



ESTERO TOWN CENTER CPD
Amendment to Commercial Planned Development
Zoning Staff Report SUPPLEMENT
For Village Council

PROJECT NAME: ESTERO TOWN CENTER CPD - A PORTION OF TRACT A, ESTERO TOWN COMMONS

CASE TYPE: PLANNED DEVELOPMENT AMENDMENT

CASE NUMBER: DCI2019-E005

COUNCIL 1st READING: November 18, 2020

INTRODUCTION

This is a request to amend the Estero Town Center CPD zoning to allow Auto Repair and Service, Group I as a stand-alone use in the existing Lowe's Plaza at the southeast intersection of Corkscrew Road and Three Oaks Parkway.

The Planning and Zoning Board held a public hearing on August 18, 2020 at which time they voted to recommend denial of the request based on the staff recommendation (4-2 vote).

This Supplement to the Planning and Zoning Board Staff Report is provided in response to additional information that was submitted by the applicant on November 6, 2020 for Village Council consideration.

This supplement will explain the additional materials. The Planning and Zoning Board Staff Report is provided for more detailed information.

SUPPLEMENTAL INFORMATION

The new materials submitted are attached to this Supplement and include:

1. Cover Letter itemizing the changes:
 - Changes to the Pattern Book south and west architectural elevations;
 - Addition of miscellaneous clarifications on the east and north architectural elevations;
 - Submittal of proposed improvements to the Pedestrian Amenity Area.

2. Revised Pattern Book/Amended Architectural Elevations for the south and west elevations:

- The addition of a baluster cornice on the west elevation to match the cornices on the other elevations;
- The addition of three green screens to the west elevation to soften the building appearance;
- The addition of one green screen to the south elevation;
- Miscellaneous Clarifications that include roof elevation marker, roof note, and glazing notes.

The revised elevations are shown below, with the changes noted.

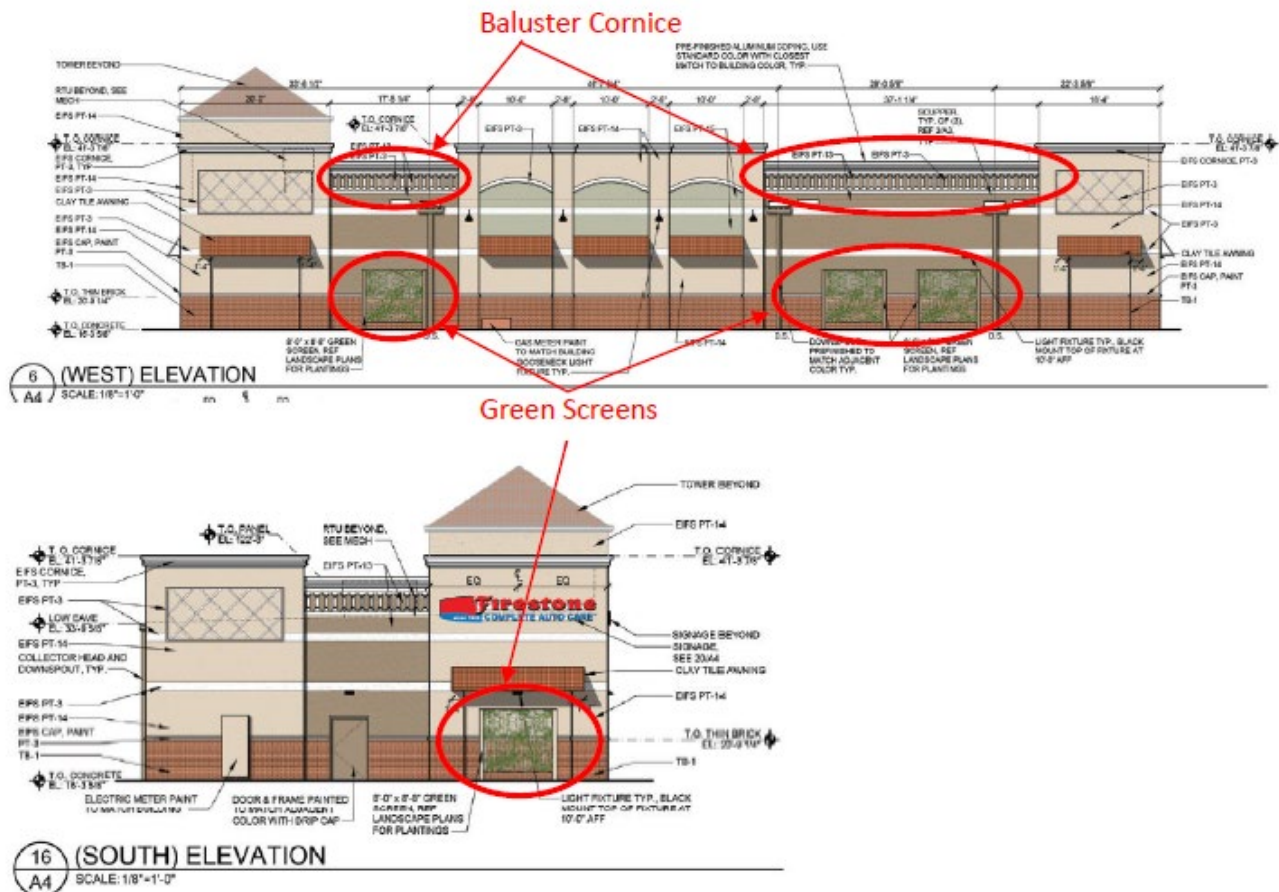


Figure 1 - Revised Elevations

3. Pedestrian Amenity Exhibit: The applicant has provided plans for a pedestrian amenity to be located in the northwest corner of Tract A, an area that is not a part of the rezoning application legal description. Also, this amenity area is required by Lee County approvals for the Estero Town Center CPD contained in Resolution Z-03-032. Two separate public gathering areas are proposed; one along Corkscrew Road between the front of the proposed Firestone building and the sidewalk, as well as one on the southwest side of the building, as shown on the Master Concept Plan.

This pedestrian/open space area is a 1,206 square foot deck with seating areas located around existing live oak trees.

Landscaping is proposed to surround the seating area and will include grass, Oleander, Lily, Juniper, and Birds of Paradise.

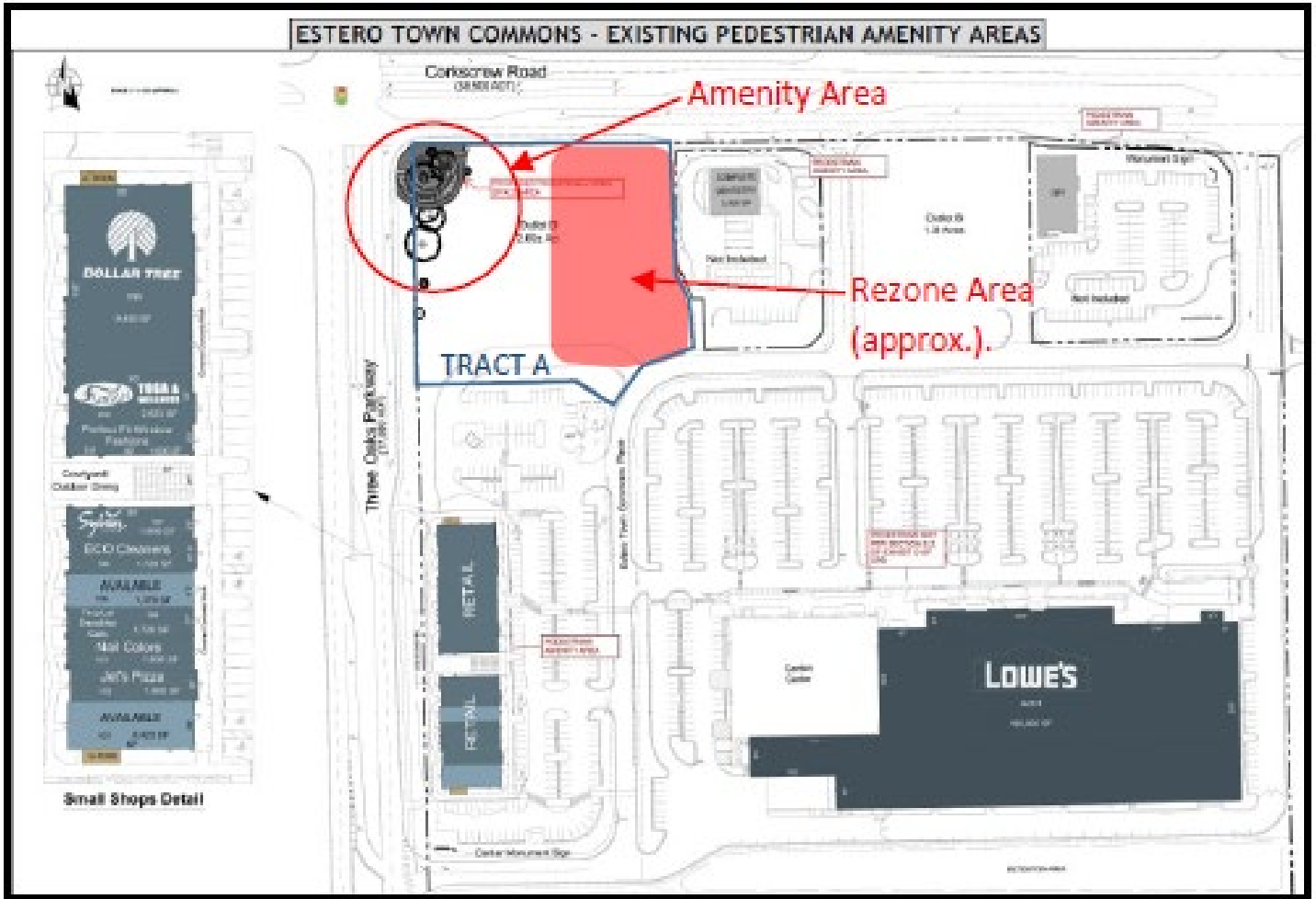


Figure 2 - Location of Pedestrian Amenity

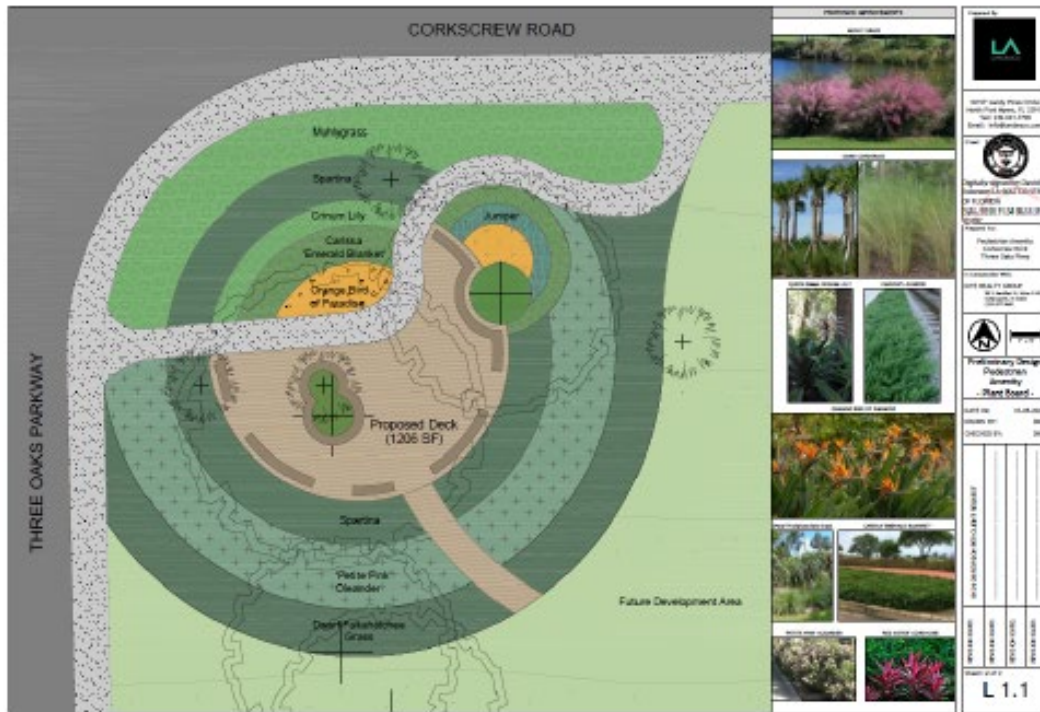


Figure 4 - Amenity Details

4. Applicant Proposed Conditions of Approval: The applicant has submitted a list of twenty-one conditions that include:
- Traffic Signal Proportionate Share requirements;
 - Stormwater Pollution Prevention Plan; and
 - Restrictions related to outdoor storage and orientation of garage doors.

The applicant also proposes to provide the new amenity area at the corner of Three Oaks Parkway and Corkscrew Road at an earlier date than anticipated.

CONCLUSION

The applicant is requesting approval with conditions based upon their belief that they comply with the Comprehensive Plan Transitional Mixed Use category as explained at the Planning and Zoning Board meeting, due to the nature of the plaza being mostly built-out, and the size of the lot limiting the potential opportunity to provide “mixed use”. Their supplemental materials will enhance the appearance of the project and provide an amenity area at the corner of Three Oaks Parkway and Corkscrew Road.

Staff appreciates the effort put forth by the applicant to beautify the site, including landscaping and elevations, as well as to provide information on the required pedestrian amenity at the intersection of Corkscrew Road and Three Oaks Parkway.

The remaining issue is related to the proposed stand-alone use of Auto Repair and Service, Group I and the intent of the Transitional Mixed Use Future Land Use category.

If the Village Council wishes to approve the zoning amendment, staff has additional and revised conditions which will be provided prior to the Second Reading Public Hearing, along with a revised ordinance.

Supplement Attachments:

1. Cover Letter
2. Revised Pattern Book
3. Revised Elevations
4. Pedestrian Amenity Exhibit
5. Applicant proposed conditions
6. Proposed Ordinance 2020-09



Avalon Engineering, Inc.

2503 Del Prado Boulevard South, Suite 200
Cape Coral, Florida 33904
Phone: (239) 573-2077 Fax: (239) 573-2076
#AA C001936 #EB 0003128

DC12019-E005 Estero Town Commons Tract A (Firestone)

Director of Engineering: Brendan Sloan, P.E.
(239-573-2077 or Brendan@avaloneng.com)

November 6, 2020

Below is a narrative of the changes that have been made subsequent to the Planning and Zoning Board hearing to address the Village of Estero comments and are included in the revised Pattern Book.

ARCHITECTURAL ELEVATIONS

Revisions to the construction documents with reason for changes identified as **(OD** Owner Directed), **CC** (Code Comments) or **MC** (Miscellaneous Clarification)

SHEET A4 – EXTERIOR ELEVATIONS & DETAILS

DETAIL 1 – (EAST) ELEVATION

1. Revised main entrance glazing note to specify thickness of the impact resistant glazing. **(MC)**

DETAIL 6 – (WEST) ELEVATION

1. Added white baluster cornice detail to elevation to coordinate with the other three elevations. **(OD)**
2. Added three 8'-0" by 8'-8" green screens to elevation. **(OD)**

DETAIL 11 – (NORTH) ELEVATION

1. Revised main entrance glazing note to specify thickness of the impact resistant glazing. **(MC)**
2. Added top of roof elevation marker to coordinate with East elevation. **(MC)**
3. Added clay tile roof note to coordinate with note on East elevation. **(MC)**

DETAIL 16 – (SOUTH) ELEVATION

1. Added one 8'-0" by 8'-8" green screen to elevation. **(OD)**

PEDESTRIAN AMENITY AREA

The existing pedestrian/open space area at the corner of Three Oaks Parkway and Corkscrew is proposed to be enhanced with a gathering area around the existing live oak trees. The gathering area will extend off the existing sidewalk that winds beneath the trees. The proposed plan consists of a circular composite deck, with benches and a pedestrian connection point to the future development area of Tract A. The live oaks will be pruned up to provide shade to the gathering area and will be protected by a tree well wrapping around the base of the trees. Additional landscaping will be planted around the deck in a complementary pattern to the gathering area. This proposal is in accordance with the Master Concept Plan and the Design Guidelines as outlined in the Approved Zoning Conditions incorporated into the Commercial Planned Development Resolution Number Z-03-032 for the Estero Town Center, now called Estero Town Commons.

Received 11/6/2020



FIRESTONE

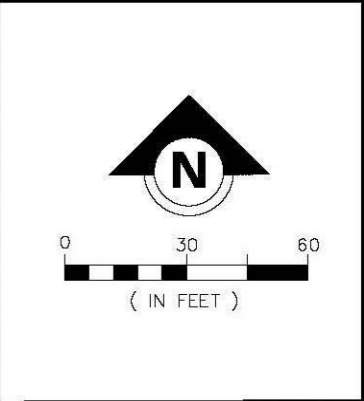
ESTERO, FLORIDA
November 6, 2020



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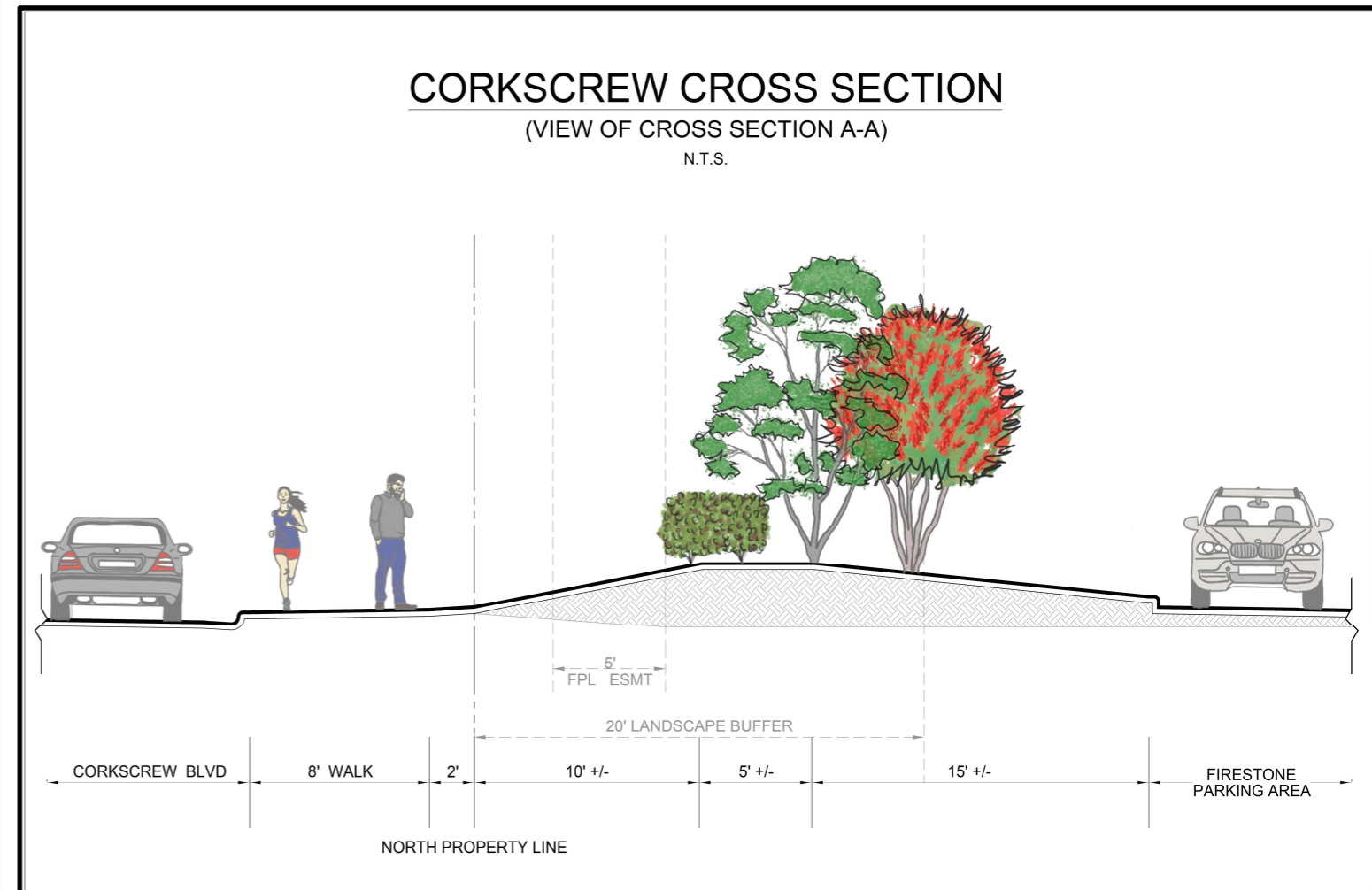
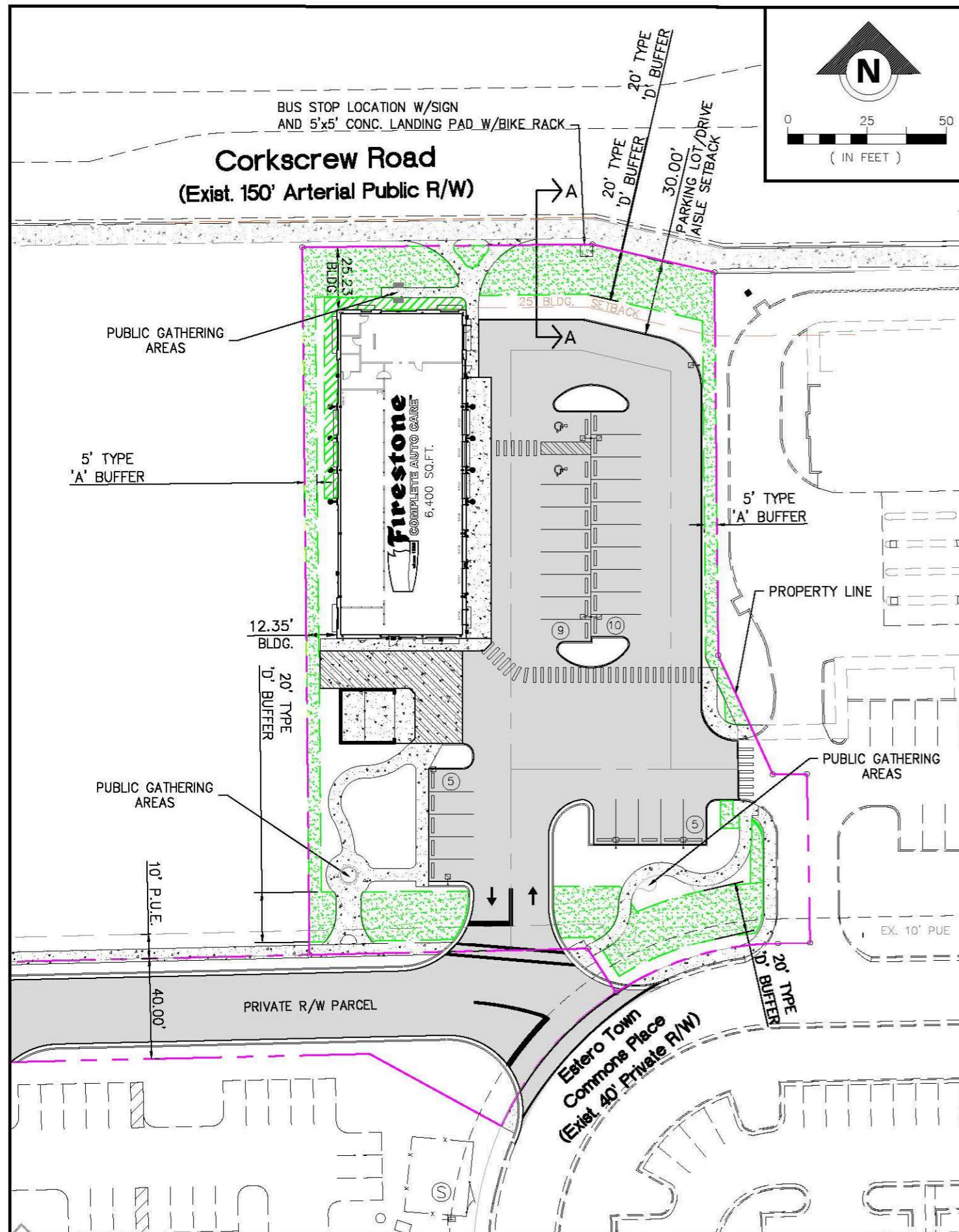
AERIAL SITE PLAN	1
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AERIAL SITE PLAN

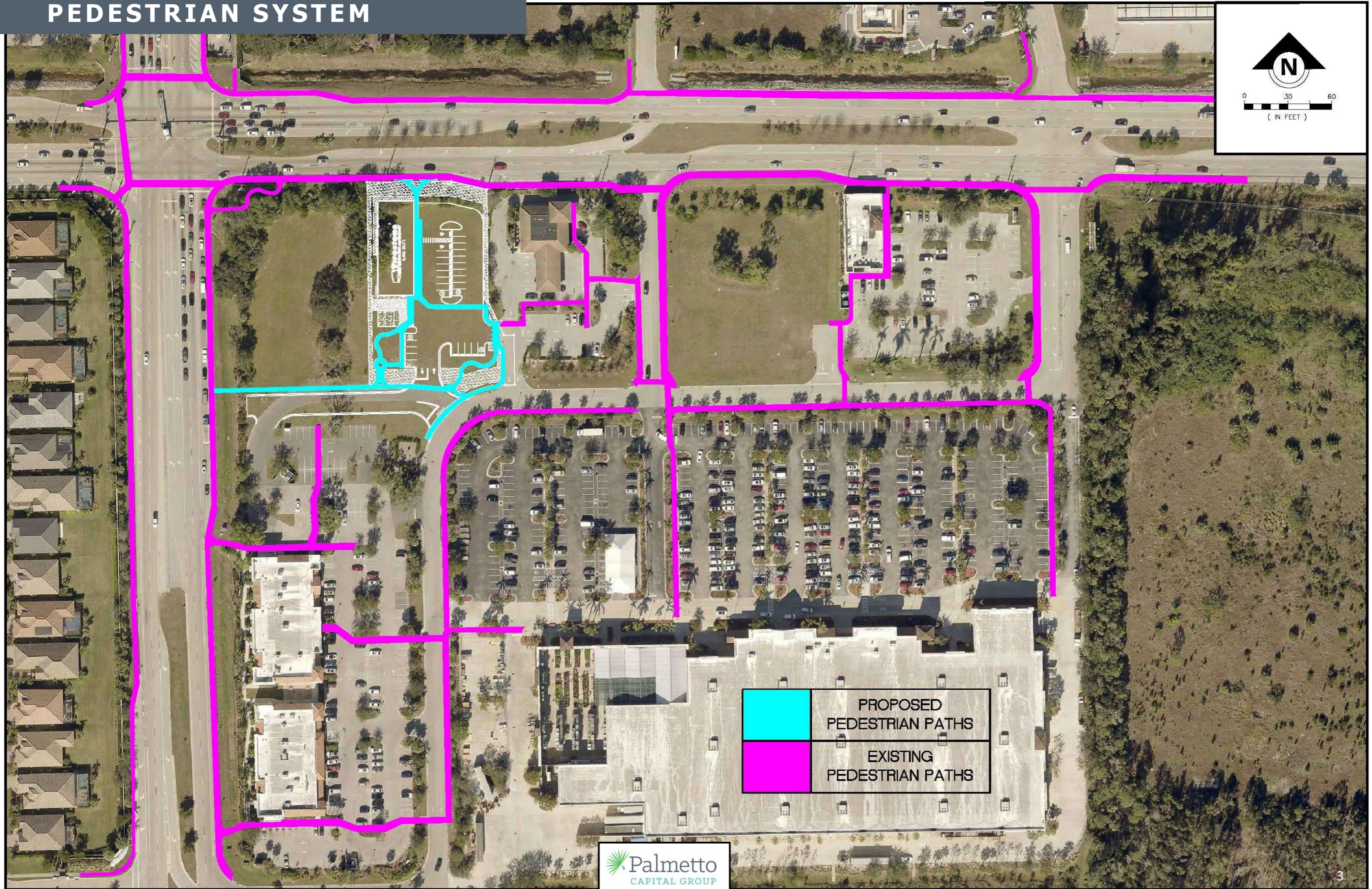
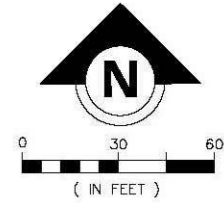


MASTER CONCEPT PLAN

CORKSCREW CROSS SECTION (A-A)

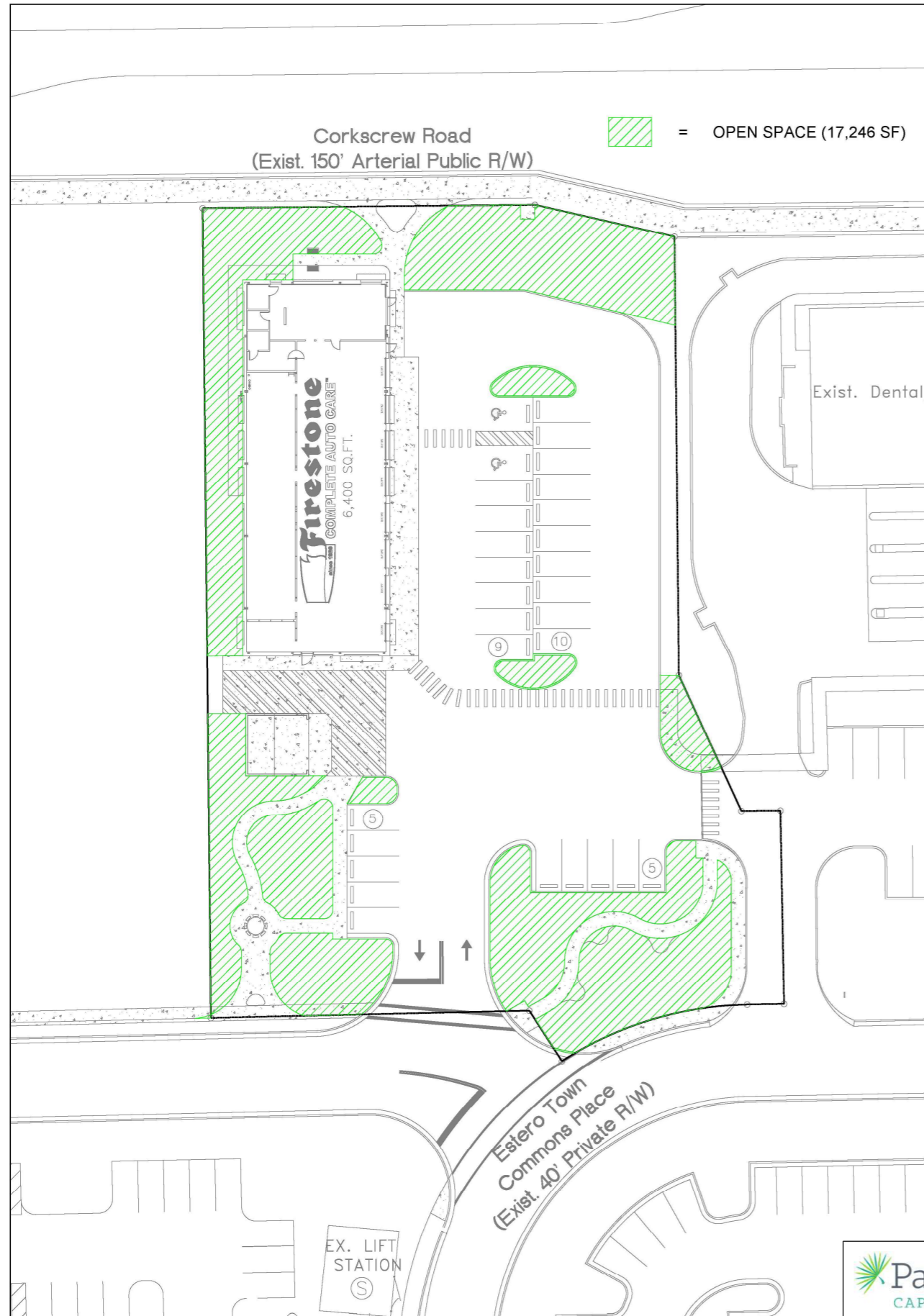


PEDESTRIAN SYSTEM

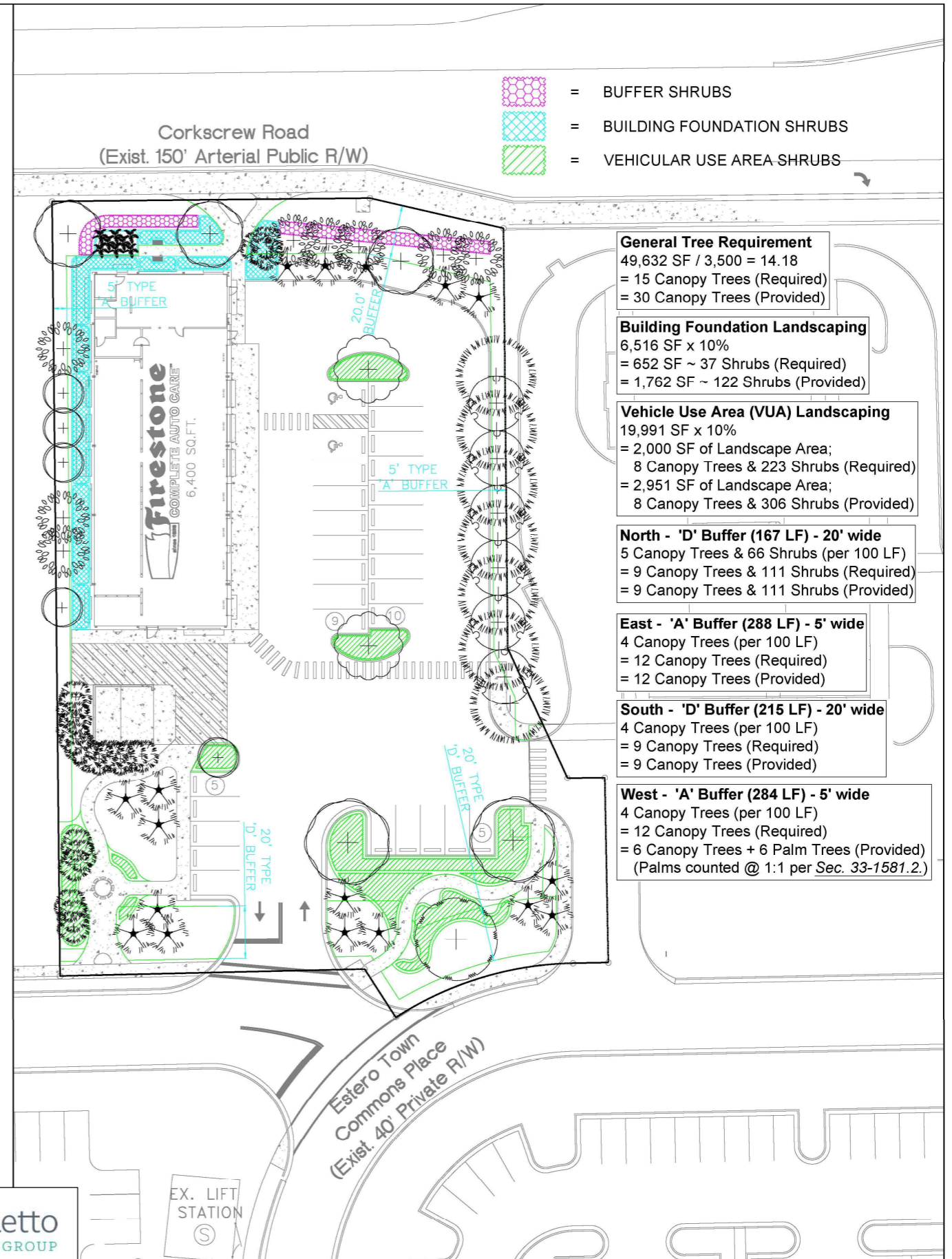


	PROPOSED PEDESTRIAN PATHS
	EXISTING PEDESTRIAN PATHS

OPEN SPACE EXHIBIT



LANDSCAPING PLAN



TREE SPECIES

COLORED LANDSCAPING PLAN

TREES

DAHOON HOLLY
Ilex cassine



SHADY LADY BLACK OLIVE
Bucida buceras



ROYAL POINCIANA
Delonix regia



PIGEON PLUM
Coccoloba diversifolia



SOUTHERN SLASH PINE
Pinus elliottii var. densa



GRAPE MYRTLE
Lagerstroemia indica 'Natchez'



GUMBO LIMBO
Bursera simaruba



PALMS

CABBAGE PALM
Sabal palmetto



PYGMY DATE PALM
Phoenix roebelinii



SHRUBS

RED TIP COCOPLUM
Chrysobalanus icaco 'Red Tip'



PARSON'S JUNIPER
Juniperus davurica 'Parsonii'



ORANGE BIRD OF PARADISE
Strelitzia reginae



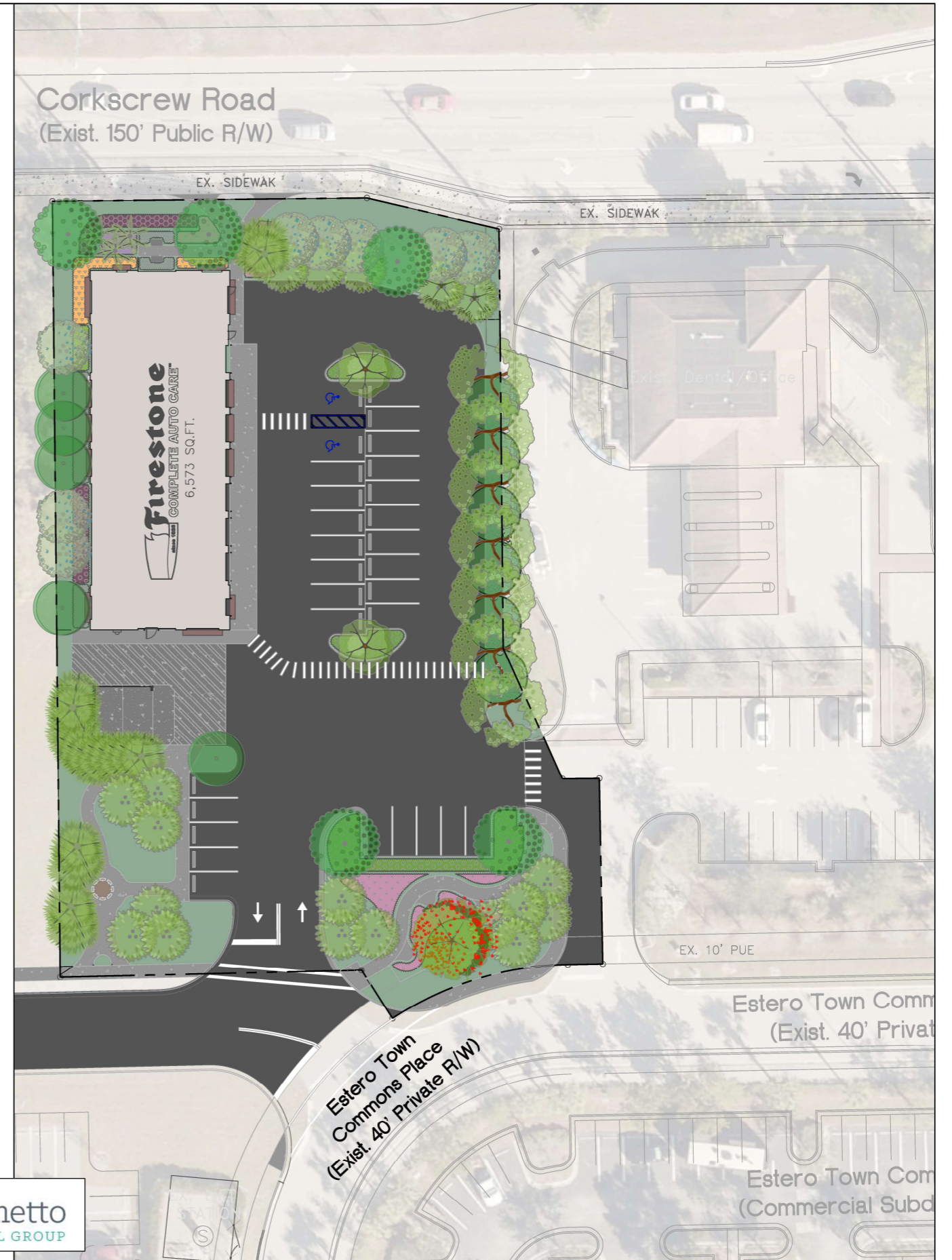
MUHLI GRASS
Muhlenbergia capillaris



SEAGRAPE
Coccoloba uvifera

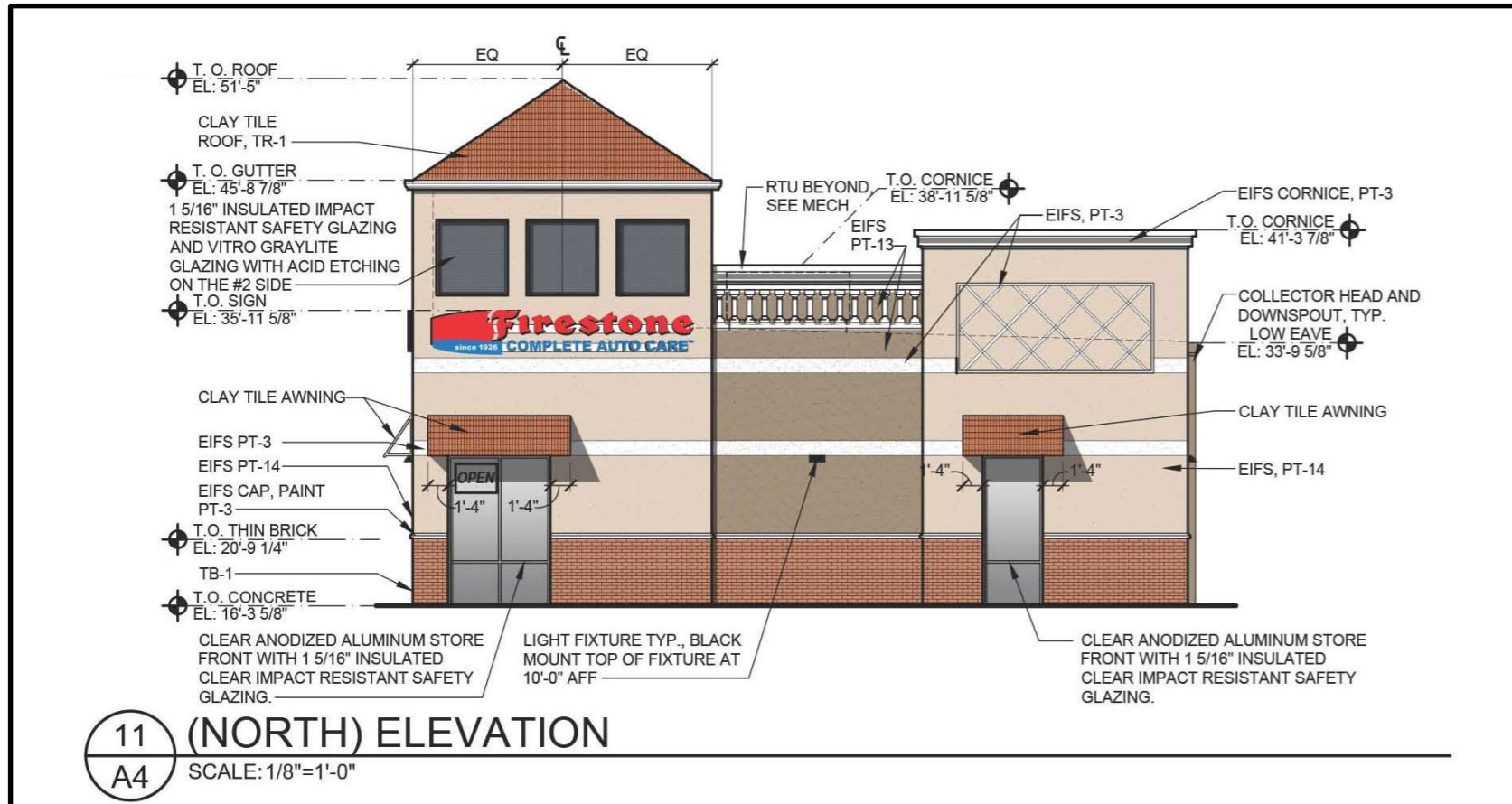


DWARF OYSTER PLANT
Tradescantia spathacea



BUILDING ELEVATIONS – (NORTH & SOUTH)

FAÇADE PALETTE



TB-1: ACME THIN BRICK "BROWN VANDERBILT"

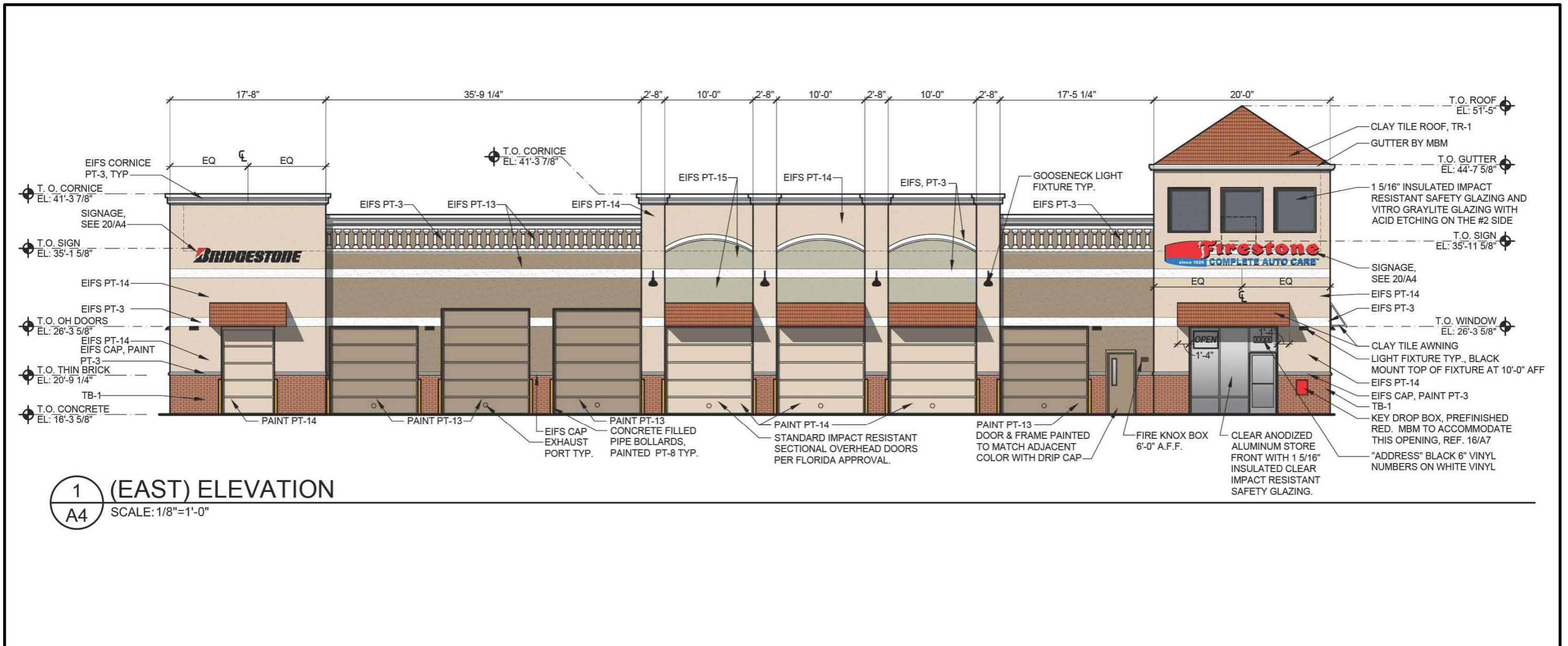
PT-3: "PURE WHITE" SW 7005

PT-13: "SANDY RIDGE" SW 7535

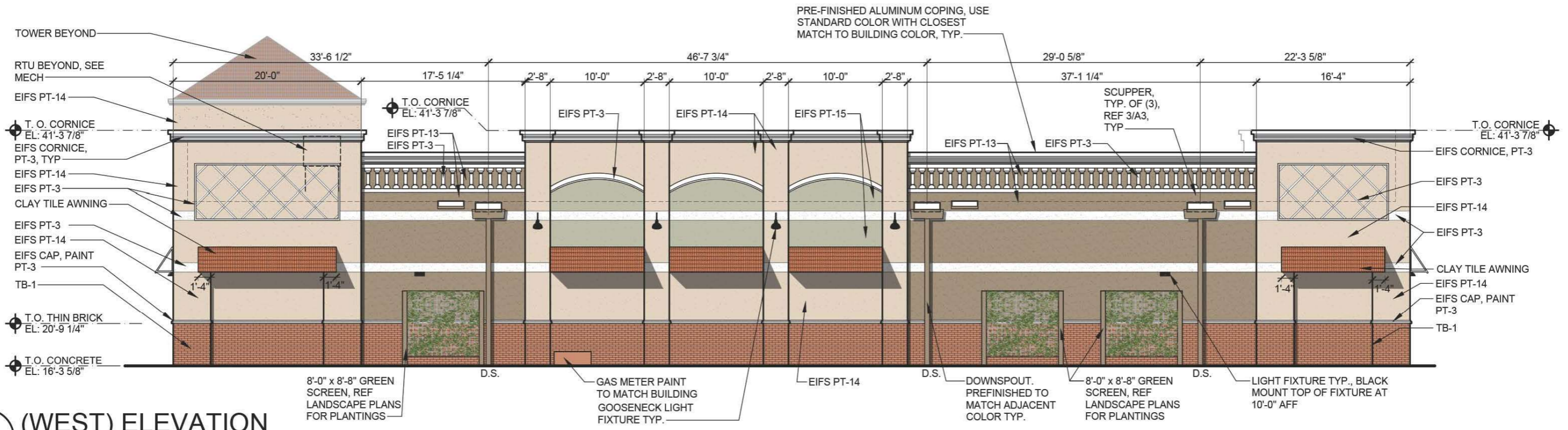
PT-14: "PATIENCE" SW 7555

PT-15: "SOFTENED GREEN" SW 6177

BUILDING ELEVATIONS – (EAST)

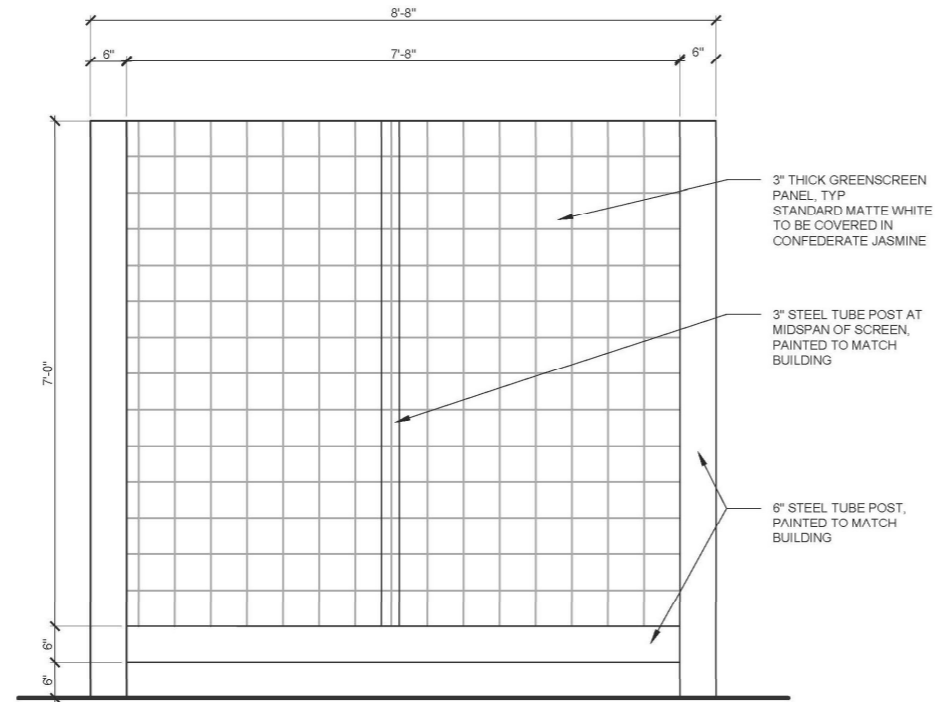


BUILDING ELEVATIONS – (WEST)

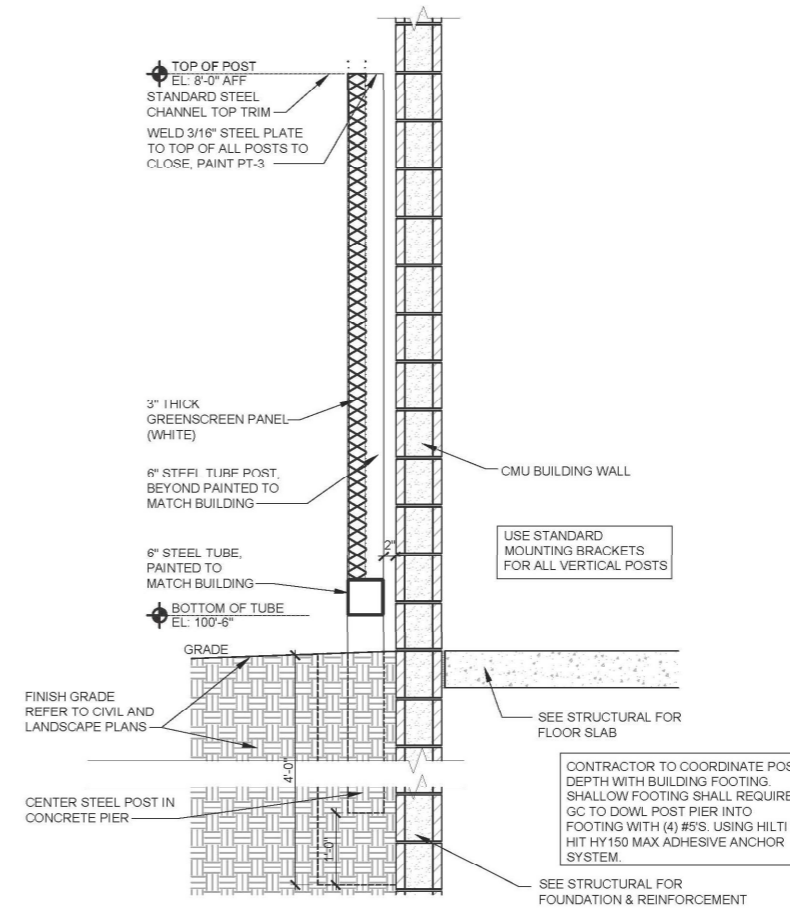


6 (WEST) ELEVATION
A4 SCALE: 1/8"=1'-0"

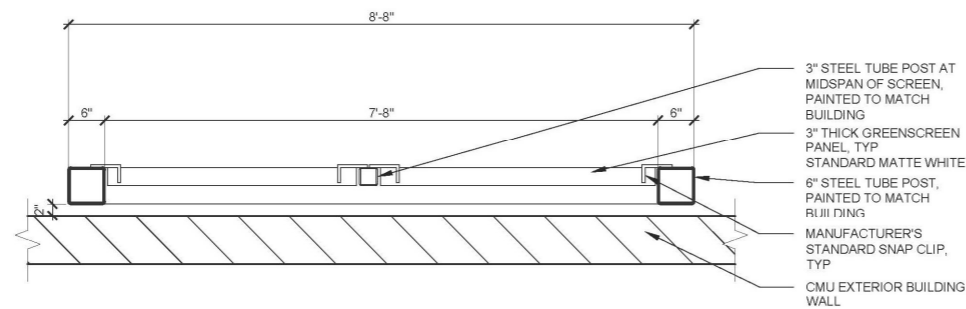
GREEN SCREEN EXHIBIT



1 GREEN SCREEN ELEVATION
A1.2 SCALE: 3/4"=1'-0"

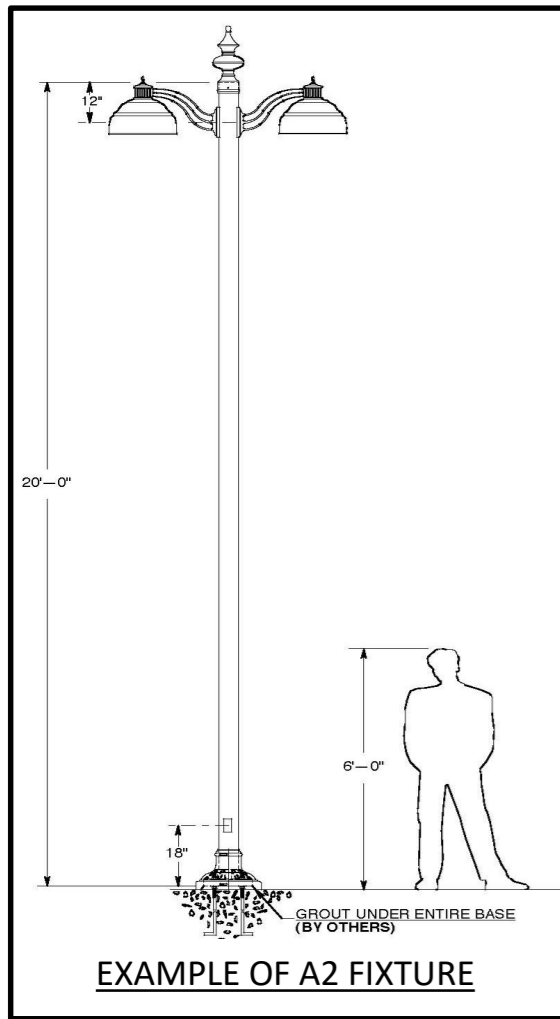


2 GREEN SCREEN SECTION
A1.2 SCALE: 3/4"=1'-0"

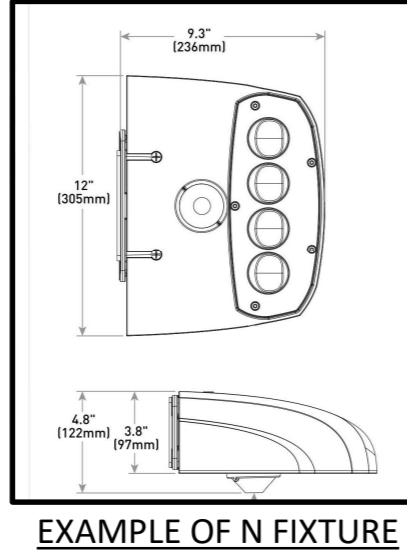


3 GREEN SCREEN PLAN
A1.2 SCALE: 3/4"=1'-0"

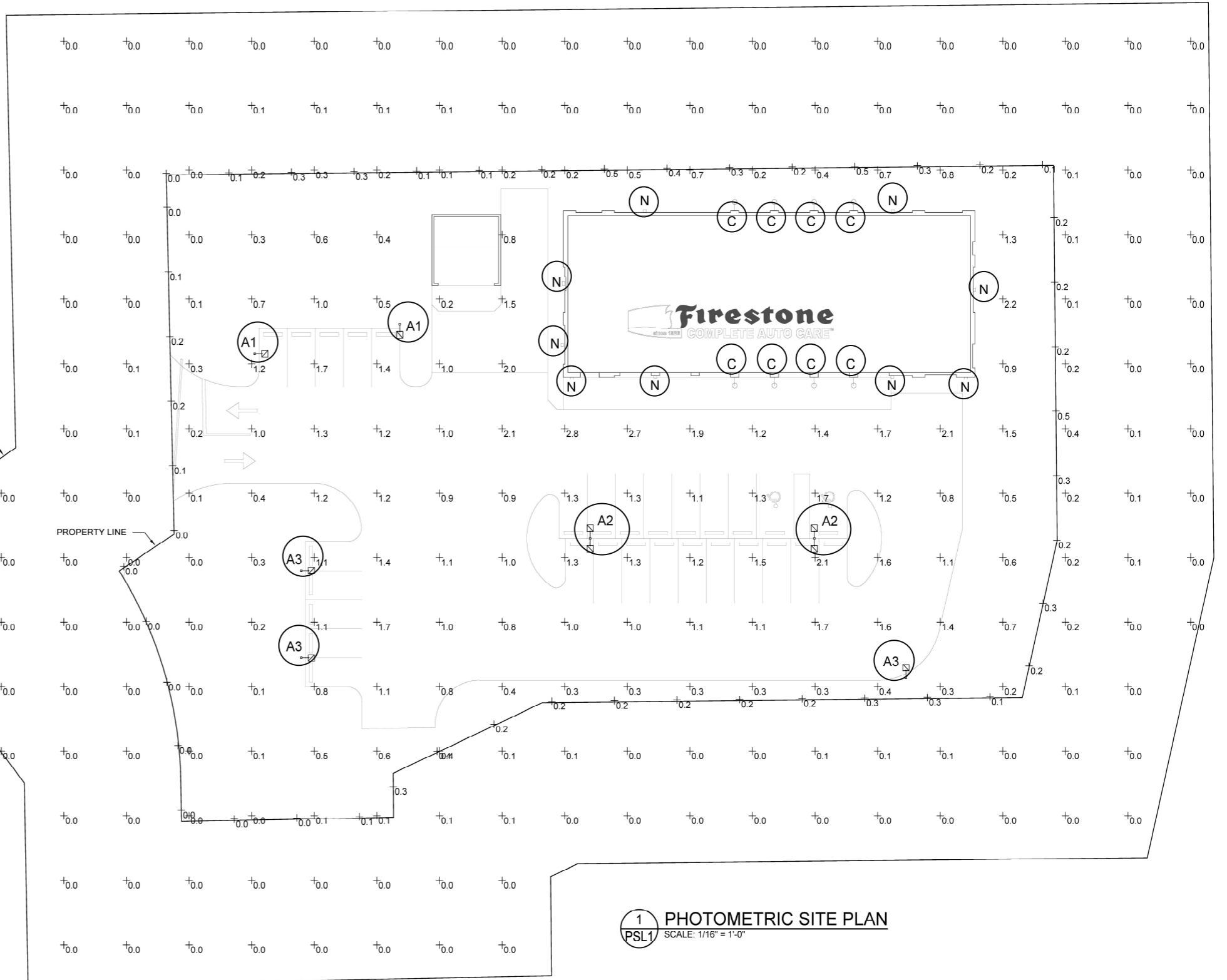
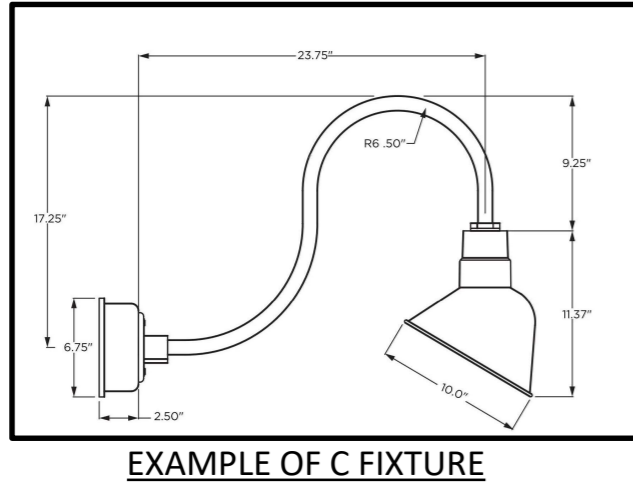
PHOTOMETRIC PLAN

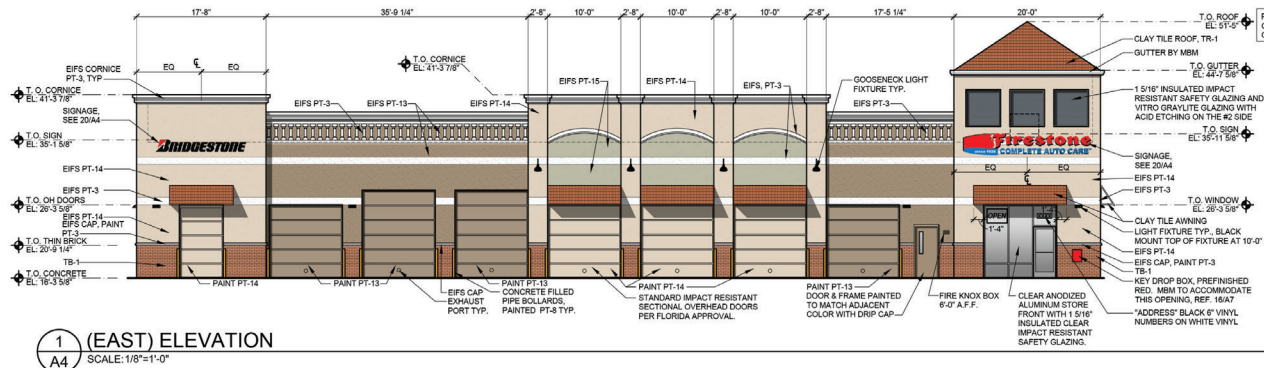


CREE LIGHTING



CREE LIGHTING



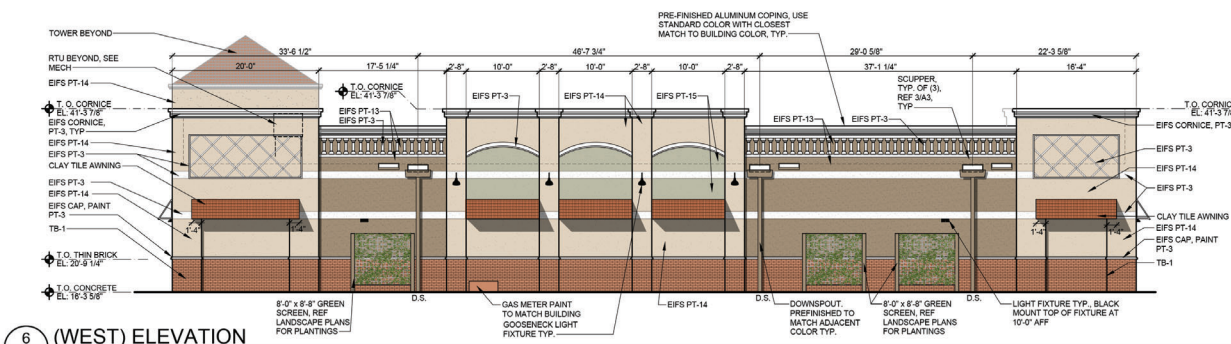


1 (EAST) ELEVATION
SCALE: 1/8"=1'-0"

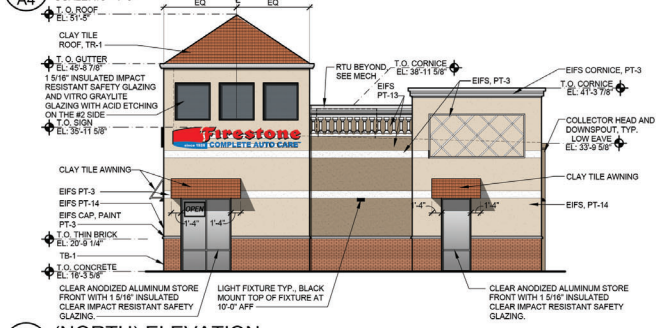
PRIMARY FACADE LENGTH: 131.55'
GLAZING REQUIRED: 13.65'
GLAZING PROVIDED: 13.22'

- MATERIAL KEY:**
- TB-1 - ACME THIN BRICK "BROWN VANDERBILT"
 - PT-3 - EIFS "PURE WHITE" SW 7005
 - PT-14 - EIFS "PATIENCE" SW 7555
 - PT-15 - EIFS "SOFTENED GREEN" SW 6177
 - TR-1 - LUDLOW'S SPANISH CLAY TILE, CLAY RED OR APPROVED EQUAL

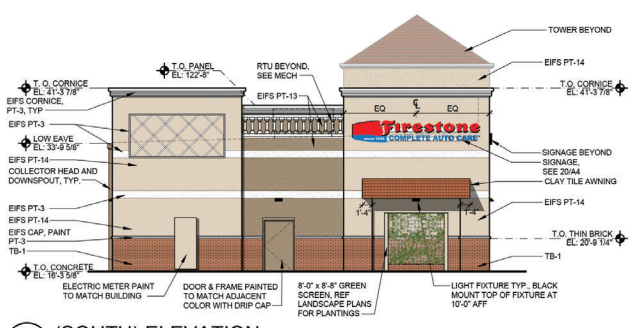
- GENERAL NOTES:**
1. PROVIDE DRIP CAP OVER ALL MAN DOORS SEE DETAIL TCM8
 2. PAINT ALL EXPOSED LINTELS & JAMBS TO MATCH ADJACENT BUILDING COLOR
 3. SEE ELECTRICAL FOR SIGNAGE OPERATING TIME SETUP
 4. INSTALLATION OF BUILDING SIGNS AND STREET SIGN BY SIGN VENDOR, G.C. TO PROVIDE WRITING. REFER ELECTRICAL.
 5. REFER SHEET A8 FOR PAINT COLOR KEY.
 6. ANY EXTERIOR CONSTRUCTION JOINT, EXPANSION JOINT, AND CRACK OF ABUTTING DISSIMILAR OR SAME MATERIALS MUST HAVE APPROPRIATE PRODUCT APPLIED TO PROVIDE AN AIR, MOISTURE, AND WATER TIGHT EXTERIOR. REFER TO SPECIFICATION SECTION 07000 FOR PRODUCTS.



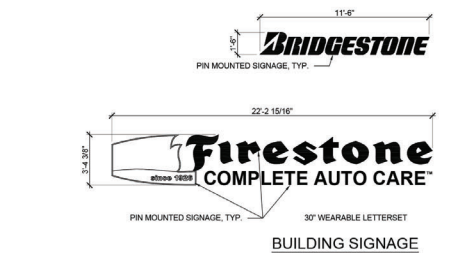
6 (WEST) ELEVATION
SCALE: 1/8"=1'-0"



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



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



20 SIGNAGE DETAIL
SCALE: 1/4"=1'-0"



PROJECT CONTACTS: PHONE #:
ARCHITECT CONTACT: ANNA EASTRIDGE (918) 587-8600
SGA DESIGN GROUP, P.C.

ZONE APPROVAL (BY/DATE):
VP. _____
CONT. _____
RM. _____
CM. _____



SGA Design Group, P.C.
Douglas Scott Taylor, Architect
AOR #AR96928 Firm #A0022775
1437 South Boulder, Suite 550
Tulsa, Oklahoma 74119-3609
p 918.587.8600
f 918.587.8601
www.sgasdesigngroup.com

PROTOTYPE: 2020 ER

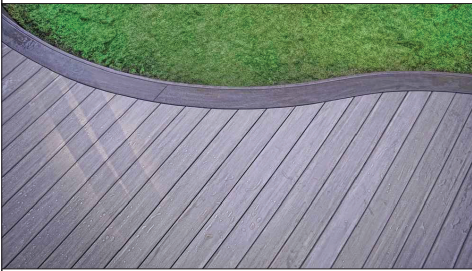
CORKSCREW RD. & THREE OAKS PARKWAY
VILLAGE OF ESTERO, FL

SHEET TITLE: EXTERIOR ELEVATIONS & DETAILS
SHEET NUMBER: PA4

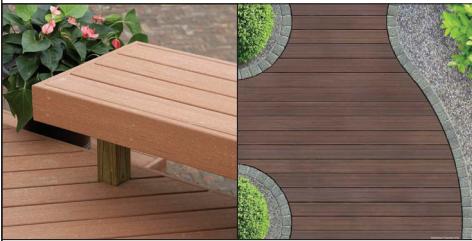
Corkscrew Road (Exist. 150' Arterial Public R/W)

PROPOSED IMPROVEMENTS

TWO-TONE COMPOSITE WOOD DECKING MATERIALS



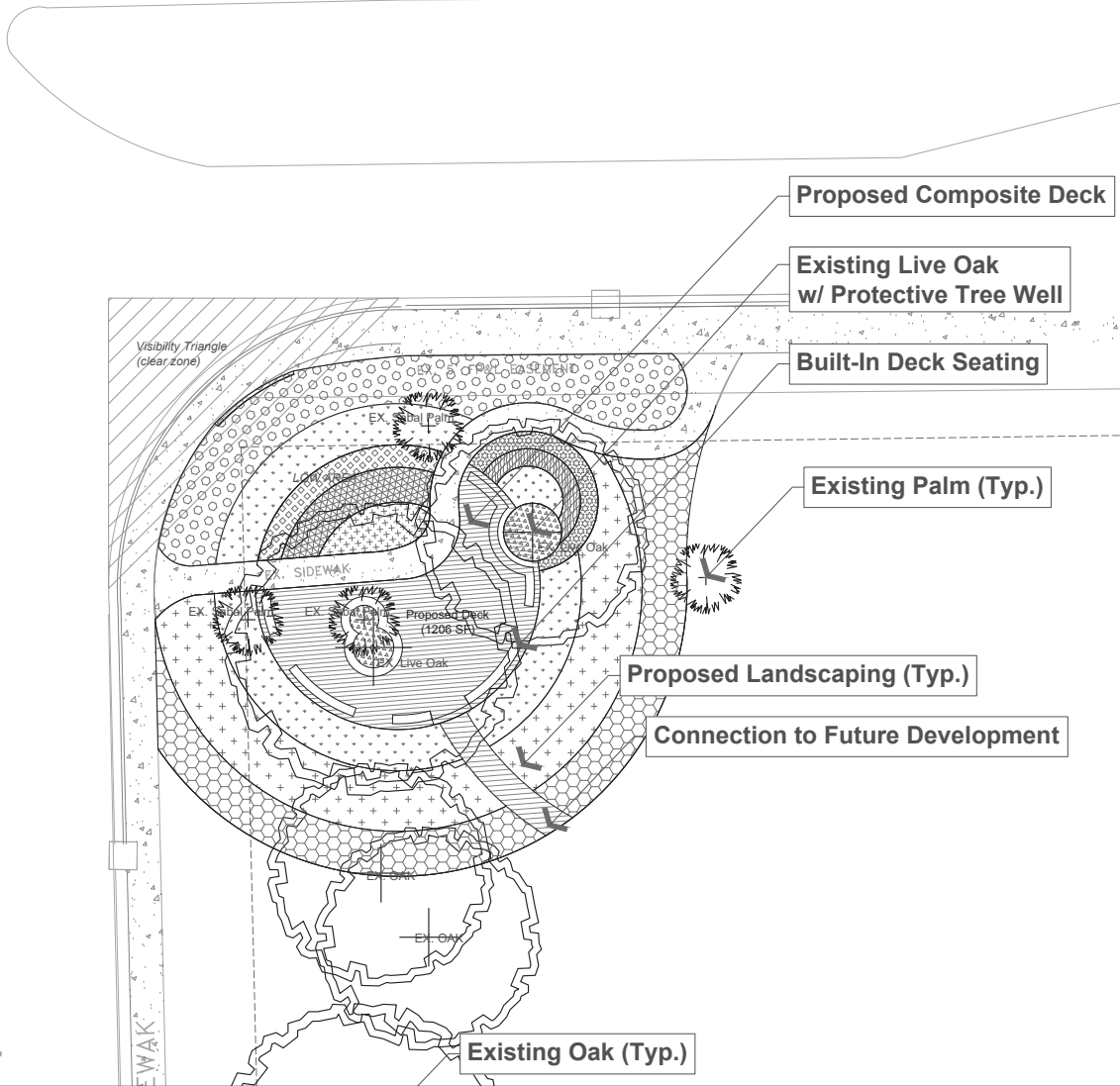
CUSTOM FURNISHING AND CONNECTIONS



PROTECTIVE TREE WELLS TO ACCOMMODATE EXISTING LIVE OAK TREES



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



Prepared By:



18197 Sandy Pines Circle
North Fort Myers, FL 33917
Tel: 239.691.7790
Email: info@landesco.com



Digitally signed by David K. Kulsveen LA 6667133 STATE OF FLORIDA
Date: 2020.11.04 09:57:11 -05'00'

Prepared For:

Pedestrian Amenity
Corkscrew Rd &
Three Oaks Pkwy

In Conjunction With:

KITE REALTY GROUP
30 S. Meridian St, Suite #100
Indianapolis, IN 46204
(239) 377-5600



Preliminary Design
Pedestrian Amenity
- Site Layout -

DATE IN: 10-05-2020
DRAWN BY: DKK
CHECKED BY: DKK

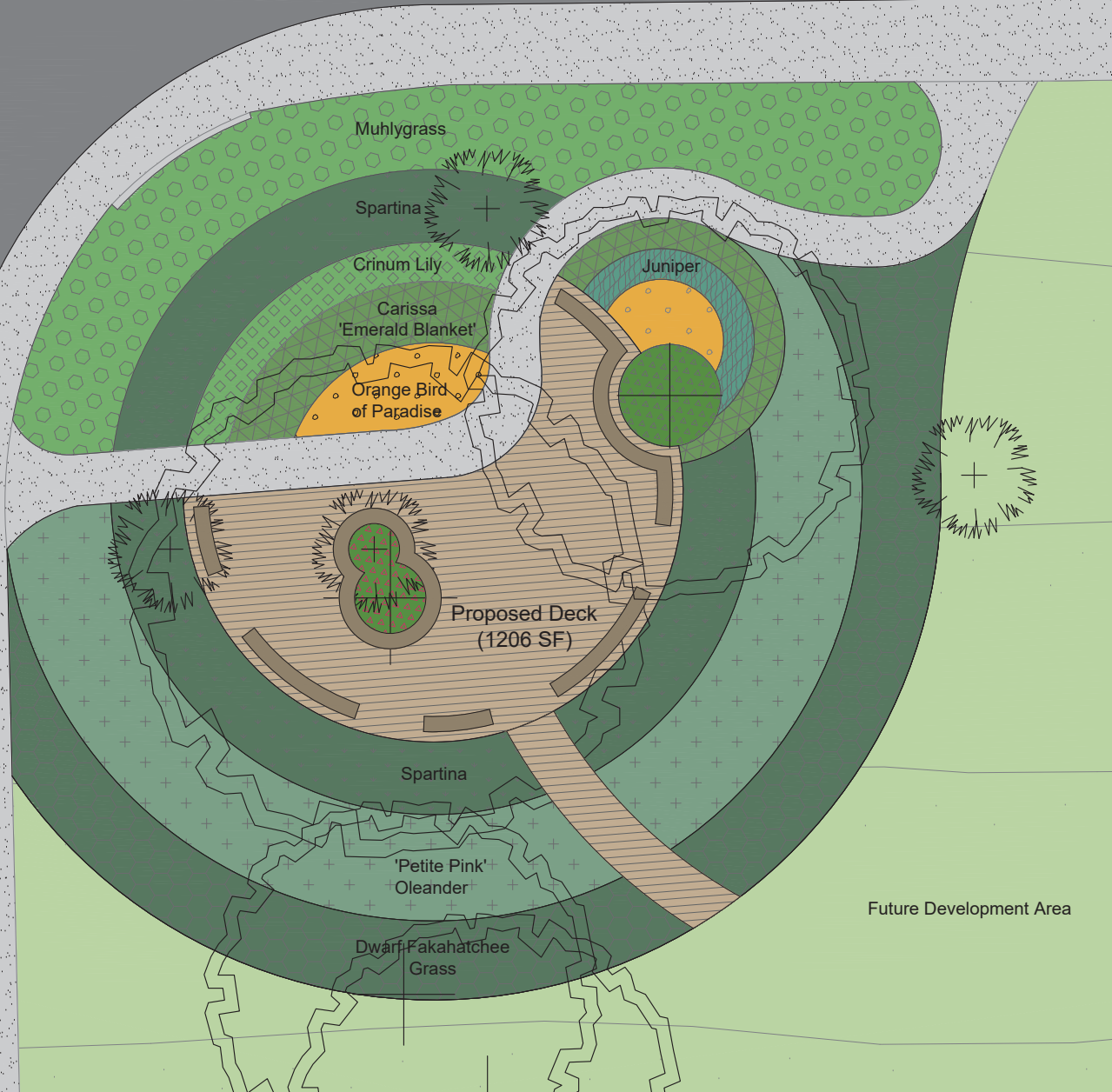
10-24-20 REVISION PER CLIENT REQUEST	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	

Sheet: 1 of 2

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CORKSCREW ROAD

THREE OAKS PARKWAY



PROPOSED IMPROVEMENTS

MUHLY GRASS



SAND CORDGRASS



QUEEN EMMA CRINUM LILY



PARSONS JUNIPER



ORANGE BIRD OF PARADISE



Dwarf Fakahatchee Grass



CARISSA 'EMERALD BLANKET'



'PETITE PINK' OLEANDER



'RED SISTER' CORDYLIN



Prepared By:



18197 Sandy Pines Circle
North Fort Myers, FL 33917
Tel: 239.691.7790
Email: info@landesco.com



Digitally signed by David K. Kulsveen LA 6667133 STATE OF FLORIDA
Date: 2020.11.04 09:57:31 -0500

Prepared For:
Pedestrian Amenity
Corkscrew Rd &
Three Oaks Pkwy

In Conjunction With:
KITE REALTY GROUP
30 S. Meridian St, Suite #1100
Indianapolis, IN 46204
(231) 577-5600



Preliminary Design
Pedestrian Amenity
- Plant Board -

DATE IN: 10-05-2020
DRAWN BY: DKK
CHECKED BY: DKK

10-24-20	REVISION PER CLIENT REQUEST		
REVISION DATE:	REVISION DATE:	REVISION DATE:	REVISION DATE:



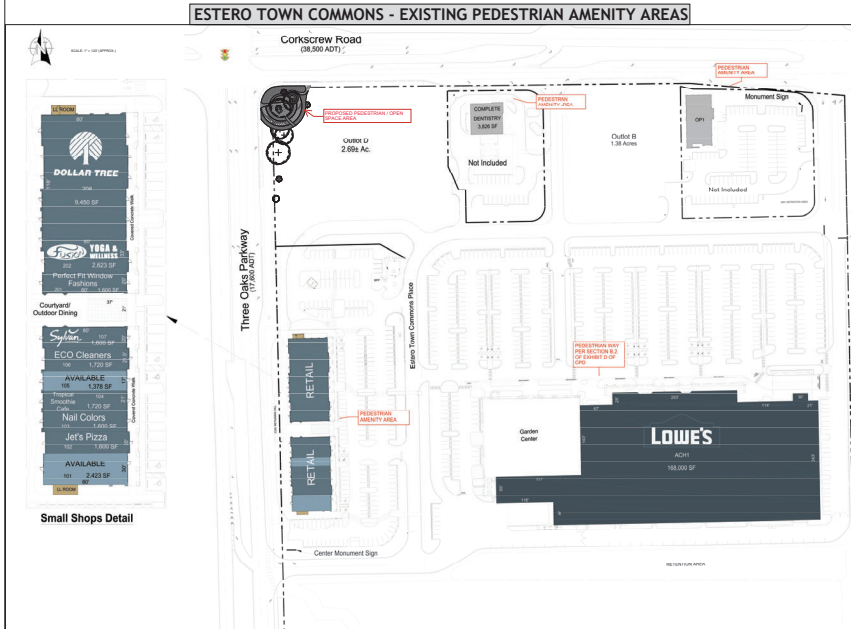
WEST END - EXISTING PEDESTRIAN AMENITY AREAS



WEST END - EXISTING PEDESTRIAN AMENITY AREAS



NORTHWEST CORNER - EXISTING CONDITIONS



NORTHCENTRAL - EXISTING PEDESTRIAN AMENITY AREA



SOUTH END - EXISTING PEDESTRIAN AMENITY AREAS



NORTHEAST END - EXISTING PEDESTRIAN AMENITY AREAS



Prepared By:

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North Fort Myers, FL 33917
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Email: info@landesco.com

E Seal:

Digitally signed by David K. Kulsveen LA 6667133 STATE OF FLORIDA
Date: 2020.11.04 09:57:52 -05'00'

Prepared For:

Pedestrian Amenity
Corkscrew Rd &
Three Oaks Pkwy

In Conjunction With:

KITE REALTY GROUP
30 S. Meridian St., Suite #100
Indianapolis, IN 46204
(239) 377-5600

1" = 10'

Preliminary Design Pedestrian Amenity - Existing Conditions-

DATE IN: 10-05-2020
DRAWN BY: DKK
CHECKED BY: DKK

REVISION DATE:	10-24-20	REVISION PER CLIENT REQUEST
REVISION DATE:		
REVISION DATE:		
REVISION DATE:		

Sheet: 3 of 3

L 1.2

Attachment 5
Firestone at Estero Town Commons, a Portion of Parcel A

Proposed Zoning Conditions

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. The term “this project” or “this parcel” is a reference to the Eastern portion of Parcel A.
2. Development Parameters
If this parcel is developed as an Auto Repair and Service Group I the development is limited to 6,400 square feet of gross floor area.
3. Maximum Building Height
45 feet (including architectural features)
4. Previous Approvals
The previous approvals for Estero Town Commons (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 project, a re-plat of Tract A must be submitted, reviewed, and approved by the Village Council.
6. Transportation
The developer of Parcel A must pay its proportionate share payment of the cost of design and construction of the signal 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 the eastern portion of Parcel A. Garage doors associated with this use may not face adjacent arterial roadways and no outdoor storage or display is allowed.

If the eastern portion of Parcel A is developed with Auto Repair and Service Group I the following uses would no longer be permitted for the eastern portion of Parcel A;

Car Wash, Convenience Food and Beverage Store, and Household and Office Furnishings.

b. No outdoor storage and Display on Parcel A.

c. 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 project must be consistent with the "Firestone" Pattern Book dated November 6, 2020, stamped "Received November 6, 2020".

13. Buffers

As part of local development order approval for Auto Repair and Service Group I on the eastern portion of Tract A, 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. Access Easement Dedication
Prior to local development order approval, a parcel of property more fully described in Exhibit ___ shall be dedicated to the Estero Town Center Property Owners Association in the same manner that other roadway tracts have been dedicated.
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 Land Development Code (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 regulatory 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.
20. Stormwater Pollution Prevention Plan
The building must be designed to prevent any discharges from the building floor to the stormwater system. All building floors must be sloped to collect all water and/or spills in a floor scrubber system and discharge into an oil water separator that outfalls into the sanitary sewer system. In no case shall building floors be sloped toward the outside of the building. The building design described herein will prevent any potential pollutants generated in the building from being discharged into the stormwater system.
21. Section B.1., Resolution Z-03-032, required all conditions and commitments in the Estero Town Center Design Guidelines (Exhibit D) to be adhered to. Section C. Common/Public Areas, paragraph 3 of the Estero Town Center Design Guidelines provides; “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.” The Master Concept Plan identified the 0.1-acre area as Pedestrian open space. The commitment does not identify the timing for the pedestrian open space, and the provision of pedestrian amenities was discretionary. The developer of the center intended to provide the discretionary amenities as a coordinated package with the adjacent property developed. The staff is proposing a condition that establishes the timing and identifies the pedestrian amenities and makes them mandatory.

Condition: The master developer of Estero Town Commons must submit for a development order for the pedestrian amenities within two years of the date of approval of this ordinance. The improvements must be completed within eighteen months from the date of issuance of the DO. The improvements must be consistent with the attached Exhibit.

22. 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.