

# Shoppes of Coconut Trace

## Southern Building

Planning & Zoning - Public Workshop

August 25, 2015

Bohler Engineer

# Background

- ▶ Project Area is covered under (2) Zoning Resolutions
  - ▶ Resolution No. Z-03-011 - Issued June 2003
  - ▶ ADD2005-00034 - Issued February 2005
- ▶ Resolution Z-03-011 established a list of Principal Permitted Uses
  - ▶ Subject parcel is bifurcated by 330' Minor Retail Commercial Limits Line
- ▶ Lee County Comp Plan Policy 6.1.2.1
  - ▶ *"Location: The entire retail use, including buildings and outdoor sales area, must be located as follows except where this plan provides specific exceptions"*
  - ▶ *"On or near the intersection (within 330 feet of the adjoining rights-of-way of the intersection roads) of local and collector...roads"*
- ▶ Amendment ADD20055-00034 adopted a new Master Plan

# Existing Conditions



# Overall Aerial

- Tract A (Sun Trust Bank)
- Tract B (Project Area)
- Tracts C & D (Undeveloped / Not Under Ownership)





# Allowable Uses

- ▶ Within 330' Minor Commercial Limit Line
  - ▶ Restaurants (Group I, II, and III)
  - ▶ Consumption on Premises
  - ▶ Food Stores
  - ▶ Personal Services
  - ▶ Specialty Retail Shops
  - ▶ Variety Store
- ▶ Outside 330' Minor Commercial Limit Line
  - ▶ Administrative Offices
  - ▶ Parking Lot
  - ▶ Post Office
  - ▶ Storage
  - ▶ Temporary Uses

# Proposed Zoning Requests

## Z-03-011

- ▶ Amend Condition #2, removing asterisks from the Schedule of Uses
  - ▶ *Uses preceded with an asterisk are only permitted on Tracts in compliance with the locational criteria of Lee Policy 6.1.2.1 - minor commercial uses*

## ADD2005-00034

- ▶ Amend Condition #2 to adopt a new Master Plan without the Minor Commercial Limits Line
- ▶ Amend Condition #3 to remove reference to Commercial Locational Standards

## Monument Sign Setback

- ▶ Allow monument sign to be placed within Building Setback

## Parking Reduction

- ▶ Requesting a 5% parking reduction as pedestrian access is being provided to the ROW and S. Tamiami Trail is listed as an "Undesignated Bike Lane"

# Summary

- ▶ Due to bifurcation of Site via Zoning conditions, project is being phased:
  - ▶ Northern Building uses are currently allowed and is the process of being permitted
    - ▶ May receive Design Review Board approval on August 26<sup>th</sup>; Lee County approval to follow
  - ▶ Southern Building will be permitted under separate Development Order (pending zoning approval)
- ▶ Lee County Plan 6.1.2.8
  - ▶ *“The standards specified for location, floor area and site area will serve as guidelines during the rezoning process (allowing limited discretion by the BOCC in special cases in which retail uses are the only reasonable use on the parcel in light of its size, its proximity to arterials and collectors, and the nature of the existing and projected surrounding uses”*

# Summary

- ▶ If proposed zoning amendment is approved, southern building uses would still comply with Z-03-011 Schedule of Uses
- ▶ Intensity of southern building based on parking
  - ▶ Maximum of 2,000 sf restaurant use
  - ▶ Remainder would be retail
- ▶ Minor PD Amendment would be submitted to Lee County for review

# Overall Plan



# Architectural Plan

Southern Building – Front of Building & Northern Façade w/ Patio



# Architectural Plan

Southern Building – Front of Building & Southern Façade



# Architectural Plan

Southern Building – Back of Building Eastern & Northern Façade w/ Patio



# Architectural Plan

Southern Building – Back of Building Eastern & Southern Façade



# Architectural Plan

Northern Building - Front of Building & Southern Façade w/ Patio



# Architectural Plan

Northern Building - Northern Façade & Storefront



# Architectural Plan

Northern Building - Back of Building Eastern & Northern Façade



# Architectural Plan

Northern Building – Back of Building Eastern & Southern Façade w/ Patio



Questions?