



South Estero Commercial Center

DCI2019-E004

Proposed Request and Project Location

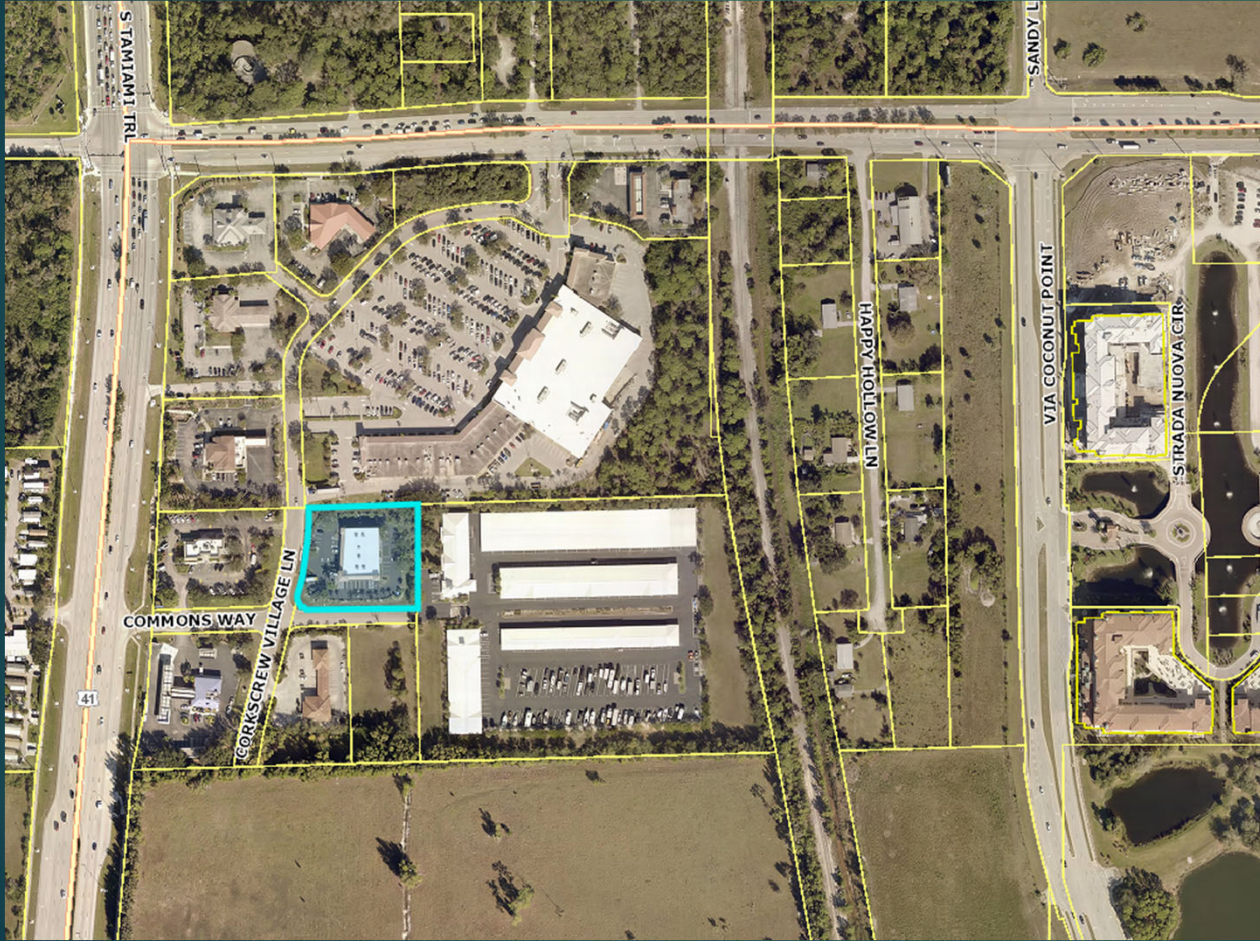
Amendment Request

- ▶ Amend the existing CPD zoning approval for South Estero Commercial Center to add Medical Offices as a permitted use on Lot 4.

Project Location

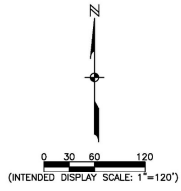
- ▶ South Estero Commercial Center is located on the east side of U.S. 41 approximately 700 feet south of Corkscrew Road.
- ▶ Lot 4 is located at the northeast corner of Corkscrew Village Lane and Commons Way south of the Corkscrew Village Shopping Center

Aerial Photograph



Project History

- ▶ Originally received zoning approval from Lee County in February 1989 pursuant to Resolution Z-89-005.
- ▶ Platted as a six lot subdivision in September 1997.
- ▶ Development Order for Lot 4 approved in June 2001 for a Blockbuster Video store.
- ▶ Since then it has been utilized for a variety of retail and office uses and most recently a private school.

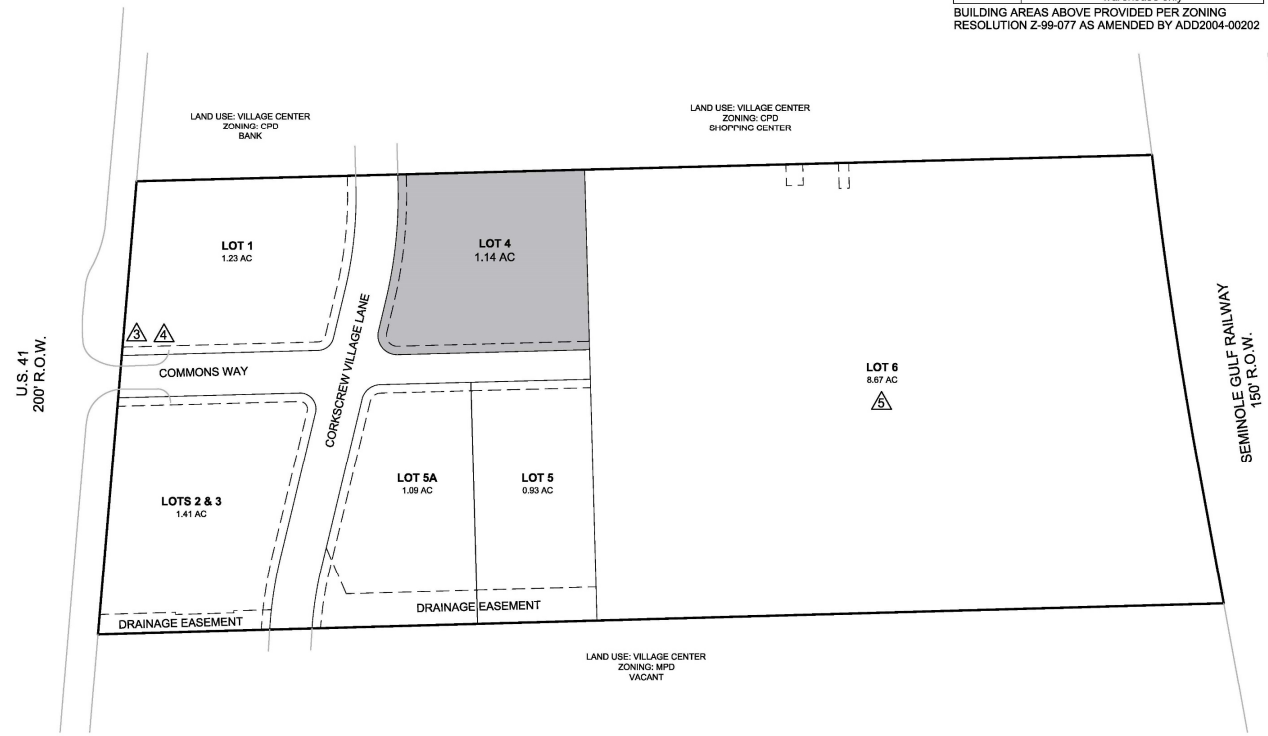


- LEGEND**
- SUBJECT PROPERTY
 - APPROVED DEVIATION

- NOTES:**
1. DEVIATIONS 3, 4 & 5 APPROVED PER ZONING RESOLUTION Z-99-07. REQUESTED DEVIATIONS 1 & 2 WERE WITHDRAWN.
 2. OPEN SPACE AND BUFFERING PROVIDED PER ZONING RESOLUTION Z-99-077 AS AMENDED BY ADD2004-00202.

SITE DATA	
Lot	Approved SQ FT
1	7,000
2	5,459
3	(existing at time of approval)
4	7,000
5A	9,740
5B	8,310
6	170,000 mini-warehouse OR 84,999 other approved uses OR 140,000 (without mini-warehouse use)
Total PUD	OR 205,000 if Lot 6 is developed with mini-warehouse only

BUILDING AREAS ABOVE PROVIDED PER ZONING RESOLUTION Z-99-077 AS AMENDED BY ADD2004-00202



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BROADWAY88, LLC

SOUTH ESTERO COMMERCIAL CENTER

NO.	DATE	REVISIONS DESCRIPTION

DATE: OCT 2019
 PROJECT NO.: 20192196-000
 FILE NO.: 38-48-26
 SCALE: AS SHOWN

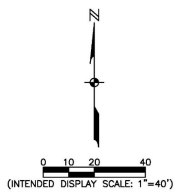
MCP

SHEET NUMBER
 1

Proposed Site Plan

Site Data

- ▶ Total Site Area: 1.14 acres
- ▶ Building Area: 6,996 s.f.
- ▶ Parking Required: 28 spaces
- ▶ Parking Provided: 33 spaces
- ▶ Open Space Required: 0.23 acres
- ▶ Open Space Provided: 0.51 acres

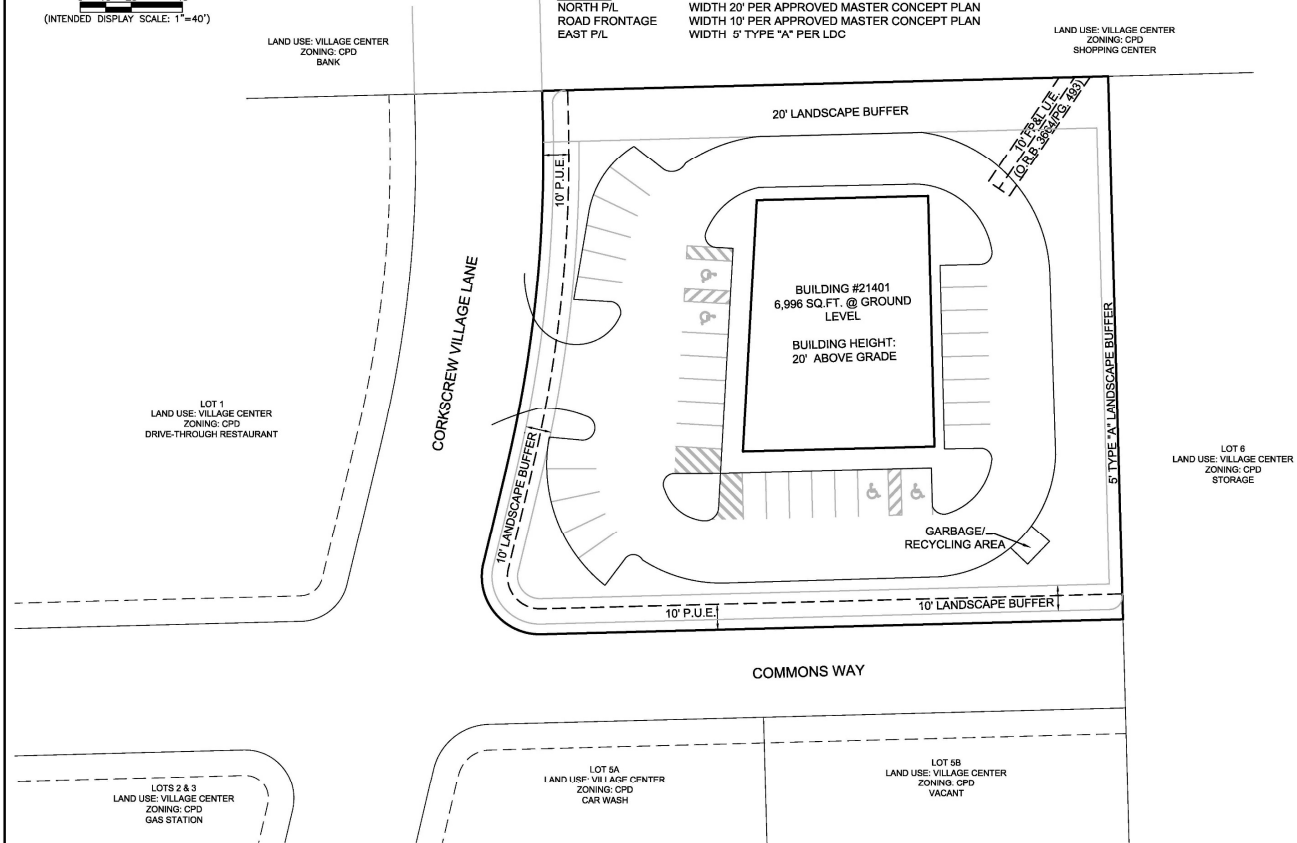


SITE DATA
 TOTAL SITE AREA: 1.14 ACRES
 EXISTING BUILDING AREA: 6,996 SQ. FT.
 MAXIMUM BUILDING HEIGHT: 20 FEET
 PARKING PROVIDED: 33 SPACES

OPEN SPACE CALCULATIONS
 REQUIRED: 1.14 ACRES X 20% = 0.23 ACRES
 OPEN SPACE PROVIDED 0.51 ACRES

ALL AREAS EXCLUDING BUILDING AND PAVEMENT

BUFFERS
 NORTH P/L WIDTH 20' PER APPROVED MASTER CONCEPT PLAN
 ROAD FRONTAGE WIDTH 10' PER APPROVED MASTER CONCEPT PLAN
 EAST P/L WIDTH 5' TYPE "A" PER LDC



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BROADWAY88, LLC

SOUTH ESTERO
 COMMERCIAL CENTER

NO.	DATE	REVISIONS

DATE: OCT 2019
 PROJECT NO.: 20192198-000
 FILE NO.: 33-48-25
 SCALE: AS SHOWN

PARCEL #4
 MCP

SHEET NUMBER

1

0:\2019\20192198-000\Planning\Parcel 4 - MCP\MCP Parcel 4 103119.dwg (MCP 11x17) MG Oct 31, 2019 - 11:00pm

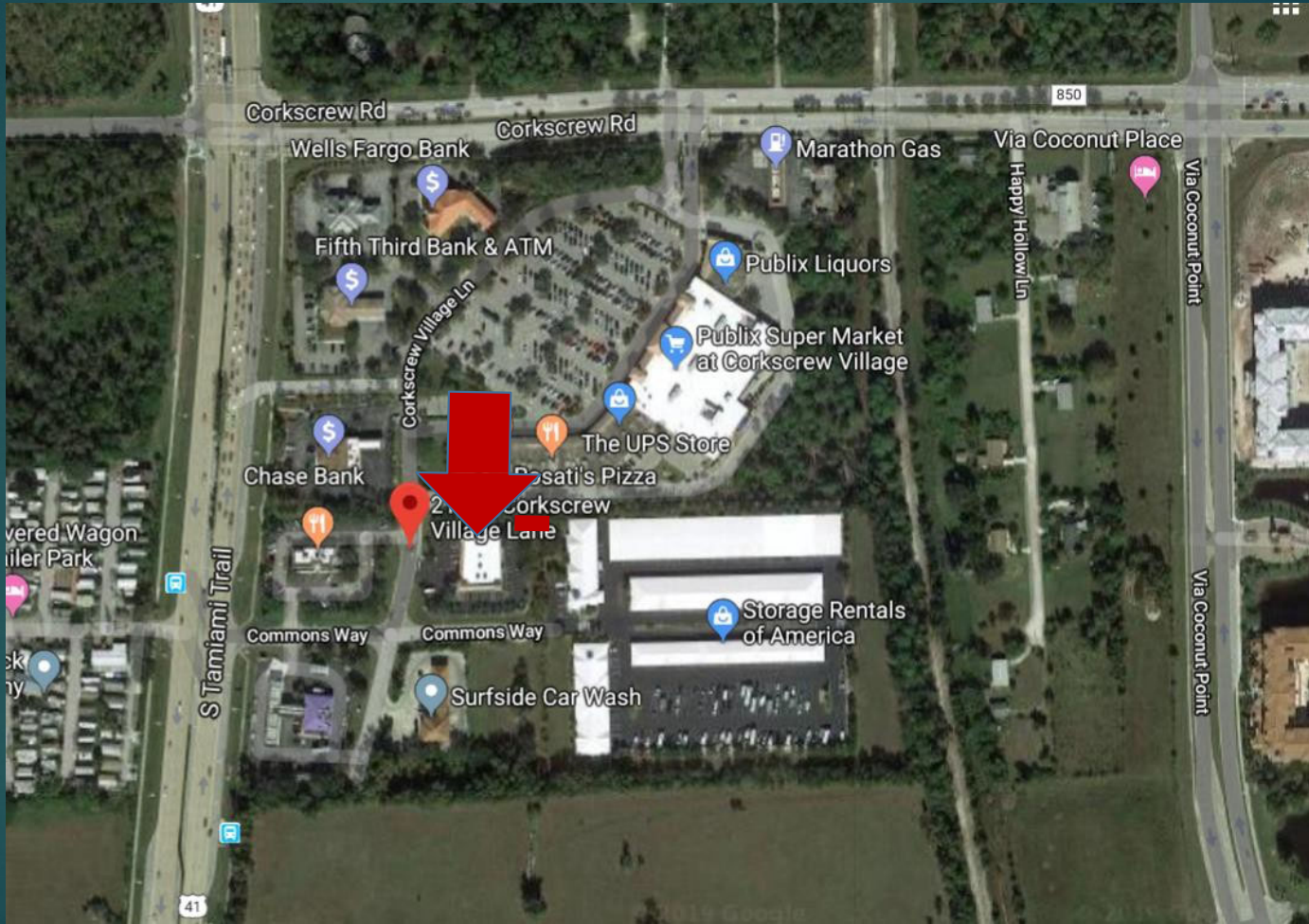
South Estero Center-Pattern Book



Property Location:

21404 Corkscrew Village Lane, Estero, FL 33928

Site Location



McHarris Planning and Design. 11338 Bonita Beach Road, Suite 103. Bonita Springs, Florida. 239.821.4999

Existing Surrounding Context



Existing Complementary Uses

The current mixture of uses is key to this development by providing uses that are complementary between the existing and/or future uses



Strip Center



Car Wash



Gas Station with Food



Fast Food



Vacant Land

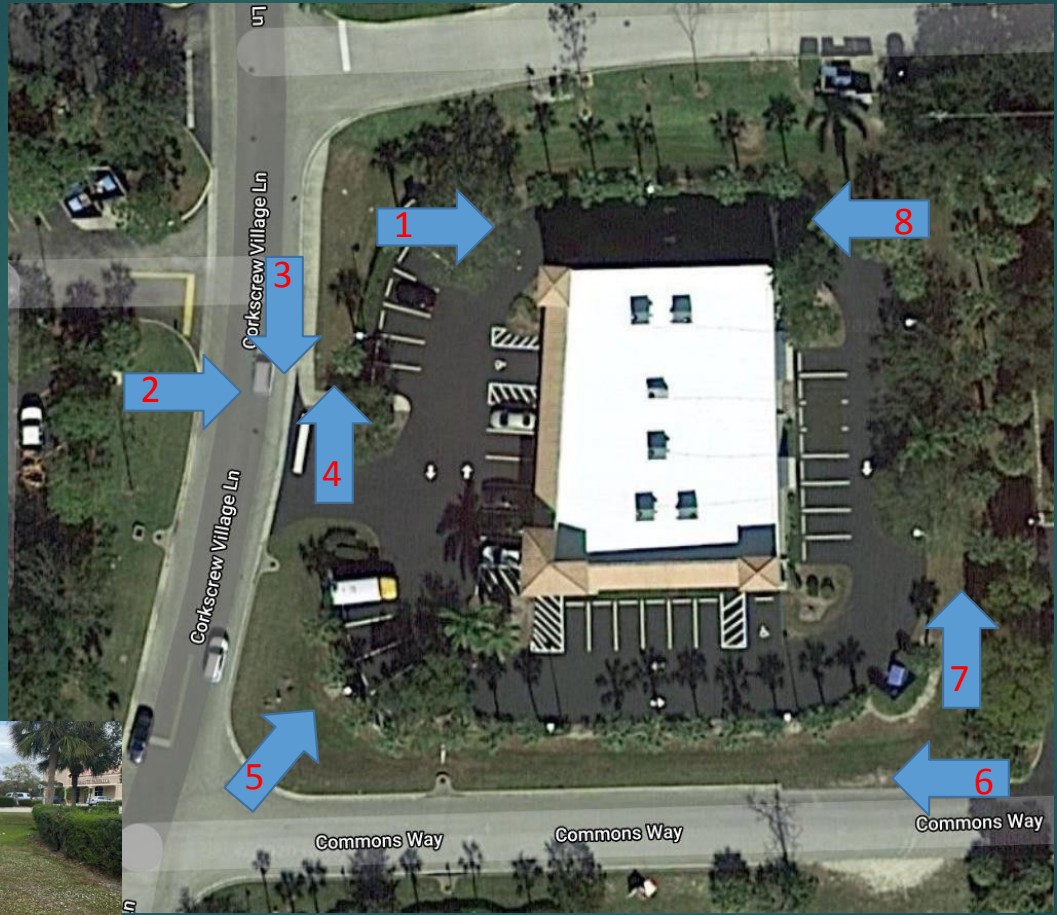
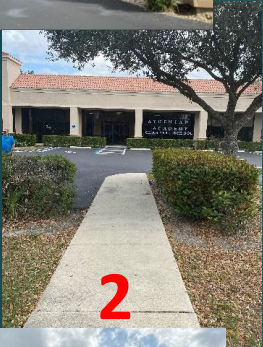


Bank

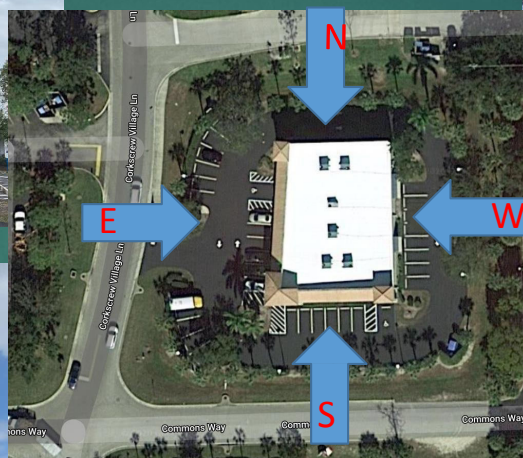


Storage Facility

Existing Site Conditions



Existing Building Conditions



Design Concept

Mediterranean/Spanish Revival is a design style introduced in the United States in the waning nineteenth century variously incorporating references from Spanish Renaissance, Spanish Colonial, Beaux-Arts, Italian Renaissance, Arabic Andalusian architecture, and Venetian Gothic architecture.

This movement has drawn heavily from the Spanish influences of the early American colonization from Spain. the style thus has historical reference to the expanding communities throughout Florida and California.



McHarris Planning and Design. 11338 Bonita Beach Road, Suite 103, Bonita Springs, Florida. 239.821.4999

Design Standards

Typical Elements

1. Impression of height- by using towers
2. Light colored stucco exterior walls
3. Smooth and or textured stucco/siding
4. Prominent one story loggias
5. Pitched roofs
6. Barrel looking roof tiles
7. Simple massing
8. Simple lines
9. Hipped roofs with parapet walls
10. Earth tone Color
11. Decorative features like Medallions
12. Precast stone trim
13. Awnings
14. Exterior banding and or trim

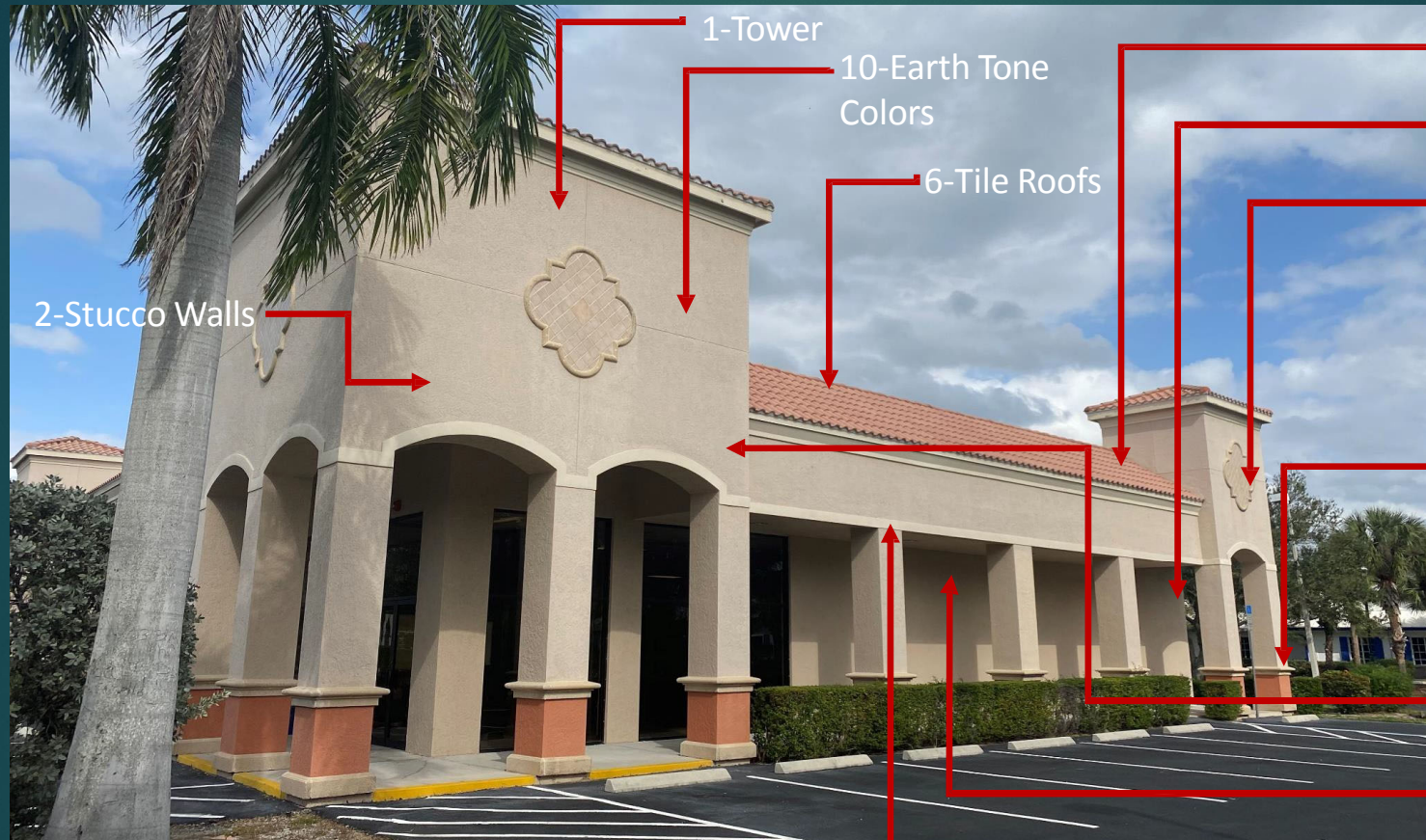


Building Composition and Design



East/Main Elevation

Building Composition and Design



1-Tower

10-Earth Tone Colors

6-Tile Roofs

2-Stucco Walls

5-Pitched Roofs

4-Loggia

11-Medallion

12-Precast

7 and 8
Simple lines and massing

4-Loggia

14-Baning/Trim

South Elevation

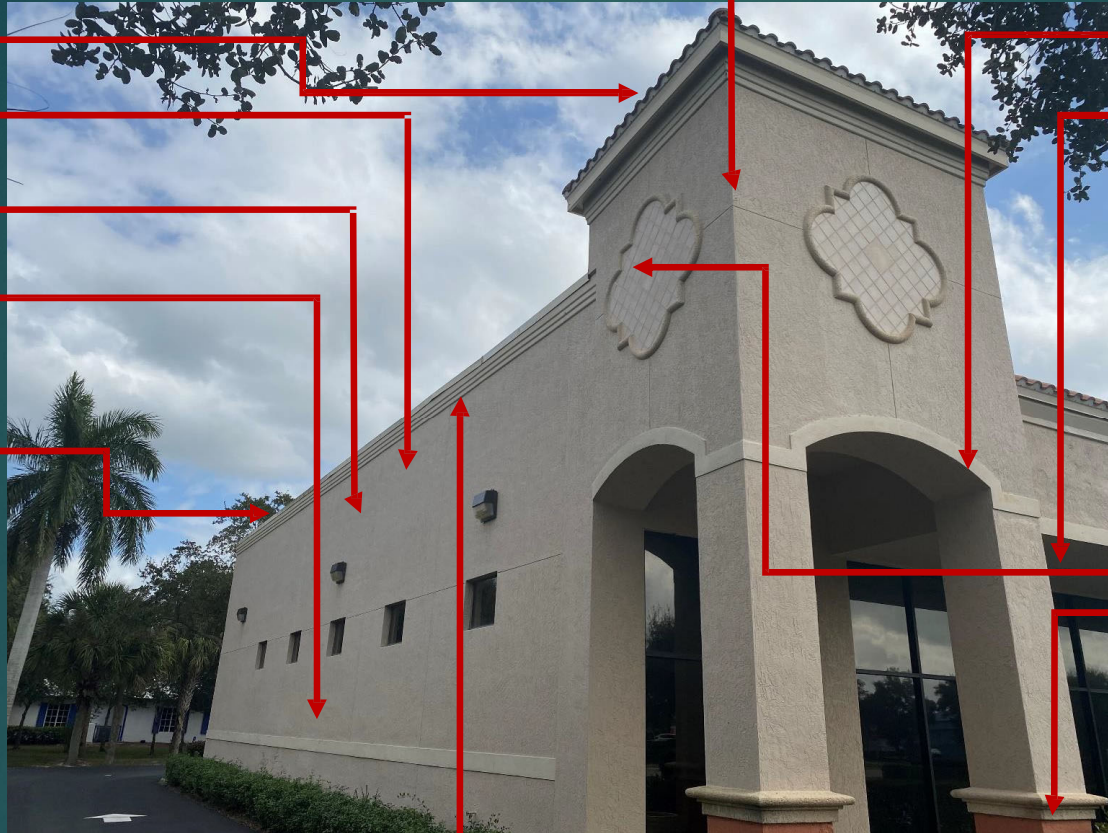
Building Composition and Design

6-Tile Roofs
10-Earth Tone
Colors

2-Stucco Walls

14-Banding/Trim

7 and 8
Simple lines
and massing



1-Tower

5-Pitched Roofs

4-Loggia

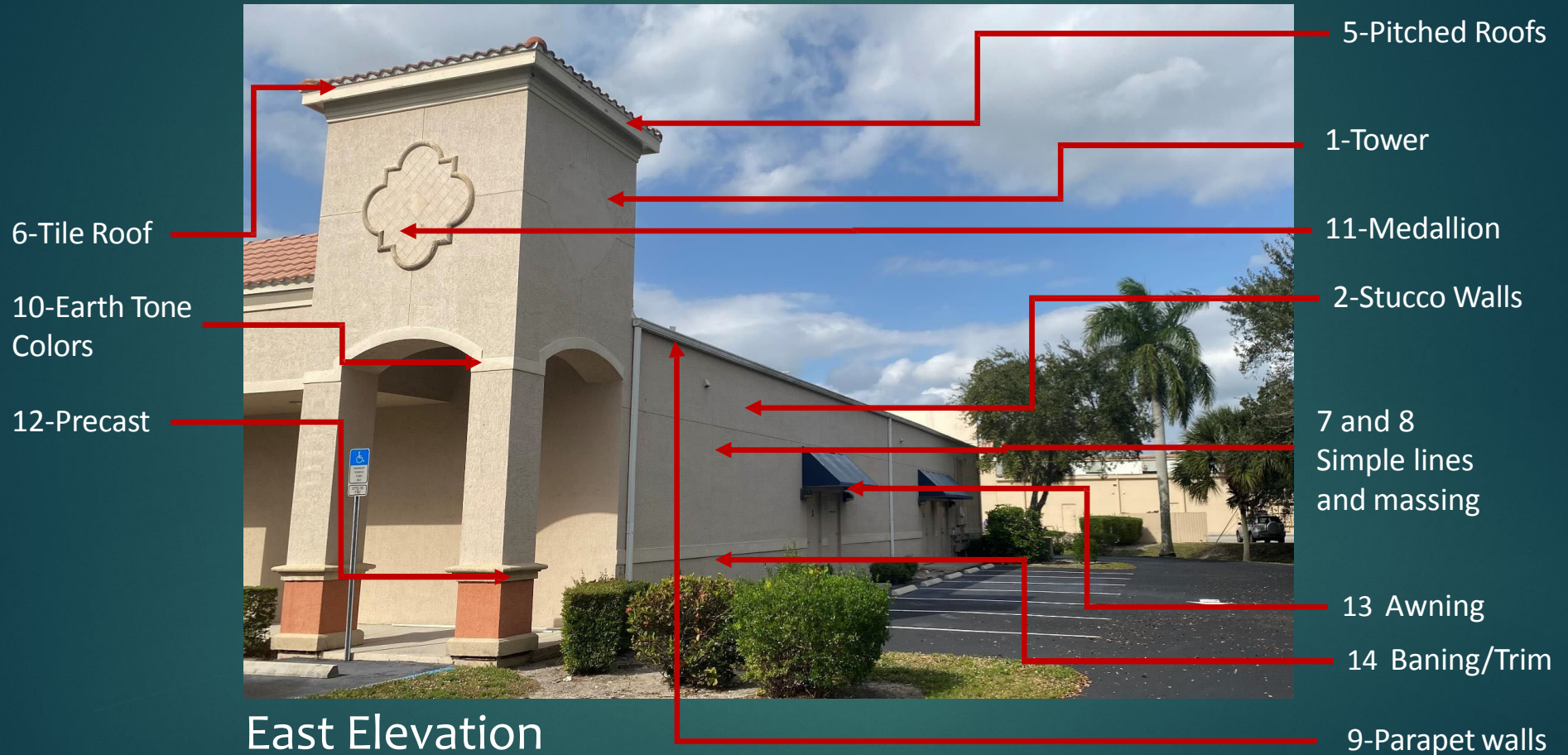
11-Medallion

12-Precast

North Elevation

9-Parapet walls

Building Composition and Design



Roof Design Standards

Roof Material

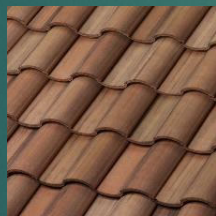
- *Barrel style tiles are required for all buildings in the project areas. Clay, concrete or simulated (metal) Barrel roof tiles may be allowed provided they match adjacent areas in similar color and look.*

Roof Colors

- *Roof colors are to be in the red/brown/Terracotta color ranges. Multi colored or flashed tiles are preferred. An earth-tone color palate roof tops give the buildings a warm, earthy, rustic look.*



Roof with "Flashing"



High Profile "S"



Multi-Colored



Single color



Metal Roof tile

Building Walls/Material Design Standards

Building Wall Material Elements

Texture

- *A variety of textures may be used in combination to create a more authentic look.*

Precast and insert tile

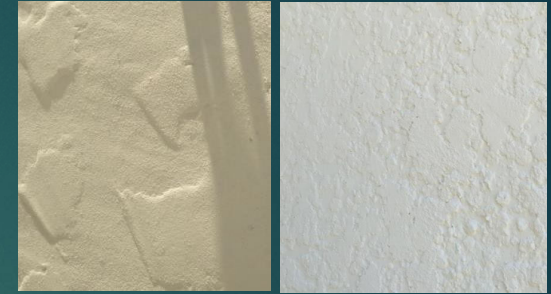
- *Precast may be used as an accent material in a design that is rusticated, not refined.*

Tile roof

- *Tile roofs can be used to define elements or be used to create textures to breakup large mass or stucco areas while providing a more traditional feel against the stucco.*

Composition

- *It is the organization, mixture, and artistic positioning of all the elements that create design excellence*



Stucco texture Examples



Stucco with precast trim



Stucco with trim accents



Stucco with Stone Accent

Colors/Material Design Standards

Existing Colors and Materials will stay the same or similar



McHarris Planning and Design. 11338 Bonita Beach Road. Suite 103. Bonita Springs. Florida. 239.821.4999

Material/Landscape Design Concept*



Royal Palm



Sable Palm



Live Oak



Red Tip Cocoplum

Any new landscaping will meet the current Village of Estero including native counts

Proposed Landscape Material

Trees and Palms (100% Native/Drought Tolerant)

Bucida buceras ~ Shady Lady Black Olive	12'-14' HT, 6' SPRD, 3.5" CAL
Quercus virginiana ~ Live Oak	12'-14' HT, 6' SPRD, 3.5" CAL
Pinus elliotii ~ Slash Pine	12'-14' HT, 6' SPRD, 3.5" CAL
Cordia ~ Orange Geiger	
Delonix regia ~ Royal Poinciana	12'-14' HT, 6' SPRD, 3.5" CAL
Roystonea regia ~ Royal Palm	12' min. CT, 8' CT next to path
Sabal palmetto ~ Sabal Palm	12' min. CT, 8' CT next to path
Ilex ~ Dahoon Holly	

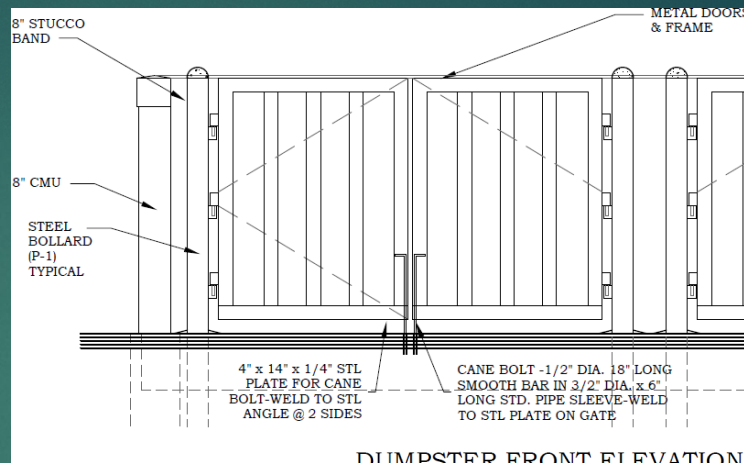
Shrubs and Groundcovers (100% Native/Drought Tolerant)

Chrysobalanus icaco 'Red Tip' ~ Red Tip Cocoplum	36" HT after 1 year
Muhlenbergia capillaris ~ Muhly Grass	36" HT after 1 year
Hamelia patens ~ Firebush	36" HT after 1 year
Tripsacum dactyloides ~ Fakahatchee Grass	36" HT after 1 year
Duranta erecta ~ Golden Dewdrop	36" HT after 1 year
Viburnum obovatum ~ Walter's Viburnum	36" HT after 1 year
Callicarpa americana ~ American Beautyberry	36" HT after 1 year
Zamia pumila ~ Coontie	36" HT after 1 year
Psychotria nervosa ~ Wild Coffee	36" HT after 1 year
Spartina bakerii ~ Cordgrass	36" HT after 1 year

Light Poles and Dumpster Enclosures

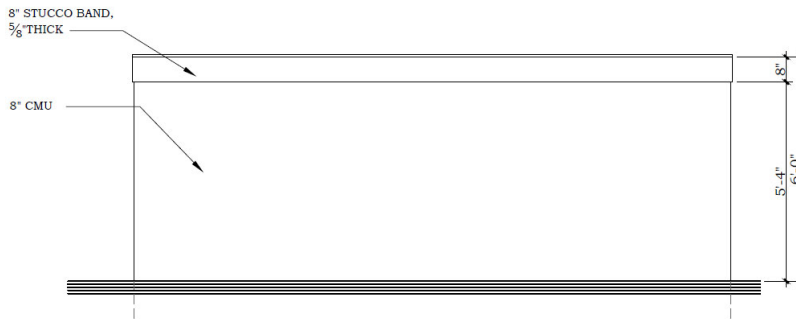


Existing Light Pole



DUMPSTER FRONT ELEVATION

SCALE: 3/8" = 1'-0"



DUMPSTER SIDE ELEVATION

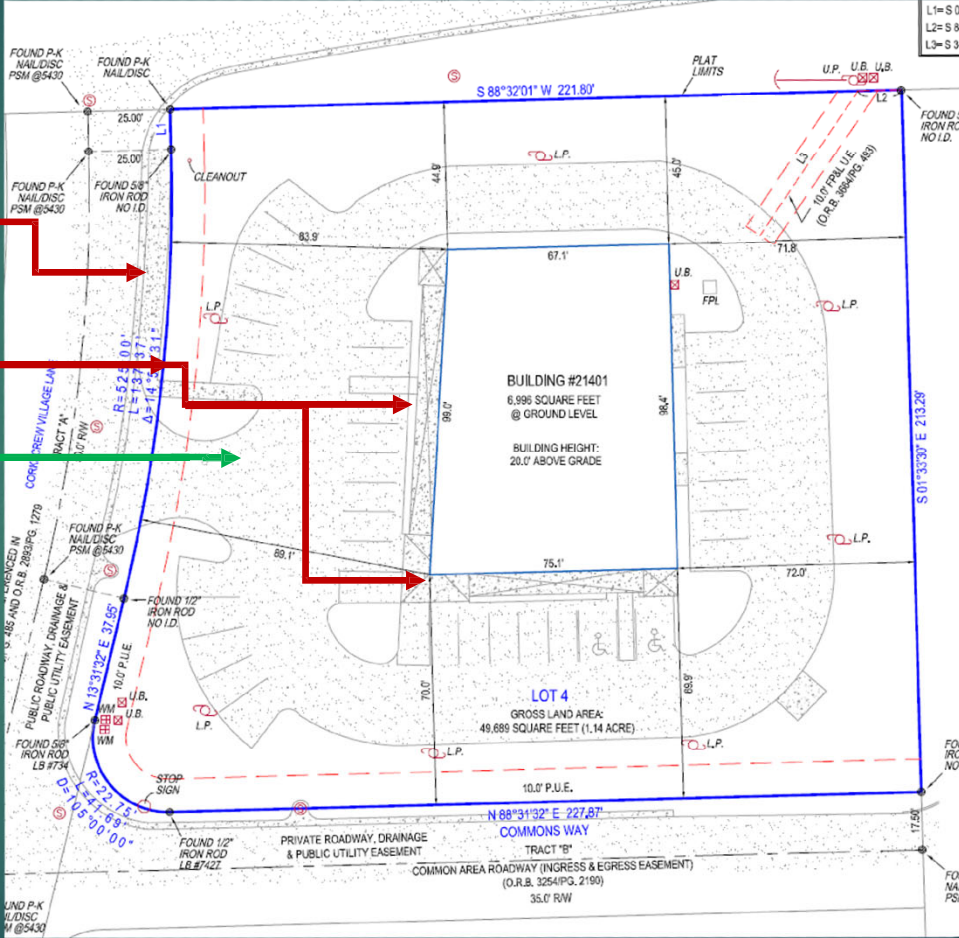
SCALE: 3/8" = 1'-0"

Interconnectivity Standards

South Estero Center is a vehicular and pedestrian-friendly mixed-use community. This requires a planned access and sidewalks. Each element within the project will have interconnectivity between each other and when possible extend beyond the community (see attached diagram showing interconnectivity).

Existing sidewalk/
Interconnectivity

Existing Vehicular
Interconnectivity



Comprehensive Plan Compliance

The proposed request to amend the South Estero Commercial Center CPD to include medical offices as an allowable use on Lot 4 is appropriate for the following reasons:

- ▶ The amendment is consistent with the applicable Comprehensive Plan policies for the Village Center Future Land Use Category and Commercial Development Form.
- ▶ The amendment is consistent with applicable zoning and development order approvals and will not alter the approved Master Concept Plan or the existing development of the site.
- ▶ The proposed use is compatible with existing commercial development in the surrounding area and will generate less traffic than previous uses.

Questions and Comments