MISSION GROVE OF ESTERO
PLAZA DEL SOL CPD – PARCEL G EAST AMENDMENT

SCHEDULE OF DEVIATIONS AND JUSTIFICATIONS
DCI2026-E004 – Revised October 2026

No changes are proposed to the existing deviations approved by Lee County Zoning Resolution Z-09-037, as amended. The proposed request seeks to replace the previous approval for the subject property contained in Village of Estero Zoning Ordinance No. 2024-08 and its associated deviation 12 which approved a height of 65 feet for the hotel, which is withdrawn.

New Proposed 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.**

Justification: A parking reduction is proposed to more accurately reflect the project's projected parking demand, more closely reflect industry standards, and to prevent unnecessary underutilized expanses of pavement that would be contrary to the Village's vision to provide a community with unique quality of life, distinct character, and diverse housing, economic, recreational, and social opportunities. Thoughtful and careful planning of the physical environment in harmony with the natural environment will help maintain the essence of Estero, the Village with a Vision.

The current Estero LDC requires the following: (1.47 spaces per unit)

98 ALF/Memory Care Units at 1.12 spaces/du:	109.76
65 ILU at 2 spaces per unit:	130
Total Estero LDC Requirement:	240

Proposed Mission Grove of Estero Deviation to allow:

`98 ALF/Memory Care Units (60%) at 0.75 spaces/du:	73.5
65 ILU (40%) at 1.25 spaces per unit:	81.25
Total Required:	155
Total Provided:	157

The proposal includes: 163 units with 157 parking spaces (0.96 space per unit). The proposed parking calculation works based on the Applicant's established typical parking ratio for existing similar projects.:

Traditions of Aboite: 147 units with 106 parking spaces (0.72 space per unit)

124 ALF/Memory Care Units (84%)

23 ILU (16%)

Traditions of Westfield: 132 units with128 parking spaces (0.97 space per unit)

`98 ALF/Memory Care Units (74%)

34 ILU (26%)

Mission Grove at Stoneybrook: 166 units with 163 parking spaces (0.98 space per unit).

`65 ALF/Memory Care Units (39%)

101 ILU (61%)

The reduced need for parking is also demonstrated by the minimum trips demonstrated in the submitted traffic impact statement. A review of the adjacent local jurisdictions found that the Village of Estero has the most stringent parking requirements. The Village of Estero requires 161 more spaces than Lee County, 89 more spaces than City of Bonita Springs and 122 spaces more spaces than the calculations approved on the prior 2018 DO in the Village.

Jurisdiction/DO	ALF/Memory Care	Independent Living Units	Total Required Spaces Required for proposed unit mix
Village of Estero	1.12/unit	2/unit	240
Lee County	0.54/unit or 0.41/unit for multiple-use developments such as subject site	1/unit or 0.59/unit for multiple-use developments	79
City of Bonita Springs	1/4 beds plus 10%	1.5/1-bed, 1.75/2-bed	151
Prior DO Approval	0.54/unit	1/unit	118

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 is consistent with the amount required by the applicant's established successful projects. Mission Grove of Estero will be age restricted to 55+. There are no children living within independent living

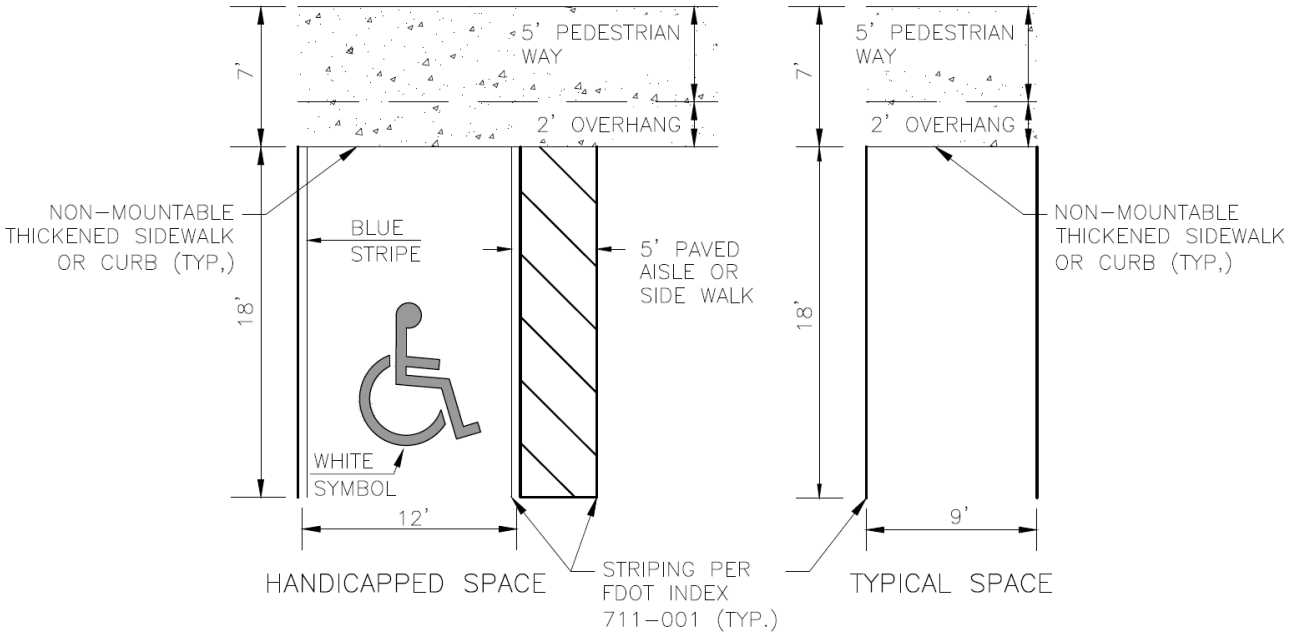
units and there are lower vehicle ownership rates. Central dining and onsite amenities are provided which further reduce vehicle trips. Additionally, transportation services such as a shuttle will be provided on site.

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. The proposed parking is more than sufficient to accommodate residents, employees and guests.

The requested deviation complies with the required Deviation Standards in LDC Section 2-506.C.1.B as it 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. It also complies with the administrative deviation Review Standards in LDC Section 2-506.C.3.B as it improves the design of the proposed development under review and does not threaten the health, safety, or welfare of abutting property owners.

New Deviation 13: <u>No Wheel Stops/Parking Bumpers</u>. 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.**

Justification: The requested deviation is to allow an alternative design than providing standard wheel stops/parking bumpers within the parking spaces for the development. Almost all parking spaces abut sidewalks which serve as parking bumpers. Given the older clientele for the proposed facility, standard parking bumpers/wheel stops create additional tripping hazards so allowing the sidewalk to serve as the bumper is a much safer alternative to prevent unnecessary falls and/or injuries. In lieu of wheel stops/parking bumpers, the applicant is proposing to expand the sidewalk width to 7 feet where abutting parking spaces to allow for a 2-foot overhang on the curb while maintaining a 5-foot pedestrian accessway. See Detail on following page. The only two locations in the parking lot that do not abut a sidewalk will have non-mountable curb and are farthest from the building in the northwest and southeast corners of the site. The request is to reduce trip hazards for the senior housing campus. The requested deviation complies with the required Deviation Standards in LDC Section 2-506.C.1.B as it 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. It also complies with the administrative deviation Review Standards in LDC Section 2-506.C.3.B as it improves the design of the proposed development under review and does not threaten the health, safety, or welfare of abutting property owners.


7'
5' PEDESTRIAN WAY
2' OVERHANG
NON-MOUNTABLE THICKENED SIDEWALK OR CURB (TYP,)
BLUE STRIPE
5' PAVED AISLE OR SIDE WALK
18'
WHITE SYMBOL
12'
STRIPING PER FDOT INDEX 711-001 (TYP.)
HANDICAPPED SPACE
7'
5' PEDESTRIAN WAY
2' OVERHANG
NON-MOUNTABLE THICKENED SIDEWALK OR CURB (TYP,)
18'
9'
TYPICAL SPACE