COVID-19 NOTICE:
The June 16, 2020 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 broadcasted 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 MEETING
9401 Corkscrew Palms Circle, Estero, Florida
June 16, 2020
5:30 P.M.

Planning & Zoning Board: Chairman - Scotty Wood; Vice Chairman – Marlene Naratil; Tim Allen; Anthony Gargano; James Tatoonles; 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 January 21, and February 18, 2020 meeting minutes.

   (b) Public Hearing
      
      (1) South Estero Commercial Center CPD, Lot 4 (DCI2019-E004) (District 5) 21401 Corkscrew Village Lane, located north of Commons Way, east of Wendy’s Restaurant on US 41 and south of Corkscrew Road.
Applicant is seeking to amend the South Estero Commercial Center Commercial Planned Development to add Medical Office Use as a permitted use in an existing ± 7,000 square foot building. The building formally housed Blockbuster Video and recently the Athenian Academy School.

- The Planning and Zoning Board will make a recommendation to Council.

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

7. BOARD COMMUNICATIONS

(a) Next meeting July 21, 2020

8. ADJOURN

COVID-19 INFORMATION AND INSTRUCTIONS

To view and/or participate in the Planning and Zoning Board Meeting June 16, 2020 at 5:30 p.m., 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) The Council Chambers will be available for public comment, 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 Kathy Hall, Village Clerk, hall@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 Village Clerk Kathy Hall, 239-221-5035, at least 48 hours prior to the meeting.

Pursuant to Section 286.0105, Florida Statutes:
“Any person desiring 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 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
January 21, 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, and Board Members Marlene Naratil, Tim Allen, James Tatooles, Anthony Gargano, and John Yarbrough.

Also present:  Village Land Use Counsel Nancy Stroud, Community Development Director Mary Gibbs, and Principal Planner Matthew Noble.

4. APPROVAL OF AGENDA:

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

5. BUSINESS:

(a) Consent Agenda

(1) Approval of January 15, February 19, March 19, April 16, April 24, May 21, June 18, July 16, August 20, and November 19, 2019 meeting minutes.

A motion to approve the Consent Agenda was made and duly passed.
(b) **Public Hearings**

Chairman Wood provided information regarding Board business and quasi-judicial hearings. All audience members and staff providing testimony for all hearings were sworn in by Land Use Counsel Stroud.

(1) **Springhill Suites by Marriott (District 4) (COP2019-E002) 10370 Corkscrew Commons Drive, located in the Estero Interstate Commerce Park, north of Corkscrew Commons Drive and between Primrose School and Embassy Suites.**

The applicant is requesting approval for consumption on premises of alcoholic beverages outdoors in the amenity area, which includes the pool. The hotel currently operates with a consumption on premises approval for the inside bar area. Request is for consumption on premises for the hotel’s outdoor amenity area.

**Staff Presentation/Information by:**
Mary Gibbs, Community Development Director

**Presentation/Information by:**
Eric Glazer, Esq., Janus Hotel & Resorts

**Public Comment:** None.

**Board Questions or Comments:** None.

**Motion:** Move to approve consumption on premises of alcoholic beverages outdoors in the amenity area, which includes the pool, with staff conditions.

**Motion by:** Board Member Tatooles
**Seconded by:** Board Member Naratil

**Action:** Approved consumption on premises of alcoholic beverages outdoors in the amenity area, which includes the pool, with staff conditions.

**Vote:**
- **Aye:** Board Members Allen, Gargano, Tatooles, Yarbrough, Naratil and Chairman Wood
- **Nay:**
- **Abstentions:**

(2) **Mamma Anna Restaurant Coconut Point Mall (District 6) (COP2019-E003) 23111 Fashion Drive, Suite 109, located in the central area of Coconut Point Mall in close proximity to the Cinema.**

The applicant is requesting approval for consumption on premises of alcoholic beverages (2COP) in the restaurant and in an outdoor seating area. Request is for consumption on premises for the Mamma Anna Restaurant and outdoor service area.
Motion: Move to approve consumption on premises of alcoholic beverages outdoors in
the restaurant and in the outdoor seating area, with staff conditions.

Motion by: Board Member Gargano
Seconded by: Board Member Allen

Action: Approved consumption on premises of alcoholic beverages outdoors in the
restaurant and in the outdoor seating area, with staff conditions.

Vote:
Aye: Board Members Allen, Gargano, Tatooles, Yarbrough, Naratil and Chairman
Wood
Nay:
Abstentions:

(3) 98693 Bay Meadow (District 6) (ADD2020-E001) 9863 Bay Meadow, single-
family residence located in Shadow Wood in the Brooks. The applicant is
requesting an administrative variance from the required 5-foot side yard setback
to 2.5 feet for the east side yard and 2.3 feet for the west side yard of an existing
pool enclosure and pool deck.

Staff Presentation/Information by:
Mary Gibbs, Community Development Director

Presentation/Information by: None.

Public Comment: None.

Board Questions or Comments: None.

Motion: Move to approve request an administrative variance from the required 5-
foot side yard setback to 2.5 feet for the east side yard and 2.3 feet for the west
side yard of an existing pool enclosure and pool deck with staff conditions.

Motion by: Board Member Yarbrough
Seconded by: Board Member Gargano
**Action:** Approved request for an administrative variance from the required 5-foot side yard setback to 2.5 feet for the east side yard and 2.3 feet for the west side yard of an existing pool enclosure and pool deck with staff conditions.

**Vote:**
- **Aye:** Board Members Allen, Gargano, Tatooles, Yarbrough, Naratil and Chairman Wood
- **Nay:**
- **Abstentions:**

(c) **Public Information Meeting**

(1) Via Coconut MPD (District 5)(DCI2019-E003) 8990 Corkscrew Road, 21650 & 21750 Via Coconut Point, 21350 & 21351 Happy Hollow Lane. Properties are located south of Corkscrew Road and west of Via Coconut Road. Request is to rezone 19.53 acres to allow 330 multi-family dwelling units, and a maximum of 59,600 square feet of commercial retail/office or medical office space with an option to convert 30,000 square feet of commercial space to 124 hotel rooms. Building heights vary with the maximum at 59 feet.

**Staff Presentation/Information by:**
Mary Gibbs, Community Development Director

**Presentation/Information by:**
Noel J Davies, Quarles & Brady
Stacey Ellis Hewitt, AICP, Banks Engineering
D. Brent Addison, P.E., Banks Engineering
Matthew Kragh, AIA, MHK Architecture & Planning
Kelly Kenefick, Royal Properties
Christian Andrea, RLA, ASLA, Architectural Land Design

**Board Questions or Comments:** Board Members Allen, Gargano, Naratil, Tatooles, Yarbrough, and Chairman Wood.

**Public Comment:**
Jim Wallace, Genova
William Englehart, Genova
Paul Denett, Genova
Merlin Kovark, Genova
Paul Bennett, Genova
Julie Gersh, Genova

6. **PUBLIC INPUT:** None.

7. **BOARD COMMUNICATIONS:** None.
(a) 2019 Planning and Zoning Board Annual Report to the Village of Estero Council

(b) Next meeting February 18, 2020

A motion to adjourn was made and duly passed.

8. ADJOURNMENT: 8:25 p.m

_____________________________________
Tammy Duran
Deputy Village Clerk
1. CALL TO ORDER: 5:30 p.m.

2. PLEDGE OF ALLEGIANCE: Led by Chairman Wood.

3. ROLL CALL:

Present: Chairman Scotty Wood, Board Members Marlene Naratil, Tim Allen, James Tatooles, Anthony Gargano, and John Yarbrough.

Also present: Community Development Director Mary Gibbs and Deputy Village Clerk Tammy Duran.

4. APPROVAL OF AGENDA:

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

5. BUSINESS:

(a) Public Hearings

(1) Impact Fee Ordinance Amending the Transitional Land Development Code Division 2, Section 2-264(b) Road Impact Fees

Staff Presentation/Information by:
Mary Gibbs, Community Development Director

Board Questions or Comments: Board Members Naratil and Yarbrough.
Public Comment: None.

Motion: Move to recommend that Village Council approve Impact Fee Ordinance Amending the Transitional Land Development Code Division 2, Section 2-264(b) Road Impact Fees.

Motion by: Board Member Naratil
Seconded by: Board Member Gargano

Action: Recommended that Village Council approve Impact Fee Ordinance Amending the Transitional Land Development Code Division 2, Section 2-264(b) Road Impact Fees.

Vote:
Aye: Board Members Allen, Gargano, Tatooles, Yarbrough, Naratil, and Chairman Wood
Nay:
Abstentions:

(b) Update on Land Development Code

Staff Presentation/Information by:
Mary Gibbs, Community Development Director

Board Questions or Comments: Board Members Naratil, Allen, and Chairman Wood.

Public Comment:
Bill Carr, Riverwoods Plantation

6. PUBLIC INPUT: None.

7. BOARD COMMUNICATIONS: None.

   (a) Next Board Meeting March 17, 2020

   A motion to adjourn was made and duly passed.

8. ADJOURNMENT: 6:00 p.m.

__________________________
Tammy Duran
Deputy Village Clerk
SOUTH ESTERO COMMERCIAL CENTER CPD
Amendment to Commercial Planned Development
Zoning Staff Report
For Planning & Zoning Board Public Hearing

PROJECT NAME: SOUTH ESTERO COMMERCIAL CENTER CPD LOT 4
CASE TYPE: PLANNED DEVELOPMENT AMENDMENT
CASE NUMBER: DCI2019-E004
PLANNING & ZONING BOARD DATE: June 16, 2020

REQUEST AND STAFF RECOMMENDATION

The applicant is requesting an amendment to the South Estero Commercial Center Commercial Planned Development to allow for Medical Office as a use on Lot 4. Lot 4 is 1.14 acres in a 15.57 acre commercial project located on the east side of US 41, 700 feet south of the Corkscrew Road intersection and Corkscrew Village Shopping Center. The site contains an existing 6,996 square foot building that historically has had retail uses, including a Blockbuster Video Store. Most recently the building was used as a private school. The request does not include any other changes to the CPD other than adding the medical office use.

Staff Recommendation:
Staff recommends approval, with proposed conditions, of the requested amendment to add Medical Office as an allowed use on Lot 4.

APPLICATION SUMMARY

Applicant
Dr. Kevin Lam, DPM, Broadway88, LLC

Authorized Agent
Gary Muller, Johnson Engineering, Inc.

Additional Agent
Edward Larson, Esq., Larsen Trail Law
Location
The subject property is located on the east side of US 41, 700 feet south of Corkscrew Road. The subject site is bounded by the Corkscrew Village Shopping Center on the north, Corkscrew Village Lane and Lot 1 of South Estero Commercial Center on the west, Lot 6 of South Estero Commercial Center on the east, and Commons Way and Lots 5 and 5A of South Estero Commercial Center on the south. The STRAP number is 33-46-25-E2-01000.0040.

REQUEST

Amendment to Commercial Planned Development Zoning:

To allow Medical Office as a use on Lot 4.

LAND USE CATEGORY

Village Center.

PROJECT HISTORY

The subject property is part of the South Estero Commercial Center Commercial Planned Development (CPD), which was originally approved by Lee County on February 13, 1989 (Z-89-005) when the property was rezoned to Commercial Planned Development from AG-2. Zoning Resolution Z-89-005 limited the 18.8 acre project to a maximum of 170,000 square feet of gross floor area.

Subsequent to the approval of Resolution Z-89-005 four (4) Administrative Amendments have been approved for the project as well as a rezone by Resolution Z-99-077(See Attachment D):

PD-96-023 was an Administrative Amendment which reduced the size of the project to 15.57 acres from 18.8 acres and square footage to 140,000 from 170,000, and reconfigured the site design.

Resolution Z-99-077 superseded Resolution Z-89-005 and is the resolution currently in effect for this development. This amendment added the allowance of 170,000 square feet of mini-warehouse use to Lot 6, recombined Lots 2 and 4, added deviations, and made changes to the MCP.

ADD20002-00116 proposed a Lot 6 lot split, approved a deviation from road frontage requirements, and made changes to the MCP.

ADD2002-00116A approved the Lot 6 lot split.

ADD2004-00202 Redistributed the maximum building area and minimum open space requirements between Lots 5A and 5B.

PROJECT DESCRIPTION

The request is for an amendment to the existing Commercial Planned Development which was zoned as such by Lee County in 1989. The project has since developed with a fast-food restaurant, gasoline service station, a car wash, and mini warehouse storage. The subject site is located between the mini warehouse storage and Wendy's Restaurant. The applicant is
proposing to utilize the existing building as a medical office. The site was previously used as a Blockbuster and other retail uses, as well as most recently as a private school.

MASTER CONCEPT PLAN AND SITE PLAN

The applicant has provided a Master Concept Plan (MCP) for Lot 4 stamped “Received March 27, 2020” that indicates current improvements on the site including the building, parking area, landscape buffer, and the trash enclosure. No changes are proposed to the exterior of the site.

SURROUNDING ZONING AND LAND USE

North – Corkscrew Village Shopping Center zoned CPD. This site includes retail and service uses including a Publix.

South – Commons Way and then Lot 5A and 5B of South Estero Commercial Center zoned CPD. The existing uses are a car wash on Lot 5A while Lot 5B is vacant.

East – Lot 6 of South Estero Commercial Center zoned CPD. The existing use is mini-warehouse storage.

West – Corkscrew Village Lane and then Lot 1 of South Estero Commercial Center zoned CPD. The existing use is a fast-food restaurant.

STAFF ANALYSIS

The staff analysis section of this report includes information on various issues, such as environmental issues, transportation impacts, stormwater management, pattern book, height, and Comprehensive Plan considerations.

Existing and Proposed Uses
The requested use of Medical Office is a compatible use to many of the existing allowed uses within the development, however staff has identified several of the allowed uses that are no longer appropriate on Lot 4. A proposed condition eliminates those uses, such as Bar or Cocktail Lounge, Convenience Store and Self-service Fuel Pumps that are no longer appropriate due to build-out of the project.

Pattern Book
A Pattern Book, stamped “Received May 13, 2020”, was received as required by the Land Development Code, Chapter 33. The Pattern Book depicts the surrounding uses and conditions, and site improvements including building elevations and landscaping. The Pattern Book shows the existing building with its Mediterranean architectural style, including roof treatment and building color. The building complies with the architecture style in the Land Development Code.

Existing landscape buffers and landscape materials and lighting are discussed in the pattern book. The buffers and landscaping met the code requirements at the time of issuance of the development order. There are several site issues that will need to be resolved, including erosion that is affecting the drive aisle pavement and roots to several canopy trees, as well as the buffer hedges which require enhancement. A Limited Development Order (LDO) will be required to address several site issues, including the erosion and landscaping.
Connectivity, both pedestrian and vehicular is also demonstrated, internally with the existing road network and sidewalks and externally with street connection as well as a sidewalk on the west side of Lot 4 for pedestrian access to the adjacent Corkscrew Village Shopping Center.

**Environmental Issues**
Staff has not identified any environmental issues with the subject site as it is fully developed with an existing building, parking, landscaping and pedestrian connections.

**Flood Issues**
The site falls within the Area of Minimal Flood Hazard Area (zone X).

**Stormwater Management**
A Surface Water Management Narrative discusses the existing Environmental Resource Permit (ERP) for the South Estero Commercial Center, a 15.6 acre commercial development which reserved 10.92 acres of the site for impervious cover. The existing water management system includes swales, catch basins, culverts, a single control structure, and a 2.5 acre dry detention area. Later modifications to the permit included a requirement for 0.15 acres of dry detention with Lot 4. No exterior changes to the site are proposed.

**Transportation Issues**
The applicant has provided a Traffic Impact Statement dated March 16, 2020, stamped “Received March 27, 2020”. Access to the site is primarily via U.S. 41 to Corkscrew Village Lane, or from Corkscrew Road through the adjacent Shopping Plaza.

The proposed Medical Office use in the 6,996 square foot building will generate 181 daily trips compared to 986 trips for the prior Retail Shopping Center uses based upon the Institute of Traffic Engineer (ITE) trip generation standards. Access includes one directional median opening on U.S. 41 and one full median opening on Corkscrew Road, both of which are identified as arterial roadways.

Corkscrew Road is a four-lane road that operates at a Level of Service (LOS) C from U.S. 41 to Three Oaks Parkway. It is anticipated that this road will continue to operate at a LOS C in 2023. U.S. 41 from Old U.S. 41 to Corkscrew Road is a 6 lane road operating at a LOS C, with the anticipated 2024 LOS at C.

The intersection of U.S. 41 and Corkscrew Road currently operates at a LOS D, with a future 2027 LOS E. The proposed use is not anticipated to negatively impact LOS.

**Utilities**
The property is located in the Lee County Utilities franchise service areas for both potable water and wastewater services, and water and sewer lines are in operation on the property. The applicant has provided a letter from Lee County in which it is stated that ‘potable water and sanitary sewer lines are currently in operation and currently providing service to the property’ and states that Lee County has sufficient capacity to provide the estimated additional flow demand of approximately 500 gallons per day.

Comments were received from Lee County Division of Solid Waste with a recommendation to rotate the solid waste enclosure so that a truck has straight access to the opening, and that the enclosure should be setback to allow the gates to swing open without interfering with the road or traffic. Staff has included this site issue as one that needs to be addressed at LDO.
**Fire**

Estero Fire Rescue has reviewed the request and has no comments on the proposal.

**Height**

Resolution Z-99-077 limits the height of buildings on Lot 4 to 35 feet/two stories. The existing building height is a single story 20 feet in height.

**Comprehensive Plan Considerations**

The project is located in the Village Center, an area that the Comprehensive Plan describes as the heart of the Village of Estero. This area has specific goals to creating socially vital centers which could support relatively intense commercial and residential development. The walkable, mixed use areas have anticipated uses that include housing, employment, hospital, shopping, office, hotel, recreation, park and civic uses.

The proposed zoning amendment is for an existing commercial building located within an existing commercial area to add Medical Office use.

**Comprehensive Plan Policies**

**FLU-1.9.1** The Village Center and Transitional Mixed Use Future Land Use categories are intended to accommodate mixed use development patterns, and the Village Neighborhood categories call for a limited mix of use in suitable locations, subject to compatibility standards.

The South Estero Commercial Center project contains a variety of commercial uses including fast food restaurant, gas station, car wash, and mini-storage warehouse. The proposed Medical Office use is compatible with the surrounding commercial development.

**FLU-1.10.3** Encourage commercial developments within the Village of Estero to provide interconnect opportunities with adjacent commercial uses in order to minimize access points onto primary road corridors; and residential developments to provide interconnect opportunities with commercial areas, including, but not limited to, bike paths and pedestrian access ways. Connections to existing residential neighborhoods will be encouraged and will not be precluded by the commercial development’s design.

**TRA-1.2.2** Establish land development code standards that ensure the development of a well connected transportation system that includes pedestrian pathways, bikeways, transit, and roadways. These standards should include:

A. Require, where feasible, interconnects with adjacent uses;
B. To the extent feasible, minimize access points onto primary road corridors by providing multiple access to adjacent properties;
C. Link neighborhoods, commercial and mixed-sue center, public facilities, and parks, with priority on corridors linking neighborhoods to each other and a corridor to link Estero Community Park, the Estero River, Koreshan State Park, and Estero Bay Preserve; and
D. Enable multi-modal transportation access (pedestrian, bicycle, vehicular, and transit) within and between the different neighborhoods, economic and employment center, civic uses, and public space, park, and recreational facilities with the Estero Community.

The Future Land Use and Transportation policies both seek to encourage connections and interconnections to ultimately decrease trips on the roads and to encourage pedestrian and bicycle use. The South Estero Commercial Center is well connected and interconnected, both on and off site. The project has two accesses, one from U.S. 41 and one from Corkscrew Road.
through the adjacent shopping center. These accesses provide connection to the South Estero Commercial Center as well as to the adjacent shopping center. Pedestrian connections also exist via sidewalks in the development, one of which is located on the west side of the site and provides pedestrian connection to the shopping center to the north.

Staff has concluded that the request is consistent with the Comprehensive Plan.

**Deviations**
No deviations are requested.

**FINDINGS AND CONCLUSIONS**

The Planning and Zoning Board will need findings of fact to support its recommendation.

Based upon an analysis of the application and the standards for approval in the Land Development Code, staff has proposed the following Findings of Fact for review:

1. The applicant has provided sufficient justification for the zoning amendment by demonstrating compliance with the Comprehensive Plan, the Land Development Code, and other applicable codes.

2. The proposed use is generally compatible with existing or planned uses in the surrounding area. The proposed use is located within an existing building in an established commercial area.

3. Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities.

4. Urban services are available and adequate to serve the proposed use.

5. The request will not adversely affect environmentally critical areas and natural resources.

6. The proposed use, subject to the proposed conditions, is appropriate at the subject location.

7. The recommended conditions 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.

**ATTACHMENTS**

A. Future Land Use Map
B. Zoning Map
C. Recommended Conditions
D. Zoning Resolution Z-99-077
E. Applicant’s information
1. All conditions from Resolution Z-99-077 shall remain in full force and effect unless otherwise amended by these conditions.

2. Master Concept Plan
   Development of this project must be consistent with the Master Concept Plan (MCP) titled “South Estero Commercial Center Parcel #4 MCP”, stamped “Received March 27, 2020”, except as modified by the conditions below.

3. Pattern Book
   The building must be in compliance with the Pattern Book stamped “Received May 13, 2020”.

4. Prior to change of use a Limited Development Order must be obtained that resolves the following site issues:
   a. Erosion on the east property slope that is affecting the roots of several canopy trees and undermining the drive aisle pavement.
   b. Supplement the existing buffer hedges to create a continuous buffer hedge.
   c. The solid waste enclosure shall be relocated consistent with the requirements of Lee County Utilities.

5. Schedule of Uses (Lot 4 only)
   Animal Clinic
   Auto Repair and Service, Group 1
   Banks and Financial Establishments
   Bar and Cocktail Lounge
   Broadcast Studio, Commercial Radio and Television
   Business Services, Group I
   Car Wash
   Cleaning and Maintenance Services
   Clothing Stores, General
   Clubs, Commercial Fraternal & Membership
   Consumption on Premises (Indoor Only)
   Contractors and Builders, Groups I & II
   Convenience Food and Beverage Stores
   Department Store
   Drive Thru Facility
   Funeral Home and Mortuary, no cremation
   Garage, Public
   Household and office Furnishings
Laundry and Dry Cleaning, Group I
Lawn and Garden Supply Store
Medical Office
Non-store Retailers, All Groups
Paint, Glass and Wallpaper Store
Personal Services, All Groups (excluding Escort Services, fortune tellers, and massage establishments)
Recreation, Commercial, Groups II & IV
Repair Shops, Groups I & II
Restaurant, All Groups
Schools, Commercial
Self Service Fuel Pumps
Self Service Fuel Pumps Station
Social Services, Group I
Special Retail Shops, Groups I, II, III, IV
Storage, Indoor
Towers, Communication, 100 ft or less
Transportation Services, Group II
Used Merchandise Stores, Groups I & II (excluding Pawnshop)
Freight and Cargo Handling Establishments, approved only for freight and cargo produced upon or sold in the ordinary course of business from the premises
WHEREAS, the contract purchaser, Don Bordner, filed an application with the consent of the property owner, Steven E. Hithersay, Trustee, to amend the South Estero Commercial Center Commercial Planned Development (CPD); and,

WHEREAS, a public hearing was advertised and held on October 20, 1999 before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #96-04-121.02Z 01.01; and,

WHEREAS, a second public hearing was advertised and held on December 20, 1999 before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicants filed a request to amend the South Estero Commercial Center granted by Zoning Resolution Z-89-005 and amended in Administrative Action PD-96-023, to add 170,000 square feet of mini-warehouse use on Lot 6; recombine Lots 2 and 3; add several deviations; and make changes to bring the Master Concept Plan into compliance with D.O. 96-10-325.00D relating to realignment of the internal roadway. The property is located in the Urban Land Use Category and legally described in attached Exhibit A. The request is APPROVED SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. The development of this project must be consistent with the one-page Master Concept Plan entitled "An Amendment to South Estero Commercial Center," stamped received July 22, 1999, last revised July 20, 1999, except as modified by the conditions below. This development must comply with all requirements of the Lee County LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.
2. The following limits apply to the project and uses:

a. **Schedule of Uses**

Lots 1-5
- Animal Clinic
- Auto Repair and Service, Group I
- Banks and Financial Establishments
- Bar and Cocktail Lounge
- Broadcast Studio, Commercial Radio and Television
- Business Services, Group I
- Car Wash
- Cleaning and Maintenance Services
- Clothing Stores, General
- Clubs, Commercial Fraternal & Membership
- Consumption on Premises
- Contractors and Builders, Groups I & II
- Convenience Food and Beverage Stores
- Department Store
- Drive Thru Facility
- Funeral Home and Mortuary, no cremation
- Garage, Public
- Household and Office Furnishings, Groups I & II
- Laundry and Dry Cleaning, Group I
- Lawn and Garden Supply Store
- Non-store Retailers, All Groups
- Paint, Glass and Wallpaper Store
- Personal Services, All Groups
- Recreation, Commercial, Groups II & IV
- Repair Shops, Groups I & II
- Restaurant, Standards, All Groups
- Schools, Commercial
- Self Service Fuel Pumps
- Self Service Fuel Pump Station
- Social Services, Group I
- Specialty Retail Shops, Groups I, II, III & IV
- Storage, Indoor
- Towers, Communication, 100 feet or less
- Transportation Services, Group II
- Used Merchandise Stores, Groups I & II
- Freight and Cargo Handling Establishments, approved only for freight and cargo
  produced upon or sold in the ordinary course of business from the premises
b. Site Development Regulations

<table>
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<tr>
<th>Minimum Building Setbacks:</th>
<th>Front</th>
<th>Side</th>
<th>Rear</th>
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<tbody>
<tr>
<td>Lot 1</td>
<td>25' (E)</td>
<td>20' (N)</td>
<td>n/a</td>
</tr>
<tr>
<td></td>
<td>25' (W)</td>
<td>25' (S)</td>
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<td>Lot 4</td>
<td>25' (W)</td>
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<td>Lot 5</td>
<td>25' (W)</td>
<td>20' (N&amp;S)</td>
<td>20' (E)</td>
</tr>
<tr>
<td>Lot 6</td>
<td>West: 20 feet</td>
<td>North: 20 feet</td>
<td>South: 20 feet</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Maximum Building Heights:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lots 1, 4, 5, &amp; 6</td>
</tr>
<tr>
<td>Lots 2 &amp; 3</td>
</tr>
<tr>
<td>Lot 6</td>
</tr>
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<tr>
<td>Lots 2 &amp; 3</td>
</tr>
<tr>
<td>Lot 5</td>
</tr>
<tr>
<td>Lot 6</td>
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</table>

OVERALL PROJECT: 140,000 square feet of gross floor area without mini-warehouse use
205,000 square feet if Lot 6 is developed with mini-warehouse only

3. Bars and Cocktail Lounges and Consumption on Premises (COP) must be in conformance with all regulations, such as separation distances, set forth in the LDC.

4. Rail traffic using this site must not block vehicle traffic on Corkscrew Road.
5. Since the project is located within certificated service areas, septic tanks are prohibited. The development must connect to central sewer and water service.

6. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order.

7. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocations Table, Map 16 and Table 1(b).

8. This development must comply with all of the requirements of the LDC at the time of local development order approval, except as may be granted by deviations approved as part of this planned development.

9. Zoning Resolution Z-95-005 and Administrative Amendment PD-96-023 conditions have been incorporated herein. Therefore, those documents are hereby declared null and void, and any conditions or approvals contained therein are of no further force and effect.

SECTION C. DEVIATIONS:

1. Deviation (1) - WITHDRAWN

2. Deviation (2) - WITHDRAWN

3. Deviation (3) seeks relief from the LDC §30-153(3)a provision that limits business or industrial multiple-occupancy complexes of five or less establishments to one ground-mounted sign, to allow one ground-mounted sign for the multiple occupancy complex on Lot 1, and one ground-mounted sign for the use of Lot 1 on Lot 1. The deviation will allow two ground-mounted signs on Lot 1. One sign will advertise the occupant of Lot 1, and one sign will advertise the overall complex. This deviation is APPROVED as shown on the MCP.

4. Deviation (4) seeks relief from the LDC §30-153(2) requirements relating to the placement of ground-mounted identification signs within nonresidential subdivisions of five or more establishments along access roads, to allow placement of two ground-mounted identification signs as depicted on the MCP. This deviation is APPROVED.

5. Deviation (5) seeks relief from the LDC §10-415(a) requirement to provide 30 percent open space in commercial planned development projects, to allow 20 percent open space on Lot 6, if it is developed with mini-warehouse uses. This deviation is PARTIALLY APPROVED WITH THE FOLLOWING CONDITIONS:
a. A minimum of 27.8 percent open space must be provided unless it is determined by the County in the development order stage that 25 percent open space is sufficient to meet the open space requirements, in which case it may be reduced to 25 percent, administratively; and

b. Six trees, consisting of sabal palms and smaller canopy trees such as dahoon holly, must be planted in each internal landscape island. The trees may be used to meet the internal parking canopy tree requirement only. These islands must also contain shrubs and groundcover plants as part of the building perimeter landscape requirement per LDC §10-416(b); and

c. Five trees per 100 linear feet with a minimum 12-foot-height, 2-inch-caliper at 12 inches above the ground, and 4-foot canopy must be planted along the north, east and west property lines in addition to any other required buffer; and

d. Type “D” buffer plantings are required along the west property line. The width of the buffer may be reduced to 10 feet along the parking area north of the entrance; and

e. All required landscaping must be provided with native plants.

If, however, this deviation is found to be unnecessary when the design of the project is completed, items a-e will not be required.

SECTION D. EXHIBITS:

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

Exhibit A: The legal description and STRAP number of the property.
Exhibit B: Zoning Map (subject parcel identified with shading)
Exhibit C: The Master Concept Plan

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the amendment by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.

2. The amendment, as approved:

   a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request; and,

   b. is consistent with the densities, intensities and general uses set forth in the Lee Plan; and,
c. is compatible with existing or planned uses in the surrounding area; and,
d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and,
e. will not adversely affect environmentally critical areas or natural resources.

3. The amendment satisfies the following criteria:
   a. the proposed use or mix of uses is appropriate at the subject location; and
   b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and
   c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.

4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.

5. The approved deviations, as conditioned, enhance achievement of the planned development objectives, and preserve and promote the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

The foregoing resolution was adopted by the Lee County Board of Commissioners upon the motion of Commissioner Ray Judah, seconded by Commissioner John E. Manning and, upon being put to a vote, the result was as follows:

John E. Albion     Aye
Douglas R. St. Cerny Aye
Andrew Coy         Aye
Ray Judah          Aye
John E. Manning    Aye

DULY PASSED AND ADOPTED this 20th day of December, 1999.

ATTEST:
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

Approved as to form by:
County Attorney's Office

MINUTES OFFICE
EXHIBIT “A”

LEGAL DESCRIPTION

Lot 1-6, SOUTH ESTERO COMMERCIAL CENTER as recorded in Plat Book 60, Pages 23 & 24, of the Public Records of Lee County, Florida, lying in Section 33, Township 46 South, Range 25 East, Lee County, FL.

The applicant has indicated that the STRAP number for the subject property is: 33-46-25-01-00000.0010, 33-46-25-01-00000.0040, 33-46-25-01-00000.0050 and 33-46-25-01-00000.0060
AN AMENDMENT TO
SOUTH ESTERO COMMERCIAL CENTER
SECTION 33, TOWNSHIP 46 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

APPROVED
Master Concept Plan
Site Plan #96-072, Page 1 of 1
Subject to conditions in Resolution Z-96-077
Zoning Case #96-04-121-02-02-011

LOCATION MAP

SCHEDULE OF USES

PROJECT DEVELOPMENT REGULATIONS

TOTAL MAINS

OPEN SPACE EXCLUSION

GENERAL NOTES

SCHEDULE OF ELEVATIONS

PROJECT #96-04-121-02
PROJECT TYPE:

PRINTED
Applicant’s Information
South Estero Center-Pattern Book

Property Location:
21404 Corkscrew Village Lane, Estero, FL 33928
Site Location
Existing Surrounding Context
Existing Complementary Uses

The current mixture of uses is key to this development by providing uses that are complementary between the existing and/or future uses.
Existing Site Conditions
Existing Building Conditions
Design Concept

Mediterranean/Spanish Revival is a design style introduced in the United States in the waning nineteenth century variously incorporating references from Spanish Renaissance, Spanish Colonial, Beaux-Arts, Italian Renaissance, Arabic Andalusian architecture, and Venetian Gothic architecture. This movement has drawn heavily from the Spanish influences of the early American colonization from Spain. The style thus has historical reference to the expanding communities throughout Florida and California.
Design Standards

Typical Elements

1. Impression of height - by using towers
2. Light colored stucco exterior walls
3. Smooth and or textured stucco/siding
4. Prominent one story loggias
5. Pitched roofs
6. Barrel looking roof tiles
7. Simple massing
8. Simple lines
9. Hipped roofs with parapet walls
10. Earth tone Color
11. Decorative features like Medallions
12. Precast stone trim
13. Awnings
14. Exterior banding and or trim
Building Composition and Design

1. Tower
2. Stucco Walls
3. Loggia
4. Medallion
5. Pitched Roofs
6. Tile Roofs
7. Simple lines and massing
8. Earth Tone Colors
9. Precast
10. Baning/Trim

East/Main Elevation
Building Composition and Design

South Elevation

1-Tower
10-Earth Tone Colors
6-Tile Roofs
5-Pitched Roofs
4-Loggia
11-Medallion
12-Precast
7 and 8 Simple lines and massing
4-Loggia
14-Banding/Trim

2-Stucco Walls
Building Composition and Design

- 1-Tower
- 2-Stucco Walls
- 5-Pitched Roofs
- 6-Tile Roof
- 7 and 8 Simple lines and massing
- 10-Earth Tone Colors
- 11-Medallion
- 13-Awning
- 12-Precast
- 14-Baning/Trim
- 9-Parapet walls

East Elevation
Roof Design Standards

Roof Material
• Barrel style tiles are required for all buildings in the project areas. Clay, concrete or simulated (metal) Barrel roof tiles may be allowed provided they match adjacent areas in similar color and look.

Roof Colors
• Roof colors are to be in the red/brown/Terracotta color ranges. Multi colored or flashed tiles are preferred. An earth-tone color palate roof tops give the buildings a warm, earthy, rustic look.

- Roof with “Flashing”
- High Profile “S”
- Multi-Colored
- Single color
- Metal Roof tile
Building Walls/Material Design Standards

Building Wall Material Elements

Texture
• A variety of textures may be used in combination to create a more authentic look.

Precast and insert tile
• Precast may be used as an accent material in a design that is rusticated, not refined.

Tile roof
• Tile roofs can be used to define elements or be used to create textures to break up large mass or stucco areas while providing a more traditional feel against the stucco.

Composition
• It is the organization, mixture, and artistic positioning of all the elements that create design excellence.
Colors/Material Design Standards

Existing Colors and Materials will stay the same or similar
Material/Landscape Design Concept*

Any new landscaping will meet the current Village of Estero including native counts.

<table>
<thead>
<tr>
<th>Proposed Landscape Material</th>
<th>Tolerance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bucida buceras ~ Shady Lady Black Olive</td>
<td>12'-14' HT, 6' SPD, 3.5' CAL</td>
</tr>
<tr>
<td>Quercus virginiana ~ Live Oak</td>
<td>12'-14' HT, 6' SPD, 3.5' CAL</td>
</tr>
<tr>
<td>Pinus elliottii ~ Slash Pine</td>
<td>12'-14' HT, 6' SPD, 3.5' CAL</td>
</tr>
<tr>
<td>Cordia ~ Orange Geiger</td>
<td>12'-14' HT, 6' SPD, 3.5' CAL</td>
</tr>
<tr>
<td>Delonix regia ~ Royal Poinciana</td>
<td>12'-14' HT, 6' SPD, 3.5' CAL</td>
</tr>
<tr>
<td>Koystonea regia ~ Royal Palm</td>
<td>12' min. CT, 8' CT next to path</td>
</tr>
<tr>
<td>Sabal palmetto ~ Sabal Palm</td>
<td>12' min. CT, 8' CT next to path</td>
</tr>
<tr>
<td>Rex ~ Dahoon Holly</td>
<td>36' Ht after 1 year</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Shrubs and Groundcovers (100% Native/Drought Tolerant)</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Chrysocephalus icaco ~ Red Tip ~ Red Tip Cocoplum</td>
<td>36' Ht after 1 year</td>
</tr>
<tr>
<td>Muhlenbergia capillaris ~ Muhly Grass</td>
<td>36' Ht after 1 year</td>
</tr>
<tr>
<td>Hamelia patens ~ Firebush</td>
<td>36' Ht after 1 year</td>
</tr>
<tr>
<td>Triplochondra dactyloides ~ Pakahatchee Grass</td>
<td>36' Ht after 1 year</td>
</tr>
<tr>
<td>Duranta erecta ~ Golden Dewdrop</td>
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</tr>
<tr>
<td>Viburnum obovatum ~ Walter's Viburnum</td>
<td>36' Ht after 1 year</td>
</tr>
<tr>
<td>Callicarpa americana ~ American Beautyberry</td>
<td>36' Ht after 1 year</td>
</tr>
<tr>
<td>Zamia pumila ~ Cointie</td>
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</tr>
<tr>
<td>Psychotria nervosa ~ Wild Coffee</td>
<td>36' Ht after 1 year</td>
</tr>
<tr>
<td>Spartina bakeri ~ Cordgrass</td>
<td>36' Ht after 1 year</td>
</tr>
</tbody>
</table>
Light Poles and Dumpster Enclosures

Existing Light Pole
Interconnectivity Standards

South Estero Center is a vehicular and pedestrian-friendly mixed-use community. This requires a planned access and sidewalks. Each element within the project will have interconnectivity between each other and when possible extend beyond the community (see attached diagram showing interconnectivity).
SITE DATA

TOTAL SITE AREA: 1.14 ACRES
EXISTING BUILDING AREA: 6,996 SQ. FT.
MAXIMUM BUILDING HEIGHT: 20 FEET
PARKING PROVIDED: 33 SPACES

OPEN SPACE CALCULATIONS
REQUIRED: 1.14 ACRES X 20% = 0.23 ACRES
OPEN SPACE PROVIDED: 0.51 ACRES

ALL AREAS EXCLUDING BUILDING AND PAVEMENT

BUFFERS
NORTH P/L WIDTH 20' PER APPROVED MASTER CONCEPT PLAN
ROAD FRONTAGE WIDTH 10' PER APPROVED MASTER CONCEPT PLAN
EAST P/L WIDTH 5' TYPE "A" PER LDC

LANDSCAPE BUFFER
20' LANDSCAPE BUFFER
10' LANDSCAPE BUFFER
5' TYPE "A" LANDSCAPE BUFFER
10' P.U.E.

COMMONS WAY
CORKSCREW VILLAGE LANE
BANK
LOT 6
LAND USE: VILLAGE CENTER
ZONING: CPD
SHIPPING CENTER

GARAGE/RECYCLING AREA
10' FP&L U.E.
(O.R.B. 3664/PG. 493)

LOT 5A
LAND USE: VILLAGE CENTER
ZONING: CPD
CAR WASH

LOT 55
LAND USE: VILLAGE CENTER
ZONING: CPD
VACANT

NO.                    DESCRIPTION
DATE:
PROJECT NO.
FILE NO.
SCALE:
SHEET NUMBER
REVISIONS
DATE

JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE: (239) 334-0046
FAX: (239) 334-3661
E.B. #642 & L.B. #642

OCT 2019
20192196-000
33-46-25
AS SHOWN
BROADWAY88, LLC
PARCEL #4
MCP

RECEIVED 3/27/2020 - VILLAGE OF ESTERO
RECEIVED 3/27/2020 - VILLAGE OF ESTERO
South Estero Commercial Center

DCI2019-E004
Proposed Request and Project Location

Amendment Request

- Amend the existing CPD zoning approval for South Estero Commercial Center to add Medical Offices as a permitted use on Lot 4.

Project Location

- South Estero Commercial Center is located on the east side of U.S. 41 approximately 700 feet south of Corkscrew Road.
- Lot 4 is located at the northeast corner of Corkscrew Village Lane and Commons Way south of the Corkscrew Village Shopping Center.
Aerial Photograph
Project History

- Originally received zoning approval from Lee County in February 1989 pursuant to Resolution Z-89-005.
- Platted as a six lot subdivision in September 1997.
- Development Order for Lot 4 approved in June 2001 for a Blockbuster Video store.
- Since then it has been utilized for a variety of retail and office uses and most recently a private school.
Proposed Site Plan

Site Data

- Total Site Area: 1.14 acres
- Building Area: 6,996 s.f.
- Parking Required: 28 spaces
- Parking Provided: 33 spaces
- Open Space Required: 0.23 acres
- Open Space Provided: 0.51 acres
Existing Complementary Uses

The current mixture of uses is key to this development by providing uses that are complementary between the existing and/or future uses.
Existing Site Conditions
Existing Building Conditions

East Elevation

North Elevation

South Elevation

West Elevation
Design Concept

Mediterranean/Spanish Revival is a design style introduced in the United States in the waning nineteenth century variously incorporating references from Spanish Renaissance, Spanish Colonial, Beaux-Arts, Italian Renaissance, Arabic Andalusian architecture, and Venetian Gothic architecture. This movement has drawn heavily from the Spanish influences of the early American colonization from Spain. The style thus has historical reference to the expanding communities throughout Florida and California.
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6. Barrel looking roof tiles
7. Simple massing
8. Simple lines
9. Hipped roofs with parapet walls
10. Earth tone Color
11. Decorative features like Medallions
12. Precast stone trim
13. Awnings
14. Exterior banding and or trim
Building Composition and Design

East/Main Elevation

- 11-Medallion
- 1-Tower
- 4-Loggia
- 2-Stucco Walls
- 6-Tile Roofs
- 5-Pitched Roofs
- 7 and 8 Simple lines and massing
- 10-Earth Tone Colors
- 12-Precast
- 14-Baning/Trim

7 and 8 Simple lines and massing
Roof Design Standards

Roof Material
- Barrel style tiles are required for all buildings in the project areas. Clay, concrete or simulated (metal) Barrel roof tiles may be allowed provided they match adjacent areas in similar color and look.

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• It is the organization, mixture, and artistic positioning of all the elements that create design excellence
Colors/Material Design Standards

Existing Colors and Materials will stay the same or similar

McHarris Planning and Design 11338 Bonita Beach Road. Suite 103. Bonita Springs. Florida. 239.821.4999
Material/Landscape Design Concept*

Royal Palm  Sable Palm  Live Oak

Any new landscaping will meet the current Village of Estero including native counts

---

Proposed Landscape Material

Trees and Palms (100% Native/Drought Tolerant)

- Buxus bucceras ~ Shady Lady Black Olive
- Quercus virginiana ~ Live Oak
- Pinus elliottii ~ Slash Pine
- Cordia ~ Orange Geiger
- Dendros how ~ Royal Poinciana
- Rosalinea regia ~ Royal Palm
- Sabal palm ~ Sabal Palm
- Tax ~ Dahoon Holly

Shrubs and Groundcovers (100% Native/Drought Tolerant)

- Chrysobalanus icaco ~ Red Tip ~ Red Tip Cocoplum
- Muhlenbergia capillaris ~ Muhly Grass
- Homelia palms ~ Firebrush
- Tripsacum dactyloides ~ Florida Grass
- Duranta erecta ~ Golden Dewdrop
- Viburnum obovatum ~ Walter’s Viburnum
- Callicarpa americana ~ American Beautyberry
- Zamia pumila ~ Coonie
- Psychotria nervosa ~ Wild Coffee
- Spartina basilicata ~ Corngrass
Light Poles and Dumpster Enclosures

Existing Light Pole

McHarris Planning and Design. 11338 Bonita Beach Road. Suite 103. Bonita Springs. Florida. 239.821.4999
Interconnectivity Standards

South Estero Center is a vehicular and pedestrian-friendly mixed-use community. This requires a planned access and sidewalks. Each element within the project will have interconnectivity between each other and when possible extend beyond the community (see attached diagram showing interconnectivity).
Comprehensive Plan Compliance

The proposed request to amend the South Estero Commercial Center CPD to include medical offices as an allowable use on Lot 4 is appropriate for the following reasons:

- The amendment is consistent with the applicable Comprehensive Plan policies for the Village Center Future Land Use Category and Commercial Development Form.
- The amendment is consistent with applicable zoning and development order approvals and will not alter the approved Master Concept Plan or the existing development of the site.
- The proposed use is compatible with existing commercial development in the surrounding area and will generate less traffic than previous uses.
Questions and Comments