

# Arcos Executive Center

## Planning and Zoning

March 20<sup>th</sup>, 2018

### PROJECT TEAM:

DEVELOPER:

LAI DESIGN ASSOCIATES, LLC  
RICHARD S. LOSEE, PE

CIVIL ENGINEER:

J.R. EVANS ENGINEERING, P.A.  
KRISTINA JOHNSON, PE

LANDSCAPE ARCHITECT:

WINDHAM STUDIO, INC.  
SCOTT WINDHAM, RLA

TRANSPORTATION:

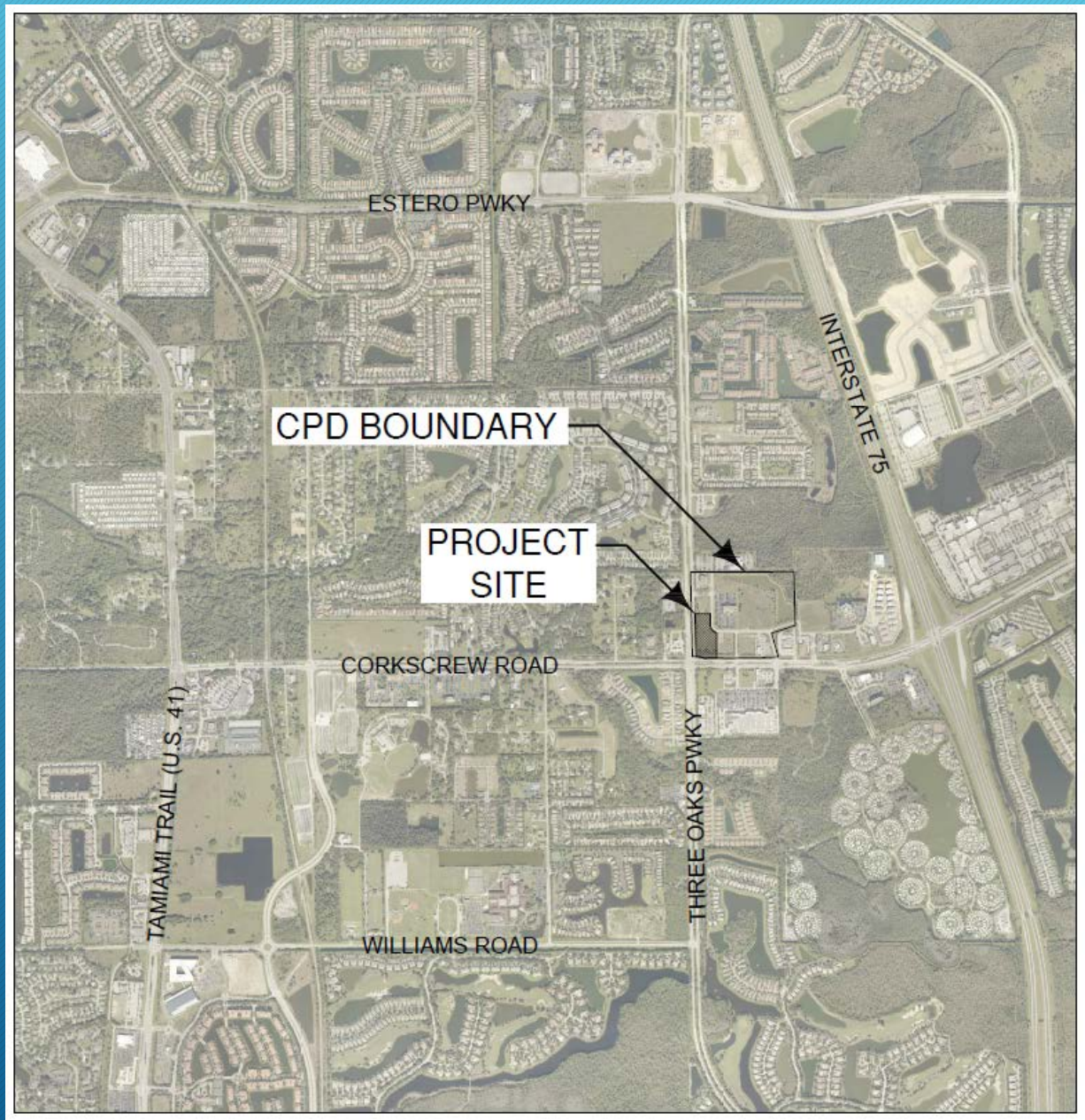
JMB TRANSPORTATION ENGINEERING, INC.  
JAMES M. BANKS, PE

**LAI** CONSTRUCTION MANAGEMENT, INC.

PROFESSIONAL PROPERTY DEVELOPERS

# PROJECT LOCATION

10150 and 10170 Arcos Avenue, Estero, FL 33928





# CPD AERIAL





# APPLICANT REQUEST

- 1. 3-Story 66,000 SF Executive Center containing office and retail uses.
- 2. Building height of 52.7-feet with a maximum height of 59.93-feet for architectural features.

- 3. 120-foot building setback to Corkscrew Road to preserve the heritage trees.



## DEVIATION 13

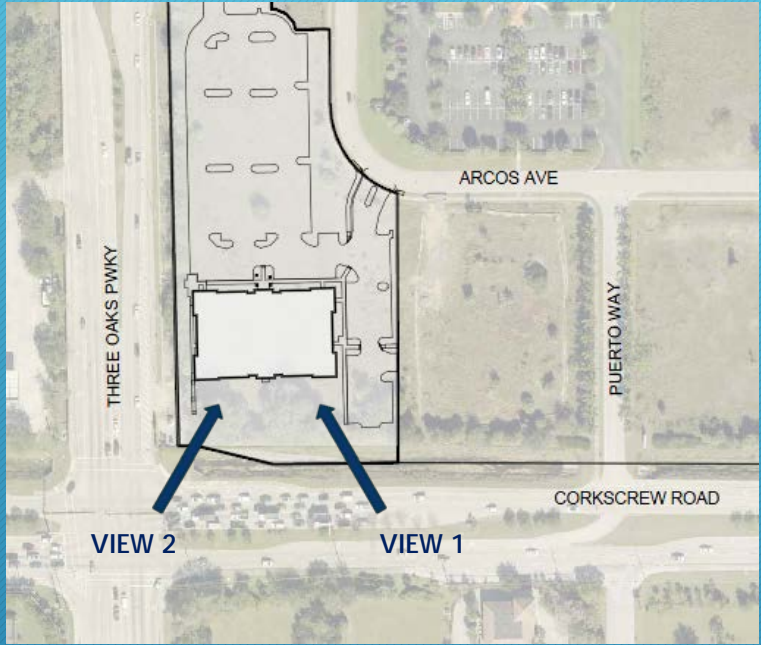
Request to increase the building height from 3-stories or 45-feet to 52.7-feet and to allow a maximum height of 59.93-feet for the architectural features



- PROMINENT CORNER SHOULD HAVE PROMINENT BUILDING
- SETBACK TO CORKSCREW LIMITS VISIBILITY
- EXISTING HERITAGE TREES LIMIT VISIBILITY
- ARCHITECTURAL FEATURES ADD INTEREST



# DEVIATION 13



VIEW 1: WESTBOUND CORKSCREW- STREETVIEW

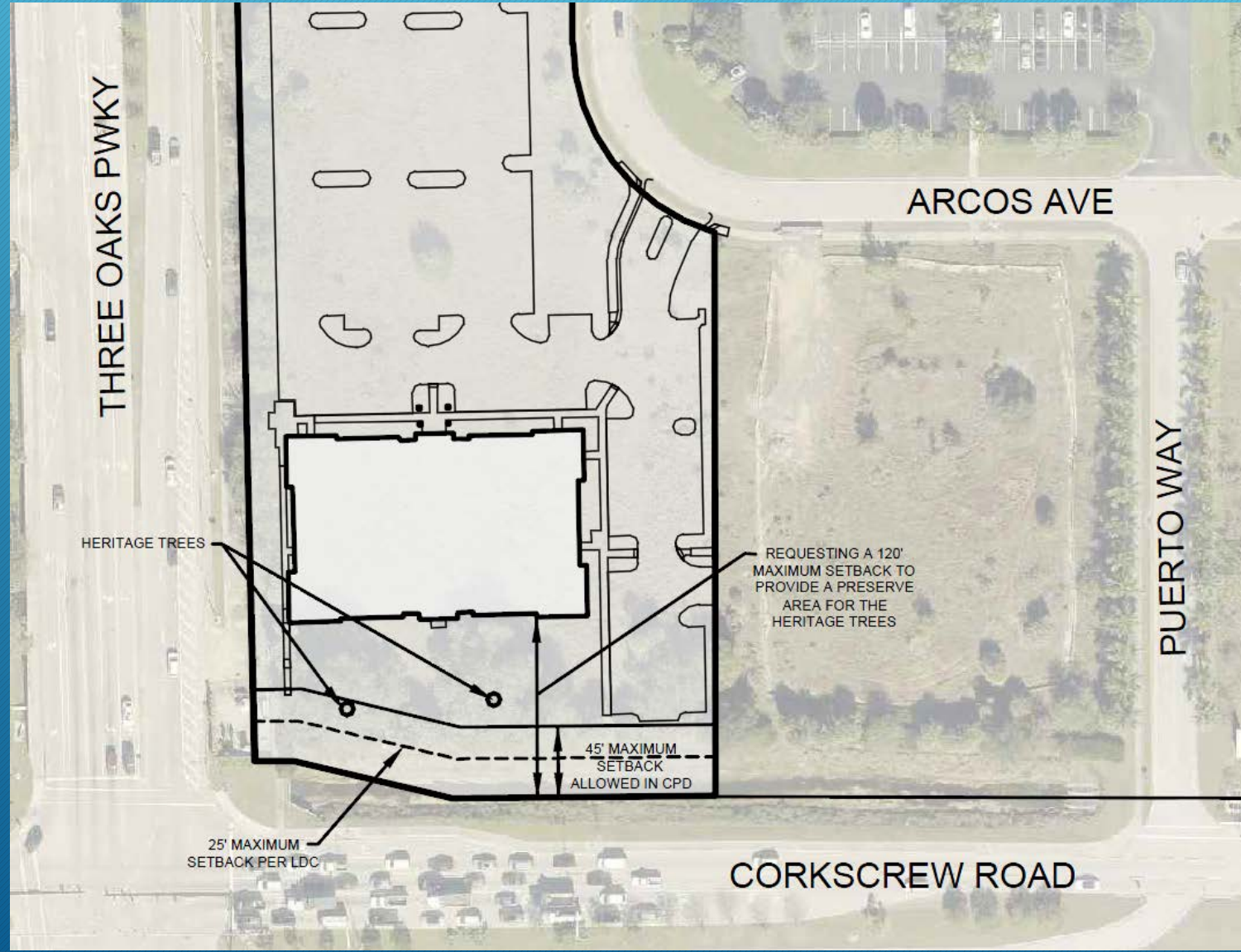


VIEW 2: CORKSCREW AND THREE OAKS- STREETVIEW



# DEVIATION 14

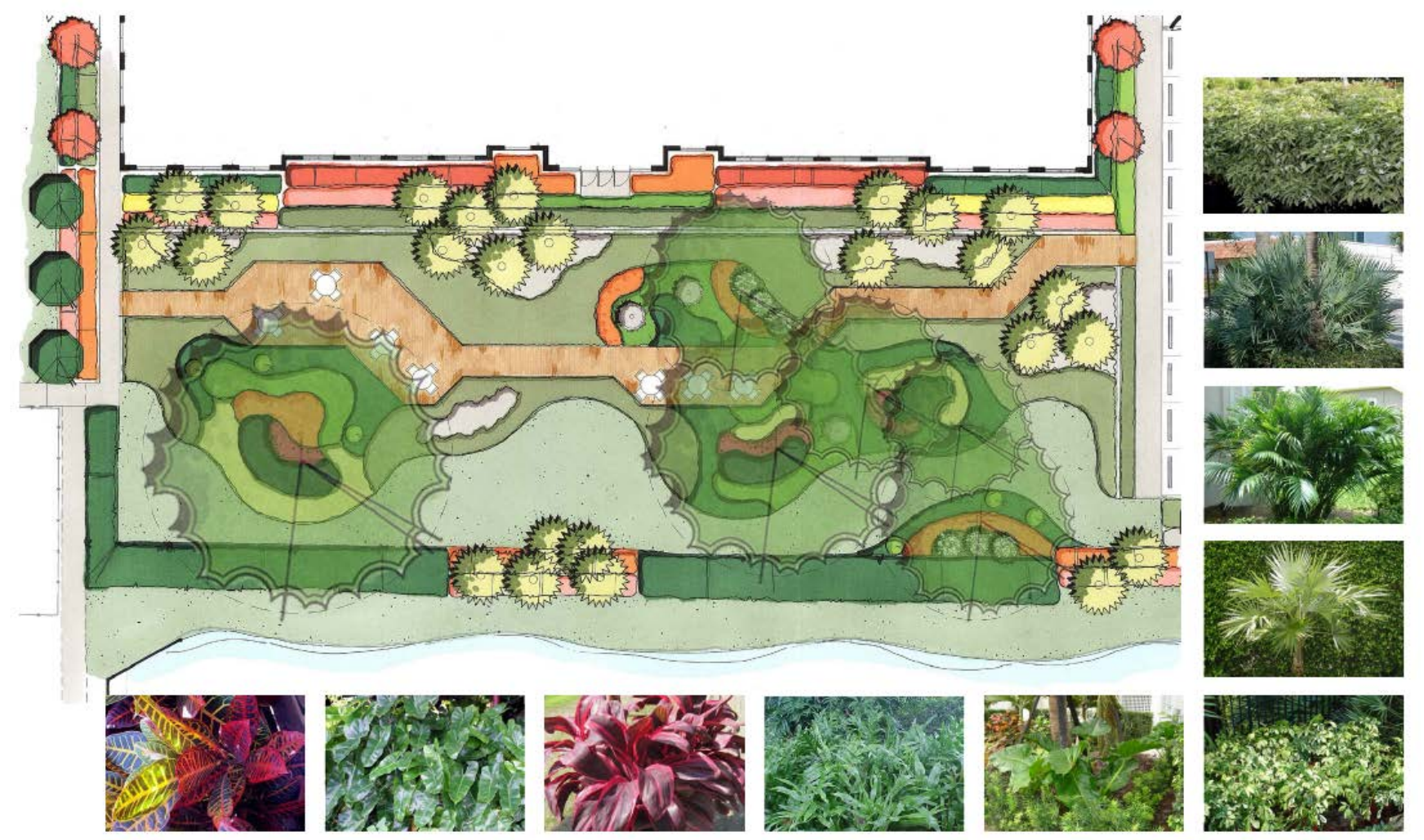
Request to increase the maximum building setback from 25-feet for buildings on corner lots to allow a maximum building setback of 120-feet for the building's south setback to Corkscrew Road





# SITE FEATURES - BOARDWALK

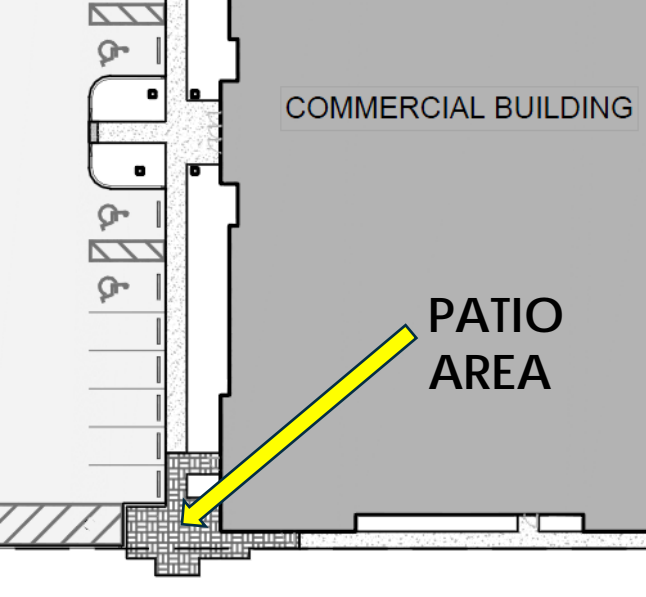
- MAINTAIN TWO (2) HERITAGE OAK TREES AND TWO (2) MATURE OAK TREES
- INCORPORATE ELEVATED PEDESTRIAN BOARDWALK WITH SEATING
- KEEP DEVELOPMENT FOOTPRINT OUTSIDE OF HERITAGE TREE CANOPY





# SITE FEATURES – PATIO AREA

- CAFÉ TO INCLUDE AN OUTDOOR PATIO AREA WITH SEATING





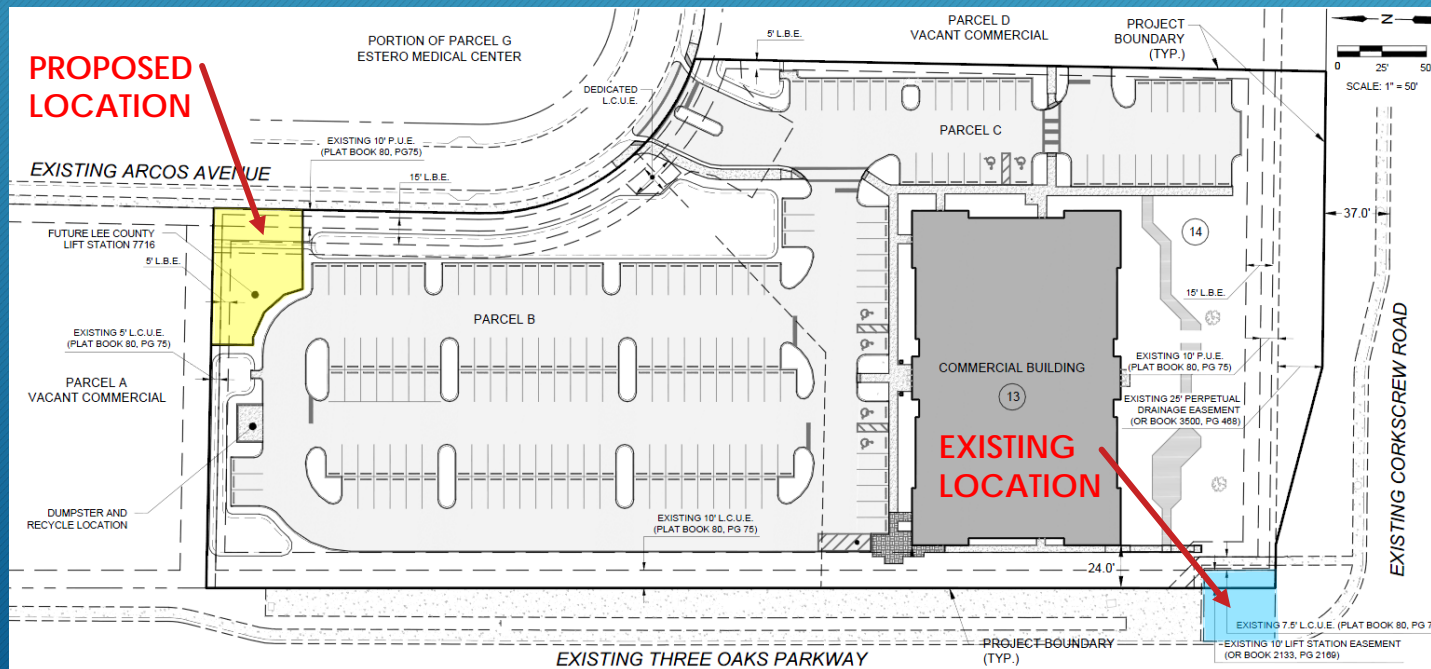
# PIM COMMENTS FROM JUNE 1, 2017

## 1. Is the Lift Station at the Corner of Corkscrew Road and Three Oaks Parkway sealed or vented?

The existing lift station is going to be decommissioned. LCU has submitted their applications and you will be able to ask them questions directly when they present.

## 2. Will relocating the lift station to its proposed location affect the oak trees due to the deep trenching and construction?

Per my conversation with LCU no deep trenches are proposed along Three Oaks Parkway.

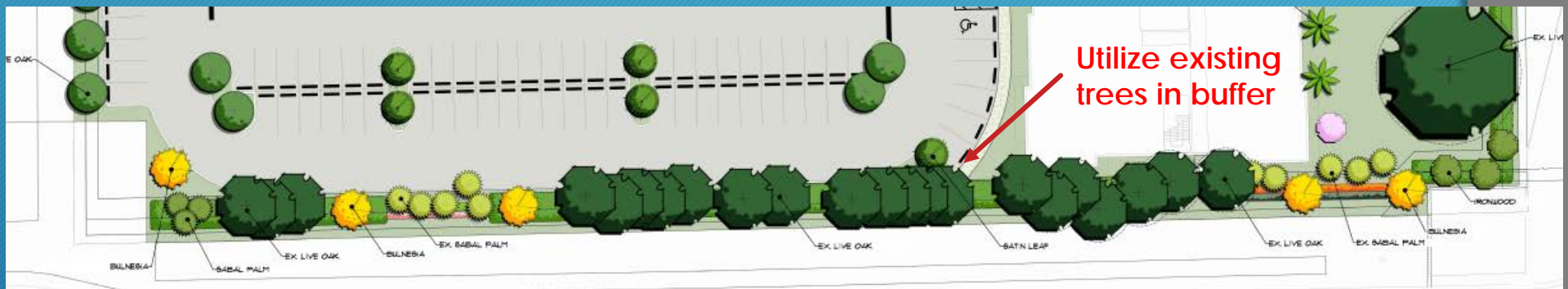




# PIM COMMENTS FROM JUNE 1, 2017

3. The portion of the building along Three Oaks Parkway is in close proximity to the existing oak trees. Will construction of the building potentially harm those trees?

Originally we were trying to save the existing trees and plant material in the berm along Three Oaks Parkway, however due to the proximity of the building and parking lot we are now proposing new landscape material along the entire berm.



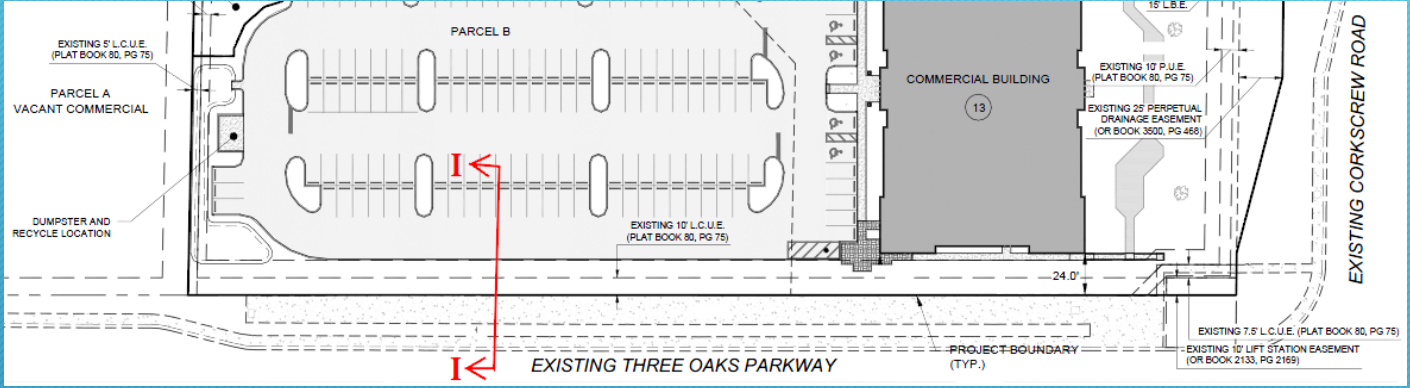
ORIGINAL PLAN



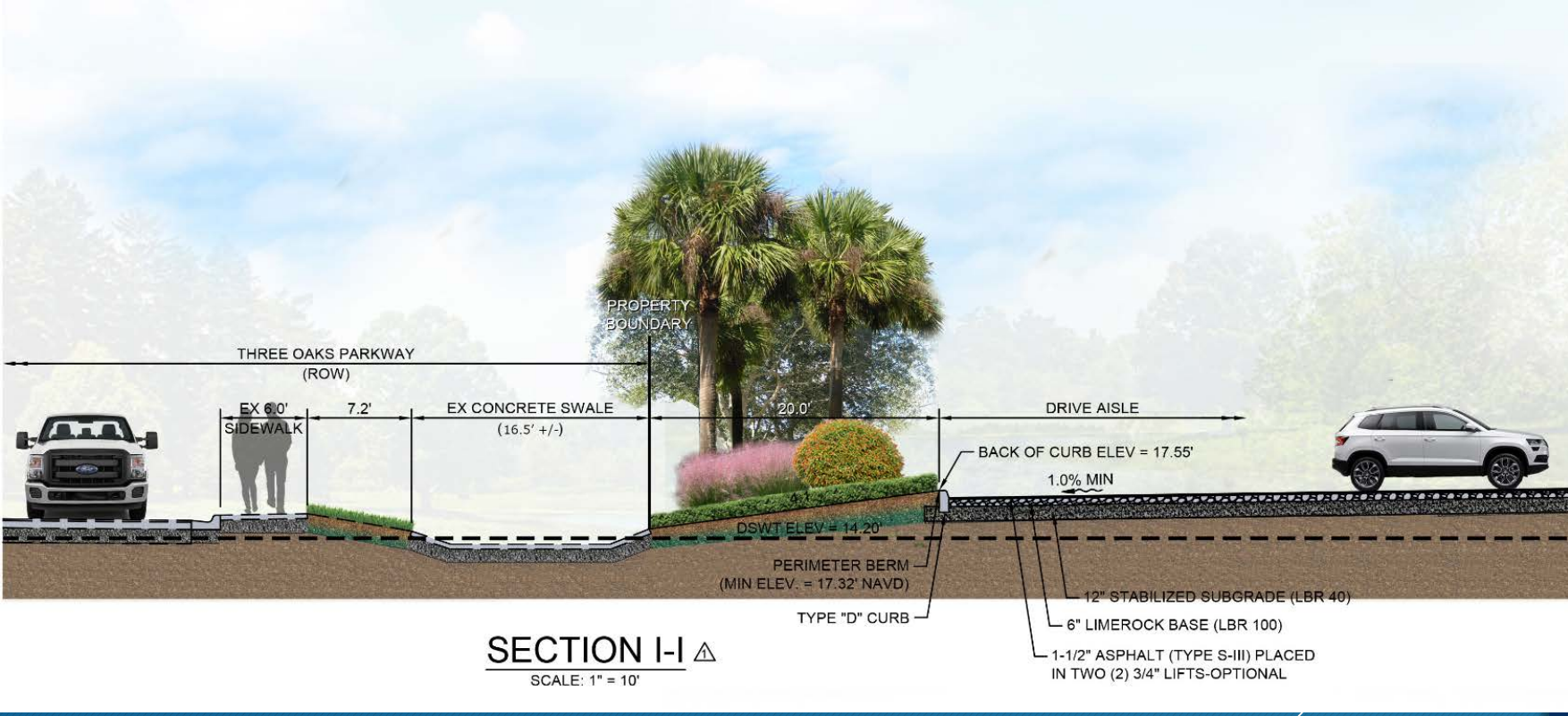
PROPOSED PLAN



# PIM COMMENTS FROM JUNE 1, 2017



PROPOSED SECTION LOCATION



PROPOSED SECTION



# PIM COMMENTS FROM JUNE 1, 2017

4. **How would the architecture be characterized?**  
Mediterranean
5. **What will the roof be composed of?**  
Barrel Tile Roof
6. **The code has a maximum building height of 35-feet, will you be requesting a deviation?**  
Yes a deviation is being requested and it was discussed earlier in the presentation.





# PIM COMMENTS FROM JUNE 1, 2017

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**7. Is the face of the building going to consist of stone or stucco?**

There will be a travertine veneer on the exterior of the main entrance and the building will be textured finish.

**8. Are there any requirements for LEED?**

There are no code requirements for LEED however there will be LEED features in the building including the following:

- Site provides bike rack, adjacent to bus stop, and located in established commercial area.
- LED lighting will be used throughout the building.
- Parking lot lighting will be LED.
- Offices will be equipped with motion sensor lighting
- Toilet fixtures will be low flow
- Recycling will be offered

**9. Are you proposing any solar**

No solar is being proposed.



# PIM COMMENTS FROM JUNE 1, 2017

## 10. Describe the ideal tenants.

Applicant will market to established businesses with a need for 10,000 SF or more.

## 11. Will there be any retail?

Yes a small portion of the first floor is being set aside for a café and/or small retail establishment.

Outdoor brick patio area with seating proposed for café tenant



## 10. Have you looked into or done a preliminary Traffic Study?

A traffic study has been completed and will be discussed next.



# TRANSPORTATION

The following uses were removed from the Schedule of Uses for Parcels B and C:

1. Animal Clinic
2. Auto Parts Store
3. Assisted Living Facility
4. Automatic teller Machine (ATM)
5. Automotive Repair Service
- 6. Banks**
7. Boats Parts Store
8. Car Wash
9. Clubs, excluding Country Club
- 10. Convenience Food & Beverage Store**
11. Department Store
- 12. Drive-Thru Facility**
13. Drug Store
14. Food Store Hardware
15. Hardware Store
16. Hobby, Toy, and Game Shop
17. Independent Living Units
18. Lawn and Garden Supply Store
- 19. Package Store**
20. Parking Garage
21. Pet Shop and pet Services
- 22. Pharmacy**
23. Repair Shop
- 24. Restaurant- Fast Food**
25. Residential accessory uses/ structures
- 26. Self Service Fuel pumps**
27. Variety Store



# TRANSPORTATION

Total Site Generated Trips		
Development Scenario	Net Daily (ADT)	New PM Peak Hour (vph)
Per 2001 Zoning and Existing Land Uses	9,562	837
Existing and Approved Land Use Trips	9,359	807
Existing, Approved, and Proposed Land Use Trips	9,101	807
Existing, Approved, and Proposed Land Use Trips (Includes ALF)	7,548	645

- **EXISTING AND APPROVED LAND USES INCLUDES:**
  - 170,622 SF OF RETAIL
  - 55,160 SF MEDICAL
  - 4,218 SF OF FAST FOOD (CULVERS)
  
- **EXISTING, PROPOSED, AND APPROVED LAND USES INCLUDES:**
  - 95,856 SF OF RETAIL (INCLUDES 6,000 SF FOR ARCOS)
  - 55,160 SF MEDICAL
  - 4,218 SF OF FAST FOOD (CULVERS)
  - 60,000 SF OF OFFICE
  - 124 ASSISTED LIVING FACILITY UNITS





ARCOS EXECUTIVE CENTER  
QUESTIONS?





# BUILDING PERSPECTIVES

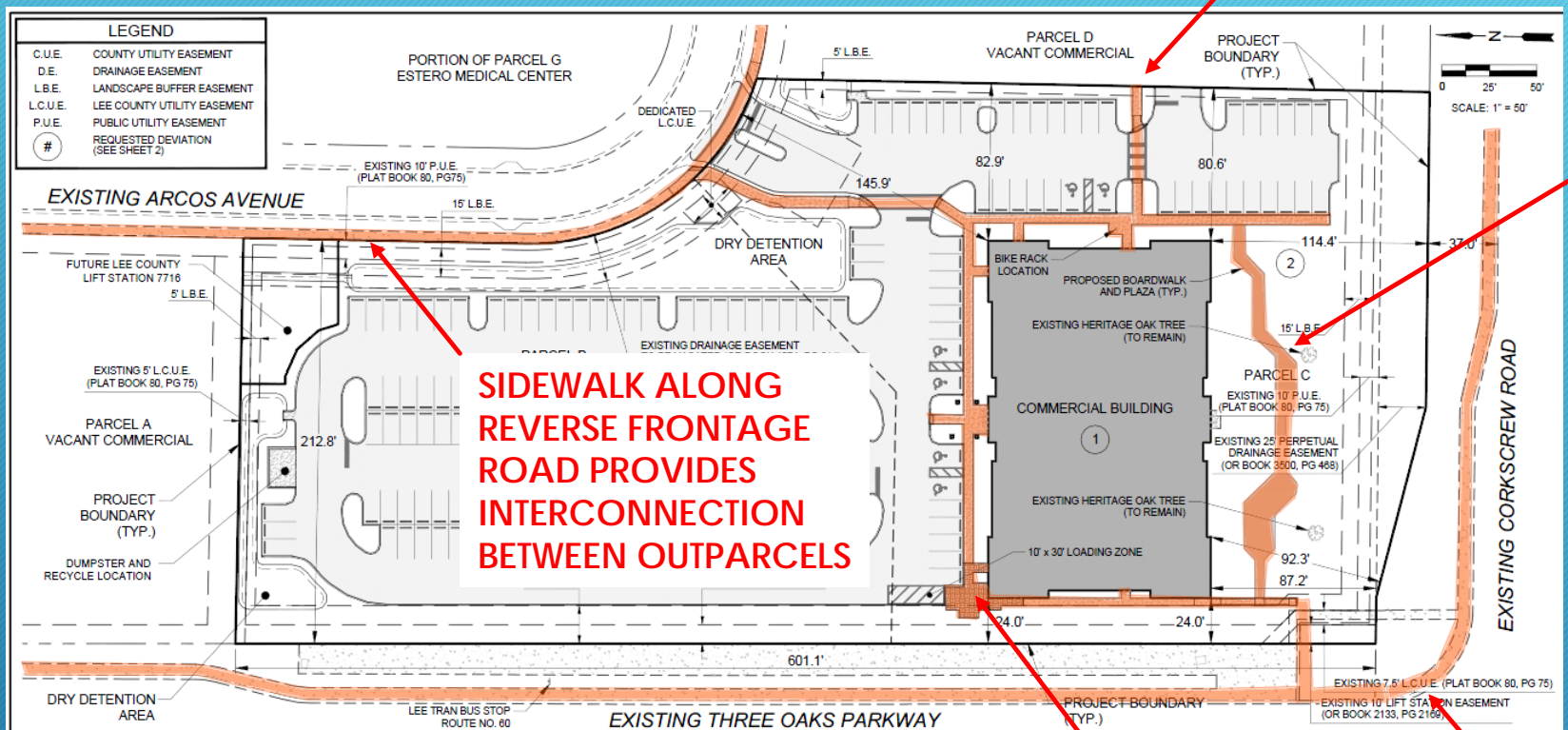




# PEDESTRIAN CONNECTION

**CONNECTION TO FUTURE COMMERCIAL**

**BOARDWALK AREA**



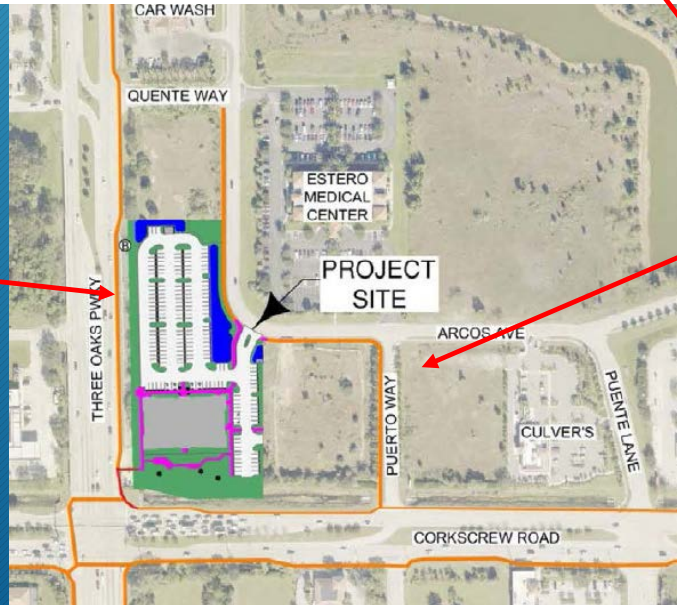
**SIDEWALK ALONG REVERSE FRONTAGE ROAD PROVIDES INTERCONNECTION BETWEEN OUTPARCELS**

**PATIO AREA WITH SEATING**

**LCU CORNER RESTORATION**

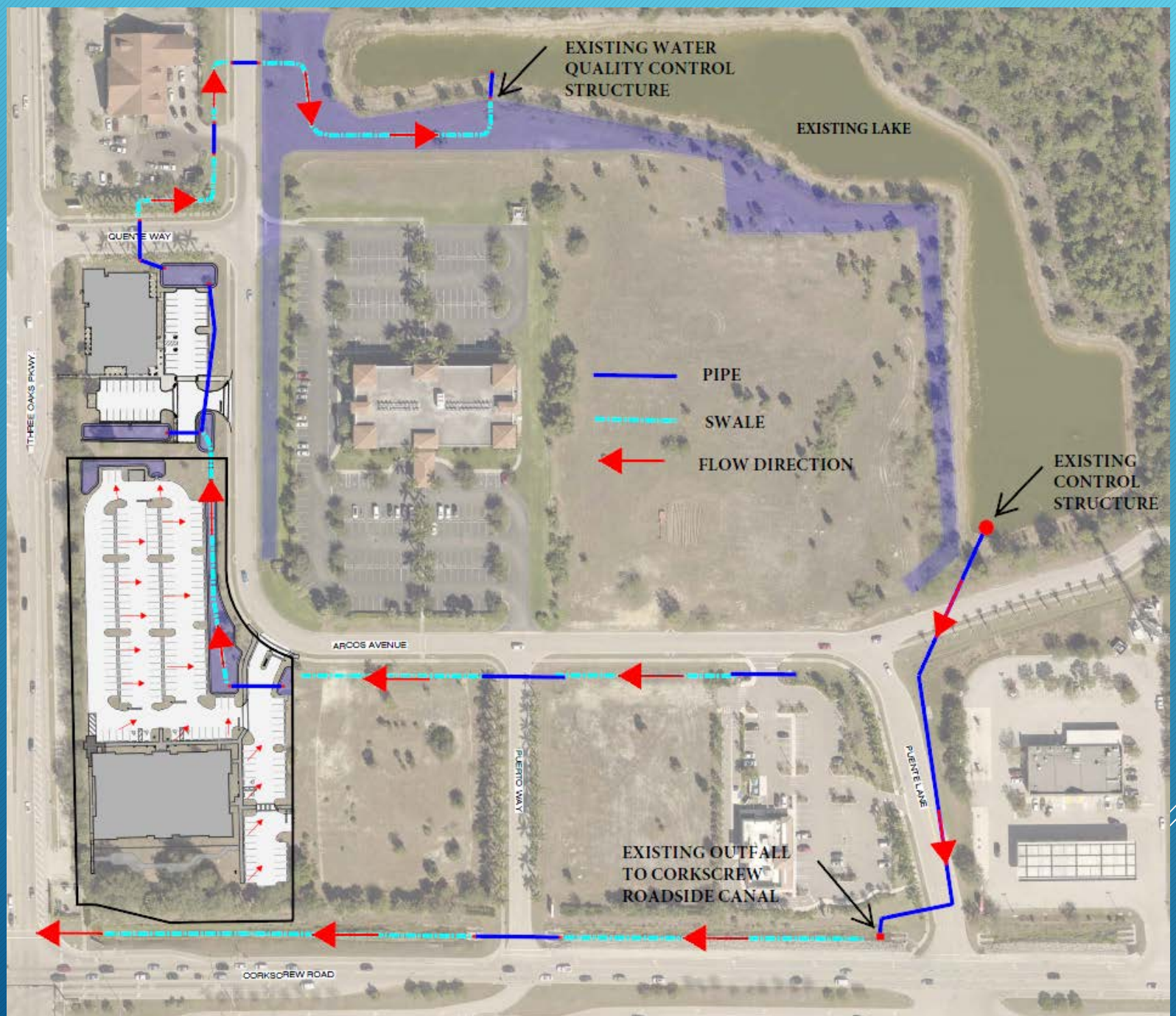
**EXISTING LEETRAN BUS STOP**

**SIDEWALK CONNECTIONS TO OTHER PROPERTIES**





# SURFACE WATER MANAGEMENT





# SURFACE WATER MANAGEMENT

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- BUILDING IS SET AT 1' ABOVE THE DESIGN 100-YEAR STORM EVENT.
- THE LOWEST PARKING LOT ELEVATION IS SET AT 0.60' ABOVE THE 10-YEAR STORM EVENT.
- THE HIGH SIDE OF THE DRIVE ASILES ARE ALL SET ABOVE THE 25-YEAR STORM EVENT.



# MONUMENT SIGN

