

# Coconut Retail Center

Planning & Zoning

Zoning Case ADD2015-E003

December 15, 2015

Bohler Engineer

# Background

- ▶ Proposed 1.34 acre commercial project within Coconut Trace
- ▶ Located on NWC of Bulb & Tamiami Trail
- ▶ Autumn Leaves Assisted Living Facility to the North
- ▶ Mattress Firm, First Watch, Pollo Tropical to the South
- ▶ Project Area is covered under Zoning Resolution No. Z-00-010
  - ▶ Amended under ADD2014-00136
- ▶ Planning & Zoning Workshop held on September 22<sup>nd</sup>, 2015

# Aerial Location Map





# Overall Aerial

- Tract A (Pollo Tropical-constructed)
- Tract B (Mattress Firm & First Watch-constructed)
- Tracts C (Autum Leaves ALF-under construction)
- **Tract D (Project Area)**
- Tracts E & F (Undeveloped)



# Proposed Zoning Requests

(All Requests Previously ADD via Lee County)

## Parking Reduction

- ▶ Requesting a 10% Parking Reduction from 81 to 73 stalls
  - ▶ LDC Sec 34-2020(c)(1) 5% reduction if a transit stop along a transit route is located within a 500-foot radius of site's external sidewalk connection.
  - ▶ LDC Sec 34-2020(c)(3) 5% reduction if bicycle & pedestrian facilities are located within ROW adjacent to property. A contiguous bicycle path and pedestrian accommodations are provided internal to the project and connect to ROW.

## Parking Stall Length Reduction

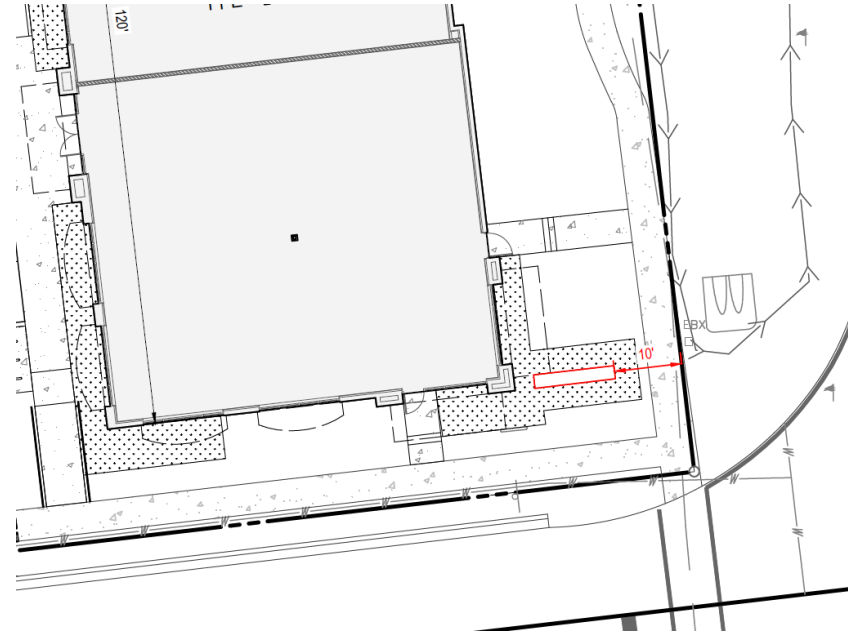
- ▶ Reduce western perimeter parking stall length from 18' to 16'
  - ▶ Total of (16) Parking Stalls
- ▶ Allows for additional landscape planters between parking field and building

## Monument Sign Setback

- ▶ Reduce setback from 15' to 10' for permanent ground mounted sign
  - ▶ LDC Sec 30-153(2)a.4



# Site Plan





# Map 3D-1





# Map 3D-2



Questions?