

# Coconut Point DRI/MPD Tract 1D-3

Planned Development Amendment  
Village of Estero  
Planning & Zoning Board  
March 20, 2018

# Project Team

- Mike Concilla, Equity Inc.
- Ned Dewhirst, PE, Oakbrook Properties
- Paula McMichael, AICP, Hole Montes
- Charlie Krebs, PE, Hole Montes

# Coconut Point Aerial



# Coconut Point Planned Development Areas

## III. DISTRICT CHARACTERISTICS

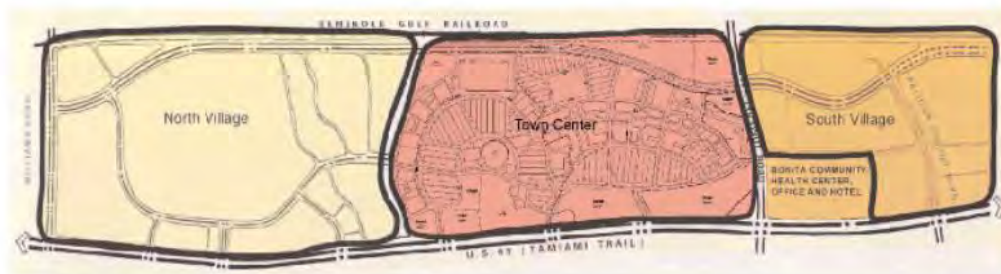
Coconut Point is made up of three districts: the North Village, the Town Center, and the South Village. Each of these districts maintains a distinct neighborhood character while at the same time contributing thoroughly to a unifying overall identity for Coconut Point. The differences between the districts are characterized primarily by differences in use.

The North Village, with its lower density single and multi-family housing, together with an array of open space, commercial support and recreational activities, projects a decidedly suburban image. The Town Center is a rich mix of commercial activity: shops and restaurants, entertainment venues and public courtyards. This is a gathering place for the community, lively and active because of the urban housing, offices and hotels that are part of the mix. South Village lies directly adjacent to the Town Center and contains a concentration of medical offices, the Bonita Community Health Center, congregate care, convenience shopping and residential neighborhoods. The residential component of the South Village is comprised of moderate density, attached unit housing types.

While the differences in use between the districts gain subtle expression in a variety of factors such as the massing and architecture of the distinct building types and unique site and landscape requirements, the districts remain governed by the design principles and standards outlined in this manual. Further descriptions of the three districts, intended as a means to provide design direction and outline key district features and neighborhood character, are outlined below.

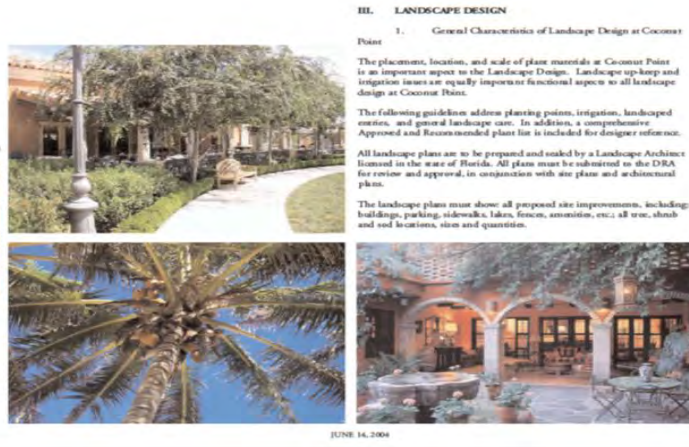
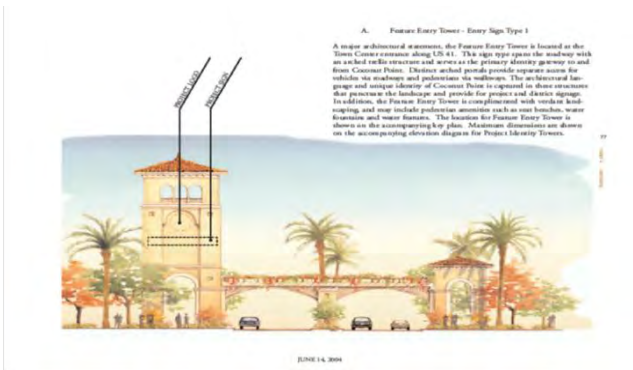
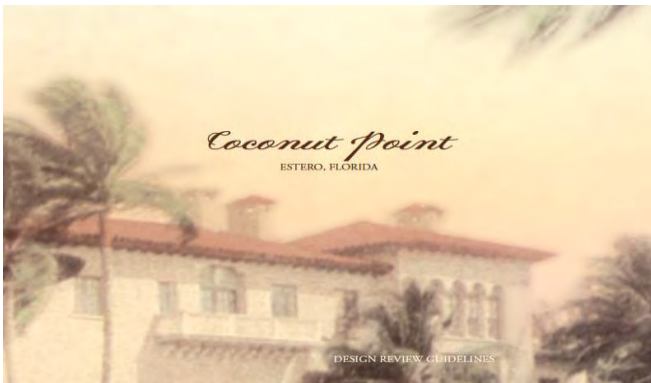
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PART I INTRODUCTION



JUNE 14, 2004

# Coconut Point Design Review Guidelines





# Coconut Point Tract 1D-3



S. Tamiami Trl.

Sweetwater Ranch Blvd.

Tract 1D-3  
2.16 acres

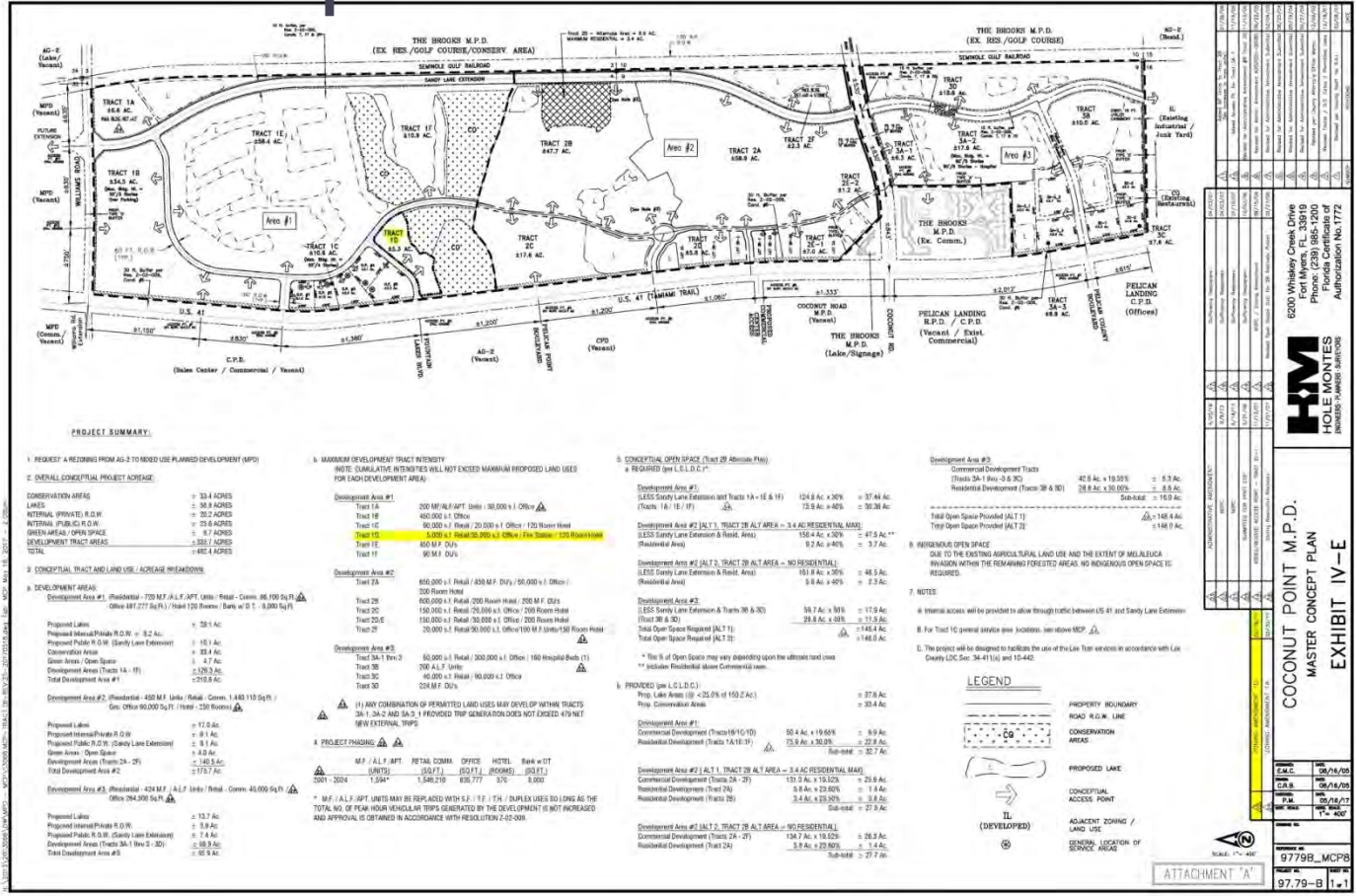
Fire Station

Via Villaggio Parkway

Enclave

100 m  
600 ft

# Master Concept Plan



**PROJECT SUMMARY:**

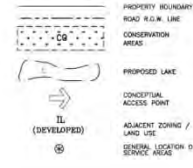
- REQUEST A RECORDING FROM AS-TO-NEEDED USE PLANNED DEVELOPMENT (APD)
- OVERALL CONCEPTUAL PROJECT ADDRESS:
  - CONSERVATION AREAS: 33.4 ACRES
  - LANDS: 36.8 ACRES
  - INTERNAL INFRASTRUCTURE: 30.2 ACRES
  - INTERNAL PUBLIC UTILITIES: 23.6 ACRES
  - GREEN AREAS / OPEN SPACES: 9.7 ACRES
  - DEVELOPMENT TRACT AREAS: 2,581 ACRES
  - TOTAL: 4,064.4 ACRES
- CONCEPTUAL TRACT AND LAND USE / ADDRESS RELATIONS:
  - Development Area #1: Residential - 770 M.F. A.L.F. / A.P.T. Units; Retail - Comm. - 66,100 Sq Ft. (Site: 817, 277, 561) / Total 120 Tracts - Bunk w/ D.T. - 8,000 Sq Ft.
  - Development Area #2: Residential - 424 M.F. A.L.F. Units; Retail - Comm. - 1,420,110 Sq Ft. (Site: 904, 50,000 Sq Ft. / Hwy: 130 Rooms)
  - Development Area #3: Residential - 424 M.F. A.L.F. Units; Retail - Comm. - 1,420,110 Sq Ft. (Site: 904, 50,000 Sq Ft. / Hwy: 130 Rooms)

- MAXIMUM DEVELOPMENT TRACT INTENSITY (NOTE: CUMULATIVE INTENSITIES WILL NOT EXCEED MAHANNI PROPOSED LAND USES FOR EACH DEVELOPMENT AREA):
  - Development Area #1:
    - Tract 1A: 200 M.F. A.L.F. Units; 30,000 s.f. Office
    - Tract 1B: 450,000 s.f. Office
    - Tract 1C: 90,000 s.f. Retail; 20,000 s.f. Office; 170 Rooms Hotel
    - Tract 1D: 9,000 s.f. Retail; 10,000 s.f. Office; 1 Office; 120 Rooms Hotel
    - Tract 1E: 850 M.F. DU's
    - Tract 1F: 90,000 s.f. Office
  - Development Area #2:
    - Tract 2A: 450,000 s.f. Retail; 450 M.F. DU's; 50,000 s.f. Office; 200 Rooms Hotel
    - Tract 2B: 600,000 s.f. Retail; 250 Rooms Hotel; 200 M.F. DU's
    - Tract 2C: 150,000 s.f. Retail; 20,000 s.f. Office; 200 Rooms Hotel
    - Tract 2D: 150,000 s.f. Retail; 10,000 s.f. Office; 200 Rooms Hotel
    - Tract 2E: 20,000 s.f. Retail; 30,000 s.f. Office; 100 M.F. DU's; 150 Rooms Hotel
  - Development Area #3:
    - Tract 3A: 1 Bunk; 50,000 s.f. Retail; 200,000 s.f. Office; 180 Hospital Beds (1)
    - Tract 3B: 200 A.L.F. Units
    - Tract 3C: 40,000 s.f. Retail; 10,000 s.f. Office
    - Tract 3D: 224 M.F. DU's
- PROJECT PHASING:
  - Phase 1: A.L.F. A.P.T. FETAL COMM. OFFICES HOTEL Bunk W/T (Units) (50,000) (50,000) (50,000) (50,000)
  - Phase 2: 2001 - 2004: 1,584\* 1,548,210 638,777 376 8,000

- CONCEPTUAL OPEN SPACE (Tract 2B Minimum Phas):
  - Development Area #1:
    - LESS Sandy Lane Extension/Open Space Tracts 1A - (E & F): 124.8 Ac. @ 20% = 24.96 Ac.
    - Tracts 1A - (E & F): 25.8 Ac. @ 20% = 5.16 Ac.
  - Development Area #2:
    - LESS Sandy Lane Extension & Retail Area: 150.4 Ac. @ 20% = 30.08 Ac.
    - (Retail Area): 92.4 Ac. @ 20% = 18.48 Ac.
  - Development Area #3:
    - LESS Sandy Lane Extension & Retail Area: 181.8 Ac. @ 20% = 36.36 Ac.
    - (Retail Area): 58.7 Ac. @ 20% = 11.74 Ac.
    - (Tract 3B & 3D): 29.8 Ac. @ 20% = 5.96 Ac.
    - Total Open Space Required (A.L.T.): 148.4 Ac.
    - Total Open Space Provided (A.L.T.): 148.4 Ac.
- PROPOSED (per A.L.T.C.D.C.):
  - Prop. Lake Areas (10' - 252.28 Ac. @ 15% C.A.C.) = 37.84 Ac.
  - Rwy. Conservation Areas = 33.8 Ac.
  - Development Area #1:
    - Commercial Development (Tracts 1B-1C-1D) = 8.9 Ac. @ 19.66% = 17.52 Ac.
    - Residential Development (Tracts 1A-1E-1F) = 52.4 Ac. @ 19.66% = 103.16 Ac.
    - Sub-total = 120.68 Ac.
  - Development Area #2:
    - Commercial Development (Tracts 2A-2B) = 13.0 Ac. @ 15.25% = 25.82 Ac.
    - Residential Development (Tract 2C) = 9.8 Ac. @ 15.25% = 18.84 Ac.
    - Residential Development (Tract 2D) = 3.4 Ac. @ 15.25% = 6.48 Ac.
    - Sub-total = 51.14 Ac.
  - Development Area #3:
    - Commercial Development (Tracts 3A-3D) = 29.3 Ac. @ 15.25% = 44.62 Ac.
    - Residential Development (Tract 3B) = 5.8 Ac. @ 15.25% = 8.84 Ac.
    - Sub-total = 53.46 Ac.

- DEVELOPMENT AREA #3:
  - Commercial Development Tracts (Tracts 3A - Area 3B-3C) = 42.8 Ac. @ 10.55% = 4.51 Ac.
  - Residential Development (Tracts 3B & 3D) = 28.8 Ac. @ 10.55% = 3.04 Ac.
  - Sub-total = 7.55 Ac.
  - Total Open Space Provided (A.L.T.): 148.4 Ac.
  - Total Open Space Required (A.L.T.): 148.4 Ac.
- REGULATORY OPEN SPACE:
  - SEE TO THE EXISTING AGRICULTURAL LAND USE AND THE EXTENT OF MELALEUCA INVASION WITHIN THE REMAINING FORESTED AREAS. NO INDIGENOUS OPEN SPACE IS REQUIRED.
- INTERNET ACCESS:
  - Internet access will be provided to allow through traffic between US 41 and Sandy Lane Extension (Tracts 1B & 2D).
  - For Tract 1C general service area (3000000) see above MCP.
- DESIGN:
  - The project will be designed to facilitate the use of the Lots. Two services in accordance with Lot Covenants (LDC Sec. 34-411) and 15-442.

**LEGEND**



**COCONUT POINT M.P.D.**  
MASTER CONCEPT PLAN  
EXHIBIT IV-E

**HMM**  
HOLEMONTE  
PLANNING & ARCHITECTURE

6200 Whiskey Creek Drive  
Fort Myers, FL 33919  
Phone: (239) 985-1200  
Fax: (239) 985-1201  
Authorization No. 1772

| NO. | DATE     | DESCRIPTION              |
|-----|----------|--------------------------|
| 1   | 08/16/05 | PRELIMINARY CONCEPT PLAN |
| 2   | 08/16/05 | CONCEPT PLAN             |
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# Coconut Point Tract 1C and Tract 1-D3





# Existing Approvals - Tract 1D

- Within Development Area 1.
- Approved for a variety of retail, office, and fire station uses.
- **Approved height of 45'.**
- Platted into 3 separate tracts – Fire station constructed on 1D-2.
- Existing, shared access with the fire station.
- Tract 1D-3 totals 2.16 acres.

# Request

- An amendment to the Coconut Point Mixed-use Planned Development to allow construction of hotel use in Tract 1D-3 and to allow the proposed hotel use to be constructed at a height of **55'**.

# Proposed Site Plan with Aerial





# Proposed Site Plan



## Consistency with the Comprehensive Plan

**POLICY 1.1.4:** The Urban Community areas ... future development in this category encouraged to be developed as a mixed-use ...

**OBJECTIVE 2.1: DEVELOPMENT LOCATION.** Contiguous and compact growth patterns will be promoted ...

**POLICY 2.2.1:** Rezoning and development-of-regional-impact proposals will be evaluated as to the availability and proximity of ... public facilities ...

**POLICY 2.12.3:** Future development within the Intensive Development, Central Urban, and Urban Community future land use categories is strongly encouraged to be ... mixed use ...

**POLICY 4.2.1:** The Village will maintain an overlay ... identifying locations outside the Village Center Area that are also desirable for mixed use patterns ...

**Policy 4.3.2:** Mixed Uses: ~~A balanced mixture of~~ Carefully mixing complementary uses can ~~will be provided~~ ~~to~~ reduce overall trip lengths, ~~to~~ support pedestrian, bicycle and transit opportunities and create pedestrian friendly streetscapes.

## Consistency with the Comprehensive Plan (con.)

**POLICY 4.3.3:** Site and building design: Integrate commercial, residential, civic and open spaces to create multipurpose developments that feature unique style and ambiance through design ...

### **STANDARD 11.1: WATER & STANDARD 11.2 SEWER**

1. Any new residential development that exceeds 2.5 dwelling units per gross acre ... must connect to a public water system ...

**GOAL 19: ESTERO COMMUNITY PLAN.** Promote the development of Estero as a community with a unique quality of life, distinct character, and diverse housing, economic, recreational, and social opportunities ...

**OBJECTIVE 19.2: MIXED-USE CENTERS AND ECONOMIC AREAS.** Promote Estero's quality of life and diverse local economy by fostering the development of mixed-use centers ... as a preference over the development of strip commercial centers. The aim of the mixed-use centers is to provide Estero with central gathering places for Estero's residents, business people, and visitors. ...

**POLICY 19.2.1:** Where feasible, provide for the development of walkable mixed-use ~~town~~ centers ...

~~h. i. Commercial and mixed-use developments will m~~ Maintain a unified and consistent aesthetic/visual quality in landscaping, architecture, lighting, and signage in all commercial and mixed-use developments ...



# Deviation 1

- From LDC Sec. 33-229, which limits the max **height to 45'/3 stories, to allow the proposed** hotel use on Tract 1D-3 to be constructed at a **height of 55', measured per LDC Sec. 34-2171.**

## Deviation 1 - Justification

- **The hotel land use at a height of 55' is allowed on Tract 1C, where the hotel is currently permitted, and was considered compatible with Rapallo in that location, at a similar distance and with similar building setbacks and landscaping buffers. The additional height is also compatible with the adjacent fire station and the conservation area.**

## Deviation 2

- 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.



## Deviation 2 - Justification

- The architectural elements make the design of the building visually appealing from all directions, enhance visibility, as well as providing visual relief, and are compliant with both the Village of Estero architectural standards and the supplementary standards required by the Coconut Point Beauty Book.

# Deviations 1 & 2 - Height



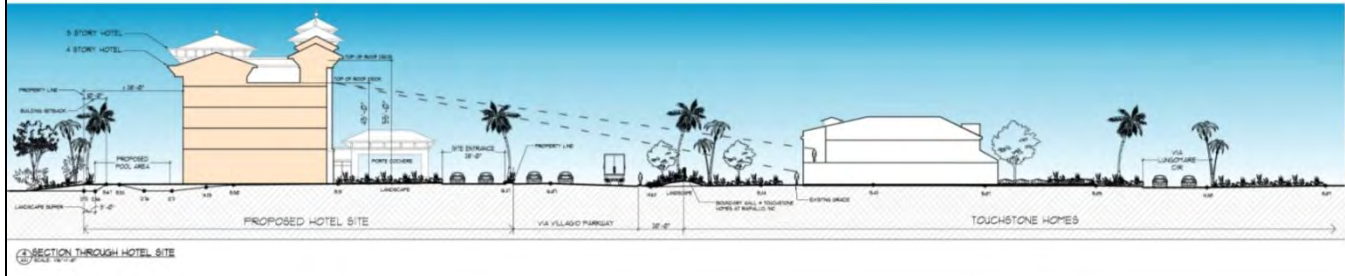
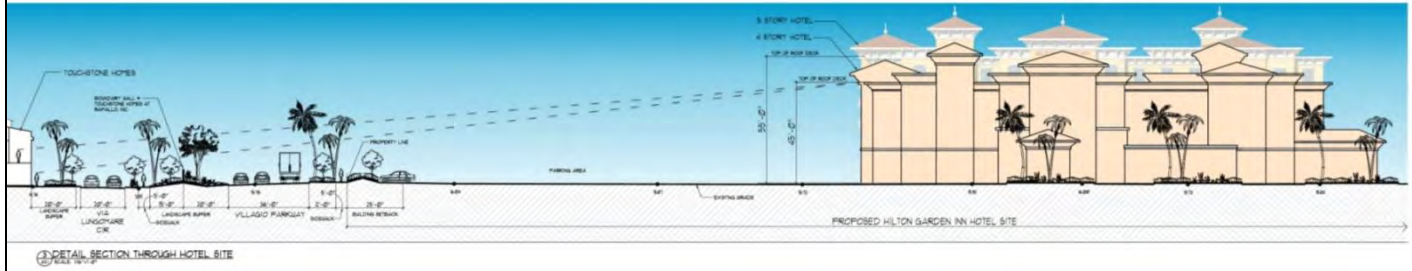
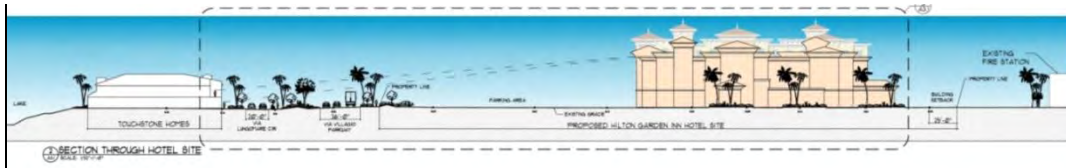
- ① DEVIATION 1 SEEKS RELIEF FROM THE LDC SECTION 33-229, *MAXIMUM HEIGHT*, WHICH LIMITS MAXIMUM BUILDING HEIGHT OUTSIDE OF THE INTERSTATE HIGHWAY INTERCHANGE AREAS TO A MAXIMUM OF THREE STORIES OR 45 FEET, TO ALLOW A MAXIMUM BUILDING HEIGHT OF 55 FEET, MEASURED PER SEC. 34-211 (1) OF THE LAND DEVELOPMENT CODE.
- ② DEVIATION 2 SEEKS RELIEF 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.



Front Elevation - alternate color scheme



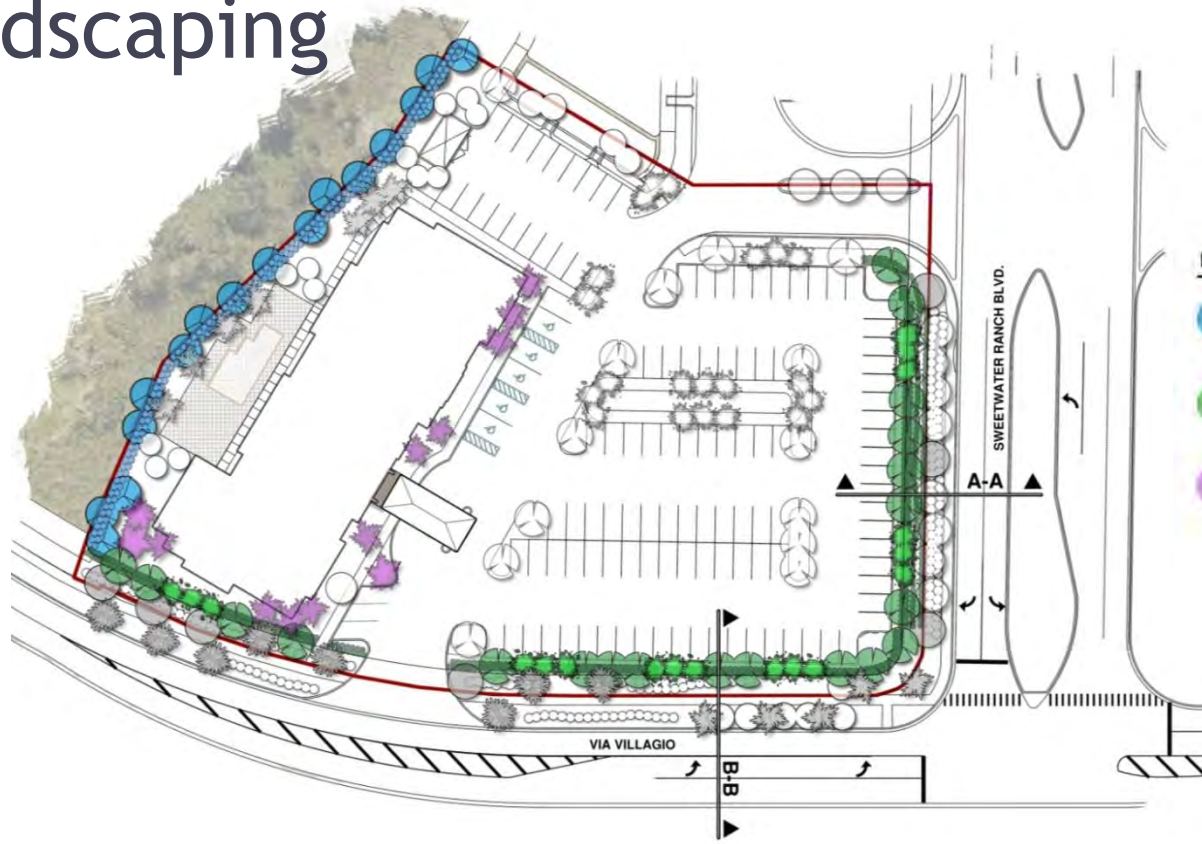
# Line of Sight






## Deviation 3

- From LDC Section 33-351, *Landscaping Buffers*, which requires a 20' Type D landscape buffer between commercial and right of way uses, to allow a 15' Type D landscape buffer, of which 10' will be located in a utility easement.

# Landscaping



### LEGEND

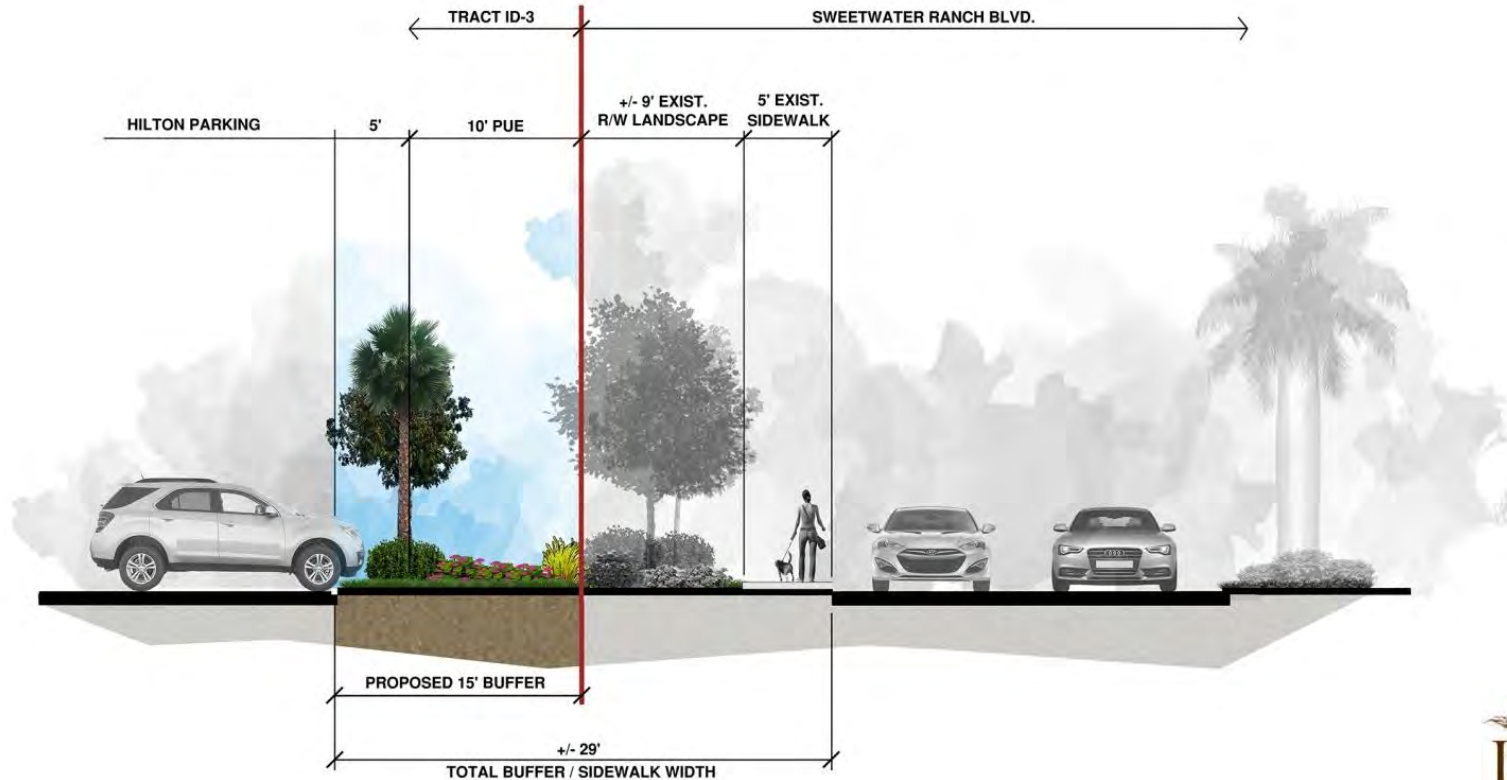
-  ADDED BUFFER PLANTINGS NOT CURRENTLY REQUIRED (5 - TREES/PALMS WITH 66 - SHRUBS PER 100' LF)
-  STANDARD TYPE 'D' BUFFER PLANTING QUANTITIES IN ADDITION TO EXISTING STREETSCAPE
-  BUILDING PERIMETER PALMS PLANTED AT VARYING HEIGHTS (16' - 18' HT. 20'-22' OVERAL)

Hilton Garden Inn at Coconut Point

CONCEPTUAL LANDSCAPE ENHANCED PLAN

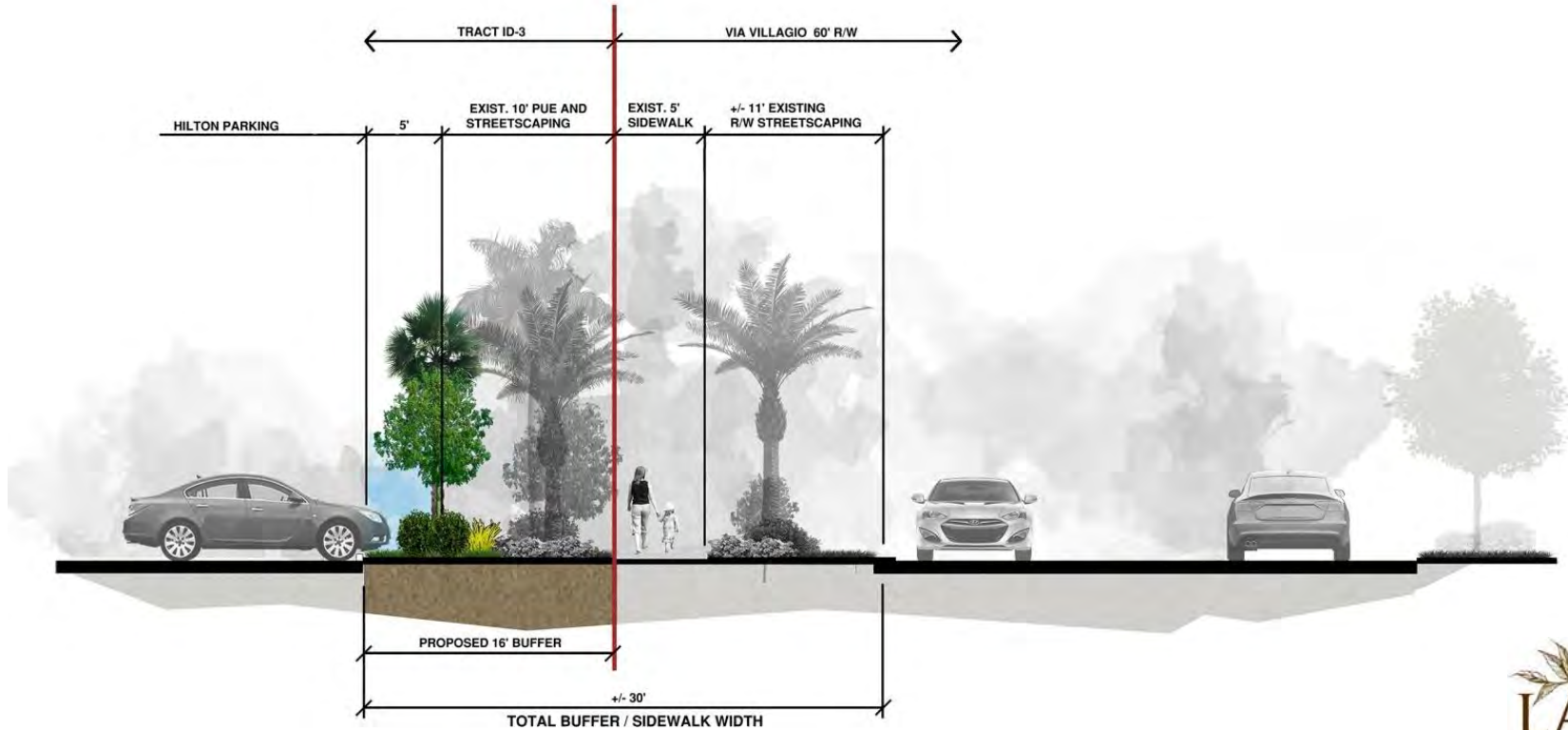


# Deviation 3 - Landscaping





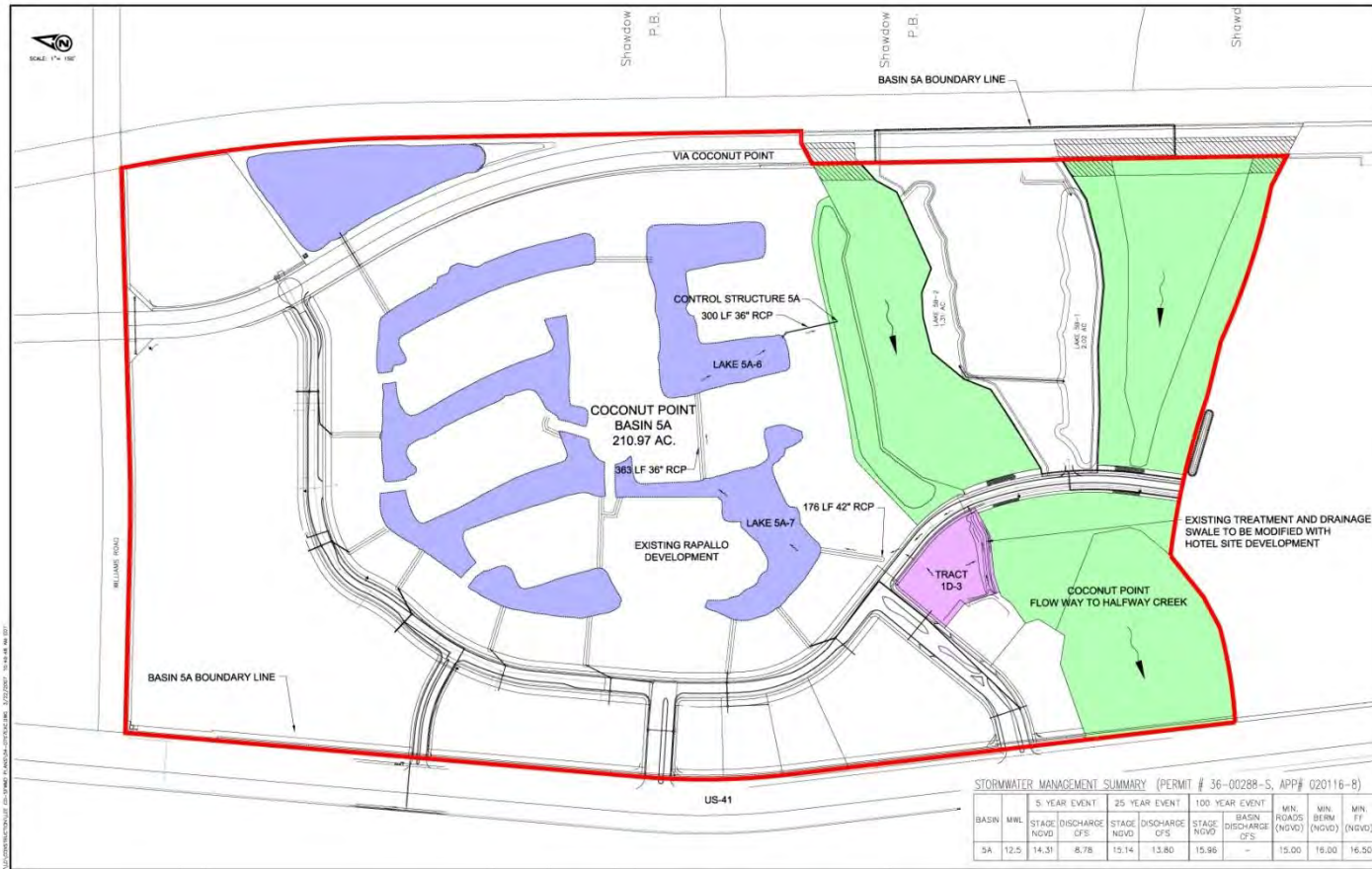
# Deviation 3 - Landscaping



## Deviation 3 - Justification

- The combined areas of existing landscape buffers **and sidewalks (15’), plus the additional 15’ wide** landscaping area within the subject property, will **provide approximately 30’ wide landscape buffers,** exceeding the min. code requirement and providing additional landscaping to screen the proposed building.
- **Additional palms, 16’-18’ in height at installation,** will be added adjacent to the building to soften the view of the building from Rapallo and restrict views into Rapallo from the hotel.

# Drainage Exhibit



# Conclusion

- The proposed amendment to the Coconut Point MPD/DRI to allow the hotel land use on Tract 1D-3 **along with the additional 10' in building height** is consistent with the Village of Estero Comprehensive Plan, compatible with adjacent uses, and sited in an appropriate location already approved for commercial development.
- The proposal will further be a benefit to Estero by maintaining and furthering the character of Estero and its high-quality design.