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**VILLAGE OF ESTERO, FLORIDA  
ZONING  
ORDINANCE NO. 2019 - 29**

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**AN ORDINANCE OF THE VILLAGE COUNCIL OF THE  
VILLAGE OF ESTERO, FLORIDA, APPROVING WITH  
CONDITIONS A REZONING FROM COMMERCIAL  
PLANNED DEVELOPMENT TO MIXED USE PLANNED  
DEVELOPMENT TO ALLOW A MULTIPLE FAMILY  
AND COMMERCIAL DEVELOPMENT ON PROPERTY  
LOCATED 1,000 FEET WEST OF INTERSTATE 75 AND  
SOUTH OF CORKSCREW ROAD CONSISTING OF  
APPROXIMATELY 43 ACRES; PROVIDING FOR  
CONFLICTS; PROVIDING FOR SEVERABILITY; AND  
PROVIDING AN EFFECTIVE DATE.**

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**WHEREAS, ESTERO CROSSING, LLC** represented by Keith Gelder, Stock Development (the "Applicant"), filed applications to amend the Transitional Comprehensive Plan by adding a new Policy, and for a rezoning from Commercial Planned Development to Mixed Use Planned Development for a property located at 10500 Corkscrew Road, Estero, FL, consisting of approximately 43 acres (the "Property"); and

**WHEREAS,** the Property STRAP number is 35-46-25-E1-42192.2338, and the Property is legally described in Exhibit A attached hereto; and

**WHEREAS,** the Applicant requested a rezoning from the Commercial Planned Development District (CPD) to Mixed Use Planned Development District (MPD) (Case number DCI2015-00001); and

**WHEREAS,** the Applicant is now requesting a maximum of 306 multiple-family units, and 60,000 square feet of commercial uses including one vertically integrated mixed use tract; and

**WHEREAS,** the Applicant has requested several deviations; and

**WHEREAS,** the public information meeting was held on June 16, 2015 and after a duly noticed public hearing held on March 29, 2016 and continued to February 21, 2017 and March 21, 2017, the Planning and Zoning Board recommended transmittal of the Comprehensive Plan Amendment and approval with conditions of the rezoning request, including deviations; and

**WHEREAS,** a duly noticed first reading for the rezoning ordinance was held before the Village Council on May 24, 2017 and was continued; and

46           **WHEREAS**, on May 24, 2017, the Council voted to not transmit the proposed  
47 Comprehensive Plan Amendment, and continued the zoning case indefinitely to give the  
48 applicant the opportunity to be considered under the new Comprehensive Plan which then was  
49 being prepared; and  
50

51           **WHEREAS**, the Comprehensive Plan was adopted by the Village Council on June 13,  
52 2018; and  
53

54           **WHEREAS**, the Plan is adopted and became effective on November 21, 2019; and  
55

56           **WHEREAS**, the applicant has revised its zoning application and requests that the  
57 application be reviewed under the new Comprehensive Plan; and  
58

59           **WHEREAS**, the Planning and Zoning Board considered the revised request on  
60 February 19, 2019, with a tie vote (motion to approve failed); and  
61

62           **WHEREAS**, the applicant made additional revisions to the request after the Planning  
63 and Zoning Board meeting; and  
64

65           **WHEREAS**, after the application was subsequently revised, a duly noticed continued  
66 first reading was held before the Village Council on October 16, 2019; and  
67

68           **WHEREAS**, at the first reading on October 16, 2019, the Council requested that  
69 specific items be addressed by the applicant prior to second reading, and the applicant  
70 subsequently revised the application; and  
71

72           **WHEREAS**, a duly noticed second reading and public hearing was held before the  
73 Village Council on January 29, 2020, at which time the Village Council gave consideration to  
74 the evidence presented by the Applicant and the Village staff, the recommendations of the  
75 Planning and Zoning Board and the comments of the public.  
76

77           **NOW, THEREFORE**, be it ordained by the Village Council of the Village of Estero,  
78 Florida:  
79

80           **Section 1.     Rezoning.**

81  
82           The Village Council approves with conditions the rezoning of the Property from  
83 Commercial Planned Development District (CPD) to Mixed Use Planned Development  
84 District (MPD), to allow residential and commercial use as outlined below, and subject  
85 to the following conditions and deviations.  
86

87           **Section 2.     Conditions.**

- 88  
89           1.    Master Concept Plan

90 Development of this project must be consistent with the Master Concept Plan  
91 (MCP) titled "Estero Crossing", stamped "Received January 14, 2020", except as  
92 modified by the conditions below.

93  
94 2. Development Parameters

95  
96 Development is permitted at a maximum as follows:

- 97
- 98 • 60,000 square feet of commercial use
- 99 • 306 multi-family units
- 100 • Mixed use on Tract M/U (included in the totals above)

101  
102 3. Maximum Building Height

103  
104 Commercial - 45 feet (3-story) for commercial buildings (including  
105 architectural features)

106  
107 Residential and  
108 Mixed Use Buildings - 45 feet (3-story) with additional 5 feet for architectural  
109 features

110  
111 4. Uses and Site Development Regulations

112  
113 The following limits apply to the project and uses:

- 114
- 115 a. Schedule of Uses
- 116 See attached Exhibit C.
- 117 Agricultural Uses are not permitted uses within this planned development.
- 118
- 119 b. Site Development Regulations
- 120 See attached Exhibit D.

121  
122 5. Traffic Signal

123  
124 The developer, successor or assigns (owner) is responsible for a proportionate  
125 share of the cost of signalization at the intersection of Corkscrew Road and Estero  
126 Town Commons Place, as part of Phase I and prior to issuance of any  
127 development order.

128  
129 6. Reverse Frontage Road

- 130
- 131 a. The construction of the reverse frontage road and traffic signal at Estero  
132 Town Commons Place and Corkscrew Road must be complete and fully

133 operational prior to the issuance of the first certificate of compliance for  
134 vertical development within the planned development.

135  
136 b. The reverse frontage road will contain planted medians as depicted in the  
137 Pattern Book (see condition 18 herein) to create an attractive streetscape.  
138 The reverse frontage road access must meet the 125-foot connection  
139 separation Land Development Code (LDC) standard for a local street.

140  
141 7. Right-of-Way

142  
143 The developer is responsible as part of the first development order for dedication  
144 of additional right-of-way for storage/stacking of vehicles at Estero Town  
145 Commons Place to accommodate additional turn lane(s), if the Community  
146 Development Director determines this is needed.

147  
148 8. Construction Traffic

149  
150 Heavy construction vehicles serving the project (vehicles having more than 2  
151 axles) are prohibited from accessing the property via Corkscrew Woodlands  
152 Boulevard. Staff will review and approve, at the time of Development Order, a  
153 plan for management of construction traffic including but not limited to posting  
154 of signs and other methods of communication.

155  
156 9. Phasing

157  
158 a. The first phase of the project will include construction of the reverse  
159 frontage road, and the traffic signal at Corkscrew Road and Estero Town  
160 Commons Place.

161  
162 b. The second phase of the project will include a minimum of 20,000 square  
163 feet of commercial development, all placemaking elements on the north side  
164 of the frontage road, and the public park. Remaining phases are as shown  
165 on the Master Concept Plan.

166  
167 10. Bonus Density

168  
169 The Bonus Density request has been withdrawn by the applicant.

170  
171 11. Maintenance

172  
173 All common areas including, but not limited to, the reverse frontage road and the  
174 platted portion of Corkscrew Woodlands Boulevard, shall be maintained in  
175 perpetuity by a Property Owners Association or similar entity that will consist of  
176 both the residential and commercial parcels.

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12. Hours of Operation

Hours of Operation are limited to 5 a.m. to midnight 7 days a week for all commercial uses.

13. No Blasting

No development blasting is permitted as part of this project.

14. Utilities

Water and sewer services are available to the site, and this development must connect to those services as part of any local development order for the site.

15. Elevators and Construction Materials

Residential buildings will be constructed with concrete block materials and will include elevators as proposed by the applicant.

16. Public Park

The park shown on the Master Concept Plan shall be open to the public and designed to include shade trees and seating areas through a public easement or similar document or condition acceptable to the Village attorney at time of development order.

17. Outdoor Display/Storage

No outdoor display or outdoor storage is allowed on any of the commercial parcels.

18. Pattern Book

The development must be consistent with the Pattern Book “Estero Crossing” dated January 2020. Specific details of the Placemaking elements including, but not limited to, a landmark or fountain feature, paseo, courtyard area, pocket park, and raised pedestrian connections will be provided prior to Design Review Board approval.

The Pattern Book is not conceptual. Photographic images may be illustrative, but development must be in substantial compliance with the Pattern Book, including a consistent architectural and landscape theme for all commercial and residential development.

221 Signage, as shown in the Pattern Book, is illustrative for design purposes and  
222 must be in compliance with the Land Development Code and of a consistent color  
223 and design scheme with the buildings, except where deviations may be granted.  
224

225 19. Sidewalk & Pedestrian Connections  
226

227 a. Sidewalks and pedestrian connections must be provided consistent with the  
228 Pattern Book and Land Development Code. The proposed secondary egress  
229 on the west side of the residential project must be a full access with  
230 pedestrian connection to the property to the west (currently Lowe's Plaza).  
231

232 b. Pedestrian walkways will be provided through parking lots to each entrance  
233 to the residential buildings as part of the local development order. Main  
234 Paseo walkways will be raised and constructed of paver bricks or similar  
235 materials.  
236

237 20. Entrance Gates/Gatehouses  
238

239 Entrance gates and/or gatehouses shall be in conformance with the Land  
240 Development Code for location, access, stacking, and turn-around except as may  
241 be granted by deviation.  
242

243 21. Billboard  
244

245 The billboard located on the commercial parcel shall be removed in conjunction  
246 with the issuance of a local development order for the commercial property and  
247 prior to any certificate of completion being granted.  
248

249 22. Hurricane Evacuation  
250

251 The property developer shall provide a hurricane evacuation plan and any  
252 mitigation, as necessary, in accordance with LDC section 2-485 prior to approval  
253 of the first local development order for residential uses.  
254

255 23. Buffers  
256

257 As part of local development order approval, the development order plans must  
258 demonstrate buffering consistent with the Master Concept Plan, the Land  
259 Development Code, and the Pattern Book.  
260

261 As part of local development order approval, all buffer plantings must be 100%  
262 native vegetation.  
263

264 Residential perimeter buffers will be planted as part of the first phase of the  
265 residential project, along with any work associated with indigenous preserves.

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24. Protected Species

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As part of local development order approval, a current protected species survey must be submitted for the project site. For development in any areas that would impact gopher tortoises, a gopher tortoise management plan must be submitted to staff for review and approval. This plan must include information on onsite or offsite relocation efforts as reviewed and approved by the Florida Fish and Wildlife Conservation Commission (FFWCC).

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Issuance of a vegetation removal permit for development in any areas that would impact gopher tortoises does not authorize the property owner to commence construction until such time as all other applicable state or federal permits are obtained. Prior to excavation and moving of any gopher tortoises, a copy of the appropriate gopher tortoise permit issued by the FFWCC must be submitted to the Village Community Development Director.

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25. Open Space & Indigenous Preserve

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Development order plans must depict open space in compliance with the approved Master Concept Plan open space calculations table.

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Development order plans must also depict the preservation of 9.12 acres with credits of indigenous preserves in compliance with the approved Master Concept Plan as detailed in the Open Space and Indigenous Plan sheet.

292

26. Replanting Plan

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In accordance with the South Florida Water Management District Environmental Resource Permit (Exhibit 3.2, Page 5 of 9 of the Permit), the replanting within the enhanced wetlands in the preserve area shall consist of 3-gallon pine trees to achieve a density of 220 trees per acre and scattered clusters of shrubs when there are fewer than 200± live native trees per acre greater than 10 feet in height, in addition to the enhanced buffer requirements set forth in the Pattern Book.

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27. Vehicular/Pedestrian Impacts

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Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the LDC may be required to obtain a local development order. Additional right-of-way may be required to accommodate storage/stacking of vehicles at Estero Town Commons Place/Corkscrew Road.

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28. Concurrency

Approval of this rezoning does not constitute a finding that the proposed project meets the concurrency requirements set forth in LDC Chapter 2 and the Comprehensive Plan. The developer is required to demonstrate compliance with all concurrency requirements prior to issuance of a local development order.

29. Solid Waste Management

As part of any local development order approval for vertical development, the development order plans must include facilities in compliance with LDC Section 10-261 and Solid Waste Ordinance #11-27 for the pick-up/disposal of solid waste and recyclables. The minimum area required for and specific locations of these facilities, as well as the architectural and design features, will be reviewed at the time of local development order application.

30. Mixed Use Building

The mixed use building will include commercial uses on the first floor and residential uses above.

31. Promenade and Public Open Space Area

The promenade within the commercial area and the public open space area as defined on the Master Concept Plan may be used for outdoor seating in conjunction with restaurants. Outdoor service of alcohol beverages will require consumption on premises approval by the Planning and Zoning Board in order to review hours of operation and other relevant factors. Outdoor entertainment will require a temporary or special event permit.

32. Land Development Code (LDC) References

Where the Village LDC is referenced in these conditions of approval for implementation of the condition at the time of development order, the LDC in effect at the time of the development order approval shall be applicable.

33. Public Access Easement

Consistent with the Village Comprehensive Plan, placemaking elements including the pedestrian plaza roads and reverse frontage road, public park, promenade and public open space, and sidewalks shall be accessible to the public through dedication of a public access easement in favor of the Village of Estero and acceptable to the Village Attorney.

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**Section 3. Deviations.**

Deviation 1 (Overhead power lines)

Deviation from LDC Section 33-112 requiring all utilities be located underground unless located within a public right-of-way to allow the existing overhead lines on the south side of Corkscrew Road to remain overhead within the existing FPL easement.

This deviation is approved for existing overhead lines only. New or replacement lines must be underground.

Deviation 2 (Setback from Corkscrew Road)

Deviation from LDC Section 33-400 regulating setbacks within the Corkscrew Road Overlay, to allow the proposed site Development Regulations (Exhibit D) included with this application as part of this approval.

This deviation is approved.

Deviation 3 (Setback from Corkscrew Road)

Deviation from LDC 34-2192 (b) (5) requiring parking lots, access streets and drives to be setback a minimum of 75 feet from the Corkscrew Road right-of-way to allow a minimum setback of 20 feet for parking lots on Corkscrew Road instead of 75 feet.

This deviation is approved.

Deviation 4 (Package store separation)

Deviation from Estero LDC Section 34-1263(e) providing that package stores may not be located closer than 500 feet to a park or dwelling unit to allow a 90-foot separation for all uses internal to the property.

This deviation is approved.

Deviation 5 (Second monument sign)

Deviation from LDC Section 30-153(3)(a) that allows each individual establishment one (1) ground-mounted sign and Section 33-383(9) which prohibits offsite directional signage sign to allow a second ground-mounted sign in the commercial area to identify the Residential portion of the overall development.

396 This deviation is approved.

397

398 Deviation 6 (Offsite directional sign)

399

400 Deviation from LDC Section 30-181(a)(1)a. that allows a maximum of a 64-  
401 square foot non-illuminating directional sign to be placed along an arterial street  
402 within 500 feet of the nearest intersection involving a turning movement to the  
403 development but shall not be placed closer than 50 feet from the intersection to  
404 allow an illuminated directional sign at the intersection of Corkscrew Road and  
405 Estero Town Commons Place (aka the entrance to Lowe's shopping center) with  
406 a 10-foot setback from the intersection. The deviation is for the residential project  
407 identification sign only.

408

409 This deviation is approved.

410

411 Deviation 7 (Sign setbacks)

412

413 Deviation from LDC Sections 33-385(a)(3) and 30-153(3)(e) requiring the sign  
414 setback be a minimum of 15 feet from the right-of-way. The applicant is  
415 requesting to install the Residential Project Identification Sign and the  
416 Commercial Outparcel Monument Signs at a 10-foot setback from Corkscrew  
417 Road.

418

419 This deviation is approved.

420

421 Deviation 8 (Building height)

422

423 Deviation from LDC Section 33-229 which limits the building height outside of  
424 the Interstate Highway Interchange Area to a maximum of 3 stories or 45 feet,  
425 whichever is less, to allow an additional 5 feet for architectural features, for a  
426 maximum building height of 50 feet (3 stories) for the residential and mixed use  
427 components within this development.

428

429 This deviation is approved.

430

431 Deviation 9 (Connection separation for residential road along public park)

432

433 Deviation from LDC Section 10-285(a) which requires a minimum roadway  
434 connection separation distance of 125 feet for local roads, to allow for a  
435 separation of 74 feet for the two one-way streets on the east and west side of the  
436 public park on the Master Concept Plan.

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438 This deviation is approved.

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Deviation 10 (Landscape buffers)

Deviation from LDC Section 33-351 that requires a 20 foot Type D Buffer between roadways and commercial & multi-family residential uses, to eliminate the buffer requirement along the internal frontage roadway and instead provide an enhanced streetscape plan.

This deviation is approved subject to the frontage road landscape plan contained in the Pattern Book.

Deviation 11 (Gates)

Deviation from LDC Section 34-1748(1)d.1. which states that access gates must be located a minimum of 100 feet back from the existing or planned intersection street right-of-way or easement to allow a minimum setback of 40 feet for the secondary access location.

This deviation is approved.

Deviation 12 (Connection separation for the mixed use parcel)

Deviation from LDC Section 10-285(a) [Table 1] which requires a minimum roadway connection for separation distance of 60' for access roads or accessways to allow a minimum separation of 48' for the mixed use parcel access from the internal accessway serving the multi-family portion of the project.

This deviation is approved.

**Section 4. Findings and Conclusions.**

Based upon an analysis of the application and the standards for approval in the Land Development Code, the Council finds and concludes as follows:

1. The applicant has provided sufficient justification for the rezoning by demonstrating compliance with the Land Development Code.
2. The rezoning is consistent with the densities and uses in the Village Comprehensive Plan with the proposed conditions.
3. Urban services will be available and adequate to serve the proposed use.
4. The proposed uses, with the recommended conditions, are appropriate at the subject location.

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5. There will be additional trips generated by the project, but there will be fewer trips generated on the roadways than if developed under the existing commercial zoning. Approval of the request will not place an undue burden upon existing transportation facilities because Interchange improvements have begun construction in October 2019. There is an intersection level of service issue that will necessitate a traffic light for operational safety and which is addressed by a condition of approval.
  6. The recommended conditions to the Master Concept Plan and rezoning provide sufficient safeguards to the public interest and are reasonably related to impacts on the public's interest created by or expected from the proposed development.
  7. The deviations recommended for approval:
    - (a) Enhance the planned development; and
    - (b) Preserve and promote the general intent of the LDC to protect the public, health, safety and welfare.

503 **Section 5. Exhibits.**

504  
505 The following exhibits are attached to this Ordinance and incorporated by reference:

- 506  
507 Exhibit A Legal Description  
508 Exhibit B Master Concept Plan stamped Received January 14, 2020  
509 Exhibit C Schedule of Uses  
510 Exhibit D Site Development Regulations  
511 Exhibit E Pattern Book dated January 2020  
512

513 **Section 6. Conflicts.**

514  
515 All Ordinances or Resolutions, or parts of Ordinances or Resolutions, granting prior  
516 approvals on the Property which are in conflict with this Ordinance shall be repealed  
517 to the extent of such conflict upon the effective date of this Ordinance.  
518

519 **Section 7. Severability.**

520  
521 Should any section, paragraph, sentence, clause, phrase or other part of this Ordinance  
522 subsequent to its effective date be declared by a court of competent jurisdiction to be  
523 invalid, such decision shall not affect the validity of this Ordinance as a whole or any  
524 portion thereof, other than the part so declared to be invalid.  
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**Section 8.    Effective Date.**

This Ordinance shall take effect immediately upon adoption.

**PASSED** on first reading this 16<sup>th</sup> day of October, 2019.

**PASSED AND ADOPTED BY THE VILLAGE COUNCIL** of the Village of Estero, Florida on second reading this 29<sup>th</sup> day of January, 2020.

Attest:

**VILLAGE OF ESTERO, FLORIDA**

By: Kathy Hall  
Kathy Hall, MMC, Village Clerk

By: Bill Ribble  
Bill Ribble, Mayor

Reviewed for legal sufficiency:

By: Nancy E. Stroud  
Nancy E. Stroud, Village Land Use Attorney

| Vote:                 | AYE           | NAY   |
|-----------------------|---------------|-------|
| Mayor Ribble          | <u>✓</u>      | _____ |
| Vice Mayor Errington  | <u>✓</u>      | _____ |
| Councilmember Levitan | <u>✓</u>      | _____ |
| Councilmember McLain  | <u>✓</u>      | _____ |
| Councilmember Boesch  | <u>✓</u>      | _____ |
| Councilmember Batos   | <u>✓</u>      | _____ |
| Councilmember Wilson  | <u>Absent</u> | _____ |

**EXHIBIT A**

**PROPERTY DESCRIPTION**

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 35, TOWNSHIP 46 SOUTH, RANGE 25 EAST, AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

STARTING AT THE SOUTHWEST CORNER OF THE EAST ONE HALF (E 1/2) OF THE SOUTHWEST ONE QUARTER (SW 1/4) OF SAID SECTION 35; THENCE N00°44'07"W ALONG THE WEST LINE OF SAID FRACTION FOR 1926.54 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE N00°44'07"W ALONG SAID WEST LINE FOR 710.00 FEET TO THE SOUTHWEST CORNER OF THE EAST ONE HALF (E 1/2) OF THE NORTHWEST ONE QUARTER (NW 1/4) OF SAID SECTION 35; THENCE N01°05'08"W ALONG THE WEST LINE OF SAID FRACTION FOR 1210.80 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD; THENCE S85°17'38"E ALONG SAID RIGHT-OF-WAY FOR 861.43 FEET; THENCE N86°41'44"E ALONG SAID LINE FOR 49.85 FEET; THENCE S25°46'14"E FOR 977.57 FEET; THENCE S68°30'00"W FOR 331.29 FEET; THENCE S19°00'00"W FOR 900.00 FEET; THENCE WEST FOR 700.00 FEET TO THE POINT OF BEGINNING.

*KAS 12/30/14*

KRIS A. SLOSSER, STATE OF FLORIDA, (P.S.M. #5560)  
SEE ATTACHED SKETCH

NOT A SURVEY

|                                 |  |   |
|---------------------------------|--|---|
| DATE: 12/30/14<br>DRAWN BY: KAS | <b>PROPERTY DESCRIPTION</b>  | KRIS A SLOSSER P.S.M.   |
|                                 | A PARCEL OF LAND LOCATED IN<br>SECTION 35, TOWNSHIP 46 SOUTH, RANGE 25 EAST<br>LEE COUNTY, FLORIDA | 4642 VILLA CAPRI LN. BONITA SPRINGS<br>FLORIDA 34134 (239) 947-1915 |



**LEGEND**

INDIGENOUS PRESERVE  
LAKE  
BUFFER  
ENHANCED BUFFER  
FENCE / WALL  
POINT OF INGRESS / EGRESS  
POINT OF INTERNAL OR SECONDARY INGRESS / EGRESS

RESIDENTIAL AREA  
COMMERCIAL AREA  
VERTICALLY INTEGRATED MIXED USE (RESIDENTIAL OVER COMMERCIAL)  
LEE TRAN BUS STOP  
DEVIATION REQUEST LOCATION

R  
C  
MU

**OPEN SPACE CALCULATIONS:**

**REQUIRED OPEN SPACE:**  
NON-RESIDENTIAL USE - 5.85 AC. x 30% = 1.75 AC.  
RESIDENTIAL USE - 35.99 AC. x 40% = 14.40 AC.  
TOTAL = 16.15 AC.

**REQUIRED INDIGENOUS:**  
90% OF REQUIRED OPEN SPACE  
REQUIRED OPEN SPACE = 16.15  
16.15 x 90% = 14.54 AC.

**PROVIDED OPEN SPACE:**  
COMMERCIAL OUTPARCELS (10%) 0.52 AC.  
RESIDENTIAL AREA 7.59 AC.  
INDIGENOUS / OPEN SPACE AREA #1 4.08 AC.  
INDIGENOUS / OPEN SPACE AREA #2 3.96 AC.  
TOTAL OPEN SPACE = 16.15 AC.

**PROVIDED INDIGENOUS:**  
INDIGENOUS / OPEN SPACE AREA #1  
0.06 AC. (NO CREDIT)  
3.34 AC. (WITH 10% CREDIT)  
INDIGENOUS / OPEN SPACE AREA #1 TOTAL = 3.40 AC. (WITH CREDIT)

INDIGENOUS / OPEN SPACE AREA #2  
0.03 AC. (NO CREDIT)  
5.55 AC. (WITH 10% CREDIT)  
5.14 AC. (WITH 50% CREDIT)  
INDIGENOUS / OPEN SPACE AREA #2 TOTAL = 5.72 AC. (WITH CREDIT)

TOTAL PROVIDED = 9.12 AC.

**EXHIBIT B**

| LOT                        | LOT AREA  | OPEN SPACE REQUIRED  | OPEN SPACE PROVIDED | PERCENTAGE OF LOT PROVIDED |
|----------------------------|-----------|----------------------|---------------------|----------------------------|
| RIGHT-OF-WAY (DOM / RES)   | 1.39 AC.  | 0.49 AC. (30% / 40%) | 0.14 AC.            | 10%                        |
| COMMERCIAL OUTPARCELS      | 5.15 AC.  | 1.54 AC. (30%)       | 0.52 AC.            | 10%                        |
| RESIDENTIAL AREA           | 24.58 AC. | 9.83 AC. (40%)       | 7.59 AC.            | 28.7%                      |
| MU AREA                    | 2.88 AC.  | 1.08 AC. (40%)       | 0.40 AC.            | 15%                        |
| INDIGENOUS PRESERVE AREA 1 | 4.08 AC.  | 1.63 AC. (40%)       | 4.08 AC.            | 100%                       |
| INDIGENOUS PRESERVE AREA 2 | 3.96 AC.  | 1.58 AC. (40%)       | 3.96 AC.            | 100%                       |
| TOTAL                      | 41.84 AC. | 16.15 AC.            | 16.15 AC.           |                            |

NOTE: 1.13 ACRES ASSOCIATED WITH THE EXISTING ACCESS EASEMENT FOR CORKSCREW WOODLANDS BLVD. EXCLUDED FROM OPEN SPACE / INDIGENOUS CALCULATIONS.

**PHASING SCHEDULE**

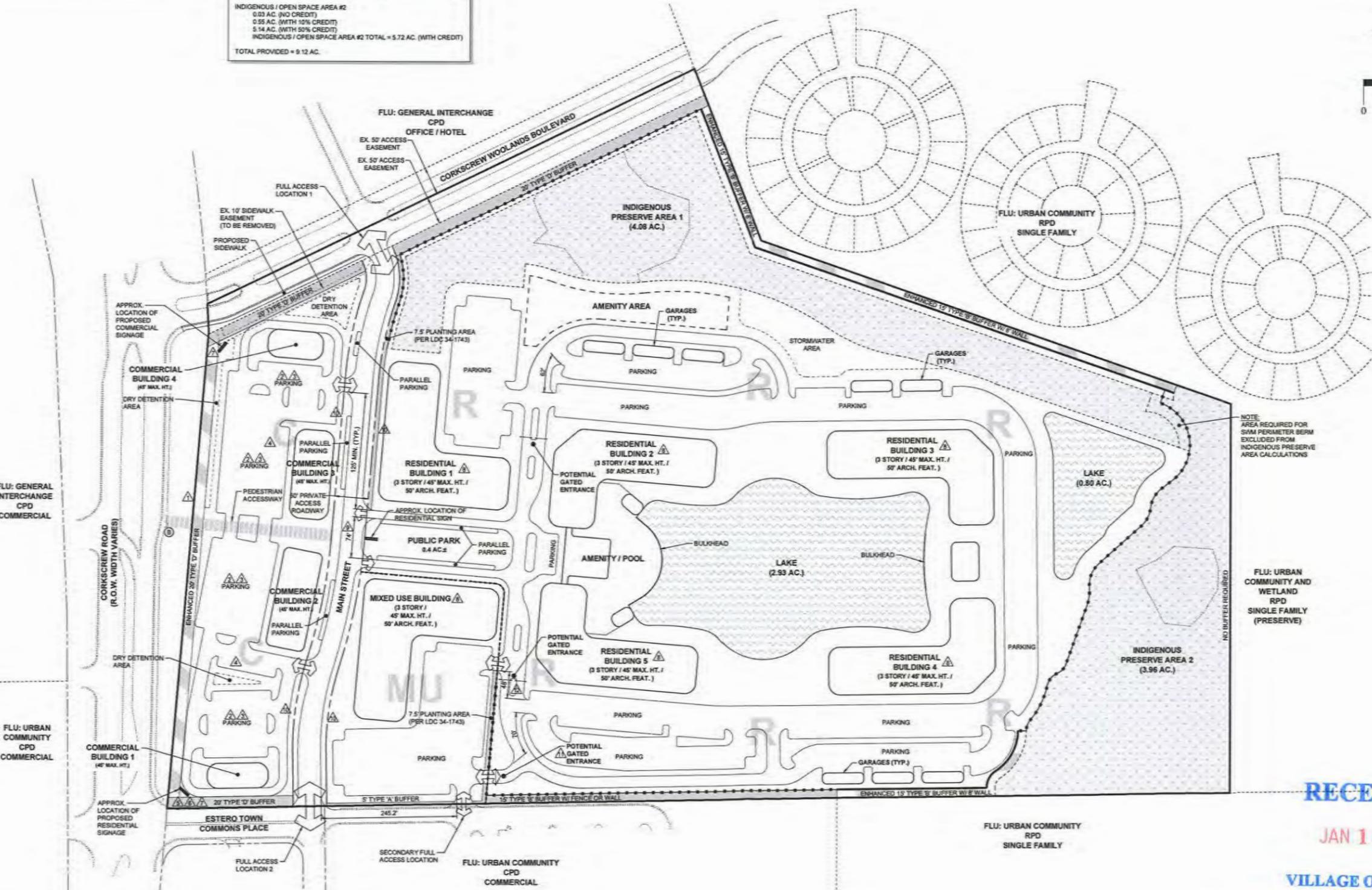
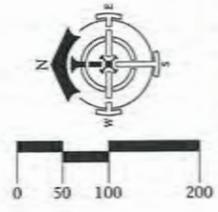
| PHASE               | PARCEL / DEVELOPMENT  |
|---------------------|---|
| PHASE 1 (2020)      | FRONTAGE ROADWAY (MAIN STREET), ASSOCIATED INFRASTRUCTURE AND LANDSCAPING   |
| PHASE 2 (2021)      | INITIAL COMMERCIAL DEVELOPMENT (20,000 SF MIN.) INCLUDING ALL PLACEMARKING ON NORTH SIDE OF FRONTAGE ROAD AND PUBLIC PARK |
| PHASE 3 (2021-2023) | RESIDENTIAL DEVELOPMENT INCLUDING VERTICALLY INTEGRATED MIXED USE BUILDING  |
| PHASE 4 (2022-2024) | REMAINING COMMERCIAL DEVELOPMENT  |

**PHASING NOTES:**  
1. THE INITIAL RESIDENTIAL DEVELOPMENT ORDER SHALL INCLUDE ALL PERMETER BUFFERS AND ANY WORK ASSOCIATED WITH THE INDIGENOUS PRESERVES.  
2. THE COMMERCIAL BUILDINGS MAY DEVELOP SEPARATELY OVER TIME.

**DEVELOPMENT SCHEDULE:**

|  |
|--|
| COMMERCIAL AND / OR RETAIL                           |
| MAXIMUM 90,000 SF OF COMMERCIAL AND / OR RETAIL USES |
| RESIDENTIAL  |
| MAXIMUM 308 MULTI-FAMILY DWELLING UNITS              |

- NOTES:**
- INDIGENOUS CREDIT: PER LDC 10-415(3)(3)M, A 150% CREDIT WILL BE GIVEN FOR PRESERVES WITH A MINIMUM WIDTH OF 100 FEET AND MINIMUM AREA OF 3 ACRES AND 10% CREDIT WILL BE GIVEN FOR PRESERVES WITH A MINIMUM WIDTH OF 50 FEET AND MINIMUM AREA OF 1/2 ACRE.
  - TOTAL AREA EXCLUDES EXISTING CORKSCREW WOODLANDS BLVD. ROADWAY EASEMENT.
  - THE PROJECT IS LOCATED IN THE ESTERO PLANNING COMMUNITY AND WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ESTERO.
  - UNLESS ALTERNATIVE DESIGN STANDARDS OR DEVIATIONS ARE APPROVED, THIS PROJECT MUST COMPLY WITH THE DESIGN STANDARDS IN THE VILLAGE OF ESTERO LAND DEVELOPMENT CODE.
  - SERVICE AREAS FOR COMMERCIAL USES SHALL BE FULLY SHIELDED AND ORIENTED AWAY FROM CORKSCREW ROAD AND THE INTERNAL REVERSE FRONTAGE ROAD TO MAXIMUM EXTENT POSSIBLE.



**DELISI FITZGERALD, INC.**  
Planning - Engineering - Project Management

1605 Hendry Street  
Fort Myers, FL 33901  
(239) 418-0691  
(239) 418-0692 fax

Florida Certificate of Authorization  
Engineering LB #26978

**ESTERO CROSSING**

OWNER / DEVELOPER:  
**SD ESTERO CROSSING, LLC**  
2647 PROFESSIONAL CIRCLE, SUITE 1201  
NAPLES, FL 34119  
(239) 992-7344

**MASTER CONCEPT PLAN**

Project Manager: JTW  
Drawn By: CAS  
Checked By: JTW  
Project Number: 21315  
Part of Section(s): 35  
Township: 46 S Range: 25 E  
County, State: LEE COUNTY, FL

Scale:  
FOR PERMITTING PURPOSES ONLY  
NOT FOR CONSTRUCTION

Sheet Number: 1

**RECEIVED**  
JAN 14 2020  
VILLAGE OF ESTERO

K:\21315 - ESTERO CROSSING\ZONING\MCP\21315-01-MCP-DWG 1/10/20 1:20 PM

## **Exhibit C**

### **ESTERO CROSSING**

#### **Schedule of Uses**

---

#### **Parcel C (Commercial)**

Accessory Uses and Structures

Administrative Offices

Animals: Clinic – no outside runs or kennel

ATM (Automatic Teller Machine)

Banks and Financial Establishments: Group I

Bar or Cocktail Lounge - only in conjunction with and accessory to a Restaurant, indoor only.  
Outdoor COP will require approval by the Planning and Zoning Board

Business Services: Group I

Cleaning and Maintenance Services

Clothing Stores, General

Convenience Food and Beverage Store – no fuel pumps

Consumption on Premises – only in conjunction with a restaurant (indoor only, outdoor COP will require approval by the Planning and Zoning Board)

Day Care Center, Child, Adult

Drive Thru – limited to two, not in conjunction with a freestanding use. Any drive-thru must be designed to accommodate pedestrian movement through the use of raised crosswalk areas

Drugstore – limited to one

Essential Service Facilities: Group I

Excavation: Water retention and dry detention

Food and Beverage Service, Limited

Food Stores: Group I

Gift and Souvenir Shop

Hardware Store (less than 20,000 square feet)

Health Care Facilities: Group III

Hobby, Toy and Game Shops

Household and Office Furnishings, Group I

Insurance Companies

Laundry or Dry Cleaning: Group I

Medical Office

Package Store – limited to one

Parking Lot: Accessory

Paint, Glass and Wallpaper

Personal Services: Groups I, II (beauty and health spa only), III and IV (no escort services, palm readers or tattoo parlors)

Pet Services

Pet Shop

Pharmacy

Post Office

Real Estate Sales Office

Recreation Facilities: Commercial: (gymnasium or athletic club only)

Restaurant, Fast Food (no stand-alone fast food with drive thru)

Restaurants: Groups I, II and III

Schools: Commercial

Signs in accordance with Land Development Code

Specialty Retail Shops: Groups I, II, III (excluding firearms) and IV

Temporary Uses – in compliance with LDC 34-3041, limited to Christmas Tree Sales (LDC 34-3043), Temporary Contractors Office (LDC 34-3044) and Seasonal Farmers Market (LDC 34-3048)

Variety Store

### **Parcel R (Residential)**

Accessory Structures – detached garages, maintenance building, storage shed (architecture must match primary structure)

Administrative Offices

Rental Leasing Office

Club, Private

Dwelling Units, Multi-family

Entrance Gates and Gatehouse (per Pattern Book)

Excavation: water retention and dry detention

Fences and Walls

Recreational Facilities – personal, private on-site

Residential Accessory Uses – including but not limited to fountain, pool, car wash station, playground, dog park, BBQ, gazebo, etc.

Signs, in accordance with Land Development Code

Temporary Uses – in compliance with LDC 34-3041, limited to Temporary Contractors Office and Equipment Storage (LDC 34-3044) in conjunction with construction of the residential portion of the project

**Parcel MU (Residential/Commercial Mixed Use)**

All uses listed under Parcel R to be located on 2<sup>nd</sup> and 3<sup>rd</sup> floor of building

Commercial uses to be located on 1<sup>st</sup> floor, must be complementary to residential use

**Preserve Areas**

Passive Recreation Facilities\* (hiking trails, nature study, outdoor education, boardwalk, etc.)

\* Such facilities and improvements shall obtain applicable permits that are reviewed and coordinated with Village of Estero staff

# EXHIBIT D

## ESTERO CROSSING MPD SITE DEVELOPMENT REGULATIONS:

| Site Development Regulations                           |                          |                           |   |
|--|--------------------------|---------------------------|---|
|  | <b>C</b><br>(Commercial) | <b>R</b><br>(Residential) | <b>MU</b><br>(Residential/<br>Commercial<br>MU) |
| <b>Development Criteria</b>                            |                          |                           |   |
| Minimum Setback from Corkscrew Road Right-of-Way       | 20-foot Min.             | N/A                       | N/A   |
| Minimum Setback from Corkscrew Woodlands Road EOP      | 20-feet                  | N/A                       | N/A   |
| Minimum Setback from 'Main Street' Roadway             | 5-feet                   | 5-feet                    | 5-feet  |
| Min. Setback from Internal Private Roadways/Accessways | N/A                      | 5-feet                    | 5-feet  |
| Minimum Setback from Other Perimeter Boundaries        | 20-feet                  | 20-feet                   | 20-feet   |
| Minimum Setback from other Internal Boundaries         | 5-feet                   | 5-feet                    | 5-feet  |
| Minimum Separation between Buildings                   | 20-foot Min.             | 30-foot Min.              | 30-foot Min.                                    |
| Maximum Building Height                                | 3-stories<br>(45 feet)   | 3-stories<br>(45 feet)    | 3-stories<br>(45 feet)                          |
| Maximum Lot Coverage                                   | 45 percent               | 45 percent                | 45 percent                                      |
| Waterbody Setback (To Edge of Water/Control Elev.)     | N/A                      | 20-feet <sup>1</sup>      | N/A   |
| Preserve Area Setback(principle and accessory)         | N/A                      | 30-feet                   | 30-feet   |
| <b>Minimum Lot Area and Dimensions</b>                 |                          |                           |   |
| Area   | 20,000 SF                | N/A                       | 20,000 SF                                       |
| Width  | 100-feet                 | N/A                       | 100-feet  |
| Depth  | 200-feet                 | N/A                       | 200-feet  |

**Notes:**

1. A 0-foot setback is permitted for accessory uses (i.e. pool decks, amenity areas, etc.) when constructed in conjunction with a bulkhead/sea wall.

# EXHIBIT E



# ESTERO CROSSING

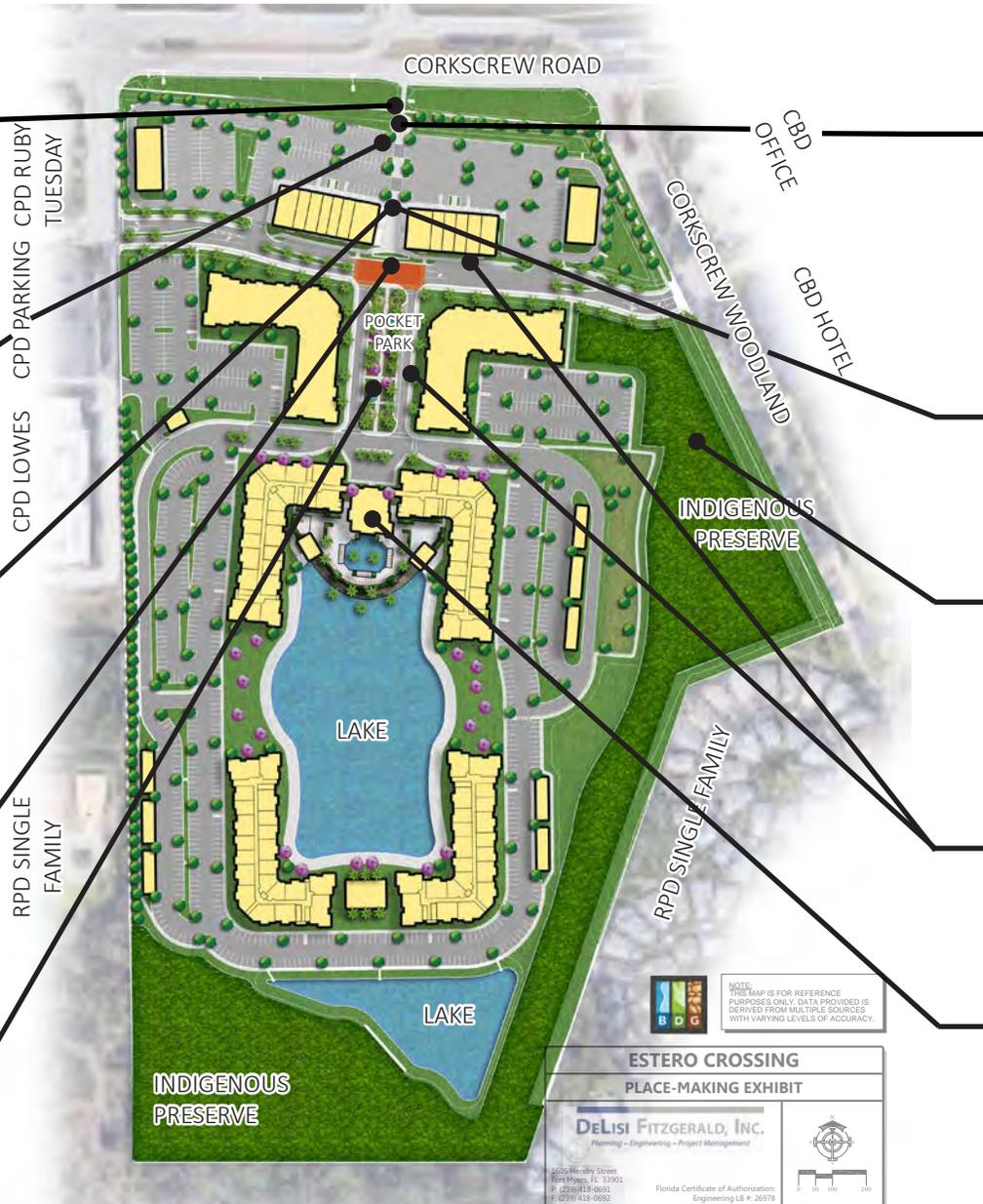
ESTERO, FL  
JANUARY 2020

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*note: the following images and renderings are conceptual. final construction plans shall be in substantial conformance and achieve the design intent with outlined shown in.*

# PLACEMAKING EXHIBIT



**ESTERO CROSSING**  
PLACE-MAKING EXHIBIT

**DeLisi Fitzgerald, Inc.**  
Planning - Engineering - Project Management

1605 Wednesday Street  
Fort Myers, FL 33901  
P: (239) 418-0693  
F: (239) 418-0692

Florida Certificate of Authorization:  
Engineering LB # 26978

NOTE:  
THIS MAP IS FOR REFERENCE  
PURPOSES ONLY. DATA PROVIDED IS  
DERIVED FROM MULTIPLE SOURCES  
WITH VARYING LEVELS OF ACCURACY.

## ESTERO CROSSING

# PLACEMAKING EXHIBIT - PUBLIC ART



*VIEW FROM CORKSCREW ROAD LOOKING SOUTH*

## ESTERO CROSSING

## PLACEMAKING EXHIBIT - IDENTIFYING LANDMARK



*VIEW LOOKING SOUTH TOWARD ARCHITECTURAL ICON*

ESTERO CROSSING

PLACEMAKING EXHIBIT - PLAZA



VIEW WITHIN PASEO PEDESTRIAN PLAZA

ESTERO CROSSING

## PLACEMAKING EXHIBIT - PLAZA



*VIEW LOOKING NORTH TOWARD PASEO PEDESTRIAN PLAZA*

# PLACEMAKING EXHIBIT - TRAFFIC CALMING/PEDESTRIAN ENHANCEMENTS



VIEW OF THE RAISED CROSSWALK BETWEEN POCKET PARK AND PEDESTRIAN PLAZA

PLACEMAKING EXHIBIT - URBAN GREEN SPACE



VIEW LOOKING SOUTH TOWARD THE POCKET PARK

ESTERO CROSSING

PLACEMAKING EXHIBIT - PASEO PEDESTRIAN ZONE



BIRDSEYE VIEW LOOKING SOUTH OF PASEO PEDESTRIAN PLAZA

ESTERO CROSSING

# PLACEMAKING EXHIBIT - PASEO PEDESTRIAN ZONE



VIEW LOOKING SOUTH TOWARD PASEO PEDESTRIAN PLAZA



*VIEW OF ART INSTALLATION LOOKING SOUTH FROM CORKSCREW ROAD*

## PLACEMAKING EXHIBIT - ENVIRONMENTAL FEATURE: PRESERVATION AREA



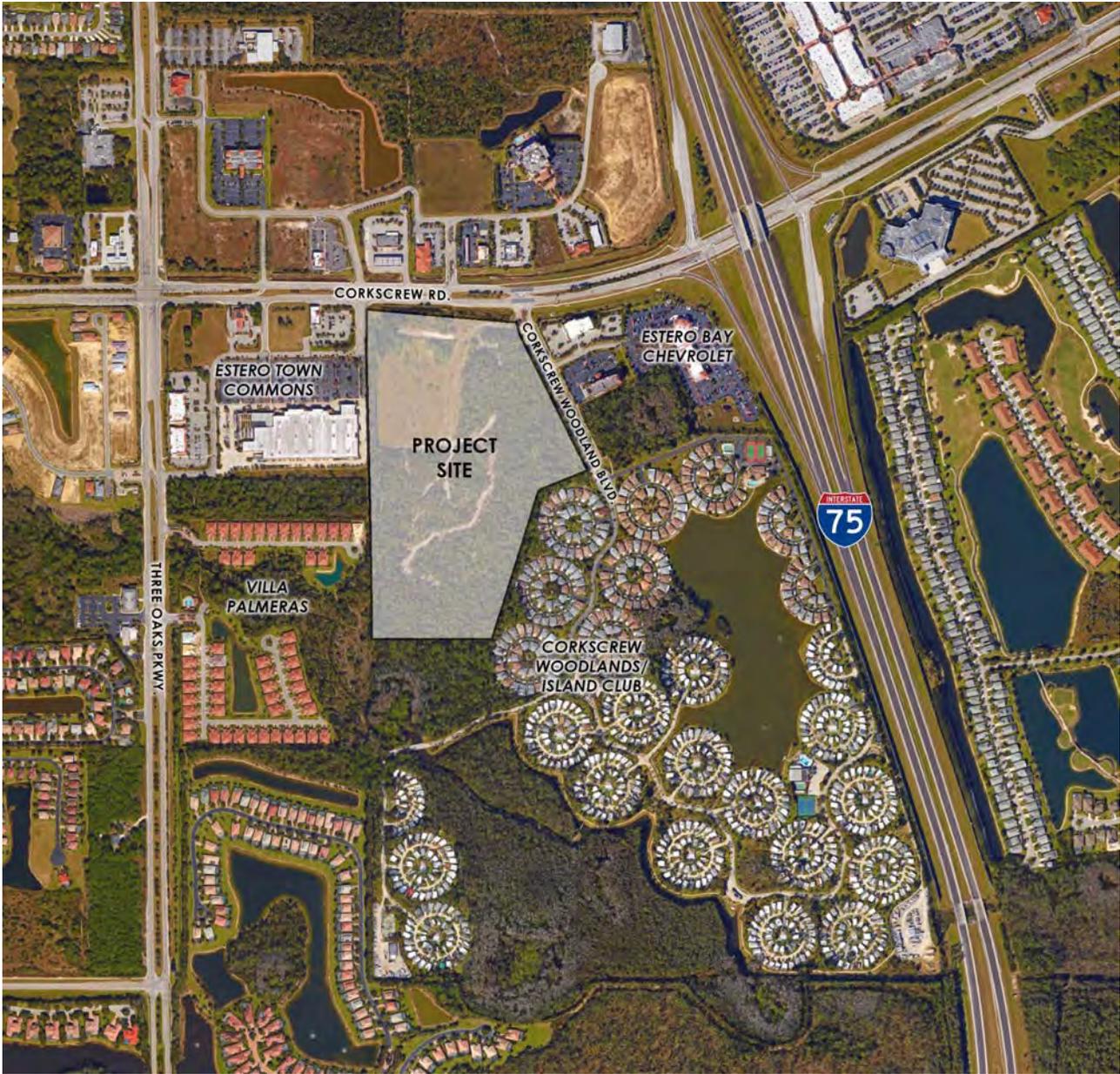
*VIEW OF PRESERVATION AREA*

# PLACEMAKING EXHIBIT - PEDESTRIAN ENHANCEMENTS



*VIEW OF PEDESTRIAN CORRIDOR SOUTH FROM ART INSTALLATION TO THE PASEO PLAZA*

# VICINITY MAP

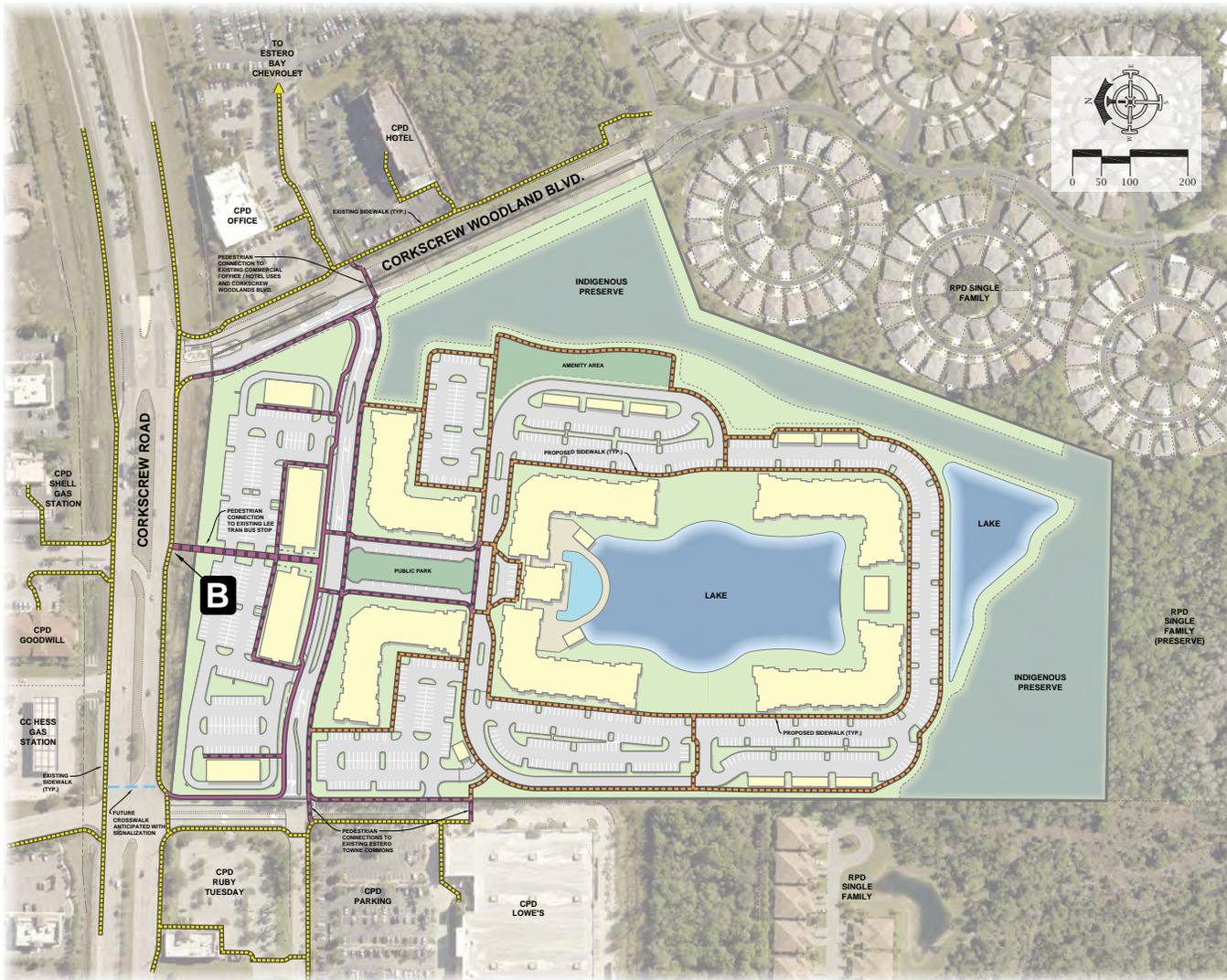


# ESTERO CROSSING

# OVERALL SITE PLAN



# CONNECTIVITY



| LEGEND |  |
|--------|--|
|        | CONCEPTUAL PUBLIC PEDESTRIAN SIDEWALK / PATHWAYS (5' MIN.) |
|        | CONCEPTUAL INTERNAL PEDESTRIAN SIDEWALK / PATHWAYS         |
|        | EX. PEDESTRIAN SIDEWALK                                    |
|        | PROPOSED BUILDING  |
|        | PROPOSED PARKING/ PAVEMENT                                 |
|        | PROPOSED AMENITY AREAS                                     |
|        | PRESERVE AREAS   |
|        | PROPOSED LAKE  |

**B** EXISTING LEE TRAN BUS STOP

*All commercial buildings shall have pedestrian interconnectivity.*

# CONNECTIVITY

## PEDESTRIAN CIRCULATION

- 1.75 miles interconnecting sidewalk
- Pathways create connections from parking lot to buildings and interior pond promenade with shaded seating areas
- Wider sidewalk along frontage road encourages use of paths, linking open spaces of community



*Design features like these provide refuge and attract users at Baldwin Park, Orlando*

## ESTERO CROSSING

# ACCESS CONTROL



*Example of proposed automated residential gate. Gates located off street to minimize their visibility from frontage road*

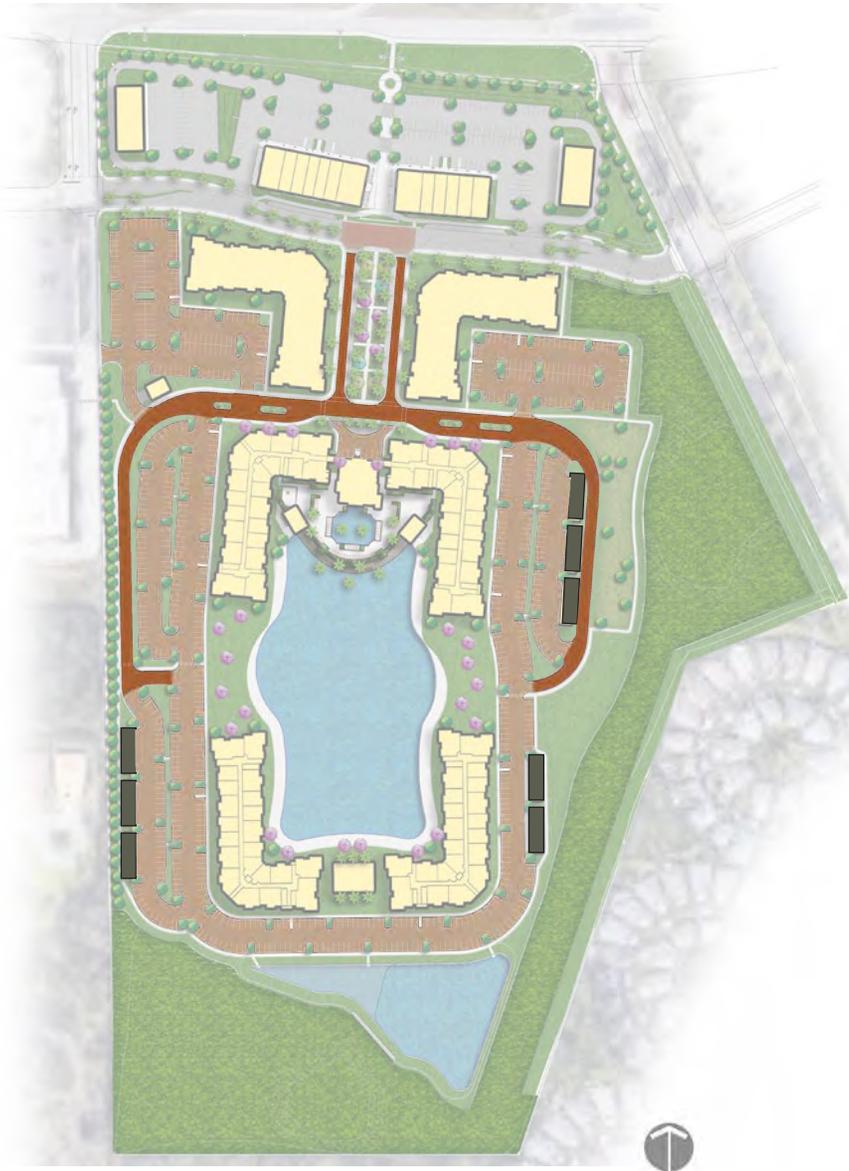
## ESTERO CROSSING

# AMENITY SITE PLAN



-  ENTRY SIGNAGE
-  POCKET PARK
-  PLANTED MEDIAN
-  OUTDOOR GRILL AREA
-  ARCHITECTURAL ICON
-  LOOKOUT AREA
-  PEDESTRIAN PROMENADE
-  LOUNGE
-  FLOATING DOCK
-  POOL
-  FOUNTAIN
-  DOG PARK AREA
-  ALUMINUM PICKET FENCE

# PARKING PLAN



**Paved Area: Connection to Community**  
Support and enhance Estero's residential character

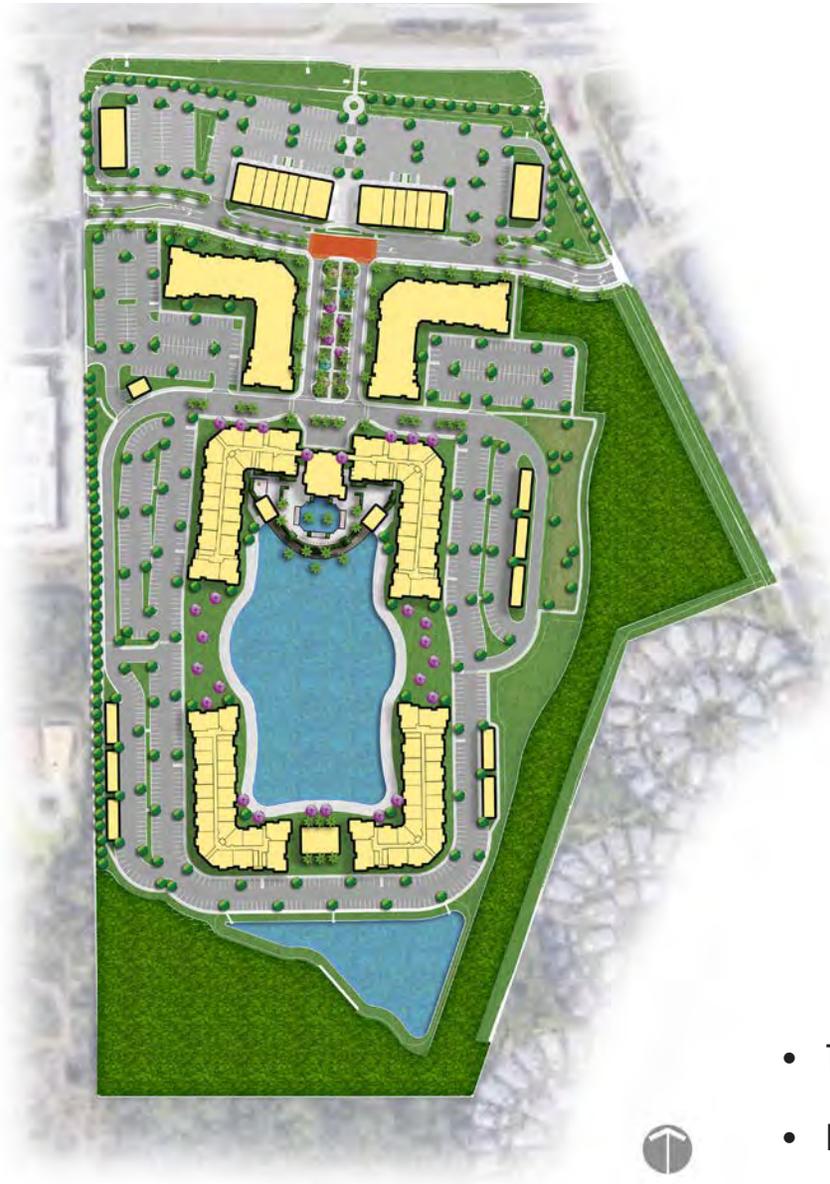
**Parking Spots in Residential Area**  
304 Total Dwelling Units (Parking Per LDC)

**Detached Parking Garages**



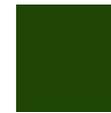
*example of proposed detached parking garage*

# PERVIOUS AREA



**Landscaped Area:**  
12.1 Acres ( $\pm 28\%$  Total)

*Refers to planted areas which are designed, installed and maintained*



**Indigenous Area:**  
8 Acres ( $\pm 21\%$  Total) *Protection of natural environment*

*Also referred to as native area*



**Pond Area:**  
3.9 Acres ( $\pm 9\%$  Total)

- Total Residential Site:  $\pm 43$  Acres
- Landscaped Areas + Indigenous Area + Pond: 24 Acres ( $\pm 56\%$  Total Site)

# LANDSCAPE CHARACTER

## Sample Landscape Palette

### PLANTINGS

- Palms and ornamentals trees
- Stately shade trees will be used in the parking lot medians to help decrease heat island effect
- Layers of landscaping will reduce visibility of the community from surrounding properties and provide noise attenuation

### LANDSCAPE

Including buffers, the indigenous area, landscaped areas and the pond, the entire site as planned is over 50% pervious (green)



JATROPHA



ORANGE GEIGER



SABAL PALM



PINK TABEBUIA



RIBBON PALM



ROYAL PALM



GREEN ISLE FICUS



HEDGE HIBISCUS



MUHLY GRASS



COONTIE



LANTANA

# POCKET PARK

## Conceptual and Planting Plan



LANTANA (*depressa*)\*  
24" HT.



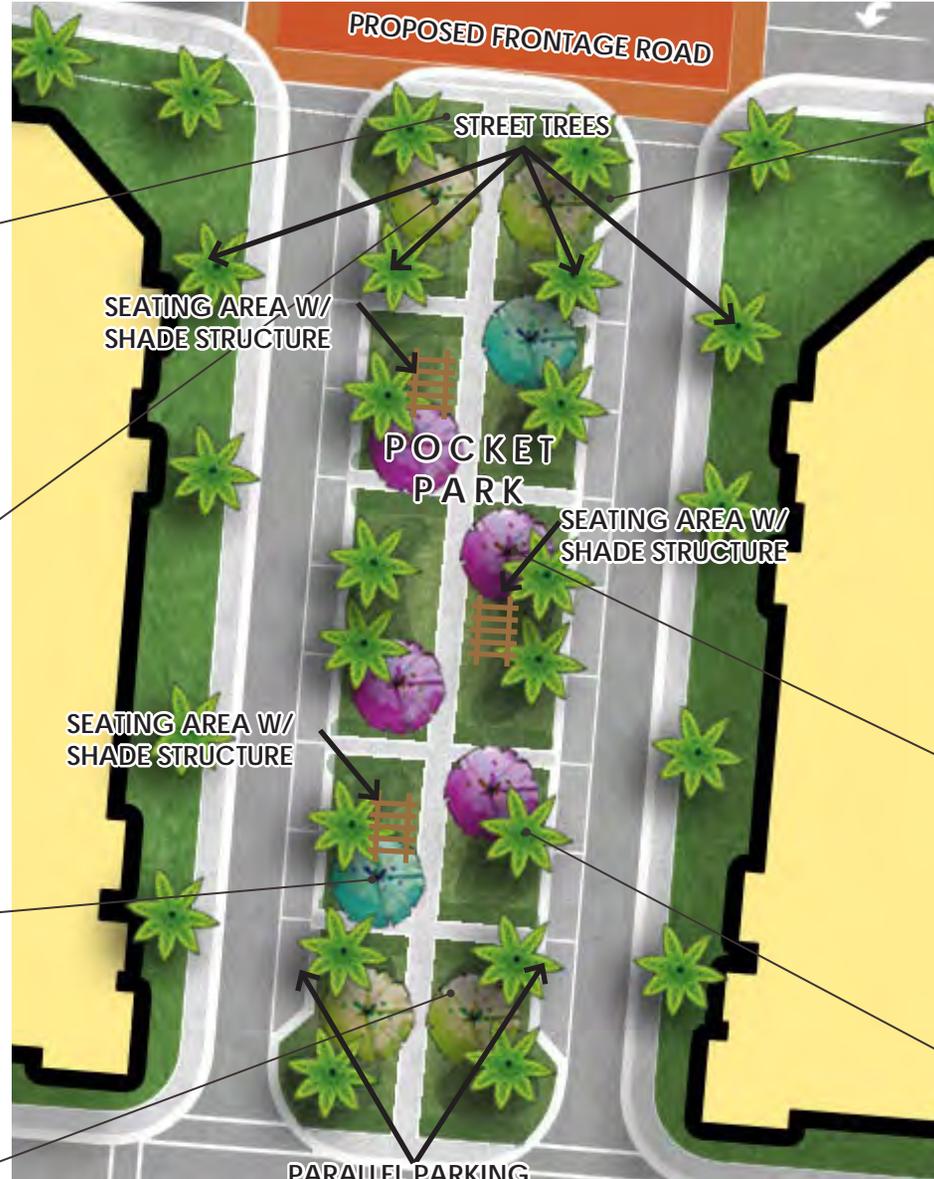
YELLOW TABEBUIA  
12-14' O.A.



SHADY LADY BLACK OLIVE  
12-14' O.A.



MUHLY GRASS\* 3 GAL



SOCIETY GARLIC\* AND  
BULBINE MIX 20-30" HT.



PINK TABEBUIA  
12-14' O.A.



ROYAL PALMS\* 22' O.A.  
4' GREY WOOD

\* FLORIDA NATIVE SPECIES

# POCKET PARK

## Landscape Character

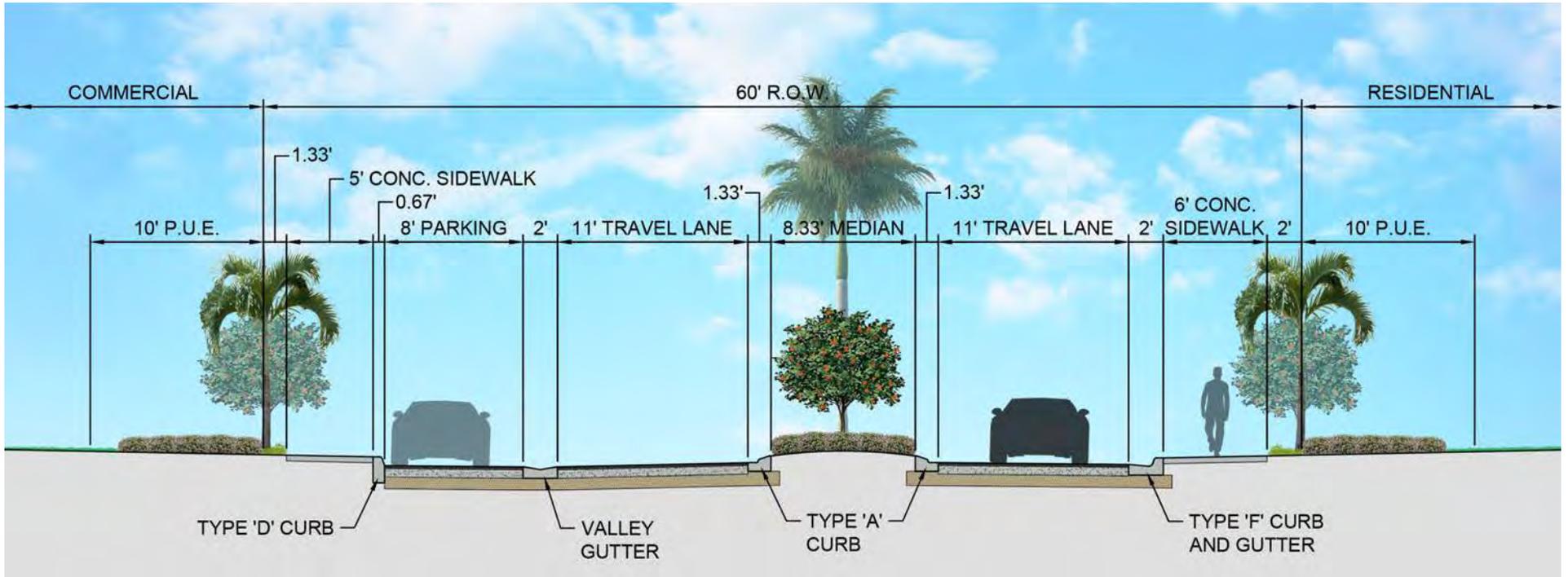
- The lawn area within the pocket park will be bermed to create interesting undulation in the landscape and frame the space
- Native, adapted and non-invasive plants will be utilized
- The park will be accessible to the public and maintained to the standards of the grounds inside the multi-family development
- There will be seating areas with shade structures alternating along the central pathway and shade trees to provide a simple, yet attractive and comfortable amenity.

*Promotes higher quality of life with park space (Policy No. 19.6)*



# FRONTAGE ROAD

## Street Section



*Transportation Connectivity: Linkage of multi-use sites*

# FRONTAGE ROAD LANDSCAPE PLAN



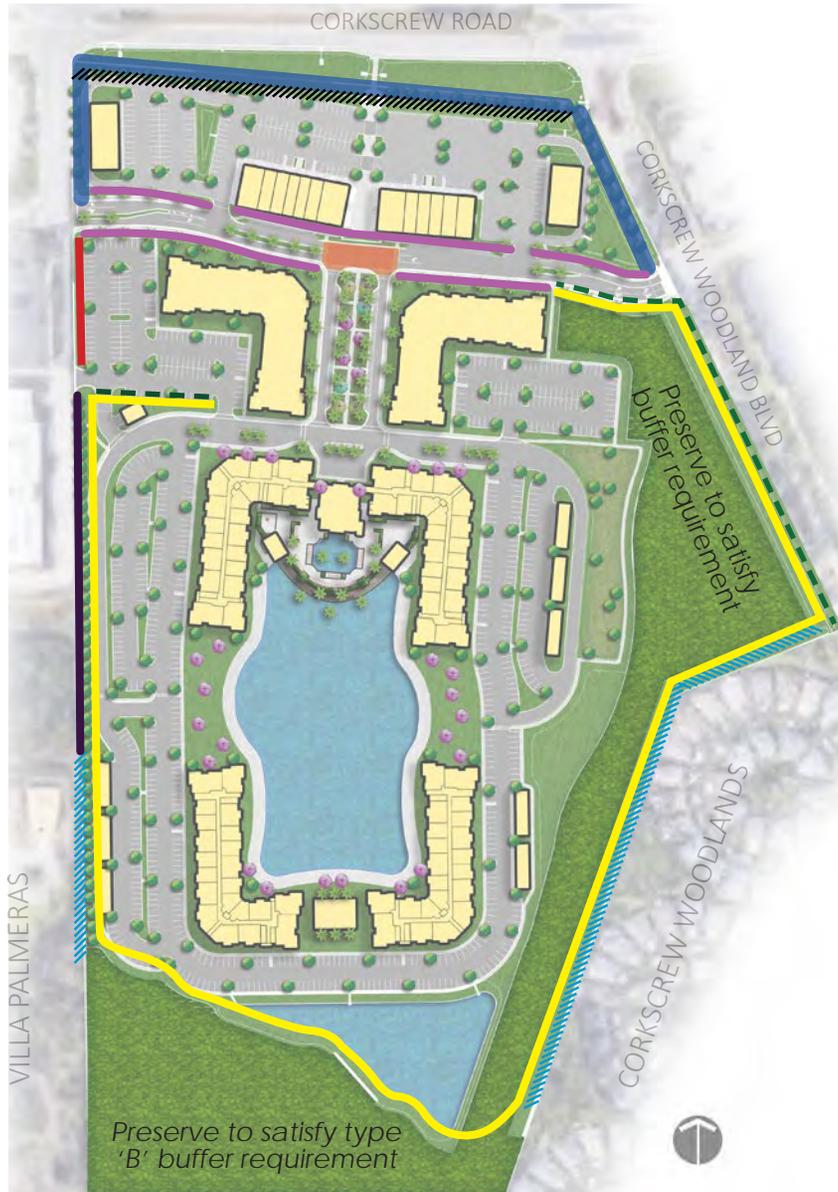
## PROPOSED PLANT MATERIAL LEGEND

-  SPECIMEN PALM TREES: SYLVESTER DATE PALM, CHINESE FAN PALM, BIRCH PALM, BISMARK PALM  
STREET TREES: ROYAL PALM 20' HT MIN
-  MEDIUM PALMS: ALEXANDER PALM, HILLS PALM, CHRISTMAS PALM, HONGKONG PALM, SABAL PALM
-  ORNAMENTAL TREES: BLACK OLIVE, GREEN BUTTWOOD, HOLLY SPECIES, SILVER BUTTWOOD STANDARDS, GEIGER SPECIES, CLUSIA TABBERIA
-  ORNAMENTAL TREES SMALL: INDIAN HAWTHORN STD, LIGHTSTREEM, HIBISCUS STD, TROCHINA, SILVER BUTTWOOD STANDARDS, GEIGER SPECIES, CLUSIA, JATROPHA
-  HEDGES: VIBURNUMS, PODOCARPUS, COCOPLUM, SHEFFLERIA, JAPANESE BOXWOOD, DWG CLUSIA
-  MEDIUM SHRUBS: PLUMBAGO, COONTIE, ORNAMENTAL GRASSES, FIREBUSH, HOLLY, SILVER BUTTWOODS, AMBICOLA, IROBA
-  SMALL GROUNDCOVERS: DWARF CONFEDERATE, JASMINE, VARIEGATED DWARF CONFEDERATE, JASMINE, FLAX LILY, JUNPER, INDIAN HAWTHORN, CARISSA, ENRIKAO PLANNET, SANTANA, BOUGAINVILLEA, BLUE SAZE

- 1 STREET TREES  
20' ROYAL PALMS AT 30' OC.
- 2 STREET TREE/PARKING BUFFER  
20' ROYAL PALMS AT 30' OC. 12' ORNAMENTAL TREE AT 30'(ALTERNATING WITH STREET TREE)  
DOUBLE ROW HEDGE 30" MIN
- 3 COMMERCIAL BUILDINGS/REDUCED ROADWAY SETBACK  
15' MEDIUM PALMS AT 30' OC. 8' SMALL ORNAMENTAL TREE AT 30'(ALTERNATING WITH MEDIUM PALM)  
SINGLE ROW HEDGE 30" MIN

# LANDSCAPE BUFFERS

## OVERALL BUFFER PLAN

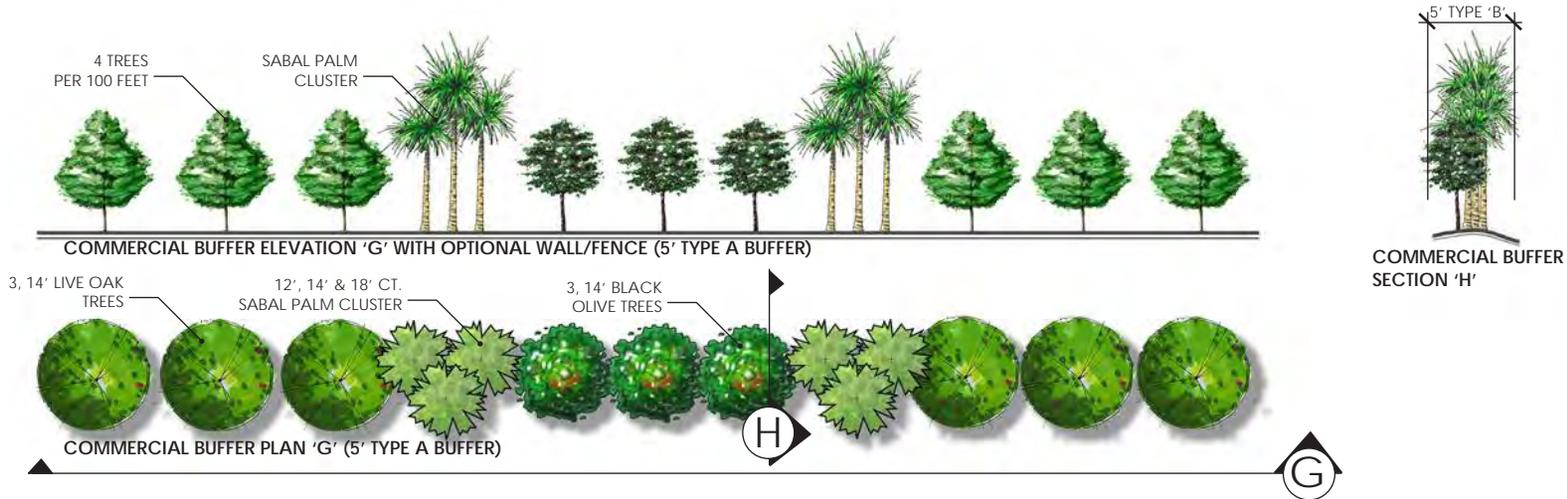


Buffers are implemented to separate use areas, create a sense of place and obstruct undesired views. They are often a combination of layered plant materials and built structures such as walls, fences and berms. Many of the buffers implemented at Estero Crossing are 'enhanced', meaning they are designed to exceed the minimum requirements.

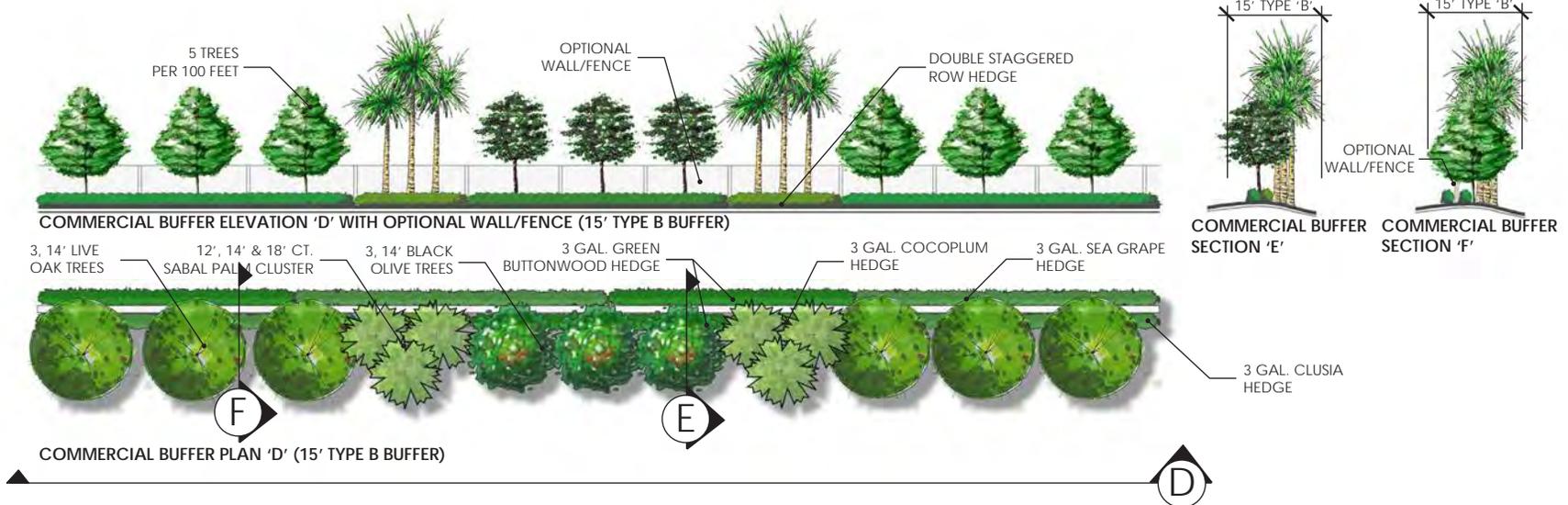
-  5' Type 'A' Buffer
-  Decorative Landscape plus 7.5' wide strip outside wall/fence per LDC
-  15' Type 'B' Buffer
-  Enhanced 15' Type 'B' Buffer
-  20' Type 'D' Buffer
-  Enhanced 20' Type 'D' Buffer
-  Residential Project Fence/Wall
-  Enhanced Streetscape (Alternate to 20' Type 'D' Buffer)

# LANDSCAPE BUFFERS

## Concept and Type 'A' Buffer (4 Trees/ 100 LF)



## Concept and Type 'B' Buffer (5 Trees/ 100 LF with Double Hedge Row)



# LANDSCAPE BUFFERS

## CORKSCREW ROAD

### Type 'D' Buffer (enhanced) (5 Trees/ 100LF with Double Hedge Row)

Enhanced buffer to include:

Taller Trees

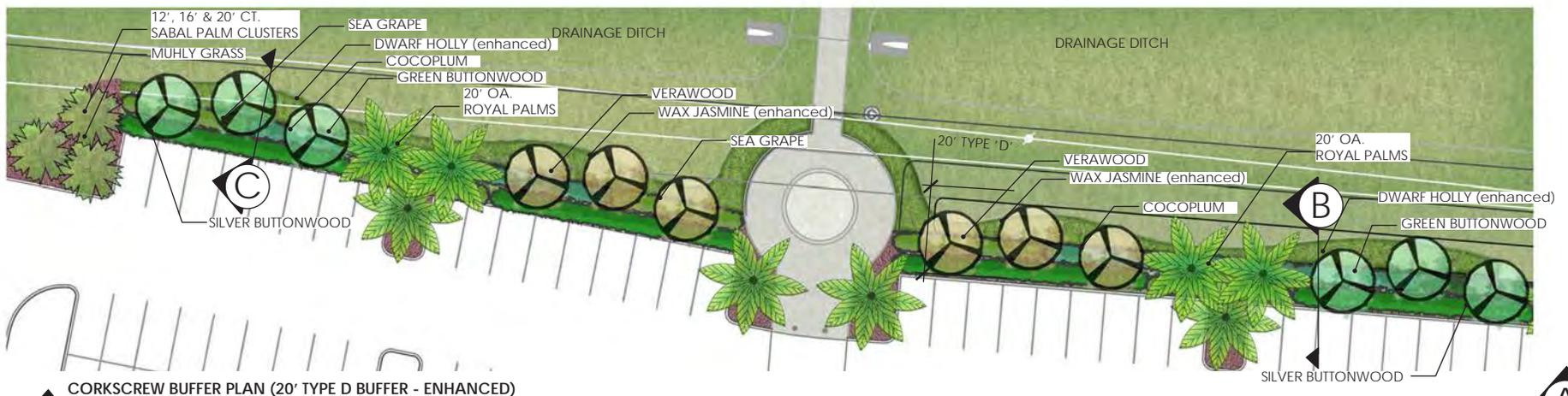
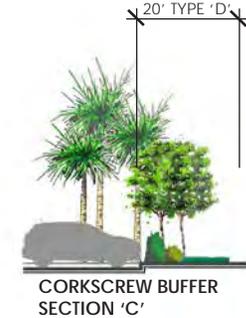
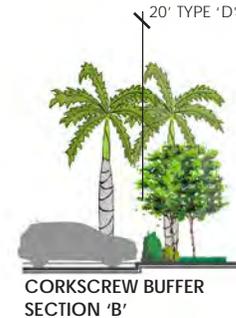
- Cabbage Palm clusters at 16', 18' and 20' overall heights and Royal Palms at 20' height (code minimum 12'-14')

Taller Hedge

- 36" and 48" staggered double row hedge (code minimum 36")

Additional Plantings

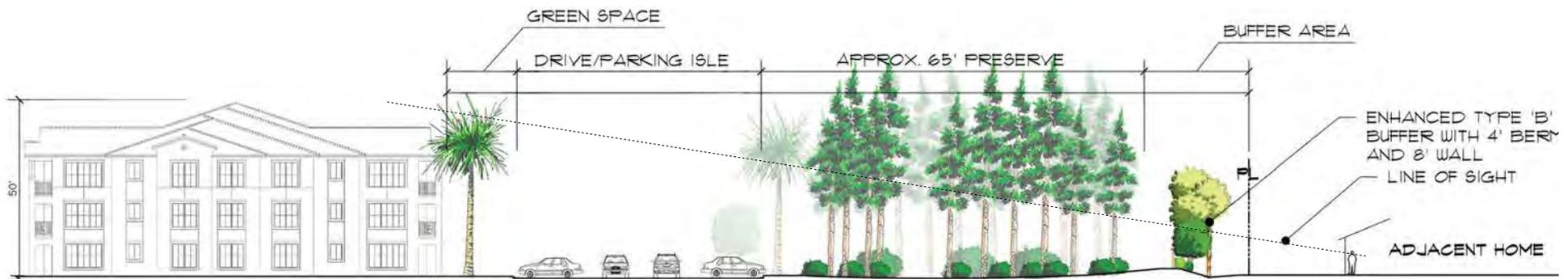
- Grasses, low shrubs and ground covers throughout buffer



# LINE OF SIGHT STUDY - ISLAND CLUB

## ISLAND CLUB BUFFER: ENHANCED TYPE 'B' BUFFER

- Proposed buffer will block sight line from adjacent residential areas:
  - 4' berm and 8' pre-cast wall
  - Solid clusia hedge, planted 42" O.C. and maintained at 4'
  - Cabbage palm clusters as shown, 7.5' O.C.
  - (138) shade trees planted 15' O.C. @ 14' height, alternating (4) Live Oaks and (4) Shady Lady Black Olive Trees



2 SITE LINE STUDY

# LINE OF SIGHT STUDY - ISLAND CLUB



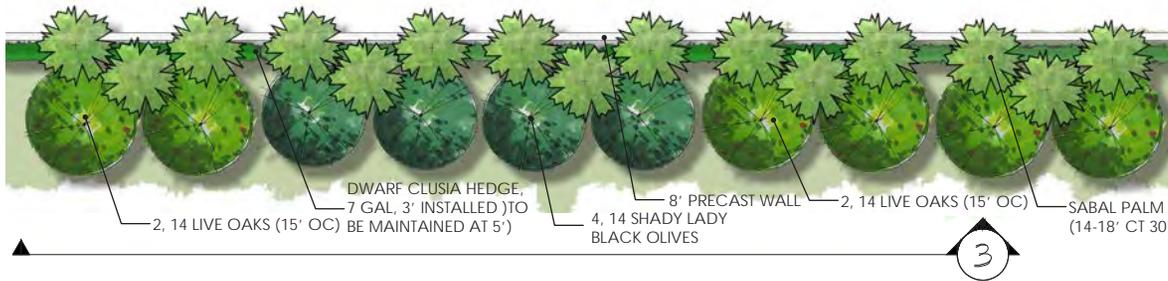
(A) EXISTING PRESERVE VIEW



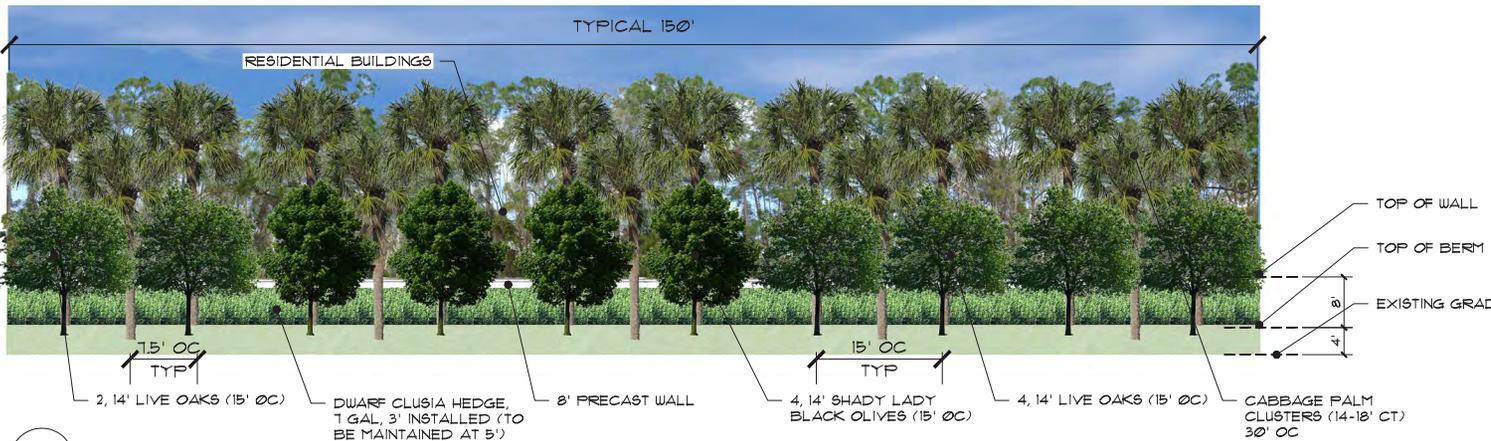
(B) EXISTING PRESERVE VIEW



(C) EXISTING PRESERVE VIEW



CONCEPT BUFFER PLAN



3 ENHANCED TYPE 'B' BUFFER ELEVATION (150' TYPICAL)



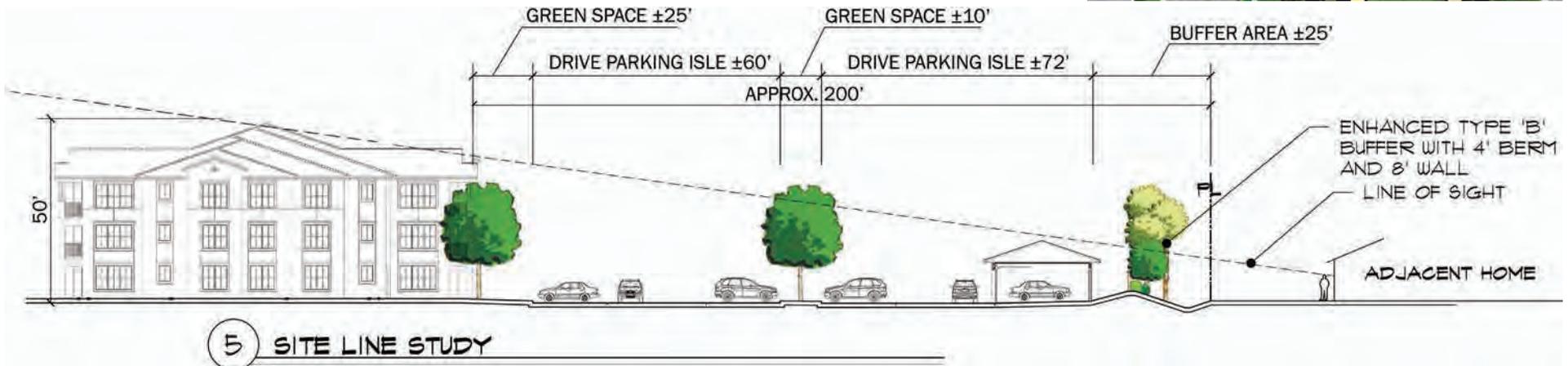
8' privacy wall of pre-cast, painted concrete on top of 4' berm along buffer (full buffer not shown)

## ESTERO CROSSING

# LINE OF SIGHT STUDY - VILLA PALMERAS

## VILLA PALMERAS BUFFER: ENHANCED TYPE 'B' BUFFER

- Proposed buffer will block sight line from adjacent residential areas:
  - 4' berm and 8' pre-cast wall
  - Solid clusia hedge, planted 42" O.C. and maintained at 4'
  - Cabbage palm clusters as shown, 7.5' O.C.
  - (138) shade trees planted 15' O.C. @ 14' height, alternating (4) Live Oaks and (4) Shady Lady Black Olive Trees (Policy No. 19.3.3)



# LINE OF SIGHT STUDY - VILLA PALMERAS



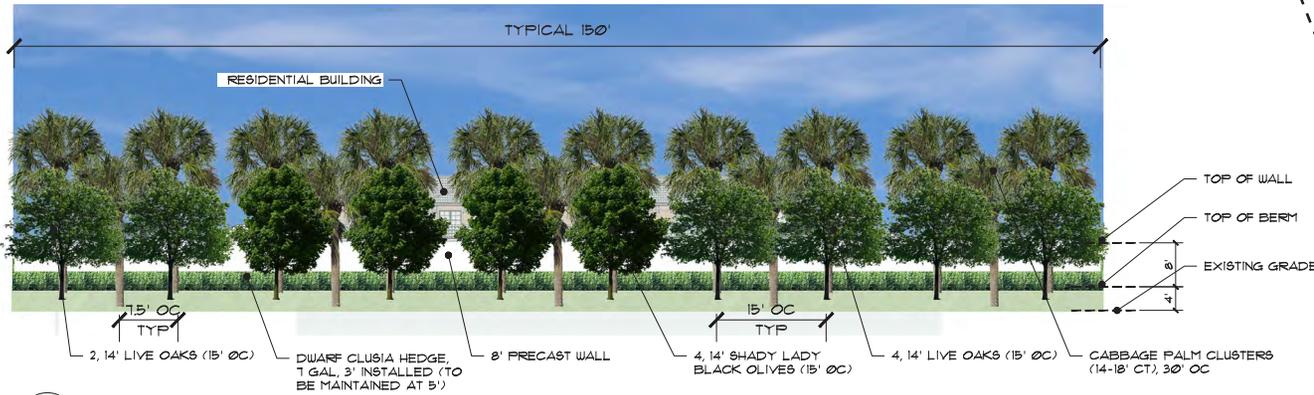
(A) EXISTING VIEW



(B) EXISTING VIEW



(C) EXISTING VIEW



4 ENHANCED TYPE 'B' BUFFER ELEVATION (150' TYPICAL)



CONCEPT BUFFER PLAN



8' privacy wall of pre-cast, painted concrete along buffer (full buffer not shown)

# ARCHITECTURAL CHARACTER

## “Mediterranean” Style Architecture

The “Mediterranean” style embraces the historical design of the Mediterranean regions with the modernity of “Florida Coastal” style of architecture. Exterior elements such as **white smooth finished stucco, barrel tile roofs, arched openings** and **detailed gables** give the Mediterranean flavor. The clean modern massing of the architecture and the resort atmosphere created by lush landscaping and inviting amenity spaces, lend towards the “Florida Coastal” style. This elegant composition achieves a **harmonious** and **stylish** design of architecture that is timeless, graceful and will enhance the community of the Village of Estero for years to come.

## Design Approach

Create a design that is timeless and graceful

- Barrel tiled roofs of warm and rich texture.
- Detailed roof gables with simple but enhancing design elements.
- Stylized windows – respectful yet contemporary.
- White smooth finished stucco – blending of classic and modern styles.
- Balconies with rustic wood detailing and respectfully placed arches.
- Identifiable and inviting building entries.
- Architecture and exterior spaces that create a resort style experience.

# ARCHITECTURAL CHARACTER

Samples of "Mediterranean" Style Architecture (Residential)



Mixed-Use Perspective

# ARCHITECTURAL CHARACTER

## Quality Construction

Below are examples of Multi-family product constructed by Stock Development. The units in Estero Crossing will be similar to examples pictured below.



## ESTERO CROSSING

# ARCHITECTURAL CHARACTER

## Building Layout

- Entry point provides a view of an intuitive and inviting arrival experience.
- Arrangement of buildings on site starts with tallest buildings towards the center with the smaller buildings and parking at edges, therefore softening the line of site from adjacent properties.
- Apartment and amenities maximize the lake views by framing the lake yet still provide ample open and green spaces between buildings.
- Resort style pool and contemporary amenities that create a desired lifestyle



*proposed building layout*

# ARCHITECTURAL CHARACTER

## Multi-Family Perspective

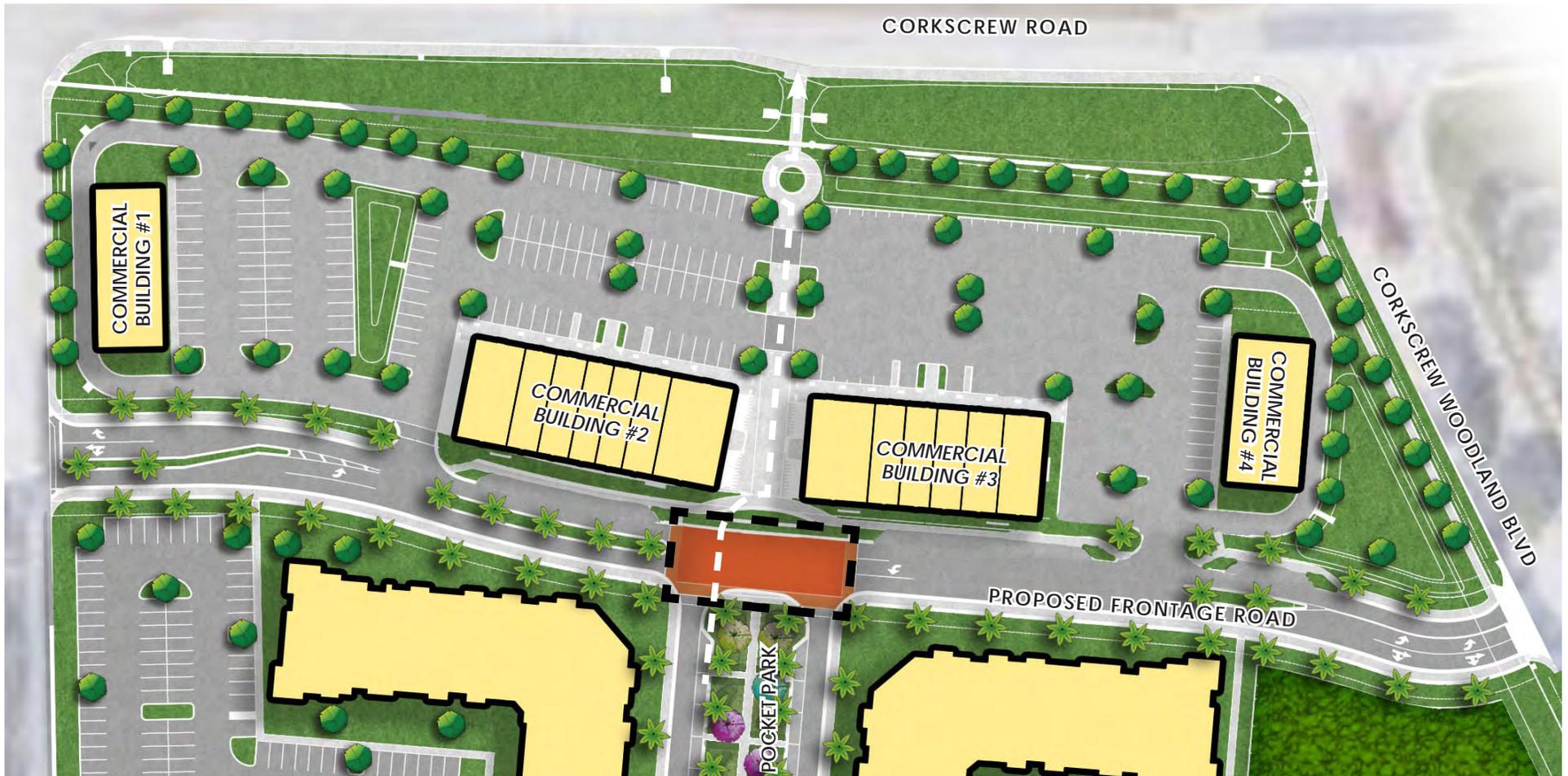


ESTERO CROSSING

# COMMERCIAL PLAN

## UNIFIED COMMERCIAL PLAN

- Provide a clearly marked crosswalk (highlighted above) for safe pedestrian access
- The proposed landscaping will exceed code requirements:
  - The tree lined frontage road creates a sense of arrival
  - Vegetative buffers shield the property from the noise and views of surrounding roads



# COMMERCIAL CHARACTER

## Proposed Architecture

The commercial component of the project will incorporate the following element of the land development code of the Villages of Estero, Chapter 10 & 53

- Use of covered pedestrian arcades
- Incorporation of overhangs
- Display windows over 50% of main facade under pedestrian covered walkway
- Tower elements
- Peaked roof
- Outdoor seating areas
- Incorporation of pergolas



*Commercial renderings showing architecture for Estero Crossing; Product of GMA Architecture*

# COMMERCIAL CHARACTER

## Proposed Architecture (continued)

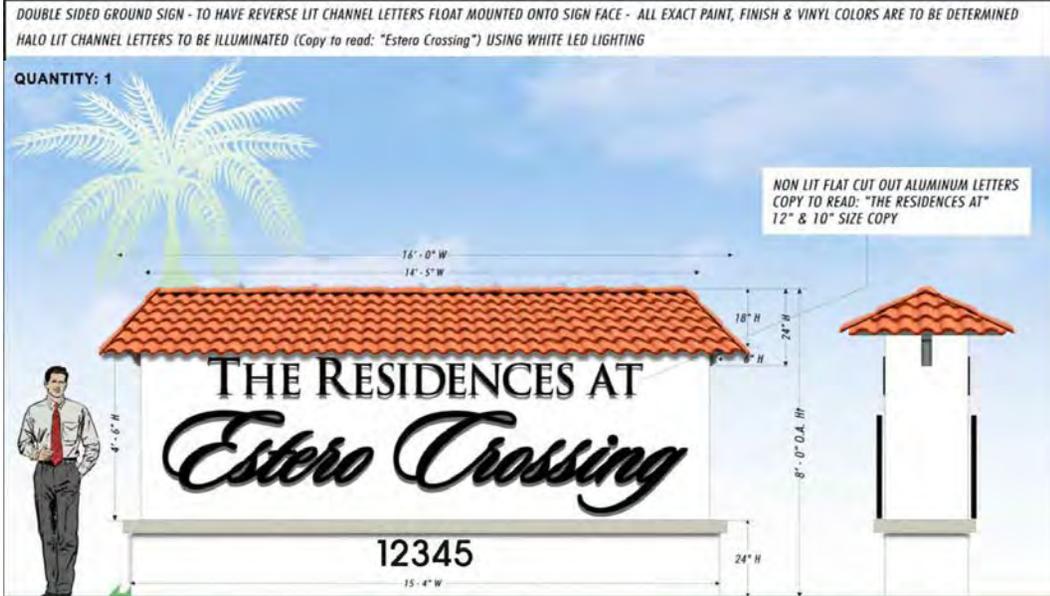
- Incorporation of iron work
- Architectural elements withing the towers
- Use of trim and corbels
- Peaked roofs at covered walkways with concrete tile as roofing elements
- Variation of roof lines
- Column with defined shaft and base
- Defined pedestrian courtyards



*Commercial renderings showing  
architecture for Estero Crossing;  
Product of GMA Architecture*

# SIGN CONCEPTS

1



2



## ESTERO CROSSING

# CONSULTANT TEAM

STOCK DEVELOPMENT, *Developer*



BOOTH DESIGN GROUP, *Landscape Architecture*



**BOOTH DESIGN GROUP**  
landscape architecture • planning • urban design

DELISI, INC., *Land Use Planning*



McMAHON ASSOCIATES, *Transportation Engineers & Planners*



CBA ARCHITECTS, *Architect*



GMA ARCHITECTS AND PLANNERS, *Architect*



WINDHAM STUDIO, INC., *Landscape Architect*



PAVESE LAW FIRM, *Attorney*



DELISI FITZGERALD, INC., *Civil Engineering*



# ESTERO CROSSING