VILLAGE OF ESTERO
PLANNING ZONING AND DESIGN BOARD MEETING
PACKET
NOVEMBER 17, 2026, 04:30 PM

www.Estero-fl.gov

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

November 17, 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 October 20, 2026 meeting minutes**

      Attachment: 10202026_PZDB Minutes.pdf

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

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

a. **Coconut Point Zoning and DRI Amendments -- Waypoint Residences (DCI2026-E002 and DRI2026-E001) (District 6) 8021 Cinema Way. Continued from October 20th Public Hearing.**

Applicant requests a continuance to the December 15th meeting to revise plans.

The applicant seeks to redevelop the Regal Theater at Coconut Point with the construction of a 355-unit, 4-story apartment building, attached parking garage and shared surface parking. The development extends from Cinema Way to Via Coconut.

A Public Information Meeting was held January 13, 2026, a Workshop was held March 10, 2026 and the Public Hearing was held October 20th which was continued to the November 17th meeting.

Refer to Staff Report and materials from the October 20th meeting.

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

b. Mission Grove 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.

The applicant seeks to amend the Plaza Del Sol Commercial Planned Development (CPD) to allow 163 units of Assisted Living, Memory Care and Independent Living Units on the 7.04-acre portion of Parcel G.

Public Information Meeting was held July 21, and Workshop was held September 15, 2026.

See Staff Report and Draft Zoning Ordinance.

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

Attachment: 1. Mission Grove of Estero - Staff Report.pdf
Attachment: 2. Staff Report Attachment A. Applicant_s Maps - Zoning and Future Land Use.pdf
Attachment: 3. Staff Report Attachment B. Applicant_s Summary of PIM.pdf
Attachment: 4. Staff Report Attachment C. Zoning Resolution Z-09-037.pdf
Attachment: 5. Staff Report Attachment D. Master Concept Plan.pdf
Attachment: 6. Staff Report Attachment E. Applicant_s Deviations and Justifications.pdf
Attachment: 7. Staff Report Attachment F. Applicant_s Traffic Impact Study.pdf
Attachment: 8. Mission Grove of Estero - 8-Day Letter with attachment.pdf
Attachment: 9. Mission Grove of Estero - Ordinance No. 2026-XX.pdf
Attachment: 10. Ordinance Exhibit A. Legal Description.pdf
Attachment: 11. Ordinance Exhibit B. Master Concept Plan.pdf
Attachment: 12. Ordinance Exhibit C. - Pattern Book.pdf
Attachment: 13. Mission Grove of Estero - Presentation.pdf

7. Board Communications

a. Review 2027 Planning Zoning and Design Board meeting schedule

Attachment: 2027 PZDB Meeting Schedule .pdf

b. **Next meeting -December 15, 2026**

8. **Adjourn**

General Attachments

- Transcipt.pdf

PLANNING ZONING AND DESIGN BOARD MEETING
TUESDAY, NOVEMBER 17, 2026, 4:30 P.M.

DISCLAIMER:
THIS FILE REPRESENTS AN UNEDITED VERSION OF REALTIME CAPTIONING WHICH SHOULD NEITHER BE RELIED UPON FOR COMPLETE ACCURACY NOR USED AS A VERBATIM TRANSCRIPT.
ANY PERSON WHO NEEDS A VERBATIM TRANSCRIPT OF THE PROCEEDINGS MAY NEED TO HIRE A COURT REPORTER.

4:36:28PM [SOUNDING GAVEL]
4:36:29PM >>Anthony Gargano: I WOULD LIKE TO CALL TO ORDER THE REGULAR
4:36:32PM MEETING OF THE VILLAGE OF ESTERO PLANNING ZONING AND DESIGN
4:36:35PM BOARD.
4:36:35PM WOULD EVERYONE RISE, PLEASE, FOR THE PLEDGE OF ALLEGIANCE.
4:36:39PM [PLEDGE OF ALLEGIANCE]
4:36:54PM THANK YOU.
4:36:54PM TAMMY, CAN WE HAVE A CALL OF THE ROLL, PLEASE?
4:37:00PM >> BOARD MEMBER JEANNIN IS ABSENT TODAY.
4:37:02PM BOARD MEMBER JONES?
4:37:03PM >>Barry Jones: HERE.
4:37:05PM >>Al Paivandy: HERE.
4:37:07PM >>Michael Sheeley: HERE.
4:37:09PM >>James Tatooles: HERE.
4:37:11PM >>Jim Wallace: HERE.
4:37:13PM >> BOARD MEMBER WILLIAMS IS ABSENT TODAY.
4:37:15PM CHAIRMAN GARGANO.
4:37:17PM >>Anthony Gargano: HERE.

4:37:18PM ENTERTAIN A MOTION FOR APPROVAL OF THE AGENDA?
4:37:23PM >>Michael Sheeley: SO MOVED.
4:37:24PM >>James Tatooles: SECOND.
4:37:28PM >>Anthony Gargano: THIS IS QUASI-JUDICIAL TONIGHT SO WE CAN
4:37:31PM HAVE A ROLL CALL VOTE?
4:37:35PM >>Barry Jones: YES.
4:37:37PM >>Al Paivandy: YES.
4:37:38PM >>Michael Sheeley: YES.
4:37:40PM >>James Tatooles: YES.
4:37:42PM >>Jim Wallace: YES.
4:37:44PM >>Anthony Gargano: YES.
4:37:44PM NOW I WOULD LIKE A MOTION ON APPROVAL OF THE CONSENT AGENDA,
4:37:53PM WHICH INCLUDES THE MINUTES AS PRESENTED.
4:37:58PM >>Michael Sheeley: SO MOVED.
4:38:00PM >>Al Paivandy: SECOND.
4:38:01PM >>Anthony Gargano: CAN WE HAVE A ROLL CALL VOTE ON THAT,
4:38:03PM PLEASE?
4:38:03PM >>Tammy Duran: BOARD MEMBER JONES?

4:38:05PM >>Barry Jones: AYE.
4:38:06PM >>Al Paivandy: AYE.
4:38:08PM >>Michael Sheeley: YEP.
4:38:09PM >>James Tatooles: YEP.
4:38:11PM >>Jim Wallace: YES.
4:38:12PM >>Anthony Gargano: YES.
4:38:13PM THANK YOU, TAMMY.

4:38:15PM OKAY, TONIGHT, THE BOARD WILL BE SITTING HEARING
4:38:23PM QUASI-JUDICIAL PROCEDURES.
4:38:27PM >>Mary Gibbs: MR. CHAIRMAN, BEFORE WE START THE
4:38:29PM QUASI-JUDICIAL, MAY I JUST ASK, SINCE WE'RE ASKING -- WE'RE
4:38:34PM GOING TO BE ASKING TO CONTINUE A CASE TO DECEMBER.
4:38:36PM >>Anthony Gargano: YEAH, I WAS GOING TO GET TO THAT.
4:38:39PM I WANTED TO GET THIS PART OUT OF THE WAY FIRST.
4:38:41PM GOTCHA COVERED.
4:38:43PM OKAY.
4:38:44PM SO I'M GOING TO DEFER TO COUNSEL TO READ A STATEMENT ON
4:38:51PM QUASI-JUDICIAL MEETINGS.
4:38:52PM >>Erica Augello: OKAY.
4:38:53PM THIS IS AN APPLICATION FOR WHICH THE BOARD SITS IN A
4:38:56PM QUASI-JUDICIAL CAPACITY.
4:38:57PM THE BOARD'S DECISION TO APPROVE OR NOT APPROVE THE
4:38:59PM APPLICATION MUST BE BASED ON THE CRITERIA IN THE LAND
4:39:02PM DEVELOPMENT CODE AND ON SUBSTANTIAL COMPETENT EVIDENCE THAT
4:39:04PM IS PRESENTED BY THE PARTIES AT THE HEARING.
4:39:07PM THE PROCEDURES TO BE FOLLOWED OR THOSE SET FORTH IN THE
4:39:09PM BOARD'S RULES OF PROCEDURE.
4:39:11PM IF YOU INTEND TO PROVIDE TESTIMONY ON THE APPLICATION, YOU
4:39:13PM MUST BE SWORN IN BY THE CLERK AND YOU MUST ALSO GIVE THE
4:39:16PM CLERK A COMPLETED PUBLIC SPEAKER'S CARD PRIOR TO SPEAKING.
4:39:19PM PLEASE BE ADVISED THAT ANY PERSON WHO PROVIDES TESTIMONY ON
4:39:22PM AN APPLICATION MAY BE SUBJECT TO CROSS-EXAMINATION BY THE

4:39:25PM APPLICANT, VILLAGE STAFF, OR ANY OTHER RECOGNIZED PARTY TO
4:39:28PM THE MATTER.
4:39:29PM NONPARTIES ARE NOT PERMITTED TO CROSS-EXAMINE WITNESSES, BUT
4:39:32PM THE PUBLIC MAY USE THEIR ALLOTTED TIME TO SUGGEST THAT THE
4:39:35PM BOARD DIRECT QUESTIONS ON THEIR BEHALF TO ANY PARTY.
4:39:37PM THE APPLICANT AND THE VILLAGE STAFF MAY CROSS-EXAMINE
4:39:40PM WITNESSES.
4:39:41PM THE BOARD MEMBERS MAY ALSO ASK QUESTIONS OF ANY WITNESSES.
4:39:43PM THE CLERK WILL SWEAR IN ANY PERSONS WHO INTEND TO PROVIDE
4:39:47PM TESTIMONY ON THE APPLICATION EITHER AS A PARTY WITNESS OR A
4:39:50PM MEMBER OF THE PUBLIC.
4:39:51PM THE VILLAGE STAFF WILL INTRODUCE THE APPLICATION.
4:39:53PM THEN THE APPLICANT WILL HAVE TIME TO PRESENT ITS EVIDENCE,
4:39:57PM WITNESSES, AND ARGUMENT.

4:39:58PM THE VILLAGE STAFF MAY THEN CROSS-EXAMINE ANY APPLICANT
4:40:01PM WITNESS.
4:40:02PM VILLAGE STAFF WILL THEN PRESENT THE VILLAGE'S EVIDENCE,
4:40:04PM WITNESSES, AND ARGUMENT WHICH WILL INCLUDE STAFF'S ANALYSIS
4:40:08PM OF THE APPLICATION.
4:40:08PM THE APPLICANT MAY THEN CROSS-EXAMINE ANY APPLICANT WITNESS.
4:40:12PM AFTER THE PARTIES HAVE PRESENTED THEIR CASES, THE CHAIR WILL
4:40:14PM ALLOW MEMBERS OF THE PUBLIC WHO HAVE BEEN SWORN TO PROVIDE
4:40:16PM TESTIMONY.
4:40:17PM PLEASE MAKE YOUR COMMENTS CONCISELY AS PUBLIC TESTIMONY IS
4:40:20PM LIMITED TO THREE MINUTES PER PERSON AND TIME MAY NOT BE

4:40:24PM DONATED FROM ONE PERSON TO ANOTHER.
4:40:26PM UPON CONCLUSION OF PUBLIC TESTIMONY, ANY PARTY MAY REQUEST A
4:40:29PM BRIEF REBUTTAL TO REFUTE OR RESPOND TO PUBLIC TESTIMONY
4:40:31PM ONLY.
4:40:32PM BOARD MEMBERS MAY POSE QUESTIONS OF A PARTY OR MEMBER OF THE
4:40:35PM PUBLIC AT ANY TIME, BUT WILL GENERALLY HOLD QUESTIONS OF
4:40:37PM PARTIES UNTIL THEY COMPLETE THEIR CASES.
4:40:39PM PURSUANT -- WE'LL JUST LEAVE THAT ONE OUT.
4:40:45PM IN ACCORDANCE WITH FLORIDA LAW, HAVE ANY BOARD MEMBERS HAD
4:40:48PM ANY EX PARTE COMMUNICATION REGARDING THE APPLICATIONS THAT
4:40:51PM ARE BEFORE THE BOARD TODAY?
4:40:53PM >> NO.
4:40:54PM >>Erica Augello: SEEING NONE, DOES ANYONE HAVE ANY CONFLICT
4:40:57PM OF INTEREST ON THE APPLICATIONS BEING PRESENTED HERE TODAY?
4:41:01PM >> NO.
4:41:01PM >> NONE.
4:41:02PM >> NO.
4:41:02PM >>Erica Augello: OKAY.
4:41:03PM AT THIS TIME, ANYONE WHO WISHES OR INTENDS TO TESTIFY AT THE
4:41:06PM HEARING, PLEASE STAND AND RAISE YOUR RIGHT HAND FOR THE
4:41:08PM CLERK TO ADMINISTER THE OATH.
4:41:13PM >>Tammy Duran: DO YOU SWEAR TO TELL THE TRUTH, THE WHOLE
4:41:15PM TRUTH AND NOTHING BUT THE TRUTH SO HELP YOU GOD?
4:41:19PM >> I DO.
4:41:20PM >>Erica Augello: SO SWORN.

4:41:21PM WE MAY PROCEED.
4:41:21PM >>Anthony Gargano: THANK YOU.
4:41:23PM THE FIRST CASE THAT WE HAVE THIS EVENING INVOLVES A
4:41:30PM CONTINUANCE.
4:41:31PM BEFORE WE PROCEED, THE CONTINUANCE WOULD BE TO NEXT MONTH,
4:41:36PM CHRISTMAS MONTH.
4:41:38PM THAT'S A TIME WHEN I KNOW A LOT OF PEOPLE TRAVEL.
4:41:41PM SO I'D LIKE A STRAW POLL OF THE BOARD TO SEE -- JUST TO
4:41:46PM ENSURE THAT WE'RE GOING TO HAVE A QUORUM AT THE NEXT
4:41:49PM MEETING.

4:41:49PM THAT NEXT MEETING WILL BE DECEMBER 15.
4:41:53PM I FOR ONE WILL BE HERE.
4:41:56PM >>Michael Sheeley: I'LL BE HERE.
4:41:59PM >> I'LL BE HERE.
4:42:03PM >>Jim Wallace: 15th, I WILL BE HERE.
4:42:05PM >>Anthony Gargano: OKAY.
4:42:06PM WE HAVE A QUORUM.
4:42:07PM BARRY?
4:42:10PM >>Barry Jones: YEAH, I'LL BE HERE.
4:42:12PM >>Anthony Gargano: SO WE HAVE A QUORUM, PLUS.
4:42:14PM >>Barry Jones: FLYING OUT WEDNESDAY.
4:42:15PM MAKE SURE.
4:42:19PM >>Anthony Gargano: OKAY.
4:42:20PM MARY, DO YOU WANT TO SET UP OUR FIRST HEARING THEN?
4:42:25PM >>Mary Gibbs: WELL, THE APPLICANT IS ASKING -- REMEMBER LAST

4:42:29PM MONTH, THE APPLICANT REQUESTED A 30-DAY CONTINUANCE TO
4:42:33PM TONIGHT, AND THEY ARE MAKING SOME REVISIONS BASED ON YOUR
4:42:36PM COMMENTS AT THE LAST MEETING, BUT THEY HAVEN'T REALLY HAD
4:42:40PM ENOUGH TIME TO FINALIZE THE CHANGES THAT THEY ARE MAKING IN
4:42:43PM ORDER TO GET US A LITTLE TIME FOR YOU TO REVIEW IT.
4:42:45PM THEY CONTACTED ME AND SAID WE'D LIKE TO CONTINUE TO THE
4:42:49PM DECEMBER 15th HEARING SO WE CAN FINISH UP OUR REVISIONS
4:42:54PM AND COME BACK.
4:42:56PM >>Anthony Gargano: THANK YOU.
4:42:57PM NEALE, ANY COMMENTS ON THAT?
4:43:02PM >>Neale Montgomery: NEALE MONTGOMERY, FOR THE RECORD.
4:43:05PM YOU GUYS HAD A LOT OF QUESTIONS.
4:43:08PM IT'S BEEN MORE TIME-CONSUMING THAN WE EXPECTED TO ADDRESS
4:43:11PM ALL OF YOUR QUESTIONS, AND I DON'T REMEMBER WHO, SOMEBODY
4:43:14PM SAID, WHAT HAPPENS IF YOU'RE NOT READY, I SAID I'LL PROBABLY
4:43:17PM COME BACK AND ASK FOR CONTINUANCE, SO THAT'S WHAT I'M DOING.
4:43:21PM WE DON'T WANT IT TO BE A -- WE WANT IT TO GO SMOOTHLY.
4:43:27PM >>Anthony Gargano: THANK YOU.
4:43:28PM WE'LL ENTERTAIN A MOTION FOR CONTINUANCE TO DATE CERTAIN,
4:43:31PM THAT DATE WOULD BE DECEMBER 15, 2026.
4:43:37PM >>Michael Sheeley: SO MOVED.
4:43:38PM >>Al Paivandy: SECOND.
4:43:39PM >>Anthony Gargano: CAN WE HAVE A ROLL CALL VOTE, TAMMY?
4:43:44PM >>Tammy Duran: BOARD MEMBER JONES?
4:43:45PM >>Barry Jones: YES.

4:43:48PM >>Al Paivandy: YES.
4:43:50PM >>Michael Sheeley: YES.
4:43:52PM >>James Tatooles: YES.
4:43:55PM >>Jim Wallace: YES.
4:43:57PM >>Anthony Gargano: YES.
4:43:57PM THANK YOU.

4:44:01PM >>Michael Sheeley: THANK YOU, NEALE.
4:44:03PM >>Anthony Gargano: NEXT, MARY, YOU WANT TO TEE THAT OFF?
4:44:10PM >>Mary Gibbs: AYMEE WILL DO A QUICK INTRO AND TURN IT OVER.
4:44:27PM >>Aymee Chavez: GOOD EVENING, BOARD MEMBERS.
4:44:29PM THE NEXT ITEM ON TONIGHT'S AGENDA IS A PUBLIC HEARING FOR
4:44:33PM MISSION GROVE OF ESTERO.
4:44:35PM THE PROPOSED ZONING AMENDMENT WOULD ALLOW FOR A THREE-STORY
4:44:39PM SENIOR HOUSING DEVELOPMENT CONSISTING OF 163 UNITS,
4:44:44PM INCLUDING 65 INDEPENDENT LIVING UNITS AND 98 ASSISTED LIVING
4:44:48PM AND MEMORY CARE UNITS.
4:44:50PM THE APPROXIMATELY SEVEN ACRE PROPERTY IS LOCATED WITHIN THE
4:44:55PM PLAZA DEL SOL COMMERCIAL PLANNED DEVELOPMENT.
4:44:59PM ON THE NORTH SIDE OF ARCOS AVENUE, EAST OF ESTERO MEDICAL
4:45:02PM CENTER.
4:45:02PM THE PUBLIC INFORMATION MEETING WAS HELD AT THE JULY 21st
4:45:06PM PZDB MEETING, AND AT THE SEPTEMBER 15th MEETING, A
4:45:11PM WORKSHOP WAS HELD DURING WHICH THE APPLICANT PRESENTED
4:45:14PM UPDATED ARCHITECTURAL RENDERINGS AND ELEVATIONS IN RESPONSE
4:45:19PM TO COMMENTS FROM THE JULY MEETING.

4:45:20PM FOR SOME BACKGROUND, THIS IS THE SITE OF THE PREVIOUSLY
4:45:25PM APPROVED PHOENIX SENIOR LIVING COMMUNITY.
4:45:27PM THE ASSISTED LIVING FACILITY WAS APPROVED IN 2018, BUT WAS
4:45:32PM NEVER CONSTRUCTED.
4:45:33PM IN 2024, THE VILLAGE APPROVED A ZONING AMENDMENT TO ALLOW A
4:45:38PM MIXED-USE DEVELOPMENT CONSISTING OF SELF-STORAGE, OFFICE,
4:45:43PM AND HOTEL USES.
4:45:44PM THAT PROJECT DID NOT MOVE FORWARD.
4:45:47PM THE CURRENT PROPOSAL WOULD ALLOW FOR A SENIOR HOUSING
4:45:51PM DEVELOPMENT SIMILAR TO THE PHOENIX PROJECT.
4:45:54PM IF THERE ARE NO QUESTIONS, I'LL TURN IT OVER TO THE
4:45:56PM APPLICANT TO BEGIN THE PRESENTATION.
4:45:58PM I BELIEVE STACY HEWITT WILL BE STARTING US OFF.
4:46:02PM >>Anthony Gargano: THANK YOU.
4:46:08PM >>Stacy Ellis Hewitt: GOOD AFTERNOON, BOARD MEMBERS.
4:46:09PM STACY ELLIS HEWITT, PLANNING DIRECTOR AT RVi
4:46:15PM PLANNING + LANDSCAPE ARCHITECTURE.
4:46:17PM I'VE PREVIOUSLY TESTIFIED BEFORE THE BOARD AS AN EXPERT
4:46:23PM WITNESS IN PLANNING AND JUST DOING SO AGAIN TODAY.
4:46:27PM WE DO HAVE THE APPLICANT'S TEAM PRESENT WITH US TODAY.
4:46:35PM WE HAVE LINDSEY PHIPPS WITH THE APPLICANT LEO BROWN GROUP AS
4:46:38PM WELL AS NEALE MONTGOMERY WHO IS OUR ATTORNEY AND SABRINA
4:46:42PM McCABE, WHO IS OUR LANDSCAPE ARCHITECT.
4:46:46PM GLEN BAURHYTE WITH FORUM, AND BRENT ADDISON IS OUR CIVIL
4:46:50PM ENGINEER.

4:46:50PM AND WE ALSO HAVE TED TREESH ON TRAFFIC.
4:46:53PM THE PRESENTATION WILL CONSIST OF MYSELF AS WELL AS THE

4:46:57PM ARCHITECT AND LANDSCAPE ARCHITECT, BUT THE REST OF THE TEAM
4:47:01PM IS HERE FOR QUESTIONS IF YOU HAVE ANY.
4:47:02PM THE SITE IS LOCATED WITHIN THE PLAZA DEL SOL SUBDIVISION,
4:47:09PM WHICH IS LOCATED AT THE NORTHEAST CORNER OF CORKSCREW ROAD
4:47:12PM AND THREE OAKS PARKWAY.
4:47:14PM THE PLAZA DEL SOL SUBDIVISION CONSISTS OF THE PARCEL SHOWN
4:47:18PM HERE AND ENDS AT THE PUENTE LANE.
4:47:23PM PARCEL G IS THE SUBJECT PROPERTY HERE IN RED AS WELL AS THE
4:47:27PM MEDICAL OFFICES TO THE WEST.
4:47:30PM YOU'LL SEE US REFERENCE THE EAST PORTION OF PARCEL G
4:47:33PM THROUGHOUT THE PRESENTATION AND THE PORTION IN RED IS THAT
4:47:42PM SITE.
4:47:42PM THE REQUEST IS AN AMENDMENT TO 7.04 ACRES OF PARCEL G OF THE
4:47:48PM PLAZA DEL SOL COMMERCIAL PLANNED DEVELOPMENT FOR A PROPOSED
4:47:51PM SENIOR HOUSING DISTRICT WITH A MIXTURE OF 163 ASSISTED
4:47:55PM LIVING INDEPENDENT LIVING AND MEMORY CARE UNITS WITH
4:47:58PM DEVIATIONS.
4:48:00PM THE REQUEST DOES RESULT IN REDUCTION IN TRAFFIC AND HEIGHT.
4:48:03PM THE HEIGHT CURRENTLY APPROVED IS 65 FEET, AND THE PROPOSED
4:48:08PM HEIGHT, MAXIMUM HEIGHT IS 41.8 -- OR 41-FOOT, 8 INCHES WITH
4:48:13PM THIS APPLICATION.
4:48:16PM THE APPLICANT AND THE STAFF ARE IN AGREEMENT, AND WE BOTH
4:48:21PM AGREE THAT THE REQUEST IS CONSISTENT WITH THE TRANSITIONAL

4:48:25PM MIXED USE FUTURE LAND USE CATEGORY, AND THE REQUEST FURTHERS
4:48:29PM THE MIXED USE NATURE OF THE COMMERCIAL PLANNED DEVELOPMENT.
4:48:32PM AND ALSO AGREE THAT THE ZONING IS CONSISTENT AND COMPATIBLE
4:48:35PM WITH THE SURROUNDING USES.
4:48:37PM AS AYMEE HAD MENTIONED, THE ZONING HISTORY ON THE SITE, IT
4:48:42PM IS PLAZA DEL SOL CPD WITHIN THE CORKSCREW ROAD OVERLAY.
4:48:47PM THE SENIOR LIVING USES WERE ORIGINALLY ADDED IN 2010 AND
4:48:52PM WERE APPROVED BY THE VILLAGE IN 2018 FOR THAT PHOENIX
4:48:55PM ASSISTED LIVING.
4:48:58PM THE 2024 APPROVAL DID HAVE STORAGE AND HOTEL AND 65-FOOT
4:49:04PM HEIGHT.
4:49:04PM WE'RE REQUESTING TO REPLACE THAT WITH THE PROPOSED
4:49:06PM DEVELOPMENT.
4:49:07PM WHICH IS SIMILAR TO THE 2018 APPROVAL.
4:49:10PM THE REQUEST IS APPROPRIATE INFILL DEVELOPMENT AND IS
4:49:14PM CONSISTENT WITH PREVIOUSLY APPROVED USES ON THE SITE.
4:49:16PM THIS IS A CASE STUDY THAT'S PREVIOUSLY BEEN SHOWN OF THE
4:49:22PM MISSION GROVE AT STONEYBROOK.
4:49:24PM JUST SHOWING AN EXAMPLE OF ONE OF THEIR EXISTING PROJECTS.
4:49:27PM AGAIN, THE PUBLIC INFORMATION MEETING WAS HELD ON JULY
4:49:33PM 21st, AND WE CAME BACK FOR A WORKSHOP ON SEPTEMBER 15 AND
4:49:38PM BROUGHT BACK SEVERAL OF THE REVISIONS THAT YOU HAD PROVIDED
4:49:43PM SOME COMMENTS ON WHICH ENHANCED THE PROJECT.
4:49:46PM AND ON THE 15th THOSE CHANGES WERE RECEIVED WITH

4:49:51PM COMPLIMENTS AND NO FURTHER CHANGES REQUESTED.

4:49:52PM THIS IS THE MASTER CONCEPT PLAN PROPOSED FOR THE SITE.
4:49:59PM SINCE WE'VE LAST SEEN YOU, WE DID ADD, INCORPORATE THE
4:50:03PM WESTERN BUFFER AND THAT HAS BEEN INCLUDED IN THE DRAFT
4:50:07PM ORDINANCE.
4:50:08PM SINCE NO BUFFER WAS PREVIOUSLY REQUIRED THERE, WE ARE
4:50:10PM PROPOSING AS OUTLINED IN THE PATTERN BOOK AND WE ALSO
4:50:16PM DEMONSTRATE THE ACCESS ON THE SITE AS WELL AS THE LOCATIONS
4:50:20PM OF THE TWO DEVIATIONS THAT ARE REQUESTED AND AS WELL AS THE
4:50:26PM PUBLIC GATHERING SPACES FOR THE INTERNAL USES AS WELL AS THE
4:50:30PM PUBLIC PLAZA AT THE ENTRANCE.
4:50:31PM AS FAR AS DEVIATIONS, THERE'S NO CHANGES TO THE EXISTING
4:50:37PM APPROVED DEVIATIONS IN THE PLAZA DEL SOL RESOLUTIONS, AND
4:50:42PM STAFF RECOMMENDS APPROVAL OF BOTH REQUESTED DEVIATIONS AS
4:50:46PM CONDITIONED BY THE PROPOSED RESOLUTION.
4:50:48PM THOSE TWO DEVIATIONS WERE DEVIATION 12 FOR THE MINIMUM
4:50:52PM PARKING SPACES TO REQUEST REDUCTION, AND WE WENT THROUGH
4:50:57PM THAT IN SOME DETAIL IN THE PRIOR PRESENTATIONS, AND WE'VE
4:51:03PM WORKED WITH STAFF AND ARE IN AGREEMENT THAT THE DEVIATION IS
4:51:09PM APPROPRIATE FOR THE SITE.
4:51:09PM IT DOES HAVE THE AGE RESTRICTED SENIOR LIVING COMMUNITY, THE
4:51:14PM TRIP GENERATIONS SHOW THAT REDUCTION AS WELL, AND THE
4:51:18PM EXISTING DEVELOPMENT WAS PARKED AT A SIMILAR, THE CASE STUDY
4:51:22PM WAS PARKED AT A SIMILAR RATE AS WHAT'S PROPOSED.
4:51:26PM DEVIATION 13 WAS FOR NO WHEEL STOPS, JUST ALLOWING THAT
4:51:32PM TWO-FOOT OVERHANG ON SIDEWALKS, ALLOWING SEVEN FOOT

4:51:36PM SIDEWALKS SO THAT THERE'S NO IMPEDANCE ON THAT FIVE FOOT --
4:51:40PM MINIMUM FIVE-FOOT PEDESTRIAN ACCESS WAY.
4:51:43PM IN REGARDS TO TRANSPORTATION, THE REQUEST DOES RESULT IN A
4:51:48PM REDUCTION OF TRIPS FROM THE CURRENT APPROVAL.
4:51:51PM THERE'S SUFFICIENT CAPACITY AT ALL SEGMENTS ANALYZED ON
4:51:54PM CORKSCREW ROAD AND THREE OAKS PARKWAY.
4:51:56PM THERE'S ONE SEGMENT CURRENTLY AN LOS F, BUT THAT IS NOT
4:52:02PM CAUSED BY THE PROJECT.
4:52:03PM THE SEGMENT IS CORKSCREW ROAD BETWEEN I-75 AND THREE OAKS
4:52:07PM PARKWAY.
4:52:07PM WITH THAT, I WOULD LIKE TO TURN IT OVER TO THE ARCHITECT.
4:52:26PM >>Glen Baurhyte: GOOD EVENING.
4:52:28PM GLEN BAURHYTE FROM FORUM ARCHITECTURE AND INTERIOR DESIGN.
4:52:32PM AS STACY SAID, WE REALLY HAVEN'T CHANGED THE DESIGN MUCH
4:52:39PM SINCE THE LAST WORKSHOP MEETING WITH THE EXCEPTION OF MINOR
4:52:45PM MODIFICATION TO THE MONUMENT SIGN, WHICH WAS IN RESPONSE TO
4:52:49PM STAFF'S CONCERN THAT IT WAS NOT COMPLEMENTARY TO THE
4:52:55PM BUILDING MATERIALS AND DESIGN STYLES.
4:52:57PM SO WE WORKED THAT UP HERE A LITTLE BIT.
4:52:59PM I'LL POINT THAT OUT AS WE GO THROUGH IT.

4:53:01PM BUT OUR STYLE OF ARCHITECTURE IS MEDITERRANEAN, SPECIFICALLY
4:53:05PM MISSION REVIVAL.
4:53:06PM AND WE HAVE THE ELEMENTS LISTED AND THE ARCHITECTURAL STYLE
4:53:12PM HERE AS DESIGNED THROUGHOUT THE ELEVATION DESIGN.
4:53:15PM HERE IS OUR FLOOR PLAN.

4:53:18PM AGAIN, WE HAVE THE MEMORY CARE AND ASSISTED LIVING WING ON
4:53:22PM THE LEFT SIDE OF THE BUILDING, AND THEN THREE STORIES OF
4:53:25PM INDEPENDENT LIVING UNITS ON THE RIGHT, AND IN THE MIDDLE IS
4:53:28PM THE AMENITY AND BUSINESS FUNCTION OF THE BUILDING.
4:53:34PM WE HAVE A POOL COURTYARD HERE WITH LOTS OF SHADE SURROUNDING
4:53:38PM IT TO ENSURE THAT WE GET GOOD USE BY RESIDENTS.
4:53:42PM AND THEN ALSO A MEMORY CARE AND ASSISTED LIVING SECURE
4:53:47PM COURTYARD OVER THERE.
4:53:49PM AT THE FRONT, THERE IS A PORTE-COCHERE AND A NICE SHADE
4:53:54PM PORCH FOR PEOPLE WAITING FOR RIDES OR JUST WANT TO GET
4:53:56PM OUTSIDE.
4:53:57PM ALL OF THE SERVICES ARE IN THE BACK OF THE BUILDING.
4:54:01PM THAT'S WHERE THE TRASH AND THE GENERATOR AND THE LOADING
4:54:04PM ARE.
4:54:06PM THE ROOF PLAN HERE ILLUSTRATES THAT IT IS A PITCHED ROOF,
4:54:10PM AND ANY OF THE MECHANICAL EQUIPMENT IS SHIELDED BY MANSARD
4:54:15PM AND PARAPET DESIGN.
4:54:17PM HERE ARE SOME EXAMPLE PHOTOS OF THE STYLE OF ARCHITECTURE
4:54:23PM AND COURTYARD DESIGN WITH LOTS OF SHADE AND INTERESTING
4:54:30PM LAYOUTS, LANDSCAPE-WISE.
4:54:33PM HERE IS THE MATERIAL PALETTE PROPOSED FOR THIS PROJECT,
4:54:37PM INCLUDING THE CONCRETE ROOF TILE, AND THEN THE PAINT COLORS
4:54:42PM HERE.
4:54:43PM BELOW, YOU'LL SEE THE SAMPLES OF ALL THE MATERIALS.
4:54:46PM AND THEN THE LIGHTING DESIGN FIXTURES PROPOSED.

4:54:51PM MOVING ON TO THE RENDERINGS, THE TOP IMAGES ARE WHAT WE
4:54:59PM INITIALLY PRESENTED IN JULY.
4:55:02PM WE TOOK YOUR FEEDBACK TO HEART AND CAME BACK WITH THE
4:55:05PM UPDATED DESIGN, WHICH IS ON THE BOTTOM HERE.
4:55:08PM SOME OF THE CHANGES HERE WERE DESIGNED TO MAKE MORE CONTRAST
4:55:13PM IN TERMS OF COLORS AND VARIATIONS OF HEIGHT AND MASSING AND
4:55:18PM TRYING TO TONE DOWN THE COLOR AND MASSING OF THE ROOF.
4:55:24PM AND PROVIDE A LITTLE BIT MORE DETAIL AND UNIQUENESS
4:55:28PM THROUGHOUT THE DESIGN.
4:55:29PM THIS IS THE PROPOSED ELEVATION AT THE BOTTOM HERE.
4:55:34PM WE EMPHASIZED VERTICAL ELEMENTS A LOT MORE THAN WE HAD
4:55:39PM ORIGINALLY, INCLUDING HAVING MORE OF THESE BELL TOWER
4:55:43PM FEATURES AND MORE UNIQUE DETAILING AT LIKE THE BALCONIES AND
4:55:48PM ENTRYWAY COLONNADES AND SO ON.
4:55:50PM HERE IS THE PROPOSED DESIGN ON THE RIGHT.
4:55:56PM VERY NICE DESIGN THAT WILL FIT WELL WITH THE COMMUNITY OF

4:56:02PM ESTERO.
4:56:04PM THIS IS THE EAST ELEVATION.
4:56:07PM WE ALSO CHANGED THE DESIGN OF THE WINDOWS.
4:56:13PM WE VARIED THEM UP, SAME WINDOW TYPE REPEATING, NOW WE HAVE A
4:56:21PM MULTITUDE OF SINGLE WINDOWS, ARCHED WINDOWS, DOUBLE WINDOWS,
4:56:25PM SPLIT WINDOWS, AS YOU CAN SEE HERE.
4:56:27PM VERY HAPPY WITH THE WAY THE DESIGN HAS TURNED OUT AND ASKING
4:56:37PM FOR YOUR APPROVAL HERE TODAY.
4:56:38PM THIS WAS THE BIGGEST DESIGN CHANGE WAS ON THE WEST ELEVATION

4:56:44PM HERE.
4:56:45PM WE VASTLY IMPROVED THAT.
4:56:46PM AS STACY POINTED OUT, THERE WILL BE A LANDSCAPE BUFFER HERE
4:56:50PM AS WELL.
4:56:50PM THIS IS THE ELEVATION THAT WE JUST SAW ON THE RENDERING.
4:56:57PM WE ALSO HAVE SOME VARIATION OF LOWER ROOFS HERE AT THE
4:57:01PM PEDESTRIAN SCALE IN ADDITION TO THE MAIN ROOF UP HIGH.
4:57:05PM THIS IS THE BACK VIEW WHERE WE HAVE SOME PRIVATE GARAGES AND
4:57:10PM THE POOL COURTYARD TUCKED BACK HERE.
4:57:13PM HERE IS A CLOSE-UP WITH THE BOCCE COURTS WITH SHADE AND A
4:57:22PM SCREEN ENCLOSURE AND POOL UMBRELLAS AND SO ON.
4:57:27PM THIS IS THE REAR ELEVATION.
4:57:31PM AND THEN THE UPDATED GARAGE DESIGN, WHICH WE VARIED THE ROOF
4:57:35PM LINE AND INCREASED THE COLOR CONTRAST.
4:57:39PM THIS IS OUR DUMPSTER AND GENERATOR ENCLOSURE.
4:57:46PM THIS IS THE UPDATED MONUMENT SIGN THAT I REFERRED TO
4:57:50PM EARLIER.
4:57:50PM SO WE ADDED SOME OF THE ROOF SHINGLES FROM THE BUILDING AND
4:57:55PM THEN SOME OF THE DETAILING WITH THE ARCHES AND THE
4:58:01PM ARCHITECTURAL CAST STONE BANDS AT THE SIGN THERE AND THEN
4:58:06PM ADDED AN ADDITIONAL DESIGN COLOR THERE WHICH MATCHES THE
4:58:10PM BUILDING.
4:58:11PM I'LL TURN IT OVER TO SABRINA.
4:58:16PM >>Michael Sheeley: BEFORE YOU GO, I WANT TO COMMEND YOU FOR
4:58:19PM LISTENING AND THE IMPROVEMENTS THAT YOU MADE ARE EVIDENT IN

4:58:21PM THESE DRAWINGS.
4:58:22PM I ALSO WANT TO COMMEND YOU ON YOUR PRINTING OF THIS PACKET
4:58:25PM BECAUSE YOU WERE ABLE TO GET VERY CONSISTENT COLORS.
4:58:29PM IT WAS VERY WELL DONE.
4:58:31PM I THINK OVERALL YOU CREATED A REALLY GOOD PROJECT AND I
4:58:34PM APPRECIATE IT.
4:58:36PM >> THANK YOU.
4:58:36PM >>Barry Jones: YES, BIG IMPROVEMENT IN THE ARCHITECTURE.
4:58:39PM MUCH APPRECIATED.
4:58:41PM >>Glen Baurhyte: THANK YOU.
4:58:47PM >>Sabrina McCabe: GOOD EVENING.
4:58:48PM SABRINA McCABE, LICENSED LANDSCAPE ARCHITECT WITH RVi --

4:58:53PM >>Anthony Gargano: YOU'LL NEED TO SPEAK A LITTLE LOUDER.
4:58:55PM >>Sabrina McCabe: SABRINA McCABE WITH RVi LANDSCAPE,
4:59:00PM PLANNING AND LANDSCAPE ARCHITECTURE.
4:59:01PM I'M A LICENSED LANDSCAPE ARCHITECT.
4:59:03PM I'M HERE TO GO OVER THE DETAILS OF THE LANDSCAPE
4:59:06PM ARCHITECTURE.
4:59:07PM AS GLEN HAD MENTIONED, WE REALLY PUT EFFORT INTO LISTENING
4:59:12PM TO THE COMMENTS FROM THE LAST MEETINGS THAT WE'VE HAD WITH
4:59:14PM THE BOARD MEMBERS.
4:59:15PM AND IT WAS IMPORTANT TO INCORPORATE AND WORK THAT OUT
4:59:19PM TOGETHER.
4:59:19PM SO A LOT OF THE THINGS THAT I'M GOING TO DISCUSS IN PLAN
4:59:23PM VIEW, YOU SAW IN SOME OF THE RENDERINGS AND SUCH A GREAT JOB

4:59:26PM THAT THE ARCHITECTURE TEAM DID TO INCLUDE THOSE DETAILS AND
4:59:30PM BEAUTIFUL ARCHITECTURE AND THEN WORK ON SOME OF THESE SPACES
4:59:32PM THAT ARE IN THE OUTDOOR AREAS.
4:59:34PM RIGHT NOW, YOU'RE LOOKING AT THAT OVERALL PLAN VIEW.
4:59:40PM WE DID LOOK AT WHAT THE PLANT SPECIES ARE AND ADD AS MUCH
4:59:44PM CANOPY AND SHADE WHERE WE COULD.
4:59:46PM WE ARE LOOKING AT A LAYER OF CANOPY ALONG THE BUFFER LINE
4:59:49PM AGAINST THE ROAD.
4:59:50PM AND THEN AS YOU SEE IN THE RENDERINGS AND AT THIS ENTRY,
4:59:54PM GOING TO MORE OF THE TALLER PALMS AND ACCENTS, ADDING COLOR
4:59:57PM AT OUR ENTRYWAY, USING THE SHADE CANOPY AGAIN WHERE WE CAN
5:00:00PM AND FIT IT IN THE PARKING LOT AND THE BUFFERS AND ACCENTING
5:00:05PM AGAIN AND GETTING MORE LAYERS BY THE ENTRY ARRIVAL, THE
5:00:08PM ENTRY DOORS AND ON THE WALKWAYS AROUND THE BUILDINGS.
5:00:11PM AS WE FURTHER DEVELOP THIS, WE WILL CONTINUE TO DEVELOP THE
5:00:15PM PLANTING PALETTE.
5:00:16PM WE DID ALSO INCLUDE SOME ENHANCEMENTS IN THESE DETENTION
5:00:21PM AREAS, AND WE KNOW THAT THOSE ARE IMPORTANT, AND WE'RE GOING
5:00:24PM TO SHOW SOME NATIVE GRASSES AND OTHER TREES, LIKE BALD
5:00:28PM CYPRESS AND THINGS.
5:00:29PM THAT'S WHAT THIS CROSS SECTION IS SHOWING A LITTLE BIT OF
5:00:31PM DETAIL IN AND HOW WE'RE GOING TO DRESS UP THOSE DETENTION
5:00:36PM AREAS.
5:00:36PM THIS IS A LITTLE BIT CLOSER VIEW.
5:00:41PM LAST TIME WE DID NOT HAVE THE DETAIL OF SOME OF THESE

5:00:43PM COURTYARD AREAS.
5:00:46PM AND YOU CAN START TO SEE WHAT THEY WILL BE PROVIDING FOR THE
5:00:49PM RESIDENTS.
5:00:49PM THIS IS AN IMPORTANT GARDEN THAT PROVIDES SOME SPECIMEN TREE
5:00:54PM AND THEN A WALKWAY, AND IT HAS TWO AREAS FOR THE MEMORY CARE
5:00:57PM AND THOSE TO HAVE A LITTLE BIT OF SPACE INTERNAL THAT THEY
5:01:00PM CAN GET OUTSIDE BUT STILL HAVE IT CONTROLLED.
5:01:03PM AND THEN ALSO, AS THEY MENTIONED, THE BUFFER ON THE WEST.

5:01:07PM WE'VE SHOWN THAT AS A REQUIRED BUFFER NOW IN OUR PLANS.
5:01:10PM IT DOES HAVE CANOPY AND SABAL PALMS AND A HEDGE THAT HELPS
5:01:15PM GIVE SOME BUFFERING BETWEEN THE USES BUT IT ALSO CREATES A
5:01:18PM NICE VIEW FROM THESE WINDOWS OF THAT FACILITY.
5:01:21PM AND WE'RE STILL DRESSING UP THAT DETENTION AREA.
5:01:24PM SO IT LOOKS LIKE A MARSH AREA AND A PLANTED, NICE VIEW THAT
5:01:28PM WILL BE LAYERED OVER TIME AND DOES HAVE THAT HEIGHT TO
5:01:31PM PROVIDE THAT SCREENING BETWEEN THESE SIZABLE BUILDINGS AND
5:01:35PM THEIR HEIGHT.
5:01:36PM AND THEN AGAIN, DRESSING UP WHERE WE CAN WITH SOME MORE OF
5:01:39PM THOSE PALMS AND TROPICALS THAT WE LIKE TO SEE.
5:01:44PM SCREENING AROUND OUR SERVICE AREAS.
5:01:45PM ADDING SOME SHADE TO THE DOG PARK, THE AMENITY AREAS WHERE
5:01:49PM WE CAN, LEAVING SOME SPACE AROUND THE POOL AREA FOR SOME
5:01:51PM SUN.
5:01:52PM THEY DID SUCH A GREAT JOB WITH THE ARCHITECTURE ON THE
5:01:54PM GARAGES AND THE BUILDINGS, SO WE DON'T WANT TO HIDE THAT,

5:01:57PM BUT WE DEFINITELY THINK IT'S IMPORTANT TO INCORPORATE THE
5:02:01PM SHADE AND DIFFERENT TEXTURES AND COLORS.
5:02:03PM WE HAVE THIS NICE LAKE FEATURE ON THE SIDE WHERE WE HAVE THE
5:02:07PM LAKE OVERLOOK, AND THAT WAS SOMETHING THAT WE HAD ADDED LAST
5:02:12PM TIME.
5:02:12PM IT WILL HAVE A GAZEBO SHADE STRUCTURE WITH SEATING UNDER IT
5:02:17PM SO THAT THE RESIDENTS CAN COME OUT AND WALK ACROSS AND SIT
5:02:20PM THERE IN COMFORT AND HAVE A NICE SPACE TO SIT OUTDOORS.
5:02:25PM THAT'S MAYBE A QUIETER SPACE FROM THEIR POOL AREA AND SOME
5:02:28PM OF THE OTHER PLACES.
5:02:29PM WE DID, AS THE ARCHITECTURE TEAM HAD SHOWN, THEY DID ADJUST
5:02:35PM THE ENHANCEMENTS ON THE SIGNAGE, AND THEY WERE ADDING SOME
5:02:39PM COLOR AND HAVING THAT SIGN UP A LITTLE HIGHER ALLOWS US TO
5:02:41PM HAVE THAT LANDSCAPING WITHOUT BLOCKING THE SIGN.
5:02:44PM WE USED TO HAVE A FEATURE OUT HERE MORE, AND WE'VE PUSHED IT
5:02:49PM BACK WHERE THIS PUBLIC SEATING AREA WE'RE PROVIDING SOME
5:02:53PM BENCH SEATING UNDER THE SHADE TREE.
5:02:55PM THAT ALLOWS US TO HAVE A SIDE VIEW WITHOUT BLOCKING IT,
5:02:59PM WHICH WE HAD PREVIOUSLY.
5:03:00PM SO WE'RE STILL CONTINUING TO WANT TO HAVE THAT ACCESS TO
5:03:05PM CONNECT TO THE PUBLIC SIDEWALK, BUT TRYING TO PULL IT BACK
5:03:09PM OFF THE ROAD AND GET IT UNDER SOME SHADE.
5:03:11PM AND THEN IT'S ALSO ALONG THAT CONNECTIVITY WHERE YOU COULD
5:03:14PM WALK ALL THE WAY TO THE FRONT DOOR IN THAT LOCATION.
5:03:17PM A LITTLE CLOSER VIEW.

5:03:20PM SO OUR BUFFERS HAVE REMAINED THE SAME AND THE REST OF THE
5:03:27PM ELEVATIONS.
5:03:29PM THIS IS YOUR BUFFER AGAINST THE ROADWAY.
5:03:32PM THERE IS SOME EXISTING LANDSCAPING AND PALMS, SO WE WANT TO

5:03:35PM USE SOME OF THE CANOPIES AS WE MENTIONED, SO YOU'RE SEEING
5:03:38PM MORE OF AN OAK VARIETY HERE.
5:03:40PM WE'RE GOING TO USE A LOT, AS BUFFERS NATIVE SPECIES.
5:03:45PM WHEN IT COMES TO THE WEST BUFFER AGAINST THE COMMERCIAL,
5:03:47PM WE'RE LOOKING AT USING SOME PALMS, OUR SABAL PALMS.
5:03:51PM THOSE ALLOW US TO DO VARIED HEIGHTS AND KIND OF BREAK UP
5:03:54PM THAT LINE AND THAT TALL BUILDING, AND WE'LL BE SHOWING THAT
5:03:58PM HEDGE AS WELL FROM INSTALL DAY.
5:04:00PM BUT IT WILL BE ABLE TO GROW AND BE MAINTAINED AT FIVE FOOT
5:04:04PM HEIGHT IF THEY WOULD LIKE TO KEEP IT THAT HIGH.
5:04:07PM HERE IS OUR PALETTE.
5:04:09PM WE DID EXPAND THE PALETTE.
5:04:12PM WE ARE USING A LOT OF THESE SPECIES OF CANOPY TREES IN THE
5:04:16PM PARKING AREAS AND BUFFERS AS MENTIONED AND THEN THE PALMS
5:04:19PM HERE.
5:04:19PM AS YOU GET CLOSER TO THE BUILDING, YOU'LL START TO SEE SOME
5:04:23PM OF THESE AS WE DEVELOP OUR PLANS IN MORE DETAIL.
5:04:25PM I DID NOT DO FURTHER RENDERINGS AND JUST KIND OF BRINGING IT
5:04:32PM BACK TO A COUPLE TO SHOW THE DIFFERENCES OF WHAT WE WERE
5:04:35PM DOING FROM A BUFFER STANDPOINT.
5:04:36PM THIS SHOWS IN A MORE RENDERING VIEW, BUT WE REALLY DID

5:04:41PM ENHANCE THIS BUFFER, AND THAT ALONG WITH THE PLANTED
5:04:43PM DETENTION AREA REALLY PROVIDES A NICE LANDSCAPE.
5:04:46PM AND THEN AGAIN, AT THE BACK AREA AND THE AMENITIES.
5:04:52PM WE DON'T WANT TO COMPLETELY SHADE IT AROUND THE POOL, BUT WE
5:04:55PM DEFINITELY WANT TO CREATE A REALLY NICE EXPERIENCE AND WORK
5:04:58PM WITH THE TEAM ON THE LANDSCAPE, THE PAVERS.
5:05:01PM IT WILL BE A REALLY NICE AMENITY FOR THE FAMILIES THAT COME
5:05:05PM AND VISIT.
5:05:05PM I THINK THAT ABOUT WRAPS UP FOR LANDSCAPE.
5:05:10PM WE REALLY DID TRY TO PICK UP ON THE SHADE, MAKING SURE THAT
5:05:13PM WE PROVIDED SOME MORE LAYERS OF LANDSCAPE AND COLOR AND
5:05:16PM REALLY GET THE BUFFERING ADEQUATE AROUND ALL PERIMETERS.
5:05:22PM >>Anthony Gargano: GREAT JOB.
5:05:23PM >>Barry Jones: ASK A QUICK QUESTION.
5:05:26PM DEVIATION 11 SAYS NO BUFFER REQUIRED THERE, AND THEN YOU
5:05:29PM SAID THAT IT'S GOING TO BE REQUIRED BUFFER.
5:05:32PM SHOULD DEVIATION 11 BE WITHDRAWN?
5:05:36PM >>Mary Gibbs: DEVIATION 11 WAS THE LEFT-OVER ONE FROM THE
5:05:40PM OLD ORDINANCE.
5:05:40PM SO WHAT WE SAID IS WE PUT A CONDITION IN THIS APPROVAL THAT
5:05:43PM SAID THAT THE PRIOR CONDITIONS STILL APPLIED UNLESS THEY
5:05:50PM WERE SUPERSEDED BY THESE NEW CONDITIONS.
5:05:52PM SINCE THEY DIDN'T HAVE TO DO A BUFFER BUT THEY AGREED TO DO
5:05:55PM A BUFFER BECAUSE YOU SUGGESTED IT, THEY'LL DO THE BUFFER.
5:05:58PM BUT WE DON'T REALLY NEED TO CHANGE ANYTHING BECAUSE I'VE GOT

5:06:01PM THAT COVERED IN THE CONDITION OF THE PRIOR APPROVALS.
5:06:03PM >>Barry Jones: OKAY.
5:06:04PM I JUST SAW IN THE STAFF REPORT IT SAID NEW DEVIATION 11.
5:06:07PM >>Mary Gibbs: I KNOW.
5:06:09PM IT WAS CONFUSING BECAUSE THERE WAS 11 IN THE OLD ONE, BUT
5:06:13PM MOST OF THEM DON'T EVEN APPLY TO THIS PARTICULAR PARCEL.
5:06:16PM IT'S JUST VERY CONFUSING.
5:06:18PM >>Barry Jones: DO YOU HAVE PERMISSION TO CONNECT THE
5:06:20PM SIDEWALK TO THE PARCEL G TRACT?
5:06:27PM >> HERE WE DO HAVE A CONNECTION.
5:06:29PM >>Barry Jones: UP IN THE NORTH, WHERE YOU ARE GOING OVER AND
5:06:32PM CONNECTING TO THE MEDICAL CENTER.
5:06:33PM I WAS JUST WONDERING IF THAT WAS A WANT TO OR IF THAT WAS AN
5:06:37PM ACTUAL COMMITMENT.
5:06:38PM I WAS LOOKING AT THE ATWELL SITE PLAN.
5:06:42PM >> I BELIEVE THAT IS NOT REQUIRED.
5:06:47PM >>Barry Jones: YOU'RE GOING TO EXTEND -- PROPERTY LINE, AND
5:06:51PM IF THEY WANT TO HOOK UP, THEY CAN, IS THAT THE INTENT?
5:06:54PM >>Sabrina McCabe: YES.
5:06:55PM >>Barry Jones: THANK YOU.
5:06:57PM >>Sabrina McCabe: I CAN BRING CIVIL TEAM UP.
5:06:59PM THIS PIECE RIGHT HERE.
5:07:02PM >>Barry Jones: CORRECT.
5:07:04PM >>Sabrina McCabe: SO WE STOP IT --
5:07:06PM >>Barry Jones: NO, THE MIDDLE OF THE SITE WHERE IT STUBS

5:07:09PM OVER TO PARCEL G SIDEWALK CONNECTION.
5:07:11PM DOESN'T SHOW ON THAT PLAN.
5:07:12PM YOU DON'T SEE THAT WINDOW.
5:07:15PM >>Sabrina McCabe: OKAY.
5:07:16PM I WILL GET CONFIRMATION, BUT I DON'T BELIEVE IT'S REQUIRED.
5:07:19PM >>Barry Jones: JUST CURIOUS.
5:07:21PM SEVEN FOOT SIDEWALKS ARE ONLY WHERE THE PARKING SPOTS ABUT
5:07:24PM THEM AND EVERYWHERE ELSE YOU HAVE FIVE, IS THAT THE INTENT?
5:07:28PM >>Sabrina McCabe: CORRECT.
5:07:31PM >>Barry Jones: THANK YOU.
5:07:31PM >>Jim Wallace: CAN I ASK YOU ONE QUESTION?
5:07:33PM ONE OF THE THINGS WE TALKED ABOUT AT THE LAST MEETING WAS
5:07:36PM GETTING MORE LANDSCAPING TO COMPLEMENT, 43 HIGH BUILDING,
5:07:47PM PARTICULARLY ON THE EAST AND SOUTH SIDE.
5:07:48PM I SEE YOU ADDED WHAT LOOKS LIKE PALMS, BUT MY QUESTION, ARE
5:07:55PM THESE LITTLE PALMS, ARE THESE FOXTAILS?
5:07:59PM ON THE SITE PLAN, ON THE LANDSCAPE PLAN, YOU SHOW SOME VERY
5:08:04PM SMALL PALM TREES.
5:08:06PM I'M JUST WONDERING -- I DON'T KNOW IF THEY ARE PALMS.
5:08:10PM ARE THEY TREES?
5:08:11PM >>Sabrina McCabe: THE PALMS IN THE FRONT ENTRY AND IN THE
5:08:14PM FRONT ENTRY OF THE DRIVE --

5:08:16PM >>Jim Wallace: THEY LOOK SMALLER THAN THE REST ON THE PLAN.
5:08:19PM WHAT IS INTENDED THERE?
5:08:20PM >>Sabrina McCabe: WHERE WE CAN FIT LARGER PALM SPECIES LIKE

5:08:23PM THE RENDERING IS SHOWING HERE, DATE PALMS OR ROYALS IF THEY
5:08:26PM ARE MAYBE AT THE FRONT ENTRY, WE DON'T NECESSARILY ALWAYS
5:08:29PM PUT ROYALS RIGHT UP CLOSE.
5:08:31PM IF THEIR CANOPY IS TOO LARGE.
5:08:33PM BUT WE DO PLAN ON HAVING DATE PALMS AND OTHER PALMS OF
5:08:37PM LARGER SPECIES. AND WE DID HAVE SOME SMALLER SHOWN LIKE IN
5:08:41PM THE POOL AREA.
5:08:44PM >>Jim Wallace: I WANT TO BE SURE WE'RE TALKING ABOUT THE
5:08:45PM SAME THING.
5:08:48PM >>Sabrina McCabe: I'LL GO BACK TO MY PLAN.
5:08:53PM >>Jim Wallace: HERE WE GO.
5:08:54PM I SEE THAT YOU'VE GOT BETWEEN THE PARKING SPACES, IN THE
5:08:58PM MEDIAN, BUT THEN YOU'VE GOT SOME SMALL PALMS, LOOKS LIKE
5:09:03PM PALMS, I DON'T KNOW IF THEY ARE PALM TREES OR BUSHES, MUCH,
5:09:07PM MUCH SMALLER UP HERE ON THE EAST SIDE.
5:09:11PM THERE YOU GO.
5:09:12PM WHAT ARE THOSE SUPPOSED TO BE?
5:09:15PM >>Sabrina McCabe: WE WOULD LIKE TO BE, DEPENDING ON
5:09:18PM UTILITIES AND THE PROXIMITY TO THE BUILDING, WE'D LIKE TO
5:09:22PM USE LARGER SPECIMEN PALMS.
5:09:23PM WE DID SHOW THOSE AS A DIFFERENT COLOR TO SHOW A DIFFERENT
5:09:28PM VARIETY OF PALM.
5:09:28PM >>Jim Wallace: WHAT KIND OF HEIGHT?
5:09:30PM >>Sabrina McCabe: WE WOULD LIKE TO HAVE THE 25, YOU KNOW, IN
5:09:33PM THAT RANGE HEIGHT.

5:09:34PM IF IT'S AN ALEXANDER OR MONTGOMERY PALM, WHICH IS A LITTLE
5:09:39PM BIT OF A THINNER TRUNK, IF WE HAD TO GO THAT -- WE LIKE TO
5:09:46PM SEE, THERE ARE PLACES WHERE WE CAN FIT THAT.
5:09:53PM >>Jim Wallace: JUST BECAUSE HE'S TEN YEARS YOUNGER THAN ME.
5:09:57PM >>Sabrina McCabe: INTENTION IS TO HAVE TALL ENOUGH HEIGHT.
5:10:00PM WE ALSO HAVE WALKWAYS AROUND.
5:10:01PM WE DON'T WANT IT SO SMALL --
5:10:03PM >>Jim Wallace: YOU UNDERSTAND WHERE I'M GOING.
5:10:06PM 43-FOOT BUILDING.
5:10:07PM ONLY PUTTING IN 8 FEET, IT'S NOT GOING TO MAKE A WHOLE LOT
5:10:11PM OF IMPACT.
5:10:12PM >>Sabrina McCabe: UNDERSTOOD.
5:10:13PM >>Jim Wallace: OTHER QUESTION, I FORGET WHO, YOU'RE ASKING
5:10:16PM FOR A 40% REDUCTION IN PARKING.
5:10:20PM DID SOMEBODY JUSTIFY THAT SOMEWHERE IN TERMS OF -- ARE YOU
5:10:24PM OKAY WITH THAT, BARRY?
5:10:26PM IT'S 40%.
5:10:28PM >>Barry Jones: YEAH, IF YOU WANT TO, THEY CAN WRITE IT INTO

5:10:31PM THEIR CONTRACTS.
5:10:31PM THEY HAVE EXISTING FACILITIES THAT THEY PARK AND THEY KNOW
5:10:34PM WHAT THEY ARE DOING.
5:10:34PM >>Jim Wallace: MOST DEVIATIONS, WE'RE AT 200, WE LIKE TO BE
5:10:38PM AT 190.
5:10:40PM THIS IS A 40% DEVIATION.
5:10:42PM THAT'S WHY I'M ASKING.

5:10:44PM YOU'RE REALLY MORE --
5:10:45PM >>Barry Jones: EXISTING PATTERN AND THEY ARE THE ONES THAT
5:10:48PM ARE GOING TO HAVE TO ANSWER THE PHONE WHEN SOMEBODY CALLS
5:10:51PM AND THEY CAN'T GET A PARKING SPOT OR A CLIENT IS
5:10:54PM COMPLAINING.
5:10:54PM I DON'T HAVE AN OBJECTION.
5:10:56PM >>Jim Wallace: I DON'T HAVE A PROBLEM.
5:10:57PM >>Neale Montgomery: WE HAD A MORE IN-DEPTH DISCUSSION OF
5:10:59PM THAT BEFORE.
5:11:00PM TED TREESH IS HERE IF YOU WANT A REALLY LONG DISCUSSION.
5:11:04PM BUT IT'S CONSISTENT WITH ITE AND TRAFFIC STUDIES, PARKING
5:11:07PM STUDIES AND MARY -- SHE'S PICKY ABOUT PARKING DEVIATIONS.
5:11:13PM IF YOU WANT A LONGER VERSION, TED CAN DO THAT.
5:11:16PM >>Mary Gibbs: MAY I ADD SOMETHING, TOO?
5:11:18PM STACY AND I SPENT SEVERAL HOURS GOING BACK AND FORTH OVER
5:11:22PM THE DEVIATION, WHAT IT SHOULD BE.
5:11:23PM SO WE LOOKED --
5:11:25PM >>Jim Wallace: PEOPLE IN THE KNOW ARE COMFORTABLE WITH IT.
5:11:27PM THAT'S ALL I'M ASKING.
5:11:29PM OKAY.
5:11:29PM THANK YOU.
5:11:32PM >>Stacy Ellis Hewitt: THANK YOU.
5:11:32PM STACY HEWITT AGAIN, FOR THE RECORD.
5:11:36PM STAFF AND THE APPLICANT DO AGREE THAT THE REQUEST MEETS THE
5:11:40PM REQUIRED LAND DEVELOPMENT CODE SECTION 2-501-C 2 A AND B

5:11:48PM REQUIRED FINDINGS, THAT THE REQUEST IS CONSISTENT WITH AND
5:11:51PM FURTHERS THE GOALS, OBJECTIVES, AND POLICIES OF THE
5:11:53PM COMPREHENSIVE PLAN AND IS NOT IN CONFLICT WITH ANY PORTION
5:11:56PM OF THE LAND DEVELOPMENT CODE.
5:11:59PM ADDRESSES A DEMONSTRATED COMMUNITY NEED FOR THESE TYPES OF
5:12:01PM FACILITIES.
5:12:02PM IT IS COMPATIBLE WITH THE EXISTING PROPOSED USES AND IS
5:12:06PM APPROPRIATE ZONING DISTRICT FOR THE LAND.
5:12:08PM IT RESULTS IN A LOGICAL AND ORDERLY DEVELOPMENT PATTERN.
5:12:12PM DOES NOT ADVERSELY AFFECT PROPERTY VALUES IN THE AREA, AND
5:12:15PM IT WOULD NOT DEVELOP -- EXCUSE ME, WOULD RESULT IN A
5:12:18PM DEVELOPMENT THAT IS ADEQUATELY SERVED BY PUBLIC FACILITIES.
5:12:21PM IT ALSO WOULD NOT RESULT IN SIGNIFICANT ADVERSE IMPACTS ON
5:12:25PM THE NATURAL ENVIRONMENT.

5:12:26PM THIS IS AN INFILL SITE THAT'S READY FOR DEVELOPMENT AND IT
5:12:30PM IS COMPATIBLE WITH EXISTING AND PLANNED USES IN THE AREA.
5:12:33PM THE CURRENT ZONING DESIGNATION WE'RE NOT ASKING TO CHANGE
5:12:37PM IT.
5:12:37PM WE'RE JUST DOING AN AMENDMENT, AND IT DOES ACCOMPLISH A
5:12:40PM LEGITIMATE PUBLIC PURPOSE.
5:12:42PM THE REQUESTED DEVIATIONS AND THE EXISTING APPROVED
5:12:45PM DEVIATIONS DO COMPLY WITH LAND DEVELOPMENT CODE SECTION
5:12:48PM 2-506-C-1-B AS EACH DEVIATION IMPROVES THE QUALITY OF THE
5:12:55PM PROPOSED DEVELOPMENT, INTENT OF THE CODE TO PROTECT THE
5:12:58PM PUBLIC HEALTH, SAFETY AND WELFARE, AND CONTRIBUTES TO THE

5:13:02PM COMPATIBILITY OF THE PROJECT.
5:13:04PM WITH THAT, I BELIEVE THAT CONCLUDES OUR PRESENTATION, UNLESS
5:13:09PM ANYBODY HAS FURTHER QUESTIONS.
5:13:13PM >>Anthony Gargano: ANYONE?
5:13:13PM OKAY.
5:13:17PM >>Barry Jones: THE GAZEBO, IS THAT GOING TO BE A SEPARATE
5:13:19PM APPLICATION?
5:13:21PM >>Stacy Ellis Hewitt: THE GAZEBO, THE ONE BY THE LAKE, YES
5:13:24PM -- WELL, I'M NOT SURE IF IT WILL BE A SEPARATE APPLICATION.
5:13:28PM BUT THAT IS SHOWN RIGHT NOW AS OPTIONAL.
5:13:30PM WE WANT TO DO IT, BUT JUST IN CASE THERE'S ANY PERMITTING
5:13:34PM ISSUES WITH IT BEING ON THE DRY DETENTION AS AN OFF-SITE.
5:13:38PM >>Barry Jones: IT'S NOT A COMMITMENT AT THIS POINT.
5:13:40PM IT'S A CONCEPT, AND IT'S NOT PART OF THIS APPLICATION.
5:13:43PM >>Stacy Ellis Hewitt: JUST THAT PORTION.
5:13:45PM IT IS PART OF THE APPLICATION AND SHOWN ON THE PLANS, AND IT
5:13:47PM WOULD BE ABLE TO BE APPROVED AS LONG AS THERE ARE NO
5:13:49PM OBSTACLES.
5:13:50PM >>Barry Jones: IS THERE AN ARCHITECTURAL ELEMENT ASSOCIATED
5:13:51PM WITH THAT OR IS THERE A GAZEBO WE CAN HAVE STAFF APPROVE OR
5:13:55PM IS THAT A CONCERN FOR STAFF?
5:13:57PM >>Mary Gibbs: IT SEEMS LIKE WHEN WE TALKED ABOUT THIS,
5:13:59PM BECAUSE I ASKED STACY, TOO, WHAT DO YOU MEAN OPTIONAL?
5:14:02PM I THINK WHEN IT COMES BACK FOR DEVELOPMENT ORDER, THEN
5:14:05PM THEY'LL KNOW MORE INFORMATION ABOUT, IF THERE IS AN ISSUE

5:14:08PM WITH THE DETAILS AND WE CAN ALSO --
5:14:10PM >>Jim Wallace: JUST A LITTLE GAZEBO OR SOMETHING?
5:14:13PM >>Stacy Ellis Hewitt: YES.
5:14:16PM >>Barry Jones: THANK YOU.
5:14:16PM >>Stacy Ellis Hewitt: THANK YOU.
5:14:18PM >>Anthony Gargano: OKAY.
5:14:19PM I'LL OPEN IT TO THE PUBLIC AT THIS POINT.
5:14:24PM DO WE HAVE ANY CARDS?
5:14:26PM >>Tammy Duran: WE DO NOT.
5:14:27PM >>Anthony Gargano: ANYONE FROM THE PUBLIC THAT WISHES TO BE

5:14:30PM HEARD ON THIS MATTER?
5:14:31PM I'LL CLOSE THE PUBLIC PORTION.
5:14:33PM OKAY.
5:14:39PM >>Mary Gibbs: MAY I BRING UP ONE POINT?
5:14:42PM SO WE HAVE IN YOUR PACKET AN ORDINANCE, DRAFT ORDINANCE WITH
5:14:46PM CONDITIONS OF APPROVAL IF YOU WANT TO, IF YOU ARE INCLINED
5:14:49PM TO APPROVE IT.
5:14:50PM AND WE WENT BACK AND FORTH WITH THE APPLICANT TO MAKE SURE
5:14:54PM WE WORKED OUT EVERYTHING.
5:14:56PM WE ONLY HAVE ONE CONDITION THAT WE JUST WANTED TO CLARIFY.
5:14:59PM WE PUT IN A CONDITION, BECAUSE THEY SAID IT WOULD BE
5:15:02PM AGE-RESTRICTED COMMUNITY.
5:15:03PM WE PUT IN A CONDITION THAT THEY HAVE TO PROVIDE US
5:15:05PM DOCUMENTATION BEFORE DEVELOPMENT ORDER SHOWING THAT IT'S AGE
5:15:09PM RESTRICTED BECAUSE THE PARKING DEVIATION WAS RELATED TO THE

5:15:13PM FACT THAT IT'S AGE RESTRICTED SO THERE'S LESS PARKING
5:15:17PM DEMAND.
5:15:17PM AND SO THE APPLICANT BROUGHT UP TO US YESTERDAY THAT
5:15:24PM SOMETIMES THERE ARE EXCEPTIONS TO THE 55-PLUS RULE.
5:15:28PM IF YOU HAVE EXTENUATING CIRCUMSTANCES, LIKE SHE TOLD ME
5:15:33PM THERE WAS A DOUBLE AMPUTEE THAT WASN'T 55 OR SOMETHING.
5:15:37PM WE TALKED TO OUR ATTORNEY ABOUT THAT.
5:15:40PM I DON'T KNOW IF WE NEED THEM TO CLARIFY THAT THERE MIGHT BE
5:15:44PM SOME EXCEPTIONS.
5:15:46PM >>Erica Augello: YEAH, IF THEY COULD JUST CLARIFY THE
5:15:49PM LIMITATIONS ON THE EXCEPTIONS OR WHAT EXCEPTIONS WOULD BE
5:15:55PM APPROPRIATE.
5:15:56PM MY UNDERSTANDING IS IT'S ON A CASE-BY-CASE BASIS.
5:15:59PM BUT JUST SO THAT IT DOESN'T GET SO FAR AFIELD OF THE 55 AND
5:16:04PM UP OR THE ASSISTED LIVING CRITERIA.
5:16:06PM >>Barry Jones: ISN'T IT IN THE HUD RULE FOR THEM TO QUALIFY
5:16:10PM FOR THEIR LICENSING WHAT THE CRITERIA --
5:16:12PM >>Erica Augello: RIGHT.
5:16:12PM BUT THAT'S SEPARATE AND APART FROM THE APPROVAL THAT'S
5:16:15PM BEFORE YOU TODAY.
5:16:16PM THAT IS A LICENSING ISSUE, NOT NECESSARILY --
5:16:19PM >>Barry Jones: ASSUMING THEY ARE MEETING THEIR LICENSING
5:16:21PM REQUIREMENTS, THEY STILL MEET OUR REQUIREMENTS --
5:16:25PM >>Mary Gibbs: I DON'T KNOW IF THERE IS A LICENSING
5:16:26PM REQUIREMENT FOR THE INDEPENDENT LIVING.

5:16:28PM I ASSUME THERE IS.
5:16:30PM >> NOT FOR INDEPENDENT LIVING.
5:16:32PM >>Mary Gibbs: WE JUST WANT TO MAKE SURE IT'S NOT AN
5:16:34PM APARTMENT BUILDING.
5:16:36PM >>Barry Jones: I UNDERSTAND.
5:16:37PM I'VE DONE INDEPENDENT LIVING AND THEY HAD PRETTY STRINGENT

5:16:40PM LICENSING THEY HAD TO GO THROUGH.
5:16:42PM MAYBE IF THESE ARE RENTALS, THEY ARE DIFFERENT.
5:16:45PM I DEFER TO THE APPLICANT.
5:16:46PM >>Stacy Ellis Hewitt: YES.
5:16:48PM WE WANT TO PUT ON RECORD THAT IT IS PRIMARILY AGE
5:16:50PM RESTRICTION, BUT THERE ARE CASE-BY-CASE BASIS ARE REVIEWED
5:16:55PM FOR NEEDS.
5:16:56PM IF THERE ARE EXTRAORDINARY CIRCUMSTANCES SUCH AS AN EARLY
5:16:59PM ONSET DEMENTIA CASE THAT ISN'T 55 OR AS MENTIONED DOUBLE
5:17:03PM AMPUTEE THAT'S 40 YEARS OLD BUT STILL NEEDS THE MEDICAL
5:17:07PM SERVICES AND ASSISTED LIVING.
5:17:09PM SO THOSE ARE CASE BY CASE AND THERE'S ALSO FLORIDA STATUTE
5:17:14PM PROTECTIONS AS FAR AS OTHER CIRCUMSTANCES THAT MAY COME UP
5:17:19PM IF THERE IS A SPOUSE THAT IS A DIFFERENT AGE, BUT THEY ARE
5:17:22PM STILL THE 55 REQUIREMENT FOR ONE OF THE COUPLE.
5:17:27PM SOMETIMES THERE ARE THOSE EXTRAORDINARY CIRCUMSTANCES THAT
5:17:29PM ARE COVERED IN THE FLORIDA STATUTES, BUT IT IS A PRIMARILY
5:17:33PM AGE-RESTRICTED DEVELOPMENT.
5:17:39PM >> DOES THAT COVER IT?

5:17:41PM >>Erica Augello: THAT WORKS FOR ME.
5:17:43PM >>Mary Gibbs: IF I COULD BRING UP A COUPLE OF OTHER THINGS,
5:17:46PM IN THE CONDITIONS, A LOT OF THEM ARE THE STANDARD
5:17:48PM CONDITIONS, THE MASTER CONCEPT PLAN, THE PATTERN BOOK, BUT
5:17:51PM ALSO THEY ARE PROPOSING, BECAUSE IT IS ASSISTED LIVING, A
5:17:54PM SHUTTLE, LIKE A SHUTTLE THAT TAKES PEOPLE TO SERVICES.
5:17:57PM SO WE PUT A CONDITION IN ABOUT PROVIDING THE SHUTTLE BUS,
5:18:02PM THE ELEVATORS, OF COURSE, BECAUSE THEY NEED TO HAVE
5:18:05PM ELEVATORS.
5:18:06PM CONCRETE BLOCK CONSTRUCTION, ALL THOSE THINGS THAT WE
5:18:10PM TYPICALLY LOOK FOR.
5:18:11PM AND THEN TRAFFIC-WISE, THEY ARE RESPONSIBLE TO PAY A
5:18:15PM PROPORTIONATE SHARE FOR THAT TRAFFIC SIGNAL THAT'S AT PUENTE
5:18:19PM LANE AND CORKSCREW, ALL THE PROJECTS ON BOTH SIDES OF THE
5:18:22PM ROAD HAD TO PAY PROPORTIONATE SHARE.
5:18:24PM THE TRAFFIC SIGNAL IS ALREADY INSTALLED BECAUSE THE VILLAGE
5:18:26PM FRONTED THE MONEY, SO WE'RE TRYING TO RECOUP THOSE BACK.
5:18:29PM THEY WILL BE PAYING IMPACT FEES AND THE PROPORTIONATE SHARE
5:18:33PM FOR THAT TRAFFIC SIGNAL AS WELL.
5:18:34PM AND THEN, OF COURSE, THE BUFFER CONDITIONS FOR THE ENHANCED
5:18:39PM BUFFERS THAT YOU WANTED THEM TO PROVIDE.
5:18:42PM >>Barry Jones: WHERE DOES THE SHUTTLE BUS PARK?
5:18:46PM >>Stacy Ellis Hewitt: WE'LL PROBABLY DELINEATE THAT AT THE
5:18:49PM TIME OF DEVELOPMENT ORDER.
5:18:50PM WE HAVEN'T GOTTEN INTO THOSE FINE DETAILS BUT WE HAVE MADE

5:18:53PM THE COMMITMENT TO PROVIDE IT.
5:18:55PM >>Mary Gibbs: IT MIGHT BE A VAN, COULD BE A VAN --

5:18:59PM >>Barry Jones: USUALLY NOT.
5:19:05PM >>Jim Wallace: PERGOLA NEXT TO THE MAIN ENTRANCE.
5:19:08PM >>Barry Jones: WASN'T PARKED THERE OVERNIGHT WHEN IT'S OUT
5:19:11PM OF SERVICE.
5:19:13PM >>Anthony Gargano: ANYTHING ELSE, MARY?
5:19:15PM >>Mary Gibbs: NO, THAT'S IT, UNLESS YOU HAVE QUESTIONS FOR
5:19:17PM ME.
5:19:20PM >>Anthony Gargano: OKAY.
5:19:21PM ANYBODY HAVE QUESTIONS OF MARY?
5:19:23PM ANY OTHER QUESTIONS?
5:19:24PM APPLICANT?
5:19:26PM WE'RE DONE.
5:19:29PM I THINK IT'S A GREAT PROJECT, AND I THINK THE APPLICANT HAS
5:19:33PM DONE A WONDERFUL JOB IN RESPONDING TO THE GREAT INPUT BY THE
5:19:41PM ENGINEERS AND ARCHITECTS WHO ARE ON THIS BOARD.
5:19:48PM I'M NEITHER.
5:19:48PM THE CHAIR WILL ENTERTAIN A MOTION FOR APPROVAL.
5:19:54PM >>Michael Sheeley: MR. CHAIRMAN, I'LL MAKE A MOTION TO
5:19:57PM RECOMMEND TO VILLAGE COUNCIL THIS REZONING FOR THE MISSION
5:20:01PM GROVE LEO BROWN GROUP PLAZA DEL SOL PROJECT WITH THE STAFF
5:20:08PM DEVIATIONS AND CONDITIONS.
5:20:12PM >>Anthony Gargano: OKAY.
5:20:13PM WE HAVE A MOTION THAT'S BEEN MADE.

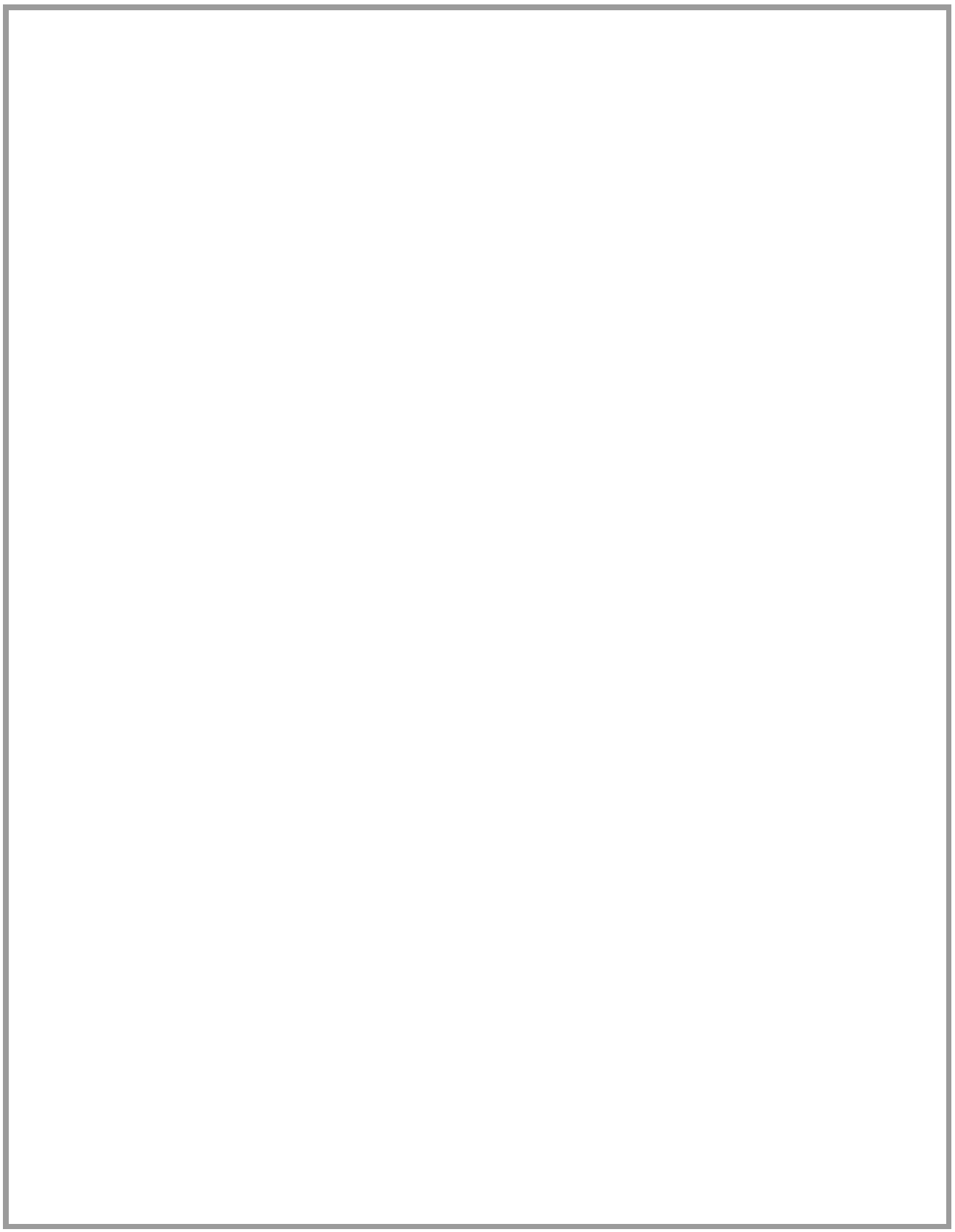
5:20:14PM DO WE HAVE A SECOND?
5:20:15PM >> SECOND.
5:20:16PM >> SECOND.
5:20:18PM >>Anthony Gargano: WHO SECONDED?
5:20:23PM >>James Tatooles: I LIKE THE FEELING OF IT COMPARED TO THE
5:20:26PM FEELING I HAD BEFORE.
5:20:27PM BEFORE IT WAS DARK AND KIND OF MADE -- HERE IT IS LIGHT AND
5:20:34PM OPEN, ESPECIALLY WHEN DEALING WITH PEOPLE WHO HAVE PROBLEMS,
5:20:38PM YOU WANT TO FEEL THAT IT IS AN OPEN THING RATHER THAN A
5:20:41PM CLOSED THING.
5:20:42PM >>Barry Jones: MARY, IT'S ONE YOU CAN SAVE AS A BEFORE AND
5:20:46PM AFTER TO GIVE OTHER APPLICANTS WHO COME IN THE DOOR.
5:20:49PM >>Mary Gibbs: ALREADY GOT THAT.
5:20:53PM >>Anthony Gargano: OKAY.
5:20:54PM THE MOTION HAS BEEN MADE.
5:20:55PM BEEN SECONDED.
5:20:56PM TAMMY, CAN WE HAVE A ROLL CALL VOTE, PLEASE?
5:21:00PM >>Barry Jones: YES.
5:21:01PM >>Al Paivandy: YES.
5:21:03PM >>Michael Sheeley: YES.
5:21:04PM >>James Tatooles: YES.
5:21:06PM >>Jim Wallace: YES.
5:21:07PM >>Anthony Gargano: YES.
5:21:08PM THANK YOU.

5:21:11PM >> THANK YOU, GUYS.

5:21:13PM >>Anthony Gargano: MARY, DO WE NEED TO HAVE A MOTION TO
5:21:16PM ADOPT THIS MEETING SCHEDULE FOR 2027?
5:21:19PM >>Mary Gibbs: WELL, I WANTED TO BRING SOMETHING UP ON THE
5:21:21PM MEETING SCHEDULE BECAUSE I NOTICED THAT CAROL WAS VERY
5:21:25PM EFFICIENT AND PUT YOUR MEETING FOR DECEMBER 21st.
5:21:30PM I'M THINKING WE DON'T WANT TO DO THAT.
5:21:33PM >>Michael Sheeley: NO, WE DO NOT.
5:21:34PM >>Mary Gibbs: DO YOU WANT TO CHANGE THAT TO THE WEEK BEFORE?
5:21:37PM IF WE DON'T HAVE ANY CASES, WE CAN ALWAYS CANCEL IT.
5:21:41PM >> I WOULD SAY THE WEEK BEFORE.
5:21:45PM >>Erica Augello: MAYBE JUST CANCEL IT.
5:21:47PM >>Mary Gibbs: CANCEL OR 14th?
5:21:50PM >>Barry Jones: 14th FOR THE CONTINGENCY.
5:21:54PM >>Mary Gibbs: WE'LL PUT IT ON FOR THE 14th AND THEN SEE
5:21:57PM WHAT WE HAVE PENDING THEN.
5:22:03PM >>Anthony Gargano: DO WE NEED TO OFFICIALLY ADOPT THIS?
5:22:09PM >>Mary Gibbs: YOU ARE SUPPOSED TO ASK FOR PUBLIC INPUT
5:22:11PM AGAIN?
5:22:13PM >>Erica Augello: NO, YOU DON'T NEED TO OFFICIALLY ADOPT IT,
5:22:17PM THE SCHEDULE.
5:22:17PM >>Mary Gibbs: YOU ARE SUPPOSED TO ASK FOR PUBLIC INPUT AGAIN
5:22:20PM BECAUSE THERE IS SUPPOSED TO BE AT THE BEGINNING AND END OF
5:22:23PM AGENDAS.
5:22:24PM I THINK WE FORGOT THE LAST COUPLE OF TIMES.
5:22:28PM >>Erica Augello: NOT A LEGAL REQUIREMENT.

5:22:32PM >>Anthony Gargano: DO WE HAVE ANY PUBLIC INPUT?
5:22:35PM >>Barry Jones: DOES THAT REQUIRE PUBLIC BEING PRESENT?
5:22:48PM >>Mary Gibbs: I GUESS THAT'S A NO.
5:22:51PM >>Anthony Gargano: OKAY.
5:22:52PM SO WE'RE DONE.
5:22:53PM THE CHAIR WILL -- OKAY.
5:22:55PM THE CHAIR WILL ENTERTAIN A MOTION TO ADJOURN.
5:22:58PM >>Michael Sheeley: SO MOVED.
5:23:02PM >>Anthony Gargano: DO WE HAVE A SECOND?
5:23:03PM >> YES.
5:23:03PM >>Anthony Gargano: ALL IN FAVOR?
5:23:04PM WE'RE ADJOURNED.

DISCLAIMER:
THIS FILE REPRESENTS AN UNEDITED VERSION OF REALTIME
CAPTIONING WHICH SHOULD NEITHER BE RELIED UPON FOR COMPLETE
ACCURACY NOR USED AS A VERBATIM TRANSCRIPT.
ANY PERSON WHO NEEDS A VERBATIM TRANSCRIPT OF THE
PROCEEDINGS MAY NEED TO HIRE A COURT REPORTER.



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

DRAFT MINUTES

Planning Zoning and Design Board Meeting

Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
October 20, 2026 4:30 p.m.

1. CALL TO ORDER: 4:33 p.m.

2. PLEDGE OF ALLEGIANCE:

3. ROLL CALL:

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

Also present: Village Land Use Attorney Erica Augello, Community Development Director Mary Gibbs, Assistant Community Development Director/Assistant Village Manager Michael Manning, and Deputy Village Clerk Tammy Duran.

4. APPROVAL OF AGENDA:

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

5. BUSINESS:

(a) Consent Agenda

(1) Approval of September 15, 2026 meeting minutes

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

6. PUBLIC HEARING (Quasi-Judicial)

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

(a) Coconut Point Zoning and DRI Amendments– Waypoint Residences (DCI2026-E002 and DRI2026-E001) (District 6)
8021 Cinema Way. This is a redevelopment of the Regal Coconut Point Mall theater which closed in 2022. The completed project area will extend from Cinema Way to Via Coconut.

The applicant seeks to demolish the cinema and redevelop the area into a 355-unit 4-story apartment building with an adjacent parking garage and shared surface parking.

- A Public Information Meeting was held January 13, and a Workshop was held March 10, 2026.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments
Mary Gibbs, Community Development Director
Erica Augello, Village Land Use Attorney

Presentation/Information by
Neale Montgomery Esq, Pavese Law Firm
Jeremie Chastain, AICP, Pape-Dawson
Charles (Charlie) Krebs, PE, Bowman
Lillian (Lilli) Marin-Saenz, RA, AIA, MSA Architects
Ted Treesh, TR Transportation Consultants
Mario Rojo, PLA, Bowman
Bill Moston, Simon Property
Chris Morre, Waypoint Residential

Public Comment
In-Person
Allan Bowditch, Engage Estero
Robert Foreman, Estero
Ken Frazier, Coconut Point
Terry Flanagan, Estero

eComments
Patrick McGarry, Spring Ridge
Barbara and Sal Pisano, Shadowwood
Donna Incongnto, Country Creek
Paul Staritz, Spring Run
Janet Weingarten, Rapallo
Mary Lynn Chlada, Spring Run
Candice Moretti, Spring Run
Richard Tarin, The Reserve @ Estero
Annette Maree, Residences @ Coconut Point

Board Questions or Comments
Board Members Tatooles, Jones, Willams, Jeannin, Wallace, Paivandy, Vice Chairman Sheeley, and Chairman Gargano

Recess at 6:16 pm; Reconvene at 6:24 pm

Motion: Motion to continue hearing to date certain of November 17, 2026.

Motion by: Vice Chairman Sheeley
Seconded by: Board Member Jones

Action: Approved continuance of hearing to date certain of November 17, 2026.

Vote:
Aye: Paivandy, Jones, Wallace, Williams, Jeannin, Tatooles, Vice Chairman Sheeley, and Chairman Gargano.
Nay:
Abstentions:

7. BOARD COMMUNICATIONS

(a) Next meeting – November 17, 2026

9. ADJOURNMENT: 7:14 pm.

_____
Tammy Duran
Deputy Village Clerk

Plaza Del Sol CPD Amendment
Zoning Staff Report

For Planning Zoning and Design Board

November 17, 2026

PROJECT NAME:	**Mission Grove of Estero**
CASE TYPE:	**Amendment to Commercial Planned Development**
CASE NUMBER:	**DCI2026-E004**
PLANNING ZONING AND DESIGN BOARD MEETING:	**November 17, 2026**

SUMMARY OF REQUEST

The applicant, Leo Brown Development, is requesting an amendment to the Plaza Del Sol Commercial Planned Development (CPD) for a 7.04-acre portion of Parcel G, located on the north side of Arcos Avenue, east of Estero Medical Center. Plaza del Sol is a commercial subdivision at the northeast corner of Three Oaks Parkway and Corkscrew Road.

The proposed zoning amendment would allow for a three-story senior housing development consisting of 163 units, including 65 independent living units and 98 assisted living and memory care units.

STAFF RECOMMENDATION

Staff recommends approval with conditions in the draft ordinance.

GENERAL INFORMATION

Applicant
Leo Brown Development

Authorized Agent
RVi Planning + Landscape Architecture, Stacy Ellis Hewitt, AICP

Location
10251 Arcos Avenue, Estero, FL 33928

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

Surrounding Zoning and Land Use

North	Stormwater pond used for the common water management system for the entire Plaza Del Sol Commercial subdivision, then Calvary Chapel Gulf Coast church
East	Stormwater pond, then Primrose School of Estero
South	Arcos Avenue, then along Corkscrew Road an AutoZone, Culver's, and Marathon gas station
West	Estero Medical Office building

Zoning
Commercial Planned Development (CPD) and Corkscrew Road Overlay

Comprehensive Plan Land Use Category
Transitional Mixed-Use

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

In 2010, Resolution Z-09-037, which is attached, amended the CPD to allow Assisted Living Facilities (ALF), Continuing Care Facilities (CCF), and Independent Living Units (ILU) on Parcel G only.

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

In 2016, Village Council Ordinance 2016-05 amended the CPD to correct a scrivener's error that requires a maximum five-foot setback to allow the corrected minimum five-foot side setback. In 2018, Village Council Ordinance 2018 -03 amended the CPD to increase the maximum building height to 45 feet (three stories) and allow Assisted Living Facilities (ALF.) The Phoenix at Estero, A Phoenix Senior Living Community, was proposed but never constructed. In 2024, Village Council Ordinance 2024-08 amended the CPD to allow a mixed-use development consisting of a self-storage facility, office, and hotel. This project did not go forward.

Public Information Meeting
A Public Information Meeting (PIM) was held on July 21, 2026. The applicant's summary of the meeting is attached.

On September 15, 2026, a Workshop was held during which the applicant presented updated

architectural renderings and elevations in response to comments from the Board during the July 21, 2026, PIM.

STAFF ANALYSIS

The staff analysis evaluates the proposed project, including the Master Concept Plan, Pattern Book, architecture, connectivity, transportation, and other relevant considerations of the Land Development Code, as well as its consistency with the Comprehensive Plan. These factors are considered collectively in developing the staff recommendation.

Proposed Project and Uses
The applicant describes the proposed project as "a cohesive senior living campus integrating independent living, assisted living, and memory care within a unified architectural framework. The community is designed to support true age-in-place flexibility, allowing residents to transition between care levels while remaining within the same thoughtfully crafted environment".

The proposed zoning amendment would allow for the development of a three-story, 163-unit senior housing facility. The facility would provide three types of senior housing to accommodate residents with varying levels of independence and care needs:

- Independent Living (65 units): Intended for seniors who can generally manage their daily activities independently but may benefit from a residential community that offers amenities and social opportunities. Residents would have the option to participate in group dining and organized group activities, while maintaining an independent lifestyle.

- Assisted Living (64 units): Intended for seniors who may need assistance with activities of daily living while also having access to group dining and organized activities.

- Memory Care (34 units): Intended for seniors who require specialized care and supervision due to memory-related conditions, with support tailored to their cognitive, safety, and daily care needs.

Master Concept Plan
The Master Concept Plan shows the following:

- Proposed location of the three-story senior housing facility
- Proposed location of the monument sign
- Small public seating area
- Surface parking areas, and some covered, detached garages
- Outdoor amenity area and internal courtyard
- Pedestrian circulation, including sidewalks around the building and connections to adjacent properties to the east and west
- Vehicle circulation, including site access and connections to the adjacent development to the west
- Twenty-foot-wide Type "D" buffer along Arcos Avenue
- Fifteen-foot-wide buffer along western property line

Pattern Book
A Pattern Book is required for a zoning amendment. The proposed Pattern Book includes the conceptual site plan, decorative lighting details, color and material samples, architectural

elevations, aerial massing views, and conceptual landscape details, including the proposed buffers and plant palette.

Architecture
Following the Public Information Meeting (PIM) in July, the applicant made several revisions to the proposed building design and architecture, including substantial improvements to the west elevation. These changes include additional building articulation, variations in window treatments and shapes, and enhanced roofline details. PZDB reviewed the revised renderings at the workshop in September and noted the improvements made to the façade and overall architecture of the proposed project.

The applicant describes the proposed architecture as Mission Revival, incorporating Mediterranean style influences. The proposed development features an earth-tone color palette, terracotta colored tile roofing, arched openings, towers and curvilinear parapets.

The building will be concrete block construction with elevators.

Pedestrian Circulation
The applicant proposes internal sidewalks around the building, with pedestrian crosswalks through the parking areas, connections to the detached garages, and a potential future connection to a private lake overlook structure on the adjacent CPD parcel to the east, which contains the stormwater pond.

Signage
The Pattern Book includes a conceptual design for the proposed 9-foot, 9-inch monument sign. The sign incorporates the earth-tone color palette and tower element featured in the proposed building architecture. The conceptual sign is shown near the Arcos Avenue main vehicular entrance.

Height
The proposed senior housing facility is three stories and has a maximum building height of 41 feet 8 inches, with architectural features reaching a total height of 48 feet 10 inches across the building's elevations. Section 10-304.A of the LDC allows certain ornamental architectural features to exceed the maximum building height by up to 10 feet without a deviation.

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

Stormwater Management
The development is served by an existing master stormwater management system. Parcel G contains a large stormwater pond on the north and east side of the parcel, used for the common water management system for the entire Plaza Del Sol CPD. Several dry detention areas are also shown on the MCP, some of which are proposed to be enhanced with additional plantings and landscaping.

Transportation
The applicant provided a Traffic Impact Statement (TIS) prepared by TR Transportation Consultants, Inc. Although the subject property is currently vacant, the TIS compares the anticipated trip generation under the existing zoning entitlements established by Village of Estero Ordinance 2024-08, which allow for up to 18,000 square feet of commercial uses, 110,000 square

feet of self-storage, and a 120-room hotel with that of the proposed 163-unit assisted living/independent living/memory care facility.

The analysis indicates that the proposed zoning amendment would reduce trip generation and associated traffic impacts on adjacent roadways. Specifically, the proposed development is expected to generate 34 trips during the weekday A.M. peak hour and 42 trips during the weekday P.M. peak hour, compared to 120 A.M. peak hour and 176 trips during the P.M. peak hour under the existing entitlements. This represents a reduction of 86 trips during the A.M peak hour and 134 trips during the P.M. peak hour.

The TIS evaluated traffic conditions with and without the proposed development for the buildout year 2029 and found that the segment of Corkscrew Road between I-75 and Three Oaks Parkway is projected to operate at Level of Service (LOS) F under both scenarios. The traffic study identifies this as a pre-existing roadway deficiency which the project is not required to mitigate by state law. The applicant will be responsible for applicable road impact fees.

A turn lane analysis was also conducted as part of the TIS. Based on the criteria for turning movements outlined in the report, additional turn lanes at the proposed Arcos Avenue access are not warranted. Turn lanes already exist at the access drives on Three Oaks Parkway and Corkscrew Road.

The applicant has indicated that a shuttle bus or van will be available to provide transportation for residents. The applicant will also be responsible for paying its proportionate share of the cost of the traffic signal at Puente Lane and Corkscrew Road at the time of development order. Staff has included related conditions in the proposed ordinance for these two items.

Open Space, Perimeter Buffers, and Landscaping
The proposed development includes several outdoor amenities for residents, including a private courtyard, dog park, outdoor recreation court, and a pool area with covered seating, as shown in the Pattern Book. A public seating area is also proposed near the Arcos Avenue vehicular entrance. This small public area would include outdoor seating and additional landscaping. The applicant has also proposed a fountain within the existing lake (stormwater pond), with details to be provided at the time of development order and an “optional private lake overlook” structure, as shown in the Pattern Book.

A 20-foot-wide Type D landscape buffer is proposed along Arcos Avenue. The buffer will include five canopy trees per 100 linear feet and a double-staggered hedge row, consistent with the requirements of LDC Table 5-406.B.3.

An enhanced 15-foot-wide landscape buffer is also proposed along the western property line. This buffer would include five trees per 100 linear feet, consisting of canopy trees and clustered sabal palms, along with a single row of hedges. Conceptual details of both proposed buffers are included in the Pattern Book. Specific details will be reviewed at the time of development order.

Utilities
Water and sewer are available from Lee County Utilities.

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

COMPREHENSIVE PLAN ANALYSIS

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

FLU-1.2.8 TRANSITIONAL MIXED USE
Transitional Mixed Use areas are characterized by primarily existing or emerging developments where the Village's largest and most intense commercial and multifamily residential developments are or will be concentrated, including some areas that currently have some degree of mixed use. Urban services are in place or readily expandable to support moderately intense levels of mixed commercial and residential development.

Staff Comment: Plaza Del Sol CPD is an older commercial subdivision that has developed as a hodgepodge of commercial uses and unfortunately not as originally envisioned. The proposed senior housing development would introduce a residential use with different types of choices that support seniors with varying levels of independence and care needs. The residential use will add a new element to help transition this subdivision into a more mixed-use development. The Transitional Mixed Use Future Land Use category allows for Assisted Living Facilities, and the proposed development is consistent with this category.

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 proposed zoning amendment would allow for the development of a three-story senior housing facility, introducing residential use and providing diversity to the existing Plaza Del Sol CPD, which includes medical office, commercial, retail, day care, and other similar uses. The proposed development is designed to complement the surrounding area through its architectural design, style, and connectivity to adjacent properties.

The Master Concept Plan provides internal pedestrian circulation and connections to adjacent properties and incorporates outdoor amenities, including a private pool, courtyard, dog park, and small public seating area near the Arcos Avenue entrance. These features provide opportunities

for outdoor activities.

STAFF RECOMMENDATION

Staff recommends approval of the proposed zoning amendment with conditions in the draft ordinance.

The proposed 163-unit senior housing development would allow fewer residential units than the previous approvals under Zoning Resolution Z-09-037 and Zoning Ordinance 2018-03 for The Phoenix at Estero. Zoning Resolution Z-09-037 permitted up to 263 Assisted Living Facility (ALF) and Continuing Care (CC) units, or 134 Independent Living units (ILU). Zoning Ordinance 2018-03 allowed 140 ALF units. Additionally, the proposed development is anticipated to generate fewer daily vehicle trips than the commercial, self-storage, and hotel uses permitted under the existing entitlements. While one link of Corkscrew Road is projected at Level of Service F in 2029, it will fail with or without this development. The project will pay impact fees to mitigate its impacts.

The proposed architecture incorporates a cohesive design that is consistent with the applicable requirements of the Land Development Code. The development would provide independent living, assisted living, and memory care options within the established Plaza Del Sol CPD, introducing a residential use that is consistent with the Transitional Mixed Use Future Land Use designation and compatible with the existing commercial development within the CPD.

DEVIATIONS

The applicant has requested two new deviations in addition to the deviations previously approved by Lee County Zoning Resolution Z-09-037.

> *Deviation 12 seeks relief from LDC Section 5-204.B.1 – Table 5-204.B.1, which requires assisted living facilities to provide 1.12 parking spaces per dwelling unit and continuing care retirement community to provide 1.12 spaces per dwelling unit, except 2.0 for each independent living unit, to allow proposed assisted living facilities and memory care units to provide 0.75 parking spaces per unit and independent living units to provide 1.25 parking spaces per unit to accommodate residents, employees and guests.*

Staff Comment: Using the current Land Development Code, required parking would be 240 spaces (130 for independent living, and 110 for assisted living/memory care). The applicant proposes to provide 156 spaces (82 independent living and 74 assisted living) which combined is slightly under 1 space per unit. This ratio is based upon the applicant's development (Mission Grove at Stoneybrook) in Winter Garden, Florida, with a similar mix of units (.98 spaces per unit).

Additionally, staff evaluated information in the traffic study obtained from the Institute of Traffic Engineers Trip Generation Report which indicates that assisted living and independent living generate fewer trips than traditional multifamily units. They generally provide on-site amenities, dining, and transportation services. Staff did not agree with the applicants' comparison of parking requirements to Bonita Springs and Lee County, in particular Lee County, which appeared too low. Mission Grove will be age-restricted to 55+. Based on this information, staff recommends approval of Deviation 12.

> *Deviation 13 seeks relief from LDC Section 5-204.A.3.A.5, which states that the maximum two-foot overhang from a curb for parking spaces may not intrude onto pedestrian walkways; to allow 7-foot sidewalks with a 2-foot overhang.*

Staff Comment: The applicant states that the proposed design is intended to reduce trip hazards throughout the senior housing campus. In lieu of wheel stops, the applicant proposes to provide 7-foot-wide sidewalks adjacent to parking spaces to accommodate a 2-foot vehicle overhang while maintaining a 5-foot-wide pedestrian accessway. Based on this information, staff recommends approval of Deviation 13 with the condition that non-mountable sidewalks or curbs be provided.

PROPOSED FINDINGS

If the Planning Zoning and Design Board (PZDB) wishes to recommend approval of the zoning amendment, staff has proposed the following findings for the CPD Amendment:

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

   Staff Comment: The proposed amendment is generally consistent with the Comprehensive Plan. The proposed senior housing development will introduce residential use into an established Commercial Planned Development, supporting the mixed-use character and intent of the Transitional Mixed-Use Future Land Use category.

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

   Staff Comment: The proposed amendment is consistent with the applicable requirements of the LDC, except for the requested deviations related to parking and wheel stops.

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

   Staff Comment: The proposed development will provide housing options for seniors in the community with varying levels of independence and care needs. This range of housing options will help meet the community's needs over time.

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

   Staff Comment: The proposed amendment, as conditioned, will be compatible with the existing and planned uses in the surrounding area. The proposed senior housing development will introduce a residential component to an older commercial subdivision to help transition it into a more diverse, mixed-use development. Assisted Living facilities are permitted within the Transitional Mixed-Use Future Land Use category, and the proposed development is consistent with this category.

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

   Staff Comment: The proposed development is an infill lot in an older commercial subdivision.

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

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

7. The Planned Development Amendment will result in development that is adequately served by public facilities (roads, potable water, wastewater, solid waste, storm water, schools, parks, police, and fire and emergency medical facilities.)

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

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

   Staff Comment: The proposed amendment will not adversely affect the natural environment as the site is cleared.

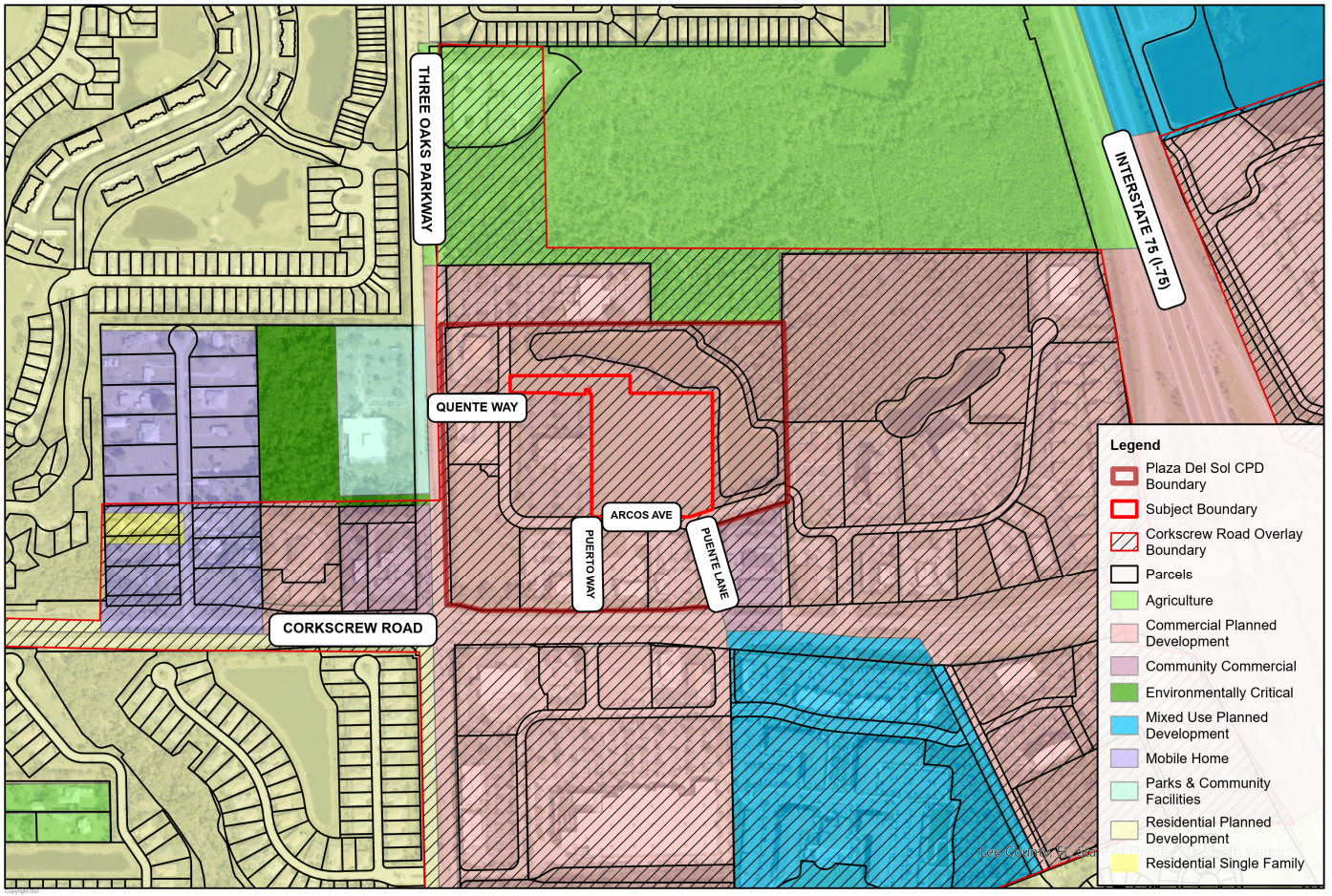
9. The Planned Development Amendment is compatible with existing or planned uses in the surrounding area.

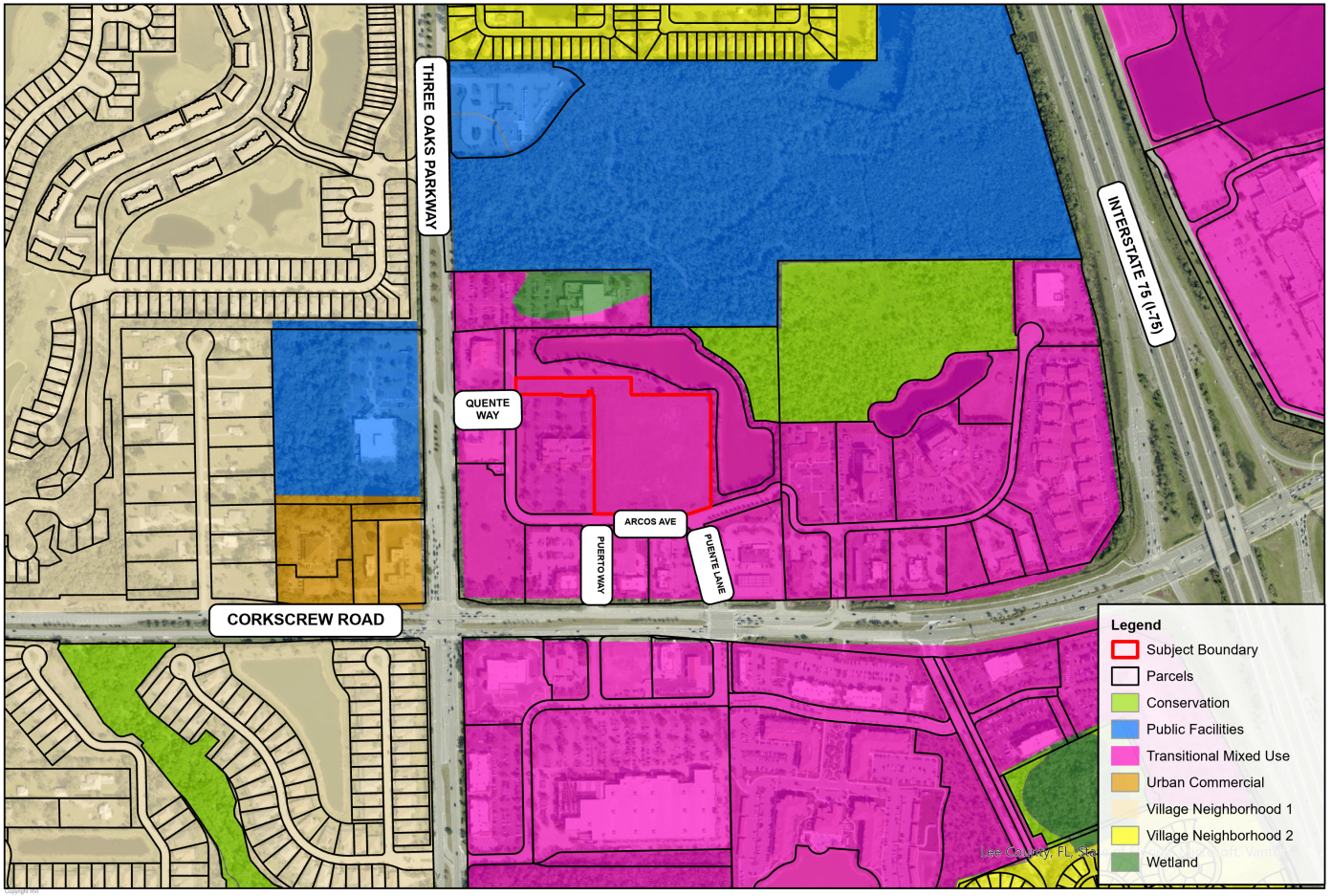
   Staff Comment: See Finding No. 4.

ATTACHMENTS:

A. Applicant's Maps – Zoning and Future Land Use
B. Applicant's Summary of the PIM
C. Zoning Resolution Z-09-037 (excluding Exhibits)
D. Master Concept Plan
E. Applicant's Deviations and Justifications
F. Applicant's Traffic Impact Study (excluding Service Volume Link Appendix)

Attachment A





RVi
28100 Bonita Grande Drive
Suite 305
Bonita Springs, FL 34135
www.rviplanning.com

MISSION GROVE OF ESTERO / PLAZA DEL SOL - PARCEL G EAST • **FUTURE LAND USE MAP**

Village of Estero
7/6/2026
RVI26003870
Leo Brown Group

0 112.5 225 450 675
Feet

Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

Attachment B

Mission Grove of Estero - Plaza Del Sol CPD Parcel G East
Summary of Public Information Meeting

Consistent with the Village of Estero Land Development Code (LDC) Section 2-401, a public information meeting was held before the Village of Estero Planning Zoning and Design Board (PZDB) at their monthly meeting held on Tuesday, July 21, 2026, which began at 4:30 p.m. The project was agenda item Agenda item 6.a. During the meeting, the applicant provided a general overview of the project.

Attached please find the following backup documentation:

- Meeting Agenda
- E-comment submitted on project

The following questions/comments were received from PZDB Board members:

1. The garage buildings detract from the architecture of the main building and block the view of the rear of the building. They have long uninterrupted rooflines. Suggested breaking up the roofline and massing.

   RESPONSE: The attached Pattern Book has been revised to depict the updated design of the garage structures with more architectural detail that compliments the main building. The roof design has been revised to add gables and break up the roof line.

2. Will the project be concrete block rather than wood construction?

   RESPONSE: Confirmed. The project will be concrete block.

3. Project presents a great opportunity for quality architecture. Encouraged refinement to capture essence of Estero instead of merely meeting code minimums. Recommended additional architectural expression and stronger design character. The roof color weighs down the building. Suggest greater contrast, shadow, depth and detail. The building appeared to be overwhelmingly beige. Clarification on color was provided for staff so they can advise the applicant. Increased contrast should be considered and avoid colors that are trending toward orange. Architectural drawings seem to have had a printing error that did not adequately communicate the design.

   RESPONSE: The color pallet has been revised in the attached revised Pattern Book, and a 4th body color was added to help achieve vertical expression of a more residential looking development and reduce the "beige-on-beige-on-beige" effect. Restrained gold color was replaced to veer from the orange undertone. Selected a lighter color roof tile, varied the roof heights and forms, and increased use of brackets at eaves to add to richness. Architect will print and ship for quality control.

4. Support proposed concept but want stronger architectural detailing and articulations. Some of best elements hidden behind dominant roof form. Encouraged emphasizing these elements more prominently. Roof is too dark. Suggested breaking building into smaller visual components. Tasked architect with mitigating repetitive room and window configurations. Suggested

incorporating more tower-like vertical features similar to the bell tower shown in design. Additional vertical elements could reduce the appearance of a long repetitive building. Building feels institutional, especially west elevation. More variation to the observed repetitive windows, patios and façade elements. Roof colors mute the intended height variations. Asked if roof was driven by design or height limitations. Suggested breaking up long roofline with vertical architectural elements and extending those features from the roof to ground level to create visual height and interest. Asked if awnings, canopies or similar design features could be added as these could provide shade and additional architectural variety.

RESPONSE: The continuous trim band on the first floor was removed. Massing was expressed more vertically than horizontally by increasing the number of projections in the floor plan. Expressed stair towers more prominently as a feature element. Added trim with contrasting color around windows in the vertical massing that protrudes forward. Added curvilinear parapet at other locations of building for variation of expression. Added Juliette rails for increased level of detail, varied window sizes and shapes to reduce repetition. Made smaller scale first floor roof awnings to improve the building scale and richness.

5. Commented that senior residents are unlikely to sit in direct sunlight for extended periods. Recommended additional shade structures or opportunities around the pool. Outdoor amenities should accommodate both residents and visiting family members. Suggested larger gathering spaces and seating throughout site. Support additional canopy trees and shade along pedestrian routes. Noted that seniors and memory care residents frequently use walking paths.

RESPONSE: The site design incorporates several features intended to provide shade and comfortable gathering opportunities for both residents and their visiting family members. The pool area is bordered by three-story portions of the building to the south and east, which will provide shade at portions of the pool deck until ~11:30am in the morning and after ~4:15 pm in the afternoon, during the summer season.

In addition, a 16' x 16' shade structure is located adjacent to the pool, and additional seating areas with shade umbrellas have been incorporated in this amenity area.

The bocce court areas, which may also serve as an alternative outdoor recreation space, include shaded endcaps that offer relief from direct sun exposure. Screened enclosures are also provided along the north and west sides of the pool area, creating additional shaded seating and socialization opportunities.

To further enhance user comfort, canopy trees have been incorporated throughout the amenity area and site. These plantings are strategically located to increase shade coverage while still allowing adequate sunlight access so residents may continue to enjoy the benefits of outdoor activity and natural sunlight.

Canopy trees have been provided along the pedestrian ways to provide shaded walkways. There is a covered porch with seating to the west of the main entrance. Canopy trees are provided within the internal courtyard outdoor spaces. There is an optional lake overlook that would provide additional shaded gathering space. A public seating bench is provided under a shaded specimen tree at the site entry near the crosswalk from Culvers. There are also three floors of indoor amenities that are also available for the residents and their

guests. Collectively, these elements provide a variety of shaded gathering spaces and seating opportunities designed to accommodate both residents and their guests.

6. There were questions why independent living units require substantially less parking than traditional multifamily and if the lower parking demand assumptions were based on facts or expectations. Asked if employee parking was included in the parking calculations. It was also noted that reduced parking standards are common in senior living developments due to provided transportation services and lower vehicle ownership rates. Requested strong justification for parking deviation.

RESPONSE: As stated by Board Member Jones at the meeting, the proposed senior living campus differs from multi-family in several ways. Transportation services such as a shuttle will be provided on site. There are no children living within independent living units and there are lower vehicle ownership rates. Central dining and onsite amenities are provided which further reduce vehicle trips. The requested deviation is to allow 0.75 spaces per ALF/memory care unit vs 1.12 spaces per unit and 1.25 spaces per ILU vs 2 spaces per unit. The request exceeds the amount required by the applicant's established successful parking program. The current Estero LDC requirements would result in over 100 spaces more than the previously approved development order and adjacent local jurisdiction code requirements such as Lee County and City of Bonita Springs.

The prior development order on this site was approved at 0.54 parking spaces per ALF unit which was the higher of the Transitional LDC requirements at the time which would have allowed 0.41 spaces per unit since the site met the definition of a multiple-use development. The approved DO provided less than half of what would be required by the current LDC. Independent living units went from requiring 1 space per unit for single developments and 0.59 spaces for multiple-use developments in the Transitional LDC to requiring 2 spaces per unit in the current LDC, double to over tripling the requirement which would result in unused expanses of pavement. Please see submitted Schedule of Deviations and Justifications. The proposed parking is more than sufficient to accommodate residents, employees and guests.

7. Raised concerns regarding buffering along the west side. Suggested the applicant revisit buffering requirements as standards may differ from older county approvals. Suggested if buffering is voluntarily provided, the commitment should be explicitly incorporated into the zoning approval.

RESPONSE: The package presented at the PZDB provided the specific required right-of-way buffer but only showed sporadic conceptual landscaping that was not intended to be representative of the full site landscape plans. The attached revised Pattern Book provides more detailed illustrative proposed landscaping on the overall site plan and has added proposed landscaping to the architectural renderings. The current zoning resolution on the site states that zoning resolution Z-09-037 is still in effect. Z-09-037 approved deviation 9 which allowed the right of way buffers to be reduced from 20 feet to 15 feet and deviation 11 which allowed no buffer between the existing and future development on Parcel G which is the proposed development's western property line. Despite these existing approved deviations, the proposed Master Concept Plan demonstrates the 20' Type D Buffer along Arcos Ave that meets the current LDC requirements. Without deviation 11, the LDC would require a 5' Type A buffer which provides 4 trees per 100 linear feet. The revised Pattern

Book overall site plan illustrates landscaping along the western property line that will be codified and incorporated into the zoning approval.

8. Seems there is not much green space and limited room for landscaping. Stressed the importance of trees softening the appearance of large buildings. It was also explained that a portion of the project's open space requirements are met through water management and preservation areas associated with the overall CPD.

RESPONSE: The current zoning resolution on the site states that zoning resolution Z-09-037 is still in effect. Z-09-037 condition 12 provides that the subject property must provide a minimum of 10% open space. The overall CPD provides a minimum of 30% open space with the conservation easement contributing to a large portion as stated, which allows the lots to provide the 10%. The MCP meets or exceeds this minimum requirement. The package presented at the PZDB provided the specific required right-of-way buffer but only showed sporadic conceptual landscaping that was not intended to be representative of the full site landscape plans. The attached revised Pattern Book provides more detailed illustrative proposed landscaping on the overall site plan and has added proposed landscaping to the architectural renderings.

9. Suggested placing wet-tolerant native trees in detention areas and encouraged making stormwater areas appear natural.

RESPONSE: A cross section demonstrating native plantings within the dry detention areas has been added to the overall site plan in the attached revised Pattern Book. The package presented at the PZDB provided the specific required right-of-way buffer but only showed sporadic conceptual landscaping that was not intended to be representative of the full site landscape plans. The attached revised Pattern Book provides more detailed illustrative proposed landscaping on the overall site plan that shows trees within the detention areas.

www.Estero-fl.gov

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

July 21, 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 June 16, 2026 meeting minutes**
      Attachment: 06162026_PZDB Minutes.pdf
      ii. **Selection of Vice-Chairman**
6. **PUBLIC INFORMATION MEETING**

(No votes are taken at Public Information Meetings)

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 (Pending Application) (District 4) 10251 Arcos Avenue, north of Culver's and Auto Zone.**

The applicant seeks to amend Parcel G in the Plaza Del Sol Commercial Planned Development (CPD) to allow 163 Assisted Living Facility/Continuing Care Facility/Independent Living Units with amenities on 7 acres.

Attachment: 1. Leo Brown Group-Mission Grove of Estero-Plaza Del Sol CPD Parcel G East - Application for PIM.pdf
Attachment: 2. Leo Brown Group-Mission Grove at Estero-Plaza Del Sol CPD Parcel G East - Master Concept Plan.pdf
Attachment: 3. Leo Brown Group-Mission Grove at Estero-Plaza Del Sol CPD Parcel G - Pattern Book 07-11-2026.pdf
Attachment: 4. Leo Brown Group-Mission Grove of Estero-Plaza Del Sol CPD Parcel G East - Presentation.pdf

7. PUBLIC HEARINGS (Quasi-Judicial)

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

a. Coconut Point Developers LLC -- Developer Repaint Project and Revised Signage Plan DCI2026-E001 (District 6)

Coconut Point Mall is located east of US 41 and north of Coconut Road.

Applicant seeks approval of:

1. Material Alteration of Commercial Building for Supplemental Paint Palette for shopping center.

See Staff Report.

Public Information Meeting was held October 14, 2025, and a Workshop was held December 9, 2025.

Attachment: Coconut Point Material Alteration - Staff Report.pdf
Attachment: Staff Report Attachment 1.- Coconut Point Developers Parcel Map.pdf
Attachment: Staff Report Attachment 2.- Coconut Point District 2 Painting _Dated May 13_ 2026_.pdf

2. Sign revisions to include repainting and logo revisions for existing signs and addition of two new internal directory signs.

Public Information Meeting was held February 10, 2026.

See Resolution No. PZDB 2026-02.

Planning Zoning and Design Board will make a decision on both items.

Attachment: Resolution 2026-02 Coconut Point MPD.pdf
Attachment: Exhibit A. Coconut Point Town Center.pdf
Attachment: Exhibit B. Coconut Point Site Signage Refresh Plan 6-24-26.pdf

8. Board Communications

a. Next meeting --August 18, 2026

9. Adjourn

PUBLIC COMMENT CARD : Entry # 81899

Comments must be received by noon one day before the actual meeting and they will be distributed to the Council/Board but will not be read at the meeting.

Choose The Meeting You Are Commenting On

Planning Zoning and Design Board Meeting

Name

Patrick McGarry

Address

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Estero 33928
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Map It

Community

Spring Ridge

Email

pat.mcgarry68@gmail.com

Phone

(239) 898-0609

Representing

Myself

Date

07/21/2026

Agenda Item No. or Topic

Mission Grove of Estero

Comments (TEXT ONLY) No Pictures or Attachments Accepted

Great location for an Assisted living complex. Design looks very good.

Notes

Admin Notification (ID: 5e70ca9c71a8d)
added July 15, 2026 at 1:19 pm

WordPress successfully passed the notification email to the sending server.

Attachment C

RESOLUTION NUMBER Z-09-037

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

WHEREAS, an application was filed by the property owner, Estero Medical Center LLC, to Amend the Plaza Del Sol Commercial Planned Development (CPD) in Lee County Zoning Resolution #Z-03-039, in reference to Plaza Del Sol CPD Amendment; and,

WHEREAS, a public hearing was advertised and held on November 5, 2009, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2008-00048; and

WHEREAS, a second public hearing was advertised and held on February 1, 2010, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

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

SECTION A. REQUEST

The applicant filed a request to amend the Plaza Del Sol Commercial Planned Development (CPD) Lee County Zoning Resolution # Z-03-039 to add Assisted Living Facilities (ALF), Continuing Care Facilities (CCF) and Independent Living Units (ILU) as allowable uses to the currently approved schedule of uses on Parcel G only. The maximum density proposed is 272 ALF/CCF units; 136 ILU; or the equivalent of 68 dwelling units. Maximum height proposed is unchanged (2 stories 35 feet). The development will connect to public potable water service and public sanitary sewer service. No development blasting is proposed. The property is located in the Urban Community Future Land Use Category and is legally described in attached Exhibit "A".

The request for 272 ALF/CCF units was reduced to 268 ALF/CCF units, 134 ILU; or the equivalent of 67.62 dwelling units (a maximum of 6.0 dwelling units on 11.27 acres of land) and the project is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

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

1. Master Concept Plans & General Development Parameters

A. The development of this project must be substantially consistent with the two-page Master Concept Plan (MCP), Sheet 1 entitled, "Plaza Del Sol, Amendment to Master Concept Plan Z-94-050," dated May 10, 2002, last revised 03/15/2004, most recently date-stamped "Received Nov 06 2009

02-01-10 Z

Community Development," **and** Sheet 2 entitled "ALF/CCF Alternate Master Concept Plan, Plaza Del Sol Parcel G, Lee County, Florida," dated 10/15/2008, last revised 02-01-10, date-stamped "Received Feb 04 2010 Community Development," both attached hereto as Exhibit "C", except as modified by the conditions below.

B. This development must comply with all requirements of the LDC at time of local development order Approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.

C. The entire development is limited to a maximum of 230,000 square feet of gross floor area, including all gross floor area for the use of Health Care Facilities, Groups I, II and III. Of this total, up to a maximum of 50,000 square feet can consist of office space.

Maximum gross building square footage per parcel:

Parcel A	16,000 square feet
Parcel B	16,000 square feet
Parcel C	21,200 square feet
Parcel D	18,000 square feet
Parcel E	18,000 square feet
Parcel F	18,000 square feet
Parcel G (Anchor Parcel)	114,000 square feet
Parcel H	8,700 square feet

D. Parcel G is limited to a maximum of 6 dwelling units per gross acre for a maximum of 67.62 dwelling units on a total of 7.08 acres (undeveloped portion of Parcel G) plus 3.98 acres for Parcel G's proportionate common area (29%), plus 0.21 acres (½ shared access drive of existing/future development parcels) for a total of 11.27 acres of land.

E. Parcel G is limited to a Maximum of 268 units in assisted living facility/continuing care facility (ALF/CCF) uses, 4:1 equivalents per LDC §34-1494(b)(2) or 134 independent living units (ILU), 2:1 equivalents per LDC §34-1414(c) or any combination of ALF/CCF and/or ILU so long as the density does not exceed six (6) units per acre on 11.27 acres of land.

F. ALF, CCF, ILU uses and related accessory uses are limited to Parcel G only.

G. This Approval codifies the terms and conditions contained in Lee County Zoning Resolution No. Z-03-039 and Lee County Administrative Amendments ADD2004-00068, ADD2005-00016, ADD2005-00197 and ADD2006-00079. Those prior approvals are superceded and are deemed null and void upon the adoption of the Resolution approving this request.

H. All conditions and commitments made in the "Plaza Del Sol Design Guidelines" must be adhered to as part of this planned development. (See attached Exhibit "D".)

2. The following limits apply to the project and uses

A. Schedule of Uses

Accessory Uses and Structures - including uses subordinate to an assisted living facility, continuing care facility and independent living units.
Animal Clinic
Auto Parts Store (No outdoor display or storage)
Assisted Living Facility - Limited to Parcel G and subject to Condition 1
Automatic Teller Machine (ATM)
Automotive Repair and Service - Group I only and excluding: automotive interior shops; automotive paint shops; automotive top installation or repair (canvas or plastic); cellular phone installation; glass replacement and repair; radio sales and installation; transmission repair; undercoating cars; and upholstery repair. These uses are allowed on Parcel H only, and must meet the requirements of LDC §33-431.
Banks and Financial Establishments - Groups I and II (Parcels C or D only)
Boat Parts Store (No outdoor display or storage)
Broadcast Studio, commercial radio and television
Business Services - Group I only
Car Wash - Restricted to Parcel H only and subject to Condition 10
Cleaning and Maintenance Services
Clothing Store, General
Clubs, excluding Country Club
Continuing Care Facilities - Limited to Parcel G and subject to Condition 1
Contractors and Builders - Group I only
Convenience Food and Beverage Store - Restricted to Parcel H only and limited to one structure in compliance with LDC §33-431
Consumption on Premises - Limited to Restaurants, Groups III and IV
Cultural Facilities
Day Care Center - Adult or Child
Department Store
Drive-thru facility - only in conjunction with a bank, drug store, pharmacy or fast food restaurant
Drug Store - Free Standing - Limited to one on entire site
Essential Services
Essential Service Facilities - Group I only
Excavation, Water Retention - Not to include the removal of excavated material from site, and no blasting
Fences and Walls
Food Store - Group I only and limited to anchor Parcel G
Hardware Store - No outdoor display or storage
Health Care Facilities - Groups I, II and III
Hobby, Toy, and Game Shop

Household/Office Furnishings - Groups I and II
Independent Living Units - Limited to Parcel G and subject to Condition 1
Insurance Companies
Laundry or Dry Cleaning - Group I only
Lawn and Garden Supply Store - Limited to less than 1 acre of outdoor display area
Non-Store Retailers
Office, Medical
Package Store - Only in conjunction with a supermarket, food store or drug store
Paint, Glass, and Wallpaper Store
Parking Garage - Limited to Anchor Parcel G and only in conjunction with a retail use on the same parcel
Parking Lot, Accessory
Personal Services - Groups I and II
Pet Shop and Pet Services - No outdoor kennels or runs
Pharmacy
Printing and Publishing - Limited to 5,000 square feet
Recreation Facilities, Commercial - Group I only
Rental or Leasing Establishments - Groups II and III (No outdoor display or storage)
Repair Shop - Groups I, II and III (No outdoor display or storage)
Restaurant - Fast Food - Limited to 1 on the entire CPD site and further restricted to one of these parcels: A, E, F, or G
Restaurant, Standard - Groups I, II, III and IV
Residential accessory uses and structures
School, Commercial
Self Service Fuel Pumps - Limited to a maximum of 12 fuel pumps and only in conjunction with a convenience food and beverage store
Signs - In compliance with LDC Chapter 30 and the Estero regulations at the time of development orders (See also Deviations below)
Social Services - Groups I and II
Specialty Retail Shop - Groups I, II and III
Studio
Temporary Uses - Construction and Sales Office
Variety Store

B. Site Development Regulations

Minimum Lot Dimensions:

Minimum Lot Area:	20,000 square feet
Minimum Lot Depth:	100 feet
Minimum Lot Width:	75 feet

Setbacks

Buildings	
Private Interior Street	Minimum of 20 feet
Side:	Minimum of 0 feet, maximum of 5 feet
Streets	
(Corkscrew Road):	Maximum of 45 feet
(Three Oaks Parkway):	Maximum of 50 feet
Rear Setback:	Minimum of 20 feet
Water Body:	Minimum of 25 feet

Maximum Lot Coverage: 40%

Maximum Building Height: 35 feet or two (2) stories

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

4. Lee Plan Allocation: Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function, as well as all other Lee Plan provisions.

5. Design Guidelines: Prior to local development order approval, the landscape plans must be consistent with the document entitled "Plaza Del Sol Design Guidelines," attached as Exhibit "D," and the LDC.

6. No Blasting: Development blasting is not an approved activity as part of this approved planned development. Development blasting must be approved through an amendment of this planned development that goes through the public hearing process.

7. Public Water and Sewer Hook-up Required: The subject property must connect to public potable water and public sanitary sewer service. At time of local development order, the developer must demonstrate there is adequate water and sewer capacity to handle the proposed level of development.

8. Accessory Uses: Within the Commercial Planned Development, accessory uses must be located on the same tract, parcel or outparcel where a principal use is located. Accessory uses must be incidental and subordinate to the principal use of the tract, parcel or outparcel.

9. Solid Waste/Recycling: As part of any local development order approval, the development order plans must include facilities in compliance with LDC §10-261 and Lee County Solid Waste Ordinance #08-10 for the pick-up/disposal of solid waste and recyclables. The minimum area required for, and specific locations of these facilities will be reviewed at the time of local development order application.

10. Car Wash: The applicant must attach a response letter to any local development order submittal explaining how the Estero Design Review Committee suggestions/comments included in their December 21, 2004 letter (attached as Exhibit "E") may or may not be addressed.

11. Buffering and Landscaping: Prior to local development order approval for the undeveloped 7.08 acre portion of Parcel G and any associated portions of the existing 4.11 acre development, landscape plans must depict landscape islands and pedestrian walkways between the two uses to incorporate trees, shrubs and groundcover as required by Plaza Del Sol Design Guidelines B. 1. And C. 5. (See attached Exhibit "D")

12. Open Space: Prior to local development order approval for the undeveloped 7.08 acre portion of Parcel G, development order plans must depict a minimum of 10% open space is provided within the 7.08 acre project boundary.

13. Arcos Avenue Buffer: Prior to local development order approval for Parcel G, landscape plans must depict a minimum 15-foot-wide Type D right-of-way buffer along Arcos Avenue with a minimum of 7.5 feet of plantable area outside the 10-foot-wide public utility easement, in substantial compliance with the MCP.

SECTION C. DEVIATIONS:

Previously Approved Deviations

Deviations from Lee County Zoning Resolution #Z-03-039 remaining in full force and effect except as indicated below:

Water Retention Setback - Deviation (1) sought relief from the LDC §10-329(d)(1)(a)(3) requirement to provide a water retention setback of 50 feet from private property under separate ownership, to allow a setback of 25 feet.

Intersection Separation - Deviation (2) sought relief from the LDC §10-285(a) requirement to provide a separation distance of 660 feet on an arterial road, to allow a separation distance of 556 feet.

Deviations (3), (4), (5), (6), and (7) - WITHDRAWN.

Conservation Easement - Deviation (8) sought relief from the LDC §34-1044(b) (now §33-351) requirement and was approved to provide the conservation easement in the northeast portion of the CPD to substitute for the Type "A" buffer.

Reduced Buffer Width - Deviation (9) sought relief from the LDC §34-1044(b) (now §33-351) requirement to provide a 200-foot wide buffer along the internal rights-of-way, to reduce the width of the buffer to 15 feet. This deviation was Approved Subject To the requirement that the buffer contain the same vegetation as required in a Type "D" buffer was installed.

Deviation (10) - WITHDRAWN.

New Deviation 11

Buffer between Commercial Properties - Deviation (11) seeks relief from the LDC §33-351 requirement to provide a Type "A" buffer between commercial properties, to allow no buffer between the existing and future development on Parcel G. This deviation is APPROVED, SUBJECT TO Condition 11 hereinabove.

Deviations from Administrative Amendments remaining in full force and effect:

Administrative Amendment ADD2004-00068

Ground Mounted Signs on Parcels E and H - Deviation (1) sought relief from the LDC §30-153(3)(a)6 requirement and was approved - as conditioned below - to allow Parcels E and H to have two ground-mounted signs, instead of one sign per business; **and**

Monument Signs on Parcels E and H - Deviation (2) sought relief from the LDC §30-406(a)(1)c requirement and was approved to allow one monument style sign to be located at the southwest corner of Parcel E, and one monument style sign to be located at the southwest corner of Parcel H (each sign face was to be a maximum of 200 square feet in area), and one monument style sign, with a total sign face of 72 square feet, on each of Parcels E, and F.

These two Deviations were approved SUBJECT TO the following conditions:

1. The monument style signs to be located in the southwest corners of Parcels E and H, as depicted on the MCP, attached, are to be project identification signs, as defined by the LDC.

2. The single monument style signs, permitted a maximum total sign face of 72 square feet, above and beyond the permitted project identification signs on Parcels E and H, as depicted on the MCP, are restricted to locations on the internal road (to be named Arcos Avenue) for the project, and are prohibited from being visible from either Corkscrew Road or Three Oaks Parkway.

3. Parcels A, B, D and F, as depicted on the MCP, are permitted monument-style signs with a maximum total sign face of 72 square feet, which are restricted to locations on the internal road (to be named Arcos Avenue) for the project, and are prohibited from being visible from either Corkscrew Road, or Three Oaks Parkway.

Administrative Amendment ADD2005-00197

Parking Setback from Corkscrew Road **and** Three Oaks Parkway - Deviations sought relief from the LDC §34-1047 requirement to provide a 35-foot parking setback from Corkscrew Road **and** to allow parking setbacks at 42.9, 43.0 and 43.2 feet from Three Oaks Parkway. These Deviations were APPROVED SUBJECT TO the following conditions.

1. The 3 trees, immediately south of Building 101,must be preserved as shown on the attached "PARKING AREA SETBACKS EXHIBIT", dated 6/01/2005 and date-stamped by the permit counter on October 13, 2005. (Attached as Exhibit "G")

2. The suggestions and comments of the Estero Design Review Committee, dated September 29, 2005, are attached hereto as Exhibit "F" for reference purposes.

3. Two parking spaces to be eliminated as shown on the sketch contained in attached Exhibit "G".

SECTION D. EXHIBITS AND STRAP NUMBER:

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

Exhibit A: Legal description of the property
Exhibit B: Zoning Map (with the subject parcel indicated)
Exhibit C: The Master Concept Plans
Exhibit D: Plaza Del Sol Design Guidelines
Exhibit E: Estero Design Review Committee (suggestions/comments included in their December 21, 2004 letter)
Exhibit F: Estero Design Review Committee (suggestions/comments included in their September 29, 2005 letter)
Exhibit G: Parking Area Setbacks Exhibit

The applicant has indicated that the STRAP number for the subject property is: 35-46-25-31-0000G.0000

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.

2. The rezoning, as approved:

   a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request;

b. is consistent with the densities, intensities and general uses set forth in the Lee Plan;

c. is compatible with existing or planned uses in the surrounding area;

d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and

e. will not adversely affect environmentally critical areas or natural resources.

3. The rezoning satisfies the following criteria:

a. the proposed use or mix of uses is appropriate at the subject location;

b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and

c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.

4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.

5. The approved deviations, as conditioned, enhance achievement of the planned development objectives, and preserve and promote the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

Commissioner Ray Judah made a motion to adopt the foregoing resolution, seconded by Commissioner Frank Mann. The vote was as follows:

Robert P. Janes	Aye
Brian Bigelow	Aye
Ray Judah	Aye
Tammara Hall	Aye
Frank Mann	Aye

DULY PASSED AND ADOPTED this 1st day of February, 2010.

ATTEST:
CHARLIE GREEN, CLERK

BY: Marcia Wilson
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: ~~Tammara Hall, Chair~~ Commissioner

Approved as to form by:

John J. Fredyma
Assistant County Attorney
County Attorney's Office

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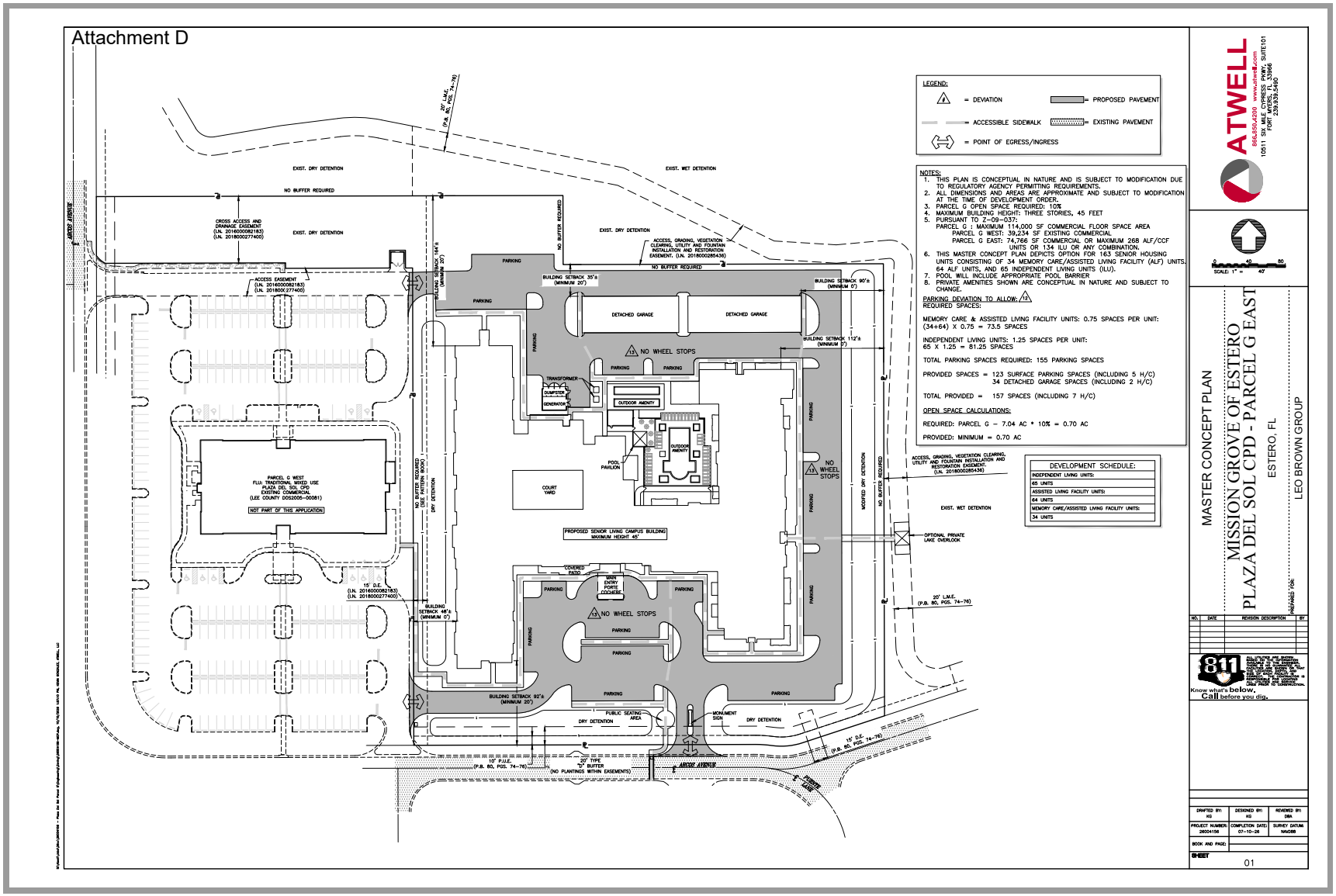
CASE NO: DCI2008-00048

Z-09-037
Page 10 of 10


Attachment D
LEGEND:
= DEVIATION
= PROPOSED PAVEMENT
= ACCESSIBLE SIDEWALK
= EXISTING PAVEMENT
= POINT OF EGRESS/INGRESS
NOTES:
1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MODIFICATION DUE TO REGULATORY AGENCY PERMITTING REQUIREMENTS.
2. ALL DIMENSIONS AND AREAS ARE APPROXIMATE AND SUBJECT TO MODIFICATION AT THE TIME OF DEVELOPMENT ORDER.
3. PARCEL G OPEN SPACE REQUIRED: 10%
4. MAXIMUM BUILDING HEIGHT: THREE STORIES, 45 FEET
5. PURSUANT TO Z-09-037:
PARCEL G : MAXIMUM 114,000 SF COMMERCIAL FLOOR SPACE AREA
PARCEL G WEST: 39,234 SF EXISTING COMMERCIAL
PARCEL G EAST: 74,766 SF COMMERCIAL OR MAXIMUM 268 ALF/CCF UNITS OR 134 ILU OR ANY COMBINATION.
6. THIS MASTER CONCEPT PLAN DEPICTS OPTION FOR 163 SENIOR HOUSING UNITS CONSISTING OF 34 MEMORY CARE/ASSISTED LIVING FACILITY (ALF) UNITS, 64 ALF UNITS, AND 65 INDEPENDENT LIVING UNITS (ILU).
7. POOL WILL INCLUDE APPROPRIATE POOL BARRIER
8. PRIVATE AMENITIES SHOWN ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.
PARKING DEVIATION TO ALLOW: 12
REQUIRED SPACES:
MEMORY CARE & ASSISTED LIVING FACILITY UNITS: 0.75 SPACES PER UNIT:
(34+64) X 0.75 = 73.5 SPACES
INDEPENDENT LIVING UNITS: 1.25 SPACES PER UNIT:
65 X 1.25 = 81.25 SPACES
TOTAL PARKING SPACES REQUIRED: 155 PARKING SPACES
PROVIDED SPACES = 123 SURFACE PARKING SPACES (INCLUDING 5 H/C)
34 DETACHED GARAGE SPACES (INCLUDING 2 H/C)
TOTAL PROVIDED = 157 SPACES (INCLUDING 7 H/C)
OPEN SPACE CALCULATIONS:
REQUIRED: PARCEL G – 7.04 AC * 10% = 0.70 AC
PROVIDED: MINIMUM = 0.70 AC
DEVELOPMENT SCHEDULE:
INDEPENDENT LIVING UNITS:
65 UNITS
ASSISTED LIVING FACILITY UNITS:
64 UNITS
MEMORY CARE/ASSISTED LIVING FACILITY UNITS:
34 UNITS
EXIST. DRY DETENTION
EXIST. WET DETENTION
NO BUFFER REQUIRED
CROSS ACCESS AND DRAINAGE EASEMENT (L.N. 2014000082183) (L.N. 2018000277400)
ACCESS EASEMENT (L.N. 2014000082183) (L.N. 2018000277400)
ACCESS, GRADING, VEGETATION CLEARING, UTILITY AND FOUNTAIN INSTALLATION AND RESTORATION EASEMENT. (L.N. 2018000285436)
20' L.M.E. (P.B. 80, PGS. 74-76)
BUILDING SETBACK 35'± (MINIMUM 20')
BUILDING SETBACK 90'± (MINIMUM 0')
BUILDING SETBACK 112'± (MINIMUM 0')
DETACHED GARAGE
DETACHED GARAGE
NO WHEEL STOPS
TRANSFORMER
DUMPSTER
GENERATOR
OUTDOOR AMENITY
POOL PAVILION
COURT YARD
PARCEL G WEST
FLU: TRADITIONAL MIXED USE
PLAZA DEL SOL CPD
EXISTING COMMERCIAL
(LEE COUNTY DOS2005-00081)
NOT PART OF THIS APPLICATION
PROPOSED SENIOR LIVING CAMPUS BUILDING
MAXIMUM HEIGHT 45'
COVERED PATIO
MAIN ENTRY PORTE COCHERE
NO WHEEL STOPS
15' D.E. (L.N. 2016000082183) (L.N. 2018000277400)
BUILDING SETBACK 46'± (MINIMUM 0')
BUILDING SETBACK 92'± (MINIMUM 20')
PUBLIC SEATING AREA
MONUMENT SIGN
DRY DETENTION
MODIFIED DRY DETENTION
OPTIONAL PRIVATE LAKE OVERLOOK
10' P.U.E. (P.B. 80, PGS. 74-76)
20' TYPE "D" BUFFER (NO PLANTINGS WITHIN EASEMENTS)
ARROW AVENUE
ATWELL
10511 SIX MILE CYPRESS PKWY, SUITE101
FORT MYERS, FL 33966
239.939.5490
SCALE: 1" = 40'
MASTER CONCEPT PLAN
MISSION GROVE OF ESTERO
PLAZA DEL SOL CPD - PARCEL G EAST
ESTERO, FL
LEO BROWN GROUP
811
Know what's below. Call before you dig.
DRAFTED BY: KG
DESIGNED BY: KG
REVIEWED BY: DBK
PROJECT NUMBER: 26004156
COMPLETION DATE: 07-10-26
SURVEY DATUM: NAVD88
BOOK AND PAGE:
SHEET 01

Attachment E

MISSION GROVE OF ESTERO
PLAZA DEL SOL CPD – PARCEL G EAST AMENDMENT

SCHEDULE OF DEVIATIONS AND JUSTIFICATIONS
DCI2026-E004 – Revised October 2026

No changes are proposed to the existing deviations approved by Lee County Zoning Resolution Z-09-037, as amended. The proposed request seeks to replace the previous approval for the subject property contained in Village of Estero Zoning Ordinance No. 2024-08 and its associated deviation 12 which approved a height of 65 feet for the hotel, which is withdrawn.

New Proposed Deviation 12: Minimum Parking Spaces. A request to deviate from LDC Section 5-204.B.1 – Table 5-204.B.1, which requires assisted living facilities to provide 1.12 parking spaces per dwelling unit and continuing care retirement community independent living units to provide 2 spaces per unit; **to allow proposed assisted living facilities and memory care units to provide 0.75 parking spaces per unit and independent living units to provide 1.25 parking spaces per unit to accommodate residents, employees and guests.**

Justification: A parking reduction is proposed to more accurately reflect the project's projected parking demand, more closely reflect industry standards, and to prevent unnecessary underutilized expanses of pavement that would be contrary to the Village's vision to provide a community with unique quality of life, distinct character, and diverse housing, economic, recreational, and social opportunities. Thoughtful and careful planning of the physical environment in harmony with the natural environment will help maintain the essence of Estero, the Village with a Vision.

The current Estero LDC requires the following: (1.47 spaces per unit)

98 ALF/Memory Care Units at 1.12 spaces/du:	109.76
65 ILU at 2 spaces per unit:	130
Total Estero LDC Requirement:	240

Proposed Mission Grove of Estero Deviation to allow:

`98 ALF/Memory Care Units (60%) at 0.75 spaces/du:	73.5
65 ILU (40%) at 1.25 spaces per unit:	81.25
Total Required:	155
Total Provided:	157

The proposal includes: 163 units with 157 parking spaces (0.96 space per unit). The proposed parking calculation works based on the Applicant's established typical parking ratio for existing similar projects.:

Traditions of Aboite: 147 units with 106 parking spaces (0.72 space per unit)

124 ALF/Memory Care Units (84%)

23 ILU (16%)

Traditions of Westfield: 132 units with128 parking spaces (0.97 space per unit)

`98 ALF/Memory Care Units (74%)

34 ILU (26%)

Mission Grove at Stoneybrook: 166 units with 163 parking spaces (0.98 space per unit).

`65 ALF/Memory Care Units (39%)

101 ILU (61%)

The reduced need for parking is also demonstrated by the minimum trips demonstrated in the submitted traffic impact statement. A review of the adjacent local jurisdictions found that the Village of Estero has the most stringent parking requirements. The Village of Estero requires 161 more spaces than Lee County, 89 more spaces than City of Bonita Springs and 122 spaces more spaces than the calculations approved on the prior 2018 DO in the Village.

Jurisdiction/DO	ALF/Memory Care	Independent Living Units	Total Required Spaces Required for proposed unit mix
Village of Estero	1.12/unit	2/unit	240
Lee County	0.54/unit or 0.41/unit for multiple-use developments such as subject site	1/unit or 0.59/unit for multiple-use developments	79
City of Bonita Springs	1/4 beds plus 10%	1.5/1-bed, 1.75/2-bed	151
Prior DO Approval	0.54/unit	1/unit	118

The requested deviation is to allow 0.75 spaces per ALF/memory care unit vs 1.12 spaces per unit and 1.25 spaces per ILU vs 2 spaces per unit. The request is consistent with the amount required by the applicant's established successful projects. Mission Grove of Estero will be age restricted to 55+. There are no children living within independent living

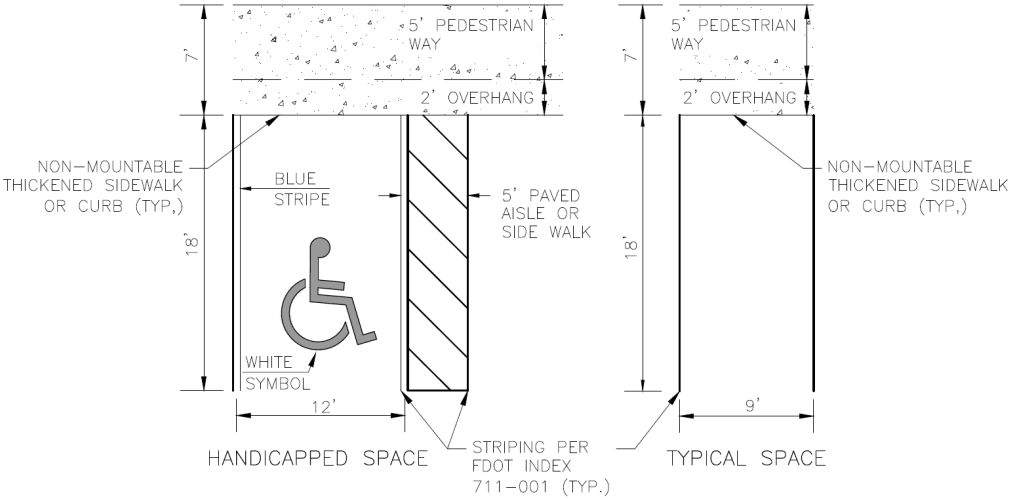
units and there are lower vehicle ownership rates. Central dining and onsite amenities are provided which further reduce vehicle trips. Additionally, transportation services such as a shuttle will be provided on site.

The prior development order on this site was approved at 0.54 parking spaces per ALF unit which was the higher of the Transitional LDC requirements at the time which would have allowed 0.41 spaces per unit since the site met the definition of a multiple-use development. The approved DO provided less than half of what would be required by the current LDC. Independent living units went from requiring 1 space per unit for single developments and 0.59 spaces for multiple-use developments in the Transitional LDC to requiring 2 spaces per unit in the current LDC, double to over tripling the requirement which would result in unused expanses of pavement. The proposed parking is more than sufficient to accommodate residents, employees and guests.

The requested deviation complies with the required Deviation Standards in LDC Section 2-506.C.1.B as it improves the quality of the proposed development; promotes the intent of the Code to protect the health, safety and general welfare of the public; contributes to compatibility with surrounding property and causes no undue burdens on essential public facilities. It also complies with the administrative deviation Review Standards in LDC Section 2-506.C.3.B as it improves the design of the proposed development under review and does not threaten the health, safety, or welfare of abutting property owners.

New Deviation 13: <u>No Wheel Stops/Parking Bumpers</u>. A request to deviate from LDC Section 5-204.A.3.A.5 which states that the maximum two-foot overhang from a curb for parking spaces may not intrude onto pedestrian walkways; **to allow 7-foot sidewalks with a 2-foot overhang.**

Justification: The requested deviation is to allow an alternative design than providing standard wheel stops/parking bumpers within the parking spaces for the development. Almost all parking spaces abut sidewalks which serve as parking bumpers. Given the older clientele for the proposed facility, standard parking bumpers/wheel stops create additional tripping hazards so allowing the sidewalk to serve as the bumper is a much safer alternative to prevent unnecessary falls and/or injuries. In lieu of wheel stops/parking bumpers, the applicant is proposing to expand the sidewalk width to 7 feet where abutting parking spaces to allow for a 2-foot overhang on the curb while maintaining a 5-foot pedestrian accessway. See Detail on following page. The only two locations in the parking lot that do not abut a sidewalk will have non-mountable curb and are farthest from the building in the northwest and southeast corners of the site. The request is to reduce trip hazards for the senior housing campus. The requested deviation complies with the required Deviation Standards in LDC Section 2-506.C.1.B as it improves the quality of the proposed development; promotes the intent of the Code to protect the health, safety and general welfare of the public; contributes to compatibility with surrounding property and causes no undue burdens on essential public facilities. It also complies with the administrative deviation Review Standards in LDC Section 2-506.C.3.B as it improves the design of the proposed development under review and does not threaten the health, safety, or welfare of abutting property owners.


5' PEDESTRIAN WAY
2' OVERHANG
7'
18'
NON-MOUNTABLE THICKENED SIDEWALK OR CURB (TYP.)
BLUE STRIPE
5' PAVED AISLE OR SIDE WALK
WHITE SYMBOL
12'
HANDICAPPED SPACE
STRIPING PER FDOT INDEX 711-001 (TYP.)
5' PEDESTRIAN WAY
2' OVERHANG
7'
18'
NON-MOUNTABLE THICKENED SIDEWALK OR CURB (TYP.)
9'
TYPICAL SPACE

Attachment F

TR TRANSPORTATION CONSULTANTS, INC

2726 OAK RIDGE COURT, SUITE 503
FORT MYERS, FL 33901-9356
OFFICE 239.278.3090
FAX 239.278.1906

TRAFFIC ENGINEERING
TRANSPORTATION PLANNING
SIGNAL SYSTEMS/DESIGN

TRAFFIC IMPACT STATEMENT

FOR

MISSON GROVE OF ESTERO
PLAZA DEL SOL CPD – PARCEL G EAST
VILLAGE OF ESTERO

(PROJECT NO. F2605.08)

PREPARED BY:
TR Transportation Consultants, Inc.
2726 Oak Ridge Court, Suite 503
Fort Myers, Florida 33901
(239) 278-3090

October 8, 2026

TR TRANSPORTATION CONSULTANTS, INC

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II. EXISTING CONDITIONS

III. PROPOSED DEVELOPMENT

IV. TRIP GENERATION

V. TRIP DISTRIBUTION

VI. FUTURE TRAFFIC CONDITIONS

VII. TURN LANE ANALYSIS

VIII. CONCLUSION

TR TRANSPORTATION CONSULTANTS, INC

I. INTRODUCTION

TR Transportation Consultants, Inc. has conducted a traffic impact statement to fulfill requirements set forth by the Village of Estero Department of Community Development for projects seeking a zoning amendment as well as development order approval. The subject site is located within the Plaza Del Sol CPD located in the northeast quadrant of the intersection of Corkscrew Road and Three Oaks Parkway in the Village of Estero in Lee County, Florida. The approximate location of the subject site is illustrated on **Figure 1**.

Specifically, the requested zoning amendment is for Parcel G within the Plaza Del Sol CPD to permit the development of a Assisted Living Facility/Memory Care/Independent Living facility on the approximately 7.04-acre parcel. The parcel is currently zoned under Ordinance No. 2024-08 which permits the development of up to 18,000 square feet of commercial uses, 110,000 square feet of self-storage uses and a 120-room hotel on the site. The current proposal is to develop the site with a 163 unit Assisted Living/Memory Care/Independent Living facility.

This report examines the impact of the development on the surrounding roadways. Trip generation and assignments to the various surrounding intersections will be completed and analysis conducted to determine the impacts of the development on the surrounding streets.

F2605.08



TR TRANSPORTATION CONSULTANTS, INC

PROJECT LOCATION MAP
MISSION GROVE OF ESTERO

Figure 1

TR TRANSPORTATION CONSULTANTS, INC

II. EXISTING CONDITIONS

The subject site is currently vacant. The subject site is bordered to the east by an existing medical office building, to the south by Arcos Avenue and additional commercial development within the Plaza Del Sol CPD, to the north and west by a detention pond.

Corkscrew Road is a four lane divided arterial roadway within the vicinity of the subject site. The intersection of Corkscrew Road with Puente Lane is signalized. Corkscrew Road has a posted speed limit of 45 mph and is under the jurisdiction of the Lee County Department of Transportation.

Three Oaks Parkway is a four lane divided arterial roadway within the vicinity of the subject site. The intersection of Corkscrew Road with Three Oaks Parkway is signalized. Three Oaks Parkway has a posted speed limit of 45 mph and is under the jurisdiction of the Lee County Department of Transportation.

III. PROPOSED DEVELOPMENT

Upon approval of the proposed zoning amendment and development request, the subject site would be developed with an assisted living facility and independent living facility with a total of 163 units. As previously indicated, the current entitlements of the site permit the development of up to 18,000 square feet of commercial uses, 110,000 square feet of self-storage uses and a 120-room hotel. **Table 1** reflects the maximum development intensities of both the permitted entitlements as well as the requested entitlements being requested for the site.

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Table 1
Land Uses
Misson Grove of Estero

Land Use	Approved Entitlements	Proposed Entitlements
Commercial Retail (LUC 822)	18,000 sq. ft.	0 sq. ft.
Self-Storage (LUC 151)	110,000 sq. ft.	0 sq. ft.
Hotel (LUC 310)	120 Rooms	0 Rooms
Assisted Living/Memory Care (LUC 254)	0 beds	98 Units/110 Beds
Independent Living (LUC 252)	0 units	65 Units

Access to the subject site is proposed to Arcos Way. Access to Three Oaks Parkway and Corkscrew Road is already provided and has existing for a number of years. Recently, the intersection of Corkscrew Road with Puente Lane was signalized with properties within Plaza Del Sol (including the subject parcel) participating in a fair share contribution towards the costs of design and construction of this traffic signal, which is now operational

IV. TRIP GENERATION

The trip generation for the proposed development was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled ***Trip Generation***, 12th Edition. A trip generation comparison was first made between the existing entitlements and the proposed entitlements to illustrate that the requested zoning amendment represents a DECREASE in intensity in terms of trip generation and impacts to the adjacent roadways compared to what is currently approved on the subject site. For the uses approved under the current Ordinance (No. 2024-08), Land Use Code 822 (Strip Retail Plaza) was utilized for the commercial uses, Land Use Code 151 (Mini-Warehouse) was utilized for the Self-Storage uses and Land Use Code 310 (Hotel) was utilized for the hotel use. For the proposed uses, Land Use Code 254 (Assisted Living) was utilized for the Assisted Living/Memory Care facility and Land Use Code 252 (Senior Adult Housing –

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Multifamily) was utilized for the Independent Living units. **Table 2** outlines the anticipated weekday A.M and P.M peak hour trip generation of the existing approved uses based on the approved Ordinance and **Table 3** outlines anticipated weekday A.M and P.M peak hour trip generation of the proposed uses based on the requested zoning amendment. **Table 4** then outlines the trip generation DECREASE between the entitled uses and the proposed uses (Table 4 minus Table 3).

Table 2
Trip Generation
Plaza Del Sol – Parcel G Approved Uses Per Ordinance No. 2024-08

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour		
	In	Out	Total	In	Out	Total
Commercial Retail (18,000 Sq. Ft.)	39	32	71	57	57	114
Self-Storage (110,000 Sq. Ft.)	5	4	9	7	8	15
Hotel (120 Rooms)	21	19	40	24	23	47
Total Trips	65	55	120	88	88	176

Land Use Code 822 – Strip Retail Plaza utilized for the retail uses
Land Use Code 151 – Mini-Warehouse utilized for the Self-Storage use
Land Use Code 310 – Hotel utilized for the Hotel use

Table 3
Trip Generation
Plaza Del Sol – Parcel G Proposed Uses

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour		
	In	Out	Total	In	Out	Total
Assisted Living/Memory Care (98 Units/110 Beds)	12	9	21	10	16	26
Independent Living (65 Units)	4	9	13	9	7	16
Total Trips	16	18	34	19	23	42

Land Use Code 254 - Assisted Living utilized for Assisted Living/Memory Care Beds
Land Use Code 252 - Senior Adult Housing - Multi-Family utilized for the Independent Living Units

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Table 4
Trip Generation Difference
Proposed Uses vs. Approved Uses

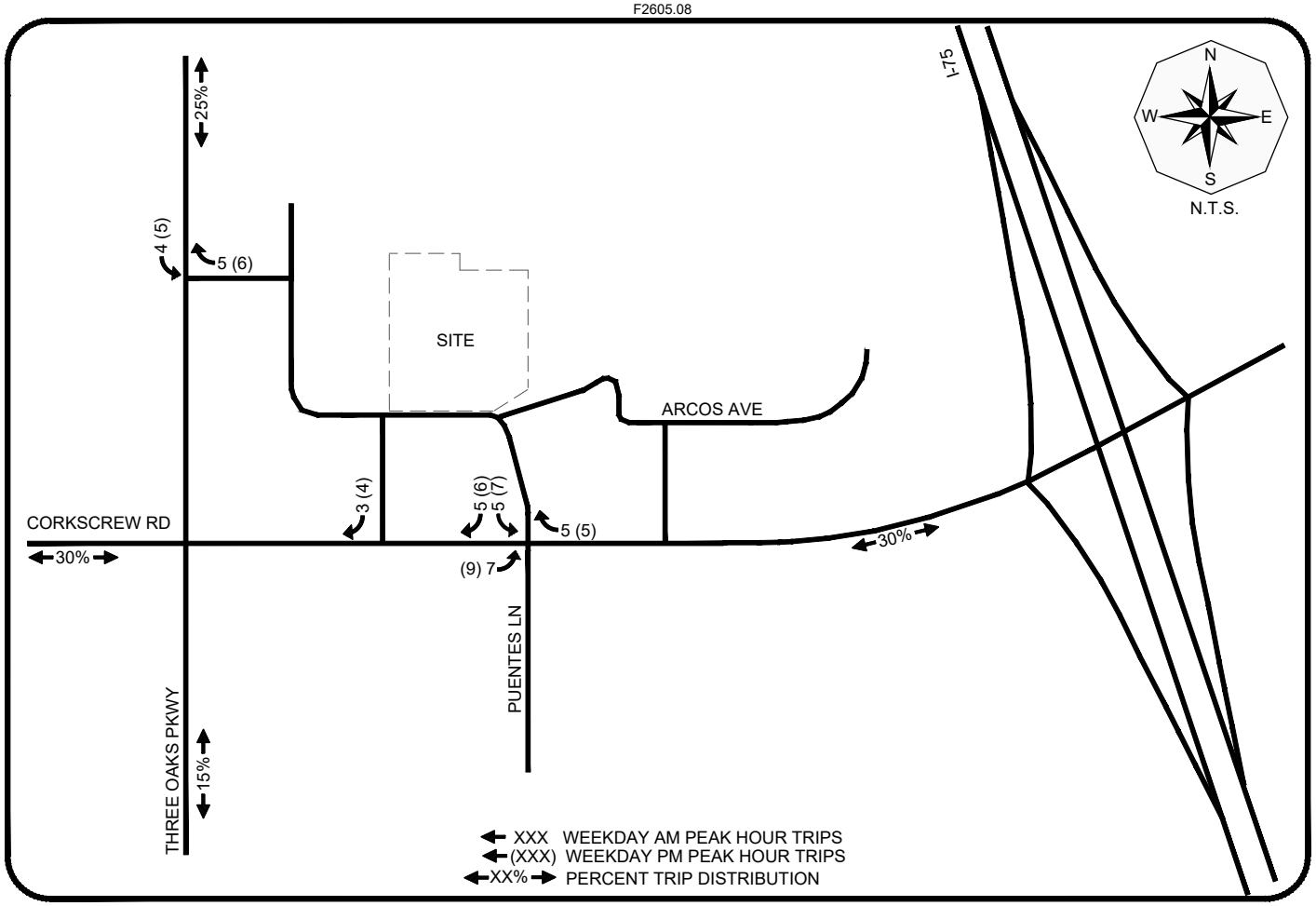
Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour		
	In	Out	Total	In	Out	Total
Proposed Uses (Assisted Living/IL Units)	16	18	34	19	23	42
Approved Uses (Retail/Storage/Hotel)	-65	-55	-120	-88	-88	-176
Trip Difference	-49	-37	-86	-69	-65	-134

A negative number in the Trip Difference line indicates a **REDUCTION** in trips due to the proposed amendment.

V. PROJECT IMPACT

The trips the proposed development is anticipated to generate as shown in Table 3 were then assigned to the surrounding roadway system based on the anticipated routes the drivers will utilize to approach the site. Based on current and projected population in the area and other existing or planned competing/complementary uses in the area, a distribution of the site traffic was formulated. The primary access is the signalized intersection along Corkscrew Road. The site access on Three Oaks Parkway is a southbound directional left-in/right-in/right-out only access. The anticipated trip distribution and assignment of project traffic to the site access drive intersections is shown in **Figure 2.**

In order to determine which roadway segments surrounding the site will be significantly impacted as outlined in the Lee County Traffic Impact Statement Guidelines **Table 1A**, contained in the Appendix, was created. Note, Table 1A and the Level of Service Analysis was completed only with regards of the trips illustrated in Table 3 from the proposed uses. This table indicates which roadway links in the vicinity of the subject site will accommodate greater than 10% of the Peak Hour – Peak Direction Level of Service "C" volumes, as defined by the ***Lee County Link Specific Service Volume*** Tables. From Table 1A, the proposed development is NOT anticipated to significantly impact any of the adjacent roadways. A copy of the Service Volume Tables for Three Oaks Parkway and Corkscrew Road is located in the Appendix of this report for reference.



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TRIP DISTRIBUTION & SITE TRAFFIC ASSIGNMENT
MISSION GROVE OF ESTERO

Figure 2

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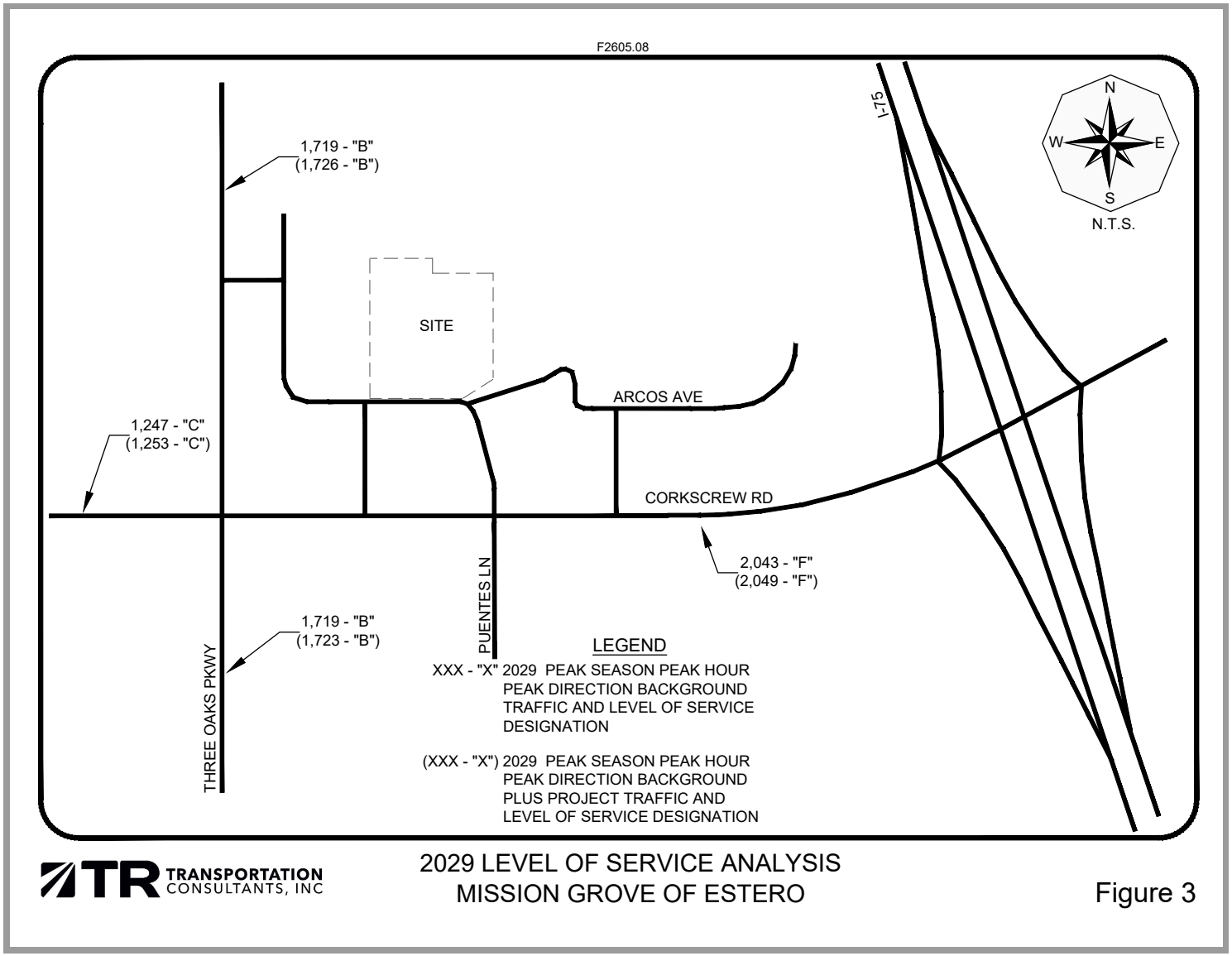
VI. FUTURE TRAFFIC CONDITIONS

An analysis year of 2029 was selected as the year to evaluate the impacts the proposed Mission Grove of Estero project will have on the surrounding roadway network. Based on this build-out year, a growth rate was applied to the existing traffic conditions for all roadway links that could be significantly impacted by this development. The growth rate for Corkscrew Road and Three Oaks Parkway was obtained through comparison of annual traffic data obtained from the 2024 FDOT Traffic Information Online resource. Based on the project distribution shown on Table 1A, the link data was analyzed for the year 2029 without the development and year 2029 with the development.

The 2024 peak hour, peak season, peak direction volumes for Corkscrew Road and Three Oaks Parkway were obtained from the 2025 ***Lee County Public Facilities Level of Service and Concurrency Report***. The peak hour, peak direction traffic volumes were then factored by the annual growth rate in order to obtain the 2029 background traffic conditions on the area roadway network. The roadway link data was analyzed for the year 2029 without the development, and year 2029 with the A.M. and P.M peak hour development trips added to the network. **Table 2A**, located in the Appendix of this report indicates the methodology utilized to conduct the Level of Service Analysis. The traffic data obtained from Florida Traffic Online webpage is attached to the Appendix of this report for reference.

Figure 3 indicates the year 2029 peak hour – peak direction traffic volumes and Level of Service for the various roadway links within the study area. Noted on Figure 3 is the peak hour – peak direction volume and Level of Service of each link should no development occur on the subject site and the peak hour – peak direction volume and Level of Service for the weekday peak hour with the development traffic added to the roadways. This figure is derived from Table 2A contained in the Appendix.


F2605.08
1,719 - "B"
(1,726 - "B")
SITE
ARCOS AVE
1,247 - "C"
(1,253 - "C")
CORKSCREW RD
2,043 - "F"
(2,049 - "F")
PUENTES LN
1,719 - "B"
(1,723 - "B")
THREE OAKS PKWY
I-75
N
W
E
S
N.T.S.
LEGEND
XXX - "X" 2029 PEAK SEASON PEAK HOUR PEAK DIRECTION BACKGROUND TRAFFIC AND LEVEL OF SERVICE DESIGNATION
(XXX - "X") 2029 PEAK SEASON PEAK HOUR PEAK DIRECTION BACKGROUND PLUS PROJECT TRAFFIC AND LEVEL OF SERVICE DESIGNATION
TR TRANSPORTATION CONSULTANTS, INC
2029 LEVEL OF SERVICE ANALYSIS
MISSION GROVE OF ESTERO
Figure 3

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VII. TURN LANE ANALYSIS

A Turn Lane analysis was conducted at the proposed site access drive connections along Arcos Avenue pursuant to the guidelines published in the Lee County Turn Lane Policy (Administrative Code 11-4). The projected traffic volumes illustrated in Figure 3 were utilized in the turn lane analysis. These volumes include the trips from the proposed land uses. The criteria for left and right turn lanes along a collector street are summarized below.

<u>Left Turn Lane On Local</u> – Arcos Avenue

Posted speed limit on the local street is equal to or greater than thirty (30) mph and the peak hour left turning movement is sixty (60) or more – Criteria Met –**No. There will not be more than sixty (60) left turns into this site on Arcos Avenue.**

Number of Left Turning Movements:

On multi-lane facilities the number of left turning vehicles exceeds one hundred (100) during the peak hour of the local street.

On two-lane two-way facilities the number of left turning vehicles from the local street exceeds (60) sixty during either the peak hour of the local street and the opposing through and right turn traffic volume exceeds five hundred (500) vehicles during either the A.M. or P.M. peak hour of the local street. – Criteria Met –**No. Arcos Avenue does not have more than five hundred (500) vehicles in the opposing through direction and there are less than sixty (60) left turns into the project.**

Available Sight Distance for left turning approaching traffic: or for approaching traffic moving in either direction to observe the left turning vehicle is less than the value shown in Table A-l for the posted speed limit of the local street– Criteria Met –**No.**

Traffic Control of the intersecting street or access point connection is a traffic signal or is anticipated to meet MUTCD traffic signal warrants in the next five years– Criteria Met – **No.**

It is determined by the Lee County Department of Transportation that a turn lane is required for the health, safety, and welfare of the road users – Criteria Met – **No.**

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At least two or more criteria need to be met to warrant a left turn lane. Since two criteria are not met, a left turn lane is **NOT** warranted at proposed site access drive on Arcos Avenue.

Right Turn Lane On Local Street – Arcos Avenue

Posted speed limit on the local street is equal to or greater than thirty (30) mph – Criteria Met **– No.**

Number of right turning movements from the local street is equal to or greater than sixty (60) during either A.M. or P.M. peak hour of the local street – Criteria Met **– No.**

Available Sight Distance for a right turning vehicle to be seen by through traffic traveling in the same direction is less than the value shown in Table A-1 for the design speed of the local street – Criteria Met **– No.**

Traffic Control of the intersecting street or access point connection is a signal or is anticipated to meet MUTCD traffic signal warrants by the build-out year– Criteria Met **– No.**

It is determined by the Lee County Department of Transportation that a turn lane is required for the health, safety, and welfare of the road users – Criteria Met – **No.**

At least two or more criteria need to be met to warrant a right turn lane. Since two criteria are not met, a right turn lane is **NOT** warranted at proposed site access drive.

The turn lanes at the site access drives along Corkscrew Road and Three Oaks Parkway have already been constructed and were developed based on the build-out of the within the Plaza Del Sol CPD and other planned developments in the quadrant of the Corkscrew Road and Three Oaks Parkway intersection. This property will also participate in the proportionate share payment towards the signalization of the intersection of Corkscrew Road and Puente Lane at the time of Development Order. This amendment will not require any additional off-site turn lane improvements along Corkscrew Road or Three Oaks Parkway serving the overall development.

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VIII. CONCLUSION

The proposed amendment to the Plaza Del Sol CPD to modify the Schedule of Uses to replace the retail, self-storage and hotel uses with an Assisted Living/Memory Care facility with Independent Living units will actually cause a DECREASE in overall trip generation from this parcel within the CPD. From the Level of Service analysis conducted as part of the Misson Grove Estero zoning amendment of the Plaza Del Sol CPD project, there is projected sufficient capacity on the segments of Corkscrew Road west of Three Oaks Parkway and Three Oaks Parkway north and south of Corkscrew Road. The segment of Corkscrew Road between I-75 and Three Oaks Parkway is shown to operate at poor Level of Service in the background traffic conditions regardless if this amendment is approved and before any project trips are added to the roadway segment. Therefore, this is considered a pre-existing deficiency which the project is not required to mitigate. The project will pay road impact fees as part of the off-site mitigation requirements.

Based upon the results of the turn lane analysis from the criteria outlined in Lee County's Administrative Code 11-4 (Lee County Turn Lane Policy) at the site access drive intersection along Arcos Three Oaks Parkway a right or left turn lane will not be warranted for either access.

APPENDIX

TABLES 1A & 2A

TABLE 1A
PEAK DIRECTION PROJECT TRAFFIC VS. LOS C LINK VOLUMES
MISSION GROVE OF ESTERO

TOTAL A.M. PEAK HOUR PROJECT TRAFFIC =	34	VPH	IN=	16	OUT=	18
TOTAL P.M. PEAK HOUR PROJECT TRAFFIC =	42	VPH	IN=	19	OUT=	23

ROADWAY	SEGMENT	ROADWAY CLASS	LOS A VOLUME	LOS B VOLUME	LOS C VOLUME	LOS D VOLUME	LOS E VOLUME	PERCENT PROJECT TRAFFIC	PROJECT TRAFFIC	PROJ/ LOS C
Corkscrew Rd	W. of Three Oaks Pkwy	4LD	0	390	1,900	1,900	1,900	30%	7	0.4%
	E. of Three Oaks Pkwy	4LD	0	390	1,900	1,900	1,900	30%	7	0.4%
Three Oaks Pkwy	N. of Corkscrew Rd.	4LD	650	1,940	1,940	1,940	1,940	25%	6	0.3%
	S. of Corkscrew Rd.	4LD	650	1,940	1,940	1,940	1,940	15%	3	0.2%

* Lee County Link Specific Serivice Volumes was utilized for all roadway segments analyzed

TABLE 2A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
MISSION GROVE OF ESTERO

TOTAL PROJECT TRAFFIC A.M. = 34 VPH IN = 16 OUT= 18

TOTAL PROJECT TRAFFIC P.M. = 42 VPH IN= 19 OUT= 23

ROADWAY	SEGMENT	ANNUAL RATE [1]	2024 PK HR PK SEASON PEAK DIR.[2]	2029 PK HR PK SEASON PK DIRECTION VOLUME	LOS	PERCENT PROJECT TRAFFIC	A.M. PROJ TRAFFIC	P.M. PROJ TRAFFIC	2029 BCKGRND + A.M. PROJ VOLUME	LOS	2029 BCKGRND + P.M. PROJ VOLUME	LOS
Corkscrew Rd	W. of Three Oaks Pkwy	2.00%	1,129	1,247	C	30%	5	7	1,252	C	1,253	C
	E. of Three Oaks Pkwy	2.00%	1,850	2,043	F	30%	5	7	2,048	F	2,049	F
Three Oaks Pkwy	N. of Corkscrew Rd.	4.80%	1,360	1,719	B	30%	5	7	1,725	B	1,726	B
	S. of Corkscrew Rd.	4.80%	1,360	1,719	B	15%	3	3	1,722	B	1,723	B

[1] AGR for Corskcrew Road & Via Coconut Pointe was calculated based on historical traffic data from the FDOT Traffic Information Online Resource

[2] The 2024 peak hour peak season peak direction traffic volume for Corkscrew Road & Three Oaks Parkway was obtained from the 2025 Lee County Public

November 9, 2026

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

Reference: **Mission Grove of Estero (Plaza Del Sol CPD, Parcel G East)**
DCI2026-E004 – 8-Day Letter
Planning Zoning and Design Board Public Hearing 11/17/26

Dear Ms. Gibbs:

In advance of the Planning, Zoning and Design Board hearing on November 17, 2026, please accept this letter as the Applicant's 8-day letter. The applicant has reviewed the Staff Report with attachments, including the proposed conditions, and agrees with the Staff's recommendation of approval and the proposed conditions as outlined in the attached.

The following individuals will be attending the hearing as the Applicant's potential witnesses. Those marked by an asterisk (*) will be factual and expert witnesses who will testify during the Applicant's presentation-in-chief, while the remaining potential witnesses will be available for questions and/or rebuttal, if necessary.

1. Lindsey Phipps, Development Director, Leo Brown Development (Applicant)
2. *Stacy Ellis Hewitt, AICP, Planning Director, RVi Planning + Landscape Architecture (Planning and Zoning)
3. *Glen Baurhyte, Senior Studio Director, Forum (Architect)
4. *Sabrina McCabe, PLA, LEED AP, Director of Landscape Architecture, RVi Planning + Landscape Architecture (Landscape Architect)
5. Ted Treesh, President, TR Transportation Consultants, Inc. (Transportation Planning)
6. Brent Addison, P.E, Senior Director, Atwell, LLC (Surface Water Management and Utilities)

In addition to the above, Neale Montgomery, Esq. will be attending as counsel for the Applicant.

I look forward to seeing you at the upcoming hearing. If you should have any questions or require additional information, please contact me at (239) 770-2527 or shewitt@rviplanning.com.

Sincerely,
RVi Planning + Landscape Architecture

Stacy Ellis Hewitt, AICP
Planning Director

Attachment: Draft Ordinance No. 2026-XX with conditions for Case No. DCI2026-E004

VILLAGE OF ESTERO, FLORIDA
ZONING
ORDINANCE NO. 2026-XX

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, APPROVING WITH CONDITIONS AND DEVIATIONS AN AMENDMENT TO THE COMMERCIAL PLANNED DEVELOPMENT FOR A 7.04-ACRE TRACT OF PROPERTY LOCATED IN THE PLAZA DEL SOL SUBDIVISION AT THE NORTHEAST CORNER OF THREE OAKS PARKWAY AND CORKSCREW ROAD; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, **Leo Brown Development**, represented by RVi Planning + Landscape Architecture (the "Applicant"), filed an application to amend the Commercial Planned Development (CPD) zoning for a property located within **Plaza Del Sol** for a project known as **Mission Grove of Estero**, consisting of approximately 7.04 acres (the "Property"); and

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

WHEREAS, the zoning case number is DCI2026-E004; and

WHEREAS, the property was rezoned from Agriculture to Commercial Planned Development by Lee County in 1989 and further amended over the years by Lee County and by the Village of Estero by Village Ordinances 2016-05, 2018-03 and 2024-08; and

WHEREAS, the Applicant proposes a senior housing project with a mixture of 163 assisted living, continuing care, memory care, and independent living units; and

WHEREAS, a noticed Public Information Meeting was held on July 21, 2026 at the Planning Zoning and Design Board; and

WHEREAS, a workshop of the Planning Zoning and Design Board was held for discussion of architecture design on September 15, 2026; and

WHEREAS, at a duly noticed public hearing held on November 17, 2026, 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 Village Council on _____; and

WHEREAS, a duly noticed second reading and public hearing was held before the Village Council on _____, 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 with conditions the amendment to the zoning subject to the following conditions and deviations.

Section 2. Conditions.

1. Previous Resolutions and Ordinances

   The previous approvals contained in Resolution Z-09-037 and Ordinance 2016-05, including conditions and deviations, remain in effect except as modified by the conditions in this approval. Ordinance 2024-08 (prior approval for self-storage, office and hotel) is hereby rescinded. Ordinance 2018-03 (prior approval for assisted living facility) is hereby rescinded.

2. Master Concept Plan

   Development of this project must be consistent with the Master Concept Plan (MCP) titled "Mission Grove of Estero" dated July 10, 2026, except as modified by the conditions below.

3. Development Parameters

   Development is permitted at a maximum as follows:

   - 65 independent living units
   - 98 assisted living and memory care
   - 163 units total

4. Maximum Building Height

   45 feet (3 stories)
   Architecture features may exceed the maximum height by 10 feet

5. Proportionate Share of Traffic Signal

   Applicant will pay the proportionate share of $176,540.24 for the traffic signal at Puente Lane and Corkscrew Road at time of development order.

6. Uses and Site Development Regulations

   The following uses and setbacks apply to the project:

   a. Schedule of Uses

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

      - 65 independent living units
      - 98 assisted living and memory care
      - 163 units total

   b. Building Setback Requirements

      Per Resolution Z-09-037, as amended by Ordinance 2016-05

7. No Blasting

   No development blasting is permitted as part of this project.

8. Utilities

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

9. Pattern Book

   The development must be substantially consistent with the Pattern Book "Mission Grove of Estero Plaza Del Sol CPD-Parcel G East" dated "October, 2026".

10. Construction

    Construction of the exterior walls of the building will be concrete masonry (concrete block), and all load-bearing elements will be of concrete with reinforcing steel as required by relevant codes and engineering standards.

11. Sidewalk & Pedestrian Connections

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

12. Buffers

    a. The buffer along Arcos Avenue will be a 20-foot wide Type D buffer consistent with the Master Concept Plan and Pattern Book.

b. The west buffer adjacent to Estero Medical Center will be a 15-foot wide buffer per the Pattern Book specifications. Species will be determined at time of development order by review of Planning Zoning and Design Board.

13. Hurricane Preparedness

Hurricane impacts and the required mitigation will be evaluated during the review of the local development order. The evaluation will be in accordance with Sections 7-501 through 7-505, Land Development Code.

14. Concurrency

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

15. Transportation

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

16. Other Permits

Issuance of a development permit by the Village of Estero does not in any way create any rights on the part of the Applicant to obtain a permit from a State or Federal agency and does not create any liability on the part of the Village for issuance of the permit if the Applicant fails to obtain requisite approvals or fulfill the obligations imposed by a State or Federal agency or undertake actions that result in a violation of State or Federal law.

17. Land Development Code (LDC)

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

Section 3. Deviations.

New Deviation 12 seeks relief from the minimum parking space requirements (LDC Section 5-204.B.1.) to provide .75 parking spaces per ALF unit and 1.25 spaces per independent unit, to allow 157 total parking spaces.

Deviation 12 is approved.

New Deviation 13 is a request to eliminate wheel stops (parking bumpers) per LDC Section 5-204.A.3.A.5. to allow 7-foot-wide sidewalks with a 2-foot overhang instead.

Deviation 13 is approved with the condition that non-mountable sidewalks or curbs are provided.

Section 4. Findings and Conclusions.

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

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

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

3. The Planned Development Amendment will address a community need for this type of use.

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

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

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

7. The Planned Development Amendment will result in development that is adequately served by public facilities.

8. The Planned Development Amendment as conditioned will not result in significantly adverse impacts on the natural environment as the parcel has already been cleared.

The proposed deviations will not create an undue burden on public facilities.

Section 5. Exhibits.

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

Exhibit A Legal Description and Sketch
Exhibit B Master Concept Plan titled "Mission Grove of Estero" dated July 10, 2026
Exhibit C Pattern Book titled "Mission Grove of Estero Plaza Del Sol CPD-Parcel G East" dated "October, 2026"

Section 6. Severability.

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

Section 7. Effective Date.

This Ordinance shall take effect immediately upon adoption.

PASSED on first reading the _____ day of _____, 2026.

PASSED AND ADOPTED BY THE VILLAGE COUNCIL of the Village of Estero, Florida on second reading this _____ day of _____, 2026.

Attest: **VILLAGE OF ESTERO, FLORIDA**

By: _____ By: _____
Carol Sacco, Village Clerk Joanne Ribble, Mayor

VILLAGE OF ESTERO, FLORIDA
ZONING
ORDINANCE NO. 2026-XX

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, APPROVING WITH CONDITIONS AND DEVIATIONS AN AMENDMENT TO THE COMMERCIAL PLANNED DEVELOPMENT FOR A 7.04-ACRE TRACT OF PROPERTY LOCATED IN THE PLAZA DEL SOL SUBDIVISION AT THE NORTHEAST CORNER OF THREE OAKS PARKWAY AND CORKSCREW ROAD; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, **Leo Brown Development**, represented by RVi Planning + Landscape Architecture (the "Applicant"), filed an application to amend the Commercial Planned Development (CPD) zoning for a property located within **Plaza Del Sol** for a project known as **Mission Grove of Estero**, consisting of approximately 7.04 acres (the "Property"); and

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

WHEREAS, the zoning case number is DCI2026-E004; and

WHEREAS, the property was rezoned from Agriculture to Commercial Planned Development by Lee County in 1989 and further amended over the years by Lee County and by the Village of Estero by Village Ordinances 2016-05, 2018-03 and 2024-08; and

WHEREAS, the Applicant proposes a senior housing project with a mixture of 163 assisted living, memory care, and independent living units; and

WHEREAS, a noticed Public Information Meeting was held on July 21, 2026 at the Planning Zoning and Design Board; and

WHEREAS, a workshop of the Planning Zoning and Design Board was held for discussion of architecture design on September 15, 2026; and

WHEREAS, at a duly noticed public hearing held on _____, 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 Village Council on _____; and

WHEREAS, a duly noticed second reading and public hearing was held before the Village Council on _____, 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 with conditions the amendment to the zoning subject to the following conditions and deviations.

Section 2. Conditions.

1. Previous Resolutions and Ordinances

   The previous approvals contained in Resolution Z-09-037 and Ordinance 2016-05, including conditions and deviations, remain in effect except as modified by the conditions in this approval. Ordinance 2024-08 (prior approval for self-storage, office and hotel) is hereby rescinded. Ordinance 2018-03 (prior approval for assisted living facility) is hereby rescinded.

2. Master Concept Plan

   Development of this project must be consistent with the Master Concept Plan (MCP) titled "Mission Grove of Estero" dated July 10, 2026, except as modified by the conditions below.

3. Development Parameters

   Development is permitted at a maximum as follows:

   - 65 independent living units
   - 98 assisted living and memory care
   - 163 units total

4. Maximum Building Height

   45 feet (3 stories)
   Architecture features may exceed the maximum height by 10 feet

5. Proportionate Share of Traffic Signal

   Applicant will pay the proportionate share of $176,540.24 for the traffic signal at Puente Lane and Corkscrew Road at time of development order.

6. Uses and Site Development Regulations

   The following uses and setbacks apply to the project:

   a. Schedule of Uses

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

- 65 independent living units
- 98 assisted living and memory care
- 163 units total

   b. Building Setback Requirements

      Per Resolution Z-09-037, as amended by Ordinance 2016-05

7. No Blasting

   No development blasting is permitted as part of this project.

8. Utilities

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

9. Pattern Book

   The development must be substantially consistent with the Pattern Book "Mission Grove of Estero Plaza Del Sol CPD-Parcel G East" dated "October, 2026".

10. Construction

    Construction of the exterior walls of the building will be concrete masonry (concrete block), and all load-bearing elements will be of concrete with reinforcing steel as required by relevant codes and engineering standards.

11. Sidewalk & Pedestrian Connections

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

12. Buffers

    a. The buffer along Arcos Avenue will be a 20-foot wide Type D buffer consistent with the Master Concept Plan and Pattern Book.

b. The west buffer adjacent to Estero Medical Center will be a 15-foot wide buffer per the Pattern Book specifications. Species will be determined at time of development order by review of Planning Zoning and Design Board.

13. Hurricane Preparedness

Hurricane impacts and the required mitigation will be evaluated during the review of the local development order. The evaluation will be in accordance with Sections 7-501 through 7-505, Land Development Code.

14. Concurrency

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

15. Transportation

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

16. Elevators

Elevators will be provided in the 3-story multiple family building per Section 4-219 of the Land Development Code.

17. Age Restriction

As part of the Development Order, the applicant will provide documentation subject to review and approval of the Village Attorney, that the development is an age-restricted community.

18. Other Permits

Issuance of a development permit by the Village of Estero does not in any way create any rights on the part of the Applicant to obtain a permit from a State or Federal agency and does not create any liability on the part of the Village for issuance of the permit if the Applicant fails to obtain requisite approvals or fulfill the obligations imposed by a State or Federal agency or undertake actions that result in a violation of State or Federal law.

19. Land Development Code (LDC)

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

Section 3. Deviations.

New Deviation 12 seeks relief from the minimum parking space requirements (LDC Section 5-204.B.1.) to provide .75 parking spaces per ALF unit and 1.25 spaces per independent unit, to allow 157 total parking spaces.

Deviation 12 is approved for the unit mix outlined above based on the age-restricted nature of the development.

New Deviation 13 is a request to eliminate wheel stops (parking bumpers) per LDC Section 5-204.A.3.A.5. to allow 7-foot-wide sidewalks with a 2-foot overhang instead.

Deviation 13 is approved with the condition that non-mountable sidewalks or curbs are provided.

Section 4. Findings and Conclusions.

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

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

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

3. The Planned Development Amendment will address a community need for this type of use.

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

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

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

7. The Planned Development Amendment will result in development that is adequately served by public facilities.

8. The Planned Development Amendment as conditioned will not result in significantly adverse impacts on the natural environment as the parcel has already been cleared.

The proposed deviations will not create an undue burden on public facilities.

Section 5. Exhibits.

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

Exhibit A Legal Description and Sketch
Exhibit B Master Concept Plan titled "Mission Grove of Estero" dated July 10, 2026
Exhibit C Pattern Book titled "Mission Grove of Estero Plaza Del Sol CPD-Parcel G East" dated "October, 2026"

Section 6. Severability.

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

Section 7. Effective Date.

This Ordinance shall take effect immediately upon adoption.

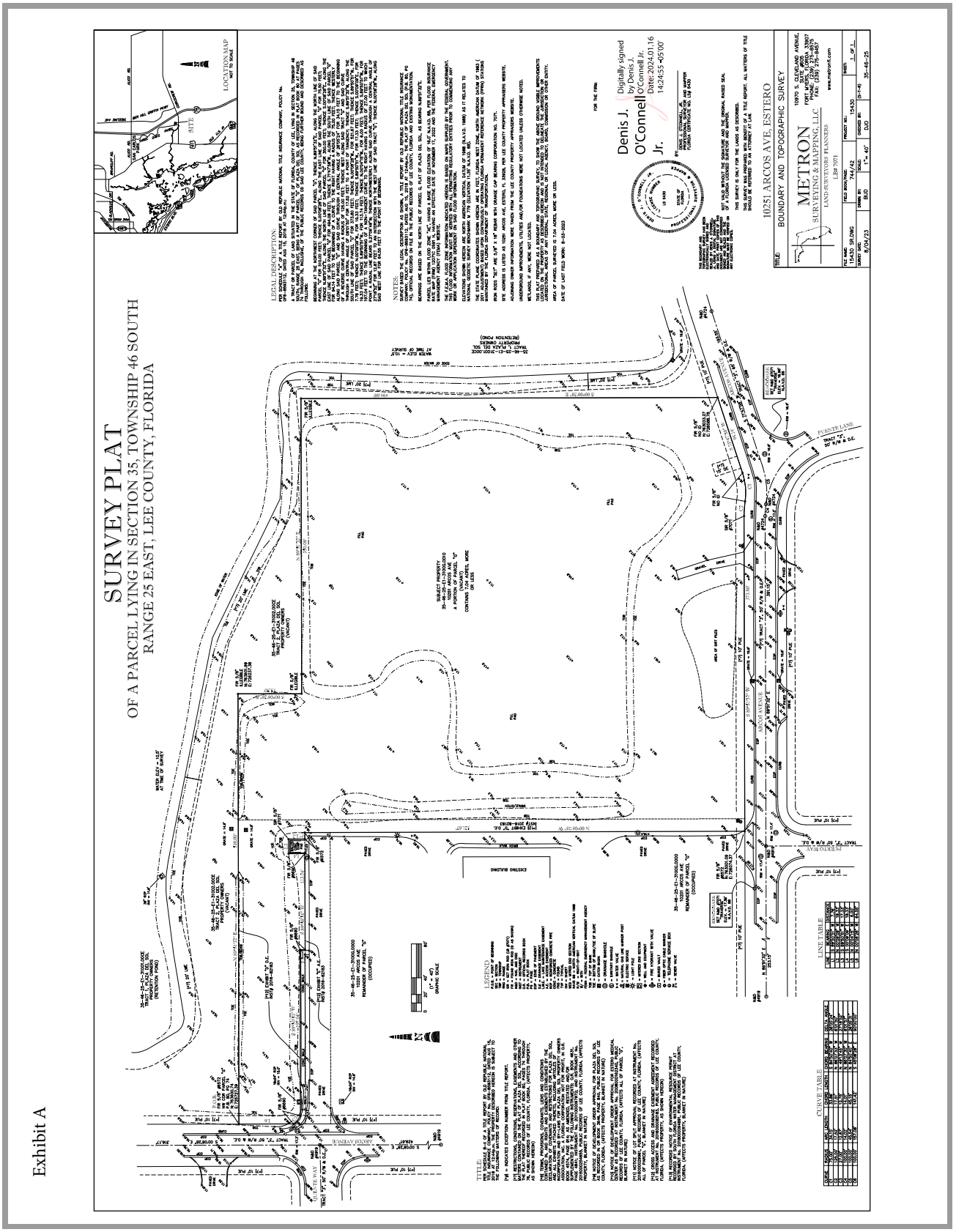
PASSED on first reading the _____ day of _____, 2026.

PASSED AND ADOPTED BY THE VILLAGE COUNCIL of the Village of Estero, Florida on second reading this _____ day of _____, 2026.

Attest: **VILLAGE OF ESTERO, FLORIDA**

By: _____ By: _____
Carol Sacco, Village Clerk Joanne Ribbel, Mayor

Exhibit A


SURVEY PLAT
OF A PARCEL LYING IN SECTION 35, TOWNSHIP 46 SOUTH
RANGE 25 EAST, LEE COUNTY, FLORIDA
10251 ARCOS AVE, ESTERO
BOUNDARY AND TOPOGRAPHIC SURVEY
METRON
SURVEYING & MAPPING, LLC
LB# 7071
10970 S. CLEVELAND AVENUE, SUITE 201
FORT MYERS, FLORIDA 33907
PHONE: (239) 275-8575
FAX: (239) 275-9457
www.metronfl.com
LEGAL DESCRIPTION
NOTES
TITLE
LEGEND
CURVE TABLE
LINE TABLE
LOCATION MAP
SITE
Denis J. O'Connell Jr.
Digitally signed by Denis J. O'Connell Jr.
Date: 2024.01.16 14:24:55 -05'00'

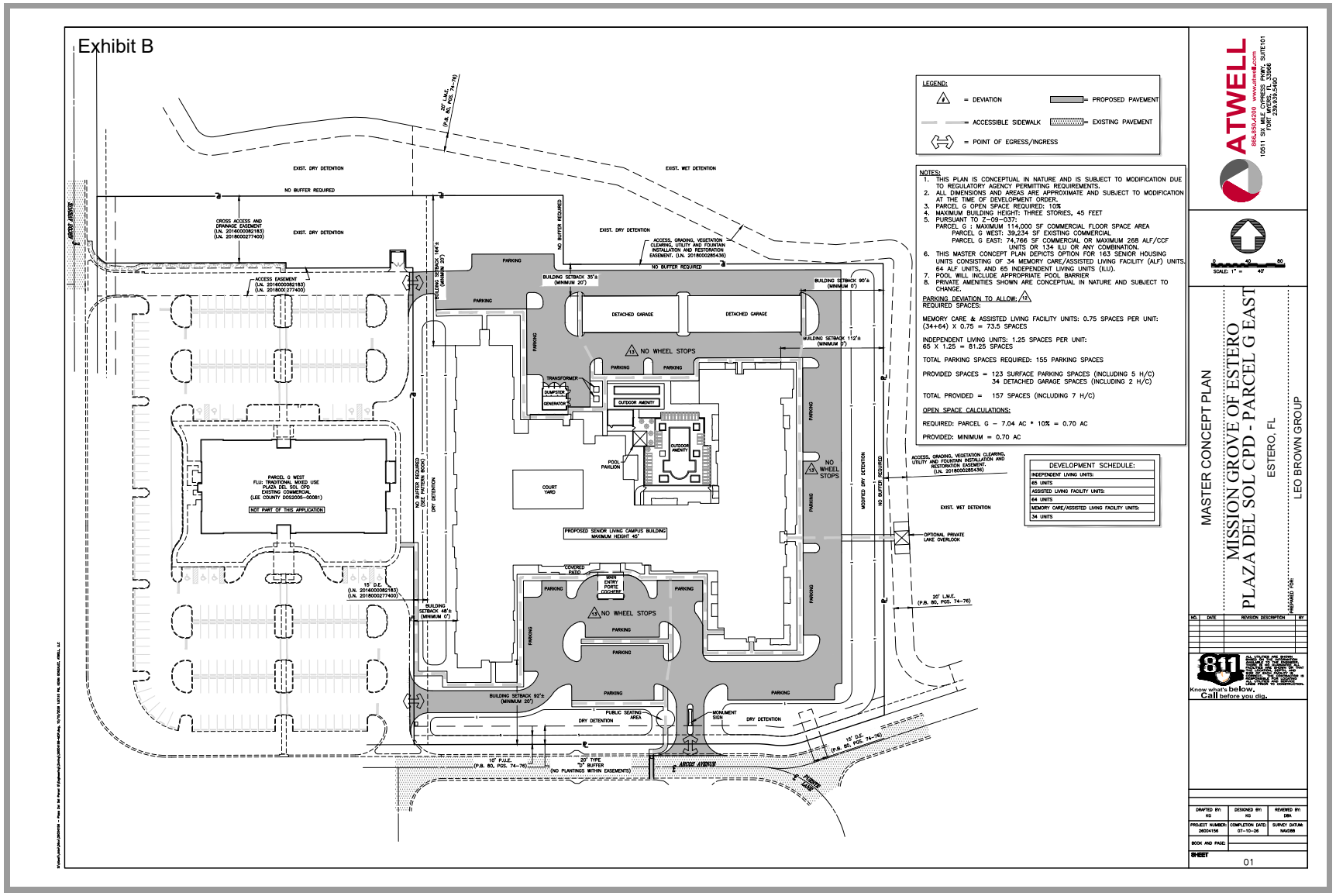


Exhibit B
LEGEND:
= DEVIATION
= PROPOSED PAVEMENT
= ACCESSIBLE SIDEWALK
= EXISTING PAVEMENT
= POINT OF EGRESS/INGRESS
NOTES:
1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MODIFICATION DUE TO REGULATORY AGENCY PERMITTING REQUIREMENTS.
2. ALL DIMENSIONS AND AREAS ARE APPROXIMATE AND SUBJECT TO MODIFICATION AT THE TIME OF DEVELOPMENT ORDER.
3. PARCEL G OPEN SPACE REQUIRED: 10%
4. MAXIMUM BUILDING HEIGHT: THREE STORIES, 45 FEET
5. PURSUANT TO Z-09-037:
PARCEL G : MAXIMUM 114,000 SF COMMERCIAL FLOOR SPACE AREA
PARCEL G WEST: 39,234 SF EXISTING COMMERCIAL
PARCEL G EAST: 74,766 SF COMMERCIAL OR MAXIMUM 268 ALF/CCF UNITS OR 134 ILU OR ANY COMBINATION.
6. THIS MASTER CONCEPT PLAN DEPICTS OPTION FOR 163 SENIOR HOUSING UNITS CONSISTING OF 34 MEMORY CARE/ASSISTED LIVING FACILITY (ALF) UNITS, 64 ALF UNITS, AND 65 INDEPENDENT LIVING UNITS (ILU).
7. POOL WILL INCLUDE APPROPRIATE POOL BARRIER
8. PRIVATE AMENITIES SHOWN ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.
PARKING DEVIATION TO ALLOW: 12
REQUIRED SPACES:
MEMORY CARE & ASSISTED LIVING FACILITY UNITS: 0.75 SPACES PER UNIT:
(34+64) X 0.75 = 73.5 SPACES
INDEPENDENT LIVING UNITS: 1.25 SPACES PER UNIT:
65 X 1.25 = 81.25 SPACES
TOTAL PARKING SPACES REQUIRED: 155 PARKING SPACES
PROVIDED SPACES = 123 SURFACE PARKING SPACES (INCLUDING 5 H/C)
34 DETACHED GARAGE SPACES (INCLUDING 2 H/C)
TOTAL PROVIDED = 157 SPACES (INCLUDING 7 H/C)
OPEN SPACE CALCULATIONS:
REQUIRED: PARCEL G – 7.04 AC * 10% = 0.70 AC
PROVIDED: MINIMUM = 0.70 AC
DEVELOPMENT SCHEDULE:
INDEPENDENT LIVING UNITS:
65 UNITS
ASSISTED LIVING FACILITY UNITS:
64 UNITS
MEMORY CARE/ASSISTED LIVING FACILITY UNITS:
34 UNITS
EXIST. DRY DETENTION
EXIST. WET DETENTION
NO BUFFER REQUIRED
CROSS ACCESS AND DRAINAGE EASEMENT (LIN. 20140000821B3) (LIN. 20180002774O0)
ACCESS EASEMENT (LIN. 20140000821B3) (LIN. 20180002774O0)
ACCESS, GRADING, VEGETATION CLEARING, UTILITY AND FOUNTAIN INSTALLATION AND RESTORATION EASEMENT. (LIN. 20180002854J6)
PARCEL G WEST FLU: TRADITIONAL MIXED USE PLAZA DEL SOL CPD EXISTING COMMERCIAL (LEE COUNTY D0S2005--00081)
NOT PART OF THIS APPLICATION
PROPOSED SENIOR LIVING CAMPUS BUILDING MAXIMUM HEIGHT 45'
DETACHED GARAGE
DETACHED GARAGE
NO WHEEL STOPS
TRANSFORMER
GENERATOR
DUMPSTER
OUTDOOR AMENITY
POOL PAVILION
COURT YARD
COVERED PATIO
MAIN ENTRY PORTE COCHERE
PUBLIC SEATING AREA
MONUMENT SIGN
OPTIONAL PRIVATE LAKE OVERLOOK
BUILDING SETBACK 35'± (MINIMUM 20')
BUILDING SETBACK 90'± (MINIMUM 0')
BUILDING SETBACK 112'± (MINIMUM 0')
BUILDING SETBACK 46'± (MINIMUM 0')
BUILDING SETBACK 92'± (MINIMUM 20')
15' D.E. (LIN. 20160000821B3) (LIN. 20180002774O0)
20' L.M.E. (P.B. 80, PGS. 74–76)
10' P.U.E. (P.B. 80, PGS. 74–76)
20' TYPE "D" BUFFER (NO PLANTINGS WITHIN EASEMENTS)
ARROW AVENUE
PARKING
DRY DETENTION
MODIFIED DRY DETENTION
ATWELL
10511 SIX MILE CYPRESS PKWY, SUITE101
FORT MYERS, FL 33966
239.939.5490
SCALE: 1" = 40'
MASTER CONCEPT PLAN
MISSION GROVE OF ESTERO
PLAZA DEL SOL CPD - PARCEL G EAST
ESTERO, FL
LEO BROWN GROUP
811 Know what's below. Call before you dig.
DRAFTED BY: KG
DESIGNED BY: KG
REVIEWED BY: DBK
PROJECT NUMBER: 28004156
COMPLETION DATE: 07-10-26
SURVEY DATUM: NAVD88
BOOK AND PAGE:
SHEET 01


MISSION GROVE OF ESTERO
PLAZA DEL SOL CPD - PARCEL G EAST
PATTERN BOOK
OCTOBER 2026

CONTENTS



3 OVERALL SITE PLAN

4 ENLARGEMENTS

7 EXAMPLE WORK

8 ARCHITECTURAL INTENT

9 ARCHITECTURAL FLOOR PLAN

11 ARCHITECTURAL CHARACTER

12 ARCHITECTURAL COLOR PALETTE/ MATERIAL CONCEPTS

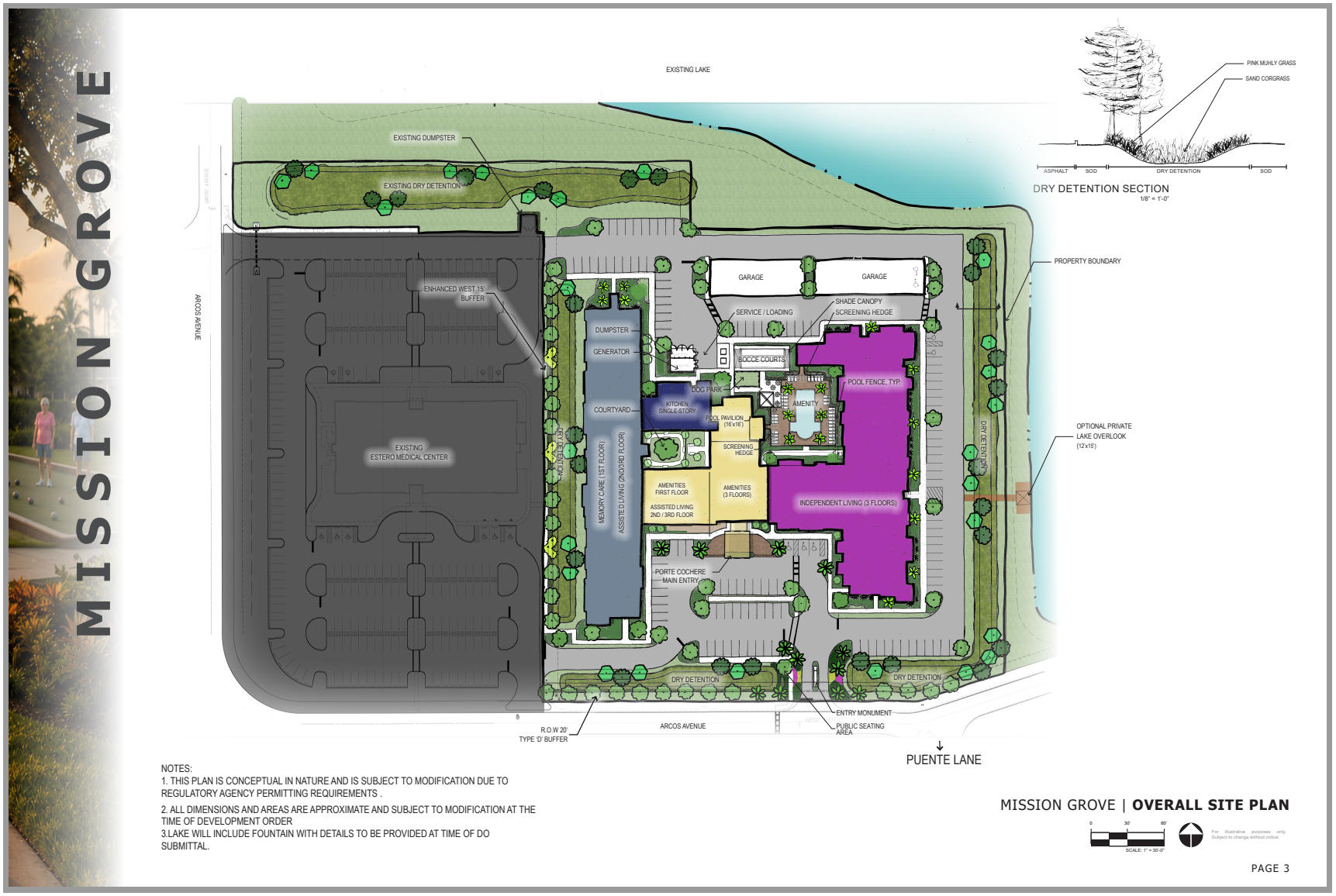
13 ARCHITECTURAL ELEVATIONS

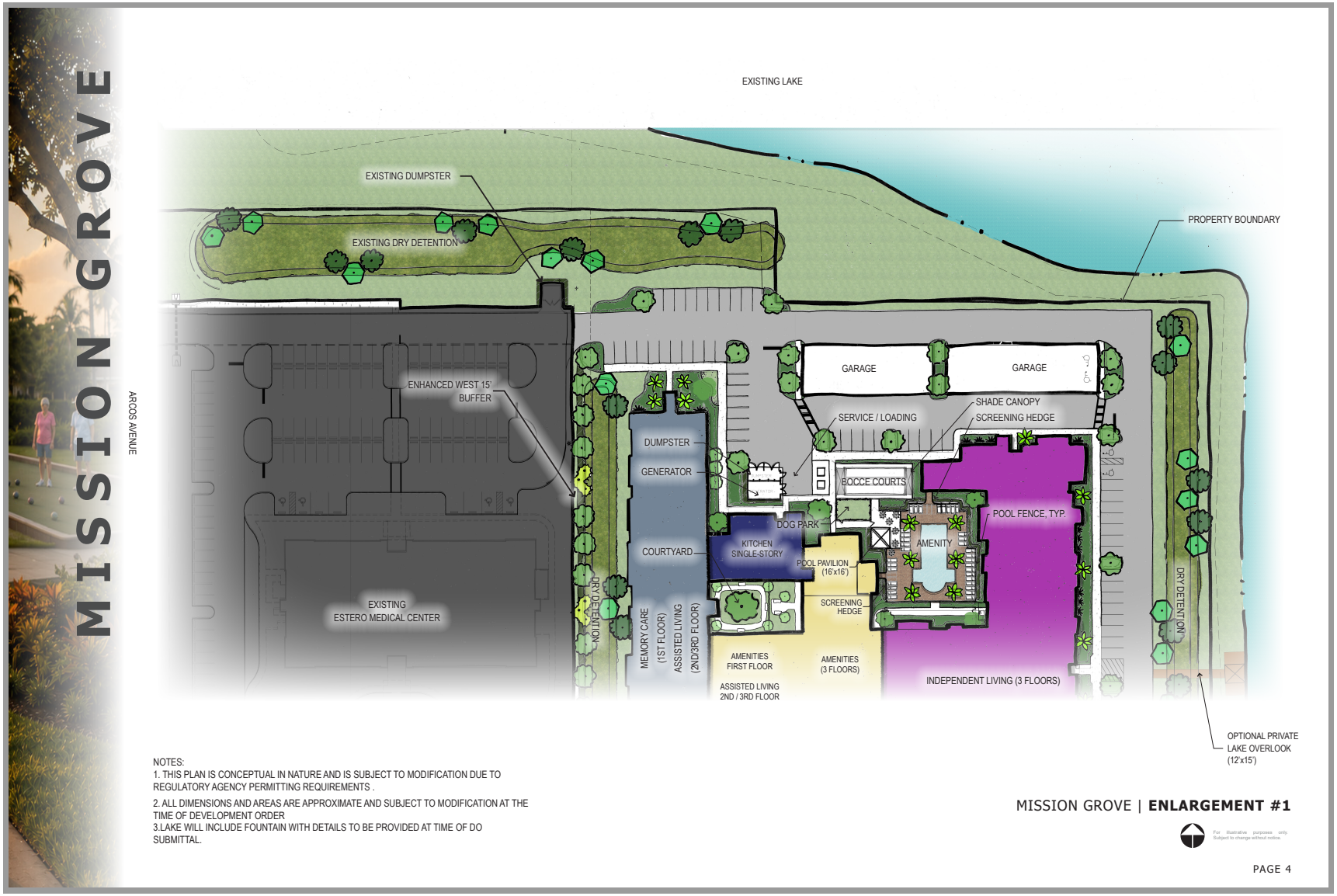
20 ARCHITECTURAL DETAILS

21 ARCHITECTURAL MASSING VIEWS

27 BUFFER TYPICAL

29 PLANT PALETTE


MISSION GROVE
EXISTING LAKE
EXISTING DUMPSTER
EXISTING DRY DETENTION
ARCOS AVENUE
ENHANCED WEST 15 BUFFER
EXISTING ESTERO MEDICAL CENTER
DUMPSTER
GENERATOR
COURTYARD
GARAGE
GARAGE
SERVICE / LOADING
SHADE CANOPY
SCREENING HEDGE
BOCCE COURTS
DOG PARK
KITCHEN SINGLE-STORY
POOL PAVILION (16'x16')
AMENITY
POOL FENCE, TYP.
SCREENING HEDGE
AMENITIES FIRST FLOOR
ASSISTED LIVING 2ND / 3RD FLOOR
AMENITIES (3 FLOORS)
INDEPENDENT LIVING (3 FLOORS)
MEMORY CARE (1ST FLOOR)
ASSISTED LIVING (2ND/3RD FLOOR)
DRY DETENTION
DRY DETENTION
PORTE COCHERE MAIN ENTRY
DRY DETENTION
DRY DETENTION
ENTRY MONUMENT
PUBLIC SEATING AREA
R.O.W 20' TYPE 'D' BUFFER
ARCOS AVENUE
PUENTE LANE
PROPERTY BOUNDARY
OPTIONAL PRIVATE LAKE OVERLOOK (12'x15')
PINK MUHLY GRASS
SAND CORGRASS
ASPHALT
SOD
DRY DETENTION
SOD
DRY DETENTION SECTION
1/8" = 1'-0"
NOTES:
1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MODIFICATION DUE TO REGULATORY AGENCY PERMITTING REQUIREMENTS .
2. ALL DIMENSIONS AND AREAS ARE APPROXIMATE AND SUBJECT TO MODIFICATION AT THE TIME OF DEVELOPMENT ORDER
3.LAKE WILL INCLUDE FOUNTAIN WITH DETAILS TO BE PROVIDED AT TIME OF DO SUBMITTAL.
MISSION GROVE | OVERALL SITE PLAN
SCALE: 1" = 30'-0"
PAGE 3


MISSION GROVE
ARCOS AVENUE
EXISTING LAKE
EXISTING DUMPSTER
EXISTING DRY DETENTION
PROPERTY BOUNDARY
ENHANCED WEST 15' BUFFER
GARAGE
GARAGE
SERVICE / LOADING
SHADE CANOPY
SCREENING HEDGE
DUMPSTER
GENERATOR
BOCCE COURTS
POOL FENCE, TYP.
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ASSISTED LIVING 2ND / 3RD FLOOR
INDEPENDENT LIVING (3 FLOORS)
DRY DETENTION
OPTIONAL PRIVATE LAKE OVERLOOK (12'x15')
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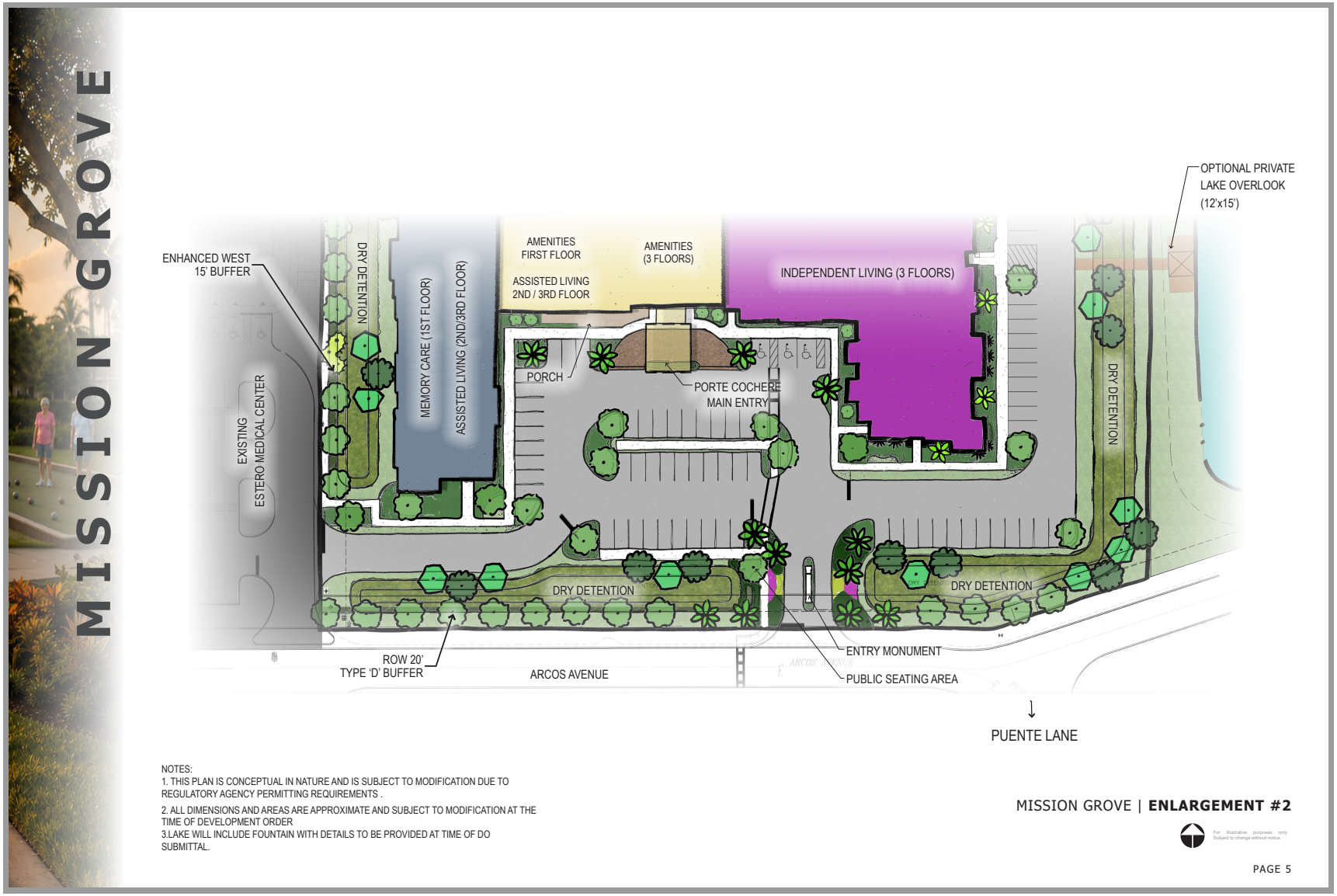
MISSION GROVE | ENLARGEMENT #1
PAGE 4


MISSION GROVE
ENHANCED WEST
15' BUFFER
DRY DETENTION
MEMORY CARE (1ST FLOOR)
ASSISTED LIVING (2ND/3RD FLOOR)
AMENITIES
FIRST FLOOR
AMENITIES
(3 FLOORS)
ASSISTED LIVING
2ND / 3RD FLOOR
INDEPENDENT LIVING (3 FLOORS)
OPTIONAL PRIVATE
LAKE OVERLOOK
(12'x15')
PORCH
PORTE COCHERE
MAIN ENTRY
EXISTING
ESTERO MEDICAL CENTER
DRY DETENTION
DRY DETENTION
DRY DETENTION
ROW 20'
TYPE 'D' BUFFER
ARCOS AVENUE
ENTRY MONUMENT
PUBLIC SEATING AREA
PUENTE LANE
NOTES:
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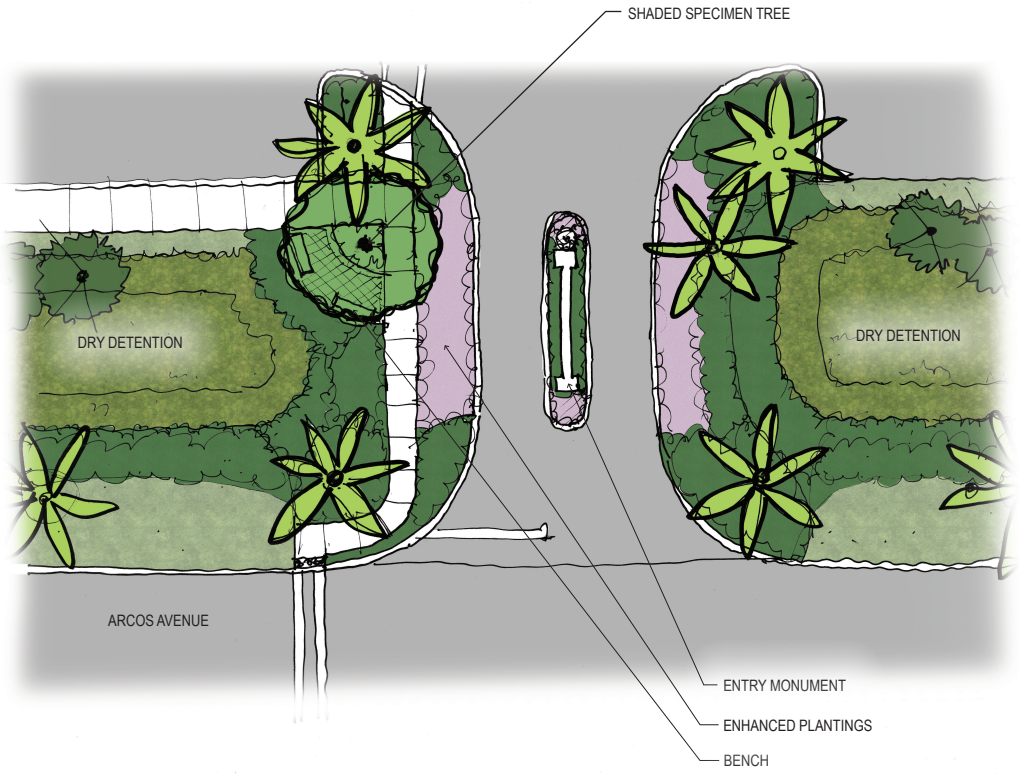
2. ALL DIMENSIONS AND AREAS ARE APPROXIMATE AND SUBJECT TO MODIFICATION AT THE TIME OF DEVELOPMENT ORDER
3.LAKE WILL INCLUDE FOUNTAIN WITH DETAILS TO BE PROVIDED AT TIME OF DO SUBMITTAL.
MISSION GROVE | ENLARGEMENT #2
PAGE 5





NOTES:
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MISSION GROVE | **MAIN ENTRY ENLARGEMENT**

For illustrative purposes only. Subject to change without notice.

PAGE 6



Mission Grove at Stoneybrook | **Case Study**







Mission Grove at Stoneybrook was designed as a cohesive senior living campus integrating Independent Living, Assisted Living, and Memory Care within a unified architectural framework. The community is designed to support true age-in-place flexibility, allowing residents to transition between care levels while remaining within the same thoughtfully crafted environment.

MISSION GROVE | **EXAMPLE WORK**

For illustrative purposes only. Subject to change without notice.

PAGE 7



MISSION REVIVAL

ELEMENTS OF MISSION REVIVAL ARCHITECTURE

STUCCO WALLS

TERRACOTTA COLORED TILE ROOFING

EXPOSED BRACKETS/RAFTERS AT ROOFLINE

ARCHED OPENINGS

CURVILINEAR PARAPETS

BELL TOWERS

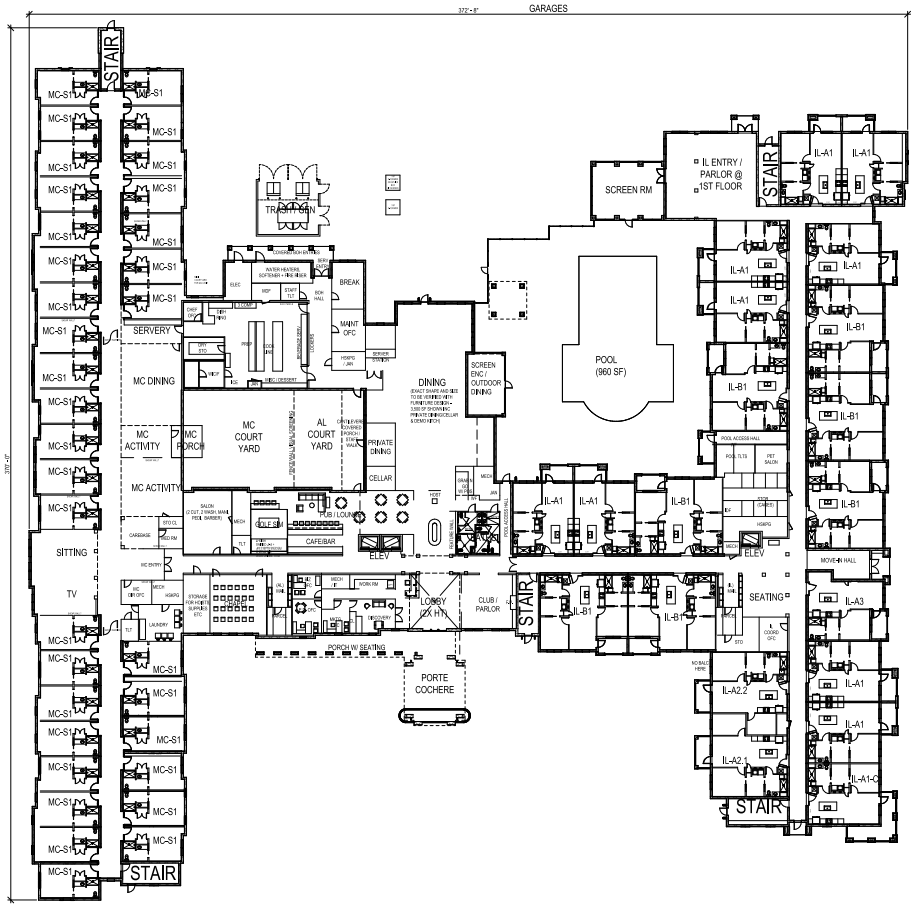
ARCADES

COURTYARDS

METAL RAILS, LIGHT FIXTURES, & IRON DETAILS

For illustrative purposes only.
Subject to change without notice.





MISSION GROVE | **ARCHITECTURAL FLOOR PLAN**

For illustrative purposes only. Subject to change without notice.

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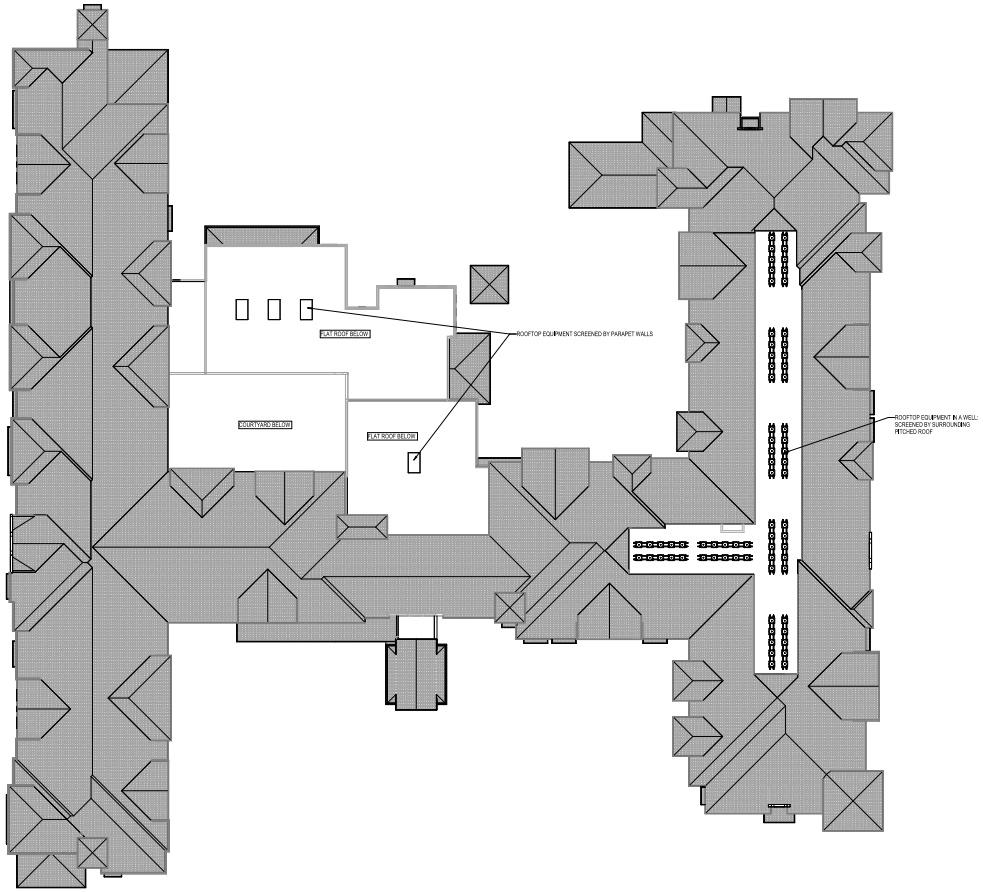

MISSION GROVE | **ARCHITECTURAL ROOF PLAN**

For illustrative purposes only. Subject to change without notice.

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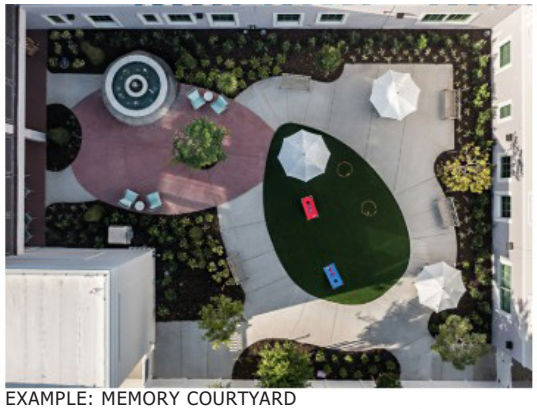
EXAMPLE: PRIVATE DINING COURTYARD



EXAMPLE: MEMORY COURTYARD



EXAMPLE: PORTE COCHERE DETAILS ROOFING/WALL PROFILE, PAVER/ PLANTER AT ENTRANCE



EXAMPLE: SHADED COURTYARD AMENTIY

MISSION GROVE | **ARCHITECTURAL CHARACTER**

For illustrative purposes only. Subject to change without notice.

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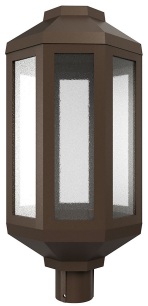


DECORATIVE POLE LIGHT - NEAR ENTRY



POLE LIGHT - AWAY FROM ENTRY



PEDESTRIAN LIGHTING



DECORATIVE WALL LIGHT



STUCCO AT BUILDINGS BODY
SW6018 - LATTE

POOL PAVILION & GARAGES: STUCCO AT BASE OF WALL

STUCCO AT BUILDINGS BODY SW7678 - COTTAGE CREAM

STUCCO AT BUILDINGS BODY
SW7738 - CARGO PANTS

STUCCO AT BUILDINGS BODY
SW6154 - NACRE
GARAGES: STUCCO AT ACCENT COLOR

BRACKETS, SHUTTERS
SW6111- COCONUT HUSK

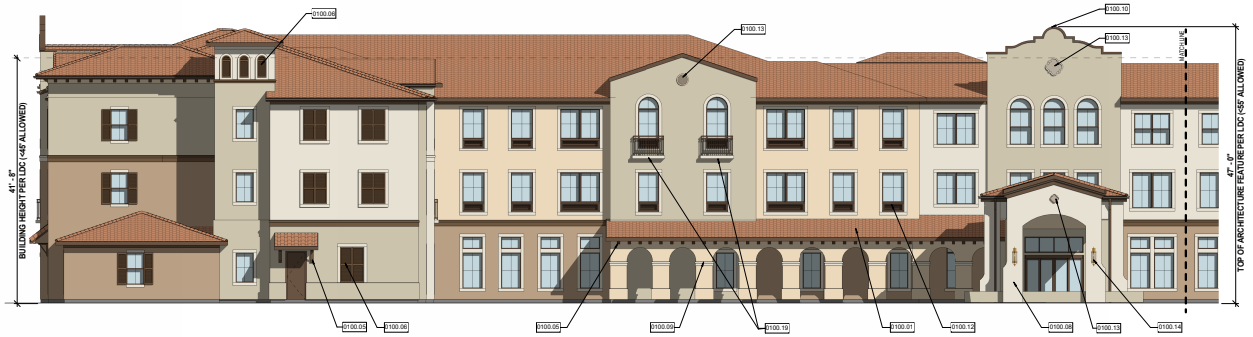
RAILINGS, FASCIAS, PARAPET COPING, PTAC GRILLES
MEDIUM BRONZE
POOL PAVILION: METAL FASCIAS, GUTTERS, DOWNSPOUTS

MISSION GROVE | **ARCHITECTURAL COLOR PALETTE / MATERIAL CONCEPTS**

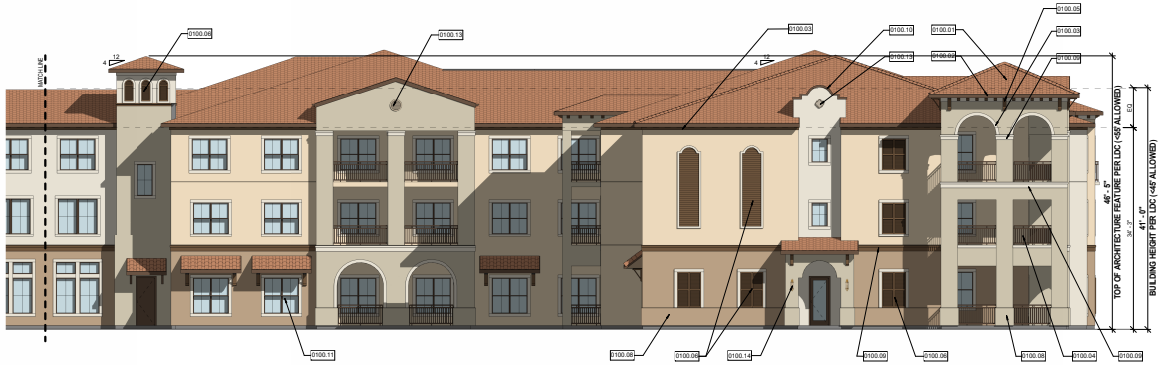
For illustrative purposes only. Subject to change without notice.

PAGE 12

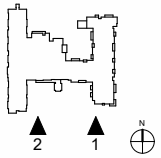




2 South Elevation Part B
1/8" = 1'-0"



1 South Elevation Part A
1/8" = 1'-0"



KEYNOTES

0100.01	CONCRETE BARREL TILE ROOF SYSTEM, 4:12 PITCH, TYP UNO
0100.02	FIBER CEMENT FASCIA WITH ALUM GUTTERS AND DOWNSPOUTS (TO BE SHOWN AT A FUTURE DATE)
0100.03	RAISED STUCCO TRIM BAND, SMOOTH TEXTURE, TYP
0100.04	POWDER COATED ALUMINUM GUARDRAIL, TYP
0100.05	DECORATIVE ARCHITECTURAL BRACKET, TYP
0100.06	DECORATIVE FOAM, TYP
0100.08	TEXTURED STUCCO, TYP
0100.09	FOAM PROFILE TRIM BAND
0100.10	ALUM PARAPET COPING CAP
0100.11	IMPACT RATED WINDOWS, TYP
0100.12	PTAC LOUVER INTEGRATED INTO WINDOW OPENING, TYP
0100.13	CAST STONE OR FOAM MEDALLION
0100.14	LIGHT SCONCE
0100.19	JULIET BALCONY RAILING, POWDER COATED ALUM

MISSION GROVE | **ARCHITECTURAL ELEVATIONS**

For illustrative purposes only. Subject to change without notice.

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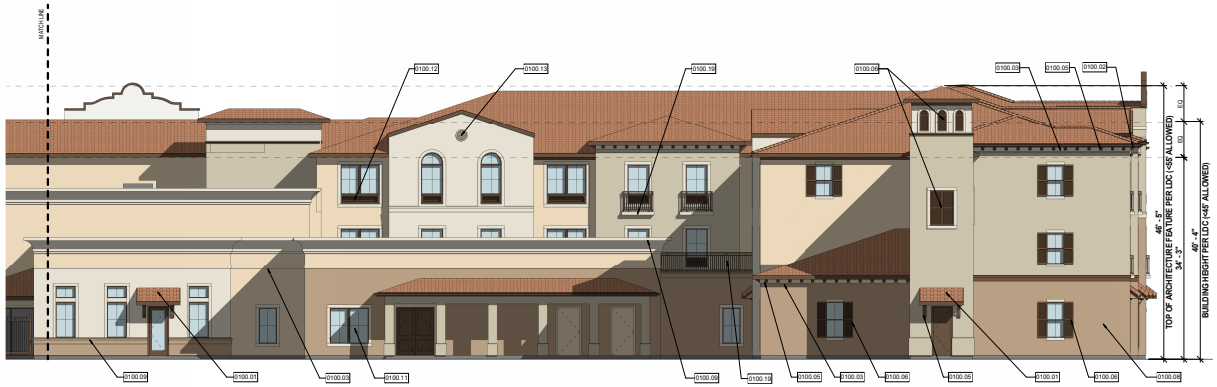
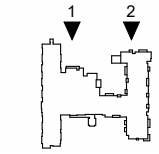
2 North Elevation Part B
1/8" = 1'-0"



1 North Elevation Part A
1/8" = 1'-0"



KEYNOTES

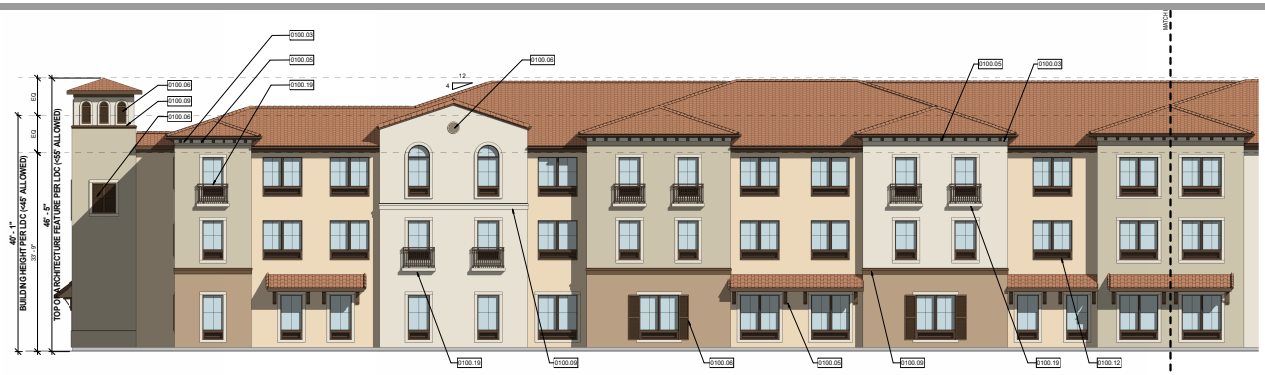
0100.01	CONCRETE BARREL TILE ROOF SYSTEM, 4:12 PITCH, TYP UNO
0100.02	FIBER CEMENT FASCIA WITH ALUM GUTTERS AND DOWNSPOUTS (TO BE SHOWN AT A FUTURE DATE)
0100.03	RAISED STUCCO TRIM BAND, SMOOTH TEXTURE, TYP
0100.04	POWDER COATED ALUMINUM GUARDRAIL, TYP
0100.05	DECORATIVE ARCHITECTURAL BRACKET, TYP
0100.06	DECORATIVE FOAM, TYP
0100.07	SCREEN ENCLOSURE WITH PERIMETER ALUMINUM FRAMING SYSTEM
0100.08	TEXTURED STUCCO, TYP
0100.09	FOAM PROFILE TRIM BAND
0100.10	ALUM PARAPET COPING CAP
0100.11	IMPACT RATED WINDOWS, TYP
0100.12	PTAC LOUVER INTEGRATED INTO WINDOW OPENING, TYP
0100.13	CAST STONE OR FOAM MEDALLION
0100.14	LIGHT SCONCE
0100.19	JULIET BALCONY RAILING, POWDER COATED ALUM

MISSION GROVE | **ARCHITECTURAL ELEVATIONS**

For illustrative purposes only. Subject to change without notice.

PAGE 14

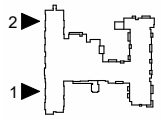




2 West Elevation Part B
1/8" = 1'-0"



1 West Elevation Part A
1/8" = 1'-0"



KEYNOTES

0100.01	CONCRETE BARREL TILE ROOF SYSTEM, 4:12 PITCH, TYP UNO
0100.02	FIBER CEMENT FASCIA WITH ALUM GUTTERS AND DOWNSPOUTS (TO BE SHOWN AT A FUTURE DATE)
0100.03	RAISED STUCCO TRIM BAND, SMOOTH TEXTURE, TYP
0100.05	DECORATIVE ARCHITECTURAL BRACKET, TYP
0100.06	DECORATIVE FOAM, TYP
0100.08	TEXTURED STUCCO, TYP
0100.09	FOAM PROFILE TRIM BAND
0100.10	ALUM PARAPET COPING CAP
0100.11	IMPACT RATED WINDOWS, TYP
0100.12	PTAC LOUVER INTEGRATED INTO WINDOW OPENING, TYP
0100.13	CAST STONE OR FOAM MEDALLION
0100.19	JULIET BALCONY RAILING, POWDER COATED ALUM

MISSION GROVE | **ARCHITECTURAL ELEVATIONS**

For illustrative purposes only. Subject to change without notice.

PAGE 15

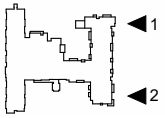




2 East Elevation Part B
1/8" = 1'-0"



1 East Elevation Part A
1/8" = 1'-0"



KEYNOTES

0100.01	CONCRETE BARREL TILE ROOF SYSTEM, 4:12 PITCH, TYP UNO
0100.02	FIBER CEMENT FASCIA WITH ALUM GUTTERS AND DOWNSPOUTS (TO BE SHOWN AT A FUTURE DATE)
0100.03	RAISED STUCCO TRIM BAND, SMOOTH TEXTURE, TYP
0100.04	POWDER COATED ALUMINUM GUARDRAIL, TYP
0100.05	DECORATIVE ARCHITECTURAL BRACKET, TYP
0100.06	DECORATIVE FOAM, TYP
0100.08	TEXTURED STUCCO, TYP
0100.09	FOAM PROFILE TRIM BAND
0100.10	ALUM PARAPET COPING CAP
0100.11	IMPACT RATED WINDOWS, TYP
0100.13	CAST STONE OR FOAM MEDALLION
0100.14	LIGHT SCONCE
0100.19	JULIET BALCONY RAILING, POWDER COATED ALUM

MISSION GROVE | **ARCHITECTURAL ELEVATIONS**

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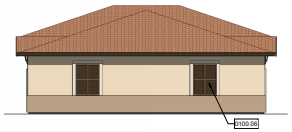
PAGE 16





3 Typical Side Elevation
1/8" = 1'-0"



2 Front & Rear Elevation
1/8" = 1'-0"

COLOR LEGEND

ROOF MATERIAL
NEWPOINT CONCRETE ROOF TILE
BARCELONA 900 - BARBADOS BLEND

STUCCO AT BASE OF WALL
SW6516 | LATTE

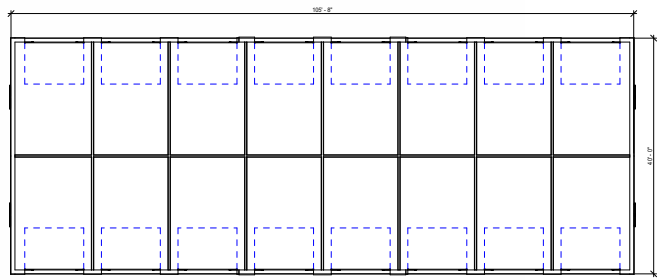
STUCCO AT BUILDING BODY
SW7678 | COTTAGE CREAM

STUCCO AT ACCENT COLOR
SW6154 | NACRE

BRACKETS, SHUTTERS
SW6111 | COCONUT HUSK

METAL FASCIAS, GUTTERS, DOWNSPOUTS
MEDIUM BRONZE

GARAGE DOORS
CLOPAY CHOCOLATE WITH BLACK HARDWARE



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

KEYNOTES

0100.01 CONCRETE BARREL TILE ROOF SYSTEM, 4:12 PITCH, TYP UNO
0100.02 FIBER CEMENT FASCIA WITH ALUM GUTTERS AND DOWNSPOUTS (TO BE SHOWN AT A FUTURE DATE)
0100.03 RAISED STUCCO TRIM BAND, SMOOTH TEXTURE, TYP
0100.05 DECORATIVE ARCHITECTURAL BRACKET, TYP
0100.06 DECORATIVE FOAM, TYP
0100.08 TEXTURED STUCCO, TYP
0100.15 GARAGE DOOR

MISSION GROVE | **ARCHITECTURAL ELEVATIONS**

For illustrative purposes only. Subject to change without notice.

PAGE 17





3 Typical Side Elevation
1/8" = 1'-0"

2 Front & Rear Elevation
1/8" = 1'-0"

COLOR LEGEND

ROOF MATERIAL
NEWPOINT CONCRETE ROOF TILE
BARCELONA 900 - BARBADOS BLEND

STUCCO AT BASE OF WALL
SW6516 | LATTE

STUCCO AT BUILDING BODY
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CLOPAY CHOCOLATE WITH BLACK HARDWARE

KEYNOTES

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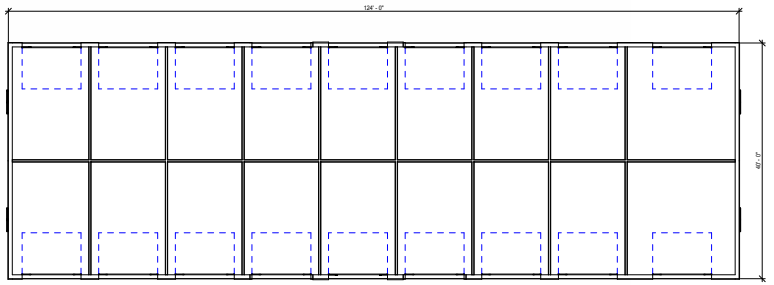
0100.13 CAST STONE OR FOAM MEDALLION
0100.15 GARAGE DOOR



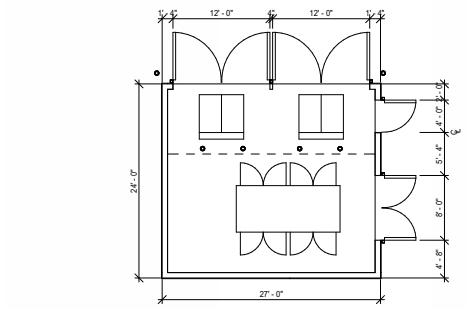
1 Floor Plan
1/8" = 1'-0"

MISSION GROVE | **ARCHITECTURAL ELEVATIONS**

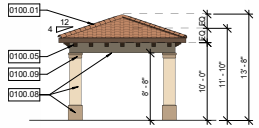
For illustrative purposes only.
Subject to change without notice.

PAGE 18

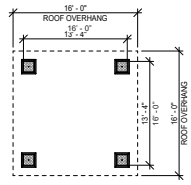


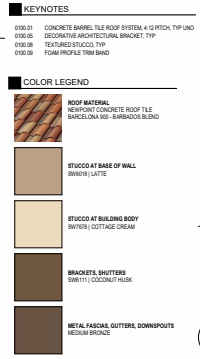


1 Floor Plan
1/8" = 1'-0"



2 Typical Elevation
1/8" = 1'-0"





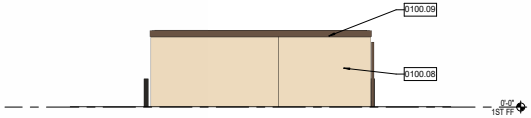
1 Floor Plan
1/8" = 1'-0"



5 Right Side Elevation
1/8" = 1'-0"



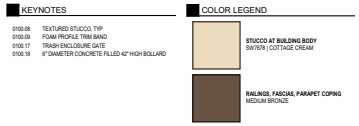
4 Left Side Elevation
1/8" = 1'-0"

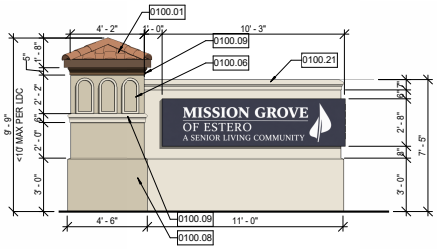


3 Rear Elevation
1/8" = 1'-0"

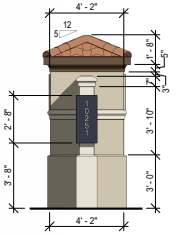


2 Front Elevation
1/8" = 1'-0"





2 Side Elevation
1/4" = 1'-0"



1 Front Elevation
1/4" = 1'-0"



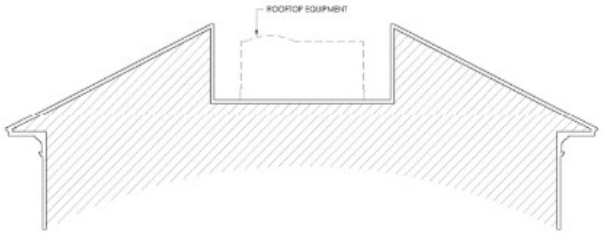
MISSION GROVE | **ARCHITECTURAL ELEVATIONS**

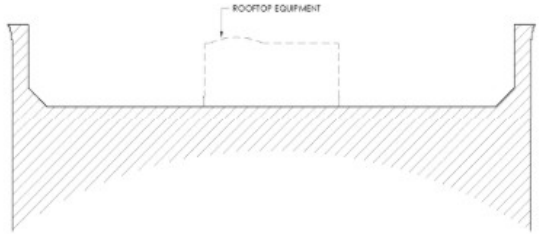
For illustrative purposes only.
Subject to change without notice.

PAGE 19



Rooftop Equipment Screening









FRONT VIEW

MISSION GROVE | **AERIAL MASSING VIEWS**

For illustrative purposes only. Subject to change without notice.

PAGE 21





PORTE COCHERE

MISSION GROVE | **AERIAL MASSING VIEWS**

For illustrative purposes only. Subject to change without notice.

PAGE 22

MISSION GROVE



POOL

MISSION GROVE | **AERIAL MASSING VIEWS**

For illustrative purposes only. Subject to change without notice.

PAGE 23





WEST VIEW

MISSION GROVE | **AERIAL MASSING VIEWS**

For illustrative purposes only. Subject to change without notice.

PAGE 24





EAST VIEW

MISSION GROVE | **AERIAL MASSING VIEWS**

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PAGE 25

MISSION GROVE



REAR VIEW

MISSION GROVE | **AERIAL MASSING VIEWS**

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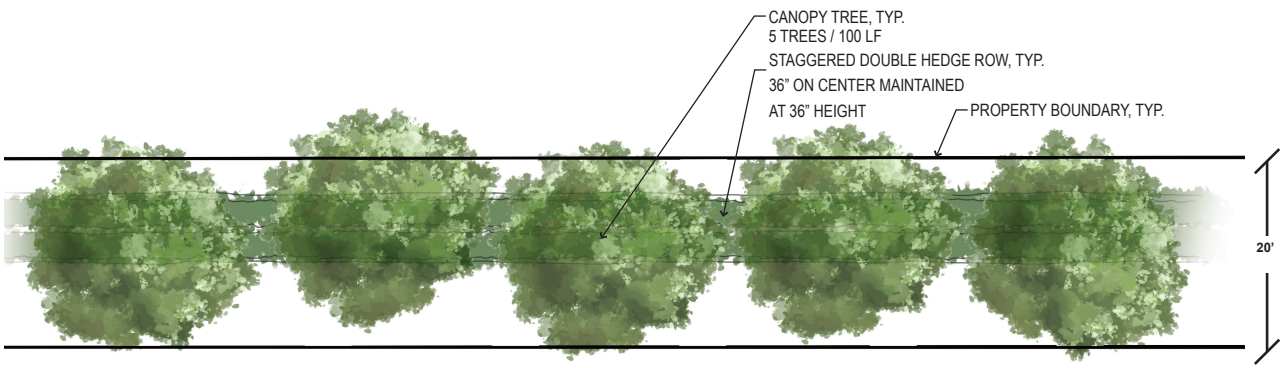
PAGE 26





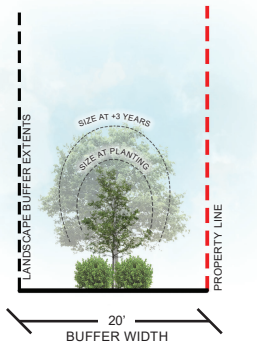
PLAN

NOT TO SCALE

For illustrative purposes only. Subject to change without notice.

TYPE 'D' BUFFER
20' WIDE
5 TREES / 100 LF
36" O.C DOUBLE STAGGERED HEDGE





ELEVATION

NOTES:
1. PERIMETER BUFFERS SHALL BE 100% NATIVE.
2. REQUIRED TREES SHALL BE PLANTED AT 12' HT, 5' SPREAD, AT 2.5" CAL PALMS SHALL BE PLANTED WITH 10' CT.
3. REQUIRED SHRUBS MUST BE 36" O.C. DOUBLE STAGGERED, AT 24" HT AND MAINTAINED AT 36"HT.

NOT TO SCALE

For illustrative purposes only. Subject to change without notice.

MISSION GROVE | **100' TYPICAL | WEST ARCOS AVE - R.O.W TYPE D BUFFER**

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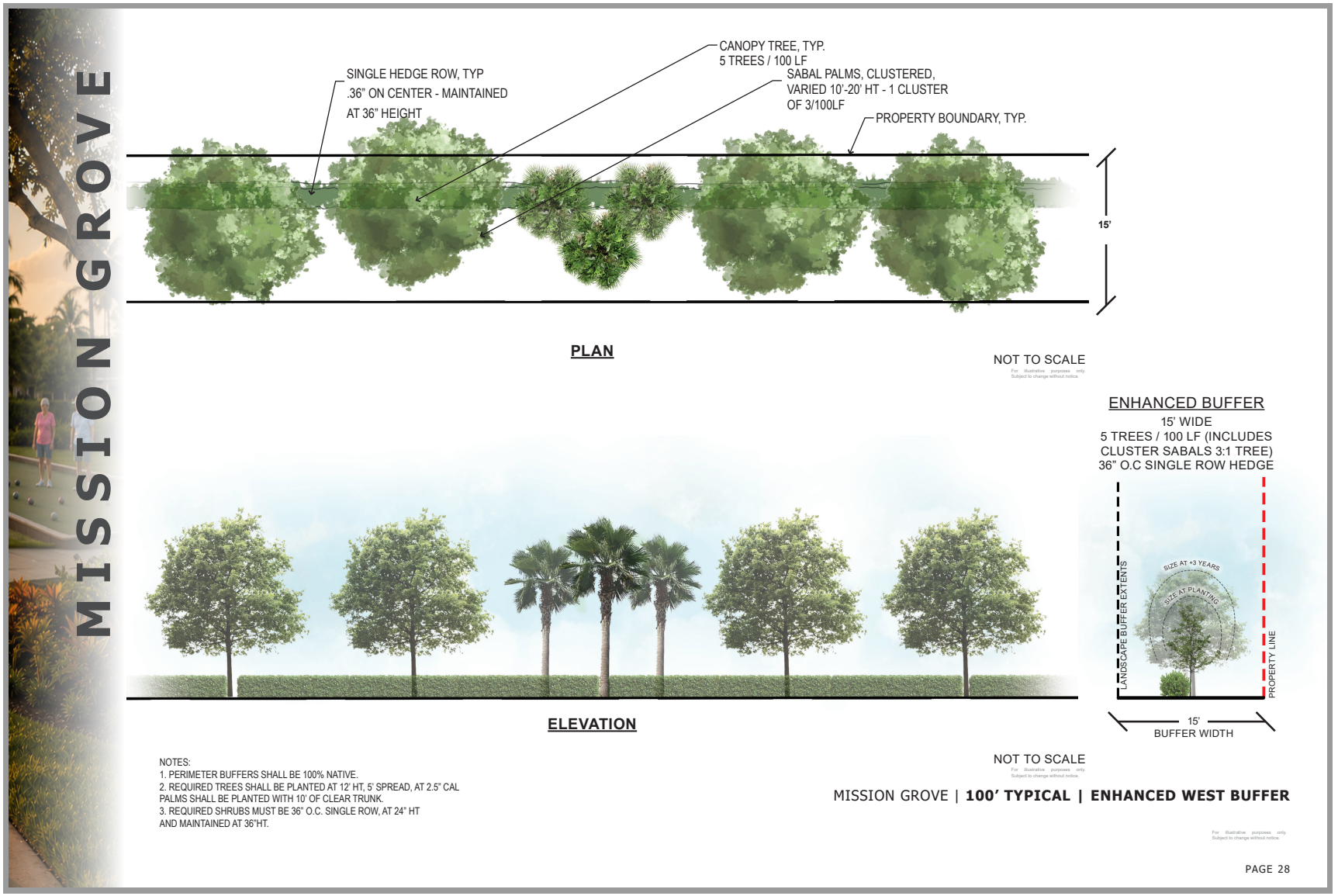

MISSION GROVE
SINGLE HEDGE ROW, TYP
.36" ON CENTER - MAINTAINED
AT 36" HEIGHT
CANOPY TREE, TYP.
5 TREES / 100 LF
SABAL PALMS, CLUSTERED,
VARIED 10'-20' HT - 1 CLUSTER
OF 3/100LF
PROPERTY BOUNDARY, TYP.
15'
PLAN
NOT TO SCALE
ENHANCED BUFFER
15' WIDE
5 TREES / 100 LF (INCLUDES
CLUSTER SABALS 3:1 TREE)
36" O.C SINGLE ROW HEDGE
SIZE AT +3 YEARS
SIZE AT PLANTING
LANDSCAPE BUFFER EXTENTS
PROPERTY LINE
15'
BUFFER WIDTH
ELEVATION
NOTES:
1. PERIMETER BUFFERS SHALL BE 100% NATIVE.
2. REQUIRED TREES SHALL BE PLANTED AT 12' HT, 5' SPREAD, AT 2.5" CAL
PALMS SHALL BE PLANTED WITH 10' OF CLEAR TRUNK.
3. REQUIRED SHRUBS MUST BE 36" O.C. SINGLE ROW, AT 24" HT
AND MAINTAINED AT 36"HT.
NOT TO SCALE
MISSION GROVE | 100' TYPICAL | ENHANCED WEST BUFFER
PAGE 28



CANO-PY/MID-


LIVE OAK


GREEN BUTTONWOOD


RED MAPLE


BALD CYPRESS


TABEBUIA


LIGUSTRUM

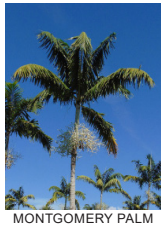

SILVER BUTTONWOOD TREE

PALMS


ROYAL PALM

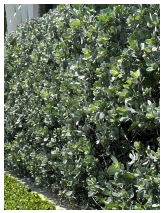

SABAL PALM

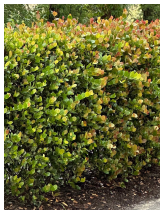

BISMARK PALM


MONTGOMERY PALM


PYGMY DATE PALM

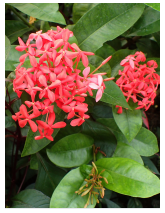
SHRUBS


GREEN BUTTONWOOD

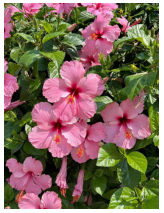

RED TIP COCOPLUM


SAW PALMETTO


SILVER BUTTONWOOD


NORA GRANT IXORA


WAX JASMINE


HIBISCUS

GRASSES/ GROUND COVERS

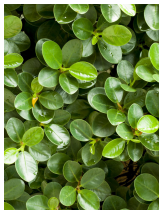

FOUNTAIN GRASS


PINK MUHLY GRASS


DWARF FAKAHATCHEE


SAND CORDGRASS


BLANKET FLOWER


DWARF NATAL PLUM


LIRIOPE

MISSION GROVE | **PLANT PALETTE**

For illustrative purposes only. Subject to change without notice.

NOTES:
1. PLANTING SPECIES MAY BE SUBTITUTED WITH LIKE KIND PLANTS (NATIVE FOR NATIVE, FLOWERING FOR FLOWERING, ETC.) IF UNAVAILABLE AT TIME OF PLANTING OR IMPROVED VARIETIES ARE AVAILABLE.

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LEO BROWN GROUP EST. 2006

RVi

MISSION GROVE OF ESTERO

PLAZA DEL SOL CPD - PARCEL G EAST

Village of Estero
Planning & Zoning Review Board

Public Hearing – November 17, 2026

Project Team/ Expert Witnesses

Applicant:	Lindsey Phipps
Land Use Attorney:	Neale Montgomery
Planner:	Stacy Ellis Hewitt, AICP
Landscape Architect:	Sabrina McCabe
Architect:	Glen Baurhyte
Engineer:	Brent Addison, P.E.
Traffic Consultant:	Ted Treesh

2

Site Location

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

Subject property: 10251 Arcos Avenue/North side of Arcos Ave., across intersection with Puente Ln. & Puerto Way



Request

Amendment to 7.04± acres of Parcel G of the Plaza Del Sol Commercial Planned Development (CPD) for a proposed senior housing project with a mixture of 163 assisted living, independent living, and memory care units, with deviations.

Request results in reduction in traffic and height (65' to 41' 8") from current approval

4

Overview/ History

Applicant and Staff Agree:

- ***Request is consistent with Transitional Mixed-Use future land use category and furthers the mixed-use nature***
- ***Zoning is consistent and compatible with surrounding uses***

Zoning History: Plaza Del Sol CPD/Corkscrew Road Overlay

- *Originally approved by Lee County in 1989*
- *Senior living and associated uses added in 2010*
- *Village approved similar project in 2018*
- *2024 approved 110,000 SF Storage, 120-Room Hotel & 18,000 SF Commercial @ 65' height*
- *Request provides similar project as 2018 with updated Pattern Book*

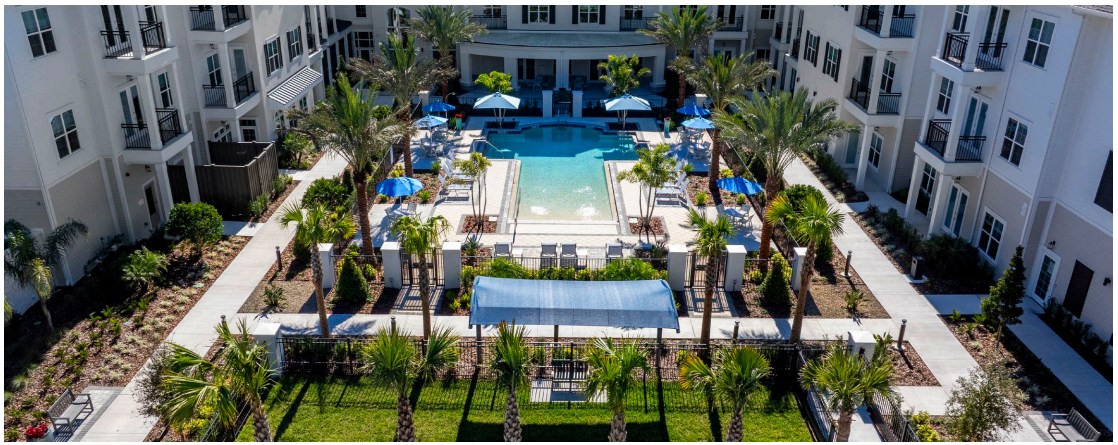
Appropriate infill development with previously approved use

5

Mission Grove at Stoneybrook | **Case Study**







Mission Grove at Stoneybrook was designed as a cohesive senior living campus integrating Independent Living, Assisted Living, and Memory Care within a unified architectural framework. The community is designed to support true age-in-place flexibility, allowing residents to transition between care levels while remaining within the same thoughtfully crafted environment.

6

Public Information Meetings

Public Information Meeting: **July 21, 2026**

Board provided valuable feedback resulting in revisions:

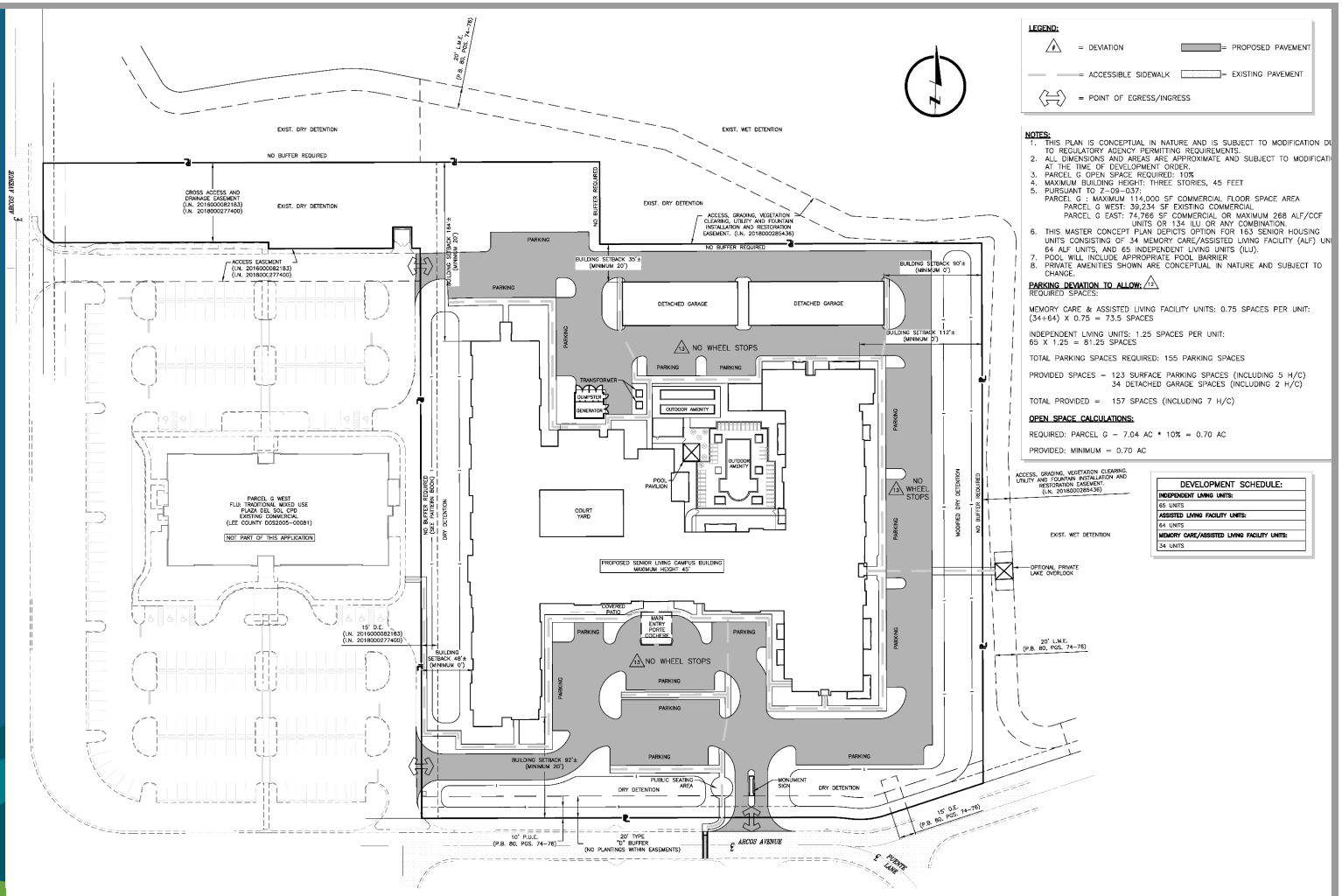
- *Refined color palette*
- *Enhanced vertical expression, massing, and contrast*
- *Refined to lighter color roof tile*
- *Enhanced varied roof heights and forms*
- *Increased use of brackets at eaves to add to richness*
- *Enhanced west elevation and buffer*
- *Planted detention & enhanced shade*

Workshop Meeting on Architecture: **September 15, 2026**

- Architecture enhancements received with compliments.

7

Proposed Master Concept Plan



Deviations

- No changes to existing approved Plaza Del Sol CPD deviations to remain

Staff recommends approval of both requested deviations as conditioned:

- New Deviation 12: Minimum Parking Spaces. A request to deviate from LDC Section 5-204.B.1 – Table 5-204.B.1, which requires assisted living facilities to provide 1.12 parking spaces per dwelling unit and continuing care retirement community independent living units to provide 2 spaces per unit; **to allow proposed assisted living facilities and memory care units to provide 0.75 parking spaces per unit and independent living units to provide 1.25 parking spaces per unit to accommodate residents, employees and guests**.
  - Prior ALF DO approval: 0.54 parking spaces per unit
  - Providing 156 spaces (82 independent living and 74 assisted living) which combined is slightly under 1 space per unit.
  - Consistent with Applicant's Mission Grove at Stoneybrook in Winter Garden, Florida, with a similar mix of units (.98 spaces per unit).
  - Trip Generation indicates assisted living and independent living generate fewer trips than multi-family
  - Age restricted senior living community.
  - Current LDC would require 240 spaces (130 for independent living, and 110 for assisted living/memory care)

- New Deviation 13: No Wheel Stops. A request to deviate from LDC Section 5-204.A.3.A.5 which states that the maximum two-foot overhang from a curb for parking spaces may not intrude onto pedestrian walkways; **to allow 7-foot sidewalks with a 2-foot overhang**.
  - Removal of trip hazard for the senior housing campus while providing overhang on curb and maintaining 5-foot pedestrian accessway.
  - Conditioned

9

Transportation

Table 4
Trip Generation Difference
Proposed Uses vs. Approved Uses

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour		
	In	Out	Total	In	Out	Total
Proposed Uses (Assisted Living/IL Units)	16	18	34	19	23	42
Approved Uses (Retail/Storage/Hotel)	-65	-55	-120	-88	-88	-176
Trip Difference	-49	-37	-86	-69	-65	-134

A negative number in the Trip Difference line indicates a **REDUCTION** in trips due to the proposed amendment.

- *Request results in reduction of trips from current approval*
- *Sufficient capacity at all segments analyzed on Corkscrew Road and Three Oaks Parkway*
- *One Segment currently LOS F, not caused by project*
  - *Corkscrew Road between I-75 and Three Oaks Parkway*

10

ARCHITECT

Glen Baurhyte

FORUM

11



MISSION REVIVAL

ELEMENTS OF MISSION REVIVAL ARCHITECTURE

STUCCO WALLS

TERRACOTTA COLORED TILE ROOFING

EXPOSED BRACKETS/RAFTERS AT ROOFLINE

ARCHED OPENINGS

CURVILINEAR PARAPETS

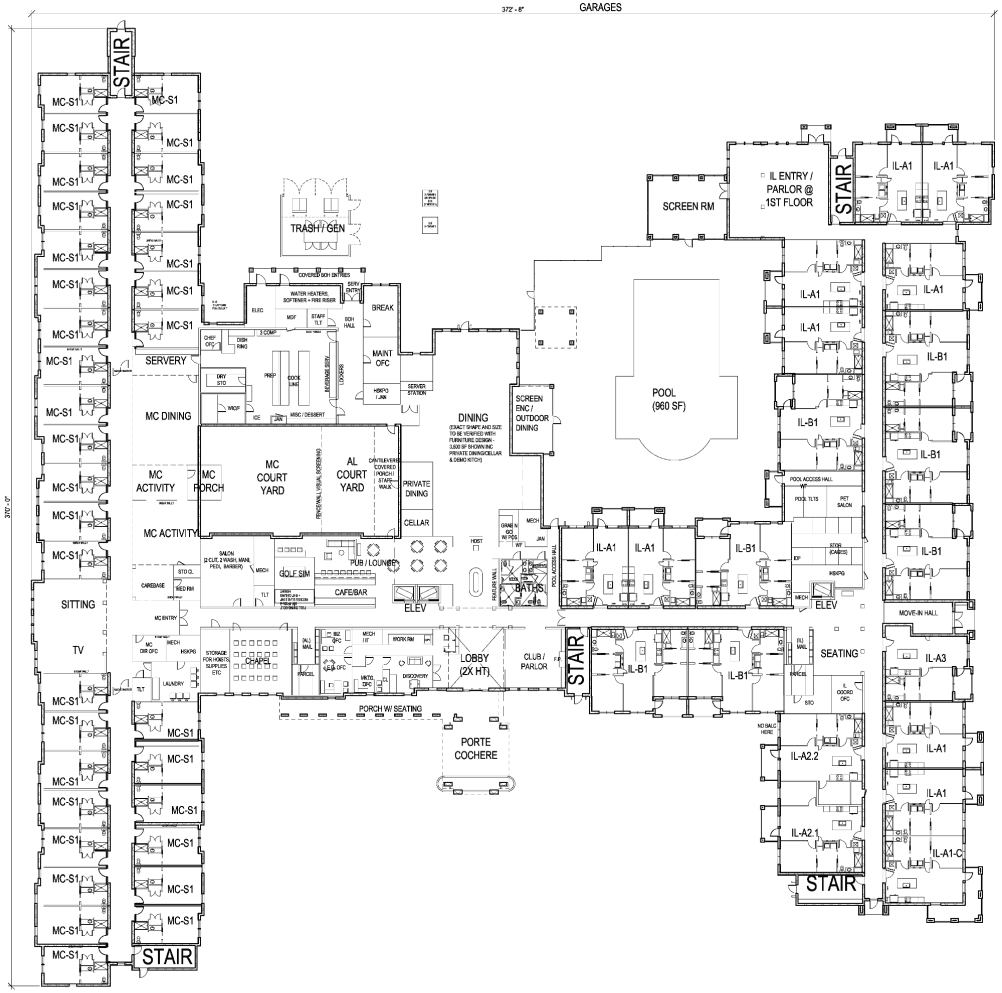
BELL TOWERS

ARCADES

COURTYARDS

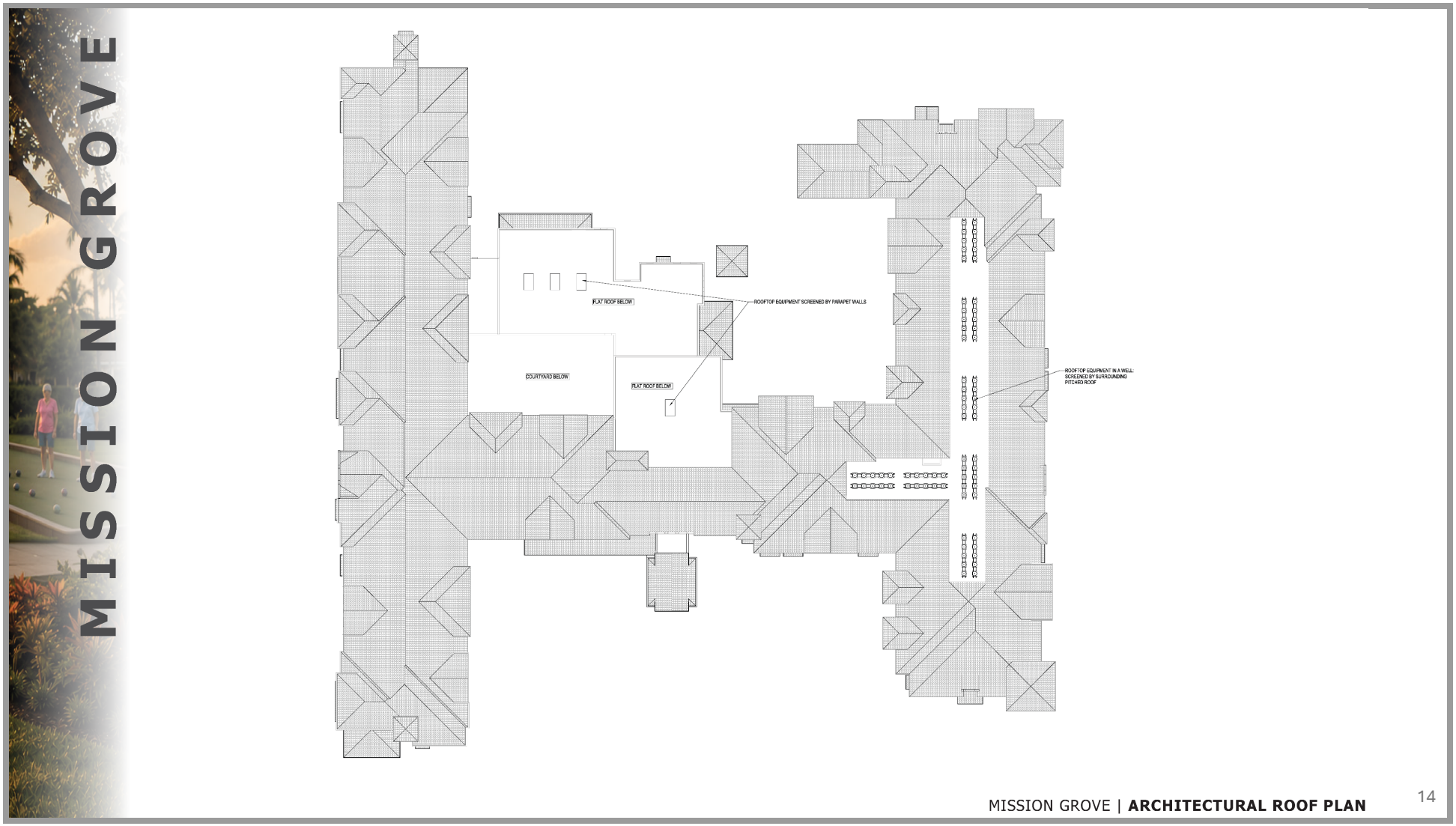
METAL RAILS, LIGHT FIXTURES, & IRON DETAILS





MISSION GROVE | **ARCHITECTURAL FLOOR PLAN**

13


MISSION GROVE
FLAT ROOF BELOW
ROOFTOP EQUIPMENT SCREENED BY PARAPET WALLS
COURTYARD BELOW
FLAT ROOF BELOW
ROOFTOP EQUIPMENT IN A WELL; SCREENED BY SURROUNDING PITCHED ROOF
MISSION GROVE | ARCHITECTURAL ROOF PLAN
14





EXAMPLE: PRIVATE DINING COURTYARD



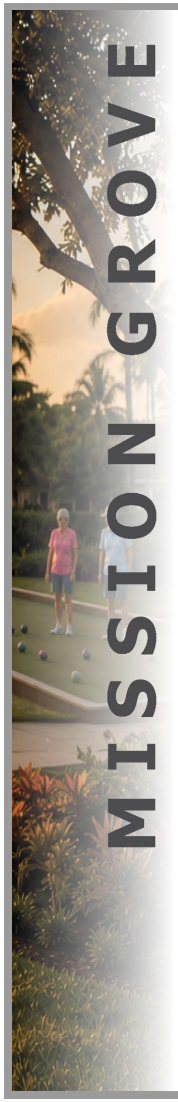
EXAMPLE: MEMORY COURTYARD



EXAMPLE: PORTE COCHERE DETAILS ROOFING/WALL PROFILE, PAVER/ PLANTER AT ENTRANCE



EXAMPLE: SHADED COURTYARD AMENTIY





DECORATIVE POLE LIGHT - NEAR ENTRY



POLE LIGHT - AWAY FROM ENTRY



PEDESTRIAN LIGHTING



DECORATIVE WALL LIGHT



STUCCO AT BUILDINGS BODY
SW6018 - LATTE

POOL PAVILION & GARAGES: STUCCO AT BASE OF WALL

STUCCO AT BUILDINGS BODY SW7678 - COTTAGE CREAM

STUCCO AT BUILDINGS BODY
SW7738 - CARGO PANTS

STUCCO AT BUILDINGS BODY
SW6154 - NACRE

GARAGES: STUCCO AT ACCENT COLOR

BRACKETS, SHUTTERS
SW6111- COCONUT HUSK

RAILINGS, FASCIAS, PARAPET COPING, PTAC GRILLES
MEDIUM BRONZE

POOL PAVILION: METAL FASCIAS, GUTTERS, DOWNSPOUTS

MISSION GROVE | **ARCHITECTURAL COLOR PALETTE / MATERIAL CONCEPTS**

16

MISSION GROVE

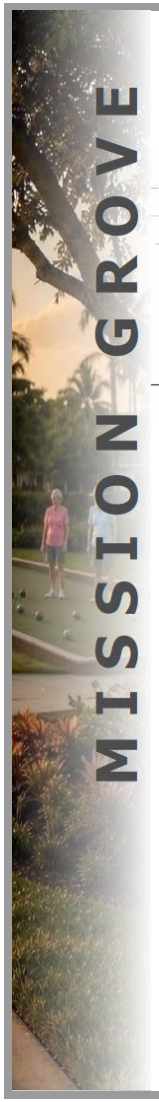


Front (South) Elevation



Maximum Overall Building Height: 41’8”

17





7/21/26 Design submitted for PIM

Front (South) Elevation



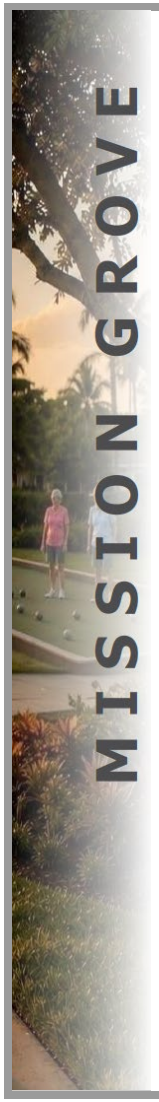
Proposed Design





Front (South) Elevation Close-up

19

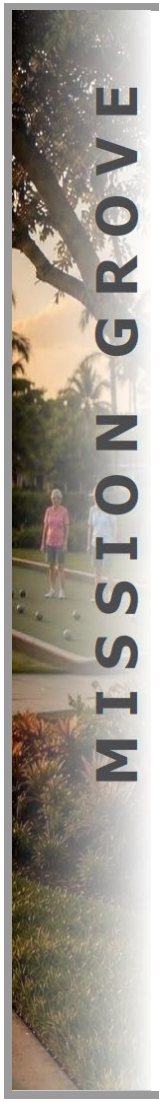




Right Side (East) Elevation



20





7/21/26 Design submitted for PIM

Right Side (East) Elevation



Proposed Design

MISSION GROVE



Left Side (West) Elevation



22

MISSION GROVE



7/21/26 Design submitted for PIM

Left Side (West) Elevation



Proposed Design

23

MISSION GROVE



Rear (North) Elevation



24

MISSION GROVE



Rear (North) Courtyard Elevation



25

MISSION GROVE



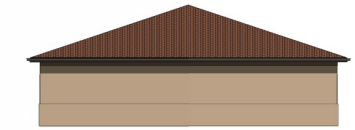
7/21/26 Design submitted for PIM

Rear (North) Elevation



Proposed Design

26

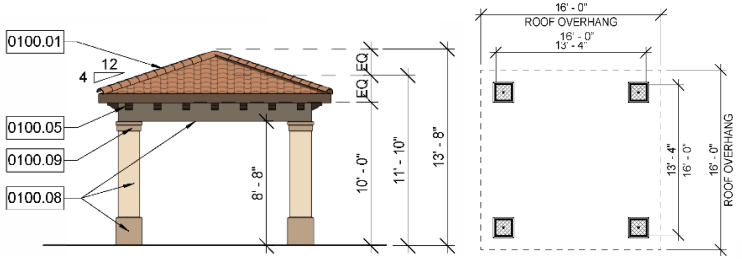


Typical Side Elevation 16-Bay Garage



Front & Rear Elevation 16-Bay Garage

7/21/26 Design submitted for PIM



Elevation & Floor Plan Shade Structure

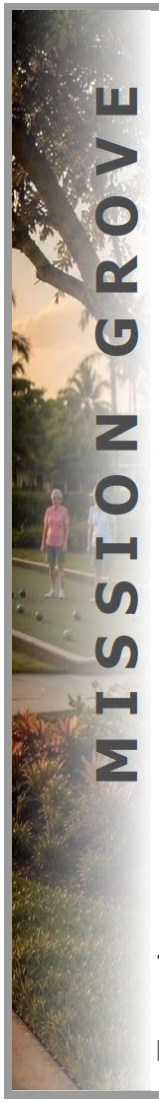


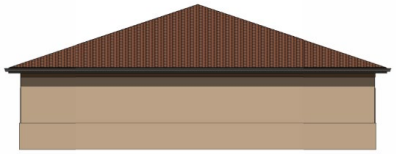
Typical Side Elevation 16-Bay Garage



Front & Rear Elevation 16-Bay Garage

Proposed Design





Typical Side Elevation 18-Bay Garage

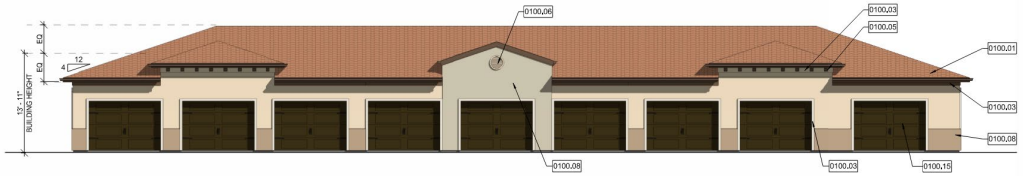


Front & Rear Elevation 18-Bay Garage

7/21/26 Design submitted for PIM



Typical Side Elevation 18-Bay Garage



Front & Rear Elevation 18-Bay Garage

Proposed Design

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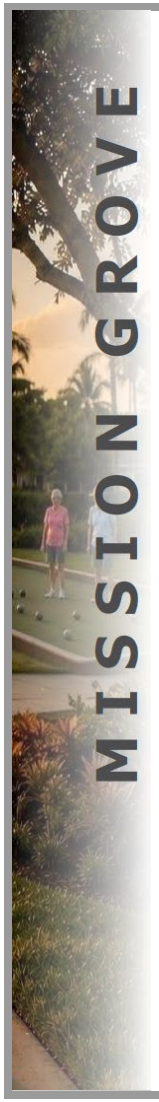




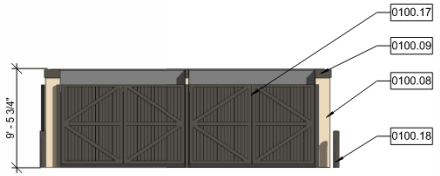
Rear Elevation



Right Side Elevation



Left Side Elevation



Front Elevation

7/21/26 Design submitted for PIM



Rear Elevation



Right Side Elevation



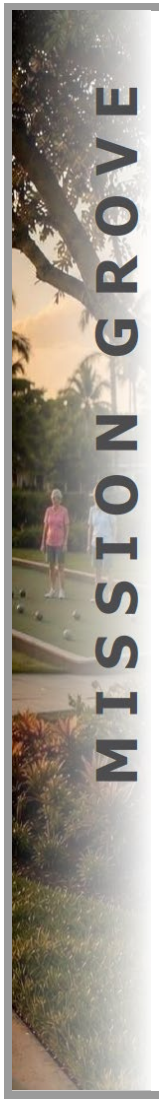
Left Side Elevation



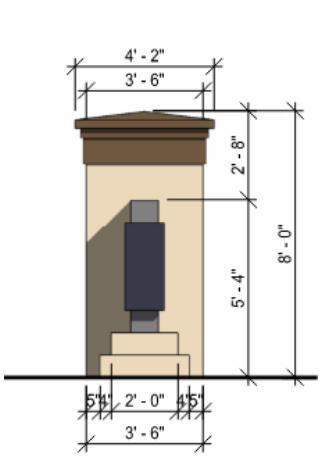
Front Elevation

Trash Enclosure

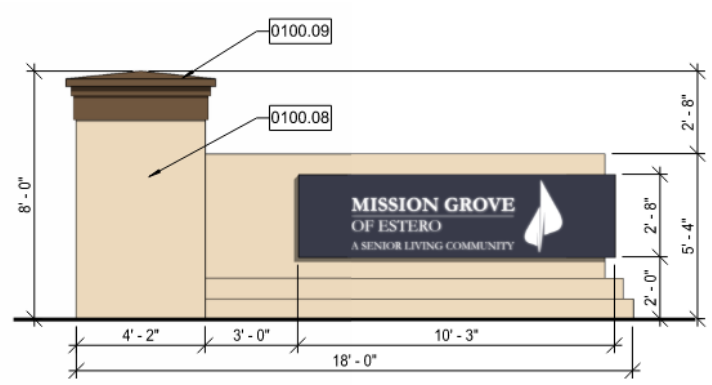
Proposed Design



7/21/26 Design submitted for PIM

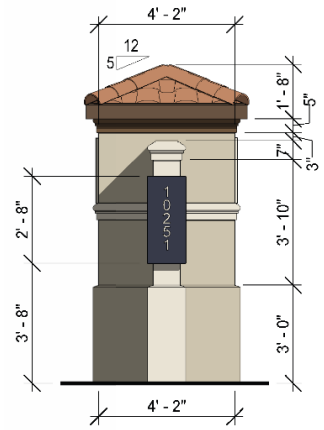


Front Elevation

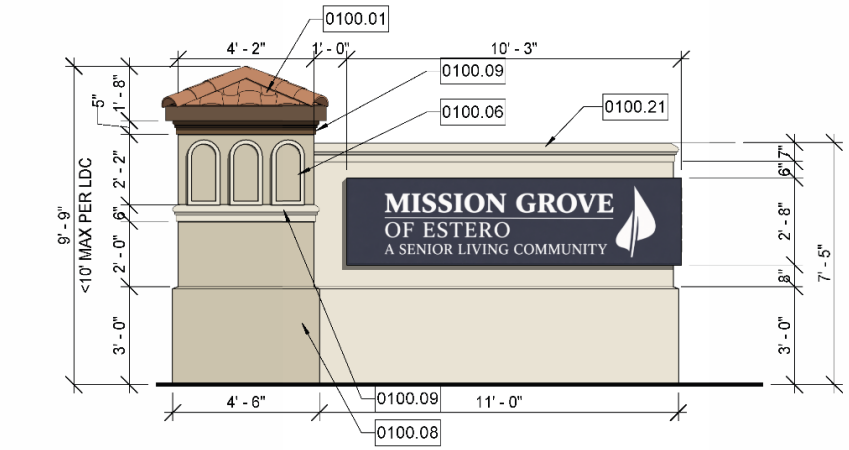


Side Elevation

Proposed Design



Front Elevation



Side Elevation

Monument Sign

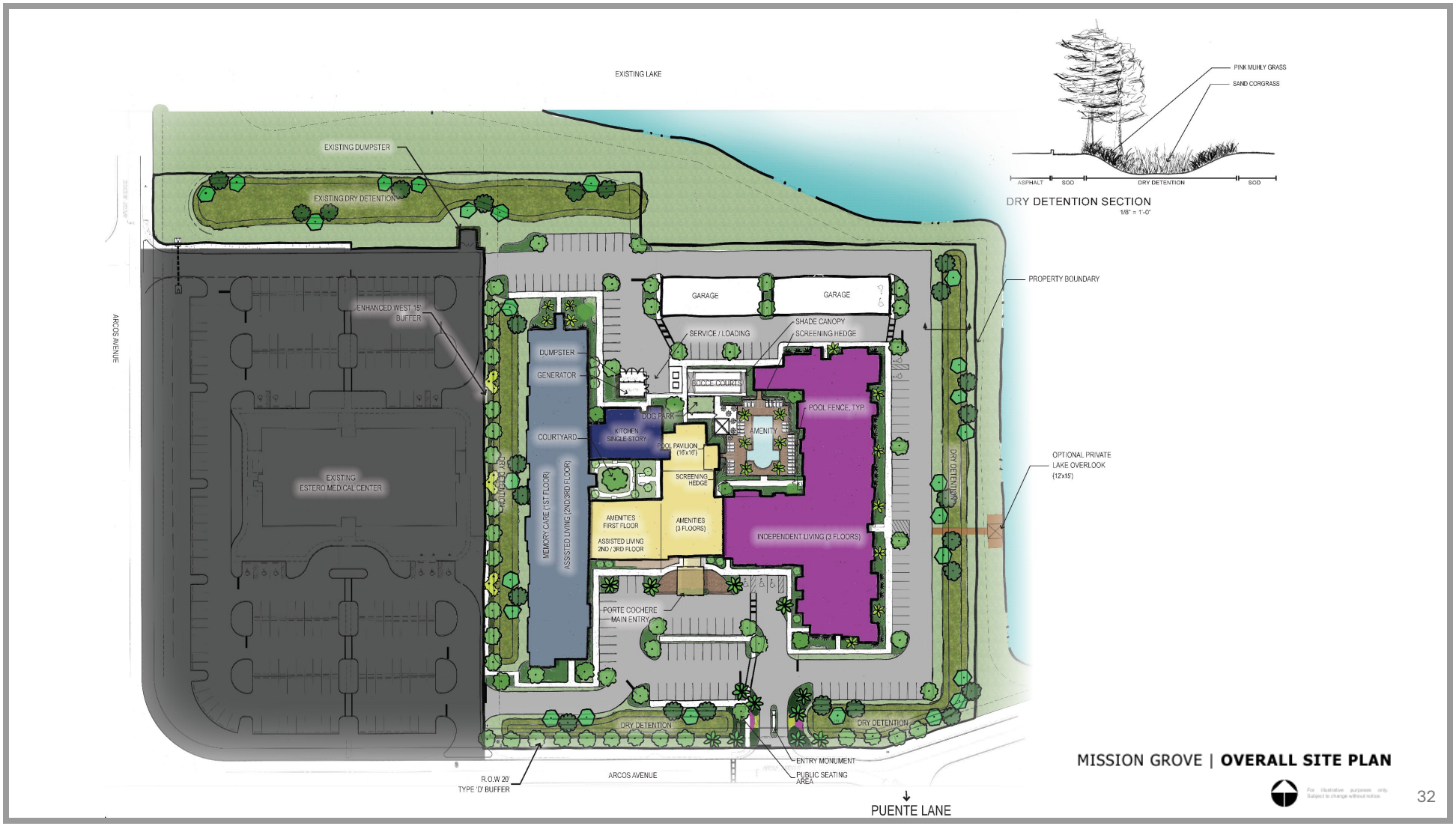
30

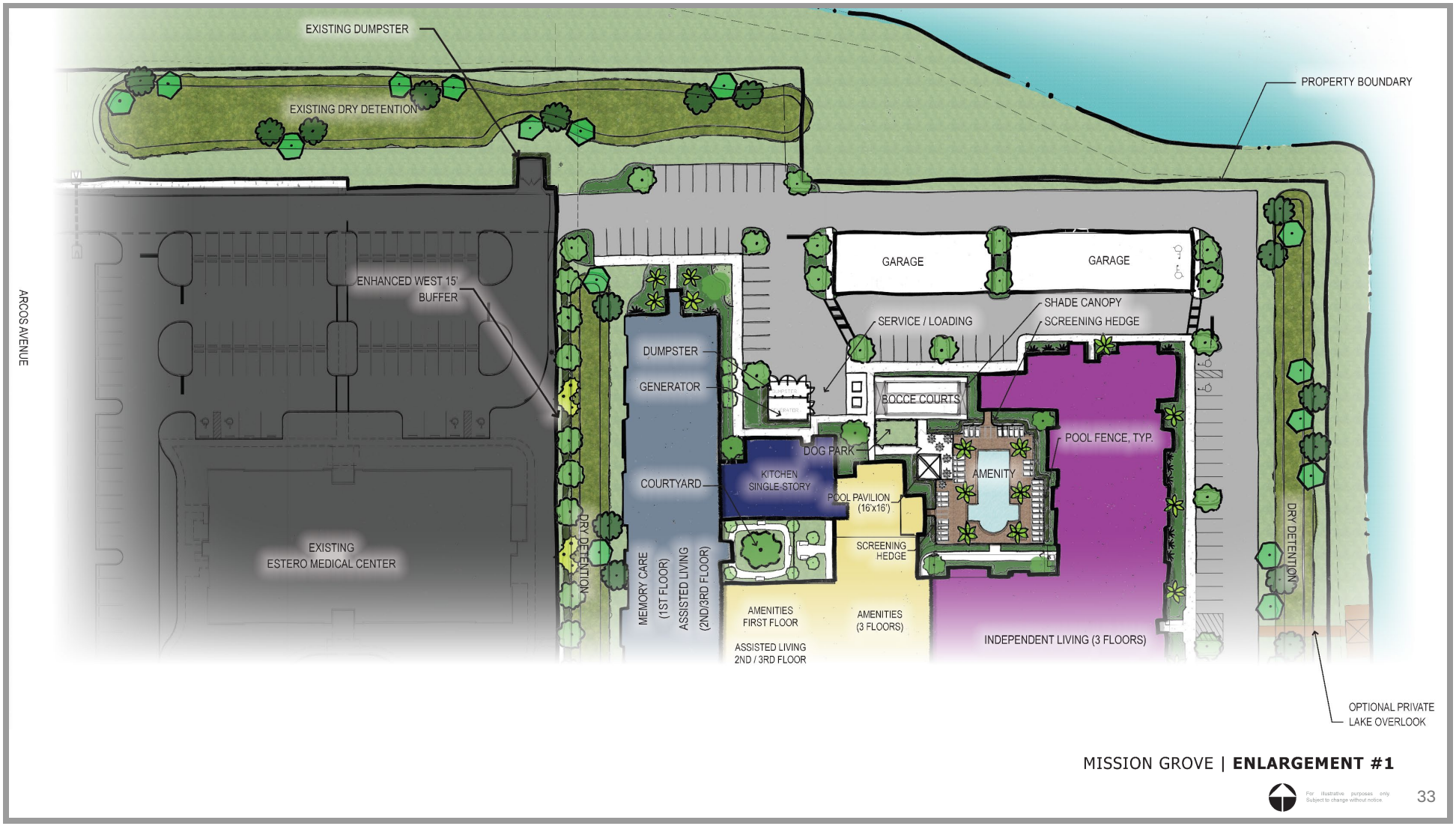
LANDSCAPE ARCHITECT

Sabrina McCabe

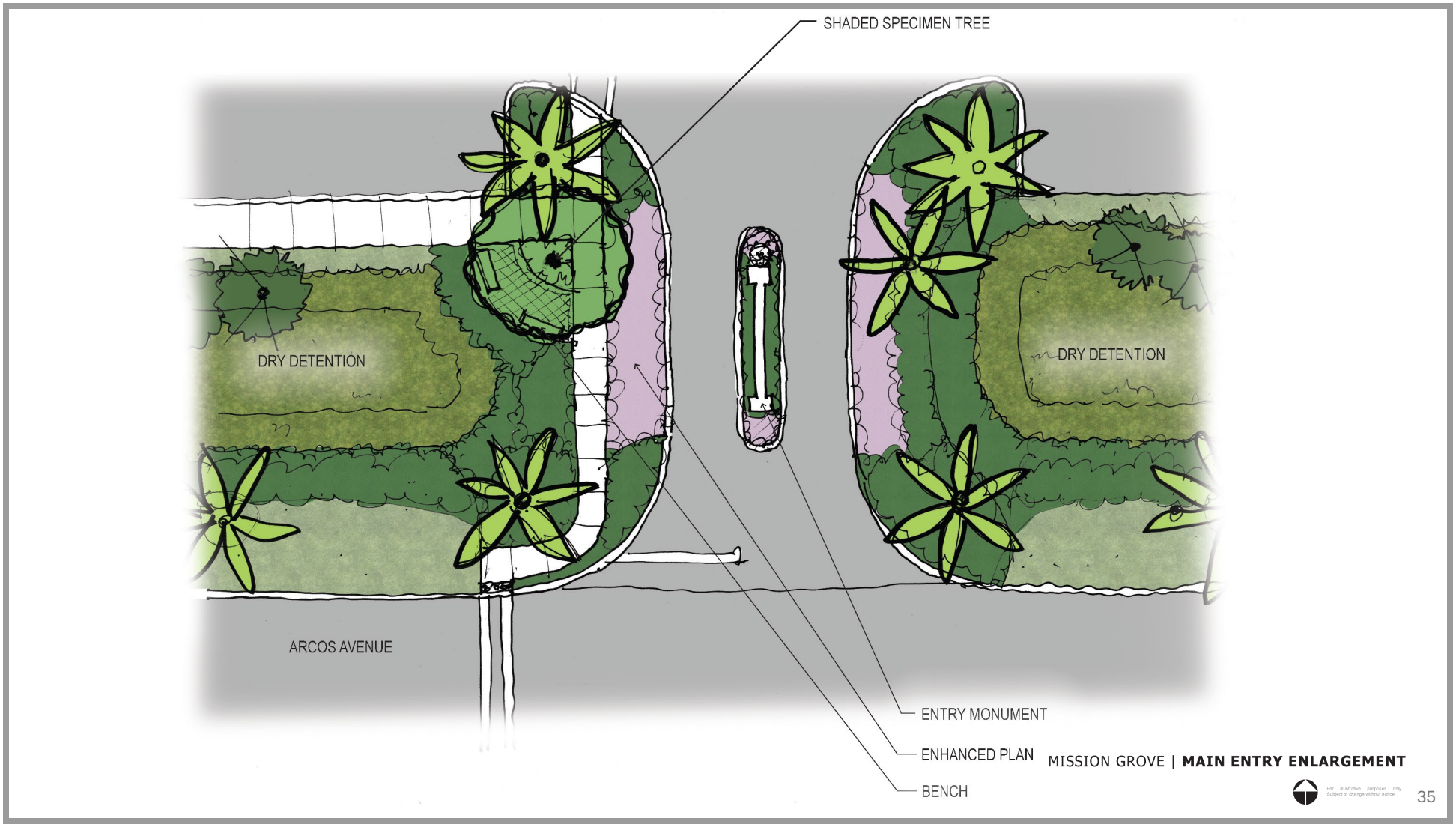
RVi

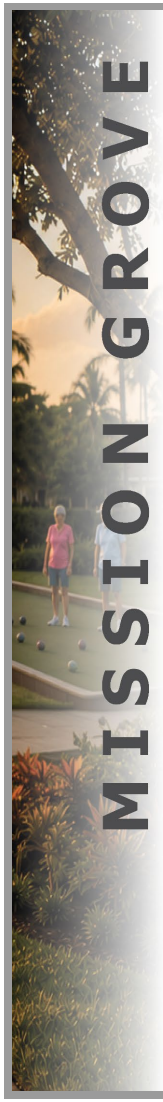
31

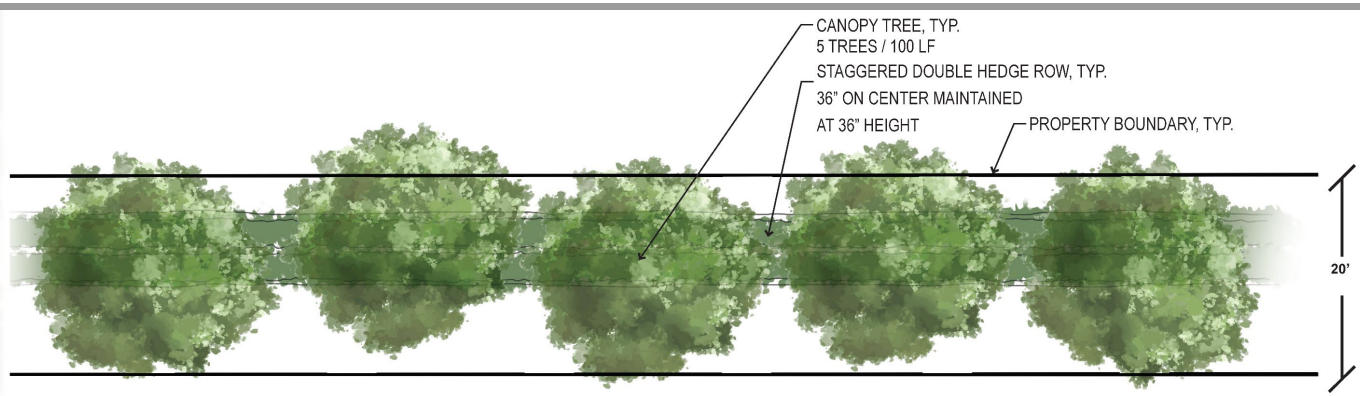

EXISTING LAKE
EXISTING DUMPSTER
EXISTING DRY DETENTION
ENHANCED WEST 15' BUFFER
ARCOS AVENUE
EXISTING ESTERO MEDICAL CENTER
DUMPSTER
GENERATOR
COURTYARD
MEMORY CARE (1ST FLOOR)
ASSISTED LIVING (2ND/3RD FLOOR)
GARAGE
GARAGE
SERVICE / LOADING
SHADE CANOPY
SCREENING HEDGE
BOCCE COURTS
DOG PARK
KITCHEN SINGLE-STORY
POOL PAVILION (16'x16')
AMENITY
POOL FENCE, TYP
SCREENING HEDGE
AMENITIES FIRST FLOOR
ASSISTED LIVING 2ND / 3RD FLOOR
AMENITIES (3 FLOORS)
INDEPENDENT LIVING (3 FLOORS)
PORTE COCHERE MAIN ENTRY
DRY DETENTION
DRY DETENTION
DRY DETENTION
PROPERTY BOUNDARY
OPTIONAL PRIVATE LAKE OVERLOOK (12'x15')
ENTRY MONUMENT
PUBLIC SEATING AREA
R.O.W 20' TYPE 'D' BUFFER
ARCOS AVENUE
PUENTE LANE
PINK MUHLY GRASS
SAND CORGRASS
ASPHALT
SOD
DRY DETENTION
SOD
DRY DETENTION SECTION
1/8" = 1'-0"
MISSION GROVE | OVERALL SITE PLAN
32


EXISTING DUMPSTER
EXISTING DRY DETENTION
PROPERTY BOUNDARY
ARCOS AVENUE
ENHANCED WEST 15' BUFFER
EXISTING ESTERO MEDICAL CENTER
DRY DETENTION
DUMPSTER
GENERATOR
COURTYARD
MEMORY CARE (1ST FLOOR)
ASSISTED LIVING (2ND/3RD FLOOR)
GARAGE
GARAGE
SERVICE / LOADING
SHADE CANOPY
SCREENING HEDGE
BOCCE COURTS
DOG PARK
KITCHEN SINGLE-STORY
POOL PAVILION (16'x16')
AMENITY
POOL FENCE, TYP.
SCREENING HEDGE
AMENITIES FIRST FLOOR
ASSISTED LIVING 2ND / 3RD FLOOR
AMENITIES (3 FLOORS)
INDEPENDENT LIVING (3 FLOORS)
DRY DETENTION
OPTIONAL PRIVATE LAKE OVERLOOK
MISSION GROVE | ENLARGEMENT #1
For illustrative purposes only. Subject to change without notice.
33


OPTIONAL PRIVATE
LAKE OVERLOOK
(12'x15')
ENHANCED WEST
15' BUFFER
DRY DETENTION
MEMORY CARE (1ST FLOOR)
ASSISTED LIVING (2ND/3RD FLOOR)
AMENITIES
FIRST FLOOR
AMENITIES
(3 FLOORS)
ASSISTED LIVING
2ND / 3RD FLOOR
INDEPENDENT LIVING (3 FLOORS)
PORCH
PORTE COCHERE
MAIN ENTRY
DRY DETENTION
EXISTING
ESTERO MEDICAL CENTER
DRY DETENTION
DRY DETENTION
ROW 20'
TYPE 'D' BUFFER
ARCOS AVENUE
ENTRY MONUMENT
PUBLIC SEATING AREA
PUENTE LANE
MISSION GROVE | ENLARGEMENT #2
For illustrative purposes only. Subject to change without notice.
34


SHADED SPECIMEN TREE
DRY DETENTION
DRY DETENTION
ARCOS AVENUE
ENTRY MONUMENT
ENHANCED PLAN
BENCH
MISSION GROVE | MAIN ENTRY ENLARGEMENT
For illustrative purposes only
Subject to change without notice
35





PLAN

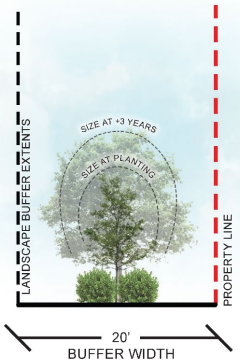
NOT TO SCALE



ELEVATION

TYPE 'D' BUFFER

20' WIDE
5 TREES / 100 LF
36" O.C DOUBLE STAGGERED HEDGE

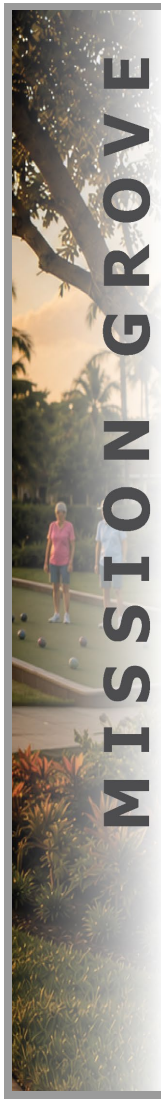


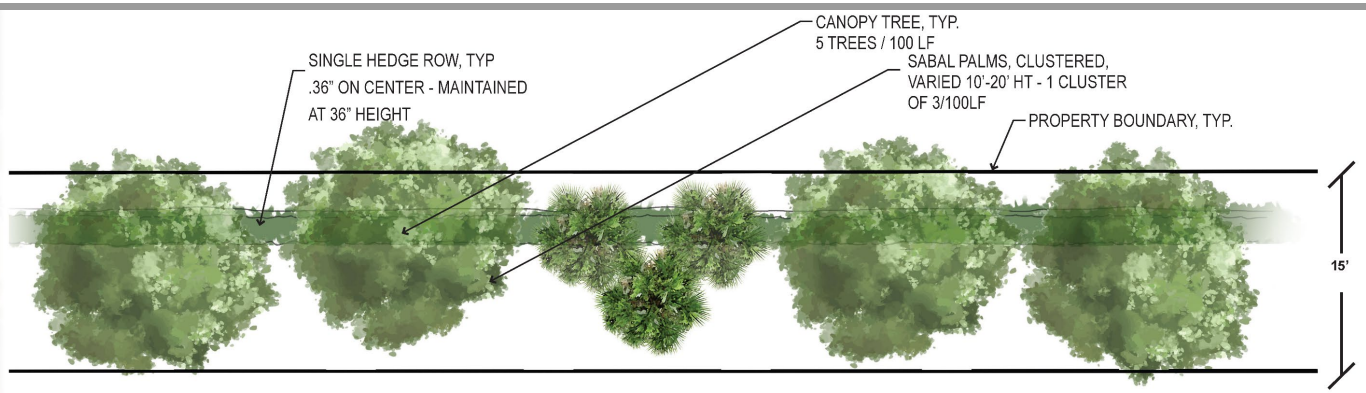
NOT TO SCALE

NOTES:
1. PERIMETER BUFFERS SHALL BE 100% NATIVE.
2. REQUIRED TREES SHALL BE PLANTED AT 12' HT, 5' SPREAD, AT 2.5" CAL PALMS SHALL BE PLANTED WITH 10' CT.
3. REQUIRED SHRUBS MUST BE 36" O.C. DOUBLE STAGGERED, AT 24" HT AND MAINTAINED AT 36"HT.

MISSION GROVE | **100' TYPICAL | WEST ARCOS AVE - R.O.W TYPE D BUFFER**

36





PLAN

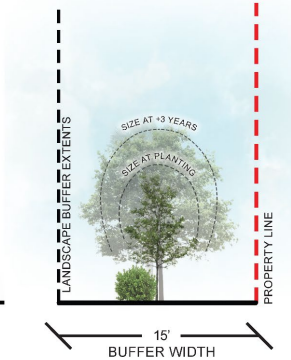
NOT TO SCALE
For illustrative purposes only. Subject to change without notice.



ELEVATION

NOTES:
1. PERIMETER BUFFERS SHALL BE 100% NATIVE.
2. REQUIRED TREES SHALL BE PLANTED AT 12' HT, 5' SPREAD, AT 2.5" CAL PALMS SHALL BE PLANTED WITH 10' OF CLEAR TRUNK.
3. REQUIRED SHRUBS MUST BE 36" O.C. SINGLE ROW, AT 24" HT AND MAINTAINED AT 36"HT.

ENHANCED BUFFER
15' WIDE
5 TREES / 100 LF (INCLUDES CLUSTER SABALS 3:1 TREE)
36" O.C SINGLE ROW HEDGE



NOT TO SCALE
For illustrative purposes only. Subject to change without notice.

MISSION GROVE | **100' TYPICAL | ENHANCED WEST BUFFER**

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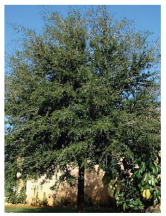
CANO-PY/MID-


LIVE OAK


GREEN BUTTONWOOD


RED MAPLE


BALD CYPRESS


TABEBUIA


LIGUSTRUM

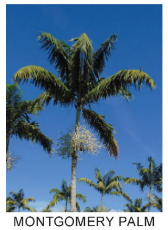

SILVER BUTTONWOOD TREE

PALMS


ROYAL PALM


SABAL PALM


BISMARK PALM


MONTGOMERY PALM


PYGMY DATE PALM

SHRUBS


GREEN BUTTONWOOD


RED TIP COCOPLUM


SAW PALMETTO


SILVER BUTTONWOOD


NORA GRANT IXORA


WAX JASMINE


HIBISCUS

GRASSES/ GROUND COVERS


FOUNTAIN GRASS


PINK MUHLY GRASS


DWARF FAKAHATCHEE


SAND CORDGRASS


BLANKET FLOWER


DWARF NATAL PLUM


LIRIOPE

MISSION GROVE | **PLANT PALETTE**

NOTES:
1. PLANTING SPECIES MAY BE SUBTITUTED WITH LIKE KIND PLANTS (NATIVE FOR NATIVE, FLOWERING FOR FLOWERING, ETC.) IF UNAVAILABLE AT TIME OF PLANTING OR IMPROVED VARIETIES ARE AVAILABLE.

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LDC Consistency

Stacy Ellis Hewitt, AICP

Decision Standards

Staff and Applicant Agree Request Meets LDC Section 2-501.C.2.A and B:

1. Is **consistent** with **and furthers** the goals, objectives, and policies of the **comprehensive plan** and **all other applicable Village-adopted plans**; ✓
2. Is **not in conflict** with any portion of the **LDC**; ✓
3. Addresses a demonstrated **community need**; ✓
4. Is **compatible** with existing and proposed uses surrounding the subject land, and is the **appropriate zoning** district for the land; ✓
5. Would result in a **logical and orderly development** pattern; ✓
6. Would **not adversely affec**t the property **values** in the area; ✓
7. Would result in development that is **adequately served by public facilities** (roads, potable water, wastewater, solid waste, storm water, schools, parks, police, and fire and emergency medical facilities); ✓
8. Would **not result** in significantly adverse **impacts** on the natural environment—including, but not limited to, water, air, noise, storm water management, wildlife, vegetation, wetlands, environmentally critical areas, and the natural functioning of the environment; ✓
9. Is **compatible** with existing or planned uses in the **surrounding area**. ✓

B. Whether the current zoning district designation **accomplishes a legitimate public purpose.** ✓

LDC Section 2-506.C.1.B: Each deviation improves the quality of the proposed development; promotes the intent of the Code to protect the health, safety and general welfare of the public; contributes to compatibility with surrounding property and causes no undue burdens on essential public facilities. ✓

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LEO BROWN GROUP EST. 2006

PAVESE LAW FIRM

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FORUM

TR TRANSPORTATION CONSULTANTS, INC

ATWELL

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PLANNING ZONING & DESIGN BOARD

2027 MEETING SCHEDULE

3rd Tuesday of the month, January through December
starting at 4:30 PM

January	1/19/2027
February	2/16/2027
March	3/16/2027
April	4/20/2027
May	5/18/2027
June	6/15/2027
July	7/20/2027
August	8/17/2027
September	9/21/2027
October	10/19/2027
November	11/16/2027
December	12/21/2027