



A PROPOSED FMB/TPI JOINT EFFORT TO RESTORE AND TO REINVIGORATE
THE DOWNTOWN BEACH AREA



OWNER

TPI HOSPITALITY
103 FIFTEEN AVE. NW
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ARCHITECT

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**PLANNING, CIVIL, SURVEY &
LANDSCAPE ARCHITECTURE**

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TRANSPORTATION

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1 FIRST FLOOR (GRADE) - BEACHSIDE
1" = 20'-0"

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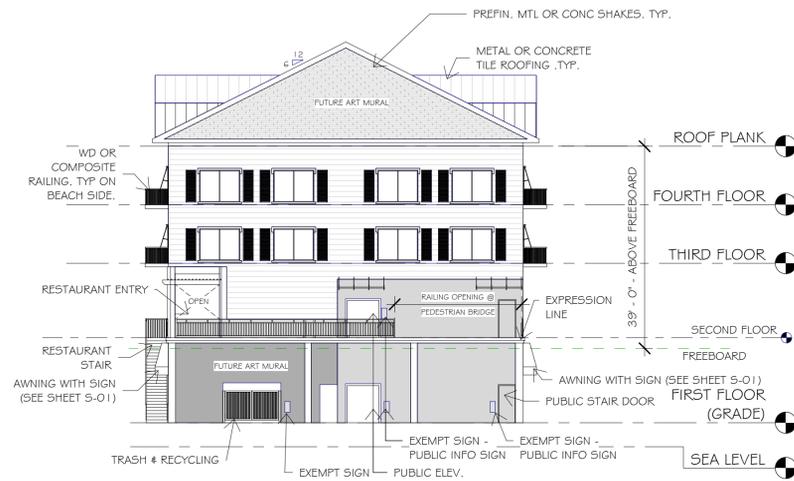
REVISIONS	DATE

PROJECT MANAGER: JDH
 DRAWING BY: ADO
 JURISDICTION: TOWN OF FORT MYERS BEACH
 DATE: 11-20-2017

SHEET TITLE:
**FIRST FLOOR
 PLAN (GRADE) -
 BEACHSIDE**

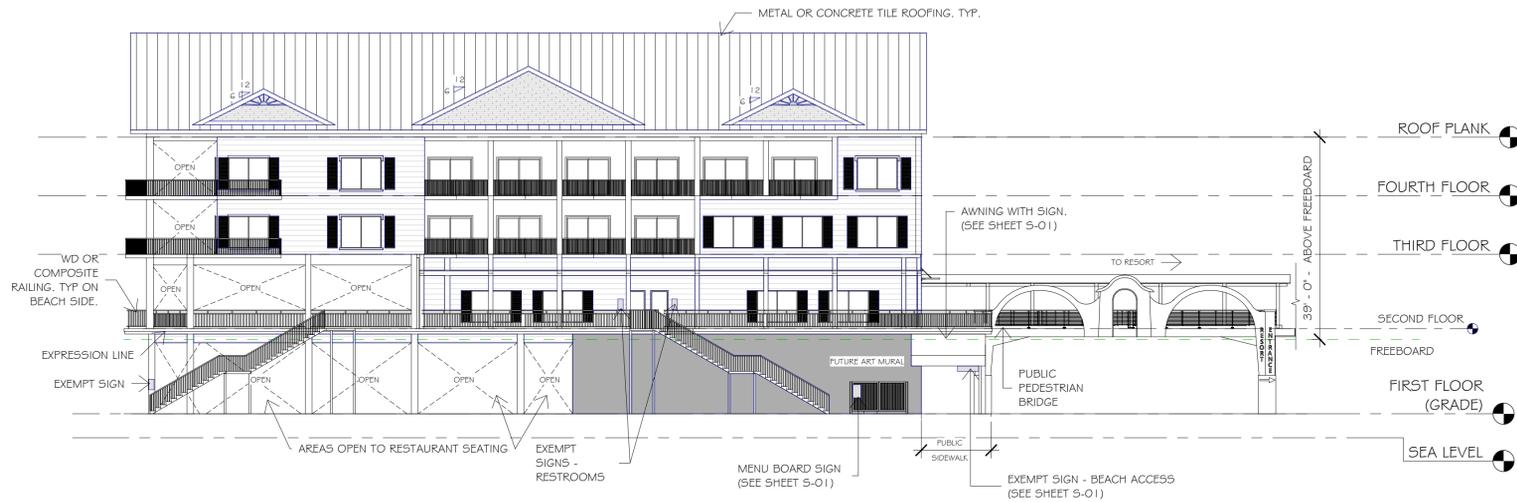
SHEET NUMBER: A100-B
 JOB/FILE NUMBER: 30479

RESTAURANT



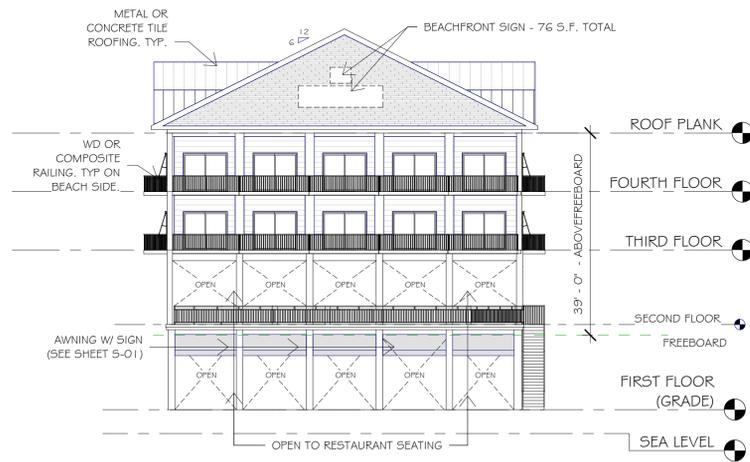
5 BEACHSIDE RESTAURANT - NORTH ELEVATION
1/16" = 1'-0"

451 / 2450 S.F. = 18% WINDOWS @ UPPER FLOORS



6 BEACHSIDE RESTAURANT - EAST ELEVATION
1/16" = 1'-0"

1360 / 5080 S.F. = 26% WINDOWS @ UPPER FLOORS



7 BEACHSIDE RESTAURANT - SOUTH ELEVATION
1/16" = 1'-0"

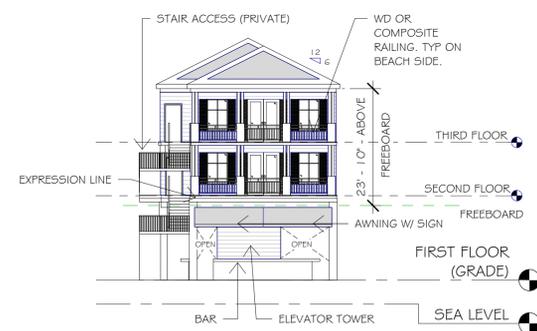
1235 / 2450 S.F. = 50% WINDOWS @ UPPER FLOORS



8 BEACHSIDE RESTAURANT - WEST ELEVATION
1/16" = 1'-0"

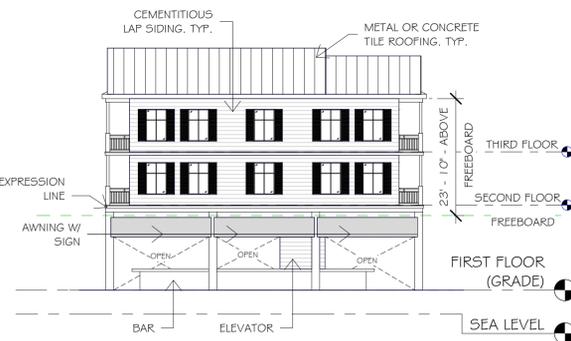
1580 / 5080 S.F. = 31% WINDOWS @ UPPER FLOORS

POOL VENUE



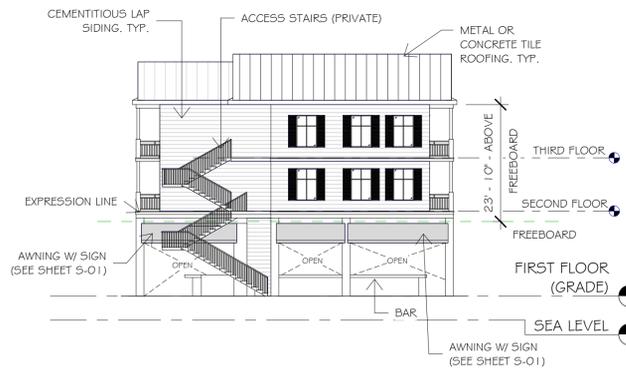
9 POOL BAR - NORTH ELEVATION
1/16" = 1'-0"

139 / 571 S.F. = 24% WINDOWS @ UPPER FLOORS



10 POOL BAR - WEST ELEVATION
1/16" = 1'-0"

208 / 1018 S.F. = 20% WINDOWS @ UPPER FLOORS



11 POOL BAR - EAST ELEVATION
1/16" = 1'-0"

225 / 690 S.F. = 32% WINDOWS @ UPPER FLOORS



12 POOL BAR - SOUTH ELEVATION
1/16" = 1'-0"

125 / 1018 S.F. = 12% WINDOWS @ UPPER FLOORS

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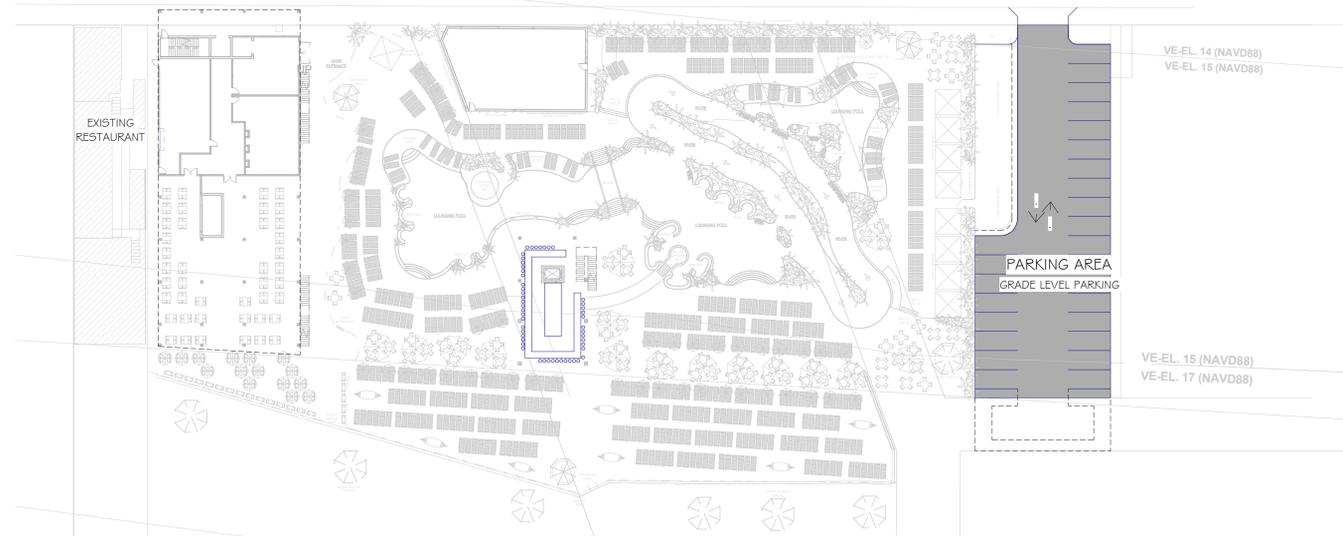
PROJECT MANAGER: JDH
DRAWING BY: ADO
JURISDICTION: TOWN OF FORT MYERS BEACH
DATE: 11-20-2017

SHEET TITLE:
**EXTERIOR
ELEVATIONS**

SHEET NUMBER: X-A203
JOB/FILE NUMBER: 30479



① PARKING PLAN - NORTH OF ESTERO
1" = 40'-0"



② PARKING PLAN - SOUTH OF ESTERO
1" = 40'-0"

DAVID PLUMMER & ASSOCIATES, INC.

TRANSPORTATION • CIVIL • STRUCTURAL • ENVIRONMENTAL

Memorandum

To: Tina Ekblad
From: Deven Long
Date: November 17, 2017
RE: Independent Resort Rezoning Traffic Impact Statement - #16537
 Parking Stall Requirements for Aquatics Venue
cc: Candace Woodworth, Stephen Leung

The aquatics venue is an adult-oriented outdoor lounge area featuring: a bar, wading pools, concession type food outlets, lounge seating, and restroom facilities. This venue will be completely fenced in with two entry points open to the public and resort guests.

There are no codes established by Lee County or the Town of Fort Myers Beach that describe the number of parking stalls required for the Aquatics Venue or similar recreational land uses. To address parking requirements for the Aquatics Venue, a method of calculating parking stalls was established based on the anticipated occupancy of the facility, Attachment A.

The maximum occupancy of the facility is anticipated to be 950 occupants with 225 of those occupants being public guests. Hotel guests are provided with parking per Town code and require no additional parking for the Aquatics Venue.

In the trip generation estimates for the proposed development, a non-auto trip reduction of 55% was applied to account for guests who are already parked on the island, taxied, or walked. This rate was assumed for the parking requirement calculations, and therefore, 55% (124 occupants) of the public occupants do not require parking. The remaining 101 public occupants traveling by vehicle require parking and it was assumed that there will be 2 occupants per vehicle.

At maximum occupancy of the aquatics venue, 51 vehicles associated with public guests are anticipated and will be required as part of the overall parking stall requirements (before downtown reduction) for the proposed development.

This method of calculating required parking stalls for the aquatics venue was accepted by Town Staff during the meeting held on September 29, 2017.

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TPI-FMB Parking Calculations	
PARKING STALL REQUIREMENTS	
PARKING STALL REQUIREMENTS PER TOWN CODE FOR HOTEL USE: 1.2 STALLS PER GUEST UNIT UNDER 450 S.F. 1.5 STALLS PER UNIT FOR GUEST UNITS OVER 450 S.F.	
PARKING STALL REQUIREMENTS PER TOWN CODE FOR RESTAURANT USE: 8 STALLS PER 1,000 S.F.	
PARKING STALL REQUIREMENTS FOR AQUATICS VENUE USE (NOT IN CODE): 1 STALL PER PUBLIC OCCUPANT VEHICLE TRIP. EXCLUDES HOTEL GUEST OCCUPANTS.	
DOWNTOWN DISTRICT PARKING REDUCTION: 67% OF TOTAL REQUIRED	
HOTEL	
278 UNITS UNDER 450 S.F. 12 UNITS OVER 450 S.F. 290 UNITS TOTAL	
278 UNITS * 1.2 STALLS PER UNIT =	333.60 STALLS REQUIRED
12 UNITS * 1.5 STALLS PER UNIT =	18.00 STALLS REQUIRED
	351.60 TOTAL STALLS REQUIRED
BEACHSIDE RESTAURANT	
GRADE LEVEL = 8,550 S.F. FIRST FLOOR = 8,700 S.F. TOTAL 17,250 S.F.	
(17,250 / 1,000) * 8 =	
138 STALLS REQUIRED	
*INCLUDES PUBLIC SEATING AREAS, KITCHEN, SUPPORT SPACES, ETC.	
AQUATICS VENUE	
MAX PUBLIC GUEST ENTRY =	225 OCCUPANTS
RESERVED ADMISSIONS FOR HOTEL GUEST =	725 OCCUPANTS
TOTAL MAX CAPACITY =	950 OCCUPANTS
PUBLIC OCCUPANT ARRIVAL BREAKDOWN: 45 % NEED PARKING SPACE (ON ISLAND CAR OR OFF ISLAND CAR) 55 % PEDESTRIAN (OCCUPANT ALREADY PARKED ON ISLAND, TAXIED, OR WALKED)	
45% MAX PUBLIC ENTRY / 2 PERSONS PER VEHICLE =	
50.625 STALLS REQUIRED	
NOTES: 1) RATIOS BASED ON NON-AUTO TRIP REDUCTION RATE USED IN TRIP GENERATION ESTIMATES. ASSUMES 2 PERSON TRIPS PER VEHICLE. 2) HOTEL GUESTS REQUIRE NO ADDITIONAL PARKING FOR AQUATICS VENUE.	
TOTAL PARKING STALLS REQUIRED	
BUILDING USES	
HOTEL	351.60 STALLS
BEACHSIDE RESTAURANT	138 STALLS
AQUATICS VENUE	50.625 STALLS
TOTAL	540.23 STALLS
DOWNTOWN REDUCTION (67%)	
361.95 TOTAL STALLS REQUIRED	
DEVELOPMENT MEETS PARKING STALL REQUIREMENTS FOR ALL USES	
* RESORT EMPLOYEES PLAN TO USE SUMMERLIN SQUARE PARK AND RIDE LOCATED OFF ISLAND * PROPOSED RELOCATED CANAL STREET PARKING IS NOT INCLUDED IN PARKING CALCULATIONS	

Aquatics venue - Parking Methods researched.
 Method 1 - (Selected Method) - assumes 1 stall per public occupant vehicle trip which is based on the maximum public guest occupancy. It was assumed that 55% of these trips are non-auto trips (same value used in trip generation estimates) and each vehicle trip accounts for two public guests. This method is not based on any code and does not take into account the parking turnover rate.

Method 2 - is based on minimum parking requirements established by the City of Coral Gables and Miami-Dade County for outdoor recreation/entertainment which is 1 stall per 4 visitors during peak periods.

Method 3 - is based on minimum parking requirements established by the City of Fort Myers for a private club which is 1 stall per 300 square feet. Please note that the total area used in the draft calculations will cause the required parking to exceed the provided parking if the code is used without any further adjustments. In the draft calculations, we applied a 72.5% reduction based on hotel guest occupancy to account for those who already have parking provided. Also, it may be possible to further reduce (or increase) the required parking for the aquatics venue depending on how the total area is defined.

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REVISIONS	DATE

PROJECT MANAGER: JDH
 DRAWING BY: ADO
 JURISDICTION: TOWN OF FORT MYERS BEACH
 DATE: 11-20-2017

SHEET TITLE:
**PARKING
 LOCATIONS &
 CALCULATIONS**

SHEET NUMBER: X-501-PARK
 JOB/FILE NUMBER: 30479

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REVISIONS DATE

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PROJECT MANAGER: TME

DRAWING BY: DAL

JURISDICTION: TOWN OF FORT MYERS BEACH

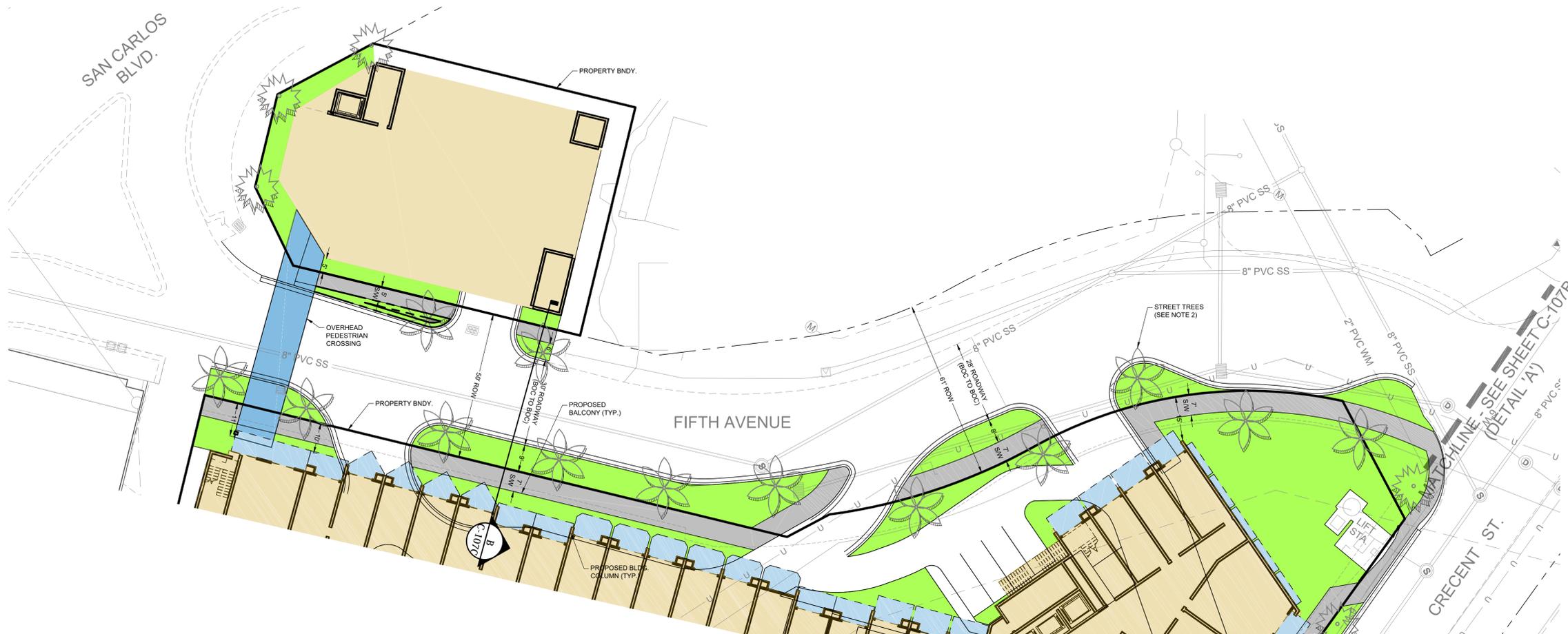
DATE: 11/17/2017

SHEET TITLE:

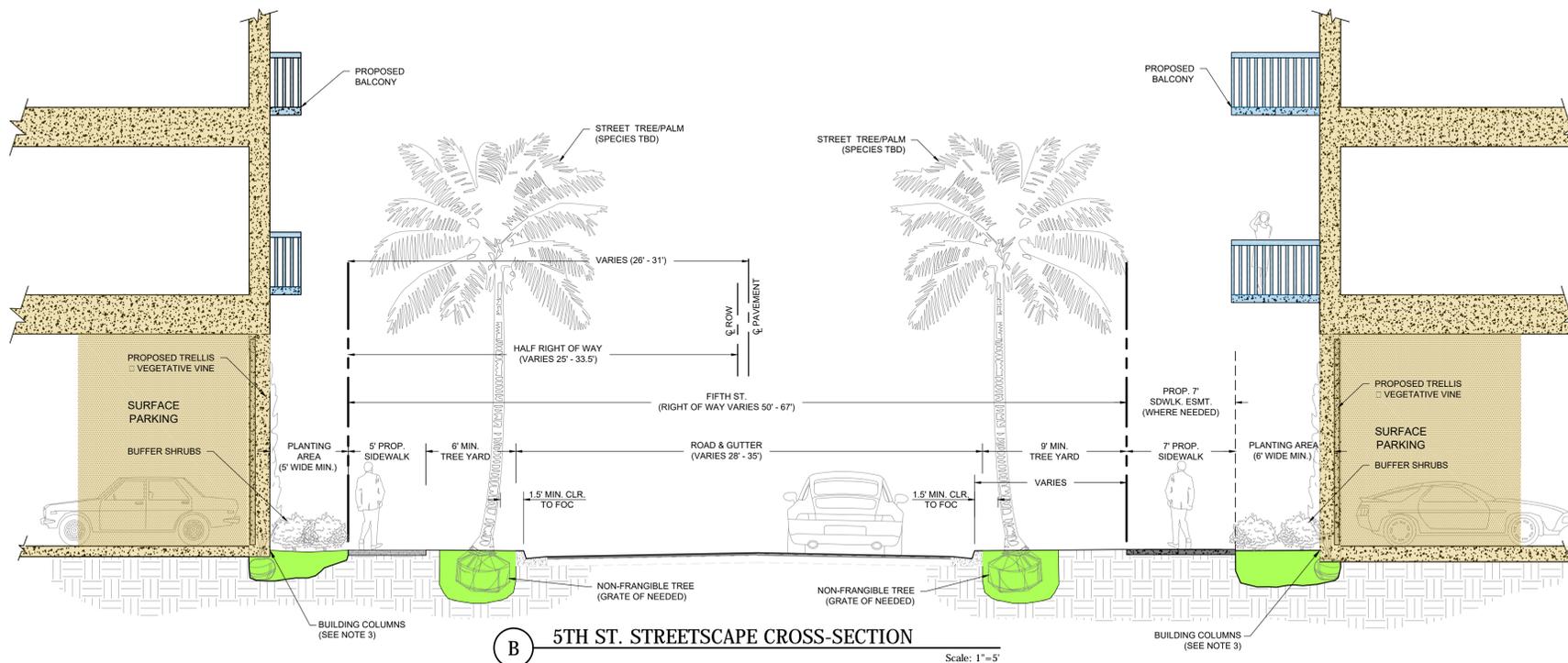
**RIGHT OF WAY &
SIDEWALK/BUFFER
PLAN**

SHEET NUMBER: X-504-RW.02

JOB/FILE NUMBER: 15069-13



A FIFTH AVENUE
Scale: 1"=20'

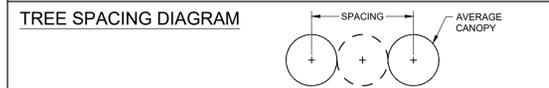


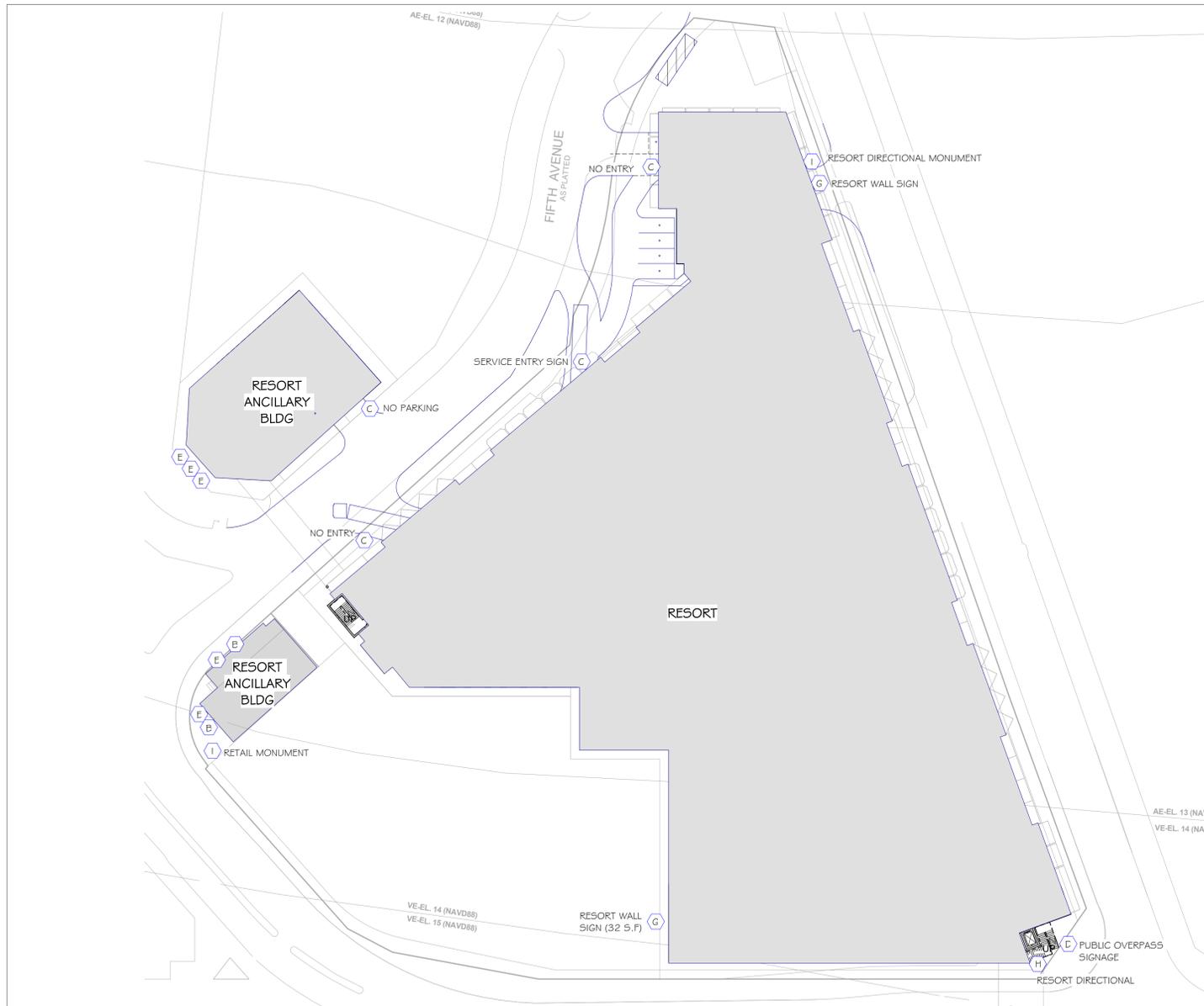
B 5TH ST. STREETSCAPE CROSS-SECTION
Scale: 1"=5'

LEGEND

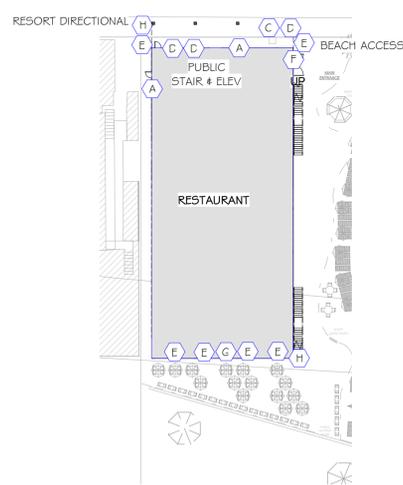
	PROPOSED BUILDING
	PROPOSED BUILDING OVERHANG
	PROPOSED SIDEWALK
	PROPOSED LANDSCAPE AREA

- NOTES:**
- FINAL STREET TREE SPACING BASED ON SPECIES SELECTED.
 - STREET TREE SPACING IS SPECIES DEPENDANT. TREES/PALMS SHALL BE SPACED SO AS TO PROVIDE A CONTINUOUS CANOPY BASED ON AVERAGE CANOPY SIZE FOR THE SPECIES, BUT WITH EVERY OTHER TREE/PALM REMOVED. NOTE: FOR COCONUT PALMS THE AVERAGE CANOPY IS ±20' WIDE RESULTING IN A 40' AVERAGE SPACING & 12' FOR SABAL PALMS RESULTING IN A 24' AVERAGE SPACING. FINAL LOCATION AND SPACING BASED ON EXISTING CONDITIONS (I.E. UTILITIES) AND TO ENHANCE ARCHITECTURAL DETAILS OF THE PROPOSED BUILDING.
 - BUILDING COLUMNS MAY ENCR OACH A MAX. OF 2' INTO THE 5' WIDE PLANTING AREA.

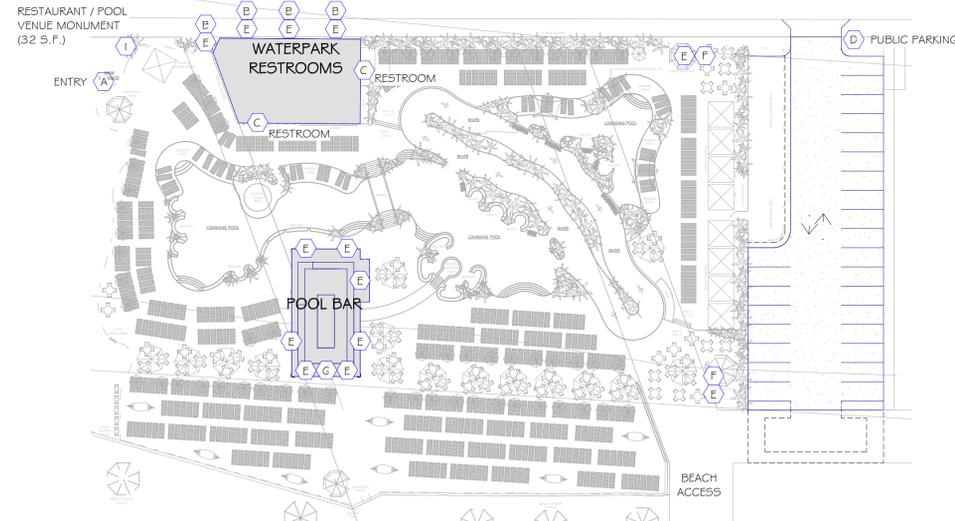




1 SIGN LOCATIONS - RESORT - GRADE FLOOR
1" = 40'-0"

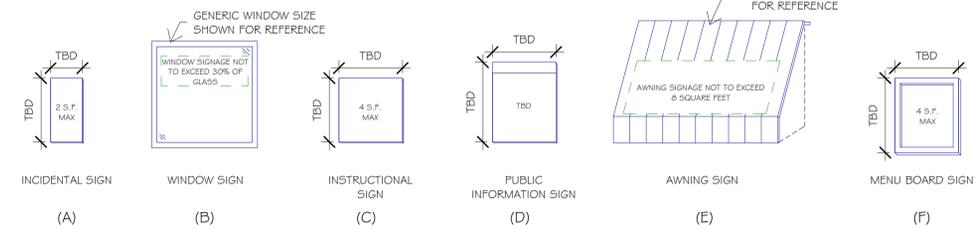


2 SIGN LOCATIONS - RESTAURANT
1" = 40'-0"



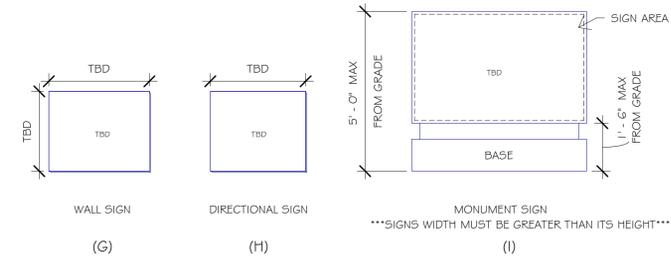
3 SIGN LOCATIONS - POOL VENUE
1" = 40'-0"

EXEMPT SIGNS



PERMITTED SIGNS

IN THIS COMMERCIAL ZONING DISTRICT, THERE WILL BE THREE BUSINESS ESTABLISHMENTS WITHIN THE PROPERTY CONSTRAINTS. PER SECTION '30-1.53 - MAXIMUM SIGN AREA' OF THE TOWN'S CODE, EACH PARCEL IS ALLOWED UP TO 32 SQUARE FEET OF PERMITTED SIGNAGE.
***EXEMPT SIGNS NOT TO BE INCLUDED IN TOTAL SIGN SQUARE FOOTAGE



DEVELOPMENT EXTERIOR SIGN LEGEND			
A	INCIDENTAL SIGN	F	AWNING SIGN
B	WINDOW SIGN	G	WALL SIGN
C	INSTRUCTIONAL SIGN	H	DIRECTIONAL SIGN
D	PUBLIC INFORMATION SIGN	I	MONUMENT SIGN
E	MENU BOARD SIGN		

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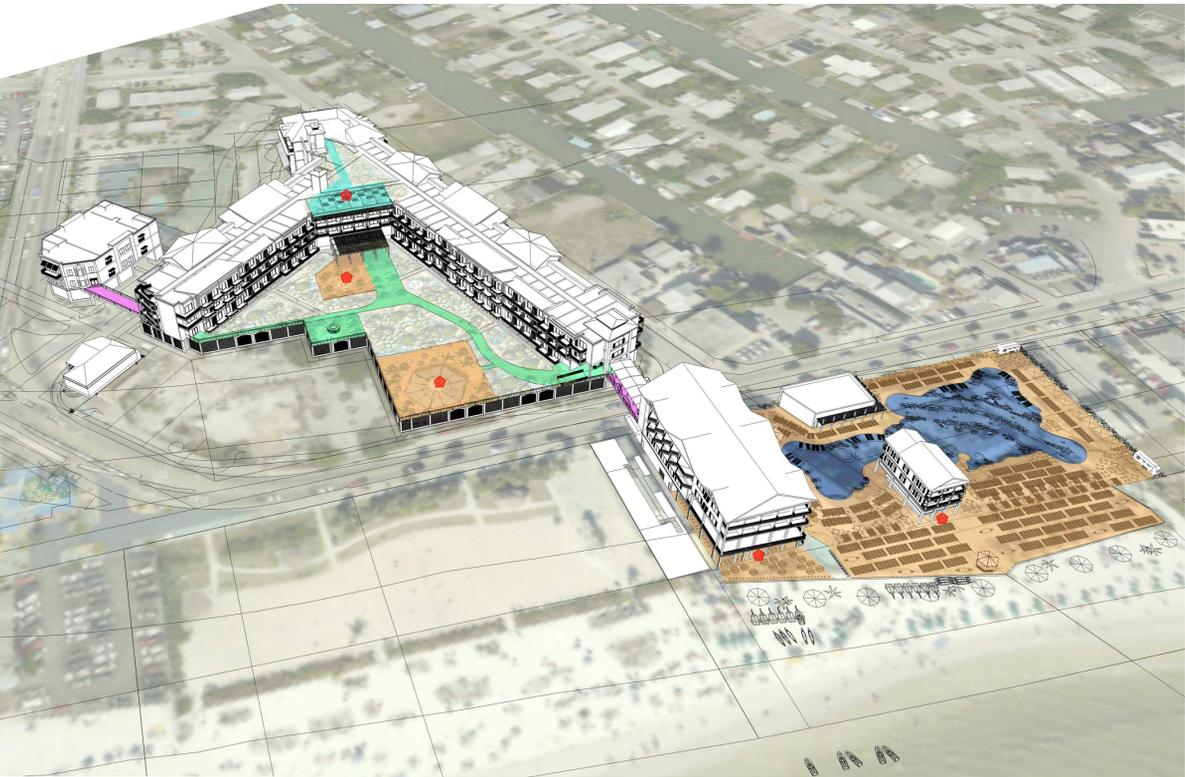
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PROJECT MANAGER: JDH
DRAWING BY: ADO
JURISDICTION: TOWN OF FORT MYERS BEACH
DATE: 11-20-2017

SHEET TITLE:
SIGN LOCATIONS

SHEET NUMBER: **X-505-SIGN**
JOB/FILE NUMBER: **30479**



3D AERIAL OF ENTIRE DEVELOPMENT

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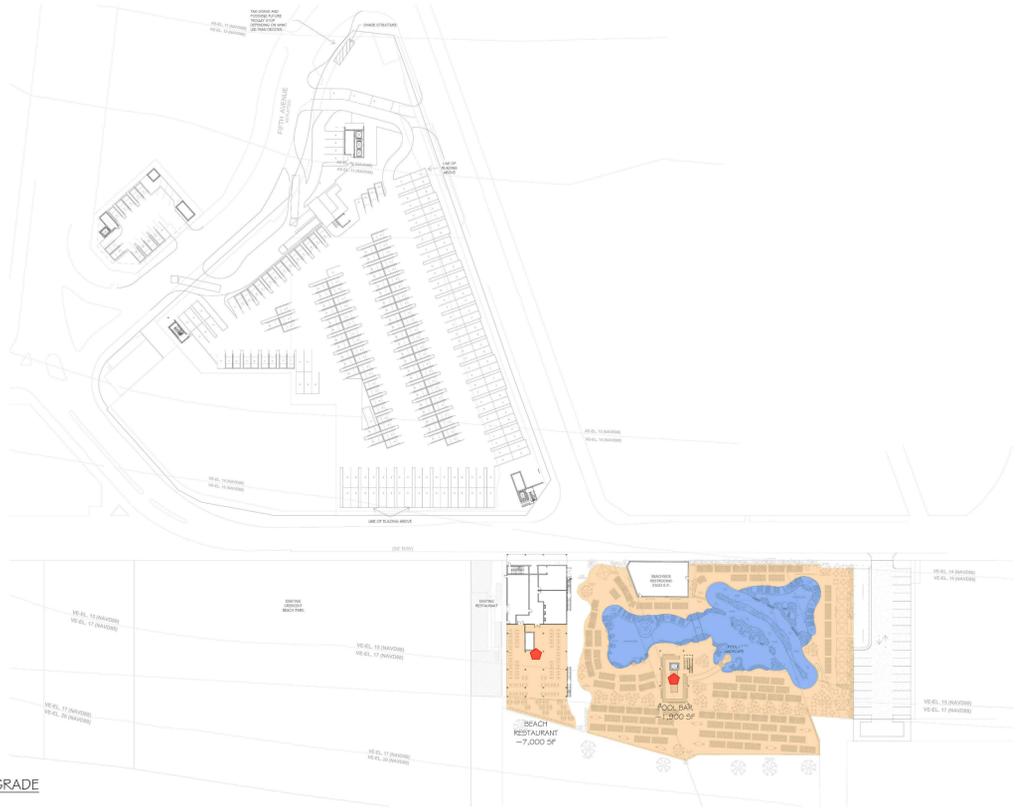


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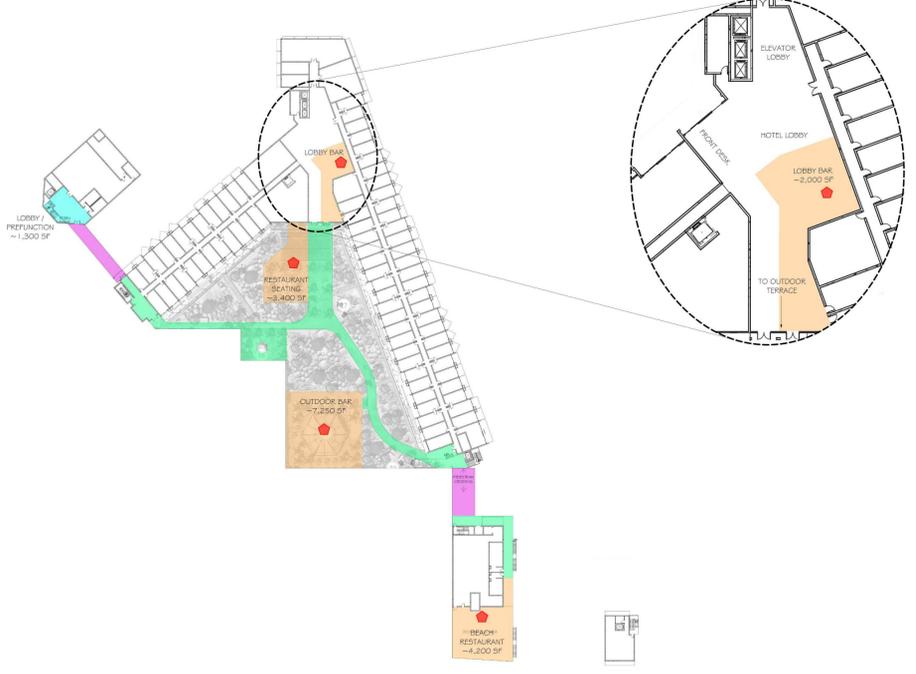
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FIRST FLOOR / GRADE



SECOND FLOOR

CONSUMPTION ON PREMISES DIAGRAM

POINT OF SALE -		POOL AREA -		PRIVATE EVENT AREA -	
PEDESTRIAN WALKWAYS -		PEDESTRIAN BRIDGE -		GENERAL COP AREA -	

REVISIONS	DATE

PROJECT MANAGER: JDH
 DRAWING BY: ADO
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 DATE: 11-20-2017

SHEET TITLE:
**CONSUMPTION ON
 PREMISES
 DIAGRAMS**

SHEET NUMBER: X-506-COP.01
 JOB/FILE NUMBER: 30479

