



Village of
ESTERO

VILLAGE OF ESTERO
PLANNING ZONING AND DESIGN BOARD MEETING
PACKET
SEPTEMBER 15, 2026, 04:30 PM



The Village Planning Zoning and Design Board Meeting will be conducted physically in Council Chambers at Village Hall, 9401 Corkscrew Palms Circle, with an opportunity for members to participate virtually. The meeting will be broadcasted live via the Village of Estero website <https://estero-fl.gov/council/watch-meetings-online/>. Please see the [bottom of this agenda](#) for further information and instructions for public participation.

AGENDA
PLANNING ZONING AND DESIGN BOARD MEETING
9401 Corkscrew Palms Circle, Estero, Florida
September 15, 2026, 04:30 pm

- 1. Call To Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Approval of Agenda**
- 5. Business**

Items on the agenda are generally treated in sequential order, and due to the length of the agenda any or all of the items listed for discussion may be rescheduled to a later date for consideration. **The public will have an opportunity to speak during each agenda item; each individual has one opportunity to speak for five minutes per agenda item.**

a. Consent Agenda

- i. Approval of July 21, 2026 meeting minutes**

6. WORKSHOP

(No votes are taken at Workshops)

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

- a. Leo Brown Group/Mission Grove of Estero, Plaza Del Sol, Parcel G -- East (DCI2026-E004)
(District 4) 10251 Arcos Avenue, north of Culver's and Auto Zone.**

Review of revised architectural design element only for proposed 163 Assisted Living Facility/Continuing Care Facility/ on 7 acres.

Public Information Meeting was held July 21, 2026. Applicant has revised architectural plans in response to Planning Zoning and Design Board comments.

Attachment: [1. Leo Brown - Mission Grove of Estero - Architectural Floor Plans Elevations.pdf](#)

Attachment: [2. Leo Brown - Mission Grove of Estero - Architectural Renderings.pdf](#)

Attachment: [3. Leo Brown - Mission Grove of Estero - Presentation.pdf](#)

7. PUBLIC INFORMATION MEETINGS

(No votes are taken at Public Information Meetings)

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

a. HomeBase Estero (Pending Application) (District 5) North of Everblades Parkway N., east of Tiburon Way and west of Ben Hill Griffin Parkway

Applicant seeks to develop a 26,000 square foot standalone veteran clinic for office/outpatient clinical use on 2 acres in front of Tidewater Development

Attachment: [1. Home Base - Public Information Meeting Application.pdf](#)

Attachment: [2. Home Base - PIM PresentationPDF.pdf](#)

b. Woodfield/Coconut Road CPD (Pending Application) (District 1) Located at the northwest corner of US 41 and Coconut Road

Applicant seeks to amend the Master Concept Plan to allow for commercial use and parking deviation on the two northerly tracts adjacent to US 41 in place of residential multifamily use.

Attachment: [1. Woodfield Coconut Road EPD - Public Information Meeting Application.pdf](#)

Attachment: [2. Woodfield Coconut Road - Site Study.pdf](#)

8. Board Communications

a. Next meeting --October 20, 2026

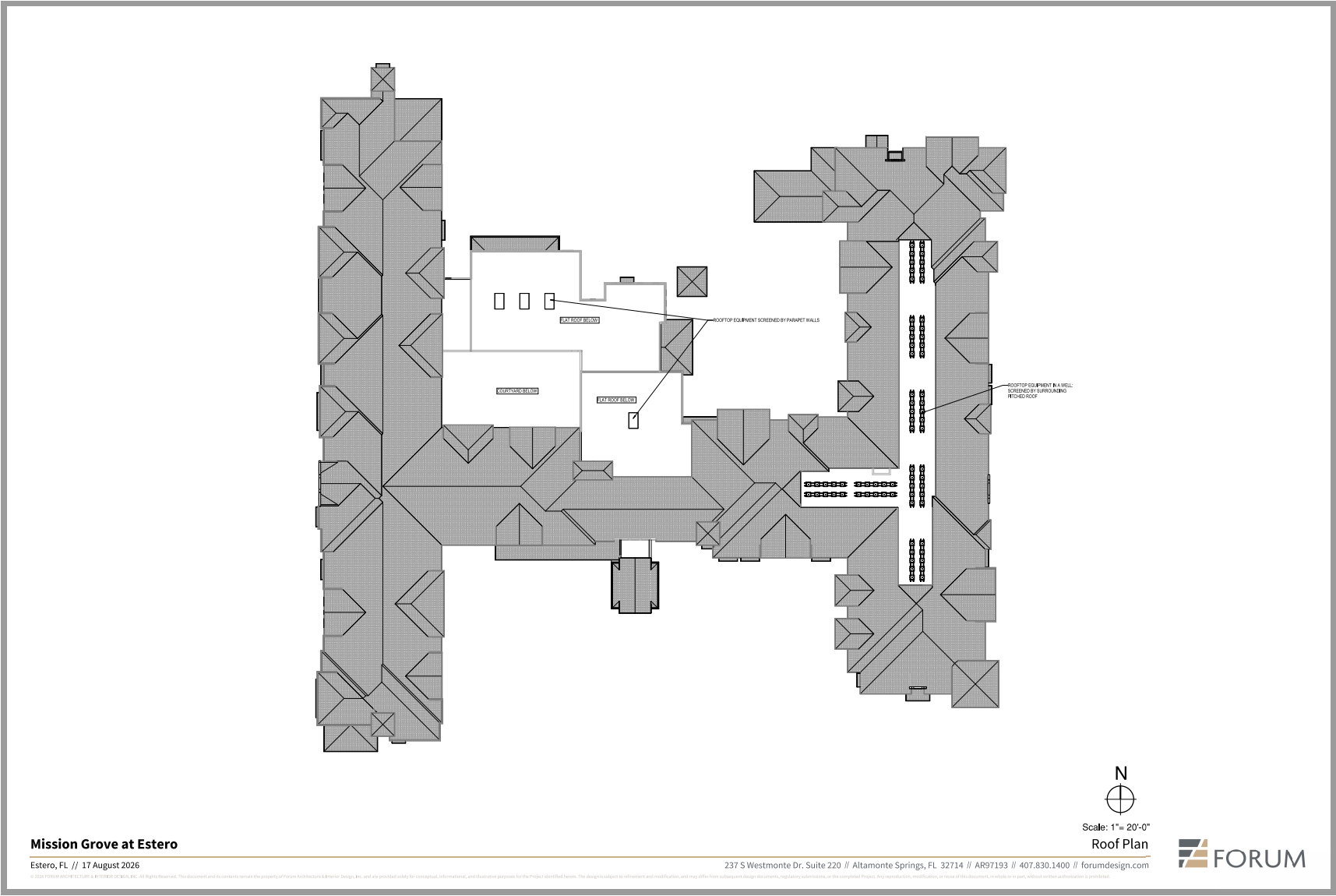
9. Adjourn

General Attachments

[- eComments](#)

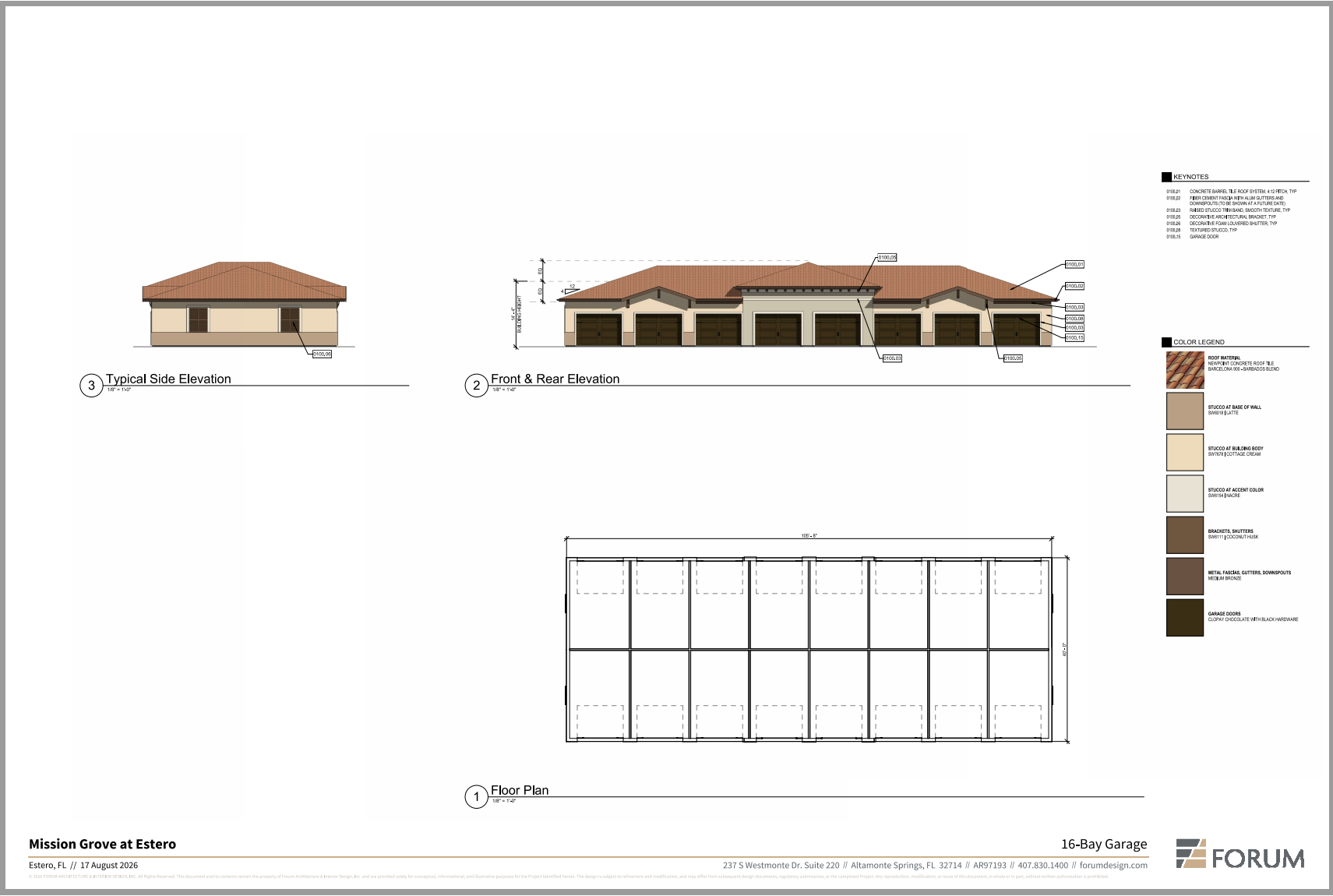
Remote Attachment:

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



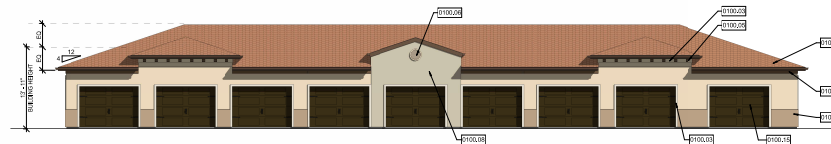




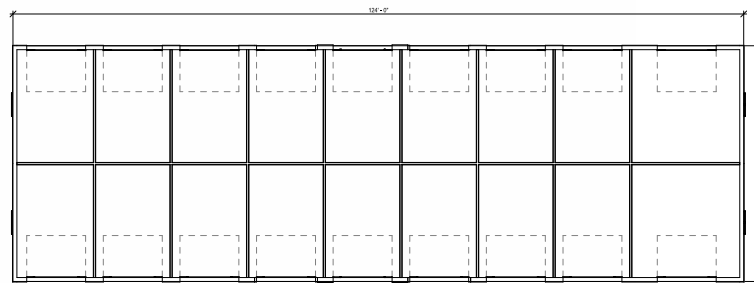




3 Typical Side Elevation



2 Front & Rear Elevation



1 Floor Plan
1/8" = 1'-0"

Mission Grove at Estero

Estero, FL // 17 August 2026

237 S Westmonte Dr. Suite 220 // Altamonte Springs, FL 32714 // AR97193 // 407.830.1400 // forumdesign.com

18-Bay Garage



KEYNOTES

- | | |
|---------|---|
| 0106.21 | CONCRETE BARREL TILE ROOF SYSTEM, 4:12 PITCH, TYP |
| 0106.23 | RAISED STUCCO TRIM BAND, SMOOTH TEXTURE, TYP |
| 0106.25 | DECORATIVE ARCHITECTURAL BRACKET, TYP |
| 0106.26 | DECORATIVE FOAM LOUVERED SHUTTER, TYP |
| 0106.28 | TEXTURED STUCCO, TYP |
| 0106.15 | GARAGE DOOR |

COLOR LEGEND



STUCCO AT BASE OF WALL
SW6018 | LATTE

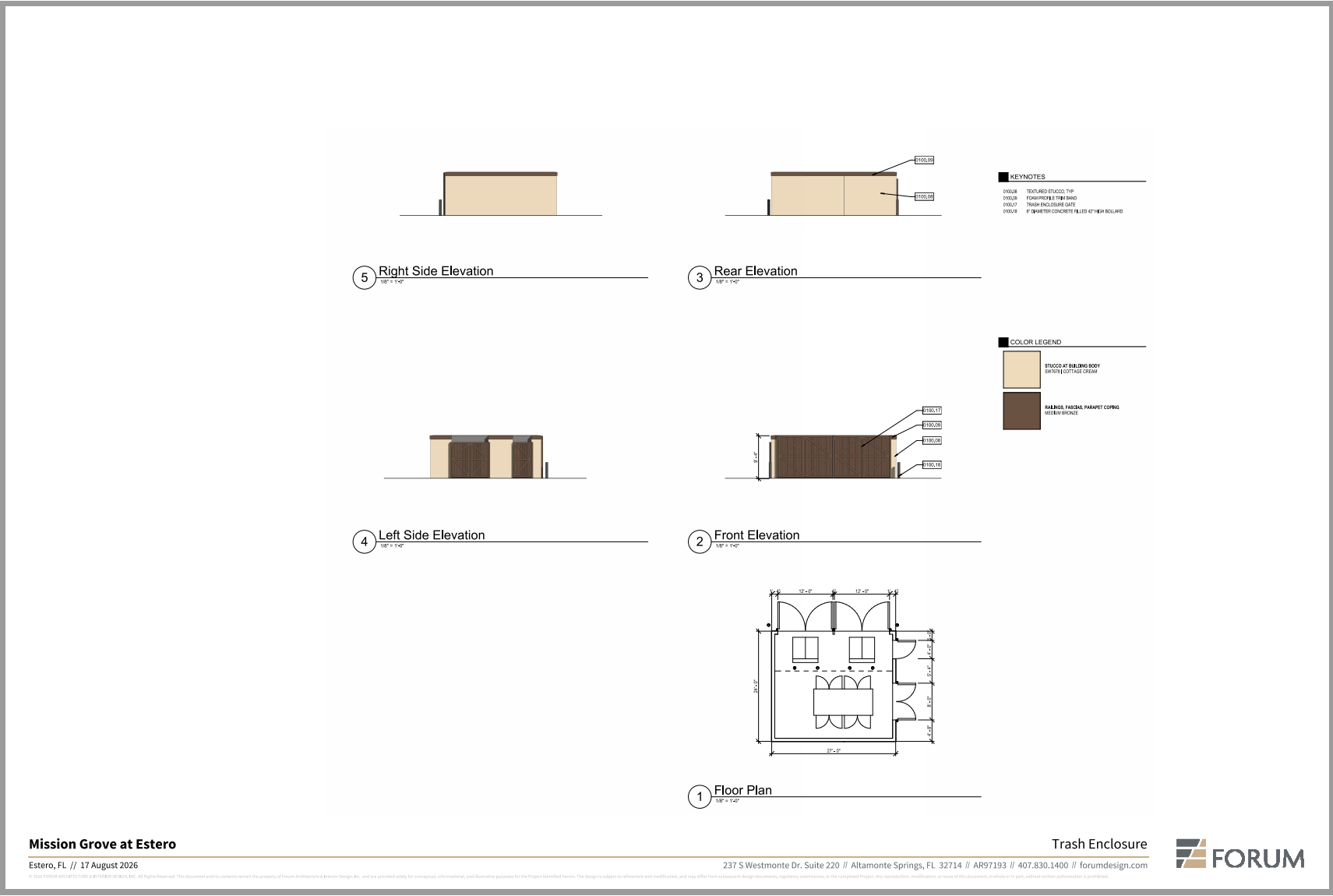
STUCCO AT BUILDING BODY
SW7678 | COTTAGE CREAM

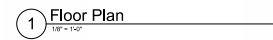
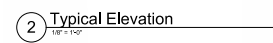
STUCCO AT ACCENT COLOR
SW6154 | NACRE

SW6111 | COCONUT HUSK

METAL FASCIAS, GUTTERS, DOWNSPOUTS
MEDIUM BRONZE

GARAGE DOORS
CLOPAY CHOCOLATE WITH BLACK HARDWARE





010201	CONCRETE BARREL TILE ROOF SYSTEM, 4:12 PITCH, TYP
010202	DECORATIVE ARCHITECTURAL BRACKET, TYP
010203	TEXTURED STUCCO, TYP
010209	FOAM PROFILE TRIM BAND

ROOF MATERIAL
NEWPOINT CONCRETE ROOF TILE
BARCELONA 003 • BARBADOS BLEND



ROOF MATERIAL
NEWPOINT CONCRETE ROOF TILE
BARCELONA 003 • BARBADOS BLEND

STUCCO AT BASE OF WALL
SW6010 | LATTE

STUCCO AT BUILDING BODY
SW7878 | COTTAGE CREAM

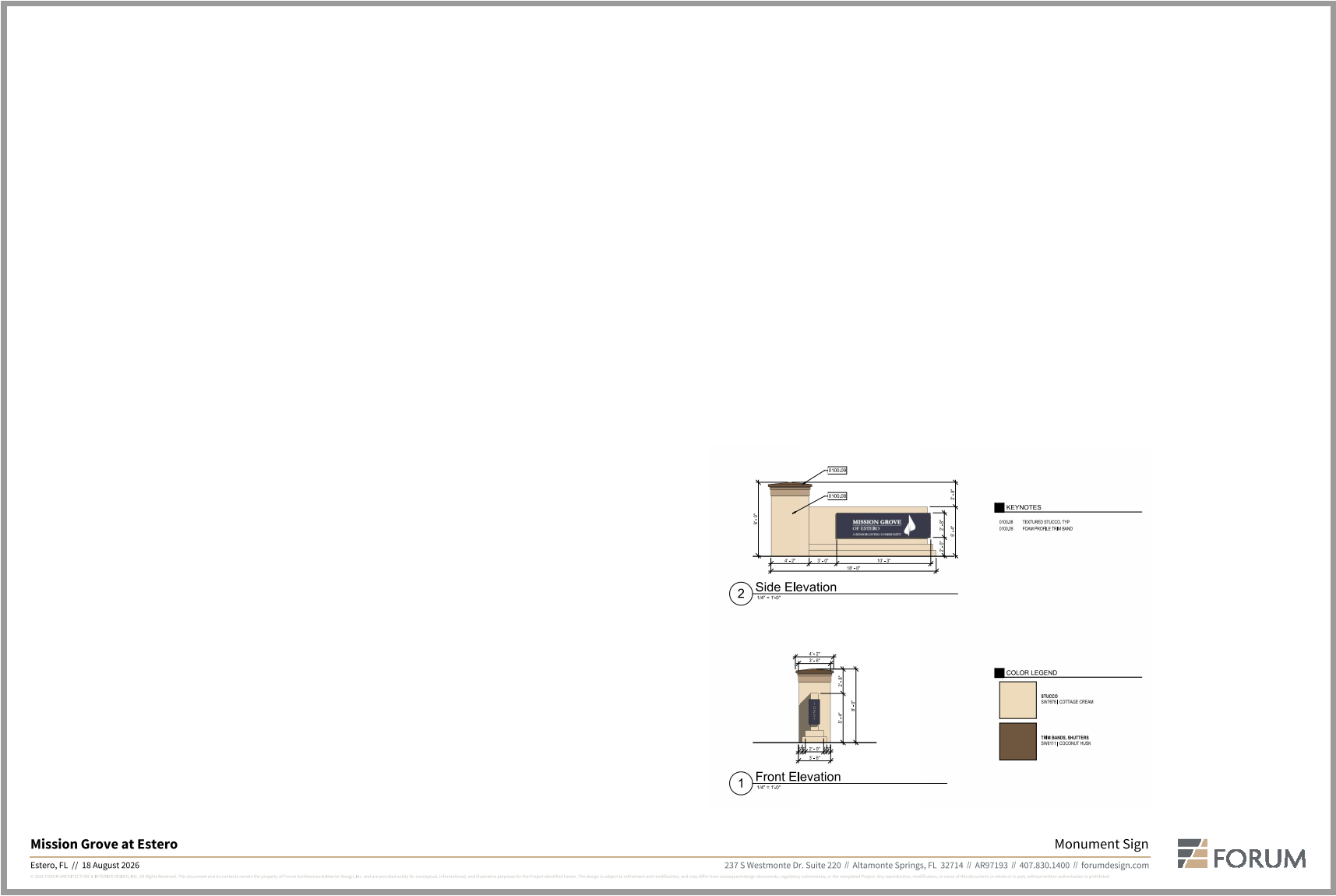
BRACKETS, SHUTTERS
SW6111 | COCONUT HUSK

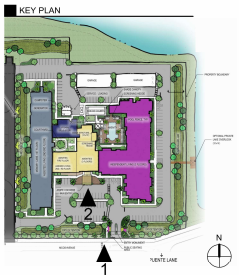
METAL FASCIAS, GUTTERS, DOWNSPOUTS
MEDIUM BRONZE

Estero, FL // 18 August 2026

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View 2 - Porte Cochere



View 1 - South (Front) Elevation

Mission Grove at Estero

Estero, FL // 19 August 2026

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Renderings





View 2 - Pool Area



View 1 - Northwest (Rear) Corner Elevation



View 4 - West Elevation



View 3 - East Elevation

Mission Grove at Estero

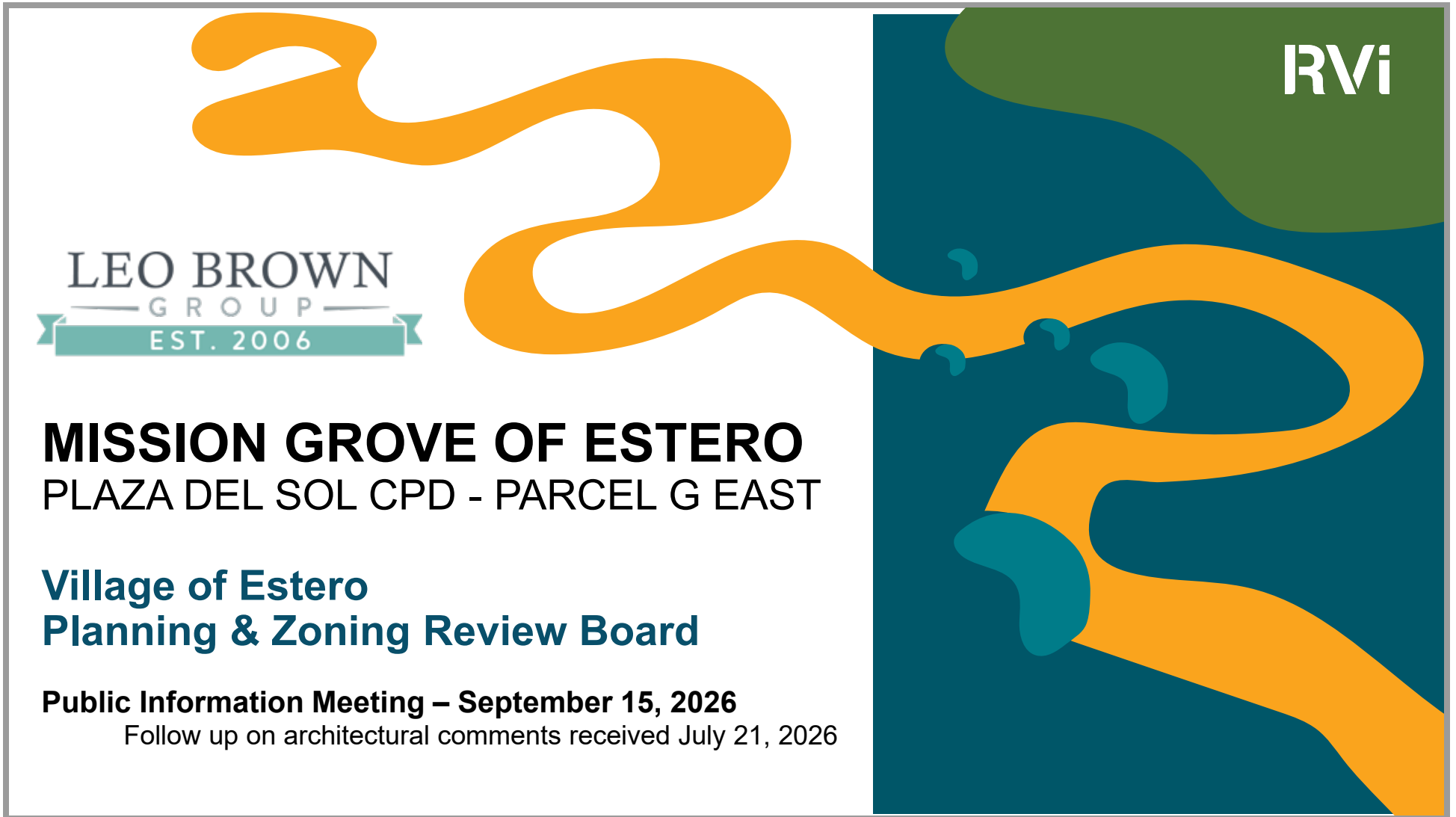
Estero, FL // 19 August 2026

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Renderings





LEO BROWN
GROUP
EST. 2006

MISSION GROVE OF ESTERO
PLAZA DEL SOL CPD - PARCEL G EAST

Village of Estero
Planning & Zoning Review Board

Public Information Meeting – September 15, 2026
Follow up on architectural comments received July 21, 2026

RvI

Project Team

Applicant:

Lindsey Phipps
Bill Morton



Land Use Attorney:

Neale Montgomery



Planner:

Stacy Ellis Hewitt, AICP



Architect:

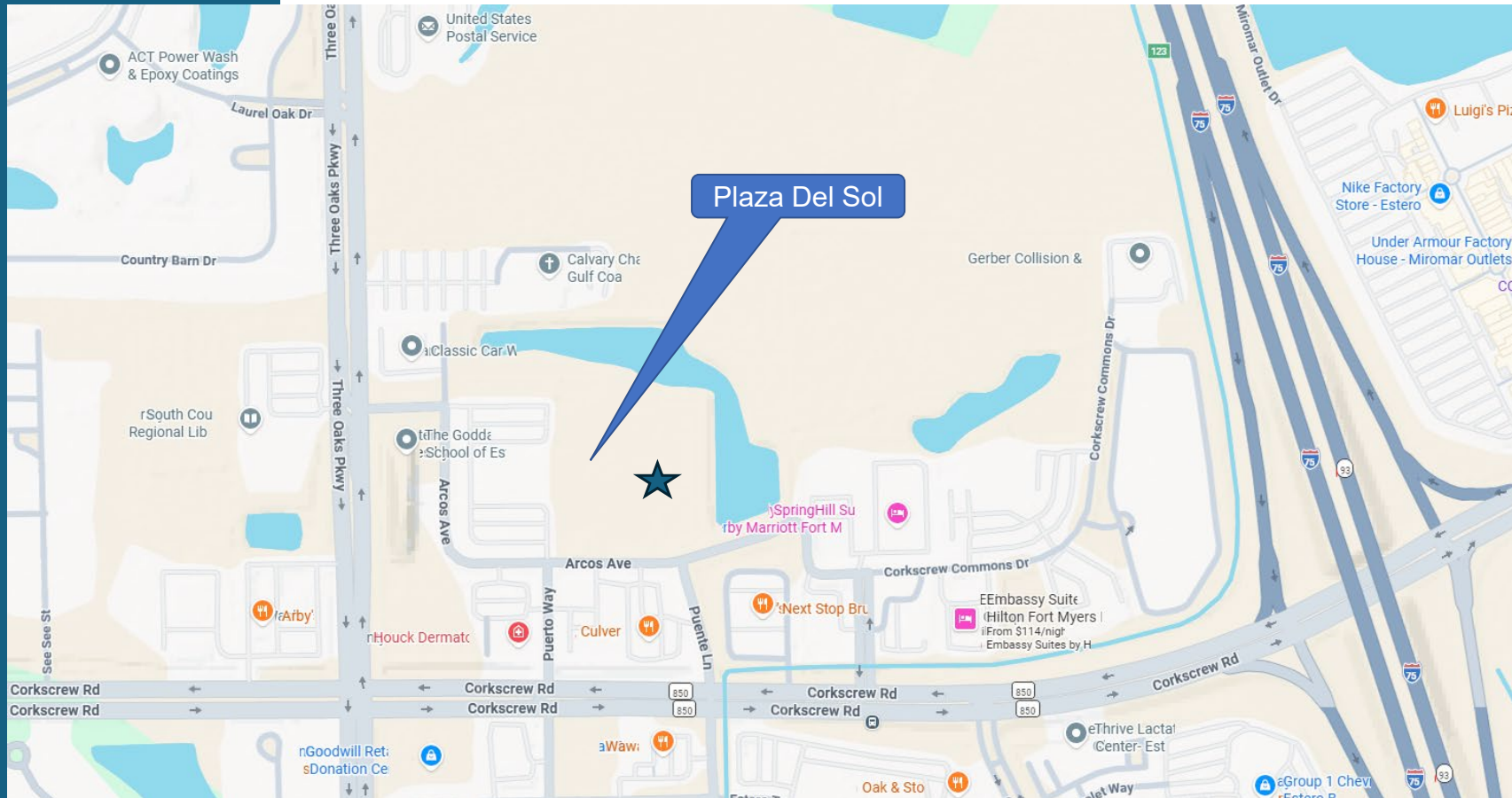
Glen Baurhyte



Site Location

Plaza Del Sol Subdivision at NE corner of Corkscrew Road & Three Oaks Parkway

★ Subject property: North side of Arcos Ave., across intersection with Puente Ln. & Puerto Way,









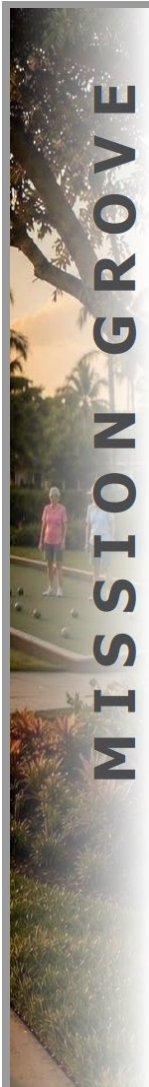
MISSION GROVE



Right Side (East) Elevation







7/21/26 Design submitted for PIM

Left Side (West) Elevation



9/15/26 Proposed Design





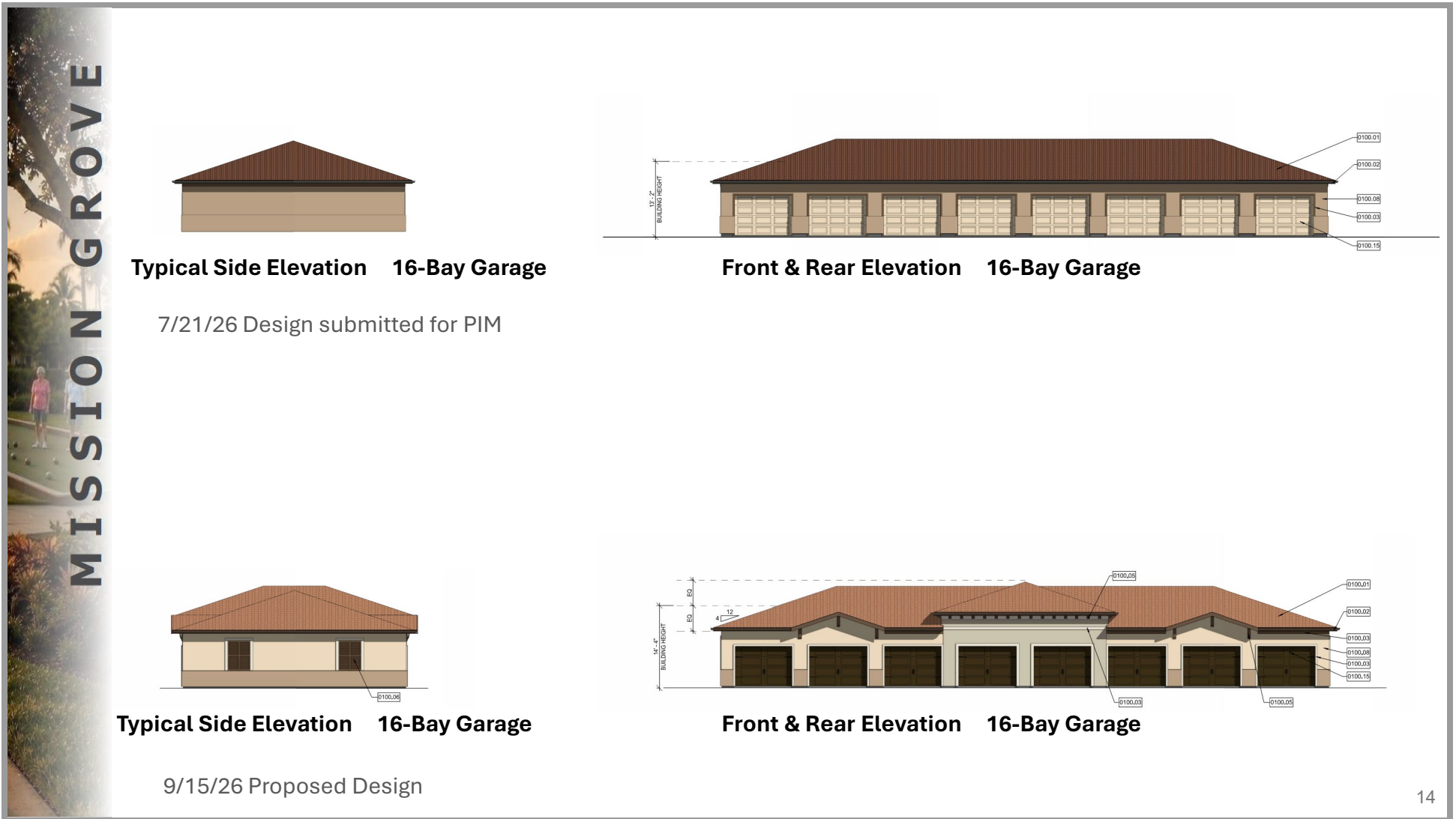
MISSION GROVE



Rear (North) Courtyard Elevation

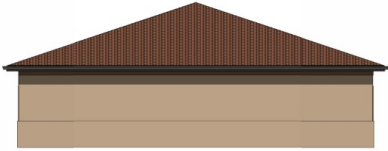








MISSION GROVE



Typical Side Elevation 18-Bay Garage

7/21/26 Design submitted for PIM

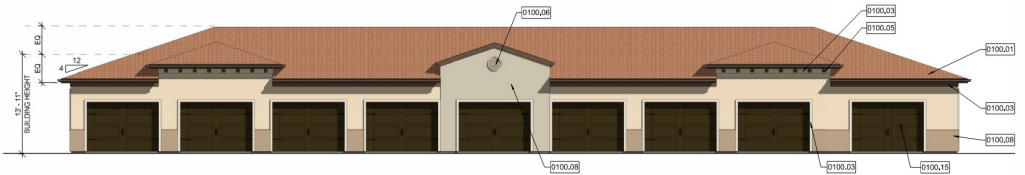


Front & Rear Elevation 18-Bay Garage



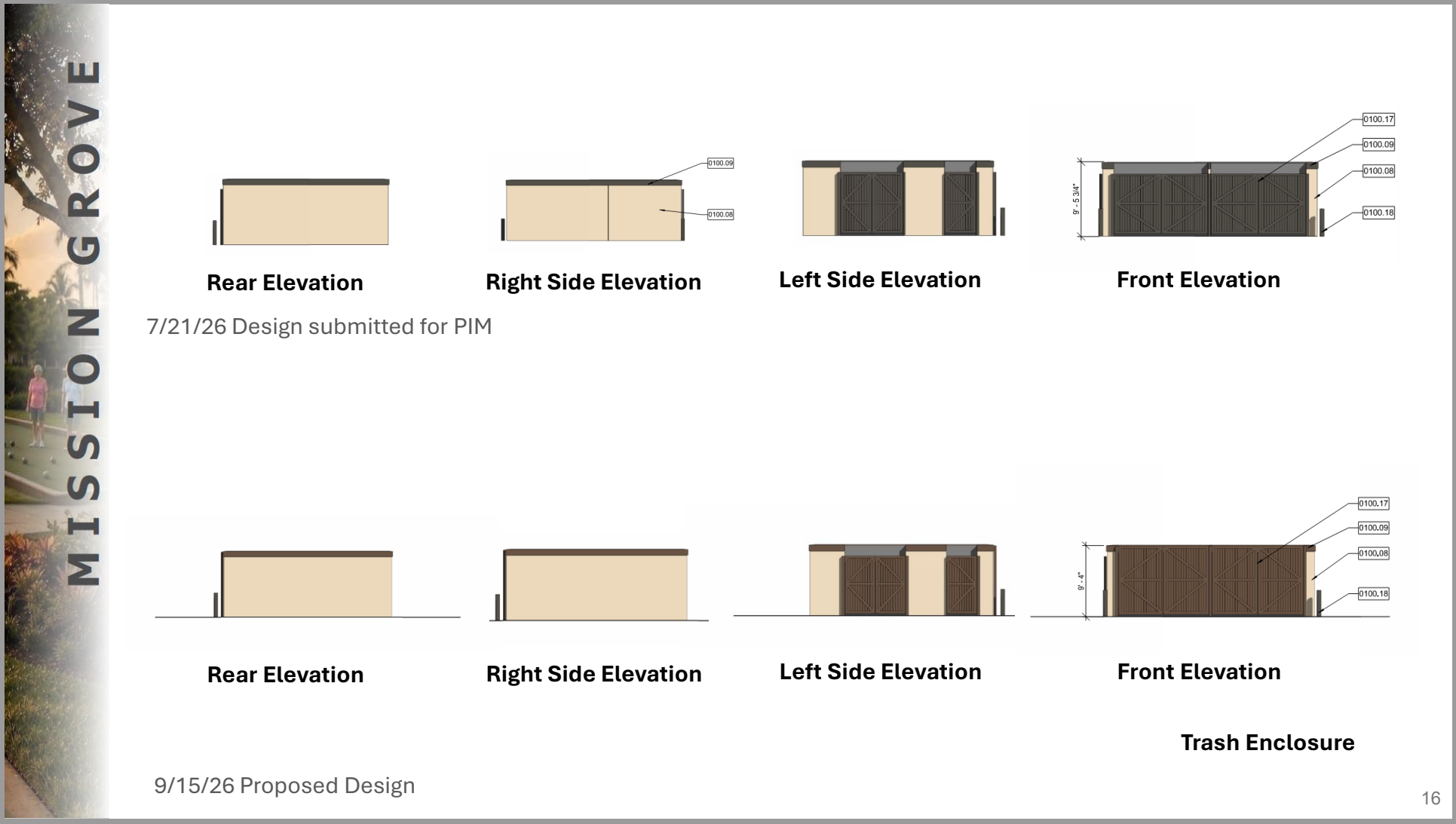
Typical Side Elevation 18-Bay Garage

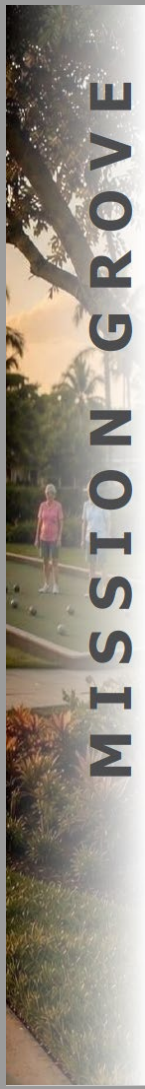
9/15/26 Proposed Design



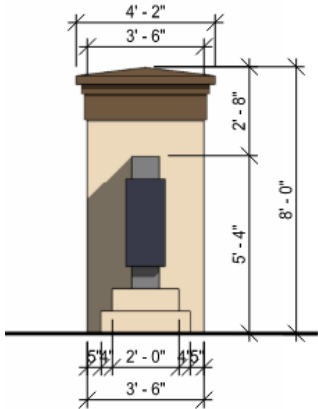
Front & Rear Elevation 18-Bay Garage

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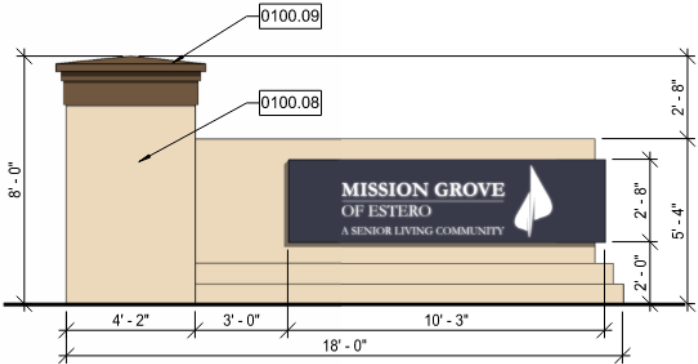




7/21/26 Design submitted for PIM

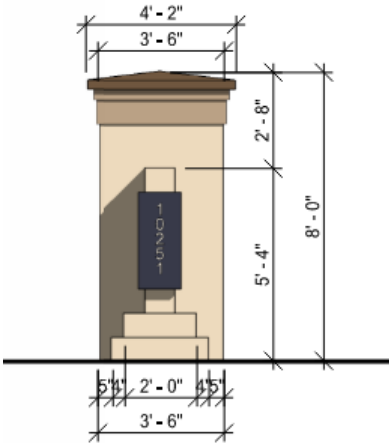


Front Elevation

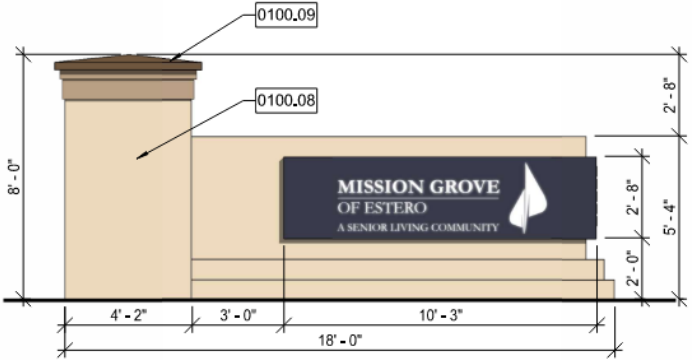


Side Elevation

9/15/26 Proposed Design



Front Elevation



Side Elevation

Monument Sign





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

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

1. Applicant/Project Name: HomeBase
2. Address: TIDEWATER AS DESC IN INST# 2015000254670 TRACT F-4
3. Strap Number: 26-46-25-E2-3500F.0040
4. Application Number: _____

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

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

(Specify)

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

Homebase Estero is a new standalone veterans clinic of approximately 26,000sqft, classified for office/ outpatient
clinical use. The facility will support veteran-focused clinical and related support functions.

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

Signature

Date

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

Home Base - Estero

Public Information Meeting

September 15, 2026



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HOME BASE - ESTERO
PUBLIC INFORMATION MEETING

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Introduction

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Landscape Plan

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Material Palette

Part 3 - Q & A



15 September 2026

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Part 1 - Project Introduction

Introduction Home Base

Who We Are

Home Base Veterans is a national nonprofit dedicated to helping Veterans, Service Members, and their families heal from the invisible wounds of military service. Founded through a partnership between Massachusetts General Brigham and the Boston Red Sox Foundation, Home Base provides world-class clinical care, wellness programs, education, and research; all at no cost to those they serve. The mission is to ensure that every veteran has access to the support and resources needed to build a healthier, stronger future.

Serving Our Community

By addressing challenges such as PTSD, traumatic brain injury, depression, and the transition to civilian life, Home Base strengthens not only the lives of military families but also the communities they call home. Its work reduces barriers to care, promotes long-term well-being, and helps veterans continue contributing their leadership, skills, and service to society.



Serving the Community

Southwest Florida

Florida Has the Highest Number of Veteran Suicides of Any State in the United States

THE FLORIDA VETERAN LANDSCAPE

1.5M

Veterans

3rd

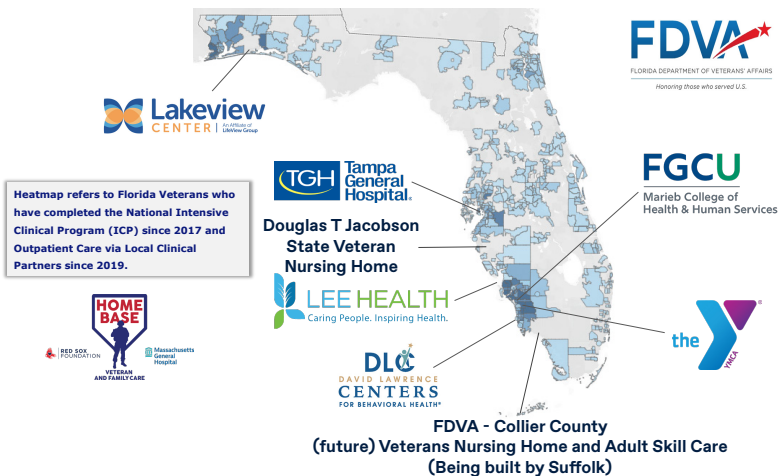
Largest Veteran Population by State

12K+

Veteran Suicides since 9/11

60%

Of FL Veterans Did Not Utilize VA Healthcare in 2023



352 Veterans and
176 Family Members

Intensive Clinical Program
Since 2017

267 Veterans and
89 Family Members
connected to care

Outpatient Clinical Care
Since Nov 2019

1,010 Veterans and Family Members
have completed over 27,000
supervised training sessions

Warrior Health and Fitness
Since 2014

3,000 Veterans and Military
Families building camaraderie

Adventure Series
Since 2013

44 Special Operators received
comprehensive evaluations and
treatment coordination

*Comprehensive Brain Health and
Trauma Program (ComBH&T)*
Since 2019

19 Veterans connected to care
received 97 appointments

Brain Health
Since 2024

Part 2 - Proposed Design Approach

SITE LOCATION

HOME BASE - ESTERO
PRE-APPLICATION PRESENTATION

AERIAL VIEW



13 July 2026 7

SITE PLAN

HOME BASE - ESTERO
PUBLIC INFORMATION MEETING

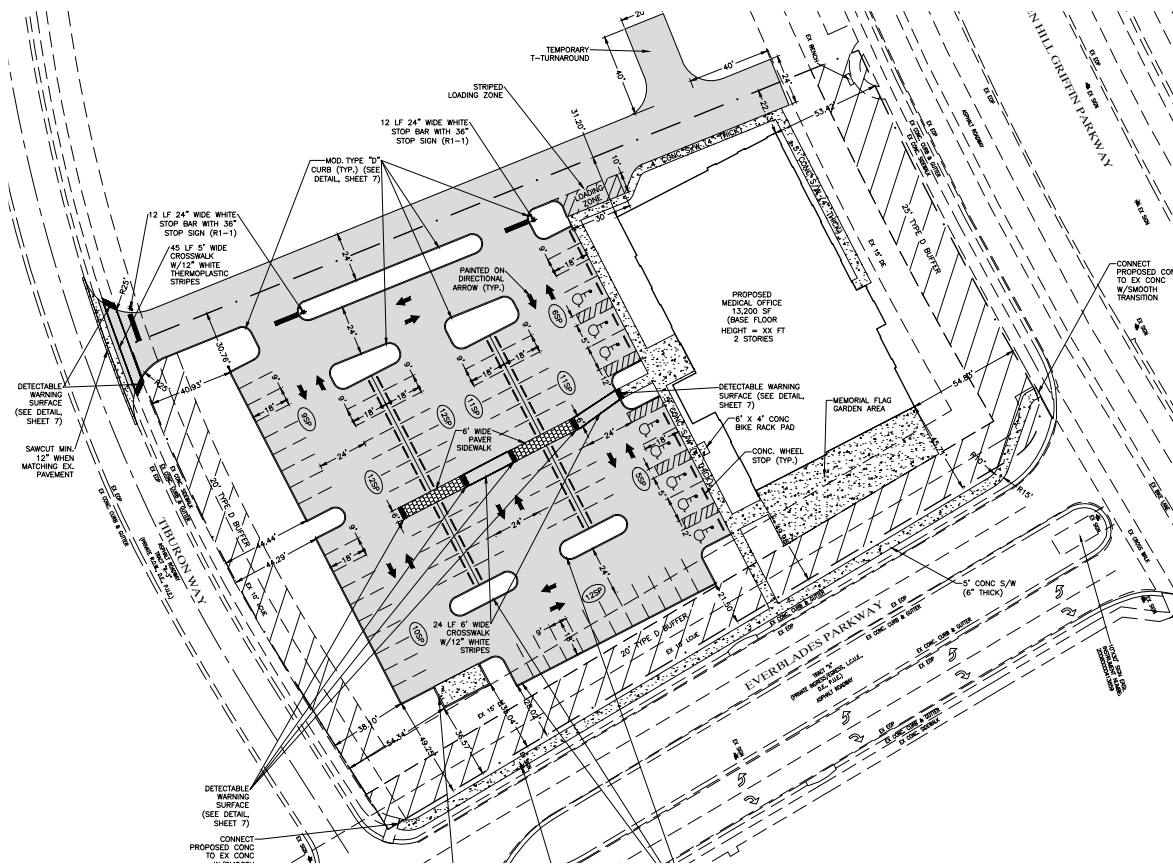


15 September 2026

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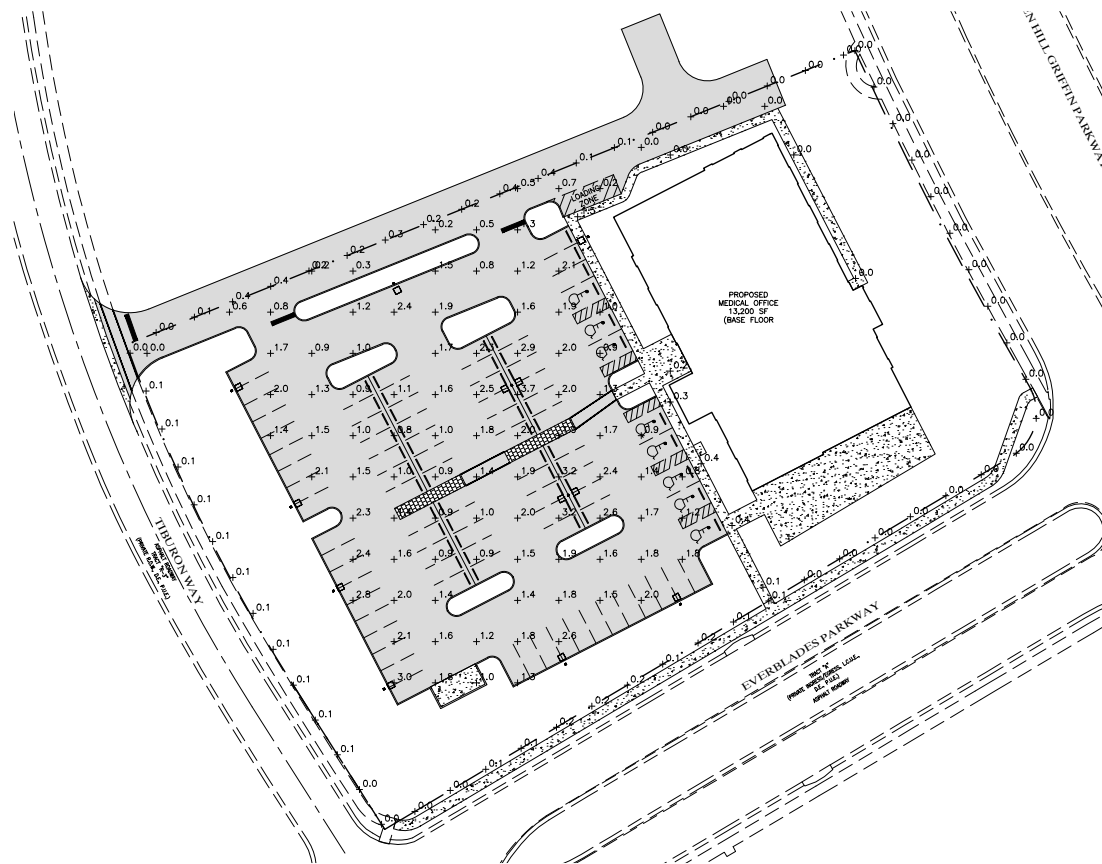
CIVIL PLAN

HOME BASE - ESTERO
PUBLIC INFORMATION MEETING



LIGHTING PLAN

HOME BASE - ESTERO
PUBLIC INFORMATION MEETING

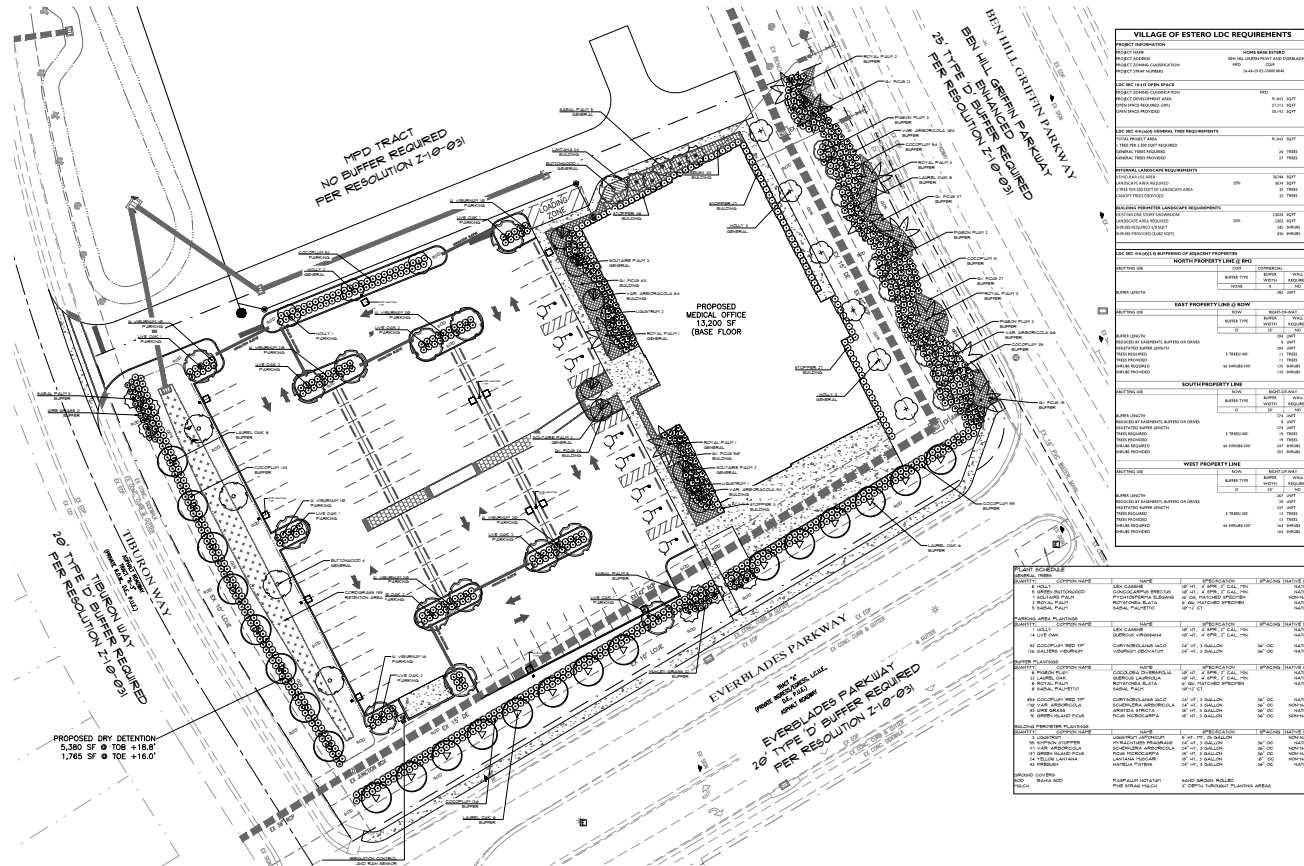


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LANDSCAPING & IRRIGATION PLAN

HOME BASE - ESTERO PUBLIC INFORMATION MEETING



15 September 2026

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RENDERINGS

HOME BASE - ESTERO
PUBLIC INFORMATION MEETING



15 September 2026

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RENDERINGS

HOME BASE - ESTERO
PUBLIC INFORMATION MEETING

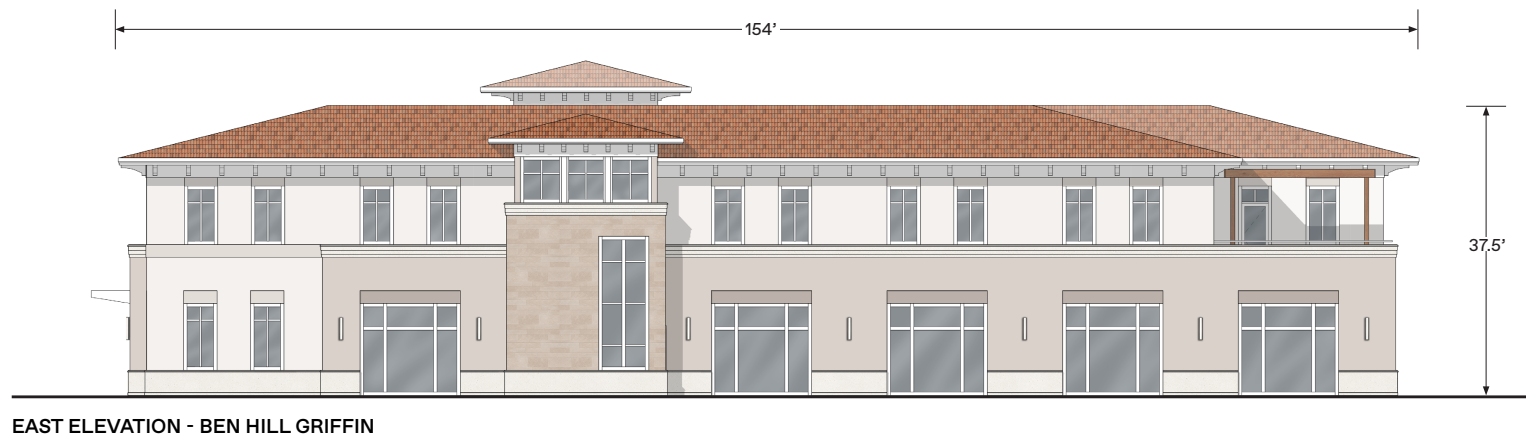
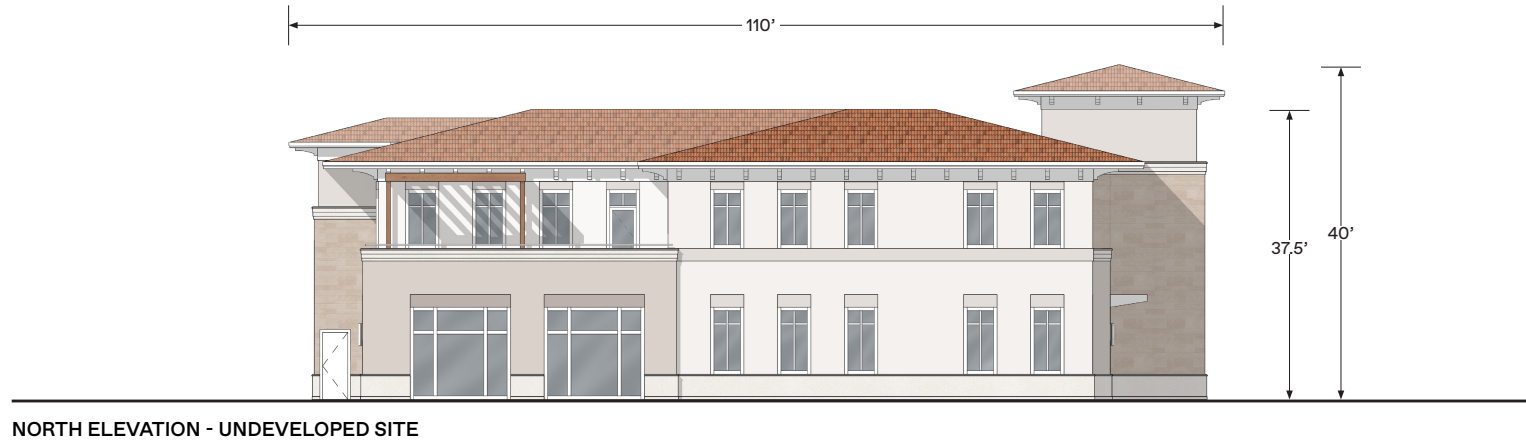


15 September 2026

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ARCHITECTURAL ELEVATIONS

HOME BASE - ESTERO
PUBLIC INFORMATION MEETING

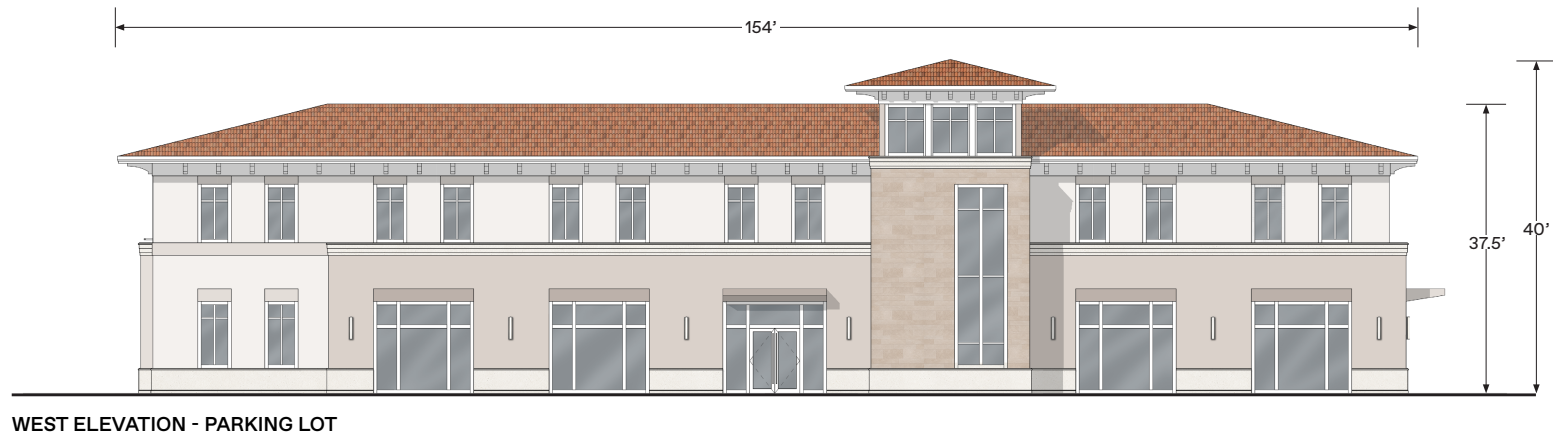
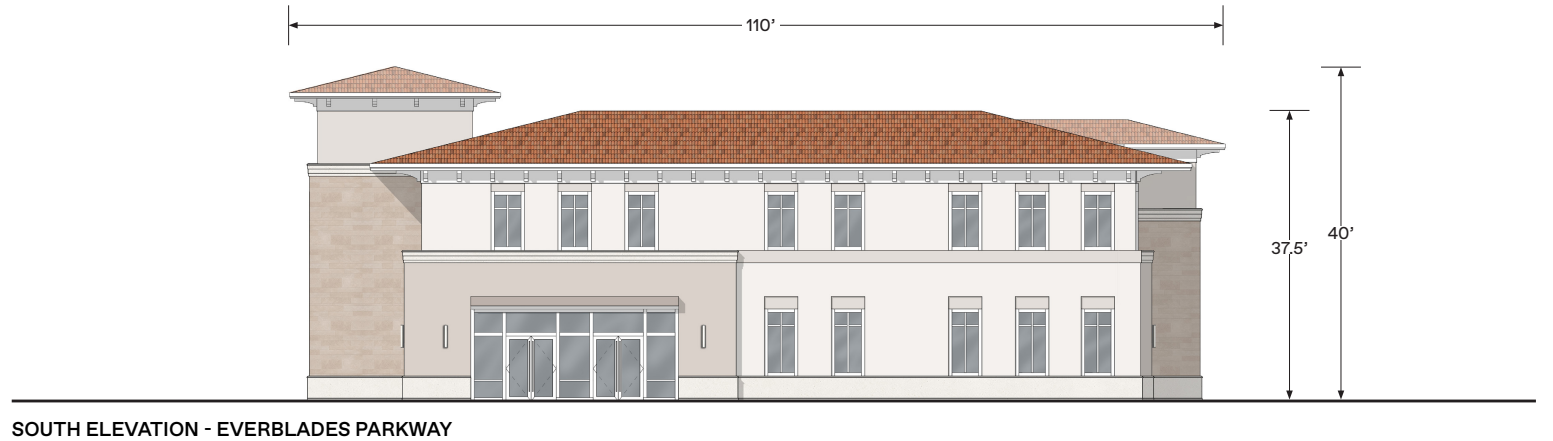


15 September 2026

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ARCHITECTURAL ELEVATIONS

HOME BASE - ESTERO
PUBLIC INFORMATION MEETING



15 September 2026

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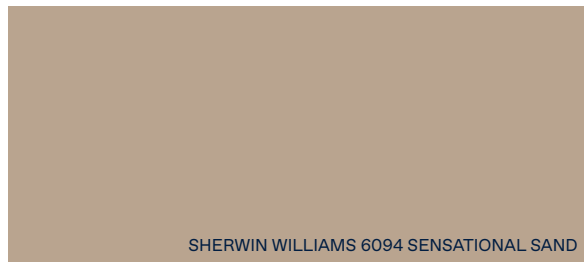
MATERIAL PALETTE

HOME BASE - ESTERO
PUBLIC INFORMATION MEETING

STUCCO COLOR 1



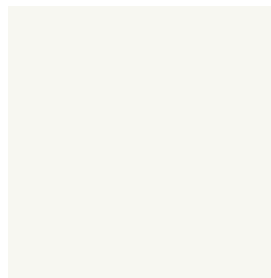
STUCCO COLOR 2



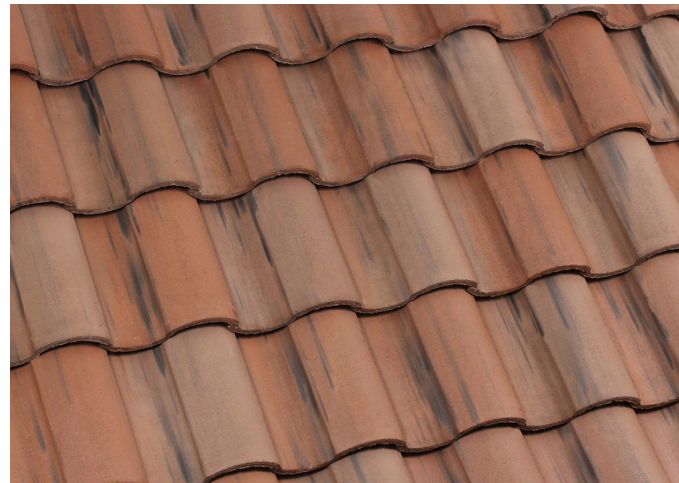
PRECAST CONCRETE BASE & CAP



WHITE TRIM



CONCRETE ROOF TILES



EAGLE CAPISTRANO 3603 SANBORN BLEND

WINDOW



WOOD-TONE TRELLIS



OVERHANG DETAIL



STONE VENEER ACCENT



15 September 2026

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Part 3 - Q & A





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

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

1. Applicant/Project Name: Coconut Road Estero Planned Development
2. Address: 3101-3300 SALZEDO CIR & 3011 RIVO ALTO WAY, ESTERO 339281
3. Strap Number: 09-47-25-E1-U1886.2025 & 09-47-25-E2-U1899.2013
4. Application Number: _____

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

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

(Specify)

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

Amend the Master Concept Plan to allow for commercial uses on Block 1; eliminate the maximum number
of stories (without increasing overall height); and adding a deviation relating to parking on Blocks 1 & 8.

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

Signature

8/31/2026

Date

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

