



Village of
ESTERO

VILLAGE OF ESTERO
VILLAGE COUNCIL MEETING
PACKET
OCTOBER 16, 2024, 09:30 AM



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 MEETING
9401 Corkscrew Palms Circle, Estero, Florida
October 16, 2024, 09:30 am

1. CALL TO ORDER

INVOCATION

Pastor Angi Jeffcoat Ocean Church

PLEDGE OF ALLEGIANCE

ROLL CALL

2. PROCLAMATION

a. Joseph Faerber (Special Magistrate)

Attachment: [Joseph Faerber.pdf](#)

3. RECOGNITION

a. Distinguished Budget Presentation Award from Government Finance Officers Association (GFOA)

Attachment: [3 - Budget Award.pdf](#)

Attachment: [Certificate of Recognition_Finance Department.pdf](#)

4. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS

5. PUBLIC COMMENT ON NON-AGENDA ITEMS

6. CONSENT AGENDA

a. October 2, 2024 Village Council Meeting Minutes

Attachment: [10022024 minutes.pdf](#)

7. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA

8. ACTION ITEMS

a. Renewal of Lobbying Services with JEJ & Associates and Ronald L. Book, P.A.

Recommended Action

Approve the renewal contracts with Ronald L. Book, P.A. (annual cost: \$42,350) and JEJ & Associates, Inc. (annual cost: \$43,560) to provide professional State Legislative and Executive Branch Lobbying Services for a one-year period. Grant the Village Manager the authority to reauthorize the renewal of these contracts for three additional one-year terms under the same terms and conditions, if doing so is in the best interest of the Village of Estero.

Also approve a contingency fund amount of \$4,235 for Ronald L. Book, P.A. and \$4,356 for JEJ & Associates, Inc. totaling \$8,591 (an amount equal to 10% of the total project cost) to cover unforeseen circumstances which may occur.

Authorize the Village Manager to execute the contracts on behalf of the Village of Estero Council.

Financial Impact

Total annual cost: \$85,910 (plus \$8,591 for contingency).

Attachment: [SS Renewal of Lobbying Services with JEJ Associates and Ronald L Book PA.pdf](#)

9. FIRST READING

a. First Reading for Approval of Ordinance No. 2024-12 regarding 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.

Recommended Action

Motion to approve Ordinance No. 2024-12

Financial Impact

The Ordinance may require some incremental investment in building interior signage or security equipment, but no new costs of significance are expected.

Attachment: [SS Trespass Ord.pdf](#)

Attachment: [Ord No. 2024-12 Village Property Security and trespass Policies.pdf](#)

10. SECOND READING AND PUBLIC HEARING

a. Second Reading of Ordinance No. 2024-13 Estero Townhomes EPD (Toll Bros)

An Ordinance of the Village Council of the Village of Estero, Florida, Approving with Conditions and Deviations a Rezoning to Estero Planned Development (EPD) For a 21.4 Acre Tract of Property Located in the Northeast Corner of Sandy Lane and Corkscrew Road; Providing for Severability; and Providing an Effective Date.

Recommended Action

Motion to approve Ordinance No. 2024-13.

Financial Impact

Minor cost for newspaper advertisement for second reading.

Attachment: [SSOrdinance No. 2024-13 100224.pdf](#)

Attachment: [1 Ordinance No. 2024-13 Toll Brothers.pdf](#)

Attachment: [1 a Exhibit A Legal Description.pdf](#)

Attachment: [1 b Exhibit B Schedule of Uses 8-27-24.pdf](#)

Attachment: [1 c Exhibit C Development Regulations 6-24-24.pdf](#)

Attachment: [1 d Exhibit D Master Concept Plan rev.pdf](#)

Attachment: [1 e Exhibit E 23004570 PatternBook 2024-10-07.pdf](#)

Attachment: [2 Estero Townhomes COUNCIL PPT Updated 10.08.2024 _2_.pdf](#)

Attachment: [3 23004570 PatternBook 2024-10-07 09262024.pdf](#)

Attachment: [4 Staff Report.pdf](#)

Attachment: [4 a Attachment A - Future Land Use Map.pdf](#)

Attachment: [4 b Attachment B - Zoning Map.pdf](#)

Attachment: [4 c Attachment C- Applicant Information.pdf](#)

b. Second Reading of Ordinance No. 2024-15 regarding Declarations of Local Emergencies

An Ordinance of the Village Council of the Village of Estero, Florida, Amending Article II of Chapter 10 of the Village Code (Local States of Emergency); Making Related Findings; and Providing for Severability, Codification and an Effective Date.

Recommended Action

Motion to approve Ordinance No. 2024-15.

Financial Impact

Minor cost for newspaper advertisement for second reading.

Attachment: [SS Ord No. 2024-15 Declarations of Local Emergencies.pdf](#)

Attachment: [Ord No. 2024-15 Emergency.pdf](#)

COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS

11.VILLAGE ATTORNEY'S REPORT

12.VILLAGE MANAGER'S REPORT

13.Adjourn Regular Session and Convene Workshop Items

14.WORKSHOPS

a. Capital Improvement Program

Attachment: [SS Estero CIP Discussion.pdf](#)

Attachment: [CIP Priorities Table.pdf](#)

b. Vitalink -- Placemaking Project Update

Attachment: [SS Vitalink.VIESTE.pdf](#)

Attachment: [Placemaking-Placebranding-Council-Overview-October-2024.pdf](#)

15.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>)

THE VILLAGE OF ESTERO *PROCLAMATION*

WHEREAS, Joseph Faerber served for 8 years as the first Village of Estero Special Magistrate since June 1, 2016; and

WHEREAS, prior to that, Joseph Faerber also served as Assistant City Attorney for Code Enforcement in the City of Bonita Springs from 2005 to 2014; and

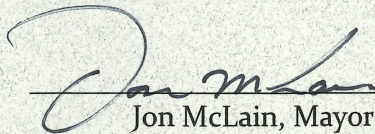
WHEREAS, Joseph Faerber was a well-respected and dedicated Rotarian as a member of the Rotary Club of Estero; as former Assistant District Governor in Rotary he generously donated his time and talents to many worthy causes; and

WHEREAS, Joseph Faerber had invaluable historical knowledge as a long-time Estero resident; and

WHEREAS, Joseph Faerber's years of service as the Code Enforcement Magistrate have been marked by exemplary dedication and commitment; and

NOW, THEREFORE, I, Jon McLain, Mayor of the Village of Estero, Lee County, Florida, do hereby proclaim that the Village recognizes Joseph Faerber's exceptional work for the Village of Estero in maintaining the high standards for our community.

IN WITNESS THEREOF, I have hereunto set my hand and caused the seal of the Village of Estero to be affixed, this 16th day of October, 2024.


Jon McLain, Mayor





GOVERNMENT FINANCE OFFICERS ASSOCIATION

*Distinguished
Budget Presentation
Award*

PRESENTED TO

**Village of Estero
Florida**

For the Fiscal Year Beginning

October 01, 2023

Christopher P. Morill

Executive Director



**The Government Finance Officers Association
of the United States and Canada**

presents this

CERTIFICATE OF RECOGNITION FOR BUDGET PREPARATION

to

Finance Department
Village of Estero, Florida



The Certificate of Recognition for Budget Preparation is presented by the Government Finance Officers Association to those individuals who have been instrumental in their government unit achieving a Distinguished Budget Presentation Award. The Distinguished Budget Presentation Award, which is the highest award in governmental budgeting, is presented to those government units whose budgets are judged to adhere to program standards.

Executive Director

Christopher P. Morrell

Date: **8/23/2024**

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 MEETING**

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

October 2, 2024 9:30 a.m.

1. CALL TO ORDER

INVOCATION

Pastor Sam Killman First Baptist Estero

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, Village Land Use Attorney Nancy Stroud, 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. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS

Motion: Motion to approve agenda.

Motion by: Councilmember Fiesel

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:

3. PUBLIC COMMENT ON NON-AGENDA ITEMS

None.

4. CONSENT AGENDA

(a) September 18, 2024 Village Council Meeting Minutes

Motion: Motion to approve consent agenda.

Motion by: Vice Mayor Ribble

Seconded by: Councilmember Lopez

Action: Approved consent agenda.

Vote: (Roll Call)

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

Nay:

Abstentions:

5. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA

None.

6. ACTION ITEMS

(a) Estero Sports Park Design Services Contract - RFP 100424

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Council Questions or Comments

Councilmember Ward and Mayor McLain

Public Comments

None.

Motion: Motion to approve Contract 24025 in the amount of \$321,990 with Perez Planning + Design LLC to prepare schematic plan and design guidelines for the Estero Sports Park, approve a \$32,000 contingency for additional service that may be required to complete the project, and authorize the Village Manager to sign the contract and other additional implementing documents within the scope of the contract on behalf of the Village of Estero Council, and to approve and execute any subsequent amendments which do not require an increase in the not to exceed budget (with contingency).

Motion by: Councilmember Lopez

Seconded by: Councilmember Ward

Action: Approved Contract 24025 in the amount of \$321,990 with Perez Planning + Design LLC to prepare schematic plan and design guidelines for the Estero Sports Park, approve a \$32,000 contingency for additional service that may be required to complete the project, and authorize the Village Manager to sign the contract and other additional implementing documents within the scope of the contract on behalf of the Village of Estero Council, and to approve and execute any subsequent amendments which do not require an increase in the not to exceed budget (with contingency).

Vote: (Roll Call)

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

Nay:

Abstentions:

- (b) Estero on the River Construction Manager at Risk Contract Guaranteed Maximum Price (GMP) Amendment No. 01

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Robert Eschenfelder, Village Attorney

Council Questions or Comments

Councilmembers Ward, Fiesel, Zalucki, and Mayor McLain

Public Comments

None.

Agenda items 6(b) is deferred to October 16, 2024 as a workshop item.

- (c) Estero on the River Construction Manager at Risk Contract Amendment No. 01 – Phase 2 Preconstruction Services.

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Council Questions or Comments

Mayor McLain.

Public Comments

None.

Motion: Motion to approve Contract Number 24004 Amendment No. 01 in the amount of \$350,100 with Manhattan Construction for Phase 2 Preconstruction Services, approve a \$35,000 contingency for additional service that may be required to complete the project, and authorize the Village Manager to sign the contract and other additional implementing documents within the scope of the contract on behalf of the Village of Estero Council, and to approve and execute any subsequent amendments

which do not require an increase in the not to exceed budget (with contingency).

Motion by: Councilmember Zalucki

Seconded by: Councilmember Lopez

Action: Approved Contract Number 24004 Amendment No. 01 in the amount of \$350,100 with Manhattan Construction for Phase 2 Preconstruction Services, approve a \$35,000 contingency for additional service that may be required to complete the project, and authorize the Village Manager to sign the contract and other additional implementing documents within the scope of the contract on behalf of the Village of Estero Council, and to approve and execute any subsequent amendments which do not require an increase in the not to exceed budget (with contingency).

Vote: (Roll Call)

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

Nay:

Abstentions:

- (d) Corkscrew Road CMAR Contract Guaranteed Maximum Price (GMP) Addendum No. 01

Agenda items 6(d) is deferred to October 16, 2024 as a workshop item.

- (e) Disaster Training Programs Development Contract

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Mary Gibbs, Community Development Director

Robert Eschenfelder, Village Attorney

Council Questions or Comments

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

Public Comments

None.

Motion: Motion to approve EC 2023-31 Supplemental Task Order # 3 with Hagerty Consulting, Inc. to assist the Village to develop written procedures and training for pre and post disaster and authorize Village Manager to execute contract.

Motion by: Vice Mayor Ribble

Seconded by: Councilmember Fayhee

Action: Approved EC 2023-31 Supplemental Task Order # 3 with Hagerty Consulting, Inc. to assist the Village to develop written procedures and

training for pre and post disaster and authorize Village Manager to execute contract.

Vote: (Roll Call)

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

Nay:

Abstentions:

7. FIRST READINGS

- (a) First Reading of Ordinance No. 2024-13 Estero Townhomes EPD (Toll Bros.).

An Ordinance of the Village Council of the Village of Estero, Florida, Approving with Conditions and Deviations a Rezoning to Estero Planned Development (EPD) For a 21.4 Acre Tract of Property Located in the Northeast Corner of Sandy Lane and Corkscrew Road; Providing for Severability; and Providing an Effective Date.

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Mary Gibbs, Community Development Director

Council Questions or Comments

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

Public Comments

None.

Motion: Motion to pass first reading and schedule second reading for October 16, 2024

Motion by: Councilmember Fayhee

Seconded by: Councilmember Ward

Action: Passed first reading and schedule second reading for October 16, 2024

Vote: (Roll Call)

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

Nay:

Abstentions:

- (b) First Reading of Ordinance No. 2024-15 regarding Declarations of Local Emergencies

An Ordinance of the Village Council of the Village of Estero, Florida, Amending Article II of Chapter 10 of the Village Code (Local States of Emergency); 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

Councilmember Zalucki

Public Comments

None.

Motion: Motion to pass first reading and schedule second reading for October 16, 2024

Motion by: Councilmember Fayhee

Seconded by: Councilmember Lopez

Action: Passed first reading and schedule second reading for October 16, 2024

Vote: (Roll Call)

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

Nay:

Abstentions:

8. SECOND READING AND PUBLIC HEARING

(a) Second 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

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

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments

Steve Sarkozy, Village Manager
Nancy Stroud, Village Land Use Attorney
Mary Gibbs, Community Development Director
Robert Eschenfelder, Village Attorney

Presentation/Information by

Richard Yovanovich, Coleman, Yovanovich & Koester
John O'Donnell, Royal Properties & Riverside Investment & Atlantic Residential
Richard Aaronson, Royal Properties & Riverside Investment & Atlantic Residential
Tyler Lampkey, Royal Properties & Riverside Investment & Atlantic Residential

Mark Mclean, MHK Architecture
Charlie Krebs, Bowman/Holes Montes
Christian Andrea, ALD

Council Questions or Comments

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

Public Comments

None.

Motion: Motion to approve Ordinance No. 2024-11 with revisions to condition 14 (project phasing) and the addition of a condition related to the carport design.

Motion by: Councilmember Ward
Seconded by: Councilmember Lopez

Action: Approved Ordinance No. 2024-11 with revisions to condition 14 (project phasing) and the addition of a condition related to the carport design.

Vote: (Roll Call)

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

Nay:

Abstentions:

9. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS

Councilmembers Fiesel, Lopez, Ward, Zalucki, and Mayor McLain.

Councilmember Fiesel notified the council of his intent to attend a family member's event and will not be attending the October 16th Village Council Meeting.

10. VILLAGE ATTORNEY'S REPORT

No Report

11. VILLAGE MANAGER'S REPORT

No Report

12. ADJOURNMENT at 12:46 pm

Motion by Councilmember Fiesel and seconded by Councilmember Ward.

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
October 16, 2024

Agenda Item:

Renewal of Lobbying Services with JEJ & Associates and Ronald L. Book, P.A.

Approve the renewal contracts with Ronald L. Book, P.A. (annual cost: \$42,350) and JEJ & Associates, Inc. (annual cost: \$43,560) to provide professional State Legislative and Executive Branch Lobbying Services for a one-year period. Grant the Village Manager the authority to reauthorize the renewal of these contracts for three additional one-year terms under the same terms and conditions, if doing so is in the best interest of the Village of Estero.

Also approve a contingency fund amount of \$4,235 for Ronald L. Book, P.A. and \$4,356 for JEJ & Associates, Inc. totaling \$8,591 (an amount equal to 10% of the total project cost) to cover unforeseen circumstances which may occur.

Authorize the Village Manager to execute the contracts on behalf of the Village of Estero Council.

Background:

On September 9, 2021, the Village Council authorized the negotiation of contracts with two firms: Ronald L. Book, P.A. and JEJ & Associates, Inc. Contract negotiations have been completed with both firms. Contracts with Ronald L. Book, P.A. (annual cost: \$35,000) and JEJ & Associates, Inc. (annual cost: \$36,000) to provide professional State Legislative and Executive Branch Lobbying Services for a one-year period and granted the Village Manager the authority to renegotiate and execute the renewal of these contracts for three additional one-year terms under the same terms and conditions, if doing so is in the best interest of the Village of Estero.

Action Requested:

Approve the renewal contracts with Ronald L. Book, P.A. (annual cost: \$42,350) and JEJ & Associates, Inc. (annual cost: \$43,560) to provide professional State Legislative and Executive Branch Lobbying Services for a one-year period. Grant the Village Manager the authority to reauthorize the renewal of these contracts for three additional one-year

terms under the same terms and conditions, if doing so is in the best interest of the Village of Estero.

Also approve a contingency fund amount of \$4,235 for Ronald L. Book, P.A. and \$4,356 for JEJ & Associates, Inc. totaling \$8,591 (an amount equal to 10% of the total project cost) to cover unforeseen circumstances which may occur.

Authorize the Village Manager to execute the contracts on behalf of the Village of Estero Council.

Process and Timeline:

Financial Impact:

Total annual cost: \$85,910 (plus \$8,591 for contingency).

Prepared by: Steve Sarkozy

Attachments:

None

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
October 16, 2024

Agenda Item:

First Reading for approval of Ordinance No. 2024-12 regarding Village Property Security and Trespass Policies

Pass first reading and schedule second reading for November 6, 2024.

Background:

The Village owns or controls various lands and structures to allow the Village to perform the functions of a municipality, including providing cultural, entertainment and recreational spaces, transportation and utilities infrastructure, and the general administration of government functions. These lands and structures will, by virtue of their designated purposes, afford varying levels of access to members of the public, and varying rights as to how the public may use or conduct themselves on or in such lands and structures.

Florida's trespass statutes provide that if persons are sufficiently warned about being on land or in a structure where they are not permitted to be, they may be arrested for trespassing. However, as a municipal government, the Village does maintain certain lands and building areas which, due to their functions, are open during designated times and days to the public. The Village desires with the adoption of this Ordinance to put in place more specific rules related to the safety and security of its no or limited access lands and building areas, while also ensuring the constitutional rights of citizens are protected.

Action Requested:

Pass first reading and schedule second reading for November 6, 2024.

Process and Timeline:

If the Ordinance is adopted by Council, the Village Manager will work with the Village Attorney and other relevant Village staff members and contractors to ensure the Ordinance's provisions are implemented, and the staff are appropriately educated on the new rules and procedures.

Financial Impact:

The Ordinance may require some incremental investment in building interior signage or security equipment, but no new costs of significance are expected.

Prepared by: Robert Eschenfelder, Village Attorney

Attachments:

1. Ordinance No. 2024-12

ORDINANCE NO. 2024 - 12**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.**

WHEREAS, the Village owns or controls various lands and structures to allow the Village to perform the functions of a municipality, including providing cultural, entertainment and recreational spaces, transportation and utilities infrastructure, and the general administration of government functions; and

WHEREAS, these lands and structures will, by virtue of their designated purposes, afford varying levels of access to members of the public, and varying rights as to how the public may use or conduct themselves on or in such lands and structures; and

WHEREAS, Florida Statutes § 810.08 (trespass in structure) provides that whoever, without being authorized, licensed, or invited, willfully enters or remains in any structure or, having been authorized, licensed, or invited, is warned by the owner or lessee of the premises, or by a person authorized by the owner or lessee, to depart and refuses to do so, commits the crime of trespass in a structure; and

WHEREAS, Florida Statutes § 810.09 (trespass on property other than structure) provides that a person who, without being authorized, licensed, or invited, willfully enters upon or remains in any property other than a structure as to which notice against entering or remaining is given, either by actual communication to the offender or by posting, fencing, or cultivation, commits the crime of trespass on property; and

WHEREAS, the Village recognizes that, as a general rule, citizens have a constitutionally protected liberty interest to be in parks or on other municipal lands of their choosing that are open to the public generally, *City of Chicago v. Morales*, 527 U.S. 41, 119 S.Ct. 1849, 1858, 144 L.Ed.2d 67 (1999), but a person may forfeit this liberty right by trespass or other violation of law, *Church v. City of Huntsville*, 30 F.3d 1332, 1345 (11th Cir. 1994); and

WHEREAS, “the First Amendment does not guarantee access to property just because it is owned by the government”, *Bloedorn v. Grube*, 631 F.3d 1218, 1230 (11th Cir. 2011); and

WHEREAS, “[t]he Government, like any private landowner, may preserve the property under its control for the use to which it is lawfully dedicated”, *Sentinel Commc'ns Co. v. Watts*, 936 F.2d 1189, 1201 (11th Cir. 1991).

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

Section 1. Article II of Chapter 2 (Administration) of the Village Code is hereby created as follows:

ARTICLE II. – SECURITY OF AND TRESPASS FROM VILLAGE PROPERTIES

DIVISION 1. – DESIGNATION OF LANDS AND STRUCTURES

Sec. 2-25. – Purpose of village property and offices.

- (a) How buildings, offices, and lands owned or controlled by the village are used, and which persons may gain access to such buildings, offices and lands, is based upon the intended uses and functions of each. For example, certain areas are intended primarily for the use of village employees in the conduct of their business. Other areas may, while primarily intended for the use of village employees in the conduct of their business, from time to time be utilized for the convening of public meetings. Other areas may have limited space which may be open to the public while engaging in legitimate business with village officers or employees. The mere fact that the village owns or controls a building or land does not mean that any person may gain access thereto whenever, and under whatever circumstances, such person may wish.
- (b) The village council chambers and conference rooms in the village hall and any current or future village office annexes are hereby declared to be nonpublic forums unless or until a public meeting is convened in such areas pursuant to public notice. All village employee work areas within village hall or office annexes which are designated by appropriate signage as work areas shall be considered as nonpublic forums. Members of the public are prohibited from entering village employee work areas without being escorted by a village officer or employee. All other areas of the village hall and village office annexes are hereby designated as limited public forums and only persons who are present to engage in legitimate public business with village officers or employees shall be authorized. It shall be a violation of this section to be within a nonpublic forum or a limited public forum without authorization.
- (c) Any person who engages in conduct that causes disruptions to the work of the village government shall be deemed to no longer be present within the village-owned or controlled property on legitimate public business. Unauthorized persons found by the village to be within a nonpublic forum or a limited public forum and who refuse to leave the premises upon request, shall be considered a trespasser. A responding law enforcement officer may, at the request of the village, issue a trespass warning notice for this conduct.

Sec. 2-26. – Village manager to allocate and designate property and office spaces.

Subject to the village's charter and code, and the direction of the village council, the village manager is authorized to allocate space in buildings and on lands owned or controlled by the village

to village officials, staff, and contractors to allow such persons to engage in their various official duties.

Sec. 2-27. – Leases and licenses of village properties by third parties.

From time to time, the village may determine that it is in the village's best interest to grant a lease or license to a private person or entity to make some use of such village property. Examples may include the operation of a concession, or conducting a sports tournament, trade show, or charitable special event. In such cases, where the lease or license grants the right to the lessee or licensee to control the property, including the right to limit access thereto, then such property shall be deemed a non-public forum, and the right of any person to gain access to or to engage in conduct on such property shall be determined by the lessee or licensee.

Sec. 2-28. – Easement and license agreements.

- (a) Unless otherwise provided by law, the village manager is authorized to approve and execute easement or license agreements to allow the village to gain access to property not owned or controlled by the village to allow the village to construct, install, repair, replace or maintain infrastructure, landscaping, or other public improvement projects.
- (b) Unless otherwise provided by law, the village manager is authorized to approve and execute easement or license agreements to allow other government agencies or third parties to gain access to property owned or controlled by the village to allow such third parties to construct, install, repair, replace or maintain infrastructure, landscaping, or other improvements which the manager or council determines to be in the village's best interests.
- (c) If the village manager or village attorney determine that any such easement or license agreement contains terms or conditions which would create an abnormal legal or financial risk to the village, or would require a budget amendment, such agreements shall be brought to the council for review.

DIVISION 2. – SECURITY AND CONTROL OF PROPERTY

Sec. 2-30. – Authority of village manager.

The village manager is authorized to designate the level of access each village official, employee, contractor or member of the public may have to village owned or controlled buildings and lands, and to take all such measures as the manager determines are necessary to ensure access restrictions are effectively implemented. These measures may include, but are not limited to, the installation of signage indicating given buildings, offices, lands or other spaces are 'authorized personnel only' or similar wording, the installation of walls, doors, or other physical barriers, and the installation of cameras and electronic locking and door-access systems.

Sec. 2-31. – Recording in council chambers.

Persons recording video and/or sound within council chambers during a public meeting being conducted pursuant to a public notice may not do so in a manner which is disruptive to the conduct of the meeting. The presiding officer of the meeting shall address the disruption in accordance with the council procedures adopted pursuant to charter § 4(8)(a).

DIVISION 3. – TRESPASS FROM VILLAGE PROPERTY**Sec. 2-40. – Authority and basis to trespass.**

- (a) The village manager, village clerk, a department head, and any such other village employee or official designated by the village manager (the “issuer”) is authorized to issue a trespass warning notice (“notice”) to an individual on village owned or controlled property (“property”) if:
 - (1) the issuer has first asked the individual to peacefully leave the property, and
 - (2) the issuer determines the facts support a finding that one or more of the following conditions has been met:
 - (A) The individual is on or in village property where posted signs and/or the village code prohibit(s) the individual from being on or in the property at that time. This shall include remaining in a place otherwise open to the public (such as a library or park) after the time the property closes.
 - (B) The individual is in violation of § 2-31 related to recording in village offices.
 - (C) The individual, while otherwise lawfully present on or in village property, is found to have engaged in or is engaging in conduct which would constitute a violation of a village code or safety, building or program rules, council rule of conduct, or state or federal law, where such conduct:
 - (i) is, or is reasonably anticipated to become, disruptive to the program(s) or service(s) being provided on the property (such as intoxication, harassment (sexual or otherwise) of staff or patrons, sleeping or laying in locations not designated for same, expressions of anger, creating excessive or disruptive noise), massing of persons so as to not allow passage of persons or vehicles;
 - (ii) has damaged or is reasonably anticipated to damage the real or personal property of the village, another lawful occupant of the property, or of their staff, patrons, vendors or contractors (such as theft, graffiti, exposing computers to harmful software, vandalism); or

- (iii) has endangered or is reasonably believed to endanger the life, health, security, welfare or peaceful use and enjoyment of the property, of staff, patrons, volunteers, vendors or contractors working at or using the property (such as assault, battery, bathing or washing clothes in restrooms, child abandonment, urination or defecation without using restroom facilities, removal of obstruction of official signs, consuming food or beverages in unauthorized areas, tampering with electrical, plumbing, alarm or mechanical systems).

(D) The individual, while otherwise lawfully present on or in village property, has engaged in verbal or non-verbal conduct which would cause a reasonably objective person to believe that she or he or another is or is likely to become in danger from the individual (such as if an employee being disciplined expresses an intent to return with a gun, or a patron or citizen making or posting comments suggesting she or he is contemplating violent actions against a person or persons regularly working or present on or in said property). Citizens retain their right to express displeasure with their government and governmental staff. Therefore, mere harsh criticism of a village official, policy or employee, including threats that the individual will “see that you get fired”, which are not reasonably understood to include a threat of physical violence shall not be a cause for trespass.

- (b) A village employee or official shall not exercise any authority to trespass a member of her or his own family member, a business associate (as that term is defined in Florida Statute § 112.312), or an individual with whom the staff member has a friendship, or romantic relationship.

Sec. 2-41. – Procedures to trespass.

- (a) In making decisions under this procedure, staff should consider the safety and comfort of all persons in or on village properties, including patrons, contractors, volunteers, vendors and staff; as well as the integrity of operations of the facility and/or program being conducted on or within such properties, and the preservation of village assets.
- (b) If an individual refuses to peacefully leave the property after being asked to leave, the notice will be completed and issued. A copy of the notice should be made and retained prior to giving the original to the individual. Staff may at this point issue the notice to the individual, or contact the sheriff's office to witness the issuance of the notice and assist, if needed, in removal of the individual. Where a law enforcement officer is not able to timely respond to the request, staff should attempt to have at least one other village employee witness the issuance of the notice. However, staff should not attempt to physically remove a trespassed individual or otherwise engage in a physical confrontation, but rather should wait for the arrival of law enforcement to assist with removal or, if needed, arrest of the individual.

- (c) The sheriff's office may be contacted either by dialing 911 or the non-emergency number for the sheriff's office, as circumstances dictate.
- (d) Whenever a notice is issued for any reason, the issuer shall promptly thereafter report the incident to the village manager, alerting the manager to the facts supporting the decision to issue the notice and identifying any witnesses who may have witnessed the conduct.
- (e) The period of trespass placed in the notice shall be a period reasonably calculated to remedy the threat or violation, and shall be reasonably consistent across time. A person shall not be trespassed for a period longer than one year without consulting first with the village manager and village attorney.
- (f) Copies of each trespass notice should be forwarded to the village clerk for filing and retention. Additionally, if law enforcement was not involved, the notice shall be transmitted by the clerk to the individual designated by the sheriff's office to receive such notices.
- (g) If a trespassed individual contacts the village manager indicating that he or she must conduct official business with a village department and can only do so in person, the manager is authorized to allow an exception under such conditions, including the presence of a law enforcement officer, as the manager determines is necessary to ensure the interaction is safe and not disruptive.
- (h) If the trespassed individual returns to the property after having received a notice, staff shall contact the sheriff's office to obtain assistance in enforcement of the notice either by dialing 911 (if an emergency) or the sheriff's non-emergency number.
- (i) No village official below the level of village manager may rescind a notice prior to the expiration of its term. Should an individual who has received a notice and who has either failed to appeal or lost an appeal, subsequently desires to be allowed to regain the right to visit the relevant property, the village manager is authorized to lift the notice if, in the sole judgment of the manager, the individual will behave in an appropriate manner and not again violate the conduct standards and laws applicable to village properties.

Sec. 2-42. – Appeal procedure.

- (a) An Individual wishing to contest the legal or factual basis of the notice will be informed in the notice that he/she must do so in writing within seven days of the date the notice is issued. The village manager or designee will consider, in a prompt and timely manner (usually within 15 days of the date the appeal is received) any timely-filed appeal by a trespassed individual that the individual was not properly trespassed under this procedure.
- (b) The manager or designee may affirm the notice, modify it as to scope or time, or rescind it. The manager or designee will provide a written notice of a decision to the appealing individual in a prompt and timely manner (usually within 15 days of the date the manager or designee meets with the appellant and receives all of the appellant's information).

Sec. 2- 44. – Implementation.

The village manager is authorized to administratively develop and promulgate such procedures and forms as to implement this division 2 which procedures and forms are not inconsistent with this division 2.

Section 2. For purposes of codification of any existing section of the Estero Village Code herein amended, words underlined represent additions to original text, words ~~stricken~~ are deletions from the original text, and words neither underlined nor stricken remain unchanged.

Section 3. If any section, subsection, sentence, clause, provision or word of this Ordinance is held unconstitutional or otherwise legally invalid, same shall be severable and the remainder of this Ordinance shall not be affected by such invalidity, such that any remainder of the Ordinance shall withstand any severed provision, as the Village Council would have adopted the Ordinance and its regulatory scheme even absent the invalid part.

Section 4. The Codifier shall codify the substantive amendments to the Estero Village Code contained in Section 1 of this Ordinance as provided for therein, and shall not codify the exordial clauses nor any other sections not designated for codification.

Section 5. Pursuant to Florida Statutes § 166.041(4)(a), prior to the date the public notice of the public hearing for this Ordinance was published, the Village prepared and posted on its website a business impact estimate which included: a) a summary of the Ordinance, a statement of the public purpose to be served by the Ordinance, b) an estimate of the direct economic impact of the Ordinance on private, for-profit businesses in the Village, c) an estimate of direct compliance costs that businesses may reasonably incur due to the Ordinance, d) identification of any new charge or fee on businesses created by the Ordinance or for which businesses will be financially

responsible, e) an estimate of the Village's regulatory costs and of revenues from any new charges or fees imposed on businesses to cover such costs, and f) a good faith estimate of the number of businesses likely to be impacted by the Ordinance.

Section 6. Pursuant to Florida Statutes § 166.041(4), this Ordinance shall take effect immediately upon adoption.

ADOPTED ON FIRST READING by the Village Council of the Village of Estero, Florida on the ____ day of _____, 2024.

ADOPTED ON SECOND AND FINAL READING by the Village Council of the Village of Estero, Florida on the ____ day of _____, 2024.

VILLAGE OF ESTERO, FLORIDA

Attest:

By: _____
Jon McLain, Mayor

By: _____
Carol Sacco, Village Clerk

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
October 16, 2024

Agenda Item:

Second reading of Zoning Ordinance No. 2024-13, Estero Townhomes EPD (Toll Bros.).

Approve Ordinance No. 2024-13

Background:

This is a rezoning from Residential Planned Development to Estero Planned Development for a 21.4-acre site at the northeast corner of Sandy Lane and Corkscrew Road. The site is currently vacant and was the former Volunteers of America site that was rezoned for a continuing care facility that was never built.

The applicant is requesting a rezoning for a two-story townhome development with 154 units.

Description:

The applicant revised the request to incorporate comments by the Planning, Zoning and Design Board at the public hearing in July. The number of units has been reduced along with several changes to the site plan, architecture and deviations. (See attached staff report for details).

The PZDB reviewed the revised project at its September 10, 2024 meeting and recommended approval with conditions.

The Council held a first reading on October 2nd. The Council requested that the applicant provide an explanation and additional information at the second reading pertaining to the following items:

- Access/partial turn lane on Corkscrew Road
- Traffic at peak hours
- Density/units per acre/crowded
- Who is responsible for maintenance of public areas
- Driveway length, garages and parking of cars vs on street
- Emergency vehicles and street dead-ends, large landscape trucks, etc.
- Sidewalk/multi use path

Page 1 of 2

- Architecture- need diversity, repeated design
- Pool location on Corkscrew Road
- Mail kiosk only in one location, and parking issue
- Back yards up against other back yards
- Wall and fence

Action Requested:

Approve Ordinance No. 2024-13

Process and Timeline:

- Public information meeting December 12, 2023
- Planning, Zoning and Design Board hearing July 9 and September 10, 2024
- Council First Reading October 2, 2024
- Council Second Reading and Public Hearing October 16, 2024

Financial Impact:

Minor cost for newspaper advertisement for second reading.

Prepared by: Mary Gibbs

Attachments:

1. Ordinance No. 2024-13
2. PowerPoint
3. Staff Report Case No. DCI 2024-E003
4. Applicant's Pattern Book (revised dated 09.26.2024)

**VILLAGE OF ESTERO, FLORIDA
ZONING
ORDINANCE NO. 2024-13**

**AN ORDINANCE OF THE VILLAGE COUNCIL OF THE
VILLAGE OF ESTERO, FLORIDA, APPROVING WITH
CONDITIONS AND DEVIATIONS A REZONING TO
ESTERO PLANNED DEVELOPMENT (EPD) FOR A
21.4-ACRE TRACT OF PROPERTY LOCATED IN THE
NORTHEAST CORNER OF SANDY LANE AND
CORKSCREW ROAD; PROVIDING FOR
SEVERABILITY; AND PROVIDING AN EFFECTIVE
DATE.**

WHEREAS, Toll Southeast LP Company, Inc, represented by RVi Planning and Landscape Architecture (the “Applicant”), filed an application to rezone the property from Residential Planned Development to Estero Planned Development Zoning. for a property located on the Northeast corner of Sandy Lane and Corkscrew Road, consisting of approximately 21.4 acres (the “Property”); and

WHEREAS, the Property STRAP numbers are 36-46-25-E1-U1986.2380 and 36-46-25-U2011.2380, and the Property on 9201-9301 Corkscrew Road is legally described in Exhibit A attached hereto; and

WHEREAS, the zoning case number is DCI2024-E003; and

WHEREAS, the property was later rezoned from Agriculture to Commercial Planned Development by Lee County in 1999 and further rezoned to Residential Planned Development by Village Ordinance 2015-21; and

WHEREAS, the Applicant proposes a residential townhome project with a maximum of 154 units; and

WHEREAS, a noticed Public Information Meeting was held on July 9, 2024 at the Planning Zoning and Design Board and was continued for the applicant to make revisions; and

WHEREAS, at a duly noticed public hearing held on September 10, 2024, the Planning Zoning and Design Board recommended approval with conditions of the request, including deviations; and

WHEREAS, a duly noticed first reading was held before the Village Council on October 2 , 2024; and

WHEREAS, a duly noticed second reading and public hearing was held before the Village Council on October 16, 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 rezoning subject to the following conditions and deviations.

Section 2. Conditions.

1. The previous approvals contained in Ordinance 2015-21 and all prior resolutions, including conditions and deviations, are no longer in effect and are superseded by the conditions in this approval.

2. Master Concept Plan

Development of this project must be consistent with the Master Concept Plan (MCP) titled “Estero Townhomes EPD” dated and stamped “Received August 26, 2024” except as modified by the conditions below.

The lake shown on the Master Concept Plan must be designed to have a sinuous shoreline as required by the Land Development Code, subject to review at time of development order.

3. Development Parameters and Uses

Development is permitted at a maximum as follows:

154 Townhouse units

The Schedule of Uses is attached as Exhibit B.

4. Maximum Building Height and Property Development Regulations

35 feet (2 stories)

Property Development Regulations are attached as Exhibit C

89 5. No Blasting

90

91

No development blasting is permitted as part of this project.

92

93

94 6. Utilities

95

96

This development must connect to water and sanitary sewer service at time of development order. Underground electric utilities will be provided per the Land Development Code.

97

98

99

100 7. Pattern Book

101

102

The development must be consistent with the Pattern Book “Estero Townhomes” dated 8.26.2024.

103

104

105 8. Public Benefit Areas

106

107

108

109

110

111

112

a. The Western Corner Park and Eastern Corner Park, and pathways, as identified on the Master Concept Plan will be designed and constructed by the applicant as shown in the Pattern Book and donated to the Village. The applicant or its successors will maintain the dedicated Western Corner Park and Eastern Corner Park in perpetuity. The donation and easements documents will be subject to the approval of the Village Attorney. Details of the planting, butterfly garden, seating area, and hardscape will be reviewed as part of the development order.

113

114

115

116

b. Construction must commence on both the Western Corner Park and Eastern Corner Park prior to issuance of Certificate of Occupancy for 50% of the units and must be completed prior to issuance of Certificate of Occupancy for the last building.

117

118

119 9. Construction

120

Construction of buildings will be of concrete block, not wood frame.

121

122

123 10. Turn Lane

124

125

Developer will remove existing turn lane on Corkscrew Road as part of the development order.

126

127

128 11. Sidewalk and Pedestrian Connections

129

a. Applicant will construct the sidewalk path (6-8’ on Corkscrew Road and 10’ on Sandy Lane) as part of the development order except as follows: The

connection from Sandy Lane to the intersection of Corkscrew Road (including all necessary road and drainage improvements) will be designed and permitted by the Village of Estero's consultant with input from applicant, and will be constructed by applicant at applicant's expense within 6 months of the later of (1) the Village's receipt of final permits and applicant's notice to proceed from the Village and (2) applicant's development order. The Village will endeavor to obtain such permits within 1 year of the Effective Date of this Ordinance.

- b. Applicant will make a \$75,000.00 payment for a future crosswalk connection by the Village of Estero (from Sandy Lane across Corkscrew Road) upon completion of the Sandy Lane/Corkscrew sidewalk improvements under condition 11.a.

Section 3. Deviations.

Deviation 1 requests to deviate from Land Development Code (LDC) Appendix C, Table C-(A)2 specifications for privately maintained roads and illustration Appendix D Section D.1 which requires privately maintained local street with closed drainage to have a minimum right-of-way width of 60 feet to allow for a minimum right-of-way width of 45 feet.

Deviation 1 is approved subject to the travel lanes being 11 feet.

Deviation 2 requests to deviate from Land Development Code (LDC) Section 3-707.B.4, Streets., which identifies streets should not end in dead ends, cul-de-sacs, hammerheads or other forms which do not connect with other streets to allow two dead end streets on the east side of the property.

Deviation 2 is approved as shown on the Master Concept Plan.

Deviation 3 requests to deviate from Land Development Code (LDC) Section 5-406, which requires a 20-foot-wide Type D external right-of-way buffer, to allow for an enhanced 15-foot-wide Type D buffer with a maximum 6-foot-tall wall along the Corkscrew Road right-of-way.

Deviation 3 is approved subject to the additional plantings and wall.

Deviation 4 requests to deviate from Land Development Code (LDC) Section 5-406, which requires a 15-foot Type B buffer when multi-family residential is adjacent to single-family residential, to allow an enhanced 10-foot Type B buffer with an 8-foot-tall wall along the northern property line.

Deviation 4 is approved with the enhanced plantings and wall.

171
172 **Deviation 5** requests to deviate from the Land Development Code (LDC) Section 5-
173 411.D.8, which requires the required buffer plantings to be installed along the exterior
174 side of a proposed wall that is not required by code, to allow for 50 percent of the required
175 buffer plantings to be installed along the interior side of the wall along the northern
176 property line.

177 Deviation 5 is approved with the enhanced plantings provided on both sides of the wall.

178
179 **Deviation 6** requests to deviate from the Land Development Code (LDC) Section 5-
180 510.C, which requires a minimum of 5 trees per 100 linear feet and shrubs to be located
181 on the exterior side of a residential project fence or wall, to allow 50 percent of the
182 required landscaping to be placed on the interior side of the wall along the northern
183 property line.

184 Deviation 6 is approved with enhanced planting planted on both sides of the wall.

185
186 **Deviation 7** requests to deviate from the Land Development Code (LDC) Section 5-
187 204.3.B, which requires all on-street parking to be arranged so that no vehicle is required
188 to back out from such areas directly onto a road, except for parking areas serving as
189 driveways of single-family detached dwellings, two-family dwellings, or coach homes
190 with garages; to allow four (4) back out parking spaces to accommodate visitor parking.

191
192 Deviation 7 is approved as shown on the Master Concept Plan.

193
194 **Section 4. Findings and Conclusions.**

195
196 The proposal, as conditioned, is consistent with the general criteria of the Estero Planned
197 Development zoning district as follows:

- 198
199 a. Goals The townhome development as proposed does not include a mix of housing
200 types. However, this proposal is more compatible with the adjacent subdivision to the
201 north and will diversify the available housing types in the general area.
202
203 b. Reasonable Standards The applicant will be providing sidewalks and small public use
204 areas to foster walkability in the Village Center.
205
206 c. Accessibility Two accessible public use areas are provided, and onsite interconnections
207 and connections with adjoining properties align with the objectives of the Village
208 Center.
209
210 d. Streets A minimum level of connectivity is provided. Two gated access points are
211 proposed for this development. Internal streets will be private, and the external
212 sidewalks will be for public use.

213

214 e. Street Design The applicant has proposed a sidewalk along Corkscrew Road and Sandy
 215 Lane. This will increase walkability and provide connectivity to the two public use
 216 areas on the south side of the development.
 217

218 f. Lots and Blocks Due to the narrow rectangular shape of the developable area and
 219 requirements for open space, a standard grid and block layout is not feasible.
 220

221 g. The Visual Edge The applicant is proposing a building height reduction from 45 feet
 222 under the previously approved zoning, to 35 feet. This height reduction is more
 223 compatible with the residential use to the north. The proposed statement corner public
 224 area on the southwest corner of the development and sidewalk along Corkscrew Road
 225 also adds to the visual edge.
 226

227 h. Architecture The revised building design is generally consistent with the Village
 228 architectural standards.
 229

230 i. Quality of Buildings The proposed development will be concrete block construction
 231 for more sustainability.
 232

233 **Section 5. Exhibits.**

234
 235 The following exhibits are attached to this Ordinance and incorporated by reference:

236
 237 Exhibit A Legal Description

238 Exhibit B Schedule of Uses

239 Exhibit C Property Development Regulations

240 Exhibit D Master Concept Plan titled “Estero Townhomes EPD” dated August 26,
 241 2024

242 Exhibit E Pattern Book titled “Estero Townhomes” dated August 30, 2024.
 243

244 **Section 6. Severability.**

245
 246 Should any section, paragraph, sentence, clause, phrase, or other part of this Ordinance
 247 subsequent to its effective date be declared by a court of competent jurisdiction to be
 248 invalid, such decision shall not affect the validity of this Ordinance as a whole or any
 249 portion thereof, other than the part so declared to be invalid.
 250

251 **Section 7. Effective Date.**

252
 253 This Ordinance shall take effect immediately upon adoption.
 254

255 **PASSED** on first reading this 2nd day of October, 2024.

256

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

258 Florida on second reading this 16th day of October, 2024.

259

260

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

262

263

264 By: _____ By: _____

265 Carol Sacco, Village Clerk Jon McLain, Mayor

266

267 Reviewed for legal sufficiency:

268

269

270 By: _____

271 Nancy E. Stroud, Village Land Use Attorney

272

273

274	Vote:	AYE	NAY
275			
276	Mayor McLain	_____	_____
277	Vice Mayor Ribble	_____	_____
278	Councilmember Fiesel	_____	_____
279	Councilmember Fayhee	_____	_____
280	Councilmember Lopez	_____	_____
281	Councilmember Ward	_____	_____
282	Councilmember Zalucki	_____	_____

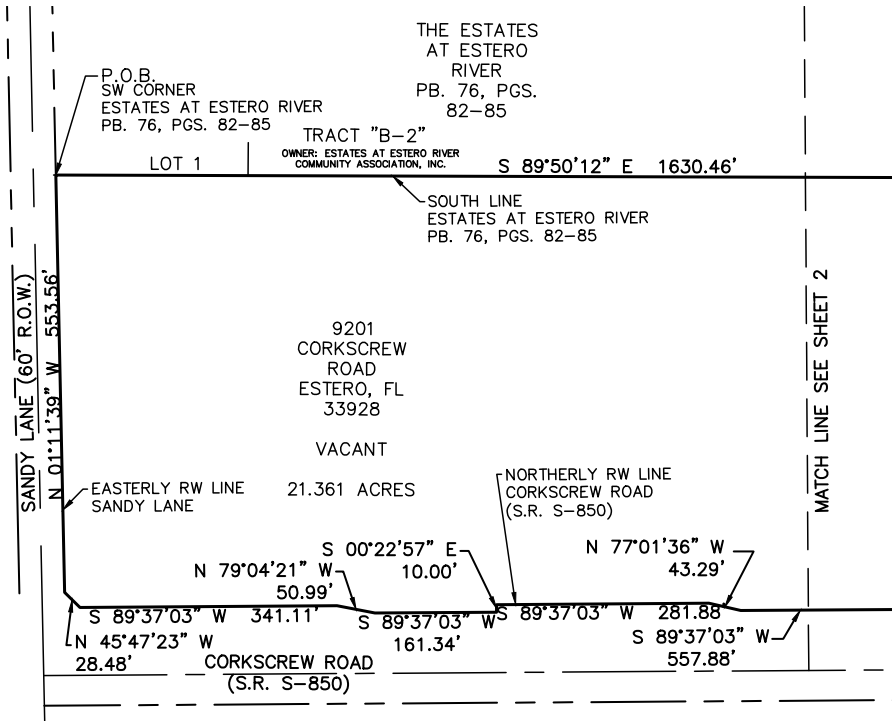
SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION

BEING FULLY DESCRIBED AS FOLLOW: A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 34, TOWNSHIP 46 SOUTH, RANGE 25 EAST, SAID LEE COUNTY, FLORIDA, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE ESTATES OF ESTERO RIVER, A SUBDIVISION RECORDED IN PLAT BOOK 76, PAGES 82 THROUGH 85 OF THE PUBLIC RECORDS OF SAID LEE COUNTY; THENCE ALONG THE SOUTH LINE OF SAID SUBDIVISION RUN S89°50'12"E FOR A DISTANCE OF 1630.46 FEET, TO THE NORTHWEST CORNER OF THE GALLERIA, A CONDOMINIUM, DECLARATION RECORDED IN INSTRUMENT NUMBER 2007000238286, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID GALLERIA RUN S01°07'24"E FOR A DISTANCE OF 559.25 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD (S.R. S-850); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING NINE (9) DESCRIBED COURSES: 1) THENCE RUN S86°45'18"W FOR A DISTANCE OF 175.38 FEET; 2) THENCE RUN S89°37'03"W FOR A DISTANCE OF 557.88 FEET; 3) THENCE RUN N77°01'36"W FOR A DISTANCE OF 43.29 FEET; 4) THENCE RUN S89°37'03"W FOR A DISTANCE OF 281.88 FEET; 5) THENCE RUN S00°22'57"E FOR A DISTANCE OF 10.00 FEET; 6) THENCE RUN S89°37'03"W FOR A DISTANCE OF 161.34 FEET; 7) THENCE RUN N79°04'21"W FOR A DISTANCE OF 50.99 FEET; 8) THENCE RUN S89°37'03"W FOR A DISTANCE OF 341.11 FEET; 9) THENCE RUN N45°47'23"W FOR A DISTANCE OF 28.48 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SANDY LANE; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SANDY LANE, RUN N01°11'39"W FOR A DISTANCE OF 553.56 FEET, TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

CONTAINING 930,474 SQUARE FEET OR 21.4 ACRES, MORE OR LESS.



SEE SHEET 2 FOR NOTES AND LEGEND

NOAH CATHA
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE #6873
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND
MAPPER.

SKETCH &
DESCRIPTION

ESTERO
TOWN HOMES
LEE COUNTY, FL

SCALE: 1" = 200' JOB#: 23152 DRAWN: JM CHECK: NC
DATE: 01/24/23 REVISION: 01/19/24 SHEET 1 of 2

ESE CONSULTANTS
ENGINEERING - PLANNING - SURVEYING - ENVIRONMENTAL

ESE Consultants, Inc.
2966 Commerce Park Drive
Suite 100
Orlando, FL 32819
T: 407-345-6050
(LB #7506)

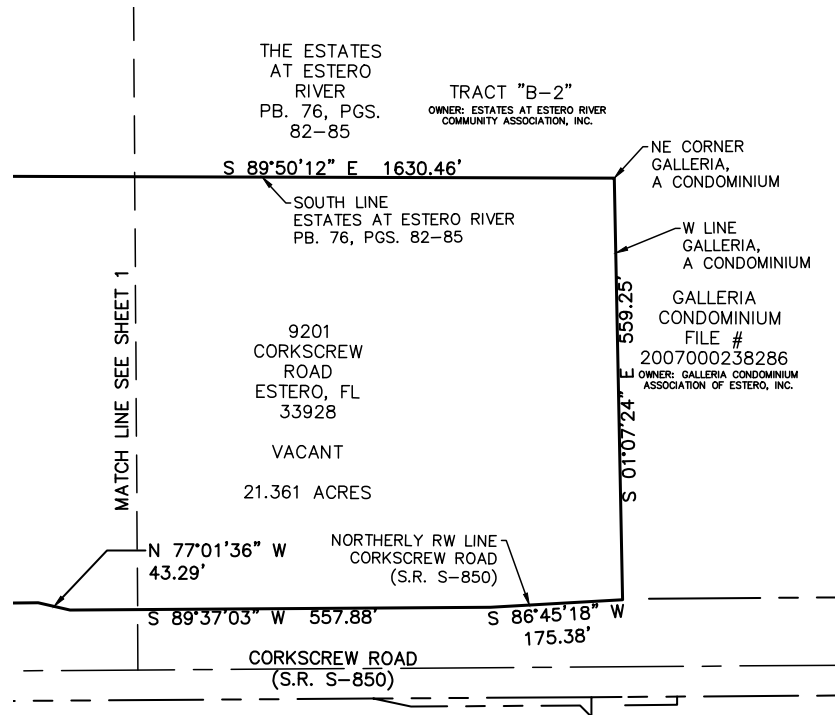
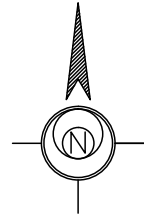
SKETCH AND LEGAL DESCRIPTION

NOTES:

1. THIS IS NOT A SURVEY
2. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 46 SOUTH, RANGE 25 EAST BEING A BEARING OF S 01°11'39" E.
3. THE LEGAL DESCRIPTION IS AS PROVIDED IN THE TITLE COMMITMENT PROVIDED TO THE SURVEYOR.

LEGEND

P.O.C.=POINT OF COMMENCEMENT
P.O.B.=POINT OF BEGINNING
PB.=PLAT BOOK
ORB.=OFFICIAL RECORDS BOOK
PG.=PAGE(S)
SEC.=SECTION
GOV.=GOVERNMENT
R/W =RIGHT OF WAY
S.R.=STATE ROAD



SEE SHEET 1 FOR LEGAL DESCRIPTION

SKETCH &
DESCRIPTION

ESTERO
TOWN HOMES
LEE COUNTY, FL

ESE CONSULTANTS
ENGINEERING - PLANNING - SURVEYING - ENVIRONMENTAL

ESE Consultants, Inc.
2966 Commerce Park Drive
Suite 100
Orlando, FL 32819
T: 407-345-6050
(LB #7506)

SCALE: 1" = 200' JOB#: 23152 DRAWN: JM CHECK: NC
DATE: 01/24/23 REVISION: 01/19/24 SHEET 2 of 2



**ESTERO TOWNHOMES ESTERO PLANNED DEVELOPMENT
SCHEDULE OF USES**

REVISED AUGUST 2024

RECEIVED

AUG 27 2024

VILLAGE OF ESTERO

Principal Uses

Dwelling, Townhouse (limited to 154 units)
Park, Village (Public)

Accessory Uses

Clubhouse (as accessory to the residential development)
Community recreation facility (as accessory to the residential development), including pool, clubhouse, sports courts (excluding pickleball), parks, and passive and active recreational facilities
Electric vehicle (EV) level 1 or 2 charging station
Excavation, water retention
Fences, walls
Garages
Home garden
Home occupation
Model homes, model units, model sales center
Parking lot, accessory
Signs, in accordance with LDC Chapter 6
Swimming pools, porches, decks, and similar recreational facilities
Utility, Minor



**ESTERO PLANNED DEVELOPMENT
PROPERTY DEVELOPMENT REGULATIONS**

Townhomes

Minimum Lot Area: 1,440 square feet
Minimum Lot Width: 16 feet (interior)/18 feet (exterior)
Minimum Lot Depth: 90 feet
Minimum Building Separation: 0 feet/10 feet where not adjoining
Maximum Lot Coverage: 75%
Maximum Height: 35 feet
Setbacks:
 Street: 15 feet /10 feet for secondary street setbacks on corner lots
 Side: 0 feet/5 feet
 Rear Principal: 10 feet
 Rear Accessory: 5 feet

Amenity

Minimum Lot Area: 5,000 square feet
Minimum Lot Width: N/A
Minimum Lot Depth: N/A
Minimum Building Separation: 10 feet
Maximum Lot Coverage: 60%
Maximum Height: 35 feet/2-stories
Setbacks:
 Street: 15 feet
 Side: 5 feet
 Rear Principal: 10 feet
 Rear Accessory: 5 feet

General Development Standards

Waterbody: 25 feet (Principal & Accessory)
Minimum Open Space: 40%





Toll Brothers
FORTUNE WORLD'S MOST
ADMIRABLE COMPANIES
10 YEARS IN A ROW

T A B L E O F C O N T E N T S

RENDERED MASTER PLAN 3

CONNECTIVITY PLAN 4

PUBLIC BENFITS PLAN 5

WEST CORNER PARK ENLARGEMENTS 6

WEST CORNER PARK LANDSCAPE PLAN 7

PASSIVE PARK & PEDESTRIAN GATE CONCEPTS 8

CORKSCREW ROAD VISUALATION 9

CORKSCREW ROAD CROSS-SECTION 10

COMMUNITY FEATURES IMAGERY 11

SCHEMATIC ARCHITECTURAL ELEVATIONS - 5 UNIT 12-14

SCHEMATIC ARCHITECTURAL ELEVATIONS - 7 UNIT 15-17

SCHEMATIC ARCHITECTURAL ELEVATIONS - 9 UNIT 18-20

ARCHITECTURAL COLOR PALETTE 21

PERIMETER BUFFERS - PLANS/ELEVATIONS 22-24

EXISTING TREE LOCATION MAP 25

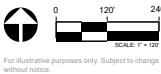
COMMUNITY PLANT PALETTE 26

ESTERO TOWNHOMES

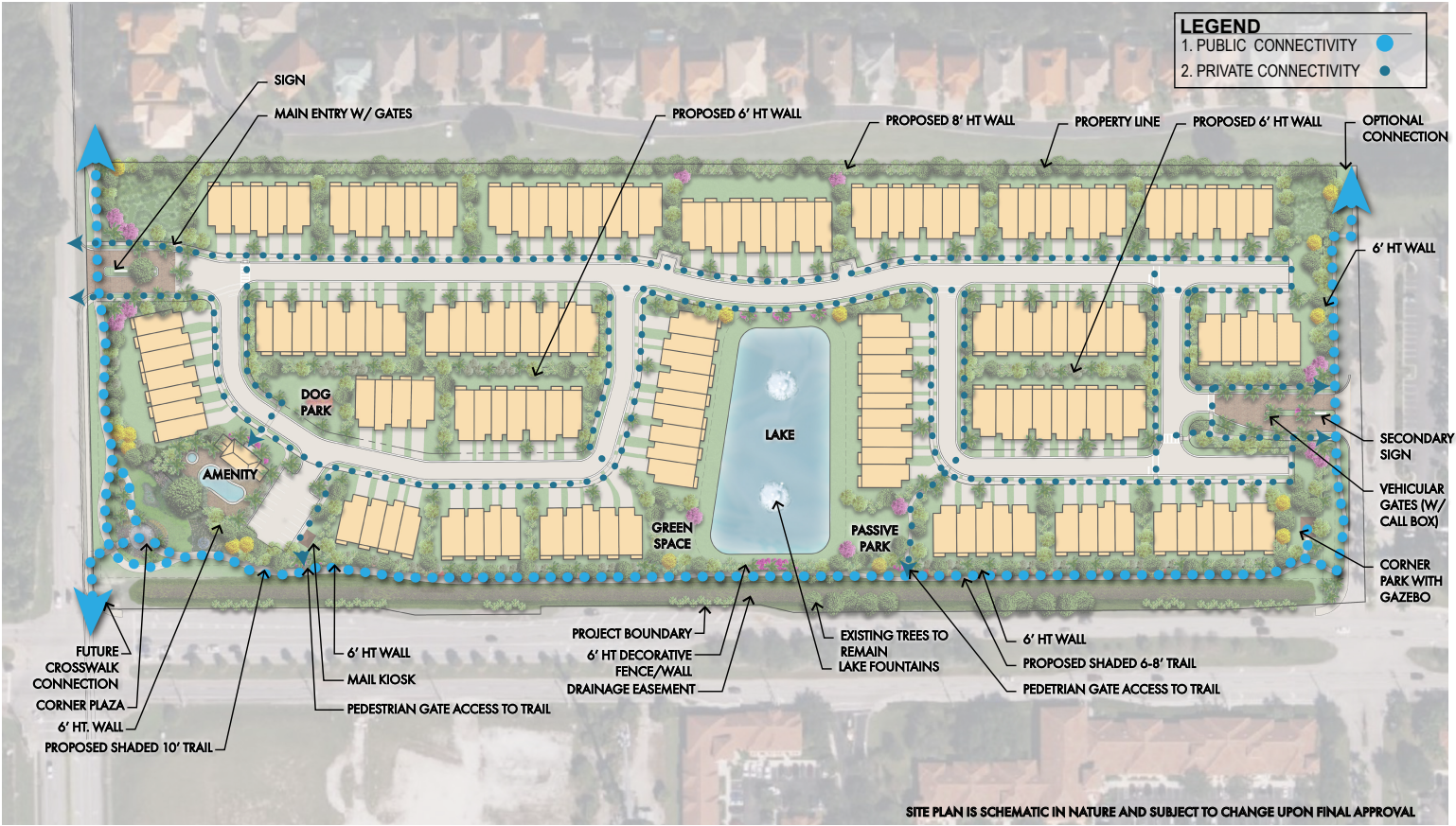


SITE PLAN IS SCHEMATIC IN NATURE AND SUBJECT TO CHANGE UPON FINAL APPROVAL

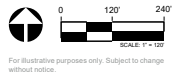
ESTERO TOWNHOME • RENDERED MASTER PLAN



ESTERO TOWNHOMES



ESTERO TOWNHOME • CONNECTIVITY PLAN





For illustrative purposes only. Subject to change without notice.

PAGE 5

ESTERO TOWNHOMES



Perspective Views

ESTERO TOWNHOMES • WEST CORNER PARK ENLARGEMENTS

ESTERO TOWNHOMES

Trees and Palms



Shady Lady Black Olive



Specimen Live Oak



Slash Pine



Tabebuia Tree



Pink Hibiscus Tree



Bismark Palm



Royal Palm



Sabal Palm



Green Buttonwood



Silver Buttonwood

Shrubs and Groundcovers



Silver Saw Palmetto



Muhly



Firebush



Fakahatchee



Clusia rosea



Crinum Lily



Waller's Viburnum



Yellow Flag Iris



Coontie



Blue Plumbago

ESTERO TOWNHOMES • WEST CORNER PARK PLAN & PALETTE

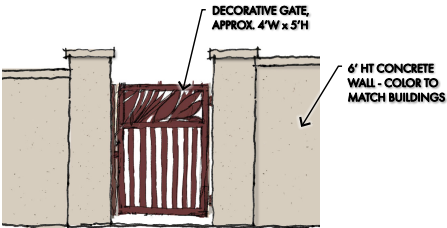
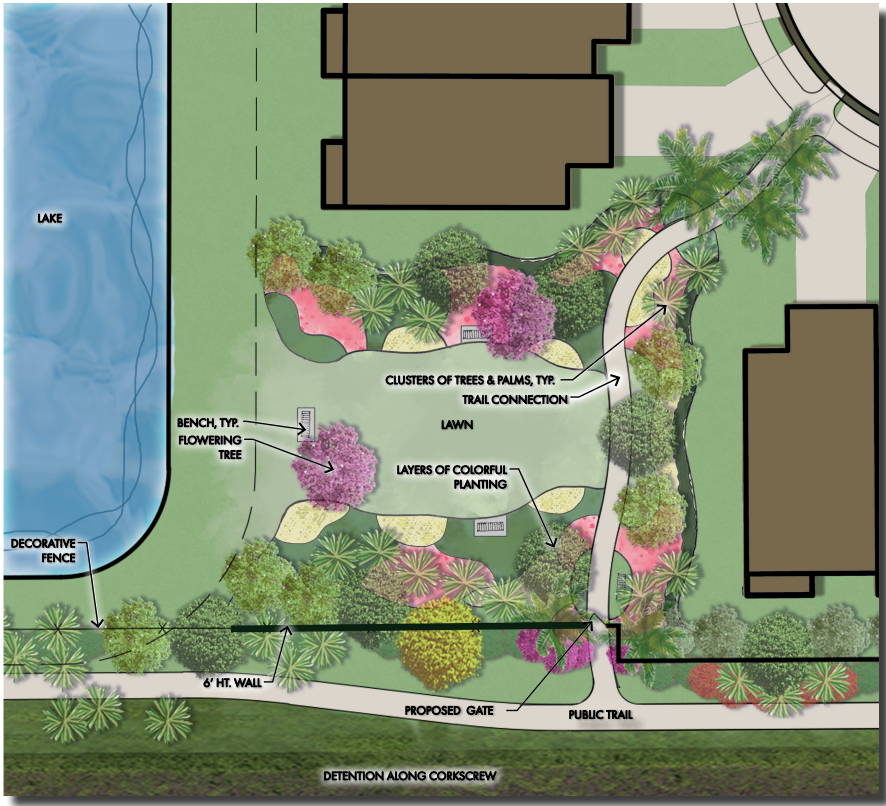


SITE PLAN IS SCHEMATIC IN NATURE AND SUBJECT TO CHANGE UPON FINAL APPROVAL

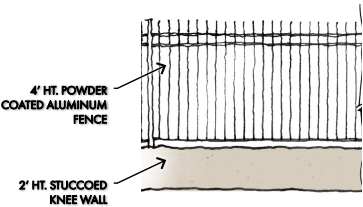


For illustrative purposes only. Subject to change without notice.

ESTERO TOWNHOMES



PROPOSED PEDESTRIAN GATE CONCEPT



PROPOSED DECORATIVE FENCE CONCEPT

SITE PLAN IS SCHEMATIC IN NATURE AND SUBJECT TO CHANGE UPON FINAL APPROVAL

ESTERO TOWNHOMES • PASSIVE PARK, FENCE & GATE CONCEPTS

ESTERO TOWNHOMES



ESTERO TOWNHOMES • CORKSCREW ROAD VISUALIZATION

Copyright RVI

ESTERO TOWNHOMES



ESTERO TOWNHOMES



DECORATIVE ENTRY GATE CONCEPT



ENTRY SIGN CONCEPT



PARK BENCH OPTIONS



Concrete Bench



CORNER PARK GAZEBO INSPIRATION

ESTERO TOWNHOME • COMMUNITY & PARK ELEMENTS

Note:
Only for graphic representation, specific color/material subject to change.

Copyright RVi

PAGE 11

ESTERO TOWNHOMES



ESTERO TOWNHOMES • FRONT ELEVATIONS - 5 UNIT

Copyright RVi

PAGE 12

ESTERO TOWNHOMES



ESTERO TOWNHOMES • SIDE ELEVATIONS - 5 UNIT

Copyright RVi

PAGE 13

ESTERO TOWNHOMES



ESTERO TOWNHOMES • REAR ELEVATIONS - 5 UNIT

Copyright RVi

ESTERO TOWNHOMES



ESTERO TOWNHOMES • FRONT ELEVATIONS - 7 UNIT

Copyright RVi

ESTERO TOWNHOMES



ESTERO TOWNHOMES • **SIDE ELEVATIONS - 7 UNIT**

Copyright RVi

PAGE 16

ESTERO TOWNHOMES



ESTERO TOWNHOMES • REAR ELEVATIONS - 7 UNIT

Copyright RVi

PAGE 17

ESTERO TOWNHOMES



ESTERO TOWNHOMES • FRONT ELEVATIONS - 9 UNIT

Copyright RVi

PAGE 18

ESTERO TOWNHOMES



ESTERO TOWNHOMES • SIDE ELEVATIONS - 9 UNIT

Copyright RVi

PAGE 19

ESTERO TOWNHOMES



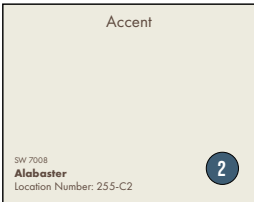
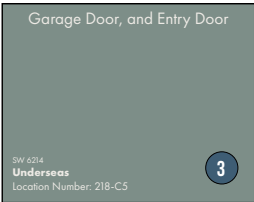
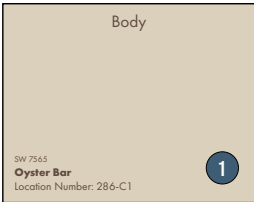
ESTERO TOWNHOMES • REAR ELEVATIONS - 9 UNIT

Copyright RVi

PAGE 20

Architectural Color Palette
Classic Cream Spanish Colonial

- Classic Cream Spanish Colonial Color Scheme.
- Garage and Entry door will be painted and accent color.
- Brackets and Soffits are painted Sable to look like wood.

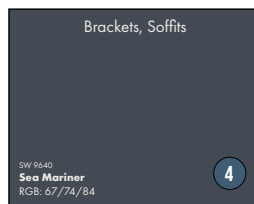
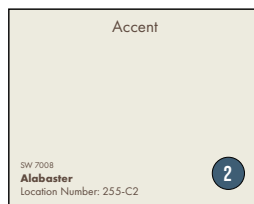
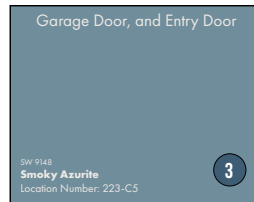


ESTERO TOWNHOMES • ARCHITECTURAL COLOR PALETTE

Architectural Color Palette

Classic Cream Spanish Colonial

- Classic Cream Spanish Colonial Color Scheme.
- Garage and Entry door will be painted and accent color.
- Brackets and Soffits are painted Sea Mainer to contrast Smoky Azurite.



ESTERO TOWNHOMES • ARCHITECTURAL COLOR PALETTE

ESTERO TOWNHOMES

Plant Material Specifications (per LDC)

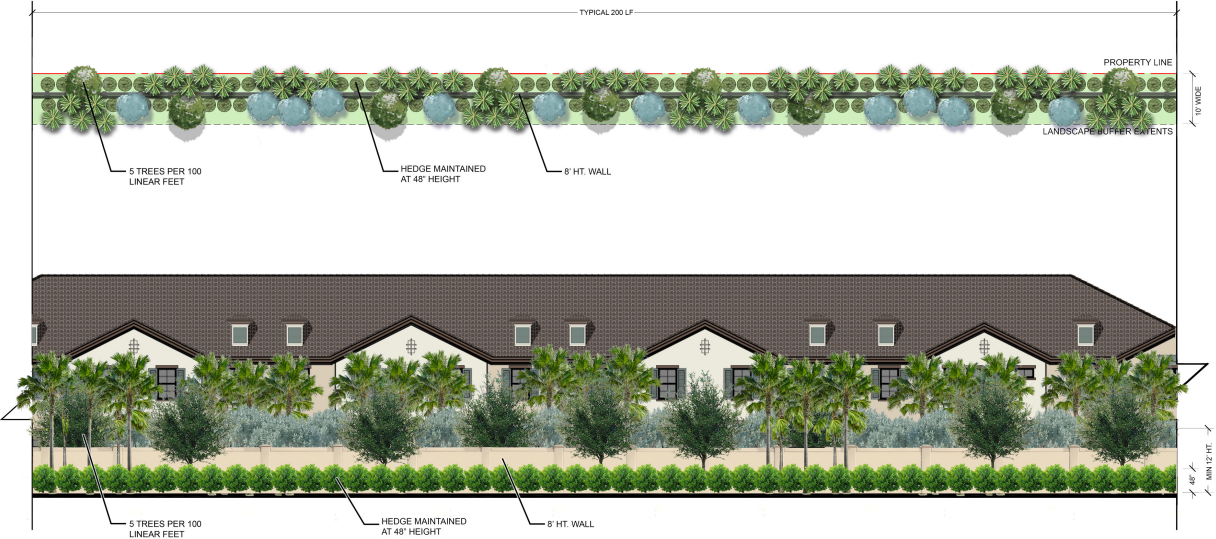
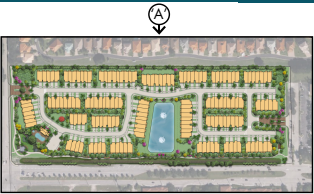
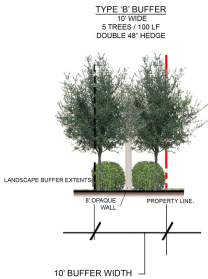
- Code required canopy trees must be a minimum of twelve (12) feet in height, have a two & one-half inch (2-1/2") caliper (at 12 inches above the ground), a five (5') foot spread, and forty-five gallon (45G) or field grown (FG) at the time of installation. Palms may be used to substitute trees within a buffer, but all palms must have a minimum of ten (10) feet of clear trunk at time of planting. All substitutions must adhere to LDC Sec. 5-412.

- Shrubs must be a minimum of 24 inches in height, at time of planting. All shrubs must be a minimum three-gallon container size and be double staggered and spaced 36 inches on center. They must be at least 36 inches in height within 12 months of time of planting and maintained in perpetuity at a height of no less than 36 inches.

- Required hedges must be planted and maintained so as to form a continuous, unbroken, solid visual screen within a minimum of one year after time of planting.

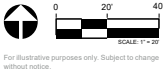
- Planting proposed on both sides of wall.

- Enhancements: 6 additional canopy trees and 22 additional palms per 100 LF. Palm height to be enhanced to 10'-14' CT.



'A' 10' TYPE 'B' BUFFER - VIEW FROM THE ESTATES AT ESTERO RIVER
SCALE: 1" = 10'-0"

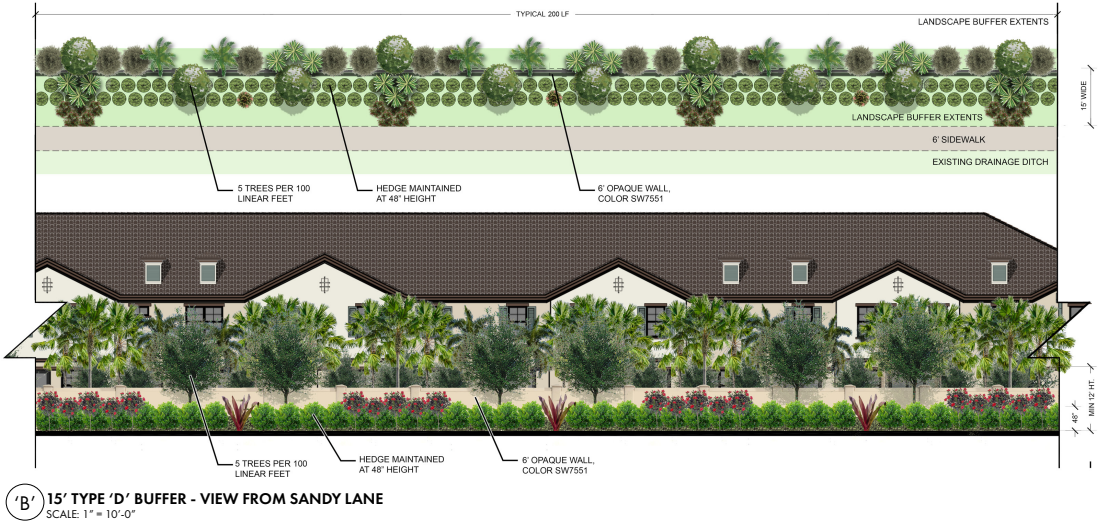
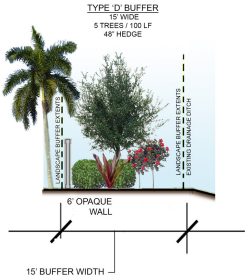
ESTERO TOWNHOMES • BUFFER PLAN & ELEVATIONS



ESTERO TOWNHOMES

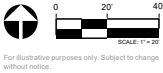
Plant Material Specifications (per LDC)

- Code required canopy trees must be a minimum of twelve (12) feet in height, have a two & one-half inch (2-1/2") caliper (at 12 inches above the ground), a five (5') foot spread, and forty-five gallon (45G) or field grown (FG) at the time of installation. Palms may be used to substitute trees within a buffer, but all palms must have a minimum of ten (10') feet of clear trunk at time of planting. All substitutions must adhere to LDC Sec. 5-4.12.
- Shrubs must be a minimum of 24 inches in height, at time of planting. All shrubs must be a minimum three-gallon container size and be spaced 18 to 36 inches on center. They must be at least 36 inches in height within 12 months of time of planting and maintained in perpetuity at a height of no less than 36 inches.
- Required hedges must be planted and maintained so as to form a continuous, unbroken, solid visual screen within a minimum of one year after time of planting.



'B' 15' TYPE 'D' BUFFER - VIEW FROM SANDY LANE
SCALE: 1" = 10'-0"

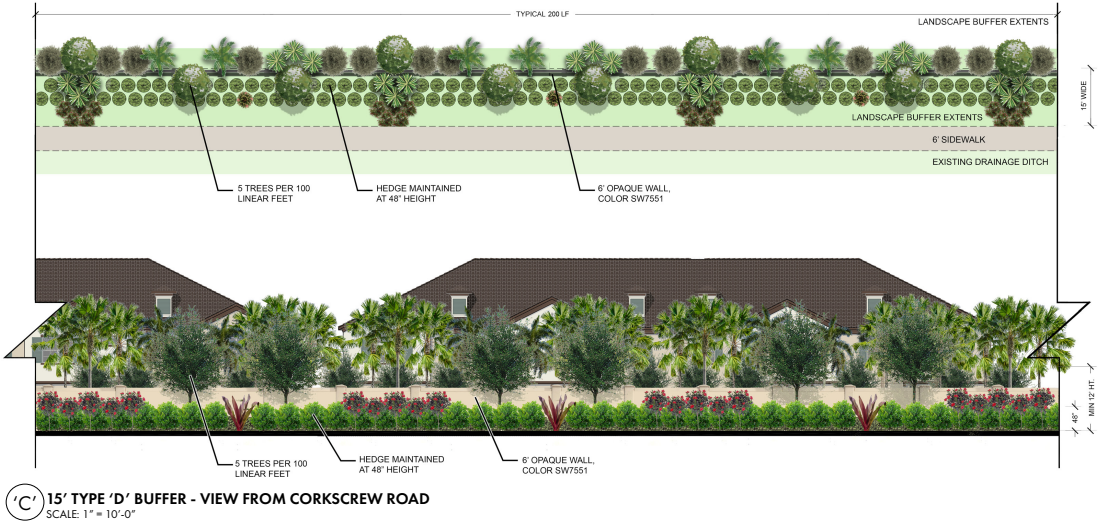
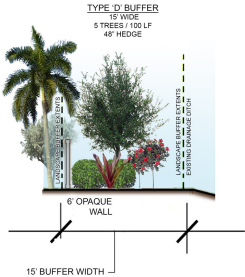
ESTERO TOWNHOMES • BUFFER PLAN & ELEVATIONS



ESTERO TOWNHOMES

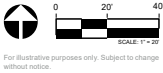
Plant Material Specifications (per LDC)

- Code required canopy trees must be a minimum of twelve (12) feet in height, have a two & one-half inch (2-1/2") caliper (at 12 inches above the ground), a five (5') foot spread, and forty-five gallon (45G) or field grown (FG) at the time of installation. Palms may be used to substitute trees within a buffer, but all palms must have a minimum of ten (10) feet of clear trunk at time of planting. All substitutions must adhere to LDC Sec. 5-4.12.
- Shrubs must be a minimum of 24 inches in height, at time of planting. All shrubs must be a minimum three-gallon container size and be spaced 18 to 36 inches on center. They must be at least 36 inches in height within 12 months of time of planting and maintained in perpetuity at a height of no less than 36 inches.
- Required hedges must be planted and maintained so as to form a continuous, unbroken, solid visual screen within a minimum of one year after time of planting.



15' TYPE 'D' BUFFER - VIEW FROM CORKSCREW ROAD
SCALE: 1" = 10'-0"

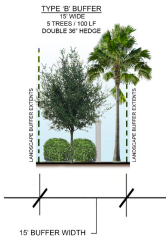
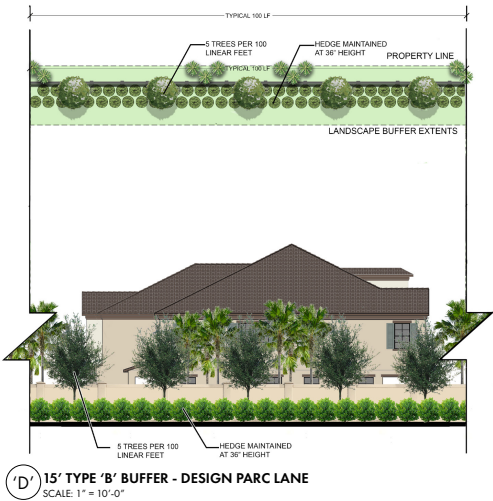
ESTERO TOWNHOMES • BUFFER PLAN & ELEVATIONS



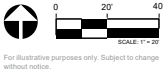
ESTERO TOWNHOMES

Plant Material Specifications (per LDC)

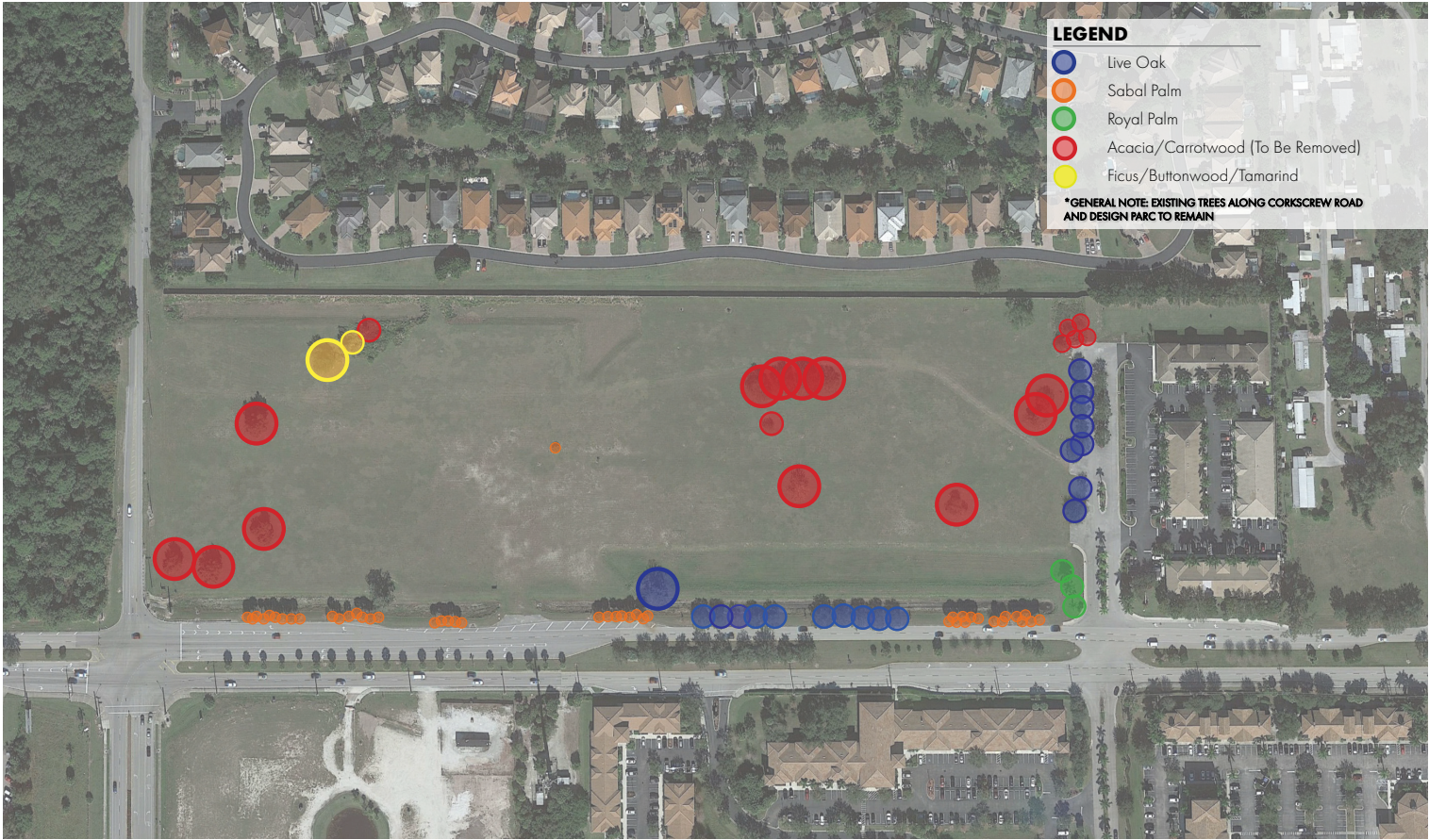
- Code required canopy trees must be a minimum of twelve (12) feet in height, have a two & one-half inch (2-1/2") caliper (at 12 inches above the ground), a five (5') foot spread, and forty-five gallon (45G) or field grown (FG) at the time of installation. Palms may be used to substitute trees within a buffer, but all palms must have a minimum of ten (10) feet of clear trunk at time of planting. All substitutions must adhere to LDC Sec. 5-412.
- Shrubs must be a minimum of 24 inches in height, at time of planting. All shrubs must be a minimum three-gallon container size and be spaced 18 to 36 inches on center. They must be at least 36 inches in height within 12 months of time of planting and maintained in perpetuity at a height of no less than 36 inches.
- Required hedges must be planted and maintained so as to form a continuous, unbroken, solid visual screen within a minimum of one year after time of planting.



ESTERO TOWNHOMES • BUFFER PLAN & ELEVATIONS



ESTERO TOWNHOMES



ESTERO TOWNHOMES • EXISTING TREE LOCATION MAP

ESTERO TOWNHOMES



Shady Lady Black Olive



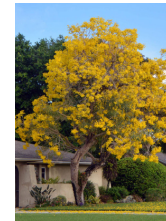
Live Oak



Green Buttonwood



Royal Poinciana



Yellow Tabebuia Tree



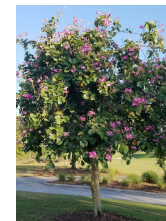
Southern Magnolia



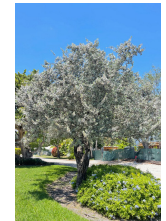
Royal Palm



Sabal Palm



Hong Kong Orchid



Silver Buttonwood

Shrubs and Groundcovers



Red Tip Cocoplum



Muhly Grass



Firebush



Fakahatchee



Crinum Lily



Walter's Viburnum



American Beautyberry



Coontie



Clusia rosea



Cordgrass

ESTERO TOWNHOMES • COMMUNITY PLANT PALETTE

Proposed Landscape Material

Trees and Palms (90% Native/Drought Tolerant)

Bucida buceras ~ Shady Lady Black Olive

Quercus virginiana ~ Live Oak

Pinus elliotii ~ Slash Pine

Cordia ~ Orange Geiger

Magnolia grandiflora ~ Southern Magnolia

Roystonea regia ~ Royal Palm

Sabal palmetto ~ Sabal Palm

Conocarpus erectus ~ Green Buttonwood

Conocarpus erectus var. sericeus ~ Silver Buttonwood

Shrubs and Groundcovers (90% Native/Drought Tolerant)

Chrysobalanus icaco 'Red Tip' ~ Red Tip Cocoplum

Clusia rosea 'Pitch Apple' ~ Pitch Apple Clusia

Muhlenbergia capillaris ~ Muhly Grass

Hamelia patens ~ Firebush

Tripsacum dactyloides ~ Fakahatchee Grass

Serenoa repens 'Cinerea' ~ Silver Saw Palmetto

Viburnum obovatum ~ Walter's Viburnum

Callicarpa americana ~ American Beautyberry

Zamia pumila ~ Coontie

Psychotria nervosa ~ Wild Coffee

Spartina bakerii ~ Cordgrass



ESTERO TOWNHOMES EPD REZONE

VILLAGE COUNCIL HEARING
OCTOBER 16, 2024

WELCOME & INTRODUCTIONS

- Jim Hepler & Brandon Sinnery – Toll Brothers
- Richard Yovanovich & Francesca Passidomo - Coleman, Yovanovich & Koester
- Alexis Crespo, AICP & Sabrina McCabe, PLA – RVi Planning + Landscape Architecture
- Noelle Vilim, P.E. - Atwell
- Norm Trebilcock, AICP, PTOE, PE - Trebilcock Consulting Solutions
- Andrew McAuley– Earth Tech Environmental

ESTERO TOWNHOMES EPD - REZONE

2

PROPERTY OVERVIEW

- ❑ 21.4 +/-acres
- ❑ Northeast corner of Corkscrew Road & Sandy Lane
- ❑ Future Land Use: Village Center
- ❑ Zoning: Residential Planned Development (RPD) for Continuing Care/ALF



ESTERO TOWNHOMES EPD - REZONE

3

REQUEST

Rezone 21.4+/-acres from
Residential Planned Development (RPD) to
Estero Planned Development (EPD)
to allow for ~~171~~ 154 townhomes, private on-site
recreational amenities and public amenities

ESTERO TOWNHOMES EPD - REZONE

4

FIRST READING DISCUSSION

- ✓ Density
- ✓ Visual/Architectural Diversity
- ✓ On-Site Parking
- ✓ Pool/Amenity Buffer
- ✓ Parking for Mail Kiosk
- ✓ Rear Yard Privacy

ESTERO TOWNHOME- REZONE

5

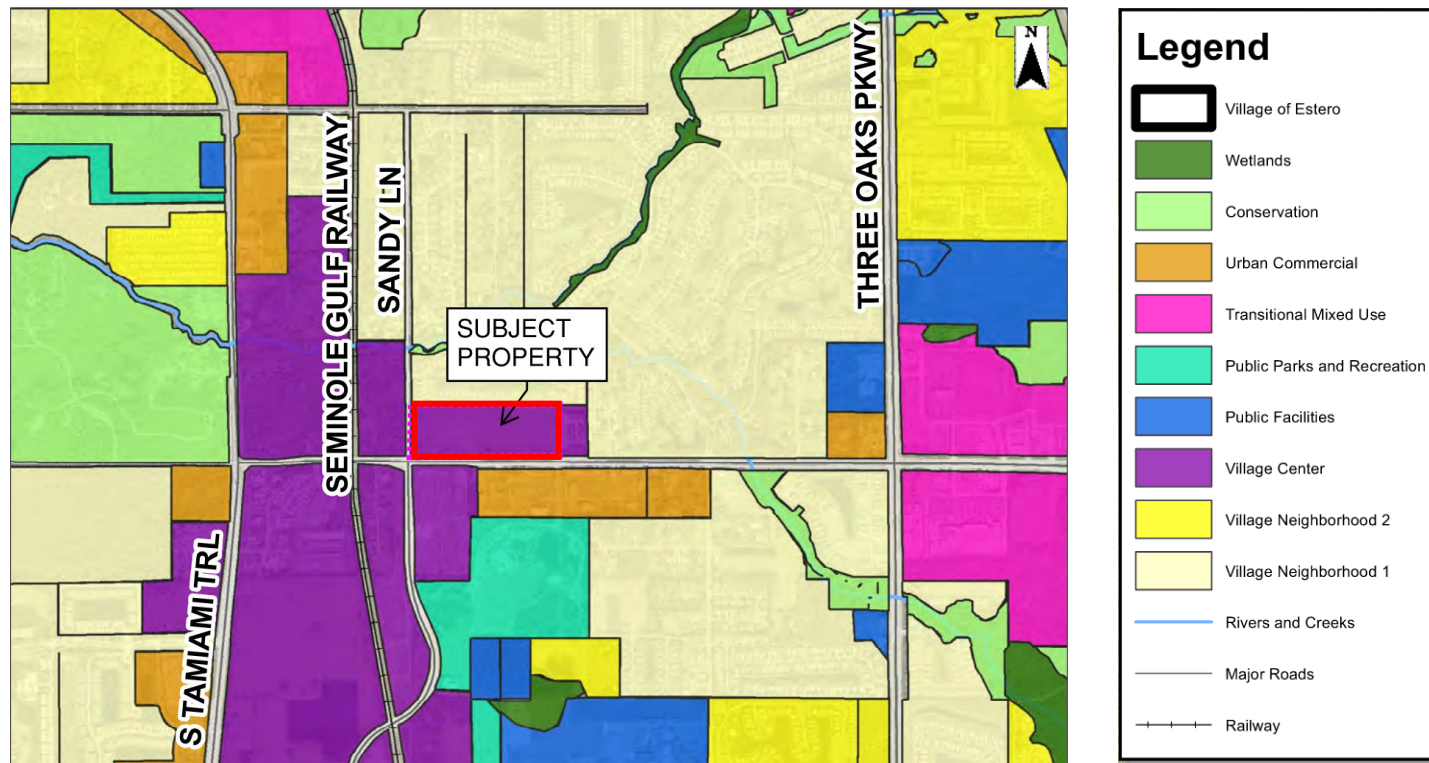
PLANNING OVERVIEW

ALEXIS CRESPO, AICP

ESTERO TOWNHOME- REZONE

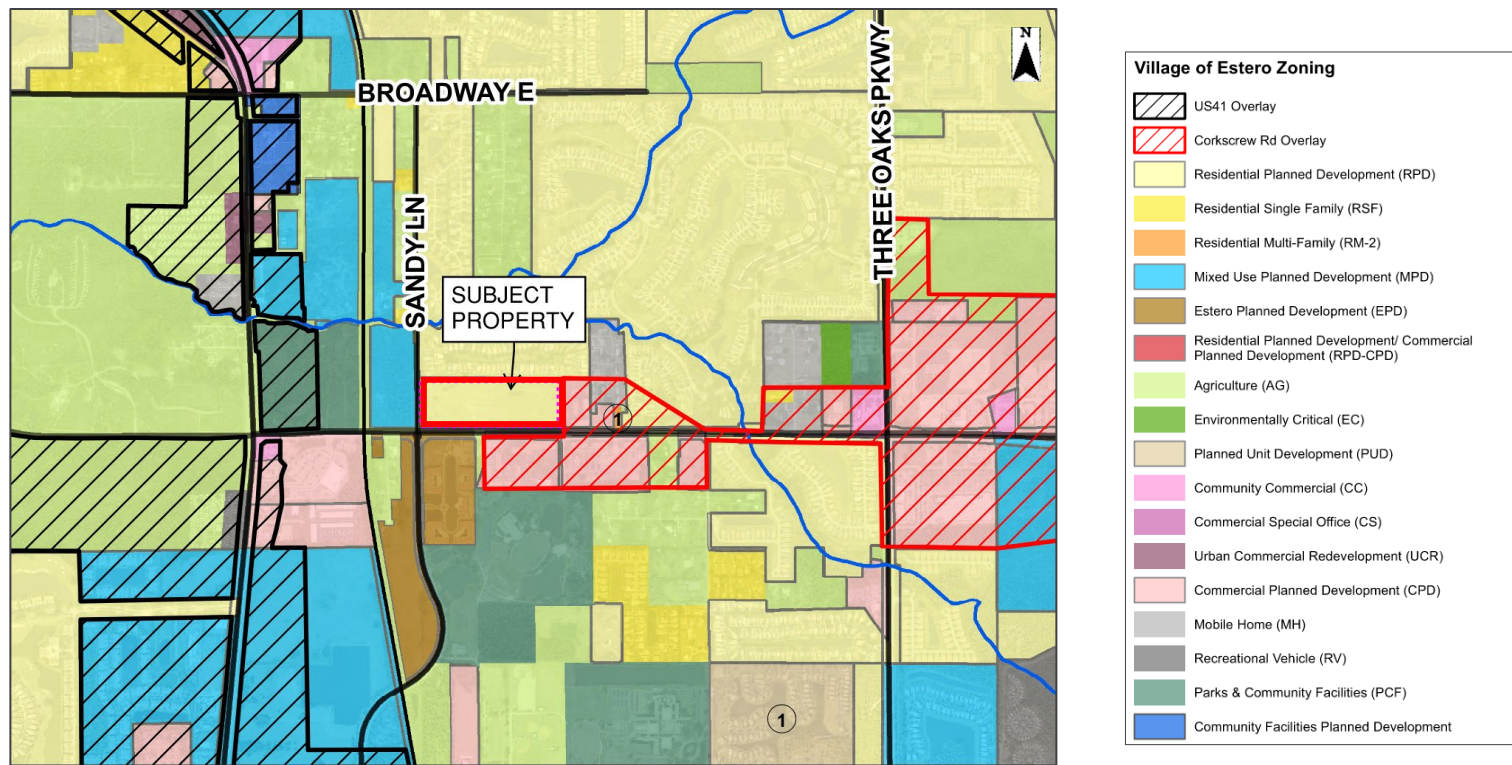
6

FUTURE LAND USE DESIGNATION



ESTERO TOWNHOME- REZONE

EXISTING ZONING

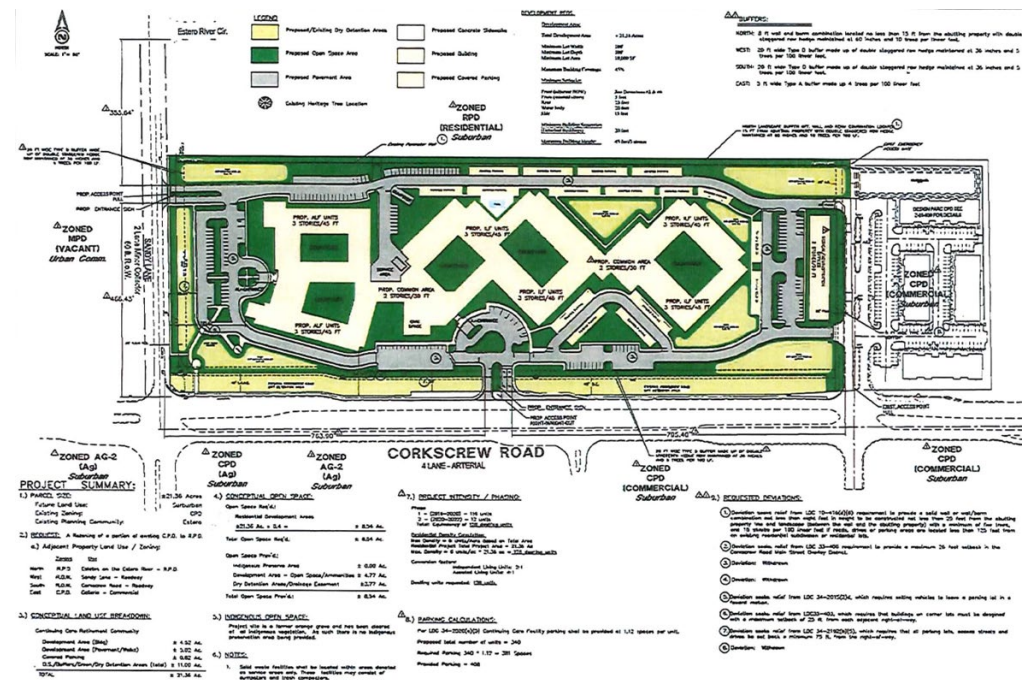


ESTERO TOWNHOME- REZONE

8

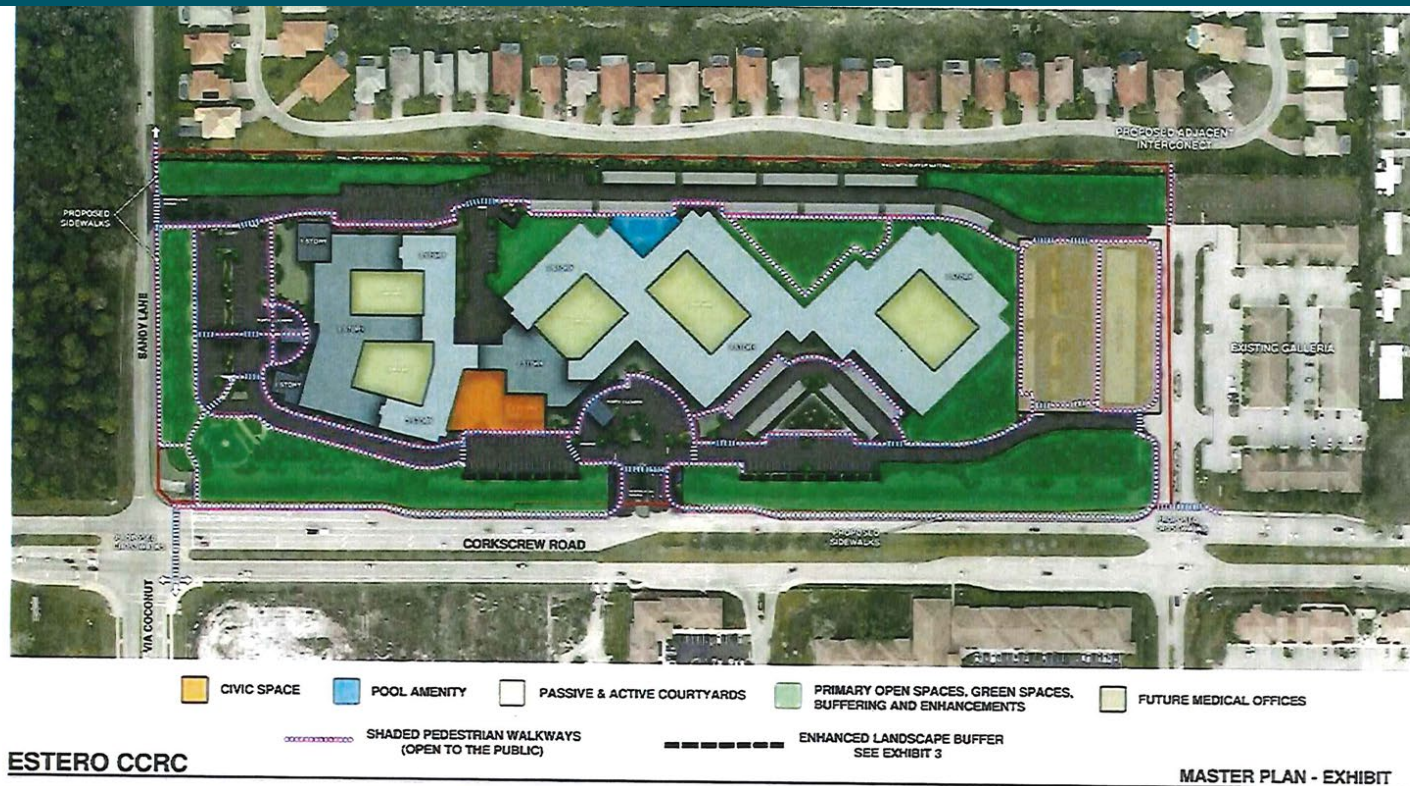
VOLUNTEERS OF AMERICA RPD

- Approved in 2015, via Ordinance 2015-21 to allow a Continuing Care/Assisted Living Facility
- Maximum of 340 Beds
- Required 15,000 SF Commercial
- Maximum Height of 45 feet/3 stories



ESTERO TOWNHOME - REZONE

APPROVED MASTER CONCEPT PLAN



10

PZDB DESIGN EVOLUTION

- ✓ Revised site layout to reflect a more curvilinear roadway network
- ✓ Reduction of unit count from 171 dwelling units to 154 dwelling units (from 8 du/acre to 7 du/acre)
- ✓ Eliminated 9- and 8-unit buildings along Corkscrew Road
- ✓ Increased/additional common/open space and extensive, enhanced landscaping features
- ✓ Relocation of the lake area with fountain enhancements, as well as pocket parks and passive park areas near lake
- ✓ Increased wall height to 8' adjacent to Estates on Estero River
- ✓ Relocated Amenity area to provide a buffer to residents from public use area and provide pedestrian access to Corkscrew Road
- ✓ Enhancements to the front, rear and side elevations of the proposed dwelling to include additional architectural elements/embellishments, recessing/projections for visual interest, and an updated color palette

ESTERO TOWNHOME- REZONE

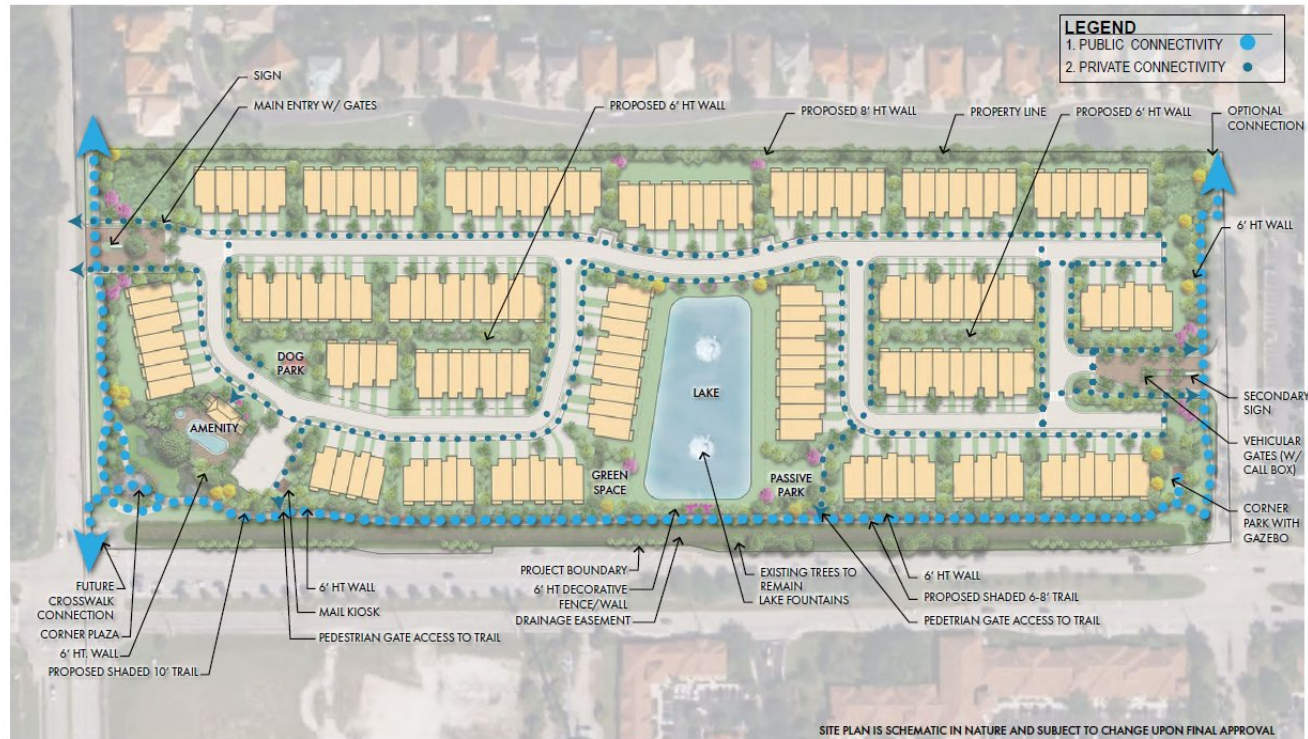
11

PROPOSED MASTER CONCEPT PLAN



ESTERO TOWNHOMES EPD - REZONE

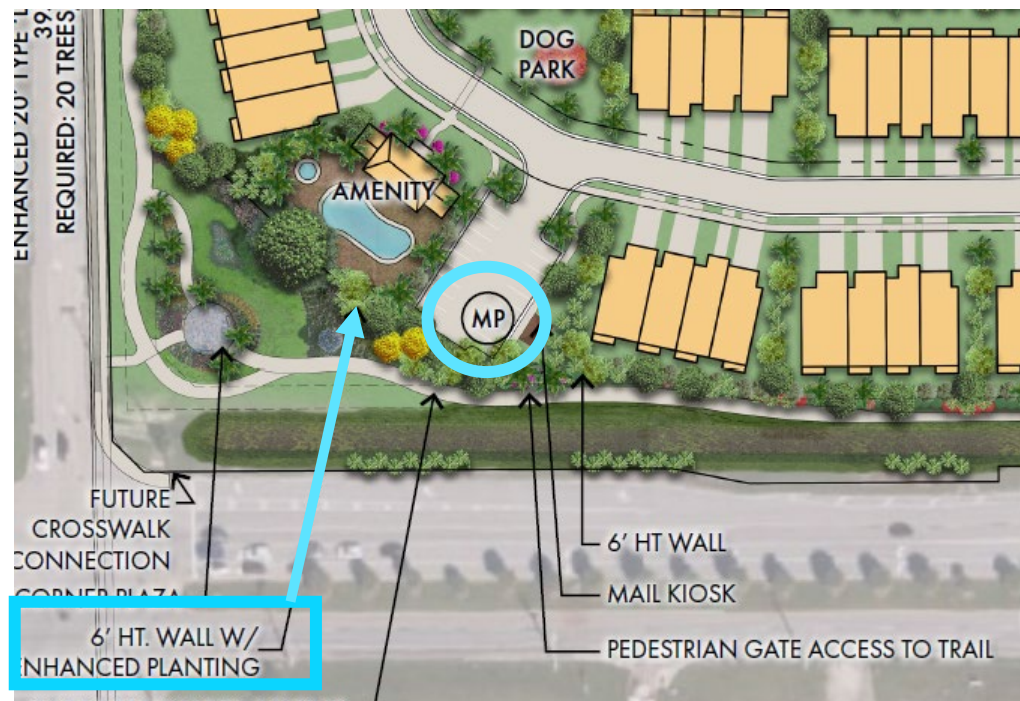
INTERCONNECTIVITY PLAN



ESTERO TOWNHOMES EPD - REZONE

13

POOL/AMENITY AREA

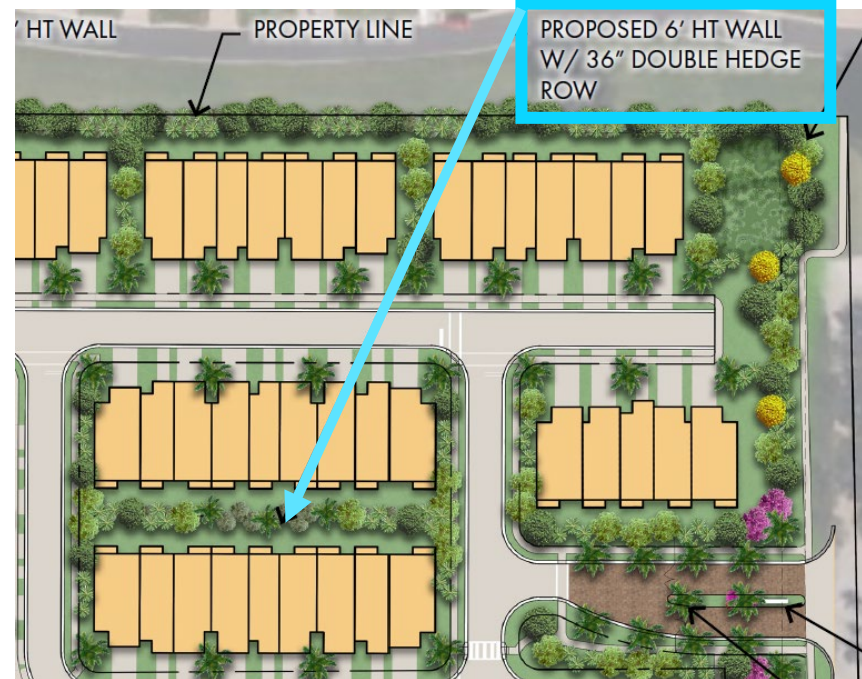


- Reserved/marked parking space for mail pick up
- 6' tall wall to buffer/screen/mitigate noise from Corkscrew Road
- Enhanced plantings
- Ideal location for external compatibility

ESTERO TOWNHOMES EPD - REZONE

14

INTERNAL PRIVACY BUFFERS BETWEEN BUILDINGS



ESTERO TOWNHOMES EPD - REZONE

15

ON-SITE/OFF-STREET PARKING



- LDC requires 2.2 space/unit, or a total of 339 spaces
- Larger units have 4 total spaces (2 garage spaces and 2 driveway spaces)
- Smaller units have 2 total spaces (1 garage space and 1 driveway space)
- 103 total 2-car garage units = 412 spaces
- 51 total 1-car garage units = 102 spaces
- Amenity & Visitor Parking Spaces = 23 spaces
- *Total Provided Spaces = 537 spaces vs. 339 required spaces*

ESTERO TOWNHOMES EPD - REZONE

16

LANDSCAPE ARCHITECTURE & PUBLIC AMENITIES

SABRINA MCCABE, PLA

ESTERO TOWNHOME- REZONE

17

PUBLIC AMENITY ELEMENTS



ESTERO TOWNHOMES EPD - REZONE

WEST CORNER PARK ELEMENTS



ESTERO TOWNHOMES EPD - REZONE

19

WEST CORNER PARK ELEMENTS



ESTERO TOWNHOMES EPD - REZONE

20

WEST CORNER PARK ELEMENTS



ESTERO TOWNHOMES EPD - REZONE

21

WEST CORNER PARK ELEMENTS



ESTERO TOWNHOMES EPD - REZONE

22

WEST CORNER PARK LANDSCAPING

Trees and Palms



Shady Lady Black Olive



Specienn Live Oak



Slash Pine



Tabebuia Tree



Pink Hibiscus Tree



Bismark Palm



Royal Palm



Sabal Palm



Green Buttonwood

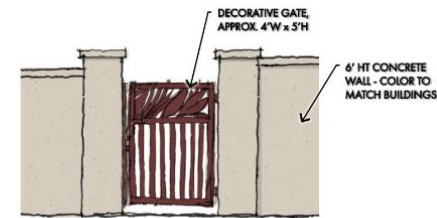


Silver Buttonwood

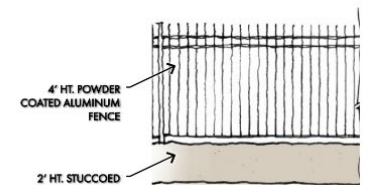


ESTERO TOWNHOMES EPD - REZONE

PASSIVE PARK ELEMENTS



PROPOSED PEDESTRIAN GATE CONCEPT



PROPOSED DECORATIVE FENCE CONCEPT

ESTERO TOWNHOMES EPD - REZONE

24

LINE OF SIGHT - CORKSCREW ROAD



VIEW FROM CORKSCREW ROAD



ESTERO TOWNHOMES EPD - REZONE

VIEW FROM CORKSCREW ROAD

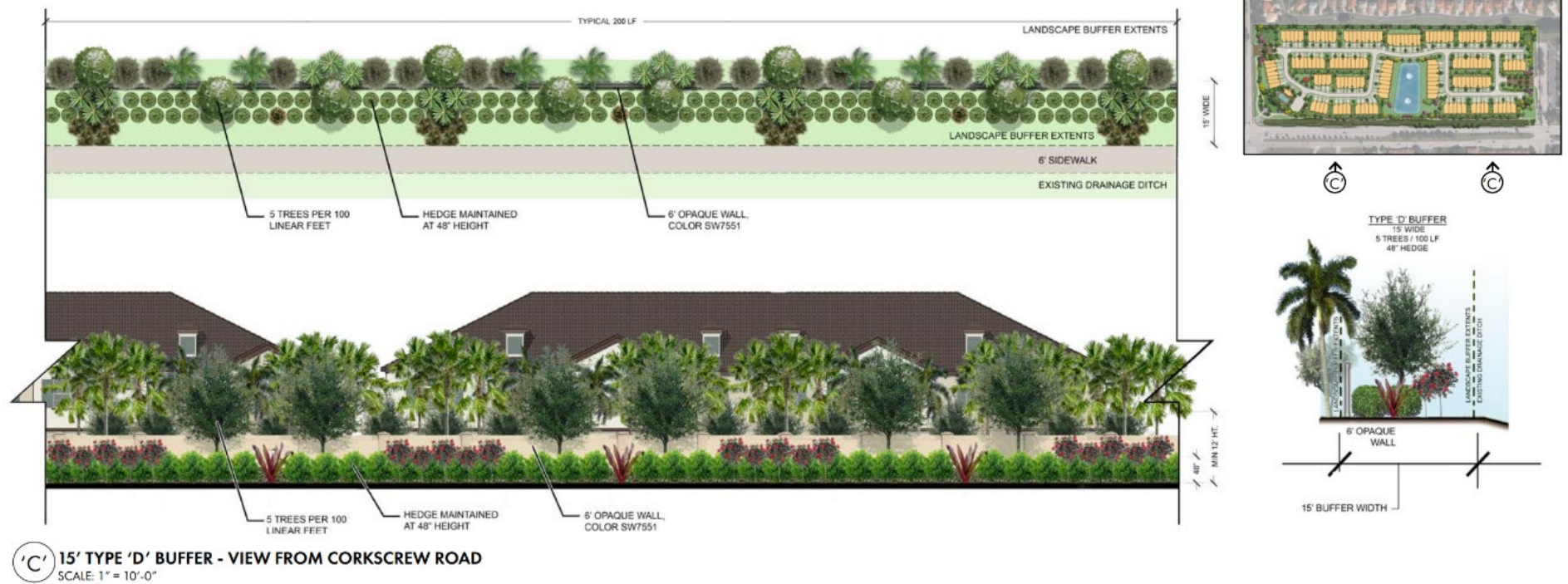


RVi

ESTERO TOWNHOMES EPD - REZONE

27

VIEW FROM CORKSCREW ROAD



ESTERO TOWNHOMES EPD - REZONE

28

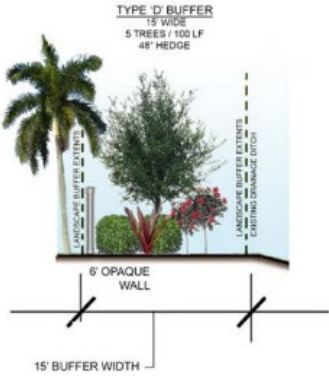
VIEW FROM ESTATES AT ESTERO RIVER



ESTERO TOWNHOMES EPD - REZONE

29

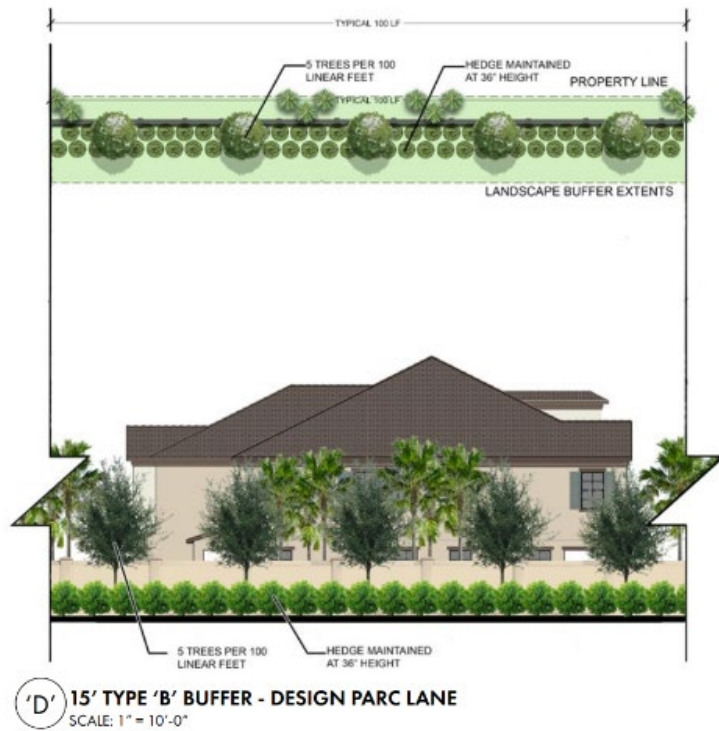
VIEW FROM SANDY LANE



'B' 15' TYPE 'D' BUFFER - VIEW FROM SANDY LANE
SCALE: 1" = 10'-0"

ESTERO TOWNHOMES EPD - REZONE

VIEW FROM DESIGN PARC LANE



ESTERO TOWNHOMES EPD - REZONE

31

COMMUNITY & BUFFER PLANT PALETTE



Shady Lady Black Olive



Live Oak



Green Buttonwood



Royal Poinciana



Yellow Tabebuia Tree



Southern Magnolia



Royal Palm



Sabal Palm



Hong Kong Orchid



Silver Buttonwood

ESTERO TOWNHOMES EPD - REZONE

32

COMMUNITY PLANT PALETTE



Red Tip Cocoplum



Muhly Grass



Firebush



Fakahatchee



Crinum Lily



Walter's Viburnum



American Beautyberry



Coontie



Clusia rosea



Cordgrass

ESTERO TOWNHOMES EPD - REZONE

33

ARCHITECTURE & DESIGN QUALITY

BRANDON SINNERY

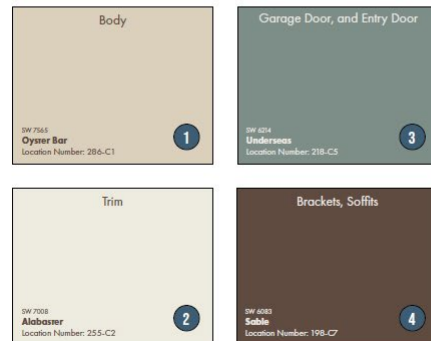
ESTERO TOWNHOME- REZONE

34

ARCHITECTURAL COLOR PALETTE

Architectural Color Palette Classic Cream Spanish Colonial

- Classic Cream Spanish Colonial Color Scheme.
- Garage and Entry door will be painted and accent color.
- Brackets and Soffits are painted Sable to look like wood.



Example of End Unit Color Palette



ESTERO TOWNHOMES EPD - REZONE

Toll Brothers®

35

ALTERNATIVE COLOR PALETTE

Architectural Color Palette Classic Cream Spanish Colonial

- Classic Cream Spanish Colonial Color Scheme.
- Garage and Entry door will be painted and accent color.
- Brackets and Soffits are painted Sea Mainer to contrast Smoky Azurite.

Body SW 7545 Oyster Bar Location Number: 286-C1 1	Garage Door, and Entry Door SW 9148 Smoky Azurite Location Number: 223-C5 3
Accent SW 7008 Alabaster Location Number: 255-C2 2	Brackets, Soffits SW 9640 Sea Mainer RCB: 67/74/84 4



ESTERO TOWNHOMES EPD - REZONE

Toll Brothers®

PREVIOUS ELEVATIONS



ESTERO TOWNHOMES EPD - REZONE

Toll Brothers®

37

PROPOSED FRONT ELEVATIONS



ESTERO TOWNHOMES EPD - REZONE

Toll Brothers®

38

PROPOSED FRONT ELEVATIONS



ESTERO TOWNHOMES EPD - REZONE

Toll Brothers®

39

PROPOSED FRONT ELEVATIONS



ESTERO TOWNHOMES EPD - REZONE

Toll Brothers®

40

PROPOSED SIDE ELEVATION



ESTERO TOWNHOMES EPD - REZONE

Toll Brothers®

41

PROPOSED REAR ELEVATIONS



ESTERO TOWNHOMES EPD - REZONE

Toll Brothers®

42

PROPOSED REAR ELEVATIONS



ESTERO TOWNHOMES EPD - REZONE

Toll Brothers®

43

PROPOSED REAR ELEVATIONS



ESTERO TOWNHOMES EPD - REZONE

Toll Brothers®

44

TRANSPORTATION OVERVIEW

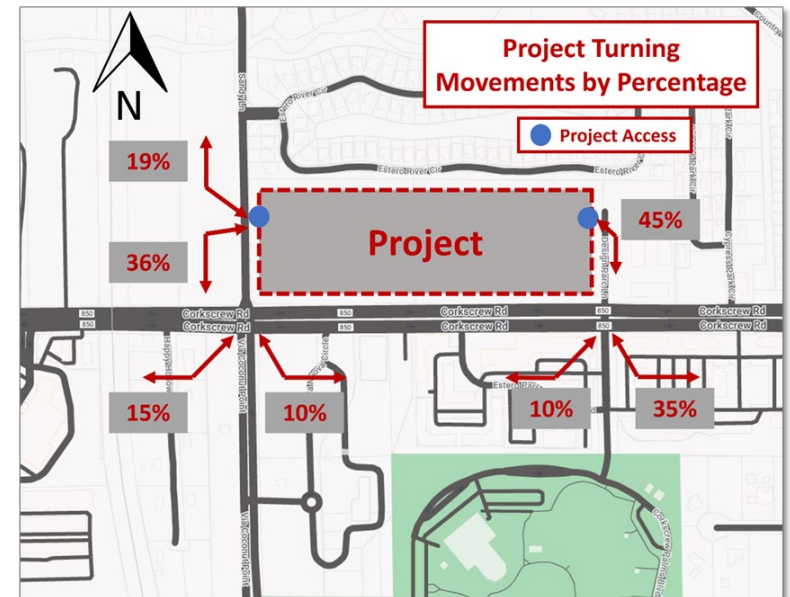
Norm Trebilcock, AICP, PTOE, P.E.

ESTERO TOWNHOME- REZONE

45

TRANSPORTATION

- Overall trip generation reduction to the currently approved development:
 - *32% decrease* in AM Peak Hour (reduction of 34 peak hour trips)
 - *38% decrease* in PM Peak Hour (reduction of 53 peak hour trips)
- Removes Corkscrew Road access point and a single access on Parc Lane:
 - Prior Corkscrew Road access was a right in/right out on an arterial roadway.
 - Project accesses are on a minor collector (Sandy Lane) and local road Design (Parc Lane).
- Although the prior project had its “primary” access on Corkscrew it had access to Sandy Lane that would have had significant traffic because it provided access to a light.
- Project is not a significant traffic generator for the roadway network.
- *There is adequate and sufficient roadway capacity to accommodate the project at buildout.*



CONCLUSIONS

ALEXIS CRESPO, AICP

ESTERO TOWNHOME- REZONE

47

COMPREHENSIVE PLAN & LDC CRITERIA

- Village Center Future Land Use Category
- FLU-1.11.1: Residential Development Form
- FLU-1.11.2: Residential Development Standards
- HOU-1.1.3: Residential Compatibility
- REC-1.6.1: Public Park Space
- LDC Section 3-707: Estero Planned Development & Tier 1 Density Criteria



ESTERO TOWNHOMES EPD - REZONE

48

SUMMARY OF REQUEST VS APPROVAL

	Volunteers of America RPD	Estero Townhomes EPD
Density	340 beds	154 dwelling units
Intensity	15,000 sf	0 sf
Height	45'/3 stories	35'/2 stories
Corkscrew Buffer	Type "D" with enhanced shrubs	Type "D" buffer with enhanced trees
Open Space	8.5 acres	8.6 acres
Public Amenities	None	2 public use areas + trail + lake with fountain/visual enhancement to Corkscrew Road
Access	Sandy Lane, Design Parc Lane & Corkscrew Road	Design Parc Lane & Sandy Lane
Traffic/Trip Generation	-----	32% AM Peak Hour & 38% PM Peak Hour Decrease

CONCLUSIONS

- ✓ Staff & PZDB recommendation of *APPROVAL*
- ✓ Significant revisions resulting in reduced unit count, further reduction in transportation intensity, enhanced community design & more public amenities
- ✓ Public benefit by providing pedestrian connectivity along project for neighbors enhancing access and safety across Corkscrew Rd.
- ✓ Infill, quality for-sale townhome product by trusted homebuilder
- ✓ Compatible with single-family communities along Sandy Lane
- ✓ Consistent with Estero Comprehensive Plan & LDC

ESTERO TOWNHOMES EPD - REZONE

50



Toll Brothers

FORTUNE WORLD'S MOST
ADMIRABLE COMPANIES
10 YEARS IN A ROW

T A B L E O F C O N T E N T S

RENDERED MASTER PLAN	3
CONNECTIVITY PLAN	4
PUBLIC BENEFITS PLAN	5
WEST CORNER PARK ENLARGEMENTS	6
WEST CORNER PARK LANDSCAPE PLAN	7
PASSIVE PARK & PEDESTRIAN GATE CONCEPTS	8
CORKSCREW ROAD VISUALATION	9
CORKSCREW ROAD CROSS-SECTION	10
COMMUNITY FEATURES IMAGERY	11
SCHEMATIC ARCHITECTURAL ELEVATIONS - 5 UNIT	12-14
SCHEMATIC ARCHITECTURAL ELEVATIONS - 7 UNIT	15-17
SCHEMATIC ARCHITECTURAL ELEVATIONS - 9 UNIT	18-20
ARCHITECTURAL COLOR PALETTE	21
PERIMETER BUFFERS - PLANS/ELEVATIONS	22-24
EXISTING TREE LOCATION MAP	25
COMMUNITY PLANT PALETTE	26

ESTERO TOWNHOMES



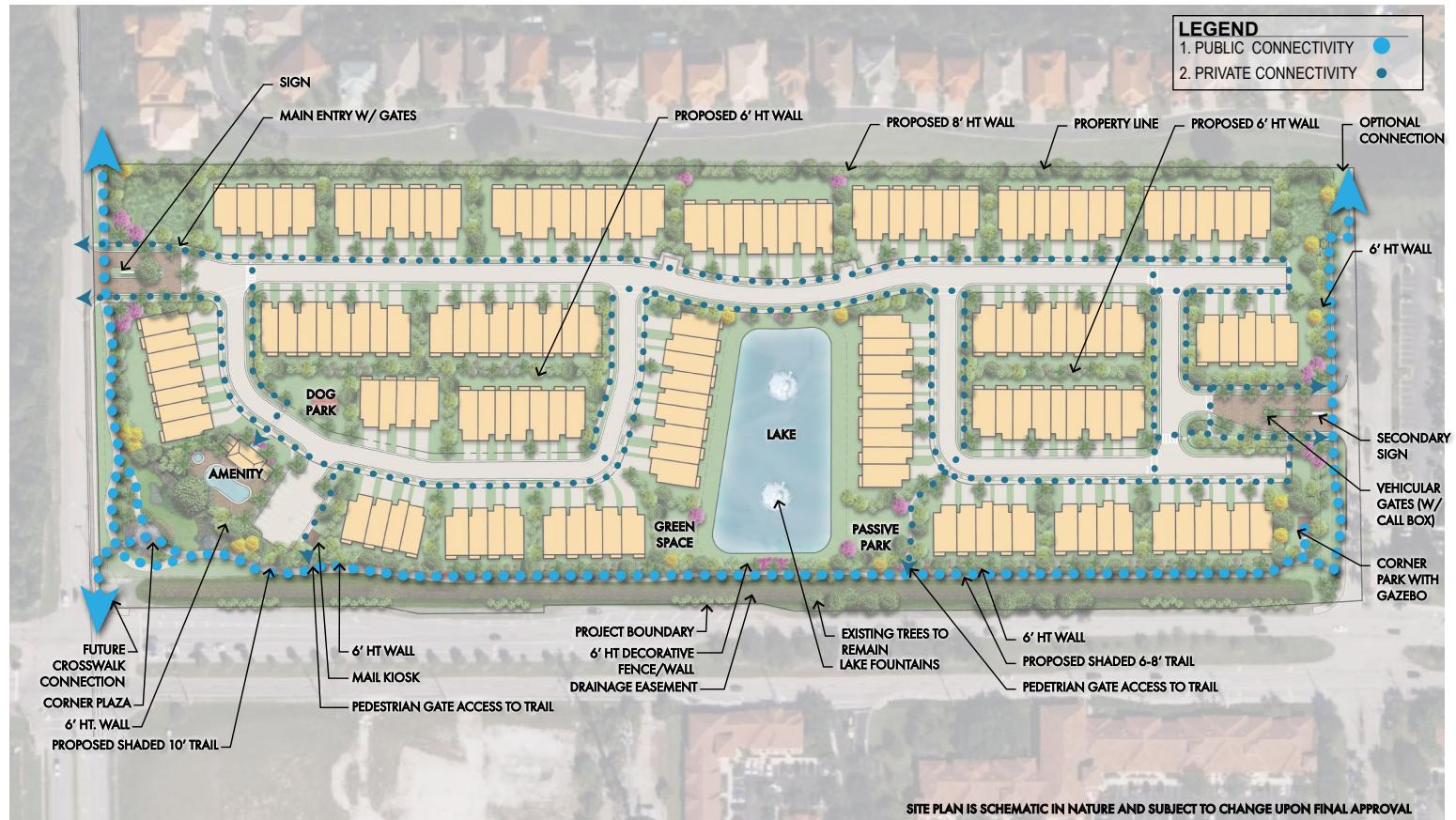
SITE PLAN IS SCHEMATIC IN NATURE AND SUBJECT TO CHANGE UPON FINAL APPROVAL

ESTERO TOWNHOME • RENDERED MASTER PLAN



For illustrative purposes only. Subject to change without notice.

ESTERO TOWNHOMES



ESTERO TOWNHOME • CONNECTIVITY PLAN



ESTERO TOWNHOMES



ESTERO TOWNHOME • PUBLIC BENEFITS PLAN



ESTERO TOWNHOMES



Perspective Views

ESTERO TOWNHOMES • WEST CORNER PARK ENLARGEMENTS

ESTERO TOWNHOMES

Trees and Palms



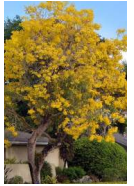
Shady Lady Black Olive



Specimen Live Oak



Slash Pine



Tabebuia Tree



Pink Hibiscus Tree



Bismark Palm



Royal Palm



Sabal Palm



Green Buttonwood



Silver Buttonwood

Shrubs and Groundcovers



Silver Saw Palmetto



Muhly



Firebush



Fakahatchee



Clusia rosea



Crinum Lily



Walter's Viburnum



Yellow Flag Iris



Coontie

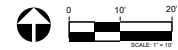


Blue Plumbago

ESTERO TOWNHOMES • WEST CORNER PARK PLAN & PALETTE



SITE PLAN IS SCHEMATIC IN NATURE AND SUBJECT TO CHANGE UPON FINAL APPROVAL

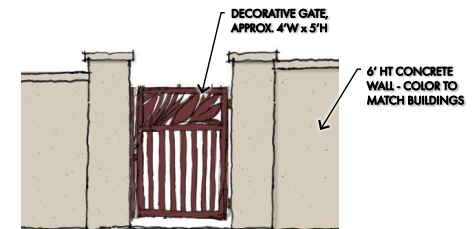
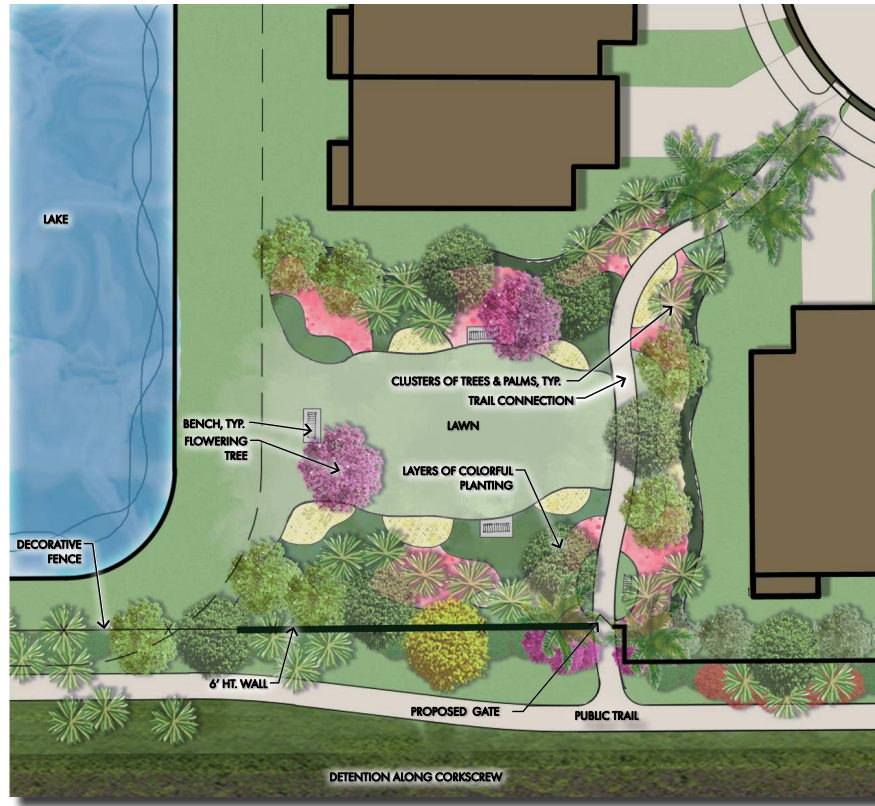


For illustrative purposes only. Subject to change without notice.

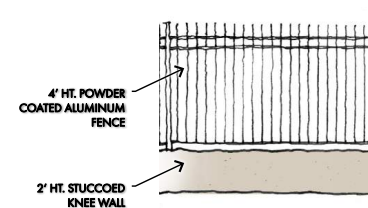
PAGE 7

Copyright RVi

ESTERO TOWNHOMES



PROPOSED PEDESTRIAN GATE CONCEPT



PROPOSED DECORATIVE FENCE CONCEPT

SITE PLAN IS SCHEMATIC IN NATURE AND SUBJECT TO CHANGE UPON FINAL APPROVAL

ESTERO TOWNHOMES • PASSIVE PARK, FENCE & GATE CONCEPTS

ESTERO TOWNHOMES



ESTERO TOWNHOMES • CORKSCREW ROAD VISUALIZATION

Copyright RVi

PAGE 9

ESTERO TOWNHOMES



ESTERO TOWNHOMES • CORKSCREW ROAD CROSS-SECTION

Copyright RVi

PAGE 10

ESTERO TOWNHOMES



DECORATIVE ENTRY GATE CONCEPT



ENTRY SIGN CONCEPT



PARK BENCH OPTIONS



Concrete Bench



CORNER PARK GAZEBO INSPIRATION

ESTERO TOWNHOME • COMMUNITY & PARK ELEMENTS

Note:
Only for graphic representation, specific color/material subject to change.

Copyright RVi

PAGE 11

ESTERO TOWNHOMES



ESTERO TOWNHOMES • FRONT ELEVATIONS - 5 UNIT

Copyright RVi

PAGE 12

ESTERO TOWNHOMES



ESTERO TOWNHOMES • **SIDE ELEVATIONS - 5 UNIT**

Copyright RVi

PAGE 13

ESTERO TOWNHOMES



ESTERO TOWNHOMES • REAR ELEVATIONS - 5 UNIT

Copyright RVi

PAGE 14

ESTERO TOWNHOMES



ESTERO TOWNHOMES • FRONT ELEVATIONS - 7 UNIT

Copyright RVi

PAGE 15

ESTERO TOWNHOMES



ESTERO TOWNHOMES • **SIDE ELEVATIONS - 7 UNIT**

Copyright RVi

PAGE 16

ESTERO TOWNHOMES



ESTERO TOWNHOMES • REAR ELEVATIONS - 7 UNIT

Copyright RVi

PAGE 17

ESTERO TOWNHOMES



ESTERO TOWNHOMES • FRONT ELEVATIONS - 9 UNIT

Copyright RVi

PAGE 18

ESTERO TOWNHOMES



ESTERO TOWNHOMES • SIDE ELEVATIONS - 9 UNIT

Copyright RVi

PAGE 19

ESTERO TOWNHOMES



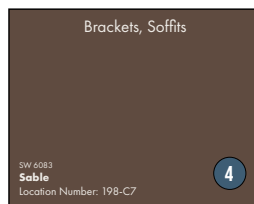
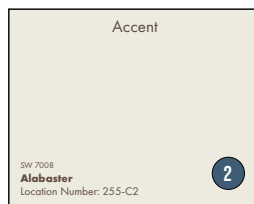
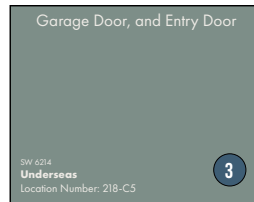
ESTERO TOWNHOMES • REAR ELEVATIONS - 9 UNIT

Copyright RVi

PAGE 20

Architectural Color Palette Classic Cream Spanish Colonial

- Classic Cream Spanish Colonial Color Scheme.
- Garage and Entry door will be painted and accent color.
- Brackets and Soffits are painted Sable to look like wood.

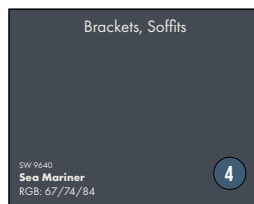
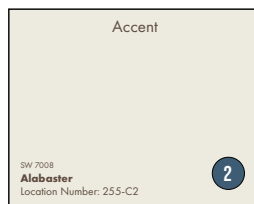
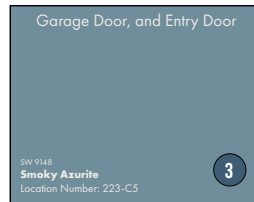


ESTERO TOWNHOMES • ARCHITECTURAL COLOR PALETTE

Architectural Color Palette

Classic Cream Spanish Colonial

- Classic Cream Spanish Colonial Color Scheme.
- Garage and Entry door will be painted and accent color.
- Brackets and Soffits are painted Sea Mainer to contrast Smoky Azurite.

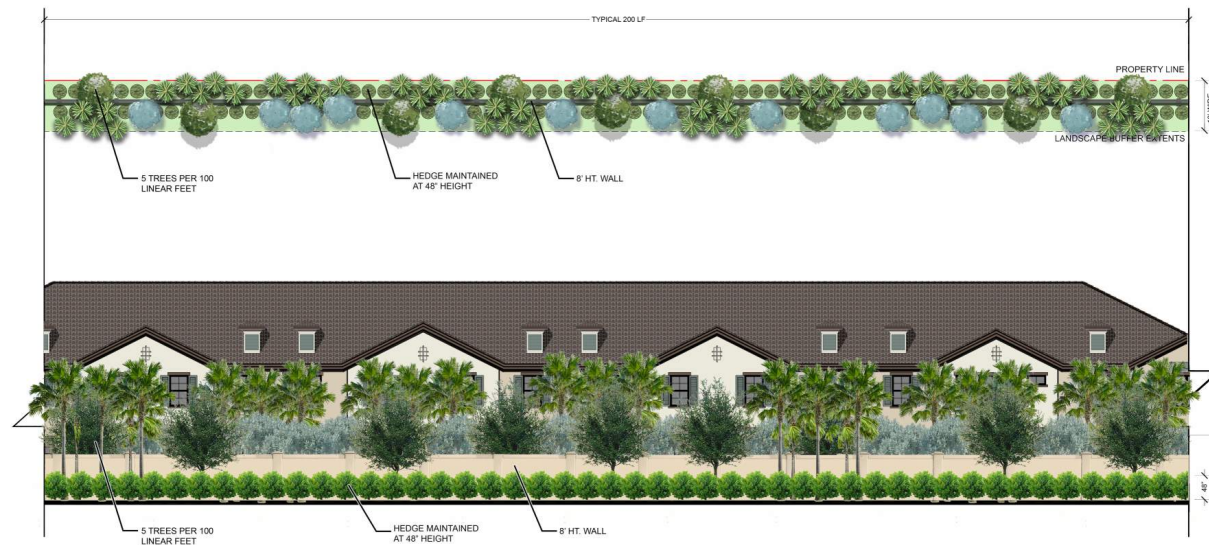
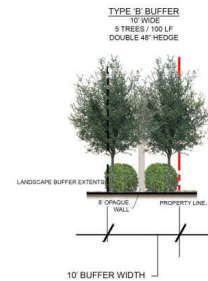


ESTERO TOWNHOMES • ARCHITECTURAL COLOR PALETTE

ESTERO TOWNHOMES

Plant Material Specifications (per LDC)

- Code required canopy trees must be a minimum of twelve (12) feet in height, have a two & one-half inch (2-1/2") caliper (at 12 inches above the ground), a five (5') foot spread, and forty-five gallon (45G) or field grown (FG) at the time of installation. Palms may be used to substitute trees within a buffer, but all palms must have a minimum of ten (10) feet of clear trunk at time of planting. All substitutions must adhere to LDC Sec. 5-412.
- Shrubs must be a minimum of 24 inches in height, at time of planting. All shrubs must be a minimum three-gallon container size and be double staggered and spaced 36 inches on center. They must be at least 36 inches in height within 12 months of time of planting and maintained in perpetuity at a height of no less than 36 inches.
- Required hedges must be planted and maintained so as to form a continuous, unbroken, solid visual screen within a minimum of one year after time of planting.
- Planting proposed on both sides of wall.
- Enhancements: 6 additional canopy trees and 22 additional palms per 100 LF. Palm height to be enhanced to 10'-14' CT.



'A' 10' TYPE 'B' BUFFER - VIEW FROM THE ESTATES AT ESTERO RIVER
SCALE: 1" = 10'-0"

ESTERO TOWNHOMES • BUFFER PLAN & ELEVATIONS

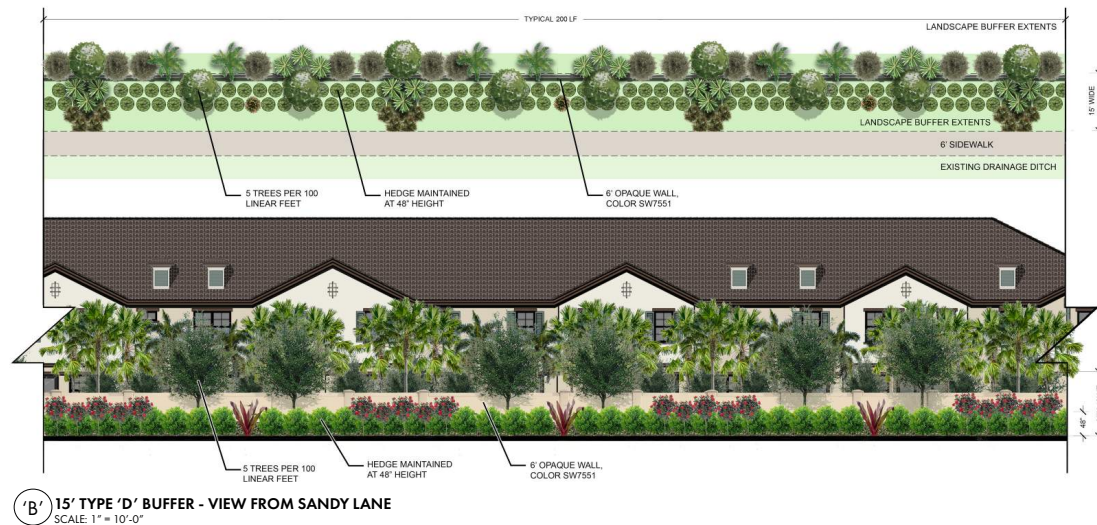
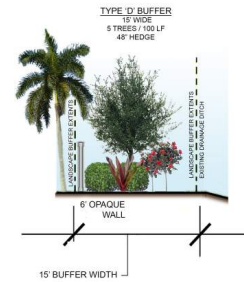


For illustrative purposes only. Subject to change without notice.

ESTERO TOWNHOMES

Plant Material Specifications (per LDC)

- Code required canopy trees must be a minimum of twelve (12) feet in height, have a two & one-half inch (2-1/2") caliber (at 12 inches above the ground), a five (5) foot spread, and forty-five gallon (45G) or field grown (FG) at the time of installation. Palms may be used to substitute trees within a buffer, but all palms must have a minimum of ten (10) feet of clear trunk at time of planting. All substitutions must adhere to LDC Sec. 5-4.12.
- Shrubs must be a minimum of 24 inches in height at time of planting. All shrubs must be a minimum three-gallon container size and be spaced 18 to 36 inches on center. They must be at least 36 inches in height within 12 months of time of planting and maintained in perpetuity at a height of no less than 36 inches.
- Required hedges must be planted and maintained so as to form a continuous, unbroken, solid visual screen within a minimum of one year after time of planting.



ESTERO TOWNHOMES • BUFFER PLAN & ELEVATIONS

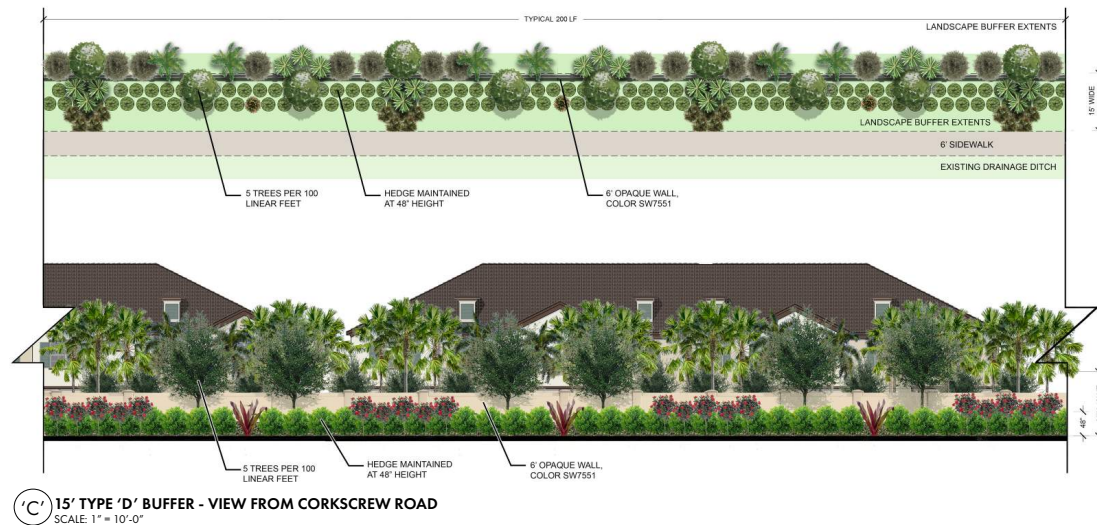
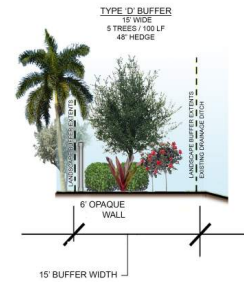


For illustrative purposes only. Subject to change without notice.

ESTERO TOWNHOMES

Plant Material Specifications (per LDC)

- Code required canopy trees must be a minimum of twelve (12) feet in height, have a two & one-half inch (2-1/2") caliber (at 12 inches above the ground), a five (5') foot spread, and forty-five gallon (45G) or field grown (FG) at the time of installation. Palms may be used to substitute trees within a buffer, but all palms must have a minimum of ten (10) feet of clear trunk at time of planting. All substitutions must adhere to LDC Sec. 5-4.12.
- Shrubs must be a minimum of 24 inches in height, at time of planting. All shrubs must be a minimum three-gallon container size and be spaced 18 to 36 inches on center. They must be at least 36 inches in height within 12 months of time of planting and maintained in perpetuity at a height of no less than 36 inches.
- Required hedges must be planted and maintained so as to form a continuous, unbroken, solid visual screen within a minimum of one year after time of planting.



ESTERO TOWNHOMES • BUFFER PLAN & ELEVATIONS



For illustrative purposes only. Subject to change without notice.

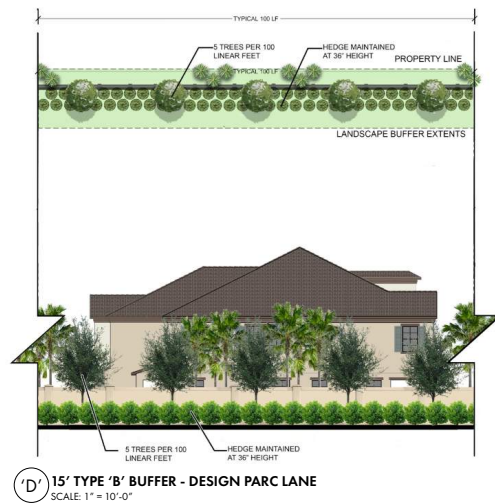
ESTERO TOWNHOMES

Plant Material Specifications (per LDC)

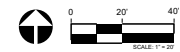
- Code required canopy trees must be a minimum of twelve (12) feet in height, have a two & one-half inch (2-1/2") caliper (at 12 inches above the ground), a five (5) foot spread, and forty-five gallon (45G) or field grown (FG) at the time of installation. Palms may be used to substitute trees within a buffer, but all palms must have a minimum of ten (10) feet of clear trunk at time of planting. All substitutions must adhere to LDC Sec. 5-412.

- Shrubs must be a minimum of 24 inches in height, at time of planting. All shrubs must be a minimum three-gallon container size and be spaced 18 to 36 inches on center. They must be at least 36 inches in height within 12 months of time of planting and maintained in perpetuity at a height of no less than 36 inches.

- Required hedges must be planted and maintained so as to form a continuous, unbroken, solid visual screen within a minimum of one year after time of planting.

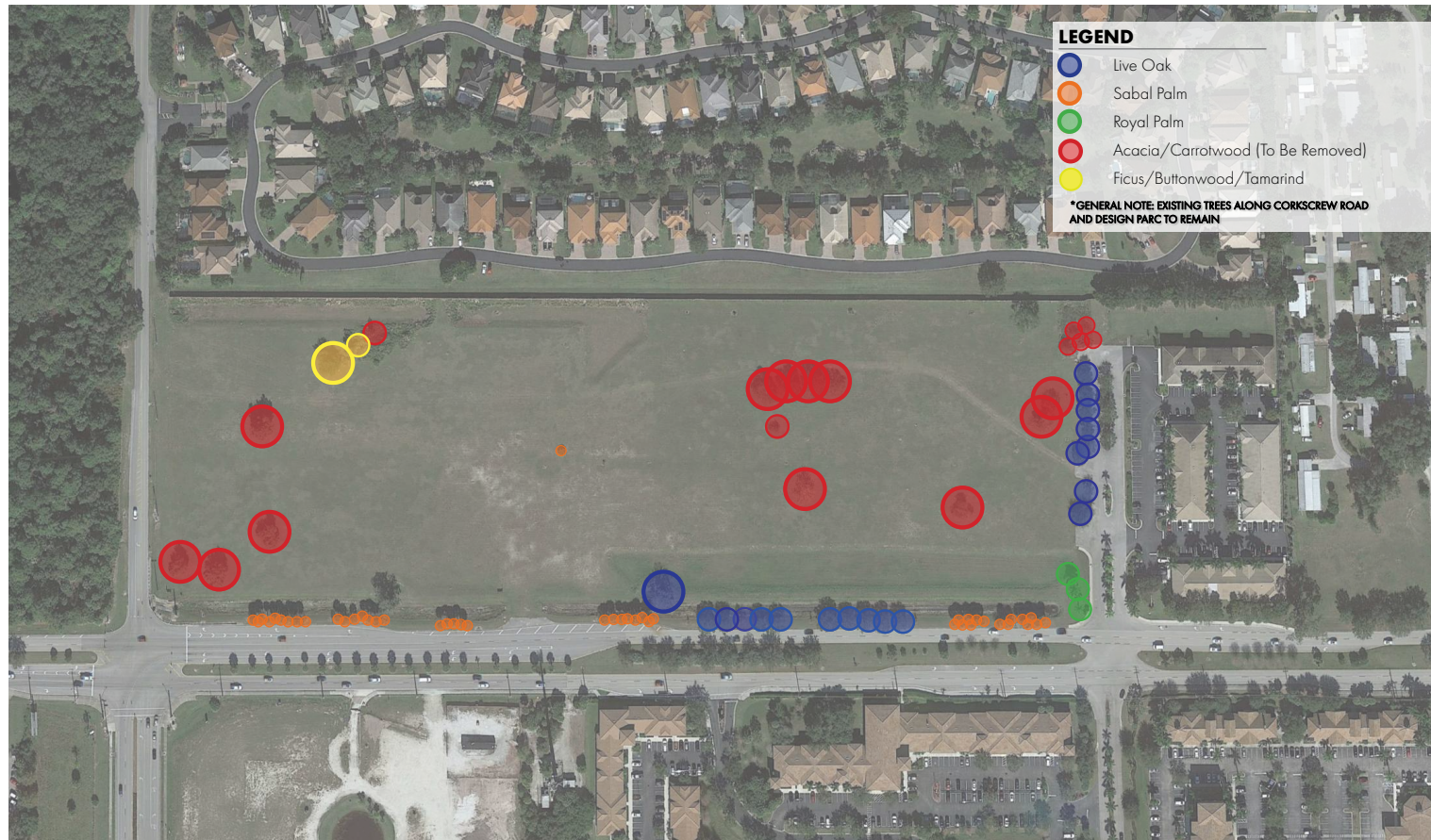


ESTERO TOWNHOMES • BUFFER PLAN & ELEVATIONS



For illustrative purposes only. Subject to change without notice.

ESTERO TOWNHOMES



ESTERO TOWNHOMES • EXISTING TREE LOCATION MAP

ESTERO TOWNHOMES



Shady Lady Black Olive



Live Oak



Green Buttonwood



Royal Poinciana



Yellow Tabebuia Tree



Southern Magnolia



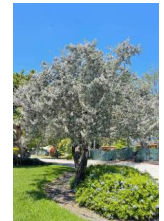
Royal Palm



Sabal Palm



Hong Kong Orchid



Silver Buttonwood

Shrubs and Groundcovers



Red Tip Cocoplum



Muhly Grass



Firebush



Fakahatchee



Crinum Lily



Walter's Viburnum



American Beautyberry



Coontie



Clusia rosea



Cordgrass

ESTERO TOWNHOMES • COMMUNITY PLANT PALETTE

Proposed Landscape Material

Trees and Palms (90% Native/Drought Tolerant)

Bucida buceras ~ Shady Lady Black Olive

Quercus virginiana ~ Live Oak

Pinus elliotii ~ Slash Pine

Cordia ~ Orange Geiger

Magnolia grandiflora ~ Southern Magnolia

Roystonea regia ~ Royal Palm

Sabal palmetto ~ Sabal Palm

Conocarpus erectus ~ Green Buttonwood

Conocarpus erectus var. sericeus ~ Silver Buttonwood

Shrubs and Groundcovers (90% Native/Drought Tolerant)

Chrysobalanus icaco 'Red Tip' ~ Red Tip Cocoplum

Clusia rosea 'Pitch Apple' ~ Pitch Apple Clusia

Muhlenbergia capillaris ~ Muhly Grass

Hamelia patens ~ Firebush

Tripsacum dactyloides ~ Fakahatchee Grass

Serenoa repens 'Cinerea' ~ Silver Saw Palmetto

Viburnum obovatum ~ Walter's Viburnum

Callicarpa americana ~ American Beautyberry

Zamia pumila ~ Coontie

Psychotria nervosa ~ Wild Coffee

Spartina bakerii ~ Cordgrass



***Estero Townhomes Rezoning
Zoning Staff Report
For Village Council***

PROJECT NAME:	Estero Townhomes EPD
CASE TYPE:	Planned Development Rezoning
CASE NUMBER:	DCI2024-E003
PLANNING ZONING & DESIGN BOARD DATE:	September 10, 2024 (Continued from July 9, 2024)
VILLAGE COUNCIL:	October 2, 2024 First Reading October 16, 2024 Second Reading

SUMMARY OF REQUEST

The applicant is requesting a rezoning from Residential Planned Development (RPD) to Estero Planned Development (EPD) for a 21.4-acre site at the northeast corner of Corkscrew Road and Sandy Lane. The site is currently vacant and is the former Volunteers of America site that was approved for a continuing care facility (the Colonnade) that was never built.

STAFF AND PLANNING ZONING AND DESIGN BOARD RECOMMENDATION

Staff and PZDB recommend approval of the revised rezoning request with conditions.

This rezoning request was reviewed by the Planning Zoning and Design Board on July 9th and was continued to August at the applicant's request to make revisions based on the PZDB comments. The applicant subsequently requested additional time to make revisions. The PZDB reviewed an amended request at its meeting on September 10, 2024 and found the request to be greatly improved from the prior version.

The applicant has made several revisions to the site plan and has reduced the total number of units from 171 to 154. A summary of the modifications is below.

- Reduction of unit count from 171 dwelling units to 154 dwelling units, resulting in a decrease in density from 8 du/acre to 7 du/acre
- Revised site layout to reflect a more curvilinear roadway network
- Reduced number of 9- and 8-unit buildings to reduce massing along Corkscrew Road

October 2 and October 16, 2024

DCI2024-E003

Page 1 of 11

- Increased/additional public use areas totaling 1.5 acres to include a “West Corner Park” with updated landscaping and hardscaping design elements, and an “East Corner Park”, along with a ½ mile shaded trail system along Corkscrew Road
- Provide a payment in lieu for future crosswalk connection (at neighbor’s request)
- Specificity regarding the locations of pedestrian gates for access to the project, and to provide access to Estates of Estero River residents.
- Relocation of the lake area with fountain enhancements, as well as pocket parks and passive park areas near lake
- Relocation of the amenity area to provide further separation from Estates of Estero River property lines
- Removal of Deviation 7 relating to driveway length
- Addition of new Deviation 7 relating to back out parking spaces for guest parking spaces
- Increase to the wall height along the northern property line abutting Estates on Estero River from 6’ to 8’(at neighbor’s request); and
- Architectural enhancements to the front, rear and side elevations of the proposed dwellings to include additional elements/embellishments, recessing/projections for visual interest, and an updated color palette.

GENERAL INFORMATION

Applicant

Toll Southeast LP Company, Inc.

Owner

Voans SW Florida Healthcare, Inc.

Authorized Agent(s)

RVi Planning & Landscape Architecture

Location

9201 – 9301 Corkscrew Road

STRAP Number(s)

34-46-25-E1-U1986.2380

34-46-25-E1-U2011.2380

Size of Property

21.4 acres

Surrounding Zoning and Land Use

North Estates At Estero River Residential Planned Development (RPD)

East Commercial Planned Development (CPD), Galleria Office Park

South Corkscrew Road, then Genova Estero Planned Development (EPD) to the southwest, and Commercial Planned Development (CPD) office park to the southeast

West Sandy Lane, the vacant parcel zoned Mixed Use Planned Development (MPD)

Zoning

October 2 and October 16, 2024

DCI2024-E003

Page 2 of 11

Residential Planned Development (RPD)

Comprehensive Plan Land Use Category Village Center

Project History

The subject property was rezoned from Agriculture to Commercial Planned Development (CPD) in 1999 by Lee County. There were several amendments subsequent to the original rezoning. A rezoning request to Residential Planned Development was filed prior to incorporation for a continuing care facility. The rezoning was transferred to the Village of Estero for review after incorporation. The Village Council approved the rezoning for a continuing care facility with a maximum of 340 beds and 15,000 square feet of commercial space for a development called Volunteers of America (subsequently called The Colonnade of Estero) CCRC (Ordinance 2015-21). The project was never built, and the property is vacant.

Public Information Meeting

A Public Information Meeting was held at the Planning and Zoning Board on December 12, 2023. The applicant presented its request. The Planning Zoning and Design Board asked about the public benefit the proposed development would provide, given that Estero Community Park is across Corkscrew Road to the south. The Board stated that the corner of the development site should be a "statement corner", suggesting a character specimen tree and a lush variety of native landscape plantings. The project density and view from Corkscrew Road to the site were also items of concern.

STAFF ANALYSIS

Request

The applicant is proposing a rezoning from Residential Planned Development (RPD) to Estero Planned Development (EPD). This is the specific zoning district that is required in the Village Center Land Use category for rezonings and amendments. Additionally, the applicant has a new site plan, Pattern Book, different uses, and deviations.

The applicant is requesting Village Center Tier 1 Residential Development which allows:

- A base residential density of up to 6 units per acre plus up to 3 additional dwelling units per acre after consideration of accepted incentive offers, for a maximum of 9 dwelling units per acre.
- Minimum network of connecting streets that will allow the general public and residents to move by car, bike, or on foot.
- Maximum building heights of 45 feet.

The applicant now proposes 154 dwelling units which is a density of 7 dwelling units per acre, and two small public use areas on the east and west areas of the site. The maximum height proposed is 2 stories, or 35 feet. By comparison, Genova, the condominium project to the south across Corkscrew Road 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 Village Center standards include goals such as creating socially vital centers; safe streets for walking and bicycling; fostering interconnection and walkability; and human scale. These standards in the Land Development Code, along with Comprehensive Plan policies and compatibility, are the basis of analysis of the proposal.

October 2 and October 16, 2024

DCI2024-E003

Page 3 of 11

TIERED DEVELOPMENT PLAN/MASTER CONCEPT PLAN

The applicant has provided a revised Master Concept Plan that shows:

- Residential areas and dry detention areas.
- A private amenity area for residents.
- 5' wide internal sidewalk on one side of the road.
- A lake located in the center of the property.
- Two small public use areas at both corners of the property along Corkscrew Road.
- Access from both Sandy Lane and Design Parc Lane.

Parking

The applicant stated that the townhome units will feature 1- and 2-car garages for on-site parking. Additional parking for guests is also proposed.

Perimeter Buffers and Landscaping

Sandy Lane – A 20-foot-wide Type “D” Buffer, enhanced with additional palms.

Corkscrew Road – A 15-foot-wide Type “D” Buffer, with additional trees, palms, and accent plantings of flowering small trees and groundcovers. A 6-foot-high wall/fence is also proposed along Corkscrew Road. Applicant has requested a deviation for the buffer planting location.

Design Parc Lane – A 15-foot-wide Type “B” Buffer, enhanced with additional palms.

North property line adjacent to the Estates at Estero River – A 10-foot-wide Type “B” Buffer, with palm clusters. An 8-foot-high wall is also proposed (increased from prior 6-foot proposal).

It should be noted that the existing trees along the perimeter of the proposed site will be preserved. This includes several Sabal Palms, Royal Palms, and Live Oak, Ficus, and Buttonwood trees.

The development provides the required 40% open space area, per the LDC Open Space Standards (Table 5-408.C.)

Public Areas

The Master Concept Plan shows two small public use areas with a pedestrian path (sidewalk) along Sandy Lane and Corkscrew Road. The southwest side of the proposed development off Sandy Lane and Corkscrew Road features a statement corner consisting of seating areas, landscaping, a large specimen tree and bench/seating area. The southeast side of the proposed development off Design Parc Lane and Corkscrew Road features a small shaded public area.

Pattern Book

The Pattern Book has been revised based on comments from the Planning Zoning and Design Board. It now shows a Spanish Colonial color scheme consisting of Oyster Bar and Alabaster for buildings, with a brighter greenish blue accent color for garages, doors and shutters. The roof tile is a darker contrast color.

Staff originally had some concerns about the view of the development from Corkscrew Road. The applicant has reduced the number of units in these buildings and made additional revisions by

adding a lake in the center of the property along Corkscrew Road to separate buildings and to break up the view.

Building Height

The project proposes 154 dwelling units. The maximum height proposed is 2 stories, or 35 feet.

Vehicular and Pedestrian Connections / Interconnections

Connections include gated vehicular access points off Sandy Lane and a second access point off Design Parc Lane. No access is proposed off Corkscrew Road. The Master Concept Plan shows pedestrian connections from the development to proposed sidewalks along Sandy Lane and the north side of Corkscrew Road. There are also public sidewalks along Sandy Lane, Corkscrew Road, and Design Parc Lane which traverse the proposed public use area on the southwest side of the development and the public shaded area to the southeast.

The Village Center land use category promotes connectivity and discourages gated subdivisions. This project proposes two gated entries. The former project (Colonnade) did not have gates; however, given the location of this site and the long rectangular configuration of the property, providing non-gated access could create a cut-through situation and is not likely to disperse much traffic.

Schedule of Uses and Property Development Regulations

The proposed Schedule of Uses is limited and includes the following:

- Residential Use – proposed townhomes, 154 units.
- 2 Public Use park areas.
- Accessory Uses – clubhouse, community recreation facility, EV charging station, excavation and water retention (for lake), fences and walls, garages, home garden, home occupation, model homes, parking lot, signs, recreational facilities, and minor utility.

The property development regulations show a minimum lot area of 1,440 square feet for townhomes, lot width 16-18 feet, and lot depth of 90 feet. Maximum lot coverage is 75%. Staff is concerned that the lot coverage request is higher than has typically been approved in the past. The project overall does meet the required open space, and the density is now 7 units per acre.

Transportation Analysis

The applicant provided a Traffic Impact Statement (TIS) which showed that the requested rezoning would decrease the traffic impacts of the development by approximately 28% in the AM peak hour and by approximately 33% in the PM peak hour from what is currently approved. This is because the continuing care facility had a commercial component which has a higher traffic generation.

The projected Level of Service for Corkscrew Road and Sandy Lane will be Level of Service C, which is acceptable per concurrency requirements. Turn lane improvements are not required at the project access locations.

Environmental Analysis

An ecological assessment prepared for the applicant by Earth Tech Environmental, indicated four potentially occupied gopher tortoise burrows. Construction activities are prohibited within 25-feet of a potentially occupied burrow without a Florida Fish & Wildlife Conservation Commission (FWC)

permit. A FWC gopher tortoise relocation permit will be required to conduct development activities on the property.

Stormwater Management

The existing stormwater runoff from the site currently sheet flows off into the Sandy Lane or Corkscrew Road right-of-way. The applicant stated that there is an existing control structure with underground drainage and swales, providing outfall for the stormwater run-off from the existing site to the east, the Galleria.

The stormwater management system will collect all stormwater runoff from the proposed project. The runoff will remain in the wet or dry detention areas while having a restricted discharge rate through the control structure. This control structure will be connected to the stormwater system within Sandy Lane right of way.

The stormwater management system will adhere to the guidelines set forth by The Village of Estero and South Florida Water Management District. A Lake Management Plan shall be provided for review and approval by the staff prior to issuance of the first development order.

Utilities

Lee County Utilities has provided a letter of regarding availability of potable water and wastewater service for this project. Per the letter, in order to provide service to the subject parcels, developer funded system enhancements such as line extensions may be required. Availability of potable water and sanitary sewer service is contingent upon final acceptance of the infrastructure to be constructed by the developer. Upon completion and final acceptance of this project, potable water service will be provided through the Pinewood Water Treatment Plant. Sanitary sewer service will be provided by the Three Oaks Water Reclamation Facility.

Fire

Estero Fire has reviewed the proposal and had no objection to the requested right-of-way deviation by the applicant. Estero Fire stated that a minimum 20-foot road width is required and that an auto turn simulation must be completed. The applicant originally proposed dead-end parking areas along streets that are less than 150 feet in length. Estero Fire had no objection to this request.

COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE ANALYSIS

Comprehensive Plan

The project is in Village Center Future Land Use category. The category is described in the Comprehensive Plan excerpt below:

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 along the Estero River.

Future development in this category is encouraged to be interconnected neighborhoods and mixed-use of low to midrise residential, commercial and mixed-use building types in an urban form and including passive and active recreation facilities.

Relevant Comprehensive Plan policies are listed below.

FLU-1.11.1 RESIDENTIAL DEVELOPMENT FORM. *New residential development should accommodate the mix and variety of housing types and configurations suitable to meet the needs and desires of current and future residents, with emphasis on safe means for residents to connect by walking or bicycling within neighborhoods and to the larger community.*

Staff Comment: The project proposes townhomes as a “Tier 1” development. The project itself does not propose a mix of housing types but does provide for connectivity for residents.

FLU-1.11.2 RESIDENTIAL DEVELOPMENT STANDARDS. *Support and enhance Estero's residential character by ensuring that development proposals address how they:*

- A. Are compatible with adjacent uses, public facilities, and infrastructure systems.*
- B. Impact surrounding environmental and natural resources, with specific controls to ensure preserved areas that are designated preserve through the development permitting process are not encroached upon and are only able to be altered or changed upon approval of amendments or modifications to applicable development orders and permits.*
- C. Access, where applicable, nearby parks, public spaces, recreational facilities, greenways, blueways, and natural open spaces.*
- D. Connect to adjacent residential developments, mixed-use centers, economic areas, public facilities, natural resources, and other community facilities; and*
- E. Contribute to the overall design, landscaping, and aesthetics that make up the community's character as a harmonious place with beauty, spaciousness, and a diversity of high quality residential and commercial development that positively contributes to the quality of life of Estero's residents.*

Staff Comment: The project provides sidewalks along Corkscrew Road and Sandy Lane, but the gated access points preclude any interconnection through the development for non-residents.

HOU-1.1.3 *New development must be compatible with existing residential uses.*

Staff Comment: The proposed townhome development is compatible with the surrounding uses. The height is proposed as 2-story and has been reduced from the currently approved 45-feet to 35-feet. The proposed site is located north of Estero Community Park and features a private lake and amenity area. Estates at Estero River, a one and two-story single-family home community is located north of the site. South of the site is Genova, a community consisting of multi and single-family homes. The proposed townhome development provides an alternative housing type.

REC-1.6.1 *Encourage the incorporation of pocket parks, linear parks, neighborhood parks and/or open space in the design of all new developments. Open space can be provided for spaciousness along streets, in private common areas, and in public areas.*

Staff Comment: The proposal includes two small public use areas in the corners of the development proposed to be donated to the Village but maintained by the applicant or successors.

Land Development Code

The Land Development Code establishes the Estero Planned Development Zoning District which contains tiered standards for four levels (four Tiers) of development that apply to the Village Center Area. The Tiers range from 1 to 4 and increase in height and density. The proposed townhome development is Tier 1. Tier 1 accommodates residential neighborhoods with supplementary commercial uses with a minimum network of connecting streets for the public and residents.

Additional standards for Tier 1 development are listed below:

- Provides a minimum network of connecting streets that will allow the general public and residents to move by car, bike, or on foot within and through development tracts.
- Base level is up to 6 dwelling units per acre of Tier 1 – An additional 3 dwelling units per acre can be considered with accepted incentive offers, for a maximum of 9 dwelling units per acre. Additional density above the base level may be granted based upon accepted incentive offers providing specific public benefits.

The applicant has reduced the density requested from 8 to 7 units per acre (154 units) which is the lower end of the range for incentive density (6.1-9 units per acre, or 130-192 units).

The applicant proposes public civic spaces as the incentive offer for bonus density. Public civic spaces are a medium-high value incentive and must include some dedication to public spaces on-site within the development parcel.

The Master Concept Plan shows two public use areas: statement corner with seating and landscaping on the southwest corner of the development and a shaded public use area on the southeast corner.

The applicant, working with staff, will also provide a sidewalk on Sandy Lane and Corkscrew Road. The applicant will remove an old partial turn lane on Corkscrew Road to eliminate confusion and to provide an additional incentive benefit. The Council determines if the incentive offers are sufficient, with recommendations provided by the Planning Zoning and Design Board.

DEVIATIONS

The applicant requested seven deviations from the Village of Estero Land Development Code:

Deviation 1 requests to deviate from Land Development Code (LDC) Appendix C, Table C-(A)2 specifications for privately maintained roads and illustration Appendix D Section D.1 which requires privately maintained local street with closed drainage to have a minimum right-of-way width of 60 feet to allow for a minimum right-of-way width of 45 feet.

Staff Comment: The narrower right-of-way width will accommodate standard 11'-wide travel lanes with a sidewalk, utilities, and drainage. Estero Fire has also provided an email of no objection to this deviation as long as there is a minimum 20' road width and an auto turn lane analysis is provided.

Staff does not object to this request as long as the travel lanes are 11 feet.

Deviation 2 requests to deviate from Land Development Code (LDC) Section 3-707.B.4, Streets., which identifies streets should not end in dead ends, cul-de-sacs, hammerheads or other forms which do not connect with other streets to allow two dead end streets on the east side of the property.

Staff Comment: As a condition of this deviation request, the applicant has agreed to prohibit fire hydrants on streets ending in dead end parking areas. By locating fire hydrants only on the main streets, the fire trucks will stop at the hydrant and not enter a street ending in dead end parking areas. Staff does not typically support these types of deviations and would prefer cul-de-sacs. However, the dead ends are less than 150 feet in length and therefore compliant with the NFPA standards.

Estero Fire Department has provided an email of no objection to this deviation. Staff also does not object.

Deviation 3 requests to deviate from Land Development Code (LDC) Section 5-406, which requires a 20-foot-wide Type D external right-of-way buffer, to allow for an enhanced 15-foot-wide Type D buffer with a maximum 6-foot-tall wall along the Corkscrew Road right-of-way.

Staff Comment: This request would reduce the width of the buffer by 5 feet but will provide additional plantings and a wall/fence along Corkscrew Road.

The southern property line contains a 45-foot-wide drainage and right-of-way easement. There is also proposed a 6-foot-wide sidewalk to the north of the drainage ditch along Corkscrew Road, which further limits available space. The proposed wall will help with visual screening and sound and light mitigation. Additionally, to further mitigate the impact of this deviation, the applicant proposes:

- Two (2) additional trees per 1,000 linear feet, enhanced to 14 feet in height at the time of planting.
- Five (5) additional palm trees enhanced to 10-14 feet CT (Clear Trunk); and
- Additional accent plantings consisting of ten (10) flowering small trees and groundcover per 100 linear feet.

Staff does not object to this deviation with the additional plantings.

Deviation 4 requests to deviate from Land Development Code (LDC) Section 5-406, which requires a 15-foot Type B buffer when multi-family residential is adjacent to single-family residential, to allow an enhanced 10-foot Type B buffer with an 8-foot-tall wall along the northern property line.

Staff Comment: This is a request to reduce the width of the buffer by five feet along the northern property line, while providing a wall and landscaping. The wall has been revised to be 8 feet tall which will help with visual screening, and sound and light mitigation to the residents to the north. In addition to the required Type B buffer planting requirements in the LDC, the applicant proposes:

- Two (2) additional canopy trees per 100 linear feet; and

- Ten (10) additional palms per 100 linear feet with a palm height enhanced to 10-14 feet clear trunk.

Staff does not object to this deviation with the enhanced plantings.

Deviation 5 requests to deviate from the Land Development Code (LDC) Section 5-411.D.8, which requires the required buffer plantings to be installed along the exterior side of a proposed wall that is not required by code, to allow for 50 percent of the required buffer plantings to be installed along the interior side of the wall along the northern property line.

Staff Comment: When the property was rezoned in 2015, a “temporary” fence was installed on the north property line which was to be replaced by a wall at the request of the neighbors. The property was never developed, and the fence remains. The proposed deviation does not request any reduction to the required number of plantings along the north property line, but rather to allow half of the required buffer plantings to be located on the interior side of the wall.

Staff does not object as long as the enhanced plantings are split evenly on both sides of the wall.

Deviation 6 requests to deviate from the Land Development Code (LDC) Section 5-510.C, which requires the requires a minimum of 5 trees per 100 linear feet and shrubs to be located on the exterior side of a residential project fence or wall, to allow 50 percent of the required landscaping to be placed on the interior side of the wall along the northern property line.

Staff Comment: This is the same as Deviation 5; just a different Land Development Code section.

Staff does not object as per Deviation 5 above.

Deviation 7 requests to deviate from the Land Development Code (LDC) Section 5-204.B.6 , which requires driveways used to satisfy minimum off-street parking requirements to have a minimum of 20 feet of driveway length outside a street right-of-way or sidewalk; to allow a minimum of 18 feet of driveway length outside a street right-of-way on the side of the road where sidewalks are located and a minimum of 15 feet driveway length outside a street right-of-way where no sidewalk are located.

Staff Comment: The applicant has withdrawn this deviation and added a new deviation.

New Deviation 7 requests to deviate from the Land Development Code (LDC) Section 5-204.3.B, which requires all on-street parking to be arranged so that no vehicle is required to back out from such areas directly onto a road, except for parking areas serving as driveways of single-family detached dwellings, two-family dwellings, or coach homes with garages; to allow four (4) back out parking spaces to accommodate visitor parking.

Staff Comment: The deviation applies to only four (4) back out parking spaces intended to provide overflow/visitor parking for the project. The deviation should not negatively impact public health safety or welfare due to low travel speeds in the community. Staff does not prefer this configuration but does not object due to the small number of spaces.

CONCLUSION

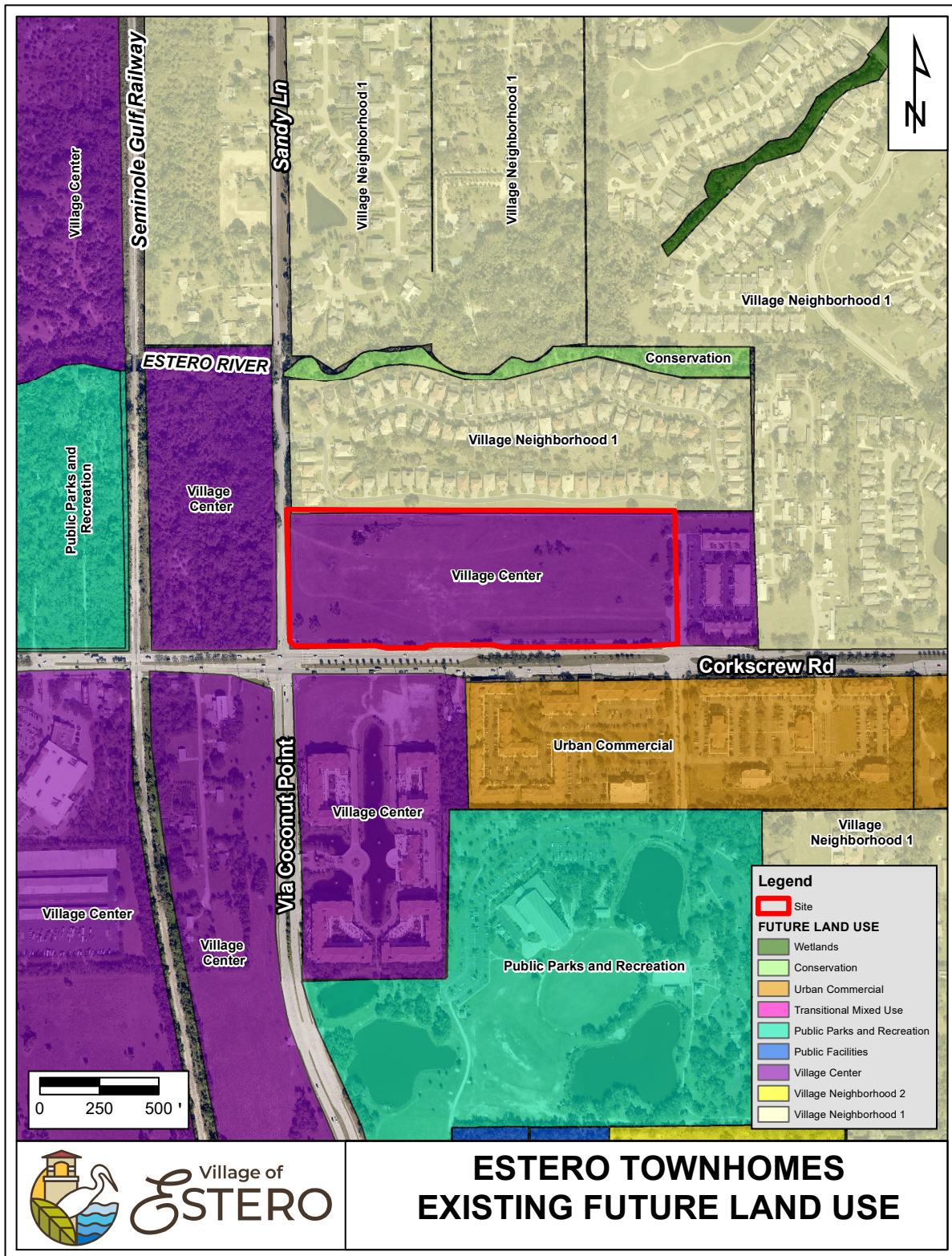
In the Estero Planned Development zoning district, projects must meet the general criteria outlined in the Land Development Code in Section 3-707.B.

The proposal, as conditioned, is consistent with the general criteria of the Estero Planned Development zoning district as follows:

- a. Goals The townhome development as proposed does not include a mix of housing types. However, this proposal is more compatible with the adjacent subdivision to the north and will diversify the available housing types in the general area.
- b. Reasonable Standards The applicant will be providing sidewalks and small public use areas to foster walkability in the Village Center.
- c. Accessibility Two accessible public use areas are provided, and onsite interconnections and connections with adjoining properties align with the objectives of the Village Center.
- d. Streets A minimum level of connectivity is provided. Two gated access points are proposed for this development. Internal streets will be private, and the external sidewalks will be for public use.
- e. Street Design The applicant has proposed a sidewalk along Corkscrew Road and Sandy Lane. This will increase walkability and provide connectivity to the two public use areas on the south side of the development.
- f. Lots and Blocks Due to the narrow rectangular shape of the developable area and requirements for open space, a standard grid and block layout is not feasible.
- g. The Visual Edge The applicant is proposing a building height reduction from 45 feet under the previously approved zoning, to 35 feet. This height reduction is more compatible with the surrounding residential use to the north. The proposed statement corner public area on the southwest corner of the development and sidewalk along Corkscrew Road also adds to the visual edge.
- h. Architecture The revised building design is generally consistent with the Village architectural standards.
- i. Quality of Buildings The proposed development will be concrete block construction for more sustainability.

ATTACHMENTS

- A. Future Land Use Map
- B. Zoning Map
- C. Applicant's information







ESTERO TOWNHOMES EPD NARRATIVE STATEMENT

REVISED AUGUST 30, 2024

Rezone Request

The Applicant, Toll Southeast LP Company, Inc., is requesting to rezone a 21.4 +/- acre infill site at the northeast corner of Corkscrew Road and Sandy Lane from Residential Planned Development (RPD) to Estero Planned Development (EPD). The proposed EPD will allow for the development of a maximum of 154 townhomes, private recreational amenities, and a public use/benefit area at the southwest corner of the site.

The subject property is located within the Village Center Future Land Use Category and the entire project is proposed as a "Tier 1" residential development. The community will include 154 townhome dwelling types along with private recreational amenities for the residents, including an amenity with pool and a dog park.

Ingress/egress will be dispersed to Sandy Lane and Design Park Lane via gated entry points. Buffers will consist of an enhanced 20' Type D buffer on Sandy Lane; an enhanced 15' wide Type D buffer on Corkscrew Road with a 6' tall wall; an enhanced 15' Type B buffer along Design Parc Lane; and an enhanced 10' wide Type B buffer along the northern property line with an 8' tall wall. Enhancements will largely consist of additional palm clusters dispersed through each buffer to compliment the required canopy trees and hedges.

A large central lake feature will serve as a community amenity in addition to stormwater management, in addition to supplemental dry detention areas. The lake will include two (2) fountains to improve viewsheds and sense of place for the traveling public on Corkscrew Road. The project will include internal 5' wide sidewalks on a minimum of one (1) side of the road; a 5' wide sidewalk on Design Parc Lane; a 6'-10' wide meandering trail along Corkscrew and a 10' wide path along Sandy Lane.

Development History of the Subject Property

The subject property is currently zoned RPD (The Colonnade of Estero CCRC RPD) pursuant to Ordinance No. 2015-21. Zoning for the RPD was approved by the Village of Estero for assisted living, independent living, and continuing care facility with a maximum of 340 beds and a minimum of 7,500 square feet of commercial.

The existing entitlement allows for a greater intensity as far as height, visual massing, and reduced architectural enhancements when compared to the proposed development. The current approval allows for the massing of a singular building to house 340 beds at a maximum height of 45 feet/3 story. In comparison the proposed development will house a maximum of 154 residential units at a maximum height of 35 feet. As identified in the pattern book these units will provide architectural enhancements and articulation of far greater visual quality to adjacent property owners.

Prior to incorporation to the Village of Estero, the property was zoned CPD.

None of these projects were constructed and the property remains an undeveloped infill site with limited partially constructed infrastructure in place.

Since these original zoning approvals were obtained, the Village of Estero established a new vision for highly livable, walkable and urban nodes of development at key locations to provide public amenities, entertainment, employment and residential uses via adoption of their first Comprehensive Plan. The vision also includes a high-quality urban form characterized by enhanced architecture, integration of uses, pedestrian-scale development, and true elements of placemaking to create vibrant public spaces for the enjoyment of all of Estero's residents. The proposed community will achieve the Village's vision for high quality development, while creating housing diversity in the immediate area, as well as public amenities.

Surrounding Development Pattern

The surrounding land use pattern consists of single family residential (Estates at Estero River Subdivision) to the north, Corkscrew Road right-of-way to the south, which is a 4-lane county maintained arterial roadway. Further south of Corkscrew is "Genova", which contains proposed townhomes and twin villas, and developed condominiums to the southwest. To the southeast across Corkscrew is the "Estero Park Commons" which includes doctors' offices and general professional offices. Design Parc Lane abuts the site to the east, followed by "The Galleria" development which contains offices and a place of worship to the east. To the west is Sandy Lane right-of-way followed by a vacant property approved for mixed use development allowing for commercial and residential development to the west.

Table 1: Inventory of Surrounding Lands

	Future Land Use	Zoning	Current Land Use
North	Village Neighborhood 1	RPD	Estates at Estero River Single-family Subdivision
South	Village Center; Urban Commercial	EPD; CPD	ROW (Corkscrew Road); Vacant approved for townhomes & villas; Genova Condominiums; Offices (Estero Park Commons)
East	Transitional Mixed Use	CPD	ROW (Design Parc Lane); Offices; Church
West	Village Center	MPD	ROW (Sandy Lane); Vacant

The infill townhome community provides a dwelling type not readily available in the area, and in close proximity to goods, services and employment as evidenced by the surrounding uses. The proposed twin-villas and townhomes to be fronting the south side of Corkscrew Road within the Geneva EPD the proposed EPD will allow for the appropriate continuation of transitional residential development from multifamily (Genova Condominiums) to single-family (Estates at Estero River). Furthermore, the development proposed appropriate compatible uses in an area where adequate public infrastructure and service exists to support the growth.

Public Infrastructure

As outlined in the enclosed application, the Property is programmed to be serviced by existing public infrastructure that can accommodate the proposed development of 154 townhomes and accessory amenities. Potable water and sanitary sewer services are available to the Property by Lee County Utilities and will be reviewed as part of the Development Order process. The requested development when compared to the previously approved 340 bed Assisted Living Facility is not expected to generate an increase in the number of trips but instead provide a reduction. Traffic impacts will further be evaluated as part of the development order application. There are adequate public facilities and

services in the immediate vicinity of the project to serve the proposed development in terms of fire, EMS, and Sheriff's protection. The site is approximately 700 feet from the Estero Regional Park. Which provides extensive passive and active recreational uses to future residents.

Comprehensive Plan Compliance

The proposed rezoning request is consistent with the following policies of the Village of Estero Comprehensive Plan:

FLU-1.1.1 FUTURE LAND USE. 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.

This proposed EDP rezoning significantly improves upon the current RPD zoning approval by providing compatible uses, enhanced connectivity, public space, and better integration/transition of land uses. The development will consist of internal private streets and sidewalks that tie in with the public sidewalks proposed along the perimeter of the development along Sandy Lane and Corkscrew Road. These external sidewalks will tie into the broader planned multi-modal network connecting the development to key Village amenities including the Estero Community Park and public rest and gathering areas proposed to be provided at each southern end of project connecting the new sidewalk along Corkscrew Road. The rezoning will allow an underutilized infill site to be developed with a high-quality townhome development. The development will feature private community amenities as well as a public use area that will be heavily landscaped and feature benches, decorative pavers, a shade structure, and a specimen character tree. The EPD rezoning process requires a public information meeting and other opportunities for public participation are provided at hearings before the Planning Zoning and Design Review Board and the Village Council. A summary of the public information meeting held on December 12, 2023, and implemented changes from said meeting has been provided as part of the application submittal.

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 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: Uses in the Village Center include housing, employment, hospital, shopping, office, hotel, recreation, park and civic uses. Public schools, assisted living, public and quasi-public uses are allowed in the Village Center future land use category.*
- B. *Development type: Future development in this category is encouraged to be interconnected neighborhoods and mixed-use of low to midrise residential, commercial and mixed use building types in an urban form and including passive and active recreation facilities.*
- C. *Density/Intensity: Landowners in the Village Center Area may develop within the standard density range with one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre); however the Village encourages land to be developed or redeveloped with a greater mix of uses and higher densities per a tiered system described further below, with up to a maximum of 27 dwelling units per acre when the highest degree of walkable mixed-use pattern is achieved, subject to the public hearing process. Commercial development must not exceed 2 FAR.*
- D. *Implementation: The Village Center is implemented through LDC standards, plans, and incentives that address the community's need for a central civic and economic core that is connected to surrounding residential neighborhoods, commercial areas, the Estero River, the Old Estero area, the Estero Community Park, and other parks and recreational facilities.*
 - 1. *The Land Development Code establishes the Estero Planned Development Zoning District which contains tiered standards that apply to the Village Center Area and which may include sub-districts which may have specific policies applying therein. Rezoning to the Estero Planned Development Zoning District must be sought to take advantage of the new tiered standards and densities with respect to specific development tracts. The Village's intention is to use this new zoning district whenever increases in density and intensity are requested in the Village Center Area (as "increase in intensity" is defined in this Plan). The Village will coordinate with FDOT in the review of any new "Village Center" land development or redevelopment project to assess potential impacts of density increases on State and SIS transportation facilities, such as US 41 and 1-75.*
 - 2. *The Land Development Code provisions that implement the Village Center future land use category consider such reasonable guidelines as are necessary in order to foster predictable built results and higher quality public spaces by using physical form (rather than separation of uses) as the organizing principle for achieving such objectives. Such guidelines may consider designating locations where different building form standards apply, the relationship of buildings to the public space, public standards for such elements in the public space as sidewalks, travel lanes, on-street parking, street trees, street furniture, and other aspects of the urban built environment that may be applicable to foster interconnection, social vitality and walkability in the Village Center Area. The Land*

Development Code provisions may also consider other alternative types of reasonable guidelines that may accomplish such goals in a different or complementary manner.

3. *Properties in the Village Center Area which have vested rights under the law may proceed under such vested rights as otherwise provided in the comprehensive plan and Land Development Code, and shall not be required by virtue of this Policy to seek rezoning to the Village Center standards if the property owner seeks no increase in either intensity beyond such vested rights, or in density beyond 10% of vested dwelling units, as such terms "density" and "intensity" are defined in the Definitions section of this Plan.*
4. *The Land Development Code provides standards for four levels of development in the Village Center Area that will contribute to a walkable mixed-use environment in the Village Center Area:*
 - a. *Tier 1 provides a minimum network of connecting streets that will allow the general public and residents to move by car, bike, or on foot within and through development tracts.*
 - b. *Tier 2 accommodates residential neighborhoods with higher densities and a potential for a greater variety of housing types, as well as mixed-use neighborhoods with higher levels of non-residential uses, and, in each case, greater connectivity than Tier 1.*
 - c. *Tier 3 accommodates mixed-use neighborhoods with similar attributes as Tier 2 but with higher levels of non-residential uses as well.*
 - d. *Tier 4 allows an entire development tract to be planned as a compact community, as provided in Chapter 32 of the Land Development Code.*
- E. *Public Benefits: The Land Development Code provides minimum standards for each tier and describes public benefits that developers may offer to obtain specified density/intensity incentives in each tier. Public benefits shall be calibrated to the needs of each Tier and the particular proposed development plan, and must meet or exceed the goals and objectives of the comprehensive plan; meet or exceed the general land development code criteria for the Village Center; and create significant public benefit appropriate to the tier and the particular development plan.*

Base and maximum residential densities will be set by the Village Council during the planned development rezoning process based on its determination of an application's compliance with this comprehensive plan and the specific standards and requirements for each tier. Increases in base residential densities may be allowed after consideration of incentive offers as provided in the Land Development Code. Densities cannot exceed the top of the following ranges:

1. *Tier 1: Base level is up to 6 dwelling units per acre of Tier 1-only land plus up to 3 additional dwelling units per acre of Tier 1-only land after consideration of accepted incentive offers, for a maximum of 9 dwelling units per acre of Tier 1-only land.*
2. *Tier 2: Base level is up to 10 dwelling units per acre of Tier 2 land plus up to 4 dwelling units per acre of Tier 2 land after consideration of accepted incentive offers, for a maximum of 14 dwelling units per acre of Tier 2 land.*
3. *Tier 3: Base level is up to 15 dwelling units per acre of Tier 3 land plus up to 5 dwelling units per acre of Tier 3 land after consideration of accepted incentive offers, for a maximum of 20 dwelling units per acre of Tier 3 land.*
4. *Tier 4: Base level is up to 21 dwelling units per acre of Tier 4 land plus up to 6 dwelling units per acre of Tier 4 land after consideration of accepted incentive offers, for a maximum of 27 dwelling units per acre of Tier 4 land.*

Additional density above the base level up to the maximum density may be granted through the planned development process based on accepted incentive offers providing specific public benefits, such as enhanced interconnectivity, preservation of indigenous vegetation,

innovative landscaping and street design, offsite improvements, dedication of onsite public spaces, public trails, gathering spaces, river trail easement, river buffer, civic building site, architectural excellence, enhanced parking design (under building parking), or other similar items as specified in more detail in the Land Development Code.

- F. **Density Calculation:** *With respect to these base and maximum residential density calculations:*
- 1. For land in Tier 1-only, densities are calculated based on the definition of "Density" of the comprehensive plan, thus excluding non-residential land in Tier 1.*
 - 2. For land in Tiers 2, 3, and 4, densities are calculated based on this definition except that non-residential land is included for these tiers only.*

The subject property is designated as Village Center on the Village of Estero Future Land Use Map and existing urban services are currently in place to support the proposed development. Access to the site will be provided from Sandy Lane, a Village maintained minor collector roadway, and from Design Parc Lane, a privately maintained local roadway. While direct access to Corkscrew Road is possible, the Applicant is not proposing to connect to this arterial roadway. This will result in better traffic flow on Corkscrew via fewer connections, and also enhance privacy to the community. According to the traffic study, even with the closure of this interconnection to Corkscrew, overall trips on Sandy Lane remain "neutral" relative to the existing approved zoning. The Developer will make payment for a future crosswalk connection by the Village of Estero upon the earlier of (i) issuance of the 75th CO for a residential dwelling unit within the project, or (ii) completion of the Sandy Lane/Corkscrew drainage and intersection improvements by Lee County or the Village of the Estero.

The subject property lies within the Lee County Utilities franchise area for central sewer and potable water which has adequate capacity available to serve the proposed residential uses and density. Additional existing community facilities and public services which are currently available include:

Fire Protection:	The property is within the Estero Fire District. Fire Station 41 is located at 8631 County Road, approximately 0.4 miles away. Fire Station 43 is located at 18743 Corkscrew Road, approximately 0.7 miles away.
Police Protection:	A Lee County Sheriff's Substation is located at 8350 Hospital Drive, approximately 2.6 miles away.
Emergency Medical:	Medic Station 21 is located at 18743 Corkscrew Road, approximately 0.7 miles away.
Solid Waste:	The property is within Lee County Solid Waste Franchise Area 3 and is served by Waste Pro.

The entire project will be designed as a Tier 1 development and will comply with all applicable design criteria and incentives as outlined in the Land Development Code.

The proposed townhome development will provide a townhome housing type that is lacking in the Village of Estero as a whole, and will also serve as a transition between the commercial areas to the south and east and more traditional single-family residential areas to the north. This townhome housing type is along Sandy Lane and the north side of Corkscrew Road. The surrounding developments to the north and east of the subject property are dominated by single-family housing types with a small area containing mobile homes along Corkscrew Road.

The Tiered Development Plan depicts vehicular and pedestrian connections through the development from Sandy Lane to Design Parc Lane. All internal roadways will have 5' wide sidewalks at minimum along one side of the road. Design Parc Lane connection will provide interconnectivity to the adjacent Galleria office park. A 6-foot sidewalk will front the development along Corkscrew Road interconnecting sidewalks along Design Parc Lane and Sandy Lane. As shown on the Illustrative Landscape Plan Exhibit the Applicant canopy trees from this development will create a shaded experience along Corkscrew Road.

Additionally, the development will provide pedestrian interconnectivity to two proposed public use areas via the connecting sidewalk along Corkscrew Road and sidewalks along Sandy Lane. The development will provide enhanced visual drive by experience along Corkscrew Road. The pedestrian experience will be heightened through the provided interactions along Corkscrew Road and shaded and landscaped areas to rest and reflect within the public areas provided on the southwest and southeast corner of the development.

All proposed uses are consistent with those allowed within the Village Center Future Land Use Category. The proposed gross residential density of 7 dwelling units per acre complies with base density allowed in Tier 1 of up to 9 du/ac (191 du/21.4 acres).

FLU-1.11.1 RESIDENTIAL DEVELOPMENT FORM. *New residential development should accommodate the mix and variety of housing types and configurations suitable to meet the needs and desires of current and future residents, with emphasis on safe means for residents to connect by walking or bicycling within neighborhoods and to the larger community.*

The proposed townhouse development provides an alternative housing type that is needed within these areas of the Village of Estero which are dominated by existing single-family homes and a mobile home and condominium development. Furthermore, internal interconnectivity and external connectivity is provided through sidewalks to sidewalk along Corkscrew Road and Sandy Lane.

FLU-1.11.2 RESIDENTIAL DEVELOPMENT STANDARDS. *Support and enhance Estero's residential character by ensuring that development proposals address how they:*

- A. Are compatible with adjacent uses, public facilities, and infrastructure systems;*
- B. Impact surrounding environmental and natural resources, with specific controls to ensure preserved areas that are designated preserve through the development permitting process are not encroached upon and are only able to be altered or changed upon approval of amendments or modifications to applicable development orders and permits;*
- C. Access, where applicable, nearby parks, public spaces, recreational facilities, greenways, blueways, and natural open spaces;*
- D. Connect to adjacent residential developments, mixed-use centers, economic areas, public facilities, natural resources, and other community facilities; and*
- E. Contribute to the overall design, landscaping, and aesthetics that make up the community's character as a harmonious place with beauty, spaciousness, and a diversity of high quality residential and commercial development that positively contributes to the quality of life of Estero's residents.*

The proposed townhome development is compatible with the adjacent single-family use, and office uses. The height has been reduced from the current PD approval of 45 feet to 35 feet for further compatibility with the neighborhood. The development will be adequately serviced by existing public facilities and public infrastructure in place. The development provides internal connectivity to adjacent sidewalks and sidewalks fronting Design Parc

Lane, Sandy Lane, and Corkscrew Road allowing for access to the proposed public use areas from the multiple modes. Access controlled pedestrian points will be provided should the development be gated as identified in the MCP. Furthermore, the development is across the street of the Estero Community Park and office parks which offer various recreation opportunities, professional and medical services, and employment opportunities for residents of the development. The development will feature high-quality Toll Brother townhomes with a private amenity center. As can be seen from the MCP the project will feature a lake adjacent to the amenity center and public use area providing an expansive scenic lake view for the residents of this development and the public. As can be seen from the submitted Pattern Book the buffering and landscaping visible from adjacent properties and interior to the site shall be designed in character with the community aesthetic.

TRA-1.2.4 During the review of comprehensive plan amendments, rezonings, zoning amendments, and development order applications, applicants must provide an evaluation addressing potential for addition of new interconnections between communities, creation of pedestrian and vehicular interconnection, and addition of new connections to the surrounding road network.

The proposed project will continue to provide pedestrian and vehicular access to Design Parc Lane through a safe interconnection to the property to the east. The development of the internal pedestrian system will connect to the sidewalks along Corkscrew Road and Sandy Lane.

HOU-1.1.3 New development must be compatible with existing residential uses.

HOU-1.1.4 Protect residential neighborhoods from encroachment and detrimental impacts from other more intensive land uses and continue to enforce existing regulations that provide buffering from more intensive uses.

The project has been designed to promote compatibility with the existing residential uses to the north protecting them from encroachment or detrimental impacts from the existing entitlements; in addition to compatibility of the proposed use. The development will provide a 6-foot-tall wall to the along the northern property line. The proposed wall will provide enhanced screening in addition to the required Type B buffer along the northern property line.

The private amenity areas for the development are located a distance away from the northern property line with the basin area and the development's entry road being in between the northern residential development and the proposed amenity center. The residential neighborhood is also buffered from the proposed public use area along the southwest corner of the site by a lake and the proposed development.

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

The subject property is within the Lee County Utilities water franchise. Capacity is available to provide service to the proposed development per the letter provided herein.

INF-1.4.5 No development order for new development, or change in use or intensity in an approved development order, will be issued unless sanitary sewer service is available at the minimum acceptable level of service within 1/4 mile of the development, or surety is given that it will be installed prior to occupancy.

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

The subject property is within the Lee County Utilities water franchise. Capacity is available to provide service to the proposed development per the letter provided herein.

***REC-1.6.1** Encourage the incorporation of pocket parks, linear parks, neighborhood parks and/or open space in the design of all new developments. Open space can be provided for spaciousness along streets, in private common areas, and in public areas.*

The proposed development will include a 1.5 acres of public use areas along the frontage of Corkscrew Road and Sandy Lane. A public area with a shaded structure has also been proposed along the southeast corner of the development along the frontage of Design Parc Lane and Corkscrew Road.

Compliance with the EPD Standards of the Land Development Code

The Land Development Code (LDC) requires that any rezoning or zoning amendment within the Village Center Area shall be to either Compact Community Planned Development (CCPD) or Estero Planned Development (EPD). The proposed rezoning request includes a Tiered Development Plan depicting a Tier 1 residential project that will comply with the following requirements for EPD zoning district established pursuant to Section 3-707 of the Estero Land Development Code:

Density: The proposed gross residential density is 7 dwelling units per acre. Tier 1 developments permit a maximum base density of up to 6 dwelling units per acre and a maximum density of 9 dwelling units per acres with incentive offers providing public benefits. Thus, the EPD is below the maximum allowable density.

Building Height: The proposed maximum building height is 35 feet. Tier 1 developments permit a maximum height of 45 feet.

Pattern Books: A Pattern Book illustrating the anticipated visual character of the proposed development is included as part of the EPD rezoning application. The Pattern Book meets the standards outlined in LDC Section 3-707.G.1.

Accessibility: The site has been designed to maximize pedestrian and bicycle accessibility to the proposed public space on the site over vehicularly oriented accessibility. The location a shaded public area along the northwest intersection of Design Parc Lane and Corkscrew Road and a public use area along the northeast interconnection of Sandy Lane and Corkscrew Road provided for greater capture of more Village residents along Sandy Lane and the north side of Corkscrew Road. Pedestrian connections from the development to proposed sidewalks along Sandy Lane and Corkscrew Road will be provided within the subject property but outside of the development. Ownership and maintenance responsibility for these sidewalks shall be taken over by the Village of Estero once the developer has built the sidewalks.

Streets: The project provides a network of Type C connecting streets. Proposed private streets are depicted on the Master Concept Plan. Allowing the road to be public or semi-public through a residential community would not provide any benefit to the public but would only serve to increase safety concerns within the development. During our meeting with the Galleria Condominium Association concerns were brought up regarding the amount of traffic traversing Design Parc Lane from this development. The discussion included if the entrance along Design Parc Lane would be limited to residents and a request for this to be so. If the internal road to the development were to be proposed as a semi-public (Type B) or public road (Type A) then the Galleria's concerns regarding increased traffic to Design Parc Lane would not be addressed. The Applicant is providing a public sidewalk that is traversing within the subject property along Sandy Lane and Corkscrew Road to provide an appropriate level of multi-modal access through the property without negatively impacting compatibility both internally and externally.

Surface Water Management: Proposed surface water management facilities consist of lakes and basin areas providing dry detention. These facilities are located along the perimeter of the site to minimize impacts on connectivity and walkability.

Access Control: The proposed development is intended to be gated. The MCP delineates areas where access will be controlled by a wall, and gates. The distance from connecting streets of entry gates and areas where limited pedestrian access will be provided has also been provided and meets the LDC requirements for stacking. The distinction of "Private" vs "Public" interconnectivity is further identified within the pattern book, interconnectivity plan.

The gated entry will ensure security is maintained for future residents of this development and the existing residents to the north, therefore this development is intended to be gated.

The acreage outside of the intended gated residential townhome development connections to sidewalks within the subject property boundary and along Corkscrew Road and sidewalks along Sandy Lane and Design Parc, 1.5-acres of public use areas and a meandering trail system.

Abutting Arterial or Collector Roads: No access points are proposed along Corkscrew Road, an arterial roadway and one access point is proposed along Sandy Lane, a collector roadway. The distance from adjacent access points and abutting arterial and collector roads have been identified in the MCP.

Tier 1 Incentive Offers:

- **Public civic spaces** (Tier 1 Med.-High Value) The development provides two public space areas. One public space is proposed on the southeast corner containing a shaded structure as conceptually identified within the Pattern book. First being 1.5 acres of amenitized public use areas located in the southern portion of the site. The proposed public areas are envisioned to serve as a place making area for this intersection. The proposed development provides pedestrian connectivity to the proposed sidewalk along Corkscrew Road and the sidewalk proposed along Sandy Lane. The Pattern Book provides a better illustration of what is being proposed for this public use area which will feature a path with lush landscaping, benches, and a specimen character tree. The intent is to convey this public area to the Village of Estero once built.

Compliance with the Decision Making Guidelines

The rezoning to EPD meets the following criteria established as a basis for granting a rezoning pursuant to Section 2-501.C.2.A. of the Village of Estero Land Development Code:

- The request is consistent with and furthers the goals, objectives, and policies of the comprehensive plan as enumerated above and all other applicable Village adopted plans.
- The request is not in conflict with any portion of the LDC. The requested deviations improve the quality of the proposed development; promote the intent of the Code to protect the health, safety and general welfare of the public; contribute to compatibility with surrounding property and cause no undue burdens on essential public facilities.
- The request addresses a demonstrated community need for a townhome/multifamily type development at this location. Furthermore, the proposed development serves as a transitional development from the Genova Condominiums, the Estero Park Commons across Corkscrew Road and the Estates at Estero River subdivision. Furthermore, the development will provide a park located at the intersection of Sandy Lane and Corkscrew Road. Pedestrian and bicycle access for residents along Sandy Lane and along the north side of Corkscrew Road will be

directly provided via proposed sidewalks. The park will serve the neighborhood's need for additional accessible open space of a different variety and scale than the Estero Community Park.

- The request is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.
- The request will result in a logical and orderly development pattern.
- The request will not adversely affect the property values in the area.
- The request will result in development that is adequately served by public facilities (roads, potable water, wastewater, solid waste, storm water, schools, parks, police, and fire and emergency medical facilities).
- The request will not result in significantly adverse impacts on the natural environment—including, but not limited to, water, air, noise, storm water management, wildlife, vegetation, wetlands, environmentally critical areas, and the natural functioning of the environment.
- The proposed development will be a reduction to the visual and traffic impacts that would accompany the development of the property as currently approved for an assisted living facility. The proposed development proposes a reduction in height, building massing, higher quality architectural design and reduced traffic impacts. As identified in the submitted TIS the proposed will decrease the traffic impacts of the development by approximately 28% in the AM peak hour and by approximately 33% in the PM peak hour from what is currently approved.

Summary

Based on the documentation provided above, the EPD rezoning request is consistent with the Comprehensive Plan, complies with the Land Development Code and meets the required criteria established as a basis for granting a rezoning. The proposed uses are compatible with the uses and residential densities permitted in the Village Center Area and will not adversely impact environmentally critical areas or natural resources. The proposed density and residential type provide an appropriate transition from single family, to townhomes, to commercial and multifamily across Corkscrew Road. The development will provide a public benefit along Corkscrew Road featuring two public areas along the southeastern and southwestern corner of the development. Furthermore, the area has the necessary infrastructure and public facilities available to support the proposed development. Given these factors, the requested zoning change from RPD to EPD is appropriate at this location.



Traffic Impact Statement

Estero Townhomes – Rezone

**Village of Estero, Lee County
1/25/2024**

Prepared for:

Toll Brothers
24201 Walden Center Drive
Bonita Springs, FL 34134
Phone: 239.949.2308

Prepared by:

Trebilcock Consulting Solutions, PA
2800 Davis Boulevard, Suite 200
Naples, FL 34104
Phone: 239-566-9551
Email: ntrebilcock@trebilcock.biz

Estero Townhomes – Rezone – Traffic Impact Statement – January 2024

Statement of Certification

I certify that this Traffic Impact Statement has been prepared by me or under my immediate supervision and that I have experience and training in the field of Traffic and Transportation Engineering.

Norman J. Trebilcock, AICP, PTOE, PE
FL Registration No. 47116
Trebilcock Consulting Solutions, PA
2800 Davis Boulevard, Suite 200
Naples, FL 34104
Company Cert. of Auth. No. 27796

Table of Contents

Project Description 4

Trip Generation..... 5

Trip Distribution and Assignment 7

Background Traffic..... 9

Existing and Future Roadway Network..... 11

Project Impacts to Area Roadway Network 12

Access Management Considerations 13

Site Access Turn Lane Analysis..... 14

Improvement Analysis 15

Mitigation of Impact 15

Appendices

Appendix A: Project Master Site Plan 16

Appendix B: Initial Meeting Checklist (Methodology) 18

Appendix C: ITE Trip Generation Calculations 24

Appendix D: Project Traffic Distribution – D1RPM Run 36

Appendix E: Village 2023 Traffic Count Report (Excerpts) 38

Appendix F: Lee County 2022 Traffic Count Report (Excerpt) 41

AppendixG: Lee County 2022 Concurrency Report (Excerpt)..... 43

Appendix H: Lee County Link Specific Service Volumes 45

Appendix I: Project Traffic Turning Movements 48

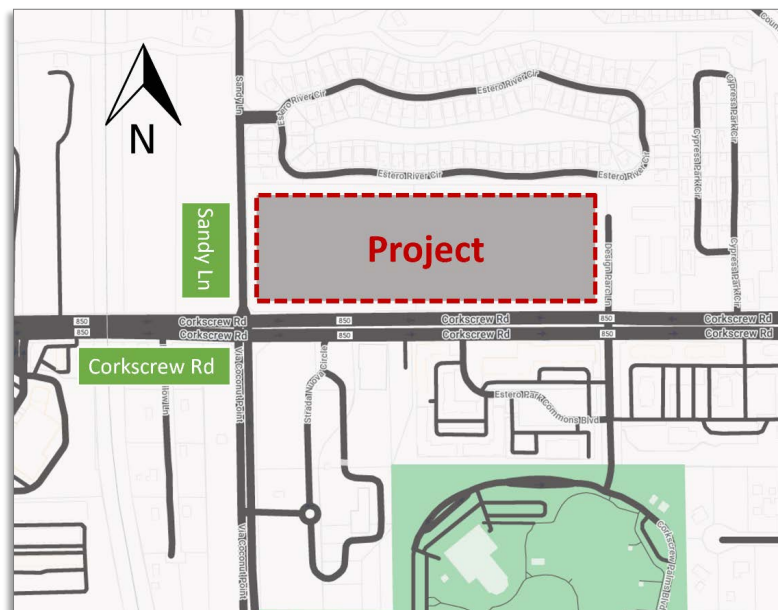
Estero Townhomes – Rezone – Traffic Impact Statement – January 2024

Project Description

The Estero Townhomes project is a proposed residential development located north of Corkscrew Road (County Road 850) and east of Sandy Lane, in Village of Estero, Lee County, Florida.

For location and layout of the project refer to **Figure 1 – Project Location Map**, which follows, and **Appendix A: Project Master Site Plan**.

Figure 1 – Project Location Map



The subject parcel is currently vacant and has a total area of approximately 21.4 acres. The site is currently zoned Residential Planned Development (RPD) which was approved subject to the conditions illustrated in the Village of Estero Ordinance No. 2015-21. The current zoning allows a maximum of 340 beds/units of assisted living/ independent living/ continuing care (referenced in the Ordinance as assisted living) and up to 15,000 square feet (sf) of medical office use.

The project proposes to rezone the property to allow development of up to 171 residential townhomes.

The purpose of this report is to document the potential transportation impacts associated with the proposed zoning application.

The project provides the highest and best use scenario with respect to the project's proposed trip generation. Traffic projections associated with the proposed development are evaluated based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition and ITE Trip Generation Handbook, 3rd Edition. In agreement with the ITE Land Use Code (LUC) descriptions, the ITE land use designations are illustrated in **Table 1**.

Estero Townhomes – Rezone – Traffic Impact Statement – January 2024

Table 1
Development Program

Development	Land Use	ITE Land Use Code	Size
Approved Zoning	Assisted Living	#254 – Assisted Living	340 beds ⁽¹⁾
	Medical Office	#720 – Medical-Dental Office Building	15,000 square feet
Proposed Zoning	Multifamily	#220 – Multifamily Housing (Low-Rise)	171 dwelling units

Note(s): (1) Per Ordinance 2015-21, Section 2.1, “so long as the density does not exceed 128 standard dwelling units”.

For the purposes of this report, the study horizon year is the first full peak season when the development is expected to be built-out and generating traffic. The project build-out year is 2028. In order to account for peak season traffic conditions, the future traffic conditions with project reflect the build-out year plus one year (planning horizon year 2029).

A methodology memorandum was transmitted via email to the Village of Estero Transportation Planning staff on October 20, 2023, as depicted in **Appendix B: Initial Meeting Checklist (Methodology)**.

As illustrated in the proposed Master Site Plan, the project access connection to the surrounding roadway network consists of one full movement access on Sandy Lane and one full movement access on Design Parc Lane.

Trip Generation

The software program Online Traffic Impact Study Software (OTISS) is used to create the trip generation for the project. The ITE rates or equations are used for the trip generation calculations, as applicable. Detailed calculations can be found in **Appendix C: ITE Trip Generation Calculations**.

The internal capture accounts for a reduction in external traffic because of the interaction between the multiple land uses in a site. The pass-by trips account for traffic that is already on the external roadway network and stops at the project on the way to a primary trip destination. No internal capture or pass-by traffic reductions are considered in this report.

Approved Zoning

Table 2A outlines the anticipated weekday trip generation of the development as currently approved.

In agreement with the requirements illustrated in the approved Ordinance 2015-21, **Appendix C** provides a trip generation comparison between the allowed Assisted Living intensity (340 beds) and the traffic generated by the 128 standard dwelling units. Traffic generated by the Assisted Living use does not exceed the traffic generated by 128 standard dwelling units.

Estero Townhomes – Rezone – Traffic Impact Statement – January 2024

Table 2A
Approved Zoning – Trip Generation – Average Weekday

Development	Size	24 Hour Two-Way Volume	AM Peak Hour			PM Peak Hour		
			Enter	Exit	Total	Enter	Exit	Total
Assisted Living	340 beds	884	37	24	61	32	50	82
Medical-Dental Office Building	15,000 square feet	537	35	9	44	17	41	58
Total Traffic		1,421	72	33	105	49	91	140

Proposed Zoning

The estimated weekday trip generation associated with the subject development as currently proposed is depicted in **Table 2B**.

Table 2B
Proposed Zoning – Trip Generation – Average Weekday ⁽¹⁾

Development	Size	24 Hour Two-Way Volume	AM Peak Hour			PM Peak Hour		
			Enter	Exit	Total	Enter	Exit	Total
Multifamily Housing (Low-Rise)	171 dwelling units	1,171	18	58	76	<u>59</u>	35	94

Note(s): (1) Project peak hour, peak season, peak direction traffic is underlined and **bold**.

Proposed Zoning versus Approved Zoning

Table 2C illustrates the trip generation comparison of the proposed uses to the trip generation of the approved uses (**Table 2B** versus **Table 2A**).

Table 2C
Proposed Zoning vs Approved Zoning – Trip Generation – Average Weekday ⁽¹⁾

Development	24 Hour Two-Way Volume	AM Peak Hour			PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total
Proposed Zoning	1,171	18	58	76	59	35	94
Approved Zoning	1,421	72	33	105	49	91	140
	-250	-54	25	-29	10	-56	-46

Note(s): (1) Negative numbers represent a decrease in Trip Generation.

Based on the data illustrated in **Table 2C**, the requested zoning **will decrease the traffic impacts** of the development by approximately 28% in the AM peak hour and by approximately 33% in the PM peak hour from what is currently approved.

Estero Townhomes – Rezone – Traffic Impact Statement – January 2024

Concurrency Level of Service and Site Access Operations

The proposed project is expected to add less than 300 peak hour vehicle trips to the adjacent road system (**Table 2B**).

The concurrency Level of Service (LOS) evaluation for the impacted roadway network is based on the project weekday AM and PM peak hour, peak direction net external traffic. Consistent with the traffic data illustrated in **Table 2B**, the estimated PM peak hour, peak direction project trips (PM Enter trips) are more intensive than the AM peak hour, peak direction project trips, and are conservatively utilized for LOS impact determinations.

The site access operational evaluation reflects the project weekday AM and PM peak hour external traffic (**Table 2B**).

Trip Distribution and Assignment

The traffic generated by the development is assigned to the adjacent road network based on the knowledge of the area and utilizing the Florida Standard Urban Transportation Model Structure (FSUTMS) modeling program. A proposed distribution pattern was produced by placing the proposed development in one new centroid connected to the Florida Department of Transportation (FDOT) District One Regional Planning Model (D1RPM) at the project location and modeled with the year 2045 background traffic. For details, see **Appendix D: Project Traffic Distribution – D1RPM Run**.

Based on the above considerations and engineering judgement, **Table 3** and **Figure 2** depict the project peak hour, peak direction traffic volumes as a percentage of the total net external project traffic (**Table 2B**).

Table 3
Project Traffic Distribution – Peak Hour, Peak Direction ⁽¹⁾

Roadway	Roadway Segment Location	Distribution of Project Traffic	Peak Hour, Peak Direction Project Volume⁽¹⁾
Sandy Ln ⁽²⁾	Broadway Ave E to Project	19%	11
Sandy Ln ⁽²⁾	Project to Corkscrew Rd	36%	21
Via Coconut Point ⁽²⁾	South of Corkscrew Rd	11%	6
Corkscrew Rd ⁽³⁾	West of Via Coconut Point	25%	15
Corkscrew Rd ⁽³⁾	Via Coconut Point to Design Parc Ln	10%	6
Corkscrew Rd ⁽³⁾	East of Design Parc Ln	45%	27

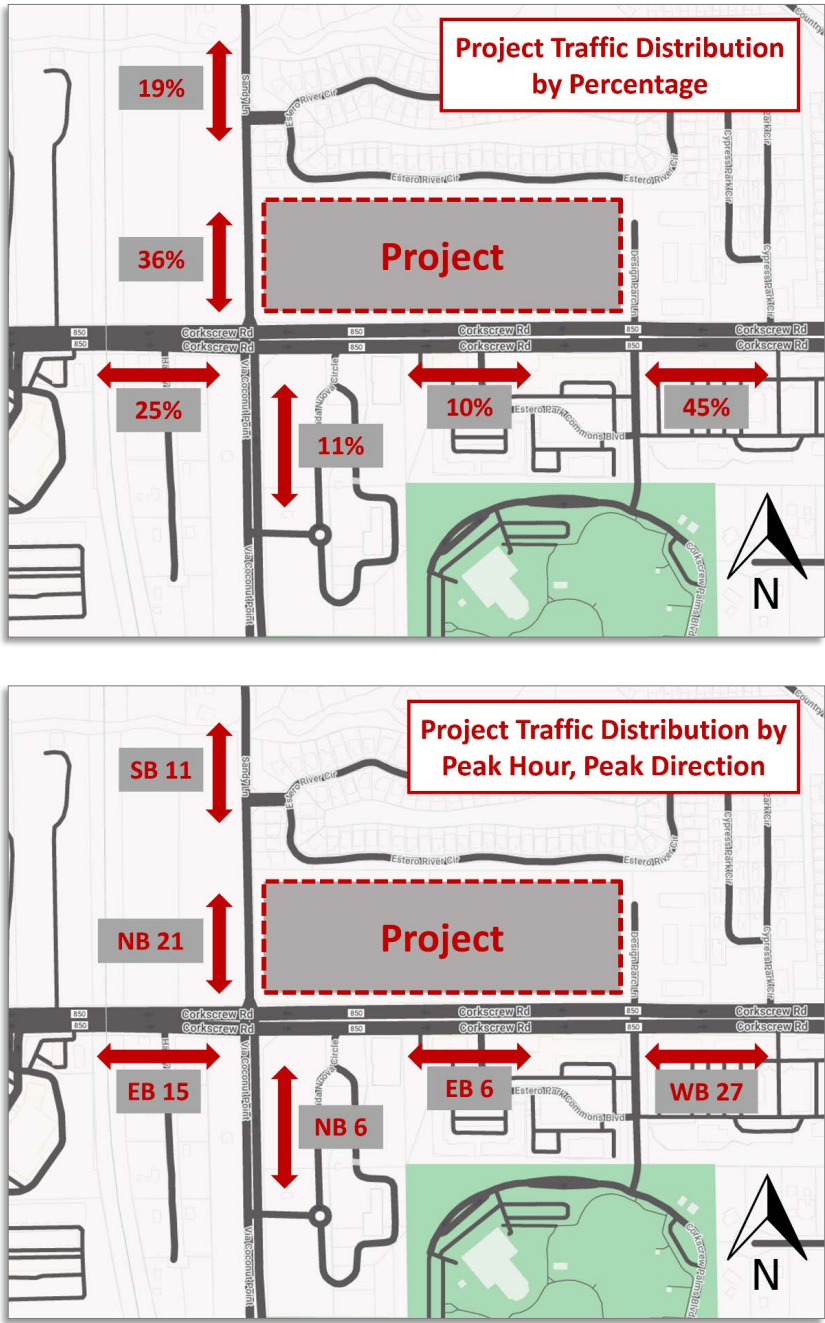
Note(s): (1) Refer to **Table 2B**;

(2) Village of Estero monitored roadway;

(3) Lee County monitored roadway.

Estero Townhomes – Rezone – Traffic Impact Statement – January 2024

Figure 2 – Project Traffic Distribution – Peak Hour, Peak Direction



Estero Townhomes – Rezone – Traffic Impact Statement – January 2024

Background Traffic

Roadway Functional Classification

The functional classification of the impacted roadways is depicted in the Village Comprehensive Plan – Map TR-1 Roadway Classification Map.

Corkscrew Road – County Maintained Arterial

Sandy Lane – Village Maintained Minor Collector

Via Coconut Point – Village Maintained Major Collector

Design Parc Lane – Privately Maintained Local Road

Village and Lee County Transportation LOS Standards

Village of Estero

Based upon the LOS standards set forth in the Village of Estero Comprehensive Plan – Policy TRA – 1.8.1, a concurrency LOS analysis is required to be submitted demonstrating the LOS of the nearest arterial or collector streets to which the proposed project will discharge its traffic. As established by the state of Florida and Lee County, the minimum acceptable motorized vehicle LOS standards within the Village limits are as follows:

- LOS D – for I-75
- LOS E for arterials and collectors.
- Local roads will be maintained in good order and repair.

The minimum acceptable LOS standard is determined based on the peak season, peak hour, peak direction traffic flow which is defined as the 100th highest volume hour of the year in the predominant direction of traffic flow. It is noted that the 100th highest volume hour approximates the typical peak hour during the peak season.

Lee County

Transportation LOS standards are found in The Lee Plan Policy 95.1.3 which states that LOS “E” is the standard LOS for principal and minor arterials, and major collectors on county maintained transportation facilities. Level of service standards for the State Highway System during peak travel hours are “D” in urbanized areas and “C” outside urbanized areas.

Due to scenic, historic, environmental, aesthetic, and right-of-way characteristics and considerations, Lee County has determined that certain roadway segments will not be widened. Therefore, reduced peak hour levels of service will be accepted on those constrained roads within unincorporated Lee County as a trade-off for the preservation of the scenic, historic, environmental, and aesthetic character of the community.

Transportation network LOS standards are further detailed in the most current adopted 2022 Lee County Public Facilities Level of Service and Concurrency Report (“Concurrency Report”). The inventory

Estero Townhomes – Rezone – Traffic Impact Statement – January 2024

contained in this report measures the LOS standard based on the 100th highest volume hour of the year in the predominant direction of traffic flow.

Future Growth Rates Determination

Historic growth rates are estimated for the segments of the roadway network in the study area using a general guidance of a minimum 2% growth rate, or historical growth rates from available traffic counts. Based on acceptable standard practice, calculated growth rates are capped to a maximum rate of 4%.

Sandy Lane/ Via Coconut Point

An Average Daily Traffic (ADT) growth trend summary of the 24-hour traffic counts from the year 2019 to the year 2023 for the Count Station #9 (Sandy Lane/Via Coconut Point – Broadway Avenue East to Williams Road) is illustrated in the Village of Estero 2023 Traffic Count Report , Table 2.16. The annual growth rate at this location is 1.5%. Refer to **Appendix E: Village 2023 Traffic Count Report (Excerpts)**. As such, a 2.0% growth rate is selected for calculating the future background traffic for the analyzed segments located on Sandy Lane and Via Coconut Point.

Corkscrew Road

Traffic information has been gathered for the analyzed roadway segments from the Lee County 2022 Traffic Count Report Refer to **Appendix F: Lee County 2022 Traffic Count Report (Excerpt)**.

For the analyzed segments along Corkscrew Road, the calculated growth rate for the period 2015 (AADT 16,600) through 2021 (AADT 20,800) is 4.2%. As such, a 4.0% growth rate is selected for calculating the future background traffic for the impacted roadway links along Corkscrew Road.

Background Traffic Determination – Village and Lee County Traffic Data

For the purposes of this report, the surrounding roadway network is analyzed under 2029 traffic conditions.

Current traffic information has been gathered for the analyzed roadway segments from the Village 2023 Traffic Count Report (**Appendix E**) and the Lee County 2022 Public Facilities Level of Service and Concurrence Report (**Appendix G**).

Existing Level of Service (LOS) determination – The 100th highest-hour traffic volume in the peak direction is compared to the maximum peak direction service volume at the adopted LOS standard. If traffic volume exceeds the maximum service volume at the adopted LOS standard, then the road segment is considered an existing transportation deficiency. Road segments with a constrained designation are noted in the inventory. Peak-hour LOS “F” is accepted on constrained road segments.

In agreement with Florida Statutes, the developer is not responsible to address transportation deficiencies which occur regardless of the project’s traffic. The improvement necessary to correct the transportation deficiency is the funding responsibility of the entity that has maintenance responsibility for the facility.

Per Florida Statutes, the term transportation deficiency means a facility or facilities on which the adopted LOS standard is exceeded by the existing, committed, and vested trips, plus additional projected background trips from any source other than the development project under review, and trips that are forecast by established traffic standards, including traffic modeling.

Estero Townhomes – Rezone – Traffic Impact Statement – January 2024

As illustrated in the 2022 Lee County Concurrency Report, the “Existing” LOS determination for the roadway network reflects the year 2021 traffic conditions. The 2021 base year traffic volumes are factored by the appropriate annual growth rate in order to determine the background 100th highest hour traffic volumes for the year 2029.

The Village 2023 Traffic Count Report reflect the year 2023 traffic conditions for the Village maintained roadways. The Village Count Station #9 is utilized for current traffic volumes on Sandy Lane and Via Coconut Point.

The traffic service volumes for the analyzed roadway segments are in agreement with the data published in the Lee County 2015 Link Specific Service Volumes on Arterials and Collectors. Refer to **Appendix H: Lee County Link Specific Service Volumes**.

Table 4 illustrates the projected 2029 background traffic (without project) and the Level of Service for the roadway links within the study area.

Table 4
Background Traffic without Project – Village and Lee County Traffic Data

Roadway	Roadway Segment Location	Existing Backgr. Traffic Volume - LOS ⁽¹⁾	Traffic Annual Growth Rate	Growth Factor ⁽²⁾	2029 Backgr. Traffic Volume - LOS ⁽³⁾
Sandy Ln	Broadway Ave E to Project	Year 2023; 468–C	2.0%	1.1262	527-C
Sandy Ln	Project to Corkscrew Rd	Year 2023; 468–C	2.0%	1.1262	527-C
Via Coconut Point	South of Corkscrew Rd	Year 2023; 468–C	2.0%	1.1262	527-C
Corkscrew Rd	West of Via Coconut Point	Year 2021; 1,047–C	4.0%	1.3686	1,433–C
Corkscrew Rd	Via Coconut Point to Design Parc Ln	Year 2021; 1,047–C	4.0%	1.3686	1,433–C
Corkscrew Rd	East of Design Parc Ln	Year 2021; 1,047–C	4.0%	1.3686	1,433–C

Note(s): LOS = Level of Service; Backgr. = Background.

(1) 100th highest hour traffic volumes; Refer to **Appendix E** and **Appendix G**; LOS – refer to **Appendix H**;

(2) Growth Factor = $(1 + \text{Annual Growth Rate})^N$; N = 6 for Sandy Ln and Via Coconut Point; N = 8 for Corkscrew Rd.

(3) 2029 Projected Volume = Current Volume x Growth Factor; LOS – refer to **Appendix H**.

Based on the traffic data illustrated in **Table 4**, the analyzed roadway segments are projected to operate with acceptable LOS “C” or better under 2029 background traffic conditions.

Existing and Future Roadway Network

The adopted level of service performance standard for the analyzed roadway network is extracted from the Lee County 2015 Link Specific Service Volumes on Arterials and Collectors (**Appendix H**).

Roadway improvements that are currently under construction or are scheduled to be constructed within the five years of the current Capital Improvement Program (CIP) are considered to be committed

Estero Townhomes – Rezone – Traffic Impact Statement – January 2024

improvements for the purposes of this study. As no capacity improvements were identified for the evaluated roadway segments, no changes to the study network are anticipated in the year 2029.

Table 5 illustrates current and future 2029 roadway conditions, as well as the adopted Standard LOS.

Table 5
Existing and Future Roadway Conditions

Roadway	Roadway Segment Location	Current Roadway Conditions	Current Standard Capacity Volume–LOS ⁽¹⁾	2029 Roadway Conditions	2029 Standard Capacity Volume–LOS ⁽¹⁾
Sandy Ln	Broadway Ave E to Project	2LU	860–E	2LU	860–E
Sandy Ln	Project to Corkscrew Rd	2LU	860–E	2LU	860–E
Via Coconut Point	South of Corkscrew Rd	4LD	1,790–E	4LD	1,790–E
Corkscrew Rd	West of Via Coconut Point	4LD	1,900–E	4LD	1,900–E
Corkscrew Rd	Via Coconut Point to Design Parc Ln	4LD	1,900–E	4LD	1,900–E
Corkscrew Rd	East of Design Parc Ln	4LD	1,900–E	4LD	1,900–E

Note(s): 2LU = 2-lane undivided roadway; 2LN = 2-lane narrow roadway; 2LD, 4LD, 6LD = 2-lane, 4-lane, 6-lane divided roadway, respectively; 6LF = 6-lane freeway; LOS = Level of Service.

(1) Refer to **Appendix H**.

Project Impacts to Area Roadway Network

In accordance with Florida Statutes, only those road segments and intersections that were forecasted to be adversely impacted by the proposed project, but which were not identified as transportation deficient under background traffic, are required to be addressed by the developer (the developer is not responsible to address preexisting deficiencies).

The level of service of the analyzed roadway segments is determined by adding the peak hour, peak season, peak direction traffic from the proposed development to the existing peak hour, peak season, peak direction traffic on the affected roadway link.

Future 2029 background traffic volumes are combined with project peak hour, peak direction traffic, as illustrated in **Table 6**.

A roadway is considered significantly impacted if the proposed development is expected to increase the traffic volume on that roadway by 10% or more of adopted Level of Service “C” threshold. Based on the traffic data illustrated in **Table 6**, none of analyzed segments are expected to be significantly impacted by the project in 2029.

A roadway link is considered to be adversely impacted if the total traffic exceeds the adopted peak hour level of service volume for that link.

Estero Townhomes – Rezone – Traffic Impact Statement – January 2024

Table 6
Roadway Link Level of Service Analysis

Roadway Link	Roadway Segment Location	PH, PD Service Volume at LOS C ⁽¹⁾	PH, PD Project Volume Added ⁽²⁾	PH, PD Project Volume as % of LOS C	Significant Impact at 10% of LOS C Yes/No	2029 Backgr. Traffic Volume - LOS ⁽³⁾	2029 Backgr. Traffic w/Project Volume - LOS ⁽⁴⁾	2029 Standard Capacity Volume – LOS ⁽¹⁾	2029 Total Vol exceeds Standard Capacity? Yes/No
Sandy Ln	Broadway Ave E to Project	550	11	2.0%	No	527-C	538-C	860 – E	No
Sandy Ln	Project to Corkscrew Rd	550	21	3.8%	No	527-C	548-C	860 – E	No
Via Coconut Point	South of Corkscrew Rd	1,310	6	0.5%	No	527-C	533-C	1,790 – E	No
Corkscrew Rd	West of Via Coconut Point	1,900	15	0.8%	No	1,433-C	1,448-C	1,900 – E	No
Corkscrew Rd	Via Coconut Point to Design Parc Ln	1,900	6	0.3%	No	1,433-C	1,439-C	1,900 – E	No
Corkscrew Rd	East of Design Parc Ln	1,900	27	1.4%	No	1,433-C	1,460-C	1,900 – E	No

Note(s): PH = Peak Hour; PD = Peak Direction; LOS = Level of Service; Backgr. = Background.
 (1) Refer to **Appendix H**;
 (2) Refer to **Table 3**;
 (3) Refer to **Table 4**.
 (4) 2029 Total Traffic = 2029 Background + Project Volume Added; LOS – refer to **Appendix H**.

None of the analyzed links are projected to operate below the adopted LOS Standard (LOS “E”) with or without the project at 2029 future conditions. All roadway segments under study operate at a LOS “C” or better.

Based on these criteria, this project does not create any significant or adverse impacts to the area roadway network.

Access Management Considerations

Sandy Lane and Design Parc Lane are the roadway facilities directly accessed by the project. As previously illustrated in this report, these roadways are functionally classified as: Sandy Lane – collector, and Design Parc Lane – local roadway.

Estero Townhomes – Rezone – Traffic Impact Statement – January 2024

Motor vehicle connections to a road from privately-maintained streets, access roads or access ways must be separated in accordance with the minimum standards illustrated in Village LDC Sec. 5-304.

The minimum connection separation is 125 feet for the access located on Design Parc Lane and 330 feet for the access located on Sandy Lane.

Separation distance is measured from the edge of the outermost lane of the nearest roadway/connection to the nearest edge of pavement of the proposed intersecting connection.

The proposed access locations exceed the adopted minimum connection separation.

Site Access Turn Lane Analysis

As illustrated in the proposed Master Site Plan, the project access connection to the surrounding roadway network consists of one full movement access on Sandy Lane and one full movement access on Design Parc Lane (**Appendix A**).

Turn lane recommendations coincident with the project build-out conditions have been reviewed based on Lee County Turn Lane Policy AC-11-4 criteria. According to the Lee County Turn Lane Policy, left- and/or right-turn lanes are required when any two or more warrants are satisfied.

Project traffic turning movements at access locations are provided in **Appendix I**.

Project Entrance on Sandy Lane

Sandy Lane – two-lane undivided collector with a posted speed limit of 30 mph.

Southbound Left-turn Lane

- Project entering traffic – 11 left turns;
- Warrant 1 – posted speed limit is equal or greater than 35 mph – not satisfied;
- Warrant 2 – the number of left turning vehicles exceeds 20 – not satisfied;
- A left-turn lane is not warranted.

Northbound Right-turn Lane

- Project entering traffic – 21 right turns;
- Warrant 1 – posted speed limit is equal or greater than 35 mph – not satisfied;
- Warrant 2 – the number of right turning vehicles exceeds 30 – not satisfied;
- A right-turn lane is not warranted.

Project Entrance on Design Parc Lane

Design Parc Lane – two-lane divided local road with an assumed posted speed limit of 30 mph.

Northbound Left-turn Lane

- Project entering traffic – 27 left turns;
- Warrant 1 – posted speed of 30 mph and 60 or more left turning vehicles – not satisfied;
- Warrant 2 – the number of left turning vehicles exceeds 60 – not satisfied;
- A left-turn lane is not warranted.

Estero Townhomes – Rezone – Traffic Impact Statement – January 2024

According to the Lee County Turn Lane Policy requirements, dedicated turn lanes are not required at the project access locations.

Improvement Analysis

Based on the results illustrated in this traffic analysis, the proposed project is not a significant traffic generator for the analyzed roadway network. There is adequate and sufficient roadway capacity to accommodate the proposed development at build-out conditions.

Turn lane improvements are not recommended at the project access locations.

Mitigation of Impact

The developer proposes to pay the appropriate Village of Estero transportation impact fees as building permits are issued for the project.

Estero Townhomes – Rezone – Traffic Impact Statement – January 2024

Appendix A:
Project Master Site Plan

Estero Townhomes – Rezone – Traffic Impact Statement – January 2024

Appendix B:
Initial Meeting Checklist (Methodology)

Estero Townhomes – Rezone – Traffic Impact Statement – January 2024

METHODOLOGY - INITIAL MEETING CHECKLIST

Date: October 20, 2023 Time: N/A

Location: N/A – Via Email

People Attending:

Name, Organization, and Telephone Numbers

- 1) James Hart, The Village of Estero Development Review
- 2) Norman Trebilcock, TCS
- 3) Ciprian Malaescu, TCS

Study Preparer:

Preparer's Name and Title: Norman Trebilcock, AICP, PTOE, PE

Organization: Trebilcock Consulting Solutions, PA

Address & Telephone Number: 2800 Davis Boulevard, Suite 200, Naples, FL 34104; ph. 239-566-9551

Reviewer(s):

Reviewer's Name & Title: James Hart, PE, Development Review Manager

Organization: The Village of Estero, Department of Community Development

Address: 9401 Corkscrew Palms Circle, Estero, FL 33928

Telephone Number: 239-221-5036

Applicant:

Applicant's Name: Atwell, LLC

Address: 28100 Bonita Grande Drive, Suite 305, Bonita Springs, FL 34135

Telephone Number: 239-405-777

Proposed Development:

Name: Toll Estero Property – Rezone

Location: In the northeast quadrant of the Corkscrew Road and Sandy Lane/Via Coconut Point intersection, in the Village of Estero – Figure 1

Land Use Type: Residential Multi-Family - Townhomes

ITE Land Use Code # and Type: LUC #220 – Multifamily Housing (Low-Rise).

Description: The project site is currently vacant. The rezone application requests to allow a change in land use to Residential Multi-Family (RM-2) for up to 170 townhomes. The development proposes one full movement access onto Sandy Lane and one full movement access onto Design Parc Lane.

Zoning

Existing: Residential Planned Development (RPD); Ordinance 2015 – 21.

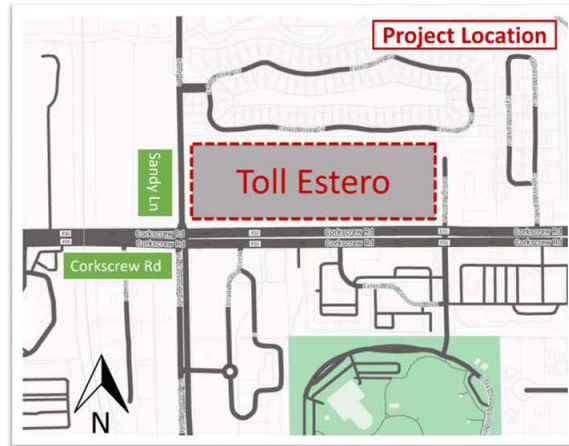
Comprehensive plan recommendation: N/A

Requested: To allow proposed development.

Page 1 of 5

Estero Townhomes – Rezone – Traffic Impact Statement – January 2024

Figure 1 – Location Map



Findings of the Preliminary Study:

The estimated net new external traffic is less than 300 peak hour trips.

Trip Generation – ITE Trip Generation Manual 11th Edition; ITE Trip Generation Handbook 3rd Edition

Internal capture and pass-by traffic reductions are not considered for this project.

Zoning Traffic Comparison – Trip generation comparison of the approved uses to the trip generation of the proposed uses.

Area of influence (significant impact) – roadway segments determined to be significantly impacted – 10% or more of the Level of Service (LOS) “C”.

Concurrency/Roadway LOS determination - based on peak season, peak hour, peak direction new external trips within the area of influence.

Performance standard – LOS E for Village and County maintained arterial and collectors.

Performance standard volumes are based on the Lee County DOT Link –Specific Service Volumes.

Sandy Lane – 2-lane undivided collector

Via Coconut Point – 4-lane divided collector

Corkscrew Road - 4-lane divided arterial

Operational - Site access turn lanes analysis based on Lee County Turn Lane Policy AC-11-4, and access management considerations.

No other intersections will be analyzed as part of this report.

Sandy Lane – posted speed limit = 30 mph; Design speed limit = 35 mph (assumption)

Page 2 of 5

Estero Townhomes – Rezone – Traffic Impact Statement – January 2024

Design Parc Lane – private road – is considered a local roadway for the TIS purposes. The speed limit is not posted. The traffic report assumes a 30 mph speed limit. Design speed considered is 35 mph.

Study Area:

Roadway Links: all significantly impacted road segments.

Additional intersections to be analyzed: N/A

Build Out Year: 2028

Horizon Year: 2029 (build-out plus one year)

Analysis Time Period(s): LOS – peak season, peak hour, peak direction; Operational – AM/ PM peak hour of the adjacent street traffic.

Future Off-Site Developments: to be determined

Source of Trip Generation Rates: ITE Trip Generation Manual, 11th Edition

Reductions in Trip Generation Rates:

None: N/A

Pass-by trips: N/A

Internal trips: N/A

Transit use: N/A

Horizon Year Roadway Network Improvements: 2029

Methodology & Assumptions:

Non-site traffic estimates: Lee County 2022 Public Facilities Level of Service and Concurrency Report; 2022 Lee County Traffic Count Report; 2023 Village of Estero Traffic Count Report

Site-trip generation: ITE Trip Generation Manual, 11th Edition

Trip distribution method – Based on FDOT District 1 Regional Planning Model (DIRPM) and engineering judgment, see Figure 2.

Traffic assignment method: Project trip generation with background growth.

Traffic growth rate: Traffic growth rate based on historical growth rate or 2.0% minimum, as applicable.

Turning Movements: Engineer's estimate, see Figure 3.

Page 3 of 5

Estero Townhomes – Rezone – Traffic Impact Statement – January 2024

Figure 2 – Project Traffic Distribution by Percentage

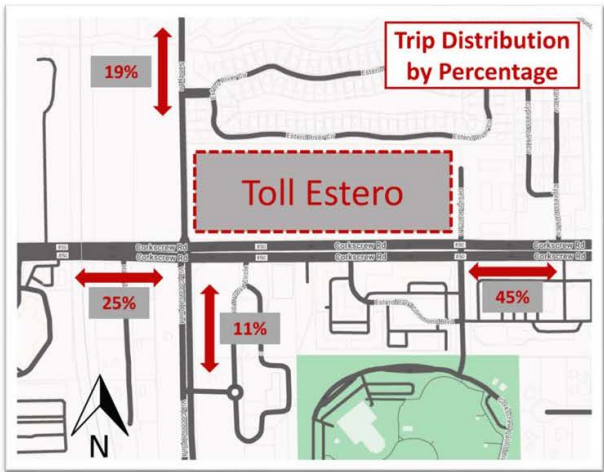
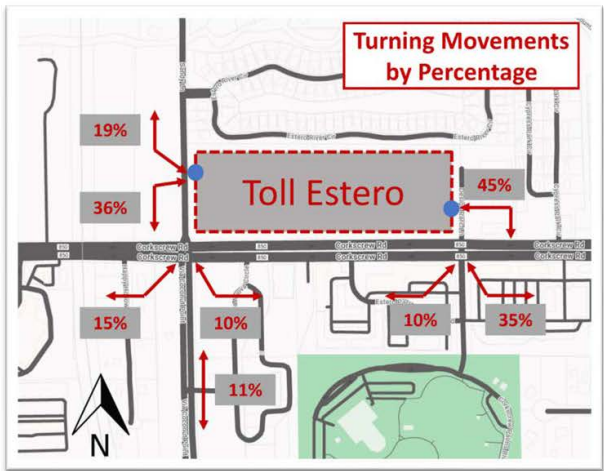


Figure 3 – Project Traffic Turning Movements by Percentage



Estero Townhomes – Rezone – Traffic Impact Statement – January 2024

Special Features: (from preliminary study or prior experience)

Accident locations: N/A

Sight distance: N/A

Queuing: to be determined

Access location & configuration: N/A

Traffic control: MUTCD

Signal system location & progression needs: N/A

On-site parking needs: N/A

Data Sources: ITE Trip Generation Manual, 11th Edition

Base maps: N/A

Prior study reports: N/A

Access policy and jurisdiction: N/A

Review process: N/A

Requirements: N/A

Miscellaneous: N/A

SIGNATURES

Norman Trebilcock

Study Preparer—Norman Trebilcock

Page 5 of 5

Estero Townhomes – Rezone – Traffic Impact Statement – January 2024

Appendix C:

ITE Trip Generation Calculations

Estero Townhomes – Rezone – Traffic Impact Statement – January 2024

Land Use: 210 Single-Family Detached Housing

Description

A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

Specialized Land Use

Data have been submitted for several single-family detached housing developments with homes that are commonly referred to as patio homes. A patio home is a detached housing unit that is located on a small lot with little (or no) front or back yard. In some subdivisions, communal maintenance of outside grounds is provided for the patio homes. The three patio home sites total 299 dwelling units with overall weighted average trip generation rates of 5.35 vehicle trips per dwelling unit for weekday, 0.26 for the AM adjacent street peak hour, and 0.47 for the PM adjacent street peak hour. These patio home rates based on a small sample of sites are lower than those for single-family detached housing (Land Use 210), lower than those for single-family attached housing (Land Use 251), and higher than those for senior adult housing -- single-family (Land Use 251). Further analysis of this housing type will be conducted in a future edition of *Trip Generation Manual*.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

For 30 of the study sites, data on the number of residents and number of household vehicles are available. The overall averages for the 30 sites are 3.6 residents per dwelling unit and 1.5 vehicles per dwelling unit.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Arizona, California, Connecticut, Delaware, Illinois, Indiana, Kentucky, Maryland, Massachusetts, Minnesota, Montana, New Jersey, North Carolina, Ohio, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Vermont, Virginia, and West Virginia.

Source Numbers

100, 105, 114, 126, 157, 167, 177, 197, 207, 211, 217, 267, 275, 293, 300, 319, 320, 356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 869, 903, 925, 936, 1005, 1007, 1008, 1010, 1033, 1066, 1077, 1078, 1079



Land Use: 220 Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have two or three floors (levels). Various configurations fit this description, including walkup apartment, mansion apartment, and stacked townhouse.

- A walkup apartment typically is two or three floors in height with dwelling units that are accessed by a single or multiple entrances with stairways and hallways.
- A mansion apartment is a single structure that contains several apartments within what appears to be a single-family dwelling unit.
- A fourplex is a single two-story structure with two matching dwelling units on the ground and second floors. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.
- A stacked townhouse is designed to match the external appearance of a townhouse. But, unlike a townhouse dwelling unit that only shares walls with an adjoining unit, the stacked townhouse units share both floors and walls. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.

Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), affordable housing (Land Use 223), and off-campus student apartment (low-rise) (Land Use 225) are related land uses.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip



Estero Townhomes – Rezone – Traffic Impact Statement – January 2024

generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

For the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in British Columbia (CAN), California, Delaware, Florida, Georgia, Illinois, Indiana, Maine, Maryland, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Texas, Utah, and Washington.

Source Numbers

188, 204, 237, 300, 305, 306, 320, 321, 357, 390, 412, 525, 530, 579, 583, 638, 864, 866, 896, 901, 903, 904, 936, 939, 944, 946, 947, 948, 963, 964, 966, 967, 1012, 1013, 1014, 1036, 1047, 1056, 1071, 1076



General Urban/Suburban and Rural (Land Uses 000–399) **253**

Land Use: 254 Assisted Living

Description

An assisted living complex is a residential setting that provides either routine general protective oversight or assistance with activities necessary for independent living to persons with mental or physical limitations. The typical resident has difficulty managing in an independent living arrangement but does not require nursing home care. Its centralized services typically include dining, housekeeping, social and physical activities, medication administration, and communal transportation.

The complex commonly provides separate living quarters for each resident. Alzheimer's and ALS care are commonly offered at an assisted living facility. Living quarters for these patients may be located separately from the other residents.

Assisted care commonly bridges the gap between independent living and a nursing home. In some areas of the country, an assisted living residence may be called personal care, residential care, or domiciliary care. Staff may be available at an assisted care facility 24 hours a day, but skilled medical care—which is limited in nature—is not required. Congregate care facility (Land Use 253), continuing care retirement community (Land Use 255), and nursing home (Land Use 620) are related uses.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Connecticut, New Jersey, New York, Oregon, Pennsylvania, Tennessee, Texas, and Utah.

Source Numbers

244, 573, 581, 611, 725, 876, 877, 912, 1016, 1029



General Urban/Suburban and Rural (Land Uses 000–399) 435

Land Use: 720
Medical-Dental Office Building

Description

A medical-dental office building is a facility that provides diagnoses and outpatient care on a routine basis but is unable to provide prolonged in-house medical and surgical care. One or more private physicians or dentists generally operate this type of facility. General office building (Land Use 710) and clinic (Land Use 630) are related uses.

Land Use Subcategory

Analysis of medical-dental office building data found that trip generation rates are measurably different for sites located within or adjacent to a hospital campus and sites that are stand-alone. Data plots are presented for these two land use subcategories.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Connecticut, Kentucky, Maryland, Minnesota, New Jersey, New York, Ohio, Oregon, Pennsylvania, South Dakota, Texas, Virginia, Washington, and Wisconsin.

Source Numbers

104, 109, 120, 157, 184, 209, 211, 253, 287, 294, 295, 304, 357, 384, 404, 407, 423, 444, 509, 601, 715, 867, 879, 901, 902, 908, 959, 972



Estero Townhomes – Rezone – Traffic Impact Statement – January 2024

Project Information							
Project Name:		Toll Estero-RPD-Use Comparison					
No:							
Date:		10/20/2023					
City:							
State/Province:							
Zip/Postal Code:							
Country:							
Client Name:							
Analyst's Name:		WX					
Edition:		Trip Generation Manual, 11th Ed					

Land Use	Size	Daily		AM Peak Hour		PM Peak Hour	
		Entry	Exit	Entry	Exit	Entry	Exit
254 - Assisted Living (General Urban/Suburban)	340 Beds	442	442	37	24	32	50
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	0	0
Non-pass-by		442	442	37	24	32	50
210 - Single-Family Detached Housing (General Urban/Suburban)	128 Dwelling Units	633	633	23	70	79	46
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	0	0
Non-pass-by		633	633	23	70	79	46

PERIOD SETTING							
Analysis Name :		Daily					
Project Name :		Toll Estero-RPD-Use Comparison		No :			
Date:		10/20/2023		City:			
State/Province:				Zip/Postal Code:			
Country:				Client Name:			
Analyst's Name:		WX		Edition:		Trip Generation Manual, 11th Ed	

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
254 - Assisted Living (General Urban/Suburban)	Beds	340 ⁽⁰⁾	Weekday	Average 2.6	442 ⁽¹⁾ 50%	442 ⁽¹⁾ 50%	884 ⁽¹⁾
210 - Single-Family Detached Housing (General Urban/Suburban)	Dwelling Units	128	Weekday	Best Fit (LOG) Ln(T) = 0.92Ln(X) + 2.68	633 50%	633 50%	1266

(0) indicates size out of range.
(1) indicates small sample size, use carefully.

Estero Townhomes – Rezone – Traffic Impact Statement – January 2024

PERIOD SETTING							
Analysis Name :		AM Peak Hour					
Project Name :		Toll Estero-RPD-Use Comparison		No :			
Date:		10/20/2023		City:			
State/Province:				Zip/Postal Code:			
Country:				Client Name:			
Analyst's Name:		WX		Edition:		Trip Generation Manual, 11th Ed	
Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
254 - Assisted Living (General Urban/Suburban)	Beds	340 ⁽⁰⁾	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Average 0.18	37 61%	24 39%	61
210 - Single-Family Detached Housing (General Urban/Suburban)	Dwelling Units	128	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LOG) $\ln(T) = 0.91\ln(X) + 0.12$	23 25%	70 75%	93

⁽⁰⁾ indicates size out of range.

PERIOD SETTING							
Analysis Name :		PM Peak Hour					
Project Name :		Toll Estero-RPD-Use Comparison		No :			
Date:		10/20/2023		City:			
State/Province:				Zip/Postal Code:			
Country:				Client Name:			
Analyst's Name:		WX		Edition:		Trip Generation Manual, 11th Ed	
Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
254 - Assisted Living (General Urban/Suburban)	Beds	340 ⁽⁰⁾	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average 0.24	32 39%	50 61%	82
210 - Single-Family Detached Housing (General Urban/Suburban)	Dwelling Units	128	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) $\ln(T) = 0.94\ln(X) + 0.27$	79 63%	46 37%	125

⁽⁰⁾ indicates size out of range.

Estero Townhomes – Rezone – Traffic Impact Statement – January 2024

Project Information						
Project Name:	Toll Estero-AL-MED					
No:						
Date:	10/20/2023					
City:						
State/Province:						
Zip/Postal Code:						
Country:						
Client Name:						
Analyst's Name:	WX					
Edition:	Trip Generation Manual, 11th Ed					

Land Use	Size	Daily		AM Peak Hour		PM Peak Hour	
		Entry	Exit	Entry	Exit	Entry	Exit
254 - Assisted Living (General Urban/Suburban)	340 Beds	442	442	37	24	32	50
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	0	0
Non-pass-by		442	442	37	24	32	50
720 - Medical-Dental Office Building - Stand-Alone (General Urban/Suburban)	15 1000 Sq. Ft. GFA	269	268	35	9	17	41
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	0	0
Non-pass-by		269	268	35	9	17	41
Total		711	710	72	33	49	91
Total Reduction		0	0	0	0	0	0
Total Internal		0	0	0	0	0	0
Total Pass-by		0	0	0	0	0	0
Total Non-pass-by		711	710	72	33	49	91

PERIOD SETTING							
Analysis Name :	Daily						
Project Name :	Toll Estero-AL-MED			No :			
Date:	10/20/2023			City:			
State/Province:				Zip/Postal Code:			
Country:				Client Name:			
Analyst's Name:	VWX			Edition:	Trip Generation Manual, 11th Ed		

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
254 - Assisted Living (General Urban/Suburban)	Beds	340 ⁽⁰⁾	Weekday	Average 2.6	442 ⁽¹⁾ 50%	442 ⁽¹⁾ 50%	884 ⁽¹⁾
720 - Medical-Dental Office Building - Stand-Alone (General Urban/Suburban)	1000 Sq. Ft. GFA	15	Weekday	Best Fit (LIN) T = 42.97 (X)+-108.01	269 50%	268 50%	537

(0) indicates size out of range.
(1) indicates small sample size, use carefully.

Estero Townhomes – Rezone – Traffic Impact Statement – January 2024

PERIOD SETTING							
Analysis Name :	AM Peak Hour						
Project Name :	Toll Estero-AL-MED		No :				
Date:	10/20/2023		City:				
State/Province:			Zip/Postal Code:				
Country:			Client Name:				
Analyst's Name:	WX		Edition:	Trip Generation Manual, 11th Ed			
Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
254 - Assisted Living (General Urban/Suburban)	Beds	340 ⁽⁰⁾	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Average 0.18	37 61%	24 39%	61
720 - Medical-Dental Office Building - Stand-Alone (General Urban/Suburban)	1000 Sq. Ft. GFA	15	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LOG) $\ln(T) = 0.9\ln(X) + 1.34$	35 80%	9 20%	44
(0) indicates size out of range.							

PERIOD SETTING							
Analysis Name :	PM Peak Hour						
Project Name :	Toll Estero-AL-MED		No :				
Date:	10/20/2023		City:				
State/Province:			Zip/Postal Code:				
Country:			Client Name:				
Analyst's Name:	WX		Edition:	Trip Generation Manual, 11th Ed			
Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
254 - Assisted Living (General Urban/Suburban)	Beds	340 ⁽⁰⁾	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average 0.24	32 39%	50 61%	82
720 - Medical-Dental Office Building - Stand-Alone (General Urban/Suburban)	1000 Sq. Ft. GFA	15	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LIN) $T = 4.07 (X)^{-3.17}$	17 29%	41 71%	58
(0) indicates size out of range.							

Estero Townhomes – Rezone – Traffic Impact Statement – January 2024

Project Information	
Project Name:	Toll Estero Rezone - 171DU
No:	
Date:	10/27/2023
City:	
State/Province:	
Zip/Postal Code:	
Country:	
Client Name:	
Analyst's Name:	WX
Edition:	Trip Generation Manual, 11th Ed

Land Use	Size	Daily		AM Peak Hour		PM Peak Hour	
		Entry	Exit	Entry	Exit	Entry	Exit
220 - Multifamily Housing (Low-Rise) - Not Close to Rail Transit (General Urban/Suburban)	171 Dwelling Units	586	585	18	58	59	35
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	0	0
Non-pass-by		586	585	18	58	59	35
Total		586	585	18	58	59	35
Total Reduction		0	0	0	0	0	0
Total Internal		0	0	0	0	0	0
Total Pass-by		0	0	0	0	0	0
Total Non-pass-by		586	585	18	58	59	35

PERIOD SETTING

Analysis Name : Daily
 Project Name : Toll Estero Rezone - 171DU No :
 Date: 10/27/2023 City:
 State/Province: Zip/Postal Code:
 Country: Client Name:
 Analyst's Name: WX Edition: Trip Generation Manual, 11th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
220 - Multifamily Housing (Low-Rise) - Not Close to Rail Transit (General Urban/Suburban)	Dwelling Units	171	Weekday	Best Fit (LIN) T = 6.41 (X)+75.31	586 50%	585 50%	1171

Estero Townhomes – Rezone – Traffic Impact Statement – January 2024

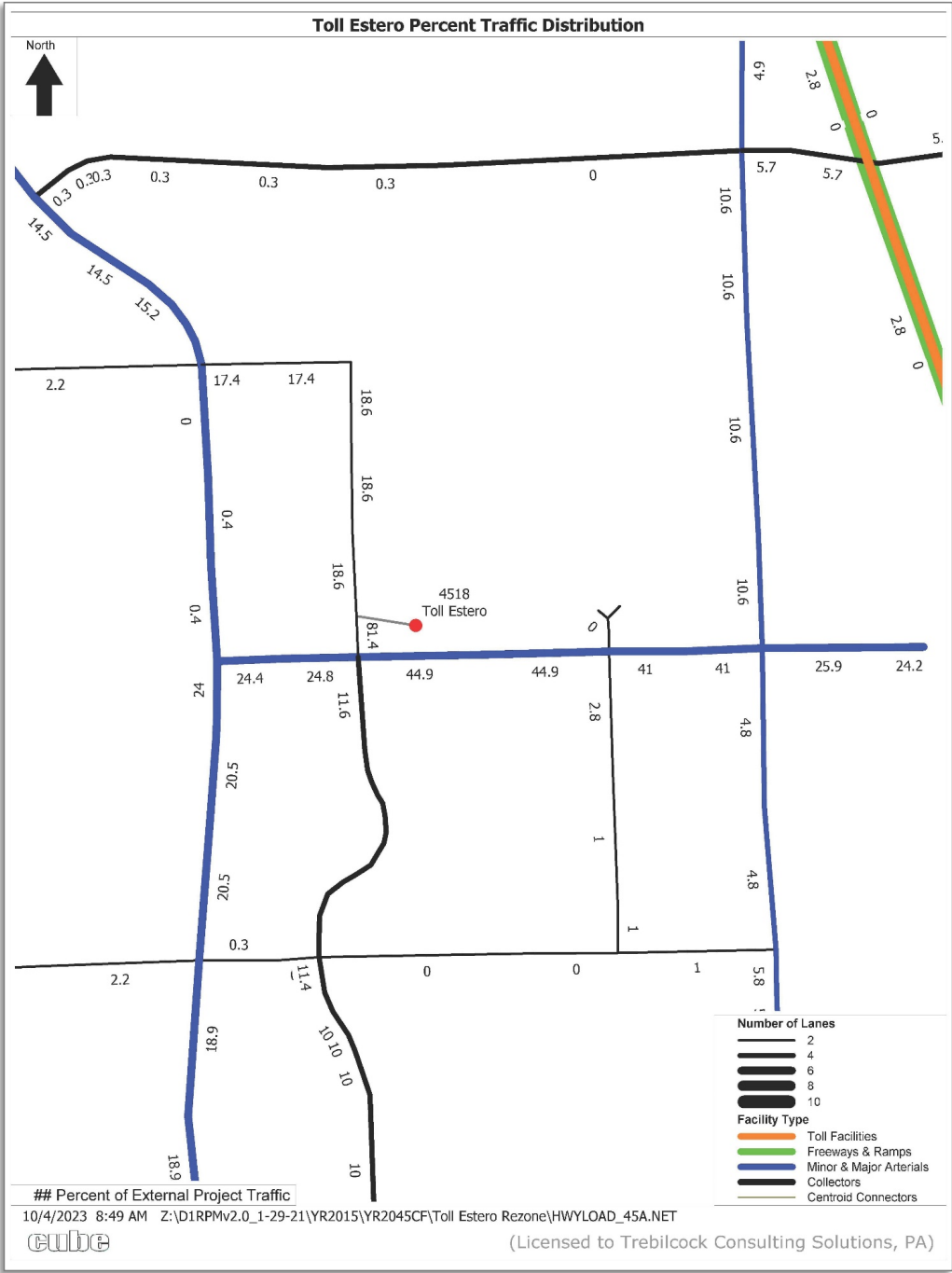
PERIOD SETTING							
Analysis Name :		AM Peak Hour					
Project Name :		Toll Estero Rezone - 171DU		No :			
Date:		10/27/2023		City:			
State/Province:				Zip/Postal Code:			
Country:				Client Name:			
Analyst's Name:		WX		Edition:		Trip Generation Manual, 11th Ed	
Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
220 - Multifamily Housing (Low-Rise) - Not Close to Rail Transit (General Urban/Suburban)	Dwelling Units	171	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LIN) $T = 0.31 (X) + 22.85$	18 24%	58 76%	76

PERIOD SETTING							
Analysis Name :		PM Peak Hour					
Project Name :		Toll Estero Rezone - 171DU		No :			
Date:		10/27/2023		City:			
State/Province:				Zip/Postal Code:			
Country:				Client Name:			
Analyst's Name:		WX		Edition:		Trip Generation Manual, 11th Ed	
Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
220 - Multifamily Housing (Low-Rise) - Not Close to Rail Transit (General Urban/Suburban)	Dwelling Units	171	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LIN) $T = 0.43 (X) + 20.55$	59 63%	35 37%	94

Estero Townhomes – Rezone – Traffic Impact Statement – January 2024

Appendix D:
Project Traffic Distribution – D1RPM Run

Estero Townhomes – Rezone – Traffic Impact Statement – January 2024



Estero Townhomes – Rezone – Traffic Impact Statement – January 2024

Appendix E:
Village 2023 Traffic Counts Report (Excerpts)

Estero Townhomes – Rezone – Traffic Impact Statement – January 2024



THE VILLAGE OF ESTERO
2023 TRAFFIC COUNTS

Table 2-16: Growth Trend Summary for All Locations from 2019 to 2023

Locations	2019 Average Daily Traffic Volume ⁽¹⁾	2020 Average Daily Traffic Volume ⁽²⁾	2021 Average Daily Traffic Volume ⁽³⁾	2022 Average Daily Traffic Volume ⁽⁴⁾	2023 Average Daily Traffic Volume	Percent Change (%) (2019- 2020)	Percent Change (%) (2020- 2021)	Percent Change (%) (2021- 2022)	Percent Change (%) (2022- 2023)	Overall Percent Change (%) (2019- 2023)
Village of Estero No. 1: Via Coconut Point - Pelican Colony Boulevard to Coconut Road	2,629	3,129	2,834	3,358	3,534	19.0	-9.4	18.5	5.2	8.6
Village of Estero No. 2: Coconut Road - Spring Creek Road to Tamiami Trail	11,018	11,282	9,332	10,154	11,587	2.4	-17.3	8.8	14.1	1.3
Village of Estero No. 3: Coconut Road - Tamiami Trail to Via Coconut Point	15,157	15,818	13,395	14,356	15,220	4.4	-15.3	7.2	6.0	0.1
Village of Estero No. 4: Via Coconut Point - Williams Road to Coconut Road	9,042	12,291	10,095	12,980	12,575	35.9	-17.9	28.4	-3.0	9.8
Village of Estero No. 5: Williams Road - Via Coconut Point to Three Oaks Parkway	8,395	8,739	7,887	9,104	10,045	4.1	-9.7	15.4	10.3	4.9
Village of Estero No. 6: Williams Road - West Way Boulevard to U.S. 41	6,838	6,346	5,845	6,312	6,293	-7.2	-7.9	8.0	-0.3	-2.0
Village of Estero No. 7: Williams Road - U.S. 41 to Via Coconut Point	6,869	6,206	5,825	6,685	7,384	-9.6	-6.1	14.8	10.5	1.9
Village of Estero No. 8: River Ranch Road - Corkscrew Road to North of Estero High School	2,708	3,434	2,426	2,733	2,388	26.8	-29.3	12.6	-12.6	-3.0
Village of Estero No. 9: Sandy Lane / Via Coconut Point - Broadway Avenue East to Williams Road	2,513	2,506	2,065	2,412	2,664	-0.3	-17.6	16.8	10.4	1.5
Village of Estero No. 10: Broadway West Avenue - Yellow Trail to Tanglewood Lane	6,705	8,454	5,810	6,352	2,253	26.1	-31.3	9.3	-64.5	-16.6
Village of Estero No. 13: Coconut Road - Via Coconut Point to Three Oaks Parkway	-	-	-	13,319	13,669	-	-	-	2.6	-
Village of Estero No. 14: Coconut Road - Weeks Street to Spring Creek Road	-	-	-	7,308	6,616	-	-	-	-9.5	-
Village of Estero No. 15: Spring Creek Road at Coconut Road	-	-	-	1,630	1,531	-	-	-	-6.1	-
Village of Estero No. 16: El Dorado Boulevard at Coconut Road	-	-	-	1,568	1,493	-	-	-	-5.4	-
Village of Estero No. 17: Via Veneto at Coconut Road	-	-	-	2,641	3,625	-	-	-	37.3	-
Average	7,187	7,820	6,551	6,726	6,724	10.2	-16.2	14	-0.3	0.5

Footnotes:

(1) From the Village of Estero - 2019 Traffic Counts Report prepared by Johnson Engineering
 (2) From the Village of Estero - 2020 Traffic Counts Report prepared by Johnson Engineering
 (3) From the Village of Estero - 2021 Traffic Counts Report prepared by Johnson Engineering
 (4) From the Village of Estero - 2022 Traffic Counts Report prepared by Johnson Engineering

MAY 2023

- 22 -



MAY 2023

- 22 -

JOHNSON
ENGINEERING

Estero Townhomes – Rezone – Traffic Impact Statement – January 2024

Village of Estero
Location: VOE 9
Via Coconut Point

JOHNSON
ENGINEERING

Start Date: 3/8/2023
End Date: 3/14/2023

3/13/2023	Southbound	Northbound	Total
Time			
12:00 PM	17	30	47
12:15	17	32	49
12:30	20	33	53
12:45	22	39	61
1:00	12	38	50
1:15	15	38	53
1:30	10	40	50
1:45	18	30	48
2:00	10	44	54
2:15	15	35	50
2:30	12	34	46
2:45	16	48	64
3:00	11	46	57
3:15	26	48	74
3:30	18	52	70
3:45	31	52	83
4:00	32	78	110
4:15	32	127	159
4:30	27	119	146
4:45	24	108	132
5:00	19	114	133
5:15	24	110	134
5:30	15	123	138
5:45	10	116	126
6:00	14	138	152
6:15	16	78	94
6:30	16	33	49
6:45	4	23	27
7:00	3	12	15
7:15	5	10	15
7:30	5	8	13
7:45	1	4	5
8:00	8	8	16
8:15	10	3	13
8:30	2	4	6
8:45	0	1	1
9:00	3	8	11
9:15	1	1	2
9:30	0	1	1
9:45	0	1	1
10:00	0	2	2
10:15	0	1	1
10:30	1	1	2
10:45	0	0	0
11:00	1	2	3
11:15	0	1	1
11:30	0	0	0
11:45	0	0	0
Total	543	1874	2417
Percent	22.5%	77.5%	
Peak	3:45	5:15	4:15
Volume	122	487	570
Peak Factor	0.953	0.882	0.896

Peak Hour
570
Peak Hour Peak Direction
468

12

Estero Townhomes – Rezone – Traffic Impact Statement – January 2024

Appendix F:
Lee County 2022 Traffic Counts Report (Excerpt)

Estero Townhomes – Rezone – Traffic Impact Statement – January 2024

Updated 5/3/2023			Daily Traffic Volume (AADT)									
STREET	LOCATION	Station #	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
COCONUT RD	W OF US 41	495	7600		9200		10600		9600		8500	
COCONUT RD	E OF US 41	490	12200		12200		15700				12000	
COLLEGE PKWY	W OF SOUTH POINTE BLVD	83			38000	40900						
COLLEGE PKWY	E OF WINKLER RD	43	31700	32300	36100	37600	37100	37200	37500			37300
COLLEGE PKWY	W OF NEW BRITTANY	87			33500	33300			32200	28900		32300
COLLEGE PKWY	E OF KENWOOD LN	237		26900								
COLONIAL BLVD	E OF MCGREGOR BLVD	243										
COLONIAL BLVD	E OF SUMMERLIN RD	14	52500	53100	54600	55600	55900	56900	56500	51100	57700	58300
COLONIAL BLVD	W OF TREELINE AVE	91			45100	45500			48300	53400		58300
COLONIAL BLVD	W OF IMMOKALEE RD	246	35400	39500	41500		43000					44500
COLONIAL BLVD	W OF PLANTATION RD	1606										57000
CORKSCREW RD	E OF US 41	247	14300		16600		17000		20000		20800	
CORKSCREW RD	E OF VIA COCONUT POINTE	260										
CORKSCREW RD	E OF I - 75			13000								
CORKSCREW RD	E OF I-75	70	21900	21900	22000	22200	22000	22900	20300	16900	17600	
CORKSCREW RD	E OF BEN HILL GRIFFIN PKWAY	249			15600		18900		20900			
CORKSCREW RD	E OF ALICO RD	250		3100		4400		6700				11000
CRYSTAL DR	E OF US 41	254	8600	11200		12300		12100		8200		12000
CRYSTAL DR	E OF METRO PKWY	255		6100		6400		7900		5500		8700
CYPRESS LAKE DR	E OF SOUTH POINTE BLVD	81			20300	22300	22300		20900	18200	20000	20500
CYPRESS LAKE DR	E OF OVERLOOK DR	73	29400	24700	25800	24200	27100	27200	27100	22600	25400	26100
CYPRESS LAKE DR	W OF SUMMERLIN RD	259	27800				27700		29000			28900
CYPRESS LAKE DR	E OF REFLECTION PKWY	82			42300	38900	39900	40700		35100	39800	40700
CYPRESS LAKE DR	W OF US 41	258	34000	35900	35200				36000		35400	

Estero Townhomes – Rezone – Traffic Impact Statement – January 2024

Appendix G:
Lee County 2022 Concurrency Report (Excerpt)

Estero Townhomes – Rezone – Traffic Impact Statement – January 2024

Table 21 b): Link-Level Service Volumes and LOS Table

Table 21 b) 2 of 7

LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)														
Link No.	NAME	ROADWAY LINK		F. Class	ROAD TYPE	PERFORMANCE STANDARD		2021 100TH HIGHEST HOUR			FUTURE FORECAST (2026)		Notes	
		FROM	TO			LOS	DIRECTIONAL CAPACITY	LOS	VOL	V/C	LOS	VOL		V/C
04800	CEMETERY RD	BUCKINGHAM RD	HIGGINS AVE	Maj. Col	2LN	E	860	C	308	0.36	C	323	0.38	
04900	CHAMBERLIN PKWY	AIRPORT ENT	DANIELS PKWY	Maj. Col	4LN	E	1,790	C	105	0.06	C	150	0.08	Port Authority maintained
05000	COCONUT RD	WEST END	VIA VENETTO BLVD	Maj. Col	2LN	E	860	C	268	0.31	C	420	0.49	Estero maintains to east
05100	COLLEGE PKWY	MCGREGOR BLVD	WINKLER RD	P. Art	6LD	E	2,980	D	2,292	0.77	D	2,409	0.81	*
05200	COLLEGE PKWY	WINKLER RD	WHISKEY CREEK DR	P. Art	6LD	E	2,980	D	2,059	0.69	D	2,164	0.73	
05300	COLLEGE PKWY	WHISKEY CREEK DR	SUMMERLIN RD	P. Art	6LD	E	2,980	D	2,059	0.69	D	2,164	0.73	
05400	COLLEGE PKWY	SUMMERLIN RD	US 41	P. Art	6LD	E	2,980	D	1,898	0.64	D	1,995	0.67	
05500	COLONIAL BLVD	MCGREGOR BLVD	SUMMERLIN RD	P. Art	6LD	E	2,840	F	3,049	1.07	F	3,204	1.13	*
05600	COLONIAL BLVD	SUMMERLIN RD	US 41	P. Art	6LD	E	2,840	D	2,650	0.93	D	2,785	0.98	
06200	COLONIAL BLVD	DYNASTY DR	SR 82	P. Art	6LD	D	3,040	B	2,070	0.68	C	2,175	0.72	*
06300	COLUMBUS BLVD	SR 82	MILWAUKEE BLVD	Maj. Col	2LN	E	860	C	100	0.12	C	105	0.12	old count
06400	CONSTITUTION BLVD	US 41	CONSTITUTION CIR	Maj. Col	2LN	E	860	C	217	0.25	C	245	0.28	old count projection(2010)
06500	CYBRETT RD	SR 78 (PINE ISLAND RD)	LITTLETON RD	Maj. Col	2LN	F	860	C	77	0.03	C	776	0.76	old count, added VAL river(2009)
06600	CORKSCREW RD	US 41	THREE OAKS PKWY	P. Art	4LD	E	1,900	C	1,047	0.55	C	1,312	0.69	Galleria at Corkscrew
06700	CORKSCREW RD	THREE OAKS PKWY	W OF I-75	P. Art	4LD	E	1,900	F	2,129	1.12	F	2,368	1.25	Estero Crossing
06800	CORKSCREW RD	E OF I-75	BEN HILL GRIFFIN BLVD	P. Art	4LD	E	1,900	C	1,069	0.56	C	1,281	0.67	
06900	CORKSCREW RD	BEN HILL GRIFFIN BLVD	ALICO RD	P. Art	4LD	E	1,960	C	1,186	0.61	C	1,398	0.71	
07000	CORKSCREW RD	ALICO RD	COUNTY LINE	P. Art	2LN	E	1,140	C	464	0.41	F	1,244	1.09	EEPCO Study, The Place
07100	COUNTRY LAKES BLVD	LUCKETT RD	TICE ST	Maj. Col	2LN	E	860	C	143	0.17	C	293	0.34	old count projection(2010)
07200	CRYSTAL DR	US 41	METRO PKWY	Maj. Col	2LN	E	860	C	380	0.42	C	379	0.44	
07300	CRYSTAL DR	METRO PKWY	PLANTATION RD	Maj. Col	2LN	E	860	C	242	0.28	C	254	0.30	
07400	CYPRESS LAKE DR	MCGREGOR BLVD	SOUTH POINT BLVD	P. Art	4LD	E	1,940	D	1,129	0.58	D	1,186	0.61	
07500	CYPRESS LAKE DR	SOUTH POINT BLVD	WINKLER RD	P. Art	4LD	E	1,940	D	1,419	0.73	D	1,491	0.77	
07600	CYPRESS LAKE DR	WINKLER RD	SUMMERLIN RD	P. Art	4LD	E	1,940	D	1,419	0.73	D	1,491	0.77	
07700	CYPRESS LAKE DR	SUMMERLIN RD	US 41	P. Art	6LD	E	2,940	D	2,085	0.71	D	2,191	0.75	
07800	DANIELS PKWY	US 41	METRO PKWY	Controlled xs	6LD	E	2,680	D	2,288	0.85	D	2,405	0.90	
07900	DANIELS PKWY	METRO PKWY	SIX MILE PKWY	Controlled xs	6LD	E	2,680	D	2,109	0.79	E	2,520	0.94	Constrained
08000	DANIELS PKWY	SIX MILE PKWY	PALOMINO LN	Controlled xs	6LD	E	3,040	E	2,985	0.98	F	3,256	1.07	Constrained
08100	DANIELS PKWY	PALOMINO LN	I-75	Controlled xs	6LD	E	3,040	E	2,985	0.98	F	3,137	1.03	Constrained
08200	DANIELS PKWY	I-75	TREELINE AVE	Controlled xs	6LD	E	3,260	B	2,996	0.92	B	3,149	0.97	
08300	DANIELS PKWY	TREELINE AVE	CHAMBERLIN PKWY	Controlled xs	6LD	E	3,260	B	2,996	0.92	B	3,149	0.97	
08400	DANIELS PKWY	CHAMBERLIN PKWY	GATEWAY BLVD	Controlled xs	6LD	E	3,260	B	2,765	0.85	B	2,906	0.89	
08500	DANIELS PKWY	GATEWAY BLVD	SR 82	Controlled xs	4LD	E	2,160	F	2,163	1.00	F	2,307	1.07	SKY Walk *
08600	DANLEY DR	US 41	METRO PKWY	Maj. Col	2LN	E	860	C	255	0.30	C	286	0.33	
08700	DAVIS RD	MCGREGOR BLVD	IONA RD	Maj. Col	2LN	E	860	C	15	0.02	C	29	0.03	old count projection(2010)
08800	DEL PRADO BLVD	CAPE CORAL PKWY	SE 46TH ST	P. Art	6LD	E	2,660	C	1,404	0.53	C	1,586	0.60	old count projection(2009)
08900	DEL PRADO BLVD	SE 46TH ST	CORONADO PKWY	P. Art	6LD	E	2,660	C	1,404	0.53	C	1,586	0.60	old count projection(2009)
09000	DEL PRADO BLVD	CORONADO PKWY	CORNWALLIS PKWY	P. Art	6LD	E	2,660	D	1,869	0.70	D	1,964	0.74	
09100	DEL PRADO BLVD	CORNWALLIS PKWY	CORAL POINT DR	P. Art	6LD	E	2,660	D	2,565	0.96	F	2,696	1.01	
09200	DEL PRADO BLVD	CORAL POINT DR	HANCOCK B. PKWY	P. Art	6LD	E	2,800	D	1,997	0.71	D	2,098	0.75	
09300	DEL PRADO BLVD	HANCOCK B. PKWY	SR 78	P. Art	6LD	E	2,800	C	1,642	0.59	C	1,725	0.62	*
09400	DEL PRADO BLVD	US 41	SLATER RD	M. Art	2LN	E	860	C	489	0.57	D	742	0.86	Crane Landing
09700	EAST 21ST ST	JOEL BLVD	GRANT AVE	Min. Col	2LN	E	860	C	31	0.04	C	33	0.04	*
09800	ESTERO BLVD	BIG CARLOS PASS BRIDGE	PESCADORA AVE	M. Art	2LN	E	726	A	356	0.49	A	374	0.52	Constrained*
09900	ESTERO BLVD	PESCADORA AVE	VOORHIS ST	M. Art	2LN	E	726	B	602	0.83	C	633	0.87	Constrained*
10000	ESTERO BLVD	VOORHIS ST	TROPICAL SHORES WAY	M. Art	2LN	E	726	B	602	0.83	C	633	0.87	Constrained*
10100	ESTERO BLVD	TROPICAL SHORES WAY	CENTER ST	M. Art	2LN	E	671	F	716	1.07	F	779	1.16	Constrained, old count(2010)
00007	ESTERO PKWY	US 41	THREE OAKS PKWY	P. Art	4LD	E	2,000	B	861	0.43	B	1,154	0.58	Not County Maintd

County-Maintained Collector Roadway - Unincorporated Lee County

State-Maintained Arterial Roadway - Unincorporated Lee County

County-Maintained Collector Roadway - Incorporated Lee County

County Maintained Controlled Access Arterial Facility

County-Maintained Arterial Roadway - Unincorporated Lee County

County-Maintained Expressway

County-Maintained Arterial Roadway - Incorporated Lee County

County-Maintained Collector Roadway - Unincorporated Lee County

County-Maintained Collector Roadway - Incorporated Lee County

County-Maintained Arterial Roadway - Unincorporated Lee County

County-Maintained Arterial Roadway - Incorporated Lee County

State-Maintained Arterial Roadway - Unincorporated Lee County

County Maintained Controlled Access Arterial Facility

County Maintained Expressway

53

Public Facilities Level of Service and Concurrency Report 2022 – Inventory and Projections

Estero Townhomes – Rezone – Traffic Impact Statement – January 2024

Appendix H:
Lee County Link Specific Service Volumes

Estero Townhomes – Rezone – Traffic Impact Statement – January 2024

PAGE 2

LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2015 DATA)

JUNE, 2016

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRICT	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)			SERVICE VOLUMES (PEAK HOUR - BOTH DIRECTIONS)								
						A	B	C	D	E	A	B	C	D	E		
COLONIAL BLVD	SIX MILE PKWY	SR 82	1	0.5	6LD		0	2,630	3,100	3,100	0	4,390	5,180	5,180	5,180		
			1	2.4	6LD		0	2,280	3,040	3,040	3,040	0	3,800	5,070	5,070	5,070	
			4	0.5	4LD		0	390	1,900	1,900	1,900	0	760	3,670	3,670	3,670	
			4	0.7	4LD		0	390	1,900	1,900	1,900	0	760	3,670	3,670	3,670	
CORKSCREW RD	SANDY LN	THREE OAKS PKWY	4	0.5	4LD		0	390	1,900	1,900	1,900	0	760	3,670	3,670	3,670	
			4	0.8	4LD		0	390	1,900	1,900	1,900	0	760	3,670	3,670	3,670	
			3	0.5	4LD		0	390	1,900	1,900	1,900	0	760	3,670	3,670	3,670	
			3	1.7	2LD		0	820	1,200	1,200	1,200	0	1,580	2,310	2,310	2,310	
CYPRESS LAKE DR	ALICO RD	COUNTY LINE	3	2.6	2LD	90	310	570	790	1,140	180	600	1,100	1,520	2,200	2,200	
			3	10.4	2LN	90	310	570	790	1,140	180	600	1,100	1,520	2,200	2,200	
			4	0.4	4LD		0	0	890	1,880	1,940	0	0	1,590	3,360	3,480	3,480
			4	0.6	4LD		0	0	890	1,880	1,940	0	0	1,590	3,360	3,480	3,480
DANIELS PKWY	WINKLER RD	SUMMERLIN RD	4	0.7	4LD		0	890	1,880	1,940	0	0	1,590	3,360	3,480	3,480	
			4	0.7	4LD		0	890	1,880	1,940	0	0	1,590	3,360	3,480	3,480	
			4	0.9	6LD		0	1,360	2,890	2,940	0	0	2,430	5,170	5,240	5,240	
			4	0.5	6LD		0	590	2,480	2,680	0	0	1,100	4,600	4,980	4,980	
DEL PRADO BLVD	SE 46TH ST	CORONADO PKWY	4	0.6	6LD		0	0	590	2,480	2,680	0	0	1,100	4,600	4,980	4,980
			4	0.8	6LD		0	0	590	2,480	2,680	0	0	1,100	4,600	4,980	4,980
			4	2.2	6LD	210	2,830	3,040	3,040	3,040	390	5,250	5,650	5,650	5,650	5,650	
			4	0.6	6LD	210	2,830	3,040	3,040	3,040	390	5,250	5,650	5,650	5,650	5,650	
ESTERO BLVD	HICKORY BLVD	AVENIDA PESCADORA	3	0.5	6LD	3,260	3,260	3,260	3,260	3,260	4,190	5,420	5,420	5,420	5,420	5,420	
			3	0.8	6LD	2,510	3,260	3,260	3,260	3,260	4,190	5,420	5,420	5,420	5,420	5,420	
			3	3.8	4LD	1,620	2,160	2,160	2,160	2,160	2,700	3,600	3,600	3,600	3,600	3,600	
			5	0.3	6LD	0	0	1,660	2,660	2,660	0	0	3,140	5,000	5,000	5,000	
ESTERO PKWY	MID ISLAND DR	SAN CARLOS BLVD	5	0.7	6LD	0	0	1,660	2,660	2,660	0	0	3,140	5,000	5,000	5,000	
			5	1.3	6LD	0	0	1,660	2,660	2,660	0	0	3,140	5,000	5,000	5,000	
			5	0.8	6LD	0	0	1,660	2,660	2,660	0	0	3,140	5,000	5,000	5,000	
			5	3.0	6LD	0	0	1,640	2,800	2,800	0	0	3,160	5,390	5,390	5,390	
FOWLER ST	WINKLER RD	SUMMERLIN RD	5	0.7	6LD	0	0	1,640	2,800	2,800	0	0	3,160	5,390	5,390	5,390	
			5	0.7	6LD	0	0	1,640	2,800	2,800	0	0	3,160	5,390	5,390	5,390	
			5	0.4	6LD	0	0	2,770	2,800	2,800	0	0	5,330	5,570	5,570	5,570	
			5	0.4	6LD	0	0	2,770	2,800	2,800	0	0	5,330	5,570	5,570	5,570	
GLADIOLUS DR	BASS RD	WINKLER RD	4	2.9	2LN	571	616	644	685	726	1,120	1,208	1,264	1,344	1,424	1,424	
			4	1.2	2LN	571	616	644	685	726	1,120	1,208	1,264	1,344	1,424	1,424	
			4	1.8	2LD	500	568	593	632	671	980	1,113	1,162	1,239	1,316	1,316	
			4	2.6	4LD	0	2,000	2,000	2,000	2,000	0	3,850	3,850	3,850	3,850	3,850	
GLADIOLUS DR	BASS RD	WINKLER RD	4	1.0	6LD	0	0	0	2,040	2,300	0	0	3,710	4,180	4,180	4,180	
			4	0.3	6LD	0	0	0	2,040	2,300	0	0	3,710	4,180	4,180	4,180	
			4	0.5	4LD	0	190	1,840	1,840	0	360	3,430	3,430	3,430	3,430	3,430	
			4	1.6	4LD	0	190	1,840	1,840	0	360	3,430	3,430	3,430	3,430	3,430	
GLADIOLUS DR	BASS RD	WINKLER RD	4	0.8	6LD	0	290	2,780	2,780	0	540	5,160	5,160	5,160	5,160	5,160	
			4	0.5	6LD	0	2,060	2,780	2,780	0	3,890	5,240	5,240	5,240	5,240	5,240	
			4	1.5	6LD	0	2,060	2,780	2,780	0	3,890	5,240	5,240	5,240	5,240	5,240	
			4	1.5	6LD	0	2,060	2,780	2,780	0	3,890	5,240	5,240	5,240	5,240	5,240	

JUNE, 2016

LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2015 DATA)

PAGE 7

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRICT	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
VETERANS MEM. PKWY	McGREGOR BLVD	DEL PRADO BLVD	1 & 5	3.5	4LB	1,120	1,900	2,680	3,440	4,000	1,880	3,170	4,460	5,720	6,680
	DEL PRADO BLVD	SANTA BARBARA BLVD		5	6LD	2,190	3,080	3,080	3,080	3,080	3,660	5,150	5,150	5,150	5,150
	SANTA BARBARA BLVD	SKYLINE BLVD		5	6LD	2,190	3,080	3,080	3,080	3,080	3,660	5,150	5,150	5,150	5,150
	SKYLINE BLVD	SR 78		5	6LD	2,190	3,080	3,080	3,080	3,080	3,660	5,150	5,150	5,150	5,150
	SR 78	WINKLER RD		5	6LD	2,190	3,080	3,080	3,080	3,080	3,660	5,150	5,150	5,150	5,150
WINKLER RD	WINKLER RD	GLADOLUS DR		4	4LD	0	0	560	1,520	1,520	0	990	2,530	2,530	2,530
	GLADOLUS DR	BRANDYWINE CIR		4	2LN	0	750	880	880	880	0	1,260	1,460	1,460	1,460
	BRANDYWINE CIR	CYPRESS LAKE DR		4	0.9 2LN	0	750	880	880	880	0	1,260	1,460	1,460	1,460
	CYPRESS LAKE DR	COLLEGE PKWY		4	0.7 4LD	0	0	610	1,780	1,780	0	1,020	2,960	2,960	2,960
	COLLEGE PKWY	SUNSET VISTA		4	0.5 2LN	0	770	800	800	800	0	1,290	1,330	1,330	1,330
	SUNSET VISTA	McGREGOR BLVD		4	0.8 2LN	0	770	800	800	800	0	1,290	1,330	1,330	1,330
	McGREGOR BLVD			4	0.8 2LN	0	770	800	800	800	0	1,290	1,330	1,330	1,330
SERVICE VOLUMES ON COLLECTORS IN LEE COUNTY (2015 DATA)															
ROAD SEGMENT	FROM	TO	TRAFFIC DISTRICT	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
COLLECTORS					2LU	0	0	550	860	860	0	0	990	1,530	1,530
					2LD	0	0	580	910	910	0	0	1,040	1,610	1,610
					4LU	0	0	1,240	1,700	1,700	0	0	2,200	3,030	3,030
					4LD	0	0	1,310	1,790	1,790	0	0	2,340	3,190	3,190

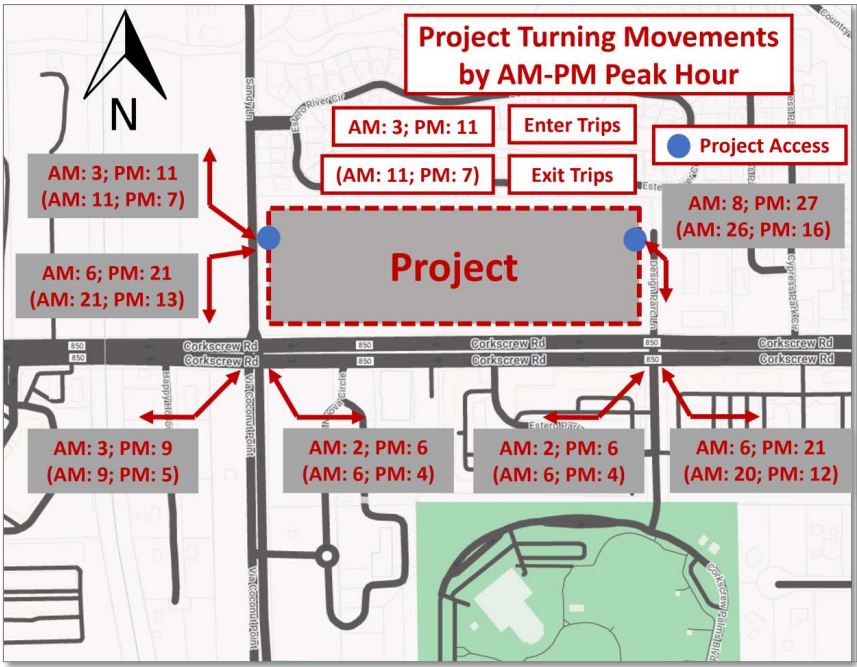
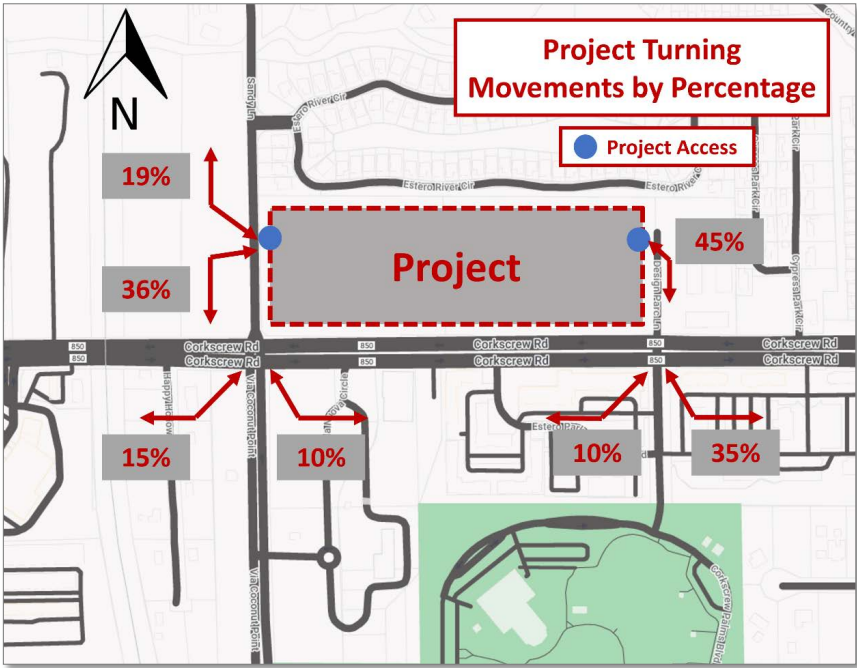
Sandy Lane - 2-lane undivided collector (2LU) - LOS E = 860

Via Coconut Point - 4-lane divided collector (4LD) - LOS E = 1,790

Estero Townhomes – Rezone – Traffic Impact Statement – January 2024

Appendix I:
Project Traffic Turning Movements

Estero Townhomes – Rezone – Traffic Impact Statement – January 2024



AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
October 16, 2024

Agenda Item:

Ordinance No. 2024-15 regarding Declarations of Local Emergencies

Motion to approve Ordinance No. 2024-15

Background:

Article II of the Village Code addresses the subject of local states of emergency. Historically, municipalities have made local “declarations of emergency” to allow extraordinary exercise of authority (such as to contract and to enforce curfews) on the part of municipal staff. In more modern times, and as Florida has experienced more frequent region-wide emergencies usually related to tropical storms or hurricanes, Florida law has evolved as related to the waiving of normal procedures and rules in an emergency, including vesting in the Governor significant authority to issue detailed Executive Orders impacting local, as well as state government powers.

In addition to the evolution of Florida law related to the declaration of states of emergency, the Village Council has adopted detailed rules and policies related to the Village’s response to emergencies, including the adoption of Resolution 2024-15 (creating a Village Emergency Response Plan) and Ordinance 2024-02 (creating a new Village Procurement Code containing detailed emergency contracting and spending authority).

The Village also maintains standing contracts with providers of emergency debris removal and monitoring services able to be activated by Village staff in the aftermath of a hurricane or similar event creating substantial debris.

Recent tropical storm/hurricane activity in the Gulf of Mexico presented occasion for the Village to examine its current local emergency declaration code provisions. In light of the foregoing state and local measures, and in an effort to further streamline and modernize the Village’s emergency declaration rules, the Village Attorney has proposed the amendments to the Village Code set forth in the proposed Ordinance attached to this memorandum.

One of the key provisions is that if a governmental authority with regional authority (inclusive of the President, the Governor, and the Lee County Commission) makes a

Page 1 of 2

regional declaration of disaster for the region of Florida encompassing the Village, then that would allow an automatic triggering of a local state of emergency. This provision will prevent the need for Council to assemble at a noticed Sunshine meeting just for the mere purpose of adopting a declaration resolution, and will allow the Village Manager and relevant key staff to begin operating under emergency operation measures and procedures as quickly as possible. Council would, however, retain full authority to declare a state of local emergency where the disaster or emergency is focused only within the Village (or where the President, Governor, or County Commission has not acted), and would still permit Council to adopt additional local option prohibitions (such as curfews or water use restrictions) should those be deemed necessary.

Action Requested:

Motion to approve Ordinance No. 2024-15

Process and Timeline:

There will be no process or timeline relevant to adoption of this Ordinance. If it is adopted by Council, the Village Manager will ensure key staff are made aware of changes and will ensure its terms are complied with.

Financial Impact:

Minor cost for newspaper advertisement for second reading.

Prepared by: Robert Eschenfelder, Village Attorney

Attachment:

1. Ordinance No. 2024-15

ORDINANCE NO. 2024 - 15**AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, AMENDING ARTICLE II OF CHAPTER 10 OF THE VILLAGE CODE (LOCAL STATES OF EMERGENCY); MAKING RELATED FINDINGS; AND PROVIDING FOR SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.**

WHEREAS, Article II of the Village Code addresses the subject of local states of emergency; and

WHEREAS, historically, municipalities have made local “declarations of emergency” to allow extraordinary exercise of authority (such as to contract and to enforce curfews) on the part of municipal staff; and

WHEREAS, in more modern times, and as Florida has experienced more frequent region-wide emergencies usually related to tropical storms or hurricanes, Florida law has evolved as related to the waiving of normal procedures and rules in an emergency, including vesting in the Governor significant authority to issue detailed Executive Orders impacting local, as well as state government powers; and

WHEREAS, in addition to the evolution of Florida law related to the declaration of states of emergency, the Village Council has adopted detailed rules and policies related to the Village’s response to emergencies, including the adoption of Resolution 2024-15 (creating a Village Emergency Response Plan) and Ordinance 2024-02 (creating a new Village Procurement Code containing detailed emergency contracting and spending authority); and

WHEREAS, the Village maintains standing contracts with providers of emergency debris removal and monitoring services able to be activated by Village staff in the aftermath of a hurricane or similar event creating substantial debris; and

WHEREAS, in light of the foregoing state and local measures, and in an effort to further streamline and modernize the Village’s emergency declaration rules, the Village Attorney has proposed the amendments to the Village Code set forth in this Ordinance; and

WHEREAS, the Village Council finds that it is in the Village’s best interests to adopt the provisions of this Ordinance.

NOW, THEREFORE BE IT ORDAINED by the Village Council of the Village of Estero, Florida, that:

Section 1. Article II of Chapter 10 (Local States of Emergency) of the Village Code is hereby amended as follows:

ARTICLE II. LOCAL STATES OF EMERGENCY

Sec. 10-21. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Disaster shall have the meaning ascribed by Florida Statutes § 252.34 and as may be amended from time to time by the legislature or as construed by the courts of the State.

Emergency shall have the meaning ascribed by Florida Statutes § 252.34 and as may be amended from time to time by the legislature or as construed by the courts of the State.

Sec. 10-22. Purpose and intent.

It is the intent of the village council to delegate to certain officials the authority to declare a state of local emergency in the event a natural or manmade threat to the village, its facilities, or its inhabitants, which results or may result in substantial harm or damage to or loss of property, and to authorize those officials to take certain actions to respond to the emergency at hand.

Sec. 10-23. Authority to declare a local state of emergency.

- (a) When an emergency situation has placed the village, its facilities, or its inhabitants in danger of loss of life or property, the village council is authorized at any regular, special or emergency meeting to adopt a resolution declaring a local state of emergency.
- (b) When a meeting of the village council cannot practically be convened due to lack of a quorum, a local state of emergency may be declared by the mayor, the vice-mayor in the mayor's unavailability, or by any other councilmember in the absence of the mayor and vice-mayor. In an instance where the emergency has led to the unavailability of all council members then the village manager or the manager's designee is thereby authorized to declare a local state of emergency through a written proclamation. Unavailability of members of the village council constituting a quorum shall be determined by the village manager or, in the manager's absence, by the mayor or vice-mayor, by email inquiries and telephone calls to all of the members of the village council.
- (c) Despite the lack of a quorum due to the unavailability of members of the village council, the Manager shall make every reasonable effort to contact and keep continually updated all members of the village council, wherever they are located, with respect to the actions being authorized hereunder.

Sec. 10-24. Term of emergency declaration.

A local state of emergency will continue in effect until the date specified in the resolution or proclamation or, if no such date is set forth, then until the mayor, vice-mayor, village manager or village manager's designee finds that the emergency or disaster conditions no longer exist or until the village council terminates the state of local emergency. The duration of a local state of

emergency cannot exceed seven days without being extended, as necessary, by authorized Village officials through the issuance of additional resolutions or proclamations, in seven-day increments.

Sec. 10-25. Limiting authority of Village Council.

Nothing in this article shall be construed to limit the authority of the village council to declare, extend or terminate a state of local emergency, limit or take any actions or authority prescribed herein when convened in a regular, special, or emergency meeting. Furthermore, the village council is empowered to ratify all prior emergency actions of authorized village officials in response to the local disaster or state of emergency.

Sec. 10-26. Effect of declaration of local state of emergency.

A declaration of state of local emergency shall activate applicable village emergency management programs and constitutes authority for the village to act in accordance with emergency procedures as authorized by law. Such authority includes, but is not limited to, the powers conferred by Florida Statutes chapter 252.

Sec. 10-27. Prohibitions during declared state of local emergency.

Whenever a local state of emergency declared pursuant to this article is in effect, the village council or other authorized declaring official may, if necessary to respond to the emergency or disaster, provide for the following prohibitions:

- (1) the use of a potable water supply for any purpose other than cooking, drinking or bathing.
- (2) being present on the public rights-of-way or other public areas of the village between dusk and dawn, except for law enforcement, fire, emergency medical, other designated first responders, or other persons authorized by the village manager.
- (3) renting or selling or offering to rent or sell at an unconscionable price within the village, any essential commodity, including, but not limited to, supplies, services, provisions, or equipment that is necessary for consumption or use as a direct result of the emergency. The evidentiary standards and defenses contained in Florida Statutes § 501.160 shall be used to determine whether a price is unconscionable.

Sec. 10-28. Emergency measures and access to emergency funds.

In addition to any other powers conferred by law, village code, or adopted village emergency plans and procedures, upon the declaration of a local state of emergency, the village manager or the manager's designee will have the power and authority to order and promulgate all or any of the following emergency measures in whole or in part as necessary to protect the health, safety, or welfare of persons or property and to waive any procedural formalities otherwise required by law pertaining to these measures:

- (1) To utilize emergency or reserve funds of the village may be accessed by the village manager for any purpose.

- (2) To appropriate funds, incur debt and expend such other funds as necessary.
- (3) To incur obligations and enter contracts consistent with village's emergency procurement regulations.
- (4) To request federal, state, or local assistance or to invoke mutual aid agreements.
- (5) To obtain and distribute equipment, materials, and supplies for emergency purposes.
- (6) To coordinate and implement emergency management programs, including mutual aid programs, applicable to the emergency conditions.
- (7) To appoint, employ, remove, or provide such personnel, with or without compensation, as needed.
- (8) To establish, as necessary, primary and secondary emergency operating centers to provide continuity of government, victim relief, or direction and control of emergency operations.
- (9) To suspend or limit the sale of alcohol.
- (10) To assign or make available for duty the resources and facilities of the village, including employees, property, or equipment to other entities for emergency operation purposes within or outside the village limits.
- (11) To make provisions for availability and use of temporary emergency housing or warehousing of relief supplies.
- (12) To utilize all available resources of the village as reasonably necessary to cope with the emergency.

Sec. 10-29. Automatic declaration for regional disasters or emergencies; ceremonial proclamation if necessary for funding.

- (a) Notwithstanding the declaration adoption procedures set forth in § 10-23 of this division, in the event the president, the governor, or the county commission proclaims a state of emergency which includes a region inclusive of the entire county or the village specifically, then a local state of emergency shall be deemed to exist within the village during the term of such regional declaration without further need to act on the part of the village council or manager, except that if the village council or village manager determine any of the prohibitions set forth in § 10-27 are required, those shall be adopted by a separate local declaration.
- (b) In the event FEMA or any other source of emergency response expense reimbursement funds requires a village-specific declaration in order to qualify the village for reimbursement, the mayor shall be empowered to issue such a declaration by proclamation, with such content as the funding agency may require.

Section 2. For purposes of codification of any existing section of the Estero Village

Code herein amended, words **underlined** represent additions to original text, words ~~stricken~~ are deletions from the original text, and words neither underlined nor stricken remain unchanged.

Section 3. If any section, subsection, sentence, clause, provision or word of this Ordinance is held unconstitutional or otherwise legally invalid, same shall be severable and the remainder of this Ordinance shall not be affected by such invalidity, such that any remainder of the Ordinance shall withstand any severed provision, as the Village Council would have adopted the Ordinance and its regulatory scheme even absent the invalid part.

Section 4. The Codifier shall codify the substantive amendments to the Estero Village Code contained in Section 1 of this Ordinance as provided for therein, and shall not codify the exordial clauses nor any other sections not designated for codification.

Section 5. Pursuant to Florida Statutes § 166.041(4)(a), prior to the date the public notice of the public hearing for this Ordinance was published, the Village prepared and posted on its website a business impact estimate which included: a) a summary of the Ordinance, a statement of the public purpose to be served by the Ordinance, b) an estimate of the direct economic impact of the Ordinance on private, for-profit businesses in the Village, c) an estimate of direct compliance costs that businesses may reasonably incur due to the Ordinance, d) identification of any new charge or fee on businesses created by the Ordinance or for which businesses will be financially responsible, e) an estimate of the Village's regulatory costs and of revenues from any new charges or fees imposed on businesses to cover such costs, and f) a good faith estimate of the number of businesses likely to be impacted by the Ordinance.

Section 6. Pursuant to Florida Statutes § 166.041(4), this Ordinance shall take effect immediately upon adoption.

ADOPTED ON FIRST READING by the Village Council of the Village of Estero,
Florida on the ____ day of _____, 2024.

ADOPTED ON SECOND AND FINAL READING by the Village Council of the
Village of Estero, Florida on the ____ day of _____, 2024.

VILLAGE OF ESTERO, FLORIDA

Attest:

By: _____
Jon McLain, Mayor

By: _____
Carol Sacco, Village Clerk

WORKSHOP ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
October 16, 2024

Agenda Item:

Capital Improvement Plan Discussion

Description:

Village Staff will facilitate a discussion of the upcoming Capital Improvement projects to confirm The Village's priorities.

Financial Impact:

The results of the discussion will outline the Village's Capital spending for the next 2-3 years.

Prepared by: David Willems, P.E.

Attachments:

1. Capital Improvement Plan Priorities Table

Capital Improvement Plan Priorities- FY 2024-2025				
Project Name	1st Priority	2nd Priority	3rd Priority	Notes
Roadway/Intersection/BikePed				
Corkscrew Rd Improvements	\$ 22,000,000			
	\$ (3,046,200)			Lee County Funding
River Ranch Road Improvements			\$ 9,100,000	
Broadway W. Improvements	\$ 15,400,000			
	\$ (15,400,000)			State Grant
Williams Road-Atlantic Gulf Drive	\$ 2,500,000			
Williams Rd Widening		\$ 6,800,000		
Sandy Lane Bike-Ped Improvements	\$ 7,000,000			
	\$ (450,000)			State Grant
	\$ 28,003,800	\$ 6,800,000	\$ 9,100,000	
Landscaping				
Ben Hill Griffin Pkwy Landscaping	\$ 2,800,000			
Corkscrew Rd Landscaping	\$ 2,800,000			
Estero Parkway Reuse Main - Phase 1	\$ 1,671,250			
	\$ (835,625)			Submitted SFWMD Grant
	\$ 6,435,625	\$ -	\$ -	
Parks & Recreation				
Estero Sports Park	\$ 15,000,000	\$ 10,000,000		
Estero Entertainment-Infrastructure	\$ 17,000,000			Road, Utilities, Drainage, etc.
Estero Entertainment-High 5	\$ 6,500,000			Investment
Estero Entertainment-Add P3 Parcels		\$ 7,000,000		Investment
Estero on the River Improvements	\$ 12,500,000			
	\$ (750,000)			State Grant
River Oaks Preserve	\$ 2,950,000			
	\$ (2,500,000)			State Grant
	\$ 50,700,000	\$ 17,000,000	\$ -	
Drainage				
Estero River North Branch Drainage	\$ 6,739,000			
	\$ (4,900,000)			HMGP Grant
Estero River Sediment Removal			\$ 2,750,000	
	\$ 1,839,000	\$ -	\$ 2,750,000	
Utilities				
50% Grant - 25% Resident (bonded) - 25% Village				
Estero Bay Village UEP	\$ 1,924,080			
	\$ (1,443,060)			Grant Submitted
Sunny Groves UEP	\$ 2,900,000			
	\$ (2,175,000)			Grant Submitted
Cypress Bend UEP	\$ 1,700,000			
	\$ (1,275,000)			Grant Submitted
Estero River Heights UEP	\$ 10,773,521			
	\$ (8,080,141)			State Grant
Charring Cross UEP	\$ 5,497,502			
	\$ (4,123,127)			State Grant
Sherrill & Luetich UEP		\$ 7,739,585		
		\$ (5,804,689)		Grants Submitted
See See Street UEP			\$ 1,070,000	
			\$ (802,500)	Grant Submitted
	\$ 5,698,775	\$ 1,934,896	\$ 267,500	
Land Acquisition				
BERT			\$ 15,000,000	50% funded by grants
	\$ -	\$ -	\$ 15,000,000	
Village total	\$ 92,677,200	\$ 25,734,896	\$ 27,117,500	
Commulative Total	\$ 92,677,200	\$ 118,412,096	\$ 145,529,596	

Capital Improvement Plan Priorities- FY 2024-2025				
Funds				
	Available Funds	Cumulative Funds		
Fiscal Year 24-25 Total Funds	\$ 54,458,113	\$ 54,458,113		Available funds all sources
Bonds Three Oaks Property	\$ 12,000,000	\$ 66,458,113		UEP bond funds not included
Fiscal Year 25-26 Total Funds	\$ 8,738,450	\$ 75,196,563		UEP bond funding shown as
Fiscal Year 26-27 Total Funds	\$ 8,411,175	\$ 83,607,738		negative values for each project
Fiscal Year 27-28 Total Funds	\$ 7,564,415	\$ 91,172,153		
Fiscal Year 28-29 Total Funds	\$ 7,527,410	\$ 98,699,563		
Debt				
Project	Debt	Cumulative Debt		Notes
Three Paks Property	\$ 12,000,000	\$ 12,000,000		A portion of Three Oaks property purchase
Estero Bay Village UEP	\$ 481,020	\$ 12,481,020		25% of total cost
Sunny Groves UEP	\$ 725,000	\$ 13,206,020		25% of total cost
Cypress Bend UEP	\$ 425,000	\$ 13,631,020		25% of total cost
Estero River Heights UEP	\$ 2,693,380	\$ 16,324,400		25% of total cost
Charring Cross UEP	\$ 1,374,376	\$ 17,698,776		25% of total cost
Sherrill & Luetich UEP	\$ 1,934,896	\$ 19,633,672		25% of total cost
See See Street UEP	\$ 267,500	\$ 19,901,172		25% of total cost

WORKSHOP ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
October 16, 2024

Agenda Item:

Vitalink – Placemaking Project Update

Description:

Vitalink was engaged as a subcontract consultant to Kisinger Campo & Associates as part of the Williams Road widening project. Under that contract, Vitalink's responsibilities are to build and expand the brand, creating a sense of identity and place for the activity hubs within the Village. VIESTE is assisting staff with the oversight Vitalink's work.

The team has been engaged in refining a draft placemaking, brand standard and signage package for consideration. It is the intent that this package, once finalized, can serve as a holistic plan for the entirety of the Village Center Hub with applications potentially being carried out into the Estero community as a whole.

This opportunity for Council to preview the draft plan precedes a planned public information meeting to be held on a date to be determined. Once all input and feedback are assimilated, Vitalink will refine it into a final presentation for consideration.

Financial Impact:

There is no financial impact with regard to this item.

Prepared by:

VIESTE, LLC

Attachments:

1. PowerPoint



Village of Estero Placemaking Project Update

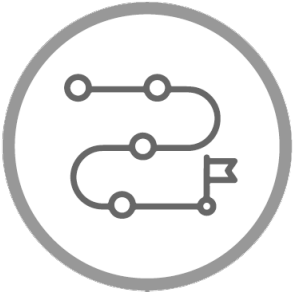
shine light on
your purpose



Presented to: Village Council
Presented by: Kathy Horn, VP, vitalink
Date: October 16, 2024

Project Summary





01

Research

Comparative analysis
Internal meetings
Onsite visit



02

Creative & Strategies

Design concept choices
Creative workshop
Develop rollout framework
Council meeting
Public information meeting
Approval/finalize concepts



03

Supporting Elements

Design core materials
Brand Style Guide
Creative Bank

Rollout & Implementation outside the scope of this agreement.

S2 | yourvitalink.com

Placemaking Builds Community



- Create a unique sense of place
- Offer amenities to draw people & foster social interaction
- Encourage economic development
- Promote health & wellbeing
- Preserve cultural heritage
- Be accessible to everyone
- Have easily identified gateways, signage, well-marked pathways

Our goal with placemaking efforts is to create a "place brand" through naming, messaging, and design that positions each "hub" as unique and recognizable while having each still viewed as part of the Village of Estero brand.



Placemaking Creative Concepts

Support Open Space Master Plan Vision

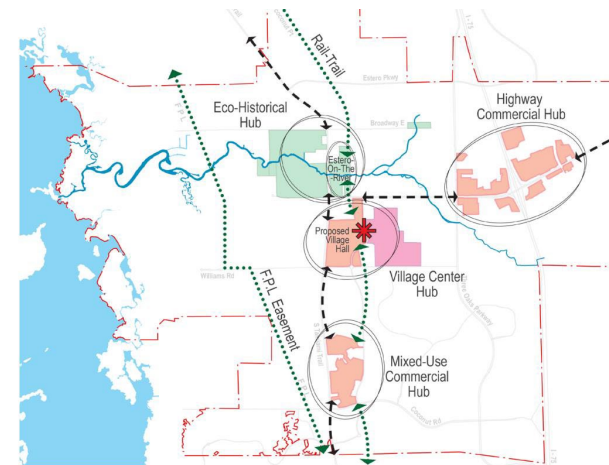
Turn "hubs" into destinations with unique identities

- 4 currently identified "hubs" - "Village Center" top priority
- Unique names that support overall brand
- Proposed "tiered" name structure:
 - Village of Estero
 - Village Center Estero
 - River Point Estero (Eco-Historical Hub)
 - Coconut Point Estero (with permission)
 - Others?
 - Consideration of business partners:
 - Partner Name at Village Center Estero



The plan:

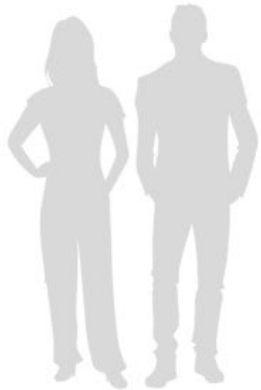
1. Identify each hub by name/color.
2. Show people how to get there.
3. Point them in the right direction once they arrive.
4. Give hub partners tools to stay on-brand.



Sign Hierarchy



1) Village of Estero Identification - Illuminated Monument sign



Sign Hierarchy



2a) District/hub Identification - Vertical monument signs



Interior illuminated vertical monument



Sign Hierarchy



2b) District/hub Identification - Square monument signs



Interior illuminated monument



Sign Hierarchy



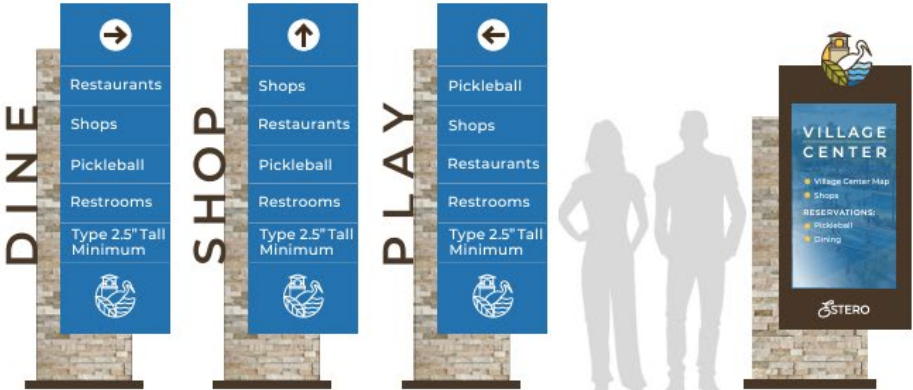
2c) District/hub Identification - Square elaborate monument signs



Interior illuminated monument

Sign Hierarchy

3a) Way-finding Inside District/hub



Interior illuminated vertical monument

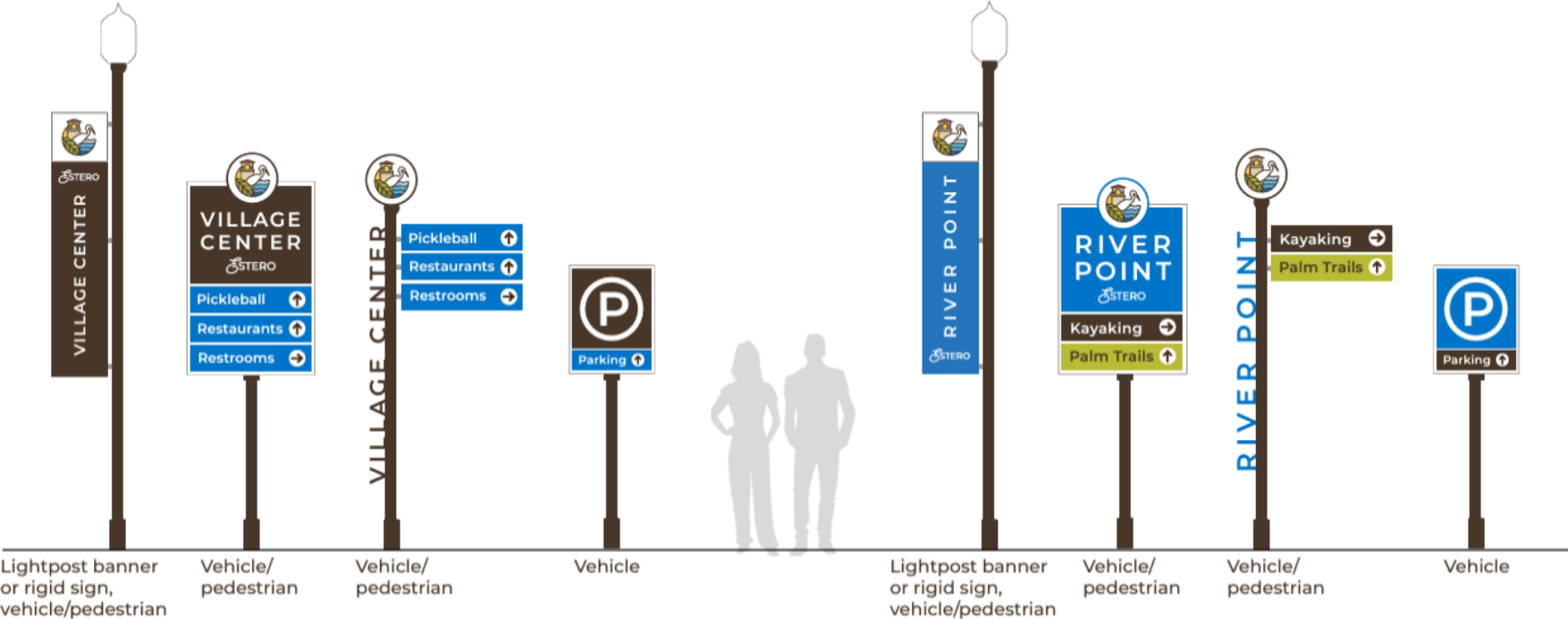
Digital kiosk



Sign Hierarchy



3b) Way-finding Inside District/hub - Non-illuminated signs



Sign Hierarchy

4) Way-finding Outside District/hub

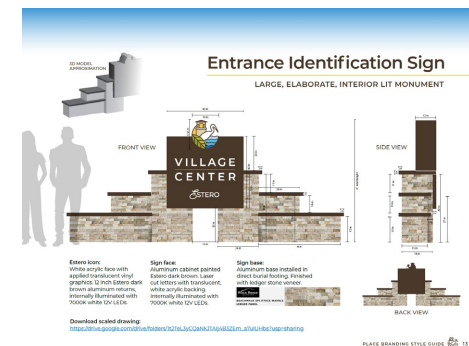


Next Steps



- Confirm "Village Center" name, naming conventions for other "hubs"
- Develop strategic rollout framework
- Public information meeting
- Finalize design concepts
- Finalize and publish Place Branding Style Guide
- Utilize any remaining hours in creative bank
- Project wrap-up by 12/31/24

Placemaking Style Guide will provide brand-specific guidelines and signage specs for developers and others planning to move into one of the hubs in the Village of Estero.



We are happy to provide a quote for implementation assistance.



Questions? Thank You

CONTACT:

Kathy Horn, VP | kathy@vitalinkweb.com
vitalink® | www.yourvitalink.com

