



ESTERO CROSSING

ESTERO, FL

Stock Development
DCI2015-00001
January 29, 2020

PROJECT TEAM

APPLICANT:	BRIAN STOCK, CEO, STOCK DEVELOPMENT SD ESTERO CROSSING, LLC. KEITH GELDER, MBA, <i>STOCK DEVELOPMENT</i>
Legal:	NEALE MONTGOMERY, ESQ., <i>PAVESE LAW FIRM</i>
Planning:	DANIEL DELISI, AICP, <i>DELISI, INC.</i>
Engineering:	JOHN T. WOJDAK, P.E., <i>DELISI FITZGERALD, INC.</i>
Traffic:	TRENT EBERSOLE, P.E., <i>McMAHON ASSOCIATES</i> NATALIA LERCARI, P.E., <i>McMAHON ASSOCIATES</i>
Ecology:	CRAIG M. SMITH, M.S., P.W.S., <i>DEX BENDER</i>
Design:	HUNTER BOOTH, RLA, LEED ^{AP} , <i>BOOTH DESIGN</i>
Architecture:	CHARLAN BROCK AND ASSOCIATES

Brian Stock, CEO, Stock Development

Keith Gelder, President, Stock Luxury Apartment



*One of America's
TOP 100
builders for 3 years in a row!*

AWARDS

2013 Real Estate Developer “Champion Award” - Southwest Florida Choice Awards - Naples Daily News

2013 Builder Magazine’s BUILDER 100 List

2013 Business Observer (Tampa-based) –Entrepreneur of the Year - Brian Stock

2013 POOL & SPA NEWS Magazine Top 50 Pool Builder - #40 Serenity Pool & Spa

2013 Builder of the Year – Collier Building Industry Association (CBIA)

2014 Builder Magazine’s BUILDER 100 List

2014 Lee Building Industry Association (LBIA) Community of the Year – Paseo

2014 LINKS Magazine - The Club at Olde Cypress named one of The Best 35 Clubs in the US

2014 Builder of the Year – Collier Building Industry Association (CBIA)

2015 Builder Magazine’s BUILDER 100 List

2015 Community of the Year – Lee Building Industry Association (LBIA) – Hidden Harbor

2017 Project of the Year – Spectra – Southwest Florida Apartment Association

2018 Project of the Year – Inspira @ Lely Resort - Southwest Florida Apartment Association

LOCAL PRESENCE



RESIDENTIAL CHARACTER



2018 Project of the Year – Inspira @ Lely Resort Southwest Florida Apartment Association



RESIDENTIAL CHARACTER



2018 Project of the Year – Inspira @ Lely Resort Southwest Florida Apartment Association



COMMUNITY MEETINGS

8/1/14	Estero crossings under contract
8/11/14	Lee County pre-application meeting
1/26/15	Estero Community Planning Panel hearing
1/27/15	Corkscrew Woodlands informal community meeting
4/10/15	Initial meeting with Bill Savage & Dave Wisor
4/22/15	Signalization meeting with lee county
4/27/15	On-site meeting with Bill Savage & Dave Wisor
6/16/15	Neighborhood Informational Meeting
6/25/15	Planning & Zoning hearing
9/28/15	Meeting with Bill Savage
10/22/15	Joint developer meeting with village representatives
10/28/15	Village workshop with Bill Spikowski
3/29/16	Estero Planning and Zoning Board Hearing
4/18/16	Meeting with Island Club/Corkscrew Woodlands & Villa Palmeras
9/28/16	Meeting with Island Club/Corkscrew Woodlands & Villa Palmeras
12/29/16	Meeting with Island Club/Corkscrew Woodlands & Villa Palmeras
1/5/17	Meeting with Neighbors on drainage
2/3/17	Meeting with Neighbors on Landscaping
2/16/17	Meeting with Corkscrew Woodlands, Island Club and Villa Palmeras Residents
2/21/17	Estero Planning Board
3/17/17	Estero Planning Board
5/24/17	Village Council Hearing
1/15/19	Estero Planning Board
2/19/19	Estero Planning Board
10/16/19	Village Council First Reading

NEIGHBORHOOD CONCERNS

1. Density - The density was lowered from 455 units to 350 units then lowered again to 306 units.
2. Height - The requested height was lowered from 55 feet to 50 feet. The height was then lowered again to 45 feet and 3 stories, with 5 feet for architectural features. The applicant is continuing to commit to concrete block and elevators.
3. Light at Lowe's - The applicant has continuously been working with the Village and the County to get the light located and installed.
4. The View from Villa Palmeras - We included a line of sight drawing in the pattern book.
5. Stacking Along the Frontage Road - Residents of the Corkscrew Woodlands/Island Club community are concerned about stacking from the light at Lowes. We have conducted a queuing study.
6. **“Playground” on the south side of the development - The prior Master Concept Plan showed a “playground” on the south side of the property adjacent to the Island Club. This has now been relocated.**
7. Wall Adjacent to Island Club and Villa Palmeras - **The applicant committed to an 8’ wall on top of a 4’ berm along the east and west sides of the property.**

NEIGHBORHOOD CONCERNS

7. Wall Height at Villa Palmeras - Residents of Villa Pameras concerned about high school students cutting through their yards to walk to Estero High school. The applicant has agreed to install a wall.
9. Landscaping - The applicant is replanting area of exotic removal, buffing with a berm and landscaping, and providing security with a wall and fence. The applicant met with residents on site on 2/3/17 to discuss landscaping and security.
10. Storm water Runoff - Permit from the South Florida Water Management District. Our design accepts runoff from Corkscrew Woodlands/Island Club. The project engineer met with the concerned residents on 1-5-17 to review the drainage plan.
11. Water Pressure - Concern about drop in water pressure. We are committing to provide a loop between Corkscrew Woodlands and Corkscrew Road to improve pressure. We are coordinating with the Estero Fire Department.
12. Gas Station use - Corkscrew Woodlands/Island Club residents oppose the use. The Planning Board recommended denial. The applicant has removed the request.
13. Security - Concern on hours of operation. A condition is included in the zoning.
14. Construction Access - A condition is included in the zoning.

PLANNING BOARD ADDITIONS

1. Signal and frontage road
Condition on Timing
2. Limitations on Uses
Limit Gas Station Use - Removed in Current Application
Limit Hours of Operation
3. Maintenance
“All common areas, including the reverse frontage road shall be maintained in perpetuity by a Property Owners Association or similar entity that will consist of the residential and commercial parcels.”
4. Construction Traffic
“Heavy construction vehicles serving the project, those vehicles having more than 3 axles, are prohibited from accessing the property via Corkscrew Woodlands Blvd. to the maximum extent possible.”

FURTHER ADDITIONS BY STAFF & COUNCIL

Prior to 1st Reading:

1. Design Changes based on outside consultant review
2. Further removal of uses
3. Removal of Bonus Density

Specifically to address comments at 1st Reading:

1. Lowered Density from 350 units to 306 units
2. Removed Hotel
3. Added Vertically Integrated Mixed Use Building
4. Lowered Height
5. Changed architecture and color of buildings
6. Increased Height of Buffer on Corkscrew Road - screen parking areas
7. Commitment to all Placemaking Elements prior to 1st Residential C.O.

Request

- ❑ 306 Residential Units
 - ❑ Multi Family
 - ❑ 3 Story buildings
- ❑ 60,000 Square Feet of Commercial Floor area
- ❑ Main street, gathering places and focal points to create sense of place consistent with Village Vision



ARCHITECTURAL CHARACTER

Residential Buildings

➤ 3-Stories, concrete block construction with elevators - a product Estero will be proud of



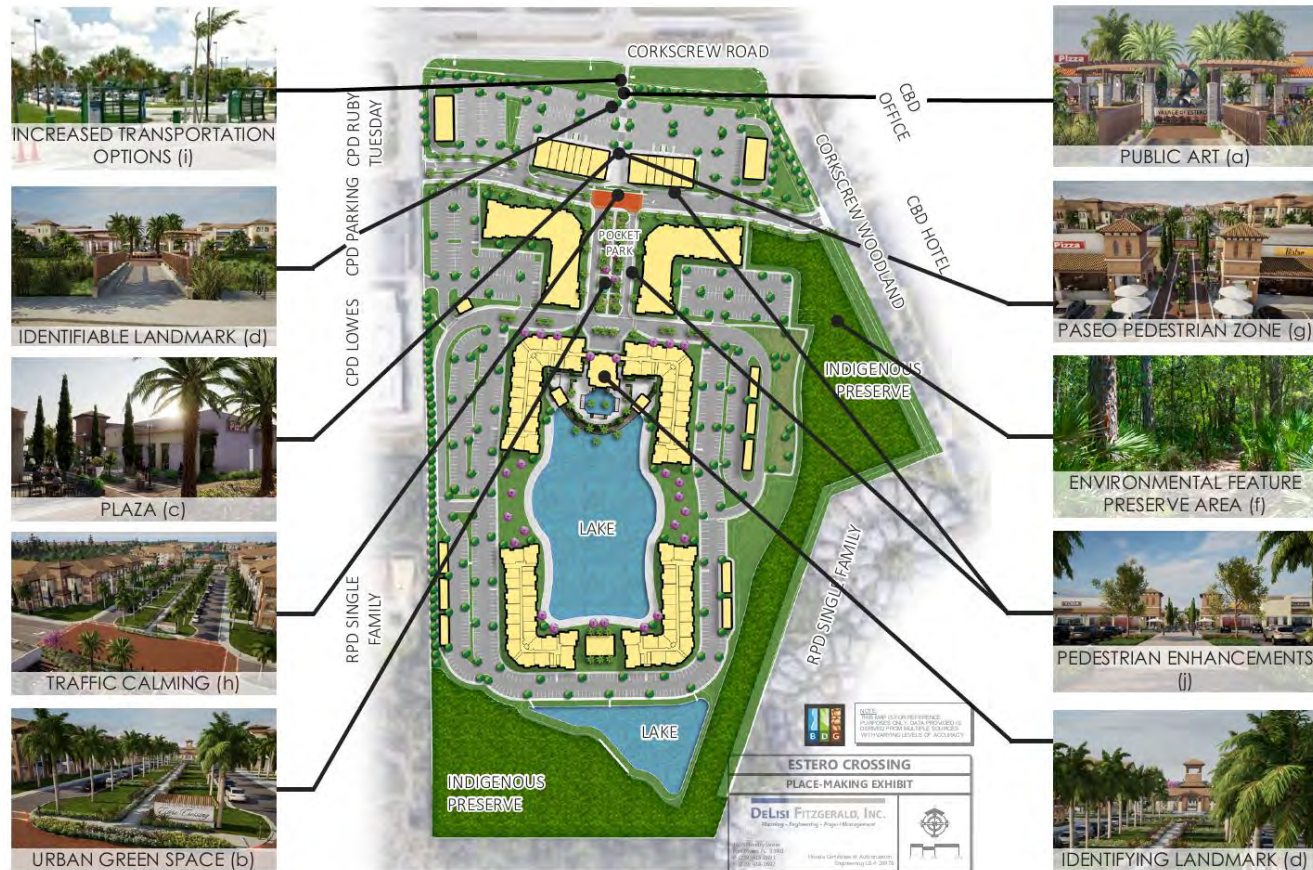
COMMERCIAL CHARACTER

- Horizontally and vertically integrated with the residential units creating a pedestrian oriented environment



Estero Village Plan – Placemaking Elements

- ❑ Consistent with “Integrated Horizontal Mixed Use” description in FLU 1.9.1
 - ❑ Includes vertical mixed use
- ❑ Incorporates and commits to nearly every element of Place Making in FLU 1.9.1 C.



Placemaking – Identifying Landmark



VIEW FROM CORKSCREW ROAD LOOKING SOUTH

Placemaking – Identifying Landmark



VIEW LOOKING SOUTH TOWARD ARCHITECTURAL ICON

Placemaking – Plaza



VIEW WITHIN PASEO PEDESTRIAN PLAZA

Placemaking – Plaza



VIEW LOOKING NORTH TOWARD PASEO PEDESTRIAN PLAZA

Placemaking – Traffic Calming/Pedestrian Enhancement



VIEW OF THE RAISED CROSSWALK BETWEEN POCKET PARK AND PEDESTRIAN PLAZA

Placemaking – Pedestrian Enhancements



VIEW OF PEDESTRIAN CORRIDOR SOUTH FROM ART INSTALLATION TO THE PASEO PLAZA

Placemaking – Urban Greenspace



VIEW LOOKING SOUTH TOWARD THE POCKET PARK

Placemaking – Paseo Pedestrian Zone



BIRDSEYE VIEW LOOKING SOUTH OF PASEO PEDESTRIAN PLAZA

Placemaking – Paseo Pedestrian Zone



VIEW LOOKING SOUTH TOWARD PASEO PEDESTRIAN PLAZA

Placemaking – Public Art



VIEW OF ART INSTALLATION LOOKING SOUTH FROM CORKSCREW ROAD

Placemaking – Environmental Features



VIEW OF PRESERVATION AREA



ESTERO CROSSING

ESTERO, FL

Slides to Respond to Questions



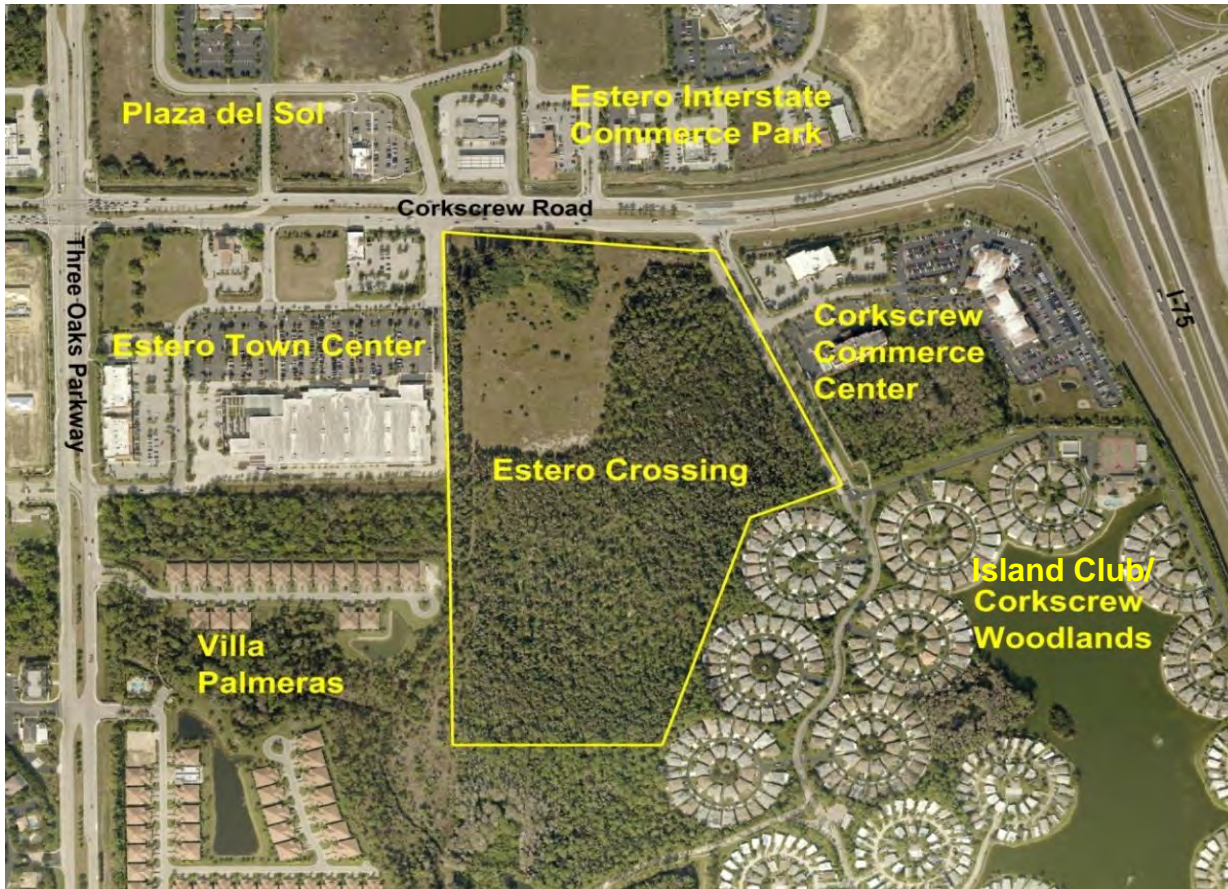
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ESTERO, FL

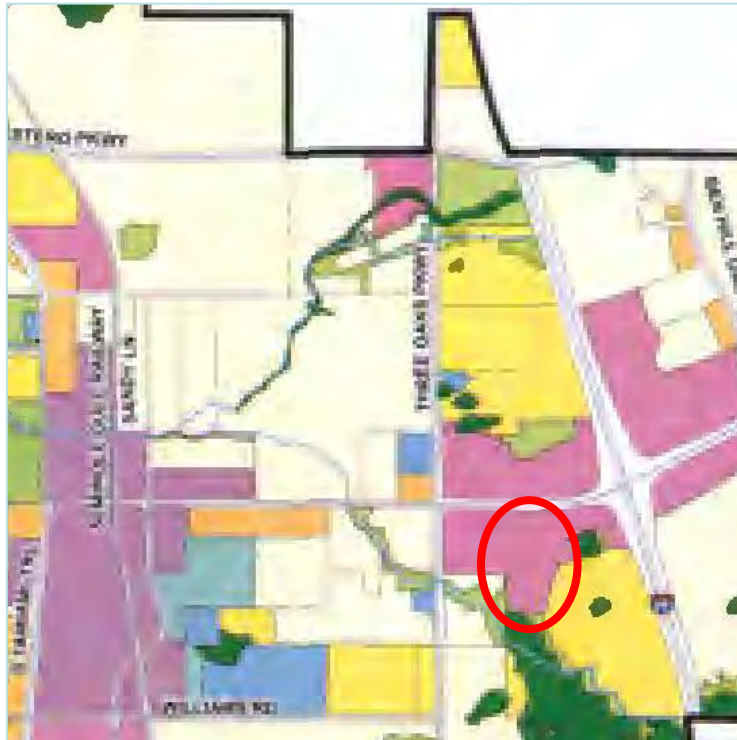
Land Use Planning

REQUEST

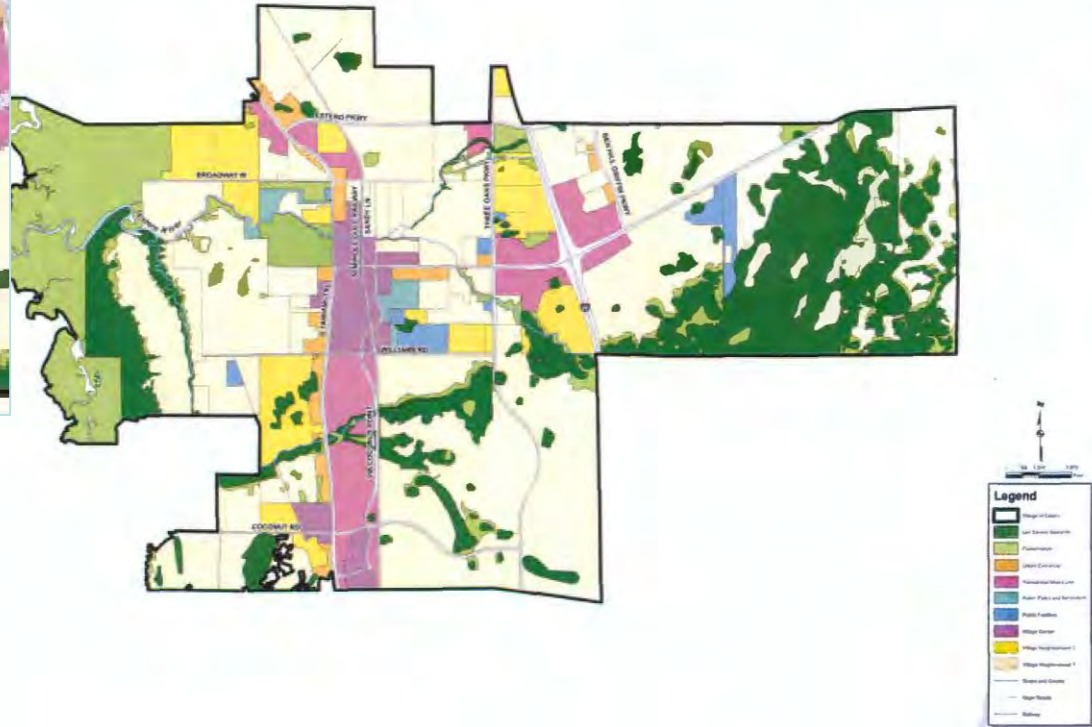
- ❑ Rezone property to amend existing zoning from a CPD to an MPD
 - ❑ Continuation hearing from 2017 application
 - ❑ Proposed revised MPD consistent with the new adopted Estero Village Plan - **“Transitional Mixed Use”**



Future Land Use/Village Plan



- Property put within 1 land use category - Transitional Mixed Use



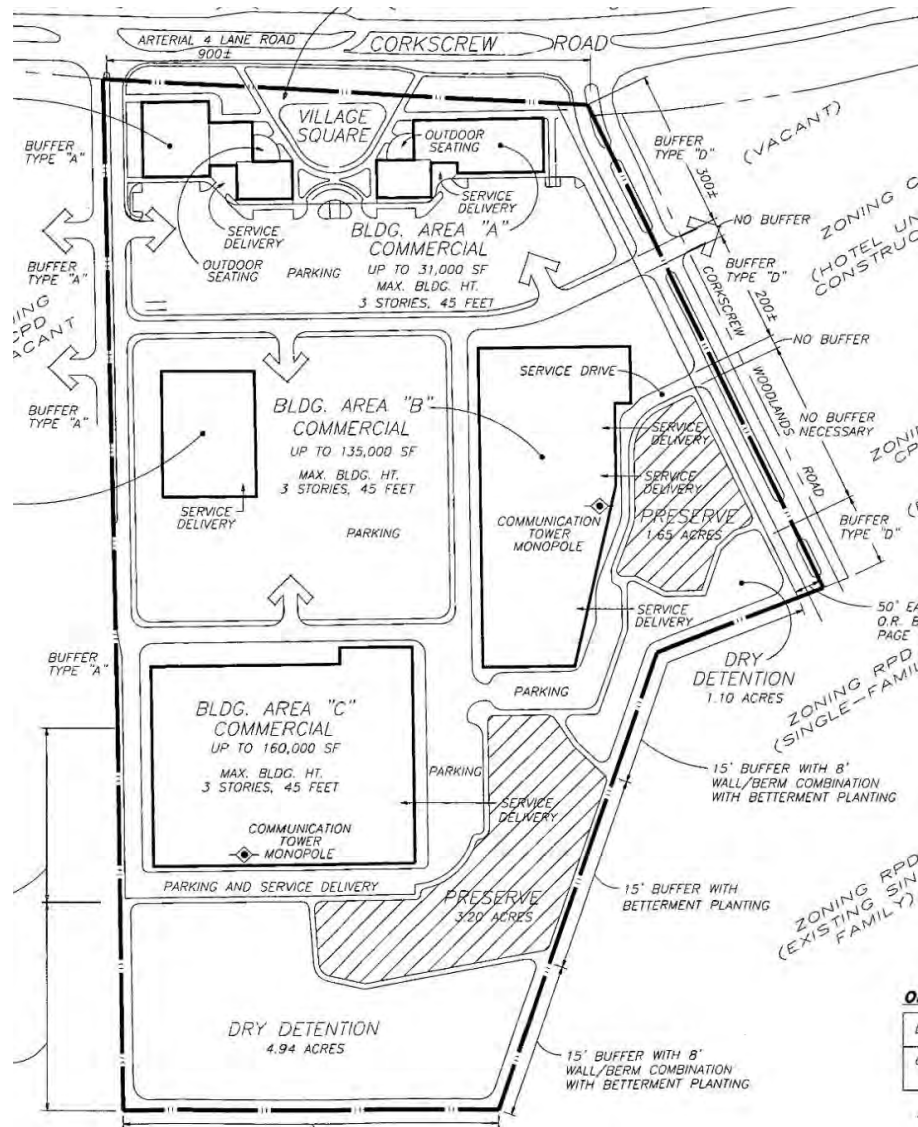
Transitional Mixed Use

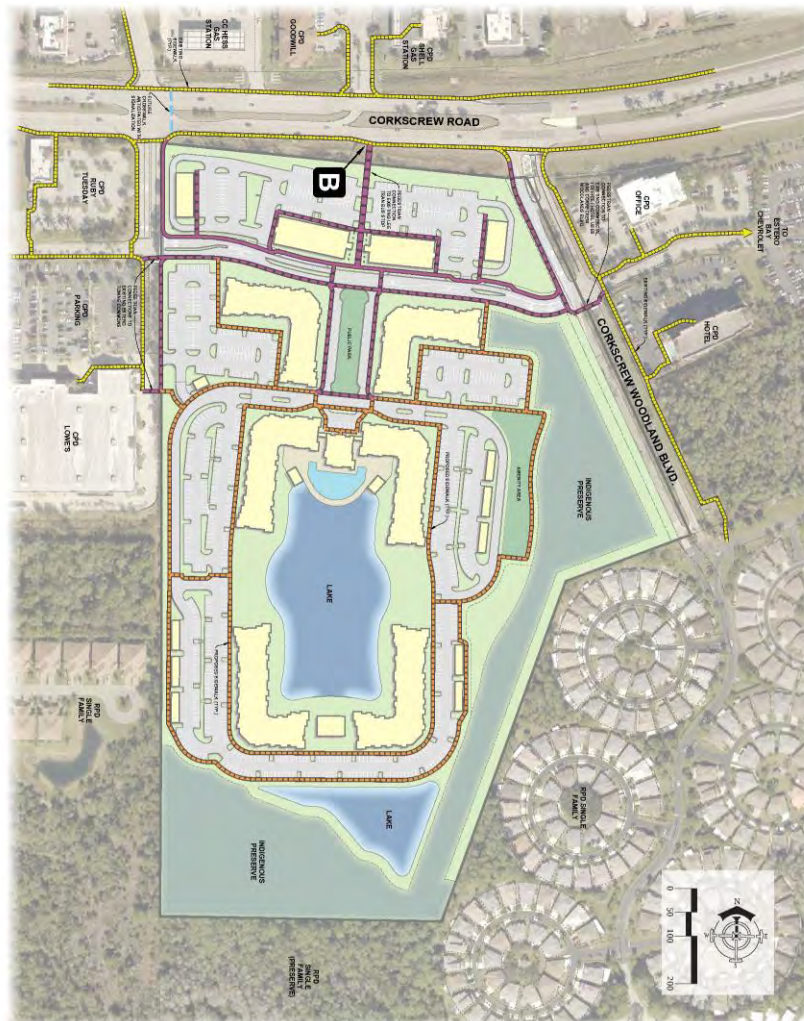
Transitional Mixed Use Category Development Types, Density and Intensity

Development Types	Max. Standard Density	Max. Bonus Density	Max. Intensity
Single use* & Horizontal mixed use* subject to compatibility standards *not allowed for substantial changes to existing approvals (10% or more increase to approved density or intensity)	1 du/ acre – 6 du/acre based on gross residential acreage for horizontal mixed use projects	n/a	Neighborhood, community or regional scale commercial per FLU-1.5
Integrated horizontal mixed use subject to compatibility standards	1 du/acre – 10 du/acre based on gross residential acreage	Up to 14 du/acre based on gross residential acreage	Neighborhood, community or regional scale commercial per FLU-1.5
Vertical mixed use subject to compatibility standards	1 du/acre – 16 du/acre based on gross acreage including non-residential land	Up to 20 du/acre based on gross acreage including non-residential land	Neighborhood, community or regional scale commercial per FLU-1.5

FLU-1.2.8 TRANSITIONAL MIXED USE. Transitional Mixed Use areas are characterized by primarily existing or emerging developments where the Village's largest and most intense commercial and multifamily residential developments are or will be concentrated, including some areas that currently have some degree of mixed use. Urban services are in place or readily expandable to support moderately intense levels of mixed commercial and residential development. These areas were typically designated Urban Community, General Interchange, or Suburban and within the Mixed Use Overlay per the Village's Transitional Comprehensive Plan. Transitional Mixed Use areas are generally the north Estero area near intersections of US 41 with Broadway and Estero Parkway, Coconut Point DRI, and the four quadrants of the I-75 and Corkscrew Road interchange. These areas are located in close proximity to: public transit routes; education facilities; recreation opportunities; and existing residential, shopping and employment centers and are generally accessible to the surrounding neighborhoods, serving as focal points or community centers where activity is concentrated.

VERY DIFFERENT FROM PRIOR PLANS





LEGEND	
	CONCEPTUAL PUBLIC PEDESTRIAN SIDEWALK / PATHWAYS (5' MIN.)
	CONCEPTUAL INTERNAL PEDESTRIAN SIDEWALK / PATHWAYS
	EX. PEDESTRIAN SIDEWALK
	PROPOSED BUILDING
	PROPOSED PARKING/ PAVEMENT
	PROPOSED AMENITY AREAS
	PRESERVE AREAS
	PROPOSED LAKE
	EXISTING LEE TRAN BUS STOP

OPEN SPACE



- ❑ Required Open Space = 16 acres
- ❑ Open Space provided = 20 acres
- ❑ Able to exceed open space requirement.
- ❑ Approx. 25% over requirement

COMPATABILITY



COMPATABILITY

- ❑ *in describing the relation between two land uses, buildings or structures, or zoning districts, the state wherein those two things exhibit either a positive relationship based on fit, similarity or reciprocity of characteristics, or a neutral relationship based on a relative lack of conflict (actual or potential) or on a failure to communicate negative or harmful influences one to another.*
- ❑ Big Box on one side, single family on the other
- ❑ Need a transition

LINE OF SITE – DEPTH PERCEPTION



60' hotel on Corkscrew
Woodlands Blvd

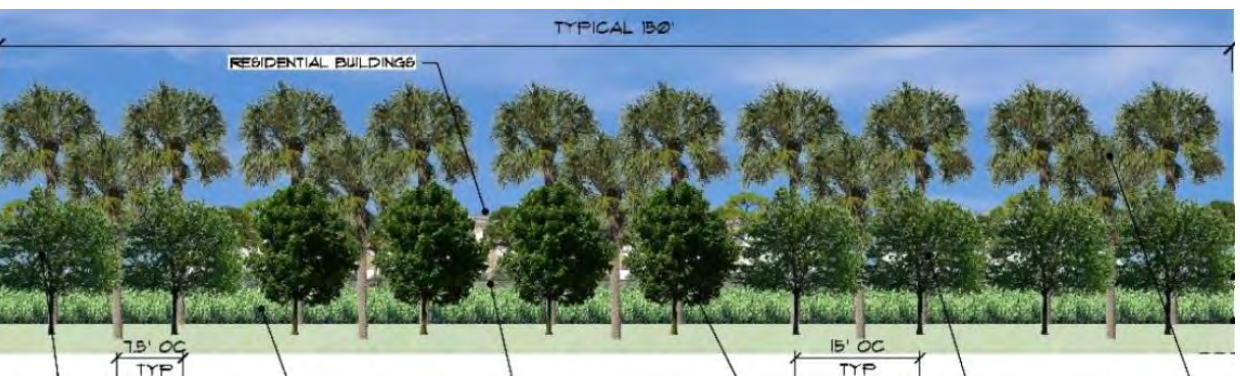
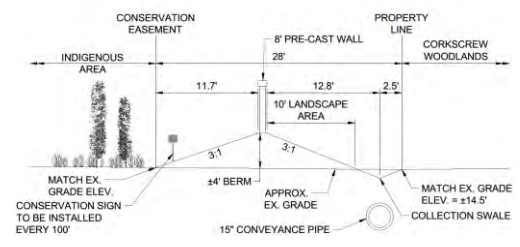
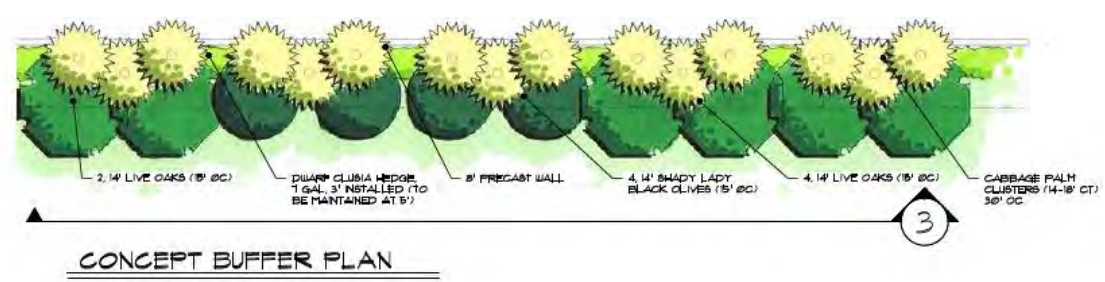


Trees and understory
block views

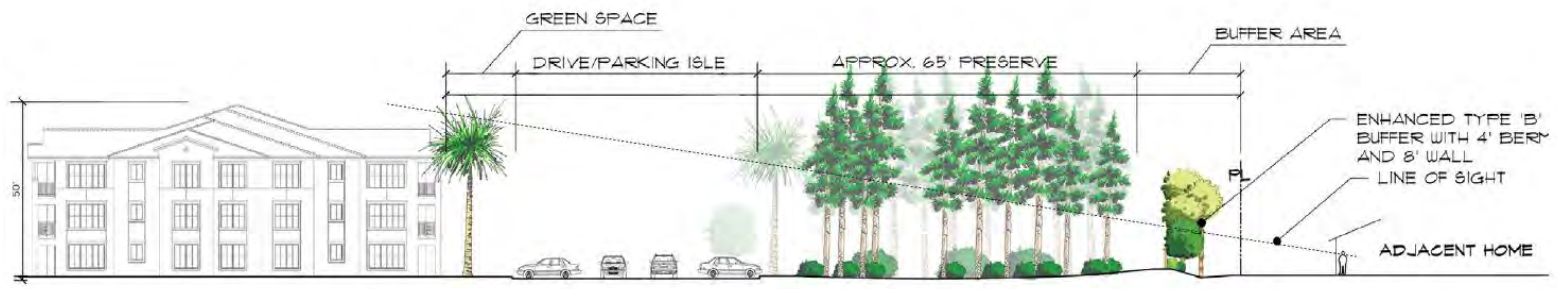


20' Pine, 60' hotel

ISLAND CLUB BUFFER

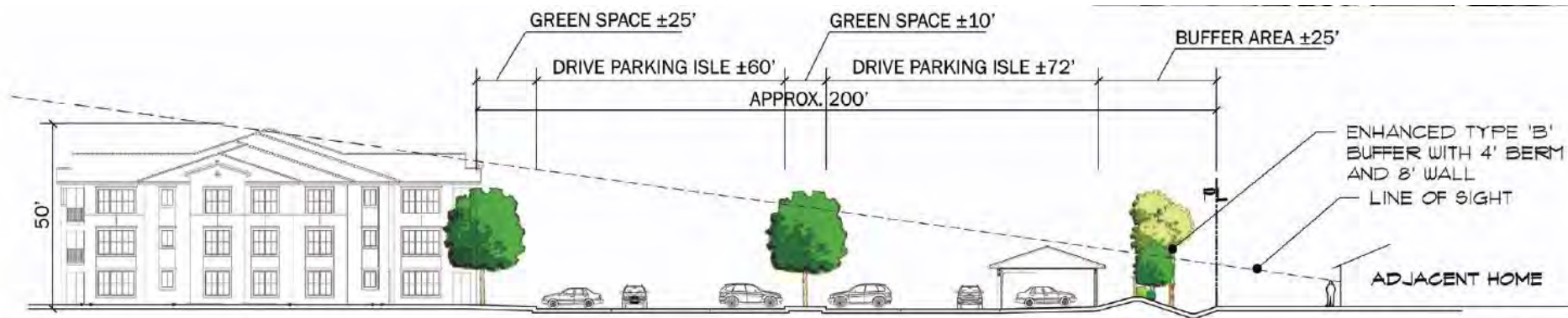


Separation min. 230 feet



VILLA PALMERAS BUFFER

The wall will extend to the northern limit of the Lowes Preserve Area to address security concerns from Villa Palmeras.



CORKSCREW ROAD BUFFER



Deviations

DEVIATIONS

- ☐ Different from a Variance
- ☐ “Enhances the Site Plan”
- ☐ Many deviations are to implement new vision under existing code

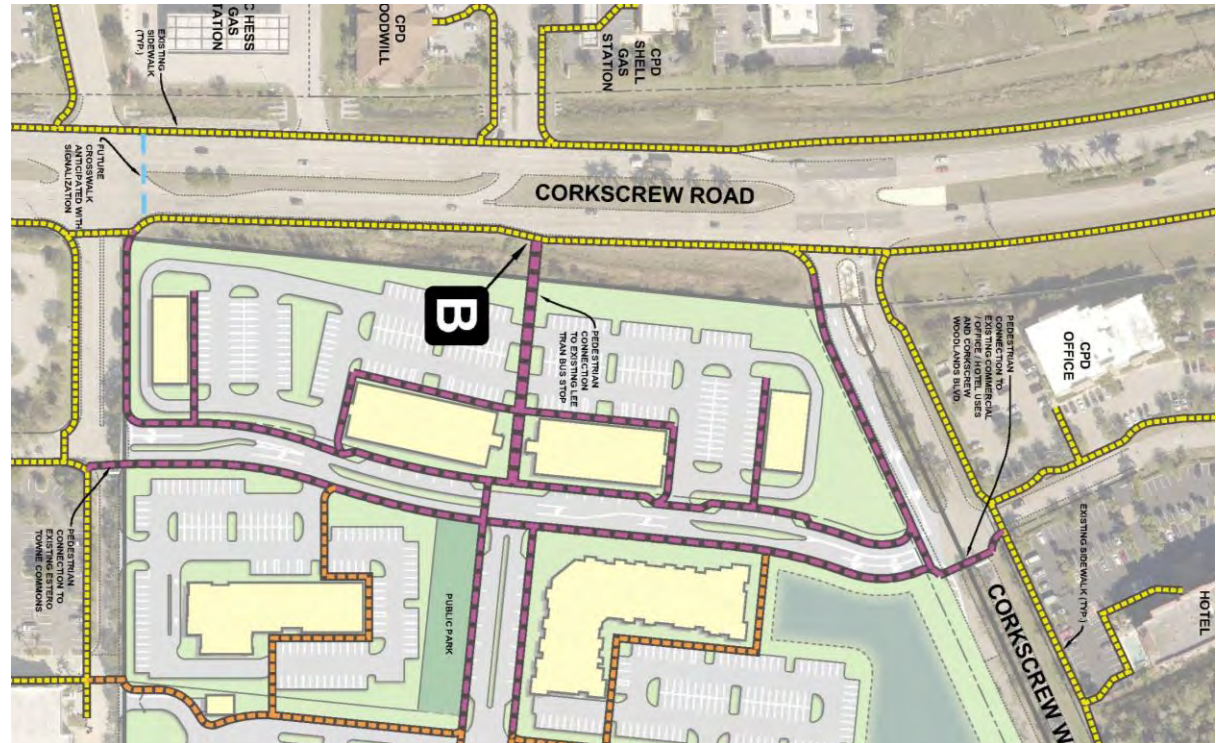
DEVIATION #1 – Overhead Power Lines

- ❑ Deviation 1: Section 33-112 (Overhead Power Lines)
Requires that all utilities be located underground
 - Existing aerial distribution lines only;
 - Not for internal power distribution
 - All new internal dry utilities will be underground;



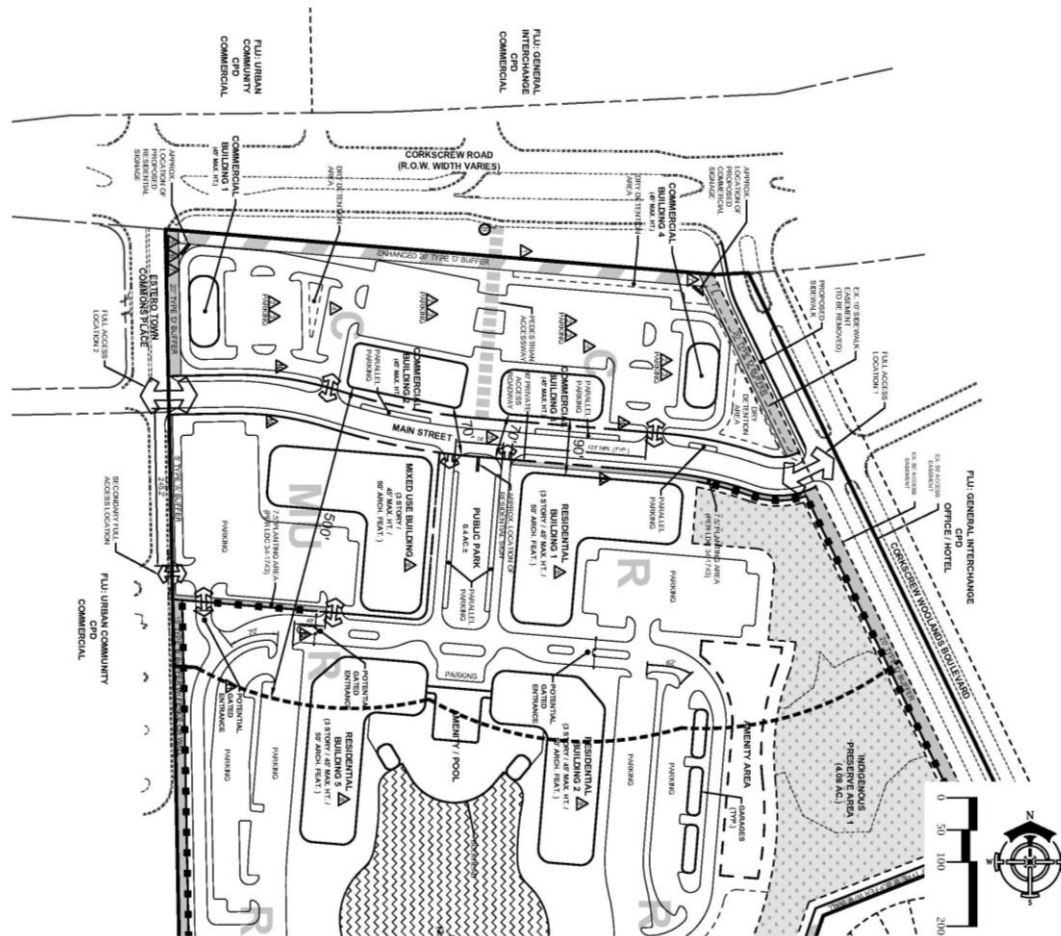
DEVIATIONS #2 & #3 – Corkscrew Rd. Setback

- ❑ Distance between ROW and road
- ❑ “main street” design on reverse frontage road and pedestrian promenade perpendicular to Corkscrew.
- ❑ Placing buildings along reverse frontage road allows for better connectivity with residential.
- ❑ Increased buffer on Corkscrew Road.



DEVIATION #4 – Package Store Separation

- ❑ Deviation for internal residential only.
- ❑ Only affects the northern residential buildings



DEVIATIONS #5, #6 & #7 - Signs

- ❑ Deviation 5: Second Monument Sign (in commercial area for the residential community)
- ❑ Deviation 6: Directional Sign
Allows 64SF non-illuminated sign
Request to allow an illuminated directional sign at the intersection of Corkscrew Road and Estero Town Commons (aka the entrance to Lowe's shopping center) with a 10' setback from the intersection
- ❑ Deviation 7: Sign Setback
Requires 15' minimum sign setback
Request to allow 10' Sign setback;
Reduces Landscape conflicts and allows continuous buffer.



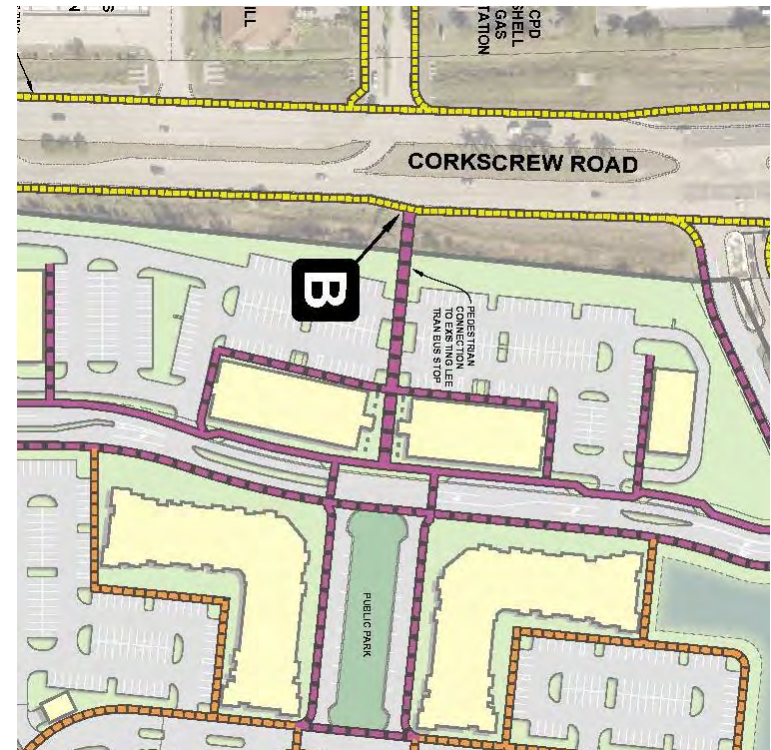
DEVIATION #9 – Connection Separation

- ❑ Needed to accommodate central linear park with one-way pair roads
- ❑ Comes directly out of Village's Consultant's recommendation

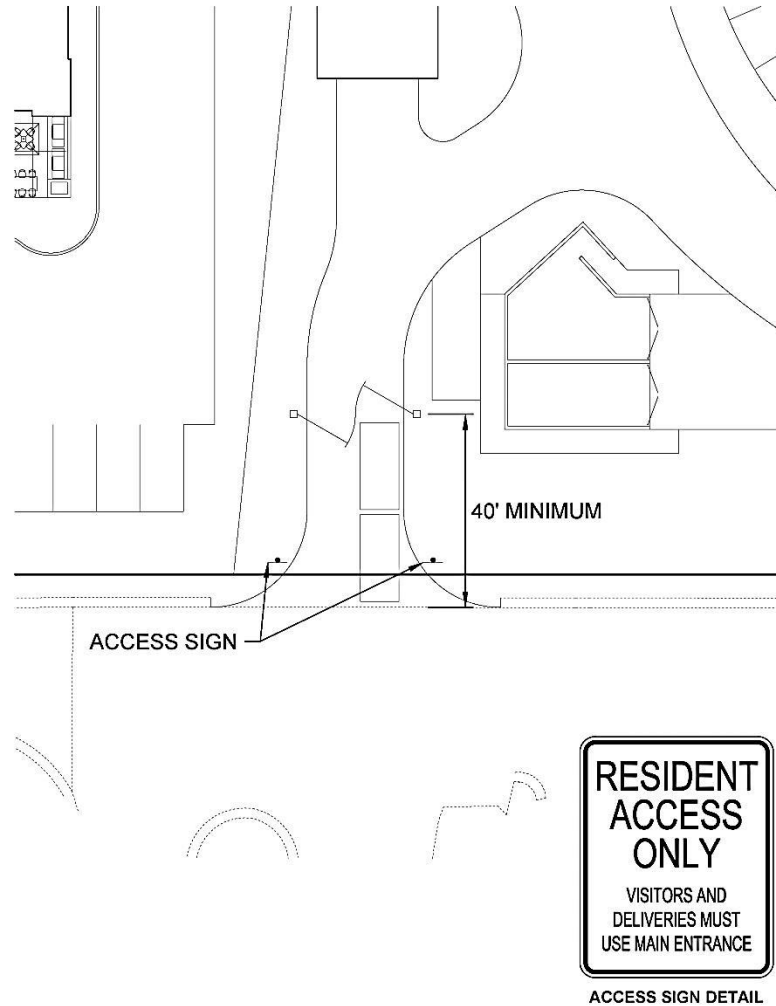


DEVIATION #10 – Landscape Buffers

- ❑ Needed to Implement the integration of mixed uses. Buffers along the reverse frontage road would impede connectivity
- ❑ Plan tries to encourage pedestrian circulation, and open up uses, not “block off” through buffers.
- ❑ Recognizing that integrated design is more challenging, incentives for ... relief from development standards which shall be implemented in the land development code, such as:
 - ❑ Buffering between uses is not required; cumulative parking requirements for integrated horizontal mixed-use projects could be reduced based on sharing of facilities for residential and nonresidential uses with alternating peak demands; ...



DEVIATION #11 – Gate (Secondary) Setback

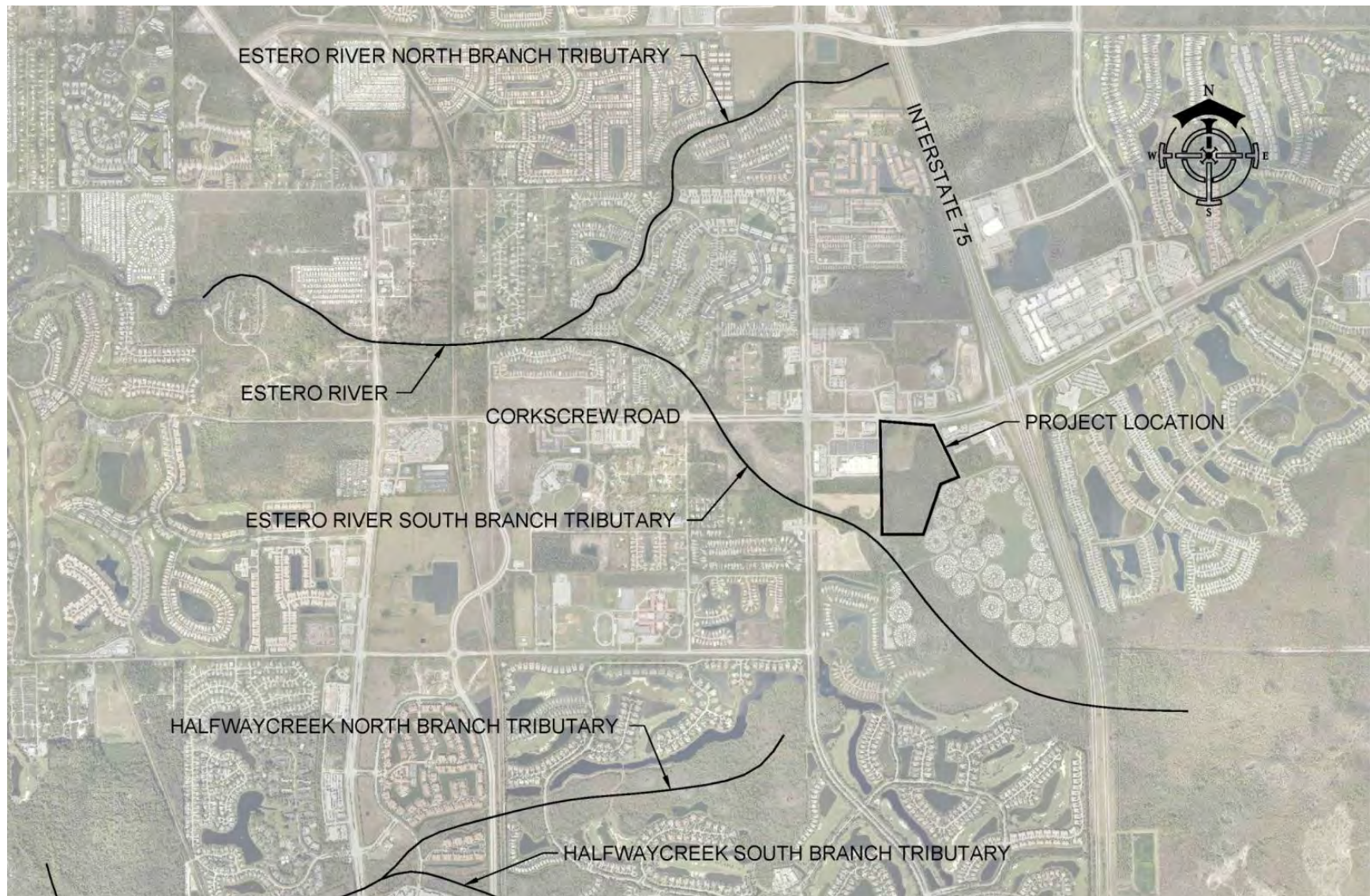


- Deviation 11: Section 34-1748(1)d.1. Gates States that access gates must be located a minimum of 100 feet back from the existing or planned intersecting street right-of-way or easement.
Request **to allow 40' setback for second resident only access point.**

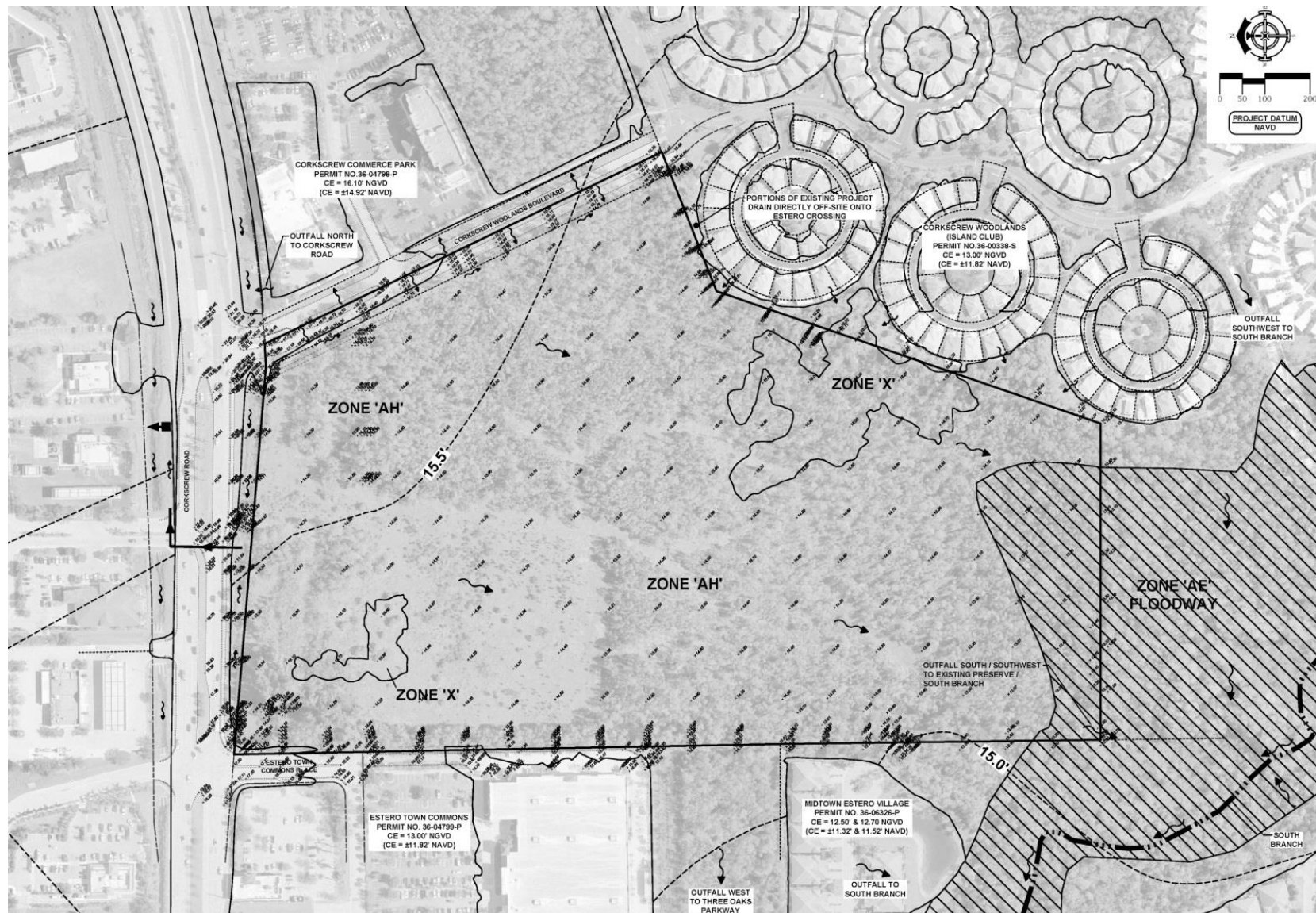


Engineering

REGIONAL DRAINAGE

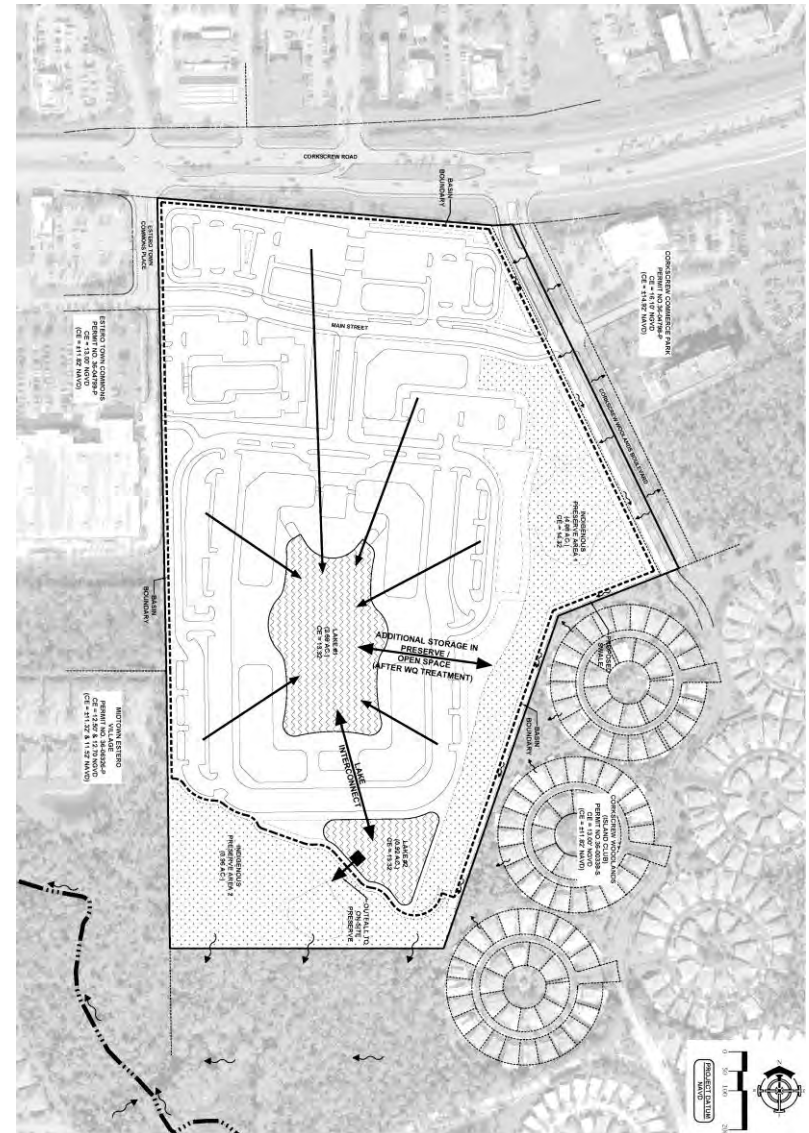


LOCAL EXISTING CONDITIONS

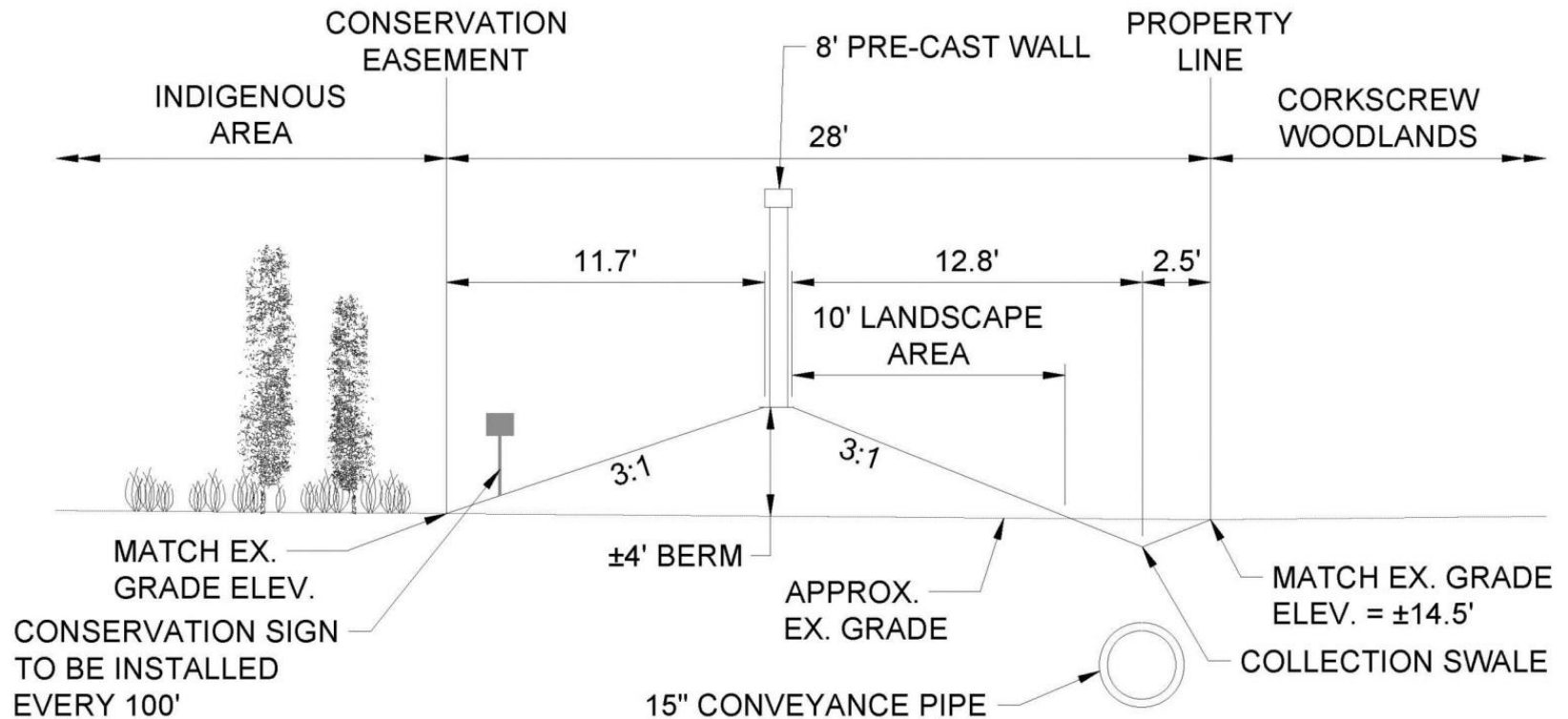


PROPOSED DRAINAGE PLAN

- ❑ ERP Modification for current plan approved 12/16/19
- ❑ 50% Additional Wet Retention
- ❑ Dry Pre-Treatment for Commercial Areas
- ❑ Accommodates off site flows
- ❑ No historic basin storage, no flood plain impacts



DRAINAGE FROM THE EAST

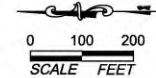


UTILITIES/WATER PRESSURE



Environmental

SECTION: 35
TOWNSHIP: 46 S
RANGE: 25 E



FLUCCS	Description	Acreage
262	Fallow Pasture	7.64 ac.
411E2	Pine Flatwoods Invaded by Exotics (26-50%)	0.39 ac.
411E3	Pine Flatwoods Invaded by Exotics (51-75%)	22.10 ac.
414E3	Pine - Mesic Oak Invaded by Exotics (51-75%)	3.31 ac.
424	Melaleuca	1.40 ac.
450	Mixed Exotic Upland Forest	2.64 ac.
512	Ditch	0.88 ac.
624E2	Cypress - Pine Invaded by Exotics (51-75%)	0.34 ac.
625E4	Hydric Pine Flatwoods Invaded by Exotics (76-90%)	2.87 ac.
743	Spoil Areas	0.27 ac.
814	Roads and Highways	1.13 ac.
	Total	42.97 ac.

Notes:

1. Property boundary, ERP wetland line, ditch top-of-bank, and Corkscrew Woodland Boulevard right-of-way provided by DeLisi Fitzgerald, Inc.
2. Mapping based on photointerpretation of 2014 aerial photography and ground truthing in September 2014.

PERMIT USE ONLY, NOT FOR CONSTRUCTION

April 07, 2015 4:18:26 p.m.
Drawing: STOCK12PLAN_WMD.DWG

Exhibit C.1.9 – Vegetation Map

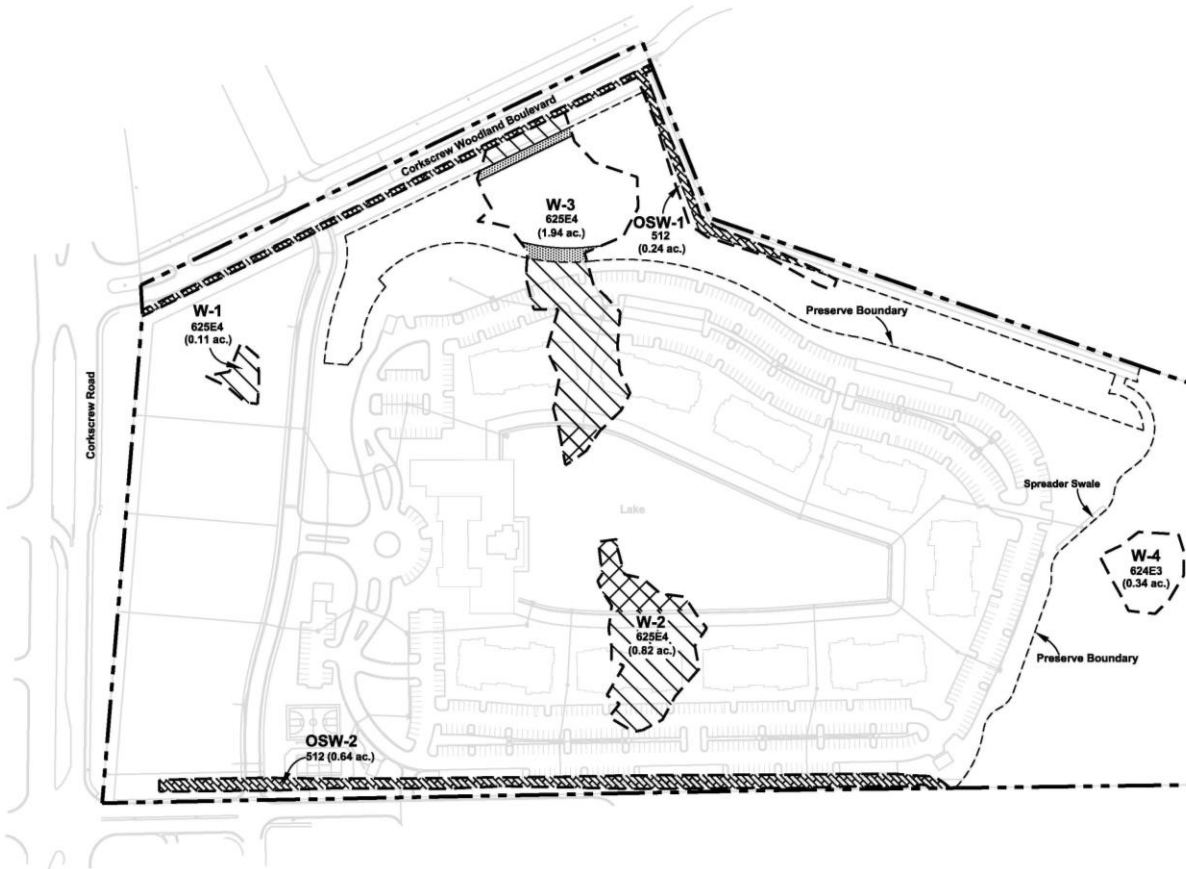
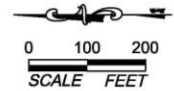
Estero Crossing

**W. DEXTER BENDER
& ASSOCIATES, INC.**
ENVIRONMENTAL & MARINE CONSULTING
FORT MYERS 239-334-3680



Environmental Areas

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FLUCCS	Description	Acreage
512	Ditch	1.10 ac.
624E3	Cypress - Pine Invaded by Exotics (51-75%)	0.34 ac.
625E4	Hydric Pine Flatwoods Invaded by Exotics (76-90%)	2.87 ac.
	Total	4.31 ac.

- Proposed Wetland Fill (1.61 ac.)
- Proposed Wetland Excavation (0.27 ac.)
- Proposed Other Surface Water Fill (1.01 ac.)
- Proposed Secondary Wetland Impacts (0.13 ac.)

Transportation

TRAFFIC IMPACT STUDY

Traffic impacts analyzed in accordance with Administrative Code AC-13-17.

Development Intensity

- Multi-Family - 350 dwelling units
- Commercial - 60,000 square feet

Results consistent with other studies and plans, including the Village of Estero Area Wide Traffic Study.

- ❑ Trip Generation update from reduction in units and removal of hotel

ZONING DESCRIPTION	LAND USES	DAILY (TWO-WAY) TRIPS	AM PEAK HOUR TRIPS			PM PEAK HOUR TRIPS		
			IN	OUT	TOTAL	IN	OUT	TOTAL
Current Zoning	• 310,000 SF of Shopping Center	9,918	146	72	218	422	473	895
December 2018 Submittal	<ul style="list-style-type: none"> • 350 Apartment Dwelling Units • 130 Hotel Rooms • 60,000 SF of Shopping Center 	5,410	125	190	315	240	192	432
January 2020 Submittal	<ul style="list-style-type: none"> • 306 Apartment Dwelling Units • 60,000 SF of Shopping Center 	4,632	83	147	230	212	165	377

PROPOSED IMPROVEMENTS

FDOT Interim Improvements

- Dual left turn lanes – EB & WB
- Corkscrew Road/Corkscrew Woodlands Blvd median closure

Reverse Frontage Road and Traffic Signal

- Divided Roadway
- Separate turn lanes
- Provides access to proposed signal at Corkscrew Road/Estero Town Commons Place

Village of Estero Area Wide Traffic Study:

“The intersection of Corkscrew Road & Corkscrew Woodlands Boulevard provides a safety concern due to the difficulty in merging onto Corkscrew Road. The FDOT technical memorandum notes future 2029 conditions, without any changes to the intersection of Corkscrew Woodlands Boulevard & Corkscrew Road, are anticipated to result in a failing northbound approach and average delays exceeding 100 seconds per vehicle.”

The FDOT proposed median closure at Corkscrew Woodlands Boulevard, and project proposed frontage road will combine to reduce congestion and enhance safety by extending storage space for the I-75 ramps and providing for diversion to the signalized access to Corkscrew Road at Estero Town Commons Place.

FRONTAGE ROAD STACKING ANALYSIS

- Evaluated existing vehicle queues
- Adjusted for peak season and project impacts (increased # of cars to account for peak season)
- Vehicle queues will be contained within available lanes

