



# Design Review Board Presentation: Coconut Trace PDA

Estero, FL





**InterMountain Management** is a family-owned hotel company with 42 years of hospitality experience. Founded by Dewey Weaver, InterMountain has pursued a thoughtful growth strategy creating a nationwide portfolio of approximately 100 owned and third-party managed hotels. Hotel owners, developers, and guests appreciate InterMountain’s relationship-based culture which drives superior owner and guest satisfaction.

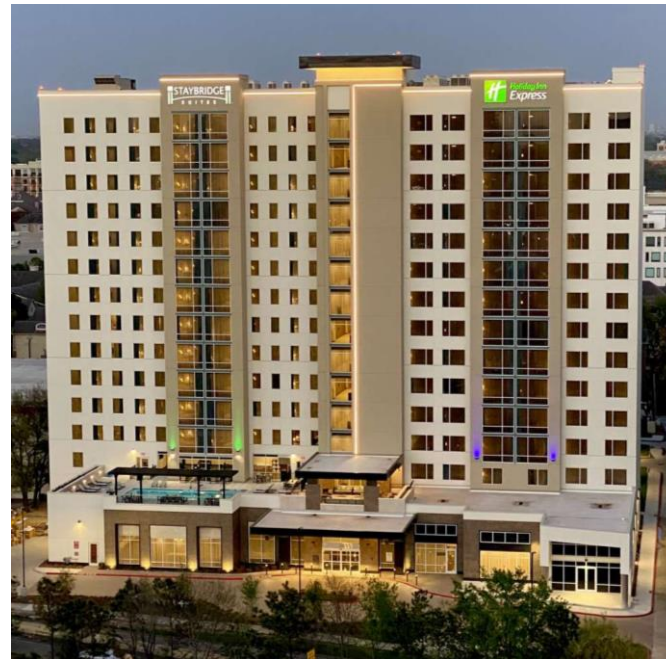
Currently operating a portfolio of premium-branded hotels with more than 10,000 rooms in 22 states across the U.S. InterMountain has been recognized by the industry as a preferred developer and operator, actively serving on various brand franchise owner advisory boards.

InterMountain Management has more than 20 brands in operation within Marriott, Hilton, Hyatt, IHG, Wyndham, Choice, Best Western as well as 2 independent hotels. InterMountain has an active pipeline of 20-30 hotels in various stages of development/repositioning.



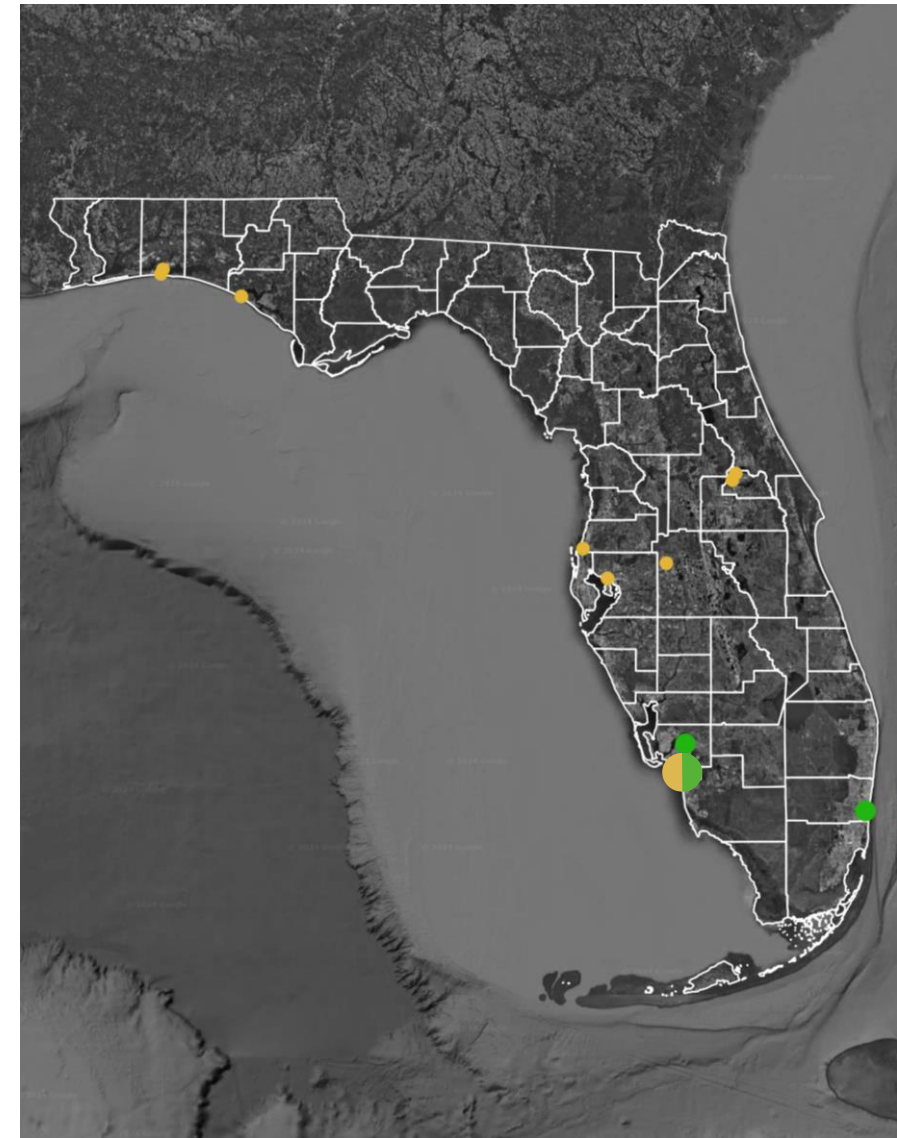
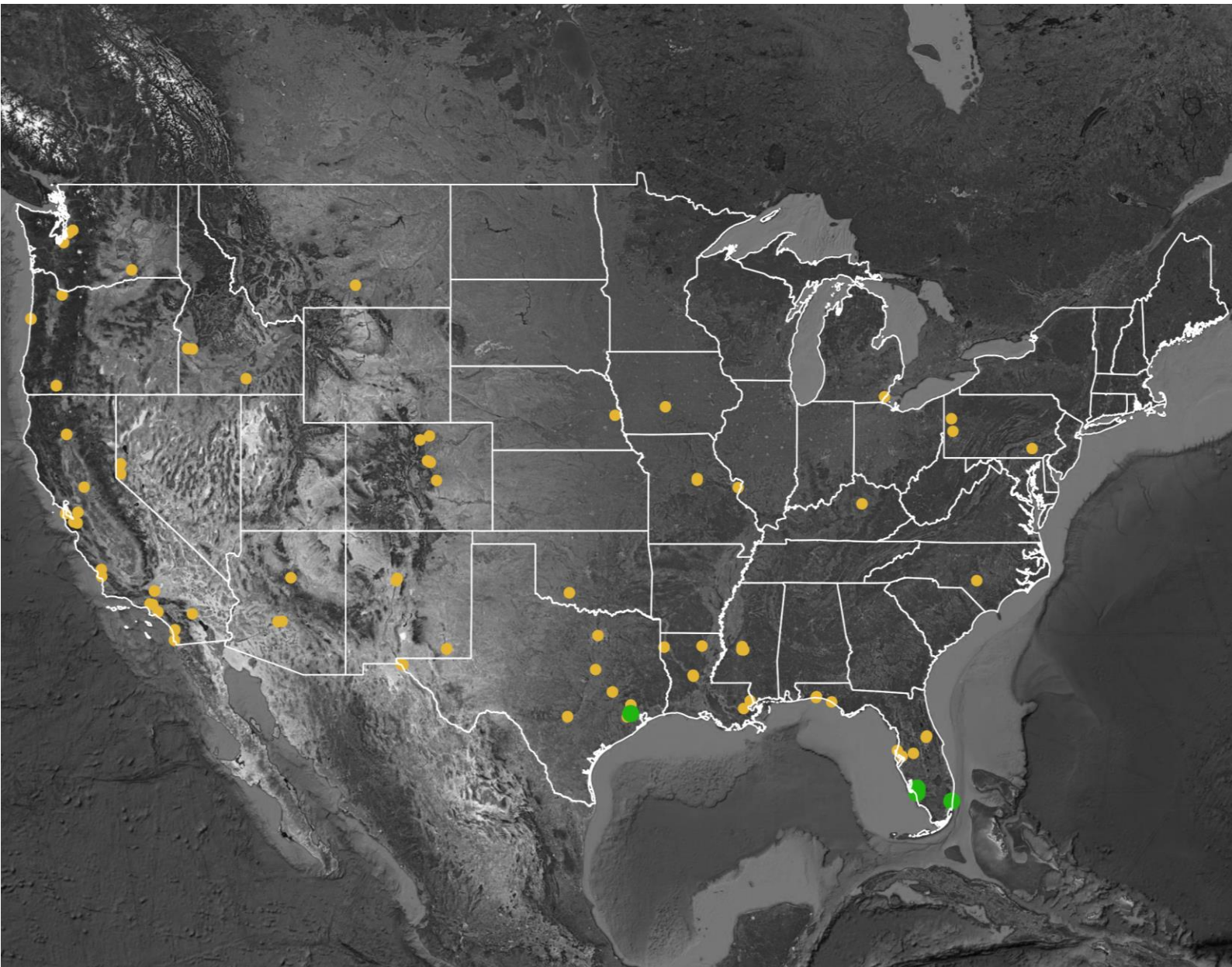
**Comerlat Group** is a family-owned and operated company with more than 30-year history in various industries and countries. Comerlat has experience in different real estate investments throughout Mexico and the U.S. including office, residential, and hospitality.

Comerlat’s hotel portfolio includes a 319-room dual brand in Houston Galleria, a 105-room hotel development project in Fort Lauderdale Airport and a mixed-use development project in Fort Myers that includes 114+ room hotel.



● InterMountain

● Comerlat Hospitality





## Civil Engineering & Site Development

Hole Montes, Inc., with more than 50 years of experience, is one of the most trusted and reliable full-service engineering firms in Southwest Florida. Customer satisfaction and service; technical expertise; quality of deliverables; and dedicated project management are such principles.

Hole Montes team of local and experienced land planners, designers, and engineers will provide civil engineering and site development for the Hyatt Studios project.

Coconut Point Town Center, Estero



Hertz Global Headquarters, Estero



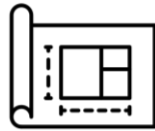
EXPERIENCE

58 years



PROJECTS

Commercial and public



PORTFOLIO

+80 projects



LEE COUNTY

Based company



Embassy Suites by Hilton, Estero



Hilton Garden Inn, Fort Myers



## Architecture

MK Architecture is an experienced architecture firm with conveniently located offices in Fort Myers and Naples. MK Architecture's licensed and graduate architects offer vast experience in nearly all building types with a solid track record of internal quality control.

MK Architecture with a diverse staff of talented and experienced professionals have years of experience with hospitality projects like the Embassy Suites by Hilton, Hilton Garden Inn, Holiday Inn Express, among others.



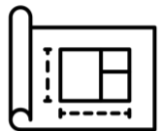
EXPERIENCE

39 years



PROJECTS

Commercial and public



PORTFOLIO

+120 projects



LEE COUNTY

Based company

# Coconut Trace Planned Development Amendment

- Amend the Schedule of Uses for Tracts “E” and “F” to allow for a 122-room hotel on Tract F.
- A 130-room hotel with an accessory full service restaurant and consumption on premises is currently permitted on Tracts “A” through “D”.
- The proposed hotel will not include a full-service restaurant.

## SCHEDULE OF USES

### Tracts “A” through “D”:

ACCESSORY USES AND STRUCTURES (LDC §§ 34-1171 *et seq.*, 34-2441 *et seq.*, 34-1863, and 34-2141 *et seq.*)  
ADMINISTRATIVE OFFICES  
ANIMALS: Clinic (LDC § 34-1321 *et seq.*)  
ASSISTED LIVING FACILITY - maximum of 100 beds  
★AUTO PARTS STORE - without installation facilities  
BANKS AND FINANCIAL ESTABLISHMENTS [LDC § 34-622(c)(3)]: Groups I and II (excluding Federal Reserve Banks and Security and Commodity Exchanges)  
BUSINESS SERVICES [LDC § 34-622(c)(5)]: Group I  
CLOTHING STORES, general [LDC § 34-622(c)(8)]  
CONSUMPTION ON PREMISES - accessory to full service restaurant use ONLY as restricted in Condition 15  
DAY CARE CENTER, CHILD, ADULT  
\*DRUGSTORE, PHARMACY  
DRIVE THRU FOR ANY PERMITTED USE - NO outside speaker systems, loud speakers, or public address systems are allowed in conjunction with this use.  
ENTRANCE GATES AND GATEHOUSE (LDC § 34-1741 *et seq.*)

ESSENTIAL SERVICES (LDC §§ 34-1611 *et seq.*, and 34-1741 *et seq.*)  
ESSENTIAL SERVICE FACILITIES [LDC § 34-622(c)(13)]: Group I (LDC §§ 34-1611 *et seq.*, 34-1741 *et seq.*, and 34-2141 *et seq.*)  
EXCAVATION: Water retention (LDC § 34-1651)  
FENCES, WALLS (LDC § 34-1741)  
\*FOOD STORES [LDC § 34-622(c)(16)]: Groups I and II  
GIFT AND SOUVENIR SHOP  
\*HARDWARE STORE  
HEALTH CARE FACILITIES [LDC § 34-622(c)(20)]: Groups I, II & III  
HOBBY, TOY AND GAME SHOPS [LDC § 34-622(c)(21)]  
**HOTEL/MOTEL - limited to 130 rooms**  
Accessory uses to include full service restaurant and consumption on premises as limited in Condition 15  
INSURANCE COMPANIES

CASE NO. 99-09-162.03Z 01.01

Z-00-010

12



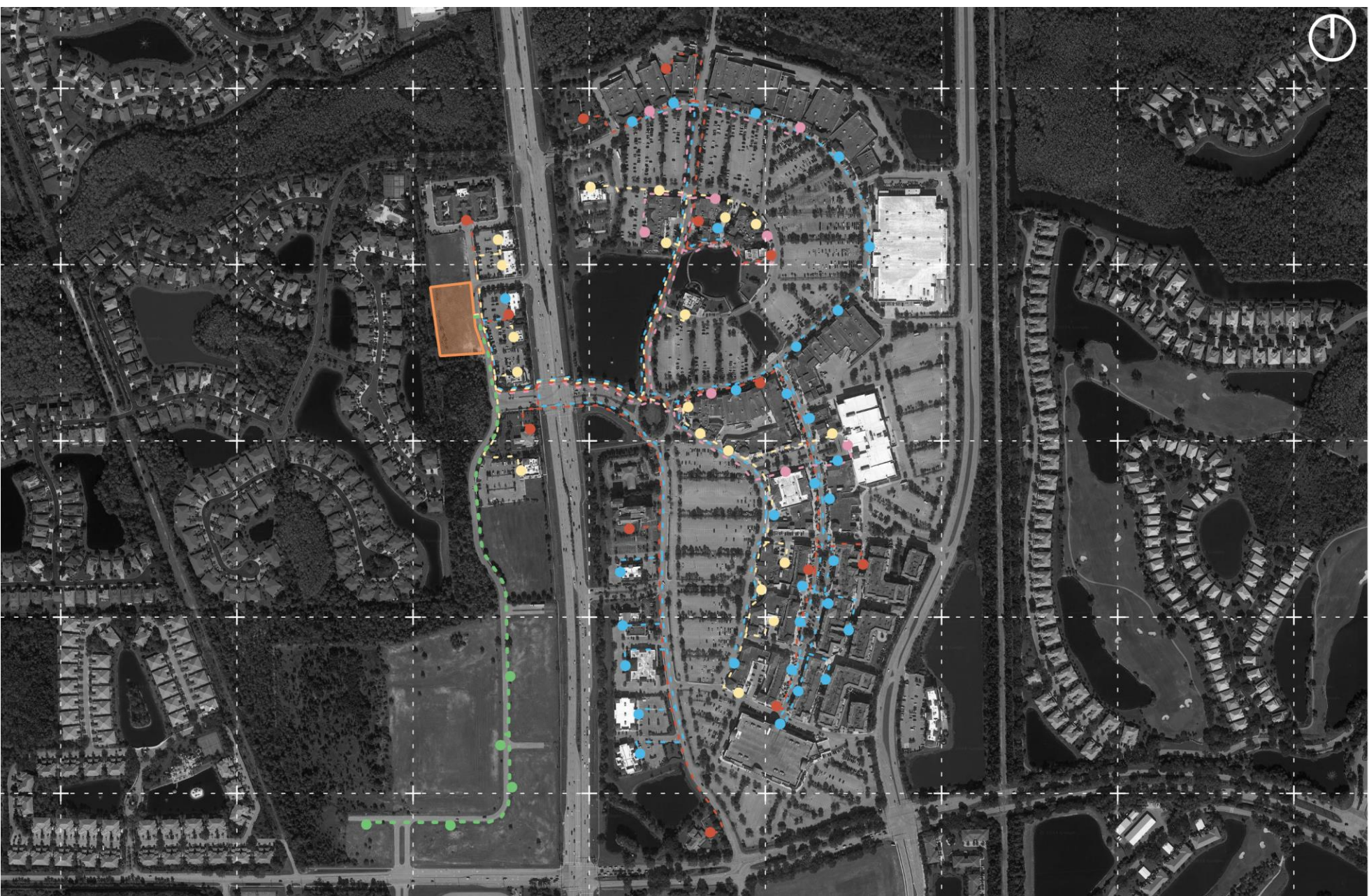
- Folio ID: 10535774
- 2.14 Acres
- FLU: Urban Commercial
- Tulip Associates CPD Rezoned in 2000 (Now known as Coconut Trace CPD)

**LOCATION** 22910 Lyden Drive

April 9, 2024

Disclaimer. The artistic renderings depicted here are conceptual in nature and reflect development plans at various stages of completion. All graphical representations should be considered incomplete and subject to change.  
*Preliminary confidential*





## Walkable Amenities

- Subject Property
- Restaurants  
From 1 to 13 min
- Retail  
From 1 to 14 min
- Services  
From 1 to 16 min
- Sports and entertainment  
From 7 to 12 min
- Future Amenities  
From 7 to 13 min



SOUTH



WEST



EAST

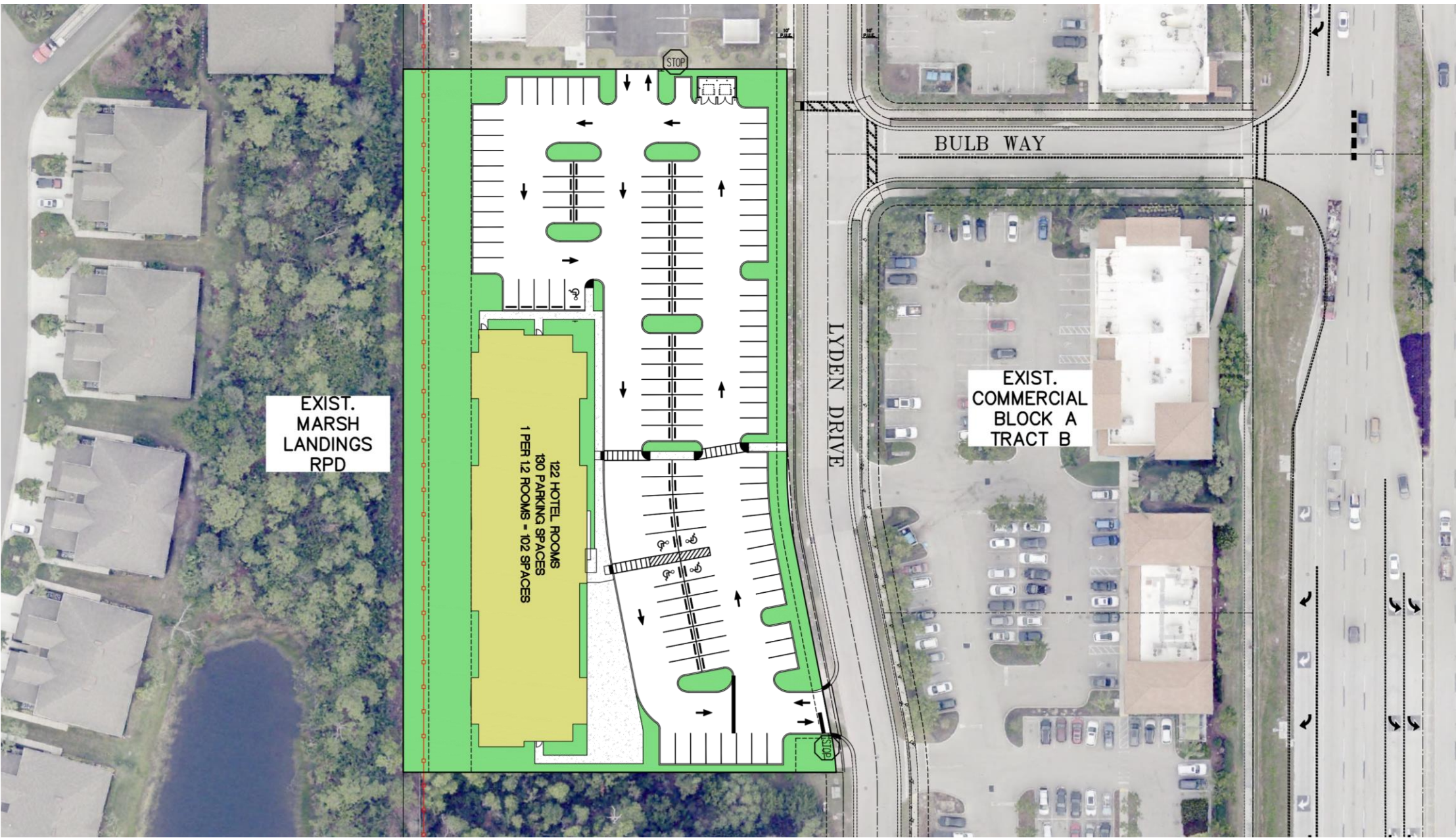
**COCONUT TRACE: TRACT F**

April 9, 2024

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EXIST. MARSH LANDINGS RPD

122 HOTEL ROOMS  
130 PARKING SPACES  
1 PER 12 ROOMS - 102 SPACES

BULB WAY

LYDEN DRIVE

EXIST. COMMERCIAL BLOCK A TRACT B



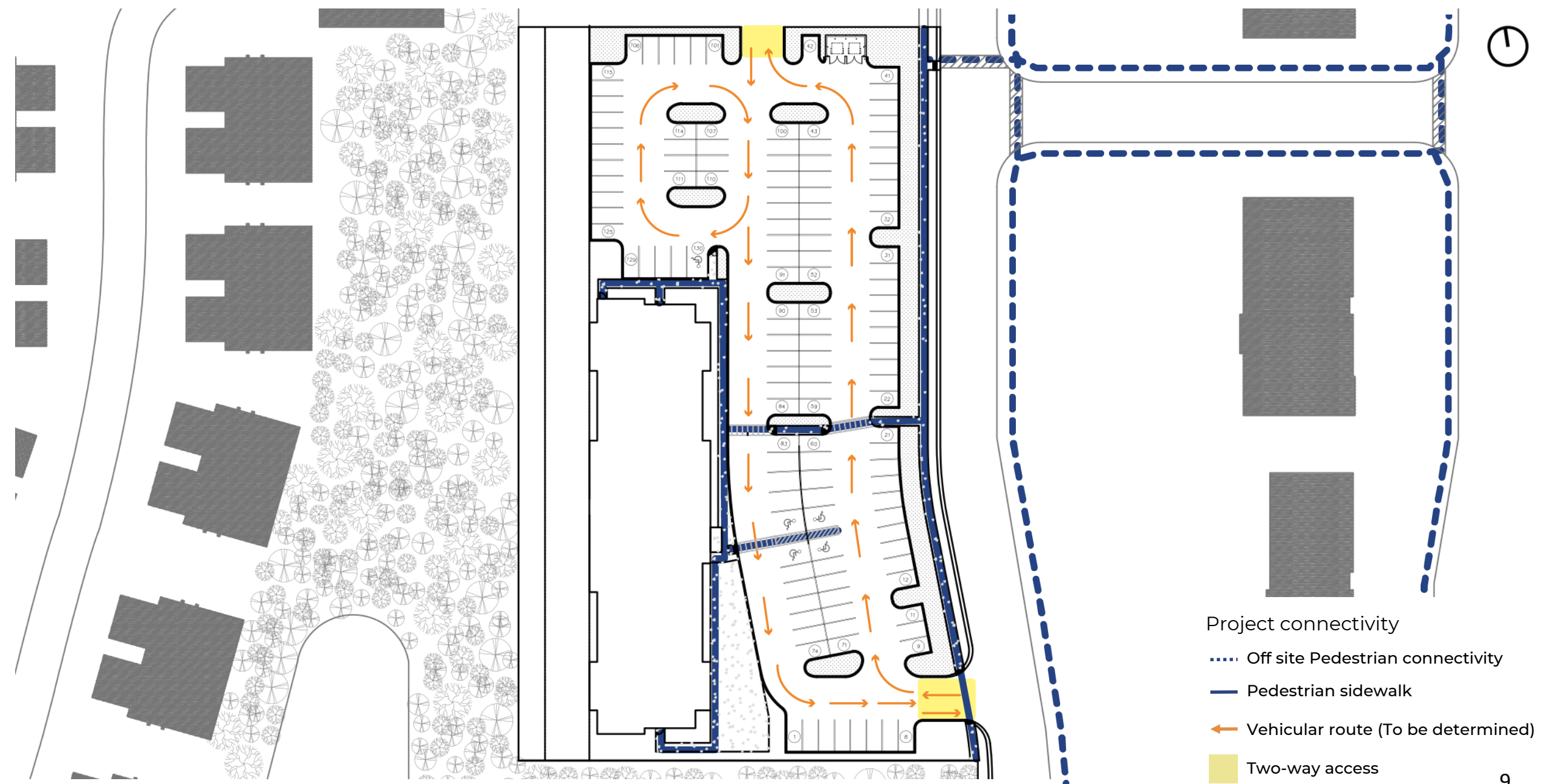
# SITE PLAN

April 9, 2024

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Preliminary confidential





- Project connectivity
- - - - Off site Pedestrian connectivity
  - Pedestrian sidewalk
  - Vehicular route (To be determined)
  - Two-way access

# CONNECTIVITY

April 9, 2024

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- Landscape
- Buffer
- Drainage Easement
- Utilities

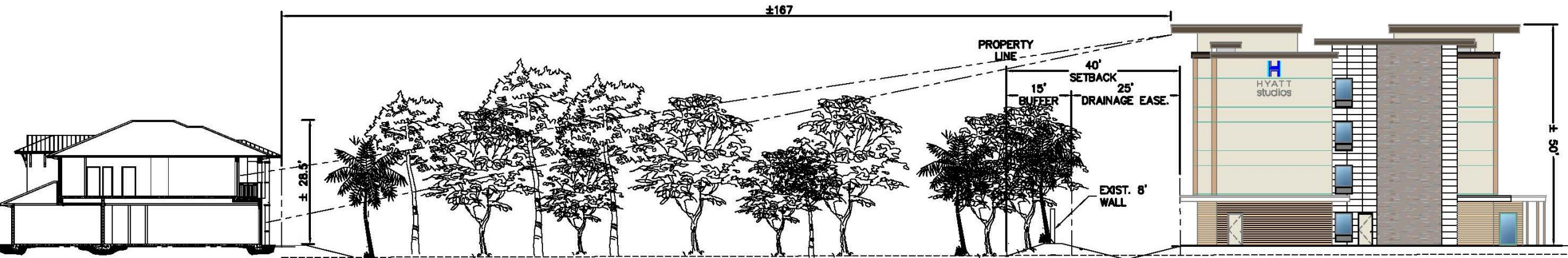
# SITE PARAMETERS

April 9, 2024

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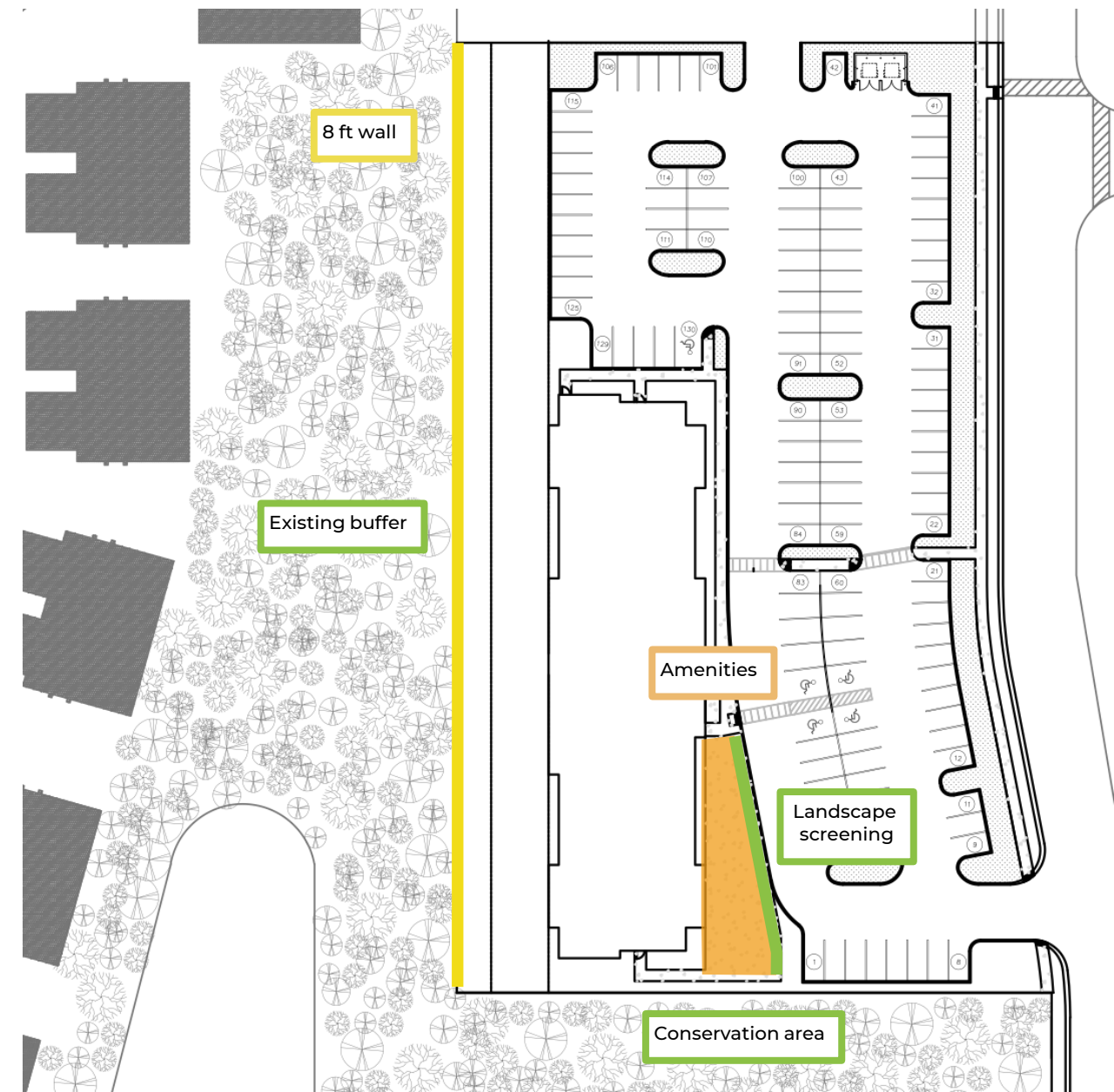
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### LINE OF SIGHT EXHIBIT

Tree heights based on photo interpretation of google earth 3D Imagery.



### Privacy and Glare Mitigation

- Selection of lighting fixtures to minimize glare impact to neighbors.
- Reduced quantity and height of building lights on west building facade.

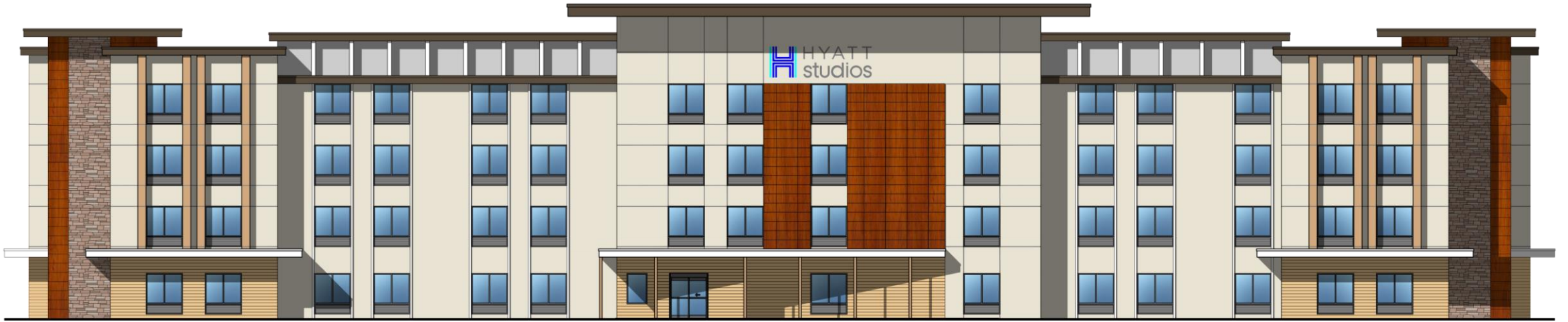
### Privacy and Sound Mitigation

- Outdoor amenity on eastern side of building far from residential buildings.
- Proposed landscape screening around pool and outdoor seating area and natural screening to south, enclosing further outdoor amenity.
- Existing 120'+ buffer on west between developments including 8 feet high wall. Additionally, to include a 40' buffer on hotel site.



**Reduced Impact with Extended Stay Concept**

- Proposed hotel brand has compact lobby and public space. Lobby of 745 sf includes coffee area with only 12-15 seats.
- No amenities or services for non-guests that could increase traffic or intensity.
- Extended Stay properties have reduced check-in and checkout. Therefore, trip generation is less than other hotel types such as transient or full service.
- Guest-rooms with kitchenettes, resulting in less entry and exit of guests.
- The distance to surrounding amenities and services generates a walkable environment (More on walkability on the **Connectivity** slide).
- Lean operating model resulting in less employees than other hotel types.
- Proposed concept generates less trips and is less parking intensive than other approved uses, such as business services, health care facilities, banks and financial establishments and offices.



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



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





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



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

