

# Volunteers of America

Continuing Care Retirement Community

Village of Estero  
Public Information Meeting  
July 21, 2015



# Volunteers of America CCRC

- ❑ Bob Mulhere, Planning Director, Hole Montes
- ❑ Paula McMichael, Senior Planner, Hole Montes
- ❑ Charlie Krebs, Professional Engineer, Hole Montes
- ❑ Bill Prysi, Landscape Architect, Land Architects Inc.
- ❑ Ted Treesh, Transportation Engineer, TR Transportation Consultants
- ❑ Charles Basinait, Henderson Franklin, Land Use Attorney
- ❑ Kevin Ahmadi, Volunteers of America, Gulf Coast Village
- ❑ Joel Holmes, Greystone Communities

# Aerial



# Volunteers of America CCRC

## □ Location:

- 21.36 acres located at the Northeast corner of Sandy Lane and Corkscrew Road
- Current zoning - commercial - CPD – 2 zoning resolutions – 243,000 SF retail/office
- Proposed zoning – residential – RPD – 340 bed Continuing Care Retirement Community



# Volunteers of America Facts and Figures

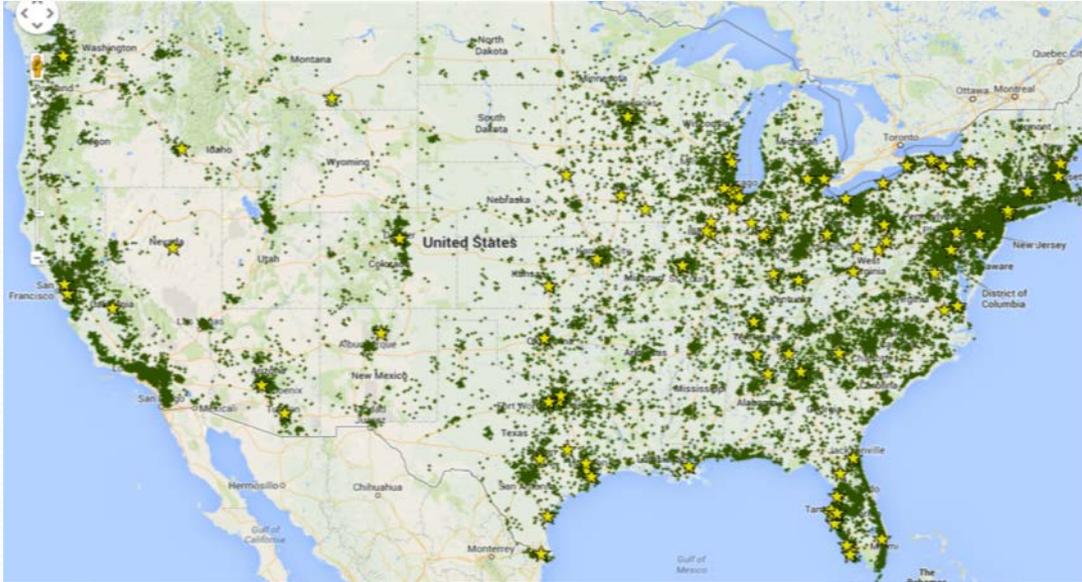
<b>Founded</b>	March 8, 1896
<b>Employees</b>	Over 16,000
<b>Volunteers</b>	Approximately 65,000
<b>People Served</b>	More than 2 million annually (19,000 units of housing)
<b>Financial</b>	Combined revenues of ~\$1.3 billion in FY2014





## Florida Experience

- Gulf Coast Village – Cape Coral
- The Terraces – Bonita Springs
- East Ridge – Cutler Bay
- University of Central Florida – Orlando
- Fleet Landing - Jacksonville
- The Village – Gainesville
- La Posada – Palm Gardens Beach
- University Village – Tampa
- The Moorings – Naples
- Glenmore - Jacksonville



# Gulf Coast Village

Established in 1989

Gulf Care Inc. is a solutions provider housed in a CCRC,  
employing over *420+*

## Current Offerings

157 Independent Living Apartments

51 Assisted Living Units

24 Memory Support Beds

85 Skilled Nursing Beds

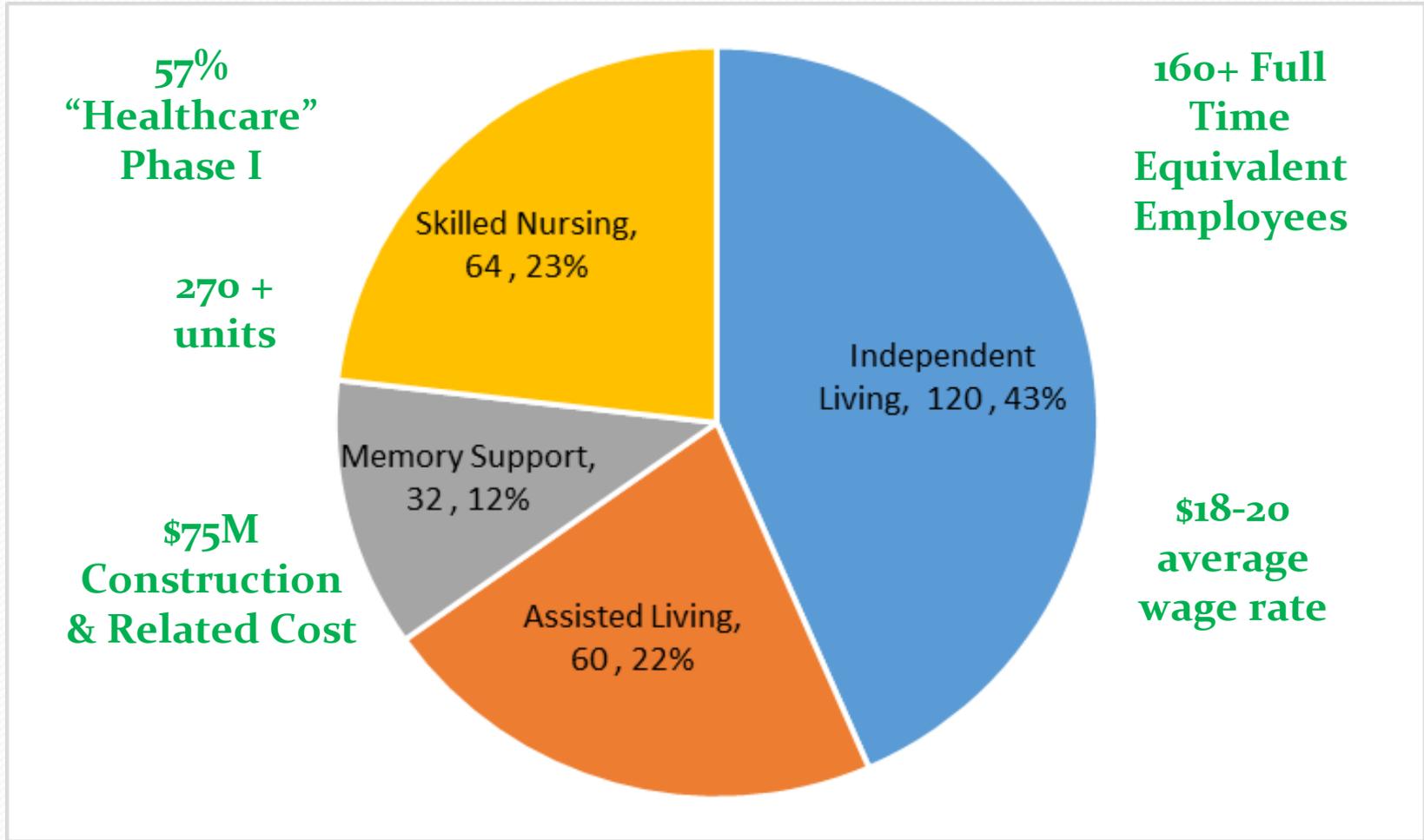
Home Health & Outpatient Rehabilitation

Senior Choice At Home (CCRC @ Home)

Dining - Catering Services



# Estero Business Model



# Aerial



# Current Approval - Proposed

## □ Current Approval:

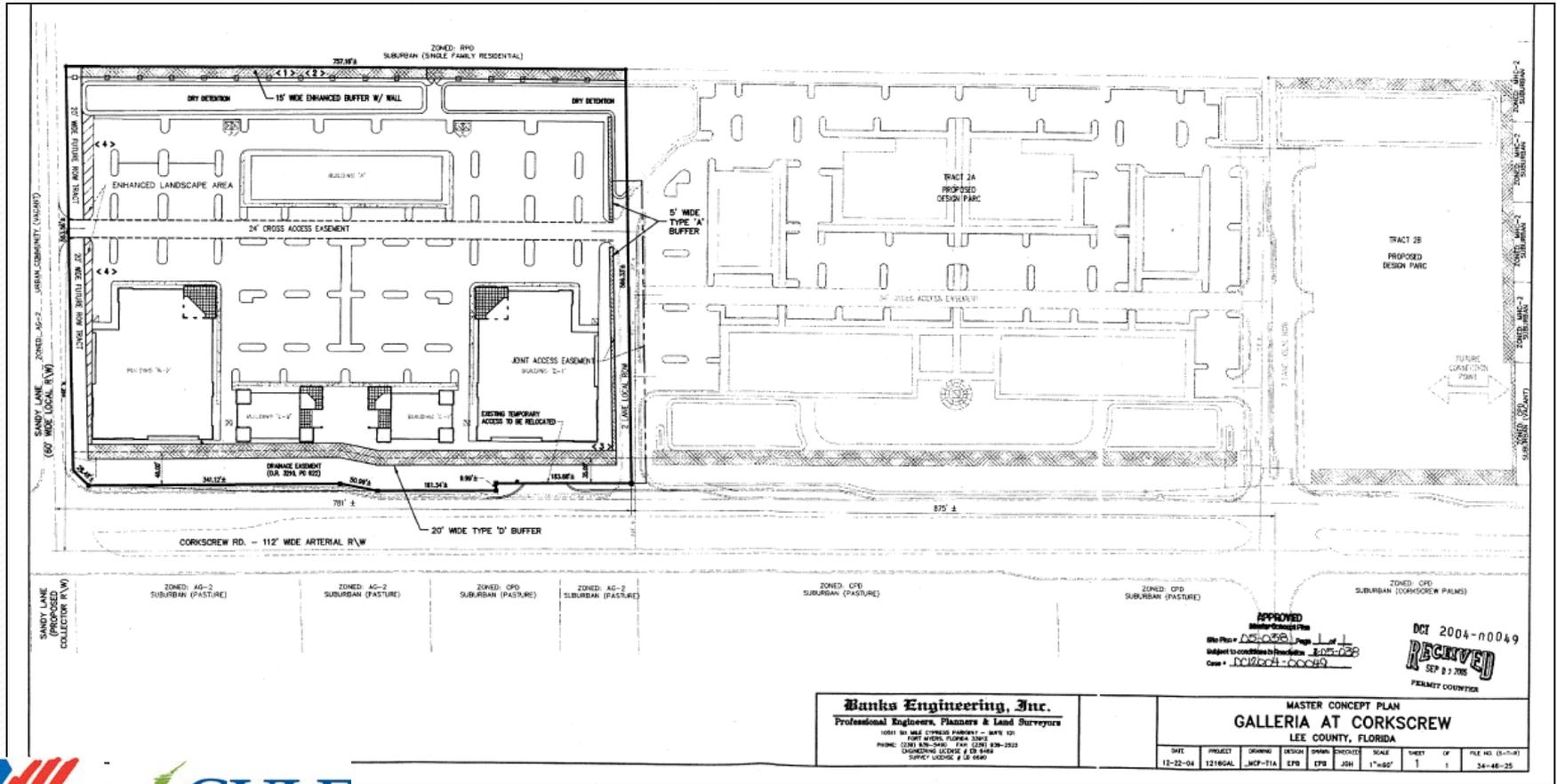
- Z-05-038 (adjacent to Sandy) approved for 100,000 SF Commercial
- Z-05-039 (includes Galleria office park):  
Approved for 143,000 SF Commercial
  - Approx. 41,500 SF built

## □ Proposed Project:

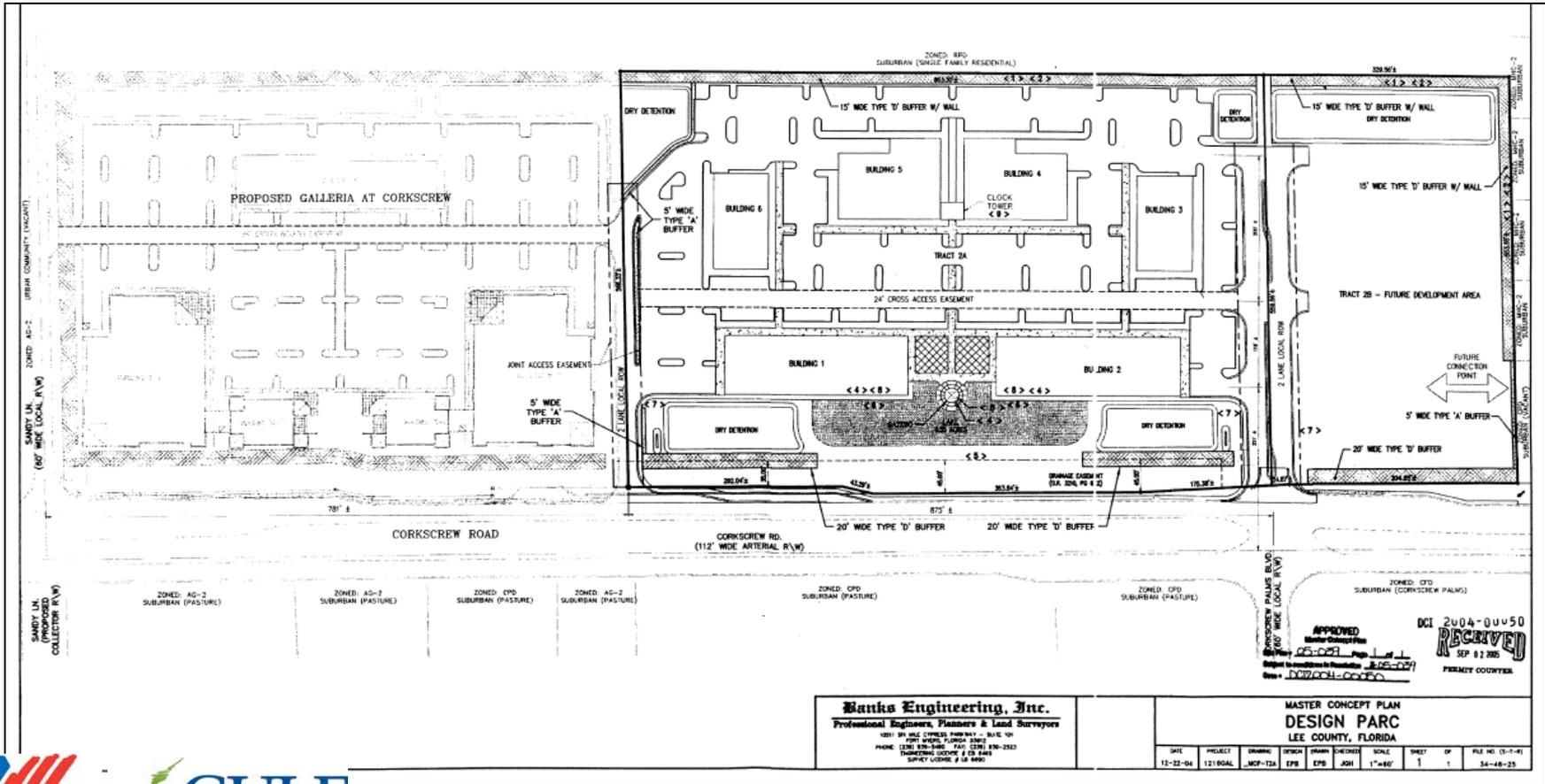
- Continuing Care Retirement Community, max. 340 beds/units
- Accessory commercial



# Z-05-38 – Galleria at Corkscrew



# Z-05-39 – Design Parc



# Schedule of Uses

- ❑ Density: 6 d.u./acre = max. 128 dwelling units
- ❑ Density equivalents:
  - Assisted living/continuing care: 4 beds to 1 d.u.
  - Independent living: 2 to 1
  - 340 CCRC beds/units
- ❑ Accessory uses:
  - Commercial support uses (e.g. bank, barber shop, convenience store)
  - Ancillary medical office and health care facilities
  - Recreation facilities



# Transportation

- ❑ Trip comparison between existing and proposed uses indicate a **90% reduction in trips** during the workday PM peak hour.
- ❑ Corkscrew Road, Sandy Lane, and Via Coconut will continue to operate at LOS C.
- ❑ Turn lane improvements will be evaluated at time of local development order.

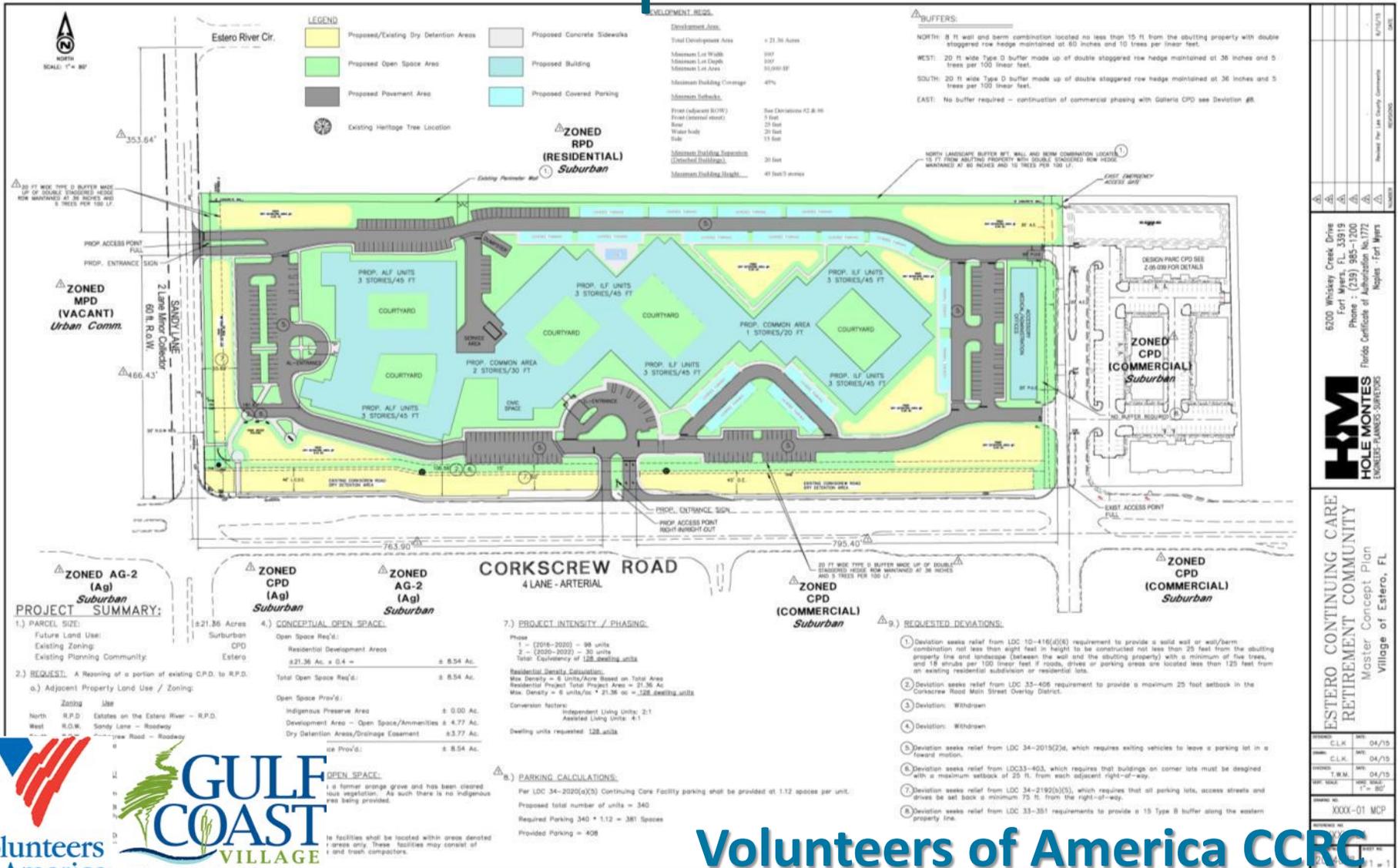


# Sidewalks

- ❑ Five-foot wide sidewalks provided along Sandy Lane and Corkscrew Road.
- ❑ Improvements to the intersection to allow pedestrian traffic through the site to Corkscrew Road.



# Master Concept Plan



### PROJECT SUMMARY:

- 1.) PARCEL SIZE: ±21.86 Acres  
 Future Land Use: Suburban  
 Existing Zoning: CPD  
 Existing Planning Community: Estero
- 2.) REQUEST: A Rezoning of a portion of existing CPD to RPD.
  - a.) Adjacent Property Land Use / Zoning:
 

Zoning	Use
North R.P.D.	Estates on the Estero River - R.P.D.
West R.O.W.	Sandy Lane - Roadway
East R.O.W.	Highway 1 - Roadway

### CONCEPTUAL OPEN SPACE:

Open Space Req'd:	Residential Development Areas	± 8.54 Ac.
	±21.36 Ac. x 0.4 =	± 8.54 Ac.
Total Open Space Req'd:		± 8.54 Ac.
Open Space Prov'd:	Indigenous Preserve Area	± 0.00 Ac.
	Development Area - Open Space/Amenities	± 4.77 Ac.
	Dry Detention Areas/Drainage Easement	± 3.77 Ac.
Use Prov'd:		± 8.54 Ac.

### PROJECT INTENSITY / PHASING:

Phase 1 = (2016-2020) - 88 units  
 Phase 2 = (2020-2022) - 30 units  
 Total (Equivalent of 128 existing units)

Residential Density Calculations:  
 Site Density = 6 Units/Acre Based on Total Area  
 Residential Project Total Project Area = 21.36 Ac.  
 Max. Density = 6 units/acre x 21.36 ac = 128 existing units

Conversion factors:  
 Independent Living Units: 2:1  
 Assisted Living Units: 4:1

Dwelling units requested 128 units

### PARKING CALCULATIONS:

Per LDC 34-2020(c)(3) Continuing Care Facility parking shall be provided at 1:12 spaces per unit.

Proposed total number of units = 340  
 Required Parking 340 x 1:12 = 381 Spaces  
 Provided Parking = 408

### REQUESTED DEVIATIONS:

- 1.) Deviation seeks relief from LDC 10-416(d)(6) requirement to provide a solid wall or wall/barricade combination not less than eight feet in height to be constructed not less than 25 feet from the abutting property line and landscape (between the wall and the abutting property) with a minimum of five trees, and 18 shrubs per 100 linear feet if roads, drives or parking areas are located less than 125 feet from an existing residential subdivision or residential lot.
- 2.) Deviation seeks relief from LDC 33-405 requirement to provide a maximum 25 foot setback in the Corkscrew Road Main Street Overlay District.
- 3.) Deviation: Withdrawn
- 4.) Deviation: Withdrawn
- 5.) Deviation seeks relief from LDC 34-2015(d)(4), which requires exiting vehicles to leave a parking lot in a forward motion.
- 6.) Deviation seeks relief from LDC33-403, which requires that buildings on corner lots be designed with a maximum setback of 25 ft. from each adjacent right-of-way.
- 7.) Deviation seeks relief from LDC 34-2192(d)(5), which requires that all parking lots, access streets and drives be set back a minimum 75 ft. from the right-of-way.
- 8.) Deviation seeks relief from LDC 33-351 requirements to provide a 19 Type B buffer along the eastern property line.



Volunteers of America  
 A Family of Senior Living Options

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 Fort Myers, FL 33919  
 Phone: (239) 965-1200  
 Florida Certificate of Authorization No. 1772  
 Naples - Fort Myers

**H M**  
**HOLE MONTES**  
 ENGINEERS-PLANNERS-ARCHITECTS

ESTERO CONTINUING CARE  
 RETIREMENT COMMUNITY  
 Master Concept Plan  
 Village of Estero, FL

DATE	DESCRIPTION
04/15	CLK
04/15	CLK
04/15	T.W.M.
04/15	DATE SCALE
XXXX-01	MCP
1	1



# Requested Deviations

1. Solid Wall and Berm 8' high located 15 feet from north property line (rather than 25'), with increased landscaping [previously approved as part of CPD]
2. Max. setback from Corkscrew Road of 110 feet (rather than 25')
3. (withdrawn)
4. (withdrawn)
5. Allow parking to back into internal access roadway



# Requested Deviations

6. Max. setback of 185' from Sandy Lane (rather than 25')
7. Parking and access drives setback 50' from adjacent roads (rather than 75')
8. No buffer along east (adjacent to Galleria)



# “Old Florida” Design

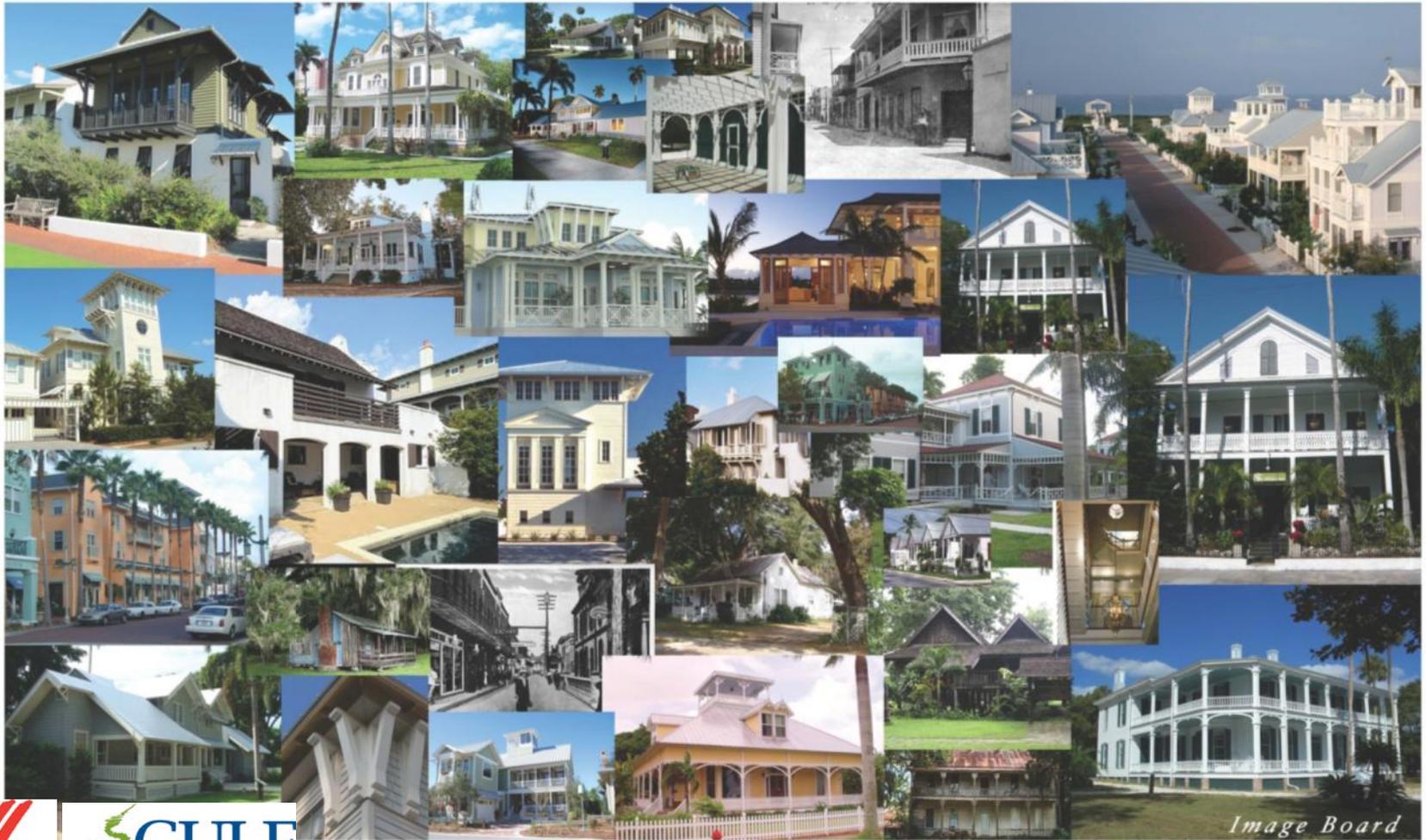


Image Board  
Estero CCRC  
Estero, FL



**GULF COAST**  
VILLAGE  
A Family of Senior Living Options

**Volunteers of America CCRC**

# “Old Florida” Design



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# Interior Perspective



ESTERO CCRC

INTERIOR PERSPECTIVE

DATE: 7-16-15



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# Buffer – Estates at Estero River



ESTERO CCRC

GROUND LEVEL RESIDENTIAL VIEW / WALL AND BUILDING ONLY

DATE: 7-16-15



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# Buffer – Estates at Estero River



ESTERO CCRC

GROUND LEVEL RESIDENTIAL VIEW / WALL AND BUILDING WITH INTERIOR LANDSCAPE

DATE: 7-16-15



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# Buffer – Estates at Estero River



ESTERO CCRC

GROUND LEVEL RESIDENTIAL VIEW / WALL, BUILDING INTERIOR LANDSCAPE AND BUFFER

DATE: 7-16-15



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# Buffer – Estates at Estero River



ESTERO CCRC

SECOND STORY RESIDENTIAL VIEW / WALL AND BUILDING ONLY

DATE: 7-16-15



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# Buffer – Estates at Estero River



ESTERO CCRC

SECOND STORY RESIDENTIAL VIEW / WALL AND BUILDING INTERIOR LANDSCAPE

DATE: 7-16-15



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# Buffer – Estates at Estero River



ESTERO CCRC

SECOND STORY RESIDENTIAL VIEW / WALL, BUILDING INTERIOR LANDSCAPE AND BUFFER

DATE: 7-16-15



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# Zoning in Progress

*“... shall be reviewed to determine if it complies with the principles of **compact, walkable, transit supportive, mixed use development**, with an emphasis on **employment, housing, recreational and civic uses**, as more fully envisioned by the January 2015 Community Planning Initiative Final Report, insofar as those applications are also consistent with the Village Comprehensive Plan.”*

# Community Planning Report

- ❑ Located within the “Village Center”
- ❑ This project meets the principles of the Report by:
  - ❑ Meeting identified need for senior housing/ continuing care
  - ❑ Converting commercial into residential, thereby addressing over-supply of retail/commercial sites (Coconut Point, new Wal-Mart within 1.5 miles)
  - ❑ Complying with anticipated development of residential on infill parcels

# Community Planning Report

- ❑ This project meets the principles of the report by:
  - ❑ Meeting identified need for employment opportunities, providing 160+ FTE employees
  - ❑ Combining wellness, senior housing, and long-term care in a pleasant, walkable environment
  - ❑ Enhances overall walkability of neighborhood through provision of sidewalks, multimodal access, and an open site plan (not gated)
  - ❑ Providing a civic/public gathering space on-site

# Estero Sector Plan

- This project complies with the Sector Plan by:
  - Providing a “mixed use” design –on-site dining, medical care, and accessory commercial uses such as banking, beauty/barber shop, and a convenience store for the use of residents
  - Complying with desired “Old Florida” architectural style
  - Proposing a more compatible use with the single-family homes to the north

# Next Steps

- ❑ Two public hearings to consider the rezoning:
  - Planning & Zoning Board
  - Village Council
- ❑ Development Order

# Mixed Use – Lee Plan

- The development, in a compact urban form, including residential and one or more different but compatible uses, such as but not limited to: office, industrial and technological, retail, commercial, public, entertainment, or recreation. These uses may be combined within the same building or may be grouped together in cohesive neighboring buildings with limited separation, unified form and strong pedestrian interconnections to create a seamless appearance. True mixed use developments primarily consist of mixed use buildings as defined by this Glossary.

# Mixed Use Building – Lee Plan

- ❑ Mixed Use Building means a building that contains at least two different land uses (i.e. commercial and residential, R & D and residential, office and residential, commercial and civic use open to the public) that are related.



# Comprehensive Plan Consistency

***POLICY 1.1.5: The **Suburban** areas are or will be **predominantly residential** areas that are either on the fringe of the Central Urban or Urban Community areas or in areas where it is appropriate to **protect existing or emerging residential neighborhoods**. These areas provide housing near the more urban areas but do not provide the full mix of land uses typical of urban areas. The standard residential densities are the same as the Urban Community category. Higher densities, commercial development greater than neighborhood centers, and industrial land uses are not permitted. Bonus densities are not allowed.***

# Comprehensive Plan Consistency

## **OBJECTIVE 2.1: DEVELOPMENT LOCATION.**

*Contiguous and compact growth* patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities.

# Comprehensive Plan Consistency

**OBJECTIVE 2.2: DEVELOPMENT TIMING.** *Direct new growth to those portions of the Future Urban Areas **where adequate public facilities exist** or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in F.S. 163.3164(7)) will be granted only when consistent with the provisions of Sections 163.3202(2)(g) and 163.3180, Florida Statutes and the county's Concurrency Management Ordinance.*

# Comprehensive Plan Consistency

***POLICY 2.2.1: Rezoning and development-of-regional-impact proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare.***

# Comprehensive Plan Consistency

***POLICY 4.1.1: Development designs will be evaluated to ensure that land uses and structures are well integrated, properly oriented, and functionally related to the topographic and natural features of the site, and that the placement of uses or structures within the development **minimizes the expansion and construction of street and utility improvements.*****

# Comprehensive Plan Consistency

## **STANDARD 11.1: WATER.**

- 1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development in excess of 30,000 square feet of gross leasable (floor) area per parcel, must connect to a public water system (or a “community” water system as that is defined by Chapter 17-22, F.A.C.).*
- 2. If the proposed development lies within the boundaries of a water utility's certificated or franchised service area, or Lee County Utilities' future potable water service area (see Map 6), then the **development must be connected to that utility.***
- 3. The developer must provide proof that the prior commitments of the water utility, plus the projected need of the developer, do not exceed the supply and facility capacity of the utility.*

# Comprehensive Plan Consistency

## **STANDARD 11.2: SEWER.**

- 1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development that generates more than 5,000 gallons of sewage per day, **must connect to a sanitary sewer system.***
- 2. If the proposed development exceeds the thresholds listed above and lies within the boundaries of a sewer utility's certificated or franchised service area, or Lee County Utilities' future sanitary sewer service area (see Map 7), and that utility has sufficient capacity to provide minimum service to the development, then the development must connect to that sewer utility if there is existing infrastructure adequate to accept the effluents of the development within 1/4 mile from any part of the development.*

# Comprehensive Plan Consistency

## ***11.3: TRAFFIC.***

- 1. A **traffic impact statement** must be submitted to and accepted by the county DOT for the following developments:***
  - Developments of Regional Impact (D.R.I.'s);***
  - **Planned Developments** (as specified in the Zoning Regulations); and***
  - Developments requiring a county development order, as specified in the Land Development Code.***

# Comprehensive Plan Consistency

***OBJECTIVE 77.3: New developments must use innovative **open space** design to preserve existing **native vegetation**, provide visual relief, and **buffer adjacent uses** and proposed and/or existing rights-of-way. This objective and subsequent policies are to be implemented through the zoning process.***

# Comprehensive Plan Consistency

***POLICY 135.6.1: Housing for special needs is permitted in all land use categories that permit residential development: Intensive Development, Central Urban, Urban Community, Suburban, Outlying Suburban, Sub-Outlying Suburban, Rural, Outer Islands, Rural Community Preserve, Coastal Rural, Open Lands, Density Reduction/Groundwater Recharge, Wetlands, New Community, and University Community.***

# Comprehensive Plan Consistency

***POLICY 19.2.1: Where feasible, provide for the development of walkable mixed-use town centers and economic areas featuring diverse housing options; government offices and public facilities; medical facilities; employment centers; public gathering places, parks, outdoor plazas, and other public spaces; greenway trails and pathways; and public access to the community's natural resources through Lee Plan policies and LDC regulations that support Estero's distinct community character and the following community priorities:***

- a. Support the development of a central town center to unify the community;***
- b. Improve the connectivity between Estero's residential neighborhoods, economic areas, civic uses, and park and recreational facilities;***
- c. Diversify the community's economic base and employment opportunities;***
- d. Encourage the development of targeted industry clusters—particularly health industries, professional services and businesses, and technology, research, and development;***

# Comprehensive Plan Consistency

## *POLICY 19.2.1 (con.):*

- e. Expand multi-modal transportation options through improved pedestrian access, bikeways, transit service, and rail opportunities;*
- f. Improve access to the community's blueways—particularly the Estero river—, greenway trails, other open spaces;*
- g. Promote the community's cultural and historic resources; public spaces, parks, and recreational facilities; and other community amenities;*
- h. Commercial and mixed-use developments will maintain a unified and consistent aesthetic/visual quality in landscaping, architecture, lighting, and signage; and*
- i. Promote and incentivize private investment within mixed-use centers and economic areas.*

# Comprehensive Plan Consistency

**POLICY 19.2.3: Establish a safe and desirable urban environment within the Estero community by adopting *LDC standards that guide development* in the community's major economic areas near FGCU, along the U.S. 41 corridor, *along Corkscrew Road*, and in the Old Estero area that:**

- a. Address streetscaping design and amenities, *residential buffering standards*, commercial center developments, signage, transportation facility needs, and other community concerns;**
- b. Provide for *the economic and employment needs of the Estero community* by utilizing the Mixed-Use Overlay to facilitate the development of mixed-use centers along the US 41, Corkscrew Road, Three Oaks Parkway, Ben Hill Griffin Parkway, Via Coconut/Sandy Lane, and in the Old Estero area; and**
- c. Encourage mixed-use centers at these locations.**

# Comprehensive Plan Consistency

***POLICY 19.3.1: Support and enhance Estero's residential character by establishing land development regulations that specifically address how the proposed residential neighborhoods:***

- a. Are **compatible with adjacent uses**, public facilities, and infrastructure systems;***
- b. Impact surrounding environmental and natural resources;***
- c. Access, where applicable, nearby parks, public spaces, recreational facilities, and greenways, blueways, and natural open spaces;***
- d. Connect to adjacent residential developments, mixed-use centers, economic areas, public facilities, natural resources, and other community facilities; and***
- e. **Contribute to the overall design, landscaping, and aesthetics that make up the community's character.*****

# Comprehensive Plan Consistency

**OBJECTIVE 19.7: PUBLIC PARTICIPATION.** *Ensure the public has meaningful and appropriate opportunities to participate in and comment upon development in and around the Estero community.*