

**Tract 1D-3 of Coconut Point
Hilton Garden Inn
PowerPoint Presentation**

Coconut Point DRI/MPD Tract 1D-3

Planned Development Amendment
Village of Estero
Village Council
June 20, 2018

Project Team

- Mike Concilla, Equity Inc.
- Ned Dewhirst, PE, Oakbrook Properties
- Paula McMichael, AICP, Hole Montes
- Charlie Krebs, PE, Hole Montes
- Bill Prysi, PLA, ASLA, Land Architects, Inc.

Coconut Point Aerial



Coconut Point Planned Development Areas

III. DISTRICT CHARACTERISTICS

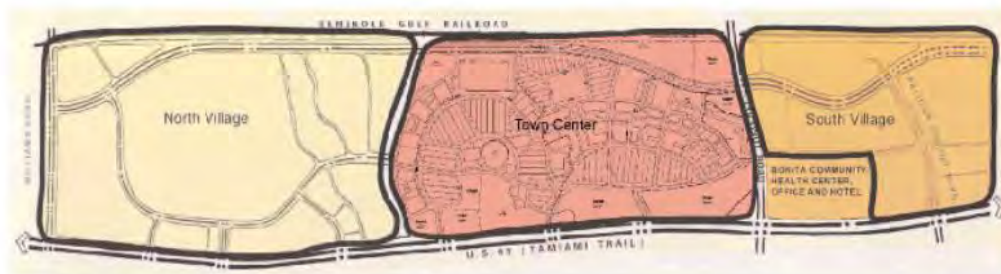
Coconut Point is made up of three districts: the North Village, the Town Center, and the South Village. Each of these districts maintains a distinct neighborhood character while at the same time contributing thoroughly to a unifying overall identity for Coconut Point. The differences between the districts are characterized primarily by differences in use.

The North Village, with its lower density single and multi-family housing, together with an array of open space, commercial support and recreational activities, projects a decidedly suburban image. The Town Center is a rich mix of commercial activity: shops and restaurants, entertainment venues and public courtyards. This is a gathering place for the community, lively and active because of the urban housing, offices and hotels that are part of the mix. South Village lies directly adjacent to the Town Center and contains a concentration of medical offices, the Bonita Community Health Center, congregate care, convenience shopping and residential neighborhoods. The residential component of the South Village is comprised of moderate density, attached unit housing types.

While the differences in use between the districts gain subtle expression in a variety of factors such as the massing and architecture of the distinct building types and unique site and landscape requirements, the districts remain governed by the design principles and standards outlined in this manual. Further descriptions of the three districts, intended as a means to provide design direction and outline key district features and neighborhood character, are outlined below.

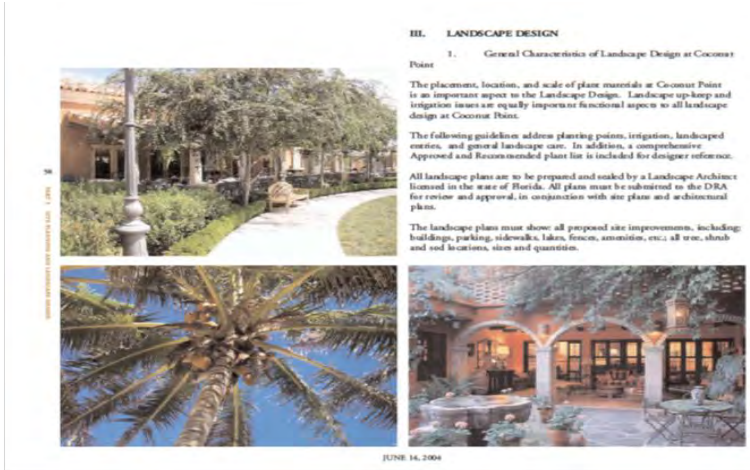
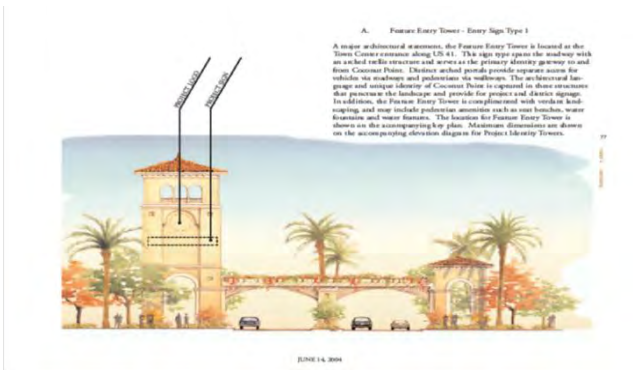
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PART I INTRODUCTION



JUNE 14, 2004

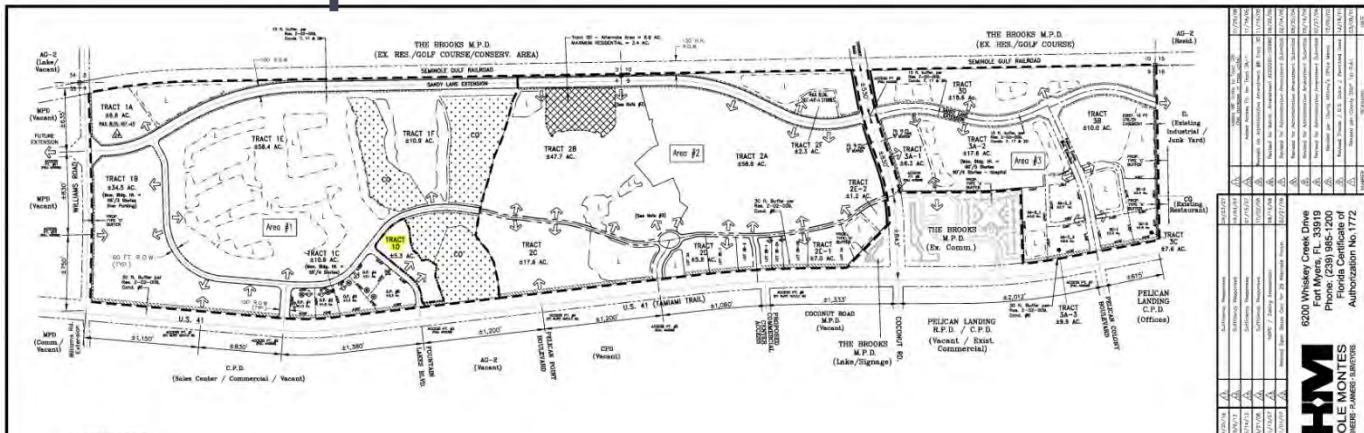
Coconut Point Design Review Guidelines



Coconut Point Tract 1D-3



Master Concept Plan



PROJECT SUMMARY:

1. REQUEST A REZONING FROM AG-2 TO MIXED USE PLANNED DEVELOPMENT MAPS.

2. GENERAL CONCEPTUAL SCHEME:

- CONSERVATION AREAS = 33.4 ACRES
- LAKEES = 38.9 ACRES
- INTERNAL IMPROVE. R.O.W. = 29.2 ACRES
- INTERNAL PUBLIC R.O.W. = 25.4 ACRES
- GREEN AREAS / OPEN SPACE = 8.7 ACRES
- DEVELOPMENT TRACT AREAS = 535.2 ACRES
- TOTAL = 640.4 ACRES

3. CONCEPTUAL TRACT AND LAND USE / ACRES BREAKDOWN:

- DEVELOPMENT AREA #1 (Residential - 720 MI. A.L.P. UNIT; Office - Hotel - Comm. 80,100 S.F./R) (Site No. 417 271 Sd/F) / Total 120 Rooms / (Site No. 1 - 2,000 Sq/F)**
 - Proposed Lot Area = 28.1 AC
 - Proposed Internal Public R.O.W. = 8.7 AC
 - Proposed Public R.O.W. (Sanity Lane Extension) = 35.4 AC
 - Green Areas / Open Space = 4.7 AC
 - Development Area (Tracts 1A - 1F) = 112.9 AC
 - Total Development Area #1 = 212.9 AC
- DEVELOPMENT AREA #2 (Residential - 435 MI. UNIT; Hotel - Comm. 1,440 110 Sd/F) / (Site No. 90,000 Sd/F / Hotel - 250 Rooms)**
 - Proposed Lot Area = 37.0 AC
 - Proposed Internal Public R.O.W. = 8.5 AC
 - Proposed Public R.O.W. (Sanity Lane Extension) = 8.1 AC
 - Green Areas / Open Space = 1.8 AC
 - Development Area (Tracts 2A - 2F) = 105.5 AC
 - Total Development Area #2 = 179.9 AC
- DEVELOPMENT AREA #3 (Residential - 434 MI. A.L.P. UNIT; Hotel - Comm. 1,440 110 Sd/F) / (Site No. 24,300 Sd/F)**
 - Proposed Lot Area = 15.7 AC
 - Proposed Internal Public R.O.W. = 5.4 AC
 - Proposed Public R.O.W. (Sanity Lane Extension) = 7.4 AC
 - Development Area (Tracts 3A - 3F) = 85.3 AC
 - Total Development Area #3 = 95.9 AC

4. MAXIMUM DEVELOPMENT TRACT INTENSITY:

NOTE: CHANGING INTENSITIES WILL NOT EXCEED MAXIMUM PROPOSED LAND USES FOR EACH DEVELOPMENT AREA:

- Development Area #1:**
 - Tract 1A: 206 MI./A.P. UNIT / 50,000 S.F. Office
 - Tract 1B: 400,000 S.F. Office
 - Tract 1C: 90,000 S.F. Retail / 22,000 S.F. Office / 120 Rooms Hotel
 - Tract 1E: 5,000 S.F. Retail / 20,000 S.F. Office / Two Bungalows - 120 Rooms Hotel
 - Tract 1F: 90 MI. D.V.
- Development Area #2:**
 - Tract 2A: 800,000 S.F. Retail / 450 MI. D.V. / 60,000 S.F. Office
 - Tract 2B: 200 Rooms Hotel
 - Tract 2C: 400,000 S.F. Retail / 200 Rooms Hotel / 200 MI. D.V.
 - Tract 2D: 150,000 S.F. Retail / 20,000 S.F. Office / 200 Rooms Hotel
 - Tract 2E: 150,000 S.F. Retail / 30,000 S.F. Office / 200 Rooms Hotel
 - Tract 2F: 20,000 S.F. Retail / 20,000 S.F. Office / 100 MI. D.V. / 150 Rooms Hotel
- Development Area #3:**
 - Tract 3A: 60,000 S.F. Retail / 300,000 S.F. Office / 150 Rooms Hotel (71)
 - Tract 3B: 200 A.L.P. Units
 - Tract 3C: 40,000 S.F. Retail / 90,000 S.F. Office
 - Tract 3D: 224 MI. D.V.

5. CONCEPTUAL OPEN SPACE (Tract 2E Minimum 5% as required per C.U.D.C.7):

- Development Area #1:**
 - LEED Green Land Use Intensity and Tracts 1A & 1F: 124.8 AC @ 30% = 37.44 AC (Tracts 1A - 1E 1F)
 - LEED Green Land Use Intensity and Tracts 1B & 1C: 73.9 AC @ 40% = 30.36 AC
- Development Area #2 (A.L.P. TRACT 2B AL AREA - 3.4 AC RESIDENTIAL MAP):**
 - LEED Green Land Use Intensity and Field Area: 108.4 AC @ 20% = 47.3 AC** (Residential Area)
 - LEED Green Land Use Intensity and Field Area: 101.8 AC @ 30% = 48.5 AC (Residential Area)
 - LEED Green Land Use Intensity and Field Area: 87.6 AC @ 40% = 38.2 AC (Residential Area)
- Development Area #3:**
 - LEED Green Land Use Intensity and Tracts 3A & 3C: 59.7 AC @ 30% = 17.9 AC (Tract 3B & 3D)
 - LEED Green Land Use Intensity and Tracts 3A & 3C: 28.8 AC @ 40% = 11.5 AC (Tract 3B & 3D)
 - Total Open Space Required (A.L.P.): 114.8 AC
 - Total Open Space Provided (A.L.P.): 114.8 AC

6. PRODUCT PROPOSING:

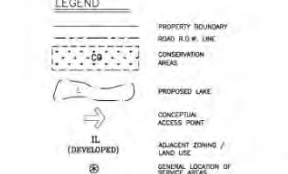
M / A.L.P. UNIT, RETAIL COMM. OFFICE, HOTEL, Bank w/OT (AMTS), (Sd/F), (Sd/F), (ROOMS), (Sd/F)

- M / A.L.P. UNIT MAP MAY BE REPLACED WITH C.U.7 177 174 (OUTLET USES SO LONG AS THE TOTAL NO. OF PEAK HOUR VEHICULAR TRIPS GENERATED BY THE DEVELOPMENT IS NOT INCREASED AND APPROVAL IS OBTAINED IN ACCORDANCE WITH RESOLUTION 2-02-09
- PROPOSED (w/ C.U.D.C.):
 - Prop. Lake Area (88 - 28.0% of 150.3 AC) = 37.6 AC
 - Prop. Conservation Areas = 39.4 AC
- DEVELOPMENT AREA #1:
 - Commercial Development (Tracts 1B, 1C, 1D): 85.4 AC @ 15.05% = 12.8 AC
 - Residential Development (Tracts 1A, 1E, 1F): 73.9 AC @ 30.0% = 22.2 AC
 - Residential = 35.7 AC
- DEVELOPMENT AREA #2 (A.L.P. TRACT 2B AL AREA - 3.4 AC RESIDENTIAL MAP):
 - Commercial Development (Tract 2A - 2C): 131.3 AC @ 15.05% = 19.8 AC
 - Residential Development (Tract 2A): 3.8 AC @ 30.0% = 1.1 AC
 - Residential Development (Tract 2B): 3.8 AC @ 30.0% = 1.1 AC
 - Residential = 2.8 AC
- DEVELOPMENT AREA #3 (A.L.P. TRACT 3B AL AREA - NO RESIDENTIAL):
 - Commercial Development (Tracts 3A - 3C): 134.7 AC @ 15.05% = 20.3 AC
 - Residential Development (Tract 3A): 3.8 AC @ 30.0% = 1.1 AC
 - Residential = 2.7 AC

7. NOTES:

- A. Offical access will be provided to allow through-travel between (E 11 and Sandy) Lane Extension
- B. Fire Tract 10 general service area locations: see above MCP
- C. The project will be designed to locate the use of the Lot Type services in accordance with Low Density (LDC) Sec. 34-4110 and (S-442)

LEGEND



COCONUT POINT M.P.D.
MASTER CONCEPT PLAN
EXHIBIT IV-E

NO.	DATE	DESCRIPTION	BY	CHKD.
1	01/15/20	PREPARED
2	01/15/20
3	01/15/20
4	01/15/20
5	01/15/20
6	01/15/20
7	01/15/20
8	01/15/20
9	01/15/20
10	01/15/20
11	01/15/20
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50	01/15/20

6200 Whiskey Creek Drive
Fort Myers, FL 33919
Project No. 19-0000000000
Prepared by: HOLE MONTES
Florida Certificate of
Professional Engineer No. 12587
Professional Engineer No. 1772

HOLE MONTES
ENGINEERS & ARCHITECTS

SCALE: 1" = 40'

9779B_MCPB

97.79-B | 1 of 1

Coconut Point Tract 1C and Tract 1-D3



Existing Approvals - Tract 1D

- Within Development Area 1.
- Approved for a variety of retail, office, and fire station uses.
- **Approved height of 45'.**
- Platted into 3 separate tracts – Fire station constructed on 1D-2.
- Existing, shared access with the fire station.
- Tract 1D-3 totals 2.16 acres.

Request

- An amendment to the Coconut Point Mixed-use Planned Development to allow construction of hotel use in Tract 1D-3 and to allow the proposed hotel use to be constructed at a height of **55'**.

Proposed Site Plan with Aerial



Proposed Site Plan



Consistency with the Comprehensive Plan

POLICY 1.1.4: The Urban Community areas ... future development in this category encouraged to be developed as a mixed-use ...

OBJECTIVE 2.1: DEVELOPMENT LOCATION. Contiguous and compact growth patterns will be promoted ...

POLICY 2.2.1: Rezoning and development-of-regional-impact proposals will be evaluated as to the availability and proximity of ... public facilities ...

POLICY 2.12.3: Future development within the Intensive Development, Central Urban, and Urban Community future land use categories is strongly encouraged to be ... mixed use ...

POLICY 4.2.1: The Village will maintain an overlay ... identifying locations outside the Village Center Area that are also desirable for mixed use patterns ...

Policy 4.3.2: Mixed Uses: ~~A balanced mixture of~~ Carefully mixing complementary uses can ~~will be provided~~ ~~to~~ reduce overall trip lengths, ~~to~~ support pedestrian, bicycle and transit opportunities and create pedestrian friendly streetscapes.

Consistency with the Comprehensive Plan (con.)

POLICY 4.3.3: Site and building design: Integrate commercial, residential, civic and open spaces to create multipurpose developments that feature unique style and ambiance through design ...

STANDARD 11.1: WATER & STANDARD 11.2 SEWER

1. Any new residential development that exceeds 2.5 dwelling units per gross acre ... must connect to a public water system ...

GOAL 19: ESTERO COMMUNITY PLAN. Promote the development of Estero as a community with a unique quality of life, distinct character, and diverse housing, economic, recreational, and social opportunities ...

OBJECTIVE 19.2: MIXED-USE CENTERS AND ECONOMIC AREAS. Promote Estero's quality of life and diverse local economy by fostering the development of mixed-use centers ... as a preference over the development of strip commercial centers. The aim of the mixed-use centers is to provide Estero with central gathering places for Estero's residents, business people, and visitors. ...

POLICY 19.2.1: Where feasible, provide for the development of walkable mixed-use ~~town~~ centers ...

~~h. i. Commercial and mixed-use developments will m~~ Maintain a unified and consistent aesthetic/visual quality in landscaping, architecture, lighting, and signage in all commercial and mixed-use developments ...

Deviation 1

- From LDC Sec. 33-229, which limits the max **height to 45'/3 stories, to allow the proposed** hotel use on Tract 1D-3 to be constructed at a **height of 55', measured per LDC Sec. 34-2171 (1).**

Deviation 1 - Justification

- **The hotel land use at a height of 55' is allowed on Tract 1C, where the hotel is currently permitted, and was considered compatible with Rapallo in that location, at a similar distance and with similar building setbacks and landscaping buffers. The additional height is also compatible with the adjacent fire station and the conservation area.**

Deviation 2

- From LDC Section 33-229, *Maximum Height*, which requires a deviation to exceed the maximum height limitations for architectural elements that enhance visibility, or create focal points or amenities, such as turrets, sculpture, clock tower and corner accentuating rooflines, to allow for architectural elements not to exceed an additional 22 feet in height.

Deviation 2 - Justification

- The architectural elements make the design of the building visually appealing from all directions, enhance visibility, as well as providing visual relief, and are compliant with both the Village of Estero architectural standards and the supplementary standards required by the Coconut Point Beauty Book.

Deviations 1 & 2 - Height



- ① DEVIATION 1 SEEKS RELIEF FROM THE LDC SECTION 33-229, *MAXIMUM HEIGHT*, WHICH LIMITS MAXIMUM BUILDING HEIGHT OUTSIDE OF THE INTERSTATE HIGHWAY INTERCHANGE AREAS TO A MAXIMUM OF THREE STORIES OR 45 FEET, TO ALLOW A MAXIMUM BUILDING HEIGHT OF 55 FEET, MEASURED PER SEC. 34-211 (1) OF THE LAND DEVELOPMENT CODE.
- ② DEVIATION 2 SEEKS RELIEF FROM LDC SECTION 33-229, *MAXIMUM HEIGHT*, WHICH REQUIRES A DEVIATION TO EXCEED THE MAXIMUM HEIGHT LIMITATIONS FOR ARCHITECTURAL ELEMENTS THAT ENHANCE VISIBILITY, OR CREATE FOCAL POINTS OR AMENITIES, SUCH AS TURRETS, SCULPTURE, CLOCK TOWER AND CORNER ACCENTUATING ROOFLINES, TO ALLOW FOR ARCHITECTURAL ELEMENTS NOT TO EXCEED AN ADDITIONAL 22 FEET IN HEIGHT.



Front Elevation - alternate color scheme

North/Front Elevation



NORTH SIDE ELEVATION

South/Rear Elevation



SOUTH SIDE ELEVATION

East/Side Elevation



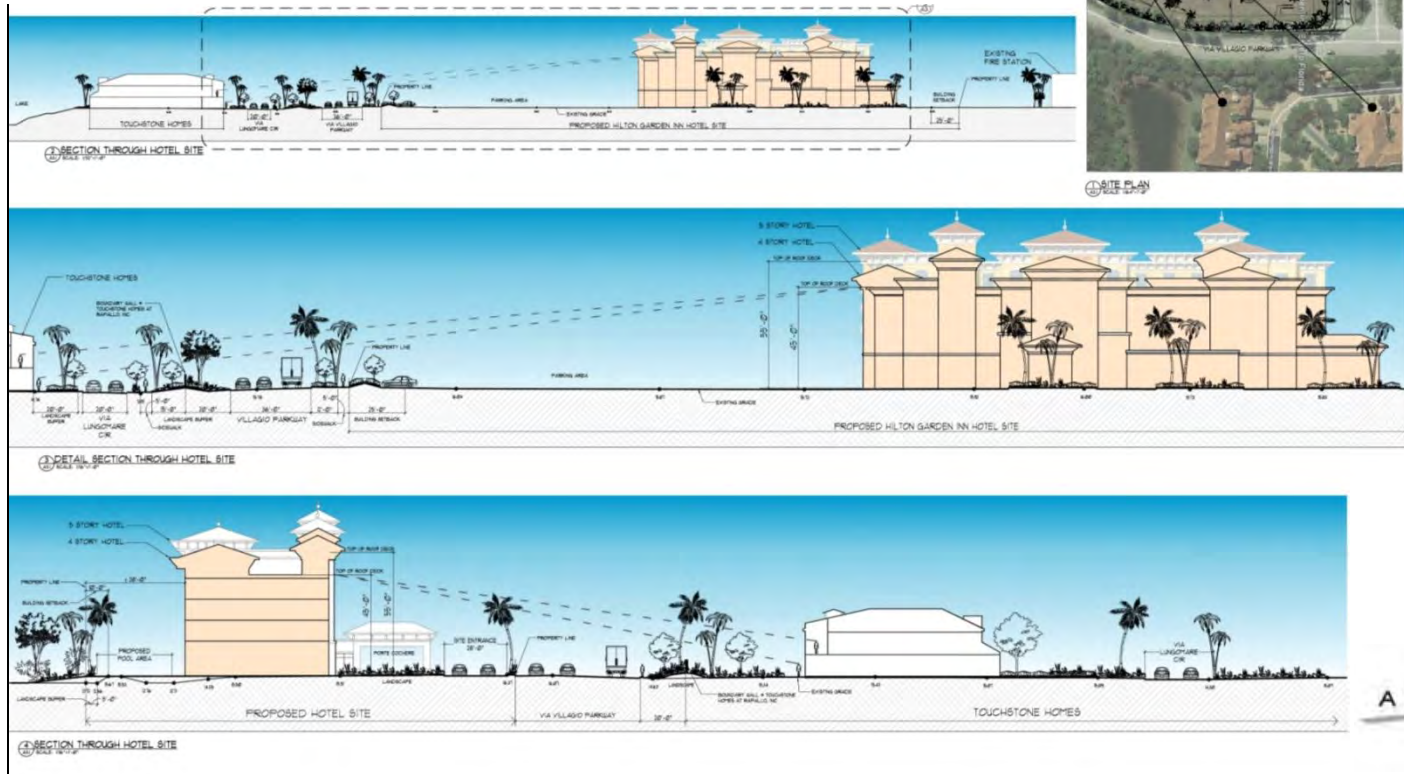
EAST SIDE ELEVATION

West/Side Elevation



WEST SIDE ELEVATION

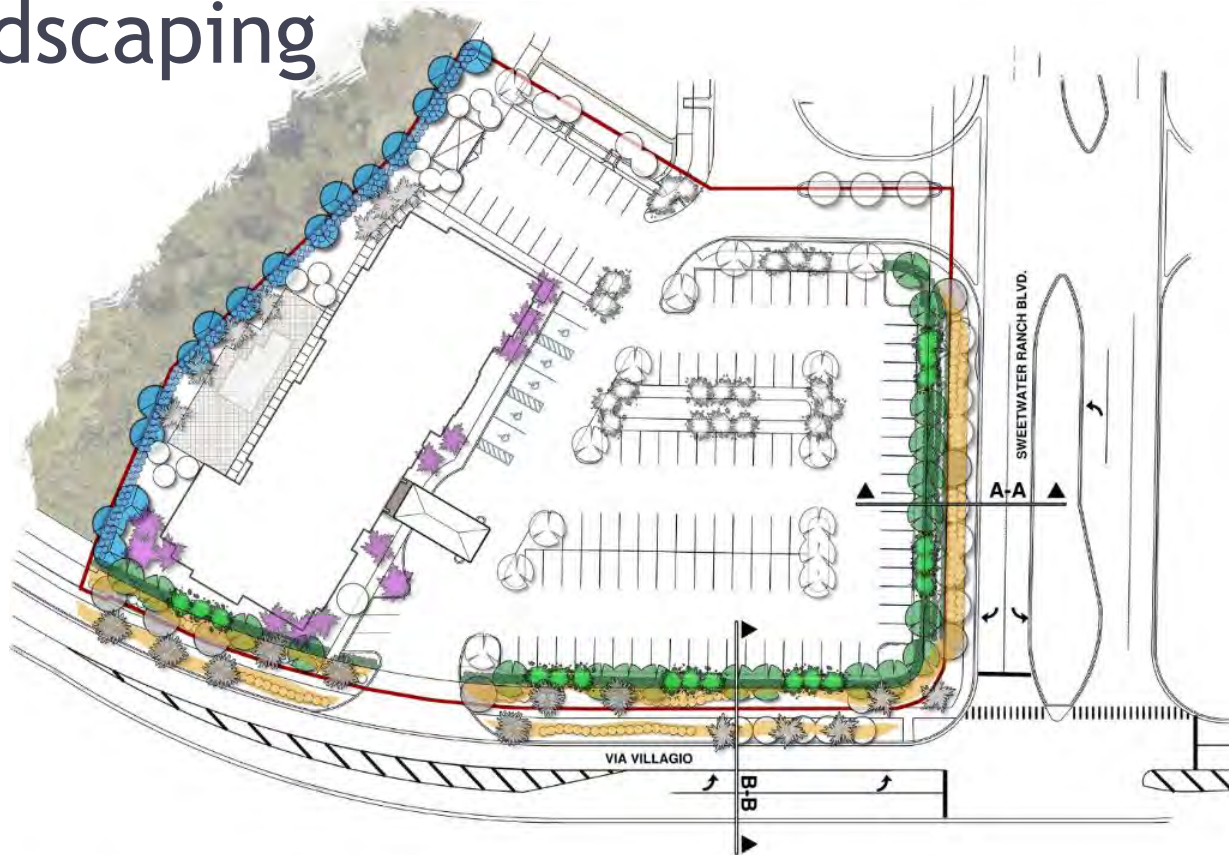
Line of Sight



Deviation 3

- From LDC Section 33-351, *Landscaping Buffers*, which requires a 20' Type D landscape buffer between commercial and right of way uses, to allow a 15' Type D landscape buffer, of which 10' will be located in a utility easement.

Landscaping



LEGEND

- ADDED BUFFER PLANTINGS NOT CURRENTLY REQUIRED (5 - TREES/PALMS WITH 66 - SHRUBS PER 100' LF)
- STANDARD TYPE 'D' BUFFER PLANTING QUANTITIES IN ADDITION TO EXISTING STREETSCAPE
- BUILDING PERIMETER PALMS PLANTED AT VARYING HEIGHTS (16' - 18' HT., 30' - 22' OVERAL)
- ENHANCED AND RE-INSTALL SHRUBS AND GROUND COVERS WITHIN R/W (COCONUT POINT STREETSCAPE)

CONCEPTUAL PLANT LIST

	Common Name	Botanical Name	Palms	Leaf Invert
QUILLER TREES	Black Olive	<i>Oliva</i>	Yes	Yes
	Wind Palm	<i>Phoenix</i>	Yes	Yes
	Low Palm	<i>Chorizanthe</i>	Yes	Yes
	Low Palm	<i>Chorizanthe</i>	Yes	Yes
	Low Palm	<i>Chorizanthe</i>	Yes	Yes
	Low Palm	<i>Chorizanthe</i>	Yes	Yes
Other Acceptable Palms Or Related Species				
ENHANCED PALMS	Black Palm	<i>Phoenix</i>	Yes	Yes
	Wind Palm	<i>Phoenix</i>	Yes	Yes
	Low Palm	<i>Chorizanthe</i>	Yes	Yes
	Low Palm	<i>Chorizanthe</i>	Yes	Yes
	Low Palm	<i>Chorizanthe</i>	Yes	Yes
	Low Palm	<i>Chorizanthe</i>	Yes	Yes
Other Acceptable Palms Or Related Species				
SHRUBS / GROUND COVERS	Blueberry	<i>Vaccinium</i>	Yes	Yes
	Blueberry	<i>Vaccinium</i>	Yes	Yes
	Blueberry	<i>Vaccinium</i>	Yes	Yes
	Blueberry	<i>Vaccinium</i>	Yes	Yes
	Blueberry	<i>Vaccinium</i>	Yes	Yes
	Blueberry	<i>Vaccinium</i>	Yes	Yes
	Blueberry	<i>Vaccinium</i>	Yes	Yes
	Blueberry	<i>Vaccinium</i>	Yes	Yes
	Blueberry	<i>Vaccinium</i>	Yes	Yes
	Blueberry	<i>Vaccinium</i>	Yes	Yes
	Blueberry	<i>Vaccinium</i>	Yes	Yes
	Blueberry	<i>Vaccinium</i>	Yes	Yes
Other Acceptable Shrubs Or Ground Covers				

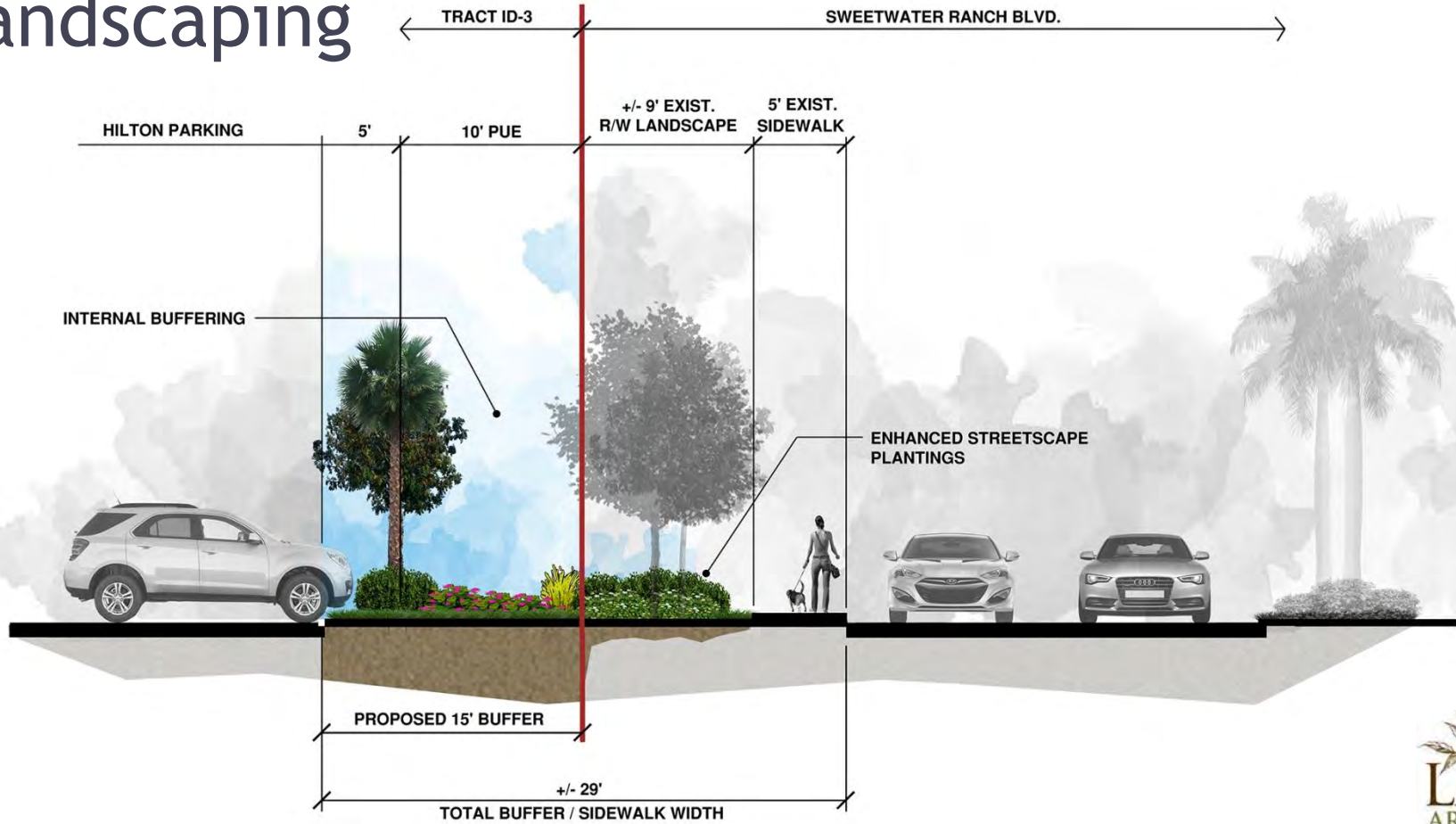
NOTES:
 1. ALL PLANTS TO BE PLANTED WITHIN THE R/W.
 2. ALL PLANTS TO BE PLANTED WITHIN THE R/W.
 3. ALL PLANTS TO BE PLANTED WITHIN THE R/W.

Hilton Garden Inn at Coconut Point

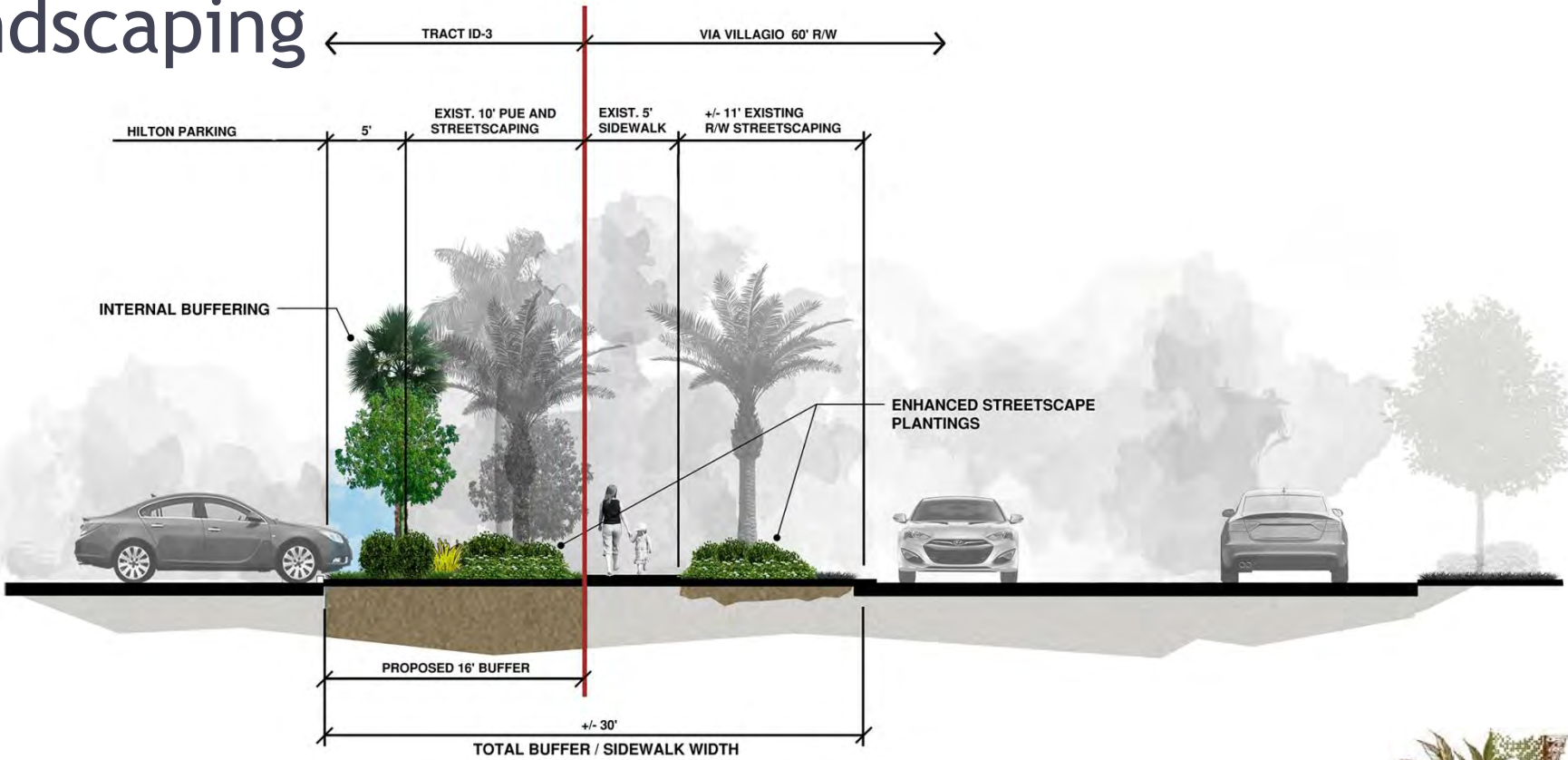
CONCEPTUAL LANDSCAPE ENHANCED PLAN



Landscaping



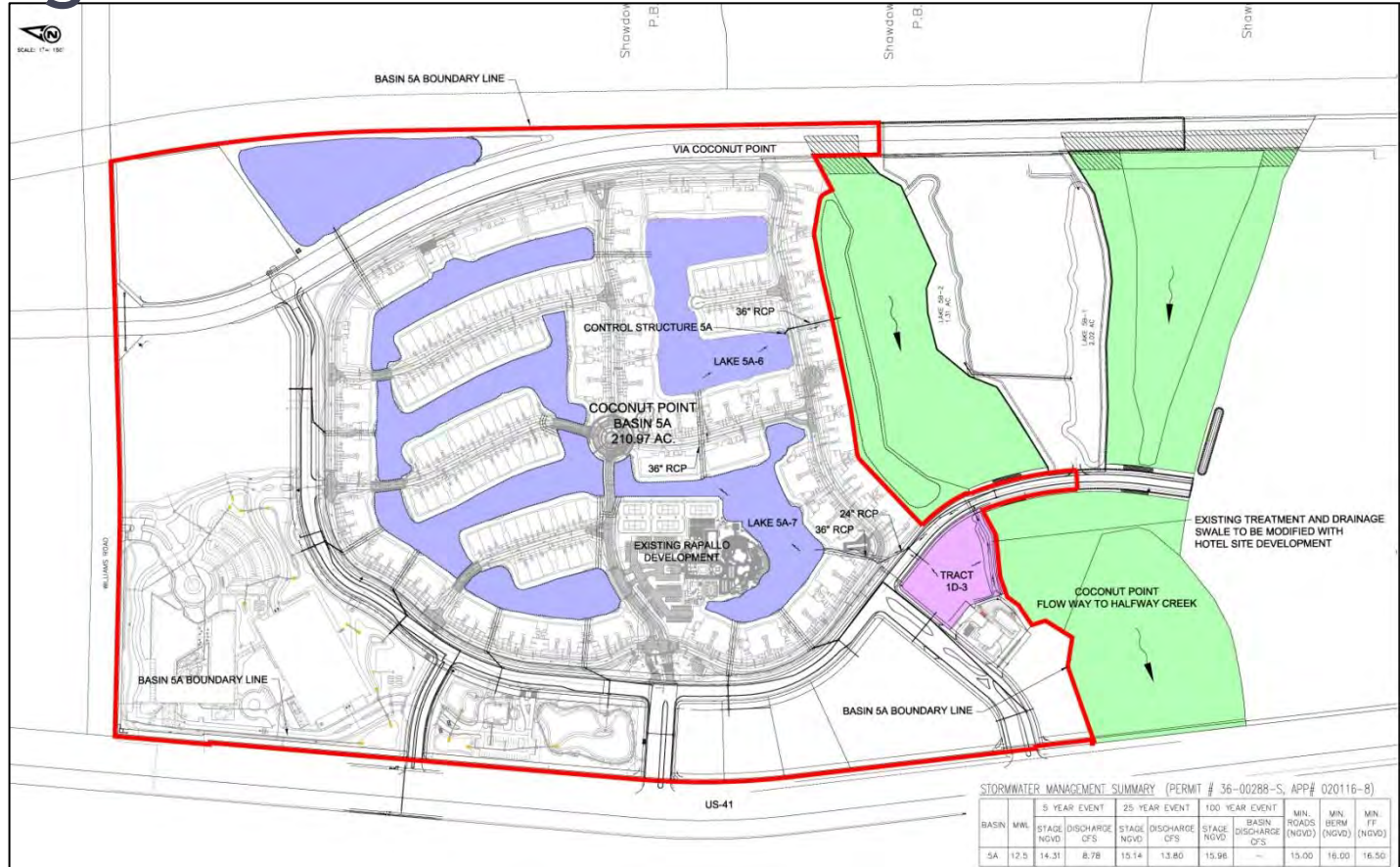
Landscaping



Deviation 3 - Justification

- The combined areas of existing landscape buffers **and sidewalks (15’), plus the additional 15’ wide** landscaping area within the subject property, will **provide approximately 30’ wide landscape buffers**, exceeding the min. code requirement and providing additional landscaping to screen the proposed building.
- **Additional palms, 16’-18’ in height at installation**, will be added adjacent to the building to soften the view of the building from Rapallo and restrict views into Rapallo from the hotel.

Drainage Exhibit



STORMWATER MANAGEMENT SUMMARY (PERMIT # 36-00288-S, APP# 020116-8)

BASIN	MW	5 YEAR EVENT		25 YEAR EVENT		100 YEAR EVENT		MIN. ROADS (NGVD)	MIN. BERM (NGVD)	MIN. FT (TVD)
		STAGE (NGVD)	DISCHARGE (CFS)	STAGE (NGVD)	DISCHARGE (CFS)	STAGE (NGVD)	DISCHARGE (CFS)			
5A	12.5	14.31	8.78	15.14	13.80	15.96	-	13.00	16.00	16.50



Conclusion

- The proposed amendment to the Coconut Point MPD/DRI to allow the hotel land use on Tract 1D-3 **along with the additional 10' in building height** is consistent with the Village of Estero Comprehensive Plan, compatible with adjacent uses, and sited in an appropriate location already approved for commercial development.
- The proposal will further be a benefit to Estero by maintaining and furthering the character of Estero and its high-quality design.