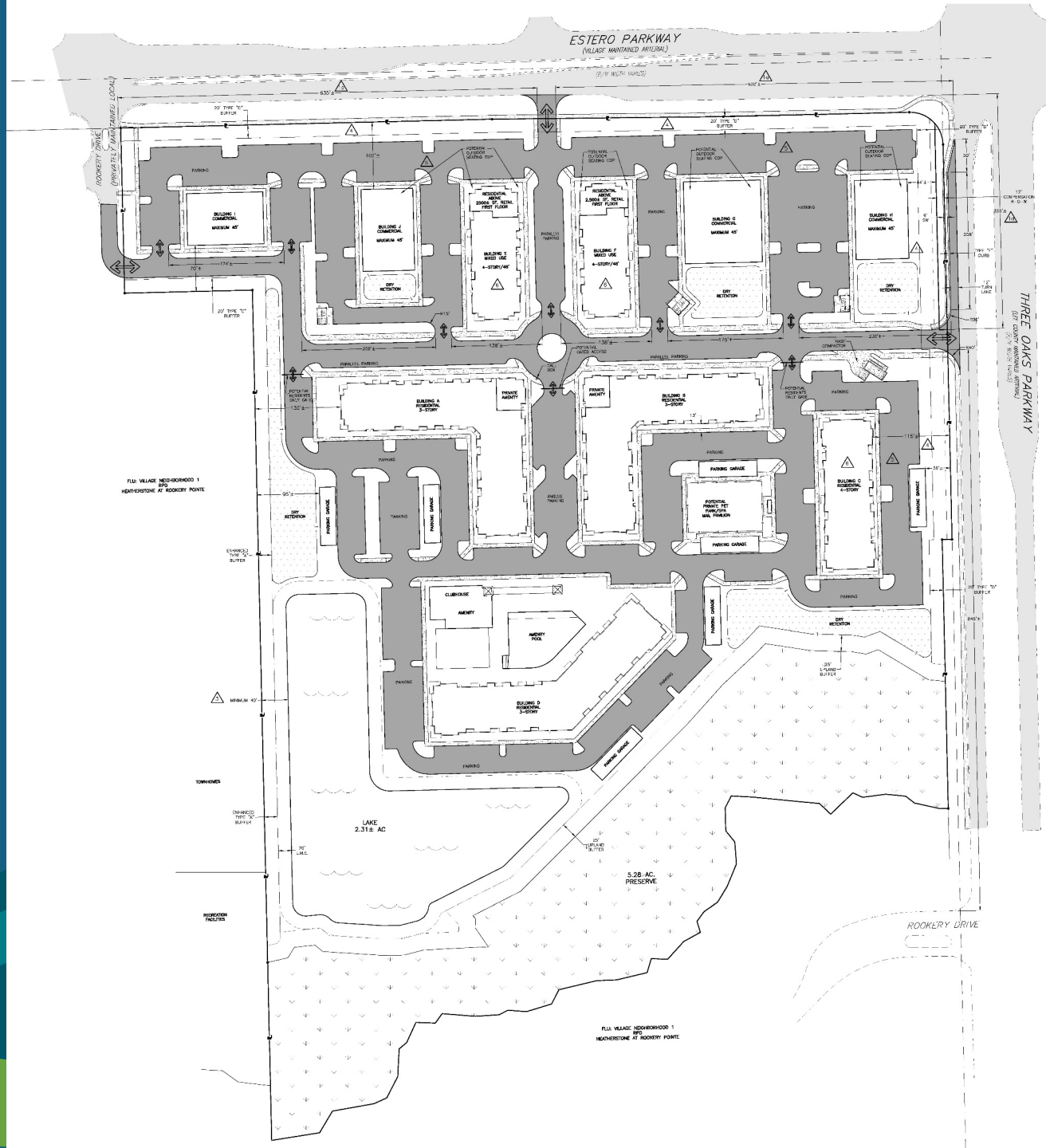
Z-94-009 Approved by Lee County on May 2, 1994

- 250,000 SF consisting of 175,000 SF Shopping Center & 75,000 SF of Out Parcels
- Community Commercial zoning district uses including drive-throughs, fast food, etc.
- Maximum height 3 stories/50 feet
- 30% Open Space with Out Parcels providing 20%


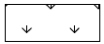
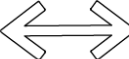

Pre-Application Meeting



Proposed Master Concept Plan



LEGEND:

-  = DEVIATION
-  = WETLAND PRESERVE
-  = EXTERNAL POINT OF INGRESS/EGRESS
-  = CONCEPTUAL INTERNAL POINTS OF INGRESS/EGRESS (NUMBER & LOCATIONS MAY BE ADJUSTED AT TIME OF DO)



DEVELOPMENT SCHEDULE:


- 370 MULTI-FAMILY (INCLUDING VERTICAL MIXED USE)
- 33,000 SF. COMMERCIAL (MINIMUM 30,000SF.)

OPEN SPACE TABLE

SITE AREA: 31.26± AC.
 40% OPEN SPACE REQUIRED: 12.50 AC
 NO EXISTING INDIGENOUS NATIVE VEGETATION ON SITE - (INVASIVE EXOTIC VEGETATION EXCEEDS 75%)

PROVIDED OPEN SPACE:
 WETLAND PRESERVE 5.28 AC.
 PUBLIC GATHERING SPACES: MINIMUM 10%: 3.13 AC. (SEE PATTERN BOOK)
 LAKE (MAXIMUM 50% OF OPEN SPACE)=2.31± AC.
 DRY DETENTION: 1.16± AC.
 WESTERN BUFFERS: 062±
 TOTAL MINIMUM 12.50 AC. OPEN SPACE PROVIDED

PARKING CALCULATIONS:

-  MULTI-FAMILY: 1.75 SPACES PER UNIT FOR RESIDENCES, VISITORS & AMENITIES
- PARKING REQUIRED RESIDENTIAL: 1.75*370 UNITS=648 SPACES
- PARKING REQUIRED COMMERCIAL:
 MULTIPLE OCCUPANCY COMPLEX: 4.5 SPACES/1,000 SF.: 25,500/1,000(4.5)=101
 CAFE/RESTAURANTS: 13/1,000 @10,500/1,000(13)=137
- PARKING PROVIDED IN THE SOUTHERN AREA: 466 SPACES CONSISTING OF:
 417 SURFACE SPACES W/ 18 H/C SPACES
 49 DETACHED PARKING GARAGE BAYS
- PARKING PROVIDED IN THE NORTHERN AREA:
 440 SPACES W/ 8 H/C SPACES
- TOTAL PARKING PROVIDED: 906 SPACES (INCLUDING 49 DETACHED GARAGE BAYS)

NOTES:

1. COMMERCIAL SITES ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE WHEN END USER IDENTIFIED.
2. COMMERCIAL USES TO TARGET GATHERINGS SPACES SUCH AS CULTURAL VENUES, THEATERS AND MUSEUMS, CIVIC SPACES THAT INCLUDE MEETING ROOMS, BUSINESSES SUCH AS RESTAURANTS, COFFEE SHOPS AND FITNESS CENTERS, PLACES OF WORSHIP AND SOCIAL INSTITUTIONS.



LEGEND

PUBLIC BENEFIT AREA

(3.13 MIN. ACRES PROVIDED)

NOTES:

PUBLIC BENEFIT AREA MAY
CONTAIN ENHANCED
LANDSCAPING / SHADED SEATING
AREAS AND WALKWAYS

TRG Estero MPD Trip Generation Comparison ITE Trip Generation Report, 12th Edition

**Table 1
Trip Generation – Existing Zoning
TRG Estero MPD**

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Retail (250,000 Sq. Ft.)	177	108	285	474	493	967	9,098

Land Use Code 820 – Shopping Center (>150,000 Sq. Ft.)

**Table 2
Trip Generation – Proposed
TRG Estero MPD**

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Retail (33,000 Sq. Ft.)	17	59	130	86	86	172	1,622
Multi-Family (370 Dwelling Units)	34	108	142	115	70	185	2,204
Total	51	167	272	201	156	357	3,826

Land Use Code 822 – Strip Retail Plaza (<40,000 Sq. Ft.)

Land Use Code 220 – Multifamily Housing (Low Rise) utilized for multi-family dwelling units

**Table 3
Trip Difference – Proposed – Approved
TRG Estero MPD**

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Proposed (33,000 Sq. Ft./370 Units)	51	167	272	201	156	357	3,826
Approved (250,000 Sq. Ft.)	-177	-108	-285	-474	-493	-967	-9,098
Trip Difference	-126	59	-13	-273	-337	-610	-5,272

NOTE: Negative Number in Trip Difference means a trip REDUCTION due to change in uses

Deviations

1. LDC Section 5-304.A.1.A.1/Table 5-304.A.1.A: CONNECTION SEPARATION of 660' for arterial roadways, **to allow:**
 - a. ***Estero Parkway: 602'+/- from Three Oaks Parkway/635'+/- from Rookery Drive***
 - b. ***Three Oaks Parkway (Lee County roadway): 355'+/- from Estero Parkway***
 - ***Access shown on existing approved MCP and desired to distribute traffic. Met with Lee County DOT and will work towards providing northbound U-turn at Rookery Drive***
2. LDC Section 5-204.B.1 – Table 5-204.B.1 – MINIMUM NUMBER OF OFFSTREET PARKING SPACES: Multi-family dwelling units: 2 parking spaces per dwelling unit plus 10% additional required for visitors; **to allow a parking ratio of 1.75 spaces per dwelling unit to accommodate residential, visitors and amenities.**
3. LDC Section 7-206.G.3.A.1.(c) EXCAVATION SETBACK PRIVATE PROPERTY LINE: 50' **to provide 40'**
4. LDC Section 3-706.D.3 BUILDINGS TO THE FRONT. Build to zone of minimum 15'/maximum 40', **to allow minimum setback of 25 feet**
5. LDC Section 3-706.D.5 & Table 5-705.C.1 - PARKING LOCATION. Minimum 75% parking to side or rear, **to allow parking in the front**
6. LDC Section 3-706.C BUILDING HEIGHT: Maximum 45' **to allow Maximum 48'**



Architect

Chris Kacena, AIA



MEDITERRANEAN REVIVAL & MODERN COASTAL

OUR APPROACH TO THE ARCHITECTURAL VOCABULARY THAT WILL BE THE BASIS OF DESIGN FOR THE ESTERO MIXED USE DEVELOPMENT IS INFLUENCED BY A BLEND OF CHARACTERISTICS FROM VARIOUS MEDITERRANEAN AND MODERN COASTAL STYLES.

THESE INCLUDE:

- COMPLEXITY OF FORM
- CLASSIC MASSING (BASE, MIDDLE, TOP)
- WARM & INVITING MATERIALS AND FINISHES
- VARIED ROOF LINES
- DEEP EAVES/OVERHANGS
- BRACKET DETAILS
- ARCHED OPENINGS
- INTENTIONAL USE OF SHADOW
- CRISP STUCCO DETAILING
- FLAT CONCRETE ROOF TILE

TRG ESTERO MPD WILL BE HARMONIOUS WITH ITS CONTEXT, WILL ENHANCE THE STREET AND PEDESTRIAN EXPERIENCE THROUGHOUT THE COMMUNITY, PROVIDE VISUAL INTEREST, CREATE A SENSE OF PERMANENCE, AND BECOME AN ANCHOR AT THE GATEWAY TO THE LARGER ESTERO VILLAGE.

THE COMMUNITY IS COMPRISED OF A VARIETY OF BUILDINGS, RANGING FROM ACCESSORY GARAGE BUILDINGS, A CLUBHOUSE, 3 STORY RESIDENTIAL AND 4 STORY MIXED USE BUILDINGS, ALONG WITH FREESTANDING RETAIL STRUCTURES. WITHIN THAT CAMPUS, THE COMMUNITY WILL BE WOVEN TOGETHER THROUGH COMPLIMENTARY LANDSCAPE AND HARDSCAPE IMPROVEMENTS. THE INTENDED RESULT IS A COMMUNITY THAT BECOMES HOME TO MANY ESTERO CITIZENS AND ACTIVATES THE VILLAGE AT LARGE.

TRADITIONAL MEDITERRANEAN REVIVAL CHARACTER



TRG ESTERO MPD



MODERN/COASTAL MEDITERRANEAN CHARACTER



TRG ESTERO MPD



EXAMPLE WORK



TRG ESTERO MPD



MATERIAL CONCEPTS



DARK BRONZE METAL ROOF ACCENTS



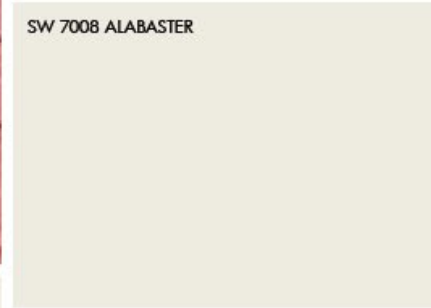
FLAT CONCRETE ROOF TILE



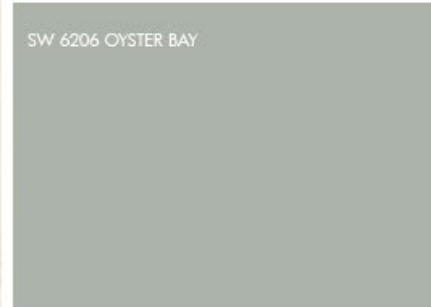
SYNTHETIC CORAL STONE



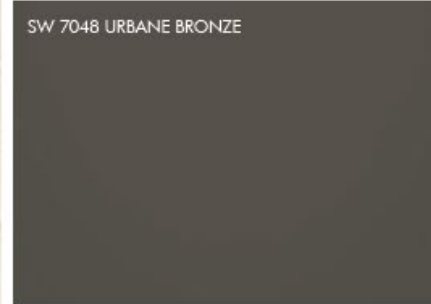
OFF WHITE STUCCO



SW 7008 ALABASTER



SW 6206 OYSTER BAY



SW 7048 URBANE BRONZE



VINYL WINDOWS - WHITE



PREFINISHED DARK BRONZE METAL



TRG ESTERO MPD



EXTERIOR CONCEPT STUDY - BUILDINGS E & F NORTH ELEVATION



TRG ESTERO MPD



EXTERIOR CONCEPT STUDY - BUILDINGS A & B NORTH ELEVATION



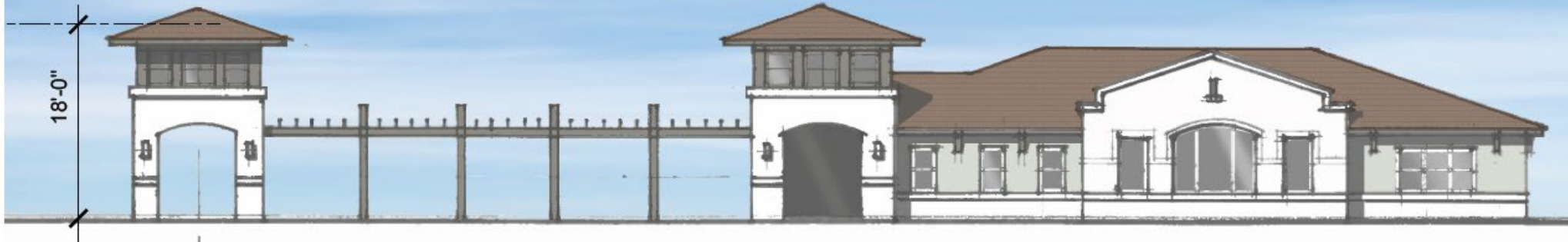
TRG ESTERO MPD



CLUBHOUSE CONCEPT



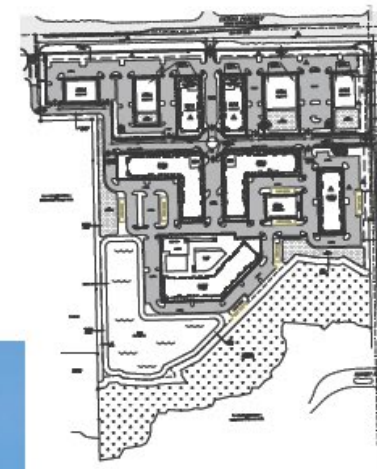
HEIGHT PER LDC 10-301.C-2



TRG ESTERO MPD



TYPICAL GARAGE BUILDING CONCEPT



TRG ESTERO MPD



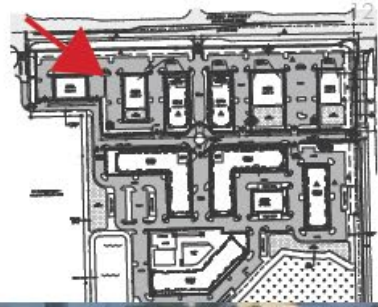
AERIAL MASSING VIEWS - FROM ESTERO PKWY LOOKING SOUTH



TRG ESTERO MPD



AERIAL MASSING VIEWS - LOOKING SOUTHEAST



TRG ESTERO MPD





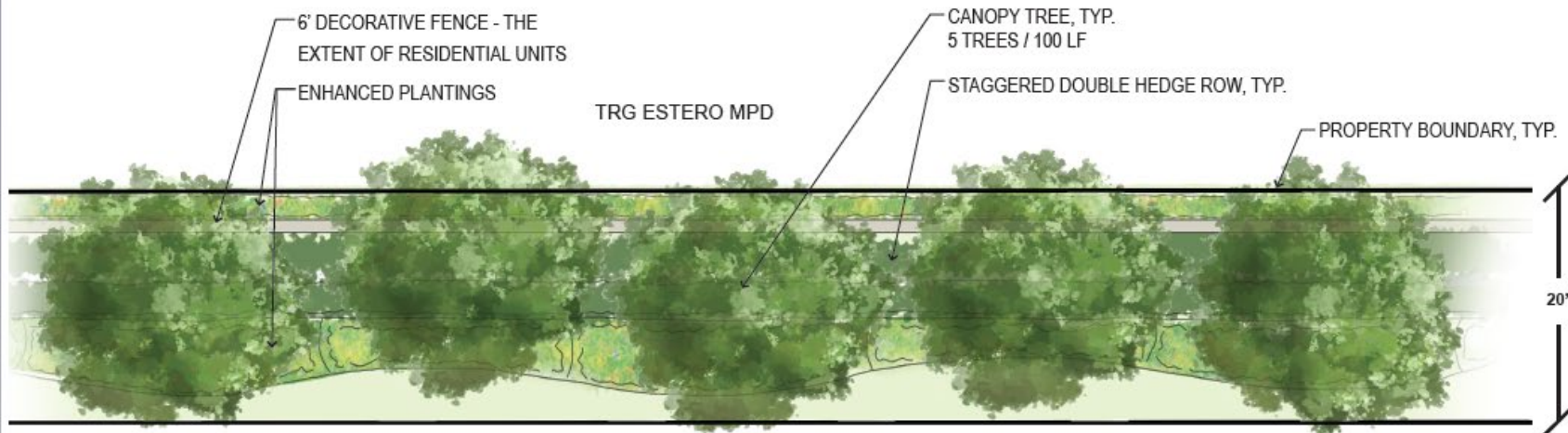
Landscape Architect

Sabrina McCabe





LEGEND	
6' HT DECORATIVE FENCE	-----
CHAIN LINK FENCE



THREE OAKS PARKWAY (R.O.W)

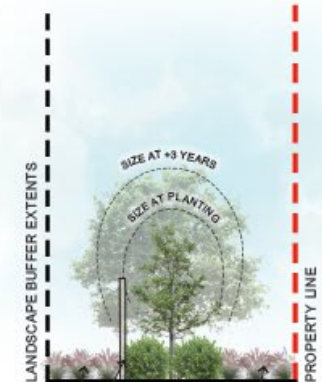
PLAN VIEW



ENHANCED TYPE 'D' BUFFER
 20' WIDE
 5 TREES / 100 LF
 36" STAGGERED HEDGE



ELEVATION



TRG ESTERO MPD • 100' TYPICAL - 20' ENHANCED TYPE 'D' BUFFER
 THREE OAKS PARKWAY



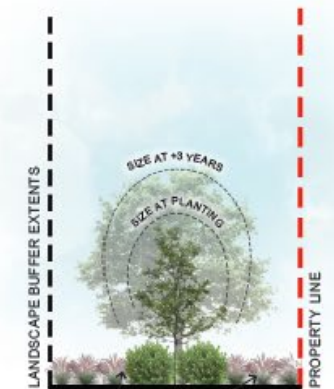
TRG ESTERO MPD
PLAN

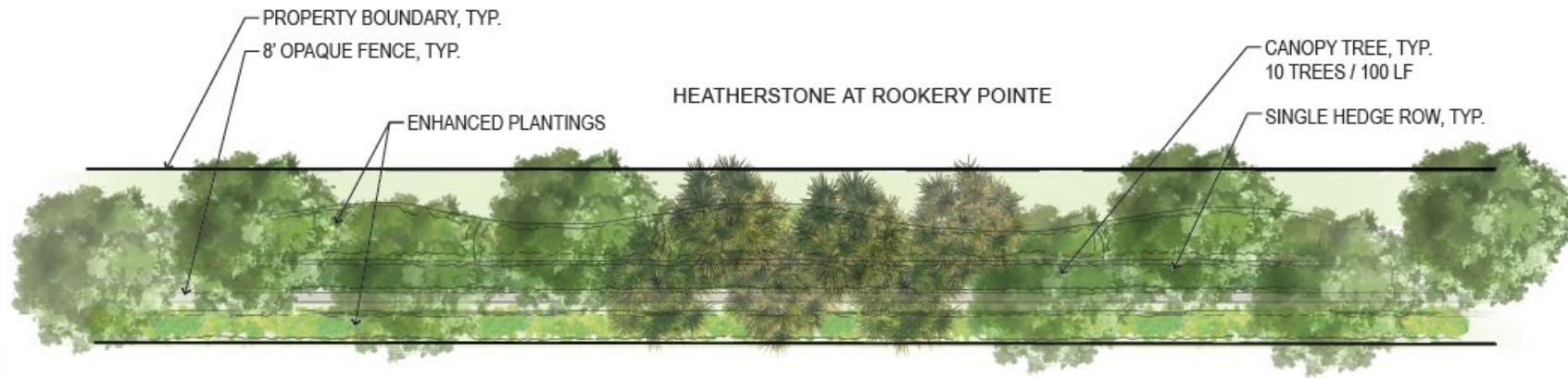


**ENHANCED
TYPE 'D' BUFFER**
20' WIDE
5 TREES / 100 LF
36" STAGGERED HEDGE



ENHANCED PLANTINGS
ELEVATION

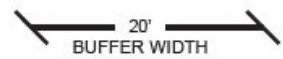
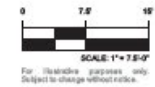
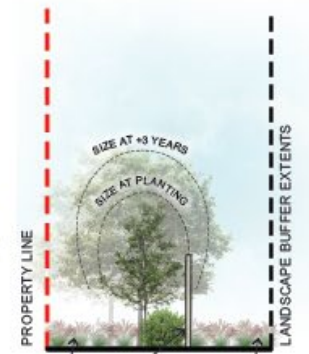




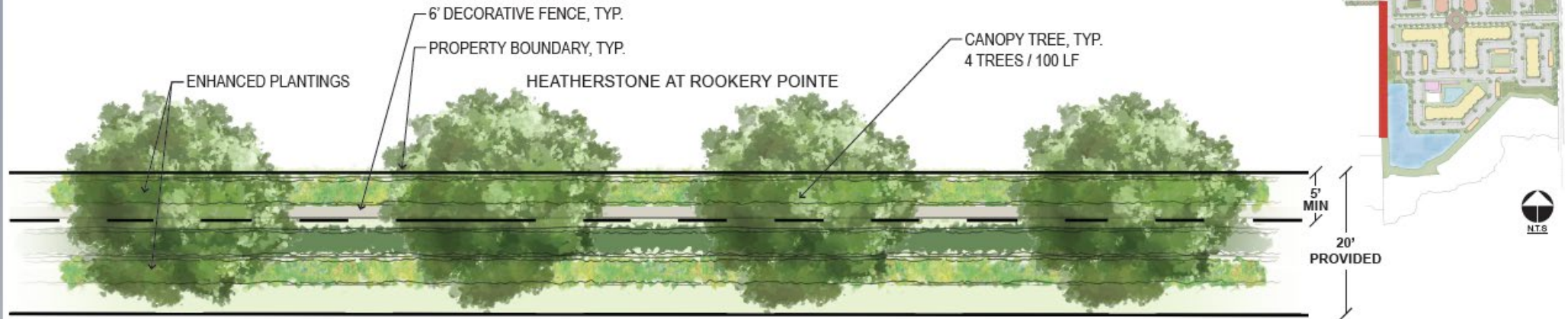
TRG ESTERO MPD
PLAN VIEW



ENHANCED
TYPE 'C' BUFFER
20' WIDE
10 TREES / 100 LF
36" SINGLE HEDGE



ELEVATION



TRG ESTERO MPD

PLAN VIEW



**ENHANCED
TYPE 'A' BUFFER**
5' WIDE
4 TREES / 100 LF

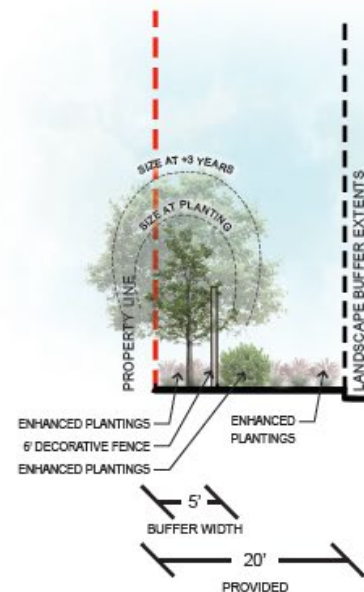


ENHANCED PLANTINGS

ELEVATION

ENHANCED PLANTINGS

6' DECORATIVE FENCE, TYP.



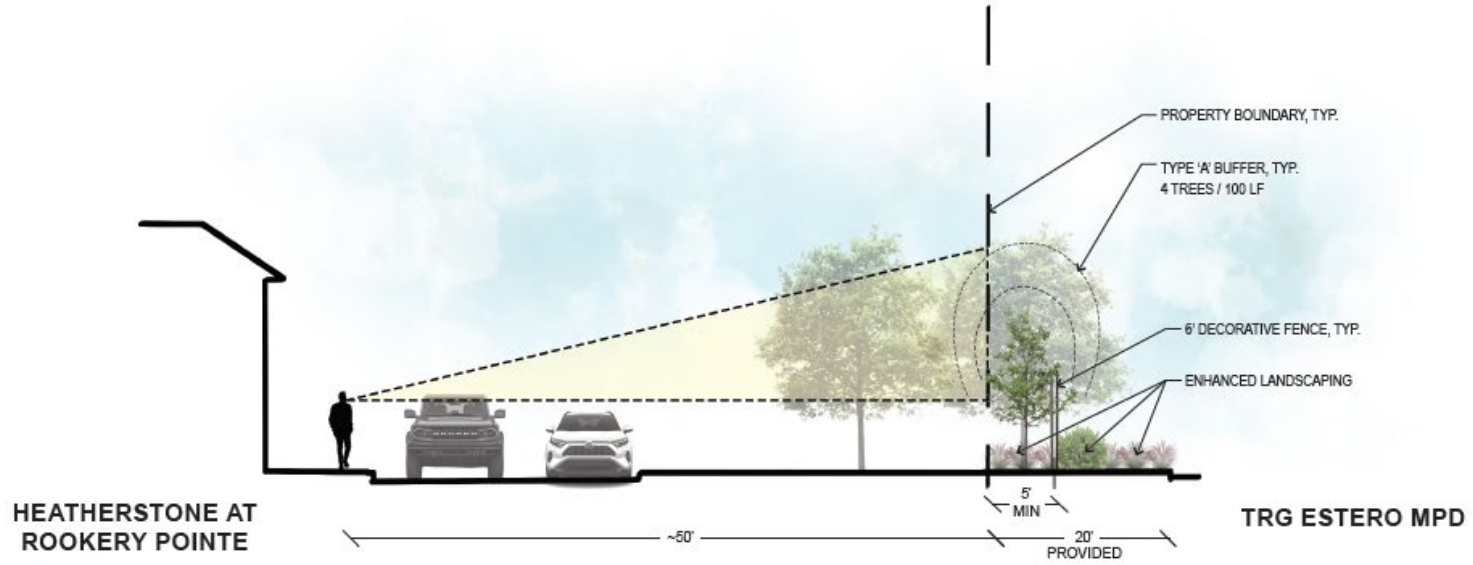
ENHANCED PLANTINGS
6' DECORATIVE FENCE
ENHANCED PLANTINGS

ENHANCED PLANTINGS

5'
BUFFER WIDTH

20'
PROVIDED

TRG ESTERO MPD • 100' TYPICAL - 5' ENHANCED TYPE 'A' BUFFER
HEATHERSTONE AT ROOKERY POINT WEST



TRG ESTERO MPD • LINE OF SIGHT
HEATHERSTONE AT ROOKERY POINTE WEST

CANOPY



LIVE OAK



GREEN BUTTONWOOD

PALMS



ROYAL PALM



SABAL PALM



BISMARK PALM



TABEUIA

SHRUBS



SILVER BUTTONWOOD



RED TIP COCOPLUM

GROUND COVERS



FOUNTAIN GRASS



PINK MUHLY GRASS



SAW PALMETTO

Public Outreach & Conclusion

- Coordination with Rookery Pointe
- Team available for any questions

The logo for IRVI features the letters 'IRVI' in a stylized, bold font. The 'I' is dark green, the 'R' is light green, the 'V' is dark teal, and the 'I' is orange. The letters are closely spaced and have a slight shadow effect.

IRVI Shape
the world
with us.