



**COCONUT POINT MPD/DRI (Tract 1D-3)**  
**Mixed Use Planned Development Amendment**  
**Zoning Staff Report**

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**PROJECT NAME:** HILTON GARDEN INN ON TRACT 1D-3  
**CASE TYPE:** PLANNED DEVELOPMENT AMENDMENT  
**CASE NUMBER:** DCI2017 - E003  
**PLANNING & ZONING BOARD DATE:** March 20, 2018  
**COUNCIL 1<sup>ST</sup> READING:** TBD

**REQUEST AND STAFF RECOMMENDATION**

The applicant is requesting an amendment to the Coconut Point MPD Mixed-use Planned Development Zoning to allow a hotel with 120 rooms and a height of 55 feet on Tract 1D-3, a 2.16-acre parcel within the Coconut Point DRI. The amendment is needed because the hotel land use is not allowed on this tract and there is a height limitation of 45 feet.

The 2.16-acre site is located east of South Tamiami Trail (US-41), west of Via Villagio, and south of Sweetwater Ranch Boulevard, adjacent to the Estero Fire Department fire station and the Rapallo development.

*Staff is recommending continuance of the request to resolve some outstanding issues, including stormwater, Pattern Book, and deviation items.*

**APPLICATION SUMMARY**

**Applicant**  
Equity, Inc.

**Location**  
The subject property is located at the southeast corner of Sweetwater Ranch Boulevard and Via Villagio at 8009 Sweetwater Ranch Boulevard. The subject property STRAP number is 04-47-25-E3-301D3.0000.

**Request**  
Amend the Mixed-Use Planned Development (MPD) zoning to allow a hotel use with a height not to exceed 55 feet on Tract 1D-3 of the Coconut Point DRI. Applicant seeks height deviations

for the proposed height of the building and architectural features as well as a right of way buffer deviation.

### **LAND USE CATEGORY**

Urban Community (Proposed Transitional Mixed Use)

### **PUBLIC INFORMATION WORKSHOP**

A public information workshop for this application was held at the Planning and Zoning Board on August 15, 2017. A summary of questions and the applicant's responses are below:

1. Whether a hotel will still be an allowed use on Tract 1C and whether a hotel could still be developed there in the future. During a meeting with a group of Rapallo residents, representatives of the applicant stated they would consider removing the hotel use from Tract 1C upon approval.
2. The Line of Sight and accompanying exhibit. The applicant's representative explained that the building is already situated so that it has minimal impact on Rapallo, as the bulk of the building is facing the flowway to the south and the road intersection to the north.
3. Whether the access point from Coconut Parkway is shared with the neighboring fire station. It is a shared access point via an easement, and maintenance is shared as well. This was planned via the Coconut Point MPD/DRI Master Concept Plan and can accommodate Fire trucks.
4. Whether the traffic light will be activated at the intersection of Sweetwater Ranch Boulevard and US 41. The applicant's representative explained that although Sweetwater Ranch Boulevard has been designed for use with a traffic light, this development will most likely not generate enough traffic to meet warrants for a traffic light.
5. Whether anything is in place to handle stormwater runoff, due to the increase in impervious surfaces. The applicant's representative explained that there has been a development order issued for an office building with the same percentage of impervious surfaces on the site. Runoff has been designed to remain on site for pretreatment and then join the Rapallo lake systems.
6. Whether the development will impact the flowway adjacent to the south. The applicant's representative explained that the parcel has already been filled and there will be no impacts to the flowway.

A resident spoke on behalf of a group of Rapallo residents stating they approved of a relocation of the hotel location to Tract 1D-3 from Tract 1C as it will have less impact on their community. However, the applicant does not plan to remove the hotel use from Tract 1C, but has proposed a condition to limit further development on Tract 1C that is discussed later in this staff report.

An email was also read disapproving the project, as they believe it is not compatible with Rapallo for causing too much traffic and an overuse of land.

## **PROJECT HISTORY**

The Coconut Point MPD zoning and the Development of Regional Impact (DRI) was approved in 2002 by Lee County pursuant to Zoning Resolution No. Z-02-009 as a mixed-use project consisting of residential, office, hotel, and retail development and rezoning the property from Agricultural (AG 2) to MPD. The Coconut Point MPD/DRI has developed with a variety of residential and commercial uses, including Hertz Corporate Headquarters and Lee Memorial Health Systems.

The subject property, located within the Coconut Point MPD/DRI, is currently vacant and is identified as Tract "1D-3" of the Coconut Point-Area 1 Subdivision Plat, as recorded in Plat Book 83, Pages 1 through 13, in the Public Records of Lee County, Florida. The property consists of (1) one STRAP Number: 04-47-25-E3-301D3.0000. The current request is to allow a hotel use to be developed on Tract 1D-3 at a height not to exceed 55 feet.

The development approval for Tract 1D was last amended by Lee County Zoning Resolution Z-07-040 and currently allows for a variety of retail, office, and fire station uses at a height not to exceed 45-feet. The fire station was constructed on Tract 1D-2 in 2004 and abuts the vacant Tract 1D-1 adjacent to US-41. The hotel land use, at a height of 55 feet, is currently allowed on Tract 1C, east of US 41 and north of the subject property.

The Village Council adopted zoning and DRI amendments, the 9<sup>th</sup> Development Order Amendment, on July 26, 2017. The applicant in that amendment proposed eliminating 200 assisted living facility units from Tract 1A and 18,900 square feet of commercial retail uses from Tract 1C and proposed adding 180 multi-family apartment units on Tract 1A. This request is proposing to add 120 hotel rooms to Tract 1D-3.

## **PROJECT DESCRIPTION**

The current request is for a zoning amendment affecting Tract 1D-3, a 2.16-acre parcel within Development Area 1 to allow a hotel use to be developed at a height not to exceed 55 feet, rather than the maximum permitted height of 45 feet, measured in accordance with LDC Sec. 34-2171. The hotel land use at a height of 55 feet is currently only allowed on Tract 1C, east of US 41 and north of the subject property. The applicant does not plan to remove the hotel use from Tract 1C, but has proposed a condition to limit further development on Tract 1C discussed later in this staff report.

The site plan proposes ingress and egress to the proposed hotel from Sweetwater Ranch Boulevard off US 41, utilizing an existing, shared access with the fire station, and from Via Villagio. There are existing sidewalks, part of the overall Coconut Point pedestrian system, along both Sweetwater Ranch Boulevard and Via Villagio. This amendment includes deviations that will be discussed later in the staff report.

The Coconut Point DRI approval includes a maximum number of hotel units permitted within Development Area 1 specifically, but does not limit their location. Those limitations are contained in both the MPD zoning and the Site Plan. No changes to the DRI are necessary to approve the request.

## **SITE PLAN**

The applicant's site plan proposes the addition of a 120-room hotel use on Tract 1D-3. Tract 1D-3 has road frontage on both Sweetwater Ranch Boulevard and Via Villagio. Tract 1D includes

5,000 square feet of retail, 35,000 square feet of office, and the fire station. Ingress and egress to the proposed hotel will be from Sweetwater Ranch Boulevard, utilizing an existing, shared access with the fire station, and from Via Villagio. A proposed location for an off-site parking area, to be utilized by employees of the hotel, was identified across Sweetwater Ranch Boulevard on Tract 1C. 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. There are existing sidewalks along Via Villagio and the south side of Sweetwater Ranch Boulevard. Staff believes that a condition should be included in any approval of the hotel use on Tract 1D-3 that a sidewalk connection, including the provision of crosswalks, be provided from the off-site parking area to the hotel.

## **PATTERN BOOK**

The applicant has submitted a Supplemental Pattern Book for the “Hilton Garden Inn at Coconut Point”. The Pattern Book includes information concerning the architectural style of the proposed facility including building details. The Pattern Book also includes a conceptual site plan that provides the building footprint and parking lot layout. The Site Plan provides information concerning pedestrian interconnects with adjacent properties as well as internal pedestrian facilities. The Pattern Book also includes a conceptual landscape enhanced plan. The site plan shows a 15-foot wide perimeter landscape buffer around the site, with proposed additional plantings in the buffer adjacent to the conservation area.

The architectural treatment of the proposed hotel is shown to be Mediterranean, as depicted on the conceptual elevation, which is a consistent “theme” within Coconut Point and also consistent with the Coconut Point Design Guidelines. A recent addition to the Pattern Book is a new color scheme option. The initial submittal included one color scheme, with shades of yellow, similar to the style of Rapallo. The new color scheme (option 1) appears to be white and grey shades.

The Pattern Book only shows one elevation for the architecture, the front of the building. The staff requested elevations for the remaining sides but the applicant decided not to provide these.

The Pattern Book also contains a Line of Sight Diagram that illustrates that the top floor will be visible to some of the Rapallo residents. The applicant was asked about lowering the height of the building but disagreed.

## **SURROUNDING ZONING AND LAND USE**

North - Sweetwater Ranch Boulevard and Via Villagio Stormwater then vacant parcels (Tract 1-C) and residences, zoned MPD, within Rapallo designated as Urban Community Future Land Use category (Proposed Transitional Mixed Use).

East - Via Villagio then residences, zoned MPD, in Rapallo as well as stormwater management areas designated as Urban Community, Wetlands Future Land Use category (Proposed Transitional Mixed Use).

South - Wetlands/Halfway Creek (Proposed Wetlands).

West - Fire station Estero Fire Protection and Rescue Service District then vacant commercial parcel (Tract 1-D1) (approved for 5,000 square feet of retail and 35,000 square feet of office use then U.S. 41 designated as Urban Community Future Land Use category (Proposed Transitional Mixed Use).

## **STAFF ANALYSIS**

The staff analysis section of this report includes information on various issues, such as environmental issues, transportation impacts, height, and Comprehensive Plan considerations (including Estero-specific goals and policies).

Staff has provided a summary of the project's advantages and disadvantages below. Following this section is more information on each of the issues.

### **Summary of Advantages and Disadvantages**

#### Disadvantages:

- Located near residences in the Rapallo community. Hotel will be visible to some residents.
- Routes stormwater through the Rapallo lake system.
- The Applicant does not plan to remove the hotel use from Tract 1C until a Certificate of Compliance is issued for a hotel on Tract 1D-3.
- The height requested for the project is higher than the immediately adjacent uses, with the exception of the 120-room hotel on Tract 1C that was previously approved for a maximum height of 55 feet.

#### Advantages:

- The architectural style is Mediterranean consistent with the architectural style of the Coconut Point DRI and Village design requirements.
- The applicant proposes additional building articulation of the roofline, utilizing parapets, towers, and enhanced architectural treatments, which exceed the minimum requirements of the Land Development Code. These elements will help to soften the appearance of the building when compared to a poorly articulated roofline and will increase its visual interest.
- Ingress and egress to the proposed hotel will be from Sweetwater Ranch Boulevard, utilizing an existing, shared access with the fire station, and from Via Villagio.

### **Height**

Section 33-229 of the Land Development Code limits height of buildings outside of the Highway Interchange Areas to a maximum of three stories or 45 feet, whichever is less. This section of the code also provides that "Elements that enhance visibility, create focal points or amenities, such as turrets, sculpture, clock tower and corner accentuating rooflines, may exceed the maximum height limitations with an approved variance or deviation. The applicant requests an increase in the allowable height for Tract 1D-3 to 55 feet or three stories, and 77 feet for the architectural features. A Line of Sight Diagram has been provided to illustrate the view from Rapallo. It appears that the top floor of the hotel will be visible from some Rapallo residences.

### **Environmental Issues**

Staff has performed an environmental inspection on the property. The following are the findings:

- The property has been cleared.
- There are no wetlands on the site.

- There are no native vegetative communities or critical habitat that could support listed species.
- There are no imperiled (listed) species on the site and no potential since there is no critical habitat.
- Halfway Creek is located adjacent to the south of the subject site.
- The site falls within the Special Flood Hazard Area (AE-EL 15) and therefore will need to adhere to the criteria in LDC Sections 6-401, which applies to development in a flood hazard area and 10-253, regarding soil conditions in a flood hazard area.
- This is a highly disturbed site. The site is maintained in a mowed state.

### **Flood and Flowway Issues**

As mentioned above, the site falls within the Special Flood Hazard Area (AE-EL 15). The proposed building is located within the AE-EL 15 flood zone. Staff recommends that a condition be included in any zoning amendment approval confirming that the finished first floor must meet base flood elevation (AE – EL 15) plus one foot of free board. The applicant has indicated that the first floor elevation will be 17.0 NGVD.

The applicant was asked to address whether there is the potential for adverse impacts on the adjacent flowway. The Applicant advised that stormwater management for the entirety of the Coconut Point MPD/DRI has been designed, and accommodates in its design the protection and maintenance of the adjacent flowway. The subject site has already been cleared and filled and a berm is already in place between the flowway and the subject property. Drainage from the site will be detained/treated prior to flow into the Coconut Point North Village lake system. No fill will be placed within the flowway, and no stormwater will be directed into the flowway from this tract.

The subject site drains into the Rapallo lakes (see Attachment D). Staff asked the applicant to provide a narrative concerning stormwater/surface water management for the site. In part the applicant provides the following:

*Tract 1D-3 lies within a Master Surface Water Management system known as Basin 5A of the Coconut Point Mixed Planned Development and is permitted through SFWMD as permit #36-00288-S. The SFWMD permit for Basin 5A construction was issued in May 2004.*

*The predominant surface water treatment is provided by storage in lakes that have a normal water level at elevation 12.5 ft NGVD. The lakes are interconnected by large underground storm sewer pipes so they are equalized so the water levels do not fluctuate between the lakes even during peak rainfall times. As an example, Tract 1D-3 has an underground storm sewer pipe connecting to the existing lakes within Rapallo subdivision, so the site will drain to the existing lakes.*

The General Manager of The Club at Rapallo has provided a letter to staff (see Attachment E) expressing concerns with utilizing the communities' lake system for storm water management for additional properties:

*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 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 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?*

The letter concludes by stating that they 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. Staff believes a continuance will afford the applicant additional time to study possible drainage alternatives to address the issues raised by The Club at Rapallo in addition to other items discussed in the staff report.

### **Transportation Issues**

The applicant has not provided a traffic analysis, but has stated that the proposal does not increase allowable intensity within the Coconut Point DRI/MPD and, therefore, is not anticipated to increase vehicular trips above what has already been approved.

The staff analysis indicates that the proposed 120-unit hotel will generate 701 daily trips. The nearest arterial street to which the project will discharge its traffic is US-41 link between Old 41 Road & Corkscrew Road. This link, according to the 2016 Lee County Concurrency Report and the 2014 Coconut Point Biennial Traffic Monitoring Report, is currently operating at LOS "B" and is projected to continue to operate at LOS "B" with the hotel traffic at build-out (2019).

According to the applicant's 2014 Coconut Point DRI 2014 Biennial Traffic Monitoring Report, the trip generation of the existing uses constructed within the Coconut Point DRI is a total of 2,168 weekday PM two-way peak hour vehicle trips which is well below the approved 5,909 two-way vehicles approved for the subject DRI. The addition of 72 two-way PM peak hour trips from the hotel development will mean that the DRI will be at approximately 38% of the built-out maximum trips.

The nearest major intersection to which this project will discharge its traffic is the US-41/Fountain Lakes Boulevard/Sweetwater Ranch intersection. The Village of Estero area-wide Traffic Study completed in 2017 shows that the eastbound approach of the intersection of US 41 and Fountain Lakes Boulevard currently operates and is anticipated to operate over capacity in the future 2027 conditions. Both the eastbound and westbound (Sweetwater Ranch Boulevard) approaches are anticipated to operate with failing level of service (LOS "F") during the a.m. and p.m. peak hour periods in the future (2027). This condition is the result of side street delays at this intersection. The northbound and southbound approaches on US-41

currently operate at a satisfactory level of service (LOS "A") and are projected to operate at a satisfactory level of service in 2027 (LOS "C") according to the Village Study.

A total of 25 crashes were reported at the subject intersection for the five-year period 2011-2015. The crashes included six injury crashes resulting in seven injuries, and one fatal crash resulting in one fatality. The fatal crash was a single vehicle crash at 7:31 p.m. in 2012 on dry pavement under dark conditions not involving alcohol. The number of crashes per year fluctuated over the five-year period: three crashes were reported in 2011, six crashes in 2012, three crashes in 2013, four crashes in 2014, and nine crashes in 2015. The crash data were evaluated to determine significant trends in the circumstances surrounding each crash. The following observations were made:

- Nearly 24 percent of the crashes occurred during dark conditions.
- Four crashes (16 percent) occurred on wet pavement.
- The peak in crash frequency occurred from 7:00 p.m. to 8:00 p.m. with five crashes.
- The peak day of the week for crashes was Friday (24 percent). Overall, 84 percent of the crashes occurred on a weekday and the remaining 16 percent occurred on a weekend.
- The most predominant crash types were rear-end crashes (28 percent) and sideswipe crashes (20 percent).

Along this roadway segment FDOT signal spacing requires 2,640 feet. The intersection of US 41 & Fountain Lakes Boulevard is located approximately 2,300 feet north of the nearest signal at the intersection of US 41 & Coconut Road, and 3,250 feet south of the intersection of US 41 & Williams Road. The intersection does not meet signal spacing standards. However, the intersection of US 41 & Fountain Lakes Boulevard currently operates with a flashing signal due to the emergency services located on the eastern side of the intersection. The area-wide Traffic Study recommended to coordinate with FDOT and consider the signalization of the intersection of US 41 & Fountain Lakes Boulevard, if warranted. Since signalization is deemed to be a site related improvement, developments benefitting from the signalization would be expected to participate in contributing to the cost on a prorated basis.

### **Utilities**

The subject property is located in the Bonita Springs franchise area for both potable water and wastewater services. Connection to water and sewer service will be required as part of the development order.

### **Fire/Emergency Medical Services (EMS)**

In an e-mail dated June 6, 2017, Estero Fire Rescue staff stated that they have no comments with respect to this application.

### **Solid Waste**

In an e-mail dated June 6, 2017, Lee County Solid Waste Division staff stated that they have no comments with respect to this application.



## Lee Tran

The subject property is ±0.3 miles from Lee Tran Stop No. 1631 on Routes 140S and 240S at 22400-450 S. Tamiami Trail (Galloway Ford) and ±0.5 miles from Lee Tran Stop No. 1755 on Route LinC 600 at 8000-8006 Mediterranean Drive (Plaza del Lago).

## Comprehensive Plan Considerations

The subject property is near residential development to the north and southeast and by conservation area to the south. Entitled and existing commercial uses are present to the southwest and west along S. Tamiami Trail. The property is within an Urban Community designation on the Future Land Use Map (proposed as Transitional Mixed Use). These areas of “relatively intense commercial and residential uses” are encouraged to be developed as “mixed-use” pursuant to Policy 1.1.4 of the Transitional Comprehensive Plan. This policy also provides for a standard density range from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre). The Coconut Point MPD/DRI is consistent with this policy by incorporating assisted living, office, hotel, retail, and residential uses and the applicant’s request does not increase the project’s overall density or intensity.

The site can be accessed from Sweetwater Ranch Boulevard and Via Villagio, is located in the Urban Services area, and is largely surrounded by entitled or existing development. This is consistent with **Goal 2, Objective 2.1, and Policy 2.2.1** of the Transitional Comprehensive Plan that encourage infill development to minimize the cost of services and energy and conserve natural resources.

**Policy 2.12.3** provides that development in the Urban Community future land use category is encouraged to be a mixture of two or more of the following uses: residential, commercial (including office), and research and development. The greater Coconut Point MPD/DRI is designated as Urban Community and is consistent with this policy by incorporating assisted living, office, hotel, retail, and residential uses.

**Policy 4.1.1** provides that development designs will be evaluated to ensure that land uses and structures are well integrated, properly oriented, and functionally related to the topographic and natural features of the site and to the existing street pattern. The proposed infill development is integrated into the greater Coconut Point MPD/DRI with existing access from Sweetwater Ranch Boulevard and Via Villagio.

**Policy 4.3.2** also provides that a careful mixture of complementary uses can reduce overall trip lengths and support multi-modal transit opportunities. The Coconut Point MPD/DRI provides a mixture of residential and nonresidential uses, including retail, office, medical office, and assisted living in proximity to an existing sidewalk network and public transit stops that can reduce overall trip lengths and support multi-modal transportation options. The proposal also does not increase allowable intensity within the DRI/MPD and, therefore, is not anticipated to increase vehicular trips above what has already been anticipated.

**Policy 5.1.5** aims to protect existing and future residential areas from an encroachment of uses that are potentially destructive to the character and integrity of the residential environment.

**Policy 2.2.1** also states that rezonings will be evaluated as to their compatibility with the surrounding land uses. The top floor of the hotel at a height of 55 feet will be visible from some Rapallo residences. The applicant provided a Line of Sight Diagram reflecting that the building will be partially screened by the existing boundary wall, berm, and landscaping buffer at Rapallo, and an additional 15-foot landscaped buffer proposed by the applicant. The applicant

also provided in its response to the sufficiency review comments dated November 20, 2017 that the proposed new location will have less visual impact on Rapallo than the current approved location, as the building is now located near the southwestern corner of Rapallo and situated so that the bulk of the building is facing the flowway to the south and the intersection to the north.

### **Estero-Specific Policies**

**Goal 19** of the Transitional Comprehensive Plan and related Objectives and Policies specifically address the Estero Planning Community and “promote the development of Estero as a community with a unique quality of life, distinct character, and diverse housing, economic, recreational, and social opportunities...” **Policy 19.2.6** also specifically encourages commercial developments within Estero to provide interconnect opportunities with adjacent commercial uses in order to minimize access points onto primary road corridors: and residential developments to provide interconnect opportunities with commercial areas, including, but not limited to, bike paths and pedestrian access ways.

The development proposes ingress and egress to the proposed hotel from Sweetwater Ranch Boulevard, utilizing an existing, shared access with the fire station, and from Via Villagio. The project will utilize existing sidewalks that are part of the overall Coconut Point pedestrian system along both Sweetwater Ranch Boulevard and Via Villagio in a manner consistent with these policies.

### **Deviations**

The applicant has requested three deviations from the Land Development Code. The following provides an explanation of each deviation requested.

**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).

The hotel land use at a height of 55 feet is allowed on Tract 1C, where the hotel is currently permitted. The applicant has proposed a corresponding reduction in allowed height from 55 feet to 45 feet for Tract 1C. The applicant does not, however, propose to remove the hotel land use from Tract 1C. Staff recommends that any approval include a condition that reduces the building height on Tract 1C to 45 feet and removes the hotel use from that tract.

**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.

The applicant states that the architectural elements make the design of the proposed building visually appealing from all directions and provide some visual relief in a manner consistent with the Village’s architectural standards and supplementary standards required by the Coconut Point Design Guidelines. Staff agrees that the architectural elements illustrated within the Supplemental Pattern Book provide relief, articulation, and interest, which is preferable to an unarticulated roof line.

**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.

The applicant states that there is an existing approximately 15-foot wide landscape buffer and sidewalk located within the adjacent right-of-way, both along Sweetwater Ranch Boulevard and Via Villagio. The applicant proposes to augment these existing areas with an additional 15 feet of landscaping, of which 10 feet will be located within a utility easement. Shrubs and groundcover will be placed within the utility easement and trees will be placed outside of the utility easement. Bonita Springs Utilities does not object to this deviation. However, the applicant has not provided justification for how this deviation would enhance the project. A continuance would allow time for the applicant to provide this information and be more specific on the building and landscaping.

### **FINDINGS AND CONCLUSIONS**

Findings of fact are included below if the Planning and Zoning Board does not desire to continue this case as recommended by staff.

1. The applicant has provided sufficient justification for the zoning amendment by demonstrating compliance with the Comprehensive Plan, the Land Development Code, and other applicable codes.
2. The proposal, as conditioned, does not increase allowable intensity within the DRI/MPD and, therefore, is not anticipated to increase vehicular trips above what has already been anticipated.
3. The application is generally compatible with existing or planned uses in the surrounding area. Staff notes that the proposed use is set back approximately 140 feet from the fire station and 170 feet from the nearest residence in Rapallo. The Line of Sight exhibit illustrates that the hotel top floor will be visible from some Rapallo residences, but the hotel use on Tract C (which is being eliminated) would have the same visual impact.
4. Urban services will be available and adequate to serve the proposed use.
5. The request will not adversely affect environmentally critical areas and natural resources.
6. The proposed use, with the proposed conditions, is appropriate at the subject location.
7. The recommended conditions provide sufficient safeguards to the public interest and are reasonably related to impacts on the public's interest created by or expected from the proposed development.
8. The deviations recommended for approval:
  - a. Enhance the planned development; and
  - b. Preserve and promote the general intent of the LDC to protect the public, health, safety and welfare.

## **ATTACHMENTS**

- A. Zoning Map
- B. Future Land Use Map
- C. Site Drainage
- D. Letter from The Club at Rapallo
- E. Applicant's Information
  - Supplemental Pattern Book
  - Concept Plan (Site Plan for Hotel Tract)
  - Master Concept Plan

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



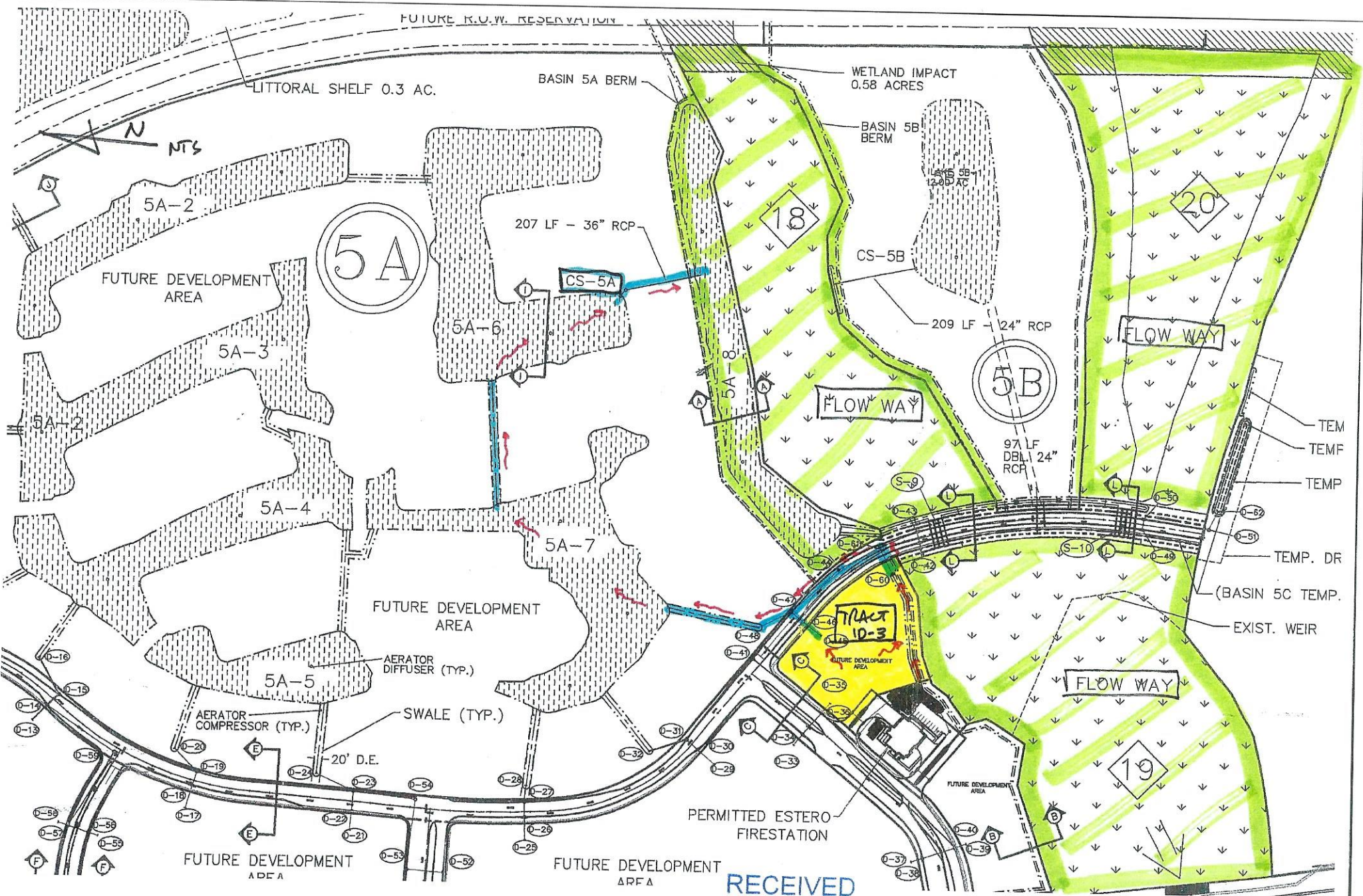
Suburban

Urban Community

Wetland

Future Land Use Map

# Attachment C



RECEIVED

JAN 05 2018

VILLAGE OF ESTERO

# Attachment D

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. Mary 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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# Attachment E.

## Applicant's information

- Supplemental Pattern Book
- Concept Plan (Site Plan for Hotel Tract)
- Master Concept Plan



*Coconut Point*  
ESTERO, FLORIDA

DESIGN REVIEW GUIDELINES

Hilton Garden Inn at Coconut Point  
Supplemental Pattern Book  
Tract 1D-3

PLOTTED DATE:



CONCEPT PLAN  
SCALE: 1" = 30'



PROJECT NORTH



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NO.	REVISION	DATE	DESIGNED BY	CREATED BY	APPROVED BY

ROOM COUNT:
ST FLOOR: 3 KETS
TYPICAL FLOOR #4: 284 + 32 KETS
TOTAL: 3222
PARKING:
PARKING SPACES: 12

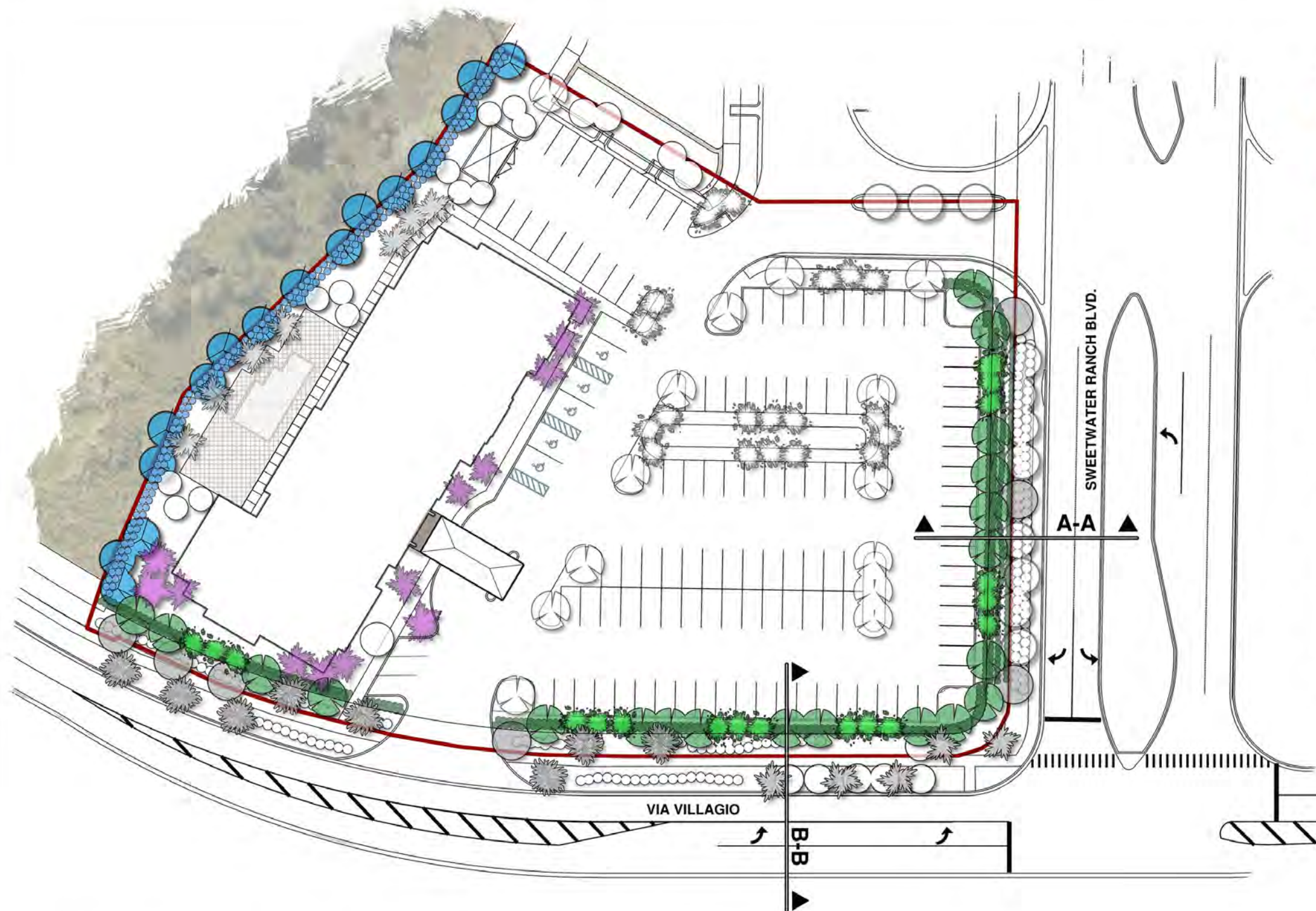
COCONUT POINT  
TRACT ID-3  
PROJECT NUMBER: 1703  
SCALE: AS SHOWN  
CONCEPT PLAN

AS.1

# Conceptual Site Plan

## Tract 1D-3





**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)

**CONCEPTUAL PLANT LIST**

BUFFER TREES	Common Name	Botanical Name	Native	Cold Tolerant
	(Min. Spec: 12'-14' H x 4'-5' S 3.5" Cal. 45G)			
	Black Olive	Bucida buceras	Yes	Yes
	Slash Pine	Pinus elliotii 'Densa'	Yes	Yes
	Satinleaf	Chrysophyllum oliviforme	Yes	Yes
	Live Oak	Quercus virginiana	Yes	Yes
	Bald Cypress	Taxodium distichum	Yes	Yes
	Other Acceptable Native Or Naturalized Species			
<b>ENHANCED PALMS</b>	(Min. Spec: 16'-18' CT, 20'-22' OA)			
	Royal Palm	Roystonea Regia	Yes	Yes
	Bismarck Palm	Bismarckia nobilis	No	Yes
	Silver Date Palm	Phoenix Sylvestris	No	Yes
	Wineoin Palm	Vecthia Wineoin	No	Yes
	Other Acceptable Native Or Naturalized Species			
<b>SHRUBS / GROUNDCOVERS</b>	(Minimum Specs Per Code)			
	Walters Viburnum	Viburnum obovatum	Yes	Yes
	Green Island Ficus	Ficus microcarpa 'Green Island'	No	Yes
	Muhly Grass	Muhlenbergia capillaris	Yes	Yes
	Sand Cord Grass	Spartina bakeri	Yes	Yes
	Indian Hawthorn	Rhaphiolepis 'Majestic Beauty'	No	Yes
	Silver Palmetto	Serenoa repens 'Silver Form'	Yes	Yes
	Wart Fern	Microsorium scolopendrium	No	Yes
	Cocoplum	Chrysobalanus icaco	Yes	Yes
	Other Acceptable Native Or Naturalized Species			
<b>NOTES:</b>	MINIMUM TREES / PALMS 75% NATIVE MINIMUM SHRUBS / GROUNDCOVER 50% NATIVE ALL REQUIRED QUANTITIES TO EXCEED CODE MINIMUM			

Hilton Garden Inn at Coconut Point

EXHIBIT A.1

**CONCEPTUAL LANDSCAPE ENHANCED PLAN**

DATE: 11-13-17



SCALE: NTS

PREPARED BY



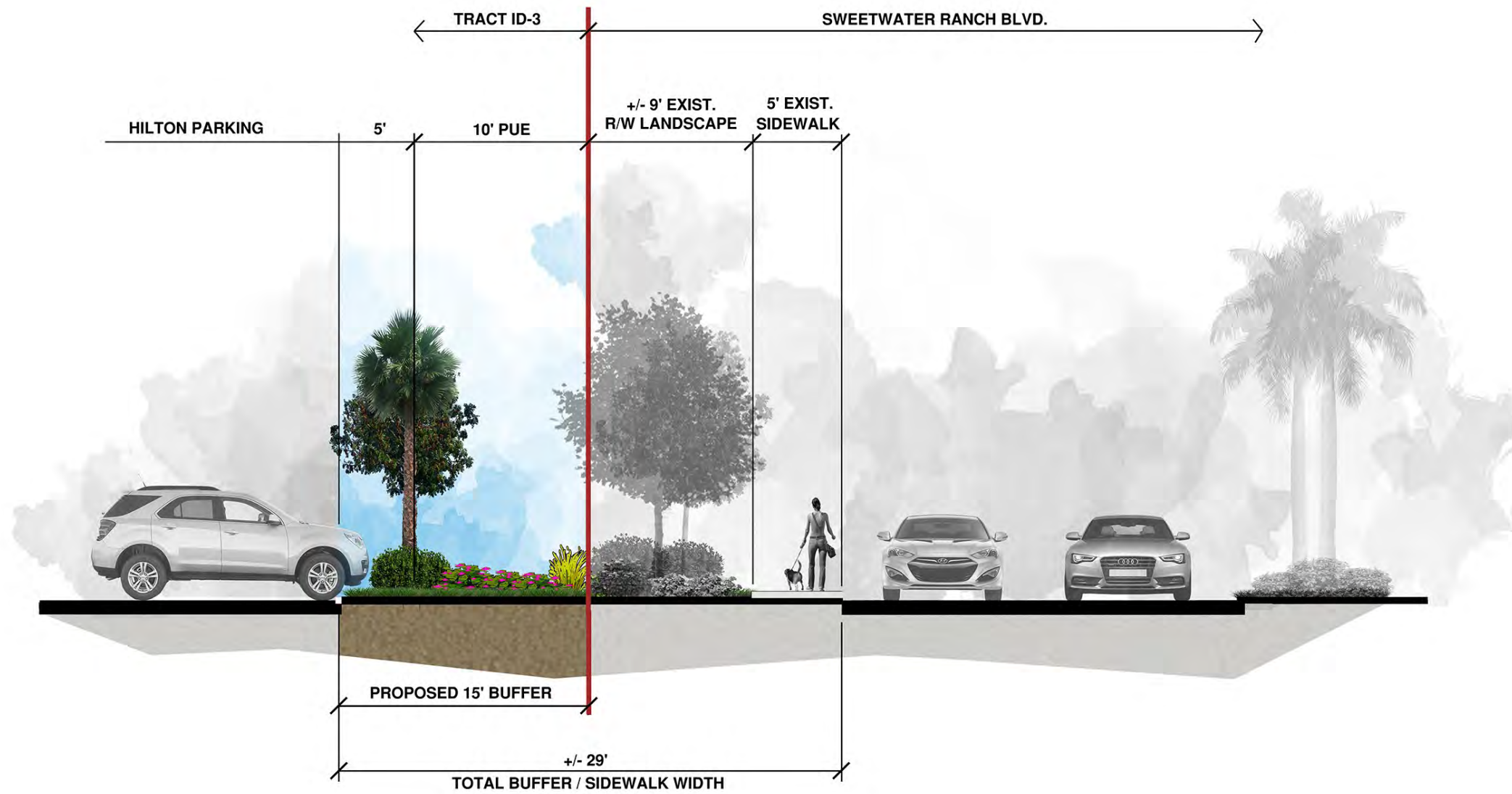
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239.334.9144 | www.LAIFLA.com | mail@LAIFLA.com

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PREPARED FOR



Enhanced Landscaping



**Hilton Garden Inn at Coconut Point**

**EXHIBIT A.2**

**CROSS SECTION 'A-A' - SWEETWATER RANCH BLVD.**

DATE: 11-13-17

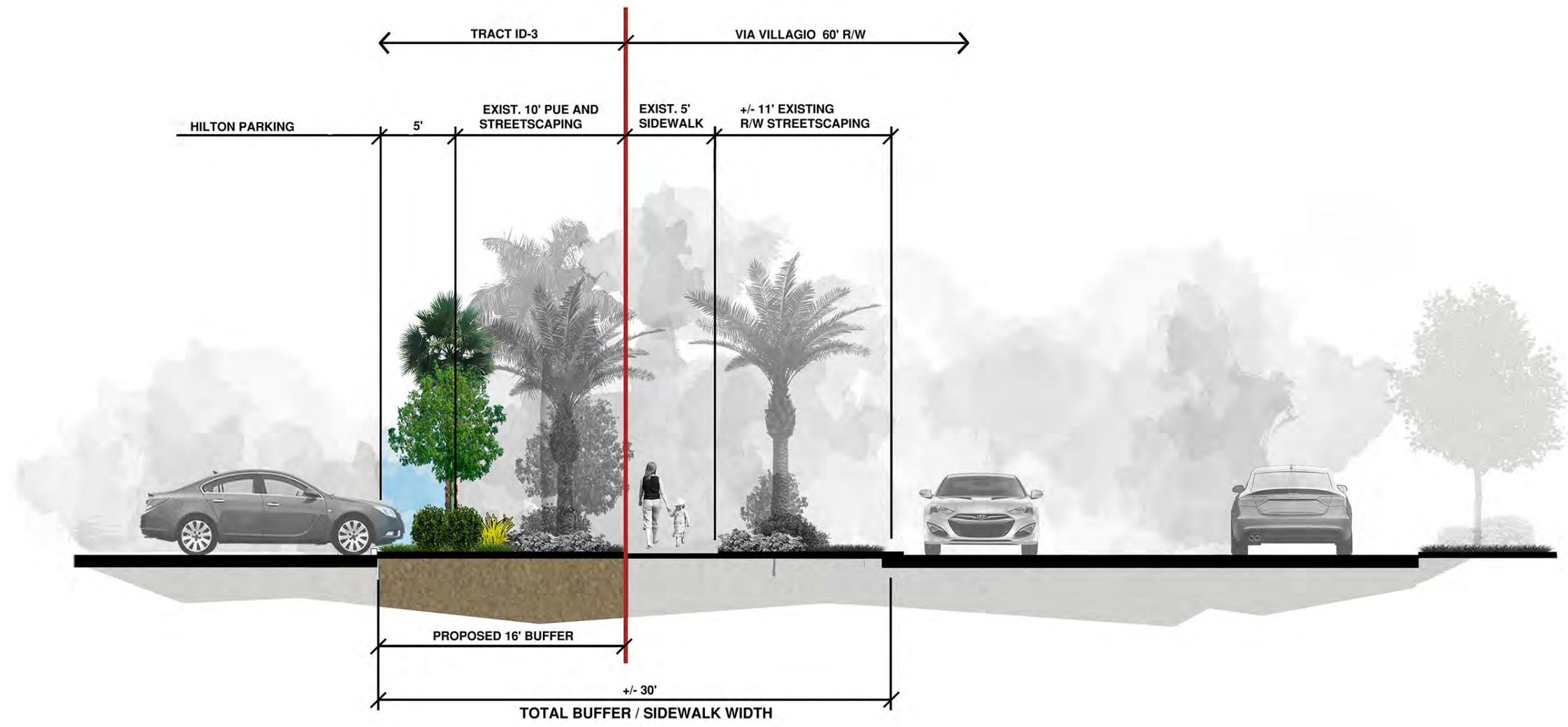
PREPARED BY



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Hilton Garden Inn at Coconut Point

EXHIBIT A.3

CROSS SECTION 'B-B' - VIA VILLAGIO

DATE: 11-13-17

PREPARED BY



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# Building Elevation

## Color Scheme - Option 1

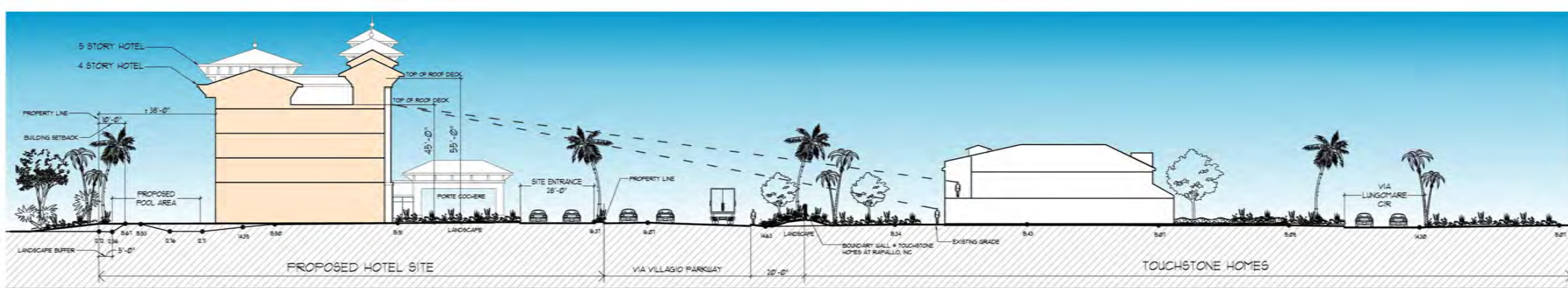
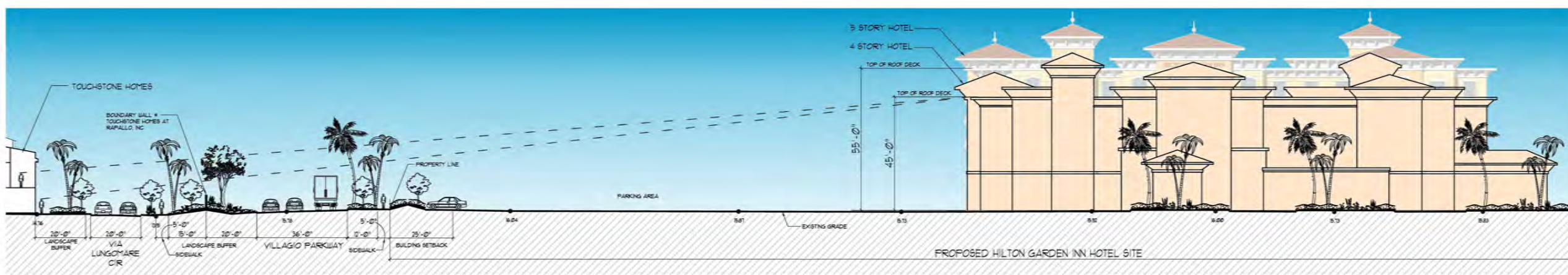
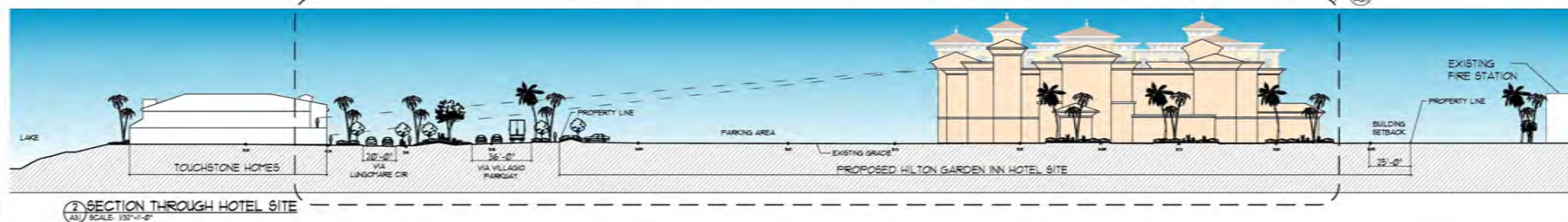




# Building Elevation

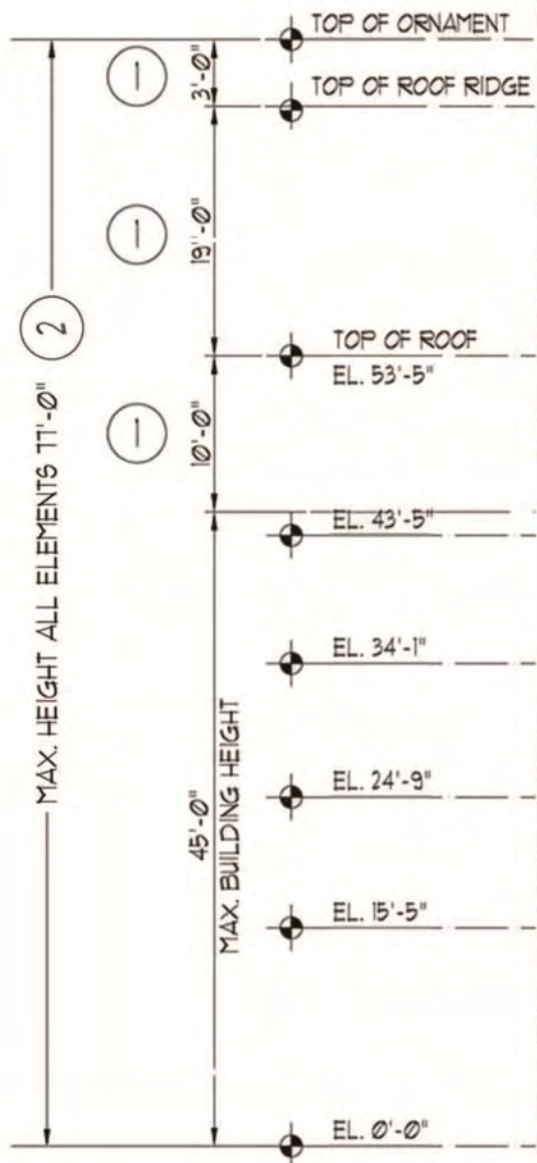
## Color Scheme - Option 2

# Line of Sight



<p>ZHA ARCHITECTS 4221 University Drive, Suite 100, Fortis, VA 22033 Telephone: (703)282-1935 Fax: (703)881-8171</p>	<p>THIS DRAWING &amp; THE DESIGN SHOWN THEREON ARE THE PROPERTY OF ZHA ARCHITECTS. THE REPRODUCTION, COPYING, OR USE OF THIS DRAWING WITHOUT THEIR SPECIFIC WRITTEN CONSENT IS PROHIBITED &amp; ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.</p>		<p>COCONUT POINT TRACT ID-3</p>	<p>SITE VIEW DIAGRAM DATE: 06-17-2011 SCALE: AS SHOWN</p>	<p>A3.1</p>
--	---	--	-------------------------------------	---	-------------





- 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. 34-2111 (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.



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HILTON GARDEN INN  
ESTERO, FL.

DEVIATION 1 & 2  
BUILDING HEIGHT

DATE: 12/18/2017

SCALE: NTS



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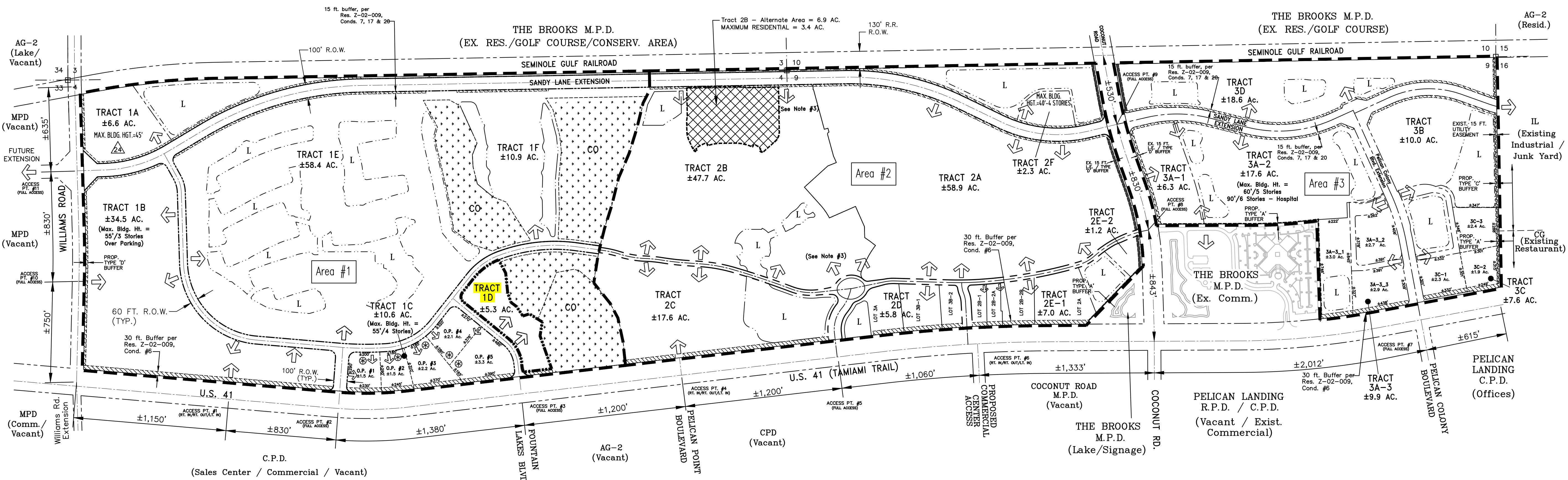
REVISION	DATE	DESCRIPTION	CHECKED BY:	APPROVED BY:
1	11-01-2011	CONCEPT PLAN		

ROOM COUNT:
1ST FLOOR : 3 KEYS
TYPICAL FLOOR # 4 : 28x4 + 12 KEYS
TOTAL : 15 KEYS
PARKING:
PARKING SPACES: 13

COCONUT POINT  
 TRACT 1D-3  
 PROJECT NUMBER: 17101  
 SCALE: AS SHOWN  
 CONCEPT PLAN

CONCEPT PLAN  
 SCALE: 1" = 20'  
 PROJECT NORTH

PLOTTED DATE:



**PROJECT SUMMARY:**

1. REQUEST: A REZONING FROM AG-2 TO MIXED USE PLANNED DEVELOPMENT (MPD)

2. OVERALL CONCEPTUAL PROJECT ACREAGE:

CONSERVATION AREAS	± 33.4 ACRES
LAKES	± 58.8 ACRES
INTERNAL (PRIVATE) R.O.W.	± 20.2 ACRES
INTERNAL (PUBLIC) R.O.W.	± 25.6 ACRES
GREEN AREAS / OPEN SPACE	± 8.7 ACRES
DEVELOPMENT TRACT AREAS	±335.7 ACRES
TOTAL	±482.4 ACRES

3. CONCEPTUAL TRACT AND LAND USE / ACREAGE BREAKDOWN:

a. DEVELOPMENT AREAS:

Development Area #1: (Residential - 720 M.F./A.L.F./APT. Units / Retail - Comm. 66,100 Sq.Ft. / Office 481,277 Sq.Ft. / Hotel 120 Rooms / Bank w/ D.T. - 8,000 Sq.Ft.)

Proposed Lakes	± 28.1 Ac.
Proposed Internal/Private R.O.W.	± 8.2 Ac.
Proposed Public R.O.W. (Sandy Lane Extension)	± 10.1 Ac.
Conservation Areas	± 33.4 Ac.
Green Areas / Open Space	± 4.7 Ac.
Development Areas (Tracts 1A - 1F)	±126.3 Ac.
Total Development Area #1	±210.8 Ac.

Development Area #2: (Residential - 450 M.F. Units / Retail - Comm. 1,440,110 Sq.Ft. / Gen. Office 90,000 Sq.Ft. / Hotel - 250 Rooms)

Proposed Lakes	± 17.0 Ac.
Proposed Internal/Private R.O.W.	± 6.1 Ac.
Proposed Public R.O.W. (Sandy Lane Extension)	± 8.1 Ac.
Green Areas / Open Space	± 4.0 Ac.
Development Areas (Tracts 2A - 2F)	± 140.5 Ac.
Total Development Area #2	± 175.7 Ac.

Development Area #3: (Residential - 424 M.F. / A.L.F. Units / Retail - Comm. 40,000 Sq.Ft. / Office 264,500 Sq.Ft.)

Proposed Lakes	± 13.7 Ac.
Proposed Internal/Private R.O.W.	± 5.9 Ac.
Proposed Public R.O.W. (Sandy Lane Extension)	± 7.4 Ac.
Development Areas (Tracts 3A-1 thru 3 - 3D)	± 68.9 Ac.
Total Development Area #3	± 95.9 Ac.

b. MAXIMUM DEVELOPMENT TRACT INTENSITY: (NOTE: CUMULATIVE INTENSITIES WILL NOT EXCEED MAXIMUM PROPOSED LAND USES FOR EACH DEVELOPMENT AREA)

Development Area #1:	
Tract 1A	200 MF/ALF/APT. Units / 50,000 s.f. Office
Tract 1B	450,000 s.f. Office
Tract 1C	90,000 s.f. Retail / 20,000 s.f. Office / 120 Room Hotel
Tract 1D	5,000 s.f. Retail/35,000 s.f. Office / Fire Station / 120 Room Hotel
Tract 1E	450 M.F. DU'S
Tract 1F	90 M.F. DU'S

Development Area #2:	
Tract 2A	650,000 s.f. Retail / 450 M.F. DU'S / 60,000 s.f. Office / 200 Room Hotel
Tract 2B	600,000 s.f. Retail / 200 Room Hotel / 200 M.F. DU'S
Tract 2C	150,000 s.f. Retail / 20,000 s.f. Office / 200 Room Hotel
Tract 2D/E	150,000 s.f. Retail / 30,000 s.f. Office / 200 Room Hotel
Tract 2F	20,000 s.f. Retail/30,000 s.f. Office/100 M.F. Units/150 Room Hotel

Development Area #3:	
Tract 3A-1 thru 3	60,000 s.f. Retail / 300,000 s.f. Office / 160 Hospital Beds (1)
Tract 3B	200 A.L.F. Units
Tract 3C	40,000 s.f. Retail / 90,000 s.f. Office
Tract 3D	224 M.F. DU'S

4. PROJECT PHASING:

	M.F. / A.L.F./APT. (UNITS)	RETAIL COMM. (SQ.FT.)	OFFICE (SQ.FT.)	HOTEL (ROOMS)	Bank w/ DT (SQ.FT.)
2001 - 2024	1,594*	1,546,210	835,777	370	8,000

\* M.F. / A.L.F./APT. UNITS MAY BE REPLACED WITH S.F. / T.F. / T.H. / DUPLEX USES SO LONG AS THE TOTAL NO. OF PEAK HOUR VEHICULAR TRIPS GENERATED BY THE DEVELOPMENT IS NOT INCREASED AND APPROVAL IS OBTAINED IN ACCORDANCE WITH RESOLUTION Z-02-009.

5. CONCEPTUAL OPEN SPACE (Tract 2B Alternate Plan):

a. REQUIRED (per L.C.L.D.C.):

Development Area #1:		
(LESS Sandy Lane Extension and Tracts 1A+ 1E & 1F)	124.8 Ac. x 30%	± 37.44 Ac.
(Tracts 1A / 1E / 1F)	75.9 Ac. x 40%	± 30.36 Ac.
Development Area #2 [ALT 1, TRACT 2B ALT AREA = 3.4 AC RESIDENTIAL MAX]:		
(LESS Sandy Lane Extension & Resid. Area)	158.4 Ac. x 30%	± 47.5 Ac.**
(Residential Area)	9.2 Ac. x 40%	± 3.7 Ac.
Development Area #2 [ALT 2, TRACT 2B ALT AREA = NO RESIDENTIAL]:		
(LESS Sandy Lane Extension & Resid. Area)	161.8 Ac. x 30%	± 48.5 Ac.
(Residential Area)	5.8 Ac. x 40%	± 2.3 Ac.
Development Area #3:		
(LESS Sandy Lane Extension & Tracts 3B & 3D)	59.7 Ac. x 30%	± 17.9 Ac.
(Residential Area)	28.8 Ac. x 40%	± 11.5 Ac.
Total Open Space Required [ALT 1]:		±148.4 Ac.
Total Open Space Required [ALT 2]:		±148.0 Ac.

\* The % of Open Space may vary depending upon the ultimate land uses.  
\*\* Includes Residential above Commercial uses.

b. PROVIDED (per L.C.L.D.C.):

Prop. Lake Areas (@ < 25.0% of 150.2 Ac.)		± 37.6 Ac.
Prop. Conservation Areas		± 33.4 Ac.
Development Area #1:		
Commercial Development (Tracts 1B/1C/1D)	50.4 Ac. x 19.65%	± 9.9 Ac.
Residential Development (Tracts 1A/1E/1F)	75.9 Ac. x 30.0%	± 22.8 Ac.
Sub-total:		± 32.7 Ac.
Development Area #2 [ALT 1, TRACT 2B ALT AREA = 3.4 AC RESIDENTIAL MAX]:		
Commercial Development (Tracts 2A - 2F)	131.3 Ac. x 19.52%	± 25.6 Ac.
Residential Development (Tract 2A)	5.8 Ac. x 23.60%	± 1.4 Ac.
Residential Development (Tracts 2B)	3.4 Ac. x 23.50%	± 0.8 Ac.
Sub-total:		± 27.8 Ac.
Development Area #2 [ALT 2, TRACT 2B ALT AREA = NO RESIDENTIAL]:		
Commercial Development (Tracts 2A - 2F)	134.7 Ac. x 19.52%	± 26.3 Ac.
Residential Development (Tract 2A)	5.8 Ac. x 23.60%	± 1.4 Ac.
Sub-total:		± 27.7 Ac.

Development Area #3:

Commercial Development Tracts (Tracts 3A-1 thru -3 & 3C)	42.6 Ac. x 19.55%	± 8.3 Ac.
Residential Development (Tracts 3B & 3D)	28.8 Ac. x 30.00%	± 8.6 Ac.
Sub-total:		± 16.9 Ac.
Total Open Space Provided [ALT 1]:		±148.4 Ac.
Total Open Space Provided [ALT 2]:		± 148.0 Ac.

6. INDIGENOUS OPEN SPACE:

DUE TO THE EXISTING AGRICULTURAL LAND USE AND THE EXTENT OF MELALEUCA INVASION WITHIN THE REMAINING FORESTED AREAS, NO INDIGENOUS OPEN SPACE IS REQUIRED.

7. NOTES:

- A. Internal access will be provided to allow through traffic between US 41 and Sandy Lane Extension.
- B. For Tract 1C general service area locations, see above MCP.
- C. The project will be designed to facilitate the use of the Lee Tran services in accordance with Lee County LDC Sec. 34-411(e) and 10-442.

**LEGEND**

- PROPERTY BOUNDARY
- ROAD R.O.W. LINE
- CONSERVATION AREAS
- PROPOSED LAKE
- CONCEPTUAL ACCESS POINT
- IL (DEVELOPED)
- ADJACENT ZONING / LAND USE
- GENERAL LOCATION OF SERVICE AREAS

NO.	REVISIONS	DATE
01	Added MF Units to Tract 2B (No Increase in Total Area)	01/26/06
02	Added Access Pt. for Tract 3A-1	11/16/05
03	Revised for Administrative Amendment #8 Tract 3D	11/16/05
04	Revised for Administrative Amendment #8 Tract 3D	02/22/05
05	Revised for Administrative Amendment Submittal	08/22/05
06	Revised for Administrative Amendment Submittal	08/22/05
07	Revised for Administrative Amendment Submittal	05/19/04
08	Revised for Administrative Amendment Submittal	02/27/04
09	Revised per County Attorney's Office Memo	12/09/02
10	Revised Tracts / O.S. Calc's / Permitted Uses	12/16/01
11	Revised per County Staff 1st R.A.U.	03/08/01

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



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

DESIGNED: E.M.C.	DATE: 08/16/05
DRAWN: C.R.B.	DATE: 08/16/05
CHECKED: P.M.	DATE: 05/16/17
VERT. SCALE: 1" = 400'	HORIZ. SCALE: 1" = 400'

DRAWING NO.	9779B_MCP8
PROJECT NO.	97.79-B
SHEET NO.	1 of 1

ATTACHMENT 'A'

H:\2013\2013066\DW\MCP - MCP\13066\MCP-TRACT1B-REV.25-20170518.dwg Tab: MCP\_May 18, 2017 - 2:08pm