

South Estero Center-Pattern Book

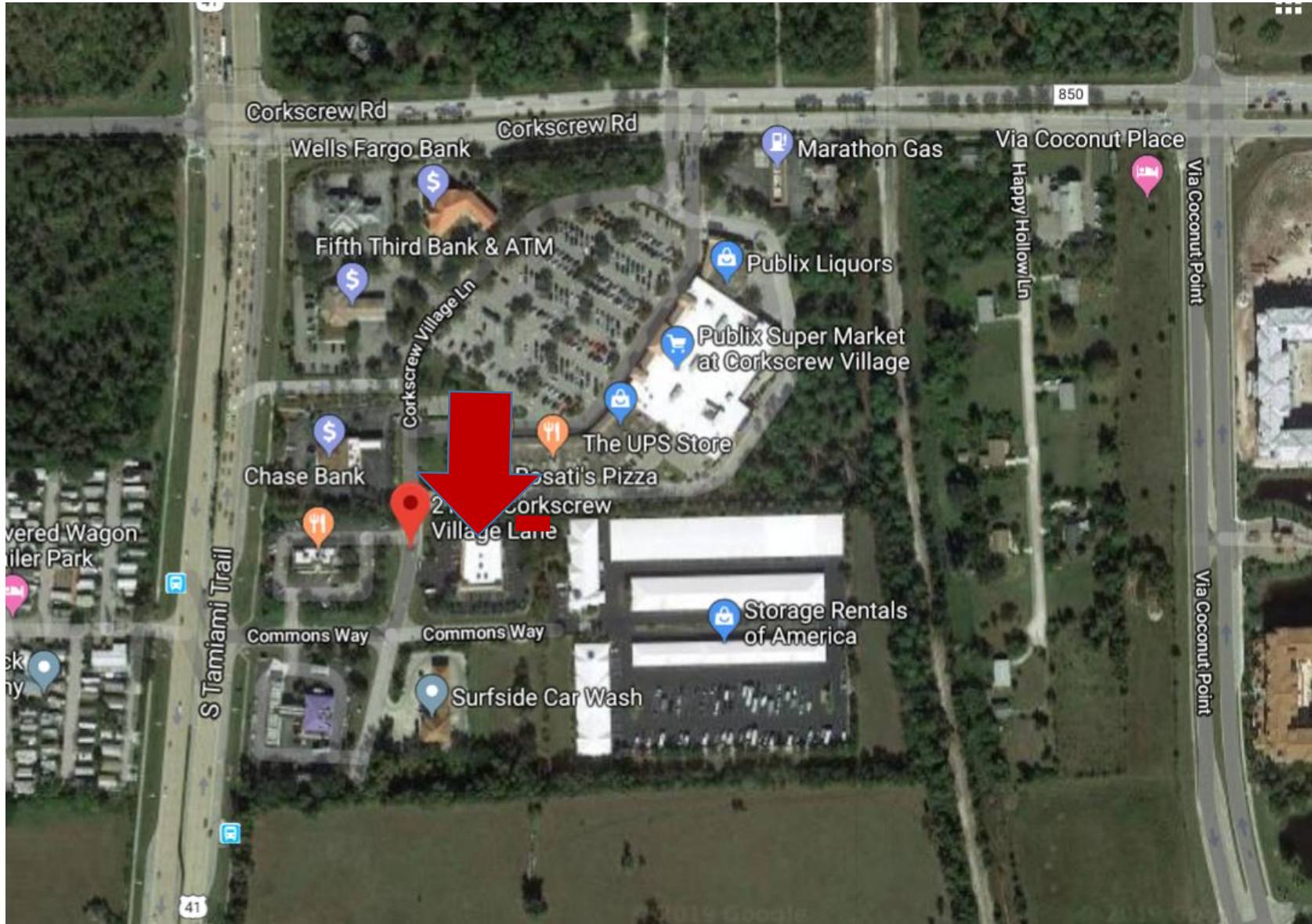
Attachment E
Received May 13, 2020



Property Location:

21404 Corkscrew Village Lane, Estero, FL 33928

Site Location

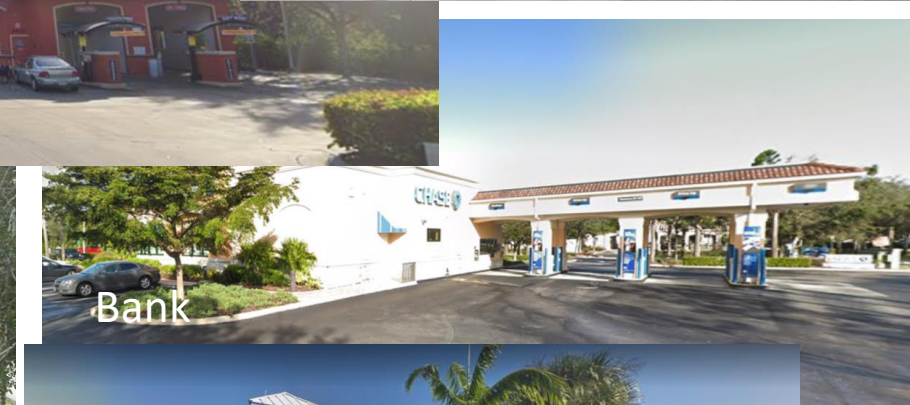
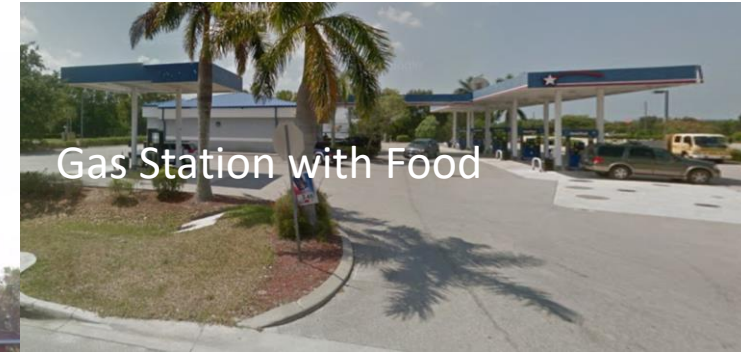


Existing Surrounding Context



Existing Complementary Uses

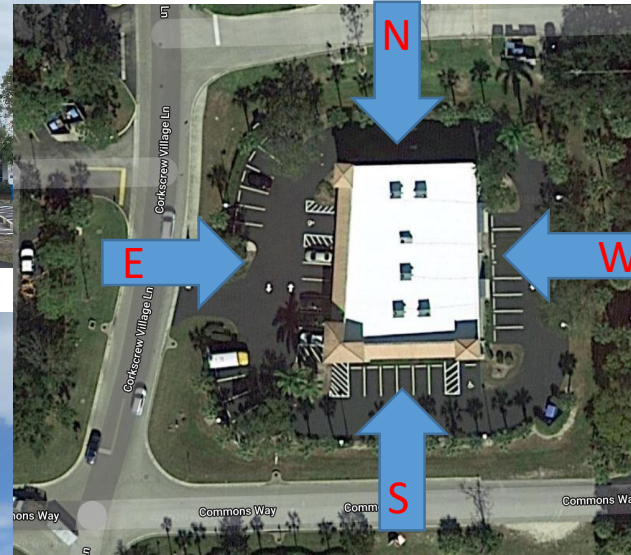
The current mixture of uses is key to this development by providing uses that are complementary between the existing and/or future uses



Existing Site Conditions



Existing Building Conditions



Design Concept

Mediterranean/Spanish Revival is a design style introduced in the United States in the waning nineteenth century variously incorporating references from Spanish Renaissance, Spanish Colonial, Beaux-Arts, Italian Renaissance, Arabic Andalusian architecture, and Venetian Gothic architecture.

This movement has drawn heavily from the Spanish influences of the early American colonization from Spain. the style thus has historical reference to the expanding communities throughout Florida and California.



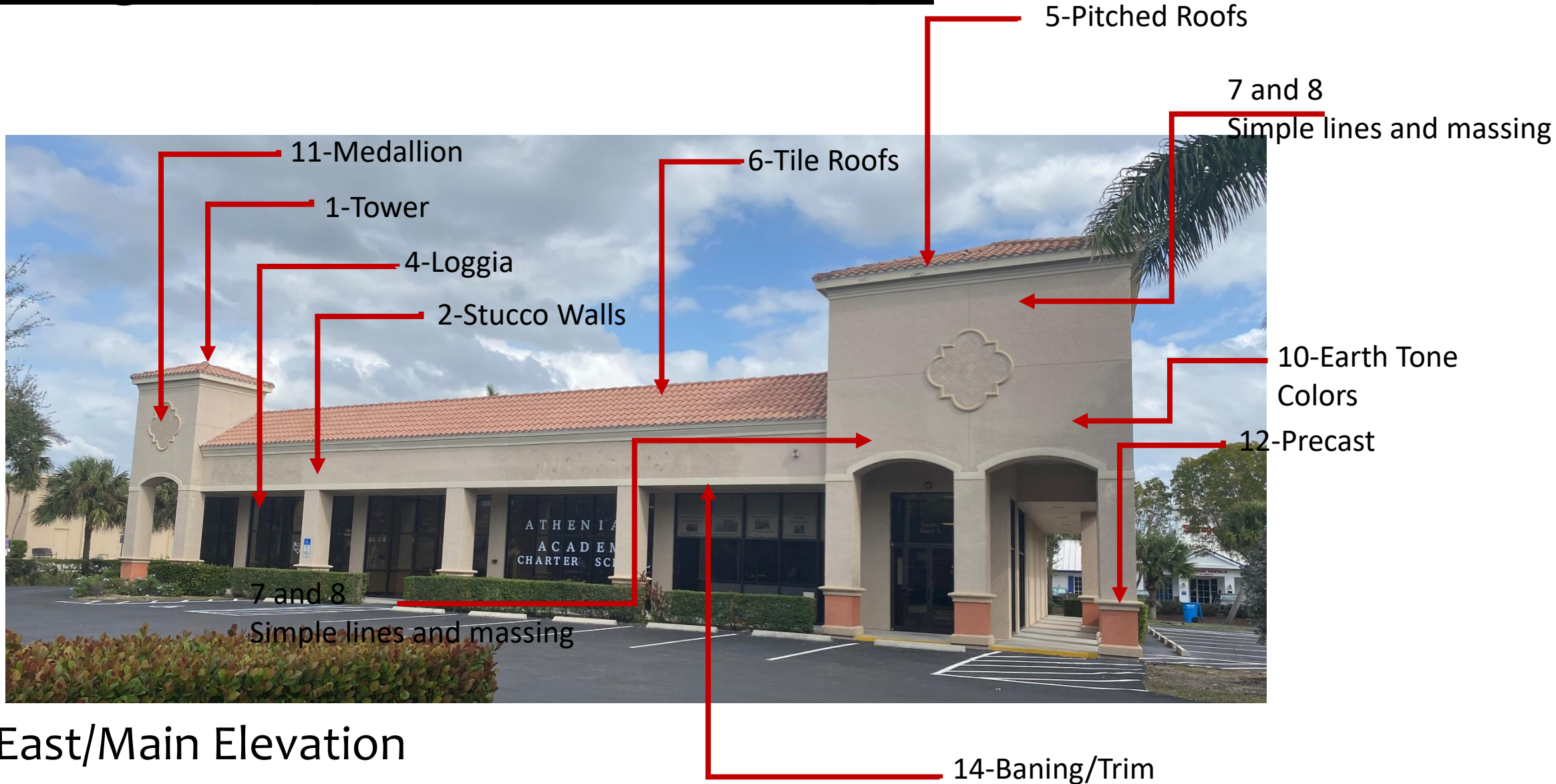
Design Standards

Typical Elements

1. Impression of height- by using towers
2. Light colored stucco exterior walls
3. Smooth and or textured stucco/siding
4. Prominent one story loggias
5. Pitched roofs
6. Barrel looking roof tiles
7. Simple massing
8. Simple lines
9. Hipped roofs with parapet walls
10. Earth tone Color
11. Decorative features like Medallions
12. Precast stone trim
13. Awnings
14. Exterior banding and or trim

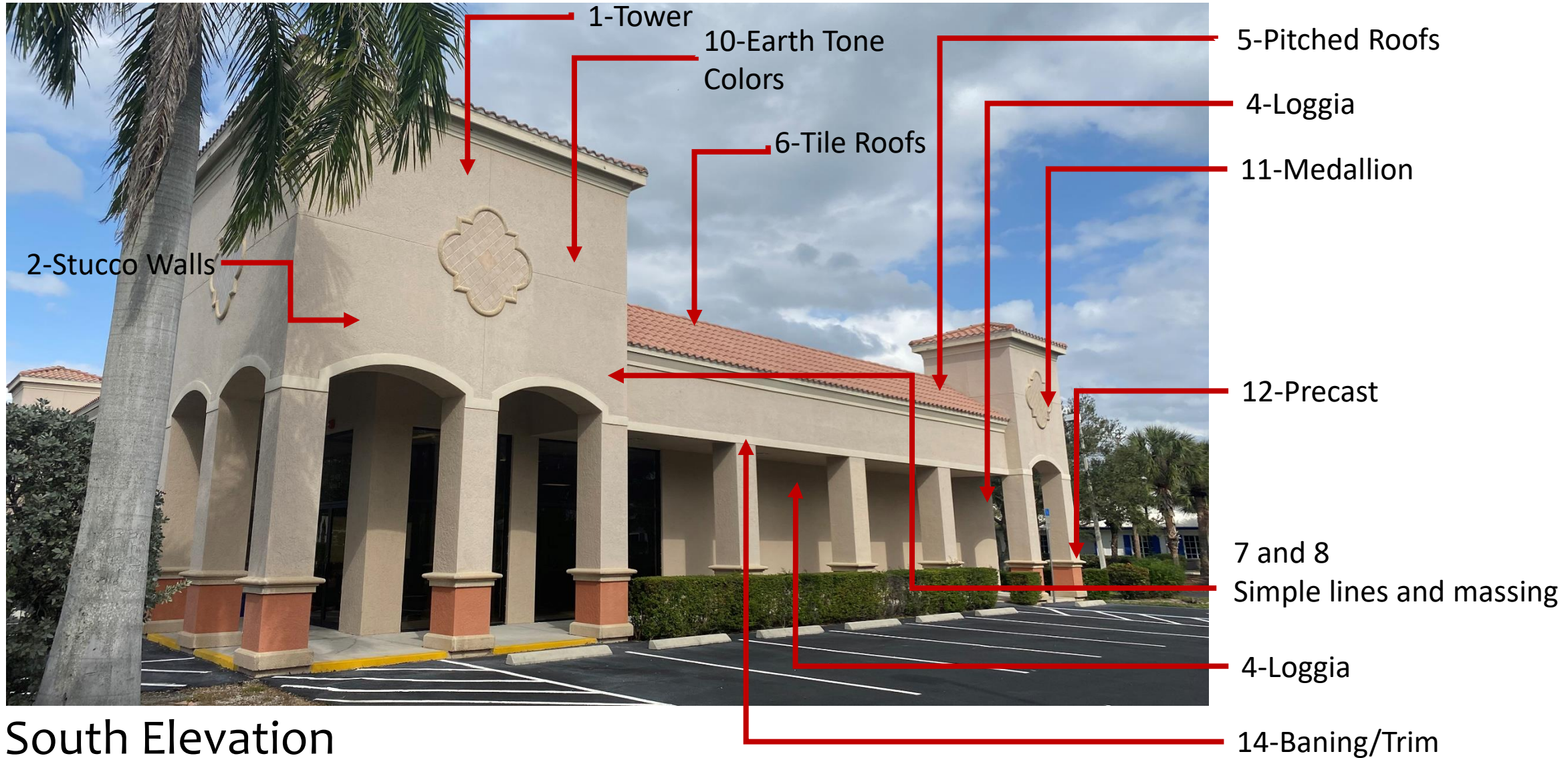


Building Composition and Design



East/Main Elevation

Building Composition and Design



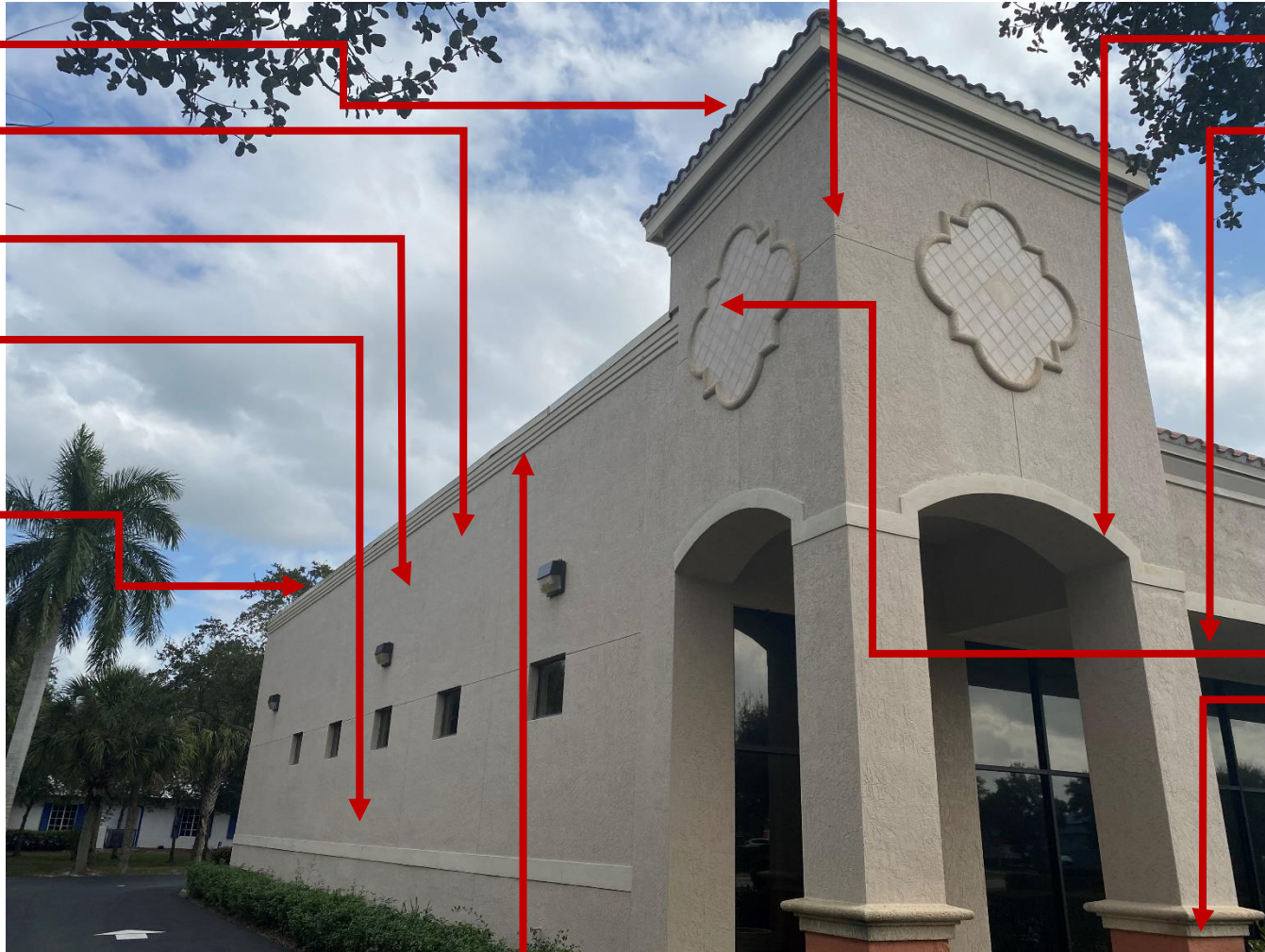
Building Composition and Design

6-Tile Roofs
10-Earth Tone Colors

2-Stucco Walls

14-Banding/Trim

7 and 8
Simple lines
and massing



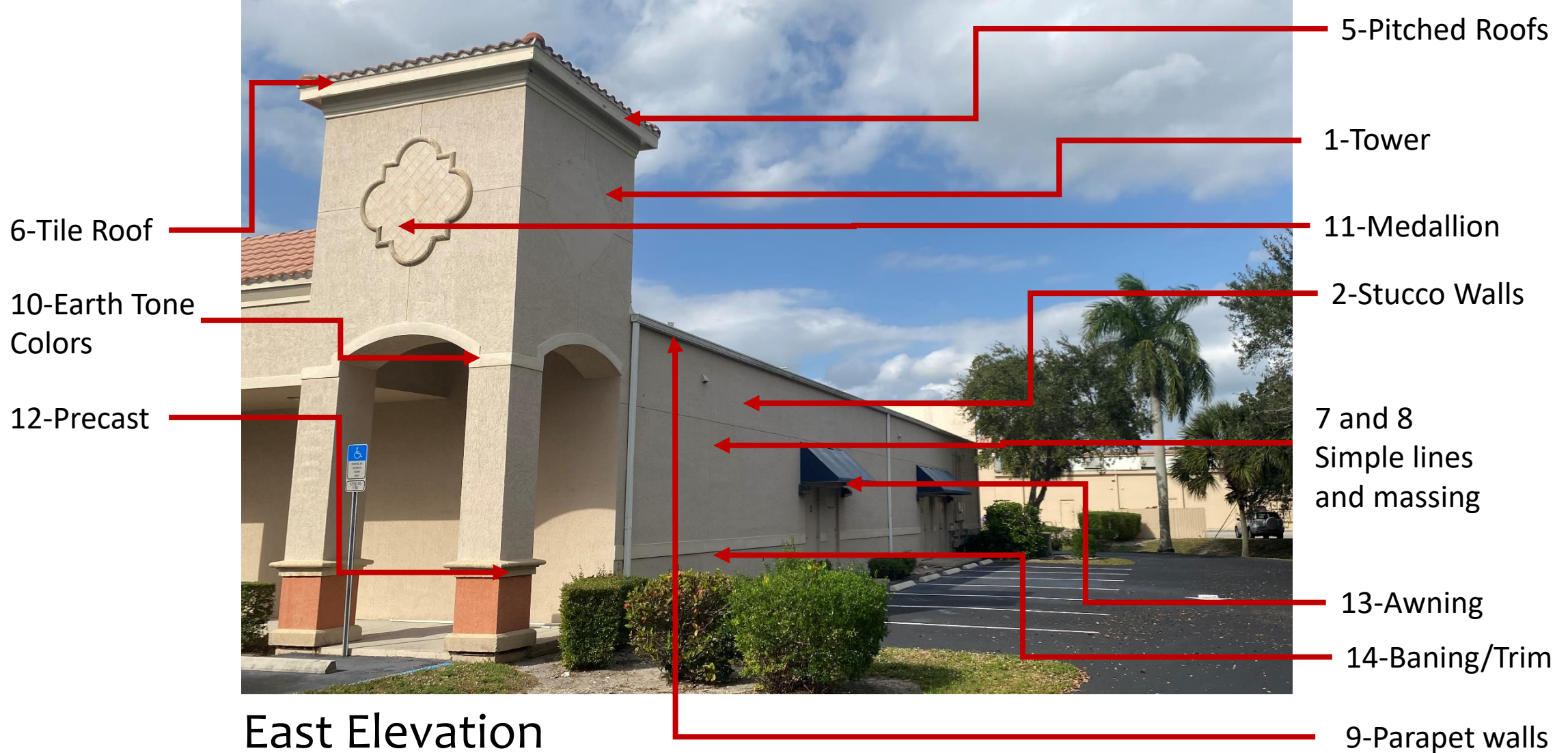
1-Tower
5-Pitched Roofs
4-Loggia

11-Medallion
12-Precast

North Elevation

9-Parapet walls

Building Composition and Design



Roof Design Standards

Roof Material

- *Barrel style tiles are required for all buildings in the project areas. Clay, concrete or simulated (metal) Barrel roof tiles may be allowed provided they match adjacent areas in similar color and look.*

Roof Colors

- *Roof colors are to be in the red/brown/Terracotta color ranges. Multi colored or flashed tiles are preferred. An earth-tone color palate roof tops give the buildings a warm, earthy, rustic look.*



Roof with "Flashing"



High Profile "S"



Multi-Colored



Single color



Metal Roof tile

Building Walls/Material Design Standards

Building Wall Material Elements

Texture

- A variety of textures may be used in combination to create a more authentic look.

Precast and insert tile

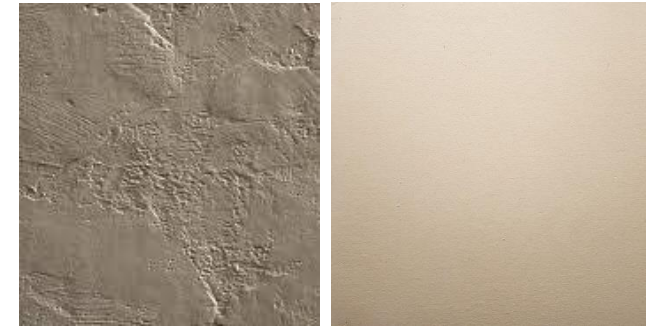
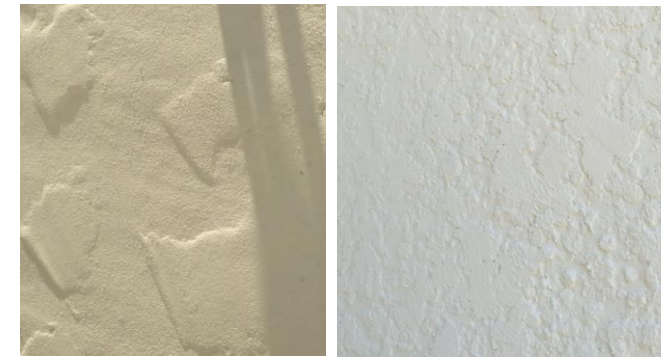
- Precast may be used as an accent material in a design that is rusticated, not refined.

Tile roof

- Tile roofs can be used to define elements or be used to create textures to break up large mass or stucco areas while providing a more traditional feel against the stucco.

Composition

- It is the organization, mixture, and artistic positioning of all the elements that create design excellence



Stucco texture Examples



Stucco with precast trim



Stucco with trim accents



Stucco with Stone Accent

Colors/Material Design Standards

Existing Colors and Materials will stay the same or similar



Material/Landscape Design Concept*



Royal Palm



Sable Palm



Live Oak



Red Tip Cocoplum

Any new landscaping will meet the current Village of Estero including native counts

Proposed Landscape Material

Trees and Palms (100% Native/Drought Tolerant)

<i>Bucida buceras</i> ~ Shady Lady Black Olive	12'-14' HT, 6' SPRD, 3.5" CAL
<i>Quercus virginiana</i> ~ Live Oak	12'-14' HT, 6' SPRD, 3.5" CAL
<i>Pinus elliottii</i> ~ Slash Pine	12'-14' HT, 6' SPRD, 3.5" CAL
<i>Cordia</i> ~ Orange Geiger	
<i>Delonix regia</i> ~ Royal Poinciana	12'-14' HT, 6' SPRD, 3.5" CAL
<i>Roystonea regia</i> ~ Royal Palm	12' min. CT, 8' CT next to path
<i>Sabal palmetto</i> ~ Sabal Palm	12' min. CT, 8' CT next to path
<i>Ilex</i> ~ Dahoon Holly	

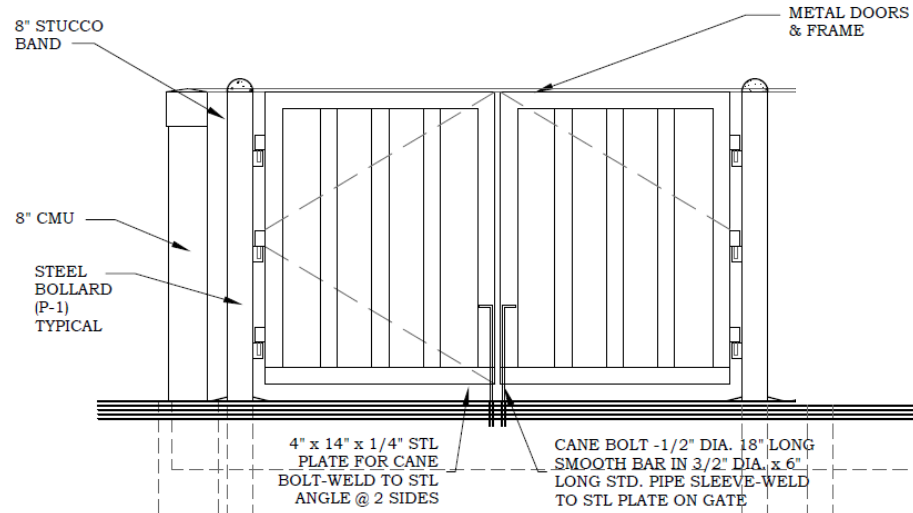
Shrubs and Groundcovers (100% Native/Drought Tolerant)

<i>Chrysobalanus icaco</i> 'Red Tip' ~ Red Tip Cocoplum	36" HT after 1 year
<i>Muhlenbergia capillaris</i> ~ Muhly Grass	36" HT after 1 year
<i>Hamelia patens</i> ~ Firebush	36" HT after 1 year
<i>Tripsacum dactyloides</i> ~ Fakahatchee Grass	36" HT after 1 year
<i>Duranta erecta</i> ~ Golden Dewdrop	36" HT after 1 year
<i>Viburnum obovatum</i> ~ Walter's Viburnum	36" HT after 1 year
<i>Callicarpa americana</i> ~ American Beautyberry	36" HT after 1 year
<i>Zamia pumila</i> ~ Coontie	36" HT after 1 year
<i>Psychotria nervosa</i> ~ Wild Coffee	36" HT after 1 year
<i>Spartina bakerii</i> ~ Cordgrass	36" HT after 1 year

Light Poles and Dumpster Enclosures

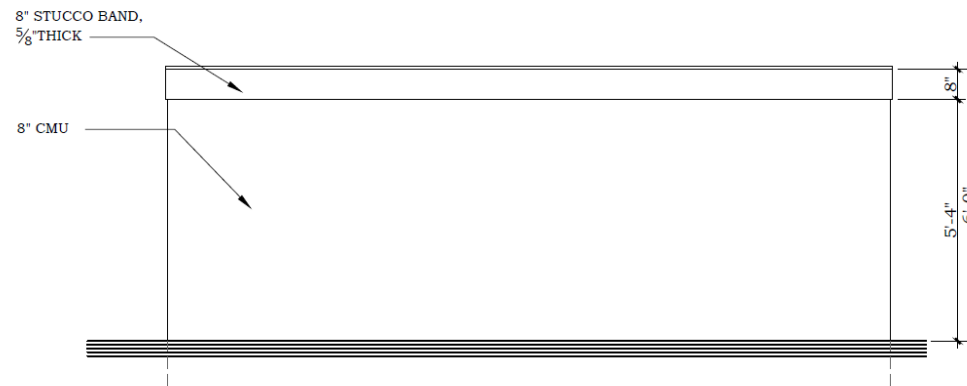


Existing Light Pole



DUMPSTER FRONT ELEVATION

SCALE: 3/8" = 1'-0"



DUMPSTER SIDE ELEVATION

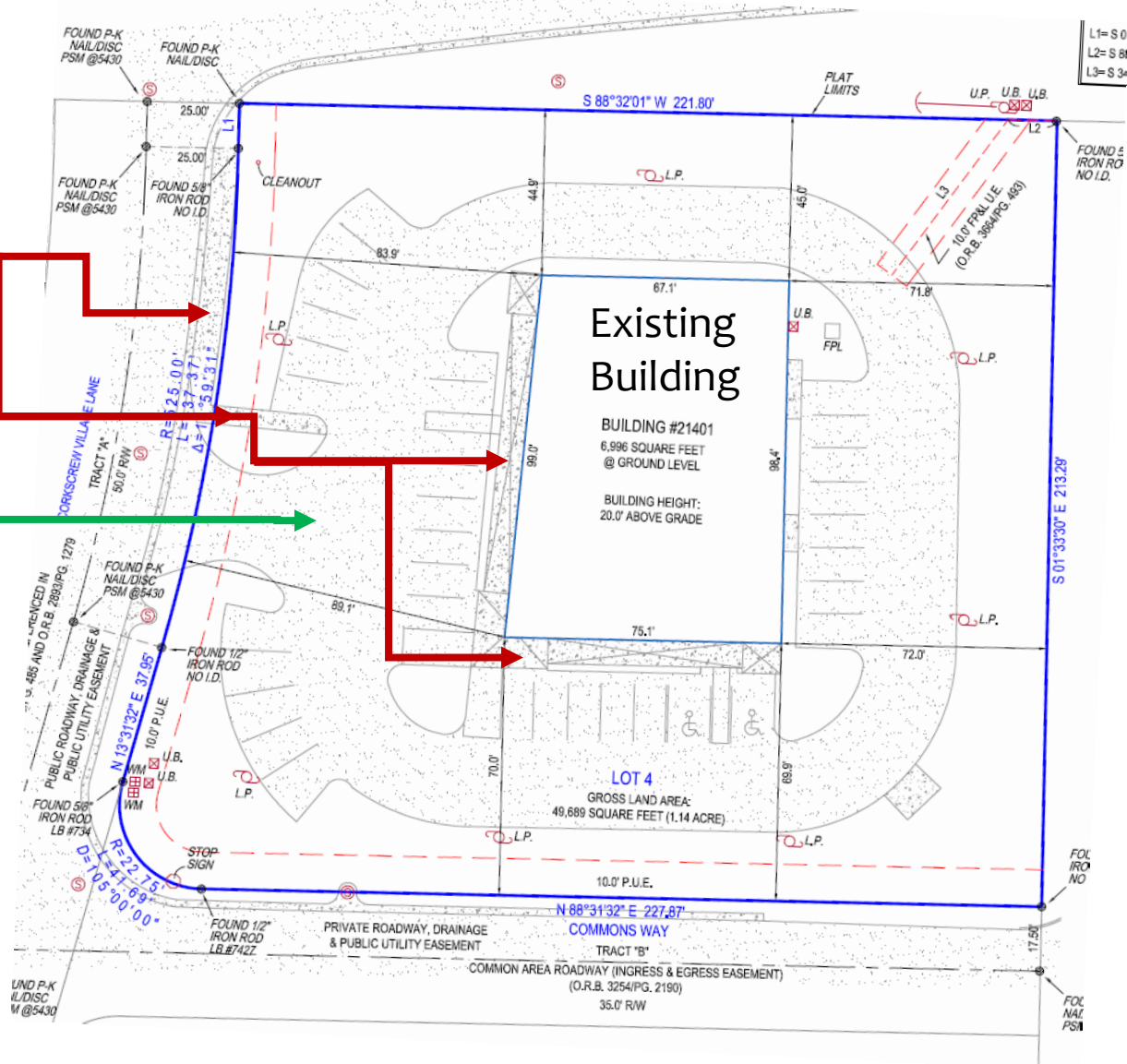
SCALE: 3/8" = 1'-0"

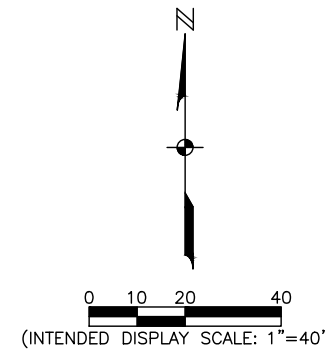
Interconnectivity Standards

South Estero Center is a vehicular and pedestrian-friendly mixed-use community. This requires a planned access and sidewalks. Each element within the project will have interconnectivity between each other and when possible extend beyond the community (see attached diagram showing interconnectivity).

Existing sidewalk/
Interconnectivity

Existing Vehicular
Interconnectivity





SITE DATA
 TOTAL SITE AREA: 1.14 ACRES
 EXISTING BUILDING AREA: 6,996 SQ. FT.
 MAXIMUM BUILDING HEIGHT: 20 FEET
 PARKING PROVIDED: 33 SPACES

OPEN SPACE CALCULATIONS
 REQUIRED: 1.14 ACRES X 20% = 0.23 ACRES
 OPEN SPACE PROVIDED 0.51 ACRES

ALL AREAS EXCLUDING BUILDING AND PAVEMENT

BUFFERS
 NORTH P/L WIDTH 20' PER APPROVED MASTER CONCEPT PLAN
 ROAD FRONTAGE WIDTH 10' PER APPROVED MASTER CONCEPT PLAN
 EAST P/L WIDTH 5' TYPE "A" PER LDC

LAND USE: VILLAGE CENTER
 ZONING: CPD
 SHOPPING CENTER

LAND USE: VILLAGE CENTER
 ZONING: CPD
 BANK

LOT 1
 LAND USE: VILLAGE CENTER
 ZONING: CPD
 DRIVE-THROUGH RESTAURANT

LOT 6
 LAND USE: VILLAGE CENTER
 ZONING: CPD
 STORAGE

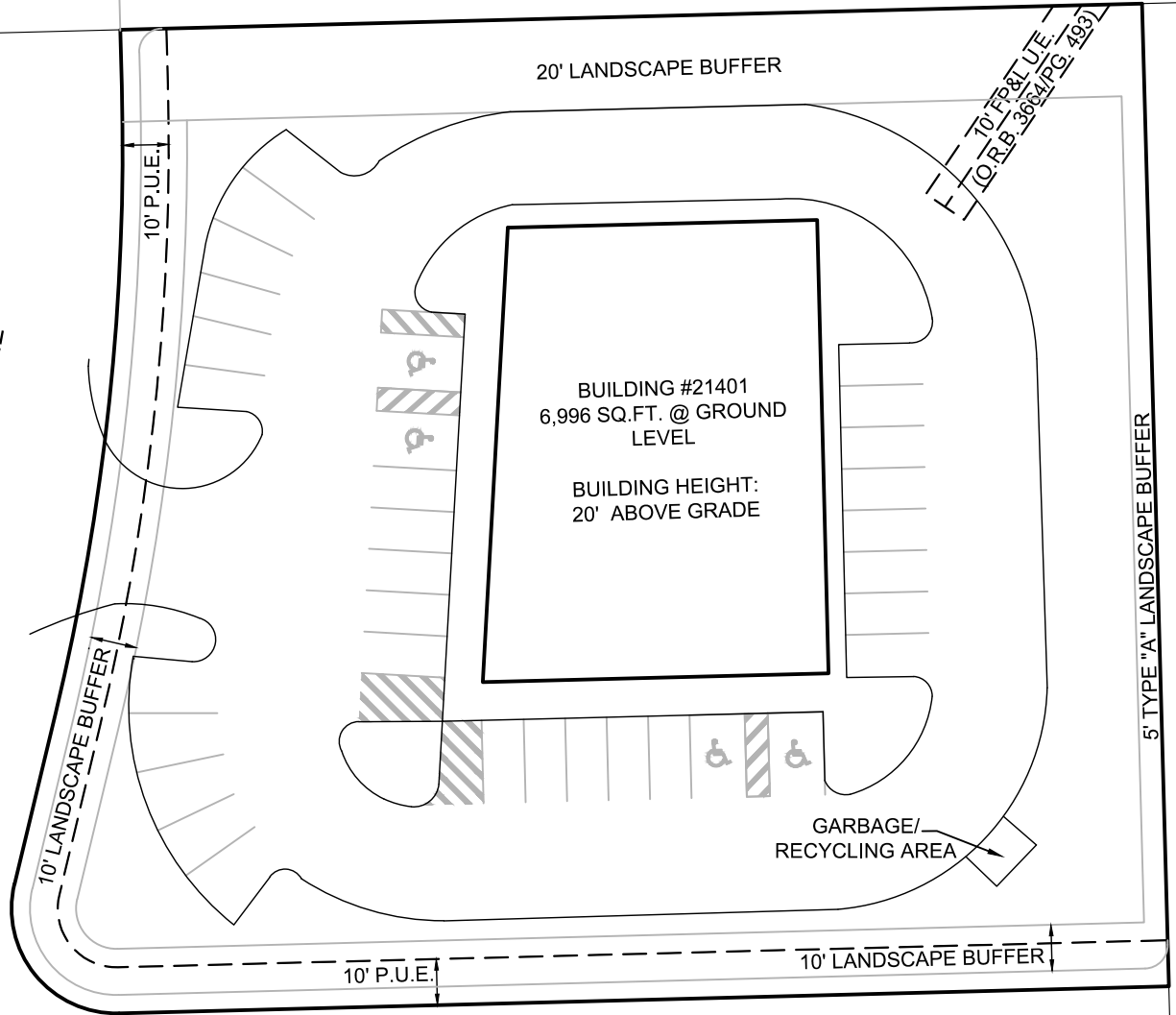
LOTS 2 & 3
 LAND USE: VILLAGE CENTER
 ZONING: CPD
 GAS STATION

LOT 5A
 LAND USE: VILLAGE CENTER
 ZONING: CPD
 CAR WASH

LOT 5B
 LAND USE: VILLAGE CENTER
 ZONING: CPD
 VACANT

CORKSCREW VILLAGE LANE

COMMONS WAY



BROADWAY88, LLC

SOUTH ESTERO
 COMMERCIAL CENTER

NO.	REVISIONS DESCRIPTION	DATE

DATE: OCT 2019
 PROJECT NO. 20192196-000
 FILE NO. 33-46-25
 SCALE: AS SHOWN

PARCEL #4
 MCP

SHEET NUMBER