

**VILLAGE OF ESTERO, FLORIDA
ZONING
ORDINANCE NO. 2016 - 16**

**AN ORDINANCE OF THE VILLAGE COUNCIL OF THE
VILLAGE OF ESTERO, FLORIDA, APPROVING A
REZONING FROM COMMERCIAL PLANNED
DEVELOPMENT TO RESIDENTIAL PLANNED
DEVELOPMENT WITH ONE DEVIATION TO ALLOW A
60 UNIT MULTIPLE FAMILY PROJECT FOR
PROPERTY LOCATED AT THREE OAKS PARKWAY
CONSISTING OF APPROXIMATELY 5.32 ACRES;
PROVIDING FOR SEVERABILITY; AND PROVIDING
AN EFFECTIVE DATE.**

WHEREAS, FGCU – Reef LLC (the “Applicant”) filed applications to amend the Transitional Comprehensive Plan by adding a new Policy, and a rezoning from Commercial to Residential Planned Development for a property located at Three Oaks Parkway (at the northeast corner of Estero Parkway and Three Oaks Parkway), Estero, FL, consisting of approximately 5.32 acres (the “Property”); and

WHEREAS, the Property STRAP number is 23-46-25-E4-U2143.2581, and the Property is legally described in Exhibit A attached hereto; and

WHEREAS, the Applicant requested a rezoning from the Commercial Planned Development District (CPD) to Residential Planned Development District (RPD); and

WHEREAS, the Applicant has requested a deviation to allow an additional monument sign; and

WHEREAS, the public information meeting was held on July 19 and after a duly noticed public hearing held on October 11, 2016, the Planning and Zoning Board recommended transmittal of the Comprehensive Plan Amendment and approval with conditions of the rezoning request, including the deviation; and

WHEREAS, a duly noticed first reading was held before the Village Council on November 16, 2016; and

WHEREAS, a duly noticed second reading and public hearing was held before the Village Council on January 4, 2017, at which time the Village Council gave consideration to the evidence presented by the Applicant and the Village staff, the recommendations of the Planning and Zoning Board and the comments of the public.

45 **NOW, THEREFORE**, be it ordained by the Village Council of the Village of Estero,
46 Florida:

47
48 **Section 1.** **Rezoning.**
49

50 The Village Council approves the rezoning of the Property from Commercial Planned
51 Development District (CPD) to Residential Planned Development District (RPD), to
52 allow a maximum of 60 multifamily residential units not to exceed 35 feet in height,
53 subject to the following conditions and deviation.
54

55 **Section 2.** **Conditions.**
56

57 1. The development of this project must be consistent with the one-page Master
58 Concept Plan entitled, "THE REEF" – PHASE II, MASTER CONCEPT PLAN –
59 stamped received October 18, 2016. The development must comply with all of the
60 requirements of the LDC at the time of development order approval. The zoning and
61 Comprehensive Plan amendments will allow a maximum of 60 multi-family units and
62 the maximum height of the buildings shall not exceed 35 feet and three stories.
63

64 2. The rezoning shall not be effective until such time that the Comprehensive Plan
65 amendment (Exhibit B), or an amendment that is substantially similar, is adopted and
66 effective.
67

68 3. The applicant shall provide an enhanced buffer along Estero Parkway and Three
69 Oaks Parkway. The buffer shall provide a berm, taller trees and additional material
70 (including trees, shrubs and groundcover) to provide screening of the parking and
71 vehicle areas, consistent with the Pattern Book.
72

73 4. To address school impacts, the applicant shall pay school impact fees, if the
74 project is not restricted by covenant to student housing.
75

76 5. Uses and Site Development Regulations:
77

78 **Schedule of Uses**
79

80 Accessory Uses and Structures
81 Administrative Offices
82 Dwelling Unit: Multiple-family building
83 Entrance Gates and Gatehouse
84 Essential Services
85 Excavation: Water retention
86 Fences, Walls

Home Occupation

Models: Limited to leasing of units in subject property only

Recreational Facilities: Personal and private, on-site

Residential Accessory Uses

Signs in accordance with Chapter 30 and Chapter 33 of the LDC or as approved by deviation

Property Development Regulations

Height	35 Feet maximum
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Stories	3 Stories maximum
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Setbacks:

Front	20 Feet minimum
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Side	20 Feet minimum
------	-----------------

Rear	20 Feet minimum
------	-----------------

Parking	278 Spaces maximum
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6. No Blasting

No development blasting is permitted as part of this project.

7. Land Development Code/Concurrency

Approval of this zoning does not constitute a finding that the proposed project meets the concurrency requirements set forth in Land Development Code Chapter 2 and all requirements of the Land Development Code. The developer is required to demonstrate compliance with all concurrency requirements prior to issuance of a local development order.

8. Plan Consistency/Concurrency

Approval of this rezoning does not guarantee development order approval, or issuance of a Concurrency Certificate. Future development order approvals must be found consistent with all other Comprehensive Plan provisions.

9. Utilities

Water and sewer services are available to the site, and this development must connect to those services as part of any local development order for the site for vertical construction.

10. Lighting

Lighting of the subject property must be in compliance with LDC Section 33-116 and

Section 34-625 utilizing a maximum height of 15 feet for structures. All lighting must be architecturally designed and complementary to the buildings where the lighting is located.

11. Pattern Book

The project design must be consistent with the Pattern Book dated stamped Received October 18, 2016.

12. Signage

The development of the subject property must include a unified, common signage plan and graphic theme throughout the project as depicted in the Pattern Book. The overall Reef Project has one permitted Residential Identification Sign which is already installed at the project entrance drive. A deviation to authorize the proposed sign on the Master Concept plan on the southwest corner of the site is approved.

13. Open Space

The project must provide a minimum of 40% open space in substantial compliance with the approved Master Concept Plan.

14. Fencing

Fencing design is as depicted in the Pattern Book. Any fencing shall be concealed by landscaping on the outside of the fence.

15. Covenants

A Declaration of Covenants acceptable to the Village Land Use Attorney shall be provided encumbering Parcels A and B sufficient to provide for and maintain unified operation and control of the project. The Declaration shall be recorded at issuance of any Development Order for the site.

16. Hurricane Mitigation

The project is within hurricane evacuation zone B. Therefore, hurricane mitigation is required prior to the approval of the Development Order, based on the options provided in the Land Development Code, Section 2-485.

17. Shuttle bus

A shuttle bus service will be provided on site, to provide transportation for students to FGCU, similar to that provided by the existing project, unless an alternative is provided by the University

18. Dumpster Location

The trash dumpster location must be moved to be screened and internal to the site.

19. Student Housing

The development will be managed and operated as student housing (subject to federal housing laws). Any change to this restriction will require a public hearing and amendment of this Ordinance at Village Council.

Section 3. Deviation.

1. A deviation from LDC Section 30-152(2)b which requires 2,000 feet of frontage for an additional residential sign is approved, to allow a monument sign at the corner of Three Oaks and Estero Parkway as shown on the Master Concept Plan.

Section 4. Findings and Conclusions.

Based upon an analysis of the application and the standards for approval in the Land Development Code, staff has proposed the following Findings of Fact for review for the rezoning request:

1. The applicant has provided sufficient justification for the rezoning by demonstrating compliance with the Land Development Code.
2. The application is consistent with the standards in the Residential Planned Development district and compatible with existing or planned uses in the surrounding area.
3. Urban services will be available and adequate to serve the proposed use.
4. The proposed use, as conditioned, is appropriate at the subject location.
5. There will be additional trips generated by the project, but there will not be Level of Service issues and there will be fewer trips generated on the roadways than if developed under the existing commercial zoning.
6. The recommended conditions to the Master Concept Plan and rezoning provide sufficient safeguards to the public interest and are reasonably related to impacts on the public's interest created by or expected from the proposed development.
7. The deviation recommended for approval:
 - (a) Enhances the planned development; and
 - (b) Preserves and promotes the general intent of the LDC to protect the public, health, safety and welfare.

8. The application is consistent with the Comprehensive Plan as conditioned upon the proposed amendment to the Comprehensive Plan, or an amendment substantially similar, being adopted and effective.

Section 5. Exhibits.

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

Exhibit A	Legal Description
Exhibit B	Text Amendment Policy
Exhibit C	Master Concept Plan
Exhibit D	Pattern Book

Section 6. Conflicts.

All sections or part of Sections of the Code of Ordinances, all Ordinances or parts of Ordinances, and all Resolutions, or parts of Resolutions, in conflict with this Ordinance shall be repealed to the extent of such conflict upon the effective date of this Ordinance.

Section 7. 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.

Section 8. Effective Date.

This Ordinance shall be effective on the date the Comprehensive Plan Amendment CPA2016-02 adopted by Ordinance 2016-15 becomes effective.

PASSED on first reading this 16th day of November, 2016.

PASSED AND ADOPTED BY THE VILLAGE COUNCIL of the Village of Estero, Florida this 4th day of January, 2017.

Attest:

VILLAGE OF ESTERO, FLORIDA

By: Kathy Hall
Kathy Hall, MMC, Village Clerk

By: Nicholas Batos
Nicholas Batos, Mayor

255 Reviewed for legal sufficiency:

256

257

258 By: Nancy E Stroud

259 Nancy E Stroud Village Land Use Attorney

260

261 Vote: AYE NAY

262 Mayor Batos ✓

263 Vice Mayor Levitan ✓

264 Councilmember Boesch ✓

265 Councilmember Brown absent

266 Councilmember Errington ✓

267 Councilmember Ribble ✓

268 Councilmember Wilson ✓

269

EXHIBIT A

INSTR # 2014000177771 Page Number: 3 of 3

A TRACT OR PARCEL LYING IN THE SOUTHWEST $\frac{1}{4}$ OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST; THENCE S.89°44'27"E., ALONG THE SOUTH LINE OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 23 A DISTANCE OF 519.96 FEET; THENCE N.00°52'41"E., A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING; THENCE N.89°44'27"W., A DISTANCE OF 381.78 FEET; THENCE N.44°17'00"W., A DISTANCE OF 11.52 FEET; THENCE N.00°52'41"E., A DISTANCE OF 620.12 FEET; THENCE S.88°07'19"E., A DISTANCE OF 337.51 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.00°52'51"W., A RADIAL DISTANCE OF 80.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 23°54'28", A DISTANCE OF 33.38 FEET; THENCE S.00°52'41"W., A DISTANCE OF 617.47 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 231,594.07 SQUARE FEET OR 8.32 ACRES, MORE OR LESS.

EXHIBIT B

The Reef TEXT AMENDMENT

POLICY 19.3.4: Encourage re-development of underutilized commercial lands by providing an option to convert those lands to residential uses at higher residential densities within the Urban Community future land use designation and Mixed-Use Overlay in a manner consistent with Policies 19.1.1.c, 19.1.1.d, 19.1.3.e, 19.2.1.i and 19.3.2. This Policy allows for the conversion of a parcel zoned Commercial Planned Development ("CPD Parcel") of not more than 5.5 acres in size to a Residential Planned Development ("RPD") when combined with an existing adjacent RPD ("Existing RPD Parcel") provided the Resulting Project ("the project resulting from the combination of the Existing RPD and CPD Parcels") is consistent with the following requirements:

- a. The CPD Parcel shall be zoned CPD before November 16, 2006;
- b. The CPD Parcel shall have two sides immediately adjacent to and physically abutting the Existing RPD Parcel;
- c. The proposed development on the CPD Parcel shall be consistent with and integrated into the residential development on the Existing RPD Parcel and the Resulting Project shall be operated as a single project under common control pursuant to a Declaration of Covenants approved by the Village land use attorney; and
- d. The total number of residential units for the Resulting Project shall not exceed 140% of the approved number of residential units for the Existing RPD Parcel. The residential units shall be calculated by multiplying that percentage by the approved number of residential units for the Existing RPD Parcel to generate the total number of units available for the Resulting Project. For example, if the Existing RPD Parcel is authorized for 168 units, the total number of residential units for the Resulting Project shall be calculated by multiplying 140% by 168 units to render a maximum total of 235 units for the Resulting Project.
- e. The density on the Resulting Project shall not exceed eight dwelling units per gross acre (8 du/gross acre).
- f. The Resulting Project shall be within 660-feet of approved commercial development measured from the Resulting Project's closest property line to the commercial development's closest property line.

All conversions of a CPD Parcel to an RPD Parcel under this Policy are subject to the following review requirements:

- a. The conversion shall be part of an application to rezone the CPD Parcel to an RPD; and

- b. Approval for the conversion of the CPD Parcel to an RPD is at the Council's discretion and is dependent on a determination that such a conversion is compatible and consistent with the Existing RPD Parcel and with the rezoning approval criteria set forth in the Land Development Code.

EXHIBIT C

"THE REEF" PHASE II MASTER CONCEPT PLAN

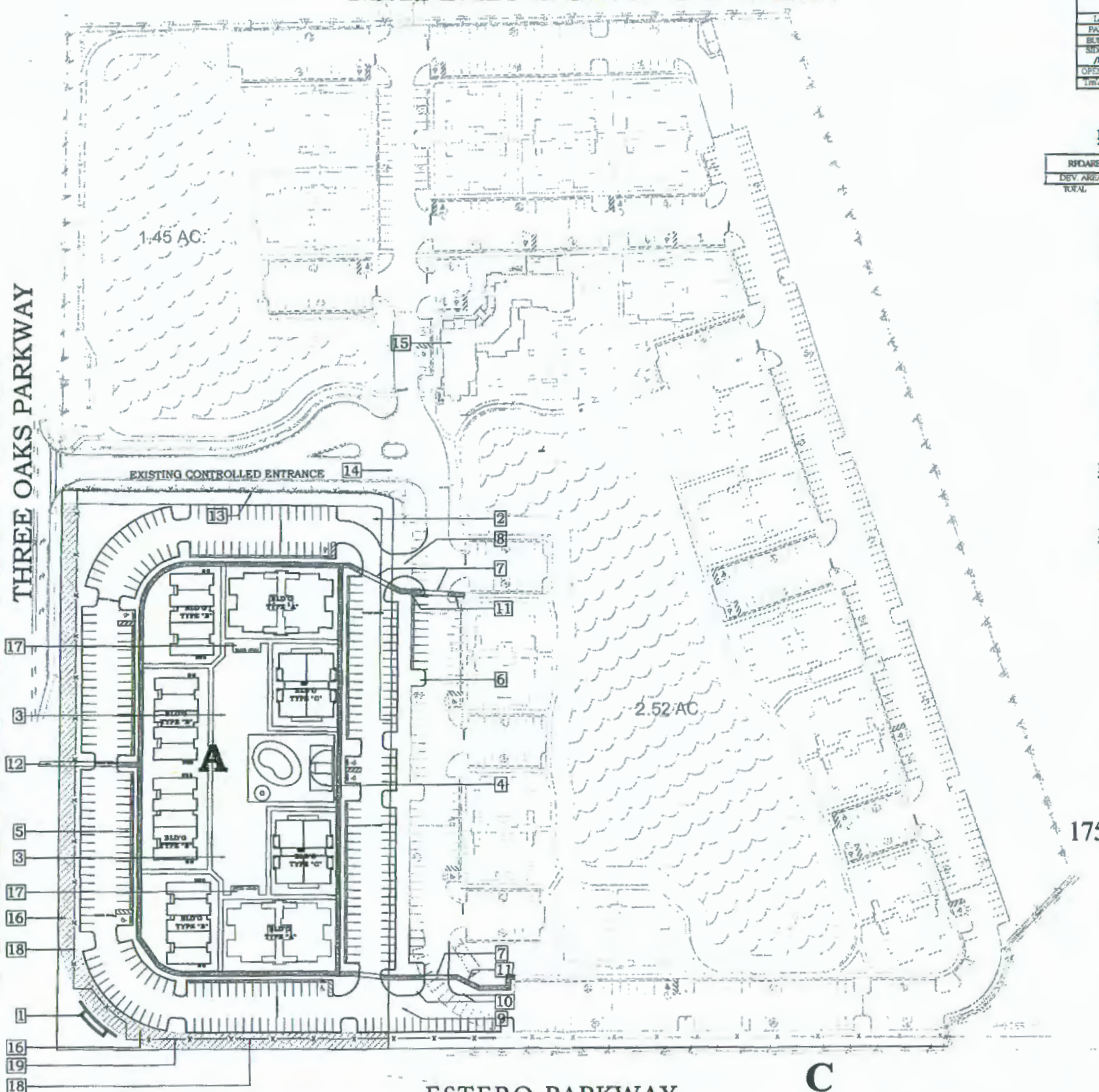
SCHEDULE OF USES

THE REEF PHASE II
ACCESSORY USES AND STRUCTURES
ADMINISTRATIVE OFFICES
DWELLING UNIT
Multi-family building
ENTRANCE GUEST AND GUESTHOUSE
RECREATIONAL, 800-123
EXCAVATION Water retention
TERRACE WALLS
HOME OCCUPATION
ACCESSORY USES and model home, model display
other
RECREATIONAL FACILITIES: Pool and
Private/Clubhouse
RESIDENTIAL ACCESSORY USES
SOS in accordance with Chapter 33 of the LDC

MCP REFERENCE NOTES

00	PROPOSED PROJECT SIGN / FEATURE
D	DUMPSTER / RECYCLE LOCATION (IF REQUIRED)
@	COMMON AREA
H	AMENITIES AREA
S	SIDEWALK
R	REVISED ISLAND LOCATION
Z	CROSS WALK CONNECTION
N	NEW ACCESS (6 SPACES)
Z	NEW ACCESS (11 SPACES/ ADD 18 SPACES/ NET GAIN = 1 SPACE)
Q	RECONFIGURED DRIVE
IV	NEW SIDE WALK CONNECTION
12	SIDEWALK CONNECTION TO THREE OAKS
11	EXISTING FENCE & BUFFER FROM REEF 1
1H	EXISTING CONTROLLED GATE
1m	EXISTING CLUBHOUSE
M	ENHANCED TYPE "D" BUFFER (20' WIDE W/ 1'-2" MAX BERM) • 15' (100 GALLON) TREES @ (2 PER 100' • 12' (45 GALLON) TREES @ (2 PER 100' • DOUBLE ROW HEDGE PLANTED 36"-48" (7 GALLONS) SHRUBS
11	GRILLING AREA
1S	DECORATIVE ALUMINUM FENCE TO MATCH EXISTING (6 MAX HEIGHT)
2	(OPTIONAL) PEDESTRIAN GATE ACCESS TO MATCH EXISTING

THREE OAKS PARKWAY



ESTERO PARKWAY

C

SITE DEVELOPMENT
SCALE 1" = 60'

LAND USE TABLE

LAND USE	PERCENTAGE	PARCEL A (%)
PARKING	1.85%	35.04%
BUILDING	3.05%	17.42%
POOL	1.11%	7.01%
OPEN SPACE	2.14%	40.53%
TOTAL NEW	5.20%	100

DENSITY SUMMARY

AREA	DWELLING UNITS	LAND USE	BUILDING HEIGHT
KEY AREA A	60 UNITS	60 UNITS	15 FEET / 3 STORIES
TOTAL	60 UNITS	60 UNITS	

SETBACKS

FROM THREE OAKS & ESTERO RD.
SIDE
REAR

30 FT MIN.
30 FT MIN.
30 FT MIN.

PARKING CALCULATIONS

MULTIFAMILY BUILDINGS
REQUIRED LDC MINIMUM = 200
MULTIFAMILY = 2 SPACES PER UNIT
TOTAL NEW UNITS = 60
TOTAL REQUIRED SPACES = 120
TOTAL PROVIDED SPACES = 120
TOTAL REQUIRED SPACES = 120
TOTAL PROVIDED SPACES = 120

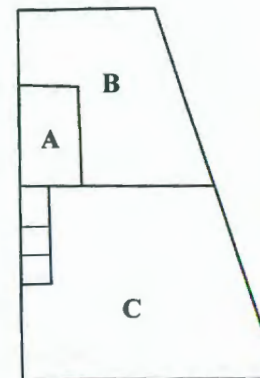
HANDICAP SPACES
REQUIRED PER LDC MINIMUM = 200
SPACES = 2% OF TOTAL SPACES = (270 x 2) = 5.4
2 HANDICAP SPACES REQUIRED
6 HANDICAP SPACES PROVIDED

BUILDING COUNT

2 TYPE 1 BUILDINGS = THREE STORY = 24 UNITS
2 TYPE 2 BUILDINGS = THREE STORY = 24 UNITS
2 TYPE 3 BUILDINGS = THREE STORY = 24 UNITS
TOTAL = 72 UNITS

FLOODPLAIN REGULATIONS

AS PER LDC SECTIONS 6-401 AND 10.20
REGULATIONS: THE DEVELOPMENT SHALL COMPLY WITH APPLICABLE FLOODPLAIN REGULATIONS FOR A FLOODWAY AREA IN THE WIDE



McHARRIS PLANNING & DESIGN
10000 W. BAYVIEW BLVD., SUITE 100
FORT MYERS, FL 33907
TEL: 941-336-1111
FAX: 941-336-1112
WWW.MCHARRISPLANNING.COM

NO.	DATE	DESCRIPTION
1	01/15/2019	PRELIMINARY
2	02/15/2019	REVISED
3	03/15/2019	REVISED
4	04/15/2019	REVISED
5	05/15/2019	REVISED
6	06/15/2019	REVISED
7	07/15/2019	REVISED
8	08/15/2019	REVISED
9	09/15/2019	REVISED
10	10/15/2019	REVISED
11	11/15/2019	REVISED
12	12/15/2019	REVISED
13	01/15/2020	REVISED
14	02/15/2020	REVISED
15	03/15/2020	REVISED
16	04/15/2020	REVISED
17	05/15/2020	REVISED
18	06/15/2020	REVISED
19	07/15/2020	REVISED
20	08/15/2020	REVISED
21	09/15/2020	REVISED
22	10/15/2020	REVISED
23	11/15/2020	REVISED
24	12/15/2020	REVISED
25	01/15/2021	REVISED
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36	12/15/2021	REVISED
37	01/15/2022	REVISED
38	02/15/2022	REVISED
39	03/15/2022	REVISED
40	04/15/2022	REVISED
41	05/15/2022	REVISED
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49	01/15/2023	REVISED
50	02/15/2023	REVISED
51	03/15/2023	REVISED
52	04/15/2023	REVISED
53	05/15/2023	REVISED
54	06/15/2023	REVISED
55	07/15/2023	REVISED
56	08/15/2023	REVISED
57	09/15/2023	REVISED
58	10/15/2023	REVISED
59	11/15/2023	REVISED
60	12/15/2023	REVISED

THE REEF
PHASE II
6 CAPITAL VILLAGE
1966
FORT MYERS, FL 33907
C16-0003
MASTER CONCEPT PLAN
MCP

The Reef Student Housing Pattern Book



Property Location:

19655 Three Oaks Parkway
(Corner of Three Oaks and Estero Parkway)
Fort Myers, FL 33967



Design Standards

Building

- Roof
- Details
- Walls
- Colors

Site Plan

- Parking
- Buffers
- elements

Landscaping

- Material
- hardscape
- Details





Roof/Building Design Standards



High Profile "S"



Roof Changes



Decorative Trim/Eave Brackets





Walls/Building Design Standards



Trim/Banding



Textured Stucco 1



Textured Stucco 2



Windows/Trim



Opening/details



Multi-Colored



Base Trim



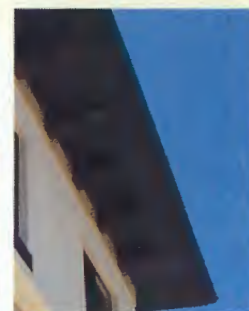
Composition



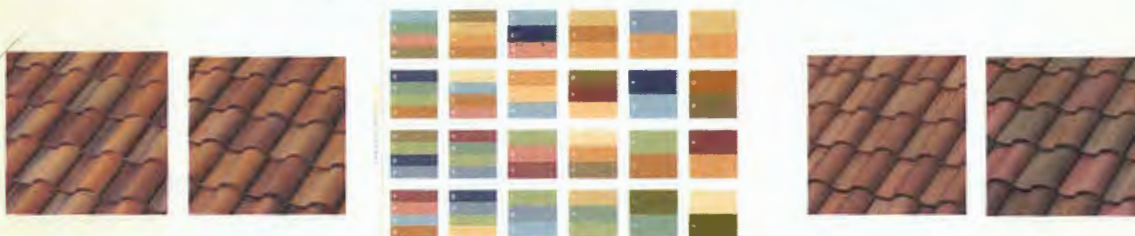
Lighting



Colors/Building Design Standards



Existing Earth-tone Color Palette



Proposed New Earth-tone Color Palette





SCHEDULE OF USES

[illegible]

1	PROPOSED PROJECT SIZE / FEATURE
2	SUBMITTER / RECYCLE LOCATION (IF RECYCLED)
3	CONCRETE AREA
4	AMENITIES AREA
5	SIDEWALK
6	REVISED ISLAND LOCATION
7	CROSS WALK CORRECTION
8	NEW ACCESS + 6 SPACES
9	NEW ACCESS + 11 SPACES / AND 18 SPACES / NET GAIN = 1 SPACE
10	RECONFIGURED DRIVE
11	NEW SIDE WALK CORRECTION
12	SIDEWALK CONTRIBUTION TO THIRDS GALS
13	EXISTING PRICE & BUFFER FROM REEP 1.
14	EXISTING CONTROLLED GATE
15	EXISTING CLUBHOUSE
16	INDICATED TYPE OF "TPOFFER"
17	1" = 10' (1" = 2' (BLACK) HERE)
18	1" = 100 (GALLON) TREES @ (2) PER 100'
19	1" = 12 (48 GALLON) TREES @ (8) PER 100'
20	1" = 48 (192 GALLON) TREES @ (16) PER 100'
21	GALLONS SAVED
22	GALLONS AREA
23	DECORATIVE ALUMINUM FENCE TO MATCH EXISTING (IF MAX HEIGHT)
24	(OPTIONAL) PEDESTAL GATE ACCESS TO MATCH EXISTING

THREE OAKS PARKWAY

EXISTING DEVELOPMENT

ESTERO PARKWAY

LAND USE TABLE

	PARCEL A 42.20 AC	PARCEL B 1.00 AC
Area	42.20 AC	1.00 AC
FRONTAGE	140.00 FT	66.00 FT
DEPTHS	300.00 FT	165.00 FT
AREA OF LOT	12,664.00 SQ. FT.	6,600.00 SQ. FT.
AREA OF LOT	2.94 AC	0.23 AC
AREA OF LOT	12,664.00 SQ. FT.	6,600.00 SQ. FT.

DENSITY SUMMARY

TYPE: A/B/C	CONSTRUCTION: W/TYPE	LAND: C/USE	BLINDING: H/0-0/0
DATE: 10/10/00	NO. 10/10/00	NO. 10/10/00	55 10/10/00 10/10/00

RETRACES

FROM www.oxfordjournals.org & www.oxfordalibrary.com

PARKING CALCULATIONS

QUESTION
 The following data were obtained from a study of the effect of temperature on the rate of a chemical reaction. The rate of reaction was measured as the change in concentration of a reactant per unit time. The data are as follows:

Temperature (°C)	Rate of Reaction (mol/L/s)
10	0.0012
20	0.0024
30	0.0048
40	0.0096
50	0.0192

ANSWER
 The data show that the rate of reaction increases with temperature. The rate doubles for every 10°C increase in temperature. This is characteristic of a first-order reaction. The activation energy can be calculated using the Arrhenius equation:

$$\ln k = \ln A - \frac{E_a}{RT}$$

where k is the rate constant, A is the pre-exponential factor, E_a is the activation energy, R is the gas constant (8.314 J/mol·K), and T is the temperature in Kelvin. The data can be plotted as $\ln k$ versus $1/T$ to determine E_a .

BUILDING COUNT

20. 7498 1/2 12.000 = 7498.5000 = 74.985000
 21. 7498 1/2 12.000 = 7498.5000 = 74.985000
 22. 7498 1/2 12.000 = 7498.5000 = 74.985000

FLOODPLAIN REGULATIONS

as per IOT procedures 8-40, and 10-23
REGULATIONS. THE DEVELOPMENT WILL COMPLY
WITH APPLICABLE FLORIDA REGULATIONS FOR A
RECREATION AREA IN THE "B" ZONE

175

SITE DEVELOPMENT



STREET HONOR
 Personal & Corporate
 To be ready for the street
 call us at
 1-800-855-8555
 or 202-778-8555

[illegible]

**THE REEF™
PHASE II**
A COASTAL VILLAGE
1500+ TREES CAN BEYOND
THE REEF™



Site Plan

Buffer along Three Oaks/Estero Parkway will have an Enhanced Type "D" Buffer

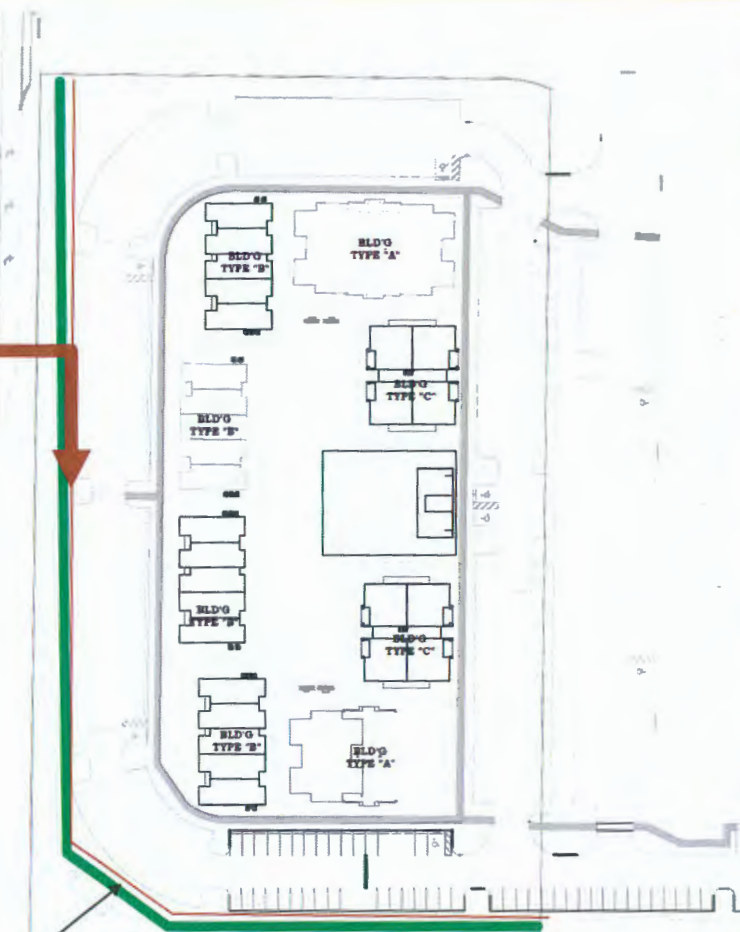
BUILDING COUNT

20 TYPE "A" BLDGS = 24 UNITS / 84 BEDS
4 TYPE "B" BLDGS = 20 UNITS / 40 BEDS
3 TYPE "C" BLDGS = 18 UNITS / 36 BEDS
TOTALS 40 UNITS / 160 BEDS

SITE KEY



Max 6'-0" Tall Decorative Aluminum Fencing



ENLARGED SITE PLAN
1"=50'

McHARRIS PLANNING AND DESIGN 11338 BONITA BEACH ROAD, SUITE 103 BONITA SPRINGS, FL 33435 TEL: 239.821.4999 WWW.MCHARRISPLANNING.COM	
THE REEF PHASE II 1600 UNITS / 3200 BEDS APRIL 2015 - 2017	
DATE: 11/11/14	BY: [Signature]
SCALE: 1"=50'	PROJECT: [Signature]
A2	



Material/Landscape Design Standards



Trees and Palms



Shrubs/Ground Cover

Proposed Landscaping

Trees (100% Native/Drought Resistant)*

Green Button Wood/Conocarpus Erectus

Cabbage Palm/Sable Palmetto

Red Maple/Acer Rubrum

Slash Pine/Pinus Elliottii 'Dense'

Black Olive/Buceda Buceras "Shady Lady"

Royal Palm/Royestonta Flata

12'-14' O.A x 6' spread, 45 gallon min or FG equivalent

12'-18' CT, Booted/Slick, Hur. Cut

12'-14' O.A x 6' spread, 45 gallon min or FG equivalent

12'-14' O.A x 6' spread, 45 gallon min or FG equivalent

12'-14' O.A x 6' spread, 45 gallon min or FG equivalent

6' Greywood, 18' O.A.

Additional Plantings (100% Native/Drought Resistant)*

Awabuki Viburnum/V. Odoratissimum

Cord Grass/Spartina Bakeri

Cocophum/Chrysobalanus kacco

Parsonii Juniper/J. Chinensis 'Parsonii'

Firebush/Hamalia Patens

Gold Mound Duranta/Duranta Erecta 'Gold Mound'

Waters Viburnum/V. Obobatum 'whorled Class'

Fakahatsee Grass/Tripsacum Dactyloides

24" HT, x 16" W, 3 Gal., 4' O.C.

24" HT, x 16" W, 3 Gal., 3' O.C.

24" HT, x 16" W, 3 Gal.

12" x 12", 3 Gal. Trailing

24" x 18" m 3 Gal. 3' O.C.

24" x 18" m 3 Gal. 3' O.C.

16" HT x 16" W, # Gal., 3' O.C.

24" HT, x 18" W, 3 Gal., 3' O.C.

Grass

Floratan Sod

Bahia Sod

*Buffers along Three Oaks/Estero Parkway will have double hedge row planted at 36"-48" inches (at installation) with 2/16'-0" (100 gallon) and 3/12'-0" (45 gallon) trees every 100 feet





Buffers/Landscape Design Standards



Roadway buffer



Building buffers

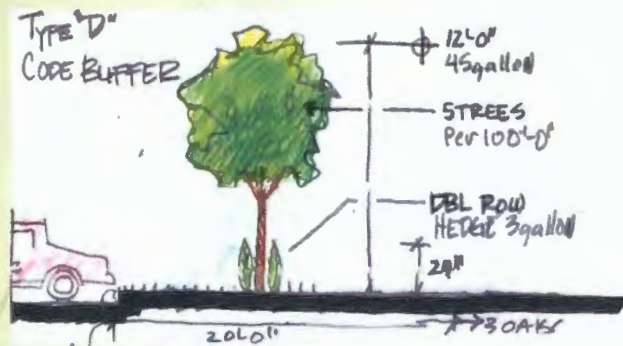


Parking Area Buffer

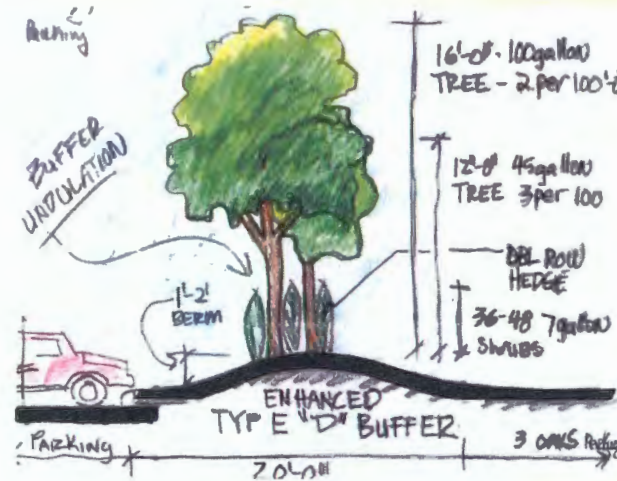




Buffers/Landscape Design Standards



Type D Code Buffer



Proposed Enhanced Type D Buffer

Buffers along Three Oaks/Estero Parkway will have double hedge row Planted at 36"-48" inches (at installation) with 2/16'-0" (100 gallon) and 3/12'-0" (45 gallon) trees every 100 feet





Hardscape Design Standards



**Tree Lined
Meandering
Sidewalks**



**Decorative
Fencing (6'-0"
max height)**



**Paver and
Patterns**



**Pedestrian
interconnection**





The Reef Student Housing Signage

