

# Pattern Book

Planned Development Amendment  
Coconut Trace CPD Tract F



DCI2024-E006  
Rev. 1-22-2025

# 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**

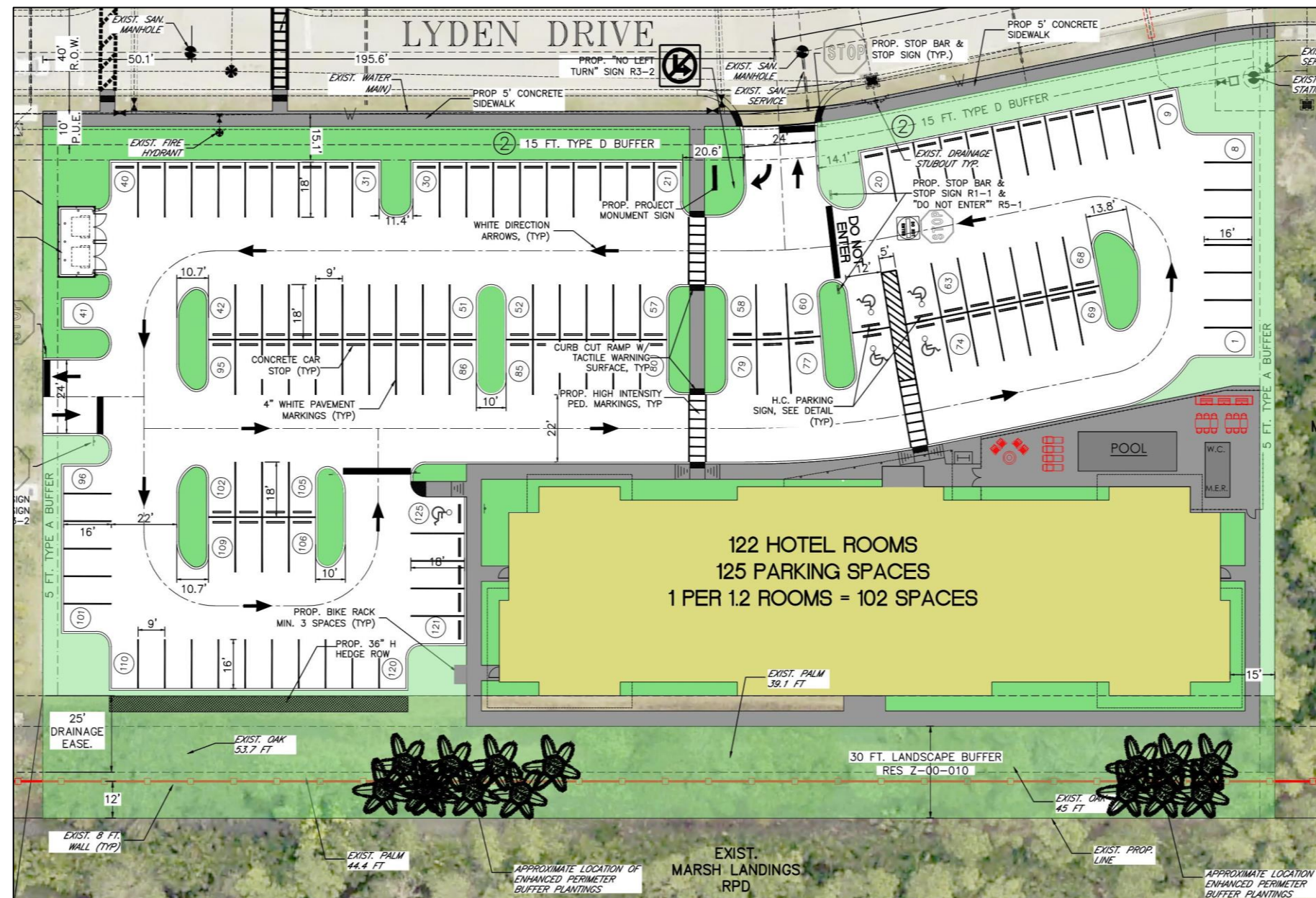
Side: 15 ft.  
 Rear: 25 ft.  
 Water: 25 ft.

## **LOT COVERAGE**

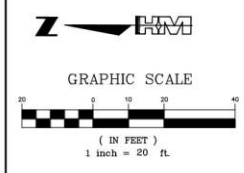
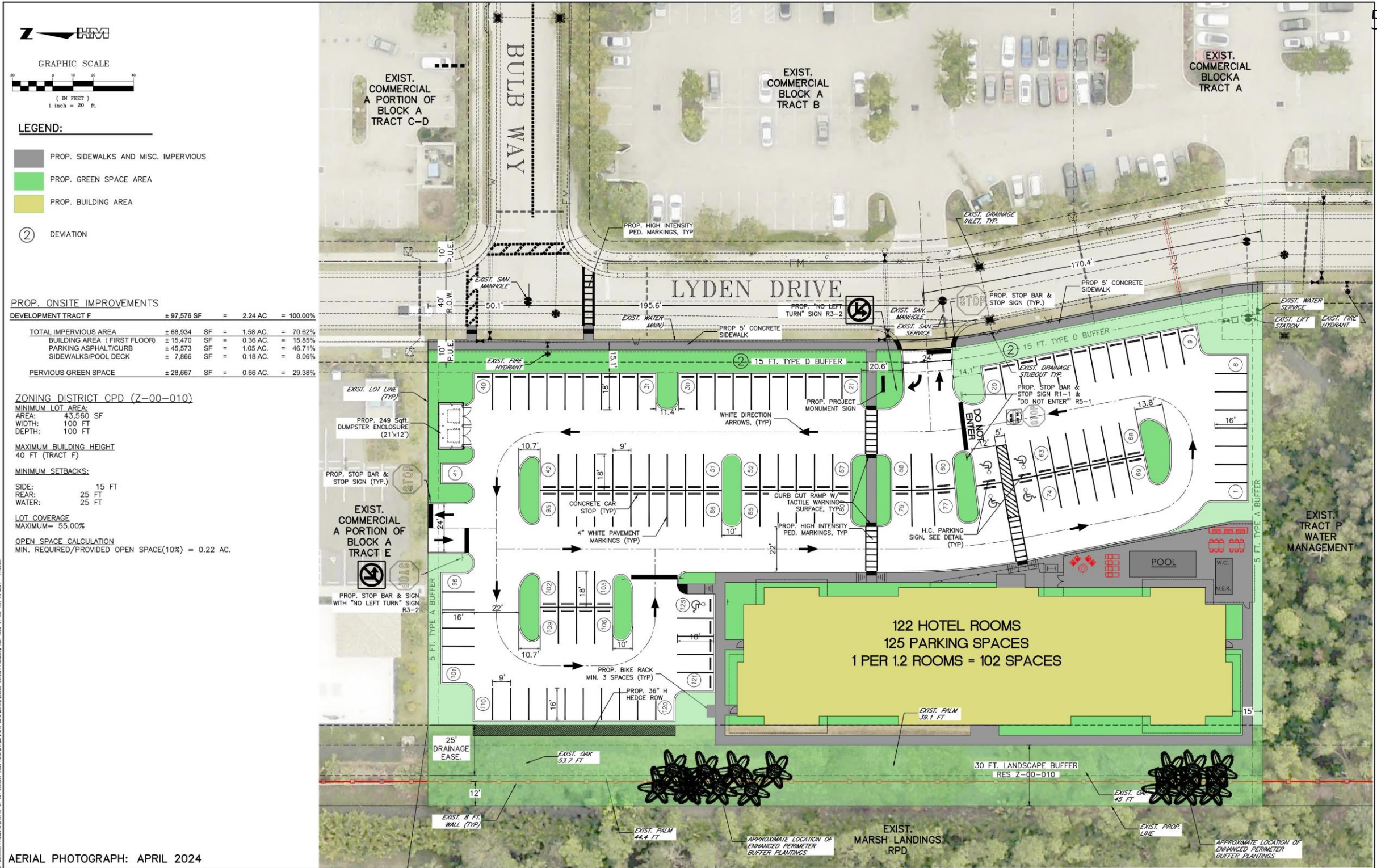
Maximum: 55%

## **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	=	70.62%
BUILDING AREA (FIRST FLOOR)	± 15,470 SF	=	0.36 AC	=	15.85%
PARKING ASPHALT/CURB	± 45,573 SF	=	1.05 AC	=	46.71%
SIDEWALKS/POOL DECK	± 7,866 SF	=	0.18 AC	=	8.06%
PERVIOUS GREEN SPACE	± 28,667 SF	=	0.66 AC	=	29.38%

**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 HOSPITALITY  
**TRACT F - HOTEL**  
 ESTERO, FLORIDA

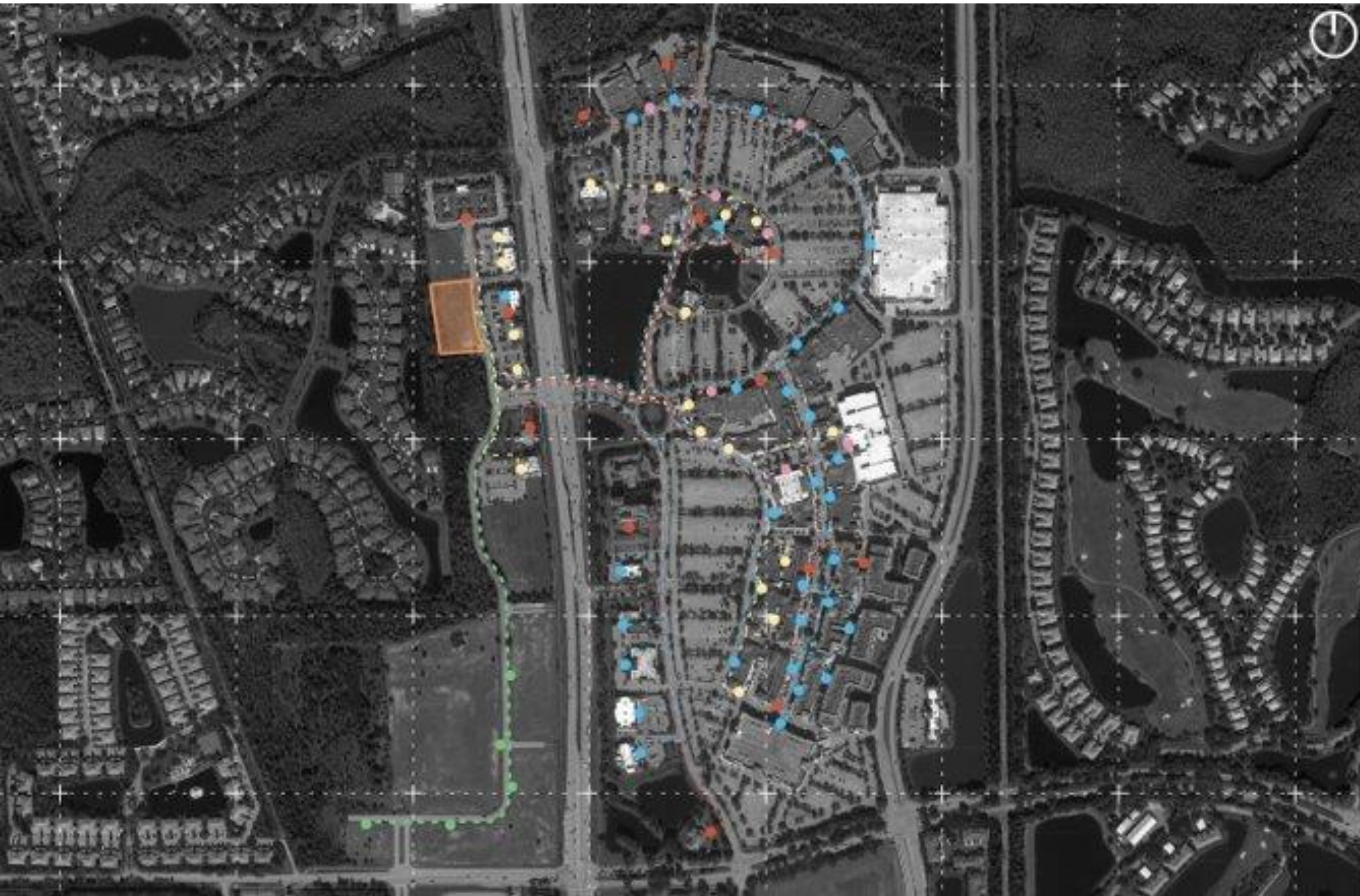
DESIGNED BY	C.L.K.	DATE	02/22/24
DRAWN BY	C.L.K.	DATE	02/22/24
CHECKED BY	C.L.K.	DATE	02/22/24
VERTICAL SCALE	N/A	HORIZONTAL SCALE	1" = 20'



**MASTER CONCEPT PLAN**

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW:	CAD FILE NAME:	DRAWING NO.:
CHARLES L. KREBS, P.E. FLORIDA PROFESSIONAL ENGINEER REGISTRATION #56835 DATE	1549-01 MCP	1549-01
	PROJECT NO.:	SHEET NO.:
	340745	1 OF 1

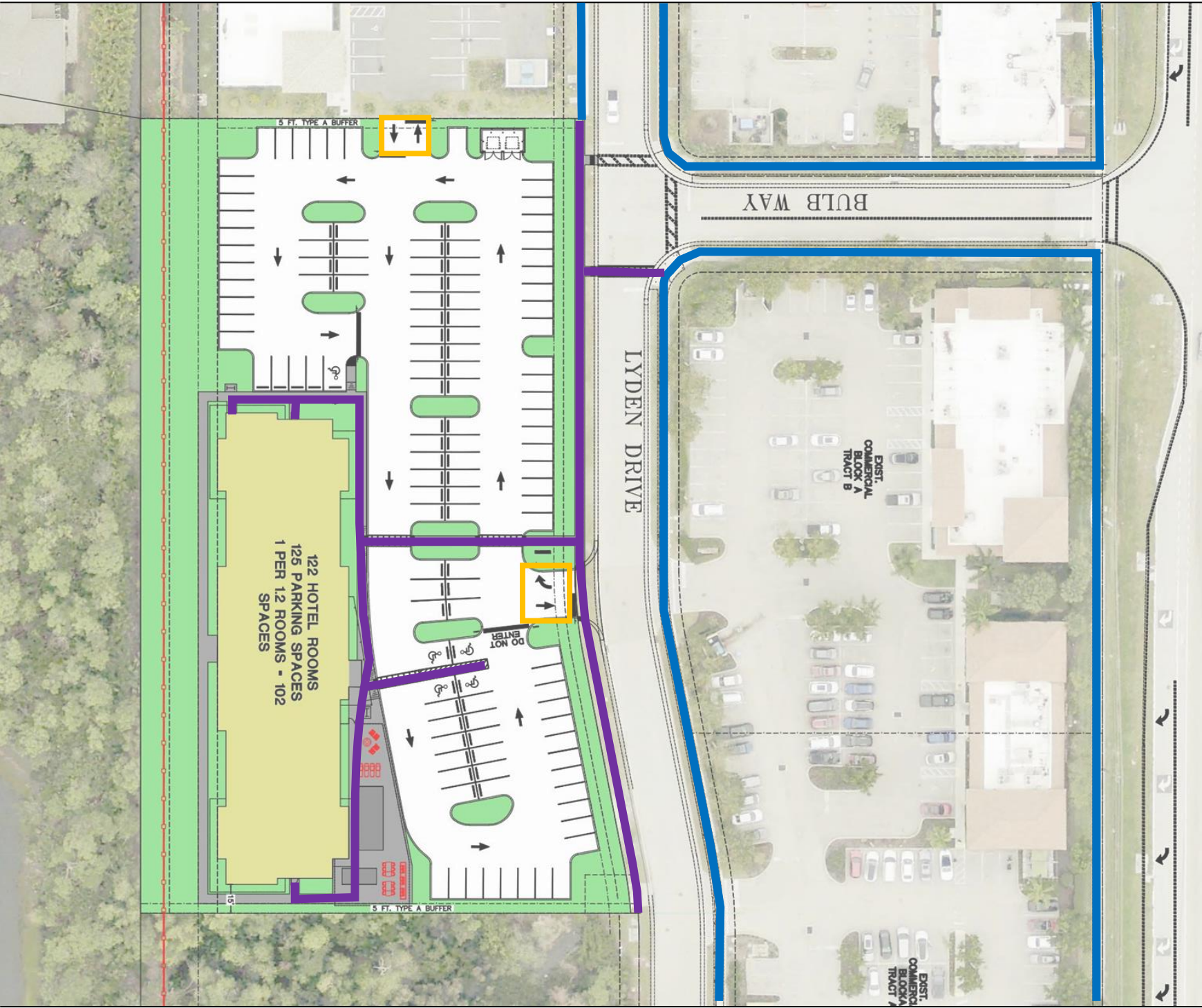
# Connectivity






- 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

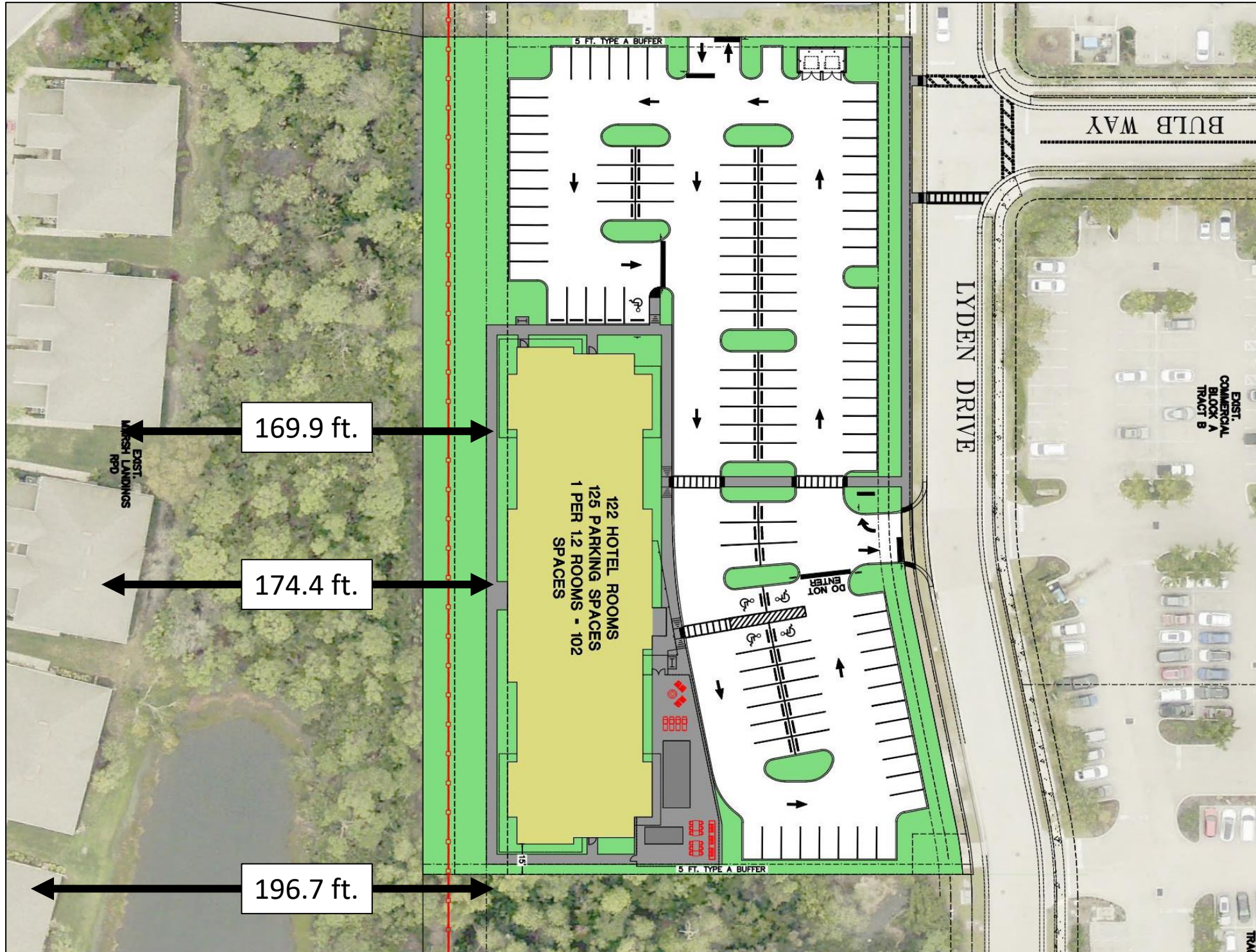


# Connectivity



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

# Setbacks to Adjacent Residential





# Design



**Bowman**



# Design



**Bowman**



# Design



**Bowman**





**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"

# Materials



1st Level Horizontal Wood Siding  
StoCast Wood – Oak



Vertical Wood Siding  
StoCast Wood – Mocha



Stone  
Coronado Stone – Quick Stack – Antique Cream

# Materials

## Building Paint Colors



Champagne  
SW6644



Desert Lace  
Sto Color 1009  
Southwest Collection

## Trim / 1<sup>st</sup> Level Overhang Color / Brackets / Fascia



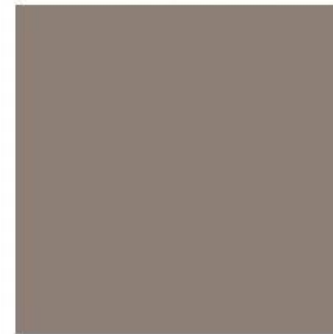
Extra White  
SW 7006

## Standing Seam Metal Roof



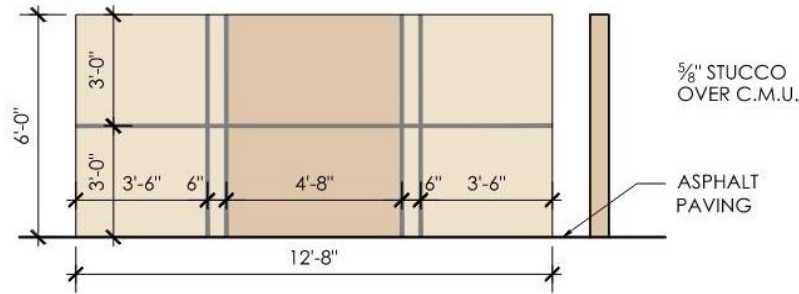
Sierra Tan  
Pac-Clad

## Parapet Trim

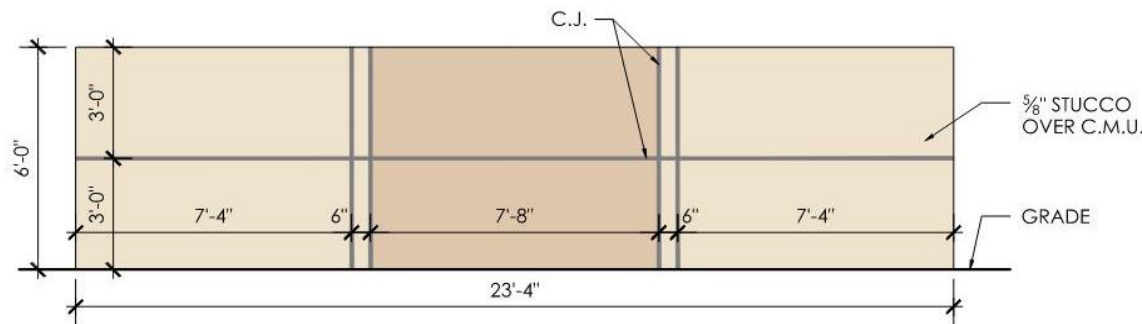


Spalding Gray  
SW6074

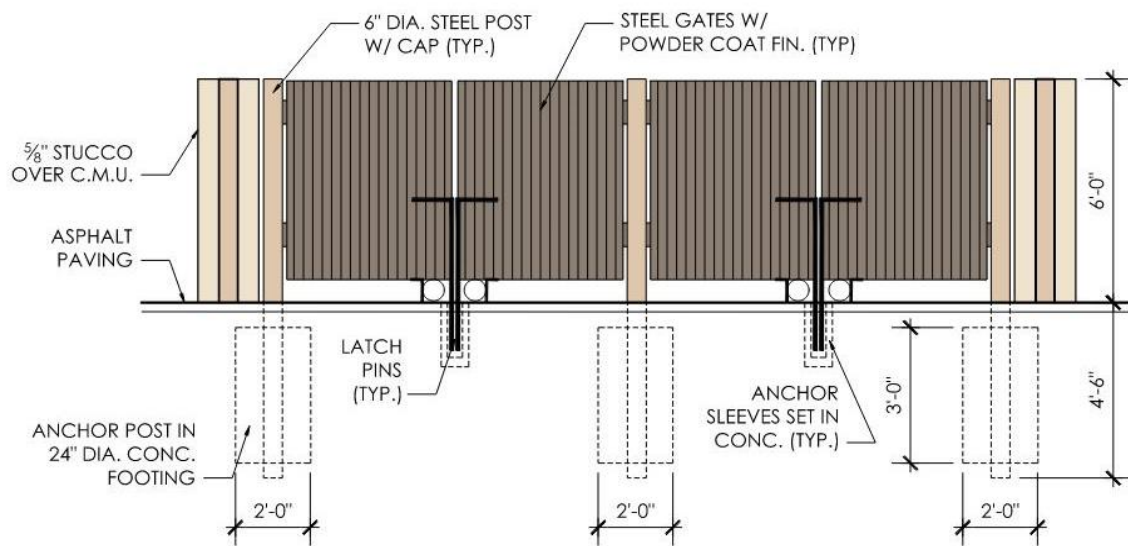
# Design



SIDE ELEVATION

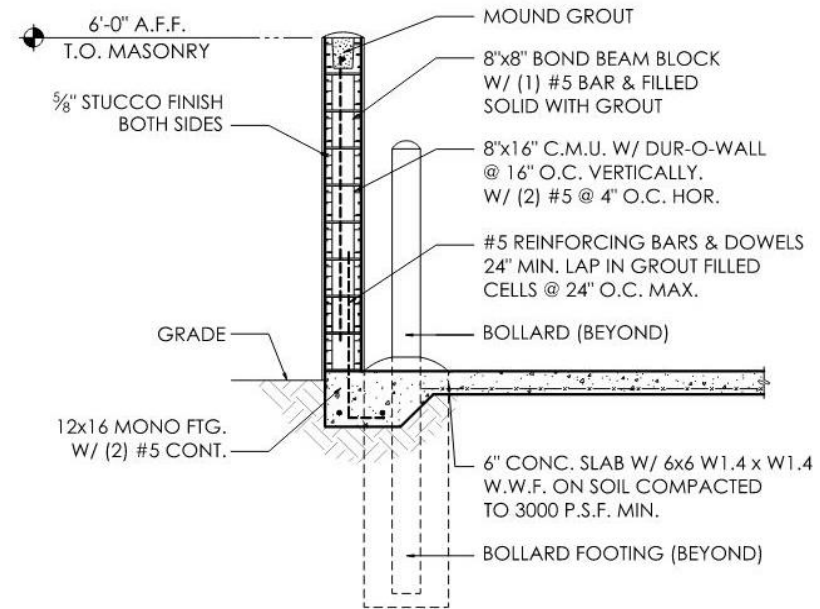


BACK ELEVATION



FRONT DUMPSTER ELEVATION

PAINT COLOR LEGEND	
	SHERWIN WILLIAMS SW6644 CHAMPAGNE
	STOCOLOR SOUTHWEST COLLECTION GROUT COLOR 1009 DESERT LACE
	SHERWIN WILLIAMS SW6074 SPALDING GRAY



DUMPSTER WALL SECTION



1-16-2025



# Landscape Plan



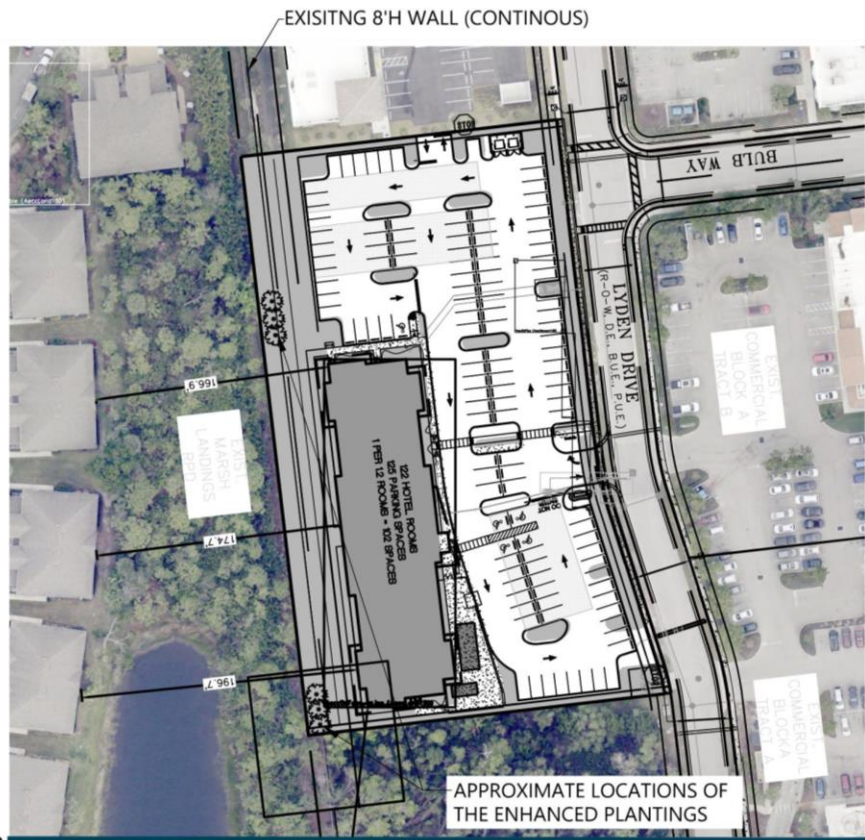
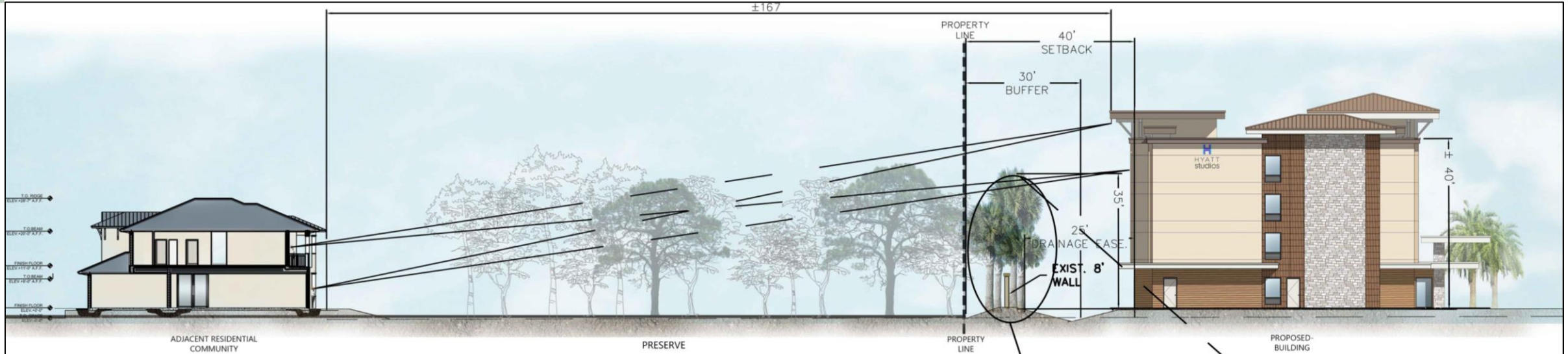
# Perimeter Landscape Buffers

- North: Type A perimeter landscape buffer consisting of 4 trees per 100 linear feet.
- South: Type A perimeter landscape buffer consisting of 4 trees per 100 linear feet.
- East (along Lyden Drive): Type D perimeter landscape buffer consisting of 5 trees per 100 linear feet; double staggered hedge rows maintained to form a 36" height visual screen within one year after time of planting.
- West: Existing 30' perimeter landscape buffer in accordance with Resolution Z-00-010 consisting of 10 trees per 100 linear feet; hedge; and a solid wall 8 feet in height.

## Enhanced Landscaping

- West (adjacent to Marsh Landing): In the approximate areas shown on the plan where there is a lack of existing vegetation, sabal palms staggered at clear trunk heights (CT) between 10' CT and 30' CT. The screening provided will create buffers against views between 8' and 35' in height. **These enhanced plantings are located within the subject site.**
- In addition to the plantings discussed above, the developer shall coordinate with the Marsh Landing HOA to determine areas within the Marsh Landing development suitable for plantings that would provide additional screening of the proposed development. If an agreement is met with the Marsh Landing HOA, the applicant will provide cash in lieu to the Marsh Landing HOA to fund the purchase and installation of these plantings within the Marsh Landing development.
- Along the western parking, a hedge row maintained to form a 48" height visual screen within one year after time of planting. **These enhanced plantings are located within the subject site.**

# Enhanced Western Perimeter Buffer



**COCONUT TRACE HOTEL SITE**  
**LINE OF SITE EXHIBIT NOTES:**  
**APPLICATION**

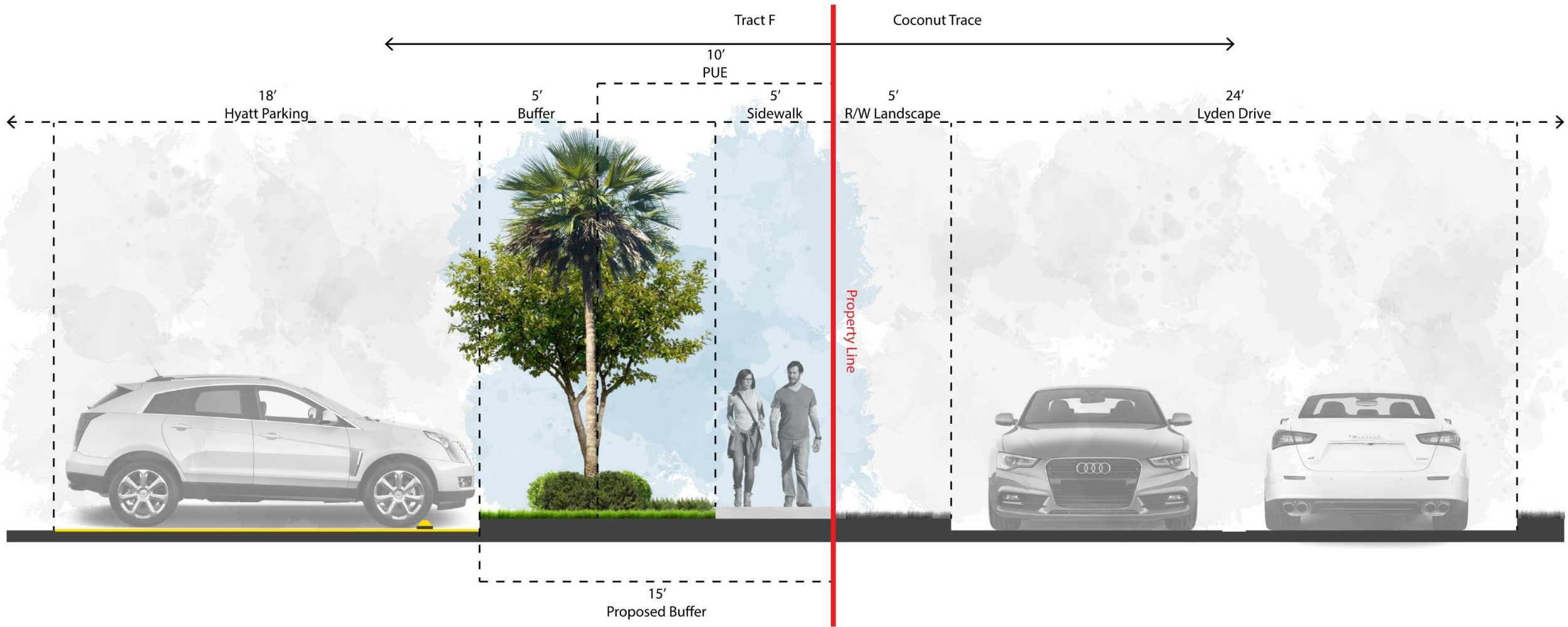
- 1 The Applicant will locate the sections of the adjacent preserve within the Marsh Landings Community that have openings that allow views into the Hotel Site. The Applicant will fill those lines of sight with Sabal Palms in effort to screen the Hotel Building from the neighboring residential units.
- 2 Sabal Palms will be staggered at Clear Trunk Heights (CT) between 10'CT and 30'CT. The screening effect will create buffers against views between 8 and 35 feet.
- 3 The existing wall will provide a visual buffer up to 8 feet
- 4 All Planting will take place on the Applicant's property and will be staggered on both sides of the existing perimeter wall. The Applicant will maintain the plantings in perpetuity.
- 5 At the time of construction, the Applicant will be sure to cluster the illustrated Sabal Palms in all openings and continuously through those openings found on site.



**PLAN VIEW:**

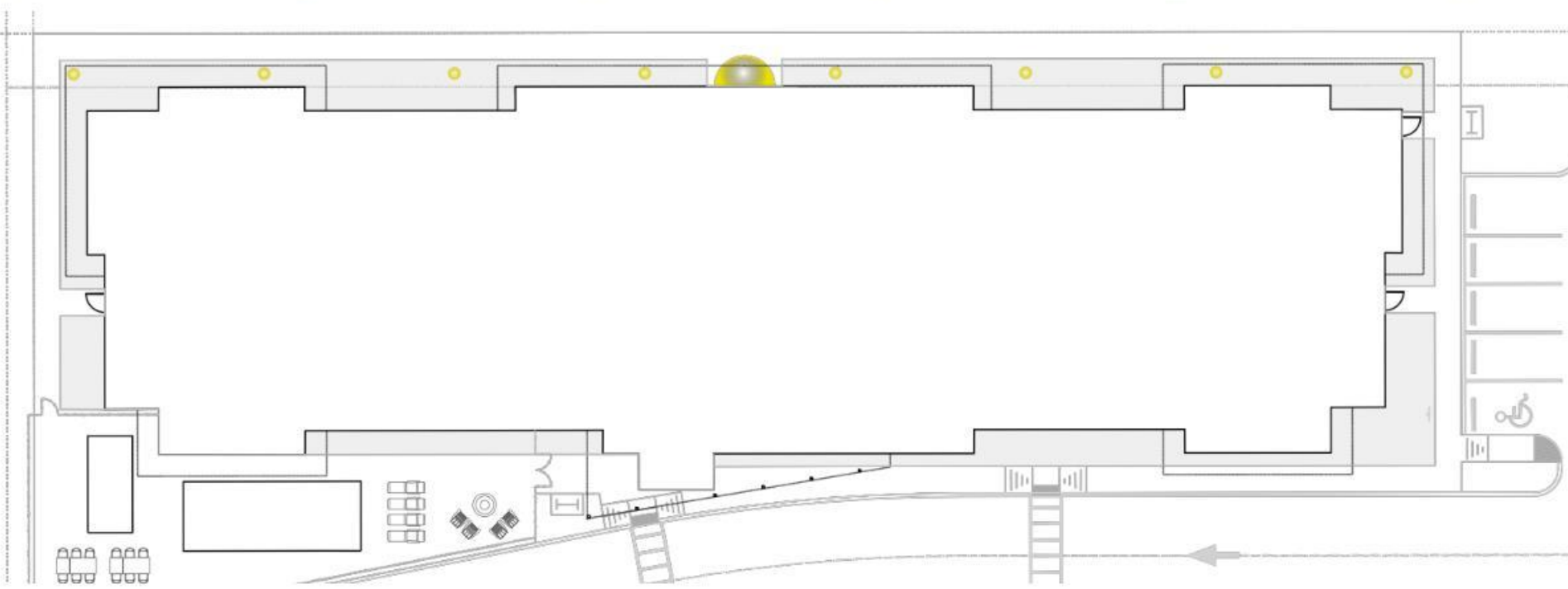


# Perimeter Buffer – Adjacent to Lyden Dr.



# Western Façade Lighting

Rear Elevation



The outdoor lamp posts are intended solely to provide lighting for pedestrian use. The proposed fixtures are under 4 feet in height with direct, downward-facing light.

For the rear access, a single lighting fixture is recommended at a maximum height of 12 feet. This fixture will have low glare, with intensity set to the minimum level permitted by code.