

**VILLAGE OF ESTERO, FLORIDA
ZONING
ORDINANCE NO. 2022 - 14**

**AN ORDINANCE OF THE VILLAGE COUNCIL OF
THE VILLAGE OF ESTERO, FLORIDA,
AMENDING THE COCONUT TRACE
COMMERCIAL PLANNED DEVELOPMENT (CPD)
ZONING TO ALLOW A REAL ESTATE SALES
CENTER FOR OFF-SITE SALES ON A 3.5-ACRE
PROPERTY ON THE WEST SIDE OF US 41 NORTH
OF COCONUT ROAD ACROSS FROM COCONUT
POINT MALL; PROVIDING FOR SEVERABILITY;
PROVIDING FOR CONFLICTS; AND PROVIDING
AN EFFECTIVE DATE.**

WHEREAS, Naples Community Hospital represented by LB Estero Bay Investments and RVi Planning + Landscape Architecture, (the “Applicant”) filed an application for an amendment to the Coconut Trace Commercial Planned Development (CPD to amend the Schedule of Uses to allow a Real Estate Sales Center for Off-site Sales on approximately 3.5-acres (the “Property”); and

WHEREAS, the property STRAP numbers are 09-47-25-E2-3500B.00C0 and 09-47-25-E2-3500B.00D0 and is legally described as:

Out-Parcels C and D in Block “B”, Coconut Trace according to the Plat thereof recorded under Official Records Instrument Number 2006000423660, of the Public Records of Lee County, Florida.

WHEREAS, at a duly noticed public hearing held on September 13, 2022, the Planning, Zoning, and Design Board recommended approval with conditions of the rezoning; and

WHEREAS, a duly noticed first reading was held before the Village Council on October 19, 2022; and

WHEREAS, a duly noticed second reading and public hearing was held before the Village Council on November 2, 2022 for adoption of the Ordinance; and

NOW, THEREFORE, be it ordained by the Village Council of the Village of Estero, Florida:

45 **Section 1. Zoning Amendment.**

46
47 The Village Council approves with conditions the amendment to the Commercial
48 Planned Development, subject to the following conditions.
49

50 **Section 2. Conditions**

51
52 1. Master Concept Plan

53
54 Development of this project is limited to a maximum of 40,000 square feet of
55 commercial use and development must be consistent with the Master Concept
56 Plan (MCP) titled “Coconut Trace Master Concept Plan”, stamped “Received
57 June 14, 2022”. Development must also be consistent with the 35-foot height
58 maximum and other property development regulations in Resolution Z-03-011.
59

60 2. Pattern Book

61
62 Development of this project must be consistent with the Pattern Book titled
63 “Coconut Trace CPD Supplemental Pattern Book, Tracts C & D”, stamped
64 “Received August 17, 2022”. The applicant will modify the Pure White color to a
65 more muted white tone acceptable to Village Staff.
66

67 3. Resolution Z-03-011

68
69 The approval and conditions granted in Resolution Z-03-011 shall remain in
70 effect except for the Schedule of Uses and Site Development Regulations which
71 are amended to add as follows:
72

73 2.A. Schedule of Uses

74
75 REAL ESTATE SALES OFFICE, Parcel C and D only.
76

77 4. Lyden Drive

78
79 If construction of Lyden Drive is not completed to Coconut Road, or if
80 construction of Cerise Drive to US 41 is not completed, then the applicant shall
81 place barricades south of the project entrance on Lyden Drive to allow a
82 turnaround, subject to Public Works approval prior to a Certificate of Occupancy
83 for the building.
84

85 5. Public Gathering Area

86
87 The applicant shall provide details regarding the improvements associated with
88 the Public Gathering Areas at the time of the development order.

89
90 6. Sidewalk & Pedestrian Connections
91

92 Sidewalks and pedestrian connections must be provided consistent with the
93 Pattern Book and Land Development Code.
94

95 7. Buffers
96

97 An enhanced Type “D” Buffer shall be provided along U.S. 41 to include
98 trees/palms that are a minimum of 14-foot tall at the time of planting.
99

100 As part of local development order approval, the development order plans must
101 demonstrate buffering consistent with the Master Concept Plan, the Land
102 Development Code, and the Pattern Book.
103

104 As part of local development order approval, all required buffer plantings must be
105 100% native vegetation.
106

107 **Section 3. Findings and Conclusions**
108

109 Based upon an analysis of the application and the standards for approval in the Land
110 Development Code, and the conditions of approval, the Council finds and concludes
111 the application:
112

- 113 1. Is consistent with and furthers the goals, objective, and policies of the
114 Comprehensive Plan and all other Village adopted plans.
115
116 2. Is not in conflict with any portion of the LDC.
117
118 3. Addresses a demonstrated community need
119
120 4. Is compatible with existing and proposed uses surrounding the subject land and is
121 the appropriate zoning district for the land.
122
123 5. Would result in a logical and orderly development pattern.
124
125 6. Would not adversely affect the property values in the area.
126
127 7. Would result in development that is adequately served by public facilities (road,
128 potable water, wastewater, solid, waste, storm water, schools, parks, police, and
129 fire and emergency medical facilities.
130 8. Would not result in significantly adverse impacts on the natural environment –
131 including, but not limited to water air, noise, storm water management, wildlife,

vegetation, wetlands, environmentally critical area, and the natural functioning of the environment.

9. Is compatible with existing or planned uses in the surrounding area.

Section 4. Exhibits

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

Exhibit A Master Concept Plan, received and date stamped June 14, 2022.

Exhibit B Pattern Book, received and date stamped August 17, 2022.

Section 5. Severability.

Should any section, paragraph, sentence, clause, phrase or other part of this Ordinance subsequent to its effective date be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as a whole or any portion thereof, other than the part so declared to be invalid.

Section 6. Effective Date.

This ordinance shall take effect upon adoption at second reading.

PASSED on first reading this 19th day of October, 2022.

PASSED AND ADOPTED BY THE VILLAGE COUNCIL of the Village of Estero, Florida this 2nd day of November 2022.

Attest:

VILLAGE OF ESTERO, FLORIDA

By:


Carol Sacco, Village Clerk

By:

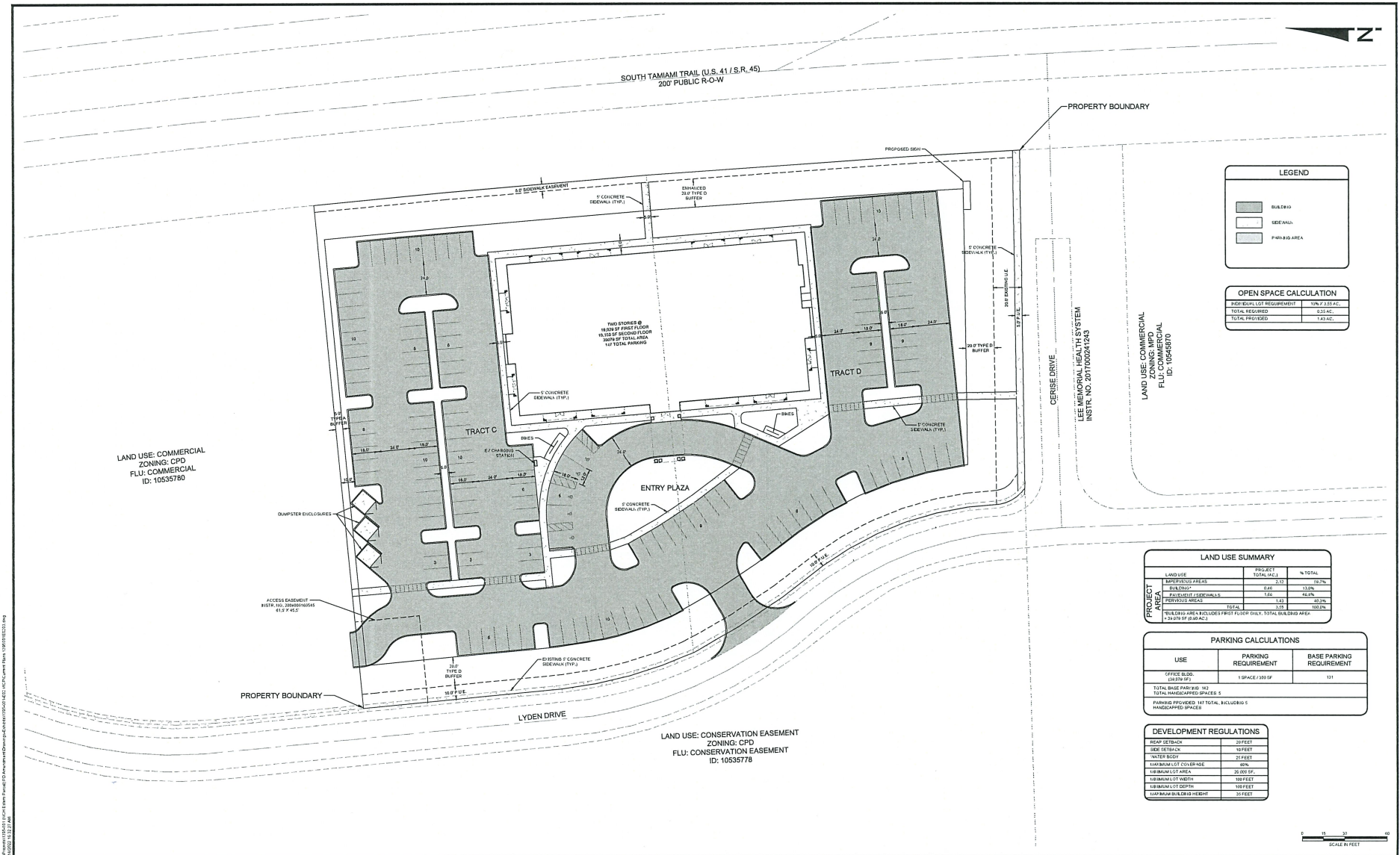

Katy Errington, Mayor

Reviewed for legal sufficiency:

By:


Nancy Stroud, Esq., Village Land Use Attorney

176			
177			
178	Vote:	AYE	NAY
179			
180	Mayor Errington	<u>X</u>	_____
181	Vice Mayor McLain	<u>X</u>	_____
182	Councilmember Ribble	<u>X</u>	_____
183	Councilmember Fiesel	<u>X</u>	_____
184	Councilmember Boesch	<u>X</u>	_____
185	Councilmember Ward	<u>X</u>	_____
186	Councilmember Wilson	<u>X</u>	_____



14 June 2022



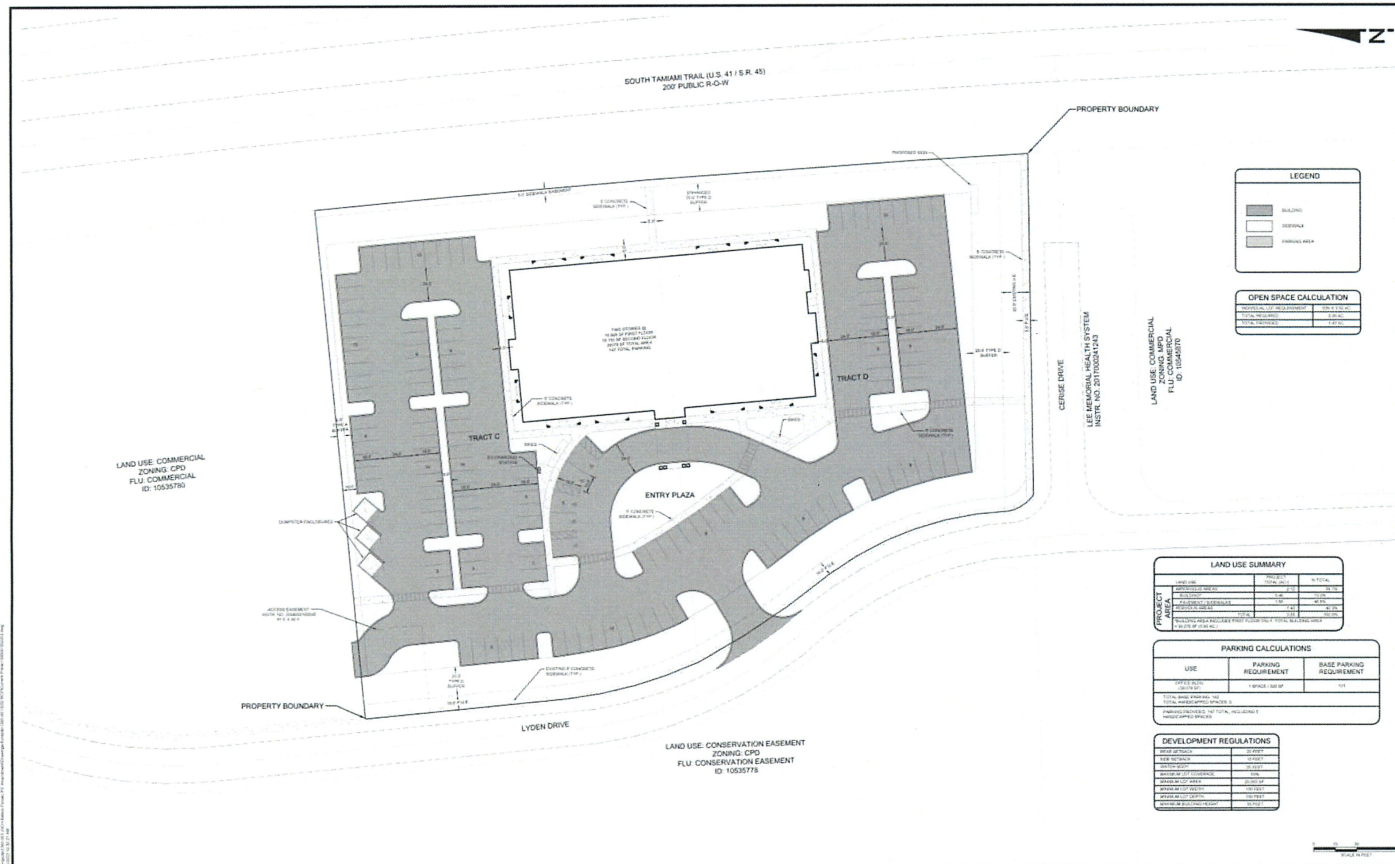
MASTER CONCEPT PLAN



COCONUT TRACE CPD
SUPPLEMENTAL PATTERN BOOK
TRACTS C & D

August 17, 2022

CONCEPTUAL SITE PLAN



CONCEPTUAL SITE PLAN



Coconut Trace
US 4-1 and Glen Dr. Estero Florida

2059 TAMMINTRALE
NAPLES FL 34104-3492
PHONE: (202) 331-7790
WWW.MAGAD.COM
LORENTSCORP@GMAIL.COM

MK ARCHITECTURE & PLANNING SK2
JUNE 10, 2022

COCONUT TRACE CPD – TRACTS C & D

COCOINUT TRACE PARCEL "D" / 155,295 SQUARE FEET / 3.51 ACRES

PARKING CALCULATION:		PARKING
FIRST FLOOR OFFICE	19,929 S.F.	(1/300) 66.43 SPACES
SECOND FLOOR OFFICE	19,150 S.F.	(1/300) 63.83 SPACES
TOTAL PARKING REQUIRED		131 SPACES
TOTAL PARKING PROVIDED		131 SPACES

NOTE: BETWEEN 100 AND 150 PARKING SPACES, 5 ADA SPACES REQUIRED
AND 5 ADA SPACES PROVIDED



CONCEPTUAL ARCHITECTURAL ELEVATIONS



WEST ELEVATION
SCALE: 1/16" = 1'



EAST ELEVATION
SCALE: 1/16" = 1'

Coconut Trace
US 4-1 and Glen Dr. Estero Florida

2010 TOWN OF ESTERO, FLORIDA
PLANNED COMMUNITY DEVELOPMENT
DEPARTMENT
COPYRIGHT © 2010 MKP LLP

MK ARCHITECTURE & PLANNING

SK5
MARCH 16, 2011

COCONUT TRACE CPD - TRACTS C & D

SAT 76 MAR 2022 03:30:41AM EST> \\SUNBURT\share\wcc\data\imagery\new_and\j2000_1c_coccolt_black_image\capn\j2000_1c_coccolt_black-04.cmc



2059 TAMMAMIT TRAIL, C
HAPLES FLORIDA 34117
PHONE: (239) 331-7080
WWW.MHCAP.COM
OFFICE@MHCAP.COM

SK6
MARCH 26, 2022

5

CONCEPTUAL ARCHITECTURAL RENDERING

BIRDS EYE VIEW TO THE EAST



Coconut Trace
US 4-1 and Glen Dr. Estero Florida

2000 LAMBERT TOWNSHIP
SOUTH FLORIDA 33577
PHONE: (205) 331-1102
WWW.M-H-KAP.COM
OFFICES@M-H-K.COM

MHK ARCHITECTURE & PLANNING

SKT
August 25, 1933

COCONUT TRACE CPD – TRACTS C & D

CONCEPTUAL ARCHITECTURAL RENDERING

BIRDS EYE VIEW TO THE WEST



Coconut Trace
US 41 and Green Dr. Estero Florida

THE ENGINEER HAS
PREPARED THIS
RENDERING FOR THE
OWNER'S USE ONLY.
IT IS NOT TO BE USED
FOR ANY OTHER
PURPOSE WITHOUT
THE ENGINEER'S
CONSENT.

MHK ARCHITECTURE & PLANNING

SK8
August 08, 2011

COCONUT TRACE CPD - TRACTS C & D

CONCEPTUAL ARCHITECTURAL RENDERING PERSPECTIVE TO THE EAST



PHOTO: SKIDMORE, OWINGS & MERRILL LLP. RENDERING: MK ARCHITECTURE & PLANNING. DATE: 08/15/2019. SCALE: 1/8" = 1'-0".

Coconut Trace
US 41 and Glen Dr. Estero Florida

STEPHANIE B. BELL
PRINCIPAL ARCHITECT
PRACTICE: 01/15/2019 - 01/15/2019
CAPTION: 01/15/2019 - 01/15/2019

MK ARCHITECTURE & PLANNING

SK9
AUGUST 09, 2019

COCONUT TRACE CPD - TRACTS C & D

CONCEPTUAL ARCHITECTURAL RENDERING PERSPECTIVE TO THE EAST

Coconut Trace
US 4.1 and Glen Dr. Estero Florida

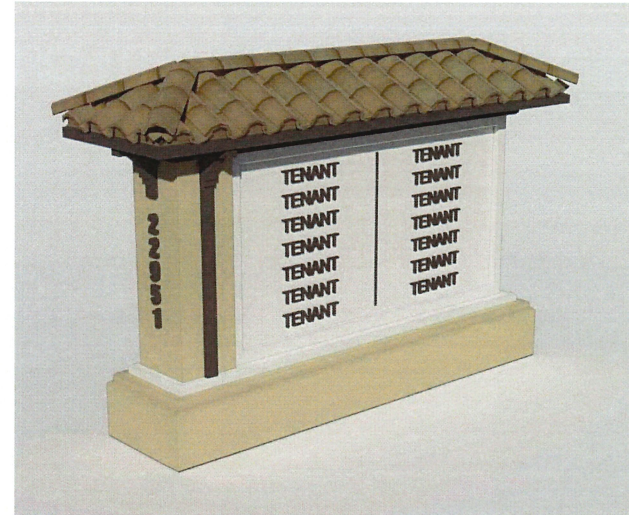
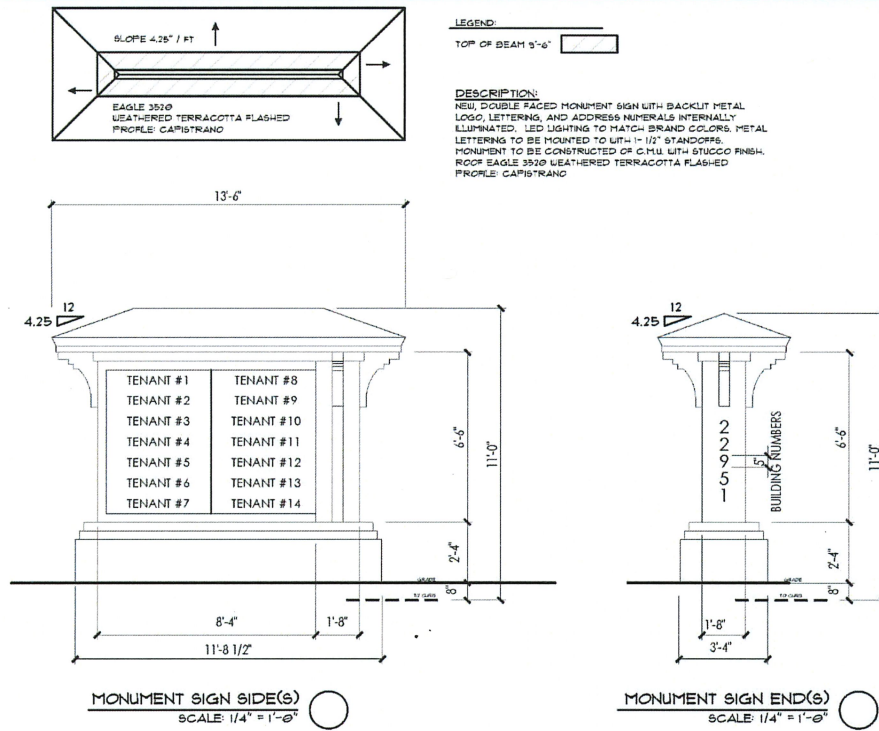


COCONUT TRACE CPD – TRACTS C & D



CONCEPTUAL ARCHITECTURAL RENDERING

MONUMENT SIGN



FRI 05 AUG 2022 05:12:38PM ESTD:\WORKS\BANKS\MOLECULAR\SPINPOCK (MIRK ALP)\2X03_16C.DT_1ESTERD_16C.DT_15BASEFILES\SOEMATCS\MIH-COCOVIT-THAC-VOLDNG

Coconut Trace
US 4.1 and Glen Dr. Estero Florida

2055 TAMM TRAIL, E.
NAPLES FLORIDA 34112
PHONE: (239) 331-7032
WWW.MH/AP.COM
©2003 MHA/LLC 02/03

MIK ARCHITECTURE & PLANNING

SK13
AUGUST 05, 2012

COCONUT TRACE CPD – TRACTS C & D

CONCEPTUAL ARCHITECTURAL RENDERING COLOR PALETTE



SW 7617
Mediterranean
Interior / Exterior
Location Number: 261-C6

METAL / ALUMINUM TRIM

SW 9122
Dried Edamame
Interior / Exterior
Location Number: 209-C4

SW 7541
Grecian Ivory
Interior / Exterior
Location Number: 247-C1

SW 7005
Pure White
Interior / Exterior
Location Number: 255-C1

Door & Window Metal

ROOF TILE

Coconut Trace
US 4.1 and 4.2 Dr. Estero Florida

2009 TABULAR TABLE
FIRM (7) - 10/10/2007
FIRM (7) - 10/10/2007
FIRM (7) - 10/10/2007
FIRM (7) - 10/10/2007

MH ARCHITECTURE & PLANNING

SK14
AUGUST 09, 2012

COCONUT TRACE CPD - TRACTS C & D

MASTER LANDSCAPE CONCEPT PLAN



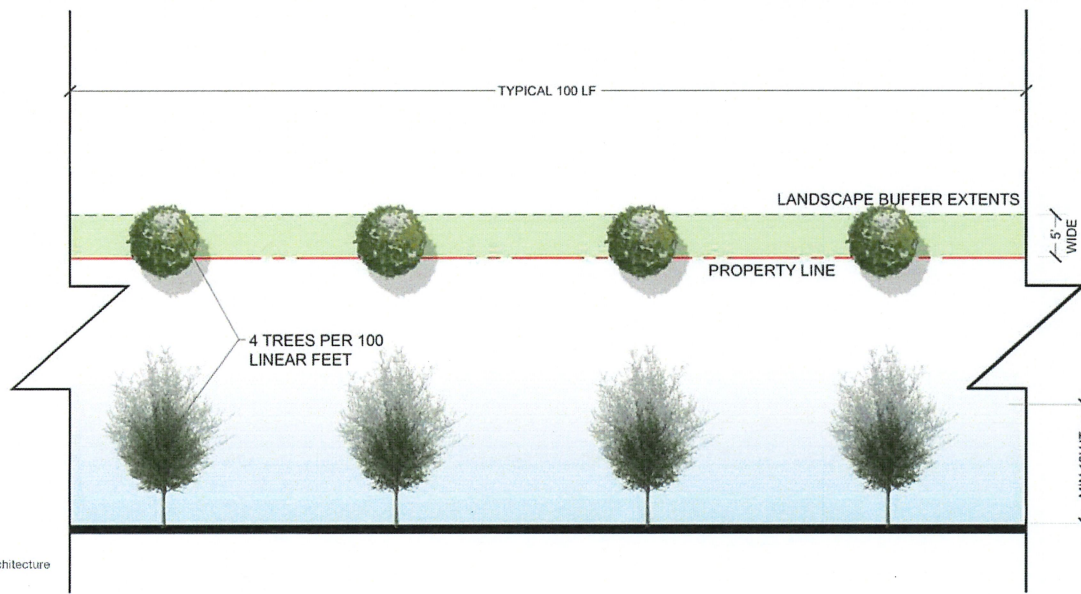
DISCLAIMER: LANDSCAPE IS CONCEPTUAL AND SUBJECT TO CHANGE UPON FINAL APPROVAL

COCONUT TRACE CPD - TRACTS C & D

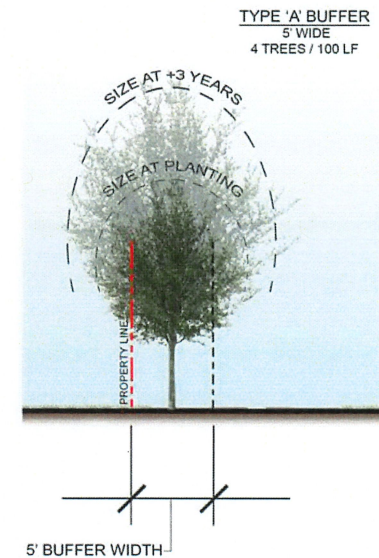
LANDSCAPE: TYPE A BUFFER VISUALIZATION

Plant Material Specifications (per LDC Sec. 5-403 & Sec. 5-406)

- Code required canopy trees must be a minimum of twelve (12) feet in height measured from the adjacent grade of the development site, have a two & one-half inch (2-1/2) caliper, a five (5') foot spread, and 45-gallon size or field-grown at the time of planting. The clustering of trees and use of palms (3 or more) within the ROW buffer will add design flexibility and reduce conflicts.
- Shrubs must be a minimum of 24 inches in height, at time of planting. All shrubs must be installed at an appropriate height to meet the minimum specified height after one growing season or one year from time of installation, whichever is more restrictive, and be spaced an average of 18 to 36 inches on center. They must be at least 36 inches in height within 12 months of time of planting and maintained perpetuity at a height of no less than 36 inches. Shrubs shall be installed to maintain an 18-inch clearance from hardscapes and a 36-inch clearance from buildings.
- Required hedges must be planted and maintained so as to form a continuous, unbroken, solid visual screen within a minimum of one-year the time of planting.



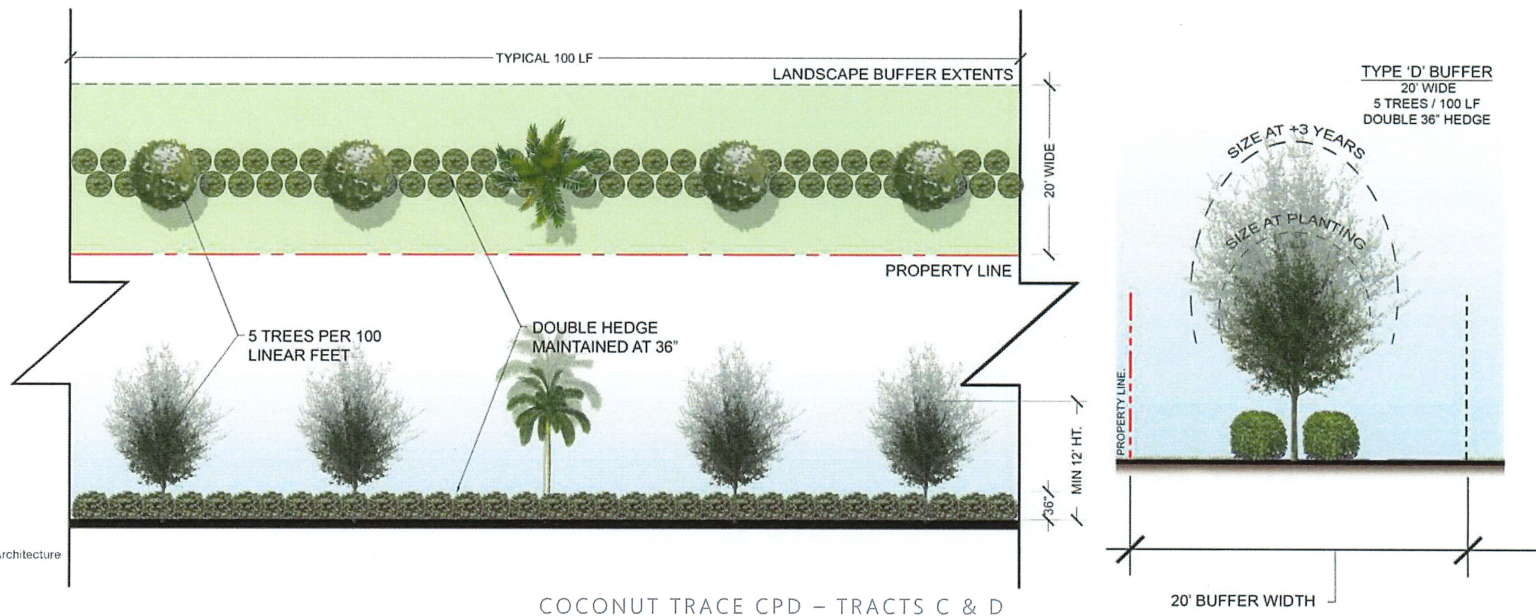
COCONUT TRACE CPD – TRACTS C & D



LANDSCAPE: TYPE D BUFFER VISUALIZATION

Plant Material Specifications (per LDC Sec. 5-403 & Sec. 5-406)

- Code required canopy trees must be a minimum of twelve (12) feet in height measured from the adjacent grade of the development site, have a two & one-half inch (2-1/2) caliper, a five (5') foot spread, and 45-gallon size or field-grown at the time of planting. The clustering of trees and use of palms (3 or more) within the ROW buffer will add design flexibility and reduce conflicts.
- Shrubs must be a minimum of 24 inches in height, at time of planting. All shrubs must be installed at an appropriate height to meet the minimum specified height after one growing season or one year from time of installation, whichever is more restrictive, and be spaced an average of 18 to 36 inches on center. They must be at least 36 inches in height within 12 months of time of planting and maintained perpetuity at a height of no less than 36 inches. Shrubs shall be installed to maintain an 18-inch clearance from hardscapes and a 36-inch clearance from buildings.
- Required hedges must be planted and maintained so as to form a continuous, unbroken, solid visual screen within a minimum of one-year the time of planting.



LANDSCAPE: PLANT PALETTE

