

Coconut Square Lot 5 Hotel Final Plan Approval

**Planning & Zoning Board
March 20, 2018**

Introduction

Project Team:

- John T. Wojdak, P.E. *DeLisi Fitzgerald, Inc.*
- Greg Diserio, RLA *David M. Jones, Jr. & Assoc.*
- Jose Fernandez *Slattery & Associates Architects*
- Mike Liggins *ComTerra Development*
- Neale Montgomery, Esq. *Pavese Law Firm*

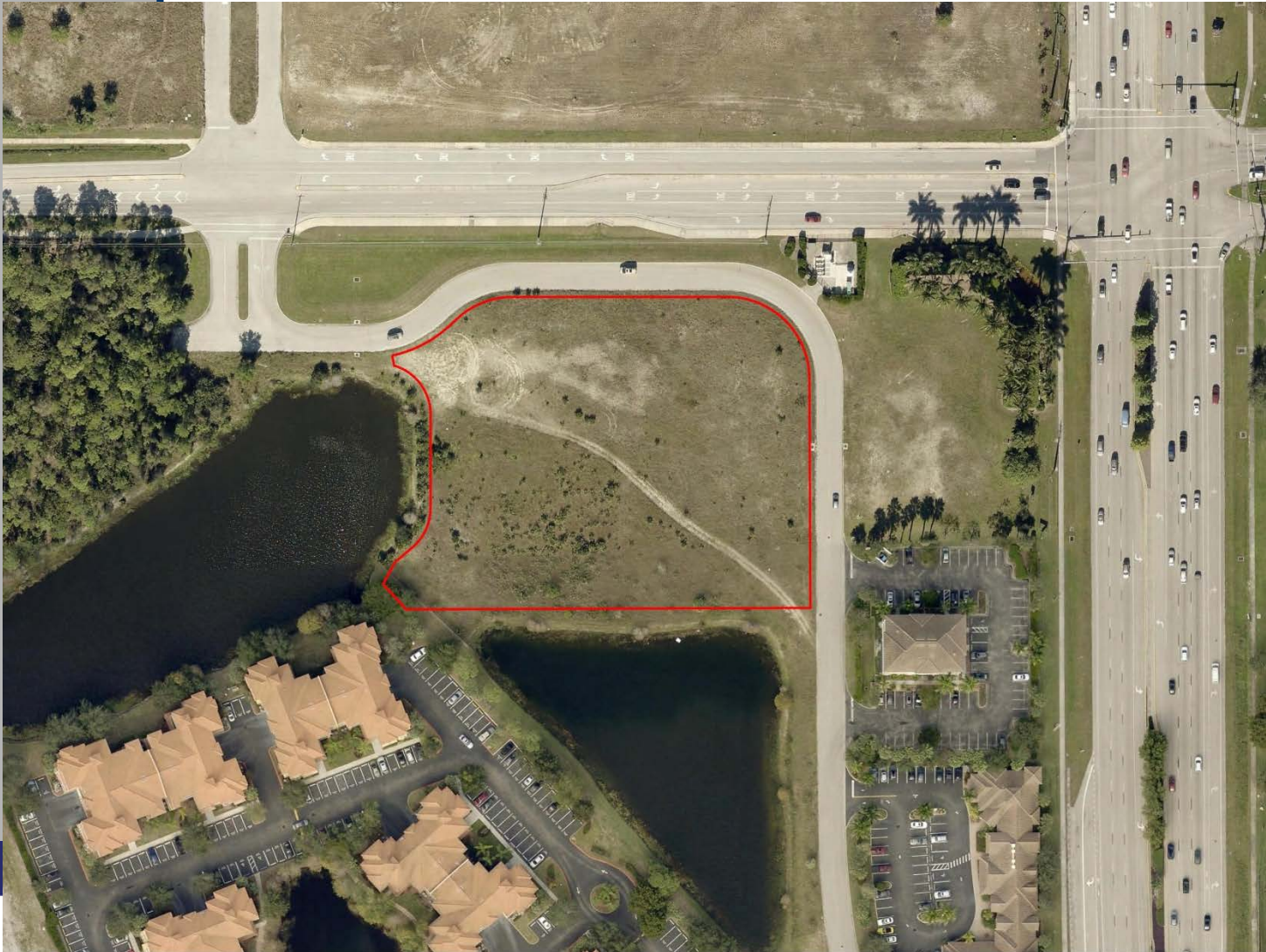
Project Overview

- Location: SWC US 41 & Coconut Road on Walden Center Drive
- Size: 2.6+/- acres
- Zoning: CPD (Pelican Landing DRI)
- Request: Final Plan Approval for 128 Room Hotel.
Request deviation from LDC 10-261.

Final Plan Approval

- Per Condition 18 in Resolution Z-94-014, prior to local development order approval, the developer must submit a Final Zoning Plan to include:
 - Uses, Access, location and dimensions of internal roadways and buildings, boundary, adjacent zoning & land uses, Master Concept Plan and cumulative analysis of the proposed use.
- Previously administrative process submitted with Development Order.

Overview Aerial



Current Entitlements

- Pelican Landing Res. Z-94-014 (Area D)
- 750 Max Hotel Rooms (450 existing)
- 95' Maximum Height (Area D)
- Coconut Square & Walden Center Dr. approved & constructed under DOS 98-03-072

Proposed Development

- 128 Room National Flag Hotel
- 5 Story
- Buffers per LDC
- Sidewalk along Walden Center Drive
- Sidewalk connection to Coconut Road
- Pedestrian Rest/Sitting area
- Deviation from LDC 10-261 to allow 288 SF dumpster enclosure

SITE DEVELOPMENT REGULATIONS PER RESOLUTION 2-94-014		
CATEGORY	REQUIRED	PROVIDED
MINIMUM BUILDING SETBACKS		
STREET	12 RIGHT-OF-WAY PLUS 20 FT (40 FT)	81 FT
SIDE	5 FT OR 10 FT FOR AN INTERIOR LOT AND 15 FT FOR A CORNER LOT	54 FT
WATER BODY	20 FT ⁽¹⁾	74 FT
MAXIMUM BUILDING HEIGHT	95 FT	60 FT ⁽²⁾
(1) 20 FEET PER DEVIATIONS.		
(2) ARCHITECTURAL ELEMENTS MAY BE HIGHER THAN THE STRUCTURAL ROOF, OVERALL HEIGHT SHALL NOT EXCEED 95 FEET.		

CATEGORY	AREA	PERCENTAGE
BUILDING	0.42 AC.	16%
PAVEMENT / SIDEWALK	1.52 AC.	58%
PERVIOUS	0.67 AC.	26%
TOTAL	2.61 AC.	100.0%

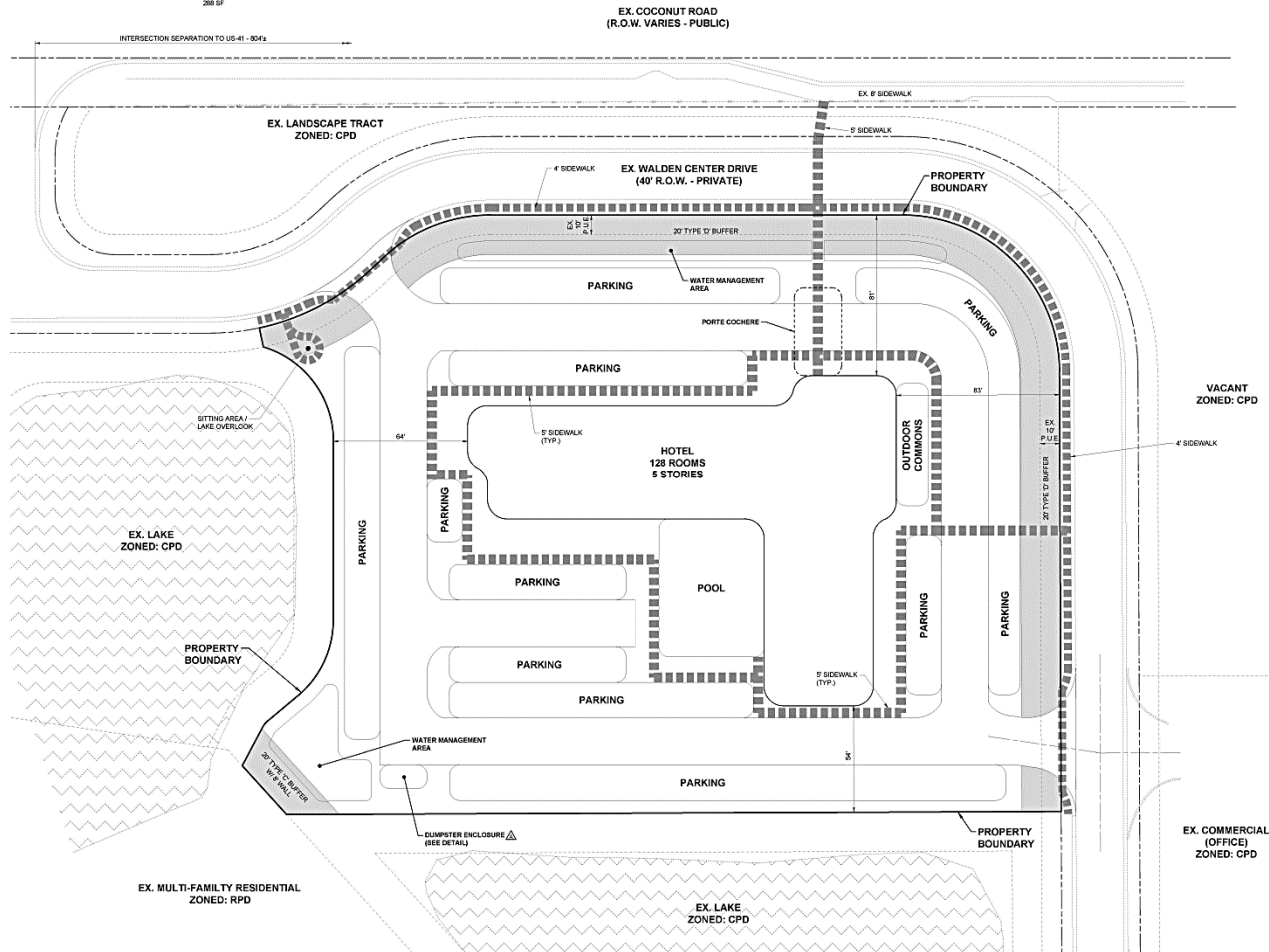
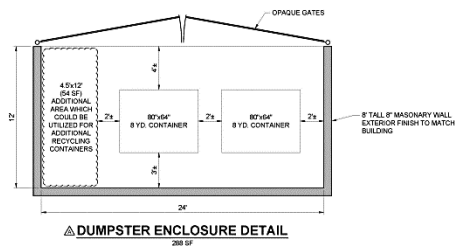
OPEN SPACE REQUIREMENT		
PER RESOLUTION Z-94-014		
REQUIRED OPEN SPACE IS 20% MINIMUM OF PROPERTY AREA		
	AREA	PERCENTAGE
REQUIRED (2.61 AC. x 0.20)	0.52 AC.	20%
PROVIDED	0.67 AC.	26%

PARKING SUMMARY			
USE	RATIO	REQUIRED	PROVIDED
HOTEL	1.2 SPACES PER RENTAL UNIT (126 UNITS)	154	154 (6)
NOTES:			
1. "M" REPRESENTS THE NUMBER OF HANDICAP SPACES INCLUDED IN THE TOTAL SPACES.			


ENTITLEMENT INVENTORY TABLE			
USE	MAX INTENSITY ⁽¹⁾	PROPOSED	TOTAL TO DATE
HOTEL	750 UNITS	128 UNITS	578 UNITS


(1) MAXIMUM INTENSITIES PER RESOLUTION Z-97-073.


REFUSE & SOLID WASTE DISPOSAL FACILITIES	
REQUIRED	
PER PENDING DEVIATION 288 SF OF REFUSE & SOLID WASTE AREA WILL BE REQUIRED.	
PROVIDED	
12' x 24' ENCLOSURE PROVIDED (12' MIN. GATE)	
TOTAL PROVIDED	288 SF

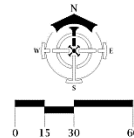


LEGEND


 LANDSCAPE BUFFER

 PEDESTRIAN CONNECTIVITY

 DEVIATION



DELISI FITZGERALD, INC.
Planning - Engineering - Project Management



1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0691
(239) 418-0692 fax

Florida Certificate
of Authorization
Engineering LB #20978

OWNER / DEVELOPER:
COMTERRA DEVELOPMENT, LLC
23100 MAGNAN DRIVE, SUITE 202
EVANSTON, IL 60201

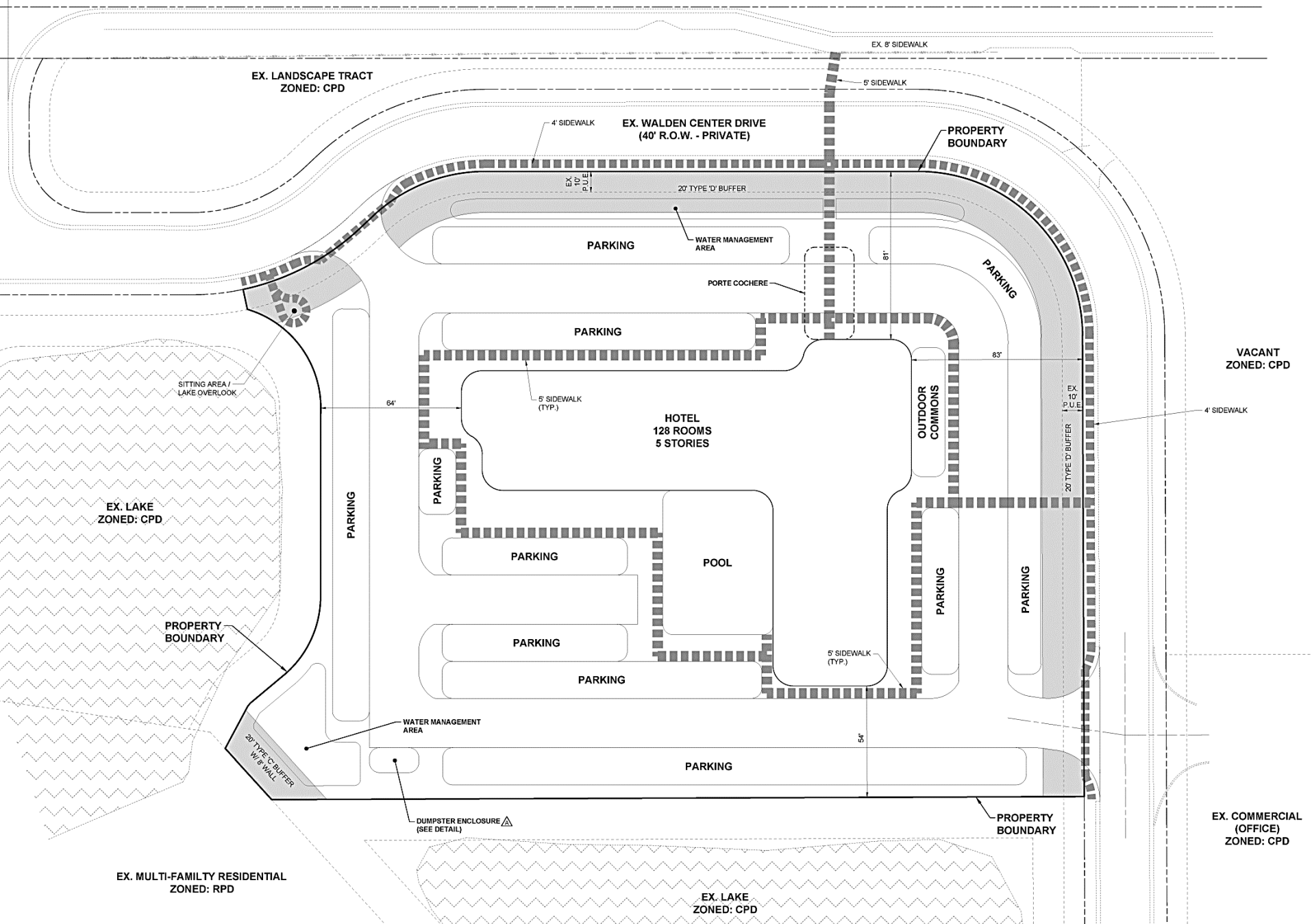
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Project Manager:	JTW
Drawn By:	CAS
Checked By:	JTW
Project Number:	21452
Part of Section(s):	5
Township:	47 S Range: 25 E
County, State:	LEE COUNTY, FL

Status: FOR SUBMITTAL PURPOSES ONLY NOT FOR CONSTRUCTION	
Sheet Number:	1

EX. COCONUT ROAD
(R.O.W. VARIES - PUBLIC)

INTERSECTION SEPARATION TO US-41 - 604±



Questions?

Landscape

Greg Diserio, RLA

David M. Jones & Associates



Crape Myrtle



Live Oak



Black Olive



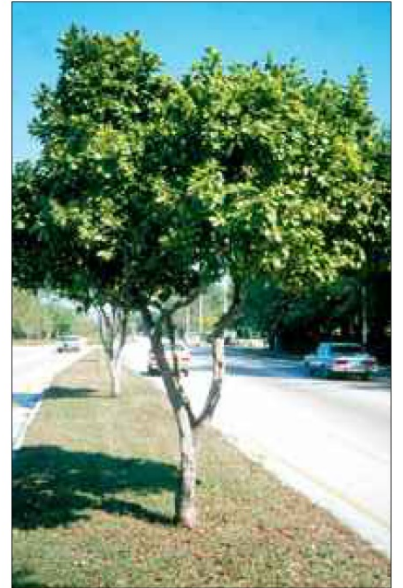
Royal Palm



Sabal Palm



Montgomery Palm



Pigeon Plum



Plumbago



Crinum Lily



Green Island Ficus



Sweet Viburnum



Asiatic Jasmine



Hibiscus



Cocoplum



Silver Palmetto



Arboricola



Flax Lily



Cocoplum



Cocoplum



Nora Grant Ixora

Architecture

Jose Fernandez

Slattery & Associates



NORTH ELEVATION

SCALE: 3/16" = 1'-0"



EAST ELEVATION

SCALE: 3/16" = 1'-0"



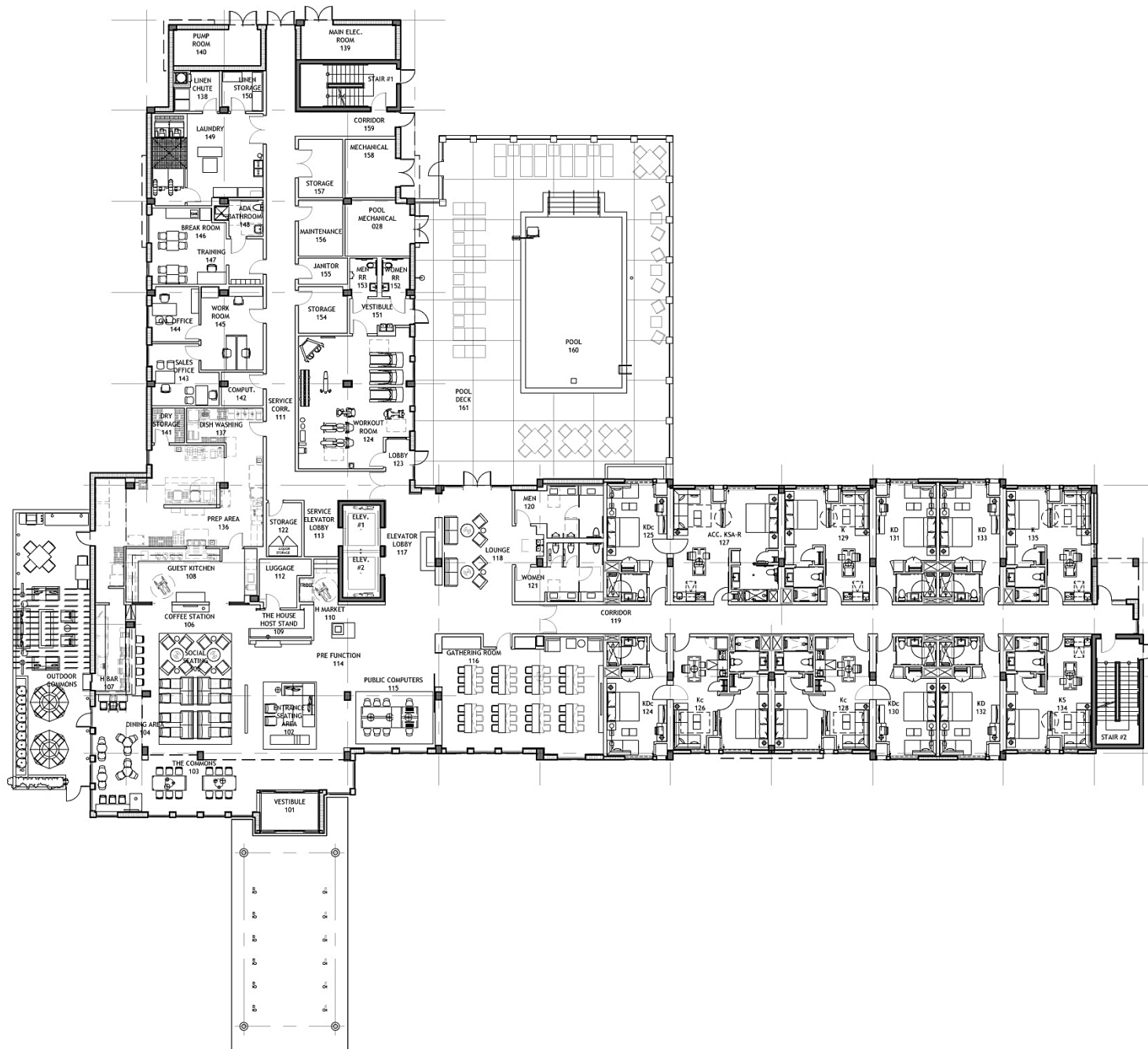
SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



WEST ELEVATION

SCALE: 3/16" = 1'-0"



GROUND FLOOR PLAN

SCALE: 1/8" = 1'-0"

