1 VILLAGE OF ESTERO, FLORIDA 2 **ZONING** 3 **ORDINANCE NO. 2022 - 14** 4 AN ORDINANCE OF THE VILLAGE COUNCIL OF 5 6 VILLAGE **OF** ESTERO, FLORIDA, THE 7 THE **COCONUT TRACE AMENDING** 8 COMMERCIAL PLANNED DEVELOPMENT (CPD) 9 ZONING TO ALLOW A REAL ESTATE SALES CENTER FOR OFF-SITE SALES ON A 3.5-ACRE 10 PROPERTY ON THE WEST SIDE OF US 41 NORTH 11 12 OF COCONUT ROAD ACROSS FROM COCONUT 13 POINT MALL; PROVIDING FOR SEVERABILITY; 14 PROVIDING FOR CONFLICTS; AND PROVIDING 15 AN EFFECTIVE DATE. 16 WHEREAS, Naples Community Hospital represented by LB Estero Bay 17 18 Investments and RVi Planning + Landscape Architecture, (the "Applicant") filed an application for an amendment to the Coconut Trace Commercial Planned 19 Development (CPD to amend the Schedule of Uses to allow a Real Estate Sales 20 21 Center for Off-site Sales on approximately 3.5-acres (the "Property"); and 22 23 WHEREAS, the property STRAP numbers are 09-47-25-E2-3500B.00C0 and 09-47-25-E2-3500B.00D0 and is legally described as: 24 25 Out-Parcels C and D in Block "B", Coconut Trace according to the 26 Plat thereof recorded under Official Records Instrument Number 27 2006000423660, of the Public Records of Lee County, Florida. 28 29 WHEREAS, at a duly noticed public hearing held on September 13, 2022, the 30 Planning, Zoning, and Design Board recommended approval with conditions of the 31 32 rezoning; and 33 WHEREAS, a duly noticed first reading was held before the Village Council on 34 35 October 19, 2022; and 36 WHEREAS, a duly noticed second reading and public hearing was held before the 37 38 Village Council on November 2, 2022 for adoption of the Ordinance; and 39 40 **NOW, THEREFORE**, be it ordained by the Village Council of the Village of Estero, Florida: 41 42 43

44

45 <u>Section 1</u>. Zoning Amendment. 46

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

Section 2. Conditions

1. Master Concept Plan

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

2. Pattern Book

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

3. Resolution Z-03-011

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

2.A. Schedule of Uses

REAL ESTATE SALES OFFICE, Parcel C and D only.

4. Lyden Drive

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

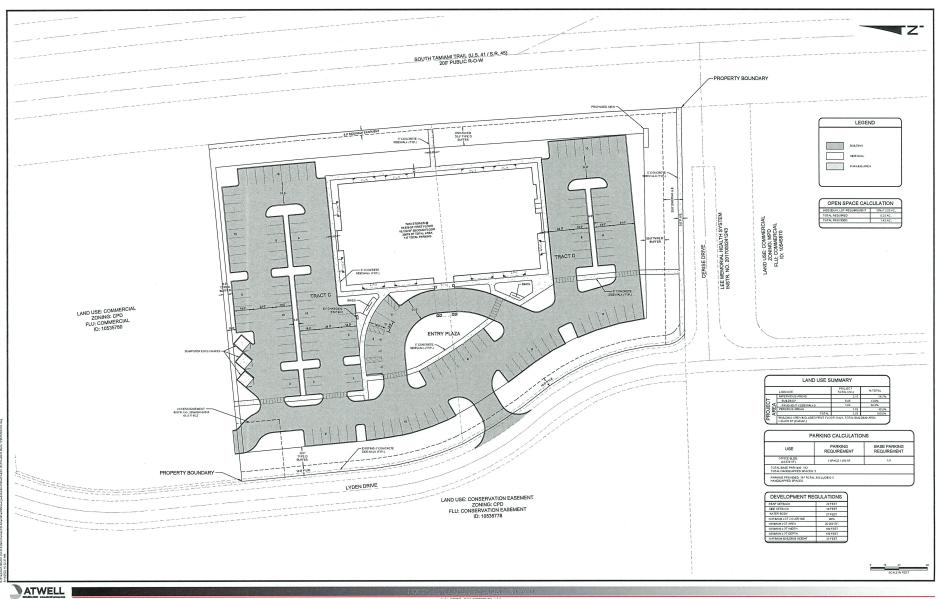
5. Public Gathering Area

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

89	
90	6. Sidewalk & Pedestrian Connections
91	o. <u>Sidewank of Fedestitan Connections</u>
92	Sidewalks and pedestrian connections must be provided consistent with the
93	Pattern Book and Land Development Code.
93 94	Tattern book and Land Development Code.
94 95	7. Buffers
95 96	7. <u>Buffers</u>
90 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.
	trees/paints that are a minimum of 14-100t tail at the time of planting.
99	A success Classel described and a successful that described and an along access
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, waster, 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,

132 133	vegetation, wetlands, environmentally critical area, and the natural functioning of the environment.
134	
135	9. Is compatible with existing or planned uses in the surrounding area.
136	7. Is compatible with existing of planned uses in the surrounding area.
137	Section 4. Exhibits
	Section 4. Exhibits
138	TI C 11 - 1 - 1 11 to any ottent of the thir Outliness and incompared districtions
139	The following exhibits are attached to this Ordinance and incorporated by reference:
140	T 1714 A M (C) (P) 1 1 1 1 4 4 4 4 1 1 1 2 1 2 2 2 2
141	Exhibit A Master Concept Plan, received and date stamped June 14, 2022.
142	Exhibit B Pattern Book, received and date stamped August 17, 2022.
143	
144	Section 5. Severability.
145	
146	Should any section, paragraph, sentence, clause, phrase or other part of this
147	Ordinance subsequent to its effective date be declared by a court of competent
148	jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance
149	as a whole or any portion thereof, other than the part so declared to be invalid.
150	
151	Section 6. Effective Date.
152	
153	This ordinance shall take effect upon adoption at second reading.
154	
155	PASSED on first reading this 19th day of October, 2022.
156	
157	PASSED AND ADOPTED BY THE VILLAGE COUNCIL of the Village of
158	Estero, Florida this 2 nd day of November 2022.
159	
160	
161	Attest: VILLAGE OF ESTERO, FLORIDA
162	
163	
164	By: Word Steel By: Rate wington
165	Carol Sacco, Village Clerk Katy Errington, Mayor
	Caror Sacco, Village Cicik Raty Elithigton, Mayor
166	
167	D
168	Reviewed for legal sufficiency:
169	
170	D 7/10 11 Samo
171	By:
172	Nancy Stroud, Esq., Village Land Use Attorney
173	
174	
175	

176			
177			
178	Vote:	AYE	NAY
179			
180	Mayor Errington	X	
181	Vice Mayor McLain	X	
182	Councilmember Ribble	X	
183	Councilmember Fiesel	×	
184	Councilmember Boesch	×	
185	Councilmember Ward	Y	
186	Councilmember Wilson	X	



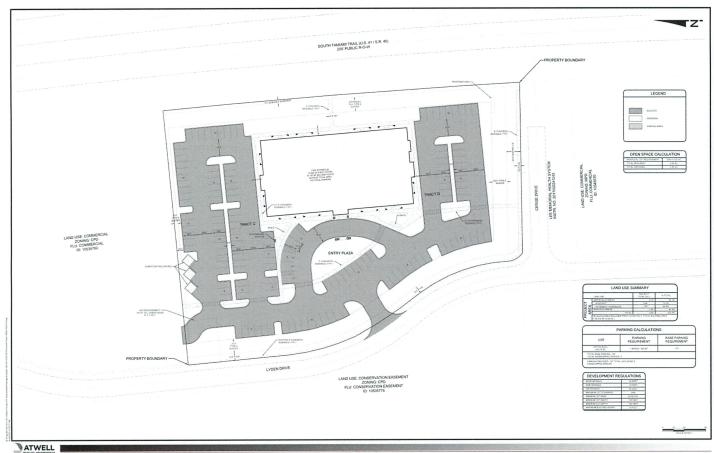
MASTER CONCEPT PLAN

14 June 2022



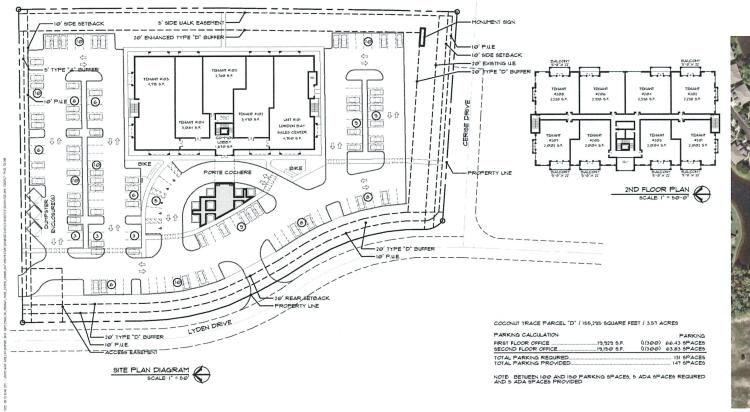
August 17, 2022

CONCEPTUAL SITE PLAN





CONCEPTUAL SITE PLAN





MK ARCHITECTURE & PLANNING SK2

CONCEPTUAL ARCHITECTURAL ELEVATIONS



MHK ARCHITECTURE & PLANNING SK5

CONCEPTUAL ARCHITECTURAL ELEVATIONS









CONCEPTUAL ARCHITECTURAL RENDERING BIRDS EYE VIEW TO THE EAST



Coconut Trace US 4.1 and Glan Dr. Estero Horida

AND CONTROLLED WITH ARCHITECTURE & PLANNING SKT AND CONTROLLED CON

CONCEPTUAL ARCHITECTURAL RENDERING BIRDS EYE VIEW TO THE WEST



MHK ARCHITECTURE & PLANNING SK8

CONCEPTUAL ARCHITECTURAL RENDERING PERSPECTIVE TO THE EAST



MHK ARCHITECTURE & PLANNING SK9

CONCEPTUAL ARCHITECTURAL RENDERING PERSPECTIVE TO THE EAST



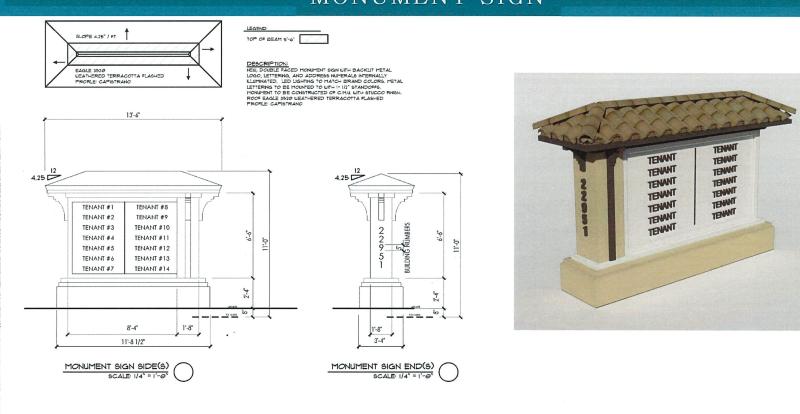








CONCEPTUAL ARCHITECTURAL RENDERING MONUMENT SIGN







CONCEPTUAL ARCHITECTURAL RENDERING COLOR PALETTE



METAL / ALUMINUM TRIM







MIK ARCHITECTURE & PLANNING SK14

MASTER LANDSCAPE CONCEPT PLAN



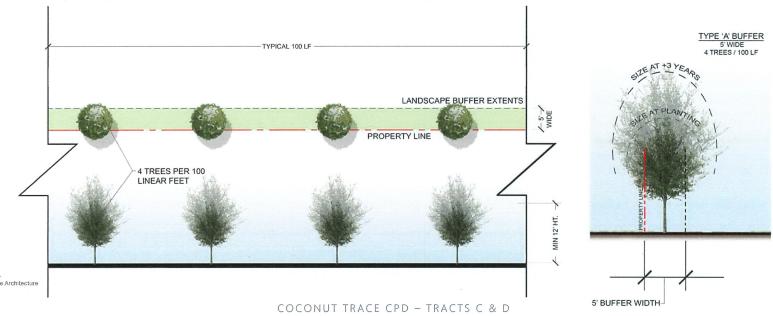


DISCLAIMER: LANDSCAPE IS CONCEPTUAL AND SUBJECT TO CHANGE UPON FINAL APPROVAL

LANDSCAPE: TYPE A BUFFER VISUALIZATION

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

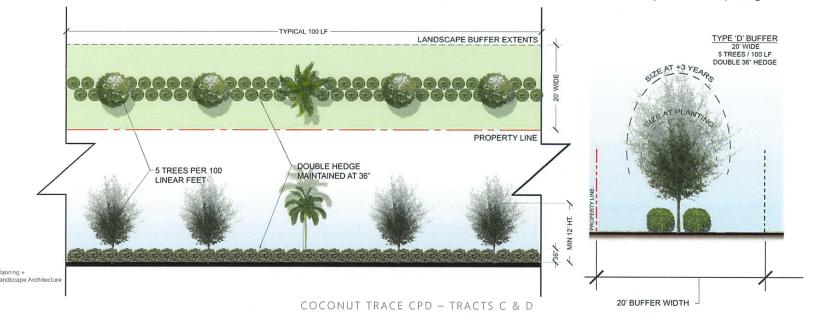
- Code required canopy trees must be a minimum of twelve (12) feet in height measured from the adjacent grade of the development site, have a two & one-half inch (2-1/2) caliper, a five (5') foot spread, and 45-gallon size or field-grown at the time of planting. The clustering of trees and use of palms (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 to36 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: TYPE D BUFFER VISUALIZATION

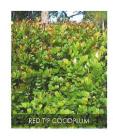
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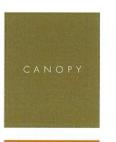
LANDSCAPE: PLANT PALETTE













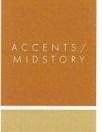








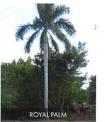
















DECORATIVE LIGHTING AND FIXTURES



PROPOSED PARKING LOT LIGHTING

RFS-RG RoadFocus reduced glare

LED Cobra head (small)

Andropetto AS 1971 papilled 6

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LUMEC by (s)ignify



Lumec RoadFocus LED reduced glare cobra head luminaires provide the benefits of LED technology, including energy savings and lower maintenance costs yet minimizes perceived glare and brightness associated with LED technology without sacrificing performance required for optimum roadway applications. Includes Service Tag, innovative way to provide assistance throughout the life of the product.



RFS-RG RoadFocus reduced glare

LED Cobra head (small)



	FAMS Postion	Sypinal Delivered Lumana Multipliar	Typical System wattage
lest.	1	0.31	0.28
	2	0.53	0.50
	3	0.67	0.58
	4	0.70	0.67
	5	0.08	0.75
	- 6	0.88	0.85
	7	0.09	0.87
	3	0.92	0.91
		0.96	0.95
	10	100	1.00

AMS Presion	Sypical Delivered Lumana Multipliar	Typical System wattage
1	0.31	-0.28
2	0.53	0.50
3	0.67	0.58
4	0.70	0.67
5	0.08	0.75
6	0.88	0.81
7	0.09	0.87
3	0.92	0.91
	0.96	0.95
10	100	1.00



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RFS-RG RoadFocus reduced glare