



**APPLICATION REQUEST FOR DESIGN REVIEW BOARD
PUBLIC INFORMATIONAL MEETING
IN THE VILLAGE OF ESTERO
[LDC Section 33-54]**

REQUEST IS FOR: Public Informational Meeting pursuant to LDC Section 33-54 (a) & (b)

- 1. Applicant: Estero Grande, LLC
- 2. Project Name: Estero Grande Mixed Use Planned Development
- 3. Address: Access Undetermined, Estero, FL 33928
- 4. Strap Number: 28-46-25-01-00001.0020 and 28-46-25-01-00001.0030
- 5. Application Number: DOS2016-E003

6. Type of Application (check appropriate type(s)):

- | | |
|---|---|
| <input checked="" type="checkbox"/> Monument Sign | <input checked="" type="checkbox"/> Development Order |
| <input type="checkbox"/> Limited Review Development Order | <input checked="" type="checkbox"/> Landscaping & Buffers |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Other _____ |
- (Specify)

7. Project Description. (Brief description of project and reason for application.)

The Applicant is seeking local Development Order approval for infrastructure only relating to the 29.6-acre
Estero Grande MPD. The DO will provide access and utilities to the commercial outparcels and residential
tracts shown on the approved Master Concept Plan. When formalized development plans are known
for each of these tracts, the developer/applicant will submit a Development Order application with
the specific construction details, such as building location, parking areas, and associated
infrastructure.

8. Application shall be accompanied by an electronic copy of the detail plans, illustrating the scope of the project including all four (4) sides of the building, easements, and landscape plans. The plans shall define what is being requested and the existing conditions. Pursuant to Ordinance 15-01, plans and specifications are to be prepared by a registered architect or registered engineer.

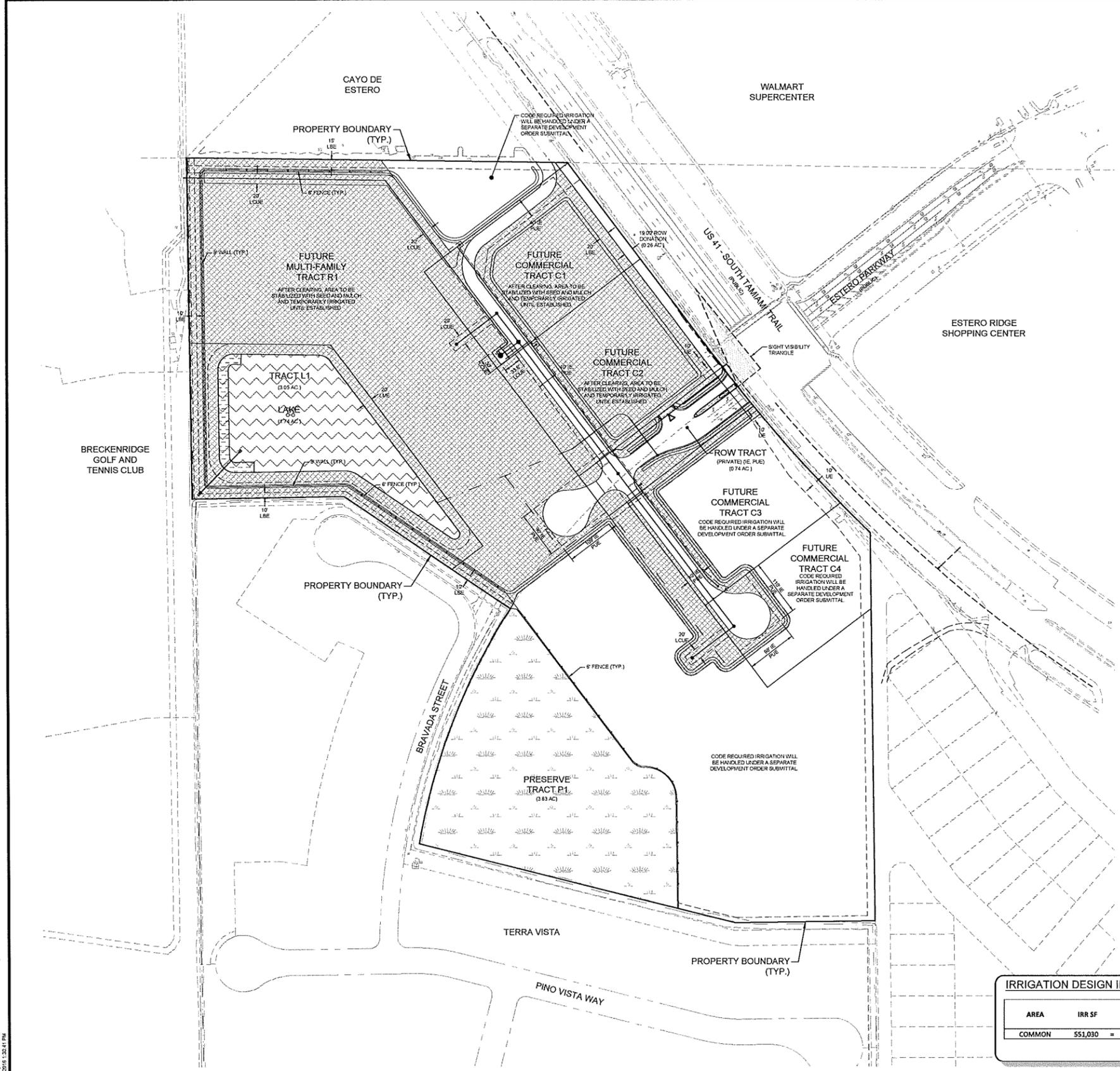
Signature

10/23/2016

Date

**THE VILLAGE OF ESTERO
DEPARTMENT OF COMMUNITY DEVELOPMENT
9401 Corkscrew Palms Circle
Estero, Florida 33928
PHONE (239) 221-5036**

CODE MINIMUM LANDSCAPE PLANS
ESTERO GRANDE
CLIENT: ESTERO GRANDE, LLC
IRRIGATION PLAN



NOTES:

- IRRIGATED AREAS
- IRRIGATION CONTROLLER
- RAIN SENSOR
- VALVE
- SLEEVES (SCHEDULE 40 PVC - SLEEVE TO BE TWICE THE DIAMETER OF THE CONVEYANCE PIPE)

NOTES:

- THIS PLAN IS SCHEMATIC IN LAYOUT. ALL FINAL LOCATIONS SHALL BE DETERMINED BY CONTRACTOR.
- NOT FOR CONSTRUCTION; FOR PERMITTING ONLY.
- CALCULATIONS ARE FOR COMMON AREAS ONLY; RESIDENTIAL LOTS ARE EXCLUDED.
- IRRIGATION FOR RESIDENTIAL LOTS TO BE PROVIDED AT TIME OF LOT CONSTRUCTION. EACH LOT SHALL RECEIVE A SEPARATE CONTROLLER & RAIN SENSOR.
- DRY DETECTION AREAS ARE TO BE TEMPORARILY IRRIGATED UNTIL SOIL AND/OR PLANT MATERIAL IS ESTABLISHED.
- MAINLINE ROUTING WILL BE DETERMINED AND PROVIDED IN CONJUNCTION WITH INDIVIDUAL TRACT DESIGN AND DEVELOPMENT ORDER APPROVAL.

NOTES:

- NOT FOR CONSTRUCTION; FOR PERMITTING ONLY.
- MAX WATER USE TO COMPLY WITH WATER USE PERMIT.
- CALCULATIONS ARE FOR COMMON AREAS ONLY; RESIDENTIAL LOTS ARE EXCLUDED.
- AREAS OUTSIDE PROPOSED IRRIGATED AREA TO BE PLANTED WITH BAHIA SOD OR DROUGHT TOLERANT PLANT MATERIAL. IF OTHER PLANT MATERIAL IS INSTALLED IRRIGATION WILL BE PROVIDED UNTIL ESTABLISHMENT.

SEC. 10-417. IRRIGATION DESIGN STANDARDS.
TO IMPROVE THE SURVIVABILITY OF REQUIRED LANDSCAPING, CULTIVATED LANDSCAPE AREAS MUST BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM. ALL REQUIRED IRRIGATION SYSTEMS MUST BE DESIGNED TO ELIMINATE THE APPLICATION OF WATER TO IMPERVIOUS AREAS, INCLUDING ROADS, DRIVES AND OTHER VEHICLE AREAS. REQUIRED IRRIGATION MUST ALSO BE DESIGNED TO AVOID IMPACTS ON EXISTING NATIVE VEGETATION.

ALL NEW DEVELOPMENTS THAT HAVE REQUIRED LANDSCAPING MUST BE IRRIGATED BY THE USE OF AN AUTOMATIC IRRIGATION SYSTEM WITH CONTROLLER SET TO CONSERVE WATER. MOISTURE DETECTION DEVICES MUST BE INSTALLED IN ALL AUTOMATIC SPRINKLER SYSTEMS TO OVERRIDE THE SPRINKLER ACTIVATION MECHANISM DURING PERIODS OF INCREASED RAINFALL. WHERE EXISTING IRRIGATION SYSTEMS ARE MODIFIED REQUIRING THE ACQUISITION OF A PERMIT, AUTOMATIC ACTIVATION SYSTEMS AND OVERRIDING MOISTURE DETECTION DEVICES MUST BE INSTALLED.

IRRIGATION DESIGN INFORMATION & WATER USE ANALYSIS:

AREA	IRR SF	IRR ACRE	ONE ACRE-INCH	INCHES /WK	IRR. EFFICIENCY	TOTAL GALLONS	DEMAND /WK (Gallons)	WATERING WINDOW (Minutes)	MIN REQUIRED GPM
COMMON	551,030	= 12.6	x 27,154	* 1.25	/ 70%	= 613,385	613,385	1920	= 319
								PEAK DEMAND =	319

PLAN REVISIONS

NO.	DATE	DESCRIPTION

SCALE: 1"=100'

FLORIDA CERTIFICATE OF AUTHORIZATION: LC00000901

\\Projects\364-04 Estero Grande DD and Perf\Drawings\EsteroGrande\364-04-04-01 Landscape Plans\Civil\364-04-04-01-03.dwg
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Estero Grande Pattern Book



Project Intent:

*Being located in Estero provides our mix use project with an expectation of design quality. It is our intent is to blend the projects residential and commercial components with the character of Estero and the community we are creating though the use of good planning, contextualism and good design. It is our intent to build on the existing community's context/character and our vision for the project. This will be done though the integration and interconnection between the element of our project and the surrounding area. As part of this planning we have developed this Pattern Book to assist in this endeavor. This book is **not** intended to dictate prescriptive design, but to inspire creative solutions with both classic design concepts and modern solutions.*

Property Location:

U.S. 41 and Estero Parkway

Site location



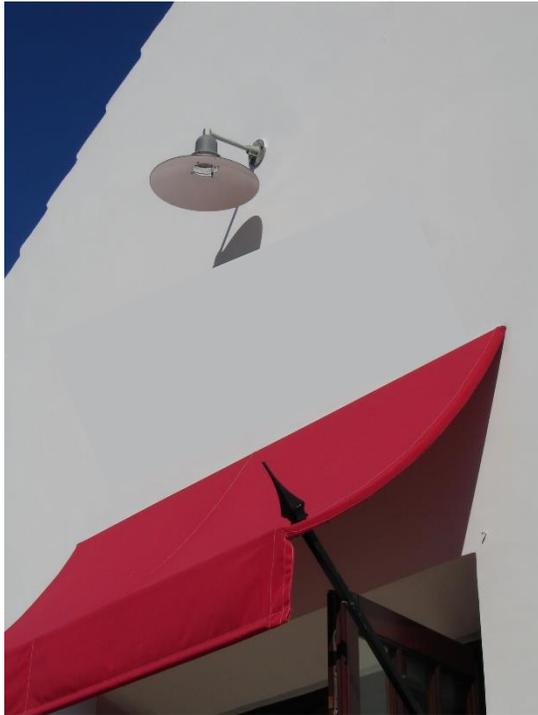
Estero Grande Overall Design Concept

Estero Grande is located in the Village of Estero and is a hybrid style based on the architecture found during the early Spanish colonization in California and Florida with a Modern interpretation. This broad base applications of decorative element and modern function provides great flexibility in creating harmony between the exterior images and modern day building requirements. This type of style is ideal for the Florida climate, and remains popular today. In the Estero Grande Pattern Book, new features are added to classic ones to create a distinct look while fitting into the village and respecting both the needs of the community and the business owners.



Composition and Community Essence

It is the intent of this document not to prescribe design, but to inspire it. The following pages have been developed to provide images that relate to the individual components that can be incorporated into the overall project. It is not one or all of these elements that will make up the design, but the artistic composition/proportion and contextual relationship to the surroundings that will prove to be acceptable to the community and will meet with approval.



Design Standards

Typical Elements

- *Creating the impression of height*
- *Light colored stucco exterior walls*
- *Smooth and or textured stucco/siding*
- *Prominent one story loggias*
- *Recessed doors and or windows on exterior*
- *Often a tower or a form suggestive of a tower*
- *Low pitched roofs*
- *Visor roofs common below dormers or parapets*
- *Mission or Spanish looking roof tiles*
- *Wrought iron looking grillwork and detailing*
- *Simple massing*
- *Simple lines*
- *High ratio of wall to window*
- *Hipped roofs with gable accents*
- *Gable with curvilinear parapet walls*
- *Creating the appearance of distance*
- *Open eaves often with exposed brackets or trim*
- *Again it is not one or all of these elements that will Make up a good design but the over composition.*



Design Standards

Building

- *Massing*
- *Roof*
- *Walls*
- *Details*
- *Colors and Materials*

Site Plan/Landscaping

- *Parking*
- *Buffers*
- *Site Elements*
- *Material*
- *Hardscape*
- *Details*



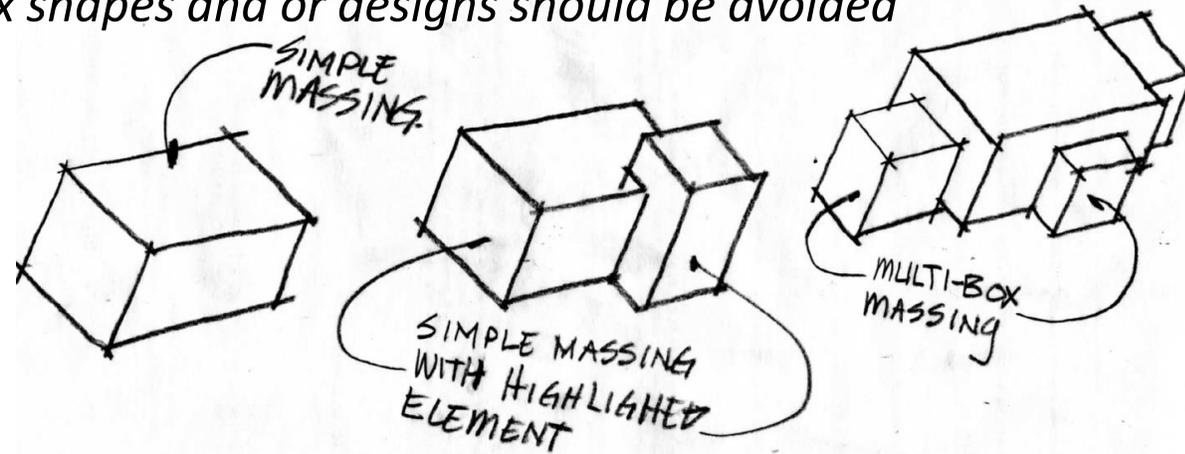
**Commercial buildings will be less embellished and intricate than residential do the nature of the interior uses but will require higher compositional design.*



Estero Grand Design Standards

Massing Standards

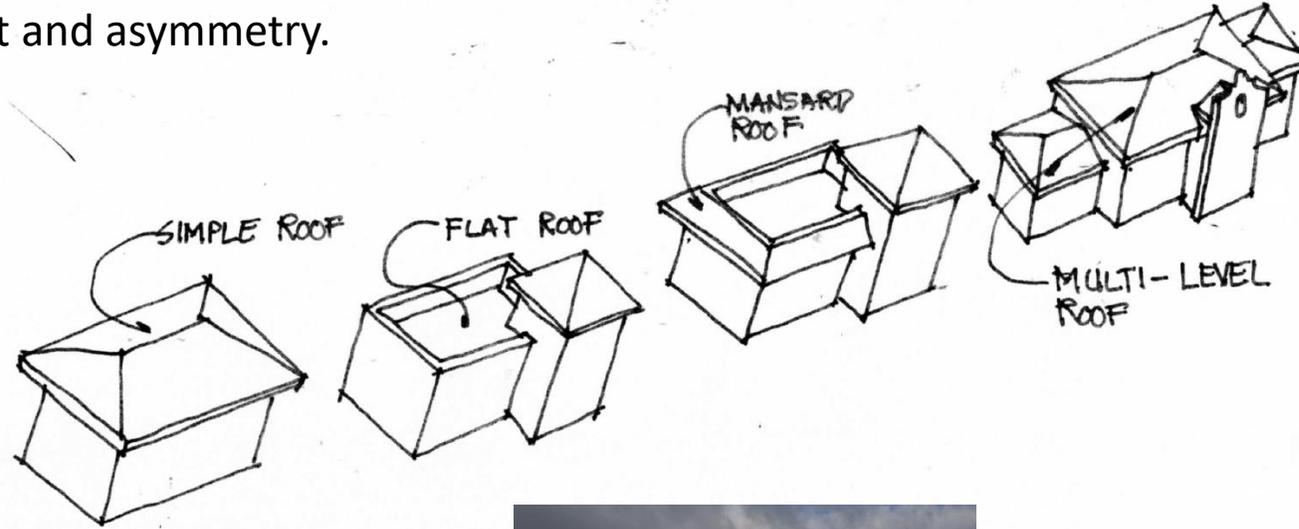
- The massing for this style of design should be made up a simple box or rectangle, or a combination of simple shapes with simple roofs layout to accentuate its simplicity and or to highlight and element. Elaborate or complex shapes and or designs should be avoided*



Roof/Building Design Standards

Roof Shapes

- These should follow the massing standards and be simple in design. Roof tile shall use high profile material. Flat areas are allowed especially in commercial applications provided they are integrated into the massing concepts for the style. May include gable and round or square towers. Often the roof lines are multi-level to create interest and asymmetry.



Roof Design Standards

Roof Material

- *Spanish style tiles are required for the project areas. Clay, concrete or simulated Spanish roof tiles may be allowed provided it matches adjacent areas in similar color and look.*

Roof Colors

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



Roof with "Flashing"



High Profile "S"



Multi-Colored



Single color



Metal Roof tile

Roof/Building Design Standards

10/28/2016

Roof Types and Elements

- *Roof Changes/Steps*
- *Dormers/Vents*
- *Mission Parapet*
- *Flat Roof*



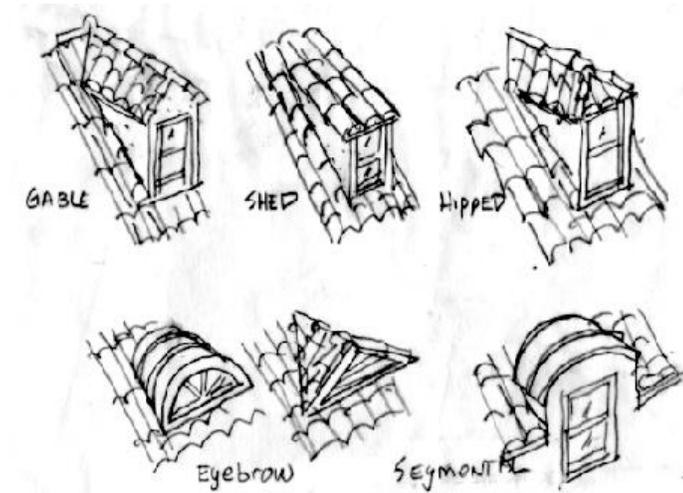
Flat Roof with Parapet



Mission Parapet



Varied Roof Lines



Typical Dormers/Vents



Stepped roof

Roof/Building Design Standards

Roof Elements/Continued

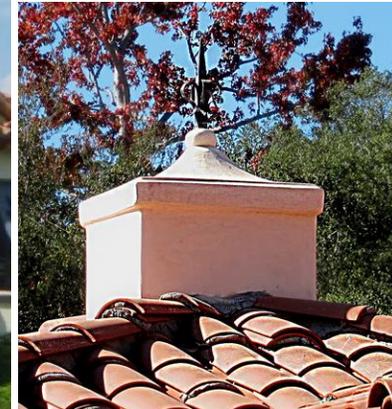
- *Mansard roof*
- *Hipped*
- *Shed Roof*
- *Clear story/Cupola/Other Elements*
- *Screening-all mechanical equipment placed on the roof shall be screened per code.*
- *Gable as accent roofs*



Wall or roof mounted chimney



Cupola clearstory



Roof/Overhangs and Soffits

Overhangs

- *Overhangs shall be designed to provide sufficient protection from the elements while adding to the overall style of the project*

Edge conditions

- *Roof Edge conditions shall be designed to either be traditional or add interest to the overall style.*

Fascia

- *Fascia's when exposed shall be a minimum of 4 inches. Fascia's may be single step or multi-stepped. Material shall be durable and add to the overall look of the project.*

Soffits

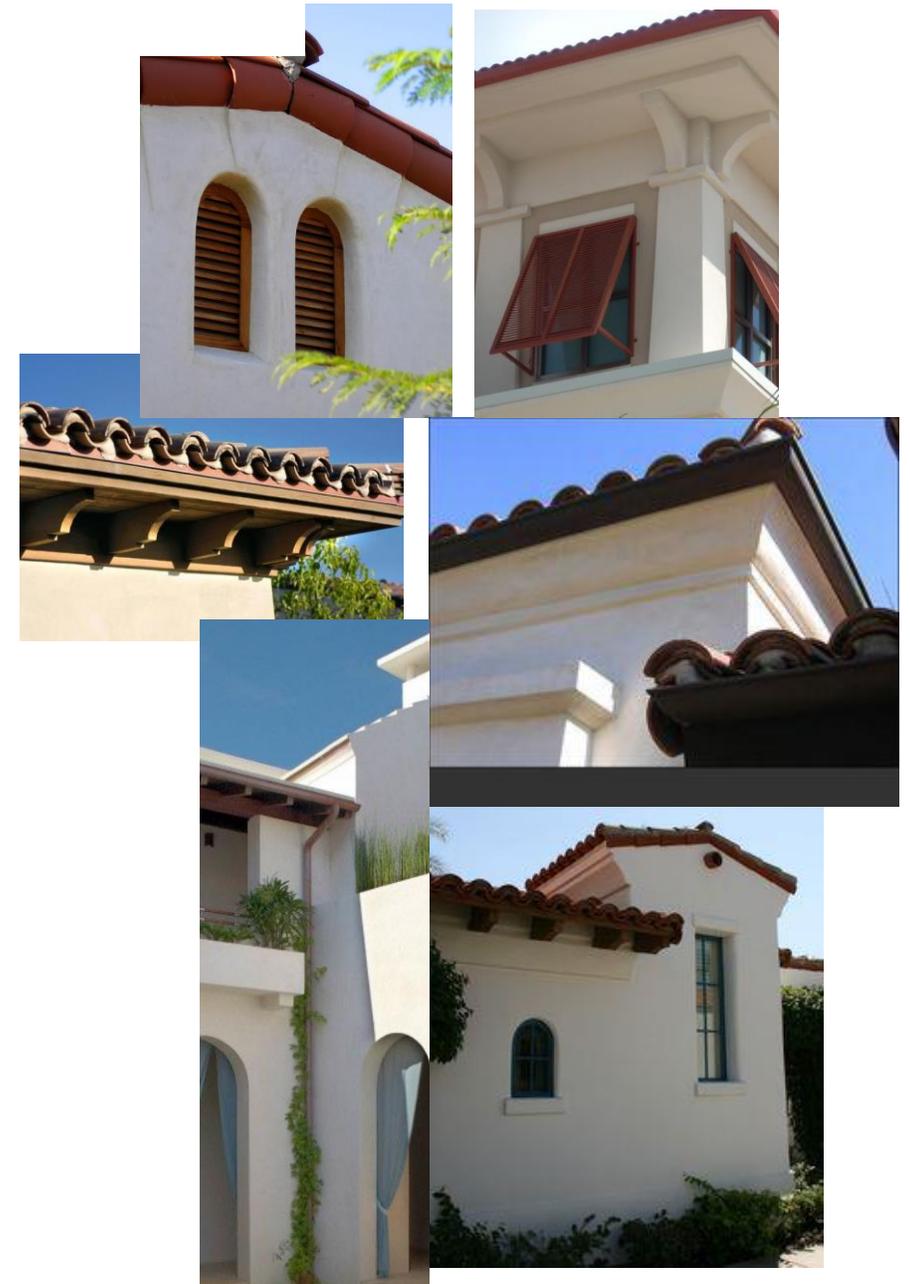
- *Materials for soffits will include stucco, Hardee board or wood/wood looking. Aluminum or Vinyl may be used provided they have the look of wood or stucco.*

Brackets/Trim/Corbels

- *Depending on the overall composition of the building, detailing under the eaves/overhangs can be simple or add, shade shadow, and interest to the over style of the building.*

Gutters/downspouts/Scuppers

- *Gutters shall be half round or utilize an olge. Downspouts are preferred to be round. Commercial building may use non-olge gutters. Unless decorative, gutters, downspouts and attachments shall be painted the same color as the adjacent wall/surface*



Walls/Material Design Standards

Wall Material Elements

Texture

- *There are many textures that are appropriate for Estero Grande and it is recommended on large buildings that a combination of textures be used to create interest*

Stone

- *While stone is not necessary, if used we suggest it be used in accent areas and be in a design that is rusticated not refined.*

Wood

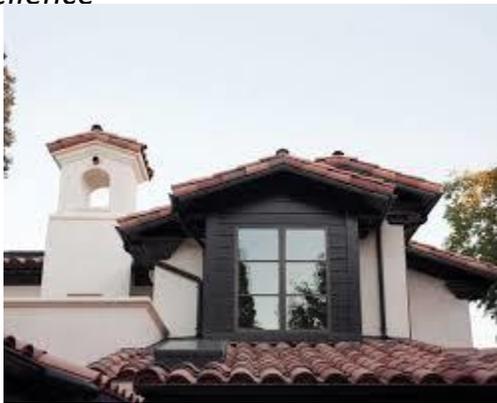
- *Wood /wood look siding can be used to define elements or be used to create textures to break up large stucco areas while providing a more traditional Feel against the stucco.*

Composition

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



Stucco texture Examples



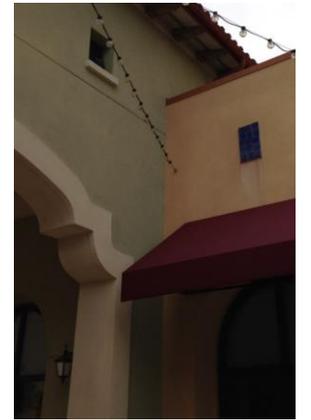
Stucco with Wood Accent



Stucco with Stone Accent



Stone Example



Walls/Building Design Standards

Wall Material Elements

Doors

- *Doors can be solid or open and shall be in keeping to the style.*

Window

- *Windows are to be square or rectilinear in shape. Window may utilize a half round or segmented arch provided the use is not overpowering. Residential windows should have a divided glass look.*

Trim/Headers and Sills

- *Any of the above combinations are acceptable provide there is a consistency throughout except for special hierarchal elements*

Shutters

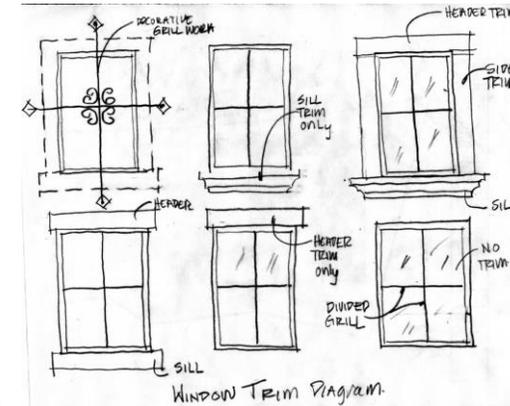
- *Shutters can be single or double, but always be same size as the opening associated with the shutter. Material should be wood/ wood looking or have a painted look.*

Hard and Soft Awnings/Canopies

- *Coverings over window, doors and openings shall be sized and proportioned to complement, not distract from the associated element. Coverings should be simple, square or rectilinear in shape. Coverings shall not be backlit*

Ornamental Iron Style Work

- *Finely crafted iron style work graces stair railings, gates, window grilles, balconies and lanterns.*



Walls/Building Design Standards

Wall material elements

Balcony/railings

- *These were designed so that you could step out from your room above to enjoy the fresh air and views or create drama within an elevation*

Openings/Arcades/loggias/Arbors and Trellises

- *Openings are used to protect entryways, create covered spaces or accentuate entry and or to show depth*

Columns

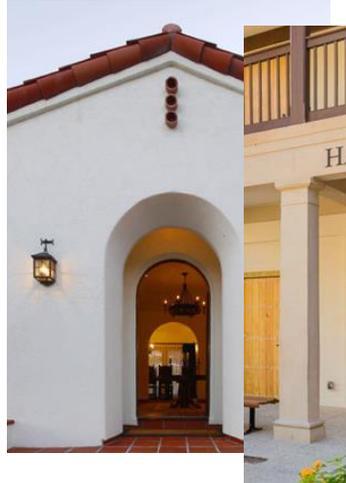
- *Column style should be traditional and or simple in form*

Decorative Vents and Elements

- *Another way to add interest to the wall is to provide decorative simple decorative elements such as vents or medallions as an example*

Wing walls

- *Another way to add interest is to create wing walls either to extend the size of the building and, to create space or direct traffic flow*



10/28/2016

Material/Landscape Design Standards

Trees and Palms



Shady Lady
Black Olive



Live Oak



Slash Pine



Orange Geiger



Royal Poinciana



Royal Palm



Sabal Palm



Holly

Proposed Landscape Material

Trees and Palms (100% Native/Drought Tolerant)

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

Shrubs and Groundcovers



Red Tip Cocoplum



Muhly Grass



Firebush



Fakahatchee



Golden Dewdrop



Walter's Viburnum



American Beautyberry



Coontie



Wild Coffee



Cordgrass

Shrubs and Groundcovers (100% Native/Drought Tolerant)

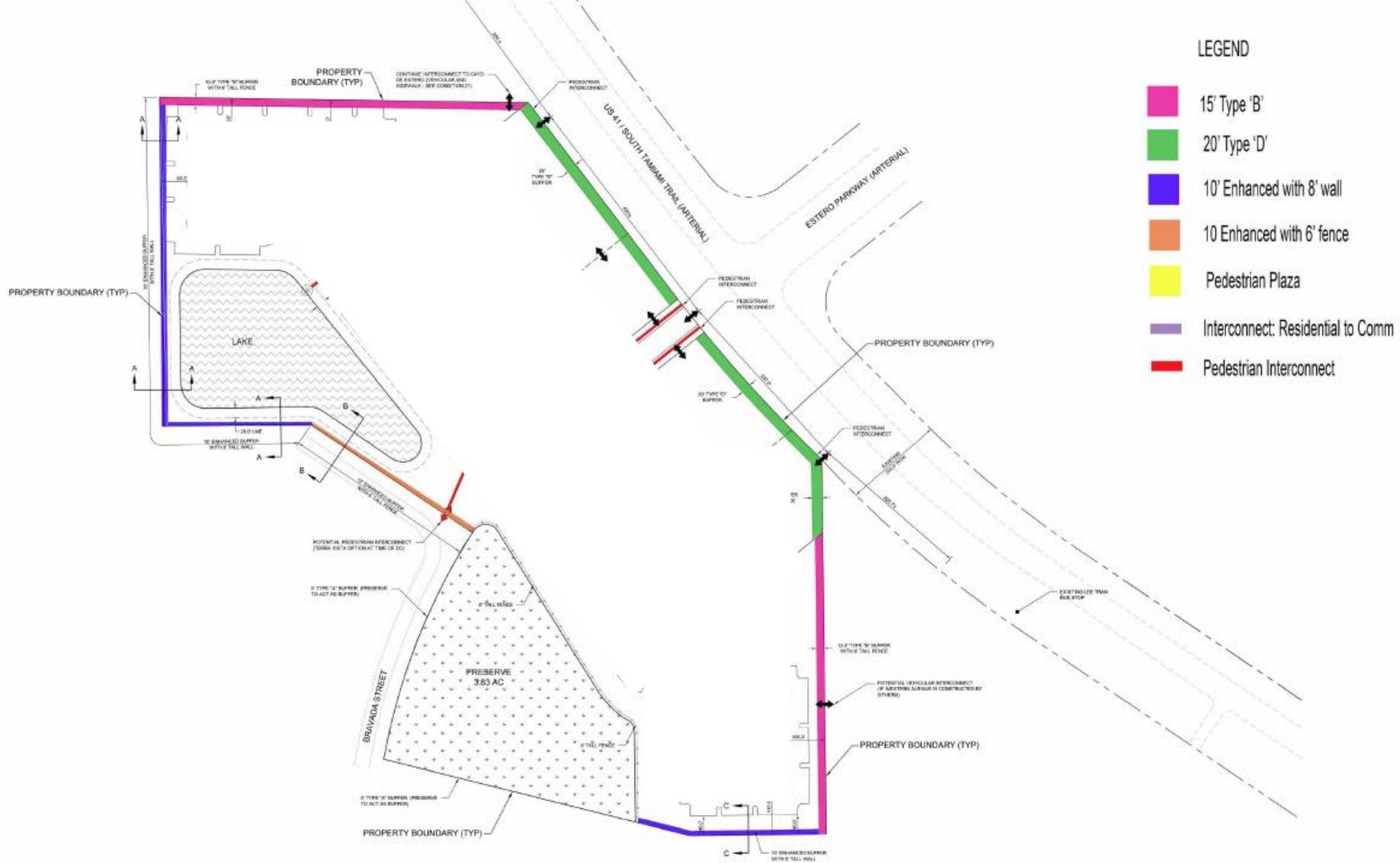
Chrysobalanus icaco 'Red Tip' ~ Red Tip Cocoplum	36" HT after 1 year
Muhlenbergia capillaris ~ Muhly Grass	36" HT after 1 year
Hamelia patens ~ Firebush	36" HT after 1 year
Tripsacum dactyloides ~ Fakahatchee Grass	36" HT after 1 year
Duranta erecta ~ Golden Dewdrop	36" HT after 1 year
Viburnum obovatum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



Estero Grande

Site Plan

Landscape Buffer Diagram-MCP



LEGEND

- 15' Type 'B'
- 20' Type 'D'
- 10' Enhanced with 8' wall
- 10' Enhanced with 6' fence
- Pedestrian Plaza
- Interconnect: Residential to Comm
- Pedestrian Interconnect



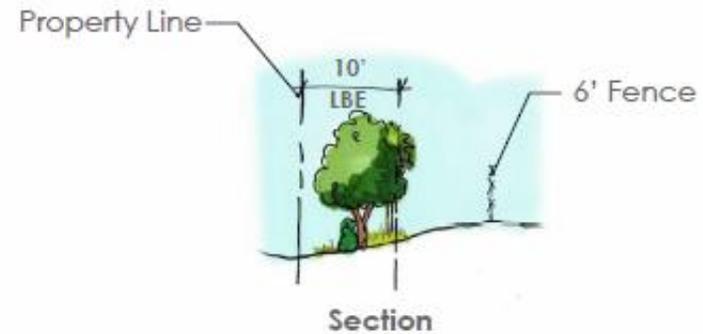
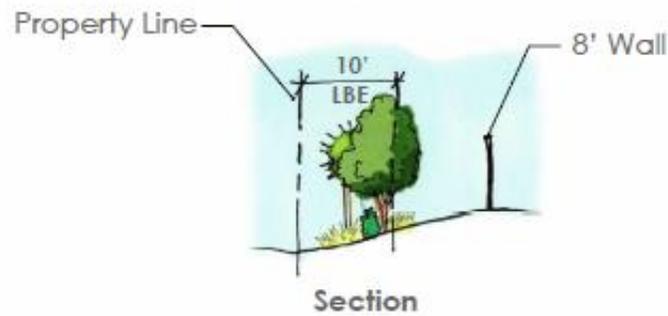
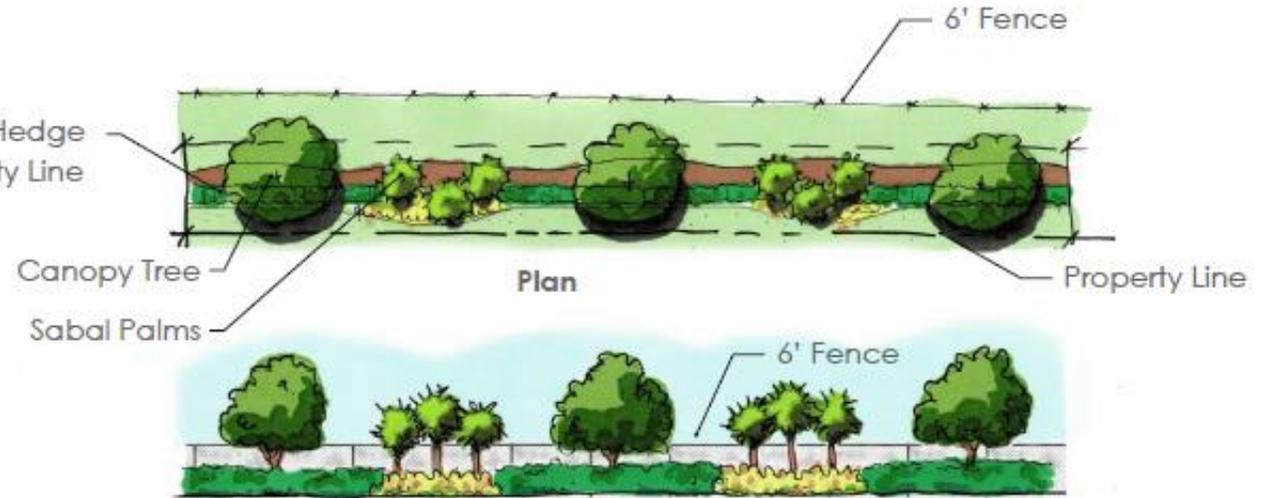
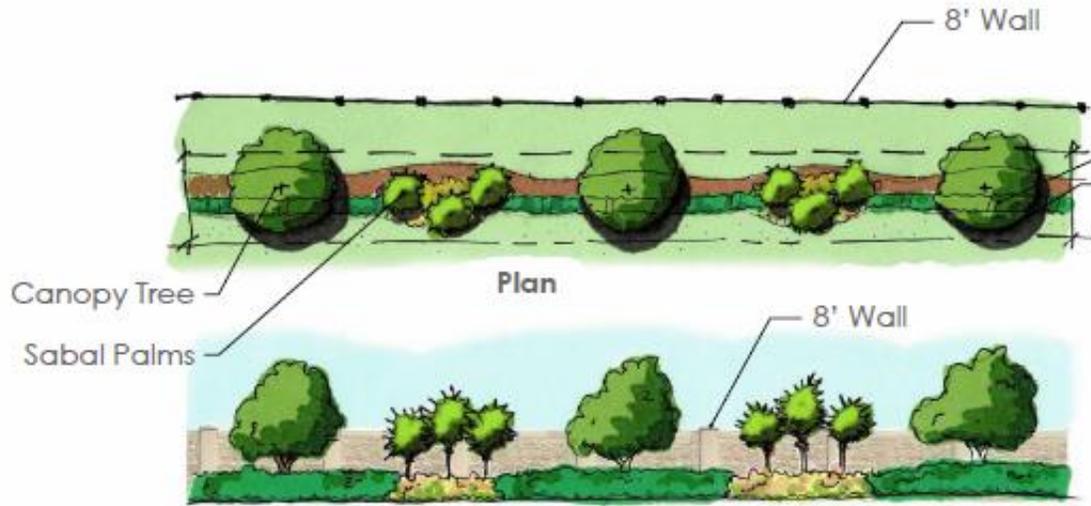
Estero Grande
Site Plan

10/25/2016

Buffers/Landscape Design Standards

10' Enhanced Buffer with 8' Wall
100' Typical

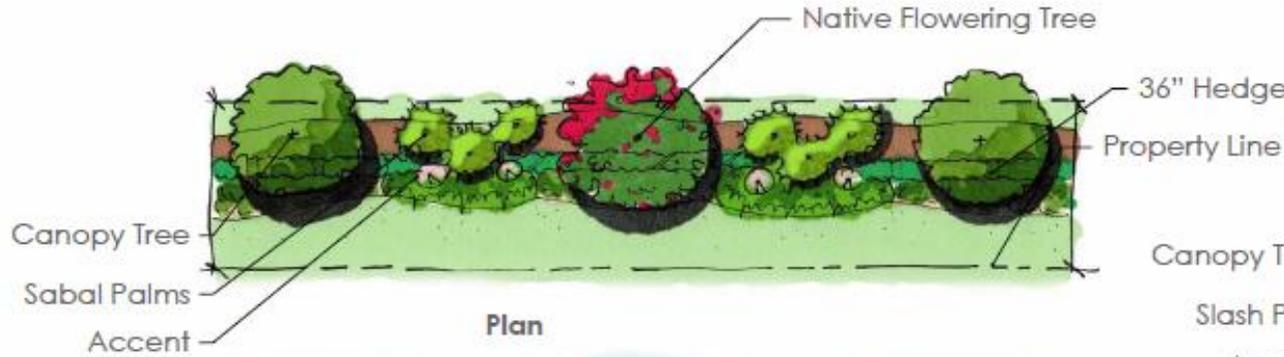
10' Enhanced Buffer with 6' Fence
100' Typical



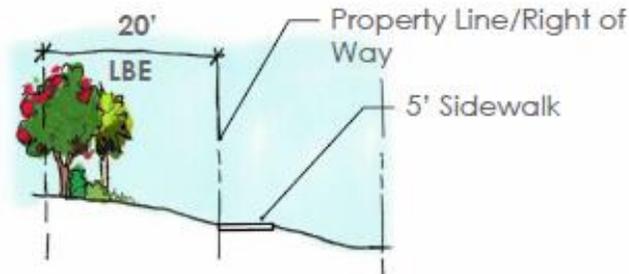
Estero Grande
Site Plan

Buffers/Landscape Design Standards

20' Type 'D' Buffer
100' Typical



Elevation

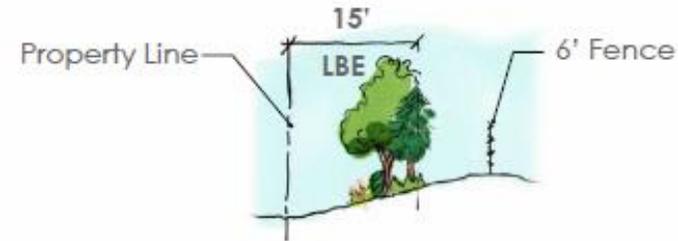


Section

15' Type 'B' Buffer
100' Typical



Elevation



Section

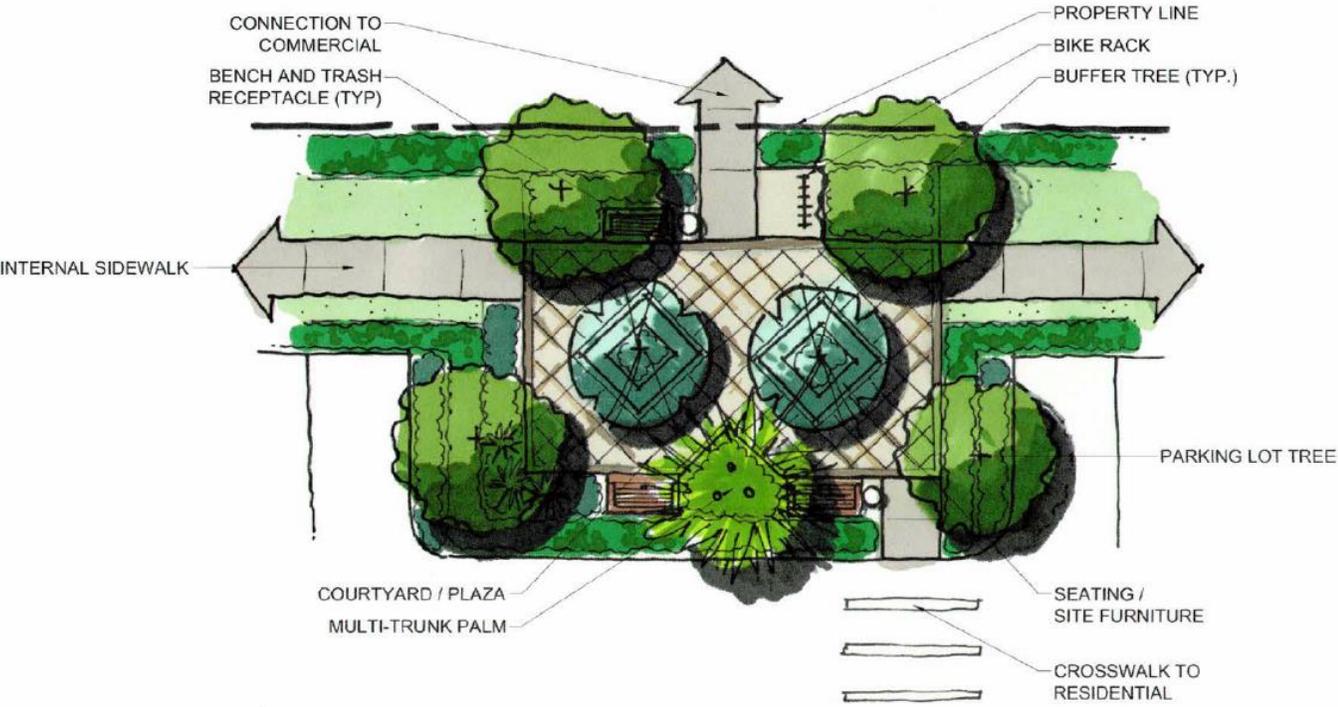
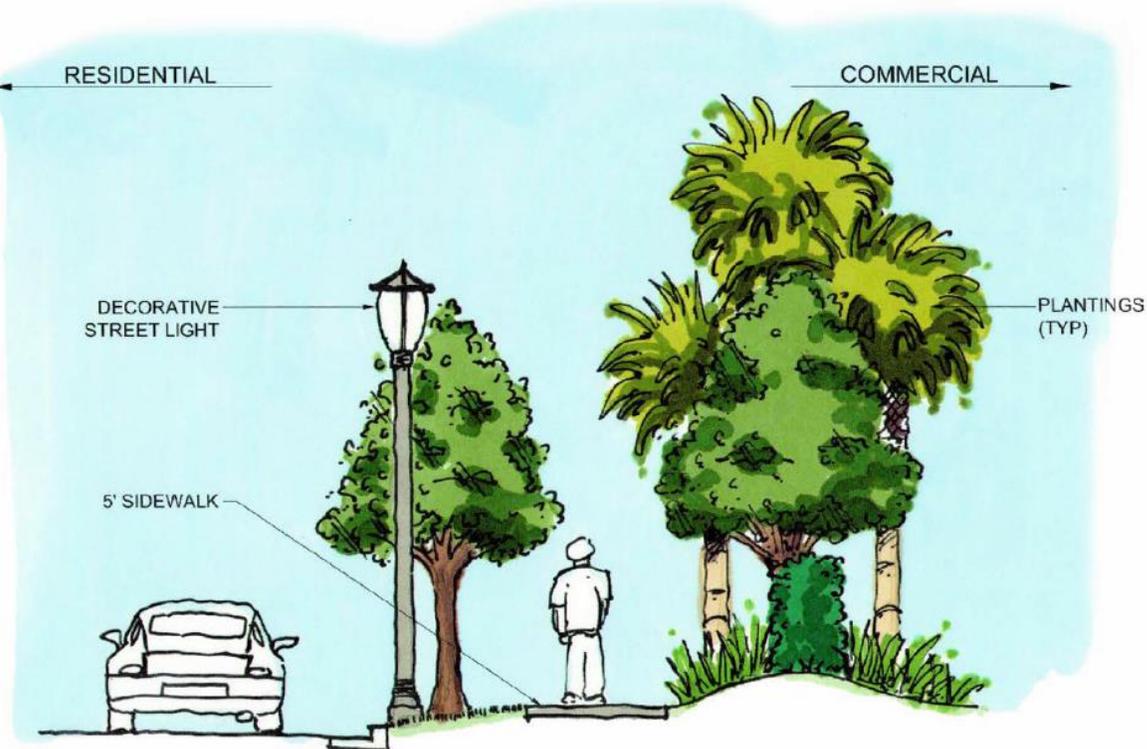


Estero Grande
Site Plan

Pedestrian Interface Standards

Pedestrian Interconnect

Pedestrian Plaza



Estero Grande
Site Plan

Hardscape/Lighting Design Standards



Tree Lined Meandering Sidewalks



Decorative Fencing (6'-0" max height)



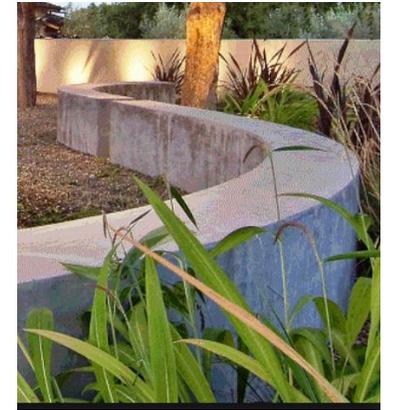
Paver and Patterns



Stamped concrete



Decorative lighting Examples



Decorative walls

Signage

The intent of our signage (Directory signage, Monument, Building signage, and Wayfinding signage)

Shall be well planned for vertical as well as horizontal applications.

Signage that is done right is not a distraction, but adds to, and compliment the project and the community.

Designs shall take into account the design standards/patterns as established in this book, the community codes all the while respecting the needs of the tenant.