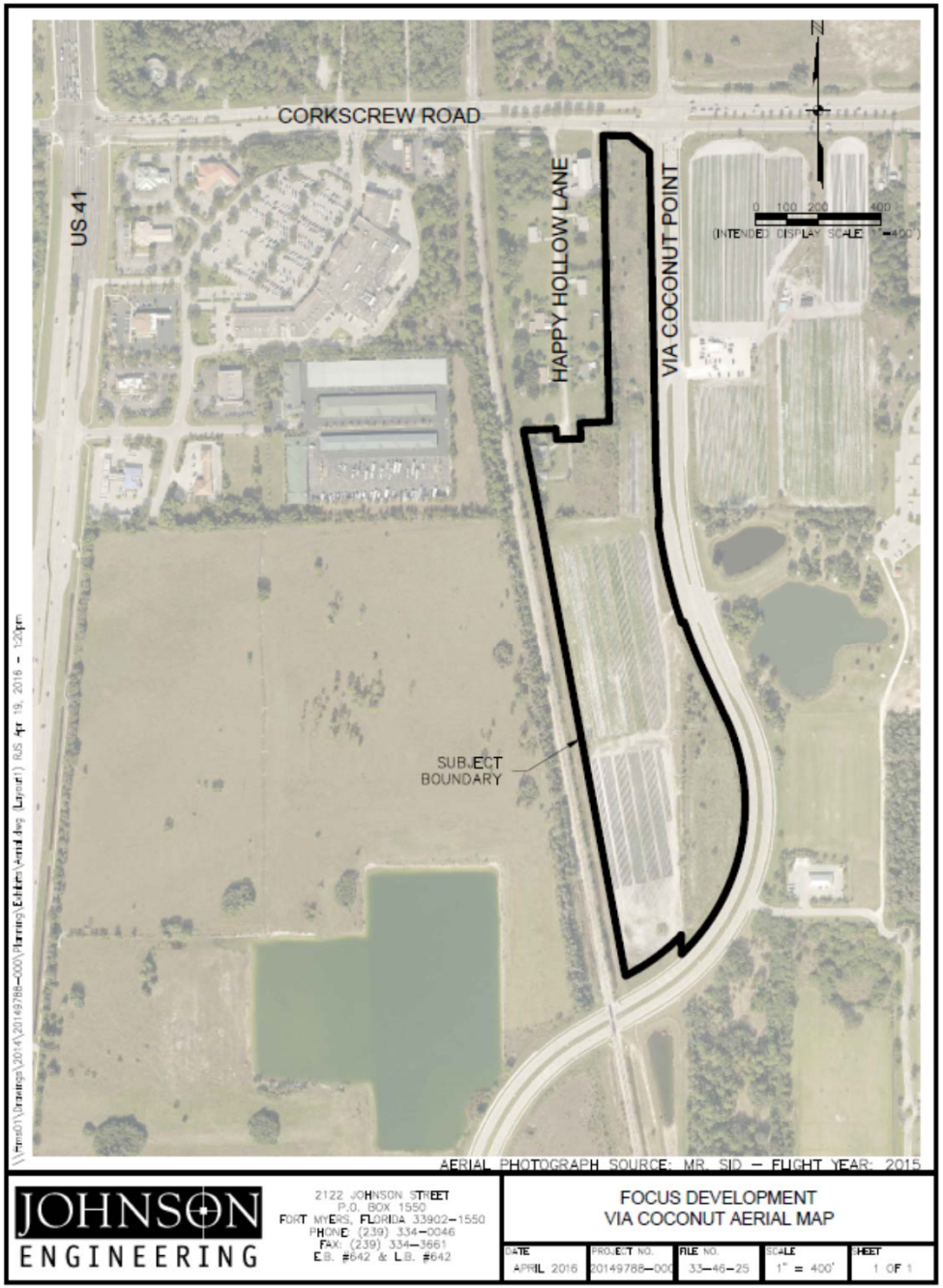
Via Coconut MPD

DCI2014-00023

Village of Estero Planning & Zoning Board

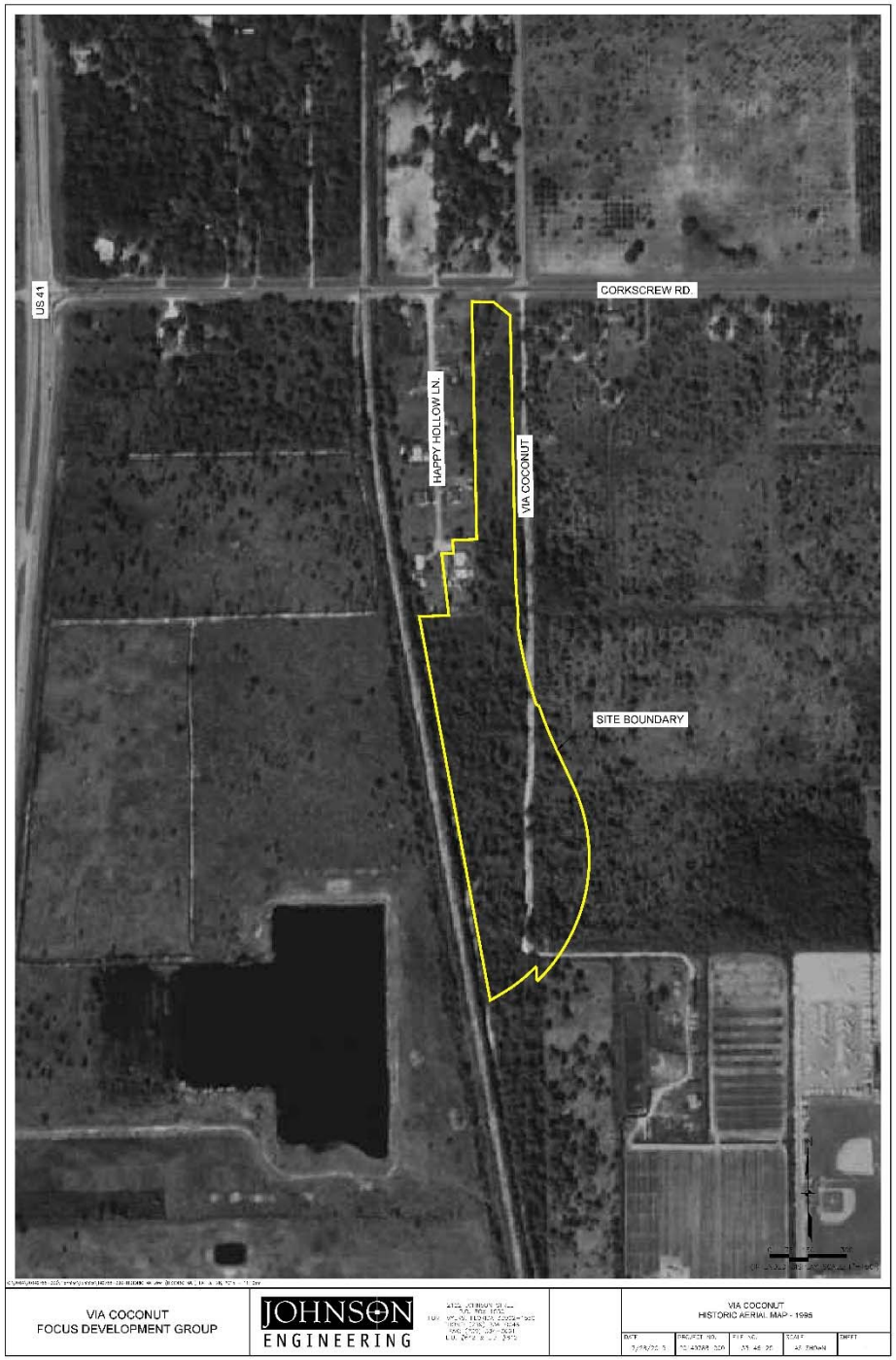
April 19, 2016



Location

- 19.31- acre site
- Southwest corner Corkscrew Road and Via Coconut Point

Via Coconut MPD DCI2014-00023

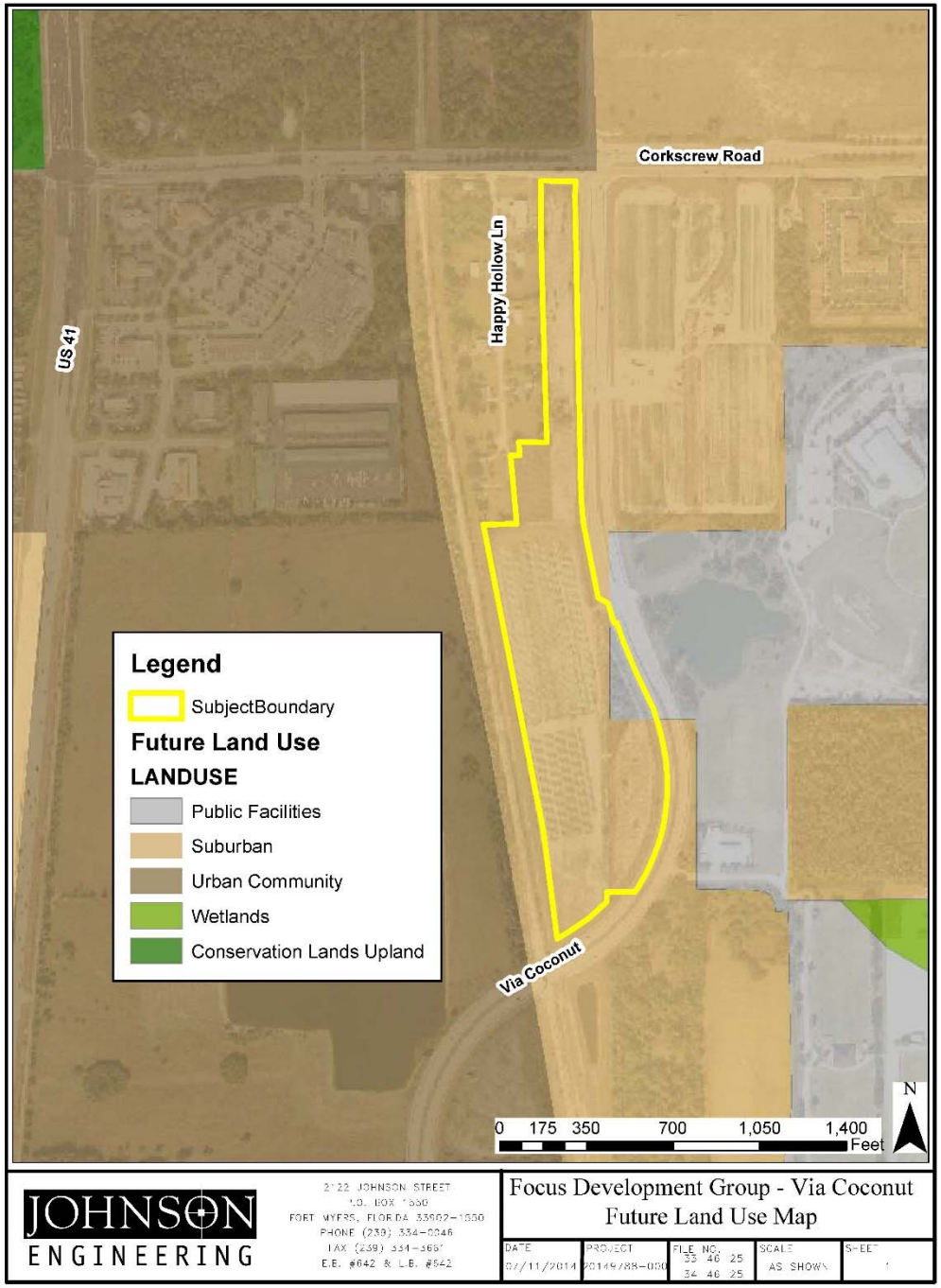


1995 Aerial Map

- Sandy Lane
  Former alignment north-south through the site

- Vacation of former right-of-way due to realigned Via Coconut Point

Via Coconut MPD DCI2014-00023

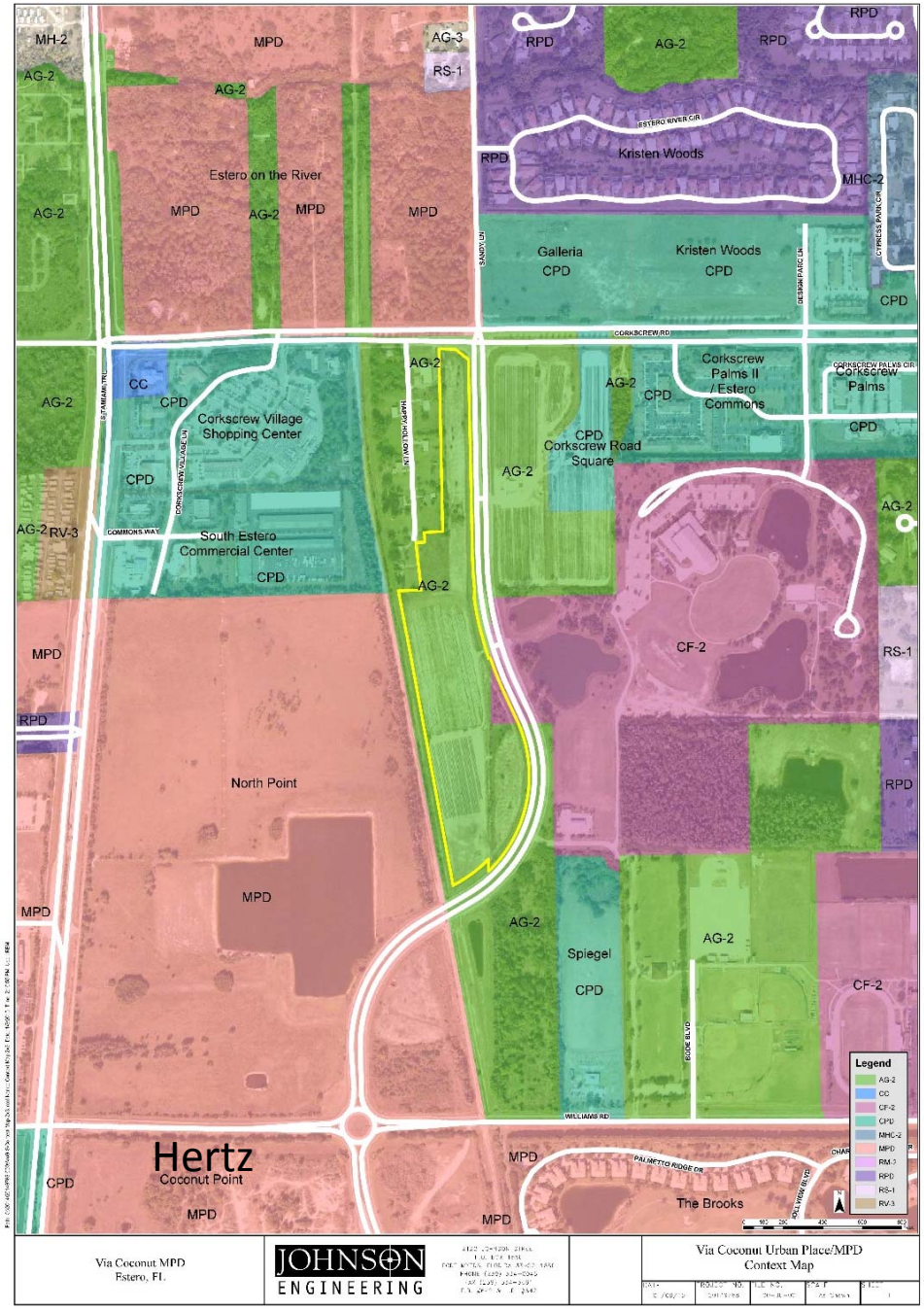


Lee Plan Future Land Use Map

- Suburban (max density of 6 units per acre)
- Public Facilities remnant from old Sandy Lane alignment
- Mixed Use Overlay

Pending Estero FLU category: Village Center

Via Coconut MPD DCI2014-00023



Via Coconut MPD
Estero, FL

JOHNSON ENGINEERING

Via Coconut Urban Place/MPD
Context Map

Zoning Map

- AG-2 (Agricultural)
- CF-2 (Community Facilities) remnant from old Sandy Lane alignment

Via Coconut MPD DCI2014-00023

Request for Rezoning

Original request: Rezone from AG-2 and CF-2 to Mixed Used Planned Development, MPD, to allow:

- Maximum 297 dwelling units
- Density of 18 units per acre calculated on 16.5-acre residential area
- Maximum 30,000 square feet of non-residential, commercial and/or retail space.

- Maximum height: 3 stories/45 feet

Via Coconut
MPD
DCI2014-00023

Request for Rezoning

Village Center request: **Rezone ±19.31 acres from AG-2 and CF-2 to Mixed Use Planned Development, MPD, (to be called an Estero Planned Development under Tier 3 in the Proposed Village Center Area identified in the comprehensive plan amendment transmitted to the Florida DEO for review) to allow:**

- **Maximum 297 dwelling units**
- **Density of 15.12 units per acre calculated on 19.31 acres**
- **Maximum 30,000 square feet of non-residential, commercial and/or retail space.**

- **Maximum height: 3 stories/45 feet**

Via Coconut
MPD
DCI2014-00023

Timeline, Presentations & Alignment with Village Center Planning Effort

- Sept. 2013: Estero Market Opportunity Assessment by Peloton Research Partners
- March 2014: Estero Planning Workshop Report by Seth Harry
- **June 16, 2014: Courtesy presentation to Estero Community Planning Panel**
- Oct. 1, 2014: Application submitted
- Nov. 2014: Vote to incorporate Estero
- **Feb. 16, 2015: Estero Community Planning Panel presentation**
- **March 16, 2015: Estero Community Planning Panel follow up**
- April 15, 2015: Application Sufficient

Timeline, Presentations & Alignment with Village Center Planning Effort

- April 17, 2015: Estero adopts Zoning in Progress Resolution 2015-22 for Village Center
- **August 25, 2015: Public Info Meeting at Estero Planning Board**
- August to April 2016: Developer Group collaboration with Estero on Village Center
- Pending April/May 2016: Village Center Future Land Use policies transmitted to DEO and pending Village Council final action

  Code updates to match the Village Center policies at Planning Board and Village Council

  Via Coconut Rezoning hearings at Planning Board then Village Council

Site Context and Market Responsiveness

- Estero Market Opportunity Assessment by Peloton Research Partners (Sept. 2013)
- Relation to surrounding uses – commercial retail, office, employment, recreation and school

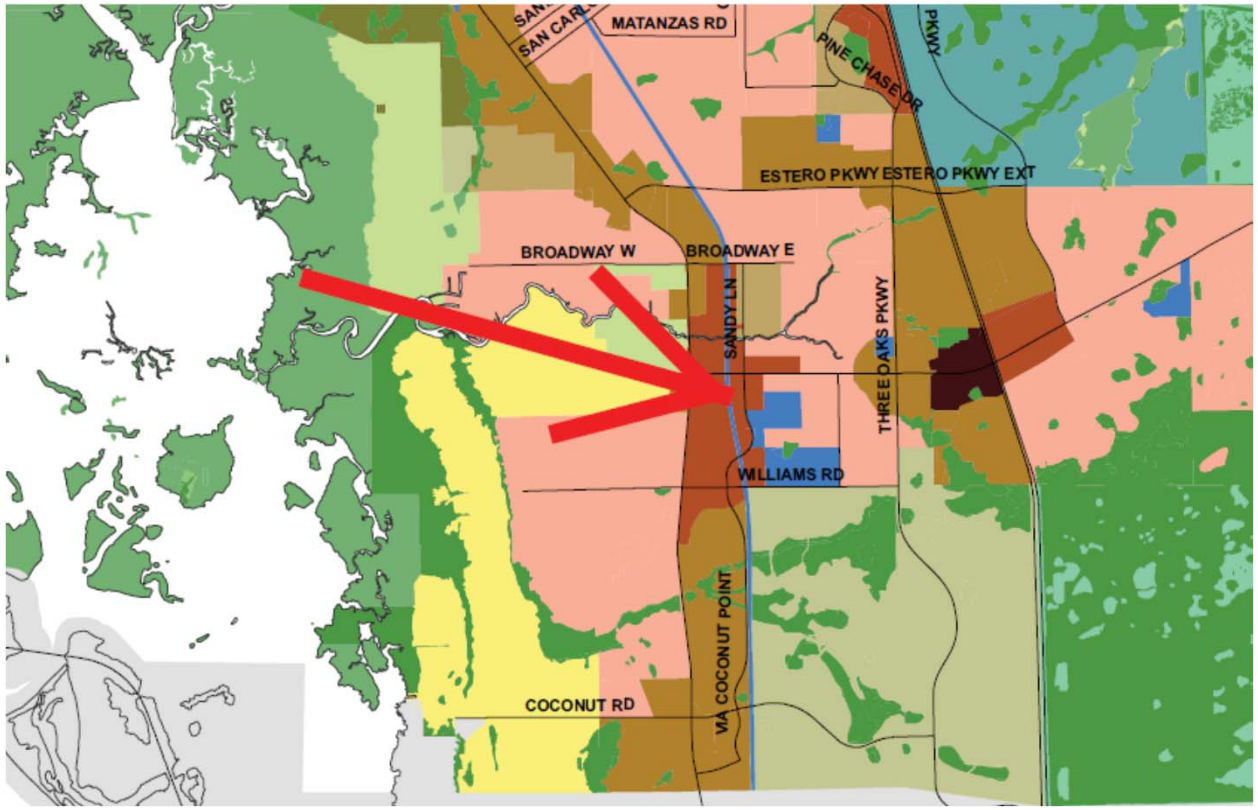
2035 EAR Based Amendment

Comprehensive Plan Amendment

- **Urban Places** category was supported by Estero leaders as part of the County's Future Land Use Map Update

  Standard density 18 units per acre

- County amendments were never completed.



DRAFT MAP GENERATED: 4/4/2014

Section 2. **Zoning in Progress.** After the effective date of this Resolution, any application for development approval within the Village within the areas depicted on Map A attached hereto and made a part hereof, shall be reviewed to determine if it complies with the principles of compact, walkable, transit supportive, mixed use development, with an emphasis on employment, housing, recreational and civic uses, as more fully envisioned by the January 2015 Community Planning Initiative Final Report, insofar as those applications are also consistent with the Village Comprehensive Plan The final approval of any such development application may be temporarily stayed until the adoption of land development regulations that implement the principles of the Report

Principles of Design

Source: Village Resolution 2015-22

- Applications determined to be sufficient for review as of April 17, 2015 are exempt from Zoning in Progress
- Via Coconut DCI Application deemed sufficient on April 15, 2015

Via Coconut MPD DCI2014-00023

Comprehensive Plan Consistency

(Transitional Comprehensive Plan)

- Objectives 2.1 and 2.2 – Services are available and adequate
  - Community facilities (parks, schools)
  - LCU sewer and water
  - Solid waste
  - EMS, Fire and Police
  - LeeTran service on US 41
- Goal 5 – Locate population in attractive, safe locations with convenient access to employment and services

Via Coconut
MPD
DCI2014-00023

Village Center Concept

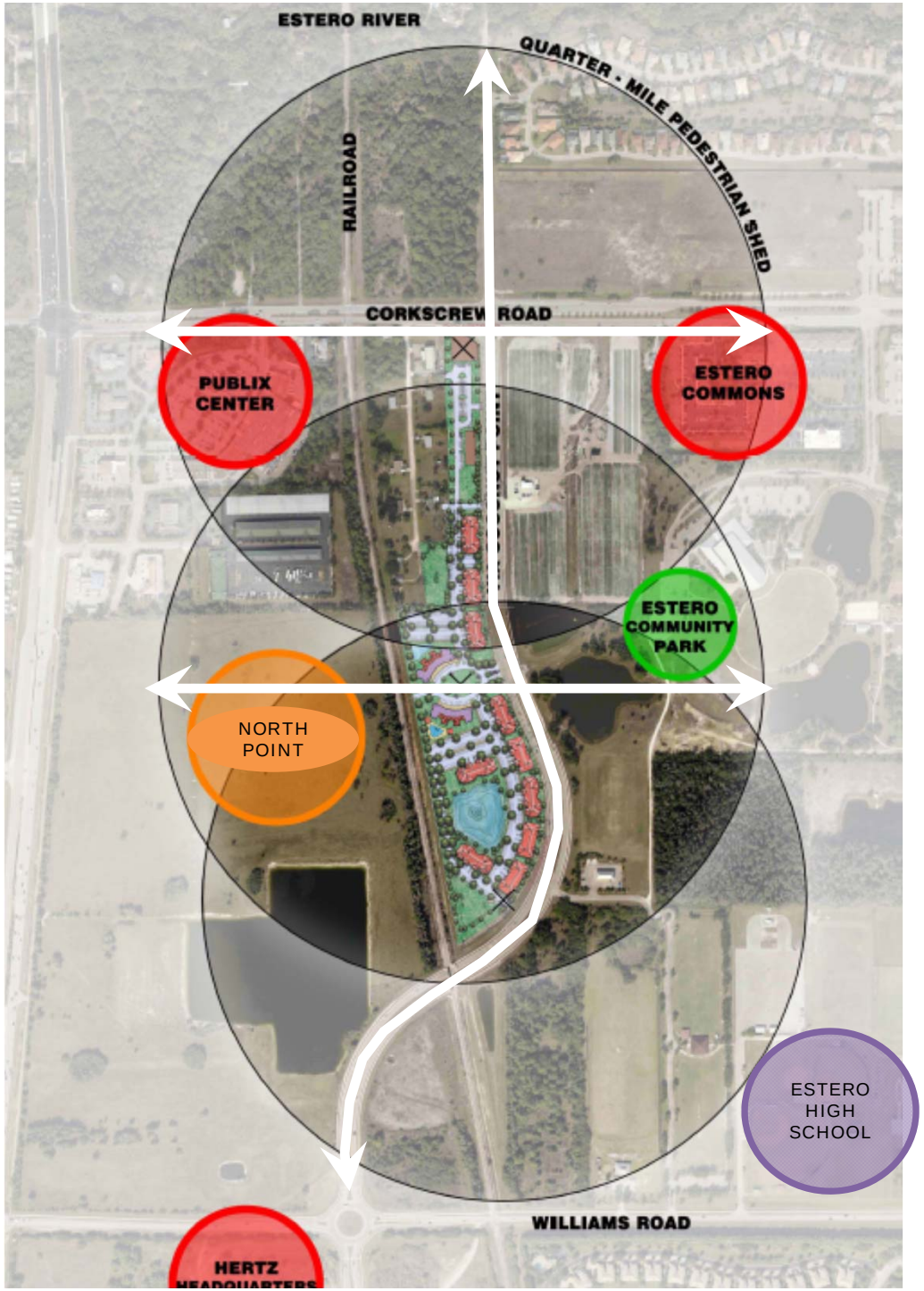
Context -

Relationship to existing and future land uses

Connectivity

Principles of Design:

compact, walkable, transit supportive, mixed use development with an emphasis on employment, housing, recreation and civic



Via Coconut MPD DCI2014-00023

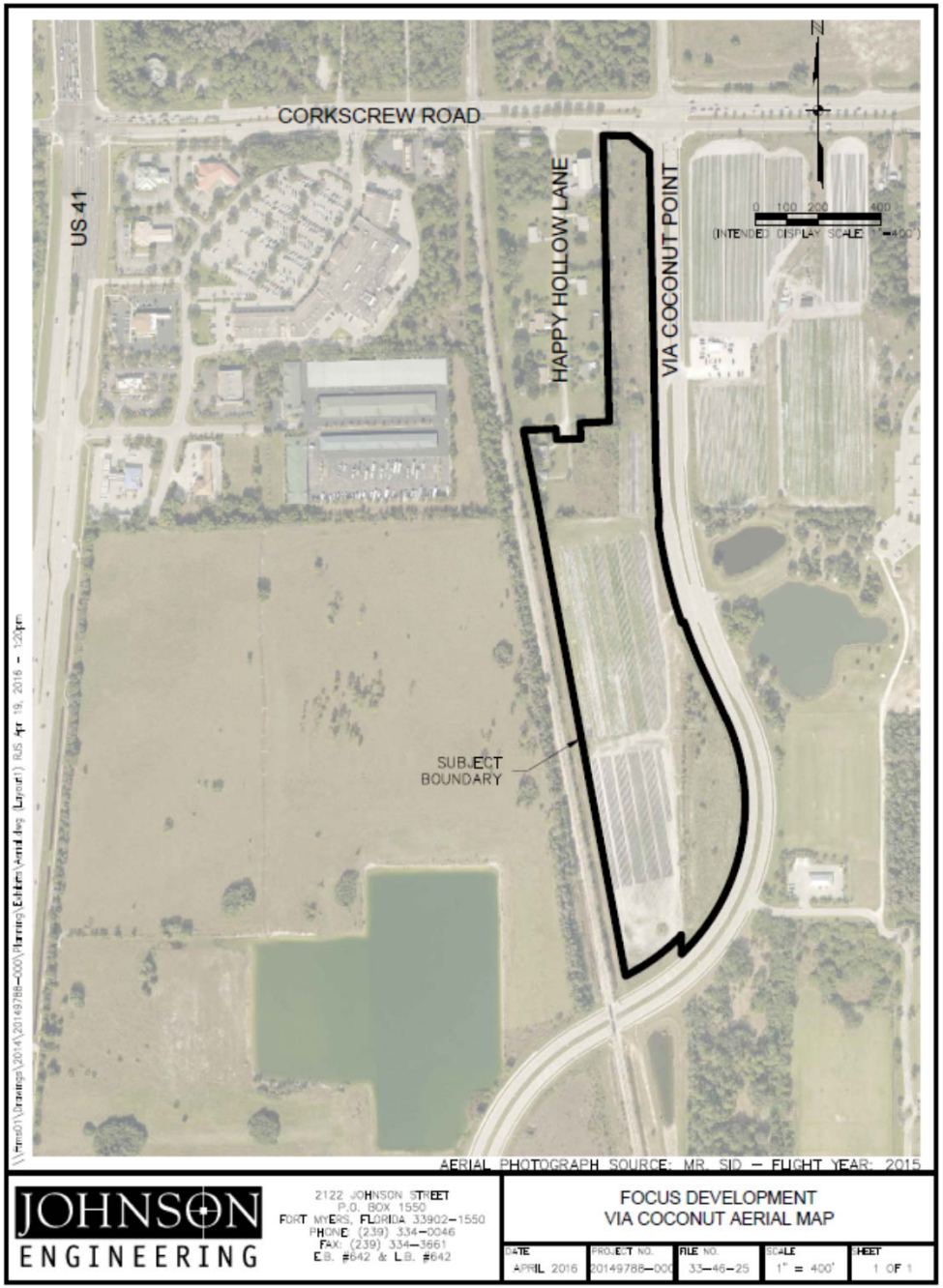
Comprehensive Plan Consistency

(Transitional Comprehensive Plan)

- Objectives 6.1.2 and 6.1.7 – Commercial location standards for minor commercial uses
  - Intersection of Corkscrew Road (arterial) and Via Coconut (collector) - 30,000 s.f. non-residential development

- Goal 11 – Water, Sewer, Traffic and Environmental review is required
  - Utilities are available
  - No probability of environmentally sensitive areas
  - Traffic analyzed, LOS is maintained

Via Coconut
MPD
DCI2014-00023



Location

- 19.31- acre site
- Southwest corner Corkscrew Road and Via Coconut Point

Via Coconut MPD DCI2014-00023

Comprehensive Plan Consistency

(Transitional Comprehensive Plan)

- Goal 39: Higher density project traffic should not travel through less intense areas such as single family areas
  - Buffer and wall provided for adjacent single family homes along Happy Hollow Lane
- Objective 61.3: Surface water management standards will be met
- Housing Policy 135.1.9 and Economic Policy 158.1.9: Variety of housing types, designs, densities
- Policy 135.9.7: Concentrate residential development in urban areas

Via Coconut MPD DCI2014-00023

Comprehensive Plan Consistency

(Transitional Comprehensive Plan)

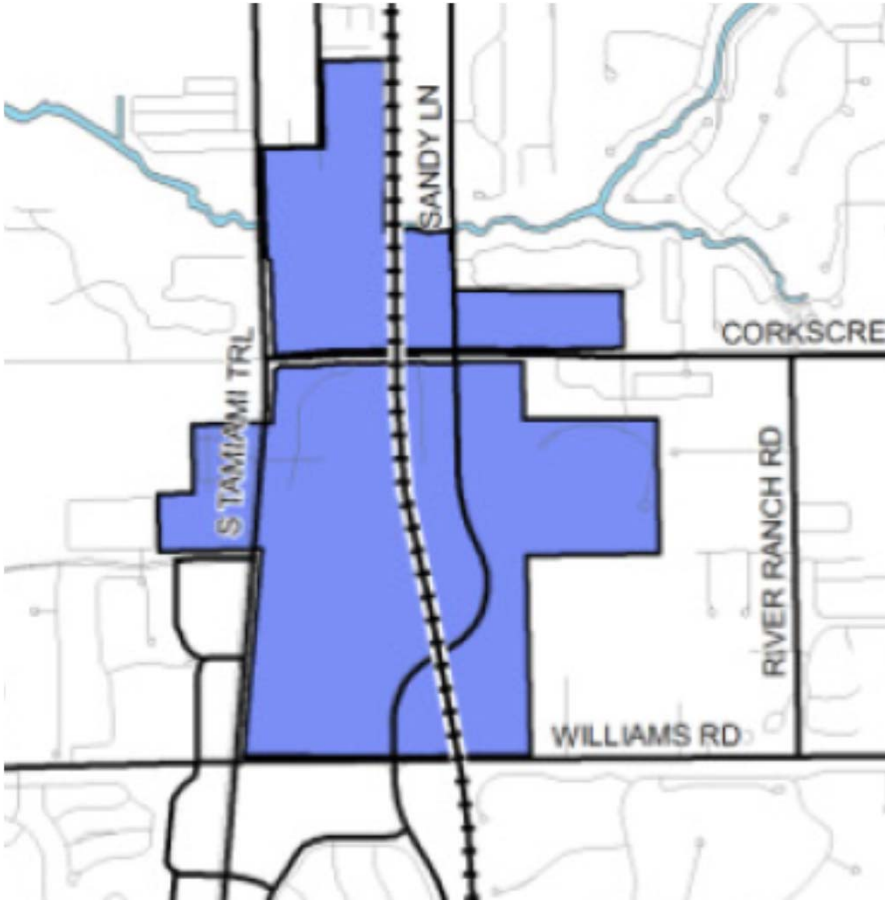
- Goal 19 – Estero Community Plan
  - Project is consistent with the objectives for walkable, mixed use centers
  - Interconnection opportunities with adjacent commercial uses provided internally and externally for vehicles, bikes, pedestrians
  - Variety of housing types and forms
  - Design supports Estero Community Park as a hub. Park space is also integrated into the project.

Via Coconut
MPD
DCI2014-00023

Comprehensive Plan Consistency

(Village Center Policies – *Transmitted March 30*)

- Goal 19 – Estero Community Plan
  - Village Center Future Land Use Category
  - Higher Densities allowed, mix of uses encouraged, public benefits valued to create a "Village Center" area on 522 acres in Estero
  - Tier 3 - greater mix of uses and up to 15 units per acre with maximum of 20 units per acre through incentive density



Via Coconut MPD DCI2014-00023

Land Development Code Compliance

(Transitional Land Development Code)

- Decision Making Compliance
- Design Standards Compliance
- Chapter 33 Estero Planning Community Design Standards
- Corkscrew Road and Sandy Lane Corridor Overlay
  - Visually attractive streets with building entryways and landscaping
  - Maximum setback of 25’
  - Areas of public interest to allow activity along street front

Via Coconut MPD DCI2014-00023

Land Development Code Compliance

(Transitional Land Development Code)

- Deviation #1 from Section 10-296-(b)

Allow vehicles to back out on the internal drives

Via Coconut
MPD
DCI2014-00023

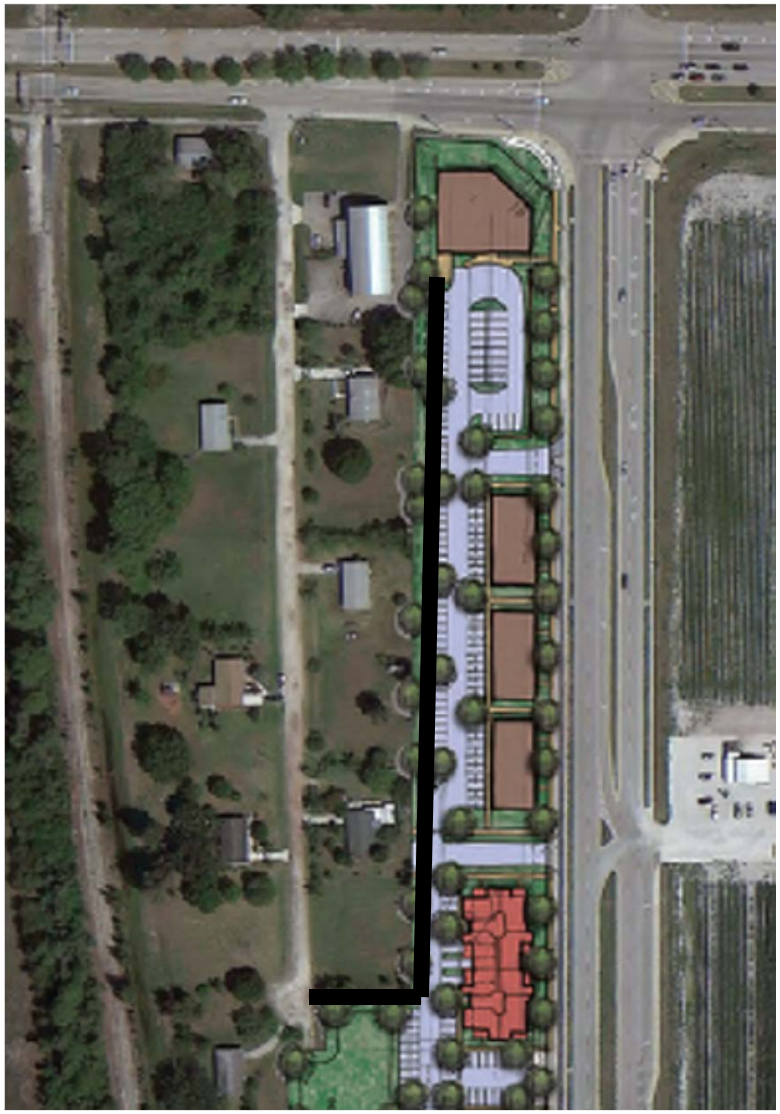
Land Development Code Compliance

(Transitional Land Development Code)

- Deviation #2 from Section 10-416(d)(6)

Allow buffer along single family homes to be a 20’ wide with an 8-foot wall instead of 25’ wide with an 8-foot wall

Deviation granted for Volunteers of America site for 15’ wide buffer with an existing 8-foot wall



Land Development Code Compliance

(Transitional Land Development Code)

- Deviation #3 from Section 34-2020(a)

Allow 1.5 parking spaces per one-bedroom unit instead of 2 parking spaces per one- bedroom unit

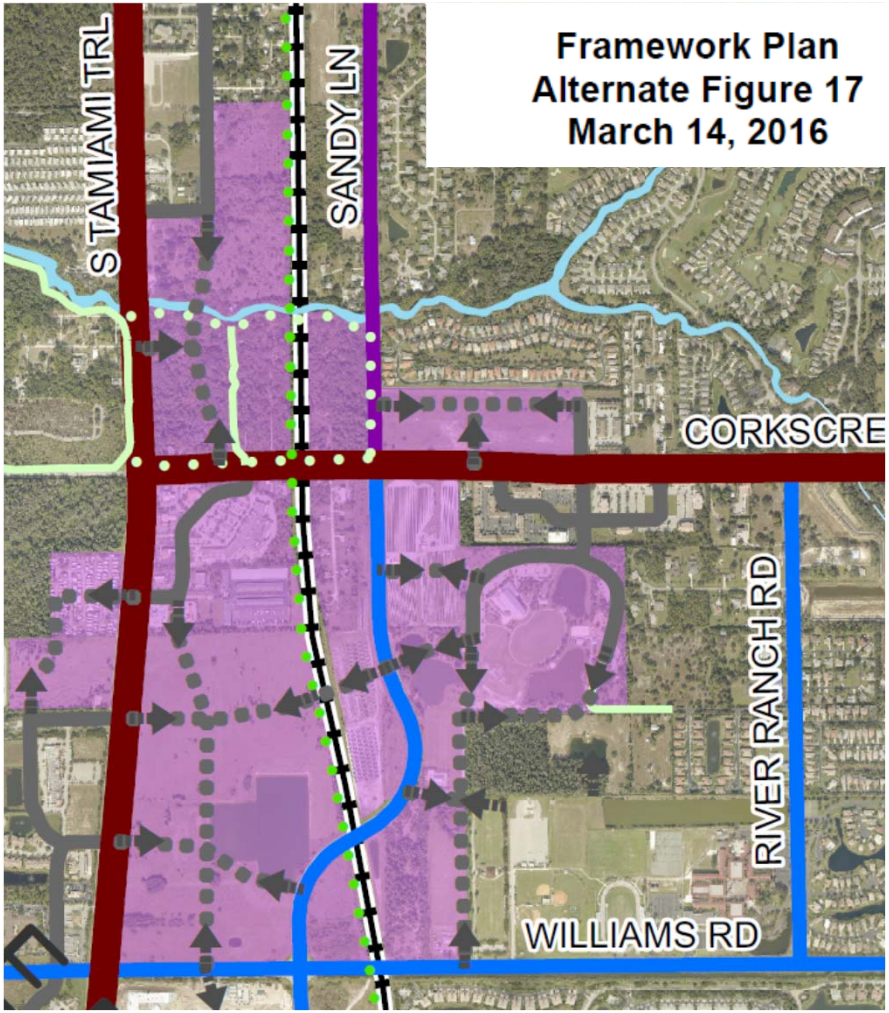
- Maximum of 160 one-bedroom units
- Commercial locations will meet parking standards

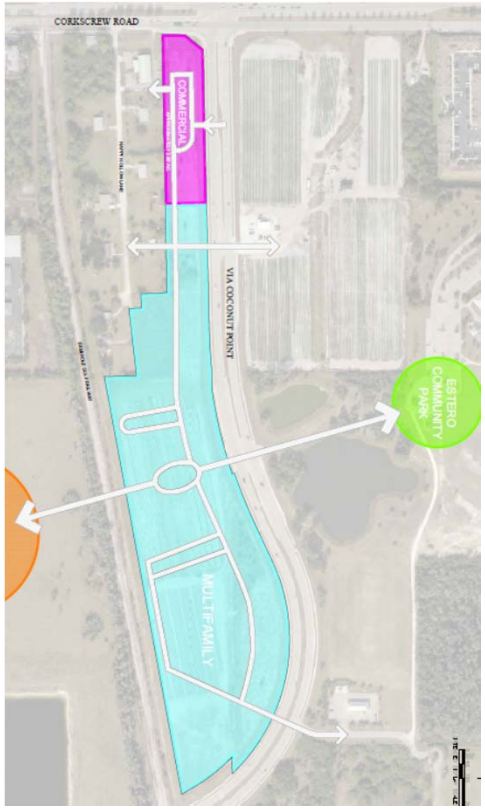
Via Coconut
MPD
DCI2014-00023

Land Development Code Compliance

(Pending LDC Standards for Village Center)

Project complies with creating an east-west publicly accessible street





Land Development Code Compliance

(Pending LDC Standards for Village Center)

Incentive based Offerings (Tier III base of 15 units per acre, requesting 15.12 units per acre)

- **Enhanced landscape and streetscape**
  - Building facades and entrances oriented to the public street.
- **Gathering places (outdoor cafes, etc.)**
  - Commercial areas and first floor non-residential areas are designed to accommodate outdoor seating areas (see streetscape perspectives).
- **Public civic spaces**
  - Central oval area is a focal point for the project and community-at-large, proposed as publicly accessible open space/green space in a formal urban setting.

Land Development Code Compliance

(Pending LDC Standards for Village Center)

Incentive based Offerings (Tier III base of 15 units per acre, requesting 15.12 units per acre)

- **Mixed use**
  - Horizontal mixed use with commercial interconnected to residential, and vertical mixed use with ground floor non-residential space and residential above is provided.

- **On-street Parking**
  - On street parking is a feature of the oval area, contributing to the urban character of this central node.

- **Construct Civic Improvements –** Construction of the central oval area public accessible open space/green space is a civic improvement.

- **Commitment to remove billboard along Corkscrew Road**

Via Coconut
MPD
DCI2014-00023

Village Center Concept

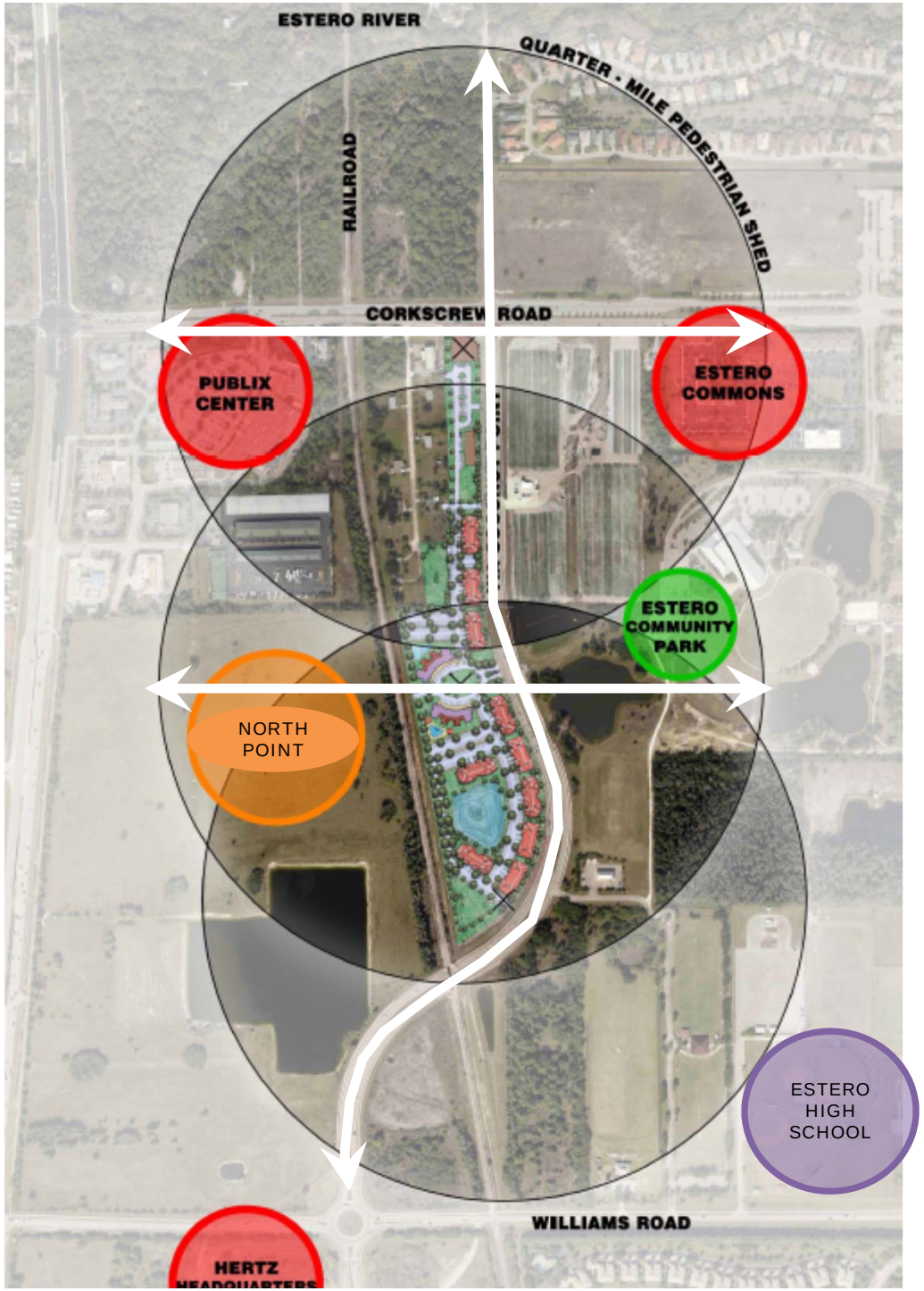
Context -

Relationship to existing and future land uses

Connectivity

Principles of Design:

compact, walkable, transit supportive, mixed use development with an emphasis on employment, housing, recreation and civic



Via Coconut MPD DCI2014-00023

Site Design

North side

- <u>Commercial/Residential interconnection</u>
- <u>Buildings oriented to the street</u>
- <u>Compatibility considerations</u> for residential along Happy Hollow Lane

Principles of Design:

compact, walkable, transit supportive, mixed use development with an emphasis on employment, housing, recreation and civic

Via Coconut MPD DCI2014-00023

Site Design

Central Node

- <u>Designed to allow East-West interconnection</u> and public access easement if Estero can secure crossing of the railroad

- <u>Public open space</u> provided in 0.5-acre central oval

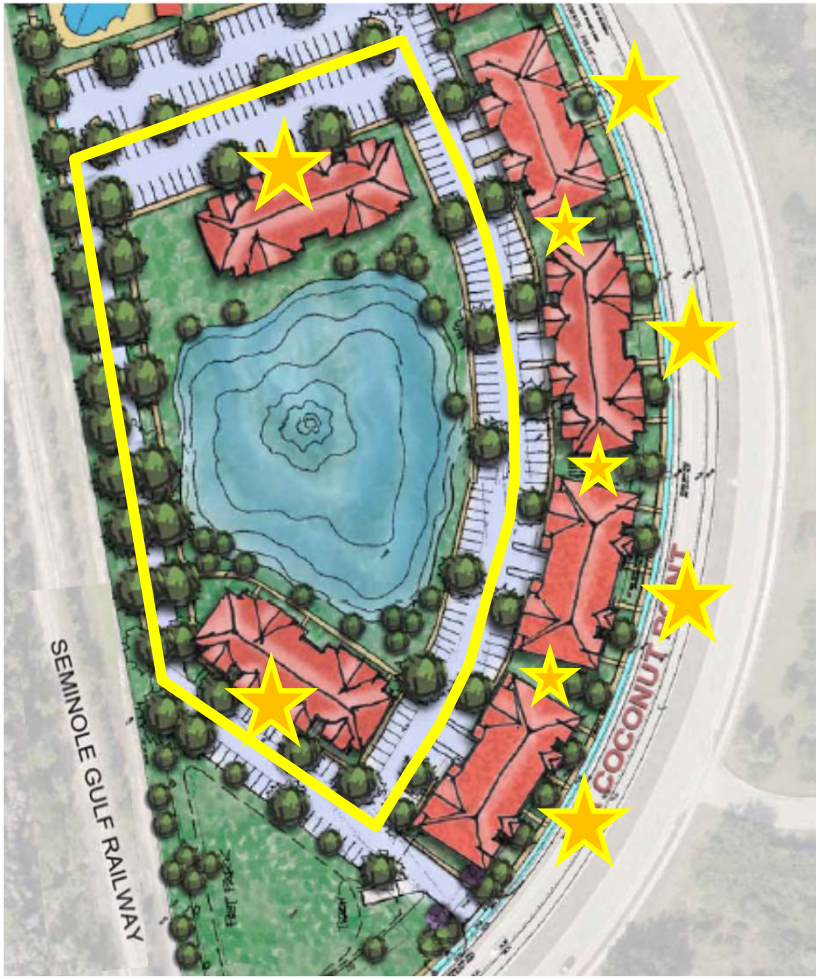
- <u>Mixed Use node concept</u>
  Non-residential ground floors
  On street parking
  Residential on 2nd & 3rd floors

Principles of Design:

compact, walkable, transit supportive, mixed use development with an emphasis on employment, housing, recreation and civic

Site Design

Southern block



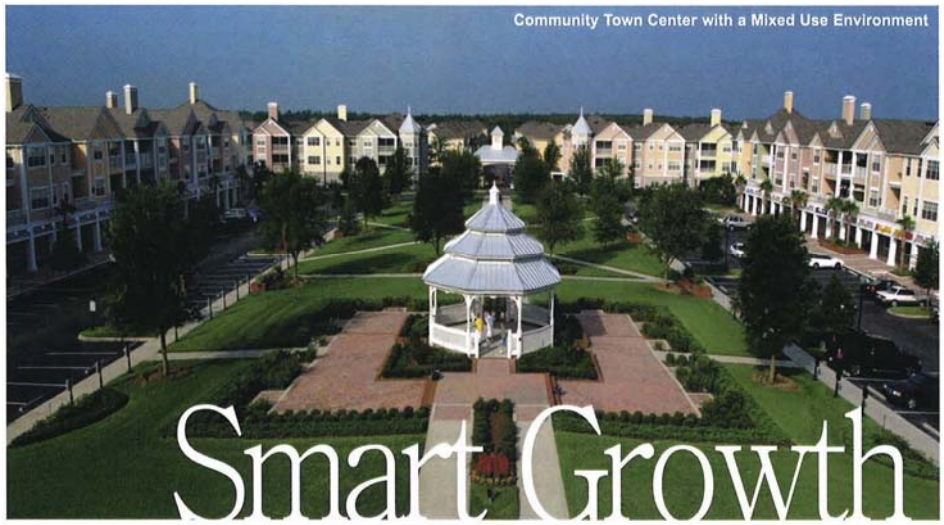
- <u>Orientation to street</u>
- <u>Connecting Vias (Ways)</u>
  Transition from public to private realm –
  Street oriented pedestrian access balanced with privacy

Principles of Design:
compact, walkable, transit supportive, mixed use development with an emphasis on employment, housing, recreation and civic

Via Coconut MPD DCI2014-00023

Character images

RESIDENTIAL **PARK AVENUE AT METROWEST**



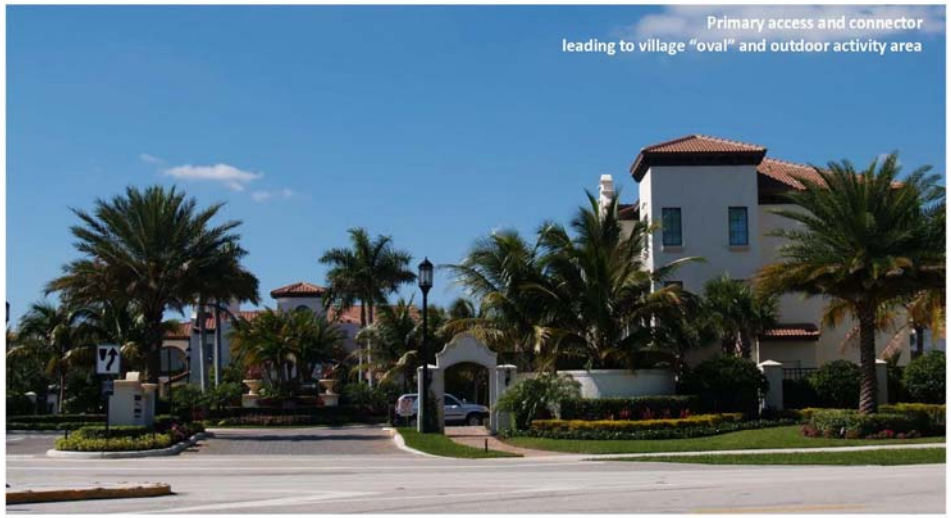
Orlando, Florida
EPOCH Properties
Mixed Use Development

Via Coconut Urban Place / MPD
2/16/15 ECPP

FUGLEBERG KOCH

Via Coconut MPD DCI2014-00023

Design Solutions



Character images: North Boca Village

Via Coconut Urban Place / MPD
2/16/15 ECPP

Design Solutions

Via Coconut
MPD
DCI2014-00023

Residential building orientation activiates the streetfront and creates traditional "buildings on the street"

Character images: North Boca Village

Via Coconut
MPD
DCI2014-00023

FUGLEBERG KOCH

VIA COCONUT MPD
Job# 5217

ELEVATION SCHEME 'A'
Estero, Florida

FOCUS DEVELOPMENT GROUP
DEVELOPER • CONSTRUCTION MANAGEMENT

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Residential Orientation to Via Coconut Point

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VIA COCONUT MPD
Job# 5217

ELEVATION SCHEME 'B'
Estero, Florida

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Residential Orientation to Via Coconut Point

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VIA COCONUT MPD
Job# 5217

ELEVATION SCHEME 'C'
Estero, Florida

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Developer • Construction Management

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Via Coconut MPD DCI2014-00023

Residential Orientation to Via Coconut Point

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Job# 5217

ELEVATION SCHEME 'D'
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Residential Orientation to Via Coconut Point

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Job# 5217

MIXED USE ELEVATION
Estero, Florida

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Via Coconut MPD

DCI2014-00023

Mixed Use Orientation Around Central Open Space

1 OVERALL AERIAL VIEW

2 ZOOMED IN AERIAL VIEW

3 AERIAL VIEW FROM SOUTH

4 SOUTHERN VIEW

FUGLEBERG KOCH

3D MODEL RENDERED PERSPECTIVES

VIA COCONUT MPD
ESTERO, FLORIDA

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5 COMMERCIAL VIA COCONUT FRONTAGE

6 STREET VIEW VIA COCONUT

7 VIEW INTO VILLAGE CENTER

8 AERIAL OF VILLAGE CENTER

FUGLEBERG KOCH

3D MODEL RENDERED PERSPECTIVES

VIA COCONUT MPD
ESTERO, FLORIDA

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9 EYE LEVEL AT ENTRY

10 MIXED USE STREET FRONTAGE

11 MIXED USE AT VILLAGE CENTER

12 STREET VIEW VIA COCONUT

FUGLEBERG KOCH

3D MODEL RENDERED PERSPECTIVES

VIA COCONUT MPD
ESTERO, FLORIDA

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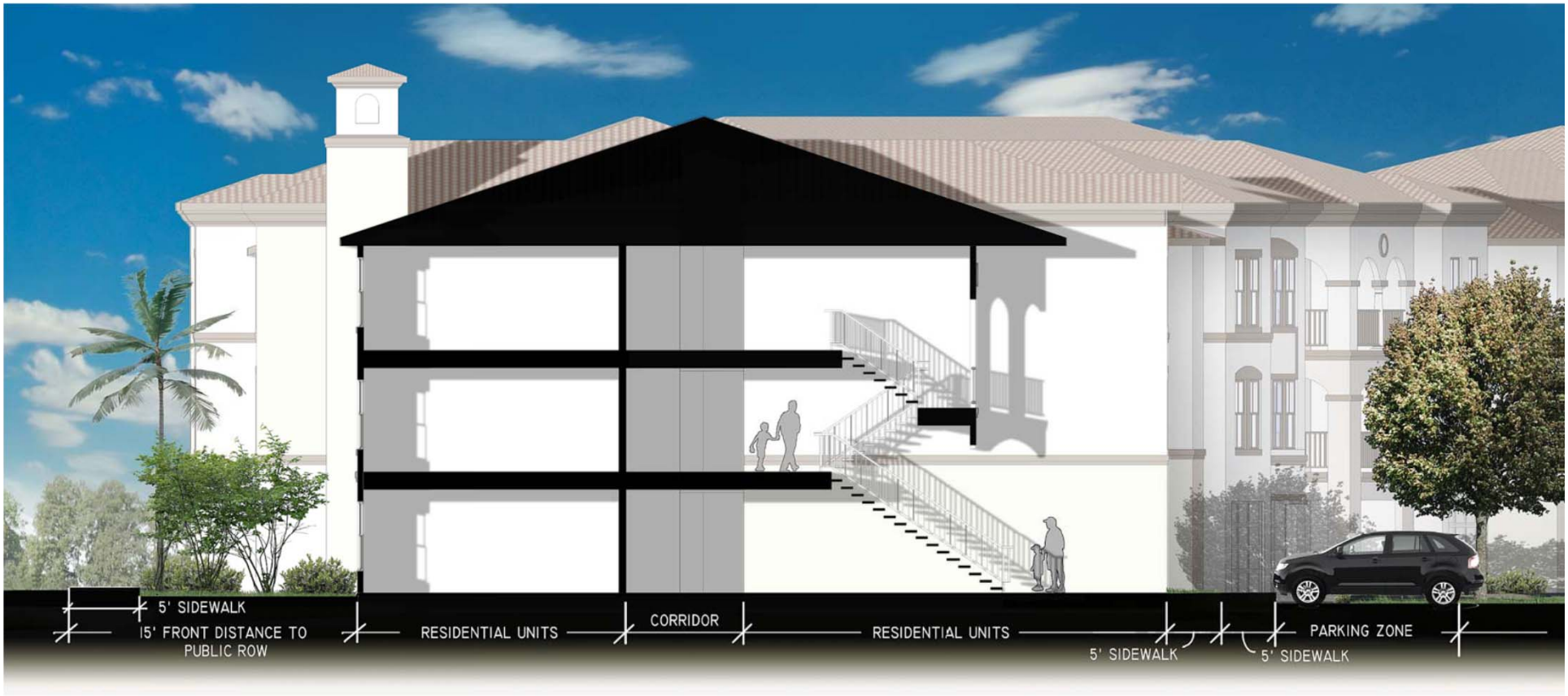
RETAIL
FRONTAGE AREA
SIEWALK AREA
PARKING ZONE
TRAVEL LANES


5' SIDEWALK
15' FRONT DISTANCE TO PUBLIC ROW
RESIDENTIAL UNITS
CORRIDOR
RESIDENTIAL UNITS
5' SIDEWALK
5' SIDEWALK
PARKING ZONE

RESIDENTIAL UNITS
GARDEN
5' SIDEWALK
GARDEN
RESIDENTIAL UNITS
PEDESTRIAN CONNECTOR

Criteria for Rezoning

- Proposed development is compatible with the Village Center area and surroundings
- Transportation facilities are adequate and improvements are proposed
- No adverse impacts to environmental or natural resources
- Mix of uses is appropriate at the subject location
- Concept Plan provides for public interests
- Deviations enhance the Planned Development

Public Benefits

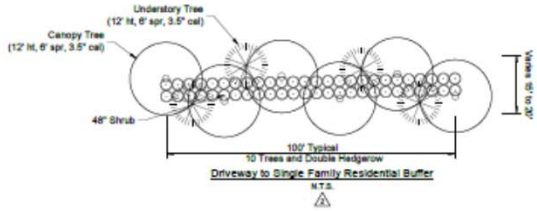
- **Enhanced landscape and streetscape**
- **Gathering places (space for outdoor cafes, etc.)**
- **Public civic space**
- **Mixed use**
- **On-street Parking**
- **Construct Civic Improvements**
- **Commitment to remove billboard along Corkscrew Road**

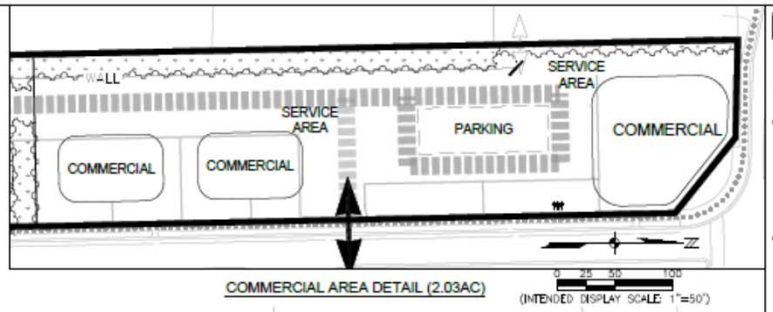
Proposed Gate Locations

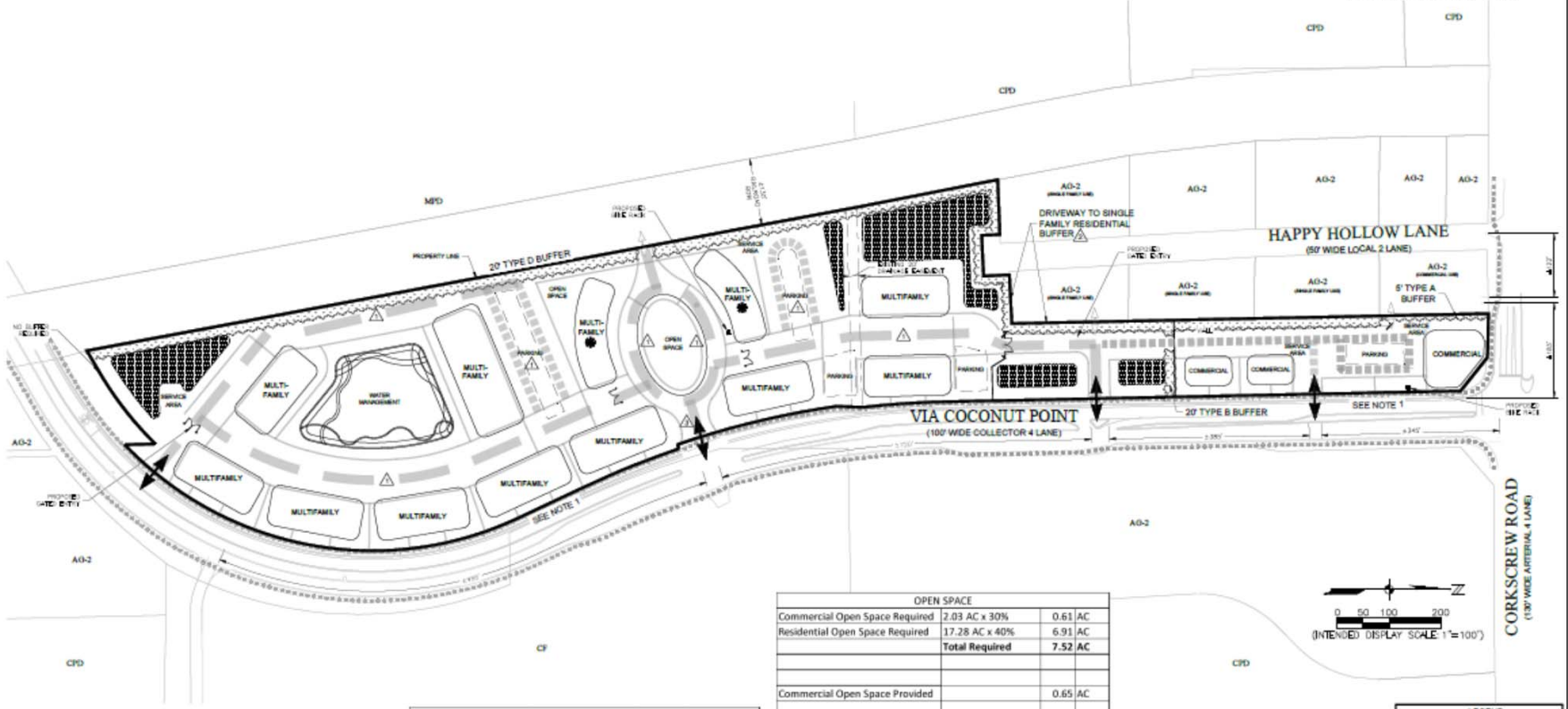
Legend

Gate Locations

Gates are designed to allow stacking for at least 5 cars.







MPD DEVELOPMENT SUMMARY		
COMMERCIAL AREA 2.03 AC		MAX. Building Height
Total Proposed Commercial Building Area	**22,000 SF**	**3 stories/45'**
RESIDENTIAL AREA 17.28 AC		MAX. Building Height
Total Proposed Residential Units	**297 UNITS**	**3 stories/45'**
Total Proposed Non-Residential Building Area*	**8,000 SF**	**3 stories/45'**

Residential units may be developed as multifamily buildings or townhouses, not to exceed 297 units. Ground Floors of two buildings indicated on the MCP with * may contain community amenity uses or commercial uses.

OPEN SPACE			
Commercial Open Space Required	2.03 AC x 30%	0.61	AC
Residential Open Space Required	17.28 AC x 40%	6.91	AC
	Total Required	**7.52**	**AC**
Commercial Open Space Provided		0.65	AC
Residential Open Space Provided			
Buffer		2.04	AC
Dry Detention Areas		1.33	AC
Lake Area		0.99	AC
Other Open Space		2.92	AC
	Sub-Total	*7.28*	*AC*
	Total MPD Provided	**7.93**	**AC**

NOTES

Open Space standards for Mixed Use Planned Developments is set forth by LDC Section (34-935(g)(5)).

Individual lots shall provide 10% open space per LDC Section 34-414(c).

No Indigenous Plant Communities are located onsite. Any Sabal Palms 8' CT or greater shall be preserved or re-located onsite.

NOTES:

1. FRONTAGE ALONG VIA COCONUT POINT AND CORKSCREW ROAD IS SUBJECT TO STREETSCAPE DESIGN PER SUBDIVISION I OF DIVISION 3 OF ARTICLE II OF CHAPTER 33 LDC.
2. BUFFER TYPES ARE PER CHAPTER 33 PLANNING COMMUNITY REGULATIONS.
3. FUTURE POTENTIAL INTERCONNECTIONS ARE INDICATED TO REPRESENT POTENTIAL FOR ONSITE IMPROVEMENTS TO TIE INTO ADJOINING PROPERTIES IF AND WHEN CONNECTING INFRASTRUCTURE IS AVAILABLE ON THE ADJOINING SITE.

● GROUND FLOORS OF THESE BUILDINGS TO CONTAIN AMENITY OR COMMERCIAL USES (MAXIMUM TOTAL OF 8,000 GROSS SQUARE FEET).

LEGEND

- ACCESS POINTS
- FUTURE POTENTIAL INTERCONNECTION
- MAJOR VEHICULAR CIRCULATION
- SECONDARY VEHICULAR CIRCULATION
- EXISTING SIDEWALK
- CONCEPTUAL PEDESTRIAN PATH
- PROPOSED BUFFER
- DEVELOPMENT AREA
- DRY DETENTION

JOHNSON ENGINEERING

FOCUS DEVELOPMENT GROUP

VIA COCONUT MPD
LEE COUNTY, FLORIDA

REVISIONS

NO.	DESCRIPTION	DATE
1	RESPONSE TO SUFFICIENCY #1	04.08.15
2	ADDED ADDITIONAL PARCEL	04.08.15

DATE: SEPTEMBER 2014
PROJECT NO. 2014-0700-000
FILE NO. 33-46-25
SCALE: 1" = 100'

MASTER CONCEPT PLAN

SHEET NUMBER
1 OF 1