

Estero North Point Core Infrastructure Development Order Public Information Meeting



December 14, 2016

Project Team

➤ **Owner's Representative**

➤ **John English**

➤ **Land Use Attorney**

➤ **Neale Montgomery – Pavese Law Firm**

➤ **Project Engineer**

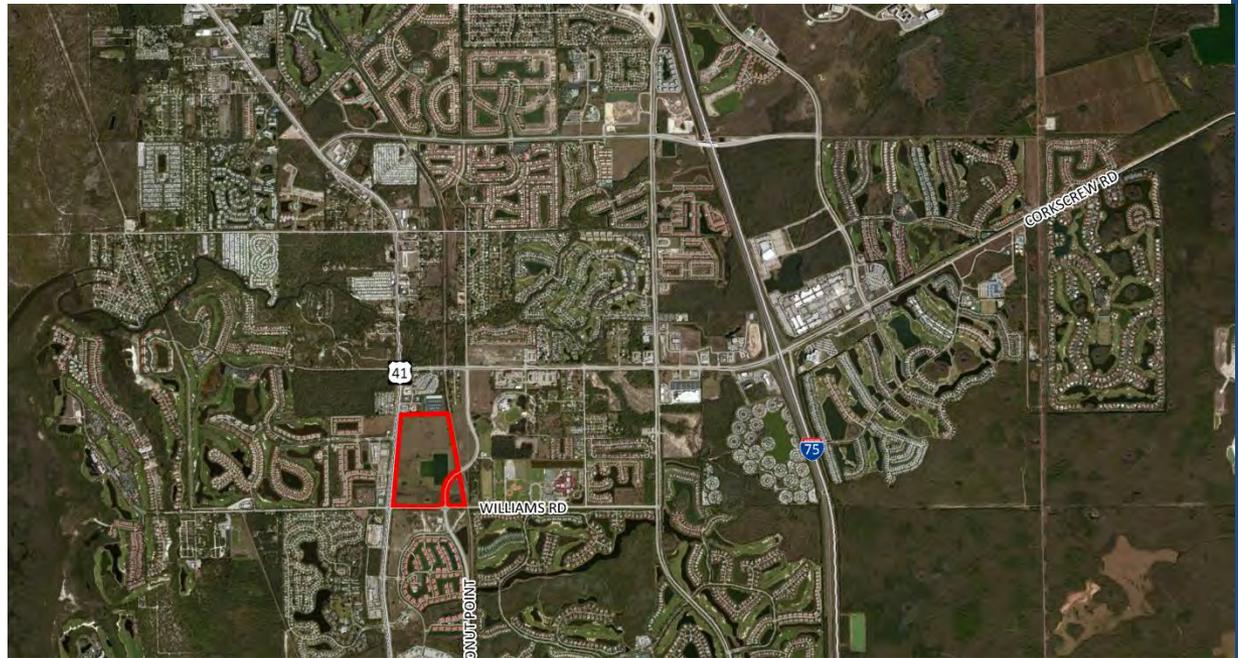
➤ **Dan Waters – Peninsula Engineering**

➤ **Landscape Architect**

➤ **Steve Sammons – Peninsula Engineering**

➤ **Transportation Consultant**

➤ **Norm Trebilcock – Trebilcock Consulting Solutions**

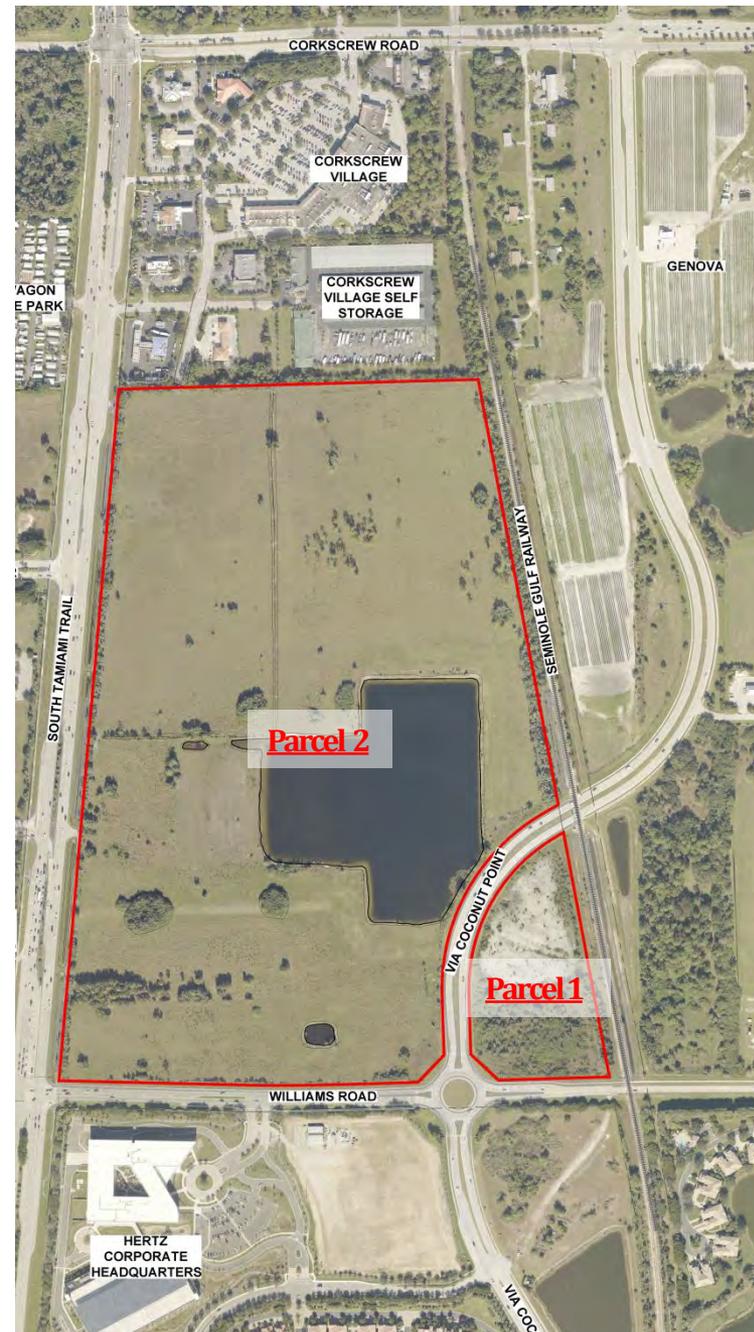


Presentation Overview

- **Project Site Location and Information**
- **Summary of Approved Zoning Entitlements**
- **Improvements Proposed in Development Order Application**
- **Proposed Access Points, Pedestrian System, and Landscaping**

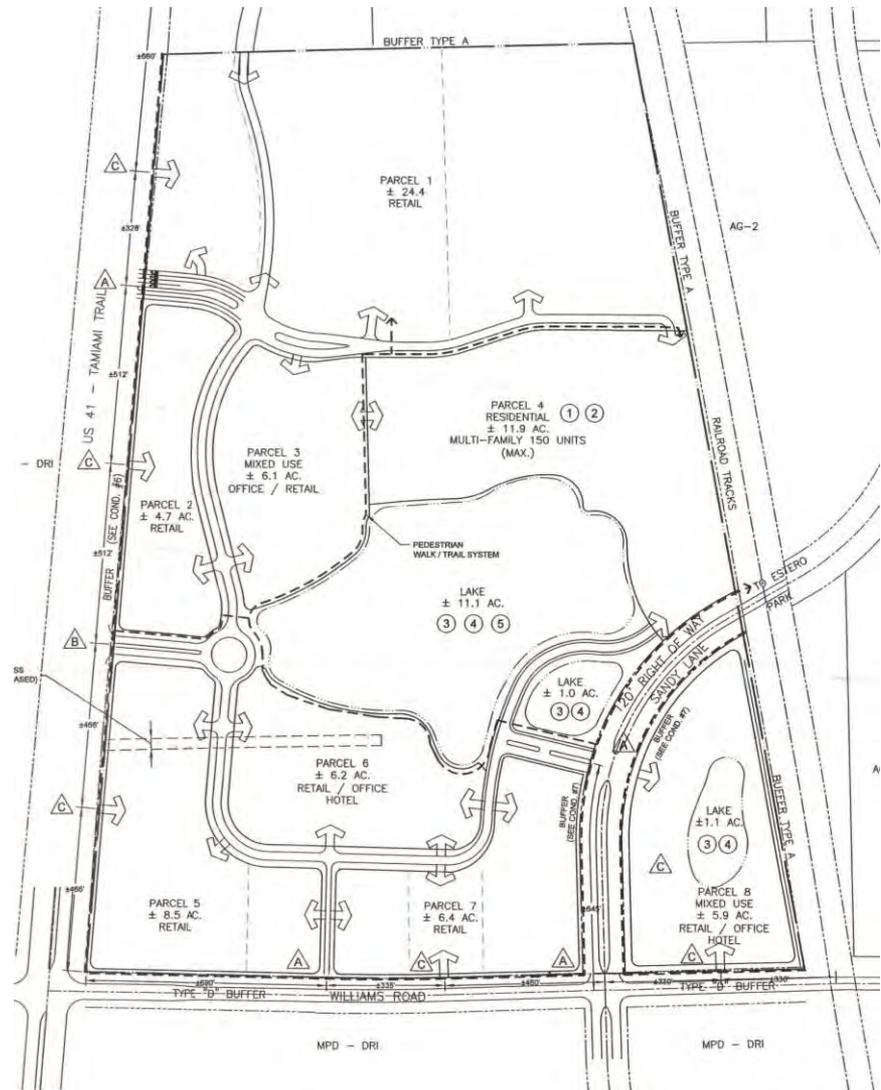
Project Site Information and Location

- **Site Located North of Williams Road and East of US 41**
- **Site Consists of Two Parcels (bisected by Via Coconut Point)**
- **Total Site Area of 99.7 acres**
- **Currently Used as Pasture Lands**
- **Already Zoned for Mixed Use Development**



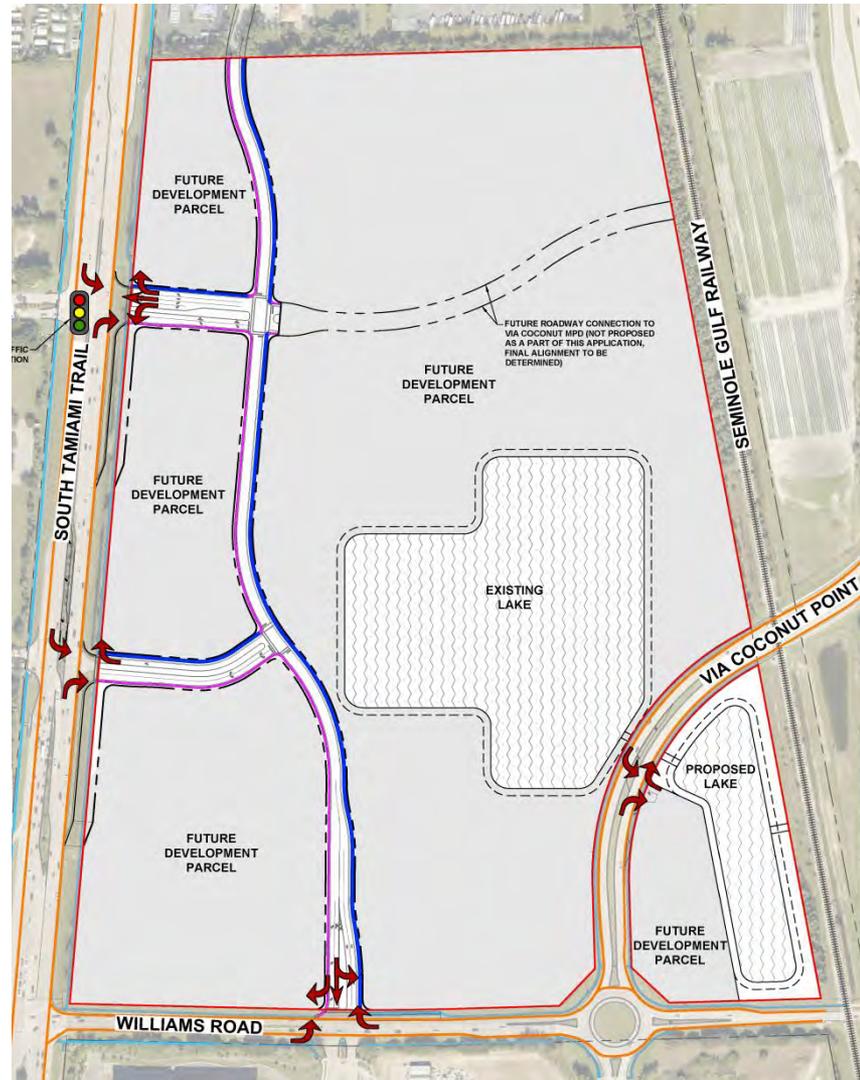
Summary of Approved Zoning Entitlements

- Zoned Mixed Use Planned Development (MPD) by Lee County (Z-09-028)
- Approved Development of Regional Impact (State DRI No. 05-0203-162)
- Approved Uses Include:
 - 550,000 sf Retail
 - 120,000 sf Office
 - 150 Hotel Rooms
 - 150 Multi-Family Units



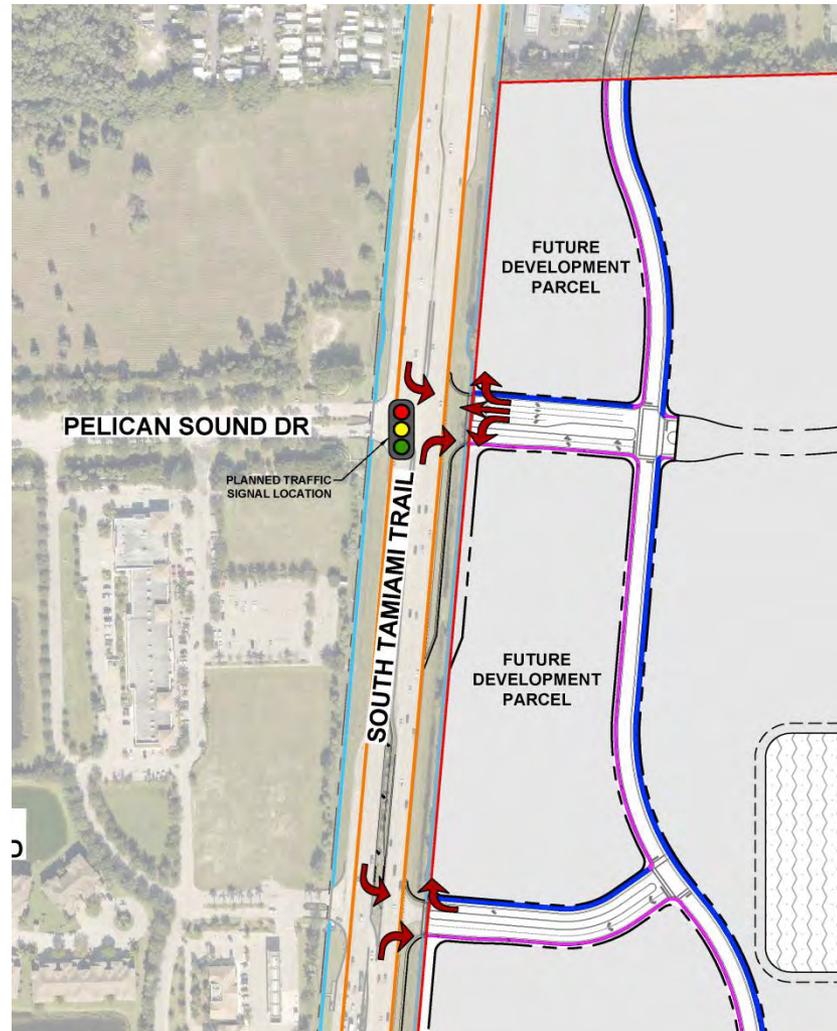
Proposed Project

- **Backbone Road System, Pathways, and Utilities**
- **Site Related Access Improvements in Public R.O.W.s (Turnlanes)**
- **Development Order Application will be Accompanied by Final Plat Submittal**
- **Future Development Orders for Tracts Created by Plat**



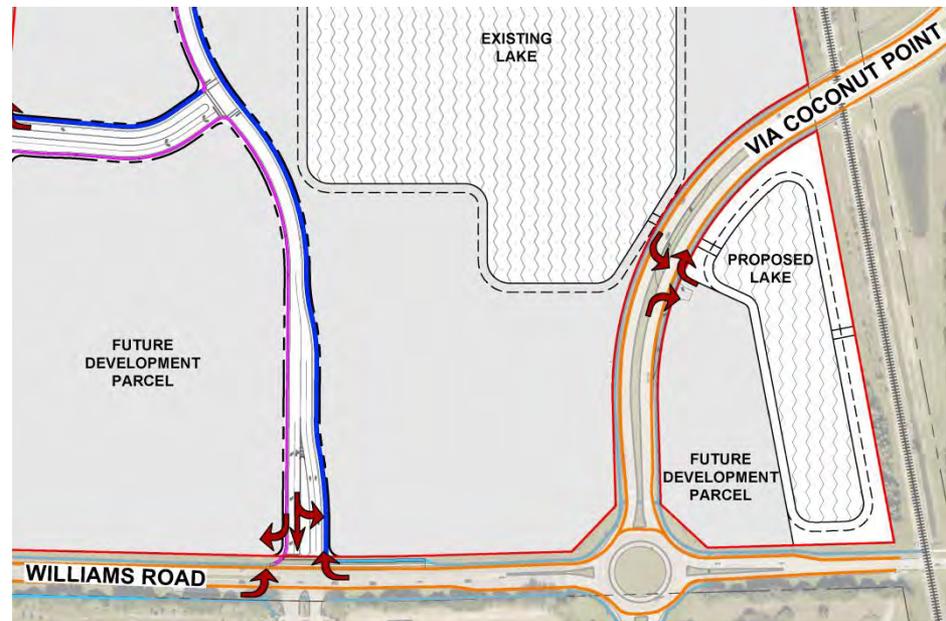
Proposed US 41 Access Points

- **Coordination with FDOT**
- **Northern US 41 Access (Pelican Sound Drive) – Full Median Opening with Likely Traffic Signal**
- **Traffic Signal Would be Installed as Part of this Application**
- **Southern US 41 Access – Right In, Right Out, Southbound Left In**



Proposed Williams Road and Via Coconut Point Access Points

- Coordination with Village of Estero and Lee County
- Full Access Aligned with Hertz Entrance on Williams Road
- Right In, Right Out, and Left In from Via Coconut Point to Parcel 2
- Connection Provided to Corkscrew Village Shopping Center



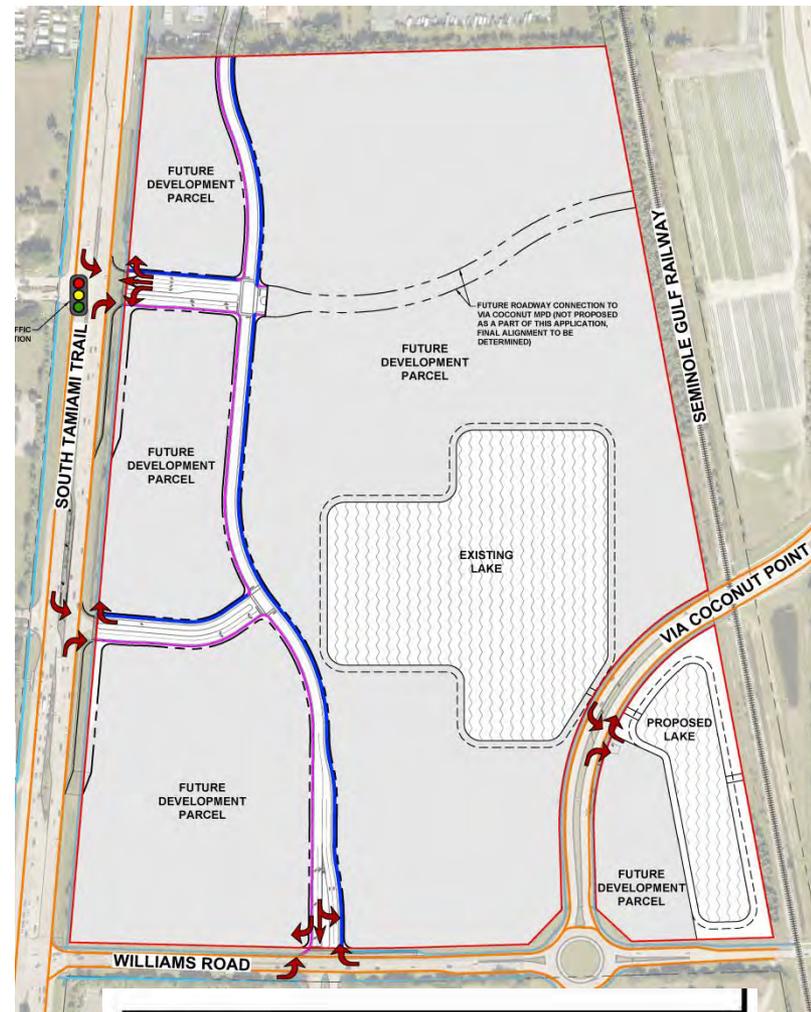
Williams Road and Via Coconut Point Accesses



Connection to Corkscrew Village Shopping Center

Proposed Pedestrian System

- Existing Sidewalks and Bike Lanes in Public R.O.W.s Surrounding Site
- Proposed 10 foot Multi-Use Path in Internal ROW
- Sidewalk on Opposite Side of Road
- Connection to US 41 and Williams Road Sidewalk System



LEGEND	
	PROPOSED 10' MULTI-USE PATH
	PROPOSED 6' SIDEWALK
	EXISTING SIDEWALK IN PUBLIC R.O.W.
	EXISTING BIKE LANES IN PUBLIC R.O.W.
	PROPERTY BOUNDARY

Proposed Initial Landscape

- **Maintain Existing Vegetation at Project Perimeter Until Future Development**
- **Install Landscaping at Project Entrances**
- **Temporary Buffer of Transplantable Material Where Existing Vegetation is Removed (i.e. Compensating R.O.W. for Turnlanes)**

