



MISSION GROVE OF ESTERO

PLAZA DEL SOL CPD - PARCEL G EAST

Village of Estero
Planning & Zoning Review Board

Public Information Meeting – July 21, 2026

Project Team

Applicant:

Lindsey Phipps
Bill Morton



Land Use Attorney:

Neale Montgomery



Planner:

Stacy Ellis Hewitt, AICP



Landscape Architect: Sabrina McCabe

Architect:

Glen Baurhyte



Engineer:

Brent Addison, P.E.



Traffic Consultant:

Ted Treesh





ABOUT US



- Leo Brown is a full-service real estate development company, focusing on senior living developments throughout the Midwestern and Southeastern United States. Our team has tremendous experience achieving the optimal balance of capability, cost control and capitalization for each of our projects.
- Founded in 2006 and headquartered in Carmel, Indiana, our leadership team has over 100 years of experience in health care development and construction. Leo Brown Group has developed over a \$1.1 billion and 3.5 million square feet of healthcare real estate.
- Leo Brown Group is vertically integrated through its affiliated senior living property management company, Traditions Management, and general contractor, Grand Contracting. Integrating these components allows us to achieve unparalleled efficiencies and alignment of interests.
- **Mission Grove of Estero will be our second development in the state of Florida, following our Winter Garden project Mission Grove at Stoneybrook – Completed in 2026.**

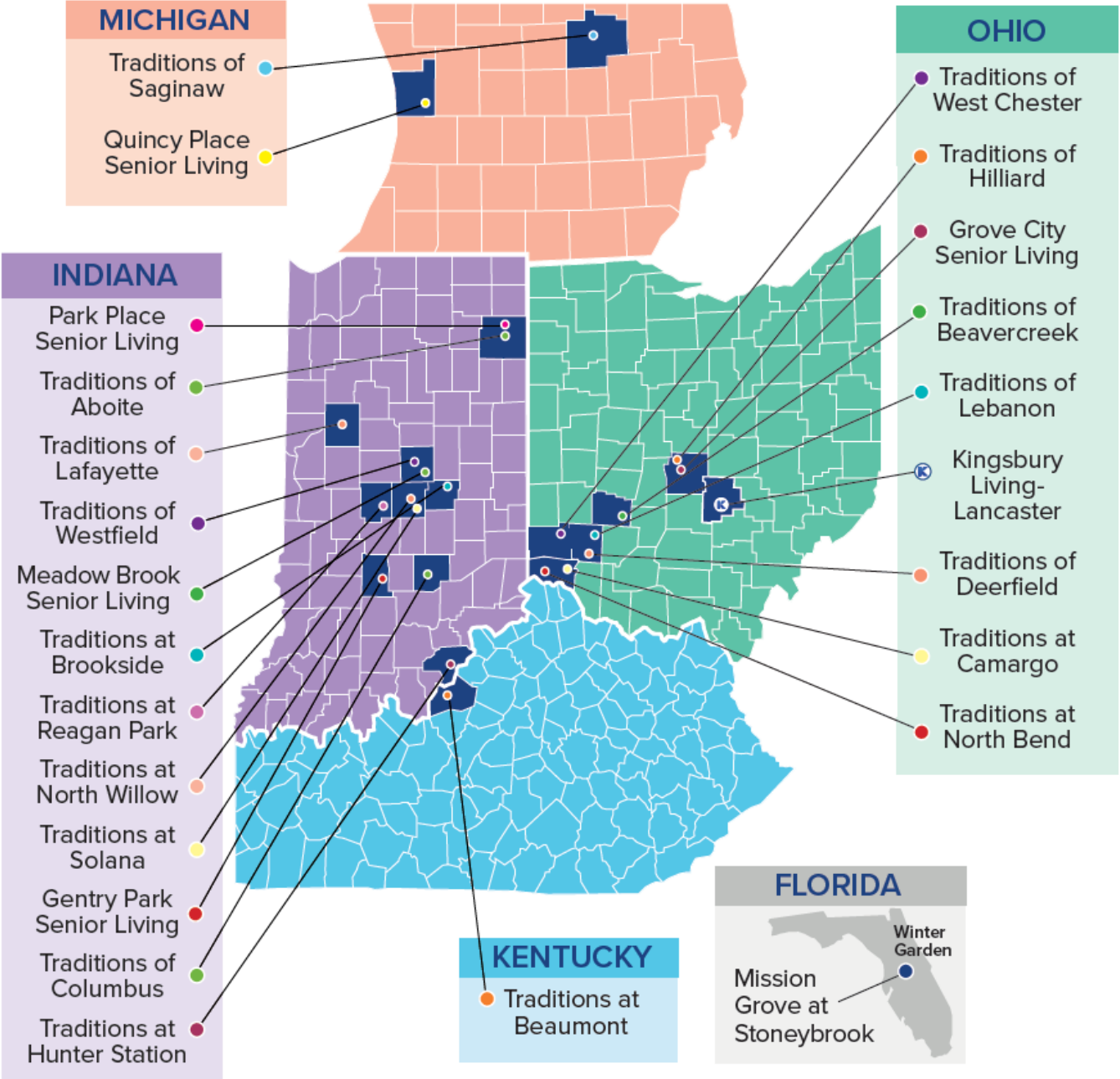
Leo Brown Group is responsible for the development, financing, construction, and management of the following projects:

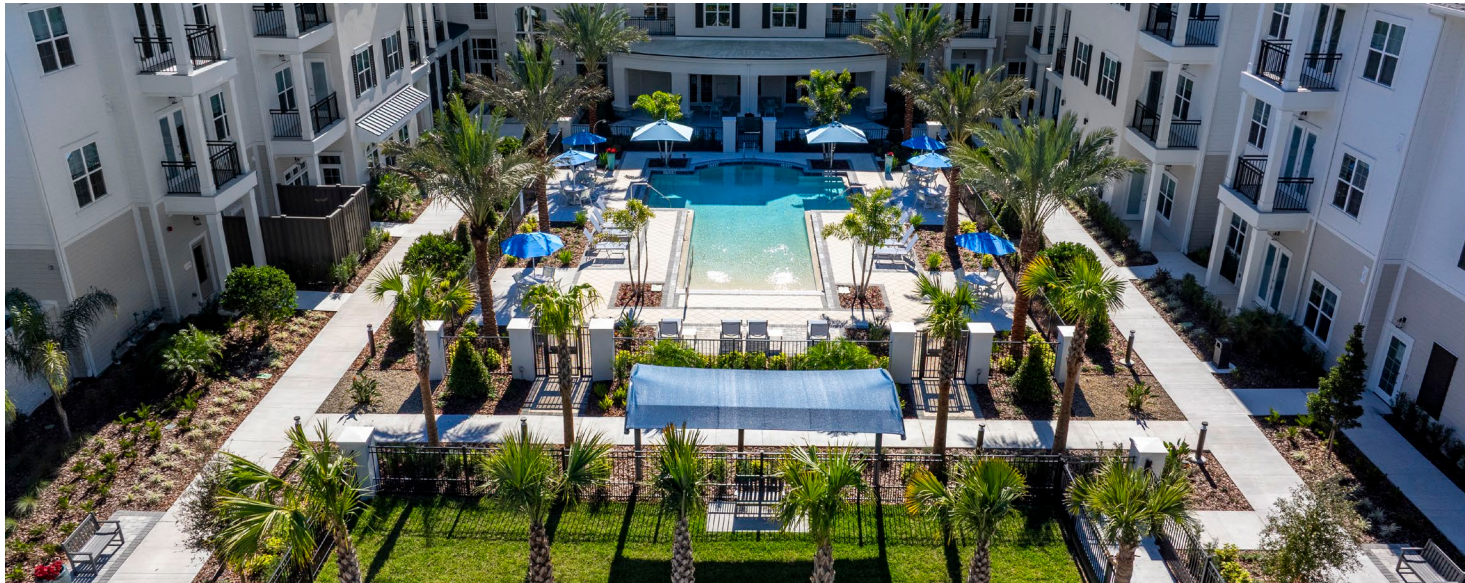
20+ Senior Living Communities
(Assisted & Independent Living, Memory Care)

6 Post-acute Care Properties
(Skilled Nursing & Transitional Care)

4 Multi-family apartment projects
(market rate and affordable)

3 Behavioral Health Hospitals



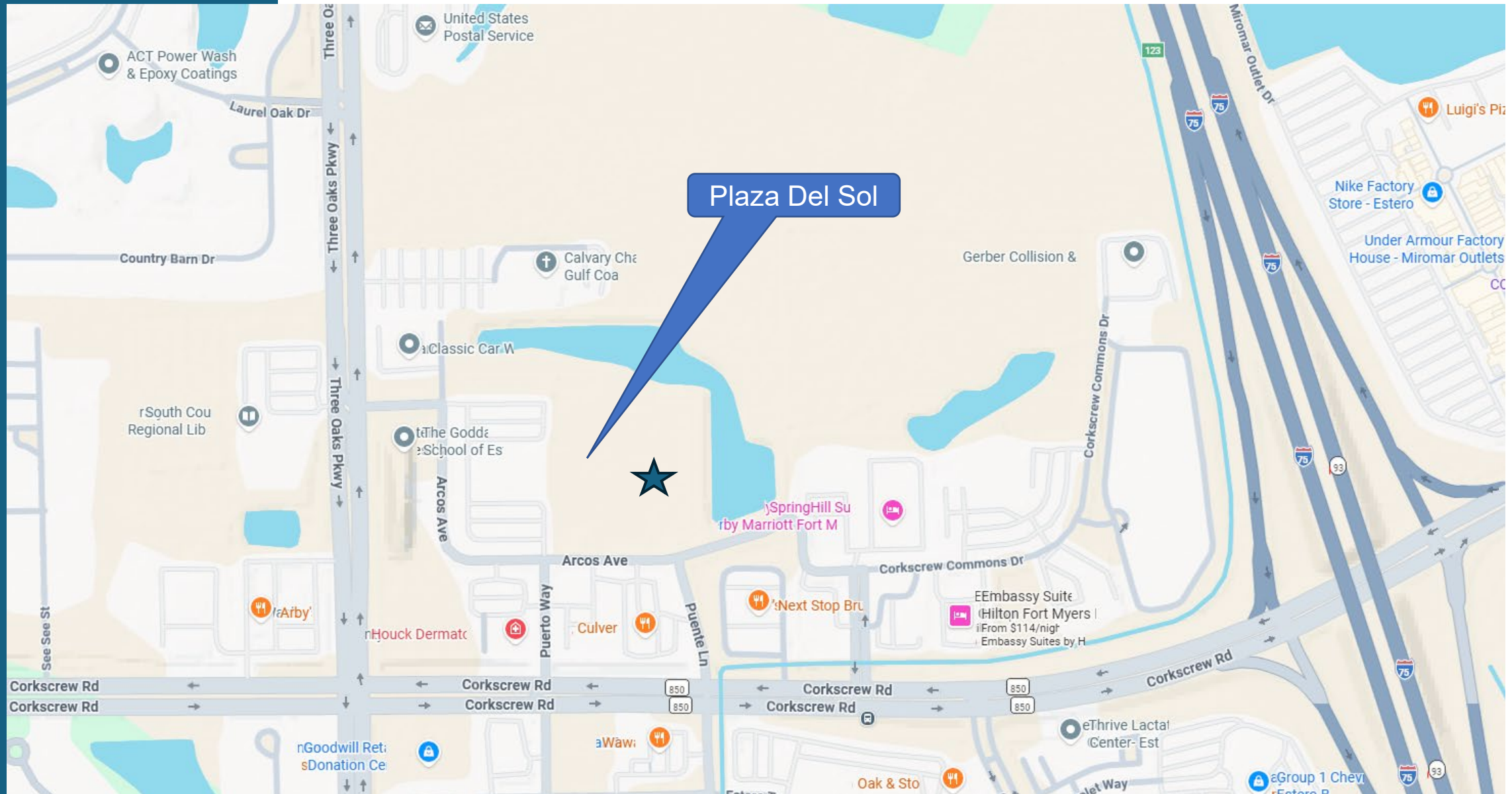


Mission Grove at Stoneybrook was designed as a cohesive senior living campus integrating Independent Living, Assisted Living, and Memory Care within a unified architectural framework. The community is designed to support true age-in-place flexibility, allowing residents to transition between care levels while remaining within the same thoughtfully crafted environment.

Site Location

Plaza Del Sol Subdivision at NE corner of Corkscrew Road & Three Oaks Parkway

★ Subject property: North side of Arcos Ave., across intersection with Puente Ln. & Puerto Way,



Request

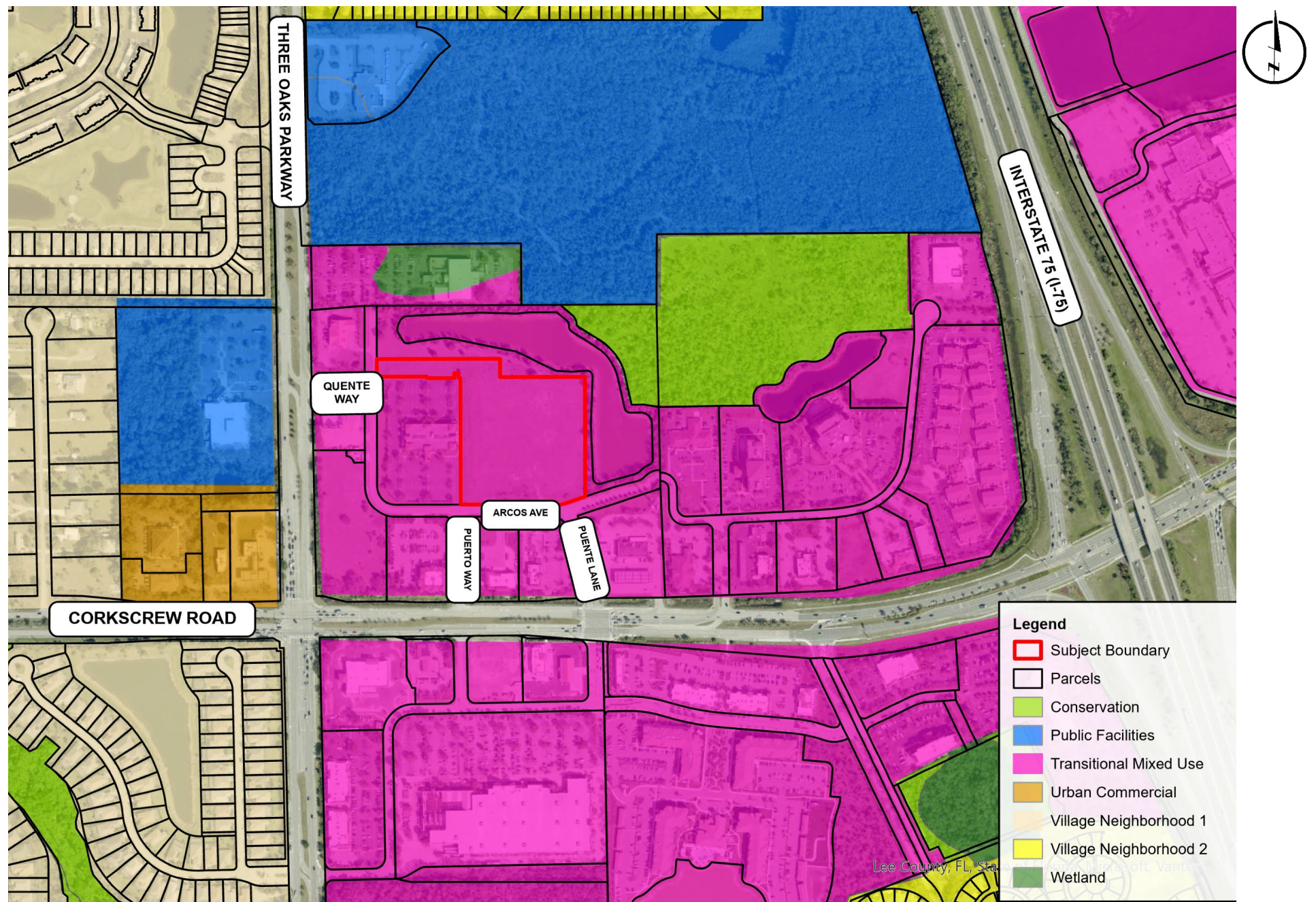
Amendment to the east 7.04± acres of Parcel G within the Plaza Del Sol Commercial Planned Development (CPD) approved by Lee County Zoning Resolution Z-09-037 to allow 163 Assisted Living Facility/Memory Care/Independent Living Units with amenities and a maximum height of 45 feet, with concurrent development order.

Replaces Village of Estero Zoning Ordinance No. 2024-08 which approved:

- 18,000 SF of commercial
- 110,000 SF of self-storage with a maximum height of 45 feet
- 120 hotel rooms with a maximum height of 65 feet
- Maintained conditions of approval in Lee County Zoning Resolution Z-09-037

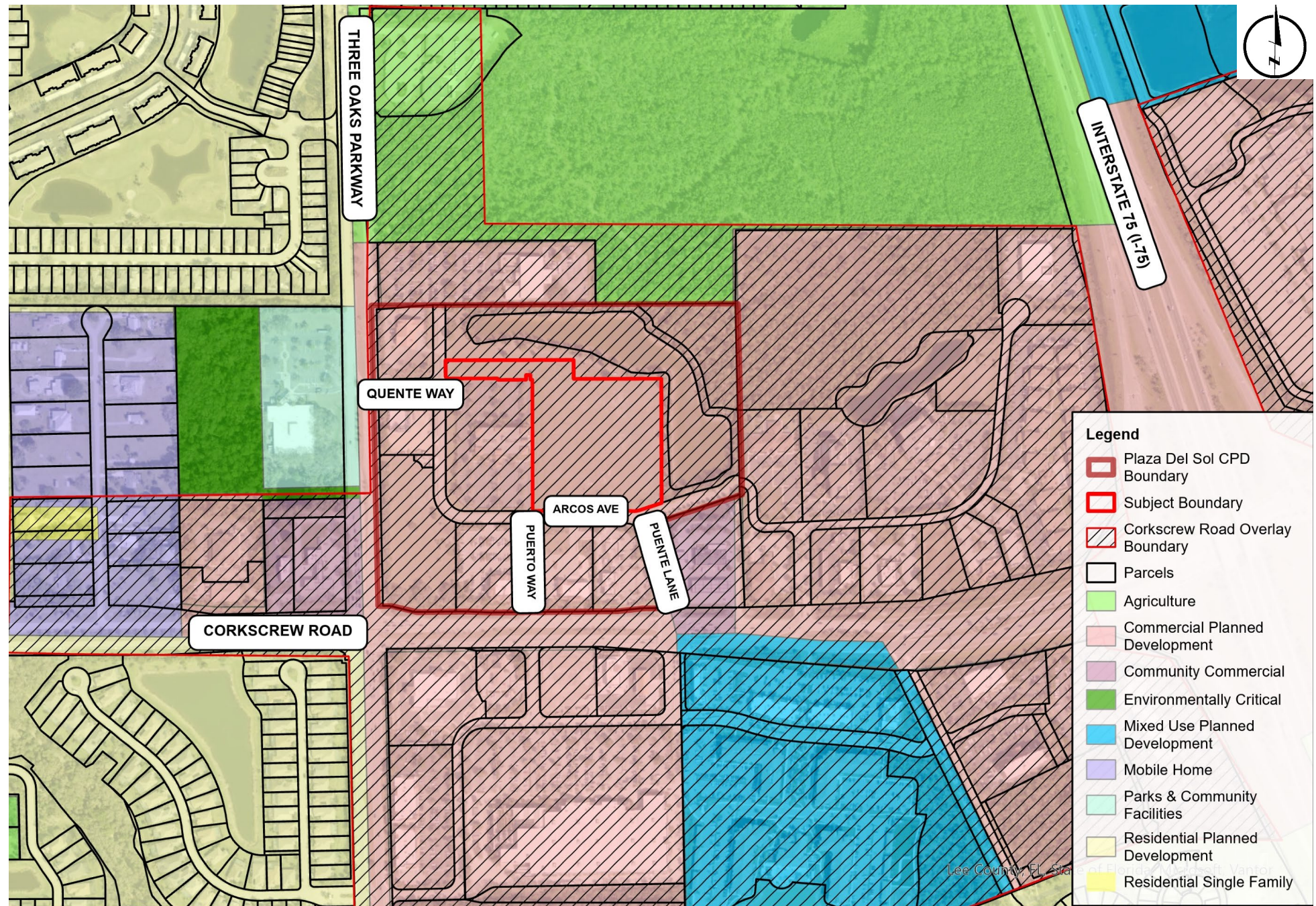
Request results in reduction in traffic from current approval

Future Land Use



Transitional Mixed Use specifically allows Assisted Living Facilities. Density approved in 2009.

Zoning



Entitlement History

Lee County

- Z-89-051: Rezoned overall 38± acres from AG-2 to CPD
- Amended by Z-94-050, then Z-03-039: Amended to Plaza Del Sol and had several administrative amendments
- Z-09-037: Amended Parcel G East to allow add ALF/CCF/ILU uses and:
 - ❖ 74,766 SF Commercial, OR
 - ❖ Equivalent of 68 dwelling units
 - ❖ **268 Assisted Living Facility/Continuing Care Facility Units at 4:1 equivalents, or 134 Independent Living Units at 2:1 equivalents or any combination**

Village of Estero

- 2016-05: Corrected scrivener's error that required a *maximum* side setback of 5 feet to allow minimum 0' side setback
- 2018-03: Amended to 140 ALF units, increased height from 35' to 45' with deviation to allow 56' tall architectural embellishment
 - ❖ Received Development Order Approval
- 2024-08: Amended to allow 18,000 SF of commercial and 110,000 SF of self-storage with a maximum height of 45 feet and 120 hotel rooms with a maximum height of 65 feet
 - Removed 2018 approval, but maintained Z-09-037 conditions

Surrounding Uses



[illegible]

 = DEVIATION
 = PROPOSED PAVEMENT
 = ACCESSIBLE SIDEWALK
 = EXISTING PAVEMENT
 = POINT OF EGRESS/INGRESS

1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MODIFICATION DUE TO REGULATORY AGENCY PERMITTING REQUIREMENTS.
2. ALL DIMENSIONS AND AREAS ARE APPROXIMATE AND SUBJECT TO MODIFICATION AT THE TIME OF DEVELOPMENT ORDER.
3. PARCEL G OPEN SPACE REQUIRED: 10%
4. MAXIMUM BUILDING HEIGHT: THREE STORIES, 45 FEET
5. PURSUANT TO Z-09-037:
PARCEL G : MAXIMUM 114,000 SF COMMERCIAL FLOOR SPACE AREA
PARCEL G WEST: 49,234 SF EXISTING COMMERCIAL
PARCEL G EAST: 74,766 SF COMMERCIAL OR MAXIMUM 268 ALF/CCF
UNITS OR 134 ILU OR ANY COMBINATION.
6. THIS MASTER CONCEPT PLAN DEPICTS OPTION FOR 163 SENIOR HOUSING UNITS CONSISTING OF 34 MEMORY CARE/ASSISTED LIVING FACILITY (ALF) UNITS, 64 ALF UNITS, AND 65 INDEPENDENT LIVING UNITS (ILU).
7. POOL WILL INCLUDE APPROPRIATE POOL BARRIER
8. PRIVATE AMENITIES SHOWN ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.

MEMORY CARE & ASSISTED LIVING FACILITY UNITS: 0.75 SPACES PER UNIT:
(34+64) X 0.75 = 73.5 SPACES

INDEPENDENT LIVING UNITS: 1.25 SPACES PER UNIT:
65 X 1.25 = 81.25 SPACES

TOTAL PARKING SPACES REQUIRED: 155 PARKING SPACES

PROVIDED SPACES = 123 SURFACE PARKING SPACES (INCLUDING 5 H/C)
34 DETACHED GARAGE SPACES (INCLUDING 2 H/C)

TOTAL PROVIDED = 157 SPACES (INCLUDING 7 H/C)

REQUIRED: PARCEL G - 7.04 AC * 10% = 0.70 AC
PROVIDED: MINIMUM = 0.70 AC

INDEPENDENT LIVING UNITS:
65 UNITS
ASSISTED LIVING FACILITY UNITS:
64 UNITS
MEMORY CARE/ASSISTED LIVING FACILITY UNITS:
34 UNITS

MISSION GROVE

LEGEND
PEDESTRIAN CIRCULATION - - -



MISSION GROVE | OVERALL SITE PLAN

Deviations

- No changes to existing approved Plaza Del Sol CPD deviations to remain
- **New Deviation 12: Minimum Parking Spaces.** A request to deviate from LDC Section 5-204.B.1 – Table 5-204.B.1, which requires assisted living facilities to provide 1.12 parking spaces per dwelling unit and continuing care retirement community independent living units to provide 2 spaces per unit; **to allow proposed assisted living facilities and memory care units to provide 0.75 parking spaces per unit and independent living units to provide 1.25 parking spaces per unit to accommodate residents, employees and guests.**
 - ❖ Prior site DO approval for ALF allowed 0.54 parking spaces per unit
 - ❖ Proposal exceeds applicant's established parking needs
 - ❖ Required parking exceeds existing development order, Lee County, and City of Bonita Springs requirements by over 100 spaces
- **New Deviation 13: No Wheel Stops.** A request to deviate from LDC Section 5-204.A.3.A.5 which states that the maximum two-foot overhang from a curb for parking spaces may not intrude onto pedestrian walkways; to allow 7-foot sidewalks with a 2-foot overhang.
 - ❖ Removal of trip hazard for the senior housing campus while providing overhang on curb and maintaining 5-foot pedestrian accessway.

Table 1
Trip Generation
Plaza Del Sol – Parcel G Proposed Uses

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour		
	In	Out	Total	In	Out	Total
Assisted Living/Memory Care (98 Units/110 Beds)	12	9	21	10	16	26
Independent Living (65 Units)	4	9	13	9	7	16
Total Trips	16	18	34	19	23	42

Land Use Code 254 - Assisted Living utilized for Assisted Living/Memory Care Beds

Land Use Code 252 - Senior Adult Housing - Multi-Family utilized for the Independent Living Units

Table 2
Trip Generation
Plaza Del Sol – Parcel G Equivalent Uses

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour		
	In	Out	Total	In	Out	Total
Multi-Family (68 Dwelling Units)	9	28	37	25	15	40

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

Table 3
Trip Generation
Plaza Del Sol – Approved Uses Per Ordinance No. 2024-08

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour		
	In	Out	Total	In	Out	Total
Commercial Retail (18,000 Sq. Ft.)	39	32	71	57	57	114
Self-Storage (110,000 Sq. Ft.)	5	4	9	7	8	15
Hotel (120 Rooms)	21	19	40	24	23	47
Total Trips	65	55	120	88	88	176

Land Use Code 822 – Strip Retail Plaza utilized for the retail uses

Land Use Code 151 – Mini-Warehouse utilized for the Self-Storage use

Land Use Code 310 – Hotel utilized for the Hotel use

Table 4
Trip Generation Difference
Proposed Uses vs. Approved Uses

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour		
	In	Out	Total	In	Out	Total
Proposed Uses (Assisted Living/IL Units)	16	18	34	19	23	42
Approved Uses (Retail/Storage/Hotel)	-65	-55	-120	-88	-88	-176
Trip Difference	-49	-37	-86	-69	-65	-134

A negative number in the Trip Difference line indicates a **REDUCTION** in trips due to the change in uses.

ARCHITECT

Glen Baurhyte



MISSION REVIVAL

ELEMENTS OF MISSION REVIVAL ARCHITECTURE

STUCCO WALLS

TERRACOTTA COLORED TILE ROOFING

EXPOSED BRACKETS/RAFTERS AT ROOFLINE

ARCHED OPENINGS

CURVILINEAR PARAPETS

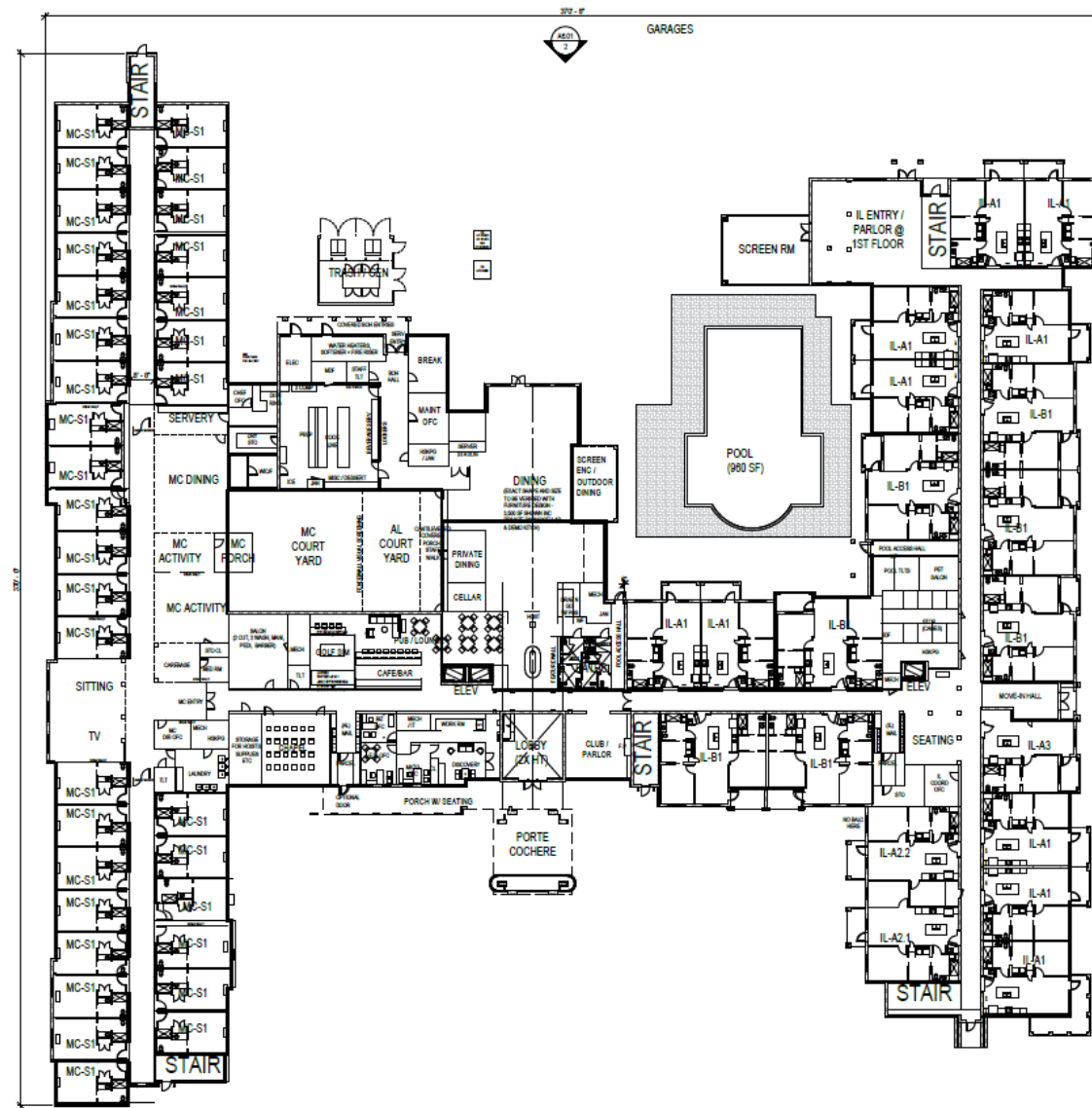
BELL TOWERS

ARCADES

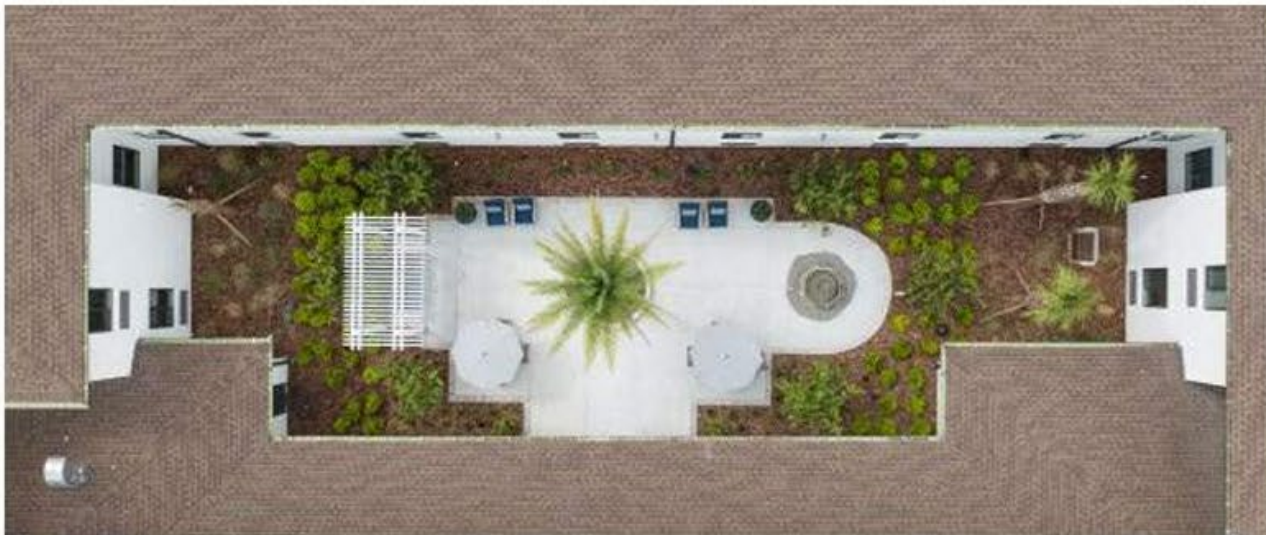
COURTYARDS

MINIMAL ORNAMENTATION

METAL RAILS, LIGHT FIXTURES, & IRON DETAILS



1 Overall First Floor Plan
1" = 20'-0"



EXAMPLE: PRIVATE DINING COURTYARD



EXAMPLE: MEMORY COURTYARD



EXAMPLE: PORTE COCHERE DETAILS ROOFING/WALL PROFILE, PAVER/PLANTER AT ENTRANCE



EXAMPLE: SHADED COURTYARD AMENITY

MISSION GROVE



DECORATIVE POLE
LIGHT - NEAR ENTRY



POLE LIGHT - AWAY
FROM ENTRY



PEDESTRIAN
LIGHTING



DECORATIVE
COACH LIGHT



ROOF MATERIAL
BARCELONA 900 - NAPLES BLEND



STUCCO AT BUILDINGS BODY
SW6129 - RESTRAINED GOLD



STUCCO AT BUILDINGS BODY & GARAGE
DOORS SW7678 - COTTAGE CREAM



STUCCO AT BUILDINGS BODY
SW6018 - LATTE



RAILINGS & FASCIAS
SW7048 - URBANE BRONZE



TRIM BANDS & SHUTTERS
SW6111- COCONUT HUSK



KEYNOTES

- 0100.01 CONCRETE BARREL TILE ROOF SYSTEM, 4:12 PITCH, TYP
- 0100.02 FIBER CEMENT FASCIA WITH ALUM GUTTERS AND DOWNSPOUTS (TO BE SHOWN AT A FUTURE DATE)
- 0100.03 RAISED STUCCO TRIM BAND, SMOOTH TEXTURE, TYP
- 0100.04 POWDER COATED ALUMINUM GUARDRAIL, TYP
- 0100.05 DECORATIVE ARCHITECTURAL BRACKET, TYP
- 0100.06 DECORATIVE FOAM LOUVERED SHUTTER, TYP
- 0100.07 SCREEN ENCLOSURE WITH PERIMETER ALUMINUM FRAMING SYSTEM
- 0100.08 TEXTURED STUCCO, TYP
- 0100.09 FOAM PROFILE TRIM BAND
- 0100.10 ALUM PARAPET COPING CAP
- 0100.11 IMPACT RATED WINDOWS, TYP
- 0100.12 PTAC LOUVER INTEGRATED INTO WINDOW OPENING, TYP
- 0100.13 CAST STONE OR FOAM MEDALLION
- 0100.14 LIGHT SCONCE



2 North Elevation
1/16" = 1'-0"



1 South Elevation
1/16" = 1'-0"

KEYNOTES

- 0100.01 CONCRETE BARREL TILE ROOF SYSTEM, 4:12 PITCH, TYP
- 0100.02 FIBER CEMENT FASCIA WITH ALUM GUTTERS AND DOWNSPOUTS (TO BE SHOWN AT A FUTURE DATE)
- 0100.03 RAISED STUCCO TRIM BAND, SMOOTH TEXTURE, TYP
- 0100.04 POWDER COATED ALUMINUM GUARDRAIL, TYP
- 0100.05 DECORATIVE ARCHITECTURAL BRACKET, TYP
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- 0100.12 PTAC LOUVER INTEGRATED INTO WINDOW OPENING, TYP
- 0100.13 CAST STONE OR FOAM MEDALLION
- 0100.14 LIGHT SCONCE



5 16-Bay Garage - Left Elevation

1/8" = 1'-0"



4 16-Bay Garage - Right Elevation

1/8" = 1'-0"

KEYNOTES

- 0100.01 CONCRETE BARREL TILE ROOF SYSTEM, 4:12 PITCH, TYP
- 0100.02 FIBER CEMENT FASCIA WITH ALUM GUTTERS AND DOWNSPOUTS (TO BE SHOWN AT A FUTURE DATE)
- 0100.03 RAISED STUCCO TRIM BAND, SMOOTH TEXTURE, TYP
- 0100.08 TEXTURED STUCCO, TYP
- 0100.15 GARAGE DOOR



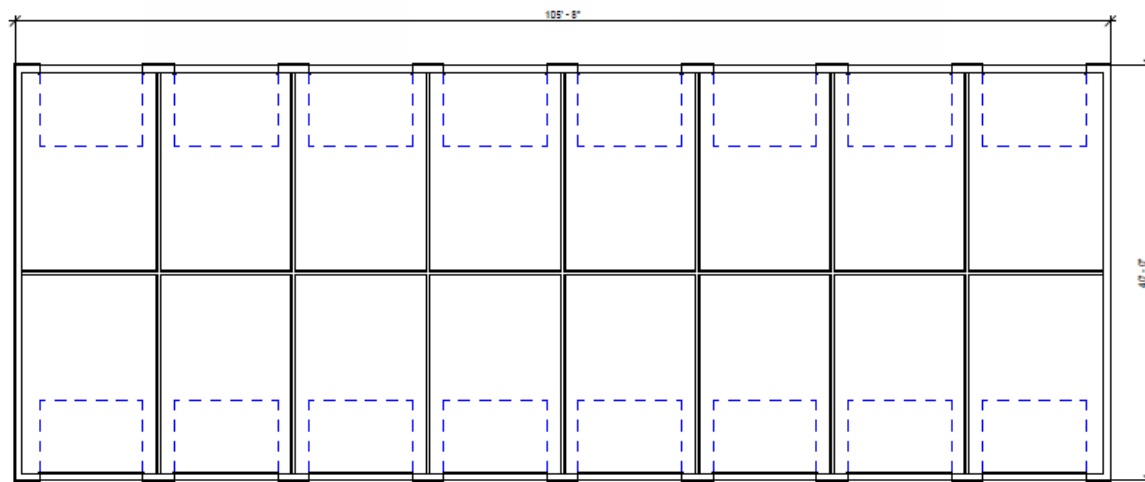
3 16-Bay Garage - Rear Elevation

1/8" = 1'-0"



2 16-Bay Garage - Front Elevation

1/8" = 1'-0"



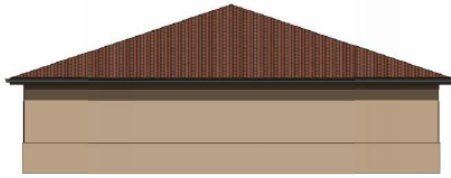
1 16-Bay Garage - Floor Plan

1/8" = 1'-0"

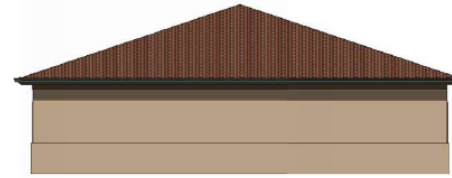
KEYNOTES

- 0100.01 CONCRETE BARREL TILE ROOF SYSTEM, 4:12 PITCH, TYP
- 0100.02 FIBER CEMENT FASCIA WITH ALUM GUTTERS AND DOWNSPOUTS (TO BE SHOWN AT A FUTURE DATE)
- 0100.03 RAISED STUCCO TRIM BAND, SMOOTH TEXTURE, TYP
- 0100.08 TEXTURED STUCCO, TYP
- 0100.15 GARAGE DOOR
- 0100.16 ACCESSIBLE GARAGE DOOR

5 18-Bay Garage - Left Elevation
1/8" = 1'-0"



4 18-Bay Garage - Right Elevation
1/8" = 1'-0"



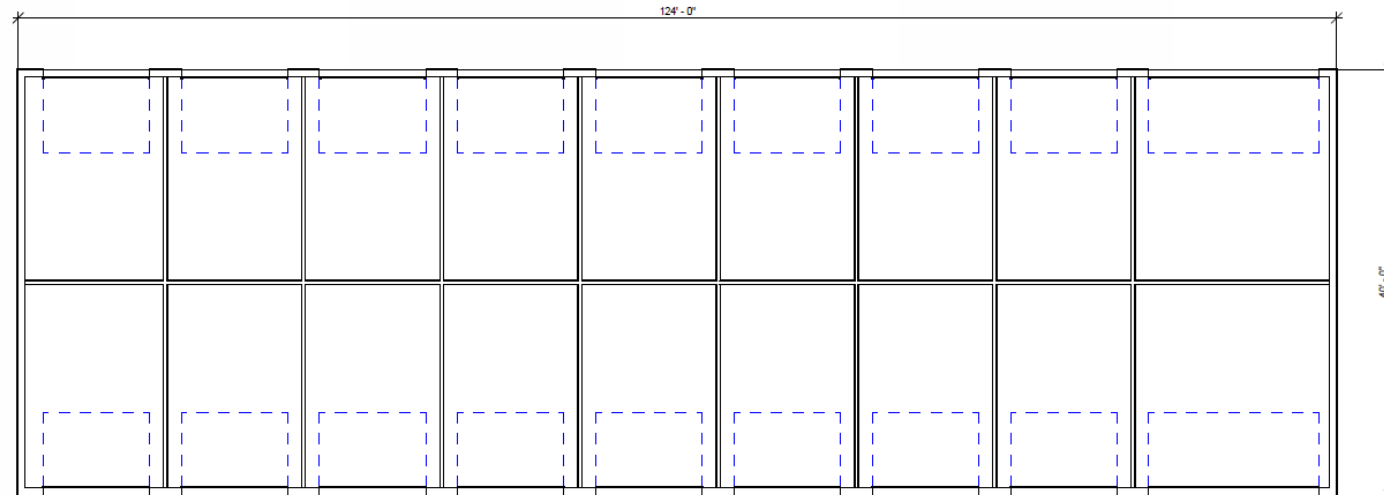
3 18-Bay Garage - Rear Elevation
1/8" = 1'-0"

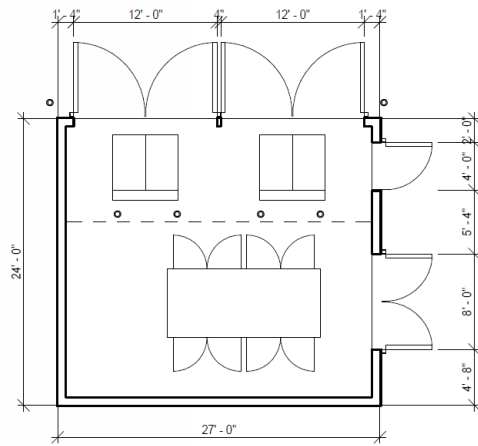


2 18-Bay Garage - Front Elevation
1/8" = 1'-0"

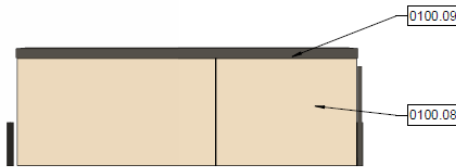


1 18-Bay Garage - Floor Plan
1/8" = 1'-0"

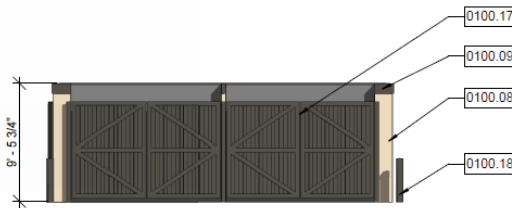




1 Trash Enclosure - Floor Plan
1/8" = 1'-0"



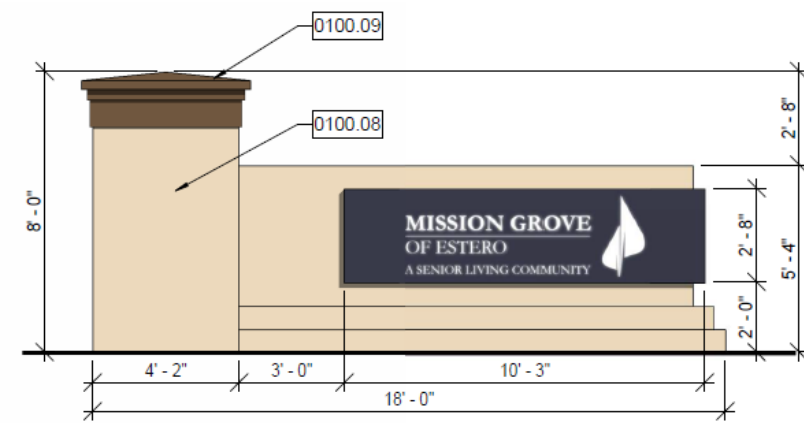
3 Trash Enclosure - Rear Elevation
1/8" = 1'-0"



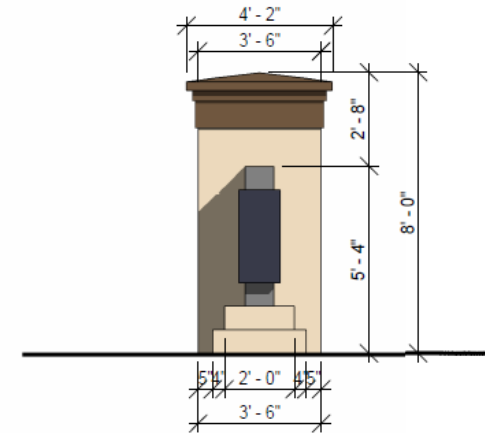
2 Trash Enclosure - Front Elevation
1/8" = 1'-0"

5 Trash Enclosure - Right Side Elevation
1/8" = 1'-0"

4 Trash Enclosure - Left Side Elevation
1/8" = 1'-0"



2 Monument Sign - Side Elevation
1/4" = 1'-0"

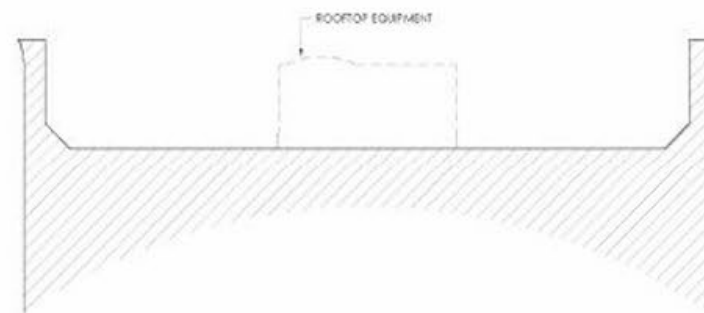
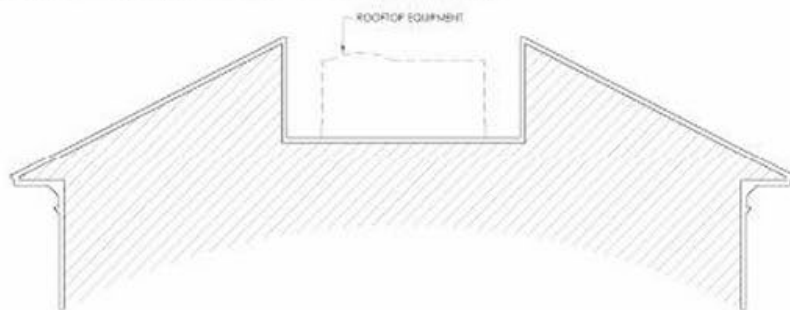


1 Monument Sign - Front Elevation
1/4" = 1'-0"

KEYNOTES

0100.08	TEXTURED STUCCO, TYP
0100.09	FOAM PROFILE TRIM BAND
0100.17	TRASH ENCLOSURE GATE
0100.18	6" DIAMETER CONCRETE FILLED 42" HIGH BOLLARD

Rooftop Equipment Screening





FRONT VIEW



PORTE COCHERE



AERIAL VIEW



POOL



SIDE VIEW



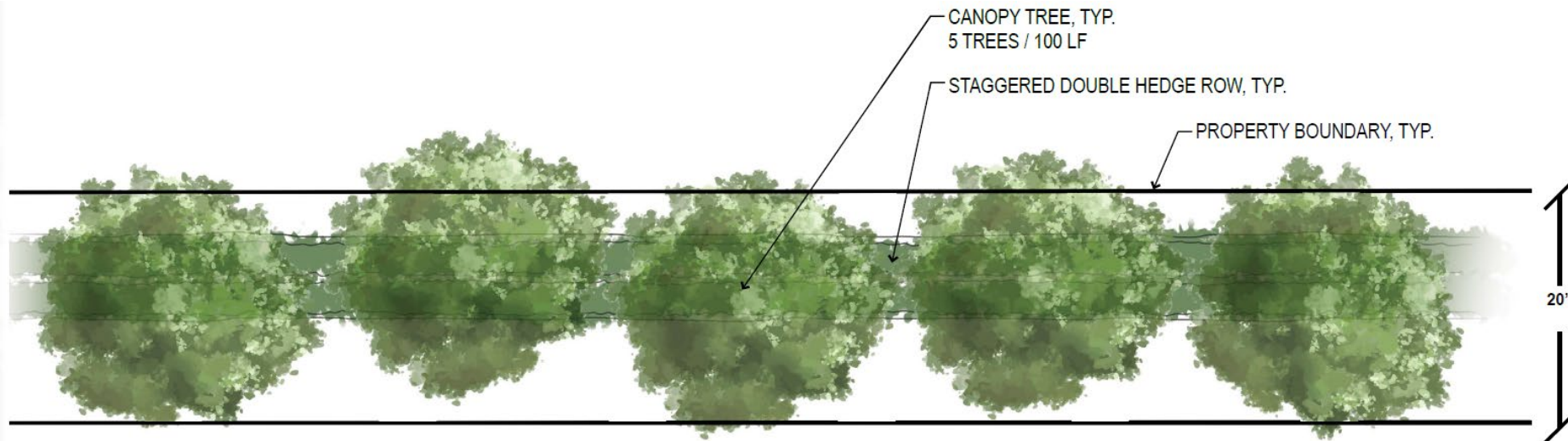
REAR VIEW



LANDSCAPE ARCHITECT

Sabrina McCabe





PLAN

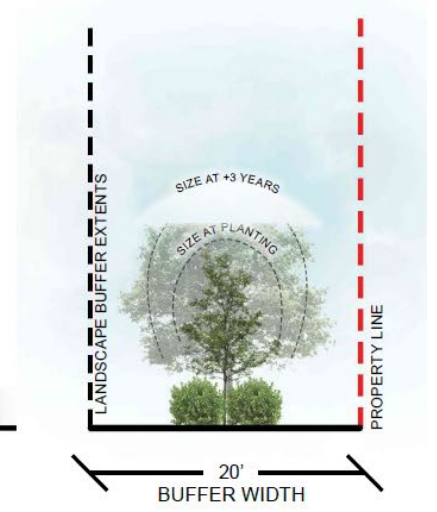
NOT TO SCALE
For illustrative purposes only.
Subject to change without notice.



ELEVATION

NOT TO SCALE
For illustrative purposes only.
Subject to change without notice.

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



CANOPY



LIVE OAK



GREEN BUTTONWOOD

PALMS



ROYAL PALM



SABAL PALM



BISMARK PALM



TABEBUIA

SHRUBS



SILVER BUTTONWOOD



RED TIP COCOPLUM

GROUND COVERS



FOUNTAIN GRASS



PINK MUHLY GRASS



SAW PALMETTO

