

**Coconut Square
Lot 5 Hotel
Final Plan Approval**

**Planning & Zoning Board
February 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*

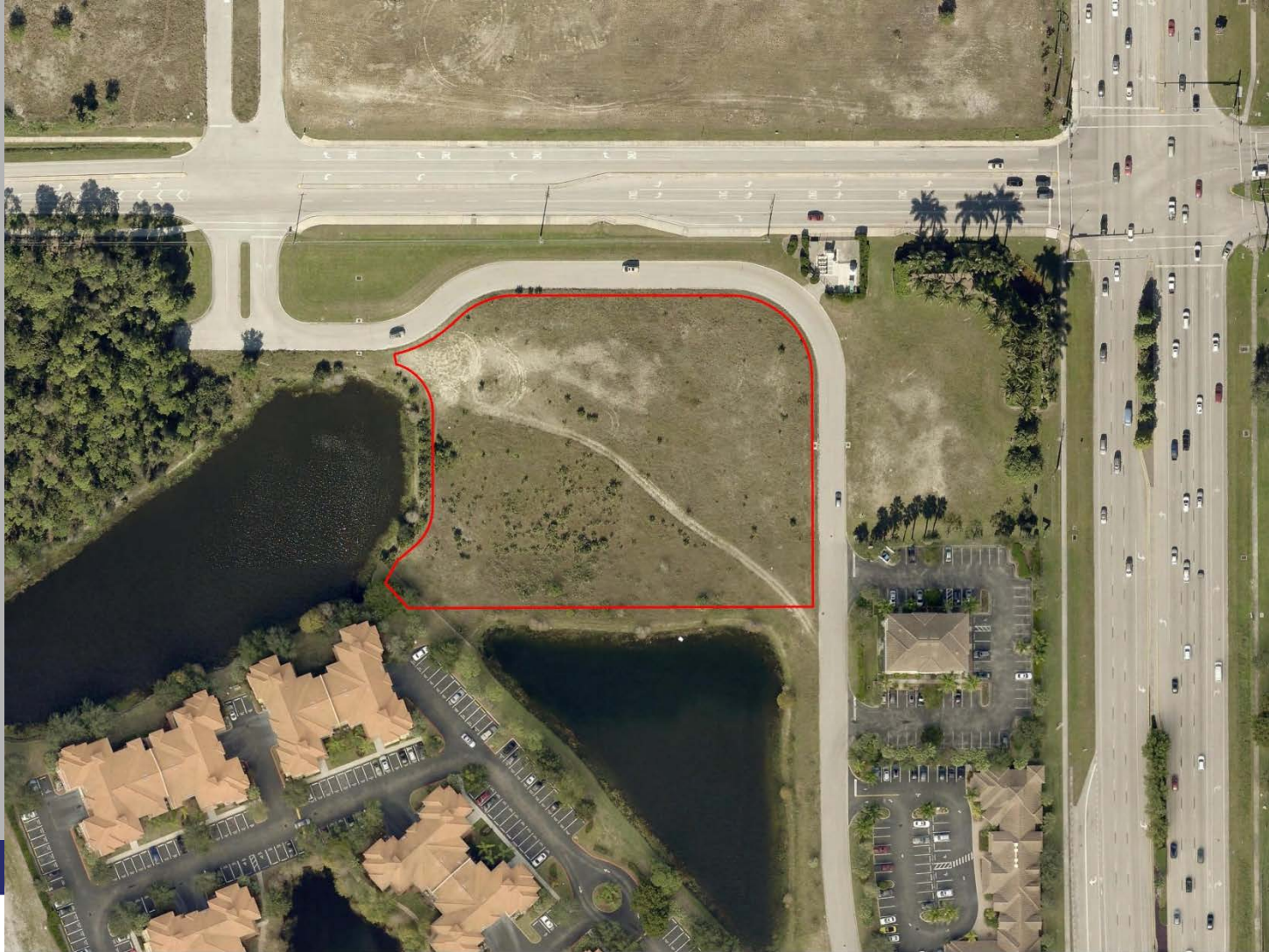
Project Overview

- 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

PROPERTY INFORMATION		
STRAP #	09-47-20-E-3100-0500	
DESCRIPTION	LOT 5, COCONUT SQUARE, FLAT BOOK 79, PAGES 38 AND 39	
ZONING	CPD	

SITE DEVELOPMENT REGULATIONS PER RESOLUTION 2-94-014			
CATEGORY	REQUIRED	PROVIDED	
MINIMUM BUILDING SETBACKS			
STREET	12' RIGHT-OF-WAY PLUS 20' FT (45' 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 x (2)	

(1) 30 FEET PER DEVIATION 3
(2) ARCHITECTURAL ELEMENTS MAY BE HIGHER THAN THE STRUCTURAL ROOF. OVERALL HEIGHT SHALL NOT EXCEED 95 FEET.

BUFFER REQUIREMENTS			
PROPERTY LINE	ADJACENT USE	BUFFER REQUIRED	BUFFER PROVIDED
NORTH	R.O.W. (CPD)	20' TYPE 'D'	
EAST	R.O.W. (CPD)	20' TYPE 'D'	
SOUTH	LAKE (CPD)	NONE REQUIRED	
SOUTHWEST	MF RESIDENTIAL (CPD)	20' TYPE 'D'	
WEST	LAKE (CPD)	NONE REQUIRED	

NOTES:
1. BUFFERS MAY OVERLAP EASEMENTS PER DEVIATION 10.

LAND USE SUMMARY		
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 2-94-014 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 (28 UNITS)	154	154 (6)

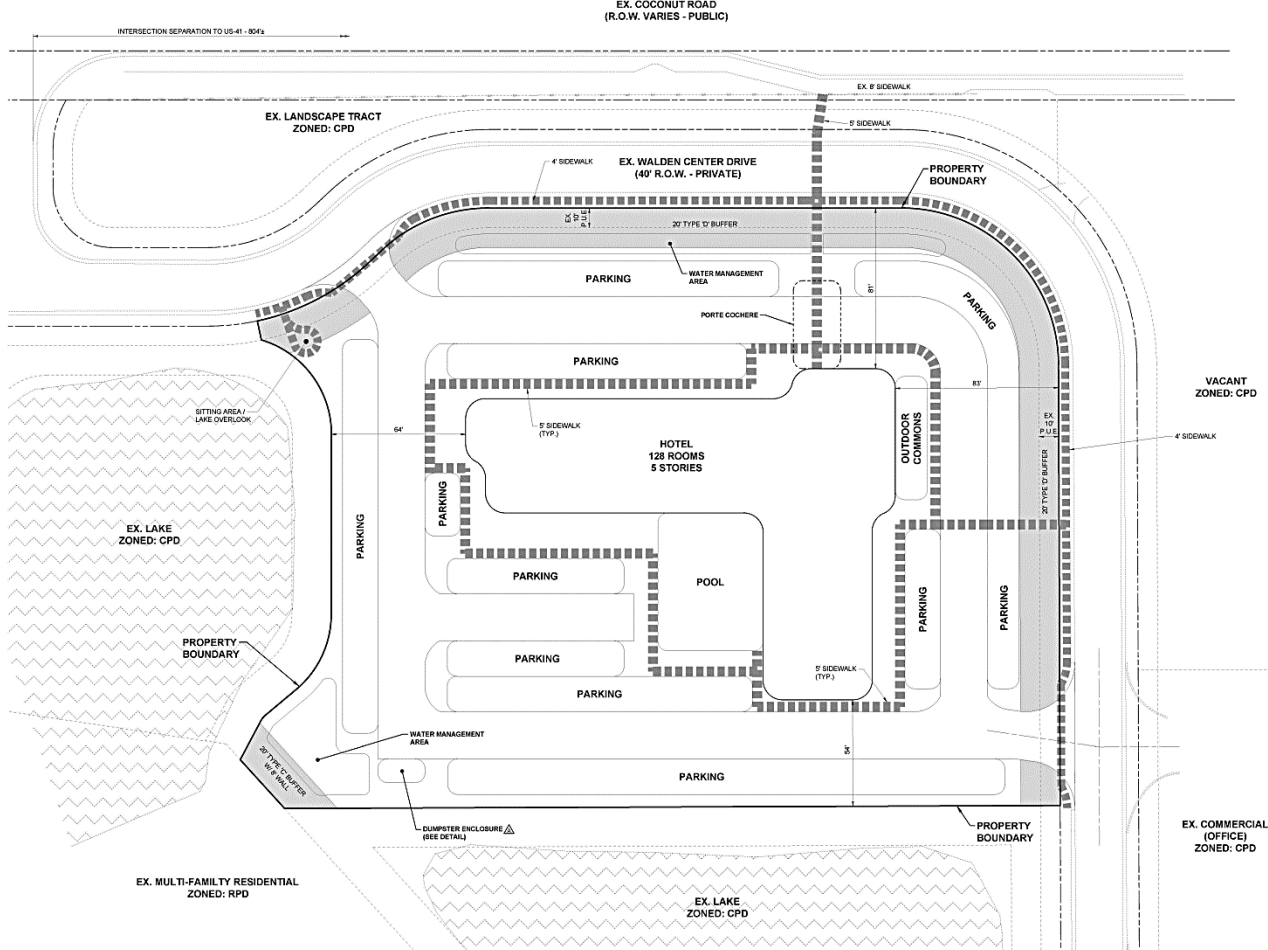
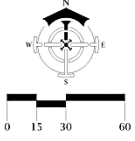
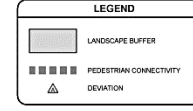
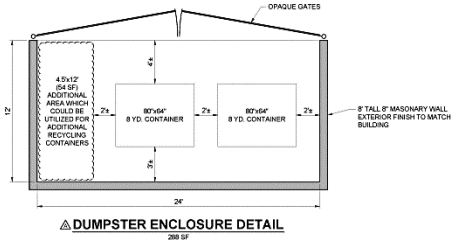
NOTES:
1. "6" REPRESENTS THE NUMBER OF HANDICAP SPACES INCLUDED IN THE TOTAL SPACES.

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

(1) MAXIMUM INTENSITIES PER RESOLUTION 2-97-073.

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

DEVIATIONS APPROVED WITH RESOLUTION 2-94-014:	
DEVIATION 1-2:	NOT APPLICABLE
DEVIATION 3:	LDC SECTION 34-210(b) REQUIREMENT TO PROVIDE A MINIMUM SETBACK FROM A STREET OR DRIVE TO A WATER BODY OF 25 FEET TO ALLOW 20 FEET NOT UTILIZED FOR THIS PROJECT.
DEVIATION 4-8:	NOT APPLICABLE
DEVIATION 10:	LDC SECTION 10-414 (CURRENT LDC SECTION 10-421(a)(5)) REQUIREMENT THAT NO PORTION OF A BUFFER AREA THAT LOCATED OF TREES AND SHRUBS SHALL BE LOCATED IN ANY EASEMENT TO ALLOW PLANTED TREES IN EASEMENTS. CONCEPT SHALL ANY REQUIRED BUFFER PLANTINGS, WHICH HAVE BEEN PLANTED WITHIN AN EASEMENT, HAVE TO BE REMOVED THEN THE PROPERTY OWNER SHALL REPLACE THESE PLANTINGS, AT NO COST TO LEE COUNTY, WITH LIVE 3/8" AND SPECIES OF PLANTS NOT UTILIZED FOR THIS PROJECT.
DEVIATION 11-13:	NOT APPLICABLE
DEVIATION A:	LDC SECTION 10-261(a) REQUIREMENT TO PROVIDE 214 SF FOR THE FIRST 28 000 SF & 8.8 SF FOR EACH ADDITIONAL 1,000 SF OF CONTAINER SPACE FOR SOLID WASTE, REFUSE AND RECYCLING TO ALLOW 288 SF OF CONTAINER SPACE FOR THE 128 ROOM HOTEL.



DELISI FITZGERALD, INC.
Planning - Engineering - Project Management

Florida Certificate of Professional Engineering
No. 12591
Professional Seal
239 418-6652 (fax)

OWNER / DEVELOPER:
COMTECRA DEVELOPMENT, LLC
2100 HARRISON DRIVE, SUITE 200
DADE CITY, FL 33526

PROJECT:
**COCONUT SQUARE
LOT 5 HOTEL**

#	DATE	DESCRIPTION
1	01/11/2023	INITIAL REVIEW PRELIMINARY COMMENTS

MASTER CONCEPT PLAN (FINAL PLAN APPROVAL)

Project Manager: JTW
Drawn By: CAS
Checked By: JTW
Project Number: 21452
Part of Section(s): 9
Knowledge: 47.5 Range
County, State: LEE COUNTY, FL

FOR SUBMITTAL PURPOSES ONLY
NOT FOR CONSTRUCTION

Sheet Number: 1

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

INTERSECTION SEPARATION TO US-41 - 804±

EX. LANDSCAPE TRACT
ZONED: CPD

EX. WALDEN CENTER DRIVE
(40' R.O.W. - PRIVATE)

PROPERTY BOUNDARY

PARKING

WATER MANAGEMENT AREA

PORTE COCHERE

PARKING

HOTEL
128 ROOMS
5 STORIES

OUTDOOR
COMMONS

POOL

PARKING

PARKING

PARKING

PARKING

VACANT
ZONED: CPD

SITTING AREA /
LAKE OVERLOOK

EX. LAKE
ZONED: CPD

PROPERTY BOUNDARY

PARKING

PARKING

PARKING

PARKING

20' TYPE 'D' BUFFER
W/ 8' WALL

WATER MANAGEMENT AREA

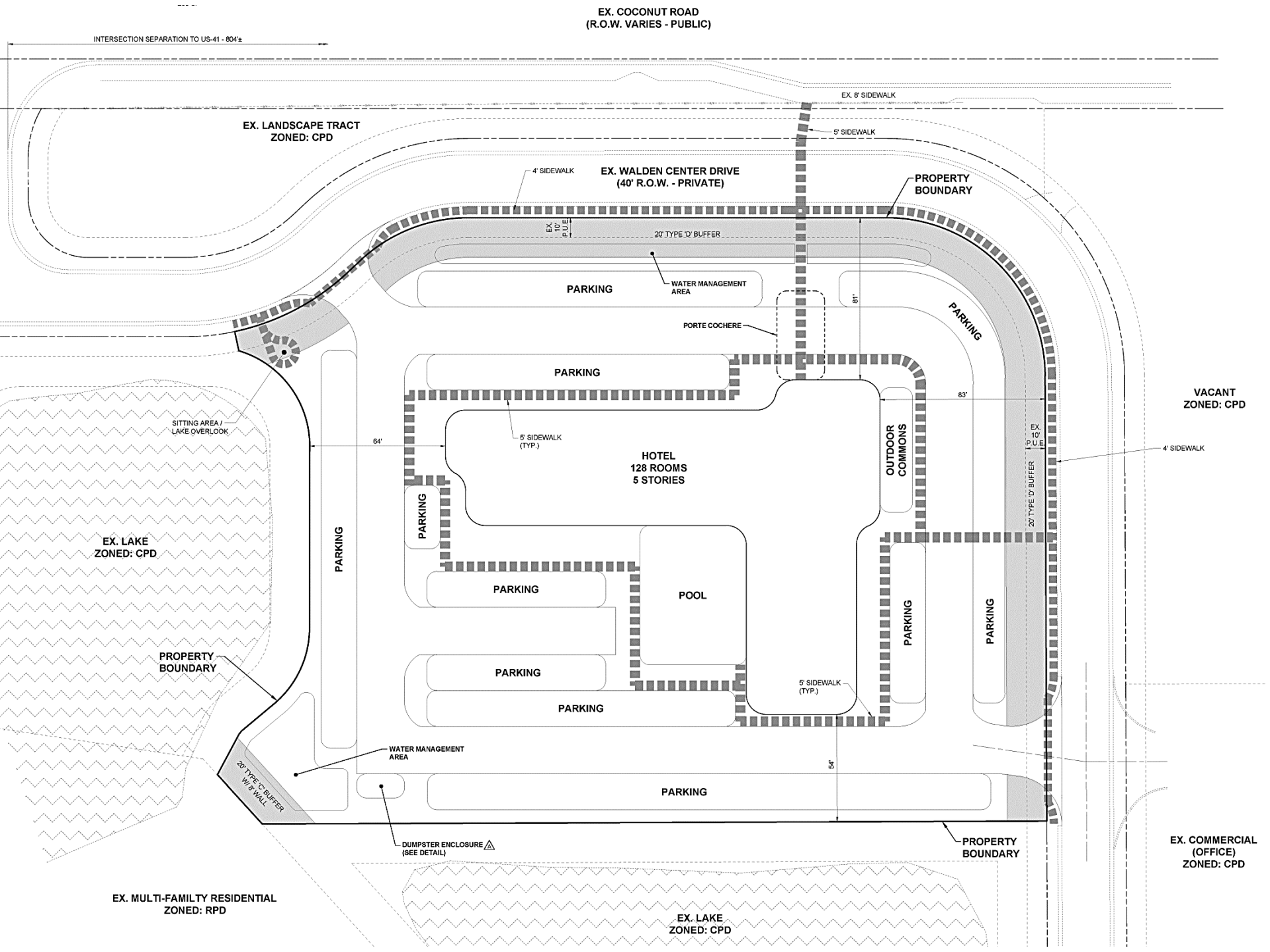
DUMPSTER ENCLOSURE
(SEE DETAIL)

PROPERTY BOUNDARY

EX. COMMERCIAL
(OFFICE)
ZONED: CPD

EX. MULTI-FAMILY RESIDENTIAL
ZONED: RPD

EX. LAKE
ZONED: CPD

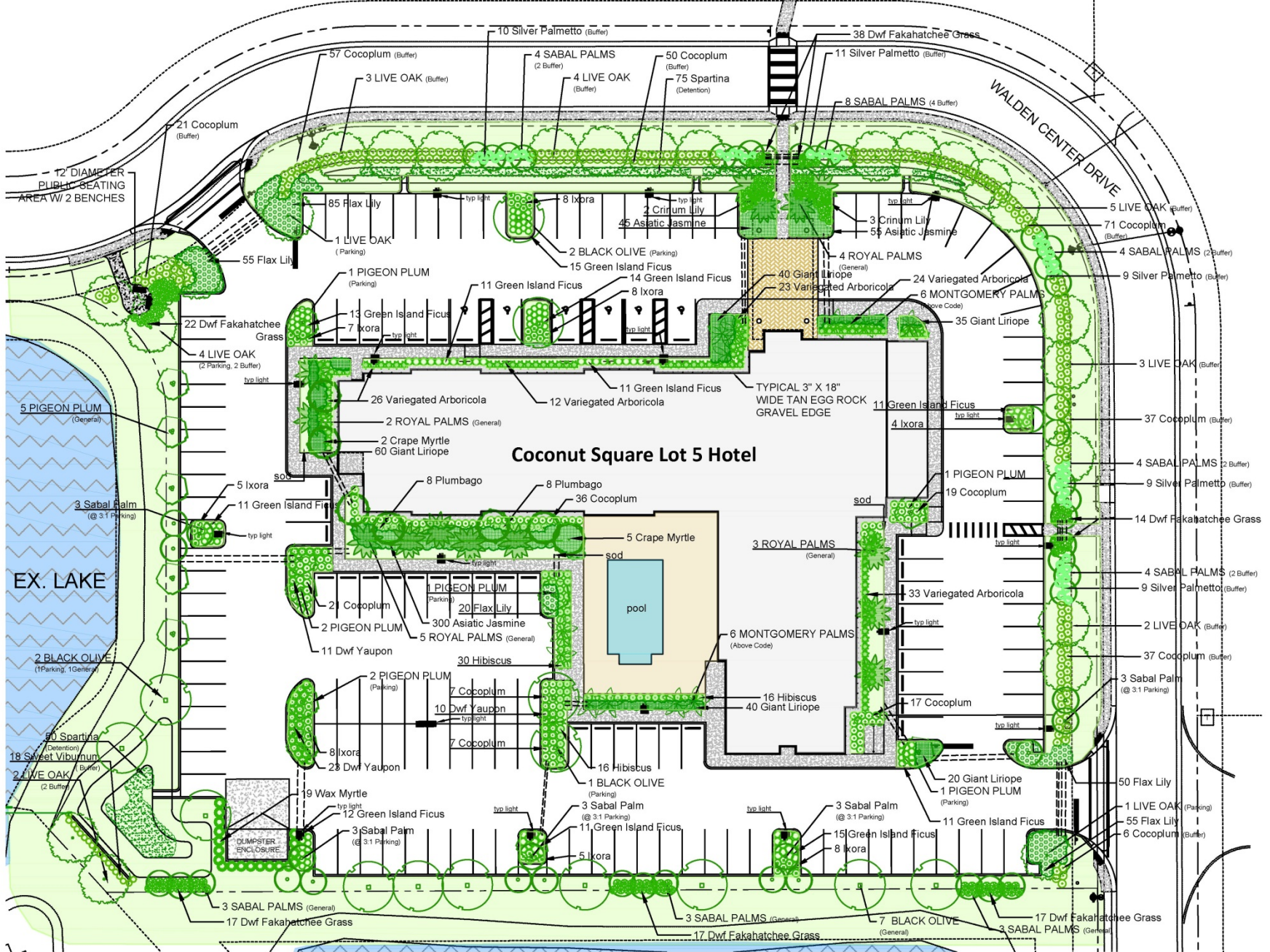


Questions?

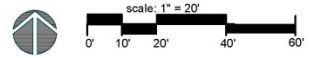
Landscape

Greg Diserio, RLA

David M. Jones & Associates



LANDSCAPE PLANTING PLAN





Crape Myrtle



Live Oak



Black Olive



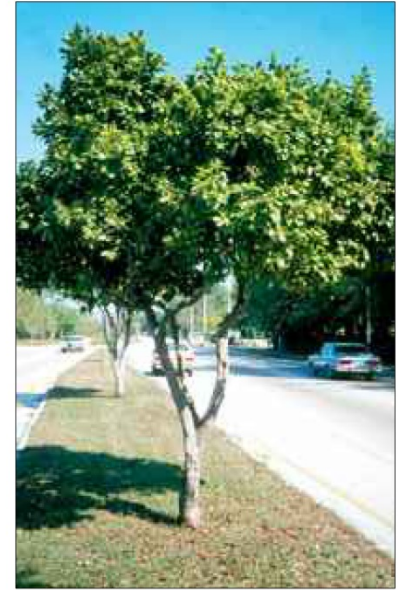
Royal Palm



Sabal Palm



Montgomery Palm



Pigeon Plum



Plumbago



Crinum Lily



Green Island Ficus



Sweet Viburnum



Asiatic Jasmine



Hibiscus



Silver Palmetto



Arboricola



Flax Lily



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"

