VILLAGE OF ESTERO, FLORIDA

ZONING RESOLUTION NO. 2025-07

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, APPROVING WITH CONDITIONS THE FINAL PLAN APPROVAL AND ONE DEVIATION FOR THE SHADOW WOOD COUNTRY CLUB LIFESTYLE CENTER LOCATED AT 22801 OAKWILDE BOULEVARD IN SHADOW WOOD AT THE BROOKS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Shadow Wood Country Club general manager (the "Applicant") filed an application for Final Plan Approval and one deviation for the proposed Lifestyle Center building on the golf club parcel at Shadow Wood at The Brooks (the "Property"); and

WHEREAS, the Property STRAP number is 10-47-25-E2-0900F.0000 and legally described as:

"Tract E of Shadow Wood at The Brooks Unit One, Plat Book 61, Pages 21-39 of Public Records of Lee County"; and

WHEREAS, the property is part of The Brooks Mixed Use Planned Development and Development of Regional Impact approved by Lee County in Zoning Resolution Z-97-037; and

WHEREAS, the Property is located internal to The Brooks; and

WHEREAS, Condition 1.b. of Lee County Resolution Z-97-037 requires Final Plan Approval prior to any development order approval for vertical development; and

WHEREAS, the applicant applied for Final Zoning Plan Approval and one deviation for paint color to be consistent with the existing clubhouse; and

WHEREAS, a duly noticed public hearing was held before the Village Council on May 21, 2025, at which time the Village Council gave consideration to the evidence presented by the Applicant and the Village staff and the comments of the public.

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

Section 1. Final Zoning Plan Approval.

The Village Council approves the Final Plan Approval request and deviation, subject to the following conditions.

1. Development must be in general compliance with the Site Plan (Exhibit A).

Section 2. Final Plan Approval Review Findings.

Based upon an analysis of the application and the standards for approval in the Land Development Code, and the conditions of approval, the Council finds and concludes that the proposed uses:

A. Will be consistent with the goals, objectives, and policies of the Comprehensive Plan;

B. Will comply with the Zoning Resolution and all applicable zoning district standards;

C. Will comply with all standards in Chapter 4: Use Specific Standards;

D. Will be appropriate for its location and is compatible with the general character of surrounding lands and the uses permitted in the zoning district;

E. Will adequately screen, buffer, or otherwise minimize adverse visual impacts on adjacent lands;

F. Will ensure that no site lighting source shall negatively impact adjacent properties and rights-of-way;

G. Will maintain safe and convenient ingress and egress and traffic flow onto and through the site by vehicles and pedestrians, and safe road conditions around the site;

H. Will avoid significant adverse odor, noise, glare, and vibration impacts on surrounding lands regarding refuse collection, service delivery, parking and loading, signs, lighting, and other site elements;

I. Will not have an adverse impact on land values and the ability of neighboring lands to develop uses permitted in the zoning district;

J. Will avoid significant deterioration of water and air resources, scenic resources, and other natural resources;

K. *Will not overburden existing public facilities and services, including but not limited to, streets and other transportation facilities, schools, potable water facilities, sewage disposal, storm water management, and police and fire protection facilities; and*

L. *Will comply with all other relevant Village, state, and federal laws and regulations.*

Section 3. Deviation

1. Deviation 1, a request to deviate from LDC Section 5-706.D. *Exterior Paint Color*, to paint the building the same color scheme as the existing clubhouse shades of white is approved.

Section 4. Deviation Findings

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

1. Will improve the quality of the proposed development under review;

2. Will preserve and promote the general intent of the LDC to protect the public, health, safety and welfare;

3. Will be compatible with uses on surrounding property; and

4. Will not create an undue burden on essential public facilities.

Section 5. Exhibit.

The following exhibit is attached to this Resolution and incorporated by reference:

Exhibit A Shadow Wood Country Club Lifestyle Center Site Plan marked "Received May 2, 2025" by the Village of Estero.

Section 6. Severability.

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

Section 7. Effective Date.

This Resolution shall take effect immediately upon adoption.

ADOPTED BY THE VILLAGE COUNCIL of the Village of Estero, Florida on this 21st day of May, 2025.

Attest:

VILLAGE OF ESTERO, FLORIDA

By: _____
Carol Sacco, Village Clerk

By: _____
Joanne Ribble, Mayor

Reviewed for legal sufficiency:

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

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

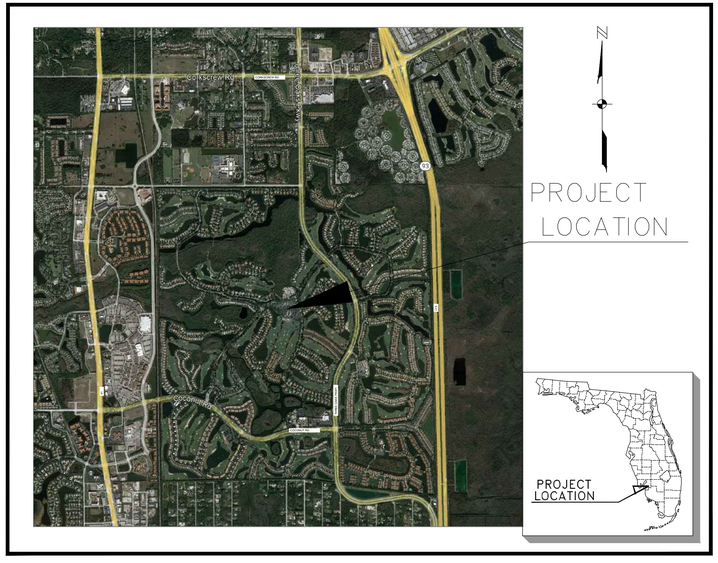
BUILDING CODE:
FLORIDA BUILDING CODE 8TH ED.

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

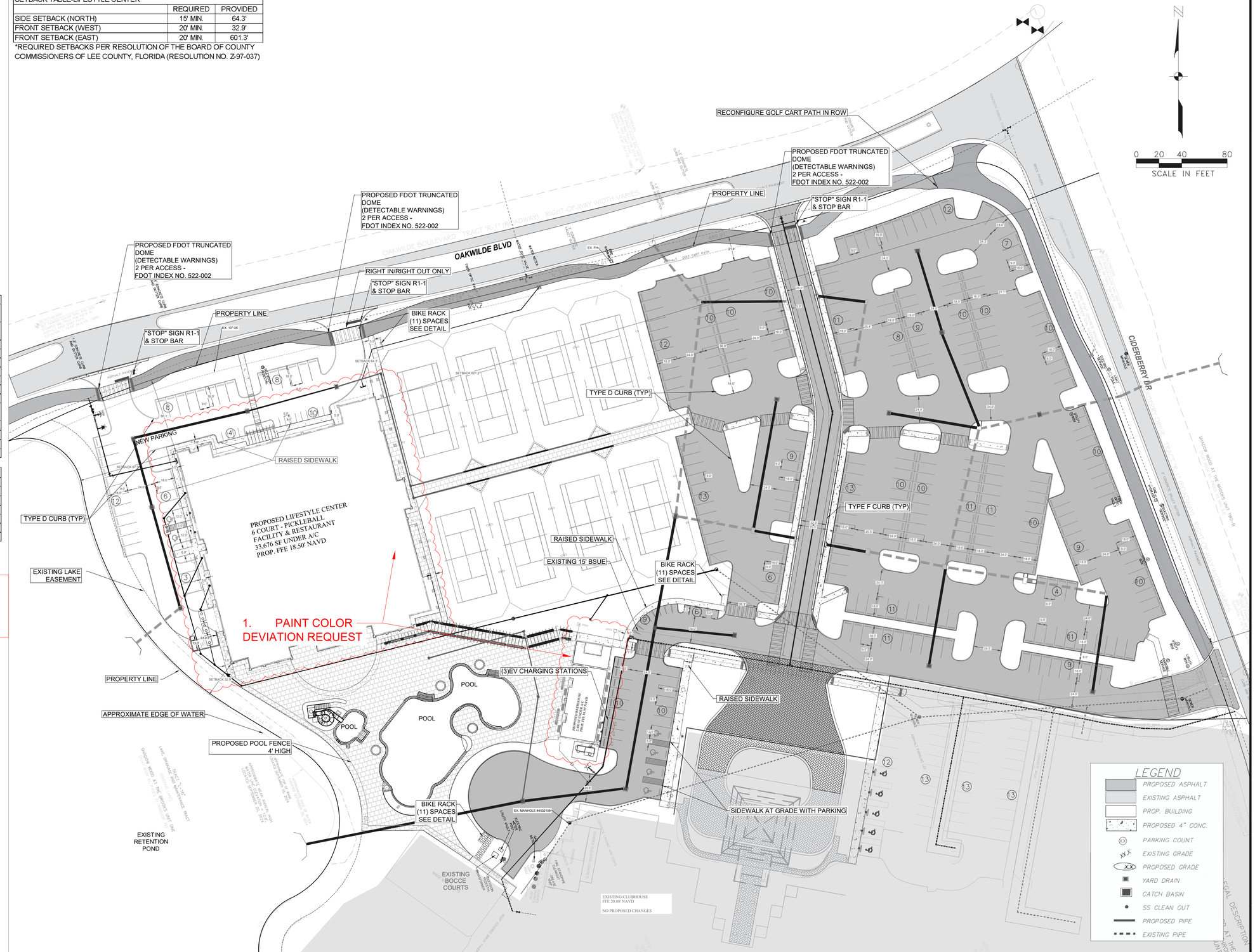
GOLF CART (65 spaces[2])/2 PROVIDED	*32.5*
SPACES ON-SITE PROVIDED	*395*
SPACES AT MAINTENACE FACILITY PROVIDED	97
TOTAL SPACES PROVIDED	**525**
HC ON-SITE PROVIDED	11
TOTAL EV CHARGING SPACES PROVIDED	3
TOTAL BIKE SPACES PROVIDED	33
AVERAGE NO. SPACES PER RUN	9.4

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

Blair A. Foley, P.E., LLC
Civil Engineer / Development Consultant
120 Edgemere Way South - Naples, Fl. 34105
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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