

Hilton Garden Inn on Tract 1D-3

8009 Sweetwater Ranch Blvd., Estero, FL 33928

Village of Estero
Design Review Board
September 16, 2020

Ordinance No. 2018-05 Approved Zoning Amendment:	06.20.2018
Design Review Board Meeting:	08.11.2019
South Florida Water Management District Approval:	01.31.2020
Hilton Brand Approval:	05.19.2020
Estero Building Plan Conditional Approval:	07.06.2020
Bonita Springs Utilities, Inc. Approval:	08.13.2020
Design Review Board Meeting:	09.16.2020

Project Team

Owner:

Coconut Estero Investment Partners, LLC
c/o Bruce Heisler, Equity Inc.

Design-Build Contractor:

Equity Construction Solutions
Jon E. Johnson, Project Executive
Shawn Boysko, Design Build Manager

North Village Association:

Oakbrook Properties, Inc.
Ned Dewhirst, PE

Civil Engineer: **Hole Montes, Inc.**

Richard E. Brylanski, PE, Partner
John Baker, Project Manager

Landscape Architect: **Land Architects, Inc.**

William E. Prysi, LA

Architect: **David L. Wallace**

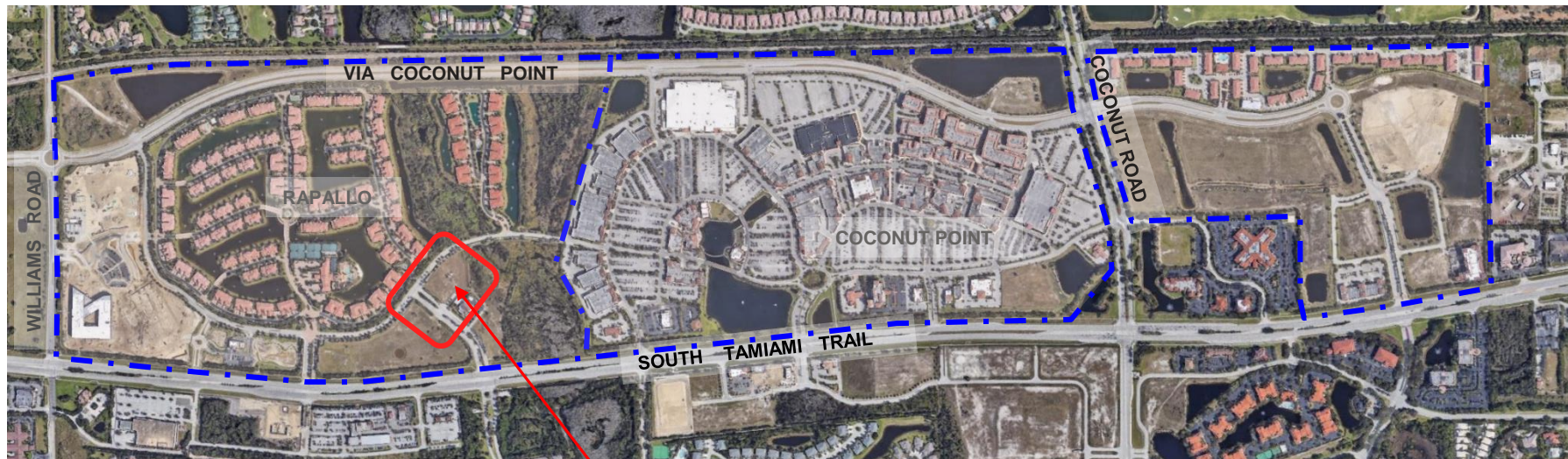
David L. Wallace, Principal
Mark Puebla, Senior Project Manager

Building Engineer: **The Design Group, Inc.**

Agenda

- Project Background
- Village of Estero Zoning Ordinance No. 2018-05
- Site Design
- Landscape Design
- Site Lighting
- Building Design
- Sight Line Study
- Accessory Structures
- Building & Site Sign Design

Aerial- Coconut Point MPD



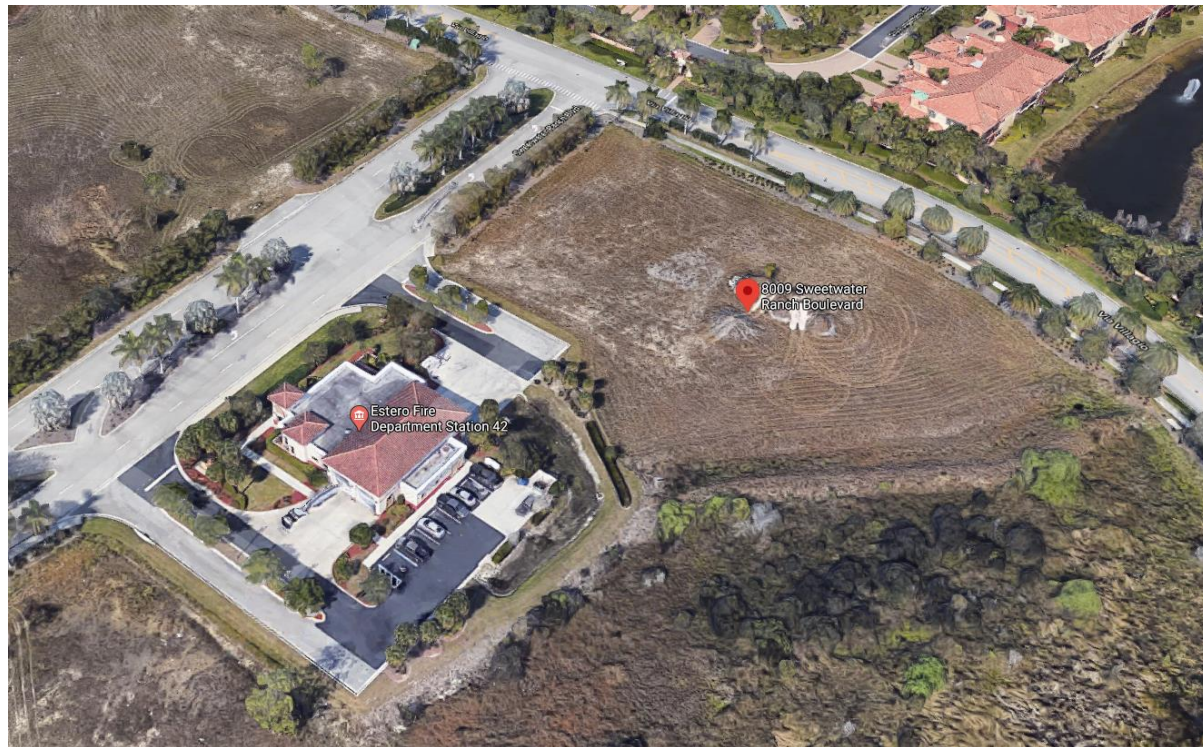
HILTON GARDEN INN
TRACT 1D-3

Coconut Point Tract 1D-3



Existing Site Conditions

- 8009 Sweetwater Ranch Blvd.
- Southwest corner of Sweetwater Ranch & Via Villagio
- Tract 1D-3: 2.16 acres parcel and 0.34 acres north side of Sweetwater Ranch.
- Site has been cleared of vegetation and fill



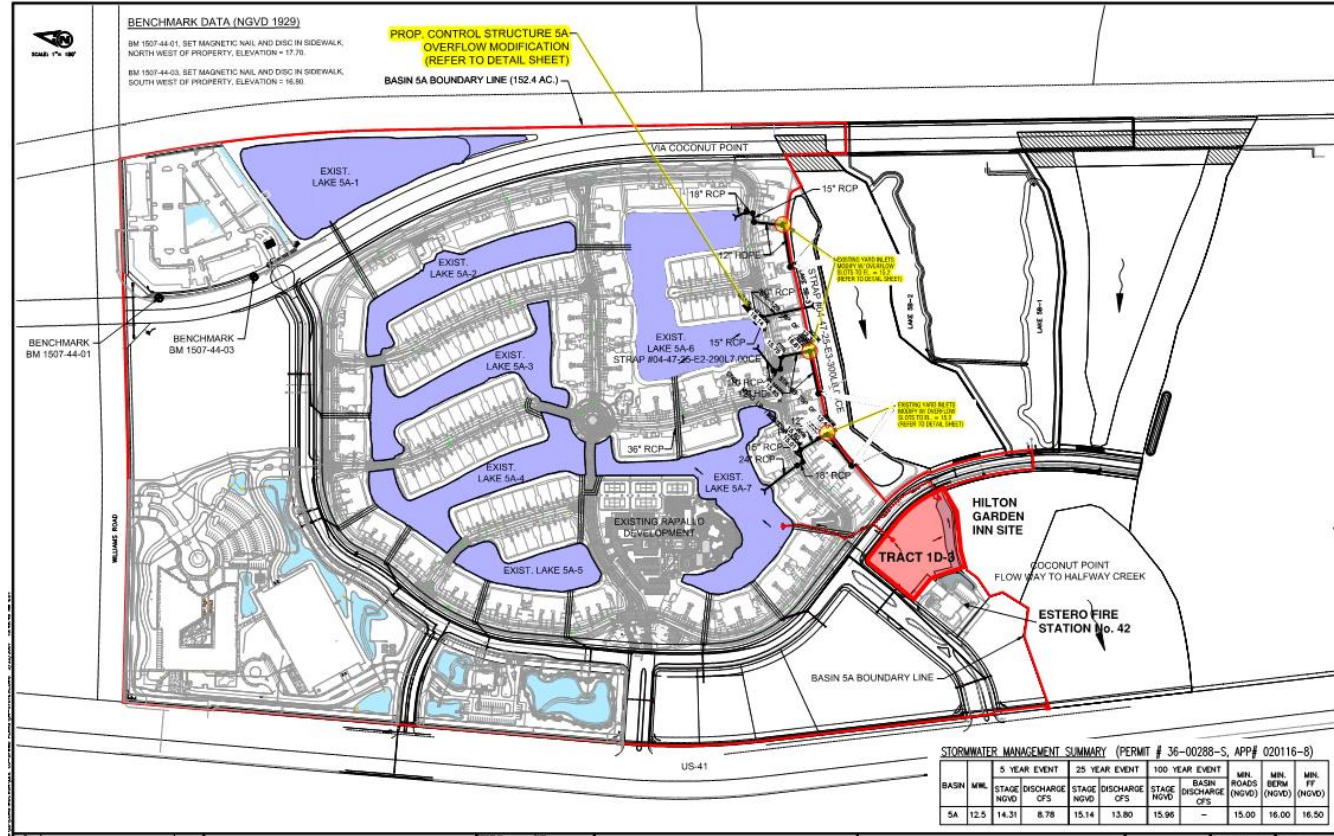
Project Background

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 115-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 height of 77 feet.
10. **Deviation 3:** Reduce 20 feet Landscape Buffer to 15 feet.

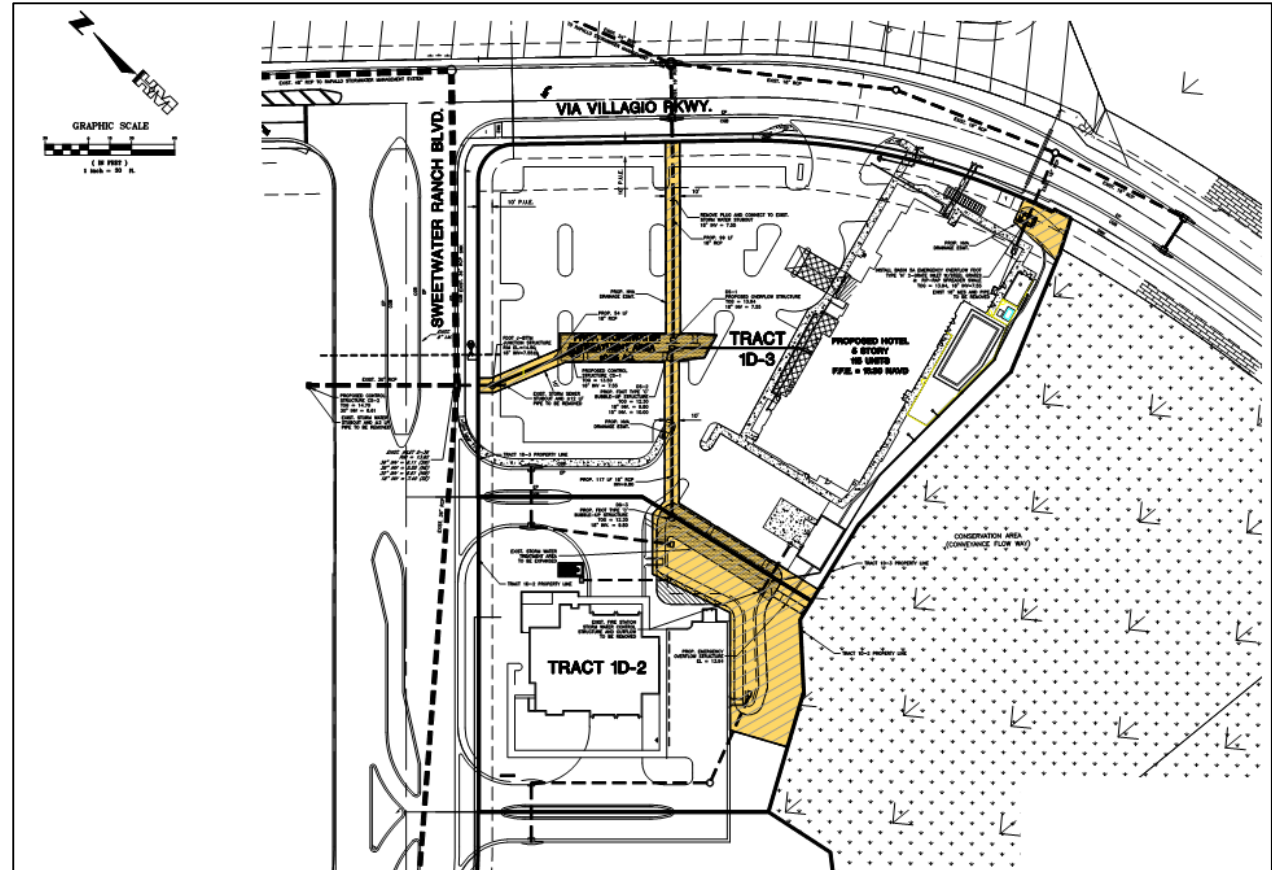
Stormwater Management

- The developer of Tract 1D3 has constructed overflow structure as referenced in the Coconut Point North Village Surface Water Management Analysis-Basin 5A.
- The overflow structure will be subject to SFWMD, Village of Estero and the North Village Association approvals.

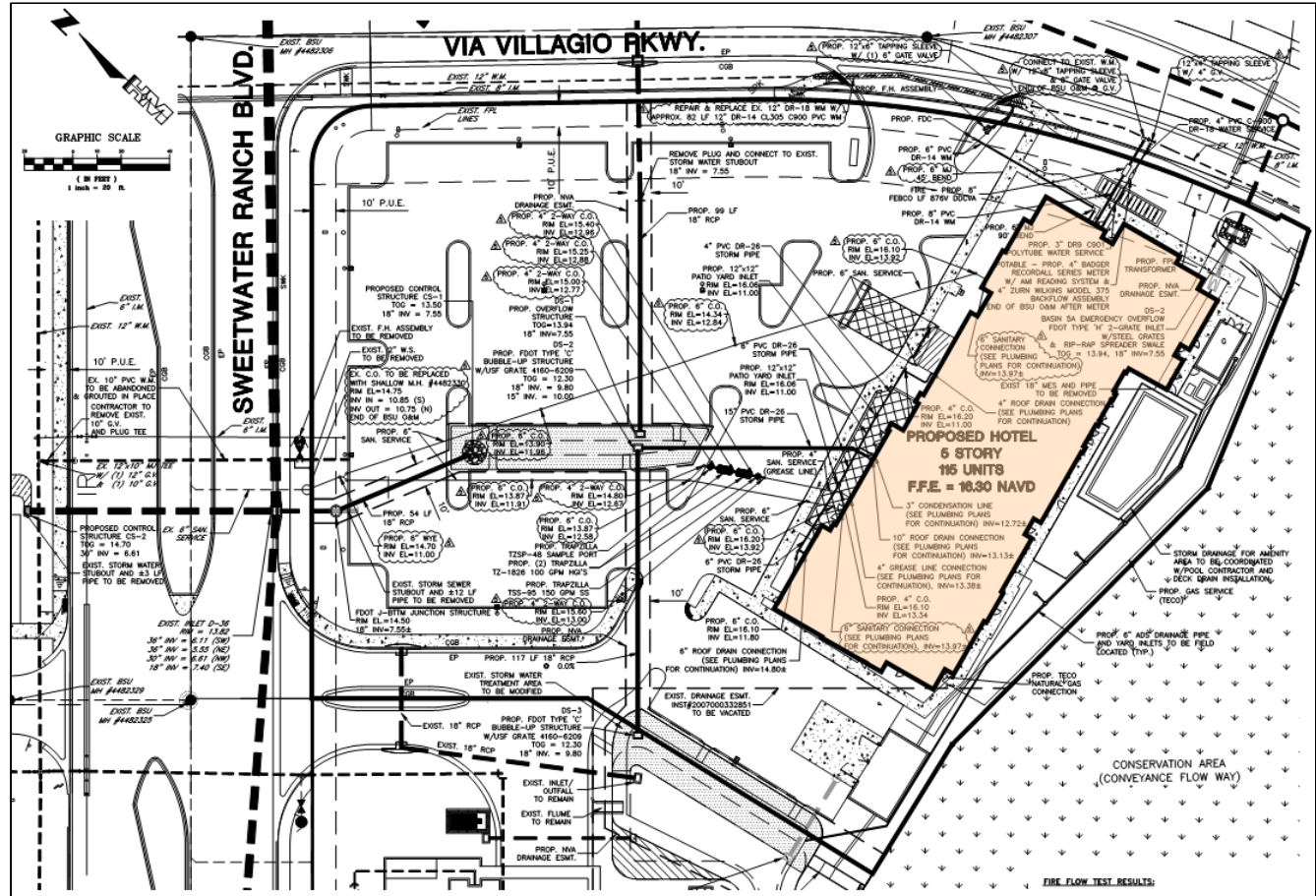


Stormwater Management

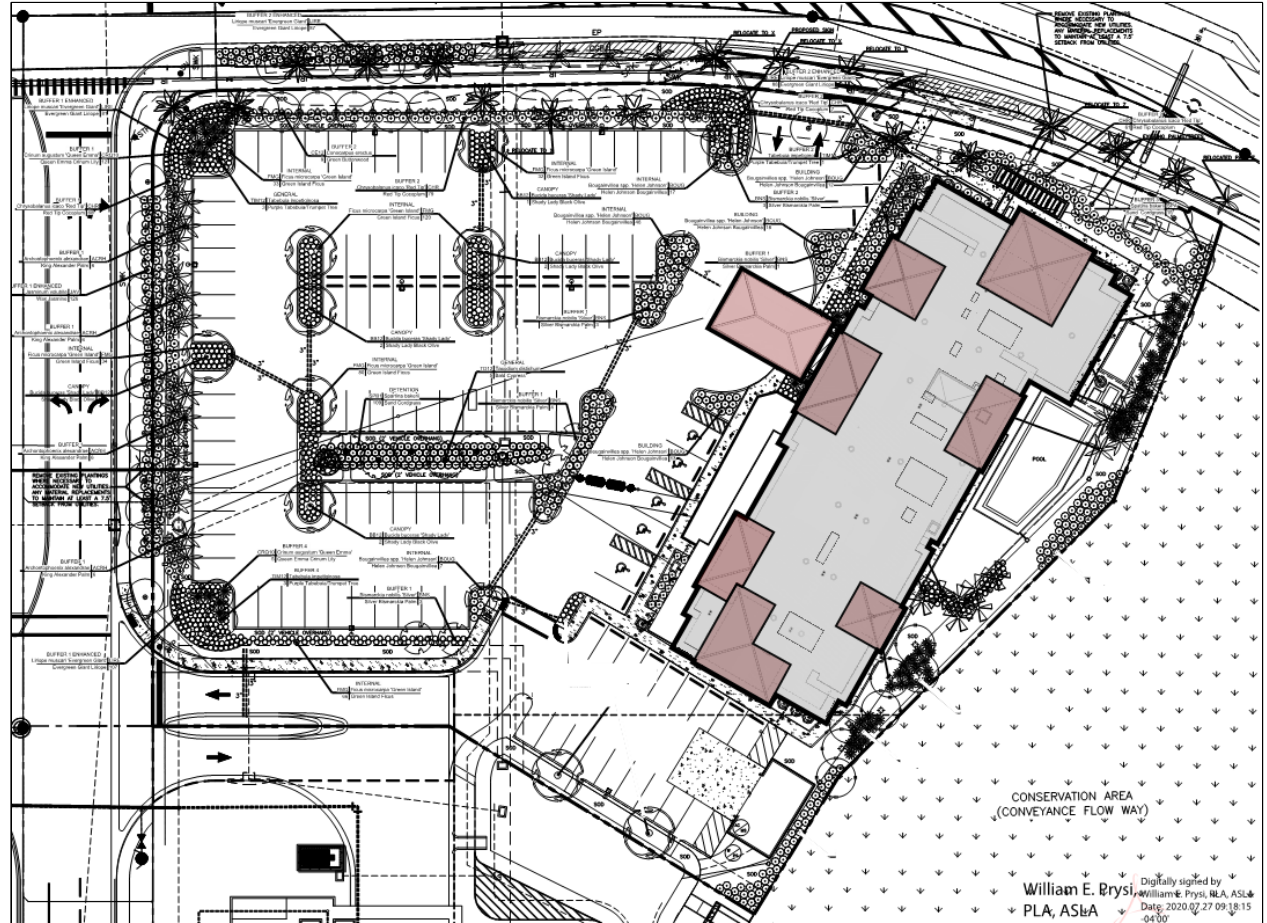
Final amendments
to existing shared
drainage easements



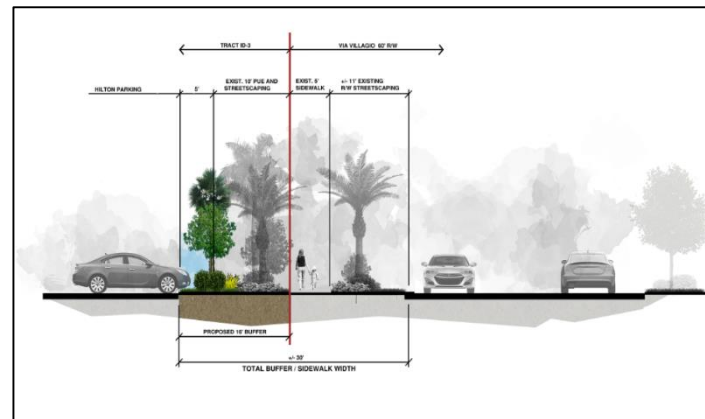
Drainage & Utility Plan



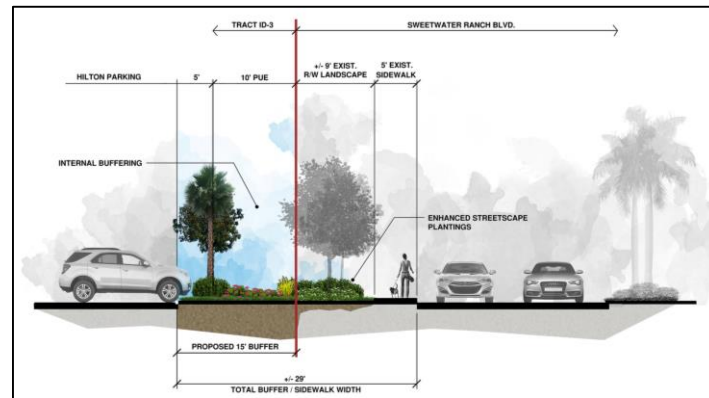
Landscape Design



Landscape Buffers



Via Villagio Pkwy. Landscape Buffer



Sweetwater Ranch Blvd. Landscape Buffer

Site Lighting

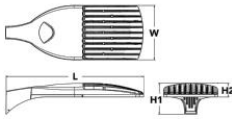


D-Series Size 1 LED Area Luminaire



Specifications

- EPA:** 1.01 ft² (0.09 m²)
- Length:** 33" (840 mm)
- Width:** 13" (330 mm)
- Height H1:** 7-1/2" (190 mm)
- Height H2:** 3-1/2" (90 mm)
- Weight (max):** 27 lbs (12 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series brings the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

A-Capable options indicated by this case background.

Ordering Information

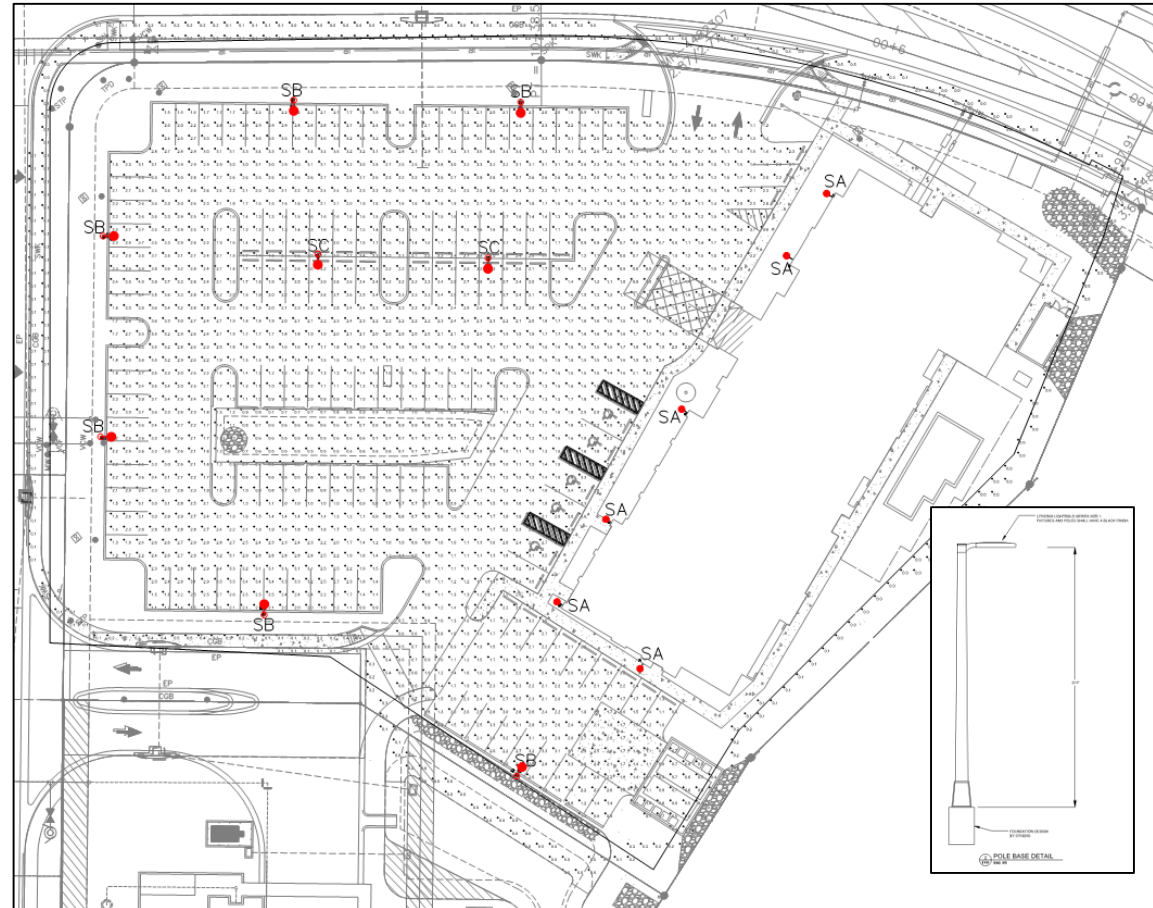
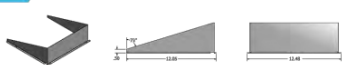
EXAMPLE: DSX1 LED P7 40K T3M MVOILT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED		Color Temperature		Beam Spread		Mounting	
SPAC	LED	30K	4000K	15°	30°	40°	60°
Forward optics		P1	P4	P7	P8	P9	P9
Retained optics		P3P	P1Z	P1P			
		30K	4000K	T1S	T2S	T3M	T3M
		30K	4000K	T2S	T3S	BLC	LCO
				T3M	T3M	LCO	RCCD
				T3M	T3M	LCO	RCCD
				T3M	T3M	LCO	RCCD

Default options	Interchangeable	Field options
Shipped installed	Shipped installed	Shipped installed
NLTAIR2 High A/B suspension 2-emitter ¹	H5 Single side shade ¹	DDBXD Dark bronze
PIRHN Low/high medium beam angle ¹	SF Single face (20, 30, 40) ¹	DRLD Black
PER 100% back lock recessed/adjustable ¹	DF Double face (20, 30, 40) ¹	DNDX Natural aluminum
PER5 Five-pin recessed only (unlocks ordered separately) ¹	L90 Light retained optics ¹	DDBDZ White
PER7 Seven-pin recessed only (unlocks ordered separately) ¹	R90 Right retained optics ¹	DDBDZD Tinted dark bronze
DG 0-10V dimming with pilot outside (for use with an external control, ordered separately) ¹	ES 5' end glare shield ¹	DRLBDO Tinted black
DS Dual switching ^{1,1,1}	E65 External glare shield ¹	DNDXDO Tinted natural aluminum
		DWNGDD Tinted white

Options

EGS - External Glare Shield

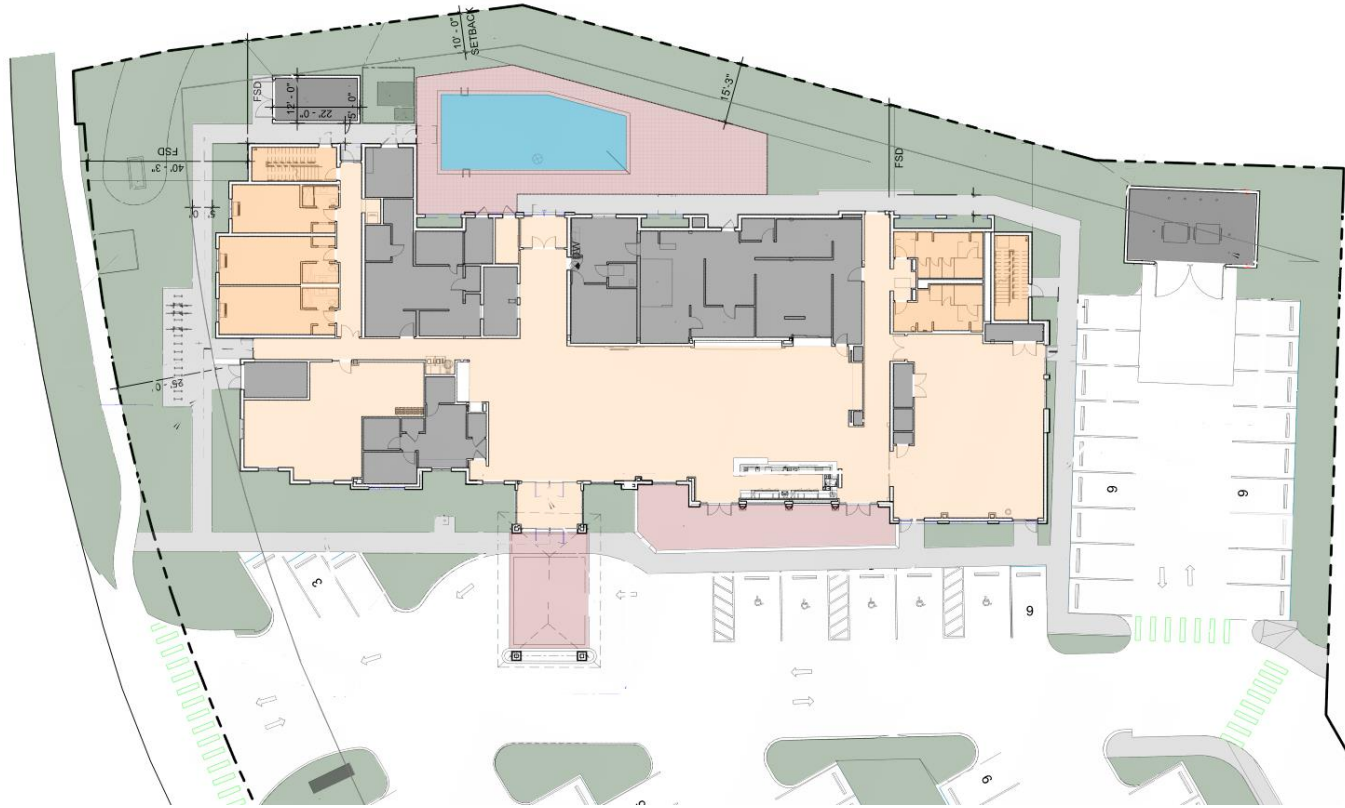


Northeast Perspective



Building Design

- Hilton Garden Inn is a five-story select service hotel at over 70,800 sf.
- Ground Level: +15,300 sf
- Amenities: fitness center, meeting rooms, pool with patio, casual dining, bar with outdoor lounge, port cochere and public bike racks.
- Hotel Tower: +13,800 sf per floor with 115 hotel guestrooms.



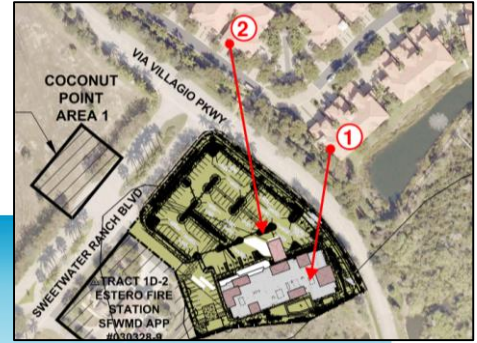
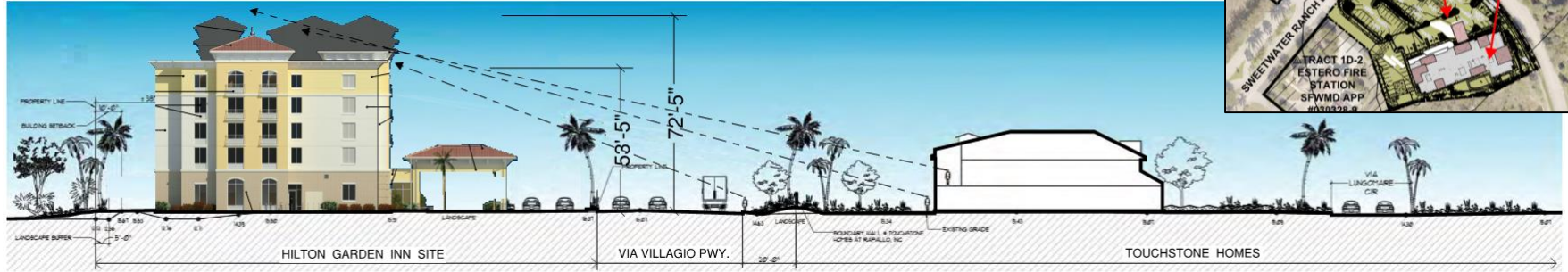
Building Height



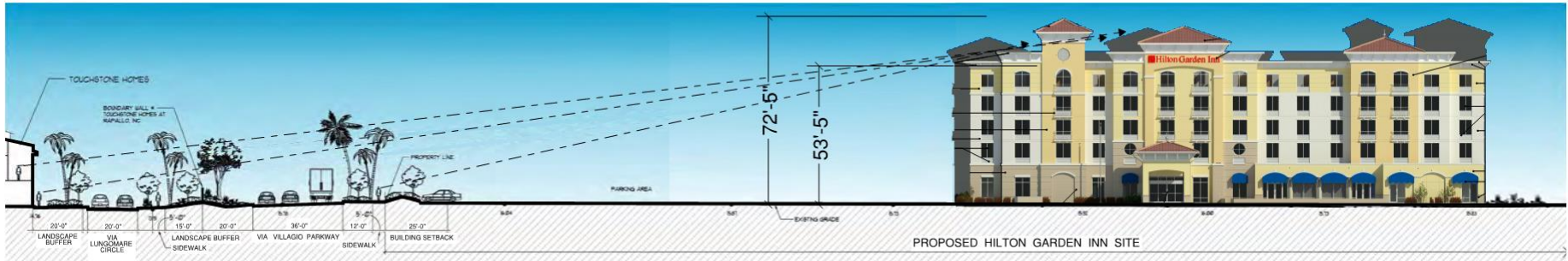
Deviation 1: Allows for maximum building height of 55 feet.

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

Line of Sight Study



1. Southwest View

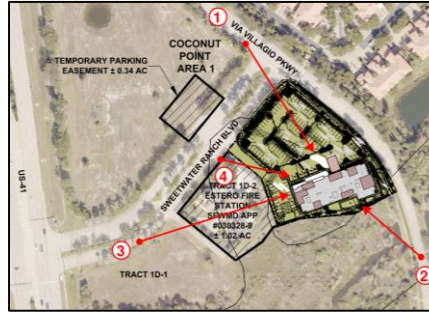


2. Southern View

Street Views



1. South bound view from Via Villagio Parkway & Sweetwater Ranch Blvd.



3. East bound view from Tamiami Trail & Sweetwater Ranch Blvd.



2. North bound view from Via Villagio Parkway



4. East bound view from Sweetwater Ranch Blvd. & Estero Fire Station Drive

Northeast Perspective

South bound view from Via Villagio Parkway & Sweetwater Ranch Blvd.



Southeast Perspective

North bound view from Via Villagio Parkway



West Perspective

East bound view from Tamiami Trail & Sweetwater Ranch Blvd.

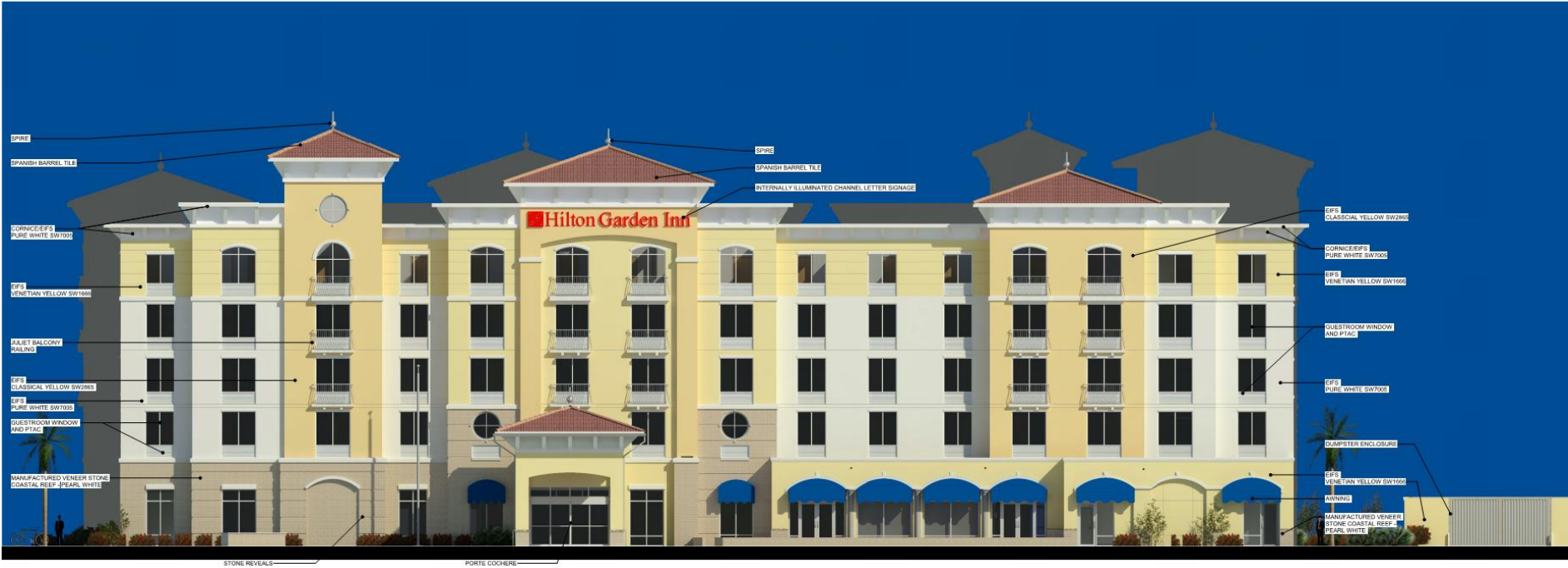


Northwest Perspective

East bound view from Sweetwater Ranch Blvd. & Estero Fire Station Drive



Front / North Elevation



Rear / South Elevation



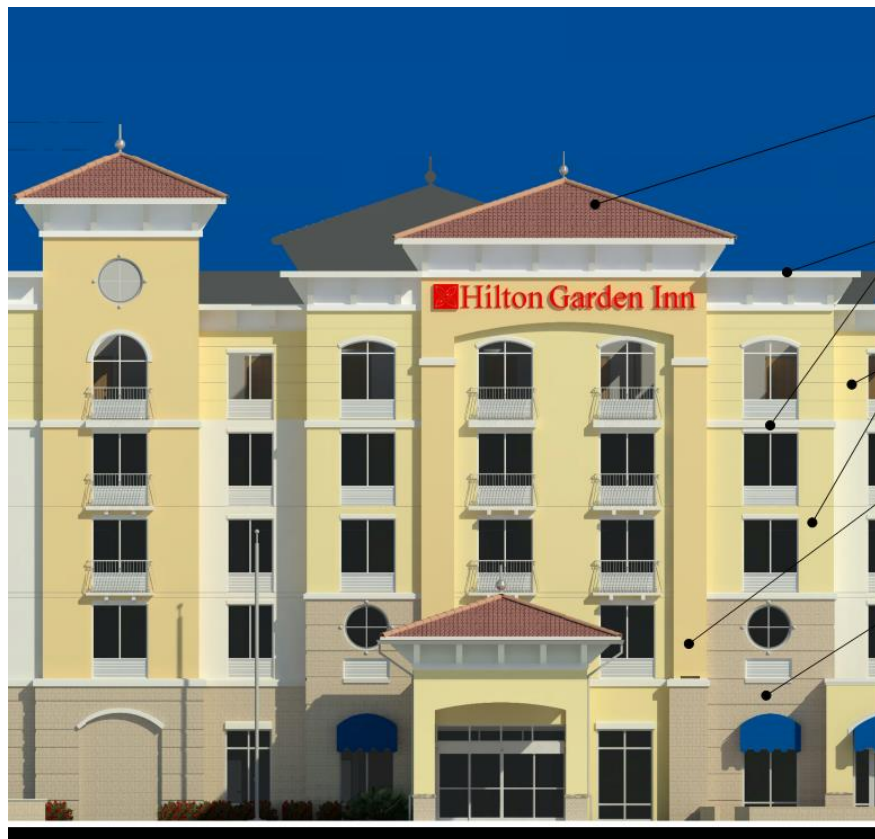
Side / East Elevation



Side / West Elevation



Building Materials



COMPOSITE SPANISH ROOF TILES



CORNICE / E.I.F.S.
SHERWIN WILLIAMS
PURE WHITE - SW7005



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

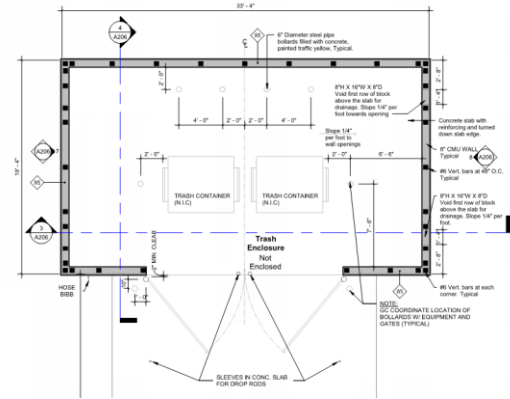
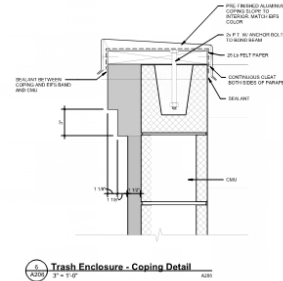
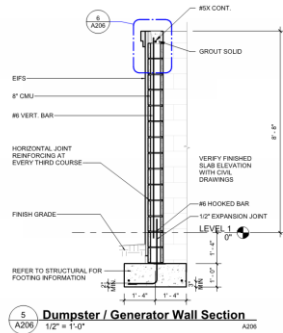


E.I.F.S.
SHERWIN WILLIAMS
CLASSIC YELLOW - SW2865



MANUFACTURED VENEER STONE
ELDORADO STONE
COASTAL REEF - PEARL WHITE

Accessory Structures



Generator Enclosure:

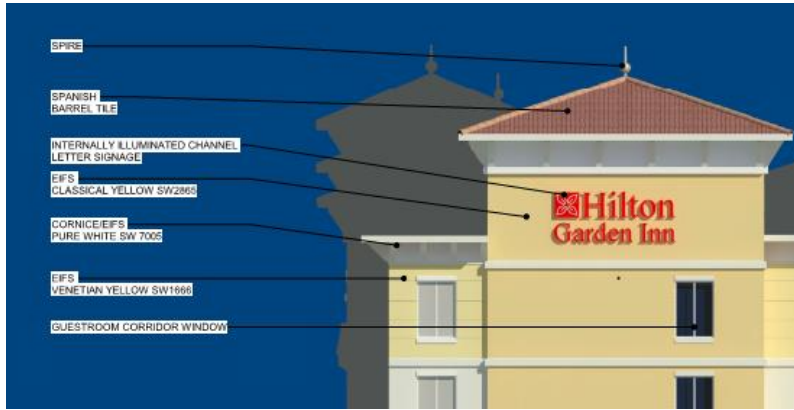
12'-0" x 22'-0" x 8'-8" (high)" Masonry wall with EIFS finish to match building walls and wood slat gates.



Dumpster Enclosure:

33'-4" x 19'-4" x 8'-8" (high)" Masonry wall with EIFS finish to match building walls and wood slat gates.

Building Signage



2. West Elevation: Wall Sign

23" to 32" Internally illuminated channel letters & 32"x32" logo

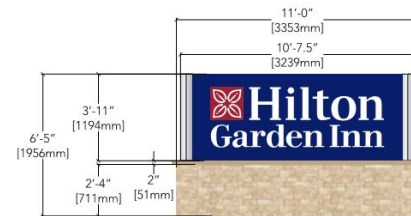
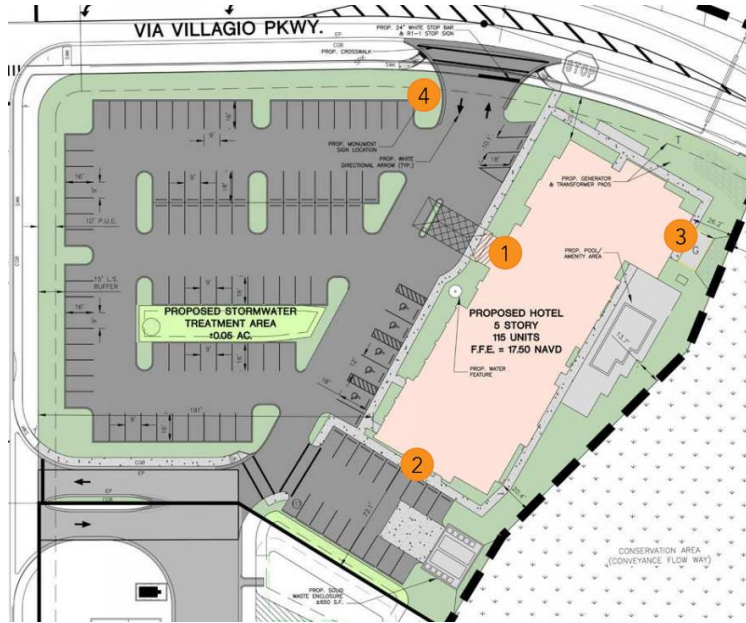


3. South Elevation: Wall Sign

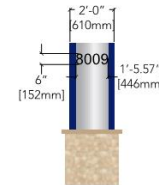
31" to 44" Internally illuminated channel letters & 44" x 44" logo



Site Signage



FRONT VIEW
SCALE: NTS



SIDE VIEW
SCALE: NTS



BACK VIEW
SCALE: NTS

4. Monument Sign

Approximately 9'-6" x 4'-0" (high) x 24" (depth) sign panel. Internally illuminated cabinet sign with routed-out letters and logo over 24" high stone base.