



Planning Zoning and Design Board Coconut Trace PDA

DCI2024-E006





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.

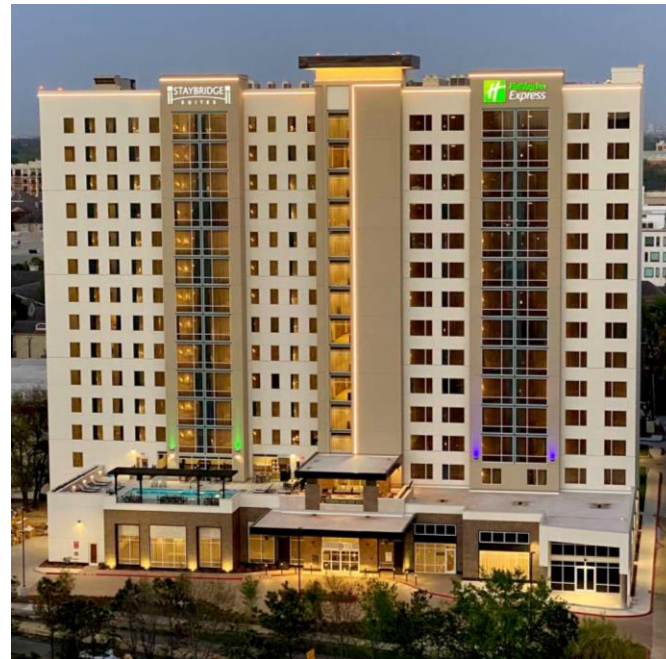
Currently operating a portfolio of premium-branded hotels with more than 10,000 rooms in 22 states across the U.S. InterMountain has been recognized by the industry as a preferred developer and operator, actively serving on various brand franchise owner advisory boards.

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.

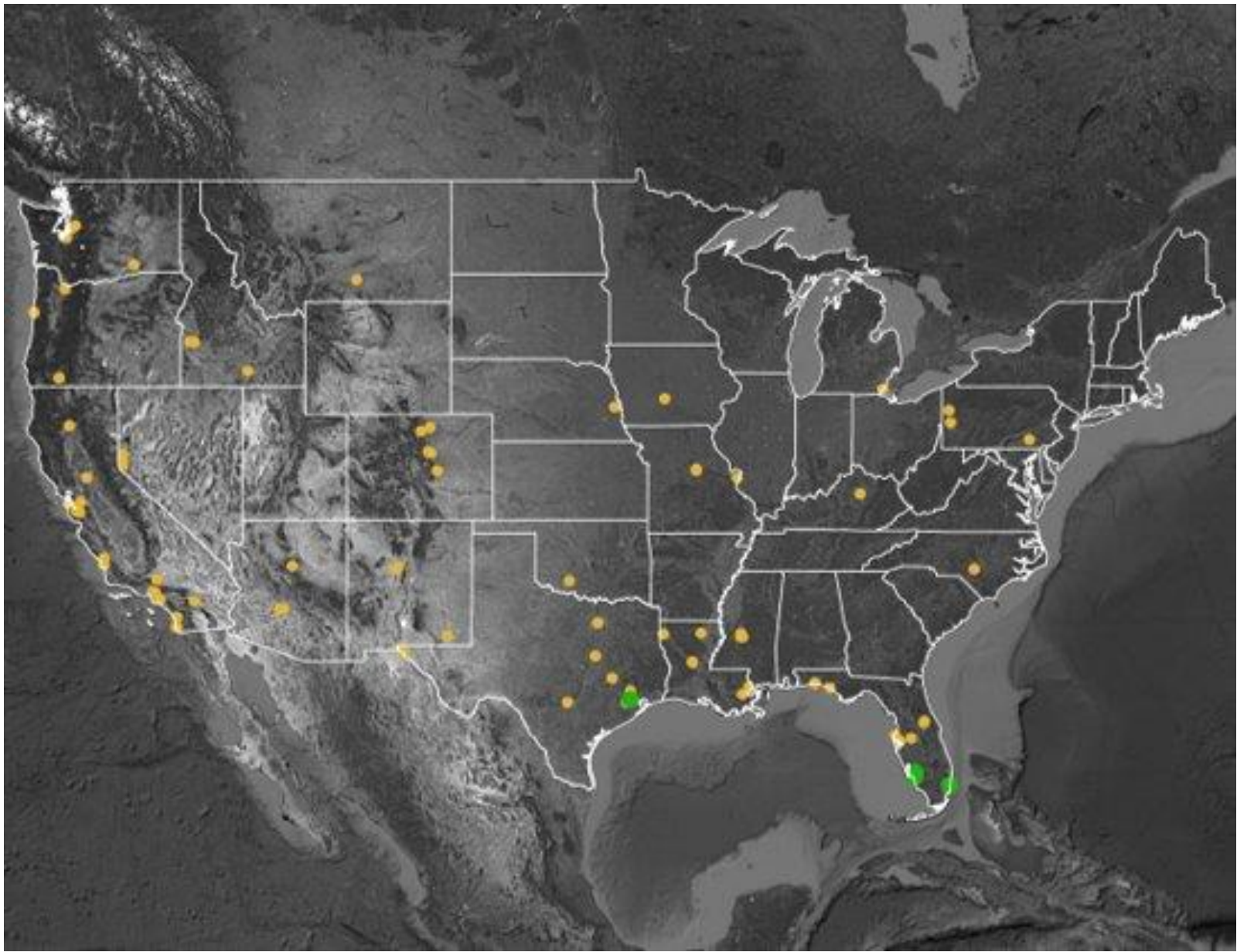


WHO WE ARE?

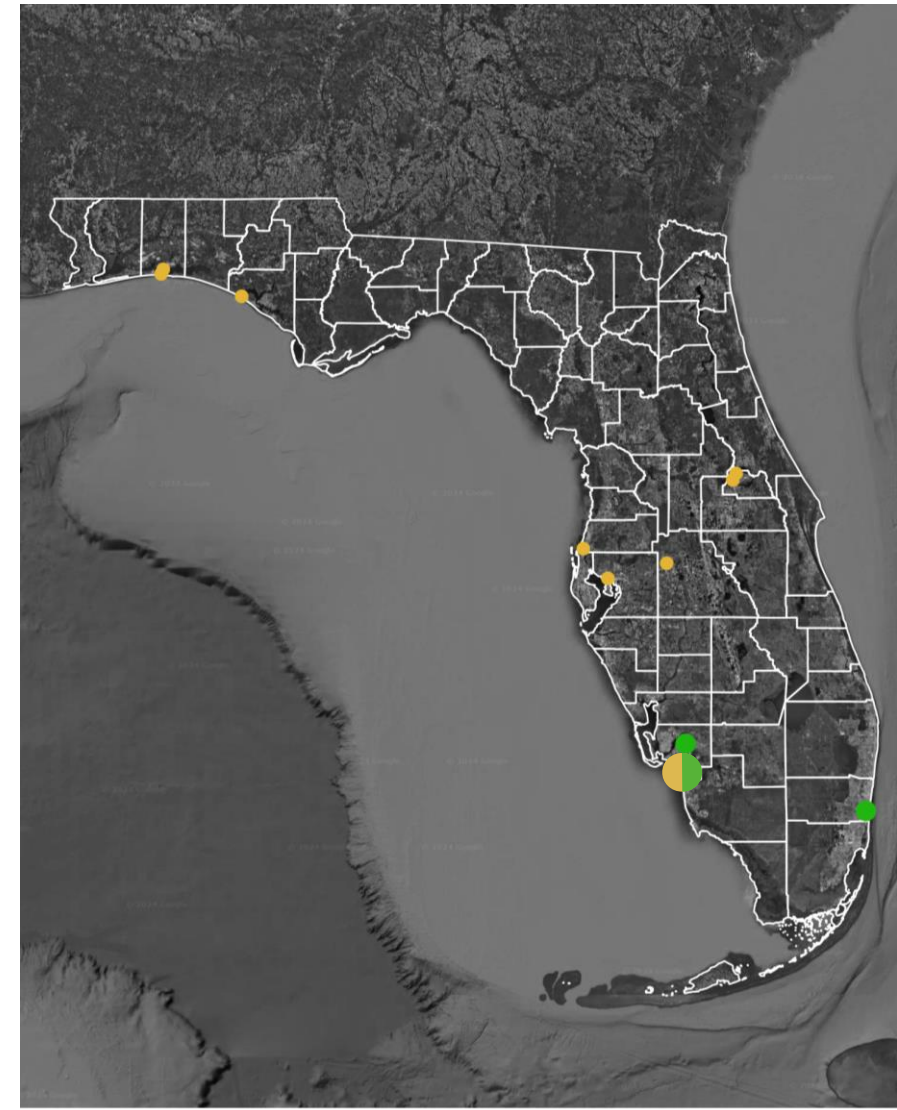
Disclaimer. The artistic renderings depicted here are conceptual in nature and reflect development plans at various stages of completion. All graphical representations should be considered incomplete and subject to change.

Preliminary confidential





● InterMountain ● Comerlat Hospitality



Bowman

Civil Engineering & Site Development

Bowman, with more than 50 years of local 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.

Bowmans 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



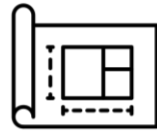
EXPERIENCE

58 years



PROJECTS

Commercial and public



PORTFOLIO

+80 projects



LEE COUNTY

Based company



Architecture

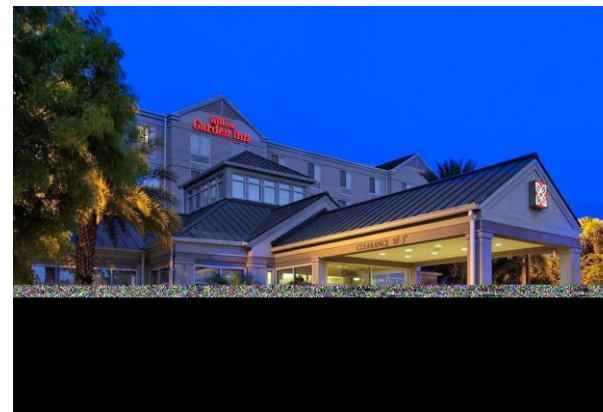
MK Architecture is an experienced architecture firm with conveniently located offices in Fort Myers and Naples. MK Architecture's licensed and graduate architects offer vast experience in nearly all building types with a solid track record of internal quality control.

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.

Embassy Suites by Hilton, Estero



Hilton Garden Inn, Fort Myers



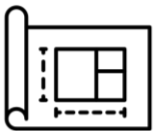
EXPERIENCE

39 years



PROJECTS

Commercial and public



PORTFOLIO

+120 projects



LEE COUNTY

Based company

PARTNERS

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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



- 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

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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

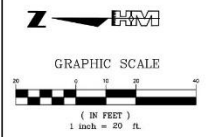
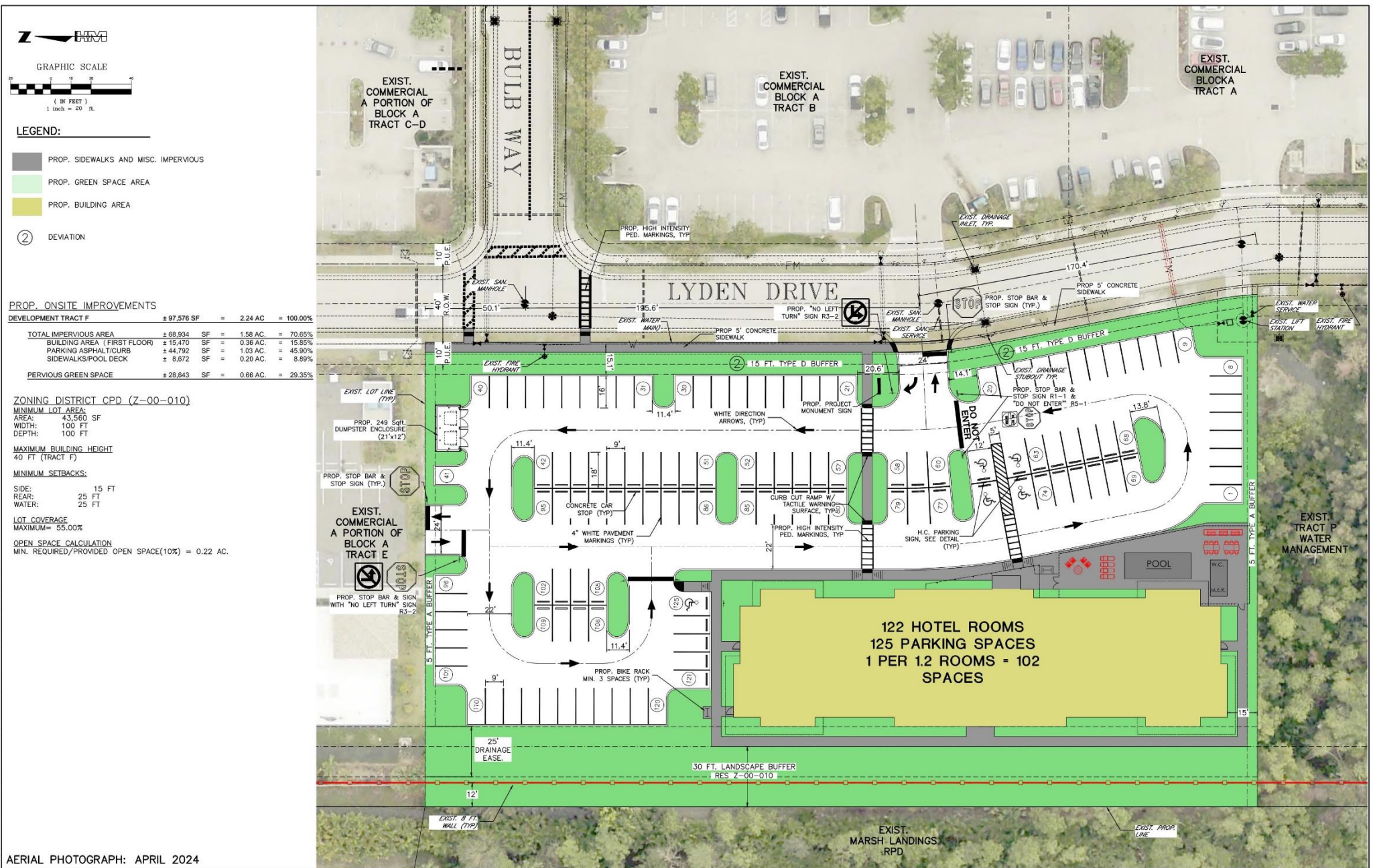


EAST

COCONUT TRACE: TRACT F

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- LEGEND:**
- PROP. SIDEWALKS AND MISC. IMPERVIOUS
 - PROP. GREEN SPACE AREA
 - PROP. BUILDING AREA
 - DEVIATION

PROP. ONSITE IMPROVEMENTS

DEVELOPMENT TRACT F	± 97,576 SF	= 2.24 AC	= 100.00%
TOTAL IMPERVIOUS AREA	± 68,934 SF	= 1.58 AC	= 70.85%
BUILDING AREA (FIRST FLOOR)	± 15,470 SF	= 0.36 AC	= 15.85%
PARKING ASPHALT/CURB	± 44,792 SF	= 1.03 AC	= 45.90%
SIDEWALKS/POOL DECK	± 6,672 SF	= 0.20 AC	= 8.89%
PERVIOUS GREEN SPACE	± 28,643 SF	= 0.66 AC	= 29.35%

ZONING DISTRICT CPD (Z-00-010)

MINIMUM LOT AREA:
 AREA: 43,560 SF
 WIDTH: 100 FT
 DEPTH: 100 FT

MAXIMUM BUILDING HEIGHT:
 40 FT (TRACT F)

MINIMUM SETBACKS:

SIDE: 15 FT
 REAR: 25 FT
 WATER: 25 FT

LOT COVERAGE
 MAXIMUM = 55.00%

OPEN SPACE CALCULATION
 MIN. REQUIRED/PROVIDED OPEN SPACE(10%) = 0.22 AC.

AERIAL PHOTOGRAPH: APRIL 2024

SITE PLAN

COMERLAT HOSPITALITY
TRACT F - HOTEL
 ESTERO, FLORIDA

DESIGNED BY C.L.K.	DATE 02/22/24
DRAWN BY C.L.K.	DATE 02/22/24
CHECKED BY C.L.K.	DATE 02/22/24
VERTICAL SCALE N/A	HORIZONTAL SCALE 1" = 20'



6200 Whiskey Creek Drive
 Fort Myers, FL, 33919
 Phone : (239) 985-1200
 Florida Certificate of
 Authorization No.1772

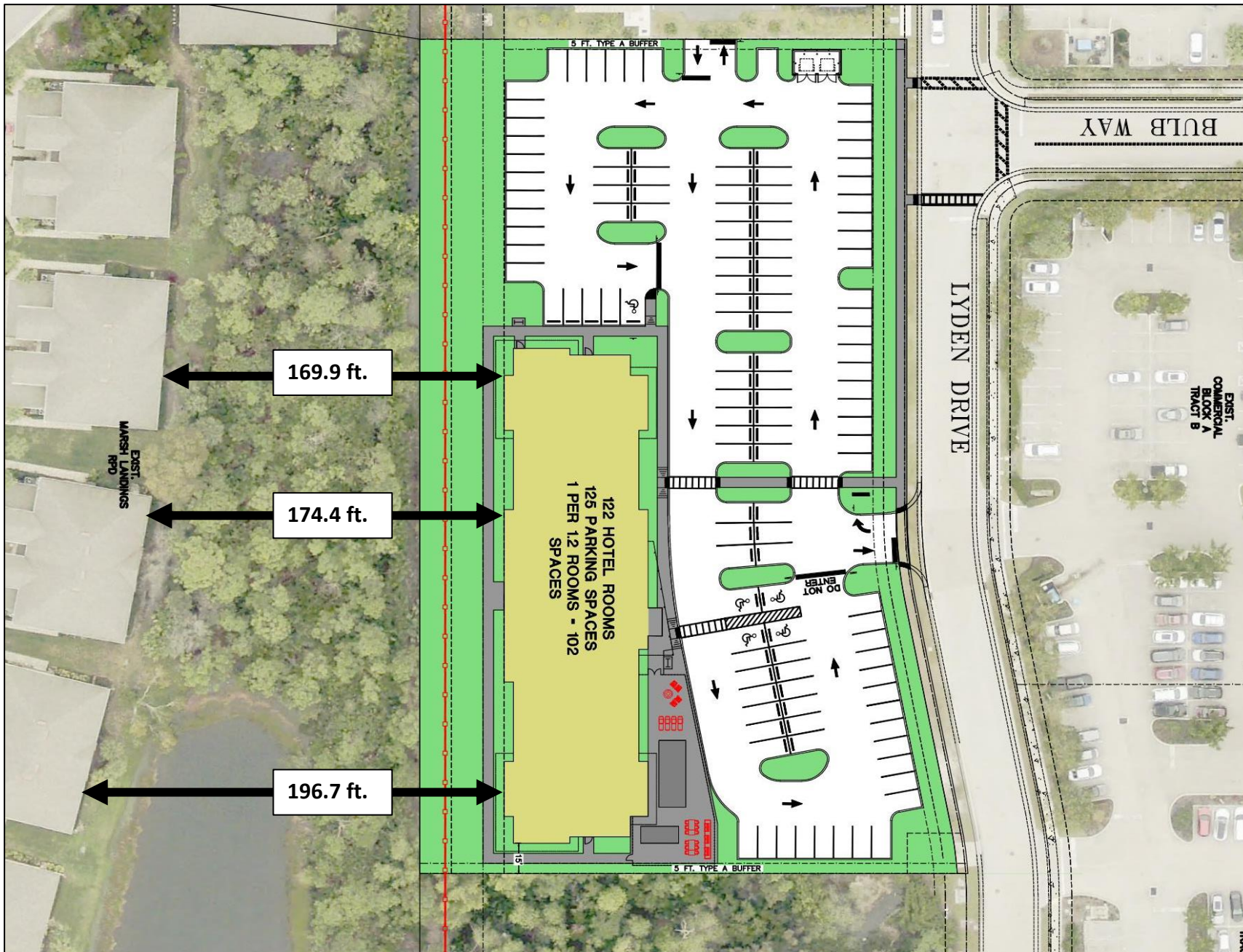
MASTER CONCEPT PLAN

THESE DRAWINGS ARE NOT
 APPROVED UNLESS SIGNED
 AND SEALED BELOW :

CAD FILE NAME: 1549-01 MCP	DRAWING NO.:
PROJECT NO.:	SHEET NO.:
340745	1 OF 1

PZDB members Jim Wallace and Barry Jones

- Express concern regarding the proximity of the proposed building to Marsh Landing and inquired about an alternative building placement on the eastern side of the property.
- Condition 9 of the zoning resolution require buildings to be in the southwest portion of the property.
- This is the best location, as the building will act as a buffer to Marsh Landing and mitigate the impacts of the parking lot (noise, lights, etc.).
- Prior to the PIM, the applicant met with representatives of the Marsh Landing HOA twice.
- There was no opposition from the HOA regarding the placement of the building. The HOA was supportive of having the building located between the outdoor amenities and parking area to the east.

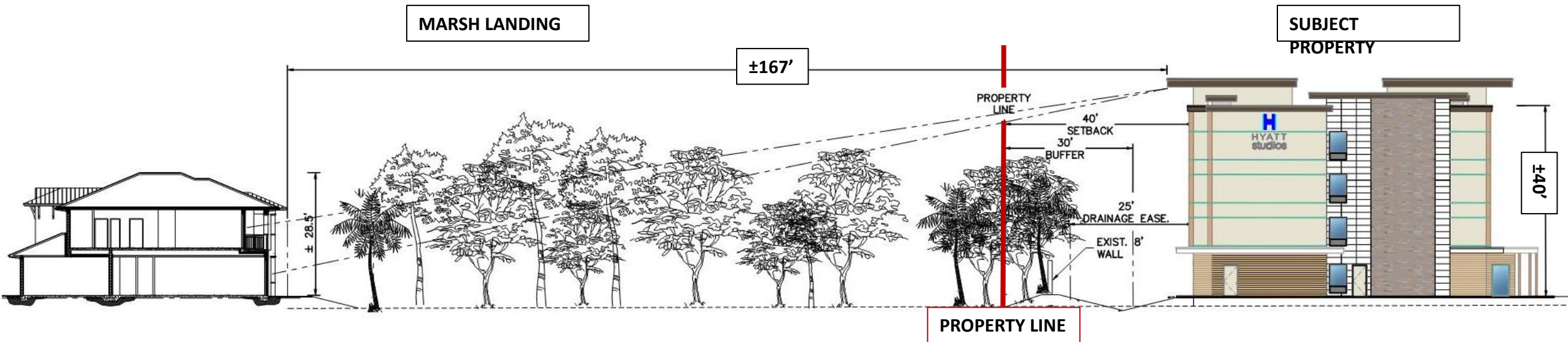


SITE PARAMETERS

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LINE OF SIGHT EXHIBIT

The heights of the existing native vegetation provided was estimated via measurement of Google Earth 3D imagery.

DRONE PHOTOS OF EXISTING VEGETATION TO THE WEST

PHOTO KEY

The photos were taken April 10, 2024 from a height of approximately 40 feet with the intent of identifying areas on the adjacent property to the west (Marsh Landing) where there are gaps in the existing vegetation.

These photos were then used to determine the approximate areas that additional plantings will be utilized to enhance the existing western perimeter buffer.



- LEGEND:**
- PROP. SIDEWALKS AND MISC. IMPERVIOUS
 - PROP. GREEN
 - PROP. BUILD
 - ② DEVIATION

PROP. ONSITE IMP
DEVELOPMENT TRACT F

TOTAL IMPERVIOUS
BUILDING AREA
PARKING ASPH
SIDEWALKS/PC

PERVIOUS GREEN SPACE ± 28,643 SF = 0.66 AC. = 29.35%

ZONING DISTRICT CPD (Z-00-010)

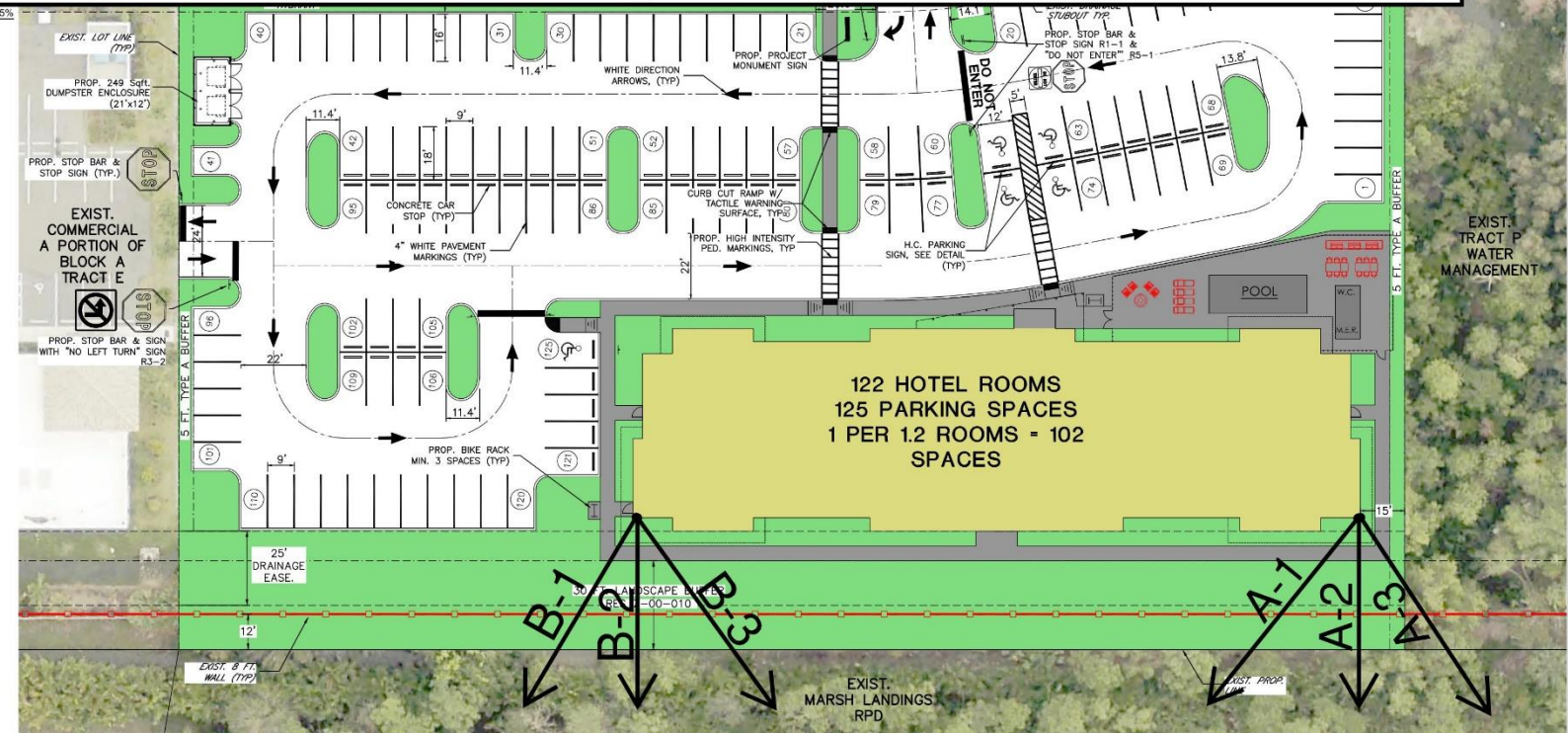
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AREA: 43,560 SF
WIDTH: 100 FT
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MAXIMUM BUILDING HEIGHT
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LOT COVERAGE
MAXIMUM = 55.00%

OPEN SPACE CALCULATION
MIN. REQUIRED/PROVIDED OPEN SPACE(10%) = 0.22 AC.



AERIAL PHOTOGRAPH: APRIL 2024

LETTER	REVISIONS	DATE

COMERLAT HOSPITALITY
TRACT F - HOTEL
ESTERO, FLORIDA

DESIGNED BY
C.L.K.
DATE
02/22/24

DRAWN BY
C.L.K.
DATE
02/22/24

CHECKED BY
C.L.K.
DATE
02/22/24

VERTICAL SCALE
N/A

HORIZONTAL SCALE
1" = 20'



6200 Whiskey Creek Drive
Fort Myers, FL, 33919
Phone : (239) 985-1200
Florida Certificate of
Authorization No.1772

MASTER CONCEPT PLAN

THESE DRAWINGS ARE NOT
APPROVED UNLESS SIGNED
AND SEALED BELOW :

SHAWN L. ADAMS, P.E.
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #56835
DATE

CAD FILE NAME: 1549-01 MCP	DRAWING NO.:
PROJECT NO.:	SHEET NO.:
340745	1 OF 1

A-1: Northwest corner of building looking northwest.



A-2: Northwest corner of building looking west.



A-3: Northwest corner of building looking southwest.



B-1: Southwest corner of proposed building looking northwest.

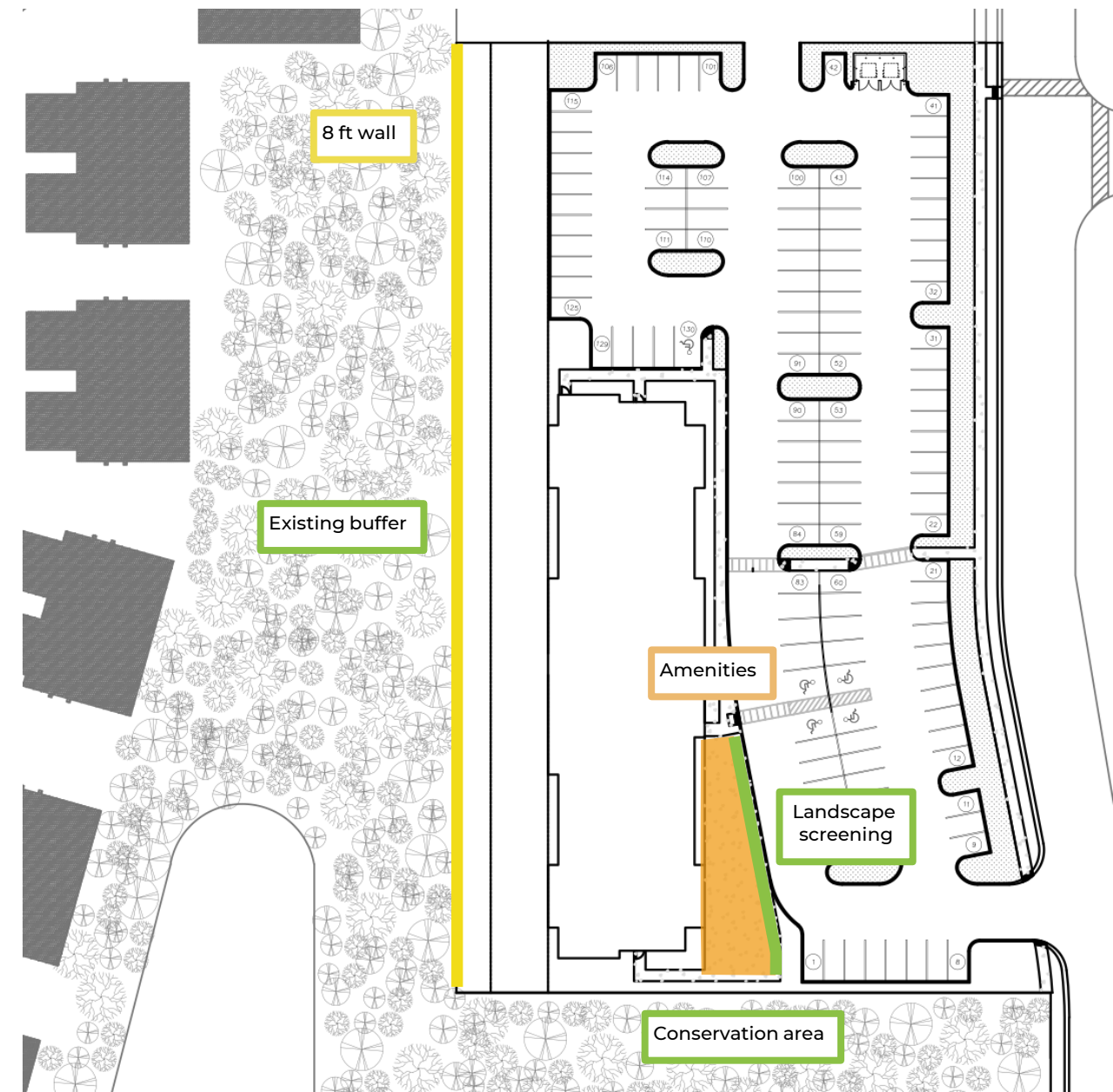


B-2: Southwest corner of building looking west.



B-3: Southwest corner of building looking southwest.





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.






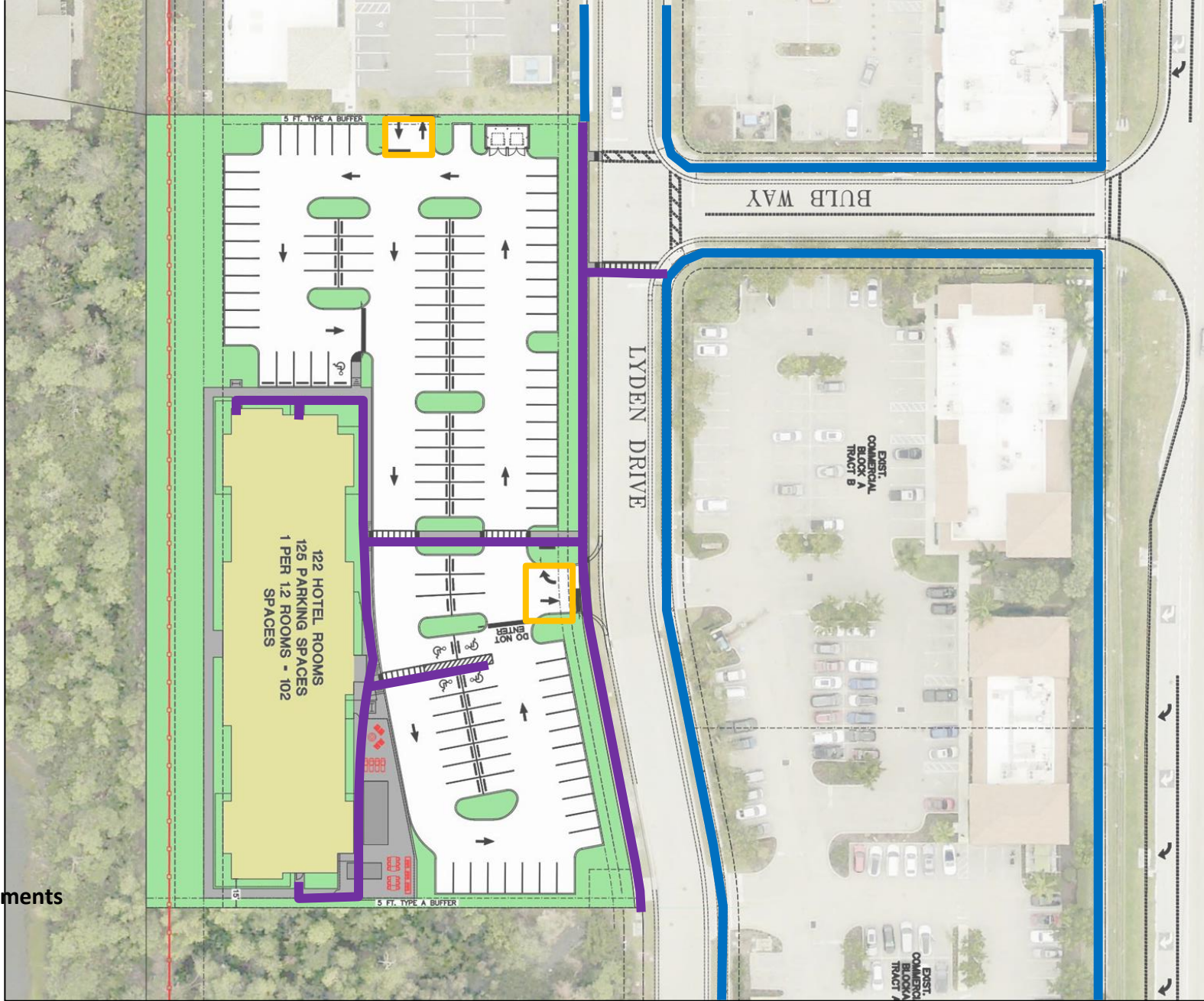
Reduced Impact with Extended Stay Concept

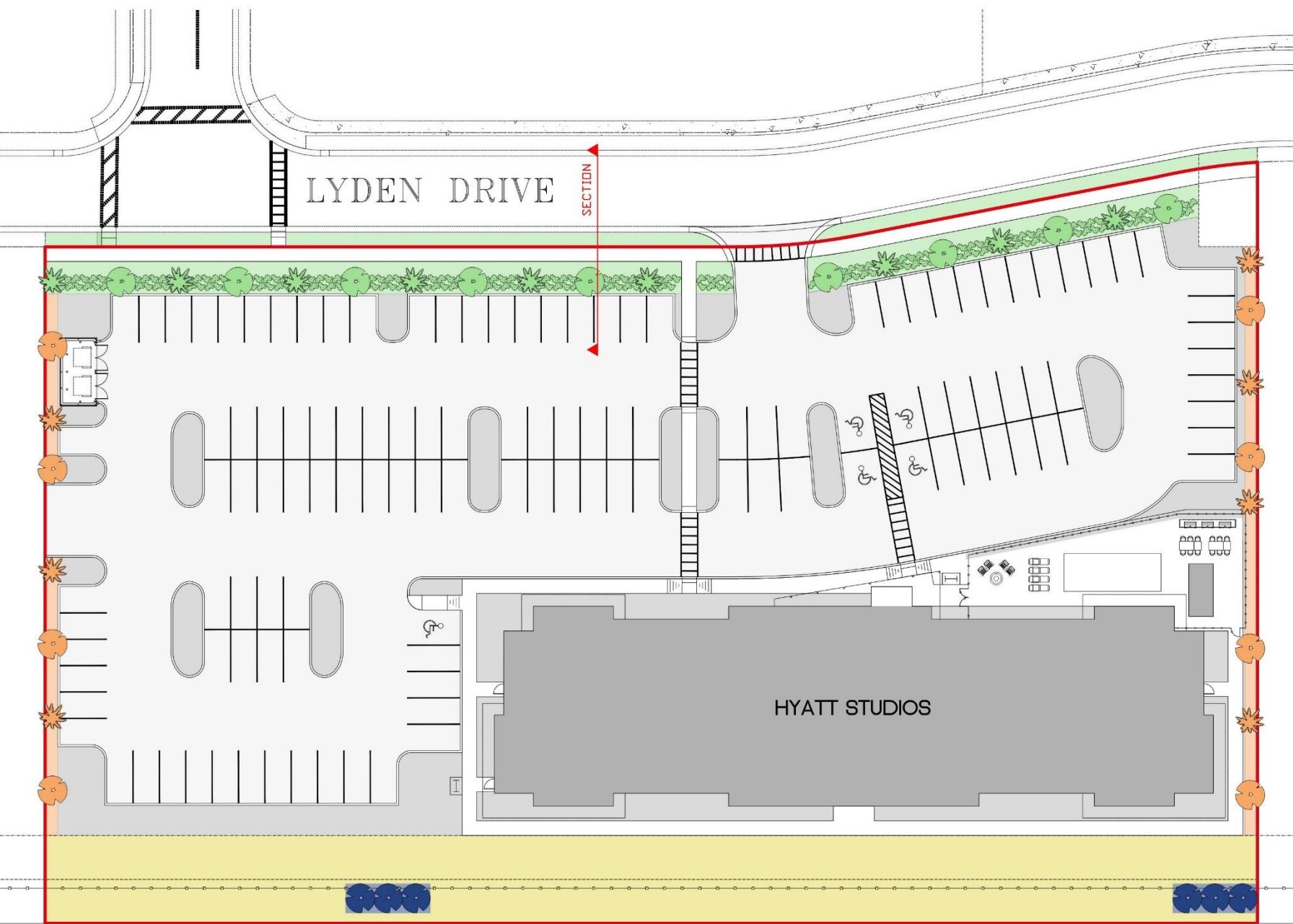
- Proposed hotel brand has compact lobby and public space. Lobby of 745 sf includes coffee area with only 12-15 seats.
- No amenities or services for non-guests that could increase traffic or intensity.
- Extended Stay properties have reduced check-in and checkout. Therefore, trip generation is less 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.

Reduced Impact of Lighting

- Reduced glare lighting will be used through out the parking lot.
- Reduced quantity of light fixtures on the western side (rear) of the building. These lights will be located at ground height, below the top of the first floor.
- There is no building signage proposed on the western side.
- Within the hotel, interior lighting will utilize bulbs with a lower lumen that provide a “warm” light. These types of bulbs do not produce bright, high temperature light that would be able to seen from adjacent properties.
- Privacy curtains will be installed in every room.
- There will be no interior public spaces above the first floor. Corridors will be located on the interior of building and not visible from the exterior through windows. Any corridor lighting will be blocked by the hotel rooms themselves and not visible through exterior windows on the back or front sides of the building.
- The 4th floor windows are positioned below the building's maximum height, further limited the visibility of the hotel rooms to the west.


-  Two-way access
-  Proposed pedestrian improvements
-  Off-site pedestrian facilities







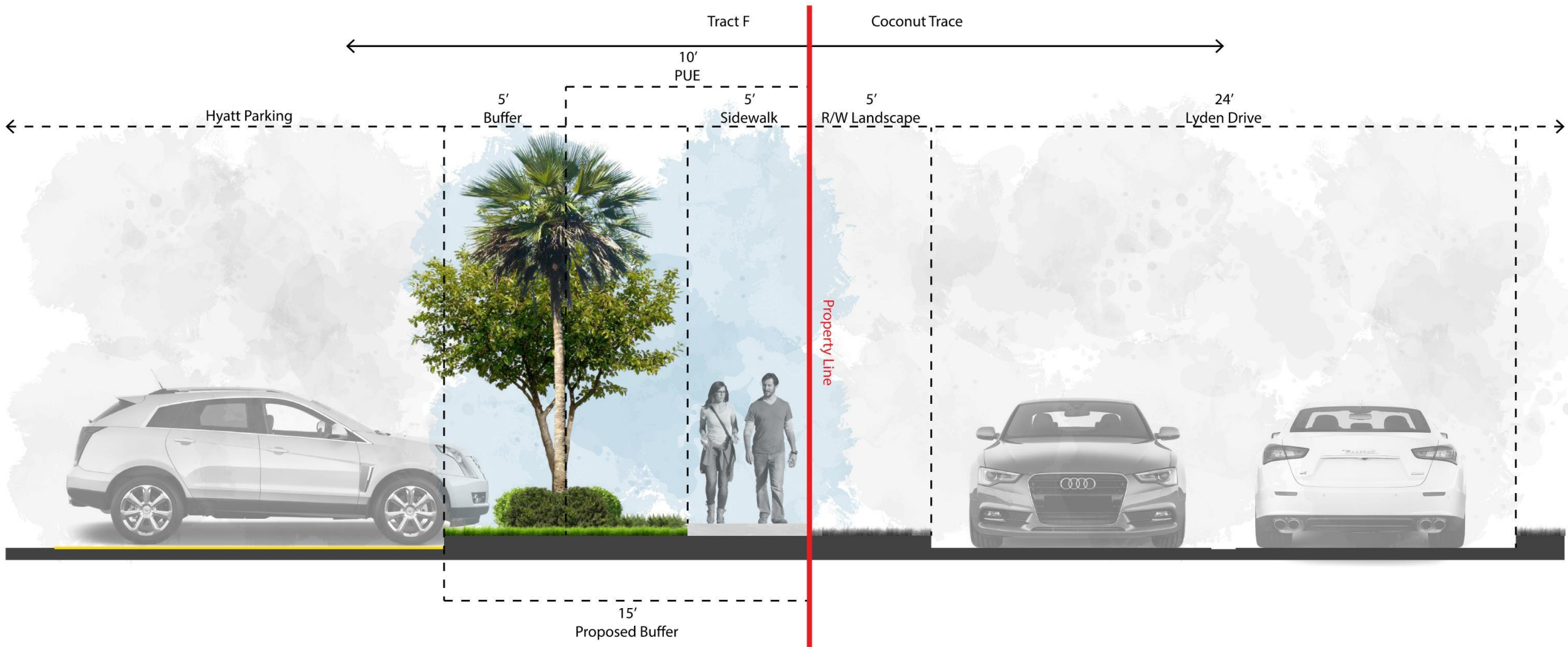
LEGEND

 TYPE A PERIMETER LANDSCAPE BUFFER
4 TREES PER 100 LFT.

 TYPE D PERIMETER LANDSCAPE BUFFER
5 TREES PER 100 LFT.
DOUBLE STAGGERED HEDGE ROWS
MAINTAINED TO FORM A 36" HEIGHT VISUAL SCREEN WITHIN ONE YEAR AFTER TIME OF PLANTING

 PROPOSED ENHANCEMENTS
ADDITIONAL TREES TO SUPPLEMENT PLANTINGS ON ADJACENT PROPERTY IN THE APPROXIMATE LOCATIONS SHOWN

 EXISTING 30' PERIMETER LANDSCAPE BUFFER IN ACCORDANCE TO RES. Z-00-010
10' TREES PER 100 LFT
HEDGE WALL 8' HEIGHT





ESTERO HYATT STUDIOS

DESIGN STUDY TO CONFORM WITH "PRAIRIE STYLE"

ESTERO LAND DEVELOPMENT CODE SECTION 5-703 B.1.

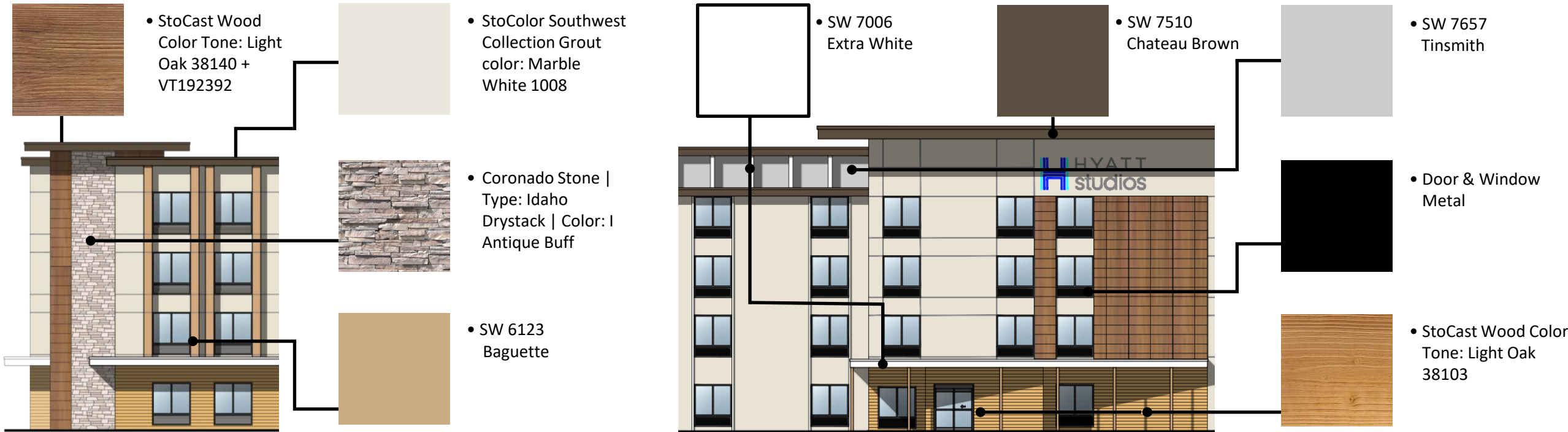
- The Prairie Style includes:
- low pitched hipped or flat roof
 - strong horizontal lines
 - clerestory windows arranged in horizontal bands
 - wide use of natural materials, especially stone and wood / wood-look alt. with strong horizontal lines
 - restrained ornamentation, such as friezes around windows and doors, or as bands under the eaves



REFERENCE PHOTOS OF
FRANKL LOYD WRIGHT
PRAIRIE STYLE HOTEL BUILDINGS



7-18-2024





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"



Questions?

