

WOODFIELD ESTERO PLANNED DEVELOPMENT PATTERN BOOK

DOVER, KOHL & PARTNERS
town planning

WOODFIELD
DEVELOPMENT

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INTRODUCTION

The Woodfield Estero Planned Development property is a 45.6 acre site on the northwest corner of US 41 and Coconut Road in Estero, Florida. The site has a 7.6 acre indigenous preserve area along the western and northern boundaries and some existing street infrastructure, including one access point from Coconut Road at Walden Center Drive, that was constructed as part of a previous development plan.

The site is very well located, with Lee Health Coconut Point, an emergency room, outpatient center, and observation hospital, a few blocks away, and Coconut Point Mall just across the street on the east side of US 41. It is currently zoned for mixed-use development under the Mixed Use Planned Development (MPD) district classification, though, as is required in the Village's Land Development Code for any planned developments in the Village Center Area, the development application will be requesting a rezoning to the Estero Planned Development (EPD) classification, and specifically the Tier 3, Village Center designation.

The Woodfield Estero Planned Development conceptual master plan described in this pattern book proposes a new mixed-use center that offers signature public open spaces, connected walking and biking paths, a variety of housing types and commercial uses, as well as a civic building for private and community events—all which come together to create a complete neighborhood centered on community and quality of life.



Figure 1: Site and Context Map

PROJECT DESCRIPTION

This pedestrian-friendly, mixed-use community is meant to align with the needs of the Village of Estero today and in the future, creating a village center for all of Estero's residents to enjoy outdoor and cultural activities, have an office, and gather with friends and visitors alike to shop and dine. The proposed development utilizes an overall design framework comprised of street-oriented buildings, generous public amenities, safe and multi-modal transportation facilities, and new and protected natural areas.

One of the ways the Woodfield Estero Planned Development conceptual master plan design encourages daily activity is by keeping the blocks small enough for people to walk around comfortably. Subtly tuning the geometry of the streets and blocks to increase the number of block edges and street corners, as well as orienting the buildings to face public spaces and streets, instead of facing parking lots or the backs of other buildings, is also key to enriching the character of the neighborhood and generating high value real-estate opportunities.

A Rambla street with a linear public space running down the center, a pedestrian street that serves as a restaurant row, a large central green with an outdoor stage that can host events, a neighborhood park with room for exercise equipment and playgrounds, as well as two retention lakes that create beautiful natural open spaces for people to enjoy, are all key features of the plan. Moreover, the provision of a 3,000

square foot civic building and a landmark hotel add to the diversity of attractions, sense of place, and economic vitality of the neighborhood.

The inclusion of multiple connected walking and biking trails, which include multi-use paths, sidewalks on every street, a natural trail, and a separated two-way bicycle track, as well as the creation of a mobility hub, on-street parking, and lined parking garages, also help ensure that the Woodfield Estero Planned Development project will function effectively as a park-once environment for all and even possibly a car-optional neighborhood for some who live there.

This pattern book has been prepared to summarize and illustrate the key characteristics and design intent of the Woodfield Estero Planned Development. The ultimate goal is not to dictate overly prescriptive architectural design standards nor to restrict the exact location of future uses in such a way that makes it impossible for future phases of construction to adapt to changing market realities. Rather, the goal of this document is to establish an overall conceptual development program that defines the most important elements of the neighborhood plan, such as the network of blocks and streets and the location and size of public open spaces, and ensures a final built product that the whole community supports and values.

(Right) Rambla Street Aerial View:
On Coconut Road and Walden Center
Drive looking north







(Left) Overall Aerial View:
Looking northwest



ILLUSTRATIVE PLAN

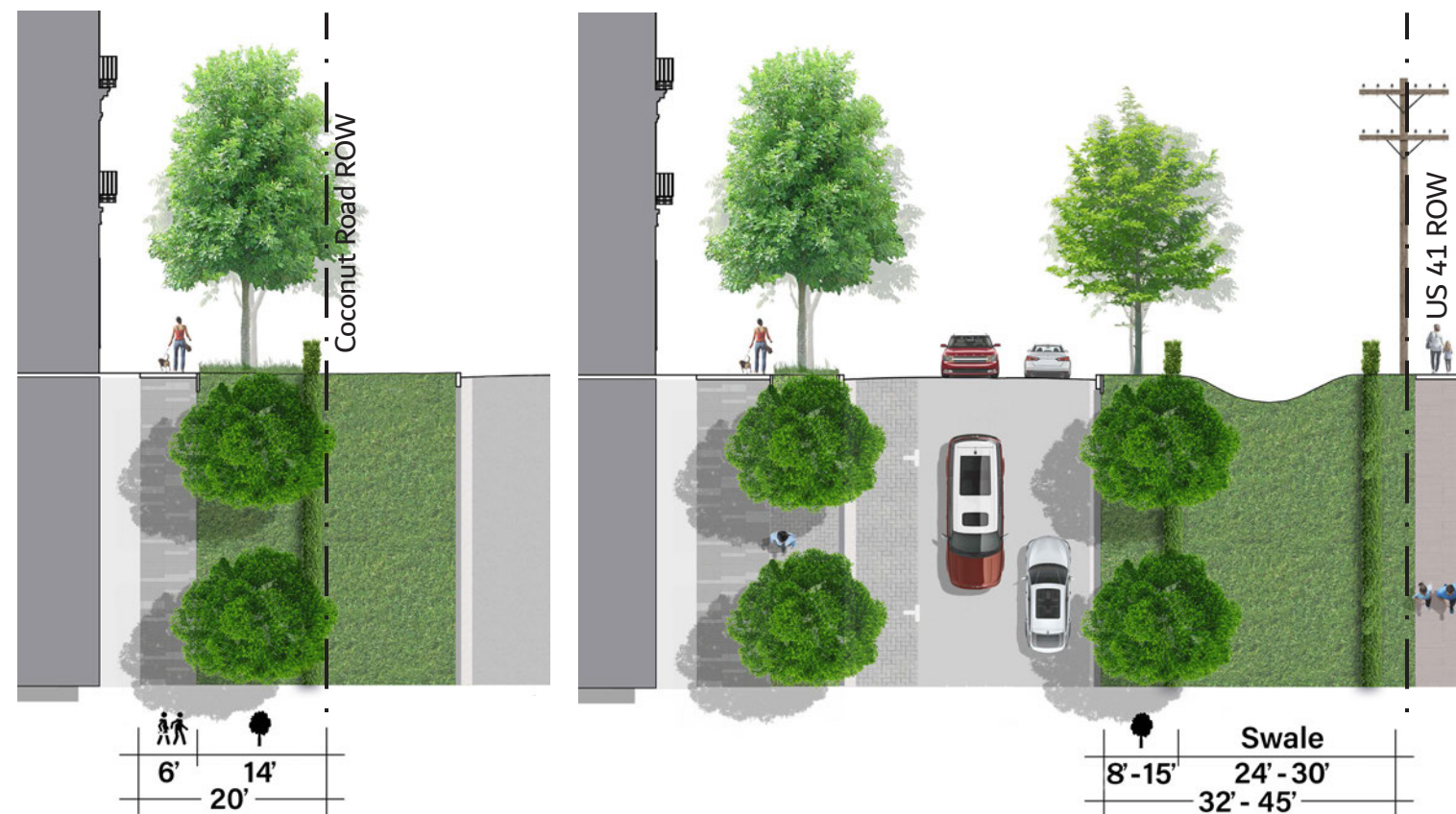
This Illustrative Plan demonstrates the overall neighborhood design for the Woodfield site, including the proposed building footprints, block and street network, landscaping, parking, and public open spaces. From this drawing it is easy to see the natural areas that have been preserved along the western and northern boundaries, as well as the tight network of blocks and streets that make it easy and comfortable for people to get around by car, bike, or on foot.

Figure 2: Illustrative Plan



LANDSCAPING PLAN

Section L.1: Coconut Road Landscape Buffer **Section L.2: US 41 Landscape Buffer**



1. Nature Trail
 - 10' wide natural soil, woodchip, or crushed stone/shell path
2. Coconut Road Landscape Buffer
 - 20' wide buffer (see Section L.1)
 - Enhanced plantings: 14'-18' tall trees
 - Two hedge shrubs 36" at installation
3. US 41 Landscape Buffer
 - Enhanced width buffer: 32'-45' wide buffer (see Section L.2)
 - Enhanced plantings: 14'-18' tall trees
 - Hedge shrub 36" at installation
4. Western Lake Open Space
5. Crescent Lake Open Space
6. Enhanced Littoral Planting
7. Lake View Plaza
 - Paved plaza with benches overlooking the lake
8. Central Green
 - 8' min. sidewalks & concrete paths
 - Benches along the inner paths
 - Open central lawn
 - 14'-18' tall shade trees along the perimeter, except those on axis with the Rambla Street, which shall be 12'-14' tall Royal/Date Palms to preserve views of the civic building)
9. Public Stage/Pavilion & Plaza
 - Specially paved plaza
 - 1,200 - 1,800 sq. ft. elevated pavilion/stage
 - Lighting for special events
10. Neighborhood Park
 - 8' min. sidewalks & concrete paths
 - Benches along the inner paths
 - Dry retention area in the center
 - 14'-18' tall trees along the perimeter and outside of the central dry retention area
11. Public Gazebo
12. Public Pavilion & Pergola
 - Pavilion with attached pergola covering the sidewalk
 - Small plaza space round the pavilion
 - Reflection pool along the pergola and elevated above the lake
13. Rambla Street South Median
 - 28' wide median (see Section S.2 on pg. 14)
 - 8' wide concrete path down the center
 - Two rows of shade trees, one on each side of the central path in the median
 - Benches between the trees facing the path
14. Rambla Street North Median
 - 28' wide median (see Section S.1 on pg. 14)
 - 8' wide reflection pool down the center with 5' wide concrete paths on either side
 - Two rows of 12'-14' tall Royal/Date Palms, one on each side of the median
 - Benches between the palms facing the path
15. Civic Building Plaza
 - Specially paved plaza
 - 12'-14' tall Royal/Date Palms in front of the civic building
 - Public seating (benches and cafe tables)



1

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11

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L2

12

13

5

7

2

L1

Coconut Road

US 41/Tamiami Trail

PUBLIC OPEN SPACES

Just about half of the 45.6 acre site is dedicated to public open spaces. These include a neighborhood park, a central green that features a pavilion/stage for outdoor events, lakes, indigenous preserve areas, and multiple plazas and paseos. These spaces will be owned and maintained by Woodfield and will be open to the public for outdoor recreation and outdoor community events.

Land Cover	Acres	%
Total Open Space	23.7	52.0%
Indigenous Preserve	7.6	16.7%
Wet & Dry Retention	5.2	11.4%
Public Parks/Green Spaces	5.5	12.1%
Public Plazas	0.8	1.7%
Public Sidewalks & Paths	3.1	6.8%
Private Open Spaces*	1.5	3.3%
Total Built-Up Area (Buildings & Parking)	16.8	36.8%
Total Streets	5.1	11.2%
Total Site	45.6	100%

* These are the private green courtyard areas for the hotel and multifamily residential buildings

Public Open Space Types

- Preserve & Natural Areas
- Neighborhood Park
- Rambla Street Linear Park
- Central Green
- Plaza/Paseo

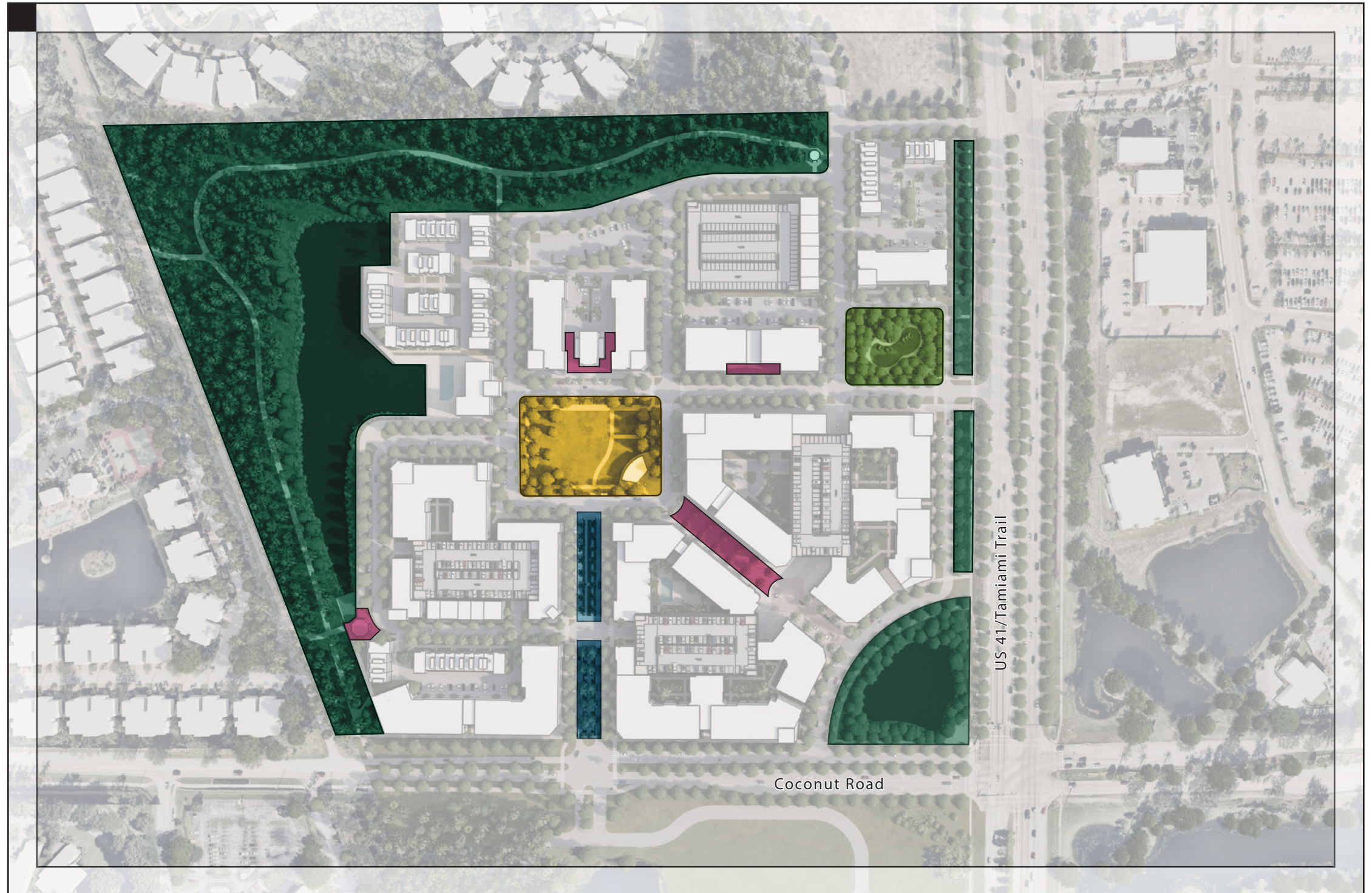


Figure 3: Public Open Space Plan



MOBILITY+ ACCESS

One of the plan objectives is to facilitate multi-modal transportation within the neighborhood, as well as to and from it. There is a network of nature trails, multi-use paths, in addition to 8' minimum sidewalks on every street to promote safe and comfortable walking and biking. There is also an opportunity to locate a new southbound LeeTran bus station and pull-out area along US 41 close to a proposed future pedestrian crossing.

Several new access points have also been proposed. There is one possible future access point which will require additional coordination with FDOT in order to lower the speed along US 41 to 45 mph and re-classify the roadway context to C4 Urban General. These two measures will enable shorter distances between driveways and open up the possibility for a future access point by the southeastern retention lake along US 41.

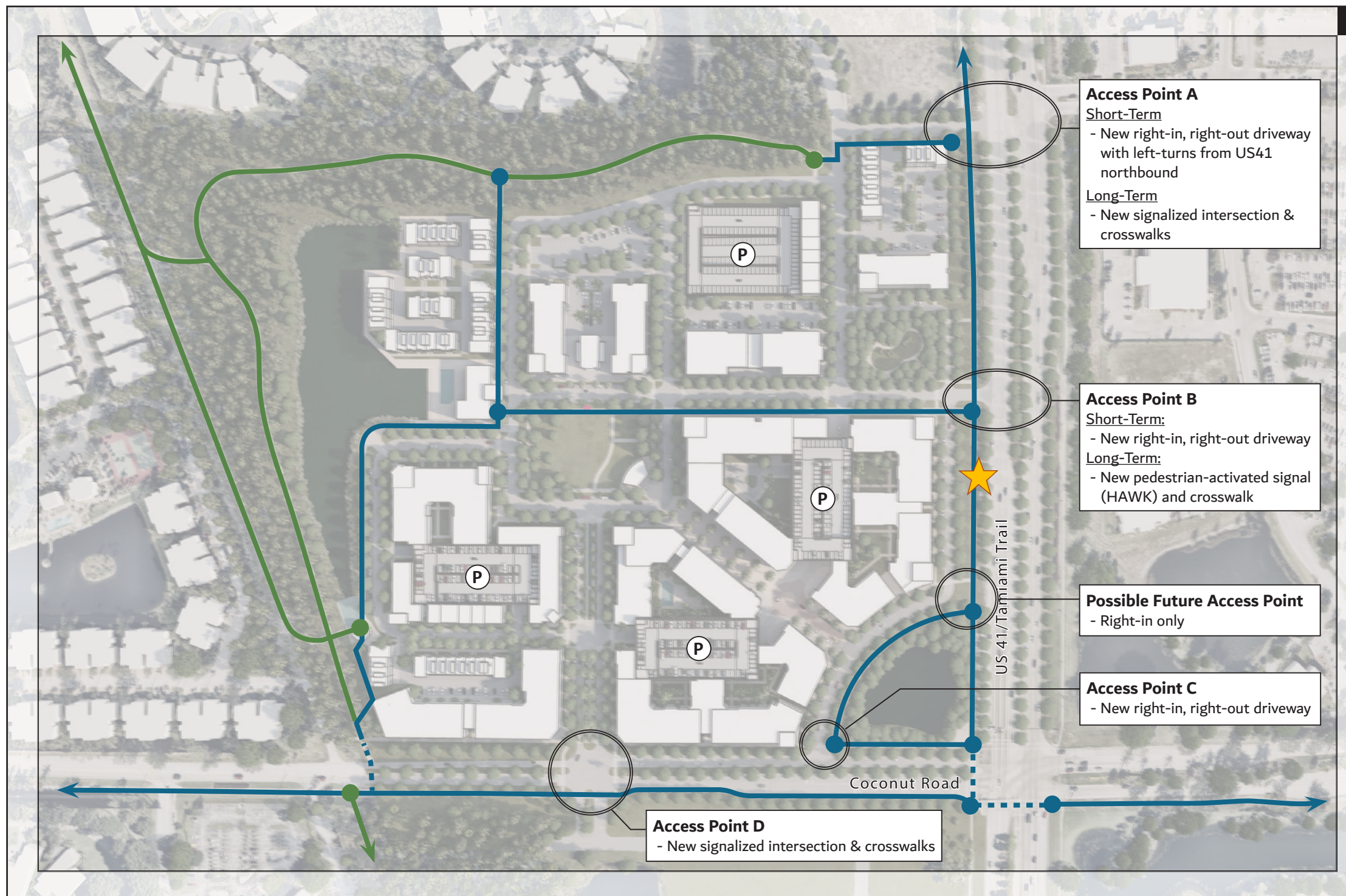


Figure 4: Mobility + Site Access Plan

ACTIVE GROUND FLOOR USES + SPECIAL BUILDING SITES

Given the proximity to Coconut Point Mall and the overall decline in brick and mortar retail, which has accelerated due to the COVID-19 pandemic, the locations for active ground floor uses, including retail and dining, have been strategically concentrated along the key public spaces in the neighborhood, where the highest number of people walking and biking is expected.

In addition to the locations of active ground floor uses, this map also demonstrates special building sites. These represent ideal locations for future neighborhood anchors, including a civic building for public and private events center at the north end of the Central Green, a medical and traditional office complex with ground floor retail just the east of that, a residential amenity clubhouse overlooking the western lake, and a landmark hotel at the east side of the Central Green that stretches along the pedestrian restaurant row.

Active Streets & Special Buildings

Active Ground Floor Uses 

Special Building Sites 

Key View Corridors 

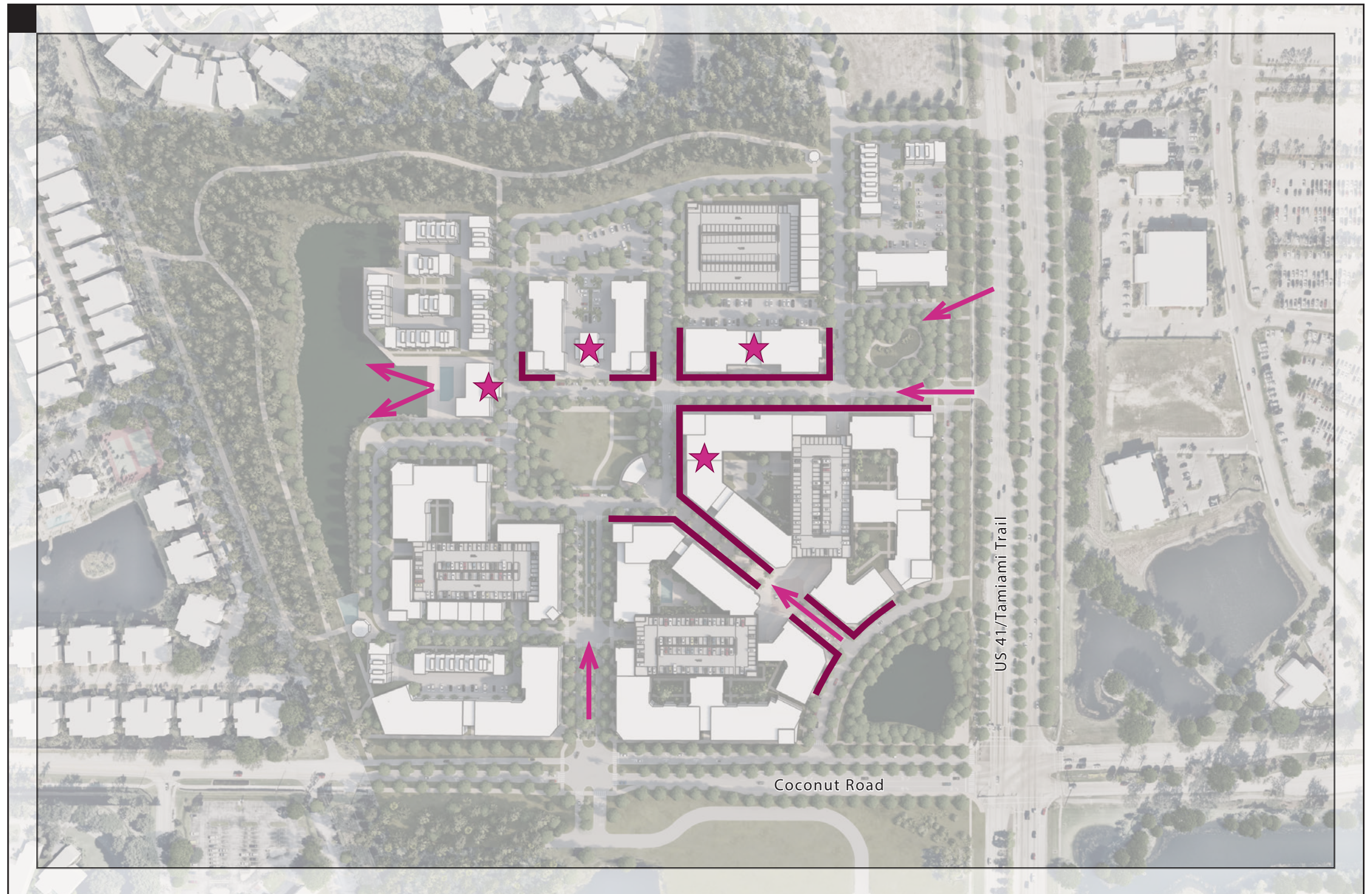
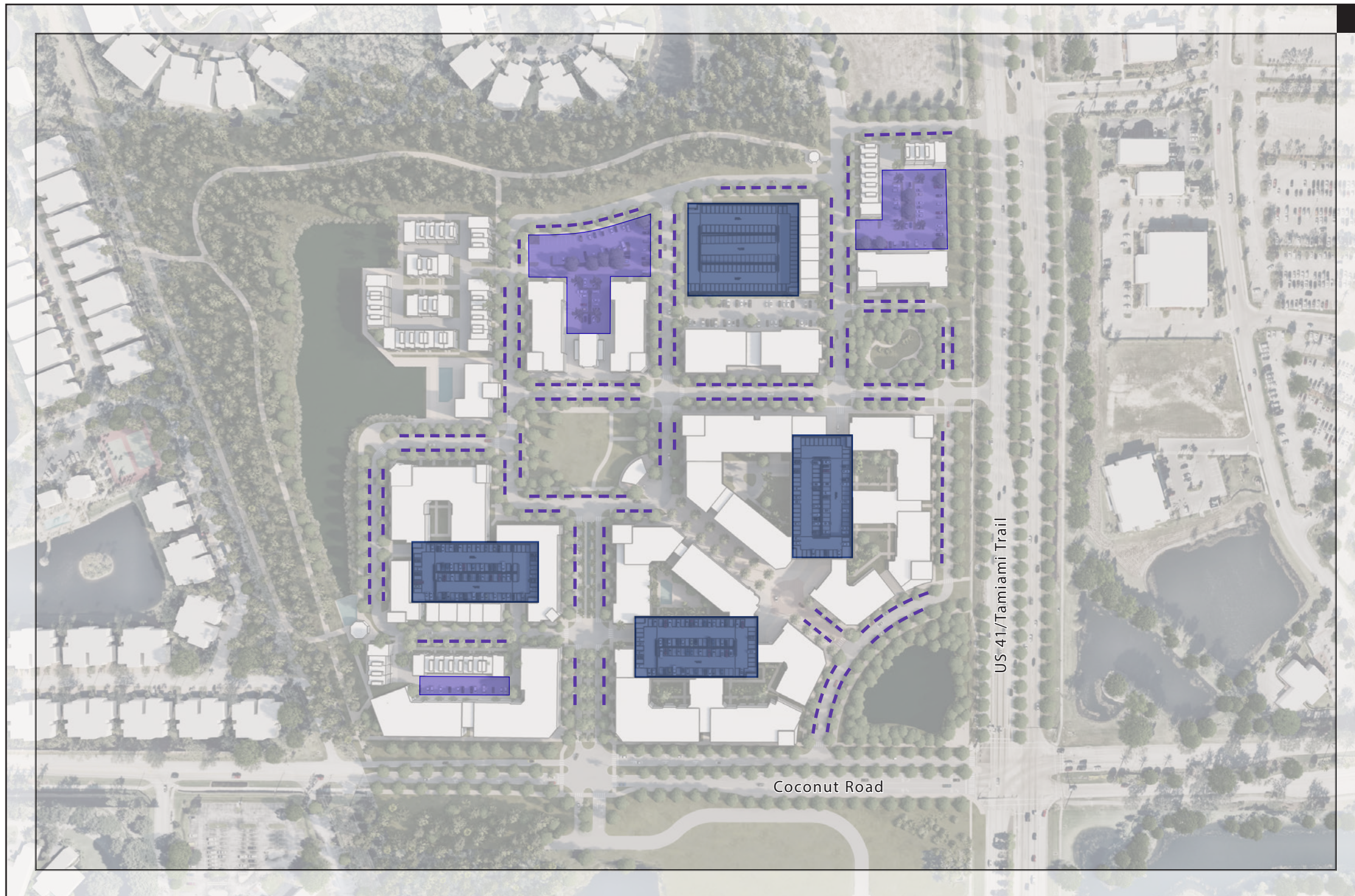


Figure 5: Plan of Active Ground Floor Uses + Special Building Sites





PARKING AREAS

This map illustrates the different parking areas on the property. A majority of the parking is supplied in four structured parking garages located in the center of the blocks and lined with buildings wherever possible. There are also some surface parking lots in the center of the blocks, as well as on-street parking on most streets, and some building integrated parking.

Type of Parking	No. of Spaces
Parking Garage	1,375
Surface Parking	200
On-Street Parking	330
Building-Integrated Parking*	131
Total	2,036

*These are parking spaces that are integrated into the building type, like in the case of the townhouses and some multifamily buildings, which can have park under garages accessed from a rear lane or alley

Parking Types

- Parking Garage
- Surface Parking
- On-Street Parking

Figure 6: Parking Plan



STREET CLASSIFICATIONS

Woodfield intends to own and maintain all of the streets on the property. With the exception of the private access road in the townhouse block on the northwest corner of the site, and potentially some of the garage access roads, all of the connecting streets throughout the neighborhood shall be accessible to the public. This map details the specific street types for the project according to Estero's Land Development Code classifications for projects in the Estero Planned Development District, which include:

- Type A - Public street that will be owned and maintained by the Village. Type A streets shall be dedicated to and accepted by the Village.
- Type B - Semi-public street that will be privately owned and maintained through a recorded easement which grants the general public the right to travel by motor vehicle, bicycle, and by foot. Type B streets will not be dedicated to the Village.
- Type C - Private street that may or may not be accessible to the public: an easement for public use is not required. Type C will be privately maintained.

Classification

- Type B Street 
- Type C Street 

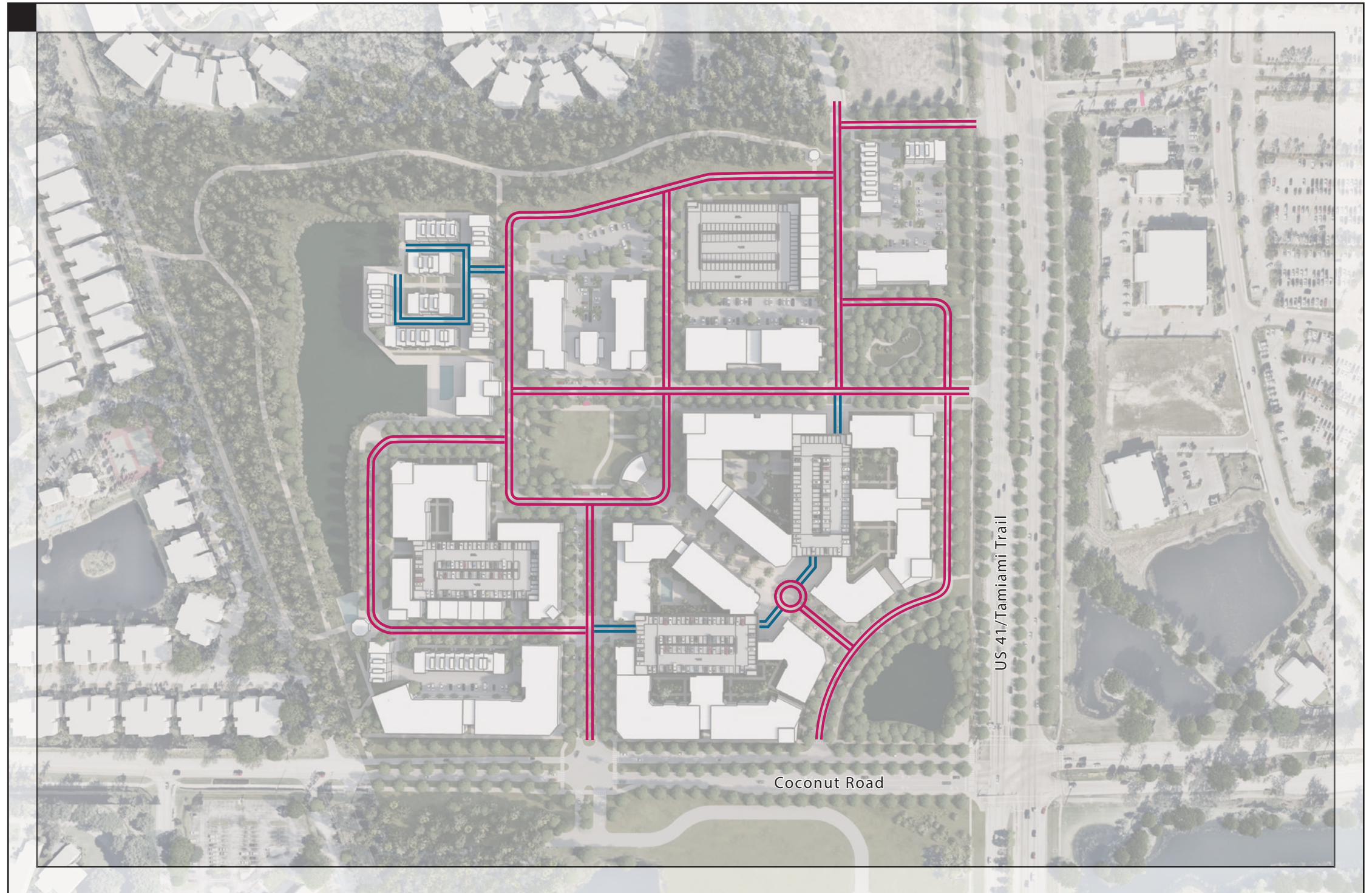
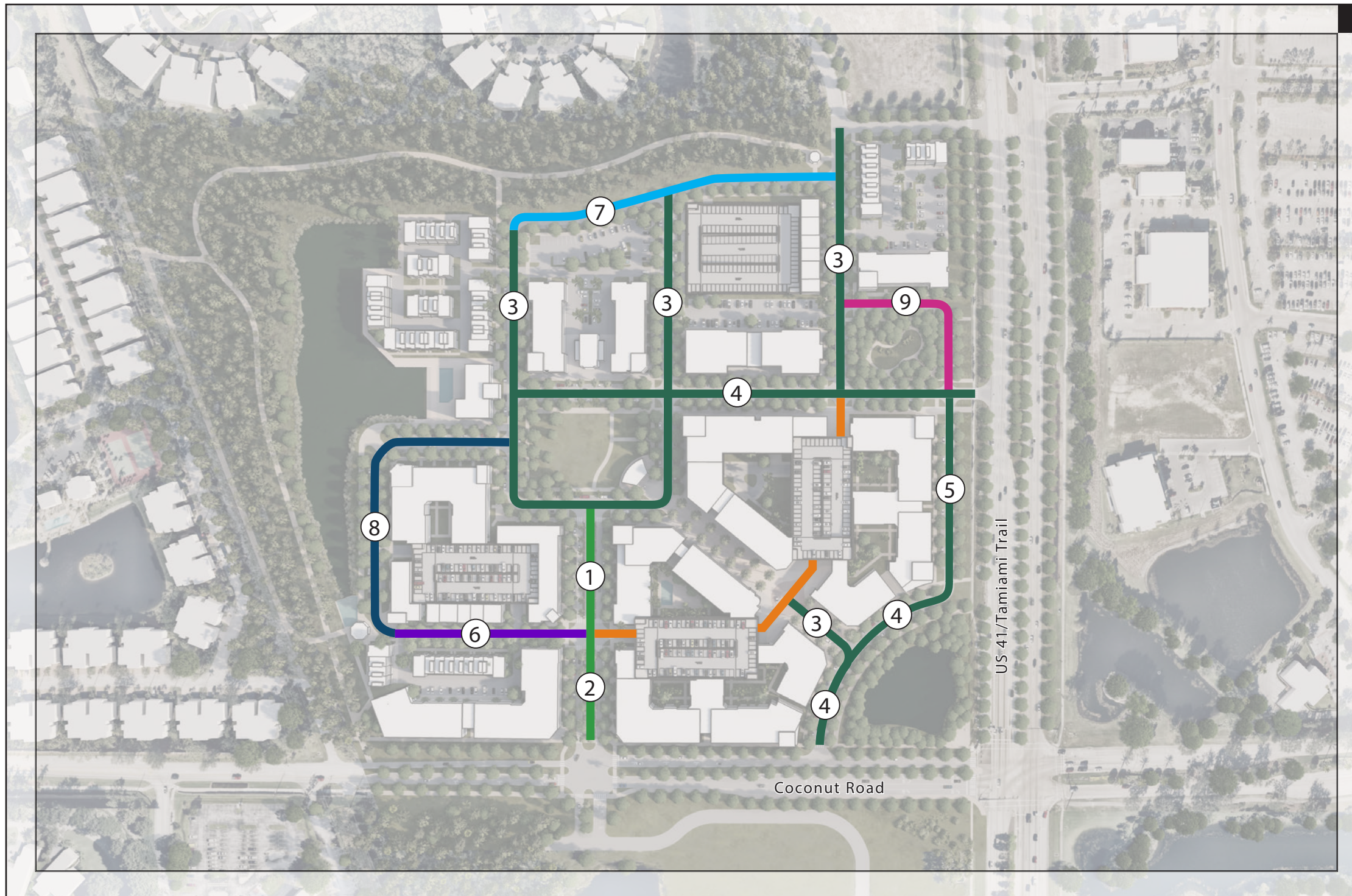


Figure 7: Street Classifications



STREET NETWORK

This map illustrates the internal network and hierarchy of street types provided throughout the neighborhood. These vary from the wide Rambla Street, with its large central median that provides additional public open space, to narrower one-way streets and lanes, to streets that run along the lakeside or forested conservation area. With the exception of the Townhouse Lane, all of the streets feature sidewalks of at least 8 feet in width and all have on-street parking on at least one side.



Street Types

- █ 1. Rambla North
- █ 2. Rambla South
- █ 3. Neighborhood Street
- █ 4. Neighborhood Street with Multi-Use Path
- █ 5. Neighborhood Street with Dry Retention
- █ 6. Townhouse Lane
- █ 7. Forest Street
- █ 8. Lakeside Street
- █ 9. One-Way Street
- █ Garage Access

Figure 8: Internal Street Network Plan



TYPICAL STREET SECTIONS



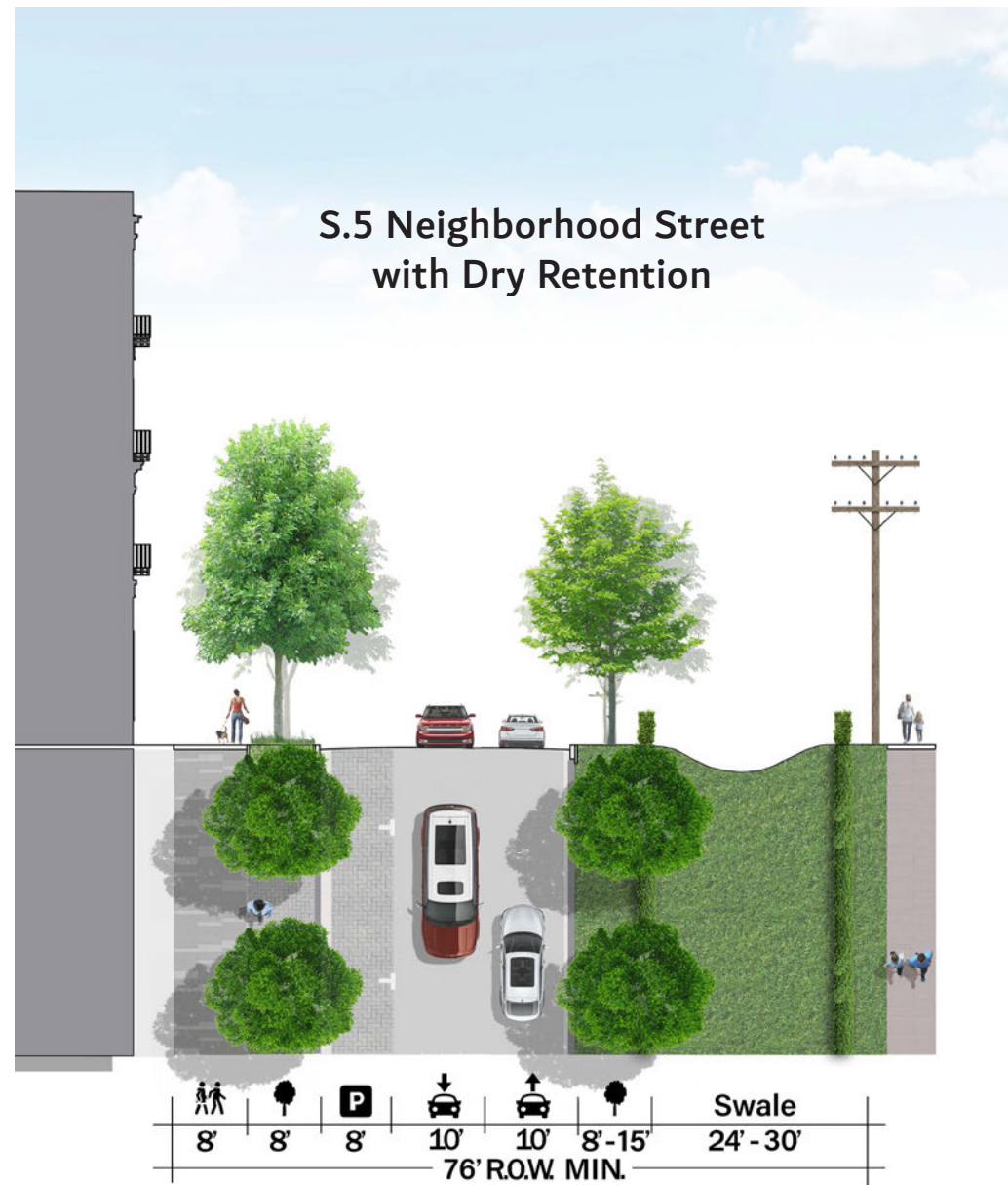
S.3 Neighborhood Street

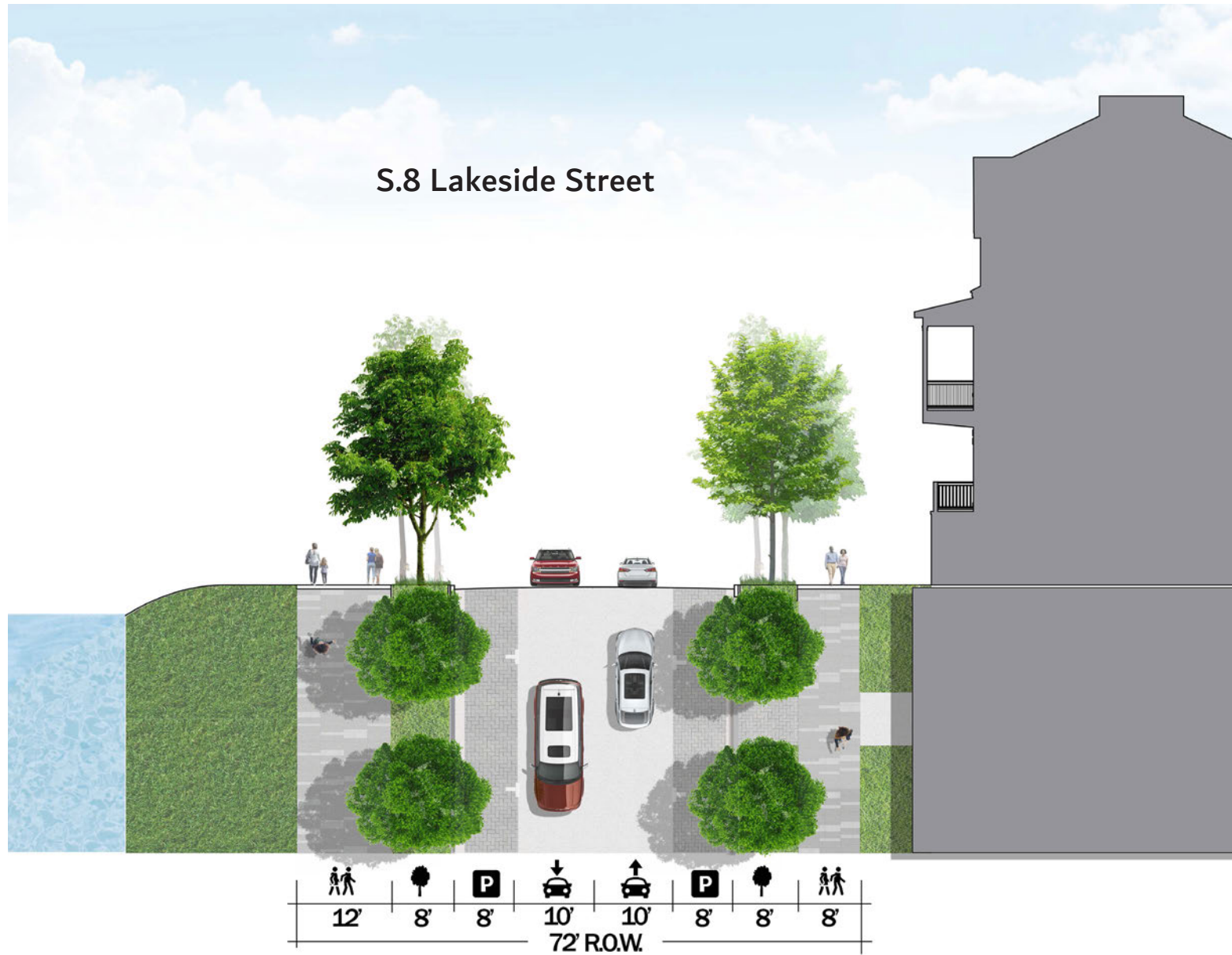


S.4 Neighborhood Street with Multi-Use Path



TYPICAL STREET SECTIONS





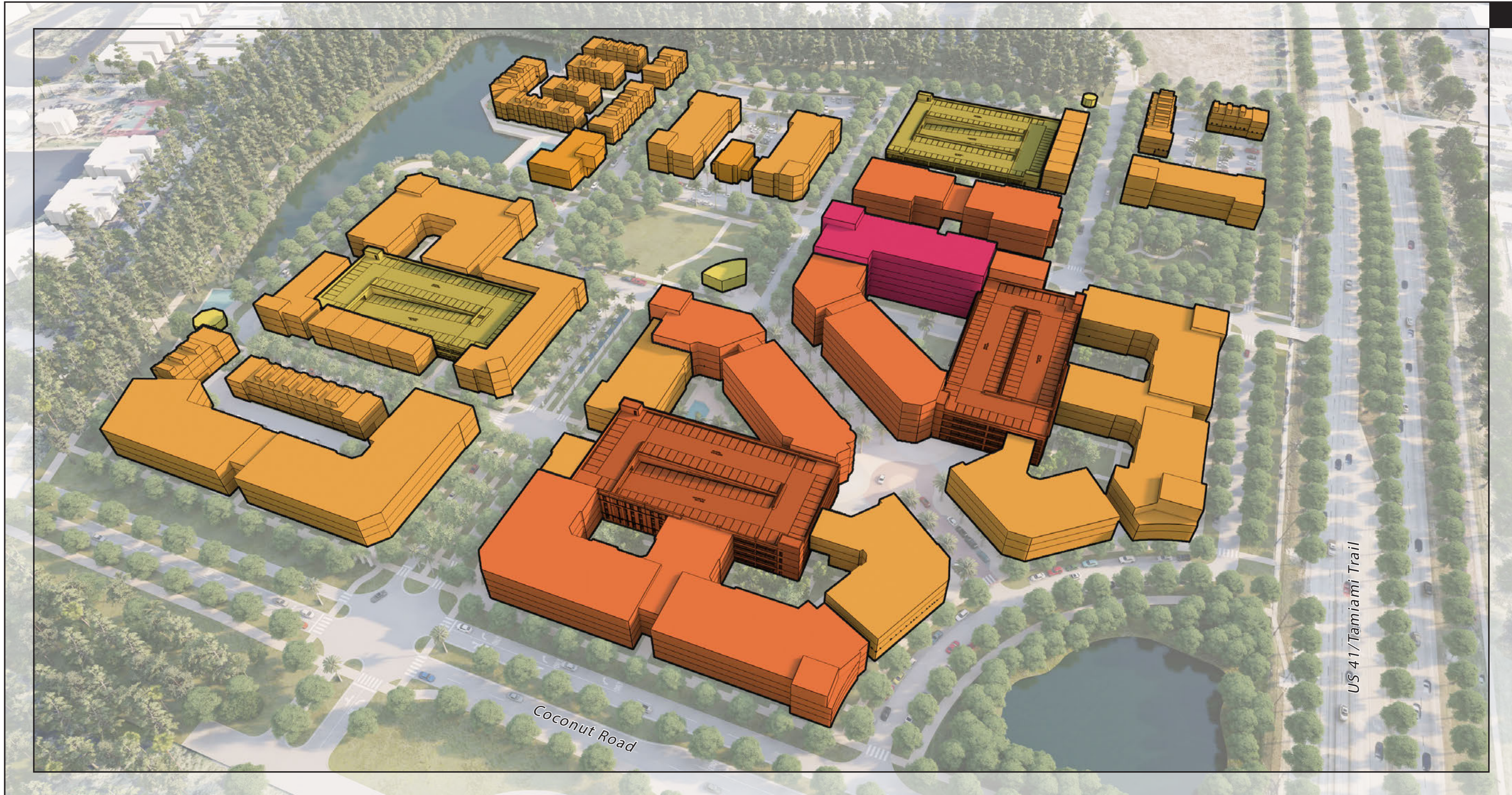


Figure 9: Aerial View with Building Heights (Looking Northwest)

BUILDING HEIGHT

This diagram illustrates the maximum building heights in the project by block, measured from the street-grade to the top of the parapet for flat roofs or the midpoint of pitched roofs. The buildings in the project are typically between three to four stories in height and all except a portion of the landmark hotel, which measures 75' feet, comply with the 70-foot height limit for Tier 3 Village Center projects.

Exceptions to this height limit exist for special architectural features such as chimneys, turrets, cupolas, and finials, provided they do not exceed 20% of the total roof area and 15 feet in height beyond the maximum building height.

Building Heights

- Under 35'
- 35' - 45'
- 45' - 60'
- 60' - 75'

Note: These heights do not include exceptions for special architectural features and mechanical equipment up to 15' above the maximum building height.



Street level rendering of the Landmark Hotel Tower from the northeast corner of the Central Green looking south.

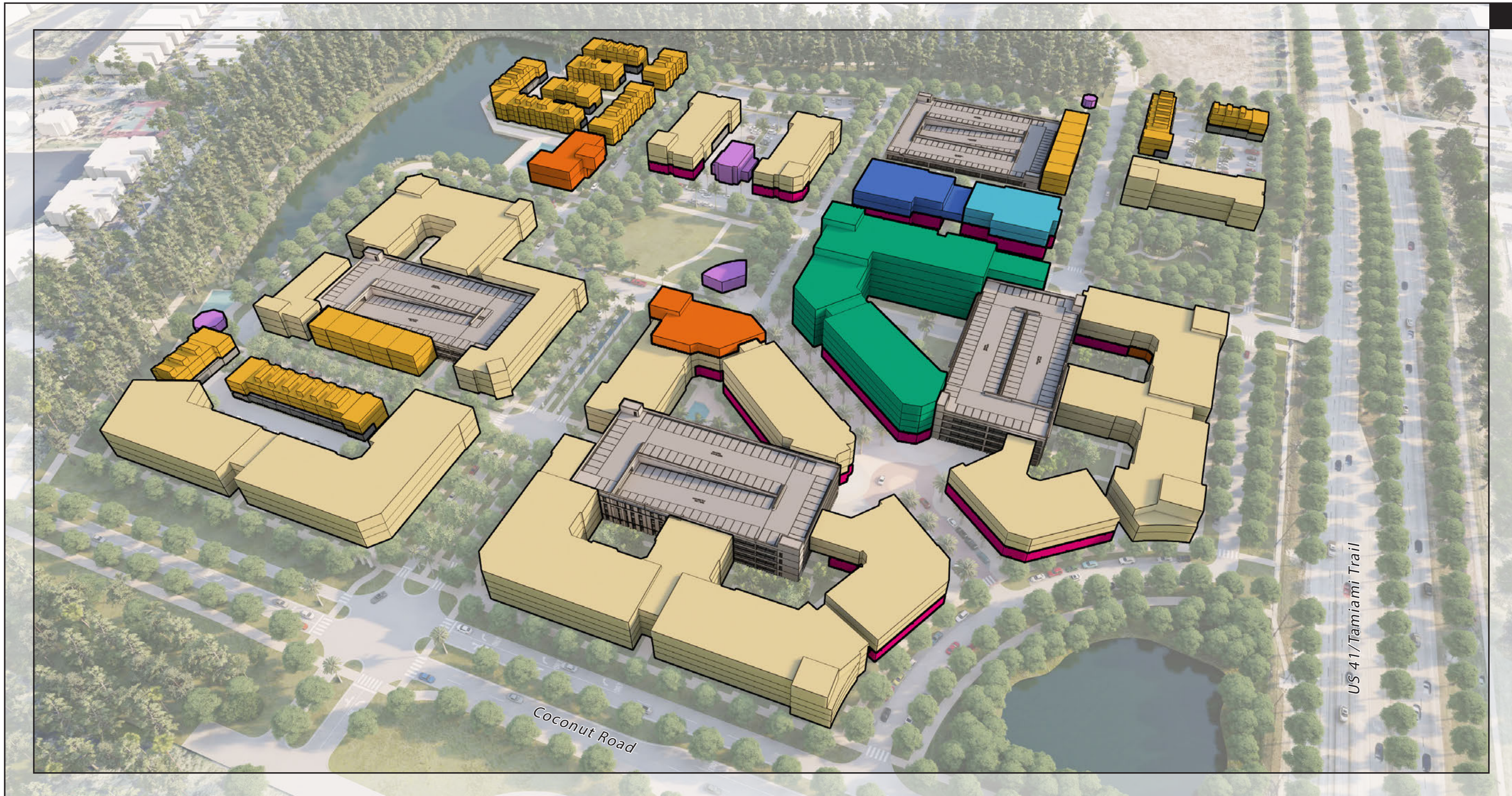





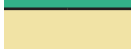




Figure 10: Aerial View with Development Program (Looking Northwest)

DEVELOPMENT PROGRAM

This diagram illustrates the proposed development program for the neighborhood. The project includes 596 residential units, resulting in a gross density of 13 du/a, as well as 324,400 square feet of commercial, office, and hotel uses and a 3,000 square-foot civic building, which can host public and private events.

While the locations for special building types, including the civic building, the hotel, and the mixed-use office building, as well as the locations for retail and dining on the ground floor, should generally remain where they have been illustrated, it is possible that other building uses such as residential amenity space and townhouses may shift in the next phases of design development.

DEVELOPMENT PROGRAM	
LAND USE	GROSS FLOOR AREA/UNITS
 Medical Office	20,000 sq. ft.
 Office	22,000 sq. ft.
 Retail/Dining ¹	82,000 sq. ft.
 Civic	3,000 sq. ft.
 Hotel (260 keys)	200,000 sq. ft.
 Multifamily	538 units
 Townhouse	58 units
 Residential Amenity	28,000 sq. ft.
Total Residential	596 units
Total Commercial/Office²	324,000 sq. ft.
Total Civic³	3,000 sq. ft.

¹ Diagonal hatch is used to denote ground floor retail/dining in the plan diagram on the right, while the magenta color denotes retail/dining in the perspective diagram on page 20 (left)

² Includes hotel gross floor area

³ Does not include outdoor stage/pavilion in the Central Green, nor other outdoor civic amenities



Figure 11: Development Program Plan



■ CONCEPTUAL PHASING

The following table and image series illustrate an idealized conceptual phasing for how the property will likely be constructed by Woodfield Development and their partners over time.

	Phase 1	Phase 2	Phase 3	Phase 4	Total
Conceptual Development Program					
Medical Office	-	20,000 sq. ft.	-	-	20,000 sq. ft.
Office	-	22,000 sq. ft.	-	-	22,000 sq. ft.
Retail/Dining	56,000 sq. ft.	21,000 sq. ft.	5,000 sq. ft.	-	82,000 sq. ft.
Civic*	-	-	3,000 sq. ft.	-	3,000 sq. ft.
Hotel (260 keys)	200,000 sq. ft.	-	-	-	200,000 sq. ft.
Multifamily	274 units	52 units	30 units	182 units	538 units
Townhouse	-	11 units	35 units	12 units	58 units
Residential Amenity	15,000 sq. ft.	-	13,000 sq. ft.	-	28,000 sq. ft.
Total Residential	274 units	63 units	65 units	194 units	596 units
Total Commercial/Office	256,000 sq. ft.	63,000 sq. ft.	5,000 sq. ft.	-	324,000 sq. ft.
Total Civic	-	-	3,000 sq. ft.	-	3,000 sq. ft.
Parking					
Structured Garage(s)	3	1	-	-	4
Total Spaces	1,475	1,840 (365 added)	1,990 (150 added)	2,036 (46 added)	2,036

¹ Includes hotel gross floor area

² Does not include outdoor stage/pavilion in the Central Green, nor other outdoor civic amenities



PHASE 1

In Phase 1, the complete network of blocks, streets, and public spaces will be completed, including both retention lakes, the Central Green, the Neighborhood Park, the Rambla Street, and the Restaurant Row paseo. Additionally, three parking garages and all of the site's above and below ground infrastructure will be constructed in this phase.

In terms of development, all of the buildings in the southeastern quadrant of the property will be completed, including a 260-key hotel, a large proportion of the ground floor retail and dining space of the entire project, and 274 apartment units.

Land Use	Gross Area/ Units
Medical Office	-
Office	-
Retail/Dining	56,000 sq. ft.
Civic	-
Hotel	200,000 sq. ft.
Multifamily	274 units
Townhouse	-
Residential Amenity	15,000 sq. ft.
Total Parking	1,475 spaces



PHASE 2

In Phase 2, the northeastern quadrant will be developed, including the construction of rowhomes, a three-story apartment building, and a mixed-use office building with ground floor retail and upper-level office and medical office. In this phase, the fourth and final parking garage will also be constructed. This single level deck will be lined along Lyden Drive with stacked flats that are designed as rowhomes to create a more inviting street into the project.

Land Use	Gross Area/ Units
Medical Office	20,000 sq. ft.
Office	22,000 sq. ft.
Retail/Dining	21,000 sq. ft.
Civic	-
Hotel	-
Multifamily	52 units
Townhouse	11 units
Residential Amenity	-
Total Parking	1,840 spaces

PHASE 3

Land Use	Gross Area/ Units
Medical Office	-
Office	-
Retail/Dining	5,000 sq. ft.
Civic	3,000 sq. ft.
Hotel	-
Multifamily	30 units
Townhouse	35 units
Residential Amenity	13,000 sq. ft.
Total Parking	1,990 spaces

In Phase 3, a 3,000 square-foot civic building that terminates the view of the Rambla Street, shall be constructed on the north end of the Central Green. This building will serve as a community gathering and event space with outdoor plazas between that central building and mixed-use apartment buildings on either side. This phase also includes the development of rowhomes and a residential clubhouse along the Western Lake in the northwest quadrant of the site.



PHASE 4

Land Use	Gross Area/ Units
Medical Office	-
Office	-
Retail/Dining	-
Civic	-
Hotel	-
Multifamily	182 units
Townhouse	12 units
Residential Amenity	-
Total Parking	2,036 spaces

The final phase of development will be exclusively residential and will include the construction of 12 townhouses, 182 apartments units, and stacked flats that line the southern edge of the parking garage that was built as a part of Phase 1.



■ KEY AREAS + ILLUSTRATIONS

This diagram illustrates some of the key buildings, streets, and public spaces that define the Woodfield Development project. On the following pages, there are a series of street level and aerial

renderings, which help to explain each of these key areas in more detail and which also begin to establish the overall neighborhood character and architectural language of the project. These

renderings serve both as an inspiration and a guide for future development partners to help bring this neighborhood to life as has been envisioned in this Pattern Book.



Figure 12: Aerial View with Key Areas Highlighted (Looking Northwest)



AERIAL ILLUSTRATIONS

Rambla Street Aerial View: At Walden Center Dr. and Coconut Rd. looking north



Overall Aerial View: On Coconut Rd. looking northeast



AERIAL ILLUSTRATIONS

Neighborhood Park Aerial View: On US 41 looking southwest



Central Green Aerial View: At the Civic Building site looking southwest



ILLUSTRATIONS

Restaurant Row & Landmark Hotel Street View: At the southeast corner of the Central Green looking southeast



Western Lake + Townhouses View: Looking southeast from the Western Lake and preserve area

ARCHITECTURAL STYLE PRECEDENTS

The architectural precedents studied for the conceptual design of the this project are the Spanish Colonial Revival styles found in Palm Beach, Florida and Santa Barbara, California. These were selected for their enduring popularity and timeless elegance, both of which are achieved through their use of natural and local materials, muted color palettes, and simplified building forms and ornamentation.

Palm Beach & Mizner Mediterranean

Addison Mizner, one of the most famous American Architects of the early 20th century, is responsible for popularizing Spanish Colonial and Mediterranean Revival architecture in South Florida and is the father of Palm Beach's unique "Mizner Mediterranean" aesthetic.

Until his arrival in Palm Beach in 1918, the small resort town had more colorful wood versions of buildings found up the north. Realizing that this imported wooden, shingle-style resort architecture was inappropriate for the climate and threat of hurricanes in Florida, Mizner looked to the styles found in places like Guatemala and Spain, constructed with stone, tile, and stucco, to make a name for himself.

Mizner's designs feature elements like courtyards, lofty arcades and galleries, the loggia room (now known widely as a Florida Room), french doors, casement windows, barrel tile roofs, and decorative ironwork. While his work was clearly inspired by traditional Mediterranean, Spanish, and Moorish architecture, he pulled design

elements from many different styles. His most famous projects include the Everglades Club in Palm Beach, as well as a number of estate homes there, the Gulfstream Club in Delray Beach, and the Cloister in Boca Raton.

Santa Barbara Spanish Colonial

Spanish Colonial architecture kicked off in California thanks in part to the work of Bertram Goodhue for the Panama-California Expo in San Diego in 1916 and the work of famed architect George Washington Smith in Santa Barbara. Until the 1920s most Spanish architecture in California was based on the Mission style.

Today the City of Santa Barbara owes much of its charm to the Spanish Colonial Revival architecture it preserves and continues to foster. While the details of this architectural style can vary greatly depending on which period is referenced, in Santa Barbara it is the Andalusian vernacular and the Southern-Spanish farmhouse that have resulted in the signature simplicity and timelessness of the local Spanish Colonial Style.

Key elements in Santa Barbara's Spanish Colonial style are well-defined cubic volumes, patios, pergolas, verandas, plain washed walls, and exposed wood and tiling. Unlike other Mediterranean Revival styles found across South Florida that feature candy-colors and an excess of faux-ornamentation, Santa Barbara's iconic white and cream tone buildings, with their minimal ornamentation, have a simple sophistication that can withstand changing tastes and styles.



Via Mizner on Worth Avenue in Palm Beach, FL



Paseo Chapala Mixed-Use Development in Santa Barbara, CA



Hotel Californian (121 rooms) in Santa Barbara, CA



Renato's Restaurant Courtyard on Via Mizner in Palm Beach, FL



Santa Barbara County Courthouse in Santa Barbara, CA



Public Library in Calabasas, CA



Palm Beach Historic Inn (13-room Boutique Hotel) in Palm Beach, FL

SPANISH COLONIAL REVIVAL STYLE GUIDE

This section summarizes some of the key architectural elements that define the Spanish Colonial Revival architecture that is referenced in the Conceptual Master Plan for the Woodfield Development project. This information can be used to supplement the Architectural Styles and Characteristics found in the Village of Estero's Land Development Code, Section 5-703.

Spanish Tile

The style is characterized by having red clay Spanish Tile roof tops that give buildings a warm, earthy, and rustic look. Most of the roof elements are low-pitched, most commonly gable, and have a short overhang or no overhang at all. Often, roof elements are multi-level to create hierarchy, complex massing, and asymmetry.

Wrought Iron Work

Finely crafted, ornamental wrought iron work is usually included in exterior elements such as stairs, balcony railings, gates, window grilles, and lanterns. Also, wooden doors, columns, lintels, beams, and gates often feature iron details that can be decorative or function as part of the overall assembly and structure.

Stucco Exterior Finishes

Exterior walls are usually undecorated, white or tan, and may include terracotta foundations. Exterior elements are covered with either rough or smooth textured stucco.

Paneled Doors and Windows

The style also contains multi-pane, wooden windows and doors. Grilled, casement windows

are also typical. Focal windows with surrounding elaboration are also common and focal elements are usually located in places that accentuate facades for asymmetry.

Decorative Vents and Rondels

Simple decorative elements may adorn the exterior, including objects such as tower-like chimneys, stucco vents, rondels, multicolored tile accents, arched niches, etc. No detail is too small. Many, if not all, functional chimneys are given special treatment with moldings, little windows, or decorative caps, often using the same tile from the roof. Chimneys are typically located on the front or side façades and may have ledges.

Arcades

A series of arches, as part of the walls or supported by columns, may surround the entry way or an outdoor space. This architectural feature shelters walkways or patios. Arcades may include impressive woodwork above and can serve as gathering spaces.

Exterior Spaces

Balconies are frequently incorporated, which are designed so that one could step out from a room to enjoy the fresh air and views. Also, balconies and terraces add to the asymmetry of the building design. Moreover, courtyards and patios encourage outdoor living.



Exterior elements are covered with roughly textured stucco



Multi-pane, wooden windows and doors



Finely crafted, ornamental wrought iron work



Roof elements are multi-level, asymmetrical



Figure 13: Examples of Spanish Colonial Architectural Detailing - Civic and Residential Types

Figure 14: Examples of Spanish Colonial Architectural Detailing - Mixed-Use & Townhouse Types



Low-pitched roof, with brief overhang



Balconies and terraces to enjoy the fresh air and views, add to the asymmetry of the building



Exterior walls are usually unadorned, white or tan



A series of arches may surround entry ways or outdoor spaces



Red clay Spanish tile roof tops



Objects such as tower-like chimneys, stucco vents, etc. adorn the exterior



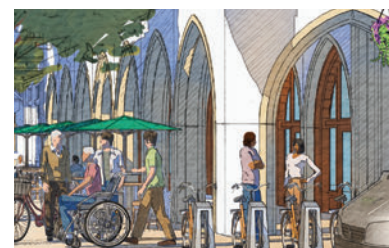
Decorative elements such as rondels, accents, arched niches, are given special treatment



Grilled, casement, focal windows are common



Exterior elements often feature iron details



Arcades also shelter walkways or patios

ARCHITECTURAL VARIABILITY

In order to avoid a neighborhood that feels too homogenous, where every building looks to be designed by the same architect, a certain amount of architectural variability should be permitted and even encouraged in certain areas of the plan.

Areas to Maintain a Unified Spanish Colonial Revival Aesthetic

There are key areas in the Woodfield site where maintaining a unified Spanish Colonial Revival Aesthetic is important. The buildings along the Crescent Lake facing the intersection of US 41 and Coconut Road and all the buildings along the main diagonal road connecting that lake with the Central Green, should be designed in the Spanish Colonial Style. This will not only ensure that the first phases of the project establish the overall character of the neighborhood, but it will also result in a more cohesive and iconic restaurant

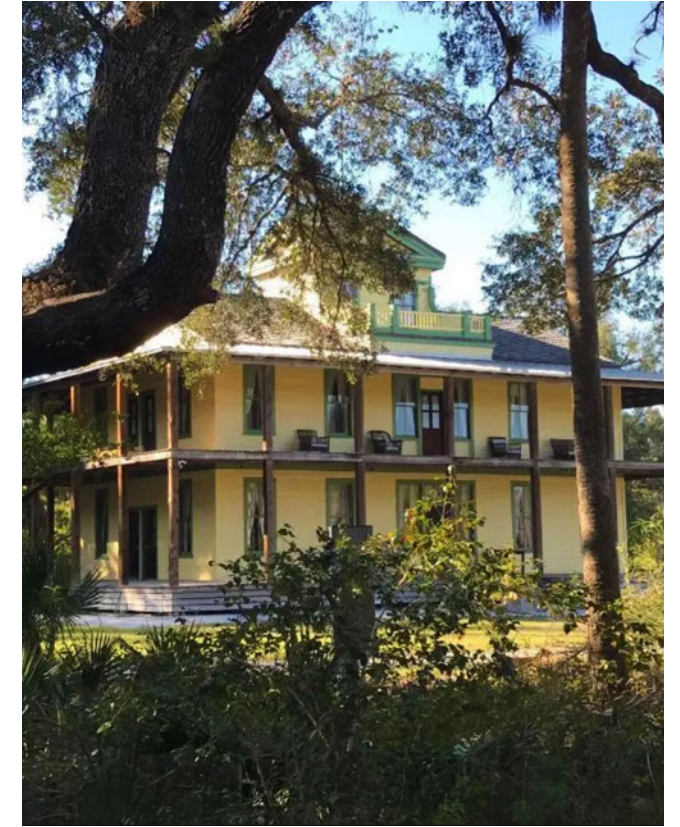
row and landmark hotel/building on the eastern side of the Central Green, both of which will be key drivers to bring visitors and patrons to the neighborhood.

Combining Elements of Florida Vernacular

While the predominant style of the project should be Spanish Colonial Revival, buildings designed in Florida Frame Vernacular styles can be interspersed throughout the neighborhood, in particular in the western and smaller-scale residential areas. The key characteristics of this style include lap wood or wood-look alternative siding, porch frontages, and gabled roofs finished in standing seam or “V” crimp metal, asphalt shingles, or wooden shakes. Additional details for this style can be found in the Village’s Land Development Code, Section 5-703.



Historic Home in Key West, FL



Historic Home in Koreshan State Park in Estero, FL



Homes in Watercolor, FL

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