

# The Colonnade of Estero

Continuing Care Retirement Community

Village of Estero  
Village Council  
January 13, 2016



# Project Team

- ❑ Kevin Ahmadi, Volunteers of America, Gulf Coast Village
- ❑ Joel Holmes, Greystone Communities
- ❑ Charles Basinait, Land Use Attorney, Henderson Franklin
- ❑ 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



# Aerial



**Kevin Ahmadi**  
**Executive Director**  
**Gulf Coast Village**

# 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



## Minnesota

Anoka, St. Paul, Minnetonka, Edina, Sleepy Eye, Coon Rapids, Orono & Rochester

## Ohio

Fremont & Tiffin

## Colorado

Colorado Springs, Montrose & Eckert

## Arizona

Tempe

## Nevada

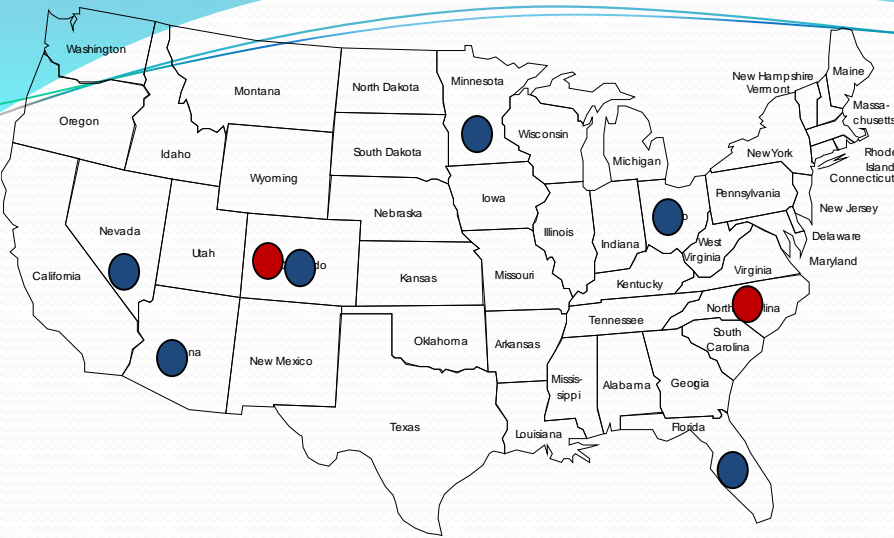
Boulder City

## North Carolina

Raleigh/Durham

## Florida

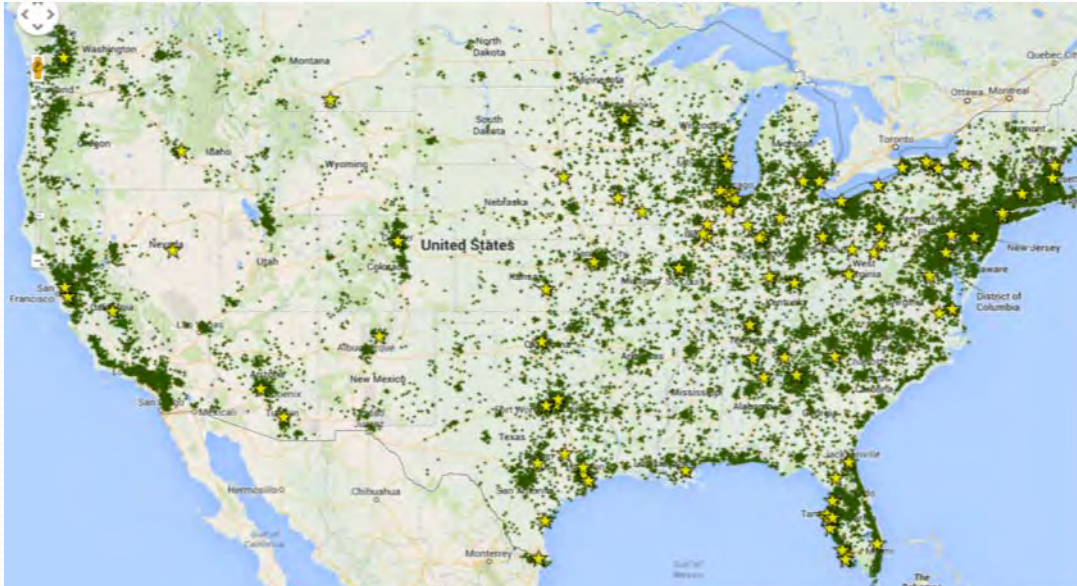
Cape Coral



# The Colonnade of Estero CCRC

## 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

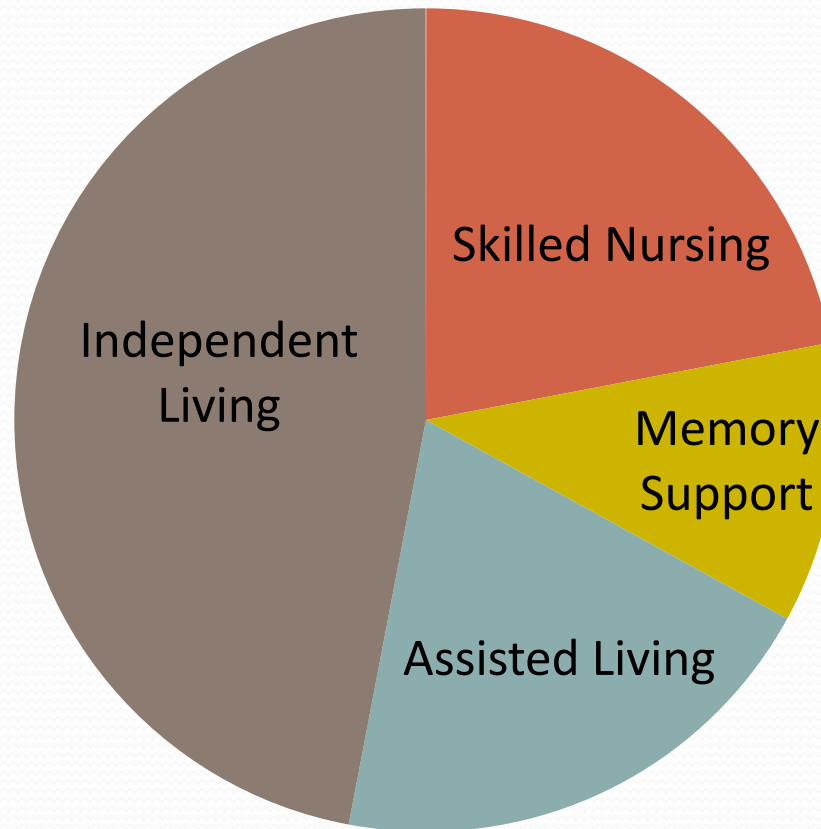




# Estero Business Model

**\$75M**  
**Construction**  
**& Related Cost**

**160+ Full**  
**Time**  
**Equivalent**  
**Employees**



**Max. 340**  
**beds**

**\$18-20**  
**average**  
**wage rate**



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**The Colonnade of Estero CCRC**

**Robert J. Mulhere, FAICP**  
**Planning Director**  
**Hole Montes, Inc.**

# Aerial



# Approved vs. Proposed

## ❑ Current Approval:

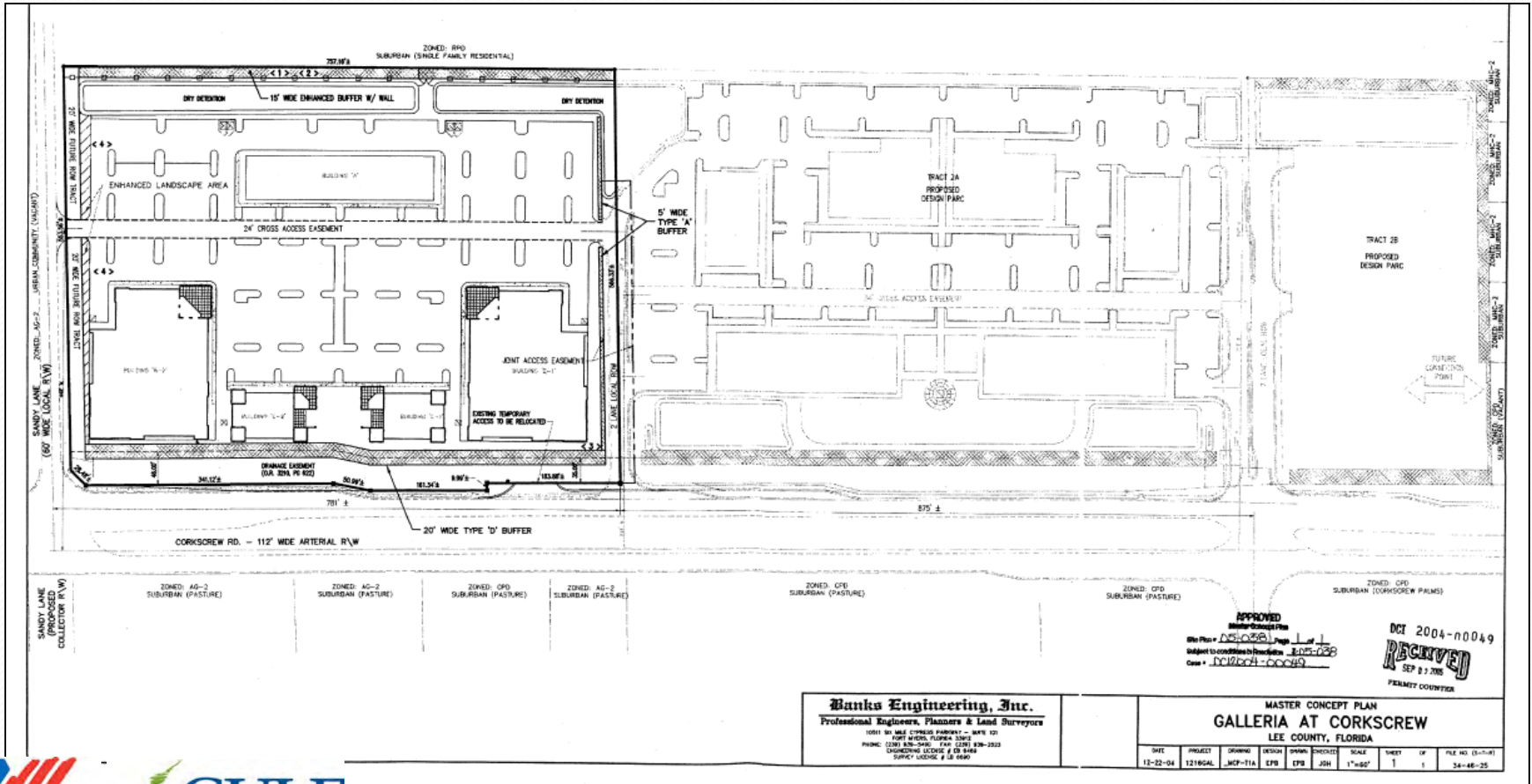
- Z-05-038 (adjacent to Sandy) approved for 100,000 SF Commercial
- Z-05-039 (includes Galleria office park): Approved for 143,000 SF Commercial
  - Approx. 43,000 SF built
- 200,000 SF of commercial office/retail approved and unbuilt

## ❑ Proposed Project:

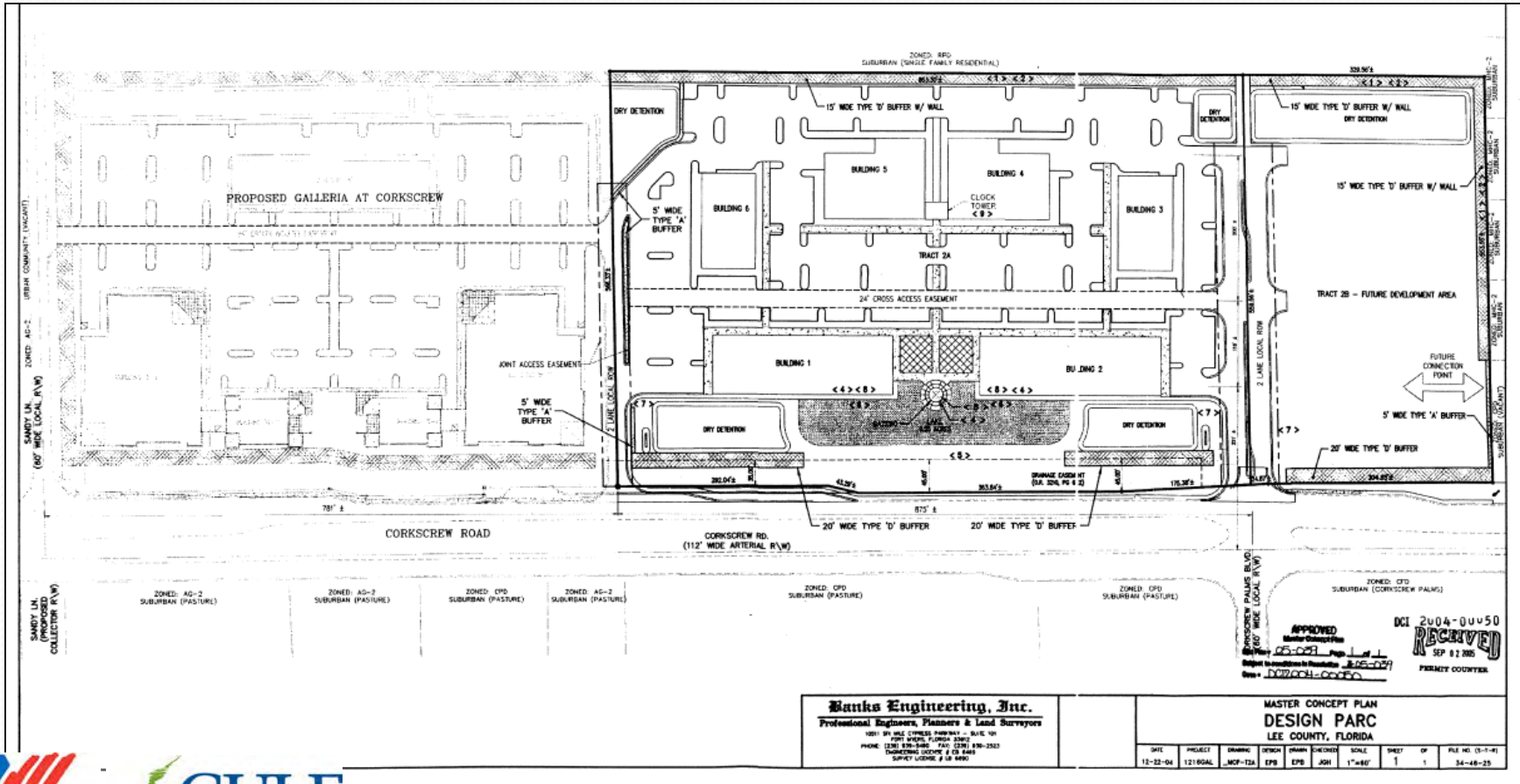
- Continuing Care Retirement Community, max. 340 beds/units
- Medical office, limited to 15,000 SF



# Z-05-38 – Galleria at Corkscrew



# Z-05-39 – Design Parc



APPROVED  
Master Concept Plan  
DCI 200A-00050  
RECEIVED  
SEP 02 2005  
PERMITS COUNTY

<b>Banks Engineering, Inc.</b> Professional Engineers, Planners & Land Surveyors 1001 SW 10th Street, Suite 101 Fort Myers, Florida 33902 Phone: (239) 339-1346 Fax: (239) 339-1343 TOLL FREE: 1-800-845-8888 SURVEY LICENSE # 18 9890		MASTER CONCEPT PLAN <b>DESIGN PARC</b> LEE COUNTY, FLORIDA	
DATE	PROJECT	DRAWING	SHEET
11-22-04	12185AL	_MCP-12A	EPB
DESIGNER	CHECKER	SCALE	SHEET
EPB	JOH	1"=80'	1
OF	FILE NO.	OF	FILE NO.
1	01-1-01	1	01-1-01
	54-46-25		

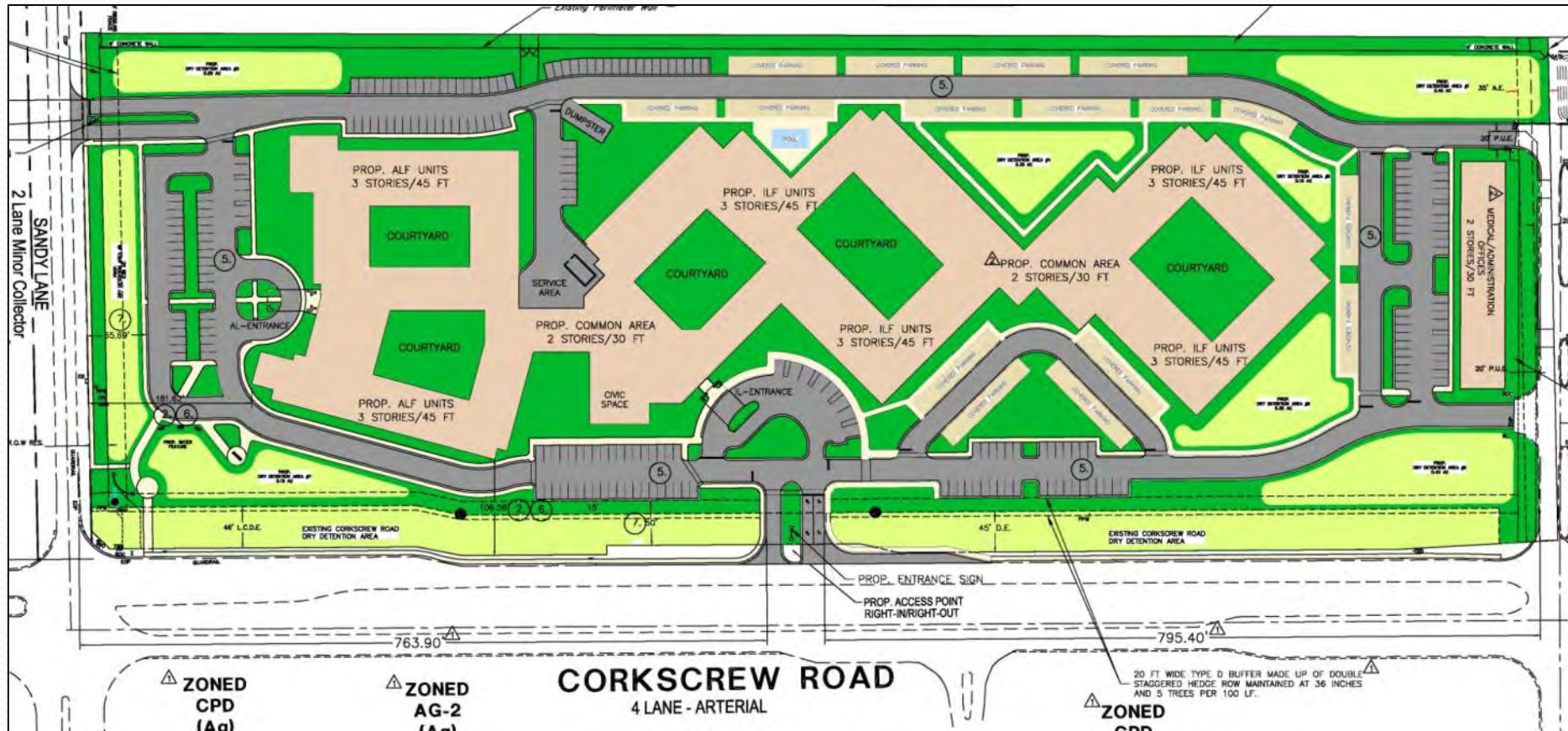


# Proposed Development

- ❑ Parcel size: 21.36 +/- acres
- ❑ Density: 6 d.u./acre = max. 128 dwelling units
- ❑ Density equivalents:
  - Assisted living/continuing care: 4 beds to 1 d.u.
  - Independent living: 2 beds to 1 d.u.
  - Max. 340 CCRC beds/units
- ❑ Accessory uses:
  - Commercial support uses (e.g. bank, barber shop, convenience store)
  - Medical office (standalone also)
  - Recreation facilities and civic space



# Master Concept Plan





# 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 ...***



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**The Colonnade of Estero CCRC**

# Comprehensive Plan Consistency

Policy 1.1.5 (Suburban FLU Category)

Policy 2.2.1 (Rezoning)

Policy 4.1.1 (Development Design)

Policy 5.1.5 (Buffers)

Standard 11.1 (Potable Water)

Standard 11.2 (Sewer)

Objective 77.3 (Open Space)

Policy 135.6.1 (Special Needs

Housing)

Policy 135.9.5 (Compatibility)

Goal 19 (Estero Community Plan)

Objective 19.2 (Mixed-Use Centers)

Policy 19.7.3 (Public Information Session)



# Estero Community Plan (Goal 19)

Project complies with the Community Plan by:

- ❑ Providing a “mixed use” design –on-site dining, medical care, and accessory commercial uses such as banking, beauty/barber shop, and a small retail store for the use of residents, along with recreational facilities, freestanding medical office, and civic spaces available for community groups
- ❑ Enhancing pedestrian interconnectivity
- ❑ Complying with desired “Old Florida” architectural style
- ❑ Proposing a more compatible use with the single-family homes to the north



# Zoning in Progress

- Resolution No. 2015-22 adopted April 17, 2015 by Village Council
- Some development applications may be temporarily delayed until the adoption of land development regulations to implement the principles of the *Community Planning Initiative Final Report* (Seth Harry Report)
- Project is located on the north side of Corkscrew Road, which is on the edge of affected area.



# Zoning in Progress

*“... any application for development approval ... 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.”*





- CIVIC SPACE
  - POOL AMENITY
  - PASSIVE & ACTIVE COURTYARDS
  - PRIMARY OPEN SPACES, GREEN SPACES, BUFFERING AND ENHANCEMENTS
  - FUTURE MEDICAL OFFICES
- SHADED PEDESTRIAN WALKWAYS (OPEN TO THE PUBLIC)
  - ENHANCED LANDSCAPE BUFFER SEE EXHIBIT 3

**ESTERO CCRC**

**MASTER PLAN - EXHIBIT 2**

## ZONING IN PROGRESS - MIXED USE DEVELOPMENT

DATE: 11-17-15



PREPARED FOR

# The Colonnade of Estero CCRC



SCALE: 1" = 60' - 0"

# Zoning in Progress

## *Compact & Walkable*

- Improve walkability by providing sidewalks along Sandy Lane and Corkscrew Road
- Provide a pedestrian crossing to cross Corkscrew Rd, at the intersection of Corkscrew and Sandy Lane
- Internal sidewalks provide a pedestrian-friendly design for safe travel through the site
- Integrated into the community, providing sidewalks and civic/meeting space available for community groups





# Zoning in Progress

## *Transit Supportive*

- The CCRC will provide a shuttle bus for residents for shopping excursions, off-site medical appointments, and the like, reducing the need of residents to drive themselves.
- Currently there is no bus route on Corkscrew Road. The CCRC will work with the Village to consider improvements in support of transit service as planned bus route expansions take place.



# Zoning in Progress

## *Employment*

- Provides jobs for workers in skilled, well-paid, healthcare positions which will help diversify the economy
- Initial phase will create approximately 160 new jobs
- Once open, the CCRC will engage local service providers for maintenance, landscaping, and other third party services integral to the operation of the community



# Zoning in Progress

## *Housing*

- Directly meets the need for senior housing/continuing care within the Village identified in the *Community Planning Initiative Final Report*.
- Provides a housing option for the growing senior population to age in place in Estero.
- Converts commercially zoned vacant land into residential development, addressing the over-supply of retail/commercial sites.
- Provides residential development on an infill parcel.



# Zoning in Progress

## *Mixed-Use Development*

- The CCRC provides needed senior housing and can be an important component of an overall mixed-use district in the Village Center.
- CCRC is “mixed-use” in practice, consisting of varying levels of senior housing & care, as well as multiple on-site accessory commercial uses for the use of residents.
- Proposed development plan includes medical office on the eastern edge of the site, which will be utilized by The Colonnade of Estero and the general public, and in turn provides a transition to existing Galleria office park.



# Zoning in Progress

## *Recreational & Civic Uses*

- Includes meeting spaces that will be available for community groups
- Senior housing is akin to a civic use, allowing seniors to remain in their communities and close to families, friends, church, doctors, pharmacies, favorite shopping and restaurants. These social activities are vital to social and emotional well-being.



# Transportation

- ❑ Trip comparison between approved and proposed uses indicate an almost 90% reduction in trips during the weekday PM peak hour.
- ❑ Corkscrew Road, Sandy Lane, and Via Coconut will continue to operate at Level of Service (LOS) C both with and without the development.
- ❑ No change to the LOS at the Corkscrew and I-75 ramp intersections due to the rezoning.



# Transportation

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
<b>Existing Approved Uses</b>	208	66	274	266	392	658	6,655
<b>Maximum Proposed Uses</b>	23	45	68	50	24	74	1,399
<b>Net Trip Reduction</b>	<i>185</i>	<i>21</i>	<i>206</i>	<i>216</i>	<i>368</i>	<i>584</i>	<i>5,256</i>
<b>% Reduction</b>			<b>75%</b>			<b>89%</b>	<b>79%</b>



**Charles L. Krebs, PE**  
**Civil Engineer**  
**Hole Montes, Inc.**



# Stormwater Management

- ❑ Stormwater Management is under the control of the South Florida Water Management District (SFWMD).
- ❑ SFWMD has created permit manuals that establish design criteria of a stormwater management system:
  - ❑ Control Elevation
  - ❑ Finished Floor Elevation
  - ❑ Perimeter Berm Elevations
  - ❑ Minimum Road Elevations
  - ❑ Allowable Discharge Rate from the property
  - ❑ Water Quality Volumes
  - ❑ Outfall/receiving water
- ❑ Water Quality is provided by either wet detention (lakes), dry detention, or dry retention.
- ❑ Most developments use either wet detention and/or dry detention as part of their water management systems.



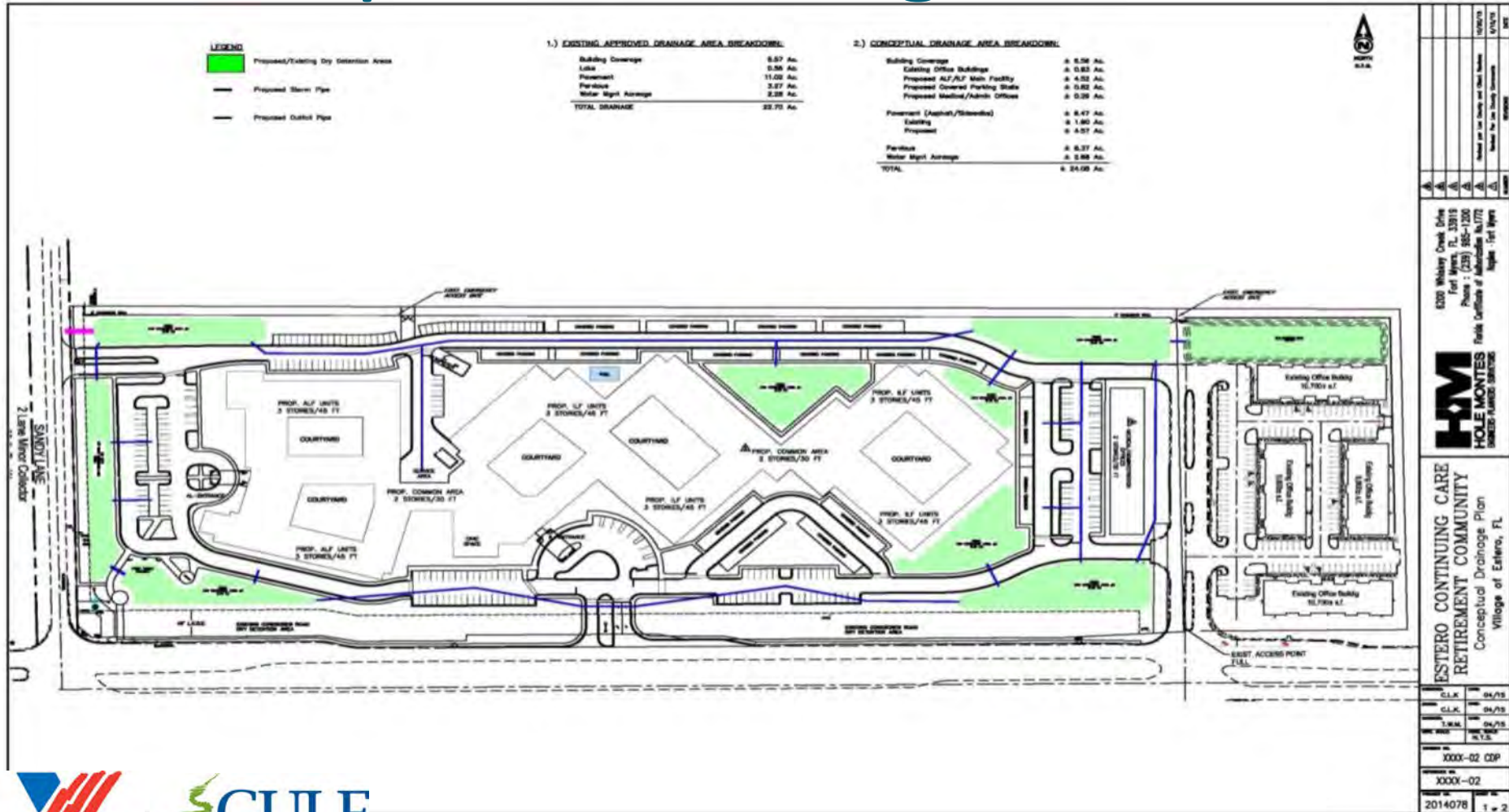


# Current Approved SFWMD Conditions

- ❑ Existing SFWMD Permit #36-05380-P
- ❑ Control Elevation = 10.00 ft NGVD
- ❑ Existing system meets SFWMD requirements for water quality
- ❑ Existing Water Management System utilizes Dry Detention Areas for water quality
- ❑ Existing Receiving Body: Sandy Lane storm water system.



# Conceptual Drainage Plan



# Proposed Conceptual Design

- ❑ 41% reduction in pavement area will allow for increased percolation into soils
- ❑ Meet or exceed SFWMD water quality requirements
- ❑ Utilize Dry Detention for water quality and attenuation
- ❑ Maintain existing drainage outfall to Sandy Lane stormwater management system
- ❑ Reduction in overall vehicle trips will reduce vehicle related pollutants
- ❑ Modification of existing SFWMD permit to reflect proposed site plan



**William E. Prysi, PLA, ASLA**  
**Landscape Architect**  
**Land Architects, Inc.**



- CIVIC SPACE
  - POOL AMENITY
  - PASSIVE & ACTIVE COURTYARDS
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**ESTERO CCRC**

**MASTER PLAN - EXHIBIT 2**

**ZONING IN PROGRESS - MIXED USE DEVELOPMENT**

DATE: 11-17-15



SCALE: 1" = 60' - 0"

PREPARED FOR

**The Colonnade of Estero CCRC**

# 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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## The Colonnade of Estero CCRC



# 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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## The Colonnade of Estero CCRC

# Buffer – Estates at Estero River



ESTERO CCRC

SECOND STORY RESIDENTIAL VIEW / WALL AND BUILDING INTERIOR LANDSCAPE

DATE: 7-16-15



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A Family of Senior Living Options

## The Colonnade of Estero CCRC

# Buffer – Estates at Estero River



ESTERO CCRC

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

DATE: 7-16-15

# Landscape

- A minimum amount of 598 trees are required in buffers and throughout the site. Shaded and pedestrian scale spaces will be prevalent.
- Trees planted along the north side of the wall, adjacent to Estates at Estero River, will be 20' in height at time of installation and will be planted at the start of construction as part of the first phase of development to provide immediate screening.
- Publically accessible walkways throughout the site will be well shaded and designed to be in a pedestrian scale.
- Buffers will be designed to maximize screening and be complementary to both architecture and amenities.



# Lighting

- Site lighting will be designed to meet or exceed minimum standards using efficient LED technology.
- Pole sizes will be limited to 20', less than the maximum allowable height, to reduce glare.
- The light fixtures will be full cut-off, to shield adjacent properties from the light source and direct light away from adjacent properties.



# Designed Amenities

- All sidewalks will be publically accessible where pedestrians will be free to traverse the site.
- Stormwater detention areas will be designed as natural systems and utilized as part of the wellness program for both residents and the public.
- Improvement to public sidewalks will create safer access points and crossings along public roadways.



# “Old Florida” Design - Conceptual



# “Old Florida” Design - Conceptual





**Robert J. Mulhere, FAICP**  
**Planning Director**  
**Hole Montes, Inc.**

# Requested Deviation 1

- 1) From LDC §10-416(d)(6), which requires, if roads, drives, or parking areas are located less than 125 feet from an existing single-family residential subdivision:
  - Provide a solid wall or wall/berm combination not less than 8 feet in height, not less than 25 feet from the abutting property line;
  - Wall must be landscaped (between the wall and the abutting property) with a minimum of 5 trees and 18 shrubs per 100 linear feet.

To allow:

- A combination berm and wall not less than 8 feet in height, not less than 15 feet from the north property line;
- Landscaped with a double staggered row hedge maintained at 60 inches and 10 trees per 100 linear feet.



# Deviation 1 - Justification

- ❑ *Approved previously and is consistent with the buffer constructed on Galleria Office Park to the east.*
- ❑ *The 8' wall & berm have been constructed along the entire northern boundary of the subject site.*
- ❑ *The fifteen foot landscape buffer will be enhanced with additional trees and a double-staggered hedge row between the wall and the adjacent residential areas.*
- ❑ *There is a min. of 195' between buildings on the subject site and single-family homes within Estates at Estero River.*
- ❑ *The buffer created by the existing open space located within the Estates at Estero River, the enhanced landscaping provided, and the berm and wall, will meet the intent of the Code.*



# Requested Deviation 2

- 2) From the LDC §33-406 requirement to provide a maximum 25-foot street setback in the Corkscrew Road Main Street Overlay District, to allow a setback of 110 feet maximum along Corkscrew Road for the buildings shown on the approved Master Concept Plan.



# Deviation 2 - Justification

- ❑ *Approved previously for the Design Parc CPD.*
- ❑ *The CCRC has a centralized design that allows residences and services to be consolidated and to be more easily accessible to residents.*
- ❑ *The additional setback will serve to further buffer and protect these residences from the effects of this collector roadway.*
- ❑ *The max. setbacks required by code conflict with the design requirements of a CCRC.*
- ❑ *A 45' wide drainage easement exists along Corkscrew Road, and no improvements can be made within this easement, precluding us from meeting the 25' setback.*



# Requested Deviation 5

- 5) From LDC §34-2015 (2)d., which requires exiting vehicles to leave a parking lot in a forward motion, to allow for parking as depicted on the Master Concept Plan.

# Deviation 5 - Justification

- ❑ *The 90-degree parking spaces back into an internal roadway, not subject to large volumes of traffic.*
- ❑ *The posted speed limit will be 20 mph or less.*
- ❑ *Traffic calming measures will be constructed, such as raised crosswalks.*
- ❑ *All traffic will exit the subject site and enter public roadways in a forward motion.*



# Requested Deviation 6

- 6) From LDC §33-403, which requires that buildings on corner lots must be designed with a maximum setback of 25 feet from each adjacent right-of-way, to allow a setback of 185 feet max. from Sandy Lane and a setback of 110 feet max. from Corkscrew Road.





# Deviation 6 - Justification

- ❑ *The CCRC has a centralized design that allows residences and services to be consolidated and more easily accessible to residents.*
- ❑ *The additional setback will serve to further buffer and protect these residences from the effects of this collector roadway.*
- ❑ *The max. setbacks required by code are more consistent with the design of a commercial development.*
- ❑ *A 45' wide drainage easement exists along Corkscrew Road, and no improvements can be made within this easement, precluding us from meeting the 25' setback along Corkscrew Road.*



# Requested Deviation 7

- 7) From LDC §34-2192(b)(5), which requires that all parking lots, access streets, and drives be set back a minimum of 75' from the right-of-way, to allow parking lots, access streets, and drives to be set back a minimum of 50' from the right-of-way, as shown on the Master Concept Plan.

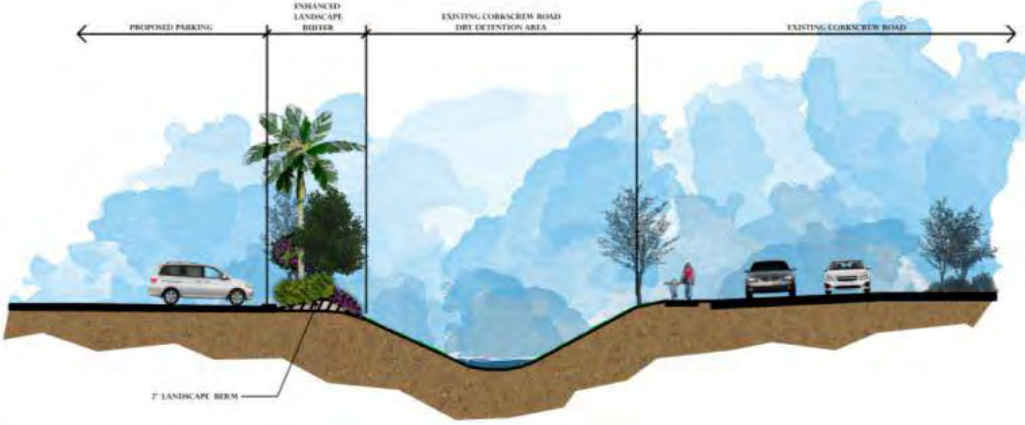
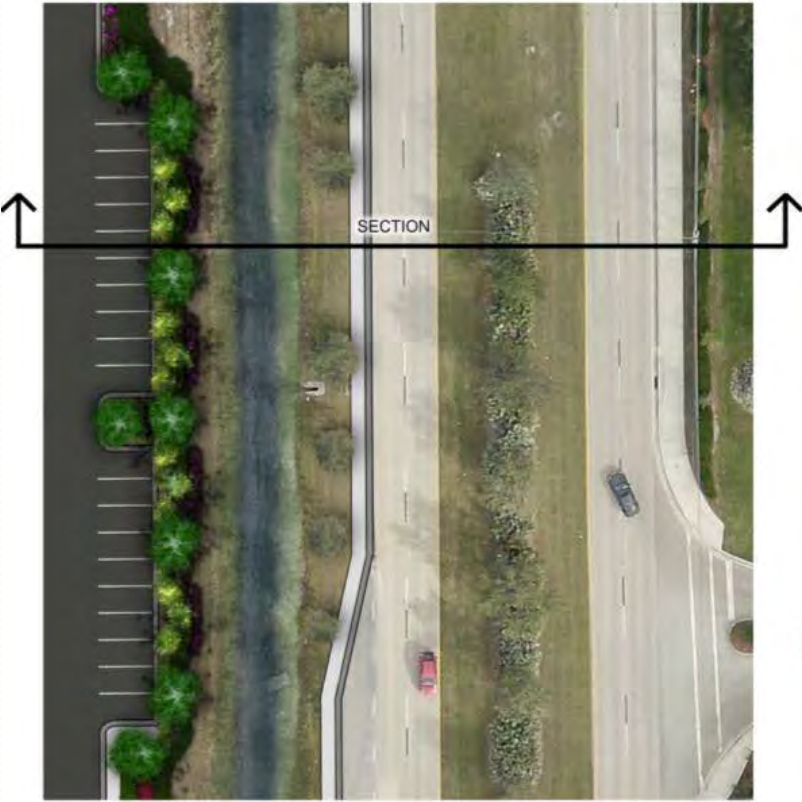


# Deviation 7 - Justification

- ❑ *The parking will be well-buffered from the adjacent right-of-way within the 50' setback provided.*
- ❑ *Parking is located around the site, to allow easy access to all portions of the building and prevent a disproportionate amount of parking being placed adjacent to the single-family residential development to the north.*



# Deviation 7 - Justification



# Spikowski Memo

- Comments on Memo from Bill Spikowski dated 12-10-2015, re: the Zoning in Progress.

# Planning Conclusions

- ❑ This plan is consistent with Estero Community Plan Goals, Objectives, and Policies.
- ❑ It is designed to comply with the relevant LDC design requirements.
- ❑ It is more compatible with the adjacent single-family home subdivision than the current approved commercial development.
- ❑ Our plan enhances pedestrian connectivity for residents and neighbors, and will be a asset to the Village of Estero.

