



THE REEF

STUDENT LIVING

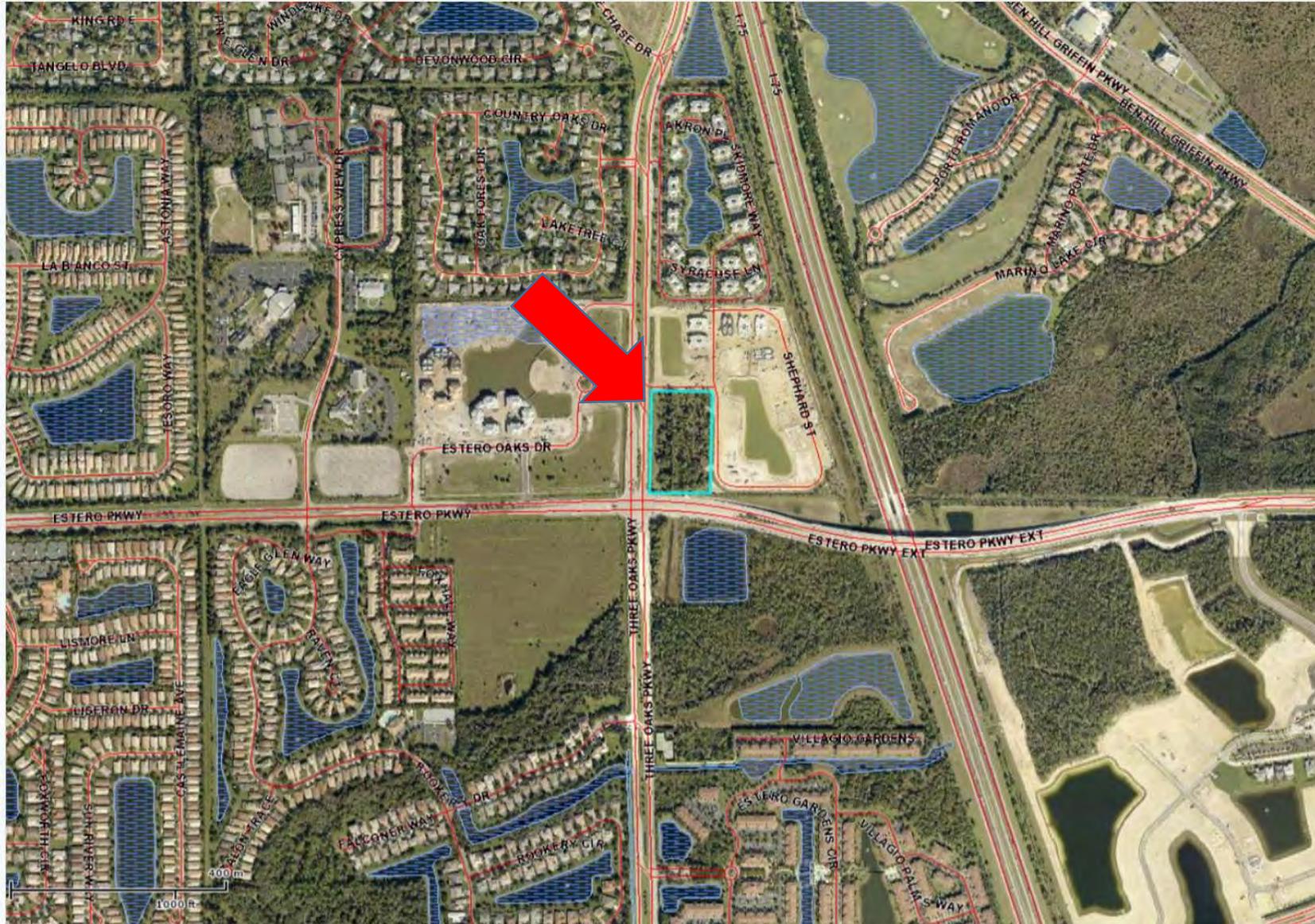
**Property Location:**

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

**Village of Estero, Florida**

July 19<sup>th</sup> 2016





Aerial location-19655 Three Oaks Parkway



Site location

**SCHEDULE OF USES**

**Phase II Development Area "B"**

AGRICULTURAL USES (See Condition #5, Lee County Zoning Resolution 2-25-471)  
 ACCESSORY USES AND STRUCTURES  
 ADMINISTRATIVE OFFICES  
 DWELLING UNIT:  
 Singlefamily  
 Duplex  
 Two-family attached  
 Townhouse  
 Multiple-family building  
 Zone lot line  
 ENTRANCE GATES AND GATHOUSE  
 ESSENTIAL SERVICES  
 EDUCATION: Water retention  
 FENCES, WALLS  
 HOME OCCUPATION  
 MIDDLE: Model unit, model home, model display center  
 REAL ESTATE SALES OFFICE (See LDC §§ 34-191 et seq. and 34-302)  
 RECREATIONAL FACILITIES: Personal and Private, On-Site  
 RESIDENTIAL - ACCESSORY USES  
 SIGNS in accordance with Chapter 30 of the LDC

**Phase III Development Area "A"**

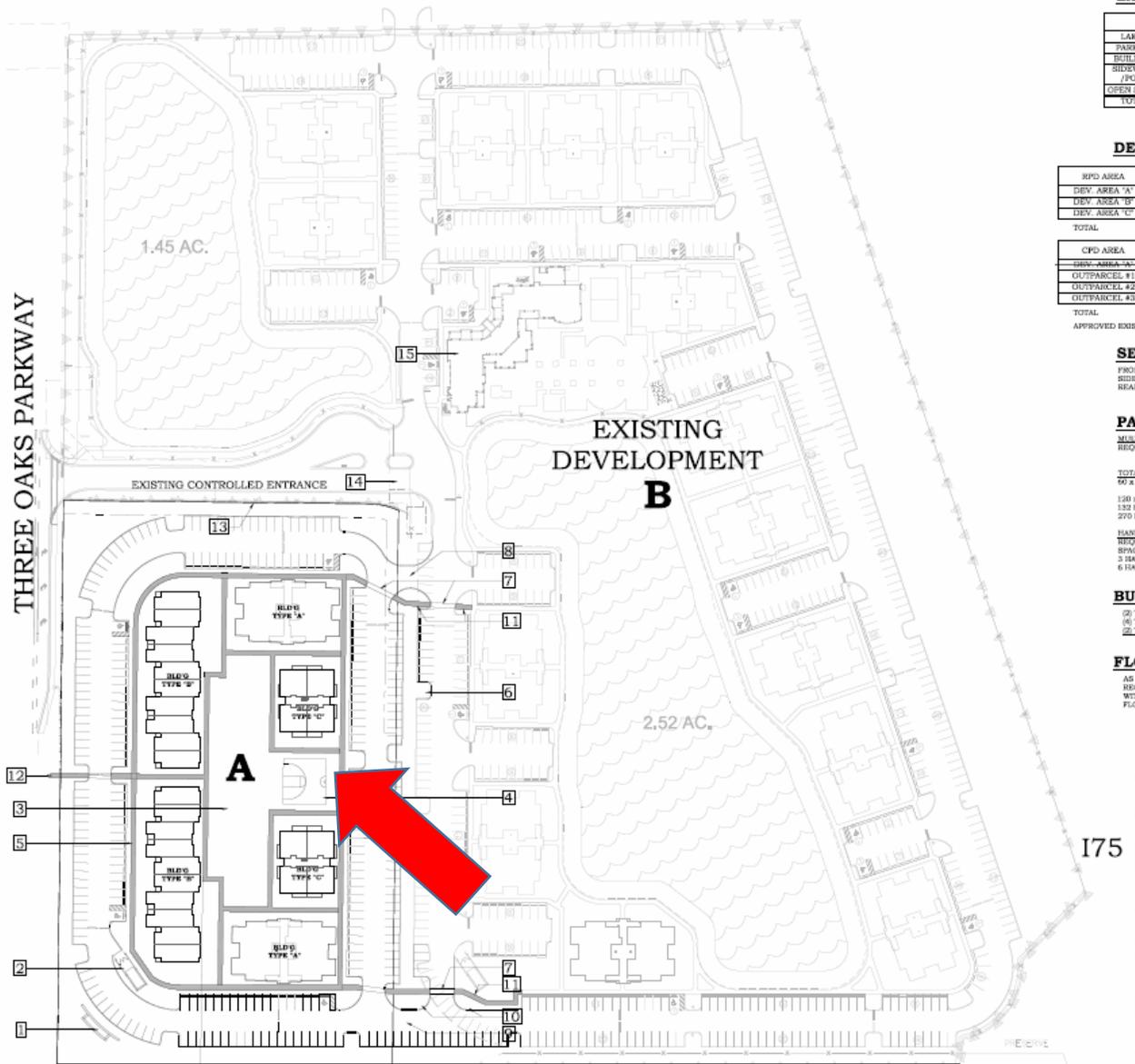
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 RESIDENTIAL - ACCESSORY USES  
 SIGNS in accordance with Chapter 30 of the LDC

**Phase IV Development Area "C"**

AGRICULTURAL USES (See Condition #5, Lee County Zoning Resolution 2-25-471)  
 ACCESSORY USES AND STRUCTURES  
 ADMINISTRATIVE OFFICES  
 DWELLING UNIT:  
 Singlefamily  
 Duplex  
 Two-family attached  
 Townhouse  
 Multiple-family building  
 Zone lot line  
 ENTRANCE GATES AND GATHOUSE  
 ESSENTIAL SERVICES  
 EDUCATION: Water retention  
 FENCES, WALLS  
 HOME OCCUPATION  
 MIDDLE: Model unit, model home, model display center  
 REAL ESTATE SALES OFFICE (See LDC §§ 34-191 et seq. and 34-302)  
 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
2	DUMPSTER / RECYCLE LOCATION
3	COMMON AREA
4	RECREATION ELEMENT
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
14	EXISTING CONTROLLED GATE
15	EXISTING CLUBHOUSE

# "THE REEF" - PHASE II MASTER CONCEPT PLAN



**LAND USE TABLE**

	PARCEL A	PARCEL A %
LAKES	0 AC	0
PARKING	1.8 AC	35.00%
BUILDING	58 AC	18.00%
SIDEWALK / POOL	.30 AC	5.00%
OPEN SPACE	2.20 AC	42.00%
TOTAL	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
DEV. AREA "B"	126 UNITS	126 UNITS	35 FEET / 3 STORIES
DEV. AREA "C"	126 UNITS	PUBLIC	35 FEET / 3 STORIES
TOTAL	294 UNITS	224 UNITS	

CPD AREA	BUILDING AREA	LAND USE	BUILDING HEIGHT
DEV. AREA "A"	46,000 S.F.	VACANT	35 FEET / 3 STORIES
OUTPARCEL #1	12,000 S.F.	PUBLIC	35 FEET / 3 STORIES
OUTPARCEL #2	10,000 S.F.	PUBLIC	35 FEET / 3 STORIES
OUTPARCEL #3	10,000 S.F.	PUBLIC	35 FEET / 3 STORIES
TOTAL	78,000 S.F.	0 SQ. FT.	

APPROVED EXISTING DENSITY PER RESOLUTION 2-02-071 REQUEST DENSITY

**SETBACKS**

FROM THREE OAKS & ESTERO BLVD 30 FT MIN.  
 SIDE 30 FT MIN.  
 REAR 30 FT MIN.

**PARKING CALCULATIONS**

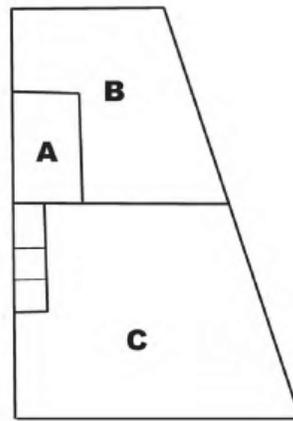
MULTI-FAMILY RESIDENTS  
 REQUIRED LDC SECTION 34-3030  
 MULTI-FAMILY = 2 SPACES PER UNIT  
 TOTAL NEW UNITS: 60  
 60 x 2 = 120 PARKING SPACES REQUIRED  
 GUEST PARKING = REQUIRED + 10%  
 120 x .10 = 12 GUEST PARKING SPACES REQUIRED  
 132 REQUIRED PARKING SPACES  
 270 PARKING SPACES PROVIDED  
 HANDICAP SPACES  
 MINIMUM NUMBER OF ACCESSIBLE SPACES = 2% OF TOTAL SPACES = (170 x .02) = 3.4  
 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 = 48 UNITS  
 (2) TYPE "C" BLDG'S = THREE STORY = 16 UNITS  
 TOTALS 60 UNITS

**FLOODPLAIN REGULATIONS**

AS PER LDC SECTIONS 6-101 AND 10-202 REQUIREMENTS, THE DEVELOPMENT WILL COMPLY WITH APPLICABLE FLOODPLAIN REGULATIONS FOR A FLOODWAY AREA IN THE "AE" ZONE.



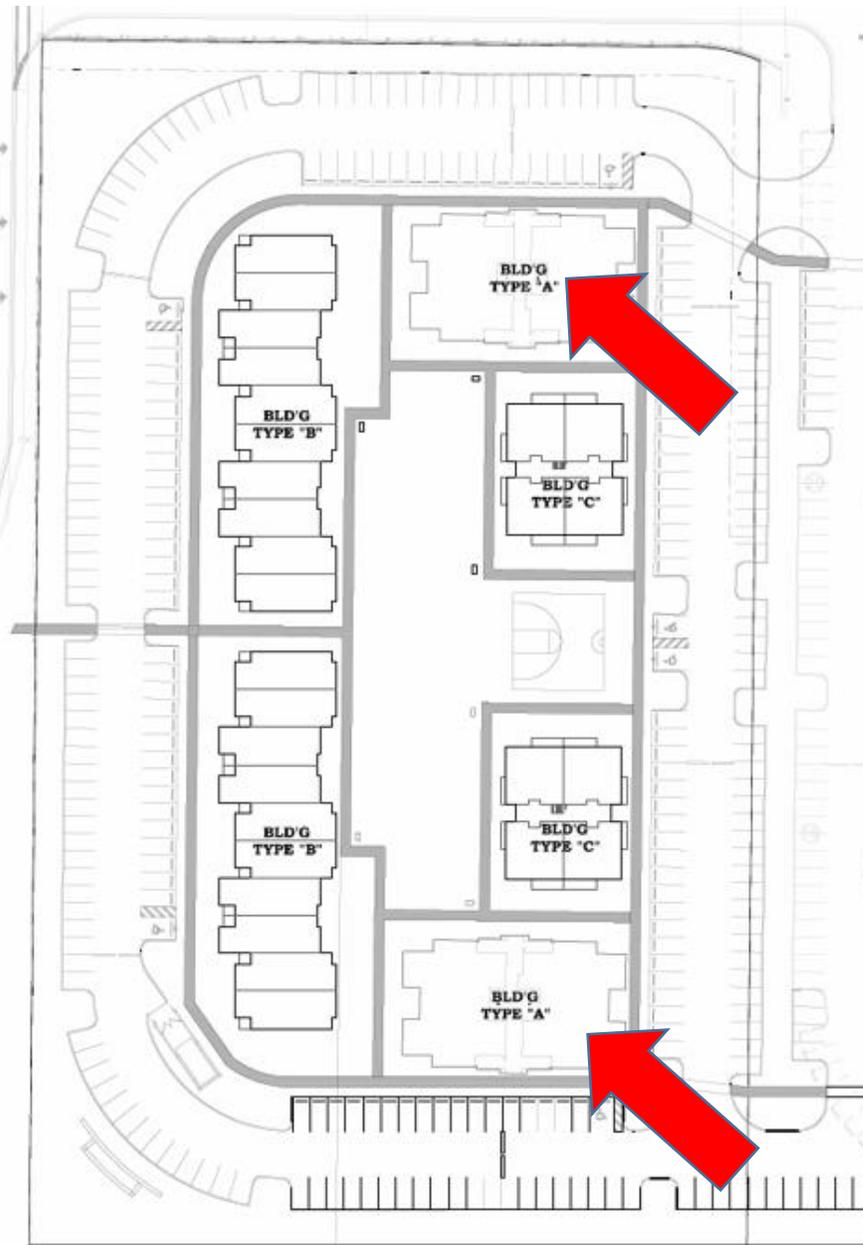
**MCHARRIS**  
 Professional Engineer  
 License No. 12418  
 State of Florida  
 1000 S. US HWY 1, SUITE 100  
 FORT MYERS, FL 33907  
 PHONE: 888-888-8888  
 FAX: 888-888-8888

DATE: 08/14/2014  
 TIME: 10:00 AM  
 PROJECT: "THE REEF" - PHASE II  
 @ CENTRAL VILLAGE  
 19067 W. STATE ROAD  
 FORT MYERS, FL 33907

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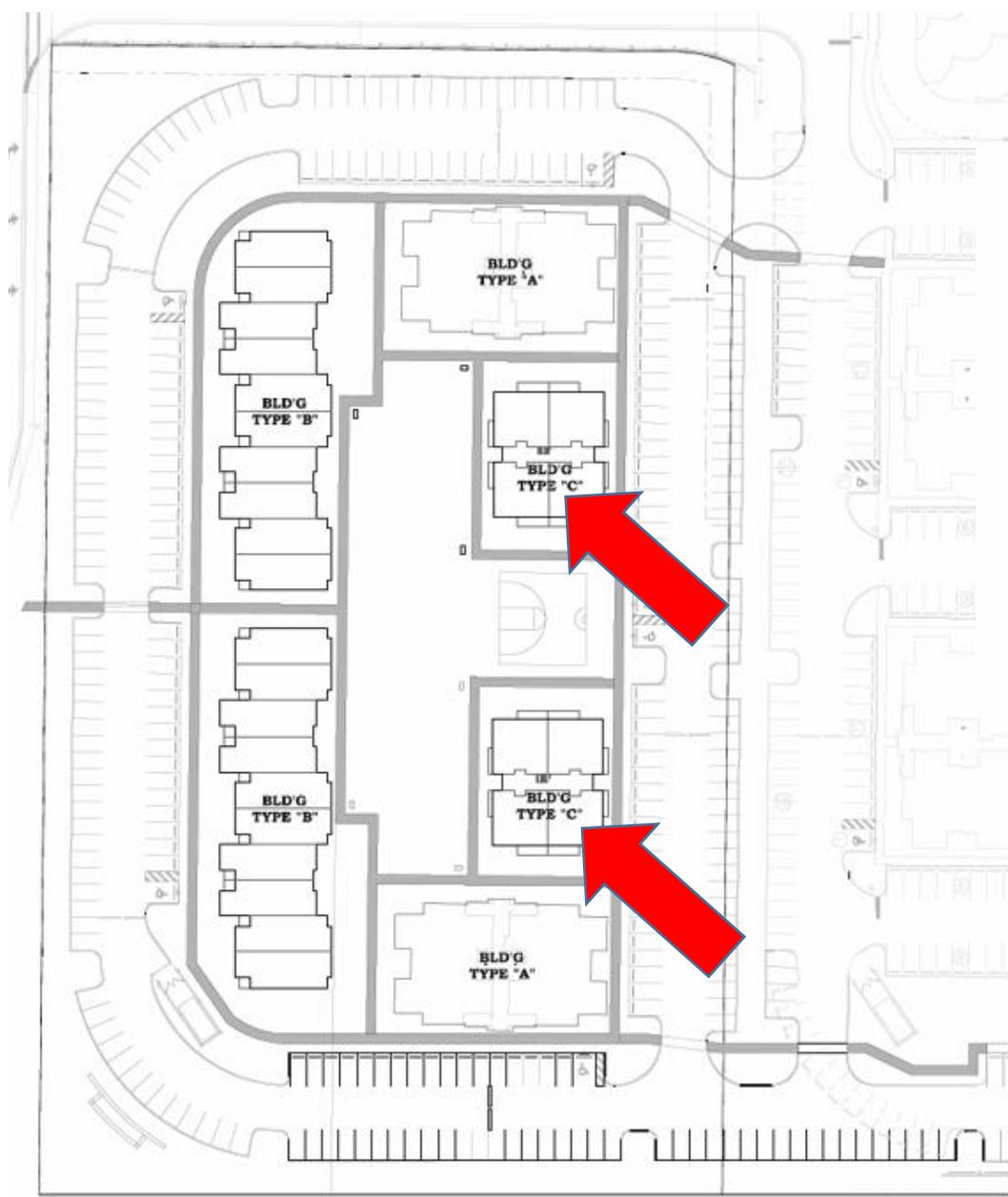
C16-0003  
 MASTER CONCEPT PLAN  
 MCP





ENLARGED SITE PLAN

# Reef II-Proposed Building Type "A"



ENLARGED SITE PLAN



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

# Reef II-Proposed Building Type "C"



FRONT ELEVATION  
Scale: 1/8"=1'-0"



REAR ELEVATION  
Scale: 1/8"=1'-0"

# Reef II-Proposed Building Type "B"



## Village of Estero, Florida

July 19<sup>th</sup> 2016



FRONT ELEVATION  
Scale: 1/8"=1'-0"



FRONT ELEVATION  
Scale: 1/8"=1'-0"