



Village of
ESTERO

VILLAGE OF ESTERO
PLANNING ZONING AND DESIGN BOARD MEETING
PACKET
DECEMBER 12, 2023, 04:30 PM



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
December 12, 2023, 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 meeting will adjourn no later than 9:00 P.M. unless extended by the Board.

a. Consent Agenda

i. Approval of November 14, 2023 meeting minutes.

Attachment: [11142023 PZDB Minutes.pdf](#)

6. PUBLIC INFORMATION MEETINGS (No votes are taken at Public Information Meetings)

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

a. Estero Storage LLC -- Zoning Amendment (No application submitted) (District 4) 10251 Arcos Avenue located on a ± 7-acre vacant site east of the Estero Medical Center, off Arcos Avenue in the Plaza Del Sol Commercial Planned Development (CPD)

Applicant seeks zoning amendment for Parcel "G" in the Plaza Del Sol CPD to allow for a mixed-use project that includes storage, hotel, retail / restaurant / medical office, and associated infrastructure. Property was zoned for Assisted Living Facility (Phoenix) that was never developed.

Attachment: [1. Estero Storage LLC - PIM Application.pdf](#)

Attachment: [2. Plaza De Sol - Pattern Book.pdf](#)

Attachment: [3. Plaza Del Sol - Presentation.pdf](#)

- b. The Goddard School for Early Childhood Development -- Development Order (No application submitted) (District 4) 10100 Arcos Avenue, located on the east side of Three Oaks Parkway, on the corner of Quente Way and Arcos Avenue, and south of Classic Car Wash.**

Applicant seeks to construct an 11,650 sq. ft. learning center.

Attachment: [1. Goddard School - Application.pdf](#)

Attachment: [2. Goddard School - Site Plan.pdf](#)

Attachment: [3. Goddard School - Architectural Plans.pdf](#)

Attachment: [4. Goddard School - Presentation.pdf](#)

- c. Home2 Suites -- Zoning Amendment (No application submitted) (District 6) The hotel site is located in Coconut Point Mall south of the movie theater on the northwest corner of Via Coconut and Via Monte Carlo Way. The property is currently used as a parking lot.**

Applicant is seeking a zoning amendment to allow a 111-room hotel.

Attachment: [1. Home2 Suites - Application.pdf](#)

Attachment: [230037 Zoning Modification Package.pdf](#)

- d. Toll Brothers Estero Townhomes -- Zoning Amendment (No application submitted) (District 4) 21.4 acres located on the northeast corner of Corkscrew Road and Sandy Lane formerly known as The Colonnade.**

Applicant requests a rezoning for a townhome development with 171 townhome units and amenities. The property is currently zoned for a Continuing Care Facility.

Attachment: [1. Toll Brothers Rezone - Application.pdf](#)

Attachment: [2. Toll Brothers Estero Townhomes - Presentation.pdf](#)

7. PUBLIC INPUT (Each individual will be given five minutes to speak)

8. BOARD COMMUNICATIONS

- a. Next meeting - January 9, 2024**

9. ADJOURN

General Attachments

[- eComments](#)

Remote Attachment:

[eComments \(https://estero-fl.gov/ecomment-cards/\)](https://estero-fl.gov/ecomment-cards/) (<https://estero-fl.gov/ecomment-cards/>)

Final Action Agenda/Minutes are supplemented by audio and video recordings of the meetings, as well as transcripts. Video recordings of Design Review Board meetings from June 8, 2016, forward, as well as agendas, staff reports, resolutions, ordinances, and other documents related to the meetings can be viewed online at <https://estero-fl.gov/agendas/> at the corresponding meeting date.

DRAFT MINUTES

Planning Zoning and Design Board Meeting

Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
November 14, 2023 4:30 p.m.

- 1. CALL TO ORDER:** 4:50 p.m.
- 2. PLEDGE OF ALLEGIANCE:**
- 3. ROLL CALL:**

Present: Chairman Scotty Wood, Vice Chairman Anthony Gargano, Board Members James Tatooles, Barry Jones (Via Zoom), Jim Wallace, and Michael Sheeley. Absent: Board Member Kristin Jeannin.

Also present: Village Land Use Counsel Nancy Stroud (Via Zoom), Community Development Director Mary Gibbs, Development Review Manager Jim Hart, and Deputy Village Clerk Tammy Duran.

- 4. APPROVAL OF AGENDA:**

A motion to approve the agenda was made and duly passed.

- 5. BUSINESS:**

(a) Consent Agenda

(1) Approval of October 10, 2023, meeting minutes.

A motion to approve the consent agenda was made and duly passed.

- 6. PUBLIC HEARING (Quasi-Judicial)**

Chairman Wood provided information regarding Board business and quasi-judicial hearings. All audience members and staff providing testimony for the hearings were sworn in by Village Land Use Counsel Stroud.

- (a) Hilton Garden Inn - Development Order (DOS2020-E002) (District 6)
8009 Sweetwater Ranch Boulevard, a cleared and vacant 2.16 acre parcel at the southwest corner of Via Villagio and Sweetwater Ranch Boulevard adjacent to the Estero Fire Station.

Applicant seeks to develop 5 story, 115 room hotel.

Public Information Meeting was held September 11, 2019, and workshop held October 10, 2023.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments

Mary Gibbs, Community Development Director
Jim Hart, Development Review Manager

Presentation/Information by

Shawn Boysko, Equity Construction
Rick Brylanski, Hole Montes
Bill Prysi, Hole Montes

Board Questions or Comments

Board Members Wallace, Jones, Sheeley, Vice Chairman Gargano, and Chairman Wood.

Public Comment

Daniel Carrie, Rapallo

Motion: Motion to approve Development Order with staff stipulations, the addition of signs for cautioning people to watch for pedestrians, provide extra glass on the west elevation, approval of the most current plans submitted, excluding the monument sign in the Development Order.

Motion by: Board Member Wallace

Seconded by: Board Member Sheeley

Action: Approved Development Order with staff stipulations, the addition of signs for cautioning people to watch for pedestrians, provide extra glass on the west elevation, approval of the most current plans submitted, excluding the monument sign in the Development Order.

Vote:

Aye: Board Members Sheeley, Wallace, Jones, Tatooles, Vice Chairman Gargano, and Chairman Wood

Nay:

Abstentions:

7. **PUBLIC INFORMATION MEETINGS**

- (a) Coastal Palms Academy (Development Order Pending) (District 4)
9600 Corkscrew Road, a vacant ± 3.5-acre site located on the southwest corner of River Ranch and Corkscrew Road - Zoned Commercial Planned Development (CPD).

Development Order for a 15,000 sq. ft. daycare

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

John Wojdak, Respec

Dr. Derek Burkholder, Developer

Dr. Emma Duffy, Developer

Daniel Scott Turner, Daniel Scott Turner Design

Greg Diserio, Dave Jones and Associates

Public Comment

In Person

Roy Hyman, Estero Place

Girard Griggs, Rapallo

eComments

Jennifer Lyons, The Preserve at Corkscrew

Victoria DiBenedetto, Osprey Cove

Melanie Geronimo, Murano at Three Oaks

Meredith Burkholder, The Place at Corkscrew

Derek Burkholder, The Place at Corkscrew

Roy Hyman, Estero Place

Board Questions or Comments

Board Members Sheeley, Wallace, Tatooles, Vice Chairman Gargano, and Chairman Wood.

- (b) 9000 Williams Road – Village Property (Development Order Pending) (District 5)
Approximately 19 acres located north of Williams Road and east of Via Coconut and the railroad right of way, including the Golf Coast Driving Range.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by Village Consultants

Michael Comparato, Vieste, LLC

Chris Wright, RWA

Public Comment

None.

Board Questions or Comments

Board Members Wallace, Sheeley and Chairman Wood.

8. **PUBLIC HEARINGS**

- (a) Review of Ordinance 2023-03 amending the Land Development Code to revise standards for detached residential garages.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Public Comment

None.

Board Questions or Comments

Board Members Jones, Wallace, and Chairman Wood.

Motion: Motion to make a recommendation to Council to approve Ordinance with the following suggestions of changing the size of the accessory garage to 580 square feet instead of 500 square feet, strike the language “may not exceed two doors and two bays”, and on page 2 number 2 change 240 square feet to 280 square feet.

Motion by: Chairman Wood

Seconded by: Board Member Sheeley

Action: Recommended to Council to approve Ordinance with the following suggestions of changing the size of the accessory garage to 580 square feet instead of 500 square feet, strike the language “may not exceed two doors and two bays”, and on page 2 number 2 change 240 square feet to 280 square feet.

Vote:

Aye: Board Members Sheeley, Wallace, Jones, Tatoes Vice Chairman Gargano, and Chairman Wood

Nay:

Abstentions:

- (b) Review of Ordinance 2023-08 amending the Land Development Code regulations for hotel parking

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Public Comment

None.

Board Questions or Comments

None.

Motion: Motion to make a recommendation to Council to approve Ordinance.

Motion by: Board Member Sheeley

Seconded by: Board Member Tatooles

Action: Recommended to Council to approve Ordinance.

Vote:

Aye: Board Members Sheeley, Wallace, Jones, Tatooles Vice Chairman Gargano, and Chairman Wood

Nay:

Abstentions:

- (c) Review of Ordinance 2023-09 amending the Land Development Code for daycare playground standards.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Public Comment

In Person

Katie Berkey, Becker & Poliakoff representing Celebree School

eComment

Justin Mihalik, Architect for Celebree School

Board Questions or Comments

Board Members Sheeley, Tatooles, Wallace, Vice Chairman Gargano, and Chairman Wood.

Motion: Motion to make a recommendation to Council to approve Ordinance.

Motion by: Board Member Tatooles

Seconded by: Board Member Sheeley

Action: Recommended to Council to approve Ordinance.

Vote:

Aye: Board Members Sheeley, Wallace, Jones, Tatooles Vice Chairman
Gargano, and Chairman Wood

Nay:

Abstentions:

9. PUBLIC INPUT

None.

10. BOARD COMMUNICATIONS

(a) Next meeting – December 12, 2023

11. ADJOURNMENT: 7:27 pm.

Tammy Duran
Deputy Village Clerk



APPLICATION REQUEST FOR PLANNING AND ZONING BOARD
PUBLIC INFORMATIONAL MEETING IN THE VILLAGE OF ESTERO
[LDC Section 33-54]

REQUEST IS FOR: Public Informational Meeting pursuant to LDC Section 33-54 (a) & (b)

1. Applicant/Project Name: Estero Storage, LLC
2. Address: 10251 Arcos Avenue, Estero, FL 33928
3. Strap Number: 35-46-25-E1-3100G.0010
4. Application Number: N/A
5. Type of Application (check appropriate type(s)):
Comprehensive Plan Amendment ☐ Planned Development Zoning ☐
Planned Development –Amendment or Final Plan Approved ☒ Variance ☐
Conventional Rezoning ☐ Special Exception ☐
Plat ☐ Vacation ☐
Other ☐
(Specify)

6. Project Description (Brief description of project and need for application.)

Amend the Commercial Planned Development of Parcel "G" at Plaza Del Sol to construct a 7.08-acre
mixed-use development including storage, hotel, retail/restaurant/medical office, and the associated infrastructure.

7. Application shall be accompanied by an electronic copy of the site plans drawn to scale, illustrating a detailed overview of the project. The plans shall define what is being requested and the deviation or change from the permitted and/or existing conditions.

Signature

Date

9/29/23

THE VILLAGE OF ESTERO
DEPARTMENT OF COMMUNITY DEVELOPMENT
9990 COCONUT ROAD
ESTERO, FLORIDA 34135
PHONE (239) 221-5036



DESIGN STANDARDS INDEX

1. SITE PLAN

1. SITE INTERCONNECTS, LANDSCAPE BUFFERS & URBAN GREEN SPACE

2. BUILDINGS

1. ARCHITECTURAL STYLE
2. MATERIALS AND COLOR PALETTE
3. BUILDING ELEVATIONS
4. SITE RENDERINGS

3. LANDSCAPING

1. PLANTING PLAN
2. PLANT SPECIES

12/1/2023

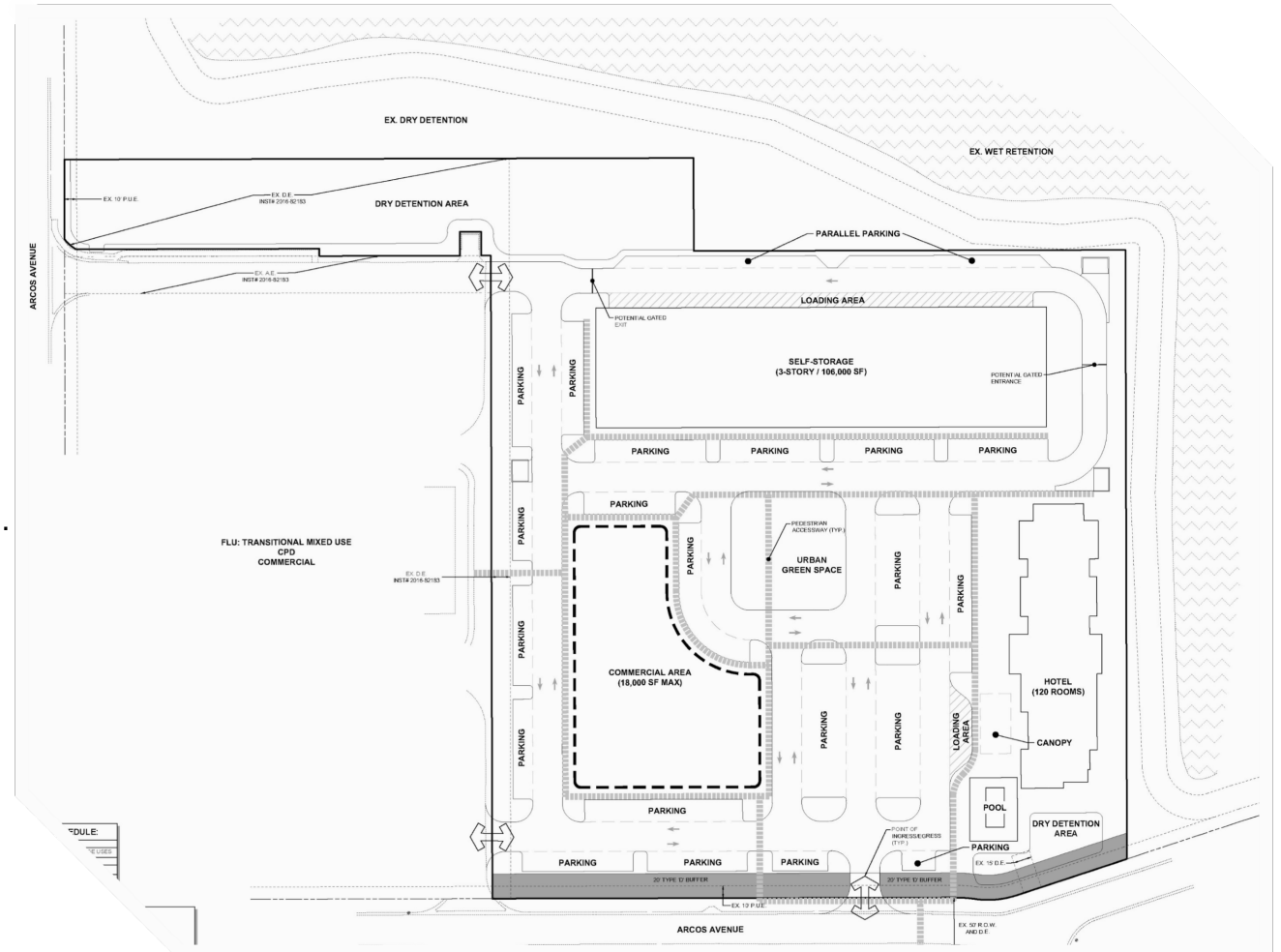
VILLAGE OF ESTERO PATTERN BOOK | 2

MASTER CONCEPT SITE PLAN

1.



12/1/2023



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2.1) SITE PLAN HIGHLIGHTS

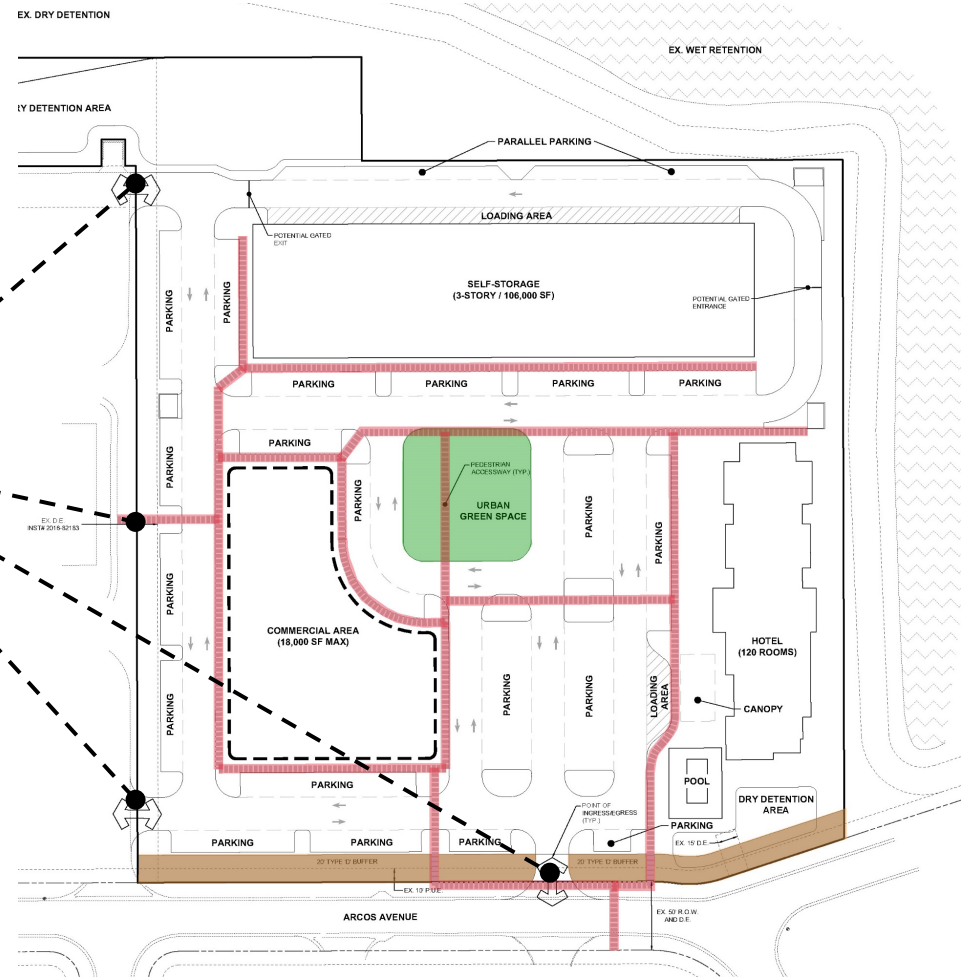
SITE INTERCONNECTS, LANDSCAPE BUFFERS & URBAN GREEN SPACE

- VEHICULAR AND PEDESTRIAN INTERCONNECTS TO ADJACENT EXISTING PROJECT AND ROADWAYS

- PEDESTRIAN ACCESSWAYS
- TYPE 'D' BUFFER
- URBAN GREEN SPACE



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BUILDINGS

2.



12/1/2023

VILLAGE OF ESTERO PATTERN BOOK | 5

2.1) ARCHITECTURAL STYLE

ELEMENTS OF MEDITERRANEAN REVIVAL ARCHITECTURE:

- CURVES AND ARCHES (B)
- LIGHT COLORED, TEXTURED, STUCCO WALLS (A, B, C)
- LOW SLOPED CLAY TILE, PITCHED ROOFS (A, B, C)
- BALCONIES & PORCHES (A, C)
- EXTENDED ROOF OVERHANGS (A, B, C)
- DECORATIVE COLUMNS (B)

12/1/2023

VILLAGE OF ESTERO PATTERN BOOK | 6



2.2) DESIGN DETAILS MATERIALS & COLOR PALETTE

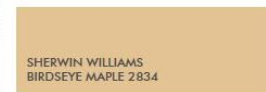


CONCEPTUAL MATERIAL SELECTIONS

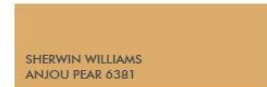
12/1/2023



STUCCO
LIGHT SAND FINISH



PAINT COLORS



STACKED STONE
CORONADO STONE
SAWTOOTH LEDGE / NORTHLAND



BRICK
"ROMA SELMO"
NORMAN / TUMBLED FINISH



CAST STONE
"BUFFSTONE"
SMOOTH FINISH



SHUTTERS ACCENT
SHERWIN WILLIAMS
DANCING GREEN 6716



DECORATIVE TILE
SARDINIA GRAY MOSAIC



TILE ROOF
MISSION S SHAPE
HOUSTONIAN BLEND

VILLAGE OF ESTERO PATTERN BOOK | 7

2.2) DESIGN DETAILS MATERIALS & COLOR PALETTE

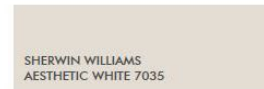


CONCEPTUAL MATERIAL SELECTIONS

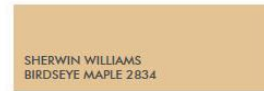
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STUCCO
LIGHT SAND FINISH

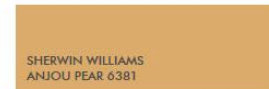


SHERWIN WILLIAMS
AESTHETIC WHITE 7035



SHERWIN WILLIAMS
BIRDSEYE MAPLE 2834

PAINT COLORS



SHERWIN WILLIAMS
ANJOU PEAR 6381



SHERWIN WILLIAMS
ENDURING BRONZE 7055



STACKED STONE
CORONADO STONE
SAWTOOTH LEDGE / NORTHLAND



BRICK
"ROMA SELMO"
NORMAN / TUMBLED FINISH



CAST STONE
"BUFFSTONE"
SMOOTH FINISH



SHUTTERS ACCENT
SHERWIN WILLIAMS
DANCING GREEN 6716



DECORATIVE TILE
SARDINIA GRAY MOSAIC



TILE ROOF
MISSION S SHAPE
HOUSTONIAN BLEND

VILLAGE OF ESTERO PATTERN BOOK | 8

2.2) DESIGN DETAILS MATERIALS & COLOR PALETTE

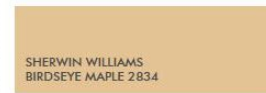


CONCEPTUAL MATERIAL SELECTIONS

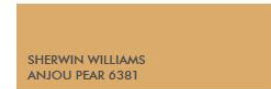
12/1/2023



STUCCO
LIGHT SAND FINISH



PAINT COLORS



STACKED STONE
CORONADO STONE
SAWTOOTH LEDGE / NORTHLAND



BRICK
"ROMA SELMO"
NORMAN / TUMBLED FINISH



CAST STONE
"BUFFSTONE"
SMOOTH FINISH



SHUTTERS ACCENT
SHERWIN WILLIAMS
DANCING GREEN 6716



DECORATIVE TILE
SARDINIA GRAY MOSAIC



TILE ROOF
MISSION S SHAPE
HOUSTONIAN BLEND

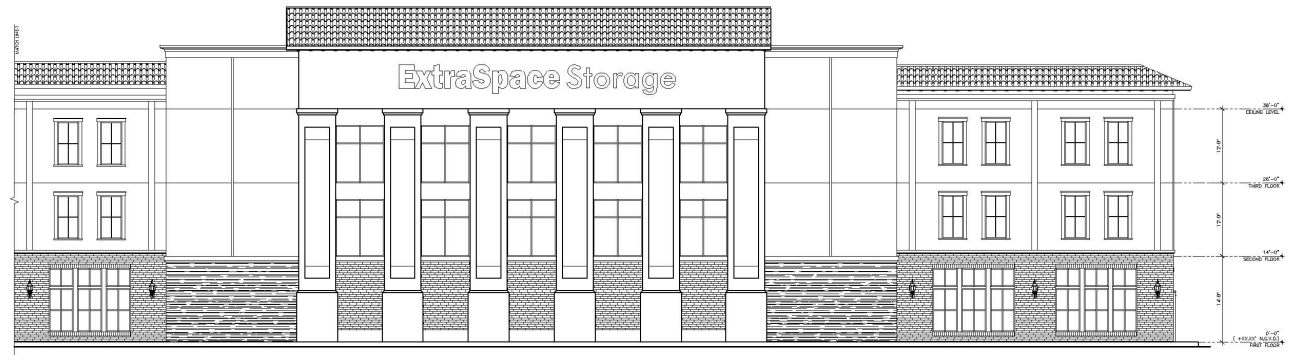
VILLAGE OF ESTERO PATTERN BOOK | 9

2.3) DESIGN DETAILS SOUTH ELEVATION



STORAGE BUILDING - SOUTH ELEVATION
1/8" = 1'-0"

3



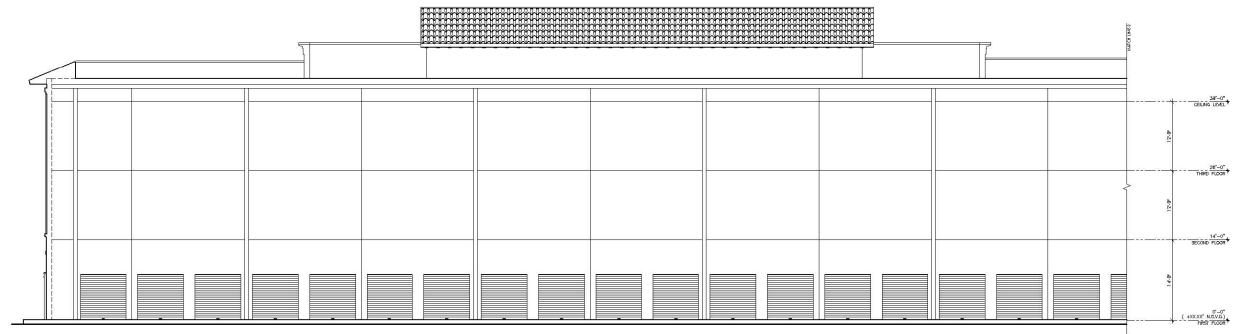
STORAGE BUILDING - SOUTH ELEVATION
1/8" = 1'-0"

1

12/1/2023

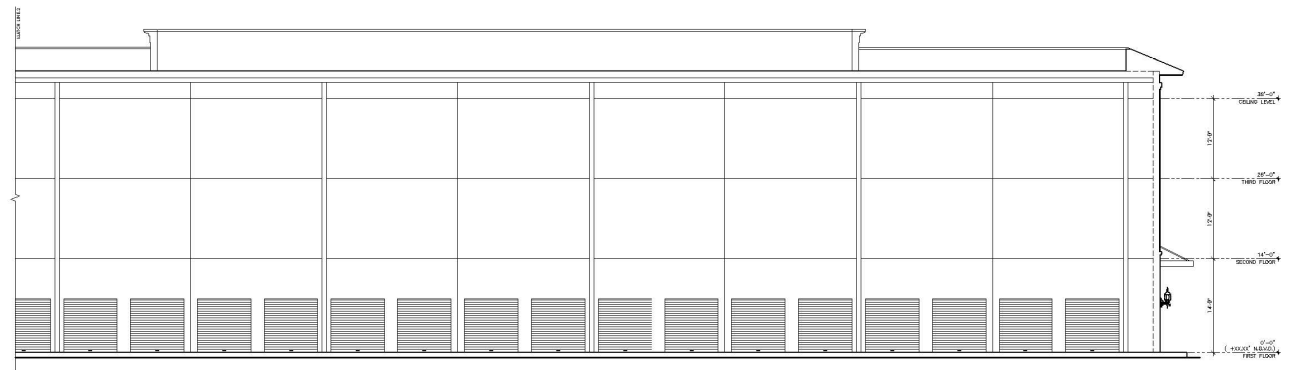
VILLAGE OF ESTERO PATTERN BOOK | 10

2.3) DESIGN DETAILS NORTH ELEVATION



STORAGE BUILDING - NORTH ELEVATION
1/8" = 1'-0"

3



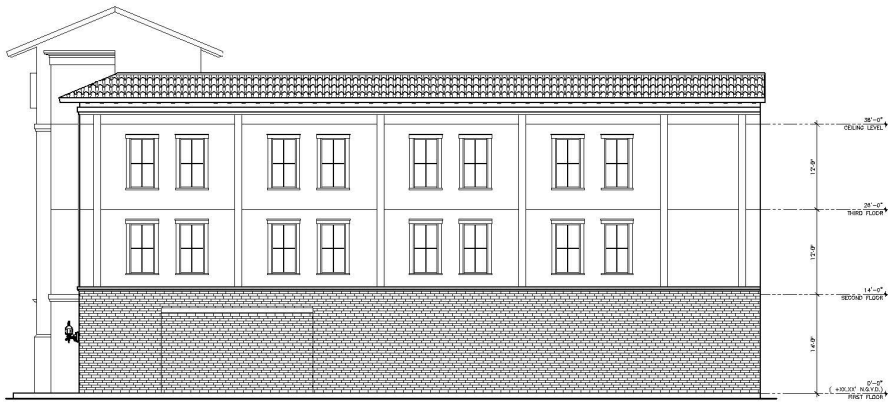
STORAGE BUILDING - NORTH ELEVATION
1/8" = 1'-0"

1

12/1/2023

VILLAGE OF ESTERO PATTERN BOOK | 11

2.3) DESIGN DETAILS EAST AND WEST ELEVATIONS



STORAGE BUILDING - EAST ELEVATION
1/8" = 1'-0"

1



STORAGE BUILDING - WEST ELEVATION
1/8" = 1'-0"

3

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2.4) DESIGN DETAILS SITE RENDERINGS



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2.4) DESIGN DETAILS SITE RENDERINGS



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2.4) DESIGN DETAILS SITE RENDERINGS



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2.4) DESIGN DETAILS SITE RENDERINGS



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LANDSCAPE DESIGN

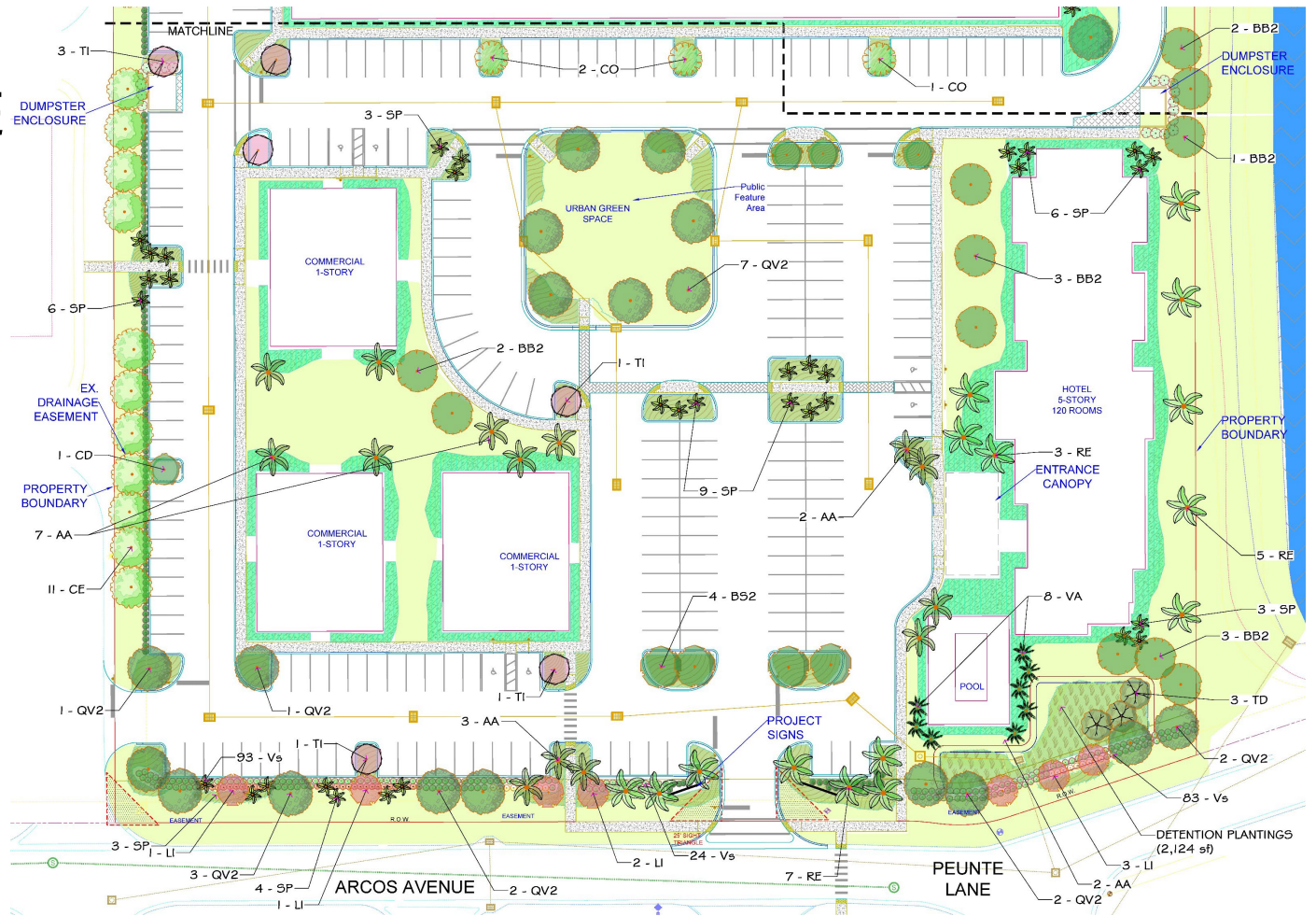
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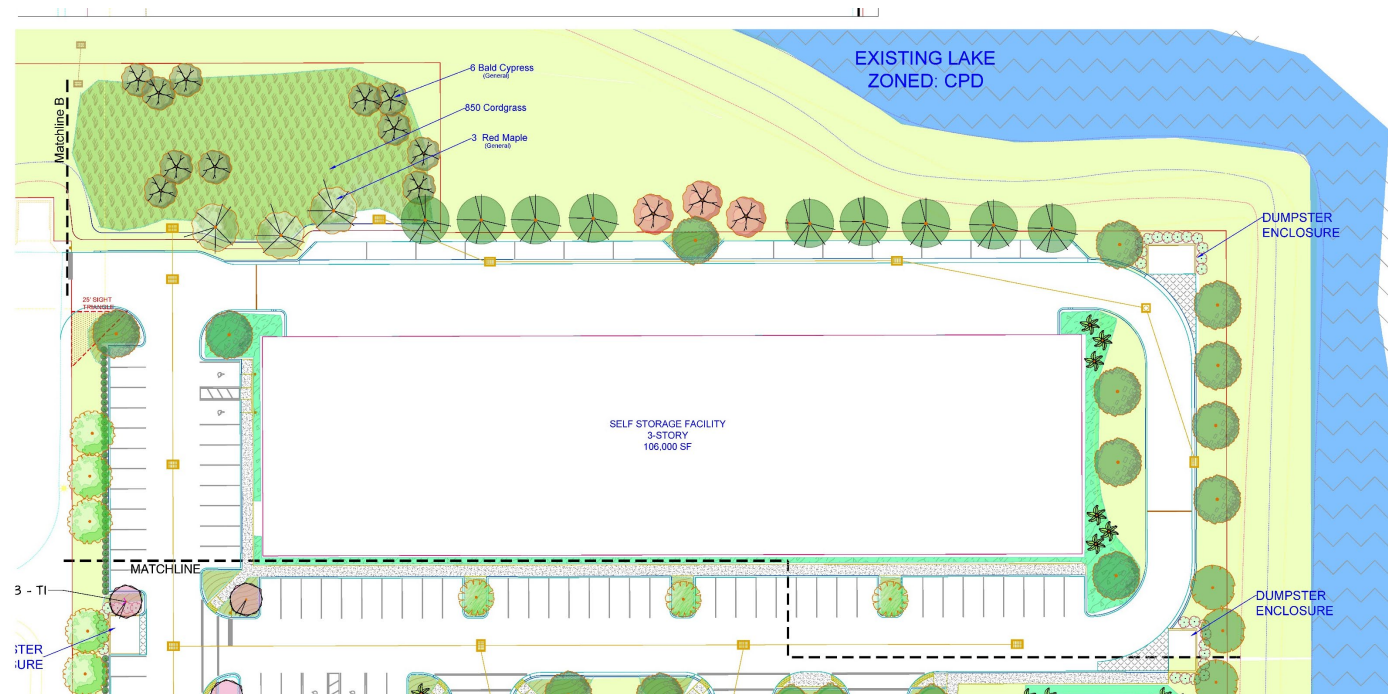
3.1) LANDSCAPE DESIGN PLANTING PLAN



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3.1) LANDSCAPE DESIGN PLANTING PLAN



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3.2) LANDSCAPE DESIGN

PLANT SPECIES



LIGUSTRUM



CRAPE MYRTLE



SILVER
BUTTONWOOD



GREEN
BUTTONWOOD



PINK TABEBUIA



LIVE OAK



CYPRESS



SABAL PALM



12/1/2023

ROYAL PALM



ALEXANDRA PALM



THATCH PALM



SLASH PINE



HOLLY SPECIES

SHADY LADY BLACK OLIVE



POINCIANA



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PLAZA DEL SOL CPD AMENDMENT

PUBLIC INFORMATION MEETING

DECEMBER 12TH, 2023

PROPERTY LOCATION

- ❑ Corner of Corkscrew Rd. and Three Oaks Blvd.
- ❑ Parcel G East in center of CPD.



ZONING HISTORY

- ☐ Zoned CPD in 1989 (vacated) and zoned again for CPD in 1994 for commercial uses.
- ☐ Rezoned again in 2003 as “Plaza Del Sol”
- ☐ 7 outparcels along Corkscrew Road and Three Oaks Parkway
- ☐ Parcel G, larger “anchor” tract
- ☐ Common water management lake and preserve area
- ☐ Most recent Amendment 2018-03 – to allow ALF on Parcel G East

RESOLUTION NUMBER Z-03-039

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, a public hearing was advertised and held on July 2, 2003, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2002-00058; and

WHEREAS, a second public hearing was advertised and held on August 4, 2003, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to amend the existing (Corkscrew Crossings) Commercial Planned Development (CPD) (Z-94-050) on the subject 38.01+/- acre property to revise the schedule of uses (add uses including Parking Garage, eliminate uses including Transportation Services - Group I; and Vehicle and Equipment Dealer - Group I); increase the amount of permitted gross square footage by 53,000 square feet to a total of 230,000 square feet, with a maximum of 50,000 square feet for office space; allow additional lots; relocate an on-site lake; and revise the open space calculations, deviations, and site development notes. The property is located in the Urban Community Land Use Category and is legally described in attached Exhibit A. The request is APPROVED SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

- The development of this project must be consistent with the 1 page Master Concept Plan entitled "Plaza Del Sol, Amendment to Master Concept Plan Z-94-050, stamped "Received Aug 06 2003 Permit Counter," except as modified by the conditions below. This development must comply with all requirements of the Lee County LDC at time of local development order Approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

Z-03-039
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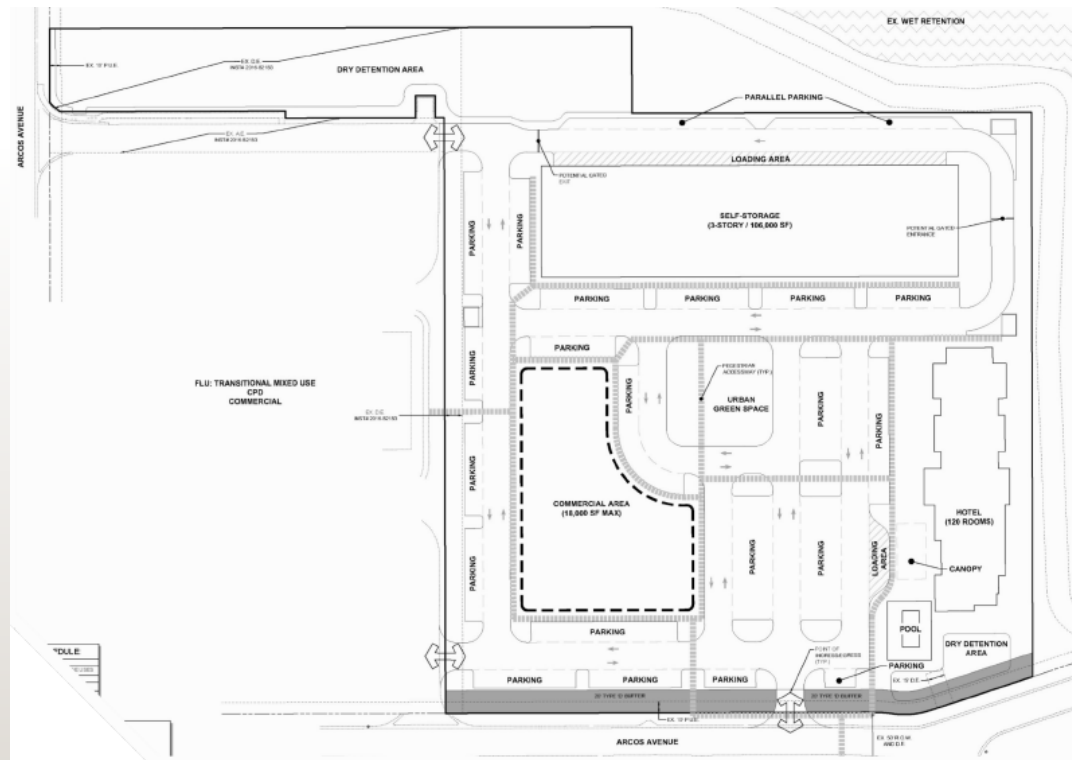
RESOLUTION NUMBER Z-94-050
Page 1 of 7

ZONING REQUEST

1. Amendment to CPD to replace assisted living facility/74,766 sq ft. of commercial with:
 - ☐ 110,000 sq. ft. of Self Storage
 - ☐ 120 hotel units
 - ☐ 18,000 sq. ft. commercial
 - ☐ Overall reduction in trips
2. Amend the master concept plan
3. Amend the Conditions to reference new development program and Master Concept Plan



ZONING REQUEST – MASTER CONCEPT PLAN



ZONING REQUEST - ENTRY



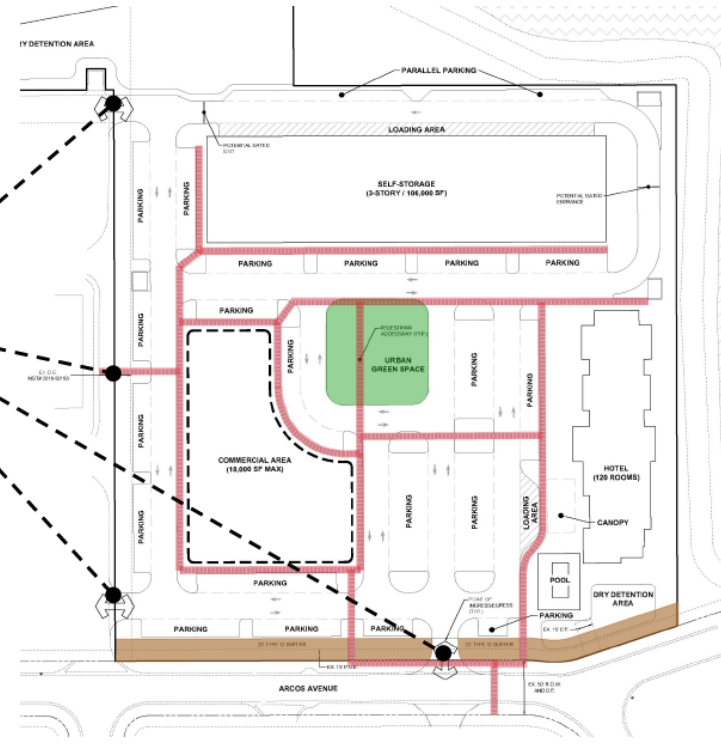
ZONING REQUEST - CONNECTIVITY

2.1) SITE PLAN HIGHLIGHTS

SITE INTERCONNECTS, LANDSCAPE BUFFERS & URBAN GREEN SPACE

- VEHICULAR AND PEDESTRIAN INTERCONNECTS TO ADJACENT EXISTING PROJECT AND ROADWAYS

- PEDESTRIAN ACCESSWAYS
- TYPE 'D' BUFFER
- URBAN GREEN SPACE



ZONING REQUEST – BUILDINGS AND ARCHITECTURAL STYLE



SUMMARY

☐ Amendments to existing Zoning to allow:

1. Change in site plan for Parcel G East
2. Change in use from Assisted Living Facility or Commercial to:
 - Mix of Self storage, Commercial and hotel use

QUESTIONS?



**APPLICATION REQUEST FOR PLANNING AND ZONING BOARD
PUBLIC INFORMATIONAL MEETING IN THE VILLAGE OF ESTERO
[LDC Section 33-54]**

REQUEST IS FOR: Public Informational Meeting pursuant to LDC Section 33-54 (a) & (b)

1. Applicant/Project Name: _____
2. Address: _____
3. Strap Number: _____
4. Application Number: _____

5. Type of Application (check appropriate type(s)):
- | | |
|---|----------------------------|
| Comprehensive Plan Amendment | Planned Development Zoning |
| Planned Development –Amendment or Final Plan Approved | Variance |
| Conventional Rezoning | Special Exception |
| Plat | Vacation |
| Other | |
- (Specify)

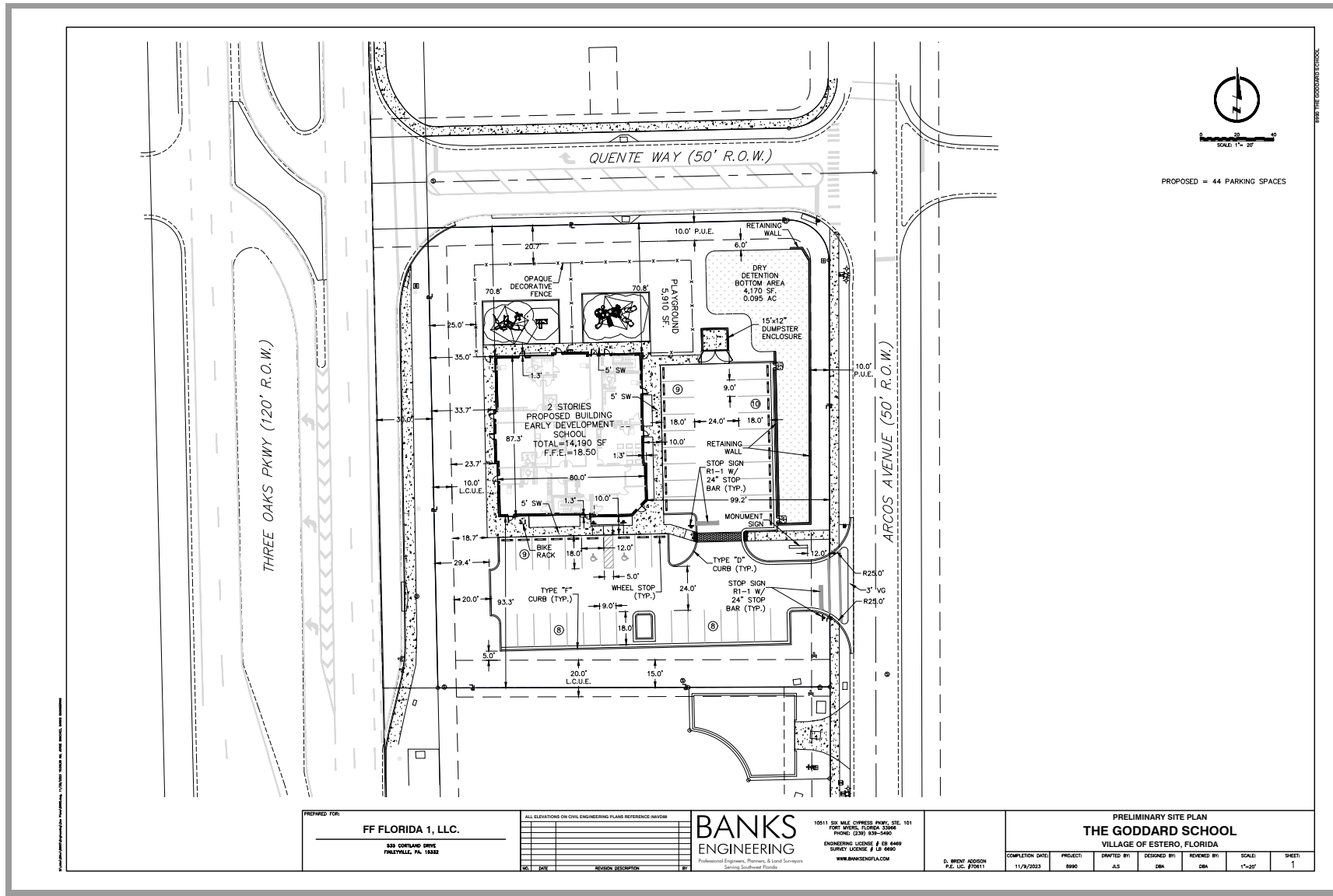
6. Project Description (Brief description of project and need for application.)

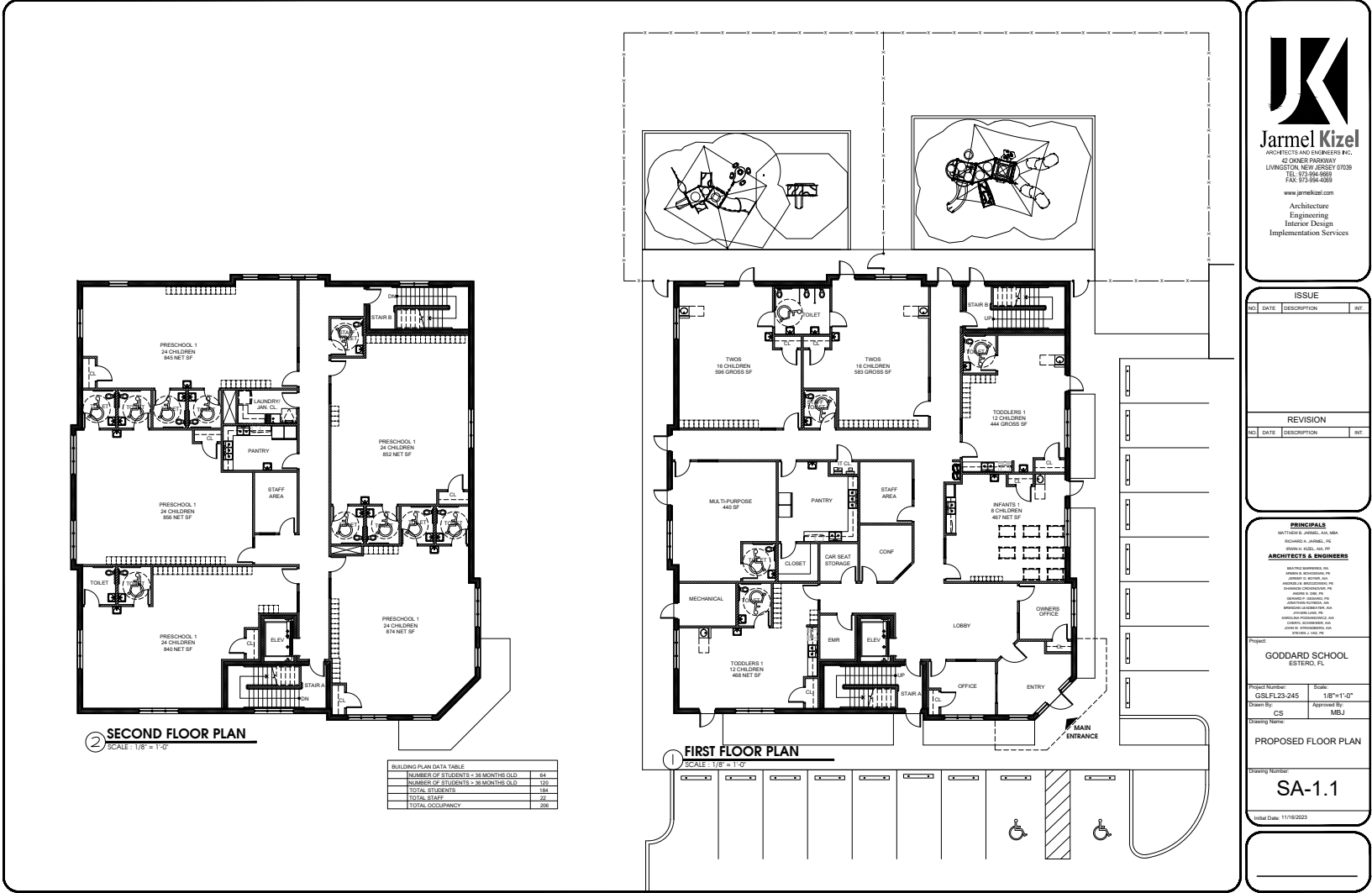
7. Application shall be accompanied by an electronic copy of the site plans drawn to scale, illustrating a detailed overview of the project. The plans shall define what is being requested and the deviation or change from the permitted and/or existing conditions.

Signature

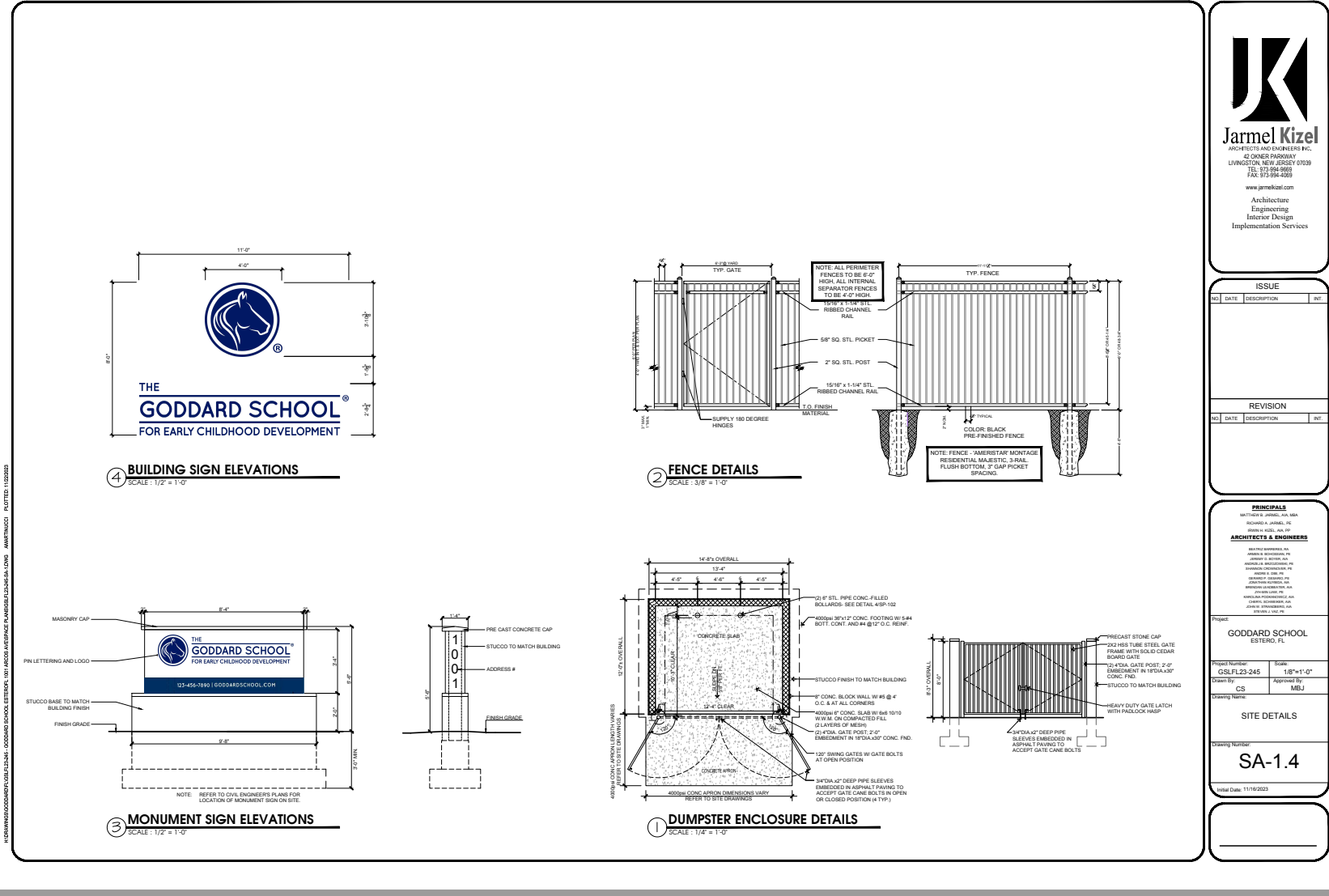
Date

**THE VILLAGE OF ESTERO
DEPARTMENT OF COMMUNITY DEVELOPMENT
9990 COCONUT ROAD
ESTERO, FLORIDA 34135
PHONE (239) 221-5036**











THE
GODDARD SCHOOL[®]
FOR EARLY CHILDHOOD DEVELOPMENT

VILLAGE OF ESTERO

PLANNING, ZONING, & DESIGN REVIEW BOARD

PUBLIC INFORMATION MEETING | DECEMBER 12, 2023

APPLICANT REPRESENTATIVES

TENANT

Mike Thompson



OWNER

Chad Wheatley
Brandon Guy



ENGINEER

Brent Addison, P.E.

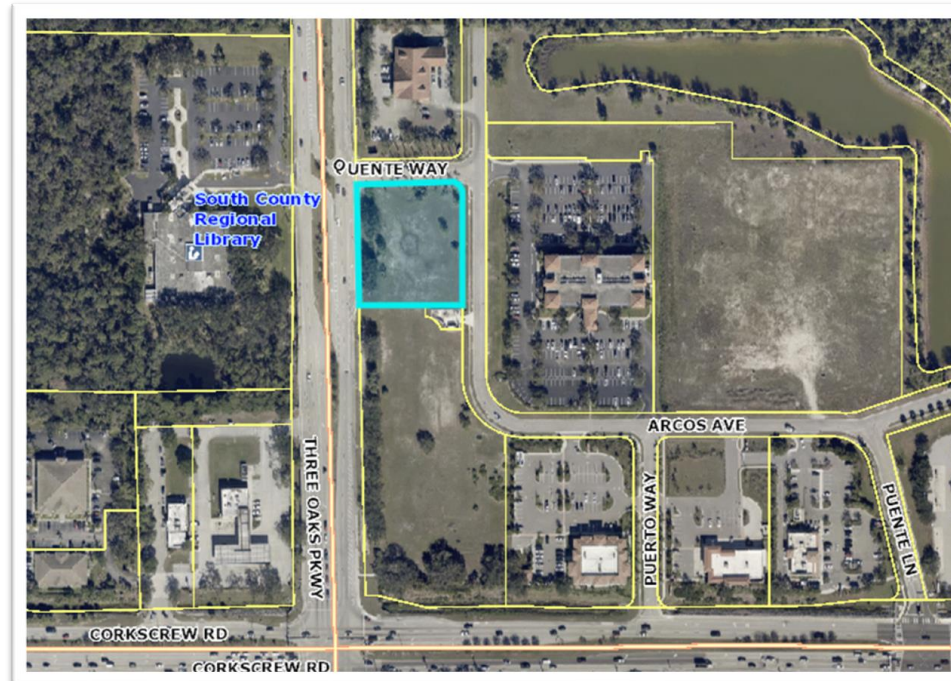


ARCHITECT

Cheryl Schweiker, AIA



PROJECT LOCATION



The project site is located in the Plaza Del Sol Subdivision on the SE corner of **Quente Way** & **Three Oaks Parkway**

REQUEST FOR APPROVAL

Requesting **Development Order** approval for the construction of:

- ± 14,190 SF Early Development School
- ± 5,755 SF Playground
- Parking
- Paving, Grading, and Drainage
- Utility Connections to Lee County Utilities





EXISTING CONDITIONS

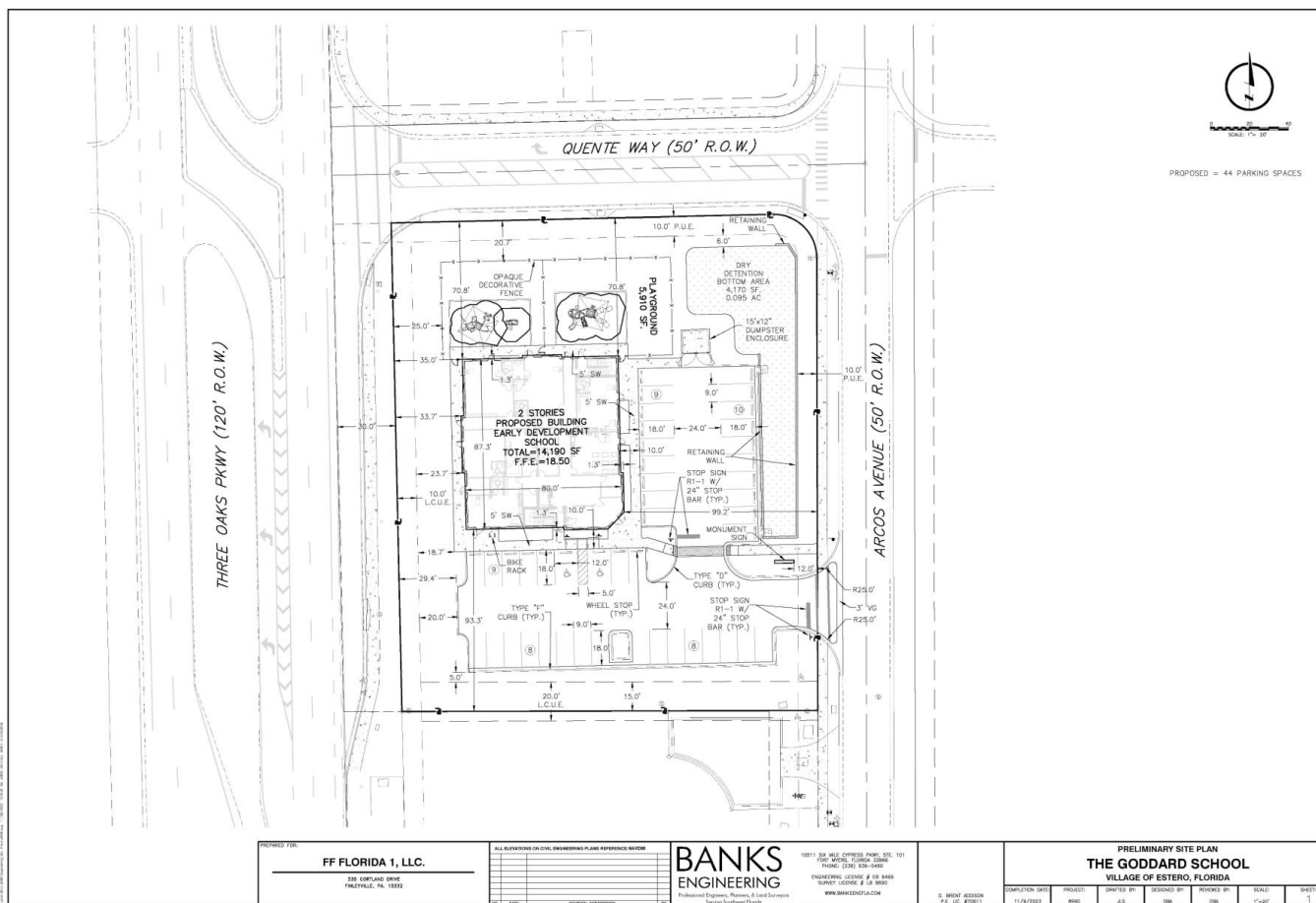
View looking west from Arcos Ave



View looking east from Three Oaks Parkway



View looking south from Quente Way

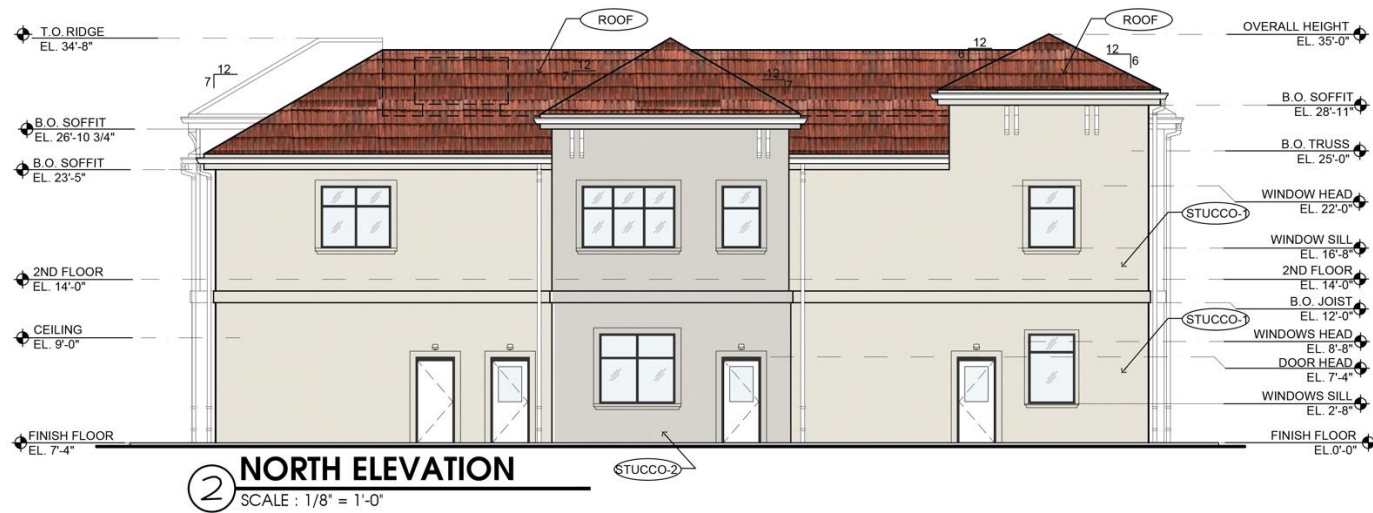


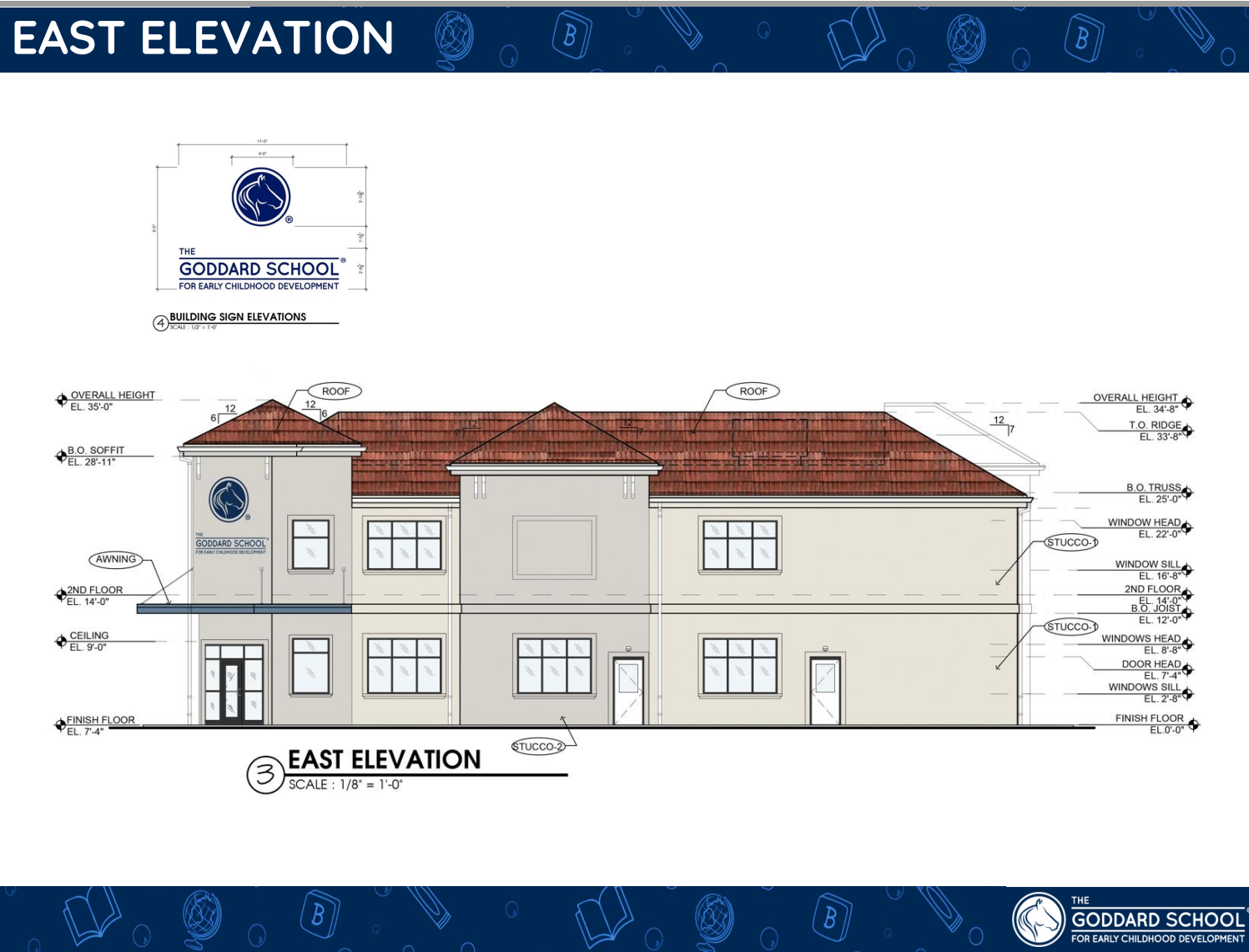


SOUTH ELEVATION

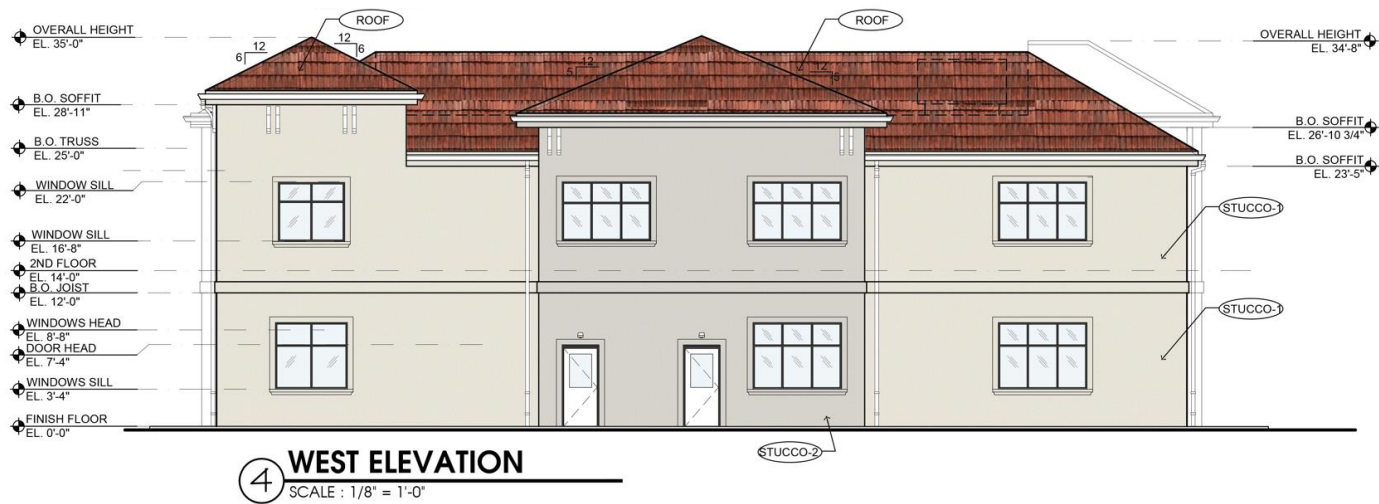


NORTH ELEVATION

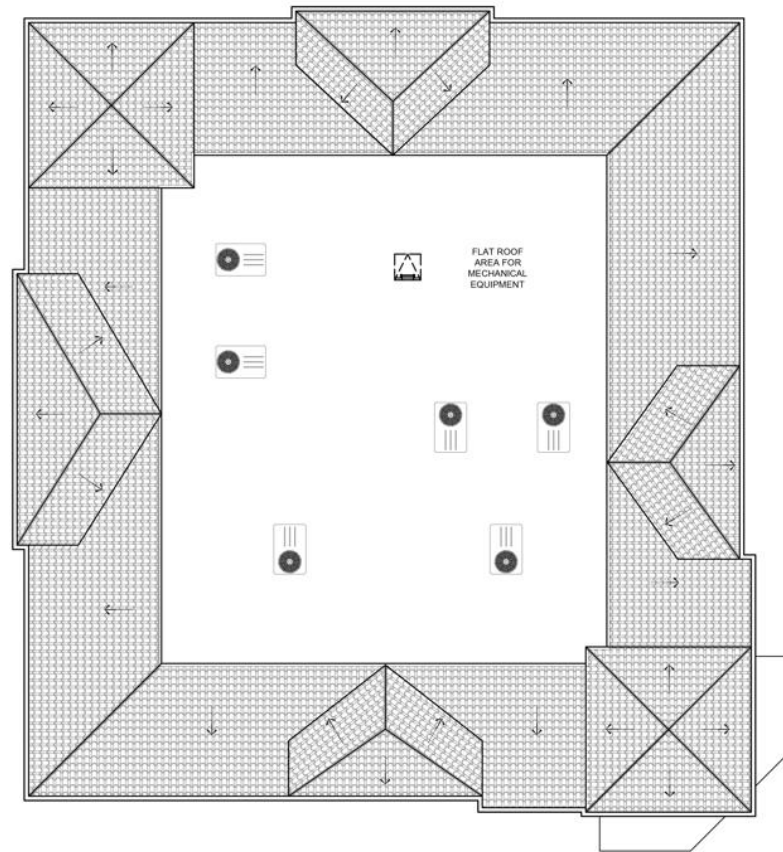




WEST ELEVATION

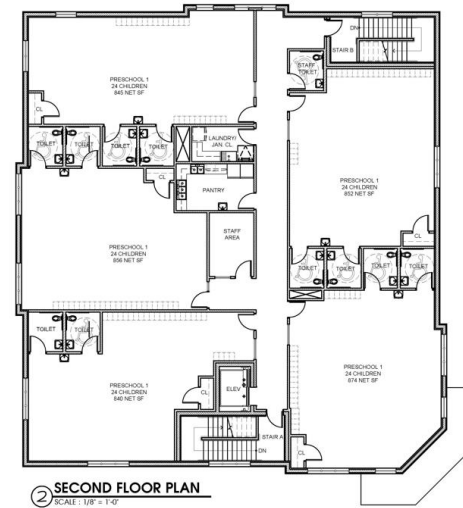
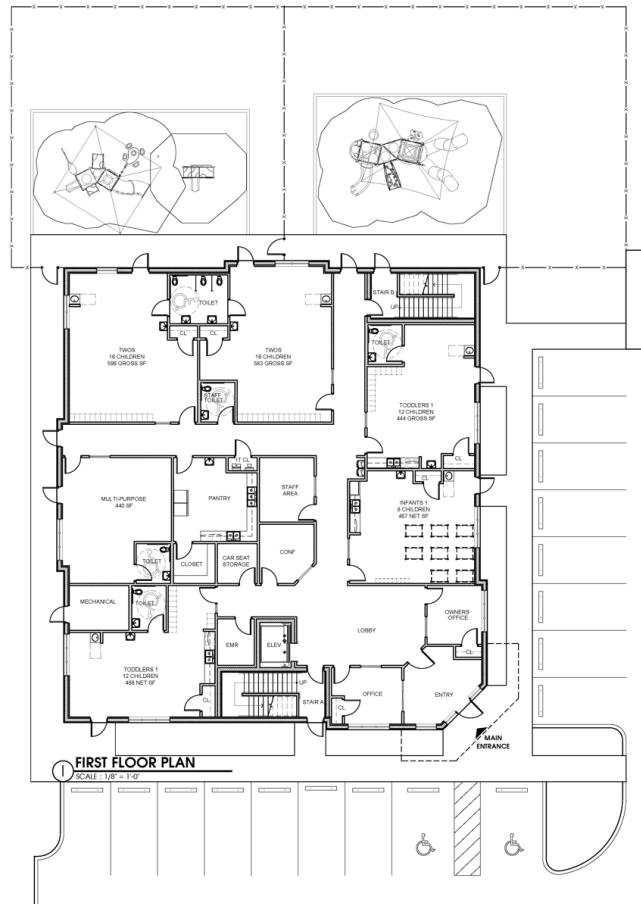


ROOF PLAN



5 ROOF PLAN
SCALE: 1/8"=1'-0"

FIRST & SECOND FLOOR PLAN

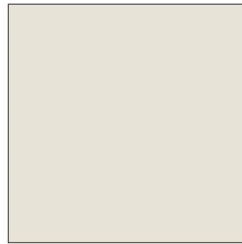


BUILDING PLAN DATA TABLE	
NUMBER OF STUDENTS - 36 MONTHS OLD	45
NUMBER OF STUDENTS - 24 MONTHS OLD	45
TOTAL STUDENTS	90
TOTAL ROOMS	25
TOTAL OCCUPANCY	115

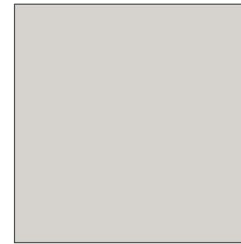
MATERIAL SAMPLE BOARD



WINDOW/DOOR FRAMES
DARK BRONZE



STUCCO-1
COLOR: SW 7009 - PEARLY WHITE



STUCCO-2
COLOR: SW 7647 - CRUSHED ICE



ROOF
SPANISH TILE - TERRA COTTA

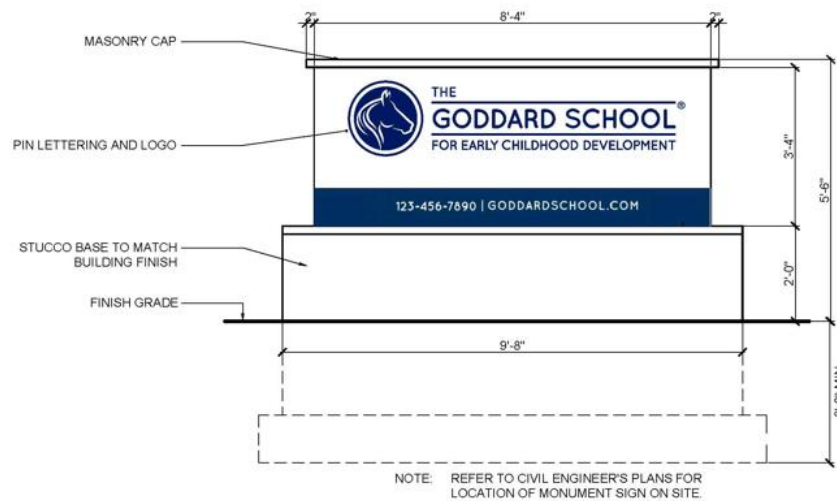
EXTERIOR MATERIAL SCHEDULE

LABEL	MANUFACTURER	SIZE / TYPE	FINISH / COLOR
STOREFRONT	KAWNEER	TRIFAB 451T / 350 PER DOOR SCHEDULE	DARK BRONZE
DOOR	-	PER DOOR SCHEDULE	DARK BRONZE
FIXED WINDOW	TBD	TBD	DARK BRONZE
STUCCO-1	DRYVIT	-	SAND PEBBLE FINISH COLOR: SW 7009
STUCCO-2	DRYVIT	-	SAND PEBBLE FINISH COLOR: SW 7647
GUTTER-1	-	6" ALUMINUM TYPE 'K' W/ LEAF SCREEN AND 6" LEADERS	TBD
VINYL-1	ROYAL BUILDING PRODUCTS	COLORSCAPES TRIPLE 4 PERFORATED SOFFIT NOM. THICKNESS 0.042"	WHITE (REF. NOTE 2 BELOW)
KNOX-1	KNOX BOX	3200 SERIES W/ RECESSED MOUNT FLANGE, HINGE DOOR, & TAMPER SWITCH	DARK BRONZE (REF. NOTE 2 BELOW)
ROOF	BRAVA	SPANISH TILE	TERRA COTTA
TRIM	TBD	-	TBD



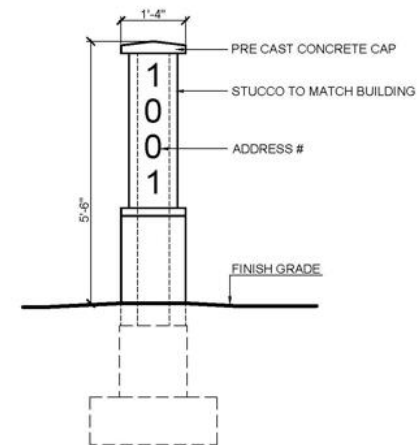
THE
GODDARD SCHOOL
FOR EARLY CHILDHOOD DEVELOPMENT

MONUMENT SIGN ELEVATIONS

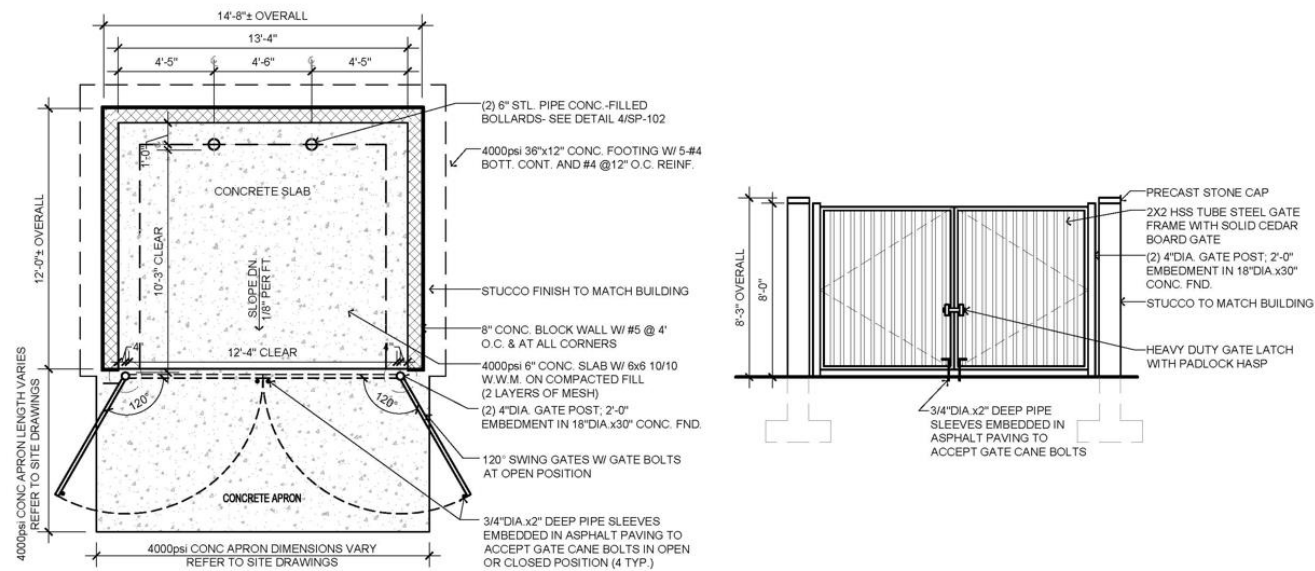


③ MONUMENT SIGN ELEVATIONS

SCALE : 1/2" = 1'-0"

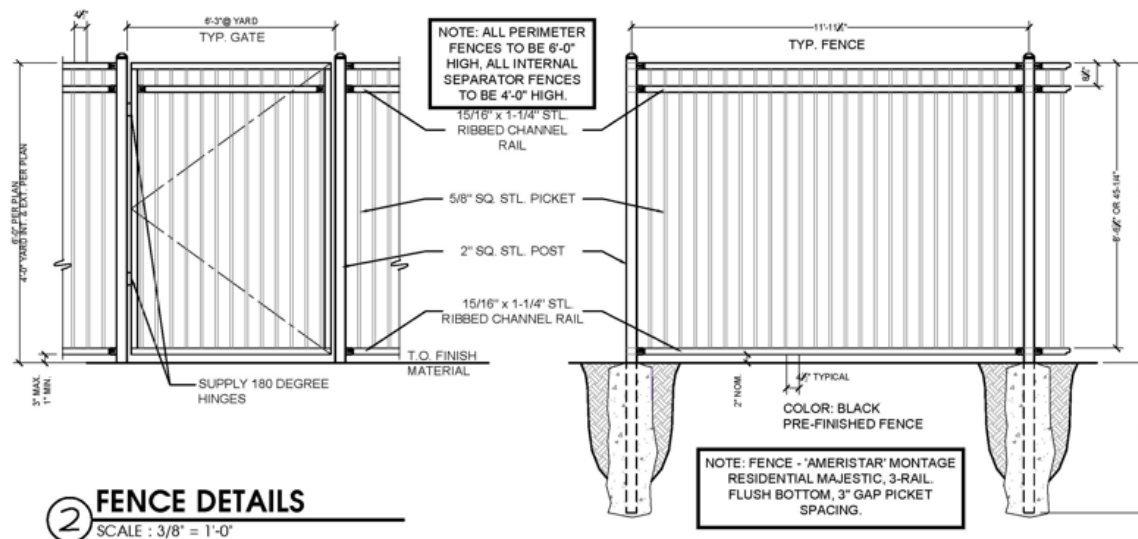


DUMPSTER ENCLOSURE DETAILS



DUMPSTER ENCLOSURE DETAILS
SCALE : 1/4" = 1'-0"

FENCE DETAILS







**APPLICATION REQUEST FOR PLANNING ZONING AND DESIGN BOARD
PUBLIC INFORMATIONAL MEETING IN THE VILLAGE OF ESTERO**

REQUEST IS FOR: Public Informational Meeting pursuant to Land Development Code.

1. Applicant/Project Name: PHG ACQUISITIONS, LLC / HOME2 SUITES - COCONUT POINT
2. Address: Near: 23106 FASHION DRIVE, ESTERO, FL 33928
3. Strap Number: 09-47-25-E2-360SC.0010
4. Application Number: _____

5. Type of Application (check appropriate type(s)):

- | | |
|---|---|
| ☐ Comprehensive Plan Amendment | ☐ Planned Development Zoning |
| ☒ Planned Development –Amendment or Final Plan Approved | ☐ Variance |
| ☐ Conventional Rezoning | ☐ Special Exception |
| ☒ Plat | ☐ Vacation |
| ☐ Other _____ | |

(Specify)

6. Project Description (Brief description of project and need for application.)

The proposed development consists of a 4-story, 111 room, Home2Suites hotel within the Coconut Point Shopping Center located in the Village of Estero.

The proposed +/- 2.37 acre hotel site will be carved out of the larger Coconut Point tract. The site will be situated in the existing parking lot between the existing buildings and Via Coconut. A total of 116 offstreet parking spaces are currently proposed.

7. Application shall be accompanied by an electronic copy of the site plans drawn to scale, illustrating a detailed overview of the project. The plans shall define what is being requested and the deviation or change from the permitted and/or existing conditions.

Signature _____

Date 11/21/23

**THE VILLAGE OF ESTERO
DEPARTMENT OF COMMUNITY DEVELOPMENT
9401 Corkscrew Palms Circle
Estero, Florida 33928
Phone (239) 221-5036**



Peachtree Group

PROPOSED HOME2 SUITES HOTEL @ COCONUT POINT
(STRAP: 09-47-25-E2-360SC.0010)

23106 FASHION DRIVE
ESTERO, FLORIDA 33928

Hotel Development and Renovation Expertise

- >\$1.7 billion in construction and redevelopment with a \$1.0 billion pipeline

Completed development/renovation of >7,200 keys



INSTITUTIONAL USE ONLY – NOT FOR USE WITH THE GENERAL PUBLIC

PEACHTREE GROUP

2

Hotel Development and Renovation Expertise

- Award winning development and renovation



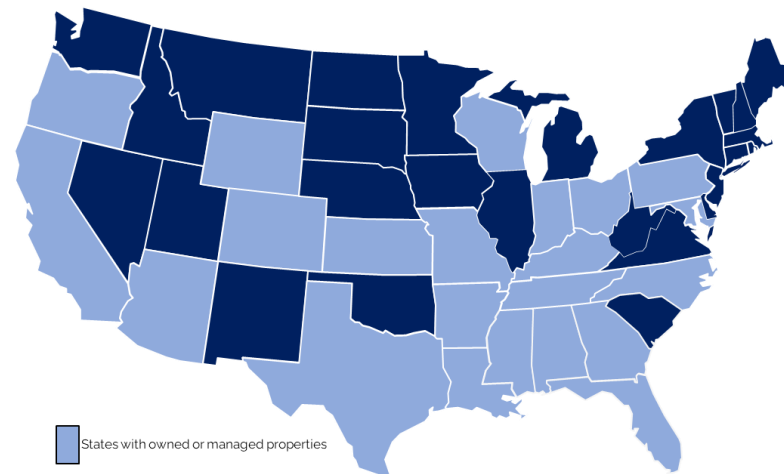
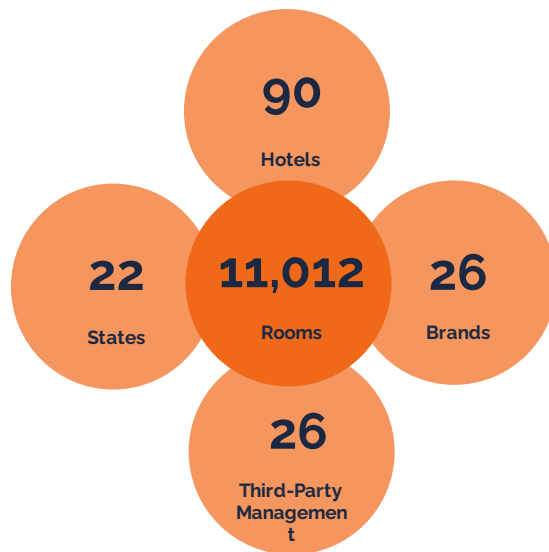
INSTITUTIONAL USE ONLY – NOT FOR USE WITH THE GENERAL PUBLIC

PEACHTREE GROUP

3

Best-In-Class Hospitality Management

- Maximizes the financial performance and value of every asset



INSTITUTIONAL USE ONLY – NOT FOR USE WITH THE GENERAL PUBLIC

PEACHTREE GROUP

4



ARCHITECT & ENGINEER EXPERIENCE

Christopher Allred AIA, Partner



As the Director of Design, Christopher is involved in the design and quality control of all major projects. He works closely with each client to craft an inspirational design while keeping a constant eye on budget. Christopher is responsible for monitoring the design throughout the process to guarantee a successful product is delivered to each of our clients. Christopher joined RBA in 2013 and has been integral to continued success of RBA.

Jeremy M. Pettit, P.E., Vice President



As a founding partner of Ingenium, Jeremy is active in all aspects of the business and takes a hands-on approach with clients and projects. He has a wide variety of experience with civil design for hospitality projects and has been the engineer of record for many of Peachtree Group's projects in multiple states since working with them on their first ground up project in 2007. Jeremy is based out of Ingenium's Tampa Office.



PROJECT NARRATIVE

Our client has proposed a 4-story, Home2Suites hotel within the Coconut Point Shopping Mall along S. Tamiami Trail in the Village of Estero. The proposed hotel will be located along the eastern portion of the overall development, adjacent to via Coconut Point. The Home2Suites hotel will be situated on a 2.37-Acres “carve-out” lot that is currently being utilized as a parking lot area for the Coconut Point Shopping Mall. The proposed lot must be subdivided from overall tract for Coconut Point.

The existing parking lot area and interior landscape islands must be demolished and removed to accommodate the proposed development. The proposed hotel is 4-stories in height and will feature 111 guest rooms, fitness center, including Peloton Cycle Bar, outdoor swimming pool and amenity area. A covered porte-cochere will be provided at the primary entrance for guest loading/unloading.

No direct access to the right-of-way is proposed and primary access must be utilized via a shared access easement for the shopping mall. One (1) driveway/curb cut is proposed along the southern boundary line for connection to Monte Carlo Way. A total of 116 off-street parking spaces are proposed on-site with ADA spaces near the primary entrance. And ADA Pedestrian access to the right-of-way and shopping mall will be provided.



COCONUT POINT MPUD





BOUNDARY SKETCH





EXISTING SITE PHOTOS





BOUNDARY SURVEY





PRELIMINARY SITE PLAN

PROJECT DATA

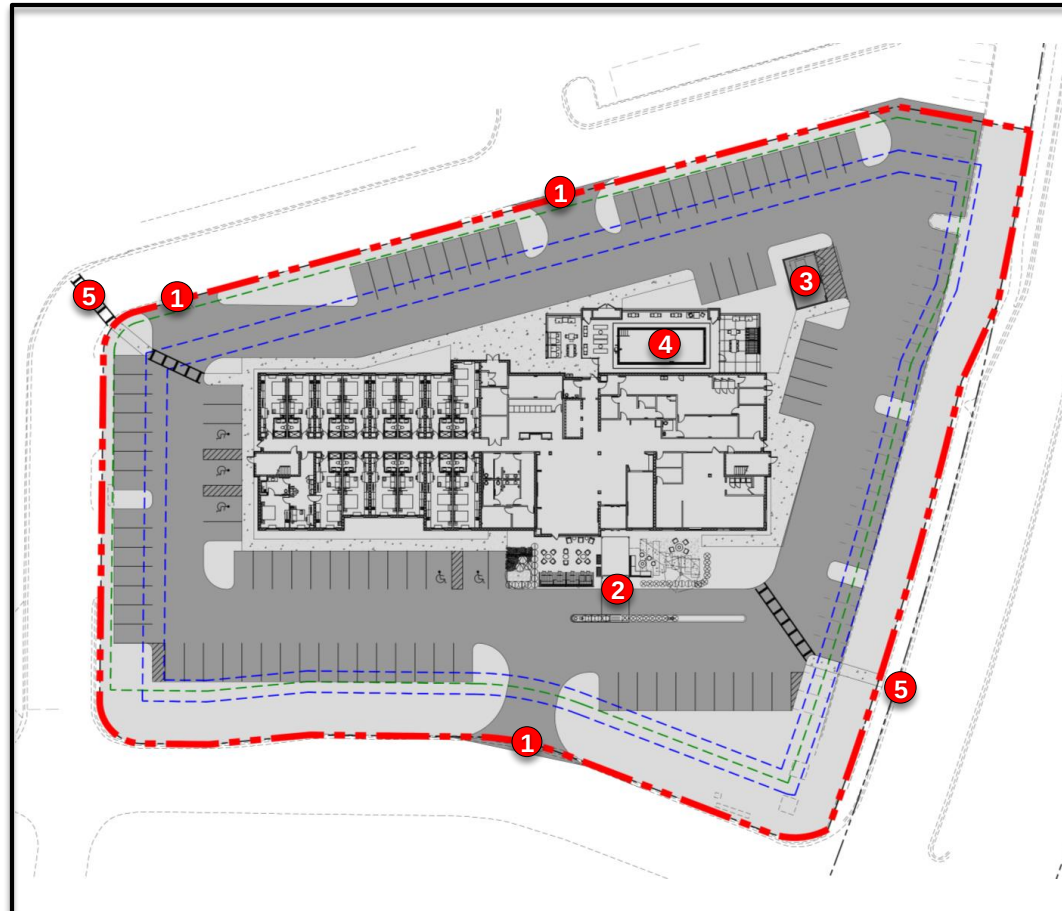
TOTAL LOT AREA: 2.37 AC
 TOTAL BUILDING SF: 72,320 SF
 BUILDING HEIGHT: 4-STORIES
 NO. OF ROOMS: 111
 MIN. PARKING REQUIRED: 134

PARKING DATA

EXISTING PARKING ONSITE: 239
 PARKING PROVIDED: 116
 TOTAL LOSS OF PARKING: -123

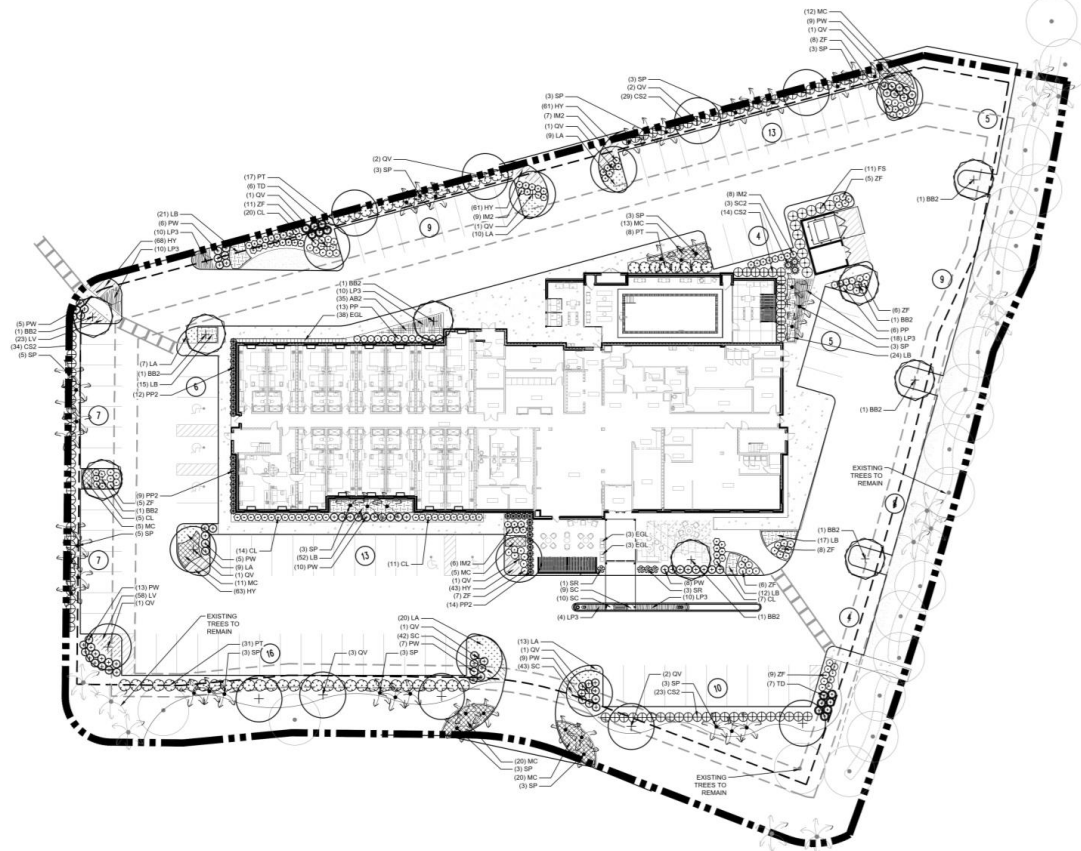
- ① DRIVEWAY/CURB CUT
- ② PORTE-COCHERE
- ③ DUMPSTER ENCLOSURE
- ④ OUTDOOR SWIMMING POOL
- ⑤ PEDESTRIAN ACCESS

PROPERTY LINE ————
 BUILDING SETBACK ————
 LANDSCAPE BUFFER ————



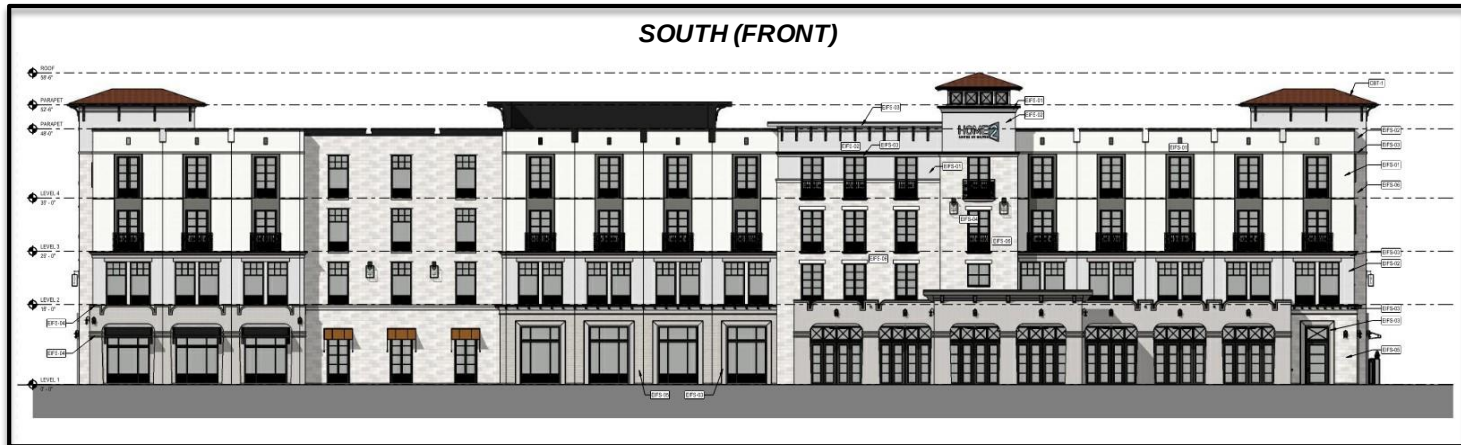


PRELIMINARY LANDSCAPE PLAN





BUILDING ELEVATIONS (1 OF 3)





BUILDING ELEVATIONS (2 OF 3)





BUILDING ELEVATIONS (3 OF 3)





BUILDING MATERIALS



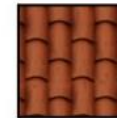
EFS-01:
EXTERIOR INSULATING FINISH SYSTEM
COLOR: WHITE



EFS-03:
EXTERIOR INSULATING FINISH SYSTEM
COLOR: GRAY



EFS-05:
TEXTURED STONE LOOK EXTERIOR
INSULATING FINISH SYSTEM
COLOR: DARK GRAY



CST-01:
CEMENTITIOUS BARREL TILE ROOFING
COLOR: ADOBE



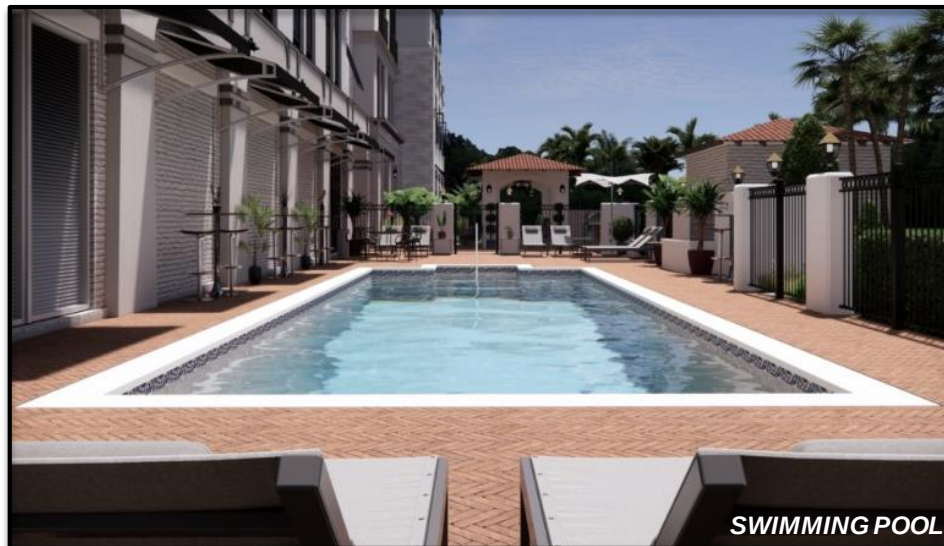
EFS-02:
EXTERIOR INSULATING FINISH SYSTEM
COLOR: WHITE
ROUGH/HEAVY TEXTURE



EFS-04:
EXTERIOR INSULATING FINISH SYSTEM
COLOR: DARK GRAY



EFS-06:
LARGE FORMAT STONE
LOOK EXTERIOR
INSULATING FINISH
SYSTEM
COLOR: OFF WHITE
(VARIED)





BUILDING RENDERINGS





**APPLICATION REQUEST FOR PLANNING AND ZONING BOARD
PUBLIC INFORMATIONAL MEETING IN THE VILLAGE OF ESTERO
[LDC Section 33-54]**

REQUEST IS FOR: Public Informational Meeting pursuant to LDC Section 33-54 (a) & (b)

1. Applicant/Project Name: _____
2. Address: _____
3. Strap Number: _____
4. Application Number: _____

5. Type of Application (check appropriate type(s)):

Comprehensive Plan Amendment	Planned Development Zoning
Planned Development –Amendment or Final Plan Approved	Variance
Conventional Rezoning	Special Exception
Plat	Vacation
Other	

(Specify)

6. Project Description (Brief description of project and need for application.)

A request is to rezone a 21.4 acre property from Residential Planned Development (RPD) to Estero Planned
Development (EPD) to allow for a maximum of 171 townhome units with associated amenities and supportive
infrastructure. The maximum building height is 35 feet. The site will connect to central water and sewer
services.

7. Application shall be accompanied by an electronic copy of the site plans drawn to scale, illustrating a detailed overview of the project. The plans shall define what is being requested and the deviation or change from the permitted and/or existing conditions.

Signature

Date

**THE VILLAGE OF ESTERO
DEPARTMENT OF COMMUNITY DEVELOPMENT
9990 COCONUT ROAD
ESTERO, FLORIDA 34135
PHONE (239) 221-5036**



ESTERO TOWNHOMES EPD REZONE PUBLIC INFORMATION MEETING

WELCOME & INTRODUCTIONS

- Toll Brothers – Dustin Bowersett & Jim Hepler (Applicant)
- Francesca Passidomo - Coleman, Yovanovich & Koester (Land Use Attorney)
- Josephine Medina, Jem Frantz & Alexis Crespo – RVi Planning (Project Manager/Planner)
- Noelle Vilim & Jackie Larocque - Atwell (Engineering)
- T. Will Liu Sabrina McCabe - RVi Planning (Landscape Architect)
- Norm Trebilcock - Trebilcock Consulting Solutions (Traffic Engineer)
- Andrew McAuley– Earth Tech Environmental (Environmental Consultant)

ESTERO TOWNHOMES EPD - REZONE

2

Toll Brothers

AMERICA'S LUXURY HOME BUILDER®

Experienced developers of high-quality communities in Southwest Florida



1 Luxury Brand

- 50+ Years as America's Luxury Home Builder
- Fortune Magazine's World's Most Admired Companies
 - #1 Homebuilder 9 years in a row: 2015-2023



100+
Communities Developed

ESTERO TOWNHOMES EPD - REZONE

3

CONCEPT PRODUCT RENDERINGS
HAMILTON PLACE IN NAPLES, FL



HAMILTON PLACE 4428
HMPL4428_FLW_MANG-CST_SEAG-CST_BUTW-CST_MANG-CST_MANG-CST_FICU-CST_2

ESTERO TOWNHOMES EPD - REZONE

Toll Brothers®

CONCEPT INTERIORS

HAMILTON PLACE IN NAPLES, FL



Bright, open, and airy designs featuring the latest trends and proven functionality.

Toll Brothers is known for unrivaled design choices. Including selections from premium products, state-of-the-art appliances, and luxury fixtures and finishes.

Toll Brothers®

ESTERO TOWNHOMES EPD - REZONE

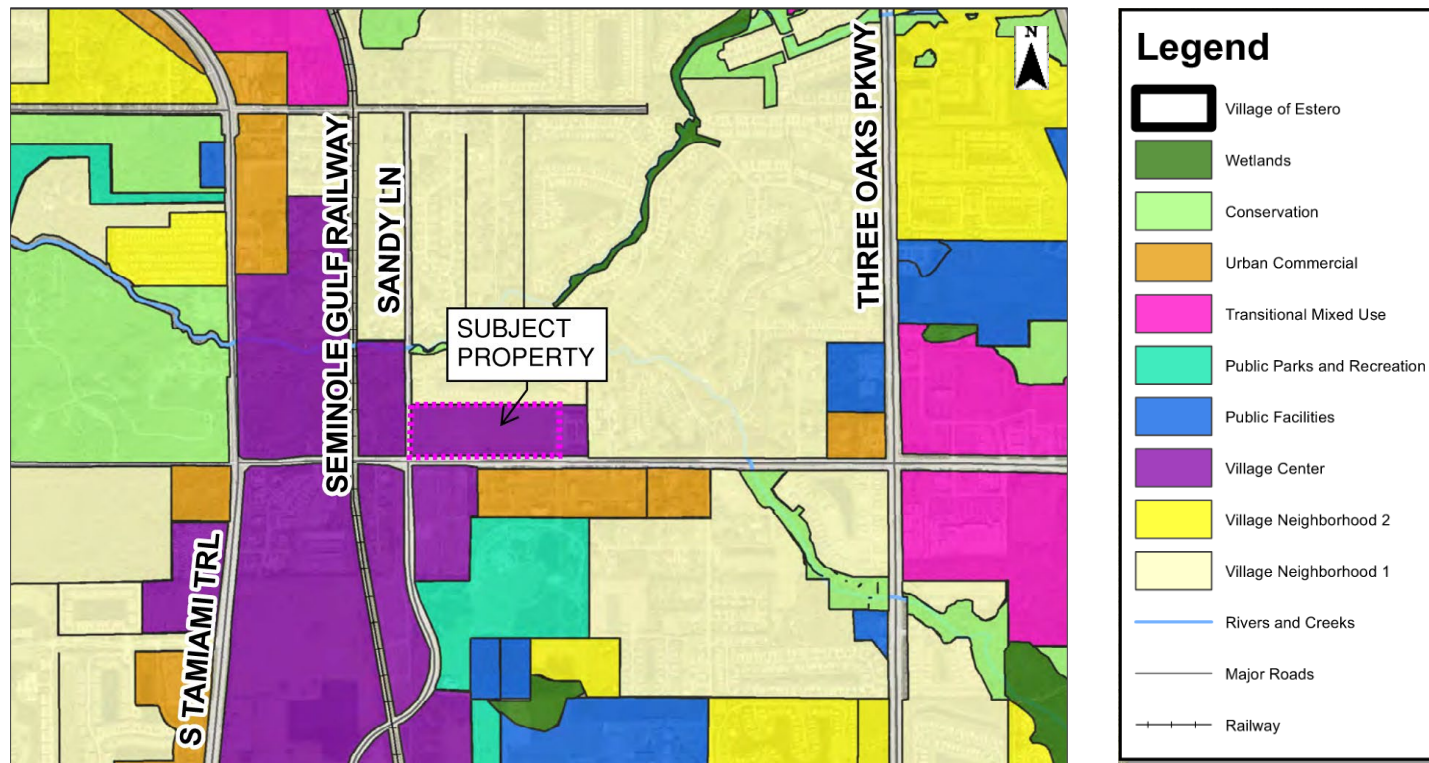
PROPERTY OVERVIEW

- ❑ 21.4 +/-acres
- ❑ Corkscrew Road, Design Parc Lane & Sandy Lane
- ❑ Vacant Continuing Care/ALF
- ❑ Zoning: Residential Planned Development (RPD)
- ❑ Future Land Use: Village Center



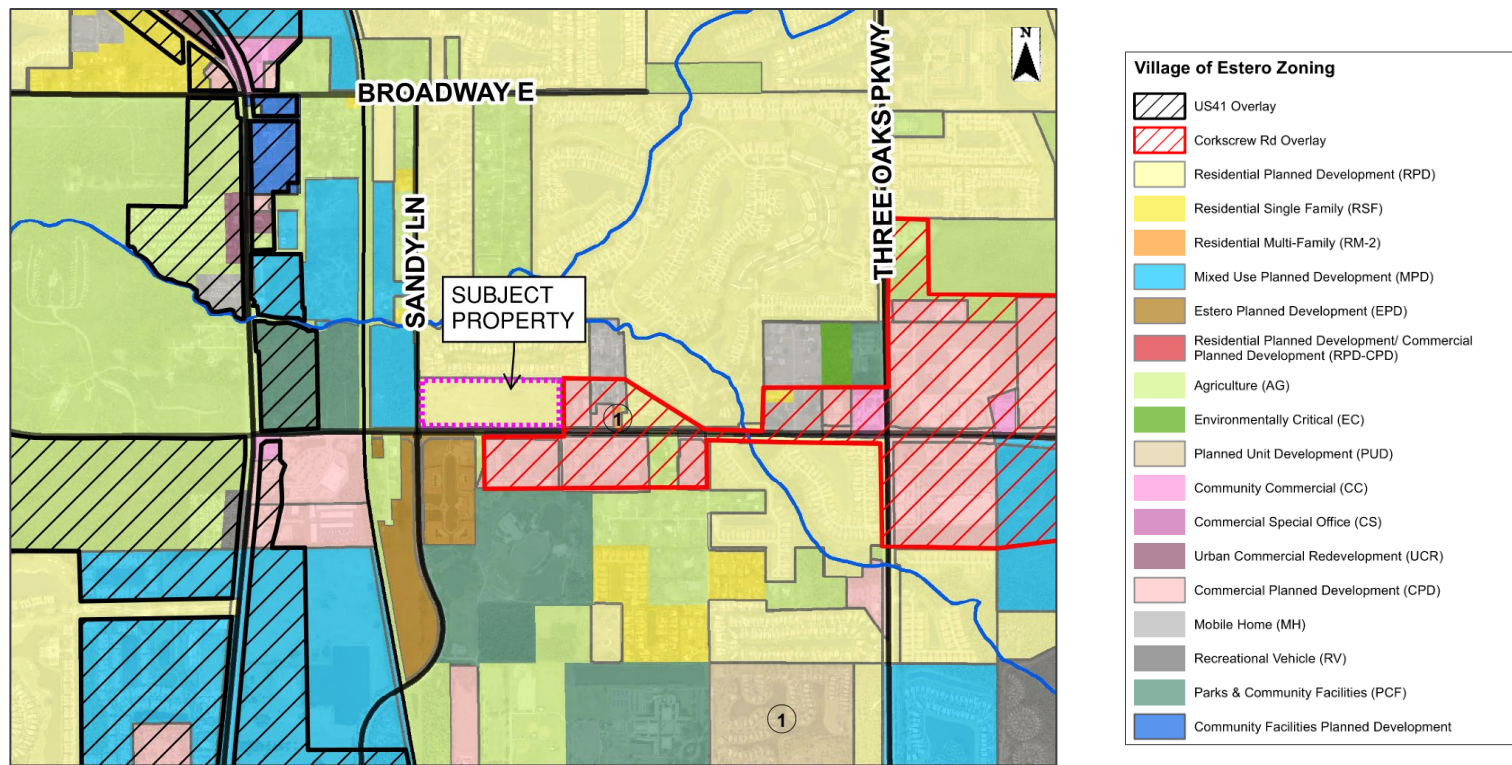
ESTERO TOWNHOMES EPD - REZONE

EXISTING FUTURE LAND USE DESIGNATION



ESTERO TOWNHOME- REZONE

EXISTING ZONING

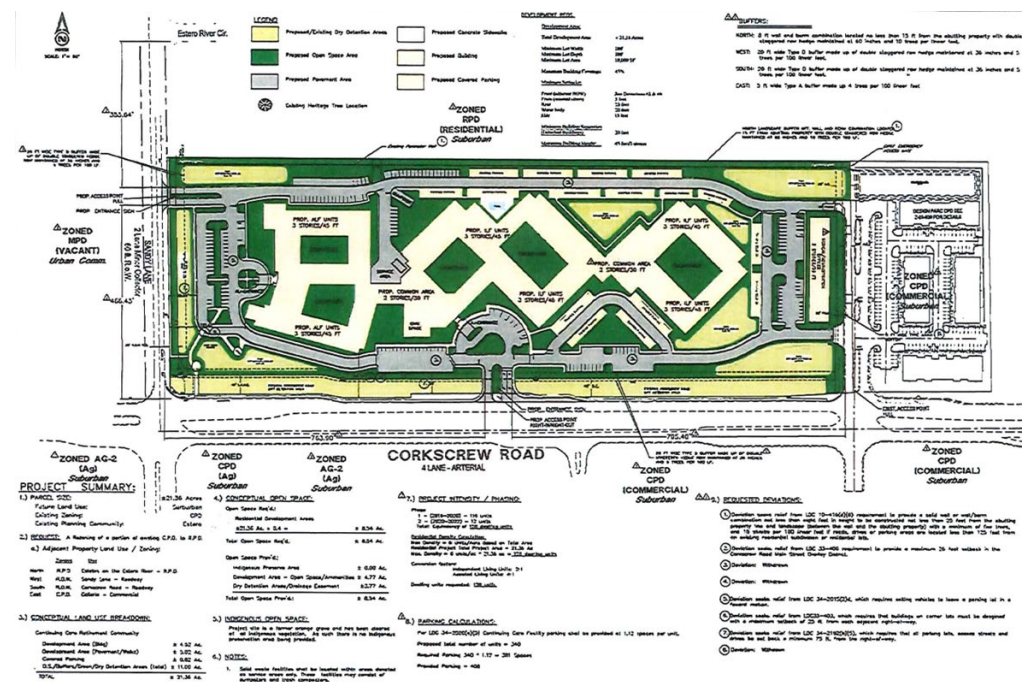


ESTERO TOWNHOME- REZONE

8

CURRENT APPROVED DEVELOPMENT

- ❑ Approved in 2015, via Ordinance 2015-21 to allow a Continuing Care/Assisted Living Facility
- ❑ Maximum of 340 Beds
- ❑ Maximum Height of 45 feet
- ❑ Required an accessory Commercial Uses



ESTERO TOWNHOME- REZONE

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CURRENT APPROVED DEVELOPMENT



- | | | | | |
|---|--|---|--|--|
| CIVIC SPACE | POOL AMENITY | PASSIVE & ACTIVE COURTYARDS | PRIMARY OPEN SPACES, GREEN SPACES, BUFFERING AND ENHANCEMENTS | FUTURE MEDICAL OFFICES |
| SHADED PEDESTRIAN WALKWAYS (OPEN TO THE PUBLIC) | | ENHANCED LANDSCAPE BUFFER SEE EXHIBIT 3 | | |

ESTERO CCRC

MASTER PLAN - EXHIBIT

ESTERO TOWNHOME- REZONE

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SUMMARY OF REQUEST

- ☐ Rezone to Estero Planned Development to allow development of townhomes & accessory amenities.
- ☐ Allow maximum of 171 Dwelling Units (8 DU/A)
- ☐ Maximum Height of 35 feet
- ☐ Type B buffer and wall/fence along the northern property line
- ☐ No Commercial Component proposed
- ☐ Public Park along Corkscrew Road
- ☐ Removes Corkscrew Road access point and moves access on Design Parc Lane to the South

ESTERO TOWNHOME- REZONE

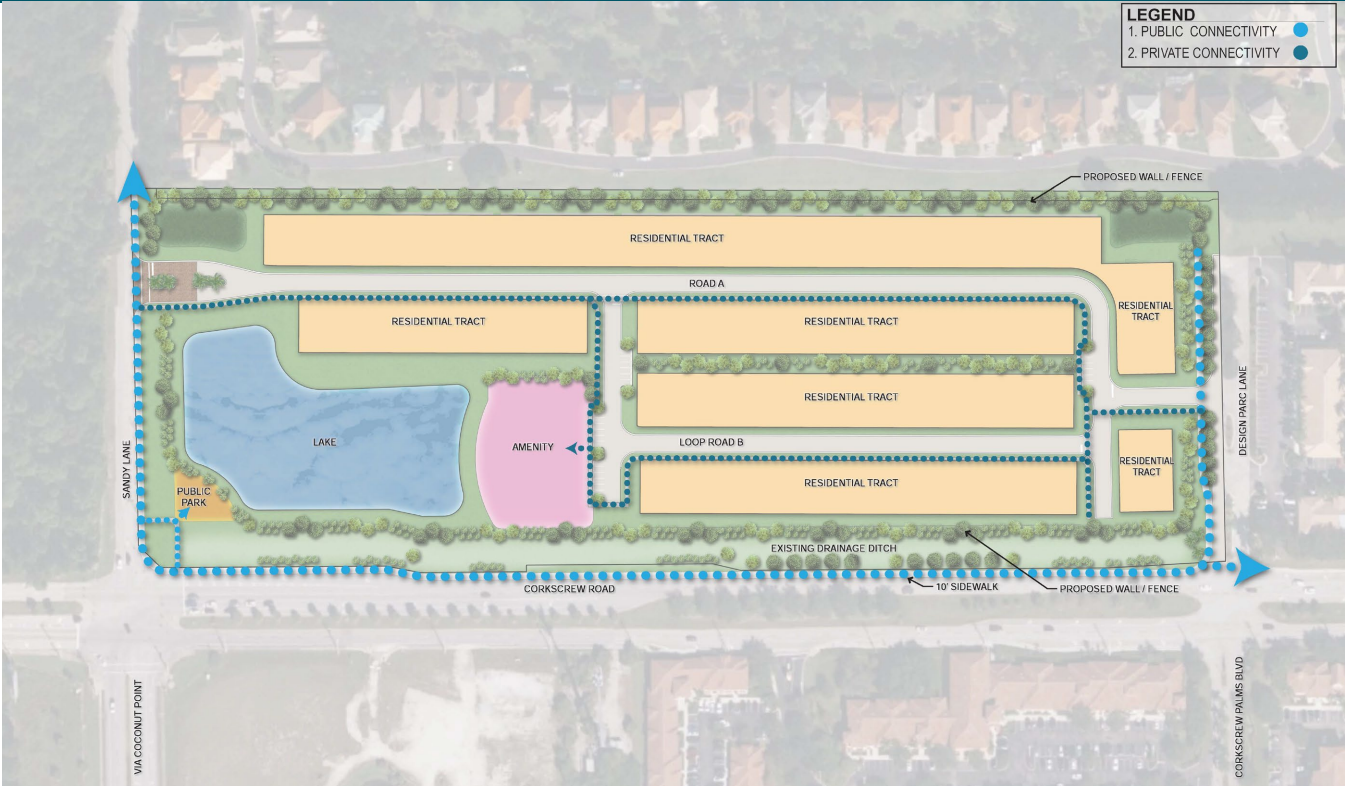
11

ILLUSTRATIVE MASTER CONCEPT PLAN



ESTERO TOWNHOMES EPD - REZONE

CONNECTIVITY PLAN



ESTERO TOWNHOMES EPD - REZONE

NEXT STEPS:

- ✓ Public Information Meeting
 - ✓ December 12, 2023 (Planning, Zoning & Design Board)
- ☐ Submit Rezone Application
- ☐ Review by Village of Estero Staff
- ☐ Public Hearings
 - ☐ Planning, Zoning & Design Board
 - ☐ Village Council First Reading
 - ☐ Village Council Second Reading
- ☐ File Development Order Application & Apply for State Permits

ESTERO TOWNHOMES EPD - REZONE

14

THANK YOU

QUESTIONS?

JOSEPHINE MEDINA
JMEDINA@RVIPLANNING.COM
239-908-3421

