



[www.Estero-fl.gov](http://www.Estero-fl.gov)

**COVID-19 NOTICE:**

The March 16, 2021 Village Planning and Zoning Board Meeting will be conducted physically in Council Chambers at Village Hall, 9401 Corkscrew Palms Circle, with an opportunity to participate virtually. The meeting will be broadcast live via the Village of Estero website link: <https://estero-fl.gov/council/watch-meetings-online/>. Access in Council Chambers will be limited in order to comply with the safety instructions relating to COVID-19. Please see page 2 of this agenda for further information and instructions for public participation.

**AGENDA**

**PLANNING AND ZONING BOARD**

**9401 Corkscrew Palms Circle, Estero, Florida**

**March 16, 2021**

**5:30 P.M.**

*Planning & Zoning Board: Chairman - Scotty Wood; Vice Chairman – Marlene Naratil; Tim Allen; Anthony Gargano; James Tatoes; John Yarbrough*

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. APPROVAL OF AGENDA**
- 5. BUSINESS**

Items on the agenda are generally treated in sequential order, and due to the length of the agenda any or all of the items listed for discussion may be rescheduled to a later date for consideration. **The public will have an opportunity to speak during each agenda item; each individual has one opportunity to speak for five minutes per agenda item.**

**(a) Consent Agenda**

- (1) Approval of December 1 meeting minutes.**

**(b) Public Hearing**

- (1) Joe’s Fresh Catch – 2COP (District 6) (COP2021-E001)  
23050 Via Villagio, Unit 113, Coconut Point Mall, located between Five Guys and Moe’s Southwest Grill, and previously occupied by Subway.
- *Joe’s Fresh Catch seafood market/café is requesting approval for consumption on premises of alcoholic beverages (2COP) for the café and outdoor seating area.*
  - *The Planning and Zoning Board will make a decision on this case.*

**(c) Public Information Meetings**

- (1) AT&T Cell Tower (District 1) (SEZ2020-E0101 and VAR2020-E001)  
3231 Coconut Road, located on the property of Bonita Springs #2753 Benevolent and Protective Order of Elks, west of US 41 and south of Coconut Road.

Review Special Exception request in CS Zoning District to allow a wireless telecommunications facility; and variance to allow the construction of a 150-foot monopole 103 feet from the southern property line instead of the required 150-foot setback.

- (2) The Grove - University Highlands (District 5)  
6.3± acre vacant parcel located on the west side of Ben Hill Griffin Parkway, south of Cube Smart Self Storage and adjacent to Tidewater.

Rezoning to allow outdoor consumption of alcohol in restaurant/bar area, outdoor “food court” area, hotel/motel and/or retail uses.

**6. PUBLIC INPUT (Each individual will be given five minutes to speak)**

**7. BOARD COMMUNICATIONS**

- (a) Next meeting – Training Session; date to be determined**

**8. ADJOURN**

**COVID-19 INFORMATION AND INSTRUCTIONS**

**To view and/or participate in the Planning and Zoning Board Meeting, the following options are available:**

- 1) View the meeting online, but not participate: You may watch the meeting via the Village of Estero website link: <https://estero-fl.gov/council/watch-meetings-online/>.
- 2) View the meeting online as indicated above and provide public comment during the meeting by utilizing the eComment Card on the Village website: <https://estero-fl.gov/ecomment-cards/>. Please fill out all required information. Comments received during the agenda item being discussed will be read into the record.

- 3) Council Chambers will be open to the public during the meeting, in accordance with social distancing orders. Participants are recommended to wear their own-supplied mask.

For additional information or for special assistance prior to the meeting, please contact Carol Sacco, Village Clerk at, [sacco@estero-fl.gov](mailto:sacco@estero-fl.gov) or 239-221-5035.

If you desire to address the Council, please complete a Public Comment Card located on the table in the lobby and return it to the Clerk. Citizens desiring to speak must step up to the podium, state their full name and address and/or whom he or she represents.

ADA Assistance – Anyone needing special assistance at the Board meeting due to a disability or physical impairment should contact Executive Assistant, Carol Sacco, 239-221-5035, at least 48 hours prior to the meeting.

Pursuant to Section 286.0105, Florida Statutes:

“If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a recording of the proceeding, and that, for such purpose, he or she may need to ensure that a verbatim recording of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.”

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.

**DRAFT**

**FINAL ACTION AGENDA/MINUTES**

**Planning and Zoning Board Meeting**

**Village of Estero  
9401 Corkscrew Palms Circle  
Estero, FL 33928  
December 1, 2020 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 (via teleconference), and Board Members Tim Allen (via teleconference), Marlene Naratil, Anthony Gargano, James Tatooles, and John Yarbrough.

Also present: Village Land Use Counsel Nancy Stroud (via teleconference), Community Development Director Mary Gibbs, and Deputy Village Manager Kyle Coleman

4. **APPROVAL OF AGENDA:**

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

5. **BUSINESS:**

**(a) Consent Agenda**

- (1) Approval of September 15, October 20, October 27 and November 17, 2020 meeting minutes.

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



**(b) Workshop**

(1) Land Development Code – Part 2C

**Staff Presentation/Comments:**

Mary Gibbs, Community Development Director  
Nancy Stroud, Village Land Use Counsel

**Presentation/Information by:**

Craig Richardson, Clarion  
David Henning, Clarion

**Public Comment:** None.

**Board Questions or Comments:**

Board Members Gargano, Naratil, Allen, Yarbrough, and Chairman Wood

6. **PUBLIC INPUT:** None.

7. **BOARD COMMUNICATIONS:** None.

**(a) Next meeting December 15, 2020**

A motion to adjourn was made and duly passed.

8. **ADJOURNMENT:** 6:47 pm

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Tammy Duran  
Deputy Village Clerk



**VILLAGE OF ESTERO**  
**ZONING STAFF REPORT**

**PROJECT NAME:** JOE'S FRESH CATCH  
**CASE TYPE:** CONSUMPTION ON PREMISES FOR INDOOR AND OUTDOOR CONSUMPTION OF ALCOHOL  
**CASE NUMBER:** COP2021-E001  
**PLANNING & ZONING BOARD DATE:** MARCH 16, 2021

**REQUEST**

This is a request is for Consumption on Premises (COP) to allow an establishment that provides indoor and outdoor seating areas for its patrons to consume alcoholic beverages at Joe's Fresh Catch, a seafood market and café at Coconut Point.

**APPLICATION SUMMARY**

Applicant: Joseph Pomerleau

Authorized Agent: Angela Pomerleau

Request: Request to allow beer and wine service for indoor and outdoor seating at a seafood market and café.

Location: The subject property is located at 23050 Via Villagio, Unit 113, Coconut Point Mall, Village of Estero, FL.

STRAP Number: 04-47-25-E3-360SC.0030

**PROJECT HISTORY**

The property is located within the Coconut Point Development of Regional Impact (DRI). It was rezoned from Agricultural (AG-2) to Mixed Planned Development (MPD) on October 21, 2002 by Lee County by Resolution #Z-02-009. Several amendments to the zoning have been approved since 2002.

**PROJECT DESCRIPTION**

Joe's Fresh Catch is an existing seafood market and café located west of Target and north of the lake in Coconut Point, between Five Guys and Moe's Southwest Grill in a multi-unit building, see

map below. The tenant space is approximately 1,583 square feet and was previously occupied by a Subway sandwich shop.



*Figure 1- Location map*

The Applicant is requesting a 2COP license to serve beer and wine to the indoor and outdoor seating area of the café, which is limited to 28 seats based upon the floor plan in Attachment A.

The sale and service of alcohol is proposed between the hours of 10:00 am to 6:00 pm Monday through Wednesday, 10:00 am to 7:00 pm Thursday through Saturday, and from 10:00 am to 2:00 pm Sunday for both indoor and outdoor seating areas. The outdoor seating area is on the sidewalk area in front of the unit as shown in the photos below.

The applicant has affirmed that there are no religious facilities, non-commercial schools, child day care centers, parks, dwelling units under separate ownership, or other establishments primarily selling alcoholic beverages for consumption on site, within 500 feet of Joe's Fresh Catch.

The application does include a letter of approval from the mall management company, Simon, which states that the unit is permitted to add beer and wine to their menu. An email confirming outdoor seating approval was also received.



Figure 2 Exterior photos of location

No music or entertainment is proposed in the outdoor seating area.

The café menu includes seafood sandwiches and entrees, as well as appetizers and soups. A service bar will be used for service of alcoholic beverages as the seafood market and café will not have a bar for customer seating.

### **STAFF ANALYSIS**

Staff has reviewed this request pursuant to Section 4-402, Sale or Service for On-Premises Consumption of the Land Development Code (LDC) which became effective January 27, 2021.

#### **Section 4-402.A. Consumption on Premise**

- A. This section describes the required approval processes of Administrative Approval, Special Exception, or Location within a Planned Development. Joe's Fresh Catch is located within a Planned Development. The application requests outdoor seating areas for patrons consuming alcoholic beverages, therefore a public hearing is required by the LDC.
- B. Location Standard. The site is not located within 500 feet of a religious facility, school, day care center (child), park, or dwelling unit under separate ownership.
- C. Parking – Parking requirements for this development area have been satisfied by the Planned Development.
- D. Procedure for approval – There are two options for approval of a Consumption on Premises request - Administrative Approval or Special Exception. Administrative approval is appropriate, however the request for outdoor service requires a public hearing.

Joe's Fresh Catch is located in the Coconut Point Mixed Planned Development (MPD), a Planned Development which allows Consumption on Premises as a use.

Staff recommends standardizing the hours of operation as Monday through Saturday 10 a.m. to 7 p.m. and Sunday 10 a.m. to 2 p.m. to provide flexibility to the applicant.

The proposed service of alcohol should not have a detrimental impact upon surrounding properties with the staff's proposed conditions. There are several restaurant establishments in the vicinity of the proposed Joe's Fresh Catch. The mall management (Simon) also enforces issues to ensure compatibility.

### **Findings**

- 1. There will be no apparent deleterious effect upon surrounding properties and the immediate neighborhood as represented by property owners within 500 feet of the premises.
- 2. The premises are suitable in regard to their location, site characteristics, and intended purpose. Lighting will be shuttered and shielded from surrounding properties.

### **RECOMMENDATION**

Staff recommends approval with the conditions in the draft Resolution:

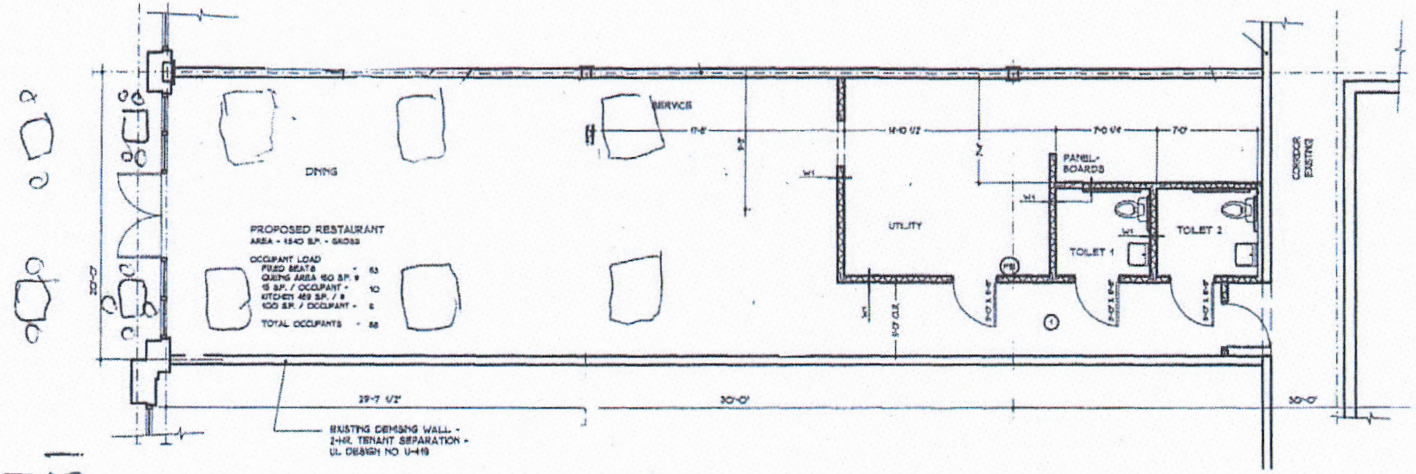
1. Approval is limited to a 2COP license in conjunction with a restaurant. If any other type of license is sought, a new approval in accordance with the LDC will be required.
2. Approval is limited to Suite 113 which has an indoor area of 1,583 square feet and an outdoor area of 160 square feet as shown on the attached site plan/floor plan (Exhibit A).
3. Approval is limited to the sale and service of alcoholic beverages between the hours of 10:00 am to 7:00 pm Monday through Saturday, and from 10:00 to 2:00 pm Sunday for both indoor and outdoor seating.
4. No outdoor entertainment is permitted without an amendment to this resolution.
5. If it is determined that inaccurate or misleading information was provided to staff or the Planning Zoning and Design Board or if this decision does not comply with the LDC when rendered, then at any time the Planning Zoning and Design Board may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may seek necessary approvals by filing an application for public hearing in accordance with the provisions of the LDC.

#### **ATTACHMENTS**

- A. Site Plan/Floor Plan
- B. Menu



# Attachment A - Site Plan/Floor Plan



1583 sq ft inside  
 160 sq ft outside  
 24 indoor Seating  
 12 outdoor Seating

**FLOOR PLAN**  
 3/16" = 1'-0"



FLOOR PLAN



## Appetizers

- Crab cake **6**
- Cocktail shrimp **6**
- Baked scallops **9**
- Seasoned shrimp skewer **8**
- Ceviche **6.50**

## Soups / Chowders

- Clam chowder New England **7**
- Lobster bisque **8**

## Salads

- Caesar Salad **4**  
or  
Garden salad

- w/ grilled chicken add **6**
- w/ scoop of shrimp salad add **9**
- w/ scoop of lobster salad add **12**

## Tacos

- Fish **9**
- Shrimp **10**
- Lobster **13**

## Quiche

- Lobster **8.50**
- Spinach / Gouda **6.50**

## Sandwiches / Rolls

- Lobster roll **14** Hot buttered or cold w/ mayo
- Lobster BLT **16**
- Shrimp roll **12**
- Haddock (blackened) **10**
- Crab **12**

## Entrees

### Platters

- Fisherman's**  
Fish filet with lobster, shrimp, scallops. Served with our signature rice or fries and choice of sauce. **20**
- Fish platter**  
Your choice of fish. Served with our signature rice or fries and tartar sauce. **16**
- Seared salmon**  
Served with our signature rice and a salad. **12**

### Pasta Dishes

- Lobster Scampi **15**
- Shrimp Scampi **12**
- Scallop Scampi **14**

### Rice Dishes

Our signature rice topped with

- Lobster **15**
- Shrimp **12**
- Scallops **14**

## Sides

- Cole slaw **1**
- Rice **2.50**
- French fries **2.50**
- Pasta **3**
- Salad **4**

### Available Sauces

- Fish sauce
- Cocktail
- Remoulade
- Spicy mustard
- Tartar sauce

## Non Seafood

- Hot dog and chips **3.50**
- Chicken sandwich **8**
- Chicken caesar wrap **9**

\*\*Consuming raw or undercooked meats, poultry, seafood, shellfish or eggs may increase risk of food borne illness....





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1. There will be no apparent deleterious effect upon surrounding properties and the immediate neighborhood as represented by property owners within 500 feet of the premises.
2. The premises are suitable in regard to their location, site characteristics and intended purpose. Lighting will be shuttered and shielded from surrounding properties.

**NOW, THEREFORE, IT IS HEREBY DETERMINED** that the application for Consumption on Premise for indoor and outdoor consumption of alcoholic beverages is approved, subject to the following conditions:

1. Approval is limited to a 2COP license in conjunction with a restaurant. If any other type of license is sought, a new approval in accordance with the LDC will be required.
2. Approval is limited to Suite 113 which has an indoor area of 1,583 square feet and an outdoor area of 160 square feet as shown on the attached site plan (Exhibit A).
3. Approval is limited to the sale and service of alcoholic beverages between the hours of 10:00 a.m. to 7:00 p.m. Monday through Saturday, and from 10:00 to 2:00 p.m. Sunday for both indoor and outdoor seating.
4. No outdoor entertainment is permitted without an amendment to this resolution.
5. If it is determined that inaccurate or misleading information was provided to staff or the Planning and Zoning Board or if this decision does not comply with the LDC when rendered, then at any time the Planning and Zoning Board may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may seek necessary approvals by filing an application for public hearing in accordance with Section 4-402 of the Land Development Code.

**PASSED AND DULY ADOPTED** this 16<sup>th</sup> day of March, 2021.

**VILLAGE OF ESTERO, FLORIDA  
PLANNING AND ZONING BOARD**

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Scotty Wood, Chairman

Attest:  
Resolution No. PZB 2021-01  
CASE NO. COP2021-E001

94  
95 By: \_\_\_\_\_  
96 Carol Sacco, Village Clerk

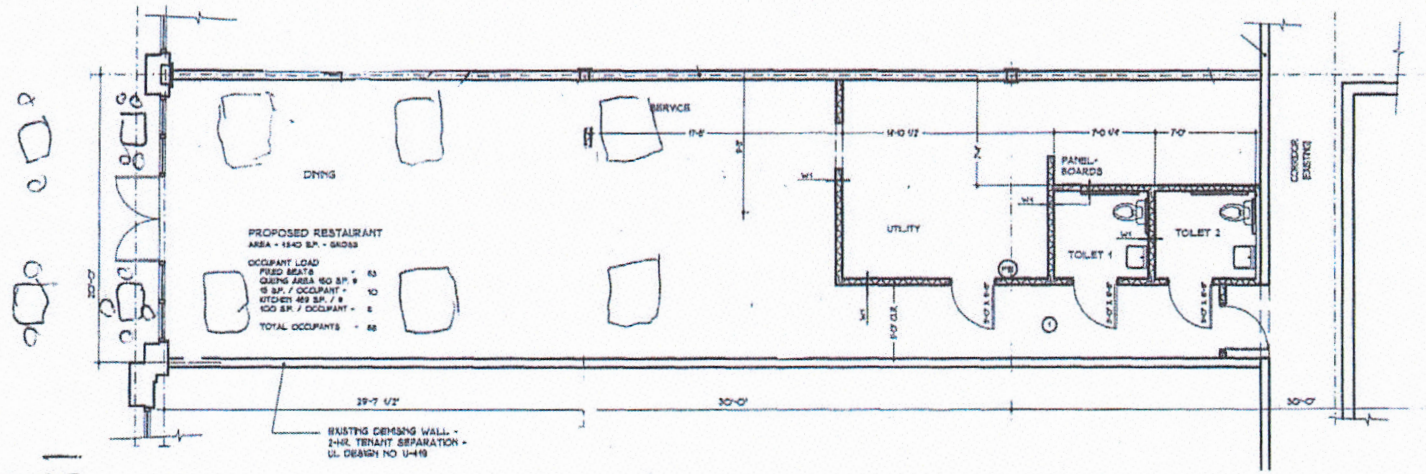
97  
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99 Reviewed for legal sufficiency

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101  
102 By: \_\_\_\_\_  
103 Nancy Stroud, Esq., Land Use Attorney

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106 **Vote:**  
107 Scotty Wood Yes\_\_\_ No\_\_\_  
108 Tim Allen Yes\_\_\_ No\_\_\_  
109 Anthony Gargano Yes\_\_\_ No\_\_\_  
110 Marlene Naratil Yes\_\_\_ No\_\_\_  
111 James Tatoes Yes\_\_\_ No\_\_\_  
112 John Yarbrough Yes\_\_\_ No\_\_\_

113  
114  
115 Exhibits:  
116 A - Site Plan

# Exhibit A - Site Plan/Floor Plan



1583 sq ft inside  
 160 sq ft outside  
 24 indoor Seating  
 12 outdoor Seating

**FLOOR PLAN**  
 3/16" = 1'-0"



FLOOR PLAN





## APPLICATION REQUEST FOR PLANNING AND ZONING BOARD PUBLIC INFORMATIONAL MEETING IN THE VILLAGE OF ESTERO

REQUEST IS FOR: Public Informational Meeting pursuant to Land Development Code.

1. Applicant/Project Name: AT&T 3231 Coconut Road Cell Tower
2. Address: 3231 Coconut Road, Estero, FL
3. Strap Number: 09-47-25-E4-U1869.1993
4. Application Number: \_\_\_\_\_

5. Type of Application (check appropriate type(s) ):

- |  |   |
|--|---|
| <input type="checkbox"/> Comprehensive Plan Amendment                          | <input type="checkbox"/> Planned Development Zoning   |
| <input type="checkbox"/> Planned Development –Amendment or Final Plan Approved | <input checked="" type="checkbox"/> Variance          |
| <input type="checkbox"/> Conventional Rezoning                                 | <input checked="" type="checkbox"/> Special Exception |
| <input type="checkbox"/> Plat  | <input type="checkbox"/> Vacation                     |
| <input type="checkbox"/> Other _____   |   |

(Specify)

6. Project Description (Brief description of project and need for application.)

AT&T has applied for the construction of a wireless telecommunications facility and supporting equipment.

Pursuant to Ordinance 2016-07, Section 33-54, AT&T must participate in a public information

meeting for any interested citizens before the application can be sufficient. Please place us on the next

Available agenda so that we can proceed with Applications SEZ2020-E0101 and VAR2020-E001.

7. Application shall be accompanied by an electronic copy of the site plans drawn to scale, illustrating a detailed overview of the project. The plans shall define what is being requested and the deviation or change from the permitted and/or existing conditions.

*N. Amber Rotundo*

Signature

2/18/2021  
Date

THE VILLAGE OF ESTERO  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
9990 COCONUT ROAD  
ESTERO, FLORIDA 34135  
PHONE (239) 221-5036





**NOTE:**

TOWERS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF TIA-222. TOWERS SHALL BE DESIGNED FOR SEISMIC LOADS; EXCEPTIONS RELATED TO SEISMIC DESIGN LISTED IN SECTION 2.7.3 OF TIA-222 SHALL NOT APPLY. IN SECTION 2.6.6.2 OF TIA 222, THE HORIZONTAL EXTENT OF TOPOGRAPHIC CATEGORY 2, ESCARPMENTS, SHALL BE 16 TIMES THE HEIGHT OF THE ESCARPMENT.

EXCEPTION: SINGLE FREE-STANDING POLES USED TO SUPPORT ANTENNAS NO GREATER THAN 75 FEET (22 860 MM), MEASURED FROM THE TOP OF THE POLE TO GRADE, SHALL NOT BE REQUIRED TO BE NONCOMBUSTIBLE.

[05] 308.2 LOCATION AND ACCESS

TOWERS SHALL BE LOCATED SUCH THAT GUY WIRES AND OTHER ACCESSORIES SHALL NOT CROSS OR ENCRUMB UPON ANY STREET OR OTHER PUBLIC SPACE, OR OVER ABOVE-GROUND ELECTRIC UTILITY LINES, OR ENCRUMB UPON ANY PRIVATELY OWNED PROPERTY WITHOUT THE WRITTEN CONSENT OF THE OWNER OF THE ENCRUMBED-UPON PROPERTY, SPACE OR ABOVE-GROUND ELECTRIC UTILITY LINES. TOWERS SHALL BE EQUIPPED WITH CLIMBING AND WORKING FACILITIES IN COMPLIANCE WITH TIA-222. ACCESS TO THE TOWER SITES SHALL BE LIMITED AS REQUIRED BY APPLICABLE OSHA, FCC AND EPA REGULATIONS.

AFTER READING THE TIA-222, IT APPEARS THE DESIGN RISK CATEGORY IS REQUIRED TO BE LEVEL 3 NOT THE 2 THEY STATED ON THE PLAN AS THERE IS A SCHOOL AND AN ASSEMBLY IN THE FAIL ZONE OF THE PROPOSED ANTENNA.

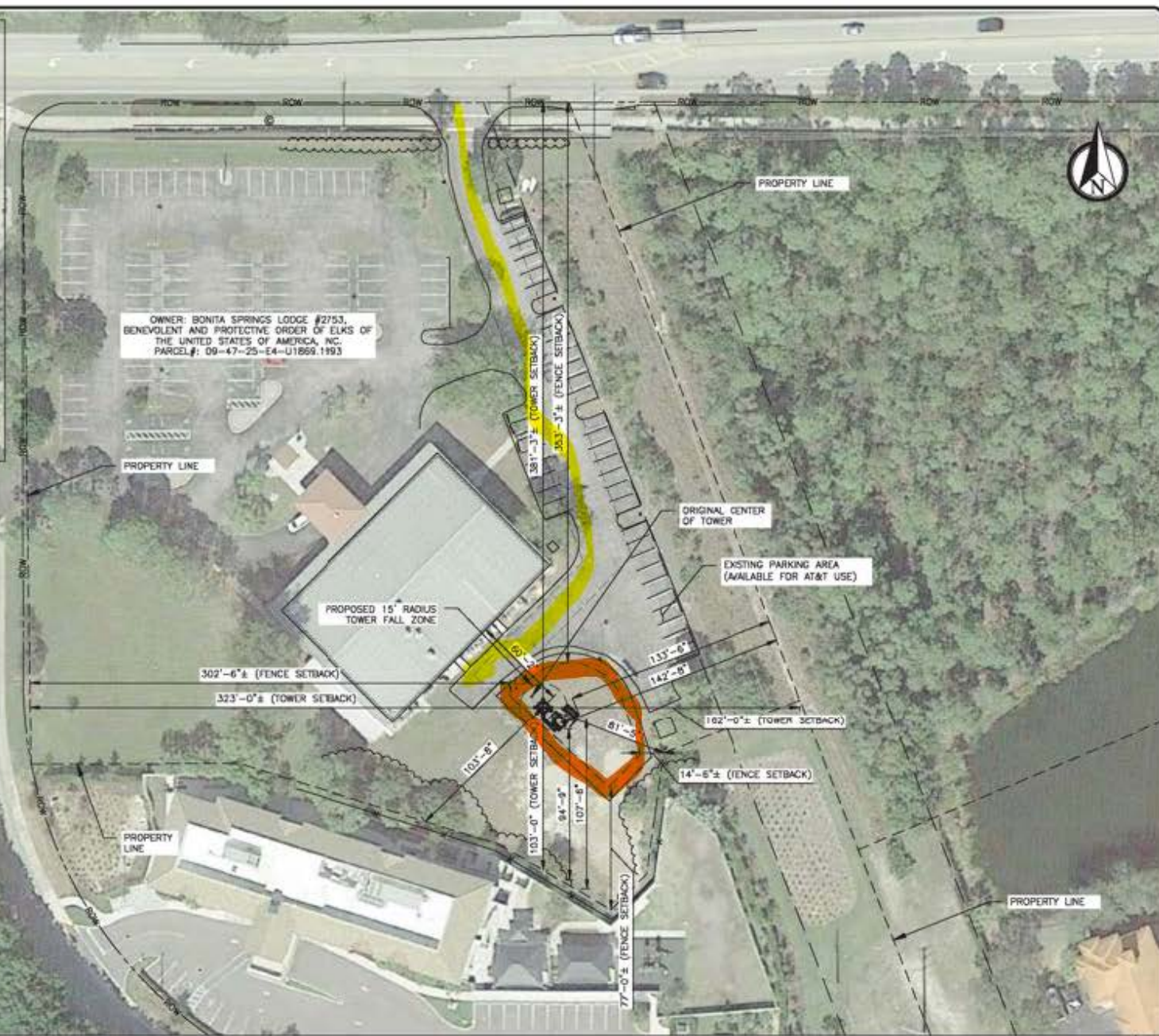
NOTE: TOWER WAS MOVED 10' SOUTHEAST FROM THE ORIGINAL SURVEYED LOCATION TO PROVIDE CLEARANCE WHEN ENTERING THE COMPOUND GATE WITH VEHICLES AND EQUIPMENT. THE NEW TOWER LOCATION FALLS WITHIN THE 20' RADIUS STATED ON THE 1-A CERTIFICATION.

**TOWER SETBACKS  
(TAKEN FROM EDGE OF CAISSON)**

NORTH ——— 381'-3" ±  
SOUTH ——— 103'-0" ±  
EAST ——— 182'-0" ±  
WEST ——— 323'-0" ±

**FENCE SETBACKS -  
(TAKEN FROM EDGE OF  
PROPOSED FENCE)**

NORTH ——— 353'-3" ±  
SOUTH ——— 77'-0" ±  
EAST ——— 14'-6" ±  
WEST ——— 302'-6" ±



REV	DATE	DESCRIPTION
A	08/07/20	ISSUED FOR CLIENT COMMENT
1	08/18/20	ISSUED FOR PERMITTING
2	10/08/20	REV/AT&T STANDARDS
3	10/09/20	REV PER CLIENT COMMENT
4	11/02/20	REV PER CLIENT COMMENT
5	12/04/20	REV PER JURISDICTION
6	12/08/20	REV PER CLIENT COMMENT
7	01/04/21	REVISION SEVEN
8	01/05/21	REVISION EIGHT
9	01/22/21	REVISION NINE

PROJECT NO.: 18-1862  
DRAWN BY: WSH  
PROJECT MANAGER: M. WALTERS  
CHECKED BY: M. WALTERS

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**SMW**  
ENGINEERING GROUP, INC.  
1000108 PLANNING & DESIGN CORPORATION

1305 TELECOM PARKWAY, SUITE 100  
TEMPLE TERRACE, FLORIDA 33637  
(813) 819-1422  
CERTIFICATE OF AUTHORIZATION 28797

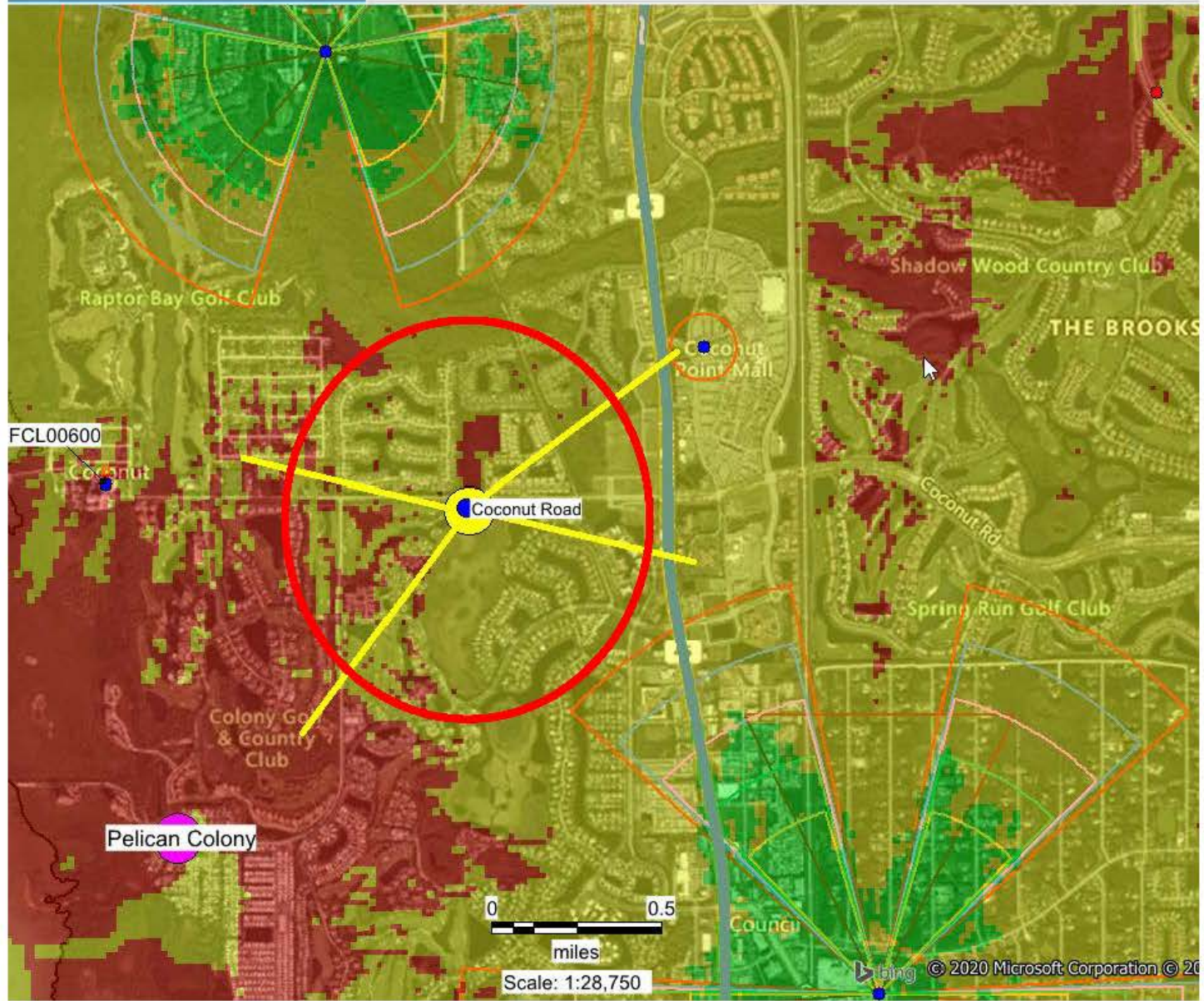
3210 LAKE PINNA ROAD  
PLANTATION, FLORIDA 33322

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY JEREMY D. SHARIT, PE (#75137) USING A DIGITAL SIGNATURE IN ACCORDANCE WITH F.A.C. 61G15-23.004, WITH A DIGITAL CERTIFICATE ISSUED BY ENTRUST, INC. PLEASE REFERENCE SHEET T1 TO VIEW THE SIGNATURE AND VERIFY ITS PROPERTIES. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.  
JEREMY D. SHARIT, PE, FL LIC 75137

COCONUT ROAD  
  
#10127369  
3231 COCONUT ROAD  
ESTERO, FLORIDA 34134  
(LEE COUNTY)

SHEET NAME  
**TOWER/FENCE  
SETBACKS (AERIAL)**  
  
SHEET NUMBER  
**C2.1**











# PHOTOGRAPHIC SIMULATION

PROPOSED WIRELESS COMMUNICATIONS FACILITY

SITE NAME: COCONUT ROAD

FA NUMBER: 10127369

SITE LOCATION: 3231 COCONUT ROAD  
BONITA SPRINGS, FL 34134  
(LEE COUNTY)

LATITUDE: 26.3972400° N

LONGITUDE: 81.8151710° W

SITE LOCATION MAP



THE INCLUDED PHOTOGRAPHIC SIMULATION(S) ARE INTENDED AS VISUAL REPRESENTATIVES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES. THE MATERIALS WITHIN THE INCLUDED PHOTOGRAPHIC SIMULATION(S) ARE SUBJECT TO CHANGE.



COCONUT ROAD

COVER SHEET



DATE: 06/23/20

DRAWN BY: BMD

SMW #: 18-1862

CA #: FL 28767



**BEFORE**

VIEW TAKEN FROM THE NORTHEAST LOOKING SOUTHWEST



COCONUT ROAD

PHOTO SIMULATION (LOCATION 1)

FOR VISUAL REFERENCE ONLY. ACTUAL VISIBILITY IS DEPENDANT  
UPON WEATHER CONDITIONS, SEASON, SUNLIGHT AND VIEWER LOCATION.



DATE: 06/23/20

DRAWN BY: BMD

SMW #: 18-1862

CA #: FL 28767





**AFTER**

VIEW TAKEN FROM THE NORTHEAST LOOKING SOUTHWEST



COCONUT ROAD

PHOTO SIMULATION (LOCATION 1)

FOR VISUAL REFERENCE ONLY. ACTUAL VISIBILITY IS DEPENDANT UPON WEATHER CONDITIONS, SEASON, SUNLIGHT AND VIEWER LOCATION.



DATE: 06/23/20

DRAWN BY: BMD

SMW #: 18-1862

CA #: FL 28767



**BEFORE**

VIEW TAKEN FROM THE WEST LOOKING EAST



COCONUT ROAD

PHOTO SIMULATION (LOCATION 2)

FOR VISUAL REFERENCE ONLY. ACTUAL VISIBILITY IS DEPENDANT  
UPON WEATHER CONDITIONS, SEASON, SUNLIGHT AND VIEWER LOCATION.



DATE: 06/23/20

DRAWN BY: BMD

SMW #: 18-1862

CA #: FL 28767





**AFTER**

VIEW TAKEN FROM THE WEST LOOKING EAST



COCONUT ROAD

PHOTO SIMULATION (LOCATION 2)

FOR VISUAL REFERENCE ONLY. ACTUAL VISIBILITY IS DEPENDANT UPON WEATHER CONDITIONS, SEASON, SUNLIGHT AND VIEWER LOCATION.



DATE: 06/23/20

DRAWN BY: BMD

SMW #: 18-1862

CA #: FL 28767



**BEFORE**

VIEW TAKEN FROM THE NORTH LOOKING SOUTH



COCONUT ROAD

PHOTO SIMULATION (LOCATION 3)

FOR VISUAL REFERENCE ONLY. ACTUAL VISIBILITY IS DEPENDANT  
UPON WEATHER CONDITIONS, SEASON, SUNLIGHT AND VIEWER LOCATION.



DATE: 06/23/20

DRAWN BY: BMD

SMW #: 18-1862

CA #: FL 28767





**AFTER**

VIEW TAKEN FROM THE NORTH LOOKING SOUTH



COCONUT ROAD

PHOTO SIMULATION (LOCATION 3)

FOR VISUAL REFERENCE ONLY. ACTUAL VISIBILITY IS DEPENDANT UPON WEATHER CONDITIONS, SEASON, SUNLIGHT AND VIEWER LOCATION.



DATE: 06/23/20

DRAWN BY: BMD

SMW #: 18-1862

CA #: FL 28767





**BEFORE**

VIEW TAKEN FROM THE EAST LOOKING WEST



COCONUT ROAD

PHOTO SIMULATION (LOCATION 4)

FOR VISUAL REFERENCE ONLY. ACTUAL VISIBILITY IS DEPENDANT  
UPON WEATHER CONDITIONS, SEASON, SUNLIGHT AND VIEWER LOCATION.



DATE: 06/23/20

DRAWN BY: BMD

SMW #: 18-1862

CA #: FL 28767



**AFTER**

VIEW TAKEN FROM THE EAST LOOKING WEST



COCONUT ROAD

PHOTO SIMULATION (LOCATION 4)

FOR VISUAL REFERENCE ONLY. ACTUAL VISIBILITY IS DEPENDANT UPON WEATHER CONDITIONS, SEASON, SUNLIGHT AND VIEWER LOCATION.



DATE: 06/23/20

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**BEFORE**

VIEW TAKEN FROM THE SOUTHEAST LOOKING NORTHWEST



COCONUT ROAD

PHOTO SIMULATION (LOCATION 5)

FOR VISUAL REFERENCE ONLY. ACTUAL VISIBILITY IS DEPENDANT UPON WEATHER CONDITIONS, SEASON, SUNLIGHT AND VIEWER LOCATION.



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**AFTER**

VIEW TAKEN FROM THE SOUTHEAST LOOKING NORTHWEST



**COCONUT ROAD**  
**PHOTO SIMULATION (LOCATION 5)**

FOR VISUAL REFERENCE ONLY. ACTUAL VISIBILITY IS DEPENDANT  
 UPON WEATHER CONDITIONS, SEASON, SUNLIGHT AND VIEWER LOCATION.



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**BEFORE**

VIEW TAKEN FROM THE SOUTHEAST LOOKING NORTHWEST



COCONUT ROAD

PHOTO SIMULATION (LOCATION 6)

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**AFTER**

VIEW TAKEN FROM THE SOUTHEAST LOOKING NORTHWEST



**COCONUT ROAD**  
**PHOTO SIMULATION (LOCATION 6)**

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**BEFORE**

VIEW TAKEN FROM THE SOUTH LOOKING NORTH



COCONUT ROAD

PHOTO SIMULATION (LOCATION 7)

FOR VISUAL REFERENCE ONLY. ACTUAL VISIBILITY IS DEPENDANT UPON WEATHER CONDITIONS, SEASON, SUNLIGHT AND VIEWER LOCATION.



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**AFTER**

VIEW TAKEN FROM THE SOUTH LOOKING NORTH



COCONUT ROAD

PHOTO SIMULATION (LOCATION 7)

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**BEFORE**

VIEW TAKEN FROM THE WEST LOOKING EAST



COCONUT ROAD

PHOTO SIMULATION (LOCATION 8)

FOR VISUAL REFERENCE ONLY. ACTUAL VISIBILITY IS DEPENDANT UPON WEATHER CONDITIONS, SEASON, SUNLIGHT AND VIEWER LOCATION.



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**AFTER**

VIEW TAKEN FROM THE WEST LOOKING EAST



COCONUT ROAD

PHOTO SIMULATION (LOCATION 8)

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DATE: 06/23/20

DRAWN BY: BMD

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# APPLICATION REQUEST FOR PLANNING AND ZONING BOARD PUBLIC INFORMATIONAL MEETING IN THE VILLAGE OF ESTERO

**REQUEST IS FOR:** Public Informational Meeting pursuant to Land Development Code.

- 1. Applicant/Project Name: SREG University Highlands, LLC
- 2. Address: N/A
- 3. Strap Number: 26-46-25E2-3500F.0040
- 4. Application Number: N/A

5. Type of Application (check appropriate type(s) ):

- |  |   |
|--|---|
| <input type="checkbox"/> Comprehensive Plan Amendment                          | <input type="checkbox"/> Planned Development Zoning |
| <input type="checkbox"/> Planned Development –Amendment or Final Plan Approved | <input type="checkbox"/> Variance                   |
| <input type="checkbox"/> Conventional Rezoning                                 | <input type="checkbox"/> Special Exception          |
| <input type="checkbox"/> Plat  | <input type="checkbox"/> Vacation                   |
| <input checked="" type="checkbox"/> Other <u> Zoning Clarification/Rezone</u>  |   |
| (Specify)  |   |

6. Project Description (Brief description of project and need for application.)

Requesting/confirming Consumption on Premises, requesting Outdoor Consumption on Premises and

Outdoor Dining, and requesting/confirming Hotel/Motel as a permitted use

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

7. Application shall be accompanied by an electronic copy of the site plans drawn to scale, illustrating a detailed overview of the project. The plans shall define what is being requested and the deviation or change from the permitted and/or existing conditions.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**THE VILLAGE OF ESTERO  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
9990 COCONUT ROAD  
ESTERO, FLORIDA 34135  
PHONE (239) 221-5036**



THE  
GROVE

A RESTAURANT COLLECTION

Planning & Zoning Board  
Public Information Meeting  
March 16, 2021

## THE TEAM

- South Real Estate Group
  - John Conroy
- Pavese Law Firm
  - Neale Montgomery
- David Corban Architects
  - David Corban
- Peninsula Engineering
  - Dan Waters
  - Chris Scott

**PAVESE  
LAW FIRM**  
*est. 1949*

**CORBAN**  
ARCHITECTURE/PLANNING/SUSTAINABILITY

**PENINSULA  
ENGINEERING**



# THE LOCATION



6.3 acres on Ben Hill Griffin Parkway

# THE HISTORY



We purchased the two University Highlands properties in 2018



We have met with surrounding HOAs and have fielded many calls from residents in the area about what they would like to see developed



We consistently received requests for more restaurant choices in the area



We recognize the Village of Estero desires more walkable, bikeable and communal outdoor areas



# FOOD TRUCKS & FOOD HALLS







## OUR CONCEPT



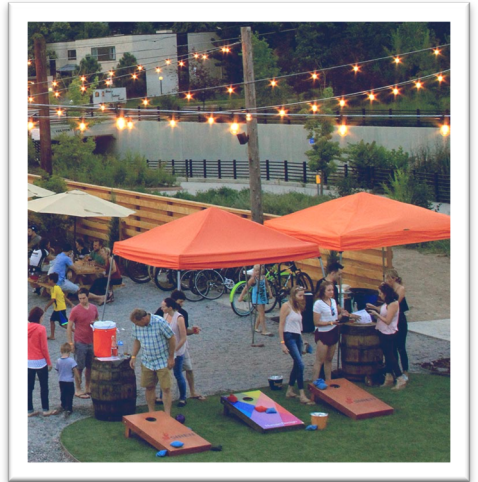
An outdoor collection of restaurants and shops in a park like setting

- Local and diverse
  - Different cultures of food
  - Great for groups
  - Something for everyone
- Indoor, outdoor covered and outdoor dining
  - Safe environment that promotes an outdoor experience



# DESIGN FEATURES

- Building oriented toward Ben Hill Griffin
  - Accessible and inviting
  - Sound buffer
- Hedge planted along the perimeter
  - Creates a designated space
  - Feel like you're in a different place
  - Helps keep customers contained
- Experience
  - Lounge areas
  - Trellises
  - Overhead lights
  - Outdoor games





## PUBLIC BENEFITS

- Communal, outdoor park-like area
  - Great for the neighborhood, community & SWFL
  - Aligns with Estero's vision
- Inter-connectivity throughout the site
- Engaging the neighborhood and community
  - Easily accessible by foot or bike
  - Place for community events
- Setting a new standard for development
  - Creative and cultivating a new experience in Estero



SITE PLAN





## EXISTING ZONING

- Part of the Timberland and Tiburon DRI
- Resolution Z-97-010 established Zoning for the property
- Amended by Resolution Z-10-031
  - Area #2
  - Commercial Area in the Resolution Exhibits



## COMPREHENSIVE PLAN

### Urban Commercial (FLU-1.2.9)

- “Foster development of unique destinations rather than a strip development pattern.”
- “Serve nearby residential neighborhoods and consumers from outside Estero with daily and occasional needs for good and services.”
- “Uses: A broad mix of commercial uses...to foster convenience and efficiency for a broader live/work/play environment...including shopping, restaurant, hotel and office.”

# OVERVIEW OF REQUEST

- Resolution Z-10-031 (Area #2 - Permitted Uses)
  - Consumption on Premises Permitted in Group III Restaurant
  - Outdoor seating may be permitted through the administrative amendment process
  - *Requesting/confirming Consumption on Premises use*
  - *Requesting Outdoor Seating for consuming alcohol*
- Land Development Code
  - Exemptions to Location Standards for Restaurants (Sec. 4-402 B. 2. B.)
  - *Requesting/confirming exemption to Location Standard*



# OVERVIEW OF REQUEST

- Resolution Z-10-031 (Area #2 - Permitted Uses)
  - Hotel/Motel (limited solely to the Mixed-Use areas)
  - Property is designated Commercial in the Zoning resolution
  - Property is in the Mixed Use Planned Development area of the new Zoning Map
  - Difference of interpretation regarding Zoning Resolution No. 2018-17 and its exhibits
  - We received an assignment of Development Rights for 200 hotel units when we purchased the property
  - *Requesting/confirming Hotel/Motel as a permitted use*



## CONCLUSION

### Our Project:

- Fits the designated zoning of the property
- Fits within the intent of the Future Land Use Map and Comprehensive Plan
- Fits the desires and needs of the community
- Fits the vision of the Village of Estero
- We ask for the Planning and Zoning Board's support for our requests/confirmations on Permitted Uses

QUESTIONS & COMMENTS