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**VILLAGE OF ESTERO, FLORIDA  
ZONING  
ORDINANCE NO. 2018 - 24**

**AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, APPROVING WITH CONDITIONS A ZONING AMENDMENT WITH DEVIATIONS TO PERMIT A PROPOSED 135-ROOM HOTEL FOR PROPERTY LOCATED IN THE MIROMAR OUTLET MALL PARKING LOT, NORTH OF CORKSCREW ROAD IN THE VILLAGE OF ESTERO, FLORIDA, AND COMPRISING APPROXIMATELY 2.3 ACRES IN THE COMMERCIAL PLANNED DEVELOPMENT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, applicant, Robert B. Roop, Executive Vice President, CFO, Miromar Outlet Parking West LLC, has applied for amendments to the Development of Regional Impact Development Order, and a zoning amendment and deviations on the property (“Property”) which comprises 2.3 acres, located in the northwest corner of the Miromar Outlets Mall, adjacent to I-75 for a proposed hotel project known as **Miromar Outlet Hotel**; and

**WHEREAS**, the subject property (and the Miromar Outlet Mall) is part of the Timberland and Tiburon DRI originally approved by Lee County in 1985 (Resolutions Z-85-072 and Z-85-072/1), which approved an outlet mall area but did not approve the rezoning at that time; and

**WHEREAS**, in 1996 the Property was rezoned by Lee County from Agricultural to Commercial Planned Development by Resolution Z-95-094; and

**WHEREAS**, on January 6, 1997, Lee County approved an amendment to the planned development and the 4<sup>th</sup> amendment to the DRI Development Order to add 790,000 square feet of commercial space composed of a regional shopping mall; and

**WHEREAS**, the applicant recently applied for an amendment to the Zoning and DRI Development Order to allow a 75-foot high 135-room hotel on Lot M-7, adopt a new Master Concept Plan for the 2.3-acre hotel site, and add deviations; and

**WHEREAS**, the applicant indicates the property STRAP Numbers are 26-46-25-E3-270M7.0000 and 26-46-25-E3-2700L.0010; and

**WHEREAS**, the Property legal description is attached; and

45           **WHEREAS**, a public information meeting was held for this application at the Planning  
46 and Zoning Board on February 20, 2018; and

47  
48           **WHEREAS**, the Planning and Zoning Board considered the application at its meeting  
49 on September 18, 2018 and recommended approval with conditions of the request; and

50  
51           **WHEREAS**, a duly noticed first reading was held before the Village Council on  
52 October 17, 2018; and

53  
54           **WHEREAS**, a duly noticed second reading and public hearing was held before the  
55 Village Council on \_\_\_\_\_, 2018 at which time the Village Council gave  
56 consideration to the evidence presented by the applicant and the Village staff, the  
57 recommendations of the Planning and Zoning Board, and the comments of the public.

58  
59           **NOW, THEREFORE**, be it ordained by the Village Council of the Village of Estero,  
60 Florida:

61  
62           **Section 1.     Zoning Amendment.**

63  
64           The Village Council approves the zoning amendment with the following conditions:  
65 (The DRI amendment is referenced in Resolution 2018-17.)

66  
67           1. Master Concept Plan

68           The development of the 135-room hotel must be substantially consistent with the  
69 site plan entitled Miromar Outlet Mall Hotel date stamped “Received \_\_\_\_\_”.

70  
71           2. Schedule of Uses & Property Development Regulations

72           Hotel/motel (maximum 135 rooms)

73  
74           Building Setbacks:

75           Front:           25 ft.  
76           Side:             15 ft.  
77           Rear:              25 ft.  
78           Waterbody:   25 ft.  
79           Street:           25 ft.

80  
81           Minimum Lot Dimensions

82           Width:           100 ft.  
83           Depth            100 ft.  
84           Area:             20,000 sq. ft.

85  
86           Maximum Building Height: 75 feet, with no more than five (5) habitable floors.

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3. Previous Approval

The previous approval (contained in Resolution Number Z-95-094) including conditions and deviations remains in effect except as modified by the conditions and deviations contained in this approval.

4. Re-plat

Prior to a development order for the hotel being issued, a replat of Lot M-7 and Tract L must be submitted, reviewed, and approved.

5. Pattern Book

The proposed development must be substantially in compliance with the Pattern Book titled “Miromar Hotel” date stamped “Received \_\_\_\_\_”.

6. Architectural Features

The hotel is limited to a maximum building height of 75 feet and 5 stories. If Architectural features higher than 75 feet are desired, a deviation will have to be applied for and approved.

7. Finished First Floor Elevation

The finished first floor of the building must be 20.0 NAVD at a minimum.

8. Off-site Parking, Sidewalk Connections, & Easement

As part of the Development Order, the applicant must provide a joint-use parking agreement and sidewalk connections, including the provision of crosswalks across Miromar Outlet Drive, to the offsite parking lot on the south side of Miromar Outlet Drive to the hotel. Pedestrian sidewalks must be provided in the off-site (mall) parking lot. The off-site parking lot pedestrian sidewalks must connect to the pedestrian sidewalk system on the hotel property. Pedestrian sidewalks to be provided in the off-site parking lot include providing sidewalks on either side of the lot and a center sidewalk in the middle of the parking lot, all connecting to the sidewalk proposed on Miromar Outlet Drive. Crosswalks must be provided crossing all parking lot access aisles. These improvements must be made prior to a certificate of compliance being issued for the Development Order for the proposed hotel.

As part of the Development Order, the applicant must provide a minimum of 162 parking spaces. The applicant must provide an easement for the off-site joint-use parking that permits hotel patrons access to these spaces. The easement must be recorded in the records of Lee County prior to the issuance of the Development Order.

9. Miromar Outlet Drive Drainage

The Development Order must address the drainage inlets serving Miromar Outlet Drive and how stormwater is proposed to be re-routed through the hotel site with discharge into the surface water management system lake.

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10. Estero Fire Rescue

An Auto Turn study is required to ensure adequate access for fire apparatus. The study must be included in the Development Order and approved prior to the issuance of the Development Order.

11. Consumption on Premises of Alcoholic Beverages

Consumption on premises must be in accordance with the following:

- A. Consumption on Premises (4COP) is permitted as an accessory use within the hotel including but not limited to the guestrooms, lounge, lobby, restaurants, meeting rooms, and public spaces associated with the hotel.
- B. The hotel may have outdoor seating with consumption on premises as depicted on the Master Concept Plan. The total square footage for outdoor consumption on premises at the hotel is limited to 5,000 square feet as depicted on the Master Concept Plan. A permanent bar is permitted within the designated outdoor seating or pool area.
- C. Prior to receiving a zoning sign-off for obtaining an alcoholic beverage license for the outdoor seating area for parcel M-7, the Applicant must provide the total square footage previously approved for consumption on premises and demonstrate that approval of the square footage does not exceed the square footage amount permitted under COP condition B above.
- D. The sale and service of alcoholic beverages in the outdoor seating area is limited to the hours of 7:00 a.m. to 2:00 a.m. daily.
- E. Outdoor consumption on premises areas must be clearly marked with a physical barrier to prevent alcoholic beverages from being removed from the designated area.
- F. Live entertainment, in conjunction with consumption on premises, is limited to indoor areas and designated outdoor seating areas between the hours of 7:00 a.m. and 2:00 a.m. daily. No entertainment in the designated outdoor seating area may be audible beyond the perimeter of the hotel.
- G. Music may be piped into the outdoor consumption on premises areas, provided the volume does not exceed normal conversational level.

12. The Master Concept Plan, Deviations and Pattern Book must be revised per comments in the staff prior to the Council 2<sup>nd</sup> reading.

**Section 2. Deviations.**

- 1. Deviation (6) requests relief from LDC Section 10-415(c)(2)a., which requires one tree for every 250 square feet of internal planting area and that no parking space may be more than 100 feet from a tree planted in a permeable island, peninsula or median of 10-foot minimum width. The developer instead seeks to install one tree for every 250 square feet on internal planting areas with no parking spaces more than 200 feet from a tree planted in a permeable island, peninsula or median of 20-foot minimum width. This deviation is approved with the following condition:

177 All parking area islands must meet a minimum size requirement of  
178 360 square feet (20 feet by 18 feet). Canopy tree requirements will  
179 be calculated using one parking canopy tree planted for each 250  
180 square feet of required internal planting area. A minimum of 75  
181 percent of the parking canopy trees must be native species and, when  
182 planted, have a minimum caliper measurement of 3 inches, when  
183 measured at three feet above ground.  
184

- 185 2. Deviation (7) requests relief from LDC Section 10-415(c)(2)d., which requires that  
186 no more than an average of 10 parking spaces may occur in an uninterrupted row.  
187 This deviation is approved with the same condition required for Deviation (6).  
188
- 189 3. Deviation (9) requests relief from LDC Section 10-285 which requires a minimum  
190 connection separation on local roads of 125 feet, to allow for connection separation  
191 distances as depicted on the Master Concept Plan. Deviation 9 is approved.  
192
- 193 4. Deviation (10) requests relief from LDC Section 10-416(d)(3) and LDC Section  
194 33-351 which require a type D buffer separating commercial development from a  
195 right-of-way and a type A buffer between adjacent commercial lots, to allow for no  
196 buffer requirement separating the proposed hotel from Miromar Outlet Drive and  
197 the Outlet Mall parking lot. The existing vegetation on the south side of the hotel  
198 parcel, where the existing parking lot is not being reconfigured, will remain to the  
199 greatest extent possible. Deviation 10 is approved with the condition that the  
200 applicant plant 6 bald cypress trees in the dry treatment area depicted on the MCP  
201 and retain the existing trees along Miromar Outlet Drive.  
202
- 203 5. Deviation (11) requests relief from LDC Section 34-625(d)(4) which requires light  
204 poles not to exceed 25 feet, to allow for the light poles at 30 feet within the Planned  
205 Development. Deviation 11 is approved.  
206

207 **Section 3. Findings and Conclusions.**

208  
209 The Council finds and concludes as follows:  
210

- 211 1. The applicant has provided sufficient justification for the zoning amendment by  
212 demonstrating compliance with the Comprehensive Plan, the Land Development  
213 Code, and other applicable codes.  
214
- 215 2. Approval of the request will not place an undue burden upon existing transportation  
216 or planned infrastructure facilities because there are interim improvements  
217 underway at the I-75 interchange, and the 4-laning of Corkscrew Road east of Ben  
218 Hill Griffin Parkway is funded in the Lee County CIP. This project will not  
219 significantly impact the interchange or the segment of Corkscrew Road east of Ben  
220 Hill Griffin Parkway.

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3. The application is generally compatible with existing or planned uses in the surrounding area. The proposed use is set back a considerable distance to adjacent commercial uses.
4. The Council finds that General Interchange land use category is extended over the subject property to allow heights over 45 feet. The hotel is limited to 75 feet in height.
5. Urban services will be available and adequate to serve the proposed use.
6. The request will not adversely affect environmentally critical areas and natural resources.
7. The proposed use, with the proposed conditions, is appropriate at the subject location.
8. The recommended conditions provide sufficient safeguards to the public interest and are reasonably related to impacts on the public’s interest created by or expected from the proposed development.
9. The deviations recommended for approval:
  - a. Enhance the planned development; and
  - b. Preserve and promote the general intent of the LDC to protect the public, health, safety and welfare.

**Section 4. Exhibits.**

The following exhibits are attached to this Ordinance and incorporated by reference:

- |           |  |
|-----------|--|
| Exhibit A | Legal Description  |
| Exhibit B | Master Concept Plan, titled _____ date stamped “Received _____, 2018”.   |
| Exhibit C | Pattern Book titled “Miromar Hotel” date stamped “Received _____, 2018”. |

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**Section 5. Conflicts.**

All Sections or parts of Sections of the Code of Ordinances, all Ordinances or parts of Ordinances, and all resolutions or parts of Resolutions, in conflict with this Ordinance shall be repealed to the extent of such conflict upon the effective date of this Ordinance.

**Section 6. Severability.**

Should any section, paragraph, sentence, clause, phrase or other part of this Ordinance 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 Ordinance as a whole or any portion thereof, other than the part so declared to be invalid.

**Section 7. Effective Date.**

This Ordinance shall become effective immediately upon adoption.

**PASSED** on first reading this \_\_\_\_ day of \_\_\_\_\_, 2018.

**PASSED** and adopted **BY THE VILLAGE COUNCIL** of the Village of Estero, Florida this \_\_\_\_ day of \_\_\_\_\_, 2018.

Attest: **VILLAGE OF ESTERO, FLORIDA**

By: \_\_\_\_\_ By: \_\_\_\_\_  
Kathy Hall, MMC, Village Clerk James R. Boesch, Mayor

Reviewed for legal sufficiency:

By: \_\_\_\_\_  
Nancy Stroud, Esq., Village Land Use Counsel

Vote:	AYE	NAY
Mayor Boesch	_____	_____
Vice Mayor Ribble	_____	_____
Councilmember Batos	_____	_____
Councilmember Errington	_____	_____
Councilmember Levitan	_____	_____
Councilmember McLain	_____	_____
Councilmember Wilson	_____	_____

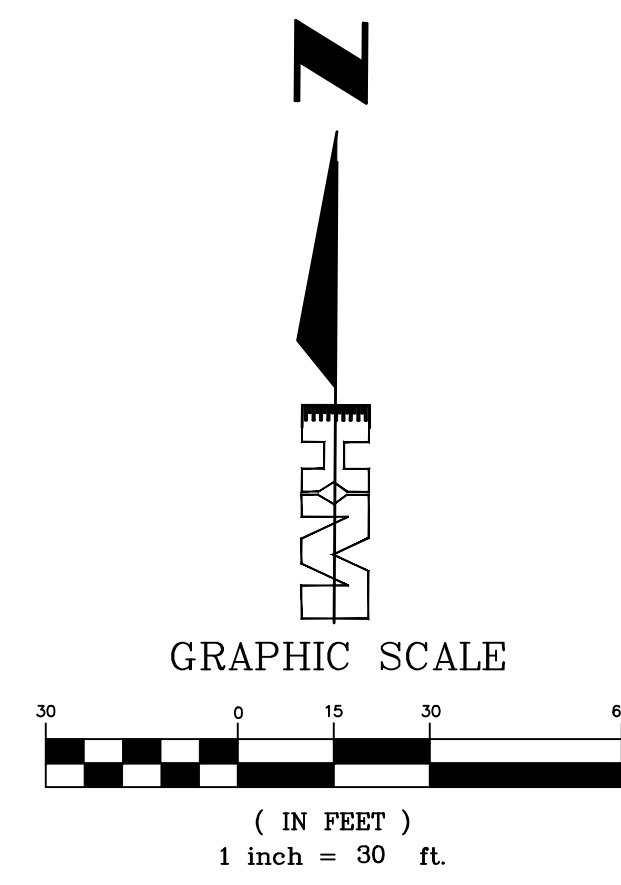
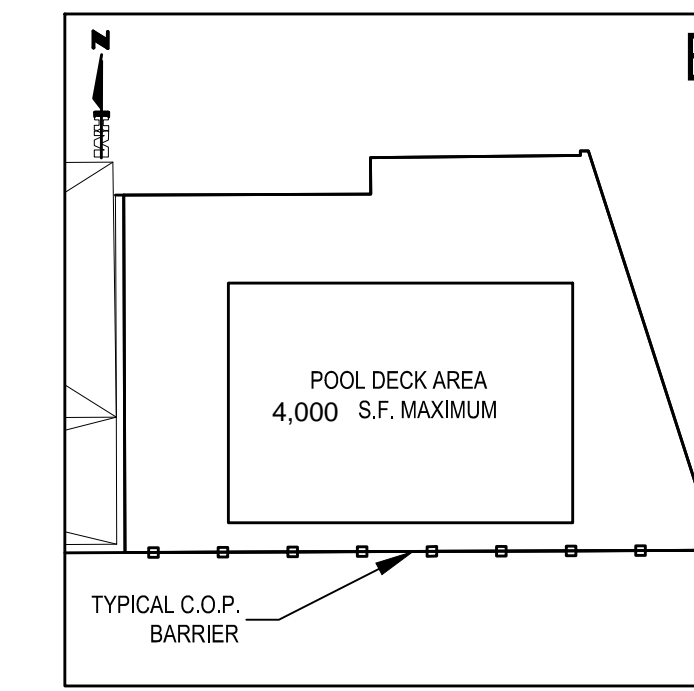
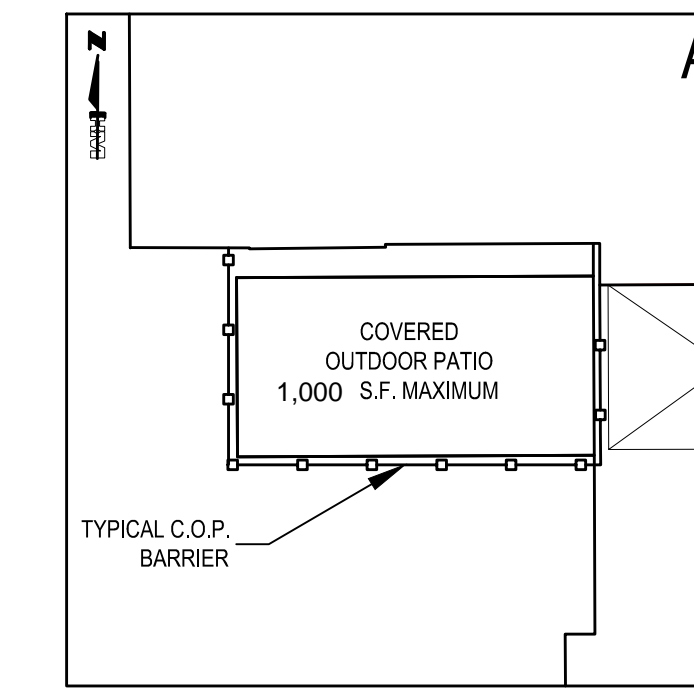
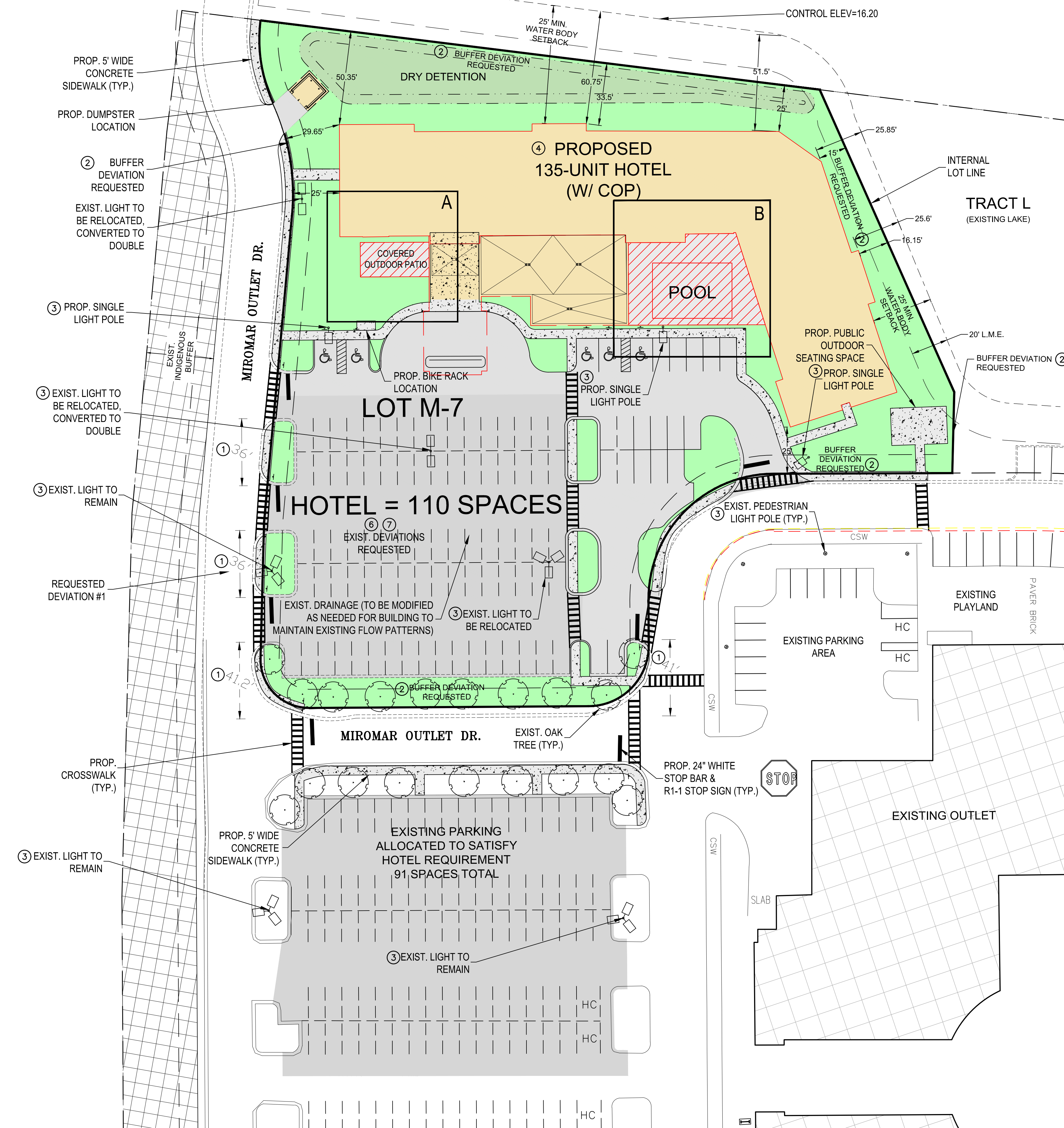
Exhibit A

PROPERTY DESCRIPTION:

ALL OF LOT M-7 AND A PORTION OF TRACT L, MIROMAR FACTORY OUTLET, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 77, AT PAGES 41-50 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF LOT M-7, MIROMAR FACTORY OUTLET, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 77, AT PAGES 41-50 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N70°33'22"E ALONG THE BOUNDARY OF SAID LOT M-7, FOR A DISTANCE OF 302.58 FEET TO THE MOST WESTERLY CORNER OF TRACT L OF SAID MIROMAR FACTORY OUTLET; THENCE RUN S50°29'13"E FOR A DISTANCE OF 177.69 FEET; THENCE RUN S25°08'16"E FOR A DISTANCE OF 43.45 FEET TO A POINT ON THE BOUNDARY OF TRACT A OF SAID MIROMAR FACTORY OUTLET; THENCE RUN THE REMAINING CALLS ALONG THE BOUNDARY OF SAID TRACT A; THENCE RUN S63°15'55"W FOR A DISTANCE OF 95.86 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 67.50 FEET, THROUGH A CENTRAL ANGLE OF 90°08'00" AND BEING SUBTENDED BY A CHORD OF 95.56 FEET AT A BEARING OF S18°11'55"W, FOR AN ARC LENGTH OF 106.18 FEET; THENCE RUN S26°52'05"E FOR A DISTANCE OF 24.21 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 32.50 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD OF 45.97 FEET AT A BEARING OF S18°07'55"W, FOR AN ARC LENGTH OF 51.06 FEET; THENCE RUN S63°07'55"W FOR A DISTANCE OF 149.99 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 26.00 FEET, THROUGH A CENTRAL ANGLE OF 91°51'22" AND BEING SUBTENDED BY A CHORD OF 37.36 FEET AT A BEARING OF N70°56'24"W, FOR AN ARC LENGTH OF 41.68 FEET; THENCE RUN N25°00'43"W FOR A DISTANCE OF 73.58 FEET; THENCE RUN N21°18'00"W FOR A DISTANCE OF 165.57 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 117.50 FEET, THROUGH A CENTRAL ANGLE OF 29°48'04" AND BEING SUBTENDED BY A CHORD OF 60.43 FEET AT A BEARING OF N36°12'02"W, FOR AN ARC LENGTH OF 61.11 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 82.50 FEET, THROUGH A CENTRAL ANGLE OF 31°39'24" AND BEING SUBTENDED BY A CHORD OF 45.00 FEET AT A BEARING OF N35°16'22"W, FOR AN ARC LENGTH OF 45.58 FEET TO THE POINT OF BEGINNING. CONTAINING 100,628.43 SQUARE FEET OR 2.3 ACRES, MORE OR LESS.





**REQUESTED DEVIATIONS:**

- 1 CONNECTION SEPARATION REQUIREMENT - REQUEST DRIVEWAY SEPARATION DISTANCE TO MATCH EXISTING CONNECTION POINTS
  - 2 BUFFER DEVIATION - REQUEST NO BUFFER REQUIRED ALONG EXISTING INTERNAL ROADWAY.
  - 3 LIGHT POLE DEVIATION - REQUEST
  - 4 LOT M-7 ONLY - 75 FT. ABOVE MINIMUM FLOOD ELEVATION, WITH NO MORE THAN 5 HABITABLE FLOORS.
  - 6 A DEVIATION FROM SECTION 10-415(c)(2)a. OF THE LEE COUNTY DEVELOPMENT CODE, WHICH REQUIRES ONE (1) TREE FOR EVERY 250 SQUARE FEET OF INTERNAL PLANTING AREA AND NO PARKING SPACE MAY BE MORE THAN 100 FEET FROM A TREE PLANTED IN A PERMEABLE ISLAND, PENINSULA OR MEDIAN OF TEN (10) FOOT MINIMUM WIDTH, TO ALLOW ONE (1) TREE FOR EVERY 250 SQUARE FEET ON INTERNAL PLANTING AREAS WITH NO PARKING SPACE MORE THAN 200 FEET FROM A TREE PLANTED IN A PERMEABLE ISLAND, PENINSULA OR MEDIAN OF TWENTY (20) FOOT MINIMUM WIDTH.
  - 7 A DEVIATION FROM SECTION 10-415 (c) (2) d. OF THE LEE COUNTY DEVELOPMENT CODE, WHICH REQUIRES THAT NO MORE THAN AN AVERAGE OF TEN (10) PARKING SPACES MAY OCCUR.
- \* NOTE: 1) EXISTING DRAINAGE IMPROVEMENTS TO BE REVISED AT THE TIME OF DEVELOPMENT ORDER TO ADDRESS IMPACTS FROM THE PROPOSED BUILDING.  
2) SITE LIGHTING LOCATIONS ARE SUBJECT TO CHANGE BASED ON DEVELOPMENT ORDER APPROVAL AND WILL BE IN COMPLIANCE WITH LAND DEVELOPMENT CODE.  
3) HANDICAP SPACE LOCATIONS ARE SUBJECT TO CHANGE BASED ON DEVELOPMENT ORDER APPROVAL AND WILL BE IN COMPLIANCE WITH LAND DEVELOPMENT CODE.

**MAXIMUM BUILDING HEIGHT:**

HOTEL - 75 ft. above minimum flood elevation, with no more than 5 habitable floors.  
OUTLET MALL - 45 ft. above minimum flood elevation, with no more than 3 habitable floors.

**PROPERTY DEVELOPMENT REGULATIONS:**

**BUILDING SETBACKS:**

Front: (per Sec. 34-2192)	25'
Side:	15'
Rear:	25'
Water body:	25'

**MINIMUM LOT DIMENSIONS:**

Width:	100'
Depth:	100'

**Area: (Corner)** 20,000 sq.ft.  
**(Interior)** 20,000 sq.ft.

**LEGEND:**

- EXISTING ASPHALT PARKING TO REMAIN  
172 SPACES TOTAL
- PROPOSED ASPHALT PARKING  
29 SPACES TOTAL
- SIDEWALK/AMENITY AREA
- OPEN SPACE AREA
- BUILDING AREA
- OUTDOOR CONSUMPTION ON PREMISE

**LAND USE BREAKDOWN:**

	EXISTING CONDITION	PROPOSED LOT
BUILDING AREA:	26,125 SF = 0.60 AC. = 25.96%	26,125 SF = 0.60 AC. = 25.96%
ASPHALT PARKING:	38,693 SF = 0.89 AC. = 38.45%	38,693 SF = 0.89 AC. = 38.45%
SIDEWALKS/POOL DECK:	7,312 SF = 0.17 AC. = 7.27%	7,312 SF = 0.17 AC. = 7.27%
TOTAL IMPERVIOUS:	78,290 SF = 1.80 AC. = 77.80%	72,130 SF = 1.66 AC. = 71.68%
OPEN SPACE:	22,338 SF = 0.51 AC. = 22.20%	28,498 SF = 0.65 AC. = 28.32%
TOTAL AREA:	100,628 SF = 2.31 AC. = 100.00%	100,628 SF = 2.31 AC. = 100.00%

**PARKING CALCULATIONS:**

TOTAL SPACES REQUIRED = 135 UNITS \* 1.2 SPACES/UNIT = 162 SPACES

PHASE	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED
PROP. LOT M-7 135-UNIT HOTEL	162	104
JOINT-USE AGREEMENT (PARKING FOR HOTEL USE)	0	91
TOTAL	162	195

H:\2018\2018008\DW\LD\EXHIBITS\Parking and Open Space Exhibits\_Hotel\_Site.dwg Tab: Hotel MCP Sep. 26, 2018 - 4:27pm

**MIROMAR OUTLET MALL**

DESIGNED BY  
C.L.K.  
DATE  
01/24/18  
DRAWN BY  
J.C.B.  
DATE  
01/24/18  
CHECKED BY  
C.L.K.  
DATE  
01/24/18  
VERTICAL SCALE  
N/A  
HORIZONTAL SCALE  
1" = 30'



6200 Whiskey Creek Drive  
Fort Myers, FL. 33919  
Phone : (239) 985-1200  
Florida Certificate of  
Authorization No.1772

**MASTER CONCEPT PLAN**

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :

CAD FILE NAME: MCP2  
DRAWING NO.: 1808-2  
PROJECT NO.: 2018008  
SHEET NO.: 2 OF 2

CHARLES L. KREBS, P.E.  
FLORIDA PROFESSIONAL ENGINEER  
REGISTRATION #56835  
DATE

LETTER	REVISIONS	DATE

# Exhibit C



# MIROMAR HOTEL

ESTERO, FL

September 26, 2018

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# VICINITY MAP

## PROJECT INTENT:

Redevelop an existing greyfield using **SMART GROWTH PRACTICES**, creating a compact urban form. The proposed development will contribute towards **ECONOMIC GROWTH** for the **VILLAGE OF ESTERO** and the surrounding businesses the hotel will support. The underutilized parking lot will become the location of a new hotel. The hotel has the potential to create a **SYMBIOTIC** relationship with the Germain Arena and Miromar Outlets. The hotel guests will have a **WALKABLE CONNECTION** to the Germain Arena, Miromar Outlets, restaurants, and open space along the lake.

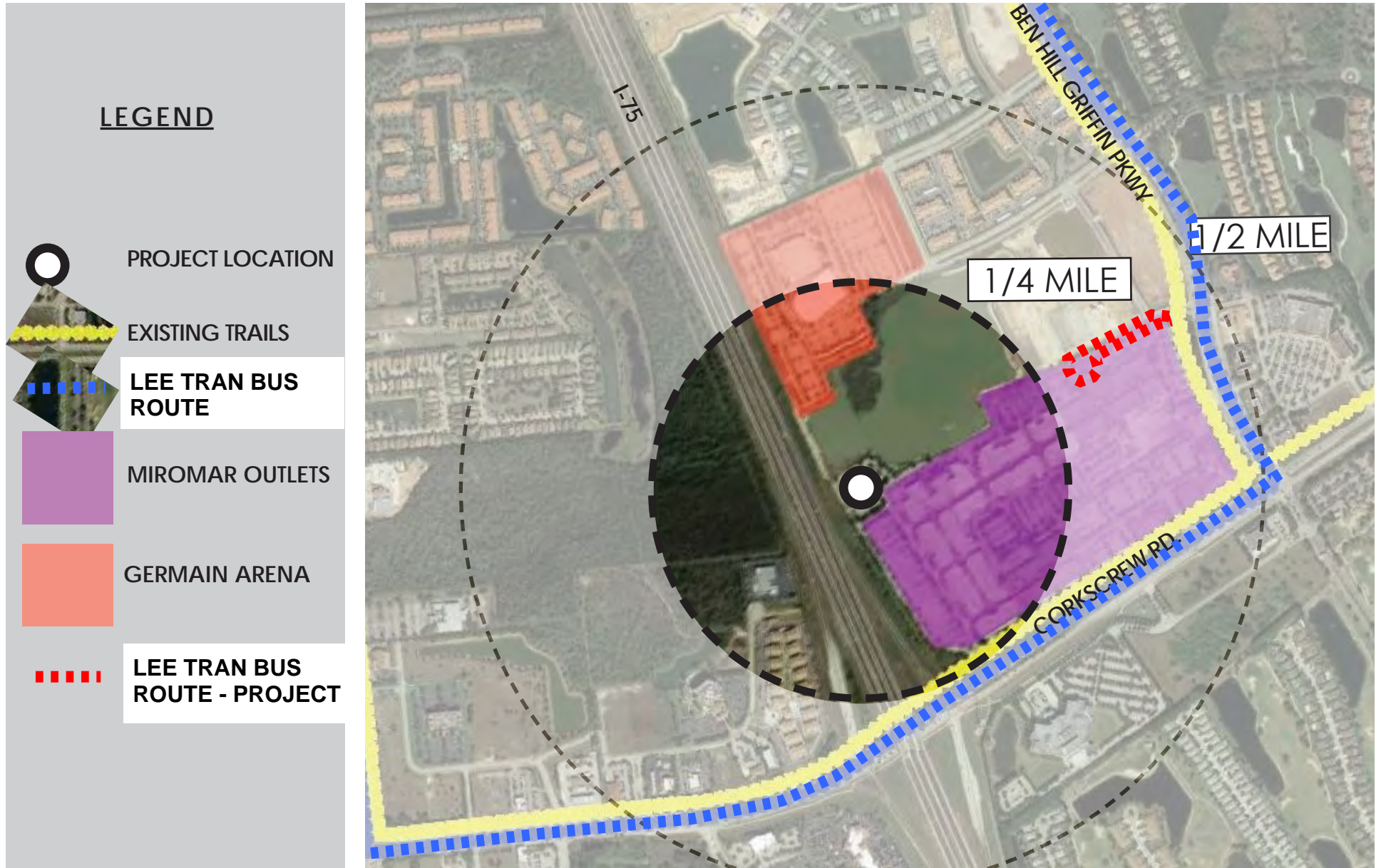
## PROJECT GOALS:

- Create a walkable development with less reliance on the automobile
- Enhance the existing open space
- Create a cohesive aesthetic and architecture that compliments the Miromar Outlets vernacular.
- Enhance the vegetative buffer along I-75



## MIROMAR HOTEL

# CONNECTIVITY VIA WALKABILITY RADIUS MAP



MIROMAR HOTEL

# GREY FIELD REDEVELOPMENT

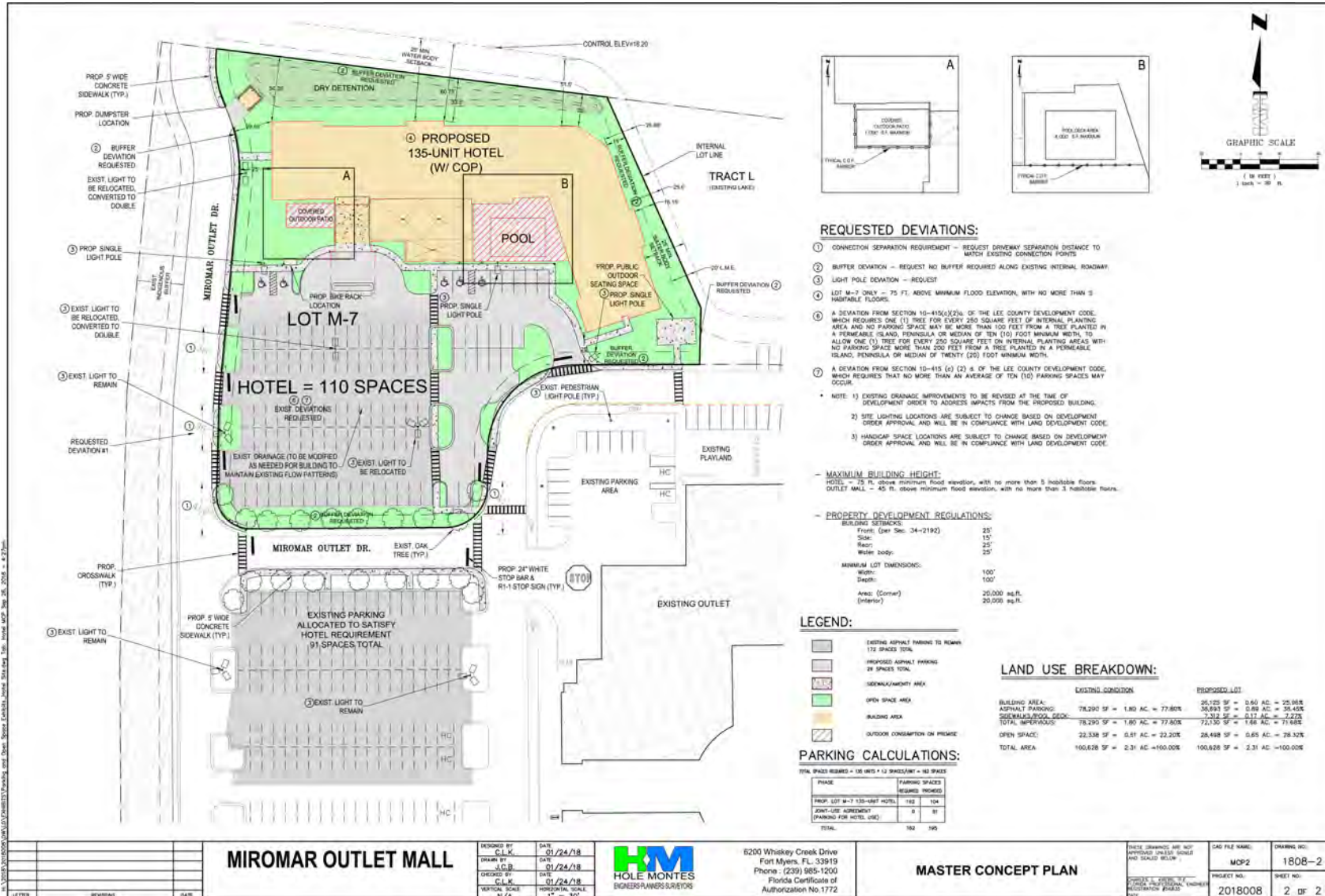
*GREY FIELDS OFFER LARGE INFILL REDEVELOPMENT OPPORTUNITIES. GREY FIELDS SITES TYPICALLY ARE HIGHLY VISIBLE PROPERTIES THAT REDUCE THE APPEAL OF SURROUNDING COMMUNITIES, SO THEIR REDEVELOPMENT OFTEN CATALYZES ADDITIONAL PROJECTS. GREY FIELD REDEVELOPMENT PROJECTS CAN ACHIEVE MARKET-COMPETITIVE SALES PRICES AND LEASE RATES FOR COMMERCIAL AND RESIDENTIAL SPACE. (OFFICE OF SUSTAINABLE COMMUNITIES, 2012)*

## PROJECT SITE: UNDERUTILIZED PARKING LOT



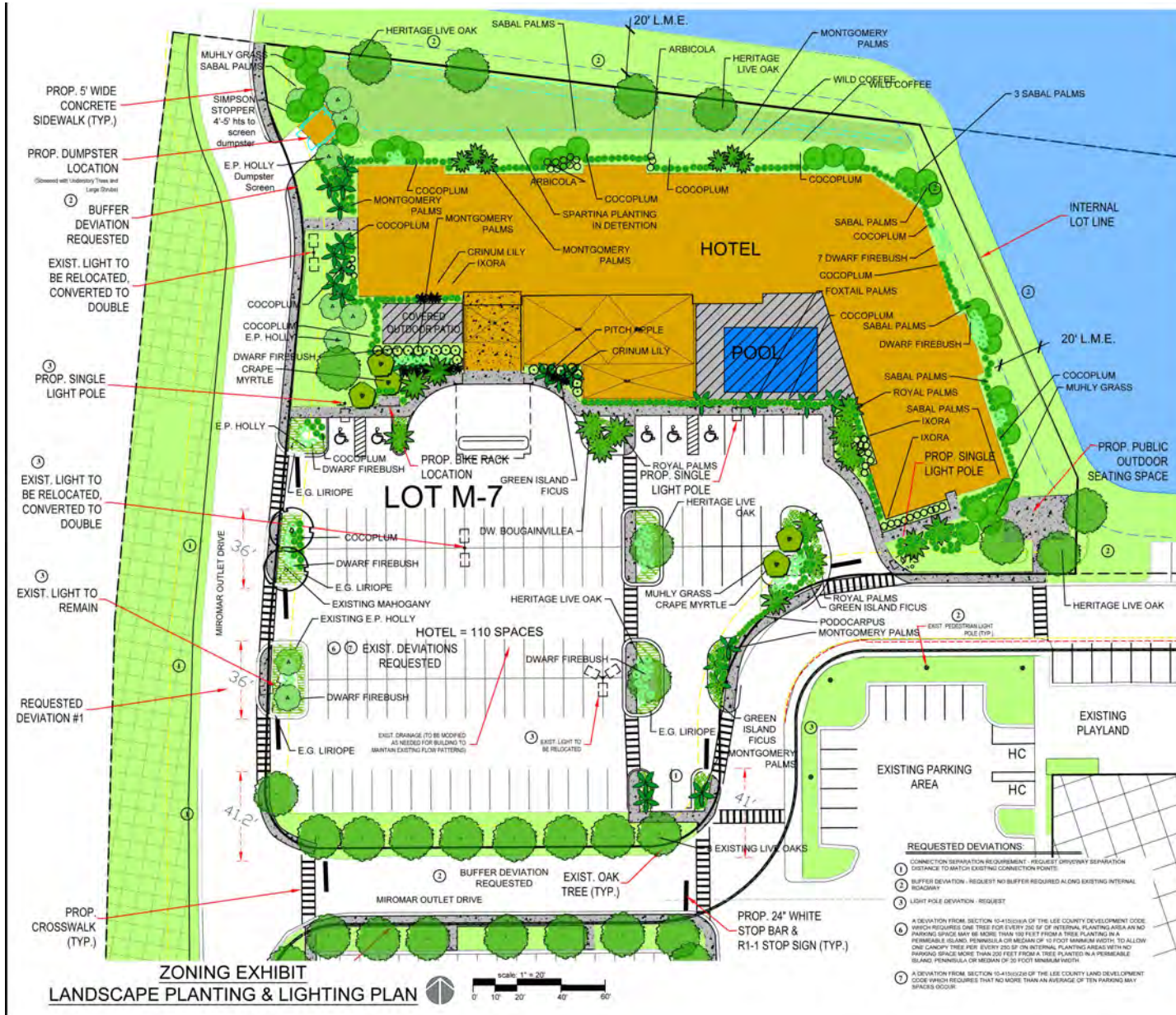
# REDEVELOPMENT PLAN

INFILL DEVELOPMENT AND REDEVELOPMENT ARE CRITICAL COMPONENTS OF URBAN GROWTH, REDUCING URBAN SPRAWL AND MAKING A MORE EFFICIENT USE OF EXISTING INFRASTRUCTURE TO IMPROVE OVERALL ACCESSIBILITY. (SUSTAINABLE DEVELOPMENT PROJECTS, GODSCHALK & MALIZIA, 2013)



## MIROMAR HOTEL

# ZONING LANDSCAPE EXHIBIT



PROPOSED DOUBLE LIGHT POLE



PROPOSED SINGLE LIGHT POLE



EXISTING SINGLE LIGHT POLE



EXISTING SINGLE LIGHT



**DMJA**  
DAVID M. JONES, JR.  
AND ASSOCIATES, INC.  
LANDSCAPE ARCHITECTS  
AND PLANNERS

2211 McGregor Blvd.  
Fort Myers, Florida 33901  
PHONE: (889) 407-0243  
FAX: (889) 407-0304

1161 Tamiami Trail  
Bldg. 25, 1st Floor  
Fort Charlotte, FL 33902  
PHONE: (813) 233-2217  
L.A. DUNN, L.C. 0000063

PROJECT INFORMATION:  
**MIROMAR  
OUTLET  
MALL  
LOT M-7**  
ESTERO, FL

PREPARED FOR:  
Miromar Development  
Corporation  
10801 Corkscrew Road  
Suite 305  
Estero, FL 33928

EXHIBIT TITLE:  
**ZONING EXHIBIT**

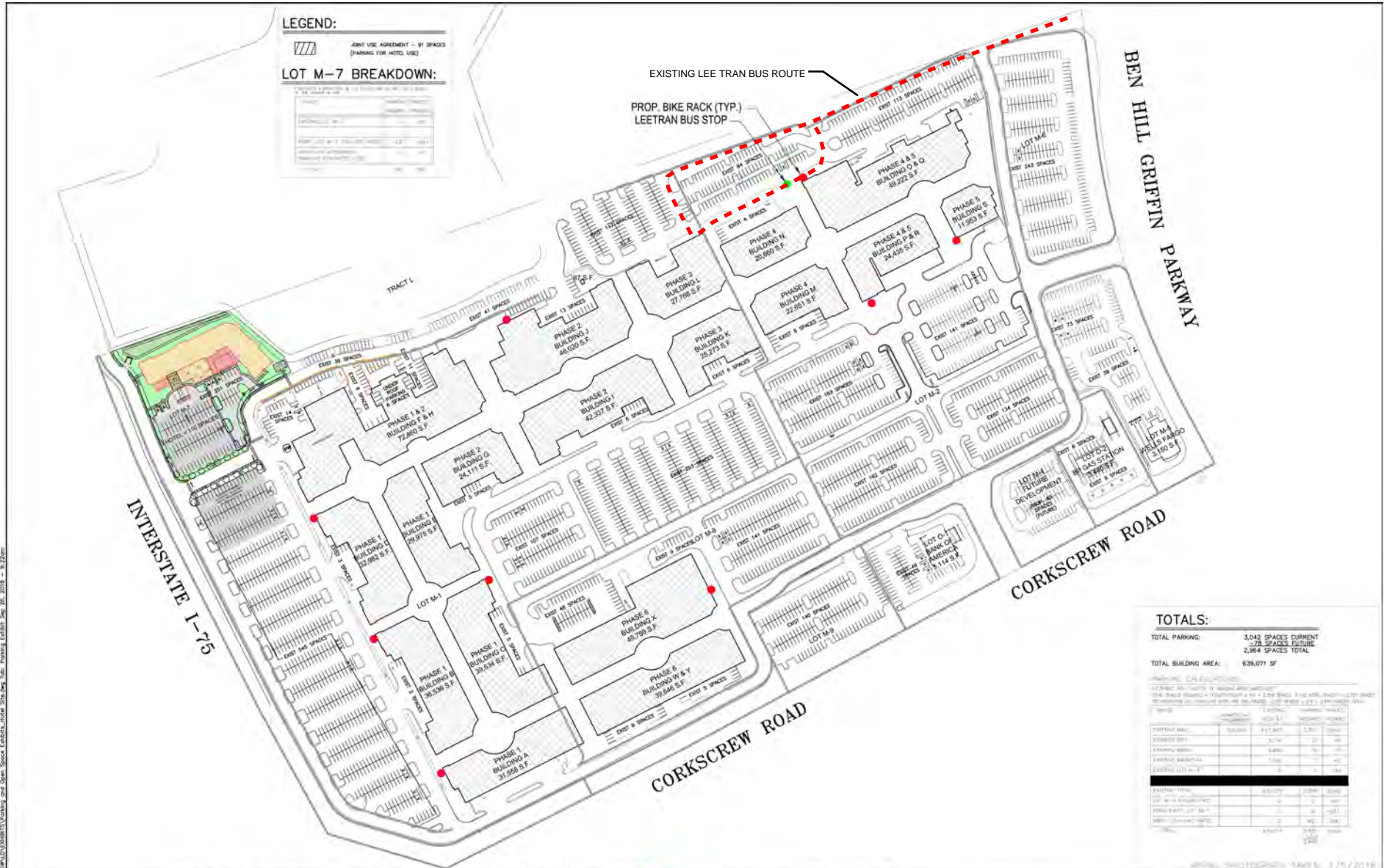
DESIGN PROFESSIONAL:  
DAVID M. JONES, JR.  
L.A. DUNN, L.C.  
STATE OF FLORIDA

PROJECT NO.: 215002  
PROJECT AREA: LOT M-7 LB  
PROJECT DATE: 01/20/2018  
DRAWN BY: GJD  
CHECKED BY: GJD  
DATE: 01/20/2018

DATE: SEPT. 20, 2018  
REVISION:  
SHEET TITLE:  
**ZONING  
LANDSCAPE  
GRAPHIC**  
SHEET NUMBER:  
**L-1**



# OPEN SPACE AND PARKING EXHIBIT



M:\2018\201808\04\03\Drawings\Parking and Open Space Exhibit.dwg, 2018 Aug 20, 10:16 AM, Job: Parking Exhibit, Job: 2018 - 2,228

LETTER	REVISIONS	DATE

## MIROMAR OUTLET MALL

DESIGNED BY	C.L.K.	DATE	01/24/18
DRAWN BY	J.C.R.	DATE	01/24/18
CHECKED BY	C.L.K.	DATE	01/24/18
VERTICAL SCALE	N/A	HORIZONTAL SCALE	1" = 80'



5200 Whiskey Creek Drive  
 Fort Myers, FL 33919  
 Phone : (239) 985-1200  
 Florida Certificate of  
 Authorization No. 1772

## PARKING EXHIBIT

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW	SAD FILE NAME	DRAWING NO.
	EXHIBIT	EXHIBIT
	PROJECT NO.	SHEET NO.
	2018008	XX of XX

# MIROMAR HOTEL

# OPEN SPACE AND PARKING EXHIBIT



**LAND USE BREAKDOWN:**

	EXISTING CONDITION	PROPOSED LOT
BUILDING AREA:		26,125 SF = 0.60 AC. = 25.96%
ASPHALT PARKING:	78,290 SF = 1.80 AC. = 77.60%	38,663 SF = 0.89 AC. = 38.45%
SIDEWALKS/POOL DECK:		7,412 SF = 0.17 AC. = 7.23%
TOTAL IMPERVIOUS:	78,290 SF = 1.80 AC. = 77.60%	72,130 SF = 1.66 AC. = 71.68%
OPEN SPACE:	22,338 SF = 0.51 AC. = 22.20%	28,498 SF = 0.65 AC. = 28.32%
TOTAL AREA:	100,628 SF = 2.31 AC. = 100.00%	100,628 SF = 2.31 AC. = 100.00%

**LEGEND:**

- INDIGENOUS BUFFER AREA
- OPEN SPACE AREA
- LAKE AREA

**OPEN SPACE:**  
 REQUIRED = 19.3%  
 TOTAL SITE  
 75.4 ACRES ± (110) = 71.08 ACRES REQUIRED  
 PROVIDED = 13.92 ACRES

**INDIGENOUS OPEN SPACE:**  
 REQUIRED = 10% OF ACQUIRED OPEN SPACE  
 7.10 ACRES ± (11) = 2.2 ACRES REQUIRED  
 PROVIDED = 3.98 ACRES

**PROPOSED TOTALS:**

OPEN SPACE:	459,331 SF = 10.54 AC. = 77.95%
INDIGENOUS OPEN SPACE:	129,916 SF = 2.98 AC. = 22.05%
TOTAL OPEN SPACE:	589,247 SF = 13.52 AC. = 100.00%
LAKE AREA:	115,069 SF = 2.64 AC.

LETTER	REVISIONS	DATE

## MIROMAR OUTLET MALL

DESIGNED BY	C.L.K.	DATE	01/24/18
DRAWN BY	J.C.B.	DATE	01/24/18
CHECKED BY	C.L.K.	DATE	01/24/18
VERTICAL SCALE	N/A	HORIZONTAL SCALE	1" = 100'



6200 Whiskey Creek Drive  
 Fort Myers, FL 33919  
 Phone: (239) 985-1200  
 Florida Certificate of  
 Authorization No.1772

## OPEN SPACE EXHIBIT

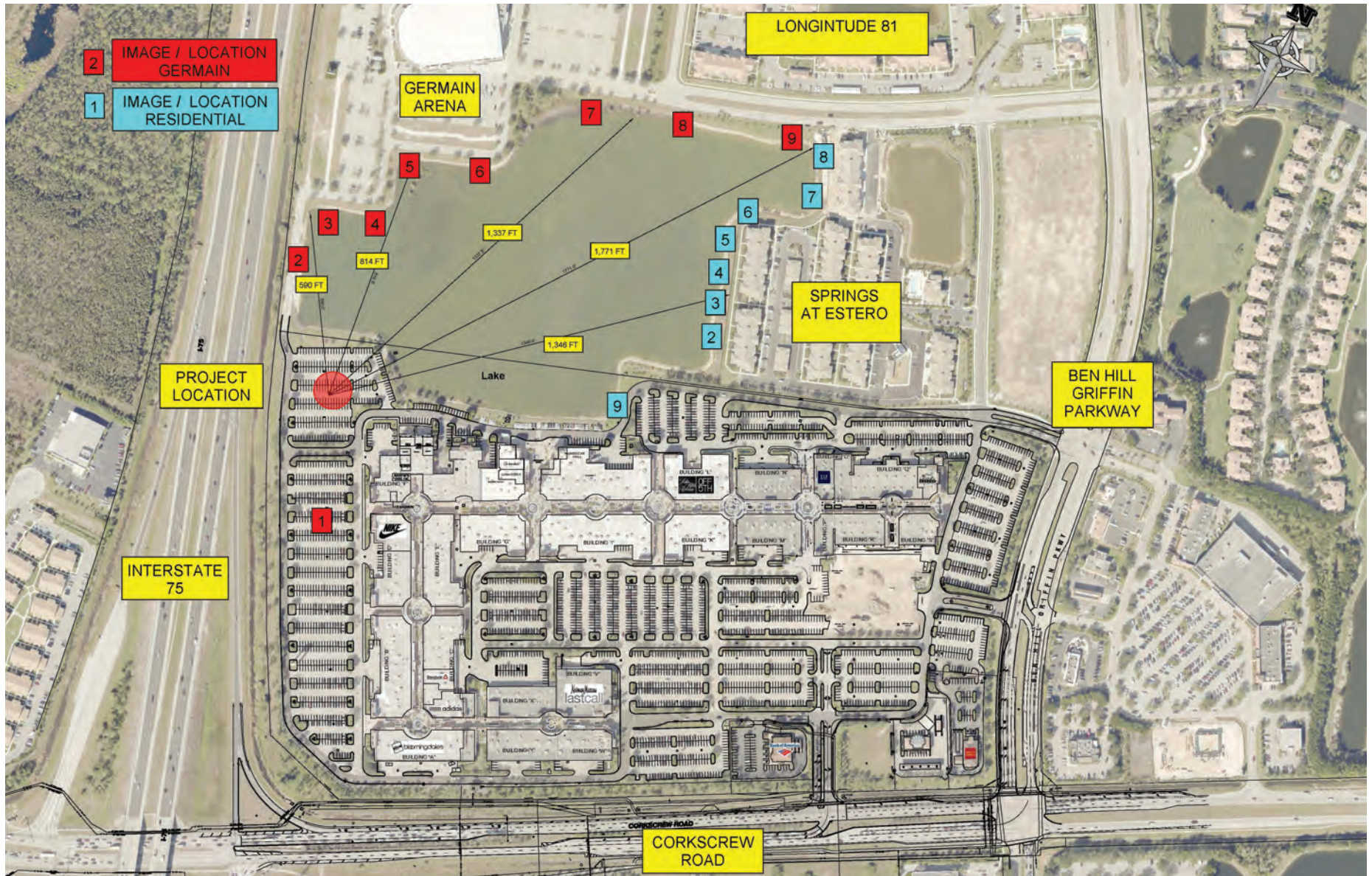
THESE DRAWINGS ARE NOT  
 APPROVED UNLESS SIGNED  
 AND SEALED BELOW

CHARLES L. OBERG, P.E.  
 FLORIDA PROFESSIONAL ENGINEER  
 REGISTRATION #38433  
 DATE

CAO FILE NAME	EXHIBIT	DRAWING NO.	EXHIBIT
PROJECT NO.	2018008	SHEET NO.	XX OF XX

# MIROMAR HOTEL

# MIROMAR OUTLETS VIEW EXHIBIT



# MIROMAR OUTLETS VIEW EXHIBIT

## Germain Location



## MIROMAR HOTEL

# MIROMAR OUTLETS VIEW EXHIBIT

## Residential Location





# PEDESTRIAN ACCESSIBILITY

## DESIGN GOALS

- Expand the existing sidewalk by connecting to proposed sidewalks.
- Create safe walkable connections from hotel > lake outlook > arena > mall > restaurants > bus transit > existing trails
- Continue design standards from existing sidewalks and median paths.
- Construct multi-use pathways that feature shade trees, benches, bike racks and other design elements that attract usage. Enable multi-modal transportation access within and between areas (Policy No. 19.4.2)

## EXISTING SIDEWALK CONNECTIONS







# ARCHITECTURAL DETAILS: HOTEL



MIROMAR HOTEL

# ARCHITECTURAL DETAILS: HOTEL



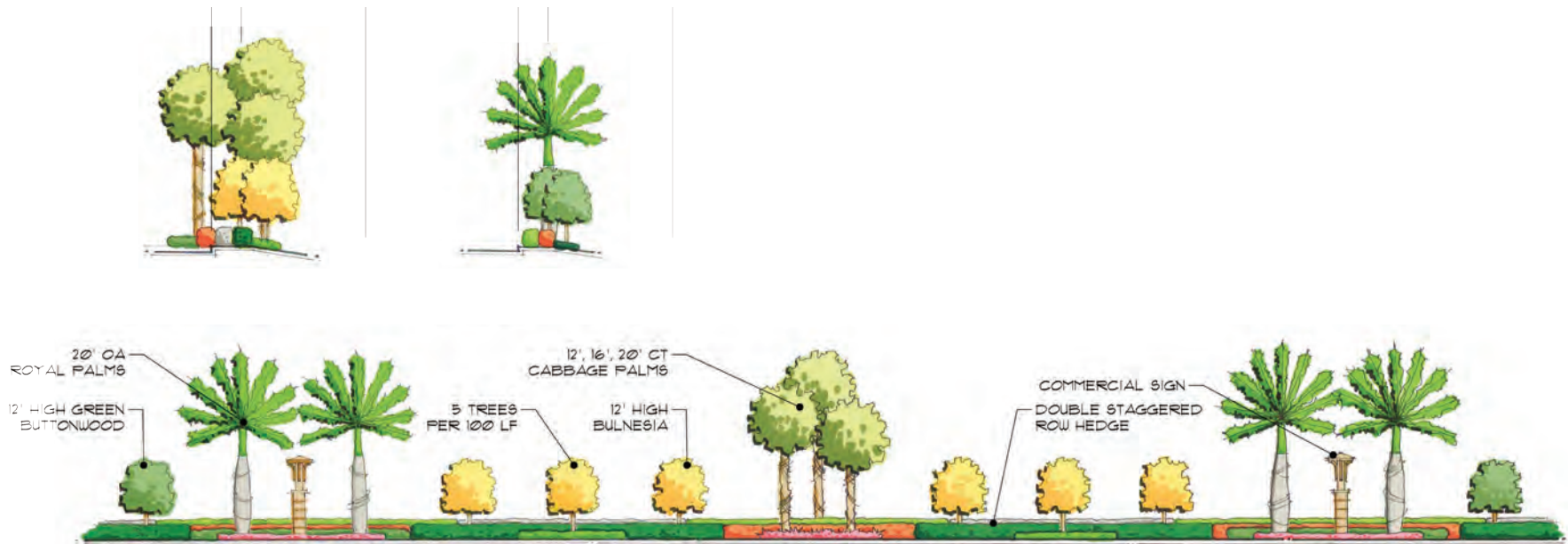
# ARCHITECTURAL DETAILS: HOTEL



# VEGETATIVE BUFFER

**Vegetative buffers** are areas of natural or established vegetation to enhance aesthetics along a major roadway (I-75).

## Type D Buffer Along I-75 (Policy Sec.10-416)



# LANDSCAPE CHARACTER

## DESIGN GOALS

- Incorporate lush plantings of palms and ornamentals that landscape surrounding building
- Provide stately shade trees to be used in the parking lot medians to help lessen the heat island effect and create shade throughout the paved surfaces
- Incorporate layers of landscaping to reduce visual pollution to benefit surrounding properties and provide sound attenuation
- Use native plantings and Florida Friendly Landscaping to develop a sustainable site that meets Land Development Codes 10-416 - 10-421.



NATIVE PLANTS ARE ADAPTED TO LOCAL ENVIRONMENTAL CONDITIONS, THEY REQUIRE FAR LESS WATER, SAVING TIME, MONEY, AND PERHAPS THE MOST VALUABLE NATURAL RESOURCE, WATER. IN ADDITION TO PROVIDING VITAL HABITAT FOR BIRDS, MANY OTHER SPECIES OF WILD LIFE BENEFIT AS WELL. (NATIONAL AUDUBON SOCIETY)

# PLANTING PLAN

## Landscape Exhibit



DENOTES NATIVE /FLORIDA FRIENDLY PLANT



JATROPHA



ORANGE GEIGER



SABAL PALM



ALUMINUM PICKET FENCE



PINK TABEBUIA



RIBBON PALM



YELLOW TABEBUIA



SHADY LADY OLIVE



ROYAL PALM



GREEN ISLE FICUS



HEDGE HIBISCUS



MUHLY GRASS



COONTIE



LANTANA

# CONSULTANT TEAM

**BOOTH DESIGN GROUP**, *Landscape Architecture*



**DELISI, INC.**, *Lands Use Planning & Water Policy*



MIROMAR HOTEL