

**VILLAGE OF ESTERO PLANNING &
ZONING BOARD
JUNE 16, 2015 MEETING SUMMARY**

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COMMUNITY DEVELOPMENT
CPA2015-00004

Village of Estero Planning and Zoning Board –Public Information Workshop

Genova Comprehensive Plan Amendment (CPA2015-00004, Residential Planned Development Rezoning (DCI201500009), and Sales Center Administrative Amendment (ADD2015-00047)

Date/Time: June 16, 2015 / 5:30pm

Place: Estero Fire Rescue
21500 Three Oaks Parkway
Estero, FL 33928

Attendees: Estero: Planning and Zoning Board members, Mayor Batos, Vice Mayor Leviton, Village Attorney Burt Saunders, Community Development Director Mary Gibbs
Applicant Team: Jim Wallace, John Svoboda, Kevin Wallace, Neale Montgomery, Josh Philpott, AICP, Steve Martin, PE
Members of the Public

The following narrative is intended to provide a summary of the meeting relating to the Genova Comprehensive Plan, RPD Rezoning, and Sales Center ADD applications. It does not include a full summary of other agenda items, and should not be considered as a record of the complete agenda for the above listed meeting.

The meeting convened at 5:30pm. The board conducted business as outlined on the agenda. The Genova project was item 7.B on the agenda.

Following the presentation from the applicant the item was opened for public input. During the Public Comment portion of the workshop several items were discussed. A summary of the items are listed below, followed by the response from the applicant, as appropriate.

1. *Is the Genova Sales Center permanent?*

The Sales Center is proposed to be constructed as a permanent building. It is proposed to be used as a Real Estate Sales Office during the permitting and construction of the Genova residential development. It will be removed prior to the construction of Building 6 of the residential development.

2. *Is the current agricultural operation moving from the subject property?*

Yes.

3. *Is the proposed sidewalk along Corkscrew Road outside of the community?*

Yes. The existing sidewalk is located in the Corkscrew right-of-way. The applicant is proposing to construct a publicly-accessible linear park along Corkscrew Road which will include a meandering sidewalk.

4. *Has the applicant reviewed the traffic impact from the development on Corkscrew Road?*

A Traffic Impact Study (TIS) has been submitted for the proposed development. The TIS shows the proposed development will not create any Level of Services failures for any roads. In fact, the

traffic generated by the proposed 205 dwelling units will be less than the traffic generated by the commercial development currently permitted on the property.

Additionally, the main access point for the proposed development will be from Via Coconut Point, thereby reducing the trips on Corkscrew Road. The proposed vehicular connection to Corkscrew Road will be a right-out egress point. This egress will help reduce the congestion at the intersection of Corkscrew Road and Via Coconut Point by allowing project trips to access Corkscrew Road directly.

5. *A member of the public voice concern regarding the 4-story "high-rise" buildings.*

The proposed development will comply with the permitted 45' height limitation, outlined in Land Development Code Section 33-229.

6. *If the lake was required to have 6:1 Bank Slopes, would the lake meet the minimum width required by the South Florida Water Management District?*

The South Florida Water Management District (SFWMD) requires lake to be a minimum of 100' wide to be used for water quality treatment. The lakes for the proposed development have been designed to meet the 100' minimum width, with a 4:1 lake slope. If the lake bank slopes were revised to a 6:1, the lake would be approximately 88' wide and would not meet the SFWMD requirements.

7. *What is the basis for selecting Intensive Development as the proposed land use category?*

The applicant touched on the topic briefly during the presentation. The proposed development is slightly above 12 dwelling units per acre. The only existing land use designation which allows for a standard density above 10 dwelling units per acre is Intensive Development.

The applicant met with Lee County in February 2015 to discuss the proposed land use applications. During the discussion regarding the Comprehensive Plan Amendment application, staff directed the applicant to use the Intensive Development future land use category, rather than drafting language for a new site specific category.

8. *Why does the Comprehensive Plan Application show a maximum permitted density of 372 dwelling units?*

The Comprehensive Plan application requires the applicant to calculate to maximum number of dwelling units which could be developed based on the permitted density ranges for the proposed land use category, including bonus density. The proposed Intensive Development land use category allows a maximum density of 22 dwelling units per acre. Based on the 16.92 acre property, a total of 372 dwelling units could be approved. However, the zoning application request is limited to a maximum of 205 dwelling units.

9. *Will the stormwater overflow into the lake in Estero Community Park?*

No. The stormwater management system is proposed to connect to an existing stormwater management system located adjacent to the southwest corner of the subject property. The system will not outfall to the lakes in Estero Community Park.

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10. *Is the 30% hardened shoreline sufficient for the project, or should it be expanded?*

The proposed deviation to allow for a 30% hardened shoreline is sufficient for the proposed water management system.

Following the public discussion period, the board moved on to agenda item 7.C.

A copy of the meeting minutes will be forwarded as soon as they are available.

The foregoing is considered to be a true and accurate record of all items discussed. If any discrepancies or inconsistencies are noted, please contact the writer immediately.

Respectfully submitted,



Josh Philpott, AICP

Senior Planner

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Fax: (239) 939-3412

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Attachment: A. Meeting Agenda
B. Applicant Presentation

c. 28T

ATTACHMENT A

VILLAGE OF ESTERO PLANNING &

ZONING BOARD

JUNE 16, 2015 MEETING AGENDA



**PLANNING & ZONING BOARD
REGULAR MEETING
Agenda**

**Village Hall
21500 Three Oaks Parkway,
Estero, FL**

REVISED

**Tuesday, June 16, 2015
5:30 p.m.**

*Planning & Zoning Board Members: Roger Strelow, Chair; Ryan Binkowski;
David Crawford; Ned Dewhirst; Jeff Mass; Marlene Ann Naratil; Scotty Wood*

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF AGENDA**
5. **BOARD BUSINESS**

The public will have an opportunity to speak during each agenda item. Each individual has one opportunity to speak for three minutes per agenda item.

- (A) Approval of May 19, 2015 Meeting Minutes

Attachment: May 19, 2015 minutes

6. **ACTION ITEMS**

- (A) Flood Hazard Reduction Amendments to Land Development Code

Ordinance No. 2015-08 Adopting Lee County Ordinance No. 15-09 Amending the Lee County Code of Ordinances in Effect in the Village of Estero, Pursuant to Section 12 (5)(A) of the Estero Charter Amending Lee County Land Development Code Chapters 6 and 10 and Certain Sections of the Florida Building Code to Authorize the Board of Adjustments and Appeals to Hear Certain Variance Requests from the Florida Building Code; Limit Building Permits Based on Affidavit; Amend the Definition of Substantial Improvement; Repeal and Replace Land Development Code Article IV Flood Hazard

Reduction (Secs. 6-401-6-476) in its Entirety, to Adopt Flood Hazard Maps, Designate a Floodplain Administrator, Adopt Procedures and Criteria for Development in Flood Hazard Areas, and for Other Purposes; Provide for Conflicts of Law, Severability, Codification and Scrivener's Errors, Modifications that may arise from Consideration at Public Hearing and Providing an Effective Date

Attachment: Ordinance No. 2015-08

7. PUBLIC INFORMATION MEETINGS

- (A) Timberland and Tiburon
- Amend Master Concept Plan to allow minor shifts to lakes and elimination of an internal roadway

Attachment: Application

- (B) Genova
- Comprehensive Plan Amendment
 - Rezoning
 - Sales Center Administrative Amendment

Attachment: Application

- (C) Estero Crossing
- Comprehensive Plan Amendment
 - Rezoning

Attachment: Application

8. CONTINUED DISCUSSION OF DRAFT PROCEDURAL RULES

9. PUBLIC INPUT OF NON-AGENDA ITEMS

10. BOARD COMMUNICATIONS / FUTURE AGENDA ITEMS

11. ADJOURN

If you desire to address the Board, 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 Peter Lombardi, at 239-390-8000, at least 48 hours prior to the meeting.

Pursuant to Section 286.0105, Florida Statutes:

“If a person decides 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.

Please Note: One or more members of the Village Council of the Village of Estero may be in attendance at this meeting.

ATTACHEMENT B

APPLICANT PRESENTATION

Genova

Comp Plan Amendment
Residential Planned Development
Sales Center Administrative
Amendment

Estero Planning and Zoning Board
Public Information Workshop
June 16, 2015



Site Conditions

2015 Aerial



Zoning Map

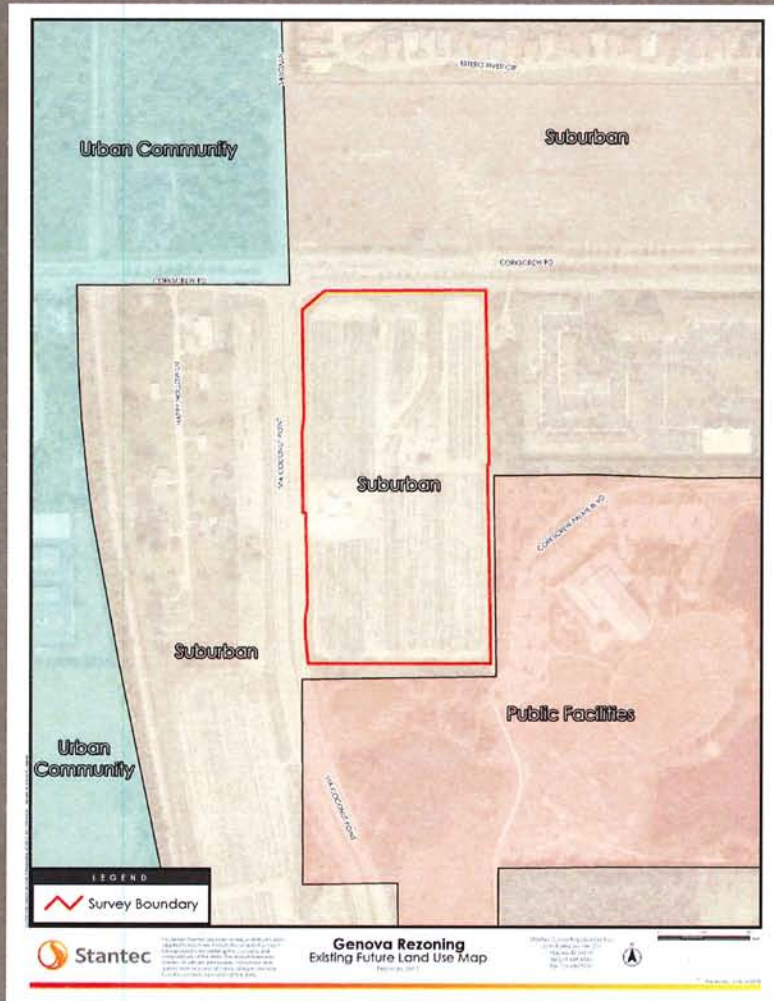


Genova Land Use Applications

- 1 Comprehensive Plan Amendment**
- 2 Residential Planned Development**
- 3 Sales Center Administrative Amendment**

1 Comp. Plan Amendment

From Suburban to Intensive Development



Why Intensive Development?

Standard Density Ranges

Suburban 1-6 DU/Ac
 Urban Community 1-6 DU/Ac
 Central Urban 4-10 DU/Ac
 Intensive Development 8-14 DU/AC

**TABLE 1(a)
SUMMARY OF RESIDENTIAL DENSITIES¹**

FUTURE LAND USE CATEGORY	STANDARD OR BASE DENSITY RANGE		BONUS DENSITY
	MINIMUM ² (Dwelling Units per Gross Acre)	MAXIMUM ² (Dwelling Units per Gross Acre)	MAXIMUM TOTAL DENSITY ³ (Dwelling Units per Gross Acre)
Intensive Development	8	14	22
Central Urban	4	10	15
Urban Community ^{4,5}	1	6	10
Suburban	1	6	No Bonus
Outlying Suburban	1	3	No Bonus
Sub-Outlying Suburban	1	2	No Bonus
Rural ⁶	No Minimum	1	No Bonus
Outer Islands	No Minimum	1	No Bonus
Rural Community Preserve ⁶	No Minimum	1	No Bonus
Open Land ⁷	No Minimum	1 du/8 acres	No Bonus
Density Reduction/Groundwater Resource	No Minimum	1 du/10 acres	No Bonus
Wetlands ⁸	No Minimum	1 du/20 acres	No Bonus
New Community ⁹	1	5	No Bonus
University Community ⁹	1	2.5	No Bonus
Destination Resort Mixed Use Water Dependent ¹¹	6	9.36	No Bonus
Hotel/Store Marina Village ¹²	No Minimum	160 Dwelling Units; 145 Hotel Units	No Bonus

CLARIFICATIONS AND EXCEPTIONS

- ¹ See the glossary in Chapter XII for the full definition of "density". Adherence to minimum densities is not mandatory but is recommended to promote compact development.
- ² These maximum densities may be permitted by transferring density from non-contiguous land through the provisions of the Housing Density Bonus Ordinance (No. 89-15, as amended or replaced) and the Transfer of Development Rights Ordinance (No. 86-18, as amended or replaced).
- ³ Within the Future Urban Areas of Pine Island Center, rezonings that will allow an excess of 3 dwelling units per gross acre must "acquire" the density above 3 dwelling units per gross acre utilizing TDRs that were created from Greater Pine Island Coastal Rural or Greater Pine Island Urban Categories.
- ⁴ In all cases on Gasparilla Island, the maximum density must not exceed 3 du/acre.
- ⁵ Within the Buckingham area, new residential lots must have a minimum of 43,560 square feet. The maximum density of 1 unit per 5 acres can only be approved through the planned development process (see Policy 1.4.4), except in the approximately 135 acres of land lying east of U.S. 1 and north of Alice Road in the northwest corner of Section 5, Township 16, Range 25. Higher densities may be allowed under the following circumstances, where wetlands are preserved on the subject site: (a) if the dwelling units are relocated off-site through the provisions of the Transfer of Development Rights Ordinances (No. 86-18, as amended or replaced); or (b) Dwelling units may be relocated to developable contiguous inlands designated Intensive Development, Central Urban, Urban Community, Suburban, Outlying Suburban, or Sub-Outlying Suburban from preserved freshwater wetlands at the same underlying density as is permitted for those inlands. Impacted wetlands will be calculated at the standard Wetlands density of 1 dwelling unit per 20 acres. Planned Developments or Development Orders approved prior to October 20, 2010 are permitted the density approved prior to the adoption of CPA2008-18.
- ⁶ Overall average density for the University Village sub-district must not exceed 2.5 du/acre. Clustered densities within the area may reach 15 du/acre to accommodate university housing.
- ⁷ In the Rural category located in Section 24, Township 33 South, Range 23 East and south of Cator Slough, the maximum density is 1 du/2.25 acres.
- ⁸ Overall number of residential dwelling units is limited to 271 units in the Destination Resort Mixed Use Water Dependent district.
- ⁹ The residential dwelling units and hotel development portions of this redevelopment project must be located outside of the designated Coastal High Hazard Area in accordance with Lee Plan, Map 5.
- ¹⁰ See Policies 33.3.2, 33.3.3, and 33.3.4 for potential density adjustments resulting from concentration or transfer of development rights.

October 2011 (Amended by Ordinance No. 92-17, 94-10, 98-09, 99-15, 00-22, 02-02, 03-20, 03-21, 05-21, 07-09, 09-15, 10-19, 10-19)

TABLE 1(a) - Page 1 of 1



Estero Studies

Peloton Market Analysis

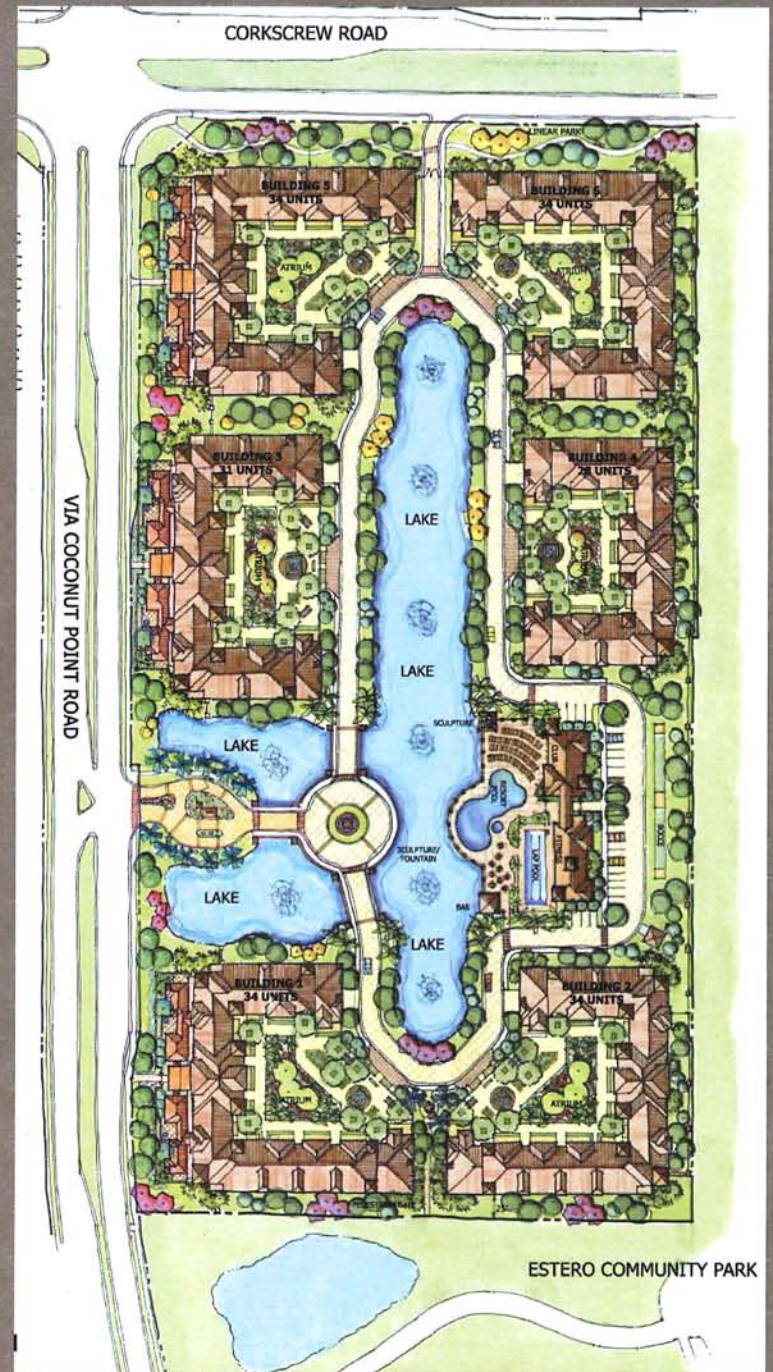
- Overabundance of Commercial
- Need For Additional Residential
- Higher Densities
- Alternative Housing Types
- High Quality Architectural Standards

Community Planning Initiative Report

- Higher Densities
- Compact
- Walkable
- Transit Supportive
- Public Space
- Courtyard Buildings
- "Estero Brand"
- Mixed Use

2 Residential Planned Development

- 16.92 Acres
- 205 Dwelling Units
- Access to Via Coconut Point and Corkscrew Road
- Courtyard Buildings with Liner Sections along Via Coconut Point
- 30' linear Park along Corkscrew
- 7 Pedestrian Access Points (5 to Adjacent Street, 2 to Estero Community Park)



2 Residential Planned Development

- Walkable
 - Commercial Services within ¼ mile
- Compact
 - 3-Residential Stories Over Parking
- Higher Density
 - Approximately 12.5 DU/Ac
- Public Space
 - Linear Park
 - Liner Buildings
 - Park Pedestrian Connections
- Alternative Housing Type
- Transit Supportive
 - Within Transit Walking Shed
 - No Facilities Exist

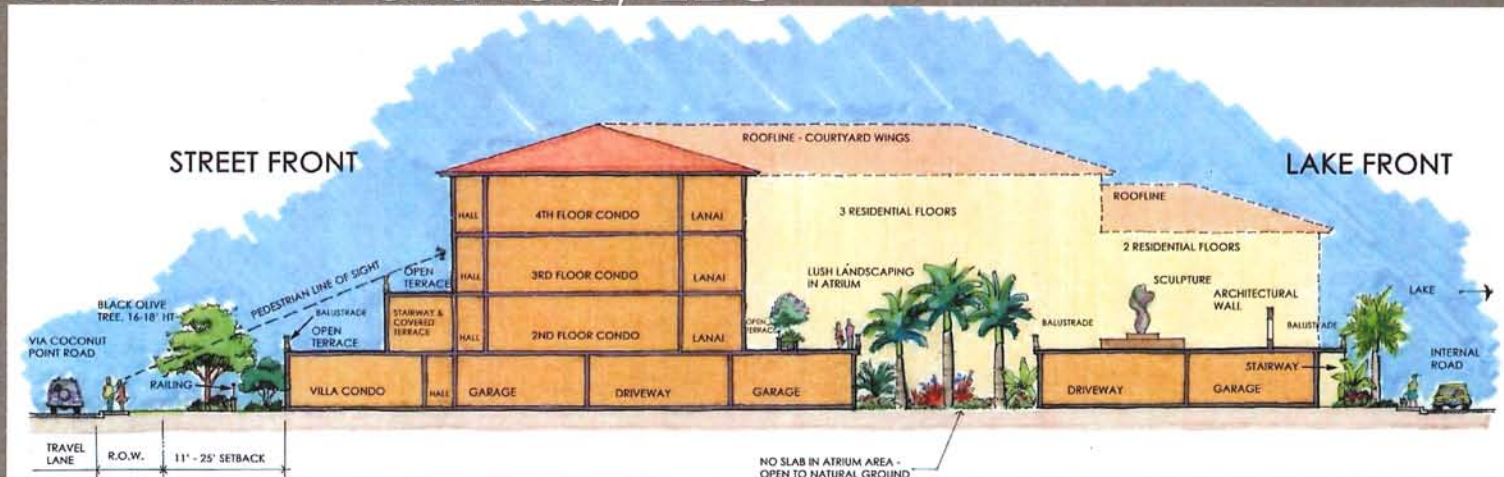


Courtyard Building Cross-Sections

Seth Harry



Genova Partners, LLC



Architectural Influence



Pallazo Podesta



Pallazo Bianco



Pallazo Tursi

16th Century Palaces of Strada Nuova – Genoa, Italy

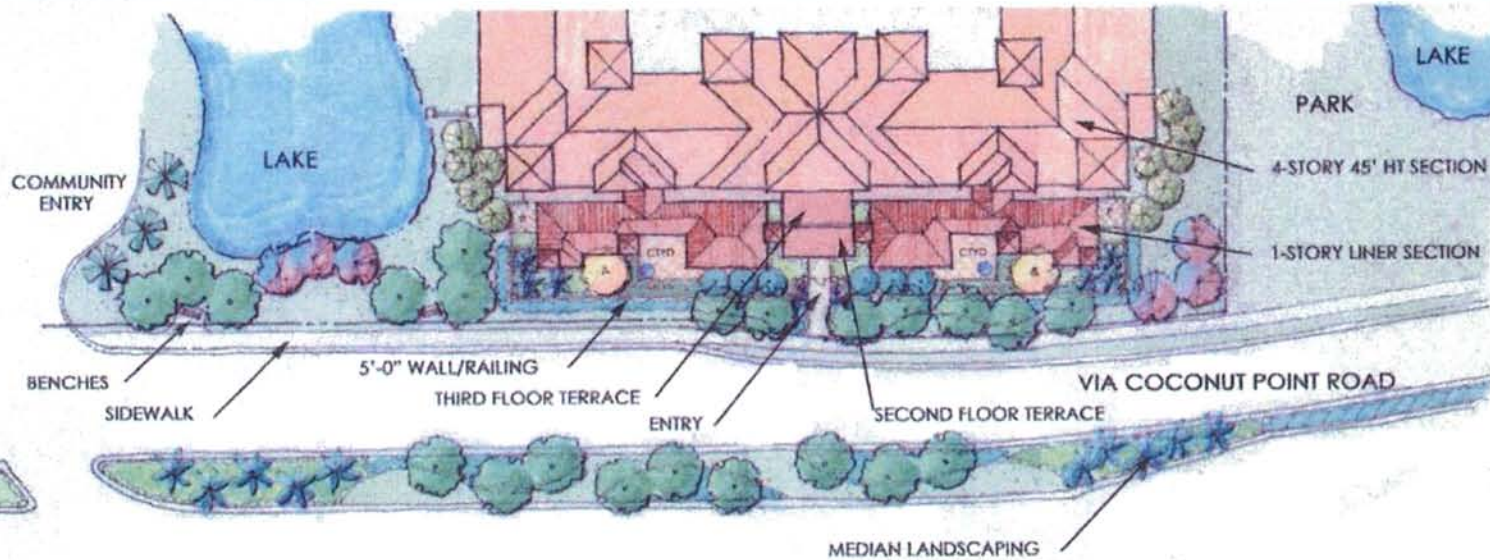
Documented by Pietro Paolo Rubens in "Palazzi di Genova"

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Camogli, Italy

Via Coconut Point Buildings



Requested Deviations

1. 30' Buildings Setback Along Corkscrew Road
Increased Setback Due to Linear Park
2. Buffer Width Along Via Coconut
Reduced Buffer Width for Liner Buildings
Required Plantings will be Provided
3. Intersection Separation
Required for Access to Corkscrew
4. Waterbody Setback For Roads
Allows Lakes to be Located Closer to Via Coconut Point
5. 4:1 Bank Slopes for Lakes
6. 30% Hardened Shoreline
Bulkheads Provided along Interior Road and Amenity Center
7. Gatehouse Entry
Gatehouse is setback 70' instead of 100'

3 Sales Center Administrative Amendment

Northeast 5ac of zoned CPD (Z-00-055)

Approved in December 2000

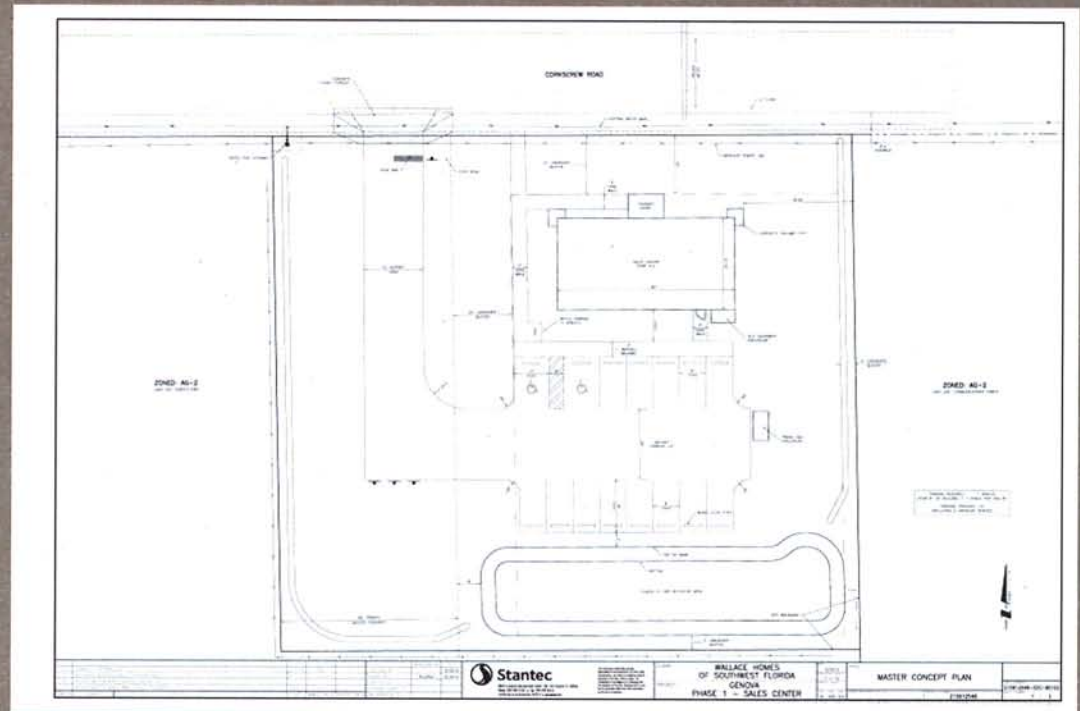
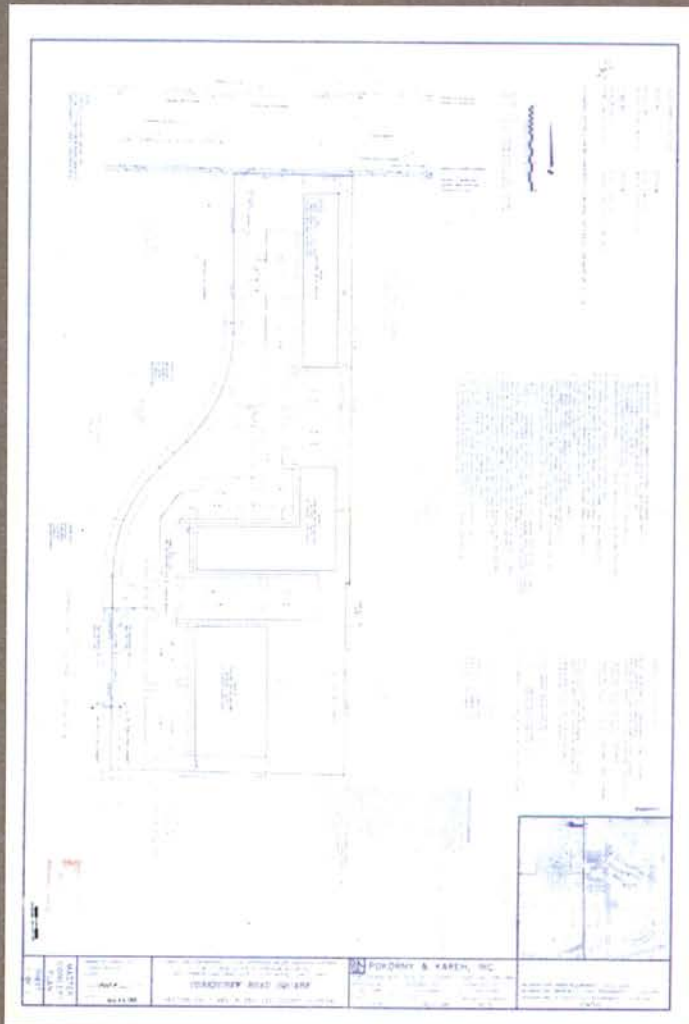
Permits 47,800sf of Commercial Developed in 3 Phases

Amendment to Modify Phase 1 for a 2,200sf Sales Center

Complies with Design Standards



MCP and Revised Phase 1



Questions?