VILLAGE OF ESTERO
DEVELOPMENT ORDER

Received May 2, 2025

FOR
The Shadow Wood Country Club-Lifestyle Center

INDEX OF PLANS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	AERIAL
3	~~DEMOLITION PLAN/EROSION CONTROL~~
4	SITE PLAN
5	~~UTILITY PLAN~~
6	~~DRAINAGE PLAN~~
7	~~DETAILS~~
8	~~BSU-WATER DETAILS~~
9	~~BSU-BACKFLOW DETAILS~~
10	~~BSU-WASTEWATER DETAILS~~
11	~~BSU-COMBINATION WATER/WASTEWATER DETAILS~~

PROJECT DATA

PROJECT NAME:	The Shadow Wood CC-Lifestyle Center
LEE CO. DO NO.:	DOS 9707-24000D
ZONING:	MPD-The Brooks
STRAP NO.:	10-47-25-E2-0900F.0000
LOCATION:	LEE COUNTY, FL S10 T47 R25
FEMA BFE:	X

BUILDING DATA

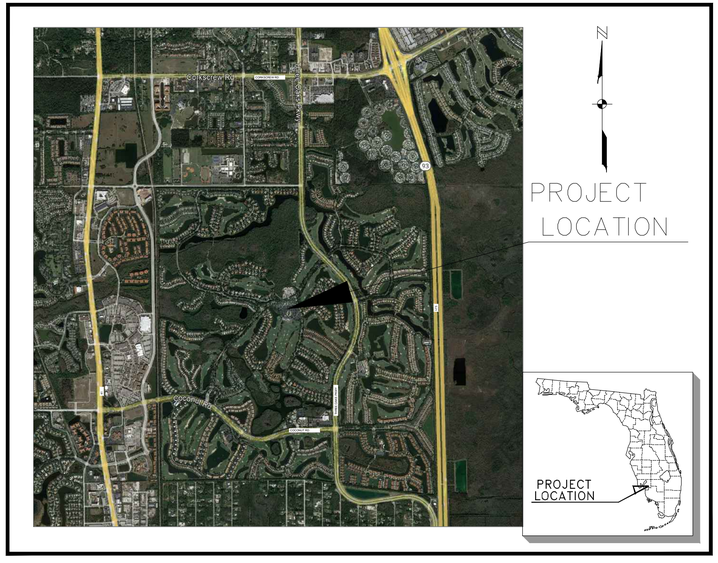
BUILDING CODE:
FLORIDA BUILDING CODE 8TH ED.

BUILDING CODE DATA: LIFESTYLE CENTER	
CONSTRUCTION TYPE	TYPE IIIB
SPRINKLERED	YES
OCCUPANCY	MIXED USE A-3
A/C AREA:	33,676 SF
COVERED NON A/C:	4,166 SF
TOTAL:	37,842 SF

BUILDING CODE DATA: BATHHOUSE	
CONSTRUCTION TYPE	TYPE IIIB
SPRINKLERED	NO
OCCUPANCY	A-5
A/C AREA:	2,398 SF
COVERED NON A/C:	160 SF
TOTAL:	2,558 SF

PREPARED FOR OWNER:

Shadow Wood Country Club
22801 Oakwilde Blvd.
Estero, FL 34135



LOCATION MAP

0 1/4 1/2 1
MILES

March 2025
Rev. April 2025

LEGAL DESCRIPTION:

TRACT "E" OF SHADOW WOOD AT THE BROOKS UNIT ONE, PLAT BOOK 61, PAGE 21 THROUGH 39 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

DRAWING COORDINATION:

ARCHITECT:

AM DESIGN GROUP LLC
6230 SHIRLEY ST. STE. 103
NAPLES, FL 34109
(239)631-8884

Blair A. Foley, P.E., LLC
Civil Engineer / Development Consultant
120 Edgemere Way South - Naples, FL 34105
Phone (239) 263-1222 - Cell (239) 289-4900 - Fax (239) 263-0472 - E-mail fols000@aol.com

Certificate Of Authorization No. 9469
Florida Registered Professional Engineer No. 53756

BLAIR A. FOLEY CERTIFICATE NO. 53756 STATE OF FLORIDA REGISTERED ENGINEER

Name _____ Date _____

N

0 25 50 100

SCALE IN FEET

DESIGN
DRAWN BAF
CHECKED AOM
Q.C. BAF

NO.	DATE	REVISION	APPD BY
5			
4			
3			
2			
1			

NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK

Blair A. Foley, P.E., LLC
Civil Engineer / Development Consultant
120 Edgemere Way South - Naples, Fl. 34105
Phone (239) 263-1222 Cell (239) 289-4900 Fax (239) 263-0472 E-mail fols000@aol.com

CLIENT: Shadow Wood Country Club, Inc

Shadow Wood Country Club Lifestyle Center
Lee County, Florida

AERIAL PLAN

CERT. OF AUTHORIZATION NO. 5469

BLAIR A. FOLEY LICENSE NO. 53756 STATE OF FLORIDA REGISTERED ENGINEER

PROJ. NO.
SCALE 1" = 50'
DATE 10/23/2024
SHT 2 OF 11

NOTE: ALL VERTICAL DATUM REFERENCE IN NAVD88

NOTE: THE FPL AND TECO LINES WILL BE LOCATED BY THE CONTRACTOR PRIOR TO THE PRE-CONSTRUCTION MEETING WITH BSU STAFF

NOTE: HOURS OF OPERATION
GRAB AND GO CAFÉ: 7AM – 5PM
MAIN DINING : 11AM – 8:30PM

LAND USE TABLE DESCRIPTION (EXISTING)	ACRES	SUBTOTAL %
EXISTING BUILDING AREA	1.66	10.7%
EXISTING VEHICULAR USE	5.2	33.7%
EXISTING CONCRETE/SIDEWALK/PAVER AREA	1.07	6.9%
EXISTING TENNIS/BOCCE COURTS	1.50	9.7%
IMPERVIOUS SUBTOTAL	**9.43**	**61.0%**
OPEN SPACE	6.02	39.0%
PERVIOUS SUBTOTAL	**6.02**	**39.0%**
TOTAL	15.45	100.0%
DESCRIPTION (PROPOSED)	ACRES	SUBTOTAL %
PROPOSED BUILDING AREA	2.52	16.3%
PROPOSED VEHICULAR USE	5.3	34.3%
PROPOSED CONCRETE/SIDEWALK/PAVER AREA	1.08	7.0%
PROPOSED TENNIS/BOCCE COURTS	1.30	8.4%
IMPERVIOUS SUBTOTAL	**10.2**	**66.0%**
OPEN SPACE	5.25	34.0%
PERVIOUS SUBTOTAL	**5.25**	**34.0%**
TOTAL	**15.45**	**100.0%**

PARKING TABLE: PROPOSED SITE	CODE RATIO	PARKING REQUIRED
EX. CLUBHOUSE RESTAURANT (23,269 SF)	14 SPACES/1000 SF[1]	326
PROPOSED RESTAURANT (8,000 SF)	14 SPACES/1000 SF	112
	OR	
~~*GOLF COURSE (36 HOLES)*~~	~~*6 SPACES/HOLE*~~	~~*216*~~
TENNIS COURTS (8)	4 SPACES/COURT	32
BOCCE COURTS (2)	4 SPACES/COURT	8
PICKLEBALL COURTS (6)	4 SPACES/COURT	24
MAINTENACE FACILITY/STORAGE (32,800 SF)	1 SPACES/2000 SF	16
TOTAL REQUIRED		**518**
TOTAL HC SPACES REQUIRED		9
TOTAL EV CHARGING SPACES REQUIRED		3
TOTAL BIKE SPACES REQUIRED (5% OF TOTAL REQUIRED)		26

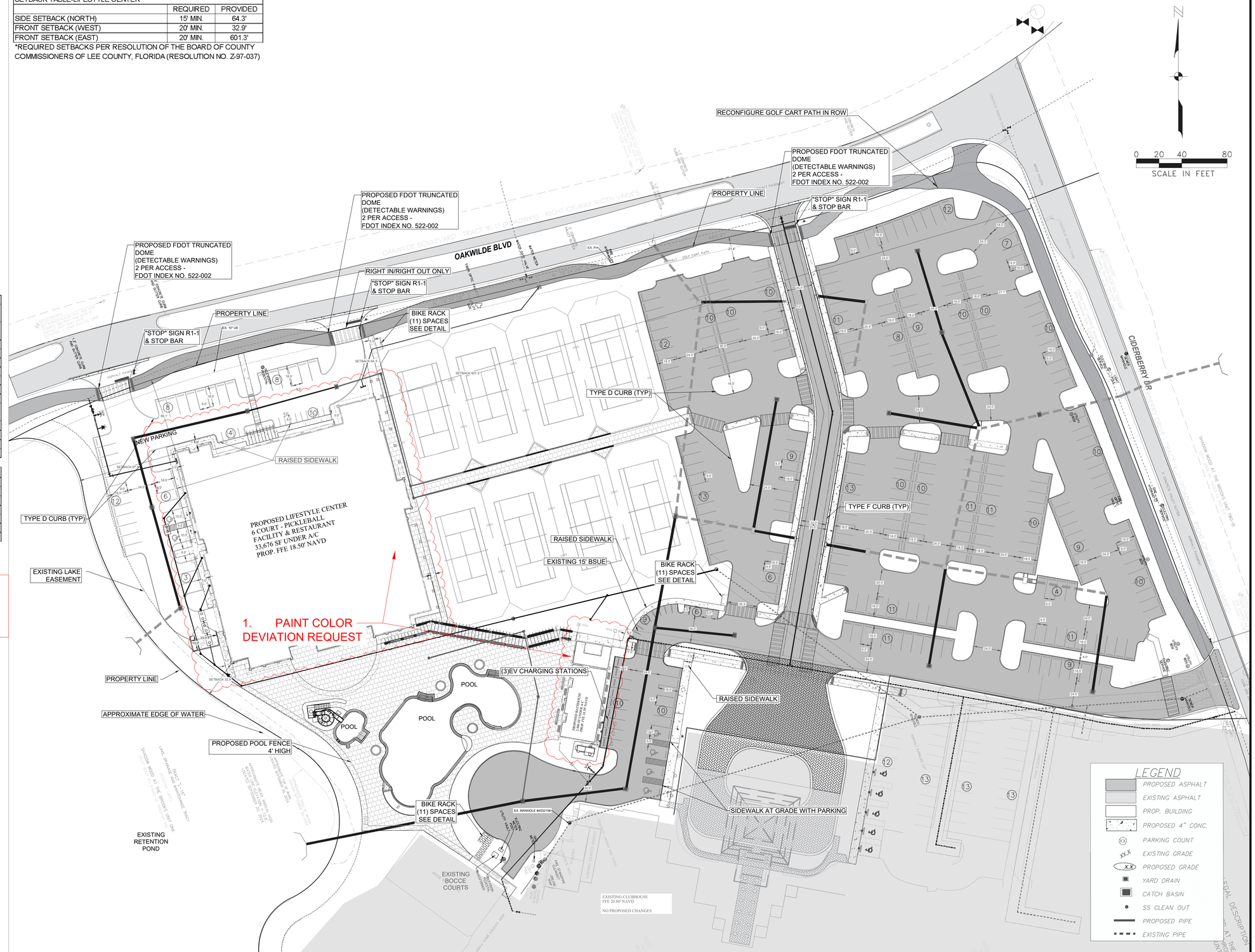
GOLF CART (65 spaces[2])/2 PROVIDED	*32.5*
SPACES ON-SITE PROVIDED	*395*
SPACES AT MAINTENACE FACILITY PROVIDED	97
TOTAL SPACES PROVIDED	**525**
HC ON-SITE PROVIDED	11
TOTAL EV CHARGING SPACES PROVIDED	3
TOTAL BIKE SPACES PROVIDED	33
AVERAGE NO. SPACES PER RUN	9.4

1. THE RATE FOR THE ORIGINAL SDP WAS 12.5 SPACES/1000 SF WHICH REQUIRED 35 FEWER SPACES
2. 36 CART SPACES IN THE REAR OF THE CLUBHOUSE

DEVIATION REQUEST:
1. Paint Color. This is a request for a deviation from the Exterior Building Color requirement, LDC Section 5-706D

SETBACK TABLE-LIFESTYLE CENTER		
	REQUIRED	PROVIDED
SIDE SETBACK (NORTH)	15' MIN.	64.3'
FRONT SETBACK (WEST)	20' MIN.	32.9'
FRONT SETBACK (EAST)	20' MIN.	601.3'

*REQUIRED SETBACKS PER RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA (RESOLUTION NO. Z-97-037)



DESIGN	5			
DRAWN BAF	4			
CHECKED AOM	3			
Q.C. BAF	2			
	1	4/29/25	VOE COMMENT LETTER 1 DATED 4/16/25	BAF
	NO.	DATE	REVISION	APPD BY

NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK

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CLIENT: Shadow Wood Country Club, Inc

Shadow Wood Country Club Lifestyle Center
Lee County, Florida

SITE PLAN

CERT. OF AUTHORIZATION NO. 9469

BLAIR A. FOLEY LICENSE NO. 53756 STATE OF FLORIDA REGISTERED ENGINEER

PROJ. NO.
SCALE 1" = 40'
DATE 10/23/2024
SHT 4 OF 11