Mission Grove of Estero - Plaza Del Sol CPD Parcel G East
Summary of Public Information Meeting

Consistent with the Village of Estero Land Development Code (LDC) Section 2-401, a public information meeting was held before the Village of Estero Planning Zoning and Design Board (PZDB) at their monthly meeting held on Tuesday, July 21, 2026, which began at 4:30 p.m. The project was agenda item Agenda item 6.a. During the meeting, the applicant provided a general overview of the project.

Attached please find the following backup documentation:

- Meeting Agenda
- E-comment submitted on project

The following questions/comments were received from PZDB Board members:

1. The garage buildings detract from the architecture of the main building and block the view of the rear of the building. They have long uninterrupted rooflines. Suggested breaking up the roofline and massing.

   RESPONSE: The attached Pattern Book has been revised to depict the updated design of the garage structures with more architectural detail that compliments the main building. The roof design has been revised to add gables and break up the roof line.

2. Will the project be concrete block rather than wood construction?

   RESPONSE: Confirmed. The project will be concrete block.

3. Project presents a great opportunity for quality architecture. Encouraged refinement to capture essence of Estero instead of merely meeting code minimums. Recommended additional architectural expression and stronger design character. The roof color weighs down the building. Suggest greater contrast, shadow, depth and detail. The building appeared to be overwhelmingly beige. Clarification on color was provided for staff so they can advise the applicant. Increased contrast should be considered and avoid colors that are trending toward orange. Architectural drawings seem to have had a printing error that did not adequately communicate the design.

   RESPONSE: The color pallet has been revised in the attached revised Pattern Book, and a 4th body color was added to help achieve vertical expression of a more residential looking development and reduce the "beige-on-beige-on-beige" effect. Restrained gold color was replaced to veer from the orange undertone. Selected a lighter color roof tile, varied the roof heights and forms, and increased use of brackets at eaves to add to richness. Architect will print and ship for quality control.

4. Support proposed concept but want stronger architectural detailing and articulations. Some of best elements hidden behind dominant roof form. Encouraged emphasizing these elements more prominently. Roof is too dark. Suggested breaking building into smaller visual components. Tasked architect with mitigating repetitive room and window configurations. Suggested

incorporating more tower-like vertical features similar to the bell tower shown in design. Additional vertical elements could reduce the appearance of a long repetitive building. Building feels institutional, especially west elevation. More variation to the observed repetitive windows, patios and façade elements. Roof colors mute the intended height variations. Asked if roof was driven by design or height limitations. Suggested breaking up long roofline with vertical architectural elements and extending those features from the roof to ground level to create visual height and interest. Asked if awnings, canopies or similar design features could be added as these could provide shade and additional architectural variety.

RESPONSE: The continuous trim band on the first floor was removed. Massing was expressed more vertically than horizontally by increasing the number of projections in the floor plan. Expressed stair towers more prominently as a feature element. Added trim with contrasting color around windows in the vertical massing that protrudes forward. Added curvilinear parapet at other locations of building for variation of expression. Added Juliette rails for increased level of detail, varied window sizes and shapes to reduce repetition. Made smaller scale first floor roof awnings to improve the building scale and richness.

5. Commented that senior residents are unlikely to sit in direct sunlight for extended periods. Recommended additional shade structures or opportunities around the pool. Outdoor amenities should accommodate both residents and visiting family members. Suggested larger gathering spaces and seating throughout site. Support additional canopy trees and shade along pedestrian routes. Noted that seniors and memory care residents frequently use walking paths.

RESPONSE: The site design incorporates several features intended to provide shade and comfortable gathering opportunities for both residents and their visiting family members. The pool area is bordered by three-story portions of the building to the south and east, which will provide shade at portions of the pool deck until ~11:30am in the morning and after ~4:15 pm in the afternoon, during the summer season.

In addition, a 16' x 16' shade structure is located adjacent to the pool, and additional seating areas with shade umbrellas have been incorporated in this amenity area.

The bocce court areas, which may also serve as an alternative outdoor recreation space, include shaded endcaps that offer relief from direct sun exposure. Screened enclosures are also provided along the north and west sides of the pool area, creating additional shaded seating and socialization opportunities.

To further enhance user comfort, canopy trees have been incorporated throughout the amenity area and site. These plantings are strategically located to increase shade coverage while still allowing adequate sunlight access so residents may continue to enjoy the benefits of outdoor activity and natural sunlight.

Canopy trees have been provided along the pedestrian ways to provide shaded walkways. There is a covered porch with seating to the west of the main entrance. Canopy trees are provided within the internal courtyard outdoor spaces. There is an optional lake overlook that would provide additional shaded gathering space. A public seating bench is provided under a shaded specimen tree at the site entry near the crosswalk from Culvers. There are also three floors of indoor amenities that are also available for the residents and their

guests. Collectively, these elements provide a variety of shaded gathering spaces and seating opportunities designed to accommodate both residents and their guests.

6. There were questions why independent living units require substantially less parking than traditional multifamily and if the lower parking demand assumptions were based on facts or expectations. Asked if employee parking was included in the parking calculations. It was also noted that reduced parking standards are common in senior living developments due to provided transportation services and lower vehicle ownership rates. Requested strong justification for parking deviation.

RESPONSE: As stated by Board Member Jones at the meeting, the proposed senior living campus differs from multi-family in several ways. Transportation services such as a shuttle will be provided on site. There are no children living within independent living units and there are lower vehicle ownership rates. Central dining and onsite amenities are provided which further reduce vehicle trips. The requested deviation is to allow 0.75 spaces per ALF/memory care unit vs 1.12 spaces per unit and 1.25 spaces per ILU vs 2 spaces per unit. The request exceeds the amount required by the applicant's established successful parking program. The current Estero LDC requirements would result in over 100 spaces more than the previously approved development order and adjacent local jurisdiction code requirements such as Lee County and City of Bonita Springs.

The prior development order on this site was approved at 0.54 parking spaces per ALF unit which was the higher of the Transitional LDC requirements at the time which would have allowed 0.41 spaces per unit since the site met the definition of a multiple-use development. The approved DO provided less than half of what would be required by the current LDC. Independent living units went from requiring 1 space per unit for single developments and 0.59 spaces for multiple-use developments in the Transitional LDC to requiring 2 spaces per unit in the current LDC, double to over tripling the requirement which would result in unused expanses of pavement. Please see submitted Schedule of Deviations and Justifications. The proposed parking is more than sufficient to accommodate residents, employees and guests.

7. Raised concerns regarding buffering along the west side. Suggested the applicant revisit buffering requirements as standards may differ from older county approvals. Suggested if buffering is voluntarily provided, the commitment should be explicitly incorporated into the zoning approval.

RESPONSE: The package presented at the PZDB provided the specific required right-of-way buffer but only showed sporadic conceptual landscaping that was not intended to be representative of the full site landscape plans. The attached revised Pattern Book provides more detailed illustrative proposed landscaping on the overall site plan and has added proposed landscaping to the architectural renderings. The current zoning resolution on the site states that zoning resolution Z-09-037 is still in effect. Z-09-037 approved deviation 9 which allowed the right of way buffers to be reduced from 20 feet to 15 feet and deviation 11 which allowed no buffer between the existing and future development on Parcel G which is the proposed development's western property line. Despite these existing approved deviations, the proposed Master Concept Plan demonstrates the 20' Type D Buffer along Arcos Ave that meets the current LDC requirements. Without deviation 11, the LDC would require a 5' Type A buffer which provides 4 trees per 100 linear feet. The revised Pattern

Book overall site plan illustrates landscaping along the western property line that will be codified and incorporated into the zoning approval.

8. Seems there is not much green space and limited room for landscaping. Stressed the importance of trees softening the appearance of large buildings. It was also explained that a portion of the project's open space requirements are met through water management and preservation areas associated with the overall CPD.

RESPONSE: The current zoning resolution on the site states that zoning resolution Z-09-037 is still in effect. Z-09-037 condition 12 provides that the subject property must provide a minimum of 10% open space. The overall CPD provides a minimum of 30% open space with the conservation easement contributing to a large portion as stated, which allows the lots to provide the 10%. The MCP meets or exceeds this minimum requirement. The package presented at the PZDB provided the specific required right-of-way buffer but only showed sporadic conceptual landscaping that was not intended to be representative of the full site landscape plans. The attached revised Pattern Book provides more detailed illustrative proposed landscaping on the overall site plan and has added proposed landscaping to the architectural renderings.

9. Suggested placing wet-tolerant native trees in detention areas and encouraged making stormwater areas appear natural.

RESPONSE: A cross section demonstrating native plantings within the dry detention areas has been added to the overall site plan in the attached revised Pattern Book. The package presented at the PZDB provided the specific required right-of-way buffer but only showed sporadic conceptual landscaping that was not intended to be representative of the full site landscape plans. The attached revised Pattern Book provides more detailed illustrative proposed landscaping on the overall site plan that shows trees within the detention areas.

www.Estero-fl.gov

The Village Planning Zoning and Design Board Meeting will be conducted physically in Council Chambers at Village Hall, 9401 Corkscrew Palms Circle, with an opportunity for members to participate virtually. The meeting will be broadcasted live via the Village of Estero website https://estero-fl.gov/council/watch-meetings-online/. Please see the bottom of this agenda for further information and instructions for public participation.

AGENDA

PLANNING ZONING AND DESIGN BOARD MEETING

9401 Corkscrew Palms Circle, Estero, Florida

July 21, 2026, 04:30 pm

1. **Call To Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Approval of Agenda**
5. **Business**

   Items on the agenda are generally treated in sequential order, and due to the length of the agenda any or all of the items listed for discussion may be rescheduled to a later date for consideration. **The public will have an opportunity to speak during each agenda item; each individual has one opportunity to speak for five minutes per agenda item.**

   a. **Consent Agenda**

      i. **Approval of June 16, 2026 meeting minutes**

      Attachment: 06162026_PZDB Minutes.pdf

      ii. **Selection of Vice-Chairman**

6. **PUBLIC INFORMATION MEETING**

(No votes are taken at Public Information Meetings)

The public will have an opportunity to speak for three minutes per agenda item.

a. **Leo Brown Group/Mission Grove of Estero, Plaza Del Sol, Parcel G -- East (Pending Application) (District 4) 10251 Arcos Avenue, north of Culver's and Auto Zone.**

The applicant seeks to amend Parcel G in the Plaza Del Sol Commercial Planned Development (CPD) to allow 163 Assisted Living Facility/Continuing Care Facility/Independent Living Units with amenities on 7 acres.

Attachment: 1. Leo Brown Group-Mission Grove of Estero-Plaza Del Sol CPD Parcel G East - Application for PIM.pdf
Attachment: 2. Leo Brown Group-Mission Grove at Estero-Plaza Del Sol CPD Parcel G East - Master Concept Plan.pdf
Attachment: 3. Leo Brown Group-Mission Grove at Estero-Plaza Del Sol CPD Parcel G - Pattern Book 07-11-2026.pdf
Attachment: 4. Leo Brown Group-Mission Grove of Estero-Plaza Del Sol CPD Parcel G East - Presentation.pdf

7. PUBLIC HEARINGS (Quasi-Judicial)

The public will have an opportunity to speak for five minutes per agenda item.

a. Coconut Point Developers LLC -- Developer Repaint Project and Revised Signage Plan DCI2026-E001 (District 6)

Coconut Point Mall is located east of US 41 and north of Coconut Road.

Applicant seeks approval of:

1. Material Alteration of Commercial Building for Supplemental Paint Palette for shopping center.

See Staff Report.

Public Information Meeting was held October 14, 2025, and a Workshop was held December 9, 2025.

Attachment: Coconut Point Material Alteration - Staff Report.pdf
Attachment: Staff Report Attachment 1.- Coconut Point Developers Parcel Map.pdf
Attachment: Staff Report Attachment 2.- Coconut Point District 2 Painting _Dated May 13_ 2026_.pdf

2. Sign revisions to include repainting and logo revisions for existing signs and addition of two new internal directory signs.

Public Information Meeting was held February 10, 2026.

See Resolution No. PZDB 2026-02.

Planning Zoning and Design Board will make a decision on both items.

Attachment: Resolution 2026-02 Coconut Point MPD.pdf
Attachment: Exhibit A. Coconut Point Town Center.pdf
Attachment: Exhibit B. Coconut Point Site Signage Refresh Plan 6-24-26.pdf

8. Board Communications

a. Next meeting --August 18, 2026

9. Adjourn

PUBLIC COMMENT CARD : Entry # 81899

Comments must be received by noon one day before the actual meeting and they will be distributed to the Council/Board but will not be read at the meeting.

Choose The Meeting You Are Commenting On

Planning Zoning and Design Board Meeting

Name

Patrick McGarry

Address

9770 Spring Ridge Circle
Estero 33928
United States
Map It

Community

Spring Ridge

Email

pat.mcgarry68@gmail.com

Phone

(239) 898-0609

Representing

Myself

Date

07/21/2026

Agenda Item No. or Topic

Mission Grove of Estero

Comments (TEXT ONLY) No Pictures or Attachments Accepted

Great location for an Assisted living complex. Design looks very good.

Notes

Admin Notification (ID: 5e70ca9c71a8d)
added July 15, 2026 at 1:19 pm

WordPress successfully passed the notification email to the sending server.