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**VILLAGE OF ESTERO, FLORIDA  
ZONING  
ORDINANCE NO. 2024-08**

**AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, APPROVING WITH CONDITIONS AND DEVIATIONS AN AMENDMENT TO THE COMMERCIAL PLANNED DEVELOPMENT FOR A 7-ACRE TRACT OF PROPERTY LOCATED IN THE PLAZA DEL SOL SUBDIVISION AT THE NORTHEAST CORNER OF THREE OAKS PARKWAY AND CORKSCREW ROAD; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS, Estero Storage LLC** , represented by DeLisi, Inc. (the “Applicant”), filed an application to amend the Commercial Planned Development (CPD) zoning for a property located within **Plaza Del Sol**, consisting of approximately 7.04 acres (the “Property”); and

**WHEREAS**, the Property STRAP number is 35-46-25-E1-3100G.0010 for Parcel G, and the Property on 10251 Arcos Avenue is legally described in Exhibit A attached hereto as a portion of Parcel G; and

**WHEREAS**, the zoning case number is DCI2024-E002; and

**WHEREAS**, the property was rezoned from Agriculture to Commercial Planned Development by Lee County in 1989 and further amended over the years, most recently in 2018 by Village Ordinance 2018-03; and

**WHEREAS**, the Applicant proposes a mixed use project consisting of hotel, self-storage, and commercial uses and a revised site plan and Pattern Book; and

**WHEREAS**, a noticed Public Information Meeting was held on December 12, 2023 at the Planning Zoning and Design Board; and

**WHEREAS**, at a duly noticed public hearing held on June 11, 2024, the Planning Zoning and Design Board recommended approval with conditions of the request, including deviations; and

**WHEREAS**, a duly noticed first reading was held before the Village Council on July 3, 2024 and the Council requested additional information prior to the second reading; and

**WHEREAS**, the second reading on September 11, 2024 was continued to a future date to allow the applicant to submit revisions; and

47           **WHEREAS**, a duly noticed second reading and public hearing was held before the  
48 Village Council on November 20, 2024, at which time the Village Council gave consideration  
49 to the evidence presented by the Applicant and the Village staff, the recommendations of the  
50 Planning Zoning and Design Board and the comments of the public.

51  
52           **NOW, THEREFORE**, be it ordained by the Village Council of the Village of Estero,  
53 Florida;

54  
55           **Section 1.     Approval.**

56  
57           The Village Council approves with conditions the amendment to the zoning subject to  
58 the following conditions and deviations.

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60           **Section 2.     Conditions.**

61  
62           1. The previous approvals contained in Resolution Z-09-037, including conditions and  
63 deviations, remain in effect except as modified by the conditions in this approval.

64  
65           2. Master Concept Plan

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67           Development of this project must be consistent with the Master Concept Plan  
68 (MCP) titled “Estero Storage” stamped “Received April 4, 2024” except as  
69 modified by the conditions below.

70  
71           3. Development Parameters

72           Development is permitted at a maximum as follows:

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74  
75           • 18,000 square feet of commercial use  
76           • 110,000 square feet of self-storage  
77           • Hotel maximum 120 rooms

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79           4. Maximum Building Height

80           45 feet (3 stories)  
81           65 feet for hotel only

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84           5. Proportionate Share of Traffic Signal

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86           Applicant will pay the proportionate share for the traffic signal at Puente Lane and  
87 Corkscrew Road at time of development order.

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89           6. Uses and Site Development Regulations

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The following uses and setbacks apply to the project:

a. Schedule of Uses

Uses are as listed in Zoning Resolution Z-09-037 with the addition of the following:

- Hotel (limited to 7.04-acre Parcel G East only)
- Self-storage (limited to 7.04-acre Parcel G East only)

b. Building Setback Requirements

Per Resolution Z-09-037

7. No Blasting

No development blasting is permitted as part of this project.

8. Utilities - Sewer

This development must connect to water and sanitary sewer service at time of development order.

9. Pattern Book

The development must be substantially consistent with the Pattern Book “Plaza Del Sol Parcel G East” dated “November 20, 2024”. There may be some minor modifications to colors at time of development order if the Planning Zoning and Design Board finds that more contrast is needed.

10. Project Phasing

The project will be phased to ensure it is developed as a mixed use project. The first phase will consist of the self-storage use and the Arcos buffer. The second phase will consist of the public square pavilion element and the commercial or hotel use, whichever is developed first. No Certificate of Occupancy for either the commercial use or hotel (whichever is developed first) will be issued until the public square pavilion is built.

11. Sidewalk & Pedestrian Connections

Sidewalks and pedestrian connections must be provided consistent with the Pattern Book and Land Development Code.

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12. Buffers

As part of local development order approval, the development order plans must demonstrate buffering consistent with the Master Concept Plan, the Land Development Code, and the Pattern Book. As part of local development order approval, all required buffer plantings must be 100% native vegetation.

13. Vehicular/Pedestrian Impacts

Approval of this zoning request does not address mitigation of the project’s vehicular or pedestrian traffic impacts. Additional conditions consistent with the LDC may be required to obtain a local development order.

14. Concurrency

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

15. Solid Waste Management

As part of any local development order approval for vertical development, the development order plans must include facilities in compliance with LDC Section 10-261 and Solid Waste Ordinance #11-27 for the pick-up/disposal of solid waste and recyclables.

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 issuance, the LDC in effect at the time of the local development order shall be applicable.

**Section 3. Deviations.**

New Deviation 12 seeks relief from LDC Section 3-705 (c), which specifies a maximum building height of 45 feet to allow for a building height of 65 feet for the hotel use only on Parcel G East.

Deviation 12 is approved for hotel only. Height is measured per LDC Section 10-301.C.

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**Section 4. Findings and Conclusions.**

Based upon an analysis of the application and the standards for approval in the Land Development Code, and the conditions of approval, the Council finds and concludes as follows:

1. The Planned Development Amendment as conditioned will be consistent with the goals, objectives, and policies of the Comprehensive Plan.
2. The Planned Development Amendment as conditioned will not conflict with any portion of the Land Development Code, except for the deviation.
3. The Planned Development Amendment will address a community need for services.
4. The Planned Development Amendment as conditioned will be compatible with existing and planned uses surrounding the subject land.
5. The Planned Development Amendment is infill and will result in a logical and orderly development pattern.
6. The Planned Development Amendment should not adversely affect the property values in the area.
7. The Planned Development Amendment will result in development that is adequately served by public facilities.
8. The Planned Development Amendment as conditioned will not result in significantly adverse impacts on the natural environment as the parcel has already been cleared.

The proposed deviation for additional height for the hotel will:

1. Be similar to the height of other hotels in the area.
2. Not create an undue burden on essential public facilities.

**Section 5. Exhibits.**

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

- |           |  |
|-----------|--|
| Exhibit A | Legal Description  |
| Exhibit B | Master Concept Plan titled “Estero Storage” stamped “Received April 4, 2024” |

220 Exhibit C Pattern Book titled "Plaza Del Sol Parcel G East" dated "November 20,  
221 2024".

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**Section 6. Severability.**

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

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**Section 7. Effective Date.**

232 This Ordinance shall take effect immediately upon adoption.

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**PASSED** on first reading the 3<sup>rd</sup> day of July, 2024.

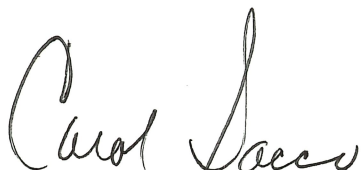
236 **PASSED AND ADOPTED BY THE VILLAGE COUNCIL** of the Village of Estero,  
237 Florida on second reading this 20<sup>th</sup> day of November, 2024.

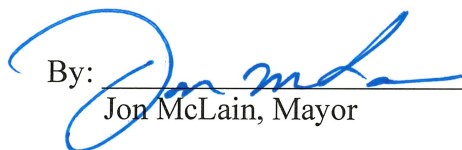
238  
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240 Attest:

**VILLAGE OF ESTERO, FLORIDA**

241  
242

243 By:   
244 Carol Sacco, Village Clerk

243 By:   
244 Jon McLain, Mayor

245  
246

Reviewed for legal sufficiency:

247  
248

249 By:   
250 Nancy E. Stroud, Village Land Use Attorney

251  
252

253	Vote:	AYE	NAY
255	Mayor McLain	<u>X</u>	___
256	Vice Mayor Ribble	<u>X</u>	___
257	Councilmember Fiesel	<u>X</u>	___
258	Councilmember Fayhee	<u>X</u>	___
259	Councilmember Lopez	<u>X</u>	___
260	Councilmember Ward	<u>X</u>	___
261	Councilmember Zalucki	<u>X</u>	___

# SKETCH AND DESCRIPTION

## OF A PARCEL LYING IN SECTION 35, TOWNSHIP 46 SOUTH RANGE 25 EAST, LEE COUNTY, FLORIDA

### LEGAL DESCRIPTION

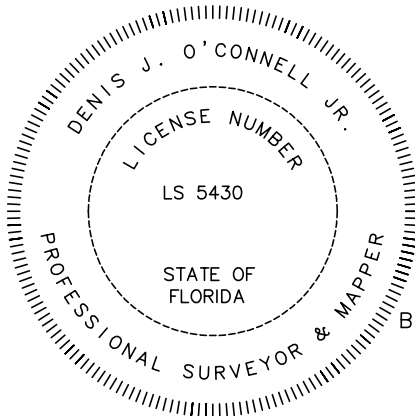
PER INSTRUMENT #2018000196824, PUBLIC RECORDS OF LEE COUNTY, FLORIDA:

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 35, TOWNSHIP 46 SOUTH, RANGE 25 EAST, BEING A PART OF PARCEL "G" OF PLAZA DEL SOL AS RECORDED IN PLAT BOOK 80 AT PAGES 74 THROUGH 76, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID LEE COUNTY, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "G"; THENCE N.89°51'32"E., ALONG THE NORTH LINE OF SAID PARCEL "G" FOR 510.00 FEET; THENCE S.00°08'28"E., ALONG THE EAST LINE OF SAID PARCEL "G" FOR 75.50 FEET; THENCE N.89°51'32"E., ALONG THE NORTH LINE OF SAID PARCEL "G" FOR 350.00 FEET; THENCE S.00°08'28"E., ALONG THE EAST LINE OF SAID PARCEL "G" FOR 494.08 FEET; THENCE S.71°47'58"W., ALONG THE SOUTH LINE OF SAID PARCEL "G" FOR 94.14 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET; THENCE WESTERLY ALONG SAID PARCEL "G" AND SAID CURVE THROUGH A CENTRAL ANGLE OF 26°05'24" FOR 34.15 FEET TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 125.00 FEET; THENCE WEST ALONG SAID TRACT "G" AND SAID CURVE THROUGH A CENTRAL ANGLE OF 08°01'50" FOR 17.52 FEET TO A POINT OF TANGENCY; THENCE S.89°51'32"W., ALONG THE SOUTH LINE OF SAID PARCEL "G" FOR 373.80 FEET; THENCE N.00°08'28"W., FOR 521.67 FEET; THENCE S.89°50'51"W., FOR 7.76 FEET; THENCE N.00°09'09"W., FOR 19.33 FEET; THENCE S.89°50'51"W., FOR 17.33 FEET; THENCE S.00°09'09"E., FOR 19.33 FEET; THENCE S.89°50'51"W., FOR 113.74 FEET; THENCE N.00°04'15"W., FOR 6.00 FEET; THENCE S.89°50'51"W., FOR 197.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 27.00 FEET TO WHICH POINT A RADIAL LINE BEARS S.27°06'49"W; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°18'52" FOR 12.87 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID TRACT "G"; THENCE N.00°08'28"W., ALONG SAID WEST LINE FOR 64.55 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 7.04 ACRES, MORE OR LESS.

THIS SKETCH AND DESCRIPTION HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY DENIS J. O'CONNELL, Jr. USING A DIGITAL SIGNATURE AND DATE. PRINT COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



BY: \_\_\_\_\_  
DENIS J. O'CONNELL Jr.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. LS# 5430


#### NOTES:

1. BEARINGS ARE BASED ON THE NORTH LINE OF PARCEL G, PLAT OF PLAZA DEL SOL, AS BEARING N.89°51'32"E.
2. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
3. PARCEL IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS AND RIGHT-OF-WAYS (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).
4. THE STATE PLANE COORDINATES SHOWN HEREON ARE IN FEET, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) BASED UPON CONTINUOUSLY OPERATING FLORIDA PERMANENT REFERENCE NETWORK (FPRN) STATIONS MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.
5. RECORDING INFORMATION SHOWN HEREON RELATES TO THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

DATE SIGNED: \_\_\_\_\_

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

\* THIS IS NOT A SURVEY \*

TITLE: <b>LEGAL DESCRIPTION</b>			
	<h2 style="margin: 0;">METRON</h2> <p style="margin: 0;">SURVEYING &amp; MAPPING, LLC</p> <p style="margin: 0; font-size: small;">LAND SURVEYORS - PLANNERS</p> <p style="margin: 0; font-size: small;">LB# 7071</p>	10970 S. CLEVELAND AVE. SUITE #605 FORT MYERS, FLORIDA 33907 PHONE: (239) 275-8575 FAX: (239) 275-8457  www.metronfl.com	
FILE NAME: 15430SK.DWG	FIELD BOOK/PAGE: 744/42	PROJECT NO.: 15430	SHEET: 1 OF 2
EXHIBIT DATE: 8/31/23	DRAWN BY: BUD	SCALE: 1" = 150'	CHECKED BY: DJO
		FILE NO. (S-T-R) 35-46-25	

# SKETCH AND DESCRIPTION OF A PARCEL LYING IN SECTION 35, TOWNSHIP 46 SOUTH RANGE 25 EAST, LEE COUNTY, FLORIDA

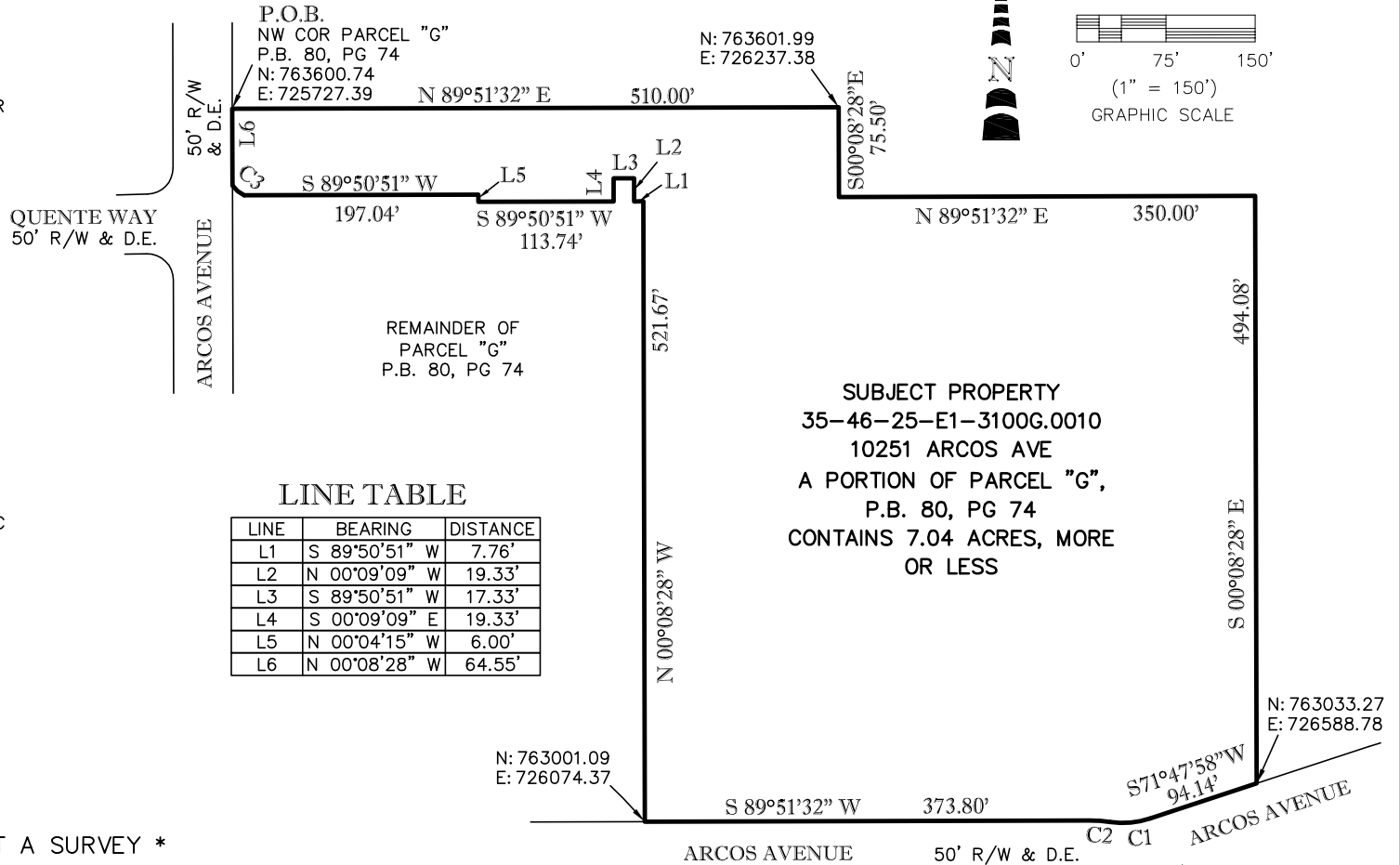
**NOTES:**

1. BEARINGS ARE BASED ON THE NORTH LINE OF PARCEL G, PLAT OF PLAZA DEL SOL, AS BEARING N.89°51'32"E.
2. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
3. PARCEL IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS AND RIGHT-OF-WAYS (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).
4. THE STATE PLANE COORDINATES SHOWN HEREON ARE IN FEET, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) BASED UPON CONTINUOUSLY OPERATING FLORIDA PERMANENT REFERENCE NETWORK (FPRN) STATIONS MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.
5. RECORDING INFORMATION SHOWN HEREON RELATES TO THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

**LEGEND:**

- P.O.B. = POINT OF BEGINNING
- R/W = RIGHT OF WAY
- P.B. = PLAT BOOK
- PG = PAGE
- N: = NORTHING
- E: = EASTING
- INST = INSTRUMENT
- R/W = RIGHT OF WAY
- D.E. = DRAINAGE EASEMENT

\* THIS IS NOT A SURVEY \*



**LINE TABLE**

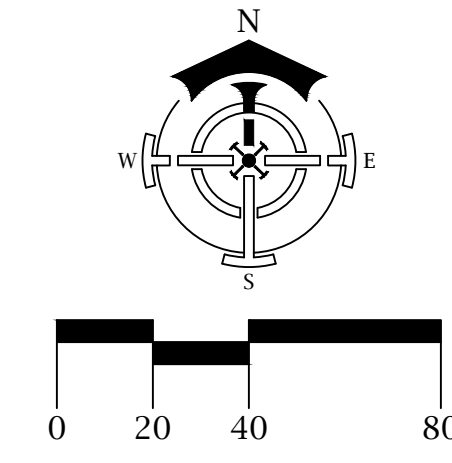
LINE	BEARING	DISTANCE
L1	S 89°50'51" W	7.76'
L2	N 00°09'09" W	19.33'
L3	S 89°50'51" W	17.33'
L4	S 00°09'09" E	19.33'
L5	N 00°04'15" W	6.00'
L6	N 00°08'28" W	64.55'

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	75.00'	34.15'	33.86'	S 84°50'40" W	26°05'24"
C2	125.00'	17.52'	17.51'	N 86°07'33" W	8°01'50"
C3	27.00'	12.87'	12.75'	N 49°13'45" W	27°18'52"

TITLE: <b>SKETCH OF DESCRIPTION</b>			
<p><b>METRON</b> SURVEYING &amp; MAPPING, LLC</p> <p>LAND SURVEYORS - PLANNERS LB# 7071</p>	10970 S. CLEVELAND AVE. SUITE #605 FORT MYERS, FLORIDA 33907 PHONE: (239) 275-8575 FAX: (239) 275-8457  www.metronfl.com		
FILE NAME: 15430SK.DWG	FIELD BOOK/PAGE: 744/42	PROJECT NO.: 15430	SHEET: 2 OF 2
EXHIBIT DATE: 8/31/23	DRAWN BY: BUD	SCALE: 1" = 150'	CHECKED BY: DJO
FILE NO. (S-T-R) 35-46-25			





RESPEC  
1605 Hendry Street  
Fort Myers, FL 33901  
(239) 418-0691  
Florida Registry License No. 33253

ENGINEER OF RECORD:  
JOHN T. WOODAK, P.E.  
FLORIDA P.E. NO. 58217

AREA RESERVED FOR AGENCY USE

OWNER / DEVELOPER:  
**ESTERO STORAGE, LLC**  
5784 LAKE FORREST DRIVE, SUITE 275  
ATLANTA, GA 30328  
(770) 365-6899

PROJECT:  
**ESTERO STORAGE**

PLAN REVISIONS	DESCRIPTION	DATE
#		

**MASTER CONCEPT PLAN**

Project Manager: JTW  
Drawn By: EPB  
Project Number: JTW  
County, State: LEE COUNTY, FL

Status:

Sheet Number: 1

N:\PROJECTS\16452-ESTERO STORAGE\CAD\MCP\PLAN SET\16452-2500-01-MCP.DWG  
 02/25/24 2:46 PM

**DEVELOPMENT SCHEDULE:**

<b>SELF-STORAGE</b>	
MAXIMUM 110,000 SF OF SELF-STORAGE USES	
<b>HOTEL</b>	
MAXIMUM 120 ROOMS	
<b>COMMERCIAL</b>	
MAXIMUM 18,000 SF OF COMMERCIAL USES	

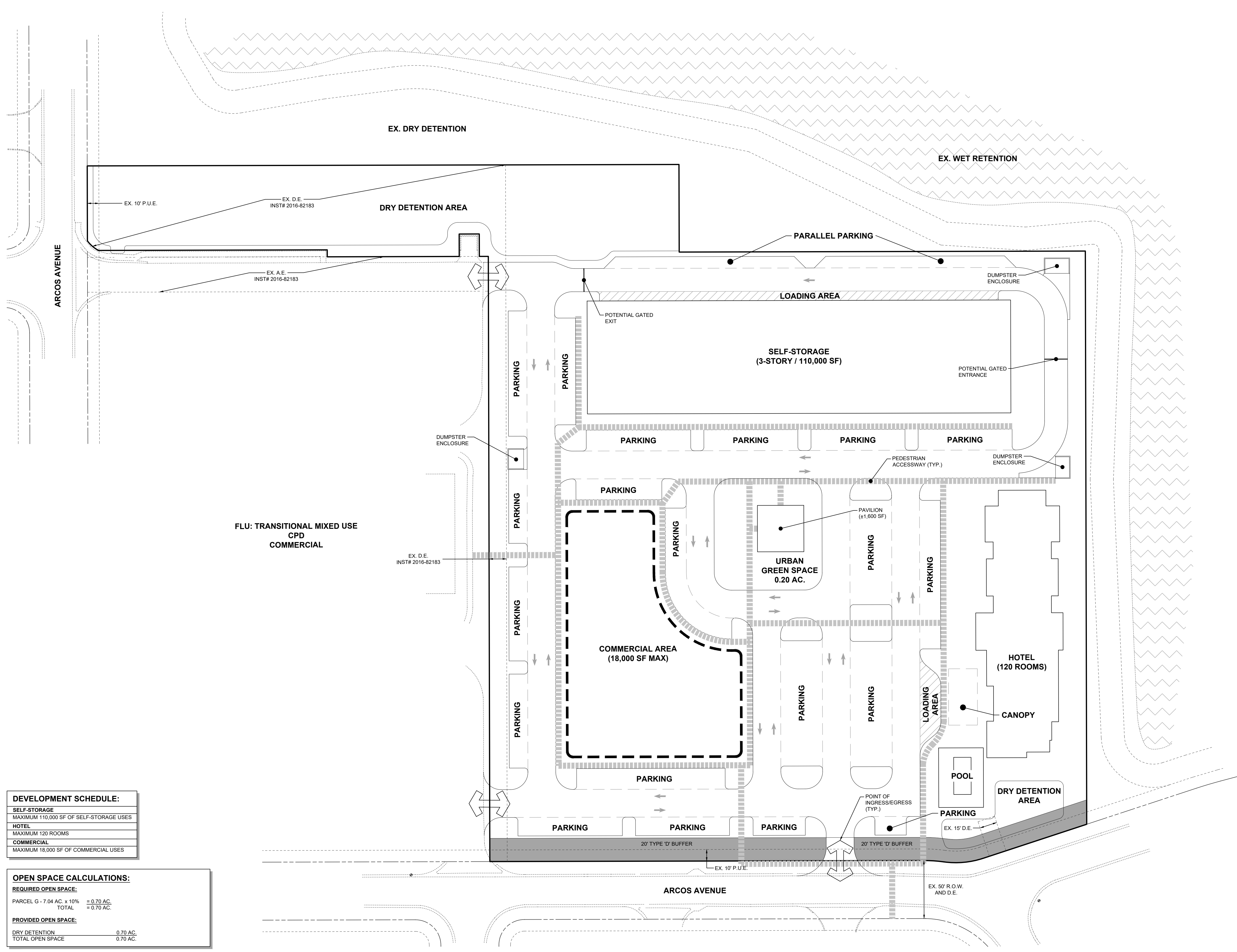
**OPEN SPACE CALCULATIONS:**

**REQUIRED OPEN SPACE:**

PARCEL G - 7.04 AC. x 10% = 0.70 AC.  
TOTAL = 0.70 AC.

**PROVIDED OPEN SPACE:**

DRY DETENTION = 0.70 AC.  
TOTAL OPEN SPACE = 0.70 AC.



FLU: TRANSITIONAL MIXED USE  
CPD  
COMMERCIAL

ARCOS AVENUE

ARCOS AVENUE



# **PATTERN BOOK**

PLAZA DEL SOL PARCEL G EAST

10251 ARCOS AVENUE, ESTERO, FL 33928

11.20.2024

# DESIGN STANDARDS INDEX

## 1. SITE PLAN

1. SITE INTERCONNECTS, LANDSCAPE BUFFERS & URBAN GREEN SPACE

## 2. ARCHITECTURE

1. ARCHITECTURAL STYLE
2. MATERIALS AND COLOR PALETTE
3. BUILDING ELEVATIONS
4. SITE RENDERINGS
5. URBAN GREEN SPACE
6. MONUMENT SIGN DETAILS
7. LIGHTING DETAILS

## 3. LANDSCAPING

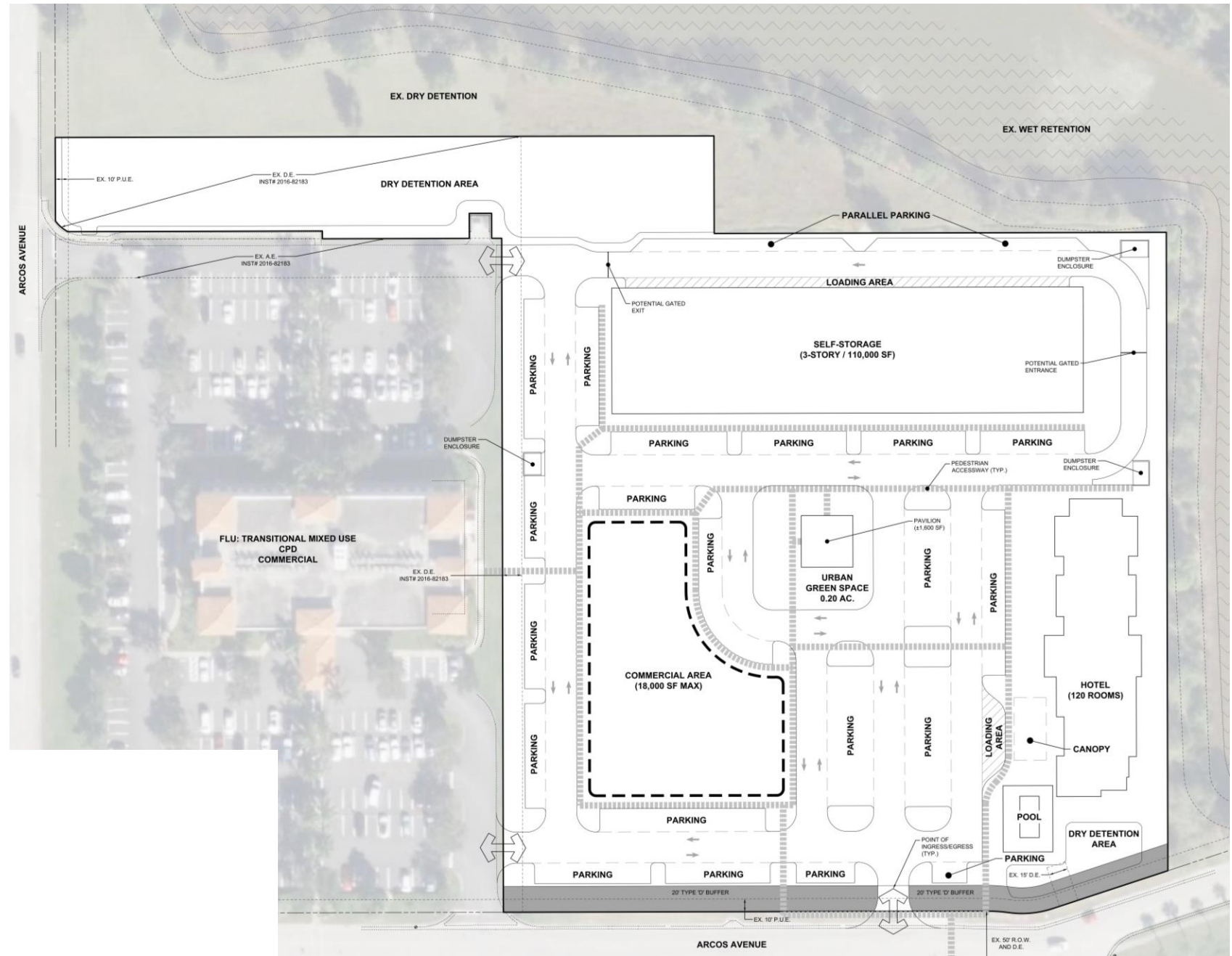
1. PLANTING PLAN
2. PLANT/SHRUB LIST

# MASTER CONCEPT PLAN

1




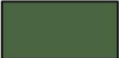


11/20/2024

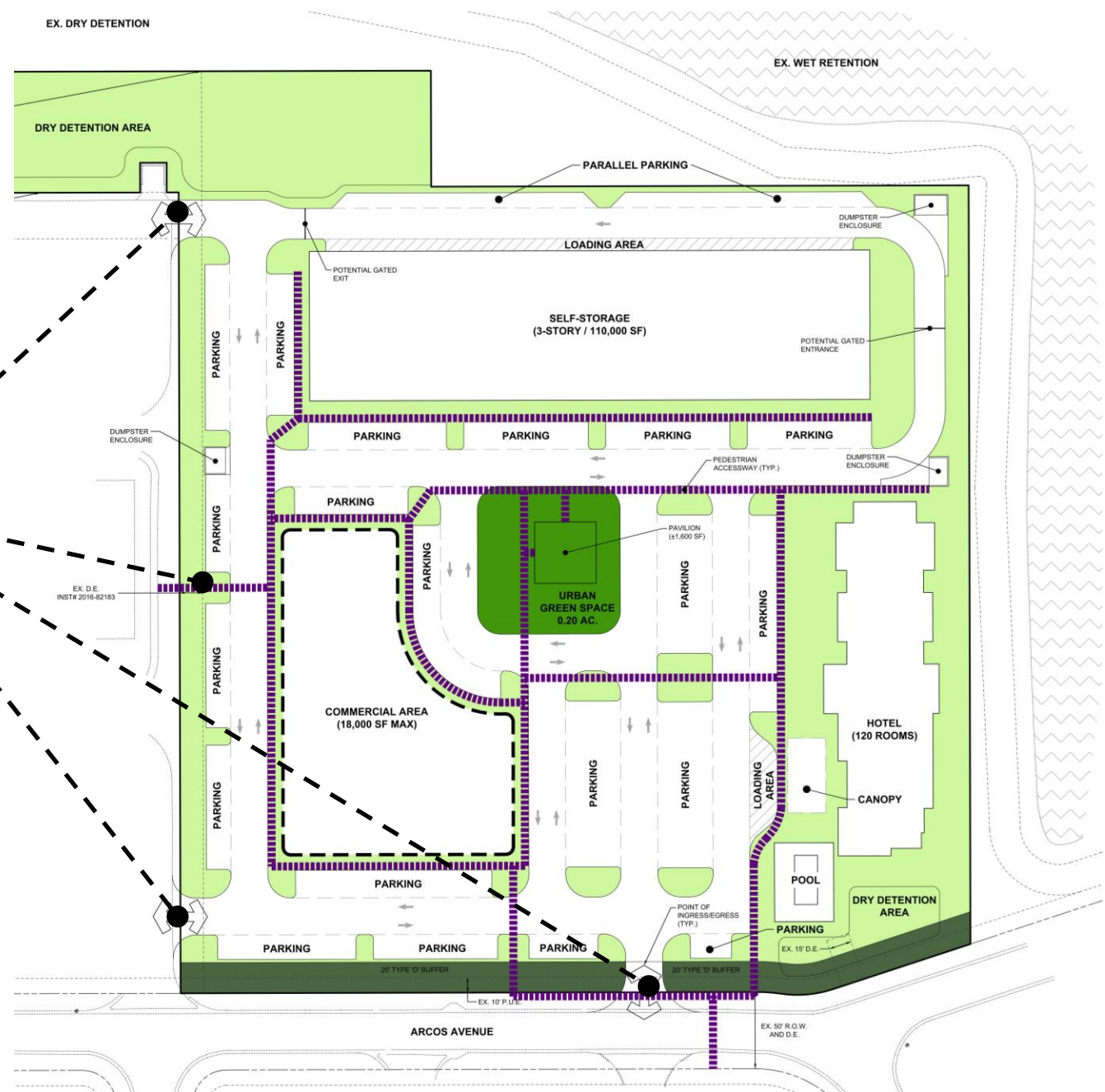


# 1.1) SITE PLAN HIGHLIGHTS

## SITE INTERCONNECTS, LANDSCAPE BUFFERS & URBAN GREEN SPACE

- VEHICULAR AND PEDESTRIAN INTERCONNECTS TO ADJACENT EXISTING PROJECT AND ROADWAYS

LEGEND	
	PEDESTRIAN ACCESSWAYS
	TYPE 'D' BUFFER
	URBAN GREEN SPACE
	COMMON OPEN SPACE



# ARCHITECTURE

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2



## 2.1) ARCHITECTURAL STYLE

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### ELEMENTS OF MEDITERRANEAN REVIVAL ARCHITECTURE:

- CURVES AND ARCHES (B, C)
- LIGHT COLORED, TEXTURED, STUCCO WALLS (A, B, C)
- LOW SLOPED CLAY TILE, PITCHED ROOFS (A, C)
- BALCONIES & PORCHES (A, B)
- EXTENDED ROOF OVERHANGS (A, B, C)








# 2.2) DESIGN DETAILS

## MATERIALS & COLOR PALETTE



MATERIAL SELECTIONS & ELEVATION DETAILS

<p>SHERWIN WILLIAMS NATURAL WHITE 9542</p>	<p>SHERWIN WILLIAMS OAT MILK 9501</p>
	<p>SHERWIN WILLIAMS ENDURING BRONZE 7055</p>
<p><b>STUCCO / TRIM / PAINT</b> LIGHT SAND FINISH</p>	
	
<p><b>CAST STONE</b> CORONADO STONE OR SIMILAR FRENCH LIMESTONE—FRENCH WHITE</p>	<p><b>TILE ROOF</b> MISSION S SHAPE HOUSTONIAN BLEND</p>
	
<p><b>CAST STONE</b> CORONADO STONE OR SIMILAR FRENCH LIMESTONE—COUNTRY BEIGE</p>	<p><b>DECORATIVE TILE</b> ENCAUSTIC TILE PATTERN T.B.D.</p>



# 2.3) DESIGN DETAILS

## ELEVATIONS – STORAGE

### ELEVATION KEY NOTES

- 1 "MISSION 5" SHAPE CONCRETE ROOF TILES, INCLUDING COORDINATING RIDGE CAPS
- 2 LIGHT SAND FINISH CEMENT PLASTER STUCCO; SEE RENDERINGS FOR COLOR SELECTIONS
- 3 SIMULATED CAST STONE CLADDING; SEE RENDERINGS FOR COLOR SELECTIONS
- 4 LIGHT SAND FINISH TRIM OR CORNICE PROFILE; CEMENT STUCCO OR POLYSTYRENE WITH URETHANE COATING
- 5 SIMULATED WOOD RAFTER TAIL
- 6 POWDER COATED DECORATIVE ALUMINUM GUARD
- 7 DECORATIVE TILE CLADDING; TILE T.B.D.
- 8 MEDIUM BRONZE FINISH STOREFRONT, DOOR, OR WINDOW FRAME
- 9 MEDIUM BRONZE FINISH SEGMENTED OVERHEAD DOOR
- 10 INTERNALLY ILLUMINATED EXTERIOR WALL SIGN; CONTENT T.B.D.
- 11 DECORATIVE MEDALLION; POLYSTYRENE WITH URETHANE COATING
- 12 PRECAST CONCRETE WALL CAP AND FINIAL
- 13 POWDER COATED ALUMINUM LEADER HEAD OR RAIN GUTTER, DOWNSPOUT, STRAPS, AND BOOT; MATCH MEDIUM BRONZE OF STOREFRONT SYSTEM



STORAGE BUILDING - SOUTH ELEVATION  
1/8" = 1'-0"

3



STORAGE BUILDING - SOUTH ELEVATION  
1/8" = 1'-0"

1

# 2.3) DESIGN DETAILS

## ELEVATIONS – STORAGE

**ELEVATION KEY NOTES**

- 1 MISSION 5" SHAPE CONCRETE ROOF TILES, INCLUDING COORDINATING RIDGE CAPS
- 2 LIGHT SAND FINISH CEMENT PLASTER STUCCO; SEE RENDERINGS FOR COLOR SELECTIONS
- 3 SIMULATED CAST STONE CLADDING; SEE RENDERINGS FOR COLOR SELECTIONS
- 4 LIGHT SAND FINISH TRIM OR CORNICE PROFILE; CEMENT STUCCO OR POLYSTYRENE WITH URETHANE COATING
- 5 SIMULATED WOOD RAFTER TAIL
- 6 POWDER COATED DECORATIVE ALUMINUM GUARD
- 7 DECORATIVE TILE CLADDING; TILE T.B.D.
- 8 MEDIUM BRONZE FINISH STOREFRONT, DOOR, OR WINDOW FRAME
- 9 MEDIUM BRONZE FINISH SEGMENTED OVERHEAD DOOR
- 10 INTERNALLY ILLUMINATED EXTERIOR WALL SIGN; CONTENT T.B.D.
- 11 DECORATIVE MEDALLION; POLYSTYRENE WITH URETHANE COATING
- 12 PRECAST CONCRETE WALL CAP AND FINIAL
- 13 POWDER COATED ALUMINUM LEADER HEAD OR RAIN GUTTER, DOWNSPOUT, STRAPS, AND BOOT; MATCH MEDIUM BRONZE OF STOREFRONT SYSTEM



STORAGE BUILDING - NORTH ELEVATION  
1/8" = 1'-0"

3



STORAGE BUILDING - NORTH ELEVATION  
1/8" = 1'-0"

1

# 2.3) DESIGN DETAILS

## ELEVATIONS – STORAGE

### ELEVATION KEY NOTES

- 1 "MISSION 5" SHAPE CONCRETE ROOF TILES, INCLUDING COORDINATING RIDGE CAPS
- 2 LIGHT SAND FINISH CEMENT PLASTER STUCCO; SEE RENDERINGS FOR COLOR SELECTIONS
- 3 SIMULATED CAST STONE CLADDING; SEE RENDERINGS FOR COLOR SELECTIONS
- 4 LIGHT SAND FINISH TRIM OR CORNICE PROFILE; CEMENT STUCCO OR POLYSTYRENE WITH URETHANE COATING
- 5 SIMULATED WOOD RAFTER TAIL
- 6 POWDER COATED DECORATIVE ALUMINUM GUARD
- 7 DECORATIVE TILE CLADDING; TILE T.B.D.
- 8 MEDIUM BRONZE FINISH STOREFRONT, DOOR, OR WINDOW FRAME
- 9 MEDIUM BRONZE FINISH SEGMENTED OVERHEAD DOOR
- 10 INTERNALLY ILLUMINATED EXTERIOR WALL SIGN; CONTENT T.B.D.
- 11 DECORATIVE MEDALLION; POLYSTYRENE WITH URETHANE COATING
- 12 PRECAST CONCRETE WALL CAP AND FINIAL
- 13 POWDER COATED ALUMINUM LEADER HEAD OR RAIN GUTTER, DOWNSPOUT, STRAPS, AND BOOT; MATCH MEDIUM BRONZE OF STOREFRONT SYSTEM



STORAGE BUILDING - WEST ELEVATION  
1/8" = 1'-0"

3



STORAGE BUILDING - EAST ELEVATION  
1/8" = 1'-0"

1

# 2.3) DESIGN DETAILS

## ELEVATIONS – HOTEL

- ELEVATION KEY NOTES
- 1 MASONRY SHARP CONCRETE ROOF TILE, INCLUDING COORDINATING RIDGE CAPS
  - 2 LIGHT SAND FINISH CEMENT PLASTER STUCCO, SEE REMERINGS FOR COLOR SELECTIONS
  - 3 SIMULATED CAST STONE CLADDING, SEE REMERINGS FOR COLOR SELECTIONS
  - 4 LIGHT SAND FINISH TRIM OR CORNICE PROFILE, CEMENT STUCCO OR POLYURETHANE WITH URETHANE COATING
  - 5 SIMULATED WOODEN BATTERY TAIL
  - 6 POWDER COATED DECORATIVE ALUMINUM GUARD
  - 7 DECORATIVE TILE CLADDING, TILE T.S.D.
  - 8 MEDIUM BRONZE FINISH STONEFRONT, DOOR, OR WINDOW FRAME
  - 9 MEDIUM BRONZE FINISH SEGMENTED OVERHEAD DOOR
  - 10 INTERNALLY ILLUMINATED EXTERIOR WALL SIGN, CONVENT T.S.D.
  - 11 DECORATIVE MEDALLION, POLYURETHANE WITH URETHANE COATING
  - 12 PRECAST CONCRETE WALL CAP AND FINISH
  - 13 POWDER COATED ALUMINUM LOBBY HEAD OR BAY GLAZER, SUBMIT SAMPLE, STAIN, AND BRUSH, MATCH MEDIUM BRONZE OF STONEFRONT SYSTEM



HOTEL BUILDING - SOUTH ELEVATION  
1/8" = 1'-0"



HOTEL BUILDING - EAST ELEVATION  
1/8" = 1'-0"

# 2.3) DESIGN DETAILS

## ELEVATIONS – HOTEL



HOTEL BUILDING - NORTH ELEVATION  
1/8" = 1'-0"

15

- ELEVATION KEY NOTES**
- 1. 1" X 1" X 1/2" SHAPED CONCRETE ROOF TILES, INCLUDING COORDINATING RIDGE CAPS
  - 2. LIGHT SAND FINISH CEMENT PLASTER STUCCO. SEE RENDERINGS FOR COLOR SELECTIONS
  - 3. SIMULATED CAST STONE CLADDING. SEE RENDERINGS FOR COLOR SELECTIONS
  - 4. LIGHT SAND FINISH TRIM OR CORNICE PROFILE, CEMENT STUCCO OR POLYURETHANE WITH URETHANE COATING
  - 5. SIMULATED WOOD SHUTTERING
  - 6. POWDER COATED DECORATIVE ALUMINUM GUARD
  - 7. DECORATIVE TILE CLADDING, TILE T.B.D.
  - 8. MEDIUM BRONZE FINISH STOREFRONT, DOOR, OR WINDOW FRAME
  - 9. MEDIUM BRONZE FINISH SEGMENTED OVERHEAD DOOR
  - 10. HORIZONTAL EMBLEMATED EXTERIOR WALL SIGN, CONTENT T.B.D.
  - 11. DECORATIVE METALLIC POLYURETHANE WITH URETHANE COATING
  - 12. PRECAST CONCRETE WALL CAP AND FINISH
  - 13. POWDER COATED ALUMINUM LEAFER HEAD OR RAIN CUTTER, DOWNSPOUT, STAIR, AND ROOF RATCH MEDIUM BRONZE OF STOREFRONT SYSTEM



HOTEL BUILDING - WEST ELEVATION  
1/8" = 1'-0"

1

# 2.3) DESIGN DETAILS

## ELEVATIONS – COMMERCIAL

- ELEVATION KEY NOTES**
- 1. MEDIUM P. SHAPE CONCRETE ROOF TILES, INCLUDING COORDINATING BRICK CAPS
  - 2. LIGHT SAND-FRESH CEMENT PLASTER STUCCO, SEE RENDERINGS FOR COLOR SELECTIONS
  - 3. INSULATED CAP STONE CLADDING, SEE RENDERINGS FOR COLOR SELECTIONS
  - 4. LIGHT SAND-FRESH TINT OR CORNICE PROFIL, CEMENT STUCCO OR POLYSTYRENE WITH LIMEWASH COATING
  - 5. SIMULATED WOOD SHAPES TAG
  - 6. POWDER COATED DECORATIVE ALUMINUM GUARD
  - 7. DECORATIVE TILE CLADDING, TILE T.B.D.
  - 8. MEDIUM BRONZE FINISH STOREFRONT, DOOR, OR WINDOW FRAME
  - 9. MEDIUM BRONZE FINISH BEHIND-GLASS OVERHEAD DOOR
  - 10. INTERNALLY ILLUMINATED EXTERIOR WALL SIGN, CONTENT T.B.D.
  - 11. DECORATIVE MEDIUM POLYSTYRENE WITH LIMEWASH COATING
  - 12. PRECAST CONCRETE WALL CAP AND FINISH
  - 13. POWDER COATED ALUMINUM LEADER HEAD OR RAIN GUTTER, DOWNPOUR STAPLE, AND BOOTS, MATCH MEDIUM BRONZE OF STOREFRONT SYSTEM



COMMERCIAL BLDG. - SIDE ELEVATION  
1/8" = 1'-0" 4



COMMERCIAL BLDG. - SIDE ELEVATION  
1/8" = 1'-0" 3



COMMERCIAL BLDG. - SECONDARY ELEVATION  
1/8" = 1'-0" 14



COMMERCIAL BLDG. - SECONDARY ELEVATION  
1/8" = 1'-0" 2



COMMERCIAL BLDG. - PRIMARY ELEVATION  
1/8" = 1'-0" 13



COMMERCIAL BLDG. - PRIMARY ELEVATION  
1/8" = 1'-0" 1

## 2.4) DESIGN DETAILS

### SITE RENDERINGS

HOTEL LOOKING NORTHEAST



## 2.4) DESIGN DETAILS

### SITE RENDERINGS





## 2.4) DESIGN DETAILS

### SITE RENDERINGS

SELF-STORAGE LOOKING NORTHEAST



## 2.4) DESIGN DETAILS

### SITE RENDERINGS

COMMERICAL LOOKING SOUTHEAST



## 2.5) DESIGN DETAILS

### URBAN GREEN SPACE



## 2.6) MONUMENT SIGN DETAILS



CONCEPTUAL GROUND MONUMENT DESIGN. COMPLETE SIGN DETAILS TO BE SUBMITTED UNDER SEPARATE PERMIT APPLICATION.


HEIGHT: 10'-0"  
 LENGTH: 16'-2"  
 DEPTH: 2'-4"

- POWDER COATED ALUMINUM CAP
- INTERNALLY ILLUMINATED LETTERS 10 1/2" H
- CAST STONE CLADDING
- SIGN COPY AREA NOT TO EXCEED 75% OF TOTAL SIGN FACE AREA
- POWDER COATED ALUMINUM SIGN BOX WITH REMOVABLE 15" H PANELS AND PUSH-THROUGH ILLUMINATED TENANT NAMES
- CAST STONE PLINTH
- GROUND COVER LANDSCAPING


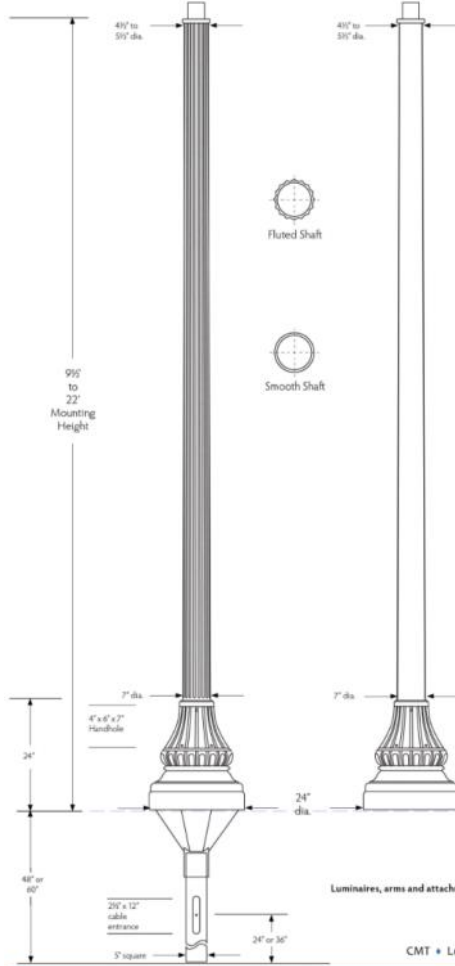

LENGTH: 16'-2"

# 2.7) LIGHTING DETAILS


LIGHT POLE STYLE:



**Constitution Style, 24" x 24"**

- Fiberglass reinforced composite, virtually maintenance free
- One-piece construction, non-conductive
- Superior wind, loading, and environmental tolerance
- Anchor Base or Direct Burial mounting
- Smooth or fluted tapered shafts
- Standard or architectural colors available, or any color can be matched
- Gloss or semi-gloss finishes standard; aggregate and custom finishes available
- Mounting heights of 9.5 to 22 feet
- Standard 3" x 3" dia. aluminum tenon for luminaire mounting (2 3/4" also available)



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LAMP HEAD STYLE:



# LANDSCAPE DESIGN

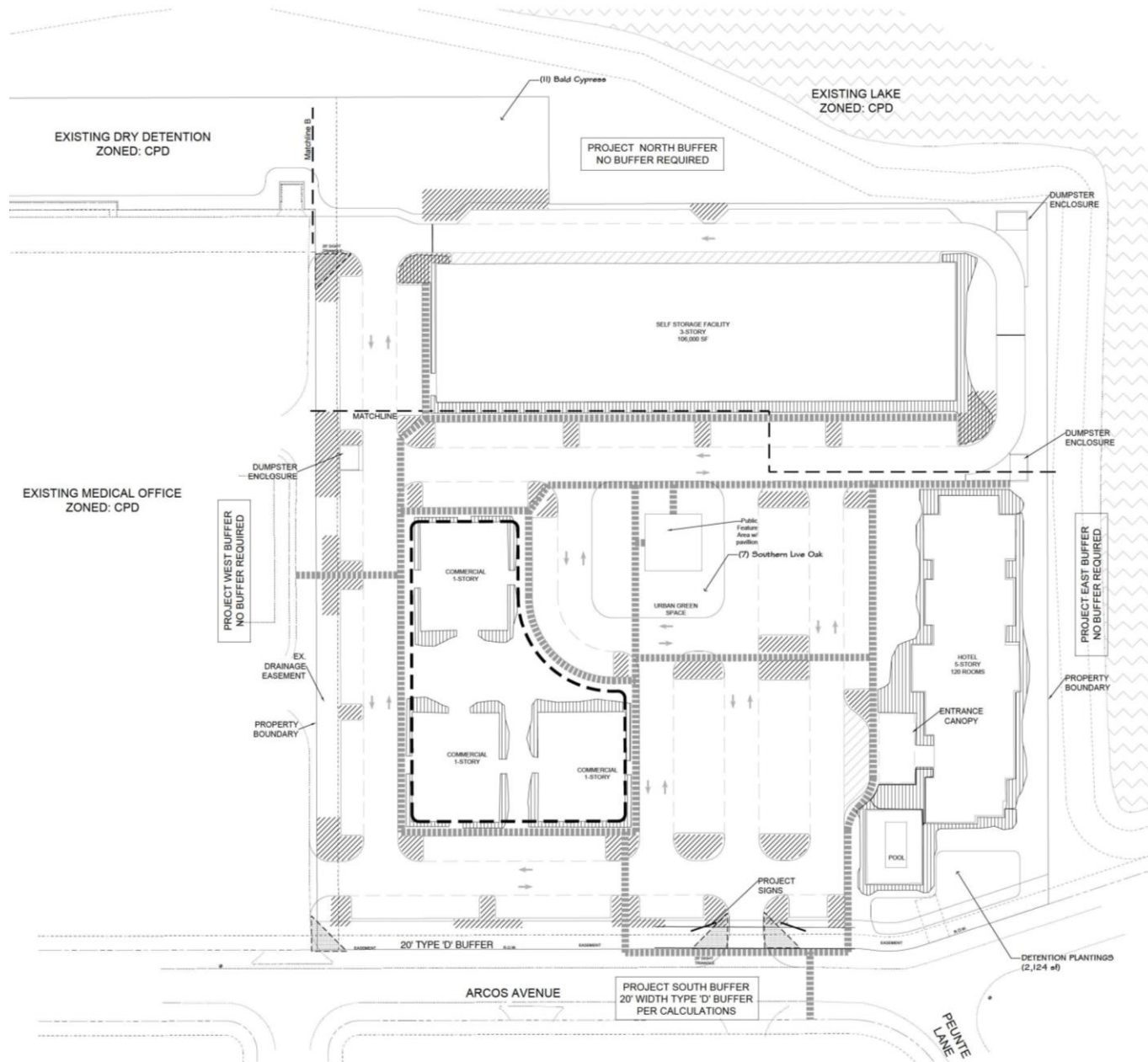
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3



# 3.1) LANDSCAPE DESIGN

## LANDSCAPE CALCULATIONS



TOTAL SITE = +/- 7.04 ACRES APPLICABLE SECTIONS OF ZONING RESOLUTION: 2016-05 APPLY TO THIS DEVELOPMENT ORDER.

### OPEN SPACE REQUIREMENTS

OPEN SPACE REQUIRED PER MCP = 10%  
 $306,745 \times 10\% = 30,666$  SF REQUIRED.  
 OPEN SPACE (PER HATCHING) = XXXX SF (XX%)  
 REFER TO ENGINEERING PLANS FOR OPEN SPACE REQUIREMENTS

### INDIGENOUS OPEN SPACE REQUIREMENTS

NOT APPLICABLE

### HERITAGE TREES

NO HERITAGE TREES EXIST ON THE SITE

### GENERAL TREE CREDITS

NO TREE CREDITS TAKEN

### GENERAL TREE REQUIREMENTS (PARCEL G EAST)

1 TREE PER 3000 SF OF SITE  
 $306,745 / 3000 = 88$  TREES REQUIRED AND PROVIDED.  
 NOTE: 16' TREES MAY BE USED AT A 2:1 CREDIT FOR GENERAL TREES.  
 GENERAL TREE REQUIREMENTS MAY NOT BE REDUCED MORE THAN 50%. A MAXIMUM OF 20-18' TREES MAY BE USED AT 2:1 CREDIT TOWARDS GENERAL TREES (CREDIT TREES, IF ANY, DEPICTED IN PLANT LIST)

### INTERNAL PARKING LANDSCAPE REQUIREMENTS

INTERNAL LANDSCAPE AREAS OF 10% OF THE PARKING AREA IS REQUIRED =  $112,213 \text{ SF} \times 10\% = 11,221$  SF MINIMUM REQUIRED AND 13,400 SF PROVIDED, PER HATCHING

1 TREE PER 250 SF. = 45 TREES REQUIRED AND PROVIDED  
 NO MORE THAN 10% OF PLANTING AREA TO BE IN TURF.  
 APPROXIMATELY 1250 SHRUBS or GROUNDCOVERS ARE PROVIDED.

### WATER MANAGEMENT PLANTING REQUIREMENTS

PER SECTION 33-111(d) OF SUBDIVISION 1 OF ESTERO PLANNING COMMUNITY REGULATIONS:

DETENTION BASINS MUST BE PLANTED WITH WETLAND SPECIES AT 36" OC THROUGHOUT THE BASIN.

### BUILDING PERIMETER PLANTING REQUIREMENTS

35,526 SF. SELF STORAGE BLDG X 10% = 3,526 SF OF BUILDING PERIMETER PLANTING REQUIRED AND PROVIDED PER HATCHING.

13,665 SF. HOTEL BLDG X 10% = 1,366 SF OF BUILDING PERIMETER PLANTING REQUIRED AND PROVIDED PER HATCHING.

18,000 SF. COMMERCIAL BLDGS X 10% = 1,800 SF OF BUILDING PERIMETER PLANTING REQUIRED AND PROVIDED PER HATCHING.

### BUFFER REQUIREMENTS:

SITE TO R.O.W.  
 NO BUFFER REQUIRED

### PROJECT SOUTH BUFFER

CPD TO R.O.W.

20' MINIMUM WIDTH, TYPE 'D' BUFFER

WITH 5 TREES, 66 SHRUBS PER 100 LINEAL FOOT.

484 LF. /  $100 \times 5 = 24$  TREES

REQUIRED AND PROVIDED.

484 LF /  $3 \times 2 = 323$  SHRUBS

REQUIRED AND PROVIDED.

### PROJECT WEST BUFFER

CPD TO CPD INTERNAL TO THE

### PROJECT NORTH BUFFER

CPD TO WATER MANAGEMENT

NO BUFFER REQUIRED

### PROJECT EAST BUFFER

CPD TO WATER MANAGEMENT

NO BUFFER REQUIRED

### DETENTION AREA PLANTING

XX SF / 9 = XX DETENTION

PLANTINGS REQUIRED AND PROVIDED



# 3.1) LANDSCAPE DESIGN

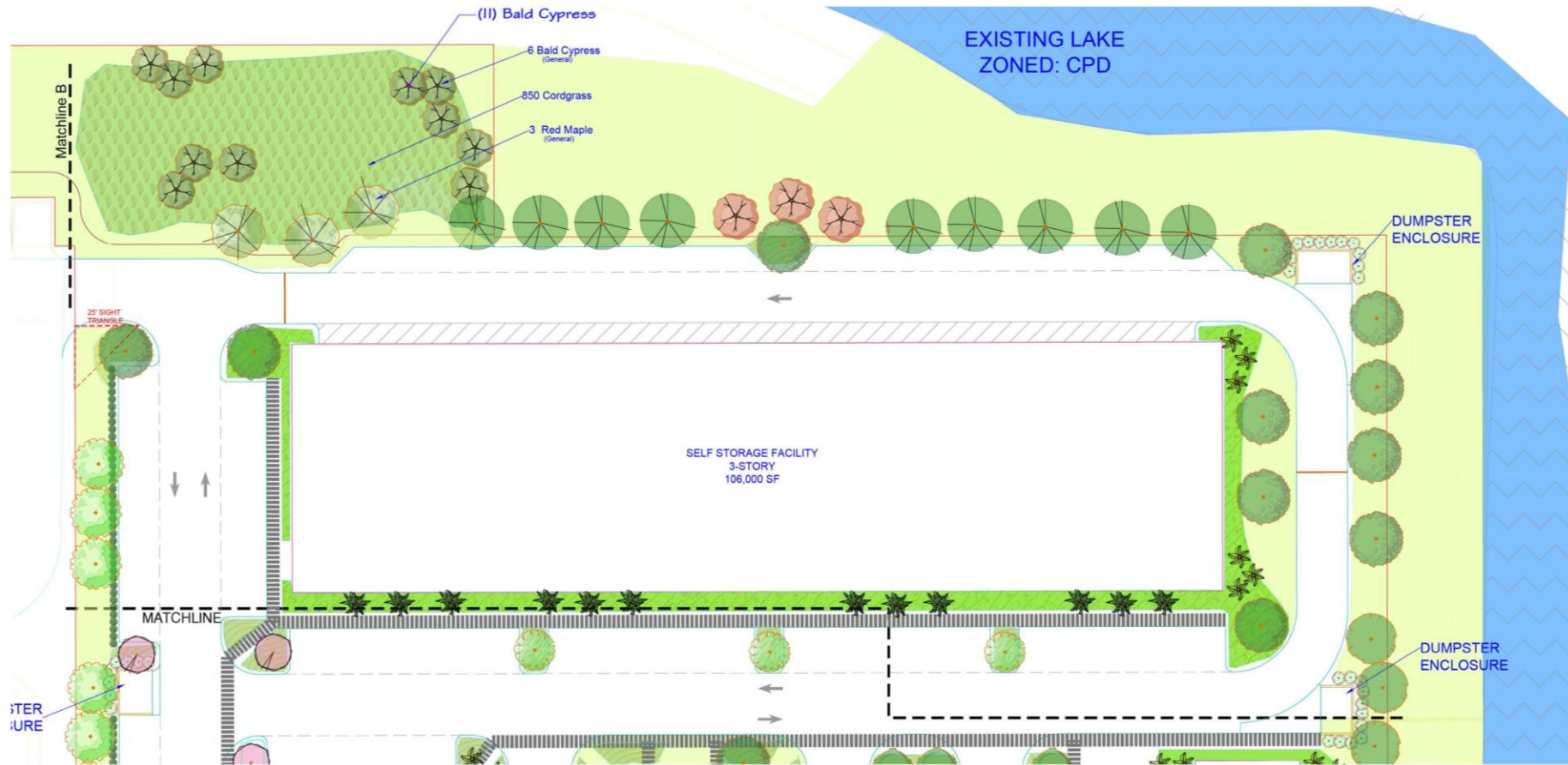
## PLANTING PLAN (SOUTH)





# 3.1) LANDSCAPE DESIGN

## PLANTING PLAN (NORTH)




# 3.2) LANDSCAPE DESIGN

## PLANT/SHRUB LIST

### SHRUB, GROUNDCOVERS AND DETENSION PLANTINGS


















 BUILDING FOUNDATION PLANTINGS 12,958 sf  
Mixed Plantings: Arbicola, Dwarf Bougainvillea Horizontal Cocoplum, Golden Creeper, Liriope,

 VEHICULAR USE AREA PLANTING 8,976 sf  
MIXED PLANTINGS: IE: IXORA, VIBURNUM, HORIZONTAL COCOPLUM, COONTIE, FLORIDA GAMAGRASS, LIRIOPE, GOLDEN CREEPER

 DETENTION PLANTINGS 12,192 f  
SPARTINA, MUHLY GRASS, WETLAND SPECIES



SHRUBS			
	Chrysobalanus icaco	Coco Plum	Min. 24" Ht., 3 Gallon
	Clusia guttifera	Small Leaf Clusia	5` Ht.
	Hamelia patens `Compacta`	Dwarf Firebush	Min. 24" Ht., 3 Gallon
	Viburnum suspensum	Sandankwa Viburnum	3 gal., 24" ht

PLANT SCHEDULE			
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	Acer rubrum	Red Maple	12`-14` HT, 2.5` CAL. 6` SPR. 45 GALLON MINIMUM
	Acer rubrum	Red Maple	4" Cal., 16" Ht., 6" Sprd.
	Adonia merrillii	Manila Palm	8` ct double
	Archontophoenix alexandrae	Alexandra Palm	12` Clear Trunk
	Bucida buceras `Shady Lady`	Shady Lady Black Olive	12`-14` HT, 2.5" CAL. 6` SPR. 45 GALLON MINIMUM
	Bursera simaruba	Gumbo Limbo	14` HT, 3.5" CAL., 6` SPR.
	Chrysophyllum oliviforme	Satinleaf	Min. 2" Cal., 10' Ht., 4' Sprd.
	Coccoloba diversifolia	Pigeon Plum	12`-14` HT, 2.5" CAL. 6` SPR. 45 GALLON MINIMUM
	Conocarpus erectus	Buttonwood	12`-14` HT, 2.5" CAL. 6` SPR. 45 GALLON MINIMUM
	Conocarpus erectus	Buttonwood	4" Cal., 16" Ht., 6" Sprd.
	Lagerstroemia indica	Crape Myrtle	12`-14` HT, 2.5" CAL. 6` SPR. 45 GALLON MINIMUM
	Quercus virginiana	Southern Live Oak	12`-14` HT, 2.5" CAL. 6` SPR. 45 GALLON MINIMUM
	Roystonea elata	Florida Royal Palm	12`-14` CT
	Sabal palmetto	Sabal Palm	12`-18` CT STAGGERED
	Tabebuia impetiginosa	Pink Trumpet Tree	12`-14` HT, 2.5" CAL, 5 SPR
	Taxodium distichum	Bald Cypress	12`-14` HT, 2.5" CAL. 6` SPR. 45 GALLON MINIMUM
	Veitchia arecina	Montgomery Palm	8` Ht.