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**VILLAGE OF ESTERO, FLORIDA
ZONING
ORDINANCE NO. 2021-10**

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**AN ORDINANCE OF THE VILLAGE COUNCIL OF THE
VILLAGE OF ESTERO, FLORIDA, CONSIDERING A
REZONING FROM AGRICULTURE (AG) AND PARKS
AND COMMUNITY FACILITIES (PCF) TO ESTERO
PLANNED DEVELOPMENT (EPD) FOR A 20-ACRE
PARCEL ON THE WEST SIDE OF VIA COCONUT, SOUTH
OF CORKSCREW ROAD; PROVIDING FOR CONFLICTS;
PROVIDING FOR SEVERABILITY; AND PROVIDING AN
EFFECTIVE DATE.**

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WHEREAS, Estero 5, LLC, represented by Stacy Hewitt, Banks Engineering, Inc. (the “Applicant”), filed for a rezoning on eight properties located on the west side of Via Coconut between Corkscrew Road and Williams Road at 8990 Corkscrew Road, 21650 & 21750 Via Coconut Point, and 21331, 21350, and 21351 Happy Hollow Lane (“Property”) for a project known as **Via Coconut EPD**; and

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WHEREAS, the Property STRAP numbers are 34-46-25-E4-0100C.0170; 33-46-25-E2-U1971.2349; 33-46-25-E3-U1971.2299; 33-46-25-E3-U1969.2320; 33-46-25-E2-U1963.2334; 33-46-25-E3-U1973.2285; 33-46-25-E2-U1967.2334; and 33-46-25-E2-U1967.2342, and the Properties are legally described in Exhibit A attached hereto; and

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WHEREAS, the Applicant requested a rezoning from Agriculture (AG) and Parks and Community Facilities (PCF) to Estero Planned Development (EPD) (Case number DCI2019-E003); and

WHEREAS, the Applicant is requesting a mixed-use development of 330 multifamily apartment dwelling units, 29,600 square feet of commercial use, and 10,000 square foot church or alternative commercial use; and

WHEREAS, the Applicant has requested deviations; and

WHEREAS, a public information meeting was held on January 21, 2021 at the Planning and Zoning Board; and

40 **WHEREAS**, a meeting to discuss the Pattern Book was held on January 22, 2021 at the
41 Design Review Board, as required by the Land Development Code for Estero Planned
42 Development zoning; and

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44 **WHEREAS**, at a duly noticed public hearing held on August 10, then continued to
45 August 24, 2021 at which time the Planning, Zoning and Design Board reviewed the request and
46 continued the rezoning request to September 14, 2021; and

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48 **WHEREAS**, at a continued public hearing held on September 14, 2021 the Planning,
49 Zoning and Design Board recommended approval with conditions of the rezoning request; and

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51 **WHEREAS**, a duly noticed first reading was held before the Village Council on
52 September 22, 2021; and

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54 **WHEREAS**, a duly noticed second reading and public hearing was held before the
55 Village Council on October 20, 2021, at which time the Village Council gave consideration to
56 the evidence presented by the Applicant and the Village staff, the recommendations of the
57 Planning, Zoning, and Design Board and the comments of the public.

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59 **NOW, THEREFORE**, be it ordained by the Village Council of the Village of Estero,
60 Florida:

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62 **Section 1. Rezoning.**

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64 The Village Council approves with conditions the rezoning from Agriculture (AG) to
65 Estero Planned Development (EPD) to allow for up to 330 multifamily apartment
66 dwelling units, 29,600 square feet of commercial mixed uses, and a 10,000 square foot
67 church or 10,000 square feet of commercial use, subject to the following conditions.

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69 **Section 2. Conditions.**

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71 1. Master Concept Plan

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73 Development of this project must be consistent with the Master Concept Plan
74 (MCP) titled "Via Coconut Master Concept Plan", dated September 15, 2021.

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76 2. Development Parameters

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78 This project is limited to a maximum of 330 multi-family dwelling units, 29,600
79 square feet of commercial use, and a 10,000 square foot church or 10,000
80 additional square feet of commercial or office use. Uses must be consistent with
81 the Schedule of Uses below.

82
83 3. Maximum Building Height

84 59 feet (four stories) for Residential Buildings A, B, and E
85 55 feet (three stories) for Buildings C and D
86 35 feet for Buildings C-1 and C-2
87 38 feet for Building F
88 Maximum height includes architectural features
89

90 4. Uses and Site Development Regulations

91
92 The following uses and limits apply to the project:
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94 a. Schedule of Uses

95
96 Accessory uses per Land Development Code
97 Animal Clinic (no outdoor dog runs)
98 Banks & Financial institutions
99 Bar (will require a public hearing at Planning, Zoning and Design Board
100 (PZDB) for Development Order)
101 Broadcast Studio, Commercial Radio & Television
102 Cinemas and theaters
103 Cleaning & Maintenance Services
104 Clubs, lodges, or community-oriented associations
105 Community Gardens
106 Consumption on Premises (in conjunction with restaurants with outdoor
107 COP must be in compliance with Conditions 22 and 23. Any other
108 outdoor COP will require a public hearing at the PZDB for
109 Development Order) Also see Condition 23.
110 Contractors and Builders Group I
111 Convenience Food and Beverage Store without gas service
112 Counseling, nonresidential
113 Cultural Facility, noncommercial
114 Day Care Center
115 Drugstore
116 Dwelling
117 Live-Work (located in Main Street area)
118 Multiple-Family
119 Single-Family (existing only)
120 Grocery store or food market
121 Hardware Store
122 Household and Office Furnishings
123 Insurance Companies
124 Dryclean & Laundry Services
125 Library
126 Medical or dental lab
127 Models: Model Unit

- 128 Nature Center
- 129 Newspaper/periodical publishing establishment
- 130 Non-store Retailers
- 131 Office, General Business
- 132 Office, Medical
- 133 Outpatient Care Facilities
- 134 Parcel & Express Services
- 135 Package Store
- 136 Park, Village, County, or State
- 137 Personal Services Group I
- 138 Pet Services
- 139 Photofinishing Laboratory
- 140 Place of Worship
- 141 Post Office
- 142 Printing & Publishing (books, printing, cards, etc.)
- 143 Recreation Facilities, Indoor
- 144 Rental or Leasing Establishment
- 145 Repair Shop, Household
- 146 Research & Development Laboratories
- 147 Restaurant, Convenience
- 148 Restaurant, Fast casual or Fast food (no drive through)
- 149 Restaurant, Standard
- 150 Retail Sales Group I
- 151 Signs in compliance with LDC Chapter 6
- 152 Storage: Indoor Only (accessory)
- 153 Studios (artists, interior decorators, modeling, photographers, painters,
154 potters, recording, sculptors, etc.)
- 155 Used Merchandise Stores
- 156 Utility, Minor
- 157 Vocational or Trade School

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159 b. Property Development Regulations

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- 161 Minimum Lot Area: 7,500 square feet
- 162 Minimum Lot Width: 100 feet
- 163 Minimum Lot Depth: 75 feet
- 164 Minimum Building Separation: 15 feet (only in locations as shown on
165 Master Concept Plan)
- 166 Maximum Lot Coverage: 50%
- 167 Maximum Height: 4 stories/59 feet to top of architectural
168 features (46'4" to midpoint between eave
169 and ridge)
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Minimum Building Setbacks:

Street, Principal & Accessory:	
Via Coconut Point:	1-2 story: 20 feet minimum 3 story: 30 feet minimum 4 story: 65 feet minimum
Main Street Connector:	5 feet minimum, 38 feet maximum
Happy Hollow Lane:	20 feet minimum
Side:	15 feet Principal & Accessory (none internal to the PD)
Rear:	15 feet Principal/5 feet Accessory (none internal to the PD)
Waterbody:	0 feet Principal & Accessory
Minimum Open Space:	35%

5. Connectivity

Pedestrian and road connections to the railroad right-of-way and Happy Hollow Lane will be provided at time of local development order. Need for a crosswalk will be determined at time of development order. At time of development order, the applicant will also evaluate Happy Hollow Lane to determine if a turnaround or cul-de-sac is needed.

6. Radio Enhancement

The owner or owner's representative shall conduct an assessment model at the time of development order to determine if the minimum radio signal's strength for the fire department communication is in compliance with NFPA1:11.10, NFPA 1221:11.3.9, standards for inbound and outbound signal strength and quality. If minimum signal strength is not available, the applicant shall install radio enhancement in the building.

7. No Blasting or Pile Driving

No development blasting or pile driving is permitted as part of this project.

8. Utilities

The project will be developed with underground utilities, including electric. The project must be connected to centralized potable water service and centralized

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sewer service at time of development order.

9. Pattern Book

The project must be consistent with the Pattern Book entitled “Via Coconut Pattern Book” dated September 15, 2021. The Pattern Book is not conceptual. Photographic images may be illustrative, but development must be in substantial compliance with the Pattern Book, including a consistent architectural, landscape and signage theme for all commercial and residential development.

Specific details such as: parking lot screening from Via Coconut between Buildings E and F such as trellis/knee wall, buffer or similar items; additional urban streetscape, pedestrian activity areas along Main Street; addition of bike rack at fishing pier with potential “no parking” paint or signage on Via Coconut Point; and ensure the variation of contrasting building colors to differentiate buildings, will be evaluated as part of Development Order Approval.

At a minimum, the Development Order plan must demonstrate the following:

- White paint limited to trim and cornices;
- Dark bronze paint for all metallic features and fascias of roofline; and
- No less than three (3) different shades of taupe paint color on each facade, including: Pavilion Beige, Natural Linen, Loggia, Tavern Taupe, or White Flour; and
- In no case shall either White Flour or Natural Linen (together) be more than 20% of each façade; and
- In no case shall Pavilion Beige or Tavern Taupe be less than 20% of each façade.

10. Median Landscaping

The applicant has offered to install and maintain median landscaping on Via Coconut from the proposed new entrance to Estero Community Park to Williams Road. Applicant will work with the Village Public Works staff to develop an acceptable palette. Time of installation will be determined by the Village.

11. Buffers

As part of local development order approval for the project, the development order plans must demonstrate buffering consistent with the Master Concept Plan and the Pattern Book which show enhanced buffers and landscaping, as well as compliance with the Land Development Code. As part of local development order approval, all required buffer plantings must be 100% native vegetation.

260 The buffer along the west property line will consist of an enhanced “A” buffer, 10 feet wide,
261 with 4 trees per 100 linear feet and a single hedge row 36” tall at time of planting.
262

263 12. Public Gathering Areas and Public Park
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- 265 a. The applicant shall provide details regarding the improvements associated with
266 the Public Gathering Areas at the time of the first development order.
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- 268 b. The 1-acre± park will be constructed and donated to the Village as part of the
269 first development order, subject to review and approval of the Village attorney.
270

271 13. Concurrency
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273 Approval of this rezoning does not constitute a finding that the proposed project
274 meets the regulatory concurrency requirements set forth in the Land Development
275 Code and the Comprehensive Plan. The developer is required to demonstrate
276 compliance with mandatory concurrency requirements prior to issuance of a local
277 development order.
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279 14. Project Phasing
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281 The project will be phased to ensure that commercial uses and public amenities
282 are developed concurrently with residential uses to ensure the mixed use nature of
283 the development.
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285 Phasing is as follows:
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287 A minimum of three commercial buildings (C, C1, C2 or D), park donation and
288 one public amenity (linear park south of Main Street or linear park north of Main
289 Street) must receive a certificate of compliance prior to issuance of a certificate of
290 compliance for a second residential building. Fourth commercial building and
291 remaining public amenities must receive a certificate of compliance prior to
292 issuance of a certificate of compliance for the third residential building. A
293 certificate of compliance for the third residential building will not be issued until
294 50% of the square footage of the constructed commercial buildings is occupied or
295 has an executed lease by non-residential establishments.
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15. Green Building Standards, Residential Impact Standards, and Hurricane Preparedness

The applicant will provide sufficient information at the time of development order to demonstrate compliance with Green Building Standards (LDC 5-8), Residential Impact Standards (5-13), and compliance with the Hurricane Preparedness (LDC 7-5).

16. Land Development Code (LDC)

Where the Village LDC is referenced in these conditions of approval for implementation of the condition at the time of development order, the LDC in effect at the time of the development order shall be applicable. Any subsequent amendments to the local development order shall require compliance with the Land Development Code in effect at the time.

17. Incentive Offerings

The Applicant's incentive offerings, and the time by which each offering must be completed, are incorporated into this zoning approval as part of the Master Concept Plan and Pattern Book.

18. Billboard Removal

The applicant has agreed to remove the billboard located in the northwest section of the project along Corkscrew Road. The billboard must be removed prior to any transfer of property to the Village or as part of the first development order for the project, whichever occurs first.

19. Maintenance

The Applicant will maintain in good condition in perpetuity the dedicated one-acre public park, the linear park, pocket park, dog park, lake and filter marsh, and the median landscaping of Via Coconut Point Road from the proposed new entrance to Estero Community Park to Williams Road. The Via Coconut Point Road median landscaping must be constructed prior to the issuance of a Certificate of Occupancy of the first residential building unless the Public Works Director determines a different timeframe. The linear park, pocket park, and dog park must be constructed prior to occupancy of Building E as shown on the Master Concept Plan.

20. Building Construction

Buildings will be constructed of concrete block, and all buildings greater than 2

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story will contain elevators.

21. Construction Traffic Management Plan

A Construction Traffic Management Plan shall be submitted with the Development Order application indicating construction hours of operation, and access, equipment and staging details. The Plan shall designate a contact person for construction issues, such as noise, dust, etc.

22. Outdoor Consumption on Premises

Outdoor seating in conjunction with consumption on premises of alcoholic beverages for restaurants is permitted in locations shown on the master concept plan and at the restaurant building C1 abutting the water feature and Via Coconut. Prior to local development order approval, any outdoor seating areas in conjunction with consumption on premises must demonstrate compliance with the following:

- a. The development order site plan must show the proposed location and square footage of the outdoor seating area in compliance with above locations.
- b. Outdoor Consumption on Premises is limited to 10 a.m. to 11 p.m. Sunday through Thursday, and 10 a.m. to 12 a.m., Friday and Saturday.
- c. The site plan must identify noise mitigation measures, including building orientation, perimeter plantings, water fountains, and/or other sound reducing materials to ensure the development will be in compliance with the County Noise Ordinance, as amended.
- d. For the purposes of this condition, outdoor seating shall be defined as roofed or non-roofed areas of a restaurant which are not enclosed.

23. Outdoor Entertainment/Live Music

Outdoor entertainment or live music for restaurant, bar or similar use will require a public hearing at PZDB for development order. This approval does not prohibit the owner from obtaining a Temporary Use Permit, or a special event permit.

24. Leases

Applicant has offered, and the Village has accepted, that all rental leases for the project must require minimum 6-month leases.

25. Public Easements

Public easements must be provided for public amenities/public easement areas

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identified on Pattern Book page 6 including Main Street, the linear park north of Main Street, the linear park south of Main Street, the dog park, the pocket park, and the potential public seating areas at the time of construction certification of each improvement, and subject to approval by the Village Attorney.

- 26. The applicant will demonstrate legal authority at time of development order for the drainage to discharge into the ditch at the railroad property, or will seek approval for an alternate outfall, subject to approval of staff and Village attorney.

Section 3. Deviations

- 1. Former request from Land Development Code (LDC) 10-416(c)(2)c. to allow minimum 10-foot internal landscape areas. All required internal landscape areas area now proposed to meet the minimum 18-foot dimension.

WITHDRAWN

- 2. A request to deviate from Land Development Code (LDC) 5-411.D.5. which states that no code required trees or shrubs may be located in any utility or drainage easement to allow code required plantings where the drainage easement for the filter marsh by Building E abutting Via Coconut Point conflicts with the buffer.

APPROVED, limited to the filter marsh abutting Building E.

- 3. A request to deviate from Land Development Code (LDC) 5-408.I.6. which states hardened shoreline structures may comprise up to 20 percent of an individual lake shoreline; to allow hardened shoreline structures to comprise up to 40 percent.

APPROVED for those portions of the lake that abut Buildings A & B and the pool area between those buildings. The equivalent littoral shelf design will be reviewed at time of development order.

- 4. A request to deviate from Land Development Code (LDC) 7-601.F.1. which requires 20-foot wide lake maintenance easements to allow no lake maintenance easement areas along Via Coconut Point and to allow the lake maintenance access areas as shown on the master concept plan.

APPROVED adjacent to buildings, pool area, and parking lots as depicted on Master Concept Plan.

- 5. A request to deviate from Land Development Code (LDC) 7-206.G.3.A.1(b) which requires a setback for water retention of 50 feet from collector roads to allow a water retention setback of 30 feet from Via Coconut Point.

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APPROVED as shown on the Master Concept Plan, and with the non-mountable curb features.

- 6. A request to deviate from Land Development Code (LDC) 10-416(d)(6) which requires a wall setback 25 feet from the property line or a hedge setback 20 feet from the property line when roads, drives or parking areas are located less than 125 feet from an existing single-family residential lot; to allow an alternate Type C Buffer enhancement with the wall setback 15 feet from the property line.

WITHDRAWN

- 7. A request to deviate from Land Development Code (LDC) 5-201.1. non-residential parking requirement to allow 29,600 SF of commercial uses to provide 1 parking space per 450 square feet and to allow the place of worship to provide 1 parking space per 5 seats and a total of 8 amenity parking spaces.

APPROVED for reduction in parking. If a church is not developed, parking will be evaluated per code requirement for the alternative use.

- 8. A request to deviate from Land Development Code (LDC) Appendix C Section B.14.A.1. and illustration Appendix D Section D.1. which requires 24-foot pavement for Category A private local streets to allow 11-foot travel lanes or 22-foot pavement on the proposed Main Street (connecting street) as shown on the MCP. Minimum right-of-way widths shall not apply.

APPROVED limited to the "Main Street".

- 9. A request to deviate from Land Development Code (LDC) 3-707.H.3.A and Figure 3-707.T.3 which provides typical cross-sections of connecting streets to allow the proposed Main Street (connecting street) as shown on the MCP;

- From 10.5-foot travel lanes to all 11-foot travel lanes;
- Add 5-foot bike lanes;
- From 7.5-foot parking dimension to allow 8-foot parking dimension;
- From 14-foot sidewalk with tree wells to allow two 8-foot sidewalks 13.5-foot planting strip.

APPROVED limited to the "Main Street". Sidewalk and landscaping may be adjusted at time of development order pursuant to Condition 9.

- 10. A former request to deviate from Land Development Code (LDC) 34-2013(a) and 34-2015(2)d to allow back out parking along the proposed Main Street connector road.

WITHDRAWN

474 **Section 4. Findings and Conclusions.**
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476 Based upon an analysis of the application and the standards for approval in the Land
477 Development Code, and the conditions of approval, the Council finds and concludes as
478 follows:
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- 480 1. The applicant has provided sufficient justification for the zoning amendment by
481 demonstrating compliance with the Comprehensive Plan, the Land Development
482 Code, and other applicable codes.
483
- 484 2. The request with the proposed conditions will meet or exceed all performance and
485 locational standards set forth for the potential uses allowed by the request.
486
- 487 3. The request is consistent with the densities, intensities and general uses set forth in
488 the Village of Estero Comprehensive Plan.
489
- 490 4. The proposed uses are compatible with existing or planned uses in the surrounding
491 area and will be served by streets with the capacity to carry traffic generated by the
492 development.
493
- 494 5. Urban services are available and adequate to serve the proposed use.
495
- 496 6. The request will not adversely affect environmentally critical areas and natural
497 resources.
498
- 499 7. The mix of uses is appropriate at the subject location.
500
- 501 8. The deviations recommended for approval:
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 - 503 a. Enhance the planned development; and
 - 504
 - 505 b. Preserve and promote the general intent of the LDC to protect the public health,
506 safety and welfare.
507
- 508 9. The proposed residential density and building height is appropriate given the public
509 benefits provided by the incentive offers, meet the goals and objectives of the
510 comprehensive plan, and comply with the general criteria for the EPD District.
511
- 512 10. The proposal, as conditioned, is consistent with the general criteria of the Estero
513 Planned Development zoning district as follows:
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 - 515 a. Goals The mixed-use of the site will promote social vitality in the area and
516 create a walkable community.
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- b. Reasonable Standards The applicant has used physical form and the relationship of the building with the landscaping and public space to meet the Village Center goals.
- c. Accessibility Accessible public spaces are provided, and onsite interconnections and connections with adjoining properties align with the objectives of the Village Center.
- d. Streets A connected street network has been designed to allow for future connections to the west and to Happy Hollow Lane.
- e. Street Design The street design includes pavers to delineate the entry, and crosswalks in the commercial area will promote walkability.
- f. Lots and Blocks The linear site does not allow for a standard grid lot and block layout but connectivity is proposed to the north and the west.
- g. The Visual Edge A visual edge is created by the landscaping and linear park/sidewalk along Via Coconut Point.
- h. Architecture The building design and colors are consistent with the Village architectural standards, and the massing of the buildings has been minimized with the use of step backs, varying roof heights and facade fenestration.
- i. Quality of Buildings Concrete block construction is proposed, and elevators will be in all building over two stories.

Section 5 Exhibits.

The following exhibits are attached to this Ordinance and incorporated by reference:

- Exhibit A Legal Description and Sketch
- Exhibit B Master Concept Plan titled “Via Coconut” dated September 15, 2021
- Exhibit C Pattern Book entitled “Via Coconut Mixed Use Development Pattern Book” dated September 15, 2021.

Section 6 Severability.

Should any section, paragraph, sentence, clause, phrase or other part of this Ordinance subsequent to its effective date be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as a whole or any portion thereof, other than the part so declared to be invalid.

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Section 7 Effective Date.

This Ordinance shall take effect immediately upon adoption.

PASSED on first reading this 22nd day of September, 2021.

PASSED AND ADOPTED BY THE VILLAGE COUNCIL of the Village of Estero, Florida on second reading this 20th day of October, 2021.

Attest:

VILLAGE OF ESTERO, FLORIDA

By: 
Carol Sacco, Village Clerk

By: 
Katy Errington, Mayor

Reviewed for legal sufficiency:

By: 
Nancy E. Stroud, Village Land Use Attorney

Vote:	AYE	NAY
Mayor Errington	<u>X</u>	_____
Vice Mayor McLain	<u>X</u>	_____
Councilmember Ribble	<u>X</u>	_____
Councilmember Fiesel	<u>X</u>	_____
Councilmember Boesch	<u>X</u>	_____
Councilmember Ward	<u>X</u>	_____
Councilmember Wilson	<u>X</u>	_____

EXHIBIT "A"

DESCRIPTION: (PER HARRIS-JORGENSEN, LLC)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTIONS 33 AND 34, TOWNSHIP 46 SOUTH, RANGE 25 EAST, AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE N.01°10'17"W., ALONG THE WEST LINE OF SAID SECTION 34 AND THE EAST LINE OF SAID SECTION 33, FOR 2647.06 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 34 AND THE EAST QUARTER CORNER OF SAID SECTION 33; THENCE S.88°27'46"W., ALONG THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 33, FOR 42.66 FEET TO THE POINT OF BEGINNING AT AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF VIA COCONUT POINT (SANDY LANE EXTENSION); THENCE S.01°59'29"W., ALONG SAID RIGHT OF WAY LINE, FOR 50.95 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1730.50 FEET, DELTA ANGLE OF 10°28'04", CHORD BEARING S.13°27'10"E., CHORD DISTANCE OF 315.72 FEET; THENCE ALONG SAID RIGHT OF WAY LINE AND SAID CURVE FOR AN ARC LENGTH OF 316.16 FEET; THENCE N.71°18'48"E., ALONG SAID RIGHT OF WAY LINE, FOR 8.50 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1722.00 FEET, DELTA ANGLE OF 6°19'46", CHORD BEARING S.21°51'05"E., CHORD DISTANCE OF 190.13 FEET, THENCE ALONG SAID RIGHT OF WAY LINE AND SAID CURVE FOR AN ARC LENGTH OF 190.23 FEET; THENCE S.25°00'41"E., ALONG SAID RIGHT OF WAY LINE, FOR 149.93 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 666.00 FEET, DELTA ANGLE OF 84°44'25", CHORD BEARING S.17°21'32"W., CHORD DISTANCE OF 897.66 FEET, THENCE ALONG SAID RIGHT OF WAY LINE AND SAID CURVE FOR AN ARC LENGTH OF 985.01 FEET TO A POINT OF TANGENCY; THENCE S.59°43'59"W. FOR 53.30 FEET TO THE EAST RIGHT OF WAY LINE OF THE ATLANTIC COASTLINE RAILROAD; THENCE N.10°29'38"W., ALONG SAID RIGHT OF WAY LINE, FOR 1567.10 FEET; THENCE N.10°25'50"W. ALONG SAID RAILROAD RIGHT OF WAY LINE FOR 174.09 FEET TO A POINT OF CURVATURE; THENCE CONTINUE NORTHERLY ALONG SAID RAILROAD RIGHT OF WAY LINE AND ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 5664.67 FEET FOR 116.97 FEET; THENCE RUN N.87°11'50"E. FOR 91.66 FEET TO A POINT ON THE WEST END OF HAPPY HOLLOW LANE (ROADWAY EASEMENT PER INSTRUMENT NUMBER 2006000268149); THENCE S.02°48'10"E. ALONG THE WESTERLY END OF SAID ROADWAY EASEMENT FOR 50.00 FEET; THENCE RUN N.87°11'50"E. ALONG THE SOUTHERLY END OF SAID ROADWAY EASEMENT FOR 90.00 FEET; THENCE N.02°48'10"W. ALONG THE EAST END OF SAID ROADWAY EASEMENT FOR 50.00 FEET; THENCE S.87°11'50"W. ALONG SAID ROADWAY EASEMENT FOR 19.70 FEET; THENCE N.02°48'10"W. ALONG THE EAST LINE OF SAID ROADWAY EASEMENT FOR 244.99 FEET; THENCE RUN N.87°11'40"E. FOR 120.66 FEET; THENCE RUN N.01°10'57"W. FOR 678.79 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF CORKSCREW ROAD; THENCE S.88°36'12"E., ALONG SAID RIGHT OF WAY LINE, FOR 84.25 FEET; THENCE S.51°10'56"E., ALONG SAID RIGHT OF WAY LINE, FOR 83.32 FEET TO THE WEST RIGHT OF WAY LINE OF VIA COCONUT POINT (SANDY LANE EXTENSION); THENCE S.01°10'57"E., ALONG SAID RIGHT OF WAY LINE, FOR 998.33 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1722.00 FEET, DELTA ANGLE OF 5°19'22", CHORD BEARING S.03°50'38"E., CHORD DISTANCE OF 159.92 FEET; THENCE ALONG SAID RIGHT OF WAY LINE AND SAID CURVE FOR AN ARC LENGTH OF 159.98 FEET; THENCE S.01°59'29"W., ALONG SAID RIGHT OF WAY LINE, FOR 1.37 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 879667.250 SQUARE FEET, OR 20.194 ACRES, MORE OR LESS. BEARINGS ARE BASED ON THE WEST LINE OF SECTION 34 AS BEARING N.01°10'17"W.

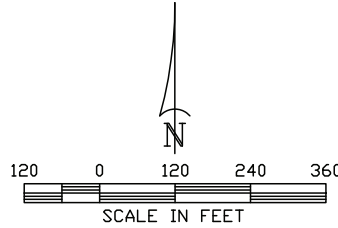
Phillip M Mould
P.S.M. 6515
State of Florida

Digitally signed by
Phillip M Mould, P.S.M.
6515 State of Florida
Date: 2020.12.02
13:19:53 -05'00'

PHILLIP M. MOULD
LS6515
DECEMBER 2, 2020

REVISED:	DESCRIPTION:	BY:
DATE OF LAST FIELD WORK: N/A		
DRAWN: FBH	CHECK: PMM	SCALE N/A
SKETCH DATE 12/2/2020	FILE NO. 46-25-33	PRD. # 14G663 SD
		SHT.- 2 OF - 2
HARRIS-JORGENSEN, LLC 3048 DEL PRADO BLVD. S. #100 CAPE CORAL, FLORIDA 33904 PHONE: (239) 257-2624 FAX: (239) 257-2921		

SKETCH TO ACCOMPANY DESCRIPTION
**A PARCEL OF LAND LYING
 IN SECTIONS 33 & 34**
 TOWNSHIP 46 SOUTH, RANGE 25 EAST
 LEE COUNTY, FLORIDA



THIS IS NOT A BOUNDARY SURVEY
 SEE EXHIBIT "A", SHEET 2 OF 2 FOR DESCRIPTION

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	1730.50'	10°28'04"	316.16'	315.72'	S.13°27'10"E.
2	1722.00'	06°19'46"	190.23'	190.13'	S.21°51'05"E.
3	666.00'	84°44'25"	985.01'	897.66'	S.17°21'32"W.
5	5664.67'	01°10'59"	116.97'	116.97'	N.09°44'47"W.
6	1722.00'	05°19'22"	159.98'	159.92'	S.03°50'38"E.

LINE TABLE

Line	Bearing	Distance
L1	S.01°59'29"W.	50.95'
L2	N.71°18'48"E.	8.50'
L3	N.87°11'50"E.	91.66'
L4	S.02°48'10"E.	50.00'

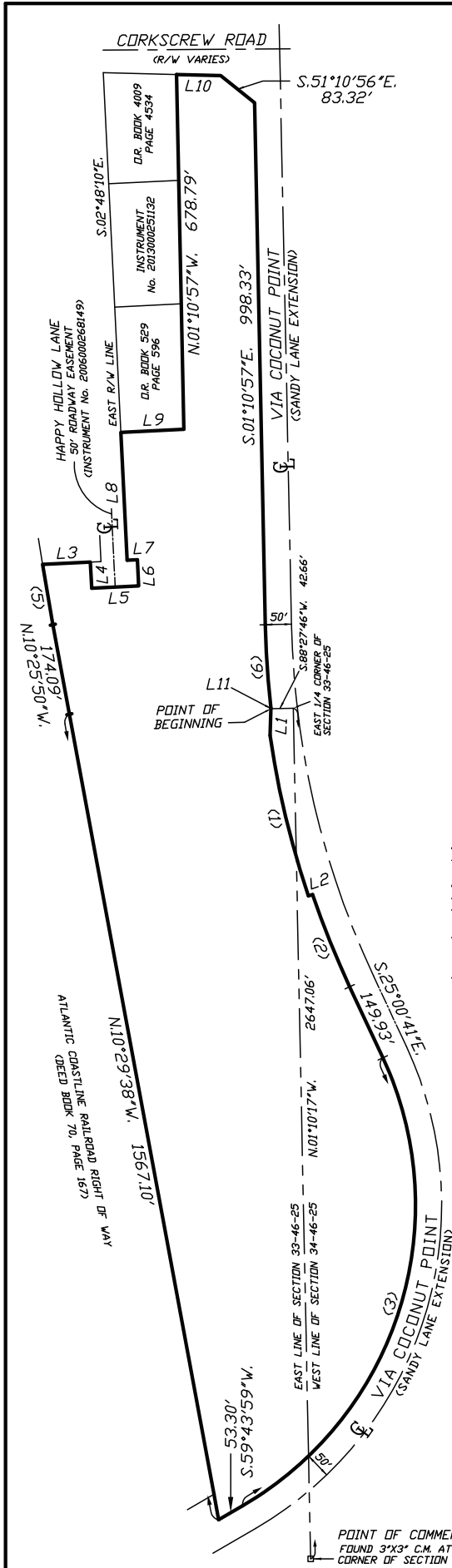
LINE TABLE

Line	Bearing	Distance
L5	N.87°11'50"E.	90.00'
L6	N.02°48'10"W.	50.00'
L7	S.87°11'50"W.	19.70'
L8	N.02°48'10"W.	244.99'
L9	N.87°11'40"E.	120.66'
L10	S.88°36'12"E.	84.25'
L11	S.01°59'29"W.	1.37'

SKETCH NOTES:

1. BASIS OF BEARING SHOWN HEREDN TAKEN FROM THE WEST LINE OF SECTION 34-46-25, AS BEING N01°10'17"W.
2. FIELD NOTES IN SECTION 33-46-25.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREDN. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
5. THIS SKETCH DOES NOT CONSTITUTE A TITLE OR EASEMENT SEARCH AND WAS BASED ON DESCRIPTION FURNISHED BY CLIENT AND/OR FOUND MONUMENTATION IN THE FIELD.
6. THIS MAP/PLAT IS CONSIDERED SIGNED USING A DIGITAL SEAL IN ACCORDANCE WITH THE APPLICABLE STATE LAWS AND STATUTES FS 668.001-006; FS 668.50; FS 472.025; 5J-17.062, FLORIDA ADMINISTRATIVE CODE, STATE OF FLORIDA.

LEGEND:
 O.R. OFFICIAL RECORDS BOOK
 (1) CURVE NUMBER
 L1 LINE NUMBER
 R/W RIGHT-OF-WAY
 C CENTERLINE



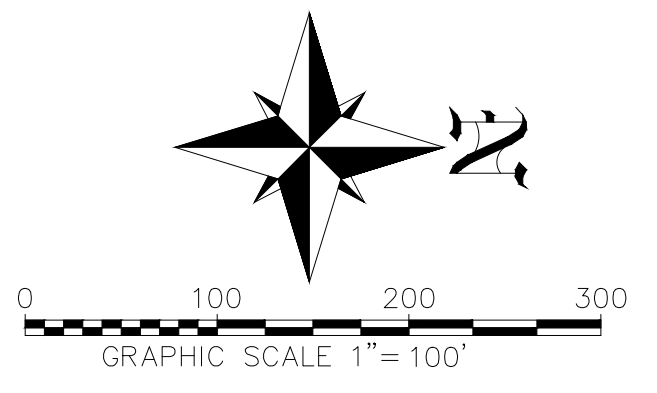
REVISED:	DESCRIPTION:	BY:
DATE OF LAST FIELD WORK: N/A		
DRAWN: FBH	CHECK: PMM	SCALE: 1"=240'
SKETCH DATE: 12/2/2020	FILE NO.: 46-25-33	PRD. #: 14G663 SD
SHT. - 1 OF - 2		
HARRIS-JORGENSEN, LLC 3048 DEL PRADO BLVD. S. #100 CAPE CORAL, FLORIDA 33904 PHONE: (239) 257-2624 FAX: (239) 257-2921		

POINT OF COMMENCEMENT
 FOUND 3"x3" C.M. AT THE S.W.
 CORNER OF SECTION 34-46-25

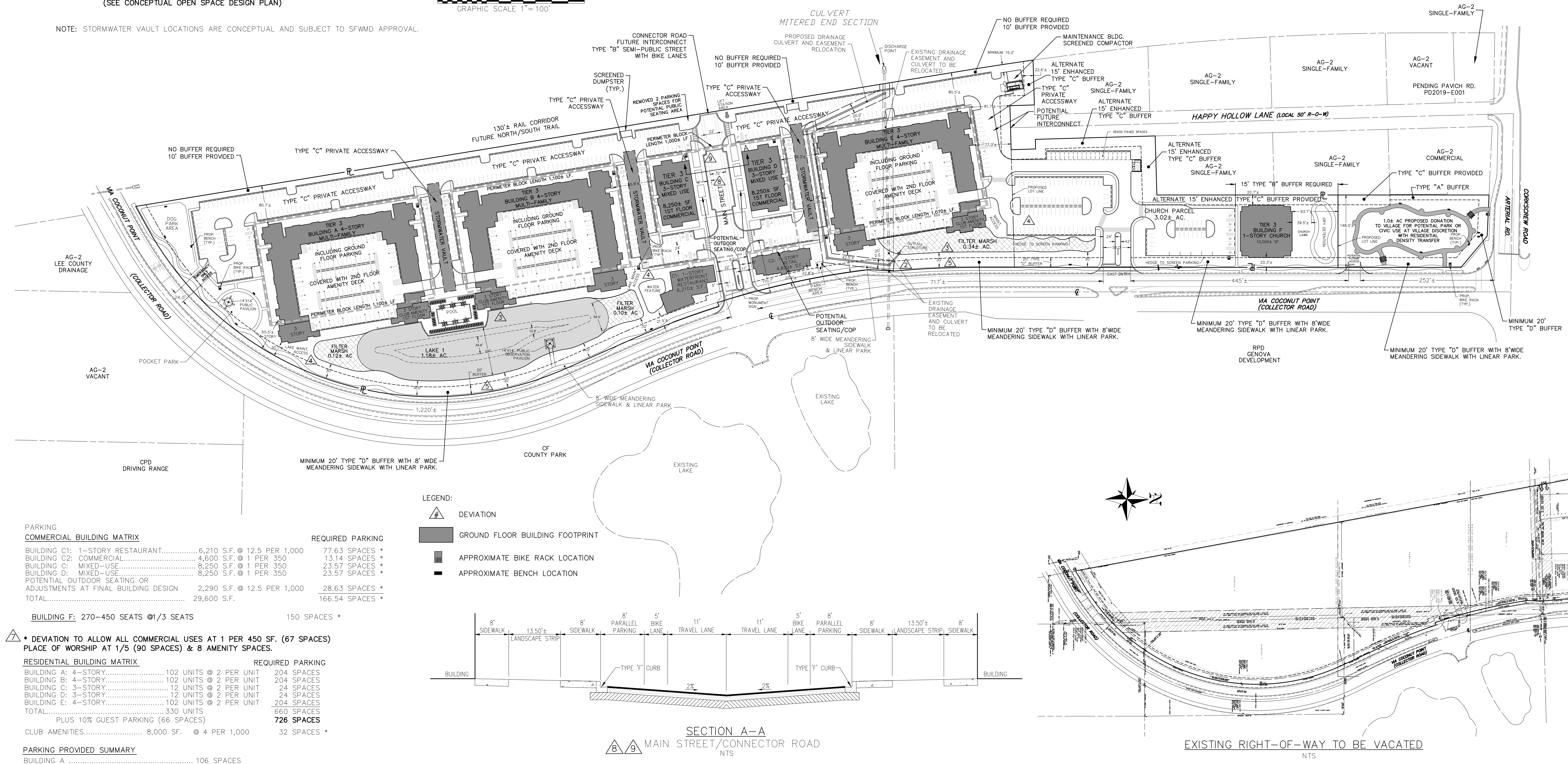
LAND DEVELOPMENT AREAS:

TOTAL PROJECT AREA:	879,667± SF.	20.19± AC.
MIXED USE AREA:	704,581± SF.	16.17± AC.
CHURCH AREA:	131,520± SF.	3.02± AC.
DONATION AREA:	43,565± SF.	1.0± AC.

OPEN SPACE REQUIRED: 35% OR 7.07 ACRES
 OPEN SPACE PROVIDED: MINIMUM 7.07 ACRES
 (SEE CONCEPTUAL OPEN SPACE DESIGN PLAN)



NOTE: STORMWATER VAULT LOCATIONS ARE CONCEPTUAL AND SUBJECT TO SFWMD APPROVAL.



COMMERCIAL BUILDING MATRIX

BUILDING	DESCRIPTION	SQ. FT.	SEATING	REQUIREMENT	REQUIRED PARKING	
BUILDING C1:	1-STORY RESTAURANT	6,210 S.F.	@ 12.5 PER 1,000	77.63 SPACES *		
BUILDING C2:	COMMERCIAL	4,600 S.F.	@ 1 PER 350	13.14 SPACES *		
BUILDING D:	MIXED-USE	8,250 S.F.	@ 1 PER 350	23.57 SPACES *		
BUILDING E:	MIXED-USE	8,250 S.F.	@ 1 PER 350	23.57 SPACES *		
POTENTIAL OUTDOOR SEATING OR ADJUSTMENTS AT FINAL BUILDING DESIGN					2,290 S.F. @ 12.5 PER 1,000	28.63 SPACES *
TOTAL					29,960 S.F.	166.54 SPACES *

BUILDING F: 270-450 SEATS @ 1/3 SEATS 150 SPACES *

* DEVIATION TO ALLOW ALL COMMERCIAL USES AT 1 PER 450 SF. (67 SPACES)
 PLACE OF WORSHIP AT 1/5 (90 SPACES) & 8 AMENITY SPACES.

RESIDENTIAL BUILDING MATRIX

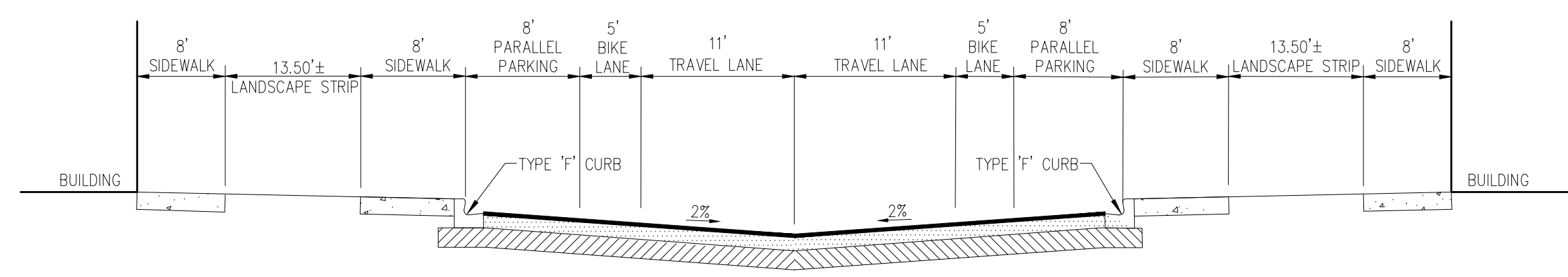
BUILDING	DESCRIPTION	UNITS	REQUIREMENT	REQUIRED PARKING	
BUILDING A:	4-STORY	102 UNITS @ 2 PER UNIT		204 SPACES	
BUILDING B:	4-STORY	102 UNITS @ 2 PER UNIT		204 SPACES	
BUILDING C:	3-STORY	12 UNITS @ 2 PER UNIT		24 SPACES	
BUILDING D:	3-STORY	12 UNITS @ 2 PER UNIT		24 SPACES	
BUILDING E:	4-STORY	102 UNITS @ 2 PER UNIT		204 SPACES	
TOTAL					660 SPACES
PLUS 10% GUEST PARKING (66 SPACES)					726 SPACES
CLUB AMENITIES: 8,000 SF. @ 4 PER 1,000					32 SPACES *

PARKING PROVIDED SUMMARY

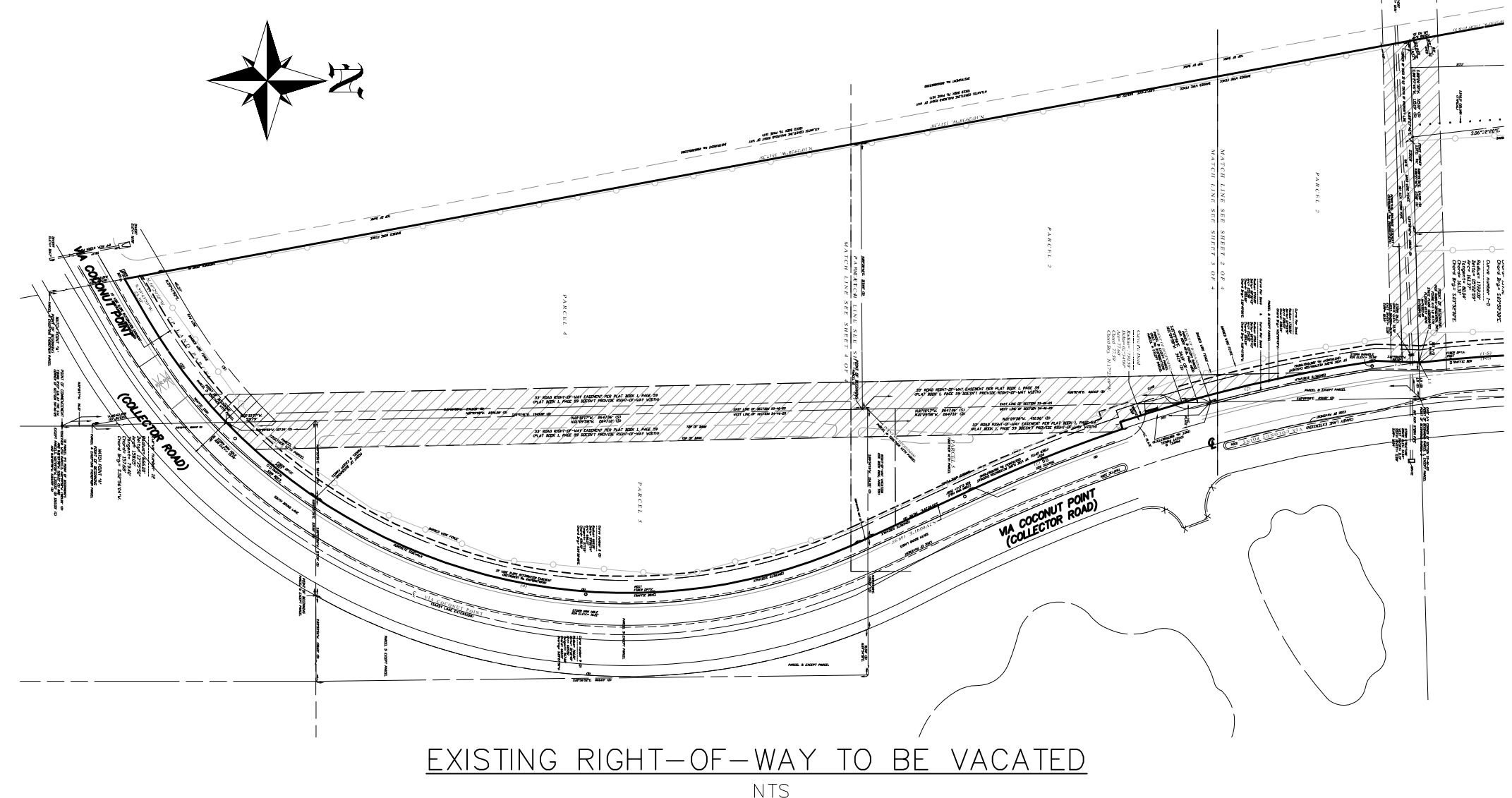
BUILDING A	106 SPACES
BUILDING B	106 SPACES
BUILDING C	106 SPACES
ON-STREET PARKING SPACES	483 SPACES
BUILDING F	90 SPACES
TOTAL	891 SPACES
TOTAL PARKING REQUIRED	891 SPACES
TOTAL PARKING PROVIDED	891 SPACES

BICYCLE PARKING WILL BE PROVIDED PER LDC REQUIREMENTS

- LEGEND:**
- DEVIATION
 - GROUND FLOOR BUILDING FOOTPRINT
 - APPROXIMATE BIKE RACK LOCATION
 - APPROXIMATE BENCH LOCATION



SECTION A-A
 MAIN STREET/CONNECTOR ROAD
 NTS



EXISTING RIGHT-OF-WAY TO BE VACATED
 NTS

NO.	DATE	REVISION DESCRIPTION	BY
7	9/15/2021	REMOVE PHASING NOTES	SEH
6	7/2/2021	UPDATE SECTION AND PHASING NOTE	SEH
5	5/4/2021	POST SUFFICIENCY SUBMITTAL	SEH
4	3/22/2021	3rd SUFFICIENCY RESPONSE	SEH
3	12/15/2020	2nd SUFFICIENCY RESPONSE	SEH
2	12/18/2019	UPDATE POCKET PARK	SEH
1	10/28/2019	1st SUFFICIENCY RESPONSE	SEH

BANKS ENGINEERING
 Professional Engineers, Planners, & Land Surveyors
 Serving The State Of Florida

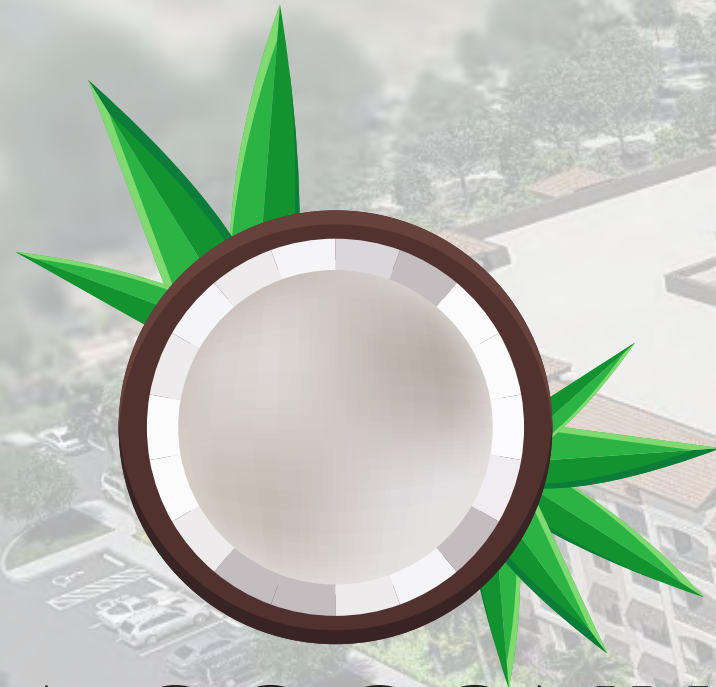
10511 SIX MILE CYPRESS PARKWAY
 FORT MYERS, FLORIDA 33966
 PHONE: (239) 939-5490 FAX: (239) 939-2523
 ENGINEERING LICENSE # EB 6469
 SURVEY LICENSE # LB 6690
 WWW.BANKSENG.COM

MASTER CONCEPT PLAN
VIA COCONUT MPD - ESTERO PLANNED DEVELOPMENT
VILLAGE OF ESTERO, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
11/3/2020	2251RA	MCP	DBA	JLS	SEH	1"=100'	1

S:\JOBS\2251RA\DOCUMENTS\ESTERO - ZONING\2251RA_VIA COCONUT MCP.DWG 9/13/2021 11:54 AM JORGE SANCHEZ

2251RA VIA COCONUT MCP



VIA COCONUT
Mixed Use Development



Village of
ESTERO

PATTERN BOOK

PROJECT TEAM



SEPTEMBER 15, 2021

DESIGN STANDARDS INDEX

01. SITE PLAN

- 01.1 | Site Location and Connectivity
- 01.2 | Conceptual Master Plan
- 01.3 | Public Amenities/Public Easement Map

02. ARCHITECTURE

- 02.1 | Architectural Style
- 02.2 | Building Design Details
- 02.3 | Architectural Elevations

03. LANDSCAPE

- 03.1 | Landscape Plan
- 03.2 | Site Lighting
- 03.3 | Feature Lake and Pool Deck Section
- 03.4 | Plant Species

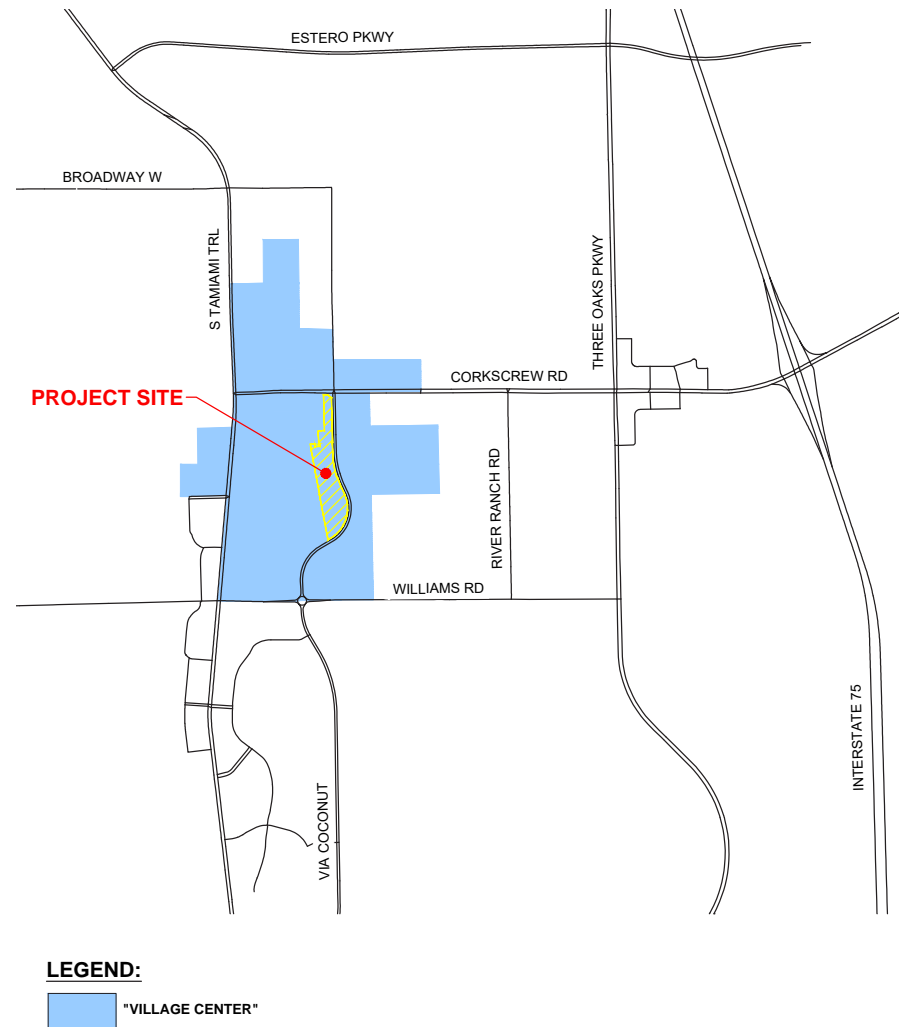
04. TANGIBLE BENEFITS AND INCENTIVE OFFERINGS



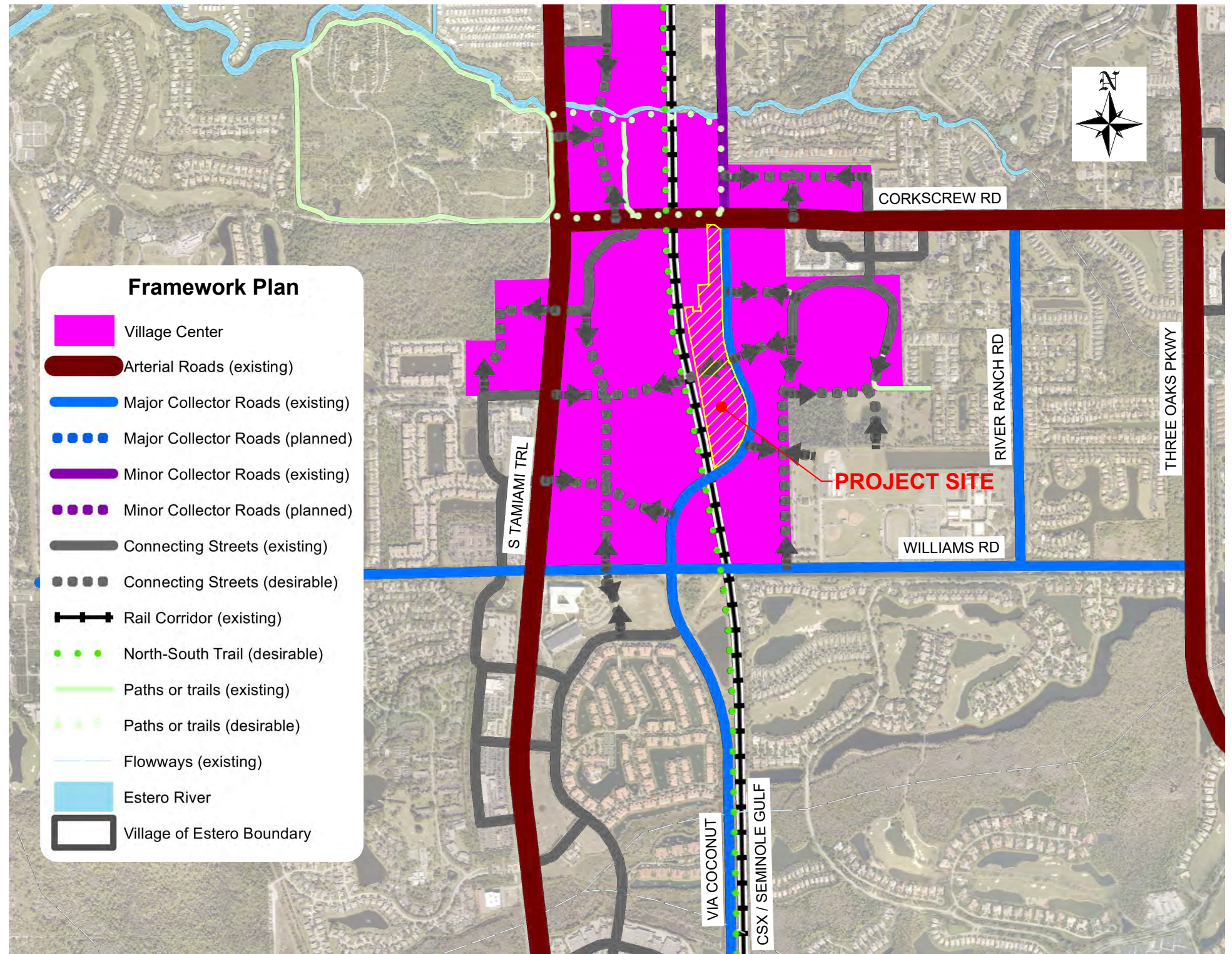
01. SITE PLAN



01.1 | SITE LOCATION AND CONNECTIVITY



VILLAGE CENTER CONNECTIVITY MAP

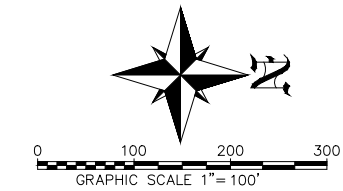


01.2 | MASTER CONCEPT PLAN

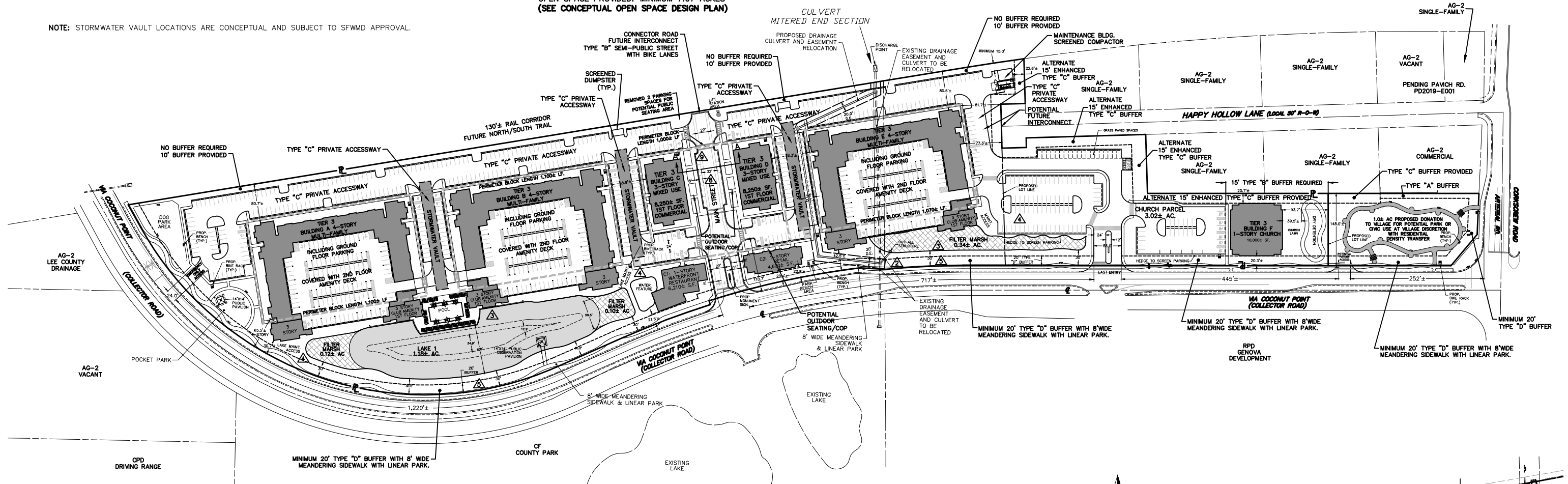
LAND DEVELOPMENT AREAS:

TOTAL PROJECT AREA:	879,667± SF.	20.19± AC.
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CHURCH AREA:	131,520± SF.	3.02± AC.
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OPEN SPACE REQUIRED: 35% OR 7.07 ACRES
 OPEN SPACE PROVIDED: MINIMUM 7.07 ACRES
 (SEE CONCEPTUAL OPEN SPACE DESIGN PLAN)



NOTE: STORMWATER VAULT LOCATIONS ARE CONCEPTUAL AND SUBJECT TO SFWMD APPROVAL.



PARKING COMMERCIAL BUILDING MATRIX

Building	Description	Sq. Ft.	Per Sq. Ft.	Required Parking
BUILDING C1:	1-STORY RESTAURANT	6,210 S.F.	12.5 PER 1,000	77.63 SPACES *
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BUILDING C:	MIXED-USE	8,250 S.F.	1 PER 350	23.57 SPACES *
BUILDING D:	MIXED-USE	8,250 S.F.	1 PER 350	23.57 SPACES *
POTENTIAL OUTDOOR SEATING OR ADJUSTMENTS AT FINAL BUILDING DESIGN				28.63 SPACES *
TOTAL				166.54 SPACES *

BUILDING F: 270-450 SEATS @ 1/3 SEATS 150 SPACES *

* DEVIATION TO ALLOW ALL COMMERCIAL USES AT 1 PER 450 SF. (67 SPACES)
 PLACE OF WORSHIP AT 1/5 (90 SPACES) & 8 AMENITY SPACES.

RESIDENTIAL BUILDING MATRIX

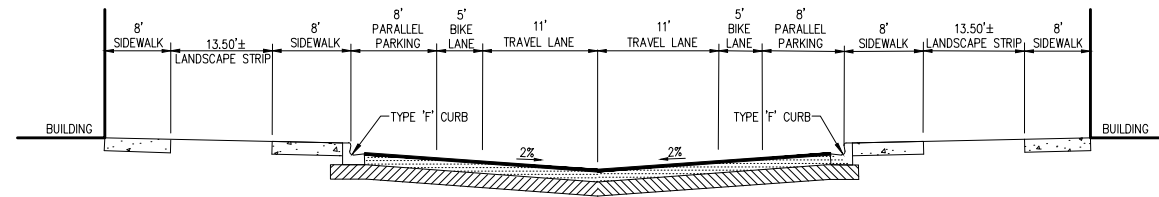
Building	Description	Units	Per Unit	Required Parking
BUILDING A:	4-STORY	102 UNITS	2 PER UNIT	204 SPACES
BUILDING B:	4-STORY	102 UNITS	2 PER UNIT	204 SPACES
BUILDING C:	3-STORY	12 UNITS	2 PER UNIT	24 SPACES
BUILDING D:	3-STORY	12 UNITS	2 PER UNIT	24 SPACES
BUILDING E:	4-STORY	102 UNITS	2 PER UNIT	204 SPACES
TOTAL				660 SPACES
PLUS 10% GUEST PARKING (66 SPACES)				726 SPACES
CLUB AMENITIES				8,000 S.F. @ 4 PER 1,000 = 32 SPACES *

PARKING PROVIDED SUMMARY

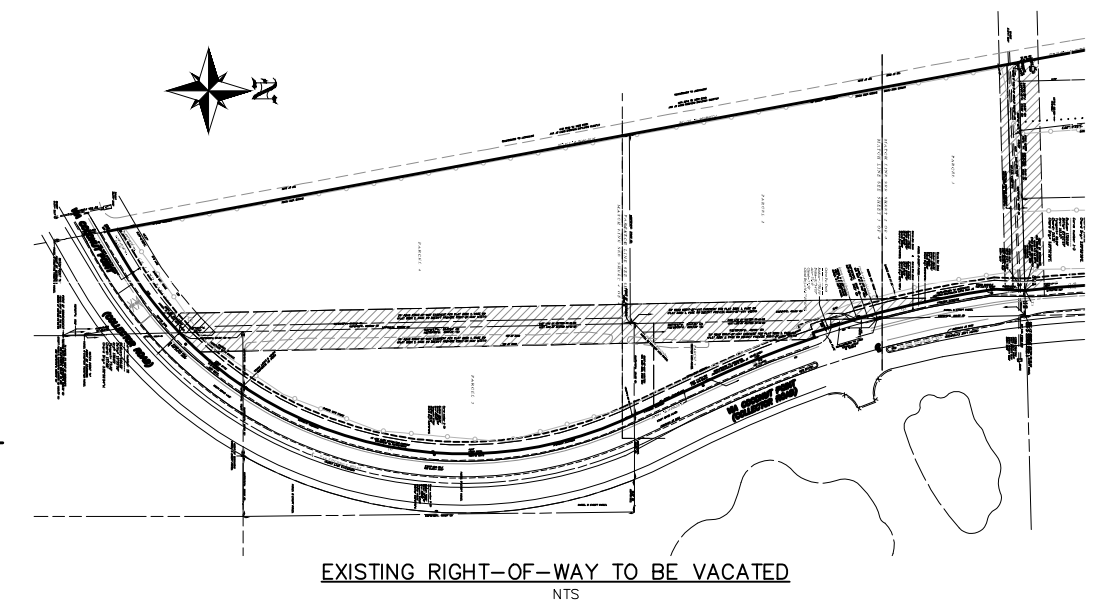
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BUILDING E	106 SPACES
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TOTAL	891 SPACES
TOTAL PARKING REQUIRED	891 SPACES
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BICYCLE PARKING WILL BE PROVIDED PER LDC REQUIREMENTS

- LEGEND:**
- ▲ DEVIATION
 - GROUND FLOOR BUILDING FOOTPRINT
 - ▨ APPROXIMATE BIKE RACK LOCATION
 - APPROXIMATE BENCH LOCATION

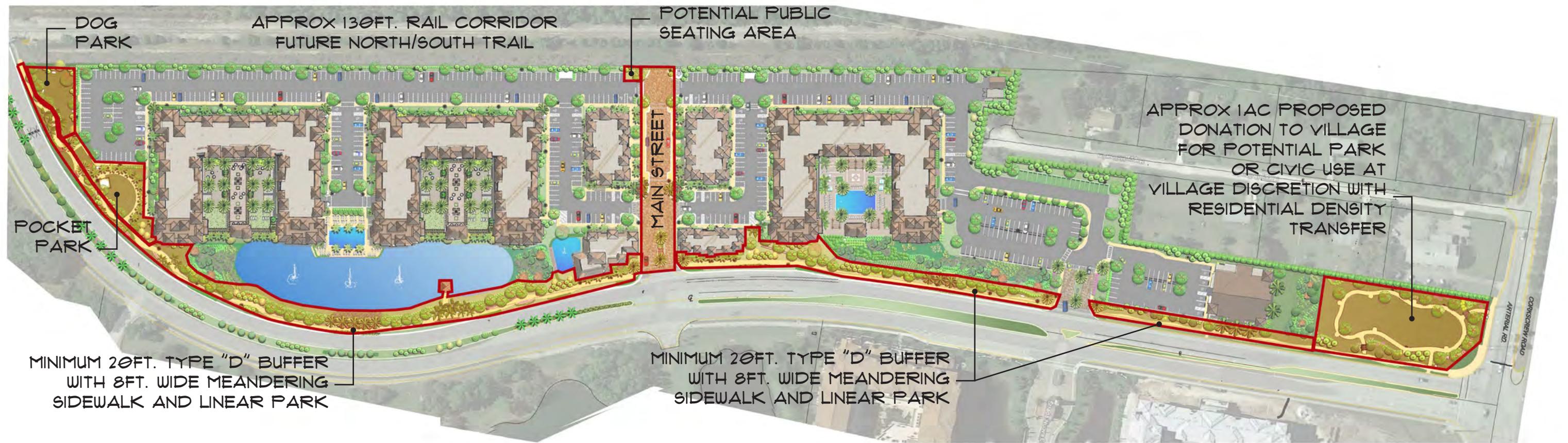


SECTION A-A
 MAIN STREET/CONNECTOR ROAD
 NTS



EXISTING RIGHT-OF-WAY TO BE VACATED
 NTS





PUBLIC AMENITIES/PUBLIC EASEMENT MAP

LEGEND

 PUBLIC AMENITIES/PUBLIC EASEMENT

02. ARCHITECTURE





02.1 | ARCHITECTURAL STYLE

The proposed development provides Architectural Diversity and High-Quality Development consistent with LDC Section 33-517. The variety of architecture and landscaping is of the highest quality and the variety of uses include unifying and compatible features throughout the site, which features are also compatible and cohesive with the Village Center Area and neighboring developments.

The architecture of Via Coconut will be a Mediterranean underlying design with coastal inspired architectural flavor. We feel it will be refreshing to the Village of Estero while being contextual to its neighboring Mediterranean and Old Florida designed properties. The massing of the buildings is well articulated while respecting the human scale and character of the community.

Varying rooflines, depictions of materials and the creating of light, mass and shadow are key components to this design. The buildings include three-story stepped back elements from the remaining 4-story building masses. This massing change is stepped back from the perimeter lake and linear park creating a delicate footprint along the street frontage on Via Coconut.

Additionally, the bulk of the development's parking is concealed within the first level of the building with units wrapping around the perimeter. This creates a centralized lower massing element with an elevated amenity deck as an amenity to the users. The architecture and public spaces are designed under the standards of the Village Center Area and share characteristics of neighboring properties that help generate a sense of connectivity and cohesive framework in the Village Center Area.

The material palette consists of subtle flavors of Mediterranean architecture including an orange to off red barrel concrete roof tiles, contrasting simple beige and cream colors in the stucco walls, bronze railing, painted eave corbels, sections of stucco for texture as well a mixture of these colors. These texture, colors and details will create a cinematic experience through the neighborhood.

We feel the project represents the highest of quality and appropriateness of our coastal environment while maintaining the Village's desire to present a Mediterranean community theme, delicately fitting into the surrounding context of the community.

02.1 | ARCHITECTURAL STYLE

Design Features

The architecture of Via Coconut fits under the category of Mediterranean architecture that are deemed acceptable by Village standards. The development's architecture is influenced by the neighboring community's Mediterranean style. The buildings include clean lines with timeless stucco textures and stepped towers with timeless corbels. The buildings also include a simple, three-toned color palette. The rooflines are simplified by hipped roof configurations and vertical roof plane changes giving the buildings a sense of well-proportioned massing. The building includes large windows with dark bronze aluminum finishes. The architectural style fits nicely within the framework of the existing Mediterranean influence of the community.

The proposed Via Coconut development compliments and blends with the adjacent Genova condominium development which is in the Mediterranean style as well as the proposed new Pavich building adjacently North of this site which is Old Florida style.

The development incorporates the following façade treatments:

- Each building contains a clearly defined entryway with stepped building massing to help identify the building entrance.
- The buildings include a wide variety of varying rooflines, pitches and roof shapes. The primary roof is a concrete barrel roof system with varying perimeter undulating hip roof lines and hip roof tower elements.
- The mixed-use oriented structures along the main street entranceway include transparent display windows and provide visibility into the building's interior.
- The project consistently includes large overhangs and functional awning features.
- The buildings consistently include well-articulated building massing and avoid the use of blank wall areas. The building includes appropriate ornamentation with a variety of building materials including flat concrete roof tiles, architectural brackets and a mixture of smooth and scored stucco applications.
- The buildings has several well-articulated roof parapets and tower elements creating a variety of vertical roof plane changes.



02.1 | ARCHITECTURAL STYLE

Design Features

Each commercial and mixed-use structure within the development includes large display windows at the street level on all commercial street frontages. The building colors for Via Coconut are in the soft and neutral range including earth tones. The trim colors are contrasting dark bronze to help transition the softness of the building walls to the roof color.

The anticipated construction materials are as follows:

- Buildings walls: concrete block construction, with a smooth stucco finish, painted with soft colors, off white.
- Stone veneer (light beige) in some areas.
- Interior finishes: Stucco walls painted, ceramic tile for restrooms and ceramic tile with carpet for floors.
- Building A, B, and C will provide 4 elevators each tower. (manufacturer by Kone or Schindler elevators)
- Buildings C and D will have one elevator each building. (manufacturer by Kone or Schindler elevators)
- Stairways: Cast in place concrete
- All building lighting will enhance entrances and main features of buildings points.
- Slabs: Concrete slabs, post tension reinforced concrete.
- Storefront and windows: Dark bronze aluminum storefront.
- Hand rails: Dark bronze aluminum
- Awnings: Frame dark bronze
- Brackets: Prefabricated, with dark bronze finish
- Roof system: The structure will be with prefabricated trusses, and tile roof system
- Circulation sidewalks and paths: Concrete and concrete tiles



02.2 BUILDING DESIGN DETAILS







PROJECT KEY MAP



BUILDING A SECTIONAL DIAGRAM
NOT TO SCALE



PROJECT KEY MAP



BUILDING B SECTIONAL DIAGRAM
NOT TO SCALE



PROJECT KEY MAP



BUILDING E SECTIONAL DIAGRAM
NOT TO SCALE



VIEW OF LAKE AT VIA COCONUT POINT

PROJECT KEY MAP



VIEW OF BUILDING "A" AT VIA COCONUT POINT



PROJECT KEY MAP



VIA COCONUT
Mixed Use Development

BANKS
ENGINEERING

MHK
ARCHITECTURE
& PLANNING



















KEY MAP











KEY MAP













02.3 | BUILDING DESIGN DETAILS

Building Height Determination

Land Development Code | Village of Estero, Florida

SEC. 33-229. MAXIMUM HEIGHT.

Buildings outside of the Interstate Highway Interchange Areas are limited to a maximum of three stories or 45 feet, whichever is less, in height. Elements that enhance visibility, create focal points or amenities, such as turrets, sculpture, clock tower and corner accentuating rooflines, may exceed the maximum height limitations with an approved variance or deviation.

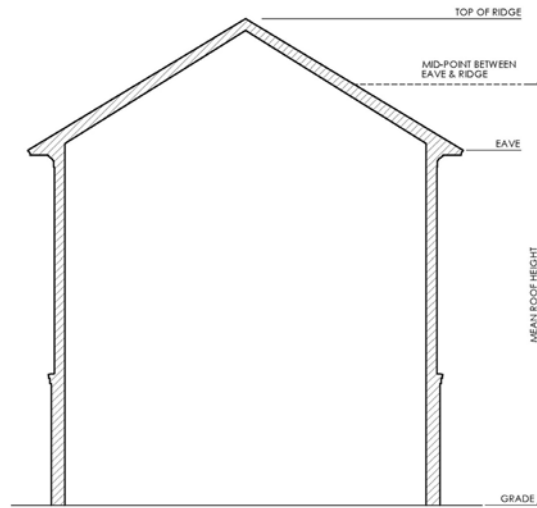
Sec. 34-2171. Measurement.

(a) Except as provided in this subdivision, the height of a building or structure is measured as the vertical distance from grade* to the highest point of the roof surface of a flat or Bermuda roof, to the deck line of a mansard roof, and to the mean height level between eaves and ridge of gable, hip and gambrel roofs, and to the highest point of any other structure (excluding fences and walls).

*For purposes of this subdivision, grade is the average elevation of the street or streets abutting the property measured along the centerline of the streets, at the points of intersection of the streets with the side lot lines (as extended) and the midpoint of the lot frontage.

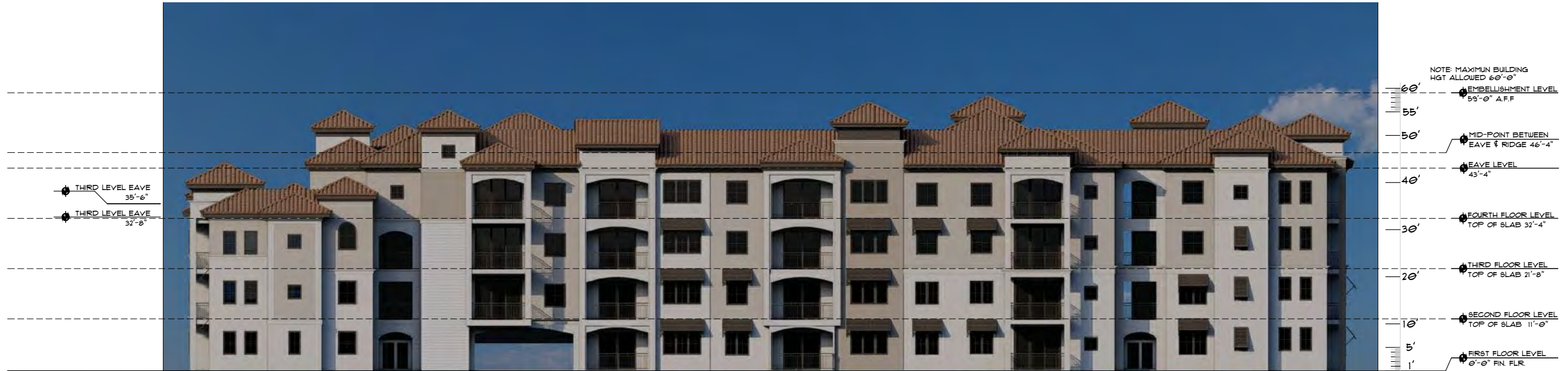
(1) In areas within the Coastal Building Zone and other flood prone areas (as defined in Chapter 6 Articles III and IV of the LDC), height of a building is the vertical distance from the minimum required flood elevation to the highest point of the roof surface of a flat or Bermuda roof, to the deck line of a mansard roof, to the mean height level between eaves and ridge of gable, hip and gambrel roofs.

(2) Fences, walls, and buffers are measured in accordance with section 34-1744 and section 10-416

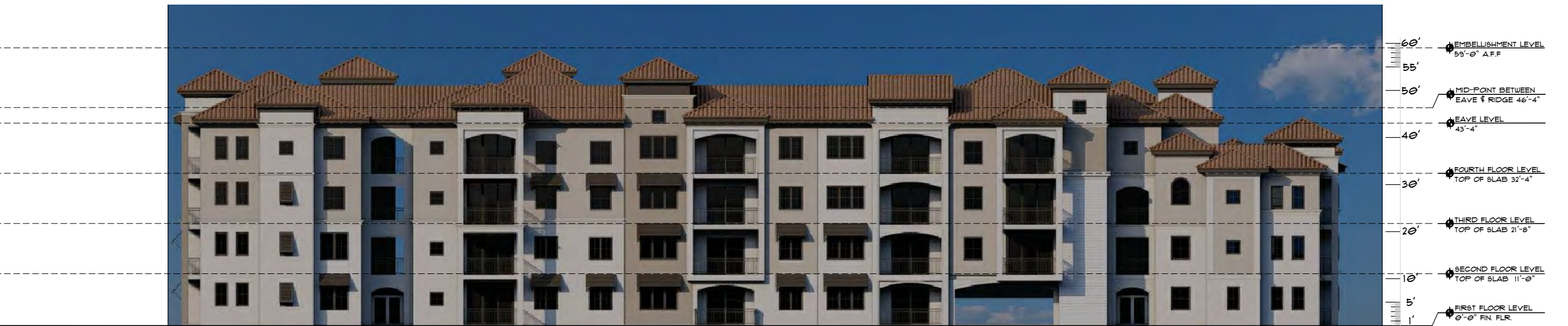


02.3 | BUILDING DESIGN DETAILS

Building Elevations: Buildings A, B and E



South Elevation



North Elevation

17/2021-01-25_MKH-MOODSUIT - 3D PLANS PATTERN BOOKING

02.3 | BUILDING DESIGN DETAILS
 Building Elevations: Buildings A, B and E

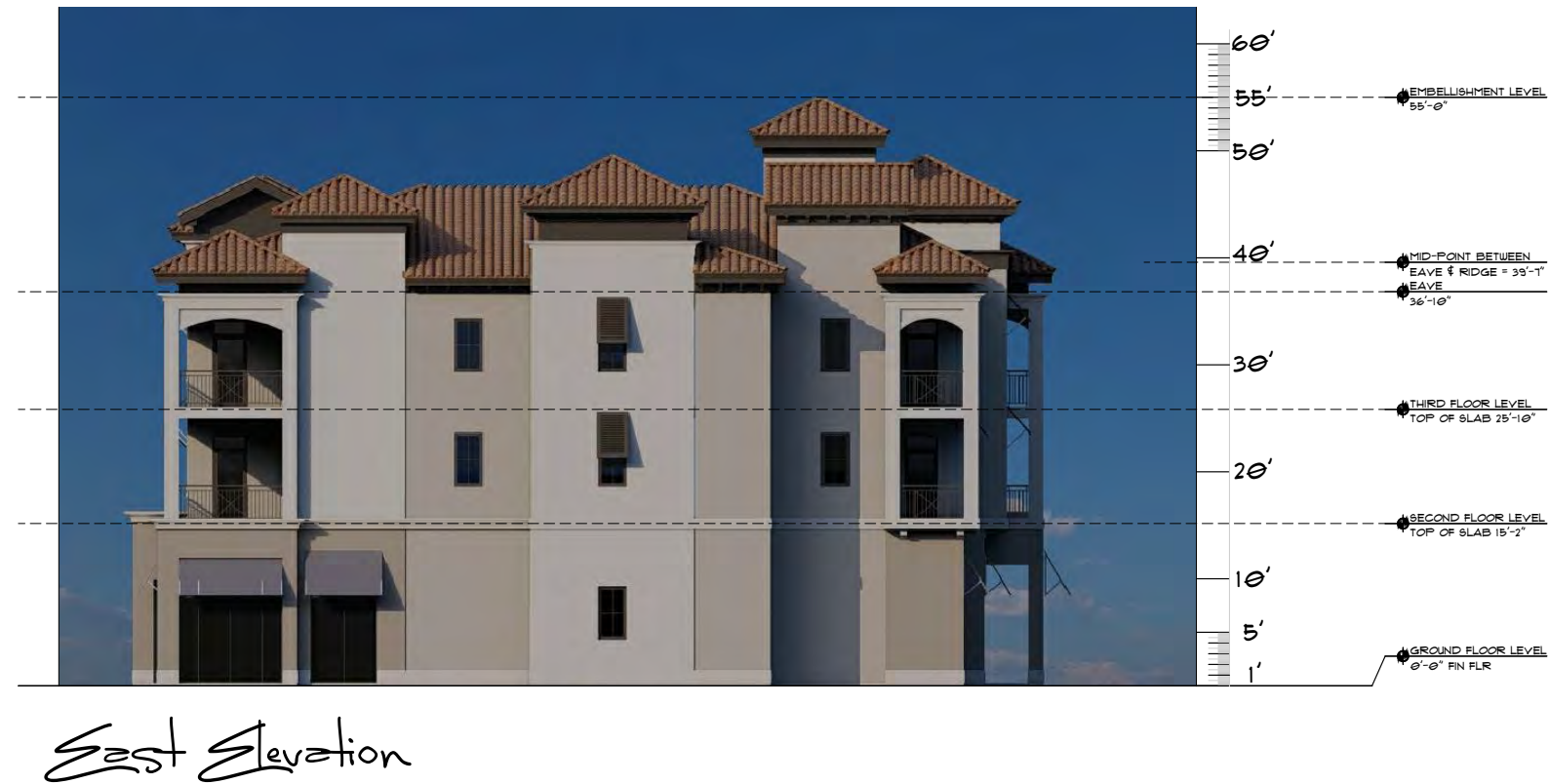


West Elevation

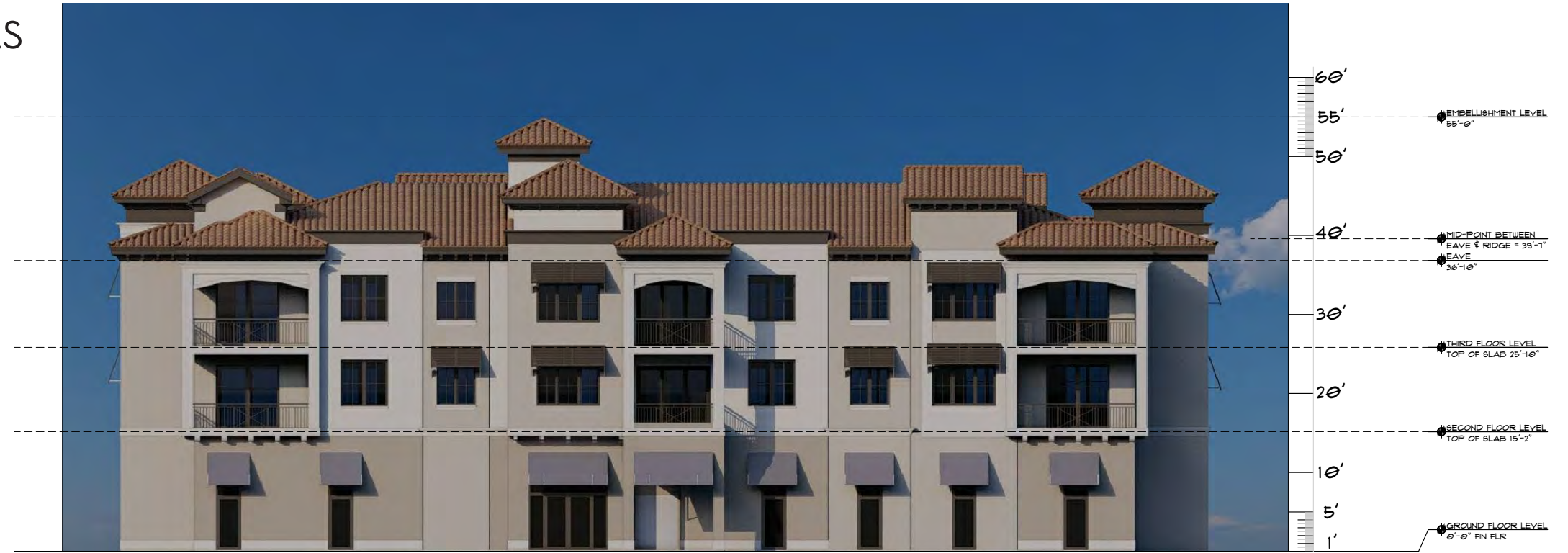


East Elevation

02.3 | BUILDING DESIGN DETAILS
Building Elevations: Buildings C and D



02.3 | BUILDING DESIGN DETAILS
 Building Elevations: Buildings C and D



South Elevation



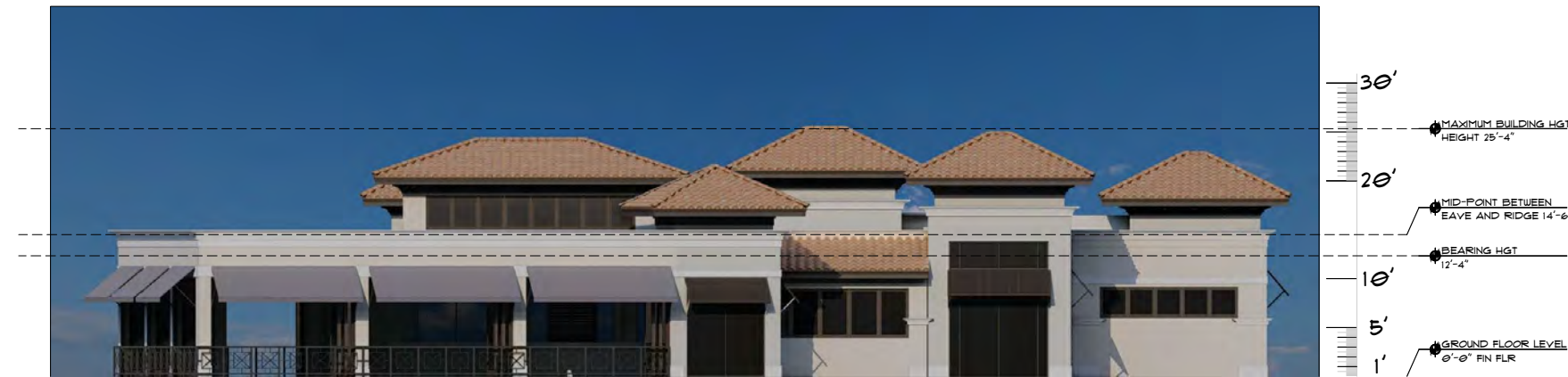
North Elevation

02.3 | BUILDING DESIGN DETAILS

Building Elevations: Building C1



West Elevation



East Elevation



South Elevation



North Elevation

02.3 | BUILDING DESIGN DETAILS

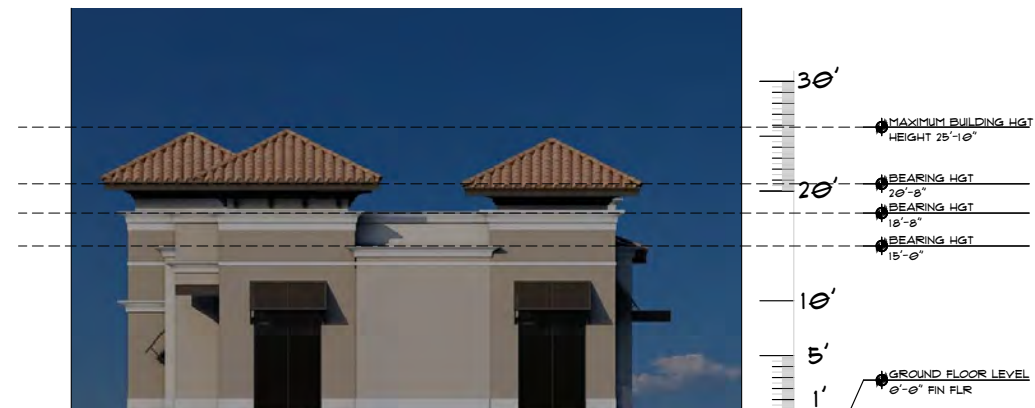
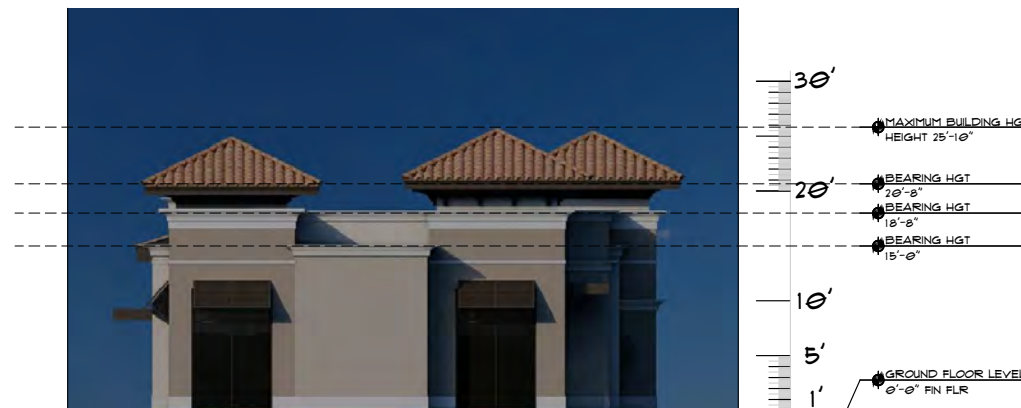
Building Elevations: Building C2



West Elevation



East Elevation



02.3 | BUILDING DESIGN DETAILS

Building Elevations: Building F



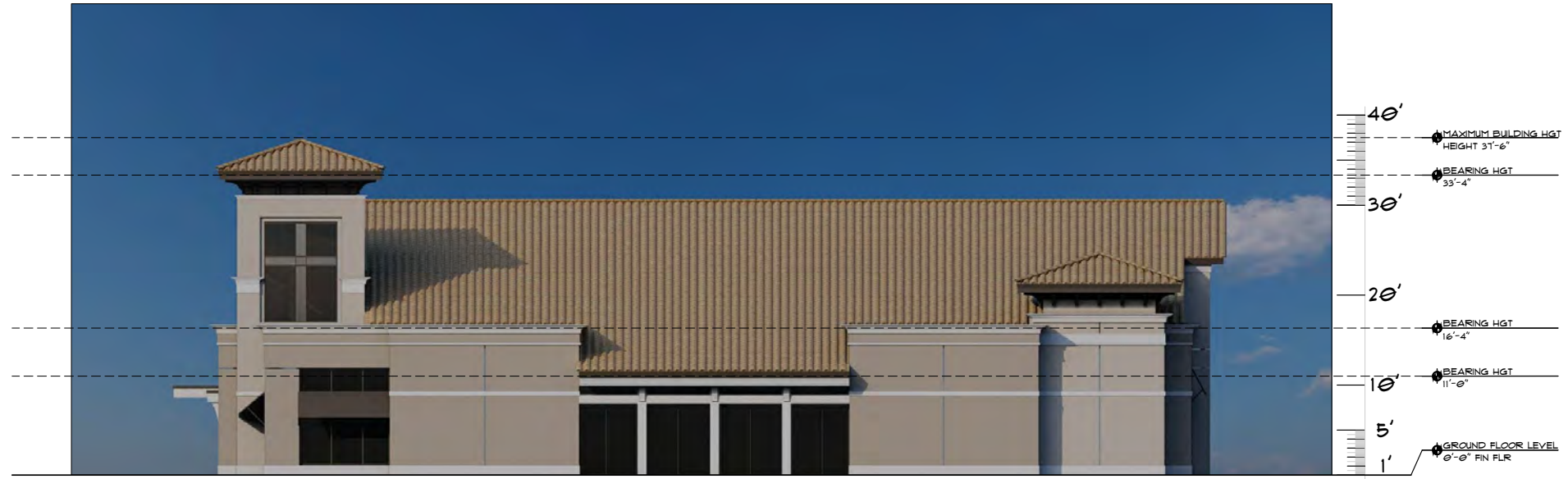
South Elevation



North Elevation

02.3 | BUILDING DESIGN DETAILS

Building Elevations: Building F

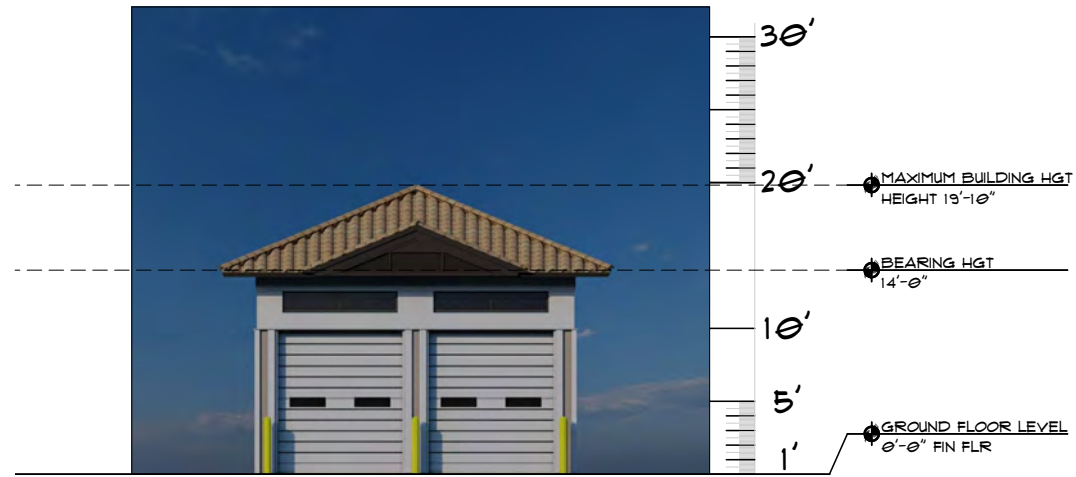


East Elevation

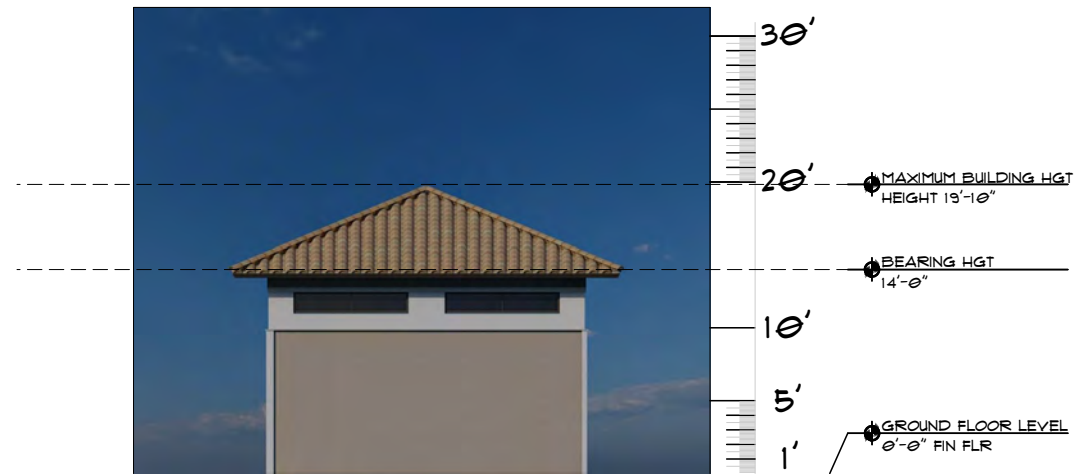


West Elevation

02.3 | BUILDING DESIGN DETAILS
Building Elevations: Maintenance Building



South Elevation



North Elevation



East Elevation



West Elevation

02.3 | BUILDING DESIGN DETAILS

Monument Sign

DESCRIPTION:

New, double faced monument sign with backlit metal logo, lettering, and address numerals internally illuminated. LED lighting to match brand colors. Metal lettering to be mounted to with 1-1/2" standoffs.

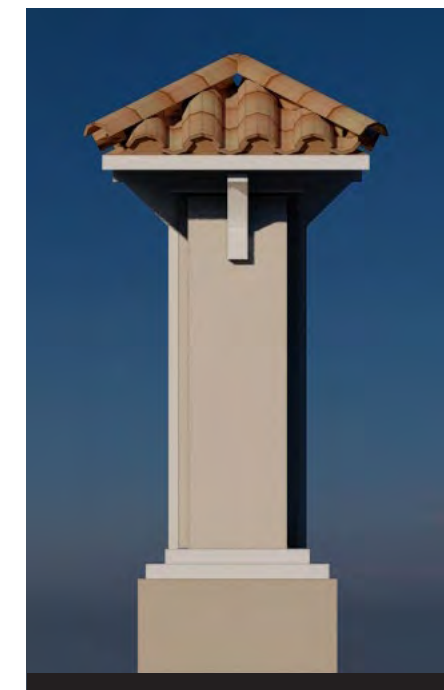
Monument to be constructed of C.M.U. with a stucco finish.



ISOMETRIC VIEW



ELEVATION VIEW



ELEVATION VIEW

02.3 | BUILDING DESIGN DETAILS

Equipment Screening and Enclosures

DESCRIPTION:

Enclosures are to be three sided structures constructed of CMU with three coat finish. Gates are to be welded, multi-slat .938 tongue and groove gate system (not see-through).

DUMPSTER ENCLOSURE

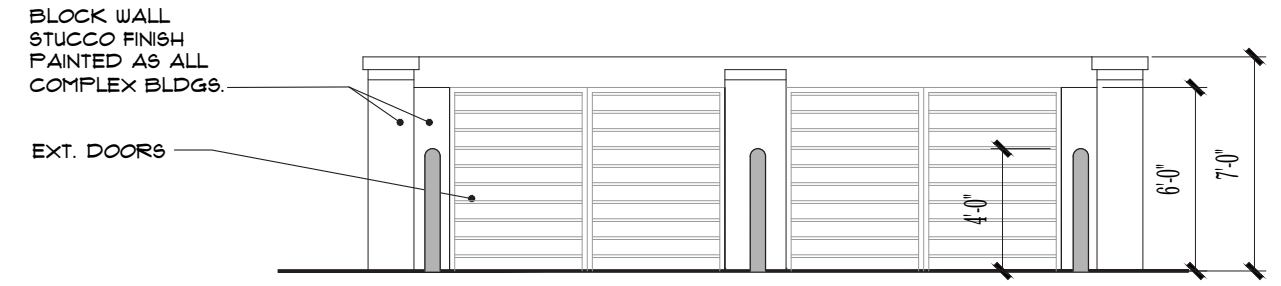
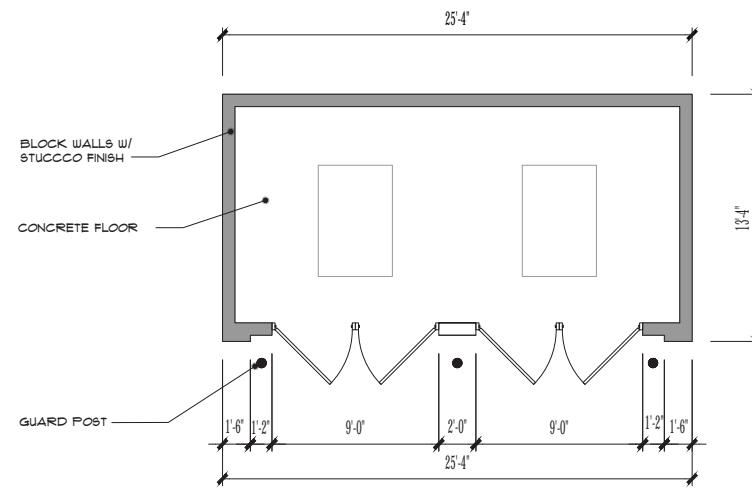
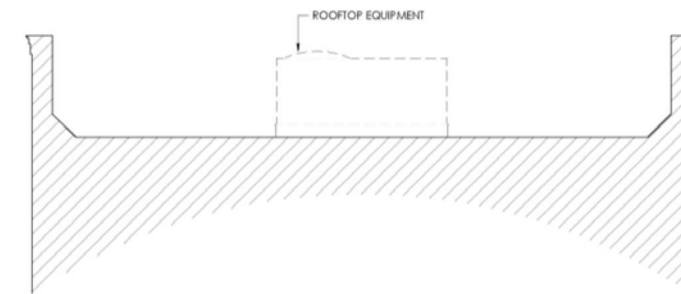


ILLUSTRATION FOR REFERENCE ONLY

ROOFTOP EQUIPMENT SCREENING



02.3 | BUILDING DESIGN DETAILS

Materials and Color Palette

SEC. 33-334. BUILDING COLOR.

(a) The colors for commercial structures must be neutral, warm earth tones or subdued pastels. Where applicable, commercial buildings may use brightly colored trims, cornices, or columns that may be reinforced to create a special effect or setting. However, these contrasts must create a harmonious impact, complementing the principal structure as well as existing surrounding building structures.

(b) Brighter colors can be utilized to create focal points of interest in locations including on doors, windows and architectural details. Buildings should not exceed three colors on one architectural detail in composite. Contrasting accent colors of any wall, awning or other feature must be limited to no more than ten percent of the total area for any single facade.

CONDITION- Specific details such as: parking lot screening from Via Coconut between Buildings E and F such as trellis/knee wall, buffer or similar; additional urban streetscape pedestrian activity areas along Main Street; addition of bike rack at fishing pier with potential "No Parking" paint or signage on Via Coconut Point; and ensure the variation of contrasting building colors to differentiate buildings will be evaluated as part of Development Order Approval. At a minimum the Development Order Plan must demonstrate the following:

- White paint limited to trim and cornices;
- Dark bronze paint for all metallic features and facias of roof-line; and
- No less than three (3) different shades of taupe paint color on each façade, including: Pavillion Beige, Natural Linen, Loggia, Tavern Taupe, or White Flour;
- In no case shall either White Flour or Natural Linen (together) be more than 20% of each façade; and
- In no case shall Pavillion Beige or Tavern Taupe be less than 20% of each façade.



WALL PAINT

SW 7512
Pavillion Beige
Interior / Exterior
Location Number: 250-C4

SW 9109
Natural Linen
Interior / Exterior
Location Number: 205-C1

SW 7035
Aesthetic White
Interior / Exterior
Location Number: 259-C4

WALL PAINT ALTERNATES

SW 7102
White Flour
Interior / Exterior
Location Number: 267-C2

SW 9109
Natural Linen
Interior / Exterior
Location Number: 205-C1

SW 7506
Loggia
Interior / Exterior
Location Number: 248-C2

SW 7508
Tavern Taupe
Interior / Exterior
Location Number: 248-C6

ROOF TILES

Roof
3645 Capistrano Sunrise Blend



METAL TRIM



03.1 LANDSCAPE PLAN



03.1 | LANDSCAPE PLAN

Landscape Features

- **INTERWEAVING PUBLIC ROW AND VIA COCONUT MPD FRONTAGE**
integrating Via Coconut Point Road ROWs with Via Coconut MPD's linear park, 8' sidewalk and landscaping to create seamless ROW and inviting street-side environment.
- **ENHANCED LANDSCAPE BUFFERING ALONG VIA COCONUT**
enhanced 14-18' trees, enhanced hedge shrub 36" at installation, additional ground covers with additional shrub layers
- **FILTER MARSHES**
along 8' sidewalk within linear park with variety of grasses and aquatic plants including seasonal plantings (Red Maples, Bald Cypress, etc.)
- **LABEL PLANTINGS**
for educational purposes
- **CANTILEVERED PLANTERS**
along part of deck and building to conceal seasonal fluctuation of lake
- **ENHANCED PERIMETER BUFFER PLANTINGS**
with additional tree and shrub plantings exceeding code
- **ENHANCED INTERNAL LANDSCAPING**
with oversized 14' tall canopy trees in islands
- **INCREASED PLANT SIZES**
for the buildings for key areas
- **MEDIAN PLANTINGS**
to emulate median plantings to the north
- **FLOWERING TREES AND SEASONAL PLANTINGS**
- **LARGE SPECIMEN PALMS**
at entry and in select areas; Date palms or Royal Palms
- **ENHANCEMENTS TO LANDSCAPE**
trees along rail corridor and desirable north/south trail along the west where no buffer is required and enhancements to north buffer to Happy Hollow Lane residential
- **STREET TREES**
per plan to blend with proposed plantings for adjacent Genova development



03.1 | OVERALL LANDSCAPE PLAN



LEGEND

- | | | |
|--|--|--|
| <p>(A) ENTRY
 A1. Pavers
 A2. Signage</p> <p>(B) WATER FEATURE
 B1. Fountain
 B2. Littoral Plantings
 B3. Lake
 B4. Water Feature</p> <p>(C) MARSH / FILTER POND
 C1. Littoral plantings/ Grasses
 C2. Cypress Maple Trees</p> <p>(D) FISHING PIER
 D1. Stocked lake for Fishing
 D2. Educational Informational Placques</p> <p>(E) MEDIAN LANDSCAPE</p> <p>(F) FLOWERING TREES</p> <p>(G) MEANDERING PATHWAY
 G1. Benches
 G2. 8' Wide Concrete Path</p> | <p>(H) AMENITY DECK
 H1. Fire pit
 H2. Trellis
 H3. Speciman Planting
 H4. Pool</p> <p>(I) ENHANCED LANDSCAPE BUFFER
 I1. Mature Plantings
 I2. Variety of Species
 I3. Label Plantings for education purposes</p> <p>(J) DOG PARK
 J1. Perimeter Fence</p> <p>(K) POCKET PARK (with shade structure)</p> <p>(L) RESORT STYLE POOL DECK</p> <p>(M) VIA COCONUT BUFFER PLANTINGS
 Enhanced Plantings 14'-18' Trees
 Hedge Shrub 36" at Installation
 Additional Groundcovers and shrub layers</p> | <p>(N) ENHANCED PERIMETER BUFFER PLANTINGS
 Additional tree and shrub plantings exceeding code</p> <p>(O) CANOPY TREES
 Oversized Canopy trees in Islands 14' tall</p> <p>(P) SPECIMAN PALM TREES
 P1. Royal Palms/ Date Palms 12'-14' ct</p> <p>(Q) BENCHES/ BIKE RACKS
 Q1. Bike Racks
 Q2. Benches</p> <p>(R) ART
 Art/Sculpture</p> <p>(S) PARK
 S1. 8' Pathway
 S2. Trellis</p> <p>(T) POTENTIAL PUBLIC SEATING AREA</p> <p>(U) CONCEPTUAL SITE LIGHTING ●</p> <p>(V) 8' WALL (15' from Property Line)</p> |
|--|--|--|

03.1 | LANDSCAPE PLAN

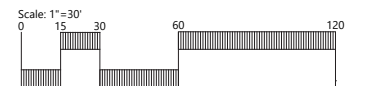


KEY MAP



LEGEND

- (A) ENTRY
 - A1. Pavers
 - A2. Signage
- (B) WATER FEATURE
 - B1. Fountain
 - B2. Littoral Plantings
 - B3. Lake
 - B4. Water Feature
- (C) MARSH / FILTER POND
 - C1. Littoral plantings/ Grasses
 - C2. Cypress Maple Trees
- (D) FISHING PIER
 - D1. Stocked lake for Fishing
 - D2. Educational Informational Placques
- (E) MEDIAN LANDSCAPE
- (F) FLOWERING TREES
- (G) MEANDERING PATHWAY
 - G1. Benches
 - G2. 8' Wide Concrete Path
- (H) AMENITY DECK
 - H1. Fire pit
 - H2. Trellis
 - H3. Speciman Planting
 - H4. Pool
- (I) ENHANCED LANDSCAPE BUFFER
 - I1. Mature Plantings
 - I2. Variety of Species
 - I3. Label Plantings for education purposes
- (J) DOG PARK
 - J1. Perimeter Fence
- (K) POCKET PARK (with shade structure)
- (L) RESORT STYLE POOL DECK
- (M) VIA COCONUT BUFFER PLANTINGS
 - Enhanced Plantings 14'-18' Trees
 - Hedge Shrub 36" at Installation
 - Additional Groundcovers and shrub layers
- (N) ENHANCED PERIMETER BUFFER PLANTINGS
 - Additional tree and shrub plantings exceeding code
- (O) CANOPY TREES
 - Oversized Canopy trees in Islands 14' tall
- (P) SPECIMAN PALM TREES
 - P1. Royal Palms/ Date Palms 12'-14' ct
- (Q) BENCHES/ BIKE RACKS
 - Q1. Bike Racks
 - Q2. Benches
- (R) ART
 - Art/Sculpture
- (S) PARK
 - S1. 8' Pathway
 - S2. Trellis
- (T) POTENTIAL PUBLIC SEATING AREA
- (U) CONCEPTUAL SITE LIGHTING ●
- (V) 8' WALL (15' from Property Line)



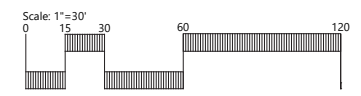
03.1 | LANDSCAPE PLAN



KEY MAP



- A** ENTRY
 - A1. Pavers
 - A2. Signage
- B** WATER FEATURE
 - B1. Fountain
 - B2. Littoral Plantings
 - B3. Lake
 - B4. Water Feature
- C** MARSH / FILTER POND
 - C1. Littoral plantings/ Grasses
 - C2. Cypress Maple Trees
- D** FISHING PIER
 - D1. Stocked lake for Fishing
 - D2. Educational Informational Placques
- E** MEDIAN LANDSCAPE
- F** FLOWERING TREES
- G** MEANDERING PATHWAY
 - G1. Benches
 - G2. 8' Wide Concrete Path
- H** AMENITY DECK
 - H1. Fire pit
 - H2. Trellis
 - H3. Speciman Planting
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- I** ENHANCED LANDSCAPE BUFFER
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- J** DOG PARK
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 - Additional tree and shrub plantings exceeding code
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- P** SPECIMAN PALM TREES
 - P1. Royal Palms/ Date Palms 12'-14' ct
- Q** BENCHES/ BIKE RACKS
 - Q1. Bike Racks
 - Q2. Benches
- R** ART
 - Art/Sculpture
- S** PARK
 - S1. 8' Pathway
 - S2. Trellis
- T** POTENTIAL PUBLIC SEATING AREA
- U** CONCEPTUAL SITE LIGHTING
- V** 8' WALL (15' from Property Line)



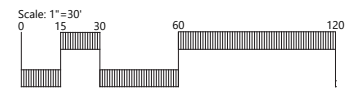
03.1 | LANDSCAPE PLAN



KEY MAP



LEGEND	
A	ENTRY
A1	Pavers
A2	Signage
B	WATER FEATURE
B1	Fountain
B2	Littoral Plantings
B3	Lake
B4	Water Feature
C	MARSH / FILTER POND
C1	Littoral plantings/ Grasses
C2	Cypress Maple Trees
D	FISHING PIER
D1	Stocked lake for Fishing
D2	Educational Informational Placques
E	MEDIAN LANDSCAPE
F	FLOWERING TREES
G	MEANDERING PATHWAY
G1	Benches
G2	8' Wide Concrete Path
H	AMENITY DECK
H1	Fire pit
H2	Trellis
H3	Speciman Planting
H4	Pool
I	ENHANCED LANDSCAPE BUFFER
I1	Mature Plantings
I2	Variety of Species
I3	Label Plantings for education purposes
J	DOG PARK
J1	Perimeter Fence
K	POCKET PARK (with shade structure)
L	RESORT STYLE POOL DECK
M	VIA COCONUT BUFFER PLANTINGS
	Enhanced Plantings 14'-18' Trees
	Hedge Shrub 36" at Installation
	Additional Groundcovers and shrub layers
N	ENHANCED PERIMETER BUFFER PLANTINGS
	Additional tree and shrub plantings exceeding code
O	CANOPY TREES
	Oversized Canopy trees in Islands 14' tall
P	SPECIMAN PALM TREES
P1	Royal Palms/ Date Palms 12'-14' ct
Q	BENCHES/ BIKE RACKS
Q1	Bike Racks
Q2	Benches
R	ART
	Art/Sculpture
S	PARK
S1	8' Pathway
S2	Trellis
T	POTENTIAL PUBLIC SEATING AREA
U	CONCEPTUAL SITE LIGHTING
V	8' WALL (15' from Property Line)



03.1 | LANDSCAPE PLAN

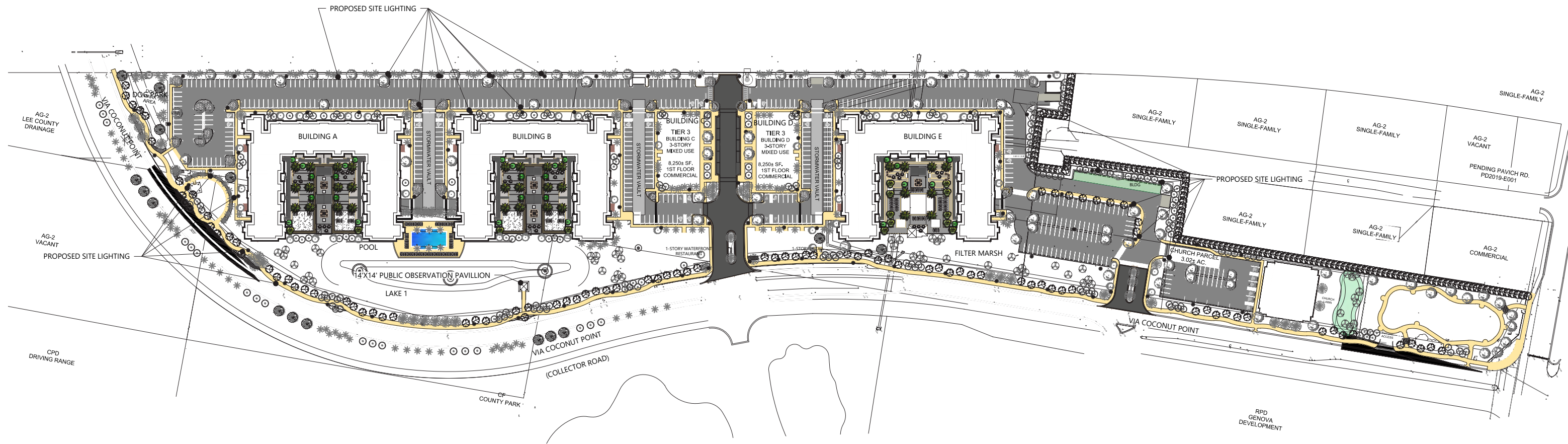


KEY MAP



LEGEND	
(A)	ENTRY
A1.	Pavers
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(B)	WATER FEATURE
B1.	Fountain
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B3.	Lake
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C2.	Cypress Maple Trees
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	Oversized Canopy trees in Islands 14' tall
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Q1.	Bike Racks
Q2.	Benches
(R)	ART
	Art/Sculpture
(S)	PARK
S1.	8' Pathway
S2.	Trellis
(T)	POTENTIAL PUBLIC SEATING AREA
(U)	CONCEPTUAL SITE LIGHTING
(V)	8' WALL (15' from Property Line)

03.2 | SITE LIGHTING



SITE LIGHTING LEGEND

SYMBOL	QTY.	SPEC.
	103	20' GLNA GALLEONNAIRE POLE LIGHT -mounted to 20' pole -solid state LED -to be installed with cut off shields for neighboring properties

Quantities and locations shown are conceptual

McGraw-Edison

DESCRIPTION

The Galleonaire LED luminaire features advanced thermally conductive polymer heatsinks and open frame endcaps for a sleek aesthetic with significant weight reduction. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

Catalog #	Type
Project	
Comments	Date
Prepared by	

SPECIFICATION FEATURES

Construction

Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Open frame die-cast aluminum end caps provide structural support for the housing and heatsinks. Thermally conductive polymer heatsinks offer significant weight reduction while fully maintaining thermal management of the Light Squares. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics

Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution, maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 2700K, 3000K, 5000K and 8000K CCT.

Electrical

LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleonaire LED luminaire is suitable for operation in -40°C to 40°C ambient environments. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 50,000 hours. Available in standard 1A drive current and optional 600mA and 800mA drive currents (nominal).

Mounting

STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall

mount bracket option, QUICK MOUNT ARM. Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the driver compartment. A knock-out enables round pole mounting.

Finish

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is dark gray, non-paintable. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty

Five-year warranty.



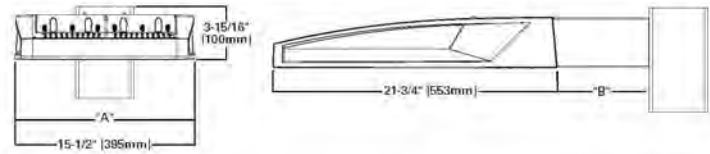
GLNA GALLEONAIRE

1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE



DIMENSIONS

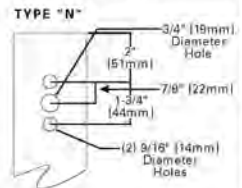


DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length ¹	Weight with Arm (lbs.)	EPA with Arm ² (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	28 (12.7 kgs)	0.72
5-8	21-5/8" (549mm)	7" (178mm)	10" (254mm)	38 (16.3 kgs)	0.77
7-8	27-5/8" (702mm)	7" (178mm)	12" (330mm)	43 (19.5 kgs)	0.95
8-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	49 (22.2 kgs)	1.13

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.

DRILLING PATTERN



CERTIFICATION DATA

3G Vibration Rated
IP66 Rated
ISO 9001
LM79 / LM80 Compliant
UL/cUL Wet Location Listed

ENERGY DATA

Electronic LED Driver
0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V, 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature

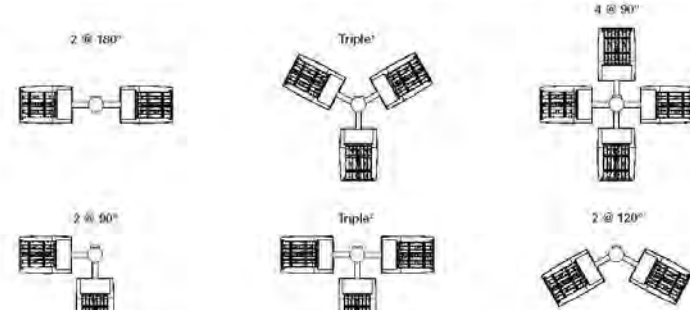


page 2

GLNA GALLEONAIRE LED

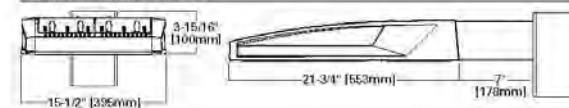
ARM MOUNTING REQUIREMENTS

Configuration	90° Apart	120° Apart
GLNA-AF-01	7" Arm (Standard)	7" Arm (Standard)
GLNA-AF-02	7" Arm (Standard)	7" Arm (Standard)
GLNA-AF-03	7" Arm (Standard)	7" Arm (Standard)
GLNA-AF-04	7" Arm (Standard)	7" Arm (Standard)
GLNA-AF-05	10" Extended Arm (Required)	7" Arm (Standard)
GLNA-AF-06	10" Extended Arm (Required)	7" Arm (Standard)
GLNA-AF-07	13" Extended Arm (Required)	13" Extended Arm (Required)
GLNA-AF-08	13" Extended Arm (Required)	13" Extended Arm (Required)
GLNA-AF-09	16" Extended Arm (Required)	16" Extended Arm (Required)
GLNA-AF-10	16" Extended Arm (Required)	16" Extended Arm (Required)

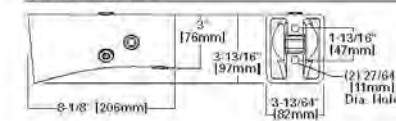


NOTES: 1. Round pole use 2 @ 120°. Square pole use 2 @ 90°. 2. Round pole use 2 @ 180°.

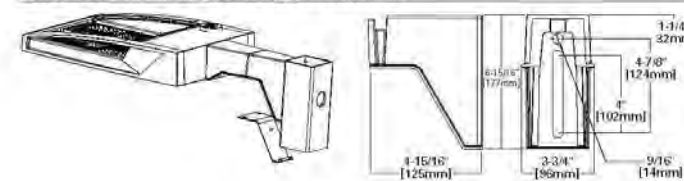
STANDARD WALL MOUNT



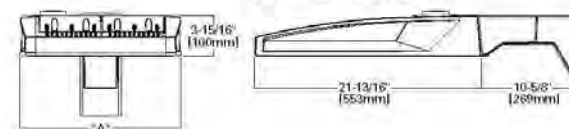
MAST ARM MOUNT



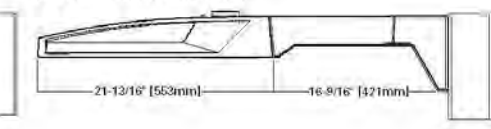
QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)



QM Quick Mount Arm (Standard)



QMEA Quick Mount Arm (Extended)



QUICK MOUNT ARM DATA

Number of Light Squares ^{1,2}	"A" Width	Weight with QM Arm (lbs.)	Weight with QMEA Arm (lbs.)	EPA with Arm ³ (Sq. Ft.)
1-4	15-1/2" (394mm)	30 (13.6 kgs)	33 (15 kgs)	0.96
5-8	21-5/8" (549mm)	38 (17.2 kgs)	41 (18.6 kgs)	
7-8	27-5/8" (702mm)	45 (20.4 kgs)	-	

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with standard arm length. 3. QMEA arm to be used when mounting two fixtures at 90° on a single pole. 4. QM options not available for 30° or 120° configuration on a single pole.

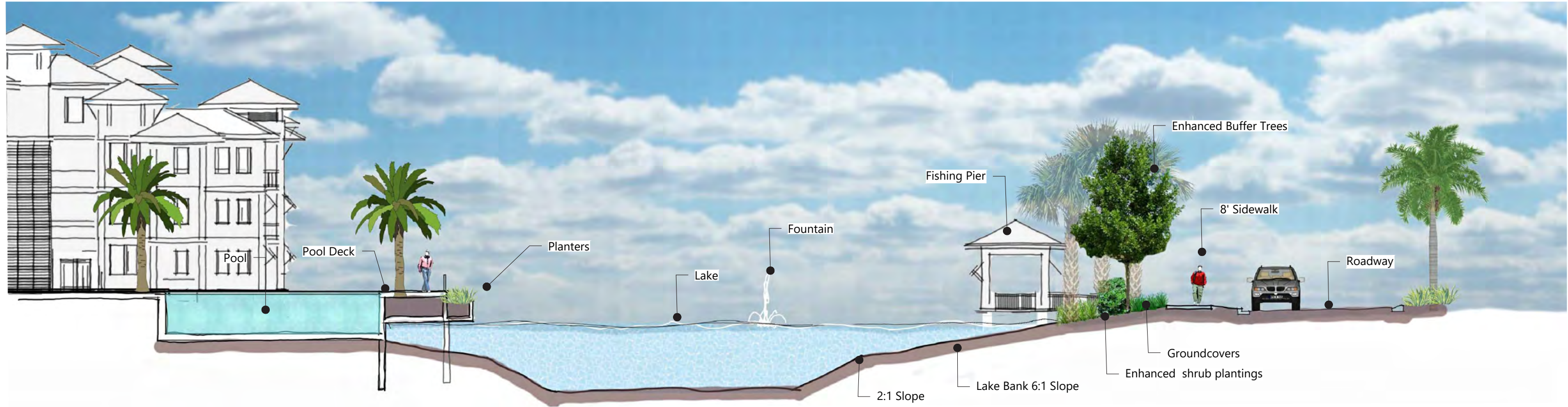


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Specifications and dimensions subject to change without notice.

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03.3 | FEATURE LAKE AND POOL DECK SECTION



03.4 | PLANTING PALETTE

<u>Quercus virginiana</u> Live Oak	<u>Ilex cassine</u> Dahoon Holly	<u>Conocarpus erectus</u> Green Buttonwood	<u>Swietenia mahogany</u> Mahogany	<u>Bucida buceras 'SL'</u> Shady Lady Black Olive	<u>Coccoloba diversiflora</u> Pigeon Plum	<u>Phoenix sylvester</u> Sylvester Palm	<u>Ptychosperma elegans</u> Alexander Palm	<u>Adonidia merrillii</u> Christmas Palm	<u>Roystonea elata</u> Florida Royal Palm	<u>Sabal palmetto</u> Sabal Palm	
<u>Veitchia montgomeryana</u> Montgomery Palm	<u>Bismarckia nobilis</u> Bismarck Palm	<u>Phoenix canariensis</u> Canary Is. Date Palm	<u>Cassia surattensis</u> Glaucous Cassia	<u>Bursera simaruba</u> Gumbo Limbo	<u>Phoenix sylvester</u> Sylvester Palm	<u>Ligustrum lucidum</u> Glossy Privet Tree	<u>Elaeocarpus Decipiens</u> Japanese Blueberry	<u>Mussaenda</u> Pink/Peach Mussaenda	<u>Phoenix roebelenii</u> Pygmy Date Palm	<u>Livistona Chinese</u> Chinese Fan Palm	
<u>Chrysobalanus icaco</u> Cocoplum	<u>Conocarpus erectus</u> Green Buttonwood	<u>Myricanthus fragrans</u> Simpson's Stopper	<u>Muhlenbergi capallariensis</u> Muhly Grass	<u>Dianella ensifolia variegatum</u> White Variegated Flax Lily	<u>Clusea guttifera</u> Small Leaf Clusea	<u>Zamia floridana</u> Coontie	<u>Ixora spp. 'NG'</u> Nora Grant Ixora	<u>Viburnum awabuki</u> Awabuki	<u>Schefflera arboricola</u> Dwarf Schefflera	<u>Schefflera arboricola</u> Variegated Schefflera	<u>Carissa</u> Emerald Blanket
<u>Asparagus densiflorus 'Myers'</u> Foxtail Fern	<u>Jasminum simplicifolium</u> Wax Jasmine	<u>Liriodendron 'EG'</u> Liriodendron Evergreen Giant	<u>Arachis glabrata</u> Perennial Peanut	<u>Ficus microcarpa</u> Green Gem Ficus	<u>Ruellia brittoniana</u> Mexican Bluebell	<u>Plumbago capensis</u> Plumbago	<u>Bougainvillea spp.</u> Dwarf Bougainvillea	<u>Bougainvillea spp.</u> Silhouette Bougainvillea	<u>Bougainvillea spp.</u> Silhouette Bougainvillea	<u>Philodendron 'xanadu'</u> Xanadu Philodendron	<u>Bromeliad mcwilliamsii</u> McWilliams Bromeliad
<u>Philodendron spp. 'BM'</u> Burlie Marx Philodendron	<u>Philodendron 'RC'</u> Rojo Congo Philodendron	<u>Alpinia zerumbet</u> Green Ginger	<u>Alpinia zerumbet 'var'</u> Variegated Ginger	<u>Codiaeum variegatum</u> Croton	<u>Codiaeum variegatum 'GD'</u> Gold Dust Croton	<u>Conocarpus erectus ser.</u> Silver Buttonwood	<u>Tripsacum dactyloides x floridana</u> Half-a-Hatchee Grass	<u>Allamanda</u> Dwarf shrub Allamanda	<u>Quercus virginiana</u> Live Oak	<u>Bromeliad mcwilliamsii</u> McWilliams Bromeliad	<u>Bromeliad neoregelia 'sf'</u> Bromeliad Super Fireball

PROPOSED FILTER MARSH PLANT PALETTE

Plants shown are conceptual in Nature. Additional plantings may be used

<u>Conocarpus erectus</u> Green Buttonwood	<u>Myricanthus fragrans</u> Simpson's Stopper	<u>Muhlenbergi capallariensis</u> Muhly Grass	<u>Pontaderia cordata</u> Pickerell Weed	<u>Spartina bakeri</u> Spartina	<u>Tripsacum dactylifera</u> Fakahatchee Grass	<u>Taxodium distichum</u> Bald Cypress	<u>Acer rubrum</u> Red Maple (green)

04. SIGNIFICANT TANGIBLE PUBLIC BENEFITS AND INCENTIVE OFFERINGS

Social Vitality

1. **MAIN STREET (CONNECTING STREET/±0.52-ACRE)**, the ultimate public gathering place as a high-quality, destination promoting place-making businesses including restaurants, coffee shops and fitness studios.
2. **PLACE OF WORSHIP** (10,000 square feet) has been included in the development plan providing an additional publicly accessible gathering place.
3. **±1-ACRE LAND DONATION TO VILLAGE OF ESTERO** for potential park or civic use at Village discretion (valued at ±1.5 million for a corner parcel) with residential density transfer.
4. **±1.91-ACRES/±0.55-MILE LINEAR PARK** with lush, greater-than-Code landscaping along Via Coconut Point frontage with interconnected public amenities for sitting, gazing and interacting with public spaces. (±1.72 acres/±.5-mile plus additional ±0.19 acre/±0.05 mile located on donation parcel)
5. **14' X 14' PUBLIC LAKE OBSERVATION PAVILION/FISHING PIER** interconnected by the 8' sidewalk within the linear park and will include educational informational plaques.
6. **PUBLIC PARK BENCH AREAS** interconnected by the 8' sidewalk within the linear park.
7. **±0.23-ACRE PUBLIC LAWN AREA WITH PAVILION** interconnected by the 8' sidewalk within the linear park.
8. **±0.18-ACRE PUBLIC DOG PARK** interconnected by the 8' sidewalk within the linear park with benches, perimeter fence, and hedge.
9. **VERTICAL AND HORIZONTAL MIXED-USE DEVELOPMENT:** integrated mixed-use neighborhood with higher residential densities and mixed uses along the street frontage promoting place-making businesses including restaurants, coffee shops and fitness studios.
10. **STREET FRONT SHOPS** located along Main Street (connecting street) and 8' sidewalk within the linear park.
11. **UPSCALE WATERFRONT RESTAURANT** located along Main Street (connecting street) and 8' sidewalk within the linear park.
12. **NOT AGE-RESTRICTED. DIVERSE HOUSING** - Via Coconut MPD is designed as a housing alternative for varying needs of the Village of Estero. The community will not be age restricted.

04. SIGNIFICANT TANGIBLE PUBLIC BENEFITS AND INCENTIVE OFFERINGS

Connectivity

13. **DESIRABLE CONNECTOR STREET:** Main Street provides a vital segment of the desired connector between Pelican Sound Drive and the future west entrance to Estero Community Park shown on the Framework Plan to connect to Corkscrew Palms Boulevard and Williams Road. It also provides for future connection to the proposed SUN Trail Rail Corridor shared use path with reservation for potential future seating area.
14. **±0.56-MILE 8' PUBLIC MEANDERING SIDEWALK ALONG VIA COCONUT POINT** within the linear park that will interconnect with Village's planned Estero Community Park west entrance shared use path proposed to connect to Williams Road. (±0.51-mile plus additional ±0.05-mile located on donation parcel)
15. **BIKE LANES ON MAIN STREET** (connecting street) will connect to the Village's planned bike lanes on Via Coconut Point and Village's planned Estero Community Park west entrance shared use path proposed to connect to Williams Road.
16. **PROMOTE WALKABILITY WITH INTERCONNECTED SIDEWALKS.** Internal sidewalks interconnect with public sidewalks external to the community on Via Coconut Point.
17. **MIXED-USE PEDESTRIAN SHED** - All residential units are within pedestrian shed of proposed Main Street commercial uses and the proposed on-site private and public amenities.
18. **NON-GATED COMMUNITY** - The proposed development does not include entry gates.

04. SIGNIFICANT TANGIBLE PUBLIC BENEFITS AND INCENTIVE OFFERINGS

Architecture

19. **EXCEPTIONAL DESIGN** - The architecture depicted in the pattern book sets a high-quality standard for the Village Center Area and includes a unique residential building design including three-story stepped back elements from the remaining 4-story building masses. This massing change is stepped back from the perimeter water features and linear park creating a delicate footprint along the street frontage on Via Coconut.
20. **SCREENED PARKING** - The bulk of the development's parking is concealed within the first level of the residential buildings with units wrapping around the perimeter. This creates a centralized lower massing element with an elevated amenity deck as an amenity to the users. The remaining parking is located behind the buildings or is appropriately visually buffered from Via Coconut Point.
21. **VARYING BUILDING HEIGHTS** are provided throughout the development as demonstrated in the pattern book.
22. **360-DEGREE URBAN LOOK.** All the building elevations depicted in the pattern book have architectural design elements typical of front elevations so it will appear that there are no rear elevations.
23. **ENTRY PAVERS AND LANDSCAPED SIGNAGE** at each entry point to calm traffic and emphasize safety.
24. **SCULPTURE FEATURES** on Main Street (connecting street) near mixed use buildings.
25. **ON-STREET PARKING** on Main Street (connecting street) and internal accessways as encouraged to calm traffic.
26. **STREET FURNITURE** is proposed.
27. **BEST PRACTICES FOR COMPACT SURFACE WATER MANAGEMENT DESIGN** are proposed.
28. **BEST PRACTICES FOR BLOCK LENGTHS** are proposed.
29. **LAKE AND WATER FEATURES** along the 8' sidewalk within the linear park.
30. **FOUNTAINS** included in lake and water features.

04. SIGNIFICANT TANGIBLE PUBLIC BENEFITS AND INCENTIVE OFFERINGS

Landscaping

31. **INTERWEAVING PUBLIC ROW AND VIA COCONUT MPD FRONTAGE**- Integrating the Via Coconut Point Road ROWs with Via Coconut MPD's linear park, 8' sidewalk and landscaping to create a seamless ROW and a more inviting street-side environment.
32. **ENHANCED LANDSCAPE BUFFERING ALONG VIA COCONUT** with enhanced 14-18' trees, enhanced hedge shrub 36" at installation, additional ground covers and additional shrub layers.
33. **FILTER MARSHES** along the 8' sidewalk within the linear park with a variety of grasses and aquatic plantings including seasonal plantings, Red Maples, Bald Cypress, etc.
34. **LABEL PLANTINGS** for educational purposes.
35. **CANTILEVERED PLANTERS** along part of the deck and building to help conceal seasonal fluctuation of lake.
36. **ENHANCED PERIMETER BUFFER PLANTINGS** with additional tree and shrub plantings exceeding code.
37. **ENHANCED INTERNAL LANDSCAPING** with oversized 14' tall canopy trees in islands.
38. **INCREASED PLANT SIZES** for the buildings for key areas.
39. **MEDIAN PLANTING** to emulate median plantings to the north.
40. **FLOWERING TREES** and seasonal plantings.
41. **LARGE SPECIMEN PALMS** at entry and in select areas; Date palms or Royal Palms.
42. **ENHANCEMENTS TO LANDSCAPE** trees along rail corridor and desirable north/south trail along the west where no buffer is required and enhancements to north buffer to Happy Hollow Lane residential.
43. **STREET TREES** as shown on landscape plans to blend with proposed plantings for adjacent Genova development.