Hilton Garden Inn on Tract 1D-3

Village of Estero

Design Review Board

September 11, 2019

Project Team

- Shawn Boysko, Equity Construction Solutions
- Bruce Heisler, Equity Inc.
- Ned Dewhirst, PE, Oakbrook Properties
- Richard E. Brylanski, PE, Hole Montes, Inc.
- William E. Prysi / Land Architects, Inc.
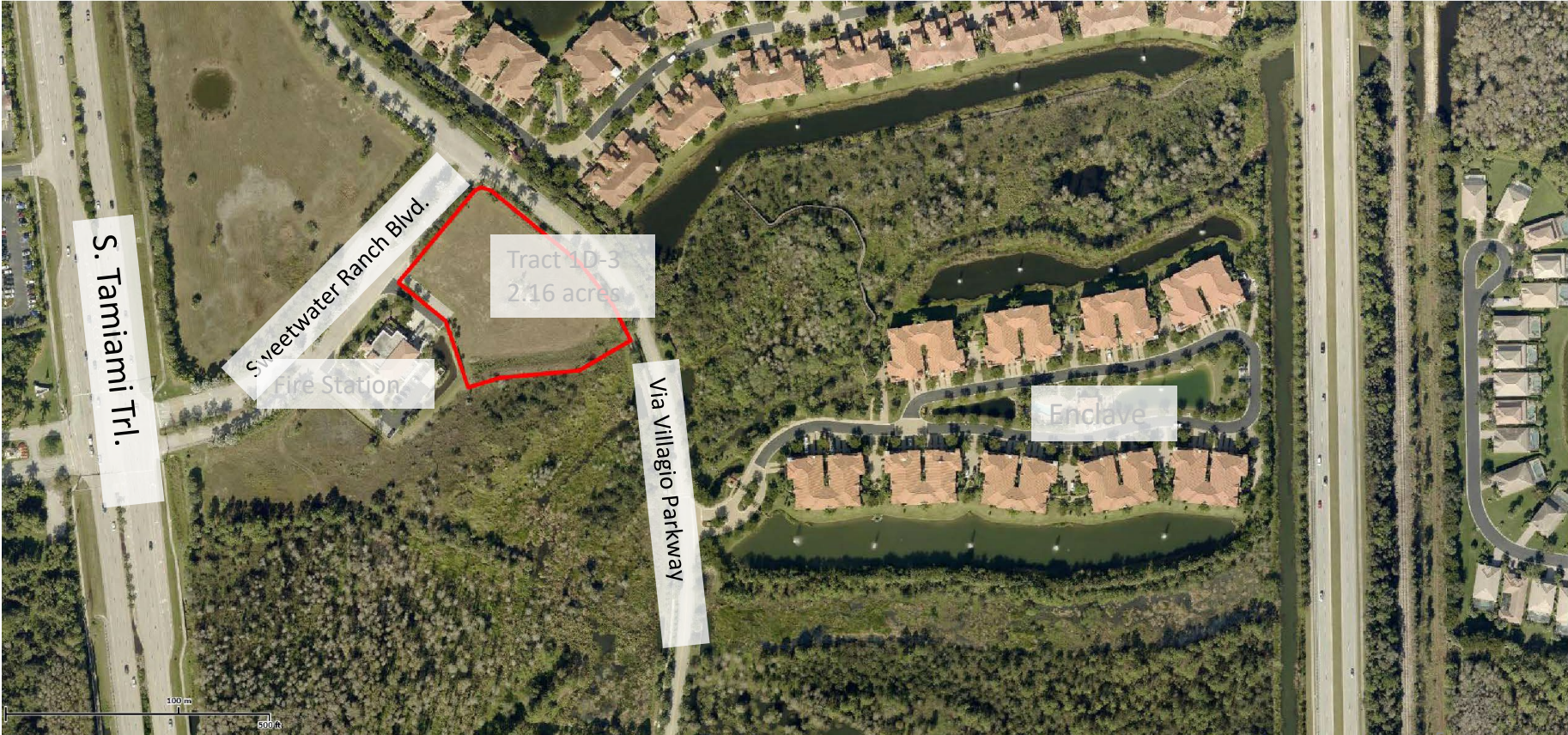- Dick Hurdle, ZHA Architects

Agenda

- Project Background
- Village of Estero Zoning Ordinance No. 2018-05
- Site Design
- Landscape Design
- Building Design
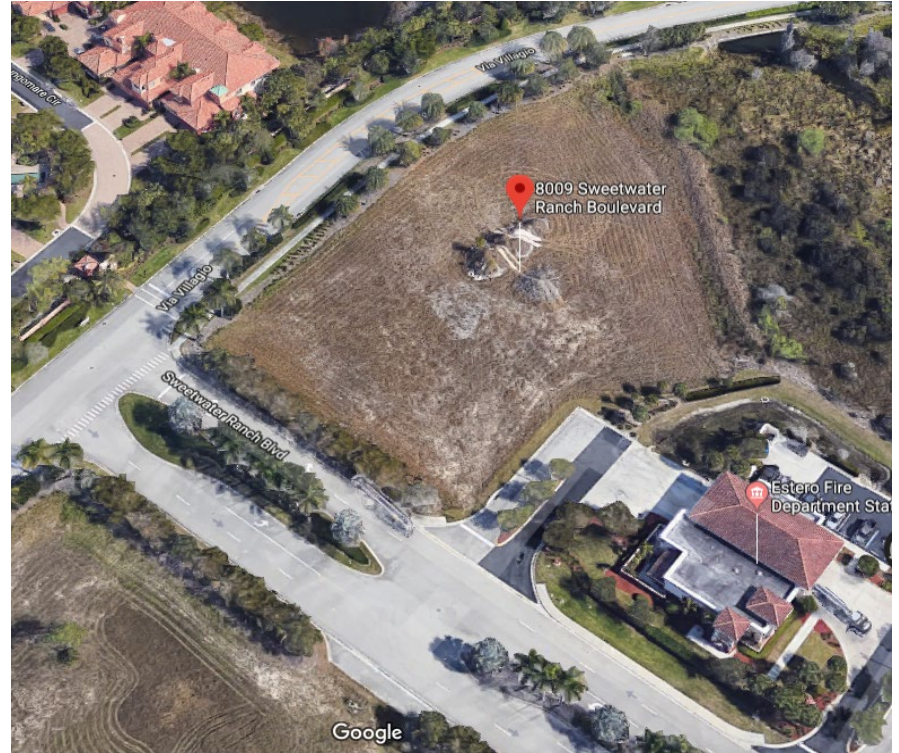- Design Review Board Q&A

Aerial- Coconut Point MPD/DRI

Coconut Point Tract 1D-3

Existing Site Conditions-Tract 1D-3

- 8009 Sweetwater Ranch Blvd.

- 2.16 Acres at plus x acres at adjacent parcel

- Site has been cleared of vegetation and fill
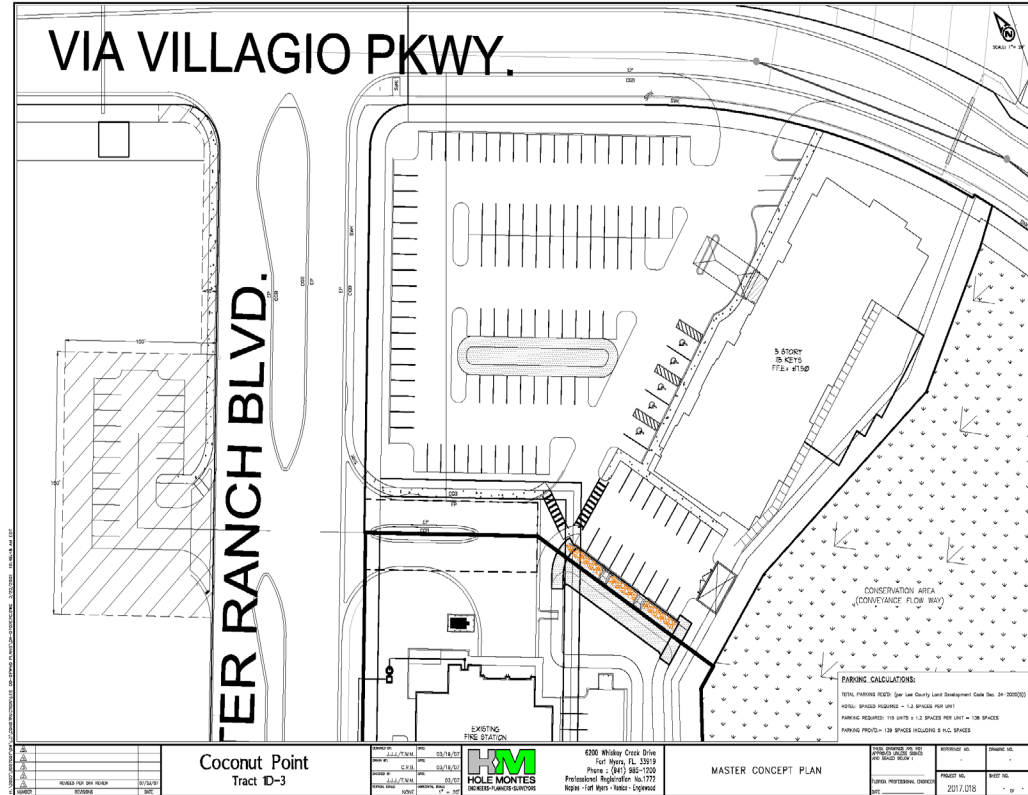
Project Background

- Village of Estero Zoning Ordinance No. 2018-05 approving zoning amendment to allow a hotel use on 2.16 acres of Tract 1D-3 of Coconut Point with the following conditions:

1. **Master Concept Plan**: Development of 120-unit hotel on Tract 1D-3.
2. **Previous Approvals**: Ordinance 2017-02 in effect, except as outlined below.
3. **Maximum Building Height**: 55 feet or five stories for hotel use.
4. **Pattern Book**: Consistent with "Hilton Garden Inn at Coconut Point, Supplemental Pattern Book, Track 1D-3", except Option on page 6.
5. **Base Flood Elevation**: Finished floor to meet base flood elevation plus one foot.
6. **Off-site Parking Sidewalk Connection & Easement**:
7. **Stormwater Management**:
8. **Deviation 1**: Maximum Building Height of 55 feet.
9. **Deviation 2**: Allow for Architectural Elements not to exceed and additional exceed 22 feet above Building Heights for maximum of 77 feet.
10. **Deviation 3**: Reduce 20 feet Landscape Buffer to 15 feet.

Tract 1D-3 Zoning Conditions

6. Off-Site Parking Sidewalk Connection & Easement:

- The applicant must provide sidewalk connection, including the provision of crosswalk across Sweetwater Ranch Boulevard, to the offsite parking lot on the north side of Sweetwater Ranch Boulevard to the hotel.

- These improvements must be made prior to a certificate of compliance being issued for the development order of the proposed hotel. This off-site parking area will provide up to 10 parking spaces and will be accessed by way of easement to be provided at the time of the Development order.

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Tract 1D-3 Zoning Conditions

7. Stormwater Management:

- The developer of Tract 1D3 (hotel site) will construct the recommended onside overflow structure as referenced in the Coconut Point North Village Surface Water Management Analysis-Basin 5A (prepared by Hole Montes, dated March 27, 2018) prior to issuance of the Certificate of Compliance for infrastructure for Tract 1D-3.

- The overflow structure will be subject to SFWMD, Village of Estero and the North Village Association review and approval.

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Proposed Site Plan

Drainage & Utility Plan

L

SWEETWATER RANCH BLVD.

A-A

B-B

VIA VILLAGIO

LAND
ARCHITECTS
INC.

TRACT ID-3 | SWEETWATER RANCH BLVD.

HILTON PARKING | 5' | 10' PUE | +/- 9' EXIST. R/W LANDSCAPE | 5' EXIST. SIDEWALK

INTERNAL BUFFERING

ENHANCED STREETSCAPE PLANTINGS

PROPOSED 15' BUFFER

+/- 29'
TOTAL BUFFER / SIDEWALK WIDTH

LAND ARCHITECTS INC.

TRACT ID-3

VIA VILLAGIO 60' R/W

HILTON PARKING

5'

EXIST. 10' PUE AND
STREETSCAPING

EXIST. 5'
SIDEWALK

+/- 11' EXISTING
R/W STREETSCAPING

PROPOSED 16' BUFFER

+/- 30'
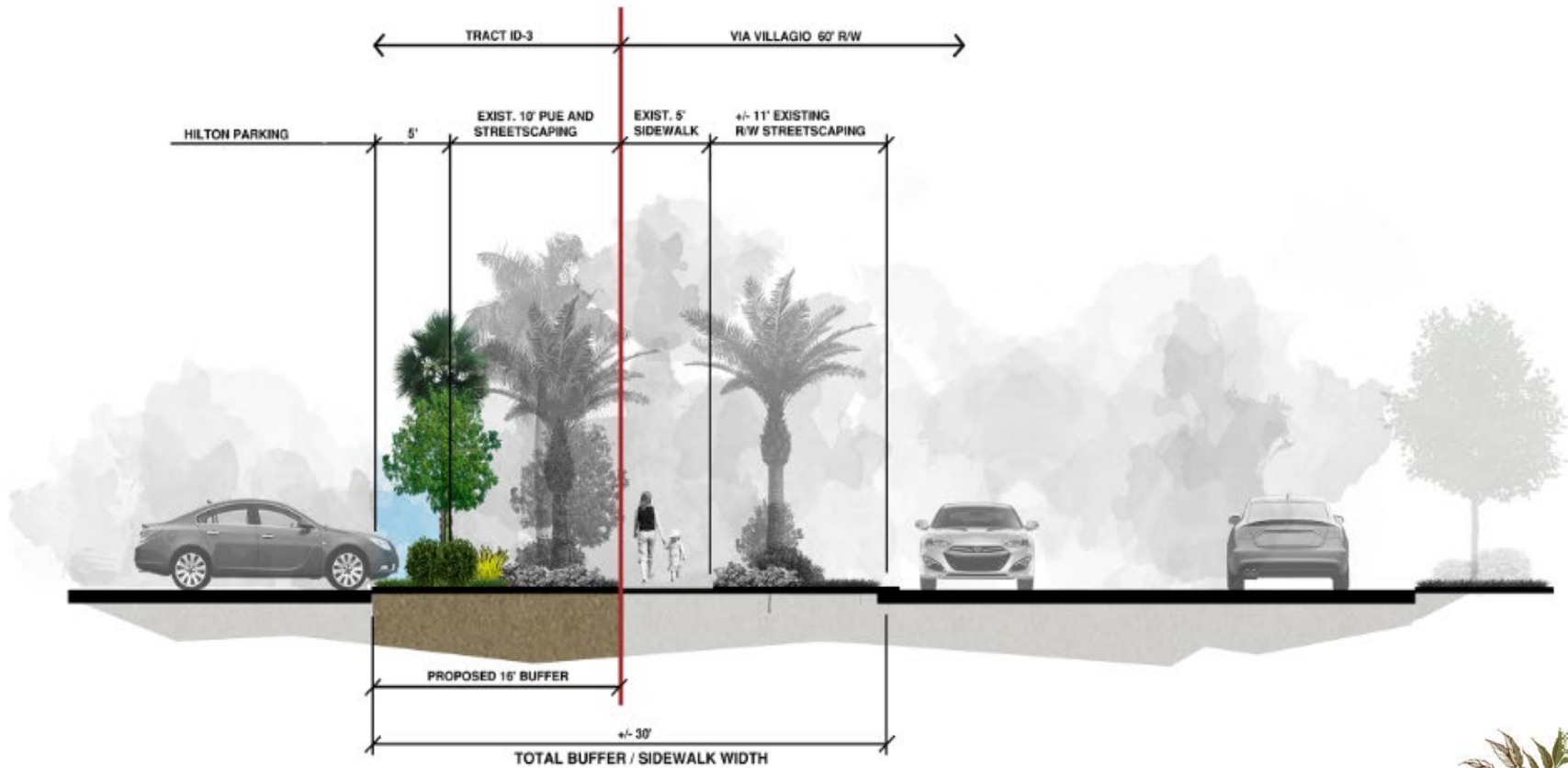
TOTAL BUFFER / SIDEWALK WIDTH

LAND
ARCHITECTS
INC.

Architecture

Dick Hurdle

ZHA Architects

Building Design

- Development consists of five story, Hilton Garden Inn hotel on 2.16-acre parcel.

- Ground Level Amenities include restaurant/bar area, meeting room and pool.

- Hotel Tower: 115 key hotel room.

1ST FLOOR PLAN

Building Height

Deviation 1 is 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 (3) stories or 45 feet, to allow a maximum building height of 55 feet, as measured in accordance with LDC Section 34-2171 (1).

Deviation 2: Allow for Architectural Elements not to exceed 22 feet above building height for maximum feature height of 77 fee.

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. 34-2171 (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.
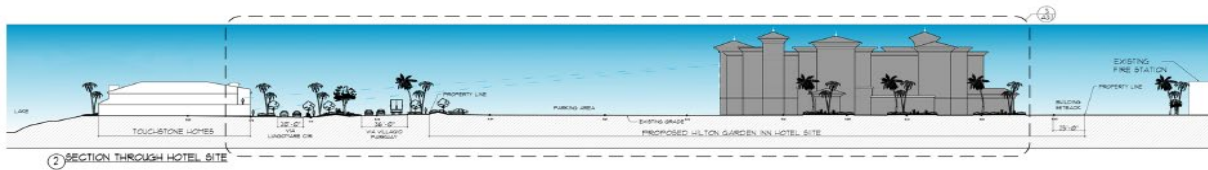
2 SECTION THROUGH HOTEL SITE

1 SITE PLAN
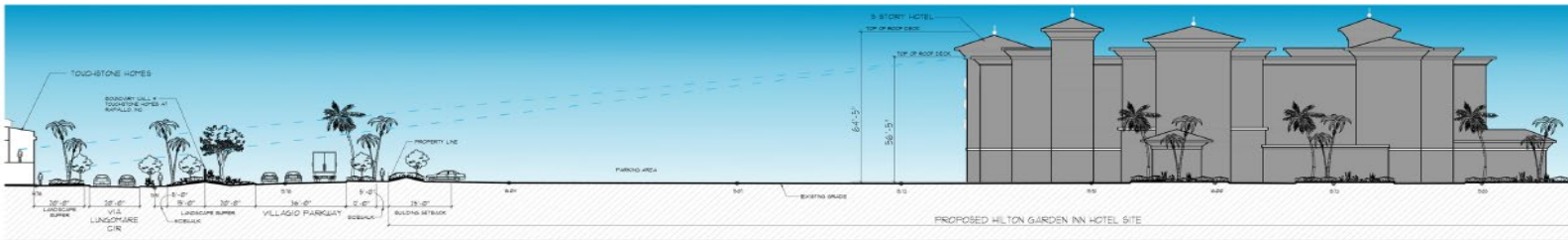
3 DETAIL SECTION THROUGH HOTEL SITE
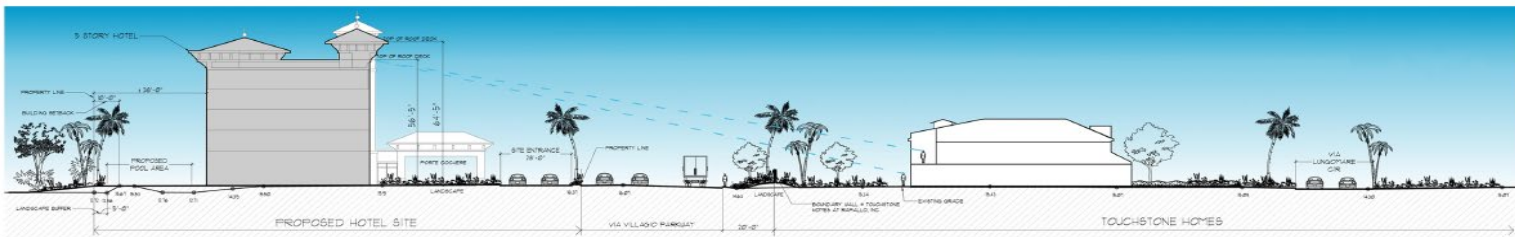
4 SECTION THROUGH HOTEL SITE

SIGHT LINES

ZIA ARCHITECTS

Front/Side Elevation

INTERNALLY ILLUMINATED
CHANNEL LETTER SIGNAGE

SIMULATED ROOF TILES

EIFS / STUCCO CORNICE

ORNAMENTAL METAL
BACLCONY RAILINGS

EIFS / STUCCO WALL
FINISH

MANUFACTURED VENEER
STONE AT FIRST FLOOR

SIMULATED ROOF TILES

ALUMINIUM WINDOW
WITH LOUVER

EIFS TRIM BAND

LINTEL

EIFS / STUCCO WALL
FINISH

AWNINGS

MANUFACTURED VENEER
STONE WATER TABLE

Hilton Garden Inn

FORTE COCHERE WITH
SIMULATED ROOF TILES

ALUMINIUM STOREFRONT
ENTRANCE

ORNAMENTAL COLUMNS
& TRIMS

ALUMINIUM STOREFRONT WINDOWS

NORTH SIDE ELEVATION

ARCHITECTS
ZIA
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SIMULATED ROOF TILES

EIFS / STUCCO CORNICE

ALUMINIUM WINDOW WITH LOUVER

ORNAMENTAL METAL BALCONY RAILINGS

MANUFACTURED VENEER STONE AT FIRST FLOOR

LINTEL

INTERNALLY ILLUMINATED CHANNEL LETTER SIGNAGE

EIFS / STUCCO WALL FINISH

MANUFACTURED VENEER STONE AT FIRST FLOOR

ALUMINIUM STOREFRONT ENTRANCE

ORNAMENTAL TRIM

Hilton Garden Inn

SOUTH SIDE ELEVATION

ARCHITECTS

East/Side Elevation

SIMULATED ROOF TILES

EIFS / STUCCO CORNICE

EIFS TRIM BAND

EIFS / STUCCO WALL FINISH

ORNAMENTAL METAL BACLONY RAILINGS

LINTEL

ALUMINIUM WINDOW WITH LOUVER

MANUFACTURED VENEER STONE AT FIRST FLOOR

Hilton Garden Inn

INTERNALLY ILLUMINATED CHANNEL LETTER SIGNAGE

PORTE COCHERE WITH SIMULATED ROOF TILES

ALUMINIUM STOREFRONT ENTRANCE

EAST SIDE ELEVATION

ARCHITECTS

West/Side Elevation

SIMULATED ROOF TILES

EIFS / STUCCO CORNICE

EIFS TRIM BAND

PORTE COCHERE WITH SIMULATED ROOF TILES

MANUFACTURED VENEER STONE WATER TABLE

Hilton Garden Inn

INTERNALLY ILLUMINATED CHANNEL LETTER SIGNAGE

EIFS / STUCCO WALL FINISH

LINTEL

ALUMINIUM STOREFRONT ENTRANCE

ORNAMENTAL TRIM

WEST SIDE ELEVATION

ARCHITECTS 4IA

Building Materials

BUILDING MATERIALS

SIMULATED ROOF TILES

CORNICE
EIFS / STUCCO
(OFF-WHITE)

E.I.F.S
SHERWIN WILLIAMS"
VENETIAN YELLOW - SW1666

E.I.F.S
SHERWIN WILLIAMS
CLASSIC YELLOW - SW2865

MANUFACTURED VENEER STONE
ELDORADO STONE
COASTAL REEF - PEARL WHITE

ARCHITECTS

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