

Pattern Book

Planned Development Amendment Coconut Trace CPD Tract F



DCI2024-E006
Rev. 1-2-2025

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

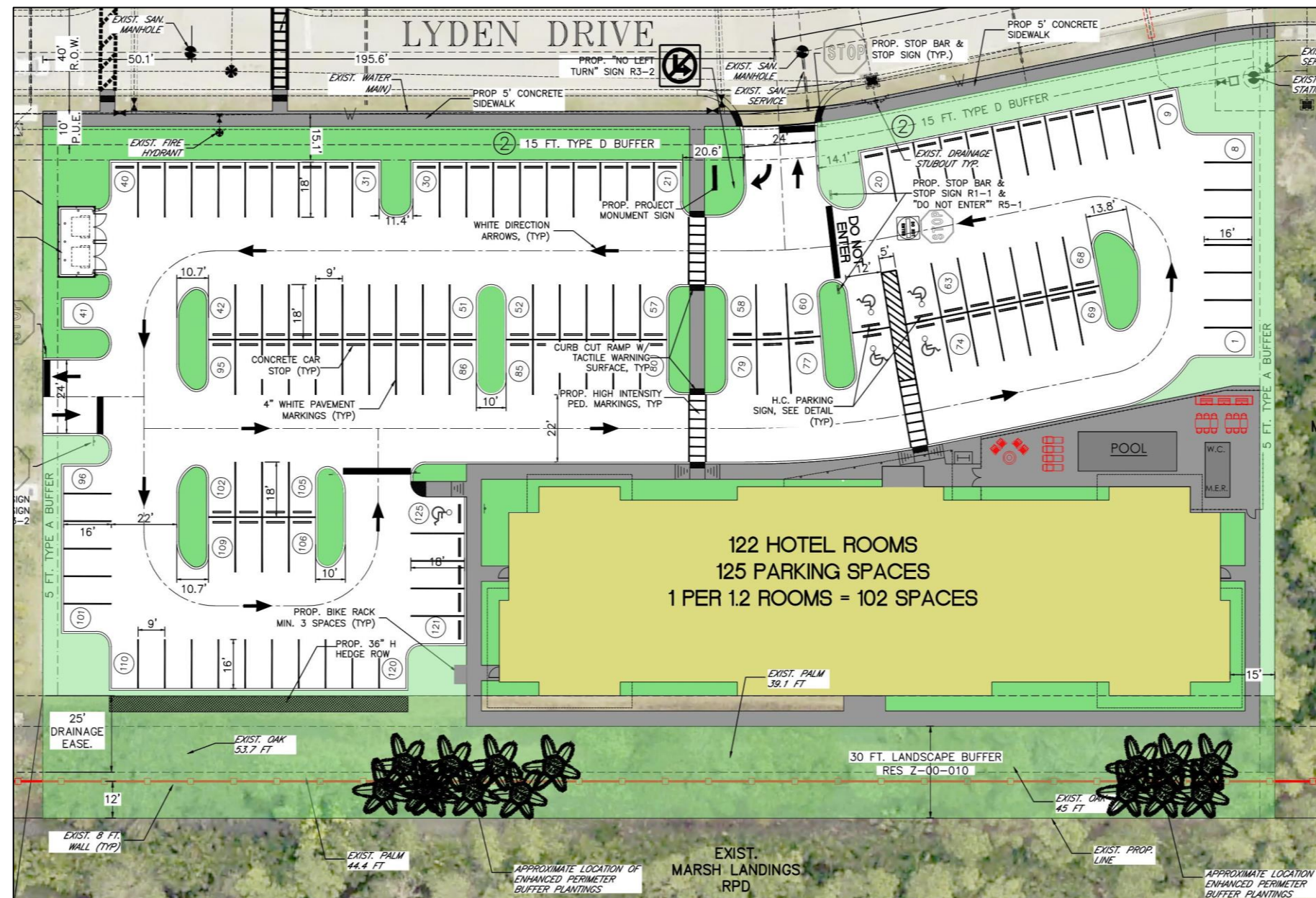
Side: 15 ft.
Rear: 25 ft.
Water: 25 ft.

LOT COVERAGE

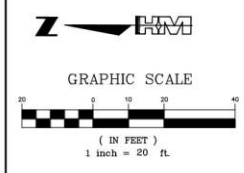
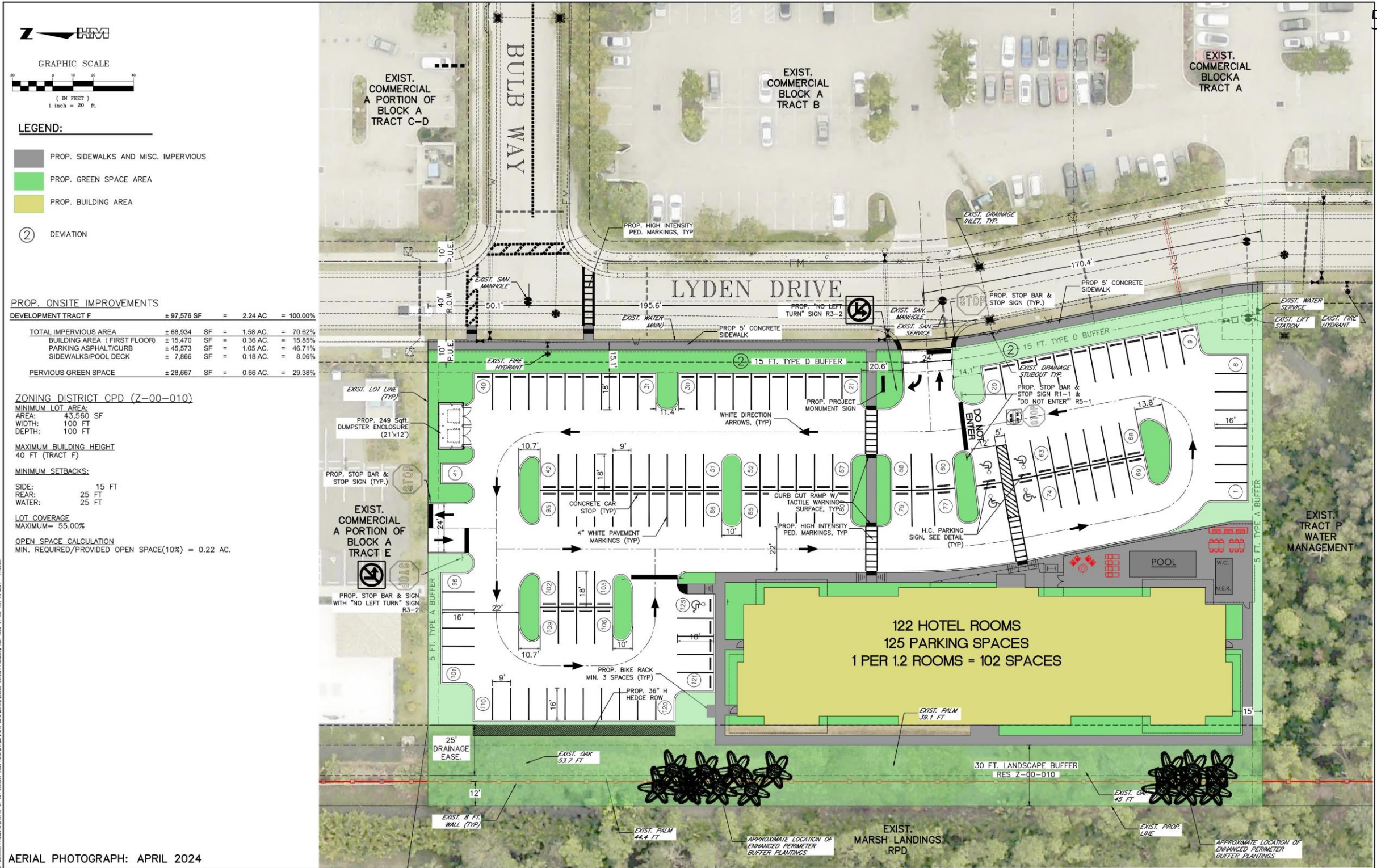
Maximum: 55%

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'



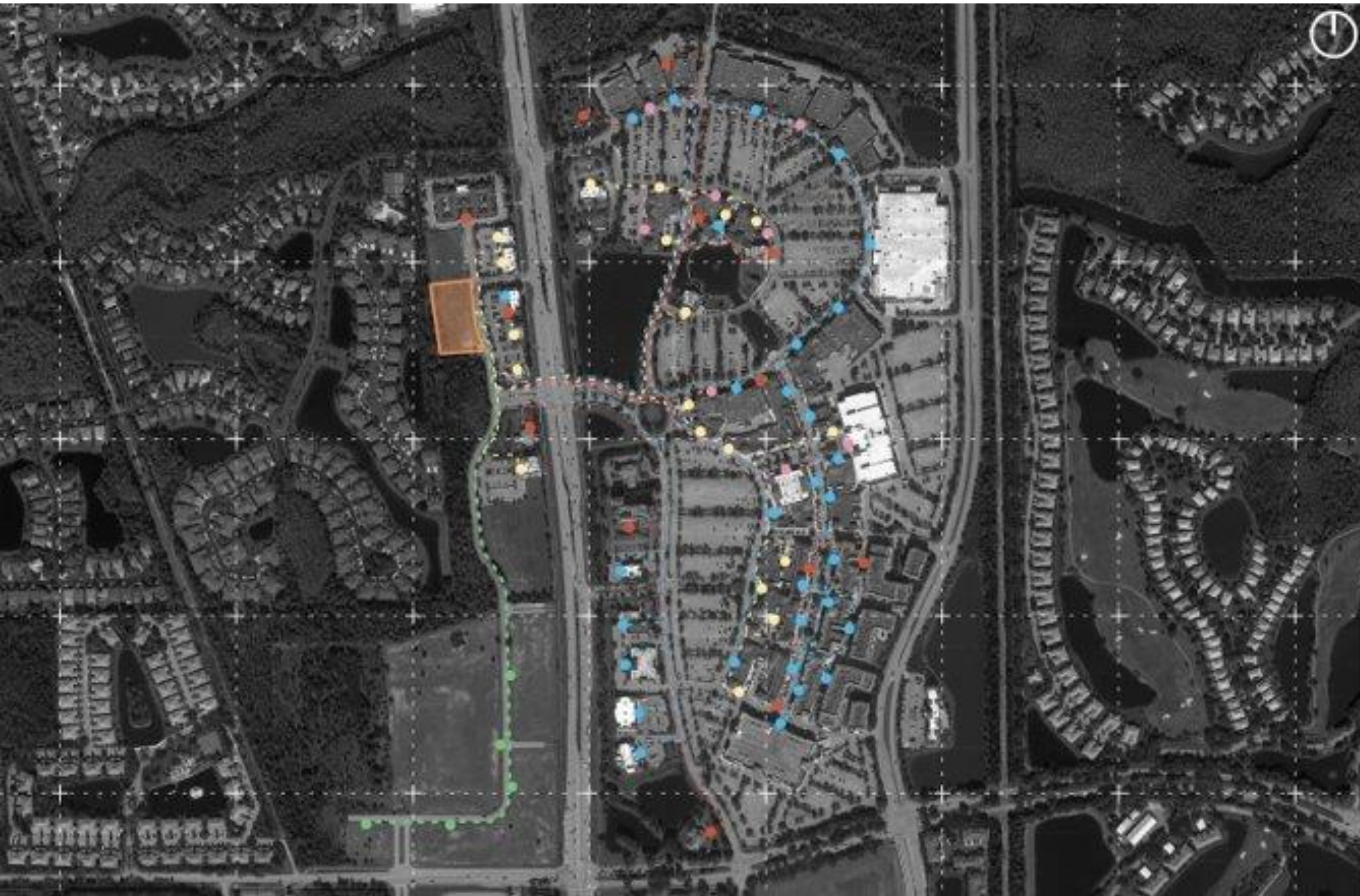
MASTER CONCEPT PLAN

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW:

CHARLES L. KREBS, P.E.
 FLORIDA PROFESSIONAL ENGINEER
 REGISTRATION #56835
 DATE

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

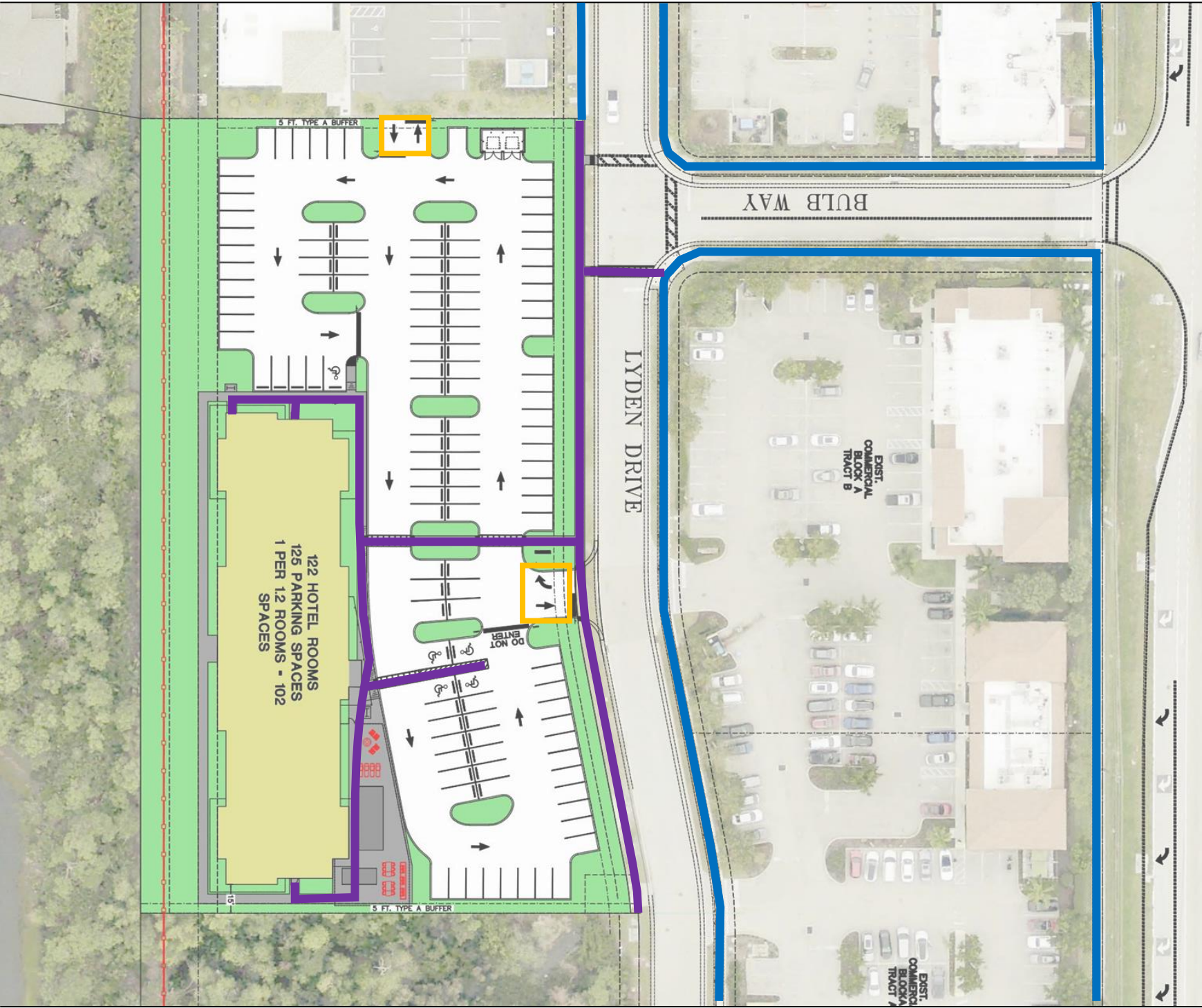
Connectivity






- 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

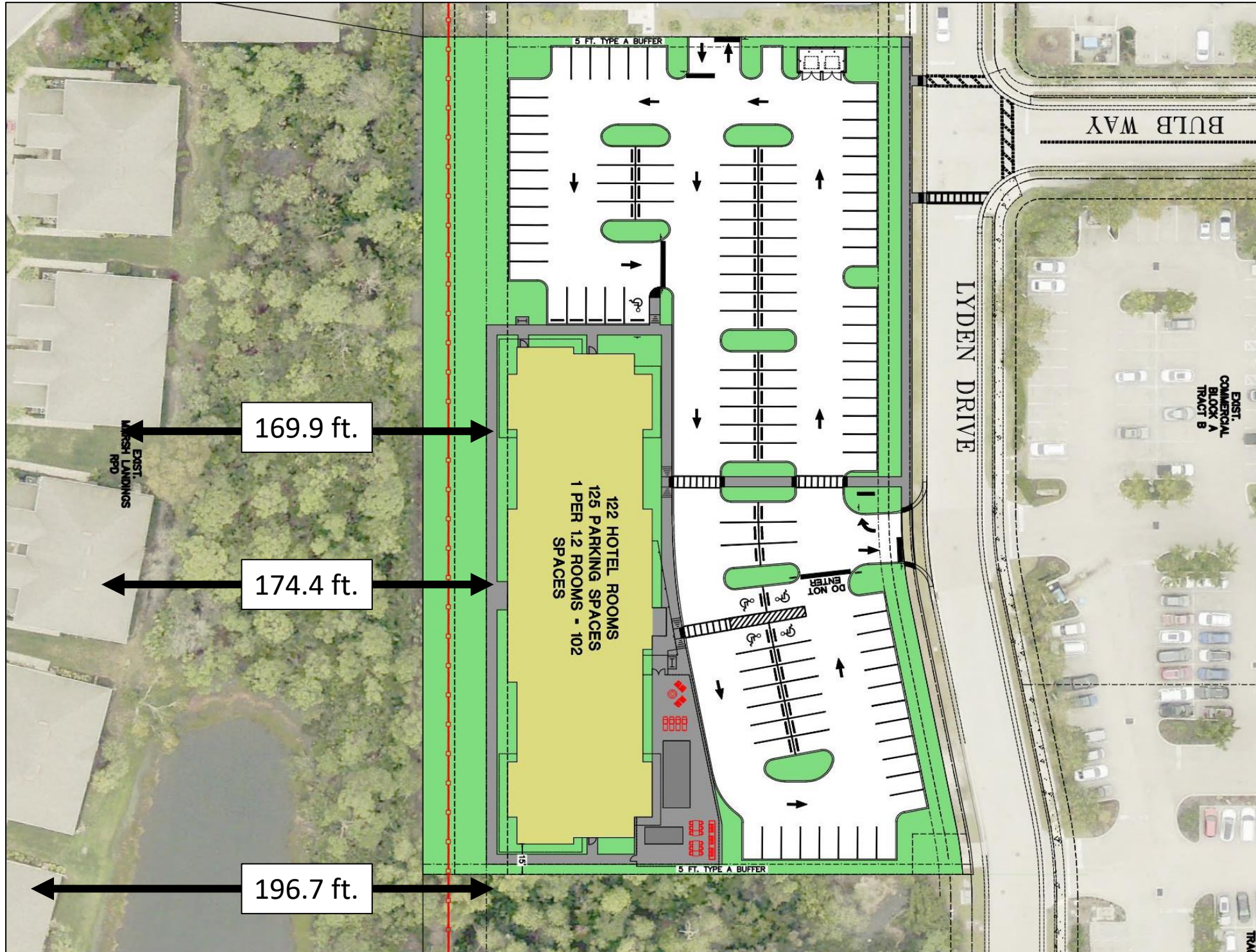


Connectivity



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

Setbacks to Adjacent Residential



Design



Bowman



Design



Bowman



Design



Bowman



Materials



1st Level Horizontal Wood Siding
StoCast Wood – Oak



Vertical Wood Siding
StoCast Wood – Mocha



Stone
Coronado Stone – Quick Stack – Antique Cream

Building Paint Colors



Marble White
Sto Color 1008
Southwest Collection



Tinsmith
SW 7657



Desert Lace
Sto Color 1009
Southwest Collection

Trim / 1st Level Overhang Color



Extra White
SW 7006

Parapet Trim / Overhang Color



Spalding Gray
SW 6074



FRONT ELEVATION

Scale 1/8" = 1'-0"



SIDE ELEVATION

Scale 1/8" = 1'-0"



REAR ELEVATION

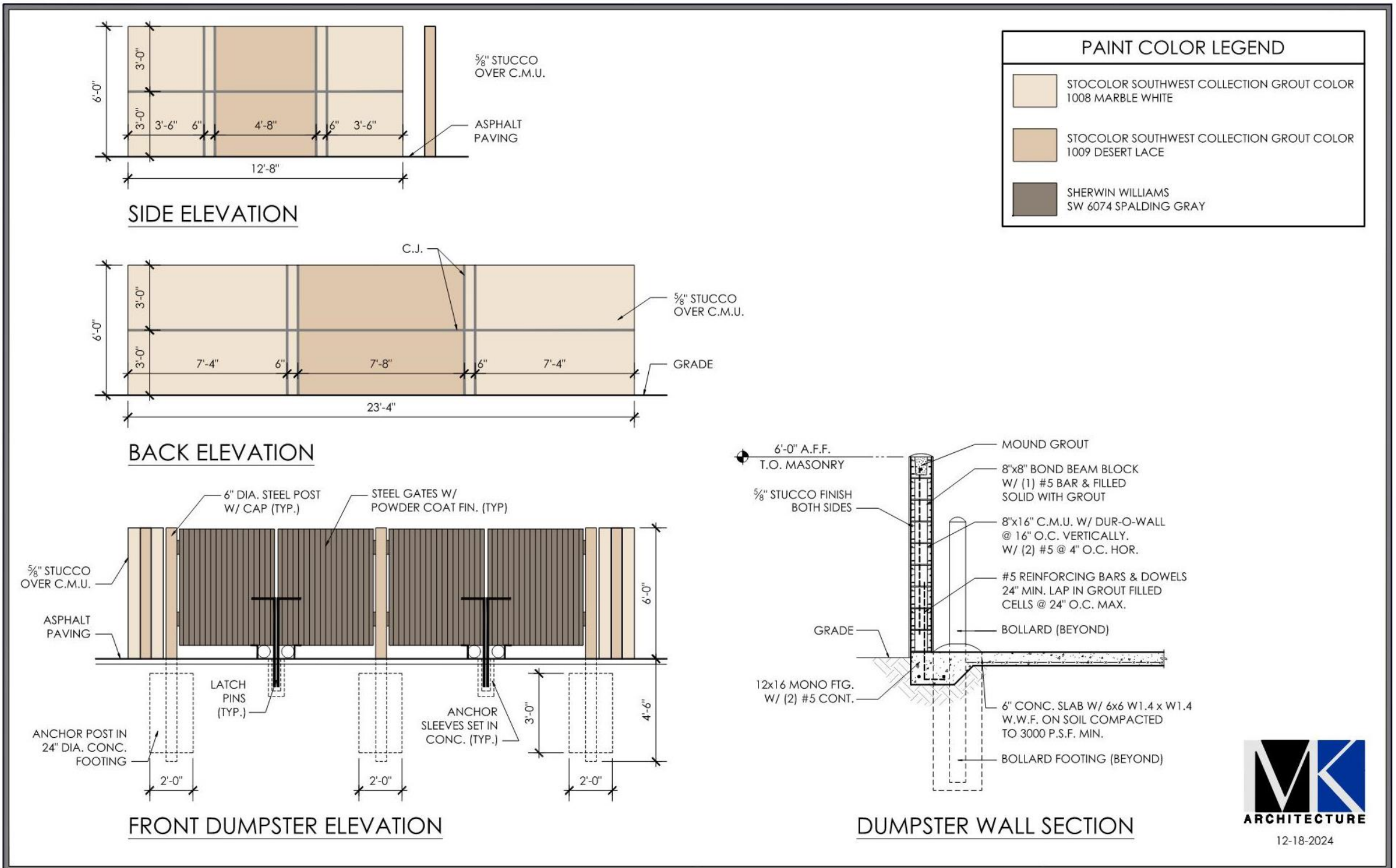
Scale 1/8" = 1'-0"



SIDE ELEVATION

Scale 1/8" = 1'-0"

Design



Landscape Plan

LYDEN DRIVE
(R-O-W, D.E., B.U.E., P.U.E.)



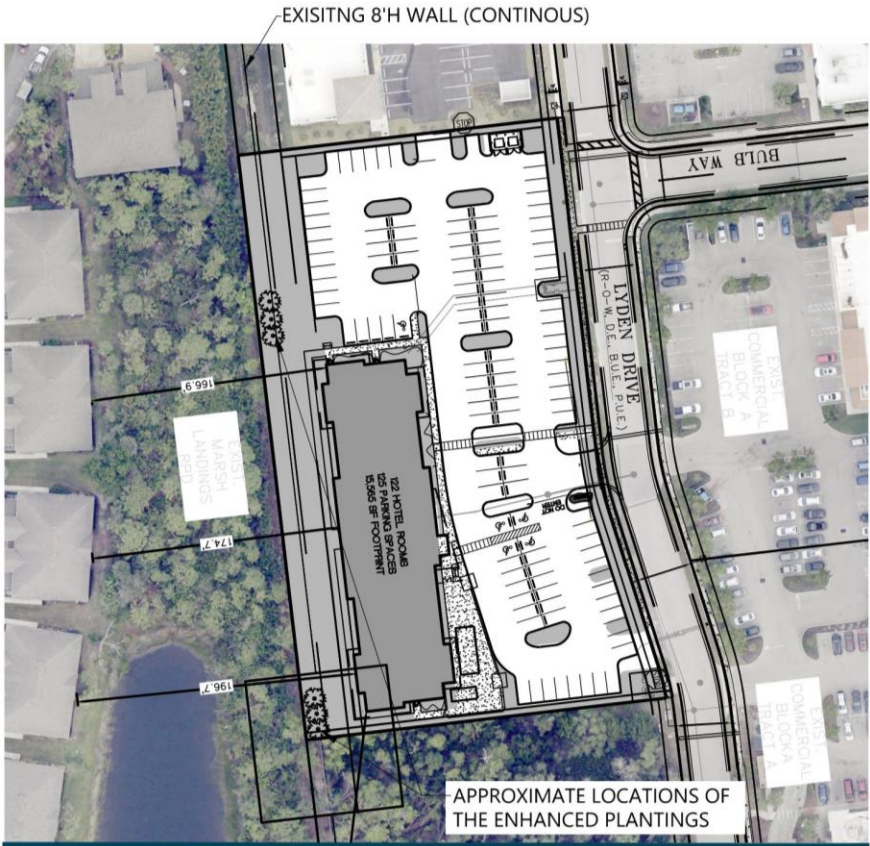
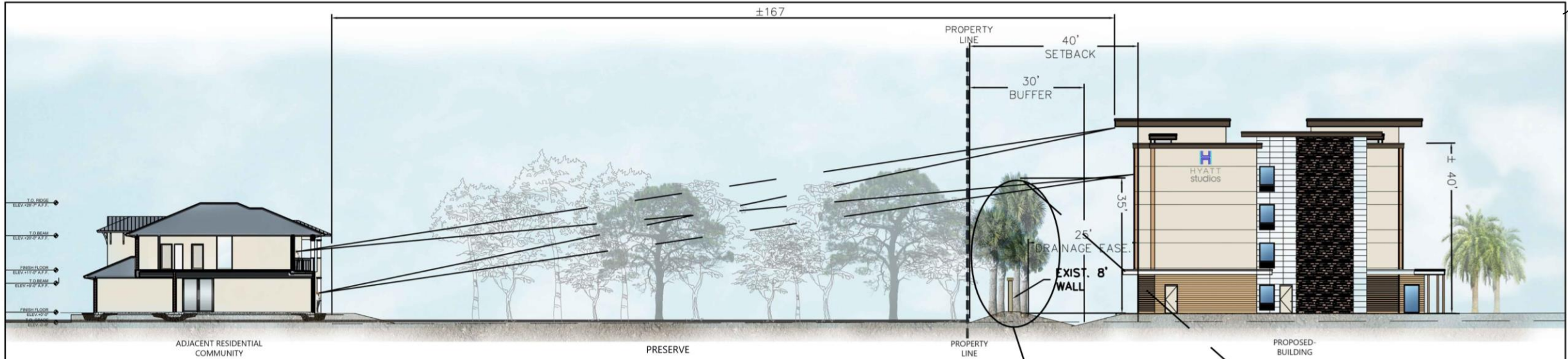
Perimeter Landscape Buffers

- 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.
- The developer will coordinate with Marsh Landing to provide plantings in gap areas by planting on Marsh Landing property or provide cash in lieu for future plantings.
- Along the western parking, a hedge row maintained to form a 48” height visual screen within one year after time of planting.

Enhanced Western Perimeter Buffer

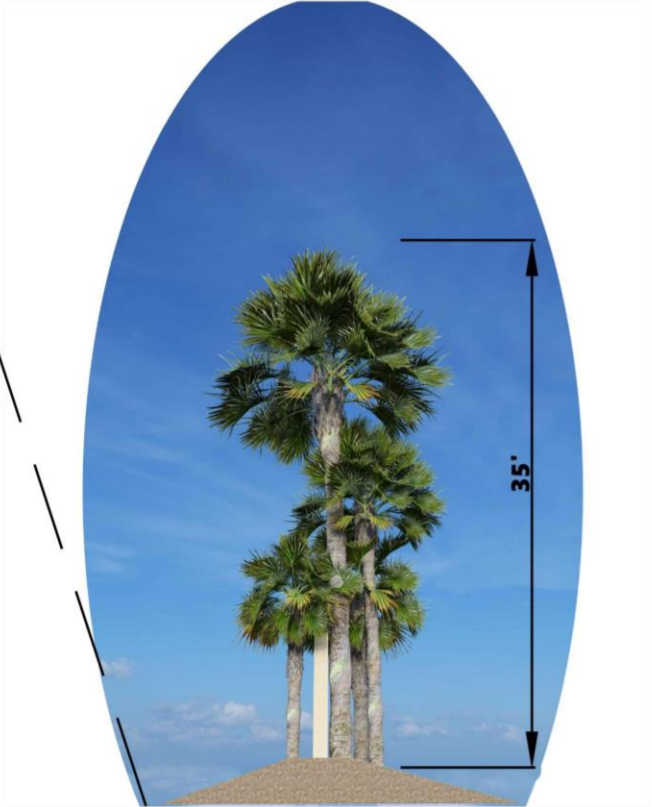


COCONUT TRACE HOTEL SITE

LINE OF SITE EXHIBIT NOTES:

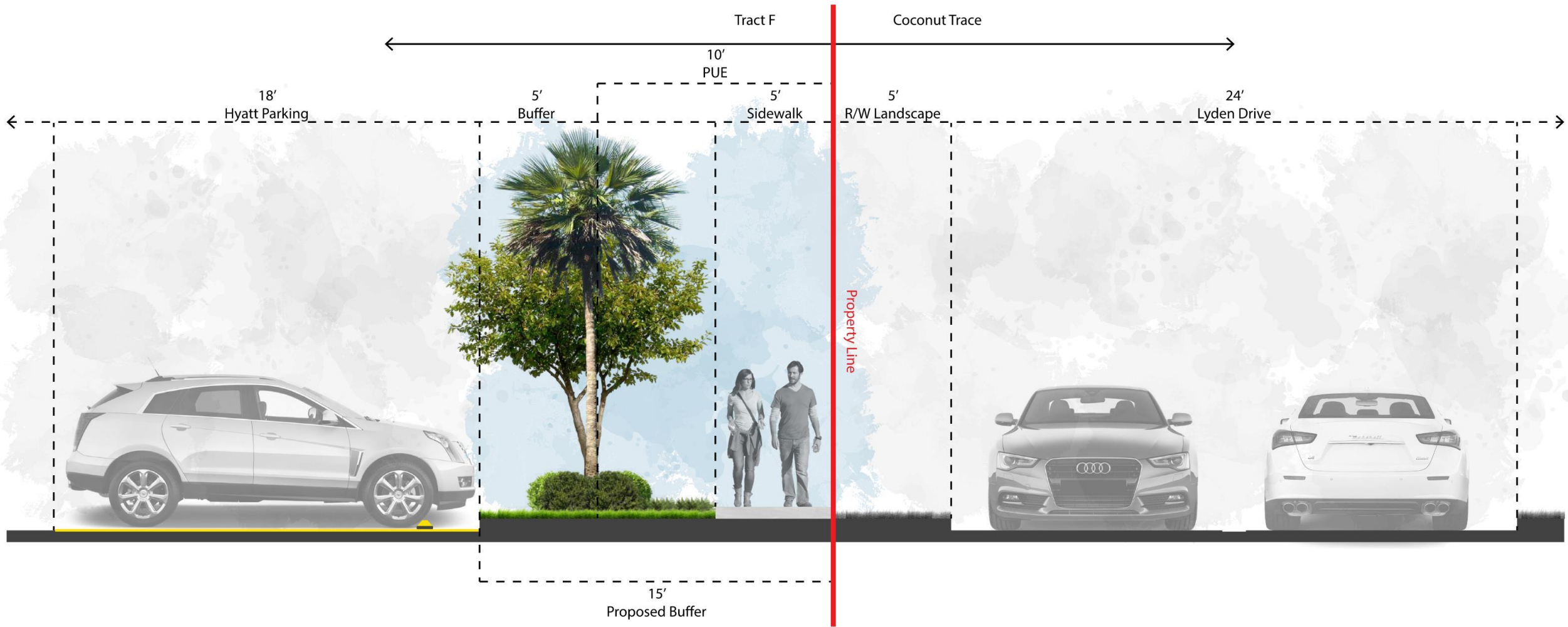
APPLICATION

- 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.



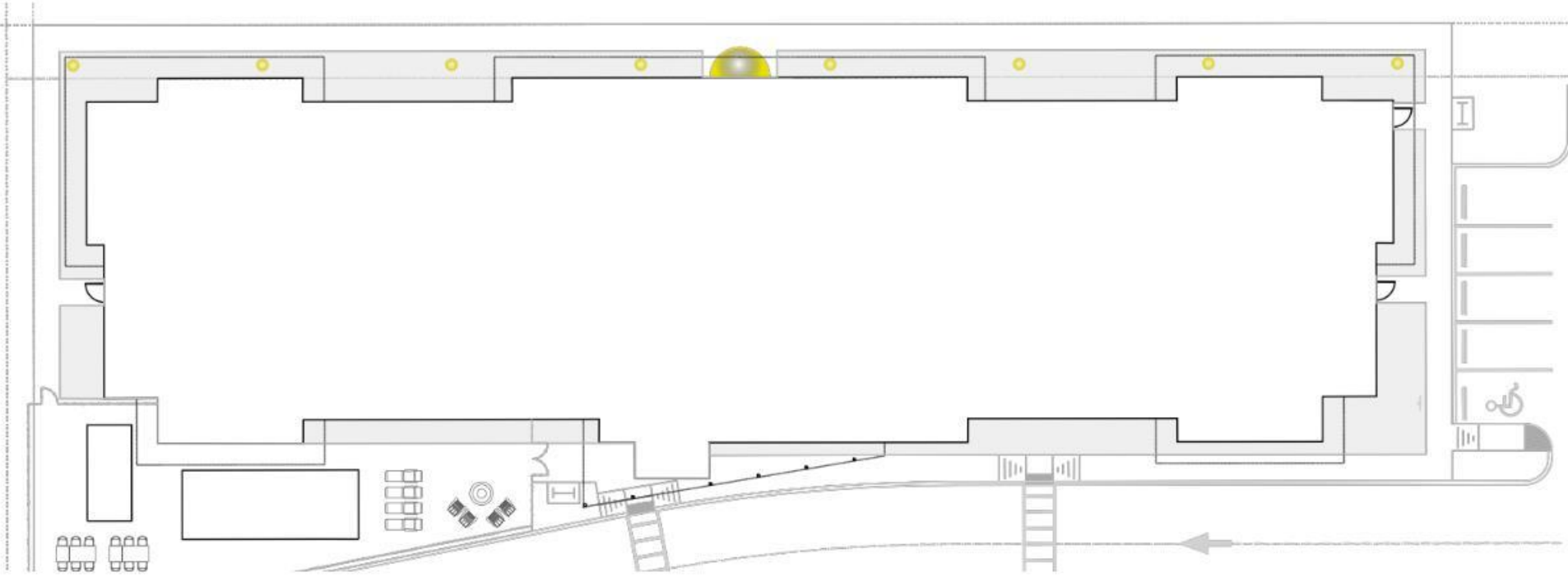
PLAN VIEW:

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.