

Via Coconut MPD

DCI2014-00023

Village of Estero Planning & Zoning Board

June 21, 2016



Location

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

N:\TMSO1\Proj\Time2014\0000\0143788-000 - Focus Dev Group (Via Coconut - CPA & Rezoning) (Permitting) (CPD Application) (GIS) (Land Use) (Map.mxd)

Legend

Subject Boundary

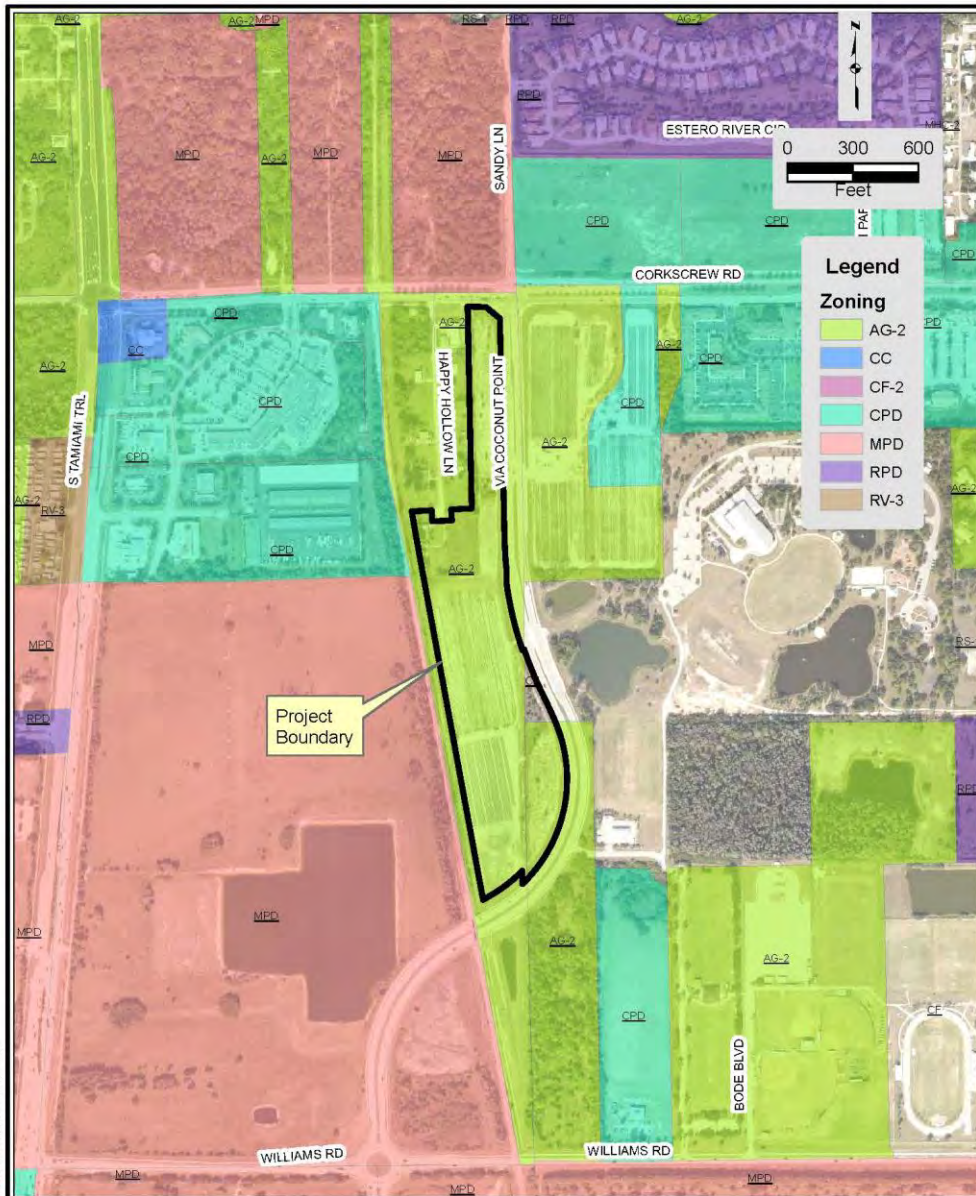
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Focus Development Group - Via Coconut
Aerial Map

DATE	PROJECT	FILE NO.	SCALE	SHEET
07/11/2014	20149788-000	33-46-25 34-46-25	AS SHOWN	1

Via Coconut
DCI2014-00023



Zoning Map

- AG-2
(Agricultural)
- CF
(Community Facilities)
remnant from old Sandy Lane alignment

NOTE: Aerial shown is from Lee County dated Jan 2014.
Zoning data taken from Lee County GIS datasets dated Dec 2013.

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Via Coconut MPD Zoning Map

DATE	PROJECT	FILE NO.	SCALE	SHEET
July 2014	20149788	00-00-00	As Shown	1

**Via Coconut
DCI2014-00023**

\\ms01\Drawings\2014\20140728-000\ArcGIS\Zoning_8x11.mxd

Request for Rezoning

Rezone ±19.31 acres from AG-2 and CF-2 to Mixed Use Planned Development, MPD, (to be called an Estero Planned Development under Tier 3 in the Proposed Village Center Area identified in the comprehensive plan amendment transmitted to the Florida DEO for review) to allow:

- **Maximum 297 dwelling units**
- **Density of 15.38 units per acre calculated on 19.31 acres**
- **Maximum 30,000 square feet of non-residential, commercial and/or retail space.**

- **Maximum height: 3 stories/45 feet**

Timeline

- **June 16, 2014:** **Courtesy presentation to Estero Community Planning Panel**
- Oct. 1, 2014: Application submitted
- Nov. 2014: Vote to incorporate Estero
- **Feb. 16, 2015:** **Estero Community Planning Panel presentation**
- **March 16, 2015:** **Estero Community Planning Panel follow up**
- April 15, 2015: Application Sufficient
- April 17, 2015: Estero adopts Zoning in Progress Resolution 2015-22 for Village Center
- **August 25, 2015:** **Public Info Meeting at Estero Planning Board**
- **April 19, 2016:** **Estero Planning Board Hearing**
- **May 17, 2016:** **Estero Planning Board (continuance)**

Village Center Concept

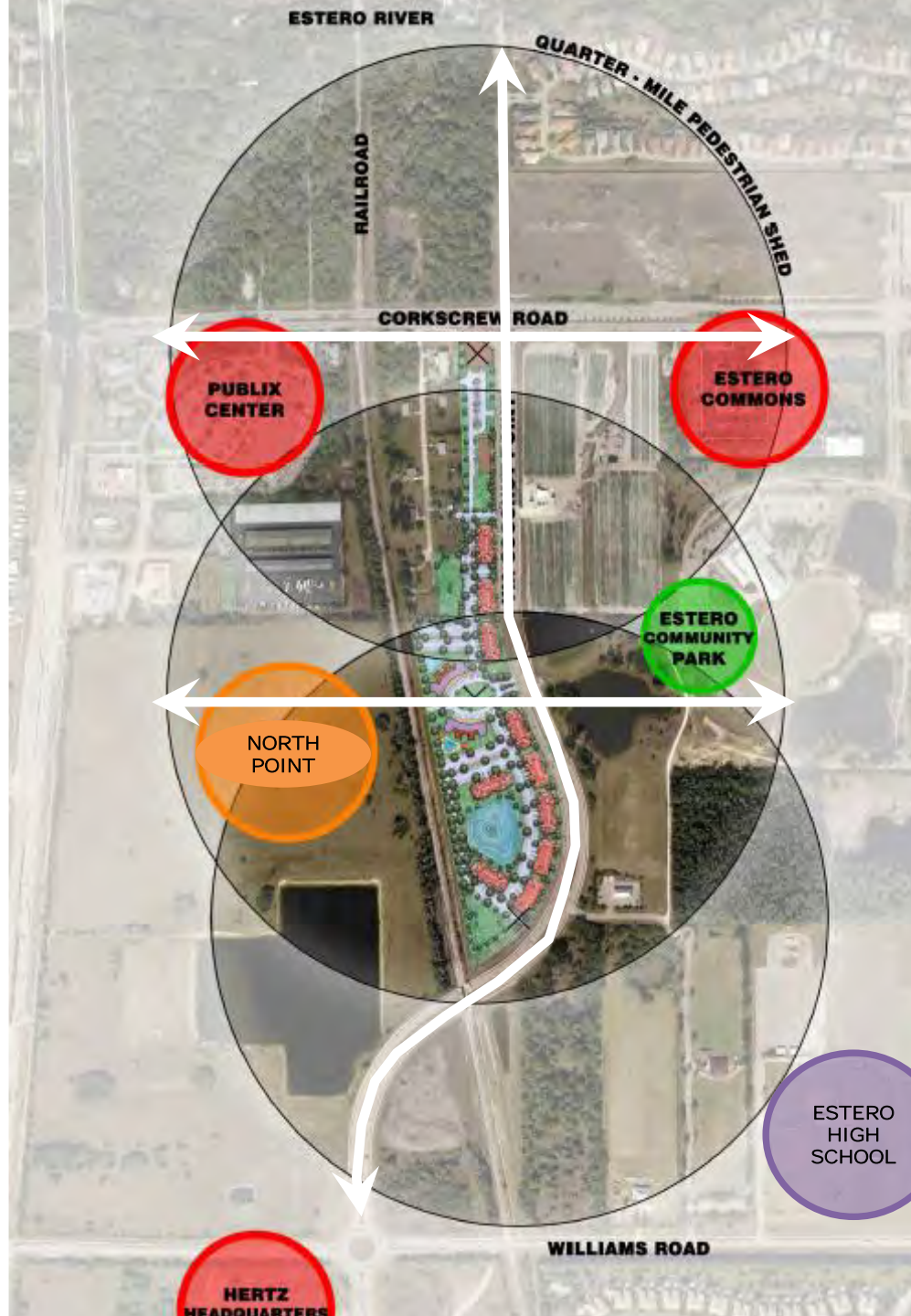
Context -

Relationship to existing and future land uses

Connectivity

Principles of Design:

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



Coconut Point Design Book

B. Vehicular Circulation

View corridors, as seen from automobiles, into the landscape are to be highlighted and preserved.

Desired views in the landscape design shall take into account the distance from the vehicle and the speed at which it will be best viewed.

Roadway widths shall be based on hierarchy of primary, secondary and tertiary streets. Landscape and site features shall relate in scale to the corresponding roadway types.

Entrance drives shall be identified by entry markers, landscape and signage.

Vehicle roundabouts are an opportunity to utilize special paving and other site and landscape features.

Internal vehicular circulation benefits from connections between adjacent properties. This circulation is encouraged to improve accessibility and to reduce congestion on main streets.

C. Site Furnishings and Amenities

Comfortable and attractive street furniture shall be provided in public spaces for public enjoyment, comfort and convenience. These may include seats and benches, trash receptacles, information kiosks or directories, and public telephones.

Other encouraged site furnishing amenities can include planters and bollards, decorative fountains, tree grates, benches, public art, decorative street name indicators, boulders / rocks, and sculptures.

A concept shall be developed for integrating furnishings with the design of planting, irrigation, and pedestrian systems.

The design of all site furnishings shall reflect the overall Mediterranean identity of Coconut Point and correspond to other design features within the project.

Providing places to park bicycles encourages their use. Bike racks shall be installed at appropriate locations.



Coconut Point Design Book



Multi-family residential parking shall require a secured area of parking from the public. These secured parking areas must provide the required amount of integrated site lighting for safety for the residences.



JUNE 14, 2004

Via Coconut Pattern Book

Illustrative Site Plan with aerial



Access Control Diagram



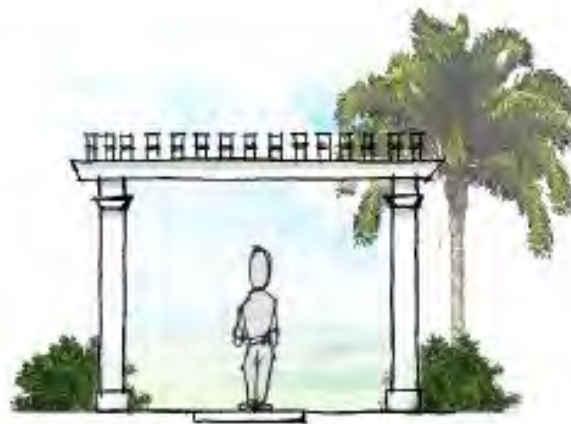
- LEGEND**
- FENCE
 - GATE
 - WALL
 - RESIDENTIAL ARBOR FEATURE
 - COMMERCIAL ARBOR FEATURE



Vehicular gate – Character image



Pedestrian gate – Character image



Commercial Arbor

LEGEND

-  FENCE
-  GATE
-  WALL
-  RESIDENTIAL ARBOR FEATURE
-  COMMERCIAL ARBOR FEATURE



Residential Arbor

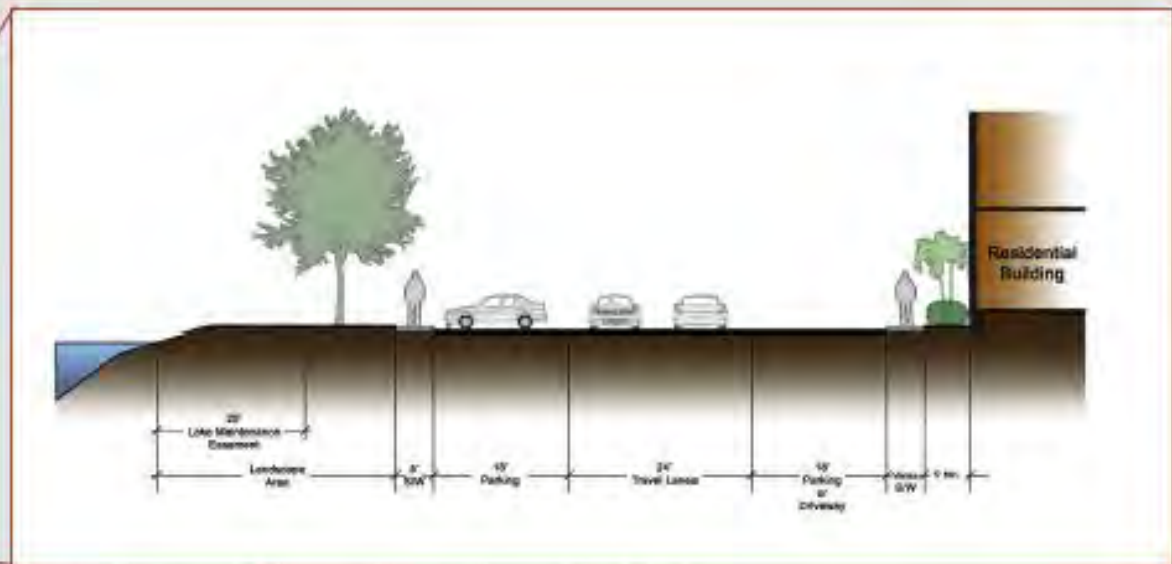
Pedestrian/Bicycle Network

The pedestrian/bicycle network includes sidewalks that connect throughout the project, sidewalks along the east-west connecting street, and sidewalk connections to the external pedestrian facilities along Via Coconut Point.



Internal accessways

Internal drives will serve the comfort and convenience of residents and businesses. Speeds will be posted at 25 mph or less. Accessways will provide access to perpendicular parking and driveways. Sidewalks are provided on both sides of accessways.



Typical internal drive section (adjacent to lake)

Utilities Diagram

The conceptual utility plan shows the general locations proposed for utility lines and connections. Utility main extensions are required by LCU to be located within the Via Coconut Point Right of Way. Exact alignments will be determined during final design.



Architectural Elevations along Via Coconut Point (Residential)



VIA COCONUT MPD
Job# 5217

ELEVATION SCHEME 'A'
Estero, Florida



VIA COCONUT MPD
Job# 5217

ELEVATION SCHEME 'B'
Estero, Florida



VIA COCONUT MPD
Job# 5217

ELEVATION SCHEME 'C'
Estero, Florida



VIA COCONUT MPD
Job# 5217

ELEVATION SCHEME 'D'
Estero, Florida



Conceptual architectural elevations – Buildings around the Oval Park

These elevations depict generalized architectural theme or themes that will be characteristic of the primary façade of buildings around the central Oval Park, including proposed color palette.

View along Oval Park



Streetview along Via Coconut Point (Residential)



Streetview along Central Oval Park



Streetview along Via Coconut Point (Commercial)





LEGEND

- COMMERCIAL ENTRY SIGN
- RESIDENTIAL ENTRY SIGN / ARBOR
- WALL SIGN



Commercial Entry Sign



Residential Entry Sign/Arbor



LED reverse channel letter

Example of Wall Signage - Typical

Landscaping and open space - Oval Park Concept Plan

The Connecting Street surrounds the Oval Park. Angled on street parking along the Connecting Street (Deviation 1) allows for easy public access to storefronts and calms traffic for a safer and more comfortable pedestrian realm.





0 15 30 60
SCALE IN FEET

Landscape and open space – Oval Park Character images

Typical look and feel of the public realm and gathering places around the Oval Park

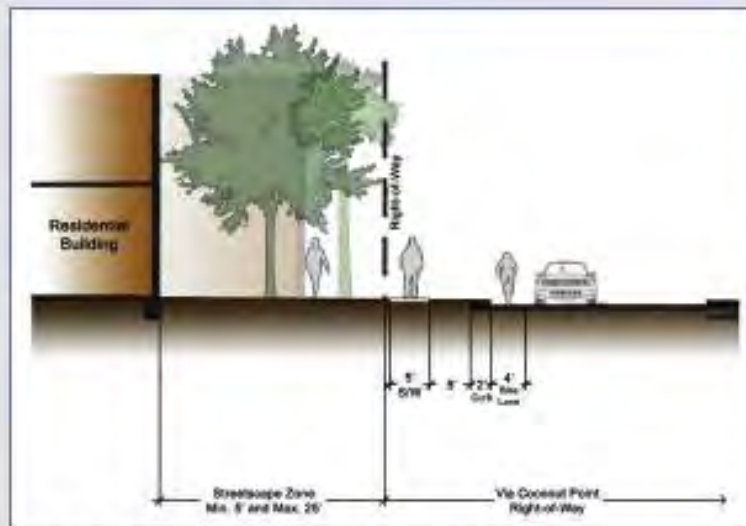


Oval Park open space & benches – Character image

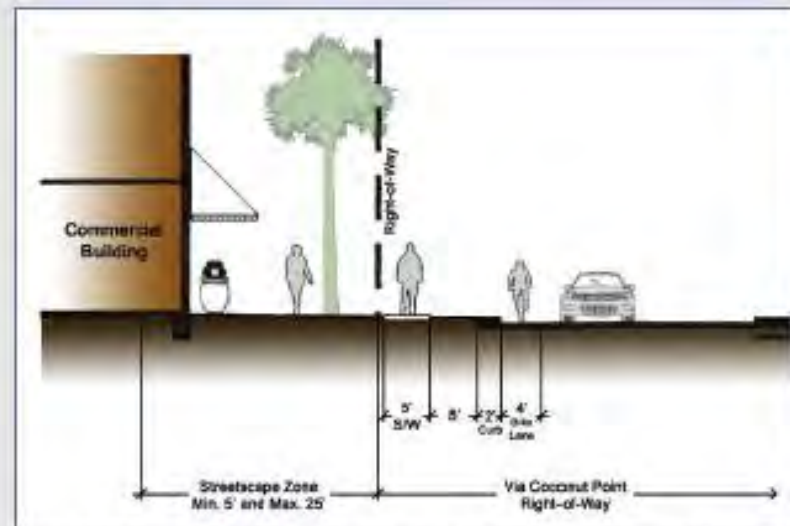


Patio seating for nonresidential uses – Character image

Landscaping and open space – Streetscape along Via Coconut Point

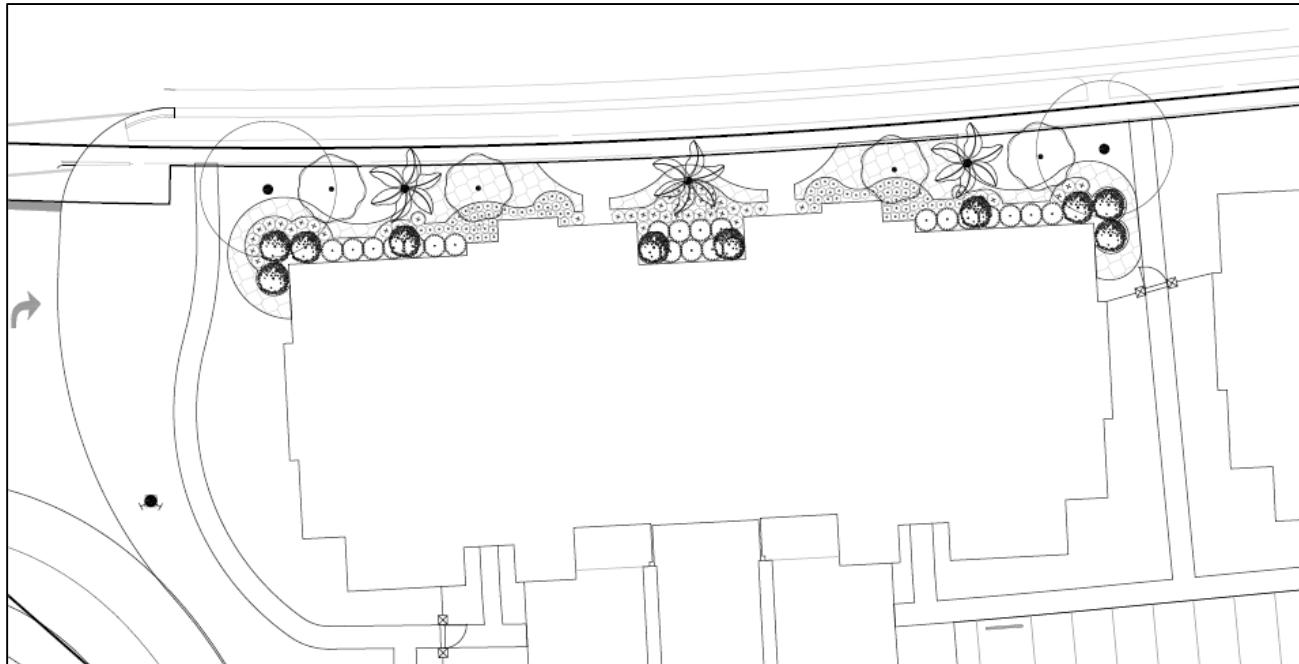


Residential streetscape section - Typical



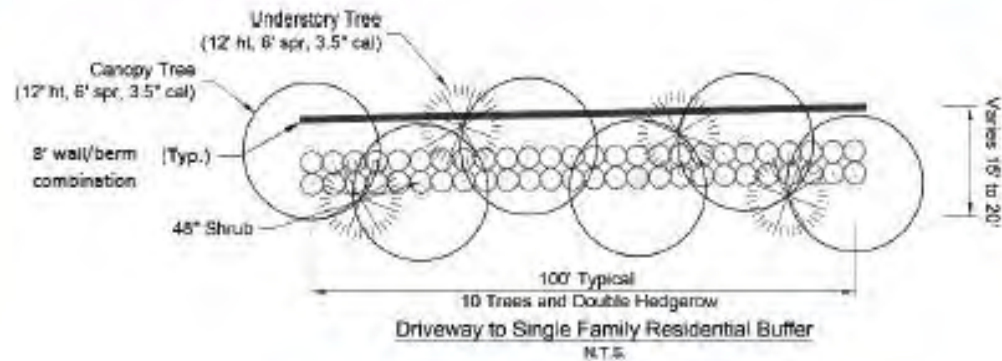
Commercial Building Frontage section - Typical

Landscaping and open space – Streetscape along Via Coconut Point

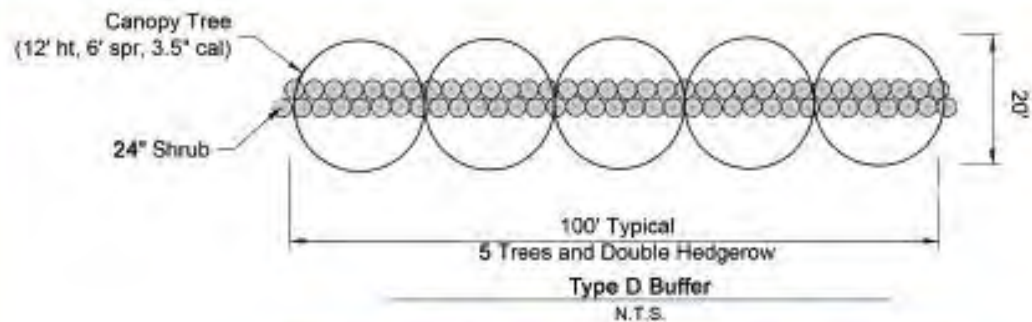


Proposed Buffers

Typical driveway to Single Family Residential Buffer (Deviation 2)



Typical buffer conditions proposed along the railroad right-of-way



Comprehensive Plan Consistency

(Transitional Comprehensive Plan)

- **Goal 39:** Higher density project traffic should not travel through less intense areas such as single family areas
 - Buffer and wall provided for adjacent single family homes along Happy Hollow Lane
- **Housing Policy 135.1.9 and Economic Policy 158.1.9:** Variety of housing types, designs, densities
- **Policy 135.9.7:** Concentrate residential development in urban areas

Comprehensive Plan Consistency

(Transitional Comprehensive Plan)

- **Goal 19 – Estero Community Plan**
 - Project is consistent with the objectives for walkable, mixed use centers
 - Interconnection opportunities with adjacent commercial uses provided internally and externally for vehicles, bikes, pedestrians
 - Design supports Estero Community Park as a hub. Park space is also integrated into the project.
 - Variety of housing types and forms
- **Objective 19.3: Residential Neighborhoods.** Support Estero's quality-of-life, promote the community's unique character through the development of diverse, well designed, and well-connected residential neighborhoods, and provide for the needs of multi generational community by supporting a variety of housing types and neighborhood development forms.

Comprehensive Plan Consistency

(Transitional Comprehensive Plan)

Policy 19.3.1: Support and enhance Estero's residential character...:

...

e. Contribute to the overall design, landscaping, and aesthetics that make up the community's character as a harmonious place with beauty, spaciousness, and a diversity of high-quality residential and commercial development...

Objective 19.8: Village Center. Improve the quality of life for Estero's residents and visitors by providing additional housing and neighborhood types and more diverse economic activity in the heart of Estero.

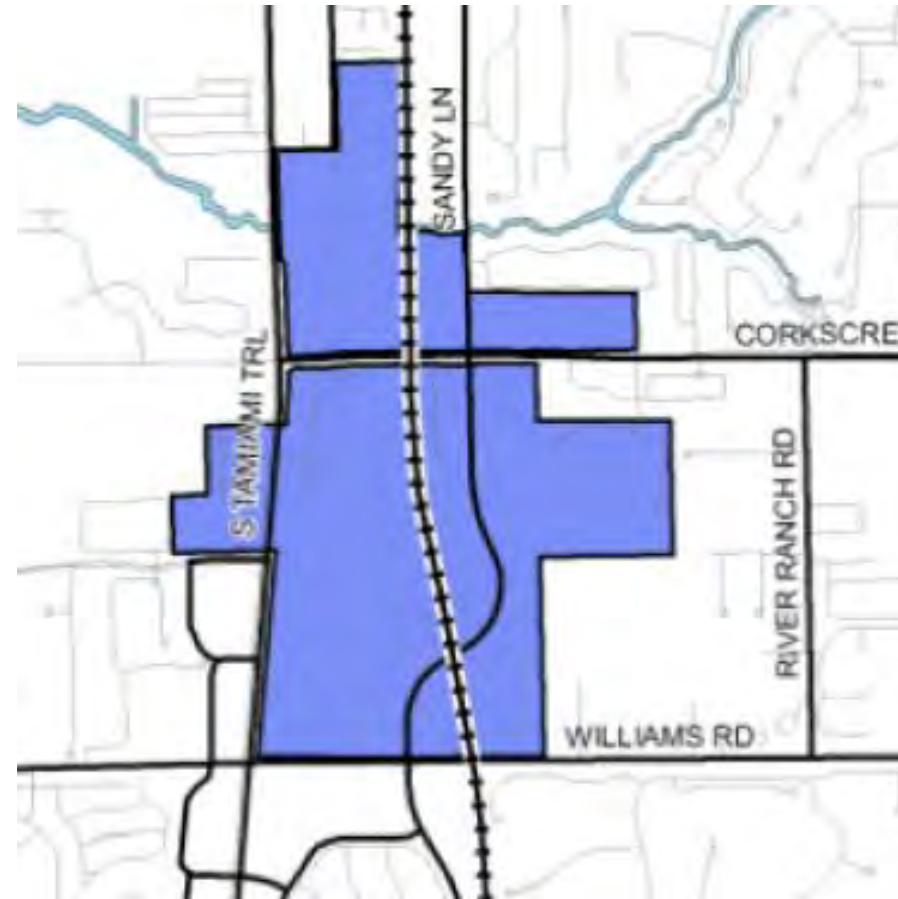
Policy 19.8.1: This comprehensive plan includes a Village Center category on the future land-use map (also referred to as the "Village Center Area") which encourages higher densities and intensities of housing,...

Comprehensive Plan Consistency

(Village Center Policies – *Transmitted March 30*)

Village Center Future Land Use Category

- Higher Densities allowed, mix of uses encouraged, public benefits valued to create a “Village Center” area on 522 acres in Estero
- Tier 3 - greater mix of uses and up to 15 units per acre with maximum of 20 units per acre through incentive density



Land Development Code Compliance

(Transitional Land Development Code)

- **Deviation #1** from Section 10-296-(b)

Allow vehicles to back out on the internal drives



Land Development Code Compliance

(Transitional Land Development Code)

- **Deviation #2** from Section 10-416(d)(6)

Allow buffer along single family homes to be a 20' wide with an 8-foot wall instead of 25' wide with an 8-foot wall

Deviation granted for Volunteers of America site for 15' wide buffer with an existing 8-foot wall



Land Development Code Compliance

(Transitional Land Development Code)

- **Deviation #3** from Section 34-2020(a)

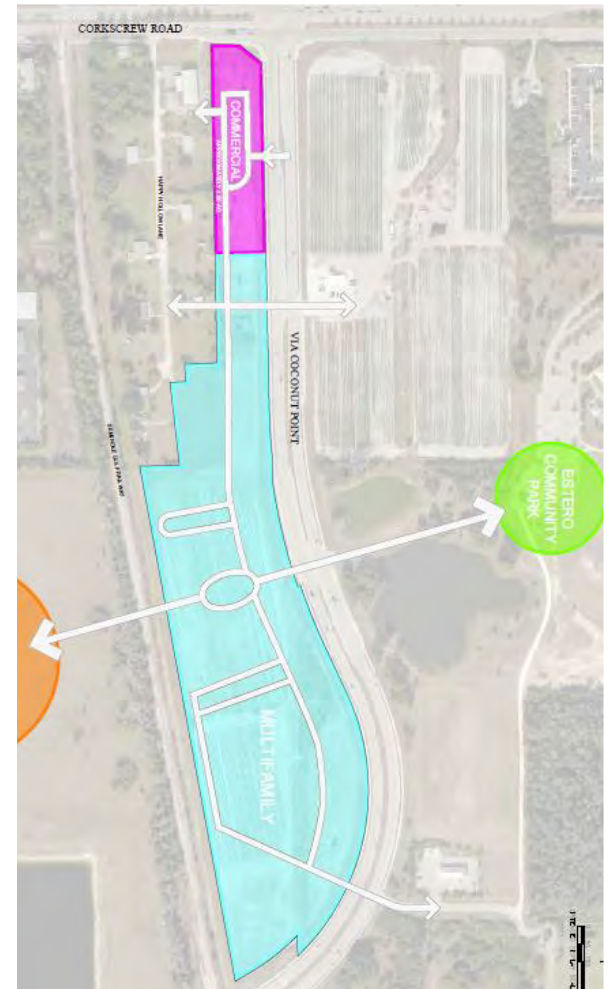
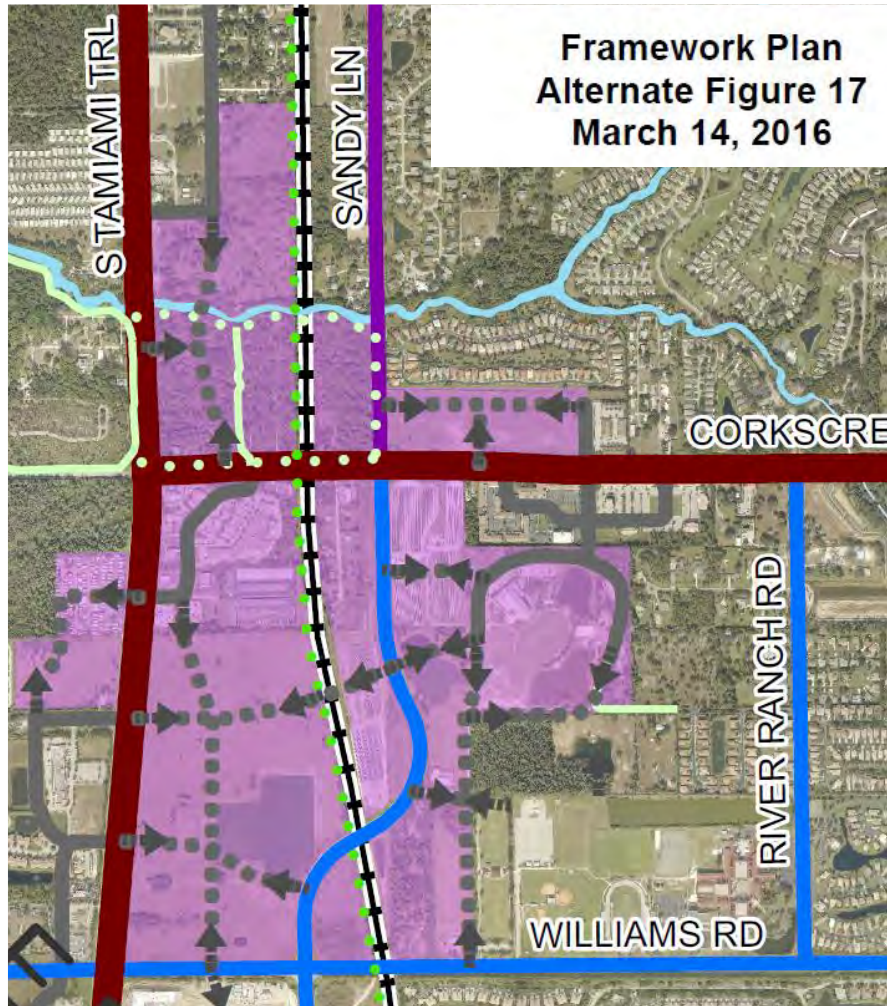
Allow 1.5 parking spaces per one-bedroom unit instead of 2 parking spaces per one-bedroom unit

- Maximum of 160 one-bedroom units
- Commercial locations will meet parking standards

Land Development Code Compliance

(Pending LDC Standards for Village Center)

Project complies with creating an east-west publicly accessible street



Land Development Code Compliance

(Pending LDC Standards for Village Center)

Incentive based Offerings (Tier 3 base of 15 units/ac, requesting 15.38 units/ac)

- **Off Site public improvement (1-Medium)**
 - Landscaping, irrigation and maintenance of Via Coconut Point median (1,500 lf)
- **Enhanced landscaping (1-Low Medium)**
 - Streetscape along Via Coconut Point designed to provide street trees, shade and enhancement of appearance along the street.
- **Enhanced street design (1-Medium High)**
 - Publicly accessible connecting street with 8' sidewalks at curb and 8' sidewalk under arcade
- **Public civic spaces (1-Medium High)**
 - Central oval park is a focal point for the project and community-at-large, proposed as publicly accessible open space/green space in a formal urban setting.

Land Development Code Compliance

(Pending LDC Standards for Village Center)

Incentive based Offerings (Tier 3 base of 15 units per acre, requesting 15.38 units per acre)

- **On-street parking (3-Medium High)**
 - Broad connecting street with on-street parking runs east-west per the Framework Plan
- **Gathering places (outdoor cafes, etc.) (2-Medium High)**
 - Commercial areas and first floor non-residential areas are designed to accommodate outdoor seating areas (see streetscape perspectives).
- **Vertical mixed use (4-High)**
 - Buildings around the Oval Park contain non residential uses on ground floor with residential above.
- **Commitment to remove billboard along Corkscrew Road**

Land Development Code Compliance

(Pending LDC Standards for Village Center)

Publicly accessible Streetscape along Via Coconut Point

Residential area:

- 4 - Ped arbors (6'x6')
- 90 sy - Conc. Sidewalk connections
- 4 – 6' benches
- 1,880 lf – Streetscape landscape
- 1,880 lf – Streetscape irrigation

Commercial area:

- 1 - Ped arbors (6'x6')
- 2,325 sf - Conc. Pavers
- 2 – 6' benches
- 4 – trash receptacles
- 815 lf – Streetscape landscape
- 815 lf - Streetscape irrigation



Land Development Code Compliance

(Pending LDC Standards for Village Center)

Publicly accessible Connecting Road with on-street parking & 8' sidewalk & central Oval Park (total = ± 1.26 acres)

Road, on-street parking, street trees, 8' sidewalk

Oval Park improvements:

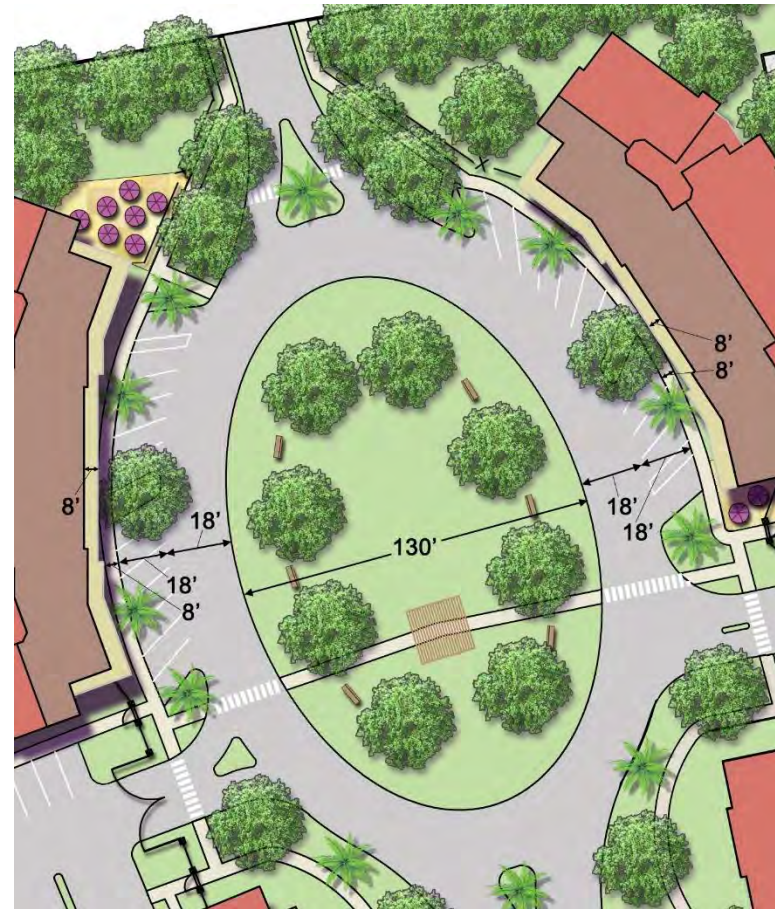
1 – pergola (20'x20')

625 sf - Conc. Pavers

8 – 6' benches

4 – trash receptacles

0.6 ac Landscape/irrigation



Land Development Code Compliance

(Pending LDC Standards for Village Center)

Via Coconut Point median landscaping (1,500 lf)

Irrigation

Connection valve

Plantings



Quality Assurance

- 1. Site**
- 2. Construction**
- 3. Amenities**
- 4. Exteriors**

Quality Assurance

Site:

The organization of the site responds to the irregular conditions of the site and the Village Center overlay. Design solutions include:

- Traditional Neighborhood Design (TND) with buildings up to the street and most parking away from the public view
- A central Village Green dividing the site and open to public access and use. Community connections are encouraged and organized events are employed to activate the setting.

Quality Assurance

Construction:

The following superior building approaches are proposed as compared to Florida State Building Code requirements:

- Post tensioned foundations
- Full height reinforced concrete masonry construction
- Barrel tile roof
- Energy Star certified
- Vinyl, double-pane, impact windows
- STC 54 sound rated walls and floors

Quality Assurance

Construction:

Special Features :

- Oversized unit floor plans relative to competitive offerings
- Expanded exterior porches or elective sun rooms (except for the one bedroom studio unit)
- Full sized utility rooms (except for the one bedroom studio unit)
- All bedrooms sized for king size beds
- All master bedrooms with walk in closet/dressing suite attached
- Double master suite in all two bedroom units
- Oversized tubs or showers in all bathrooms (except for the one bedroom studio unit)
- LED lighting on all exterior building and site applications
- Hardwood style flooring in all living, kitchen, and entry areas.
- Premium carpet (32 oz.) and pad in all bedrooms, closets and corridor areas.
- 9' ceiling heights on all units with selectively applied 12' ceilings in living areas on top floor units
- Granite or other similar solid surface counter top in kitchen and bathrooms
- Premium appliance packages including ice maker refrigerators, full size range and microwave, silent run dishwasher, spray-head single lever faucet with double bowl stainless sink

Quality Assurance

Amenities:

Oval Park Occupancies

The Oval Park ground level occupancies offer a minimum total of **8,000 sf.** of non-residential floor area facing the Village Green within the two fronting buildings.

- **leasing and management** (approx. 1,200 s.f.-1,800 s.f.)
- **fitness facility** (approx. 2,000 s.f.-4,000 s.f.)
- **business center** (approx. 900 s.f.-1,500 s.f.)
- **Postal center** (approx. 250 s.f.-500 s.f.)

Other Business types:

- Hair styling salon
- Manicure and pedicure salon
- Flower shop
- Private fitness trainer
- Tailor/seamstress
- Coffee shop
- Dry cleaning outlet
- Executive office center operations
- Light food and beverage operation*

Quality Assurance

Amenities:

- Pool with expanded pool deck, zero entry pool for children and sun-bathing.
- Cabanas for extended outdoor relaxation
- Outdoor living area with summer kitchen, picnic area, and soft seating in shade
- Yard team events such as lawn chess, bocce, corn-hole

Passive outdoor amenities:

- Meditation garden
- Herb/vegetable garden
- Private party setting
- Outdoor yoga/aerobic patio

- Pet Park for active outdoor pet use
- Bike storage areas with individual unit convenience
- Connected sidewalks throughout the site, including around the large internal lake
- Benches along internal walkways for relaxation

Quality Assurance

Amenities:

Commercial along Via Coconut Frontage

Convenient walking and bike connections within the larger campus make this commercial venue a clear “lifestyle benefit” for residents.

Ideal commercial occupancies would exclude auto-centric commercial uses but include:

- Food and beverage operators
- Boutique fashion wear vendors
- Neighborhood medical and dental professional offices
- Neighborhood real estate professional offices
- Decorator show rooms
- Investment and insurance offices

Quality Assurance

Architecture:

The architectural style is influenced by the original “beauty book” for Coconut Point, executed in a contemporary application of Mediterranean architecture.

Four residential building types are designed with varied appearance to avoid replication of identical buildings long the Via Coconut frontage.

Two buildings around the Oval Park feature covered arcade for shade along storefronts (climate responsiveness).

The commercial frontage along Via Coconut Point will follow the design theme with compatible architecture. The final users are unknown at this time and thus the building appearance is approximated. From restaurant to financial institution, or from office to retail, the overall frontage is intended to continue the varied approach while preserving the consistency of a uniform landscape theme and material pallet extending along the entire frontage of the project.

Quality Assurance

Architecture:

- Differing roof features
- Varied exterior wall and trim pallets
- Staggered fascia and roof lines
- Pedestrian gateway entry arbors to delineate public/private transition to & from units along Via Coconut
- Selective use of private walkways to ground level units
- Exterior balconies or sunrooms orienting to all sides of each building (“eyes on the street” CPTED)
- A lush streetscape with a cadence of street trees between the buildings and the public sidewalk
- Courtyards between structures offering a changing presentation to passing motorist and pedestrians

Criteria for Rezoning

- Proposed development is compatible with the Village Center area and surroundings
- Transportation facilities are adequate and improvements are proposed
- No adverse impacts to environmental or natural resources
- Mix of uses is appropriate at the subject location
- Concept Plan provides for public interests
- Deviations enhance the Planned Development

Public Benefits

- **Enhanced landscape and streetscape**
- **Gathering places (space for outdoor cafes, etc.)**
- **Public civic space**
- **Mixed use**
- **On-street Parking**
- **Construct Civic Improvements – Via Coconut Median**
- **Commitment to remove billboard along Corkscrew Road**





