



**APPLICATION REQUEST FOR PLANNING AND ZONING
BOARD PUBLIC INFORMATIONAL MEETING
IN THE VILLAGE OF ESTERO
[LDC Section 33-54]**

REQUEST IS FOR: Public Informational Meeting pursuant to LDC Section 33-54 (a) & (b)

- 1. Applicant/Project Name: Comterra Development, LLC / Coconut Square Lot 5 Hotel
- 2. Address: 23400 Walden Center Drive, Estero, FL 34134
- 3. Strap Number: 09-47-25-E3-31000.0050
- 4. Application Number: _____

5. Type of Application (check appropriate type(s)):
- | | |
|--|---|
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Planned Development Zoning |
| <input checked="" type="checkbox"/> Planned Development –Amendment or <u>Final Plan Approved</u> | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Conventional Rezoning | <input type="checkbox"/> Special Exception |
| <input type="checkbox"/> Plat | <input type="checkbox"/> Vacation |
| <input type="checkbox"/> Other _____ | |
- (Specify)

6. Project Description (Brief description of project and need for application.)

Comterra Development, LLC proposes a 128 key national flag hotel on Lot 5 of Coconut Square in the northeast area of the Pelican Landing DRI near the intersection of US 41 & Coconut Road. The Pelican Landing zoning resolution requires a Final Plan Approval concurrent with the Development Order process to provide a more detailed Master Concept Plan to verify conformance with the zoning resolution. The proposed hotel is an allowed use and the plan complies with the development standards. An additional deviation is requested from LDC 10-261 (Solid Waste & Refuse) to allow an appropriately sized dumpster enclosure.

7. Application shall be accompanied by an electronic copy of the site plans drawn to scale, illustrating a detailed overview of the project. The plans shall define what is being requested and the deviation or change from the permitted and/or existing conditions.

Signature 

Date 12-08-2017

**THE VILLAGE OF ESTERO
DEPARTMENT OF COMMUNITY DEVELOPMENT
9990 COCONUT ROAD
ESTERO, FLORIDA 34135
PHONE (239) 221-5036**

**COCONUT SQUARE LOT 5 HOTEL
PELICAN LANDING DRI (AREA D)
FINAL PLAN APPROVAL**

Introduction:

The attached application is for Final Plan Approval for the proposed Coconut Square Lot 5 Hotel within the Pelican Landing DRI. The 2.6 acre site is located on Walden Center drive near the southwest corner of Coconut Road and US 41 within Area D of the Pelican Landing project.

The site is zoned CPD per Resolution Z-94-014. Resolution Z-97-073 modified Area D to allow Hotel as approved use and increased the overall number of hotel rooms allowed in the overall DRI from 450 to 750.

Condition 1 of the original resolution requires the submittal of a “Final Zoning Plan” which specifies the type, intensity and configuration of development for the particular parcel to ensure compliance with the DRI Development Order, Zoning Resolution and Land Development Code. Information necessary for this review is contained in this narrative, Master Concept Plan and Final Plan Approval application for the Estero Hyatt House.

Adjacent Uses:

The subject property was created in the late 1990’s with the platting of a portion of Area D. The plat is known as Coconut Square, and was recorded in Plat Book 75, Page 38. The Plat created Walden Center Drive, several development parcels and the necessary stormwater management and common area tracts; the subject property is Lot 5.

The subject property is bordered on the north and east by Walden Center Drive, on the west and south by stormwater management lakes, and the southwest corner or bordered by existing multi-family residential.

Access:

The overall Coconut Square project created Walden Center Drive, which extended from a new driveway on Coconut Road, south to an access drive which connects to US41. The proposed hotel will connect directly to Walden Center Drive in two locations as shown on the MCP.

Pedestrian Connectivity:

The original DO for Coconut Square (DOS 98-03-072) did not include sidewalks along Walden Center Drive. Current LDC requirements (LDC 10-256(b)) will require a sidewalk to be constructed along the project's Walden Center Drive frontage.

LDC 10-256(c)(1)d. will also require a connection to the existing pedestrian way and bikeway facilities. Crosswalk across Walden Center Drive and sidewalk connection to the existing sidewalk on Coconut Road, subject to approval by the POA/CDD, is proposed to meet this requirement.

An additional sidewalk pedestrian resting area is proposed in the northwest corner of the property overlooking the existing lake.

Phasing:

There is no phasing proposed with the Hotel.

Zoning Justification:

The Hotel is a proposed 128 standard room hotel. The CPD Zoning is Area D allows hotel use. The proposed site is also in compliance with the approved DRI Development Order.

Deviations

The original zoning resolution included 13 deviations from the Land Development Code. Deviation 3 (allows a 20' water body setback) and 10 (allows buffer to overlap PUEs) are applicable to the subject property, however, the deviations are not utilized in the design of the project.

Deviations 1, 2, 4 -9 & 11-13 are not applicable the site.

An additional deviation is being requested related to the required area for solid waste per LDC 10-261(a). For 'commercial' uses, the LDC calculation requires 216 square feet of enclosure area for the first 25,000 square feet, plus an additional 8 square feet of storage for each additional 1,000 square feet building area. There is separate calculation based on number of units for residential uses.

Based on the estimated gross square feet of the hotel building (90,000 SF+/-), an enclosure of nearly 750 square feet would be required. The calculation in the LDC was developed focusing on retail/office type 'commercial' uses. When applied to the hotel building, the calculation yields an excessively large area.

The deviation is requested to allow an enclosure area of 288 square feet.

The intent of the request is to approve the minimum deviation necessary to provide an adequately sized dumpster enclosure which meets the access and clear opening

requirements. In an effort demonstrate the requested meets established evaluation criteria, the following is a summary of how the request is consistent Section LDC 10-104(b):

1. The request is based on sound engineering practices (not applicable to sections 10-352, 10-353 and division 7, article III, chapter 10): [Note: Criteria 3 & 5 not applicable to request]

The proposed dumpster enclosure of 288 square feet is adequately sized. The existing Hyatt Place across US 41 has enclosure of approximately 240 square feet with no issues reported by their operations staff. The proposed 288 square feet can easily accommodate two 6 to 10 yard dumpster containers (typical size for commercial customers) as well as recycling containers.

2. The request is no less consistent with the health, safety, and welfare of abutting landowners and the general public than the standard from which the deviation is being requested:

As noted above, the proposed area is adequate for the proposed containers. The other provisions of LDC 10-261 related to clear opening and vertical clearance will be met.

4. The granting of the deviation is not inconsistent with any specific policy directive of the Board of County Commissioners, any other ordinance or any Lee Plan provision:

There is no known policy directive, ordinance or Lee Plan provision that would conflict with the request.

In addition to the above formal criteria, the proposed enclosure will be architecturally consistent with the proposed building. Providing a property sized enclosure avoid the visual impact of an excessively large enclosure. Eliminating the unnecessary enclosure area allows the remaining site improvements to be better planed and spread out across the site creating additional green areas.

It should also be noted, while the LDC dictates the referenced solid waste requirements, the Village of Estero, or Lee County, is not responsible for the waste hauling. Commercial uses must contract directly with the solid waste hauler. The calculation does not consider the ability of the developer to utilize a higher pick up frequency to reduce the area or containers necessary for solid waste.

The hotel will be managed by Interstate Hotels & Resorts who manage a global portfolio of 400 hotels and resorts which includes the local Hyatt Place at the Forum and South Seas Island Resort. Based on their experience, Interstate is anticipating 2-8 yard containers, picked up twice per week for this particular 128 room hotel. The included graphic demonstrates these facilities fit within the proposed 288 square feet enclosure.