



**APPLICATION REQUEST FOR PLANNING AND ZONING  
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)

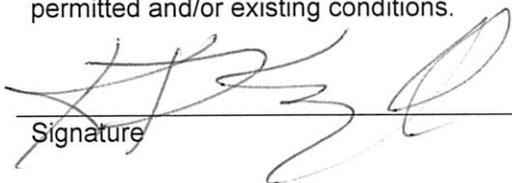
- 1. Applicant/Project Name: The Reef, Phase II
- 2. Address: Access Undetermined
- 3. Strap Number: 23-46-25-E4-U2143.2581
- 4. Application Number: CPA2016-02 and DCI2016E-01

5. Type of Application (check appropriate type(s)):
- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Comprehensive Plan Amendment                          | <input type="checkbox"/> Planned Development Zoning |
| <input checked="" type="checkbox"/> Planned Development –Amendment or Final Plan Approved | <input type="checkbox"/> Variance                   |
| <input type="checkbox"/> Conventional Rezoning  | <input type="checkbox"/> Special Exception          |
| <input type="checkbox"/> Plat   | <input type="checkbox"/> Vacation                   |
| <input type="checkbox"/> Other _____  |   |
- (Specify)

6. Project Description (Brief description of project and need for application.)

A minor Planned Development Amendment to rezone the 5.32 acre +/- CPD parcel, identified as a portion of Development Area "A" within the Corlico Villages RPD/CPD pursuant to Lee County Zoning Resolution No. Z-02-071, to RPD to accommodate a multi-family residential development (60 units), a recreational element, and parking not to exceed 278 spaces. The project is subject to a concurrent Comprehensive Plan Text Amendment to add a new Policy 19.3.4 to allow for the conversion of existing or planned commercially zoned parcels of 10 acres or less in size in the mixed use overlay which border existing planned residential uses under common ownership or control at a blended residential density not to exceed 135% of the previously submitted density per acre for the original residential subject to certain conditions.

7. Application shall be accompanied by an electronic copy of the site plans drawn to scale, illustrating a detailed overview of the project. The plans shall define what is being requested and the deviation or change from the permitted and/or existing conditions.

  
\_\_\_\_\_  
Signature

10/14/16  
\_\_\_\_\_  
Date

**THE VILLAGE OF ESTERO  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
9990 COCONUT ROAD  
ESTERO, FLORIDA 34135  
PHONE (239) 221-5036**

# "THE REEF" - PHASE II MASTER CONCEPT PLAN

## LAND USE TABLE

	PARCEL A ACREAGE	PARCEL A %
LAKES	0 AC	0
PARKING	1.85 AC	35.04%
BUILDING	.92 AC	17.42%
SIDEWALK /POOL	.37 AC	7.01%
OPEN SPACE	2.14 AC	40.53%
TOTAL NEW	5.28 AC	100

## DENSITY SUMMARY

RPD AREA	DWELLING UNITS	LAND USE	BUILDING HEIGHT
DEV. AREA 'A'	60 UNITS	60 UNITS	35 FEET/ 3 STORIES
TOTAL	60 UNITS	60 UNITS	

## SETBACKS

FROM THREE OAKS & ESTERO BLVD	20 FT MIN.
SIDE	20 FT MIN.
REAR	20 FT MIN.

## PARKING CALCULATIONS

MULTI-FAMILY BUILDINGS  
REQUIRED LDC SECTION 34-2020  
MULTI-FAMILY = 2 SPACES PER UNIT

TOTAL NEW UNITS: 60  
60 x 2 = 120 PARKING SPACES REQUIRED  
GUEST PARKING = REQUIRED \* 10%  
120 x .10 = 12 GUEST PARKING SPACES REQUIRED  
132 REQUIRED PARKING SPACES  
278 MAXIMUM PARKING SPACES

HANDICAP SPACES  
REQUIRED MINIMUM NUMBER OF ACCESSIBLE  
SPACES = 2% OF TOTAL SPACES = (270 x .02) = 2.64  
3 HANDICAP SPACES REQUIRED  
6 HANDICAP SPACES PROVIDED

## BUILDING COUNT

(2) TYPE 'A' BLDG'S = THREE STORY = 24 UNITS  
(4) TYPE 'B' BLDG'S = THREE STORY = 20 UNITS  
(2) TYPE 'C' BLDG'S = THREE STORY = 16 UNITS  
TOTALS 60 UNITS

## FLOODPLAIN REGULATIONS

AS PER LDC SECTIONS 6-401 AND 10-253  
REQUIREMENTS, THE DEVELOPMENT WILL COMPLY  
WITH APPLICABLE FLOODPLAIN REGULATIONS FOR A  
FLOODWAY AREA IN THE 'AE' ZONE.

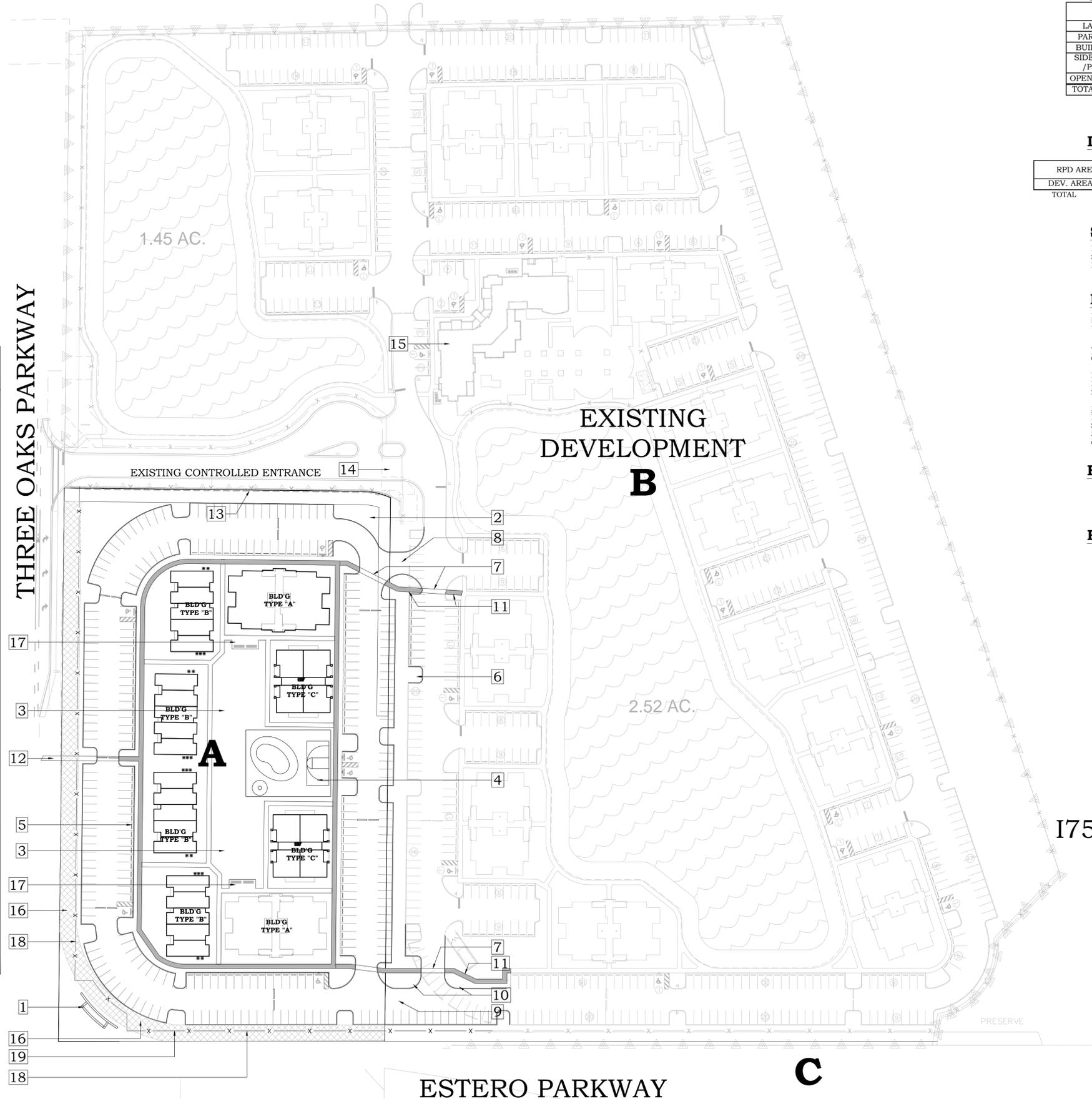
## SCHEDULE OF USES

### Phase II/Development Area "A" (PROPOSED)

ACCESSORY USES AND STRUCTURES  
ADMINISTRATIVE OFFICES  
DWELLING UNIT:  
Multiple-family building  
ENTRANCE GATES AND GATEHOUSE  
ESSENTIAL SERVICES  
EXCAVATION: Water retention  
FENCES, WALLS  
HOME OCCUPATION  
MODELS: Model unit, model home, model display  
center  
RECREATIONAL FACILITIES: Personal and  
Private, On-Site  
RESIDENTIAL ACCESSORY USES  
SIGNS in accordance with Chapter 30 of the LDC

## MCP REFERENCE NOTES

1	PROPOSED PROJECT SIGN / FEATURE
2	DUMPSTER / RECYCLE LOCATION (IF REQUIRED)
3	COMMON AREA
4	AMENITIES AREA
5	SIDEWALK
6	REVISED ISLAND LOCATION
7	CROSS WALK CONNECTION
8	NEW ACCESS (- 6 SPACES)
9	NEW ACCESS (-11 SPACES / ADD 18 SPACES/ NET GAIN = 1 SPACE)
10	RECONFIGURED DRIVE
11	NEW SIDE WALK CONNECTION
12	SIDEWALK CONNECTION TO THREE OAKS
13	EXISTING FENCE & BUFFER FROM REEF 1
14	EXISTING CONTROLLED GATE
15	EXISTING CLUBHOUSE
16	ENHANCED TYPE "D" BUFFER (20' WIDE W/ 1'- 2' (MAX) BERM) • 16' (100 GALLON) TREES @ (2) PER 100' • 12' (45 GALLON) TREES @ (3) PER 100' • DOUBLE ROW HEDGE PLANTED 36"-48" (7 GALLONS) SHRUBS
17	GRILLING AREA
18	DECORATIVE ALUMINUM FENCE TO MATCH EXISTING (6' MAX HEIGHT)
19	(OPTIONAL) PEDESTRIAN GATE ACCESS TO MATCH EXISTING



I75

ESTERO PARKWAY

C

SITE DEVELOPMENT

SCALE: 1" = 60'



McHARRIS  
PLANNING & DESIGN  
1338 MONTE BEACH ROAD  
SUITE 103  
MONTE SPRINGS, FL 34135  
PHONE: (239) 948-6689  
MOBILE: (239) 821-4979

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No.	Date	By	Revision
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Project Name and Address:  
**"THE REEF" PHASE II**  
@ COSTAL VILLAGE  
19655 THREE OAKS PKWY  
FORT MYERS, FL. 33967

Check by: JOE MCHARRIS  
Drawn by: JLE  
Scale: AS NOTED  
Project No.: C16-0003  
Sheet Name: MASTER CONCEPT PLAN  
Sheet No.: 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

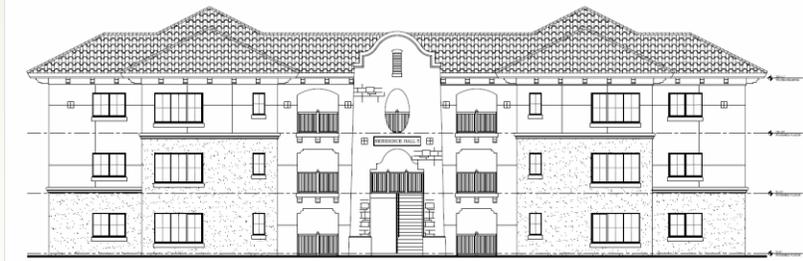
- Roof
- Details
- Walls
- Colors

## Site Plan

- Parking
- Buffers
- elements

## Landscaping

- Material
- hardscape
- Details



FRONT ELEVATION





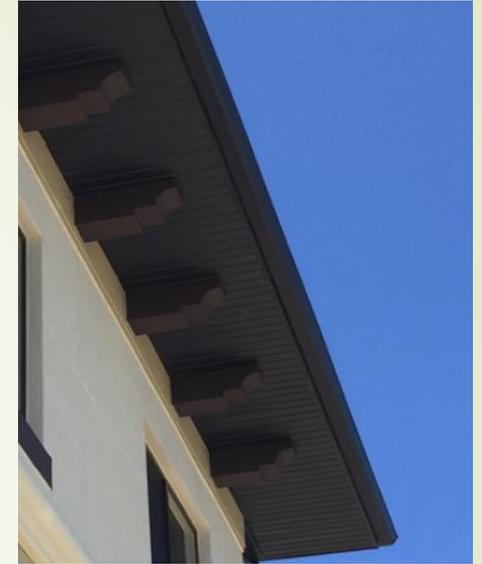
# Roof/Building Design Standards



**High Profile "S"**



**Roof Changes**



**Decorative Trim/Eave Brackets**





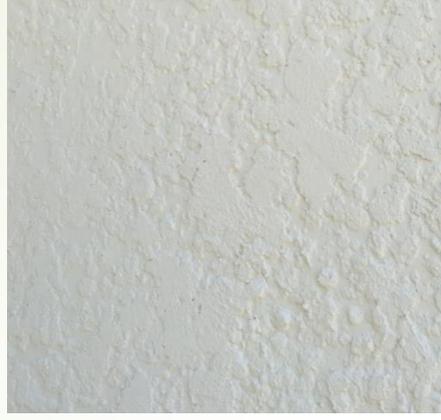
# Walls/Building Design Standards



**Trim/Banding**



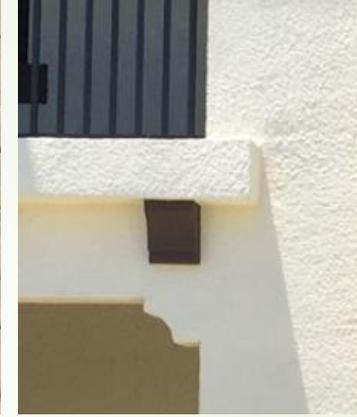
**Textured Stucco 1**



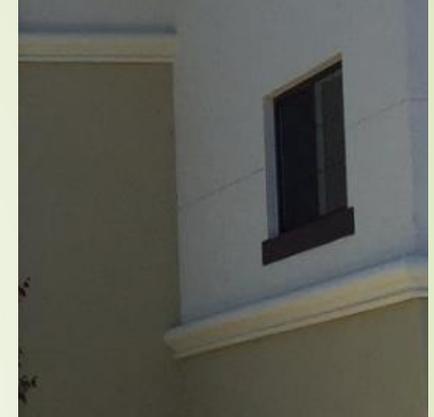
**Textured Stucco 2**



**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**

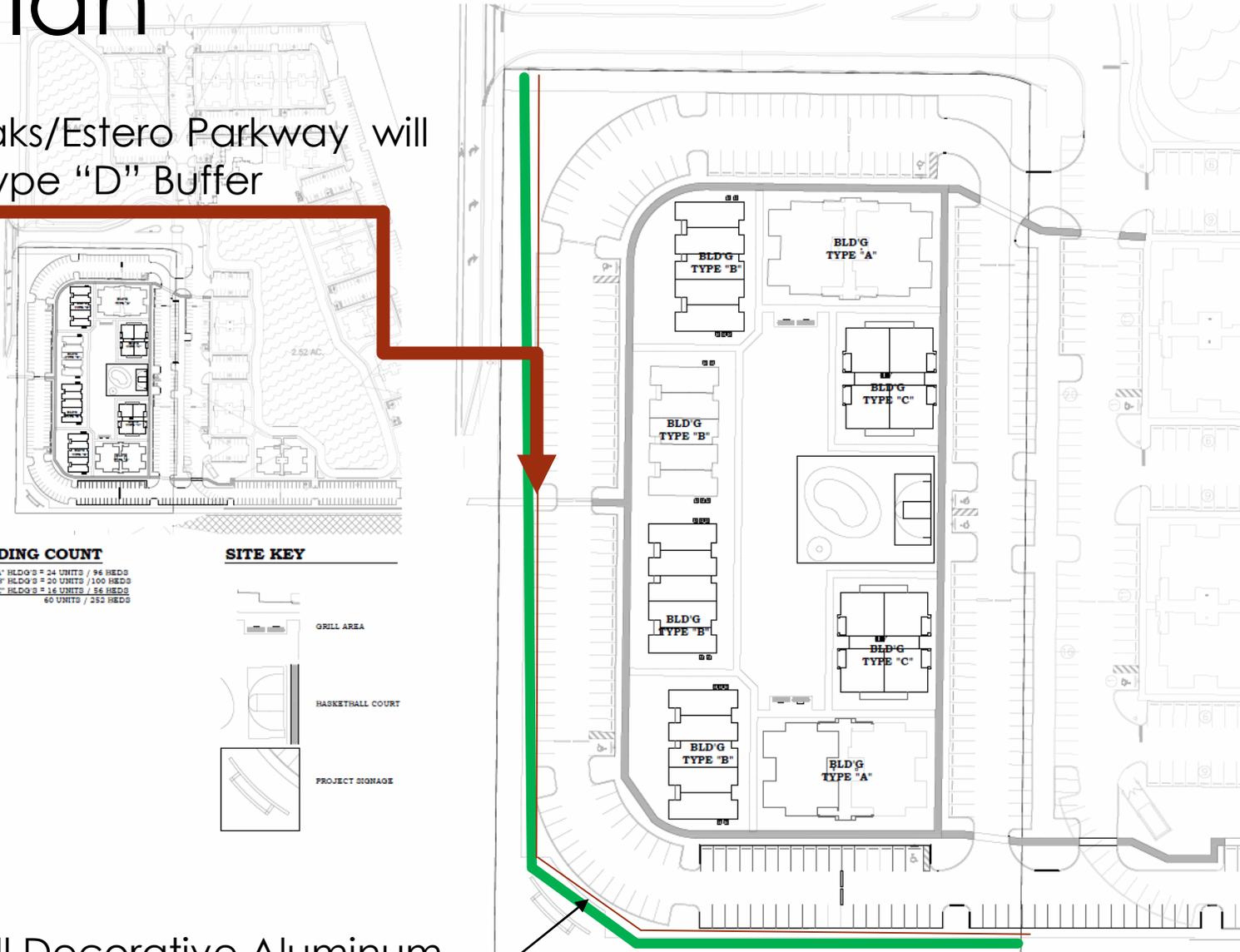






# Site Plan

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



Max 6'-0" Tall Decorative Aluminum Fencing

**McHARRIS**  
PLANNING AND DESIGN  
11338 BONITA BEACH ROAD, SUITE 103  
BONITA SPRINGS, FL 33435  
TEL: 239.821.4999  
WWW.MCHARRISPLANNING.COM

**PROJECT:** THE REEF PHASE II  
**LOCATION:** 1800 COSTAL VILLAGE DRIVE, PORT MATHERS, FL 33967

**DATE:** 08/14/2018  
**SCALE:** 1"=30'  
**PROJECT NO.:** C16-0003

**ENLARGED SITE PLAN**  
A2



# Material/Landscape Design Standards



**Trees and Palms**



**Shrubs/Ground Cover**

## Proposed Landscaping

### Trees (100% Native/Drought Resistant)\*

Green Button Wood/Conocarpus Erectus	12'-14' O.A x 6' spread, 45 gallon min or FG equivalent
Cabbage Palm/Sable Palmetto	12'-18' CT, Booted/Slick, Hur. Cut
Red Maple/Acer Rubrum	12'-14' O.A x 6' spread, 45 gallon min or FG equivalent
Slash Pine/Pinus Elliottii 'Densa'	12'-14' O.A x 6' spread, 45 gallon min or FG equivalent
Black Olive/Buceda Buceras 'Shady Lady'	12'-14' O.A x 6' spread, 45 gallon min or FG equivalent
Royal Palm/Royestonta Flata	6' Greywood, 18' O.A.

### Additional Plantings (100% Native/Drought Resistant)\*

Awabuki Viburnum/V. Odoratissimum	24" HT, x 16" W, 3 Gal., 4' O.C.
Cord Grass/Spartina Bakeri	24" HT, x 16" W, 3 Gal., 3' O.C.
Cocoplum/Chrysobalanus Icacco	24" HT, x 16" W, 3 Gal.
Parsonii Juniper/J. Chinensis 'Parsonii'	12" x 12", 3 Gal. Trailing
Firebush/Hamalia Patens	24" x 18"m 3 Gal. 3' O.C.
Gold Mound Duranta/Duranta Erecta 'Gold Mound'	24" x 18"m 3 Gal. 3' O.C.
Waters Viburnum/V. Obobatum 'whorled Class'	16" HT x 16" W, # Gal., 3' O.C.
Fakahatcee Grass/Tripsacum Dactyloides	24" HT, x 18" W, 3 Gal., 3' O.C.

### Grass

- Floritam Sod
- Bahia Sod

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





# Buffers/Landscape Design Standards



**Roadway buffer**



**Building buffers**

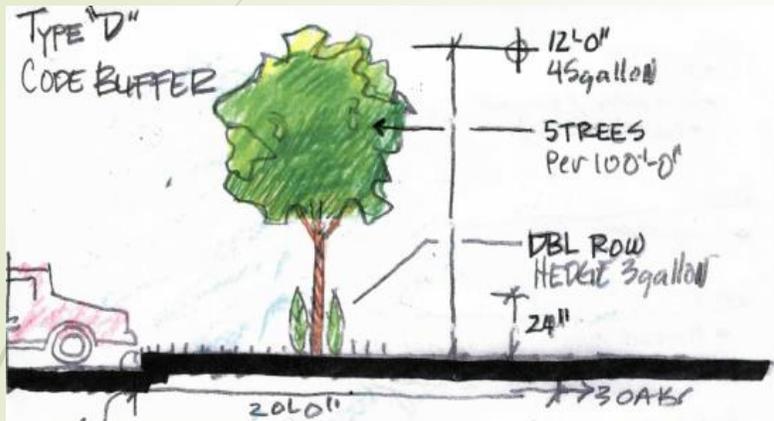


**Parking Area Buffer**

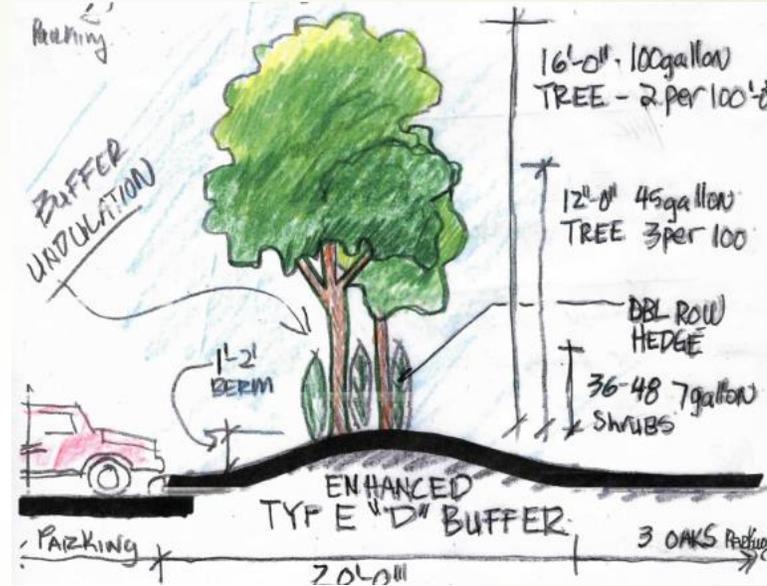




# Buffers/Landscape Design Standards



**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 instillation) with 2/16'-0" (100 gallon) and 3/12'-0" (45 gallon) trees every 100 feet





# Hardscape Design Standards



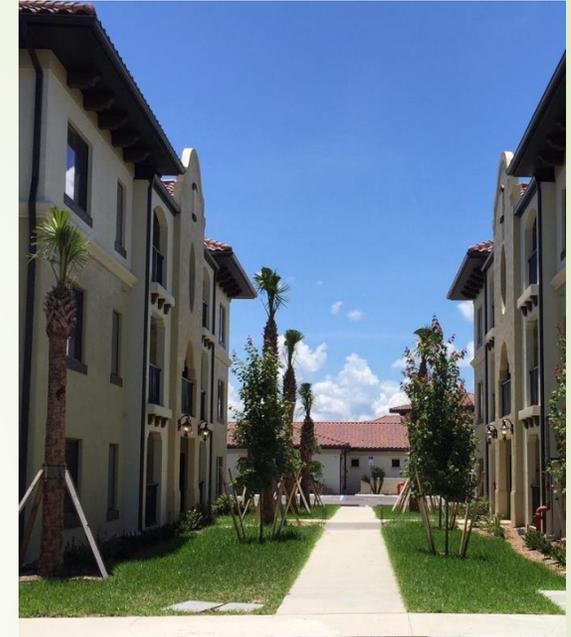
**Tree Lined  
Meandering  
Sidewalks**



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



**Paver and  
Patterns**



**Pedestrian  
interconnection**





# The Reef Student Housing Signage

**MONUMENT SIGN**

**SIDE VIEW**

Sign Area: 105 sqft  
OAH: 10 ft

**DESCRIPTION:**  
New double faced monument to be constructed of CMU with non-illuminated HDU logo, HDU primary and secondary channel letters, and 1/2" FCO address numerals. *The Reef* copy to be mounted to surround with 1-1/2" standoffs. *Student Living* to be mounted to surround with 1" standoffs. Logo to be flush mounted to stone surround.

**COLOR SCHEDULE:**

- Main Cabinet (Top & Bottom) = SW6135 ECRU with textured finish
- Main Cabinet (Body) = SW2829 Classical White with textured finish
- The Reef* = Painted to match The Reef teal
- Student Living* & Address = Painted to match The Reef blue
- Logo = Painted to match The Reef logo colors.
- Tile Background = Coronado Stone Products "Caribbean Coral".

Drawing No.	15015
Sheet No.	(1) OF (1)
Date	12 / 29 / 2015
Drawn By	R. Carriker
Scale	1/2" = 1'-0"
Revision 4	3 / 02 / 16
Revision 5	5 / 06 / 16
Revision 6	5 / 19 / 16
Revision 7	6 / 30 / 16

Approved by: \_\_\_\_\_

Date: \_\_\_\_\_

APPROVED AS SHOWN  
 APPROVED AS NOTED  
 CORRECT & RESUBMIT

**THE REEF**  
STUDENT LIVING 10100-251 Shephard St. Fort Myers, FL 33967

Monument Sign