

**Via Coconut Urban Place
Comprehensive Plan Amendment
CPA2014-00007**

**Via Coconut MPD
DCI2014-00023**

**Village of Estero Planning & Zoning Board
Public Information Meeting
August 25, 2015**



Aerial Location Map

- 18.53 acre site
- Southwest corner
Corkscrew Road
and Via Coconut
Point

L:\2014\000020149785-000 - Focus Dev Group (Coconut Apts - CPA & Reason)/Permitting/CPD Application/GIS/andUseMap.mxd

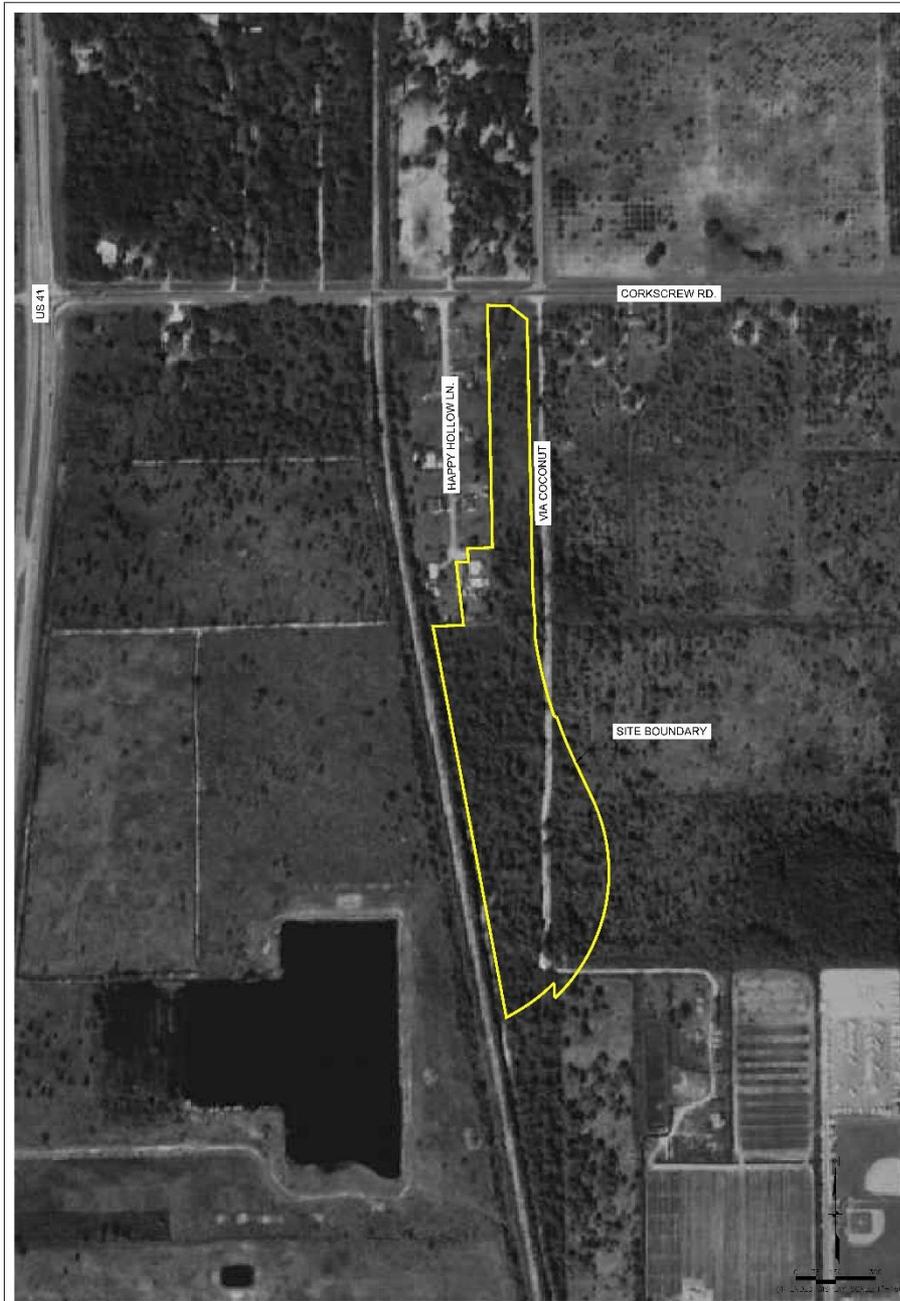
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Focus Development Group - Via Coconut
Aerial Map

DATE	PROJECT	FILE NO.	SCALE	SHEET
07/11/2014	PS149/HR-000	33-46-25 34-46-25	AS SHOWN	1

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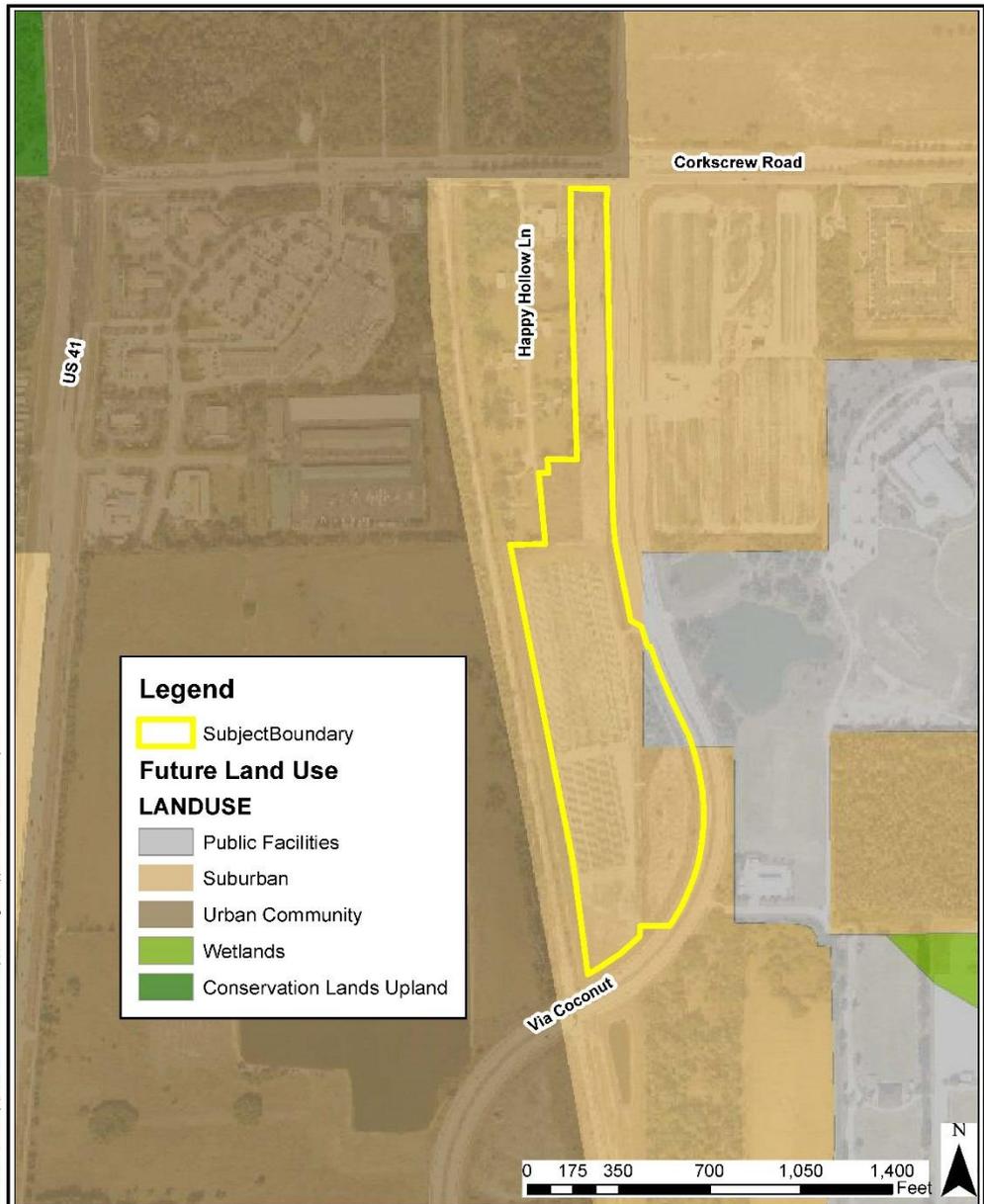


1995 Aerial Map

- Sandy Lane
Former alignment north-south through the site
- Vacation of former right-of-way due to realigned Via Coconut Point

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<p>VIA COCONUT FOCUS DEVELOPMENT GROUP</p>	<p>JOHNSON ENGINEERING</p> <p>4110 1/2 BIRNEY ST. #100 VIA COCONUT, FL 33408 TEL: 888-333-3333 WWW.JOHNSON-ENG.COM</p>	<p>VIA COCONUT HISTORIC AERIAL MAP - 1995</p> <table border="1"> <thead> <tr> <th>DATE</th> <th>PROJECT NO.</th> <th>FILE NO.</th> <th>SCALE</th> <th>UNIT</th> </tr> </thead> <tbody> <tr> <td>3/18/2014</td> <td>DCI-43998-000</td> <td>33-45-26</td> <td>AS SHOWN</td> <td></td> </tr> </tbody> </table>	DATE	PROJECT NO.	FILE NO.	SCALE	UNIT	3/18/2014	DCI-43998-000	33-45-26	AS SHOWN	
DATE	PROJECT NO.	FILE NO.	SCALE	UNIT								
3/18/2014	DCI-43998-000	33-45-26	AS SHOWN									



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Future Land Use Map

- Suburban (max density of 6 units per acre)
- Public Facilities remnant from old Sandy Lane alignment

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	2122 JOHNSON STREET P.O. BOX 1330 FORT MYERS, FLORIDA 33902-1330 PHONE (239) 334-0046 FAX (239) 334-3661 E.E. #642 & L.B. #542		Focus Development Group - Via Coconut Future Land Use Map	
	DATE 02/11/2014	PROJECT 20149788-030	FILE NO. 33 46 25 34 46 25	SCALE AS SHOWN

Comprehensive Plan Amendment

- Amend the current Future Land Use Map to a new Category of Via Coconut Urban Place
 - Maximum density of 18 units per acre
 - Maximum intensity of 30,000 SF commercial
 - Provisions for mix of uses, open spaces and interconnections on site and off site

Rezone Request

- Rezone from AG-2 and CF-2 to Mixed Used Planned Development, MPD
 - Maximum 297 dwelling units (density calculated on 16.5-acre residential area)
 - Maximum 30,000 square feet of commercial
 - Integrated master plan – residential area contains central node with non residential ground floors and public open space

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Site Context and Market Responsiveness

- Estero Market Opportunity Assessment by Peloton Research Partners (Sept. 2013)
- Relation to surrounding uses – commercial retail, office, employment, recreation and school

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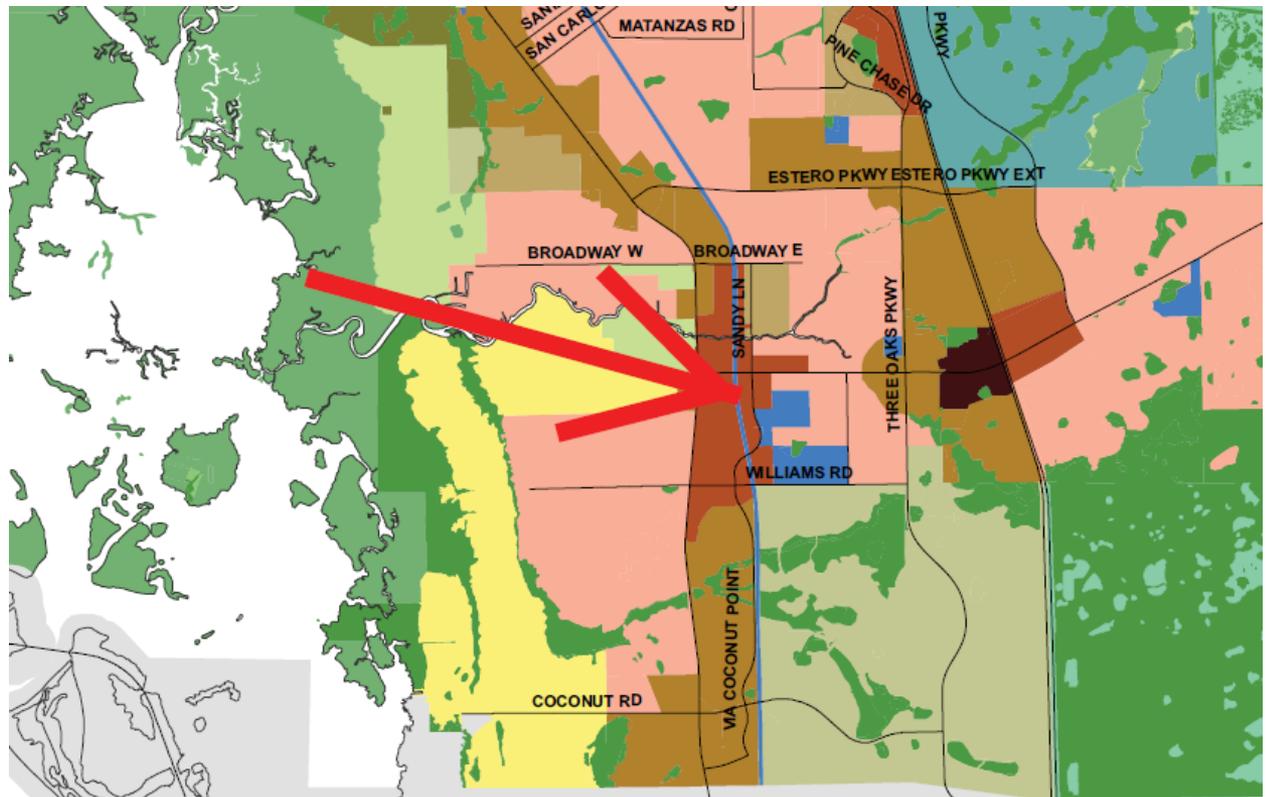
2035 EAR Based Amendment

Comprehensive Plan Amendment

- **Urban Places** category was supported by Estero leaders as part of the County's Future Land Use Map Update

Standard density
18 units per acre

- County amendments are still pending. Now the Village decides.



DRAFT MAP GENERATED: 4/4/2014

Section 2. Zoning in Progress. After the effective date of this Resolution, any application for development approval within the Village within the areas depicted on Map A attached hereto and made a part hereof, 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. The final approval of any such development application may be temporarily stayed until the adoption of land development regulations that implement the principles of the Report.

Principles
of Design



Source: Village Resolution 2015-22

- Applications pending and determined to be sufficient for review as of April 17, 2015 are exempt from Zoning in Progress
- Via Coconut DCI Application deemed sufficient on April 15, 2015

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Village Center Concept

- Context - Relationship to existing and future land uses
- Connectivity



Image: Seth Harry & Associates, Inc /
Spikowski Planning Associates

Principles of Design:

compact, walkable, transit supportive, mixed use development
with an emphasis on employment, housing, recreation and civic

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Village Center Concept

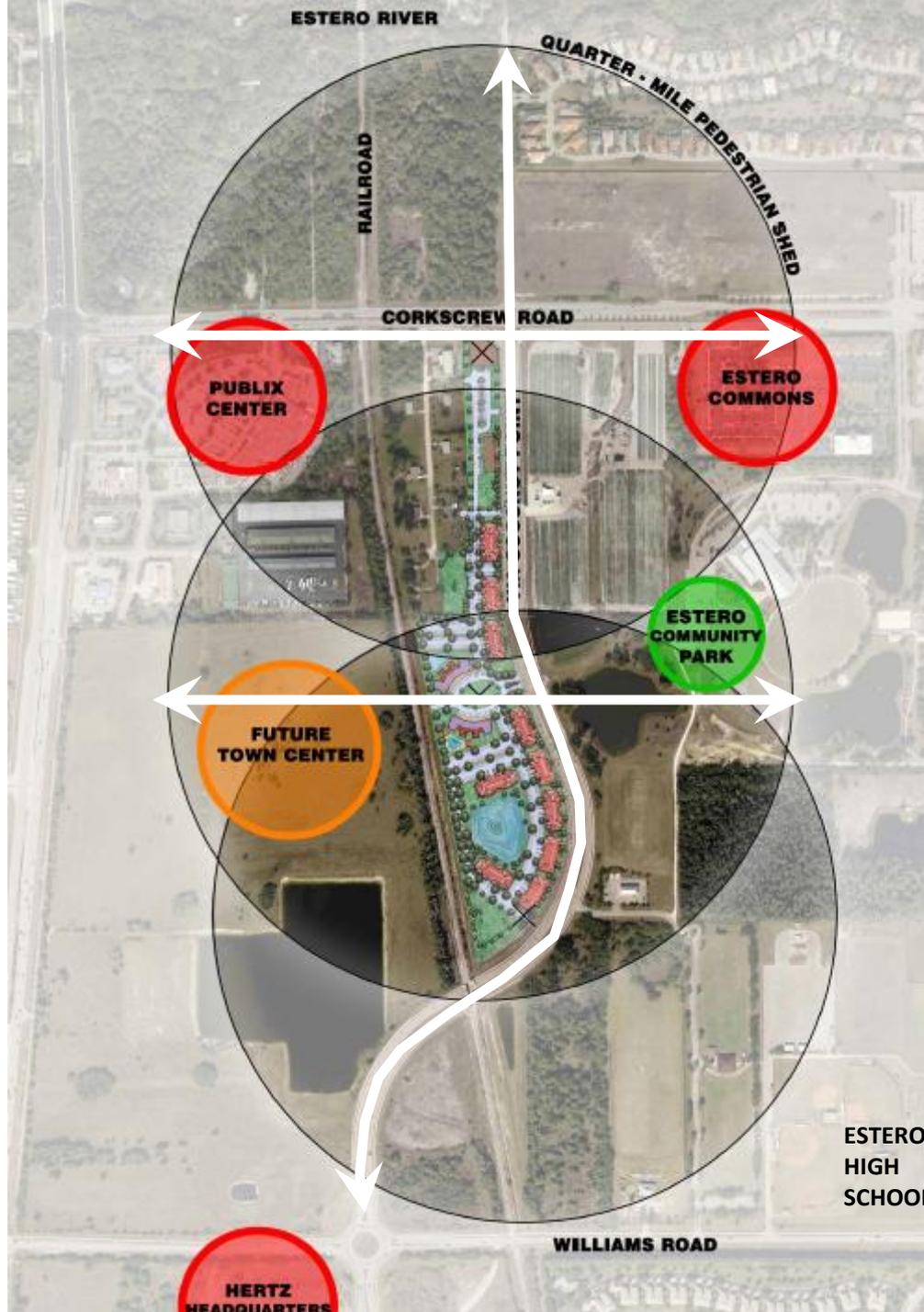
Context -

Relationship to existing and future land uses

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Site Design

North side

- Commercial/Residential interconnection
- Buildings oriented to the street
- Compatibility considerations for residential along Happy Hollow Lane

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Principles of Design:

compact, walkable, transit supportive, mixed use development with an emphasis on employment, housing, recreation and civic



Site Design

Central Node



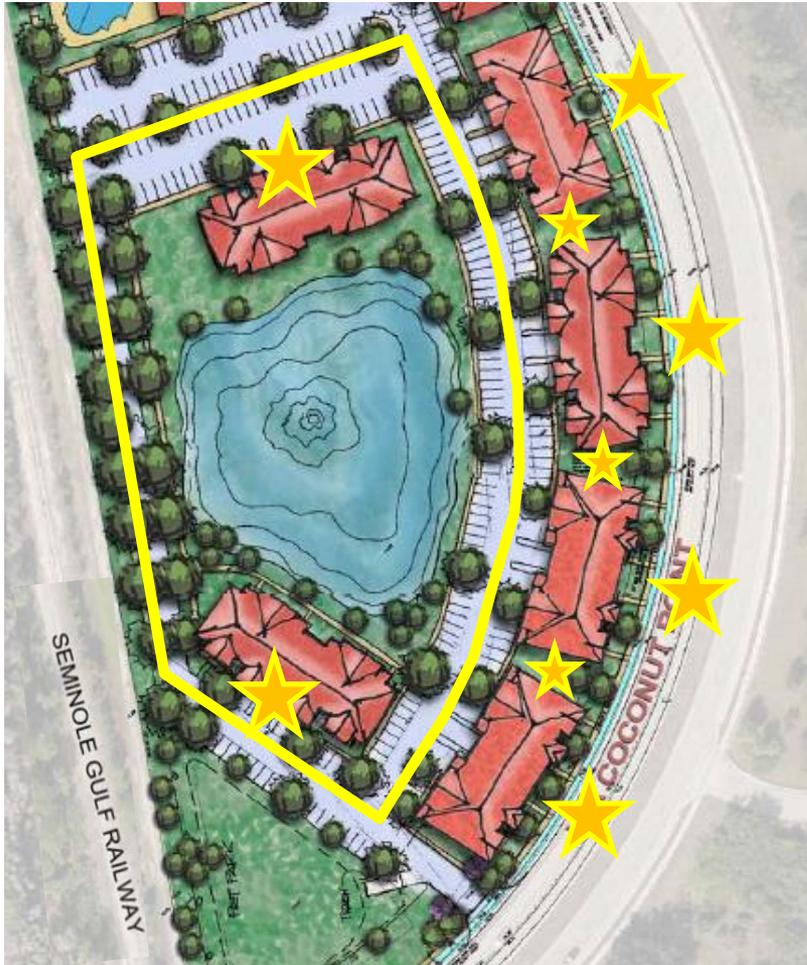
- Designed to allow East-West interconnection and public access easement if Estero can secure crossing of the railroad
- Public open space provided in 0.8-acre central oval
- Mixed Use node concept
Non-residential ground floors
On street parking
Residential on 2nd & 3rd floors

Principles of Design:
compact, walkable, transit supportive, mixed use development
with an emphasis on employment, housing, recreation and civic

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Site Design

Southern block

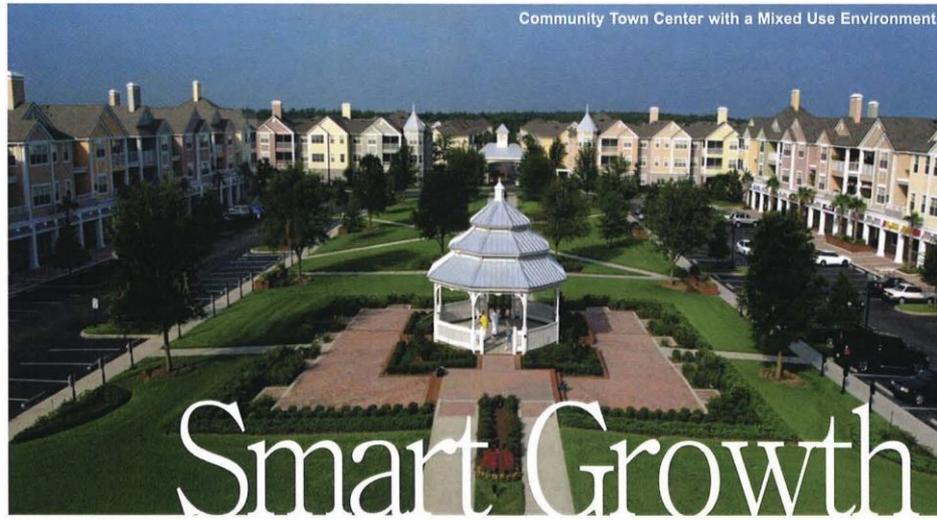


- Block format
- Orientation to street
- Courtyards
Transition from public to private realm –
Street oriented pedestrian access balanced with privacy

Principles of Design:

compact, walkable, transit supportive, mixed use development with an emphasis on employment, housing, recreation and civic

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Orlando, Florida
EPOCH Properties
Mixed Use Development

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2/16/15 ECPP

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Design Solutions

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Primary access and connector leading to village "oval" and outdoor activity area

Character images: North Boca Village



Residential building orientation activates the streetfront and creates traditional "buildings on the street"

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2/16/15 ECPP

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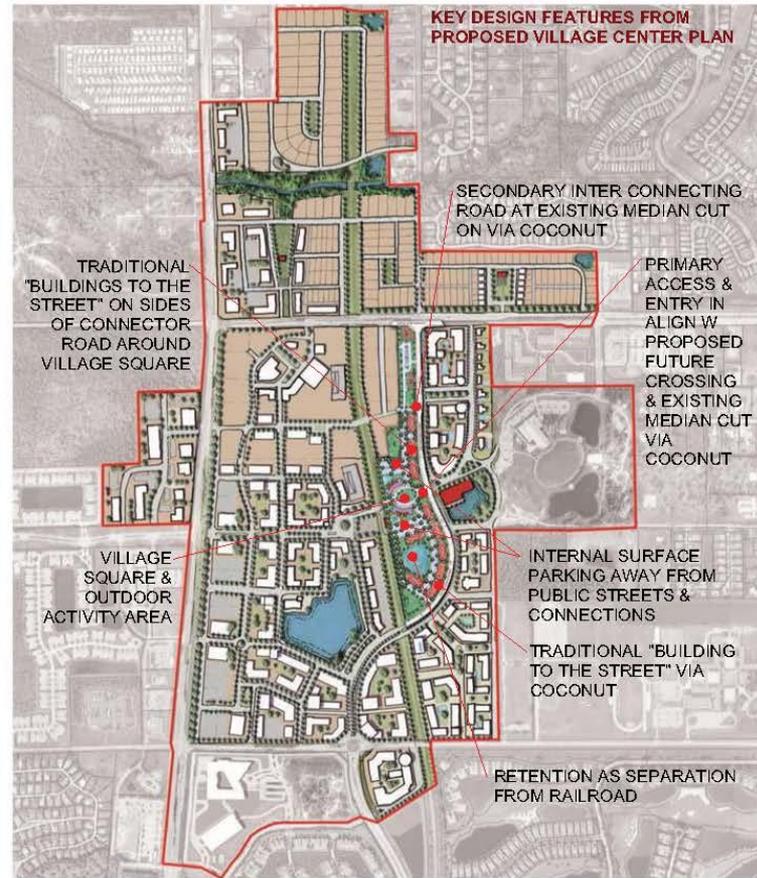
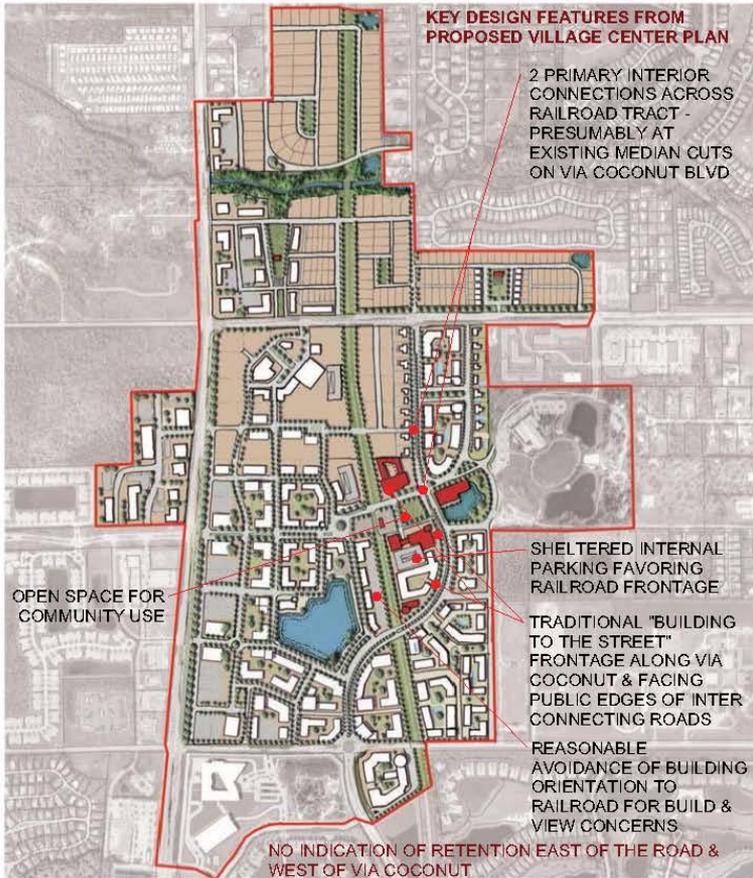
Residential building orientation activates the streetfront and creates traditional "buildings on the street"



Character images: North Boca Village

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Design Solutions



ILLUSTRATIVE PROPOSED MASTER PLAN
JOB# 5217

VIA COCONUT MPD
ESTERO, FLORIDA

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Design Solutions in the Village Center Framework



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ELEVATION SCHEME 'A'
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Residential Orientation to Via Coconut Point



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ELEVATION SCHEME 'B'
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ELEVATION SCHEME 'C'
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ELEVATION SCHEME 'D'
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MIXED USE ELEVATION
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Mixed Use Orientation Around Central Open Space

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① OVERALL AERIAL VIEW



② ZOOMED IN AERIAL VIEW



③ AERIAL VIEW FROM SOUTH



④ SOUTHERN VIEW



3D MODEL RENDERED PERSPECTIVES

VIA COCONUT MPD
ESTERO, FLORIDA





5 COMMERCIAL VIA COCONUT FRONTAGE



6 STREET VIEW VIA COCONUT



7 VIEW INTO VILLAGE CENTER



8 AERIAL OF VILLAGE CENTER



3D MODEL RENDERED PERSPECTIVES

VIA COCONUT MPD
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9 EYE LEVEL AT ENTRY



10 MIXED USE STREET FRONTAGE



11 MIXED USE AT VILLAGE CENTER



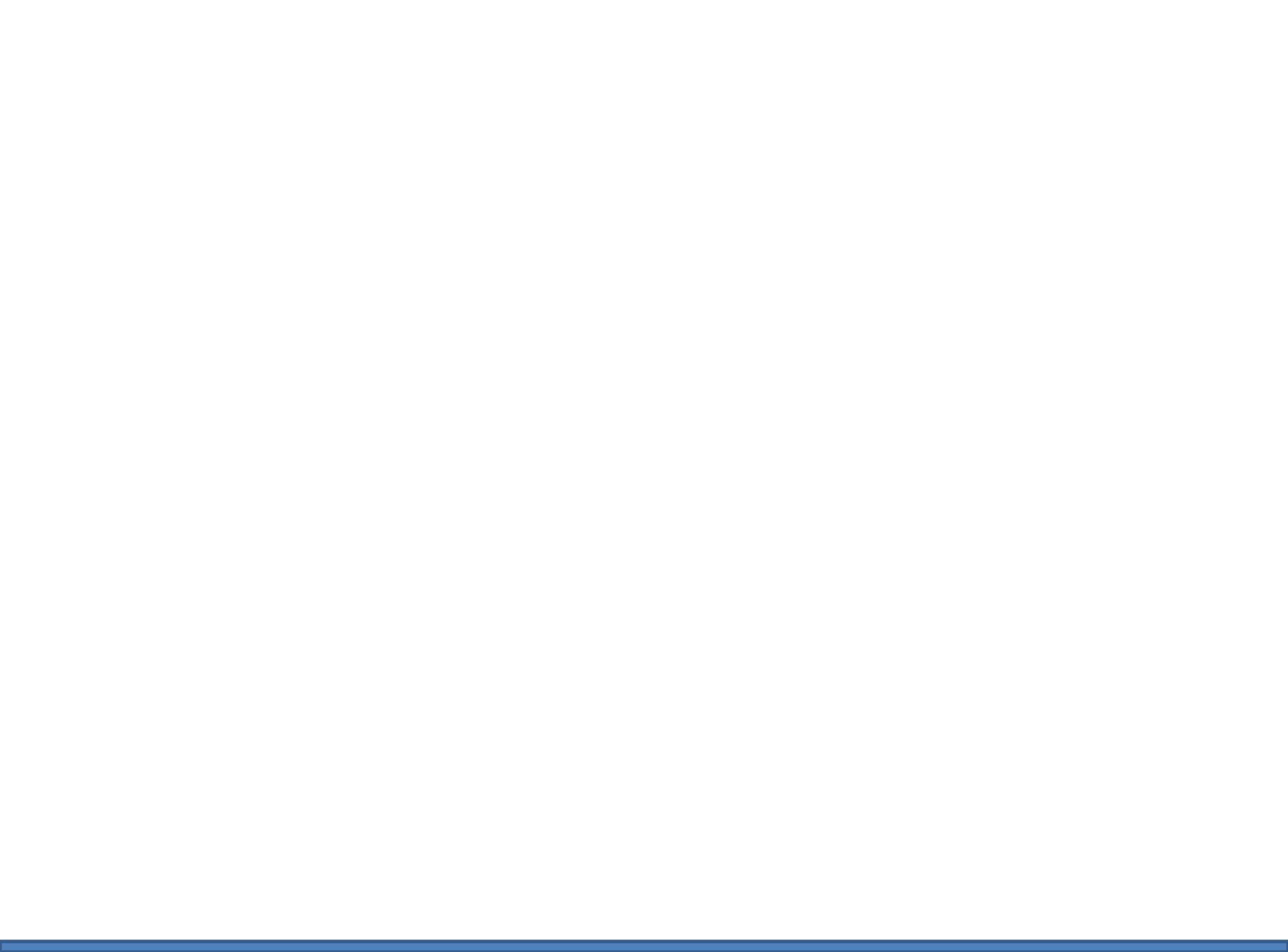
12 STREET VIEW VIA COCONUT

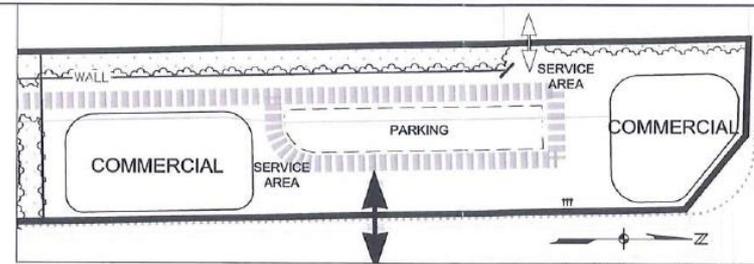
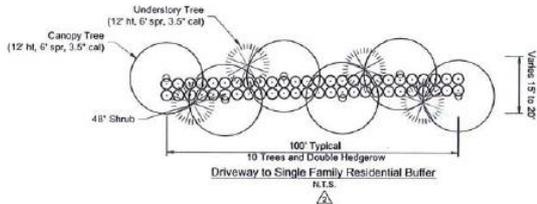


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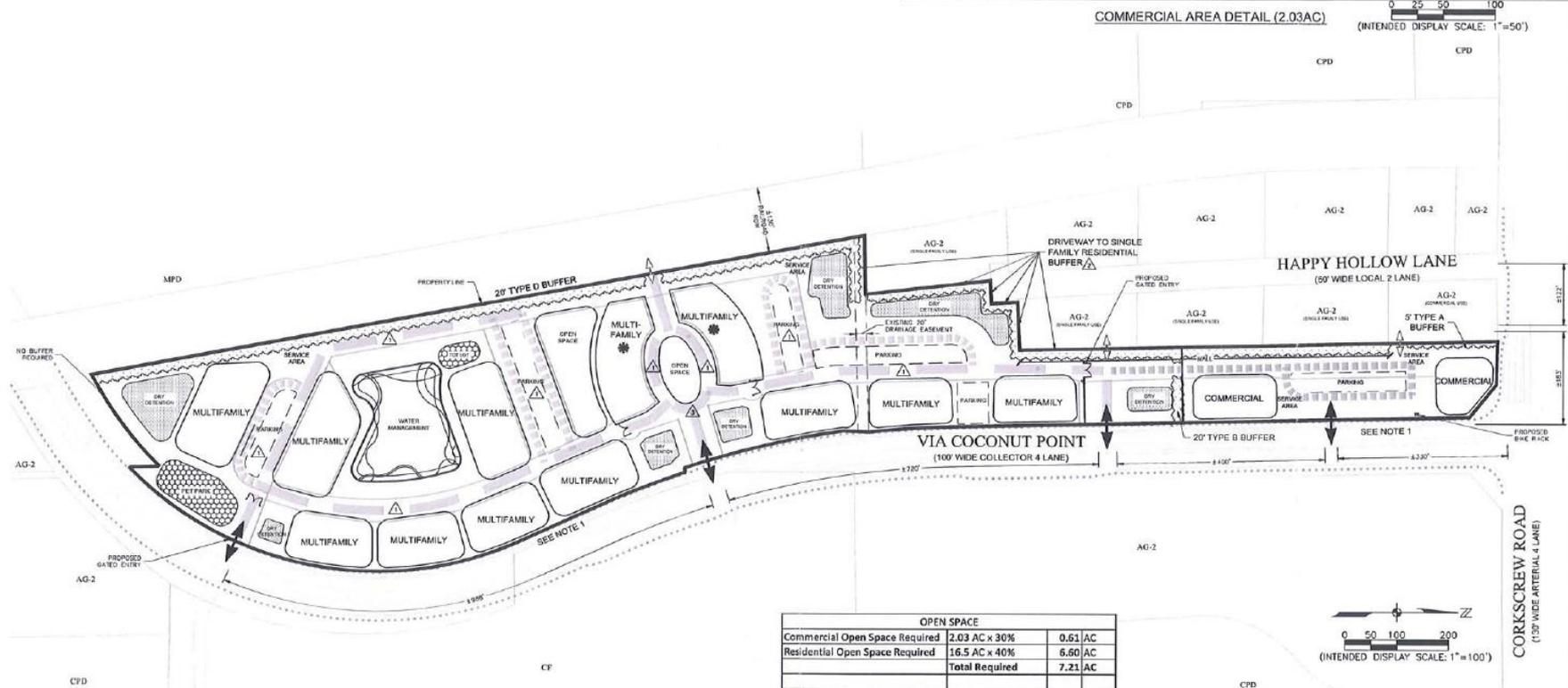
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COMMERCIAL AREA DETAIL (2.03AC)
(INTENDED DISPLAY SCALE: 1"=50')



OPEN SPACE		
Commercial Open Space Required	2.03 AC x 30%	0.61 AC
Residential Open Space Required	16.5 AC x 40%	6.60 AC
Total Required		7.21 AC
Commercial Open Space Provided		0.65 AC
Residential Open Space Provided		
Buffer		1.89 AC
Dry Detention Areas		0.73 AC
Lake Area		1.14 AC
Other Open Space		2.84 AC
Sub-Total		6.60 AC
Total MPD Provided		7.25 AC

- NOTES:
- FRONTAGE ALONG VIA COCONUT POINT AND CORKSCREW ROAD IS SUBJECT TO STREETSCAPE DESIGN PER SUBDIVISION (OR DIVISION) OF ARTICLE I OF CHAPTER 33 LOCAL ORDINANCES.
 - BUFFER TYPES ARE PER CHAPTER 33 PLANNING COMMUNITY REGULATIONS.
 - FUTURE POTENTIAL INTERCONNECTIONS ARE INDICATED TO REPRESENT POTENTIAL FOR DIGITAL IMPROVEMENTS TO THE INTO ADJOINING PROPERTIES IF AND WHEN CONNECTING INFRASTRUCTURE IS AVAILABLE ON THE ADJOINING SITE.

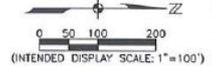
* GROUND FLOORS OF THESE BUILDINGS TO CONFORM AGENCY OR COMMERCIAL USES (MAXIMUM TOTAL OF 8,000 GROSS SQUARE FEET).

NOTES

Open Space standards for Mixed Use Planned Developments is set forth by LDC Section (34-935(b)(5)).

Individual lots shall provide 10% open space per LDC Section 34.414(c).

No Indigenous Plant Communities are located onsite. Any Sabal Palms 8' CT or greater shall be preserved or re-located onsite.



(INTENDED DISPLAY SCALE: 1"=100')

MPD DEVELOPMENT SUMMARY			
COMMERCIAL AREA		2.03 AC	
Total Proposed Commercial Building Area		22,000 SF	MAX. Building Height 3 stories/45'
RESIDENTIAL AREA		16.50 AC @ 18 units per acre	
Total Proposed Residential Units		297 UNITS	MAX. Building Height 3 stories/45'
Total Proposed Non-Residential Building Area*		8,000 SF	3 stories/45'
Residential units may be developed as multifamily buildings or townhouses, not to exceed 297 units. Ground Floors of two buildings indicated on the MCP with * may contain community amenity uses or commercial uses.			

LEGEND	
	ACCESS POINTS
	FUTURE POTENTIAL INTERCONNECTION
	MAJOR VEHICULAR CIRCULATION
	SECONDARY VEHICULAR CIRCULATION
	EXISTING SIDEWALK
	CONCEPTUAL PEDESTRIAN PATH
	PROPOSED BUFFER
	DEVELOPMENT AREA

NO.	DATE	DESCRIPTION	RESPONSE TO SUBCOMMITTEE #

RECEIVED
MAR 30 2015
COMMUNITY DEVELOPMENT
DCI 2014-00023