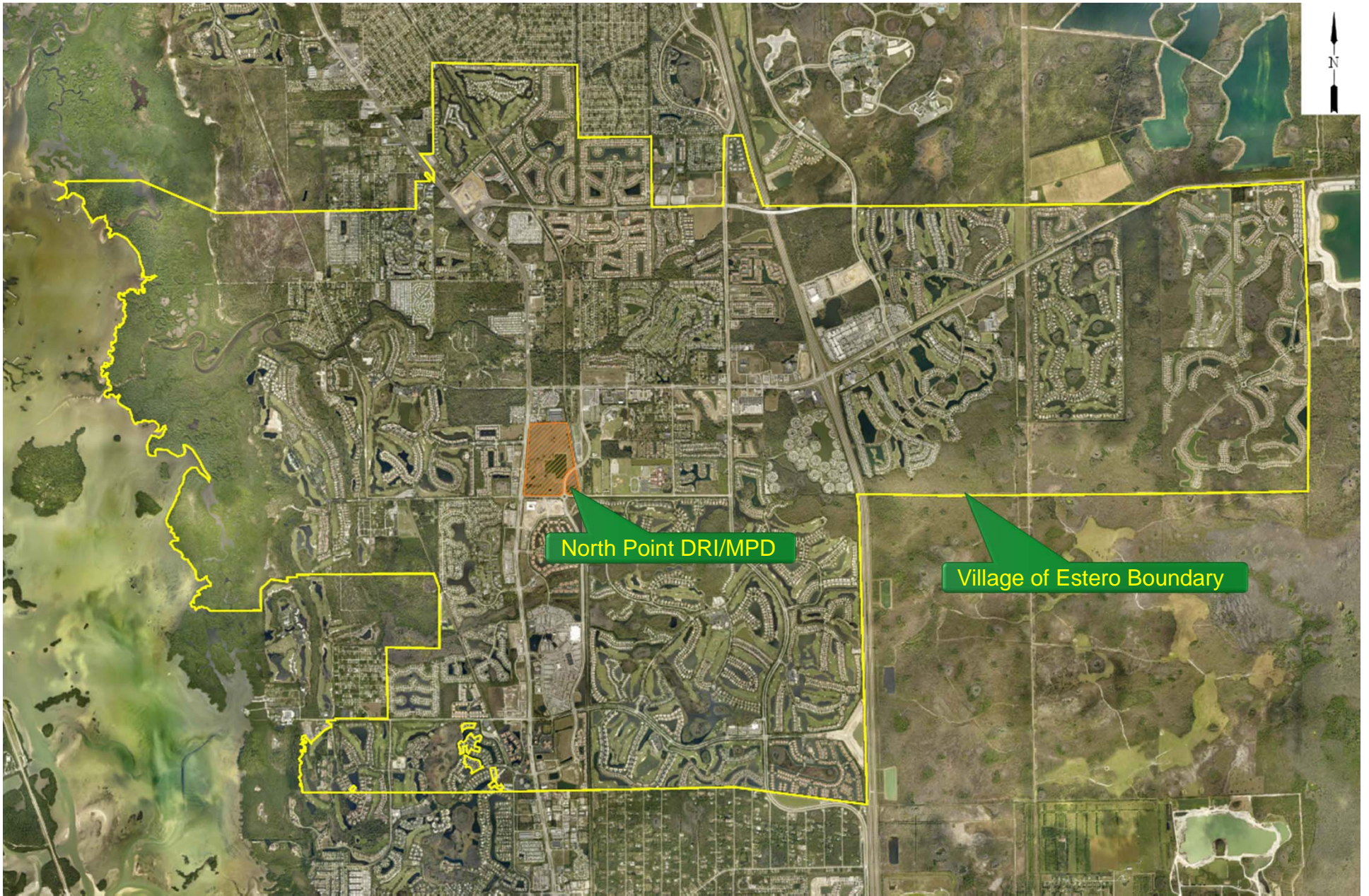


NORTH POINT DRI/MPD

Village of Estero

Planning and Zoning Board Information Meeting

June 30, 2015



North Point DRI/MPD

Village of Estero Boundary

AERIAL LOCATION MAP



North Point DRI/MPD

Approved Development of Regional Impact

Approved Mixed Use Planned Development

Proposing to Amend Both DRI/MPD to Add Development Flexibility

Modifications Necessary to Respond to

- Demographic
- Economic and
- Land Use Market Demand for Residential

Economist on Team to Assist With Market Analysis.

ested DRI

Transportation Mitigation Payment - \$4,067,170

- The proportionate share obligation has been paid in full and the external trips are vested.
- Donation of 2.8+/- acres for Via Coconut Extension (\$500,000+ Value)
- Payment of \$204,000 for proportionate share of Via Coconut roundabout.

Site Summary

	<u>APPROVED</u>	<u>PROPOSED</u>
Total Site	99.71 +/- Acres	99.71 +/- Acres
Dwelling Units	150	600
Hotel Units	150	150
Retail	550,000 Square Feet	300,000 Square Feet*
Office	120,000 Square Feet	120,000 Square Feet
Building Height	75 Feet	60 Feet
Types of Dwelling Units	Multi-Family	Multi-Family Single Family Townhome Zero Lot Line Two-Family Attached

Conversion table will allow for increase in commercial to respond to changing conditions.

Key Site Attributes

Strong Population Growth in Estero

Existing Roadway Network and All Direction Site Access

Central Coastal Location

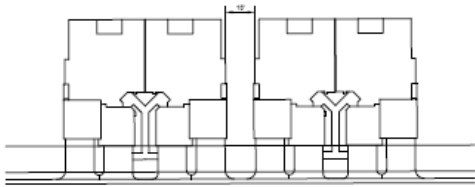
Proximity to Existing Regional Facilities

- FGCU
- 3 Regional Shopping Destinations
- Southwest Florida International Airport

APPROVED MASTER PLAN

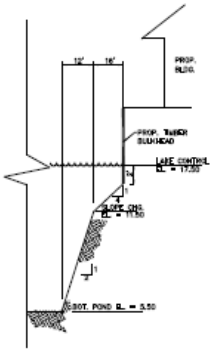
PROJECT SUMMARY

PROJECT SIZE: ±102.6 Ac.
 REQUIRED OPEN SPACE: ±31.5 Ac.
 MINIMUM REQUIRED INDIGENOUS VEGETATION: N/A



DEVIATION 2

N.T.S.

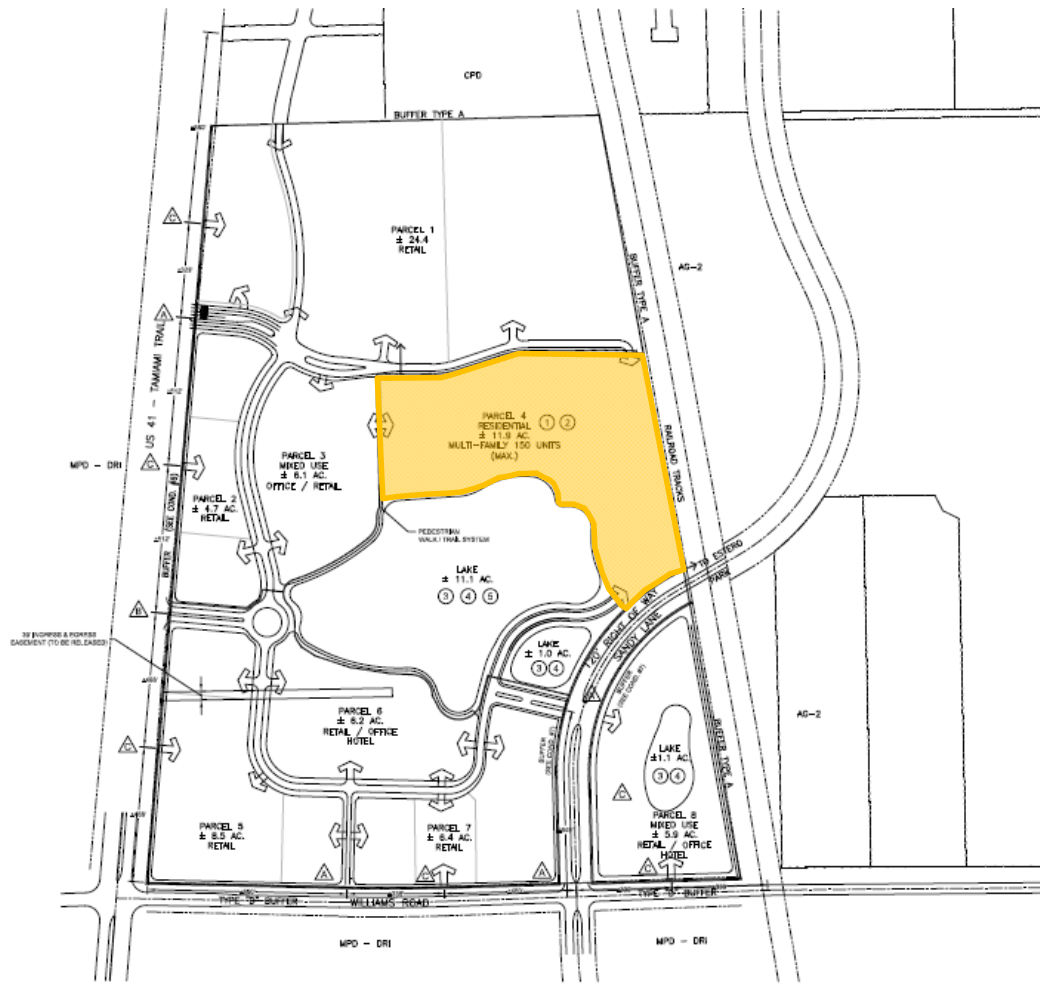


DEVIATION 4

N.T.S.

SCHEDULE OF DEVIATIONS

1. Withdrawn
2. Deviation from LDC Section 34-935 (4) which requires minimum building separation to be one-half of the sum of their heights, or 20 feet, whichever is greater to be reduced to a 15 foot minimum building separation. Approved with conditions.
3. Deviation from LDC Section 34-329(a)(1) which requires a 25 foot setback for water retention along local roadways. This deviation would allow lakes within the project to be located within 20 feet of a roadway. Approved with conditions.
4. To Deviate from LDC Section 10d(4) which requires a 4:1 bank slope from the top of the excavation to a water depth of four feet below the dry season water table to allow a vertical drop off to two feet below control elevation then a 4:1 slope to 4' feet below the dry season water table to allow a maximum of 30% of any lake edge to incorporate bulkheads. Approved with conditions.

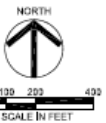


SURROUNDING ZONING AND LAND USES

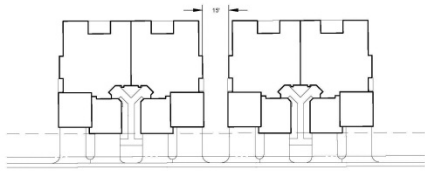
ZONING:	EXISTING LAND USES:
NORTH AG-2 / CPD	RETAIL
SOUTH MPD	PASTURE LANDS / SIMON SUNCOAST
EAST RPD / AG	VACANT TRACTS, CHURCH
WEST MPD	U.S. 41, VACANT COMMERCIAL

LEGEND

- ⊙ Deviation
- ⊕ Full Entrance
- ↔ Left In - Right In / Right Out Entrance
- ⚠ Right In / Right Out Entrance
- Pedestrian / bike way

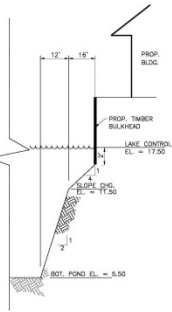


PROPOSED MASTER PLAN



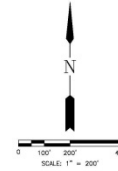
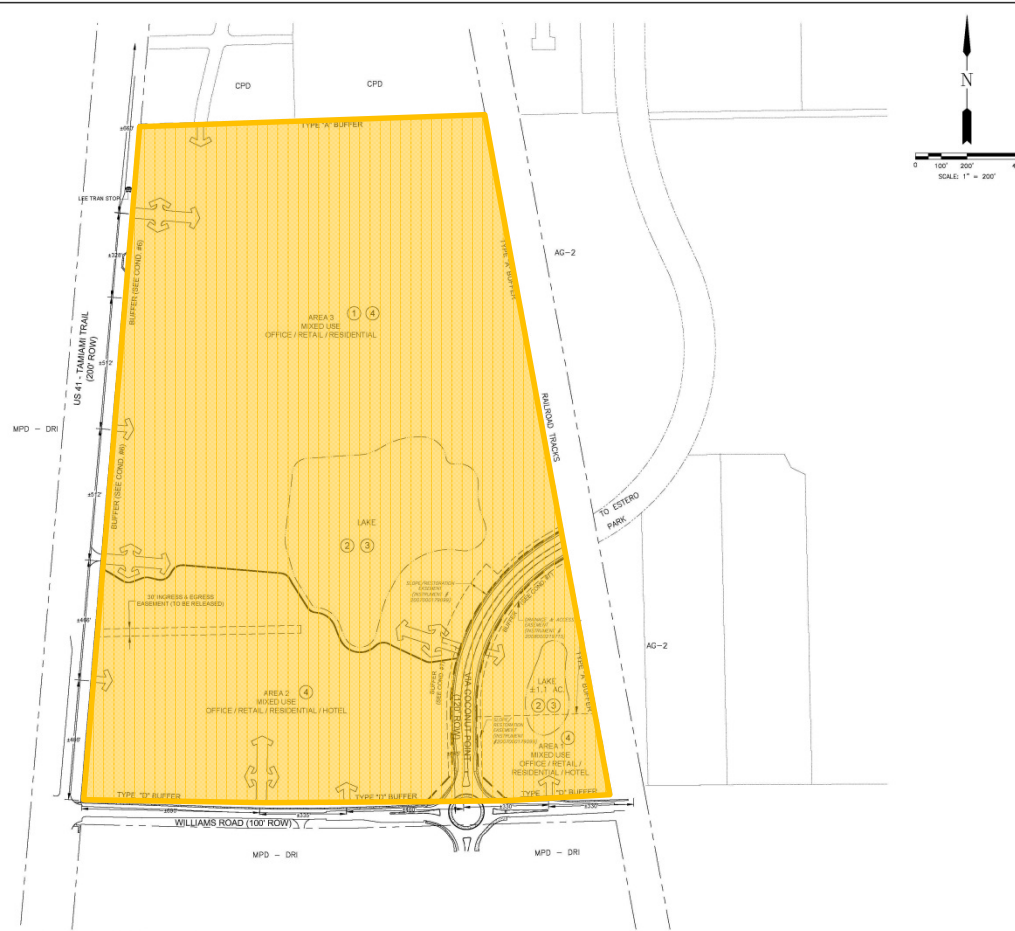
DEVIATION 1

N.T.S.



DEVIATION 3

N.T.S.



SURROUNDING ZONING AND LAND USES

ZONING:	EXISTING LAND USES:
NORTH SOUTH ESTERO COMMERCIAL CENTER CPD CORSCREW VILLAGE SHOPPING CENTER CPD	GAS STATION, CAR WASH, RESTAURANT, RETAIL CENTER AND STORAGE FACILITY RETAIL SHOPPING CENTER
SOUTH COCONUT POINT MPD	WILLIAMS ROAD, HERTZ HEADQUARTERS AND UNDEVELOPED COMMERCIAL
EAST SPIGEL CPD / AG-2	VACANT TRACTS, CHURCH, DRIVING RANGE
WEST CAMARDO TRUST MPD	U.S. 41, RESTAURANT, BANKS, RETAIL CENTER AND UNDEVELOPED COMMERCIAL
	WEST BAY CLUB/RIVER RIDGE RPD

LEGEND

Deviation

GENERAL NOTES

- LEE TRAIL ROUTE 240 HAS A DEDICATED STOP LOCATED AT THE SOUTH AND NORTH ENDS OF THE PROJECT. THE PROJECT HAS ACCESS TO THESE BUS STOPS VIA SIDEWALK.
- ALL SERVICE AREAS WILL BE LOCATED BEHIND BUILDINGS OR SHIELDED FROM VIEW FROM ADJACENT RIGHT-OF-WAYS.

AREA	499.71 AC.
SPACE	425.91 AC.
INDIGENOUS VEGETATION	N/A
TOTAL	300,000
OFFICE	120,000
HOTEL	150 ROOMS
RESIDENTIAL	600 UNITS

LEGEND

DESIGNED BY:	S.U.
DRAWN BY:	S.U.
APPROVED:	S.U.
D.W.A.	
JOB CODE:	BCOPS
1	04/2015 REVISED PER COUNTY REVIEW 1 COMMENTS
S.U.	



Civil Engineers • Land Surveyors • Planners • Landscape Architects
 Cert. of Auth. EB 0000151 Cert. of Auth. LB 0000151

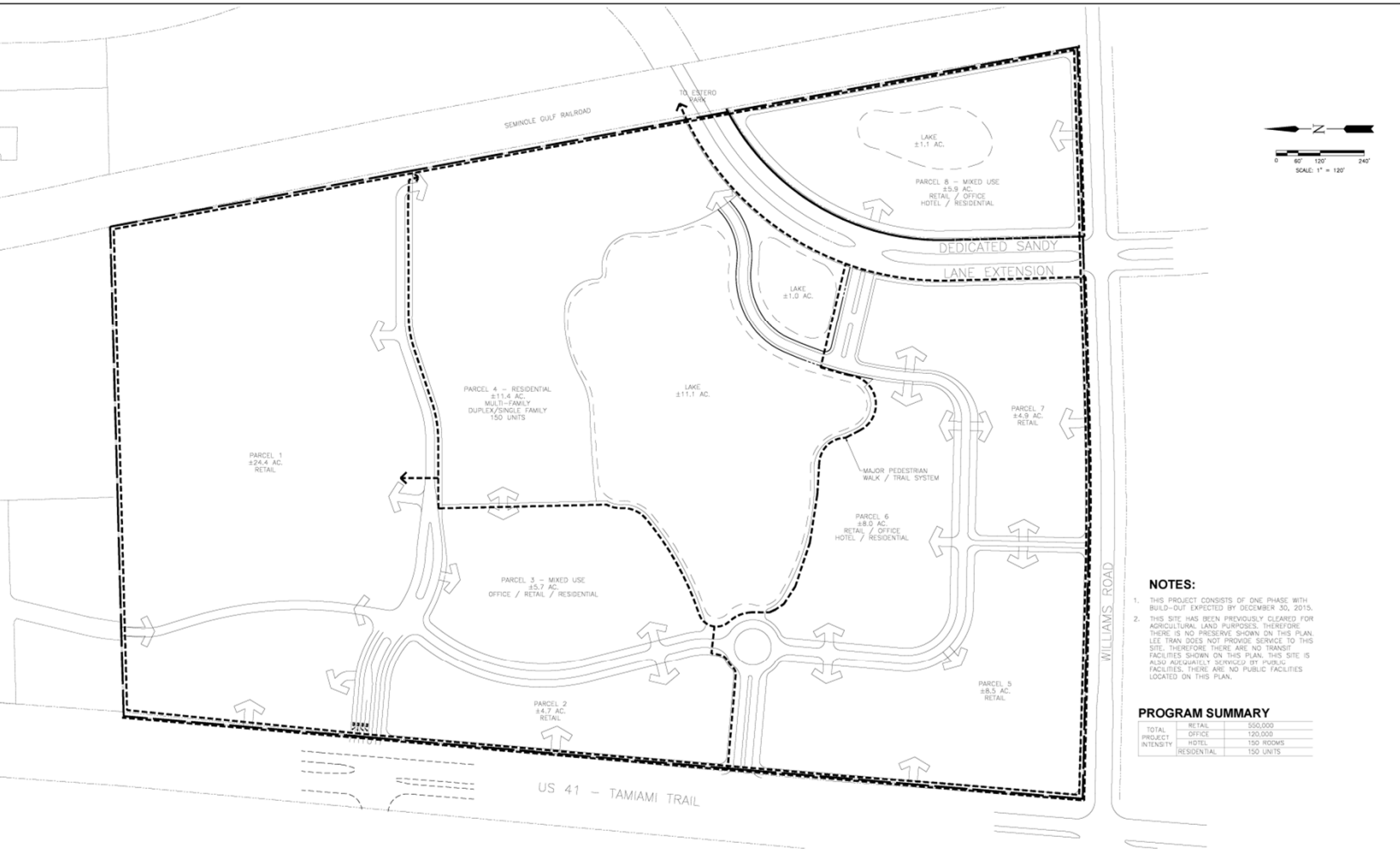
O. Grady Minor and Associates, P.A.
 3800 Via Del Rey
 Bonita Springs, Florida 34134
 Business LIC 20000266

NORTH POINT DRI/MPD

MASTER CONCEPT PLAN

MUNICIPALITY:	LEE COUNTY
REG./TRANSIT/ENG	33/485/25E
DATE:	FEBRUARY 2015
FILE NAME:	2015_PDA (REV) 04-2015

APPROVED MAP H



- NOTES:**
1. THIS PROJECT CONSISTS OF ONE PHASE WITH BUILD-OUT EXPECTED BY DECEMBER 30, 2015.
 2. THIS SITE HAS BEEN PREVIOUSLY CLARIFIED FOR AGRICULTURAL LAND PURPOSES. THEREFORE, THERE IS NO PRESERVE SHOWN ON THIS PLAN. LEE TRAN DOES NOT PROVIDE SERVICE TO THIS SITE. THEREFORE, THERE ARE NO TRANSIT FACILITIES SHOWN ON THIS PLAN. THIS SITE IS ALSO ADEQUATELY SERVICED BY PUBLIC FACILITIES. THERE ARE NO PUBLIC FACILITIES LOCATED ON THIS PLAN.

PROGRAM SUMMARY

TOTAL	RETAIL	100,000
PROJECT	OFFICE	120,000
INTENSITY	HOTEL	150 ROOMS
	RESIDENTIAL	150 UNITS

NOPC - SECOND AMENDMENT

LEGEND

DESIGNED BY:	CDM
DRAWN BY:	SU
APPROVED:	DNA
JOB CODE:	NPD02

GradyMinor
 Civil Engineers • Land Surveyors • Planners • Landscape Architects
 CERT. OF AUTH. EB 0005151 CERT. OF AUTH. LB 0005151
 Bounta Springs 239.947.1144
 Fort Myers 239.690.4390
 North Port 941.426.3638
 Naples 239.444.2297
 BUSINESS LIC 29000266

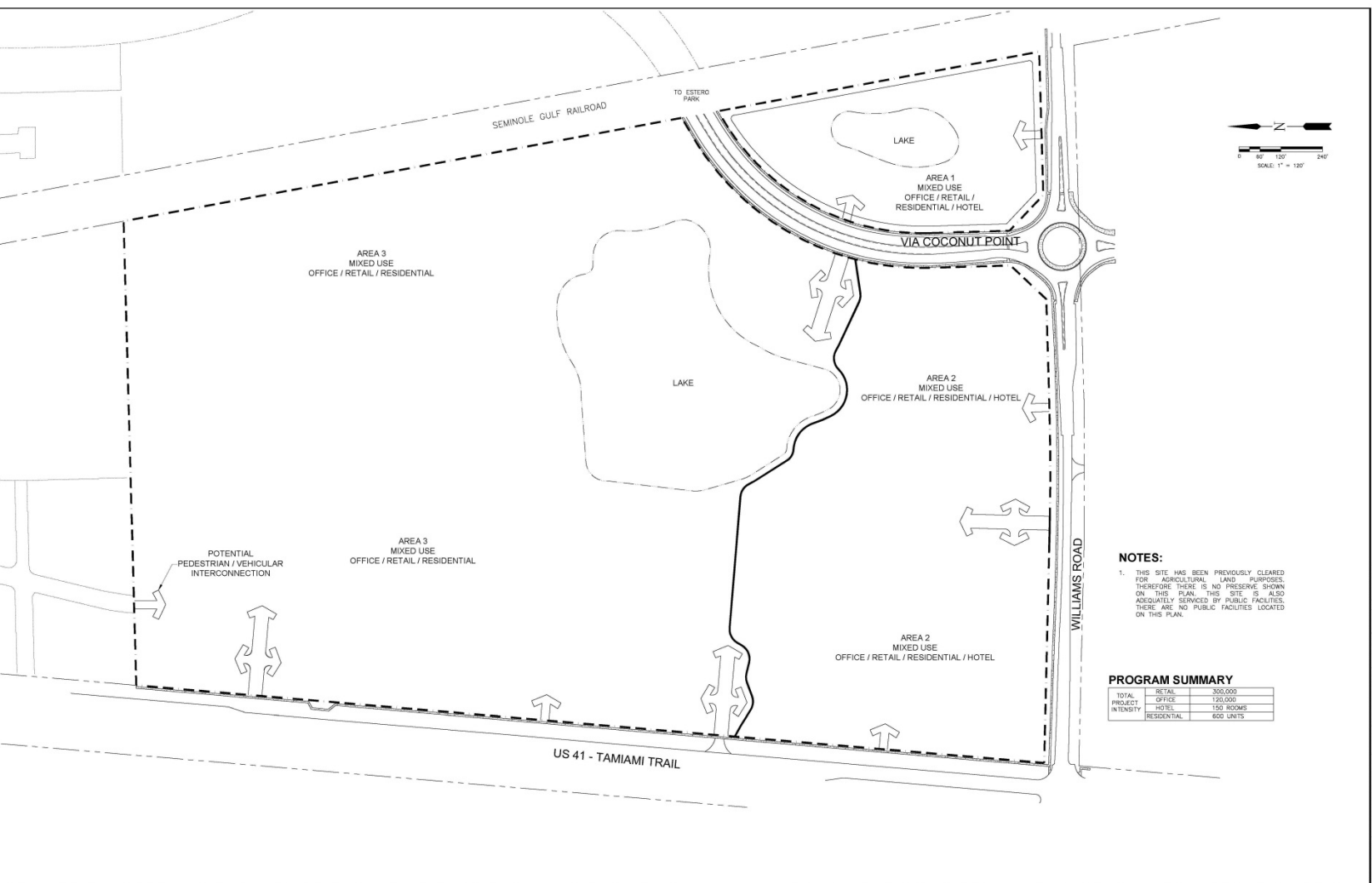
NORTH POINT DRI/MPD

MAP H
MASTER DEVELOPMENT PLAN

MUNICIPALITY:
 LEE COUNTY
 REC/ENR/SO/ENG
 33/485/236
 DATE:
 JANUARY 2011
 FILE NAME:
 MAP # Z-11-025

LOCALITY/STATE/PLANNING DISTRICT - TAMPA/FLORIDA/MPD # Z-11-025.DWG - 2/16/2010 3:28 PM

PROPOSED MAP H



Estero Market Opportunity Assessment – Final Report

Over 30% of Estero's population is comprised of part-timer households *With 30% of the population not present for more than six months per year, Estero does not operate at full economic capacity.* That said, the annual retail sales at major retail centers in Estero don't show significant negative impacts from this less than year-round population. This is in large part due to the ability of these centers to draw retail sales from surrounding market areas. Nonetheless, future major retailers will want to see a higher-percentage of year-round residents to help offset the increasingly competitive retail environments of Lee and Collier Counties.

Limited employed local labor force – *The demographics of Estero, with a high percentage of residents aged 65 and over, limits the number of residents considered in the labor force.* According to the Census Department, over 50% of households in Estero reported no workers present. These factors are combined with the limited number of industries currently operating in Estero. The presence of Hertz in the community will help create a higher number of desirable local jobs with good annual wages.”

Estero Market Opportunity Assessment – Final Report

Land over-zoned for retail uses – *Based on an assessment of current and future demand for new retail uses in the Estero market, the community has been determined to have an over-abundance of land zoned for retail uses.* Future population growth and increased tourism is expected to provide future demand for less than 1 million square feet of new retail/commercial space over the next 20 years. Using an average ratio of 4-to-1 for the amount of land needed to support future retail buildings, all future retail development would result in the need for approximately 92 acres of future retail-zoned land demand. The amount of land needed would be lower if future retail was built more densely or as part of mixed-use development.

Potential shortage of residential land to support future growth – *The return of a strong growth rate in Estero over the next decade could lead to a shortage of available residential land for new development.* If Estero was to grow by another 8,000 to 10,000 year-round and part-time residents over the next 10 years, there would be a need for at least 800 to 1,000 residential acres. At an average household size of two persons per residence, a minimum of 4,000 new units would be needed to support population growth of 8,000 residents. At a residential density of 4 units per acre, a minimum of 1,000 acres would be needed. A housing demand analysis conducted by PELOTON RESEARCH PARTNERS as part of this report reveals that 832 acres of residential land may be needed by 2020, if new residential development is provided at 4 units per acre.”

Estero Market Opportunity Assessment – Final Report

Ample commercial land available for rezone – *Estero has land zoned for approximately 6.5 million square feet of retail and commercial space. Approximately 3.5 million square feet of retail space currently exists in Estero and over 3 million additional square feet are zoned. Projected demand is for less than 1 million square feet of retail and commercial space, including 185,000 square feet to be attributed to a new Wal-Mart in 2014. A portion of this excess retail land can be converted to residential uses to support projected future household growth in Estero. (See Estero Future Retail Demand for further information)."*

Future Land Use Changes – Moving forward, Estero has some key land use issues that need careful attention in the near future. *Estero appears over-zoned for retail and commercial uses given the projected future population growth, business growth, and potential demand."*

The year-round 65 and older household segments in Estero are projected to continue to be the most dominant age groups in Estero for the foreseeable future."

Proposed Amendment

Changing Demographic

Commercial Market Characteristics

Residential Demand Increasing

Continued Mixed Use Concept - Likely Not Regional Retail

Flexibility to Respond to Changing Conditions Within Mix of Uses

The traffic impact of the proposed changes are 13% less than the traffic impact of the original entitlements if all potential residential units are used.

A \$4,067,170 mitigation payment has already been paid.