

Supplemental Pattern Book

**Coconut Trace CPD
Tract F**

Planned Development Amendment

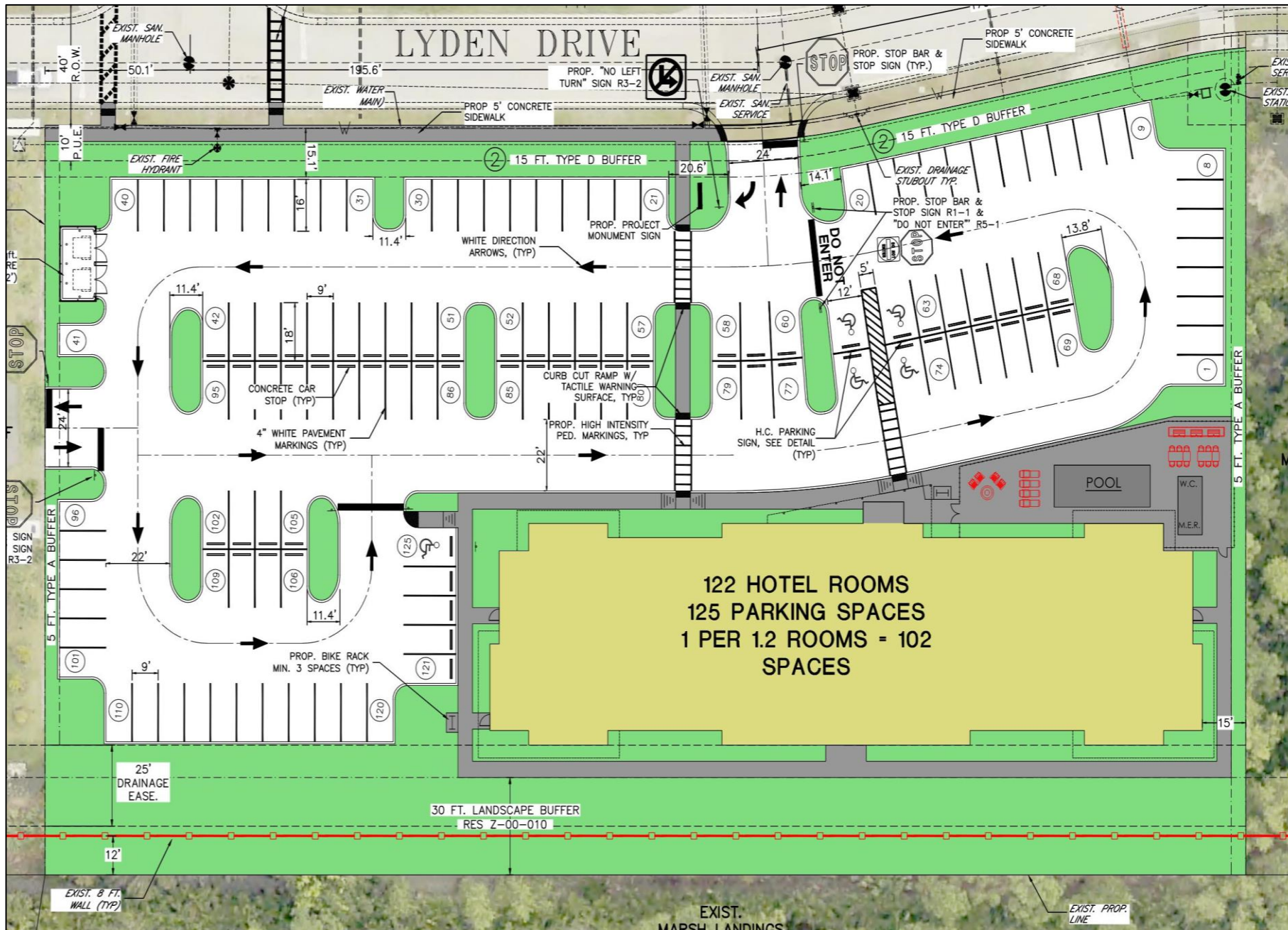
Location



Location



Development Standards (per Lee County Zoning Resolution Z-00-010)



MIN. LOT AREA

Area: 43,500 SF
 Width: 100 ft.
 Depth: 100 ft.

MAX. BUILDING HEIGHT

40 ft. (Tract F)

MIN. SETBACKS

Side: 15 ft.
 Rear: 25 ft.
 Water: 25 ft.

LOT COVERAGE

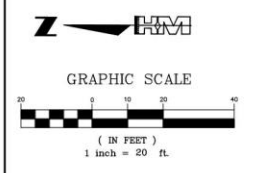
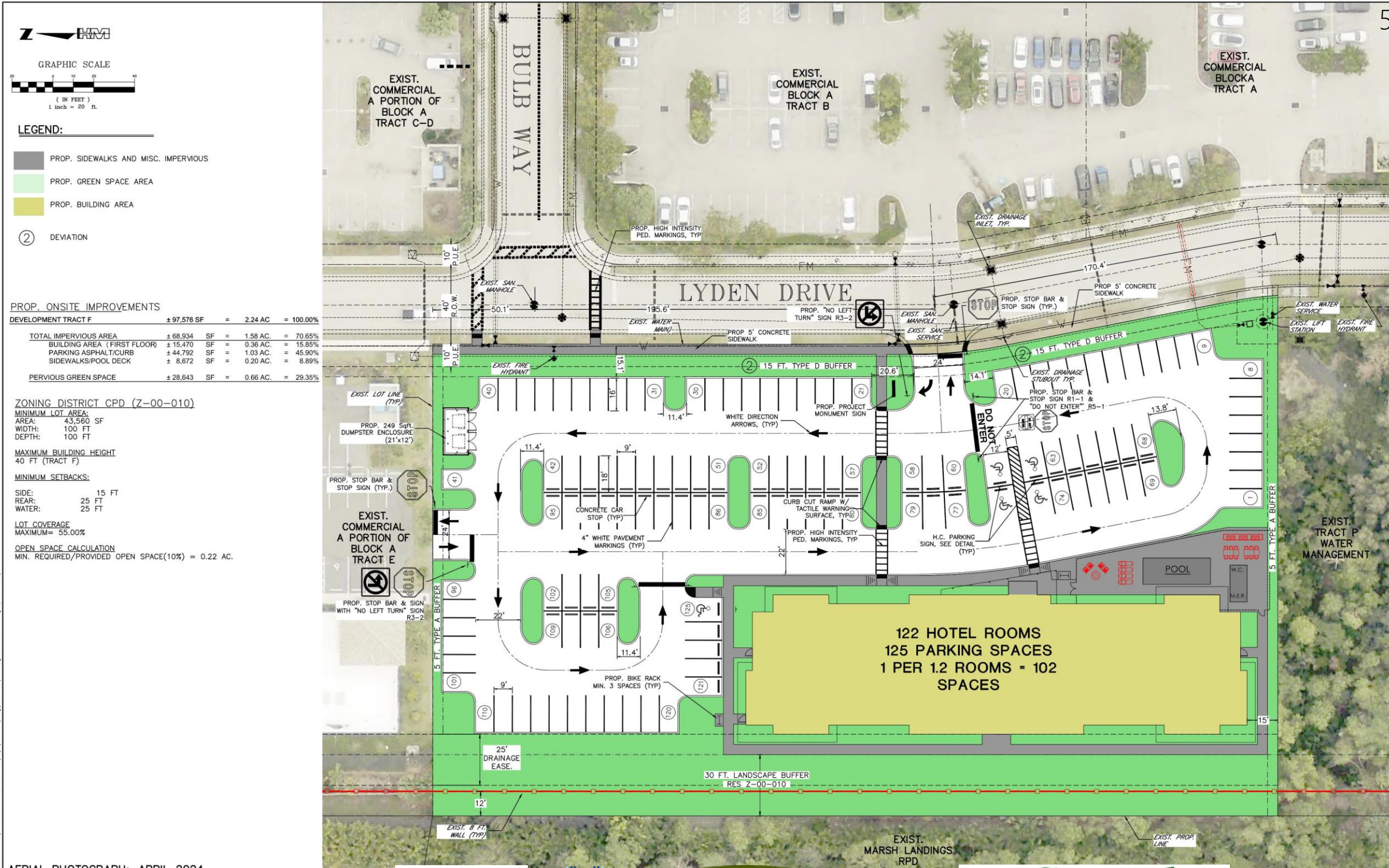
Maximum: 55%

OPEN SPACE

Min. Req./Provided (10%):
 0.22 Ac.



Master Concept Plan



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

PROP. ONSITE IMPROVEMENTS

DEVELOPMENT TRACT F	± 97,576 SF	= 2.24 AC	= 100.00%
TOTAL IMPERVIOUS AREA	± 68,934 SF	= 1.58 AC	= 70.65%
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	± 8,672 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

LETTER	REVISIONS	DATE

COMERLAT HOSPITAL
 TRACT F - HO
 ESTERO, FLORIDA

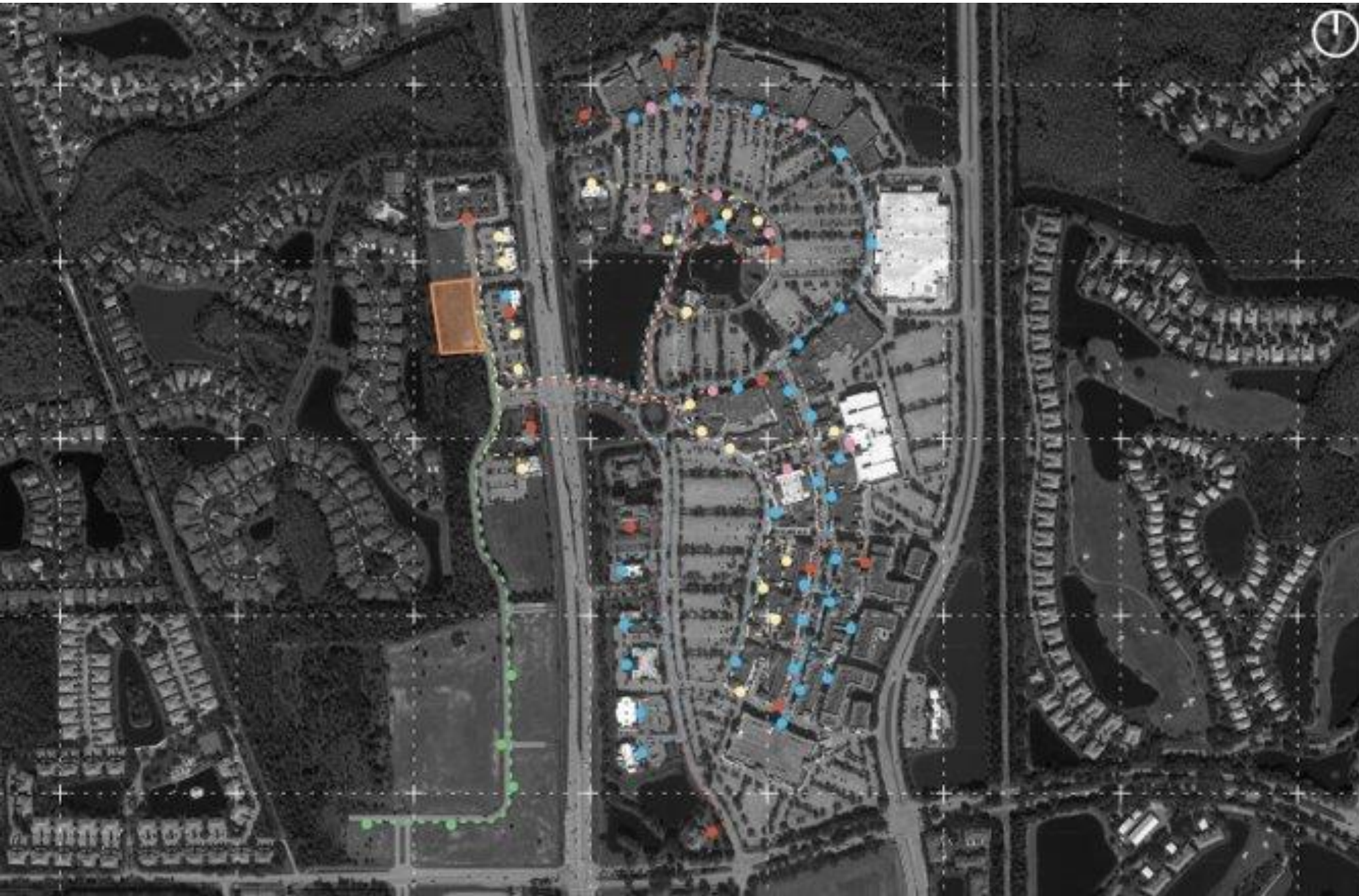


6200 Whiskey Lane
 Fort Myers, FL 33919
 Phone: (239) 985-1200
 Florida Certificate of
 Registration No. 12726



NOT IGNED	CAD FILE NAME: 1549-01 MCP	DRAWING NO.: 1549-01
P.E. ENGINEER	PROJECT NO.: 340745	SHEET NO.: 1 OF 1

Connectivity

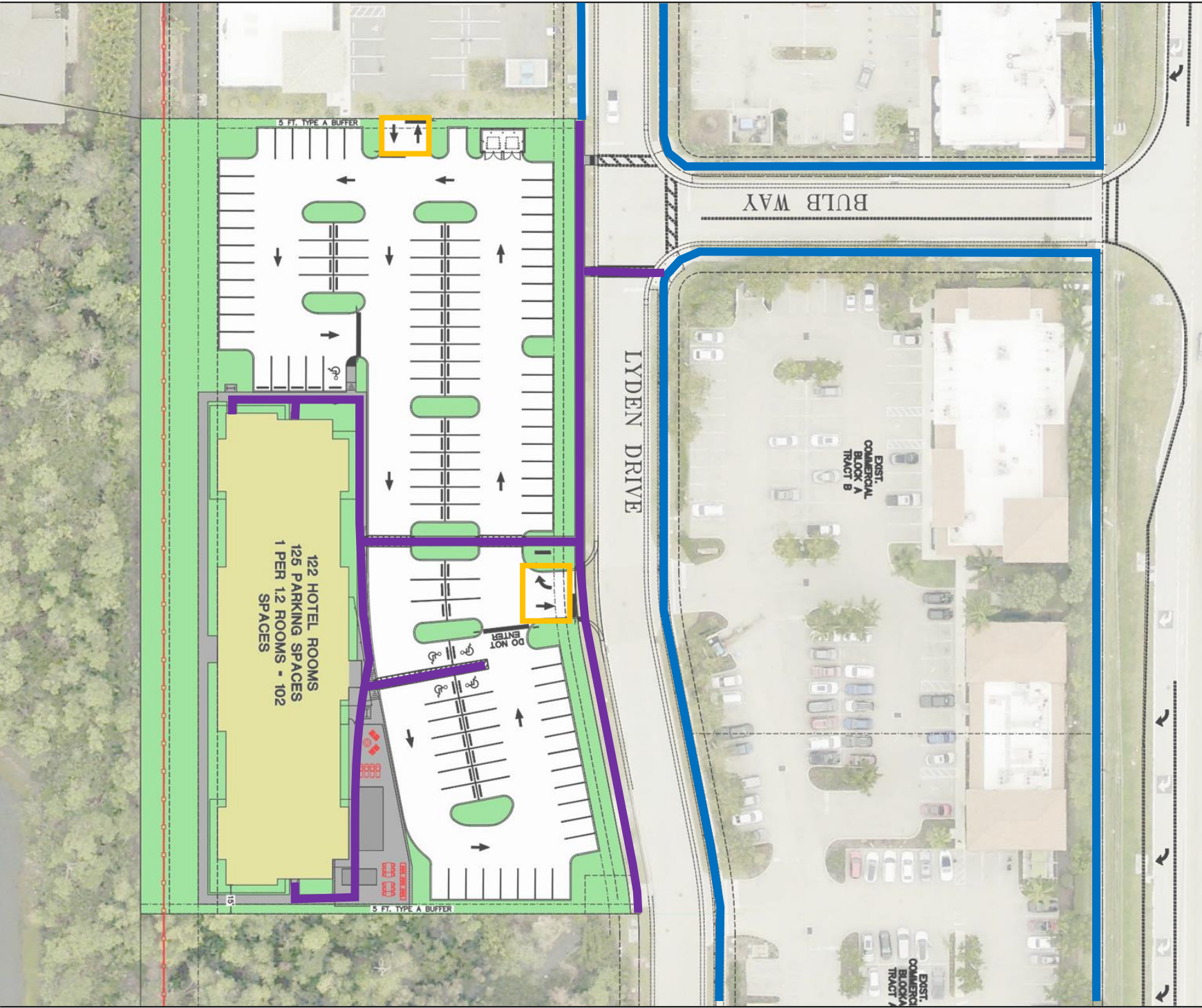





Walkable Amenities

- 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



Connectivity



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



Preliminary Design



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



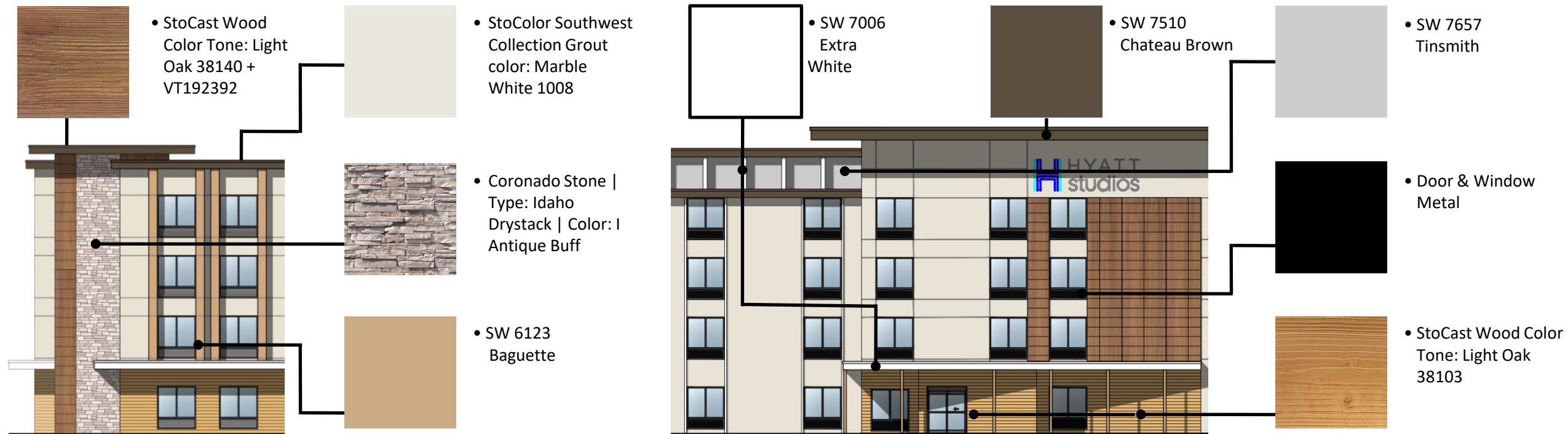
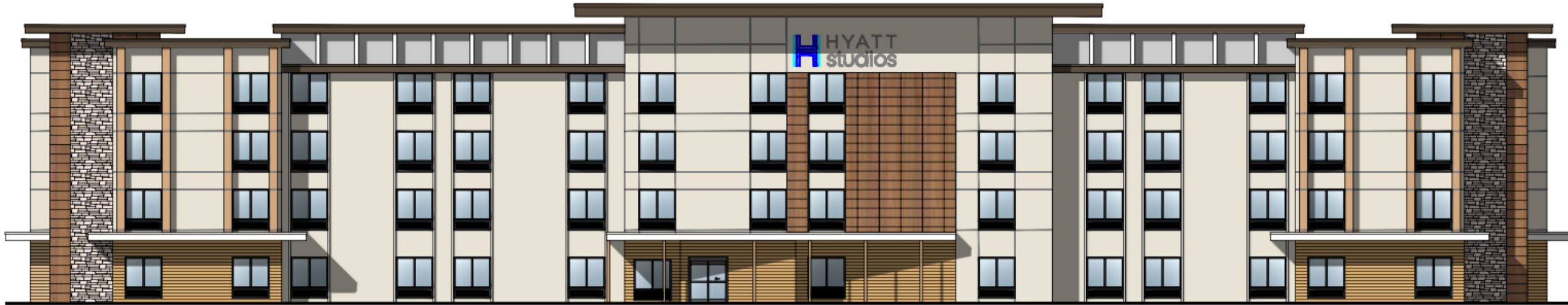
REFERENCE PHOTOS OF
FRANKL LOYD WRIGHT
PRAIRIE STYLE HOTEL BUILDINGS



7-18-2024



Preliminary Design



Preliminary Design



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



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

Preliminary Design

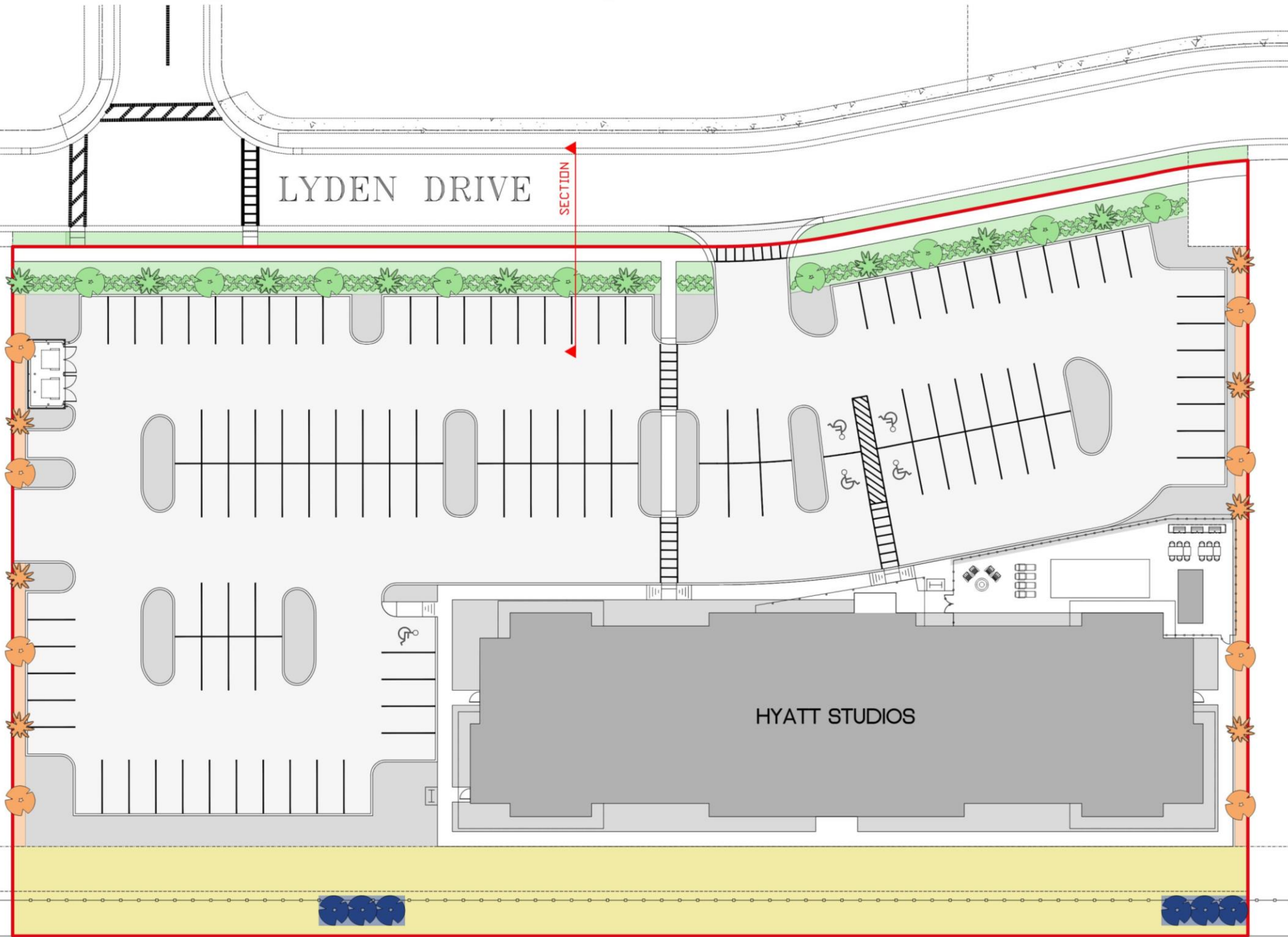


REAR ELEVATION
SCALE: 1/8" = 1'-0"







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

Conceptual Landscape Plan

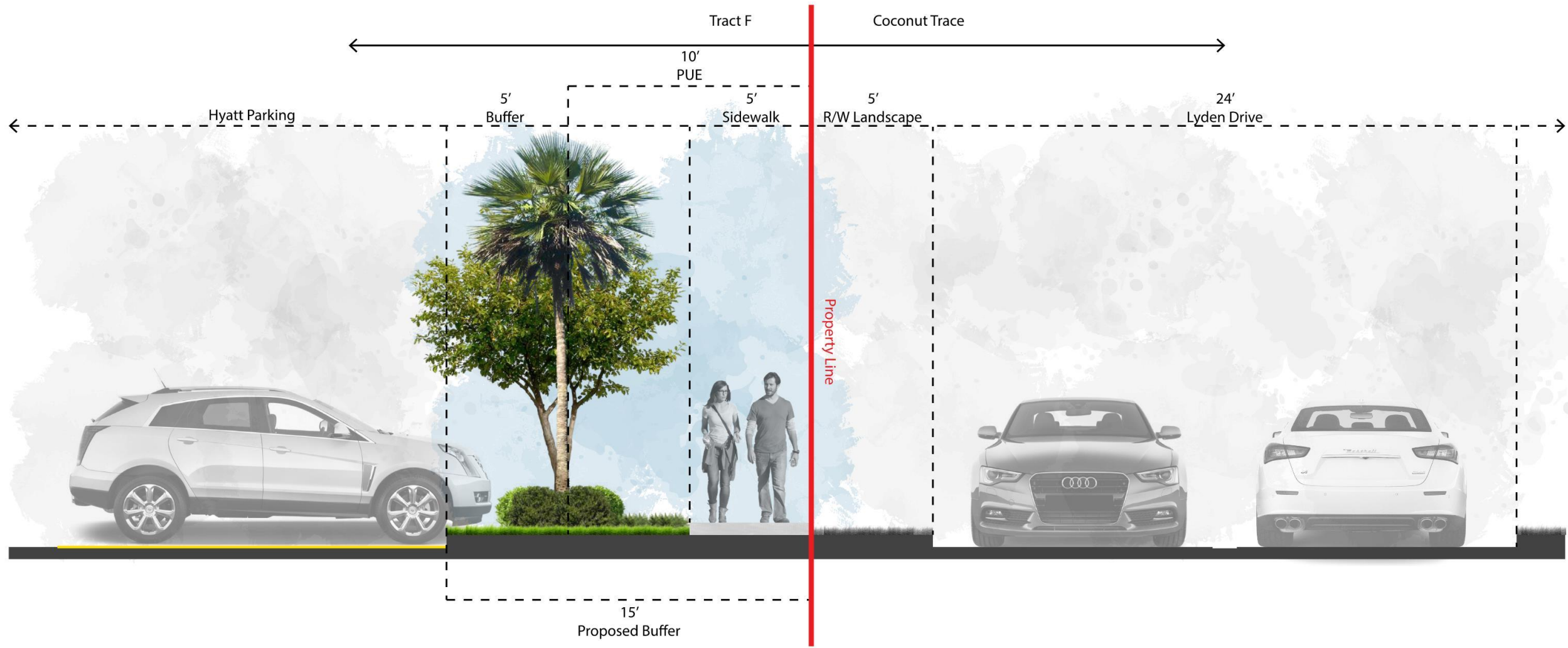


LEGEND

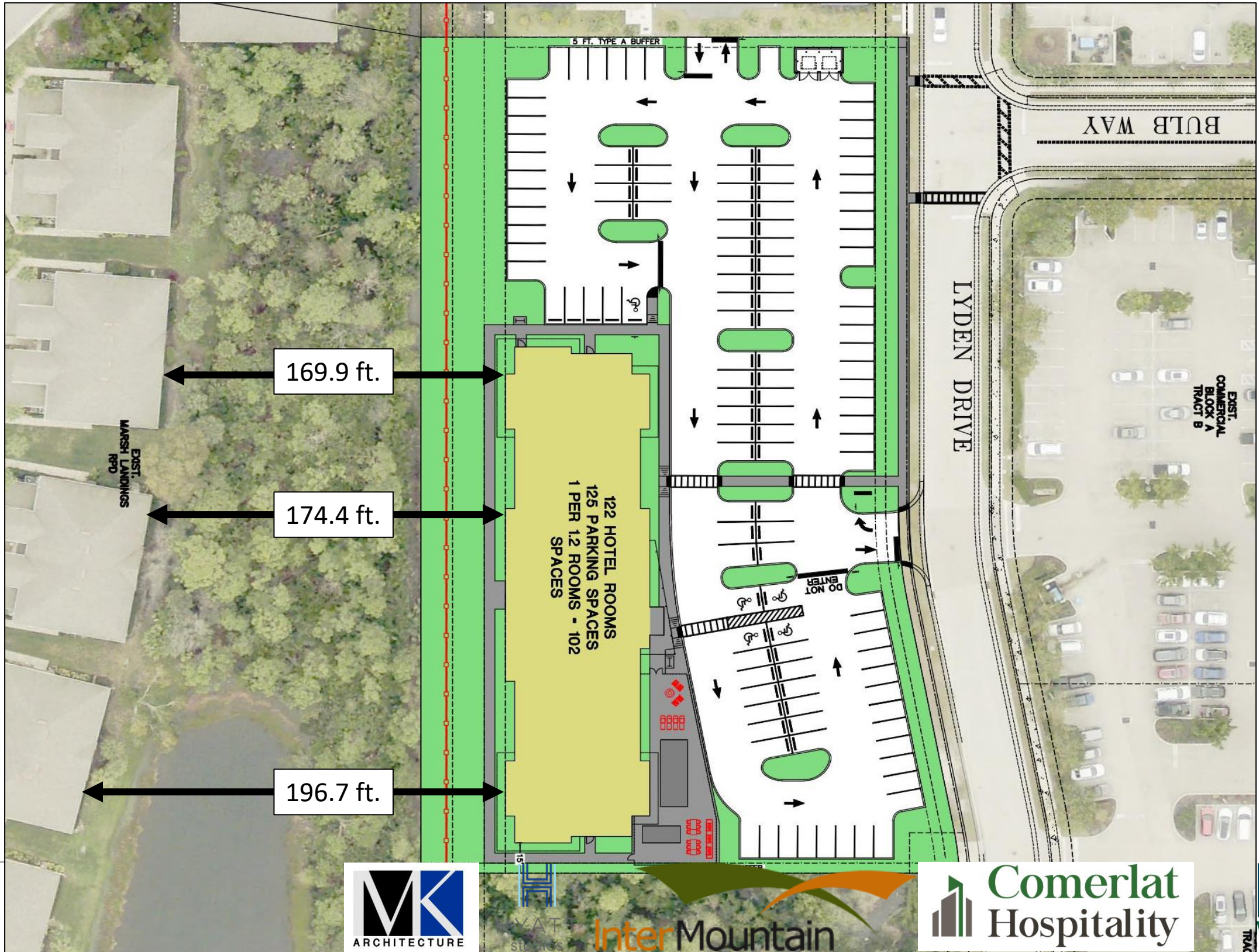
- 
 TYPE A PERIMETER LANDSCAPE BUFFER
 4 TREES PER 100 LFT.
- 
 TYPE D PERIMETER LANDSCAPE BUFFER
 5 TREES PER 100 LFT.
 DOUBLE STAGGERED HEDGE ROWS
 MAINTAINED TO FORM A 36" HEIGHT VISUAL SCREEN WITHIN ONE YEAR AFTER TIME OF PLANTING
- 
 PROPOSED ENHANCEMENTS
 ADDITIONAL TREES TO SUPPLEMENT PLANTINGS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



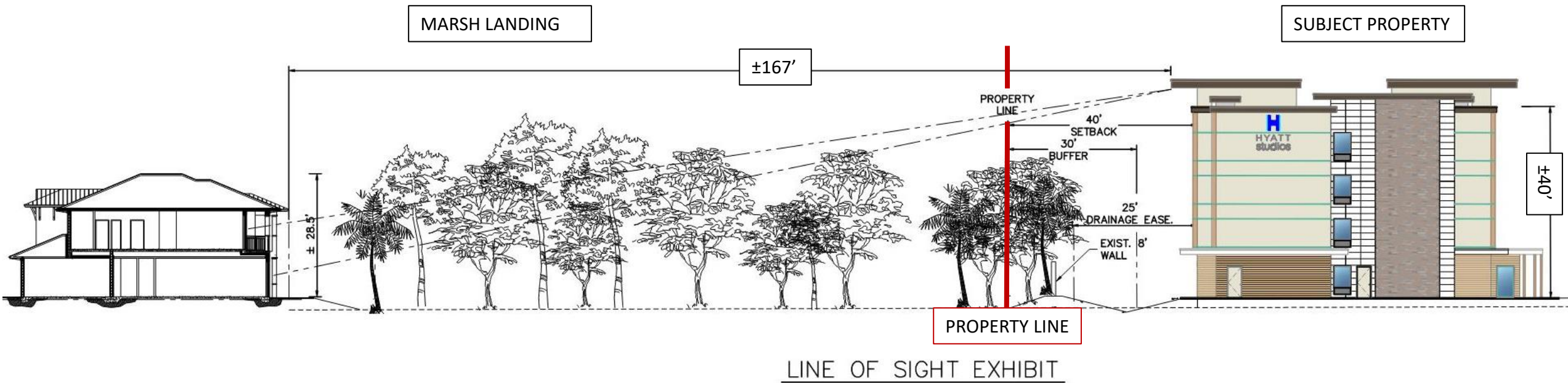
Proposed Perimeter Buffer – Adjacent to Lyden Dr.



Setbacks to Adjacent Residential



Line of Site (to the West)



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