



Village of  
**ESTERO**

**VILLAGE OF ESTERO**  
**PLANNING ZONING AND DESIGN BOARD MEETING**  
**PACKET**  
**JANUARY 10, 2023, 04:30 PM**



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

**AGENDA**  
**PLANNING ZONING AND DESIGN BOARD MEETING**  
**9401 Corkscrew Palms Circle, Estero, Florida**  
**January 10, 2023, 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 meeting will adjourn no later than 9:00 P.M. unless extended by the Board.

**6. Consent Agenda**

**a. Approval of December 13, 2022**

Attachment: [12132022\\_PZDB\\_Minutes.pdf](#)

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

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

**a. Copperleaf at the Brooks - Clubhouse Expansion Development Order (DOS2022-E005) (District 5) located at 23101 Copperleaf Boulevard. The Clubhouse is off Copperleaf Boulevard southeast of the Three Oaks Parkway entry gate.**

Applicant is seeking to expand the Clubhouse which includes the café and pool deck, increase the number of parking spaces, adds a Bocce Ball Court, and modifies golf cart parking, golf cart paths, lakes and landscape.



- Public Information Meeting was held December 13, 2022
- See Staff Report
- Planning Zoning and Design Board will make a decision on this case.

Attachment: [1 Copperleaf at The Brooks Clubhouse - Staff Report.pdf](#)

Attachment: [2 Copperleaf at The Brooks Clubhouse - Presentation.pdf](#)

**b. Miromar International Design Center -- Zoning and Development of Regional Impact Amendment (DCI 2022-E004) (District 5) 10800 Corkscrew Road, located East of I-75, south of Corkscrew Road**

Applicant seeks to amend the International Design Center CPD and the DRI to allow for the use of office space, as well as design center retail uses in the existing building.

- Public Information Meeting was held December 13, 2022
- See Staff Report
- Planning Zoning and Design Board will make a recommendation to Council

Attachment: [1 Miromar International Design Center Staff Report.pdf](#)

Attachment: [2 Attachment 1 Approved Master Concept Plan.pdf](#)

Attachment: [3 Attachment 2 Revisions to Zoning Conditions.pdf](#)

Attachment: [4 Attachment 3 Proposed Revisions to DRI Development Order.pdf](#)

Attachment: [5 Attachment 4 Applicant's Public Informational Meeting Summary.pdf](#)

Attachment: [6 Attachment 5 Applicant's Information.pdf](#)

Attachment: [7 Attachment 6 Lee County Solid Waste Comments.pdf](#)

Attachment: [8 Attachment 7 Estero Fire Department Comments.pdf](#)

Attachment: [9 Miromar International Design Center Presentation.pdf](#)

**c. Village Initiated Rezoning -- 9000 Williams Road Property (District 5) Village proposes to rezone +19 acres on the north side of Williams Road that includes the Golf Coast Driving Range and a vacant parcel from Agriculture & Commercial Planned Development to Estero Planned Development.**

Public Information Meeting was held December 13, 2022

See Staff Report

Planning Zoning and Design Board will make a recommendation to Council

Attachment: [1 9000 Williams Road Property - Staff Report.pdf](#)

Attachment: [2 Attachment A - Zoning and Future Land Use Maps.pdf](#)

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

Attachment: [4 Attachment C - Zoning Conditions.pdf](#)

Attachment: [5 Attachment D - Resolution Z-98-051.pdf](#)

## **8. 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. Downtown Estero Townhouses (District 4) The project area consists of ± 34 vacant acres east of US 41 and north of Broadway East.**

Applicant is seeking to construct 10 multi-family townhomes within the Downtown Estero Development.

Attachment: [1 Downtown Estero Multi-Family Townhomes - Application.pdf](#)

Attachment: [2 Downtown Estero Multi-Family Townhomes - Architectural Plans.pdf](#)

Attachment: [3 Downtown Estero Multi-Family Townhomes - Civil Site Plan.pdf](#)

Attachment: [4 Downtown Estero Multi-Family Townhomes - Presentation.pdf](#)

### **b. The Brooks Commons Club -- Pickleball Court Expansion (LDO2022-E051) (District 6)**

Applicant is seeking to redevelop a portion of the community's property off Coconut Road. The redevelopment of the park area will occur in three phases and include 16 pickleball courts.

Attachment: [1 The Brooks Commons Club Pickleball - Application.pdf](#)

Attachment: [2 The Brooks Commons Club Pickleball - Construction Plans.pdf](#)

Attachment: [3 The Brooks Commons Club Pickleball - Presentation.pdf](#)

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

## **10. BOARD COMMUNICATIONS**

### **a. Next meeting - February 21, 2023**

## **11. ADJOURN**

**General Attachments**

[- eComments](#)

Remote Attachment:

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

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

## **DRAFT MINUTES**

### **Planning Zoning and Design Board Meeting**

**Village of Estero  
9401 Corkscrew Palms Circle  
Estero, FL 33928  
December 13, 2022 5:30 p.m.**

1. **CALL TO ORDER:** 5:35 p.m.
2. **PLEDGE OF ALLEGIANCE:**
3. **ROLL CALL:**

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

Also present: Village Land Use Counsel Nancy Stroud, Community Development Director Mary Gibbs, and Development Review Manager Jim Hart.

4. **APPROVAL OF AGENDA:**

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

5. **BUSINESS:**

(a) Election of Planning Zoning and Design Board Vice-Chairperson

**Motion:** Motion to elect Board Member Anthony Gargano as Vice Chair for the Planning Zoning and Design Board.

**Motion by:** Chairman Wood  
**Seconded by:** Board Member Sheeley

**Action:** Elected Board Member Anthony Gargano as Vice Chair for the Planning Zoning and Design Board.

**Vote:**

Aye: Board Members Jeannin, Sheeley, Tatooles, Gargano,  
Wallace, and Chairman Wood

Nay:

Abstentions:

(b) Consent Agenda

- (1) Approval of October 25 and November 8, 2022 meeting minutes.

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

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

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

- (a) Milan Villas Development Order (DO2022-E005) (District 5)  
21750 Three Oaks Parkway located at the northwest corner of Williams Road and  
Three Oaks Parkway

Applicant seeks to develop a residential single-family subdivision on ±10 acres.

Ordinance 2022-11 adopted November 16, 2022 rezoned the property from CPD to  
RPD

No ex parte communication or conflicts of interest were noted.

**Staff Presentation/Comments**

Mary Gibbs, Community Development Director  
Nancy Stroud, Village Land Use Counsel

**Presentation/Information by**

Christopher R. Mitchell, P.E., J.R. Evans Engineering  
Kristen Petry, Pergola Landscape Architecture  
Wayne Everett, DR Horton

**Public Comment**

**eComments**

Judith Weimer, Colonial Oaks

**Board Questions or Comments**

Board Members Wallace, Sheeley, Vice Chairman Gargano, and Chairman Wood.

**Motion:** Motion to approve the Development Order with staff changes and the monument sign.

**Motion by:** Board Member Sheeley

**Seconded by:** Board Member Jeannin

**Action:** Approved the Development Order with staff changes and the monument sign.

**Vote:**

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

**Nay:**

**Abstentions:**

## 7. PUBLIC INFORMATION

- (a) Miromar International Design Center – Zoning Amendment (DCI2022-E004)  
(District 5)  
10800 Corkscrew Road, located East of I-75, south of Corkscrew Road

Applicant seeks to amend the International Design Center CPD and the DRI to allow for the use of office space as well as design center retail uses in the existing building.

**Staff Presentation/Comments**

Mary Gibbs, Community Development Director

**Presentation/Information by**

Dan DeLisi, Delisi, Inc

**Public Comment**

None.

**Board Questions or Comments**

Board Members Wallace, Sheeley, Jeannin, and Chairman Wood.

- (b) Copperleaf at the Brooks - Clubhouse Expansion Development Order (DOS2022-E005) (District 5) located at 23101 Copperleaf Boulevard. The Clubhouse is off Copperleaf Boulevard southeast of the Three Oaks Parkway entry gate.

Applicant is seeking to expand the Clubhouse which includes the café and pool deck, increase the number of parking spaces, adds a Bocce Ball Court, and modify golf cart parking, golf cart paths, lakes and landscape.

**Staff Presentation/Comments**

Mary Gibbs, Community Development Director

Jim Hart, Development Review Manager

**Presentation/Information by**

Frank J. Feeney, P.E, Q. Grady Minor & Associates, P.A  
David Humphrey, Humphrey Rosal Architects

**Public Comment**

None.

**Board Questions or Comments**

Board Member Wallace, Vice Chairman Gargano, and Chairman Wood.

- (c) Village Initiated Rezoning – Williams Road Property (District 5)  
9000 Williams Road, located east of the railroad and north of Williams Road

Village proposes to rezone ± 20 acres on the north side of Williams Road that includes the Golf Coast Driving Range and a vacant parcel formerly owned by a church.

**Staff Presentation/Comments**

Mary Gibbs, Community Development Director

**Public Comment**

None.

**Board Questions or Comments**

Board Member Wallace, Vice Chairman Gargano, and Chairman Wood.

**8. PUBLIC INPUT**

**In Person**

Janet Hildebrand, Fountain Lakes  
Lori Smith, Fountain Lakes

**Staff Presentation/Comments**

Mary Gibbs, Community Development Director

**Board Questions or Comments**

Board Member Wallace, Vice Chairman Gargano, and Chairman Wood.

**9. BOARD COMMUNICATIONS**

- (a) Confirm 2023 Meeting Schedule

- (b) Next meeting – January 10, 2023

There was a brief discussion on the 2023 proposed meeting schedule. With a consensus to move the February meeting from the 14<sup>th</sup> to the 21<sup>st</sup>.



**10. ADJOURNMENT:** 9:08 pm.

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Tammy Duran  
Deputy Village Clerk



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

| PROJECT NAME                                                                                                                                                                                                                                                                                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Copperleaf at the Brooks Clubhouse Expansion                                                                                                                                                                                                                                                                         |
| CASE NUMBER                                                                                                                                                                                                                                                                                                          |
| DOS2022-E012                                                                                                                                                                                                                                                                                                         |
| MEETING DATE                                                                                                                                                                                                                                                                                                         |
| January 10, 2023                                                                                                                                                                                                                                                                                                     |
| REQUEST                                                                                                                                                                                                                                                                                                              |
| Development Order for the expansion of the Copperleaf Golf Course Clubhouse, the pool cafe and pool deck, modifications to the golf cart paths and parking areas, the addition of 21 parking spaces and 1 bocce ball court, the infilling of wet detention lakes, and alterations to the clubhouse area landscaping. |
| APPLICANT                                                                                                                                                                                                                                                                                                            |
| Copperleaf Golf Club Community Association                                                                                                                                                                                                                                                                           |
| LOCATION                                                                                                                                                                                                                                                                                                             |
| Located at 23101 Copperleaf Blvd in Copperleaf at the Brooks                                                                                                                                                                                                                                                         |
| PROPERTY SIZE                                                                                                                                                                                                                                                                                                        |
| 5.72 acres                                                                                                                                                                                                                                                                                                           |
| ZONING                                                                                                                                                                                                                                                                                                               |
| Parcel is zoned Mixed Use Planned Development (MPD) by the Lee County Resolution Z-97-037                                                                                                                                                                                                                            |
| PUBLIC INFORMATION MEETING DATES                                                                                                                                                                                                                                                                                     |
| The PZDB conducted a Public Information Meeting on December 13, 2022                                                                                                                                                                                                                                                 |

**Staff Recommendation**

Staff recommends approval of the Development Order for the expansion of the Copperleaf Golf Course Clubhouse. Staff believes that the request meets the technical requirements of the Land Development Code.

**Background**

The property is zoned Mixed Use Planned Development.

The applicant is requesting approval of a Development Order for the expansion of the Copperleaf Golf Course Clubhouse, the pool cafe and pool deck, modifications to the golf cart paths and parking areas, the addition of 21 parking spaces and 1 bocce ball court, the infilling of wet detention lakes, and alterations to the clubhouse area landscaping. The project was presented to the PZDB at a Public Information Meeting on December 13, 2022. Staff has also reviewed the plans in detail. Staff includes

Village Staff as well as Lee County Utilities, Lee County Department of Transportation, Estero Fire District, Lee Tran and Lee County Solid Waste Division.

### **Project Summary**

This project is proposed as an expansion of the Copperleaf Golf Course Clubhouse, the pool cafe and pool deck. The total project area is 5.72 acres. The project is bounded by Copperleaf Blvd. to the west near the entrance located on Three Oaks Parkway.

### **Architecture**

The proposed architecture blends with the existing architecture on the property, including roof type and color, building colors, and architectural features. An exterior building paint color schematic and materials are provided in the applicant's plans along with elevations and perspectives.

### **Transportation/Parking**

The project has a main access from Copperleaf Blvd. The existing clubhouse was previously required by Lee County (DO number: DOS2014-00024) to have 132 parking spaces and later expanded the parking above the required 132 spaces to 193 parking spaces. The proposed expansion areas total 11,667 square feet. Each new area was analyzed for use and new required parking spaces. The parking calculations on Sheet 2 of the plans show parking spaces provided totaling 214 including the proposed additional 21 spaces.

| PARKING AND LOADING ZONE CALCULATIONS<br>(EXCLUDING STORAGE AND CORRIDORS / LOBBIES) |          |                                  |       |             |                     |
|--------------------------------------------------------------------------------------|----------|----------------------------------|-------|-------------|---------------------|
| AREA USE DESCRIPTION                                                                 | AREA (SF | LDC PARKING RATE<br>SPACE PER SF |       | CALCULATION | REQUIRED<br>PARKING |
| PROPOSED CLUBHOUSE EXPANSION AREAS ONLY                                              |          |                                  |       |             |                     |
| PRO SHOP                                                                             | 769      | 1.0                              | 350   | 2.2         | 2                   |
| LAKEVIEW B                                                                           | 1,051    | 4.0                              | 1,000 | 4.2         | 4                   |
| STORAGE                                                                              | 1,173    | 1.0                              | 2,000 | 0.6         | 1                   |
| NEW COVERED POOL DINING                                                              | 4,653    | 8.0                              | 1,000 | 37.2        | 37                  |
| SUN ROOM EXPANSION                                                                   | 599      | 12.5                             | 1,000 | 7.5         | 8                   |
| BATHROOM                                                                             | 496      | 8.0                              | 1,000 | 4.0         | 4                   |
| KITCHEN ADDITION                                                                     | 283      | 12.5                             | 1,000 | 3.5         | 4                   |
| OUTDOOR LOUNGE / COVERED TERRACE                                                     | 2,643    | 12.5                             | 1,000 | 33.0        | 33                  |
| TOTALS NEW (SF AND PARKING SPACES)                                                   | 11,667   |                                  |       |             | 93                  |
| PREVIOUSLY REQUIRED BY LEE COUNTY (DOS 2014-00024)                                   |          |                                  |       |             | 132                 |
| REQUIRED PARKING FOR NEW AREAS ONLY + EXISTING REQUIREMENT (132)                     |          |                                  |       |             | 225                 |
| 5% REDUCTION FOR EXTRA BICYCLE PARKING                                               |          |                                  |       |             | 214                 |
| BICYCLE RACK SPACES                                                                  |          |                                  |       |             | 80                  |
| PROPOSED PARKING SPACES AVAILABLE                                                    |          |                                  |       |             | 214                 |

### **Stormwater**

The surface water management system for the property consists of catch basins, pipes and swales to capture stormwater runoff and convey to the lake system for water quality treatment and attenuation prior to outfall into the preserve system via a series of three control structures.

The proposed surface water management system design and calculations have been reviewed by the Village staff, and a SFWMD ERP modification (Permit # 36-00288-S-02) is in review. The lowest proposed elevation of the finished floor is 16.3 feet NAVD88.

#### **Lighting**

Site lighting is provided by LED luminaire full cut-off fixtures mounted on 15-foot poles within the residential streets, with a textured black color fixture. The project will have a 0.0 fc measured at the property line onto the adjacent properties. All LED luminaires are limited to a maximum IES "BUG" rating of: B = 1, U = 0, G = 2, and a Correlated Color Temperature (CCT) of 3,000 K. Details of the light poles and fixtures are provided with the applicant's documents.

#### **Landscaping and Environmental**

##### **Landscaping**

Buffers and landscaping comply with the zoning Resolution and the LDC.

##### **Environmental Issues**

As part of the SFWMD ERP and Lee County Development Order that was processed in 2014, an additional + 0.63 acre of lake was excavated beyond the previously required/permitted SFWMD lake acreage. The proposed clubhouse expansion project is proposing to fill a portion of Lake 4 and 5 in the amount of + 0.35 acres leaving approximately 0.28 acres of additional lake area beyond the requirements of previous permits. No additional volume is needed or required to offset these areas.

**CASE #: DOS2022-E012**  
**COPPERLEAF AT THE BROOKS**  
**CLUBHOUSE EXPANSION DEVELOPMENT ORDER**

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**December 13, 2022, Village of Estero Public Information Meeting**

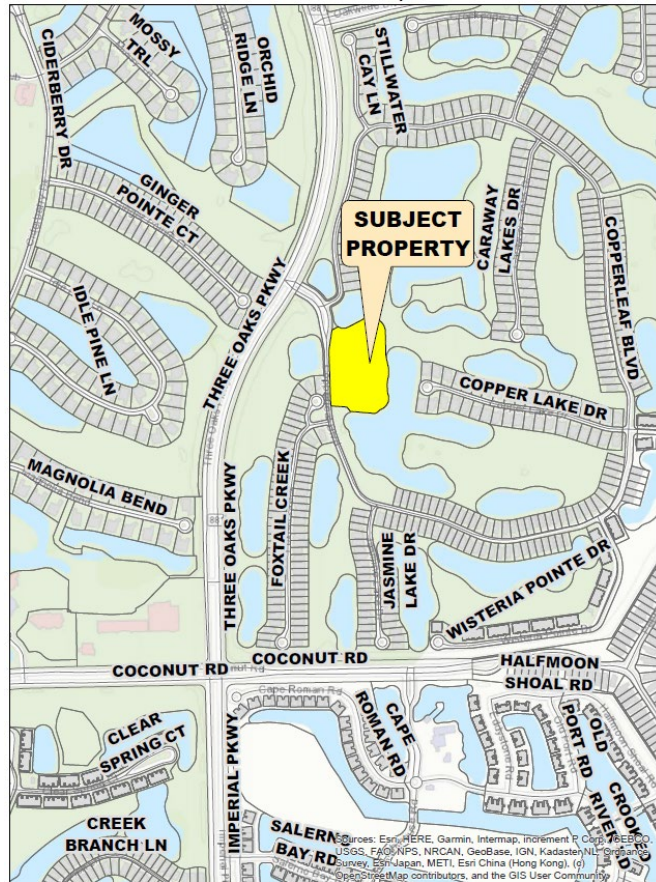


# INTRODUCTION

## PROJECT TEAM:

- **Copperleaf Golf Club Community Association** – Applicant
- **Frank J. Feeney, P.E., Professional Engineer** – Q. Grady Minor & Associates, P.A.
- **David Humphrey, Architect of Record** – Humphrey Rosal Architects

# LOCATION MAP



## **PROJECT INFORMATION**

### **STRAP Numbers:**

11-47-25-E1-1800D.00CE, 11-47-25-E1-180L5.0000, 11-47-25-E2-230G1.00CE  
and 11-47-25-E1-180L4.0000

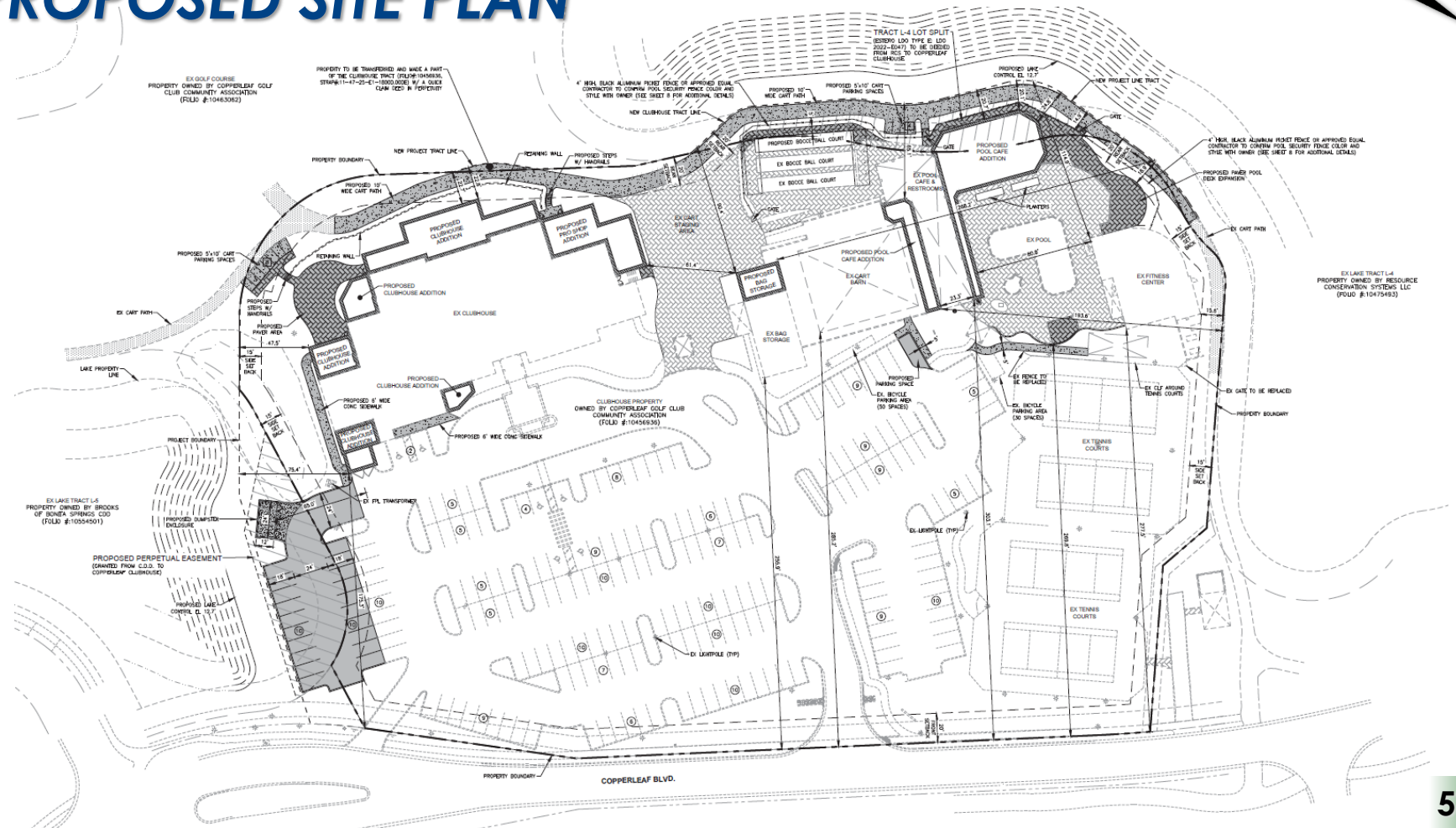
**Current Zoning:** Mixed-Use Planned Development

**Site Area:** 5.72 +/- acres

**Project Description:** Expansion of the Copperleaf Golf Course Clubhouse, the pool cafe and pool deck, modifications to the golf cart paths and parking areas, the addition of 21 parking spaces and 1 bocce ball court, the infilling of wet detention lakes, and alterations to the clubhouse area landscaping.



# PROPOSED SITE PLAN



# PROPOSED LANDSCAPE PLAN



**Grady Minor**

Civil Engineers, Land Surveyors, Planners, Landscape Architects

CONCEPTUAL, SUBJECT TO CHANGE  
DECEMBER 2022



## CONCEPTUAL RENDERING CLUBHOUSE (REAR)





## CONCEPTUAL RENDERING POOL CAFÉ & BAR



# PROPOSED COLOR PALETTE AND MATERIALS

## Body Color Sherwin Williams

SW 9174  
**Moth Wing**  
Interior / Exterior  
Location Number: 249-C4

SW 7757  
**High Reflective White**  
Interior  
Location Number: 256-C1

## Trim Color

## Tremron: Ultra Combo Sand Dune



SAND DUNE

## Boral Roof Tile: Pinto Blend



## Awnings: Capriccio Mediterranean



## Awning Frames: Tiger Dylac RAL 8028

## Brackets and Louvers: Sherwin Williams

SW 6041  
**Otter**  
Interior / Exterior  
Location Number: 232-C7



## YKK Aluminum Windows Bone White



# CONCLUSION



Thank you for your consideration



**INTERNATIONAL DESIGN CENTER**  
**Zoning Staff Report**  
**for**  
**Planning, Zoning and Design Board**  
**January 10, 2023**

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**PROJECT NAME:** International Design Center CPD/DRI

**CASE TYPE:** Amendment to Commercial Planned Development Zoning and Development of Regional Impact

**CASE NUMBER:** DCI2022-E004

**PLANNING, ZONING AND DESIGN BOARD MEETING:** January 10, 2023

**SUMMARY OF REQUEST**

1. Amend the zoning for the International Design Center Commercial Planned Development to allow for office uses in the existing building, of which up to 50,000 square feet may be medical office.
2. Amend the DRI Development Order (Stoneybrook DRI) to reflect the change in use and updated outdated provisions.

The 19-acre site is located on the south side of Corkscrew Road, east of I-75.

**RECOMMENDATION**

Approve Zoning Amendment with conditions and approve DRI Development Order Amendment with conditions.

**GENERAL INFORMATION**

**Applicant**

International Design Center, LLC, Mark Geschwendt

**Authorized Agent**

DeLisi, Inc. Daniel DeLisi, AICP

PZDB Report  
January 10, 2023

DCI2022-E004

Page 1 of 6

Location

10800 Corkscrew Road

STRAP Number

35-46-25-E2-U2276.2380

Size of Property

19.1 acres

Surrounding Zoning

North Corkscrew Road, then Miromar Outlets, zoned Commercial Planned Development (CPD)

East Vacant parcel zoned CPD (Miromar Square)

South Stoneybrook residential and golf course community, zoned Residential Planned Development (RPD)

West Interstate 75

Zoning

Commercial Planned Development (CPD). The property is also part of the Stoneybrook/Corkscrew Pines Development of Regional Impact.

Comprehensive Plan Land Use Category

Transitional Mixed Use

Project History

The property was rezoned by Lee County Resolution in 2002 by Z-02-043 and was amended by Resolution Z-07-012 in 2007 to be included in Miromar Square property to the east. This 19-acre site is also part of the larger 900-acre Stoneybrook Development of Regional Impact (DRI) approved in 1985 by Lee County. The DRI has been amended eleven times over the years for various changes.

Public Information Meeting

A Public Information Meeting was held on December 13, 2022. The applicant's summary of the meeting is attached.

**STAFF ANALYSIS OF THE ZONING REQUEST AND DEVELOPMENT OF REGIONAL IMPACT**

Project Description

The applicant is requesting to amend the zoning approval for the International Design Center CPD and the Stoneybrook (Corkscrew Pines) DRI to allow for use of the existing site and building for office space, in addition to the approved design center retail uses.

If this amendment is approved, all or portions of the existing building could be office use. The International Design Center is a type of specialty retail for home furnishings that markets to contractors and design professionals for high-end homes. At the time the zoning was approved, there was only one similar use in the State. The building is iconic and received an award for excellence by the Estero Community Planning Panel after its completion.



The applicant would like to broaden the available uses to include office-type uses. The market for specialized design uses has been less successful than anticipated. When the zoning was originally approved, it was for 400,000 gross leasable square feet of retail area (design center uses). In 2005, it was built with approximately 200,000 square feet of gross leasable area, and 250,000 square feet of total (gross) area.

#### Master Concept Plan and Site Plan

The zoning Master Concept Plan for the Design Center also includes the Miromar Square property to the east which is currently undeveloped. The Master Concept Plan shows a lake, the Design Center, parking area, office and retail uses.

A development order (site plan) was approved by Lee County for the western half of the site (Design Center) shown on the Master Concept Plan. The Plan shows a building of approximately 270,219 gross square feet, 65 feet (three stories) in height, with a parking lot and lake. The Plan shows two future phases labeled Phase II and Phase III Buildings.

#### Transportation

The site is in the southeast quadrant of the Corkscrew Road/Interstate 75 Interchange. Access to the site is off Corkscrew Road via Miromar Square Boulevard.

The site is located on the south side of Corkscrew Road, east of I-75. The site is interconnected via a reverse frontage road that provides access to Corkscrew Road and Stoneybrook Golf Boulevard.

This amendment would change the use in the existing building to office use, or a combination of office and design center uses. The applicant has provided a traffic study that compares the increase to the number of trips from the potential conversion of up to 200,000 square feet of design center to office use. The amendment will not create any road segment deficiencies.

The Design Center, as part of the Stoneybrook DRI, has mitigated its transportation impacts through the widening of Corkscrew Road along with an additional payment assessment known as the Corkscrew Road Service Area (CRSA).

#### Solid Waste

Solid Waste has commented that the site plan should clearly identify a location and dimensions of a proposed dumpster enclosure location in accordance with Ordinance 11-27 and LDC 10-261.

#### Fire

The Estero Fire Department has provided comments which are attached and indicate that additional measures may need to be in place due to the occupancy change in the building. The existing Design Center is a performance-based building, so any change including, but not limited to, occupancy type, load or physical changes will require Fire Protection Engineer review and approval.

#### Environmental Analysis

The property is developed with a large building and parking lot. The request is for internal changes of use for the existing building.

#### Development of Regional Impact (DRI) Request

This property is part of the Stoneybrook (Corkscrew Pines) Development of Regional Impact. The DRI encompasses a much larger property (900 acres) including the Stoneybrook residential golf course community, as well as the Design Center, Miromar Square, and commercial development east of Stoneybrook Golf Drive.

The DRI was approved by Lee County in 1985 and has been amended eleven times since then for various changes. The applicant has proposed some revisions to the DRI Development Order to reflect the zoning change for office use, as well as some modifications to Design Center conditions and some general updating, deletion of a DRI traffic monitoring condition, deletion of a condition related to payment of the "CRSA" assessment, and deletion of outdated concurrency provisions. Staff proposed language is attached.

*Comprehensive Plan Considerations*

The building is existing and the proposed office uses are appropriate. The general area contains a mix of primarily commercial uses, with Miromar Outlets shopping center to the north, I-75 to the west, vacant commercial property to the east and Stoneybrook residential development to the south.

The property is located in the Transitional Mixed Use land use category of the Comprehensive Plan. A description of the category is 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. These areas were typically designated Urban Community, General Interchange, or Suburban and within the Mixed Use Overlay per the Village's Transitional Comprehensive Plan. Transitional Mixed Use areas are generally the north Estero area near intersections of US 41 with Broadway and Estero Parkway, Coconut Point DRI, and the four quadrants of the I-75 and Corkscrew Road interchange. These areas are located in close proximity to: public transit routes; education facilities; recreation opportunities; and existing residential, shopping and employment centers and are generally accessible to the surrounding neighborhoods, serving as focal points or community centers where activity is concentrated.

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

This intent of the category envisions a mix of uses that over time would transition away from strictly interchange highway-type uses, to provide a more diverse mix of land uses. A broad mix of uses is allowed, including shopping, entertainment, office and other uses. The proposed office use would provide more variety in an existing building and would be consistent with the land use category.

Transitional mixed use promotes high quality as depicted in the policy below. The existing building is an iconic design that complies with this objective.

#### FLU-1.10 Design of Commercial Uses:

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

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

Proposed interconnections are shown on the Master Concept Plan.

#### **FINDINGS OF FACT**

Staff has presented findings of fact below, if the Planning, Zoning and Design Board wishes to recommend approval to the Council. Suggested staff conditions are found in the attached Zoning Conditions and DRI Development Order.

The request:

**1. Is consistent with the Comprehensive Plan;**

*The request complies with the Comprehensive Plan.*

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

*The proposed amendment requests the approval of office development within the existing building. The request is not in conflict with the Land Development Code.*

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

*The proposed development addresses a specific need for more diversity of uses in the Transitional Mixed Use land use category.*

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

*The subject property is already zoned as CPD and the proposed amendment does not request any change in development intensity. The surrounding uses are commercial on three sides and compatible with the existing and proposed use. The allowance for office within the existing building will not impact the residential land to the south.*

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

*The proposed amendment is for the reuse or partial reuse of an existing building.*

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

*The proposed amendment would not affect property values in the area.*

**7. Would result in development that is adequately served by public facilities (road, potable water, wastewater, solid waste, storm water, schools, parks, police, and fire and emergency medical facilities);**

*The project has direct access to Corkscrew Road and a lighted intersection at Stoneybrook Golf Boulevard. Water and sewer service is currently available in the area via Lee County Utilities. The property is within the Estero Fire District and fire/EMS service is available.*

**8. Would not result in significantly adverse impacts on the natural environment including, but not limited to, water, air, noise, storm water management, wildlife, vegetation, wetlands, environmentally critical areas, and the natural functioning of the environment;**

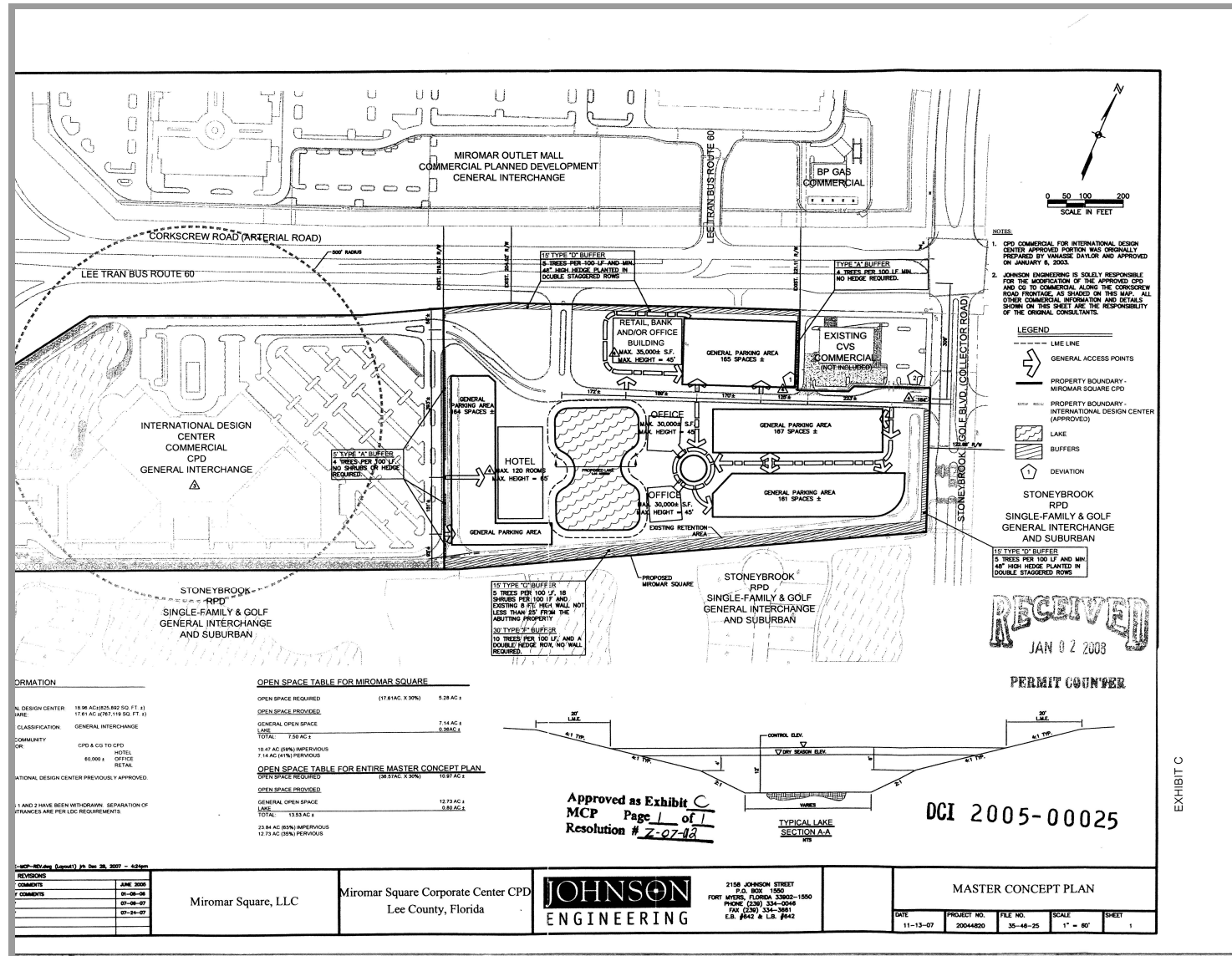
*The entire property has previously been cleared and is developed.*

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

*The proposed amendment to the CPD will not have any negative impact on surrounding uses. The existing development includes a buffer to provide screening to the residents to the south in Stoneybrook.*

**ATTACHMENTS:**

1. Approved Master Concept Plan
2. Proposed Revisions to Zoning Conditions
3. Proposed Revisions to DRI Development Order
4. Applicant's Meeting Summary of Public Information Meeting
5. Applicant Information
6. Lee County Solid Waste Comments
7. Estero Fire Department Comments



**International Design Center DCI2022-E004**  
**Proposed Amendments to Zoning Resolution Z-07-012**

**SECTION B. CONDITIONS:**

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

1. The development of this project must be consistent with the 1-page Master Concept Plan (MCP) entitled "Miromar Square Corporate Center CPD," stamped received on Jan 02 2008 attached hereto as Exhibit C, except as modified by the conditions below. This development must comply with all requirements of the ~~Lee County~~ LDC at time of local development order approval, except as may be granted by deviation as part of this Planned Development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

The Conditions contained herein incorporate all zoning Conditions and Deviations from Resolution Z-02-043A and COP2006-00117. In previous zoning actions, Resolution Z-02043 was ~~superceded superseded~~ by Resolution Z-02-043A.

Development on the 36 acre site depicted on attached MCP is approved for a maximum of 495,000 square feet of floor area for commercial office and retail uses and a 120 unit hotel/motel. Of the 495,000 square feet, 400,000 square feet is dedicated to the International Design Center and the remainder dedicated to Miromar Corporate Center, which is comprised of a 5,000-square-foot bank, 90,000 square feet of office space, and a 120 unit hotel/motel.

2. The following limits apply to the project and uses:

a. **Schedule of Uses (Miromar Square Corporate Center)**

Administrative Offices  
ATM  
Banks and Financial Establishments: Groups I and II  
Bar or Cocktail Lounge, in conjunction with hotel/motel use  
Business Services: Group I  
Consumption on Premises  
Day Care Center: child and/or adult  
Drive Through Facility, for any permitted use  
Essential Services  
Essential Service Facilities: Group I  
Gift and Souvenir Shop  
Hotel/motel  
Insurance Companies  
Nightclubs, in conjunction with hotel/motel use  
Parking lot, accessory  
Personal Services: Groups I and II  
Restaurant, in connection with hotel/motel use  
Signs, in accordance with Chapter 30



Restaurant, in connection with hotel/motel use  
 Signs, in accordance with Chapter 30  
 Specialty Retail Shops: Groups I and II  
 Social Services: Group I

**b. Schedule of Uses (International Design Center)**

Accessory Uses and Structures permitted ancillary to a permitted principal use  
 Administrative Offices  
 Consumption on Premises, ancillary to the International Design Center (See Condition 13.g, below)  
 Essential Services  
 Essential Service Facilities: Group I  
 Excavation, water retention  
 Fences, Walls  
 Household and Office Furnishings: Groups I, II and III (excluding pre-fabricated swimming pools) - including all uses contained in the "Product Categories" (page 353 of the DCOTA Directory) attached hereto as Exhibit D  
Office, General  
Office, Medical  
 Paint, Glass, and Wallpaper Stores  
 Parking lot, accessory  
 Restaurant, Group II, ancillary to the International Design Center  
 Signs, including the existing billboard, but only in accordance with Lee County Village of Estero LDC Chapter 30  
 Storage: Indoor only §34-3001 *et seq.*

**c. Site Development Regulations**

Miromar Corporate Square Center and International Design Center

Minimum Lot Area and Dimensions:

Lot area: 13 acres  
 Lot depth: 600 feet  
 Lot width: 900 feet

Note: the subject property is split into two parcels; the International Design Center and Miromar Square Corporate Center and further subdivision of the subject property is not contemplated nor approved as part of this rezoning request.

Maximum Lot Coverage 40 percent

Minimum Setbacks

|                            |          |
|----------------------------|----------|
| Front (Corkscrew Rd.)      | 50 feet  |
| Stoneybrook Golf Boulevard | 25 feet  |
| Side (1-75)                | 250 feet |
| Side                       | 15 feet  |

|                               |                                                                 |
|-------------------------------|-----------------------------------------------------------------|
| Rear                          | 55 feet                                                         |
| Rear (Service Area Structure) | 95 feet                                                         |
|                               | <b><u>(International Design Center)</u></b>                     |
| Water body                    | 25 feet, except for bulk headed area of lake                    |
|                               | <b><u>(International Design Center)</u></b>                     |
| Maximum Building Height:      | 65 feet/three stories                                           |
| Minimum Building Separation:  | one-half the building height or 20 feet<br>whichever is greater |

3. *Open Space.* Prior to local development order approval for Miromar Square Corporate Center, all development order plans must delineate a minimum of 6.0 acres of open space for the overall project (i.e., the 36.17± acres as depicted on the Master Concept Plan).
4. *Miromar Square Corporate Center*  
  
A Type C buffer (minimum of 20 feet wide) will be installed along the southern boundary adjacent to the building, parking and drive areas, and must include a solid wall or combination berm and solid wall not less than eight feet in height. All trees and shrubs required as part of this buffer must be planted on the south side of the wall and/or berm between the wall/berm and the existing Stoneybrook RPD.
5. *Development Order Approval.* Development of the Miromar Square Corporate Center must be accomplished by a new development order approval that includes/recognizes all of the International Design Center development and shared infrastructure.
6. *Building Separation.* Buildings exceeding 35 feet in height must maintain additional building separation as regulated by Lee County LDC §34-2174(a).
7. *Concurrency.* Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County Lee County LDC may be required to obtain a local development order.
8. *Concurrency.* Approval of this rezoning does not guarantee local development order approval. Future development order approvals must ~~satisfy the requirements of the Lee County Comprehensive 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 County Village of Estero Comprehensive Plan provisions.
9. *Drive-through.* The drive through lanes for the proposed bank must be positioned so that they are not readily visible from Corkscrew Road.
10. *Blasting.* No development blasting is permitted as part of this project, except as provided for in Condition 13.d. below.

11. *Cross Access Easement.* Miromar Square Corporate Center and the International Design Center are owned by Miromar Development Corporation. In the event one of the two properties or both are sold, a cross access agreement acceptable to Lee County must be recorded in the public records of Lee County.
12. *Accessory Uses.* Accessory uses, including accessory parking, must be located on the same tract, lot, parcel or outparcel where a principal use is located. Accessory uses must be incidental and subordinate to the principal use of the tract, lot, parcel or outparcel, except as may be permitted in Condition 13.f. below.
13. *International Design Center*

The following conditions are carried forward from Resolution Z-02-043A as they pertain only to the International Design Center.

- a. *Littoral Plantings.* Prior to local development order approval, no more than 25 percent of the lake shoreline may consist of bulkhead, and the landscape plans must include a littoral planting plan based on three littoral plants per linear foot of shoreline. The littoral plantings must consist of a minimum of four species of native wetland plants and must be clustered to ensure survival. 50 percent of the required littoral plantings must be native wetland trees (minimum 3-gallon container size) provided on a 10:1 ratio (one native wetland tree is equivalent to 10 herbaceous plants). The bulkhead design must be in substantial compliance with the Stoneybrook CPD Buffering and Setback Plan stamped received August 9, 2002.
- b. *Buffers.* A Type C buffer (minimum of 20 feet wide) will be installed along the southern boundary adjacent to the building, parking and drive areas, and must include a solid wall or combination berm and solid wall not less than eight feet in height. All trees and shrubs required as part of this buffer must be planted on the south side of the wall and/or berm between the wall/berm and the existing Stoneybrook RPD. A 50-foot-wide, Type F buffer (no wall) will be provided along the southwest portion of the rear property line adjacent to the open space and the westernmost lake as depicted on the attached Master Concept Plan.
- ~~c. *Design Center Change of Use.* Any change of use of, or within, the proposed Design Center Building, as approved by this N OPC, will require further DRI analysis as part of an application for an amendment to the DRI NOPC. A change of use from a use approved on attached Exhibit D (DCOTA Product Categories) to a "like" would not be subject to further DRI review.~~
- ~~d.c.~~ *Blasting.* Any blasting associated with this development must be in accordance with Chapter 3 of the Lee County LDC. In conjunction with any blasting, the developer must pay for a seismographic expert hired by Lee County to ensure compliance with the development blasting regulations.
- ~~e.d.~~ *Parking.* Any conversion of uses as described in Exhibit A-3 to the 10<sup>th</sup> Amended DRI Development Order must comply with the corresponding parking requirements in the Village of Estero LDC.
- ~~f.e.~~ *Parking*

- (1) Parking for Phase I (250,000 square feet) of the International Design Center ~~must be~~ has been provided in accordance with the local development order and the requirements for the retail sale of "large products or commodities", which includes office and household furnishings Groups I and II. The requirement is one space per 400 square feet, except for dead storage (as defined in the Lee County LDC), which is provided at one per 1,000 square feet.
- (2) Parking for the project may be located within the contiguous property owned by Miromar Development Corporation (Miromar Square Corporate Center), ~~which is subject to this zoning action~~, at the Director's discretion.
- (3) Once Phase I of the Design Center is open for business and prior to the issuance of the development order for Phase II and Phase III of the Design Center, parking must be provided in accordance with the Village of Estero Land Development Code. ~~if~~ If the applicant is going to request an administrative parking deviation, the applicant will undertake a Parking Monitoring Program. The Parking Monitoring Program will be a parking occupancy/demand survey. The purpose of the survey is to verify the overall parking ratio and demand for Phase I of the International Design Center and to determine, to the extent practical, the demand generated by the first floor uses and the demand generated by the second and third floors.

The parking survey must be conducted for three consecutive weekdays for two weeks (a total of six days) during the peak season months (January, February or March), unless another month is mutually agreed to by the applicant and ~~Lee County~~ the Village of Estero. The applicant must meet with ~~Lee County~~ the Village of Estero to review the methodology for the survey. The survey must establish the following:

- (a) The existing Design Center square footage by floor and ground floor dead storage versus public areas.
- (b) The required number of parking spaces for the existing square footage.
- (c) The existing number of Design Center parking spaces provided by location (lot number) and type (handicap, valet, etc.).
- (d) The existing parking ratio for the overall Design Center and by component if possible (ground floor and second and third floors).
- (e) The Design Center parking occupancies by hour, location, and for the overall facility.
- (f) Utilize the data from the survey to determine whether the existing ratio is appropriate and make a professional recommendation regarding an appropriate parking ratio and state the basis for the opinion.



- (g) Identify the square footage of Phase II and Phase III and the required number of spaces required for each phase. Identify the appropriate adjusted rate for each phase based on the survey.
- (h) The total cumulative (Phases I, II, and III) number of parking spaces for the International Design Center, the cumulative ratio, and the recommended modifications to the cumulative ratio based on the occupancy demand survey.

The survey must be compiled in report form and it must be submitted to Lee County the Village of Estero for review.

- (4) The developer must provide monitoring data from the Design Center in support of any request for an administrative parking deviation. The developer must submit the monitoring data to the County Village with an application for any administrative parking deviation prior to or at the time of local development order application for Phase II and/or Phase III. The Director has the discretion to determine whether a parking deviation is warranted based on the documentation provided in the monitoring report. The Director may approve a deviation for the entire center, including the already constructed Phase I, which restricts the deviation to no less than 1.34 parking spaces per 1,000 square feet of floor area even though the result of the parking survey may be more than 1.34 but less than code.
- (5) If the developer decides not to build future phases, and it is determined based on the monitoring data and the request for an administrative deviation that the amount of parking provided for Phase I is in excess of the amount of parking required for Phase I, the Director has the discretion to approve a deviation allowing the excess parking to be removed or utilized for other uses as may be permitted by the Lee County Village of Estero LDC.

(6) If the developer modifies the building to remove the atrium, parking must be provided in accordance with the Village of Estero Land Development Code for additional leasable area.

g-f. *Consumption on Premises.* The following condition is carried forward from COP2006-00117 as it pertains only to the International Design Center.

- (1) The Consumption on Premises (COP) approval is limited to a Group II Restaurant, as well as package sales in conjunction with catering to individual showrooms within the International Design Center.
- (2) The sale of beer and wine may only occur during the hours of Monday-Friday 9:00 a.m. - 6:00 p.m., and Saturday 10:00 a.m. - 6:00 p.m. No sale of beer and wine on Sunday.
- (3) Indoor seating is limited to 44 seats, as shown on Site Plan, attached as Exhibit F.

- (4) This approval is limited to 2-COP license only. If any other type of license is sought, a new approval in accordance with the Lee County LDC will be required.
- (5) The COP approval is not in conjunction with COP for outdoor seating.



**PROPOSED AMENDMENTS TO THE  
STONEBROOK DRI DEVELOPMENT ORDER**

~~ELEVENTH~~ ~~TWELFTH~~ AMENDED  
CODIFIED DEVELOPMENT ORDER<sup>1</sup>  
FOR  
STONEBROOK (CORKSCREW PINES)

**A DEVELOPMENT OF REGIONAL IMPACT**

#3-8384-40

Let it Be Known that pursuant to Florida Statutes §380.06, the Board of County Commissioners of Lee County, Florida, heard at a public hearing convened on June 17, 1985 the Application for Development Approval for the Corkscrew Pines Development of Regional Impact, a mixed residential and commercial development consisting of approximately 900 acres to be developed in accordance with the application filed on March 1, 1984 by Corkscrew Properties, Ltd.

WHEREAS, the original Corkscrew Pines DRI Development Order was approved on June 17, 1985; and

WHEREAS, the Development Order was amended on November 10, 1986, to incorporate the terms of the stipulated settlement regarding transportation, vegetation and wildlife, community services, and other issues (fringe area); and

WHEREAS, the Development Order was subsequently amended a second time on September 23, 1991, to extend the buildout/expiration date from 1991 to 2001 and to extend the phase end dates (Phase 1 from 1989 to 1992, Phase 2 from 1993 to 1996, Phase 3 from 1998 to 2001); and

WHEREAS, a third amendment to the Development Order was adopted on March 1, 1993, to extend the buildout/effective date from 2001 to 2003 and to extend the phase end dates (Phase 1 to 1994, Phase 2 to 1998 and Phase 3 to 2003); and

WHEREAS, on December 1, 1997, the Development Order was amended a fourth time to modify the transportation conditions consistent with the Corkscrew Road Service Area (CRSA) resolutions adopted by the Board of County Commissioners on July 6, 1994, adopt new Maps G and H, revise the legal description to correctly describe the project lands, extend the buildout date from 2003 to 2010 and revise the conditions pertaining to community services and phasing; and

---

<sup>1</sup> This is a codification and restatement of all DRI Development Orders rendered with respect to the Stoneybrook (Ina Corkscrew Pines) DRI, including actions taken on June 17, 1985, November 10, 1986, September 23, 1991, March 1, 1993, December 1, 1997, April 21, 1998 and June 21, 1999, May 6, 2002 and January 6, 2003, October 2, 2007, and October 15, 2007 and December 15, 2008.

WHEREAS, the Development Order was amended a fifth time on April 21, 1998, to reduce the number of residential units from 3,000 to 1,840, provide for a single-family/multi-family conversion ratio, update conditions related to transportation and CRSA improvements, change the project name to "Stoneybrook, a Golf Course Community", and adopt a new Map H; and

WHEREAS, a sixth amendment to the Development Order was adopted on June 21, 1999 to modify the phasing for residential unit construction and the conditions applicable to the residential unit conversion; and

WHEREAS, since the original approval, the total area of the project has been reduced from approximately 900 acres to 843.98± acres by virtue of the following deeds: 5 acres to a public utility franchise, 36.56± acres to the Lee County School Board, and 6.7± acres to Lee County for additional right-of-way for improvements to Corkscrew Road; and

WHEREAS, on May 6, 2002 the Development Order was amended a seventh time to: (1) decrease the total number of single family units from 1,200 to 785, (2) decrease multiple-family units from 640 to 500, (3) add 36,200 gross leasable square feet of retail commercial floor area (for a total of 236,200), (4) add 40,000 square feet of office floor area, (for a total of 140,000 square feet) and (5) add a fire station; and

WHEREAS, on January 6, 2003 the Development Order was amended an eighth time to accomplish the following: (1) increase gross retail floor area from 236,200 square feet to 450,345 square feet; (2) decrease gross office floor area from 140,000 square feet to 90,000 square feet; and (3) add 125 hotel units; and

WHEREAS, at the request of the Lee County Hearing Examiner, Applicant performed an affordable housing study based on the cumulative and proposed changes, which determined that the proposed 8<sup>th</sup> amendment would not create a regional impact on the demand of affordable housing in the area; and

WHEREAS, the Board adopted Resolution 7-10-02 as the ninth amendment to the Development Order to grant the three-year extension to the phase, buildout, and expiration date in accord with House Bill 7203 signed into law on June 19, 2007 and codified at Florida Statutes §380.06(19)(c); and

WHEREAS, on October 15, 2007 the Development Order was amended a tenth time to (1) increase total commercial square footage by 5,000 square feet from 450,345 to 455,345 square feet; (2) increase total office square footage by 40,000 from 90,000 to 130,000; and, (3) decrease hotel units from 125 to 120 units; and

WHEREAS, ~~ASAP Storage~~ on ~~October 22, 2007~~ the Development Order was amended an 11<sup>th</sup> time ~~Corkscrew LC and Corkscrew Stoneybrook Retail, LLC submitted a Notice of Proposed Change on October 22, 2007~~ to (1) decrease total office square footage from 130,000 to 91,500 square feet; (2) increase total commercial square footage from 455,345 to 469,145 square feet; and, (3) add 150,000 square feet of min-warehouse; and

~~WHEREAS, under §380.06(19), Florida Statutes, the proposed change must be reviewed cumulatively with previous changes to the DRI Development Order to determine~~

~~whether they constitute a substantial deviation from the terms of the original DRI Development Order approvals; and~~

~~WHEREAS, the proposed simultaneous increase and decrease of two or more uses is presumed to be a substantial deviation under Florida Statutes §380.06(19)(c)(5) that may be rebutted by clear and convincing evidence; and~~

~~WHEREAS, the applicant submitted evidence to rebut the presumption; and~~

~~WHEREAS, the Board of County Commissioners has reviewed the proposed amendment along with the rebuttal evidence and found that the changes, as conditioned, do not constitute a substantial deviation; and~~

~~WHEREAS, the Board of County Commissioners of Lee County Florida, has considered the report and recommendations of the Southwest Florida Regional Planning Council, the Lee County Administrative Staff, the Lee County Hearing Examiner, and the documents and comments on the record in public hearing~~

~~WHEREAS, on \_\_\_\_\_, the Development Order was proposed to be amended a twelfth time to allow for office uses in the Design Center building, and update and remove outdated provisions in the DRI development order.~~

NOW, THEREFORE, be it resolved by the ~~Board of County Commissioners~~ Village Council of the Village of Estero Lee County, Florida, that the Development Order for the Stoneybrook DRI is hereby amended as follows:

I. FINDINGS OF FACT/CONCLUSIONS OF LAW

A. The Developer proposes to develop a mixed use development, including a residential golf course community comprised of 1,285 dwelling, units and two separate commercial areas. The development includes a total of ~~469,145~~ 560,645 gross leasable square feet of retail commercial ~~space and 91,500 gross leasable square feet of~~ and office space, 150,000 square feet of mini-warehouse and 120 hotel units. The retail commercial and office components will be developed as part of two separate projects: one on approximately 39± acres (Miromar Square) comprised of 400,000 square feet of Design Center/office use, 5,000 square feet is bank, and 14,145 square feet is general retail, 90,000 square feet of office and 120 hotel units; ~~and the other on The easternmost parcel is~~ approximately 21.1 acres comprised of 50,000 square feet of retail and 1,500 square feet of office, 150,000 square feet of mini-warehouse, 1.2 acre fire station site and 7.6 acres of conservation.

Development will be accomplished in accordance with the land use and phasing schedule set forth in attached Exhibit A-1, the Single-Family/Multi-Family Conversion Ratio set forth in attached Exhibit A-2 (applicable to the RPD area/21 acre commercial site) and the Miromar Design Center Conversion Ratio set forth in attached Exhibit A-3 (applicable to the 39 acre/Design Center/Miromar Square site) provided the site development complies with all

requirements, including parking, set forth in the LDC and Zoning resolution Z-02-043 approving the design center and Ordinance 2023-01. The development constitutes a mixed use residential and commercial Development of Regional Impact on the real property legally described in attached Exhibit B.

B. The subject property is presently zoned RPD, CPD, and ~~CG~~. CC.

C. The Application for Development Approval is consistent with the requirements of §380.06, Florida Statutes.

D. The development does not unreasonably interfere with the achievement of the objectives of an adopted State Land Development Plan applicable to the area.

~~E. The proposed conditions set forth below meet the criteria found in §380.06(15)(d), Florida Statutes.~~

F.E. The proposed development is not located in an area designated as an Area of Critical State Concern pursuant to the provisions of §380.05, Florida Statutes.

~~G. The proposed development has been reviewed by the Southwest Florida Regional Planning Council (RPC) and is the subject of the report and recommendations adopted by that body. The report has been forwarded to Lee County in accordance with the provisions of §380.06, Florida Statutes. The proposed development is consistent with this report and its recommendations, the Southwest Florida Regional Comprehensive Plan, the State Comprehensive Plan, and the adopted State Land Development Plan.~~

H.F. The proposed development, is consistent with the adopted Lee County Village of Estero Comprehensive Plan, subject to the conditions as described herein, and all applicable local land development regulations.

~~I. The changes requested as part of the eighth amendment to the DRI Development Order were reviewed cumulatively with previous changes and found not to be a substantial deviation from the original Development Order approvals. The presumption of substantial deviation related to the simultaneous increase and decrease of two or more uses was rebutted based upon the traffic data submitted by the applicant and reviewed by DOT.~~

~~J.G.~~ Stoneybrook DRI qualified for the statutory three-year extension to all phase, buildout and expiration dates granted by the 2007 Florida Legislature under House Bill 7203 (amending F.S. §380.06(19)(c)) and signed into law on June 19, 2007. The Board of County Commissioners granted the extension pursuant to Lee County Resolution 07-10- 02, as the Ninth Amendment to the Stoneybrook DRI Development Order, adopted on October 2, 2007. ~~Under HB7203, the three year extension is not a substantial deviation, is not subject to further Development of Regional Impact review, and may not be considered when determining whether a subsequent extension is a substantial deviation under F.S. §380.06(19)(c).~~

~~H. K.~~ The buildout date is May 10, 2029~~June 15, 2013~~.

- I. ~~The changes requested as part of the eleventh amendment to the DRI Development Order were, reviewed cumulatively with previous changes and found not to be a substantial deviation from the original Development Order approvals. The presumption of substantial deviation related to the simultaneous increase and decrease of two or more uses has been rebutted based upon the traffic data submitted by the applicant and reviewed by DOT.~~
- J. Chapter 2018-158, Laws of Florida, returned control of Developments of Regional Impact to local government. Implementation and amendment to DRI DOs now follow local procedural processes, and, with exceptions set out in Chapter 380.06, Florida Statutes, must be judged on consistency with the local government (Village of Estero) land development code and comprehensive plan.

#### B. DRAINAGE/WATER QUALITY

1. The Developer, his successor or assign, must implement an ongoing maintenance and monitoring program that regularly inspects, maintains and samples the stormwater drainage system through project lifetime. The program must be designed in consultation with the staffs of the Southwest Florida Regional Planning Council, the South Florida Water Management District (SFWMD), and Lee County. Final approval of the program rests with SFWMD. The sampling point will be the project control structure discharge point identified in the SFWMD permit.

2. ~~In order to protect well fields located on this property, the following requirements apply to the area within a 60 day travel time contour, as presented in the Lower West Coast Water Supply Plan dated February 1994 (see attached Map H);~~

~~———— No spray irrigation, or other disposal method for sewage effluent, may be conducted;~~

~~———— Lakes must not be excavated closer than four (4) feet to the limestone portion of the aquifer, as determined by test borings submitted to D.E.P.S at the time of final plan approval;~~

~~———— If the limestone is encountered during excavation, it must be covered with four (4) feet of clean sand;~~

~~———— Bulk storage of fuels or pesticides, gasoline stations, and sewage effluent disposal ponds are not permitted;~~

~~———— No construction or development, except for boardwalks and/or nature trails, is permitted in the areas south of the preserve line (see attached Map H);~~

3. Any gasoline station or future commercial site will be located only in the property currently zoned CPD or CG and any pesticide storage area for the golf course will be located only in the area indicated as "Golf Course Maintenance" on Map H. Any gasoline station or pesticide storage area must be designed with an extra bentonite (or comparable) liner outside

of the tank to prevent any potential contaminant from entering the aquifer or the latest Best Management Practices permitted by the governing agencies.

4. All irrigation water will be supplied through a centralized secondary system. No individual home wells will be permitted on the site. Irrigation will be according to the permit issued by the South Florida Water Management District.

### C. TRANSPORTATION

#### ~~10. Design Center.~~

~~a. The transportation impacts are calculated specific to the estimated trip generation for the Design Center and office use. After the Design Center has been constructed, any change in use of the building will be presumed to create additional regional impacts and will require submittal of a Notice of Proposed Change to rebut the presumption. However, changes of the uses within the design center building are allowed, provided they are consistent with condition 5 of Resolution Z-02-043.~~

~~b. The Design Center payment of the CRSA assessment will be based on \$773.50 per 1,000 square feet. Any land use conversion will require recalculation of the Design Center payment of the CRSA assessment. As an alternative, the Developer may pre-pay the balance of the CRSA assessment.~~

~~c. The Design Center payment of Road Impact Fees will be based on 20.60 vehicle miles traveled per day per 1,000 square feet times the net cost per vehicle mile traveled established in LDC §2-266, as amended.~~

~~d. Land uses may be converted in accordance with attached Exhibit A-3, without filing a Notice of Proposed Change, if all of the following conditions are met:~~

- ~~(1) The conversion is made prior to construction and the site development complies with all requirements, including parking, set forth in the LDC and Resolution Z-02-043.~~
- ~~(2) Net new external trips originally approved for the DRI remain the same.~~
- ~~(3) No additional impact will occur to other public facilities.~~
- ~~(4) The maximum cumulative increase or decrease in the size of a single use will be less than the substantial deviation threshold set forth in the Florida Statutes.~~
- ~~(5) The conversions are documented in the subsequent DRI Monitoring report.~~

~~11. The Developer will notify the Department of Community Affairs, the Southwest Florida Regional Planning Council, and Lee County, in writing, 30 days prior to any land use conversion.~~



K. OTHER

1. The height of buildings in the development may not exceed four (4) habitable stories.

2. ~~The non-residential portion of this project may not exceed square feet of, 150,000 square feet of mini-warehouse, 120 hotel units. Any change pursuant to §380.06(19), Florida Statutes.~~

3. ~~2. If Lee County establishes any special taxing districts, or other mechanisms to provide municipal services to this area, this development may be subject to additional equitable assessments for the provision of community services to satisfy the Lee County Comprehensive Plan.~~

## **International Design Center CPD/DRI AMENDMENT PUBLIC INFORMATIONAL MEETING**

**Meeting Date:** December 13, 2022

**Time:** 5:30pm, meeting start

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

**Attendees:**

Planning and Zoning Board Members:

Chairman Scotty Wood and Board Members Anthony Gargano, Kristin Jeannin, Michael Sheeley, James Tatoes, and Jim Wallace.

Also present: Community Development Director Mary Gibbs and Village Land Use Counsel Nancy Stroud.

**Meeting Summary:**

Ms. Gibbs gave a brief overview of the Miromar Design Center use and the reason and need for the zoning amendment. Mr. DeLisi then gave an overview presentation. He provided an overview of the zoning history for the subject property, the current entitlements for “design center retail” and the desire to add office uses to the existing building.

**Board Questions or Comments and Response:**

- **Question:** Is there adequate parking for office use?

**Response:** The existing site is overparked, which will allow for office use which generates a need for more parking. At full use of the building for office, the existing lot may be a few spaces short, which will need to be provided on the site.

- **Question:** Do you have an expectation that the building will become entirely office?

**Response:** We do not know. We intend to continue design center uses but do not know how it will transition over time.

- **Question:** Is the office going to be limited to design professionals or for all types of general office?

**Response:** All types of general and medical office will be allowed.

- **Question:** The interior design is very open and elegant. Would you subdivide the existing building?

**Response:** The intent is not to subdivide the building and change the interior concept.

- **Question:** Is it intended to remain the design center or are they going to rebrand the building?

**Response:** The intent is to retain the design center uses so a rebranding is not anticipated at this point.

- **Question:** What percentage could be medical office?

**Response (Mary):** No percentage limit in the proposed zoning amendment. The parking is the same for both medical and general office



## **INTERNATIONAL DESIGN CENTER CPD AMENDMENT REQUEST STATEMENT**

### **Introduction/ Entitlement History**

The attached application is to amend the International Design Center CPD and the Stoney Brook (Corkscrew Pines) DRI to allow for the use of the existing site and building for office space, as well as design center retail uses. The existing site was approved for an International Design Center, a type of specialty retail for home furnishings that markets to contractors and design professionals for high end homes. The zoning for the use was approved as part of Z-02-043 in 2002 and amended in 2007 as part of Z-07-012 to be included in the Miromar Square CPD to the east. The project was constructed in 2005. The iconic building at the southeast quadrant of the Corkscrew Road/I-75 interchange was the recipient of an award for development excellence by the Estero Community Planning Panel after construction was complete.

Since construction, the Design Center has operated with limited success. As the market has changed for specialty retail, the Design Center has been faced with less demand than originally anticipated and greater vacancy rates. On the other hand, the demand for office uses, at this specific location at the southeast quadrant of I-75 and Corkscrew Road remains high as is the need for local residents to find office locations within the community where they live.

The International Design Center and the remainder of the Soneybrook DRI have already mitigated for existing and future transportation impacts through the Corkscrew Road Service Area and the widening of Corkscrew Road.

### **Adjacent Uses:**

The subject property is in an area of existing development and infrastructure that supports the proposed use. The International Design Center is located directly south of Corkscrew Road at the southeast quadrant of the Corkscrew Road-I-75 interchange. To the south of the property is Stoneybrook, to the north is the Miromar Outlet Mall, and to the east is a mix of vacant commercial property and residential development that is also part of the Stoneybrook DRI.

### **Access:**

The subject property is located directly south of Corkscrew Road at the southeast quadrant of the Corkscrew Road-I-75 interchange. Access is provided via Miromar Square Boulevard, a road that connects directly to Corkscrew Road and to Stoney Brook Golf Boulevard.

**Zoning Justification:**

The subject property was originally zoned CPD (Commercial Planned Development) in 2002 for 400,000 gross leasable square feet of retail floor area, specifically design center uses. In 2005 the International Design Center was built with approximately 200,000 square feet of gross leasable floor area and 250,000 square feet of total overall gross floor area. The proposed zoning amendment simply seeks to use all or portions of the existing building for general office use.

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

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

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

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

*The subject property is entirely located within the Transitional Mixed Use land use category. The table in Policy FLU 1.2.1 allows for "Regional, community, neighborhood and minor commercial uses" consistent with FLU 1.5 and the adopted zoning resolution. The proposed amendment to the zoning resolution does not request any change that would make the existing development inconsistent with this policy.*

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

public transit routes; education facilities; recreation opportunities; and existing residential, shopping and employment centers and are generally accessible to the surrounding neighborhoods, serving as focal points or community centers where activity is concentrated.

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

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

*The transitional mixed-use areas allow for commercial development consistent with the approved Planned Development and proposed amendment for use of the building for general office. The proposed change does not request any increase to the total approved intensity within the Planned Development, but just a change in use. The existing planned development is classified as a single use development and is allowed for an intensity of up to a floor area ratio of 1.0. The existing approved square footage is well within that intensity standard.*

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

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

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



offices; industrial, warehouse, or wholesale development; clubs, as defined in the Land Development Code (commercial clubs excepted); and other similar development.

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

**1. Provides for the sale of retail goods such as clothing, variety items, appliances, and furniture as well as goods that may be found in a neighborhood commercial development and has a gross floor area range of 100,000 to 400,000 square feet.**

**2. Must be located at the intersection of two arterials so that direct access is provided to both intersecting roads. Such direct access may be provided by an internal access road to either intersecting road.**

*The International Design Center CPD has been determined to meet site location standards through the approval of the existing zoning which allows 400,000 square feet of commercial floor area. The overall Planned Development is located along Corkscrew Road, at the southeast quadrant of I-75. Traditional retail uses are not proposed for the site, only office and the existing design center use. The proposed amendment to the CPD is to replace some of the design center uses with office uses, which are not subject to site location standards.*

**FLU-1.10 DESIGN OF COMMERCIAL USES. Attractively designed and high quality commercial uses can be allowed in the Village Center and Transitional Mixed Use and Urban Commercial future land use categories, and in minor commercial and neighborhood centers of the Neighborhood Village Future Land Use category. The objective is to promote Estero's quality of life and diverse local economy by fostering the development of targeted economic areas, as a preference over the development of strip commercial centers, in order to provide a diverse employment and economic base while meeting the commercial, professional, and service needs of the people who live, work, and play within the community. (Note: Lee Plan Objective 19.2)**

*The proposed amendment is to change a use internal to a building that is already constructed. The existing building and development have won several awards for quality in architecture and design. The proposed amendment will not alter the existing building or the site layout.*

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

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

*The subject property is zoned Commercial Planned Development (CPD) and allowed to build up to 400,000 square feet of commercial floor area. The proposed amendments do not change the allowable development on the site, simply the use inside the existing building. A Traffic impact statement has been provided comparing the increase to the number of trips from the potential conversion of up to 200,000 square feet of design center use to office use. Based on the TIS, the proposed amendment will not be the cause of any road segment deficiency.*

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

*The proposed amendment does not request any new buildings, changes to the existing building or changes to the existing site. The proposed amendment is simply to allow for a change in use internal to the existing building.*

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

*The Commercial Planned Development site plan contains a reverse frontage road providing access directly to Corkscrew Road and to Stoney Brook Golf Boulevard. The existing development connects to this road providing access to two major streets. The intersection of Corkscrew Road and Stoney Brook Gold Boulevard is signalized providing access to east and westbound traffic.*

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

*The CPD complies with the Village of Estero's buffer requirements, providing attractive landscaping along Corkscrew Road as well as adequate buffering to the residential units to the south. The proposed amendment does not alter anything already built on the subject property and does not alter the buffer requirement which is already in place.*

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

*The subject property is the reuse of an existing developed property and in an area with development on all sides. Urban services are available and sufficient to meet the development that is already approved and built in the Commercial Planned Development.*

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

*The proposed amendment to the CPD will not have any negative impact on surrounding uses. The existing development includes the required buffer (condition 4) to provide screening to the residents to the south in Stoney Brook. To the east is vacant commercial*

*development, to the north is Corkscrew Road, a 6-lane divided arterial road and Miromar Outlet Mall and to the west is I-75. The change in use internal to the existing building will have no impact on any adjacent use and given the nature of the existing use and the proposed office use, there will be no change noticeable to any adjacent property.*

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

*There are no other Design Centers in Lee County. There is additional office space on the west side of I-75 along the south and north sides of Corkscrew Road. The closest office building is on the southwest quadrant of Corkscrew Road and I-75. The location of office along Corkscrew Road signifies its ideal location, with quick access to both I-75 and US 41.*

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

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

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

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

*The existing development has provided required buffers on all sides. In addition however, the on-site landscaping and use of Royal Palm trees to line the entrance into the Design Center has created an iconic entrance into the Community at the Corkscrew Road interchange that is well above code requirements.*

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

*The subject property is located at an I-75 interchange. The design center use, by its nature is auto centric. The proposed amendment to allow for office uses is ideal because of the automobile access at the Interchange to other part of Lee County.*

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

*Given the location of the building, there are no adjacent uses to connect to other than Stoney Brook.*

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

*Not applicable. The proposed project is the redevelopment of a commercial property. The proposed project is not adjacent to residential uses or other uses that could utilize joint parking.*

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

*The existing site traffic circulation allows for easy movement of cars through the property along Miromar Square Boulevard, connecting to Corkscrew Road and Stoney Brook Golf Boulevard. There are no negative impacts on traffic circulation anticipated from the proposed amendment.*

**F. protect natural resources; and**

*The proposed plan of development will have no impacts to any environmentally sensitive land. The subject property is an existing retail site and therefore has already been cleared for development.*

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

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

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

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

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

*The subject property includes a single existing building, which has received high praise from its iconic architectural style and enhanced landscaping. The landscaping softens the building design and adds character to the entire site.*

**FLU-1.10.3 Encourage commercial developments within the Village of Estero to provide interconnect opportunities with adjacent commercial uses in order to minimize access points onto primary road corridors; and residential developments to provide interconnect opportunities with commercial areas, including, but not limited to, bike paths and pedestrian accessways.**

**Connections to existing residential neighborhoods will be encouraged and will not be precluded by the commercial development's design.**

*The existing development connects to the commercial property to the east through Miromar Square Boulevard, which also provides a connection to Corkscrew Road and Stoney Brook Golf Boulevard. This connection allows residents from Stoney Brook to access the subject property without driving on Corkscrew Road.*

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

*The proposed amendment requests the approval of office development within the existing building. The request is not in conflict with any portion of the Land Development Code.*

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

*The proposed development addresses a specific need – creating a live, work and play community in the Village of Estero. Providing additional office space within the community will allow for more people to work in the same community that they live in.*

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

*The subject property is already zoned as CPD and the proposed amendment does not request any change in development intensity. As noted above, the surrounding uses are entirely commercial on three sides and compatible with the existing and proposed use. The allowance for office within the existing build will have no impact at all on the residential land to the south and be entirely imperceptible outside of the building.*

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

*The proposed amendment is for the reuse or partial reuse of an existing building. The property has development on all sides. Reuse of the existing building represents an orderly development pattern.*

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

*The proposed amendments would have no impact on property values in the area. Any impact on surrounding property values would have already occurred with the existing building.*

**7. Would result in development that is adequately served by public facilities (roads, potable water, wastewater, solid waste, storm water, schools, parks, police, and fire and emergency medical facilities);**

*The project has direct access to Corkscrew Road and a lighted intersection Stoney Brook Golf Boulevard. Water and sewer service is currently available in the area via Lee County Utilities as evidenced by existing uses within the existing building. The property is within the Estero Fire District and fire/EMS service are available. All other services are adequate to accommodate the proposed changes.*

**8. Would not result in significantly adverse impacts on the natural environment—including, but not limited to, water, air, noise, storm water management, wildlife, vegetation, wetlands, environmentally critical areas, and the natural functioning of the environment;**

*The proposed amendment to the existing approved commercial planned development does not request any change to the already permitted development footprint. There are no preserve areas on site and the entire property has been cleared and developed.*

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

*The proposed amendment to the CPD will not have any negative impact on surrounding uses. The existing development includes a buffer to provide screening to the residents to the south in Stoney Brook. To the east is vacant commercial development, to the north is Corkscrew Road, a 6-lane divided arterial road and Miromar Outlet Mall and to the west is I-75. The change in use internal to the existing building will have no impact on any adjacent use and given the nature of the existing use and the proposed office use, there will be no change noticeable to any adjacent property.*

**Summary:**

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

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

Based on compliance with these, and other regulations, we respectfully submit that this zoning application will not place an undue burden upon existing transportation or planned infrastructure facilities. Similarly, the proposed use is appropriate at the



subject location, and is compatible with existing uses in the surrounding area. For these reasons, the requested amendment should be approved.

International Design Center Amendment - 10 -

**From:** [Lighthall, Justin](#)  
**To:** [Lisa Reitbauer](#)  
**Subject:** FW: Village of Estero DCI2022-E004 International Design Center CPD (Stoneybrook DRI)  
**Date:** Wednesday, August 3, 2022 11:18:58 AM  
**Attachments:** [image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

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[**NOTICE:** This message originated outside of the Village of Estero -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Solid Waste has reviewed DCI2022-E004, ensure that as plans progress that the site plan clearly identifies a location and dimensions of a proposed dumpster enclosure location in accordance with Ordinance 11-27 and LDC 10-261.

Regards,



**Justin Lighthall | Manager, Public Utilities**

**Solid Waste Department**

6431 Topaz Ct, Fort Myers, FL 33966

**office:** (239) 533-8007

**email:** [JLighthall@leegov.com](mailto:JLighthall@leegov.com)

**web:** [www.leegov.com/solidwaste](http://www.leegov.com/solidwaste)

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**From:** Lisa Reitbauer <reitbauer@estero-fl.gov>

**Sent:** Monday, July 25, 2022 2:44 PM

**To:** Dunn, Brandon <BDunn@leegov.com>; Beals, Nathan <NBeals@leegov.com>; jackow@leegov.com; Scott Danielson (danielson@esterofire.org) <danielson@esterofire.org>; Lighthall, Justin <JLighthall@leegov.com>; Jim Hart <hart@estero-fl.gov>; David Willems <willems@estero-fl.gov>; Matt Noble <noble@estero-fl.gov>; Nancy E. Stroud, PA <nstroud@nstroudpa.com>; Rozdolski, Mikki <MRozdolski@leegov.com>; DeGuzman, Joel <joelsd@leeschools.net>; Marino Diaz, Clarissa <CMarinoDiaz@leegov.com>; ext-Huff, Dawn (leeschools.net) <DawnMHu@leeschools.net>

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

**Subject:** Village of Estero DCI2022-E004 International Design Center CPD (Stoneybrook DRI)

Good afternoon,

Please review DCI2022-E004 International Design Center CPD (Stoneybrook DRI). The supporting documents and plans can be accessed using the link below. Comments should be provided to me by **Wednesday, August 4, 2022** to allow time to prepare the response package and transmit it to the applicant.

The credentials are:

Link: <https://docshare.estero-fl.gov:8000>

Username: InterDesignCntr

Password: !nt3rd\$ing(+r7446



**Lisa Reitbauer**

Administrative Assistant – Planning & Zoning  
9401 Corkscrew Palms Circle  
Estero, FL 33928  
Office: (239) 319-2831  
[www.estero-fl.gov](http://www.estero-fl.gov)

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**From:** Danielson, Scott  
**To:** Lisa Reitbauer; [bdunn@leegov.com](mailto:bdunn@leegov.com); Nathan Beals; [jackow@leegov.com](mailto:jackow@leegov.com); Lighthall, Justin; Jim Hart; David Willems; Matt Noble; Nancy E. Stroud, PA; Mikki Rozdolski; DeGuzman, Joel; [cmarinodiaz@leegov.com](mailto:cmarinodiaz@leegov.com); Dawn Huff ([dawnmhu@leeschools.net](mailto:dawnmhu@leeschools.net))  
**Cc:** Mary Gibbs  
**Subject:** RE: Village of Estero DCI2022-E004 International Design Center CPD (Stoneybrook DRI)  
**Date:** Tuesday, July 26, 2022 9:57:57 AM

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Follow up comment, the existing MDC is a performance-based building, any change to this bldg. including but not limited to Occupancy type, load or physical changes will require a Fire Protection Engineer

*Scott Danielson*

Estero Fire Rescue  
Lt./Plans Examiner  
239-390-8000 Office  
239-390-8020 Fax

***“Most people do not listen with the intent to understand; they listen with the intent to reply.”*** [Stephen R. Covey](#)

---

**From:** Danielson, Scott  
**Sent:** Tuesday, July 26, 2022 7:16 AM  
**To:** Lisa Reitbauer <[reitbauer@estero-fl.gov](mailto:reitbauer@estero-fl.gov)>; [bdunn@leegov.com](mailto:bdunn@leegov.com); Nathan Beals <[nbeals@leegov.com](mailto:nbeals@leegov.com)>; [jackow@leegov.com](mailto:jackow@leegov.com); Lighthall, Justin <[jlighthall@leegov.com](mailto:jlighthall@leegov.com)>; Jim Hart <[hart@estero-fl.gov](mailto:hart@estero-fl.gov)>; David Willems <[willems@estero-fl.gov](mailto:willems@estero-fl.gov)>; Matt Noble <[noble@estero-fl.gov](mailto:noble@estero-fl.gov)>; Nancy E. Stroud, PA <[nstroud@nstroudpa.com](mailto:nstroud@nstroudpa.com)>; Mikki Rozdolski <[mrozdolski@leegov.com](mailto:mrozdolski@leegov.com)>; DeGuzman, Joel <[joelsd@leeschools.net](mailto:joelsd@leeschools.net)>; [cmarinodiaz@leegov.com](mailto:cmarinodiaz@leegov.com); Dawn Huff ([dawnmhu@leeschools.net](mailto:dawnmhu@leeschools.net)) <[dawnmhu@leeschools.net](mailto:dawnmhu@leeschools.net)>  
**Cc:** Mary Gibbs <[gibbs@estero-fl.gov](mailto:gibbs@estero-fl.gov)>  
**Subject:** RE: Village of Estero DCI2022-E004 International Design Center CPD (Stoneybrook DRI)

Estero Fire has no comment at this time

*Scott Danielson*

Estero Fire Rescue  
Lt./Plans Examiner  
239-390-8000 Office  
239-390-8020 Fax

***“Most people do not listen with the intent to understand; they listen with the intent to reply.” [Stephen R. Covey](#)***

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**From:** Lisa Reitbauer <[reitbauer@estero-fl.gov](mailto:reitbauer@estero-fl.gov)>

**Sent:** Monday, July 25, 2022 2:44 PM

**To:** [bdunn@leegov.com](mailto:bdunn@leegov.com); Nathan Beals <[nbeals@leegov.com](mailto:nbeals@leegov.com)>; [jackow@leegov.com](mailto:jackow@leegov.com); Danielson, Scott <[danielson@esterofire.org](mailto:danielson@esterofire.org)>; Lighthall, Justin <[jilighthall@leegov.com](mailto:jilighthall@leegov.com)>; Jim Hart <[hart@estero-fl.gov](mailto:hart@estero-fl.gov)>; David Willems <[willems@estero-fl.gov](mailto:willems@estero-fl.gov)>; Matt Noble <[noble@estero-fl.gov](mailto:noble@estero-fl.gov)>; Nancy E. Stroud, PA <[nstroud@nstroudpa.com](mailto:nstroud@nstroudpa.com)>; Mikki Rozdolski <[mrozdolski@leegov.com](mailto:mrozdolski@leegov.com)>; DeGuzman, Joel <[joelsd@leeschools.net](mailto:joelsd@leeschools.net)>; [cmarinodiaz@leegov.com](mailto:cmarinodiaz@leegov.com); Dawn Huff ([dawnmhu@leeschools.net](mailto:dawnmhu@leeschools.net)) <[dawnmhu@leeschools.net](mailto:dawnmhu@leeschools.net)>

**Cc:** Mary Gibbs <[gibbs@estero-fl.gov](mailto:gibbs@estero-fl.gov)>

**Subject:** Village of Estero DCI2022-E004 International Design Center CPD (Stoneybrook DRI)

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Link: <https://docshare.estero-fl.gov:8000>

Username: InterDesignCntr

Password: !nt3rd\$ing(+r7446



**Lisa Reitbauer**

Administrative Assistant – Planning & Zoning  
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# MIROMAR DESIGN CENTER

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PLANNING, ZONING AND DESIGN BOARD MEETING

1/10/2022

Page 1

## PROPERTY LOCATION

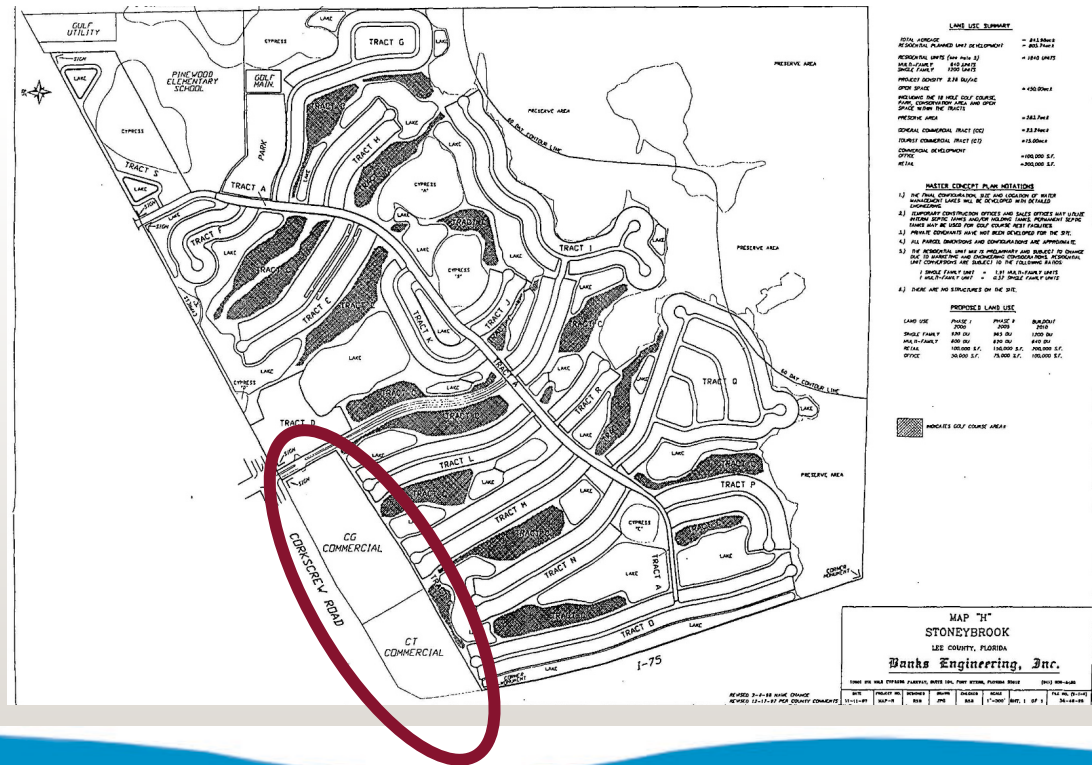
- ❑ Southeast quadrant of I-75 and Corkscrew Road
- ❑ The Miromar Design Center is part of the Miromar Square CPD
  - ❑ Miromar Development Corporation is the sole owner of the Miromar Design Center and the adjacent vacant land.





## ZONING HISTORY

- ❑ Part of the Stoney Brook DRI, originally entitled in 1985
- ❑ 2 Commercial Parcels, now owned by Miromar, zoned for C-T and CG as part of original approval



## EXISTING ZONING

- ❑ Design Center Zoned CPD in 2002 for “Design Center” Retail
- ❑ CG Parcel combined with Design Center CPD (Miromar Square CPD) in 2007
  - ❑ Done because both properties are under common ownership
  - ❑ CVS not part of the CPD because that was under different ownership and retains the CG zoning
- ❑ Design Center opened in 2006

RESOLUTION NUMBER Z-02-043A

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

WHEREAS, Jerry Schmoyer filed an application on behalf of the property owner, Miromar Square, LLC to amend the Stoneybrook DRI Development Order #3-8384-40; and

WHEREAS, the initial public hearing was advertised and held on July 17, 2002 and continued to August 20, 2002 and October 2, 2002, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DRI2001-00003 and DCI2002-00007; and

WHEREAS, a second public hearing was advertised and held on January 6, 2003, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

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

SECTION A. REQUEST

The applicant filed a request to:

- (1) amend the Stoneybrook DRI Development Order and Map H, to increase retail floor area from 236,200 square feet to 450,345 square feet for development of a 400,000-square-foot Design Center and a 14,145-square-foot drug store, to decrease office floor area from 140,000 square feet to 90,000 square feet; and to add 125 hotel units; and
- (2) determine whether the proposed change constitutes a substantial deviation from the original development approvals thereby warranting further Development of Regional Impact review; and
- (3) rezone 19.1+/- acres from CT (Tourist Commercial) and CG (General Commercial) to CPD (Commercial Planned Development) to permit the development of 400,000 square feet of retail floor area as a Design Center.

The property is located in the General Interchange Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

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

CASE NO: DRI2001-00003 & DCI2002-00007

Z-02-043A  
Page 1 of 8

**COPY**

## ZONING REQUEST

- ☐ Utilize the existing building for Office uses
- ☐ Proposed changes to the Zoning Conditions and the DRI Development Order are limited to:
  1. Use of the existing building for office space
  2. Update the DRI DO to be consistent with current State Statutes



## AMENDED CONDITIONS

- ☐ Add “Office, General” and “Office, Medical” to Schedule of Uses
- ☐ Update Conditions to reference Village of Estero codes rather than Lee County
- ☐ Condition to reflect that any conversion will need to meet parking codes

## Amended Conditions

- ❑ Add “Office, General” and “Office, Medical” to Schedule of Uses
- ❑ Update Conditions to reference Village of Estero codes rather than Lee County
- ❑ Condition to reflect that any conversion will need to meet parking codes
- ❑ DRI Development Order Updated consistent with current Statute, process and local requirements

# QUESTIONS?



**Village Initiated Rezoning – 9000 Williams Road  
Zoning Staff Report  
for  
Planning Zoning and Design Board**

---

**CASE NAME:** 9000 Williams Road

**CASE TYPE:** Rezoning from Commercial Planned Development (CPD) and Agriculture (AG) to Estero Planned Development (EPD)

**CASE NUMBER:** DCI2022-E006

**PZDB DATE:** January 10, 2023

**SUMMARY OF REQUEST**

The Village Council has initiated a rezoning of Village-owned property on the north side of Williams Road, east of Via Coconut Point and the railroad right-of-way. The property is approximately 19.3 acres. The current zoning is Commercial Planned Development (CPD) and Agriculture (AG) and the proposed rezoning would be to Estero Planned Development (EPD) with deviations. The proposed zoning is consistent with the anticipated indoor and outdoor sports-related, recreation and entertainment uses envisioned for the property.

**RECOMMENDATION**

Staff recommends approval of the rezoning with conditions.

**GENERAL INFORMATION**

Applicant/Owner

Village of Estero – Steve Sarkozy, Village Manager

Representative

Community Development Director, Mary Gibbs, FAICP

Location

9000 Williams Road

January 10, 2023

DCI2022-E006

Page 1 of 8



STRAP Numbers

34-46-25-E4-0100C.0150 and 34-46-25-E4-0100C.0160

Size of Property

20± acres

Surrounding Zoning

North Parks and Community Facilities (PCF), Estero Community Park

East AG (Agriculture) Estero Community Park, then AG and PCF, Lee County School District

South Williams Road, then Mixed Use Planned Development, The Brooks, residential community

West AG, Village property, then Railroad right-of-way, then North Point property, Mixed Use Planned Development, vacant

Public Information Meeting

A Public Information Meeting was held at the Planning, Zoning, and Design Board on December 13, 2022.

Existing Zoning

Commercial Planned Development (CPD) and Agriculture (AG). The east 9.6 acres of the property was rezoned to CPD by Lee County in Resolution Z-09-051, primarily for driving range uses.

Comprehensive Plan Land Use Category

Village Center

**STAFF ANALYSIS**

Request

1. Rezone property from Commercial Planned Development and Agriculture to Estero Planned Development.
2. Deviation from LDC Section 3-707.F.2. for maximum building height from 70 feet to 75 feet for possible hotel use.
3. Deviation from LDC Section 5-406.B.4. Buffer Type Requirement, to omit Type C/F perimeter buffer requirements where the proposed EPD abuts the Estero Community Park.
4. Deviations from LDC intersection separation to allow a minimum separation of 200 feet on Via Coconut Point and Williams Road, in lieu of 330 feet for collector roads.

The Village of Estero acquired two parcels of property totaling approximately 19.3 acres on the north side of Williams Road, east of Via Coconut Point and the railroad right-of-way. Council expressed interest in rezoning the land to allow for recreation and sports-based entertainment-type uses. The proposed zoning district, Estero Planned Development, is specific to the Village Center land use category and is therefore a zoning category suited to the proposed uses.

Estero Planned Development zoning is required when property is rezoned or the Planned Development zoning is amended. The proposed uses for the property may include a variety of uses such as outdoor recreation, indoor recreation, possible entertainment-type uses, restaurant/bar or even a hotel.

The intent is to develop the site in a manner that is complementary to the uses in the surrounding area, which includes the Estero Community Park and the School District property. Uses could include pickleball, with possible commercial recreational entertainment. The specific uses are currently being evaluated but have not been determined at this time.

#### Comprehensive Plan Considerations

The property is located in the Village Center land use category. The Village Center land use category is intended to provide diverse residential and commercial uses at the heart of the Village.

A description of Village Center is below:

**FLU-1.2.10 VILLAGE CENTER.** The Village Center area is characterized by primarily undeveloped or underdeveloped land lying near US 41 in the heart of the Village of Estero. The Village Center is intended to improve the quality of life for Estero's residents and visitors by providing a variety of neighborhood and housing types and more diverse economic activity in the heart of Estero. The specific goals of the Village Center include creating: socially vital centers supportive of business both big and small, a central location for a hospital with full range of medical services, neighborhoods and streets that are safe and attractive for walking and bicycling, the preservation of community history, and the protection of the environment, particularly along the Estero River. Urban services are in place or readily expandable to support relatively intense commercial and residential development in the Village Center. The Village Center area has some of the larger undeveloped parcels of land left in the Village in close proximity to Village Neighborhoods, Transitional Mixed-Use areas, major attractions of the County and State parks and Estero River, and major corridors of the CSX Railway, US 41 and Corkscrew Road.

- A. Uses: Uses in the Village Center include housing, employment, hospital, shopping, office, hotel, recreation, park and civic uses. Public schools, assisted living, public and quasi-public uses are allowed in the Village Center future land use category.
- B. Development type: Future development in this category is encouraged to be interconnected neighborhoods and mixed-use of low to midrise residential, commercial and mixed use building types in an urban form and including passive and active recreation facilities.

The intention of developing this site with recreational and entertainment-based uses is consistent with the land use category.

The request is also consistent with the Comprehensive Plan Recreation and Open Space Element as well, in particular the goal and policies listed below.

#### **GOAL:**

Support Estero's quality of life through the development of a broad array of parks, public open spaces, recreational services, recreational facilities, and unique natural

environments by collaborating with Lee County, the State of Florida, private developers and other local, state, and national organizations.

**POLICIES:**

**REC-1.1.1** Through the master planning process, assess existing park facilities and services and determine if improvements and additions are desired to better serve the residents.

**REC-1.1.2** Through the master planning process develop a system to prioritize recreation and open space improvements to meet the needs of the residents.

**REC-1.1.3** Through the master planning process, address the need for diversity of recreation and open space opportunities for the Village residents.

**REC-1.2.2** Evaluate other areas for potential signature recreation spaces.

Master Concept Plan/Tiered Plan

A tiered Master Concept Plan is a requirement of the Estero Planned Development. There are four tiers of increasing density and height, depending on the mix of uses and public incentive offerings. The proposed project does not contain any residential component, so the density tiers are not specifically applicable; however, this proposal is most closely related to Tier 3, which accommodates mixed use neighborhoods, with potentially higher densities and higher levels of non-residential use. The project will include a mix of commercial and public uses which meets the intent of the zoning district.

The conceptual site plan shows several buildings, along with open space, parking, water management, and landscape buffers.

Access is proposed initially off Williams Road, with future access proposed to Via Coconut Point to the northwest and Bode Boulevard to the east. Traffic impacts are being evaluated by the Village and will be addressed at time of development order when the specific uses will be identified. Interconnections for walkways will be provided to allow cross-access to multiple uses.

Height

The proposed maximum height for the majority of the project is 45 feet. The Estero Planned Development allows height up to 70 feet in Tier 3. A deviation is requested for 75 feet (6 story). Most of the buildings will be two story.

Uses

The proposed uses for the site will include a variety of sports-related uses which can integrate with and complement the surrounding uses of Estero Community Park and Estero High School, creating a potential larger center of sports-related activities.

The Master Concept Plan anticipates indoor and outdoor recreational uses such as pickleball courts, outdoor squares, plaza and a pavilion, and indoor recreation uses with ancillary retail uses, restaurants, potential beer garden and a possible hotel. A hotel, if developed in a later phase, would be a maximum of 175 rooms. The height of the hotel could be 75 feet (6 story). The maximum square footage of commercial recreational uses requested would not exceed 190,000 square feet.

Estero Fire District

Estero Fire District has no comments at this time.

Flood Zone

The majority of the property is in flood zone AH except for the driving range building itself which is not in the flood zone (Zone X).

Utilities

Utilities will be provided by Lee County Utilities for water and sewer. Specifics will be provided at time of development order.

Deviations

Deviation 1. The applicant requests a deviation to exceed the height for Tier 3 which allows a maximum height up to 70 feet, to instead allow up to 75 feet for a possible hotel use, to enable a six-story building. The remaining buildings will be one or two-story, with a maximum height requested of 45 feet. Staff recommends approval of the deviation which is only a 5-foot difference.

Deviation 2. The applicant also requests a deviation to omit Type C/F buffers where the proposed EPD abuts the Estero Community Park. The deviation will allow this property to be better integrated with the existing parklands to the east and north and eliminate a buffer that would preclude efficient pedestrian movement between the properties. Type D right-of-way buffers along roadways are shown on the MCP in full compliance with the LDC.

Deviations 3 and 4. The applicant requests deviations to reduce the required intersection separation on collector roadways from 330 feet to 200 feet, for both Williams Road and Via Coconut Point. This is to provide access from multiple directions, to aid in traffic dispersion and provide interconnections as described by the Village Center land use category.

Written Findings

Under the Land Development Code, as part of the approval process with respect to an amendment in the EPD District, the Village Council shall make a written finding as to whether, and to what degree, the application is consistent with the General Criteria of the Code listed below:

Goals

The specific goals set forth in the comprehensive plan for the Village Center Area include creating socially vital centers supportive of business both big and small, neighborhoods and streets that are safe and attractive for walking and bicycling, the preservation of community history, and the protection of the environment, particularly along the Estero River.

Reasonable Standards

The provisions of this LDC implementing the EPD District are designed as reasonable standards and guidelines to foster consistent and high quality built results and public spaces by using physical form (rather than separation of uses) as the organizing principle for achieving the goals and objectives set forth in the comprehensive plan relating to the Village Center Area. Such standards designate the requirements for the required pattern books, the locations where different building form standards apply, the relationship of buildings to the public space, and public standards for such elements in the public space as sidewalks, bicycle lanes, automobile travel lanes, on-street parking, street trees, street furniture, and other

aspects of the urban built environment that may be applicable to foster interconnection, social vitality, and walkability in the Village Center Area. Such standards also permit other reasonable means that accomplish the goals and objectives of the comprehensive plan in a different or complementary manner by the Village's ability to grant deviations or variances from the standards set forth herein in circumstances where the strict application of the standards will not best achieve the goals underlying such requirements.

#### *Accessibility*

The criteria implementing the EPD District for the Village Center Area are designed to make the public space accessible, both socially and physically connected, and walkable. Such guidelines (a) are based on the primacy of the human scale over the automobile, (b) are designed to balance private property interests and property rights with public goals, and (c) enjoy simple, understandable, and physically determined methods to achieve these goals.

#### *Streets*

In these criteria the street becomes the key part of the public space. All streets shall in some way become a part of a connected, continuous street network which are designed to encourage the mixing of uses in the Village Center Area. A variety of different types of streets which connect neighborhoods and destinations will serve the public interest by minimizing the traffic load and the need for increased capacity on any one street. Except as specifically set forth in this section, streets shall not end in dead ends, cul-de-sacs, hammerheads, or other forms which do not connect with other streets.

#### *Street Design*

Distances between intersections of streets should favor the goals and objectives of enhancing walkability of streets and connectivity. The design of streets shall favor their proper use by pedestrians, where the guiding principle is to calm traffic and to specifically slow traffic at intersections to allow pedestrians to cross streets quickly and safely. Landscaped medians and two-way streets help to achieve these goals and objectives by reducing the apparent width of streets and providing safer crossings. On-street parking, where appropriate and feasible, protects pedestrians from the actual and perceived danger of moving traffic.

#### *Lots and Blocks*

The proper application of the principles regarding connectivity of streets will then create a network of local streets which will result in varieties of blocks of land and differing sized lots within such blocks. Rather than specify a particular grid of lots and blocks which may differ within the tiers, variations in the size and dimensions of lots and blocks are permitted so long as the overall objectives for connectivity and walkability are achieved on a performance-based standard. However lots or blocks may be ultimately designed, the sides form a part of the public space and will be defined by the types and varieties of streets that surround them. By way of example, alleys can absorb parking and service loads, and allow the outer faces of blocks to become more intensely pedestrian in nature. These alley-loaded designs are highly desirable in the Village. Within the blocks that are created by the streets. A variety of widths and depths of individual lots will determine the range of building types and densities that will eventually establish the intended urban fabric of the Village Center Area.

### *The Visual Edge*

The sidewalks, setbacks, building façades, and other characteristics of the visual edge of a publicly accessible street are also important features under the standards for the EPD District. The height of the buildings, setbacks, and projections define the enclosure of the street. The maximum width and height of buildings define a building's mass, while the architectural features of the building, especially the interrelationship of the design and the public space will ultimately determine the social vitality of the street. So too are the characteristics of built form and landscape design which are deemed to be mutually dependent.

### *Architecture*

Architectural variety of buildings and unique approaches to design and structure are to be valued under the standards for the EPD District. However, equally important is the fact that adjacent buildings and public spaces that share some of the characteristics of its neighbors will generate a cohesive framework in the Village Center Area.

### *Quality of Buildings*

Buildings are like permanent fixtures in the landscape of the Village. They should be constructed with sufficient material and of such high technical quality to allow for their continuing renovation and adaptive reuse well beyond the expiration of their initial planned use or cost recovery. Building design and construction are encouraged to be cognizant of southwest Florida's unique climate, and ecologically sensitive in their use of materials, particularly recyclables, and with respect to their energy demands.

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

- a. Goals: This property is complementary to the surrounding uses and will help create a socially vital center for the community with a mix of recreation, sports-related uses and civic space.
- b. Reasonable Standards: This request will create high quality public and civic spaces.
- c. Accessibility: The public spaces will be accessible, interconnected, and walkable.
- d. Streets: There will be connections to the existing street network and interconnection to adjacent property to provide walkability and traffic dispersion.
- e. Street Design: Pedestrian connections and linkages will be provided to improve connectivity and walkability.
- f. Lots and Blocks: The linear site does not allow for a standard grid lot and block layout but does provide interconnections.
- g. The Visual Edge: The architectural features will be designed to integrate with the public space and streetscape to create a unique destination for the Village.
- h. Architecture: The building design and colors will be consistent with the Village architectural standards.

- i. Quality of Buildings: The buildings will be high quality and sustainable.

**ATTACHMENTS:**

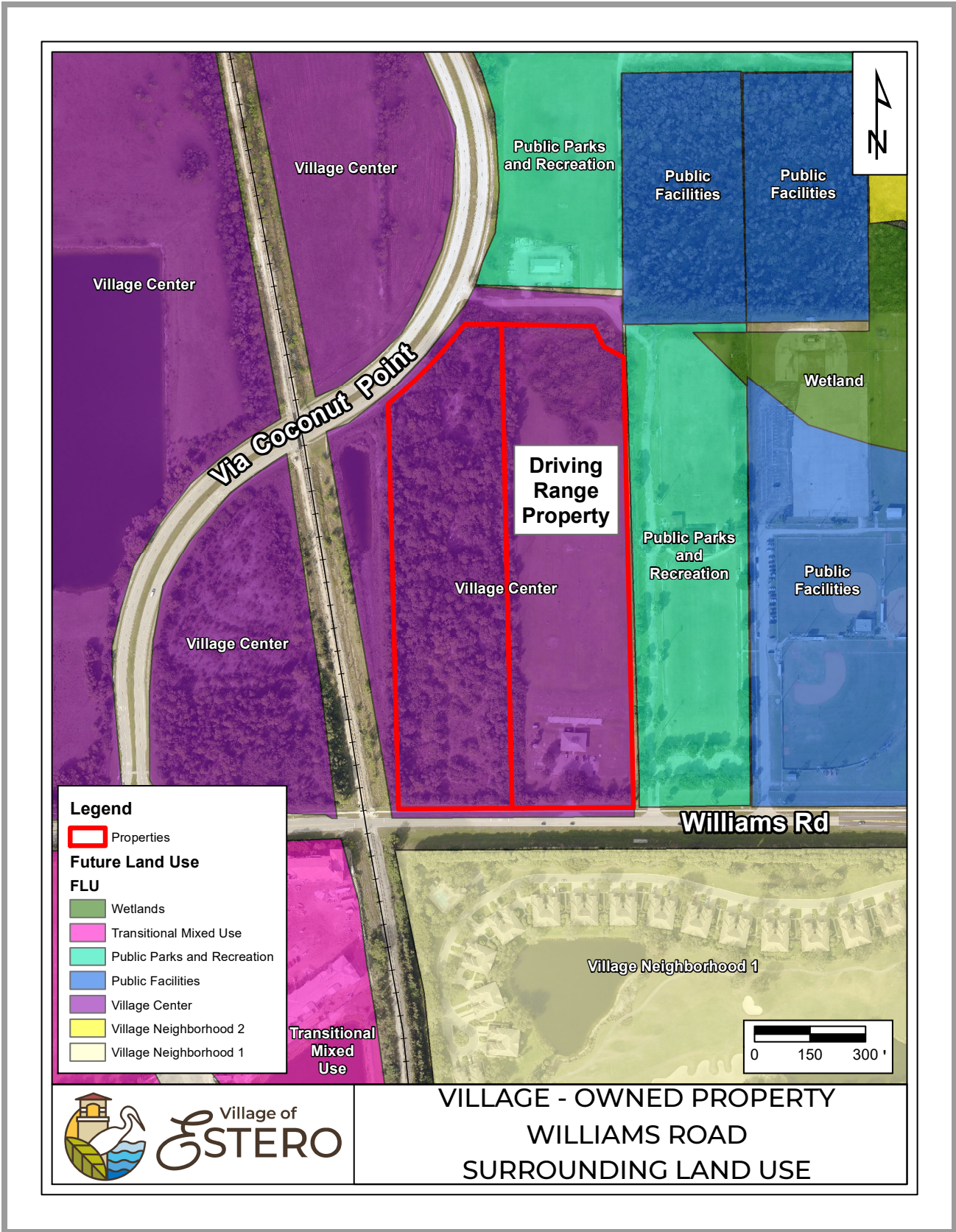
- A. Zoning and Land Use Maps
- B. Master Concept Plan
- C. Conditions of Approval
- D. Zoning Resolution Z-98-051 (Golf Driving Range)

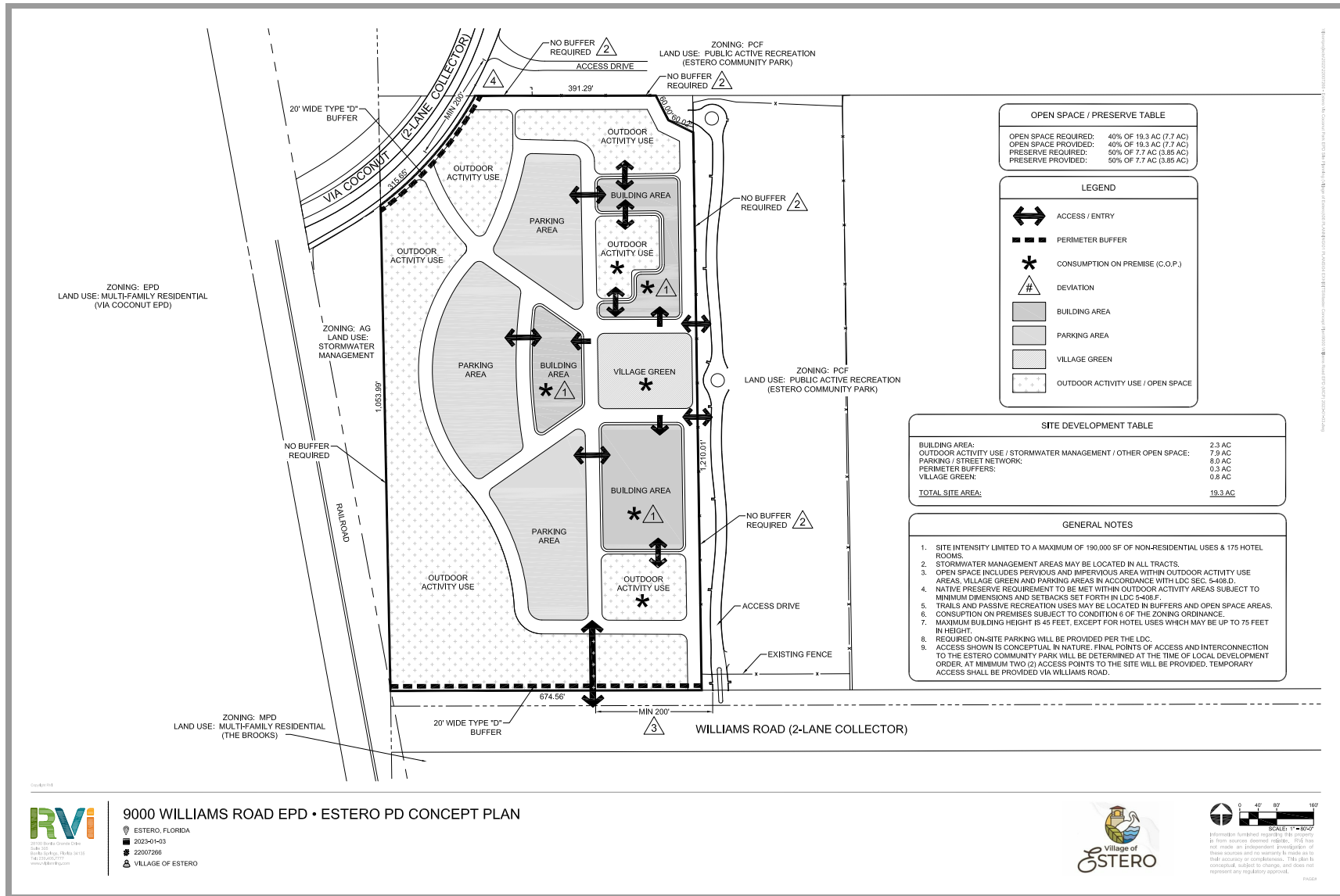




VILLAGE - OWNED PROPERTY  
WILLIAMS ROAD  
ZONING







## **Zoning Conditions**

### **9000 Williams Road**

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#### **1. Master Concept Plan**

Development of this project must be consistent with the Master Concept Plan (MCP) titled “9000 Williams Road EPD” date stamped January 3, 2023. Zoning Resolution Z-98-051 is superseded by adoption of this Ordinance and is null and void.

#### **2. Development Intensity and Height**

Development is limited to a maximum of 190,000 square feet of building area. Maximum height is 45 feet, except for hotel which is limited to 75 feet (per Deviation 1).

#### **3. Schedule of Uses**

Recreational Facility, indoor and outdoor (such as pickleball, golf driving range, etc.)

Park

Retail

Restaurant, all groups

Hotel

Office

Consumption on Premises, outdoor seating

Bar, outdoor seating

Parking Lot or Garage

Utility, minor

Signs in accordance with Land Development Code

Entrance Gate or Gatehouse

Excavation, Water Retention

Temporary Uses

Similar uses as determined by the Director

Maximum Height:                      45 feet for all uses except hotel  
Hotel – 75 feet

#### **4. Property Development Regulations**

The property development regulations are as follows:

Street:                                      25 feet (Williams Road and Via Coconut)

Side:                                         10 feet

Rear:                                         15 feet

Water Body:                               10 feet

Maximum Lot Coverage:               40 percent

Maximum Building Height:           45 feet above grade

75 feet – Hotel

5. **Access**

Temporary access will be provided from Williams Road. Access points shown on the Master Concept Plan are approximate and may be shifted or relocated at time of development order.

6. **Outdoor Consumption on Premises or Live Music**

Any outdoor consumption on premises or live music or bar within 500 feet of Williams Road will require a public hearing at Planning Zoning and Design Board. This does not prohibit owner from obtaining a temporary use permit or special event permit.

7. **Buffers**

As part of the local development order approval, landscape buffers must be consistent with the Master Concept Plan and Land Development Code. All required buffer plantings must be 100% native vegetation.

8. **Lighting**

Lighting must be in compliance with the Land Development Code.

9. **Deviations**

Deviation 1 to allow a maximum of 75 feet in height in lieu of 70 feet, is approved for hotel use only.

Deviation 2 is approved to omit the Type C/F buffer requirement where the proposed EPD abuts the Estero Community Park.

Deviation 3 is approved to reduce the intersection separation along Williams Road to 200 feet in lieu of 330 feet.

Deviation 4 is approved to reduce the intersection separation along Via Coconut Point to 200 feet in lieu of 330 feet.



RESOLUTION NUMBER Z-98-051

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

WHEREAS, Jonathan and Deborah Spiegel, filed an application to rezone a 9.6± acre parcel from Agricultural (AG-2) to Commercial Planned Development (CPD), in accordance with the Lee County Land Development Code (LDC); and

WHEREAS, the public hearing was advertised and held on July 9, 1998 before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #98-01-161.02Z 01.01; and

WHEREAS, a second public hearing was advertised and held on August 17, 1998 before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents in the record, and the testimony of all interested persons.

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

SECTION A - REQUEST

The applicants filed a request to rezone a 9.6±-acre parcel from Agricultural (AG-2) to Commercial Planned Development (CPD) in the Suburban land use category on the property described in Exhibit A. The Lee County Board of County Commissioners APPROVES the Applicant's request, in accordance with the conditions and deviations specified in Sections B and C.

SECTION B - CONDITIONS:

1. The development of the subject property must be in substantial compliance with the approved Master Concept Plan (MCP), which is a one page document entitled "Jonathan and Deborah Spiegel" as prepared by Harry Teeter, dated October 1997, last revised June 24, 1998, and stamped received at the permit counter on June 26, 1998.
2. The list of permitted uses is limited to the following:
  - Accessory uses (Structures limited to a cumulative total of 700 square feet)
  - Administrative offices
  - Agricultural uses, excluding the hatching and raising of animals (subject to Condition 7)
  - Caretaker's residence (mobile home or conventional)
  - Entrance gate and gatehouse
  - Essential services
  - Essential service facilities [LDC Section 34-622(c)(13)]: Group I
  - Excavation: Water retention
  - Lawn and garden supply store (in conjunction with plant nursery only)
  - Parks [LDC Section 34-622(c)(32)], Group I (limited to neighborhood park)
  - Parking lot: Accessory
  - Place of worship
  - Plant nursery
  - Recreation Facilities, Commercial [LDC Section 34-622(c)(38)]: Group III

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Z-98-051  
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(limited to golf driving range)  
 Restaurant [LDC Section 34-622(c)(43)]: Standard Group II (in conjunction with golf driving range only)  
 Signs, in accordance with LDC Chapter 30  
 Specialty retail shop [LDC Section 34-622(c)(47)]: Group I (limited to gift and souvenir shop and golf pro shop, all in conjunction with golf driving range only)  
 Storage: Indoor & Open (in conjunction with permitted principal use only and structures as limited under Accessory uses)  
 Temporary uses, Section 34-3041 *et seq.* (Limited to seasonal sales - agricultural products only, and outdoor flea market - limited to two days per year)

3. Development of the subject property must comply with the following Property Development Regulations:

Minimum Setbacks - Buildings and Structures:

Street: 25 feet  
 Side: 15 feet  
 Rear: 25 feet  
 Water body: 25 feet

Maximum Lot Coverage: 40 percent  
 Maximum Building Height: 35 feet above grade

4. Driving Range.
  - a. The playing area and hitting field for the driving range must be screened on the east and west sides with netting a minimum of 20 feet in height and progressing to 50 feet in height or higher, as needed, between the 100- and 250-yard markers (300 to 750 feet) to prevent golf balls from being hit onto property under separate ownership. The netting on the east side of the subject property must be installed before the Certificate of Compliance is issued.
  - b. The netting on the west side of the subject property must be installed when the adjacent property is being developed, or if the need for screening is demonstrated.
  - c. If the driving range is shorter than 900 feet (300 yards), or a need for screening is demonstrated, netting of an appropriate height must also be installed at the north end of the driving range.
5. The standard restaurant and gift shop must be located completely within the principal building containing the golf driving range administrative office. Exterior indication of the restaurant and/or gift shop use is prohibited.
6. That portion of the principal building allotted to the gift shop use is limited to a maximum of 500 square feet. This condition does not apply to the pro shop.

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7. Unless the principal use of the subject property is a plant nursery, any and all agricultural activities on the subject property must be discontinued upon issuance of a local development order.
8. Artificial lighting used to illuminate the subject parcel must be directed away from adjacent parcels and Williams Road so as to illuminate only the subject parcel. The lighting must not cause any nuisance to surrounding properties.
9. The hours of operation for the golf driving range are limited to between 8:00 a.m. and 11:00 p.m., seven days a week.
10. Deviation (1) is approved only in conjunction with the development of a golf driving range.
11. This zoning approval does not address the mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions may be required at the time of local development order approval.
12. This rezoning approval does not give the Developer an undeniable right to receive local development order approval. Development order approval must satisfy the requirements, as outlined in the Lee Plan, of the Year 2010 Overlay or the 2020 Planning Communities Acreage Allocations, whichever is applicable.
13. This development must comply with all of the requirements of the Lee County LDC at the time of local development order approval, except as may be granted by deviation as part of this planned development.

SECTION C - DEVIATIONS:

Deviation (1) requesting relief from the LDC Section 10-415(a)(4) requirement to plant one tree per each 3,500 square feet of development area with no more than 50 percent of the required trees planted between the rear property line and the rear of the building, to allow no less than 15 percent of the required trees to be planted between the front property line and the rear of the building, is APPROVED subject to Condition 10.

SECTION D - EXHIBITS:

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

- Exhibit A: The legal description and STRAP number of the property.  
Exhibit B: The Master Concept Plan  
Exhibit C: Zoning Map

SECTION E - FINDINGS AND CONCLUSIONS:

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

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Z-98-051  
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2. The requested zoning, as conditioned:
  - 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; and
  - d. will not adversely affect environmentally critical areas or natural resources.
3. Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and the development will be served by streets with the capacity to carry the traffic the development generates.
4. The proposed use or mix of uses, as conditioned, is appropriate at the subject location.
5. The recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest, and are reasonably related to the impacts on the public interest created by or expected from the proposed development.
6. The approved deviation, as conditioned, enhances the achievement of the objectives of the planned development, and preserves and promotes the general intent of Chapter 34, Land Development Code, to protect the public health, safety and welfare.
7. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.

The foregoing resolution was adopted by the Lee County Board of Commissioners by a motion by Commissioner Douglas R. St. Cerny, and seconded by Commissioner Andrew Coy and, upon being put to a vote, the result was as follows:

|                      |     |
|----------------------|-----|
| John E. Manning      | Aye |
| Douglas R. St. Cerny | Aye |
| Ray Judah            | Aye |
| Andrew Coy           | Aye |
| John E. Albion       | Aye |

DULY PASSED AND ADOPTED this 17th day of August, 1998.

ATTEST:  
CHARLIE GREEN, CLERK

BY: *Charlie Green*  
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS  
OF LEE COUNTY, FLORIDA

BY: *John E. Manning*  
Chairman

Approved as to form by:

*Paul D. White*  
County Attorney's Office

CASE NO:98-01-161.02Z 01.01

MINUTES DEPARTMENT

Z-98-051  
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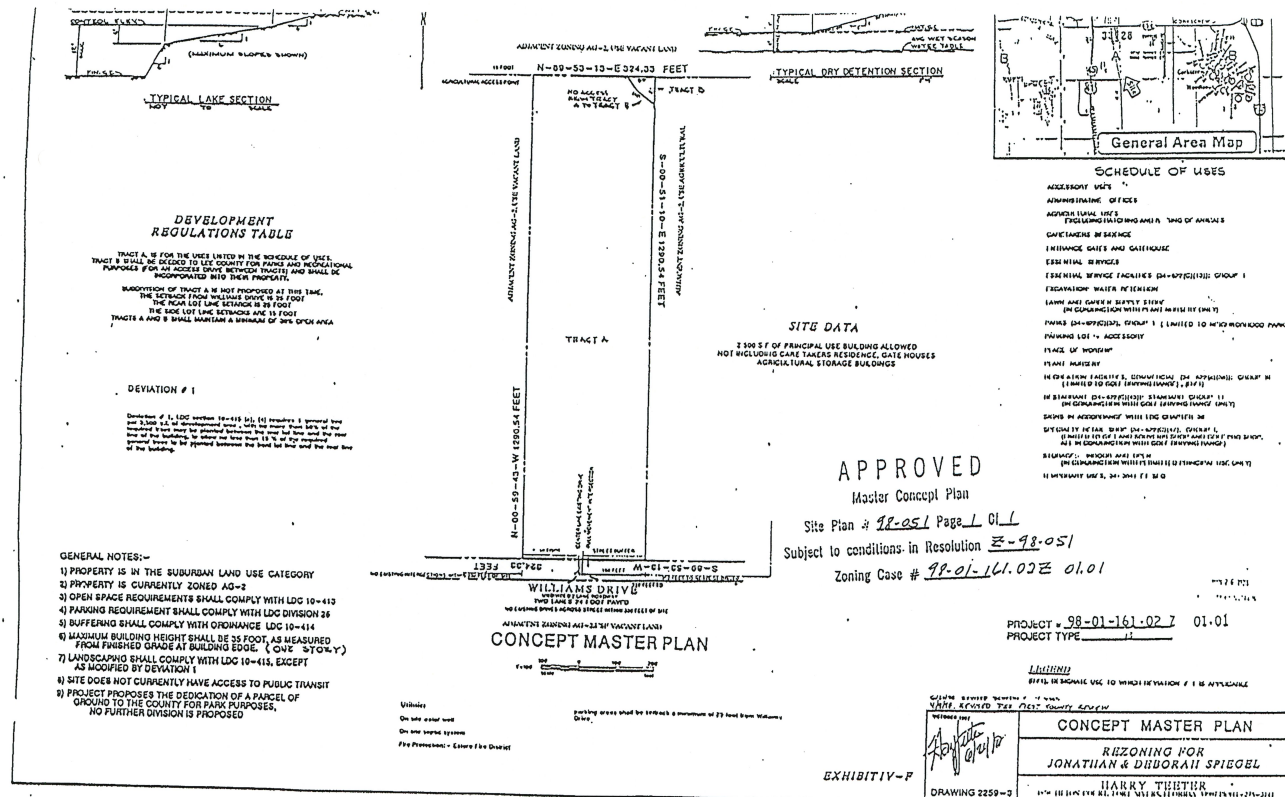
## **EXHIBIT "A"**

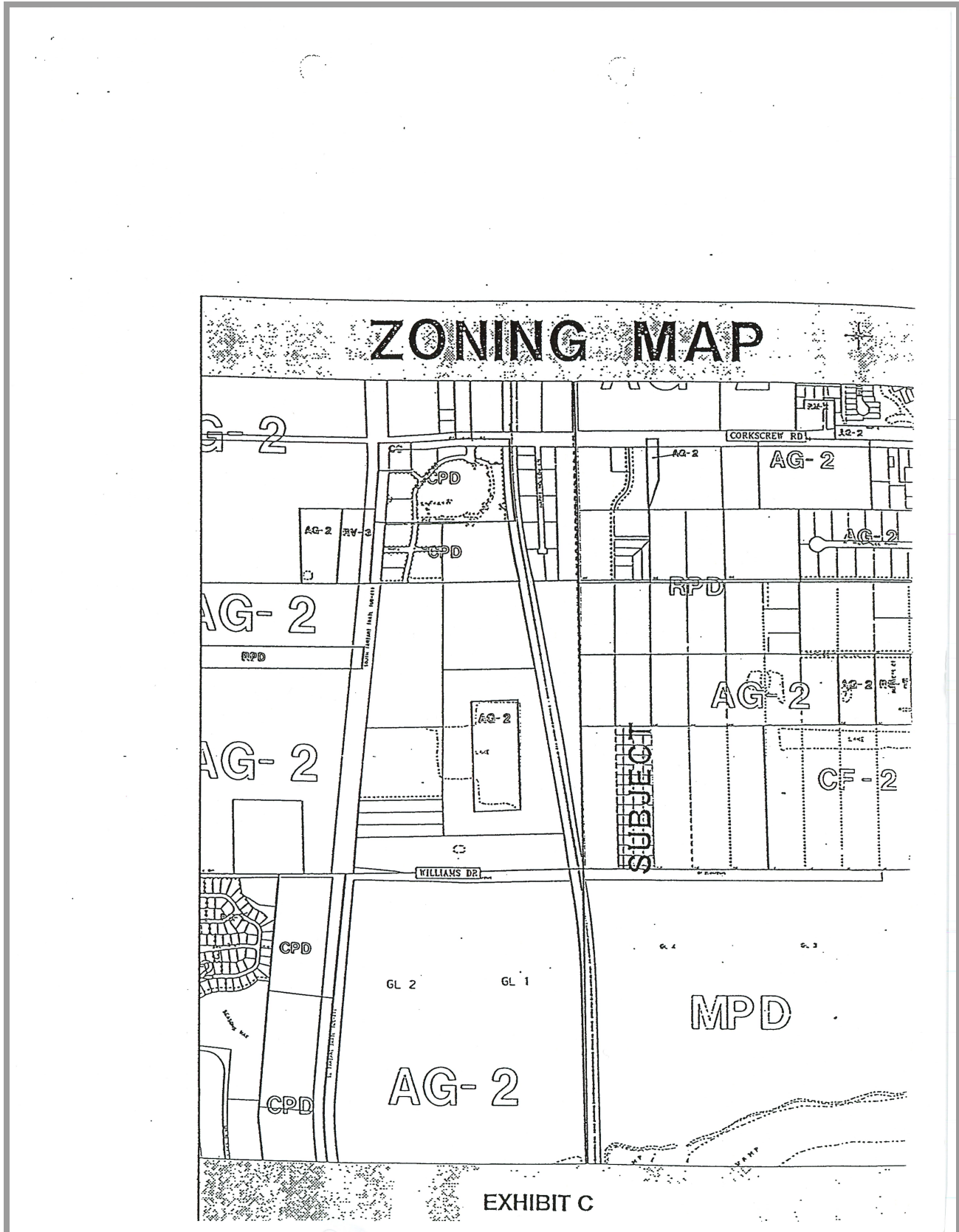
### **LEGAL DESCRIPTION**

Lot 15, Block C, FLORIDA GULF LAND COMPANY'S SUBDIVISION, as recorded in Plat Book 1, Page 59, of the Public Records of Lee County, Florida, lying in Section 34, Township 46 South, Range 25 East, Lee County, FL.

The applicant has indicated that the STRAP # for the subject property is: 34-46-25-01-00023.0150.

CASE NO:98-01-161.02Z 01.01









**APPLICATION FOR PUBLIC INFORMATION MEETING  
PLANNING ZONING AND DESIGN BOARD  
VILLAGE OF ESTERO**

**REQUEST IS FOR:** Public Information Meeting pursuant to LDC Section

- 2-401 1. Applicant/Project Name: Downtown Estero - Townhomes  
2. Address: Broadway Ave. E  
3. Strap Number: 284625E2U19382499, 284625E2U19452498, 284625E2U19492498, 284625E2U19402521  
4. Application Number: \_\_\_\_\_

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

- |                                                                                 |                                                        |
|---------------------------------------------------------------------------------|--------------------------------------------------------|
| <input type="checkbox"/> Comprehensive Plan Amendment                           | <input type="checkbox"/> Planned Development Zoning    |
| <input type="checkbox"/> Planned Development - Amendment or Final Plan Approval | <input type="checkbox"/> Variance                      |
| <input type="checkbox"/> Conventional Rezoning                                  | <input type="checkbox"/> Special Exception             |
| <input type="checkbox"/> Bar Special Permit                                     | <input checked="" type="checkbox"/> Development Orders |

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

New development for 10 multi-family townhouse units within the Downtown Estero Project. The 10 units will be  
divided into 2 - 5 unit buildings which will each be 2-stories. Access and infrastructure is provided via the  
internal spine road proposed in the current Infrastructure DO. Architecture of the townhouse buildings will be  
similar and complimentary to the 3 currently proposed residential/mixed-use buildings proposed with the  
infrastructure DO.

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

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Chris Mulloy

Print Name

Vice President, Development Operations  
Buckingham Properties

Village of Estero | 9401 Corkscrew Palms Circle | Estero, FL 33928 | Phone: 239.221.5035 | Fax: 239.494.5343 | [www.Estero-fl.gov](http://www.Estero-fl.gov)

Updated 11/17/2021





CONCRETE ROOF TILE  
EAGLE ROOFING,  
CAPISTRANO PROFILE  
3725 PALM BEACH BLEND

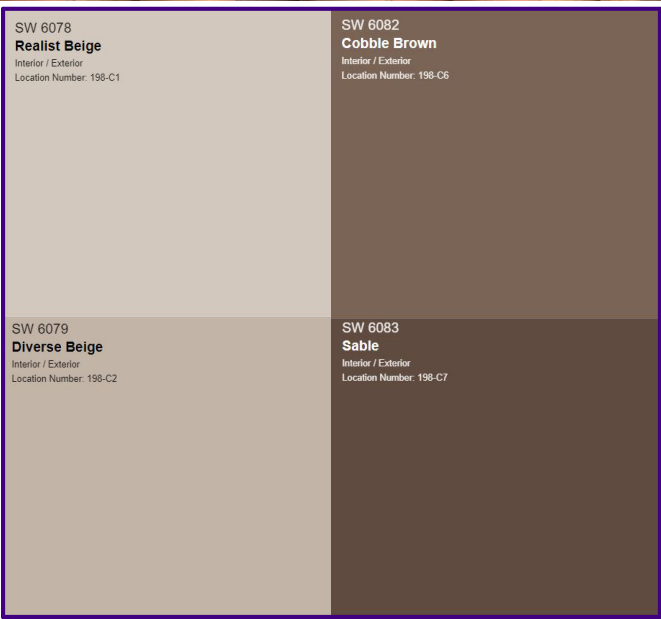
PAINT (STUCCO FIELD COLOR)  
SW6078 REALIST BEIGE

PAINT (STUCCO PANELS)  
SW 6082 COBBLE BROWN

PAINT (TRIM)  
SW 6083 SABLE

PAINT (BASE)  
SW 6079 DIVERSE BEIGE

METAL ROOFING  
BERRIDGE COPPER BROWN



The exterior walls of all buildings are constructed of concrete and concrete masonry, and utilize stucco as the finish throughout.

Inset portions of the building utilize a timber aesthetic common to Mediterranean revival architecture.

Roofs are typically a low-pitched concrete barrel tile, terra cotta in color, with a deeper overhang at eaves, and shallow overhang at gable ends.

The design guidelines make note of the strong relationship between the interior and exterior of the building. These townhouses utilize stoops on the public side.

Bay windows, insets, and material changes create rhythms and reduce the perceived scale of the building.



ESTERO TOWNHOMES  
ESTERO, FL | 01.21041.01 | 12/22/22  
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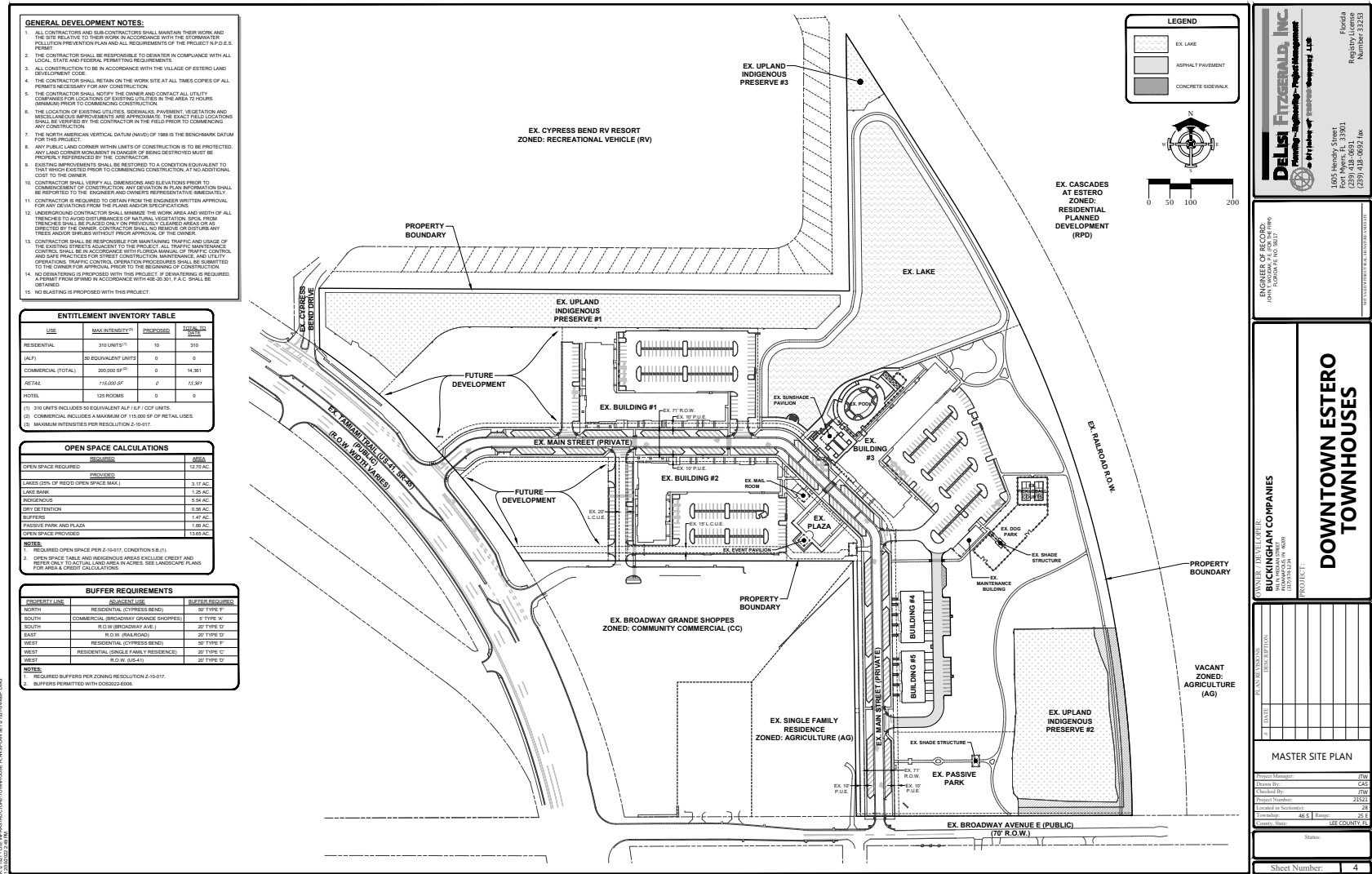
**MATERIAL BOARD AND NARRATIVE**

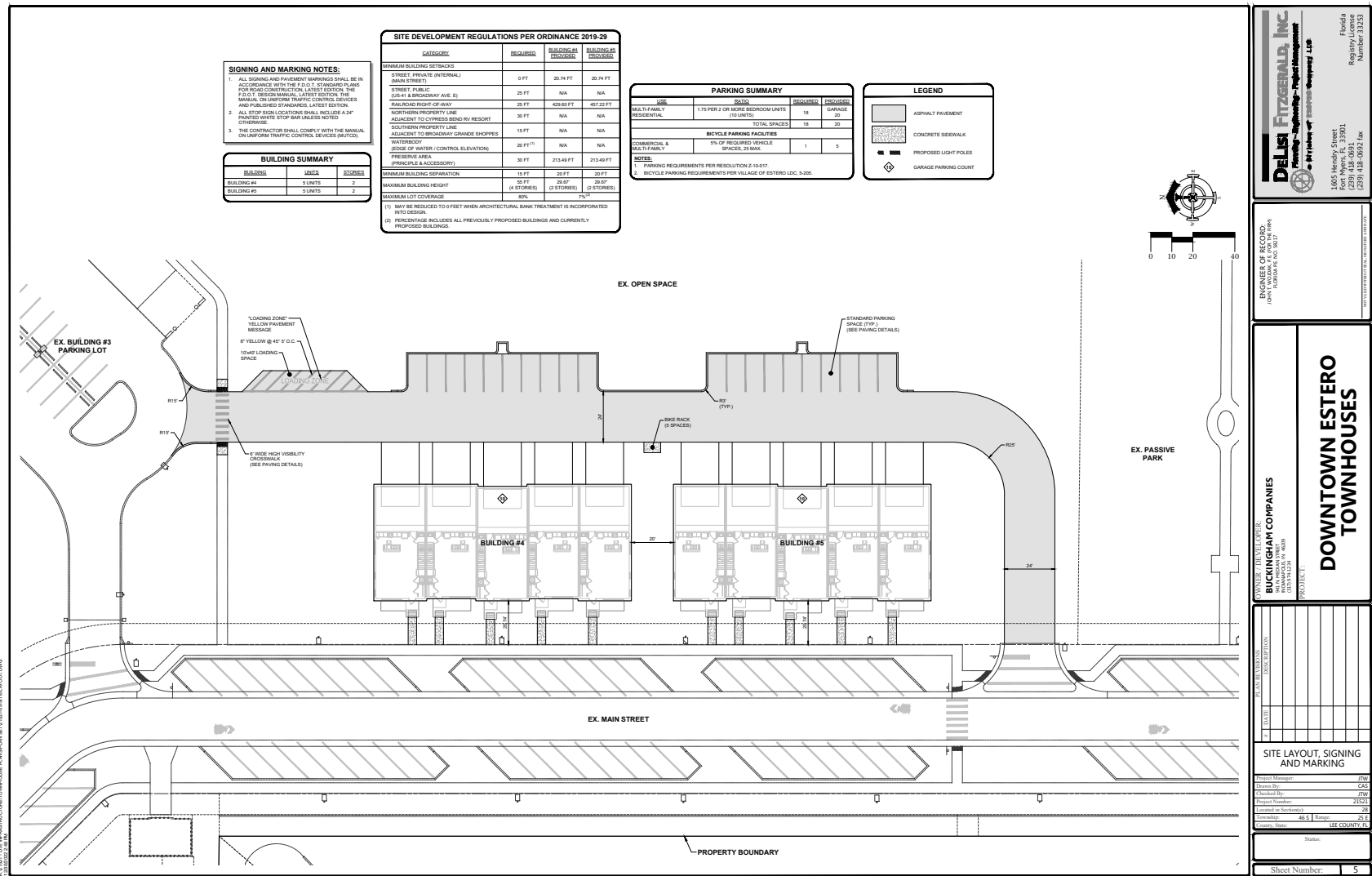
Buckingham Companies



A910









## DOWNTOWN ESTERO TOWNHOUSES - PUBLIC INFORMATION MEETING

ESTERO, FL  
January 10, 2023



PROJECT TEAM

**BUCKINGHAM COMPANIES**, *Developer*



**BOOTH DESIGN GROUP**, *Landscape Architecture*



**LRK ARCHITECTS**, *Architect*



**DELISI FITZGERALD, INC.**, *Civil Engineering*



DOWNTOWN ESTERO - TOWNHOUSES

VICINITY MAP



## PROJECT INFORMATION

### PROJECT INFORMATION

- AREA: 34.4 ACRES
- ZONING: MIXED USE PLANNED DEVELOPMENT (MPD)
- RESOLUTIONS: Z-10-017, ADD2014-00157
- ROADWAY FRONTAGE: US 41 & BROADWAY AVE. E.

### CURRENT ENTITLEMENTS

- 310 DWELLING UNITS
- 200,000 SQUARE FEET OF COMMERCIAL USES (115,000 MAX RETAIL)
- APPROVED USES INCLUDE TYPICAL COMMERCIAL/RETAIL USES

### HISTORY

- REZONE APPLICATION FILED IN 2009 TO REZONE TO MIXED USE, APPROVED BY BOCC ON MARCH 7, 2011, MODIFIED BY ADMINISTRATIVE AMENDMENT IN 2014 FOR CURRENT MCP
- SFWMD & FDOT PERMIT PREVIOUSLY ISSUED BUT REQUIRE RE-PERMITTING
- PRIOR PERMITTING EFFORTS CEASED IN 2015

## **CURRENT PROJECT STATUS**

### **PERMITS**

- INFRASTRUCTURE DEVELOPMENT ORDER NEARING COMPLETION
- INITIAL RESIDENTIAL DEVELOPMENT ORDER (300 UNITS) UNDER REVIEW
- SFWMD PERMIT PENDING STAFF SITE VISIT
- FDOT REVIEW NEARING COMPLETION
- TOWNHOUSE DEVELOPMENT ORDER TO BE SUBMITTED JANUARY 2023

### **ANTICIPATED SCHEDULE**

- PERMIT APPROVALS BEGINNING MARCH – APRIL 2023
- BIDDING/FINANCING/CONTRACTING APRIL – MAY 2023
- BEGIN CONSTRUCTION JUNE 2023
- INFRASTRUCTURE COMPLETE EARLY 2024
- INITIAL BUILDING COMPLETION SPRING 2024



OVERALL SITE PLAN



# OVERALL SITE PLAN

### GENERAL DEVELOPMENT NOTES

- [illegible]

## ENTITLEMENT INVENTORY TABL

| ENTITLEMENT INVENTORY TABLE |                               |          |               |
|-----------------------------|-------------------------------|----------|---------------|
| USE                         | MAX. INTENSITY <sup>(1)</sup> | PROPOSED | TOTAL SQ. FT. |
| RESIDENTIAL                 | 216 UNITS <sup>(2)</sup>      | 10       | 216           |
| (APF)                       | 30,000 SQ. FT. <sup>(3)</sup> | 0        | 0             |
| COMMERCIAL TOTAL            | 20,000 SQ. FT. <sup>(4)</sup> | 0        | 14,251        |
| RETAIL                      | 116,000 SF                    | 0        | 13,891        |
| HOTEL                       | 125 ROOMS                     | 0        | 0             |

(1) 319 UNITS INCLUDES 59 SINGLE-FAMILY AP / LP / COP UNITS.  
 (2) COMMERCIAL INCLUDES A MAXIMUM OF 116,000 SF OF RETAIL USES.  
 (3) MAXIMUM EXISTING BUILDING FOOTPRINT ALLOWED TO EXIST.  
 (4) MAXIMUM EXISTING BUILDING FOOTPRINT ALLOWED TO EXIST.

- (1) 319 UNITS INCLUDES 50 EQUIVALENT ALP / LP / COP UNITS.  
(2) COMMERCIAL INCLUDES A MAXIMUM OF 115,000 SF OF RETAIL USES.  
(3) MAXIMUM INTENSITIES PER RESOLUTION Z-1-D-011.

### OPEN SPACE CALCULATIONS

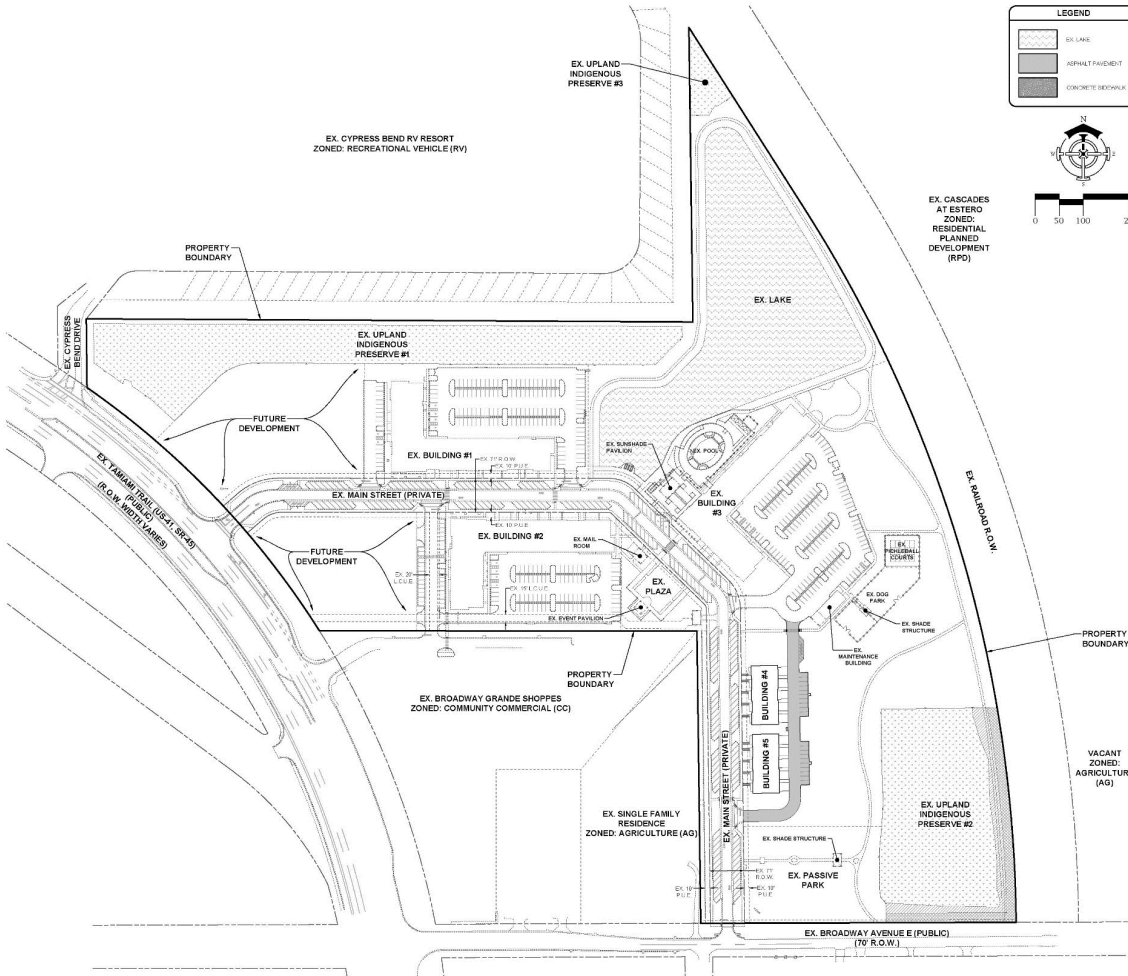
| OPEN SPACE CALCULATIONS               |           |
|---------------------------------------|-----------|
| REQUIRED                              | AVAILABLE |
| OPEN SPACE REQUIRED                   | 12.78 ac  |
| LAYERS (25% OF REQ'D OPEN SPACE MAX.) |           |
| LAWN BANK                             | 8.17 ac   |
| INDUSTRIAL                            | 1.25 ac   |
| DRY DETENTION                         | 5.54 ac   |
| SUPPERS                               | 0.56 ac   |
| PASSIVE TRAIN AND PLAZA               | 1.67 ac   |
|                                       | 1.59 ac   |

- NOTES:**
1. REQUIRED OPEN SPACE PER Z-10-07, CONDITION 5 B (1).
  2. OPEN SPACE TABLE AND INDIGENOUS AREAS EXCLUDE CREEK AND REFER ONLY TO ACTUAL LAND AREA IN ACRES. SEE LANDSCAPE PLANS FOR AREA & CREDIT CALCULATIONS.

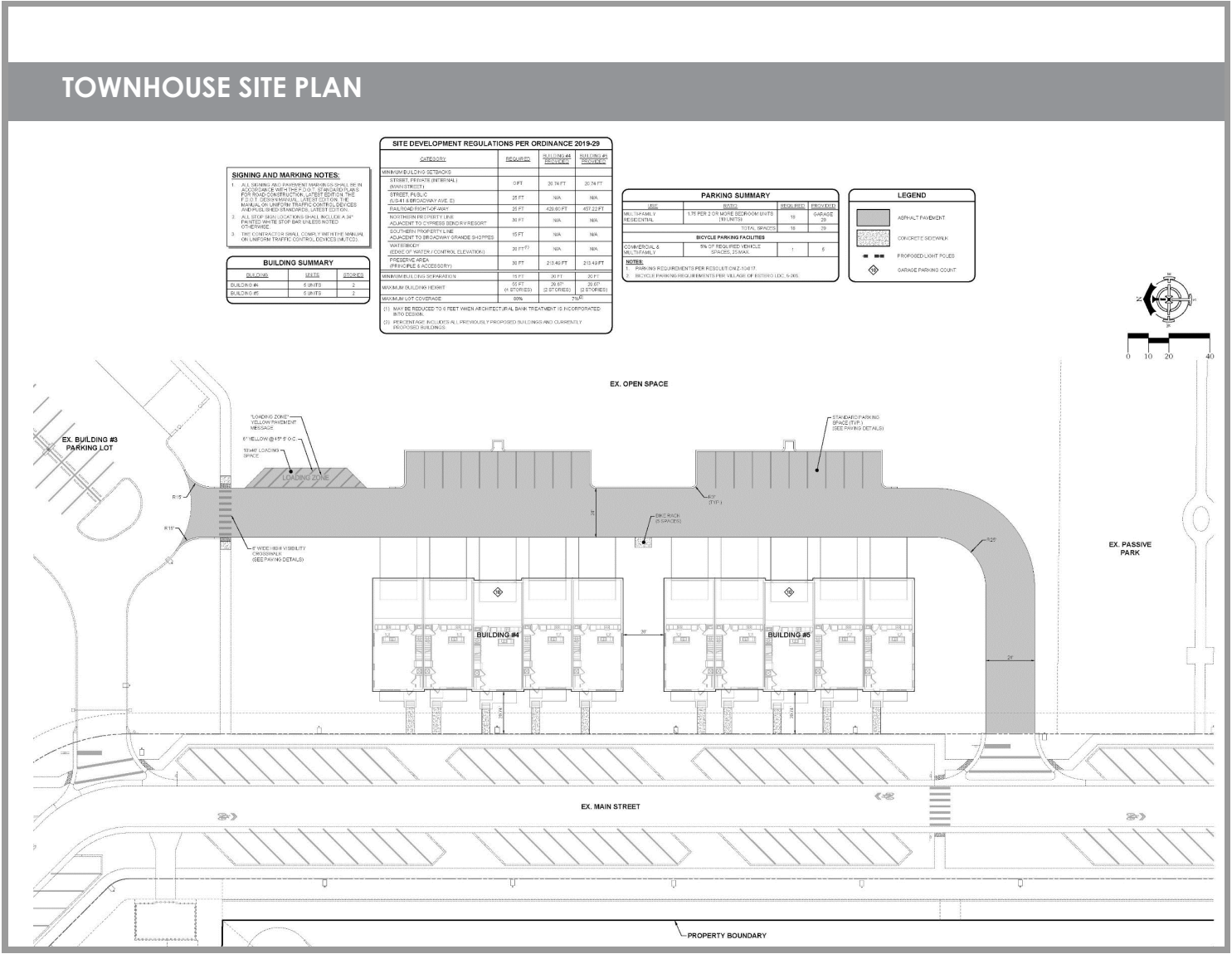
### BUFFER REQUIREMENTS

| BUFFER REQUIREMENTS |                                       |                     |
|---------------------|---------------------------------------|---------------------|
| PROPERTY ID#        | CURRENT USE                           | DIST. TO ADJ. PROP. |
| NORTH               | RESIDENTIAL (37 PERSONS PER AC)       | 50' TYPE D          |
| SOUTH               | COMMERCIAL (HIGHWAY GRADE SHOULDER)   | 0' TYPE K           |
| EAST                | R.O.W. (HIGHWAY) AVE. E               | 25' TYPE D          |
| EAST                | R.O.W. (HIGHWAY) AVE. E               | 25' TYPE D          |
| WEST                | RESIDENTIAL (37 PERSONS PER AC)       | 50' TYPE D          |
| WEST                | RESIDENTIAL (SINGLE FAMILY RESIDENCE) | 30' TYPE C          |
| WEST                | R.O.W. (R-10-41)                      | 30' TYPE D          |

- NOTES:**  
1. REQUIRED BUFFERS PER ZONING RESOLUTION Z-10-017  
2. BUFFERS PERMITTED WITH D052022-0305







## LANDSCAPE/HARDSCAPE DESIGN - BUFFERS



### — TYPE “A” BUFFER

MINIMUM WIDTH- 5'  
MINIMUM NUMBER OF TREES- 4 TREES/100 L.F.  
MINIMUM NUMBER OF SHRUBS- 20 SHRUBS/100L.F.

### — TYPE “C” BUFFER

MINIMUM WIDTH- 20'  
MINIMUM NUMBER OF TREES- 10 TREES/100 L.F.  
MINIMUM NUMBER OF SHRUBS- 36” STAGGERED  
DOUBLE ROW HEDGE

### — TYPE “D” BUFFER

MINIMUM WIDTH- 20'  
MINIMUM NUMBER OF TREES- 5 TREES/100 L.F.  
MINIMUM NUMBER OF SHRUBS- 36” STAGGERED  
DOUBLE ROW HEDGE

### — TYPE “F” BUFFER

MINIMUM WIDTH- 50'  
MINIMUM NUMBER OF TREES- 10 TREES/100 L.F.  
MINIMUM NUMBER OF SHRUBS- 36” STAGGERED  
DOUBLE ROW HEDGE

ARCHITECTURAL DESIGN



DOWNTOWN ESTERO  
ESTERO, FLORIDA | 0121041.00 | 10/28/21  
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Disclaimer: The designs represented in these documents are only conceptual in nature and purpose. The design team shall not be liable for any discrepancies between these designs and the actual built structure. The design team reserves the right to modify this design at its sole discretion.





ARCHITECTURAL DESIGN - MATERIALS

CONCRETE ROOF TILE  
EAGLE ROOFING,  
CAPISTRANO PROFILE  
3725 PALM BEACH BLEND

PAINT (STUCCO FIELD COLOR)  
SW6078 REALIST BEIGE

PAINT (STUCCO PANELS)  
SW 6082 COBBLE BROWN

PAINT (TRIM)  
SW 6083 SABLE

PAINT (BASE)  
SW 6079 DIVERSE BEIGE

METAL ROOFING  
BERRIDGE COPPER BROWN



The exterior walls of all buildings are constructed of concrete and concrete masonry, and utilize stucco as the finish throughout.

Inset portions of the building utilize a timber aesthetic common to Mediterranean revival architecture.

Roofs are typically a low-pitched concrete barrel tile, terra cotta in color, with a deeper overhang at eaves, and shallow overhang at gable ends.

The design guidelines make note of the strong relationship between the interior and exterior of the building. These townhouses utilize stoops on the public side.

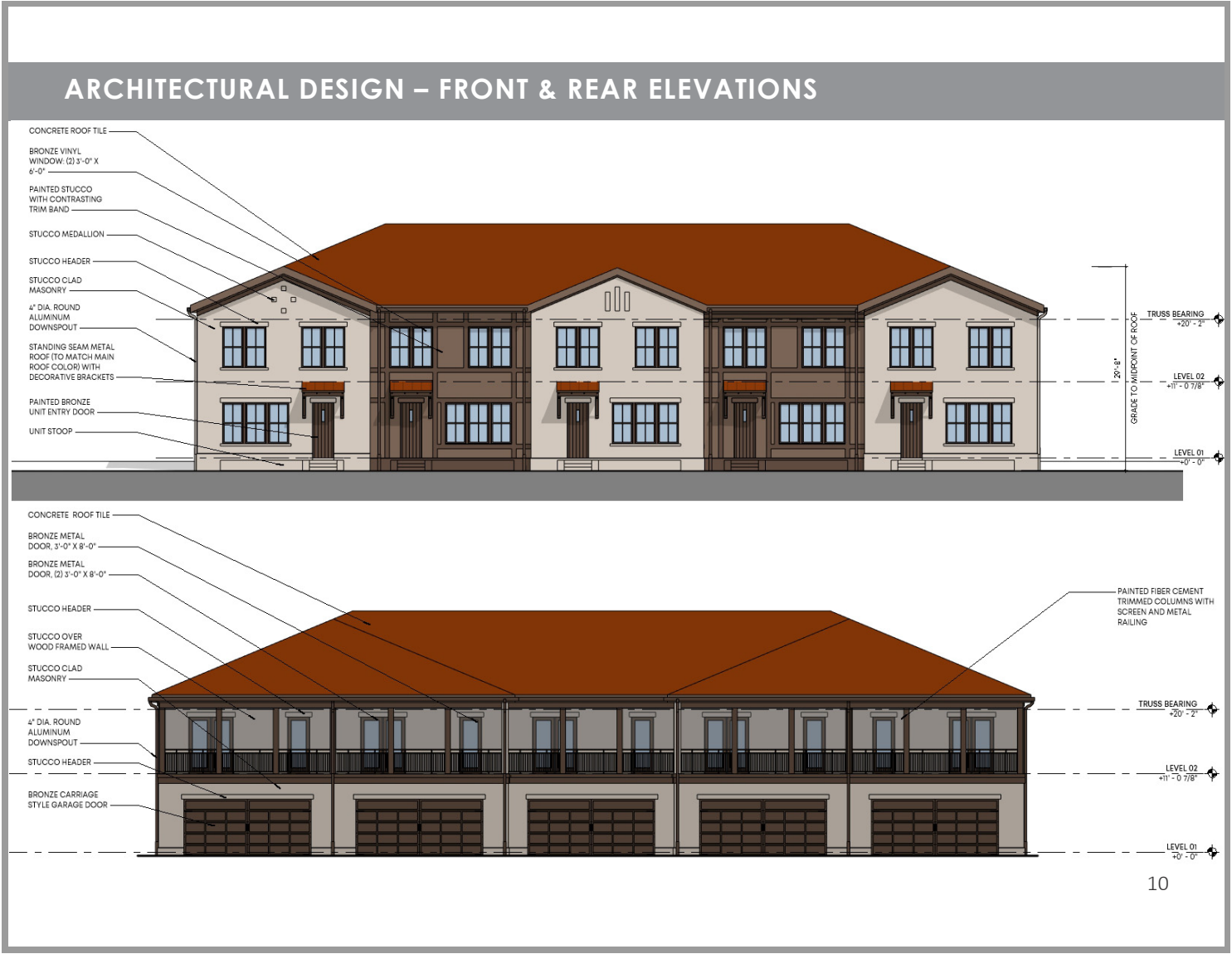
Bay windows, insets, and material changes create rhythms and reduce the perceived scale of the building.



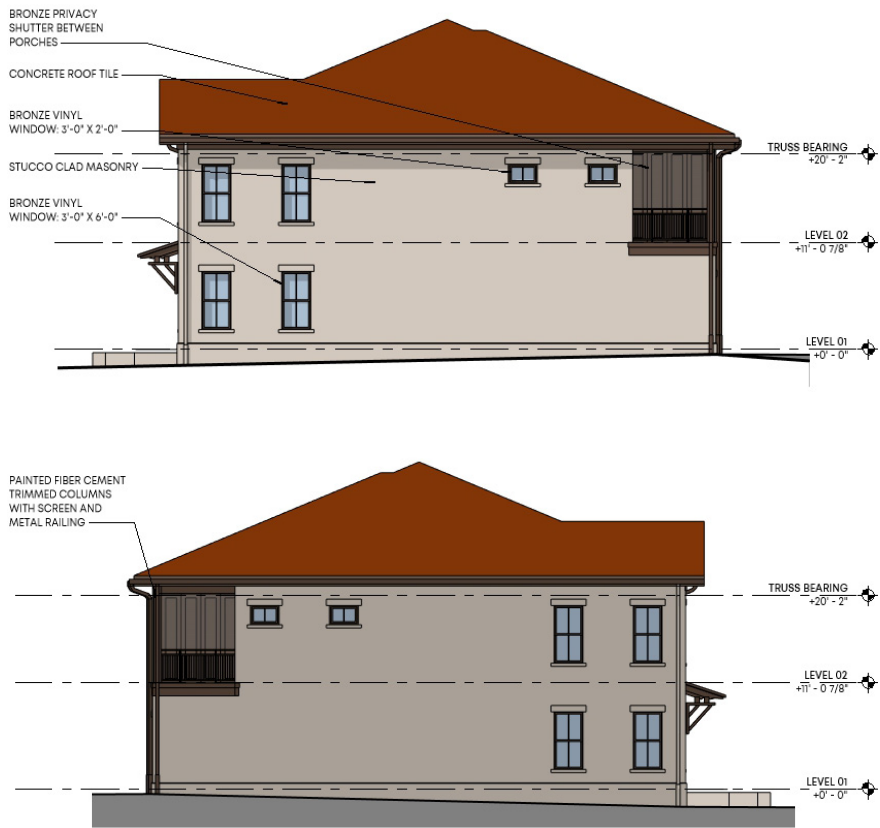
ESTERO TOWNHOMES  
ESTERO, FL | 01.21041.01 | 12/22/22  
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MATERIAL BOARD AND NARRATIVE

Buckingham Companies

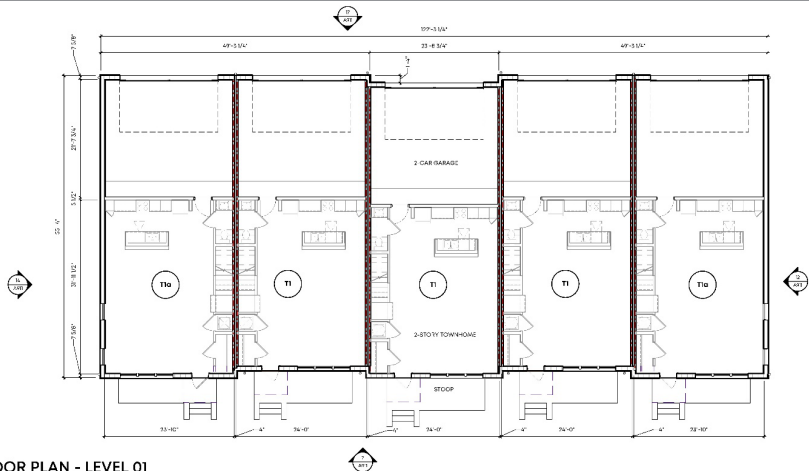


ARCHITECTURAL DESIGN – SIDE ELEVATIONS

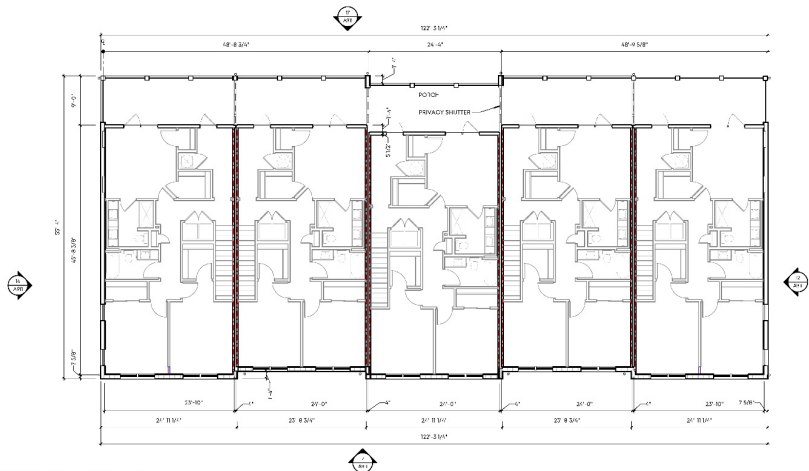




ARCHITECTURAL DESIGN - FLOORPLANS



7 OVERALL FLOOR PLAN - LEVEL 01  
SCALE: 1/8" = 1'-0"



13 OVERALL FLOOR PLAN - LEVEL 02  
SCALE: 1/8" = 1'-0"

ARCHITECTURAL DESIGN – PERSPECTIVES



## QUESTIONS

THANK YOU!

QUESTIONS?



**APPLICATION REQUEST FOR PLANNING AND ZONING BOARD  
PUBLIC INFORMATIONAL MEETING IN THE VILLAGE OF ESTERO  
[LDC Section 33-54]**

**REQUEST IS FOR:** Public Informational Meeting pursuant to LDC Section 33-54 (a) & (b)

1. Applicant/Project Name: The Brooks Commons Club – Pickleball Court Expansion
2. Address: 9920/9938 Coconut Road, Estero, Florida 34135
3. Strap Number: 10-47-25-E3-U2120.1982
4. Application Number: LDO2022-E051
5. Type of Application (check appropriate type(s)):  
Comprehensive Plan Amendment ☐ Planned Development Zoning ☐  
Planned Development –Amendment or Final Plan Approved ☐ Variance ☐  
Conventional Rezoning ☐ Special Exception ☐  
Plat ☐ Vacation ☐  
Other ☒ LDO Type D  
(Specify)

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

Applicant requests a public information meeting on January 10, 2022 for The Brooks Commons Club Court Pickleball Expansion. The intent of the project is to redevelop the Pickleball Facilities at the Coconut Park property off Coconut Road in Estero, FL. Construction of 16 Pickleball courts and shade structure to be completed in up to three phases of construction and necessary site improvements including removal of existing basketball and pickleball courts, parking lot expansion and landscaping and lighting.

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

Signature

December 13, 2022

Date

**THE VILLAGE OF ESTERO  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
9990 COCONUT ROAD  
ESTERO, FLORIDA 34135  
PHONE (239) 221-5036**

# LIMITED DEVELOPMENT ORDER PLANS FOR THE BROOKS COMMONS CLUB PICKLEBALL COURT EXPANSION

PART OF SECTION 10, TOWNSHIP 47S, RANGE 25E,  
LEE, FLORIDA

PREPARED FOR/OWNED BY:  
BROOKS OF BONITA SPRINGS CDD  
9920 COCONUT RD.  
ESTERO, FLORIDA 34135  
(239) 464 - 7114

PROJECT LOCATION

PROJECT SITE

ELEVATIONS BASED ON NORTH AMERICAN  
VERTICAL DATUM NAVD83. CONVERSION FROM  
NAVD83 TO NAVD83S NAVD83 +1.21 NAVD83S

## SHEET INDEX

| Sheet Number | Sheet Title                       |
|--------------|-----------------------------------|
| 01           | COVER SHEET                       |
| 02           | GENERAL NOTES                     |
| 03           | EXISTING CONDITIONS AND DEMO PLAN |
| 04           | MASTER SITE PLAN                  |
| 05           | PHASE 1 CONSTRUCTION              |
| 06           | PHASE 2 CONSTRUCTION              |
| 07           | PHASE 3 CONSTRUCTION              |
| 08           | PAVING GRADING & DRAINAGE DETAILS |
| 09           | EROSION CONTROL PLAN              |

## REVISIONS

| No. | DATE | DESCRIPTION | APPROVED |
|-----|------|-------------|----------|
|     |      |             |          |
|     |      |             |          |
|     |      |             |          |
|     |      |             |          |
|     |      |             |          |

**RWA**  
**ENGINEERING**

6610 Willow Park Drive  
Suite 200  
Naples, FL 34109  
19800 University Drive  
Suite 175  
Fort Myers, FL 33907  
19600 S West Villages Pkwy  
Unit A5  
Venice, FL 34293  
Office: (239) 597-0578  
Fax: (239) 597-0578  
www.rwa-engineering.com  
Florida Certificate of  
Authorization  
EB 7663 LB 0952

ENGINEER'S SEAL

MICHAEL C. PARFALL, STATE OF FLORIDA  
LICENSE NO. 68075, PEAC  
STATE OF FLORIDA BUSINESS  
CERTIFICATE NO. 68 08085

DATE: NOV., 2022 PROJECT No.: 220002.00.00 SHEET No.: 01 OF 01

|                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |  |
|----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| <b>GENERAL NOTES:</b>                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |  |
| 1.                                           | ALL ELEVATIONS REFERRED TO IN THIS PLAN SET ARE NORTH AMERICAN VERTICAL DATUM NAVD 83 UNLESS OTHERWISE STATED. CONVERSION TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1989 NAVD 83 IS +1.21.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |  |
| 2.                                           | THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH ANY OTHER CONTRACTORS WHO MAY BE PERFORMING WORK AT THE PROJECT SITE.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |  |
| 3.                                           | THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION, SIZE AND TYPE OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PREPARE ANY AND ALL UNDERGROUND UTILITIES.                                                                                                                                                                                                                                                                                           |  |  |
| 4.                                           | EXISTING FACILITIES SHALL BE RESTORED TO A CONDITION EQUIVALENT TO THAT WHICH EXISTED PRIOR TO COMMENCEMENT OF CONSTRUCTION. NO SEPARATE PAYMENT WILL BE MADE FOR THIS WORK.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |  |
| 5.                                           | THE CONTRACTOR SHALL MAINTAIN AND KEEP ON SITE AN ACCURATE UP-TO-DATE SET OF AS-BUILT DRAWINGS. THESE DRAWINGS SHALL INCLUDE LOCATION AND ELEVATION OF MANHOLE, FITTINGS, VALVE SERVICE, CAPPING AND OTHER APPURTENANCES AS WELL AS ANY DEVIATIONS OF THE PLANS. THESE AS-BUILT DRAWINGS SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE UPON COMPLETION OF THE WORK FOR HIS REVIEW AND USE.                                                                                                                                                                                                                                                                                   |  |  |
| 6.                                           | THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CITY, COUNTY, STATE OR LOCAL CONSTRUCTION PERMITS OR APPROVALS, ETC., AND POSTING ALL REQUIRED SIGNS, ETC. PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE ALL REQUIRED INSPECTIONS WITH UTILITY COMPANIES, CITY, COUNTY OR STATE AGENCIES AND THE OWNER'S REPRESENTATIVE.                                                                                                                                                                                                                                                                                                                      |  |  |
| 7.                                           | THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF TRAFFIC IN ACCORDANCE WITH CITY, COUNTY AND STATE REQUIREMENTS.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |  |
| 8.                                           | THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE AND ALL UTILITY COMPANIES IN THE AREA 48 HOURS IMMEDIATE BEFORE BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN CORRES OF ALL APPLICABLE PERMITS ON-SITE AND SHALL BE RESPONSIBLE TO ADHERE TO ALL PERMIT CONDITIONS DURING CONSTRUCTION.                                                                                                                                                                                                                                                                                                                                                                          |  |  |
| 9.                                           | SUBJECT PROPERTY LIES WITHIN FEMA FLOOD ZONE "X" WITH 1% PER FLOOD INSURANCE RATE MAP, MAP NUMBER 120710002D, DATED 12/07/2018.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |  |
| 10.                                          | TRAFFIC COLLECTION WILL BE HANDLED BY EXISTING FACILITIES.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |
| <b>DEMOLITION NOTES:</b>                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |  |
| 1.                                           | CONTRACTOR SHALL REMOVE EXISTING STRUCTURES, BUILDINGS, PILES, AND OTHER FACILITIES WITHIN THE LIMITS OF THE PROJECT BOUNDARY. THIS SHALL INCLUDE CONCRETE PAVED FENCING UTILITY SERVICES, ETC.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |  |
| 2.                                           | ALL ITEMS TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED AT THE EXPENSE OF THE CONTRACTOR. INCLUDING ALL DUMPING FEES, UNLESS OTHERWISE NOTED. ALL ITEMS SHALL BE REMOVED TO A DEPTH OF 2' BELOW EXISTING GRADE, OR 2' BELOW THE BASE OF ANY EXISTING UTILITY. EXISTING UTILITY SERVICES BELONGING TO BE REMOVED SHALL BE PLACED BELOW EXISTING GRADE AND BROUGHT TO THE ATTENTION OF OWNER'S REPRESENTATIVE AND THE ENGINEER IMMEDIATELY.                                                                                                                                                                                                      |  |  |
| 3.                                           | EXISTING ASPHALT PAVEMENT TO BE REMOVED SHALL BE REMOVED TO A MINIMUM OF THE BOTTOM OF THE PROPOSED UNDERLAY IN PAVED AREAS AND TO 12" BELOW FINISHED GRADE IN UNPAVED AREAS. EXISTING UNDERLAY THAT HAS BEEN REMOVED MAY BE USED TO STABILIZE THE SURGRADE OF THE PROPOSED PAVEMENT AREA IF IT MEETS THE REQUIREMENTS AS NOTED IN THE ENGINEER'S TECHNICAL SPECIFICATIONS.                                                                                                                                                                                                                                                                                                     |  |  |
| 4.                                           | THIS PLAN IS NOT INTENDED TO BE AN INCLUSIVE OF EXISTING FACILITIES OR MATERIALS TO BE REMOVED. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE SCOPE OF WORK IN REGARD TO MODIFICATIONS OF THE SITE TO ACCOMMODATE PROPOSED IMPROVEMENTS. THIS PLAN DOES NOT ADDRESS EXISTING UNDERGROUND UTILITIES/FACILITIES WHICH MAY BE ENCOUNTERED DURING DEMOLITION OR IMPROVEMENTS. CONTRACTOR SHALL PROTECT AND/OR REPLACE THOSE EXISTING UTILITIES REQUIRED TO ACCOMMODATE THIS PROJECT. OTHER UNDERGROUND UTILITIES TO BE REMOVED OR ABANDONED SHALL BE DISCARDED, DISCHARGED OR REMOVED IN A MANNER CONSISTENT WITH PROPOSED SAFETY STANDARDS, AS REQUIRED BY OTHERS' REPRESENTATIVE. |  |  |
| 5.                                           | ALL ASPHALT PAVEMENT TO BE REMOVED SHALL BE MECHANICALLY SAW-CUT IN ORDER TO ENSURE CLEAN, STRAIGHT EDGES. CONTRACTOR SHALL COORDINATE THE DATE OF THE ASPHALT REMOVAL WITH THIS DEMOLITION PLAN.                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |  |
| 6.                                           | CONTRACTOR SHALL COORDINATE THE REMOVAL OF THE EXISTING FACILITIES WITH THE OWNER'S REPRESENTATIVE WITH REGARDS TO WHEN THE INDIVIDUAL ITEMS ARE TO BE REMOVED.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |  |
| 7.                                           | CONTRACTOR SHALL PROVIDE A SAFE OPERABLE SITE FOR EMPLOYEES AND PUBLIC FOR THE CONSTRUCTION AND FUNCTIONS THAT WILL CONTINUE TO OCCUR DURING THE CONSTRUCTION ACTIVITIES.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |  |
| <b>PAVING, GRADING &amp; DRAINAGE NOTES:</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |  |
| 1.                                           | ALL PAVING, GRADING AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF VILLAGES OF ESTERO.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |  |
| 2.                                           | ALL PIPE LENGTHS ARE PLUS OR MINUS AND ARE MAASURED FROM CENTER OF STRUCTURES UNLESS SHOWN OTHERWISE.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |  |
| 3.                                           | THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTMENTS OF VALVE BOX COVERS, MANHOLE RAIS AND COVERS, GRASSES, ETC., NECESSARY TO MATCH FINAL GRADINGS AS SHOWN ON PLANS.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |  |
| 4.                                           | ALL UNPAVED AREAS DISTURBED DURING CONSTRUCTION SHALL BE GRASSED AND MAINTAINED UNLESS OTHERWISE SHOWN ON PLANS OR DETAILS.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |  |
| 5.                                           | EXISTING OFF-SITE DRAINAGE PATTERNS SHALL BE MAINTAINED DURING CONSTRUCTION.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |  |
| 6.                                           | CONFLICTS BETWEEN WATER AND STORM DRAINAGE ARE TO BE RESOLVED BY ADJUSTING WATER LINES AS NECESSARY UPON APPROVAL OF OWNER'S REPRESENTATIVE.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |  |
| 7.                                           | PROPOSED PAVED AREAS SHALL BE PRIVATELY MAINTAINED. IN ITS DECISIONS AND/OR ADVISING, SHALL REPAIR AND/OR REPLACE PAVED AREAS THAT ARE DAMAGED BY WORK DURING DEMOLITION, REPAIR AND/OR REPLACEMENT OF THE WATER AND SEWER SYSTEM.                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |  |
| 8.                                           | CONTRACTOR SHALL NOTIFY THE ENGINEER AND COUNTY A MINIMUM OF 48 HOURS BEFORE EACH OF THE FOLLOWING PHASES OF CONSTRUCTION WILL BE READY FOR THE REQUIRED INSPECTIONS.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |  |
| A.                                           | DRAINAGE PIPE AFTER PLACEMENT AND PIPE JOINTS ARE SEALED AND BEFORE BACKFILLING.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |  |
| B.                                           | HEADWALL FOOTINGS.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |  |
| C.                                           | SURGRADE.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |  |
| D.                                           | BASE.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |  |
| E.                                           | FINISH.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |  |
| F.                                           | EACH SURFACE COURSE.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |
| G.                                           | FINAL.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |  |
| 10.                                          | CONTRACTOR SHALL MAINTAIN THE PREVIOUSLY INSTALLED SALT FENCE.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |  |
| 11.                                          | UNLESS OTHERWISE SHOWN, DRAINAGE PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |  |
| 12.                                          | FOR ALL RCP AND DRAINAGE STRUCTURES, REFERENCE FOOTING NOTES NO. 425-010.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |  |

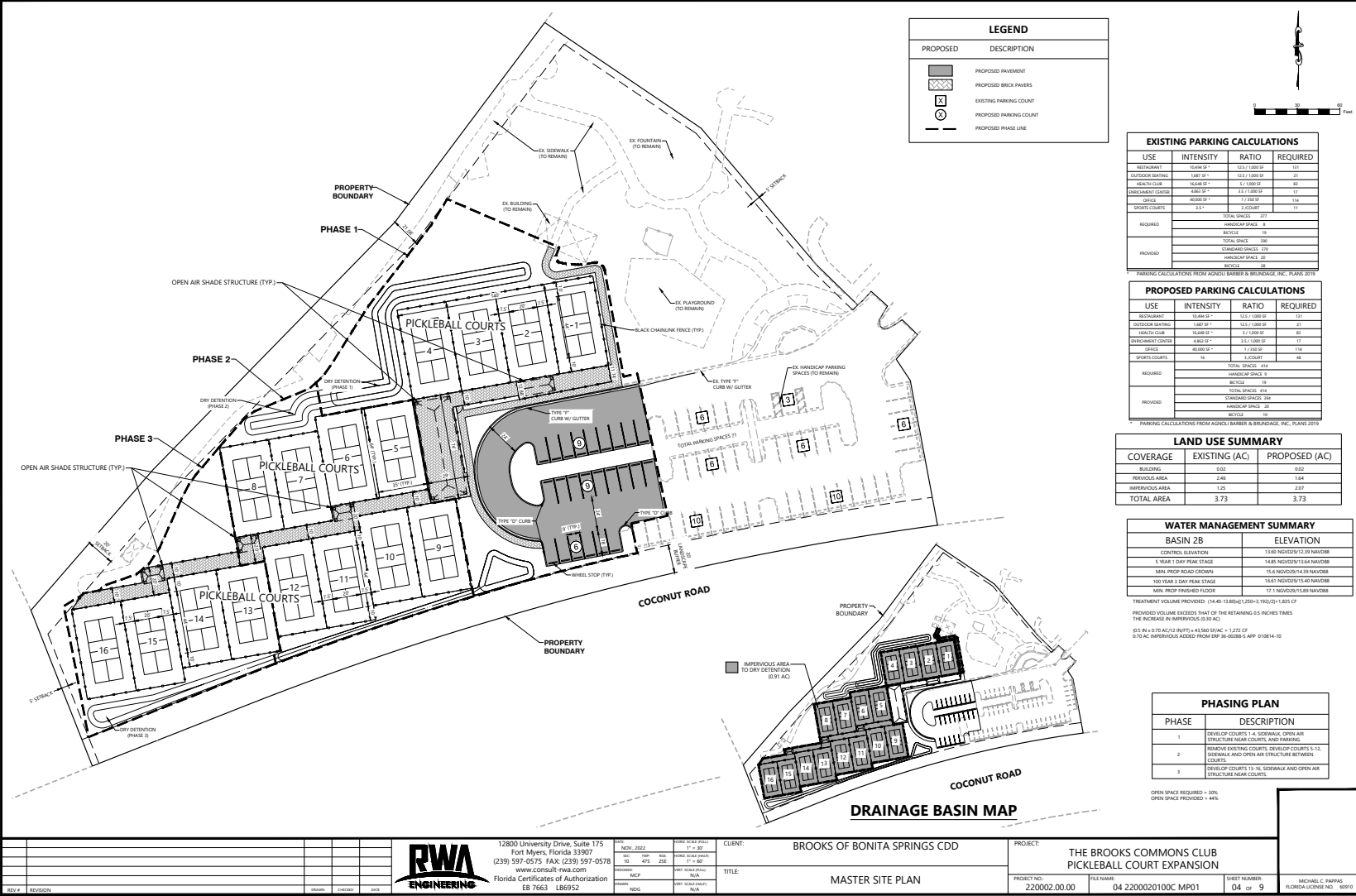
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|-------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| <b>WATER, SEWER AND NON-POTABLE IRRIGATION NOTES:</b> |                                                                                                                                                                                                                                                                      |  |  |
| 1.                                                    | ALL WATER, SEWER AND NON-POTABLE IRRIGATION CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF BONITA SPRINGS UTILITIES (BSU).                                                                                                                                        |  |  |
| 2.                                                    | THE CONTRACTOR SHALL NOTIFY BONITA SPRINGS UTILITIES (BSU) AND THE ENGINEER 48 HOURS IN ADVANCE PRIOR TO ANY UTILITY CONSTRUCTION, INCLUDING TESTING, SAMPLING OR CONNECTION TO EXISTING SYSTEMS.                                                                    |  |  |
| 3.                                                    | ALL CONNECTIONS TO EXISTING MAINS SHALL BE MADE BY THE CONTRACTOR ONLY AFTER THE CONNECTION PROCEDURE AND HIS WORK SCHEDULE HAS BEEN REVIEWED AND APPROVED BY HIS COUNTY. THE CONTRACTOR SHALL NOTIFY HIS COUNTY A MINIMUM OF 72 HOURS IN ADVANCE OF THE CONNECTION. |  |  |
| 4.                                                    | CUT/OVER AND SEPARATION REQUIREMENTS                                                                                                                                                                                                                                 |  |  |
| A.                                                    | ALL SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL UTILITY AUTHORITY AND SHALL NOT BE LESS THAN THE REQUIREMENTS OF FOPB INCLUDING CHAPTER 62.053.1 OF THE FAC.                                                                                                      |  |  |
| B.                                                    | ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE FOLLOWING PIPES: SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE.                                                                                                |  |  |
| C.                                                    | GRAVITY SANITARY SEWERS OR PRESSURE WASTEWATER FORCE MAINS WITH LESS THAN SIX FEET VERTICAL CLEARANCE.                                                                                                                                                               |  |  |
| D.                                                    | STORM DRAIN WITH LESS THAN THREE FEET VERTICAL CLEARANCE.                                                                                                                                                                                                            |  |  |
| 5.                                                    | WATER SYSTEM NOTES (BSU)                                                                                                                                                                                                                                             |  |  |
| A.                                                    | PVC WATER PIPE 4-INCH THROUGH 11-INCH DIAMETER SHALL CONFORM TO THE REQUIREMENTS OF AWWA C-900, DR 18, CLASS 200, FITTINGS SHALL BE MECHANICAL JOINT DUCTILE IRON CONFORMING TO AWWA C-115.50 PSI MINIMUM PRESSURE RATING.                                           |  |  |
| B.                                                    | PVC WATER PIPE 12-INCH THROUGH 18-INCH DIAMETER UNDER ROADWAY PAVEMENT BY DIRECT BURY SHALL CONFORM TO THE REQUIREMENTS OF DUCTILE IRON CLASS 250 UNLESS SHOWN OTHERWISE ON PLANS.                                                                                   |  |  |
| C.                                                    | WATER SERVICE PIPE 3-INCH DIAMETER AND SMALLER SHALL BE POLYETHYLENE PIPE, PE 3408 (SDR 9, 200 PSI, ASTM D3035), CONFORMING TO AWWA C-901, CLASS 150, PLACED IN SCHEDULE 40 PVC CASING UNDER PAVED AREAS.                                                            |  |  |
| D.                                                    | WATER DISTRIBUTION LINES SHALL HAVE A 4 FOOT MINIMUM COVER FROM FINISHED GRADE.                                                                                                                                                                                      |  |  |
| E.                                                    | CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE GENERAL ALIGNMENT OF THE WATER LINE BY USING JOINT DEFLECTION OR BENDS AS APPLICABLE.                                                                                                                                  |  |  |
| F.                                                    | ALL PVC PIPE USED FOR POTABLE WATER SHALL BE COLORED BLUE.                                                                                                                                                                                                           |  |  |
| G.                                                    | ALL WATER METER SHALL CONFORM TO AWWA C-1100 OR DR 61 STANDARDS.                                                                                                                                                                                                     |  |  |
| H.                                                    | BACKFLOW PREVENTER ASSEMBLIES SHALL CONFORM TO AWWA 1A STANDARDS.                                                                                                                                                                                                    |  |  |
| I.                                                    | FIRE HYDRANT ASSEMBLIES SHALL CONFORM TO AWWA C-500 STANDARDS.                                                                                                                                                                                                       |  |  |
| 6.                                                    | GRAVITY SEWER PIPE NOTES                                                                                                                                                                                                                                             |  |  |
| A.                                                    | PVC GRAVITY SEWER PIPE AND FITTINGS, 4-INCH THROUGH 18-INCH DIAMETER SHALL CONFORM TO THE REQUIREMENTS OF ASTM D-3034, SDR 35. DOWNSIDE SHALL BE GREEN COLOR.                                                                                                        |  |  |
| 7.                                                    | NON-POTABLE IRRIGATION PIPE NOTES (BSU)                                                                                                                                                                                                                              |  |  |
| A.                                                    | PVC IRRIGATION PIPE 4-INCH DIAMETER AND LARGER LOCATED IN NON-PAVED AREAS SHALL CONFORM TO THE REQUIREMENTS OF AWWA C-900, DR 18 PRESSURE CLASS 150. FITTINGS SHALL BE MECHANICAL JOINT DUCTILE IRON.                                                                |  |  |
| B.                                                    | PVC IRRIGATION PIPE 2-INCH DIAMETER SHALL CONFORM TO THE REQUIREMENTS OF ASTM D2047, SDR 21 PRESSURE CLASS 250.                                                                                                                                                      |  |  |
| C.                                                    | IRRIGATION SERVICE PIPE 2-INCH DIAMETER AND SMALLER SHALL BE POLYETHYLENE PIPE, PE 3408 (SDR 9, 200 PSI, ASTM D3035), CONFORMING TO AWWA C-901, CLASS 150, PLACED IN SCHEDULE 40 PVC CASING UNDER PAVED AREAS.                                                       |  |  |
| D.                                                    | IRRIGATION DISTRIBUTION LINES SHALL HAVE A 4 FOOT MINIMUM COVER FROM FINISHED GRADE.                                                                                                                                                                                 |  |  |
| E.                                                    | CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE GENERAL ALIGNMENT OF THE IRRIGATION LINE BY USING JOINT DEFLECTION OR BENDS AS APPLICABLE.                                                                                                                             |  |  |
| F.                                                    | CONFLICT BETWEEN IRRIGATION AND STORM OR SEWER LINES AND STRUCTURES ARE TO BE RESOLVED BY ADJUSTING IRRIGATION LINES AS NECESSARY UPON APPROVAL BY THE ENGINEER.                                                                                                     |  |  |
| G.                                                    | ALL PVC PIPE AND SERVICE TUBING USED FOR IRRIGATION SHALL BE COLORED PURPLE.                                                                                                                                                                                         |  |  |

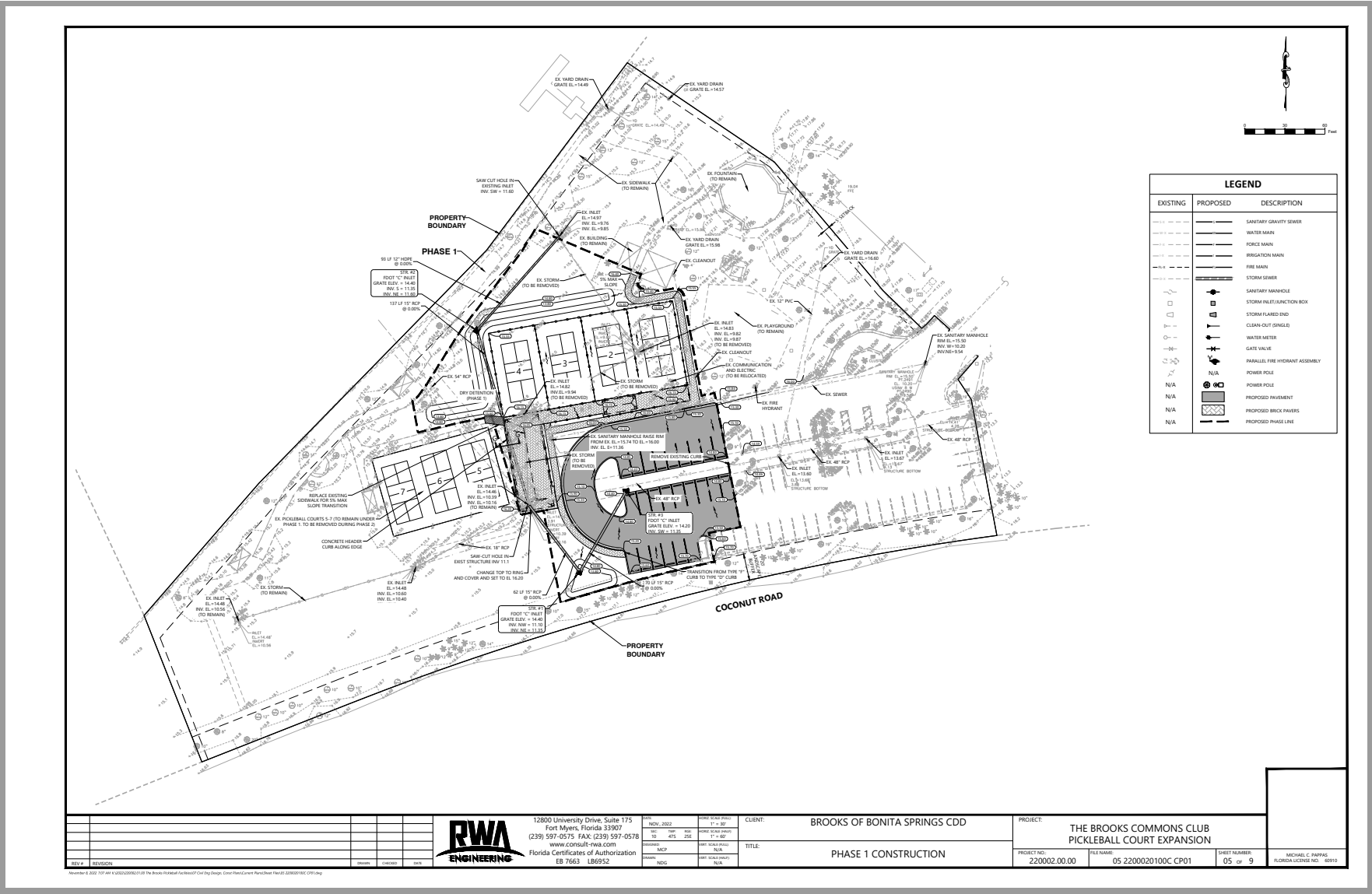
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| <b>EXISTING VEGETATION AND CONSERVATION NOTES:</b> |                                                                                                                                                                                                                                                                                                                                                                   |  |  |
| 1.                                                 | EXISTING VEGETATION SHALL REMAIN UNLESS OTHERWISE NOTED WITHIN THE LIMITS OF CONSTRUCTION SHALL BE FLAGGED TO BE PRESERVED. THE CONTRACTOR SHALL INSTALL EMBROIDERED OR EQUAL BEFORE THE REMOVAL OF THE REMOVED VEGETATION AND ALONG THE LIMITS OF CLEARING. THIS FENCE SHALL REMAIN ERECTED & MAINTAINED THROUGHOUT THE DURATION OF THE CONSTRUCTION ACTIVITIES. |  |  |
| 2.                                                 | ALL EXISTING VEGETATION LOCATED WITHIN THE DEVELOPMENT AREA AND NOT CLEARED AS PART OF THIS PERMIT SHALL BE PROTECTED WITH BARRICADES. BARRICADES WILL REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION.                                                                                                                                                          |  |  |

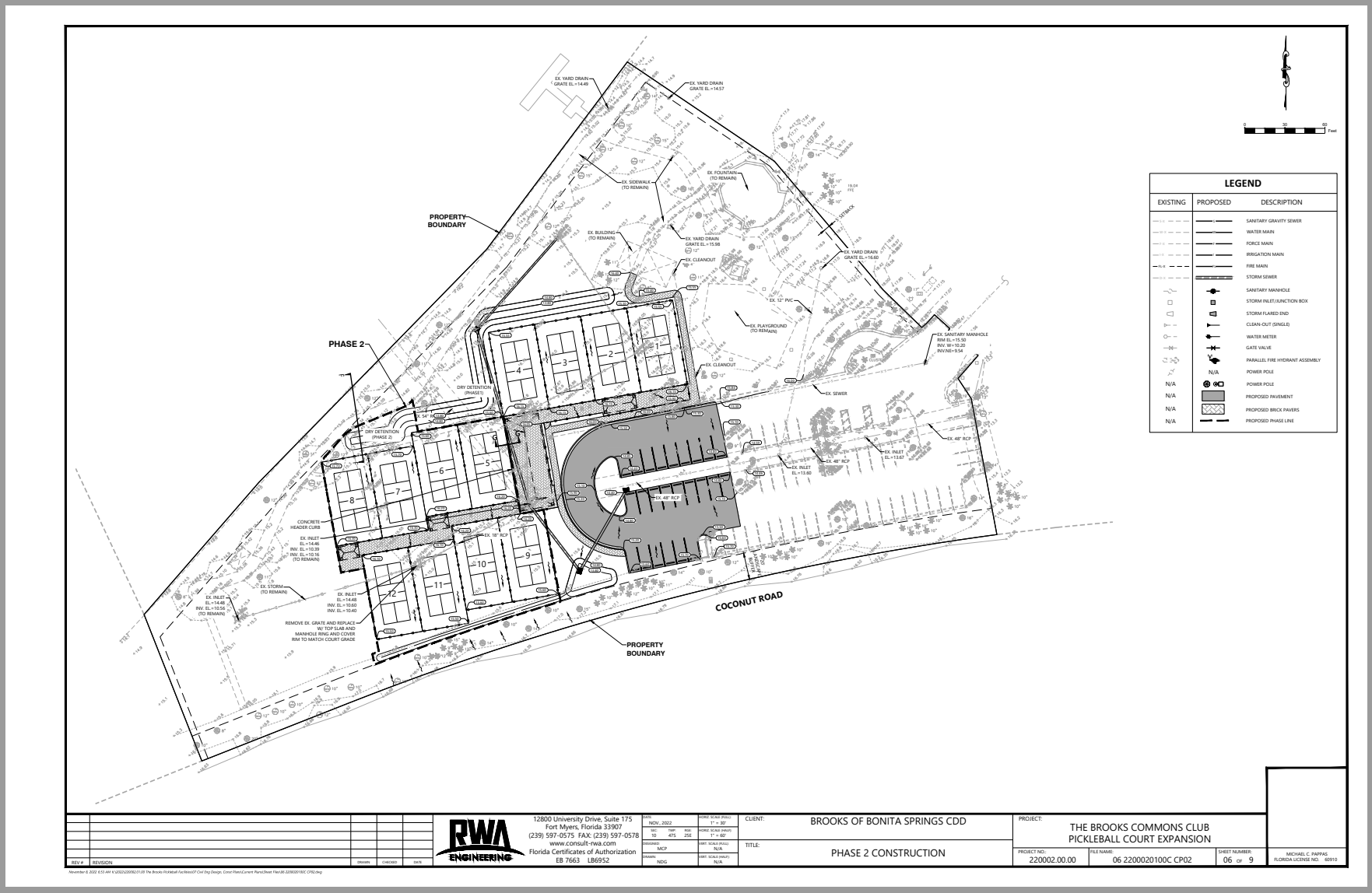
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|---------------------------------------------------------------------------------------------------|--------------------------------|------|-----------------------------|
| <b>STANDARD ABBREVIATIONS:</b>                                                                    |                                |      |                             |
| UNLESS OTHERWISE SHOWN, ABBREVIATIONS AND SYMBOLS ARE SET OUT IN FOOT STANDARD INDEX - FY 2020-21 |                                |      |                             |
| AD                                                                                                | AREA DRAIN / ATRIUM DRAIN      | IO   | INSIDE DIAMETER             |
| ADA                                                                                               | AMERICAN WITH DISABILITIES ACT | IRW  | INVERT ELEVATION            |
| AS                                                                                                | ACCESS ASSESSMENT              | IRWG | IRRIGATION                  |
| BPV                                                                                               | BASE PAVED VALVE               | LAB  | LABYRINTH BUFFER EASEMENT   |
| BV                                                                                                | BOTTOM                         | LAC  | LAST ADJUSTED CORRESPONDING |
| CC                                                                                                | CONCRETE                       | LE   | LEFT                        |
| CD                                                                                                | CONCRETE DRAIN                 | LF   | LOW POINT                   |
| CE                                                                                                | CENTERLINE                     | LI   | LEFT LINE                   |
| CF                                                                                                | CONCRETE FLOOR                 | LP   | LOW POINT                   |
| CH                                                                                                | CHIMNEY                        | LS   | LEFT SIDE                   |
| CI                                                                                                | CORNER                         | LS   | LEFT SIDE                   |
| CL                                                                                                | CLEAR                          | LS   | LEFT SIDE                   |
| CM                                                                                                | CONCRETE MASONRY UNIT          | LS   | LEFT SIDE                   |
| CO                                                                                                | CORNER                         | LS   | LEFT SIDE                   |
| CP                                                                                                | CONCRETE PAVEMENT              | LS   | LEFT SIDE                   |
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| JX                                                                                                | CORNER                         | LS   | LEFT SIDE                   |
| JY                                                                                                | CORNER                         | LS   | LEFT SIDE                   |
| JZ                                                                                                | CORNER                         | LS   | LEFT SIDE                   |
| KA                                                                                                | CORNER                         | LS   | LEFT SIDE                   |
| KB                                                                                                | CORNER                         | LS   | LEFT SIDE                   |
| KC                                                                                                | CORNER                         | LS   | LEFT SIDE                   |
| KD                                                                                                | CORNER                         | LS   | LEFT SIDE                   |
| KE                                                                                                | CORNER                         | LS   | LEFT SIDE                   |
| KF                                                                                                | CORNER                         | LS   | LEFT SIDE                   |
| KG                                                                                                | CORNER                         | LS   | LEFT SIDE                   |
| KH                                                                                                | CORNER                         | LS   | LEFT SIDE                   |
| KI                                                                                                | CORNER                         | LS   | LEFT SIDE                   |
| KJ                                                                                                | CORNER                         | LS   | LEFT SIDE                   |
| KL                                                                                                | CORNER                         | LS   | LEFT SIDE                   |
| KM                                                                                                | CORNER                         | LS   | LEFT SIDE                   |
| KN                                                                                                | CORNER                         | LS   | LEFT SIDE                   |
| KO                                                                                                | CORNER                         | LS   | LEFT SIDE                   |
| KP                                                                                                | CORNER                         | LS   | LEFT SIDE                   |
| KQ                                                                                                | CORNER                         | LS   | LEFT SIDE                   |
| KR                                                                                                | CORNER                         | LS   | LEFT SIDE                   |
| KS                                                                                                | CORNER                         | LS   | LEFT SIDE                   |
| KT                                                                                                | CORNER                         | LS   | LEFT SIDE                   |
| KU                                                                                                | CORNER                         | LS   | LEFT SIDE                   |
| KV                                                                                                | CORNER                         | LS   | LEFT SIDE                   |
| KW                                                                                                | CORNER                         | LS   | LEFT SIDE                   |
| KX                                                                                                | CORNER                         | LS   | LEFT SIDE                   |
| KY                                                                                                | CORNER                         | LS   | LEFT SIDE                   |
| KZ                                                                                                | CORNER                         | LS   | LEFT SIDE                   |
| LA                                                                                                | CORNER                         | LS   | LEFT SIDE                   |

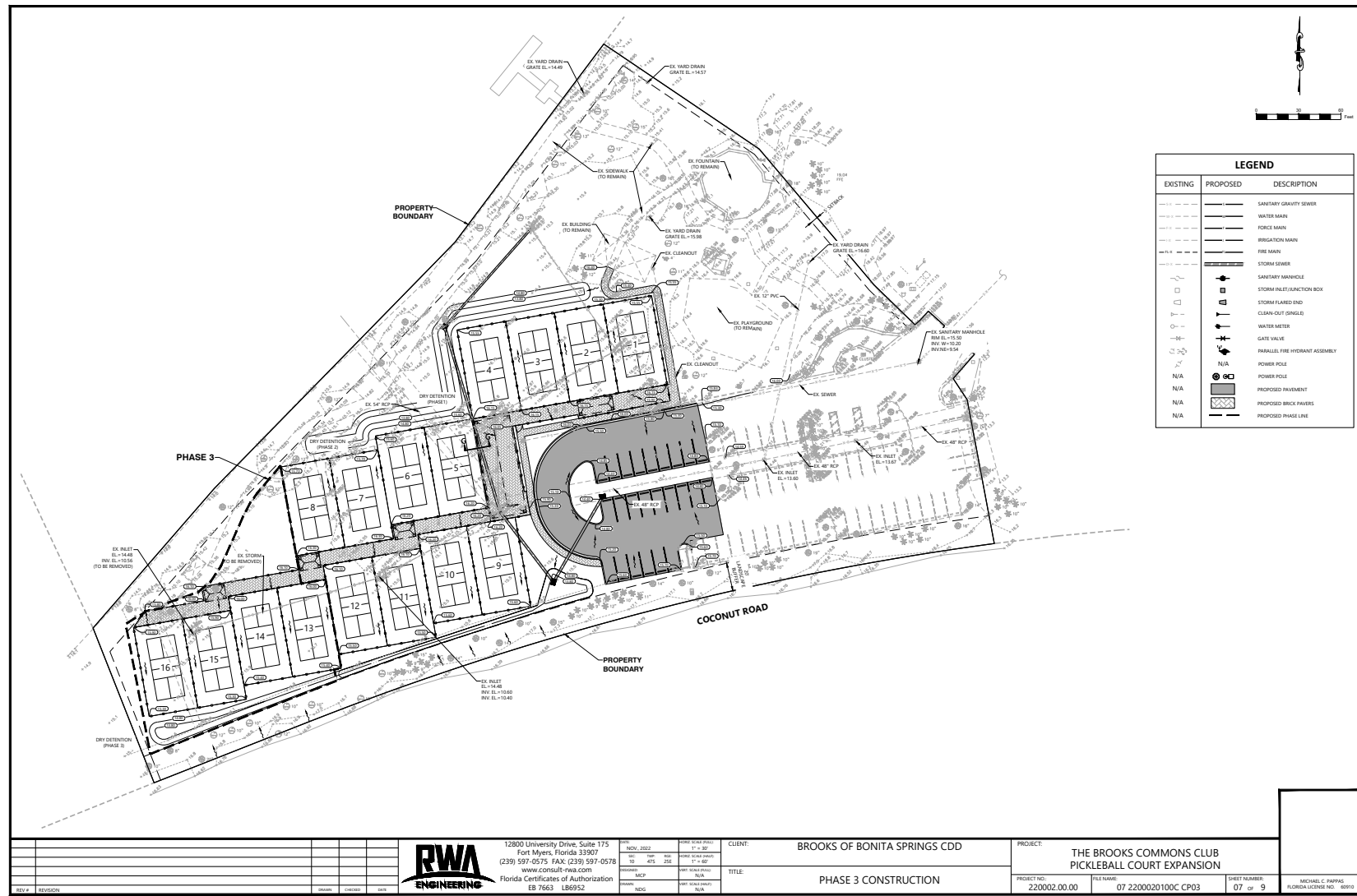




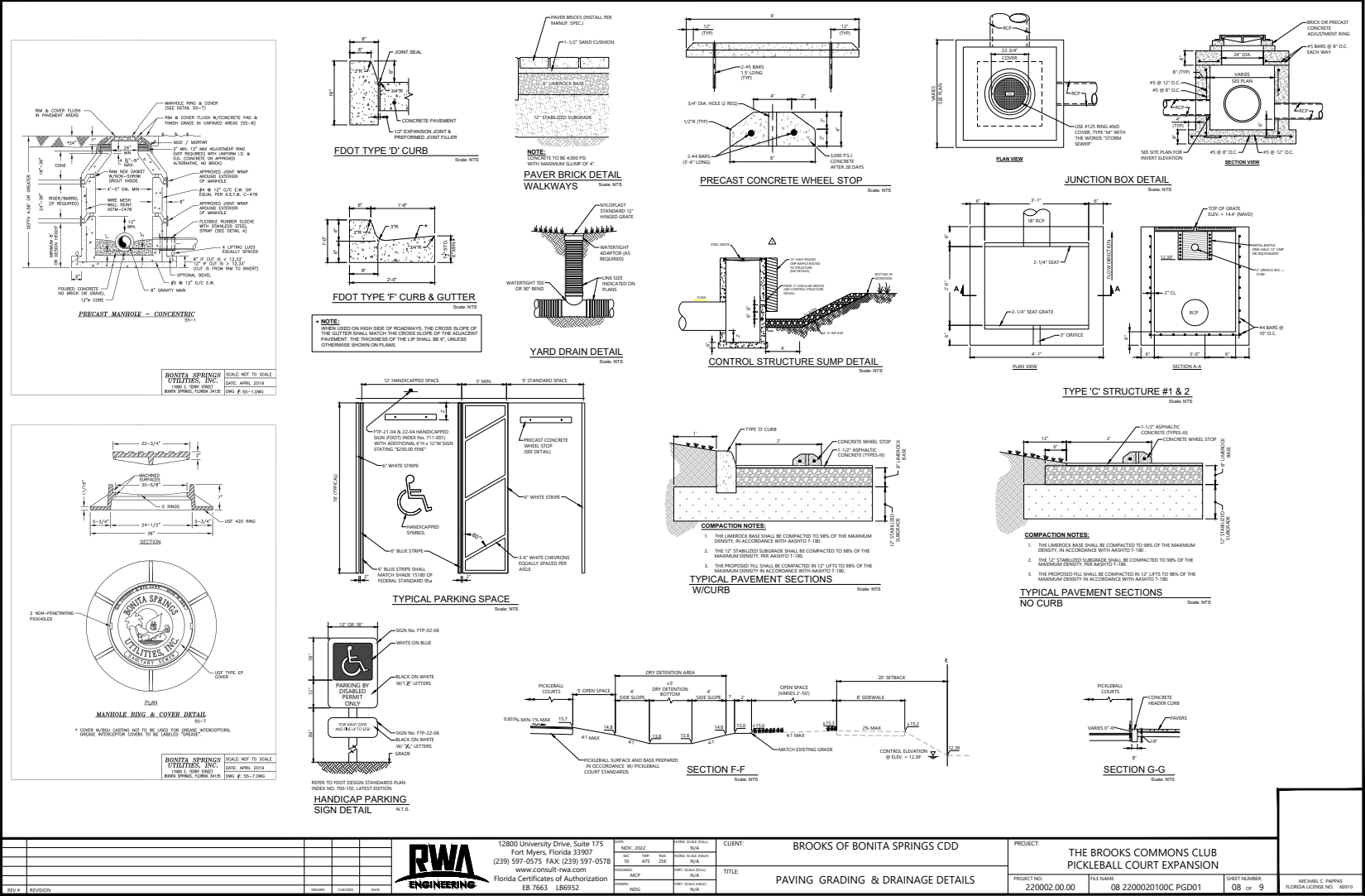








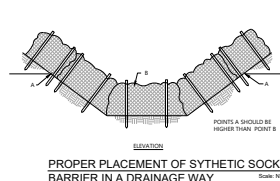




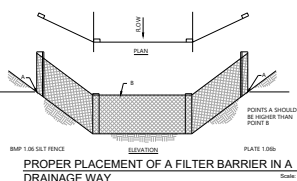


**GENERAL NOTES:**

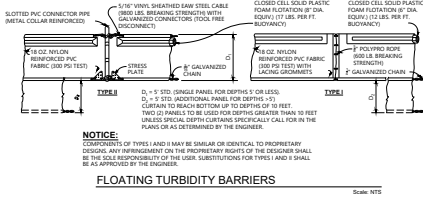
1. PRIOR TO COMMENCEMENT OF CONSTRUCTION, APPROPRIATE EROSION CONTROL DEVICES SHALL BE INSTALLED TO CONTROL AND REDUCE SOIL EROSION AND SEDIMENT TRANSPORT TO OFF-SITE AREAS. THE CONTRACTOR SHALL MAINTAIN THESE DEVICES THROUGHOUT THE DURATION OF CONSTRUCTION. ALL DEVICES SHALL REMAIN IN PLACE UNTIL THE SURROUNDING AREAS ARE STABILIZED.
  2. THE FOLLOWING MINIMUM REQUIREMENTS ARE RECOMMENDED (REFERENCE EROSION CONTROL MANUAL, FDOT, PPS 8-301 TO 8-303).
  3. THESE BEST MANAGEMENT PRACTICES (BMPs) ARE TYPICAL OF REQUIREMENTS FOR SOIL EROSION CONTROL. FOR LOCAL REQUIREMENTS, THEY MAY NOT CONSTITUTE COMPLETE REQUIREMENTS FOR COMPLIANCE WITH REGULATORY AGENCIES AND SPECIFIC PERMIT CONDITIONS.
- A) BMP 101 TEMPORARY GRAVEL CONSTRUCTION ENTRANCE  
B) BMP 103 SYNTHETIC SOCK BARRIER  
C) BMP 104 SILT FENCE  
D) BMP 106 STORM DRAIN PROTECTION



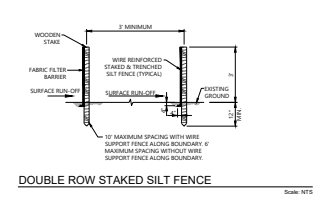
**PROPER PLACEMENT OF SYNTHETIC SOCK BARRIER IN A DRAINAGE WAY**  
Scale: NTS



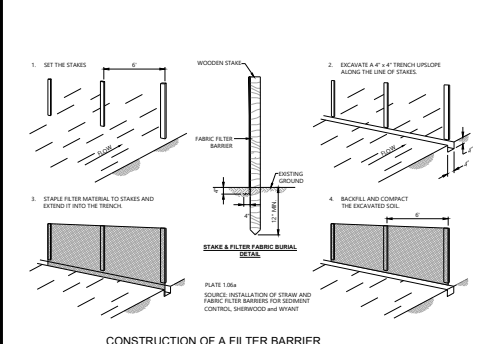
**PROPER PLACEMENT OF A FILTER BARRIER IN A DRAINAGE WAY**  
Scale: NTS



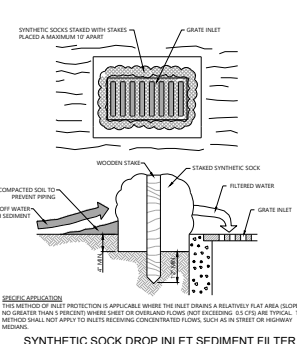
**FLLOATING TURBIDITY BARRIERS**  
Scale: NTS



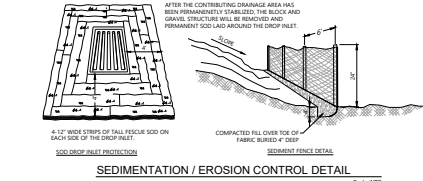
**DOUBLE ROW STAKED SILT FENCE**  
Scale: NTS



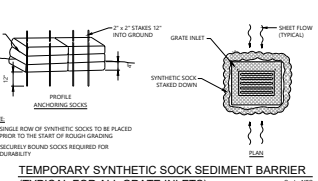
**CONSTRUCTION OF A FABRIC FILTER BARRIER**  
Scale: NTS



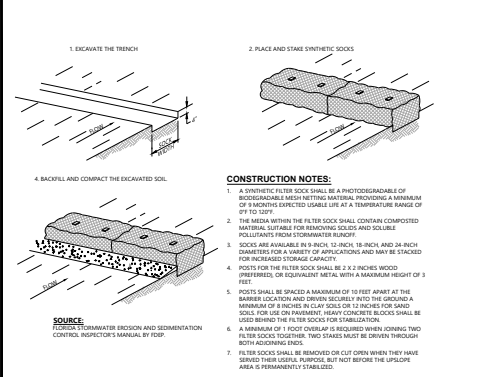
**SYNTHETIC SOCK DROP INLET SEDIMENT FILTER**  
Scale: NTS



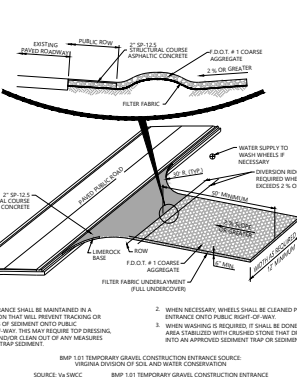
**SEDIMENTATION / EROSION CONTROL DETAIL**  
Scale: NTS



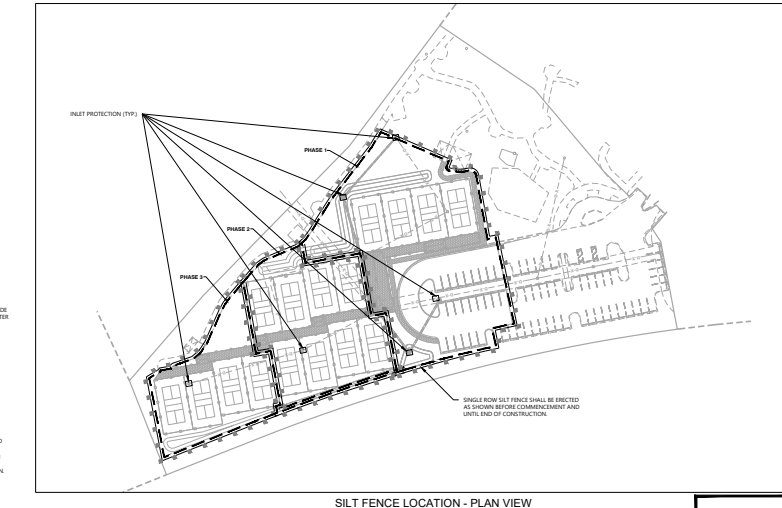
**TEMPORARY SYNTHETIC SOCK SEDIMENT BARRIER (TYPICAL FOR ALL GRATE INLETS)**  
Scale: NTS



**CONSTRUCTION OF A SYNTHETIC SOCK BARRIER**  
Scale: NTS



**TEMPORARY GRAVEL CONSTRUCTION ENTRANCE**  
Scale: NTS



**SILT FENCE LOCATION - PLAN VIEW**  
Scale: 1" = 40'

| REV # | REVISION | DATE | BY | CHKD | APP |
|-------|----------|------|----|------|-----|
|       |          |      |    |      |     |
|       |          |      |    |      |     |
|       |          |      |    |      |     |

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| NOV 2022 | NOV 2022 | NOV 2022 | NOV 2022 | NOV 2022 | NOV 2022 |
|----------|----------|----------|----------|----------|----------|
|          |          |          |          |          |          |
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|         |                              |               |                                                    |
|---------|------------------------------|---------------|----------------------------------------------------|
| CLIENT: | BROOKS OF BONITA SPRINGS CDD | PROJECT:      | THE BROOKS COMMONS CLUB PICKLEBALL COURT EXPANSION |
| TITLE:  | EROSION CONTROL PLAN         | PROJECT NO:   | 220002.00.00                                       |
|         |                              | FILE NAME:    | 09 2200020100C EC01                                |
|         |                              | SHEET NUMBER: | 09 of 9                                            |
|         |                              |               |                                                    |

# **The Brooks of Bonita Springs CDD Commons Club Park & Recreation Area Pickleball Facility Expansion (LDO2022-E051)**

**PLANNING ZONING & DESIGN BOARD  
Public Information Meeting  
January 10, 2023  
4:30 pm**

## **Presentation Overview:**

- Request
- Background
- Plan Details
- Status & Timeline

## **Request:**

- Limited Development Order (LDO2022-E051)
  - Phased Expansion of Existing Pickleball Facility
    - Up to 16 Pickleball Courts and Supporting Infrastructure

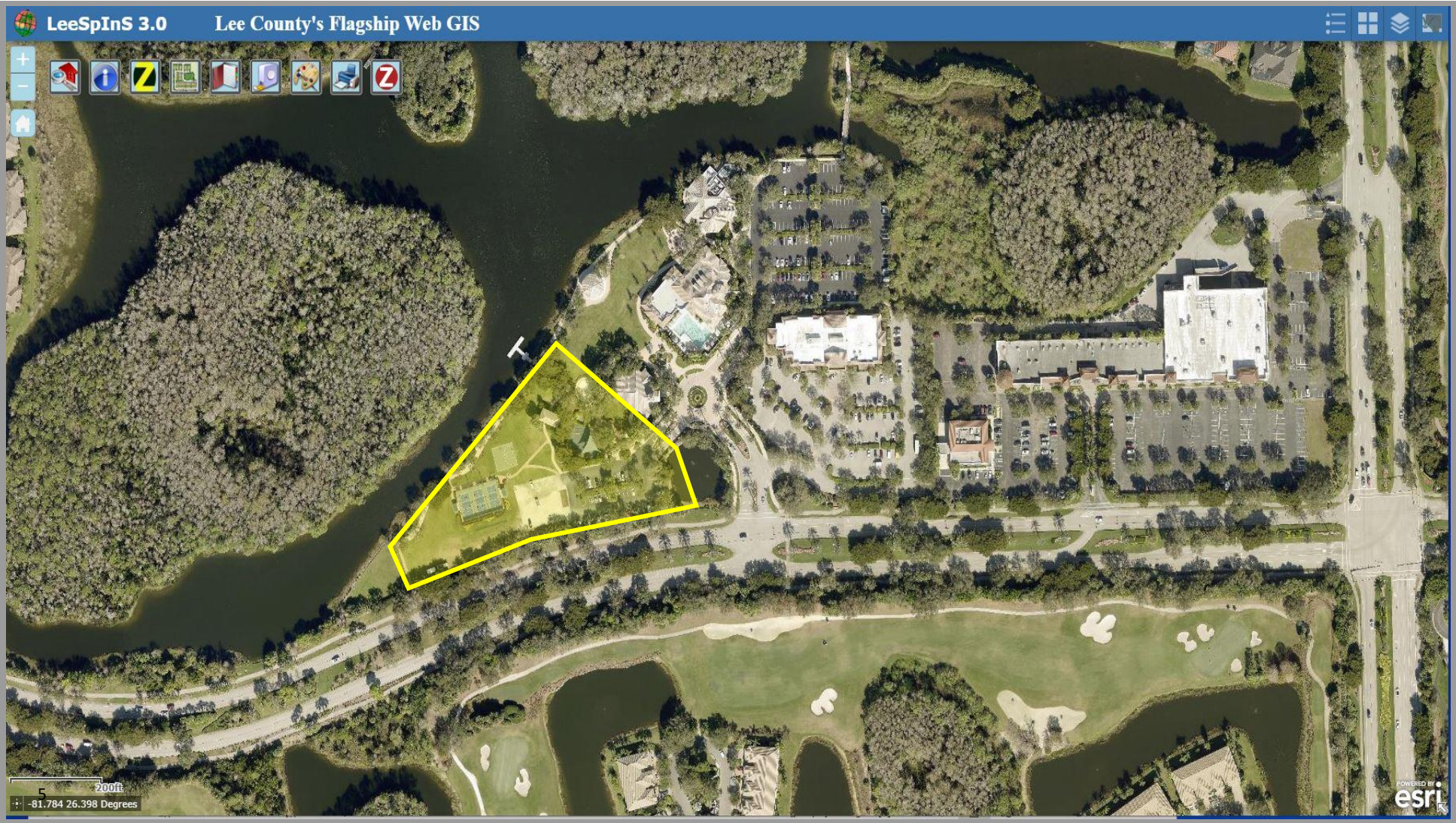
## **Background:**

- 3 existing pickleball courts (LDO2015-00095) and 3 future courts approved (LDO2017-E013)
- Extremely high demand for more pickleball courts
- CDD Board directive to seek approval to expand existing facility



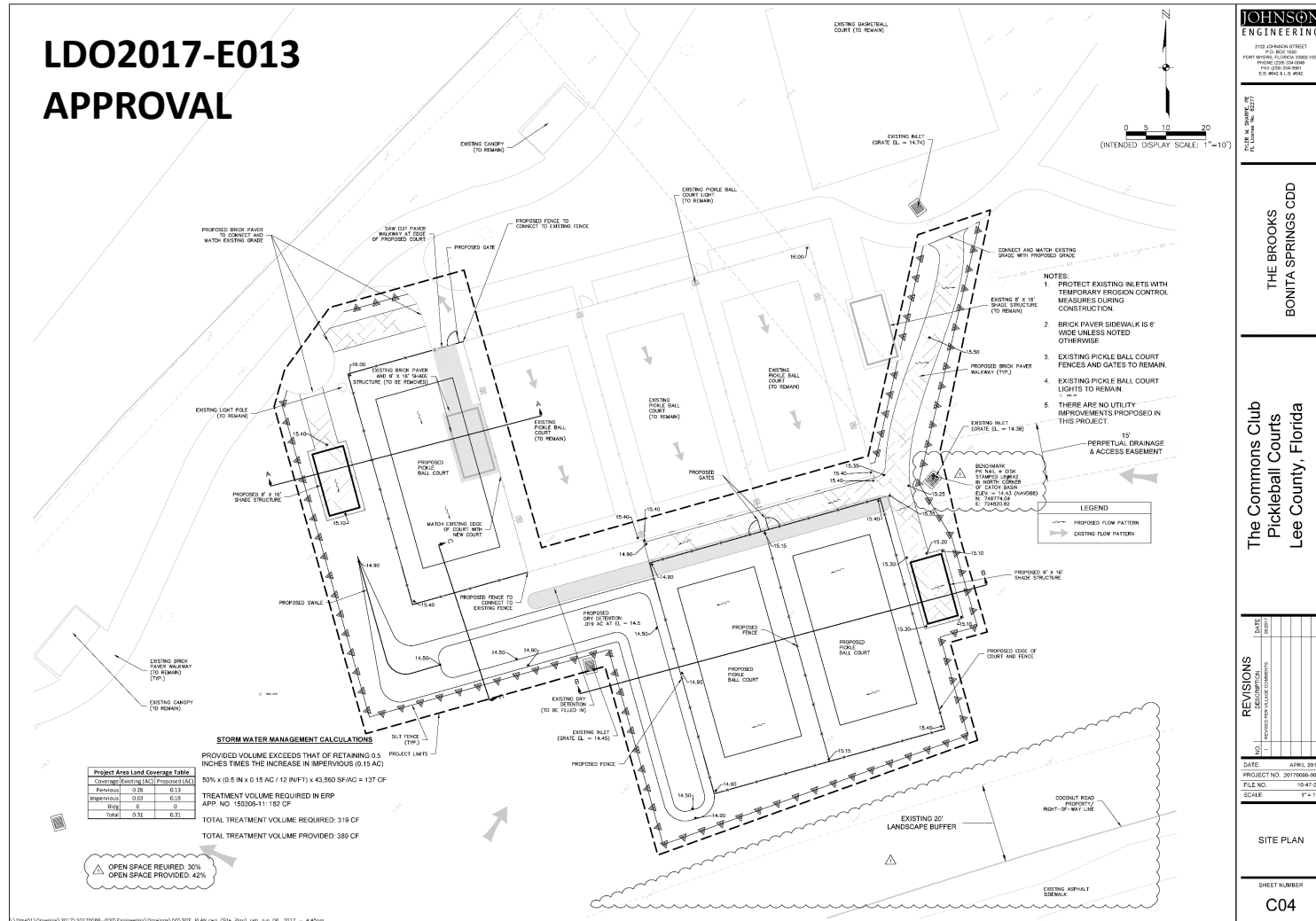


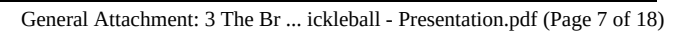


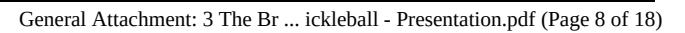


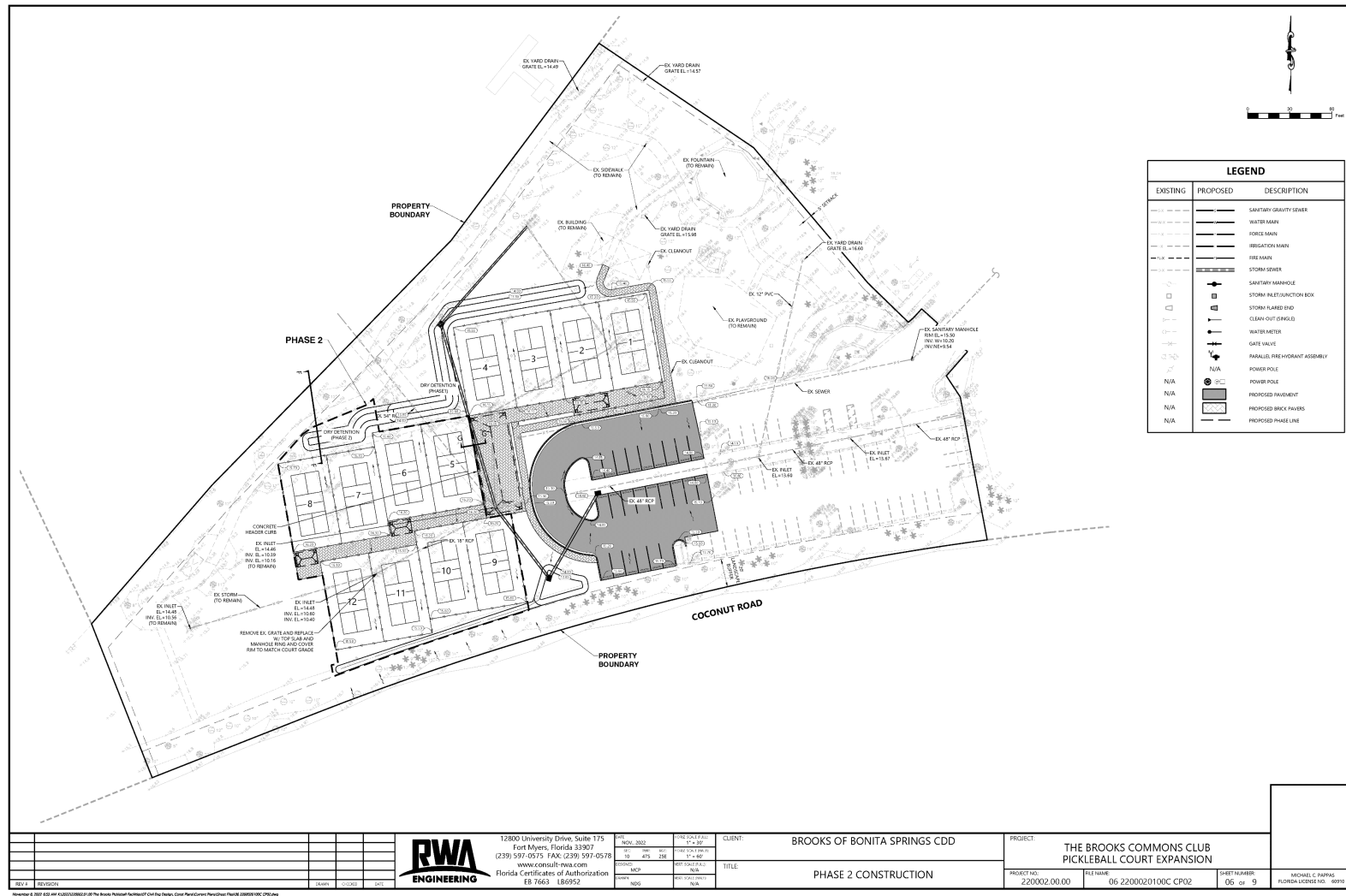


**LDO2017-E013**  
**APPROVAL**







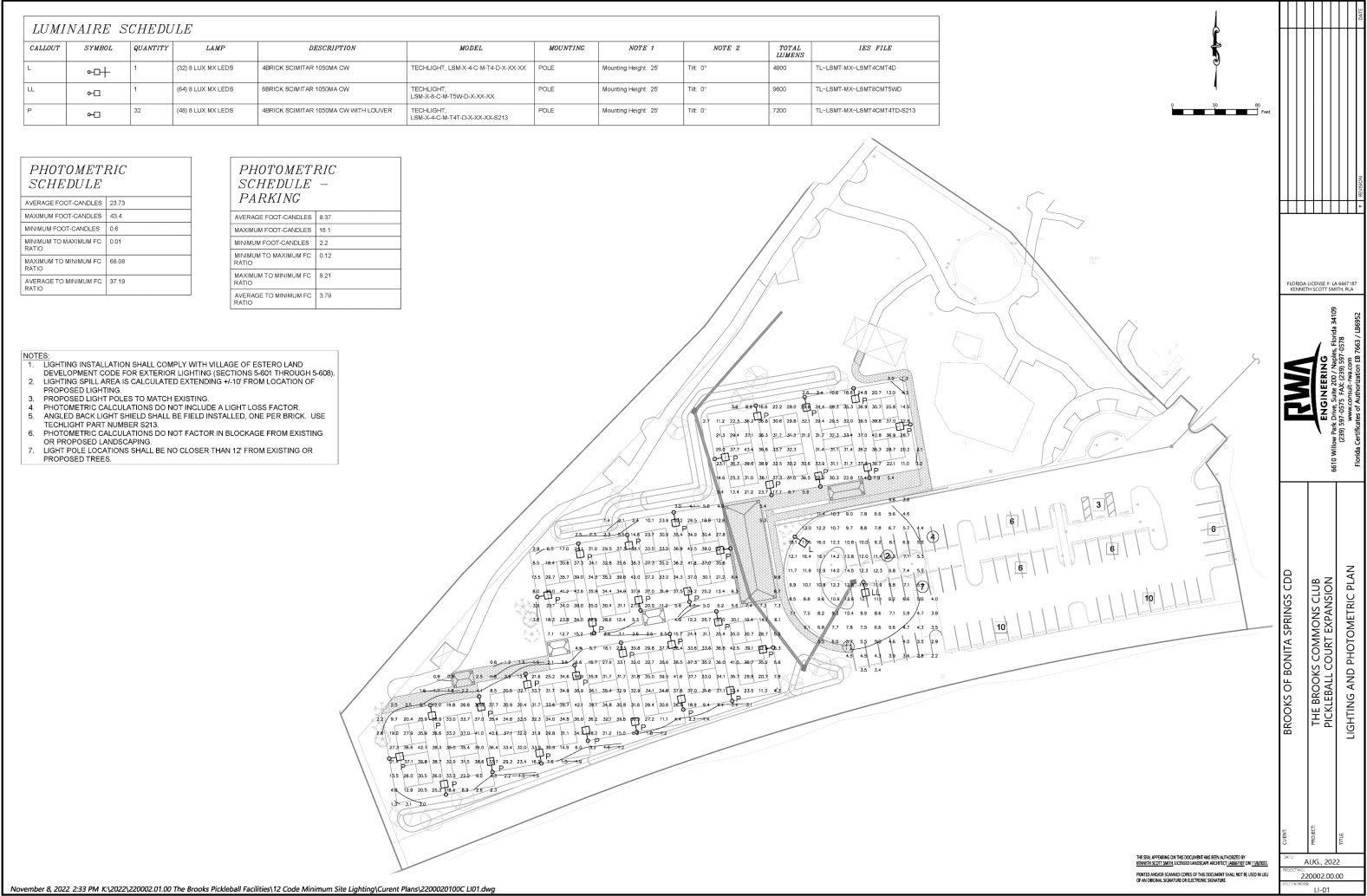












## **Status and Timeline:**

- Application under review with Village Staff
- Required public hearings:
  - PZDB – Date TBD

# Questions?

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