

Hilton Garden Inn on Tract 1D-3

8009 Sweetwater Ranch Blvd., Estero, FL 33928

Village of Estero

**Planning Zoning and
Design Review Board Meeting**
November 14, 2023

Ordinance No. 2018-05 Approved Zoning Amendment: 06.20.2018
Design Review Board Meeting: 09.11.2019
South Florida Water Management District Approval: 01.31.2020
Hilton Brand Approval: 05.19.2020
Estero Building Plan Conditional Approval: 07.06.2020
Bonita Springs Utilities, Inc. Approval: 08.13.2020
Design Review Board Meeting: 09.16.2020
Design Review Board - Workshop Meeting: 10.10.2023
Design Review Board Meeting: 11.14.2023

Project Team

Owner:

Coconut Estero Investment Partners, LLC
Equity Inc.

Jon Rolwing, Sr. VP of Development

Design-Build Contractor:

Equity Construction Solutions

Shawn Boysko, Design Build Manager

North Village Association:

Oakbrook Properties, Inc.

Ned Dewhirst, PE

Civil Engineer: **Hole Montes, Inc.**

Richard E. Brylanski, PE, Partner

John Baker, Project Manager

William E. Prysi, Landscape Architect

Architect: **David L. Wallace**

David L. Wallace, Principal

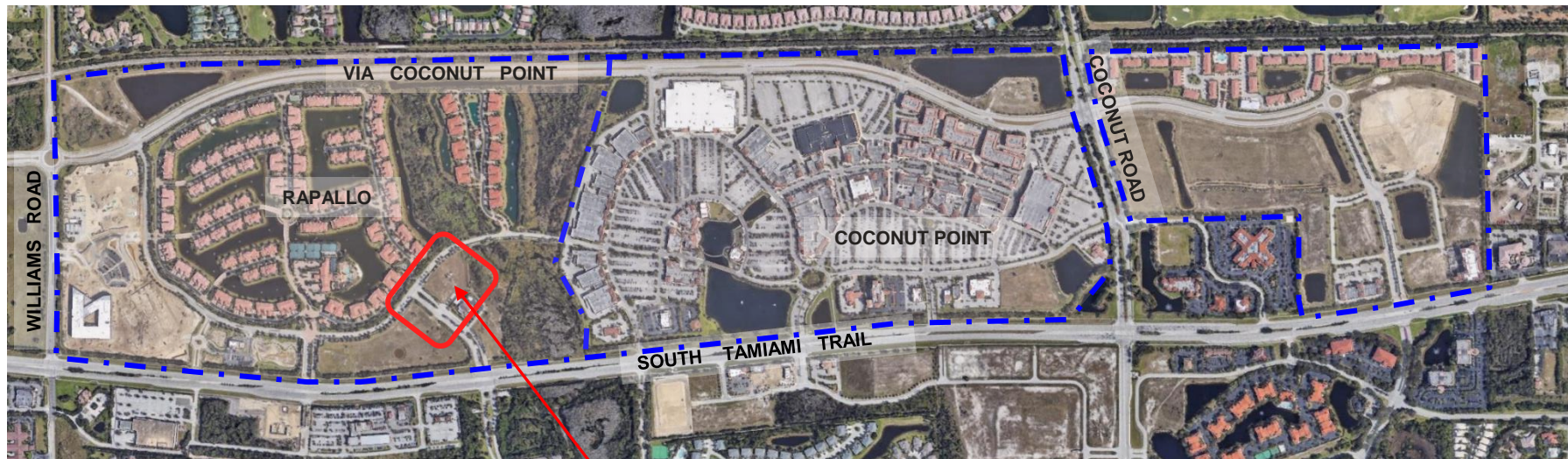
Guillermo Pedroza - Project Manager

Building Engineer: **The Design Group, Inc.**

Agenda

- Project Background
- Village of Estero Zoning Ordinance No. 2018-05
- Site Design
- Landscape Design
- Site Lighting
- Building Design
- Sight Line Study
- Building Perspectives & Elevation views
- Accessory Structures
- Building & Site Sign Design

Aerial- Coconut Point MPD



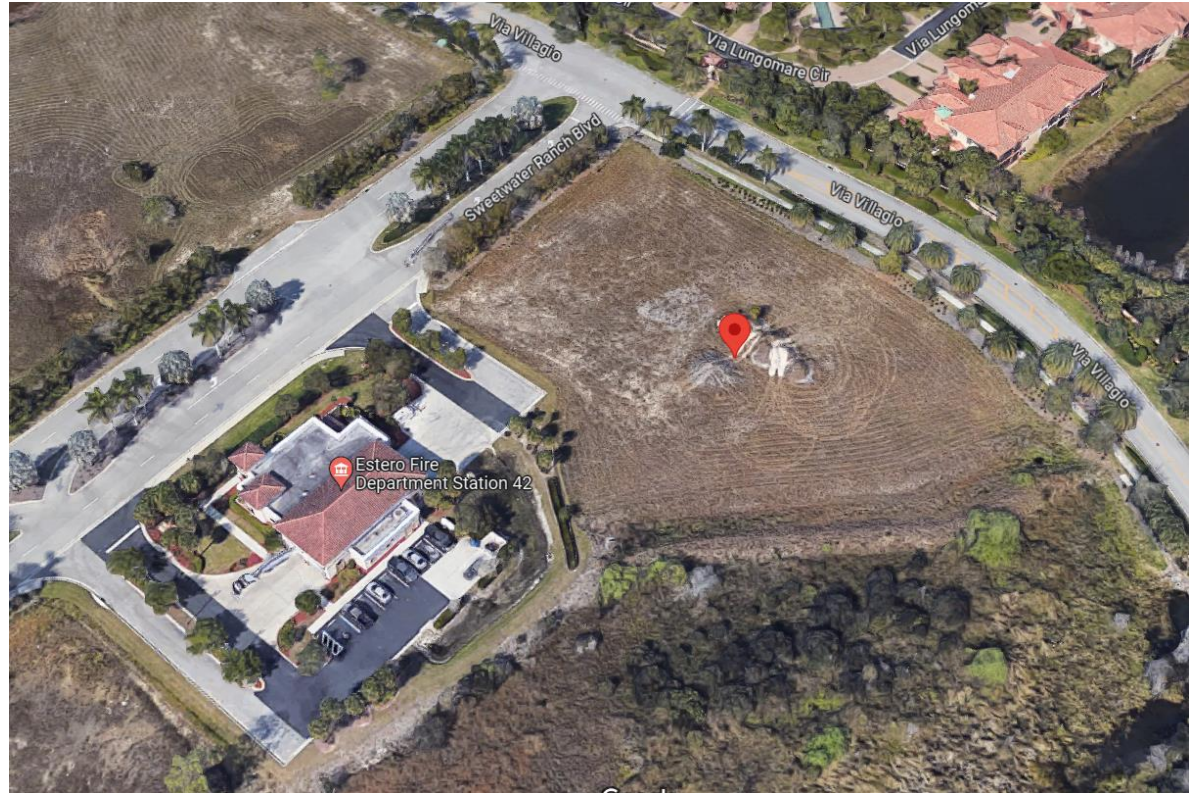
HILTON GARDEN INN
TRACT 1D-3

Coconut Point Tract 1D-3



Existing Site Conditions

- 8009 Sweetwater Ranch Blvd.
- Southwest corner of Sweetwater Ranch & Via Villagio
- Tract 1D-3: 2.16 acres parcel south side of Sweetwater Ranch.
- Site has been cleared of vegetation and fill



Project Background

Village of Estero Zoning Ordinance No. 2018-05 approving zoning amendment to allow a hotel use on 2.16 acres of Tract 1D-3 of Coconut Point with the following conditions:

1. **Master Concept Plan**: Development of 115-unit hotel on Tract 1D-3.
2. **Previous Approvals**: Ordinance 2017-02 in effect, except as outlined below.
3. **Maximum Building Height**: 55 feet or five stories for hotel use.
4. **Pattern Book**: Consistent with “Hilton Garden Inn at Coconut Point, Supplemental Pattern Book, Track 1D-3”, except Option on page 6.
5. **Base Flood Elevation**: Finished floor to meet base flood elevation plus one foot.
6. **Off-site Employee Parking & Easement**:
7. **Stormwater Management**:
8. **Deviation 1**: Maximum Building Height of 55 feet.
9. **Deviation 2**: Allow for Architectural Elements not to exceed and additional exceed 22 feet above Building Heights for maximum height of 77 feet.
10. **Deviation 3**: Reduce 20 feet Landscape Buffer to 15 feet.

Master Site Plan

Development Regulations (Tract 1A, 1B, 1C & 1D):

Lot Width: 100 ft
 Lot Depth: 100 ft
 Lot Area: 20,000 sf
 Max. Lot Coverage: 40%

Min Setbacks:

Front (Street): 25 ft
 Side: 10 ft
 Rear: 25 ft
 (5 ft for accessory structures)

Maximum Building Height: 55 ft

Parking Summary:

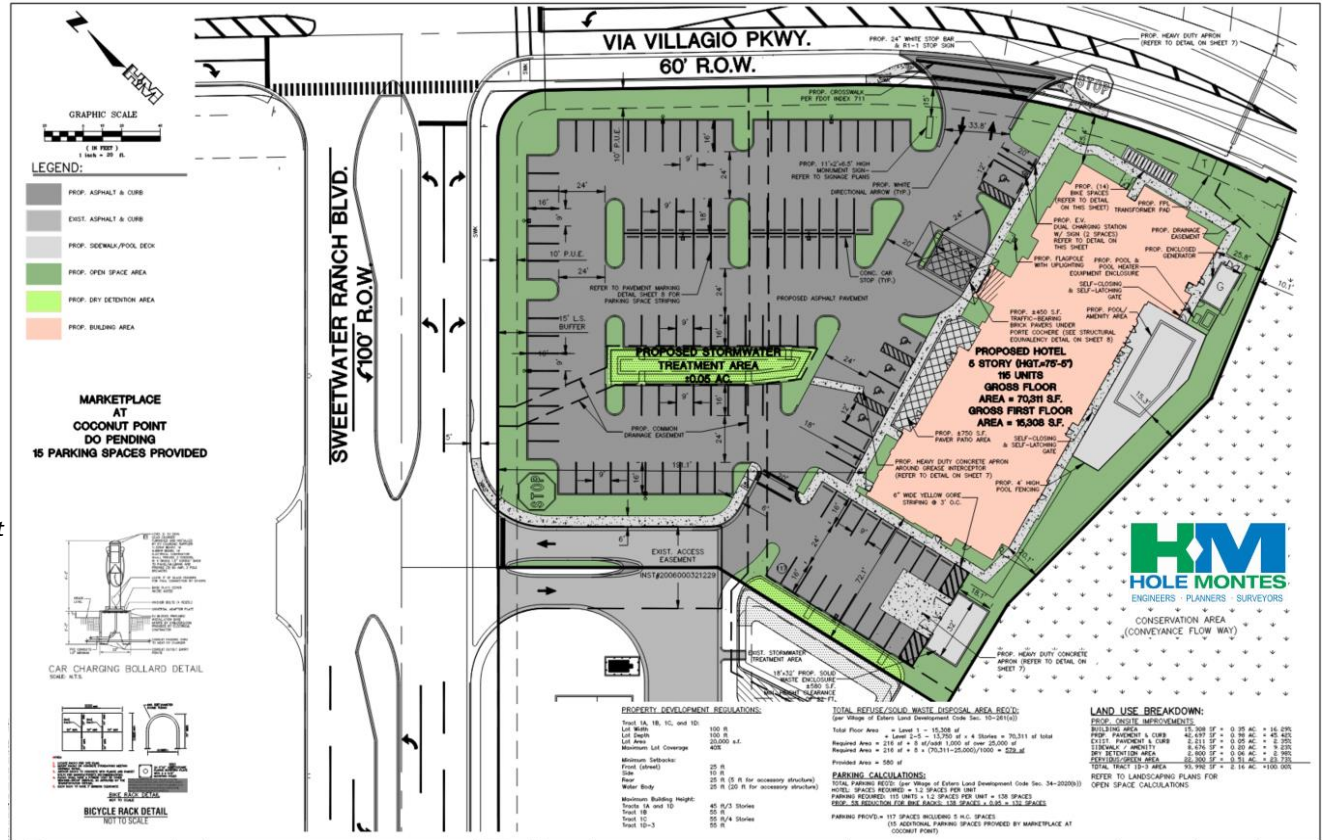
Required Hotel Parking: 1.2 spaces / unit
 Required Parking: 1.2 x 115 = 138 spaces
 Reduction for Bike Racks: 5% - 6 spaces
 Provided Parking: 132 spaces*

*includes 15 spaces by Marketplace at Coconut Point

Land Use Summary:

On-Site Improvements:

Building Area:	15,308 sf	16.29 %
Paving/Curbs:	42,697 sf	45.42 %
Sidewalk/Amenity	8,676 sf	9.23 %
Dry Detention	2,800 sf	2.98 %
Pervious/Green Area	22,300 sf	23.73 %
Total Tract 1D-3	93,992 sf	2.16 ac.



CONSERVATION AREA (CONVEYANCE FLOW WAY)

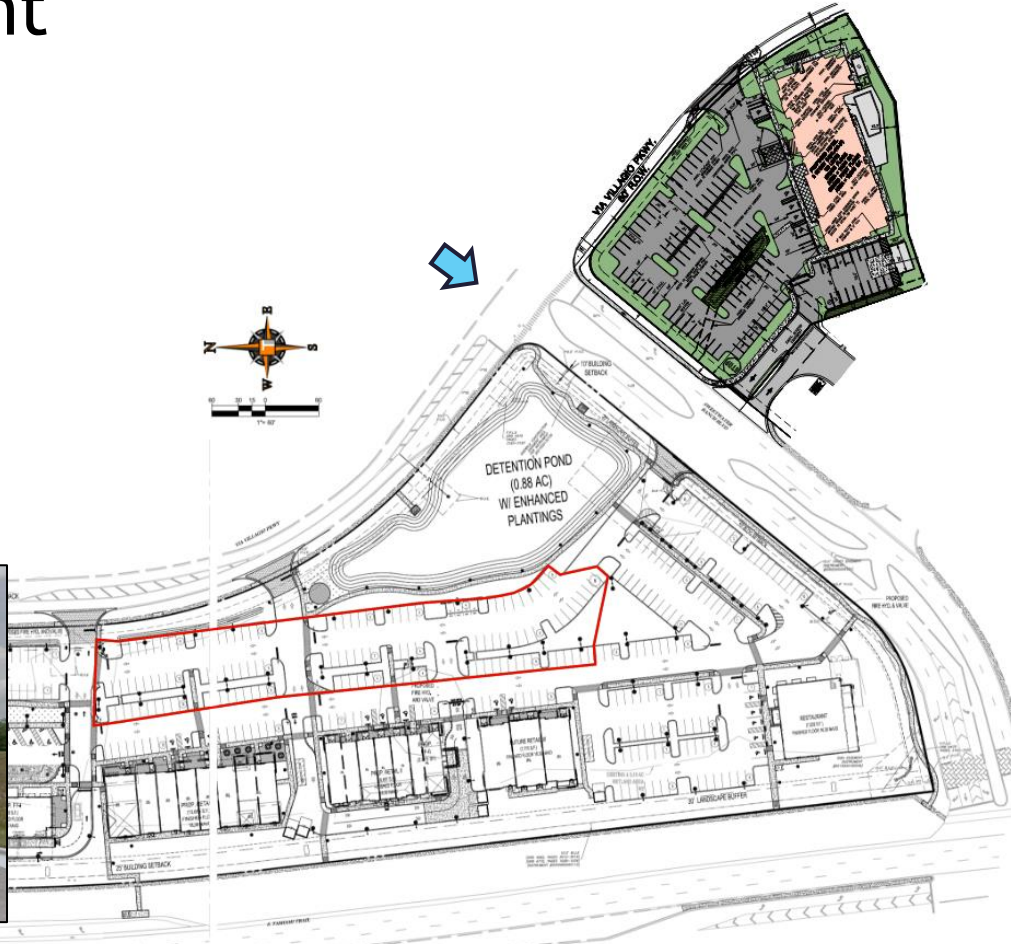
<p>PROPERTY DEVELOPMENT REGULATIONS:</p> <p>Total 1A, 1B, 1C, and 1D Lot Width: 100 ft Lot Depth: 100 ft Minimum Lot Coverage: 40%</p> <p>Minimum Setbacks: Front (Street): 25 ft Side: 10 ft (5 ft for accessory structures) Rear: 25 ft Water Body: 25 ft</p> <p>Maximum Building Height: Total 1A, 1B, and 1D: 55 ft Total 1C: 55 ft Total 1D-3: 55 ft</p>	<p>TOTAL REDUCE-CURB WHITE DISPOSAL AREA SECT: (per Village of Eden Land Development Code Sec. 10-24(c)(1))</p> <p>Total Floor Area = 15,308 sq ft Required Area = 2.16 ac. x 1.2 = 2.59 ac. (112,000 sq ft) Required Area = 2.16 ac. x 1.2 = 2.59 ac. (112,000 sq ft) Provided Area = 580 sq ft</p> <p>PARKING CALCULATIONS: 115 Units, 115 Units, 115 Units, 115 Units, 115 Units Required Area = 2.16 ac. x 1.2 = 2.59 ac. (112,000 sq ft) Required Area = 2.16 ac. x 1.2 = 2.59 ac. (112,000 sq ft) Provided Area = 580 sq ft</p> <p>LAND USE BREAKDOWN: PROPOSED HOTEL: 15,308 sq ft (16.29% AC, 16.29%) PROPOSED MARKETPLACE: 8,676 sq ft (9.23% AC, 9.23%) PROPOSED BIKE RACKS: 6,000 sq ft (6.39% AC, 6.39%) PROPOSED DRY DETENTION: 2,800 sq ft (2.98% AC, 2.98%) PROPOSED PAVEMENT: 42,697 sq ft (45.42% AC, 45.42%) PROPOSED PERVIOUS/GREEN AREA: 22,300 sq ft (23.73% AC, 23.73%) TOTAL TRACT 1D-3: 93,992 sq ft (2.16 AC, 2.16%)</p>
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Off-Site Parking Easement

MARKETPLACE AT COCONUT POINT: PARKING SUMMARY

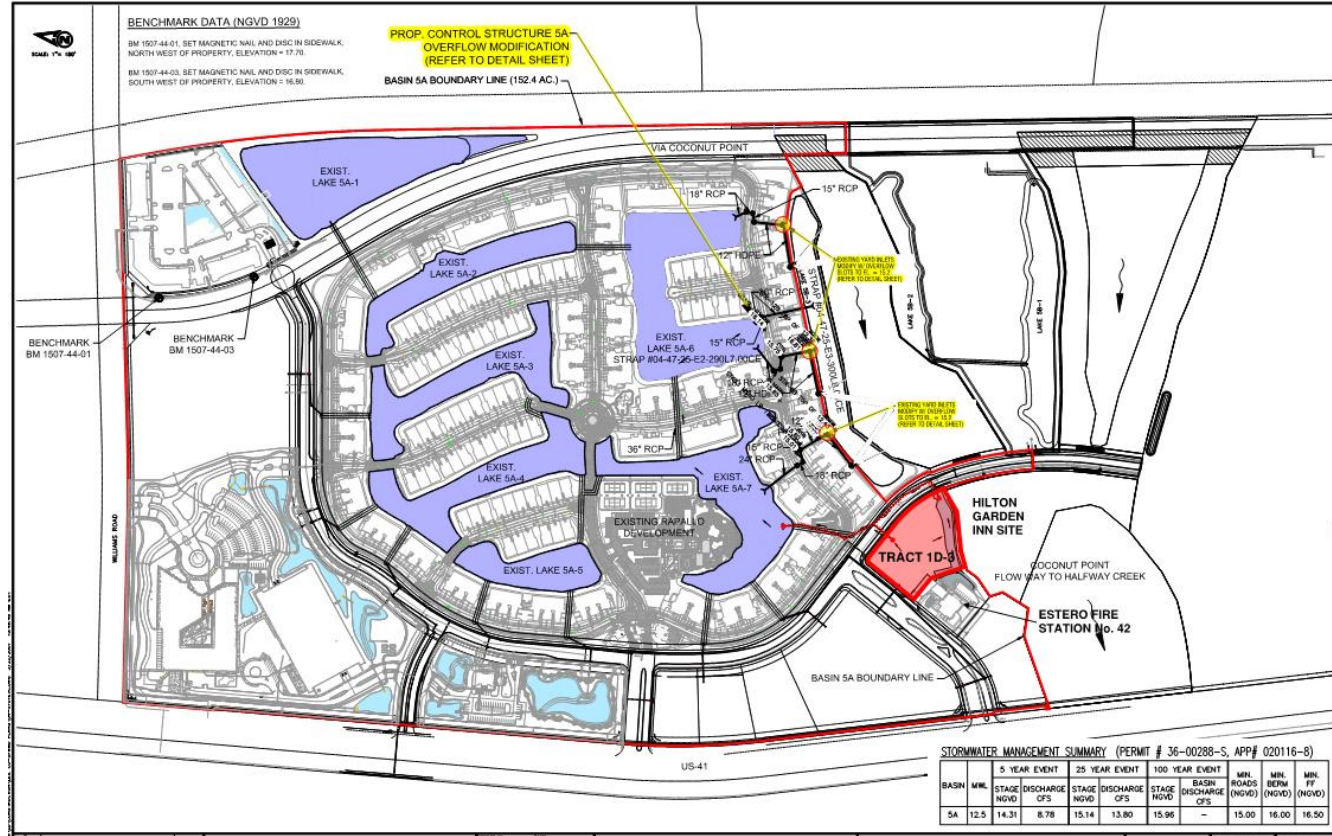
PARKING:	REQUIRED		PROVIDED
FF 1:	4,455 SF (13/1000)	= 58 SPACES	48 SPACES
OUTDOOR SEATING:	500 SF (13/1000)	= 7 SPACES	
BIKE RACK:	REQ. SPACES X 5%	= 3 SPACES	4 SPACES
RETAIL I:	13,653 SF (1/350)	= 39 SPACES	74 SPACES
RETAIL I REST.:	5,000 SF (1/350)	= 14 SPACES	
OUTDOOR SEATING:	1,200 SF (1/350)	= 3 SPACES	
BIKE RACK:	REQ. SPACES X 5%	= 3 SPACES	4 SPACES
RETAIL II:	6,657 SF (1/350)	= 19 SPACES	56 SPACES
RETAIL II REST.:	2,500 SF (1/350)	= 7 SPACES	
FF 2:	2,570 SF (13/1000)	= 33 SPACES	
BIKE RACK:	REQ. SPACES X 5%	= 3 SPACES	4 SPACES
RETAIL III:	7770 SF (1/350)	= 22 SPACES	27 SPACES
BIKE RACK:	REQ. SPACES X 5%	= 1 SPACES	2 SPACES
FOOD/BEV:	7202 SF (14/1000)	= 101 SPACES	101 SPACES
BIKE RACK:	REQ. SPACES X 5%	= 5 SPACES	6 SPACES

OFFSITE HOTEL PARKING:	15 SPACES
OVERFLOW PARKING:	31 SPACES
TOTAL MIN PARKING	= 303 SPACES
	352 SPACES



Stormwater Management

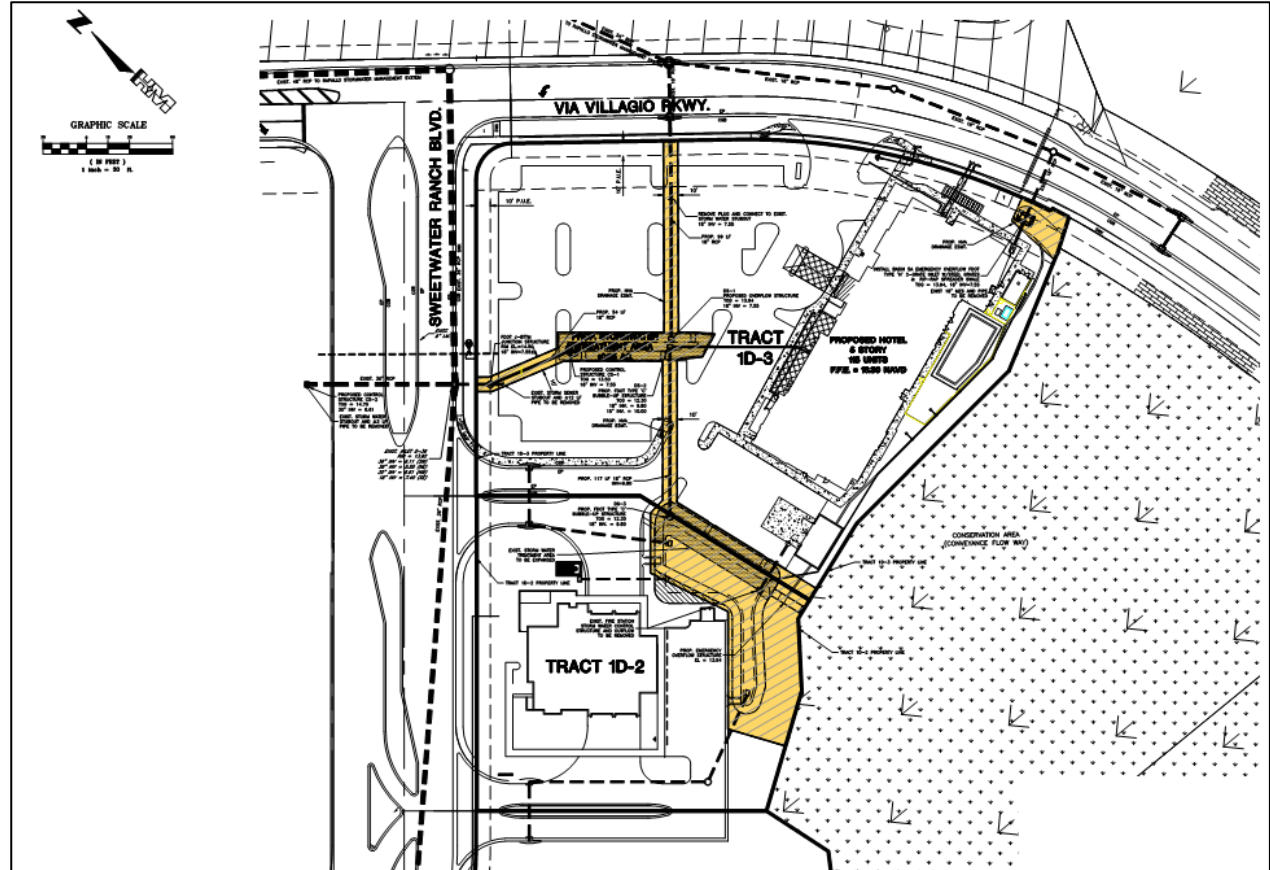
- The developer of Tract 1D-3 has constructed overflow structure as referenced in the Coconut Point North Village Surface Water Management Analysis-Basin 5A.
- The overflow structures are subject to SFWMD, Village of Estero and the North Village Association approvals.



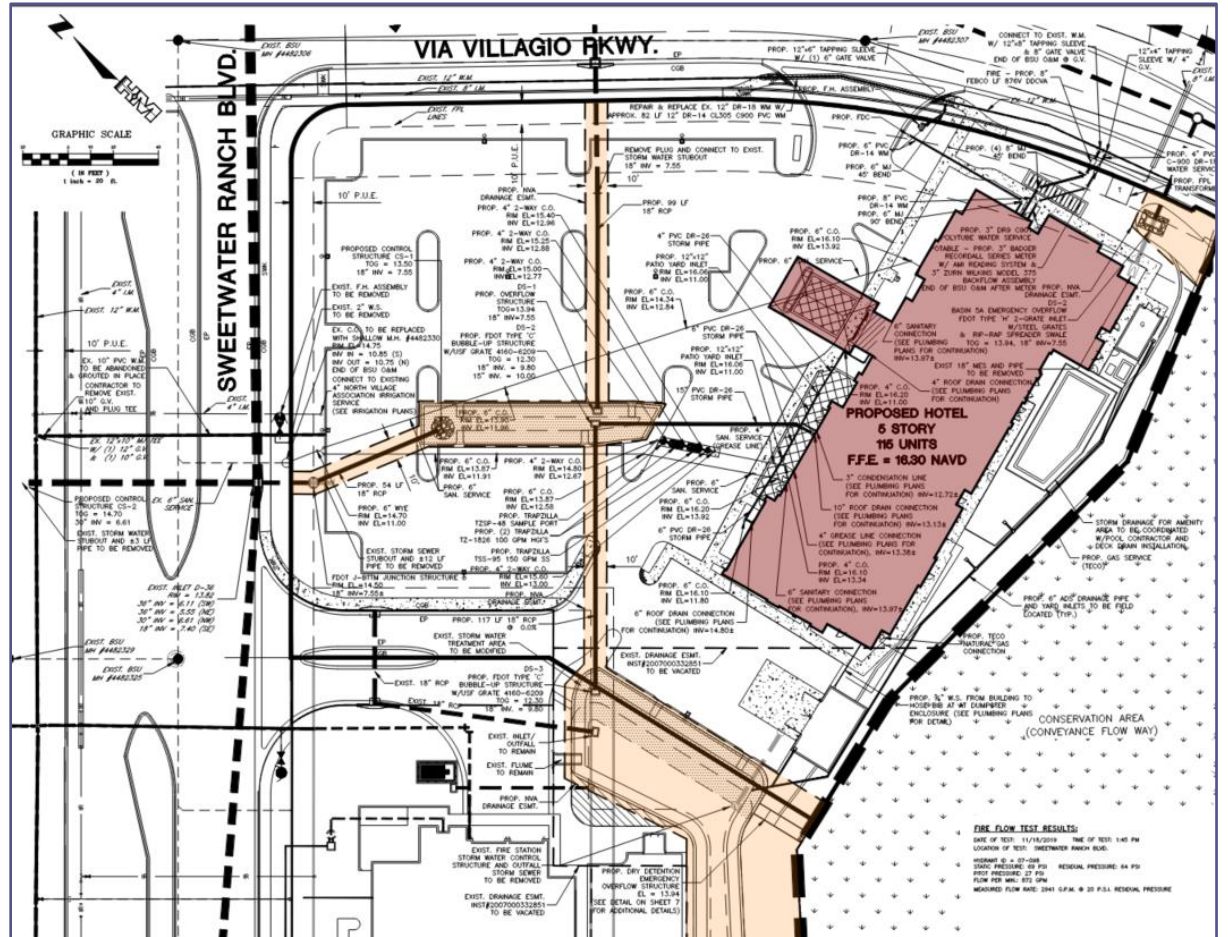
Stormwater Management

Final amendments to existing shared drainage easements.

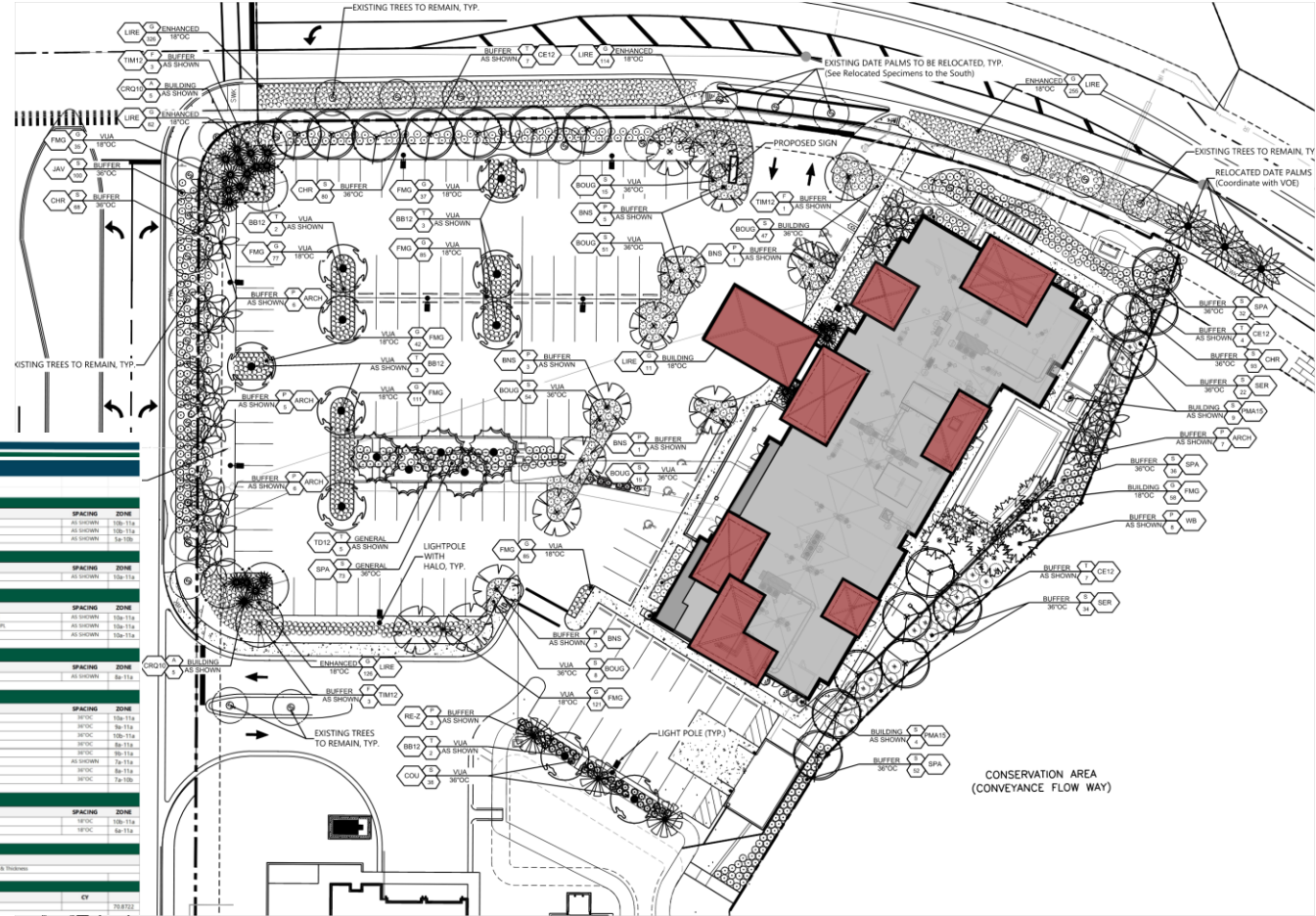
South Florida Water Management District (SFWMD) Approved Permit No.: 36-10230-P App: 191212-2471



Drainage & Utility Plan



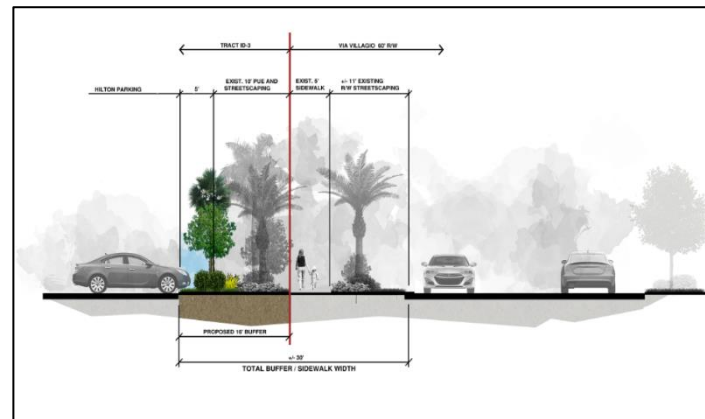
Landscape Design



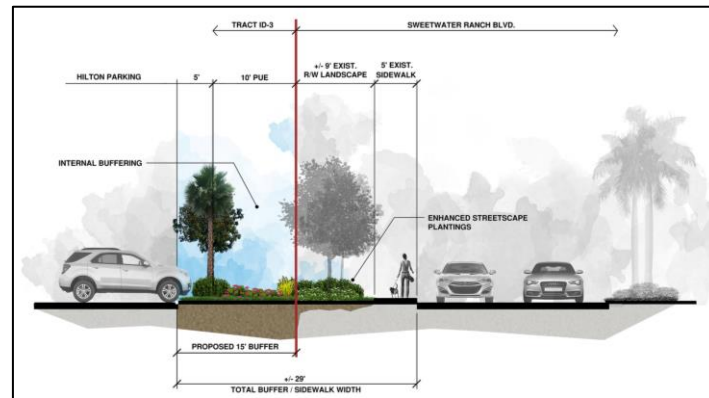
LANDSCAPE MATERIAL SCHEDULE

MATERIAL SCHEDULE							
Project Number: 2017-018A-Hilton Garden Inn Essex							
Date: 04/26/2023							
TREES (Florida No. 1)							
QTY	SYM	NATIVE	BOTANICAL	COMMON	SPECS	SPACING	ZONE
18	BB12	N60	Benincasa's ashoka	Benincasa's ashoka	12" 14" x 4" F.I. F.U.G. 450	AS SHOWN	10B-11A
18	CB12	N60	Commersonia americana	Commersonia americana	12" 14" x 4" F.I. F.U.G. 450	AS SHOWN	10B-11A
5	BB10	N60	Black ironwood	Black ironwood	12" 14" x 4" F.I. F.U.G. 450	AS SHOWN	5B-7B
FLOWERING TREES (Florida No. 1)							
QTY	SYM	NATIVE	BOTANICAL	COMMON	SPECIFICATIONS	SPACING	ZONE
1	BBM2	N60	Tabebuia heterophylla	Orange Mahoe/Transport tree	12" 14" x 4" F.I. F.U.G. 450	AS SHOWN	10B-11A
PALMS (Florida No. 1)							
QTY	SYM	NATIVE	BOTANICAL	COMMON	SPECIFICATIONS	SPACING	ZONE
1	BB1	N60	Roystonea regia	Roystonea regia Palm	12" 14" x 4" F.I. F.U.G. 450	AS SHOWN	10B-11A
3	BB12	N60	Roystonea regia	Florida Royal Palm	12" 14" x 4" F.I. F.U.G. 450	AS SHOWN	10B-11A
8	BB8	N60	Wrightia bichayana	Prayer Palm	18"OC, 14" 18"OC, 24" Full Head	AS SHOWN	10B-11A
SPECIMENS AND ACCENTS (Florida No. 1)							
QTY	SYM	NATIVE	BOTANICAL	COMMON	SPECIFICATIONS	SPACING	ZONE
10	CB20	N60	Commersonia americana	Commersonia americana	18" 24" x 6" 18"	AS SHOWN	8B-9B
SHRUBS (Florida No. 1)							
QTY	SYM	NATIVE	BOTANICAL	COMMON	SPECIFICATIONS	SPACING	ZONE
210	BB02	N60	Bougainvillea spp.	Floral Bougainvillea	24" x 18" 30"	SP/OC	10B-11A
210	BB03	N60	Dischidandra sp.	Small Fig Climber	24" x 18" 30"	SP/OC	10B-11A
18	CO0	N60	Chorizanthe uniflora	Star Grass	24" x 18" 30"	SP/OC	10B-11A
100	BB1	N60	Ipomoea cordata	Wax Twine	24" x 18" 30"	SP/OC	8B-9B
17	BB08	N60	Moroneja tomentosa	Cherrywood Shrub	24" x 18" 30"	SP/OC	10B-11A
17	BBM2	N60	Pithecolobium bicolor	Proctoria	24" x 18" 30"	AS SHOWN	7B-9B
18	BB1	N60	Ipomoea aquatica	Flax Hederacea	24" x 18" 30"	SP/OC	8B-9B
183	BB1	N60	Ipomoea palmeri	Trilluminative Climber	24" x 18" 30"	SP/OC	7B-9B
GROUND COVERS (Florida No. 1)							
QTY	SYM	NATIVE	BOTANICAL	COMMON	SPECIFICATIONS	SPACING	ZONE
755	BB1	N60	Pilea microcarpa	Green plant Rock	18" x 18" 30"	SP/OC	10B-11A
884	BB1	N60	Stemmatocarpus longifolius	Orange-cupped Groundcover	18" x 18" 30"	SP/OC	8B-9B
SOIL							
QTY SF	BOTANICAL NAME		COMMON NAME	SPECIFICATIONS			
25,708	Stemmatocarpus longifolius		Florida St. Augustine	3" Cal. Soil, Full Mat, Uniform Height & Thickness			
MULCH							
QTY CU YD	MULCH		SPECIFICATIONS				
11,475	Woodchips (Shredded)		3/4" Screen, 20% Mo. 1" Max. Depth after watering. No Solids.				

Landscape Buffers



Via Villagio Pkwy. Landscape Buffer

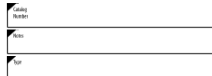


Sweetwater Ranch Blvd. Landscape Buffer

Site Lighting



D-Series Size 1 LED Area Luminaire



Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in area lighting applications with typical energy savings of 60% and expected service life of over 100,000 hours.

Specifications

EPA: 0.69 ft² (0.064)

Length: 22.31" (0.140)

Width: 14.26" (0.200)

Height H1: 7.88" (0.090)

Height H2: 2.73" (0.040)

Weight: 34.56 (0.440)

Ordering Information **EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLAIR2 PIRHN DDBB**

Series	LEDs	Color Temperature	Color Rendering Index	Distribution	Voltage	Mounting
DSX1B3	Forward optics	(this section NOT only)		T3M light medium	WVOLT (00N-270V)	Shipped included
P1	40K-3000K	70CRI	40K-3000K	T56	141V-480V	Square pole mounting (01.000)
P2	40K-3000K	70CRI	40K-3000K	T24	120V-480V	Square pole mounting (01.000)
P3	10K-3000K	70CRI	10K-3000K	T34	120V-480V	Square pole mounting (01.000)
P4	10K-3000K	70CRI	10K-3000K	T34	120V-480V	Square pole mounting (01.000)
P5	10K-3000K	70CRI	10K-3000K	T34	120V-480V	Square pole mounting (01.000)
Retained optics						
P1P	27K-3000K	80CRI	27K-3000K	T34	120V-480V	Square pole mounting (01.000)
P2P	10K-3000K	80CRI	10K-3000K	T34	120V-480V	Square pole mounting (01.000)
P3P	10K-3000K	80CRI	10K-3000K	T34	120V-480V	Square pole mounting (01.000)
P4P	10K-3000K	80CRI	10K-3000K	T34	120V-480V	Square pole mounting (01.000)
P5P	10K-3000K	80CRI	10K-3000K	T34	120V-480V	Square pole mounting (01.000)

FIXTURE SCHEDULE

SYMBOL	QUANTITY	LABEL	DESCRIPTION	BUG RATING	LUMENS	LLF
	6	SA	VSC-1-T4-32LC-7-3K	B1-U0-G1	4536	1
	6	SB	DSX-1-LED-P1-30K	B1-U0-G1	6509	1
	4	SC	DSX-1-LED-P1-30K	B1-U0-G1	6509	1

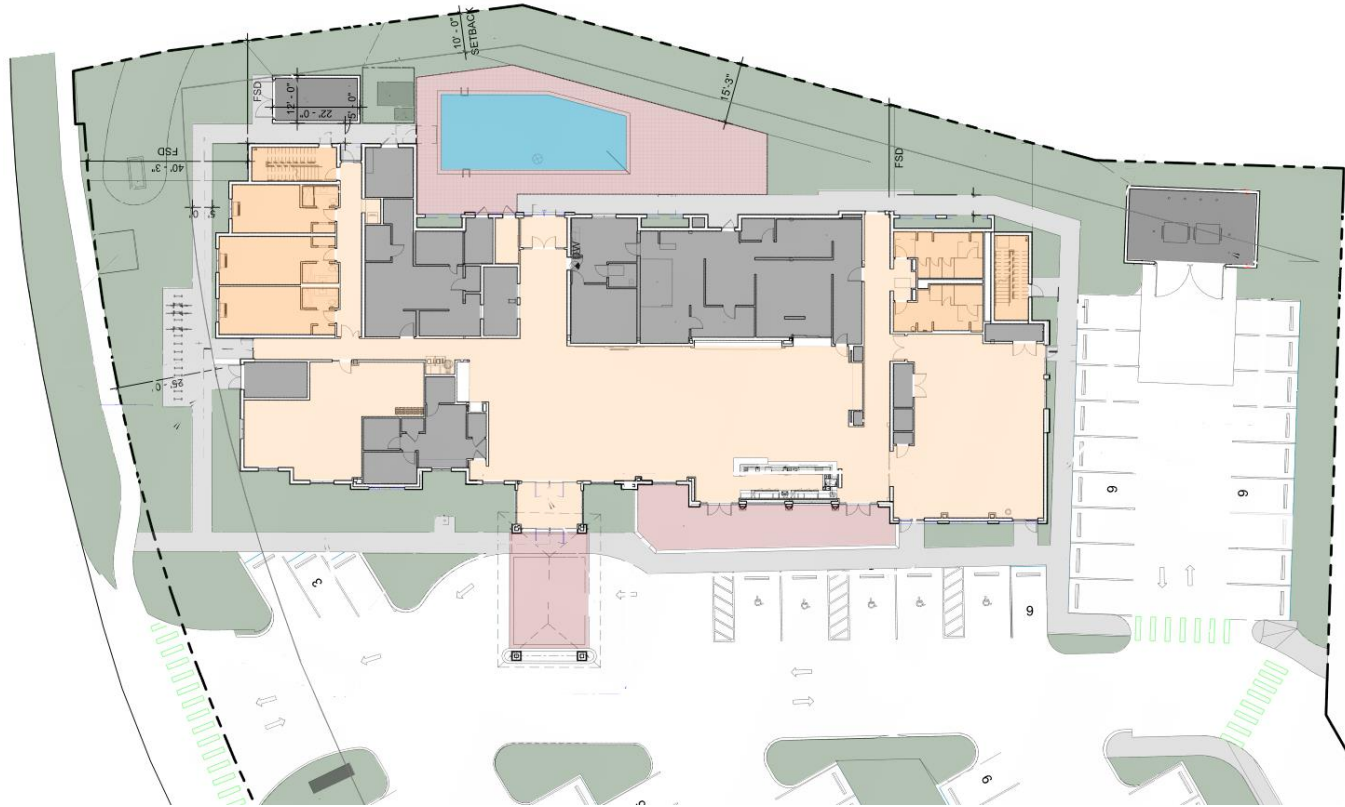


LITOMIA LIGHTING D-SERIES SIZE 1
FITURES AND POLES SHALL HAVE A BLACK FINISH
LIGHT SOURCE SHALL NOT BE MORE THAN 25'
ABOVE GRADE

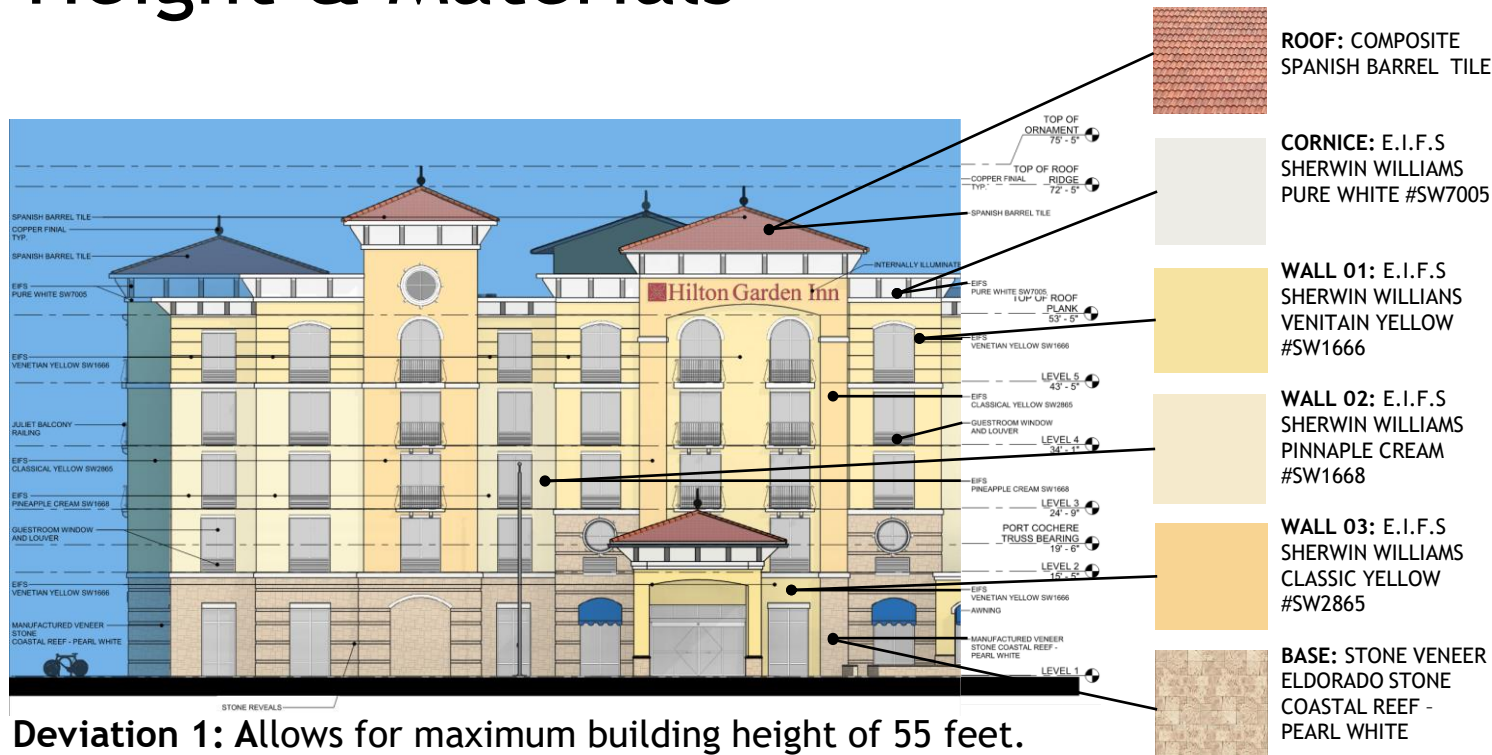
25'-0" AT SB
15'-0" AT SC

Building Design

- Hilton Garden Inn is a five-story select service hotel at over 70,800 sf.
- Ground Level: +15,300 sf
- Amenities: fitness center, meeting rooms, pool with patio, casual dining, bar with outdoor lounge, port cochere and public bike racks.
- Hotel Tower: +13,800 sf per floor with 115 hotel guestrooms.



Building Height & Materials



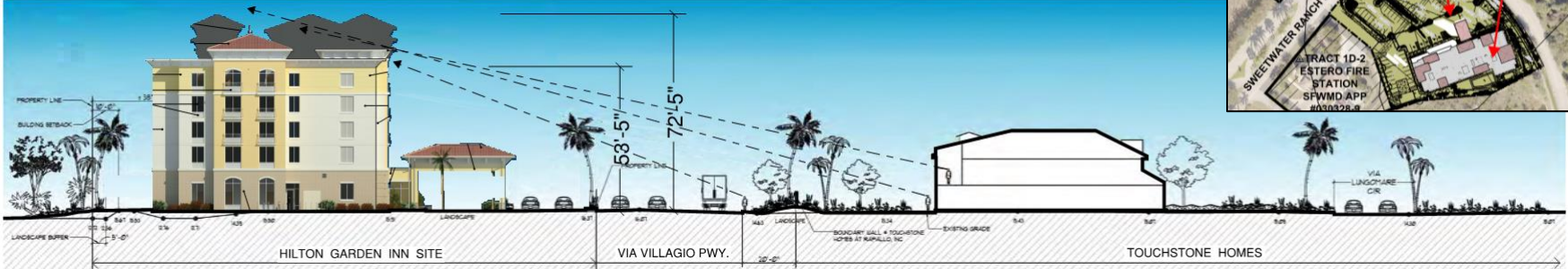
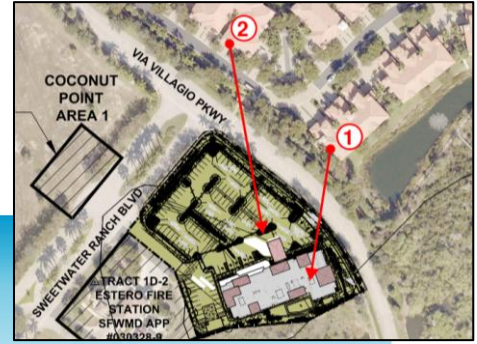
Deviation 1: Allows for maximum building height of 55 feet.

Deviation 2: Allows for Architectural Elements not to exceed 22 feet above building height for maximum feature height of 77 feet.

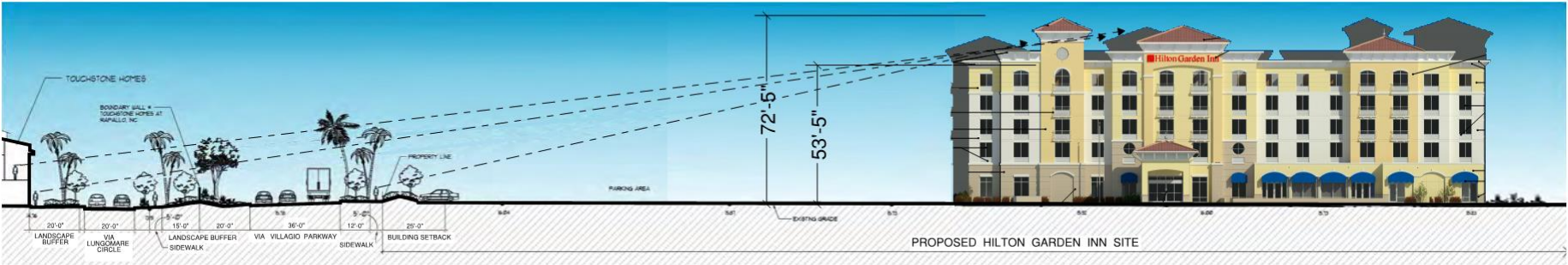
Northeast Perspective



Line of Sight Study



1. Southwest View

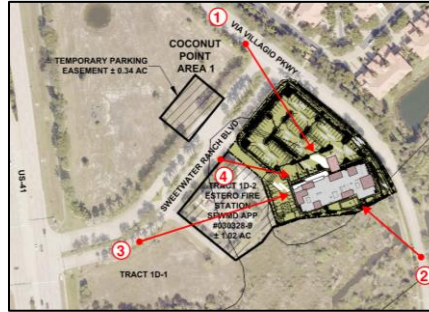


2. Southern View

Street Views



1. South bound view from Via Villagio Parkway & Sweetwater Ranch Blvd.



3. East bound view from Tamiami Trail & Sweetwater Ranch Blvd.



2. North bound view from Via Villagio Parkway



4. East bound view from Sweetwater Ranch Blvd. & Estero Fire Station Drive

Northeast Perspective

South bound view from Via Villagio Parkway & Sweetwater Ranch Blvd.



Southeast Perspective

North bound view from Via Villagio Parkway



West Perspective

East bound view from Tamiami Trail & Sweetwater Ranch Blvd.



Northwest Perspective

East bound view from Sweetwater Ranch Blvd. & Estero Fire Station Drive



Front / North Elevation

view from Via Villagio & Sweetwater Ranch Parkway



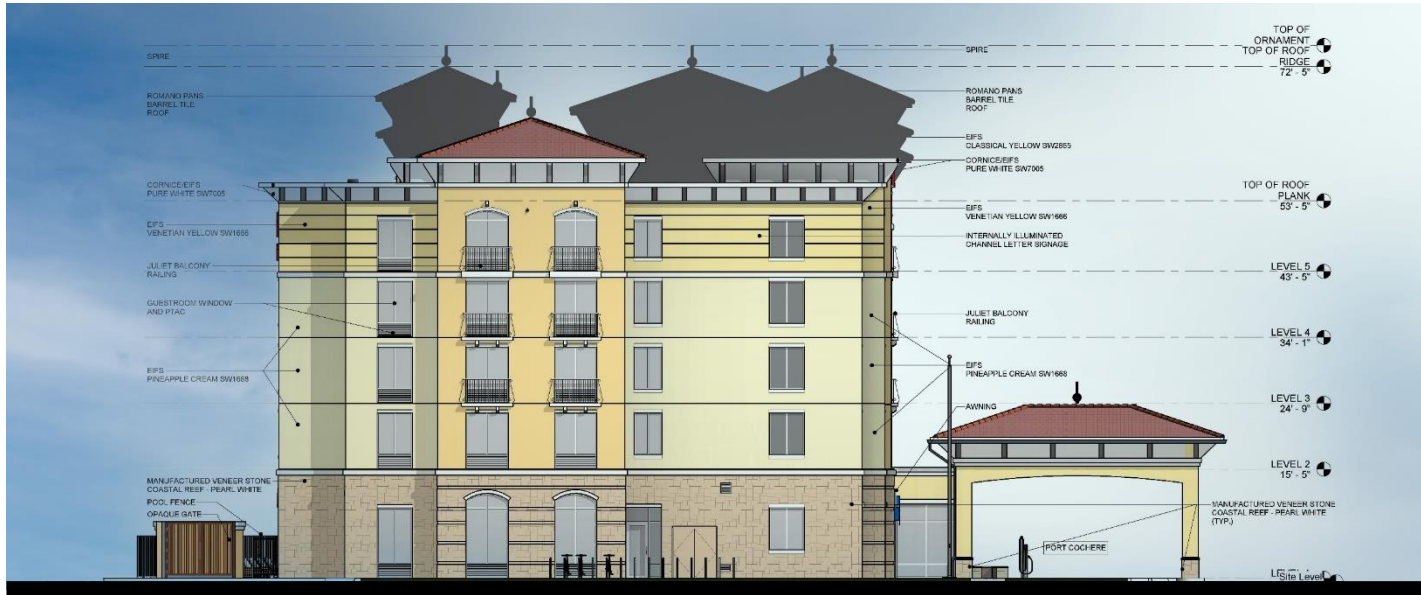
Rear / South Elevation

view from Via Villagio Parkway



Side / East Elevation

view from Via Villagio Parkway



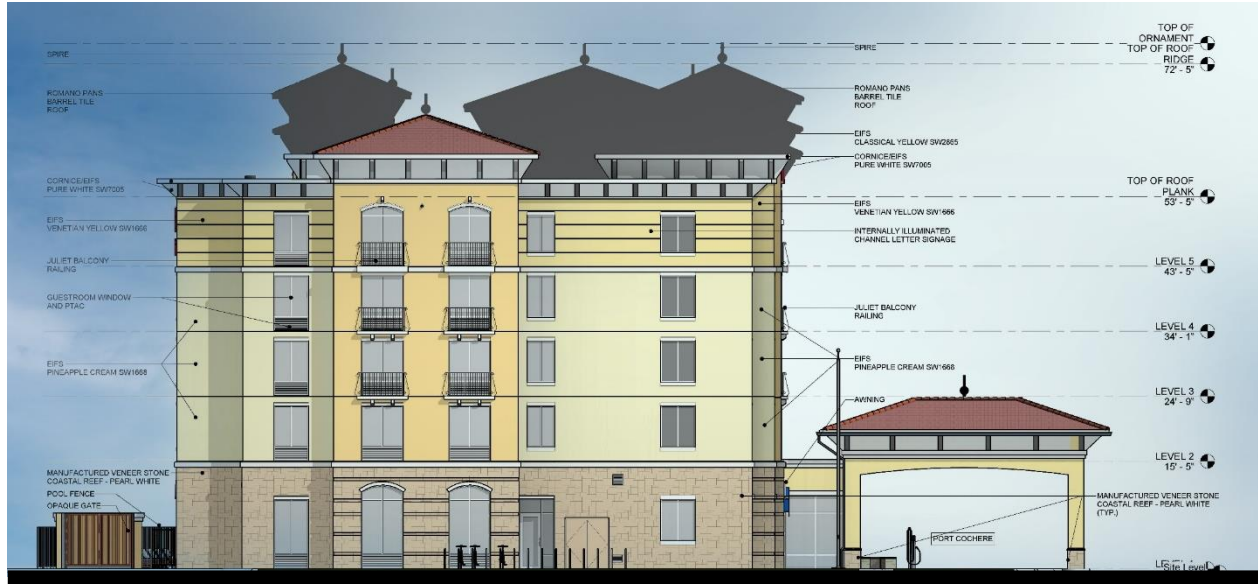
Side / West Elevation

view from Sweetwater Ranch Blvd.

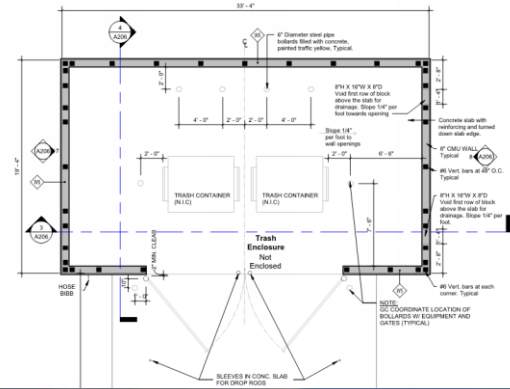
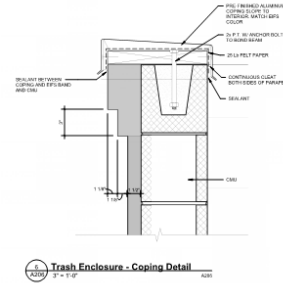
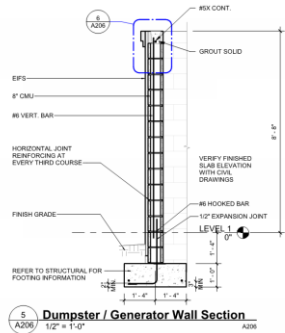


Side / East Elevation

view from Via Villagio Parkway



Accessory Structures



Generator Enclosure:

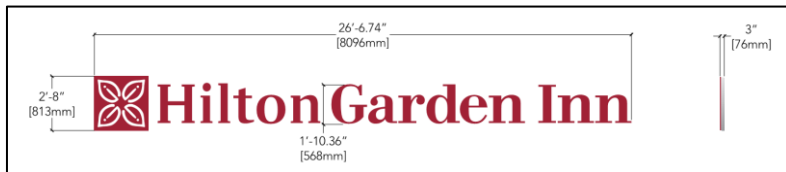
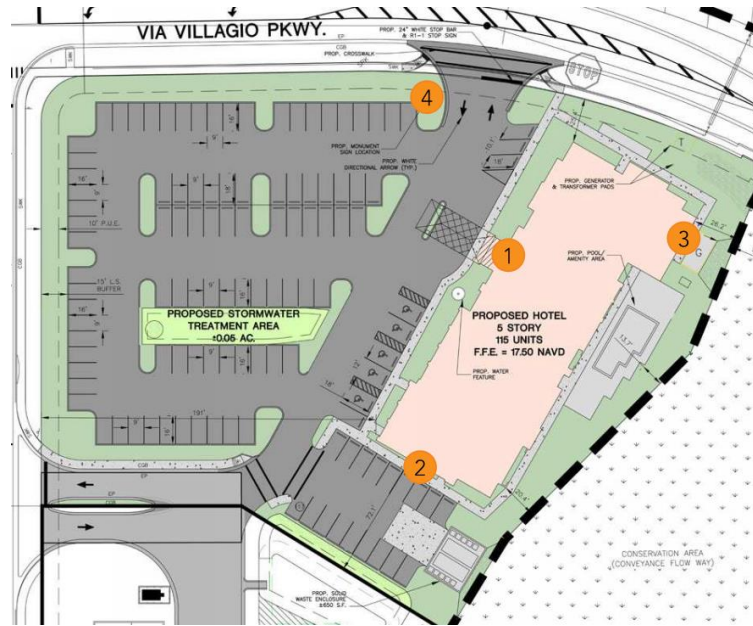
12'-0" x 22'-0" x 8'-8" (high)" Masonry wall with EIFS finish to match building walls and wood slat gates.



Dumpster Enclosure:

33'-4" x 19'-4" x 8'-8" (high)" Masonry wall with EIFS finish to match building walls and wood slat gates.

Building Signage



1. North Elevation: Wall Sign
20" Internally illuminated channel letters and 32"x32" logo

Building Signage



2. West Elevation: Wall Sign

23" to 32" Internally illuminated channel letters & 32"x32" logo

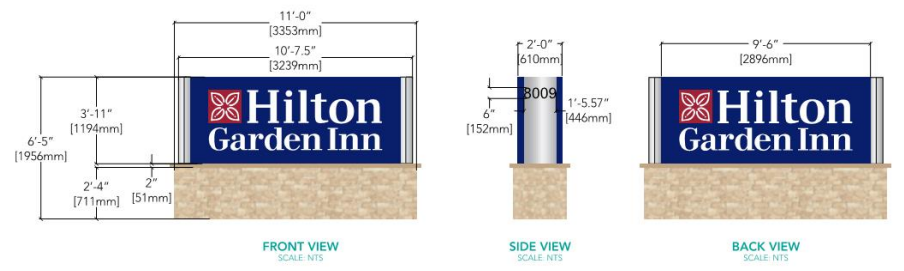
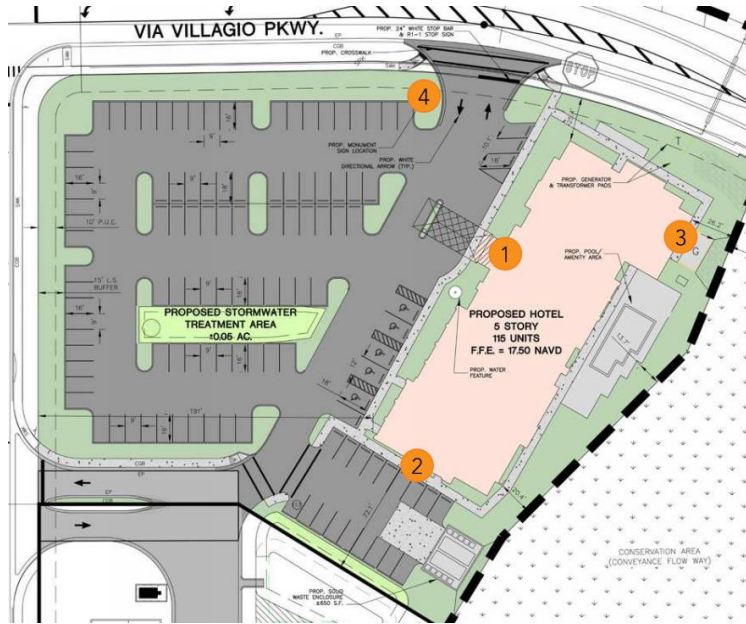


3. South Elevation: Wall Sign

31" to 44" Internally illuminated channel letters & 44" x 44" logo



Site Signage



4. Monument Sign

Approximately 9'-6" x 4'-0" (high) x 24" (depth) sign panel. Internally illuminated cabinet sign with routed-out letters and logo over 28" high stone base.