



Village of
ESTERO

VILLAGE OF ESTERO
VILLAGE COUNCIL BUDGET AND SPECIAL MEETING
PACKET
SEPTEMBER 18, 2024, 05:05 PM



The Village Council 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
VILLAGE COUNCIL BUDGET AND SPECIAL MEETING
9401 Corkscrew Palms Circle, Estero, Florida
September 18, 2024, 05:05 pm

1. CALL TO ORDER

INVOCATION

Father Tony Gilborges Our Lady of Light

PLEDGE OF ALLEGIANCE

ROLL CALL

2. PUBLIC BUDGET HEARINGS

a. Resolution No. 2024-18 Adopting Final Millage Rate for Ad Valorem Taxes

A Resolution of the Village Council of the Village of Estero, Lee County, Florida, Adopting the Final Millage Rate for the Levying of Ad Valorem Taxes for the Village of Estero, Lee County, Florida, for Fiscal Year 2024-2025; and Providing an Effective Date.

Recommended Action

Motion to adopt Resolution No. 2024-18

Financial Impact

Approval of the resolution will adopt the tentative Ad Valorem millage rate for the Fiscal Year 2024-2025.

Attachment: [SS Res 2024-18 Final Millage FY24-25 09182024.pdf](#)

Attachment: [Res 2024-18 Final Millage FY24-25 091124.pdf](#)

b. Resolution No. 2024- 19 Adopting Final Budget FY 2024/2025

A Resolution of the Village of Estero, Lee County, Florida, Adopting the Final Budget for Fiscal Year 2024-2025; and Providing an Effective Date.

Recommended Action

Motion to adopt Resolution No. 2024-19

Financial Impact

Approval of Resolution No. 2024-19 will adopt the final budget for the Fiscal Year 2024-2025.

Attachment: [SS Res 2024-19 Final Budget 091124.pdf](#)

Attachment: [1. Resolution 2024-19 Final Budget FY24-25 091124.pdf](#)

Attachment: [2. Budget Summary.pdf](#)

3. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS

4. PUBLIC COMMENT ON NON-AGENDA ITEMS

5. CONSENT AGENDA

a. September 11, 2024 Council Meeting Minutes

Attachment: [09112024 minutes.pdf](#)

b. Resolution No. 2024-20

Resolution No. 2024-20 a Resolution of the Village Council of the Village of Estero, Lee County, Florida, Establishing Meeting Dates, Time, and Location for Meetings of the Village of Estero Council for 2025; and Providing an Effective Date

Attachment: [SS Res No. 2024-20 2025 meeting calendar.pdf](#)

Attachment: [1 Res No 2024-20 VOF 2025 Meeting dates.pdf](#)

Attachment: [2 2025 Council Meetings Calendar.pdf](#)

c. Financial Report for Month ended May 2024

Attachment: [SS Monthly Financial Report 05312024.pdf](#)

Attachment: [May 2024.pdf](#)

6. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA

7. FIRST READING

a. First Reading of Zoning Ordinance No. 2024-11 Via Coconut

An Ordinance of the Village Council of the Village of Estero, Florida, Approving with Conditions an Amendment to the Estero Planned Development (EPD) for a 20-acre Parcel on the West Side of Via Coconut, South of Corkscrew Road; Providing for Severability; and Providing an Effective Date

Recommended Action

Pass First Reading and schedule Second Reading for October 2, 2024.

Financial Impact

Minor cost for newspaper advertisement for second reading.

Attachment: [SS Via Coconut Council.pdf](#)

Attachment: [1 Via Coconut Phasing Condition 9.3.24.pdf](#)

Attachment: [2 Email Council 9 18 agenda - Via Coconut EPD.pdf](#)

Attachment: [3 Zoning Conditions.pdf](#)

Attachment: [4 Via Coconut Ordinance 2024-11.pdf](#)

Attachment: [Staff Report.pdf](#)

Attachment: [Attachment A - Future Land Use Map.pdf](#)

Attachment: [Attachment B - Zoning Map.pdf](#)

Attachment: [Attachment C - Master Concept Plan.pdf](#)

Attachment: [Attachment D - Pattern Book.pdf](#)

Attachment: [Attachment E - Applicant Information.pdf](#)

Attachment: [Attachment F - PZDB PIM Summary.pdf](#)

8. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS

9. VILLAGE ATTORNEY'S REPORT

10.VILLAGE MANAGER'S REPORT

Adjourn Regular Session and Convene Workshop Items

11.WORKSHOP

a. Brooks/Three Oaks Parkway Update

Attachment: [SS Brooks Three Oaks Update.pdf](#)

12.ADJOURNMENT

General Attachments

[- eComments](#)

Remote Attachment:

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

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
September 18, 2024

Agenda Item:

Resolution No. 2024-18

Resolution No. 2024-18. A Resolution of the Village of Estero, Lee County, Florida, Adopting the Final Millage Rate for the Levying of Ad Valorem Taxes for the Village of Estero, Lee County, Florida, for Fiscal Year 2024-2025; and Providing an Effective Date.

Motion to adopt Resolution No. 2024-18.

Background:

On July 3, 2024, Council reviewed the proposed 2024-2025 budget which included a millage rate for fiscal year 2024-2025 of 0.7400 mills (\$0.7400 per \$1,000 of assessed property value).

The maximum millage rate for fiscal year 2024-2025 was adopted on July 3, 2024, and reported to the Lee County Property Appraiser.

As required by Florida Statute Section 200.065, the Village must hold two public hearings to adopt a millage rate. The first, or "tentative," hearing is advertised on the Notice of Proposed Property Taxes (TRIM notice) that the property appraiser mails. The TRIM notice is the only advertisement required for the tentative hearing. The first public hearing was held on September 11, 2024, at 5:05 P.M.

The proposed final millage rate for fiscal year 2024-2025 is 0.7400 mills. This proposed tentative millage rate is greater than the rolled-back rate of 0.6850 mills by 8.03%.

Description:

The proposed millage rate for fiscal year 2024-2025 is 0.7400 mills (\$0.7400 per \$1,000 of assessed property value) which is equal to the prior year rate.

Action Requested:

Motion to adopt Resolution No. 2024-18.

Process and Timeline:

The tax rate will become effective immediately for the proposed period.

Financial Impact:

Approval of the resolution will adopt the tentative Ad Valorem millage rate for the Fiscal Year 2024-2025.

Prepared by: Kevin Greenville, CPA

Attachments:

1. Resolution No. 2024-18

VILLAGE OF ESTERO, FLORIDA

RESOLUTION NO. 2024 - 18

**A RESOLUTION OF THE VILLAGE COUNCIL OF THE
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA,
ADOPTING THE FINAL MILLAGE RATE FOR THE
LEVYING OF AD VALOREM TAXES FOR THE VILLAGE
OF ESTERO, LEE COUNTY, FLORIDA, FOR FISCAL
YEAR 2024-2025; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Village of Estero, Lee County, Florida, on September 11, 2024, held a duly noticed public hearing as required by Florida Statutes 200.065; and

WHEREAS, the Village of Estero, Lee County, Florida, on September 18, 2024, held a second duly noticed public hearing as required by Florida Statutes 200.065; and

WHEREAS, the gross taxable value for operating purposes not exempt from taxation within the Village of Estero, Lee County, Florida has been certified by the Lee County Property Appraiser to the Village of Estero as \$9,178,268,358; and

WHEREAS, a Final Budget and Final Millage Rate were considered and public comment was provided; and

WHEREAS, prior to the adoption of its Final Budget, the Village Council provided the public notice of the proposed millage rate necessary to fund the Final Budget other than the portion of the budget to be funded from sources other than ad valorem taxes and the percent, if any, by which the proposed millage rate exceeds the rolled-back rate, in the manner required by Florida Statutes § 200.065;

NOW, THEREFORE, be it resolved by the Village Council of the Village of Estero, Florida:

Section 1. The fiscal year 2024-2025 final ad valorem operating millage rate is hereby adopted at 0.7400 mills, which is greater than the rolled-back rate of 0.6850 mills by 8.03% and the levy of an annual tax for said year is made.

Section 2. The millage rate is established to provide funding for the fiscal year 2024-2025 budget and the resulting increase in ad valorem tax revenues is necessary to fund various roadway improvements, intersection improvements, bicycle and pedestrian improvements, landscaping and beautification projects and other future projects.

Section 3. This resolution shall take effect immediately upon adoption.

Resolution No. 2024-18

1

ADOPTED BY THE VILLAGE COUNCIL of the Village of Estero, Florida this__ day
of _____, 2024.

Attest: **VILLAGE OF ESTERO, FLORIDA**

By: _____ By: _____
Carol Sacco, Village Clerk Jon McLain, Mayor

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
September 11, 2024

Agenda Item:

Resolution No. 2024-19

A Resolution of the Village of Estero, Lee County, Florida, Adopting the Final Budget for Fiscal Year 2024-2025; and Providing an Effective Date.

Motion to adopt Resolution No. 2024-19.

Background:

On July 3, 2024, Council reviewed the proposed 2024-2025 budget.

The proposed budgeted expenditures as of July 3 are as follows:

General Fund	\$ 9,640,360
Special Revenue	\$ 1,554,600
Capital Projects	\$ 79,868,914
Driving Range Fund	\$ 10,800
<u>Total All Funds</u>	<u>\$ 91,074,674</u>

Over July and August, the Village updates the budget as necessary. The following changes were made:

Revenue:



\$146,270 Ad Valorem Tax revenue increased due to updated assessment information from Lee County.

Expenditures:



\$5,000 Village Manager Department Health Insurance decreased due to 3% health insurance renewal increase vs 15% originally budgeted.



\$1,000 Village Clerk Department Health Insurance decreased due to 3% health insurance renewal increase vs 15% originally budgeted.



\$4,495 Finance Department Health Insurance decreased due to 3% health insurance renewal increase vs 15% originally budgeted.



\$5,570 Development Services Department Health Insurance decreased due to 3% health insurance renewal increase vs 15% originally budgeted.



\$2,370 Public Works Department Health Insurance decreased due to 3% health insurance renewal increase vs 15% originally budgeted.



\$1,680 Parks Department Health Insurance decreased due to 3% health insurance renewal increase vs 15% originally budgeted.



\$300,000 Development Services Miscellaneous Professional Services increased due to anticipated increase in consulting costs related to FEMA floodplain compliance.



\$50,000 Information Technology Department Software Licensing increased due to anticipated increase in software costs related to FEMA floodplain compliance.

Total Impact on Budget:

\$183,320.00 decrease in excess of revenue over expenditures

The updated proposed budgeted expenditures are as follows:

General Fund	\$ 9,969,950
Special Revenue	\$ 1,554,600
Capital Projects	\$ 79,868,914
Driving Range Fund	\$ 10,800
<u>Total All Funds</u>	<u>\$ 91,404,264</u>

As required by Florida Statute Section 200.065, the Village must hold two public hearings to adopt a budget.

The first public hearing was held on September 11, 2024, at 5:05 P.M. where Council reviewed the tentative 2024-2025 budget. There were no changes to the tentative budget.

The second public hearing is being held September 18, 2024, at 5:05 P.M. in the Village Council Chambers at 9401 Corkscrew Palms Circle.

Action Requested:

Motion to adopt Resolution No. 2024-19.

Process and Timeline:

This is the final hearing on the Fiscal Year 2024-2025 Budget.

Financial Impact:

Approval of Resolution No. 2024-19 will adopt the final budget for the Fiscal Year 2024-2025.

Prepared by: Kevin Greenville, CPA

Attachments:

- 1. Resolution No. 2024-19**
- 2. Budget Summary**

VILLAGE OF ESTERO, FLORIDA

RESOLUTION NO. 2024-19

**A RESOLUTION OF THE VILLAGE COUNCIL OF THE
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA,
ADOPTING THE FINAL BUDGET FOR FISCAL YEAR
2024-2025; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Village Council of the Village of Estero, Lee County, Florida, on September 11, 2024, held a duly noticed public hearing and received public comment, as required by Florida Statute 200.065; and

WHEREAS, the Village of Estero, Lee County, Florida, on September 18, 2024, held a second duly noticed public hearing and received public comment as required by Florida Statutes 200.065; and

WHEREAS, the Village of Estero, Lee County, Florida, set forth the appropriations and revenue estimates for the Budget for Fiscal Year 2024-2025 as follows:

Expenditures	
General Fund	\$ 9,969,950
Special Revenue	1,554,600
Capital Projects	79,868,914
Driving Range Fund	<u>10,800</u>
Total All Funds	<u>\$91,404,264</u>

NOW, THEREFORE, be it resolved by the Village Council of the Village of Estero, Florida:

Section 1. The fiscal year 2024-2025 Final Budget is hereby adopted.

Section 2. This resolution shall take effect immediately upon adoption.

ADOPTED BY THE VILLAGE COUNCIL of the Village of Estero, Florida this 18th day of September 2024. Time adopted _____ p.m.

Attest:

VILLAGE OF ESTERO, FLORIDA

By: _____
Carol Sacco, Village Clerk

By: _____
Jon McLain, Mayor

Resolution No. 2024-19

1

CONSOLIDATED FINANCIAL SUMMARY Village of Estero - Fiscal Year 2024-2025								
ESTIMATED REVENUES	GENERAL FUND	BUILDING FUND	DEBT SERVICE	CAPITAL PROJECTS	DRIVING RANGE	TOTAL ALL FUNDS		
Taxes:								
Ad Valorem Taxes								
General Fund Millage per \$1,000	0.7400	\$ 6,650,755	\$ -	\$ -	\$ -	\$ -	\$ 6,650,755	
Gas Tax		625,000	-	-	415,000	-	1,040,000	
Franchise Fees		3,090,000	-	-	-	-	3,090,000	
Communication Services Tax		950,500	-	-	-	-	950,500	
Other Taxes		27,000	-	-	-	-	27,000	
Licenses and Permits		1,000	1,401,750	-	-	-	1,402,750	
Intergovernmental Revenues		13,901,900	-	-	16,600,600	-	30,502,500	
Charges for Services		360,500	35,000	-	-	-	395,500	
Fines and Forfeitures		250	-	-	-	-	250	
Impact Fees		-	-	-	1,908,000	-	1,908,000	
Investment Earnings		650,000	23,500	-	482,420	5,015	1,160,935	
Other Miscellaneous Revenues		101,000	-	-	-	-	101,000	
TOTAL SOURCES		26,357,905	1,460,250	-	19,406,020	5,015	47,229,190	
Transfers In		-	-	-	50,304,615	-	50,304,615	
Proceeds from Debt Issue		-	-	30,000,000	-	-	30,000,000	
Fund Balances/Reserves/Net Assets		27,682,033	443,445	-	16,634,405	145,517	44,905,400	
TOTAL REVENUES, TRANSFERS & BALANCES	\$	54,039,938	\$ 1,903,695	\$ 30,000,000	\$ 86,345,040	\$ 150,532	\$ 172,439,205	
EXPENDITURES								
General Government	\$	5,742,955	\$ -	\$ -	\$ -	\$ -	\$ 5,742,955	
Public Safety		273,110	1,554,600	-	-	-	1,827,710	
Physical Environment		577,500	-	-	57,421,714	-	57,999,214	
Transportation		3,036,825	-	-	22,447,200	-	25,484,025	
Human Services		45,000	-	-	-	-	45,000	
Culture and Recreation		294,560	-	-	-	10,800	305,360	
TOTAL EXPENDITURES		9,969,950	1,554,600	-	79,868,914	10,800	91,404,264	
Transfers Out		20,304,615	-	30,000,000	-	-	50,304,615	
Fund Balances/Reserves/Net Assets		23,765,373	349,095	-	6,476,126	139,732	30,730,326	
TOTAL APPROPRIATED EXPENDITURES, TRANSFERS, RESERVES & BALANCES								
	\$	54,039,938	\$ 1,903,695	\$ 30,000,000	\$ 86,345,040	\$ 150,532	\$ 172,439,205	

Final Action Agenda/Minutes are supplemented by audio and video recordings of the meetings, as well as transcripts. Video recordings of Village Council 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
VILLAGE COUNCIL BUDGET AND SPECIAL MEETING

Village of Estero Council Chambers
9401 Corkscrew Palms Circle
Estero, FL 33928

September 11, 2024 5:05 p.m.

1. CALL TO ORDER

INVOCATION

Pastor Kevin Morris Estero Community Church

PLEDGE OF ALLEGIANCE

ROLL CALL

Mayor Jon McLain - District 3, Vice Mayor Joanne Ribble - District 1, Councilmember Larry Fiesel - District 2, Councilmember Lori Fayhee – District 4, Councilmember Rafael Lopez - District 5, Councilmember Jim Ward - District 6, and Councilmember George Zalucki - District 7.

Also present

Village Manager Steve Sarkozy, Village Attorney Robert Eschenfelder, Community Development Director Mary Gibbs, Public Works Director David Willems, Finance Director Kevin Greenville, Deputy Village Clerk Tammy Duran, and Village Clerk Carol Sacco.

2. PROCLAMATION

- (a) Patriot Day September 11

Presented to

Glen Van Brunt, Asst Fire Chief San Carlos Fire
Lt. Gunn and Lt Tarsia, Lee County Sheriff Department

3. FIRST PUBLIC BUDGET HEARINGS

- (a) Resolution No. 2024-16 Adopting Tentative levying of Ad Valorem Taxes

A Resolution of the Village Council of the Village of Estero, Lee County, Florida, Adopting the Tentative Millage Rate and Tentative Levying of Ad Valorem Taxes for the Village of Estero, Lee County, Florida, for Fiscal Year 2024-2025;

Establishing the Date, Time and Place for a Public Hearing to Adopt the Final Millage Rate and Final Levying of Ad Valorem Taxes for Fiscal Year 2024-2025; and Providing an Effective Date.

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Council Questions or Comments

None.

Public Comments

None.

Motion: Motion to adopt Resolution No. 2024-16.

Motion by: Councilmember Fiesel

Seconded by: Councilmember Lopez

Action: Adopted Resolution No. 2024-16.

Vote: (Roll Call)

Aye: Councilmembers Fiesel, Fayhee, Lopez, Ward, Zalucki, Vice Mayor Ribble, and Mayor McLain.

Nay:

Abstentions:

(b) Resolution No. 2024-17 Adopting Tentative Budget FY 2024/2025

A Resolution of the Village Council of the Village of Estero, Lee County, Florida, Adopting the Tentative Budget for Fiscal Year 2024-2025; and Providing an Effective Date.

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Kevin Greenville, Finance Director

Council Questions or Comments

Councilmembers Ward, Fiesel, and Mayor McLain.

Public Comments

None.

Motion: Motion to adopt Resolution No. 2024-17.

Motion by: Councilmember Lopez

Seconded by: Vice Mayor Ribble

Action: Adopted Resolution No. 2024-17.

Vote: (Roll Call)

Aye: Councilmembers Fiesel, Fayhee, Lopez, Ward, Zalucki, Vice Mayor Ribble, and Mayor McLain.

Nay:

Abstentions:

4. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS

Motion: Motion to approve agenda.

Motion by: Councilmember Zalucki

Seconded by: Councilmember Fayhee

Action: Approved agenda.

Vote: (Roll Call)

Aye: Councilmembers Fiesel, Fayhee, Lopez, Ward, Zalucki, Vice Mayor Ribble, and Mayor McLain.

Nay:

Abstentions:

5. PUBLIC COMMENT ON NON-AGENDA ITEMS

None.

6. CONSENT AGENDA

(a) July 3, 2024 Village Council Meeting Minutes

Motion: Motion to approve consent agenda.

Motion by: Vice Mayor Ribble

Seconded by: Councilmember Fiesel

Action: Approved consent agenda.

Vote: (Roll Call)

Aye: Councilmembers Fiesel, Fayhee, Lopez, Ward, Zalucki, Vice Mayor Ribble, and Mayor McLain.

Nay:

Abstentions:

7. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA

None.

8. ACTION ITEMS

(a) Continue Second Reading of Zoning Ordinance No. 2024-08 Plaza Del Sol CPD to a future date.

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Council Questions or Comments

None.

Public Comments

None.

Motion: Motion to continue Second Reading for future date to be determined by staff.

Motion by: Councilmember Ward
Seconded by: Councilmember Lopez

Action: Continued to second reading for future date to be determined by staff.

Vote: (Roll Call)

Aye: Councilmembers Fiesel, Fayhee, Lopez, Ward, Zalucki, Vice Mayor Ribble, and Mayor McLain.

Nay:

Abstentions:

(b) Sports Parks Qualifications Evaluation

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Council Questions or Comments

Councilmembers Zalucki, Fayhee, Ward, Vice Mayor Ribble, and Mayor McLain.

Public Comments

Terry Flanagan, Grandezza

Motion: Motion to authorize the Village Manager to negotiate a fair and reasonable Agreement with the top ranked firm.

Motion by: Councilmember Lopez
Seconded by: Councilmember Ward

Action: Authorized the Village Manager to negotiate a fair and reasonable Agreement with the top ranked firm.

Vote: (Roll Call)

Aye: Councilmembers Fiesel, Fayhee, Lopez, Ward, Zalucki, Vice Mayor Ribble, and Mayor McLain.

Nay:

Abstentions:

- (c) Village of Estero & Lee County Utilities Interlocal Agreement for Relocation and/or Replacement of LCU Infrastructure Cost Reimbursement

Staff Presentation/Comments

Steve Sarkozy, Village Manager
Robert Eschenfelder, Village Attorney

Council Questions or Comments

Councilmember Fiesel and Mayor McLain

Public Comments

None.

Motion: Motion to approve the Interlocal Agreement Between the Village of Estero and Lee County Utilities (LCU) for Relocation and/or Replacement of LCU Infrastructure Cost Reimbursement and authorize the Village Manager to sign the Interlocal Agreement for the Village and submit it to Lee County for final approval and recording.

Motion by: Councilmember Fayhee

Seconded by: Councilmember Fiesel

Action: Approved the Interlocal Agreement Between the Village of Estero and Lee County Utilities (LCU) for Relocation and/or Replacement of LCU Infrastructure Cost Reimbursement and authorize the Village Manager to sign the Interlocal Agreement for the Village and submit it to Lee County for final approval and recording.

Vote: (Roll Call)

Aye: Councilmembers Fiesel, Fayhee, Lopez, Ward, Zalucki, Vice Mayor Ribble, and Mayor McLain.

Nay:

Abstentions:

9. FIRST READINGS

- (a) Ordinance No. 2024-10 Approval Path for Village projects

An Ordinance of the Village Council of the Village of Estero, Florida, Amending § 1-402 and § 2-303 of the Village Land Development Code Regarding Development of Village Owned or Controlled Parcels; Making Related Findings; and Providing for Severability, Codification and an Effective Date.

Staff Presentation/Comments

Steve Sarkozy, Village Manager
Robert Eschenfelder, Village Attorney

Council Questions or Comments

Councilmembers Fiesel, Zalucki, and Mayor McLain.

Public Comments

None.

Motion: Motion to adopt Ordinance No. 2024-10.

Motion by: Vice Mayor Ribble

Seconded by: Councilmember Fiesel

Action: Adopted Ordinance No. 2024-10.

Vote: (Roll Call)

Aye: Councilmembers Fiesel, Fayhee, Lopez, Ward, Zalucki, Vice Mayor Ribble, and Mayor McLain.

Nay:

Abstentions:

- (b) Ordinance No. 2024-12 Approval Village Property Security and Trespass Policies

An Ordinance of the Village Council of the Village of Estero, Florida, Creating Article II of Chapter 2 of the Village Code Regarding Security of and Trespasses from Village Properties and Facilities; Making Related Findings; and Providing for Severability, Codification and an Effective Date.

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Robert Eschenfelder, Village Attorney

Carol Sacco, Village Clerk

Council Questions or Comments

Councilmember Zalucki, Ward, Fayhee, and Mayor McLain.

Public Comments

None.

No motion was made on Ordinance 2024-12. This matter was tabled pending individual Council briefings.

10. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS

Councilmembers Fiesel, Fayhee, Lopez, Ward, Zalucki, Vice Mayor Ribble, and Mayor McLain.

11. VILLAGE ATTORNEY'S REPORT

Robert Eschenfelder, Village Attorney

12. VILLAGE MANAGER'S REPORT

Steve Sarkozy, Village Manager

Consensus to provide a Proclamation for Joseph Faerber and Scotty Wood.

Adjourn Regular Session at 6:47 pm and Convene Workshop Items at 6:59 pm.

13. WORKSHOP

(a) Corkscrew Road Landscaping Update

Staff Presentation/Comments

Steve Sarkozy, Village Manager

David Willems, Public Works Director

Presentation/Information by

Jeff Nagle, Johnson Engineering

Council Questions or Comments

Councilmembers Fayhee, Ward, Lopez, Vice Mayor Ribble, and Mayor McLain.

Public Comments

None.

(b) Williams Road Widening Update

Staff Presentation/Comments

Steve Sarkozy, Village Manager

David Willems, Public Works Director

Presentation/Information by

Jesse E. Gill, P.E., Kisinger Campo & Associates (KCA)

Council Questions or Comments

Councilmember Zalucki and Mayor McLain.

Public Comments

eComment

Robert Fleming, Lakes of Estero

In Person

Stephen O'Donnell, O'Donnell Landscape

(c) FEMA Update

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Mary Gibbs, Community Development Director

Council Questions or Comments

Councilmembers Ward, Zalucki, Vice Mayor Ribble, and Mayor McLain.

Public Comments

None.

14. ADJOURNMENT at 8:17 pm

Motion by Councilmember Ward and seconded by Councilmember Fayhee.

ATTEST:

VILLAGE OF ESTERO, FLORIDA

By: _____

By: _____

Carol Sacco, CMC, Village Clerk

Jon McLain, Mayor

(td/CS)

For an official copy of the signed minutes, please submit a [Public Record Request](#).

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
September 18, 2024

Agenda Item:

Resolution No. 2024-20 A Resolution of the Village Council of the Village of Estero, Florida, Establishing Meeting Dates, Time, and Location for the Meetings of the Village of Estero Council for 2025; and Providing an Effective Date.

Adopt Resolution No. 2024-20

Description:

The Village Council is requested to adopt the annual Council Meetings Calendar for calendar year 2025.

The proposed calendar includes adjustments to shortened meeting schedules in November and December for the holidays.

Of course, the Village Council may make adjustments in this meeting schedule throughout the year. Pursuant to the Village Council Rules of Procedure, the Council may hold special meetings at any time pursuant to the call of the Mayor or majority of Members. Where feasible, 24-hour notice shall be provided in writing or email to each Member. Emergency meetings of the Village Council may be called by the Mayor, Village Manager or three (3) Council Members as deemed necessary. Notices shall specify the subject of the special or emergency meeting.

Action Requested:

Adopt Resolution No. 2024-20

Financial Impact:

N/A

Attachment:

1. Resolution No. 2024-20
2. Meeting Calendar Schedule

RESOLUTION NO. 2024 – 20**A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, ESTABLISHING MEETING DATES, TIMES, AND LOCATION FOR MEETINGS OF THE VILLAGE COUNCIL FOR CALENDAR YEAR 2025; PROVIDING FOR SEVERABILITY AND FOR AN EFFECTIVE DATE.**

WHEREAS, § 4(5)(a) of the Village of Estero Charter provides that the Village Council shall schedule a minimum of 12 regular meetings each year; and

WHEREAS, while Florida Statutes § 286.011 only requires that Council meetings be reasonably noticed, the Council desires to provide Village residents with as much advanced notice as possible of the Council's anticipated regular meeting dates for the year.

NOW, THEREFORE, be it resolved by the Village Council of the Village of Estero, Florida, that:

Section 1. The Estero Village Council hereby adopts the regular meeting schedule set forth in the 2025 meeting schedule attached hereto and incorporated herein, with such meetings scheduled to be conducted at Village Hall, 9401 Corkscrew Palms Circle, Estero, Florida 33928, unless otherwise separately noticed.

Section 2. The regular meeting schedule adopted by this Resolution is intended to provide advanced general notice of the Village Council's regular meeting schedule. However, as external events and operational necessities may require, individual scheduled meetings may be cancelled or re-scheduled. Any changes to the schedule will be published and noticed by the Village Clerk.

Section 3. Special and emergency meetings may be scheduled and noticed during the year as necessary, and in the manner provided for in the § 4(5)(a) of the Charter, and in Florida law.

BE IT FURTHER RESOLVED that if any section, subsection, sentence, clause, provision or word of this Resolution is held unconstitutional or otherwise legally invalid, same shall be severable and the remainder of this Resolution shall not be affected by such invalidity, such that any remainder of the Resolution shall withstand any severed provision, as the Village Council would have adopted the Resolution even absent the invalid part.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon adoption.

DULY ADOPTED with a quorum present and voting this 18th day of September, 2024.

VILLAGE OF ESTERO, FLORIDA

Jon McLain, Mayor

Attest:

Carol Sacco, CMC
Village Clerk

Resolution No. 2024-20

2025
COUNCIL MEETINGS CALENDAR

All meetings begin at 9:30 a.m. (unless otherwise noted)

Additional dates may be added for Special Meetings,
Workshops, or Public Hearings for major issues

Regular Meeting		Regular Meeting	
January 8		January 22	
February 5		February 19	
March 5		March 19	
April 2		April 16	
May 7		May 21	
June 4		June 18	
July 2		-----	
Council Summer Break: July 3rd through September 2 nd			
September 3 (Tentative Budget Hearing 5:05 p.m.)		September 17 (Tentative Budget Hearing 5:05 p.m.)	
October 1		October 15	
November 5		November 19	
December 3		December 17	

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
September 18, 2024

Agenda Item:

Financial Report for the month ended May 31, 2024.

Description:

This financial report provides budget to actual comparisons for the month ending May 31, 2024, which is the **eighth** month of the 2023-2024 fiscal year. Activity year to date is trending as projected during the third quarter of the fiscal year.

- *Ad valorem (real estate) taxes:* May is the seventh month of ad valorem taxes being remitted to the Village from the Lee County Tax Collector. In May, the Village received 1%, or \$55,612, of the annual budgeted ad valorem taxes. Through the end of May, the Village has received \$6,070,197, or 99% of budgeted real estate taxes.
- *General Fund:* State Revenue Sharing Sales Tax (65%), and State Revenue Sharing Fuel Tax (69%) remain strong this fiscal year, Half-Cent Sales Tax (58%) totaled \$402,591 all received in May.
- In January the Village used \$15,000,000 in available cash to purchase a parcel of land along Three Oaks Parkway in Estero.
- *Reserved Funds:* In March, Council adopted a comprehensive update to Village financial policies. Included in this was an update to reserve policy as follows:

General Fund Committed Fund Balance – Emergency Reserve: The minimum level for the Emergency Reserve is 50% of General Fund budgeted expenditures less transfers out and any uses of fund balances.

General Fund Committed Fund Balance – Operating Reserve: The minimum level for the Operating Reserve is 20% of General Fund budgeted expenditures less transfers out and any uses of fund balances.

General Fund Assigned Fund Balance – Litigation Reserve: The minimum level for the Litigation Reserve is \$750,000. Given the geographical area is prone to legal challenges, these funds are to be used in the event legal action is taken, or, conversely, in an instance where the Village seeks a legal remedy to protect the public interest.

General Fund Assigned Fund Balance – Major Road Maintenance Reserve: The Major Road Maintenance Reserve was established in fiscal year 2019-2020 with an initial contribution of \$300,000 with 3% annual growth adjustments, unless directed otherwise by supermajority Council approval of an Ordinance amendment.

The General Fund has \$4,485,985 in emergency reserve funds, \$1,794,394 in operating reserve funds, \$750,000 in litigation defense reserve funds and \$1,592,700 in major road maintenance reserve funds. The remaining funds are allocated to Capital Projects and total \$30,187,307.

- *Available funds:* total funds categorized as available are \$45,553,287 which includes the General Fund Capital Projects reserve.

Action Requested:

Accept financial reports.

Financial Impact:

There is no financial impact of this report.

Prepared by: Kevin Greenville, CPA Finance Director

Attachments:

1. May 31, 2024 Financial report



Village of Estero

Budget Report-All Funds
For the Month Ending May 24

	Current Month	2023-2024 Year to	2023-2024	2023-2024 Budget	2023-2024
	<u>Actual</u>	Date <u>Actual</u>	<u>Budget</u>	<u>Variance</u>	Year to Date <u>Percentage</u>
Ad Valorem Taxes	55,612	6,070,197	6,159,500	(89,303)	99%
Local Communications Svcs Tax	95,051	614,273	975,000	(360,727)	63%
Local Business Tax	343	6,358	25,000	(18,642)	25%
Franchise Fees-Electric	225,420	1,586,752	2,402,500	(815,748)	66%
Franchise Fees-Solid Waste	-	46,982	137,500	(90,518)	34%
Franchise Fees-Natural Gas	16,111	86,342	85,000	1,342	102%
Rev Sharing Sales tax	67,326	538,607	835,000	(296,393)	65%
Mobile Home License	99	2,717	3,885	(1,168)	70%
Alcohol Beverage Tax	-	29,540	30,575	(1,035)	97%
Half Cent Sales Tax	402,591	2,482,353	4,250,000	(1,767,647)	58%
Fines & Forfeitures	59	144	250	(106)	58%
Interest Income	16,601	1,118,592	600,000	518,592	186%
Rental income	-	24,000	36,000	(12,000)	67%
Miscellaneous Revenue	2,197	37,850	27,500	10,350	138%
Administrative Fee	10,243	99,469	65,000	34,469	153%
Cost Recovery-Admin Charge	-	11,750	14,000	(2,250)	84%
Dev & Zoning-Fixed Fees	5,461	32,485	68,500	(36,015)	47%
Dev & Zoning-Cost Recovery Fee	671	53,876	93,500	(39,624)	58%
Planning-Miscellaneous Revenue	2,450	23,350	32,500	(9,150)	72%
Code Comp & Contractor License	-	81,456	25,000	56,456	326%
Local Option Gas Tax-1-6 Cent	57,586	396,443	635,000	(238,557)	62%
ROW Permits	200	600	1,250	(650)	48%
Rev Sharing-Fuel Tax	16,947	135,579	197,500	(61,921)	69%
FDOT US 41 Light Maintenance	-	-	135,000	(135,000)	0%
ARPA Funding	-	2,254,436	-	2,254,436	0%
WCIND Marine Patrol Revenue	-	-	-	-	0%
FEMA-Federal Share	-	-	2,000,000	(2,000,000)	0%
FEMA-State Share	-	-	-	-	0%
Total Revenues-General Fund	974,968	15,734,149	18,834,960	(3,100,811)	84%
Interest Income-Bldg Fee Fd	-	-	-	-	0%
Building Fees	157,830	979,923	1,175,000	(195,077)	83%
Surcharge Fee Retained	-	-	3,500	(3,500)	0%
Convenience Fee	4,669	27,980	33,500	(5,520)	84%
Interest income	264	17,381	17,250	131	101%
Total Revenues-Building Fee Fund	162,763	1,025,284	1,229,250	(203,966)	83%
Interest Income	-	-	-	-	0%
Total Revenues-Debt Serv	-	-	-	-	0%



Village of Estero

Budget Report-All Funds
For the Month Ending May 24

	Current Month	2023-2024 Year to	2023-2024	2023-2024 Budget	2023-2024
	<u>Actual</u>	Date <u>Actual</u>	<u>Budget</u>	<u>Variance</u>	Year to Date <u>Percentage</u>
Local Option Gas Tax 1-5 Cent	40,391	225,144	435,250	(210,106)	52%
Interest Income-Gas Tax	1,048	68,854	21,000	47,854	328%
Developer Contributions-Inters	-	190,637	65,000	125,637	293%
Road Imp Fee-Residential	209,916	1,957,094	750,000	1,207,094	261%
Road Imp Fees-Commercial	-	251,768	225,000	26,768	112%
Interest Income-Rd Impact	5,723	376,146	72,500	303,646	519%
Interest Income-Com Prk Impact	50	3,290	7,250	(3,960)	45%
Interest Inc-Com Prk Contri	47	3,082	6,250	(3,168)	49%
Interest Inc-Public Land	66	4,366	9,500	(5,134)	46%
Park Imp Fees-Residential	32,235	251,740	65,000	186,740	387%
Park Imp Fee-Commercial	-	47,642	33,500	14,142	142%
Interest Income-Park Imp	568	37,366	11,250	26,116	332%
Total Revenues-Capital Projects Fund	290,044	3,417,129	1,701,500	1,715,629	201%
Convenience Fee	-	5,811	5,940	(129)	98%
Charges for Svcs-Driving Range	-	272,015	357,815	(85,801)	76%
Interest Income	78	5,121	5,750	(629)	89%
Cash Over / Short	-	(25)	-	(25)	0%
Total Revenues-Driving Range Fund	78	282,921	369,505	(86,584)	77%
Total Revenues-All Funds	1,427,852	20,459,483	22,135,215	(1,675,732)	92%
Debt Serv Fd Trans from Gen Fd	-	-	-	-	0%
Cap Projects Trans from Gen Fd	231,036	16,388,317	31,245,915	(14,857,598)	52%
Transfer from General Fund	-	-	-	-	0%
Total Revenues and Other Financing Sources-All Funds	1,658,889	36,847,800	53,381,130	(16,533,330)	69%
Executive Salaries	10,356	82,851	124,300	41,449	67%
FICA Taxes	792	6,338	9,600	3,262	66%
Workers Comp	-	315	1,950	1,635	16%
Unemployment Comp	155	1,184	2,000	816	59%
Travel and Per Diem	-	1,775	23,000	21,225	8%
Books Pub & Memberships	-	8,629	6,000	(2,629)	144%
Training	-	-	2,500	2,500	0%
<i>Total Village Council</i>	11,303	101,094	169,350	68,257	60%



Village of Estero

Budget Report-All Funds
For the Month Ending May 24

	Current Month	2023-2024 Year to	2023-2024	2023-2024 Budget	2023-2024
	<u>Actual</u>	Date <u>Actual</u>	<u>Budget</u>	<u>Variance</u>	Year to Date <u>Percentage</u>
Executive Salary	28,640	162,291	248,210	85,920	65%
Car Allowance	973	5,481	8,000	2,519	69%
Regular Salaries & Wages	16,144	90,856	164,440	73,584	55%
FICA Taxes	3,451	15,836	32,200	16,364	49%
Retirement Contributions	3,007	17,040	40,040	23,000	43%
Group Insurance	7,048	66,643	96,900	30,257	69%
Worker's Compensation	-	1,139	6,460	5,321	18%
Unemployment Comp	51	486	850	364	57%
Contractual Svcs-Adm Assist	-	18,000	75,000	57,000	24%
Miscellaneous Professional Srv	-	-	-	-	0%
Communication Services	-	10,738	37,500	26,762	29%
Miscellaneous Contractual Svcs	-	1,573	35,000	33,427	4%
Travel & Per Diem	3,000	24,006	12,500	(11,506)	192%
Public Relations	-	2,064	17,500	15,436	12%
Books Pub & Memberships	-	-	4,000	4,000	0%
Training	-	-	4,250	4,250	0%
<i>Total Village Manager</i>	62,314	416,153	782,850	366,697	53%
Village Attorney	14,806	146,758	212,500	65,743	69%
Land Use Legal	3,058	15,397	85,000	69,603	18%
Comprehensive Plan Legal	-	-	15,000	15,000	0%
Code Enforcement Legal	-	-	12,000	12,000	0%
Land Dev Code Legal	-	-	15,000	15,000	0%
Miscellaneous legal	-	137,000	12,500	(124,500)	1096%
<i>Total Village Attorney</i>	17,864	299,154	352,000	52,846	85%
Regular Salaries & Wages	4,956	28,081	151,500	123,419	19%
FICA Taxes	379	2,148	11,600	9,452	19%
Retirement Contributions	1,297	7,349	11,250	3,901	65%
Group Insurance	-	-	36,310	36,310	0%
Worker's Compensation	555	980	2,340	1,360	42%
Unemployment Compensation	484	484	850	366	57%
Codification	-	-	3,000	3,000	0%
Travel & per diem	19	19	1,250	1,231	2%
Legal Notices	191	1,349	5,000	3,651	27%
Books, Pub and Notices	-	-	500	500	0%
Training	-	242	750	508	32%
<i>Total Village Clerk</i>	7,880	40,653	224,350	183,697	18%



Village of Estero

Budget Report-All Funds
For the Month Ending May 24

	Current Month	2023-2024 Year to	2023-2024	2023-2024 Budget	2023-2024
	<u>Actual</u>	Date <u>Actual</u>	<u>Budget</u>	<u>Variance</u>	Year to Date <u>Percentage</u>
Regular Salaries & Wages	42,037	173,974	340,250	166,276	51%
FICA Taxes	3,125	12,453	26,050	13,597	48%
Retirement Contributions	3,962	15,753	18,100	2,347	87%
Group Insurance	6,869	43,732	37,000	(6,732)	118%
Worker's Compensation	-	869	5,220	4,351	17%
Unemployment Compensation	84	720	1,250	530	58%
Accounting Services	2,494	45,675	100,000	54,325	46%
Auditing & Actuarial Services	2,000	8,700	52,250	43,550	17%
Travel and per Diem	-	1,483	3,500	2,017	42%
Books, Publications & Members	-	225	1,500	1,275	15%
Training	-	135	1,500	1,365	9%
<i>Total Finance</i>	60,571	303,719	586,620	282,901	52%
Regular Salaries & Wages	32,296	208,590	575,730	367,140	36%
FICA Taxes	2,435	15,759	44,080	28,321	36%
Retirement Contributions	2,958	22,951	54,760	31,809	42%
Group Insurance	3,914	41,084	102,900	61,816	40%
Worker's Compensation	-	1,111	12,710	11,599	9%
Unemployment Compensation	88	1,062	1,500	438	71%
Land Development Code	-	1,105	40,000	38,895	3%
Comp Plan/Land Dev Regulations	-	-	30,000	30,000	0%
Growth Model Svcs	-	-	10,000	10,000	0%
Development Svcs Manager	-	-	40,000	40,000	0%
Misc Professional Services	-	73	65,000	64,928	0%
Economic Development	-	-	60,000	60,000	0%
Travel & Per Diem	-	-	2,000	2,000	0%
Legal Notices-Plan & Zoning	-	-	6,000	6,000	0%
Books, Pub & Memberships	245	4,079	10,000	5,921	41%
Training	-	-	1,000	1,000	0%
<i>Total Development Services</i>	41,936	295,814	1,055,680	759,866	28%
Cost Recovery-Wages	2,293	42,972	125,000	82,028	34%
Cost Recovery FICA Taxes	175	3,698	9,600	5,902	39%
Cost Recovery Worker's Comp	-	-	2,000	2,000	0%
Cost Recovery Unemploy Comp	-	-	500	500	0%
Cost Recovery Prof Services	2,158	11,162	15,000	3,838	74%
Planning & Zoning-Fixed Fee	34,473	291,645	350,000	58,355	83%
<i>Total Planning, Zoning and Development</i>					
<i>Review Services</i>	39,099	349,476	502,100	152,624	70%



Village of Estero

Budget Report-All Funds

For the Month Ending May 24

	Current Month	2023-2024 Year to	2023-2024	2023-2024 Budget	2023-2024
	<u>Actual</u>	Date <u>Actual</u>	<u>Budget</u>	<u>Variance</u>	Year to Date <u>Percentage</u>
Special Magistrate Srvs	-	3,375	20,250	16,875	17%
Code Compliance Contract Srvs	-	-	162,500	162,500	0%
Other Chrges-Filing Fees	-	270	1,500	1,230	18%
<i>Total Code Compliance Services</i>	-	3,645	184,250	180,605	2%
Lee Cty Animal Control Srvs	-	55,558	40,000	(15,558)	139%
<i>Total Animal Control</i>	-	55,558	40,000	(15,558)	139%
Flood Plain-Com Rating System	-	9,000	150,000	141,000	6%
NPDES Compliance	-	-	5,000	5,000	0%
Water Level & Quality Monitor	-	56,640	170,000	113,360	33%
Water & Sewer Expansion	-	23,241	-	(23,241)	0%
Community Monitoring	-	-	20,000	20,000	0%
Misc. Professional Services	-	5,000	5,000	-	100%
Miscellaneous Stormwater Maint	-	-	150,000	150,000	0%
Estero River Maintenance	-	15,835	50,000	34,165	32%
Reclaimed Water Study	-	1,542	20,000	18,458	8%
Miscellaneous Stormwater Maint	-	-	-	-	0%
Water Quality Joint Advocacy	-	5,000	5,000	-	100%
<i>Total Public Works/ Physical Environment</i>	-	116,257	575,000	458,743	20%



Village of Estero

Budget Report-All Funds

For the Month Ending May 24

	Current Month	2023-2024 Year to	2023-2024	2023-2024 Budget	2023-2024
	<u>Actual</u>	Date <u>Actual</u>	<u>Budget</u>	<u>Variance</u>	Year to Date <u>Percentage</u>
Regular Salaries & Wages	-	-	325,600	325,600	0%
Public Works Wages	35,335	204,722	-	(204,722)	0%
FICA Taxes	2,575	14,931	24,930	9,999	60%
Retirement Contribution	2,081	11,793	18,040	6,247	65%
Group Insurance	6,282	47,957	49,740	1,783	96%
Worker's Compensation	-	2,484	9,600	7,116	26%
Unemployment Compensation	66	577	1,000	423	58%
Traffic Counts	-	12,920	20,000	7,080	65%
Misc Professional Services	-	1,650	100,000	98,350	2%
Misc Construction Services	3,960	20,723	60,000	39,277	35%
Bridge Maintenance	-	8,844	10,000	1,156	88%
Irrigation Maintenance	7,974	42,247	-	(42,247)	0%
Landscape Maintenance	15,159	57,911	170,000	112,089	34%
Mowing Maintenance	11,410	85,575	-	(85,575)	0%
Ditch Maintenance	-	(3,719)	150,000	153,719	-2%
Street Light Maintenance	-	107,928	50,000	(57,928)	216%
Street Sweeping Services	1,600	11,200	30,000	18,800	37%
Traffic Sign Maintenance	-	13,167	70,000	56,833	19%
Traffic Signal Maintenance	-	-	6,000	6,000	0%
Right-of-Way Permit Review	-	12,082	20,000	7,918	60%
Railroad Maintenance	-	19,670	150,000	130,330	13%
Misc Traffic Safety Projects	-	11,560	-	(11,560)	0%
Misc Landscape Projects	-	17,541	20,000	330	88%
Road Maintenance	-	75,029	250,000	247,093	30%
US41 Traffic Signal Maint	2,678	2,907	60,000	(15,029)	5%
US41 Landscape Maint	-	322,846	360,000	357,093	90%
Estero Parkway Landscape Maint	37,684	228,714	486,500	163,654	47%
Roadway Striping	-	32,523	150,000	(78,714)	22%
Travel	270	3,320	5,000	(27,523)	66%
Communications	47	305	500	(2,820)	61%
Utilities	3,858	49,203	65,000	64,695	76%
Equipment & leases	-	825	2,500	(46,703)	33%
Street Light Insurance	-	6,429	16,500	15,675	39%
Operating Supplies	-	3,798	3,000	(3,429)	127%
Books, Publications & Members	-	235	1,500	(2,298)	16%
Training	-	1,003	3,000	2,765	33%
Total Public Works/ Transportation	130,978	1,428,899	2,688,410	1,255,478	53%



Village of Estero

Budget Report-All Funds
For the Month Ending May 24

	Current Month	2023-2024 Year to	2023-2024	2023-2024 Budget	2023-2024
	<u>Actual</u>	Date <u>Actual</u>	<u>Budget</u>	<u>Variance</u>	Year to Date <u>Percentage</u>
Webmaster Svcs & Maintenance	2,100	15,232	27,650	12,418	55%
Software Licensing	7,303	47,956	77,500	29,544	62%
Information Technology Svcs	17,401	153,914	135,000	(18,914)	114%
Audio Visual Services	-	-	120,000	120,000	0%
Small tools & equipment	-	1,090	10,000	8,910	11%
Capital Outlay	-	-	10,000	10,000	0%
<i>Total Information Technology</i>	26,804	218,192	380,150	161,958	57%
Lee Cty Law Enforcement	440	3,795	10,000	6,205	38%
<i>Total Law Enforcement/ Security</i>	440	3,795	10,000	6,205	38%
Regular Salaries & Wages	-	-	140,000	140,000	0%
FICA Taxes	-	-	10,700	10,700	0%
Retirement Contributions	-	-	14,700	14,700	0%
Group Insurance	-	-	35,350	35,350	0%
Worker's Compensation	-	-	2,150	2,150	0%
Unemployment Compensation	-	-	500	500	0%
Parks Master Plan	-	1,400	-	(1,400)	0%
YMCA Operating Agreement	5,618	43,793	66,000	22,207	66%
Utilities	308	4,339	7,250	2,911	60%
Equipment Rent & Leases	-	2,946	1,200	(1,746)	246%
Repairs & Maint	-	712	20,000	19,288	4%
<i>Total Parks & Recreation</i>	5,926	53,190	297,850	244,660	18%
Recruitment Services	-	-	12,500	12,500	0%
Lobbying Services	-	24,000	80,000	56,000	30%
State Administrative Fees	-	-	9,500	9,500	0%
Tax Collector Fees	-	-	4,000	4,000	0%
Audio Visual Services	675	13,815	20,000	6,185	69%
Misc Contractual Svcs	300	22,934	250,000	227,066	9%
Travel	-	-	5,000	5,000	0%
Communications	394	2,788	6,500	3,712	43%
Freight & Postage	24	3,444	2,500	(944)	138%
Utilities	1,897	31,872	42,500	10,628	75%
Equipment Rental & Leases	-	5,936	10,500	4,564	57%
Office Lease-Corkscrew Palms	-	165,610	275,000	109,390	60%
Insurance	(4,017)	71,115	170,000	98,885	42%
Repairs & Maintenance	894	7,064	20,000	12,936	35%
Printing	-	-	1,500	1,500	0%
Bank Charges	-	215	500	285	43%
Contingency	-	-	125,000	125,000	0%
Office Supplies	311	3,586	7,500	3,914	48%
Operating Supplies	1,654	17,953	25,000	7,047	72%
Books Pub & Membership	-	548	2,000	1,452	27%
<i>Total General Government</i>	2,132	370,879	1,069,500	698,621	35%



Village of Estero

Budget Report-All Funds
For the Month Ending May 24

	Current Month	2023-2024 Year to Date	2023-2024	2023-2024 Budget	2023-2024
	<u>Actual</u>	<u>Date</u> <u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Year to Date</u> <u>Percentage</u>
Lee City Marine Patrol	-	-	43,860	43,860	0%
<i>Total Lee County Marine Patrol</i>	-	-	43,860	43,860	0%
Hurricane Professional Srvcs	25,234	78,134	-	(78,134)	0%
Disaster Preparedness Services	2,065	7,780	10,000	2,220	78%
Hurricane Debris Removal	-	-	-	-	0%
Hurricane Operating Supplies	-	-	-	-	0%
<i>Total Disaster Services</i>	27,299	85,914	10,000	(75,914)	859%
Total Expenditures-General Fund	434,545	4,142,392	8,971,970	4,825,545	46%
Building Service Contract	160,477	894,919	1,250,000	355,081	72%
Building IT Contract Services	561	3,630	5,500	1,870	66%
Software Consultant	-	-	150,000	150,000	0%
Inkforce Software	1,275	8,925	15,800	6,875	56%
Communications	153	1,086	2,000	914	54%
Freight & Postage	-	837	500	(337)	167%
Utilities	389	5,127	4,750	(377)	108%
Equipment Lease	-	4,320	8,600	4,280	50%
Office Lease-Corkscrew Palms	-	33,920	57,500	23,580	59%
Repairs & Maintenance	182	1,410	3,000	1,590	47%
Credit Card Fees	7,105	30,632	38,600	7,968	79%
Office Supplies	42	2,178	2,500	322	87%
Operating Supplies	-	1,523	5,000	3,477	30%
Total Expenditures-Building Fee Fund	170,184	988,506	1,543,750	555,244	64%
Principal Payments	-	-	-	-	0%
Interest Expense	-	-	-	-	0%
Total Expenditures-Debt Service	-	-	-	-	0%



Village of Estero

Budget Report-All Funds
For the Month Ending May 24

	Current Month	2023-2024 Year to Date	2023-2024	2023-2024 Budget	2023-2024
	<u>Actual</u>	<u>Date</u> <u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Year to Date</u> <u>Percentage</u>
Estero Parkway Improvements	-	110,390	-	(110,390)	0%
River Ranch Rd Improvements	773	28,091	50,000	21,909	56%
Corkscrew Rd Widening	7,692	47,001	4,963,450	4,916,449	1%
Bridge Maintenance	-	-	1,459,700	1,459,700	0%
Williams Rd Street Lights	-	3,694	-	(3,694)	0%
Williams Rd Widening	-	-	1,264,800	1,264,800	0%
Broadway W Improvements	-	-	750,000	750,000	0%
Miscellaneous Professional Services	-	82,766	-	(82,766)	0%
<i>Total Roadway Projects</i>	8,464	271,942	8,487,950	8,216,008	3%
Williams Rd Intersection Improv	-	148,953	100,000	(48,953)	149%
US41 Pelican Colony Signal	-	2,496	-	2,496	0%
Coconut Rd Improvements	-	-	187,500	(187,500)	0%
<i>Total Intersection Improve Proj</i>	-	151,449	287,500	(233,957)	53%
Coconut Rd Crosswalks	-	4,564	-	(4,564)	0%
Williams Rd Bike/Sidewalks	2,233	44,856	218,040	173,184	21%
Intersect Safety Improv Study	-	-	-	-	0%
Sandy Ln Bike-Ped Improv	5,385	215,089	2,013,790	1,798,701	11%
<i>Total Bicycle & Ped Improv Proj</i>	7,618	264,509	2,231,830	1,967,322	12%
US 41 FDOT Landscape	-	3,678	-	(3,678)	0%
US 41 Landscaping Enhancement	-	-	200,000	200,000	0%
US 41 Monument Signs	-	6,718	240,000	233,282	3%
Three Oaks Prkwy Monument Signs	-	-	210,000	210,000	0%
Ben Hill Griffl Pkwy Landsc Imp	-	4,099	-	(4,099)	0%
I-75 Interchange Landscaping	-	-	-	-	0%
Landscaping Misc	4,290	61,646	216,000	154,354	29%
<i>Total Landscaping & Beauti Proj</i>	4,290	76,140	866,000	789,860	9%
Park Capital Projects	-	-	-	-	0%
Estero on River Master Plan	6,175	54,005	-	(54,005)	0%
Estero Com Prk Master Plan	4,000	67,974	-	(67,974)	0%
Estero Com Prk Expansion	-	-	6,800,000	6,800,000	0%
Estero on the River Improvemen	10,500	126,466	2,250,000	2,123,534	6%
Williams Road Property Improv	71,235	448,037	-	(448,037)	0%
River Oaks Prop Imp	36,900	92,823	-	(92,823)	0%
<i>Total Parks & Recreation Proj</i>	128,810	789,305	9,050,000	8,260,695	9%



Village of Estero

Budget Report-All Funds
For the Month Ending May 24

	Current Month <u>Actual</u>	2023-2024 Year to Date <u>Actual</u>	2023-2024 <u>Budget</u>	2023-2024 Budget <u>Variance</u>	2023-2024 Year to Date <u>Percentage</u>
Estero River N Brnch Drainage	2,419	20,534	500,000	479,466	4%
Package WWTP UEP Design & Perm	-	-	-	-	0%
Broadway W UEP Design & Permit	8,042	53,769	-	(53,769)	0%
Broadway E Design & Permitting	-	260,600	850,000	589,400	31%
Estero Rvr Sediment Removal	-	2,376	-	(2,376)	0%
UTL Expan - Estero Bay Village	-	-	-	-	0%
UTL Expan - Sunny Grove	-	9,000	1,603,400	1,594,400	1%
UTL Expan-Cypress Bend	-	-	1,821,900	1,821,900	0%
UTL Expan-See See Street	-	48,633	401,800	353,167	12%
UTL Expan-Cypress Park	-	17,952	320,000	302,048	6%
UTL Expan-See See St	-	-	264,500	264,500	0%
UTL Expan-Estero Heights	-	-	7,023,521	7,023,521	0%
UTL Expan-Charing Cross	-	-	1,747,502	1,747,502	0%
<i>Total Stormwater Projects</i>	10,461	412,863	14,532,623	5,084,237	3%
Land Purchase-Estero on River	-	-	-	-	0%
Three Oaks Parkway	-	15,000,000	-	(15,000,000)	0%
Capital Outlay	-	647	-	(647)	0%
<i>Total Land Acquisitions</i>	-	15,000,647	-	(15,000,647)	100%
Total Expenditures-Capital Project Fund	159,642	16,966,856	35,455,903	9,083,516	48%
Misc Contracted Services	38,294	278,515	330,155	51,640	84%
Communications	147	967	1,500	533	64%
Utilities	50	1,468	3,000	1,532	49%
Equipment Leases & Rentals	-	-	-	-	0%
Repairs & Maintenance	-	150	10,000	9,850	2%
Credit Card Fees	-	7,981	11,350	3,369	70%
Operating Supplies	-	-	1,500	1,500	0%
Total Expenditures-Driving Range Fund	38,491	289,081	357,505	68,424	81%
Total Expenditures-All Funds	802,861	22,386,835	46,329,128	14,532,729	48%
Gen Fd Trans to Debt Service	-	-	-	-	0%
Gen Fd Trans to Cap Projects	137,950	16,526,267	31,245,915	14,719,648	53%
Transfer to Driving Range Fund	-	-	-	-	0%
CIP Tran from Gas Tax-300-000	-	(131,292)	-	131,292	0%
CIP Tran from RdImp 300-990	-	(309,297)	-	309,297	0%
CIP Tran from Park IF 300-995	-	-	-	-	0%
Gas Tax Trans to CIP-300-266	-	131,292	-	(131,292)	0%
Rd Imp Fee Trans toCIP-300-990	-	309,297	-	(309,297)	0%
Park Imp Fee Tran to CIP-995	-	-	-	-	0%
Total Expenditures and Other Financing Uses-All Funds	940,811	38,913,102	77,575,043	29,252,377	50%
Excess Revenue over Expenditures	718,078	(2,065,302)	(24,193,913)	22,128,611	9%
Estimated Prior Year Surplus		57,162,836	57,162,836	-	
Fund Balance		55,097,534	32,968,923	22,128,611	



Village of Estero

Budget Report-All Funds

For the Month Ending May 24

	Current Month <u>Actual</u>	2023-2024 Year to Date <u>Actual</u>	2023-2024 <u>Budget</u>	2023-2024 Budget <u>Variance</u>	2023-2024 Year to Date <u>Percentage</u>
General Fund					
Revenues	974,968	15,734,149	18,834,960	(3,100,811)	84%
Expenditures	434,545	4,142,392	8,971,970	4,825,545	46%
Operating Excess (deficit)	540,423	11,591,757	9,862,990	1,724,734	
Transfers out to Debt Service	-	-	-	-	0%
Transfers out to Capital Projects	(137,950)	(16,526,267)	(31,245,915)	14,719,648	53%
Transfer out to Driving Range	-	-	-	-	0%
Operating Excess (deficit)	402,473	(4,934,509)	(21,382,925)	16,444,382	
Building Fee Fund					
Revenues	162,763	1,025,284	1,229,250	(203,966)	83%
Expenditures	170,184	988,506	1,543,750	555,244	64%
Operating Excess (deficit)	(7,421)	36,778	(314,500)	351,278	
Debt Service Fund					
Revenues	-	-	-	-	0%
Expenditures	-	-	-	-	0%
Operating Excess (deficit)	-	-	-	-	
Debt Service Proceeds	-	-	-	-	0%
Transfers in from General Fund	-	-	-	-	0%
Transfers out to Capital Projects	-	131,292	-	131,292	100%
Operating Excess (deficit)	-	131,292	-	131,292	
Capital Projects Fund					
Revenues	290,044	3,417,129	1,701,500	1,715,629	201%
Expenditures	159,642	16,966,856	35,455,903	9,083,516	48%
Operating Excess (deficit)	130,402	(13,549,727)	(33,754,403)	10,799,145	
Transfers in from Other Funds	231,036	16,388,317	31,245,915	(14,857,598)	52%
Operating Excess (deficit)	361,438	2,838,590	(2,508,488)	(4,058,453)	
Driving Range Fund					
Revenues	78	282,921	369,505	(86,584)	77%
Expenditures	38,491	289,081	357,505	68,424	0%
Operating Excess (deficit)	(38,413)	(6,161)	12,000	(18,161)	
Transfers in from Other Funds	-	-	-	-	0%
Operating Excess (deficit)	(38,413)	(6,161)	12,000	(18,161)	



Village of Estero

Budget Report-All Funds
For the Month Ending May 24

	Current Month <u>Actual</u>	2023-2024 Year to Date <u>Actual</u>	2023-2024 <u>Budget</u>	2023-2024 Budget <u>Variance</u>	2023-2024 Year to Date <u>Percentage</u>
Reserved and Available Funds Report					
Emergency Reserve		\$ 4,485,985			
Operating Reserve		1,794,394			
Litigation Defense Reserve		750,000			
Major Road Maintenance Reserve		<u>1,592,700</u>			
Total Reserved Funds		<u>\$ 8,623,079</u>			
General Fund Capital Projects		\$ 30,187,307			
Building Fee Fund		507,918			
Gas Tax Capital Projects		2,096,449			
Developer Contribution		219,080			
Road Impact Fees		10,996,829			
Community Park Impact Fees		96,220			
Regional Park Impact Fees		-			
Estero Park Entry Contribution		90,095			
Park Imp Fees		1,092,348			
Public Land Purchase		127,669			
Driving Range		<u>139,373</u>			
Total Available Funds		<u>\$ 45,553,287</u>			

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
September 18, 2024

Agenda Item:

First Reading of Zoning Ordinance No. 2024-11 Via Coconut

Pass First Reading and schedule Second Reading for October 2, 2024.

Background:

This is an amendment to the Estero Planned Development zoning for a 20-acre property at the southwest corner of Corkscrew Road and Via Coconut Point. The project, Via Coconut EPD, was previously approved by the Council on October 20, 2021 for a mixed use project with 330 multifamily units, 29,600 s.f. of commercial use, 10,000 s.f. church or alternative commercial use.

The project has not been constructed yet. The applicant is requesting revisions to the Master Concept Plan, Pattern Book, and deviations, but the total number of residential units and commercial and square footage will remain the same.

Description:

See attached staff report for detail.

The Planning Zoning and Design Board reviewed the project at its July 9, 2024 meeting and recommended approval with staff conditions.

Subsequent to the Planning, Zoning, and Design Board meeting, the applicant contacted staff about a revision to the phasing condition in the Zoning ordinance. The proposed revision is attached with an explanation from the developer. The applicant will explain it at the second reading.

Action Requested:

Pass First Reading and schedule Second Reading for October 2, 2024.

Financial Impact:

Minor cost for newspaper advertisement for second reading.

Process and Timeline:

- Public Information Meeting February 13, 2024
- Planning Zoning and Design Board hearing July 9, 2024
- Council First Reading September 18, 2024
- Council Second Reading and public hearing October 2, 2024

Financial Impact:

Minor cost for newspaper amendment for second reading.

Prepared By: Mary Gibbs

Attachment:

1. Applicant letter September 3, 2024
2. Applicant email September 4, 2024
3. Proposed Zoning Conditions
4. Ordinance No. 2024-11
5. Staff Report



September 3, 2024

Ms. Mary Gibbs, FAICP
Director of Community Development
Village of Estero Department of Community Development
9401 Corkscrew Palms Circle
Estero, FL 33928

**RE: Via Coconut Mixed Use EPD
DCI2024-E004**

Dear: Ms. Gibbs:

In advance of the City Council's first reading of the above referenced case, the Applicant is requesting modification to Condition 14 of Ordinance 2021-10, shown in ~~strike through~~/underline format as follows:

"14. Project Phasing

The project will be phased to ensure that commercial uses and public amenities are developed concurrently with residential uses to ensure the mixed use nature of the development.

Phasing is as follows:

~~A minimum of three (3) commercial buildings (C, C1, C2 or D), Commercial/residential buildings C and D containing approximately 17,000 sf of ground floor commercial space, park donation and one public amenity (linear park south of Main Street or linear park north of Main Street) must receive a certificate of compliance prior to issuance of a certificate of compliance for a second residential-only building. Fourth commercial building and remaining public amenities must receive a certificate of prior to issuance of a certificate of compliance for the third residential building. The remaining public amenities must receive a certificate of compliance prior to issuance of a certificate of compliance for the third residential-only building. A certificate of compliance for the third residential building will not be issued until 50% 100% of the square footage of the constructed ground floor space commercial space of the constructed commercial/residential buildings C and D commercial building is are occupied or has an executed lease by non-residential establishments.~~

Thank you in advance for your consideration of this additional information. If you have questions, please contact me directly at (239) 850-8525 or acrespo@RVIPanning.com.

Thank you,

RVI Planning + Landscape Architecture

A handwritten signature in blue ink that reads 'Acrespo'.

Alexis Crespo, AICP
Vice President of Planning

From: [Mary Gibbs](#)
To: [Carol Sacco](#)
Subject: Council 9/18 agenda - Via Coconut EPD
Date: Friday, September 13, 2024 10:01:02 AM
Attachments: [Outlook-http_mau](#)
[Via Coconut Phasing Condition 9.3.24.pdf](#)

This is a new attachment for the Council agenda 9/18 meeting

From: Tyler Lamkey <tlamkey@riversideid.com>
Sent: Wednesday, September 4, 2024 5:26 PM
To: Alexis Crespo <acrespo@rviplanning.com>; Mary Gibbs <gibbs@estero-fl.gov>
Cc: Rich Yovanovich (ryovanovich@cyklawfirm.com) <ryovanovich@cyklawfirm.com>; Richard Aaronson <RAaronson@atlanticresi.com>; Charlie Krebs <ckrebs@bowman.com>; Henneman, Michael <mhenneman@henneman.com>
Subject: Re: Revised Phasing Condition 14 - Via Coconut EPD

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

[Report Suspicious](#) ?

Hi Mary,

I am writing you to provide an update and rationale regarding the adjusted phasing for the construction of the planned retail buildings C1 and C2 at the Via Coconut development project. After careful consideration, the decision has been made to move the C1 and C2 buildings into Phase 2 of the project which allows us to commence construction once we secure the appropriate retail tenants for buildings C1 and C2. This approach ensures that the building designs and specifications are fully aligned with the needs and brand requirements of our future retail occupants.

Aligning construction with the tenant's specific requirements is not merely a preference but a strategic imperative. It allows us to customize the building features directly according to the operational needs and consumer-facing aspects of the tenant's business. This customization can include, but is not limited to, structural layouts, material specifications, and technological installations, which are critical to the tenant's success and, by extension, to the viability of the retail spaces as functional commercial space.

We believe that taking the time to ensure these alignments before construction begins on buildings C1 and C2 is in the best interest of all stakeholders. It not only optimizes the functionality and aesthetic appeal of these buildings but also enhances their long-term value to the community. Additionally, this strategy minimizes the need for costly retrofits and alterations post-construction, thereby adhering to budgetary constraints and timelines once the project has commenced.

In addition to the above phasing revision for buildings C1 and C2, we are increasing the Phase 1 commercial leasing/occupancy commitment to 100% of the commercial spaces in buildings C and D

which results in an overall increase of approximately 3,500SF of leased/occupied commercial space as part of the Phase 1 project development.

We appreciate the understanding and support from all stakeholders and are committed to transparent communication throughout this process. Upon commencement of the project, our team will be actively engaging with potential tenants for buildings C1 and C2 and is confident in securing a partnership that will meet both the project's zoning standards and the expectations of the Village and residents of Estero. Please do not hesitate to reach out to me if you have any additional questions on concerns regarding this request.

Thank you,
Tyler



Tyler Lamkey | Executive Vice President

o: 312.788.1815 c: 847.354.3696
150 N. Riverside Plaza, Suite 1800
Chicago, IL 60606

From: Alexis Crespo <acrespo@rviplanning.com>

Sent: Tuesday, September 3, 2024 10:45 AM

To: Mary Gibbs <gibbs@estero-fl.gov>

Cc: Tyler Lamkey <tlamkey@riversideid.com>; Rich Yovanovich (ryovanovich@cyklawfirm.com) <ryovanovich@cyklawfirm.com>; Richard Aaronson <RAaronson@atlanticresi.com>; Charlie Krebs <ckrebs@bowman.com>

Subject: Revised Phasing Condition 14 - Via Coconut EPD

Hi Mary –

Attached please find our requested changes to Condition 14 regarding phasing. This still ensures the ground floor commercial is constructed with the 2nd residential building, no changes to the timing of the public amenities and park donations, and even more surety of delivery of the commercial at the final stage.

Tyler/Richard – please add to the justification above as needed.

Thanks!

Alexis Crespo, AICP

Vice President of Planning

RVi Planning + Landscape Architecture
28100 Bonita Grande Drive, Suite 305 • Bonita Springs, FL 34135
239.850.8525 Mobile • 239.405.7777 Main
www.rviplanning.com

PROPOSED ZONING CONDITIONS**VIA COCONUT MIXED USE EPD****DCI 2024-E004**

1. Master Concept Plan

Development of this project must be consistent with the Master Concept Plan (MCP) titled "Via Coconut Master Concept Plan", dated [April 16, 2024](#).

2. No Changes**3. Maximum Building Height**

59 feet (four stories) for Residential Buildings A, B, and E

~~55~~ [45](#) feet (~~three~~ [two](#) stories) for Buildings C and D

35 feet for Buildings C-1 and C-2

38 feet for Building F

Maximum height includes architectural features

4-8. No Changes**9. Pattern Book**

The project must be consistent with the Pattern Book entitled "Via Coconut Pattern Book" [dated April 19, 2024](#). The Pattern Book is not conceptual. Photographic images may be illustrative, but development must be in substantial compliance with the Pattern Book, including a consistent architectural, landscape and signage theme for all commercial and residential development.

Specific details such as: parking lot screening from Via Coconut between Buildings E and F such as trellis/knee wall, buffer or similar items; additional urban streetscape, pedestrian activity areas along Main Street; addition of bike rack at fishing pier with potential "no parking" paint or signage on Via Coconut Point; and ensure the variation of contrasting building colors to differentiate buildings, will be evaluated as part of Development Order Approval.

At a minimum, the Development Order plan must demonstrate the following:

- White paint limited to trim and cornices;
- Dark bronze paint for all metallic features and fascias of roofline; and
- No less than three (3) different shades of taupe paint color on each facade, including: Pavilion Beige, Natural Linen, Loggia, Tavern Taupe, or White Flour; and
- In no case shall either white Flour or Natural Linen (together) be more than 20% of each facade; and
- In no case shall Pavilion Beige or Tavern Taupe be less than 20% of each facade.

10-26. No Changes except Condition 14

Page 1 of 2

“14. Project Phasing

The project will be phased to ensure that commercial uses and public amenities are developed concurrently with residential uses to ensure the mixed-use nature of the development.

Phasing is as follows:

~~A minimum of three (3) commercial buildings (C, C1, C2, or D).~~ Commercial/residential buildings C and D containing approximately 17,000 sf of ground floor commercial space, park donation and one public amenity (linear park south of Main Street or linear park north of Main Street) must receive a certificate of compliance prior to issuance of a certificate of compliance for a second residential-only building. ~~Fourth commercial building and remaining public amenities must receive a certificate of prior to issuance of a certificate of compliance for the third residential building.~~ The remaining public amenities must receive a certificate of compliance prior to issuance of a certificate of compliance for the third residential-only building. A certificate of compliance for the third residential building will not be issued until ~~50%~~ 100% of the square footage of the ~~constructed~~ ground floor space commercial space of the constructed commercial/residential buildings C and D ~~commercial building is~~ are occupied or has an executed lease by non-residential establishments.

Deviation 9. A request to deviate from Land Development Code (LDC) 3-707.H.3.A and Figure 3-707.T.3 which provides typical cross sections of connecting streets to allow the proposed Main Street (connecting street) as shown on the MCP;

- From 10.5-foot travel lanes to all 11-foot travel lanes;
- Add 5-foot bike lanes;
- From 7.5-foot parking dimensions to allow ~~8-foot parking dimensions~~ 17-foot angled parking.
- From 14-foot sidewalk with tree wells to allow ~~two 8-foot sidewalks~~ 13.5-foot planting strips 16.5-foot outdoor seating/sidewalks area (sidewalks to be a minimum of 6 feet).

Approved limited to the “Main Street”. Sidewalk and landscaping may be adjusted at time of development order pursuant to Condition 9.

Deviation 10. A request to deviate from Land Development Code (LDC) 5-204.A.3.(B) which prohibits backout parking directly onto a road or accessway to allow angled backout parking along the proposed Main Street connector road.

Approved limited to Main Street area.

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**VILLAGE OF ESTERO, FLORIDA
ZONING
ORDINANCE NO. 2024-11**

**AN ORDINANCE OF THE VILLAGE COUNCIL OF THE
VILLAGE OF ESTERO, FLORIDA, APPROVING WITH
CONDITIONS AN AMENDMENT TO THE ESTERO
PLANNED DEVELOPMENT (EPD) FOR A 20-ACRE PARCEL
ON THE WEST SIDE OF VIA COCONUT, SOUTH OF
CORKSCREW ROAD; PROVIDING FOR SEVERABILITY;
AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Estero 5, LLC, (the “Applicant”), filed an amendment to the EPD zoning on eight properties located on the west side of Via Coconut between Corkscrew Road and Williams Road at 8990 Corkscrew Road, 21650 & 21750 Via Coconut Point, and 21331, 21350, and 21351 Happy Hollow Lane (“Property”) for the project known as **Via Coconut EPD**; and

WHEREAS, the Property STRAP numbers are 34-46-25-E4-0100C.0170; 33-46-25-E2-U1971.2349; 33-46-25-E3-U1971.2299; 33-46-25-E3-U1969.2320; 33-46-25-E2-U1963.2334; 33-46-25-E3-U1973.2285; 33-46-25-E2-U1967.2334; and 33-46-25-E2-U1967.2342, and the Properties are legally described in Exhibit A attached hereto; and

WHEREAS, the property was rezoned by Village Council from Agriculture (AG) and Parks and Community Facilities (PCF) to Estero Planned Development (EPD) (Case number DCI2019-E003) on October 20, 2021; and

WHEREAS, the approval was for a mixed-use development of 330 multifamily apartment dwelling units, 29,600 square feet of commercial use, and 10,000 square foot church or alternative commercial use; and

WHEREAS, the property has not been developed and the applicant is requesting revisions to the Master Concept Plan, Pattern Book, and deviations, but the basic project parameters (residential units, commercial square footage) remain the same; and

WHEREAS, a public information meeting was held on February 13, 2024 at the Planning Zoning and Design Board; and

WHEREAS, at a duly noticed public hearing held on July 9, 2024, the Planning, Zoning and Design Board reviewed the request and recommended approval with conditions; and

WHEREAS, a duly noticed first reading was held before the Village Council on September 18, 2024; and

WHEREAS, a duly noticed second reading and public hearing was held before the Village Council on October 2, 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 approves the amendment to the Estero Planned Development (EPD), subject to the following conditions.

The Conditions of Ordinance No. 2021-10 are superseded by this action and are null and void.

Section 2. Conditions.

1. Master Concept Plan

Development of this project must be consistent with the Master Concept Plan (MCP) titled "Via Coconut Master Concept Plan", dated April 16, 2024.

2. Development Parameters

This project is limited to a maximum of 330 multi-family dwelling units, 29,600 square feet of commercial use, and a 10,000 square foot church or 10,000 additional square feet of commercial or office use. Uses must be consistent with the Schedule of Uses below.

3. Maximum Building Height

59 feet (four stories) for Residential Buildings A, B, and E

45 feet (two stories) for Buildings C and D

35 feet for Buildings C-1 and C-2

38 feet for Building F

Maximum height includes architectural features

4. Uses and Site Development Regulations

The following uses and limits apply to the project:

- 87 a. Schedule of Uses
88
89 Accessory uses per Land Development Code
90 Animal Clinic (no outdoor dog runs)
91 Banks & Financial institutions
92 Bar (will require a public hearing at Planning, Zoning and Design Board
93 (PZDB) for Development Order)
94 Broadcast Studio, Commercial Radio & Television Cinemas and theaters
95 Cleaning & Maintenance Services
96 Clubs, lodges, or community-oriented associations
97 Community Gardens
98 Consumption on Premises (in conjunction with restaurants with outdoor COP
99 must be in compliance with Conditions 22 and 23. Any other outdoor COP
100 will require a public hearing at the PZDB for Development Order) Also
101 see Condition 23.
102 Contractors and Builders Group I
103 Convenience Food and Beverage Store without gas service
104 Counseling, nonresidential
105 Cultural Facility, noncommercial
106 Day Care Center
107 Drugstore
108 Dwelling
109 Live-Work (located in Main Street area)
110 Multiple-Family
111 Single-Family (existing only)
112 Grocery store or food market
113 Hardware Store
114 Household and Office Furnishings
115 Insurance Companies
116 Dryclean & Laundry Services
117 Library
118 Medical or dental lab
119 Models: Model Unit
120 Nature Center
121 Newspaper/periodical publishing establishment
122 Non-store Retailers
123 Office, General Business
124 Office, Medical
125 Outpatient Care Facilities
126 Parcel & Express Services
127 Package Store
128 Park, Village, County, or State
129 Personal Services Group I
130 Pet Services
131 Photofinishing Laboratory
132 Place of Worship

133 Post Office
 134 Printing & Publishing (books, printing, cards, etc.)
 135 Recreation Facilities, Indoor
 136 Rental or Leasing Establishment
 137 Repair Shop, Household
 138 Research & Development Laboratories
 139 Restaurant, Convenience
 140 Restaurant, Fast casual or Fast food (no drive through)
 141 Restaurant, Standard
 142 Retail Sales Group I
 143 Signs in compliance with LDC Chapter 6
 144 Storage: Indoor Only (accessory)
 145 Studios (artists, interior decorators, modeling, photographers, painters, potters,
 146 recording, sculptors, etc.)
 147 Used Merchandise Stores
 148 Utility, Minor
 149 Vocational or Trade School
 150

151 b. Property Development Regulations

152
 153 Minimum Lot Area: 7,500 square feet
 154 Minimum Lot Width: 100 feet
 155 Minimum Lot Depth: 75 feet
 156 Minimum Building Separation: 15 feet (only in locations as shown on
 157 Master Concept Plan)
 158 Maximum Lot Coverage: 50%
 159 Maximum Height: 4 stories/59 feet to top of architectural
 160 features (46'4" to midpoint between eave
 161 and ridge)
 162

163 Minimum Building Setbacks:

164
 165 Street, Principal & Accessory:
 166 Via Coconut Point: 1-2 story: 20 feet minimum
 167 3 story: 30 feet minimum
 168 4 story: 65 feet minimum
 169 Main Street Connector: 5 feet minimum, 38 feet maximum
 170 Happy Hollow Lane: 20 feet minimum
 171
 172 Side: 15 feet Principal & Accessory (none internal
 173 to the PD)
 174
 175

176 Rear: 15 feet Principal/5 feet Accessory (none
177 internal to the PD)

178
179 Waterbody: 0 feet Principal & Accessory

180
181 Minimum Open Space: 35%

182
183 5. Connectivity

184
185 Pedestrian and road connections to the railroad right-of-way and Happy Hollow Lane
186 will be provided at time of local development order. Need for a crosswalk will be
187 determined at time of development order. At time of development order, the applicant
188 will also evaluate Happy Hollow Lane to determine if a turnaround or cul-de-sac is
189 needed.

190
191 6. Radio Enhancement

192
193 The owner or owner's representative shall conduct an assessment model at the time
194 of development order to determine if the minimum radio signal's strength for the fire
195 department communication is in compliance with NFPA1:11.10, NFPA 1221:11.3.9,
196 standards for inbound and outbound signal strength and quality. If minimum signal
197 strength is not available, the applicant shall install radio enhancement in the building.

198
199 7. No Blasting or Pile Driving

200
201 No development blasting or pile driving is permitted as part of this project.

202
203 8. Utilities

204
205 The project will be developed with underground utilities, including electric. The
206 project must be connected to centralized potable water service and centralized sewer
207 service at time of development order.

208
209 9. Pattern Book

210
211 The project must be consistent with the Pattern Book entitled "Via Coconut Pattern
212 Book" dated April 19, 2024. The Pattern Book is not conceptual. Photographic
213 images may be illustrative, but development must be in substantial compliance with
214 the Pattern Book, including a consistent architectural, landscape and signage theme
215 for all commercial and residential development.

216
217 Specific details such as: parking lot screening from Via Coconut between Buildings
218 E and F such as trellis/knee wall, buffer or similar items; additional urban streetscape,
219 pedestrian activity areas along Main Street; addition of bike rack at fishing pier with
220 potential "no parking" paint or signage on Via Coconut Point; and ensure the

variation of contrasting building colors to differentiate buildings, will be evaluated as part of Development Order Approval.

At a minimum, the Development Order plan must demonstrate the following:

- White paint limited to trim and cornices;
- Dark bronze paint for all metallic features and fascias of roofline; and
- No less than three (3) different shades of taupe paint color on each facade, including: Pavilion Beige, Natural Linen, Loggia, Tavern Taupe, or White Flour; and
- In no case shall either White Flour or Natural Linen (together) be more than 20% of each façade; and
- In no case shall Pavilion Beige or Tavern Taupe be less than 20% of each façade.

10. Median Landscaping

The applicant has offered to install and maintain median landscaping on Via Coconut from the proposed new entrance to Estero Community Park to Williams Road. Applicant will work with the Village Public Works staff to develop an acceptable palette. Time of installation will be determined by the Village.

11. Buffers

As part of local development order approval for the project, the development order plans must demonstrate buffering consistent with the Master Concept Plan and the Pattern Book which show enhanced buffers and landscaping, as well as compliance with the Land Development Code. As part of local development order approval, all required buffer plantings must be 100% native vegetation.

The buffer along the west property line will consist of an enhanced “A” buffer, 10 feet wide, with 4 trees per 100 linear feet and a single hedge row 36” tall at time of planting.

12. Public Gathering Areas and Public Park

- a. The applicant shall provide details regarding the improvements associated with the Public Gathering Areas at the time of the first development order.
- b. The 1-acre± park will be constructed and donated to the Village as part of the first development order, subject to review and approval of the Village attorney.

263 13. Concurrency

264
265 Approval of this rezoning does not constitute a finding that the proposed project
266 meets the regulatory concurrency requirements set forth in the Land Development
267 Code and the Comprehensive Plan. The developer is required to demonstrate
268 compliance with mandatory concurrency requirements prior to issuance of a local
269 development order.

270
271 14. Project Phasing

272
273 The project will be phased to ensure that commercial uses and public amenities are
274 developed concurrently with residential uses to ensure the mixed use nature of the
275 development.

276
277 Phasing is as follows:

278
279 A minimum of three commercial buildings (C, C1, C2 or D), park donation and one
280 public amenity (linear park south of Main Street or linear park north of Main Street)
281 must receive a certificate of compliance prior to issuance of a certificate of
282 compliance for a second residential building. Fourth commercial building and
283 remaining public amenities must receive a certificate of compliance prior to issuance
284 of a certificate of compliance for the third residential building. A certificate of
285 compliance for the third residential building will not be issued until 50% of the square
286 footage of the constructed commercial buildings is occupied or has an executed lease
287 by non-residential establishments.

288
289 15. Green Building Standards, Residential Impact Standards, and Hurricane
290 Preparedness

291
292 The applicant will provide sufficient information at the time of development order to
293 demonstrate compliance with Green Building Standards (LDC 5-8), Residential
294 Impact Standards (5-13), and compliance with the Hurricane Preparedness (LDC 7-
295 5).

296
297 16. Land Development Code (LDC)

298
299 Where the Village LDC is referenced in these conditions of approval for
300 implementation of the condition at the time of development order, the LDC in effect
301 at the time of the development order shall be applicable. Any subsequent amendments
302 to the local development order shall require compliance with the Land Development
303 Code in effect at the time.

306 17. Incentive Offerings

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18. Billboard Removal

The applicant has agreed to remove the billboard located in the northwest section of the project along Corkscrew Road. The billboard must be removed prior to any transfer of property to the Village or as part of the first development order for the project, whichever occurs first.

19. Maintenance

The Applicant will maintain in good condition in perpetuity the linear park, pocket park, dog park, lake and filter marsh, and the median landscaping of Via Coconut Point Road from the proposed new entrance to Estero Community Park to Williams Road. The Via Coconut Point Road median landscaping must be constructed prior to the issuance of a Certificate of Occupancy of the first residential building unless the Public Works Director determines a different timeframe. The linear park, pocket park, and dog park must be constructed prior to occupancy of Building E as shown on the Master Concept Plan.

20. Building Construction

Buildings will be constructed of concrete block, and all buildings greater than 2-story will contain elevators.

21. Construction Traffic Management Plan

A Construction Traffic Management Plan shall be submitted with the Development Order application indicating construction hours of operation, and access, equipment and staging details. The Plan shall designate a contact person for construction issues, such as noise, dust, etc.

22. Outdoor Consumption on Premises

Outdoor seating in conjunction with consumption on premises of alcoholic beverages for restaurants is permitted in locations shown on the master concept plan and at the restaurant building C1 abutting the water feature and Via Coconut. Prior to local development order approval, any outdoor seating areas in conjunction with consumption on premises must demonstrate compliance with the following:

- a. The development order site plan must show the proposed location and square footage of the outdoor seating area in compliance with above locations.
- b. Outdoor Consumption on Premises is limited to 10 a.m. to 11 p.m. Sunday through Thursday, and 10 a.m. to 12 a.m., Friday and Saturday.
- c. The site plan must identify noise mitigation measures, including building orientation, perimeter plantings, water fountains, and/or other sound reducing materials to ensure the development will be in compliance with the County Noise Ordinance, as amended.
- d. For the purposes of this condition, outdoor seating shall be defined as roofed or non-roofed areas of a restaurant which are not enclosed.

23. Outdoor Entertainment/Live Music

Outdoor entertainment or live music for restaurant, bar or similar use will require a public hearing at PZDB for development order. This approval does not prohibit the owner from obtaining a Temporary Use Permit, or a special event permit.

24. Leases

Applicant has offered, and the Village has accepted, that all rental leases for the project must require minimum 6-month leases.

25. Public Easements

Public easements must be provided for public amenities/public easement areas identified on Pattern Book page 6 including Main Street, the linear park north of Main Street, the linear park south of Main Street, the dog park, the pocket park, and the potential public seating areas at the time of construction certification of each improvement, and subject to approval by the Village Attorney.

26. Drainage

The applicant will demonstrate legal authority at time of development order for the drainage to discharge into the ditch at the railroad property, or will seek approval for an alternate outfall, subject to approval of staff and Village attorney.

Section 3. Deviations

1. Former request from Land Development Code (LDC) 10-416(c)(2)c. to allow minimum 10-foot internal landscape areas. All required internal landscape areas area now proposed to meet the minimum 18-foot dimension.

WITHDRAWN

397 2. A request to deviate from Land Development Code (LDC) 5-411.D.5. which states
 398 that no code required trees or shrubs may be located in any utility or drainage
 399 easement to allow code required plantings where the drainage easement for the filter
 400 marsh by Building E abutting Via Coconut Point conflicts with the buffer.

401
 402 APPROVED, limited to the filter marsh abutting Building E.

403
 404 3. A request to deviate from Land Development Code (LDC) 5-408.I.6. which states
 405 hardened shoreline structures may comprise up to 20 percent of an individual lake
 406 shoreline; to allow hardened shoreline structures to comprise up to 40 percent.

407
 408 APPROVED for those portions of the lake that abut Buildings A & B and the pool
 409 area between those buildings. The equivalent littoral shelf design will be reviewed at
 410 time of development order.

411
 412 4. A request to deviate from Land Development Code (LDC) 7-601.F.1. which requires
 413 20-foot wide lake maintenance easements to allow no lake maintenance easement
 414 areas along Via Coconut Point and to allow the lake maintenance access areas as
 415 shown on the master concept plan.

416
 417 APPROVED adjacent to buildings, pool area, and parking lots as depicted on Master
 418 Concept Plan.

419
 420 5. A request to deviate from Land Development Code (LDC) 7-206.G.3.A.1(b) which
 421 requires a setback for water retention of 50 feet from collector roads to allow a water
 422 retention setback of 30 feet from Via Coconut Point.

423
 424 APPROVED as shown on the Master Concept Plan, and with the non-mountable curb
 425 features.

426
 427 6. A request to deviate from Land Development Code (LDC) 10-416(d)(6) which
 428 requires a wall setback 25 feet from the property line or a hedge setback 20 feet from
 429 the property line when roads, drives or parking areas are located less than 125 feet
 430 from an existing single-family residential lot; to allow an alternate Type C Buffer
 431 enhancement with the wall setback 15 feet from the property line.

432
 433 WITHDRAWN

434
 435 7. A request to deviate from Land Development Code (LDC) 5-201.1. non-residential
 436 parking requirement to allow 29,600 SF of commercial uses to provide 1 parking
 437 space per 450 square feet and to allow the place of worship to provide 1 parking space
 438 per 5 seats and a total of 8 amenity parking spaces.

439
 440 APPROVED for reduction in parking. If a church is not developed, parking will be
 441 evaluated per code requirement for the alternative use.

442

8. A request to deviate from Land Development Code (LDC) Appendix C Section B.14.A.1. and illustration Appendix D Section D.1. which requires 24-foot pavement for Category A private local streets to allow 11-foot travel lanes or 22-foot pavement on the proposed Main Street (connecting street) as shown on the MCP. Minimum right-of-way widths shall not apply.

APPROVED limited to the “Main Street”.

9. A request to deviate from Land Development Code (LDC) 3-707.H.3.A and Figure 3-707.T.3 which provides typical cross-sections of connecting streets to allow the proposed Main Street (connecting street) as shown on the MCP;

- From 10.5-foot travel lanes to all 11-foot travel lanes;
- Add 5-foot bike lanes;
- From 7.5-foot parking dimension to allow 17-foot angled parking;
- From 14-foot sidewalk with tree wells to allow 16.5-foot outdoor seating/sidewalks area (sidewalks to be a minimum of 6 feet wide).

APPROVED limited to the “Main Street”. Sidewalk and landscaping may be adjusted at time of development order pursuant to Condition 9.

10. A request to deviate from Land Development Code (LDC) 5-204.A.3.(B) which prohibits backout parking directly onto a road or accessory to allow angled backout parking along the proposed Main Street connector road.

APPROVED limited to the “Main Street” area.

Section 4. Findings and Conclusions.

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

1. The applicant has provided sufficient justification for the zoning amendment by demonstrating compliance with the Comprehensive Plan, the Land Development Code, and other applicable codes.
2. The request with the proposed conditions will meet or exceed all performance and locational standards set forth for the potential uses allowed by the request.
3. The request is consistent with the densities, intensities and general uses set forth in the Village of Estero Comprehensive Plan.
4. The proposed uses are compatible with existing or planned uses in the surrounding area and will be served by streets with the capacity to carry traffic generated by the development.

- 489 5. Urban services are available and adequate to serve the proposed use.
 490
 491 6. The request will not adversely affect environmentally critical areas and natural
 492 resources.
 493
 494 7. The mix of uses is appropriate at the subject location.
 495
 496 8. The deviations recommended for approval:
 497
 498 a. Enhance the planned development; and
 499
 500 b. Preserve and promote the general intent of the LDC to protect the public health,
 501 safety and welfare.
 502
 503 9. The proposal, as conditioned, is consistent with the general criteria of the Estero
 504 Planned Development zoning district as follows:
 505
 506 a. Goals The mixed-use of the site will promote social vitality in the area and
 507 create a walkable community.
 508
 509 b. Reasonable Standards The applicant has used physical form and the relationship
 510 of the building with the landscaping and public space to meet the Village Center
 511 goals.
 512
 513 c. Accessibility Accessible public spaces are provided, and onsite
 514 interconnections and connections with adjoining properties align with the
 515 objectives of the Village Center.
 516
 517 d. Streets A connected street network has been designed to allow for future
 518 connections to the west and to Happy Hollow Lane.
 519
 520 e. Street Design The street design includes pavers to delineate the entry, and
 521 crosswalks in the commercial area will promote walkability.
 522
 523 f. Lots and Blocks The linear site does not allow for a standard grid lot and block
 524 layout but connectivity is proposed to the north and the west.
 525
 526 g. The Visual Edge A visual edge is created by the landscaping and linear
 527 park/sidewalk along Via Coconut Point.
 528
 529 h. Architecture The building design and colors are consistent with the Village
 530 architectural standards, and the massing of the buildings has been minimized
 531 with the use of step backs, varying roof heights and facade fenestration.
 532
 533 i. Quality of Buildings Concrete block construction is proposed, and elevators
 534 will be in all building over two stories.

Section 5 Exhibits.

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

Exhibit A Legal Description and Sketch

Exhibit B Master Concept Plan titled "Via Coconut" dated April 16, 2024.

Exhibit C Pattern Book entitled "Via Coconut Pattern Book" dated April 19, 2024.

Section 6 Severability.

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

Section 7 Effective Date.

This Ordinance shall take effect immediately upon adoption.

PASSED on first reading this 18th day of September, 2024.

PASSED AND ADOPTED BY THE VILLAGE COUNCIL of the Village of Estero, Florida on second reading this 2nd day of October, 2024.

Attest:

VILLAGE OF ESTERO, FLORIDA

By: _____
Carol Sacco, Village Clerk

By: _____
Jon McLain, Mayor

Reviewed for legal sufficiency:

By: _____
Nancy E. Stroud, Village Land Use Attorney

577	Vote:	AYE	NAY
578			
579	Mayor McLain	_____	_____
580	Vice Mayor Ribble	_____	_____
581	Councilmember Fiesel	_____	_____
582	Councilmember Fayhee	_____	_____
583	Councilmember Lopez	_____	_____
584	Councilmember Ward	_____	_____
585	Councilmember Zalucki	_____	_____



Via Coconut EPD
Zoning Staff Report
For
Village Council

PROJECT NAME:	Via Coconut EPD
CASE TYPE:	Amendment to Planned Development
CASE NUMBER:	DCI2024-E004
PLANNING ZONING & DESIGN BOARD DATE:	July 9, 2024
VILLAGE COUNCIL	September 18, 2024, First Reading October 2, 2024, Second Reading

SUMMARY OF REQUEST

The applicant is requesting an amendment to the Estero Planned Development (EPD) for a ±20-acre parcel on the west side of Via Coconut Point south of Corkscrew Road and across from Genova.

The amendment includes several changes to the mixed-use project consisting of:

- Elimination of the “under building parking”: and replacement with garages, carports and surface parking behind the buildings.
- Modification of building footprints and shifting some units.
- Reduce height of mixed used buildings along Main Street from 3 to 2 stories.
- Modifications to deviations.

The amendment would not change the approved number of units (330 multifamily), commercial square footage (29,600), height, or the basic project parameters.

RECOMMENDATION

Staff and the Planning Zoning and Design Board recommend approval with conditions.

The Planning Zoning and Design Board reviewed the request on July 9, 2024 and unanimously voted to recommend approval with staff conditions, believing the proposed changes to be an improvement.

GENERAL INFORMATION

Applicant

Michael J. Henneman, Owner/Manager

Authorized Agent

RVi Planning + Landscape Architecture

Location

The subject properties are located at 8990 Corkscrew Road; 21650 & 21750 Via Coconut Point; 21331, 21350 and 21351 Happy Hollow Lane; and access undetermined for two parcels. The STRAP numbers are 34-46-25-E4-0100C.0170; 33-46-25-E2-U1971.2349; 33-46-25-E3-U1971.2299; 33-46-25-E3-U1969.2320; 33-46-25-E2-U1963.2334; 33-46-25-E3-U1973.2285; 33-46-25-E2-U1967.2334; and 33-46-25-E2-U1967.2342.

Surrounding Zoning and Land Use

North Corkscrew Road then MPD (vacant) and AG (Happy Hollow Lane) – Village Center Land Use

East Via Coconut Point then Genova Condominiums (EPD) and Estero Park (CF) – Village Center and Public Parks and Recreation Land Use

South Via Coconut Point right-of-way, CSX/Gulf Seminole Railroad Corridor and AG

West Happy Hollow Lane residential lots and greenhouse (AG-2), CSX/Gulf Seminole Railroad Corridor, and undeveloped North Point DRI (MPD) – Village Center Land Use

Zoning

Estero Planned Development (EPD)

Comprehensive Plan Land Use Category

Village Center

Zoning History

The property was rezoned from Agriculture (AG) and a very small portion of Parks and Community Facilities (PCF) to Estero Planned Development (EPD) by the Village Council on October 20, 2021 (Ordinance 2021-10). The project has not been developed and the applicant is seeking some revisions with the same general parameters.

Public Information Meeting

A Public Information Meeting was held at the Planning and Zoning Board on February 13, 2024. The applicant provided documentation regarding issues discussed at the meeting which is attached.

September 18 and October 2, 2024

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STAFF ANALYSIS

The applicant is requesting an amendment to the Estero Planned Development that was approved by Council in October, 2021. The zoning approved mixed use for:

- 330 multifamily dwelling units
- 29,600 square feet of commercial use
- Church or alternative 10,000 square feet of commercial use
- Public amenities
- 1-acre donation to Village for park

The project received a development order in July, 2023. The applicant is now requesting some revisions to the project, primarily to the site plan and Pattern Book, and modifications to deviations. The project parameters (number of dwelling units, square feet of commercial use, general uses, locations, and architecture) remain the same.

The main changes include:

- Elimination of the parking under the buildings, being replaced with surface parking, carports and garages;
- Modification to the building footprints
- Reduced height of vertical mixed use buildings along Main Street from 3 to 2 stories
- Shift some units from mixed use buildings to multifamily buildings
- Addition of one deviation and modification of one deviation

The original rezoning request for this project received extensive review by staff, the Planning Zoning and Design Board, and Village Council before its approval in October, 2021.

The project was approved as a "Tier 3" mixed use project which is allowed in the Village Center land use category. Tier 3 development allows for mixed use and:

- A base residential density of up to 15 units per acre with a maximum of 20 units per acre based upon accepted incentive offers
- Higher non-residential intensity
- Maximum building heights between 60 and 70 feet

Via Coconut proposed 330 units with a residential density of 16.5 dwelling units per acre (based on 20-acre total project site), 29,600 square feet of commercial use, and a potential 10,000 square foot church or alternative commercial uses. Maximum height was approved at 4 stories, inclusive of architectural features, or 59 feet. By comparison, Genova, the condominium project across the street on Via Coconut, is a residential Tier 2 development with 12 dwelling units per acre with a maximum building height of 4 stories or 45 feet.

The height and density were found to be consistent with the land use category based on findings of significant public benefits and "incentive offers" as outlined in the Land Development Code.

Staff has reviewed the revised request in conjunction with the Land Development Code and Comprehensive Plan. The two most noticeable changes are the elimination of the "under building" parking and the reduction of height of buildings along the "Main Street area". The under building parking was a concept that the Council endorsed when the project was first approved, as a way

to “disguise parking,” so it would not be visible from Via Coconut. The new design will have a more open courtyard area visible from Via Coconut, with some parking in garages, and some surface and carport parking primarily behind the buildings.

While staff was initially concerned with this change, the applicant has added landscaping, and the Planning Zoning and Design Board at the Public Information Meeting found this design to be an improvement over the original plan.

The second item is the reduction of the Main Street buildings (Buildings C & D) from 3 to 2 stories. While staff would prefer more components of vertical mixed use in a 3-story building, the applicant will provide the same square footage of non-residential use.

The applicant has stated that the changes are due to recent increases in costs of materials. The applicant also states that these changes will make the project more marketable. Staff requested that in the applicant's redesign, it ensure at least that the same level of quality and public benefit be provided. The applicant's changes do not negatively impact the project aesthetics.

After reviewing all the changes, staff believes the project remains consistent with the Comprehensive Plan and Land Development Code. The applicant's list of incentive offerings remains, with the one exception of the under building parking which will be removed.

Other changes include:

- Reduced building footprint by 90,000 s.f.
- Increased parking area by 50,000 s.f.
- Increased open space 33,000 s.f.
- Shift units from Main Street building D & E to apartment buildings A, B & E.

Parking

A combination of surface parking, on-street parking, and garage parking is now proposed. Surface parking will be located to the rear of the residential buildings and adjacent to the church. Small surface lots and on-street parking will serve the Main Street area.

Perimeter Buffers and Landscaping

Buffers and landscaping remain basically the same, but additional landscaping will be added to the courtyard areas on the ground level that replace the under building parking.

Main Street Area

This area includes two vertical mixed-use buildings with commercial on the first level and residences above. The Main Street buildings will now be 2-story instead of 3-story.

Pattern Book

The applicant has submitted a new Pattern Book with illustrative site plan and facade detailing. The architectural style and palette are the same. The changes reflect the building footprint modifications and elimination of the under building parking and replacement with ground level courtyards. The Book also reflects the parking canopy design which is a new feature. Incentive offerings and public benefits are listed on the last pages.

Building Height

Building heights are the same with the exception of the reduction in height in the Main Street area from 3-story to 2-story.

DEVIATIONS

In October, 2021, there were 10 deviations. Three were withdrawn and 7 were approved.

The applicant is requesting a modification to Deviation 9, and a new deviation 10.

The modification to Deviation 9 will allow angled parking in the Main Street mixed use area in lieu of parallel parking from the original plan. Staff recommends approval of this modified deviation.

Deviation 10 was originally requested to allow backout parking along the proposed Main Street connector roadway but was withdrawn by the applicant. The new plan requests angled backout parking. Staff supports this request. The number of backout spaces is limited and this will be similar to Strada Place in the Mercato mixed use development in Collier County.

FINDINGS OF FACT

The findings of fact from the original rezoning would still apply:

1. The applicant has provided sufficient justification for the zoning amendment by demonstrating compliance with the Comprehensive Plan, the Land Development Code, and other applicable codes.
2. The request with the proposed conditions will meet or exceed all performance and locational standards set forth for the potential uses allowed by the request.
3. The request is consistent with the densities, intensities and general uses set forth in the Village of Estero Comprehensive Plan.
4. The proposed uses are compatible with existing or planned uses in the surrounding area and will be served by streets with the capacity to carry traffic generated by the development.
5. Urban services are available and adequate to serve the proposed use.
6. The request will not adversely affect environmentally critical areas and natural resources.
7. The mix of uses is appropriate at the subject location.
8. The deviations recommended for approval:
 - a. Enhance the planned development; and
 - b. Preserve and promote the general intent of the LDC to protect the public health, safety and welfare.
9. The proposal, as conditioned, is consistent with the general criteria of the Estero Planned Development zoning district as follows:

September 18 and October 2, 2024

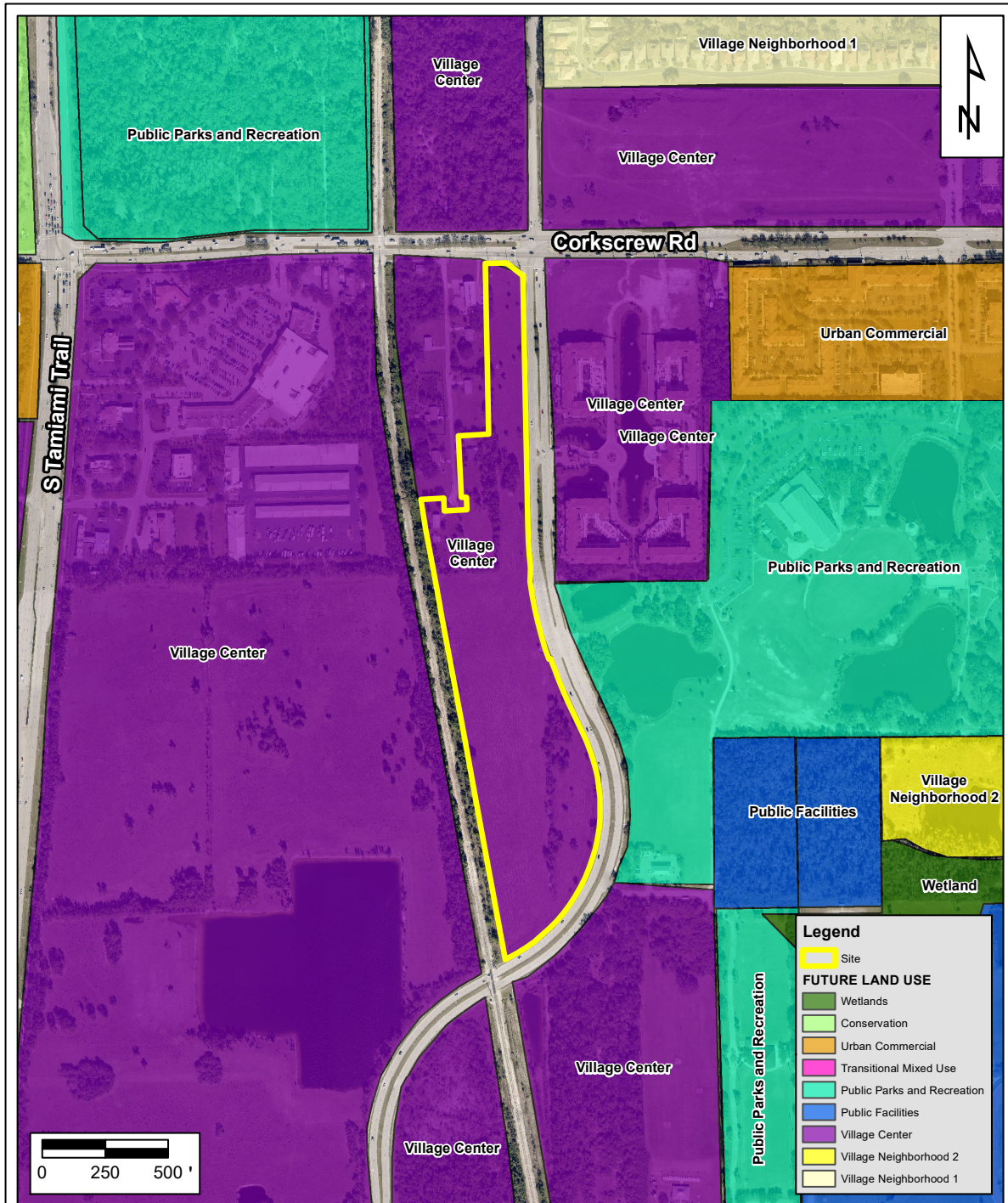
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- a. Goals The mixed-use nature of the site will promote social vitality in the area and create a walkable community.
- b. Reasonable Standards The applicant has used physical form and the relationship of the building with the landscaping and public space to meet the Village Center goals.
- c. Accessibility Accessible public spaces are provided, and onsite interconnections and connections with adjoining properties align with the objectives of the Village Center.
- d. Streets A connected street network has been designed to allow for future connections to the west and to Happy Hollow Lane.
- e. Street Design The street design includes pavers to delineate the entry, and crosswalks in the commercial area will promote walkability.
- f. Lots and Blocks The linear site does not allow for a standard grid lot and block layout but connectivity is proposed to the north and the west.
- g. The Visual Edge A visual edge is created by the landscaping and linear park/sidewalk along Via Coconut Point.
- h. Architecture The building design and colors are consistent with the Village architectural standards, and the massing of the buildings has been minimized with the use of step backs, varying roof heights and facade fenestration.
- i. Quality of Buildings Concrete block construction is proposed, and elevators will be in all buildings over two stories.

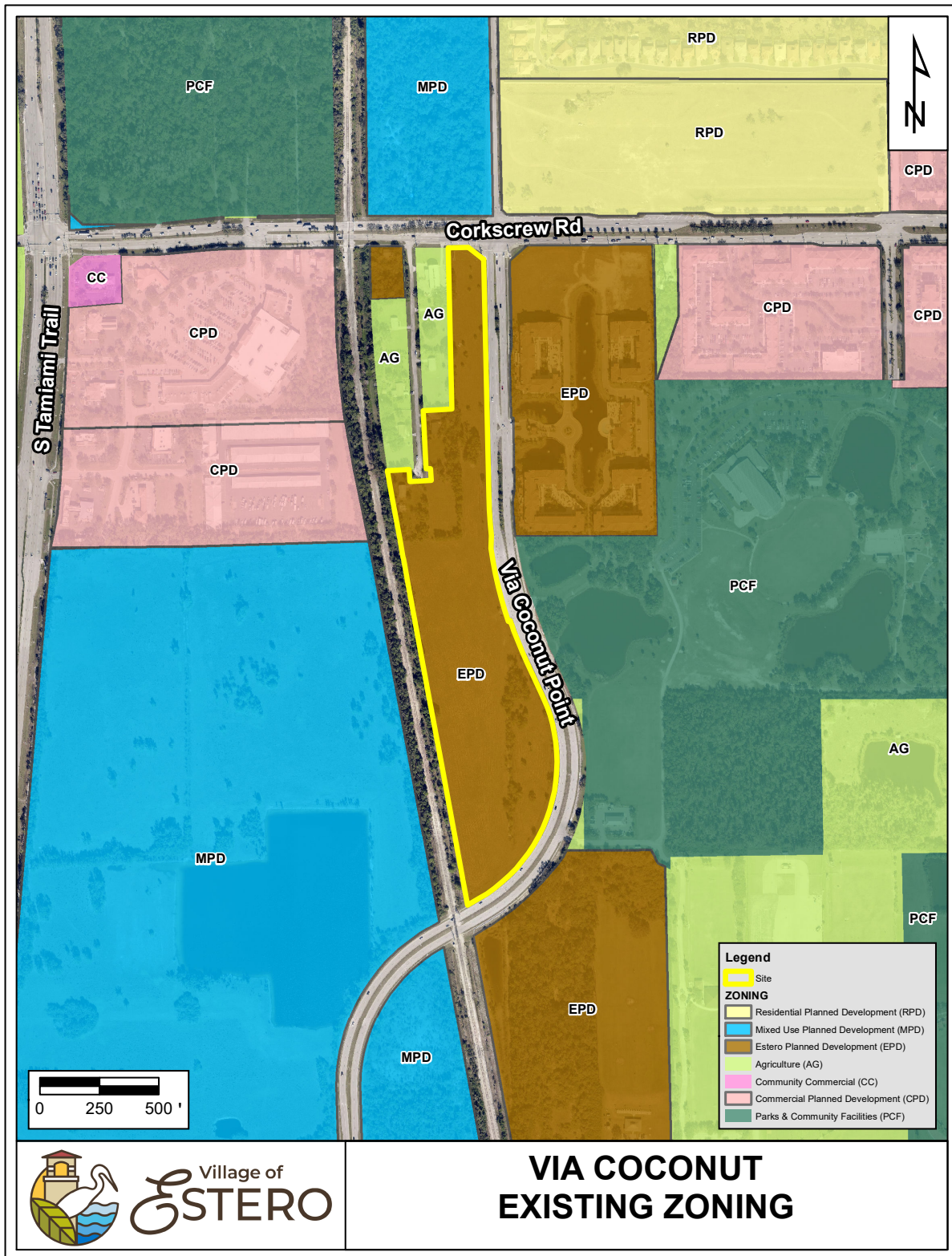
ATTACHMENTS

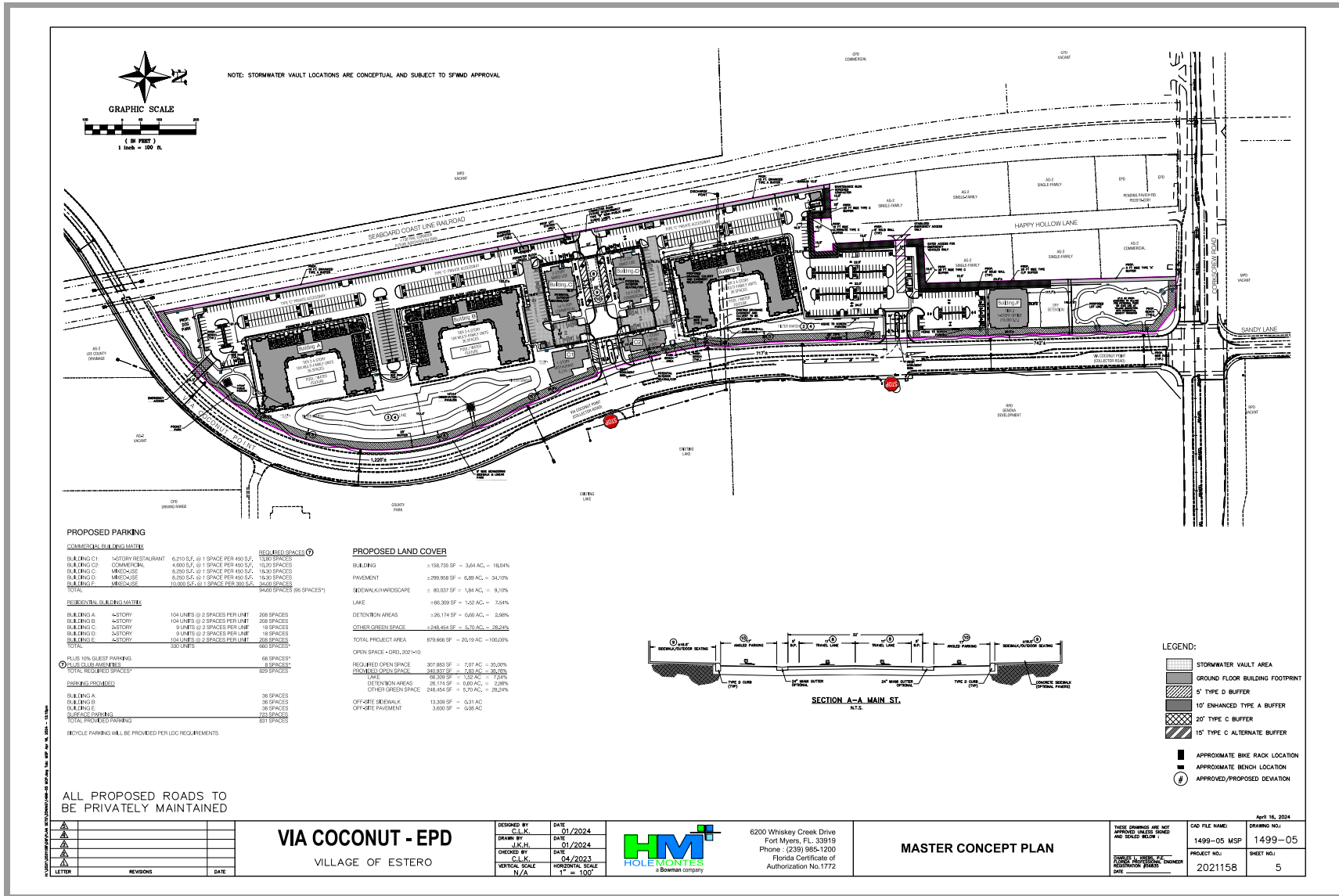
- A. Future Land Use Map
- B. Zoning Map
- C. Master Concept Plan
- D. Pattern Book
- E. Applicant Information
- F. PZDB Public Information Meeting Summary



Village of
ESTERO

VIA COCONUT EXISTING FUTURE LAND USE







DESIGN STANDARDS INDEX

01. SITE PLAN

- 01.1 | Site Location and Connectivity
- 01.2 | Conceptual Master Plan
- 01.3 | Public Amenities/Public Easement Map

02. ARCHITECTURE

- 02.1 | Architectural Style
- 02.2 | Building Design Details
- 02.3 | Architectural Elevations

03. LANDSCAPE

- 03.1 | Landscape Plan
- 03.2 | Site Lighting
- 03.3 | Feature Lake and Pool Deck Section
- 03.4 | Plant Species

04. TANGIBLE BENEFITS AND INCENTIVE OFFERINGS



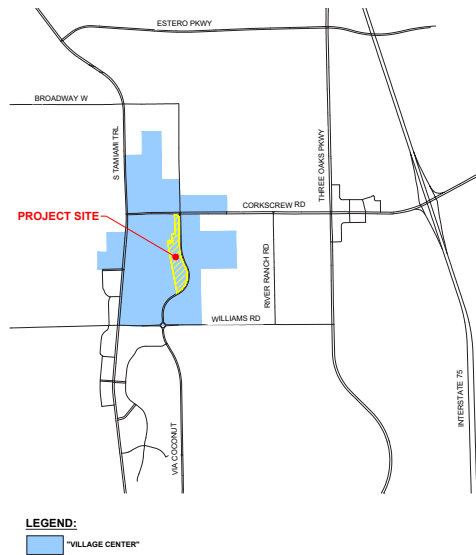
VILLAGE OF ESTERO PATTERN BOOK | 2

01. SITE PLAN

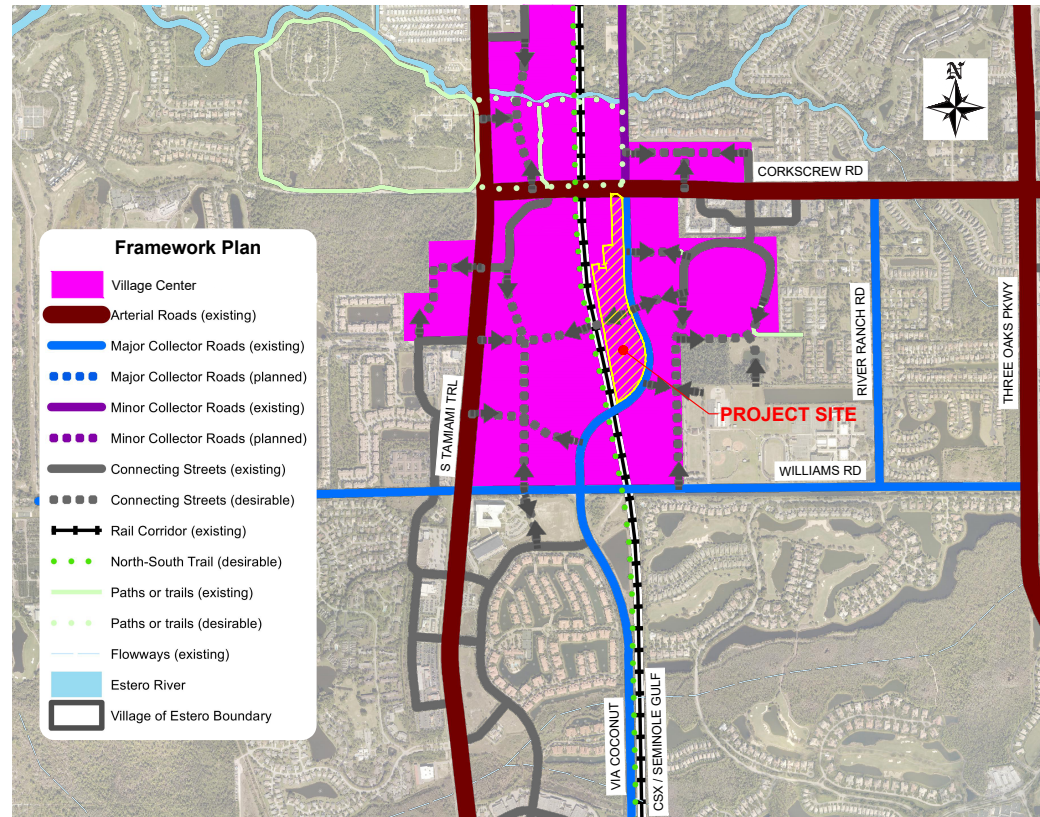


VILLAGE OF ESTERO PATTERN BOOK | 3

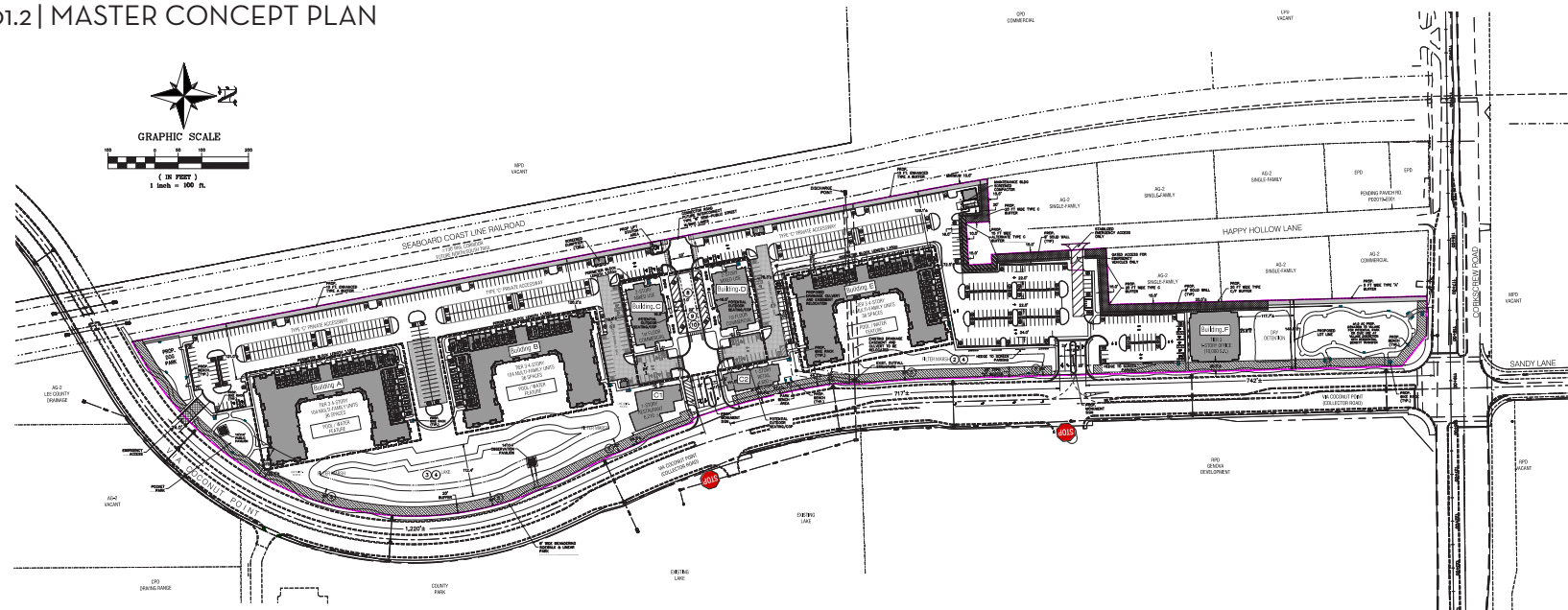
01.1 | SITE LOCATION AND CONNECTIVITY



VILLAGE CENTER CONNECTIVITY MAP



01.2 | MASTER CONCEPT PLAN



PROPOSED PARKING

COMMERCIAL BUILDING MATRIX			REQUIRED SPACES ⁽⁷⁾
BUILDING C1:	1-STORY RESTAURANT	6,210 S.F. @ 1 SPACE PER 450 S.F.	13.80 SPACES
BUILDING C2:	COMMERCIAL	4,600 S.F. @ 1 SPACE PER 450 S.F.	10.20 SPACES
BUILDING C:	MIXED-USE	6,250 S.F. @ 1 SPACE PER 450 S.F.	13.89 SPACES
BUILDING D:	MIXED-USE	8,250 S.F. @ 1 SPACE PER 450 S.F.	18.30 SPACES
BUILDING F:	MIXED-USE	10,000 S.F. @ 1 SPACE PER 300 S.F.	34.00 SPACES
TOTAL			94.60 SPACES (96 SPACES*)

RESIDENTIAL BUILDING MATRIX

BUILDING A:	4-STORY	104 UNITS @ 2 SPACES PER UNIT	208 SPACES
BUILDING B:	4-STORY	104 UNITS @ 2 SPACES PER UNIT	208 SPACES
BUILDING C:	2-STORY	9 UNITS @ 2 SPACES PER UNIT	18 SPACES
BUILDING D:	2-STORY	9 UNITS @ 2 SPACES PER UNIT	18 SPACES
BUILDING E:	4-STORY	104 UNITS @ 2 SPACES PER UNIT	208 SPACES
TOTAL		330 UNITS	660 SPACES*

PLUS 10% GUEST PARKING

7	PLUS CLUB AMENITIES	8 SPACES*
	TOTAL REQUIRED SPACES*	829 SPACES
	PARKING PROVIDED	

BUILDING A:

BUILDING B:	36 SPACES
BUILDING E:	36 SPACES
SURFACE PARKING	723 SPACES
TOTAL PROVIDED PARKING	831 SPACES

BICYCLE PARKING WILL BE PROVIDED PER LDC REQUIREMENTS

PROPOSED LAND COVER

BUILDING	±158,735 SF = 3.64 AC. = 18.04%
PAVEMENT	±299,958 SF = 6.89 AC. = 34.10%
SIDEWALK/HARDSCAPE	± 80,037 SF = 1.84 AC. = 9.10%

LAKE	$\pm 66,309$ SF = 1.52 AC. = 7.54%
DETENTION AREAS	$\pm 26,174$ SF = 0.60 AC. = 2.98%

OTHER GREEN SPACE ±248,454 SF = 5.70 AC. = 20.24%

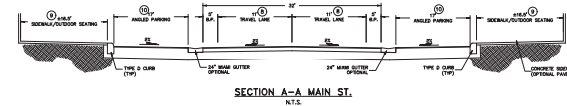
TOTAL PROJECT AREA	879,665 SF = 20.19 AC = 100.00%
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OPEN SPACE • CRD, 2021.10

REQUIRED OPEN SPACE	307,883 SF = 7.07 AC = 35.00%
PROVIDED OPEN SPACE	340,937 SF = 7.83 AC = 38.76%
LAKE	66,309 SF = 1.52 AC = 7.54%

DETENTION AREAS	26,174 SF = 0.60 AC. = 2.98%
OTHER GREEN SPACE	248,454 SF = 5.70 AC. = 28.24%
OFF-SITE SIDEWALK	13,309 SF = 0.31 AC

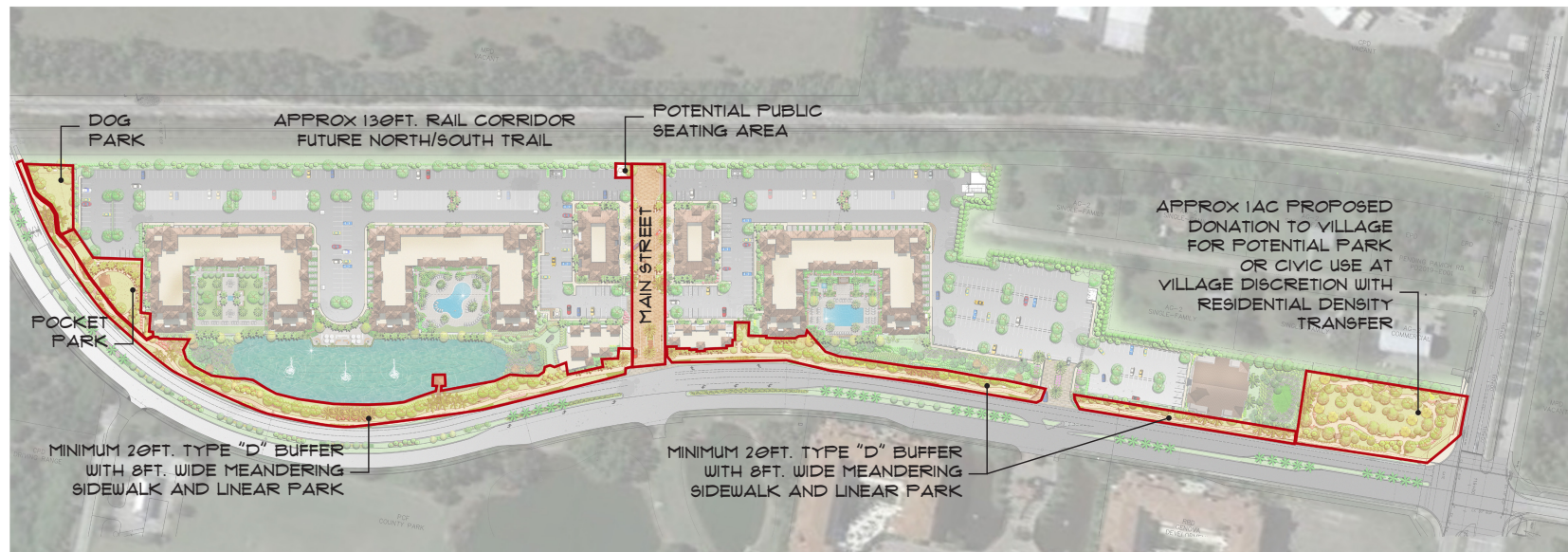
OFF-SITE PAVEMENT 3,600 SF = 0.08 AC



LEGEND:

-  STORMWATER VAULT AREA
 GROUND FLOOR BUILDING FOOTPRINT
 5' TYPE D BUFFER
 10' ENHANCED TYPE A BUFFER
 20' TYPE C BUFFER
 15' TYPE C ALTERNATE BUFFER
 APPROXIMATE BIKE RACK LOCATION
 APPROXIMATE BENCH LOCATION
 APPROVED/PROPOSED DEVIATION





PUBLIC AMENITIES/PUBLIC EASEMENT MAP

LEGEND

 PUBLIC AMENITIES/PUBLIC EASEMENT



VILLAGE OF ESTERO PATTERN BOOK | 6

02. ARCHITECTURE



VILLAGE OF ESTERO PATTERN BOOK | 7

02.1 | ARCHITECTURAL STYLE

The proposed development provides Architectural Diversity and High-Quality Development consistent with LDC Section 33-517. The variety of architecture and landscaping is of the highest quality and the variety of uses include unifying and compatible features throughout the site, which features are also compatible and cohesive with the Village Center Area and neighboring developments.

The architecture of Via Coconut will be a Mediterranean underlying design with coastal inspired architectural flavor. We feel it will be refreshing to the Village of Estero while being contextual to its neighboring Mediterranean and Old Florida designed properties. The massing of the buildings is well articulated while respecting the human scale and character of the community.

Varying rooflines, depictions of materials and the creating of light, mass and shadow are key components to this design. The buildings include three-story stepped back elements from the remaining 4-story building masses. This massing change is stepped back from the perimeter lake and linear park creating a delicate footprint along the street frontage on Via Coconut.

The architecture and public spaces are designed under the standards of the Village Center Area and share characteristics of neighboring properties that help generate a sense of connectivity and cohesive framework in the Village Center Area.

The material palette consists of subtle flavors of Mediterranean architecture including an orange to off red barrel concrete roof tiles, contrasting simple beige and cream colors in the stucco walls, bronze railing, painted eave corbels, sections of stucco for texture as well as a mixture of these colors. These texture, colors and details will create a cinematic experience through the neighborhood.

We feel the project represents the highest of quality and appropriateness of our coastal environment while maintaining the Village's desire to present a Mediterranean community theme, delicately fitting into the surrounding context of the community.

The architecture of Via Coconut fits under the category of Mediterranean architecture that are deemed acceptable by Village standards. The development's architecture is influenced by the neighboring community's Mediterranean style. The buildings include clean lines with timeless stucco textures and stepped towers with timeless corbels. The buildings also include a simple, three toned color palettes. The rooflines are simplified by hipped roof configurations and vertical roof plane changes giving the buildings a sense of well-proportioned massing. The building includes large windows with dark bronze aluminum finishes. The architectural style fits nicely within the framework of the existing Mediterranean influence of the community.

The proposed Via Coconut development compliments and blends with the adjacent Genova condominium development which is in the Mediterranean style as well as the proposed new Pavich building adjacently North of this site which is Old Florida style.

The development incorporates the following façade treatments:

- Each building contains a clearly defined entryway with stepped building massing to help identify the building entrance.
- The buildings include a wide variety of varying rooflines, pitches and roof shapes. The primary roof is a concrete barrel roof system with varying perimeter undulating hip roof lines and hip roof tower elements.
- The mixed-use oriented structures along the main street entrance include transparent display windows and provide visibility into the building's interior.
- The project consistently includes large overhangs and functional awning features.
- The buildings consistently include well-articulated building massing and avoid the use of blank wall areas. The building includes appropriate ornamentation with a variety of building materials including flat concrete roof tiles, architectural brackets and a mixture of smooth and scored stucco applications.
- The buildings has several well-articulated roof parapets and tower elements creating a variety of vertical roof plane changes.

Each commercial and mixed-use structure within the development includes large display windows at the street level on all commercial street frontages. The building colors for Via Coconut are in the soft and neutral range including earth tones. The trim colors are contrasting dark bronze to help transition the softness of the building walls to the roof color.

The anticipated construction materials are as follows:

- Buildings walls: concrete block construction, with a smooth stucco finish, painted with soft colors, off white.
- Stone veneer (light beige) in some areas.
- Interior finishes: Stucco walls painted, ceramic tile for restrooms and ceramic tile with carpet for floors.
- Building A, B, and E will provide 2 elevators each tower. (manufacturer by Kone or Schindler elevators)
- Stairways: Cast in place concrete
- All building lighting will enhance entrances and main features of buildings points.
- Slabs: Precast plank slabs.
- Storefront and windows: Dark bronze aluminum storefront.
- Hand rails: Dark bronze aluminum
- Awnings: Frame dark bronze
- Brackets: Prefabricated, with dark bronze finish
- Roof system: The structure will be with prefabricated trusses, and tile roof system
- Circulation sidewalks and paths: Concrete and concrete tiles



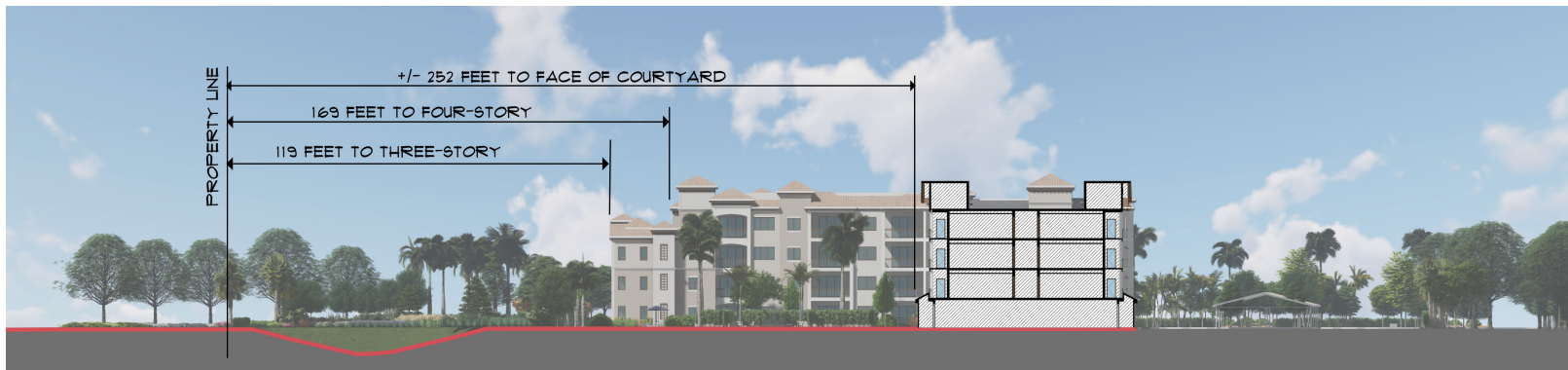
02.2 BUILDING DESIGN DETAILS



VILLAGE OF ESTERO PATTERN BOOK | 9



PROJECT KEY MAP

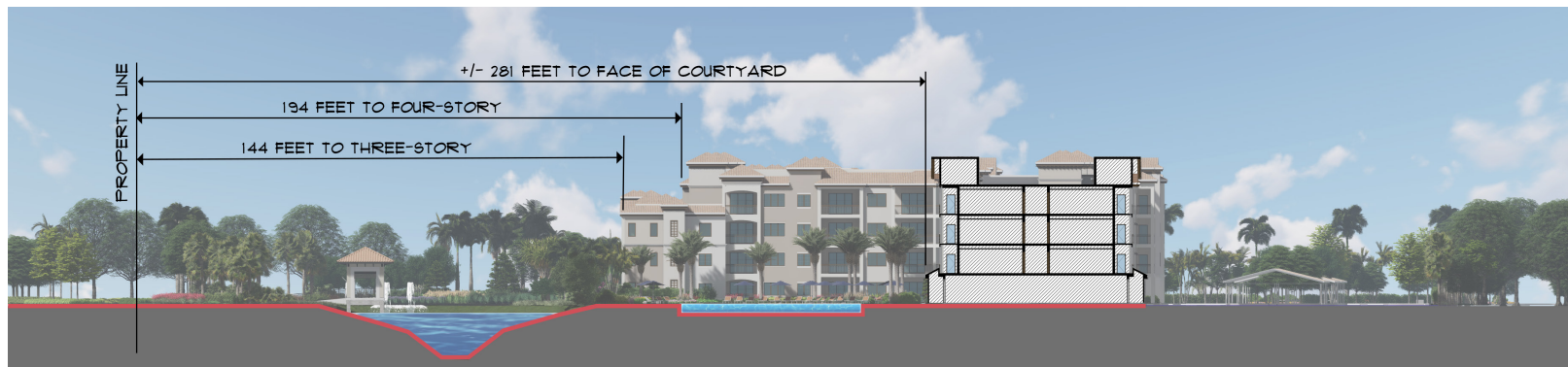


BUILDING A SECTIONAL DIAGRAM
NOT TO SCALE





PROJECT KEY MAP

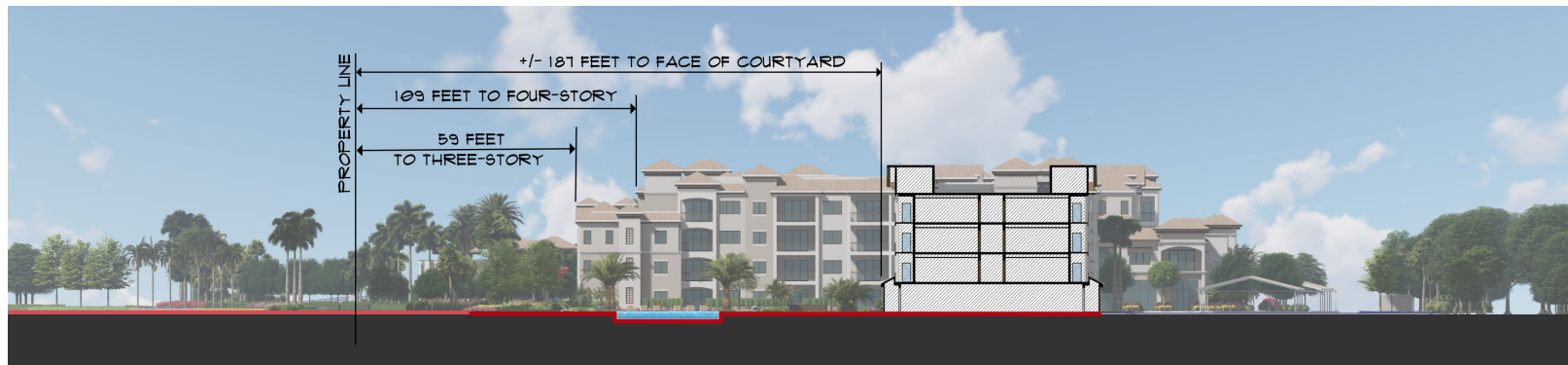


BUILDING B SECTIONAL DIAGRAM
NOT TO SCALE





PROJECT KEY MAP



BUILDING E SECTIONAL DIAGRAM
NOT TO SCALE





OVERALL AERIAL VIEW FROM NORTHEAST



VILLAGE OF ESTERO PATTERN BOOK | 13



BUILDING A AMENITY DECK



VILLAGE OF ESTERO PATTERN BOOK | 14



BUILDING B AMENITY DECK



VILLAGE OF ESTERO PATTERN BOOK | 15



BUILDING E AMENITY DECK



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AERIAL VIEW OF PUBLIC PARK AND BUILDING F



VILLAGE OF ESTERO PATTERN BOOK | 17



VIEW OF BUILDING A FROM VIA COCONUT





VIEW OF FEATURE LAKE AND BUILDINGS A & B



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VIEW OF FEATURE LAKE AND BUILDING B





VIEW OF BUILDING E



VILLAGE OF ESTERO PATTERN BOOK | 21



VIEW OF MAIN ENTRANCE AT BUILDINGS C1 AND C2





VIEW OF BUILDING C





VIEW OF BUILDING C1





VIEW OF BUILDING C2





KEY MAP
VIEW OF BUILDING F





VIEW OF PUBLIC PARK AREA





VIEW OF PUBLIC PARK AREA



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02.3 | BUILDING DESIGN DETAILS

Building Height Determination

Land Development Code | Village of Estero, Florida

SEC. 33-229. MAXIMUM HEIGHT.

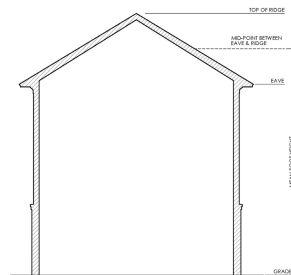
Buildings outside of the Interstate Highway Interchange Areas are limited to a maximum of three stories or 45 feet, whichever is less, in height. Elements that enhance visibility, create focal points or amenities, such as turrets, sculpture, clock tower and corner accentuating rooflines, may exceed the maximum height limitations with an approved variance or deviation.

Sec. 34-2171. Measurement.

(a) Except as provided in this subdivision, the height of a building or structure is measured as the vertical distance from grade* to the highest point of the roof surface of a flat or Bermuda roof, to the deck line of a mansard roof, and to the mean height level between eaves and ridge of gable, hip and gambrel roofs, and to the highest point of any other structure (excluding fences and walls).

*For purposes of this subdivision, grade is the average elevation of the street or streets abutting the property measured along the centerline of the streets, at the points of intersection of the streets with the side lot lines (as extended) and the midpoint of the lot frontage. (i) In areas within the Coastal Building Zone and other flood prone areas (as defined in Chapter 6 Articles III and IV of the LDC), height of a building is the vertical distance from the minimum required flood elevation to the highest point of the roof surface of a flat or Bermuda roof, to the deck line of a mansard roof, to the mean height level between eaves and ridge of gable, hip and gambrel roofs.

(2) Fences, walls, and buffers are measured in accordance with section 34-1744 and section 10-416



02.3 | BUILDING DESIGN DETAILS

Building Elevations: Buildings A and E



02.3 | BUILDING DESIGN DETAILS

Building Elevations: Building B



SOUTH ELEVATION



NORTH ELEVATION



02.3 | BUILDING DESIGN DETAILS

Building Elevations: Buildings A, B and E



WEST ELEVATION



EAST ELEVATION



02.3 | BUILDING DESIGN DETAILS

Building Elevations: Building C

KEY MAP



WEST ELEVATION



EAST ELEVATION



02.3 | BUILDING DESIGN DETAILS

Building Elevations: Building C



02.3 | BUILDING DESIGN DETAILS

Building Elevations: Building D

KEY MAP



EAST ELEVATION



WEST ELEVATION



02.3 | BUILDING DESIGN DETAILS

Building Elevations: Building D



SOUTH ELEVATION



NORTH ELEVATION



02.3 | BUILDING DESIGN DETAILS

Building Elevations: Building C1



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



02.3 | BUILDING DESIGN DETAILS

Building Elevations: Building C2



02.3 | BUILDING DESIGN DETAILS

Building Elevations: Building F



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

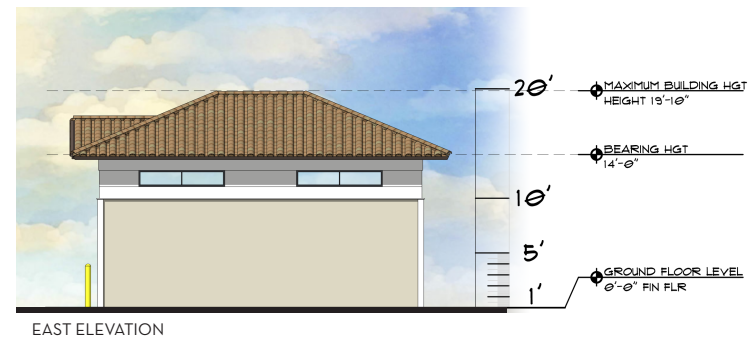
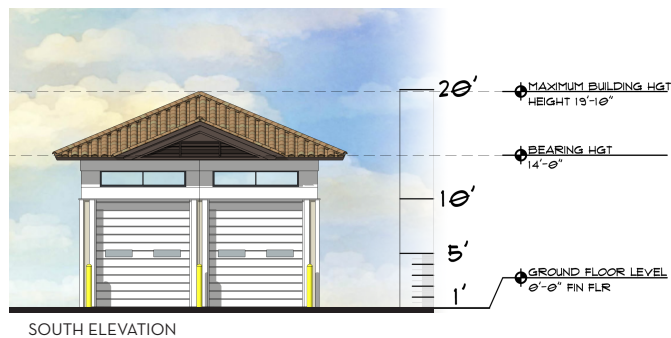
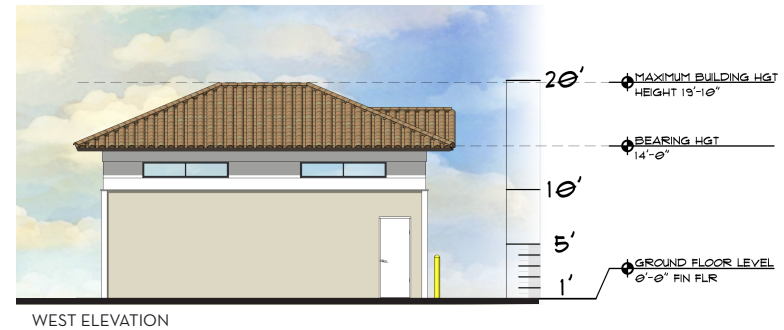
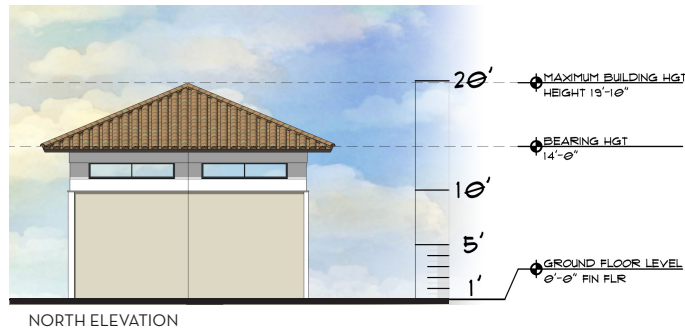


WEST ELEVATION



02.3 | BUILDING DESIGN DETAILS

Building Elevations: Maintenance Building



02.3 | BUILDING DESIGN DETAILS

Parking Canopies

DESCRIPTION:

The new double-loading parking canopies offer residents' vehicles a respite from the south Florida sun. Steel columns will accommodate steel gabled roof structures and be finished with roofing to resemble the barrel tiles of the building to maintain a consistent and cohesive design concept throughout. The structural members will be painted.



ISOMETRIC VIEW



SIDE ELEVATION VIEW



ENLARGED FRONT ELEVATION



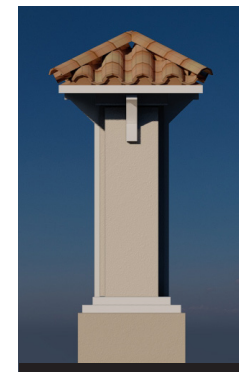
02.3 | BUILDING DESIGN DETAILS

Monument Sign

DESCRIPTION:

New, double faced monument sign with backlit metal logo, lettering, and address numerals internally illuminated. LED lighting to match brand colors. Metal lettering to be mounted to with 1-1/2" standoffs.

Monument to be constructed of C.M.U. with a stucco finish.



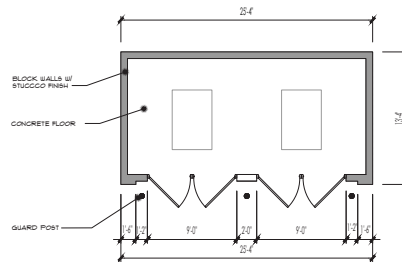
02.3 | BUILDING DESIGN DETAILS

Equipment Screening and Enclosures

DESCRIPTION:

Enclosures are to be three sided structures constructed of CMU with three coat finish. Gates are to be welded, multi-slat .938 tongue and groove gate system (not see-through).

DUMPSTER ENCLOSURE



BLOCK WALL
STUCCO FINISH
PAINTED AS ALL
COMPLEX BLDGS.

EXT. DOORS

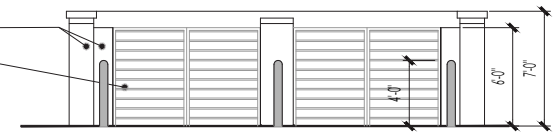
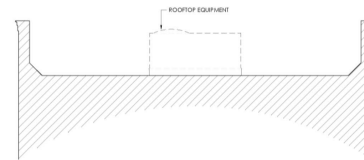


ILLUSTRATION FOR REFERENCE ONLY

ROOFTOP EQUIPMENT SCREENING



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02.3 | BUILDING DESIGN DETAILS

Materials and Color Palette

SEC. 33-334. BUILDING COLOR.

(a) The colors for commercial structures must be neutral, warm earth tones or subdued pastels. Where applicable, commercial buildings may use brightly colored trims, cornices, or columns that may be reinforced to create a special effect or setting. However, these contrasts must create a harmonious impact, complementing the principal structure as well as existing surrounding building structures.

(b) Brighter colors can be utilized to create focal points of interest in locations including on doors, windows and architectural details. Buildings should not exceed three colors on one architectural detail in composite. Contrasting accent colors of any wall, awning or other feature must be limited to no more than ten percent of the total area for any single façade.

CONDITION- Specific details such as: parking lot screening from Via Coconut between Buildings E and F such as trellis/knee wall, buffer or similar; additional urban streetscape pedestrian activity areas along Main Street; addition of bike rack at fishing pier with potential "No Parking" paint or signage on Via Coconut Point; and ensure the variation of contrasting building colors to differentiate buildings will be evaluated as part of Development Order Approval. At a minimum the Development Order Plan must demonstrate the following:

- White paint limited to trim and cornices;
- Dark bronze paint for all metallic features and facias of roof-line; and
- No less than three (3) different shades of taupe paint color on each façade, including: Pavilion Beige, Natural Linen, Loggia, Tavern Taupe, or White Flour;
- In no case shall either White Flour or Natural Linen (together) be more than 20% of each façade; and
- In no case shall Pavilion Beige or Tavern Taupe be less than 20% of each façade.



WALL PAINT

SW 7512
Pavilion Beige
Interior / Exterior
Location Number: 250-C4

SW 9109
Natural Linen
Interior / Exterior
Location Number: 205-C1

SW 7035
Aesthetic White
Interior / Exterior
Location Number: 259-C4

WALL PAINT ALTERNATES

SW 7102
White Flour
Interior / Exterior
Location Number: 267-C2

SW 9109
Natural Linen
Interior / Exterior
Location Number: 205-C1

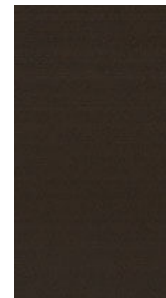
SW 7506
Loggia
Interior / Exterior
Location Number: 248-C2

SW 7508
Tavern Taupe
Interior / Exterior
Location Number: 248-C6

ROOF TILES



METAL TRIM



03.1 LANDSCAPE PLAN



03.1 | LANDSCAPE PLAN

Landscape Features

- **INTERWEAVING PUBLIC ROW AND VIA COCONUT MPD FRONTAGE**
integrating Via Coconut Point Road ROWs with Via Coconut MPD's linear park, 8' sidewalk and landscaping to create seamless ROW and inviting street-side environment.
- **ENHANCED LANDSCAPE BUFFERING ALONG VIA COCONUT**
enhanced 14-18' trees, enhanced hedge shrub 36" at installation, additional ground covers with additional shrub layers
- **FILTER MARSHES**
along 8' sidewalk within linear park with variety of grasses and aquatic plants including seasonal plantings (Red Maples, Bald Cypress, etc.)
- **LABEL PLANTINGS**
for educational purposes
- **ENHANCED PERIMETER BUFFER PLANTINGS**
with additional tree and shrub plantings exceeding code
- **ENHANCED INTERNAL LANDSCAPING**
with oversized 14' tall canopy trees in islands
- **INCREASED PLANT SIZES**
for the buildings for key areas
- **MEDIAN PLANTINGS**
to emulate median plantings to the north
- **FLOWERING TREES AND SEASONAL PLANTINGS**
- **LARGE SPECIMEN PALMS**
at entry and in select areas; Date palms or Royal Palms
- **ENHANCEMENTS TO LANDSCAPE**
trees along rail corridor and desirable north/south trail along the west where no buffer is required and enhancements to north buffer to Happy Hollow Lane residential
- **STREET TREES**
per plan to blend with proposed plantings for adjacent Genova development



03.1 | OVERALL LANDSCAPE PLAN



LEGEND

- | | |
|--|--|
| (A) ENTRY | (K) POCKET PARK (with shade structure) |
| A1. Pavers | (L) RESORT STYLE POOL DECK |
| A2. Signage | (M) VIA COCONUT BUFFER PLANTINGS |
| (B) POND | Enhanced Plantings 14'-18" Trees |
| B1. Fountain | Hedge Shrub 36" at Installation |
| B2. Littoral Plantings | Additional Groundcovers and shrub layers |
| (C) MARSH / FILTER POND | (N) ENHANCED PERIMETER BUFFER PLANTINGS |
| C1. Littoral plantings/ Grasses | Additional tree and shrub plantings exceeding code |
| C2. Cypress Maple Trees | (O) CANOPY TREES |
| (D) FISHING PIER | Oversized Canopy trees in Islands 14' tall |
| D1. Stocked lake for Fishing | (P) SPECIMAN PALM TREES |
| D2. Educational Informational Placques | P1. Royal Palms/ Date Palms 12"-14" ct |
| (E) MEDIAN LANDSCAPE | (Q) BENCHES/ BIKE RACKS |
| (F) FLOWERING TREES | Q1. Bike Racks |
| (G) MEANDERING PATHWAY | Q2. Benches |
| G1. Benches | (R) ART |
| G2. 8' Wide Concrete Path | Art/Sculpture |
| (H) AMENITY DECK | (S) WATER FEATURE |
| H1. Fire pit | (T) CAR PORT |
| H2. Trellis | |
| H3. Speciman Planting | |
| (I) ENHANCED LANDSCAPE BUFFER | |
| I1. Mature Plantings | |
| I2. Variety of Species | |
| I3. Label Plantings for education purposes | |
| (J) DOG PARK | |
| J1. Perimeter Fence | |



03.1 | LANDSCAPE PLAN



KEY MAP



VILLAGE OF ESTERO PATTERN BOOK | 48

03.1 | LANDSCAPE PLAN

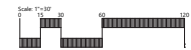


KEY MAP



LEGEND

- A ENTRY
- A1 Pavers
- A2 Signage
- B POND
- B1 Fountain
- B2 Littoral Plantings
- C MARSH / FILTER POND
- C1 Littoral plantings/ Grasses
- C2 Cypress Maple Trees
- D FISHING PIER
- D1 Stocked lake for Fishing
- D2 Educational Informational Placques
- E MEDIAN LANDSCAPE
- F FLOWERING TREES
- G MEANDERING PATHWAY
- G1 Benches
- G2 8" Wide Concrete Path
- H AMENITY DECK
- H1 Fire pit
- H2 Trellis
- H3 Specimen Planting
- I ENHANCED LANDSCAPE BUFFER
- I1 Mature Plantings
- I2 Variety of Species
- J DOG PARK
- J1 Perimeter Fence
- K POCKET PARK (with shade structure)
- L RESORT STYLE POOL DECK
- M VIA COCONUT BUFFER PLANTINGS
- M1 Enhanced Plantings 14'-18" Trees
- M2 Hedge Shrub 36" at Installation
- M3 Additional Groundcovers and shrub layers
- N ENHANCED PERIMETER BUFFER PLANTINGS
- N1 Additional tree and shrub plantings exceeding code
- O CANOPY TREES
- O1 Oversized Canopy trees in Islands 14' tall
- P SPECIMAN PALM TREES
- P1 Royal Palms/ Date Palms 12'-14' c1
- Q BENCHES/ BIKE RACKS
- Q1 Bike Racks
- Q2 Benches
- R ART
- R1 Art/Sculpture
- S WATER FEATURE
- T CAR PORT



03.1 | LANDSCAPE PLAN



KEY MAP



03.1 | LANDSCAPE PLAN



KEY MAP



03.2 | SITE LIGHTING

[illegible][illegible][illegible]

P15 PureForm LED small square

Area light with precision optics

Dimensions

The technical drawings illustrate the P15 PureForm LED small square light fixture in four configurations: Standard (P15), Half Mount (P15L), Network (P15N), and Standard with Mounting Bracket (P15M). Each drawing includes top, side, and front views with precise dimensions in millimeters. The Standard (P15) and Half Mount (P15L) versions have a square body with a mounting flange. The Network (P15N) version features a different mounting design. The Standard with Mounting Bracket (P15M) version includes a separate mounting bracket. The front view of each fixture shows a square LED array with a central lens and a digital display.

Standard (P15)

Half Mount (P15L)

Network (P15N)

Standard with Mounting Bracket (P15M)

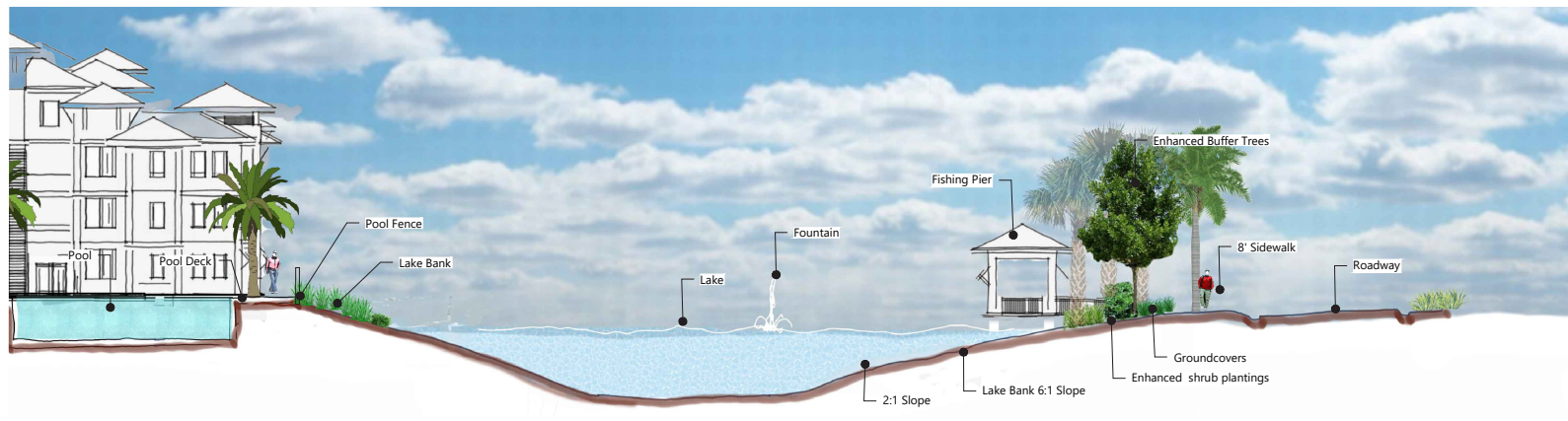
Weight:
1000g (P15/P15L)
1200g (P15N)

[illegible][illegible]

03.3 | FEATURE LAKE AND POOL DECK SECTION



PROJECT KEY MAP

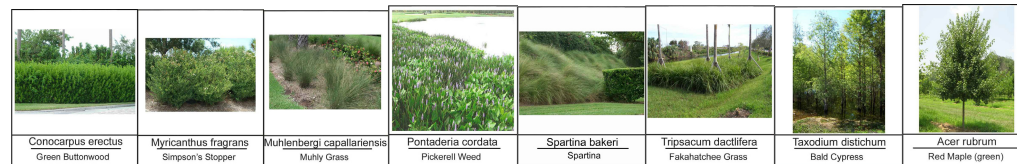


03.4 | PLANTING PALETTE



PROPOSED FILTER MARSH PLANT PALETTE

Plants shown are conceptual in nature. Additional plantings may be used.



04. SIGNIFICANT TANGIBLE PUBLIC BENEFITS AND INCENTIVE OFFERINGS

Social Vitality

1. **MAIN STREET (CONNECTING STREET/±0.52-ACRE)**, the ultimate public gathering place as a high-quality, destination promoting place-making businesses including restaurants, coffee shops and fitness studios.
2. **±1-ACRE LAND DONATION TO VILLAGE OF ESTERO** for potential park or civic use at Village discretion (valued at ±1.5 million for a corner parcel) with residential density transfer.
3. **±1.91-ACRES/±0.55-MILE LINEAR PARK** with lush, greater-than-Code landscaping along Via Coconut Point frontage with interconnected public amenities for sitting, gazing and interacting with public spaces. (±1.72 acres/±.5-mile plus additional ±0.19 acre/±0.05 mile located on donation parcel)
4. **14' X 14' PUBLIC LAKE OBSERVATION PAVILION/FISHING PIER** interconnected by the 8' sidewalk within the linear park and will include educational informational plaques.
5. **PUBLIC PARK BENCH AREAS** interconnected by the 8' sidewalk within the linear park.
6. **±0.23-ACRE PUBLIC LAWN AREA WITH PAVILION** interconnected by the 8' sidewalk within the linear park.
7. **±0.18-ACRE PUBLIC DOG PARK** interconnected by the 8' sidewalk within the linear park with benches, perimeter fence, and hedge.
8. **VERTICAL AND HORIZONTAL MIXED-USE DEVELOPMENT:** integrated mixed-use neighborhood with higher residential densities and mixed uses along the street frontage promoting place-making businesses including restaurants, coffee shops and fitness studios.
9. **STREET FRONT COMMERCIAL** located along Main Street (connecting street) and 8' sidewalk within the linear park.
10. **UPSCALE WATERFRONT RESTAURANT** located along Main Street (connecting street) and 8' sidewalk within the linear park.
11. **NOT AGE-RESTRICTED, DIVERSE HOUSING** - Via Coconut MPD is designed as a housing alternative for varying needs of the Village of Estero. The community will not be age restricted.

Connectivity

13. **DESIRABLE CONNECTOR STREET:** Main Street provides a vital segment of the desired connector between Pelican Sound Drive and the future west entrance to Estero Community Park shown on the Framework Plan to connect to Corkscrew Palms Boulevard and Williams Road. It also provides for future connection to the proposed SUN Trail Rail Corridor shared use path with reservation for potential future seating area.
14. **±0.56-MILE 8' PUBLIC MEANDERING SIDEWALK ALONG VIA COCONUT POINT** within the linear park that will interconnect with Village's planned Estero Community Park west entrance shared use path proposed to connect to Williams Road. (±0.51-mile plus additional ±0.05-mile located on donation parcel)
15. **BIKE LANES ON MAIN STREET** (connecting street) will connect to the Village's planned bike lanes on Via Coconut Point and Village's planned Estero Community Park west entrance shared use path proposed to connect to Williams Road.
16. **PROMOTE WALKABILITY WITH INTERCONNECTED SIDEWALKS.** Internal sidewalks interconnect with public sidewalks external to the community on Via Coconut Point.
17. **MIXED-USE PEDESTRIAN SHED** - All residential units are within pedestrian shed of proposed Main Street commercial uses and the proposed on-site private and public amenities.
18. **NON-GATED COMMUNITY** - The proposed development does not include entry gates.



04. SIGNIFICANT TANGIBLE PUBLIC BENEFITS AND INCENTIVE OFFERINGS

Architecture

- 19. EXCEPTIONAL DESIGN** - The architecture depicted in the pattern book sets a high-quality standard for the Village Center Area and includes a unique residential building design including three-story stepped back elements from the remaining 4-story building masses. This massing change is stepped back from the perimeter water features and linear park creating a delicate footprint along the street frontage on Via Coconut.
- 20. VARYING BUILDING HEIGHTS** are provided throughout the development as demonstrated in the pattern book.
- 21. 360-DEGREE URBAN LOOK.** All the building elevations depicted in the pattern book have architectural design elements typical of front elevations so it will appear that there are no rear elevations.
- 22. ENTRY PAVERS AND LANDSCAPED SIGNAGE** at each entry point to calm traffic and emphasize safety.
- 23. SCULPTURE FEATURES** on Main Street (connecting street) near mixed use buildings.
- 24. ON-STREET PARKING** on Main Street (connecting street) and internal accessways as encouraged to calm traffic.
- 25. STREET FURNITURE** is proposed.
- 26. BEST PRACTICES FOR COMPACT SURFACE WATER MANAGEMENT DESIGN** are proposed.
- 27. BEST PRACTICES FOR BLOCK LENGTHS** are proposed.
- 28. LAKE AND WATER FEATURES** along the 8' sidewalk within the linear park.
- 29. FOUNTAINS** included in lake and water features.

Landscaping

- 30. INTERWEAVING PUBLIC ROW AND VIA COCONUT MPD FRONTAGE**- Integrating the Via Coconut Point Road ROWs with Via Coconut MPD's linear park, 8' sidewalk and landscaping to create a seamless ROW and a more inviting street-side environment.
- 31. ENHANCED LANDSCAPE BUFFERING ALONG VIA COCONUT** with enhanced 14-18' trees, enhanced hedge shrub 36" at installation, additional ground covers and additional shrub layers.
- 32. FILTER MARSHES** along the 8' sidewalk within the linear park with a variety of grasses and aquatic plantings including seasonal plantings, Red Maples, Bald Cypress, etc.
- 33. LABEL PLANTINGS** for educational purposes.
- 34. CANTILEVERED PLANTERS** along part of the deck and building to help conceal seasonal fluctuation of lake.
- 35. ENHANCED PERIMETER BUFFER PLANTINGS** with additional tree and shrub plantings exceeding code.
- 36. ENHANCED INTERNAL LANDSCAPING** with oversized 14' tall canopy trees in islands.
- 37. INCREASED PLANT SIZES** for the buildings for key areas.
- 38. MEDIAN PLANTING** to emulate median plantings to the north.
- 39. FLOWERING TREES** and seasonal plantings.
- 40. LARGE SPECIMEN PALMS** at entry and in select areas; Date palms or Royal Palms.
- 41. ENHANCEMENTS TO LANDSCAPE** trees along rail corridor and desirable north/south trail along the west where no buffer is required and enhancements to north buffer to Happy Hollow Lane residential.
- 42. STREET TREES** as shown on landscape plans to blend with proposed plantings for adjacent Genova development.





Via Coconut Mixed Use EPD

Request Statement & Estero Plan Compliance Narrative

I. Request

Estero 5, LLC ("Applicant") is requesting approval to amend the Via Coconut Mixed Use Estero Planned Development to revise the master concept plan and pattern book to modify building footprints, reduce the height of mixed-use buildings, reconfigure parking areas, shift units from the mixed use buildings to the multi-family units, modify deviations, and other minor changes.

The approved density and intensity will remain unchanged at maximum of 330 multifamily dwelling units a maximum of 29,600 square feet of commercial uses and an additional 10,000 square feet of church or additional commercial uses.

II. Existing Conditions & Surrounding Development

The Property is located on the southwestern intersection of Corkscrew Road and Via Coconut Point and consists of 29.19+/- acres. The property consists of eight parcels containing vacant land used for grazing and two single-family homes.

The Property is designated within the Village future land use category. The current zoning district is Estero Planned Development (EPD), known as Via Coconut Mixed Use EPD.

The Property is located along the west side of Via Coconut Point, a four-lane divided collector roadway and along the south side of Corkscrew Road, a four-lane divided arterial roadway and to the east of a rail corridor with possible north/south trail.

The surrounding land use pattern consists of a single-family home to the north, condominiums and the Estero Community Park to the east, a commercial shopping center to the west. Directly adjacent to the western property line is the rail line proposed/desired to be a rail to trails project which is anticipated to connect to the Estero River Park to the north west of the subject Property.

Please refer to Table 1 below for a detailed inventory of the adjacent Future Land Use Categories, zoning districts, and existing land uses.

Table 1: Inventory of Surrounding Lands

	Future Land Use	Zoning	Current Land Use
North	Village Center	Mixed Use Planned Development (North Point MPD) ; Agriculture	Single family residential; ROW (Corkscrew Road); Greenhouse; Vacant

South	Village Center	Estero Planned Development; Agriculture	ROW (Via Coconut Point); CSX/Gulf Seminole Railroad; Vacant
East	Village Center; Public Parks and Recreation	Estero Planned Development (Genova Condominiums); Parks & Community Facilities	ROW (Via Coconut Point); Genova Condominiums; Estero Community Park
West	Village Center	Agriculture; Mixed Use Planned Development	CSX/Gulf Seminole Railroad Corridor; Corkscrew Village Shopping Center

The proposed EPD amendment will allow for the continuation of a mixture of commercial, residential, and public amenity uses in the area. Furthermore, this compact infill development is located in an area where adequate public infrastructure and service exists to support the growth.

III. Property History/Existing Zoning Approval

The 20.19 +/- acre property was rezoned from Agricultural (AG-2) and Parks and Community Facilities (PDC) to Estero Planned Development (EPD) Zoning District on October 20th, 2021, via Ordinance No. 2021-10 to allow 330 multifamily apartment dwelling units 29,600 square feet of commercial uses and 10,000 square feet of church use or 10,000 square feet of commercial use.

The approved Master Concept Plan (MCP) provides for 1.0+/- park area to be donated to the Village and along Via Coconut Point's frontage is a 0.55-mile linear park.

The EPD was approved to contain a minimum of 35% of open space and a maximum lot coverage of 50%.

The MCP identifies access two access points along Via Coconut Point, an emergency access point along Via Coconut Point south of Building "A" and a potential future interconnection to Happy Hallow Lane.

IV. Proposed Amendment/Master Concept Plan Revisions

The updated MCP identifies changes to parking and building layouts that increases open space from 35% to 38.7%. This included the reduction of 90,000+/- square feet of building footprint, increase of 50,000+/- square feet of parking area and ability to create 40,000+/- of open space area.

Specifically, the revised MCP demonstrates the following changes:

- Reduction of the height of Buildings "C" & "D" from 3-stories to 2-stories and reduction of the number of units in these buildings from 12 to 9 units.
- Reduction to the amount of internal parking for Buildings "A", "B" & "E" and addition of surface parking behind Buildings "A", "B" & "E".
- Increase to the number of units in Buildings, "A", "B" & "E" from 102 units to 104 units.

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Via Coconut Mixed Use EPD
PD Amendment

- Revision of Deviation 9 relating to the Main Street/Connector Road Cross Section.
- Addition of Deviation 10 to allow for angular back out parking directly onto Main Street/Connector Road.
- Increase of open space from 7.07 acres to 7.83 acres.

The general layout, access points, buffers and civic components remain unchanged. No changes are proposed to the density/intensity.

IV. Public Infrastructure

The proposed amendment does not increase the density or intensity, thus there will be no impact on public infrastructure as a result of the updated MCP.

V. Decision-Making Compliance

In accordance with LDC Section 3-707.B, the data and analysis provided in the enclosed application demonstrate the following:

Goals: The proposed amendment does not impact the EPD's consistency with the specific goals set forth in the Estero Plan for the Village Center Area

Reasonable Standards: Main Street (connector road) from parallel parking to angled parking. Interconnection along Main Street will consist of pavers, on-street parking, street trees, sidewalks, street furniture and cross walks creating a more inviting experience for pedestrians on proposed sidewalks or bicyclist on proposed bike paths along Main Street. These pedestrian spaces/connections encourage activity along the commercial store front/public space areas of Buildings "C1", "C2", "C" & "D".

Accessibility: Design alterations the Main Street cross section maintain pedestrian sidewalks and bike lanes encouraging physical and social connections to the central mixed use area of the development connecting the public amenities along Via Coconut Point and the future proposed SUN trail rail connector. Street calming features remain as part of the design that favor the human scale over the automobile including pavers, street/storefront trees/landscaping, street furniture, store fronts with maximum setbacks and reduced to a 2-story heights.

Streets: The proposed amendment does not impact the EPD's consistency with the streets criteria.

Street Design: The MCP and Pattern Book identify a street design that encourages walkability containing pavers to delineate the development entry, street/storefront trees/landscaping, marked crosswalks, on street parking and various other street calming features mentioned above to safely allow pedestrians to safely cross from one commercial area to another east to west or south to north.

Lots and Blocks: The proposed amendment does not impact the EPD's consistency with the lot and blocks criteria.

The Visual Edge: No change to the project's visual edge is proposed as part of this amendment.

Architecture: No architectural changes are proposed as part of this amendment.

Quality of buildings: No changes to the quality of buildings are proposed as part of this amendment.

VII. Village of Estero Comprehensive Plan Compliance

The following is an analysis of the EPD's consistency with the goals, objectives, and policies of the Village of Estero Comprehensive Plan (Estero Plan).

FLY 1.1.1.: *Support the unique character and quality of life within the Estero community by managing growth and development and by maintaining and executing comprehensive plan policies, Land Development Code (LDC) regulations, and other planning tools that:*

- A.** *Implement and maintain high quality development standards for architecture, landscape architecture, hardscaping, site planning, landscaping and buffering, signage, lighting designs and visual appearance of developments, transportation facilities, pedestrian circulation and community amenities including public spaces and parks within mixed use and non-residential developments;*
- B.** *Promote the use of low impact design, sustainable energy, water, and other environmental features;*
- C.** *Encourage higher density, compact mixed-use development in designated locations as a means of increasing internal capture and reducing overall vehicle miles travelled;*
- D.** *Promote targeted industries in appropriate areas of Estero—e.g.: healthcare, arts and culture, technology, and Class A office facilities;*
- E.** *Encourage the redevelopment of underutilized commercial and residential lands for older properties seeking to comply with current comprehensive plan policies and LDC standards; and*
- F.** *Facilitate public participation in the land development approval process by having the owner or agent applying for Planned Developments, Rezoning, Variances, Special Exceptions, Plan Amendments, and other amendments and Development Orders, within the Village, participate in a public information meeting pursuant to adopted Village regulations and policies.*

The proposed amendment does not impact the EPD's consistency with the above criteria. A public information meeting for the proposed PD amendment was held on February 13th, 2024, where no members of the public were in attendance. A summary of the public information meeting has been provided with this application.

FLU-1.2.10 VILLAGE CENTER: *The Village Center area is characterized by primarily undeveloped or underdeveloped land lying near US 41 in the heart of the Village of Estero. The Village Center is intended to improve the quality of life for Estero's residents and visitors by providing a variety of neighborhood and housing types and more diverse economic activity in the heart of Estero. The specific goals of the Village Center include creating: socially vital centers supportive of business both big and small, a central location for a hospital with full range of medical services, neighborhoods and streets that are safe and attractive for walking and bicycling, the preservation of community history, and the protection of the environment, particularly*

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Via Coconut Mixed Use EPD
PD Amendment

along the Estero River. Urban services are in place or readily expandable to support relatively intense commercial and residential development in the Village Center. The Village Center area has some of the larger undeveloped parcels of land left in the Village in close proximity to Village Neighborhoods, Transitional Mixed-Use areas, major attractions of the County and State parks and Estero River, and major corridors of the CSX Railway, US 41 and Corkscrew Road.

A. Uses: No change to mix of uses are proposed.

B. Development type: No changes to development type are proposed.

C. Density/Intensity: No changes to density/intensity are proposed.

D. Implementation: The changed design to the Main Street corridor adjacent to Buildings "C" & "D" creates increased activity in this area attracting more commercial patrons through angled parking. Angled parking will reduce the pedestrian interaction of patrons using on-street parking and oncoming traffic. The encouragement of walking and biking within the development remains unchanged. Main Street's design provides a south to north connection between the residential development areas and commercial development areas and an east to west connection from public amenities designed along Via Coconut Point, commercial storefronts along Main Street and future connection to the proposed SUN Trail Rail Corridor. The cross section, perspective drawings and landscape plans for this area identifies public space making element that allow or a more human scale and active store front area. Space making elements along Main Street include:

- Pedestrian facilities in the form of sidewalks, bike lanes, and marked crosswalks;
- On-street parking;
- Street trees and landscaping;
- Outdoor seating areas to help activate store front areas;
- Two (2) story building heights that provide for a more human scaled environment; and
- Street pavers to provide a sense of place within the commercial node of the development and serve as traffic calming elements.

The proposed amendment does not impact the EPD's consistency with all other implementation criteria.

E. Public Benefit: No changes to the committed to public benefits are proposed.

F. Density Calculation: No change to how density is calculated are proposed.

FLU-1.91 MIXED USE DEVELOPMENT FORM: The Village encourages mixing of complementary residential and nonresidential uses on a single site to reduce vehicle miles travelled, support pedestrian, bicycle and transit opportunities and activate streets and public spaces with pedestrians for greater economic, recreational, and social opportunities resulting in built environments and landscapes that provide a true sense of place.

The MCP and Pattern Book identifies how the proposed parking layout change will not affect various social opportunities for community interaction that have been committed to through the creation of urban green spaces. The proposed change will increase open space available for patrons of the development by 0.83 acres.

VIII. CONCLUSION

The development will remain a compact mixed-use development meeting Tier 3 Village center standards and requirements. The request increases open space from 35% to 38.7%. Removal of underground parking allows for a softer aesthetic through the removal of elevated pool deck and wall that created a hard line against the lake. Furthermore, the change provides for a more marketable residential product allowing for a successfully active mixed-use development within the Village Center. The proposed change allows for a ground level courtyard that provides additional depth and more efficiently uses the building footprint. Enhanced landscaping, as identified in the Pattern Book, serve to soften views from adjacent ROW while still maintaining the same type of architectural quality of the original rezone. This request has been demonstrated to be compatible with the surrounding development pattern and compliance with the Estero Plan and all other conditions in 2021-10, as amended. The amendment request does not propose an increase in maximum height or decrease/increase of the commercial intensity/residential density within the development. The development will meet or exceed the standards set forth in the LDC. For these reasons, the Applicant respectfully requests approval of this PD amendment as proposed.



**Via Coconut Mixed Use EPD
PD Amendment
Public Information Meeting Summary**

Tuesday, February 13, 4:30 p.m.

The applicant and the project consulting team were present at the Planning, Zoning and Design Board on February 13, 2023, and presented the request for a PD Amendment of the 20.19 +/- acre site located on the southwest intersection of Via Coconut Point and Corkscrew Road. They identified the amendment request proposes to revise the site parking layout, decrease footprints for Buildings A, B & E, increase site open space area by approximately 40,000 square feet, and reduce building height for Buildings C & D to two (2) stories. The presentation is attached as Exhibit A. The following is a summary of comments from the Planning, Zoning, and Design Board.

- The Board questioned the type of open space being provided. Charlie Krebs, P.E. the project engineer identified that the open space included green space and sidewalks that are currently not out there. It was further explained that approximately 90,000 square feet building was removed that became approximately 50,000 square feet of parking which allowed the remainder to be converted into about 40,000 square feet of open space.
- The Board questioned whether there will be understory parking. The Applicant referred to the MCP, noting there will be garage parking and carports in between the parking isles of the three residential buildings.
- There was concern regarding the backout parking along the projects proposed Main Street. Mr. Krebs identified that this is 30-degree angle parking and the street will have relatively low traffic flow/volumes. Therefore, the proposed parking will not be any more intrusive than parallel parking both requiring traffic to stop. Additionally, it was noted this type of parking allows vehicles to pull into the space without potentially blocked the travel lane caused by the former parallel parking design.
- There was discussion regarding where stormwater discharge will be going. It was explained the stormwater management design will accept all of the water from the project and Via Coconut Point and run it through the Estero Regional Park.. The weir at Corkscrew Road is higher than the control structure for the Park and two of the commercial parcels. It was noted the Applicant is working with Lee County and the Village to modify the stormwater flow in the area that would serve as a regional improvement.

- The Board asked whether the commercial square footage is staying the same to which Mark Mclean, the project architect, confirmed there are no proposed changes to the commercial square footage.
- The Board questioned if there was a changed to the unit mix. Mr. McClean identified that the unit mix changed slightly; however, the average square footage still remained around 1,100. He noted a few one bedroom units were converted to studio units.
- Other Board suggestions included the use of pervious pavers for the courtyard, enhanced buffers on the west side where the additional parking is being added.
- Mr. Krebs identified the addition of 20-foot islands to provide more opportunities for landscaping to help soften buildings.
- The Board commented on the improvement of removing the elevated pool deck and wall, which created a hard line against the lake. The proposed change gave the courtyard more depth and more efficient footprint.

No members of the public spoke.

To address the comments provided at the meeting the Applicant has provided perspective and plan views in the pattern book that demonstrate enhanced landscaping to address concerns with views from adjacent properties and adjacent right of ways.

Planned Development Amendment



Public Information Meeting
February 13, 2024

Via Coconut



Presentation Agenda

Project Team

Project Location

Approved Planned Development

Proposed Planned Development Amendment

Updated Master Site Plan

Updated Architecture

Q&A



Project Team



Developers: Royal Properties & Riverside Investment & Atlantic Residential

Architecture: MHK Architecture

Civil Engineer: Holes Montes

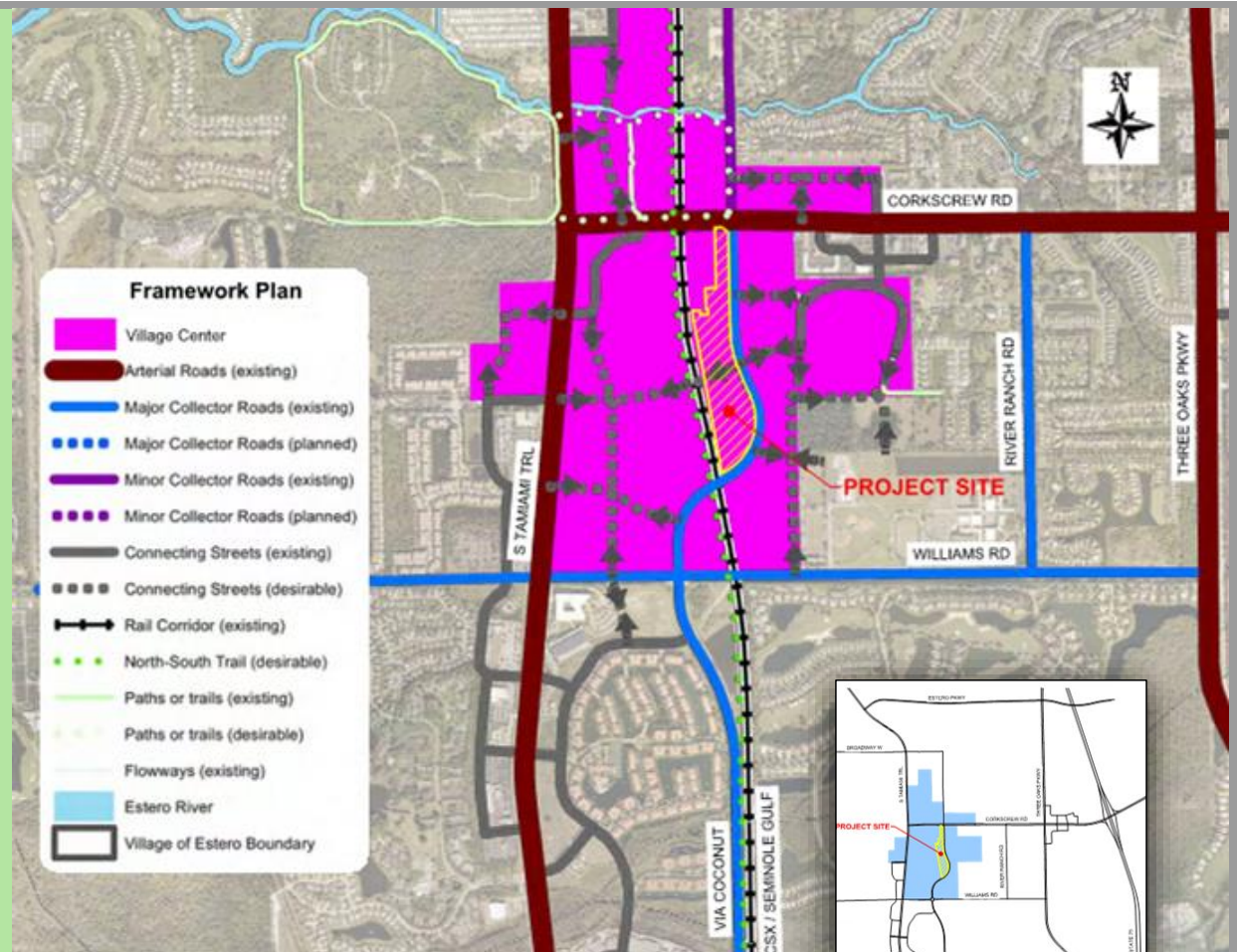
Landscape Architect: ALD

Zoning Consultant: RVI Planning

Zoning Attorney: Coleman Yovanovich & Koester



Project Location



Village Center Connectivity Map

Approved Planned Development - MCP

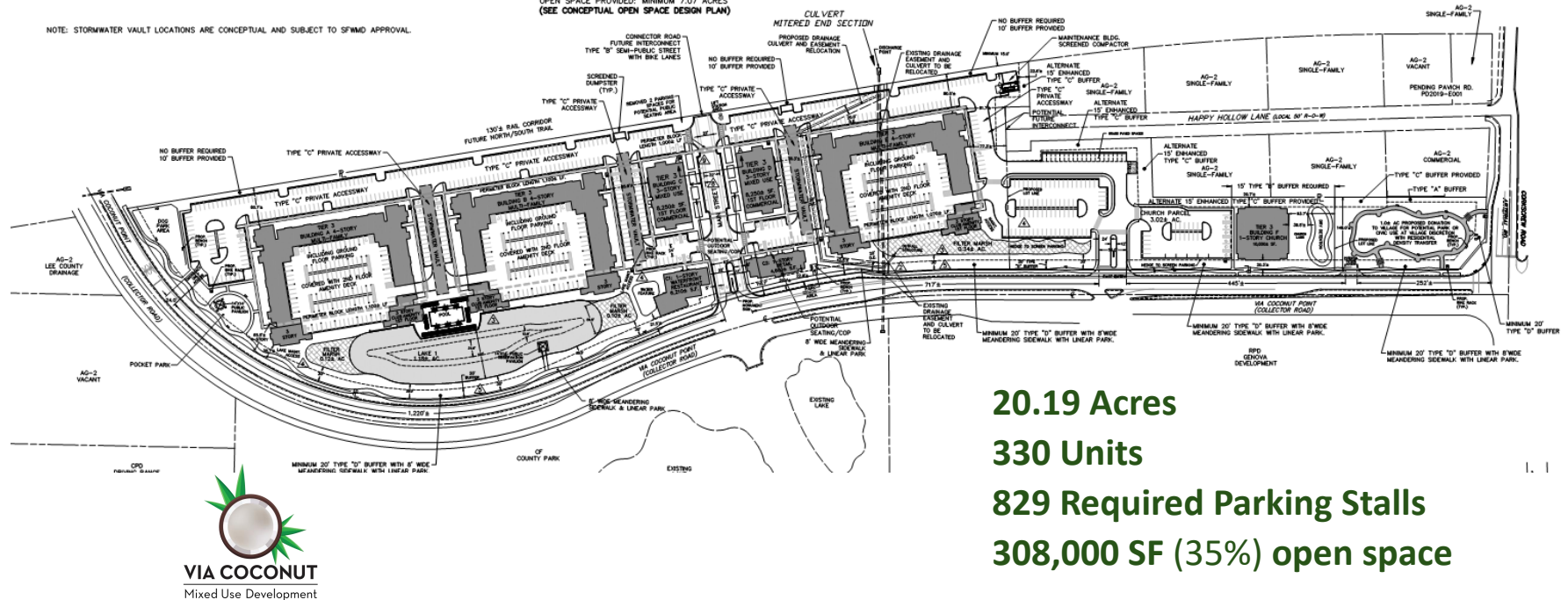
01.2 | MASTER CONCEPT PLAN

LAND DEVELOPMENT AREAS:

TOTAL PROJECT AREA:	879,667± SF.	20.19± AC.
MIXED USE AREA:	704,581± SF.	16.17± AC.
CHURCH AREA:	131,520± SF.	3.02± AC.
DONATION AREA:	43,565± SF.	1.0± AC.

OPEN SPACE REQUIRED: 35% OR 7.07 ACRES
OPEN SPACE PROVIDED: MINIMUM 7.07 ACRES
(SEE CONCEPTUAL OPEN SPACE DESIGN PLAN)

NOTE: STORMWATER VAULT LOCATIONS ARE CONCEPTUAL AND SUBJECT TO SPWMD APPROVAL.



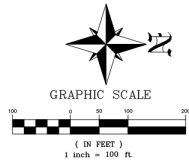


Proposed Planned Development Amendment



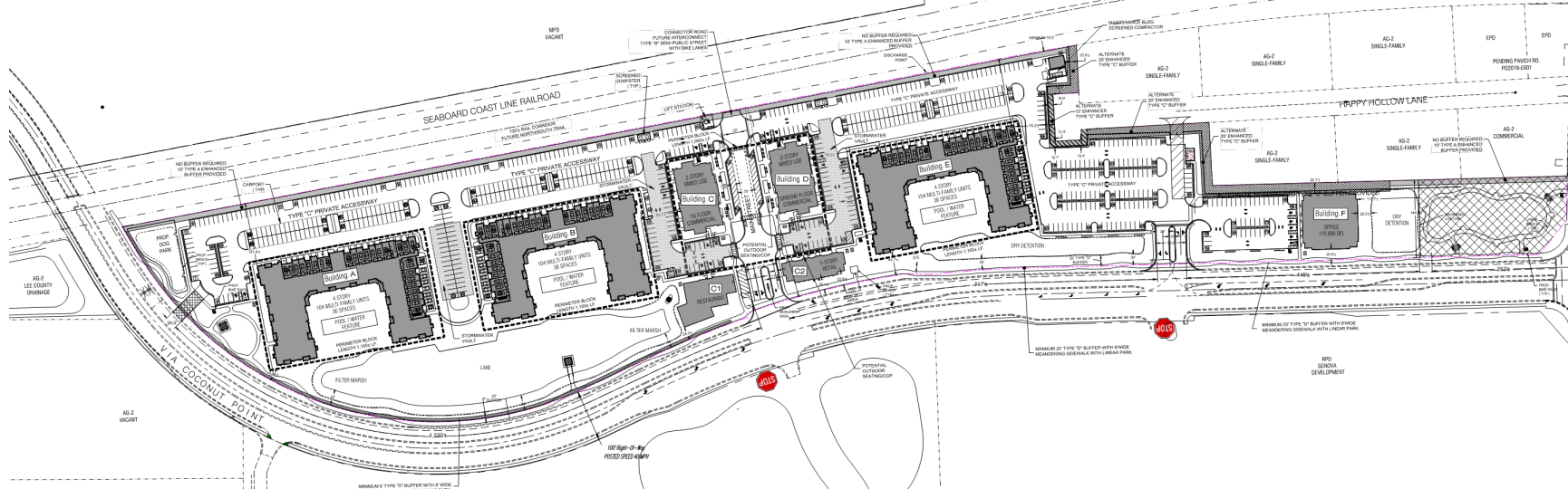
- Decrease footprints for buildings A,B,E
- Increase site open space area by ~40,000 SF (5% increase)
- Revisions to site parking layout
- Reduction of 1 story for buildings C&D
- **No changes to:**
 - Building setbacks
 - Maximum building heights
 - Public donated land area
 - Unit count
 - Required parking count
 - Commercial SF

Proposed Master Site Plan



NOTE: STORMWATER VAULT LOCATIONS ARE CONCEPTUAL AND SUBJECT TO SPWMD APPROVAL

PROPOSED LAND COVER		
BUILDING	158,636 SF	= 3.64 AC. = 18.03%
PAVEMENT	289,421 SF	= 6.64 AC. = 32.90%
SIDEWALK/CURB/HARDSCAPE	82,890 SF	= 1.90 AC. = 9.43%
LAKE	60,788 SF	= 1.40 AC. = 6.91%
DETENTION AREAS	25,265 SF	= 0.58 AC. = 2.87%
OTHER GREEN SPACE	262,666 SF	= 6.03 AC. = 29.86%
TOTAL PROJECT AREA	879,666 SF	= 20.19 AC. = 100.00%
OPEN SPACE - ORD 2021-10:		
REQUIRED OPEN SPACE	307,883 SF	= 7.07 AC. = 35.00%
PROVIDED OPEN SPACE	348,719 SF	= 8.01 AC. = 39.64%



20.19 Acres

829 Required Parking Stalls (unchanged)

Parking Layout Revised

348,719 SF (39.64%) open space (+40,000 SF or 5% increase)



Proposed Architecture Overall

- 330 Units (unchanged)
- Buildings A, B, E, footprint reduced
- Buildings C & D reduced by 1 story in height
- Setbacks, Unit Count and Commercial SF unchanged



Proposed Architecture Buildings A,B,E

- Building A, B, E footprints reduced
- Removed street facing parking wall
- Courtyard amenity enhanced and moved to grade level
- Landscaping at courtyards increased



Proposed Architecture Buildings A,B,E

- Building A, B, E footprints reduced
- Courtyard amenity enhanced and moved to grade level
- Landscaping at courtyards increased



Proposed Architecture Buildings C & D

- Buildings C & D
reduced by 1 floor in
height



Questions



WORKSHOP ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
September 18, 2024

Agenda Item:

Brooks/Three Oaks Parkway Sidewalk Update

Description:

Village of Estero Staff will provide a brief update on the interlocal agreement with the Brooks CDD regarding their sidewalks along Three Oaks Parkway.

Financial Impact:

No financial impacts are associated with this agenda item.

Prepared by: David Willems, P.E.

Attachments:

None