

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

Estero Town Commons Drive
(Exist. 55' Private R/W)

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

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

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

Estero Town Commons
(Commercial Subdivision)



Architect

SGA Design Group

Robert V. Klemple, AIA, NCARB

Associate Principal

Estero Town Commons ARCHITECTURAL CONTEXT

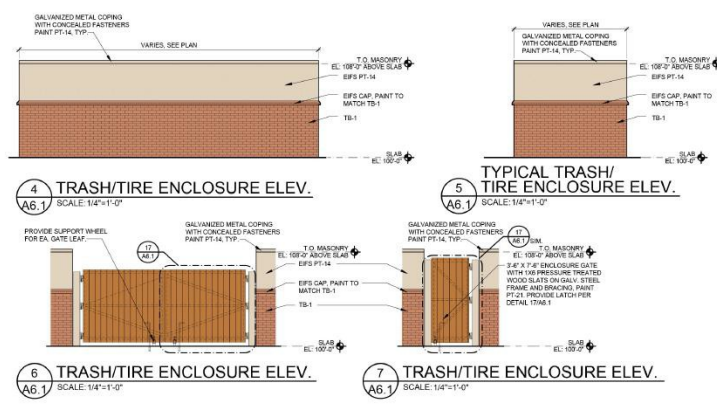
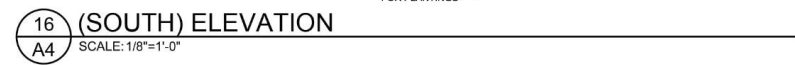
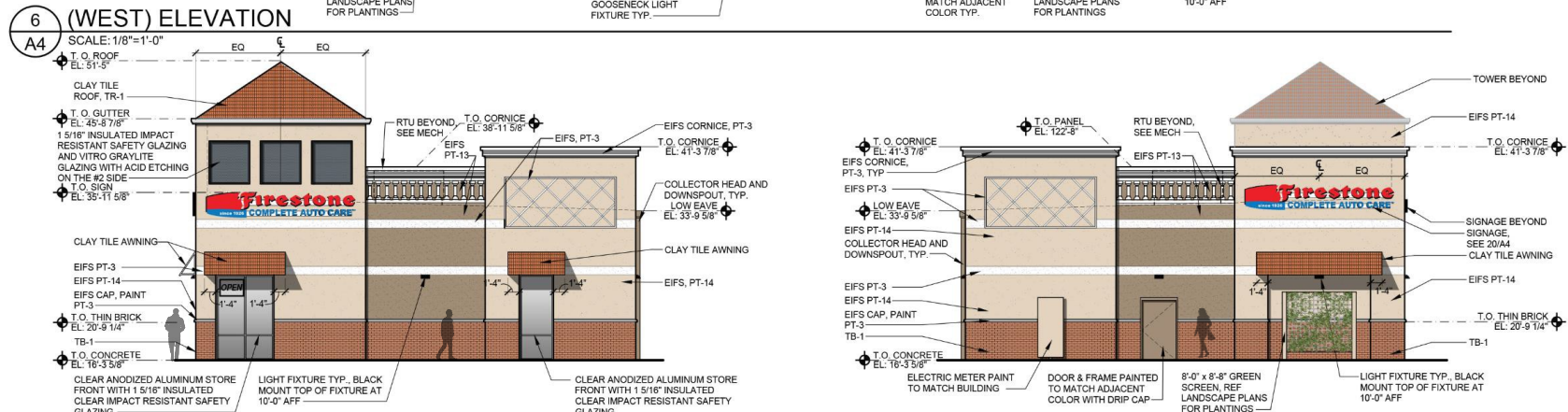
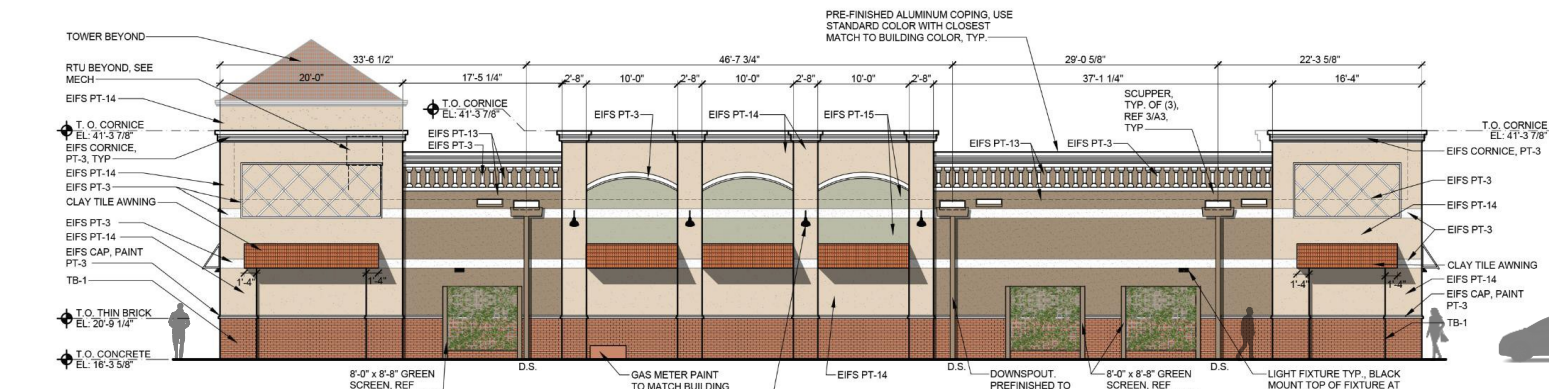
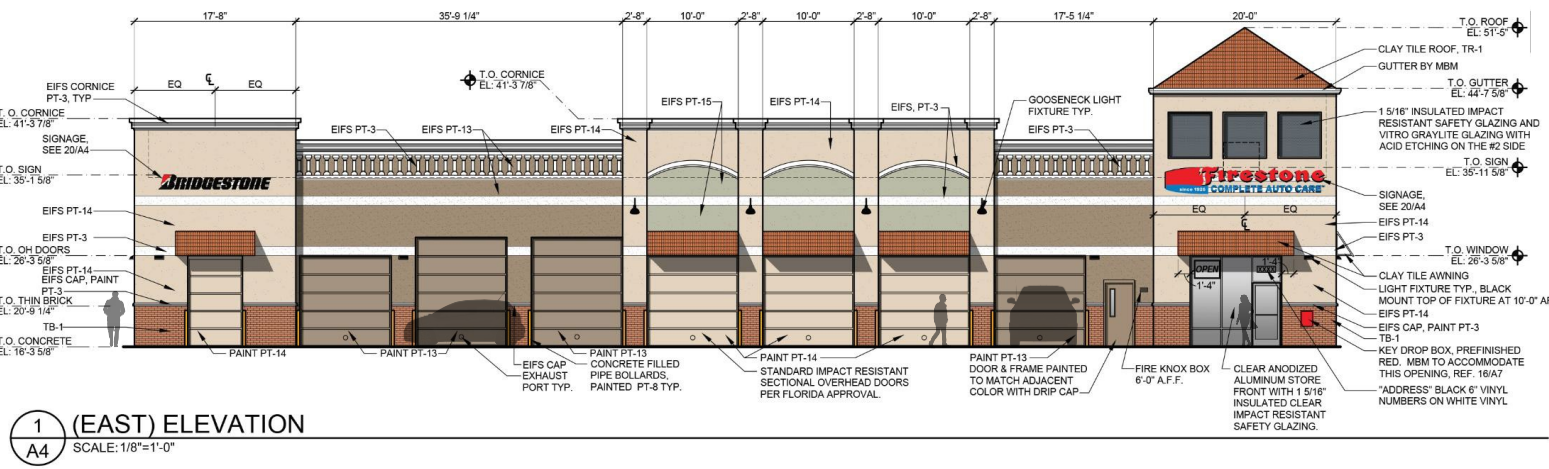


Consistent and Compatible with:

- LDC Code Section 33-227
- LDC Code Section 33-228
- LDC Code Section 33-330
- LDC Code Section 33-334
- LDC Code Section 33-337
- LDC Code Section 33-115
- LDC Code Section 33-116
- Zoning Resolution Z-03-032



greenscreen





Firestone
COMPLETE AUTO CARE
since 1926

BRIDGESTONE





Firestone
COMPLETE AUTO CARE

BRIDGESTONE









Firestone
COMPLETE AUTO CARE
since 1926











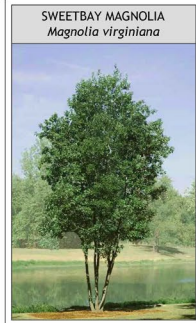
Landscape Architect

Landesco

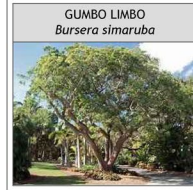
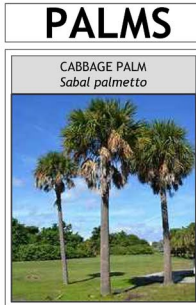
David K. Kulsveen, PLA

Principal Landscape Architect

TREES



SHRUBS



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

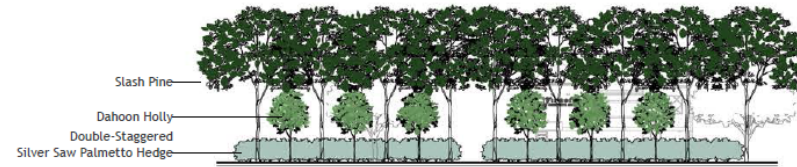


NORTH

175.56 LF / Commercial - ROW (Corkscrew Rd.)

Proposed Plants

- (6) Dahoon Holly
- (9) Slash Pine
- (117) Silver Saw Palmetto



EAST

286.80 LF / Commercial - Commercial

Proposed Plants

- (5) Dahoon Holly
- (7) Slash Pine

Other Plants Shown

Seagrape



SOUTH

223.21 LF / Commercial - Commercial

Proposed Plants

- (5) Seagrape
- (2) Slash Pine
- (2) Gumbo Limbo

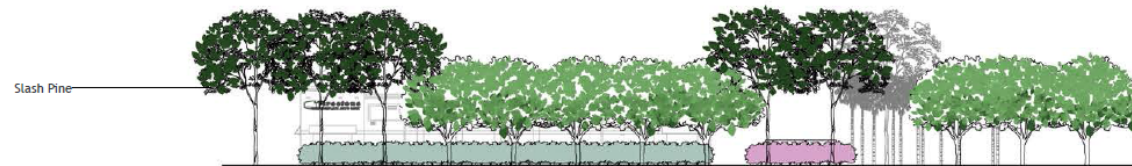


WEST

283.90 LF / Commercial - Commercial

Proposed Plants

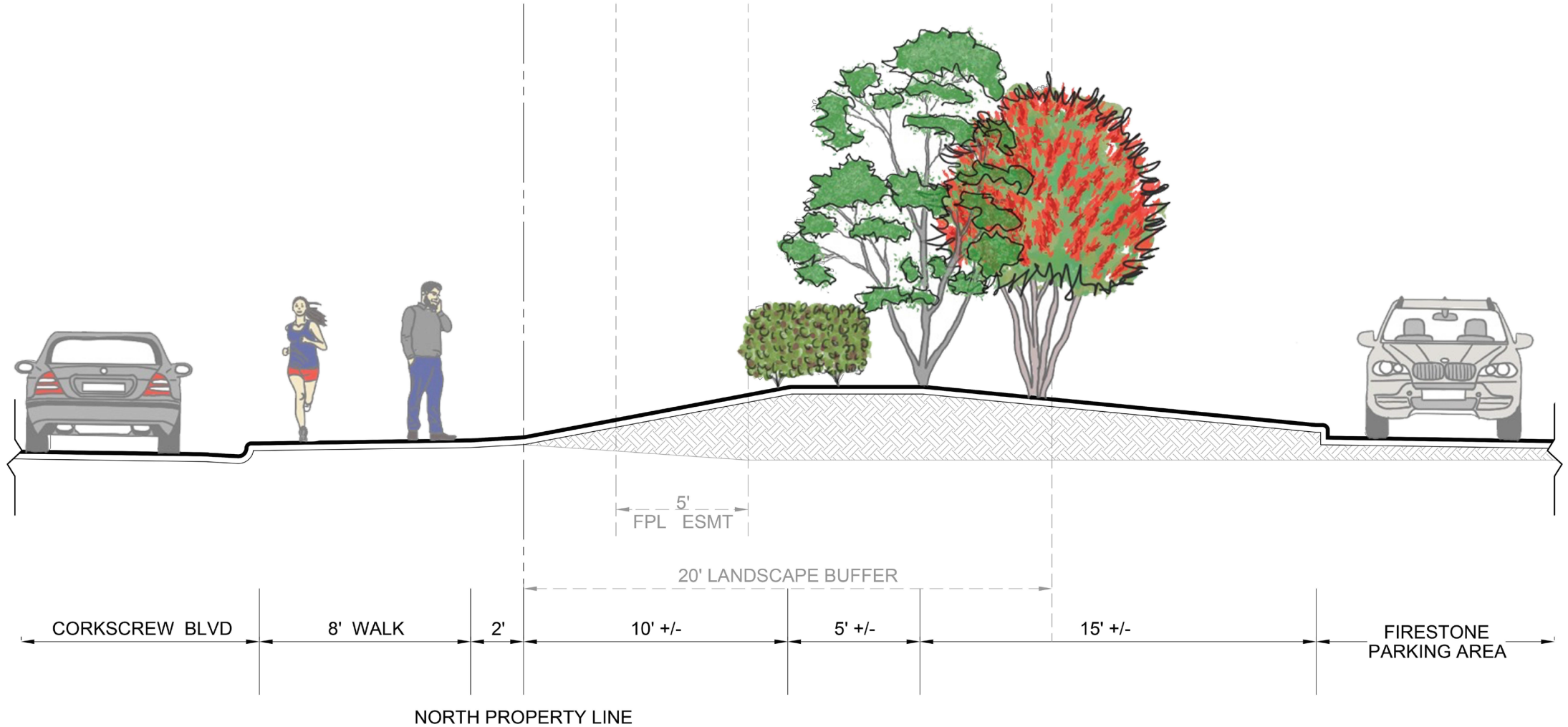
- (4) Slash Pine
- (18) Gumbo Limbo



CORKSCREW CROSS SECTION

(VIEW OF CROSS SECTION A-A)

N.T.S.





Landscaping Rear View looking West

Need Updated Exhibit with Green Screen









Firestone

Laura Wilson

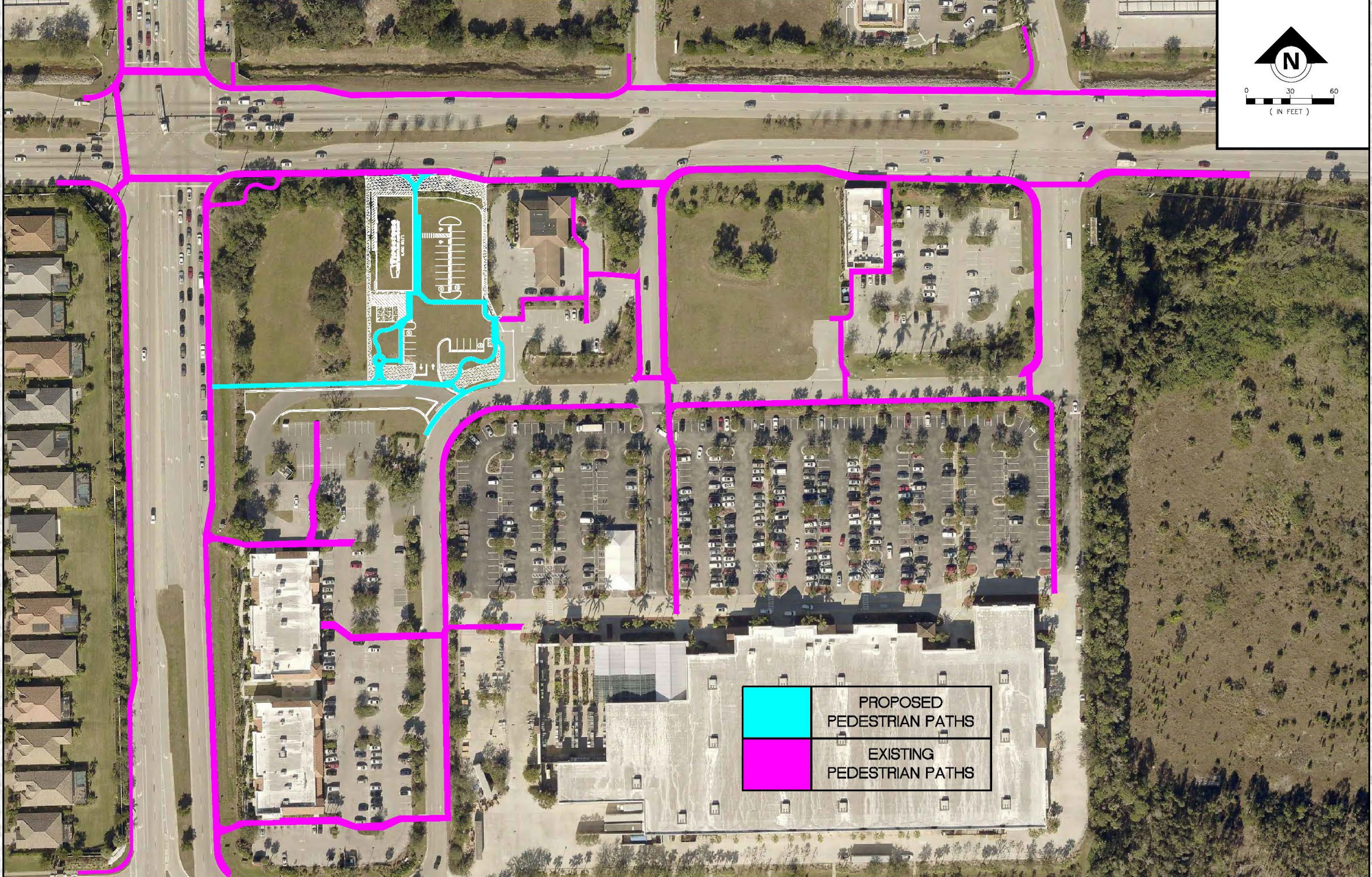
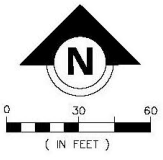
New Store Development Manager
Bridgestone (Firestone/TiresPlus)

Shopping Center

Kite Realty Group

Doug Kite, P.E.

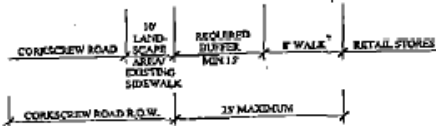
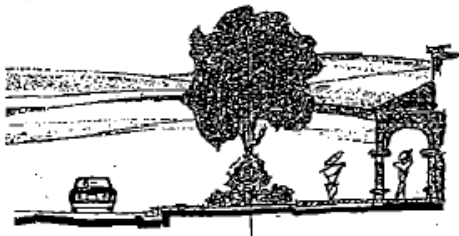
Senior Director of Development Services



	PROPOSED PEDESTRIAN PATHS
	EXISTING PEDESTRIAN PATHS

STRAP NUMBERS

29-46-25-60-00001 Road
29-46-25-60-00002 Drive



SECTION - N.T.S.

RETAIL VILLAGE AND CORKSCREW ROAD

Removal of existing 6' walk and addition of proposed 6' walk is dependent upon Lee Co. D.O.T. permitting / approval and resulting potential utility conflicts.

SITE DEVELOPMENT NOTES

- The master concept plan is general in nature and may be modified to reflect environmental conditions, assessments, 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 adjustments.
- Final construction may be modified slightly 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. 1st, 2003
Case No.: DC12002 - 00071

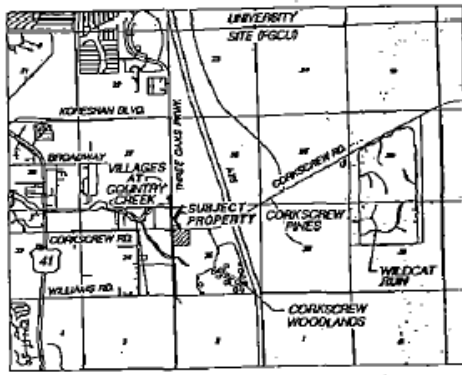
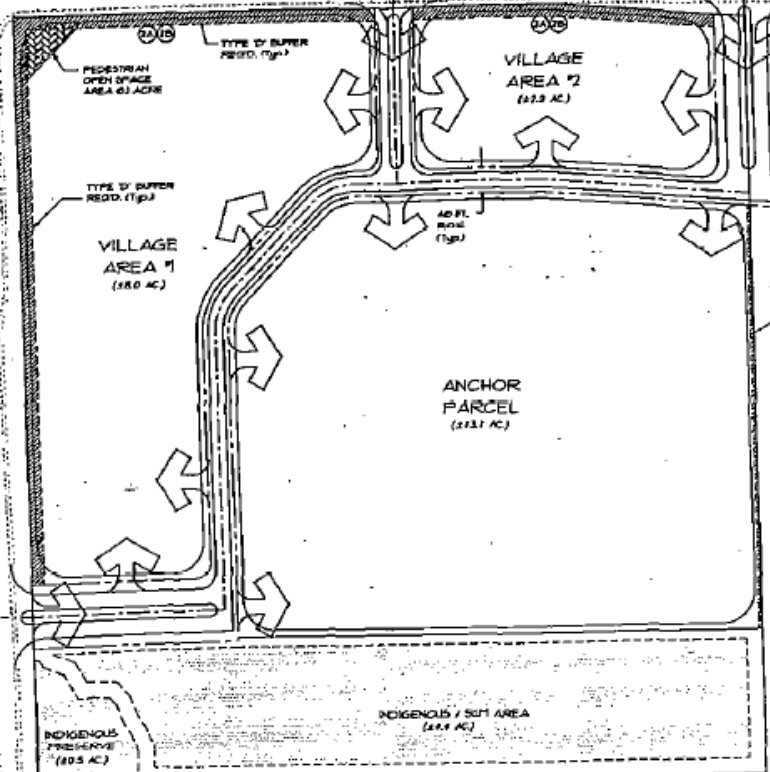
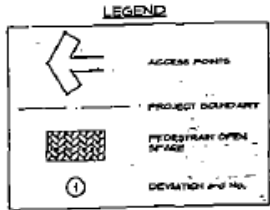
NOTE:
The Access Points, Turning Movements and Median Openings depicted on the Master Concept Plan are not sealed.

(VACANT) CORKSCREW ROAD (R.O.W. 150' +/-)

ACCESS POINT #3 (15' R.O.W. Subject to Delegation to) ACCESS POINT #4 (FULL TURNING MOVEMENT)



SCALE: 1" = 100'



SITE LOCATION MAP

LAND USE SUMMARY / OPEN SPACE REQUIREMENTS

PARCEL	LAND USE	PERMITTED USE	EST. ACRES	REQUIRED OPEN SPACE	PROV. OPEN SPACE	INDIGENOUS REQUIREMENT	INDIGENOUS PROVIDED
VILLAGE AREA #1	COMMERCIAL	65,500 SF	1.80	-	1.13 (65%)	-	-
VILLAGE AREA #2	COMMERCIAL	72,000 SF	2.05	-	1.34 (65%)	-	-
ANCHOR PARCEL	COMMERCIAL	10,000 SF	0.28	-	0.30 (75%)	-	-
PEDESTRIAN OPEN SPACE AREA	N/A	N/A	0.03	-	0.03	-	-
INDIGENOUS / SUPP AREA	N/A	N/A	0.13	-	0.13	0.43	0.43
GREEN AREA	N/A	N/A	0.13	-	0.13	-	-
ROAD / EASEMENTS	N/A	N/A	0.21	-	-	-	-
TOTAL			38,000	1.36%	3.09 AC	0.43	0.43

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

LAND USE AND DEVELOPMENT PROGRAM SUMMARY

PERMITTED USES	DEVELOPMENT PROGRAM
COMMERCIAL	Intensity
RESIDENTIAL	Phasing

RECEIVED
NOV 24 2002
ZONING

Vanasse Daylor
Professional Engineer
201 Brickell Ave.
Suite 400
Miami, FL 33131-2812
Phone: 305-371-1100
Fax: 305-371-1101
www.vanasse.com

Estero Town Center CPD-E2007
Master Concept Plan

PRINTED
NOV 25 2002

Sheet No. 1 of 1

EXHIBIT C



PROPOSED IMPROVEMENTS

THE NEW COMPOSITE WOOD DECKING MATERIAL

CURTAIN FURNISHING AND CONNECTION

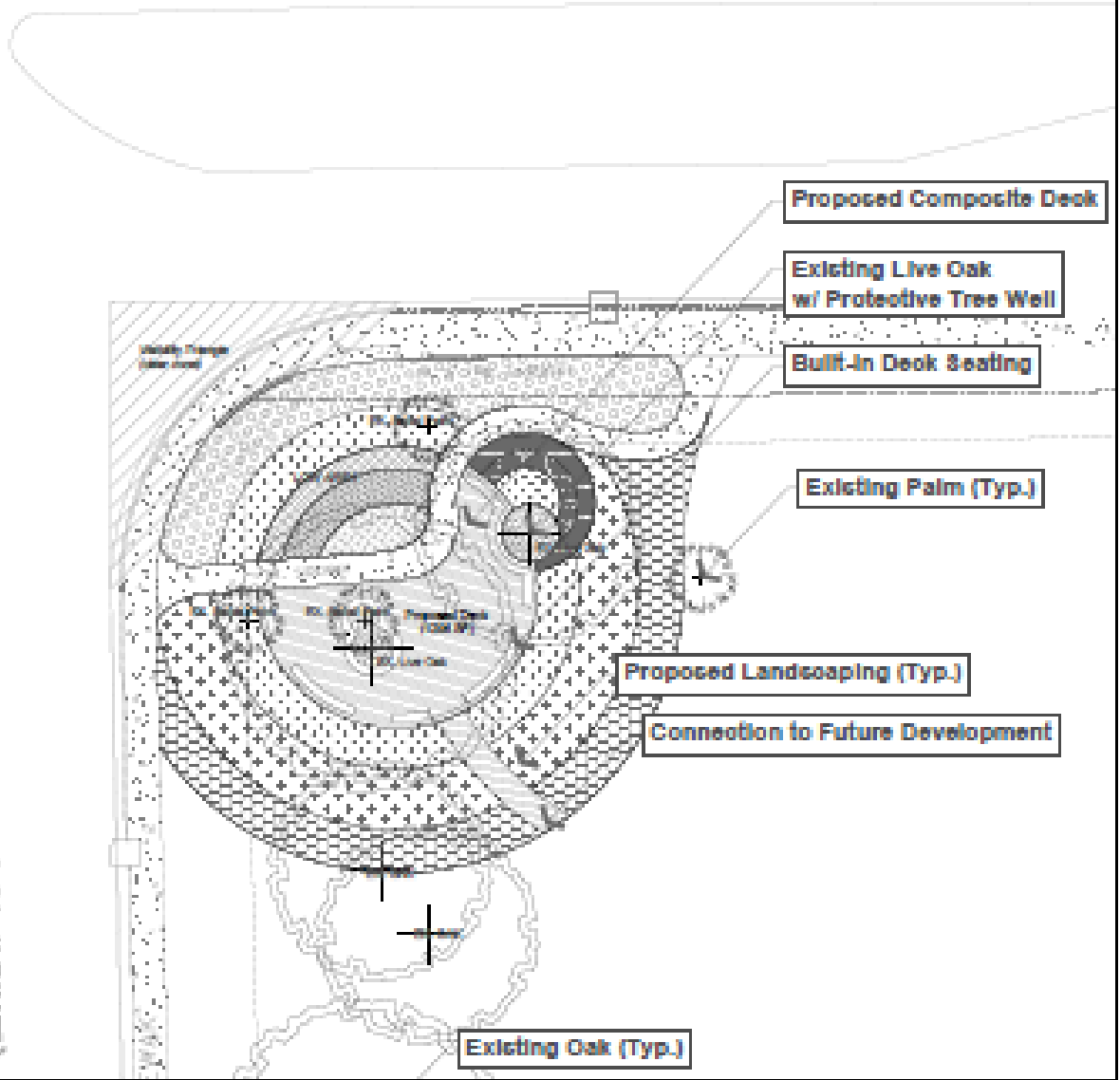
PROTECTIVE TREE WELLS TO ACCOMMODATE EXISTING LIVE OAK TREES

Corkscrew Road

(Exist. 150' Arterial Public R/W)

Three Oaks Parkway

(Exist. 150' Arterial Public R/W)



Prepared by:

 L&L Landscape Architecture
 13107 Sandy Beach Circle
 Boca Raton, FL 33433
 Tel: 561.991.1188
 Email: info@lala.com

Client:

 Digitally approved by Council of
 Boca Raton, FL 33433
 Date: 02/11/2020
 Project No:
 Revision No:
 Revision Description:
 Revision Date:

Approved by:
 CITY HEALTH GROUP
 6000 N. University Blvd.
 Boca Raton, FL 33433

Professional Design:
 Pedestrian
 Assembly
 - Site Layout -

DATE: 04.05.2020
SCALE: 1/8" = 1'-0"
DRAWN BY: [Name]
CHECKED BY: [Name]

REVISION NO.	DATE	DESCRIPTION

Scale: 1/8" = 1'-0"
L 1.0

Q. Grady Minor and Associates, P.A.
Wayne Arnold
Director of Planning

Case Number: DCI2019-E005

Firestone – Estero Town Center CPD, a Portion of Tract A

December 2, 2020 Village of Estero Council Meeting

Policy 1.2.1

- **Testimony by Applicant experts demonstrates consistency with the VOE Comprehensive Plan**
 - **FLU Policy 1.2.1 Future Land Use Categories provides standards for mixed use or single use commercial development in the Transitional Mixed-Use Category**

Transitional Mixed Use *	Regional, community, neighborhood and minor commercial, hotel and office	Up to 1 million s.f. Per FLU-1.5	Mixed use or single use commercial allowed subject to compatibility standards and public hearing]
	Residential	1 – 6 du / gross residential acre	
	Horizontal mixed use	1 FAR for non-residential uses 1 – 6 du / gross residential acre	
	Integrated horizontal mixed use with placemaking	1 FAR for non-residential uses 1 – 10 du / gross residential acre, bonus up to 14	
	Vertical mixed use	1 FAR for non-residential uses 1 – 16 du / gross acre including non-residential land, bonus up to 20	

Policy 1.2.8 Transitional Mixed Use

- **FLU Policy 1.2.8 Transitional Mixed Use provides for single use commercial development and does not require mixed use.**

Transitional Mixed Use Category Development Types, Density and Intensity			
Development Types	Max. Standard Density **	Max. Bonus Density	Max. Intensity
<p>Single use* & Horizontal mixed use* subject to compatibility standards</p> <p>*not allowed for substantial changes to existing approvals (10% or more increase to approved density or intensity)</p>	1 du/ acre – 6 du/acre based on gross residential acreage for horizontal mixed use projects	n/a	1 FAR; and Neighborhood, community or regional scale commercial per FLU-1.5
Integrated horizontal mixed use subject to compatibility standards	1 du/acre – 10 du/acre based on gross residential acreage	Up to 14 du/acre based on gross	1 FAR; and Neighborhood, community or regional

Policy 1.2.8

- *Characterized by existing or emerging developments: This is existing.*
- *Where the village's largest and most intense commercial developments are or will be located.*
- *These areas were typically designated urban community, suburban, or General Interchange.*
- *The policy points out that Broadway and 41, Coconut Point, and the interchange areas are the primary areas in this category.*

Objective 1.5 & Policy 1.5.1, Poly 1.9 and Policy 1.10.3

- *FLU Objective 1.5 and Policy 1.5.1 provide location standards for commercial development and support community and regional level commercial at this location, consistent with existing and proposed use.*
- *FLU Policy 1.9 encourages mixed use development patterns but does not require it. Existing PD is 90% developed and a residential product on a 1 acre outparcel is not a compatible or complementary use.*
- *FLU Policy 1.10.3 encourages interconnections and this PD provides vehicular interconnection to the west (future signalized intersection) and pedestrian interconnections to the north and east.*

FLU 1.10.1

- *FLU 1.10.1 Commercial Development Form*
 - *Well planned commercial development*
 - *Existing Pattern Book (design guidelines)*
 - *Interconnectivity and public spaces provided*
 - *Screening and buffering plan provided*
 - *Adequate infrastructure in place*
 - *No impact to adjacent land uses*
 - *Proximity to other similar centers*
 - *No environmental issues*

FLU 1.10.2 & 1.10.3

- ***FLU 1.10.2 Commercial Development Standards***
 - ***Visual screening provided***
 - ***Reduces dependence on automobile by providing pedestrian connections internally and externally to the site.***
 - ***Joint access is provided internal to the PD***
 - ***No external impacts***
 - ***No natural resource impacts***
 - ***Development design techniques required in pattern book i.e. lighting, signs and landscaping***
 - ***Conditions limiting size and use have been provided.***

- ***FLU Policy 1.10.3 Encourages interconnection between commercial developments.***

Planning Community Regulations

Sec. 33-51. Purpose and intent.

The purpose of this division is to create standards for growth in the Estero Planning Community (see map in Appendix I), described in Goal 19 of the Lee County Comprehensive Plan. Specific high growth corridors may be designated as overlay districts subject to the provisions of this subdivision. The policies contained within this article are intended to encourage mixed-use developments, interconnectivity, pedestrian activity, and to achieve and maintain a unique, unified and pleasing aesthetic/visual quality in landscaping, architecture, signage. The standards in Article II apply to all commercial, religious, institutional, and mixed use buildings within the Estero Community, except where the authority of a separate political jurisdiction supercedes county authority.

Sec. 33-402. Intent. The Corkscrew Road and Sandy Lane districts will be developed as the Estero Planning Community's Main Street, a corridor of architecturally appealing and attractively landscaped retail, office, residential and institutional developments that cater to the needs of the community. These districts are depicted in Appendix I, Map 1.

Conclusion

- Proposed PD Amendment is consistent with the Estero Comprehensive *Plan*
- Proposed PD Amendment is consistent with the Corkscrew Road Overlay *in Chapter 33*
- Proposed tire center use is compatible and complementary to *surrounding properties*
- A single outparcel to a regional commercial center will not ever be *developed as a residential use*