

# Presentation for the Village of Estero: Design Review Board

## The Commons Club at The Brooks Fitness Center



**The Commons Club  
at The Brooks  
Subject Property**

Coconut Road

U.S. 41

Via  
Coconut Pt.

Three Oaks  
Parkway

I-75

**Proximity Orientation Map**

An aerial rendering of a resort campus. The scene features a large body of water at the top, a green lawn on the left, and a central cluster of buildings with terracotta roofs. A swimming pool is visible in the middle. To the right, there is a parking lot with several cars. The entire area is surrounded by lush greenery and trees. A north arrow is located in the top right corner.

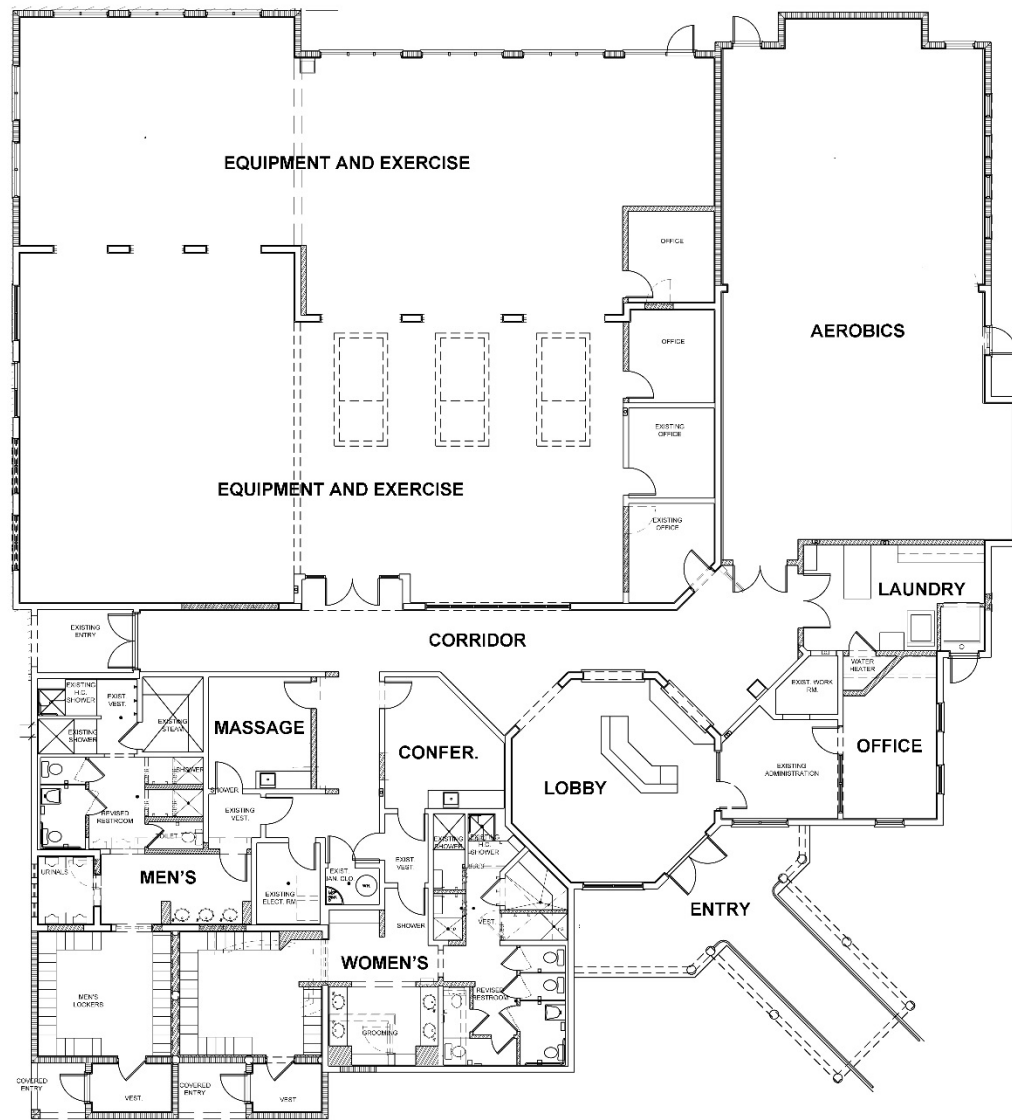
**Performance  
Pavillion**

**The Rookery  
Grille**

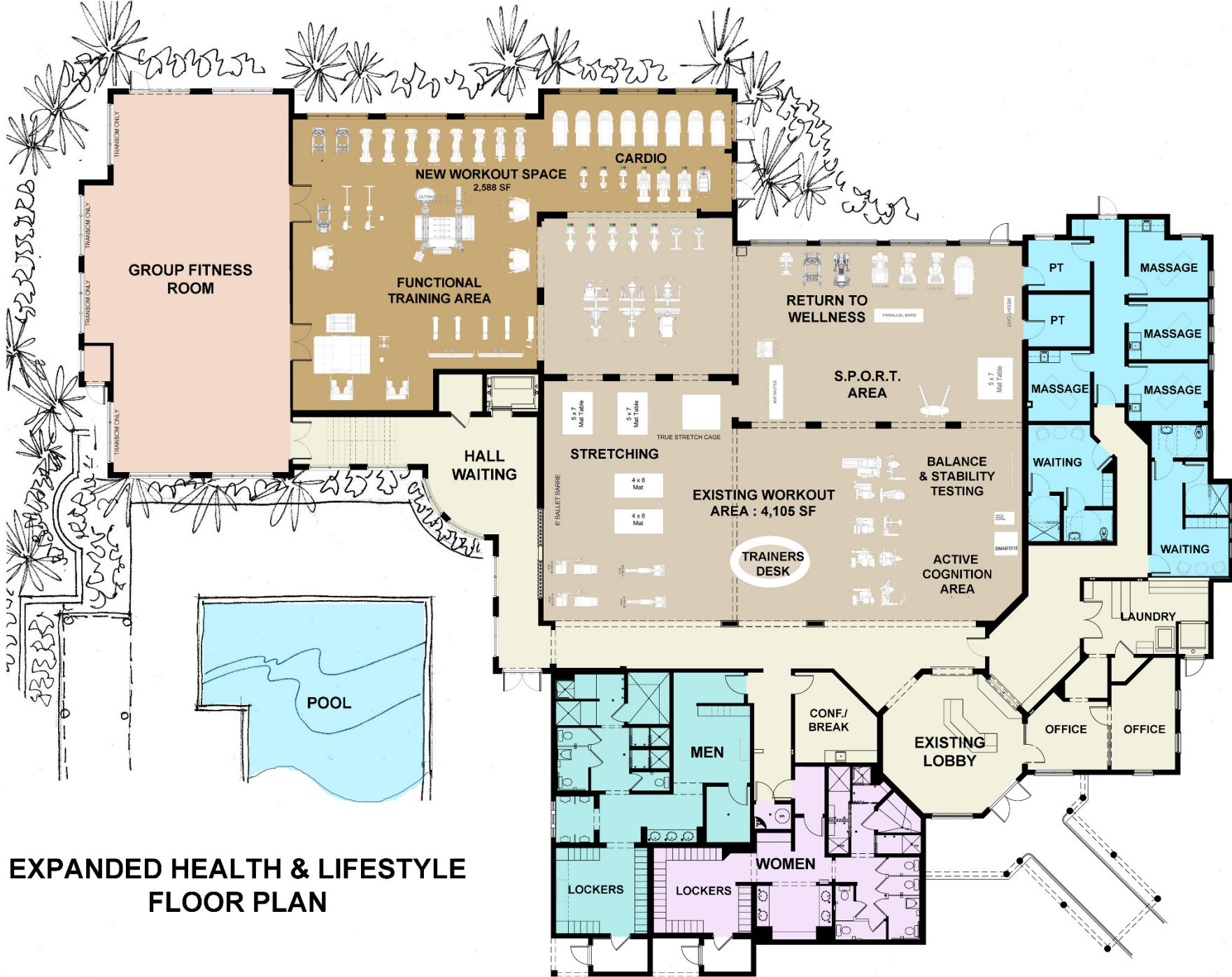
**Fitness  
Center**

**Enrichment  
Center**

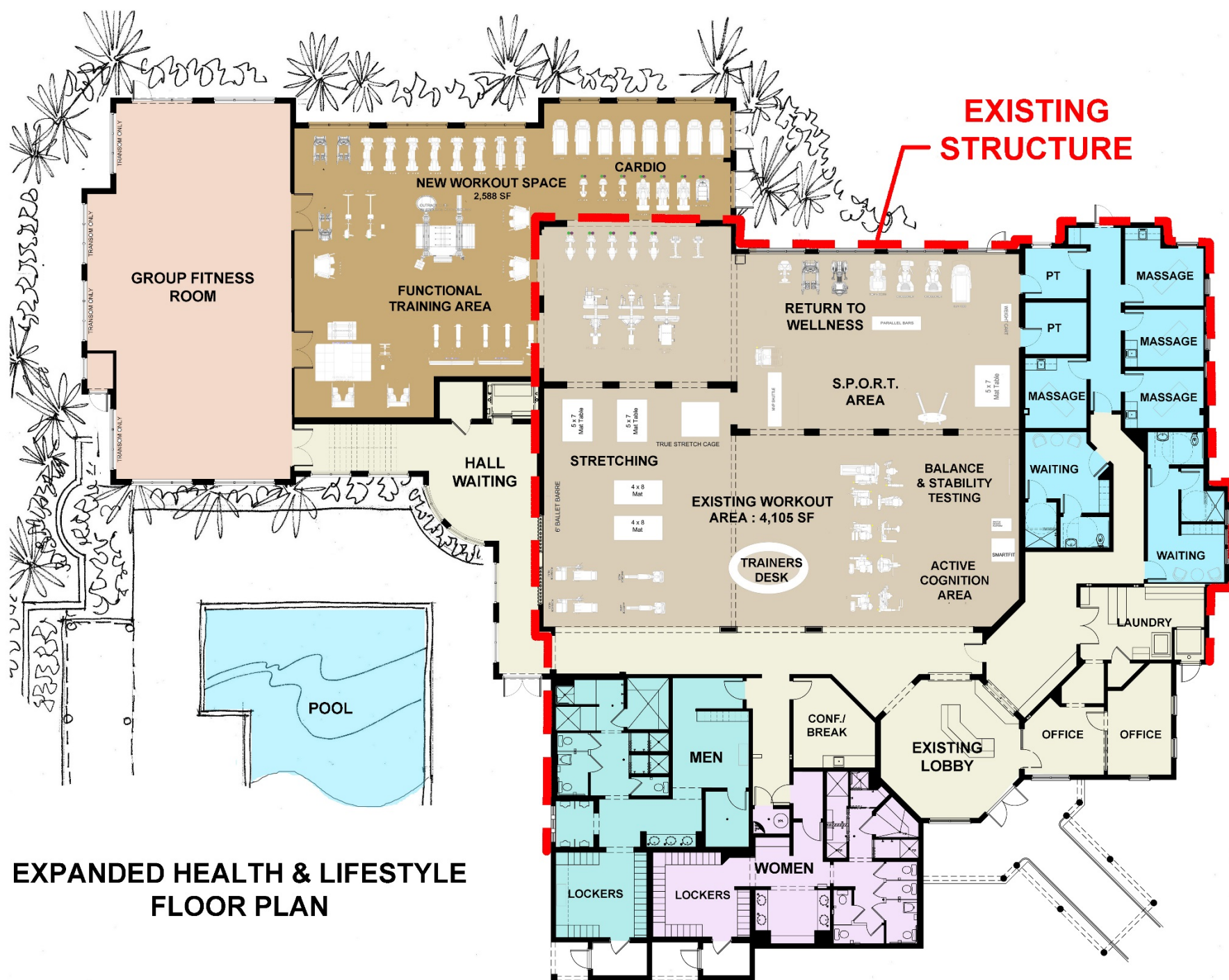
**Existing Amenity Campus**



**Existing Fitness Center Floor Plan**



**EXPANDED HEALTH & LIFESTYLE FLOOR PLAN**





**Existing  
Grille**

**Existing  
Performance Pavillion**

**Proposed  
Fitness Center  
Expansion**

**Existing  
Fitness Center**

**Existing Pool  
and Deck**

**Existing  
Enrichment Center**

**SITE PLAN**

LAND USE: [Symbol]			
COMMONS CLUB PARCEL	ACRES	SUBTOTAL %	TOTAL %
EXISTING BUILDING AREA	0.94 AC	12.2%	9.7%
EXISTING PAVILION AREA	0.15 AC	1.9%	0.9%
EXISTING VEHICULAR USE	0.10 AC	1.3%	0.4%
EXISTING CONCRETE/PAVEMENT AREA	0.86 AC	11.2%	6.1%
PROPOSED CONCRETE/PAVEMENT AREA	0.06 AC	0.7%	0.4%
<b>SUBTOTAL IMPERVIOUS AREA</b>	<b>4.30 AC</b>	<b>57.1%</b>	<b>30.7%</b>
OPEN PAVEMENT AREA	0.32 AC	4.1%	2.3%
OPEN PAVEMENT AREA	2.91 AC	38.0%	20.7%
<b>SUBTOTAL PAVEMENT AREA</b>	<b>3.23 AC</b>	<b>42.0%</b>	<b>23.0%</b>
<b>SUBTOTAL AREA</b>	<b>7.53 AC</b>	<b>100%</b>	<b>53.7%</b>

CDD PARCEL			
DESCRIPTION	ACRES	SUBTOTAL %	TOTAL %
EXISTING BUILDING AREA	0.20 AC	2.8%	0.7%
EXISTING VEHICULAR USE	0.05 AC	0.7%	0.2%
EXISTING CONCRETE/PAVEMENT AREA	0.69 AC	9.2%	4.9%
<b>SUBTOTAL IMPERVIOUS AREA</b>	<b>1.94 AC</b>	<b>25.7%</b>	<b>8.8%</b>
OPEN PAVEMENT AREA	3.49 AC	46.0%	19.2%
<b>SUBTOTAL PAVEMENT AREA</b>	<b>5.43 AC</b>	<b>71.7%</b>	<b>38.0%</b>
<b>SUBTOTAL AREA</b>	<b>7.47 AC</b>	<b>100%</b>	<b>38.0%</b>

OFFICE PARCEL			
DESCRIPTION	ACRES	SUBTOTAL %	TOTAL %
EXISTING BUILDING AREA	0.26 AC	3.5%	2.3%
EXISTING VEHICULAR USE	0.76 AC	10.0%	12.5%
EXISTING CONCRETE/PAVEMENT AREA	0.00 AC	0%	0%
<b>SUBTOTAL IMPERVIOUS AREA</b>	<b>3.22 AC</b>	<b>42.4%</b>	<b>15.8%</b>
OPEN PAVEMENT AREA	0.54 AC	7.1%	3.9%
<b>SUBTOTAL PAVEMENT AREA</b>	<b>3.76 AC</b>	<b>49.5%</b>	<b>19.7%</b>
<b>SUBTOTAL AREA</b>	<b>7.53 AC</b>	<b>100%</b>	<b>19.7%</b>

TOTAL CDD SITE (ALL 3 PARCELS)			
DESCRIPTION	ACRES	SUBTOTAL %	TOTAL %
BUILDING AREA	1.20 AC	15.9%	11.7%
PAVEMENT	0.71 AC	9.3%	44.5%
<b>TOTAL IMPERVIOUS AREA</b>	<b>1.91 AC</b>	<b>25.2%</b>	<b>56.2%</b>
OPEN PAVEMENT AREA	0.32 AC	4.3%	2.3%
OPEN PAVEMENT AREA	5.14 AC	68.0%	47.4%
<b>TOTAL AREA</b>	<b>7.47 AC</b>	<b>100%</b>	<b>100%</b>

PARKING CALCULATIONS [Symbol]		
LAND USE	CODE RATIO (F1)	PARKING REQUIRED
RESTAURANT (10,000 SF)	12.5 SPACES/1,000 SF	132 SPACES
OUTDOOR SEATING (1,000 SF)	12.5 SPACES/1,000 SF	22 SPACES
PROF. HEALTH CLUB (F2) (18,000 SF)	5 SPACES/1,000 SF	83 SPACES
COMMUNITY ENRICHMENT CENTER (A6.5 SF)	3.5 SPACES/1,000 SF	17 SPACES
OFFICE BUILDING (40,000 SF)	1 SPACE/350 SF	113 SPACES
SPORTS COURTS (2.5 COURTS)	3 SPACES/COURT	11 SPACES
<b>TOTAL SPACES</b>		<b>380 SPACES</b>
<b>REQUIRED</b>		<b>HANDICAP SPACES: 8 SPACES</b>
		<b>BICYCLE SPACES: 19 SPACES</b>
		<b>TOTAL SPACES: 370 SPACES</b>
<b>PROVIDED</b>		<b>STANDARD SPACES: 35 SPACES</b>
		<b>HANDICAP SPACES: 20 SPACES</b>
		<b>BICYCLE SPACES: 28 SPACES</b>

**OPEN SPACE CALCULATION:**  
 PER RESOLUTION #2-07-037  
 PARCEL ACREAGE = 1.40 ACRES  
 REQUIRED (10% MIN) = 1.40 ACRES  
 PROVIDED = 2.14 ACRES

NOTES:  
 (F1) - PARKING SPACE REQUIREMENT PER THE VILLAGE OF ESTERO LDC SEC. 34 - 2020(06) FOR MULTIPLE-USE DEVELOPMENT  
 (F2) - PROF. HEALTH CLUB AREA INCLUDES 5,000 SF FOR THE NEW ADDITION

# SITE PLAN SIDEWALK CONNECTIVITY/ DUMPSTER LOCATIONS



**AGNOLI BARBER & BURNS INC.**  
 Professional Engineers, Planners, Surveyors & Landscape Architects  
 Certified & Licensed in Florida  
 License No. SC 00000001  
 License No. ES 00000001  
 License No. PL 00000001  
 License No. SA 00000001  
 License No. SE 00000001



CLIENT NAME:  
**THE COMMONS CLUB AT THE BROOKS**  
 9930 COCONUT ROAD  
 ESTERO, FL 34135

PROJECT NAME:  
**THE COMMONS CLUB AT THE BROOKS**  
 DRAWING TITLE:  
**MASTER SITE PLAN**

DESIGNED BY: ABB		
DRAWN BY: TMR		
CHECKED BY: DAB		
REVIEWED BY: JAC		
DATE: January 2020		
DATUM: NAVD83		
DATE	BY	REVISIONS

ACAD FILE NAME:  
 12325-ME  
 ABB PROJECT #  
 19-0092  
 PLOT VIEW: LAYOUT  
 04-MSTSITE  
 SHEET **04**  
 OF **07**  
 ACAD FILE #  
 12325





**Existing Front Entry**



**Existing Front Entry  
and Pool Wall**



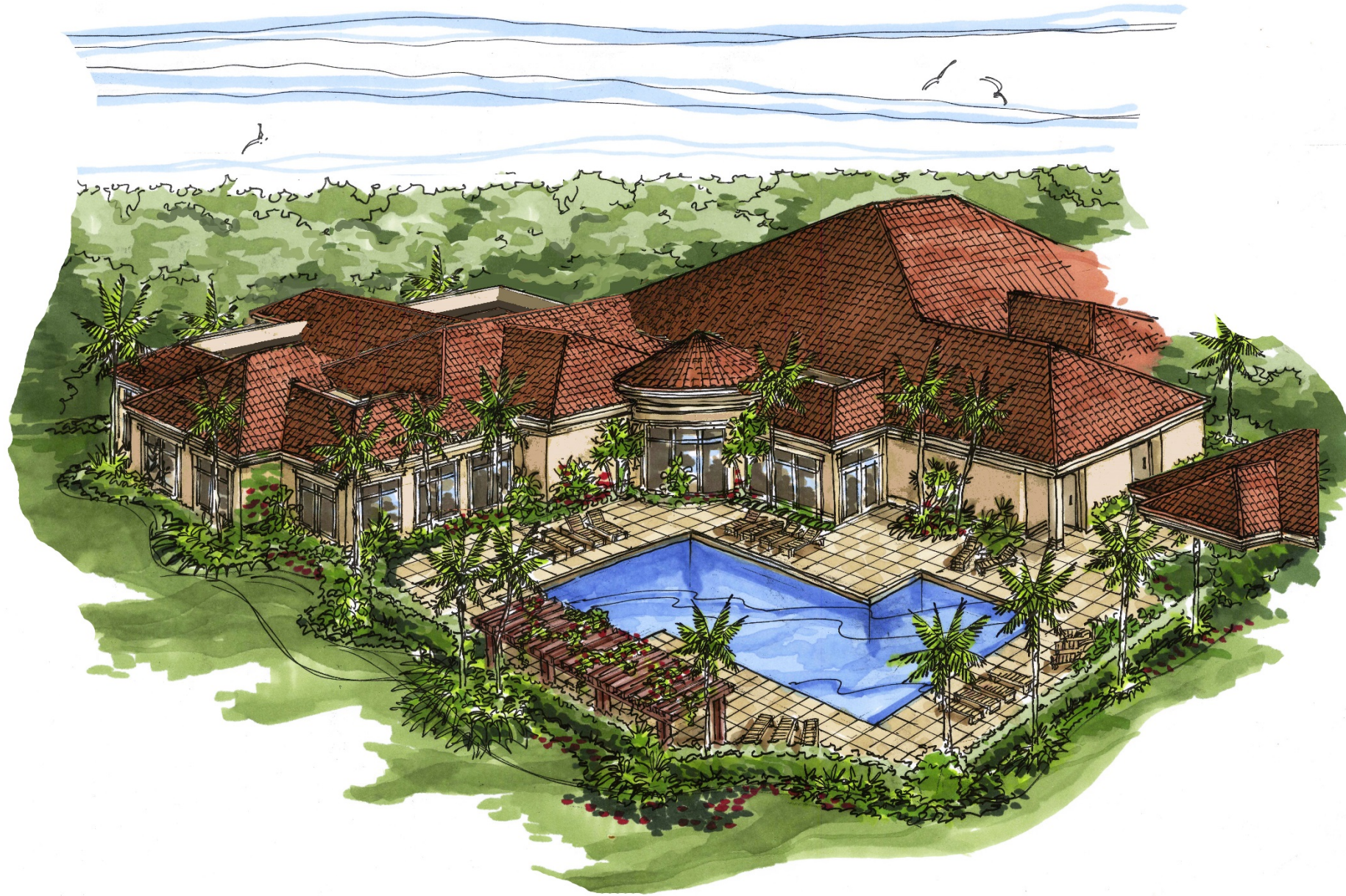
**Existing Entry Approach**



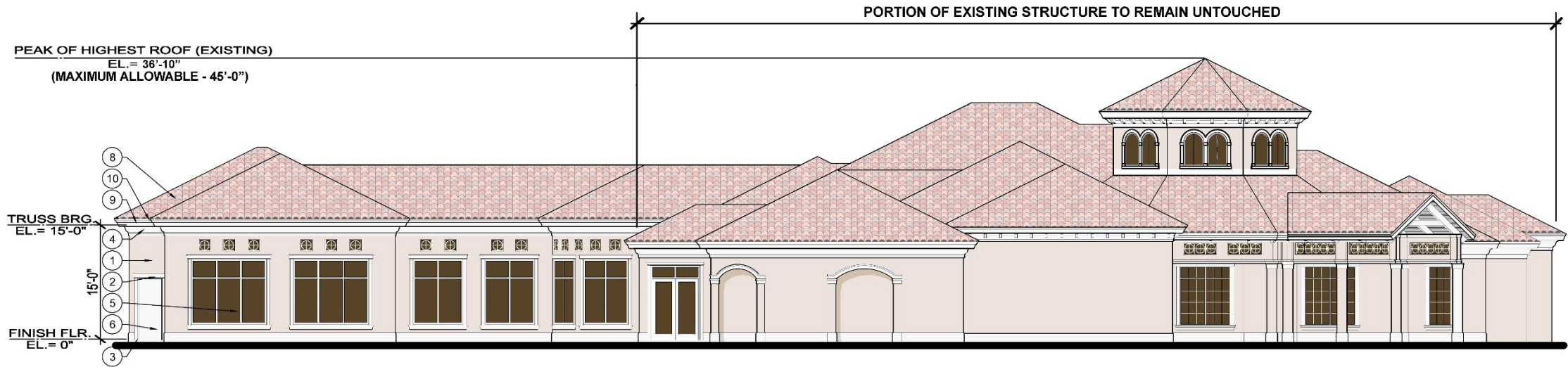
**Existing Rear Elevation**



**Existing Side Elevation**



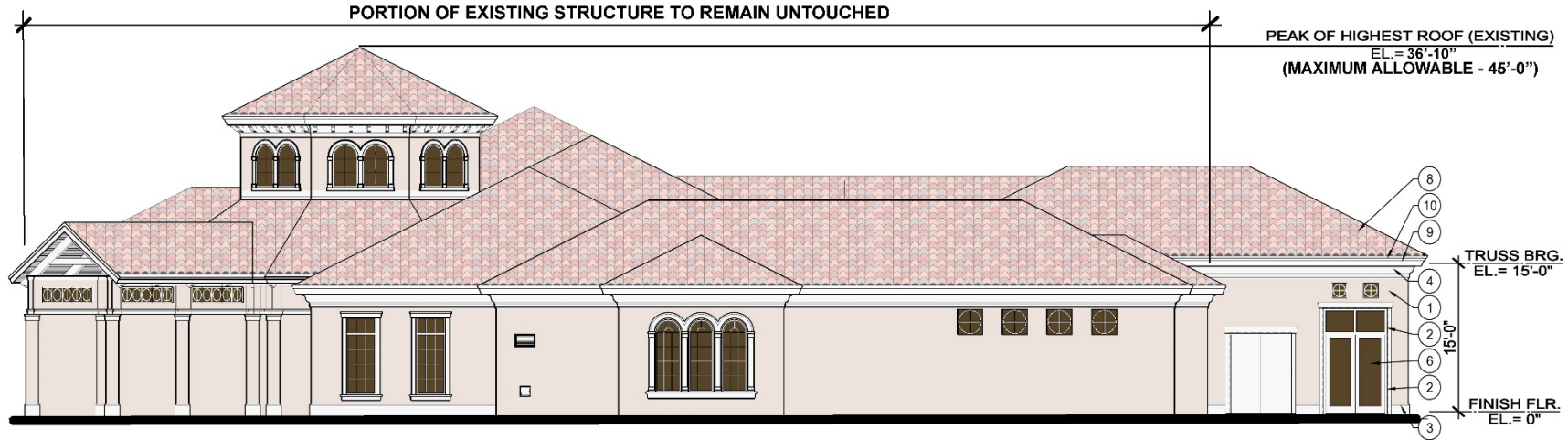
**Health and Lifestyle Center  
Elevation Concept**



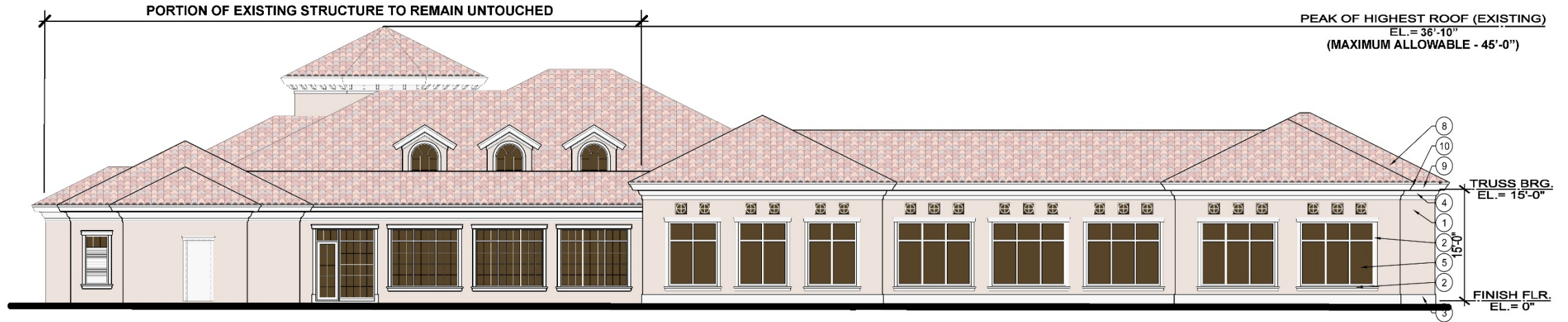
## SOUTHEAST ELEVATION

### MATERIALS LEGEND

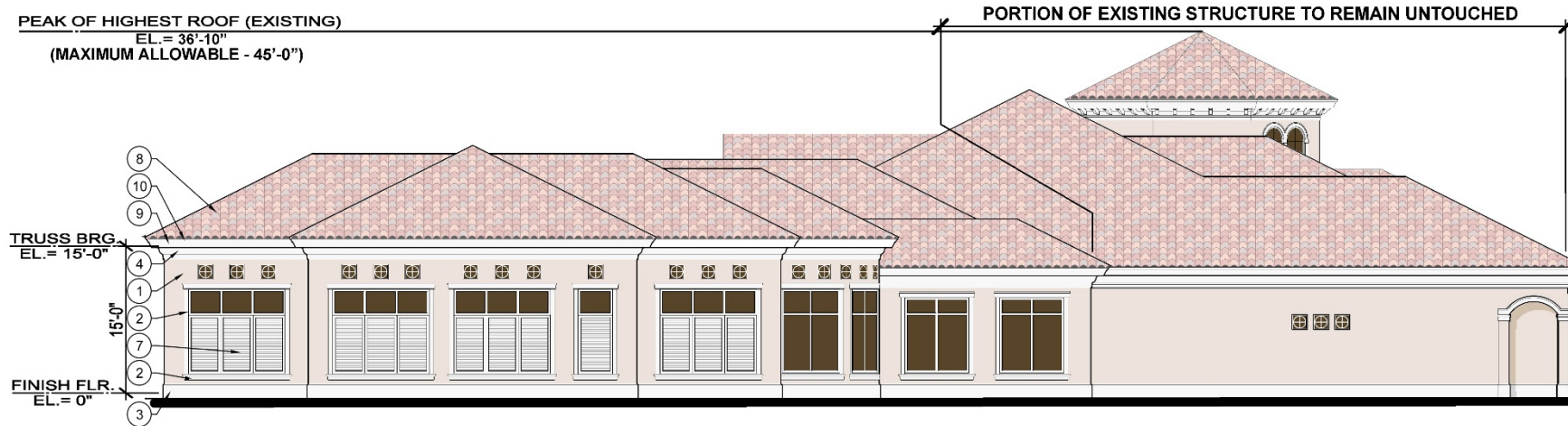
- ① STUCCO 3/4" THICK IN SMOOTH (SAND) FINISH OVER CONCRETE OR CONCRETE MASONRY CONSTRUCTION USE "LINK" BONDING AGENT OVER CAST CONCRETE SURFACES LATH (8" WIRE BOND AT) ALL MASONRY TO CONCRETE TRANSITIONS OVER 1/2" PLYWOOD CONSTRUCTION USE GALVANIZED METAL LATH OVER BUILDING PAPER OVER PLYWOOD SURFACES
- ② WINDOW/DOOR TRIM RAISED SMOOTH (SAND) FINISH STUCCO TRIM IN PROFILES AS SHOWN
- ③ BASE TRIM RAISED SMOOTH (SAND) FINISH STUCCO TRIM IN PROFILES AS SHOWN
- ④ CORNICE TRIM "ARGUSTONE" IMITATION STONE OF 1/2" MIN. PRECAST STUCCO OVER HIGH DENSITY POLYESTERENE
- ⑤ WINDOW: SEE SCHEDULE FOR SIZE, TYPE, FRAME, AND OTHER PERTINENT INFO, INCLUDING REQUIRED IMPACT PROTECTION OF EXTERIOR OPENINGS (SEE SPECS FOR COATINGS AND GLASS PERFORMANCE REQ'S)
- ⑥ DOOR: SEE SCHEDULE FOR SIZE, TYPE, FRAME, JAMB, DETAILS AND OTHER PERTINENT INFO, INCLUDING REQUIRED IMPACT PROTECTION OF EXTERIOR OPENINGS
- ⑦ DOOR: SEE SCHEDULE FOR SIZE, TYPE, FRAME, JAMB, DETAILS AND OTHER PERTINENT INFO, INCLUDING REQUIRED IMPACT PROTECTION OF EXTERIOR OPENINGS
- ⑧ FALSE LOUVER, DECORATIVE FALSE LOUVER OF POLYURETHANE WITH SMOOTH FINISH AND TO BE FIELD PAINTED
- ⑨ CONCRETE ROOF TILES: BARREL CONCRETE ROOF TILES OVER "FLINTASTIC" FEEL AND OTHER SMOOTH MOORED BITUMEN SINGLE PLY UNDERLAYMENT OVER PLYWOOD SHEATHING
- ⑩ FASCIA 1x4 (S4S) CEDAR FASCIA WITH 3/4" MIN LAP OVER 1x2 (S4S) CEDAR FASCIA OVER 2x SUBFASCIA
- ⑪ DRP, EDGE FLASHING: METAL SNAP-ON FLASHING AND GLEAT.



## NORTHEAST ELEVATION



**NORTHWEST ELEVATION**



**SOUTHWEST ELEVATION**

**MATERIALS LEGEND**

- 1 STUCCO 3/4" THICK IN SMOOTH (SAND) FINISH  
-OVER CONCRETE OR CONCRETE MASONRY CONSTRUCTION USE  
"LINK" BONDING AGENT OVER CAST CONCRETE SURFACES LATH  
BY WIRE SAND AT ALL MASONRY TO CONCRETE TRANSITIONS  
-OVER 1/2" PLYWOOD CONSTRUCTION USE GALVANIZED METAL  
LATH OVER BUILDING PAPER OVER PLYWOOD SURFACES
- 2 WINDOW/DOOR TRIM RASSED SMOOTH (SAND) FINISH STUCCO  
TRIM IN PROFILES AS SHOWN
- 3 BASE TRIM RASSED SMOOTH (SAND) FINISH STUCCO TRIM IN  
PROFILES AS SHOWN
- 4 CORNICE TRIM "ARCUSTONE" IMITATION STONE OF 1/2" MIN  
PRECAST STUCCO OVER HIGH DENSITY POLYSTYRENE
- 5 WINDOW, SEE SCHEDULE FOR SIZE, TYPE, FRAME, AND OTHER  
PERTINENT INFO, INCLUDING REQUIRED IMPACT PROTECTION OF  
EXTERIOR OPENINGS (SEE SPECS FOR COATINGS AND GLASS  
PERFORMANCE REQ'S)
- 6 DOOR, SEE SCHEDULE FOR SIZE, TYPE, FRAME, JAMB DETAILS  
AND OTHER PERTINENT INFO, INCLUDING REQUIRED IMPACT  
PROTECTION OF EXTERIOR OPENINGS
- 7 DOOR, SEE SCHEDULE FOR SIZE, TYPE, FRAME, JAMB DETAILS  
AND OTHER PERTINENT INFO, INCLUDING REQUIRED IMPACT  
PROTECTION OF EXTERIOR OPENINGS
- 8 FALSE LOWER DECORATIVE FALSE LOWER OF POLYURETHANE  
WITH SMOOTH FINISH AND TO BE FIELD PAINTED
- 9 CONCRETE ROOF TILES BARREL CONCRETE ROOF TILES OVER  
PLYNASTIC® FEEL AND STICK SMOOTH MODIFIED BITUMEN  
SINGLE PLY UNDERLAYMENT OVER PLYWOOD SHEATHING
- 7 FASCIA 1x4 (S4S) CEDAR FASCIA WITH 3/4" MIN LAP OVER 1x2  
(S4S) CEDAR FASCIA OVER 1x2 SUBFASCIA
- 8 Drip Edge FLASHING METAL SNAP-ON FLASHING AND CLEAT.



# Project Material & Color Palette

**Boral Roof Tile:**  
**Galena Smooth**  
Spanish Clay w/ Black Antique

**Body Color**  
Sherwin Williams

SW 6077  
**Everyday White**

Interior / Exterior  
Locator Number: 260-C5

SW 7757  
**High Reflective White**

Interior  
Locator Number: 256-C1

**Trim Color**



**Tremron: Old Town Paver Series**  
Autumn Blend



**YKK Aluminum Windows**  
Bone White

**SITE ENGINEERING  
AND  
LANDSCAPING**

**LAND USE**

DESCRIPTION	ACRES	SUBTOTAL %	TOTAL %
EXISTING BUILDING USE	0.13 AC	12.1%	2.9%
PROPOSED ASPHALT	0.13 AC	1.4%	0.9%
EXISTING VEHICULAR USE	2.33 AC	20.9%	18.8%
EXISTING CONCRETE/SIDEWALK AREA	0.86 AC	11.4%	0.1%
PROPOSED CONCRETE/SIDEWALK AREA	0.00 AC	0.0%	0.0%
<b>SUBTOTAL IMPERVIOUS AREA</b>	<b>4.30 AC</b>	<b>57.1%</b>	<b>30.7%</b>
POD AREA	0.23 AC	4.8%	2.2%
OPEN PAVEMENT AREA	3.91 AC	38.6%	39.7%
<b>SUBTOTAL PERVIOUS AREA</b>	<b>3.93 AC</b>	<b>42.9%</b>	<b>23.0%</b>
<b>SUBTOTAL AREA</b>	<b>7.33 AC</b>	<b>100%</b>	<b>53.7%</b>

DESCRIPTION	ACRES	SUBTOTAL %	TOTAL %
EXISTING BUILDING AREA	0.13 AC	17.7%	2.9%
EXISTING VEHICULAR USE	0.82 AC	13.9%	2.7%
EXISTING CONCRETE/SIDEWALK AREA	0.86 AC	18.8%	4.4%
<b>SUBTOTAL IMPERVIOUS AREA</b>	<b>1.81 AC</b>	<b>25.4%</b>	<b>8.8%</b>
OPEN PAVEMENT AREA	3.49 AC	47.6%	17.8%
<b>SUBTOTAL PERVIOUS AREA</b>	<b>3.49 AC</b>	<b>47.6%</b>	<b>17.8%</b>
<b>SUBTOTAL AREA</b>	<b>3.73 AC</b>	<b>100%</b>	<b>16.6%</b>

DESCRIPTION	ACRES	SUBTOTAL %	TOTAL %
EXISTING BUILDING AREA	0.44 AC	19.1%	2.7%
EXISTING VEHICULAR USE	1.76 AC	43.8%	12.5%
EXISTING CONCRETE/SIDEWALK AREA	0.00 AC	0.0%	0.0%
<b>SUBTOTAL IMPERVIOUS AREA</b>	<b>2.20 AC</b>	<b>62.9%</b>	<b>15.8%</b>
OPEN PAVEMENT AREA	0.34 AC	19.6%	3.9%
<b>SUBTOTAL PERVIOUS AREA</b>	<b>0.34 AC</b>	<b>19.6%</b>	<b>3.9%</b>
<b>SUBTOTAL AREA</b>	<b>2.54 AC</b>	<b>100%</b>	<b>19.7%</b>

TOTAL DO SITE (ALL 3 PARCELS)	DESCRIPTION	ACRES	%
TOTAL IMPERVIOUS AREA	EXISTING	6.93 AC	44.0%
	PROPOSED	7.75 AC	52.3%
TOTAL PERVIOUS AREA	EXISTING	5.22 AC	32.1%
	PROPOSED	3.94 AC	24.4%
<b>TOTAL AREA</b>		<b>14.99 AC</b>	<b>100%</b>

**PARKING CALCULATIONS**

LAND USE	CODE RATIO (*/1)	PARKING REQUIRED
RESTAURANT (15,484 SF)	12.5 SPACES/1,000 SF	132 SPACES
OUTDOOR SEATING (1,687 SF)	12.5 SPACES/1,000 SF	22 SPACES
PROP. HEALTH CLUB (12)	5 SPACES/1,000 SF	83 SPACES
COMMUNITY ENRICHMENT CENTER (6,803 SF)	3.5 SPACES/1,000 SF	17 SPACES
OFFICE BUILDING (40,000 SF)	1 SPACE/350 SF	113 SPACES
SPORTS COURTS (15 COURTS)	3 SPACES/COURT	11 SPACES
<b>TOTAL SPACES</b>		<b>380 SPACES</b>
<b>REQUIRED</b>		<b>380 SPACES</b>
HANDICAP SPACES		8 SPACES
BICYCLE SPACES		19 SPACES
TOTAL SPACES		290 SPACES
<b>STANDARD SPACES</b>		<b>270 SPACES</b>
<b>PROVIDED</b>		<b>28 SPACES</b>
HANDICAP SPACES		20 SPACES
BICYCLE SPACES		28 SPACES

NOTES:

(1) - PARKING SPACE REQUIREMENT PER THE VILLAGE OF ESTERO LDC SEC. 3-4-2020(B) FOR MULTIPLE-USE DEVELOPMENT.

(2) - PROP. HEALTH CLUB AREA INCLUDES 5,004 SF FOR THE NEW ADDITION.

**OPEN SPACE CALCULATION**

PER RESOLUTION 17-97-037

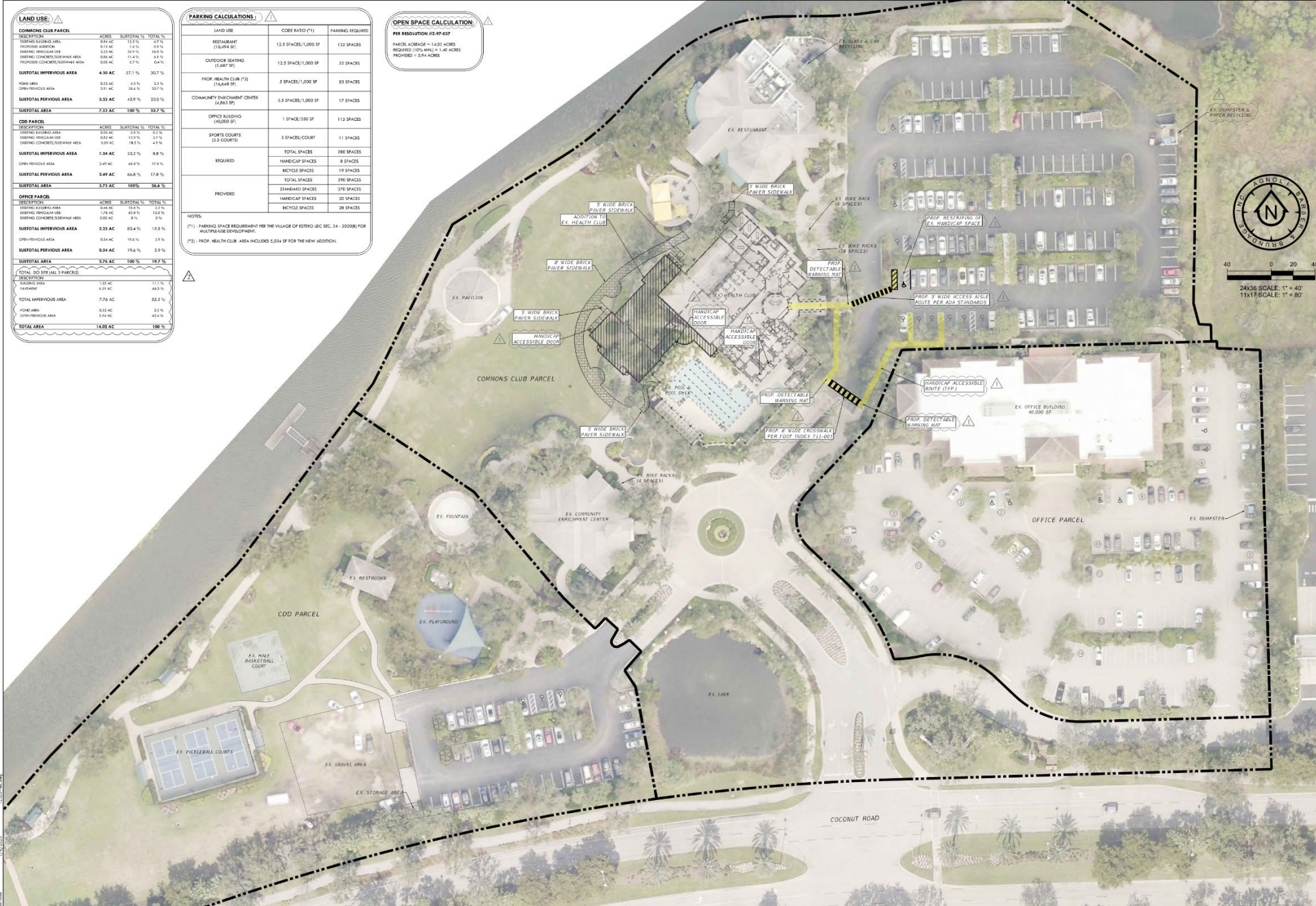
PARCEL AVERAGE = 1,427 ACRES

REQUIRES 100% MIN. & 1.40 ACRES

PROVIDED = 5.94 ACRES

**AGNOLI BARBER & BRUNDAGE, INC.**  
Professional Engineers, Planners, Surveyors & Landscape Architects  
Certification of Architecture: No. 18,104, E.R. 1804, and LC2000020

Client Name: **THE COMMONS CLUB AT THE BROOKS**  
9930 COCONUT ROAD  
ESTERO, FL 34135



PROJECT NAME:	<b>THE COMMONS CLUB AT THE BROOKS</b>
DRAWING TITLE:	<b>MASTER SITE PLAN</b>
DESIGNED BY:	ABB
DRAWN BY:	TMR
CHECKED BY:	DAB
REVIEWED BY:	JAC
DATE:	January 2020
DATUM:	NAVDB83
ACAD FILE NAME:	12325-ME
ABB PROJECT #	19-0092
PLOT VIEW \ LAYOUT	04-MSTSITE
SHEET	04
OF	07
ACAD FILE #	12325

1/17/2020 12:52:46 PM

**AGNOLI BARBER & BRUNDAGE, INC.**  
 Professional Engineers, Planners, Surveyors,  
 & Landscape Architects  
 Florida Professional Seal  
 P.E. No. E-3656, and F-22098002  
 P.L. No. 22570-001  
 1400 East Blvd., Suite 200 Naples, FL 34109  
 Phone: (239) 461-2511  
 Fax: (239) 461-2515

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CLIENT NAME:  
**THE COMMONS CLUB AT THE BROOKS**  
**9930 COCONUT ROAD**  
**ESTERO, FL 34135**

---

PROJECT NAME:  
**THE COMMONS CLUB AT THE BROOKS**  
 DRAWING TITLE:  
**SURVEY / DEMOLITION PLAN**

---

DESIGNED BY: ABB  
 DRAWN BY: BCG  
 CHECKED BY: BCG  
 REVIEWED BY: ABB  
 HOR. SCALE: 1"=20'  
 VERT SCALE: N/A  
 DATE: December 2019

---

NO.	DATE	DESCRIPTION

---

ACAD FILE NAME:  
**Landscape**

---

ABB PROJECT #  
**19-0092**

---

PLOT VIEW \ LAYOUT  
**L2 SURVEY**

---

SHEET **02**  
 OF **07**

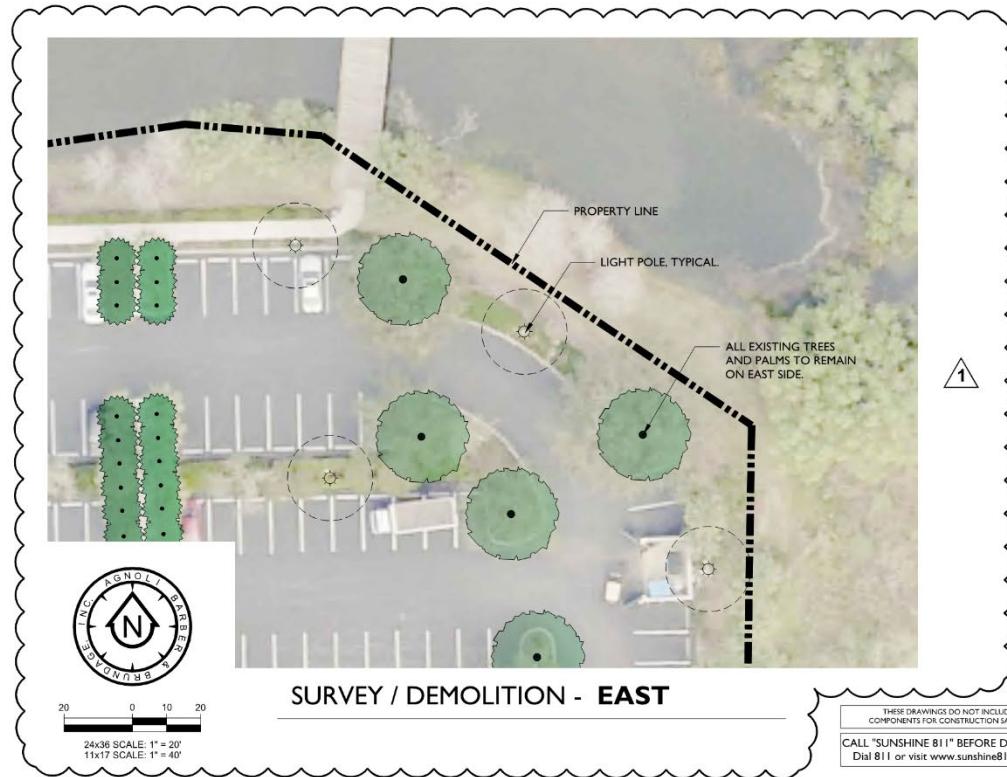
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ACAD FILE #  
**11988**



**KEY MAP**

NTS

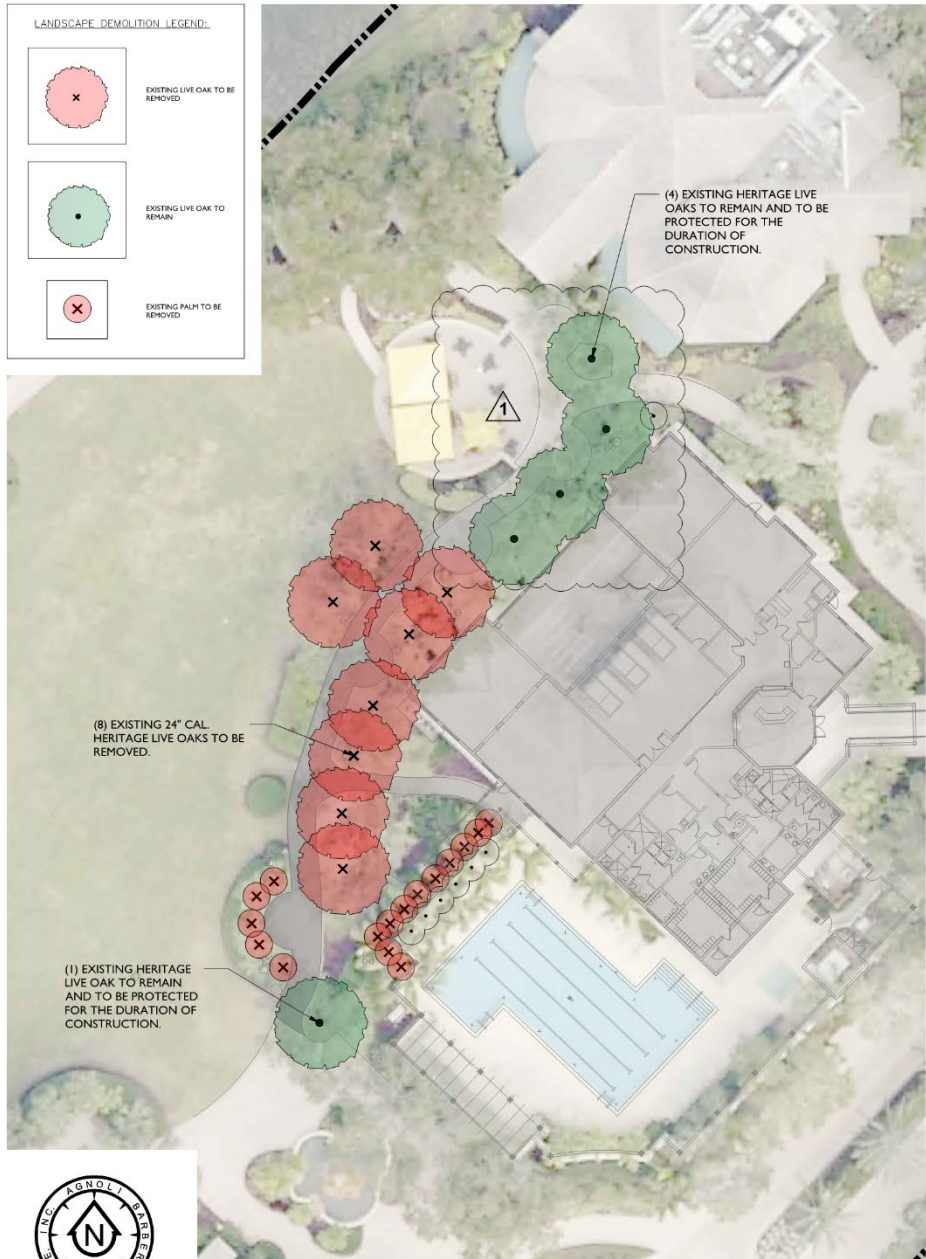
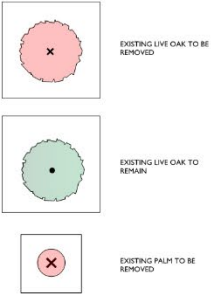


**SURVEY / DEMOLITION - EAST**

24x36 SCALE: 1" = 20'  
11x17 SCALE: 1" = 40'

THESE DRAWINGS DO NOT INCLUDE  
 COMPONENTS FOR CONSTRUCTION SAFETY.  
 CALL "SUNSHINE 811" BEFORE DIGGING  
 Dial 811 or visit www.sunshine811.com

**LANDSCAPE DEMOLITION LEGEND:**



**SURVEY / DEMOLITION - WEST**



24x36 SCALE: 1" = 20'  
11x17 SCALE: 1" = 40'



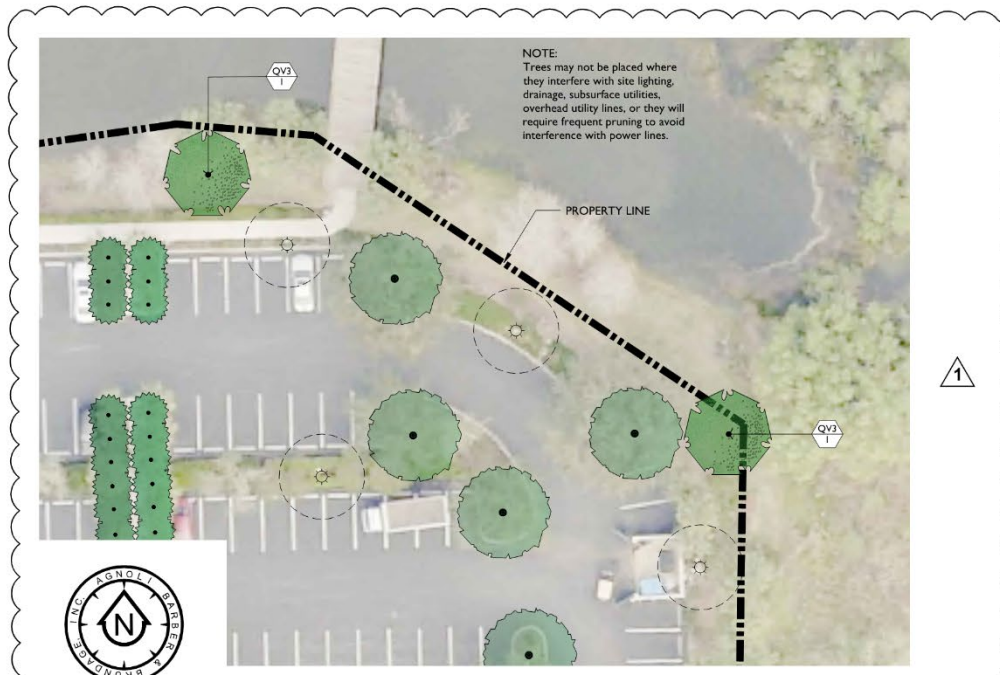
24x36 SCALE: 1" = 20'  
11x17 SCALE: 1" = 40'

LANDSCAPE PLAN - WEST



KEY MAP

NTS



24x36 SCALE: 1" = 20'  
11x17 SCALE: 1" = 40'

LANDSCAPE PLAN - EAST

THESE DRAWINGS DO NOT INCLUDE COMPONENTS FOR CONSTRUCTION SAFETY.  
CALL "SUNSHINE 811" BEFORE DIGGING  
Dial 811 or visit www.sunshine811.com

NO.	DATE	BY	DESCRIPTION

ACAD FILE NAME: Landscape	
ABB PROJECT #	19-0092
PLOT VIEW / LAYOUT	L3 LANDSCAPE
SHEET	03
OF	07
ACAD FILE #	11988

A photograph of the Aurora Borealis (Northern Lights) over a rocky coastline at night. The sky is dark blue and black, filled with stars and a bright, glowing star-like object. The aurora appears as vibrant green and yellow-green bands of light, some of which are reflected in the water below. The foreground shows a rocky shoreline with large, dark rocks and a body of water that reflects the light from the aurora and the stars.

**Thank You**