



# ZONING MAP



## Legend

- Property
- City Boundary
- Zoning View**
- AG-2
- AG-3
- C-1
- C-1A
- CC
- CF
- CFPD
- CG
- CPD
- CS-2
- IL
- EC
- MH-1
- MH-2
- MH-3
- MHC-2
- MPD
- PUD
- RM-2
- RPD
- RPD-CPD
- RS-1
- RS-2

## Notes

0.1 0 0.07 0.1 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS A QUICK VIEW PRESENTED BY CGA



Attachment B



Future Land Use Map



**ATTACHMENT C  
COCONUT POINT MPD/DRI (Tract 1D-3)  
HILTON GARDEN INN  
PROPOSED CONDITIONS**

**Conditions:**

1. Master Concept Plan  
The development of the 120 unit hotel building on Tract 1D-3 must be substantially consistent with the Master Concept Plan for Coconut Point MPD last revised on 05/18/2018 and with the 120 room hotel shown as struck through on Tract 1C.
  
2. Previous Approvals  
The previous approvals (contained in Ordinance No. 2017-02) including conditions and deviations remain in effect except as modified by the conditions contained in this approval.
  
3. Maximum Building Height  
Maximum Building Height Tract 1D-3 only: 55 feet or 5 stories.  
  
Maximum Building Height Tract 1C only: 45 feet or 3 stories. Hotel Use is eliminated from Tract 1C.
  
4. Pattern Book  
The project design must be consistent with the Pattern Book, titled "Hilton Garden Inn at Coconut Point, Supplemental Pattern Book, Tract 1D-3", stamped received April 9, 2018.
  
5. Base Flood Elevation  
The finished first floor of the hotel must meet base flood elevation (AE – EL 15 NAVD) at a minimum plus one foot of free board.
  
6. Off-site Parking Sidewalk Connection & Easement  
The applicant must provide a sidewalk connection, including the provision of crosswalks across Sweetwater Ranch Boulevard, to the offsite parking lot on the north side of Sweetwater Ranch Boulevard to the hotel. These improvements must be made prior to a certificate of compliance being issued for the Development Order for the proposed hotel. This off-site parking area will provide up to 10 parking spaces and will be accessed by way of easement to be provided at the time of Development Order.
  
7. Stormwater Management  
The applicant shall provide additional stormwater information at time of development order satisfactory to Village staff, showing that the hotel development will not have any adverse impacts offsite, including the lakes at Rapallo.

**Deviations:**

**Deviation 1** is from the LDC Section 33-229, "Maximum Height," which limits maximum building height outside of the Interstate Highway Interchange Areas to a maximum of three (3) stories or

45-feet, to allow a maximum building height of 55 feet, as measured in accordance with LDC Section 34-2171(1). **Approved** as depicted in the Pattern Book.

**Deviation 2** is from LDC Section 33-229, "Maximum Height," which requires a deviation to exceed the maximum height limitations for architectural elements that enhance visibility or create focal points or amenities, such as turrets, sculpture, clock tower, and corner accentuating rooflines, to allow for architectural elements not to exceed an additional 22 feet in height for a maximum architecture feature height of 77 feet as depicted in the Pattern Book. **Approved** as depicted in the Pattern Book.

**Deviation 3** seeks a deviation from the LDC Section 33-351, "Landscaping Buffers," which requires a 20-foot Type D landscape buffer between commercial and right-of-way uses, to allow a 15-foot Type D landscape buffer, of which 10 feet will be located in a utility easement. **Approved** as depicted in the Pattern Book with required trees planted outside of the utility easement.

Attachment D

MARCH 20, 2018 PLANNING AND ZONING BOARD MEETING EXCERPT

DRAFT

**FINAL ACTION AGENDA/MINUTES**

**Planning and Zoning Board Meeting**

**Village of Estero  
9401 Corkscrew Palms Circle  
Estero, FL 33928**

**March 20, 2018 5:30 p.m.**

**(b) Public Hearings:**

Chairman Wood provided information regarding Board business and quasijudicial hearings. All audience members and staff providing testimony for all hearings were sworn in by Land Use Counsel Stroud. No ex parte communications or conflicts of interest were noted.

(3) Coconut Point DRI/MPD Tract 1D-3 Hotel (DCI2017-E003) (District 6). 2.16-acre parcel in the Coconut Point Mixed Planned Development at the southwest corner of the intersection of Via Villagio and Sweetwater Ranch Boulevard adjacent to the Estero Fire Station. Amendment to the Coconut Point MPD zoning to add a hotel use to Tract 1D-3 and to increase the maximum height to 55 feet, with deviations. Public Information Meeting held August 15, 2017.

No ex parte communications or conflicts of interest were noted. Ms. Gibbs stated that there was a letter received from the Rapallo Homeowners Association.

Principal Planner Matt Noble provided a brief introduction and stated that staff recommends a continuance on this item due to additional discussions needing to be held on the proposed landscape buffer along the roadway to take into account the views from the Rapallo community as well as concerns raised by the neighbors regarding drainage to the Rapallo lake system.

**Presentation/Information by:** Ned Dewhirst, PE, Oakbrook Properties; Mike Concilla, Equity, Inc.

Mr. Dewhirst provided background information on the proposed project, introduced the project team, and presented an overview of the planned development area.

Mr. Concilla provided an overview of the proposed site plan.

Mr. Dewhirst presented an overview of requested deviations which included: 1) maximum height to 55-feet; 2) maximum height for limitation on architectural elements for an additional 22-feet (77 feet total); and 3) LDC Section 33-351 landscaping buffers requires 20-foot Type D landscape buffer between commercial and right of way uses, to allow a 15-foot Type D landscape buffer, of which 10-feet will include a maintenance easement. He then explained stormwater drainage on the proposed site and noted that they have been in contact with residents at the Rapallo community and that the developer is taking a proactive stance on drainage concerns.

**Board Questions or Comments:** None.

**Public Comment:**

Marcia Green, Rapallo  
Anthony Rossi, Rapallo  
David Yellen, Rapallo  
Joseph Herceg, Rapallo  
Frank Moser, Rapallo  
Bill Bitonti, Rapallo

**Summary of Public Comment:** Requested that the Board wait to make a decision until the independent drainage tests are completed and results can be analyzed.

Ms. Gibbs requested that a copy of the study be provided to the Village and reiterated that staff recommends continuance of the request to resolve some outstanding issues including stormwater, Pattern Book, and deviation items. She explained that staff will need to draft conditions for the Board to review prior to approval.

Mr. Dewhirst responded to comments regarding roadway flooding and stated that roads in Southwest Florida are designed to flood.

**Motion:** Move to continue this item until the April 17, 2018 meeting.

**Motion by:** Board Member Tatoes  
**Seconded by:** Board Member King

**Action:** Continued this item to the April 17, 2018 meeting.

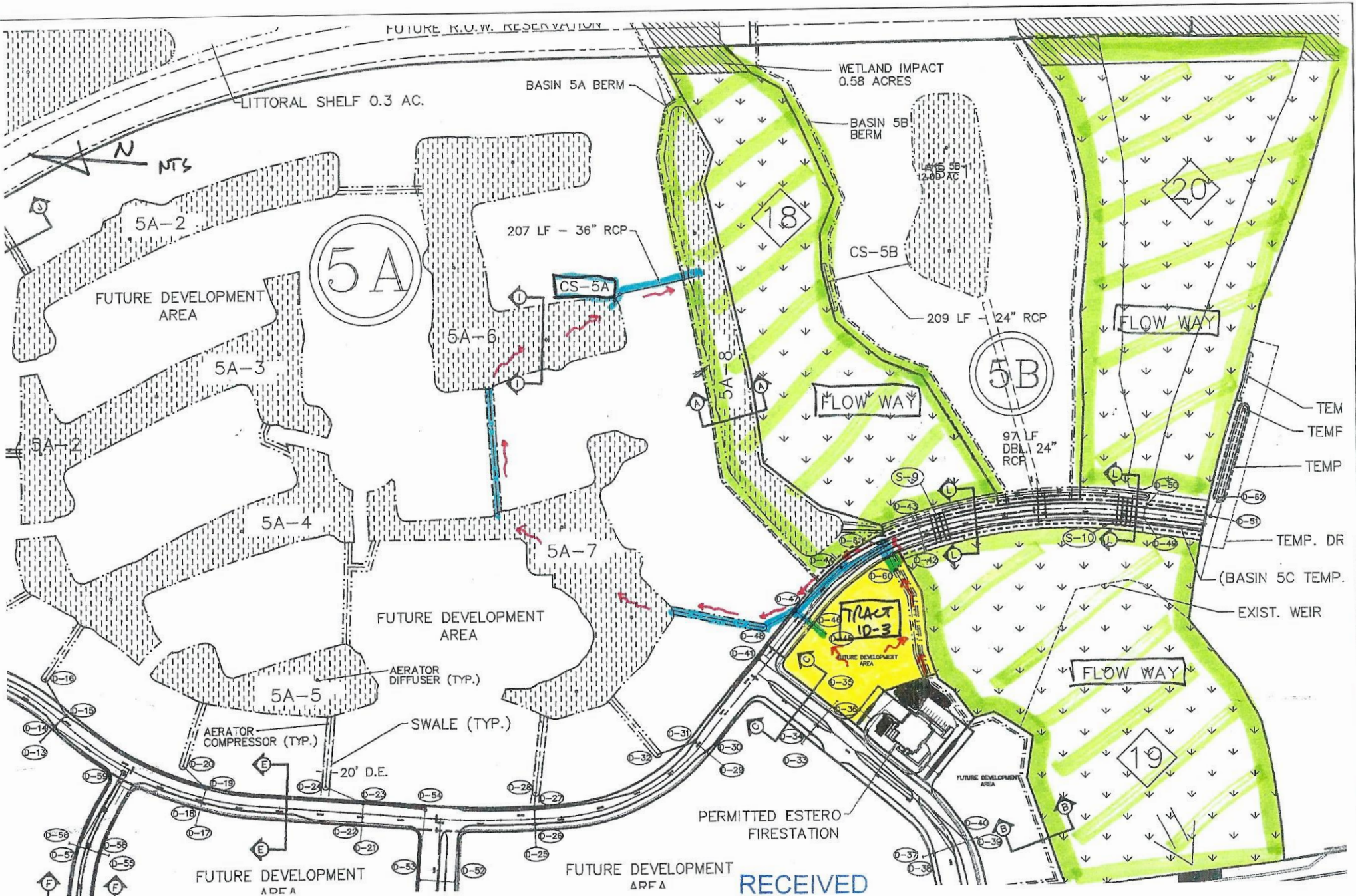
**Vote:**

Aye: Unanimous

Nay:

Abstentions:

Attachment E



RECEIVED

JAN 05 2018

VILLAGE OF ESTERO



*The Club*  
*at*  
*Rapallo*  
at Coconut Point

8551 Via Rapallo Drive  
Esteros, FL 33928  
Phone: (239) 949-3347  
Fax: (239) 390-9474

February 23, 2018

**Via Email Only:** gibbs@estero-fl.gov

Ms. Mazy Gibbs  
Director, Community Development  
21500 Three Oaks Parkway  
Esteros, FL 33928

Re: Rapallo Drainage Issues

Dear Ms. Gibbs:

On April 16, 2016, Ned Dewhirst of Oakbrook Properties made a presentation to Rapallo residents discussing the potential development to be located around the surrounding Rapallo property, specifically here at the front entrance of Rapallo or next to the Fire Station. Ned was gracious enough to ask the Rapallo Community their opinion on which parcel they would prefer this potential building be developed on. During the presentation that was made by Ned, it was revealed what was to be built on either of the parcels of land would be a Hilton Garden Inn. Unit Owners had several questions and concerns regarding the impact to both traffic and design. Many Unit Owners were concerned and wanted to make sure that the design was within the Village design parameters, specifically, a Mediterranean theme, for which the design plans lacked detail. Ned was very patient during his presentation and listened to the concerns of the residents and provided feedback as such. At that time, nobody thought about drainage and water issues that could potentially impact the Rapallo community. These potential issues became apparent in the Summer rainy season, where we had record rainfall in the months of June, August and September, including Hurricane Irma.

As you may or may not be aware, all rain water from the parcels surrounding Rapallo, including the North end of Coconut Point and Hertz, drain into the Rapallo retention ponds.

A little background, in the Spring and early Summer, the retention ponds were extremely low, in fact, at record lows. In August of 2017, with the tropical system that moved in and bombarded Florida with heavy continuous rainfall, we experienced flooding due to overflow of retention ponds into the Rapallo Community. In fact, the streets were flooded high enough that vehicles could not pass through and residents could not make it in and out of their homes. To top that off, two weeks later, in September, with our retention ponds already full, we were hit with a



Ms. Mary Gibbs  
February 23, 2018  
Page 2


Hurricane that brought another overwhelming amount of rain and flooding to the streets of Rapallo and the streets surrounding the Community. Our residents have expressed their fear, after experiencing these rain events, that should we have had any more water brought into the retention ponds and into the Community that their homes would be flooded out as it was such a close call because water went up to driveways and into their lanais.

Our concern now as a Community is about water that is saturated into the ground of the parcels that are empty will now be diverted from that developed land into our retention ponds. Our other concern is what would have happened if our lakes weren't empty and we had all of this water flowing into our retention ponds?

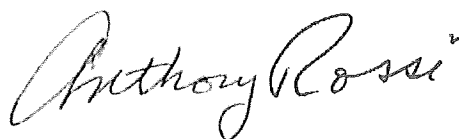
We take no issue with the land being developed, however, our concern is for our property Owners' investment and making sure that their investment is not ruined by introducing more water into the Rapallo Community without a plan of how to alleviate it should another rain event occur and we are faced with more water being introduced into our retention ponds with no way to divert it.

In conclusion, we would like to see additional retention ponds used exclusively for the parcels being developed or an alternative storm water management plan that does not direct the flow of the additional rainwater from these parcels into the Rapallo retention ponds.

Sincerely,



Jim Matzke  
General Manager  
The Club at Rapallo



Anthony J. Rossi  
Master Board President  
The Club at Rapallo

/lt

cc: Mr. Frank Moser  
ECCL Representative  
The Club at Rapallo

Master Board of Directors  
The Club at Rapallo

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