



**FIRESTONE ESTERO TOWN CENTER CPD**  
**Amendment to Commercial Planned Development**  
**Zoning Staff Report**  
**For Planning & Zoning Board Public Hearing**

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<b>PROJECT NAME:</b>	<b>FIRESTONE - ESTERO TOWN CENTER CPD A PORTION OF TRACT A</b>
<b>CASE TYPE:</b>	<b>PLANNED DEVELOPMENT AMENDMENT</b>
<b>CASE NUMBER:</b>	<b>DCI2019-E005</b>
<b>PLANNING &amp; ZONING BOARD DATE:</b>	<b>August 18, 2020</b>

**REQUEST**

The applicant is requesting an amendment to the Estero Town Center Commercial Planned Development to allow for Auto Repair and Service Group I as a stand-alone use in order to construct a Firestone Tire Center on a portion of 3-acre Tract A within the 33-acre Estero Town Center CPD. The site is in the southeast quadrant of the intersection of Corkscrew Road and Three Oaks Parkway.

No deviations are requested as part of this amendment.

**STAFF RECOMMENDATION**

Staff recommends denial, however conditions of approval are provided should the Planning and Zoning Board recommend approval.

**APPLICATION SUMMARY**

**Applicant**

KRG Estero, LLC

**Authorized Agents**

Palmetto Capital Group, LLC – Michael D. Houghton, Manager  
Palmetto Estero-Corkscrew Rd, LLC

**Additional Agent**

Brendan Sloan, P.E. – Avalon Engineering, Inc.  
SGA Design Group, P.C. – Kristine Pagano, AIA, LEED AP

## Location

The property is located at the southeast intersection of Corkscrew Road and Town Commons Drive within the Estero Town Center shopping center. The site is bounded by Corkscrew Road on the north, Town Commons Drive on the east and Estero Town Commons Place on the south. The subject site is a part of the Estero Town Center CPD shopping center. The STRAP number is 35-46-25-E1-3300A.0000.

## REQUEST

Amend the CPD Zoning to add Auto Repair and Service Group I as a stand-alone use on a portion of Tract A. Tract A is a 3-acre parcel at the intersection of Three Oaks Parkway and Corkscrew Road, however the rezone application is limited to that 1.14-acre area described in the legal description and sketch as shown below.

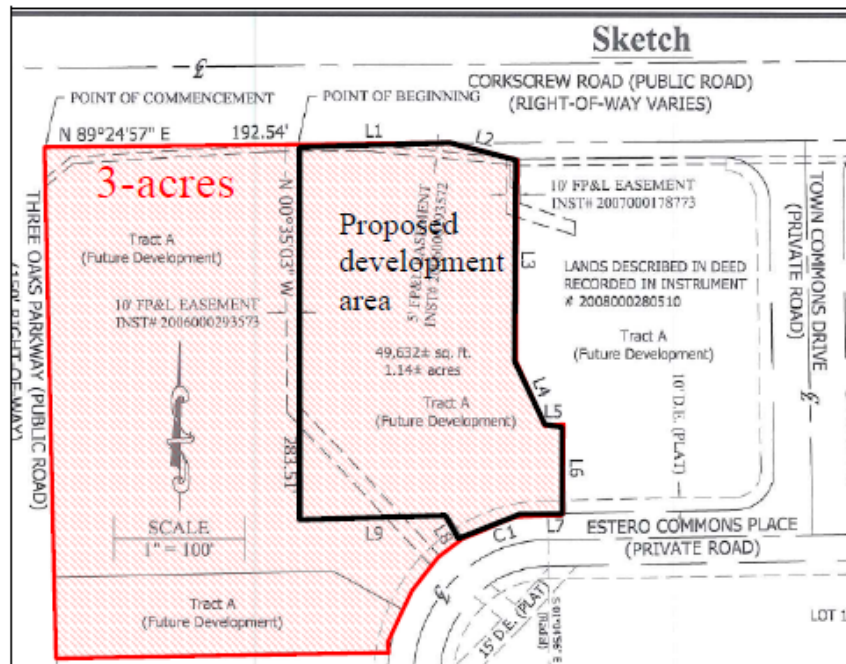


Figure 1 - Development Area Map

## LAND USE CATEGORY

Transitional Mixed Use – Located within the Corkscrew Road Overlay

## PUBLIC INFORMATION MEETING

A Public Information Meeting was held with the Planning and Zoning Board on July 16, 2019 at which time comments were provided regarding screening of the site from Corkscrew Road, sidewalk connections to Corkscrew Road, and hours of operation. The Public Information Meeting minutes are included as Attachment E.

## PROJECT HISTORY

- Estero Town Center Commercial Planned Development Re-Zoning– 2003;
- Resolution Z-03-032 (see attachment D);
- Allows up to 265,000 square feet of gross floor area;

- List of Uses includes “Auto Repair and Service Group I only (Limited to one as a subordinate use to a permitted use within this parcel; Garage doors may not face adjacent arterial; no outdoor storage or display).

Four (4) Administrative Amendments have subsequently been approved for the project.

- Providing indigenous open space (4.96 acres) in the southern portion of the project and providing the location of excavation for water retention purposes;
- Adding 32,000 square feet of outdoor storage/display for Lowes;
- Adding two monument signs at the main project access points;
- Added commercial schools to the schedule of uses.

**PROJECT DESCRIPTION**

The applicant is requesting an amendment to the CPD to allow for Auto Repair and Service Group I as a stand-alone use on a portion of Tract A which is located along Corkscrew Road and west of a dentist office. Tract A is currently vacant and development plans for the remainder of the site are unknown. The property will need a re-plot to create the proposed development site separate from the remainder of Tract A.

The property was rezoned and developed with Lowes, retail and service uses, and restaurants. The zoning currently allows Auto Repair and Service Group I as a use within the development, however limits that use to an accessory use to another permitted use. This application proposes to allow for Auto Repair and Service Group I as a stand-alone use for a Firestone Tire Center.



Figure 2 - Site Plan

The building will be set back 25-feet from Corkscrew Road and oriented to the east, with Corkscrew Road to the north. The side of the building fronts on Corkscrew Road, as does a portion of the parking lot. A public gathering area is proposed to be located within the 25-foot setback, and a sidewalk will connect the building to the existing sidewalk on Corkscrew Road.

**MASTER CONCEPT PLAN**

The applicant has provided a Master Concept Plan (MCP) dated May 4, 2020 and stamped “Received May 14, 2020”. The plan depicts a 6,400 square foot Firestone Complete Auto Care facility on 1.4 acres of the parcel with an onsite parking lot that includes 29 spaces, two of which are handicap parking spaces. The LDC requires 23 parking spaces be provided.

The vehicular access is via Estero Town Commons Place, an existing 40 foot private right-of-way, which provides access from Corkscrew Road to the north or from Three Oaks Parkway to the west. Pedestrian access is proposed from Corkscrew Road via a sidewalk which will provide connection to existing pedestrian paths along Three Oaks Parkway and Corkscrew Road, as well as to the existing pedestrian paths within the Estero Town Center development.

Open space is proposed to be .39 acres or 34% of the site, 30% is required by the CPD. Other information on the site plan includes the solid waste enclosure, and three public gathering areas.

The site plan shows the creation of an off-site 40-foot right-of-way from Estero Town Commons Place to the east to serve Tract A. This right-of-way provides outlet via an adjacent parcel, therefore an access easement is required through the adjacent parcel. The applicant has provided a draft easement and a condition is recommended to assure completion of this documentation at the time of plat and development order.

### **SURROUNDING ZONING**

<u>North</u>	Corkscrew Road and Plaza Del Sol CPD
<u>South</u>	Estero Town Commons Place, Lowes parking lot/store - Estero Town Center CPD
<u>East</u>	Complete Dentistry of Estero - Estero Town Center CPD
<u>West</u>	Remainder of Tract A - Estero Town Center CPD and Three Oaks Parkway

### **STAFF ANALYSIS**

The staff analysis section of this report includes information on various issues, such as environmental issues, transportation impacts, stormwater management, pattern book, height, compatibility, and Comprehensive Plan.

Staff has provided a summary of the project's advantages and disadvantages below. Following this section is more information on each of the issues.

#### **Summary of Advantages and Disadvantages**

##### **Advantages:**

- The site is currently vacant, cleared and filled;
- The site has no environmental issues, other than removal of existing trees;
- The architecture is attractive and blends with the shopping center.

##### **Disadvantages:**

- The proposal does not comply with the Transitional Mixed Use Future Land Use;
- Lack of compliance with the Corkscrew Road Overlay;
- The project is anticipated to add 183 vehicle trips per day to area roads.

#### **Justification**

Staff has not found that adequate justification was provided for the proposed rezone, and no discussion was found regarding why the use is currently permitted only as an accessory use to a permitted use. The Hearing Examiner report is very detailed; however, no information was included on this issue so the use clearly was not contemplated except as an accessory use to a big box store. Since the use was specifically not included as a stand-alone facility the applicant should provide a strong justification to add the use at this time, particularly given that the Village Comprehensive Plan and Corkscrew Road Corridor Plan both support transitioning the uses at this location to mixed uses to create more activity and vitality for this area. Staff does not find that the proposed rezone is consistent with the Comprehensive Plan.

### **Pattern Book**

The applicant submitted a Pattern Book, dated May 15, 2020, stamped “Received May 15, 2020”, which is required by the Land Development Code, Chapter 33. The Pattern Book depicts a Master Concept Plan, Pedestrian System, Open Space Exhibit, Landscape Plan, a Photometric Plan, and building elevations for all four sides of the building.

The 1.14-acre development site is oriented to the east with the side of the building and parking lot fronting on Corkscrew Road. The building is set back 25-feet and the parking area is set back 30-feet from Corkscrew Road. Three Public Gathering Areas are proposed, one within the front setback along Corkscrew Road, and two others at the south end of the site. No details have been provided regarding the improvements associated with these areas and a condition is recommended regarding provision of this information at development order.

A Landscape Plan is provided which shows a twenty-foot “D” Buffer on the north side of the site, along Corkscrew Road. This buffer requires five canopy trees per 100 lineal feet and a double hedge row. The applicant proposes to provide required trees and shrubs, as well as to add additional canopy trees to enhance the buffer along Corkscrew Road. The south property line will also have a twenty-foot Type “D” Buffer and both the east and west sides will have a five-foot buffer with canopy trees.

A Pedestrian System Map, below, shows how this proposed site will connect with the existing pedestrian system in the area, both internal and external to the development.

Vehicular circulation includes an access road from Estero Town Commons Place to serve the proposed and future development of Tract A as shown in Figure 1, below provided by the applicant. An access easement will need to be executed and a condition of approval would be required regarding completion of this easement at the time of development order. Three Public Gathering Areas are identified on the Master Concept Plan; along Corkscrew Road, at the southwest corner of the site, and in the southeast corner of the site. No details were included regarding the type of seating that will be provided. Additional detail will be required at development order.



Figure 3 - Pedestrian Connection System

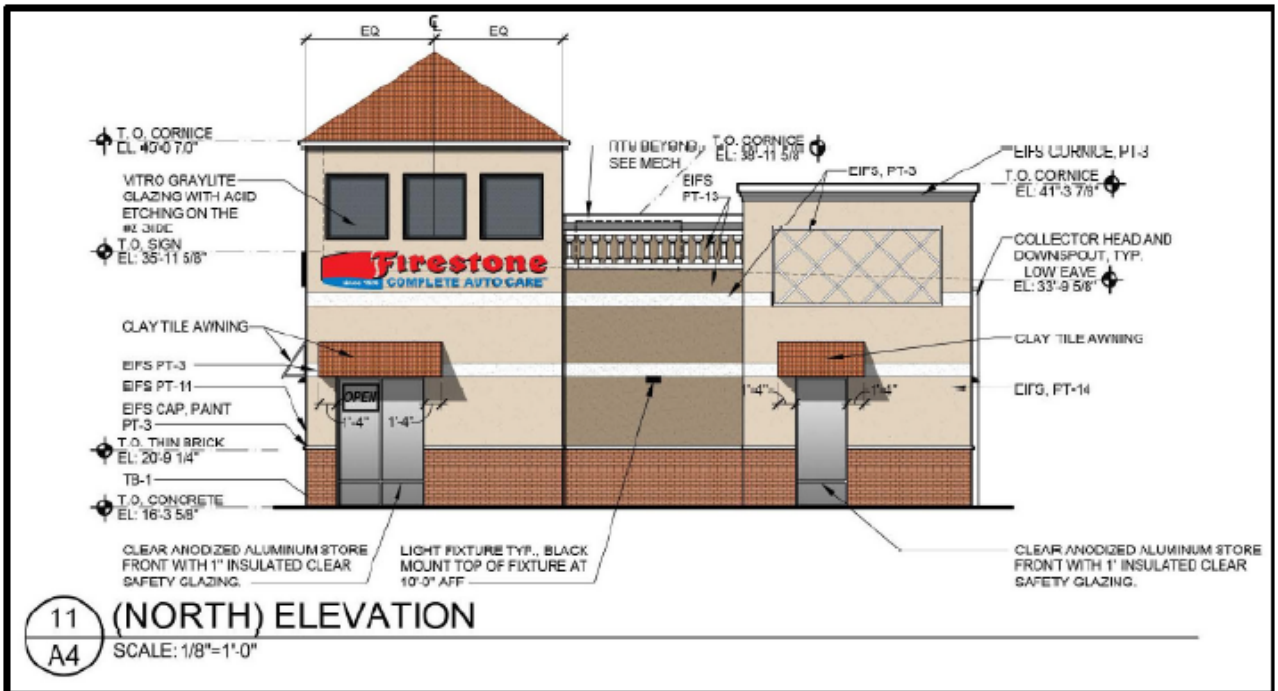
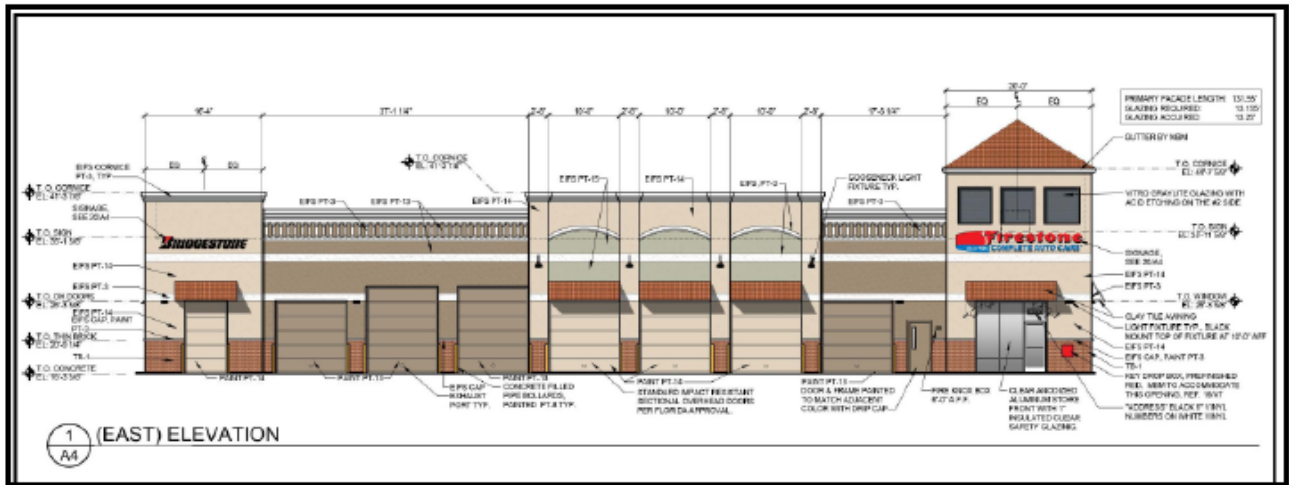


Figure 4 - Architectural Elevations

Building Elevations have been provided for all four sides of the building. A Mediterranean theme is used as shown in the figure below which shows the side of the building that will front on Corkscrew Road. Earth tones are proposed as well as clay tile awnings and other architectural elements. The garage bay doors are proposed to face east.

**Proposed and Allowed Uses**

The applicant seeks to add Auto Repair and Service Group I as a stand-alone use for a portion of Tract A. If approved, staff recommends limiting other allowed uses on this property. Staff recommends elimination of Car Wash, Convenience Food and Beverage Store, and Household

and Office Furnishings as allowed uses on this site which are not consistent with the Transitional Mixed Use land use category.

**Environmental Issues**

No environmental issues have been identified with the subject site. Staff has reviewed the property and finds the following:

- The site has been cleared, filled, and is vacant;
- Existing trees include 3 Southern Slash Pines, 2 Laurel Oaks and 9 Cabbage Palms, all of which are proposed to be removed (as shown in figure below);
- No Heritage Trees are on the site;
- There are no floodways designated on the site;
- The site falls within the Special Flood Hazard Area (AH) and therefore will need to adhere to the criteria in LDC Sections 6-401, which applies to development in a flood hazard area and 10-253, regarding soil conditions in a flood hazard area.

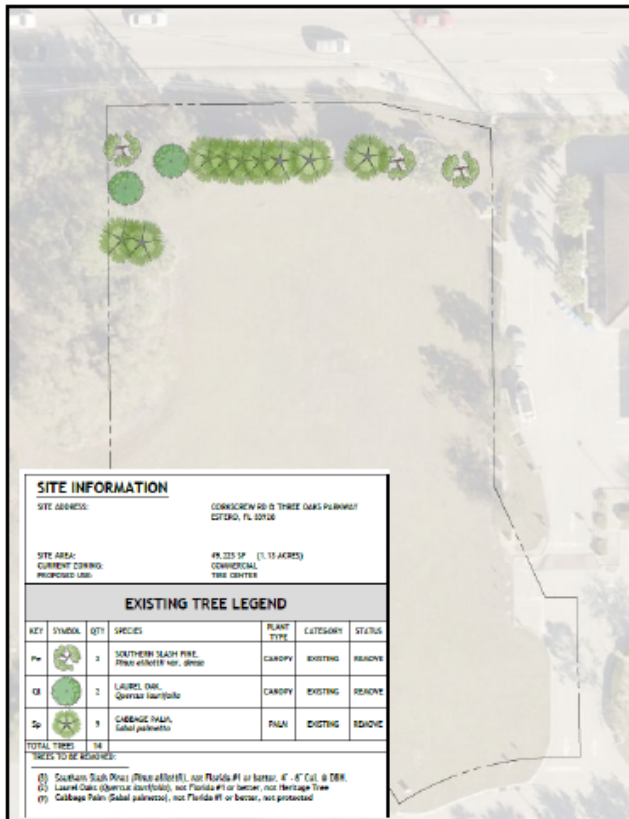


Figure 5 – Existing Tree Survey

Most of the site is maintained as a mowed grassed lot with a group of native trees in the north area of the site along Corkscrew Road as shown in the figure, left. These trees are proposed to be removed.

**Flood Issues**

As mentioned above, the site falls within the Special Flood Hazard Area. Zone AH is the flood insurance rate zone that corresponds to the areas of 1 percent annual chance of shallow flooding with a constant water-surface elevation (usually areas of ponding) where average depths are between 1 and 3 feet. The existing Southwest Florida Water Management District Environmental Resources Permit (36-04799-P) for Estero Town Commons requires that all building finished floors within the subdivision be set at a minimum of 17.50 feet NGVD (16.3 feet NGVD).

**Stormwater Management**

The applicant has provided a Stormwater Management Narrative for the site which states the following:

*The proposed onsite drainage system is to be incorporated into the existing master stormwater management pipe network of*

*Estero Town Commons. The site's stormwater runoff will be directly channeled ±800 feet downstream through the existing subsurface reinforced concrete pipe network in order to discharge into the existing dry detention area located on the southern portion of Estero Town Commons. All sites within the Estero Town Commons currently connect to this existing pipe network that runs along the main road within the development and into the existing dry detention area.*

The narrative goes on to identify the existing permits issued by the South Florida Water Management District (SFWMD) which allow for a maximum of 80% impervious area within the entirety of the development. A modification to the existing permit will be required once the project is approved for development.

The existing SFWMD permit parameters have been met, as the development proposes an impervious area of 65% which is within the threshold of 80% currently permitted. In addition, the proposed site stormwater storage and water quality volume demand were calculated and found to be within the limits of the permit.

The Village engineer has reviewed the applicant's stormwater analysis and does not have additional comments or concerns at this time. Further review will occur at development order.

### **Transportation**

A Traffic Impact Statement was submitted, dated as revised April 9, 2020 and marked as "Received April 16, 2020" which has analyzed the traffic impacts of the proposed use. Conclusions in the report state that there will be 183 new daily trips and "the proposed automobile service center will only generate up to 16 new peak hour peak direction trips and a de minimis impact (less than 1% impact of the road's adopted service capacity) on both Three Oaks Parkway and Corkscrew Road." Further the report concludes "the project will not create any transportation deficiencies that need to be mitigated."

Staff review has resulted in the following analysis: According to Lee County 2019 Public Facilities Level of Service and Concurrency Report Corkscrew Road is currently operating at a LOS "F". The Florida Department of Transportation (FDOT) is currently constructing improvements to the Corkscrew Road and I-75 Interchange that should substantially improve traffic flow along Corkscrew Road (between Three Oaks Parkway and Ben Hill Griffin Road). The "on-ramp" interchange improvements should be completed by 2021/2022 which include constructing eastbound and westbound dual left turn lanes and extending the eastbound and westbound right turn lanes. These interchange improvements should significantly reduce the frequency of "on-ramp" queuing that encroaches into the eastbound and westbound through lanes during peak season conditions. As acknowledged by the Village Area Wide Traffic Study, FDOT has determined that these improvements will result in LOS = "C" and LOS = "D" traffic conditions for the AM and PM peak hours, respectively, through year 2030.

A traffic signal is needed at the intersection of Puente Lane and Corkscrew Road. Village staff is working with Estero Town Center to provide a proportionate share of the cost of the signalization. A condition is recommended in any zoning amendment approval confirming the obligation to participate in the funding of the signal.

### **Utilities**

The property is located in the Lee County Utilities franchise service areas for both potable water and wastewater services. Potable water and sanitary sewer lines are in operation adjacent to the property. The applicant obtained a Potable Water and Wastewater Service Availability letter from Lee County Utilities dated September 17, 2019. This letter states that Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service. The applicant will need an updated service availability letter from Lee County Utilities in conjunction with any development order site plan approval, indicating sufficient capacity for the project.



## **Fire**

Estero Fire Rescue District staff has reviewed the request and provided a comment regarding Radio Enhancement that states "The owner or owner's representative shall conduct an assessment model to determine if the minimum radio signals' strength for the fire department communication is in compliance in accordance with NFPA 1: 11.10, NFPA 1221: 11.3.9, standards for inbound and outbound signal strength and quality. If minimum signal strength is not available, the applicant shall install radio enhancement in the building." A condition regarding this issue is recommended.

## **Height**

Section 33-229 of the Land Development Code limits height of buildings outside of the Highway Interchange Areas to a maximum of three stories or 45 feet, whichever is less. The proposed building is just over 35-feet to the peak of the towers.

## **CORKSCREW ROAD OVERLAY**

This site is located within the Corkscrew Road Overlay and subject to the standards in this district. The overlay intends to create "...a corridor of architecturally appealing and attractively landscaped retail, office, residential and institutional developments that cater to the needs of the community." The overlay district seeks to create street front activity as well as buildings that front directly onto the adjacent sidewalks, creating definition and character within the corridor. Developments are encouraged to provide minimal setbacks in order to create a continuous street wall of building frontage. Parking lot setbacks for interior lots are required to be a minimum of 75-feet from Corkscrew Road in support of the intent to create a village atmosphere along this corridor.

The proposed development attempts to meet these goals (through provision of a Public Gathering Area and sidewalk connections) but the site orientation basically turns the structure and activity away from the corridor, perhaps rightly so given the proposed use. The building does not create a continuous street front as the parking lot covers more than half the frontage on Corkscrew Road. The frontage is landscaped to minimize the view of the parking area but the site is generally not compliant with the goals of the overlay district given the proposed auto oriented use and layout of the site.

## **COMPREHENSIVE PLAN REVIEW**

The project is located in the Transitional Mixed Use Future Land Use Category. The category is described below:

### **FLU 1.2.8 Transitional Mixed Use**

*Transitional Mixed Use* The Transitional Mixed Use category is '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 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.'

This category includes areas of the four quadrants of the I-75 and Corkscrew Road interchange along with other areas in the Village.

*Transitional Mixed Use 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 point or community centers where activity is concentrated.

Staff Comment: A broad mix of uses is allowed within the Transitional Mixed Use Future Land Use area, subject to compatibility standards, including regional, community, and neighborhood scale commercial to foster the live/work/play mixed use lifestyle sought in this category. The intent of this area was to promote a transition away from the prior land use category of General Interchange and auto-oriented uses to create a vibrant corridor with street activity. The mix of residential and non-residential uses, i.e. mixed use, is critical to create the activity that is sought in both this land use designation and the Corkscrew Road Corridor. The proposed auto-oriented use is no longer appropriate given these overall policies even if the proposed Firestone Tire Center use is similar to other uses in the area. This is a transitioning area that the Village Comprehensive Plan directs toward compatible and complementary uses that are inherent in mixed use areas. An auto-oriented use does not further this policy.



Figure 6 - Vicinity and Uses

**FLU 1.9.1** *the Village encourages mixing of complementary residential and nonresidential uses on a single site to reduce vehicle miles travelled, support pedestrian, bicycle and transit opportunities and activate streets and public spaces with pedestrians for greater economic, recreational and social opportunities resulting in built environments and landscapes that provide a true sense of place.*

- A. *The Village Center and Transitional Mixed Use future land use categories are intended to accommodate mixed use development patterns, and the Village Neighborhood categories allow for the limited mix of use in suitable locations, subject to compatibility standards.*
- B. *Mixed use development shall be limited to uses that are complementary rather than conflicting, as those terms are specified in the definition of mixed use found in the Definitions section. The ultimate determination of allowable commercial uses will be through a public hearing process and will be based upon the needs to the Village, character of the surrounding area, the compatibility of the uses, and the characteristics of the transportation network.*

Staff Comment: The Transitional Mixed Use Future Land Use is further supported by this policy which specifically states that this area is intended to accommodate mixed use development patterns. The proposed Firestone Tire Center does not activate streets, nor does it provide a sense of place as discussed in the Comprehensive Plan.

**FLU 1.10.3** *Encourage commercial developments within the village of Estero to provide interconnect opportunities with adjacent commercial uses in order to minimize access points onto primary road corridors; and residential developments to provide interconnect opportunities with commercial areas, including, but not limited to, bike paths and pedestrian accessways. Connections to existing residential neighborhoods will be encouraged and will not be precluded by the commercial development's design.*

Staff Comment: The development has provided interconnections to the exterior of the development through a sidewalk connecting to Corkscrew Road and a sidewalk connecting to Three Oaks Parkway. Numerous interconnections occur within the interior of the development as well. See Figure 3 for map of existing and proposed pedestrian connections.

**TRA 1.2.4** *During the review of comprehensive plan amendments, rezonings, zoning amendments, and development order applications, applicants must provide an evaluation addressing potential for addition of new interconnections between communities, creation of pedestrian and vehicular interconnection, and addition of new connections to the surrounding road network.*

Staff Comment: The proposed rezone is within a developed shopping center which was required at the time of rezone to establish vehicular and pedestrian networks. The proposed rezone of a portion of Tract A has created connections both vehicular and pedestrian that will work within that established network if replatted and developed as proposed. The vehicular connections utilize Estero Town Commons Drive from Corkscrew Road and/or from Three Oaks Parkway to Estero Town Commons Place while pedestrian pathways currently exist on Corkscrew Road, Three Oaks Parkway and along the interior roads of the Estero Town Commons development.

**TRA 1.5.4** *During the review of rezonings or zoning amendments, and development order applications, applicants must provide an evaluation of vehicle, bicycle and pedestrian safety in the proposed design or plan.*

Staff Comment: The applicant has not provided this information therefore a condition is recommended that this be addressed at the time of development order.

### **Deviations**

No Deviations are requested as part of this rezoning.

### **FINDINGS AND CONCLUSIONS**

The Planning and Zoning Board will need findings of fact to support its recommendation.

After balancing the advantages and disadvantages of this project and its impacts, based upon an analysis of the application and the standards for approval in the Land Development Code, staff has proposed the following Findings of Fact for review:

1. The applicant has not provided sufficient justification for the zoning amendment through demonstrating compliance with the Comprehensive Plan, the Land Development Code, and other applicable codes.
2. Ongoing improvements to Corkscrew Road and the I-75 interchange will improve the LOS on this roadway until the year 2030.
3. The application may be found generally compatible with existing or commercial uses in the surrounding area, however the transitional nature of the future land use designation does not support highway or automobile oriented use at this location.
4. Approval of the request should not place an undue burden upon existing transportation or planned infrastructure facilities until at least 2030 when additional road improvements will be needed.
5. Urban services will be available and adequate to serve the proposed use.
6. The request should not adversely affect environmentally critical areas and natural resources.
7. The proposed use is not appropriate at the subject location.
8. The recommended conditions do not provide sufficient safeguards to the public interest and as such are not reasonably related to impacts on the public's interest created by or expected from the proposed development.

### **ATTACHMENTS**

- A. Zoning Map
- B. Future Land Use Map
- C. Recommended Conditions
- D. Zoning Resolution Z-03-032
- E. Public Information Meeting Minutes
- F. Pattern Book
- G. Master Concept Plan
- H. Applicant Documentation - Comprehensive Plan Consistency

# Attachment A

LIBRARY

GAS STATION

GAS STATION

THE PLACE

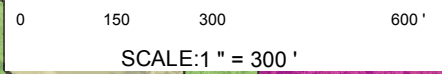
LOWES

### LEGEND

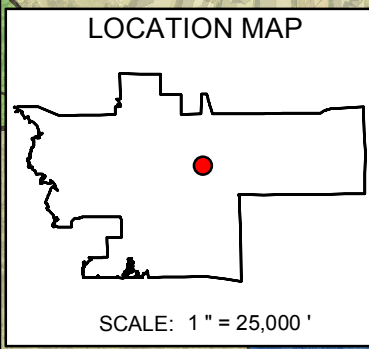
 PARCEL

### FUTURE LAND USE

- Conservation
- Urban Commercial
- Transitional Mixed Use
- Public Facilities
- Village Neighborhood 1



SCALE: 1" = 300'



## FIRESTONE

VILLAGE OF ESTERO \ FLORIDA



# Attachment B

LIBRARY

GAS STATION

GAS STATION

THE PLACE

LOWES

### LEGEND

 PARCEL

### ZONING

 AG-2

 CC

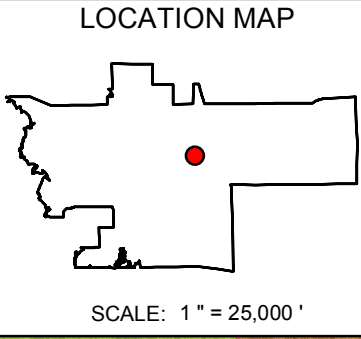
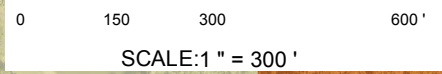
 CPD

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 MH-1

 RPD



## FIRESTONE

VILLAGE OF ESTERO \ FLORIDA



Attachment C  
Firestone at Estero Town Commons, a Portion of Parcel A

Proposed Zoning Conditions

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1. Master Concept Plan  
Development of this project must be consistent with the Master Concept Plan (MCP) titled “Master Concept Plan 05/04/20”, stamped “Received May 14, 2020”, except as modified by the conditions below.
2. Development Parameters  
Development of 6,400 square feet of gross floor area is permitted.
3. Maximum Building Height  
45 feet (including architectural features)
4. Previous Approvals  
The previous approvals (contained in Resolution Number Z-03-032, ADD2005-0156, ADDD2005-0235, ADD2006-00163, and ADD2007-0017) including conditions and deviations, remain in effect except as modified by these conditions.
5. Re-Plat  
Prior to a Development Order being issued for this development, a re-plat of Tract A must be submitted, reviewed, and approved by the Village Council.
6. Transportation  
Pursuant to a signalization agreement as a part of development order number DOS2002-00172, Estero Town Center is responsible for a proportionate share of the cost of the signalization of the intersection of Puente Land and Corkscrew Road at such time as the required warrants for signalization are met (warrants have been met). The proportionate share payment must be made to the Village of Estero prior to issuance of a development order for this parcel.
7. Uses and Site Development Regulations  
The following uses and limits apply to the project:
  - a. Schedule of Uses The uses allowed by Resolution Z-03-32 shall remain in effect, except for:  
  
The addition of Auto Repair and Service Group I as a stand-alone use on a portion of Parcel A. Garage doors associated with this use may not face adjacent arterial roadways and no outdoor storage or display is allowed.  
  
Uses no longer permitted for the subject portion of Parcel A include Car Wash, Convenience Food and Beverage Store, and Household and Office Furnishings.

- b. Building Setback Requirements for Corkscrew Road Overlay  
Front/Street (North) – Minimum 0 feet Maximum 25 Feet  
Side – 0 feet  
Rear – Minimum 25 feet
8. Radio Enhancement  
The owner or owner’s representative shall conduct an assessment model at the time of development order to determine if the minimum radio signal’s strength for the fire department communication is in compliance with NFPA1:11.10, NFPA 1221:11.3.9, standards for inbound and outbound signal strength and quality. If minimum signal strength is not available, the applicant shall install radio enhancement in the building.
9. No Blasting  
No development blasting is permitted as part of this project.
10. Utilities  
The project must be connected to centralized potable water service and centralized sewer service.
11. Floodplain  
The site is located in Zone AH, a Special Flood Hazard Area. The site must comply with the SFWMD Environmental Resource Permit finished floor elevation required at a minimum of 17.50 feet NGVD (16.30 feet NAVD).
12. Pattern Book  
The development must be consistent with the Pattern Book submitted November 26, 2019, Revised May 15, 2020, and date stamped “Received May 15, 2020”.
13. Buffers  
As part of local development order approval, the development order plans must demonstrate buffering consistent with the Master Concept Plan, the Land Development Code, and the Pattern Book. As part of local development order approval, all buffer plantings must be 100% native vegetation.
14. Public Gathering Areas  
The applicant shall provide details regarding outdoor furniture to be associated with the three Public Gathering Areas at development Order.
15. Proposed Street – Public Access Easement  
As a part of the plat and local development order, the public access easement agreement document must be submitted for review and approval by the Village Attorney prior to DO approval and recorded in the Lee County Records prior to issuance of a Certificate of Compliance.



16. Vehicular/Pedestrian Impacts  
Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the LDC may be required to obtain a local development order.
17. Vehicle, Pedestrian and Bicycle Safety  
Approval of this zoning request does not address evaluation of vehicle, bicycle and pedestrian safety in the proposed design or plan. Additional conditions consistent with the LDC may be required to obtain a local development order.
18. Concurrency  
Approval of this rezoning does not constitute a finding that the proposed project meets the concurrency requirements set forth in the Land Development Code and the Comprehensive Plan. The developer is required to demonstrate compliance with all concurrency requirements prior to issuance of a local development order.
19. Lee County Development Order  
A Lee County Type 'D' Limited Development Order (LDO) will be required for the offsite improvements within the County maintained right-of-way. The sidewalk is required to connect to the sidewalk on Three Oaks Parkway. Additional comments and revisions may be necessary for the proposed construction activities within the County maintained right-of-way. The LDO will need to meet Lee County LDC requirements.
20. Stormwater Pollution Prevention Plan  
Based on the Schedule of Uses and potential contamination of the MS4 from hazardous materials, the applicant should provide a Stormwater Pollution Prevention Plan (SWP3) and water quality monitoring plan for Estero Commons at the time of development order. The monitoring should be performed at the Estero Commons outfall.
21. Land Development Code (LDC)  
Where the Village LDC is referenced in these conditions of approval for implementation of the condition at the time of development order, the LDC in effect at the time of the development order shall be applicable.

RESOLUTION NUMBER Z-03-032

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF LEE COUNTY, FLORIDA

WHEREAS, as application was filed by Courtelis Company to rezone a 32.96 acre parcel from Agriculture (AG-2) to Commercial Planned Development (CPD); in reference to Estero Town Center CPD; and

WHEREAS, public hearings were advertised and held on May 30, 2003, June 6, 2003 and June 13, 2003, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case DCI2002-00071; and

WHEREAS, a second public hearing was advertised and held on October 20, 2003, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to rezone a 32.96 acre parcel from AG-2 to CPD, to allow for the development of a mixed use commercial center consisting of up to 265,000 square feet of gross floor area with buildings not exceeding 45 feet in height (4-stories). The development may include blasting as a development activity. The property is located in the Urban Community and General Interchange Land Use Categories and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. The development of this project must be consistent with the one-page Master Concept Plan entitled "Estero Town Center CPD-E2007," stamped received Nov 26 2003, except as modified by the conditions below. This development must comply with all requirements of the Lee County LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

The project is limited to a maximum of 265,000 square feet of gross floor area. Of this total, up to 50,000 square feet can consist of office space. Additionally, a portion of this

**COPY**

approved floor area may be replaced with up to 175 hotel/motel units through an administrative amendment of this planned development.

All conditions and commitments made in the Estero Town Center Design Guidelines (Exhibit D) providing the Project Overview, Design Guidelines and Standards, Landscaping, and Signage must be adhered to as part of this planned development. Approval of this document grants no deviations from the Lee County LDC. Any change sought to any provision within this document will require a public hearing amendment. In the event of conflict between the provisions set forth in Exhibit D and the LDC, the LDC will control.

2. The following limits apply to the project and uses:

a. Schedule of Uses

**VILLAGE AREAS #1 and #2**

ACCESSORY USES AND STRUCTURES (LDC §34-1171 *et seq.*, 34-2441 *et seq.*, 34-1863, 34-2141 *et seq.*, and 34-3106)

AUTO PARTS STORE - without installation facilities

AUTO REPAIR AND SERVICE (LDC §34-622(c)(2)), Group I only LDC §34-1351 *et seq.* (Limited to one as a subordinate use to a permitted use within this parcel; Garage doors may not face adjacent arterial; no outdoor storage or display)

BANKS AND FINANCIAL ESTABLISHMENTS (LDC §34-622(c)(3)), Groups I and II

BUSINESS SERVICES (LDC §34-622(c)(5)), Groups I and II (with Group II limited to only Packing Services)

CAR WASH (limited to one) (Only in conjunction with Convenience Food and Beverage Store)

CLOTHING STORES, general (LDC §34-622(c)(8))

CONSUMPTION ON PREMISES (LDC §34-1261 *et seq.*) (only in conjunction with a standard restaurant and outdoor seating in the pedestrian open space areas identified on the MCP; subject to an Administrative Amendment for Outdoor Seating)

CONVENIENCE FOOD AND BEVERAGE STORE (limited to area #1; limited to one) (maximum of 12 fueling stations; permitted abutting Corkscrew Road only if no free-standing fast food use permitted within Village Area abutting Corkscrew Road.)

DAY CARE CENTER, CHILD, ADULT

DRIVE THRU FACILITY FOR ANY PERMITTED USE

DRUGSTORE, PHARMACY (limited to one within the planned development)

ESSENTIAL SERVICES (LDC §34-1611 *et seq.*, and 34-1741 *et seq.*)

ESSENTIAL SERVICE FACILITIES (LDC §34-622(c)(13)), Group I (LDC §34-1611 *et seq.*, 34-1741 *et seq.*, and 34-2141 *et seq.*)

EXCAVATION Water retention (LDC §34-1651) (Subject to Condition 8)

FENCES, WALLS (LDC §34-1741)  
FLORIST SHOP  
FOOD STORES (LDC §34-622(c)(16)), Group I  
GIFT AND SOUVENIR SHOP  
HARDWARE STORE (Limited to 15,000 square feet)  
HOBBY, TOY AND GAME SHOPS (LDC §34-622(c)(21))  
HOUSEHOLD AND OFFICE FURNISHINGS (LDC §34-622(c)(22)), all groups  
(no outdoor display)  
LAUNDRY OR DRY CLEANING (LDC §34-622(c)(24)), Group I  
MEDICAL OFFICE  
NONSTORE RETAILERS (LDC §34-622(c)(30)), all groups  
PARCEL AND EXPRESS SERVICES  
PARKING LOT; Accessory  
PERSONAL SERVICES (LDC §34-622(c)(33)), Groups I and II  
PET SHOP (Indoor only; no outdoor runs)  
REPAIR SHOPS (34-622(c)(40)), Groups I, II, and III  
RESTAURANT, FAST FOOD (Subject to Condition 14)  
RESTAURANTS (LDC §34-622(c)(43)), Groups I, II and III  
SIGNS in accordance with Chapter 30  
SPECIALTY RETAIL SHOPS (LDC §34-622(c)(47)), Groups I, II, III, and IV  
VARIETY STORE

#### **ANCHOR PARCEL**

ACCESSORY USES AND STRUCTURES (LDC §34-1171 *et seq.*, 34-2441 *et seq.*, 34-1863, 34-2141 *et seq.*, and 34-3106)  
AUTO PARTS STORE - without installation facilities  
AUTO REPAIR AND SERVICE (LDC §34-622(c)(2)), All Groups LDC §34-1351 *et seq.* (Limited to one as a subordinate use to a permitted use within this parcel, unless approved by Administrative Amendment)  
BANKS AND FINANCIAL ESTABLISHMENTS (LDC §34-622(c)(3)): Groups I, II  
BUILDING MATERIAL SALES (LDC §34-622(c)(4)) and 34-3001 *et seq.* (Outdoor storage and display areas limited to one acre per Lee Plan Policy 19.2.5 and subject to Condition 3)  
BUSINESS SERVICES (LDC §34-622(c)(5)), Groups I and II  
CLOTHING STORES, general (LDC §34-622(c)(8))  
CONSUMPTION ON PREMISES (LDC §34-1261 *et seq.*)(only in conjunction with a standard restaurant)  
DAY CARE CENTER, CHILD, ADULT  
DEPARTMENT STORE  
DRIVE-THRU FACILITY FOR ANY PERMITTED USE  
DRUGSTORE, PHARMACY  
ESSENTIAL SERVICES (LDC §34-1611 *et seq.*, and 34-1741 *et seq.*)

ESSENTIAL SERVICE FACILITIES (LDC §34-622(c)(13)), Group I (LDC §34-1611 *et seq.*, 34-1741 *et seq.*, and 34-2141 *et seq.*)  
EXCAVATION: Water Retention (LDC §34-1651) (subject to Condition 8)  
FOOD STORES (LDC §34-622(c)(16)), Groups I and II  
HARDWARE STORE  
HOBBY, TOY AND GAME SHOPS (LDC §34-622(c)(21))  
HOTEL/MOTEL (LDC §34-1801 *et seq.*)  
HOUSEHOLD AND OFFICE FURNISHINGS (LDC §34-622(c)(22)), all groups  
LAUNDRY OR DRY CLEANING (LDC §34-622(c)(24)), Group I  
LAWN AND GARDEN SUPPLY STORES (LDC §34-2081) (Outdoor storage and display areas limited to one acre per Lee Plan Policy 19.2.5 and subject to Condition 3)  
MEDICAL OFFICE  
MINI-WAREHOUSE (No outdoor storage; subject to an Administrative Amendment)  
NONSTORE RETAILERS (LDC §34-622(c)(30)), all groups  
PAINT, GLASS AND WALLPAPER  
PARCEL AND EXPRESS SERVICES  
PARKING LOT; Accessory  
PERSONAL SERVICES (§34-622(c)(33), Groups I & II  
PET SHOP (indoor only; no outdoor runs)  
REPAIR SHOP Groups I & II  
RESTAURANTS (LDC §34-622(c)(43)), Groups I, II, III, and IV  
RESTAURANTS, FAST FOOD (no freestanding uses; no drive-thru facilities)  
SELF-SERVICE FUEL PUMPS (maximum of 12 fueling stations)(Limited to one)  
SIGNS in accordance with Chapter 30  
SPECIALTY RETAIL SHOPS (LDC §34-622(c)(47)), Groups I, II, III and IV  
TEMPORARY USES (LDC §34-3041 *et seq.*) (Limited to Contractor's office/equipment storage, ancillary temporary uses in parking, and Christmas Tree sales)  
THEATER, Indoor (LDC §34-2471 *et seq.*)

Note: Commercial Retail S.F. may be replaced by up to 50,000 square feet of General/Medical Office uses, subject to an Administrative Amendment review process.

Note: Commercial Retail S.F. may be replaced by up to 150 Hotel/Motel units, subject to an Administrative Amendment

b. Site Development Regulations

Refer to attached Exhibit E.

3. Open storage and outdoor display areas are permitted for only those uses designated as being allowed open storage or outdoor display areas in the approved Schedule of Uses. The total area devoted to open storage and outdoor display area within this entire planned development is one acre. An Administrative Amendment of this planned development will be required prior to approval of a local development order or establishment of open storage or outdoor display area. The Applicant will be responsible in providing the cumulative total of area devoted to this activity as part of the application.

The following screening standard is the minimum requirement for open storage or outdoor display area:

Any open storage or outdoor display area must be screened from view by an opaque fence or wall along the entire permitted area. The fence or wall must be at least 6 feet high, or higher if necessary to provide an opaque buffer, and must be compatible with the architectural design of the project.

4. Prior to local development order approval, the paving and grading plan must delineate the areas of the berm abutting the indigenous preserve that will be enlarged or mounded to provide additional high ground for gopher tortoises. A cross section must be included. The mounded areas must also be highlighted on the landscape plan.
5. Prior to the issuance of a Vegetation Removal Permit, the gopher tortoise burrows must be field located. If any burrows area are situated outside of the indigenous preservation area, then a five or less relocation permit must be obtained from the Florida Fish and Wildlife Commission to excavate the burrow and move any tortoise and commensal species into the preserve.
6. Prior to local development order approval, the landscape plans must be consistent with the Estero Town Center Design Guidelines stamped received February 11, 2003 (attached as Exhibit D), and the LDC.
7. Prior to local development order approval, the plans must show the location of preserved native trees and relocated sabal palms. A tree survey must be submitted to confirm the locations of existing native oak/pine/palms in the Village areas (greater than 6-inch caliper oaks; 12 inch or greater caliper pine; 8-foot or greater clear trunk palms). Reasonable effort and creative designs must be utilized to preserve the large existing native trees/masses of native trees. Protective measures to preserve trees within the Village area must be detailed on the development order plans such as tree well design.
8. Prior to any approval of a local development order, including excavations for water retention, the approved planned development must be administratively amended to show the proposed location of the excavation and the calculation of total open space to ensure compliance with the LDC and the commitments made as part of this approved planned development.

9. Blasting is not an approved activity as part of this approved planned development. Blasting must be approved through an amendment of this planned development that goes through the public hearing process.
10. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order.
11. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function, as well as all other Lee Plan provisions.
12. All buildings of 80,000 square feet (or 40,000 square feet constructed within 15 feet of each other) must comply with the "Big Box Design Standards" attached as Exhibit F. If design standards for "big box" development are adopted into the LDC, then the provisions of the LDC will supercede attached Exhibit F. Prior to that time, if there is a conflict between the provision set forth in Exhibit F and the LDC, the LDC will control.
13. Agricultural Uses: Existing bona fide agricultural uses on this site are allowed only in strict compliance with the following:
  - (a) Bona fide agricultural uses that are in existence at the time this resolution is approved and as shown on Exhibit G attached hereto may continue until approval of a local development order for the area of the project containing those uses.
  - (b) Additional clearing or grading of existing agricultural areas is prohibited. This prohibition is not intended to preclude County approved requests for the removal of invasive exotic vegetation.
  - (c) The property owner must terminate the agricultural tax exemption for any portion of the property that receives a local development order. The exemption termination must be filed with the Property Appraiser's Office by December 31<sup>st</sup> of the calendar year in which the local development order is issued. A copy of the exemption termination must be provided to the Office of the County Attorney.
14. Limitations on Fast-Food Restaurants in Village Areas abutting Corkscrew Road:
  - a) No more than one freestanding fast food restaurant (as defined in LDC §34-2) is permitted;
  - b) No freestanding fast food restaurants are permitted if a convenience store has already been permitted in the Village Areas abutting Corkscrew Road;

- c) No more than one fast food restaurant is permitted in a multi-occupancy building.
15. Twenty-four Hour businesses on the site are limited to pharmacies, convenience stores, and grocery stores. If other types of stores (e.g., department stores such as Super Target's, Walmart's, Kmart's, etc.) contain one of the listed uses, only the section of the store that contains that use may remain open for 24-hours).

SECTION C. DEVIATIONS:

1. Deviation (1) seeks relief from the LDC §10-285 requirement to provide a 660-foot connection separation along arterial roads, to allow connection separation of 600 feet along Corkscrew Road and 570 feet and 400 feet, respectively, along Three Oaks Parkway. This deviation is approved as follows:
- (a) the intersection separation of 600 feet along Corkscrew Road is **APPROVED** to allow, at best, a right-in, right-out only, which is **SUBJECT TO** re-evaluation by LCDOT at the time of development order application. If the reevaluation by LCDOT results in a denial of the request, then the Deviation will be deemed denied.
  - (b) the intersection separation of 570 feet and 400 feet along Three Oaks Parkway is **DENIED**.
- 2.A. Deviation (2.A.) seeks relief from the LDC §34-2192(b)(5) and LDC §34-1047 (note 1b) requirement that all parking lots, access streets, and drives be setback a minimum of 75 feet from the Corkscrew Road right-of-way, to allow parking to be located no closer than 30 feet from the right-of-way in the specified locations and in accordance with the proposed Design Guidelines (attached as Exhibit D) is **APPROVED, SUBJECT TO the conditions** that:
- (a) the deviation allows no more than 300 feet of the Corkscrew Road frontage (with no more than 200 feet in any single location) for the proposed parking use; and
  - (b) the area subject to this deviation is buffered in accordance with the Estero Town Center Design Guidelines attached as Exhibit D.
- 2.B. Deviation (2.B.) seeks relief from the LDC §34-2192(b)(5) requirement that all parking lots, access streets, and drives to be set back a minimum of 75 feet from the Corkscrew Road right-of-way, to allow an access drive in conjunction with a drive-thru facility to be located no closer than five feet from the right-of-way, in the locations specified by, and in accordance with, the Town Center Design Guidelines attached as Exhibit D. This deviation is **APPROVED, SUBJECT TO the following condition:**
- a. Prior to development order approval for any project including a drive-thru facility located between Corkscrew Road and a



commercial building, the landscape plan must include a minimum 5-foot-wide buffer area adjacent to Corkscrew Road consisting of sabal palms (minimum 10-foot clear trunk; planted 10-foot on center) and a single continuous hedge of native shrubs (24-inch; 3-gallon size planted 3-foot on center). If there are overhead powerlines within 10 feet of the buffer planting area, then appropriate native trees may be substituted for the sabal palms. These planting requirements are meant to quantify the landscape buffer depicted in Typical Section C of the Estero Town Center Design Guidelines attached as Exhibit D. Building perimeter plantings must be installed in the 5-foot minimum landscape area depicted adjacent to the building in this same cross section.

SECTION D. EXHIBITS AND STRAP NUMBER:

The following exhibits are attached to this resolution and incorporated by reference:

- Exhibit A: The legal description of the property
- Exhibit B: Zoning Map (subject parcel identified with shading)
- Exhibit C: The Master Concept Plan
- Exhibit D: Estero Town Center Design Guidelines
- Exhibit E: Property Development Regulations
- Exhibit F: Box Big Design Standards
- Exhibit G: Bonafide Agricultural Uses at time of zoning application

The applicant has indicated that the STRAP number for the subject property is: 35-46-25-00-00002.0000 & 35-46-25-00-00002.0020

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.
2. The rezoning, as approved:
  - a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request; and,
  - b. is consistent with the densities, intensities and general uses set forth in the Lee Plan; and,
  - c. is compatible with existing or planned uses in the surrounding area; and,

- d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and,
  - e. will not adversely affect environmentally critical areas or natural resources.
3. The rezoning satisfies the following criteria:
- a. the proposed use or mix of uses is appropriate at the subject location; and
  - b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and
  - c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.
4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.
5. The approved deviations, as conditioned, enhance achievement of the planned development objectives, and preserve and promote the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

The foregoing resolution was adopted by the Lee County Board of Commissioners upon the motion of Commissioner John E. Albion, seconded by Commissioner Douglas R. St. Cerny and, upon being put to a vote, the result was as follows:

Robert P. Janes	AYE
Douglas R. St. Cerny	AYE
Ray Judah	AYE
Andrew W. Coy	ABSENT
John E. Albion	AYE

DULY PASSED AND ADOPTED this 20<sup>th</sup> day of October, 2003.

ATTEST:  
CHARLIE GREEN, CLERK

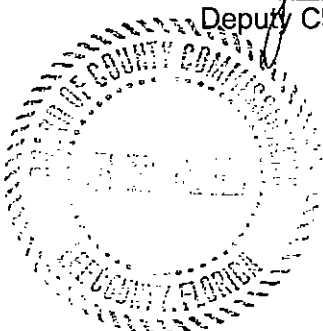
BOARD OF COUNTY COMMISSIONERS  
OF LEE COUNTY, FLORIDA

BY: Cindy Morrison  
Deputy Clerk

BY: John E. Albion  
Chairman

Approved as to form by:

Dawn E. Perry-Lehnert  
Dawn E. Perry-Lehnert  
County Attorney's Office



2003 DEC 17 AM 9:27



950 Encore Way • Naples, Florida 34110 • Phone: 941.254.2000 • Fax: 941.254.2099

HM PROJECT #2002107  
11/18/02  
REF. DWG. #A-1507

PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN S.89°57'29"E., ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35, FOR A DISTANCE OF 150.04 FEET TO A POINT 150.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35, THE SAME BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THREE OAKS PARKWAY, A 150.00 FOOT RIGHT-OF-WAY AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN N.01°18'04"W., PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35 AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 1227.71 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD, A RIGHT-OF-WAY OF VARIABLE WIDTH, AS THE SAME IS SHOWN ON THE LEE COUNTY DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR CORKSCREW ROAD RIGHT-OF-WAY EAST II, PREPARED BY Q. GRADY MINOR AND ASSOCIATES, P.A., DATED APRIL 1999; THENCE RUN N.89°24'57"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 852.37 FEET; THENCE RUN S.85°16'51"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 318.86 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 35; THENCE RUN S.01°04'29"E., ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 35, FOR A DISTANCE OF 1210.91 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 35; THENCE RUN N.89°57'29"W., ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35, FOR A DISTANCE OF 1164.94 FEET TO THE POINT OF BEGINNING; CONTAINING 32.957 ACRES, MORE OR LESS.

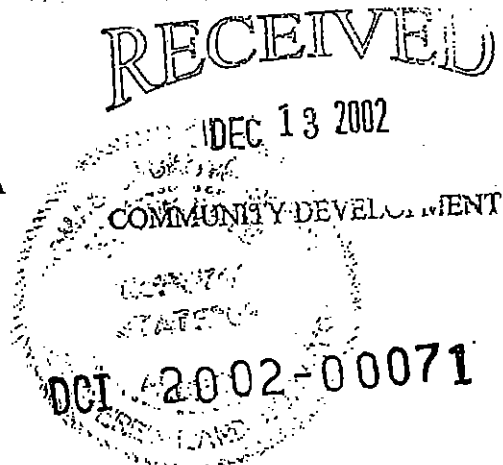
THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

BEARINGS REFER TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, AS BEING S.89°57'29"E.

HOLE MONTES, INC.  
CERTIFICATION OF AUTHORIZATION LB #1772

BY Thomas J. Garris P.L.S. #3741  
THOMAS J. GARRIS STATE OF FLORIDA

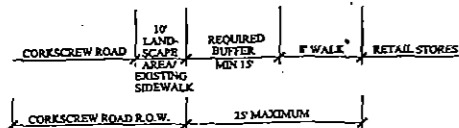
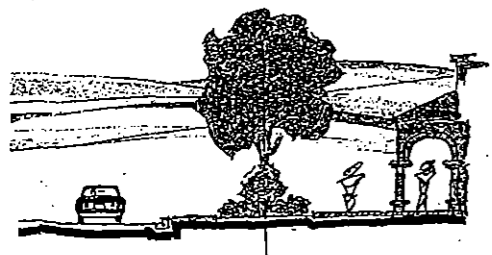
Applicant's Legal Checked  
by AMM 2-14-03





**STRAP NUMBERS**

35-46-75-00-000010000  
35-46-75-00-000010010



**SECTION - N.T.S.**

**RETAIL VILLAGE AND CORKSCREW ROAD**

Removal of existing 8' walk and addition of proposed 8' walk is dependent upon Lee Co. D.O.T. permitting / approval and resolving potential utility conflicts.

**SITE DEVELOPMENT NOTES**

- The master concept plan is general in nature and may be modified to reflect environmental conditions, easements, utilities and changes in market. The parcel boundaries can be modified to reflect the final built square footage of commercial and related parking requirements. All acreages are approximate and subject to slight adjustment.
- Internal circulation may be modified administratively at the time of local development order.
- General Service areas for the Anchor Parcel will be located within the southern portion of the parcel. General Service areas for the Village Areas will be internal to the project. Exact locations will be reviewed during the local D.O. process.

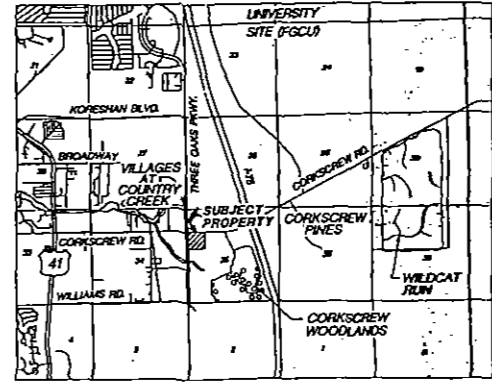
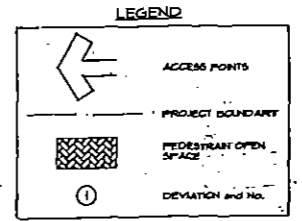
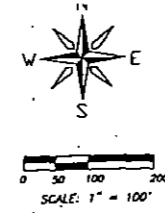
AG-2 (VACANT)

AG-2 (VACANT)

Date of Submittal: Dec. 13th, 2002  
Date of Re-Submittal: Jan. \_\_th, 2003  
Case No.: DC12002 - 00071

**NOTE:**  
The Access Points, Turning Movements and Median Openings depicted on the Master Concept Plan are not vested.

CORKSCREW ROAD  
(Est. 4-Lane Arterial) (R.O.W. Width Varies - 150' avg)



SITE LOCATION MAP  
N.T.S.

**LAND USE SUMMARY / OPEN SPACE REQUIREMENTS**

PARCEL	LANDUSE	PERMITTED USE	EST. ACRES	REQUIRED OPEN SPACE	PROVD. OPN SPACE	INDIGENOUS REQUIREMENT	INDIGENOUS PROVIDED
VILLAGE AREA 1	COMMERCIAL	AS,000 SF	4.80	-	4.13 (84%)	-	-
VILLAGE AREA 2	COMMERCIAL	70,000 SF	4.73	-	4.04 (85%)	-	-
ANCHOR PARCEL	PEDESTRIAN OPEN SPACE AREA	N/A	4.01	-	4.01 (100%)	-	-
	INDIGENOUS / SUPL AREA	N/A	4.43	-	4.43 (100%)	4.43	4.43
	GREEN AREA	N/A	4.13	-	4.13 (100%)	-	-
	ROW / EASEMENTS	N/A	4.71	-	4.71 (100%)	-	-
<b>TOTAL</b>		<b>263,000</b>	<b>4.30</b>	<b>4.30</b>	<b>4.30</b>	<b>4.43</b>	<b>4.43</b>

\* SUBJECT TO LOC INDIGENOUS VEGETATION CREDIT. FINAL CALCULATION TO BE DETERMINED DURING LOCAL D.O. REVIEW

**LAND USE AND DEVELOPMENT PROGRAM SUMMARY**

PERMITTED USES	Intensity	Phasing
COMMERCIAL	Medium	Phase 1
RECREATION	763,000 sq. ft.	2002 - 2004

RECEIVED  
NOV 26 2002  
ZONING

APPROVED  
Master Concept Plan

Site Plan - 2002-032 Page 1 of 1  
Subject to conditions in Resolution 2-03-000  
Case - DC12002-00071

**Vanasse Daylor**  
Traffic Engineering  
11111 Van Ness Blvd., Suite 1400  
San Francisco, CA 94140  
Tel: 415.764.2200  
Fax: 415.764.2201  
www.vanassedaylor.com

**Countells Company**  
701 Brickell Ave.  
Suite 1400  
Miami, FL 33131-2822

**Esler Town Center CPD-E2007**  
Master Concept Plan

Lee County  
Florida

PRINTED  
NOV 25 2002

Sheet No. 1 of 1

EXHIBIT C

# ESTERO TOWN CENTER



CONCEPTUAL PERSPECTIVE  
Estero Town Center  
COURTEOUS COMPANY

2002-00077

RECEIVED

MUJELL  
ARCHITECTS

FEB 11 2003

## PROJECT OVERVIEW

## COMMUNITY DEVELOPMENT

This document describes the intent of the applicant in developing the Estero Town Center project, and proposes design guidelines by which the project will be constructed. The objective is to provide the Estero community and Lee County the assurances that this project will be developed to meet the language and intent of the Estero Plan, while allowing the developer the flexibility to market the project to tenants with varying uses, building types and size requirements.

The Estero Town Center project is located at the corner of Corkscrew Road and Three Oaks Parkway. This intersection is in the center of Estero and has been the subject of great attention by the community. For this reason, the developer has devoted special attention to creating the following design guidelines that exceed both the current Lee County design guidelines, found in LDC Section 10-600, and the recently adopted Corkscrew Main Street Overlay guidelines, found in LDC Sections 34-1045 through 34-1047.

In developing the property located at the southeast corner of Corkscrew Road and Three Oaks Parkway it is important to do so in accordance with the Lee County Comprehensive Plan (including Goal 19 of the Estero Plan) and the development constraints presented with a 33-acre site at this location. The following base postulations, as well as policies that influence this type and level of development, were utilized.

- The subject property is located at the intersection of two arterial roadways – Corkscrew Road and Three Oaks Parkway. Prime access is provided to the site by the intersecting arterial roads, as well as the close proximity of Interstate 75 and US 41,  $\frac{1}{3}$  miles and  $1\frac{1}{3}$  miles from the site respectively.

# ESTERO TOWN CENTER

- The proposed development site is within the Urban Community land use category, which was designated for areas that are suitable for fairly intense levels of commercial, residential and light industrial development. The Lee Plan projects more intense development in these areas, more characteristic of an urban area.
- The intersection of Corkscrew Road and Three Oaks Parkway is designated as a commercial node on Map 19 of the Lee County Comprehensive Plan. The Estero Community Plan limits retail uses for all areas along Three Oaks Parkway with the exception of commercial nodes where the Plan deemed appropriate.
- The project lies within the Corkscrew Main Street Overlay, which was created to provide a pedestrian "boulevard", in relative scale to Corkscrew Road by locating proposed commercial buildings close to the roadway and providing for pedestrian connections and amenities.
- The intent of these design guidelines and standards is to meet and exceed the requirements of the Corkscrew Main Street Overlay, yet allowing for the development of a large commercial project containing one or more major anchors.

## DESIGN GUIDELINES AND STANDARDS

The following design guidelines are intended to establish the standard with which this development will comply. The guidelines however, are intended to be flexible to allow for a more detailed analysis by the Lee County development review staff and the Estero Development Review Committee at the time of local development order.

- The Estero Town Center is planned as a functionally interrelated commercial site under unified control, subject to common guidelines and standards to ensure a quality development. All development will meet and enhance LDC Section 34-1045-1047, the Corkscrew Road Main Street Overlay.
- The Estero Town Center will be a fully integrated planned site, where attention to the overall site design is achieved by providing well designed and integrated vehicular use areas, pedestrian paths, a common or compatible architectural theme, unified signage, landscaping, and lighting throughout the site.
- The Estero Town Center will be developed on a 33 acre site as part of the Corkscrew Main Street Overlay, a corridor of architecturally appealing and attractively landscaped buildings that cater to the needs of the community.

# ESTERO TOWN CENTER

This 33 acre site is divided into two main development parcels, the "Village Areas" fronting along Three Oaks Parkway and Corkscrew Road and the "Anchor Parcel" located within the central portion of the site.

## A. VILLAGE AREAS

1. Architectural Standards: The Village Areas will feature an integrated and compatible Mediterranean architectural building style or theme. Massing of building facades will be reduced by transitioning building heights, widths and colors, textures and adding architectural elements such as wall projections, loggias, canopies, corner towers, archways, or columns, which will form courtyard-like areas, appropriately scaled for public gathering space. Primary entry facades will have windows along no less than 10% of their horizontal length in addition to the primary entrance. These treatments will create visual interest and variety, while providing visitors to the project a pedestrian-friendly atmosphere. Building architectural styles shall be compatible and complementary elements such roof treatments, signage, landscaping and building materials and colors.
2. Each free-standing use will provide a visually appealing, articulated, identifiable path of entry for pedestrians and vehicles for the internal drive to the site, from the site to the buildings themselves, and from Corkscrew Road to the free standing use. The orientation of a building or structure upon a site will reflect not only the project's functionality, but will also be responsive to the individual parcel's characteristics and relationship to Corkscrew Road.
3. Building lighting design will be architecturally treated in the style of the building architecture. Lighting fixtures illuminating the parking area shall be shielded to minimize light intrusion crossing the property line when abutting residential uses.
4. Landscaping: Landscape design guidelines for free-standing uses will create a harmonious and visually pleasing landscape that is cohesive and complementary to the overall master landscape plan. The Estero Town Center landscape concept will feature combinations of native plants and ornamental varieties, which will be designed to define and accent pedestrian and vehicular spaces, as well as enhance the building architectural style. Landscape designs will create a coherent theme, which emphasize plant material as a primary unifying element. Where possible, existing native trees will be incorporated into the site plan to add character to the pedestrian/open space areas and enhance buffer and perimeter areas.

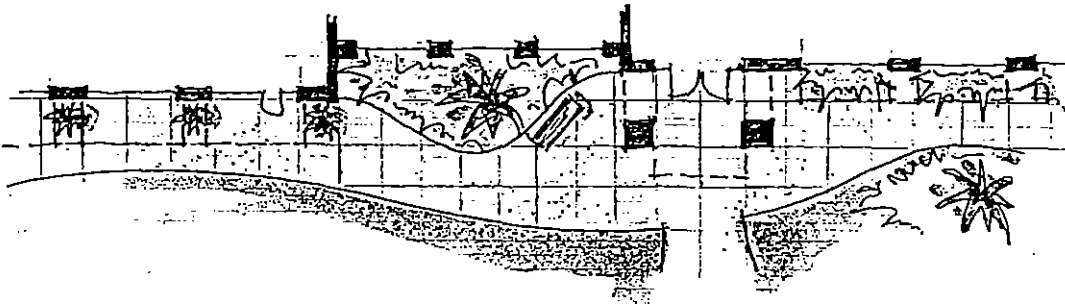


# ESTERO TOWN CENTER

## B. ANCHOR PARCEL

1. The Anchor Parcel will accommodate one or several retail uses. The on-site pedestrian system will connect the Anchor Parcel to the Village Areas, and the buildings of the Anchor Parcel will be designed to compliment the buildings in the Village Areas. The parking area will be designed to minimize hardscaped areas, visually and physically.
2. Architectural Standards: The Anchor Parcel will feature an integrated and compatible Mediterranean vernacular architectural building style or theme, which will also be incorporated into the village parcel, and all other free standing uses. Buildings will have architectural features and patterns that provide visual interest from the perspective of the pedestrian; reduce massing aesthetic and be site responsive. Facades will be designed to reduce the mass/scale and uniform monolithic appearance of large unadorned walls, while providing visual interest that will be consistent with the center's identity and character through the use of articulation, detail and scale. Articulation is accomplished by varying the building's mass in height and width so that it appears to be divided into distinct massing elements and details that can be perceived at the scale of the pedestrian. (See illustration below)

# ESTERO TOWN CENTER

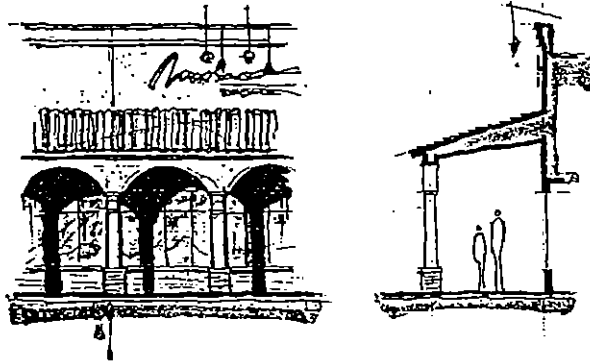


Buildings will also provide a minimum of two of the following building design treatments:

- Canopies or portico, integrated with the buildings massing and style
- Overhangs
- Arcades, minimum of eight feet clear in width
- Raised cornice parapets over doors
- Arches
- Ornamental and structural architectural details, other than cornices; which are integrated into the building structure and overall design
- Clock or bell towers

# ESTERO TOWN CENTER

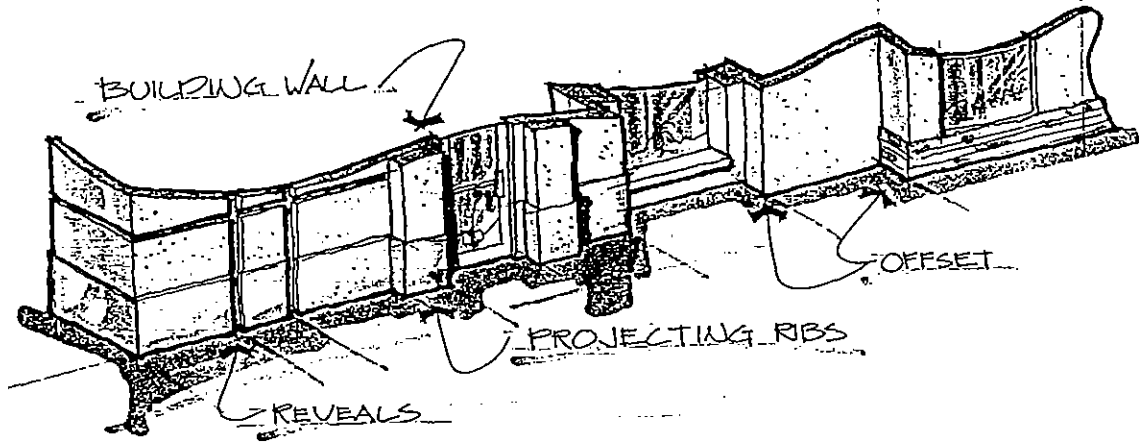
- Any other treatment, which, in the opinion of the Architect meets the intent of the design character.



Building facades may include a repeating pattern and may include no less than two of the design elements listed below. At least one of these design elements may repeat horizontally.

- Color change
- Texture change
- Material module change
- Expression of architectural relief, through a change in plane of no less than 12 inches in width, such as a reveal, an offset, or a projecting rib
- Architectural banding
- Pattern change

# ESTERO TOWN CENTER



Roof will meet at least two of the following requirements:

- Parapets will be used to conceal roof top equipment and flat roofs
- Where overhanging eaves are used, overhangs will be no less than 12 inches beyond the supporting walls with a minimum fascia of eight inches
- Three-dimensional cornice treatment which will be a minimum of 12 inches in height with a minimum of three reliefs

Major anchor parcel buildings will have clearly defined, highly visible customer entrances which may include, an outdoor patio area adjacent to the customer entrance, which incorporates benches or other seating components and decorative landscape planters.

Exterior building colors and materials contribute significantly to the visual impact of a building.

Predominant exterior building materials will include, but are not limited to:

- Stucco
- EFIS
- Brick
- Tinted, textured, other than smooth or ribbed, concrete masonry units or

# ESTERO TOWN CENTER

- Stone, excluding an ashlar or rubble construction look

Customer parking for the Anchor Parcel will be in accordance with Section 34-1046 Design Standards, Item 7. In addition to Item 7b. customer parking will be located in front of the Anchor Parcel building.

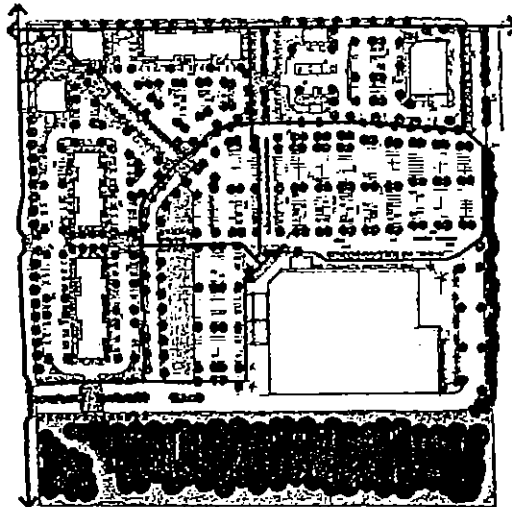
## C. COMMON / PUBLIC AREAS

1. Internal roadways will provide efficient vehicular circulation and will be designed with streetscapes that create pedestrian-friendly environments. Streetscape plans will be designed to establish a hierarchy of vehicular and pedestrian flow appropriate in scale and character with landscape improvements, street function and adjacent land uses with the intention of linking uses throughout the project.
2. Project architectural features will be developed within common areas of the project and will be coordinated in design, color and style. Architectural features shall be permitted throughout the site.
3. In accordance with the Master Concept Plan, the Live Oak trees at the corner of Corkscrew and Three Oaks Parkway will be preserved and incorporated into a pedestrian/open space area. This area may include pedestrian amenities and architectural features.
4. The Estero Town Center will provide a variety of publicly accessible amenities, which will further the project's commitment to complement and enhance Lee County and Estero's Design Guidelines, and serve to provide a sense of place for the community.
5. A pedestrian way network shall be established throughout the project. (See illustration below) The pedestrian system will serve to link Anchor and village areas with freestanding uses at the perimeter of the project site, by providing a landscaped walkway protected from vehicular traffic movement. Any required breaks in the pedestrian network for vehicular access to the site shall be identified through use of pavers, signage, or other traffic calming techniques deemed appropriate to reduce the speed of vehicles and provide safe pedestrian movements throughout the site.
  - a. The anchor parcel/building area pedestrian way shall be a wide intermittently covered walkway, featuring concrete surfaces which may be paved, tiled, etc.. This pedestrian way shall include architectural features such as fountains, courtyards, arbors or similar design features, and decorative landscape plantings. This pathway shall have a minimum

# ESTERO TOWN CENTER

unobstructed pedestrian way of 10' average width. Seating and decorative landscape planting shall be provided intermittently along the pathway and at all primary tenant entrances.

- b. The parking area pedestrian way shall be located generally within the parking area as shown on the Conceptual Site Plan. This pedestrian way system will be designed to promote safe and convenient linkage from the parking areas to both the perimeter village area and the anchor parcel. Vehicular crossings will be identified with signage, landscaping and clearly marked through use of varied pavement treatments or other traffic calming techniques. This pedestrian way system shall be a minimum of 5' in width, with paver, stamped concrete or banded concrete pedestrian pathway. This pedestrian pathway way will feature canopy trees or palms with ground level landscape plantings. Canopy trees or palms will be planted within adjacent parking landscape islands. Canopy trees or palms shall be planted along the pedestrian way system and shall be a minimum 12' high with a 4' spread for canopy trees and equivalent specification for shade palms at the time of planting.
- c. The perimeter pedestrian way system is designed to link free-standing uses with the parking and village area pedestrian way as shown on the Conceptual Site Plan. Vehicular crossings will be identified with signage, landscaping and clearly marked through use of varied pavement treatments or other traffic claming techniques.



# ESTERO TOWN CENTER

## LANDSCAPING

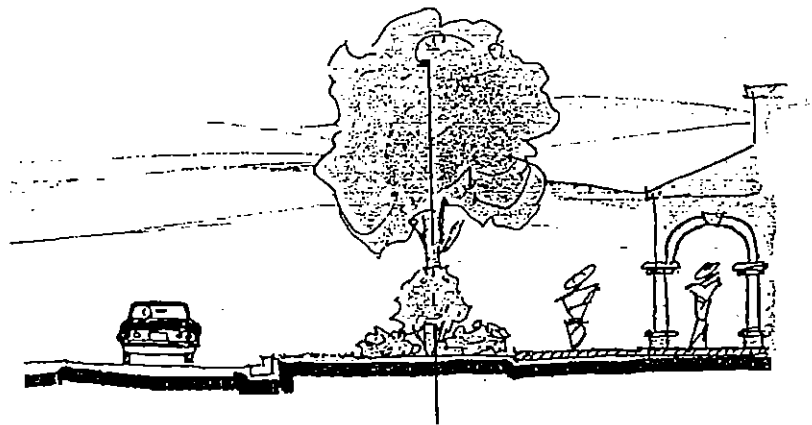
### A. GENERAL

The attached Native Plant Lists are provided to present a specific plant palette for perimeter buffers, native re-vegetation, preserve enhancement and satisfy LDC native plant requirements. Any non-native landscape material used shall be allowed under the LDC and will be used to provide additional color and texture for areas to be enhanced such as main vehicular and pedestrian entries, circulation routes, building perimeter plantings and pedestrian amenity open spaces.

### B. PERIMETER

1. Buildings along Corkscrew Road will be designed in accordance with LDC Section 34-1047; the setback requirements for the Corkscrew Road Main Street Overlay (Typical Section A). Trees may be clustered to allow view corridors to internal buildings. Where possible, native trees will be preserved and incorporated into the perimeter buffer areas for screening and aesthetic enhancement of the project.

*Typical Section A*



CORKSCREW ROAD    10' LAND-SCAPE AREA/ EXISTING SIDEWALK    REQUIRED BUFFER MIN 15'    8' WALK    RETAIL STORES

CORKSCREW ROAD R.O.W.    25' MAXIMUM

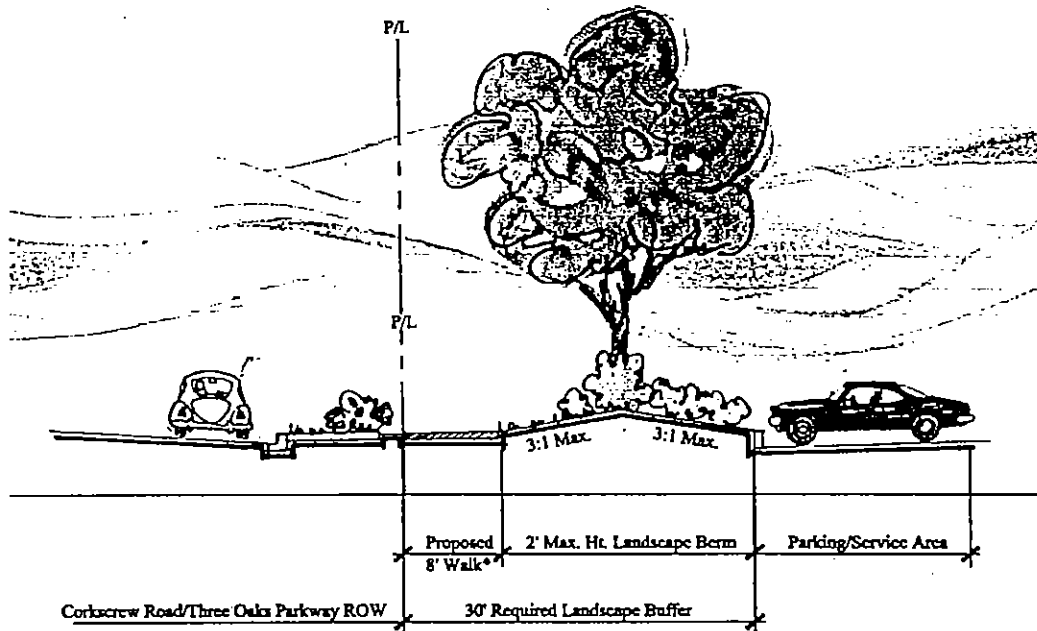
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# ESTERO TOWN CENTER

2. Where parking or service areas along Corkscrew Road are located within 75' of the right of way line, the developer must maintain a minimum 30' setback for parking or service areas from the Corkscrew Road right-of-way, with a landscaped berm to obscure the parking areas as well as the vehicles (Typical Section B). Trees may be clustered to allow view corridors to internal buildings. Where possible, native trees will be preserved and incorporated into the perimeter buffer areas for screening and aesthetic enhancement of the project. Further, sidewalk improvements may be made (subject to LDOT review and utility conflicts) to create a landscape area between the edge of pavement of Corkscrew road and the sidewalk.

*Typical Section B*



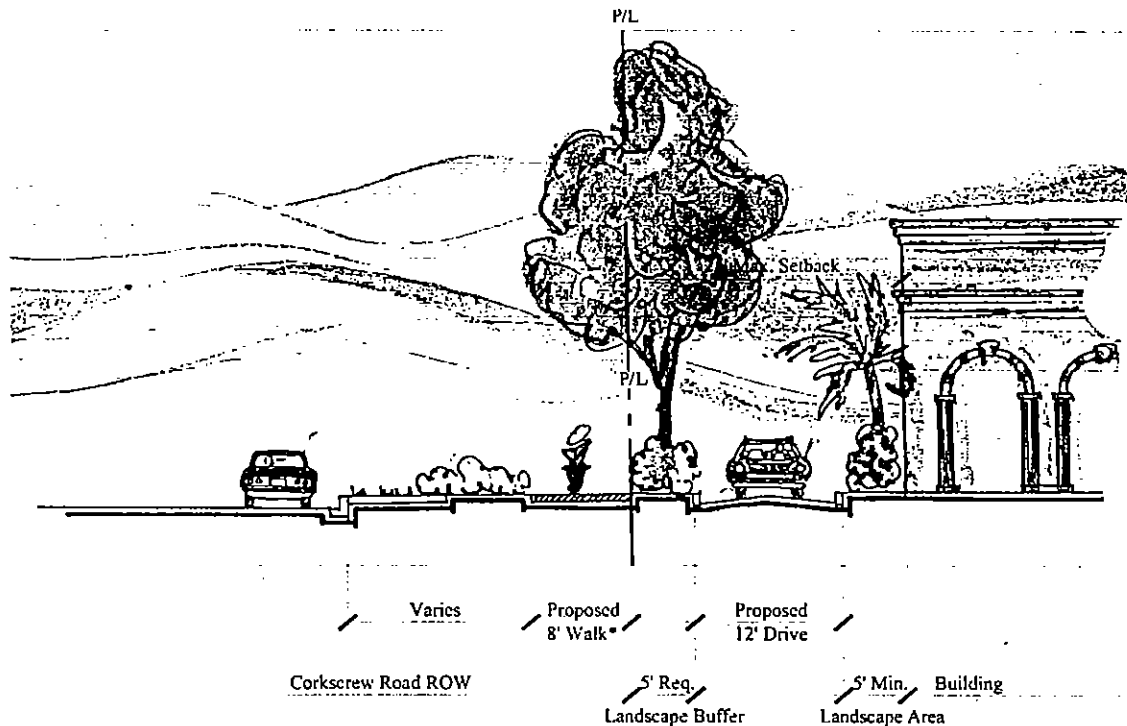
\* Removal of Existing 8' Walk and Addition of Proposed 8' Walk is dependant upon Lee DOT permitting and approval and resolving potential utility conflicts.



# ESTERO TOWN CENTER

3. Where an access road for a drive-thru is located along Corkscrew Road within 75' of the right of way line, the developer must maintain a maximum 25' building setback from the Corkscrew road right-of-way, with a landscaper buffer to obscure the drive areas as well as the vehicles (Typical Section C). Trees may be clustered to allow view corridors to internal buildings. Where possible, native trees will be preserved and incorporated into the perimeter buffer areas for screening and aesthetic enhancement of the project. Further, sidewalk improvements may be made to create a landscape area between the edge of pavement of Corkscrew road and the sidewalk (subject to LDOT review, utility conflicts, and spacing issues.)

*Typical Section C*



\* Removal of Existing 8' Walk and Addition of Proposed 8' Walk is dependant upon Lee DOT permitting and approval and resolving potential utility conflicts.

# ESTERO TOWN CENTER

4. Where buildings along Three Oaks Parkway are designed such that parking areas are in front of the building, an enhanced, 30' buffer, consisting of a minimum ten (10) trees and thirty (30) shrubs per 100 linear feet, will be installed at the time of development with a  $\pm 2'$  undulating landscaped berm, to adequately screen parking areas from view (Typical Section B). This is not intended to block visual corridors to the buildings, but is intended to screen parking areas. Trees may be clustered to allow view corridors to internal buildings. Where possible, native trees will be preserved and incorporated into the perimeter buffer areas for screening and aesthetic enhancement of the project.
5. The height of required trees within buffers shall be 12' over all in height. Canopy trees shall have a 6' canopy spread at the time of planting.
6. Landscape buffers, berms, fences and walls, where applicable, must be constructed along the perimeter of the Estero Town Center boundary concurrent with site development within each village area or anchor parcel respectively.
7. Sidewalks, signage, water management systems, drainage structures, project architectural features, lighting, and utilities will be permitted within perimeter landscape buffers.
8. Perimeter landscape berms located within the Estero Town Center boundary and contiguous to a property line and/or right-of-way line may be constructed such that they encroach into the right-of-way when approved by the applicable owner or agency.

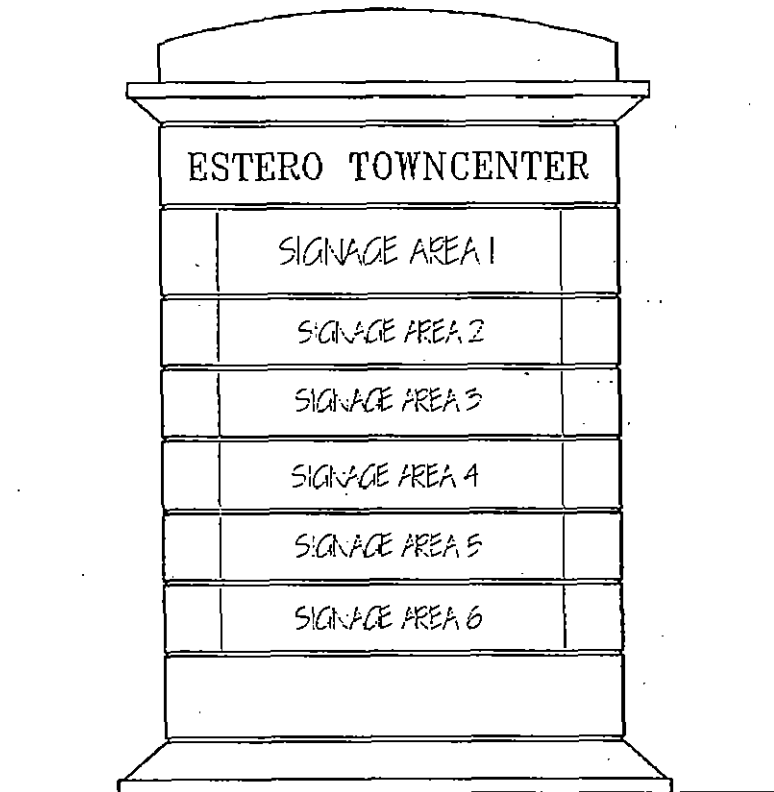
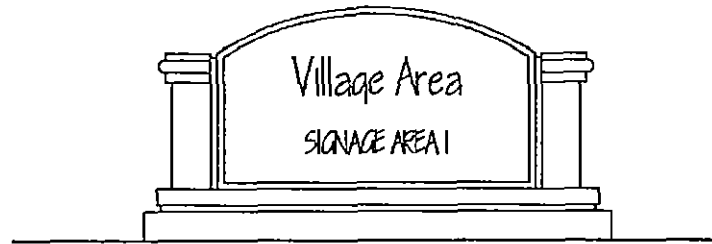
## C. INTERNAL

Per LDC Sections 34-1042 thru 34-1047, internal landscaping will be provided to minimize hardscaped areas, both visually and physically, accentuate entryways, define pedestrian areas, and enhance the pedestrian walkway system. In all landscaped areas, existing native trees will be preserved, where possible.

# ESTERO TOWN CENTER

## SIGNAGE

- A. All signs shall be of consistent architectural style and shall feature like building materials and sign structures. Sign structures will be uniform in size, color and building material.
- B. All signs will comply with the land development code sign guidelines at the time of the issuance of the sign permit. (see typical sign sketches)



## RECOMMENDED PLANTS - Native Trees (Med. & Large)

(The Plants Listed Range from Zones 9, 10 and 11)

Botanical Name	Common Name	Botanical Name	Common Name
<i>Acacia chorophylla</i>	Cinnecord	<i>Juniperus silicicola</i>	Southern Red Cedar
<i>Acacia farnesiana</i>	Sweet Acacia	<i>Juniperus virginiana</i>	Red Cedar
<i>Acer rubrum</i>	Red Maple	<i>Laguncularia racemosa</i>	White Mangrove
<i>Acer saccharum</i> subs. <i>Floridanum</i>	Florida Maple	<i>Liriodendron tulipifera</i>	Tulip Poplar
<i>Annona glabra</i>	Pond Apple	<i>Magnolia grandiflora</i>	Southern Magnolia
<i>Betula nigra</i>	River Birch	<i>Magnolia virginiana</i>	Sweet Magnolia
<i>Bourreria succulenta</i>	Strongbark	<i>Morus rubra</i>	Red Mulberry
<i>Bursera simaruba</i>	Gumbo Limbo	<i>Myrcanthes fragrans</i>	Simpson Stopper
<i>Celtis laevigata</i>	Sugarberry	<i>Nyssa sylvatica</i>	Black Gum
<i>Cercis canadensis</i>	Red Bud	<i>Persea palustris</i>	Florida Red Bay
<i>Chionanthus virginicus</i>	White Fringetree	<i>Pinus elliottii</i>	Slash Pine
<i>Chrysobalanus icaco</i>	Cocoplum	<i>Pinus elliottii</i> 'densa'	South Florida Slash Pine
<i>Chrysophyllum oliviforme</i>	Satin Leaf	<i>Pinus palustris</i>	Longleaf Pine
<i>Citharexylum spinosum</i>	Fiddlewood	<i>Pinus taeda</i>	Loblolly Pine
<i>Clusia rosea</i>	Pitch Apple	<i>Piscidia piscipula</i>	Jamaica Dogwood
<i>Cocoloba diversifolia</i>	Pigeon Plum	<i>Plantanus occidentalis</i>	Sycamore
<i>Cocoloba uvifera</i>	Seagrape	<i>Prunus angustifolia</i>	Chickasaw Plum
<i>Conocarpus erectus</i>	Buttonwood	<i>Prunus caroliniana</i>	Cherry Laurel
<i>Cordia sebestena</i>	Geiger Tree	<i>Prunus myrtifolia</i>	West Indian Cherry
<i>Cornus florida</i>	Dogwood	<i>Quercus alba</i>	White Oak
<i>Diospyros virginiana</i>	Persimmon	<i>Quercus falcata</i>	Southern Red Oak
<i>Eugenia axillaris</i>	White Stopper	<i>Quercus laurifolia</i>	Laurel Oak
<i>Eugenia confusa</i>	Redberry Stopper	<i>Quercus mlchauxii</i>	Swamp Chestnut Oak
<i>Eugenia foetida</i>	Spanish Stopper	<i>Quercus nigra</i>	Water Oak
<i>Eugenia rhombea</i>	Red Stopper	<i>Quercus shumardii</i>	Shumard Oak
<i>Gordonia lasianthus</i>	Loblolly Bay	<i>Quercus virginiana</i>	Live Oak
<i>Gualacum sanctum</i>	Lignum Vitae	<i>Rhizophora mangle</i>	Red Mangrove
<i>Gymnanthes lucida</i>	Crabwood	<i>Salix caroliniana</i>	Coastal Plain Willow
<i>Hibiscus tiliaceus</i>	Mahoe	<i>Sapindus saponaria</i>	Wingleaf Soapberry
<i>Ilex cassine</i>	Dahoon Holly	<i>Schaefferia frutescens</i>	Florida Boxwood
<i>Ilex opaca</i>	American Holly	<i>Sideroxylon foetidissimum</i>	Mastic
<i>Ilex vomitoria</i>	Yaupon Holly	<i>Sideroxylon salicifolium</i>	Willow Busic
<i>Ilex x attenuata</i>	East Palatka Holly	<i>Swietenia mahagoni</i>	Mahogany
<i>Jacquinia keyensis</i>	Joewood	<i>Taxodium distichum</i>	Bald Cypress
		<i>Ulmus alata</i>	Winged Elm
		<i>Ulmus americana</i> var. <i>floridana</i>	Florida Elm
		<i>Viburnum obovatum</i>	Walter's Viburnum

## RECOMMENDED PLANTS - Native Palms

(The Plants Listed Range from Zones 9, 10 and 11)

<b>Botanical Name</b>	<b>Common Name</b>	<b>Botanical Name</b>	<b>Common Name</b>
<i>Acoelorrhaphe wrightii</i>	Paurotis Palm		
<i>Coccothrinax argentata</i>	Silver Palm		
<i>Pseudophoenix sargentii</i>	Buncaneer Palm		
<i>Rhapidophyllum hystrix</i>	Needle Palm		
<i>Roystonea elata</i>	Royal Palm		
<i>Sabal minor</i>	Dwarf Palmetto		
<i>Sabal Palmetto</i>	Cabbage Palm		
<i>Serenoa repens</i>	Saw Palmetto		
<i>Thrinax radiata</i>	Florida Thatch Palm		
<i>Thrinax morrisii</i>	Key Thatch Palm		

## RECOMMENDED PLANTS - Native Shrubs

(The Plants Listed Range from Zones 9, 10 and 11)

Botanical Name	Common Name	Botanical Name	Common Name
<i>Ardisia escallonioides</i>	Marlberry		
<i>Baccharis halimifolia</i>	Saltbush		
<i>Callicarpa americana</i>	Beautyberry		
<i>Capparis cynophallophora</i>	Jamaican Caper		
<i>Cassia ligustrina</i>	Privet Cassia		
<i>Cephalanthus occidentalis</i>	Buttonbush		
<i>Clethera alnifolia</i> 'Ruby Spice'	Sweet Pepperbush		
<i>Cordia globosa</i>	Bloodberry		
<i>Cyrilla racemiflora</i>	Titi		
<i>Dodonaea viscosa</i>	Varnishleaf		
<i>Erithalis fruticosa</i>	Black Torch		
<i>Ernodia littoralis</i>	Beach Creeper		
<i>Erythrina herbacea</i>	Coral Bean		
<i>Foresteria segregata</i>	Florida Privet		
<i>Genipa clusiifolia</i>	Seven-Year-Apple		
<i>Hamelia patens</i>	Firebush		
<i>Hypericum</i> spp.	St. John's Wort		
<i>Illicium floridanum</i>	Florida Anise		
<i>Itea virginica</i>	Virginia Sweetspire		
<i>Iva frutescens</i>	Marsh Elder		
<i>Lantana involucrata</i>	Native White Lantana		
<i>Licania michauxii</i>	Gopher Apple		
<i>Lyonia lucida</i>	Fetterbush		
<i>Myrica cerifera</i>	Wax Myrtle		
<i>Opuntia</i> spp.	Prickly Pear		
<i>Psychotria nervosa</i>	Wild Coffee		
<i>Randia aculeata</i>	White Indigo Berry		
<i>Rapanea punctata</i>	Myrsine		
<i>Rivina humilis</i>	Rouge Plant		
<i>Sambucus simpsonii</i>	Elderberry		
<i>Scaevola plumieri</i>	Scaevola		
<i>Sophora tomentosa</i>	Necklace Pod		
<i>Stachytarpheta jamaicensis</i>	Blue Porterweed		
<i>Styrax americanus</i>	Snowbell		
<i>Suriana maritima</i>	Bay Cedar		
<i>Yucca aloifolia</i>	Spanish Bayonet		
<i>Zamia pumila</i>	Coontie		

## RECOMMENDED PLANTS - Native Grasses

(The Plants Listed Range from Zones 9, 10 and 11)

<b>Botanical Name</b>	<b>Common Name</b>	<b>Botanical Name</b>	<b>Common Name</b>
Andropogon brachystachys	Shortspike Bluestem		
Eragrostis elliotii	Elliot Love Grass		
Eragrostis spectabilis	Purple Love Grass		
Muhlenbergia capillaris	Muhly Grass		
Sorghastrum secundum	Lopsided Indiagrass		
Spartina bakeri	Sand Cordgrass		
Tripsacum dactyloides	Fakahatchee Grass		
Tripsacum floridanum	Florida Gamma Grass		
Uniola paniculata	Sea Oats		

## RECOMMENDED PLANTS - Native Ferns

(The Plants Listed Range from Zones 9, 10 and 11)

<b>Botanical Name</b>	<b>Common Name</b>	<b>Botanical Name</b>	<b>Common Name</b>
Acrostichum danaeifolium	Leather Fern		
Blechnum serrulatum	Swamp Fern		
Ctenitis sloanei	Florida Tree Fern		
Nepherolepis spp.	Swordfern/Boston Fern		
Osmunda regalis	Royal Fern		
Pteridium aquilinum	Bracken		



## RECOMMENDED PLANTS - Native Aquatics

(The Plants Listed Range from Zones 9, 10 and 11)

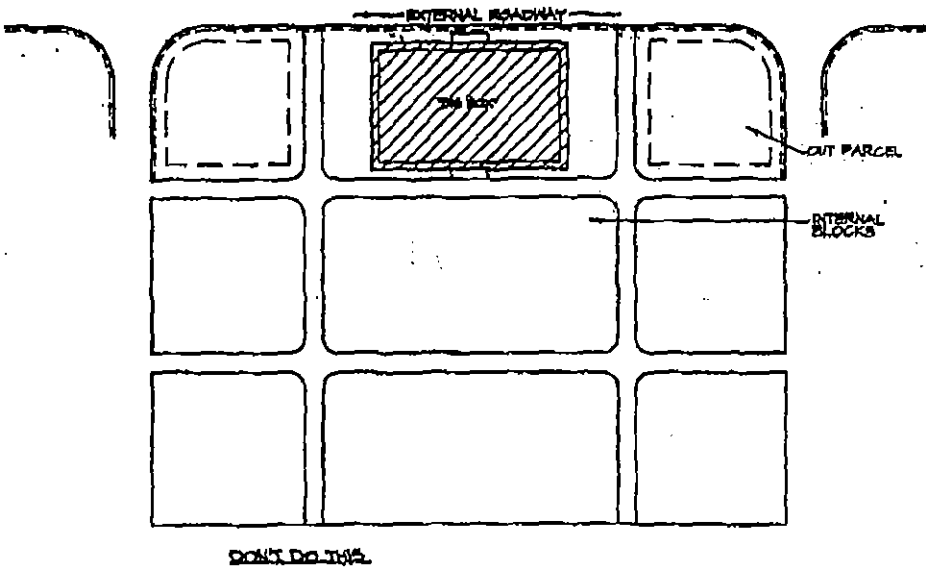
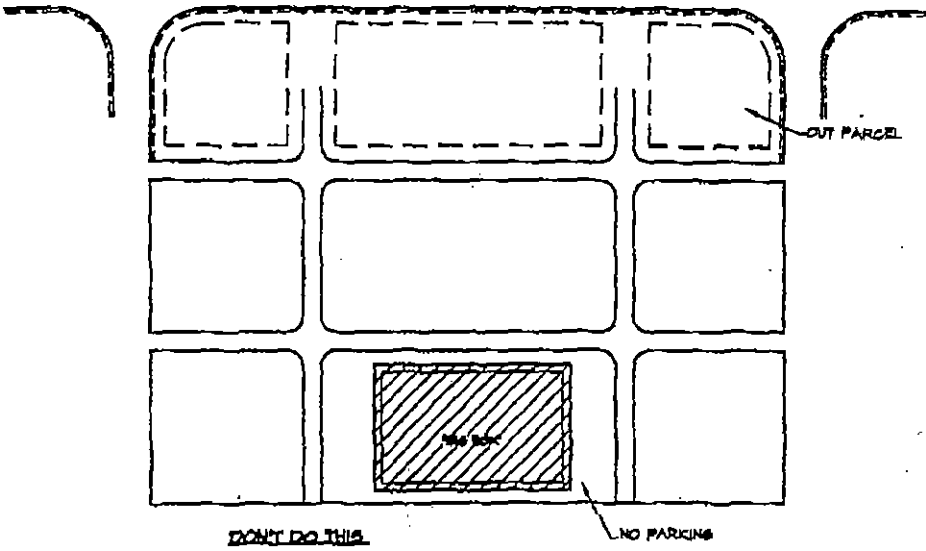
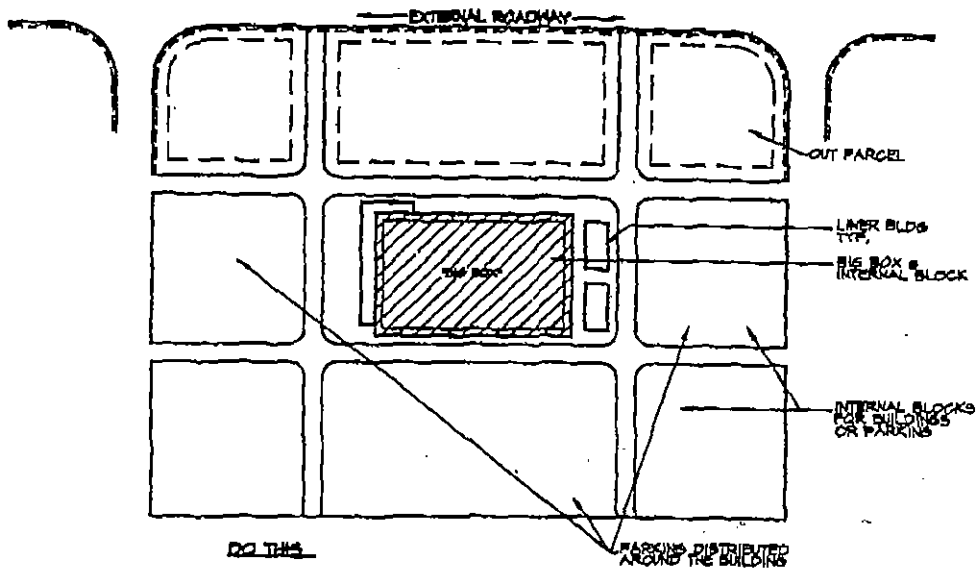
Botanical Name	Common Name	Botanical Name	Common Name
<i>Canna flaccida</i>	Yellow Canna		
<i>Equisetum</i> spp.	Horsetail		
<i>Juncus effusus</i>	Soft Rush		
<i>Nuphar luteum</i>	Spatterdock		
<i>Nymphaea odorata</i>	White Water Lily		
<i>Pontederia lanceolata</i>	Pickerelweed		
<i>Sagittaria</i> spp.	Arrowhead		
<i>Scirpus</i> spp.	Giant Bulrush		
<i>Thalia geniculata</i>	Alligator Flag		

**PROPERTY DEVELOPMENT REGULATIONS**

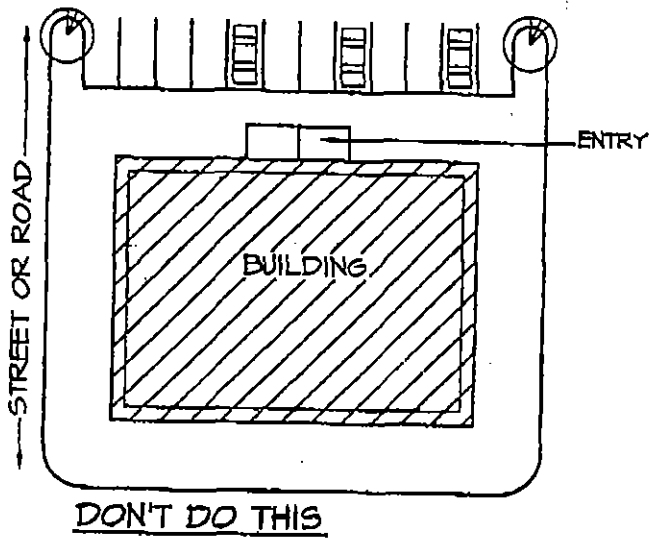
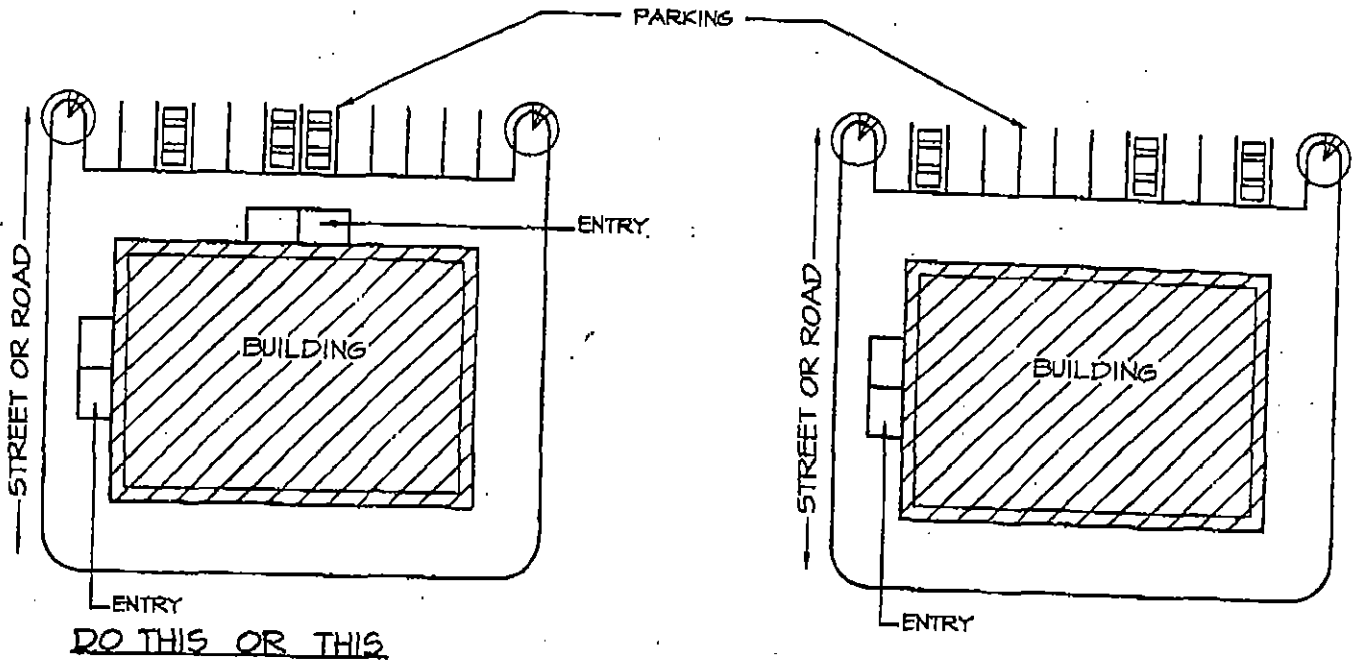
Land Use	Min. Lot Area (SF)	Min. Lot Width	Min. Lot Depth	Setbacks (FT)				Max. Ht. (FT)	Floors	Bldg. Separation (FT)
				Road	Side	Corner	Rear			
<b>NEIGHBORHOOD COMMERCIAL</b>										
Retail	30,000	100	100	Note 1	5	15	20	35	2	Note 2
Office	10,000	100	100	20	5	15	20	45	3	Note 2

Note 1: The setback of buildings from the Corkscrew Road right of way and the first 200' of Three Oaks Parkway ROW south of Corkscrew Road will be in accordance with LDC Sections 34-1047 Table 1 and 34-1046(a)(8); and the Corkscrew Road cross Section on the Master Concept Plan; For the remaining Three Oaks Parkway ROW, setback to be min 25'/max 100'.

Note 2: Building separation and side setbacks will be in accordance with LDC Section 34-1047 Table 1, in order to create "Village" style commercial development.

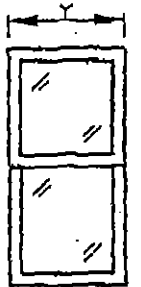


**BIG BOX PLACEMENT-DIAGRAM "B"**  
 NTS



ENTRY PLACEMENT-DIAGRAM "C"

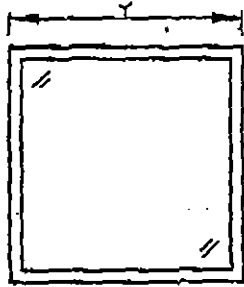
R.T.A.



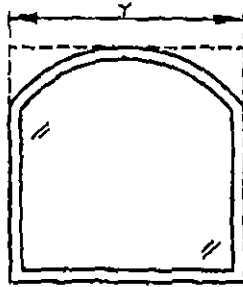
RECTANGULAR



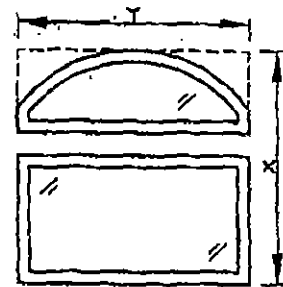
ARCH TOP



SQUARE



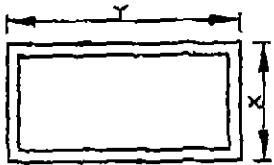
SEGMENTED ARCH



COMBO

DO THIS

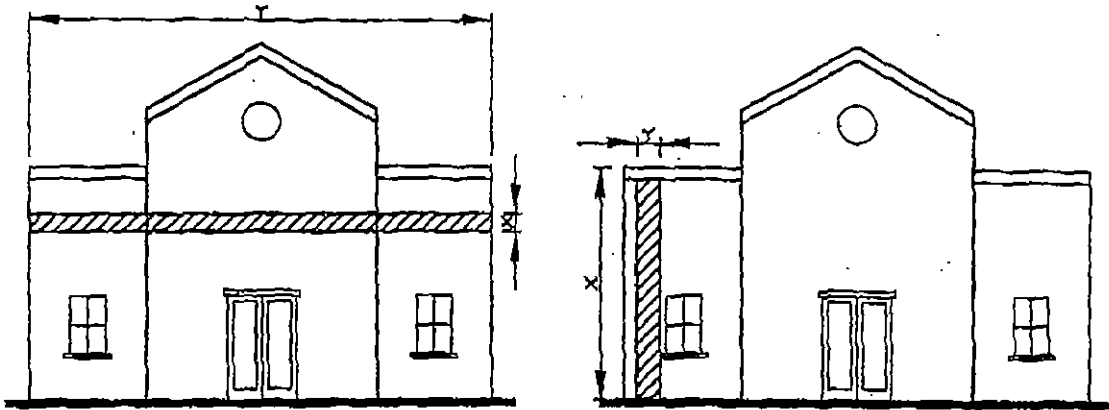
$(Y \leq X)$



DON'T DO THIS

$(X < Y)$

WINDOW PROPORTIONS-DIAGRAM "D"

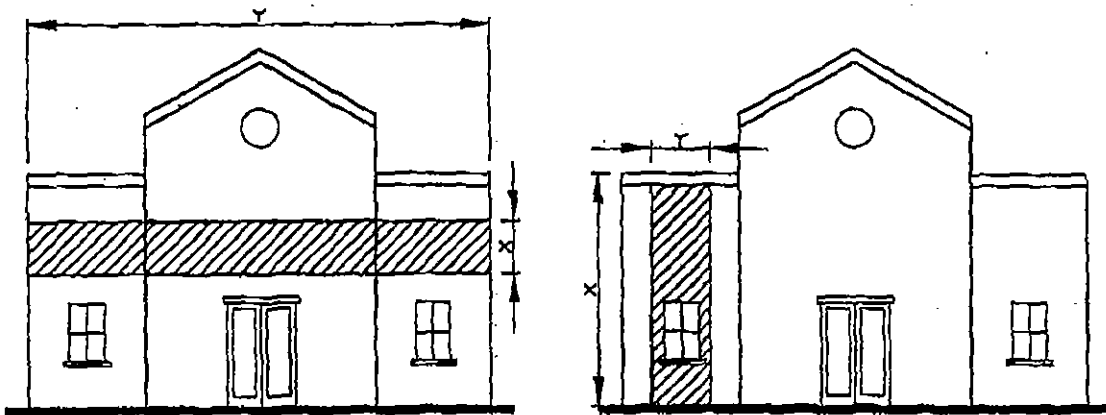


DO THIS

$(X < Y \ \& \ X < 2")$

OR

$Y < X \ \& \ Y < 2"$



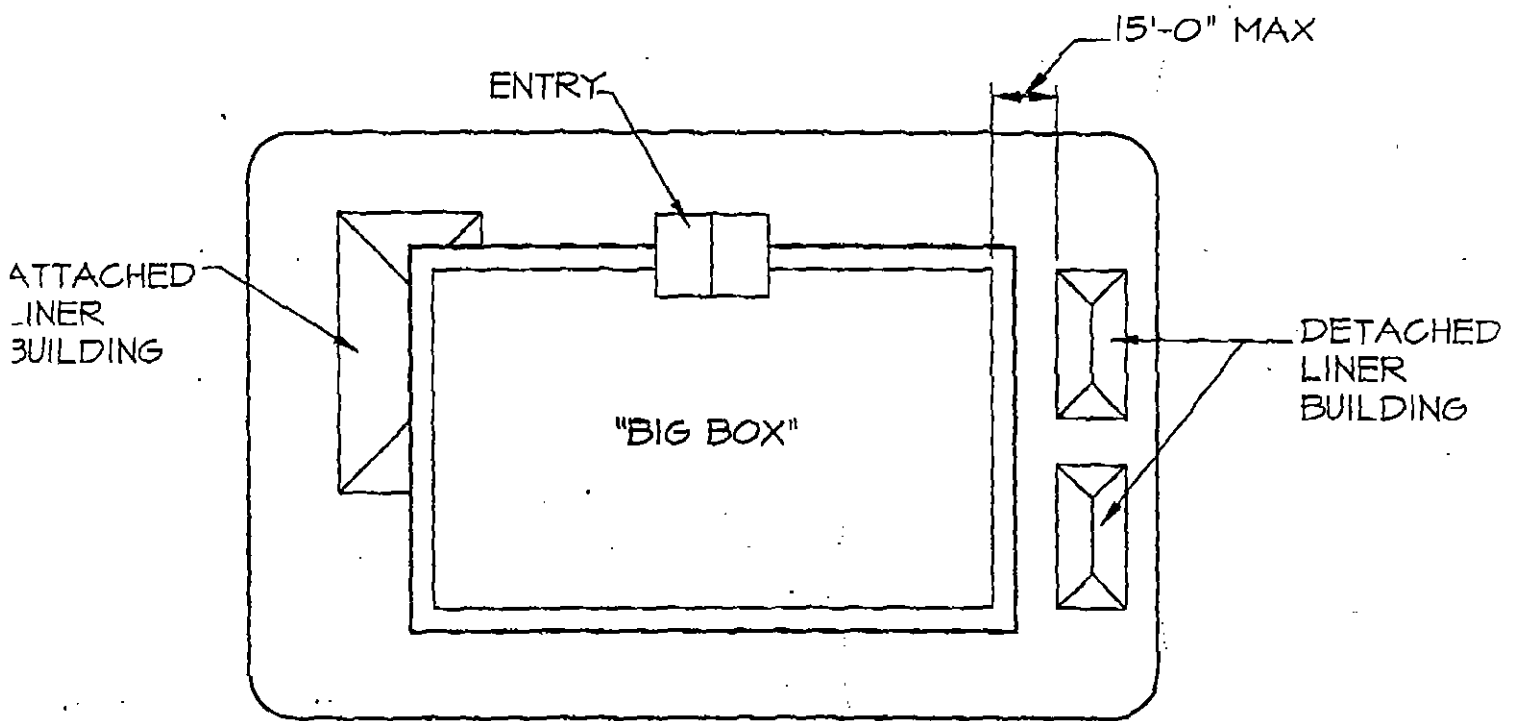
DONT DO THIS

$(X < Y \ \& \ X > 2")$

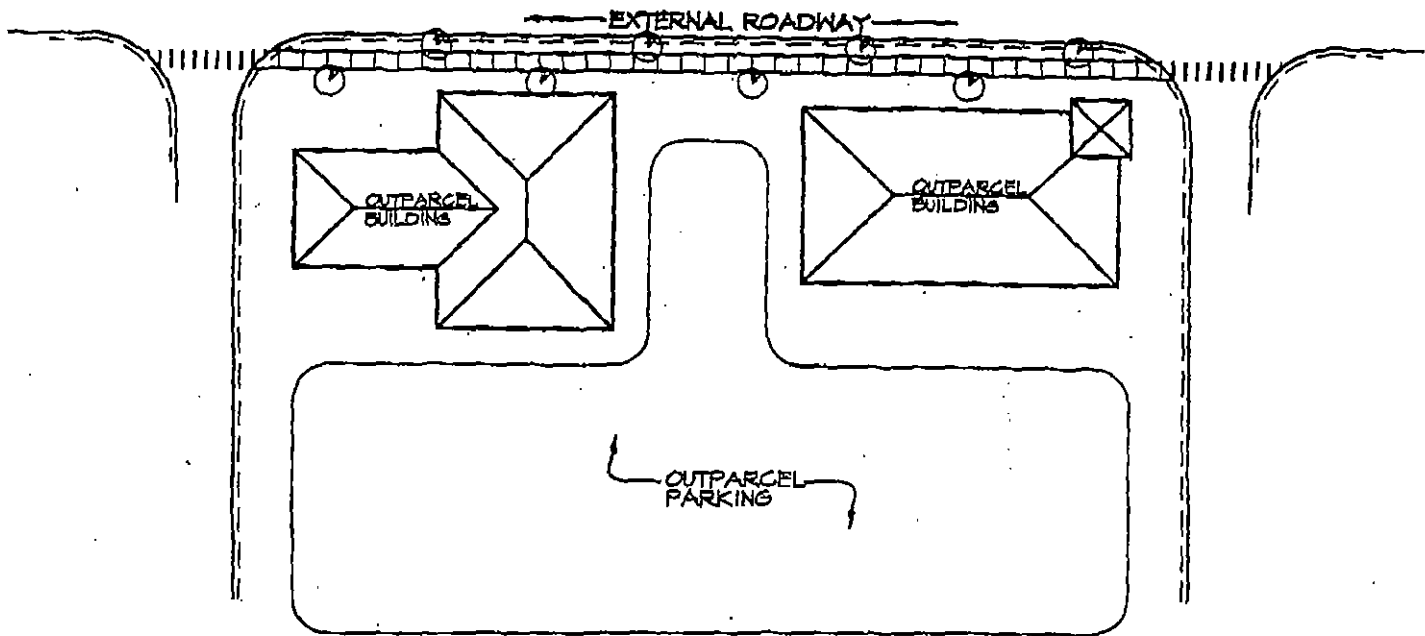
OR

$Y < X \ \& \ Y > 2"$

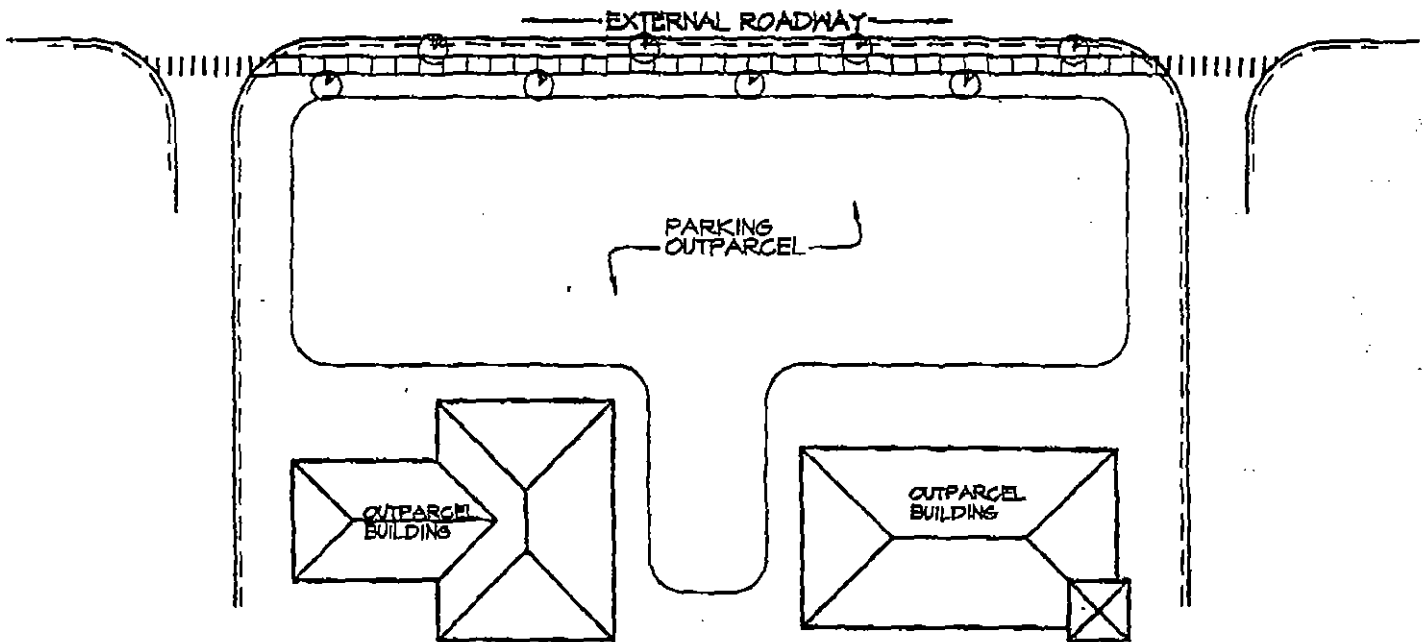
PRIMARY & SECONDARY ACCENT COLORS-DIAGRAM "E"



LINEAR BUILDING-DIAGRAM "F"  
KTS.



DO THIS



DONT DO THIS

OUT PARCEL PLACEMENT-DIAGRAM "A"  
RTA



Please return to:  
Courthouse Box 94

This instrument prepared by:  
Thomas B. Hart, Esquire  
Knott, Consoer, Ebelini, Hart & Swett, P.A.  
1625 Hendry Street, Third Floor  
Fort Myers, Florida 33901  
(239) 334-2722

**AFFIDAVIT**

STATE OF FLORIDA        )  
  )  
COUNTY OF LEE         )

Before me, the undersigned authority, personally appeared Dwight S. Baird Jr., who first being sworn on oath, deposes and says:

1. The Affiant is the Owner, or authorized principle of the Owner, of the real property located at 10250 Corkscrew Road, Estero, Florida 33928 in Section 35, Township 46 South, Range 25 East, Lee County containing 32.96 acres, more or less (the "Subject Property").
2. The Subject Property is the subject of the Application by Courtelis Company for CPD zoning in Case No. DCI 2002-00071, pending in Lee County.
3. The Subject Property is currently zoned AG-2 and is currently in use as cattle grazing land.
4. FURTHER, AFFIANT SAYETH NOT.

Dwight S. Baird Jr.  
/s/

Sworn to and subscribed before me this 24<sup>th</sup> day of MAY, 2003, by Dwight S. Baird Jr., who is personally known to me.

FL D.L. # B630-177-48-413-0

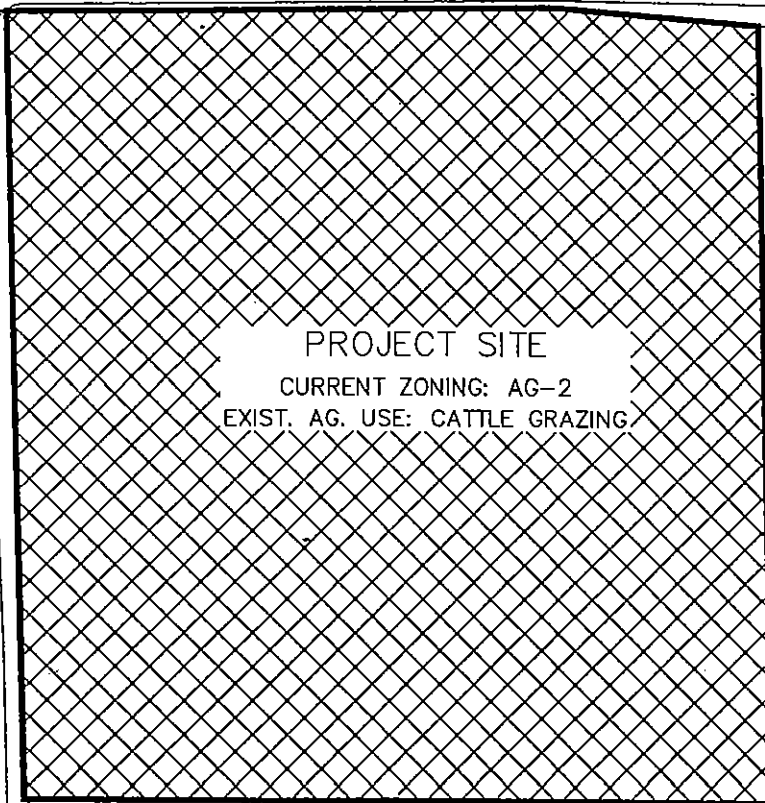
Jean C. Hill  
Notary Public, State of Florida  
Jean C. Hill  
Printed Name

My Commission expires:



CORKSCREW ROAD

THREE OAKS PARKWAY



SCALE: 1" = 300'

## Attachment E

Summary of Public Information Session  
Planning and Zoning Board Meeting  
Firestone at Estero Town Commons  
July 16, 2019  
5:30 P.M.

MEETING DATE: July 16, 2019

MEETING TIME: 5:30 PM

MEETING PLACE: Village of Estero - 9401 Corkscrew Palms Circle, Estero Flo 33928

ATTENDEES: A copy of the final action agenda/minutes is attached.

There were two actions prior to the Estero Firestone presentation.

INTRODUCTION OF THE PROJECT: Mattrew Noble, Principle Planner provided background and an overview of the applicant's request.

APPLICANT'S PRESENTATION: Linda Miller, Senior Planner with Avalon Engineering presented a power point presentation of the project which includes a site layout, landscaping plans, building elevations and the request to obtain a CPD Amendment for an Automotive Repair and Service center (Tire Store)

### BOARD MEMBER DISCUSSION ITEMS:

LANDSCAPING ALONG CORKSCREW ROAD/STREET VIEW: All parking lots need to be screened from Corkscrew. The Board Member suggested that we provide a street visibility view within our submittal of this project so that the public can view the site from each direction traveling on Corkscrew.

Applicant's action: The project includes street view rendering from all angles of the site. The parking area is well screened from Corkscrew Road.

GROUPING OF TREES: The landscaping trees provided along Corkscrew Road should be grouped together in specific areas to provide screening of the parking area and also provide some specific visibility into the site.

Applicant's action: The landscaping plan has been modified to group the trees and place shrubs in specific areas to properly screen the parking areas while providing a sense of place for the public.

SIDEWALK CONNECTION: The project should have a sidewalk connection to Corkscrew.

Applicant's action: A pedestrian walkway is provided throughout the site connection to Corkscrew and to Three Oaks Parkway as well as to the other developments within the shopping center.

HOURS OF OPERATION: A question was asked about the hours of operation.

Applicant's response at the meeting: John Tate, Palmetto Group, said that the hours are 7 AM to 7 PM, Monday through Saturday and Sunday 10 AM to 5 PM.

PUBLIC INPUT: There was no public input at this meeting.

MEETING OVERVIEW: It appeared to us that the project was well accepted by the board.

Final Action Agenda/Minutes are supplemented by audio and video recordings of the meetings, as well as transcripts. Video recordings of Design Review Board meetings from June 8, 2016 forward, as well as agendas, staff reports, resolutions, ordinances, and other documents related to the meetings can be viewed online at <https://estero-fl.gov/agendas/> at the corresponding meeting date.

**APPROVED BY THE BOARD  
JANUARY 21, 2020**

**FINAL ACTION AGENDA/MINUTES**

**Planning and Zoning Board Meeting**

**Village of Estero  
9401 Corkscrew Palms Circle  
Estero, FL 33928  
July 16, 2019 5:30 p.m.**

1. **CALL TO ORDER:** 5:30 p.m.
2. **PLEDGE OF ALLEGIANCE:** Led by Chairman Wood.
3. **ROLL CALL:**  
Present: Chairman Scotty Wood and Board Members Tim Allen, Marlene Naratil, Anthony Gargano, James Tatoes, and John Yarbrough. Absent: Board Member Robert King.

Also present: Village Land Use Counsel Nancy Stroud, Community Development Director Mary Gibbs, Principal Planner Matthew Noble, and Senior Planner Steve Cramer.

4. **APPROVAL OF AGENDA:**

A motion to approve the agenda was made and duly passed.

5. **BUSINESS:**

**(a) Public Hearings**

Chairman Wood provided information regarding Board business and quasi-judicial hearings. All audience members and staff providing testimony for all hearings were sworn in by Land Use Counsel Stroud. There were no ex-parte communications or conflicts of interest noted.

- (1) Tony Sacco's Coal Oven Pizza (COP2019-E001) (District 6) 8001 Plaza Del Lago Drive (Coconut Point Mall), east of US 41 occupying the same building as Bokampers Restaurant. Request to change existing alcoholic beverage license from 2COP to 4COP SFS.

**Staff Presentation/Information by:**

Community Development Director Mary Gibbs  
Keith E. Long, Esq., Authorized Agent/Attorney, Long Law, P.A.

**Board Questions or Comments:** Board Members Naratil, Allen, Gargano, Tatooles, Yarbrough, and Chairman Wood.

**Public Comment:** None.

**Motion:** Move to approve Tony Sacco's Coal Oven Pizza request for consumption on premise of alcoholic beverages license from 2COP to 4COP SFS with the Staff conditions.

**Motion by:** Board Member Gargano

**Seconded by:** Board Member Naratil

**Action:** Approved Tony Sacco's Coal Oven Pizza request for consumption on premise of alcoholic beverages license from 2COP to 4COP SFS with the Staff conditions.

**Vote:**

Aye: Board Members Allen, Gargano, Naratil, Tatooles, Yarbrough, and Chairman Wood

Nay:

Abstentions:

- (2) Proposed Burger King Fast Food Restaurant - Estero Town Center CPD - Tract B (DCI2018-E003) District 4), 21301 Town Commons Drive, located east of Three Oaks Parkway in the Estero Town Commons Development (Lowe's Plaza) next to Ruby Tuesday.
  - (a) To add a cross-section C-1 to the design guidelines approved as part of the Zoning Resolution Z-03-032
  - (b) To add deviations specific to parking and stacking, and for no sidewalk adjustment to Tract B

There were no ex-parte communications or conflicts of interest noted.

Principal Planner Noble provided background and an overview of the applicant's request.

**Presentation/Information by:**

Neale Montgomery, Esq., Pavese Law Firm  
Wayne Arnold, AICP, Principal & Director of Planning, Q. Grady Minor  
Daniel B. Fitzpatrick, CEO, Quality Dining, Inc.

**Board Questions or Comments:** Board Members Allen, Naratil, Yarbrough, Tatooles, Gargano, and Chairman Wood.

**Public Comment:** None.

**Motion:** Motion to recommend that Village Council approve the amendment to the Commercial Planned Development Zoning with Staff conditions and deviations, except for deviation 3 which is not recommended for approval.

**Motion by:** Board Member Allen

**Seconded by:** Board Member Yarbrough

**Action:** Recommended that Village Council approve the amendment to the Commercial Planned Development Zoning with Staff conditions and deviations, except for deviation 3 which is not recommended for approval.

**Vote:**

**Aye:** Board Members Allen, Gargano, Naratil, Tatooles, Yarbrough, and Chairman Wood

**Nay:**

**Abstentions:**

**(b) Public Information Meeting**

- (1) Estero Firestone – Estero Town Commons (District 5) 1.2 acres located in Tract A of Estero Town Commons (Lowe’s Plaza) at the corner of Three Oaks Parkway and Corkscrew Road. The applicant is requesting an amendment to the zoning permitted uses to add automotive repair and services.

Principal Planner Noble provided background and an overview of the applicant’s request.

**Presentation/Information by:**

Linda Miller, AICP, Senior Planner, Avalon Engineering

Brendan Sloan, P.E., Civil Engineer/Project Manager, Avalon Engineering

John Tate, Developer, Palmetto Capital Group

**Board Questions or Comments:** Board Members Allen, Gargano, Naratil, Tatooles, Yarbrough and Chairman Wood.

**Public Comment:** None

**6. PUBLIC INPUT:** None.

**7. BOARD COMMUNICATIONS:**

- (a) Next Board Meeting August 20, 2019

A motion to adjourn was made and duly passed.

**8. ADJOURNMENT:** 6:32 p.m.

---

Tammy Duran  
Deputy Village Clerk

Note: Many of the documents provided on the Village website are unsigned or in draft form in order to make the documents accessible to screen readers under the Americans with Disabilities Act. Final signed documents are available upon request.





# FIRESTONE

## ESTERO, FLORIDA

November 26, 2019  
Revised: May 15, 2020



# SUPPLEMENTAL PATTERN BOOK FOR FIRESTONE AT THE ESTERO TOWN COMMONS

May 15, 2020

## TABLE OF CONTENT

AERIAL SITE PLAN .....2

MASTER CONCEPT PLAN / CORKSCREW CROSS SECTION.....3

PEDESTRIAN SYSTEM .....4

OPEN SPACE EXHIBIT / LANDSCAPING PLAN.....5

TREE SPECIES / COLORED LANDSCAPING PLAN .....6

BUILDING ELEVATIONS - (NORTH & SOUTH) / FAÇADE PALETTE .....7

BUILDING ELEVATIONS - (EAST) .....8

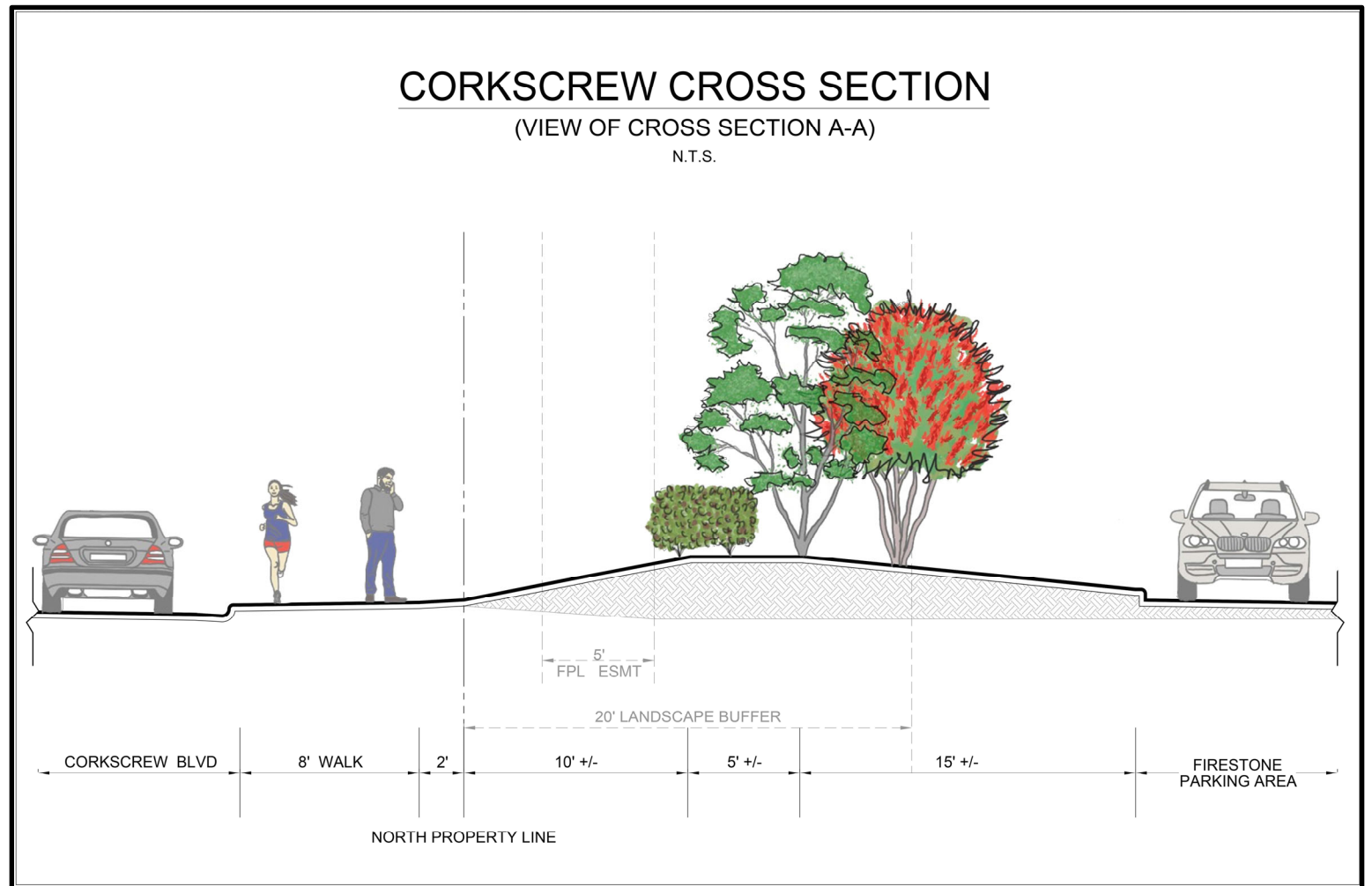
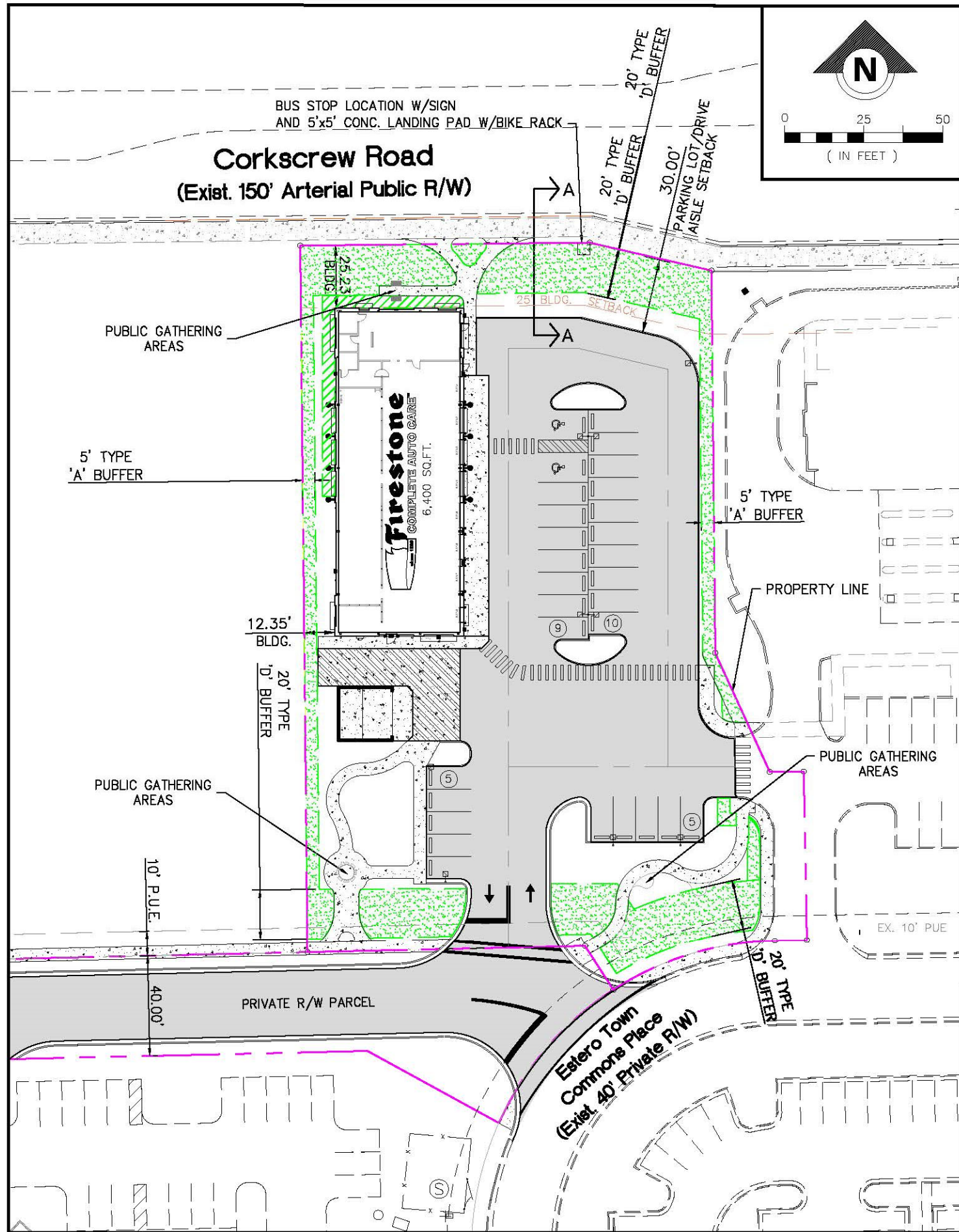
BUILDING ELEVATIONS - (WEST) .....9

PHOTOMETRIC PLAN.....10

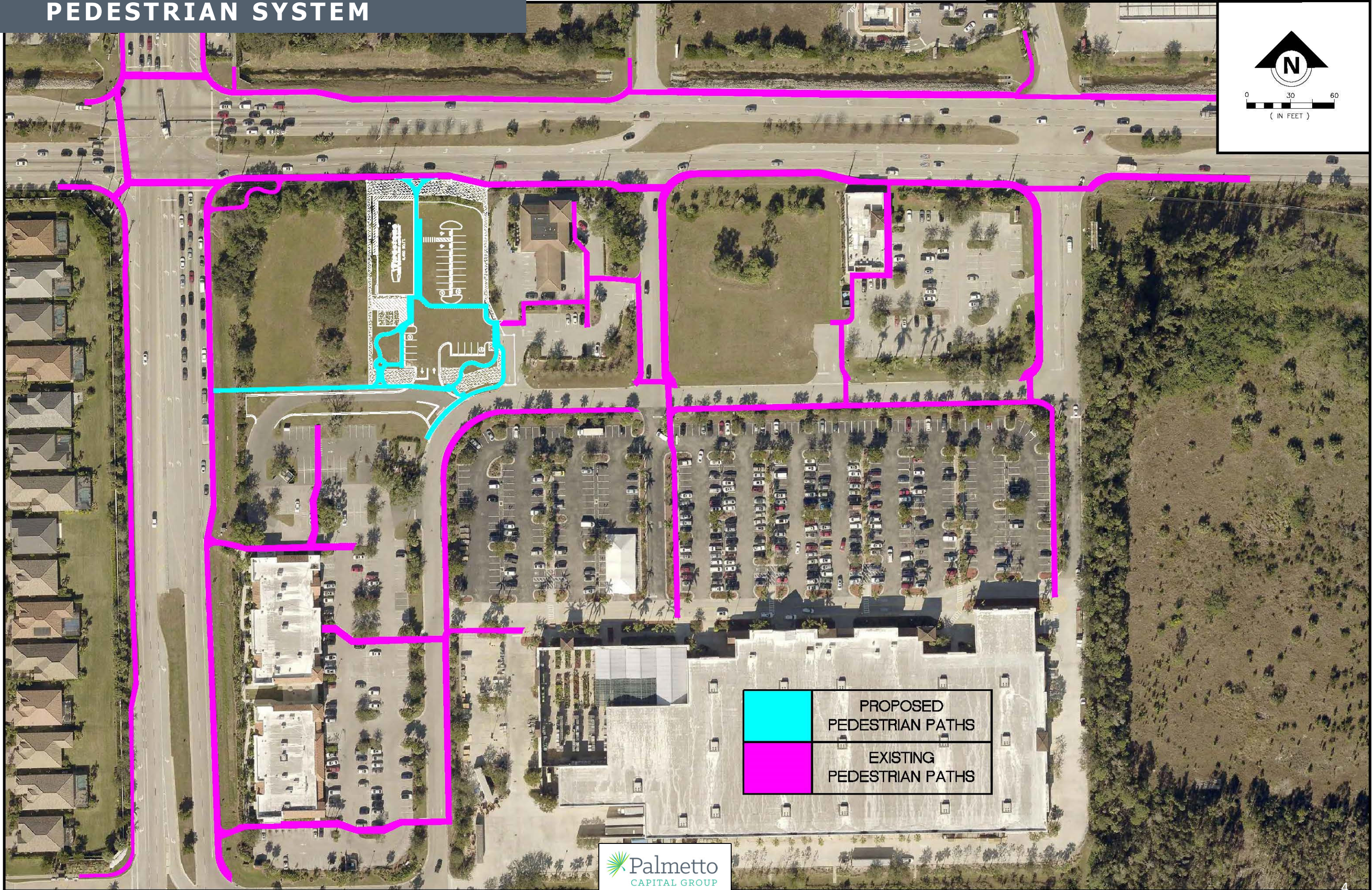
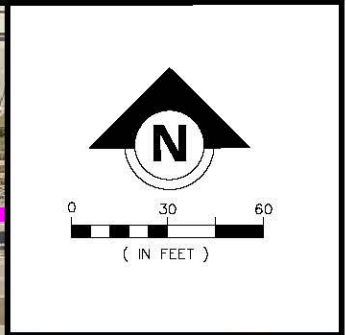
# AERIAL SITE PLAN



0 30 60  
( IN FEET )



# PEDESTRIAN SYSTEM



	PROPOSED PEDESTRIAN PATHS
	EXISTING PEDESTRIAN PATHS



# TREE SPECIES

## TREES

DAHOON HOLLY  
*Ilex cassine*



SHADY LADY BLACK OLIVE  
*Bucida buceras*



ROYAL POINCIANA  
*Delonix regia*



PIGEON PLUM  
*Coccoloba diversifolia*



SWEETBAY MAGNOLIA  
*Magnolia virginiana*



SOUTHERN SLASH PINE  
*Pinus elliottii var. densa*



RAPUNZEL  
*Lonicera sempervirens 'Rapunzel'*



## SHRUBS

RED TIP COCOPLUM  
*Chrysobalanus icaco 'Red Tip'*



PARSON'S JUNIPER  
*Juniperus davurica 'Parsonii'*



GUMBO LIMBO  
*Bursera simaruba*

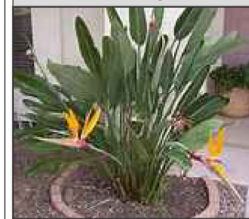


## PALMS

CABBAGE PALM  
*Sabal palmetto*



ORANGE BIRD OF PARADISE  
*Strelitzia reginae*



MUHLY GRASS  
*Muhlenbergia capillaris*



PYGMY DATE PALM  
*Phoenix roebelinii*



SEAGRAPE  
*Coccoloba uvifera*



DWARF OYSTER PLANT  
*Tradescantia spathacea*

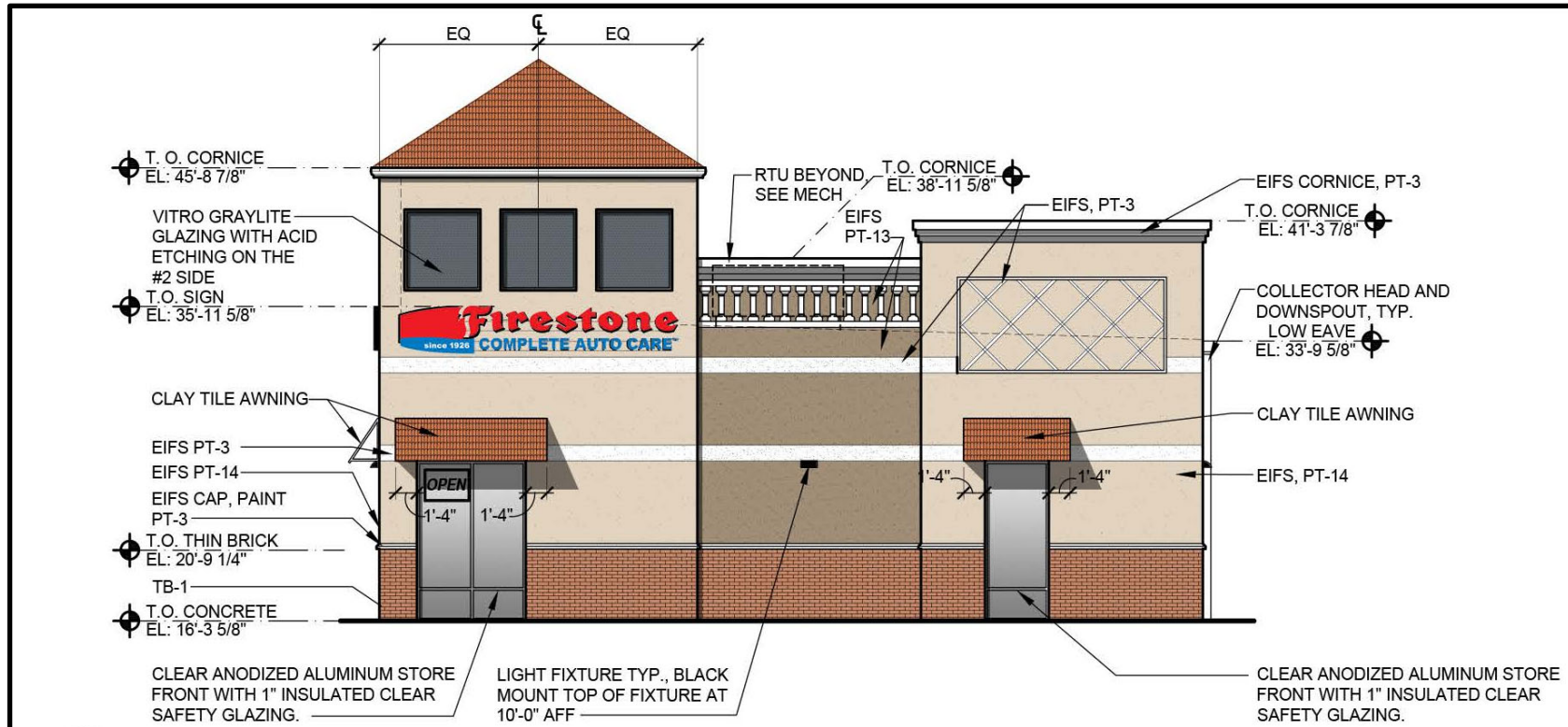


## LANDSCAPING PLAN

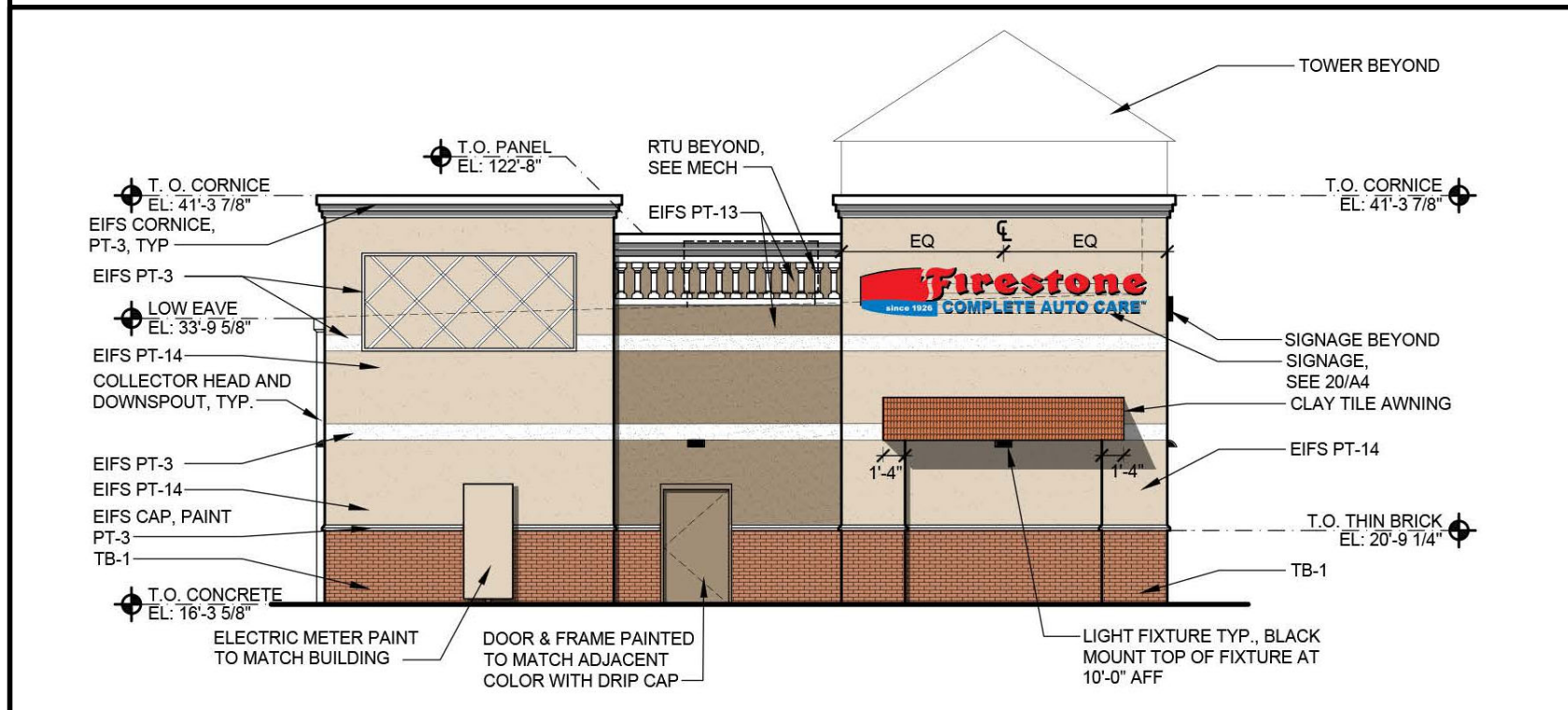


# BUILDING ELEVATIONS – (NORTH & SOUTH)


# FAÇADE PALETTE



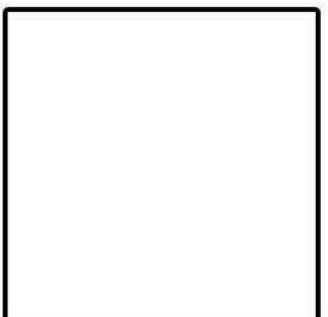
**11 (NORTH) ELEVATION**  
A4 SCALE: 1/8"=1'-0"



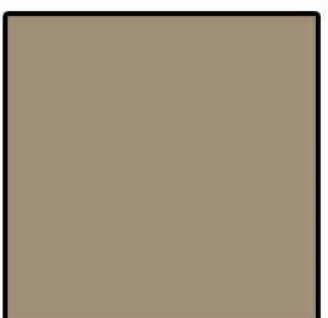
**16 (SOUTH) ELEVATION**  
A4 SCALE: 1/8"=1'-0"



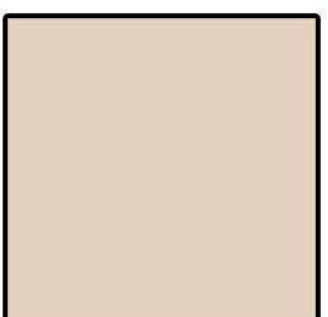
TB-1: ACME THIN BRICK "BROWN VANDERBILT"



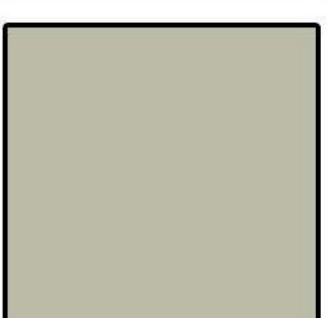
PT-3: "PURE WHITE" SW 7005



PT-13: "SANDY RIDGE" SW 7535



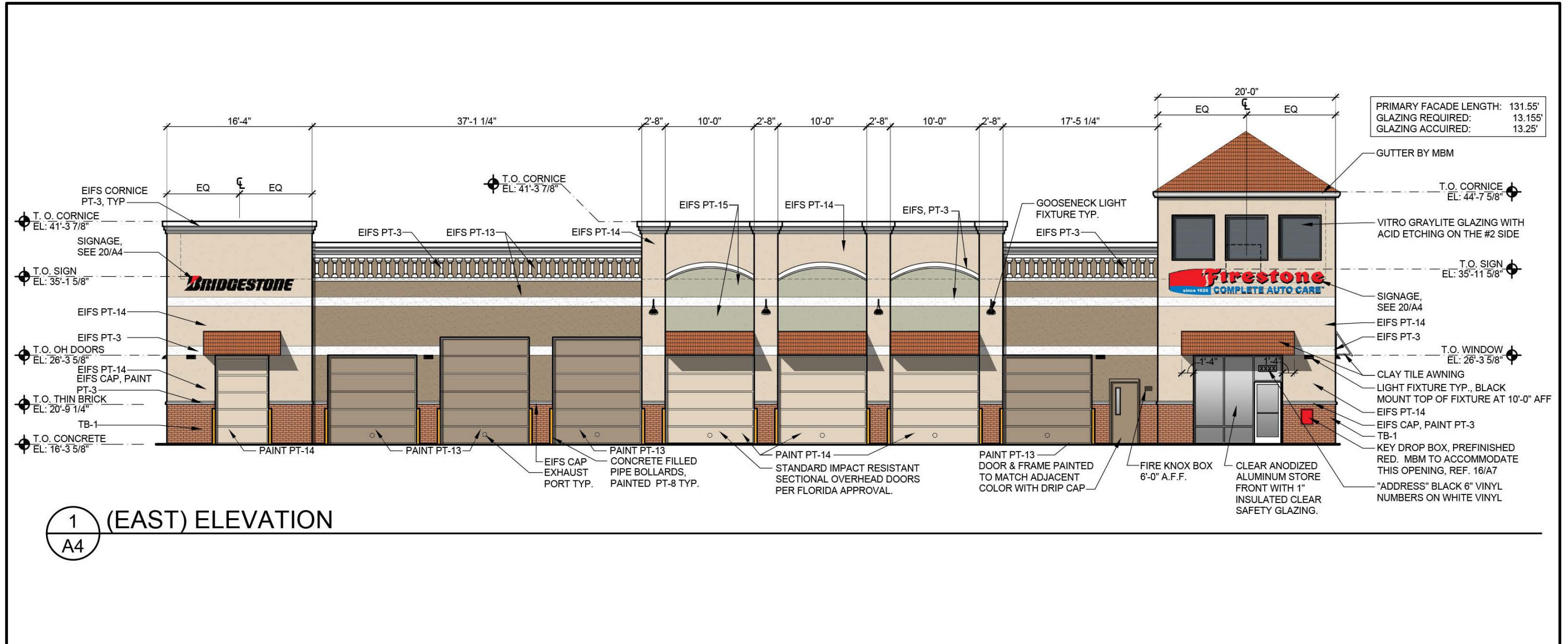
PT-14: "PATIENCE" SW 7555



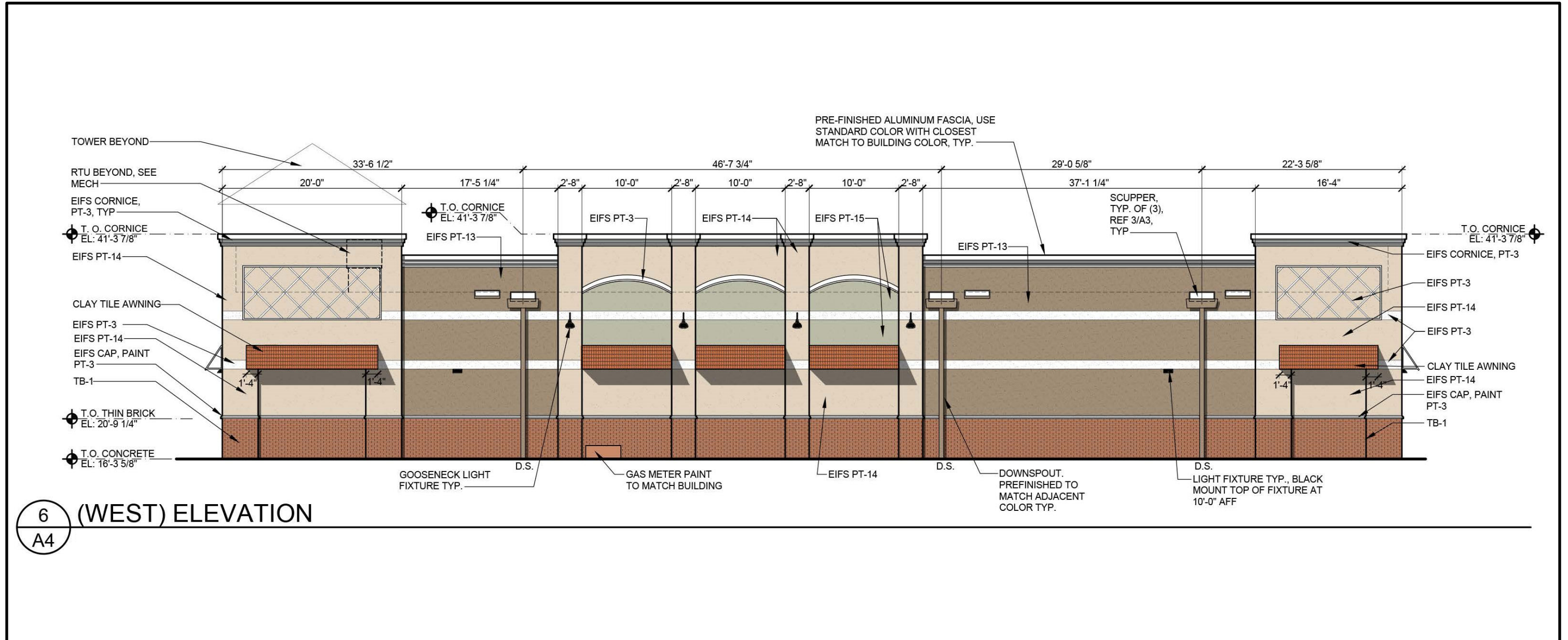
PT-15: "SOFTENED GREEN" SW 6177



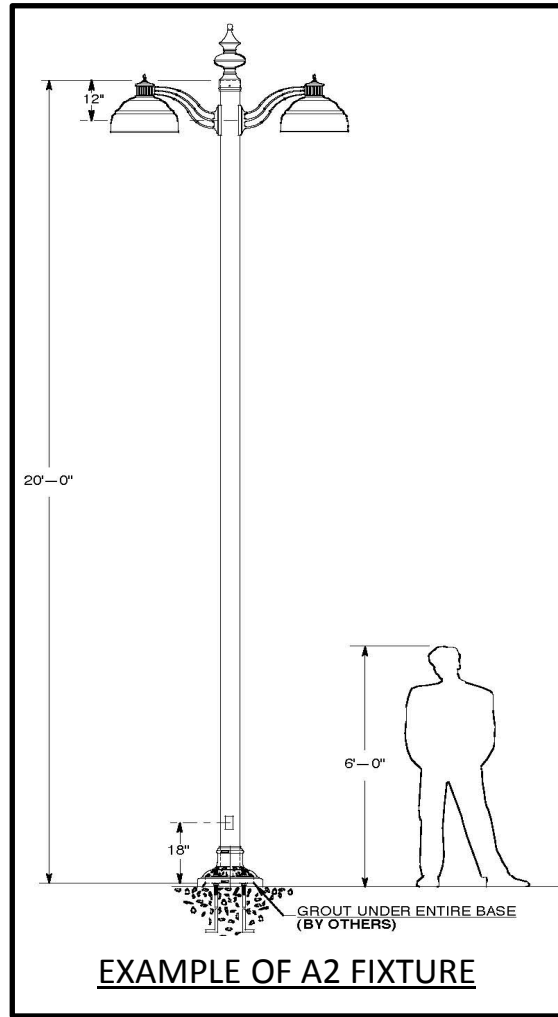
# BUILDING ELEVATIONS – (EAST)



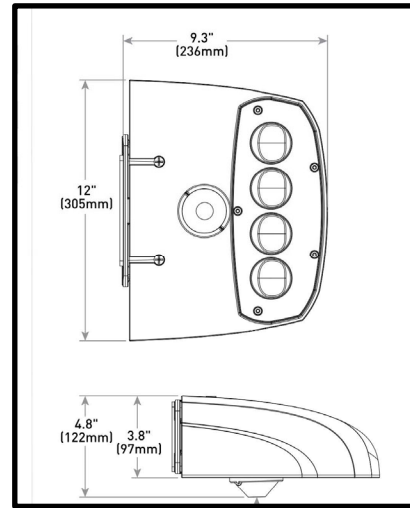
# BUILDING ELEVATIONS – (WEST)



# PHOTOMETRIC PLAN

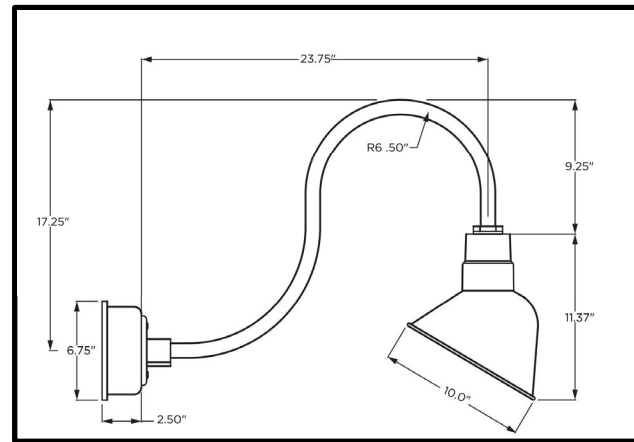


## CREE LIGHTING

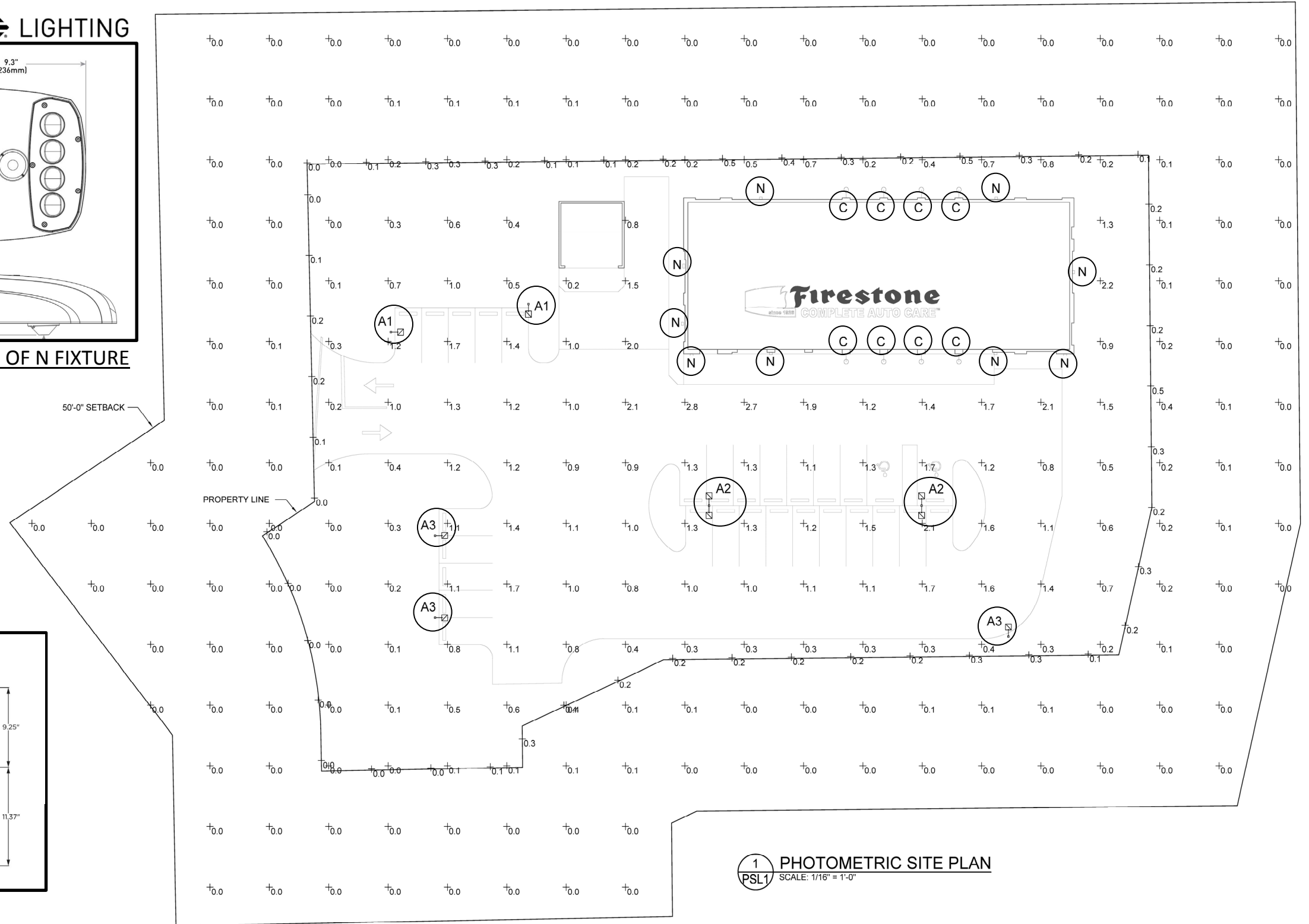


**EXAMPLE OF N FIXTURE**

## CREE LIGHTING



**EXAMPLE OF C FIXTURE**



Digitally signed by  
Brendan D Sloan  
Date: 2020.05.14  
14:04:50 -04'00'

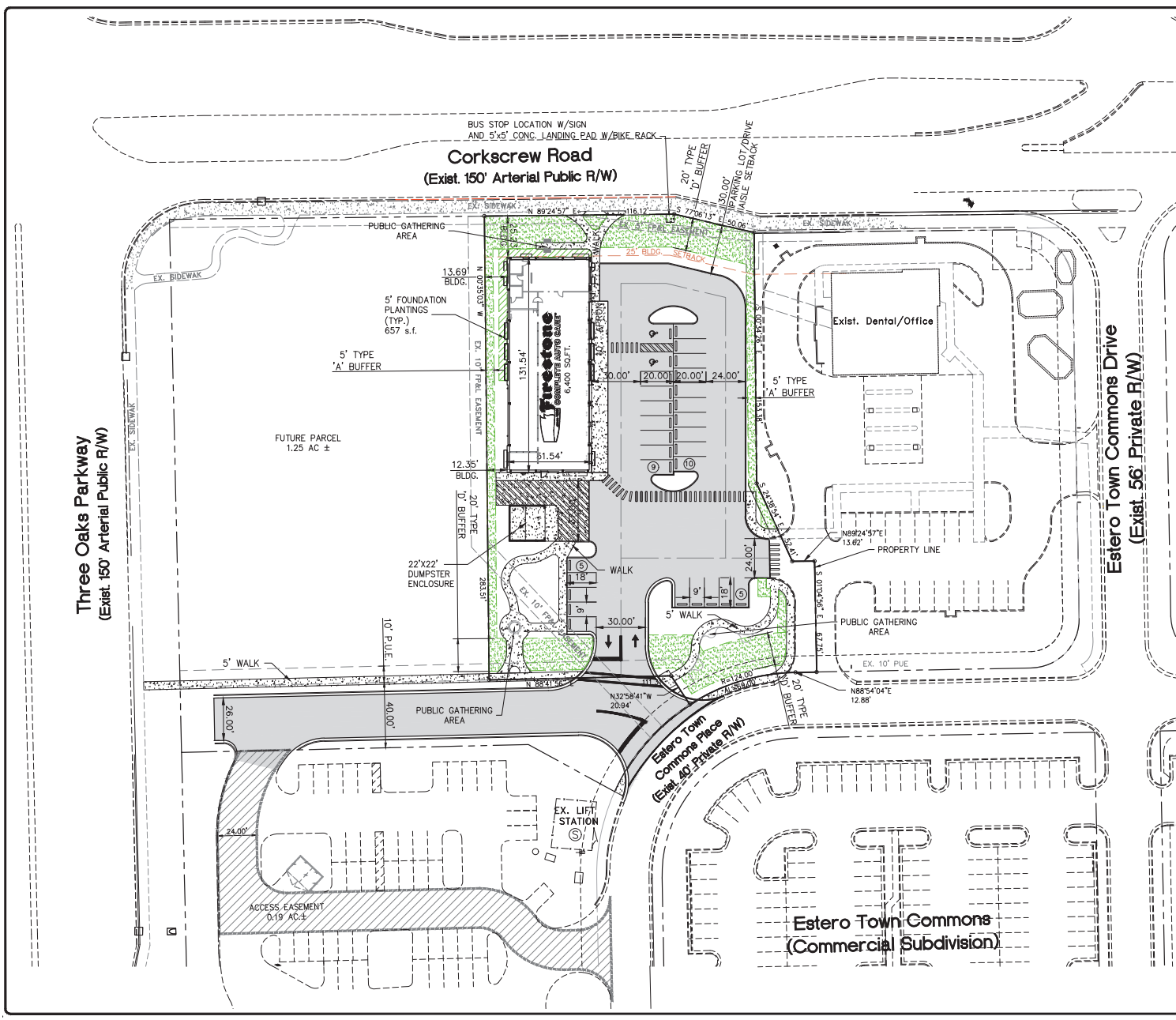


DATE	BY	REVISION DESCRIPTION

**AVILON ENGINEERING, INC.**  
2600 DEL MAR BLVD. #200  
CAPE CORAL, FLORIDA 33904  
PHONE: 863-808-1320  
FAX: 863-808-1320

**Firestone**  
COMMERCIAL AND TRUCK RACK DIVISION  
Bakers, Lee, County, Florida

**MASTER CONCEPT PLAN**  
(05/04/20)



**SITE DATA: (FIRESTONE PARCEL)**  
FIRESTONE DEVELOPMENT: 49,632 SQ.FT. 1.14 AC.± (100%)

**BUILDING COVERAGE:** 6,573 SQ.FT. 0.15 AC.± (13%)  
(BUILDING GROSS FLOOR AREA 6,400 SF)

**PAVEMENT AREA:** 19,984 SQ.FT. 0.46 AC.± (40%)

**CONCRETE WALKS:** 3,148 SQ.FT. 0.07 AC.± (6%)

**CONC. LOADING AREA:** 2,966 SQ.FT. 0.07 AC.± (6%)  
(INCL. DUMPSTER ENCL. 464 SF)

**OPEN SPACE AREA:** 16,961 SQ.FT. 0.39 AC.± (34%)  
LANDSCAPE BUFFERS: 8,579 SF  
OTHER GREEN SPACE: 8,704 SF

**TOTAL IMPERVIOUS AREA:** 32,671 SQ.FT. 0.75 AC.± (66%)

**TOTAL PERVIOUS AREA:** 16,961 SQ.FT. 0.39 AC.± (34%)

**PARKING REQUIRED:** 23 SPACES  
(INCL. 0.60 REDUCTION PER TABLE 34-2020(c) URBAN COMMUNITY)  
(4 PER BAY (32) PLUS 1 PER EMPLOYEE (5)= 37 SPS.x 0.60 = 22.2 SPS.)

**PARKING PROVIDED:** 29 SPS. (INCL. 2 H/C)

**OFFSITE PRIVATE R/W PARCEL**  
PRIVATE ROW: 13,081 SQ.FT. 0.30 AC.±  
PAVEMENT AREA: 9,131 SQ.FT. 0.21 AC.±  
5' CONC. WALKS: 1,546 SQ.FT. 0.04 AC.±  
2' CURB/GUTTER: 950 SQ.FT. 0.02 AC.±  
(INCL. 475 LF TYPE 'F')

**OPEN SPACE AREA:** 1,454 SQ.FT. 0.03 AC.±

Three Oaks Parkway  
(Exist. 150' Arterial Public R/W)

Estero Town Commons Drive  
(Exist. 56' Private R/W)

Estero Town Commons Place  
(Exist. 40' Private R/W)

Estero Town Commons  
(Commercial Subdivision)

## **Compatibility with the Village of Estero Comprehensive Plan**

Application for Public Hearing for Zoning Action  
Firestone Complete Auto Care  
Estero, FL 33928

The proposed use, as requested within this Commercial Planned Development (CPD), is consistent with the following goals, objections, and policies as listed below.

The subject site is designated Transitional Mixed Use in the Village's new comprehensive plan. The plan is not currently in effect and the proposal is proceeding under the Transitional Comprehensive Plan. The project is located in the Urban Community Future Land Use Category of the Comprehensive Plan.

### Vision

The Village strives to be a highly valued place to live, work and visit because of development standards and design guidelines that promote: 1) desirable neighborhoods and public amenities; 2) vibrant economic centers; 3) attractive landscaping, streetscaping, lighting, signage, and architectural features; 4) an interconnected transportation network.

***The site will incorporate attractive landscaping, streetscaping, public spaces, enhanced architectural features and a complete pedestrian system.***

Comprehensive Plan Policies that are relevant to this project are cited below.

FLU - 1.1.1 Support the unique character by managing growth and development through development standards.

***The site will comply with the development standards established for this area of the Village.***

FLU-1.2.8 Transitional Mixed Use areas are characterized by primarily existing or emerging developments where the Village's largest and most intense commercial are or will be concentrated.

***The site is in a well established commercial area along Corkscrew Road and Three Oaks Parkway with a variety of existing intense commercial uses.***

Urban services are in place to support moderately intense levels of mixed commercial development.

***Urban services are in place to support this use and existing shopping center.***

Uses: a broad mix of uses to foster the conveniences and efficiencies of live/work/play environments.

***The proposed use will complement the existing uses in this shopping center and be compatible with adjacent uses within this area of Estero.***

FLU-1.3.1 All new commercial development which requires rezoning must be rezoned to a Commercial (CPD), Mixed use (MPD) or Compact PD.

***The project is developing as a CPD Amendment.***

Commercial development shall not be established where traffic is required to travel through areas with significantly lower densities or intensities.

***The shopping center is existing. The proposed use will be located within one of the shopping center out-parcels. Access to the site will only be from the internal shopping center road system.***

FLU-1.10.1 To permit orderly and well-planned commercial development at appropriate locations, all applications for commercial development will be reviewed and evaluated as to their compatibility with adjacent and nearby uses, including consideration of the following:

A. Traffic and access impacts (rezoning and development orders)

***The Shopping center is existing. The proposed use will be located within one of the shopping center outparcels. Access to the site will only be from the internal shopping center road system.***

B. Architectural and landscape architectural design (rezoning and development orders)

***The architectural and landscaping have been greatly enhanced.***

C. Site planning, interconnectivity, and public space (rezoning and development orders)

***The site will provide pedestrian connection to Corkscrew and the other developments within this shopping center. In addition, the site will offer three public space areas.***

D. Screening, landscaping and buffering (rezoning and development orders)

***Landscaping is provided on all sides of the site. View Corridors have been reviewed to ensure that the parking lot area and the service doors are screened from Corkscrew Road.***

E. Availability and adequacy of services and facilities (rezoning and development orders)

***The shopping center has adequate services available.***

F. Impact on adjacent land uses and surrounding neighborhoods (rezoning)

***The proposed use was anticipated in the original zoning and the site is within a commercial shopping center where the impacts have already been mitigated.***

G. Proximity to other similar centers (rezoning) and

***The shopping center is existing. The existing uses within the shopping center and the proposed use Auto Repair and Service - Group 1 on Tract A are similar to the shopping center to the south of Corkscrew within the same intersection.***

H. Environmental considerations (rezoning and development orders)

***There are no environmental concerns on the site.***

FLU-1.10.3 Encourage commercial developments within the Village of Estero to provide interconnect opportunities with adjacent commercial uses in order to minimize access points onto primary road corridors.

***This commercial development will only have access from an existing shopping center driveways. Interconnection between the site and the other uses are provided through the shopping center driveways and the pedestrian ways through-out the site.***

TRA-1.2.1 Encourage the use of landscaped paths and park areas to link commercial and mixed use centers through an integrated system of bicycle, pedestrian, and roadway connections.

***The development will provide 2,863 square feet of landscaped pathways linking this development to the other commercial uses within the center and providing for access to the sidewalks along Corkscrew Road and Three Oaks Parkway.***

**Compatibility with the Estero Town Center Standards as approved in  
Resolution Number Z-03-032**

Application for Public Hearing for Zoning Action  
Firestone Complete Auto Care  
Estero, FL 33928

The subject site is located within the Estero Town Center (commercial subdivision). The use, building, and site elements provided for this development within the Pattern Book and on the Master Concept Plan are consistent with the following specifications of the Estero Town Center:

The objective is to provide the Village of Estero and Lee County the assurances that the project will be developed to meet the language and intent of the Estero Plan, while allowing the developer the flexibility to market the project to tenants with varying uses, building types and size requirements.

***This shopping center has been developed with a mixture of uses - restaurants, retail stores, services, and a home improvement store. An auto service center will complement the other uses within this center.***

The proposed development site is within the Urban Community Land Use category, which was designed for areas that are suitable for fairly intense levels of commercial, residential, and light industrial development.

***The shopping center is located at the intersection of two major streets within Estero. The north and south sides of Corkscrew Road contain a commercial shopping center. These are destination centers where a variety of services and products are offered.***

The project lies within the Corkscrew Main Street Overlay, which was created to provide a pedestrian "boulevard", in relative scale to Corkscrew Road by locating proposed commercial buildings close to the roadway and provide for pedestrian connections and amenities.

***The Firestone has been located close to Corkscrew Road and provides a pedestrian connection and amenities to Corkscrew Road.***

The Estero Town Center will be a fully integrated planned site, where attention to the overall site design is achieved by providing well designed and integrated vehicular use areas, pedestrian paths, a common or architectural theme, landscaping, and lighting throughout the site.

***The Firestone site is fully integrated into the shopping center. Special attention has been given to pedestrian paths, landscaping, and architectural elements for this development.***

Architectural Standards: Mediterranean architectural building style or theme.

***The Firestone has incorporated Mediterranean elements - clay tile roofs, arches, recesses, baluster, white banding, cornice treatments and decorative lighting.***



Transitioning building heights, widths, and colors, textures and adding architectural elements such as wall projections, loggias, canopies, corner towers, archways or columns.

***The Firestone has transitioning building heights and widths. The building has varying colors and textures. Additional architectural elements have been provided on this building.***

Each free standing use will provide a visually appealing, articulated, identifiable path of entry for pedestrians and vehicles for the internal drive to the site from the site to the building and from Corkscrew Road to the free standing use.

***The site includes 2,863 square feet of a 5' pedestrian walkway. The walkway connects to Corkscrew Road and to the other uses within this shopping center. The walkway is lined with canopy trees and contains public seating areas.***

Landscaping design will define and accent pedestrian and vehicular spaces, enhance the building architectural style, create a coherent theme, with emphasize plant material as a primary unifying element.

***The landscaping provided within this site defines and accents the pedestrian and vehicular areas. The landscaping enhances the building architectural style and creates a coherent theme within the shopping center by using similar species and arranging them to create a sense of place.***

Create pedestrian-friendly environments which link the uses within the center together throughout the project.

***The site includes 2,863 square feet of a 5' pedestrian walkway. The walkway connects to Corkscrew Road and to the other uses within this shopping center. The walkway is lined with canopy trees and contains public seating areas.***

The Estero Town Center will provide a variety of publicly accessible amenities.

***Three public spaces are provided on the Firestone site. One along Corkscrew Road and two in the South corners of the site along the entrance.***

The Estero Town Center had a specific plant palette for perimeter buffers. Non-native landscaping materials may be used to provide additional color and texture to enhance main vehicular and pedestrian entries, circulation routes, building perimeter plantings, and pedestrian amenity open space.

***The landscaping plantings provided are species listed in the plant palette and are native to this area.***

A minimum setback of 30' is required for all parking and service areas from the Corkscrew Road Right-Of-Way. A landscape berm to obscure the parking areas is required.

***The parking drive isle and parking spaces are setback 30' from Corkscrew Road Right-of-way. Landscaping has been provided to enhance the roadway as well as screen the service doors from view from Corkscrew Road. A 2 foot tall berm has also been shown on the Corkscrew Road cross section.***

There should be an entry into the building along the street or roadway in addition to an entry from the parking lot area.

***The building provides a corner entry with the appearance of an entry from Corkscrew and the parking lot area.***

The buildings should be located in close proximity to the External Roadway within the Village Areas, Out-Parcel Placement - Diagram "A".

***The Firestone building has been placed within 25' of Corkscrew Road.***

## Consistency Analysis with the Village of Estero Comprehensive Plan

Application for Public Hearing for Zoning Action  
Firestone Complete Auto Care  
Estero, FL 33928

The subject site is designated Transitional Mixed Use in the Village's new comprehensive plan. The proposed use, as requested within this Commercial Planned Development (CPD), is consistent with the Village of Estero Comprehensive Plan. The Comprehensive Plan Policies that are relevant to this project are cited below.

FLU - 1.1.1 Support the unique character by managing growth and development through development standards.

***The site has been designed to comply with the development standards established for this area of the Village.***

FLU 1.2.1 Transitional Mixed Use provide for regional, community, neighborhood and minor commercial, hotel and office uses that can be developed in mixed use or single use if the development meets the compatibility standards.

***This development will be a single use commercial development within a well established shopping center that currently has provided a variety of commercial goods and services. The use is consistent with the other uses within this shopping center and within existing commercial areas on the same intersection and part of Estero. The site has been designed to be compatible due to the enhanced architectural features on the building, the public spaces and landscaped areas provided along with pedestrian walkways throughout the site.***

FLU-1.2.8 Transitional Mixed Use areas are characterized by primarily existing or emerging developments where the Village's largest and most intense commercial are or will be concentrated.

***The site is in a well-established intense commercial area which fronts both Corkscrew Road and Three Oaks Parkway. This intersection currently contains a variety of existing intense auto-dependent commercial uses.***

Urban services are in place to support moderately intense levels of mixed commercial development.

***Urban services are in place to support this use and existing shopping center.***

Uses: a broad mix of uses to foster the conveniences and efficiencies of live/work/play environments.

***The proposed use will complement the existing uses in this shopping center and be compatible with adjacent uses within this area of Estero.***

FLU-1.3.1 All new commercial development which requires rezoning must be rezoned to a Commercial (CPD), Mixed use (MPD) or Compact PD.

***The project is developing as a CPD Amendment.***

Commercial development shall not be established where traffic is required to travel through areas with significantly lower densities or intensities.

***The shopping center is existing. The proposed use will be located within one of the shopping center out-parcels. Access to the site will only be from the internal shopping center road system.***

FLU-1.10.1 To permit orderly and well-planned commercial development at appropriate locations, all applications for commercial development will be reviewed and evaluated as to their compatibility with adjacent and nearby uses, including consideration of the following:

A. Traffic and access impacts (rezoning and development orders)

***The Shopping center is existing. The proposed use will be located within one of the shopping center outparcels. Access to the site will only be from the internal shopping center road system.***

B. Architectural and landscape architectural design (rezoning and development orders)

***The architectural and landscaping have been greatly enhanced.***

C. Site planning, interconnectivity, and public space (rezoning and development orders)

***The site will provide pedestrian connection to Corkscrew and the other developments within this shopping center. In addition, the site will offer three public space areas.***

D. Screening, landscaping and buffering (rezoning and development orders)

***Landscaping is provided on all sides of the site. View Corridors have been reviewed to ensure that the parking lot area and the service doors are screened from Corkscrew Road.***

E. Availability and adequacy of services and facilities (rezoning and development orders)

***The shopping center has adequate services available.***

F. Impact on adjacent land uses and surrounding neighborhoods (rezoning)

***The proposed use was anticipated in the original zoning and the site is within a commercial shopping center where the impacts have already been mitigated.***

G. Proximity to other similar centers (rezoning) and

***The shopping center is existing. The existing uses within the shopping center and the proposed use Auto Repair and Service - Group 1 on Tract A are similar to the shopping center to the south of Corkscrew within the same intersection.***

H. Environmental considerations (rezoning and development orders)

***There are no environmental concerns on the site.***

FLU-1.10.3 Encourage commercial developments within the Village of Estero to provide interconnect opportunities with adjacent commercial uses in order to minimize access points onto primary road corridors.

***This commercial development will only have access from an existing shopping center driveways. Interconnection between the site and the other uses are provided through the shopping center driveways and the pedestrian ways through-out the site.***

TRA-1.2.1 Encourage the use of landscaped paths and park areas to link commercial and mixed use centers through an integrated system of bicycle, pedestrian, and roadway connections.

***The development will provide 2,863 square feet of landscaped pathways linking this development to the other commercial uses within the center and providing for access to the sidewalks along Corkscrew Road and Three Oaks Parkway.***