



Village of  
**ESTERO**

**VILLAGE OF ESTERO**  
**PLANNING ZONING AND DESIGN BOARD MEETING**  
**PACKET**  
**JUNE 11, 2024, 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**  
**June 11, 2024, 04:30 pm**

**SCHEDULED MEETING CONVENES 4:30 P.M.**

- 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 May 14, 2024 meeting minutes.**

Attachment: [05142024 PZDB Minutes.pdf](#)

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

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

**a. Estero Family Health Center - Addition (DOS2023-E011) (District 3)**

19701 S. Tamiami Trail, located east on US 41, north of the Vines entrance.

Applicant is seeking approval of a  $\pm$  4,153 square foot addition to the north side of the existing health center, with parking improvements.



Public Information Meeting was held April 9, 2024.

See Staff Report.

Planning Zoning and Design Board will make a decision on the Development Order.

Attachment: [1. Estero Family Health Center Addition - Staff Report.pdf](#)

Attachment: [2. Estero Family Health Center - Presentation.pdf](#)

**b. The Goddard School for Early Childhood Development -- Development Order (DOS2024-E004) (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  $\pm$  14,330 sq. ft. learning center.

Public Information Meeting was held December 12, 2023 and a Workshop was held March 12, 2024.

The Planning Zoning and Design Board will make a decision on this Development Order.

Attachment: [1. The Goddard School - Staff Report.pdf](#)

Attachment: [2. The Goddard School - Pick-Up Drop-Off Procedures.pdf](#)

Attachment: [3. The Goddard School - Site Plan.pdf](#)

Attachment: [4. The Goddard School - Architectural Plans.pdf](#)

Attachment: [5. The Goddard School - Landscape Plans.pdf](#)

Attachment: [6. The Goddard School - Presentation.pdf](#)

**c. Palms Day School-- Development Order (DOS2024-E003) (District 4)**

9600 Corkscrew Road, a vacant  $\pm$  3.5-acre site located on the southwest corner of River Ranch and Corkscrew Road - Zoned Commercial Planned Development (CPD).

Applicant seeks a Development Order for a 13,400 sq. ft. day school with associated parking, amenities, utilities, and landscaping.

Public Information Meeting was held November 14, 2023 and a Workshop was held March 12, 2024.

The Planning Zoning and Design Board will make a decision on this Development Order.

Attachment: [1. Palms Day School - Staff Report.pdf](#)

Attachment: [2. Palms Day School - Pick-Up Drop-Off Management Plan.pdf](#)

Attachment: [3. Palms Day School - Plans Renderings.pdf](#)

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

**d. Plaza Del Sol CPD-- Zoning Amendment (DCI2024-E002) (District 4)**

0251 Arcos Avenue located on a  $\pm$  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.

The Public Information Meeting was held December 12, 2023

See Staff Report

The Planning Zoning and Design Board will make a recommendation to Council.

Attachment: [1. Plaza Del Sol CPD - Staff Report.pdf](#)

Attachment: [2. Staff Report Attachment A - Maps.pdf](#)

Attachment: [3. Staff Report Attachment B - Master Concept Plan.pdf](#)

Attachment: [4. Staff Report Attachment C - DRAFT Ordinance 2024-08.pdf](#)

Attachment: [5. Staff Report Attachment D Plaza Del Sol Pattern Book.pdf](#)

Attachment: [6. Staff Report Attachment E - Applicant's Submittals.pdf](#)

Attachment: [7. Plaza Del Sol - Presentation.pdf](#)

**e. Ordinance 2024-09, Amendment to the Comprehensive Plan to adopt the South Florida Management District Water Supply Facilities Work Plan.**

See attached Staff Report and Ordinance.

Planning Zoning and Design Board will make a recommendation to Council.

Attachment: [1. CPA2024-01 Water Supply Facilities Work Plan.pdf](#)

Attachment: [2. Ordinance 2024-09 First Reading 10-year water supp.pdf](#)

Attachment: [3. The Village of Estero WSFWP Revised VOE.pdf](#)

## **7. WORKSHOP**

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

**a. 9000 Williams Road Development Order (District 4)**

The Village Owned property is located on the north side of Williams Road and east of Via Coconut and the railroad right of way.

Village owned ±19 acres rezoned to Estero Planned Development (EPD)

Workshop to review Architectural Plans for a recreational and sports entertainment facility.

Public Information Meetings were held August 22 and November 14, 2023 and held April 9, 2024.

Attachment: [2024.06.04 VOE Planning and Zoning.v4.jgm.pdf](#)

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

**9. BOARD COMMUNICATIONS**

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

**10.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  
May 10, 2024 3:30 p.m.**

### **NEW MEMBER ORIENTATION 3:30 P.M.**

- 1. ETHICS**
- 2. SUMMARY OF FLORIDA PLANNING & ZONING**
- 3. RULES OF PROCEDURE**

Present: Chairman Anthony Gargano, Board Members James Tatooles, Jim Wallace, Al Paivandy, Dan Williams, and Kristin Jeannin.

#### **Staff Presentation/Comments**

Mary Gibbs, Community Development Director  
Nancy Stroud, Land Use Attorney

#### **Board Questions or Comments**

Board Members James Tatooles, Jim Wallace, Al Paivandy, Dan Williams, Kristin Jeannin, and Chairman Anthony Gargano.

## **SCHEDULED MEETING**

### **CONVENES**

**4:30 P.M.**

- 1. CALL TO ORDER: 4:31 p.m.**
- 2. PLEDGE OF ALLEGIANCE:**

**3. ROLL CALL:**

Present: Chairman Anthony Gargano, Board Members Scotty Wood (via Zoom), James Tatooles, Jim Wallace, Al Paivandy, Dan Williams and Kristin Jeannin. Absent: Board Members Michael Sheeley and Barry Jones,

Also present: Community Development Director Mary Gibbs, Land Use Attorney Nancy Stroud, Aymee Chavez, Associate Planner, and Deputy Village Clerk Tammy Duran.

**4. APPROVAL OF AGENDA:**

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

**5. BUSINESS:**

- (a) New Members Al Paivandy and Dan Williams were introduced  
The Council previously made reappointments:  
Anthony Gargano and appointment as Chairman  
James Tatooles, Michael Sheeley and Scotty Wood.

- (b) Selection of Vice Chairman

**Motion:** Motion to appoint Scotty Wood as Vice Chairman.

**Motion by:** Chairman Gargano  
**Seconded by:** Board Member Jeannin

**Action:** Appointed Scotty Wood as Vice Chairman.

**Vote:**

**Aye:** Board Members Wallace, Jeannin, Tatooles, Williams, Paivandy,  
Wood, and Chairman Gargano

**Nay:**

**Abstentions:**

- (a) Consent Agenda

- (1) Approval of April 9, 2024, meeting minutes.

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

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

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

No ex parte communication or conflicts of interest were noted.

- (a) Estero Shadow Wood Community Association - Coconut Road Guardhouse Remodel (LDO2024-E008) (District 6)

The guardhouse is located at the entrance to Shadow Wood on Oakwilde Boulevard, north of Coconut Road, and east of Via Coconut Point.

Applicant seeks to remodel the existing guardhouse, changing the appearance and increasing the height and roof overhang.

**Staff Presentation/Comments**

Mary Gibbs, Community Development Director

**Presentation/Information by**

Adrian Karapici, AIA, NCARB, AM DESIGN GROUP

**Public Comment**

None.

**Board Questions or Comments**

Board Members Jeannin, Wallace, Williams, and Chairman Gargano

**Motion:** Motion to approve the Limited Development Order with option 1 for the color scheme.

**Motion by:** Board Member Williams

**Seconded by:** Board Member Wallace

**Action:** Approved the Limited Development Order with option 1 for the color scheme.

**Vote:**

**Aye:** Board Members Wallace, Jeannin, Tatooles, Williams, Paivandy, Vice Chairman Wood, and Chairman Gargano

**Nay:**

**Abstentions:**

- (b) Wildcat Run Pickleball– Limited Development Order (LDO2024-E002) (District 7)  
20300 Country Club Drive, south of Corkscrew Road and immediately west of RiverCreek.

Applicant is seeking to renovate 1 of the 5 existing tennis courts into 4 new pickleball courts. These courts are south of the clubhouse in the center of the development.

**Staff Presentation/Comments**



Mary Gibbs, Community Development Director

**Presentation/Information by**

Tyler P. Bonnough, PE, Hole Montes, a BOWMAN company

**Board Questions or Comments**

Board Members Wallace, Jeannin, Tatooles, Williams, Paivandy, Vice Chairman Wood, and Chairman Gargano

**Public Comment**

**eComment**

1 Anonymous Letter

**Motion:** Motion to approve the Limited Development Order with staff stipulations.

**Motion by:** Board Member Jeannin

**Seconded by:** Board Member Williams

**Action:** Approved the Limited Development Order with staff stipulations.

**Vote:**

**Aye:** Board Members Wallace, Jeannin, Tatooles, Williams, Paivandy, Vice Chairman Wood, and Chairman Gargano

**Nay:**

**Abstentions:**

- (c) The Brooks Commons Club – Pickleball Expansion (Amendment to LDO2022-E051) (District 6)

The Commons Club is located at 9920 Coconut Road. The courts are west of the club along Coconut Road.

Applicant is seeking to revise the original plan presented to the Board January 10, 2023. Revised plans reduce pickleball courts from 16 to 11, relocate the open-air shade structure, change landscaping and lighting, and adjust the project's construction phasing.

**Staff Presentation/Comments**

Mary Gibbs, Community Development Director

**Presentation/Information by**

James McCord, RWA, Inc

Joe Archazki, The Commons Club at the Brooks

**Board Questions or Comments**

Board Members Wallace, Paivandy, Totooles, and Chairman Gargano.

**Public Comment**

None.

**Motion:** Motion to approve the Limited Development Order Amendment with staff stipulations.

**Motion by:** Board Member Tatooles

**Seconded by:** Board Member Wallace

**Action:** Approved the Limited Development Order Amendment with staff stipulations.

**Vote:**

**Aye:** Board Members Wallace, Jeannin, Tatooles, Williams, Paivandy, Vice Chairman Wood, and Chairman Gargano

**Nay:**

**Abstentions:**

## 7. PUBLIC INFORMATION MEETINGS

### (a) University Highlands II (DOS2024-E005) (District 5)

The property is located on Ben Hill Griffin Parkway north of Everblades Parkway North, and east of Tiburon Way. The site is part of the Timberland & Tiburon MPD/DRI.

The applicant seeks a Development Order to build 2 buildings on a portion of the vacant 6.37-acre site, identified as Tract F-4. Each one-story building includes 4 units and totals 7,800 square feet.

**Staff Presentation/Comments**

Mary Gibbs, Community Development Director

**Presentation/Information by**

John Conroy, South Real Estate Group

Michael Jorgensen, South Florida Architecture

**Board Questions or Comments**

Board Members Wallace, Jeannin, Tatooles, Williams, Paivandy, and Chairman Gargano

**Public Comment****In-Person**

Kathleen Betner, Tidewater

Terry Flanagan, Grandezza

**eComment**

Robert Mervis, Tidewater

(b) Celebree School (District 4)

10351 Corkscrew Commons Drive. The property is located north of Corkscrew Road and west of Corkscrew Crossings Boulevard. The building previously operated as a Goodwill Retail & Donation Center.

The applicant seeks a Development Order that will modify the original site plan by replacing the loading zone with a playground and changing the color scheme of the building.

**Staff Presentation/Comments**

Mary Gibbs, Community Development Director

**Presentation/Information by**

Stuart M. Rogers, P.E. , LEED AP, Colliers Engineering & Design

**Board Questions or Comments**

Board Members Wallace, Jeannin, Tatooles, Paivandy, and Chairman Gargano

**Public Comment**

**eComment**

Patrick McGarry, Spring Ridge

Recess at 6:44 pm and Convene 7:09 pm.

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

All audience members and staff providing testimony for the hearings were sworn in by Land Use Attorney Stroud.

No ex parte communication or conflicts of interest were noted.

(a) 8111 Broadway East (Old Post Office) Zoning Amendment (DCI2024-E001) (District 4)

The 1-acre site is located 200 feet east of US 41 on property originally developed by the U.S. Federal Government for a Post Office.

**Staff Presentation/Comments**

Mary Gibbs, Community Development Director

Nancy Stroud, Land Use Attorney

**Presentation/Information by**

Veronica Martin, TDM Consulting

Dean Martin, P.E., TDM Consulting

David Moore, Moore & Spence Architects

**Board Questions or Comments**

Board Members Wallace, Paivandy, Jeannin, Vice Chairman Wood, and Chairman Gargano.

**Public Comment**

None.

**Motion:** Motion to recommend approval to Village Council with staff conditions and one additional condition that the color palette be consistent with the rendering.

**Motion by:** Board Member Jeannin  
**Seconded by:** Board Member Williams

**Action:** Recommended approval to Village Council with staff conditions and one additional condition that the color palette be consistent with the rendering.

**Vote:**

**Aye:** Board Members Wallace, Jeannin, Tatoes, Williams, Paivandy,  
Vice Chairman Wood, and Chairman Gargano

**Nay:**

**Abstentions:**

**7. PUBLIC INPUT**

None.

**8. BOARD COMMUNICATIONS**

**(a) Next meeting – June 11, 2024**

**Staff Presentation/Comments**

Mary Gibbs, Community Development Director  
Nancy Stroud, Land Use Attorney

**Board Questions or Comments**

Board Members Wallace, Williams, and Paivandy.

**9. ADJOURNMENT: 8:13 pm.**

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Tammy Duran  
Deputy Village Clerk



**Planning, Zoning and Design Board**  
***Staff Report***

| PROJECT NAME                                                                                                            |
|-------------------------------------------------------------------------------------------------------------------------|
| Estero Family Health Center Addition                                                                                    |
| CASE NUMBER                                                                                                             |
| DOS2023-E011                                                                                                            |
| MEETING DATE                                                                                                            |
| June 11, 2024                                                                                                           |
| REQUEST                                                                                                                 |
| The construction of 4,153± sf addition to the existing building                                                         |
| APPLICANT                                                                                                               |
| Joshua J. Jennings of the Weiler Engineering Corp for Dr. Frank Mazzeo, Jr.                                             |
| LOCATION                                                                                                                |
| 19701 S. Tamiami Trail                                                                                                  |
| PROPERTY SIZE                                                                                                           |
| 5.11 Acres (Total)                                                                                                      |
| ZONING                                                                                                                  |
| Parcel is zoned Community Commercial (CC). Existing Development approved by Lee County Development Order DOS2013-00004. |
| PUBLIC INFORMATION MEETING DATES                                                                                        |
| The Planning Zoning and Design Board conducted a Public Information Meeting on April 9, 2024.                           |

**Staff Recommendation**

Staff recommends approval of the Development Order. Staff believes that the request meets the technical requirements of the Land Development Code.

**Background and Request**

This is a request for a development order (site plan approval) for a 4,153 sf addition to the existing building. The original development was approved under Lee County Development Order 2013-00004 and met all the County requirements at that time. The design and construction of the addition is consistent with the existing structure's architecture, materials and style to maintain the

same appearance. The proposed application meets the Village criteria for parking, landscaping, bicycle racks, public transportation, and solid waste.

### **Architecture**

The applicant is proposing to match the existing building. The proposed architecture blends with the existing architecture including roof type and color, building colors, and architectural features including decorative banding and cornice, and aluminum trellis window shade.

### **Transportation**

Estero Family Health Center is located along U.S. 41 (S Tamiami Trail), bounded south by Vintage Parkway, east by Vintage Trace Circle and west by U.S. 41. The main entrance to the site is accessible from US 41. A secondary entrance is where this avenue intersects with Vintage Parkway.

#### **Trip Generation Summary**

|                               | Total Trips | Entering Trips | Exiting Trips |
|-------------------------------|-------------|----------------|---------------|
| Existing Peak Hour, AM        | 73          | 57             | 16            |
| Peak Hour, AM (with addition) | 86          | 67             | 19            |
| Existing Peak Hour, PM        | 100         | 28             | 72            |
| Peak Hour, PM (with addition) | 114         | 32             | 82            |

The proposed addition only adds 14 peak hour trips to the adjacent road system, therefore no mitigation for the surrounding road is necessary.

### **Parking**

The Village requires that any expanded or enlarged structure or use shall provide additional off-street parking for the expanded or enlarged part of the structure only. The original development included 28 additional spaces than what was required under Lee County. The increase under Village of Estero requires the addition of 14 spaces. The existing surplus of 14 parking spaces is generally the area of the proposed addition.

### **Stormwater**

The existing development was previously approved under SFWMD 36-00478-S-07 with included 85,813 sf of impervious area. Although the proposal is for an increase to the building of 4,153 sf, the asphalt/concrete was reduced by 6,211 sf, creating a reduction of impervious area and an overall increase of open space. The existing stormwater system provides for water quality treatment volume.

Stormwater will be handled with the existing dry pretreatment per the South Florida Water Management District permit. The parking lot will be at the same elevation as the existing lot. The building finished floor elevation is required to be 16.7 feet NAVD and 16.9 feet NAVD is proposed.

The proposed surface water management system design and calculations have been reviewed by Village staff, and a SFWMD ERP permit (Application 240123-42102) is currently under review.

**Lighting**

One light pole is to be removed in the area of the addition and no other changes are proposed.

**Landscaping**

The applicant is proposing to remove 3 oak trees, 3 cassia, 2 silver buttonwood and 6,222 sf of shrubs and groundcovers. Proposed is 6,980 sf of internal parking landscaping including 3 trees and 4,153 sf of building perimeter plantings. The north perimeter buffer trees that were impacted are to be replaced for compliance.



*ESTERO-FHC ADDITION  
BY  
WEILER ENGINEERING CORP.  
&  
BURT HILL/POLLOCK KRIEG*



# 2020 AERIAL PHOTOGRAPH



WEILER ENGINEERING CORPORATION

30

YEARS

of Service

WEC

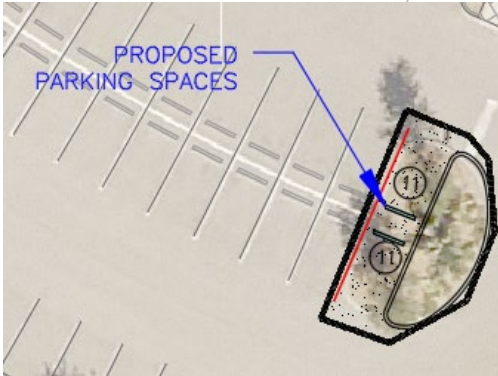
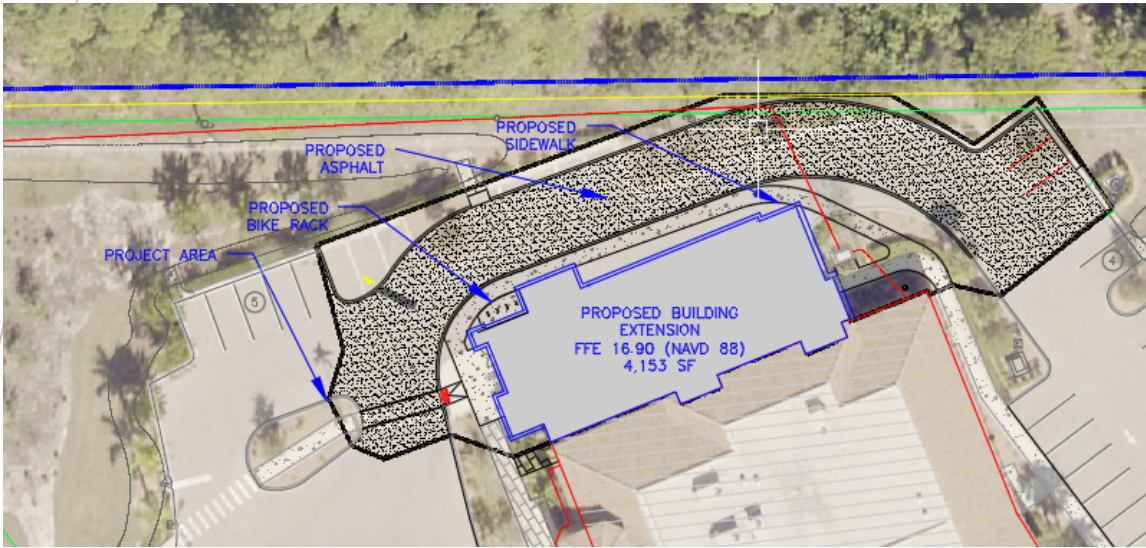
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excellence in engineering

EB-6656 – ENGINEERING SERVICES INCLUDE CIVIL | LAND DEVELOPMENT | WATERFRONT  
RESORTS | UTILITIES | MUNICIPAL GOVERNMENT | STRUCTURAL | MINING | GIS-GPS

BURT HILL/ POLLOCK KRIEG  
ARCHITECTS, INC.

# PROPOSED CONDITIONS

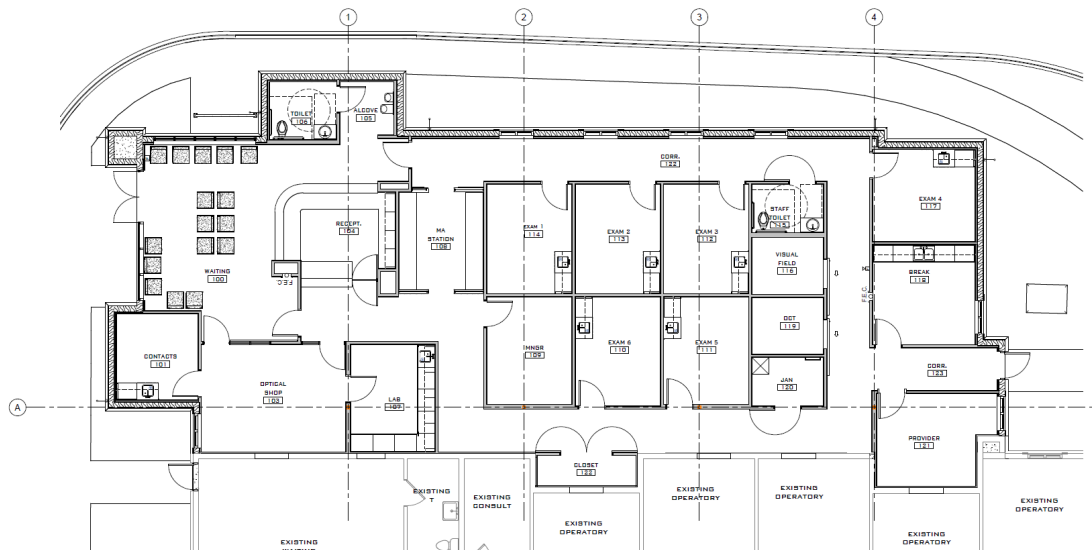


EB-6656 – ENGINEERING SERVICES INCLUDE CIVIL | LAND DEVELOPMENT | WATERFRONT  
RESORTS | UTILITIES | MUNICIPAL GOVERNMENT | STRUCTURAL | MINING | GIS-GPS

BURT HILL/ POLLOCK KRIEG  
ARCHITECTS, INC.



*PROPOSED CONDITIONS*

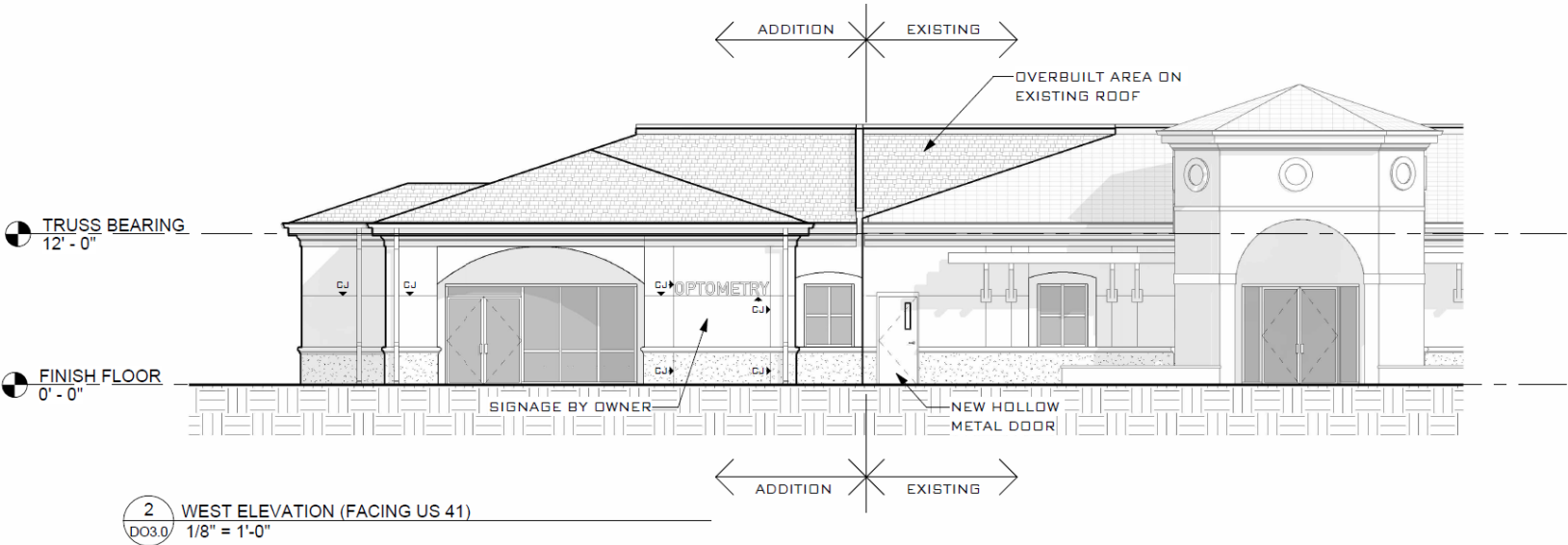


EB-6656 – ENGINEERING SERVICES INCLUDE CIVIL | LAND DEVELOPMENT | WATERFRONT  
RESORTS | UTILITIES | MUNICIPAL GOVERNMENT | STRUCTURAL | MINING | GIS - GPS

BURT HILL/ POLLOCK KRIEG  
ARCHITECTS, INC.



# PROPOSED ADDITION





*EXISTING CONDITIONS: NO ADDITION.*



# PROPOSED ADDITION





# PROPOSED ADDITION



EB-6656 - ENGINEERING SERVICES INCLUDE CIVIL | LAND DEVELOPMENT | WATERFRONT  
RESORTS | UTILITIES | MUNICIPAL GOVERNMENT | STRUCTURAL | MINING | GIS - GPS

BURT HILL/ POLLOCK KRIEG  
ARCHITECTS, INC.



*THANK YOU.*



BURT HILL/ POLLOCK KRIEG  
ARCHITECTS, INC.





**Planning, Zoning and Design Board*****Staff Report***

| PROJECT NAME                                                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------|
| The Goddard School                                                                                                                |
| CASE NUMBER                                                                                                                       |
| DOS2024-E004                                                                                                                      |
| MEETING DATE                                                                                                                      |
| June 11, 2024                                                                                                                     |
| REQUEST                                                                                                                           |
| Development includes a $\pm 14,330$ sf early development school with associated parking and other infrastructure                  |
| APPLICANT                                                                                                                         |
| Chas Wheatley for Dos Papas Estero and Brent Addison, PE of Banks Engineering                                                     |
| LOCATION                                                                                                                          |
| 10100 Arcos Ave                                                                                                                   |
| PROPERTY SIZE                                                                                                                     |
| 1.25 acres                                                                                                                        |
| ZONING                                                                                                                            |
| Parcel is zoned Commercial Planned Development by Zoning Ordinance Z-03-039 as amended                                            |
| PUBLIC INFORMATION MEETING DATES                                                                                                  |
| The Planning Zoning and Design Board conducted a Workshop on March 12, 2024 and a Public Information Meeting on December 12, 2023 |

**Staff Recommendation**

Staff recommends approval of the Development Order and monument sign with the following condition:

CONDITION: Pay the Village of Estero the Proportionate Share Cost of \$31,819.56 for Lot A Estero Village (f/k/a Plaza Del Sol) for the traffic signal at Corkscrew Road and Puente Lane prior to the issuance of the Development Order.

### **Background and Request**

This is a request for development order and site plan approval for a 14,330 sf early development school, 5,910 sf playground, parking, paving, grading, and drainage for 184 students and 17 teachers. This request is for Lot A, a 1.25-acre commercial lot located in the Plaza Del Sol Subdivision on the SE corner of Quente Way and Three Oaks Parkway.

### **Architecture**

The proposed architecture is a 2-story Mediterranean Revival structure. The roof is terra cotta Spanish tile. The colors have been revised to replace much of the white to sage.

### **Transportation/Parking**

The project has access from Arcos Avenue. Parking includes 2 spaces for 1 teacher plus one space per 20 students. There are 44 parking spaces proposed. Parents are required to park and bring their child(ren) into the building. Parents will park in designated spaces closest to the school entrance, and teachers and staff will be required to park further away from the building.

Dropoff times are spread throughout the morning 7:00 a.m. to 9:30 a.m. Pickup times are 3:00 p.m. to 6:05 p.m. See attached information from the applicant.

There is an existing 5'-wide sidewalk with interconnectivity to both Three Oaks Parkway and Corkscrew Rd. There is an existing bus stop across Three Oaks Parkway.

### **Stormwater**

There is an existing water management system maintained by Plaza Del Sol Property Owners. The Application includes a 4,383 (increase from 4,352) dry retention area on site, which also acts as conveyance for adjoining properties. Runoff from the site is conveyed via sheet flow and catch basins to the onsite dry detention areas and master system dry detention areas. The master system dry detention areas provide the required pre-treatment prior to discharge to the master system wet detention area. The subdivision discharge is to the waters of Estero Bay via the Estero River via Corkscrew Road roadside swales. SFWMD permit modifications are currently under review.

The building finished floor elevation will be 18.6 feet NAVD.

### **Lighting**

Lighting meeting the requirements in the Code will be installed in the parking lot. Lighting has been designed to prevent light spillage onto adjacent properties.

**Landscaping and Environmental**

The applicant will be providing a 15-ft.-wide D-buffer along Quente Way, Arcos Ave and Three Oaks Parkway in accordance with Res. Z-03-039 and a 5-ft.-wide A-buffer between the commercial properties to the south. The proposed landscaping plans meet the Village requirements for open space (30%), general tree requirements, internal parking landscape areas, building perimeter landscaping and irrigation.

**Signage**

Signage for the subdivision was approved by Administrative Amendment ADD2004-00068 to allow for monument signs at the entrances from Three Oaks Parkway (Lot H) and Corkscrew Road (Lot E) up to 200 sf as project identification signs. Individual lots are permitted a monument-style sign with a maximum total sign face of 72 square feet, which is restricted to locations on the internal road (Arcos Avenue) and are prohibited from being visible from either Corkscrew Road or Three Oaks Parkway. The proposed individual monument sign meets these criteria.

Attachment:

Pick Up/Drop Off Management Plan



ESTERO, FL

## **Goddard Schools Pick Up and Drop Off Procedures**

**Parking:** Families will park in designated spaces closest to the school entrance.

**Drop-Off:**

- Drop-off times are spread out throughout the morning (from 7:00 am to 9:30 am), eliminating major rush times.
- Because drop-off times are spread out, the building's capacity comfortably handles the daily traffic flow.
- A variety of schedules (part-time, full-time, half-day) are offered to accommodate family needs.
- Upon arrival, parents will:
  - Enter the foyer to check in with staff
  - Escort their child to their classroom.
  - Ask any questions to the teacher, say goodbyes, and return to their cars.

**\*\* Total Drop Off:** Estimated 3-5 minutes

**Pick-Up:**

- Similar process to drop-off, but reversed.
- Half day schedules must be picked up by 1 p.m.
- Pick-up times are spread out throughout the afternoon (from 3:00 pm to 6:05 pm).

**\*\* Total Pick Up:** Estimated 3-5 minutes

**Additional Notes:**

- Teachers park further away from the building to give parents closer parking spots.

Overall, Goddard Schools have a flexible drop-off and pick-up system that caters to various family schedules, resulting in less traffic congestion in and around the building.

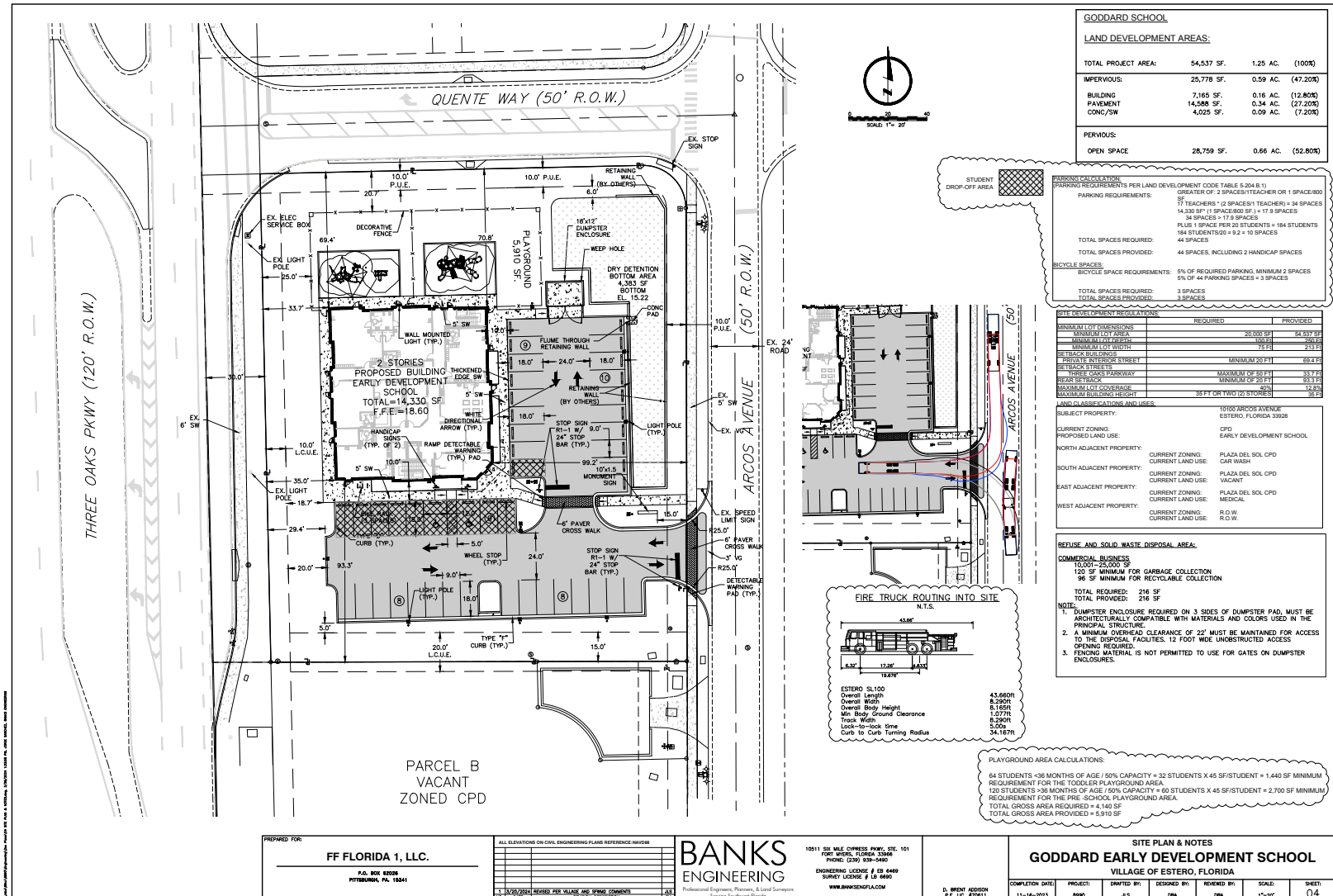
*Michael D. Thompson*

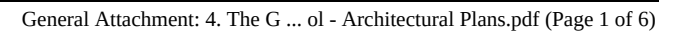
**Michael D. Thompson**

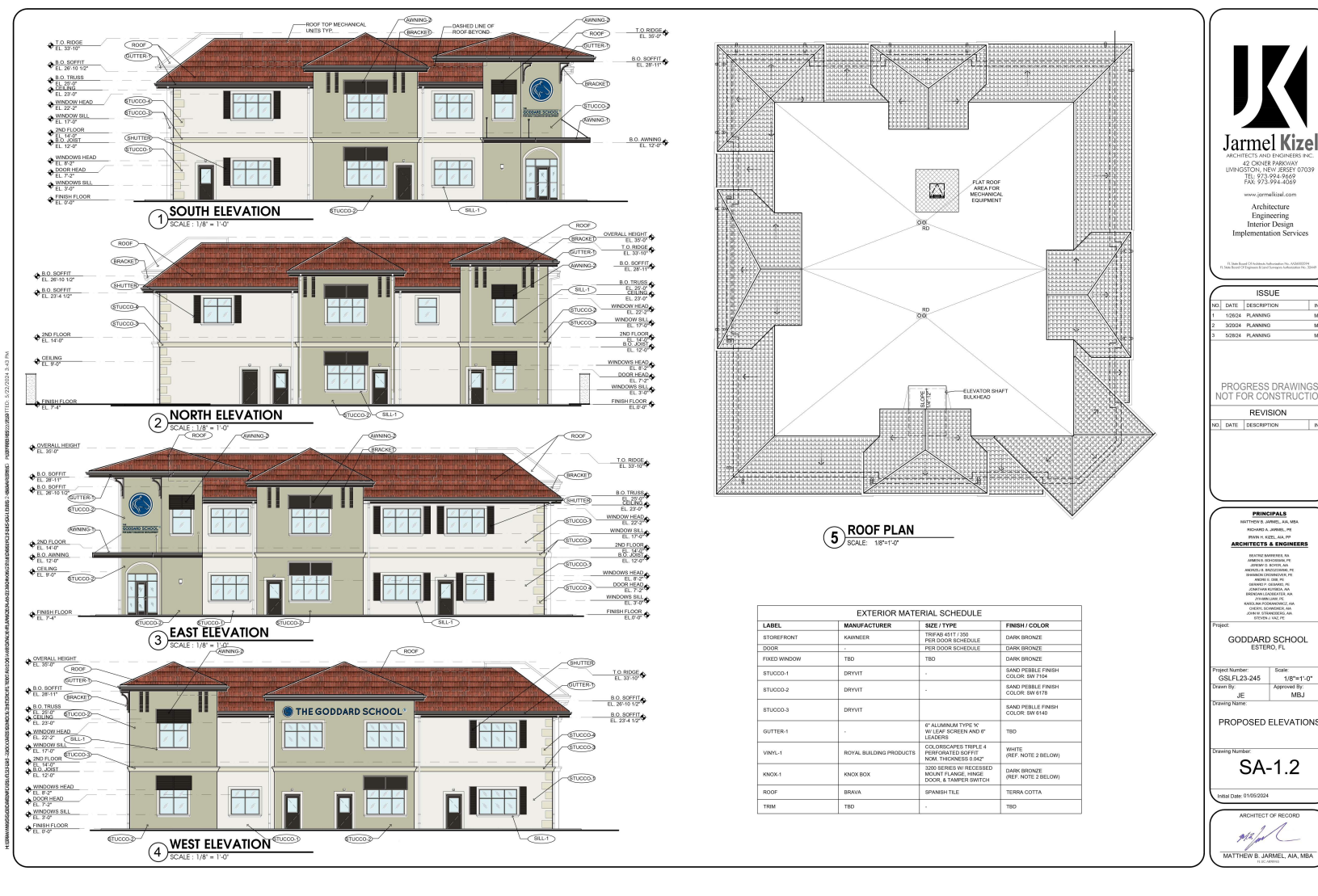
Owner

EMAIL: MDT5135@GMAIL.COM

Estero, FL 33928 16059 ----- (412) 439-0962 -----www.goddardschool.com

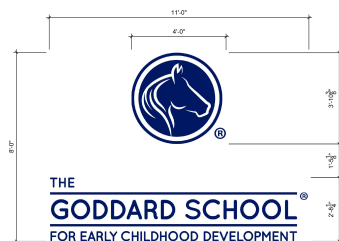




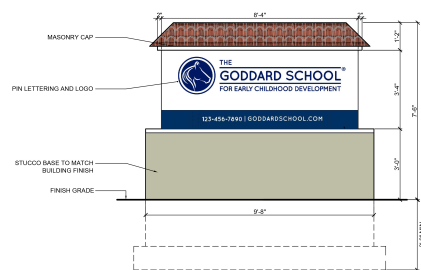




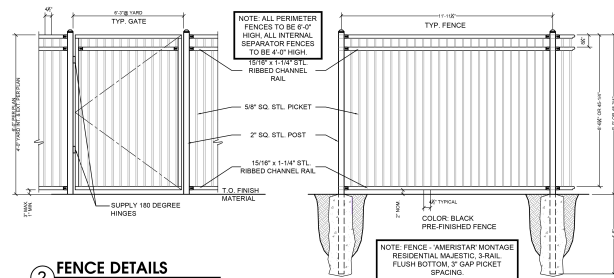
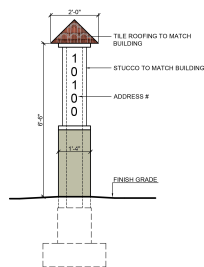
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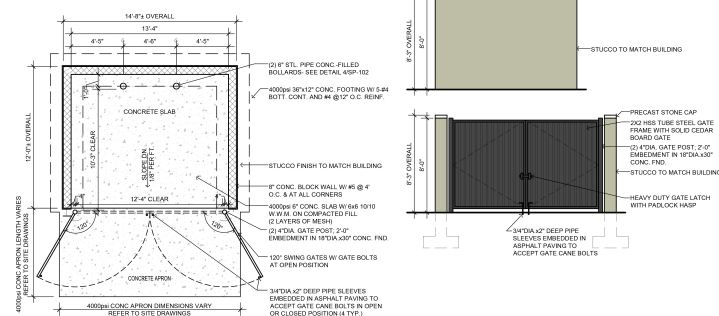
**4 BUILDING SIGN ELEVATIONS**  
SCALE : 1/2" = 1'-0"



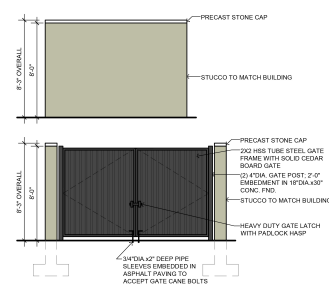
### 3 MONUMENT SIGN ELEVATIONS



## 2 FENCE DETAILS



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



**Jarmel Kizel**  
ARCHITECTS AND ENGINEERS INC.  
42 OKNER PARKWAY  
LIVINGSTON, NEW JERSEY 07039  
TEL: 973-994-9669  
FAX: 973-994-4069  
[www.jarmelkizel.com](http://www.jarmelkizel.com)  
Architecture  
Engineering  
Interior Design  
Implementation Services

| ISSUE |         |             |  |
|-------|---------|-------------|--|
| NO.   | DATE    | DESCRIPTION |  |
| 1     | 1/26/24 | PLANNING    |  |
| 2     | 3/20/24 | PLANNING    |  |
| 3     | 5/28/24 | PLANNING    |  |

| REVISION |      |             |  |
|----------|------|-------------|--|
| NO.      | DATE | DESCRIPTION |  |

**PRINCIPALS**  
MATTHEW B. JARMEL, AIA, MBA  
RICHARD A. JARMEL, PE  
BRYAN H. KIZEL, AIA, PP  
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JESSE D. BOYER, RA  
ANDREW J. BOGGS/SHRI, PE  
SHANNON COOPER/SHRI, PE  
ANDREW E. DILL, PE  
OSCAR P. CESARZO, PE  
JONATHAN KUTNER, AIA  
PETER H. LUDWIG, PE  
JOHN H. LUDWIG, PE  
KAROLINA PODKORWICZ, AIA  
CHERYL SCHWABER, AIA  
JOHN W. STRANDBERG, AIA  
STEVEN J. VAZ, PE

|                                                      |                             |
|------------------------------------------------------|-----------------------------|
| Project:<br><br><b>GODDARD SCHOOL<br/>ESTERO, FL</b> |                             |
| Project Number:<br><b>GSLFL23-245</b>                | Scale:<br><b>1/8"=1'-0"</b> |
| Drawn By:<br><b>CS</b>                               | Approved By:<br><b>MBJ</b>  |
| Drawing Name:<br><br><b>SITE DETAILS</b>             |                             |
| Drawing Number:<br><br><b>SA-1.4</b>                 |                             |
| Initial Date: 01/05/2024                             |                             |

**ARCHITECT OF RECORD**

U.S. GOVERNMENT ARCHIVES SERVICE

**MATTHEW B. JARMEL, AIA, MBA**  
PLC-ABQSD



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Implementation Services

FL State Board Of Architects, Authorization No. A000000090  
FL State Board Of Engineers & Land Surveyors, Authorization No. 20049

| ISSUE |         |             |    |
|-------|---------|-------------|----|
| NO.   | DATE    | DESCRIPTION | IN |
| 1     | 1/26/24 | PLANNING    | MS |
| 2     | 3/20/24 | PLANNING    | MS |
| 3     | 5/26/24 | PLANNING    | MS |

PROGRESS DRAWINGS  
NOT FOR CONSTRUCTION

| REVISION |      |             |    |
|----------|------|-------------|----|
| NO.      | DATE | DESCRIPTION | IN |

## PRINCIPALS

MATTHEW B. JARMEL, AIA, NSCA

IRWIN H. KIZEL, AIA, FIDIC  
**ARCHITECTS & ENGINEERS**

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 JEREMY D. BOYER, RA  
 ANJOLEE J.S. BRZDZIOBSKI, PE  
 SHANNON CROZIEREVER, PE  
 ANDRE S. DISE, PE  
 GERARDO P. GEGARDO, PE  
 JOHNSON KUNDEA, RA  
 BRENDAN LEACREATER, RA  
 ZYH-MIN LIAN, PE  
 KAROLINA PODKANEWICZ, RA  
 CHRIS SCHWENKER, RA  
 JOHN W. STRANGBERG, RA  
 STEVEN J. VAZ, PE

Project: **GODDARD SCHOOL**  
**ESTERO, FL**

|                 |        |
|-----------------|--------|
| Project Number: | Scale: |
|-----------------|--------|

|             |            |
|-------------|------------|
| GSLFL23-245 | 1/8"=1'-0" |
|-------------|------------|

|           |              |
|-----------|--------------|
| Drawn By: | Approved By: |
| CS        | MBJ          |

Drawing Name:

## RENDERING

\_\_\_\_\_

Drawing Number:

CA 15

SA-1.5

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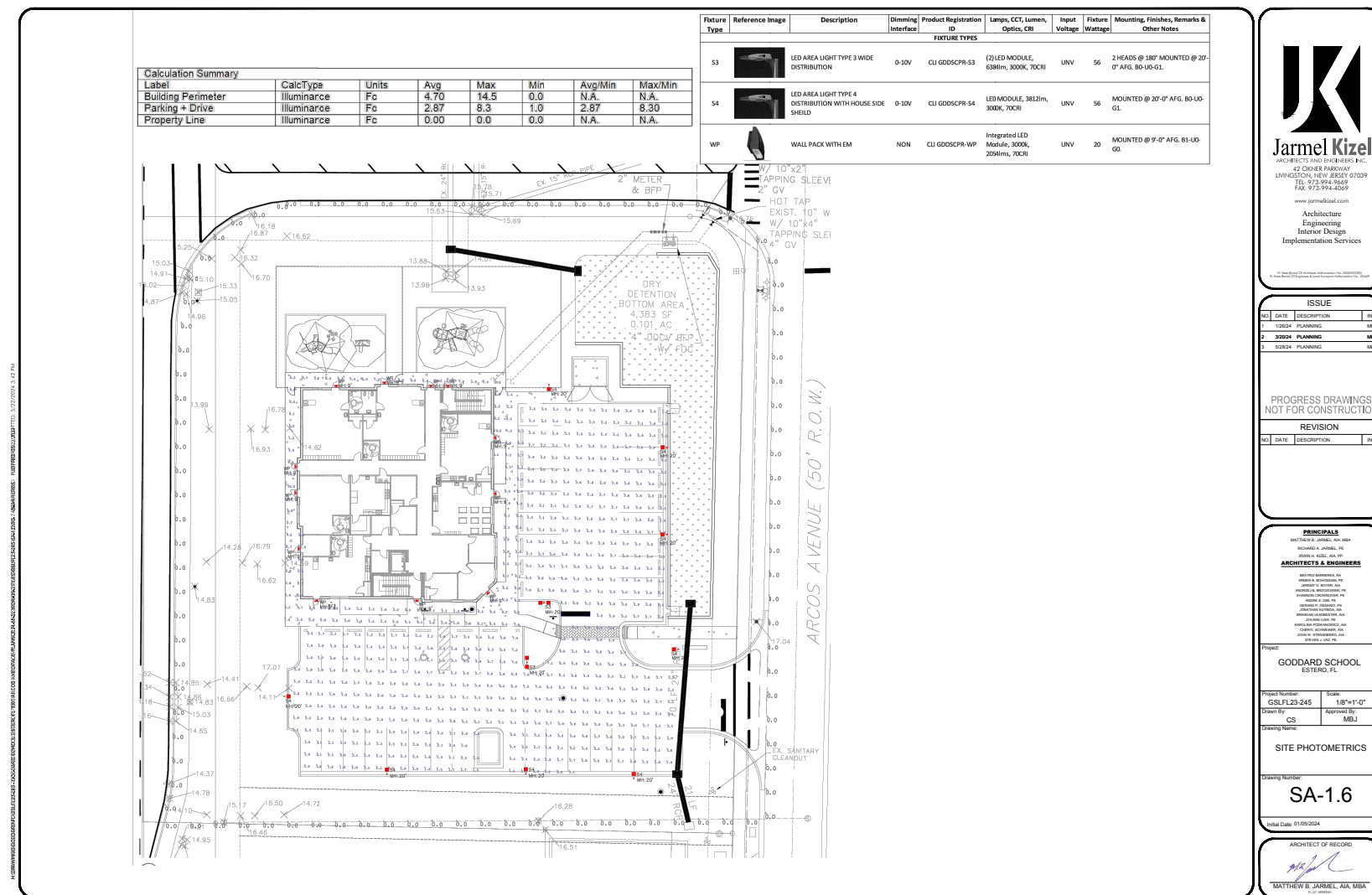
Initial Date: 01/05/2024

ARCHITECT OF RECORD

14

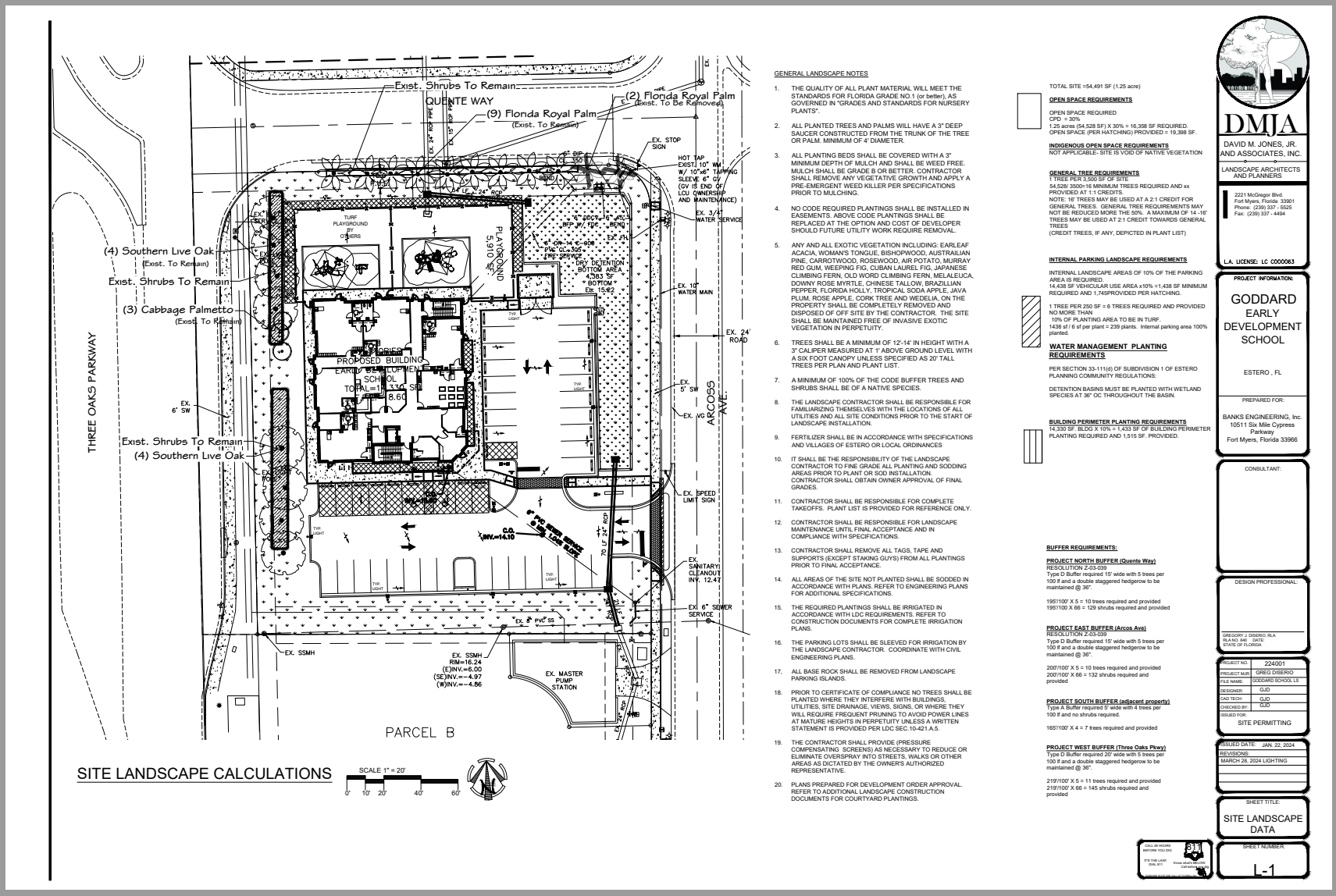
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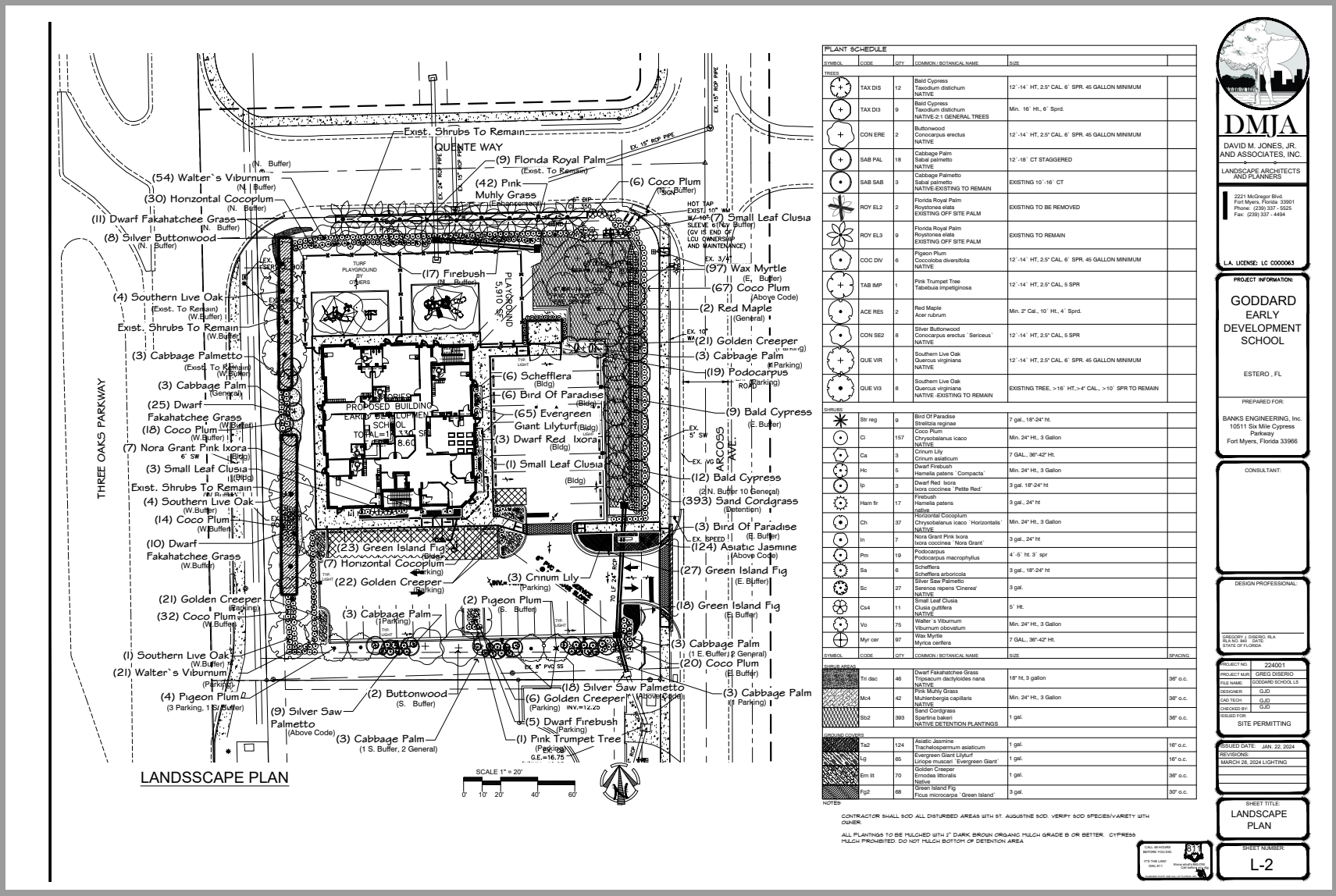
MATTHEW B. JARMEL, AIA, MPP



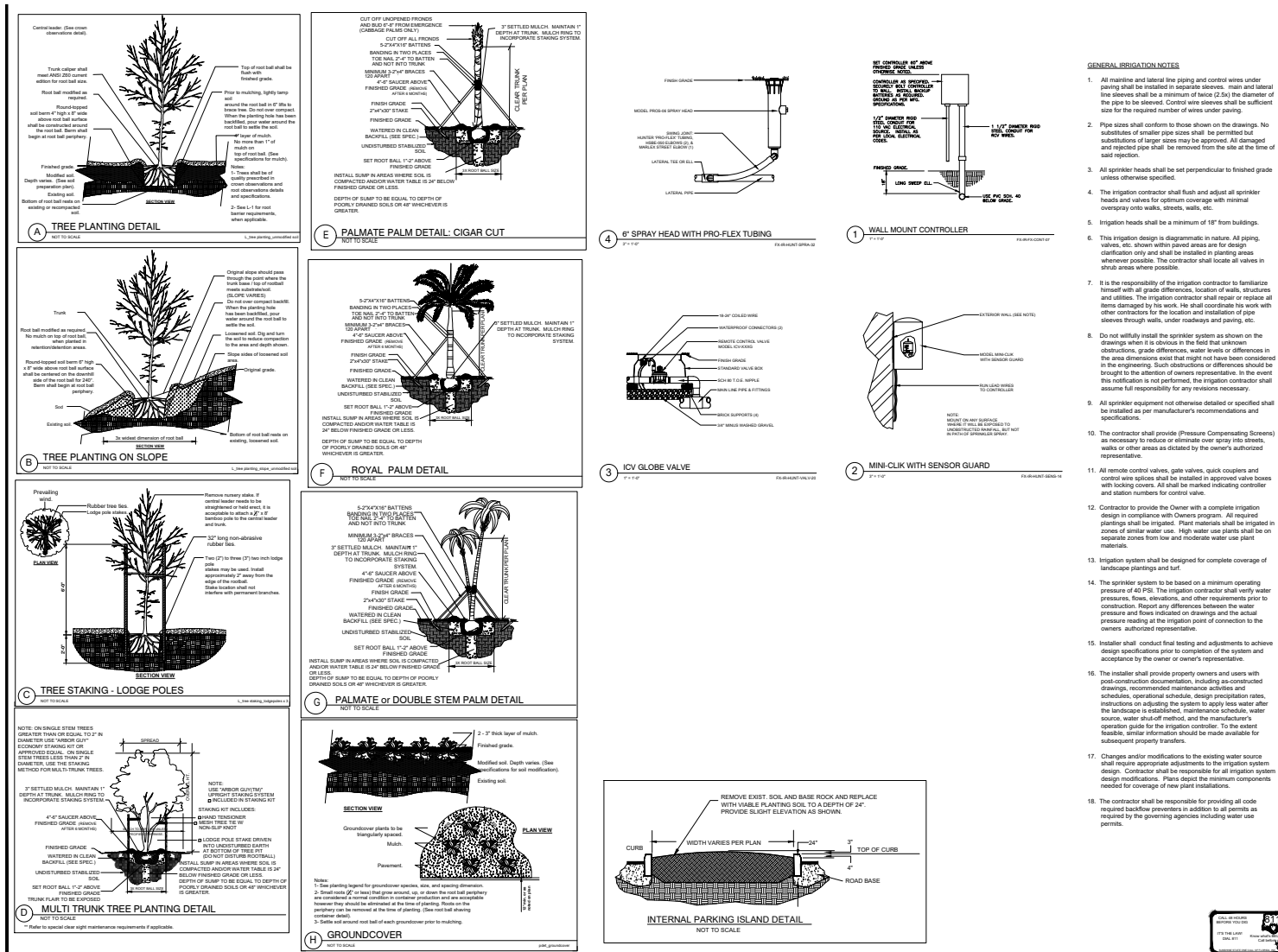












**DMJA**  
DAVID M. JONES, JR.  
AND ASSOCIATES, INC.  
LANDSCAPE ARCHITECTS  
AND PLANNERS  
2221 McIndoe Blvd.  
Fort Myers, Florida 33901  
Phone: (239) 337-5625  
Fax: (239) 337-4484

L.A. LICENSE: LC 0000683

**GODDARD  
EARLY  
DEVELOPMENT  
SCHOOL**

ESTERO, FL

PREPARED FOR:  
BANKS ENGINEERING, INC.  
10511 Six Mile Cypress  
Parkway  
Fort Myers, Florida 33966

CONSULTANT:

DESIGN PROFESSIONAL:

GREGORY J. OSWALD, RLA  
DATE OF FLORIDA  
EXPIRATION:

PROJECT NO: 224001  
PROJECT NAME: GODDARD SCHOOL LE  
DESIGNER: GJO  
CAD TECH: GJO  
CHECKED BY: GJO  
DRAWN BY: GJO

SITE PERMITTING

ISSUED DATE: JAN. 22, 2024  
REVISIONS:  
MARCH 28, 2024 LIGHTING

SHEET TITLE:  
DETAILS AND  
NOTES

SHEET NUMBER:  
L-3

REVISIONS:



THE  
**GODDARD SCHOOL**<sup>®</sup>  
FOR EARLY CHILDHOOD DEVELOPMENT

**VILLAGE OF ESTERO**

**PLANNING, ZONING, & DESIGN REVIEW BOARD**

**PUBLIC HEARING | JUNE 11, 2024**

## APPLICANT REPRESENTATIVES

### TENANT

Mike Thompson



### OWNER

Chad Wheatley  
Brandon Guy



### ENGINEER

Brent Addison, P.E.

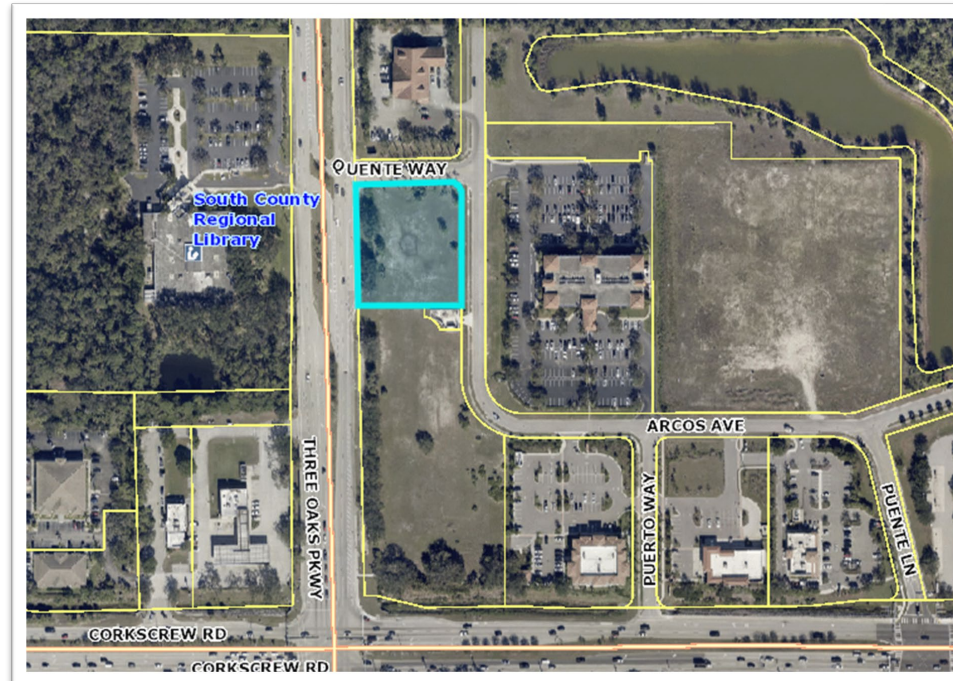


### ARCHITECT

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:

- $\pm$  14,330 SF Early Development School
- $\pm$  910 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





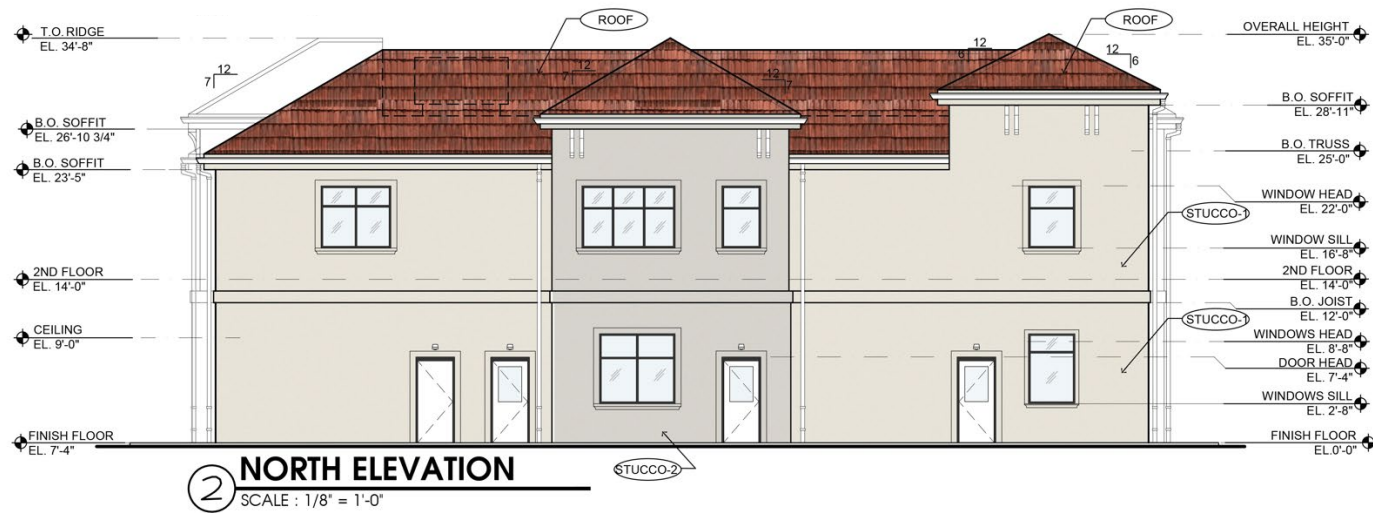


## Original Architectural Plans

# SOUTH ELEVATION



# NORTH ELEVATION





# EAST ELEVATION



## 4 BUILDING SIGN ELEVATIONS

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

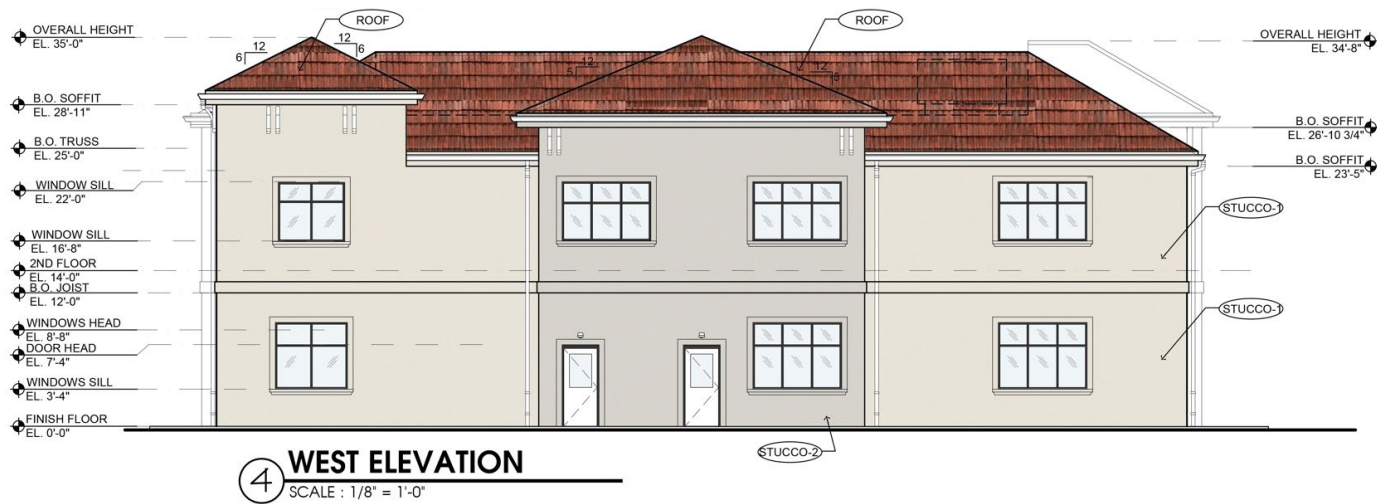


## 3 EAST ELEVATION

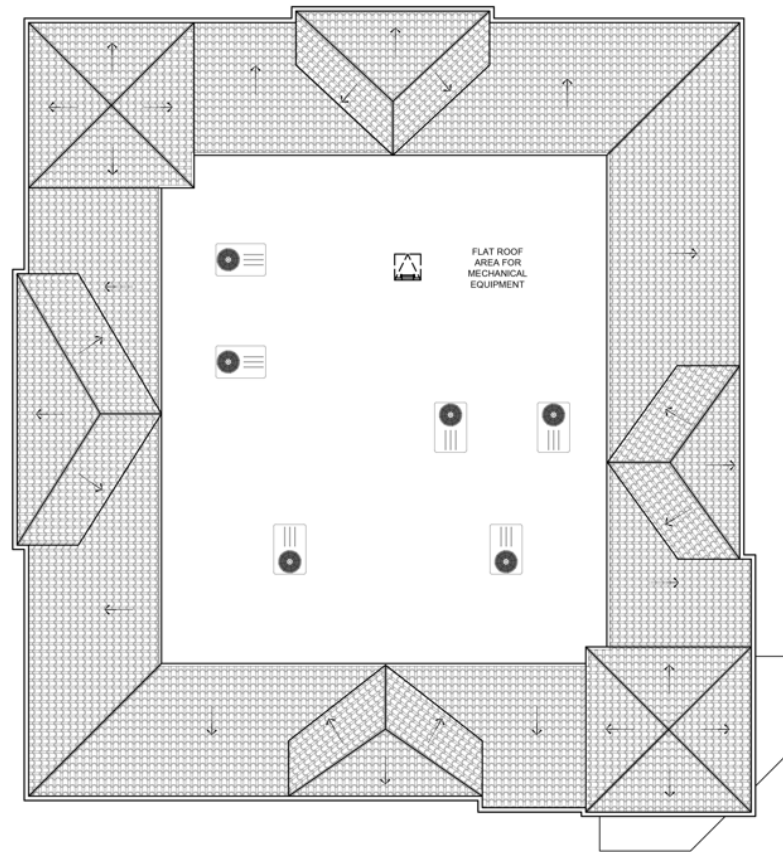
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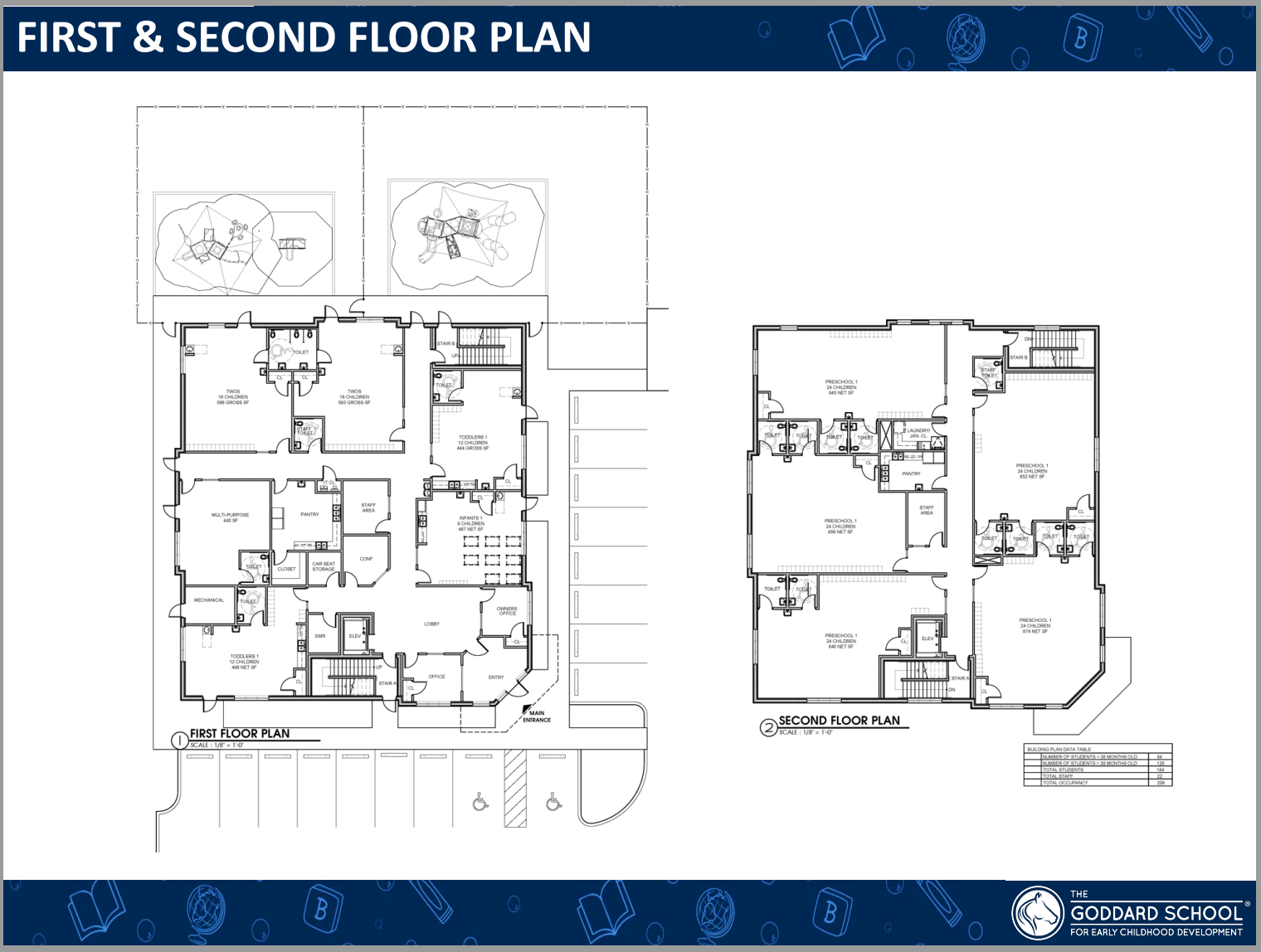
# WEST ELEVATION



## ROOF PLAN



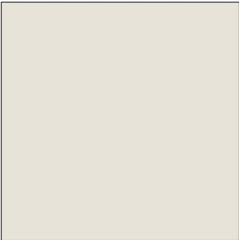
**5 ROOF PLAN**  
SCALE: 1/8"=1'-0"



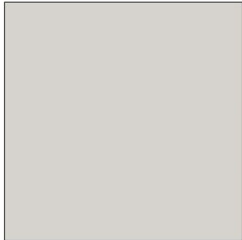
MATERIAL SAMPLE BOARD



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<br>PER DOOR SCHEDULE                                  | DARK BRONZE                          |
| DOOR                       | -                       | PER DOOR SCHEDULE                                                       | DARK BRONZE                          |
| FIXED WINDOW               | TBD                     | TBD                                                                     | DARK BRONZE                          |
| STUCCO-1                   | DRYVIT                  | -                                                                       | SAND PEBBLE FINISH<br>COLOR: SW 7009 |
| STUCCO-2                   | DRYVIT                  | -                                                                       | SAND PEBBLE FINISH<br>COLOR: SW 7647 |
| GUTTER-1                   | -                       | 6" ALUMINUM TYPE "K"<br>W/ LEAF SCREEN AND 6"<br>LEADERS                | TBD                                  |
| VINYL-1                    | ROYAL BUILDING PRODUCTS | COLORSCAPES TRIPLE 4<br>PERFORATED SOFFIT<br>NOM. THICKNESS 0.042"      | WHITE<br>(REF. NOTE 2 BELOW)         |
| KNOX-1                     | KNOX BOX                | 3200 SERIES W/ RECESSED<br>MOUNT FLANGE, HINGE<br>DOOR, & TAMPER SWITCH | DARK BRONZE<br>(REF. NOTE 2 BELOW)   |
| ROOF                       | BRAVA                   | SPANISH TILE                                                            | TERRA COTTA                          |
| TRIM                       | TBD                     | -                                                                       | TBD                                  |

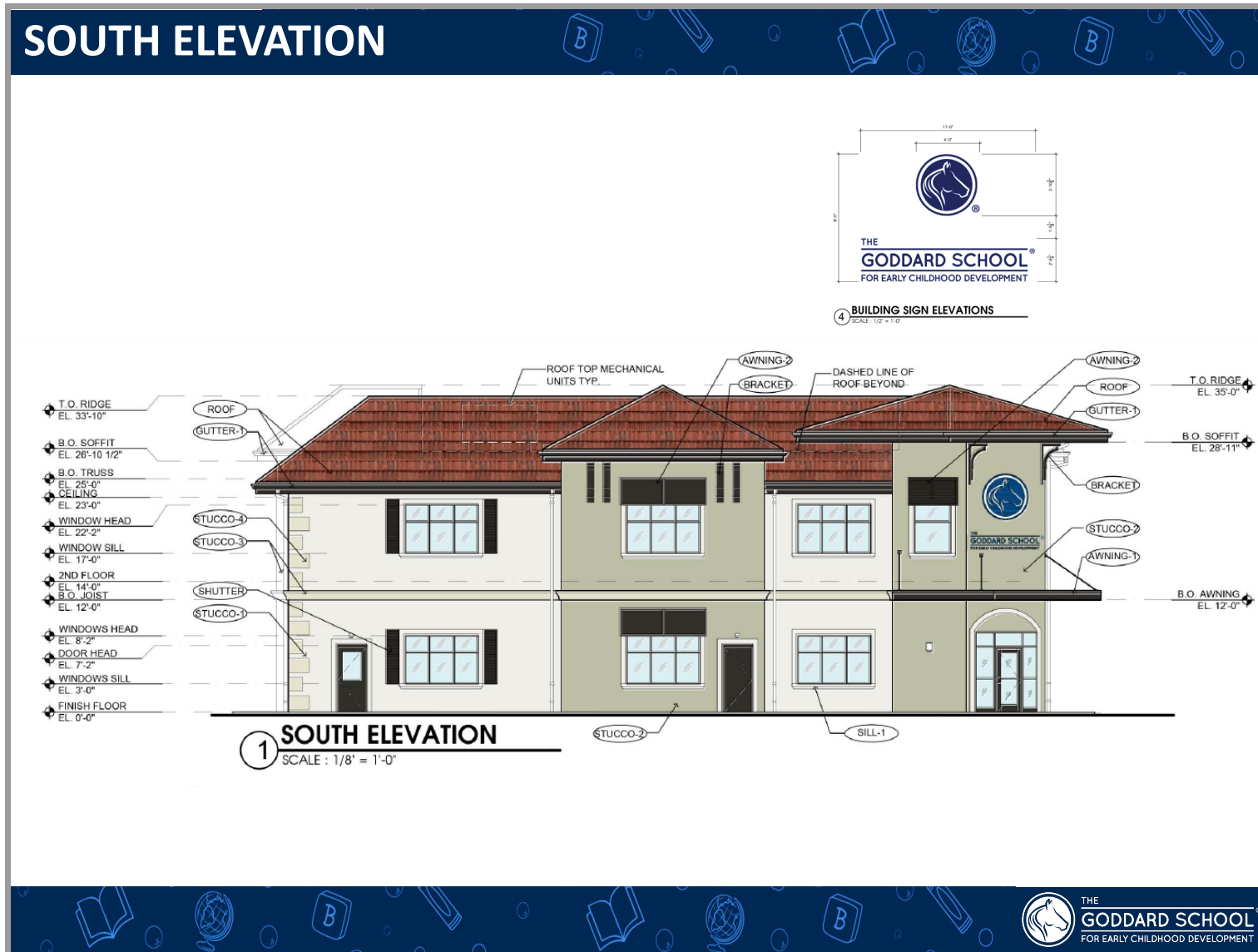
THE  
GODDARD SCHOOL®  
FOR EARLY CHILDHOOD DEVELOPMENT

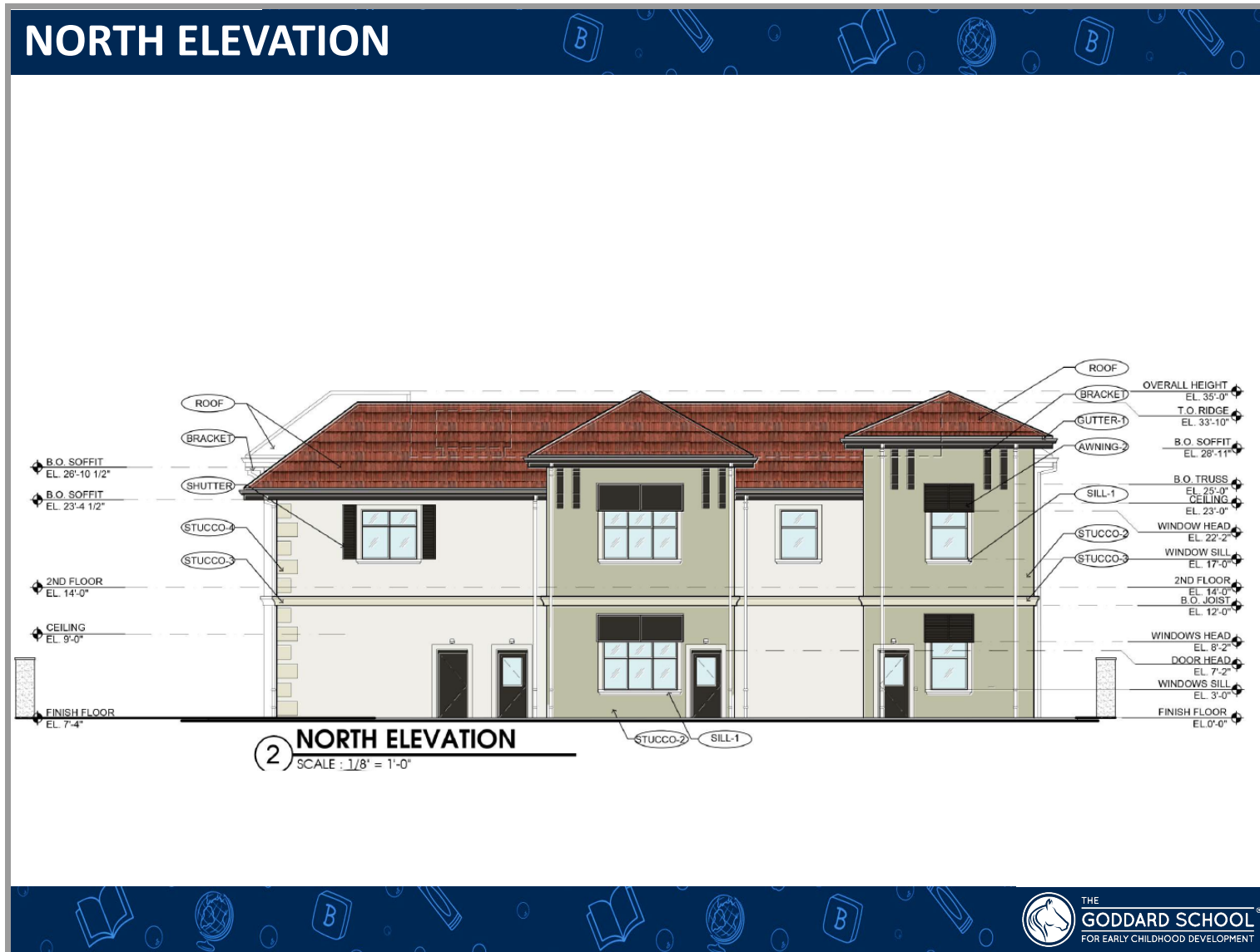
# Updated Architectural Plans

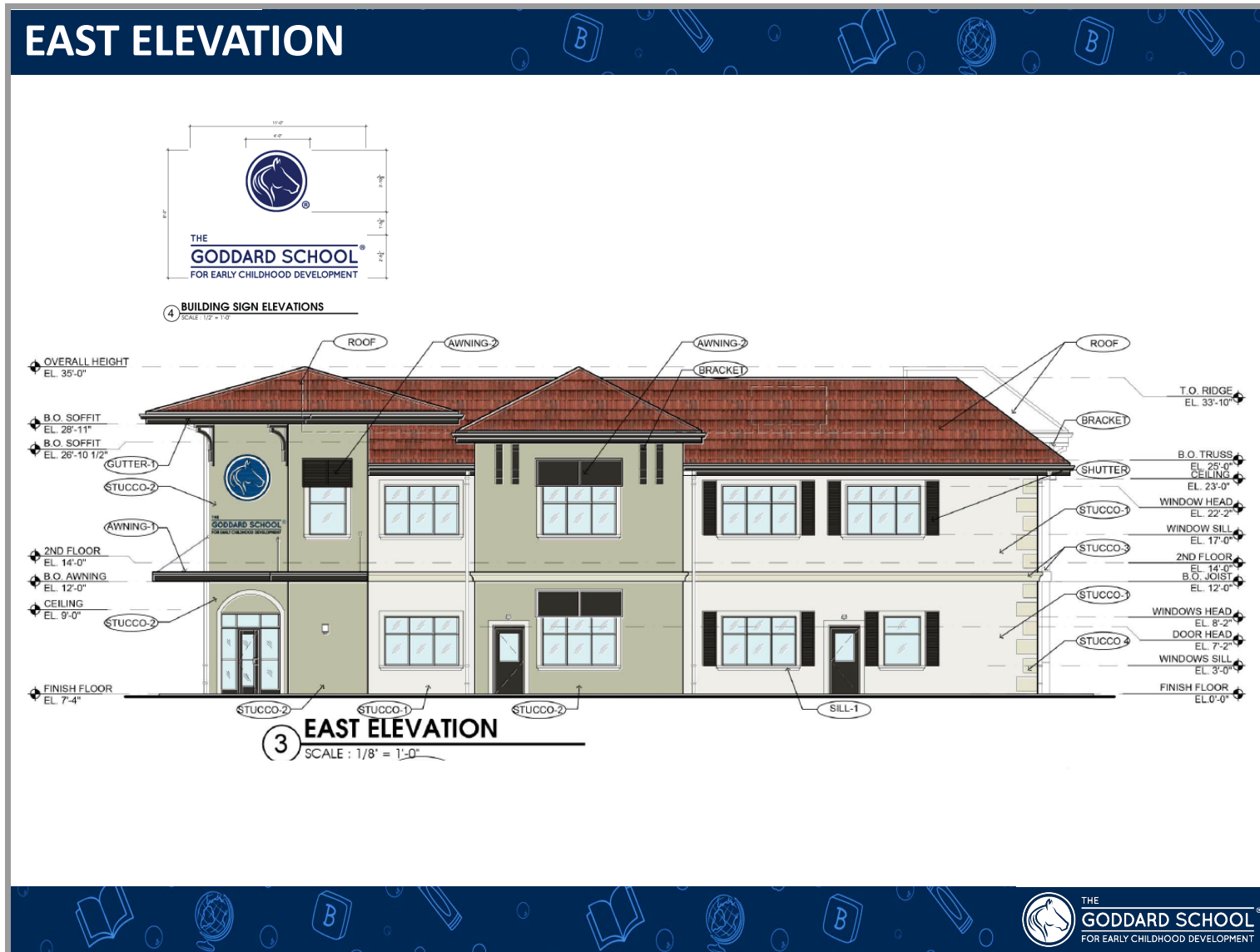


## ARCHITECTURAL RENDERING

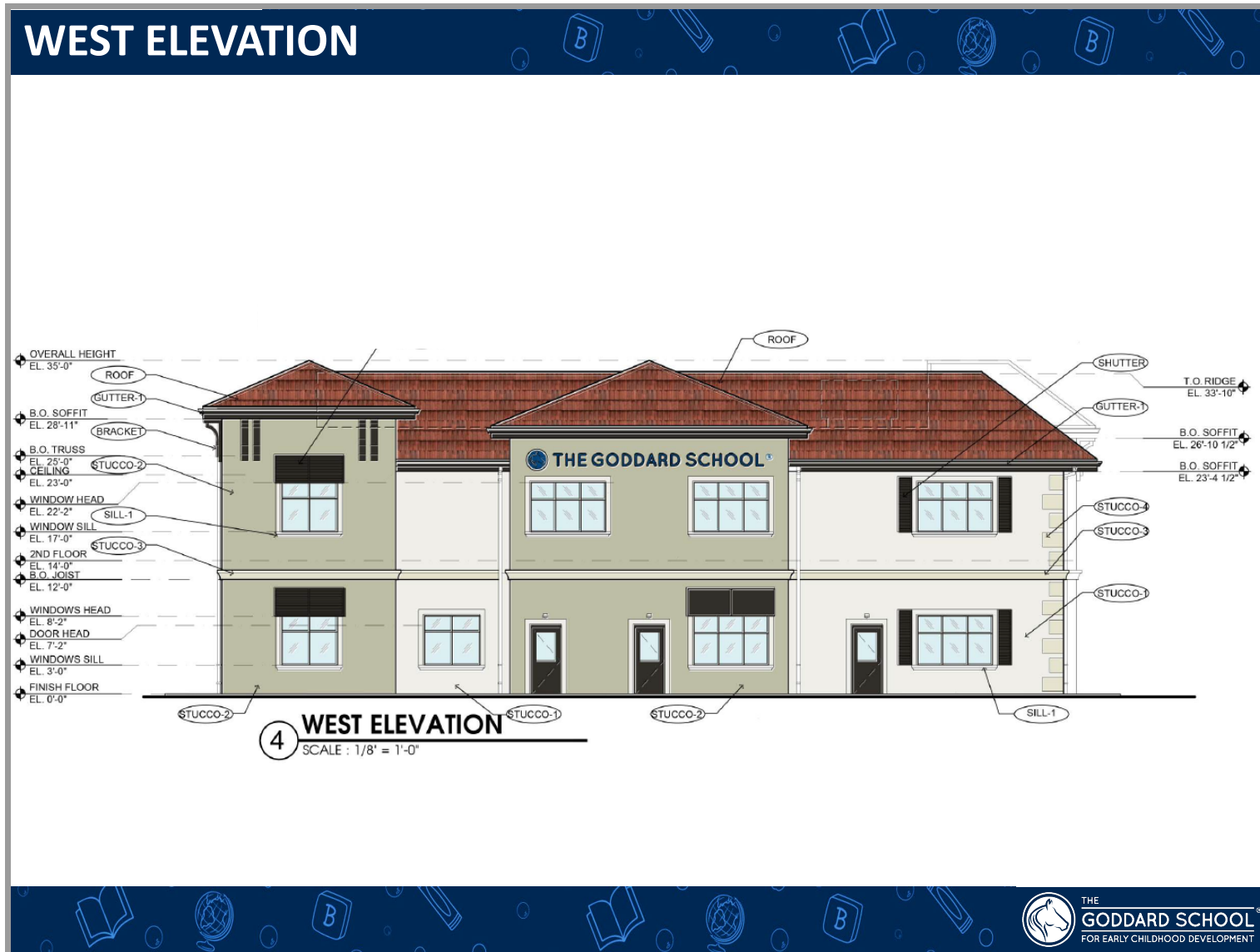




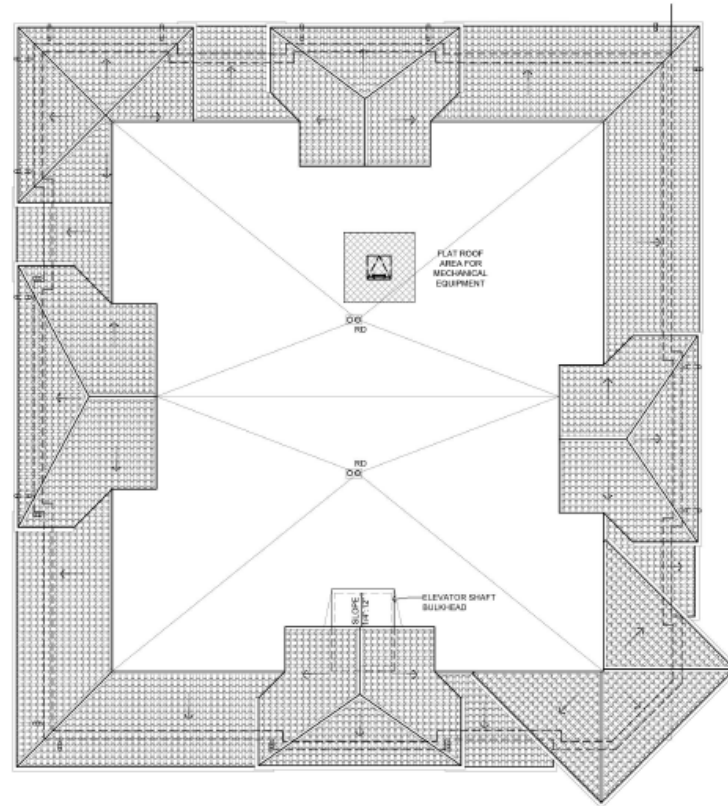








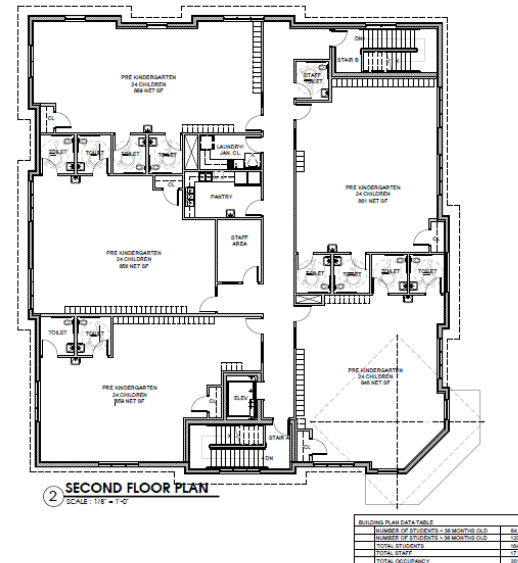
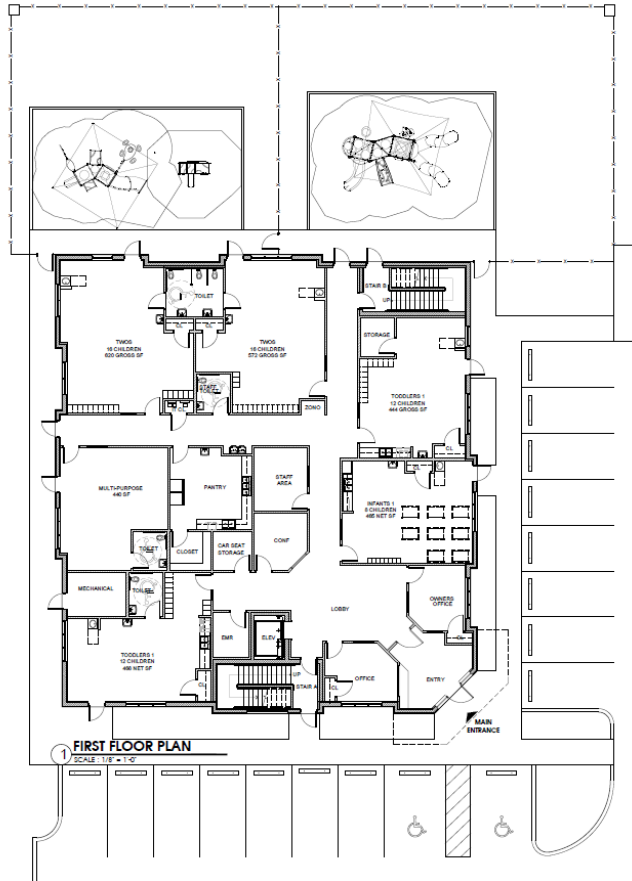
## ROOF PLAN



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



# FIRST & SECOND FLOOR PLAN



# MATERIAL SAMPLE BOARD



WINDOW/DOOR FRAMES  
DARK BRONZE



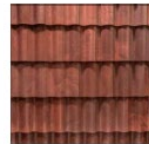
STUCCO-1  
COLOR: SW 7104 - COTTON WHITE



STUCCO-2  
COLOR: SW 9176 - CLAY SAGE



STUCCO-3  
COLOR: SW 6142 - MODERATE WHITE



ROOF  
SPANISH TILE - TERRA COTTA

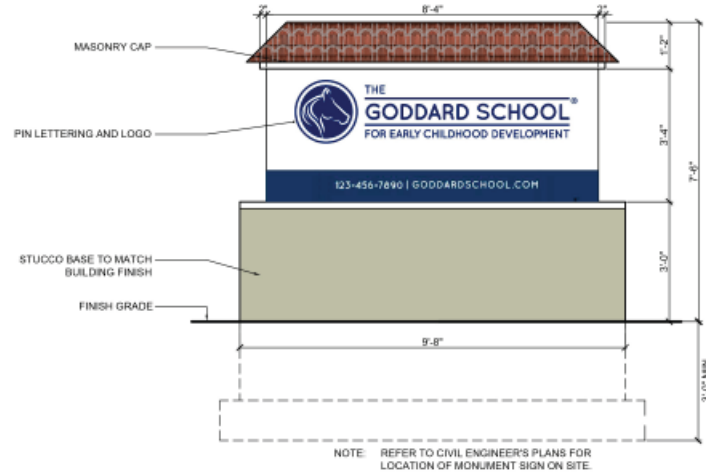
EXTERIOR MATERIAL SCHEDULE

| LABEL        | MANUFACTURER            | SIZE / TYPE                                                             | FINISH / COLOR                       |
|--------------|-------------------------|-------------------------------------------------------------------------|--------------------------------------|
| STOREFRONT   | KAWNEER                 | TRIFAB 451T / 350<br>PER DOOR SCHEDULE                                  | DARK BRONZE                          |
| DOOR         | -                       | PER DOOR SCHEDULE                                                       | DARK BRONZE                          |
| FIXED WINDOW | TBD                     | TBD                                                                     | DARK BRONZE                          |
| STUCCO-1     | DRYVIT                  | -                                                                       | SAND PEBBLE FINISH<br>COLOR: SW 7104 |
| STUCCO-2     | DRYVIT                  | -                                                                       | SAND PEBBLE FINISH<br>COLOR: SW 6178 |
| STUCCO-3     | DRYVIT                  | -                                                                       | SAND PEBBLE FINISH<br>COLOR: SW 6140 |
| GUTTER-1     | -                       | 6" ALUMINUM TYPE 'K'<br>W/ LEAF SCREEN AND 6"<br>LEADERS                | TBD                                  |
| VINYL-1      | ROYAL BUILDING PRODUCTS | COLORSCAPES TRIPLE 4<br>PERFORATED SOFFIT<br>NOM. THICKNESS 0.042"      | WHITE<br>(REF. NOTE 2 BELOW)         |
| KNOX-1       | KNOX BOX                | 3200 SERIES W/ RECESSED<br>MOUNT FLANGE, HINGE<br>DOOR, & TAMPER SWITCH | DARK BRONZE<br>(REF. NOTE 2 BELOW)   |
| ROOF         | BRAVA                   | SPANISH TILE                                                            | TERRA COTTA                          |
| TRIM         | TBD                     | -                                                                       | TBD                                  |



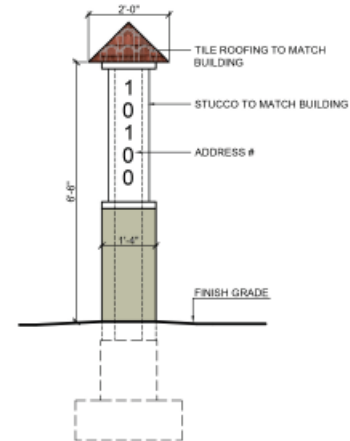
THE  
**GODDARD SCHOOL**  
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# MONUMENT SIGN ELEVATIONS

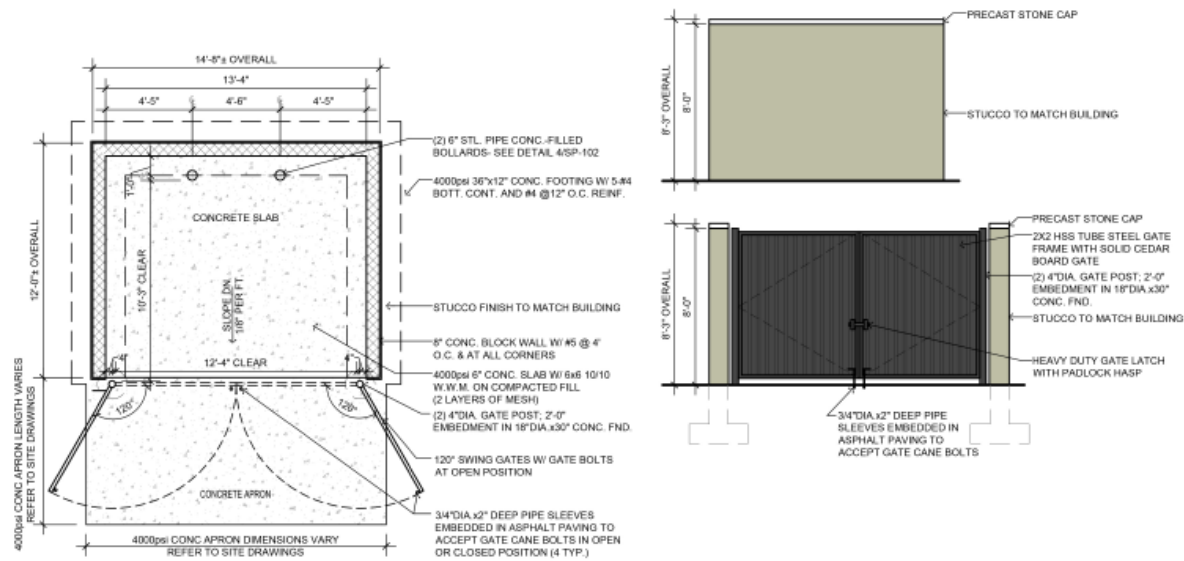


## 3 MONUMENT SIGN ELEVATIONS

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

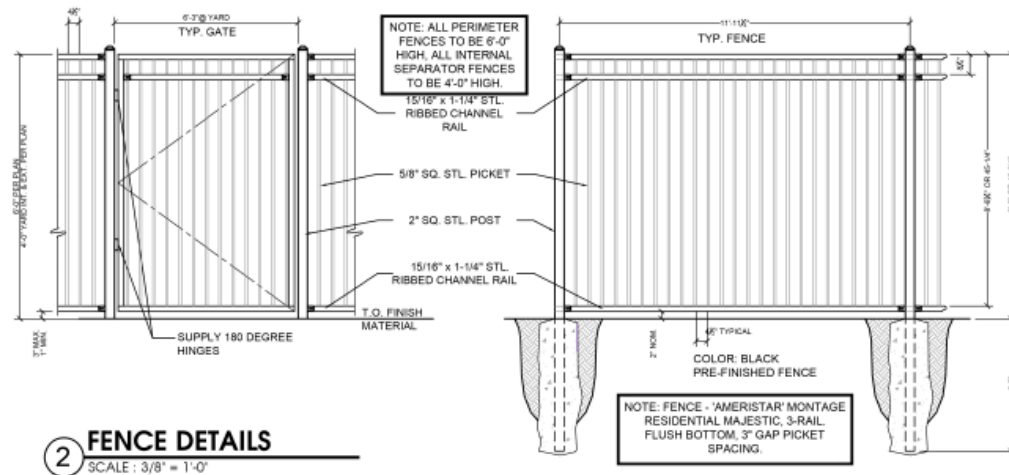


# DUMPSTER ENCLOSURE DETAILS



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

## FENCE DETAILS



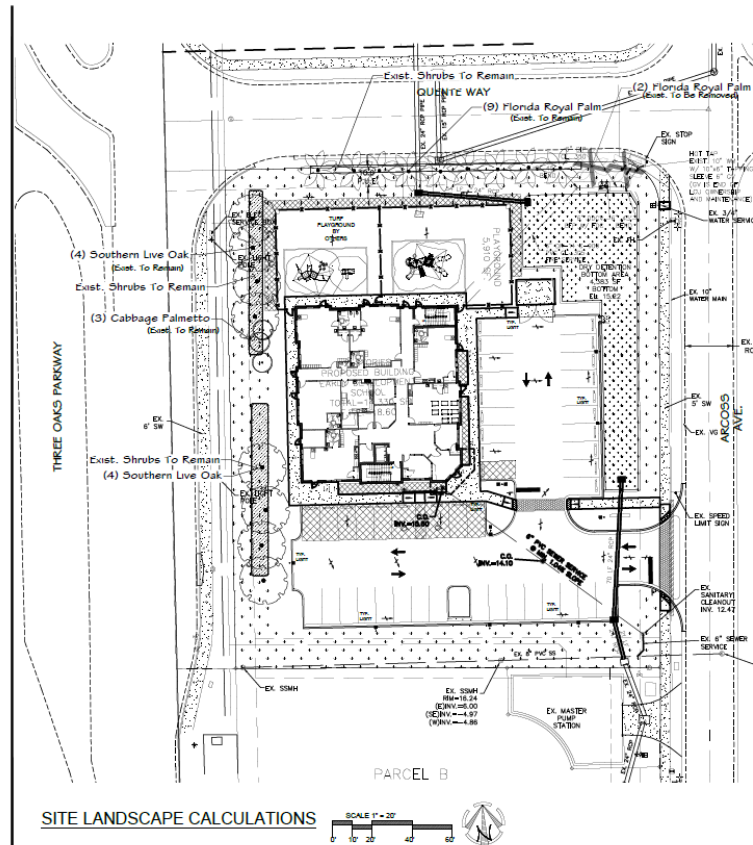




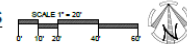


## Additional Information

# SITE LANDSCAPE DATA



SITE LANDSCAPE CALCULATIONS



## GENERAL LANDSCAPE NOTES

1. THE QUALITY OF ALL PLANT MATERIAL WILL MEET THE STANDARDS FOR FLORIDA GRADE NO. 1 (or better), AS GOVERNED IN TUNDS AND TUNDS FOR NURSERY PLANTS.
2. ALL PLANTED TREES AND PALMS WILL HAVE A 2" DEEP SAUCE CONSTRUCTED FROM THE TRUNK OF THE TREE OR PALM MINIMUM OF 4" DIAMETER.
3. ALL PLANTING BEDS SHALL BE COVERED WITH A 2" MINIMUM DEPTH OF MULCH AND SHALL BE WEED FREE. MULCH SHALL BE GRADE 8 OR BETTER. CONTRACTOR SHALL REMOVE ANY VEGETATIVE GROWTH AND APPLY A PRE-EMERGENT WEED KILLER PER SPECIFICATIONS PRIOR TO MULCHING.
4. NO CODE REQUIRED PLANTINGS SHALL BE INSTALLED IN EXISTING AREAS. ABOVE CODE PLANTINGS SHALL BE REPLACED AT THE OPTION AND COST OF DEVELOPER. SHOULD FUTURE UTILITY WORK REQUIRE REMOVAL.
5. ANY AND ALL EXOTIC VEGETATION INCLUDING: EARLEAF, AGAVE, WAXY, TONGUE, BISHOPWOOD, AUSTRALIAN PINE, CARROTWOOD, ROSEWOOD, AIR POTATO, MURRAY ROSE, LANTANA, CUBAN LIMEWOOD, JAPANESE CLIMBING PERN, OLD WORLD CLIMBING PERN, MELALEUCA, PEPPER, FLORIDA HOLLY, TROPICAL, SODA APPLE, JUVA, PALM, ROSE APPLE, CORN TREE AND MIMULA, ON THE PROPERTY SHALL BE COMPLETELY REMOVED AND DISPOSED OF OFF SITE BY THE CONTRACTOR. THE SITE SHALL BE MAINTAINED FREE OF INVASIVE EXOTIC VEGETATION IN PERPETUITY.
6. TREES SHALL BE A MINIMUM OF 12" HIGHT WITH A 3" CALIPER MEASURED AT 4" ABOVE GROUND LEVEL WITH A 1/8" FOOT CALIPER UNLESS SPECIFIED AS 20" TALL TREES PER PLAN AND PLANT LIST.
7. A MINIMUM OF 100% OF THE CODE BUFFER TREES AND SHRUBS SHALL BE OF A NATIVE SPECIES.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE LOCATIONS OF ALL UTILITIES AND ALL SITE CONDITIONS PRIOR TO THE START OF LANDSCAPE INSTALLATION.
9. FERTILIZER SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND ILLASDES OF EXISTING OR LOCAL ORDINANCES.
10. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINE GRADE ALL PLANTING AND SODDING AREAS PRIOR TO PLANT OR SOIL INSTALLATION. CONTRACTOR SHALL OBTAIN OWNER APPROVAL OF FINAL GRADES.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE TAKEOFFS. PLANT LIST IS PROVIDED FOR REFERENCE ONLY.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE UNTIL FINAL ACCEPTANCE AND IN COMPLIANCE WITH SPECIFICATIONS.
13. CONTRACTOR SHALL REMOVE ALL TRUNKS, BRANCHES AND SUPPORTS (EXCEPT STAKING CUTS) FROM ALL PLANTINGS PRIOR TO FINAL ACCEPTANCE.
14. ALL AREAS OF THE SITE NOT PLANTED SHALL BE SODDED IN ACCORDANCE WITH PLANS. REFER TO ENGINEERING PLANS FOR ADDITIONAL SPECIFICATIONS.
15. THE REQUIRED PLANTINGS SHALL BE IRRIGATED IN ACCORDANCE WITH LOC REQUIREMENTS. REFER TO CONSTRUCTION DOCUMENTS FOR COMPLETE IRRIGATION PLANS.
16. THE PARKING LOTS SHALL BE SLOPED FOR IRRIGATION BY THE LANDSCAPE CONTRACTOR. COORDINATE WITH CIVIL ENGINEERING PLANS.
17. ALL BASE ROCK SHALL BE REMOVED FROM LANDSCAPE PARKING ISLANDS.
18. PRIOR TO CERTIFICATE OF COMPLIANCE NO TREES SHALL BE PLANTED WHERE THEY INTERFERE WITH BUILDINGS, UTILITIES, SITE DRAINAGE, VIEWS, SIGNAL, OR WHERE THEY WILL REQUIRE REMOVAL IN THE FUTURE AND ACCORDING TO MATURITY HEIGHTS IN PERPETUITY UNLESS A WRITTEN STATEMENT IS PROVIDED PER LOC SEC. 15-421.5.
19. THE CONTRACTOR SHALL PROVIDE PRESSURE COMPENSATING SCREENS AS NECESSARY TO REDUCE OR ELIMINATE EXISTING INTERFERENCES, SIGNALS, OR OTHER AREAS AS DICTATED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
20. PLANS PREPARED FOR DEVELOPMENT ORDER APPROVAL. REFER TO ADDITIONAL LANDSCAPE CONSTRUCTION DOCUMENTS FOR COURTYARD PLANTINGS.

## TOTAL SITE AREA: 454,401 SF (1.25 acres)

## OPEN SPACE REQUIREMENTS

OPEN SPACE REQUIRED

1.25 acres (64,528 SF) x 50% = 32,264 SF REQUIRED

OPEN SPACE (PER WATCHING) PROVIDED = 15,388 SF

INDIVIDUAL OPEN SPACE REQUIREMENTS

NOT APPLICABLE. SITE IS VOID OF NATIVE VEGETATION

## GENERAL TREE REQUIREMENTS

TREES PER ACRE OF SITE

BASED 200-10" MINIMUM TREES REQUIRED AND AS PROVIDED AT 1:1 CREDIT

NOTE: 18" TREES MAY BE USED AT A 2:1 CREDIT FOR GENERAL TREES. GENERAL TREE REQUIREMENTS MAY NOT BE REDUCED MORE THAN 50%. A MAXIMUM OF 14-16 TREES MAY BE USED AT 1:1 CREDIT TOWARDS GENERAL TREE REQUIREMENTS, IF ANY, DETECTED IN PLANT LIST

## INTERNAL PARKING LANDSCAPE REQUIREMENTS

INTERNAL LANDSCAPE AREAS OF 10% OF THE PARKING AREA IS REQUIRED

14,438 SF OF VEHICULAR USE AREA x 10% = 1,443 SF MINIMUM REQUIRED AND 1:1 PROVIDED PER WATCHING

1 TREE PER 360 SF + 8 TREES REQUIRED AND PROVIDED

10% OF PLANTING AREA TO BE IN TURF

14,438 SF of per plot = 228 plants. Internal parking area 100% planted

## WATER MANAGEMENT PLANTING REQUIREMENTS

PER SECTION 15-111(5) OF SUBDIVISION 1 OF EXISTING PLANNING COMMUNITY REGULATIONS

DETENTION BASINS MUST BE PLANTED WITH WETLAND SPECIES AT 3" PER 100' THROUGHOUT THE BASIN

## BUILDING PERIMETER PLANTING REQUIREMENTS

15.388 SF x 10% = 1,538 SF OF BUILDING PERIMETER PLANTING REQUIRED AND 1,538 SF PROVIDED

## BUFFER REQUIREMENTS

### PROJECT NORTH BUFFER (Cypress Way)

REGULATORY Z-2-200

Type D Buffer required 10' wide with 5 trees per 100' and a double edged hedge to be maintained @ 3'

180100' x 5' = 900 trees required and provided

180100' x 5' = 900 shrubs required and provided

### PROJECT EAST BUFFER (Arrows Ave)

REGULATORY Z-2-200

Type D Buffer required 10' wide with 5 trees per 100' and a double edged hedge to be maintained @ 3'

200100' x 5' = 1,000 trees required and provided

200100' x 5' = 1,000 shrubs required and provided

### PROJECT SOUTH BUFFER (Arrows Ave)

REGULATORY Z-2-200

Type D Buffer required 10' wide with 5 trees per 100' and a double edged hedge to be maintained @ 3'

180100' x 5' = 900 trees required and provided

180100' x 5' = 900 shrubs required and provided

### PROJECT WEST BUFFER (Cypress Way)

REGULATORY Z-2-200

Type D Buffer required 10' wide with 5 trees per 100' and a double edged hedge to be maintained @ 3'

180100' x 5' = 900 trees required and provided

180100' x 5' = 900 shrubs required and provided



DAVID M. JONES, JR.  
AND ASSOCIATES, INC.

LANDSCAPE ARCHITECTS  
AND PLANNERS

1001 Westgate Blvd.  
Fort Myers, Florida 33901  
Phone: (239) 337-1000  
Fax: (239) 337-1000

L. A. D. E. L. 0000001

GODDARD  
EARLY  
DEVELOPMENT  
SCHOOL

ESTERO, FL

PREPARED FOR:

SARGO ENGINEERING, INC.  
10311 Six Mile Cypress  
Parkway  
Fort Myers, Florida 33966

CONSULTANT:

DESIGN PROFESSIONAL:

DATE: 01/11/2011

PROJECT NO: 224001

PROJECT NAME: GODDARD EARLY DEVELOPMENT SCHOOL

PROJECT LOCATION: ESTERO, FL

PROJECT OWNER: SARGO ENGINEERING, INC.

PROJECT PERMITTING:

PROJECT DATE: JAN 11, 2011

PROJECT LOCATION: ESTERO, FL

PROJECT OWNER: SARGO ENGINEERING, INC.

PROJECT PERMITTING:

PROJECT DATE: JAN 11, 2011

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PROJECT PERMITTING:

PROJECT DATE: JAN 11, 2011

PROJECT LOCATION: ESTERO, FL

PROJECT OWNER: SARGO ENGINEERING, INC.

PROJECT PERMITTING:





2221 McGregor Blvd.  
Fort Myers, Florida 33901  
Phone: (239) 337-5525  
Fax: (239) 337-4494

LA VIE DE C000093

PROJECT INFORMATION

**GODDARD**

EARLY  
DEVELOPMENT  
SCHOOL

ESTERO, FL

PREPARED FOR:  
BANKS ENGINEERING, Inc.

10511 Six Mile Cypress  
Parkway  
Fort Myers, Florida 33908

CONSULTANT:

[illegible]

1



**DESIGN PROFESSIONAL:**  
 Digitally signed by  
 Gregory J. Thomas, S.E.  
 DN: cn=Gregory J.  
 Thomas, S.E., o=David  
 M. Thomas, Inc., ou=  
 Registrants, email=gjtho

SEBASTIAN J. DUBROFF, RLA  
RLA NO. 840 CMTN.  
STATE OF FLORIDA

|             |                   |
|-------------|-------------------|
| PROJECT NO. | 224001            |
| PROJECT SUB | OREG DISBNO       |
| FILE NAME   | GOCCARD SCHOOL LT |

|            |     |
|------------|-----|
| DESIGNER   | OJO |
| CAD TECH   | OJO |
| CHECKED BY | OJO |
| SCALE FOR  |     |

SITE REGRADATIONS

ISSUED DATE: JAN. 22, 2024

11

SHEET TITLE:  
**LANDSCAPE  
PLAN**

SHEET NUMBER:  
L-2

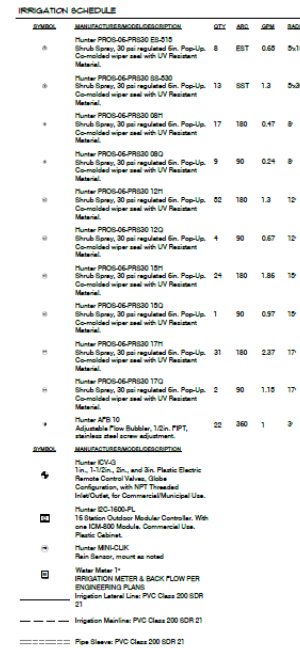
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## STANDARD SCHOOL

### LY CHILDHOOD DEVELO

---









**Planning, Zoning and Design Board**  
***Staff Report***

| PROJECT NAME                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Palms Day School                                                                                                                              |
| CASE NUMBER                                                                                                                                   |
| DOS2024-E003                                                                                                                                  |
| MEETING DATE                                                                                                                                  |
| June 11, 2024                                                                                                                                 |
| REQUEST                                                                                                                                       |
| Development includes a $\pm$ 13,400 sf preschool on a 3.74-acre parcel with appurtenant parking, drainage, and utility infrastructure         |
| APPLICANT                                                                                                                                     |
| Derek Burkholder for Coastal Palms Academy, LLC and John T. Wojdak, PE of RESPEC, Authorized Agent                                            |
| LOCATION                                                                                                                                      |
| 9600 Corkscrew Road                                                                                                                           |
| PROPERTY SIZE                                                                                                                                 |
| 3.74 Acres                                                                                                                                    |
| ZONING                                                                                                                                        |
| Parcel is zoned Commercial Planned Development (CPD) by Zoning Ordinance Z-02-057 as amended by ADD2008-00001 for current Master Concept Plan |
| PUBLIC INFORMATION MEETING DATES                                                                                                              |
| The Planning Zoning and Design Board conducted Public Information Meetings on November 14, 2023 and March 12, 2024                            |

**Staff Recommendation**

Staff recommends approval of the Development Order with a condition that an easement be provided for the sidewalk along River Ranch Road. Staff believes the request meets the requirements of the Land Development Code.

**Background and Request**

This proposal is for a 13,400± sf day care/pre-school, 225 students from infant to pre-school age and 22 staff. This application includes a 16,416 sf outdoor playground/learning center, parking area including drop off, landscaping, monument sign, and sidewalk. This project is located on the SW corner of Three Oaks Parkway and River Ranch Road.

**Architecture**

The proposed architecture is Florida Vernacular structure. The roof is galvanized steel with decorative roof elements, varying rooflines and pitches, recessed entryways, covered drop lane, decorative Chippendale railing, dormers, smooth plank lap siding and large format horizontal shiplap siding. Colors include shades of beige and green.

**Transportation/Parking**

The project proposed access is from River Ranch Rd. approximately 407' south of Corkscrew Road. There are 59 parking spaces proposed including 2 EV parking spaces and circular drop off area. Dropoff and pickup times are from 6:30 a.m. to 9:00 a.m. and 2:30 p.m. to 6:00 p.m. See attached information from applicant

**Trip Generation Summary**

| Land Use                  | Weekday AM Peak Hour |     |       | Weekday PM Peak Hour |     |       | Daily 2-way |
|---------------------------|----------------------|-----|-------|----------------------|-----|-------|-------------|
|                           | In                   | Out | Total | In                   | Out | Total |             |
| Daycare<br>(224 Students) | 83                   | 73  | 156   | 70                   | 78  | 148   | 845         |

The analysis indicated that there is sufficient capacity on both Corkscrew Road and River Ranch Road to accommodate the trips anticipated to be generated by the proposed development on the subject site. Both roadways are projected to operate at LOS "C", both with and without the addition of the project traffic.

Nearby residents have complained about traffic backups at River Ranch Road. These operational issues occur when there are crashes or issues on Corkscrew Road or I-75.

Turn lane analysis indicates that no turn lanes will be warranted on River Ranch Road.

**Stormwater**

The stormwater management system proposes to include a central dry detention pond, providing 1.27 ac-ft of water quality volume. The stormwater management system proposes to connect to an existing catch basin on River Ranch Road that continues to Corkscrew Road and the Estero River.

The minimum finish floor elevation is set at 16.41' which exceeds the 100-year, 72-hour (zero discharge) peak stage plus 1 foot.

SFWMD permit #231222-41790 is currently under review for this project.

**Lighting**

Lighting meeting the requirements in the Code for Color Temperature (CCT), and BUG rating of 1-0-1 is proposed in the parking lot. Lighting has been designed to prevent light spillage onto adjacent properties.

**Landscaping and Environmental**

The Landscape plan includes a 20' Type D buffer along Corkscrew Road (north) and River Ranch Road (east), a 5' Type A commercial buffer along the west area next to Estero Animal Hospital and 25' modified Type C buffer along the residential area to west and south of the Animal Hospital and along the south residential side of the property. Landscaping includes all required buffers, general trees, internal parking landscaping, building perimeter planting and required mitigation.

Five existing heritage trees are proposed for removal and replacement.

An Environmental Assessment and Protected Species Survey Report was conducted by BearPaws Environmental Consulting. The protected species survey showed no evidence of protected species.

**Signage**

No request for monument sign was submitted.

Attachment:  
Dropoff/Pickup Management Plan

Dr. Derek Burkholder  
Chief Executive officer  
Palms Day School  
9600 Corkscrew Rd.  
Estero Florida, 33928

Dear Estero Planning and Zoning,

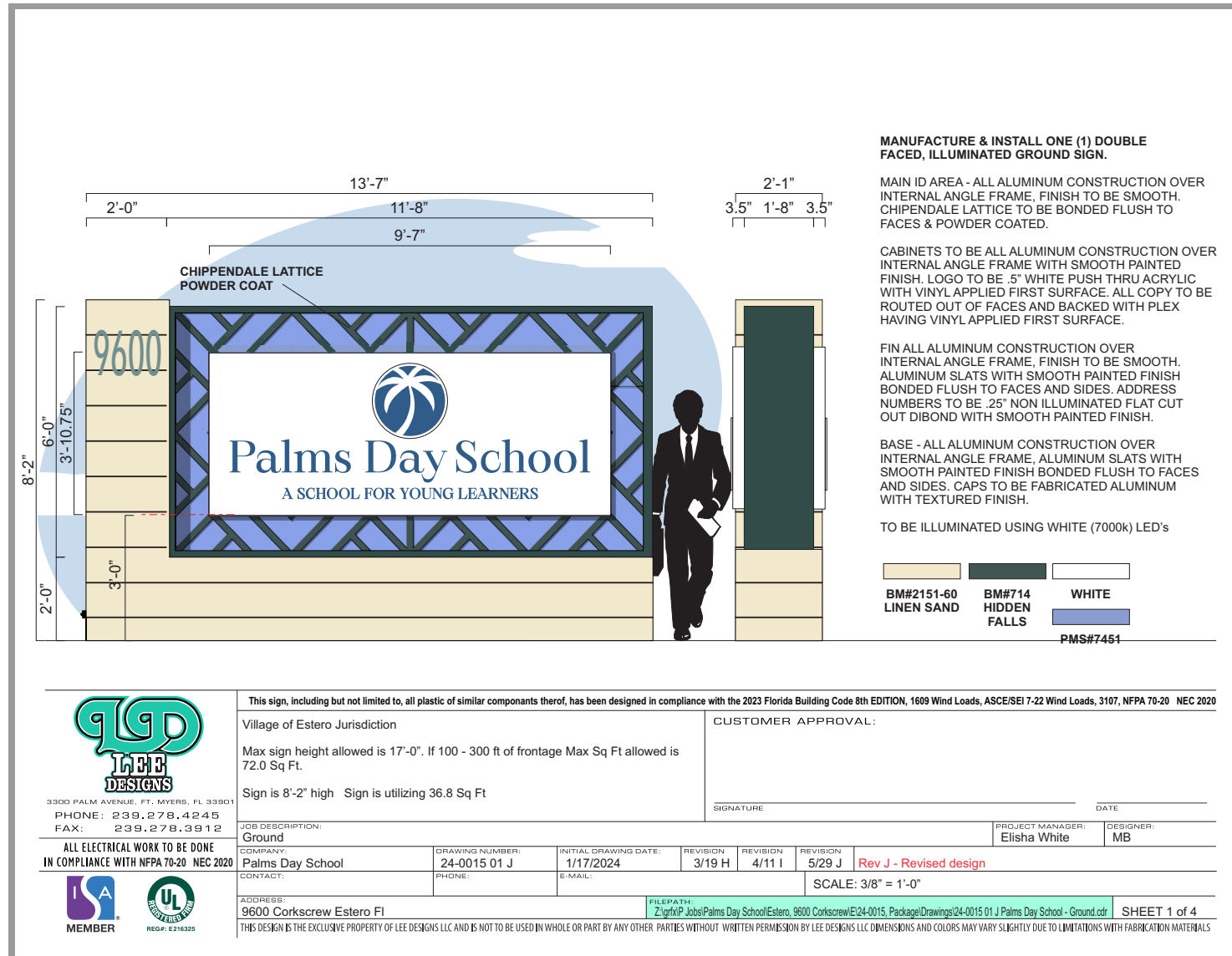
I hope this letter finds you well. In our ongoing effort to improve efficiency and minimize all traffic congestion, we have implemented several measures to ensure a smooth and convenient experience for all families:

1. Roundabout Utilization: We will utilize a roundabout for drop-off and pick-up, which will help streamline traffic flow and reduce congestion compared to traditional straight drop-off lanes.
2. Curbside Drop Off and Pick Up: We are pleased to offer curbside drop off and pick up, allowing for quick and convenient access for parents and guardians. *-Parents simply call us/send us a note in the communication app when you are 5 minutes away, and our staff will ensure that children are ready and waiting for parents upon arrival, minimizing wait times and reducing congestion.*
3. Extended Time Window: We have extended our drop-off and pick-up times to accommodate different schedules, providing a generous window from 6:30 am to 9:00 am for drop-off and from 2:30 pm to 6:00 pm for pick-up. This is the main time window for Dropoff/pickup; however, families can still arrive and depart outside this window during our normal hours of operation (6:30 am - 6:00 pm).
4. Parking Capacity: With over 60 parking spaces available, including designated areas for pick up and drop off, we have ensured ample parking for staff (~22 staff/day) and families without causing congestion.
5. Additional Traffic Management Measures: We will implement signage to prevent the blocking of intersections and have provided alternative routes in case of congestion, ensuring smooth traffic flow at all times.
6. Reduction in traffic count: Although we may be licensed for 225 students, this does not mean 225 cars coming at drop off or pick up. Most families have 2-3 kids (over 50%), children are often out sick, on vacation, or at appointments, and enrollment ebbs and flows throughout the year.

We are confident that with these measures in place, we will be able to provide a safe and efficient drop-off and pick-up experience for everyone involved. Please do not hesitate to contact us with any questions or concerns. Thank you for your continued support and cooperation as we work together to make Palms Day School a place where every child can thrive.

Warm regards,

Dr. Derek Burkholder



Exterior Material Palette for  
Palms Day School

Roofing

**Galvanized Steel (roll formed)**  
MBCI Metals or equal



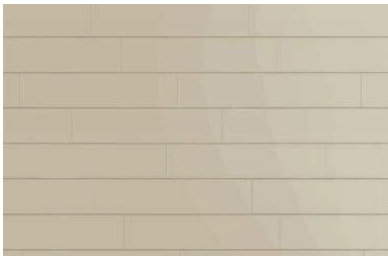
Soffits

**Heart Cypress 1x10 Shiplap  
And Columns**  
locally sourced



Sheathing

**6" Exposed Smooth Lap-Siding**  
Integral color top coat



**Large format Horizontal Shiplap Siding**  
Smooth faced James Hardie or equal  
with 3/8" reveal

Field Paint, Trims, Railings and Accents

*Benjamin Moore - Element Guard  
or equal*

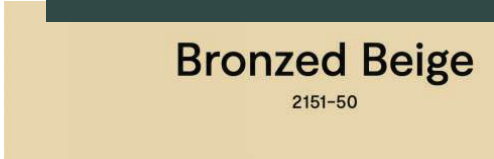
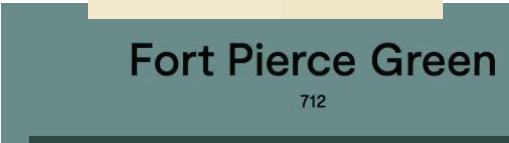
LAP SIDING FIELD  
Linen Sand

SHIPLAP SIDING FIELD  
Bronzed Beige

WINDOW TRIMS  
HIGH TRIMS - CUPOLA AND FACIAS  
Hidden Falls

CHIPPENDALE RAILING ACCENT  
Fort Pierce Green

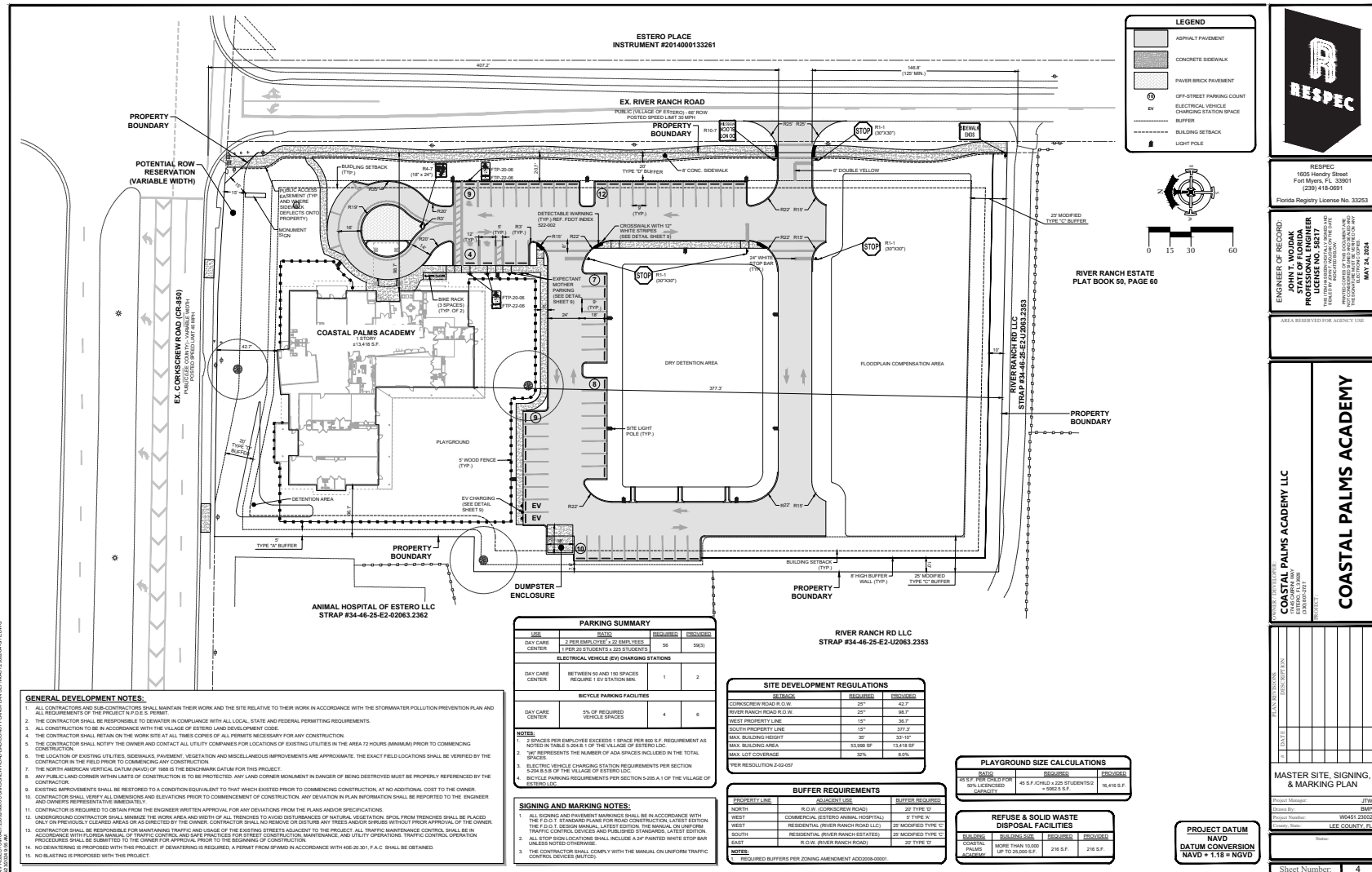
OTHER TRIMS / ACCENT  
Hidden Falls

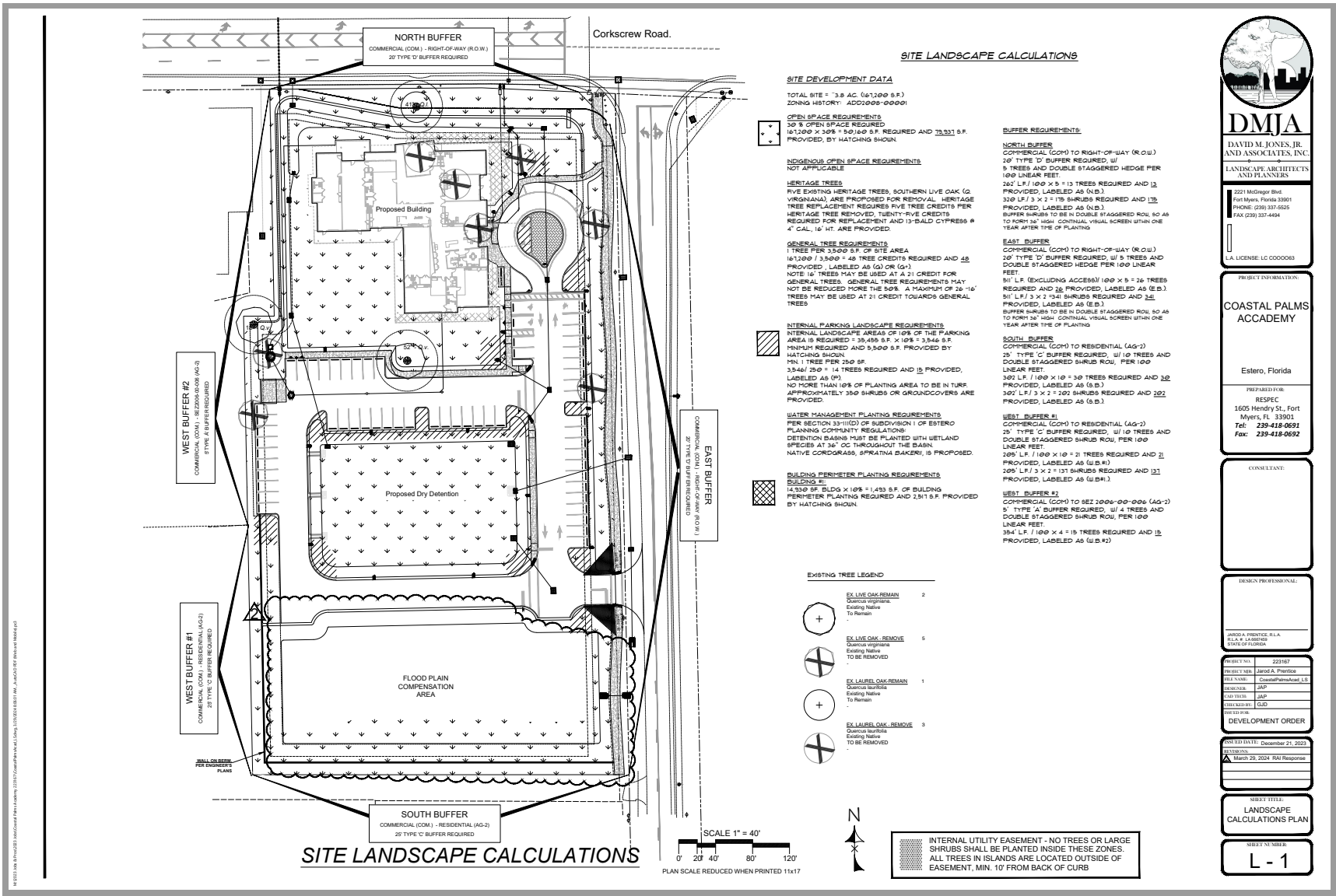


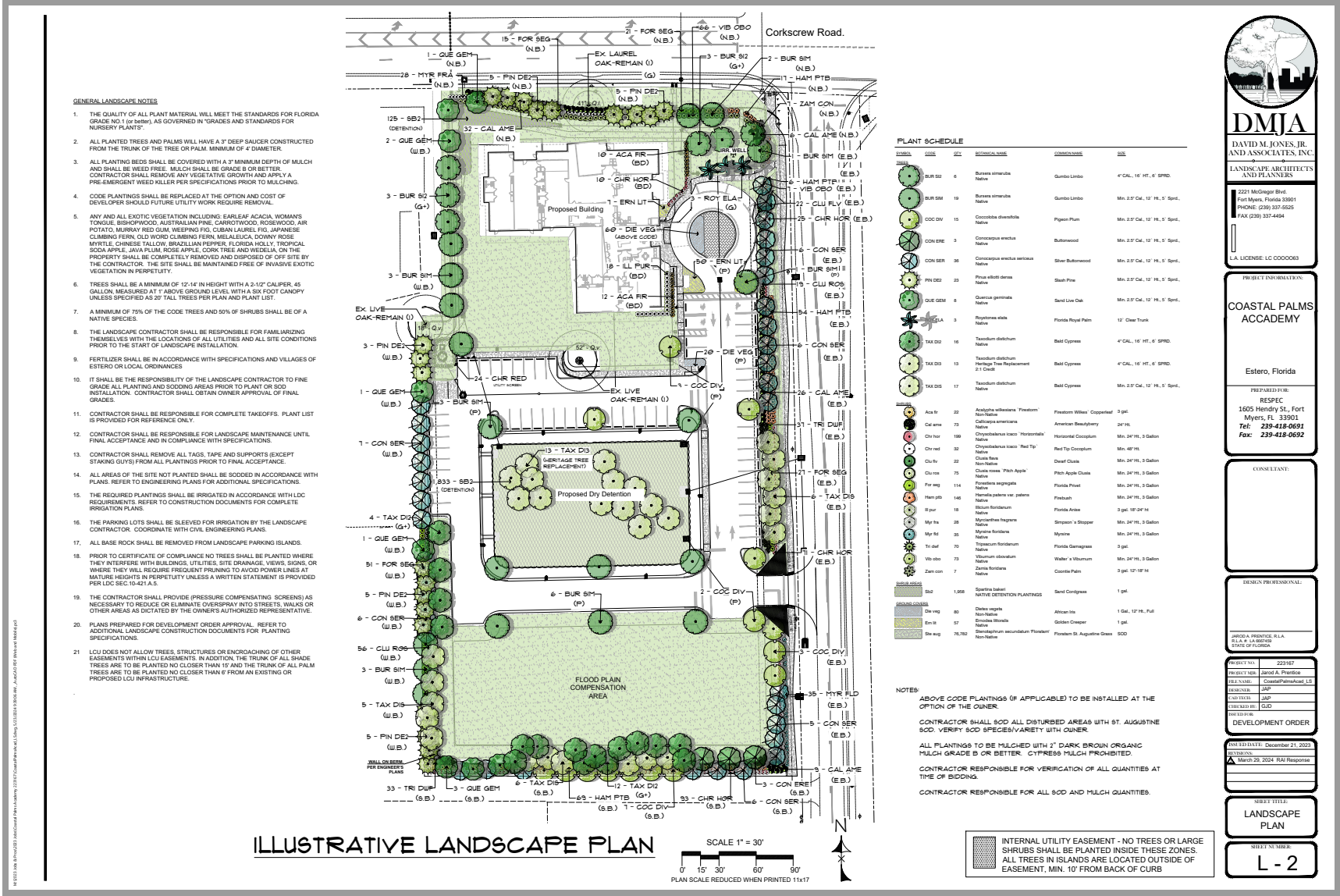
Daniel  
Scott  
Turner  
Design

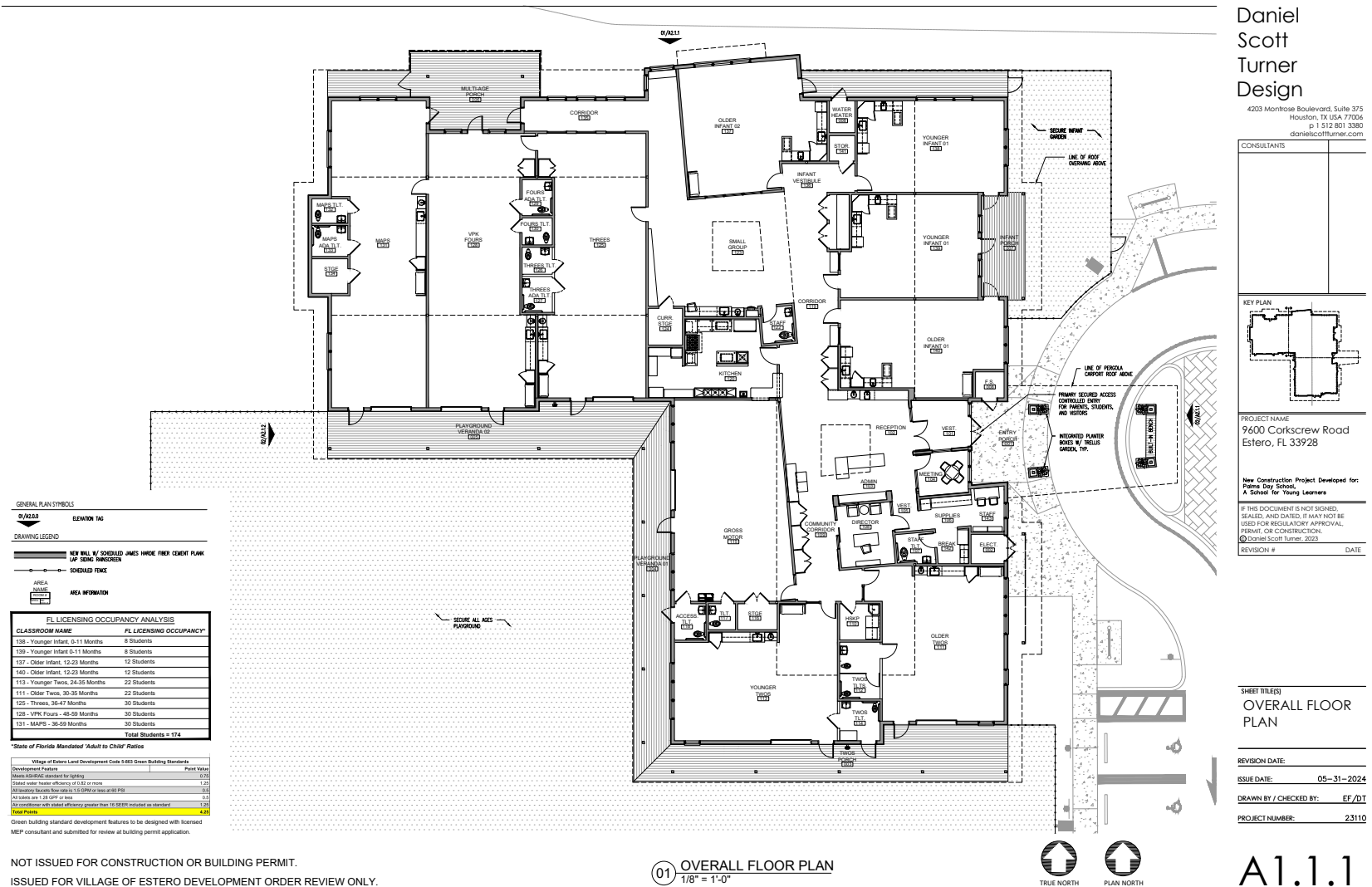
danielscottturner.com











Daniel  
Scott  
Turner  
Design

4203 Montrose Boulevard, Suite 375  
Houston, TX USA 77006  
p 1 512 801 3380  
daniel@scottturner.com

CONSULTANTS

PROJECT NAME  
Palms Day School  
9600 Corkscrew Road  
Estero, FL 33928

New Construction Project Developed for:  
Coastal Palms Academy

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REVISION # DATE

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Daniel  
Scott  
Turner  
Design

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p 1 512 801 3380  
danielscoffturner.com

CONSULTANTS

|              |                                                             |
|--------------|-------------------------------------------------------------|
| PROJECT NAME | Palms Day School<br>9600 Corkscrew Road<br>Estero, FL 33928 |
|--------------|-------------------------------------------------------------|

New Construction Project Developed for:  
Coastal Palms Academy

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SHEET TITLE(S)  
ELEVATIONS

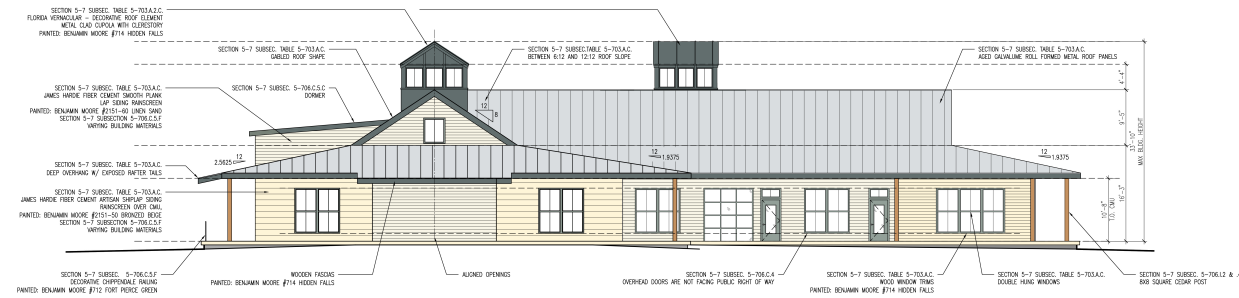
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ISSUE DATE: 05-31-2024

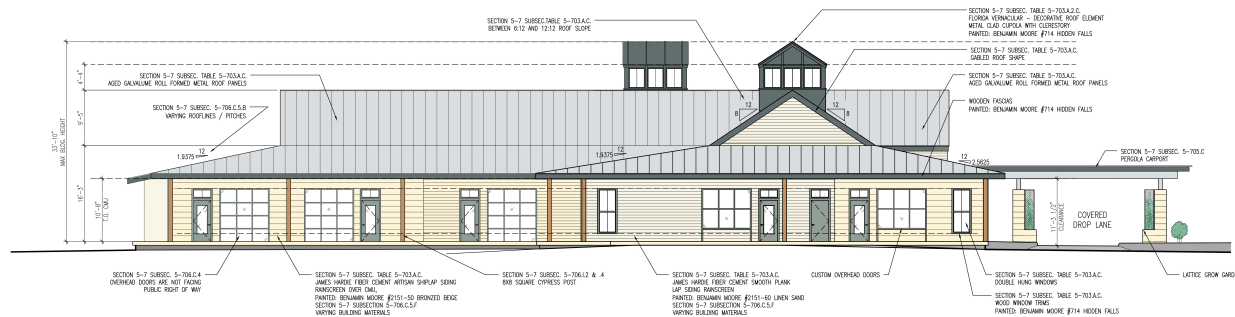
© 2004 Blackwell Publishing Ltd *Journal of Internal Medicine* 255: 503–511

PROJECT NUMBER: 23110

### A2.1.2



02 WEST ELEVATION  
1/8" = 1'-0"



01 SOUTH ELEVATION  
1/8" = 1'-0"

NOT ISSUED FOR CONSTRUCTION OR BUILDING PERMIT.  
ISSUED FOR VILLAGE OF ESTERO DEVELOPMENT ORDER REVIEW ONLY.



Daniel  
Scott  
Turner  
Design

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Houston, TX USA 77006  
p 1 512 801 3380  
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CONSULTANTS

|              |                                         |
|--------------|-----------------------------------------|
| PROJECT NAME | 9600 Corkscrew Road<br>Estero, FL 33928 |
|--------------|-----------------------------------------|

New Construction Project Developed for:  
Palms Day School,  
A School for Young Learners

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SHEET TITLE(S)  
OVERALL ROOF  
PLAN

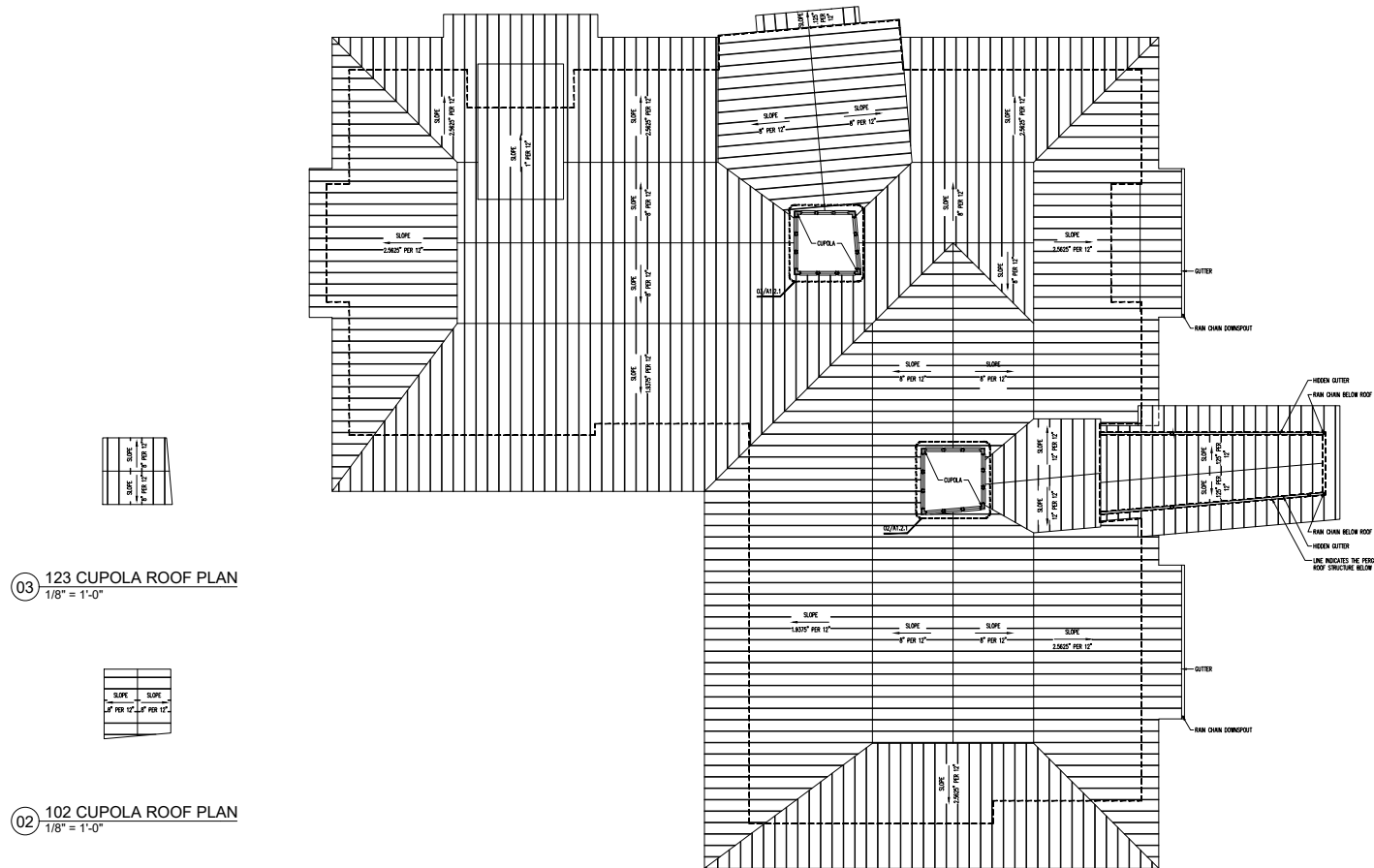
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ISSUE DATE: 05-31-2024

DRAWN BY / CHECKED BY: EF/DT

PROJECT NUMBER: 23110

### A1.2.1



03 123 CUPOLA ROOF PLAN  
1/8" = 1'-0"

02 102 CUPOLA ROOF PLAN  
1/8" = 1'-0"

01 OVERALL ROOF PLAN  
1/8" = 1'-0"

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Houston, TX USA 77006  
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PROJECT NAME  
9600 Corkscrew Road  
Estero, FL 33928

New Construction Project Developed for:  
Coastal Palms Academy

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SHEET TITLE(S)  
ARCHITECTURAL  
SITE DETAILS

REVISION DATE:

ISSUE DATE: 05-31-2024

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PROJECT NUMBER: 23110

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### A2.1.3

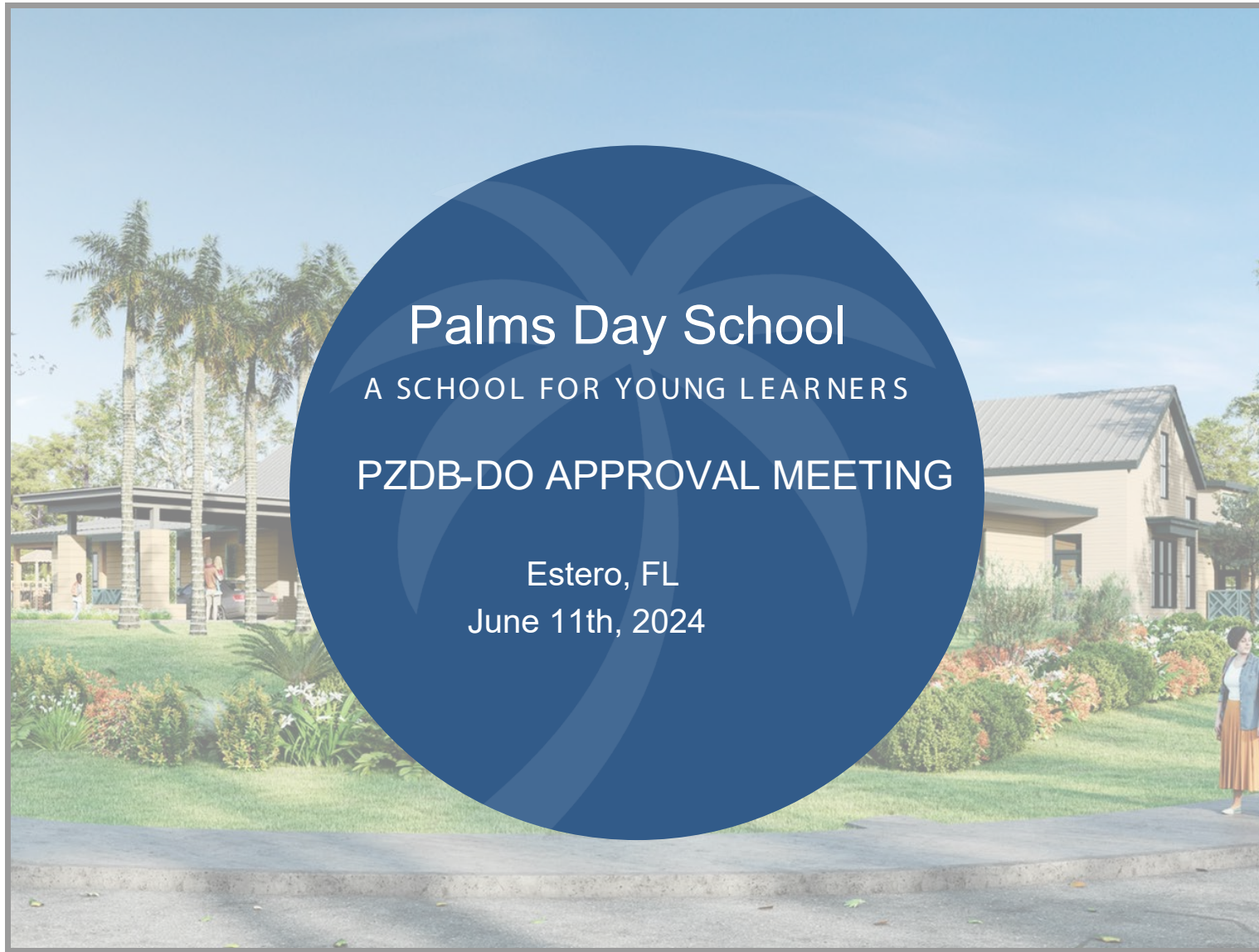












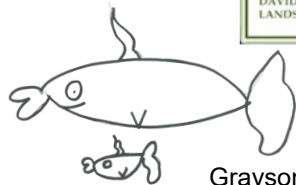
# CONSULTANT TEAM

DEREK BURKHOLDER & EMMA DUFFY DEVELOPERS

DAVID M. JONES & ASSOCIATES LANDSCAPE ARCHITECTURE

DANIEL SCOTT TURNER DESIGN ARCHITECT

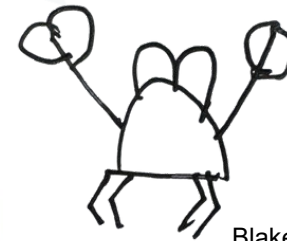
RESPEC CIVIL ENGINEERING



Grayson, age 7



Daniel  
Scott  
Turner  
Design

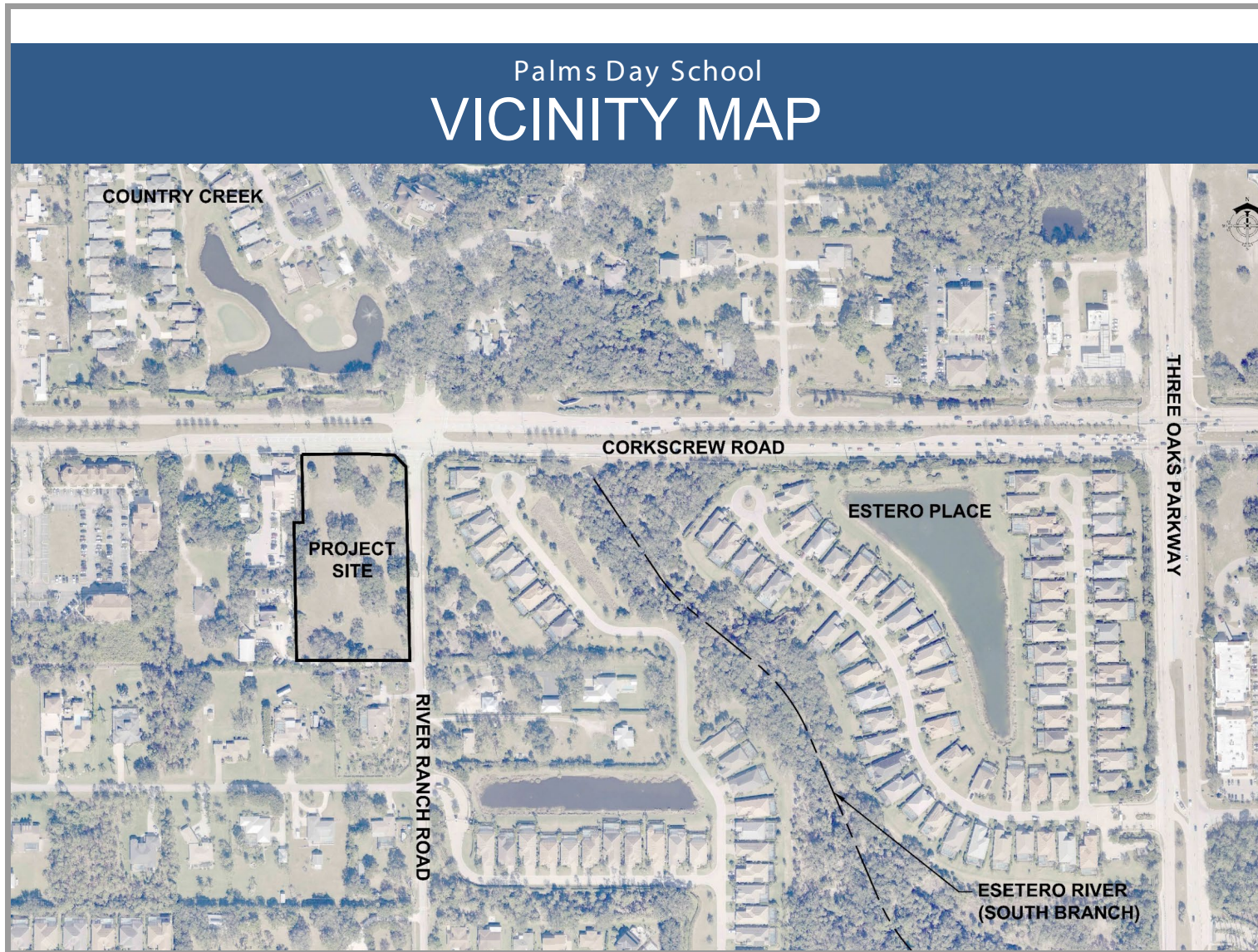


Blake, age 5



Palms Day School



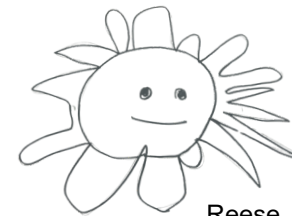


Palms Day School

## PROJECT INFORMATION & ENTITLEMENTS

### PROJECT SITE INFORMATION:

- AREA: 3.74 ACRES
- ZONING: COMMERCIAL PLANNED DEVELOPMENT (CPD)
- RESOLUTIONS: Z02-057, ADD200800001
- ROADWAY FRONTAGE: CORKSCREW ROAD, RIVER RANCH ROAD
- ENTITLEMENTS: 53,999 S.F. OF COMMERCIAL USE (40% MAX LOT COVERAGE) 35 FEET (2 STORIES) MAX HEIGHT



Reese, age 4

### PERMITTING SUMMARY:

- REZONE APPLICATION FILED IN 2002 TO REZONE TO COMMERCIAL PLANNED DEVELOPMENT, APPROVED BY BOCC ON JANUARY 6, 2003
- ZONING MODIFIED BY ADMINISTRATIVE AMENDMENT IN 2008 FOR CURRENT MCF
- SFWMD ERP 3606676-P ISSUED IN 2008 (EXPIRED)
- SFWMD ERP APPLICATION PENDING APPROVAL



Palms Day School

## Palms Day School PREVIOUS PZDB MEETING

### DO REQUEST:

- 13,400 S.F. DAY SCHOOL
- ASSOCIATED DRIVE AISLE, PARKNG, UTILITY CONNECTIONS AND LANDSCAPING

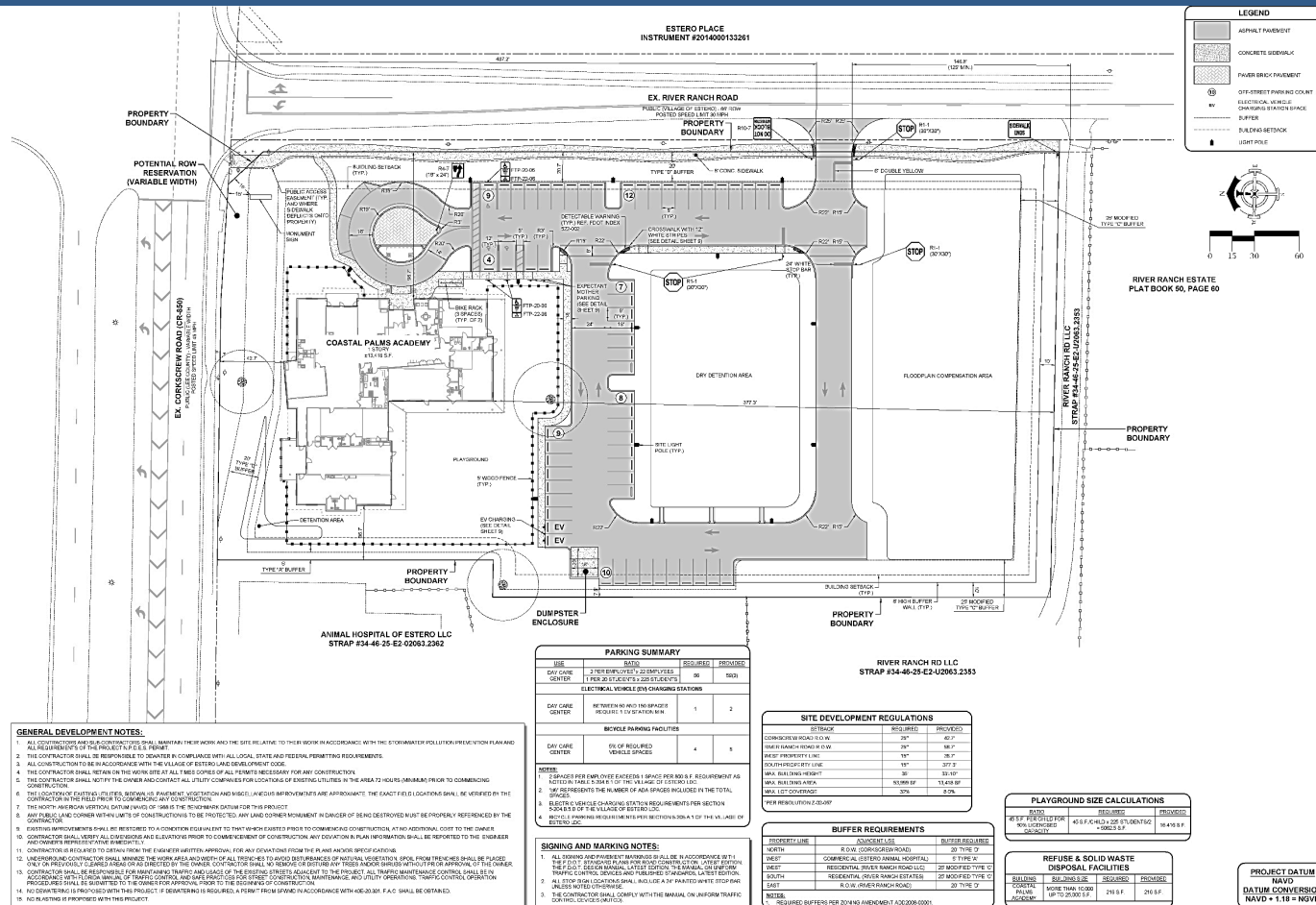
### PIM: NOVEMBER 14TH, 2023

- PZDB COMMENTS:
  - BOARD MEMBERS GENERALLY ACCEPTING OF USE, LOCATION, AND LAYOUT
  - TRAFFIC CIRCULATION ON-SITE; TRAFFIC CONGESTION OFF-SITE
  - DELINEATE HOW PROPOSED BUILDING STYLE MEETS FLORIDA VERNACULAR

### WORKSHOP PRESENTATION: MARCH 12TH, 2024

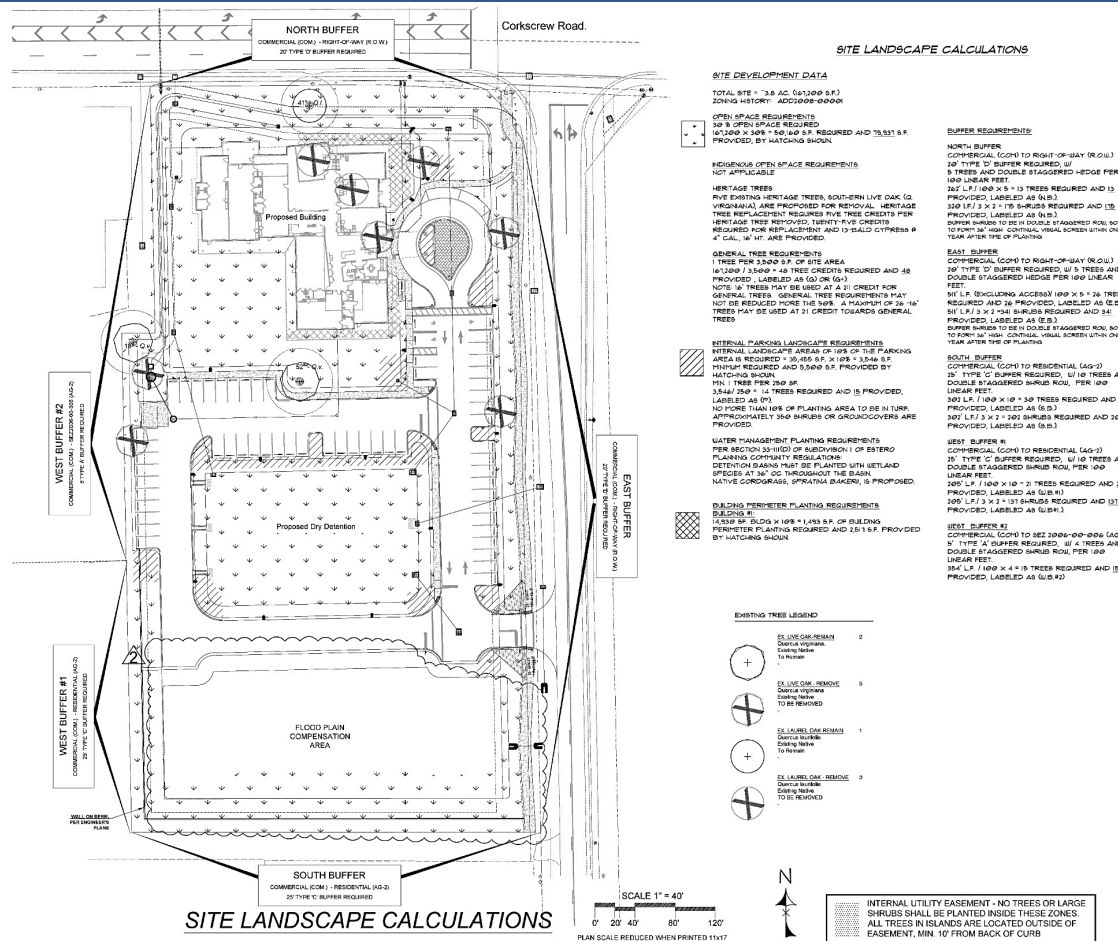
- PRESENTED UPDATED SITE PLAN
  - SHIFTED SITE ENTRANCE FOR INCREASED ON-SITE VEHICLE STACKING
  - DEMONSTRATED OVERFLOW ON-SITE STACKING PROVIDED BY SITE CIRCULATION
  - REVISED STUDENT DROP-OFF AREA
- PRESENTED UPDATED BUILDING
  - REDUCED BUILDING SQUARE FOOTAGE
  - REDUCED ON-SITE STAFF AND MAXIMUM STUDENT COUNT
  - DELINEATED ARCHITECTURAL COMPONENTS CONSISTENT WITH FLORIDA VERNACULAR

# MASTER SITE PLAN





# Palms Day School LANDSCAPE PLAN



**DMJA**  
 DAVID M. JONES, JR.  
 AND ASSOCIATES, INC.  
 LANDSCAPE ARCHITECTS  
 AND PLANNERS

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L.A. LICENSE: LC 000008

**COASTAL PALMS  
 ACADEMY**

Estero, Florida

PREPARED FOR:  
 RESPEC  
 1605 Hendry St., Fort  
 Myers, FL 33901  
 Tel.: 239-418-0692  
 Fax: 239-418-0692

CONSULTED:

DESIGNED BY: (SEE SHEET 1)

PROJECT NO.: 220597  
 PROJECT NO.: 220597  
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 PROJECT NO.: 220597  
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**DEVELOPMENT ORDER**

DATE: 11/11/11  
 DATE: 11/11/11  
 DATE: 11/11/11  
 DATE: 11/11/11  
 DATE: 11/11/11

**LANDSCAPE  
 CALCULATIONS PLAN**

**L - 1**



# Palms Day School RENDERED-LANDSCAPE PLAN

## GENERAL LANDSCAPE NOTES

1. THE QUALITY OF ALL PLANT MATERIAL WILL MEET THE STANDARDS FOR FLORIDA GROWN NO. 1 MATERIALS AS GOVERNED IN GRADES AND STANDARDS FOR NURSERY PLANTS.
2. ALL PLANTED TREES AND PALMS WILL HAVE A 2" DEEP SAUCER CONSTRUCTED FROM THE TRUNK OF THE TREE OR PALM IMMEDIATELY OUTWARD.
3. ALL PLANTING BEDS SHALL BE COVERED WITH A 2" MINIMUM DEPTH OF MULCH AND SHALL BE WEED FREE. MULCH SHALL BE GRADE B OR BETTER. CONTRACTOR SHALL REMOVE ANY VEGETATIVE GROWTH AND APPLY A PRE-EMERGENT WEED KILLER PER SPECIFICATIONS PRIOR TO MULCHING.
4. CODE PLANTINGS SHALL BE REPLACED AT THE OPTION AND COST OF DEVELOPER SHOULD FUTURE UTILITY WORK REQUIRE REMOVAL.
5. ANY AND ALL EXOTIC VEGETATION INCLUDING EARLY ACACIA, YUCCA, YUCCA, BROWNSPOKE, AUSTRIAN WILLOW, CHERRYWOOD, ROSEWOOD, AIR POTATO, MURRAY RED OAK, WEEDING PINE, CUBAN LAUREL, PINE, JAPANESE CLIMBING KENNEL, SLO HORN, CLIMBING KENNEL, BANGALUA, DOWN ROSE, MONTICELLO, CHINESE TALLOW, BRAZILIAN PEPPER, FLORIDA HOLLY, TROPICAL BOLD APPLES, JAMA PALM, ROSE APPLES, COKE TREE AND WICKERIA ON THE PROPERTY SHALL BE COMPLETELY REMOVED AND DISPOSED OF OFF SITE BY THE CONTRACTOR. THE SITE SHALL BE MAINTAINED FREE OF REMNANT EXOTIC VEGETATION IN PERPETUITY.
6. TREES SHALL BE A MINIMUM OF 12" IN HEIGHT WITH A 3" DBH CALIPER, 45' GALLON, MEASURED AT 4" ABOVE GROUND LEVEL, WITH A SIX FOOT CANOPY UNLESS SPECIFIED AS 20' TALL TREES PER PLAN AND PLANT LIST.
7. A MINIMUM OF 70% OF THE CODE TREES AND 80% OF SHRUBS SHALL BE OF A NATIVE SPECIES.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE LOCATIONS OF ALL UTILITIES AND ALL SITE CONDITIONS PRIOR TO THE START OF LANDSCAPE INSTALLATION.
9. FERTILIZER SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND VILLAGES OF ESTERO OR LOCAL ORDINANCES.
10. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINE GRADE ALL PLANTING AND SEEDING AREAS PRIOR TO PLANT OR SOO INSTALLATION. CONTRACTOR SHALL OBTAIN OWNER APPROVAL OF FINAL GRADES.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE TAKEOFFS. PLANT LIST IS PROVIDED FOR REFERENCE ONLY.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE UNTIL FINAL ACCEPTANCE AND IN COMPLIANCE WITH SPECIFICATIONS.
13. CONTRACTOR SHALL REMOVE ALL TAGS, TAPES AND SUPPORTS EXCEPT STAKES GIVEN FROM ALL PLANTING PRIOR TO FINAL ACCEPTANCE.
14. ALL AREAS OF THE SITE NOT PLANTED SHALL BE SEEDING IN ACCORDANCE WITH PLANS. REFER TO ENGINEERING PLANS FOR ADDITIONAL SPECIFICATIONS.
15. THE REQUIRED PLANTINGS SHALL BE IRRIGATED IN ACCORDANCE WITH LDC REQUIREMENTS. REFER TO CONSTRUCTION DOCUMENTS FOR COMPLETE IRRIGATION PLANS.
16. THE SEEDING LOTS SHALL BE SURVEYED FOR IRRIGATION BY THE LANDSCAPE CONTRACTOR. COORDINATE WITH CIVIL ENGINEERING PLANS.
17. ALL BASE ROCK SHALL BE REMOVED FROM LANDSCAPE PARKING ISLANDS.
18. PRIOR TO CERTIFICATE OF COMPLIANCE NO TREES SHALL BE PLANTED WHERE THEY INTERFERE WITH ALL UTILITIES, UTILITIES, UTILITIES, WELLS, SIGNS, OR WHERE THEY WILL REQUIRE FREQUENT PRUNING TO AVOID POWER LINES AT MATURE HEIGHTS IN PERPETUITY UNLESS A WRITTEN STATEMENT IS PROVIDED FOR LDC SEC. 19-471.5.
19. THE CONTRACTOR SHALL PROVIDE PRESSURE COMPENSATING, SOMETIMES AS NECESSARY TO REQUIRE OR ELIMINATE OVERLAPPING INTO STREETS, WALKS OR OTHER AREAS INDICATED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
20. PLANS PROVIDED FOR DEVELOPMENT ORDER APPROVAL. REFER TO ADDITIONAL LANDSCAPE CONSTRUCTION DOCUMENTS FOR PLANTING SPECIFICATIONS.
21. LDC DOES NOT ALLOW TREES, STRUCTURES OR ENCROACHING OF OTHER EASEMENTS WITHIN LDC EASEMENTS. IN ADDITION, THE TRUNK OF ALL SHADE TREES ARE TO BE PLANTED NO CLOSER THAN 15' AND THE TRUNK OF ALL PALM TREES ARE TO BE PLANTED NO CLOSER THAN 6' FROM AN EXISTING OR PROPOSED LDC INFRASTRUCTURE.

## ILLUSTRATIVE LANDSCAPE PLAN

SCALE 1" = 30'  
PLAN SCALE REDUCED WHEN PRINTED 11x17

Corkscrew Road.

## PLANT SCHEDULE

| SYMBOL | CODE    | SYMBOL | COMMON NAME    | COMMON NAME    | SIZE                     |
|--------|---------|--------|----------------|----------------|--------------------------|
| 1      | 100-001 | 1      | Bayonet willow | Quercus laevis | 4" CAL, 10' HT, 6" DBH   |
| 2      | 100-002 | 2      | Bayonet willow | Quercus laevis | 6" CAL, 10' HT, 6" DBH   |
| 3      | 100-003 | 3      | Bayonet willow | Quercus laevis | 8" CAL, 10' HT, 6" DBH   |
| 4      | 100-004 | 4      | Bayonet willow | Quercus laevis | 10" CAL, 10' HT, 6" DBH  |
| 5      | 100-005 | 5      | Bayonet willow | Quercus laevis | 12" CAL, 10' HT, 6" DBH  |
| 6      | 100-006 | 6      | Bayonet willow | Quercus laevis | 14" CAL, 10' HT, 6" DBH  |
| 7      | 100-007 | 7      | Bayonet willow | Quercus laevis | 16" CAL, 10' HT, 6" DBH  |
| 8      | 100-008 | 8      | Bayonet willow | Quercus laevis | 18" CAL, 10' HT, 6" DBH  |
| 9      | 100-009 | 9      | Bayonet willow | Quercus laevis | 20" CAL, 10' HT, 6" DBH  |
| 10     | 100-010 | 10     | Bayonet willow | Quercus laevis | 22" CAL, 10' HT, 6" DBH  |
| 11     | 100-011 | 11     | Bayonet willow | Quercus laevis | 24" CAL, 10' HT, 6" DBH  |
| 12     | 100-012 | 12     | Bayonet willow | Quercus laevis | 26" CAL, 10' HT, 6" DBH  |
| 13     | 100-013 | 13     | Bayonet willow | Quercus laevis | 28" CAL, 10' HT, 6" DBH  |
| 14     | 100-014 | 14     | Bayonet willow | Quercus laevis | 30" CAL, 10' HT, 6" DBH  |
| 15     | 100-015 | 15     | Bayonet willow | Quercus laevis | 32" CAL, 10' HT, 6" DBH  |
| 16     | 100-016 | 16     | Bayonet willow | Quercus laevis | 34" CAL, 10' HT, 6" DBH  |
| 17     | 100-017 | 17     | Bayonet willow | Quercus laevis | 36" CAL, 10' HT, 6" DBH  |
| 18     | 100-018 | 18     | Bayonet willow | Quercus laevis | 38" CAL, 10' HT, 6" DBH  |
| 19     | 100-019 | 19     | Bayonet willow | Quercus laevis | 40" CAL, 10' HT, 6" DBH  |
| 20     | 100-020 | 20     | Bayonet willow | Quercus laevis | 42" CAL, 10' HT, 6" DBH  |
| 21     | 100-021 | 21     | Bayonet willow | Quercus laevis | 44" CAL, 10' HT, 6" DBH  |
| 22     | 100-022 | 22     | Bayonet willow | Quercus laevis | 46" CAL, 10' HT, 6" DBH  |
| 23     | 100-023 | 23     | Bayonet willow | Quercus laevis | 48" CAL, 10' HT, 6" DBH  |
| 24     | 100-024 | 24     | Bayonet willow | Quercus laevis | 50" CAL, 10' HT, 6" DBH  |
| 25     | 100-025 | 25     | Bayonet willow | Quercus laevis | 52" CAL, 10' HT, 6" DBH  |
| 26     | 100-026 | 26     | Bayonet willow | Quercus laevis | 54" CAL, 10' HT, 6" DBH  |
| 27     | 100-027 | 27     | Bayonet willow | Quercus laevis | 56" CAL, 10' HT, 6" DBH  |
| 28     | 100-028 | 28     | Bayonet willow | Quercus laevis | 58" CAL, 10' HT, 6" DBH  |
| 29     | 100-029 | 29     | Bayonet willow | Quercus laevis | 60" CAL, 10' HT, 6" DBH  |
| 30     | 100-030 | 30     | Bayonet willow | Quercus laevis | 62" CAL, 10' HT, 6" DBH  |
| 31     | 100-031 | 31     | Bayonet willow | Quercus laevis | 64" CAL, 10' HT, 6" DBH  |
| 32     | 100-032 | 32     | Bayonet willow | Quercus laevis | 66" CAL, 10' HT, 6" DBH  |
| 33     | 100-033 | 33     | Bayonet willow | Quercus laevis | 68" CAL, 10' HT, 6" DBH  |
| 34     | 100-034 | 34     | Bayonet willow | Quercus laevis | 70" CAL, 10' HT, 6" DBH  |
| 35     | 100-035 | 35     | Bayonet willow | Quercus laevis | 72" CAL, 10' HT, 6" DBH  |
| 36     | 100-036 | 36     | Bayonet willow | Quercus laevis | 74" CAL, 10' HT, 6" DBH  |
| 37     | 100-037 | 37     | Bayonet willow | Quercus laevis | 76" CAL, 10' HT, 6" DBH  |
| 38     | 100-038 | 38     | Bayonet willow | Quercus laevis | 78" CAL, 10' HT, 6" DBH  |
| 39     | 100-039 | 39     | Bayonet willow | Quercus laevis | 80" CAL, 10' HT, 6" DBH  |
| 40     | 100-040 | 40     | Bayonet willow | Quercus laevis | 82" CAL, 10' HT, 6" DBH  |
| 41     | 100-041 | 41     | Bayonet willow | Quercus laevis | 84" CAL, 10' HT, 6" DBH  |
| 42     | 100-042 | 42     | Bayonet willow | Quercus laevis | 86" CAL, 10' HT, 6" DBH  |
| 43     | 100-043 | 43     | Bayonet willow | Quercus laevis | 88" CAL, 10' HT, 6" DBH  |
| 44     | 100-044 | 44     | Bayonet willow | Quercus laevis | 90" CAL, 10' HT, 6" DBH  |
| 45     | 100-045 | 45     | Bayonet willow | Quercus laevis | 92" CAL, 10' HT, 6" DBH  |
| 46     | 100-046 | 46     | Bayonet willow | Quercus laevis | 94" CAL, 10' HT, 6" DBH  |
| 47     | 100-047 | 47     | Bayonet willow | Quercus laevis | 96" CAL, 10' HT, 6" DBH  |
| 48     | 100-048 | 48     | Bayonet willow | Quercus laevis | 98" CAL, 10' HT, 6" DBH  |
| 49     | 100-049 | 49     | Bayonet willow | Quercus laevis | 100" CAL, 10' HT, 6" DBH |
| 50     | 100-050 | 50     | Bayonet willow | Quercus laevis | 102" CAL, 10' HT, 6" DBH |
| 51     | 100-051 | 51     | Bayonet willow | Quercus laevis | 104" CAL, 10' HT, 6" DBH |
| 52     | 100-052 | 52     | Bayonet willow | Quercus laevis | 106" CAL, 10' HT, 6" DBH |
| 53     | 100-053 | 53     | Bayonet willow | Quercus laevis | 108" CAL, 10' HT, 6" DBH |
| 54     | 100-054 | 54     | Bayonet willow | Quercus laevis | 110" CAL, 10' HT, 6" DBH |
| 55     | 100-055 | 55     | Bayonet willow | Quercus laevis | 112" CAL, 10' HT, 6" DBH |
| 56     | 100-056 | 56     | Bayonet willow | Quercus laevis | 114" CAL, 10' HT, 6" DBH |
| 57     | 100-057 | 57     | Bayonet willow | Quercus laevis | 116" CAL, 10' HT, 6" DBH |
| 58     | 100-058 | 58     | Bayonet willow | Quercus laevis | 118" CAL, 10' HT, 6" DBH |
| 59     | 100-059 | 59     | Bayonet willow | Quercus laevis | 120" CAL, 10' HT, 6" DBH |
| 60     | 100-060 | 60     | Bayonet willow | Quercus laevis | 122" CAL, 10' HT, 6" DBH |
| 61     | 100-061 | 61     | Bayonet willow | Quercus laevis | 124" CAL, 10' HT, 6" DBH |
| 62     | 100-062 | 62     | Bayonet willow | Quercus laevis | 126" CAL, 10' HT, 6" DBH |
| 63     | 100-063 | 63     | Bayonet willow | Quercus laevis | 128" CAL, 10' HT, 6" DBH |
| 64     | 100-064 | 64     | Bayonet willow | Quercus laevis | 130" CAL, 10' HT, 6" DBH |
| 65     | 100-065 | 65     | Bayonet willow | Quercus laevis | 132" CAL, 10' HT, 6" DBH |
| 66     | 100-066 | 66     | Bayonet willow | Quercus laevis | 134" CAL, 10' HT, 6" DBH |
| 67     | 100-067 | 67     | Bayonet willow | Quercus laevis | 136" CAL, 10' HT, 6" DBH |
| 68     | 100-068 | 68     | Bayonet willow | Quercus laevis | 138" CAL, 10' HT, 6" DBH |
| 69     | 100-069 | 69     | Bayonet willow | Quercus laevis | 140" CAL, 10' HT, 6" DBH |
| 70     | 100-070 | 70     | Bayonet willow | Quercus laevis | 142" CAL, 10' HT, 6" DBH |
| 71     | 100-071 | 71     | Bayonet willow | Quercus laevis | 144" CAL, 10' HT, 6" DBH |
| 72     | 100-072 | 72     | Bayonet willow | Quercus laevis | 146" CAL, 10' HT, 6" DBH |
| 73     | 100-073 | 73     | Bayonet willow | Quercus laevis | 148" CAL, 10' HT, 6" DBH |
| 74     | 100-074 | 74     | Bayonet willow | Quercus laevis | 150" CAL, 10' HT, 6" DBH |
| 75     | 100-075 | 75     | Bayonet willow | Quercus laevis | 152" CAL, 10' HT, 6" DBH |
| 76     | 100-076 | 76     | Bayonet willow | Quercus laevis | 154" CAL, 10' HT, 6" DBH |
| 77     | 100-077 | 77     | Bayonet willow | Quercus laevis | 156" CAL, 10' HT, 6" DBH |
| 78     | 100-078 | 78     | Bayonet willow | Quercus laevis | 158" CAL, 10' HT, 6" DBH |
| 79     | 100-079 | 79     | Bayonet willow | Quercus laevis | 160" CAL, 10' HT, 6" DBH |
| 80     | 100-080 | 80     | Bayonet willow | Quercus laevis | 162" CAL, 10' HT, 6" DBH |
| 81     | 100-081 | 81     | Bayonet willow | Quercus laevis | 164" CAL, 10' HT, 6" DBH |
| 82     | 100-082 | 82     | Bayonet willow | Quercus laevis | 166" CAL, 10' HT, 6" DBH |
| 83     | 100-083 | 83     | Bayonet willow | Quercus laevis | 168" CAL, 10' HT, 6" DBH |
| 84     | 100-084 | 84     | Bayonet willow | Quercus laevis | 170" CAL, 10' HT, 6" DBH |
| 85     | 100-085 | 85     | Bayonet willow | Quercus laevis | 172" CAL, 10' HT, 6" DBH |
| 86     | 100-086 | 86     | Bayonet willow | Quercus laevis | 174" CAL, 10' HT, 6" DBH |
| 87     | 100-087 | 87     | Bayonet willow | Quercus laevis | 176" CAL, 10' HT, 6" DBH |
| 88     | 100-088 | 88     | Bayonet willow | Quercus laevis | 178" CAL, 10' HT, 6" DBH |
| 89     | 100-089 | 89     | Bayonet willow | Quercus laevis | 180" CAL, 10' HT, 6" DBH |
| 90     | 100-090 | 90     | Bayonet willow | Quercus laevis | 182" CAL, 10' HT, 6" DBH |
| 91     | 100-091 | 91     | Bayonet willow | Quercus laevis | 184" CAL, 10' HT, 6" DBH |
| 92     | 100-092 | 92     | Bayonet willow | Quercus laevis | 186" CAL, 10' HT, 6" DBH |
| 93     | 100-093 | 93     | Bayonet willow | Quercus laevis | 188" CAL, 10' HT, 6" DBH |
| 94     | 100-094 | 94     | Bayonet willow | Quercus laevis | 190" CAL, 10' HT, 6" DBH |
| 95     | 100-095 | 95     | Bayonet willow | Quercus laevis | 192" CAL, 10' HT, 6" DBH |
| 96     | 100-096 | 96     | Bayonet willow | Quercus laevis | 194" CAL, 10' HT, 6" DBH |
| 97     | 100-097 | 97     | Bayonet willow | Quercus laevis | 196" CAL, 10' HT, 6" DBH |
| 98     | 100-098 | 98     | Bayonet willow | Quercus laevis | 198" CAL, 10' HT, 6" DBH |
| 99     | 100-099 | 99     | Bayonet willow | Quercus laevis | 200" CAL, 10' HT, 6" DBH |
| 100    | 100-100 | 100    | Bayonet willow | Quercus laevis | 202" CAL, 10' HT, 6" DBH |

## NOTES

- 1. ABOVE CODE PLANTINGS (IF APPLICABLE) TO BE INSTALLED AT THE OPTION OF THE OWNER.
- 2. CONTRACTOR SHALL BOD ALL DISTURBED AREAS WITH 5" AUGUSTINE SOO. VERY SOO SPECIFIC VARIETY WITH OWNER.
- 3. ALL PLANTINGS TO BE MULCHED WITH 2" DARK BROWN CRESSING MULCH GRADE B OR BETTER. CYPRESS MULCH PROHIBITED.
- 4. CONTRACTOR RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES AT TIME OF BIDDING.
- 5. CONTRACTOR RESPONSIBLE FOR ALL SOO AND MULCH QUANTITIES.

INTERNAL UTILITY EASEMENT - NO TREES OR LARGE SHRUBS SHALL BE PLANTED INSIDE THESE ZONES. ALL TREES IN ISLANDS ARE LOCATED OUTSIDE OF EASEMENT, MIN. 10' FROM BACK OF CURB



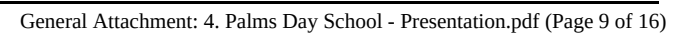
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PROJECT: PALMS DAY SCHOOL  
COASTAL PALMS ACADEMY  
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## Palms Day School

# ARCHITECTURAL RENDERINGS & COLOR PALETTE

Roofing

**Galvanized Steel (roll formed)**  
MBCI Metals or equal



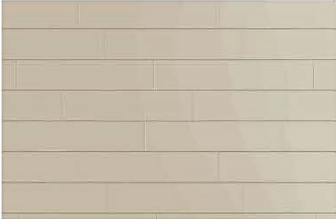
Soffits

**Heart Cypress 1x10 Shiplap And Columns**  
locally sourced

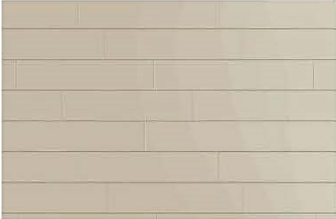


Sheathing

**6" Exposed Smooth Lap-Siding**  
Integral color top coat



**Large format Horizontal Shiplap Siding**  
Smooth faced James Hardie or equal with 3/8" reveal



Field Paint, Trims, Railings and Accents

*Benjamin Moore - Element Guard or equal*

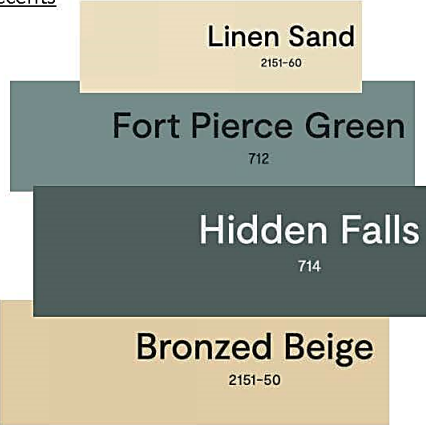
LAP SIDING FIELD  
Linen Sand

SHIPLAP SIDING FIELD  
Bronzed Beige

WINDOW TRIMS  
HIGH TRIMS - CUPOLA AND FACIAS  
Hidden Falls

CHIPPENDALE RAILING ACCENT  
Fort Pierce Green

OTHER TRIMS / ACCENT  
Hidden Falls

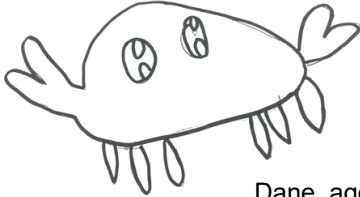


**Linen Sand**  
2151-60

**Fort Pierce Green**  
712

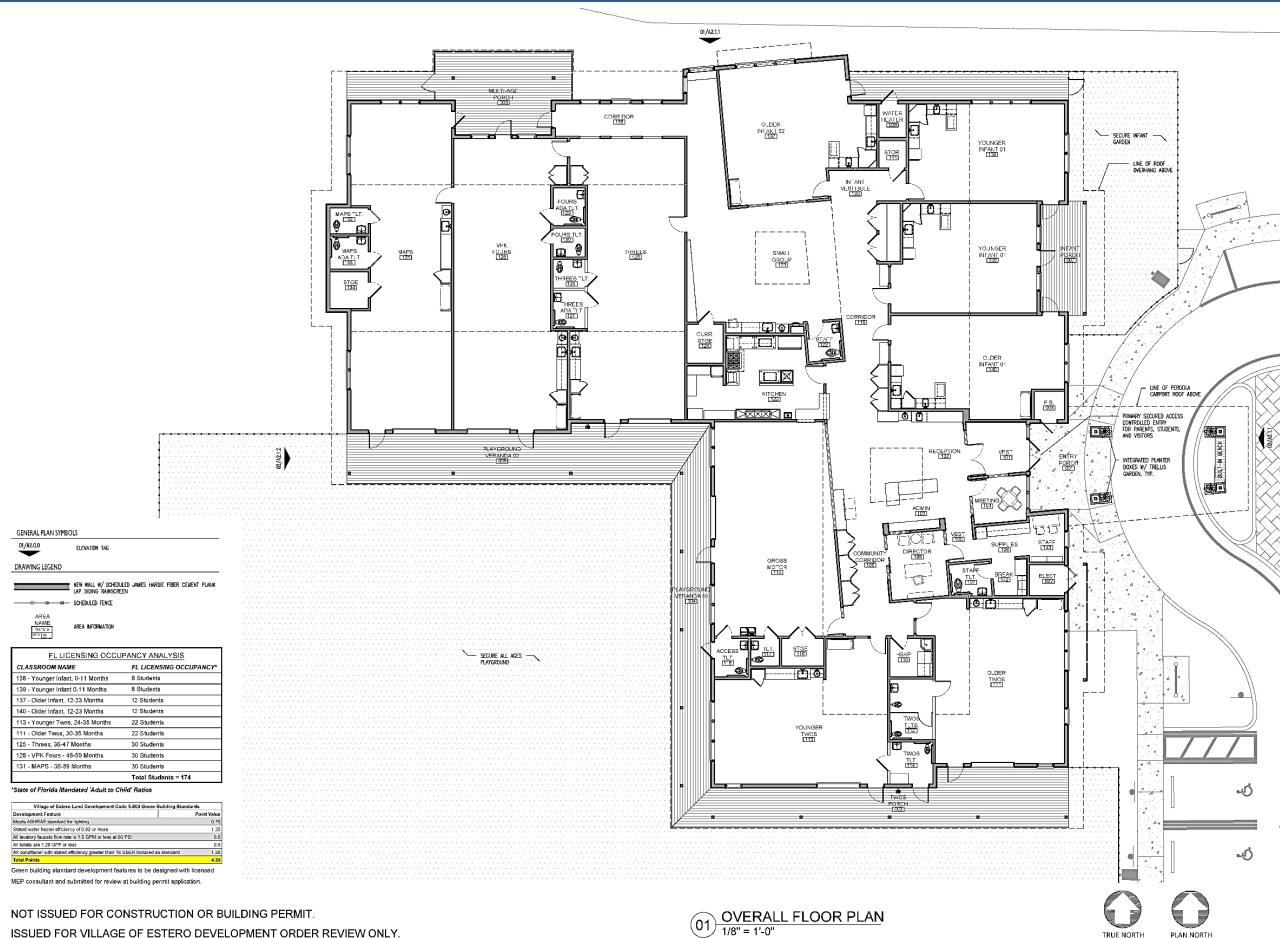
**Hidden Falls**  
714

**Bronzed Beige**  
2151-50



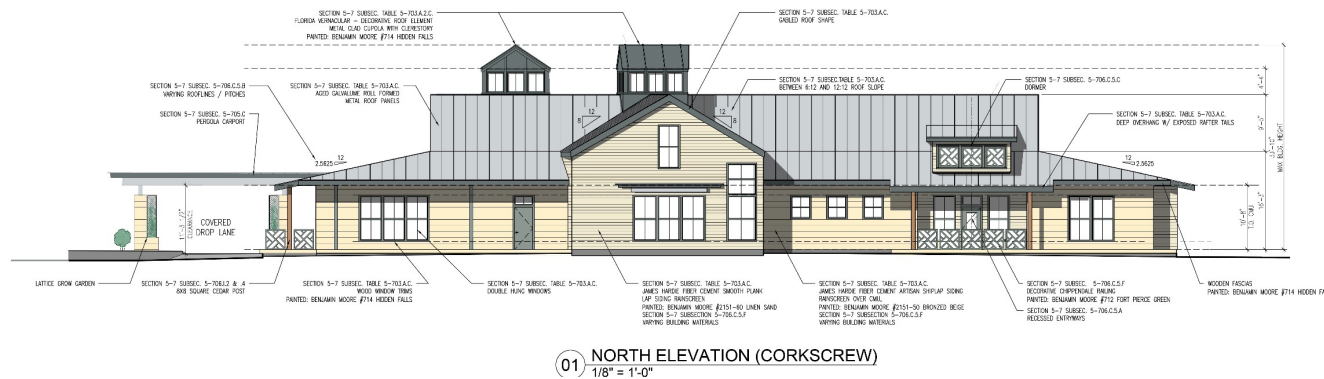
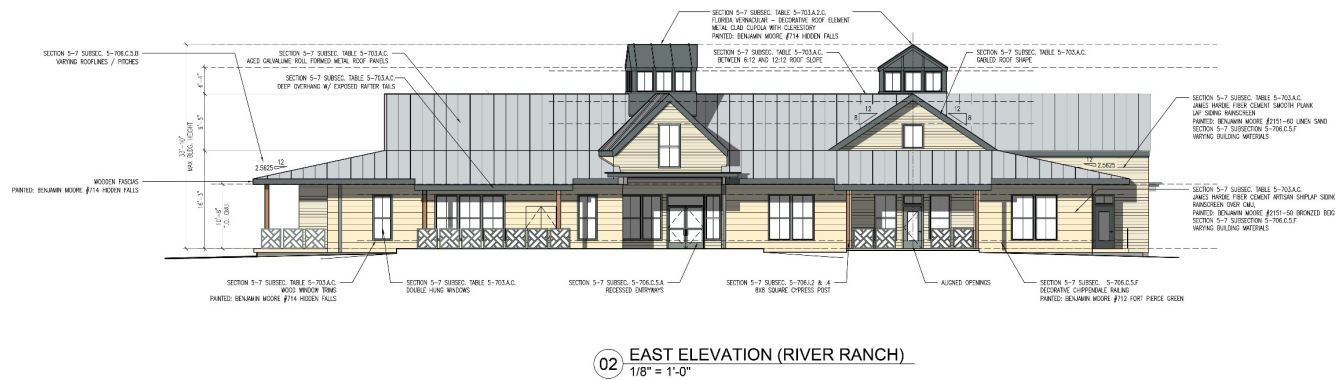
Dane, age 5

# PALMS DAY SCHOOL-ARCHITECTURE



# Palms Day School

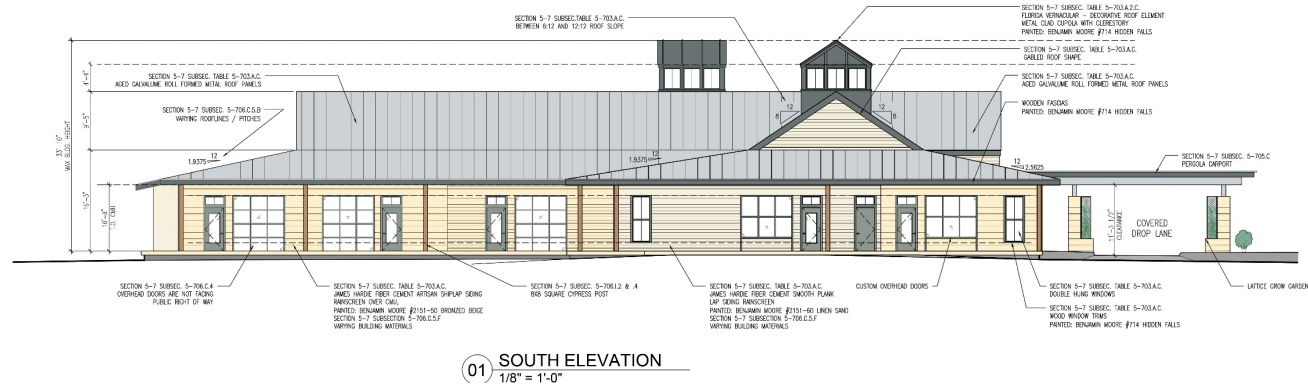
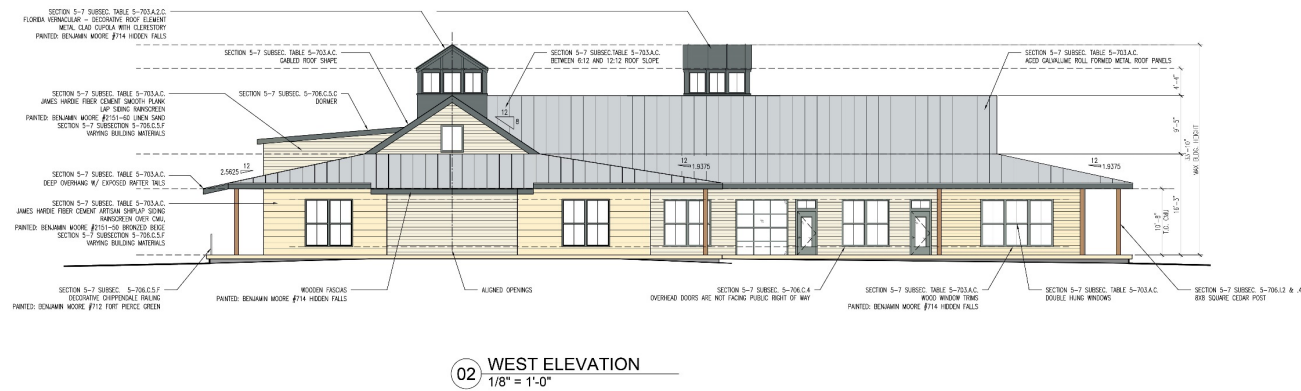
## PALMS DAY SCHOOL-ARCHITECTURE





# Palms Day School

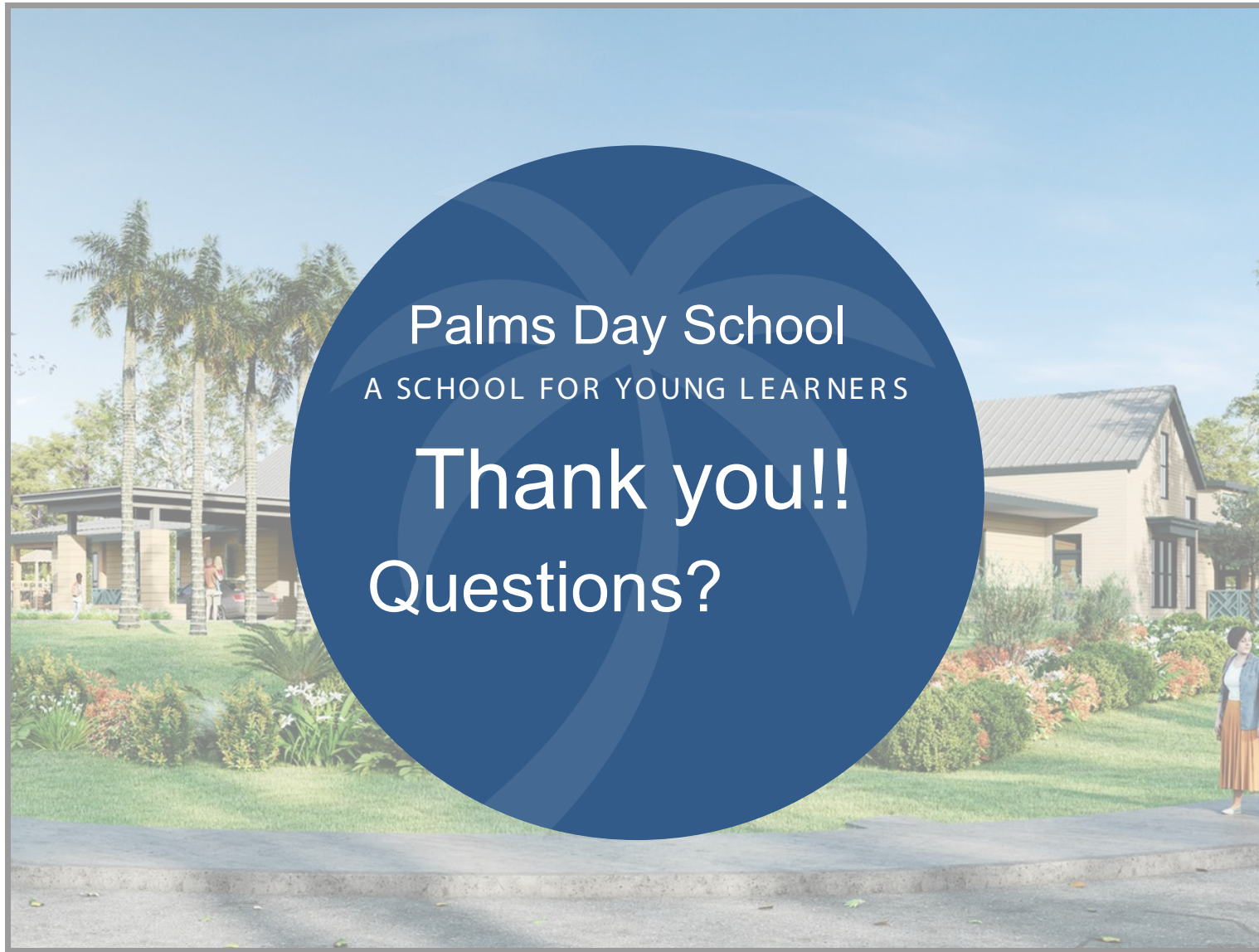
## PALMS DAY SCHOOL-ARCHITECTURE













**Plaza Del Sol CPD  
Zoning Staff  
Report for  
Planning, Zoning, and Design Board**

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|                                                      |                                                    |
|------------------------------------------------------|----------------------------------------------------|
| <b>PROJECT NAME:</b>                                 | <b>Plaza Del Sol CPD</b>                           |
| <b>CASE TYPE:</b>                                    | <b>Amendment to Commercial Planned Development</b> |
| <b>CASE NUMBER:</b>                                  | <b>DCI2024-002</b>                                 |
| <b>PLANNING ZONING AND<br/>DESIGN BOARD MEETING:</b> | <b>June 11, 2024</b>                               |

**SUMMARY OF REQUEST**

The applicant, **Estero Storage LLC**, is requesting to amend the commercial zoning for one lot in the 38- acre commercial subdivision known as Plaza Del Sol, located north of Corkscrew Road and east of Three Oaks Parkway.

The zoning amendment would allow for the development of a 120-room hotel, a 110,000-square-foot self-storage building, and 18,000 square feet of commercial floor area on the 7 - acre eastern portion of Parcel G. The parcel has been approved for an assisted living facility known as The Phoenix but it was never built.

**STAFF RECOMMENDATION**

Staff recommends approval with conditions.

**GENERAL INFORMATION**

Applicant  
Estero Storage, LLC

Property Owner  
PSL-Echelon Estero LLC

June 11, 2024

DCI2024-E002

Page 1 of 8



Authorized Agent

Daniel DeLisi, AICP, DeLisi, Inc.

Location

10251 Arcos Avenue, Estero, FL 33928

STRAP Number

35-46-25-E1-3100G.0010

Size of Property

Approximately 7.04 acres (Parcel G is 11 acres)

Surrounding Zoning/Land Use

North- Stormwater pond used for the common water management system for the entire Plaza Del Sol CPD, then Calvary Chapel Gulf Coast church

East- Stormwater pond, then Primrose School of Estero

South- Arcos Avenue, then along Corkscrew Road an AutoZone, Culver's, and Marathon gas station

West- Medical Office, Estero Medical Center Spine and Orthopedic Specialists

Zoning

Commercial Planned Development (CPD)

Comprehensive Plan Land Use Category

Transitional Mixed-Use

Project History

The subject property was rezoned from AG-2 to Commercial Planned Development in 1989 by Lee County under Resolution Z-89-051. In 1994, Resolution Z-94-050 was approved which established a new Master Concept Plan for the original vacated CPD. Resolution Z-03-039 superseded the previous resolution and established Plaza Del Sol CPD.

Subsequent zoning Resolution Z-09-037 amended the CPD to allow the uses of Assisted Living Facilities (ALF,) Continuing Care Facilities (CCF,) and Independent Living Units (ILU,) on Parcel G only.

Plaza Del Sol CPD is comprised of approximately 38 acres, including Parcel G which is approximately 11 acres. In 2016, a Lot Split was approved under LDO2015-E005, which divided Parcel G into a western portion of approximately 4.15 acres and an eastern portion of approximately 7.04 acres.

In 2018, Village Council Ordinance No. 2018 -03 amended the CPD to increase the height to 45 feet (3 stories) and to allow the use of Assisted Living Facilities (ALF.) The Phoenix at Estero, A Phoenix Senior Living Community was proposed but never built.

### Public Information Meeting

A Public Information Meeting was held on December 12, 2023. The applicant provided a summary of the proposed project, which is attached. Discussions included the architectural design and parking considerations.

### **PROJECT DESCRIPTION**

Plaza Del Sol is a 38-acre commercial subdivision that has been partially developed over the years with a variety of commercial uses. Several lots are still vacant. Parcel G, the subject of this zoning amendment, is an 11-acre parcel that contains the Estero Medical center on the western portion. The easterly 7 acres is vacant. A lot split was approved by the Village of Estero in 2016 to allow the east portion of Tract G to be separated from the remainder of Tract G.

When the Plaza was initially approved, it was allocated certain uses and maximum square footage limits for each parcel. Parcel G was approved for a variety of commercial uses, but the east half has remained undeveloped. On April 11, 2018, the Village Council approved an additional use of assisted living for the Phoenix project. The project was never developed and has been for sale. The approved uses do not include hotel or self-storage, necessitating a zoning amendment.

This specific amendment to the zoning is for a project with mix of uses: 110,000 sq. ft. of self-storage, 120-room hotel, and 18,000 sq. ft. of commercial use.

### **STAFF REVIEW**

The staff analysis describes the project, Master Concept Plan, Pattern Book, Connectivity, transportation, and other issues along with an Analysis of Comprehensive Plan consistency. The analysis balances all these factors to support the staff recommendation.

#### Master Concept Plan

The Master Concept Plan shows the following:

- The proposed location of the 120-room hotel on the east side of the site.
- The proposed location of the 110,000 s.f. self-storage facility to the north.
- The proposed location of the 18,000 s.f. commercial area to the west.
- A public outdoor urban greenspace area in the central part of the project.
- Parking areas.
- Pedestrian accessways.
- A type "D" buffer along Arcos Avenue.

#### Pattern Book

A Pattern Book is required for a zoning amendment and the applicant's new site plan does not conform to the current Pattern Book for the ALF. The proposed Pattern Book includes the Master Concept Plan, architectural elevations and renderings, monument sign details, site lighting, color and material samples, and a landscape design plan.

*Architecture*

The proposed hotel, self-storage facility, and commercial use buildings feature elements of Mediterranean Revival Architectural style defined by curves and arches, pitched roofs, balconies and porches, and decorative columns.

The architecture seen in the surrounding buildings within the CPD feature various Mediterranean-style elements, earth tone color palettes, pitched roofs, decorative columns, and awnings.

*Pedestrian Circulation*

The applicant proposes internal connecting sidewalks leading to the buildings, around the commercial area, and to the external roadways.

*Monument Sign*

A conceptual design for the proposed 10-foot-high monument sign includes cast stone plinth and brick cladding to match the building materials. This sign is proposed to have "internally illuminated letters" and "push-through illuminated tenant names."

*Flood Issues*

The site falls within the AE Flood Zone which is the Special Flood Hazard area. Buildings will need to be constructed to meet flood elevations.

*Stormwater Management*

There is an existing master stormwater management network for the development. Parcel G contains a large stormwater pond on the north side of the parcel, used for the common water management system for the entire Plaza Del Sol CPD

*Transportation*

The 7-acre site is located internal to the 38-acre Plaza Del Sol commercial subdivision. Access is off Arcos Avenue, the internal access road that connects to Three Oaks Parkway and to Corkscrew Road.

The project was originally approved for 74,766 square feet of commercial use. The new proposal is for a mix of uses including 110,1000 square feet of self-storage, a 120-room hotel, and 18,000 square feet of commercial use. Although the square footage is increased, self-storage is a low traffic generator, so the trips generated by the new proposal would be more than the assisted living use, but similar to the underlying commercial uses originally approved.

The applicant will be responsible for road impact fees at time of building permit, to mitigate the transportation impacts on the external roadway network. In addition, the applicant will have to pay a proportionate share for the traffic signal that has been installed at Corkscrew Road and Puente Lane in this subdivision.

Utilities

Water and sewer are available from Lee County Utilities.

Fire

Estero Fire Department indicated it would provide comments at time of development order.

**COMPREHENSIVE PLAN ANALYSIS**

The project is in the Transitional Mixed Use Future Land Use category. The category is described below:

**FLU-1.2.8 TRANSITIONAL MIXED USE**

Transitional Mixed Use areas are characterized by primarily existing or emerging developments where the Village's largest and most intense commercial and multifamily residential developments are or will be concentrated, including some areas that currently have some degree of mixed use. Urban services are in place or readily expandable to support moderately intense levels of mixed commercial and residential development.

Staff Comment: Plaza Del Sol CPD is an older commercial subdivision that has developed as a hodgepodge of commercial uses and unfortunately not as originally envisioned. This proposal will provide an element of mixed-use that is an improvement, and complimentary to the surrounding area.

Staff is recommending a condition pertaining to phasing, to ensure that the project does develop as mixed use and not a single use.

**FLU-1.9.1 COMMERCIAL DEVELOPMENT FORM**

To permit orderly and well-planned commercial development at appropriate locations, all applications for commercial development will be reviewed and evaluated as to their compatibility with adjacent and nearby uses.

Staff Comment: This policy includes a review of:

- Traffic and access impacts. A trip generation table provided by the applicant indicates that although more trips will be generated with this proposal than the previously approved ALF, the impact to traffic will be similar to the other approved commercial uses. Self-storage is a low traffic generator.
- Architectural and landscape design reviewed through the provision of a Pattern Book. The proposal includes Mediterranean style elements and an earth tone color palette that are compatible with the CPD and also consistent with the architectural design in the larger commercial subdivision.
- Site planning and interconnectivity are met by the provision of sidewalks, vehicular access points through Arcos Avenue and Corkscrew Road, and a public gathering area. The applicant has proposed a public urban green space area that contains a roofed pavilion with seating, surrounded by landscape.

- Although the permitted square footage for the commercial space will increase, adjacent land uses should not be negatively impacted by this proposal. The proposed uses of self-storage, hotel, and commercial space are compatible to existing businesses within the CPD.

#### Compatibility

The proposed amendment adds uses that are similar to the surrounding uses within the CPD and along Corkscrew Road. The proposed self-storage facility provides a service to the residential communities west of Three Oaks Pkwy. The self-storage is tucked behind other commercial uses and not on a major roadway. The proposed hotel use is complimentary to the existing restaurants along Corkscrew Road. There are also two existing hotels near the proposed site. Infrastructure for the CPD is existing and the north side of the proposed development houses a storm water pond that is used for the common water management system of the entire CPD. There are no nearby residential uses. The applicant has asked for an increase in height for the hotel, similar to the height of the other two nearby hotels.

#### **DEVIATIONS**

The applicant has requested one new deviation in addition to approved deviations.

Deviation 12 seeks relief from LDC Section 3-705 (c), which specifies a maximum building height of 45 feet to allow for a building height of 65 feet for the hotel use only on Parcel G East.

Staff Comment: Although the applicant seeks a deviation to increase the maximum building height, it is not expected to have an adverse effect on the nearby area. The closest residential neighborhood is approximately 1,000 feet away from the subject property. The proposed hotel use is located on the northeast edge of the subject property, well setback from Corkscrew Road and adjacent to a lake area to the east and north. The height requested is similar to the height of the other nearby hotels.

Staff recommends approval of the deviation.

#### **CONCLUSION**

Staff has proposed the following findings for the CPD Amendment:

1. The Planned Development Amendment as conditioned will be consistent with the goals, objectives, and policies of the Comprehensive Plan.

Staff Comment: The proposed amendment is generally consistent with the Comprehensive Plan. A mix of uses is provided which meets the intent of the Transitional Mixed-Use land designation.

2. The Planned Development Amendment as conditioned will not conflict with any portion of the Land Development Code.

Staff Comment: The proposed amendment is not in conflict with the LDC in general but does request one deviation from required standards.



3. The Planned Development Amendment will address a community need.

Staff Comment: The proposed self-storage will provide a use for surrounding residential areas.

4. The Planned Development Amendment as conditioned will be compatible with existing and planned uses surrounding the subject land.

Staff Comment: The proposed amendment is mixed-use in an existing commercial subdivision. The additional hotel height is similar to the other two hotels in the area.

5. The Planned Development Amendment will result in a logical and orderly development pattern.

Staff Comment: The proposed amendment is "infill" within an existing commercial development. There is existing development on three sides of the subject parcel with a conservation easement to the north.

6. The Planned Development Amendment will not adversely affect the property values in the area.

Staff Comment: The proposed amendment should not adversely affect the property values in the area.

7. The Planned Development Amendment will 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.)

Staff Comment: The proposed amendment will be served by all public facilities.

8. The Planned Development Amendment as conditioned will not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Staff Comment: The proposed amendment will not adversely affect the natural environment. The subject parcel has already been cleared for development.

9. The Planned Development Amendment is compatible with existing or planned uses in the surrounding area.

Staff Comment: The proposed amendment is for mixed-use development within an existing Commercial Planned Development and is compatible with the surrounding area.

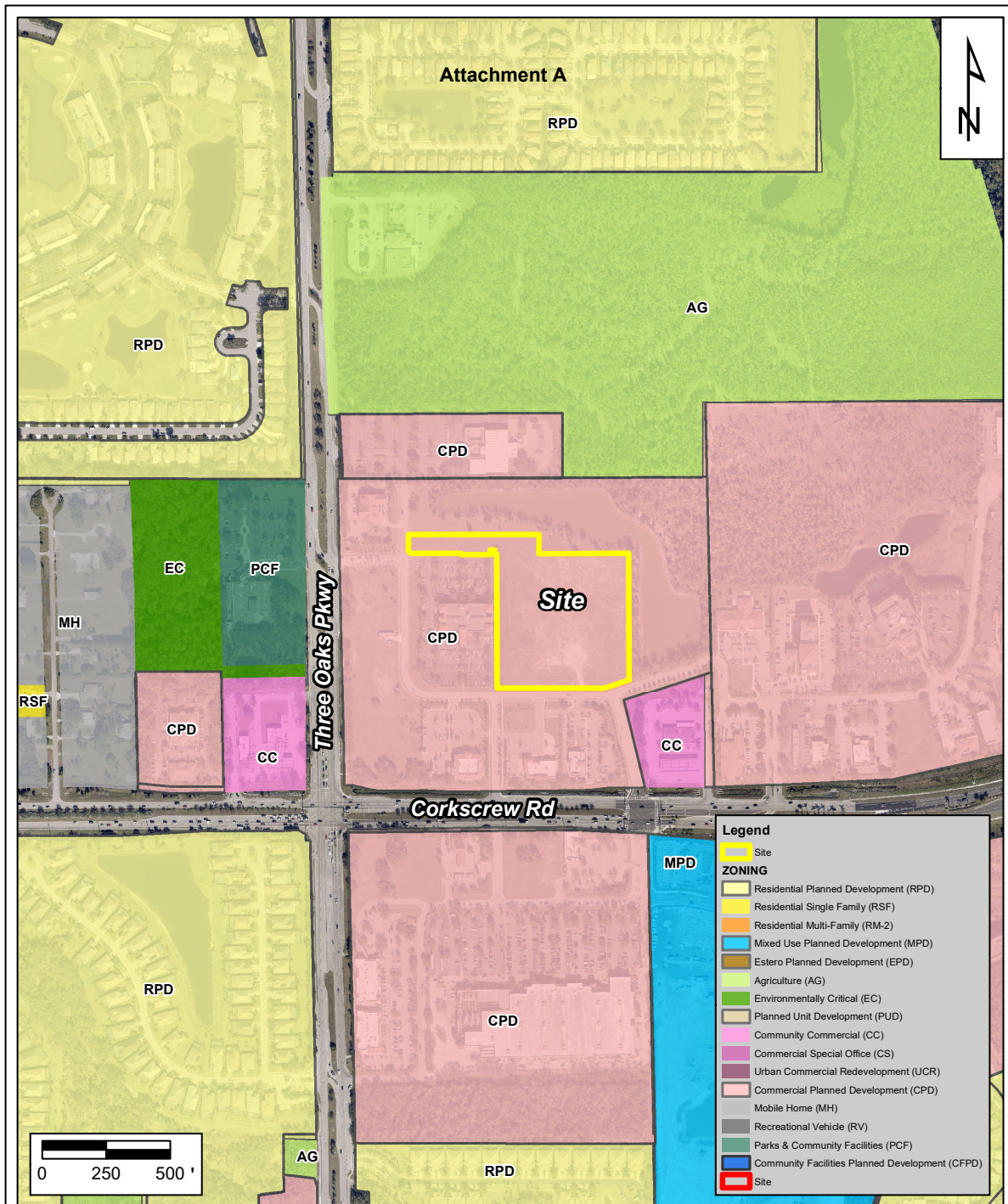
Staff has proposed the following findings for the Deviation:

The proposed deviation for additional height for the hotel will:

1. Be compatible with other hotel height in the area.
2. Not create an undue burden on essential public facilities.

**ATTACHMENTS:**

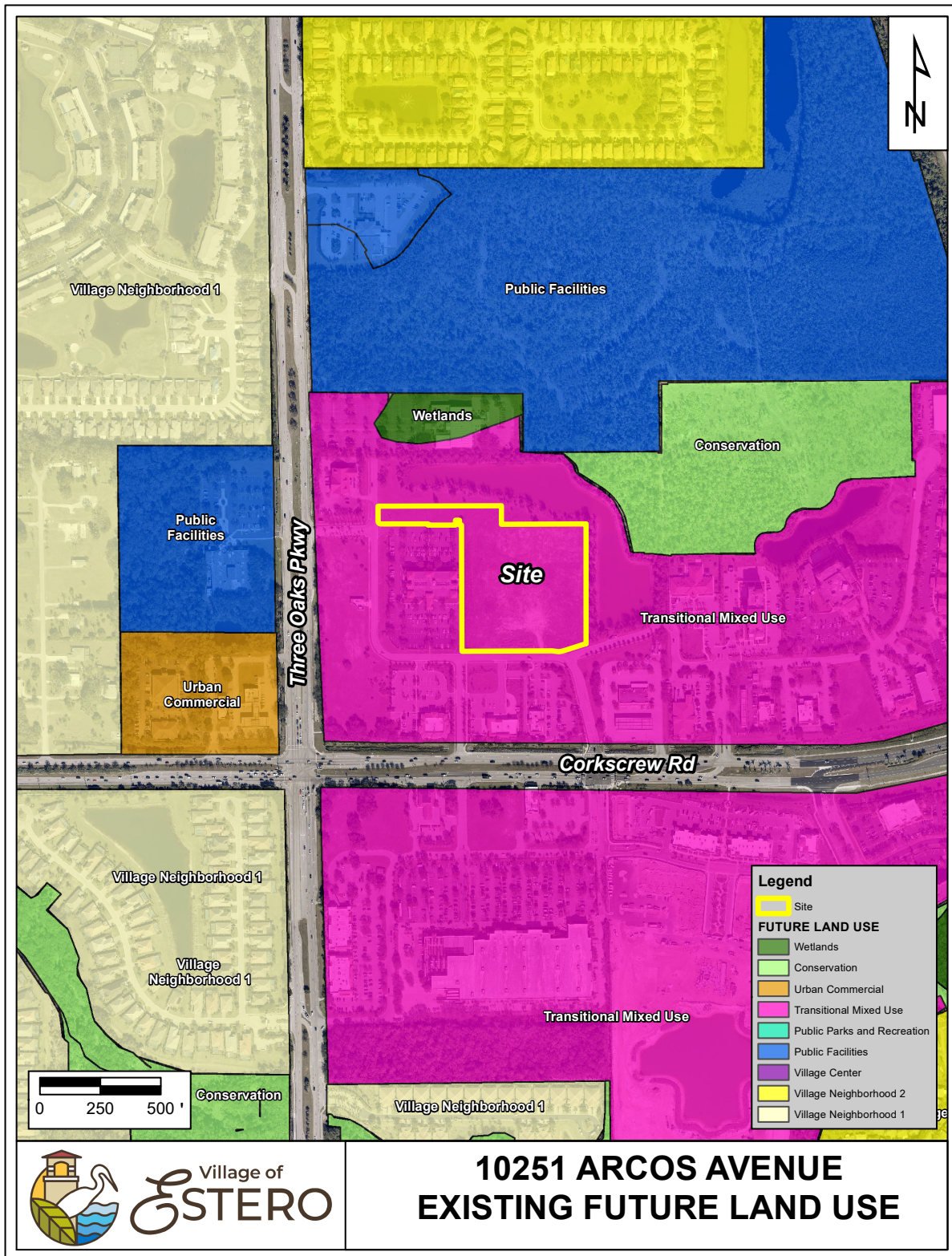
- A. Maps – Zoning Map and Future Land Use Map
- B. Master Concept Plan
- C. Zoning Conditions – Proposed Ordinance
- D. Pattern Book
- E. Applicant Submittals:
  - 1) Public Information Meeting Summary
  - 2) Applicant Request Statement

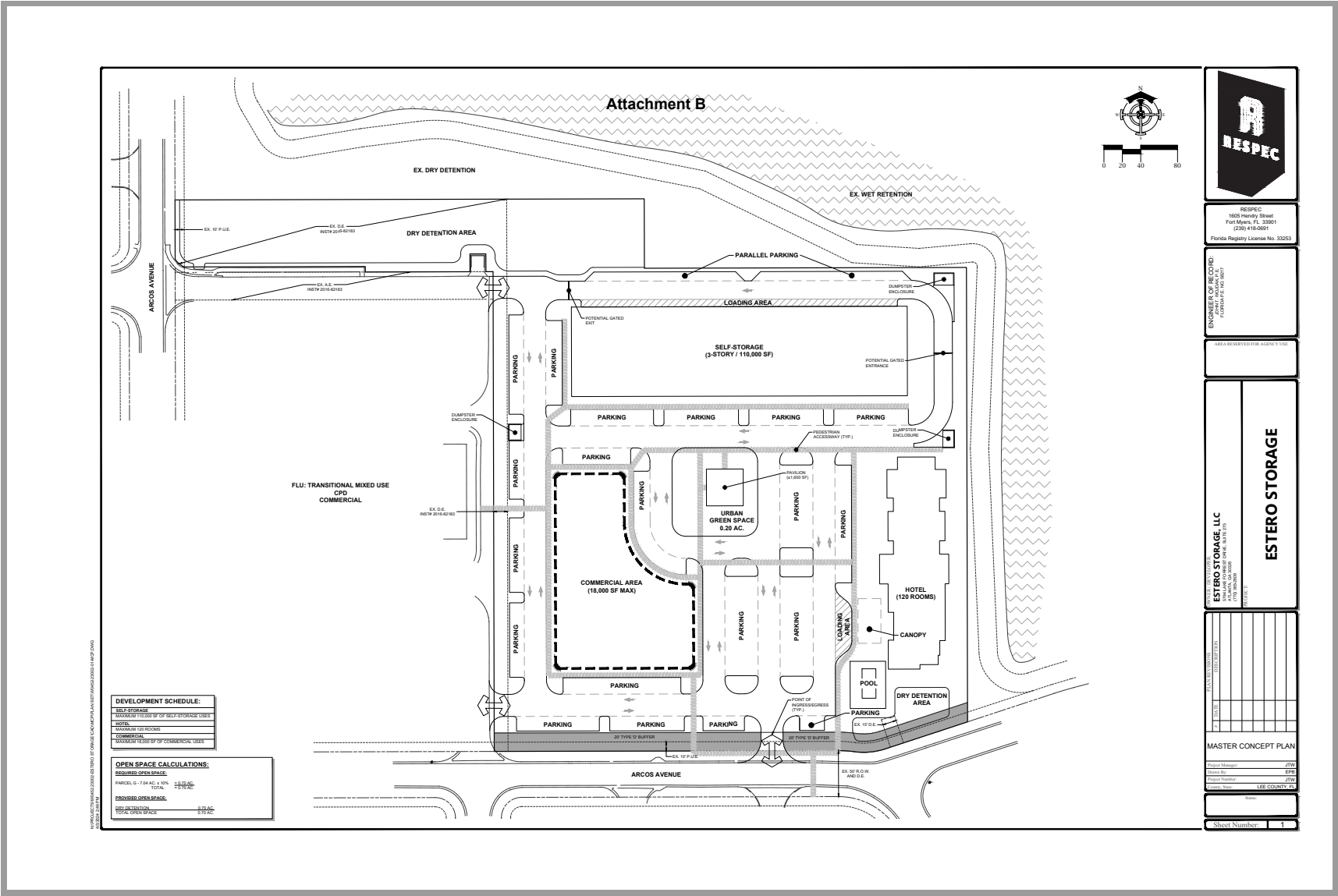


Village of  
**ESTERO**

## 10251 ARCOS AVENUE EXISTING ZONING









**Attachment C**

**VILLAGE OF ESTERO, FLORIDA  
ZONING  
ORDINANCE NO. 2024-08**

**AN ORDINANCE OF THE VILLAGE COUNCIL OF THE  
VILLAGE OF ESTERO, FLORIDA, APPROVING WITH  
CONDITIONS AN AMENDMENT TO THE  
COMMERCIAL PLANNED DEVELOPMENT FOR A  
7-ACRE TRACT OF PROPERTY LOCATED IN THE  
PLAZA DEL SOL SUBDIVISION AT THE NORTHEAST  
CORNER OF THREE OAKS PARKWAY AND  
CORKSCREW ROAD; PROVIDING FOR  
SEVERABILITY; AND PROVIDING AN EFFECTIVE  
DATE.**

**WHEREAS, Estero Storage LLC** , represented by DeLisi, Inc. (the “Applicant”),  
filed an application to amend the Commercial Planned Development (CPD) zoning for a  
property located within **Plaza Del Sol**, consisting of approximately 7.04 acres (the “Property”);  
and

**WHEREAS**, the Property STRAP number is 35-46-25-E1-3100G.0010 for Parcel G,  
and the Property on 10251 Arcos Avenue is legally described in Exhibit A attached hereto as  
a portion of Parcel G; and

**WHEREAS**, the zoning case number is DCI2024-E002; and

**WHEREAS**, the property was rezoned from Agriculture to Commercial Planned  
Development by Lee County in 1989 and further amended over the years, most recently in  
2018 by Village Ordinance 2018-03; and

**WHEREAS**, the Applicant proposes a mixed use project consisting of hotel, self-  
storage, and commercial uses and a revised site plan and Pattern Book; and

**WHEREAS**, a noticed Public Information Meeting was held on December 12, 2023 at  
the Planning Zoning and Design Board; and

**WHEREAS**, at a duly noticed public hearing held on June 11, 2024, the Planning  
Zoning and Design Board recommended \_\_\_\_\_ of the request, including  
deviations; and

**WHEREAS**, a duly noticed first reading was held before the Village Council on  
\_\_\_\_\_, 2024; and

**WHEREAS**, a duly noticed second reading and public hearing was held before the  
Village Council on \_\_\_\_\_, 2024, at which time the Village Council gave

consideration to the evidence presented by the Applicant and the Village staff, the recommendations of the Planning Zoning and Design Board and the comments of the public.

**NOW, THEREFORE,** be it ordained by the Village Council of the Village of Estero, Florida;

**Section 1.      Approval.**

The Village Council \_\_\_\_\_ the amendment to the zoning subject to the following conditions and deviations.

**Section 2.      Conditions.**

1. The previous approvals contained in Resolution Z-09-037, including conditions and deviations, remain in effect except as modified by the conditions in this approval.

2. Master Concept Plan

Development of this project must be consistent with the Master Concept Plan (MCP) titled "Estero Storage" stamped "Received April 4, 2024" except as modified by the conditions below.

3. Development Parameters

Development is permitted at a maximum as follows:

- 18,000 square feet of commercial use
- 110,000 square feet of self-storage
- Hotel maximum 120 rooms

4. Maximum Building Height

45 feet (3 stories)  
65 feet for hotel only

5. Proportionate Share of Traffic Signal

Applicant will pay the proportionate share for the traffic signal at Puente Lane and Corkscrew Road at time of development order.

6. Uses and Site Development Regulations

The following uses and setbacks apply to the project:

89                   a. Schedule of Uses

90

91

Uses are as listed in Zoning Resolution Z-09-037 with the addition of the following:

92

93

Hotel (limited to 7.04-acre Parcel G East only)

94

Self-storage (limited to 7.04-acre Parcel G East only)

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96

b. Building Setback Requirements

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98

Per Resolution Z-09-037

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100

7. No Blasting

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No development blasting is permitted as part of this project.

103

104

8. Utilities - Sewer

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106

This development must connect to water and sanitary sewer service at time of development order.

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108

109

9. Pattern Book

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The development must be consistent with the Pattern Book "Plaza Del Sol Parcel G East" date stamped "\_\_\_\_\_".

112

113

114

10. Project Phasing

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116

The project will be phased to ensure it is developed as a mixed use project. The first phase will consist of self-storage, the Arcos buffer, and the public square pavilion element.

117

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120

11. Sidewalk & Pedestrian Connections

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122

Sidewalks and pedestrian connections must be provided consistent with the Pattern Book and Land Development Code.

123

124

125

12. Buffers

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127

As part of local development order approval, the development order plans must demonstrate buffering consistent with the Master Concept Plan, the Land Development Code, and the Pattern Book. As part of local development order approval, all required buffer plantings must be 100% native vegetation.

128

129

130

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133           13. Vehicular/Pedestrian Impacts

134  
135           Approval of this zoning request does not address mitigation of the project's  
136           vehicular or pedestrian traffic impacts. Additional conditions consistent with the  
137           LDC may be required to obtain a local development order.

138  
139           14. Concurrency

140  
141           Approval of this rezoning does not constitute a finding that the proposed project  
142           meets the mandatory concurrency requirements set forth in the Land Development  
143           Code and the Comprehensive Plan. The developer is required to demonstrate  
144           compliance with all mandatory concurrency requirements prior to issuance of a  
145           local development order.

146  
147           15. Solid Waste Management

148  
149           As part of any local development order approval for vertical development, the  
150           development order plans must include facilities in compliance with LDC Section  
151           10-261 and Solid Waste Ordinance #11-27 for the pick-up/disposal of solid waste  
152           and recyclables.

153  
154           16. Land Development Code (LDC)

155  
156           Where the Village LDC is referenced in these conditions of approval for  
157           implementation of the condition at the time of development order issuance, the  
158           LDC in effect at the time of the local development order shall be applicable.

159  
160           **Section 3.     Deviations.**

161  
162           New Deviation 12 seeks relief from LDC Section 3-705 (c), which specifies a maximum  
163           building height of 45 feet to allow for a building height of 65 feet for the hotel use only  
164           on Parcel G East.

165  
166           Deviation 12 is approved for hotel only. Height is measured per LDC Section 10-301.C.

167  
168           **Section 4.     Findings and Conclusions.**

169  
170           Based upon an analysis of the application and the standards for approval in the Land  
171           Development Code, and the conditions of approval, the Council finds and concludes as  
172           follows:

- 173  
174           1. The Planned Development Amendment as conditioned will be consistent with the  
175           goals, objectives, and policies of the Comprehensive Plan.

- 177 2. The Planned Development Amendment as conditioned will not conflict with any  
 178 portion of the Land Development Code, except for the deviation.  
 179  
 180 3. The Planned Development Amendment will address a community need for  
 181 services.  
 182  
 183 4. The Planned Development Amendment as conditioned will be compatible with  
 184 existing and planned uses surrounding the subject land.  
 185  
 186 5. The Planned Development Amendment is infill and will result in a logical and  
 187 orderly development pattern.  
 188  
 189 6. The Planned Development Amendment should not adversely affect the property  
 190 values in the area.  
 191  
 192 7. The Planned Development Amendment will result in development that is  
 193 adequately served by public facilities.  
 194  
 195 8. The Planned Development Amendment as conditioned will not result in  
 196 significantly adverse impacts on the natural environment as the parcel has already  
 197 been cleared.  
 198

199 The proposed deviation for additional height for the hotel will:  
 200

- 201 1. Be similar to the height of other hotels in the area.  
 202 2. Not create an undue burden on essential public facilities.  
 203

204 **Section 5. Exhibits.**  
 205

206 The following exhibits are attached to this Ordinance and incorporated by reference:  
 207

- 208 Exhibit A Legal Description  
 209 Exhibit B Master Concept Plan titled "Estero Storage" stamped "Received April 4,  
 210 2024"  
 211 Exhibit C Pattern Book titled "Plaza Del Sol Parcel G East" dated \_\_\_\_\_.  
 212

213 **Section 6. Severability.**  
 214

215 Should any section, paragraph, sentence, clause, phrase, or other part of this Ordinance  
 216 subsequent to its effective date be declared by a court of competent jurisdiction to be  
 217 invalid, such decision shall not affect the validity of this Ordinance as a whole or any  
 218 portion thereof, other than the part so declared to be invalid.  
 219  
 220



221 **Section 7.      Effective Date.**

222

223 This Ordinance shall take effect immediately upon adoption.

224

225 **PASSED** on first reading this \_\_\_\_ day of \_\_\_\_\_, 2024.

226

227 **PASSED AND ADOPTED BY THE VILLAGE COUNCIL** of the Village of Estero,

228 Florida on second reading this \_\_\_\_ day of \_\_\_\_\_, 2024.

229

230

231 Attest: **VILLAGE OF ESTERO, FLORIDA**

232

233

234 By: \_\_\_\_\_ By: \_\_\_\_\_

235 Carol Sacco, Village Clerk Jon McLain, Mayor

236

237 Reviewed for legal sufficiency:

238

239

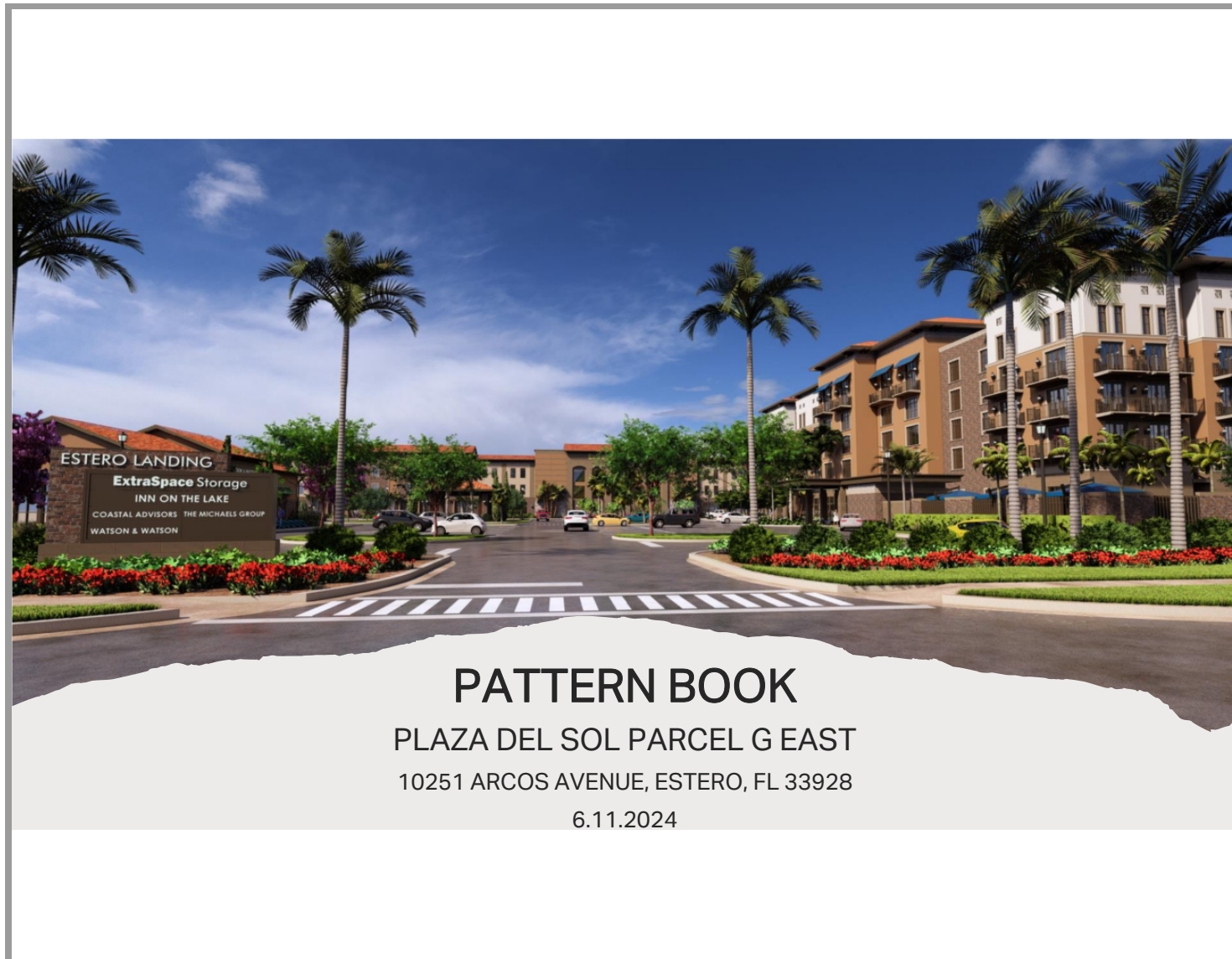
240 By: \_\_\_\_\_

241 Nancy E. Stroud, Village Land Use Attorney

242

243

|     |                       |       |       |
|-----|-----------------------|-------|-------|
| 244 | Vote:                 | AYE   | NAY   |
| 245 |                       |       |       |
| 246 | Mayor McLain          | _____ | _____ |
| 247 | Vice Mayor Ribble     | _____ | _____ |
| 248 | Councilmember Fiesel  | _____ | _____ |
| 249 | Councilmember Fayhee  | _____ | _____ |
| 250 | Councilmember Lopez   | _____ | _____ |
| 251 | Councilmember Ward    | _____ | _____ |
| 252 | Councilmember Zalucki | _____ | _____ |



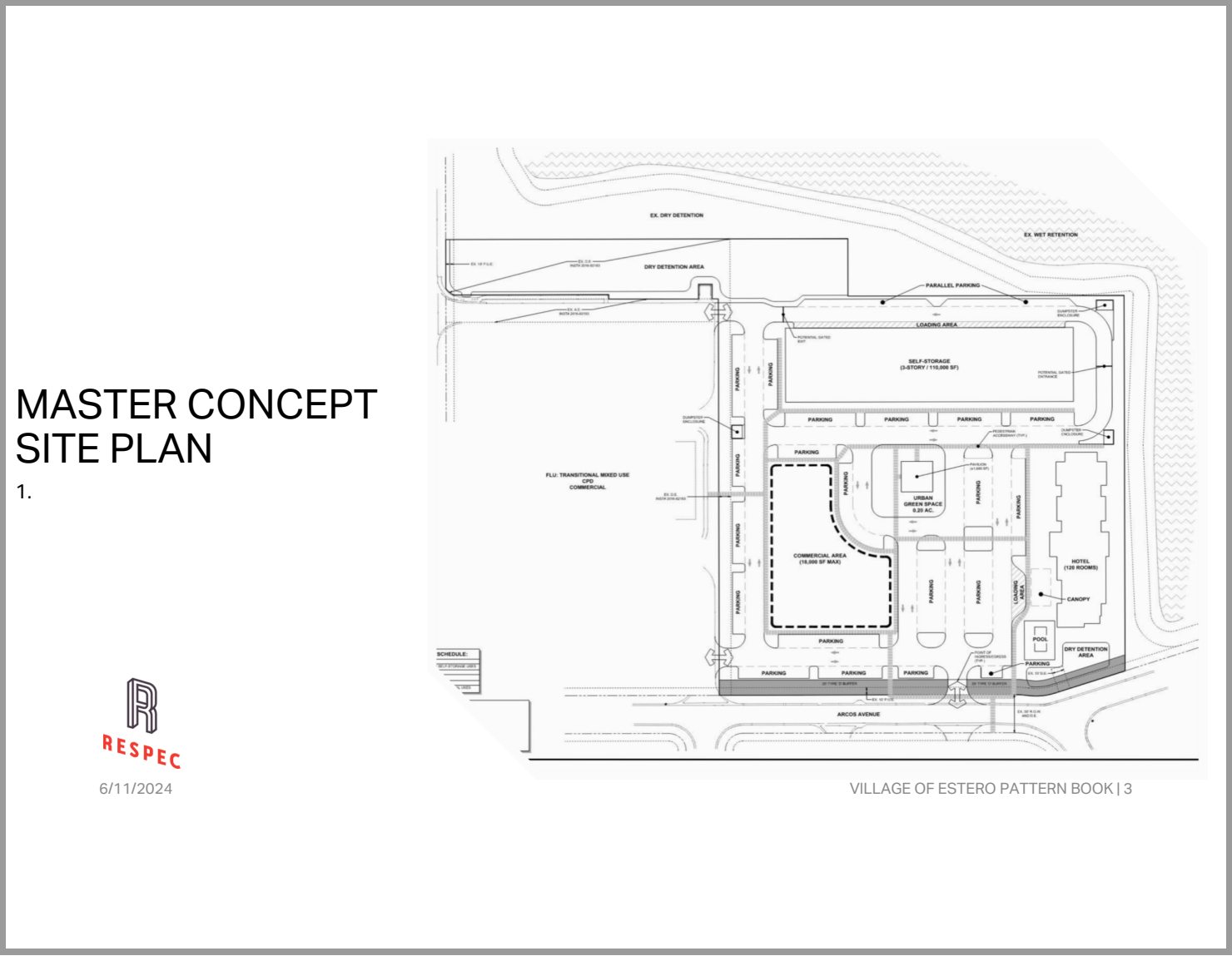
**PATTERN BOOK**  
**PLAZA DEL SOL PARCEL G EAST**  
10251 ARCOS AVENUE, ESTERO, FL 33928  
6.11.2024

# 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
  5. URBAN GREEN SPACE
  6. MONUMENT SIGN DETAILS
  7. LIGHTING DETAILS
3. LANDSCAPING
  1. PLANTING PLAN
  2. PLANT/SHRUB LIST

6/11/2024

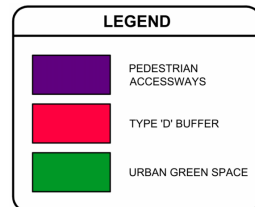
VILLAGE OF ESTERO PATTERN BOOK | 2



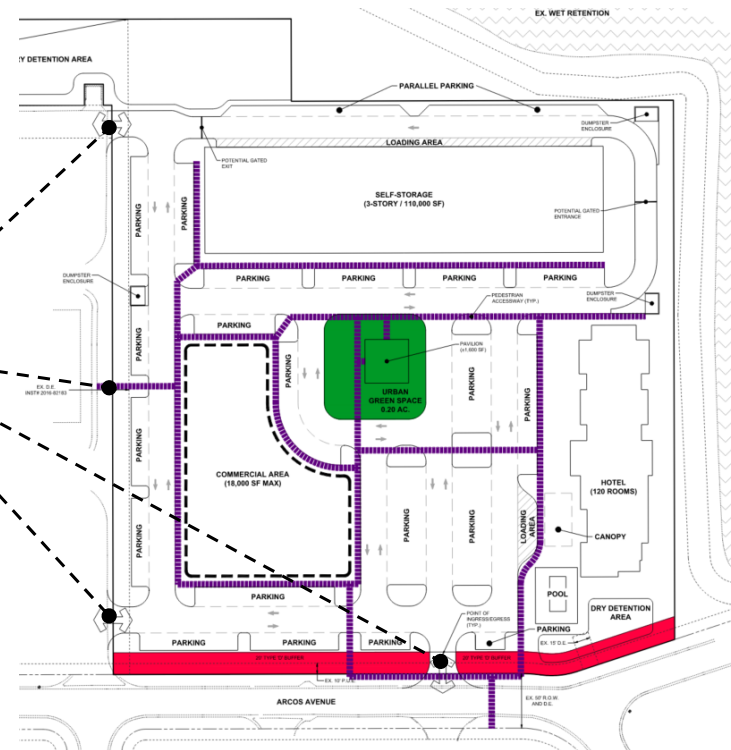
## 1.1) SITE PLAN HIGHLIGHTS

### SITE INTERCONNECTS, LANDSCAPE BUFFERS & URBAN GREEN SPACE

- VEHICULAR AND PEDESTRIAN INTERCONNECTS TO ADJACENT EXISTING PROJECT AND ROADWAYS



6/11/2024



VILLAGE OF ESTERO PATTERN BOOK | 4



## BUILDINGS

2.



6/11/2024

VILLAGE OF ESTERO PATTERN BOOK | 5

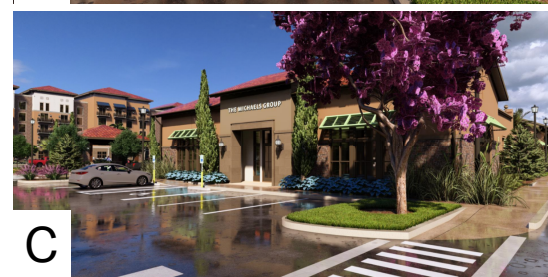
## 2.1) ARCHITECTURAL STYLE

### 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)
- EXTENDED ROOF OVERHANGS (A, B, C)
- DECORATIVE COLUMNS (B)

6/11/2024

VILLAGE OF ESTERO PATTERN BOOK | 6



2.2) DESIGN DETAILS MATERIALS & COLOR PALETTE



CONCEPTUAL MATERIAL SELECTIONS

6/11/2024



STUCCO  
LIGHT SAND FINISH



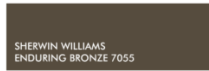
SHERWIN WILLIAMS  
PLAYA ARENOSA 9094



SHERWIN WILLIAMS  
SOFT FAWN 9097



SHERWIN WILLIAMS  
CHIVALRY COPPER 6353



SHERWIN WILLIAMS  
ENDURING BRONZE 7055

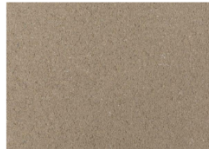
PAINT COLORS



STACKED STONE  
CORONADO STONE  
SAWTOOTH LEDGE / NORTHLAND



BRICK  
ACME BRICK  
OLD ROCKWAY OR SIMILAR



CAST STONE  
"STARBUCK"  
SMOOTH FINISH



SHUTTERS ACCENT  
SHERWIN WILLIAMS  
DANCING GREEN 6716



DECORATIVE TILE  
SARDINIA GRAY MOSAIC



TILE ROOF  
MISSION S SHAPE  
HOUSTONIAN BLEND

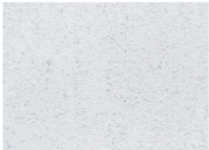
VILLAGE OF ESTERO PATTERN BOOK | 7

2.2) DESIGN DETAILS MATERIALS & COLOR PALETTE



CONCEPTUAL MATERIAL SELECTIONS

6/11/2024



STUCCO  
LIGHT SAND FINISH



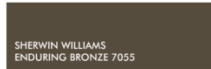
SHERWIN WILLIAMS  
PLAYA ARENOSA 9094



SHERWIN WILLIAMS  
SOFT FAWN 9097



SHERWIN WILLIAMS  
CHIVALRY COPPER 6353



SHERWIN WILLIAMS  
ENDURING BRONZE 7055

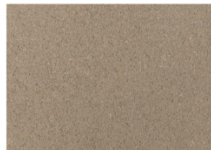
PAINT COLORS



STACKED STONE  
CORONADO STONE  
SAWTOOTH LEDGE / NORTHLAND



BRICK  
ACME BRICK  
OLD ROCKWAY OR SIMILAR



CAST STONE  
"STARBUCK"  
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

2.3) DESIGN DETAILS SOUTH ELEVATION

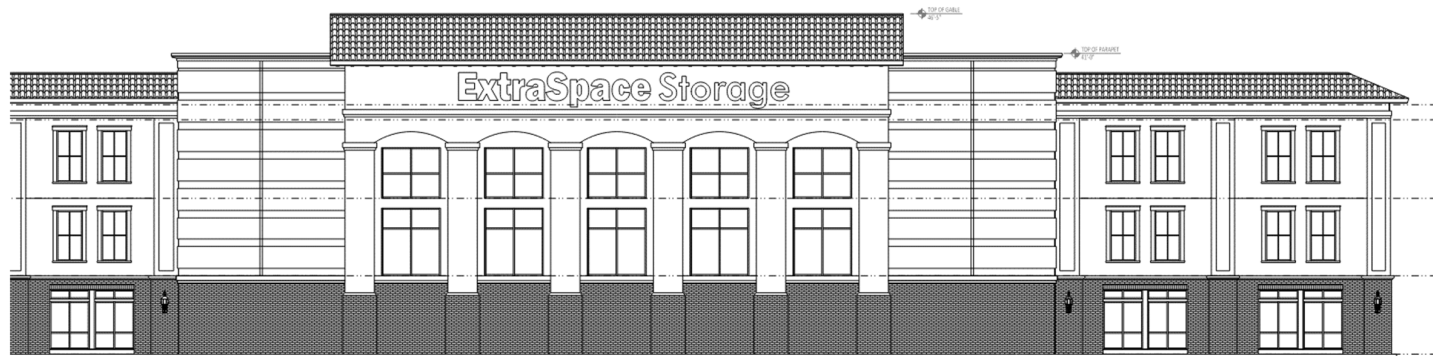


6/11/2024

VILLAGE OF ESTERO PATTERN BOOK | 9



## 2.3) DESIGN DETAILS SOUTH ELEVATION



6/11/2024

VILLAGE OF ESTERO PATTERN BOOK | 10

2.3) DESIGN DETAILS NORTH ELEVATION



6/11/2024

VILLAGE OF ESTERO PATTERN BOOK | 11

## 2.3) DESIGN DETAILS NORTH ELEVATION



6/11/2024

VILLAGE OF ESTERO PATTERN BOOK | 12

2.3) DESIGN DETAILS EAST AND WEST ELEVATIONS



|      |                |
|------|----------------|
| 1    | EAST ELEVATION |
| A2.1 | 3/32"=1'-0"    |

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2.3) DESIGN DETAILS EAST AND WEST ELEVATIONS



2 WEST ELEVATION  
A2.1 3/32"=1'-0"

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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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## 2.4) DESIGN DETAILS SITE RENDERINGS



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## 2.5) DESIGN DETAILS URBAN GREEN SPACE



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## 2.5) DESIGN DETAILS URBAN GREEN SPACE



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2.5) DESIGN DETAILS URBAN GREEN SPACE



CONCEPTUAL | MATERIAL SELECTIONS

6/11/2024



STUCCO  
LIGHT SAND FINISH



SHERWIN WILLIAMS  
PLAYA ARENOSA 9094

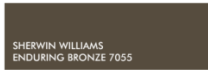


SHERWIN WILLIAMS  
SOFT FAWN 9097

PAINT COLORS



SHERWIN WILLIAMS  
CHIVALRY COPPER 6353



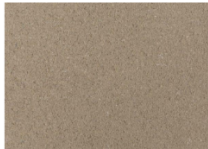
SHERWIN WILLIAMS  
ENDURING BRONZE 7055



STACKED STONE  
CORONADO STONE  
SAWTOOTH LEDGE / NORTHLAND



BRICK  
ACME BRICK  
OLD ROCKWAY OR SIMILAR



CAST STONE  
"STARBUCK"  
SMOOTH FINISH



SHUTTERS ACCENT  
SHERWIN WILLIAMS  
DANCING GREEN 6716



DECORATIVE TILE  
SARDINIA GRAY MOSAIC



TILE ROOF  
MISSION S SHAPE  
HOUSTONIAN BLEND

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2.6) MONUMENT SIGN DETAILS



- POWDER COATED ALUMINUM CAP
- INTERNALLY ILLUMINATED LETTERS 10 1/2" H
- POWDER COATED ALUMINUM SIGN BOX WITH REMOVABLE 15" H PANELS AND PUSH-THROUGH ILLUMINATED TENANT NAMES
- CAST STONE PLINTH AND BRICK CLADDING TO MATCH BUILDING MATERIALS PALETTE
- GROUND COVER LANDSCAPING

HEIGHT: 10'-0"  
LENGTH: 16'-2"  
DEPTH: 2'-4"

CONCEPTUAL | MONUMENT SIGN  
6/11/2024



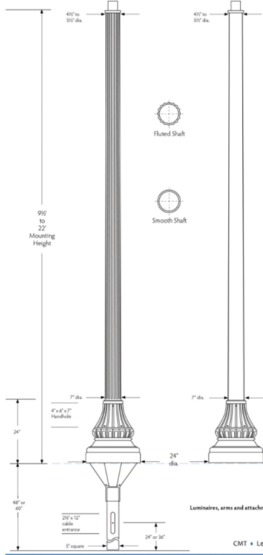
2.7) LIGHTING DETAILS

LIGHT POLE STYLE:



Constitution Style, 24" x 24"





- Fiberglass reinforced composite, virtually maintenance free
- One-piece construction, non-conductive
- Superior wind, loading, and environmental tolerance
- Anchor Base or Direct Burial mounting
- Smooth or fluted tapered shafts
- Standard or architectural colors available, or any color can be matched
- Gloss or semi-gloss finishes standard; aggregate and custom finishes available
- Mounting heights of 9.5 to 22 feet
- Standard 3" x 3" dia. aluminum tenon for luminaire mounting (2 1/2" also available)



Luminaires, arms and attachments sold separately.

CMT • Legacy Decorative Poles • 800-416-4276 • [www.cmtpoles.com](http://www.cmtpoles.com)

LAMP HEAD STYLE:



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# LANDSCAPE DESIGN

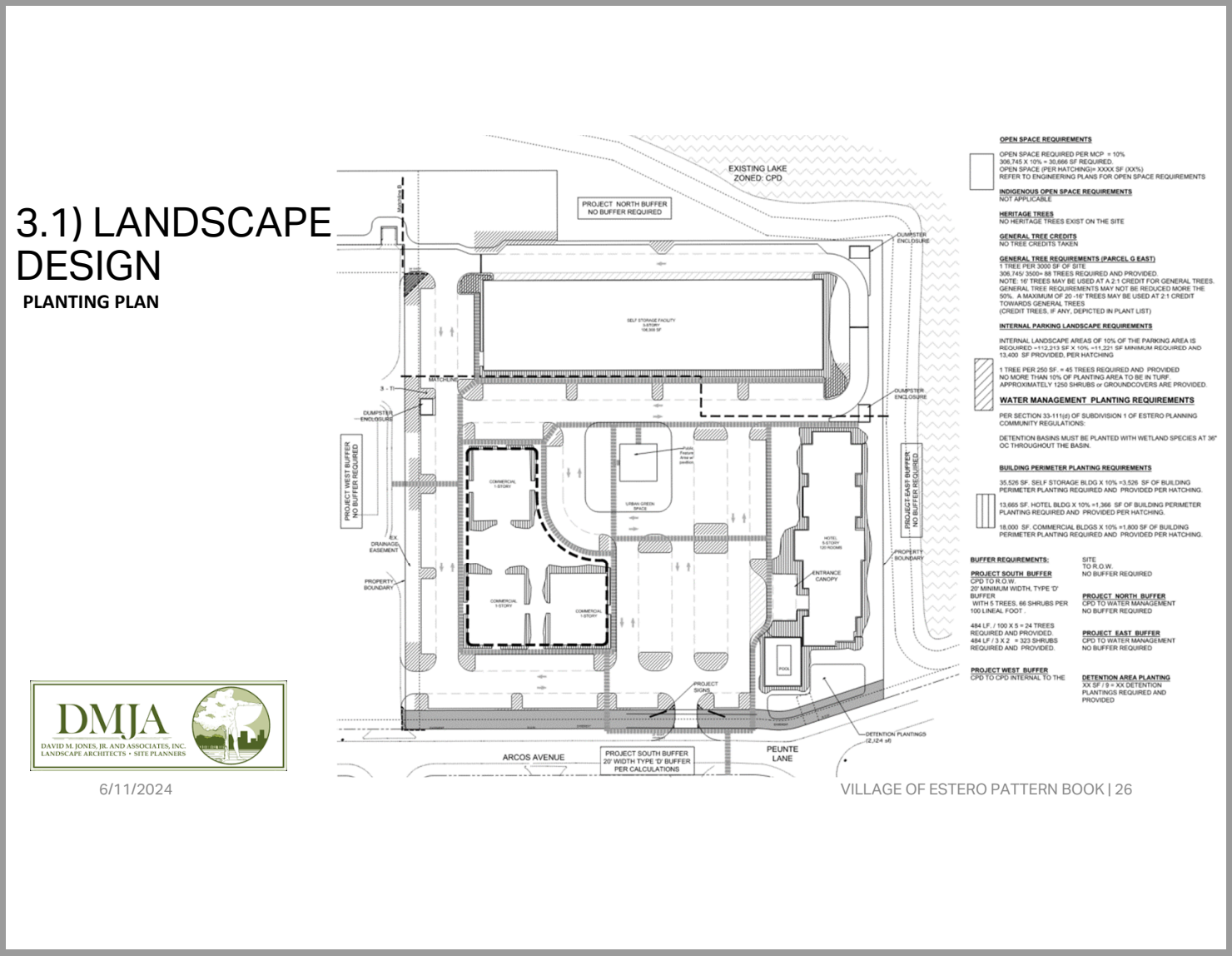
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3

6/11/2024



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6/11/2024

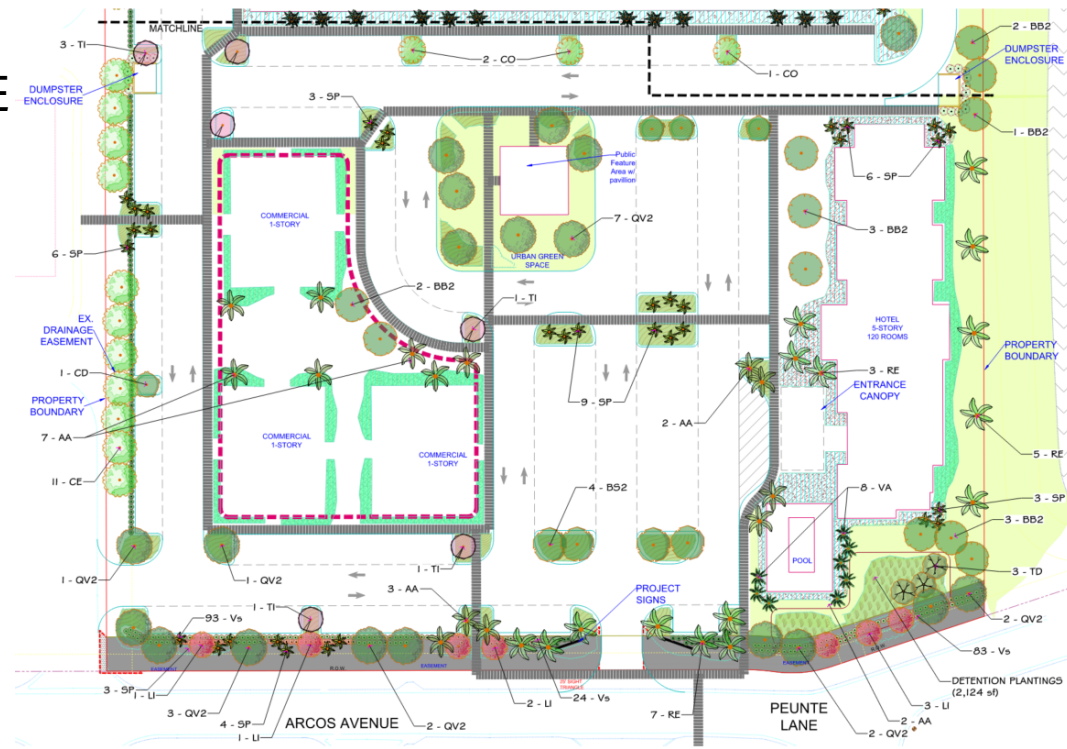
VILLAGE OF ESTERO PATTERN BOOK | 26

### 3.1) LANDSCAPE DESIGN

#### PLANTING PLAN

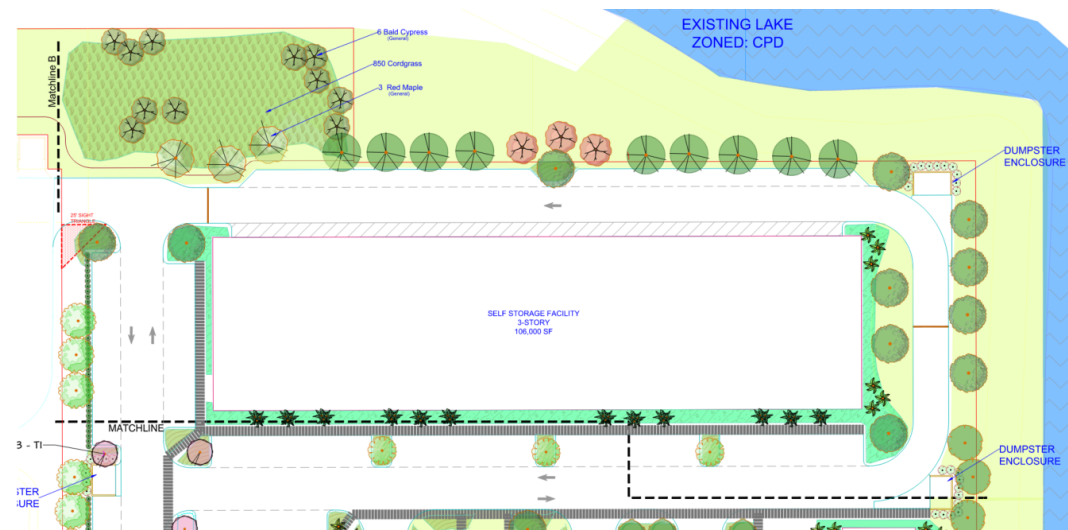


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### 3.1) LANDSCAPE DESIGN PLANTING PLAN



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## 3.2) LANDSCAPE DESIGN

### PLANT/SHRUB LIST

 BUILDING FOUNDATION PLANTINGS 12,958 sf  
Mixed Plantings: Aricola, Dwarf  
Bougainvillea Horizontal Cocoplum,  
Golden Creeper, Liriope,

 VEHICULAR USE AREA PLANTING 8,976 sf  
MIXED PLANTINGS: IE: IXORA,  
VIBURNUM, HORIZONTAL  
COCOPLUM, COONTIE, FLORIDA  
GAMAGRASS, LIRIOPE, GOLDEN  
CREEPER

 DETENTION PLANTINGS 12,192 sf  
SPARTINA, MUHLY GRASS, WETLAND  
SPECIES



| SHRUBS                                                                              |     |     |                                                 |                        |
|-------------------------------------------------------------------------------------|-----|-----|-------------------------------------------------|------------------------|
|   | Ci  | 156 | Chrysobalanus icaco<br>Coco Plum<br>NATIVE      | Min. 24" Ht., 3 Gallon |
|  | Cs4 | 31  | Clusia guttifera<br>Small Leaf Clusia<br>NATIVE | 5' Ht.                 |
|  | Hc  | 31  | Hamelia patens 'Compacta'<br>Dwarf Firebush     | Min. 24" Ht., 3 Gallon |
|  | Vs  | 200 | Viburnum suspensum<br>Sandankwa Viburnum        | 3 gal., 24" ht         |

6/11/2024

| PLANT SCHEDULE                                                                        |      |     |                                                          |                                                 |
|---------------------------------------------------------------------------------------|------|-----|----------------------------------------------------------|-------------------------------------------------|
| SYMBOL                                                                                | CODE | QTY | BOTANICAL / COMMON NAME                                  | SIZE                                            |
| TREES                                                                                 |      |     |                                                          |                                                 |
|    | AR2  | 3   | Acer rubrum<br>Red Maple                                 | 12'-14' HT, 2.5" CAL. 6' SPR. 45 GALLON MINIMUM |
|    | AR   | 3   | Acer rubrum<br>Red Maple<br>NATIVE: 2"1 GENERAL<br>TREE  | 4" Cal., 16' Ht., 6' Sprd.                      |
|    | AM   | 12  | Adonidia merrillii<br>Manila Palm                        | 8' ct double                                    |
|    | AA   | 14  | Archontophoenix<br>alexandras<br>Alexandra Palm          | 12' Clear Trunk                                 |
|    | BB2  | 11  | Bucida buceras 'Shady<br>Lady'<br>Shady Lady Black Olive | 12'-14' HT, 2.5" CAL. 6' SPR. 45 GALLON MINIMUM |
|    | BS2  | 4   | Bursera simaruba<br>Gumbo Limbo                          | 14' HT, 3.5" CAL., 6' SPR.                      |
|    | CO   | 3   | Chrysophyllum oliviforme<br>Satinleaf                    | Min. 2" Cal., 10' Ht., 4' Sprd.                 |
|    | CD   | 4   | Coccoloba diversifolia<br>Pigeon Plum<br>NATIVE          | 12'-14' HT, 2.5" CAL. 6' SPR. 45 GALLON MINIMUM |
|    | CE   | 14  | Conocarpus erectus<br>Buttonwood<br>NATIVE               | 12'-14' HT, 2.5" CAL. 6' SPR. 45 GALLON MINIMUM |
|    | CE2  | 9   | Conocarpus erectus<br>Buttonwood                         | 4" Cal., 16' Ht., 6' Sprd.                      |
|   | LI   | 7   | Lagerstroemia indica<br>Crape Myrtle                     | 12'-14' HT, 2.5" CAL. 6' SPR. 45 GALLON MINIMUM |
|  | QV2  | 29  | Quercus virginiana<br>Southern Live Oak<br>NATIVE        | 12'-14' HT, 2.5" CAL. 6' SPR. 45 GALLON MINIMUM |
|  | RE   | 15  | Roystonea elata<br>Florida Royal Palm<br>NATIVE          | 12'-14' CT                                      |
|  | SP   | 40  | Sabal palmetto<br>Sabal Palm<br>NATIVE                   | 12'-18' CT STAGGERED                            |
|  | TI   | 6   | Tabebuia impetiginosa<br>Pink Trumpet Tree               | 12'-14' HT, 2.5" CAL. 5 SPR                     |
|  | TD   | 14  | Taxodium distichum<br>Bald Cypress<br>NATIVE             | 12'-14' HT, 2.5" CAL. 6' SPR. 45 GALLON MINIMUM |
|  | VA   | 8   | Veitchia arccina<br>Montgomery Palm                      | 8' Ht.                                          |

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## Attachment E

### PLAZA DEL SOL CPD AMENDMENT PUBLIC INFORMATIONAL MEETING

**Meeting Date:** December 12, 2023

**Time:** 4:30pm, meeting start

**Location:** 9401 Corkscrew Palms Circle, 1st FL, Estero, FL 33928

**Attendees:**

Planning and Zoning Board Members:

Co-Chairman Scotty Wood and Board Members Anthony Gargano, Kristin Jeannin, James Tatooles, and Jim Wallace.

Also present: Community Development Director Mary Gibbs.

**Meeting Summary:**

Mary Gibbs gave a brief overview of the zoning, the area and the request. Mr. DeLisi then gave an overview presentation. He provided an overview of the proposed project which included the location, the surrounding uses, the existing zoning of the property (CPD), the future land use category, the request – 110,000 square feet of self-storage, 120 hotel units and 18,000 square feet of commercial floor area on Parcel G east, in replacement of the current entitlement for Parcel G east of 74,766 square feet of commercial. Mr. DeLisi also reviewed the site plan and introduced the initial architectural renderings of buildings.

**Board Questions or Comments and Response:**

- **Question:** Is there anything to show the anticipated traffic flow through the property as well as ingress/egress?

**Response:** The parcel is in the middle of an existing Planned Development. The property connects to a reverse frontage road that curves around and connects to both Corkscrew Road and a lighted intersection and Three Oaks Parkway.

- **Question:** How do the proposed uses relate to each other and function together?

**Response:** The uses relate to each other and the surrounding uses. There are restaurants that relate to the hotel. If the commercial gets developed with restaurants that will further relate to the hotel. The self-storage relates to the nearby residential uses.

- **Question:** What commercial uses do you anticipate at this time?

**Response:** There is currently no end users, so we are unsure. There are a myriad of uses that can go in there but at 18,000 sq. ft. nothing that would be large enough to be considered “anchor” retail.

- **Comments on Architecture:** Big open areas on each side of the storage buildings. Big blank walls. Not much differentiation of the colors to break up the building façade.

- **Question:** Can anyone see the back side of the storage building from the north? What is it zoned for and what can it be used for.

**Response:** Church is to the north and vacant land. Comments on the architectural are understood.

- **Question:** How do people back out of the parking spaces near the entrance ways? This should be looked at to make sure it is safe. Also, where are the dumpster locations and is the circulation going to interfere with the parking?

**Response:** Mr. Wojdak pointed out the dumpster locations and stated that we will look at the parking space locations.

- **Question:** The storage building lacks architectural articulation. Don't see the "curves and arches" referenced in the pattern book. Not enough to just have detail in one area of a building. Need to be throughout. Decorative columns referenced in the Pattern book but not shown on the renderings. Can't see the accent colors or shutters on the buildings. Need assurance that there won't be residential to the north that will be looking at the back of a blank building wall.

**Response:** Understood.

- **Question:** Are the flat roof lines on the building a function of height limitations or efficiency limitations?

**Response:** There is room to provide undulation.

- **Question:** Can the landscaping be redistributed to locations where it can be seen better?

**Response:** Yes.

- **Question:** Typically, a lake view create a premium. Is there a reason why the storage building is on the lake?

**Response:** Yes. The storage building is set back farthest from Corkscrew Road. The lake wraps around the hotel, so it still provides value for the hotel, but the storage building is purposefully placed in the back of the property.

- **Question:** This is in the transitional mixed-use category so the expectation is to have complimentary uses?

**Response:** The proposed amendment is within an overall CPD with a varied mix of uses. Within the entire context of Plaza Del Sol there is a mix.



**PLAZA DEL SOL CPD**  
**AMENDMENT REQUEST STATEMENT**  
**REVISED 4/2/2024**

**Introduction/ Entitlement History**

The attached application is to amend the Plaza Del Sol CPD to allow for the reconfiguration of the most recently amended site plan and the development of a self-storage building, hotel and commercial uses centered around an urban greenspace area. The Plaza Del Sol CPD is located at the corner of Corkscrew Road and Three Oaks Boulevard in Estero, FL. The proposed amendment is for the parcel along the north side of Arcos Avenue.

The reconfiguration of the site plan only affects Parcel G East within an already built Commercial Planned Development. The proposed uses will utilize the existing infrastructure within the Planned Development, including the reverse frontage road along Corkscrew Road and Three Oaks Parkway for access, and the existing water management lake as part of a common stormwater system. The plan is designed to locate the self-storage building in the back of the site, farthest away from Corkscrew Road and the hotel overlooking the lake area, which acts as a natural buffer and land use separation to the north and east.

The addition of the hotel use complements the existing restaurant establishments within the CPD along Corkscrew Road creating a greater synergy among uses within the development. Additionally, the Self-storage use compliments and provides an desired service for the residential communities along Corkscrew Road.

The existing CPD is entitled for 230,000 square feet of commercial development and 268 Assisted Living Facility units. The property was originally zoned in 1994 and went through a series of amendments through 2018. The Plaza Del Sol CPD is partially constructed with 4 outparcels uses and an office building along Corkscrew Road and Three Oaks Parkway, connected by Arcos Avenue, as well as the development of an office building on the west side of Parcel "G" in the interior of the CPD. According to the 2018 amendment to the CPD, Parcel G was entitled for 114,000 sq. ft. of commercial floor area with an option for 268 Assisted Living Units. The proposed amendment is to the plan for the east side of "Parcel G" on the approved Master Concept Plan, which is entitled for 74,766 square feet of commercial floor area and now being proposed for 120 hotel rooms, 110,000 square feet of self-storage, and 18,000 square feet of commercial floor area. This change in entitlements generates fewer peak hour trips on the roadway network than 74,766 square feet of commercial.

**Adjacent Uses:**

The subject property is in an area of existing development and infrastructure that supports the proposed use. The built portion of the CPD is located along Corkscrew Road and Three Oaks Boulevard. Along Corkscrew Road, in front of Parcel G are a Culver's fast-food restaurant, an auto parts store, medical offices and a gas station. Along Three Oaks Boulevard is a car wash. There are two outparcels along Three Oaks Boulevard that remain vacant, one of which is at the corner of Corkscrew and Three Oaks. Parcel G is separated from the outparcels by Arcos Avenue.

To the north and east of Parcel G is a stormwater pond, used for the common water management system of the entire Plaza Del Sol development. The stormwater pond parcel separates Parcel G from any other use by approximately 300 feet to the north and east. To the north of the stormwater pond is a church and to the east of the Parcel G property is an office building.

**Access:**

The subject property has direct access to Arcos Avenue, a reverse frontage road for both Corkscrew Road and Three Oaks Parkway. The overall CPD has direct access to both arterial roads. Puente Lane, one of the project's access roads is aligned with the entrance to the Lowes shopping center to the south, which is a newly signalized intersection. The access points shown on the attached Master Concept Plan have already been shown and approved as part of the existing Planned Development. There are no new access points proposed.

**Zoning Justification:**

The subject property was originally zoned CPD (Commercial Planned Development) in 1994 and is currently entitled for 230,000 square feet of commercial floor area and 268 Assisted Living Facility units. The proposed zoning will reduce the commercial area on the east side of Parcel G from 74,766 to 18,000 square feet, and add 110,000 square feet of self-storage use and 120 hotel rooms.

The proposed development of the subject property complies with the Village of Estero Land Development Code. A brief description of how the proposed development satisfies these criteria is presented below.

*1. Is consistent with and furthers the goals, objectives, and policies of the comprehensive plan and all other applicable Village-adopted plans;*

Below is a description of how the proposed amendment is consistent with the Comprehensive Plan.



**FLU-1.2.1 FUTURE LAND USE CATEGORIES.** *The Village shall designate on the Future Land Use Map (see Map FLU-1) use categories of varying densities and intensities to provide for a full range of land use activities appropriate to the character of the Village's neighborhoods. These designations are based upon environmental conditions, historic and developing growth patterns, and existing or future availability of public facilities and services. Village future land use categories are summarized as follow:*

The subject property is entirely located within the Transitional Mixed Use land use category. The table in Policy FLU 1.2.1 allows for "Regional, community, neighborhood and minor commercial uses" consistent with FLU 1.5 and the adopted zoning resolution. The proposed amendments to the zoning resolution do not request any change to the existing approved intensities in the Planned Development.

**FLU-1.2.8 TRANSITIONAL MIXED USE.** *Transitional Mixed Use areas are characterized by primarily existing or emerging developments where the Village's largest and most intense commercial and multifamily residential developments are or will be concentrated, including some areas that currently have some degree of mixed use. Urban services are in place or readily expandable to support moderately intense levels of mixed commercial and residential development. These areas were typically designated Urban Community, General Interchange, or Suburban and within the Mixed Use Overlay per the Village's Transitional Comprehensive Plan. Transitional Mixed Use areas are generally the north Estero area near intersections of US 41 with Broadway and Estero Parkway, Coconut Point DRI, and the four quadrants of the I-75 and Corkscrew Road interchange. These areas are located in close proximity to: public transit routes; education facilities; recreation opportunities; and existing residential, shopping and employment centers and are generally accessible to the surrounding neighborhoods, serving as focal points or community centers where activity is concentrated.*

**A. Uses:** *A broad mix of uses, subject to compatibility standards of the Community Design Sub-Element, is allowed in the Transitional Mixed Use areas to foster the conveniences and efficiencies of live/work/play environments, including regional, community and neighborhood scale commercial including shopping, restaurant, entertainment and office, low to moderate density residential, parks and recreation. Assisted living facilities, and public and quasi-public uses are allowed in the Transitional Mixed Use future land use category.*

**B. Development type, Density and Intensity:** *Development types and corresponding maximum densities and intensities allowed in the Transitional Mixed Use areas are outlined in the following table:*

The transitional mixed-use areas allow for commercial development consistent with the approved Planned Development as well as the proposed commercial, hotel and self-storage uses. The proposed change is a decrease in peak hour trips for the development, as evidenced in the attached transportation impact study. Even though the total area of commercial is proposed to increase with the addition of the self-storage use, the floor area ratio is still well below the allowance of an FAR of 1.0 in this future land use category.

The existing Plaza Del Sol planned development is classified as a single use development with a mix of generally unrelated uses. Parcel G East is currently proposed as a single use assisted living facility that would be largely separated, not integrated with surrounding uses, not have a public focal point and not create any viable mix of uses on the property. The proposed amendment to the CPD will replace a single use assisted living facility with a mix of uses that will complement both surrounding uses and the nearby residential communities.

The hotel use helps to diversify the Plaza del Sol CPD by creating an on-site population that will frequent and utilize the restaurants that are part of the CPD and the adjacent commercial areas, creating a more diverse and mixed-use area. Similarly, utilizing the remaining commercial development on this parcel will provide shopping and retail opportunities for the hotel guests and surrounding residential uses. The redesign of Parcel G East is centered around an urban green space area that has been detailed in the pattern book. This central gathering feature helps to integrate the surrounding uses and provide a cohesiveness to the Planned Development that currently does not exist. Users of the self-storage will be able to enjoy the urban green space and retail uses within the CPD and surrounding uses, as will the hotel guests and patrons of the on-site retail. The design of the project further implements the intent of the Transitional Mixed Use land use category.

Self-storage is an ideal use for this location due to the significant number of nearby residential communities – County Creek, Estero Place, Copper Oaks, etc. that rely on and make use of self-storage facilities. Self-storage is a passive use that will not detract from the remainder of the site and will, at the same time, attract some population to the property, however small, to shop and enjoy the central urban green space feature.

***FLU-1.5 COMMERCIAL SITE LOCATION STANDARDS. The siting of commercial developments shall be controlled by location standards. These standards are intended to avoid proliferation of commercial strip development by identifying appropriate locations for commercial uses to meet the needs of residents and visitors and to be compatible with existing residential neighborhoods or residential uses.***

***FLU-1.5.1 Commercial development levels are categorized as minor, neighborhood, community, or regional scale. The Village assigns intensities to these commercial levels according to the context and accessibility of the commercial development described below. See Map TR-1 for Functional Classifications of roadways.***

***The location standards specified in Subsections A-D will apply to the following commercial developments: shopping centers, free-standing retail or service establishments, restaurants, convenience food stores, automobile dealerships, gas stations, car washes, and other commercial development generating large volumes of traffic. These location standards will not apply to the following: banks and savings and loan establishments without drive-in facilities; hotels or motels; marinas; general, medical, or professional offices; industrial, warehouse, or wholesale development; clubs, as defined in the Land Development Code (commercial clubs excepted); and other similar development.***

#### ***C. Community Commercial***

- 1. Provides for the sale of retail goods such as clothing, variety items, appliances, and furniture as well as goods that may be found in a neighborhood commercial development and has a gross floor area range of 100,000 to 400,000 square feet.***
- 2. Must be located at the intersection of two arterials so that direct access is provided to both intersecting roads. Such direct access may be provided by an internal access road to either intersecting road.***

The Plaza Del Sol CPD has been determined to meet site location standards through the approval of the existing zoning which allows 230,000 square feet of commercial floor area. The overall Planned Development is located at the intersection of two arterial roads, Corkscrew and Three Oaks, with direct access to both. The specific site that is subject to the proposed changes is located along a reverse frontage road with direct access to a signalized intersection along Corkscrew Road. The overall development meets the criteria and locational requirements for Community Commercial.

***FLU-1.10 DESIGN OF COMMERCIAL USES. Attractively designed and high quality commercial uses can be allowed in the Village Center and Transitional Mixed Use and Urban Commercial future land use categories, and in minor commercial and neighborhood centers of the Neighborhood Village Future Land Use category. The objective is to promote Estero's quality of life and diverse local economy by fostering the development of targeted economic areas, as a preference over the development of strip commercial centers, in order to provide a diverse employment and economic base while meeting the commercial,***

*professional, and service needs of the people who live, work, and play within the community. (Note: Lee Plan Objective 19.2)*

The proposed development is located along Corkscrew Road at the intersection with Estero Town Commons Place. Careful thought has been put into the design of the site in order to comply with the Estero land development code and the intent of the Corkscrew Overlay. The character and style of the building are designed to be attractive, utilizing varying materials to provide articulation in the building, canopy and signage, as well as in providing for a public open space that acts as a central gathering area for the development.

#### **POLICIES**

**FLU-1.10.1 COMMERCIAL DEVELOPMENT FORM.** *To permit orderly and well planned commercial development at appropriate locations, all applications for commercial development will be reviewed and evaluated as to their compatibility with adjacent and nearby uses, including consideration of the following:*

##### ***A. Traffic and access impacts (rezoning and development orders);***

The subject property is zoned Commercial Planned Development (CPD) and allowed to build up to 230,000 square feet of commercial floor area. The proposed amendment will reduce the commercial area on the east side of Parcel G from 74,766 to 18,000 square feet and add 110,000 square feet of self-storage use and 120 hotel rooms. In accordance with the attached transportation impact statement, the proposed changes to the planned development do not have any negative impact on the anticipated traffic being generated by the approved planned development.

##### ***B. Architectural and landscape architectural design (rezoning and development orders);***

The application includes a pattern book which demonstrated the developer's commitment to a tasteful and attractive architectural style. The pattern book has demonstrated a sensitivity to surrounding uses and creating a visual style that will continue to enhance the community.

##### ***C. Site planning, interconnectivity, and public space (rezoning and development orders)***

The Commercial Planned Development site plan contains a reverse frontage road providing access for the commercial parcels, minimizing curb cuts along Corkscrew Road and Three Oaks Parkway. The general site plan, including the reverse frontage road extending farther east of Plaza Del Sol has already been approved by the Village. The proposed amendment does not seek to reconfigure the site plan but amends the

uses proposed and in design internal to Parcel G. The new plan centers development around a public park and does a better job of creating a sense of place for the development.

***D. Screening, landscaping and buffering (rezoning and development orders);***

The CPD amendment will comply with the Village of Estero's buffer requirements, providing attractive landscaping along the reserve frontage Road, Arcos Avenue.

***E. Availability and adequacy of services and facilities (rezoning and development orders);***

The subject property is surrounded on all sides by development and is in the center of urban Estero. Adequate urban facilities exist to serve the proposed development program.

***F. Impact on adjacent land uses and surrounding neighborhoods (rezoning);***

The proposed amendments to the CPD will not have any negative impacts on surrounding uses. The site is well isolated from residential development with existing or planned commercial development on all sides. The closest residential development is nearly 1,000 feet away from any proposed development on the east side of Parcel G and separated by an office building, car wash, open space and Three Oaks Parkway. The proposed amendment has no impact on residential neighborhoods and is completely surrounded by commercial or public uses.

***G. Proximity to other similar centers (rezoning); and***

As stated above, the subject property is surrounded by commercial development. To the east and south are uses similar to those found in Plaza Del Sol. There are hotels and commercial developments to the east and commercial development to the south. There are no self-storage facilities in the immediate vicinity of the subject property.

***H. Environmental considerations (rezoning and development orders).***

There are no impacts to environmentally sensitive areas. The area designated for development has already been cleared for development.

***FLU-1.10.2 COMMERCIAL DEVELOPMENT STANDARDS. New commercial developments should be designed to arrange uses in an integrated and cohesive unit in order to address compatibility with the adjacent and nearby uses by adhering to the following standards:***

***A. provide visual harmony and screening;***



The proposed development will incorporate required buffers consistent with the Village Land Development Code and the attached proposed Pattern Book. In addition, Parcel G east is separated from adjacent land uses to the north and east by a stormwater lake that creates a natural setback in addition to required buffering. The back of the self-storage building will have architectural articulation to the façade and be visually appealing, to the extent that it will be visible across the lake and through the buffer area.

***B. reduce dependence on the automobile;***

As shown in the pattern book, the proposed development is providing pedestrian connections around the buildings, through the central urban green space area and out to the adjacent commercial developments. The subject property will be easily and conveniently accessible by pedestrians.

***C. promote pedestrian movement within the development and connectivity to adjacent and nearby uses where such uses are compatible;***

As shown in the pattern book, the proposed development is providing pedestrian connections around the buildings, through the central urban green space area and out to the adjacent commercial developments. The subject property will be easily and conveniently accessible by pedestrians.

***D. utilize joint parking, access and loading facilities;***

The proposed project is designed around a central green space area and has parking that can easily be utilized by the various commercial uses with different peak hours. Peak parking hours for hotels are overnight when guests are in their rooms and sleeping, while commercial office and retail, and self-storage building parking lots have minimum to no parking demand. This will minimize the amount of parking that would otherwise be desired.

***E. avoid negative impacts on surrounding land uses and traffic circulation;***

The proposed site traffic circulation allows for easy movement of cars through the property along Arcos Avenue and out to both Corkscrew Road and Three Oaks Parkway. Access through the development has been designed and constructed as part of the existing Plaza Del Sol CPD. There are no changes proposed to the access points for Parcel G East. The proposed amendment will decrease peak hour trips on the external roadways and therefore represents a future improvement to traffic circulation in surrounding land uses compared to the current approval. Therefore, there are no negative impacts on traffic circulation anticipated from the proposed development.

***F. protect natural resources; and***

The proposed plan of development will have no impact to any environmentally sensitive land. The subject property has been previously cleared and currently has no vegetation on site.

***G. provide necessary services and facilities where they are inadequate to serve the proposed use.***

The subject property is located in an area where all public services are available with adequate capacity to serve the proposed development.

***H. Large scale nonresidential establishments will incorporate development design techniques to integrate the establishment into the surrounding community. Such design techniques will include:***

*Creation of a series of smaller, well defined customer entrances to break up long facades and provide pedestrian scale and variety, that may be achieved through the use of liner buildings.*

- 1. limited number and size of signs.*
- 2. landscaping and use of pocket parks and courtyards adequate to soften large building masses.*

The subject property is less than 10 acres of actual commercial development. The subject CPD is not defined as “large scale”. However, the site plan does incorporate a courtyard/pocket park for common open space and well-designed buildings surrounding and facing the public park/amenity area.

***FLU-1.10.3 Encourage commercial developments within the Village of Estero to provide interconnect opportunities with adjacent commercial uses in order to minimize access points onto primary road corridors; and residential developments to provide interconnect opportunities with commercial areas, including, but not limited to, bike paths and pedestrian accessways. Connections to existing residential neighborhoods will be encouraged and will not be precluded by the commercial development's design.***

The Plaza Del Sol development includes a reverse frontage road that runs parallel to Corkscrew Road just west of the Interstate all the way to Three Oaks Parkway. This reverse frontage road provides the project’s access to Corkscrew Road and Three Oaks Parkway and an interconnect to development ease and west of the subject property. This road network of interconnects helps minimize access to primary road corridors.

***2. Is not in conflict with any portion of the LDC;***

The proposed amendment requests a change to the development program and a reconfiguration of the master concept plan. The amendment does not request any additional deviations and will therefore comply with the Village LDC as written.

***3. Addresses a demonstrated community need;***

The proposed development addresses a specific need. Despite being zoned for over 2 decades, the subject property has not been developed based on market conditions under the existing entitlements. The proposed amendment is to change the development program to include a specifically needed use, self-storage, and include additional uses with a specific market at this location.

***4. Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;***

The subject property is already zoned as CPD and is in an area that is completely surrounded by commercial development. As noted above, the surrounding uses are entirely commercial and compatible with the proposed amendment.

***5. Would result in a logical and orderly development pattern;***

The proposed amendment applies to a cleared site within an existing commercial development with development. The property has developed on all sides. Developing the property represents an orderly development pattern.

***6. Would not adversely affect the property values in the area;***

The proposed amendments would have no impact on 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);***

The subject property is zoned Commercial Planned Development (CPD) and allowed to build up to 230,000 square feet of commercial floor area. The proposed amendment will reduce the commercial area on the east side of Parcel G from 74,766 to 18,000 square feet and add 110,000 square feet of self-storage use and 120 hotel rooms. In accordance with the attached transportation impact statement, the proposed changes to the planned development do not have any negative impact on the anticipated traffic being generated by the approved planned development.

The subject property is surrounded on all sides by development and is in the center of urban Estero. Adequate urban facilities exist to serve the proposed development program. Water and sewer service is currently available in the area via Lee County Utilities as evidenced by the surrounding uses. The property is within the Estero Fire District and fire/EMS service are available with a fire station within a ½ mile south of the subject property along Three Oaks Parkway. All other services are adequate to accommodate the proposed changes.

*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;*

The proposed amendments to the existing approved commercial planned development do not request any change that will have any impact on the environment. The subject property has previously been entirely cleared. The portion of Plaza Del Sol that was designated as a preserve area within the CPD has already been designated preserve and the development areas have already been cleared for development. As a result, the request will not adversely affect environmentally critical areas or natural resources.

*9. Is compatible with existing or planned uses in the surrounding area.*

The proposed amendments to the CPD will not have any negative impacts on surrounding uses. The site is well isolated from residential development with existing or planned commercial development on all sides. The closest residential development is nearly 1,000 feet away from any proposed development on the east side of Parcel G and separated by an office building, car wash, open space and Three Oaks Parkway.

#### **Summary:**

As detailed in the Village of Estero Land Development Code, the attached application demonstrates the following:

1. The applicant is compliant with the Land Development Code and other applicable codes or regulations;
2. The request will meet or exceed all performance and location standards;
3. The requested plan is consistent with the intensities and general uses set forth in the Estero Comprehensive Plan;
4. The request is compatible with the existing uses in the surrounding areas;
5. Adequate infrastructure exists to accommodate this development; and
6. The request will not adversely affect environmentally critical areas and natural resources.

Based on compliance with these, and other regulations, we respectfully submit that this zoning application will not place an undue burden upon existing transportation or planned infrastructure facilities. Similarly, the proposed use is appropriate at the subject location, and is compatible with existing uses in the surrounding area. For these reasons, the requested amendment should be approved.

# PLAZA DEL SOL CPD AMENDMENT

---

PLANNING, ZONING AND DESIGN BOARD

JUNE 11<sup>TH</sup>, 2024



## 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

and, WHEREAS, an application was filed by August Gus Landal in reference to Plaza Del Sol;

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.

CASE NO: DCI2002-00058  
(081103/1023)

Z-03-039  
Page 1 of 7

## RESOLUTION NUMBER Z-94-050 RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA

WHEREAS, ATO Chimney Lakes, Inc., in reference to Corkscrew Crossings, has properly filed an application for an Amendment to the vacated Commercial Planned Development approval granted by Resolution Number Z-89-031 to establish a new Master Concept Plan; and

WHEREAS, the subject property is located at 10221 Corkscrew Road, described more particularly as:

LEGAL DESCRIPTION: In Section 35, Township 46 South, Range 25 East, Lee County, Florida;

A parcel of land in the Northwest Quarter (NW1/4) of Section 35, Township 46 South, Range 25 East, Lee County, Florida, being described as follows:

COMMENCING at the Northwest corner of Section 35;  
THENCE S89°52'10"W, 230.66 feet, along the North line of Section 35, to the East right-of-way line of Corliss Road, and the TRUE POINT OF BEGINNING of the parcel described herein;  
THENCE S89°52'10"E, 1,461.38 feet, along the North line of Section 35;  
THENCE S00°51'16"E, 1,211.13 feet, to the North right-of-way line of Corkscrew Road;  
THENCE S89°54'00"W, 407.39 feet, along Corkscrew Road;  
THENCE S89°54'00"W, 300.42 feet;  
THENCE S89°51'32"W, 499.88 feet;  
THENCE S89°51'42"W, 500.13 feet;  
THENCE S89°50'45"W, 199.88 feet;  
THENCE S78°50'12"W, 102.84 feet;  
THENCE S89°51'32"W, 54.03 feet, to the East right-of-way line of Corliss Road;  
THENCE S00°52'54"E, 1,187.38 feet, along the East right-of-way line to the TRUE POINT OF BEGINNING;  
CONTAINING a computed area of 40.840 acres of land.

LESS AND EXCEPT the following described parcel:

COMMENCING at the Northwest corner of Section 35;  
THENCE S89°51'10"E, 120.46 feet, along the North line of Section 35, to the East right-of-way line of Corliss Road;  
THENCE S89°51'10"E, 1,461.38 feet, along the North line of Section 35;  
THENCE S00°51'16"E, 761.13 feet, to the TRUE POINT OF BEGINNING of the parcel described herein;  
THENCE S12°18'00"W, 360.00 feet;  
THENCE S19°09'28"E, 350.00 feet, to the North right-of-way line of Corkscrew Road;  
THENCE S89°54'00"E, 270.00 feet;  
THENCE S00°51'16"W, 450.00 feet, to the TRUE POINT OF BEGINNING;  
CONTAINING a computed area of 2.836 acres of land.

WHEREAS, the applicant has indicated the property's current STRAP number is 35-46-25-00-00001.1004; and

WHEREAS, proper authorization has been given to Humphrey & Knott, and Wilson, Miller & al by ATO Chimney Lakes, Inc., the owner of the subject parcel, to act as agent to pursue this zoning application; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Hearing Examiner, with full consideration of all the evidence available; and the Lee County Hearing Examiner fully reviewed the matter at a public hearing held on October 25, 1994, and

HEARING NUMBER 89-05-14-001-04(a)  
(11479)

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 compared to existing allowed commercial
2. Amend the master concept plan
3. Amend the Conditions to reference new development program and Master Concept Plan
4. Amend prior rezoning to increase the commercial area to accommodate a self-storage use



# ZONING REQUEST – AMENDMENTS

## Conditions

### 1. Master Concept Plan

The development of ~~the 140 ALF units on~~ Parcel G must be substantially consistent with the Master Concept Plan entitled "Master Concept Plan Plaza Del Sol Parcel G" dated ~~June 9, 2017~~ ~~last revised March 28, 2018 stamped "Received April 2, 2018" XXX (Insert final date).~~

### 2. Prior Approval Conditions

The previous approvals contained in Resolution Number Z-09-037, including conditions and deviations, remain in effect except as modified by the conditions contained in this approval.

### 3. Fire Access

A 10-foot wide stabilized fire access on the east side of the proposed building must be included in the Development Order plans and be installed prior to the issuance of the certificate of compliance for the Development Order.

### 4. Transportation - Puente Lane Signal

Pursuant to a signalization agreement as part of Development Order DOS2002- 00172, Plaza Del Sol is responsible for a proportionate share of the cost of the signalization of the intersection of Puente Lane and Corkscrew Road at such time as the required warrants for signalization are met.

### 5. Maximum Building Height and Size

Maximum Building Height Parcel G Only: Parcel G, 45 feet or 3 stories ~~for the self-storage building, and for all other commercial buildings and 65 feet for the hotel. (see Deviation 12 for architectural feature height).~~

#### Maximum square footage:

~~Parcel G East: 140,000 square feet of commercial, 110,000 square feet of self-storage and 120 hotel rooms.~~

~~Parcel G West: 39,234 square feet of commercial.~~

### 6. Pattern Book

The project design must be consistent with the Pattern Book, titled "~~The Phoenix at Estero Plaza Del Sol Parcel G East~~ Pattern Book", dated ~~March 28, 2018 (add Date)~~ stamped "Received April 2, 2018 (add date)".

### 7. Arcos A venue Buffer

A 20-foot wide Type D buffer shall be installed along Arcos Avenue as part of the Development Order.

### 8. Shuttle Bus/Van

~~A shuttle bus/van shall be provided on-site to provide transportation for facility residents.~~

### 9. Base Flood Elevation

The finished first floor of habitable buildings must ~~meet base flood elevation (AE-EL-16-NAVO) at a minimum of plus one foot of free board be in accordance with Estero LDC 7-206.A.3.B.~~

### 10. Emergency Preparedness Plan

An emergency preparedness plan, acceptable to the Village Community Development Director, must be prepared prior to receiving a development order.

### 11. Shelter and Evacuation Impacts

~~The developer of the ALF must address the project's shelter and evacuation impacts consistent with the requirements of Land Development Code (LDC) Chapter 2 and acceptable to the Village Community Development Director prior to receiving a development order.~~

### 12. Units may not contain individual cooking facilities, including stoves.

~~13.11. The applicant shall provide a fountain for the lake common open space area consistent with the Master Concept Plan.~~

### 14. Deviations

~~Deviation 12 seeks relief from the LDC 533-229 which limits buildings outside of the Interstate Highway Interchange Areas to a maximum of three stories or 45 feet whichever is less to allow the cupola on the north elevation to be a maximum height of 56 feet. Deviation 12 is approved on Parcel G.~~

~~Deviation 12 seeks relief from LDC Section 3-705 (c), which specifies a maximum building height of 45 feet to allow for a building height of 65 feet for the hotel use only on Parcel G East.~~

## Amendment to Z-09-037

### SECTION B. CONDITIONS:

C. The entire development is limited to a maximum of ~~230,000~~ 173,134 square feet of gross ~~commercial~~ floor area, ~~110,000 square feet of Self-Storage use, and 120 hotel rooms, including all gross floor area for the use of Health Care Facilities, Groups I, II and III.~~ Of this total, up to a maximum of 50,000 square feet ~~of commercial use~~ can consist of office space.

#### Maximum gross building square footage ~~of Commercial~~ per parcel:

|                          |                                              |
|--------------------------|----------------------------------------------|
| Parcel A                 | 16,000 square feet                           |
| Parcel B                 | 16,000 square feet                           |
| Parcel C                 | 21,200 square feet                           |
| Parcel D                 | 18,000 square feet                           |
| Parcel E                 | 18,000 square feet                           |
| Parcel F                 | 18,000 square feet                           |
| Parcel G (Anchor Parcel) | <del>114,000</del> <u>57,234</u> square feet |
| Parcel H                 | 8,700 square feet                            |

#### ~~Maximum gross building square footage of Self-Storage:~~

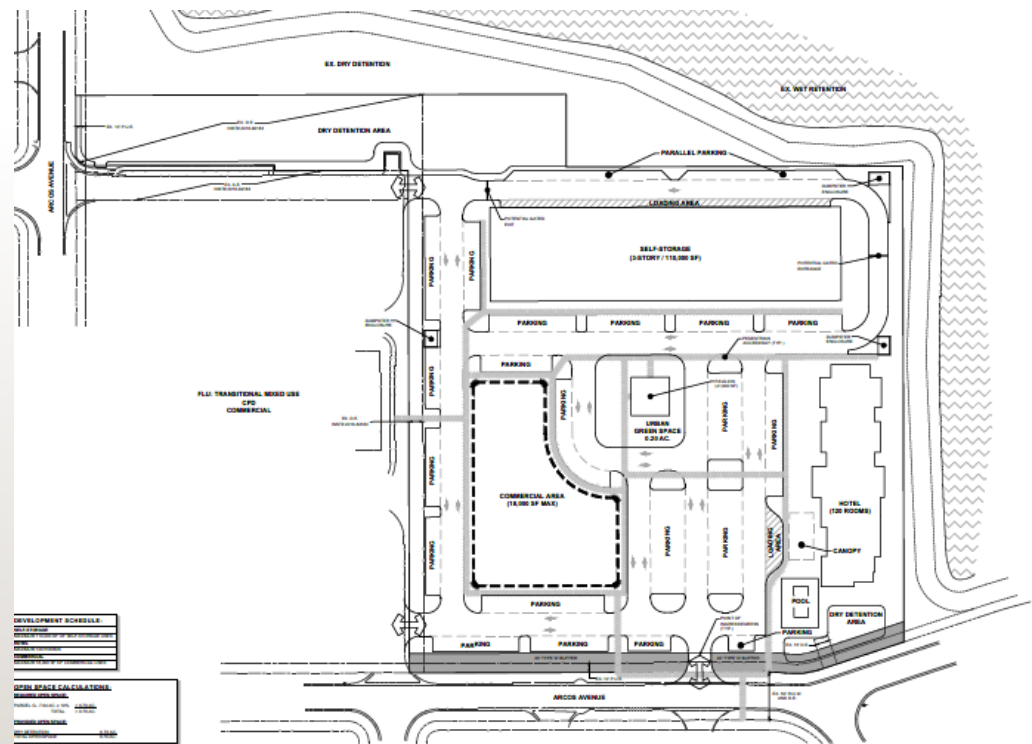
~~Parcel G Only~~ 110,000 square feet

#### ~~Maximum number of Hotel Units:~~

~~Parcel G Only~~ 120 rooms

## ZONING REQUEST – MASTER CONCEPT PLAN

- ❑ South and west of existing lake
- ❑ Self-storage at north end of the site, south side of lake
- ❑ Hotel along west side of lake
- ❑ Plan centered around an urban green space area
- ❑ 2 access points to Arcos Ave, the CPD's reverse frontage road the connects to Corkscrew and Three Oaks



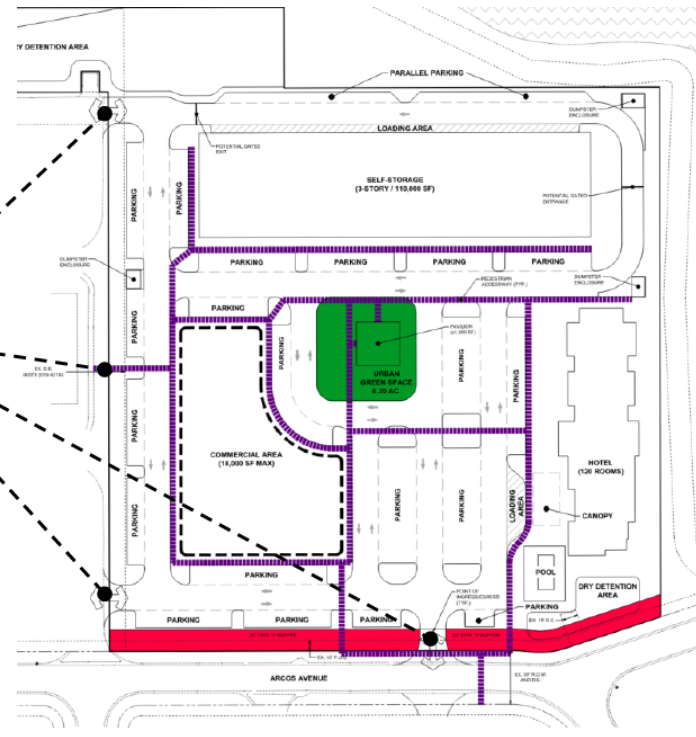
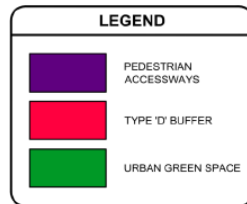


# ZONING REQUEST - CONNECTIVITY

## 1.1) SITE PLAN HIGHLIGHTS

### SITE INTERCONNECTS, LANDSCAPE BUFFERS & URBAN GREEN SPACE

- VEHICULAR AND PEDESTRIAN INTERCONNECTS TO ADJACENT EXISTING PROJECT AND ROADWAYS



## URBAN GREENSPACE



## ZONING REQUEST - ENTRY

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## ZONING REQUEST – BUILDINGS AND ARCHITECTURAL STYLE



## COMPATIBILITY NORTH & EAST

- ❑ Parcel within the interior of a larger CPD
- ❑ +/- 300 feet from the northern boundary of CPD
  - ❑ Lake, preserve and mature vegetation
- ❑ +/- 315 feet from eastern boundary of CPD
  - ❑ Lake, preserve, mature vegetation





## BUILDING DESIGN – FACING NORTH





## HOTEL DESIGN – FACING EAST



## 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?





## VILLAGE OF ESTERO

### COMPREHENSIVE PLAN AMENDMENT

#### ***CPA 2024-01 Water Supply Facilities Work Plan***

Village-initiated Amendment

*Planning Zoning and Design Board Staff Report*

June 11, 2024



**VILLAGE OF ESTERO**  
***Comprehensive Plan Amendment***  
**CPA2024-01**

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|                                                   |                                          |
|---------------------------------------------------|------------------------------------------|
| <b>NAME:</b>                                      | <b>Water Supply Facilities Work Plan</b> |
| <b>CASE TYPE:</b>                                 | <b>Comprehensive Plan Amendment</b>      |
| <b>CASE NUMBERS:</b>                              | <b>CPA2024-01</b>                        |
| <b>PLANNING ZONING AND<br/>DESIGN BOARD DATE:</b> | <b>June 11, 2024</b>                     |
| <b>COUNCIL DATE:</b>                              | <b>June 19, 2024 (Transmittal)</b>       |
| <b>APPLICANT:</b>                                 | <b>Village of Estero</b>                 |

**REQUESTS**

This is a Village staff-initiated request for an amendment to the Comprehensive Plan. The Plan was adopted by the Council on June 13, 2018. The Plan was further amended by Ordinance 2019-23 effective on February 19, 2020 to reference the updated Water Supply Facilities Work Plan of the South Florida Water Management District.

The request is:

1. Amendment to reference the most recent Water Supply Facilities Work Plan (CPA2024-01) which is required by Florida Statutes.

This is a "text" amendment. The Planning Zoning and Design Board will make a recommendation which will be considered by the Village Council at two meetings: transmittal and adoption hearings.

**STAFF RECOMMENDATION**

Staff recommends transmittal of the amendment.

**STAFF ANALYSIS OF REQUEST**

*Water Supply Plan*

Florida Statute Chapter 163.3177 requires local governments to prepare and adopt a Water Supply Facilities Work Plan and incorporate relevant water supply projects into the Comprehensive Plan within 18 months after the applicable water management district approves or updates its Regional Water Supply Plan.

CPA2024-01

1 | Page



The purpose of the work plan is to identify and plan for the water supply sources and facilities needed to serve existing and new development within the local government's jurisdiction.

The purpose is also to improve coordination between land use planning and water supply planning. By doing so, the Comprehensive Plan also becomes consistent with the regional water supply plan prepared by each water management district.

The South Florida Water Management District approved the "2022 Lower West Coast Water Supply Plan Update" on December 19, 2022. The Village is within this planning area and thus must amend its Comprehensive Plan, as necessary, within 18 months of water management approval.

The Village hired Kimley-Horn & Associates, Inc. to prepare the Work Plan which is attached. The work plan addresses water supplies and conservation programs necessary to serve existing and new development in the Village for a minimum ten-year period.

Water is provided in the Village by Lee County Utilities (LCU) and Bonita Springs Utilities (BSU). The report indicates that, because the Village does not own or operate its own water supply facilities, and because both LCU and BSU have adequate capacity and allocation to serve Estero through the planning period (through 2035), the Village does not need to undertake any capital improvement projects or enter into agreements with the utility providers to ensure continued water supply at the current level of service.

There are several policies already contained in the Comprehensive Plan (infrastructure, capital improvements, intergovernmental coordination elements and definitions) that address water supply planning and coordination.

Staff suggests that the policy below be modified to reference that the required work plan has been prepared.

The proposed amendment language is below in strike-thru/underline:

Policy INF- 1.3.2. The Village has developed a Water supply Facilities Work Plan within 18 months after the South Florida water Management District approved an update to the required water supply plan (titled the ~~2017~~ 2022 Lower West Coast Water Supply Plan Update). The Village's Plan (*The Village of Estero 10-year Water Supply Facilities Work Plan May, 2024 ~~June 2019~~*) incorporated by reference herein, addresses issues that pertain to water supply for utilities and requirements needed to serve current and future development in the Village. The Work Plan indicates that the Village does not own or operate its own water supply facilities, and because the water suppliers (Lee County Utilities and Bonita Springs Utilities) have adequate capacity and allocation to serve Estero through the planning period, Estero does not need to undertake any capital improvement projects.

#### **ATTACHMENT:**

1. The Village of Estero 10-Year Water Supply Facilities Work Plan May 2024.

**VILLAGE OF ESTERO, FLORIDA**

**ORDINANCE NO. 2024 - 09**

**AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, ADOPTING AN AMENDMENT TO THE VILLAGE OF ESTERO COMPREHENSIVE PLAN TO CHANGE THE TEXT TO REFERENCE THE VILLAGE'S 10-YEAR WATER SUPPLY FACILITIES WORK PLAN AS PROVIDED ON ATTACHMENT "A" AND MADE A PART HEREOF;-PROVIDING FOR TRANSMITTAL OF THE AMENDMENT TO THE STATE OF FLORIDA AND OTHER REVIEWING AGENCIES AS REQUIRED BY STATUTE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, pursuant to Section 163.3177(5)(c)3., Florida Statutes, the Comprehensive Plan shall, within 18 months after the applicable water management district approval of its updated regional water supply plan, be amended to reference a 10-year water plan for water supply projects; and

**WHEREAS**, the Plan was amended in 2020 to reflect the South Florida Water Management District regional water supply plan; and

**WHEREAS**, the South Florida Water Management District approved an updated regional water supply plan on December 19, 2022; and

**WHEREAS**, the Village must amend the Comprehensive Plan again to reflect the most recent water supply plan; and

**WHEREAS**, the Village engaged Kimley-Horn and Associates, Inc. to prepare its work plan, entitled "The Village of Estero 10-Year Water Supply Facilities Work Plan" dated May, 2024 ("Work Plan") (Attachment "A"); and

**WHEREAS**, the Work Plan addresses water supply and conservation programs necessary to serve existing and new development in the Village for a minimum 10-year period; and

**WHEREAS**, the Village does not own or operate its own water supply facilities, but the two providers (Lee County Utilities and Bonita Springs Utilities) both have adequate capacity and allocation to serve Estero through the 10-year planning period; and

45           **WHEREAS**, the Village Planning Zoning and Design Board, at a duly noticed public  
 46 hearing held on June 11, 2024 recommended that the Comprehensive Plan Amendment be  
 47 adopted by the Village Council on first reading for transmittal pursuant to Section 163.3184 of  
 48 the Community Planning Act; and

49  
 50           **WHEREAS**, the Village Council, at a duly noticed meeting, held a first reading on this  
 51 Ordinance on June 19, 2024, considered the recommendation of the Village Planning Zoning  
 52 and Design Board and the comments of the public, and voted to transmit the Amendment to  
 53 the State Land Planning Agency and other review agencies as provided in Section 163.3184,  
 54 Florida Statutes; and

55  
 56           **NOW, THEREFORE**, be it ordained by the Village Council of the Village of Estero,  
 57 Florida:

58  
 59           **Section 1. Recitals.**

60  
 61           The foregoing “Whereas” clauses are hereby ratified and incorporated as a part of this  
 62 Ordinance.

63  
 64           **Section 2. Adoption of the Comprehensive Plan Amendment for Transmittal.**

65  
 66           The Village Council adopts on first reading the Comprehensive Plan Amendment as  
 67 proposed below, incorporated and made a part of this Ordinance, for purposes of transmittal to  
 68 the State Land Planning Agency and other commenting agencies as provided by Section  
 69 163.3184(4)(e), Florida Statutes. Strikethrough text denotes deletions and underlined text  
 70 denotes additions.

71  
 72           Policy INF- 1.3.2. The Village has developed a Water supply Facilities Work  
 73 Plan within 18 months after the South Florida Water Management District  
 74 approved an update to the required water supply plan (titled the 2017 2022  
 75 Lower West Coast Water Supply Plan Update). The Village’s Plan (The  
 76 Village of Estero 10-year Water Supply Facilities Work Plan May, 2024 June  
 77 2019) incorporated by reference herein, addresses issues that pertain to water  
 78 supply for utilities and requirements needed to serve current and future  
 79 development in the Village. The Work Plan indicates that the Village does  
 80 not own or operate its own water supply facilities, and because the water  
 81 suppliers (Lee County Utilities and Bonita Springs Utilities) have adequate  
 82 capacity and allocation to serve Estero through the planning period, Estero  
 83 does not need to undertake any capital improvement projects.

84  
 85           **Section 3. Transmittal.**

86  
 87           The Village Manager or his designee shall transmit the adopted Comprehensive Plan  
 88 Amendment and other materials as required by statute to the State Land Planning Agency and  
 89 other reviewing agencies as provided by Section 163.3184, Florida Statutes.

Ordinance No. 2024-09  
 CPA2024-01

Page 2 of 3

**Section 4. Severability.**

If any provision of this Ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable.

**Section 5. Conflict.**

All ordinances, resolutions, official determinations or parts thereof previously adopted or entered by the Village or any of its officials and in conflict with this Ordinance are hereby repealed to the extent inconsistent herewith.

**Section 6. Effective Date.**

This ordinance shall take effect upon adoption at second reading, except that the effective date of the Comprehensive Plan Amendment shall be thirty-one (31) days after the State Land Planning Agency notifies the Village that the plan amendment package is complete or, if timely challenged, thirty-one (31) days after the state Land Planning Agency, or the Administration Commission enters a final order determining the adopted Plan Amendment to be in compliance.

**PASSED** on first reading this 19<sup>th</sup> day of June, 2024.

**PASSED AND ADOPTED BY THE VILLAGE COUNCIL** of the Village of Estero, Florida this \_\_\_\_ day of \_\_\_\_\_, 2024.

Attest:

**VILLAGE OF ESTERO, FLORIDA**

By: \_\_\_\_\_  
Carol Sacco, MMC, Village Clerk

By: \_\_\_\_\_  
Jon McLain, Mayor

Reviewed for legal sufficiency:

By: \_\_\_\_\_  
Nancy Stroud, Esq., Village Land Use Attorney

Attachment "A": The Village of Estero 10-Year Water Supply Facilities Work Plan

Ordinance No. 2024-09  
CPA2024-01

Page 3 of 3

The Village of Estero  
10-Year Water Supply  
Facilities Work Plan

Prepared For:



May 2024

Kimley»Horn



# The Village of Estero 10-Year Water Supply Facilities Work Plan

Estero, Florida

*Prepared for:*

The Village of Estero

*Prepared by:*

Kimley-Horn and Associates, Inc.

1514 Broadway, Suite 301  
Fort Myers, Florida 33901  
239-673-2725

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148870007

May 2024



## EXECUTIVE SUMMARY

The purpose of the Village of Estero's 10-Year Water Supply Facilities Work Plan (Work Plan) is to identify and plan for the water supply sources and facilities needed to serve existing and new development within the local government's jurisdiction. Chapter 163, Part II, F.S., requires local governments to prepare and adopt Work Plans into their comprehensive plans within 18 months after the pertinent water management district approves a regional water supply plan or its update for a region including the local government in question. The 2022 Lower West Coast Water Supply Plan Update was approved by the South Florida Water Management District (SFWMD) on December 19, 2022. The LWCWSP covers Lee and Collier Counties, as well as portions of Hendry, Glades and Charlotte Counties. The Village of Estero (Estero) falls within the planning area for the LWCWSP.

The Work Plan considers a planning period through 2035, and uses population projections for the Village of Estero based on BEBR medium and 2020 Census data. Lee County Utilities (LCU) and Bonita Springs Utilities (BSU) supply potable water to the Village of Estero. Kimley-Horn coordinated with LCU and BSU staff to determine approximate populations served by each utility and the associated raw and finished water demands for each through 2035. Based on the analysis in the Work Plan, both utilities should have adequate water treatment plant capacity and permitted allocations from the SFWMD to serve the Village of Estero through 2035. Both utilities have several capital improvement projects planned over the next 5 years to support continuous water supply to their service areas at the per capita demands described in the Work Plan.

Because the Village of Estero does not own or operate its own water supply facilities, and because both BSU and LCU have adequate capacity and allocation to serve Estero through the planning period, Estero does not need to undertake any capital improvement projects or enter into agreements with the utility providers to ensure continued water supply at the current level of service.

An assessment of the existing Goals, Objectives and Policies (GOPs) in the Village of Estero Comprehensive Plan was performed in preparation of the Work Plan to identify those that address water supply sources and facilities, as well as conservation and reuse programs.

Under the current statutory requirements, the Village of Estero will be required to update the Work Plan within 18 months of approval of the next LWCWSP.



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## List of Abbreviations

|        |                                                |
|--------|------------------------------------------------|
| ASR    | Aquifer Storage and Recovery                   |
| BEBR   | Bureau of Economic and Business Research       |
| BSU    | Bonita Springs Utilities                       |
| CUP    | Consumptive Use Permit                         |
| DEO    | Department of Economic Opportunity             |
| DSAP   | Detailed Specific Area Plan                    |
| EAR    | Evaluation and Appraisal Report                |
| ELU    | Existing Legal User                            |
| ERC    | Equivalent Residential Connection              |
| FDEP   | Florida Department of Environmental Protection |
| FDH    | Florida Department of Health                   |
| F.S.   | Florida Statutes                               |
| GOPs   | Goals, Objectives and Policies                 |
| GPD    | Gallons Per Day                                |
| IAS    | Intermediate Aquifer System                    |
| LCU    | Lee County Utilities                           |
| LOS    | Level of Service                               |
| LOSA   | Lake Okeechobee Service Area                   |
| LWCWSP | Lower West Coast Water Supply Plan             |
| LPRO   | Low Pressure Reverse Osmosis                   |
| MDL    | Maximum Developable Limit                      |
| MFL    | Minimum Flows and Levels                       |
| MG     | Million Gallons                                |
| MGD    | Million Gallons Per Day                        |
| ORC    | Objections, Recommendations, and Comments      |
| RO     | Reverse Osmosis                                |
| SAS    | Surficial Aquifer System                       |
| SFWMD  | South Florida Water Management District        |
| USACOE | United States Army Corps of Engineers          |
| WSP    | Water Supply Plan                              |
| WTP    | Water Treatment Plant                          |
| WWTP   | Wastewater Treatment Plant                     |



## 1.0 Introduction

The purpose of the Village of Estero's 10-Year Water Supply Facilities Work Plan (Work Plan) is to identify and plan for the water supply sources and facilities needed to serve existing and new development within the local government's jurisdiction. Chapter 163, Part II, F.S., requires local governments to prepare and adopt Work Plans into their comprehensive plans within 18 months after the pertinent water management district approves a regional water supply plan or its update for a region including the local government in question. The 2022 *Lower West Coast Water Supply Plan Update* was approved by the South Florida Water Management District (SFWMD) on December 19, 2022. The LWCWSP covers Lee and Collier Counties, as well as portions of Hendry, Glades and Charlotte Counties. The Village of Estero (The Village or Estero) falls within the planning area for the LWCWSP. Therefore, the deadline for local governments within the Lower West Coast water supply planning area to amend their comprehensive plans to adopt a Work Plan is June 19, 2024.

Kimley-Horn and Associates, Inc. (Kimley-Horn) prepared this Work Plan based on information obtained from government entities and other parties. While Kimley-Horn has used reasonable care to avoid reliance upon faulty or incomplete information, Kimley-Horn is not able to verify the accuracy of all data and information provided by these government entities and other parties.

According to State guidelines, the Work Plan and associated comprehensive plan amendments must address the development of traditional and alternative water supplies, bulk sales agreements and conservation and reuse programs that are necessary to serve existing and new development for at least a 10-year planning period.

The Village's Work Plan is divided into six sections addressing the state guidelines, as well as figures.

Section 1 – Introduction

Section 2 – Background Information

Section 3 – Data and Analysis

Section 4 – Regional Issues

Section 5 – Capital Improvement Element

Section 6 – Goals, Objectives, Policies

Figures





### 1.1 Statutory History

The Florida Legislature enacted bills in the 2002, 2004, 2005, 2011, 2012, 2015 and 2016 sessions to address the state's water supply needs. These bills, especially Senate Bills 360 and 444 (2005 legislative session), significantly changed Chapter 163 and 373 Florida Statutes (F.S.) by strengthening the statutory links between the regional water supply plans prepared by the water management districts and the comprehensive plans prepared by local governments. In addition, these bills established the basis for improving coordination between the local land use planning and water supply planning.

### 1.2 Statutory Requirements

Per the enacted legislation, each local government must comply with the following requirements:

- 1.2.1 Coordinate appropriate aspects of its comprehensive plan with the appropriate water management district's regional water supply plan, [163.3177(4)(a), F.S.].
- 1.2.2 Ensure that its future land use plan is based upon availability of adequate water supplies and public facilities and services [s.163.3177(6)(a)2.d, F.S., effective July 1, 2005]. Data and analysis demonstrating that adequate water supplies and associated public facilities will be available to meet projected growth demands must accompany all proposed Future Land Use Map amendments submitted to DEO for review. The submitted package must also include an amendment to the Capital Improvements Element, if necessary, to demonstrate that adequate public facilities will be available to serve the proposed Future Land Use Map modification.
- 1.2.3 Ensure that adequate water supplies and facilities are available to serve new development no later than the date on which the local government anticipates issuing a certificate of occupancy and consult with the applicable water supplier prior to approving building permits, to determine whether adequate water supplies will be available to serve the development by the anticipated issuance date of the certificate of occupancy [s.163.3180(2), F.S., effective June 2, 2011]. This "water supply concurrency" is now in effect, and local governments should be complying with the requirements for all new development proposals. In addition, local governments should update their comprehensive plans and land development regulations as soon as possible to address these statutory requirements. The latest point at which the comprehensive plan must be revised to reflect the concurrency requirements is at the time the local government adopts the plan



amendments to implement the recommendations of the Evaluation and Appraisal Report (EAR) or functional equivalent.

- 1.2.4 For local governments subject to a regional water supply plan, revise the General Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element (the "Infrastructure Element"), within 18 months after the water management district approves an updated regional water supply plan, to:

1.2.4.1 Identify and incorporate the alternative water supply project(s) selected by the local government from projects identified in the updated regional water supply plan, or the alternative project proposed by the local government under s.373.0361(7), F.S. [s. 163.3177(6)(c)3, F.S.].

1.2.4.2 Identify the traditional and alternative water supply projects, and the conservation and reuse programs necessary to meet current and future water use demands within the local government's jurisdiction [s. 163.3177(6)(c)3, F.S.]; and

1.2.4.3 Include a water supply facilities work plan for at least a 10-year planning period for constructing the public, private, and regional water supply facilities, including development of alternative water supplies, identified in the element as necessary to serve existing and new development. [s. 163.3177(6)(c)3, F.S.]

- 1.2.5 Revise the Five-Year Schedule of Capital Improvements to include any water supply, reuse, and conservation projects and programs to be implemented during the five-year period. Per s. 163.3177(3)(b), F.S., modifications to update the Five-Year Capital Improvements Schedule may be accomplished by ordinance and may not be deemed to be amendments to the local comprehensive plan.

- 1.2.6 To the extent necessary to maintain internal consistency after making changes described in Sections 1.2.1 through 1.2.5 above, revise the Conservation and Coastal Management Element based on projected water needs and sources for at least a 10-year planning period, considering the appropriate regional water supply plan, the applicable District Water Management Plan, as well as applicable consumptive use permit(s). [s. 163.3177(6)(d)3, F.S.]

If the established planning period of a comprehensive plan is greater than the ten years, the plan must address the water supply sources necessary to meet and achieve the



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existing and projected water use demand for established planning period, considering the appropriate regional water supply plan. [s. 163.3167(9), F.S.]

- 1.2.7 To the extent necessary to maintain internal consistency after making changes described in Sections 1.2.1 through 1.2.5 above, revise the Intergovernmental Coordination Element to ensure coordination of the comprehensive plan with applicable regional water supply plans and regional water supply authorities' plans, and with other units of local government providing services. [s. 163.3177(6)(h)1., F.S.]



## 2.0 Background Information

### 2.1 Overview

The Village of Estero was incorporated in 2014 with a total area of approximately 26.5 square miles. Estero is located within Lee County, east of Estero Bay and the Gulf of Mexico, north of the City of Bonita Springs, and west and south of unincorporated Lee County. The North Branch of the Estero River originates in Estero and runs through the northern and central part of the Village, converging with the South Branch of the Estero River. Halfway Creek originates in the southern part of Estero and runs through the southern and western portions of the Village. Corkscrew Road and Estero Parkway represent local east-west travel corridors, while US-41 and I-75 are regional north-south travel corridors across this part of the State.

The Village of Estero has a sizable seasonal population, equaling approximately 49% of the permanent population based on 2018 population estimates. Approximately half of the population is aged 62 years or older, significantly higher than both Lee County as a whole (30%) and the State of Florida (22%).

The Village of Estero contracted with Metro Forecasting Models to develop population estimates for the Village's Comprehensive Plan in 2017. An explanation of the methodology used by Metro Forecasting Models (MFM) can be found in the Attachments to the Village of Estero Comprehensive Plan Data and Analysis adopted June 13, 2018. Based on the 2010 census, MFM estimates 30% of the total housing stock consists of seasonal housing units. For 2018, MFM estimates a permanent population of 34,631 for the Village of Estero, and a peak seasonal population of 51,738 (49.4% increase over permanent population). This swing in seasonal population remains constant through 2040 projections, when MFM predicts permanent and peak seasonal populations of 49,916 and 64,575, respectively (49.4% increase over permanent population).

Per the 2016 Existing Land Use data in the Comprehensive Plan Data and Analysis, the Village of Estero land use pattern is balanced with single family residential (17.3%), commercial (15.7%), recreation (12.5%), and natural conservation and buffer areas (24.1%) comprising the major land use types. Vacant land and water represent 10.7% and 8.5% of the existing land use area, respectively. Mobile homes, multi-family residential, industrial, mixed use, schools, semi-public and public buildings, and agriculture each represent less than 2% of the existing land use. The utility land use category represents 5.1%.



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The Comprehensive Plan Data and Analysis identifies the largest developable vacant land by future land use categories as Village Neighborhood 1 (356 acres, 25.19% of total vacant), Village Center (300 acres, 21.23%), Transitional Mixed Use (228 acres, 16.14%), and Village Neighborhood 2 (121 acres, 8.56%). Wetlands represent the second largest category at 333 acres and 23.57% of total vacant, but this is a low-density land use category at 1 dwelling unit per 20 acres, and this category generally requires permitting and mitigation in order to develop. All other vacant land by future land use category is less than 100 acres and 5% of total vacant. Under currently allowed densities, vacant lands could accommodate up to 2,167 single family and 6,780 multi-family housing units, equivalent to roughly 30,030 additional persons based on the MFM household size ratios. The Village of Estero puts emphasis on open space and recognizes the potential for transitional mixed use and infill along existing corridors through future land use categories of Mixed Use and Village Center. The Village also discourages urban sprawl through the Future Land Use Element.

The Village of Estero falls within the public water supply services areas for Bonita Springs Utilities (southern portion of the Village) and Lee County Utilities (northern portion of the Village). The Village of Estero does not own or operate its own public water supply facilities.



### 3.0 Data and Analysis

#### 3.1 Population Information

The countywide population projections provided by Bureau of Economic Research (BEER) do not provide the distribution of people residing in the municipalities and the unincorporated areas, nor do they account for seasonal populations. The distribution and seasonal information are important to consider when planning for water supplies, as it helps identify where growth is occurring and determine the peak demands on public facilities and services. The Village of Estero contracted with Metro Forecasting Models to develop population estimates for the Village's Comprehensive Plan in 2017. An explanation of the methodology used by Metro Forecasting Models (MFM) can be found in the Attachments to the Village of Estero Comprehensive Plan Data and Analysis adopted June 13, 2018. Based on the 2010 census, MFM estimates 30% of the total housing stock consists of seasonal housing units.

For 2023, the Village of Estero received a permanent population estimate of 37,507 from BEBR, or an increase of 568 persons since the 2020 Census estimate of 36,939. This does represent a slight decrease in population (335 persons) between 2022 and 2023, attributed to the impacts of Hurricane Ian, which struck Lee County in September 2022. Based on permanent to seasonal resident proportions developed by MFM in the Attachments to the Village of Estero Comprehensive Plan Data and Analysis, a peak seasonal population of 56,035 (49.4% increase over permanent population) is estimated for 2023. This swing in seasonal population is assumed to remain constant through 2040 projections, when MFM predicts permanent and peak seasonal populations of 49,916 and 64,575, respectively (49.4% increase over permanent population). Assuming the Village of Estero remains a constant percentage of the overall Lee County population (4.68% based on 2023 population estimates), the Village's 2040 permanent resident population projection is 47,114 using published 2024 BEBR medium projections. This represents a decrease of 2,800 persons in the year 2040 compared to the MFM projections. The Village of Estero annexed a small piece of property to the north of Coconut Road consisting of approximately 25 residential units.

A significant amount of the Village of Estero's seasonal population is comprised of seasonal residents (i.e., "snowbirds"), whose seasonal period extends from approximately November through April. Historically, Estero has had a larger seasonal vacancy/occupancy rate than Lee County as a whole. Vacancy rates are based on the number of vacant units for sale or rent, plus those occupied seasonally, divided by the total housing inventory. Vacancy rates within the Village of Estero are estimated at 0.3 based on 2020 Census data. In their analysis, MFM expects single and multi-family vacancy rates to decline to 0.275 and 0.227, respectively, by 2040. Seasonal





tourism associated with recreational activities, such as outdoor sports and shopping, also increases the seasonal population. Seasonal population may be accommodated in vacant housing units or in hotels.

Table 1 provides permanent population projections for the Village of Estero through 2035, as well as an estimated seasonal population. The projections are based on BEBR medium projections for Lee County, as described above.

**Table 1 -- Population Projections**

|                                              | 2023    | 2025    | 2030      | 2035      |
|----------------------------------------------|---------|---------|-----------|-----------|
| Village of Estero <sup>1</sup>               | 37,507  | 39,142  | 42,518    | 45,134    |
| Countywide Permanent Population <sup>2</sup> | 800,989 | 835,900 | 908,500   | 964,400   |
| Estero Seasonal Population <sup>3</sup>      | 18,528  | 19,336  | 21,004    | 22,296    |
| Countywide Seasonal Population <sup>4</sup>  | 144,178 | 150,500 | 163,500   | 173,600   |
| Village of Estero Peak Population            | 56,035  | 58,478  | 63,522    | 67,430    |
| Countywide Peak Population                   | 945,167 | 986,400 | 1,072,000 | 1,138,000 |

<sup>1</sup> From 2023 Official Population Estimate (Permanent Residents): April 1, 2023, from BEBR

<sup>2</sup> BEBR medium population projection as reported in the Florida Population Studies Projections of Florida Population by County, Volume 57, Bulletin 198, January 2024

<sup>3</sup>Based on 49.4% seasonal occupancy rate from Metro Forecasting Models estimates used in The Village of Estero Comprehensive Plan

<sup>4</sup>Based on 18% seasonal occupancy rate for Lee County, rounded to nearest hundred from Lee County Public Facilities Level of Service and Concurrency Report, November 2022

The SFWMD LWCWSP (2022 Update) uses permanent county resident populations from the 2020 Decennial Census as the basis of population projections. Utility service area or DSS populations from 2017 to 2020 were estimated based on Census block data for those areas and BEBR medium annual growth rates and published 2021 population estimates. In some cases, modifications were made to service area populations based on information from local land use planning maps and local government Comprehensive Plans. Population projections to 2045 were calculated using Future Utility Service Area distributions of population served with the 2020 Decennial Census data.

The LWCWSP provides population projections for the Bonita Springs Utilities and Lee County Utilities services areas, the two utilities that provide public water supply to the Village of Estero. Due to the lag time in document preparation between the SFWMD's LWCWSP and the Village's 10-Year Water Supply Facilities Work Plan, updated population projections by BEBR have become available. Thus, slight differences may exist between the population projections used in this Work Plan and those of the SFWMD LWCWSP (2022 Update).



### 3.2 Maps of Current Future Areas Served

The map depicting current boundaries of the Village of Estero and the BSU and LCU service areas is Figure 1, which is provided in Section 6.0. LCU serves the portion of the Village of Estero north of Williams Road, and BSU serves the portion of the Village to the south of Williams Road. The Village of Estero falls wholly within either the BSU or LCU service area. There are no anticipated changes to the service areas that would affect the Village of Estero within the planning period.

### 3.3 Potable Water Level of Service Standard

Lee County Utilities has a level of service (LOS) of 250 gallons/day/equivalent residential connection (gpd/ERC). Facilities serving only multi-family or mobile homes have an LOS of 200 gpd/ERC. Facilities serving only recreational vehicles or travel trailer residential structures have an LOS of 100 gpd/ERC. BSU has a stated LOS of 235 gpd/ERC at a minimum pressure of 20 pounds per square inch (psi) at the meter anywhere within the system. The Village of Estero has adopted the LOS of either LCU or BSU for connections to their respective service areas.

### 3.4 Population Information

Table 2 shows the population and potable water demand projections for the utilities serving areas within the Village of Estero. Locations of seven (7) small public water systems, which provide water to small commercial establishments, remote locations, and a motel, were obtained from the Florida Department of Health (last updated March 2018) for the Village of Estero, as shown on Figure 1 and on Table 3 below.

**Table 2-- Population and Demands**

| Water Supply Utility Service Within Local Government's Jurisdiction |                        |        |        |        |                            |       |       |       |
|---------------------------------------------------------------------|------------------------|--------|--------|--------|----------------------------|-------|-------|-------|
|                                                                     | Population Projections |        |        |        | Water Supply Demands (MGD) |       |       |       |
| Utility Service Area                                                | 2023                   | 2025   | 2030   | 2035   | 2023                       | 2025  | 2030  | 2035  |
| Lee County Utilities                                                | 24,713                 | 25,803 | 28,053 | 29,797 | 2.82                       | 2.94  | 3.20  | 3.40  |
| Bonita Springs Utilities                                            | 12,502                 | 13,047 | 14,173 | 15,045 | 1.43                       | 1.49  | 1.62  | 1.72  |
| Self-Served                                                         | 292                    | 292    | 292    | 292    | 0.044                      | 0.044 | 0.044 | 0.044 |
| Village-wide Permanent Pop.                                         | 37,507                 | 39,142 | 42,518 | 45,134 | 4.28                       | 4.47  | 4.85  | 5.15  |
| Village-wide Seasonal Pop.                                          | 18,528                 | 19,336 | 21,004 | 22,296 | 2.11                       | 2.21  | 2.40  | 2.54  |
| Village-wide Peak Population                                        | 56,035                 | 58,478 | 63,522 | 67,430 | 6.39                       | 6.67  | 7.25  | 7.69  |


**Table 3 -- FDOH Limited Use Drinking Water Systems Within The Village of Estero**

| Limited Use Drinking Water Systems                              |                          |           |                           |
|-----------------------------------------------------------------|--------------------------|-----------|---------------------------|
| Name                                                            | Program                  | Entity ID | Address                   |
| Estero Groves Remote Line Switch                                | Registered LU Commercial | 474724    | 20720 Highland Ave.       |
| Cypress Park Motel                                              | LU Commercial            | 474268    | 21271 Cypress Pkwy Circle |
| Lee Property #1                                                 | Registered LU Commercial | 1295995   | 20251 S. Tamiami Trail    |
| Happehatchee Center                                             | LU Commercial            | 1426699   | 8791 Corkscrew Rd.        |
| Lee Property #2                                                 | Registered LU Commercial | 474284    | 20241 S. Tamiami Trail    |
| Jay Properties Florida/ Greenway Landscape S                    | LU Commercial            | 474398    | 20190 S. Tamiami Trail    |
| Gess Family Partnership & Gulf Coast Driving Range <sup>1</sup> | LU Commercial            | 474553    | 9000 Williams Rd.         |

1. The Village of Estero recently purchased the property and has closed the driving range.

### 3.5 Water Supply Provided by Local Government

#### Village of Estero—Lee County Utilities Service Area

Lee County Utilities operates five (5) interconnected water treatment plants (WTPs) countywide. The majority of the potable water demand within the Village of Estero LCU service area comes from the Pinewoods WTP and wellfield, located within the boundary of the Village, although the Corkscrew, Green Meadows, North Lee and Olga WTPs can also supply water to this area as needed. Figure 2 shows the water supply facilities from both LCU and BSU in and near the Village of Estero.

According to the SFWMD public water supply permit (No. 36-00122-W), raw water for the Pinewoods WTP is sourced from the Water Table aquifer, Sandstone aquifer and Lower Hawthorn aquifer (an alternative water supply source) via 23 existing wells ranging from 8 to 16 inches in diameter, and eight (8) proposed wells 14 inches in diameter. The annual and maximum month allocations for the permit are 2,685.8 and 268.4 MG, respectively, then further limited by source. Treated water from the Pinewoods WTP is distributed to LCU's interconnected system. The Pinewoods Wellfield and WTP are located within the Village of Estero. This permit will come up for renewal in 2034, at which time Lee County may request an increase in allocation to meet the projected demands of the service area.

SFWMD permit 36-00152-W for the North Lee wellfield authorizes annual and maximum month allocations of 5,667.50 and 587.30 MG, respectively, via withdrawals from 20 existing wells open to the Lower Hawthorn aquifer and 21 additional proposed wells.



LCU's largest SFWMD permit for public water supply, 36-00003-W, includes the Green Meadows and Corkscrew wellfields, and Olga treatment facility, which is authorized for withdrawals from the C-43 (Caloosahatchee River). Permit 36-00003-W authorizes annual and maximum month allocations of 12,508 and 1,355 MG, respectively. In addition to surface water withdrawals from the C-43, LCU's Green Meadows and Corkscrew wellfields withdraw groundwater from the Surficial, Sandstone and Upper Floridan aquifers from a combined total of 98 existing production wells. Forty-four (44) proposed wells, open to the Surficial, Sandstone and Upper Floridan aquifers, remain on the permit, along with four (4) proposed surface water pumps. Additionally, the permit includes aquifer storage and recovery (ASR) facilities at the Olga and Corkscrew WTPs. This permit will come up for renewal in 2031, at which time Lee County may request an increase in allocation to meet the projected demands of the service area.

According to the 2020 U.S. Census, the average number of persons per household for the area served by LCU is 2.44. The population in the Village of Estero served by LCU is estimated at 25,963 permanent residents and 38,789 combined permanent and seasonal residents in 2023. This population is assumed to grow at the same rate as the Village of Estero during the 10-year planning period (through 2035). The location of the LCU service area within the Village of Estero is shown on Figure 1.

According to the SFWMD water use permit staff reports for 36-00003-W and 36-00122-W, the annual allocation is based on a raw water per capita rate of 118 gallons per day (gpd). Permit 36-00003-W includes losses to the ASR system at the Corkscrew wellfield in the maximum monthly allocation. Permit 36-00152-W assumes a raw water per capita rate of 116 gpd and includes an allocation for backup supply of the Olga WTP (covered under permit 36-00003-W) in the amount of 1,616 million gallons per year and 152 million gallons per month.

The following table provides an analysis of the available water treatment plant capacity and SFWMD permitted allocation. The analysis shows a WTP surplus to treat additional; raw water and a surplus of SFWMD permitted raw water allocation through the 10-year planning period.


**Table 4 -- Lee County Utilities Water Treatment Plants**

|                                                                                    | 2023    | 2025    | 2030    | 2035    |
|------------------------------------------------------------------------------------|---------|---------|---------|---------|
| Total Population Served (LCU WUPs 36-00003-W, 36-00122-W, 36-00152-W) <sup>1</sup> | 405,127 | 420,816 | 454,250 | 482,200 |
| Population Served Village of Estero <sup>2</sup>                                   | 38,789  | 40,498  | 44,029  | 46,765  |
| Finished Drinking Water Demand per Capita (GPD) <sup>3</sup>                       | 100     | 100     | 100     | 100     |
| Finished Water Ave. Daily Demand (MGD)                                             | 40.51   | 42.08   | 45.43   | 48.22   |
| Estero Finished Water Ave. Daily Demand (MGD)                                      | 3.88    | 4.05    | 4.40    | 4.68    |
| Available Facility Capacity (MGD)                                                  | 52.9    | 57      | 57      | 57      |
| Facility Capacity Surplus (Deficit) <sup>4</sup>                                   | 12.39   | 14.92   | 11.58   | 8.78    |
| Raw Water SFWMD Allocation (MGD Annual Ave.)                                       | 57.15   | 57.15   | 57.15   | 57.15   |
| Raw Water Ave. Daily Demand (MGD) <sup>5</sup>                                     | 47.40   | 49.24   | 53.15   | 56.42   |
| Estero Raw Water Ave. Daily Demand (MGD)                                           | 4.54    | 4.74    | 5.15    | 5.47    |
| Raw Water Permitted Surplus (Deficit) <sup>6</sup>                                 | 9.75    | 7.91    | 4.00    | 0.73    |

<sup>1</sup> Based on ERC data provided in Lee County Public Facilities Level of Service and Concurrency Report 2021; 2023 Lee County Water Supply Facilities Work Plan, December 2023; 2020 Census data and 2024 BEBR population projections.

<sup>2</sup> Total population (permanent plus seasonal) within Village of Estero not served by BSU or DSS.

<sup>3</sup> Average of calculated finished per capita water demands from 36-00003-W, 36-00122-W and 36-00152-W staff reports.

<sup>4</sup> Calculated by subtracting Finished Water Ave. Daily Demand from Available Facility Capacity.

<sup>5</sup> Average of raw per capita water demands from 36-00003-W, 36-00122-W and 36-00152-W staff reports (117 gpd), includes Village of Estero.

<sup>6</sup> Calculated by subtracting Raw Water Ave. Daily Demands from Raw Water SFWMD Allocation.

For the period from 2025 to 2035, the projected population within the Village of Estero served by LCU represents between 9.6 and 9.7% of the projected population served by the utility. Population projections based on Lee County's 2021 Public Facilities Level of Service and Concurrency report, based on reported ERC and the average number of persons per household from 2020 Census data as shown in Table 4, are approximately 38.6 to 48.2% higher than population projections for the utility included in the LWCWSP. These values represent peak population served. The analysis should be considered conservative within the context of the LWCWSP.

Based on the population projections and demand estimates, Lee County Utilities should have adequate plant capacity and permitted raw water allocation through 2030, even assuming no increase in allocation requested for permit 36-00003-W at the time of the 2031 renewal and permit 36-00122-W at the time of the 2034 renewal.



| Lee County Utilities System PWS Summary Table |                                                                                                                                                  |
|-----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| SFWMD Permit Numbers                          | 36-00003-W, 36-00122-W, 36-00152-W                                                                                                               |
| Permit Expiration Dates                       | 6/15/2031, 12/1/2034 & 8/26/2040, respectively                                                                                                   |
| Raw Water Sources                             | Water Table, Surficial, Sandstone, Mid-Hawthorn, Lower Hawthorn & Upper Floridan aquifers, SFWMD Canal C-43                                      |
| Annual Allocations (MG)                       | 12,508; 2,685.76 & 5,667.50, respectively                                                                                                        |
| Maximum Monthly Allocations (MG)              | 1,355; 268.76 & 587.30, respectively                                                                                                             |
| Treatment Type                                | Reverse osmosis, nanofiltration, lime softening                                                                                                  |
| Treatment Efficiency                          | 80 (RO)-95% (lime softening)                                                                                                                     |
| Treatment Capacity (MGD)                      | 52.9 (combined), 57 after 2025                                                                                                                   |
| Storage Volume (MG)                           | 36.5 in tank; 3.2 ASR at Corkscrew                                                                                                               |
| Interconnect or Bulk Sales Agreement          | Interconnects with the Cities of Fort Myers (5) and Cape Coral (2), Bonita Springs Utilities (1); provides water to the Town of Fort Myers Beach |

### 3.6 Water Supply Provided by Other Entities

#### Village of Estero—Bonita Springs Utilities Service Area

Bonita Springs Utilities (BSU) operates reverse osmosis and lime softening water treatment plants to supply its service area. The BSU WTP on East Terry Street near I-75 supplies potable water to the portion of the Village of Estero south of Williams Road. Figure 2 shows the water supply facilities for both LCU and BSU in and near the Village of Estero.

According to the LWCWSP, the per capita finished water rate is 153 gpd based on historical use from 2016 to 2020. Data used in the Water Demands Projection technical memorandum prepared by Black and Veatch in support of the 2020 permit modification (application #200930-1), bases the requested allocation on a finished water usage of approximately 89 gpdpc, based on a population per ERC of 2.35 persons. Based on a system efficiency of 100% for the portion of water supplied by the Lower Tamiami aquifer, per correspondence with BSU, and an efficiency of 75% for the Floridan Aquifer System, the weighted average per capita raw water rate is approximately 100 gpd, per the Black and Veatch memo. The SFWMD permit modification bases the allocation on a raw water per capita use rate of 100 gpd, so a raw water per capita rate of 100 gpdpc is used in Table 5.





BSU previously had allocations from the Lower Tamiami aquifer permitted under SFWMD water use permit 36-00008-W and allocations from the Upper Floridan aquifer permitted under water use permit 36-04062-W. A modification to permit 36-00008-W approved in 2022 combined the two permits such that permit 36-00008-W now covers both the Lower Tamiami and Upper Floridan aquifer wellfields and the allocation for the entire BSU service area in a single permit.

According to the SFWMD public water supply permit (No. 36-00008-W), raw water for the BSU WTP is sourced from the Lower Tamiami aquifer and Upper Floridan aquifer (an alternative water supply source) via 19 existing Lower Tamiami aquifer wells ranging from 8 to 14 inches in diameter, 15 wells existing Upper Floridan aquifer wells ranging from 12 to 16 inches in diameter, four proposed eight-inch diameter Lower Tamiami aquifer wells, and 16 proposed 14-inch diameter Upper Floridan aquifer wells. The annual and maximum month allocations for the permit are 5,986 and 618.3 MG, respectively, then further limited by source. The permit has a temporary 5-year allocation of 7.26 MGD from the Lower Tamiami aquifer that expires in 2027. The permitted allocation is intended to supply the service area through 2041.

The following table provides an analysis of the available WTP capacity and the SFWMD permitted allocation. The analysis shows a WTP surplus to treat additional raw water and a surplus of SFWMD permitted raw water allocation through the 10-year planning period.

**Table 5 – Bonita Springs Utilities Water Treatment Plants**

|                                                              | 2023    | 2025    | 2030    | 2035    |
|--------------------------------------------------------------|---------|---------|---------|---------|
| Functional Population Served                                 | 121,220 | 125,876 | 137,073 | 145,688 |
| Functional Population Served Village of Estero <sup>2</sup>  | 16,811  | 19,493  | 21,174  | 22,477  |
| Finished Drinking Water Demand per Capita (GPD) <sup>3</sup> | 89      | 89      | 89      | 89      |
| Finished Water Ave. Daily Demand (MGD)                       | 10.79   | 11.20   | 12.20   | 12.97   |
| Estero Finished Water Ave. Daily Demand (MGD)                | 1.50    | 1.73    | 1.88    | 2.00    |
| Available Facility Capacity (MGD)                            | 19.06   | 21      | 21      | 21      |
| Facility Capacity Surplus (Deficit) <sup>4</sup>             | 8.27    | 9.80    | 8.80    | 8.03    |
| Raw Water SFWMD Allocation (MGD Annual Ave.)                 | 16.4    | 16.4    | 16.4    | 16.4    |
| Raw Water Ave. Daily Demand (MGD) <sup>5</sup>               | 12.12   | 12.59   | 13.71   | 14.57   |
| Estero Raw Water Ave. Daily Demand (MGD)                     | 1.68    | 1.95    | 2.12    | 2.25    |
| Raw Water Permitted Surplus (Deficit) <sup>6</sup>           | 4.28    | 3.81    | 2.69    | 1.83    |

<sup>1</sup> Based on population projections from BSU, includes seasonal component.

<sup>2</sup> Approximately 17% of the total BSU population served, with seasonal component added.

<sup>3</sup> Average of calculated finished per capita water demands from 36-00008-W staff report and files from application 200930-1.

<sup>4</sup> Calculated by subtracting Finished Water Ave. Daily Demand from Available Facility Capacity.

<sup>5</sup> Raw per capita water demand from 36-00008-W staff report (100 gpd), includes Village of Estero.

<sup>6</sup> Calculated by subtracting Raw Water Ave. Daily Demands from Raw Water SFWMD Allocation.



Based on the population projections and demand estimates, Bonita Springs Utilities should have adequate plant capacity and permitted raw water allocation through 2035, based on a WTP expansion to 21.0 MGD after 2025.

| Bonita Springs Utilities System PWS Summary Table |                                             |
|---------------------------------------------------|---------------------------------------------|
| SFWMD Permit Number                               | 36-00008-W                                  |
| Permit Expiration Dates                           | 3/1/2042                                    |
| Raw Water Sources                                 | Lower Tamiami & Upper Floridan aquifers,    |
| Annual Allocation (MG)                            | 5,986.00                                    |
| Maximum Monthly Allocation (MG)                   | 618.30                                      |
| Treatment Type                                    | Reverse osmosis, lime softening             |
| Treatment Efficiency                              | 75 (RO)-100% (lime softening)               |
| Treatment Capacity (MGD)                          | 19.06, 21.0 after 2025                      |
| Storage Volume (MG)                               | 13                                          |
| Interconnect or Bulk Sales Agreement              | Interconnects with Lee and Collier Counties |

#### Small Public Water Systems

A small number ( $n = 7$ ) of small public water systems are located within the Village of Estero and provide water to small commercial establishments, remote locations, and a motel. The Limited Use Commercial Systems are small and serve transient populations, as regulated by the Department of Health. A list of these small public water systems was obtained from the Florida Department of Health GIS files available through the Florida Geographic Data Library. Locations of small public water systems are shown as points on Figure 1 and listed in Table 3.

#### Self-Supply

A small of individual water users within the Village of Estero have permitted wells for domestic self-supply, as reported by the Lee County Well Construction Database. These facilities may include those serving small public water systems. For the purposes of this Work Plan, self-supply and small public water systems are grouped together within the self-supply category, given the small number of each.



### 3.7 Future Water Supply Demands

Future growth is anticipated to be driven by the three regional commercial centers and the growth of Florida Gulf Coast University (campus located outside of Estero to the northeast). These factors have been accounted for in the population projections provided in Section 3.4. The biggest project of note within the planning period is the Woodfield multiuse development, which will consist of multifamily housing, commercial space, a civic building and a hotel. At buildout, expected to occur within the next five years, the project will have average daily demands of 190,700 gpd supplied by BSU.

### 3.8 Potential Future Water Suppliers

No potential future water suppliers within the Village of Estero are anticipated during the planning period.

### 3.9 Agriculture and Landscape/Golf Water Supply Demands

The LWCWSP predicts agricultural demands will remain steady in Lee County through 2035 and then decrease slightly thereafter. Landscape irrigation will increase countywide, and golf course irrigation is projected to remain constant. Several properties within the Village of Estero have water use permits through the SFWMD for landscape irrigation, including multiple planned communities with and without golf courses, mixed use and commercial properties, schools, and parks. Only four active agricultural/nursery water use permits fall within the Village of Estero due to the small percentage of land use in that category. All of these permits have allocations for less than 3 million gallons per month.

Consistent with trends for Lee County as a whole, landscape irrigation will likely increase over the planning period, proportional to the anticipated growth, and rely on irrigation wells and onsite lake withdrawals for supply. Growth will likely occur as in-fill of existing developments and conversion of currently vacant lands. Many existing residential/golf course communities occupy former agricultural lands, and landscape/recreation irrigation demands have replaced former agricultural irrigation demands in these locations.

### 3.10 Commercial/Industrial Water and Power Generation Supply Demands

According to the LWCWSP, Lee County will have an increase of 3.19 MGD between 2020 and 2035 for commercial and industrial self-supplied demand. Traditional groundwater sources are expected to meet demands, provided the water use permitting conditions are met.



Alternative sources will be evaluated as part of the water use permitting process. Some industrial applications require potable-quality water. Potable water to serve these users are included in this Work Plan. If not on-line or available, potable water will be self-supplied. Thirteen small industrial water use permits exist within the Village of Estero, but none has an allocation for greater than 3 million gallons per month.

### 3.11 Conservation

The following conservation measures have been incorporated by the Comprehensive Plan for the Village of Estero, in addition to complying with elements of the water conservation plan developed by both LCU and BSU for their respective service areas. The Village of Estero has the following language related to conservation in its current Comprehensive plan.

#### Florida Friendly Landscaping

The Village will promote Florida-friendly landscaping techniques in the land development code and provide education on water conservation through creative landscaping, and promote the conservation and use of native plant species through Florida-friendly landscaping techniques on Village projects.

#### Water Conservation Rate Schedule

Both LCU and BSU have tiered rate structures to promote water conservation.

#### Irrigation Restrictions

The Village of Estero adopted an ordinance in 2021 restricting landscape irrigation to two days per week year-round, with alternating days for even and odd addresses between 4:00 p.m. and 10:00 a.m. The Village of Estero educates residents on the ordinance via its web site.

#### Rain Sensors and Conservation of Irrigation Water

The Florida Building Code requires the installation of rain sensors for automatic sprinkler systems. Irrigation systems should conserve water and be designed to eliminate application of water to impervious areas.



#### Ultra Low Volume Plumbing Fixtures

Both LCU and BSU require installation of ultra low volume (ULV) plumbing fixtures in all new construction. Maximum flow volumes are:

Toilets: 1.6 gal/flush at 80 psi

Showerheads: 2.5 gpm at 80 psi

Faucets: 2.2 gpm at 60 psi

#### Water Loss Accounting

Both BSU and LCU estimate water losses due to hydrant flushing, line breaks and dead-end main flushing; test and calibrate meters annually; and conduct annual leak detection surveys.

#### Public Information

LCU, BSU and the Village of Estero provide websites that include information on water supply and water shortage declarations, and a contact number for residents to report leaks, in addition to resources for water conservation published by the SFWMD.

### **3.12 Reuse**

Both LCU and BSU provide reuse water to customers. All public access reuse water generated by BSU is sold to Resource Conservation Systems, which supplies irrigation water to communities located within the Village of Estero, such as the Brooks, and Bonita Springs. LCU also provides reuse water to communities within the Village of Estero and elsewhere within its service area. LCU continues to identify projects to maximize its reuse water usage.

## 4.0 Regional Issues

The LWCWSP identifies regional water supply issues which may impact the Village of Estero's water supply planning, including seasonal availability of surface water supplies and associated establishment of minimum flows and levels (MFLs) and recovery strategies, peak freshwater discharges to the Caloosahatchee Estuary, and increased withdrawals from the Surficial and Intermediate aquifer systems. The LWCWSP also discusses limited freshwater availability in the Surficial Aquifer System (SAS) and Intermediate Aquifer System (IAS), and MFLs and maximum developable limits (MDLs) to address management of those resources. A discussion of regional issues, as they pertain to the Village of Estero, is provided below.

### 4.1 Lower West Coast Water Supply Plan

#### *Lake Okeechobee Service Area (LOSA) MFLs, Recovery Strategy and Restricted Allocation*

Due to the implementation of the United States Army Corps of Engineers (USACE) Lake Okeechobee federal recovery strategy, the SFWMD developed an MFL recovery strategy in 2008 to address predicted exceedances of the MFL. As part of the recovery strategy, restricted allocations in the LOSA were implemented in response to the predicted MFL exceedances and decline in the level of certainty for existing legal users (ELUs) of the resource. The restricted allocations limit new withdrawals from Lake Okeechobee.

Of the main water suppliers for the Village of Estero, only LCU withdraws surface water from the C-43, part of LOSA, at its Olga facility, as authorized under SFWMD permit #36-00003-W. LCU's C-43 allocation constitutes 7.6% of its total permitted withdrawals, which were evaluated as part of the last permit renewal approved in 2011. The last permit renewal included discussion of the MFL and Water Availability Rule, which states that the permitted allocation is calculated as the base condition water use. Additionally, LCU has implemented an ASR program to increase storage capacity at Olga in order to mitigate impacts to operations due to seasonal variations in flow and salinity. The permit received a 20-year duration. Additionally permit 36-00152-W provides allocation for backup supply of the Olga WTP in the amount of 1,616 million gallons per year and 152 million gallons per month.

Neither LCU nor the Village of Estero proposes any increase in withdrawals from the LOSA system to meet projected water demands.





*Limited Fresh Groundwater Resources in the SAS and IAS*

According to the LWCWSP, there is limited availability of fresh groundwater in the Lower Tamiami (SAS), Sandstone (IAS) and Mid-Hawthorn (IAS) aquifers due to concerns over impacts to wetlands and ELUs, and saline water intrusion. MFLs and MDLs have been established for these aquifers since 2001. Parts of Lee, Collier and Hendry Counties are most affected by the MFLs and MDLs. The SFWMD will review requests for additional withdrawals from these sources on a case-by-case basis during the permitting process. Water suppliers to the Village of Estero, both LCU and BSU, do source water from the Sandstone and Lower Tamiami aquifers, respectively, within the reduced threshold areas. To meet increased water demands, both water suppliers have expanded into the Upper Floridan aquifer, not considered a fresh groundwater source, while limiting withdrawals from the freshwater aquifers discussed above.

The Village of Estero has several policies to limit consumption from freshwater aquifers, both through discouraging overuse of potable water and limiting quantities of freshwater used for irrigation within the Village of Estero. Such policies include:

INF-1.2.3 The Village shall base all future development and use of groundwater resources on determinations of the safe yield of the aquifer system(s) in order not to impair the native groundwater quality or create other environmental damage. Criteria for safe-yield determinations will be determined by the SFWMD, the agency charged with permitting these activities.

INF-1.2.5 Coordinate with Lee County and utility providers to identify water needs consistent with projections of human population and the needs of natural systems in order to determine the future demands for groundwater.

INF-1.2.6 Continue to encourage the developer driven expansion of infrastructure to provide reuse water service when sufficient supply is available.

INF-1.2.7 When and where available, reuse water should be the first option for meeting irrigation needs of a development. Where reuse water is not available, surface water or low quality groundwater should be used for irrigation. All other potential water sources must be eliminated prior to selecting potable water as the sole source for meeting the irrigation needs of a development.

CCM-1.10.1 Work with Lee County and utility providers to identify water needs consistent with projections of human population and the needs of natural systems in order to determine the future demands for groundwater. The Village will support appropriate measures to ensure water supplies of sufficient quantity and quality to meet the present and projected demands of all consumers and the environment, based on the capacity of the natural systems.

CCM-1.10.2 Comply with the Mandatory Year Round Landscape Irrigation Conservation Measures as detailed in the Florida Administrative Code and cooperate with emergency water conservation measures of the South Florida Water Management District.



CCM-1.10.4: Promote Florida Friendly landscaping techniques in the Land Development Code and provide education on water conservation through creative landscaping, and promote the conservation and use of native plant species through Florida-friendly landscaping techniques on Village projects.

*Caloosahatchee River (C-43) MFL and Estuary Impacts*

The Caloosahatchee River has had an MFL established at the S-79 structure in Lee County since 2001. On multiple occasions, the MFL has not been met. Additionally, peak freshwater discharges from Lake Okeechobee during the wet season affect the health of the estuary, as do inadequate flows during the dry season. Additional storage capacity is needed to address water availability issues. As discussed previously, only LCU withdraws a small portion of its overall allocation from the Caloosahatchee River (C-43), which is established per historical base condition water use, with no proposed increases from this source.

The Village of Estero has multiple utility extension projects planned within the next 5 to 10 years designed to extend utility service to communities currently served by package plants and septic systems. Removal of these systems is intended to improve water quality in both the Estero River and Estero Bay.

The Village of Estero also has policies intended to reduce the potential for damaging wet season flows to the estuary through attenuation of runoff and improved water quality. Such policies include:

ICE-1.4.3 Participate with other appropriate governments to prepare and implement water management plans, including the Estero Bay Agency on Bay Management, Charlotte Harbor National Estuary Program, the Charlotte Harbor Management Plan, DEP aquatic preserve management plans, water supply plans, and other water resource management plans.

CCM-1.3.11 The Village shall develop a stormwater master plan to readdress recurring flood issues which takes into account an anticipated increase in flooding from rainfall and storm surge.

CCM-1.9 The Village coordinate with County, state and federal agencies to manage the quality of the Village's surface waters with priority on the Estero Bay ecosystem so as to maintain or improve water quality and wildlife health and diversity; to reduce or maintain current pollution loading and system imbalances in order to conserve estuarine productivity; and to provide the best use of estuarine areas.

CIE-1.2.7 & INF-1.1.1 The following surface water management standards are adopted as minimum acceptable levels of service:

- A. The existing surface water management system in the Village will be sufficient to prevent the flooding of designated evacuation routes (U.S. 41, Corkscrew Road, Three Oaks Parkway,



Interstate 75, and Ben Hill Griffin Parkway) from the 25-year, 3-day storm event (rainfall) for more than 24 hours.

- B. Regulation of Private and Public Development All new private and public developments shall be constructed with floor slabs at a minimum of one (1) foot above the 100-year, 3-day storm event flood plain level and shall be safe from flooding from a 100-year, 3-day storm event (rainfall). In such new public and private developments, roads and parking lot travel ways shall be constructed at a minimum of the 25-year, 3-day storm event flood plain level.

Surface water management systems in new private and public developments (excluding widening of existing roads) must be designed to SFWMD standards (to detain or retain excess stormwater to match the predevelopment discharge rate for the 25-year, 3-day storm event [rainfall]).

Stormwater discharges from development must meet relevant water quality and surface water management standards as set forth in state rules including but not limited to requirements listed in Numeric Nutrient Criteria and Total Maximum Daily Loads and Basin Management Action Plans.

New developments must be designed to avoid increased flooding of surrounding areas. Development must be designed to minimize increases of discharge to public water management infrastructure (or to evapotranspiration) that exceed historic rates, to approximate the natural surface water systems in terms of rate, hydroperiod, basin and quality, and to eliminate the disruption of wetlands and flow-ways, whose preservation is deemed in the public interest.

The Village land development regulations shall provide a process to determine how this policy shall apply to the remainder of partially developed permitted projects or subdivisions on a case by case basis.

- C. Design trunk conveyance crossings of arterial roads to be free of flooding from 25- year, 3-day storm events at a minimum.
- D. Other standards may be added by amendment to this comprehensive plan for development impacting water bodies that have water quality impairments identified by Florida Department of Environmental Protection, including but not limited to the following water bodies: 3258C4 - Mullock Creek (Marine Segment); 3258C - Mullock Creek; 3258D1 - Estero River (Marine Segment); 3258D2 - Estero River; 3258H2 - Spring Creek (Marine Segment).

INF-1.1.2 Prepare a Stormwater Master Plan that is geographically based on watersheds using best available data related to rainfall, soils, topography, drainage patterns and water quality.

The Stormwater Master Plan will evaluate future conditions (including build-out within the watershed) and long-duration storms, identify existing wetlands and natural areas, and promote the protection of natural channels and conveyances. The Stormwater Master Plan will also provide recommendations on mitigation activities for the enhancement of existing stormwater management



facilities and/or natural conveyances and recommend other programmatic and regulatory action items to be implemented within the land development code with the intent to reduce increased flooding from future conditions within the watershed and enhance water quality.

INF-1.1.4 The Village shall endeavor to protect, secure and restore, where feasible, natural flowway systems including, without limitation, the Main, South and North Branches of the Estero River and the Halfway Creek flowway, through regulations or incentives to assure their continued environmental function.

INF-1.1.7 Provide sufficient performance and/or design standards for development protective of the function of natural drainage systems, including the following provisions to be addressed in the land development code:

- A. Provide sufficient performance and design standards to require post-development runoff to approximate the total characteristics of the natural flow prior to development.
- B. Floodplains must be managed to minimize the potential loss of life and damage to property by flooding.
- C. Floodways should be kept as unobstructed as possible.
- D. Natural flow patterns will be restored by public investment where such action is of significant public or environmental benefit, and feasible.
- E. To maintain flowways, the Village may coordinate with landowners at time of new development or redevelopment to establish flowage easements while allowing concentration or clustering of development on the remainder of the property.
- F. The Village will maintain regulations which provide for the management and protection of floodplains, consistent with state and federal regulations.
- G. Through the land development code, the Village will require developments to have and maintain an adequate surface water management system that is consistent with the criteria adopted per recommendations of the Stormwater Master Plan, provide for acceptable programs for operation and maintenance, and post-development runoff conditions which reflect the natural surface water flow in terms of rate, direction, quality, hydroperiod, and drainage basin.
- H. Channelization of natural streams and rivers is prohibited; channelization of other natural watercourses is discouraged.
- I. Through the land development code, the Village will adopt appropriate regulations to protect the natural functions of riparian systems from incompatible development practices along their banks.



## 5.0 Capital Improvements

### 5.1 Work Plan Projects

The Village of Estero has several planned capital improvement projects relating to water supply within the next 5 years in the form of utility extension projects for communities within the Village currently served by package plants. Both LCU and BSU, the potable water suppliers to the Village of Estero, also have planned capital improvement projects over the period from 2023 through 2035.

### 5.2 Work Plan Projects

The following Table 6 is a Five-Year Schedule of Capital Improvements for water supply projects proposed by LCU and BSU in the next five years. These projects will be funded as shown below.

**Figure 6 -- 5-Year Capital Improvement Projects**

| Estimated Cost in Millions of Dollars  |          |         |         |           |         |              |                    |                |
|----------------------------------------|----------|---------|---------|-----------|---------|--------------|--------------------|----------------|
| Description                            | 2024-25  | 2025-26 | 2026-27 | 2027-2028 | 2028-35 | Water Source | Funding Provider   | C&O Time-frame |
| <b>Village of Estero</b>               |          |         |         |           |         |              |                    |                |
| Package WWTP UEP Design & Permitting   | \$0.11   |         |         |           |         | Wastewater   | Grant Reimbursable | 2024-2025      |
| Broadway W UEP Design & Permitting     | \$0.148  |         |         |           |         | Wastewater   | Grant Reimbursable | 2024-2025      |
| Broadway E UEP Design & Permitting     | \$0.698  |         |         |           |         | Wastewater   | Grant Reimbursable | 2024-2025      |
| See See Street UEP Design & Permitting | \$0.048  |         |         |           |         | Wastewater   | Grant Reimbursable | 2024-2025      |
| Cypress Park UEP Design & Permitting   | \$0.281  |         |         |           |         | Wastewater   | Grant Reimbursable | 2024-2025      |
| Estero Bay Village UEP                 |          | \$1.924 |         |           |         | Wastewater   | Grant Reimbursable | 2025-2026      |
| Sunny Groves UEP                       | \$2.90   |         |         |           |         | Wastewater   | Grant Reimbursable | 2024-2025      |
| Cypress Bend UEP                       | \$1.70   |         |         |           |         | Wastewater   | Grant Reimbursable | 2024-2025      |
| Estero River Heights UEP               | \$10.77  |         |         |           |         | Wastewater   | Grant Reimbursable | 2024-2025      |
| Charring Cross UEP                     | \$5.50   |         |         |           |         | Wastewater   | Grant Reimbursable | 2024-2025      |
| Sherrill & Luetich UEP                 |          |         | \$7.74  |           |         | Wastewater   | Grant Reimbursable | 2026-2027      |
| Broadway E-Highlands UEP               |          | \$4.20  |         |           |         | Wastewater   | Grant Reimbursable | 2025-2026      |
| Cypress Park UEP                       | \$0.272  |         |         |           |         | Wastewater   | Grant Reimbursable | 2024-2025      |
| Total Estimated Costs                  | \$22.427 | \$6.124 | \$7.74  |           |         |              |                    |                |

(From Village of Estero Capital Improvement Plan—FY 2024-2025)



Village of Estero  
10-Year Water Supply Facilities Work Plan

| Estimated Cost in Millions of Dollars |          |         |          |           |         |              |                  |                |
|---------------------------------------|----------|---------|----------|-----------|---------|--------------|------------------|----------------|
| Description                           | 2024-25  | 2025-26 | 2026-27  | 2027-2028 | 2028-35 | Water Source | Funding Provider | C&O Time-frame |
| <b>Lee County Utilities</b>           |          |         |          |           |         |              |                  |                |
| FMB WRF Capacity Restoration          | \$41     | \$46    | \$46     | \$40      | \$31    | Reuse        | Enterprise       | 2024-2030      |
| Green Meadows 2 <sup>nd</sup> DIW     | \$7      | \$7.5   |          |           |         | UFA          | Enterprise       | 2024-2026      |
| NLC WTP Expansion to 15 MGD           | \$10     |         |          |           |         | UFA          | Enterprise, Debt | 2023-2025      |
| NLC WTP Wellfield Expansion           | \$3.725  | \$8.5   | \$7.225  |           |         | UFA          | Enterprise       | 2024-2027      |
| SE Wellfield Expansion                | \$3.5    | \$10.5  | \$4      | \$1.5     | \$20    | Multiple     | Enterprise       | 2024-2030      |
| SEWRF                                 | \$32.5   | \$55    | \$48.2   | \$15      |         | Reuse        | Enterprise       | 2023-2028      |
| Three Oaks 2 <sup>nd</sup> DIW        | \$7.5    | \$7.5   |          |           |         | Reuse        | Enterprise       | 2023-2027      |
| Three Oaks WRF Expansion              | \$3      |         |          |           |         | Reuse        | Enterprise       | 2023-2025      |
| Total Estimated Cost                  | \$108.23 | \$135   | \$105.43 | \$56.5    | \$51    |              |                  |                |

(From published Lee County Annual Budget FY2023-2024)

| Estimated Cost in Millions of Dollars     |         |         |         |           |         |              |                  |                |
|-------------------------------------------|---------|---------|---------|-----------|---------|--------------|------------------|----------------|
| Description                               | 2024-25 | 2025-26 | 2026-27 | 2027-2028 | 2028-35 | Water Source | Funding Provider | C&O Time-frame |
| <b>Bonita Springs Utilities</b>           |         |         |         |           |         |              |                  |                |
| Diversification of LTA Wellfield          | \$0.5   | \$0.5   | \$0.5   |           |         | LTA          | BSU              | 2025-2027      |
| RO WTP and UFA Wellfield Expansion Ph III | \$6     | \$5     |         |           |         | UFA          | BSU              | 2024-2026      |
| Total Estimated Cost                      | \$6.5   | \$5.5   | \$0.5   |           |         |              |                  |                |

(From Bonita Springs Utilities)



## 6.0 Goals, Objectives and Policies

An assessment of existing Goals, Objectives and Policies (GOPs) in the Village of Estero Comprehensive Plan was performed in preparation of this Work Plan to determine those that address water supply sources and facilities, as well as conservation and reuse programs. Goals are indicated in **bold**, Objectives in *italic*, and Policies in plain type.

### 6.1 Infrastructure Element

*INF-1.2: Protect groundwater supplies from those activities having the potential for depleting or degrading those supplies.*

INF-1.2.1 The Village shall implement Lee County's wellfield protection ordinance through the land development code to protect the quality of water flowing into potable water wellfields.

INF-1.2.2 The Village shall coordinate with the Lee County staff hydrogeologist for review and comment on all development applications near public utility potable water wellfields, with particular attention to proposed land uses within a 10-year travel time from the wellheads.

INF-1.2.3 The Village shall base all future development and use of groundwater resources on determinations of the safe yield of the aquifer system(s) in order not to impair the native groundwater quality or create other environmental damage. Criteria for safe-yield determinations will be determined by the SFWMD, the agency charged with permitting these activities.

INF-1.2.4 For maximum protection of groundwater resources, coordinate with applicable utility providers to identify future wellfields and/or relocation site(s) for existing wellfields well in advance of need. Coordinate with SFWMD, water suppliers, and Florida Department of Environmental Protection to avoid duplication and to assist in data collection.

INF-1.2.5 Coordinate with Lee County and utility providers to identify water needs consistent with projections of human population and the needs of natural systems in order to determine the future demands for groundwater.

INF-1.2.6 Continue to encourage the developer driven expansion of infrastructure to provide reuse water service when sufficient supply is available.



INF-1.2.7 When and where available, reuse water should be the first option for meeting irrigation needs of a development. Where reuse water is not available, surface water or low quality groundwater should be used for irrigation. All other potential water sources must be eliminated prior to selecting potable water as the sole source for meeting the irrigation needs of a development.

*INF-1.3: Coordinate with the South Florida Water Management District to ensure that the Village Comprehensive Plan remains consistent with the District's regional water supply plans.*

INF-1.3.1 No building permit will be issued unless potable water supply will be available to meet current and projected growth demands, or surety is given that it will be available prior to occupancy.

INF-1.3.2 The Village shall develop a Water Supply Facilities Work Plan within 18 months after the South Florida Water Management District approves an update to the regional water supply plan.

INF-1.3.3 The Village shall continue to evaluate the latest water supply plans issued by the South Florida Water Management District to ensure consistency in the Village Comprehensive Plan and the Village's Water Supply Facilities Work Plan.

INF-1.3.4 The Village shall coordinate with other government agencies and private suppliers of potable water during the water supply planning process to include the review of land use changes, addressing population projections, and acceptable level of service standards.

*INF-1.5: The Village of Estero shall coordinate with utility providers to ensure the provision of acceptable levels of potable water service.*

INF-1.5.1 The minimum acceptable level of service standard for potable water connections to Lee County Utilities will be:

An available supply and treatment capacity of 250 gallons per day per equivalent residential connection (ERC), except that facilities serving only multi-family or mobile home residential structures must have a capacity of 200 gallons per day and facilities serving only recreational vehicle or travel trailer residential structures must have a capacity of 100 gallons per day.



INF-1.5.2 The minimum acceptable level of service standard for potable water connections to Bonita Springs Utilities will be:

An available supply and treatment capacity of 235 gallons per day per equivalent residential connection (ERC) and delivery of potable water at a minimum pressure of 20 pounds per square inch (psi) at the meter anywhere in the system.

INF-1.5.3 Utility providers are encouraged to construct and install sufficient treatment facilities and distribution systems that will meet or exceed the minimum acceptable service standards and with the capacity to deliver water at a pressure of 40 pounds per square inch (wp PSI static) at the meter anywhere on the individual system (excluding fire flow conditions). All utility providers must advise planning and engineering staff of the Village regarding system expansions or modifications and must regularly provide summaries to the Village on compliance with water treatment and quality standards.

INF-1.5.4 No development order for new development will be issued unless potable water service, at the minimum acceptable level of service, is available at the property line, or surety is given that it will be installed prior to occupancy.

INF-1.5.6 The costs of new or augmented potable water infrastructure that is developed by a utility provider will be borne by those who benefit from the improved supply.

INF-1.5.7 New development will pay through appropriate financial mechanisms its fair share of the costs of providing standard potable water for that development.

## 6.2 Conservation and Coastal Management Element

CCM-1.10.1 Work with Lee County and utility providers to identify water needs consistent with projections of human population and the needs of natural systems in order to determine the future demands for groundwater. The Village will support appropriate measures to ensure water supplies of sufficient quantity and quality to meet the present and projected demands of all consumers and the environment, based on the capacity of the natural systems.

CCM-1.10.2 Comply with the Mandatory Year Round Landscape Irrigation Conservation Measures as detailed in the Florida Administrative Code and cooperate with emergency water conservation measures of the South Florida Water Management District.



CCM-1.10.3 Develop and implement a Water Supply Facilities Work Plan, as required by the State of Florida. The Village shall use the document as the Village's guide to water supply facility planning with a minimum planning horizon as specified by the State of Florida. A copy of the adopted Water Supply Facilities Work Plan will be maintained and kept on file by the Village.

CCM-1.10.4 Promote Florida-friendly landscaping techniques in the land development code and provide education on water conservation through creative landscaping, and promote the conservation and use of native plant species through Florida-friendly landscaping techniques on Village projects.

CCM-1.10.6 Support and comply with Lee County's wellfield protection ordinance protecting the quality of water flowing into potable water wellfields.

### 6.3 Intergovernmental Coordination Element

*ICE-1.3: The Village shall coordinate with the South Florida Water Management District to ensure that the Village Comprehensive Plan remains consistent with the District's latest regional water supply plan.*

ICE-1.3.1 Continue to evaluate the latest water supply plans issued by the South Florida Water Management District to ensure consistency in the Village Comprehensive Plan and the Village's Water Supply Facilities Work Plan.

ICE-1.3.2 Coordinate with other government agencies and private suppliers of potable water during the water supply planning process to include the review of land use changes, addressing population projections, and acceptable level of service standards.

ICE-1.4.3 Participate with other appropriate governments to prepare and implement water management plans, including the Estero Bay Agency on Bay Management, Charlotte Harbor National Estuary Program, the Charlotte Harbor Management Plan, DEP aquatic preserve management plans, water supply plans, and other water resource management plans.

### 6.4 Capital Improvements Element

*CIE-1.2: Level of service (LOS) standards will be the basis for planning the provision of required public facilities within the Village. Some of these standards will be the basis for determining the*



*adequacy of public facilities for the purposes of permitting new development. The level of service standards will be the basis for facility design, for setting impact fees, and (where applicable) for concurrency management.*

CIE-1.2.3 The minimum acceptable level of service standard for potable water connections to Lee County Utilities will be:

An available supply and treatment capacity of 250 gallons per day per equivalent residential connection (ERC), except that facilities serving only multi-family or mobile home residential structures must have a capacity of 200 gallons per day and facilities serving only recreational vehicle or travel trailer residential structures must have a capacity of 100 gallons per day.

CIE-1.2.4 The minimum acceptable level of service standard for potable water connections to Bonita Springs Utilities will be:

An available supply and treatment capacity of 235 gallons per day per equivalent residential connection (ERC) and delivery of potable water at a minimum pressure of 20 pounds per square inch (psi) at the meter anywhere in the system.

CIE-1.3.7 Development orders and permits will not be issued unless the required public facilities and services (transportation, schools, water, sewer, drainage, and solid waste) necessary to support such development at the adopted LOS standards are available concurrent with the associated impacts.



Village of Estero  
10-Year Water Supply Facilities Work Plan

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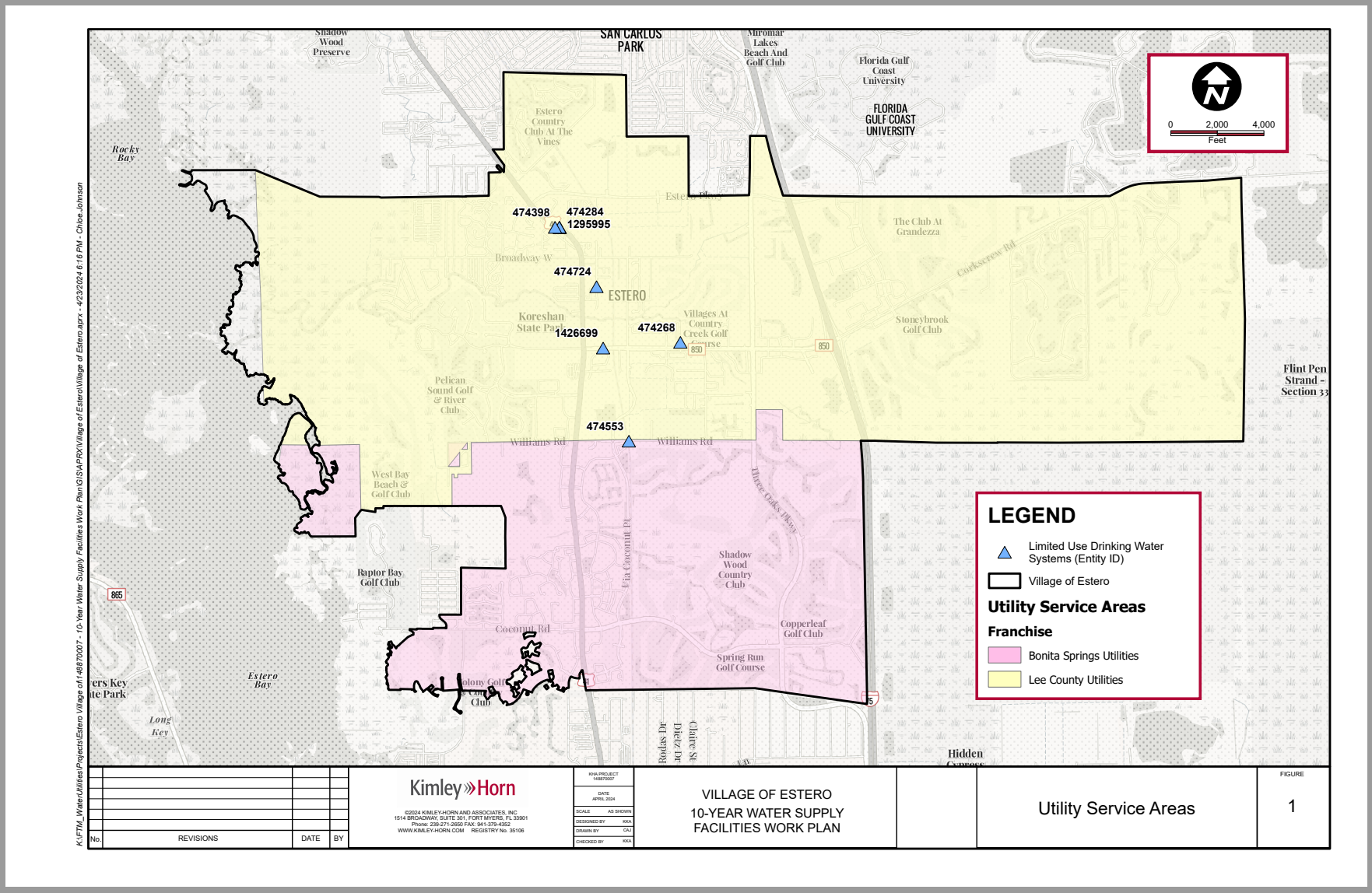
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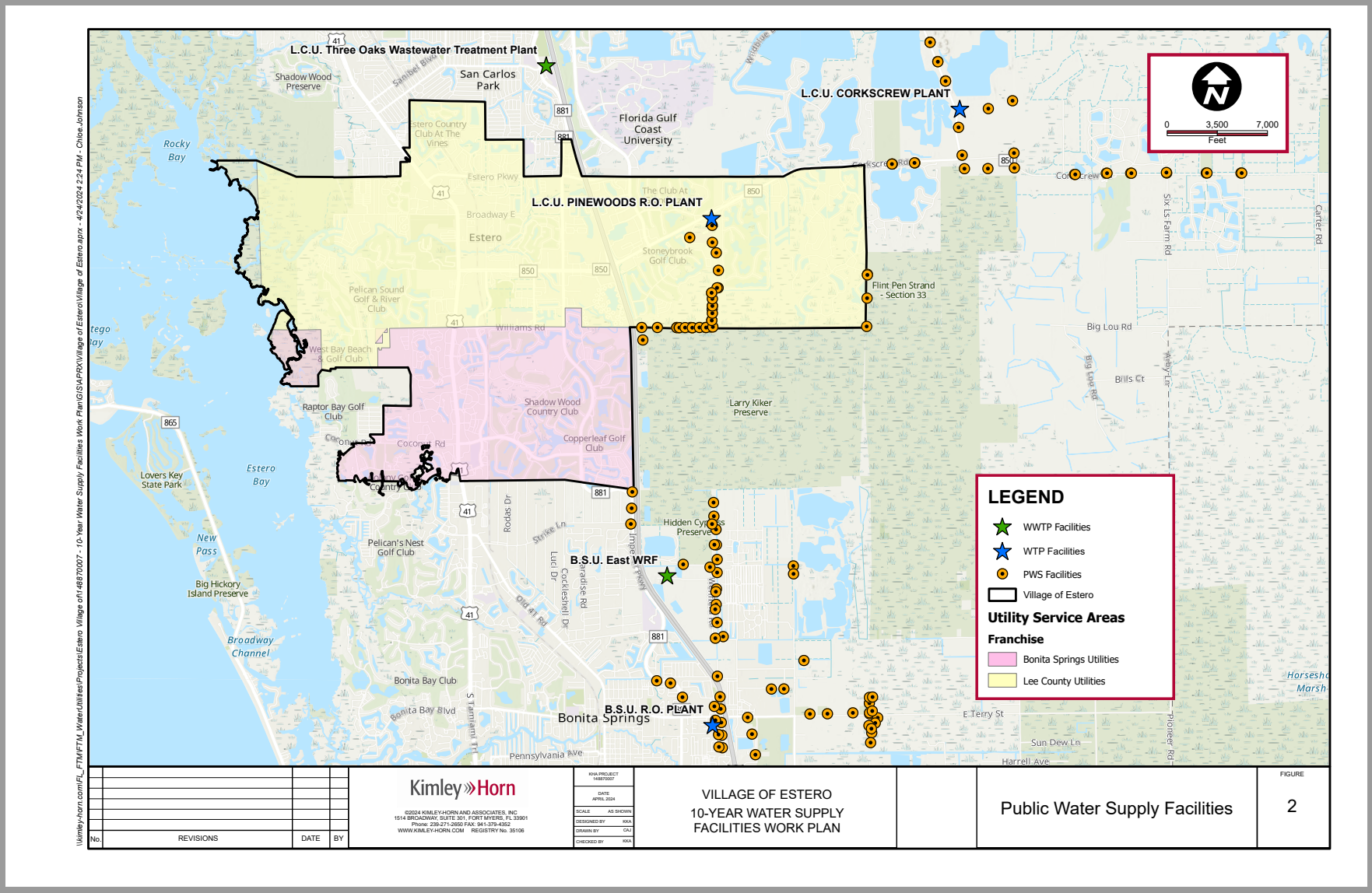
# FIGURES

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## VILLAGE OF ESTERO – VILLAGE CENTER HUB PLANNING AND ZONING



SECTION 2 HIGH 5 ENTERTAINMENT

2.1 High 5 Entertainment Overview and Elevations - East



VILLAGE OF ESTERO – VILLAGE CENTER HUB PLANNING AND ZONING



SECTION 2 HIGH 5 ENTERTAINMENT

2.2 High 5 Entertainment Overview and Elevations - West



VILLAGE OF ESTERO – VILLAGE CENTER HUB PLANNING AND ZONING

SECTION 2 HIGH 5 ENTERTAINMENT

2.3 High 5 Entertainment Overview and Elevations



Aerial Perspective from Southeast



Looking South from Pickleball Courts



Looking West between High 5 and Pickleball



Aerial Perspective from Northeast

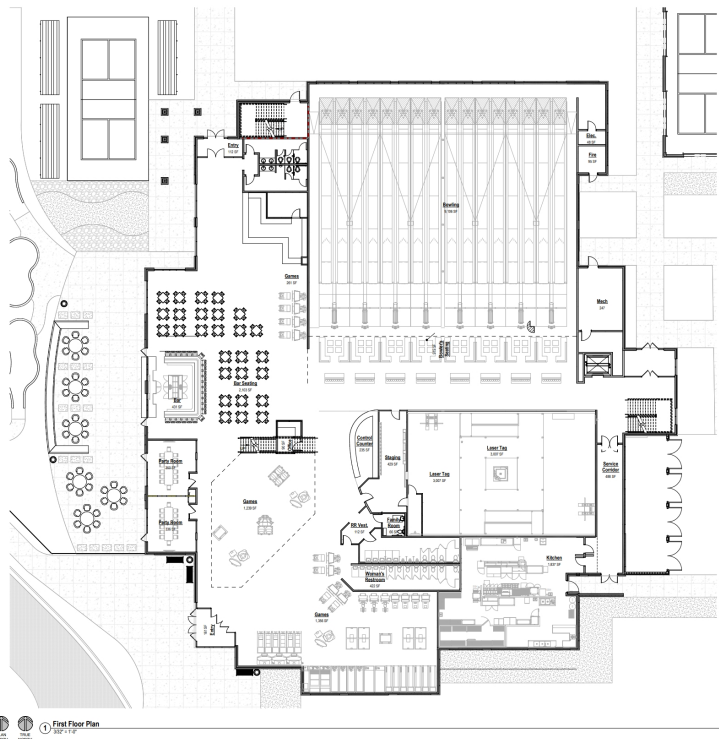
VILLAGE OF ESTERO – VILLAGE CENTER HUB PLANNING AND ZONING





SECTION 2 HIGH 5 ENTERTAINMENT

2.4 High 5 Entertainment Features and Lower-Level Floor Plan



First Floor Plan  
300' x 110'



Aerial Perspective from Southwest



Perspective from South (Approach to Pickeball)



Perspective from Northwest

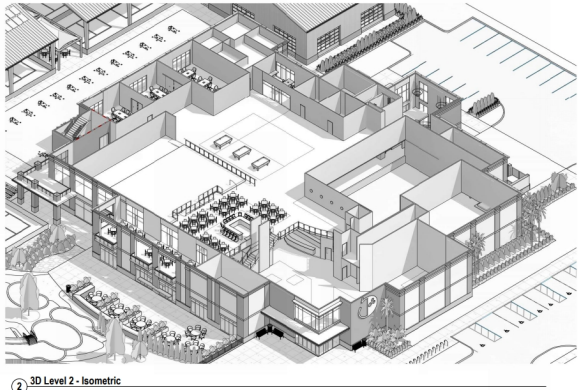


Perspective from Southwest

VILLAGE OF ESTERO – VILLAGE CENTER HUB PLANNING AND ZONING

SECTION 2 HIGH 5 ENTERTAINMENT

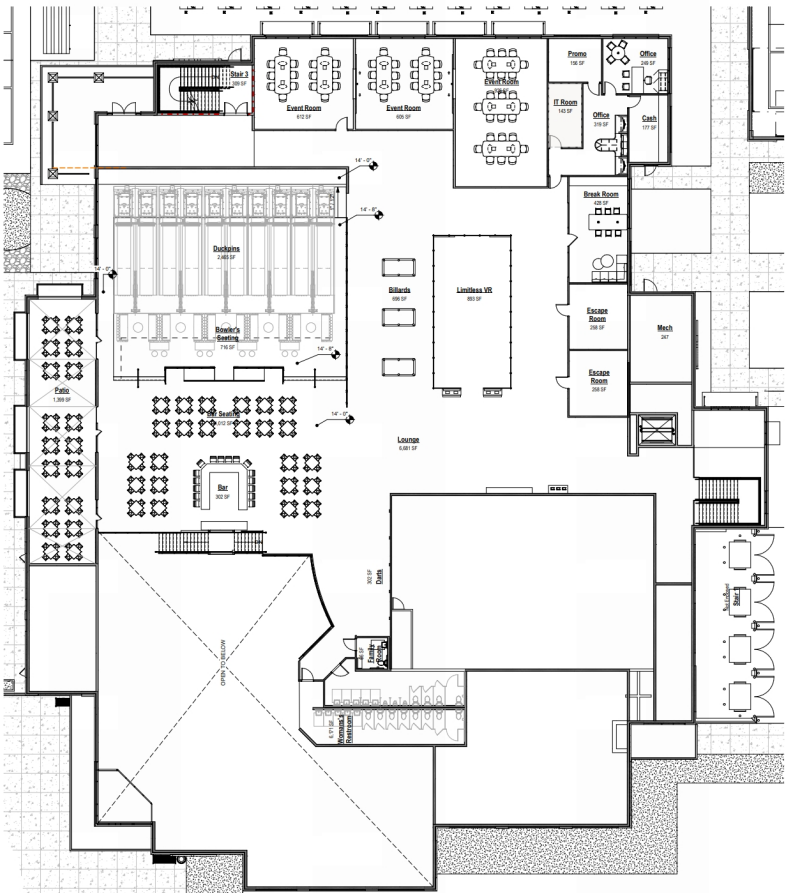
2.5 High 5 Entertainment Overview and Upper-Level Floor Plan



2 3D Level 2 - Isometric



3 3D View from Southwest



VILLAGE OF ESTERO – VILLAGE CENTER HUB PLANNING AND ZONING

