LEO BROWN GROUP
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RVi

MISSION GROVE OF ESTERO

PLAZA DEL SOL CPD - PARCEL G EAST

Village of Estero
Planning & Zoning Review Board

Public Hearing – November 17, 2026

Project Team/ Expert Witnesses

Applicant:	Lindsey Phipps
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

Site Location

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

Subject property: 10251 Arcos Avenue/North side of Arcos Ave., across intersection with Puente Ln. & Puerto Way



Request

Amendment to 7.04± acres of Parcel G of the Plaza Del Sol Commercial Planned Development (CPD) for a proposed senior housing project with a mixture of 163 assisted living, independent living, and memory care units, with deviations.

Request results in reduction in traffic and height (65’ to 41’ 8”) from current approval

Overview/ History

Applicant and Staff Agree:

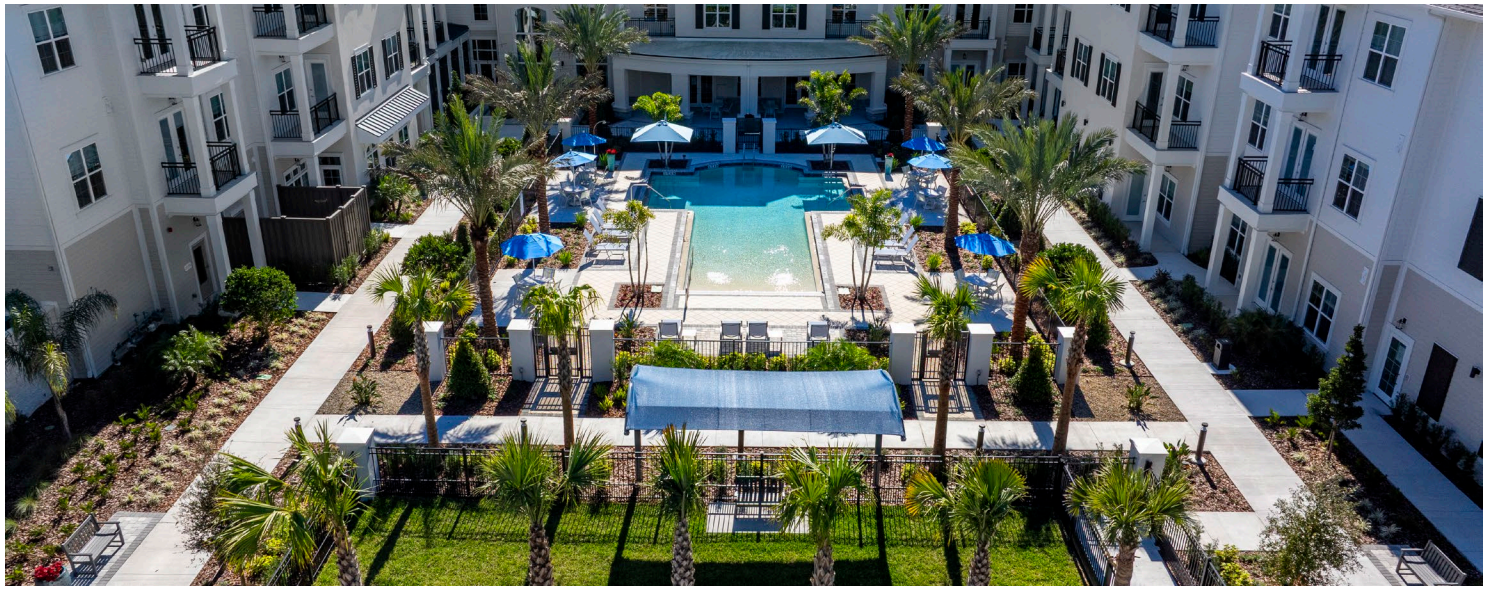
- ***Request is consistent with Transitional Mixed-Use future land use category and furthers the mixed-use nature***
- ***Zoning is consistent and compatible with surrounding uses***

Zoning History: Plaza Del Sol CPD/Corkscrew Road Overlay

- *Originally approved by Lee County in 1989*
- *Senior living and associated uses added in 2010*
- *Village approved similar project in 2018*
- *2024 approved 110,000 SF Storage, 120-Room Hotel & 18,000 SF Commercial @ 65' height*
- *Request provides similar project as 2018 with updated Pattern Book*

Appropriate infill development with previously approved use







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.

Public Information Meetings

<u>Public Information Meeting</u>: July 21, 2026

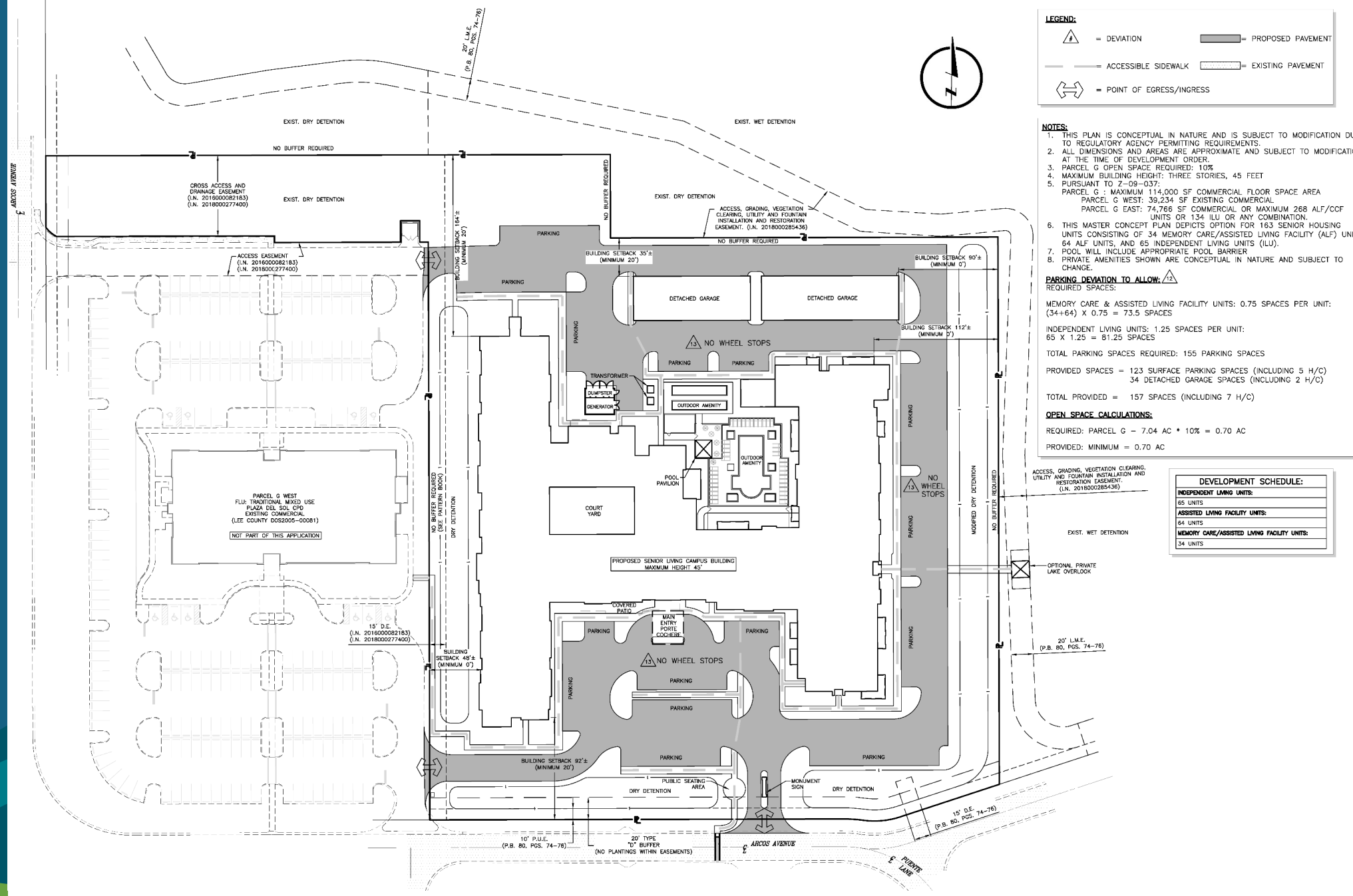
Board provided valuable feedback resulting in revisions:

- *Refined color palette*
- *Enhanced vertical expression, massing, and contrast*
- *Refined to lighter color roof tile*
- *Enhanced varied roof heights and forms*
- *Increased use of brackets at eaves to add to richness*
- *Enhanced west elevation and buffer*
- *Planted detention & enhanced shade*

<u>Workshop Meeting on Architecture</u>: September 15, 2026

- Architecture enhancements received with compliments.

Proposed Master Concept Plan



Deviations

- No changes to existing approved Plaza Del Sol CPD deviations to remain

Staff recommends approval of both requested deviations as conditioned:

- 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 ALF DO approval: 0.54 parking spaces per unit
  - Providing 156 spaces (82 independent living and 74 assisted living) which combined is slightly under 1 space per unit.
  - Consistent with Applicant's Mission Grove at Stoneybrook in Winter Garden, Florida, with a similar mix of units (.98 spaces per unit).
  - Trip Generation indicates assisted living and independent living generate fewer trips than multi-family
  - Age restricted senior living community.
  - Current LDC would require 240 spaces (130 for independent living, and 110 for assisted living/memory care)

- 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.
  - Conditioned

Transportation

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 proposed amendment.

- *Request results in reduction of trips from current approval*
- *Sufficient capacity at all segments analyzed on Corkscrew Road and Three Oaks Parkway*
- *One Segment currently LOS F, not caused by project*
  - *Corkscrew Road between I-75 and Three Oaks Parkway*

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

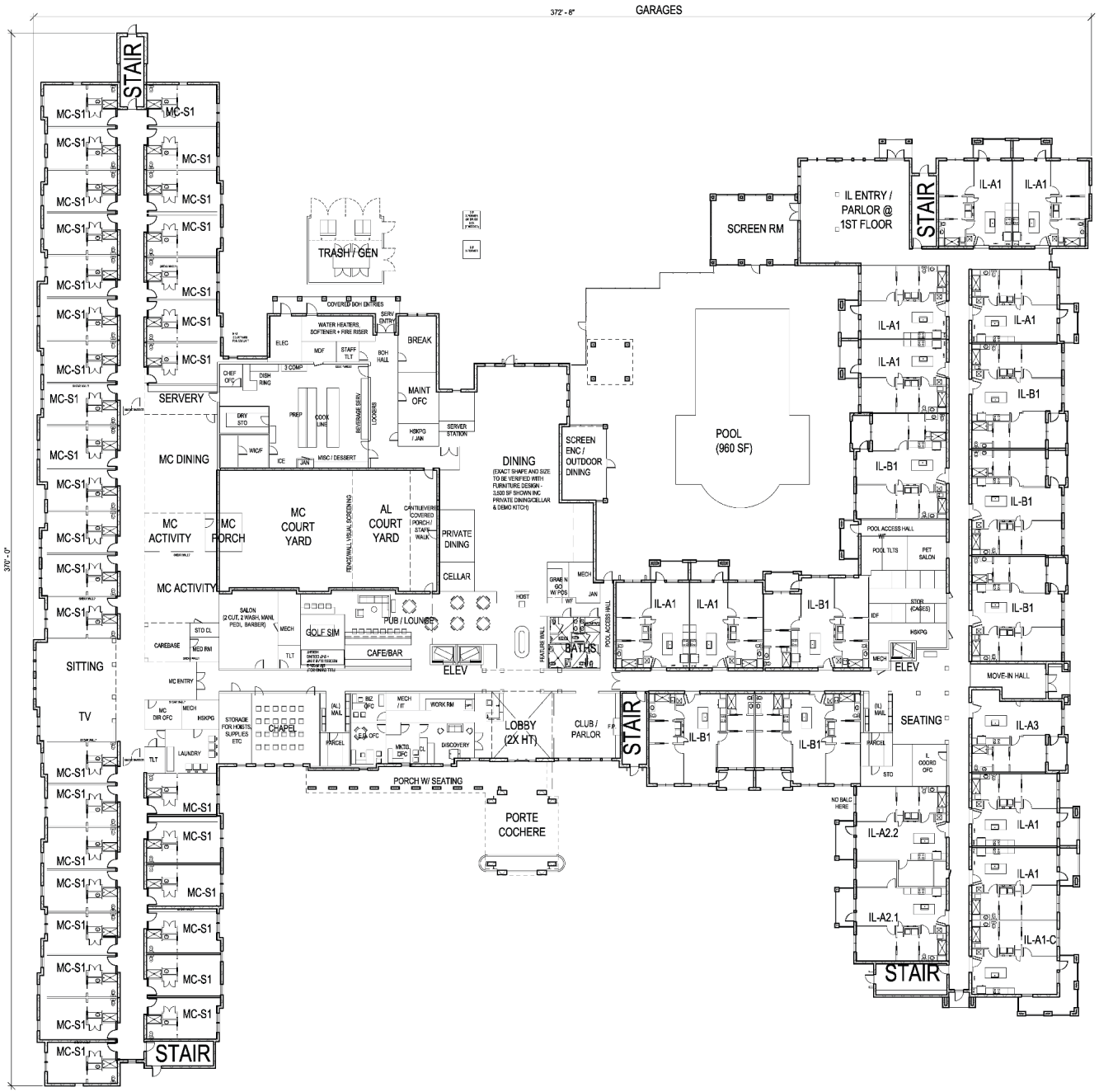
BELL TOWERS

ARCADES

COURTYARDS

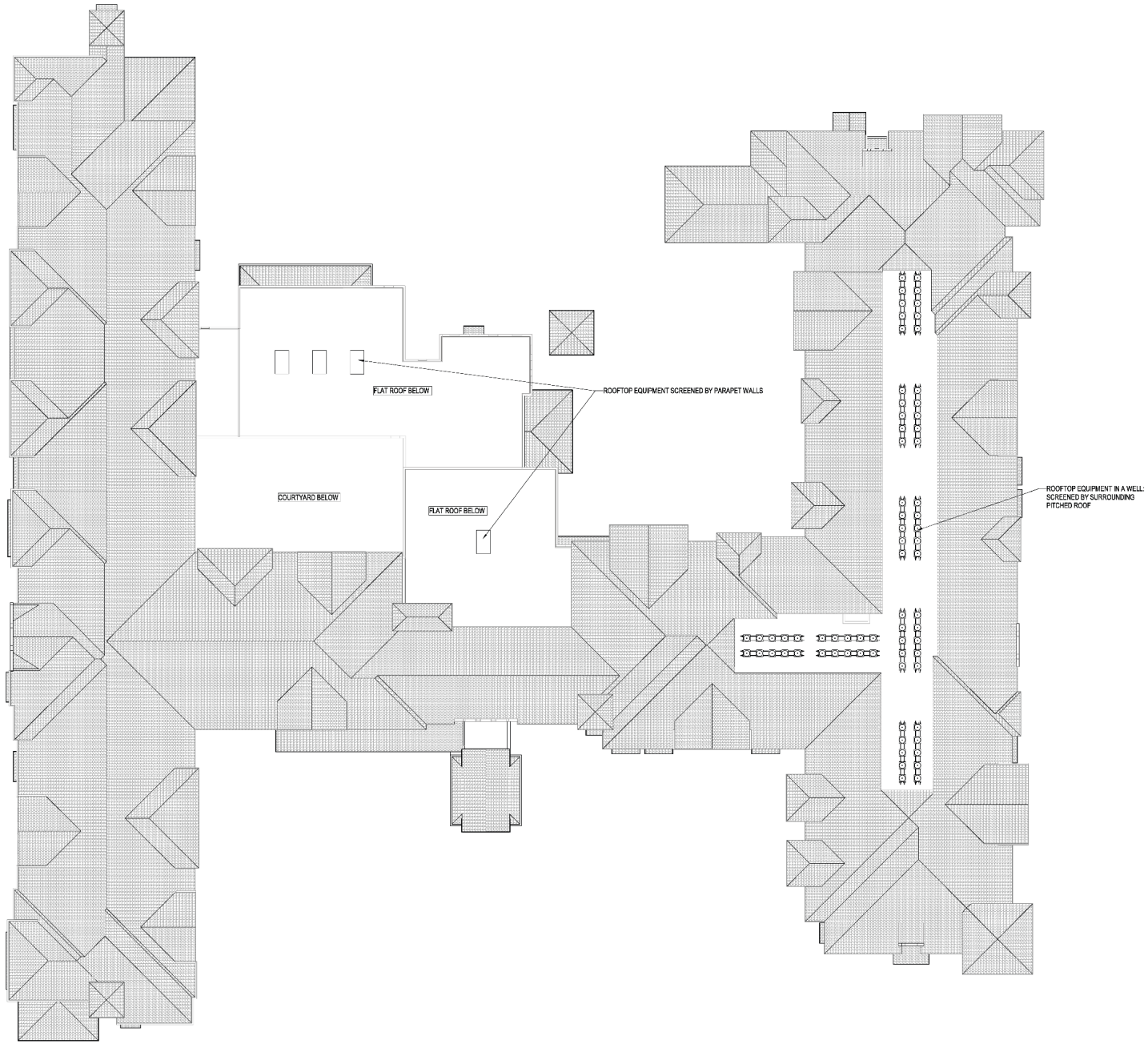
METAL RAILS, LIGHT FIXTURES, & IRON DETAILS

MISSION GROVE





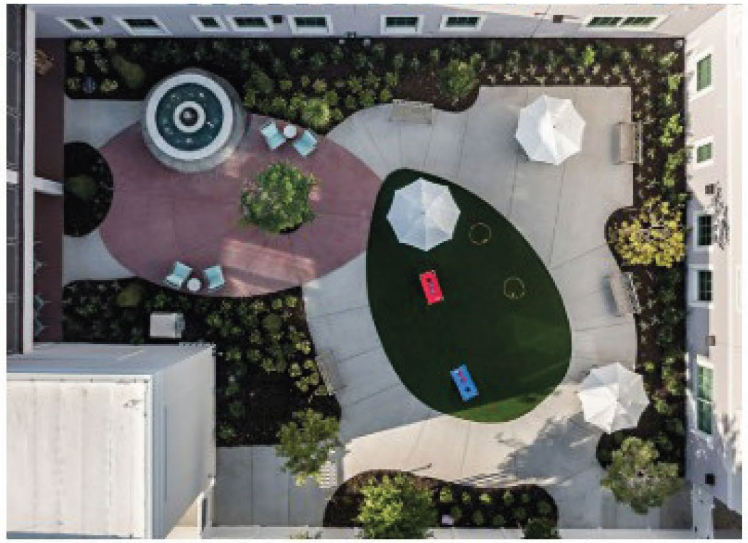
MISSION GROVE



MISSION GROVE



EXAMPLE: PRIVATE DINING COURTYARD



EXAMPLE: MEMORY COURTYARD



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



EXAMPLE: SHADED COURTYARD AMENTIY

MISSION GROVE



DECORATIVE POLE LIGHT - NEAR ENTRY



POLE LIGHT - AWAY FROM ENTRY



PEDESTRIAN LIGHTING



DECORATIVE WALL LIGHT



STUCCO AT BUILDINGS BODY
SW6018 - LATTE

POOL PAVILION & GARAGES: STUCCO AT BASE OF WALL

STUCCO AT BUILDINGS BODY SW7678 - COTTAGE CREAM

STUCCO AT BUILDINGS BODY
SW7738 - CARGO PANTS

STUCCO AT BUILDINGS BODY
SW6154 - NACRE

GARAGES: STUCCO AT ACCENT COLOR

BRACKETS, SHUTTERS
SW6111- COCONUT HUSK

RAILINGS, FASCIAS, PARAPET COPING, PTAC GRILLES
MEDIUM BRONZE

POOL PAVILION: METAL FASCIAS, GUTTERS, DOWNSPOUTS

MISSION GROVE



Front (South) Elevation



Maximum Overall Building Height: 41’8”

MISSION GROVE



7/21/26 Design submitted for PIM

Front (South) Elevation



Proposed Design

MISSION GROVE



7/21/26 Design at PIM



Proposed Design

Front (South) Elevation Close-up

MISSION GROVE



Right Side (East) Elevation



MISSION GROVE



7/21/26 Design submitted for PIM

Right Side (East) Elevation



Proposed Design

MISSION GROVE



Left Side (West) Elevation



MISSION GROVE



7/21/26 Design submitted for PIM

Left Side (West) Elevation



Proposed Design

MISSION GROVE



Rear (North) Elevation



MISSION GROVE



Rear (North) Courtyard Elevation



MISSION GROVE



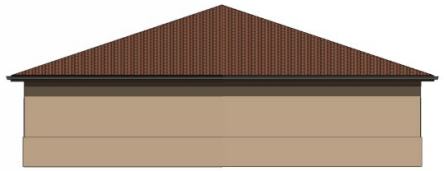
7/21/26 Design submitted for PIM

Rear (North) Elevation



Proposed Design

MISSION GROVE

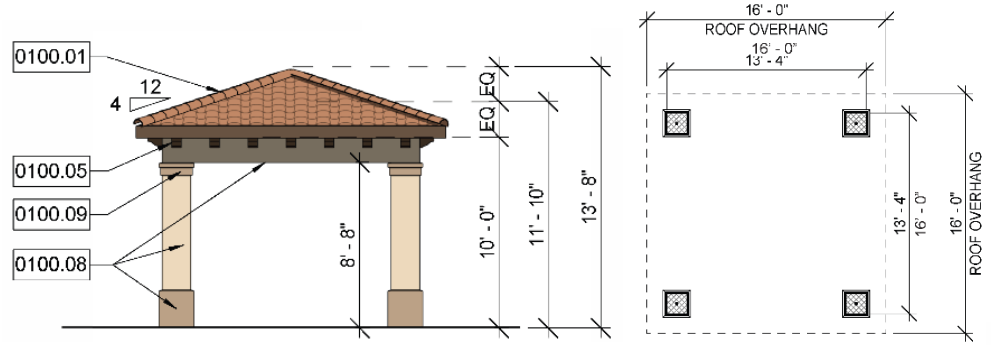


Typical Side Elevation 16-Bay Garage



Front & Rear Elevation 16-Bay Garage

7/21/26 Design submitted for PIM



Elevation & Floor Plan Shade Structure



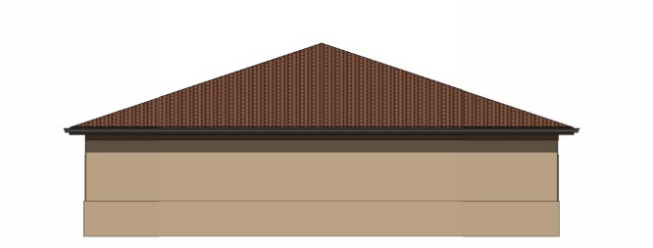
Typical Side Elevation 16-Bay Garage



Front & Rear Elevation 16-Bay Garage

Proposed Design

MISSION GROVE



Typical Side Elevation 18-Bay Garage

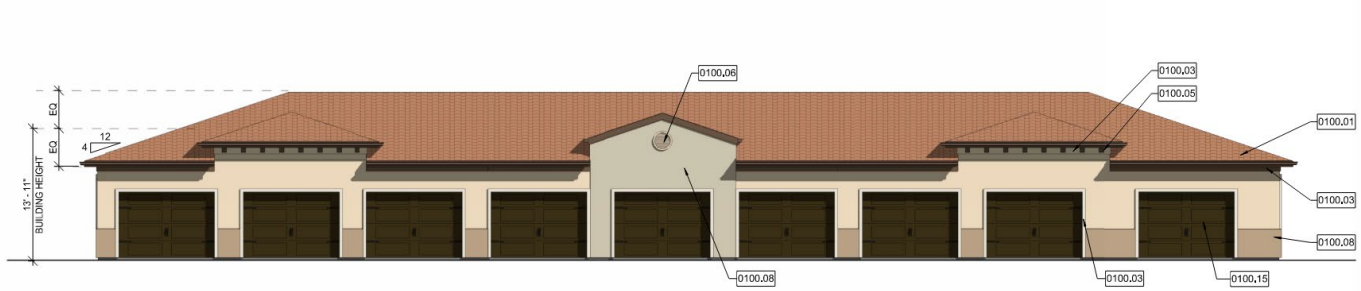


Front & Rear Elevation 18-Bay Garage

7/21/26 Design submitted for PIM

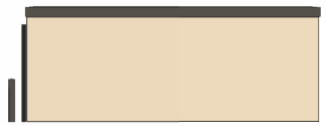


Typical Side Elevation 18-Bay Garage

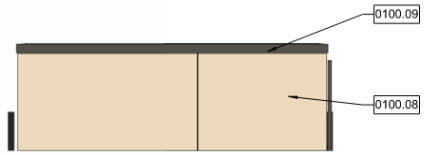


Front & Rear Elevation 18-Bay Garage

Proposed Design



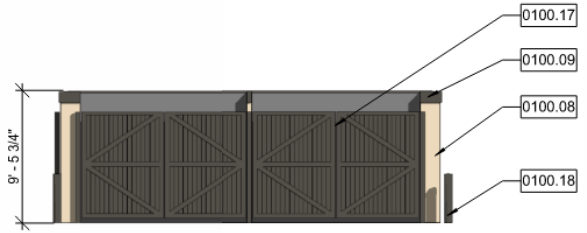
Rear Elevation



Right Side Elevation



Left Side Elevation



Front Elevation

7/21/26 Design submitted for PIM



Rear Elevation



Right Side Elevation



Left Side Elevation



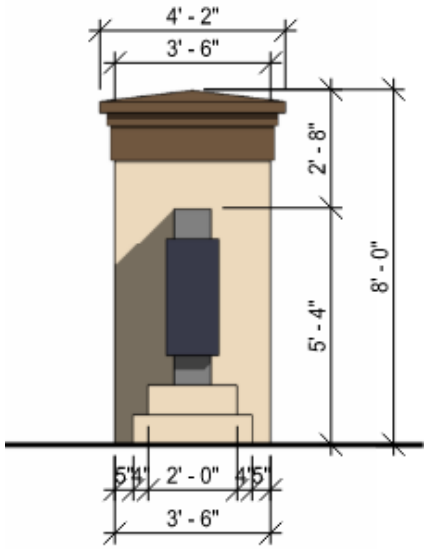
Front Elevation

Trash Enclosure

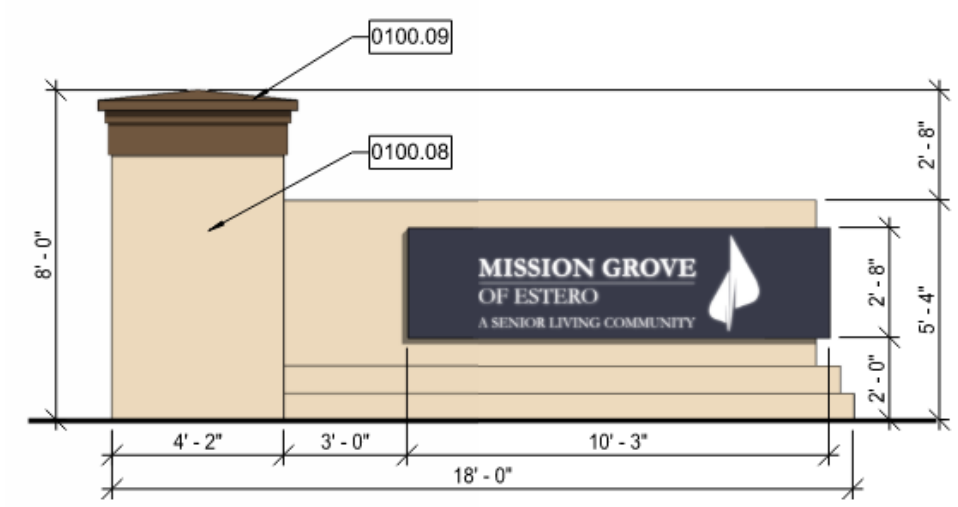
Proposed Design



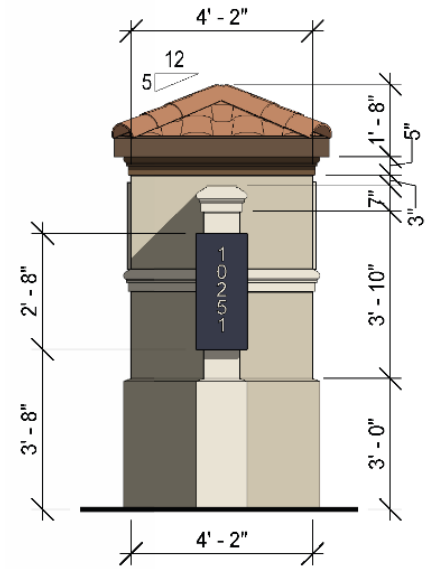
7/21/26 Design submitted for PIM



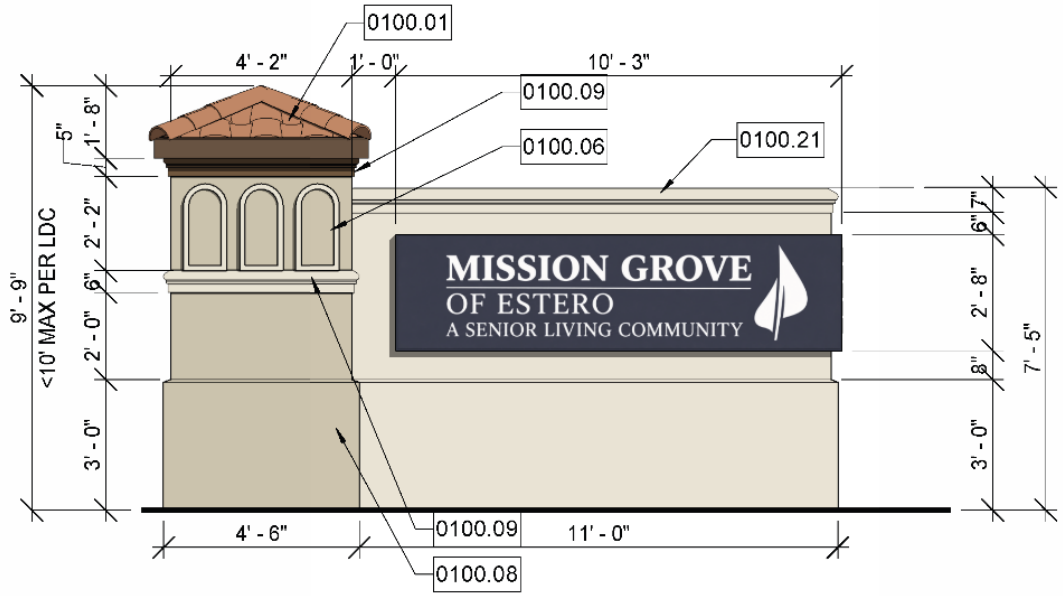
Front Elevation



Side Elevation



Front Elevation



Side Elevation

Monument Sign

Proposed Design

LANDSCAPE ARCHITECT

Sabrina McCabe





DRY DETENTION SECTION
1/8" = 1'-0"

EXISTING LAKE

EXISTING DUMPSTER

EXISTING DRY DETENTION

ENHANCED WEST 15' BUFFER

ARCOS AVENUE

EXISTING ESTERO MEDICAL CENTER

DRY DETENTION

GARAGE

GARAGE

SERVICE / LOADING

SHADE CANOPY

SCREENING HEDGE

DUMPSTER

GENERATOR

BOCCE COURTS

DOG PARK

POOL FENCE, TYP.

KITCHEN SINGLE-STORY

COURTYARD

POOL PAVILION (16'x16')

AMENITY

SCREENING HEDGE

MEMORY CARE (1ST FLOOR)

ASSISTED LIVING (2ND/3RD FLOOR)

AMENITIES FIRST FLOOR

ASSISTED LIVING 2ND / 3RD FLOOR

AMENITIES (3 FLOORS)

INDEPENDENT LIVING (3 FLOORS)

PROPERTY BOUNDARY

OPTIONAL PRIVATE LAKE OVERLOOK (12'x15')

DRY DETENTION

PORTE COCHERE MAIN ENTRY

DRY DETENTION

DRY DETENTION

ENTRY MONUMENT

PUBLIC SEATING AREA

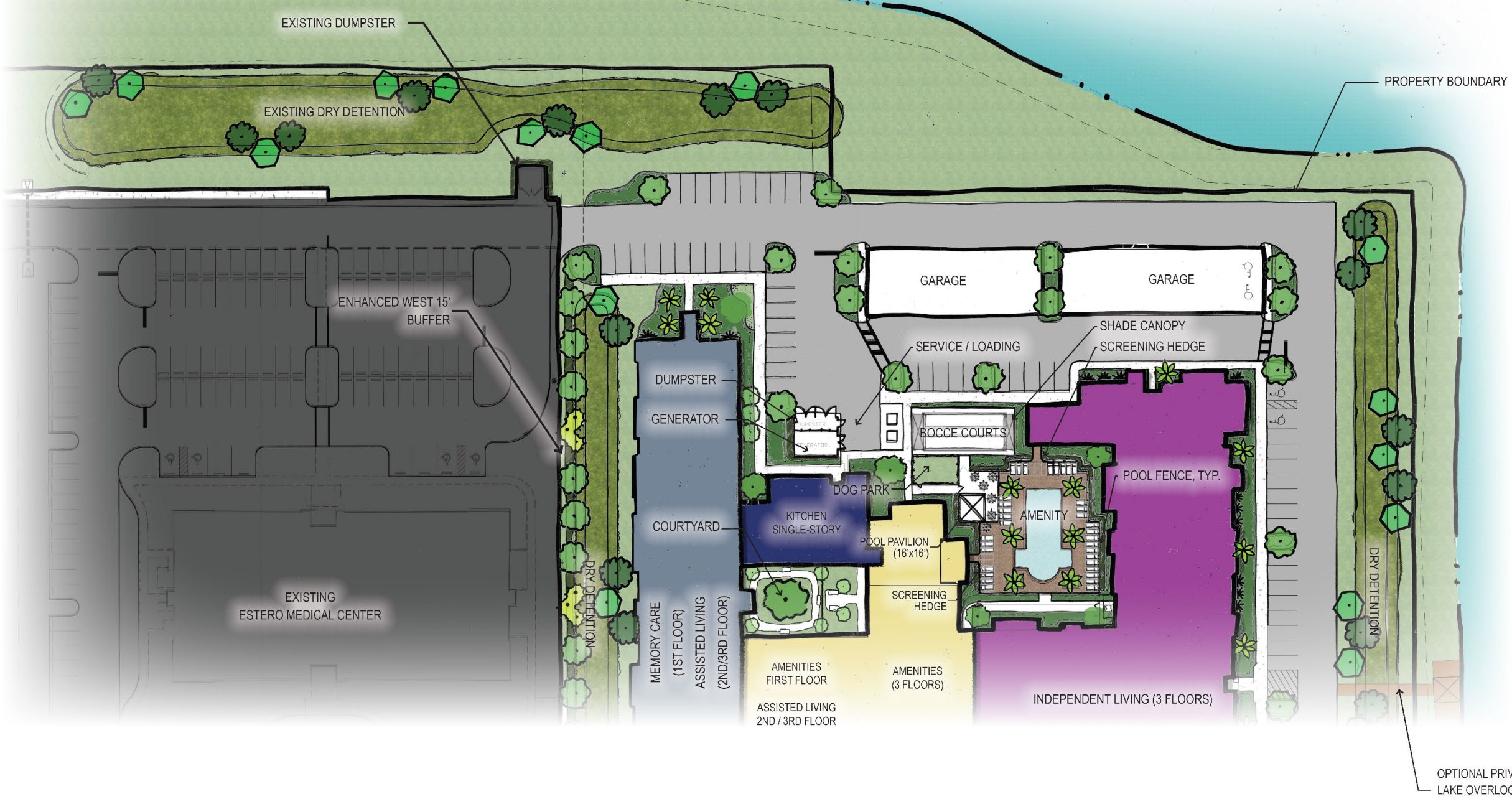
R.O.W 20' TYPE 'D' BUFFER

ARCOS AVENUE

PUENTE LANE

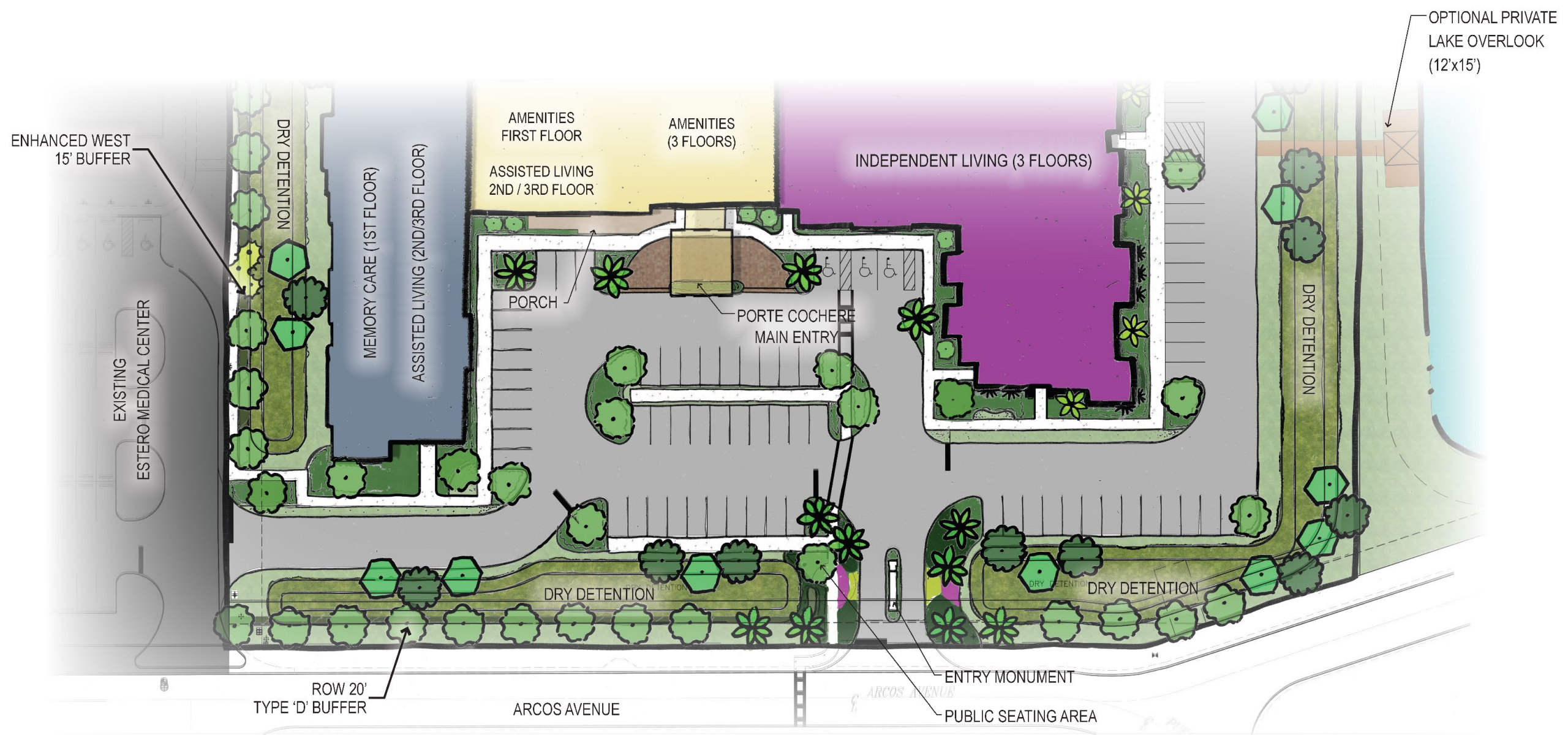
MISSION GROVE | **OVERALL SITE PLAN**

For illustrative purposes only. Subject to change without notice.



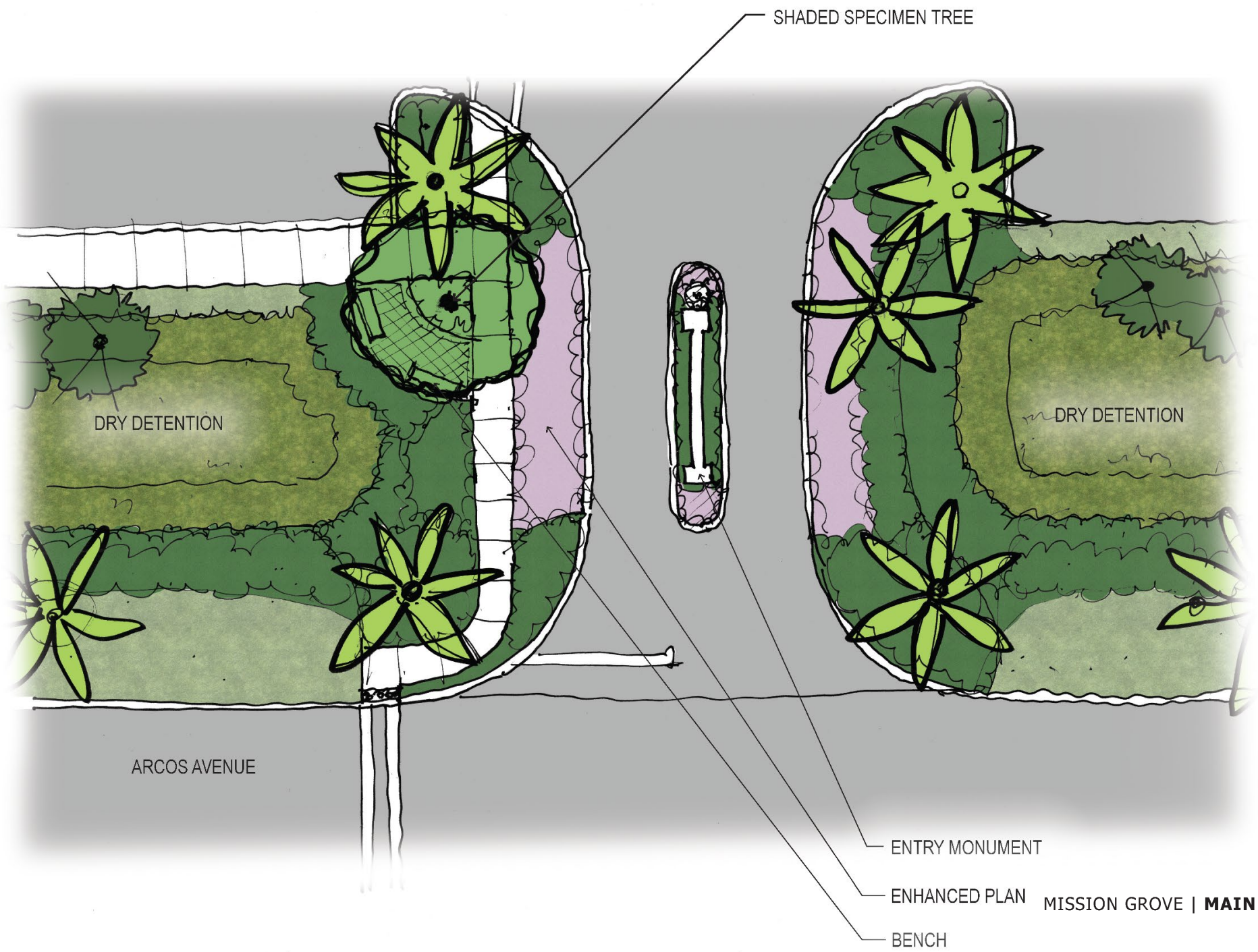
MISSION GROVE | **ENLARGEMENT #1**

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MISSION GROVE | **ENLARGEMENT #2**

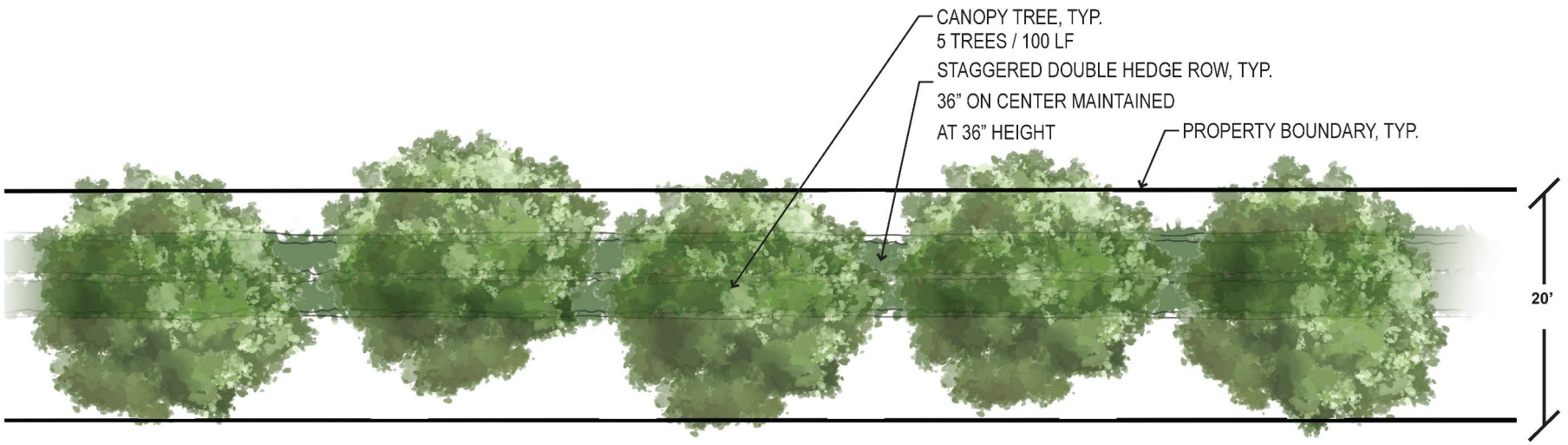
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MISSION GROVE | **MAIN ENTRY ENLARGEMENT**

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MISSION GROVE



PLAN

NOT TO SCALE

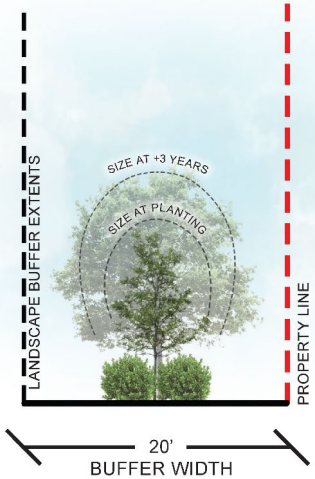
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ELEVATION

TYPE 'D' BUFFER

20' WIDE
5 TREES / 100 LF
36" O.C DOUBLE STAGGERED HEDGE



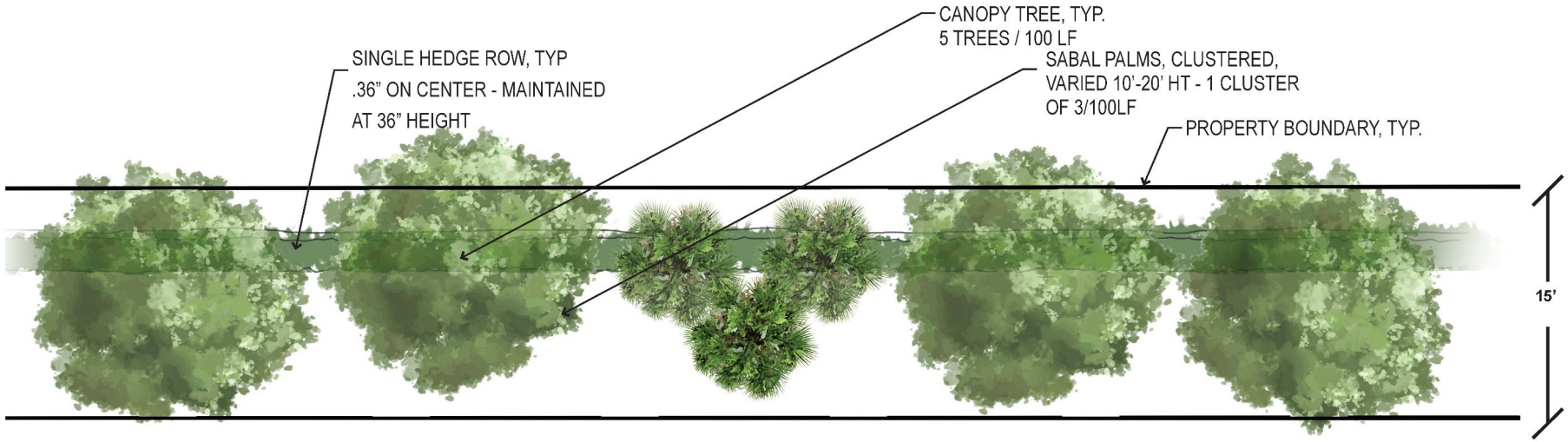
NOTES:
1. PERIMETER BUFFERS SHALL BE 100% NATIVE.
2. REQUIRED TREES SHALL BE PLANTED AT 12' HT, 5' SPREAD, AT 2.5" CAL PALMS SHALL BE PLANTED WITH 10' CT.
3. REQUIRED SHRUBS MUST BE 36" O.C. DOUBLE STAGGERED, AT 24" HT AND MAINTAINED AT 36"HT.

NOT TO SCALE

For illustrative purposes only. Subject to change without notice.

MISSION GROVE | **100' TYPICAL | WEST ARCOS AVE - R.O.W TYPE D BUFFER**





PLAN

NOT TO SCALE

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ELEVATION

ENHANCED BUFFER

15' WIDE
5 TREES / 100 LF (INCLUDES CLUSTER SABALS 3:1 TREE)
36" O.C SINGLE ROW HEDGE



NOTES:
1. PERIMETER BUFFERS SHALL BE 100% NATIVE.
2. REQUIRED TREES SHALL BE PLANTED AT 12' HT, 5' SPREAD, AT 2.5" CAL PALMS SHALL BE PLANTED WITH 10' OF CLEAR TRUNK.
3. REQUIRED SHRUBS MUST BE 36" O.C. SINGLE ROW, AT 24" HT AND MAINTAINED AT 36"HT.

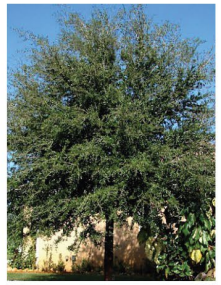
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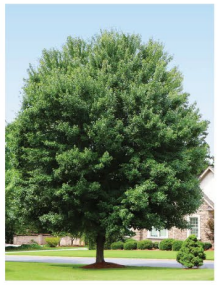
MISSION GROVE | **100' TYPICAL | ENHANCED WEST BUFFER**



CANOPY/MID-


LIVE OAK


GREEN BUTTONWOOD


RED MAPLE


BALD CYPRESS


TABEBUIA


LIGUSTRUM

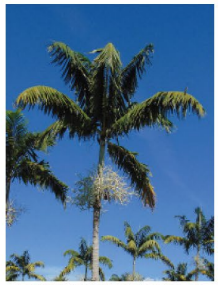

SILVER BUTTONWOOD TREE

PALMS


ROYAL PALM

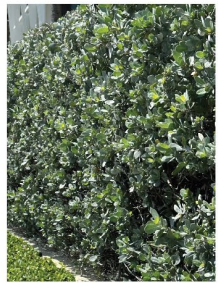

SABAL PALM

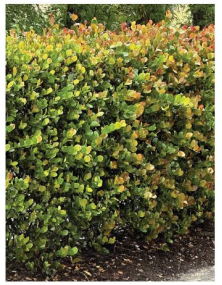

BISMARK PALM


MONTGOMERY PALM


PYGMY DATE PALM

SHRUBS


GREEN BUTTONWOOD


RED TIP COCOPLUM


SAW PALMETTO


SILVER BUTTONWOOD


NORA GRANT IXORA


WAX JASMINE


HIBISCUS

GRASSES/ GROUND COVERS


FOUNTAIN GRASS


PINK MUHLY GRASS


DWARF FAKAHATCHEE


SAND CORDGRASS


BLANKET FLOWER


DWARF NATAL PLUM


LIRIOPE

MISSION GROVE | **PLANT PALETTE**

NOTES:
1. PLANTING SPECIES MAY BE SUBTITUTED WITH LIKE KIND PLANTS (NATIVE FOR NATIVE, FLOWERING FOR FLOWERING, ETC.) IF UNAVAILABLE AT TIME OF PLANTING OR IMPROVED VARIETIES ARE AVAILABLE.

For illustrative purposes only. Subject to change without notice.

LDC Consistency

Stacy Ellis Hewitt, AICP

Decision Standards

Staff and Applicant Agree Request Meets LDC Section 2-501.C.2.A and B:

1. Is **consistent** with **and furthers** the goals, objectives, and policies of the **comprehensive plan** and **all other applicable Village-adopted plans**; ✓
2. Is **not in conflict** with any portion of the **LDC**; ✓
3. Addresses a demonstrated **community need**; ✓
4. Is **compatible** with existing and proposed uses surrounding the subject land, and is the **appropriate zoning** district for the land; ✓
5. Would result in a **logical and orderly development** pattern; ✓
6. Would **not adversely affec**t the property **values** in the area; ✓
7. Would result in development that is **adequately served by public facilities** (roads, potable water, wastewater, solid waste, storm water, schools, parks, police, and fire and emergency medical facilities); ✓
8. Would **not result** in significantly adverse **impacts** on the natural environment—including, but not limited to, water, air, noise, storm water management, wildlife, vegetation, wetlands, environmentally critical areas, and the natural functioning of the environment; ✓
9. Is **compatible** with existing or planned uses in the **surrounding area**. ✓

B. Whether the current zoning district designation **accomplishes a legitimate public purpose.** ✓

LDC Section 2-506.C.1.B: Each deviation improves the quality of the proposed development; promotes the intent of the Code to protect the health, safety and general welfare of the public; contributes to compatibility with surrounding property and causes no undue burdens on essential public facilities. ✓

LEO BROWN GROUP
EST. 2006

PAVESE LAW FIRM



FORUM

TR TRANSPORTATION CONSULTANTS, INC

ATWELL