

Phoenix at Estero

DCI2017-E004



Planning & Zoning Board

Public Hearing
February 20, 2018

Applicant Representatives

Planner: Stacy Ellis Hewitt, AICP



Professional Engineers, Planners & Land Surveyors

Architect: Zenos T. Morris, Architect



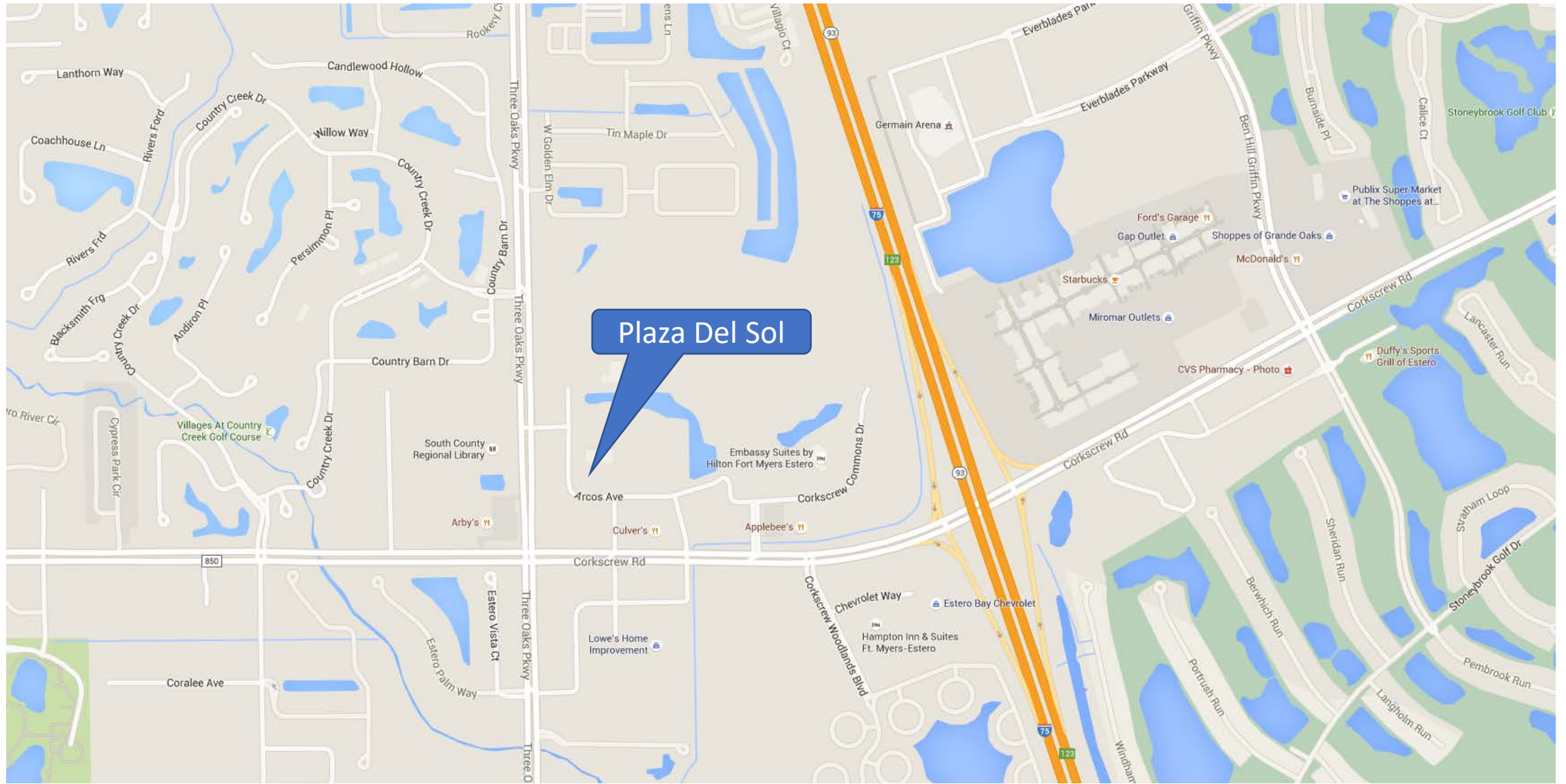
Landscape Architect: Gregory J. Diserio, RLA



Transportation Engineer: James M. Banks, PE



Area Location Map



Subdivision at NE corner of Corkscrew Rd. & Three Oaks Pkwy

Aerial Map



Summary of Request

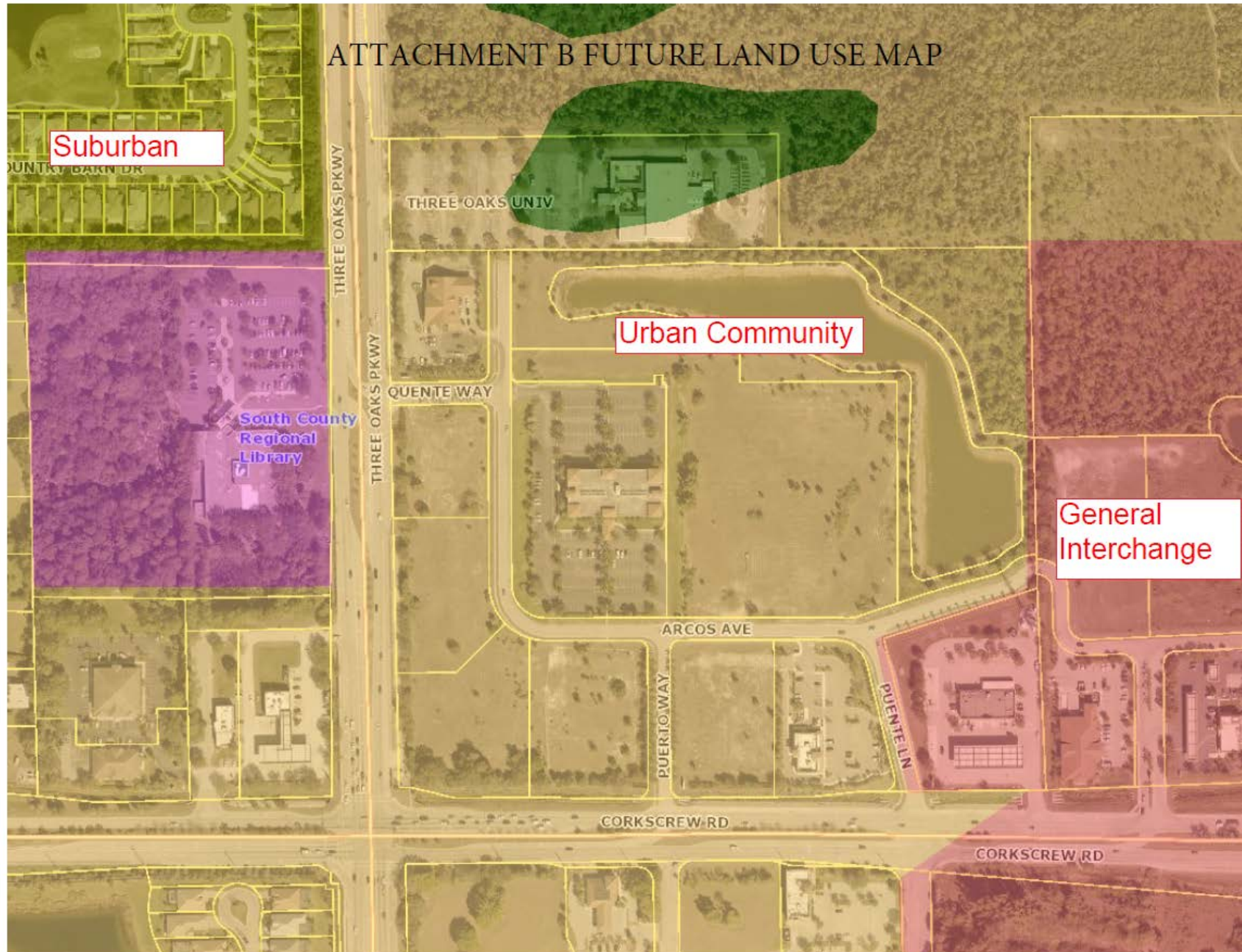
Applicant: Echelon Senior Living Group, LLC.

Area: 7.04 acres±

Location: North side of Arcos Ave., across intersection with Puente Ln. and Puerto Way, between existing Estero Medical Center & existing common area and lake tract.

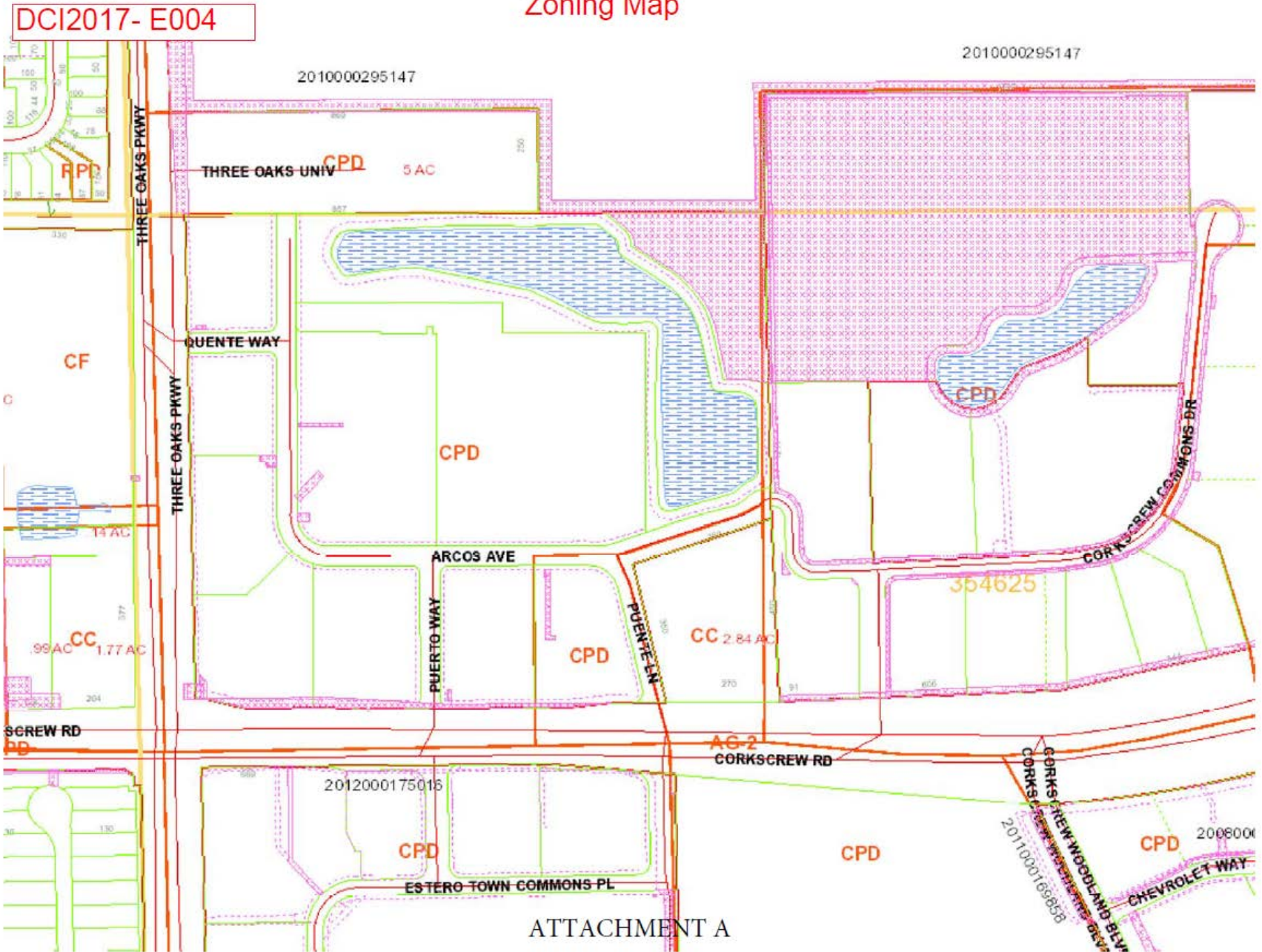
Request: Commercial Planned Development (CPD) amendment to increase maximum height from 35 feet or two stories to 45 feet or three stories to accommodate up to 140 units for a proposed assisted living facility on 7.04 acres. Deviate from Land Development Code (LDC) height limitations to allow a cupola with a maximum roof height of 56 feet.

FLUM



ZONING

Zoning Map



ATTACHMENT A

Zoning History

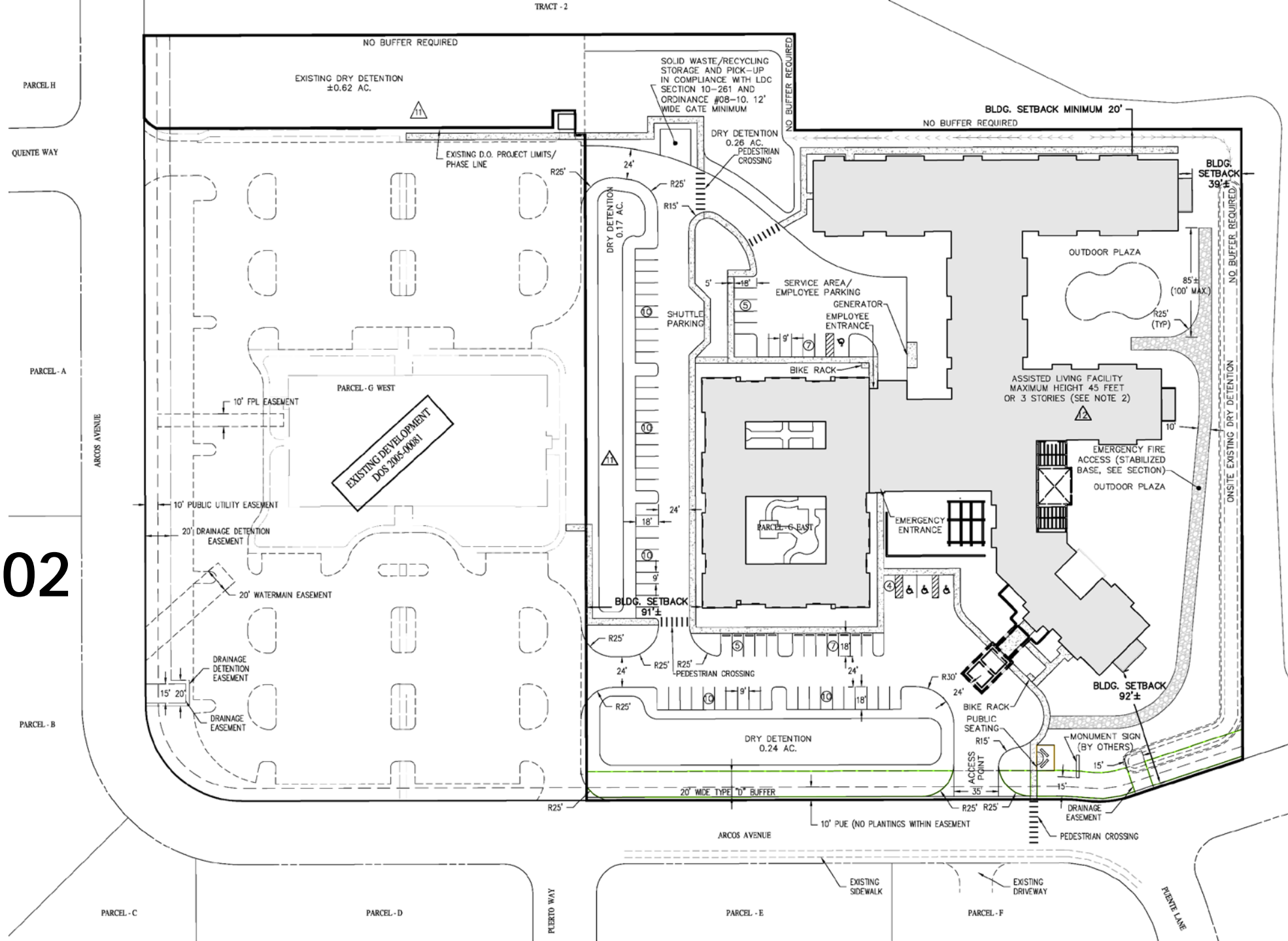
- Originally rezoned overall 38± acres from AG-2 to CPD Z-89-051, Amended by Z-94-050, then by Z-03-039 to Plaza Del Sol which has had several administrative amendments.
- Amended by Z-09-037 then Village of Estero Ordinance no. 2016-05 to eliminate maximum 5' side setback.
- Subject site is Parcel G East approved for:
 - 74,766 SF Commercial, OR
 - 268 Assisted Living Facility/Continuing Care Facility Units or 134 Independent Living Units or any combination
- Public Informational Meeting with Planning & Zoning Board on June 20, 2017

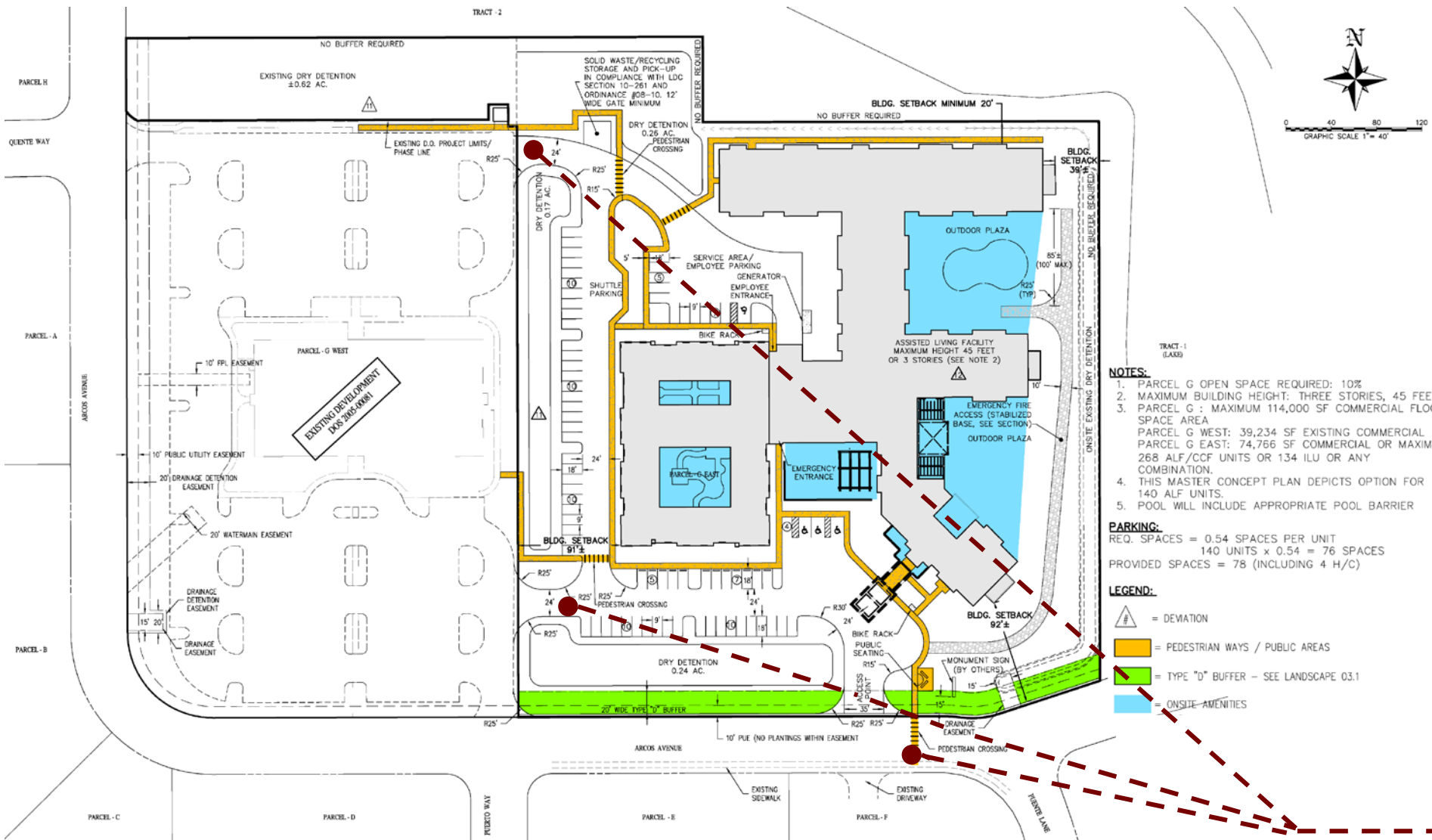
Public Informational Meeting

- Public Informational Meeting with Planning & Zoning Board on June 20, 2017
 - No public comments received at meeting
 - The following questions/comments were made by the Planning & Zoning Board:
 - Will fire access be provided to the 3-story portion?
 - A stabilized access for fire will be demonstrated at the time of development order application for the project.
 - Stormwater management permitting was questioned.
 - Stormwater management permitting will be addressed at the time of development order application.
 - Affordability of the units was questioned.
 - The applicant is responding by looking into potentially including studio units in addition to the one and two bedroom units.
 - Pleased to see a low density project not high density.

MASTER CONCEPT SITE PLAN

02





MASTER CONCEPT SITE PLAN

02.1

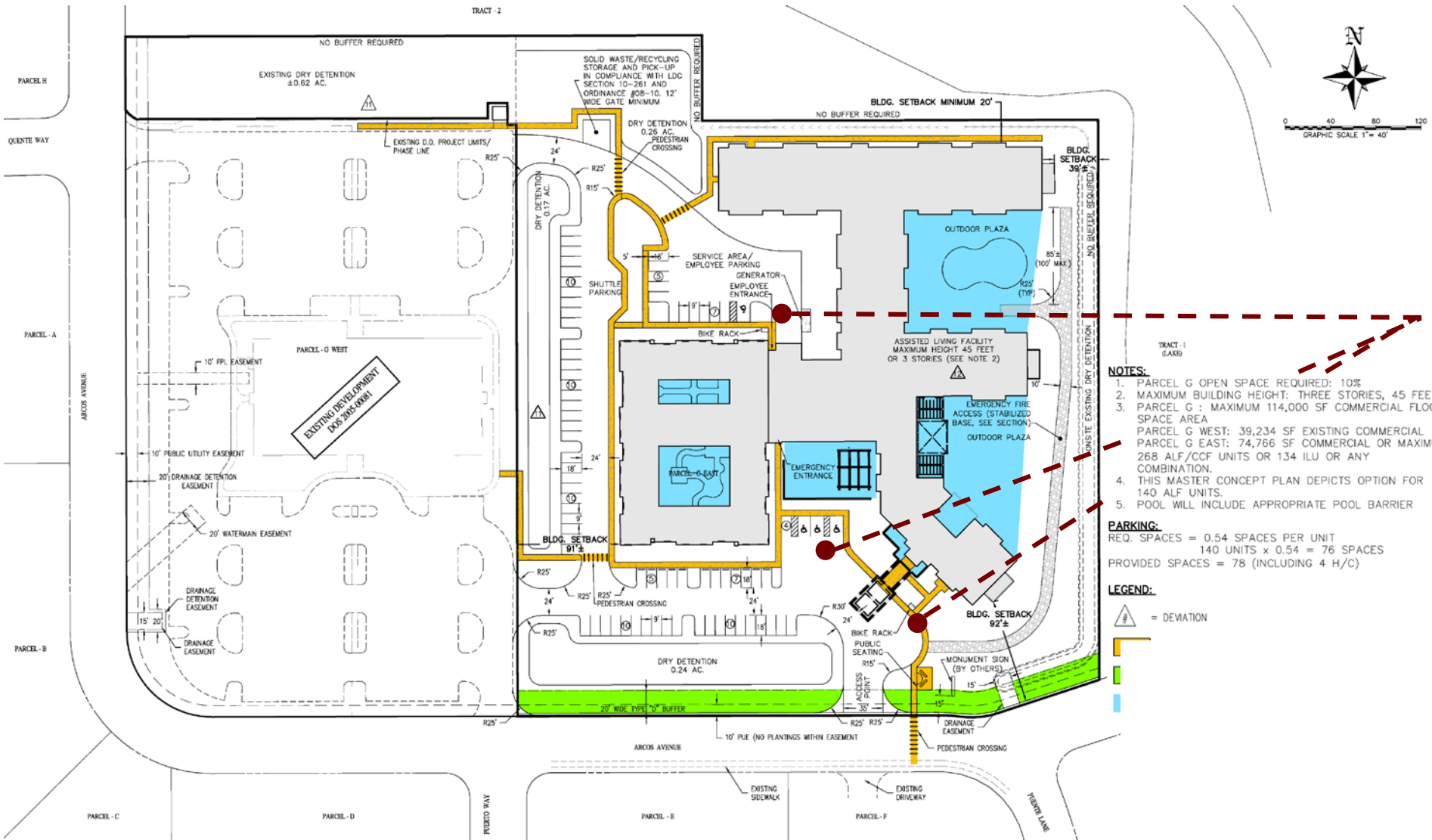
Site Lighting & Interconnects

- NOTES:**
1. PARCEL G OPEN SPACE REQUIRED: 10%
 2. MAXIMUM BUILDING HEIGHT: THREE STORIES, 45 FEET
 3. PARCEL G : MAXIMUM 114,000 SF COMMERCIAL FLOOR SPACE AREA
 PARCEL G WEST: 39,234 SF EXISTING COMMERCIAL
 PARCEL G EAST: 74,766 SF COMMERCIAL OR MAXIMUM 268 ALF/CCF UNITS OR 134 ILU OR ANY COMBINATION.
 4. THIS MASTER CONCEPT PLAN DEPICTS OPTION FOR 140 ALF UNITS.
 5. POOL WILL INCLUDE APPROPRIATE POOL BARRIER
- PARKING:**
- REQ. SPACES = 0.54 SPACES PER UNIT
 140 UNITS x 0.54 = 76 SPACES
 PROVIDED SPACES = 78 (INCLUDING 4 H/C)
- LEGEND:**
- = DEVIATION
 - = PEDESTRIAN WAYS / PUBLIC AREAS
 - = TYPE "D" BUFFER - SEE LANDSCAPE 03.1
 - = ONSITE AMENITIES



Site Lighting to Match Adjacent Property

Vehicular and Pedestrian Interconnects to Adjacent Existing Project and Adjacent Roadways



MASTER CONCEPT SITE PLAN

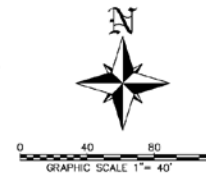
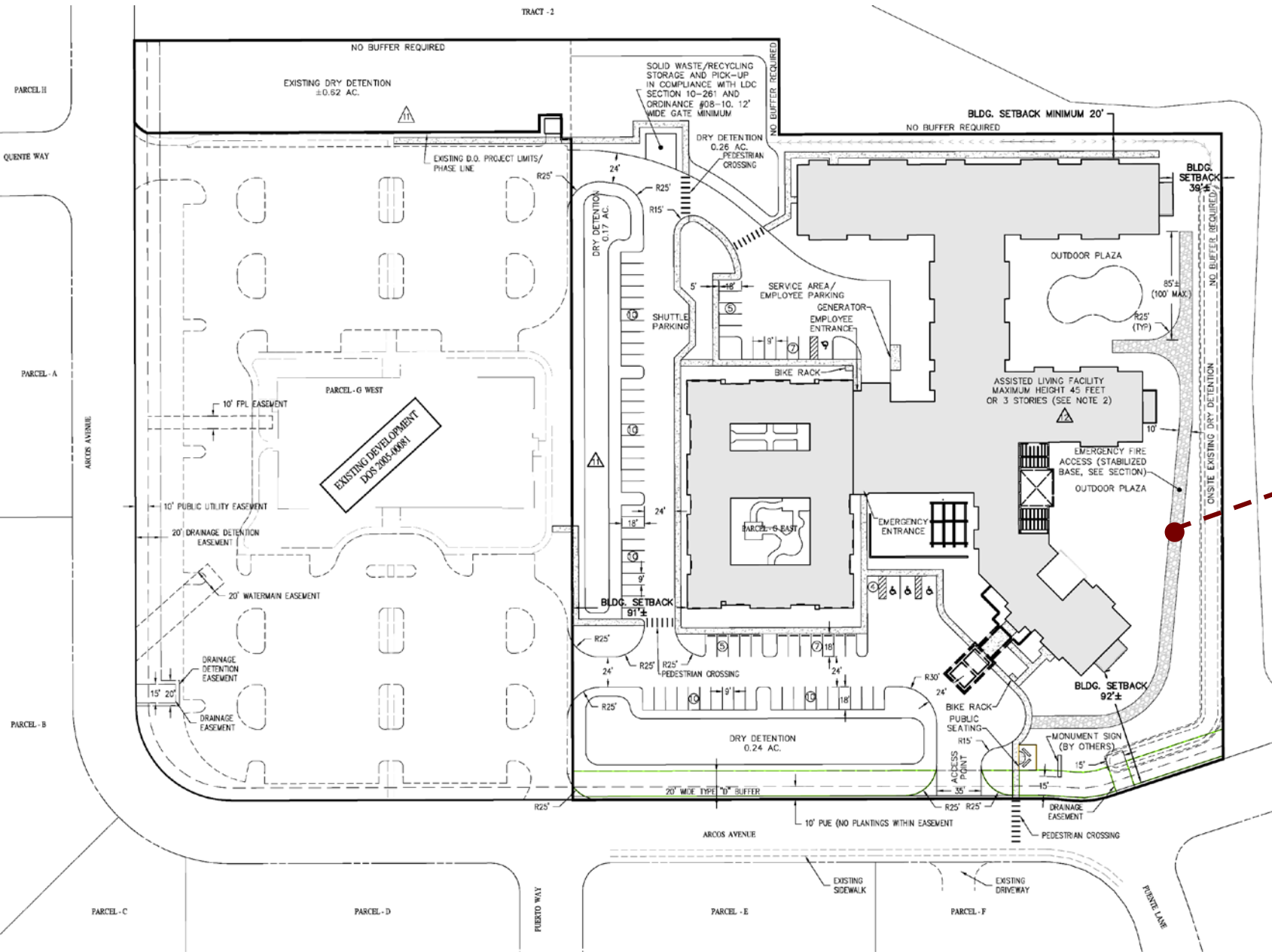
02.2

Parking & Bike Racks

Parking with Accessible Spaces and Bike Racks at Main Entrance and Employee Entrance

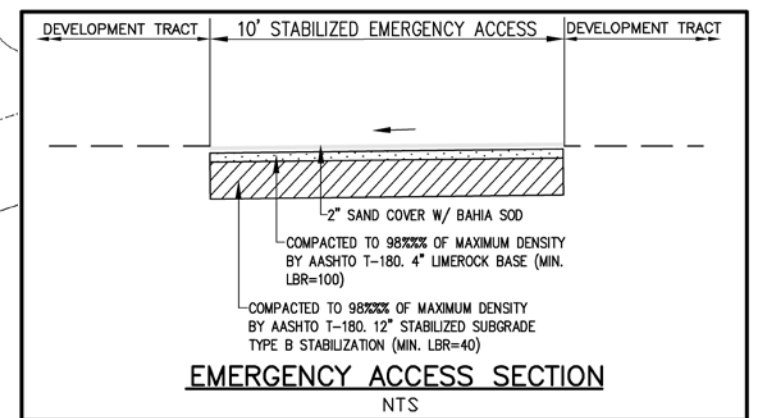
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 -
 -
 -



MASTER CONCEPT SITE PLAN 02.3

Emergency Access
Stabilized Base Detail for Fire
Access Lane



Deviations

- Existing Deviations to overall CPD to remain
 - Subject property will not utilize existing deviation 9 for reduced 15' Type "D" buffer along Arcos Ave – Will provide 20'
 - Subject property is utilizing existing deviation 11 for no Type "A" buffer between subject property and Estero Medical Center – Pattern book demonstrates proposed site landscaping in this area.
- New requested Deviation (12) seeks relief from the LDC §33-229 which limits buildings outside of the Interstate Highway Interchange Areas to a maximum of three stories or 45 feet whichever is less to allow the cupola on the north elevation a maximum height of 56 feet.
 - Due to feedback received from Design Review Board on December 13, 2017

Deviation 12



4 ELEVATION | NORTH
SCALE 1/16" : 1'-0"

Staff Report

- Staff Recommends Approval with conditions

Advantages:

- The proposal is located internal to the Plaza Del Sol planned development adjacent to the Estero Medical Center.
- The surface parking is buffered from the internal roadway, Arcos Avenue, by a 20 foot wide roadway buffer and a dry retention area that is planted with a variety of trees and ground covers, creating a green buffered area from the adjacent right-of-way. These design features have the effect of providing more buffering than is required.
- The project will result in landscaping being installed on the site including a roadway buffer being installed adjacent to that portion of Arcos Avenue that abuts the subject site. The applicant is providing a minimum width of 20 feet for this roadway buffer, 15 feet is required per approved Deviation #9.
- The project is providing additional open space. Ten percent open space is required on this parcel, the applicant has committed to providing 30% open space.
- The project will provide an integrated public walking path with benches and enhanced landscaping.
- The architectural style is Mediterranean consistent with Village and Plaza Del Sol design requirements.
- The proposed use is a low intensity use that will generate fewer trips than what other permissible retail uses could generate.

Staff Report

- Response to Disadvantages
 - Located in an area of primarily commercial uses.
 - Site design and open space areas provide adequate amenities for future residents of Assisted Living Facility and Memory Care units
 - Lack of nearby commercial establishments to provide daily needs such as a grocery store.
 - Site is for an Assisted Living Facility and Memory Care units – no independent living units are proposed so daily needs will be provided on-site
 - There is an existing traffic congestion issue on Corkscrew Road.
 - Site is approved for either 74,766 SF Commercial, OR 268 Assisted Living Facility/Continuing Care Facility Units or 134 Independent Living Units or any combination
 - Proposed is maximum 140 Assisted Living/Memory Care units – lower density and less traffic than currently allowed

Comprehensive Plan Consistency

- Existing Zoning deemed consistent and request to increase height remains consistent.
 - Policy 1.1.4 – Urban Community
 - Objective 19.1 – Character and Land Use
 - Policy 19.4.1 – Well connected transportation system
 - Policy 19.6.1 – Public spaces

Proposed Conditions

1. The development of the 140 ALF units on Tract G must be substantially consistent with the Master Concept Plan entitled "Master Concept Plan Plaza Del Sol Parcel G" dated June 9, 2017 last revised 1/31/2018 Added North Walkway.
2. The previous approvals (contained in Resolution Number Z-09-037 and Village of Estero Ordinance No. 2016-05) including conditions and deviations remain in effect except as modified by the conditions contained in this approval.
3. Fire Access
A 10 foot wide stabilized fire access on the east side of the proposed building must be included in the Development Order plans and be installed prior to the issuance of the certificate of compliance for the Development Order.
4. Transportation – Puente Lane Signal
Pursuant to a signalization agreement as a part of development order number DOS2002-00172, Plaza Del Sol is responsible for a proportionate share of the cost of the signalization of the intersection of Puente Lane and Corkscrew Road at such time as the required warrants for signalization are met.
5. Maximum Building Height
Maximum Building Height Parcel G Only: Parcel G, 45 feet or 3 stories (See Deviation 12 for architectural feature height).
6. Pattern Book
The project design must be consistent with the Pattern Book, titled "Phoenix Senior Living", dated February 7th, 2018.
7. Arcos Avenue Buffer
A 20 foot wide Type D buffer will be installed along Arcos Avenue as part of the Development Order.
8. Shuttle bus/van
A shuttle bus/van will be provided on site to provide transportation for facility residents.
9. Base Flood Elevation
The finished first floor must meet base flood elevation (AE – EL 16 NAVD) at a minimum plus one foot of free board.
10. Emergency Preparedness Plan
An emergency preparedness plan, acceptable to the Village Community Development Director, must be prepared prior to receiving a development order.
11. Shelter and Evacuation Impacts
The developer of the ALF must address the projects shelter and evacuation impacts consistent with the requirements of Land Development Code Chapter 2 and acceptable to the Village Community Development Director prior to receiving a development order.
12. Deviations
Deviation (12) seeks relief from the LDC §33-229 which limits buildings outside of the Interstate Highway Interchange Areas to a maximum of three stories or 45 feet whichever is less to allow the cupola on the north elevation a maximum height of 56 feet. Deviation 12 is Approved.

Zenos T. Morris, Architect



DESIGN STANDARDS INDEX

01 BUILDING

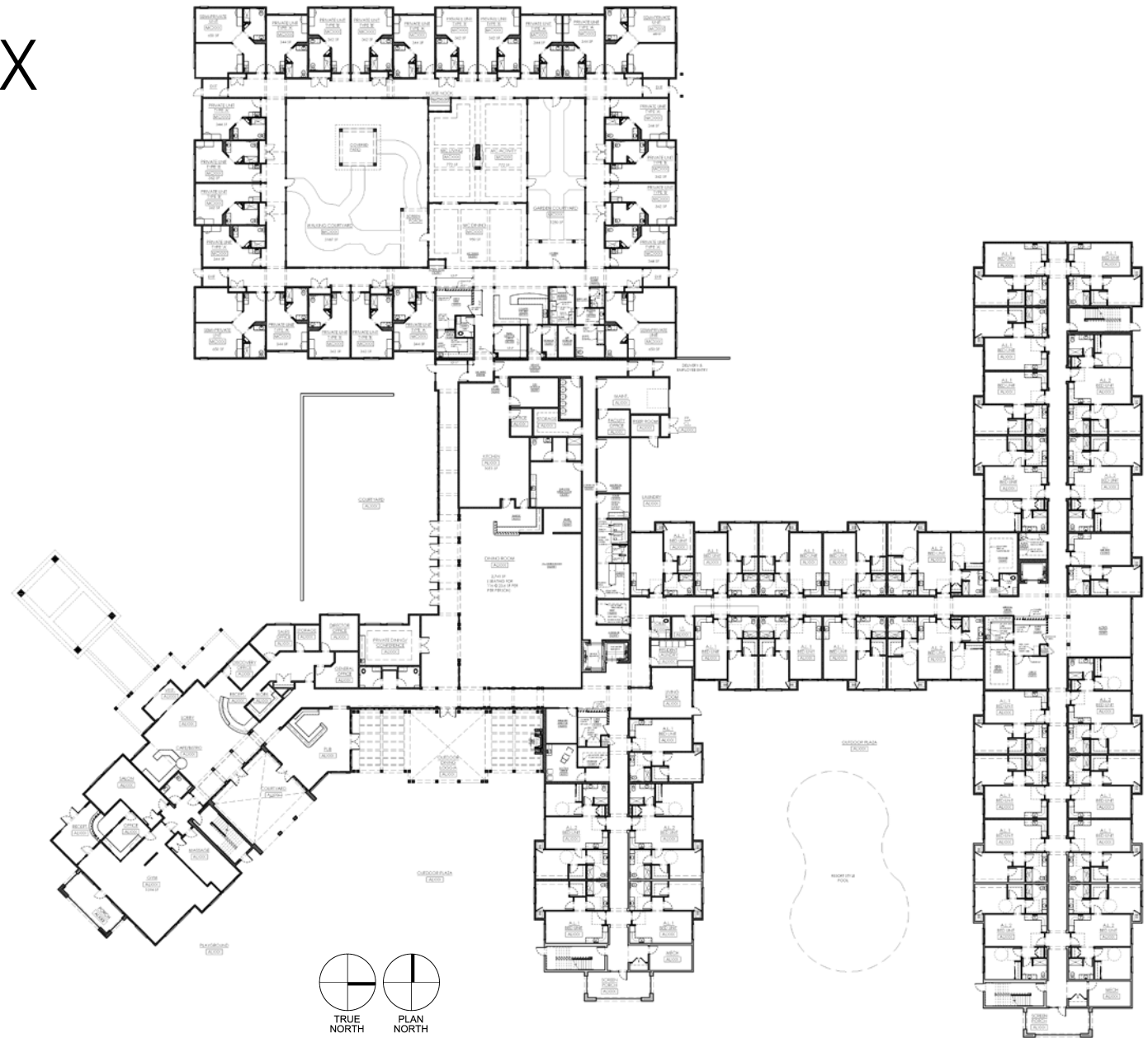
- 01.1 | Architectural Style
- 01.2 | Precedent Imagery
- 01.3 | Design Details & Colors

02 SITE PLAN

- 02.1 | Site Lighting and Interconnects
- 02.2 | Parking & Bike Racks
- 02.3 | Emergency Access

03 LANDSCAPE

- 03.1 | Outdoor Amenities, Landscape Buffer & Open Space
- 03.2 | Planted Dry Detention Basins
- 03.3 | Public Seating Feature and Signage
- 03.4 | Plant Species



ARCHITECTURAL STYLE

01.1





MEDITERRANEAN REVIVAL

Elements of Mediterranean Revival Architecture:

- Curves and Arches
- Light Colored, Textured, Stucco Walls
- Low Sloped Clay Tile, Pitched Roofs
- Balconies & Porches
- Courtyards and Patios
- Brackets or Exposed Beams
- Extended Roof Overhangs
- Decorative Columns

Residence | Minnesota

PRECEDENT IMAGERY

01.2



PRECEDENT IMAGES

- Curves and Arches (A,B,C,D)
- Light Colored, Textured, Stucco Walls (A,B,C,D)
- Low Sloped Clay Tile, Pitched Roofs (A,B,C,D)
- Balconies & Porches (A,C,D)
- Courtyards and Patios (A,C)
- Arcades (C)
- Brackets or Exposed Beams (B,C,D)
- Extended Roof Overhangs (A,B,D)
- Decorative Columns (A,C,D)



PRECEDENT IMAGES

- Curves and Arches (E,F,G,H)
- Light Colored, Textured, Stucco Walls (E,F,G,H)
- Low Sloped Clay Tile, Pitched Roofs (E,F,G,H)
- Balconies & Porches (E,F)
- Courtyards and Patios (F,H)
- Arcades (E,F,H)
- Brackets or Exposed Beams (E,F,G,H)
- Extended Roof Overhangs (E,F,G,H)
- Decorative Columns (E,F,H)



DESIGN DETAILS & COLORS

01.3



Arcos Avenue Elevation



DESIGN DETAILS

Responding to Mediterranean Revival Style

- Curves and Arches (A,B,C)
- Light Colored, Textured, Stucco Walls (A,B,C)
- Low Sloped Clay Tile, Pitched Roofs (A,B,C)
- Balconies & Porches(A,C)
- Arcades (C)
- Extended Roof Overhangs (A,B,C)
- Decorative Columns (A,B,C)



BUILDING DETAILS

Phoenix at Estero

Assisted Living

Building Height Determination

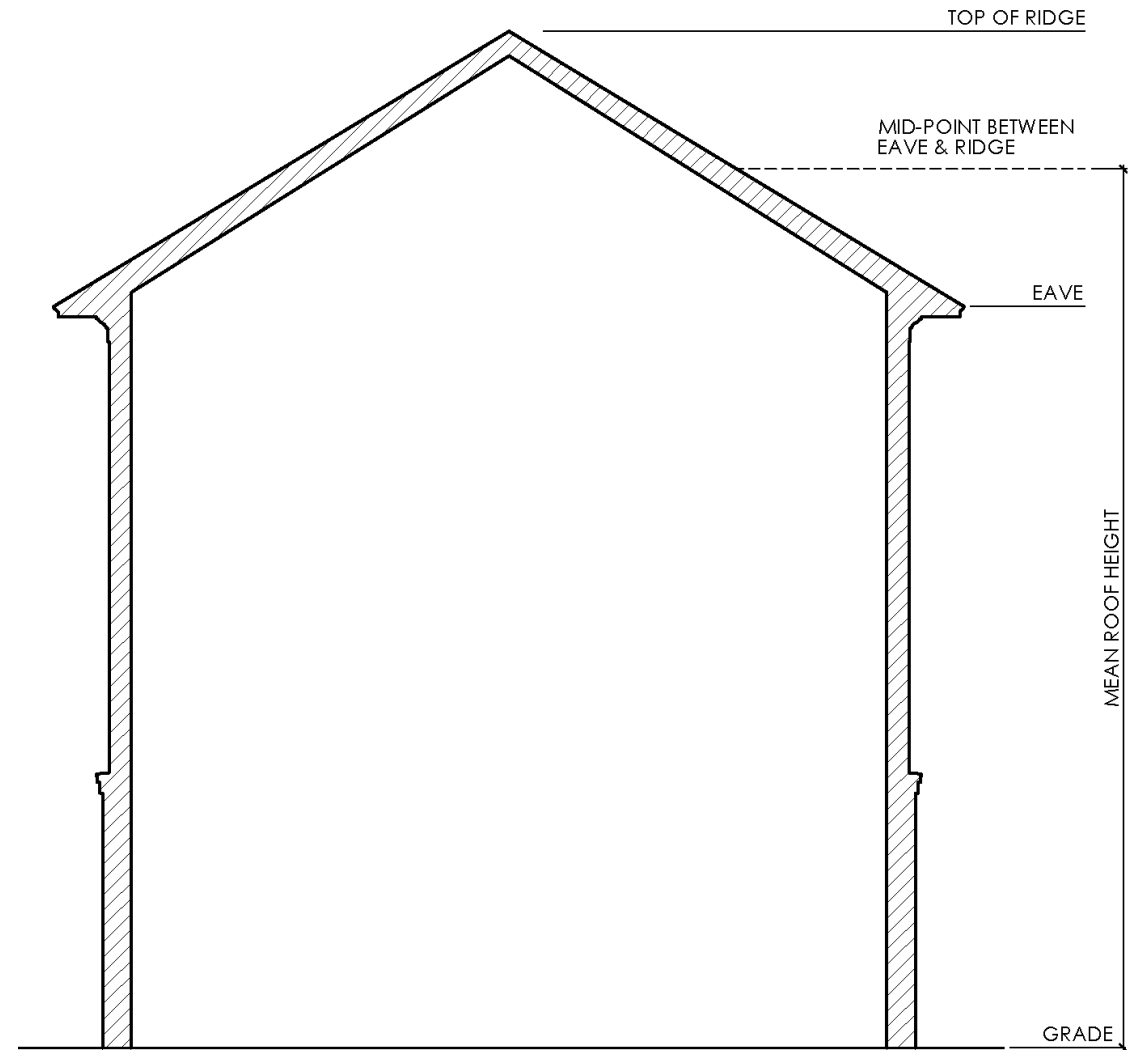
Lee County, Florida, LDC

Sec. 33-229. Maximum height.

Buildings outside of the Interstate Highway Interchange Areas are limited to a maximum of three stories or 45 feet, whichever is less, in height. 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.

Sec. 34-2171. Measurement.

(a) Except as provided in this subdivision, the height of a building or structure is measured as the vertical distance from grade* to the highest point of the roof surface of a flat or Bermuda roof, to the deck line of a mansard roof, and to the mean height level between eaves and ridge of gable, hip and gambrel roofs, and to the highest point of any other structure (excluding fences and walls). *For purposes of this subdivision, grade is the average elevation of the street or streets abutting the property measured along the centerline of the streets, at the points of intersection of the streets with the side lot lines (as extended) and the midpoint of the lot frontage. (1) In areas within the Coastal Building Zone and other flood prone areas (as defined in Chapter 6 Articles III and IV of the LDC), height of a building is the vertical distance from the minimum required flood elevation to the highest point of the roof surface of a flat or Bermuda roof, to the deck line of a mansard roof, to the mean height level between eaves and ridge of gable, hip and gambrel roofs. (2) Fences, walls, and buffers are measured in accordance with section 34-1744 and section 10-416



BUILDING DETAILS

Phoenix at Estero

Assisted Living

Overall Elevations



- EXTERIOR FINISH MATERIALS:
- 1 - CLAY ROOFING 'S' TILE (TYPICAL)
 - 2 - STUCCO FASCIA (TYPICAL)
 - 3 - STUCCO TRIM (TYPICAL)
 - 4 - STUCCO (TYPICAL)
 - 5 - ALUMINUM CLAD DOOR & WINDOWS (TYPICAL)
 - 6 - POWDER COATED ALUMINUM RAILINGS (TYPICAL)
 - 7 - HB&G ROUND/HALF-ROUND PERMACAST COLUMNS
 - 8 - ALUMINUM STOREFRONT ENTRY DOOR SYSTEM
 - 9 - WOOD TRELLIS (STAINED TO MATCH ENTRY DOOR SYSTEM (SW 3120-K)
 - 10 - GAS LANTERNS
- Note: Common Roof Pitch is 6/12



- EXTERIOR FINISH MATERIALS:
- 1 - CLAY ROOFING 'S' TILE (TYPICAL)
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BUILDING DETAILS

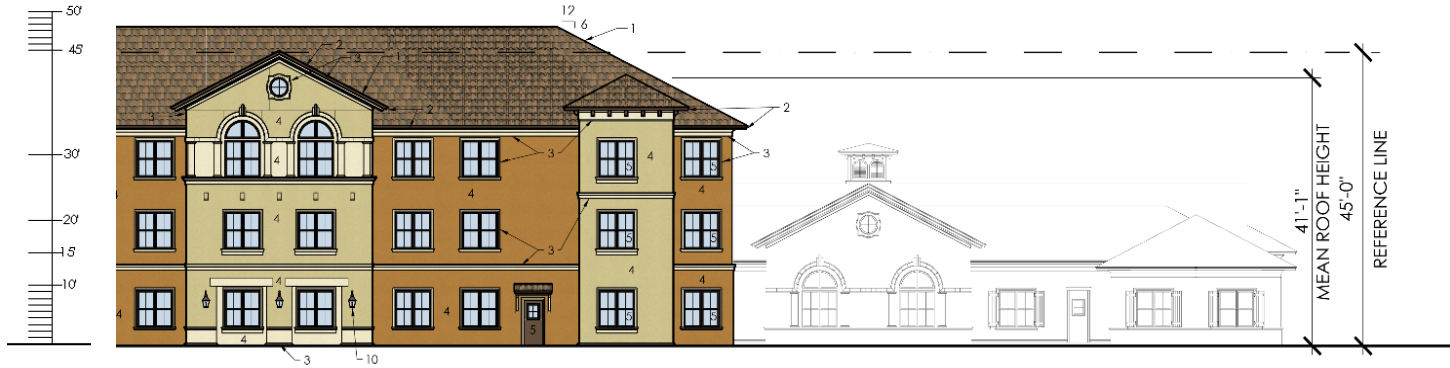
Phoenix at Estero
Assisted Living

Partial Elevations



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BUILDING DETAILS

Phoenix at Estero
Assisted Living

Partial Elevations



DESIGN DETAILS

Phoenix at Estero
Assisted Living

Color Board

Sec. 33-334. Building color.

(a) The colors for commercial structures must be neutral, warm earth tones or subdued pastels. Where applicable, commercial buildings may use brightly colored trims, cornices, or columns that may be reinforced to create a special effect or setting. However, these contrasts must create a harmonious impact, complementing the principal structure as well as existing surrounding building structures.

(b) Brighter colors can be utilized to create focal points of interest in locations including on doors, windows and architectural details. Buildings should not exceed three colors on one architectural detail in composite. Contrasting accent colors of any wall, awning or other feature must be limited to no more than ten percent of the total area for any single facade.



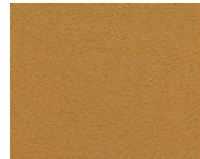
ROOF MATERIAL
CARLSBAD BLEND - 3604
CLAY TILE
EAGLE ROOFING



RAILING
BLACK BEAUTY - 2128
POWDER COATED ALUMINUM
BENJAMIN MOORE



STUCCO @ BUILDING BODY
FALL FOLIAGE - 418B
SANDPEBBLE FINISH
DRYVIT



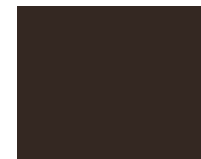
FRONT DOOR
WALNUT WAINSCOT - 3120-K
SHERWIN WILLIAMS
GLIDOR AUTOMATIC ENTRANCE



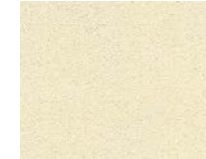
STUCCO @ BUILDING BODY
POT OF GOLD - 436A
SANDPEBBLE FINISH
DRYVIT



WINDOWS, WINDOW TRIM, SHUTTERS
PLY GEM DARK BRONZE
PLY GEM VINYL WINDOWS



STUCCO @ BUILDING BODY, TRIM
CREAM PUFF - 433A
SANDPEBBLE FINISH
DRYVIT



CORNICE DETAIL
KAFFEE - 6104
SHERWIN WILLIAMS



DESIGN DETAILS

Phoenix at Estero
Assisted Living

Monumental sign



Description:

New, double faced monument with backlit stainless steel "PSL" logo, stainless steel letters for "Phoenix Senior Living", and stainless steel address numerals, colored to match blue logo background. "PSL" logo and "Phoenix Senior Living" letters to be mounted to surround with 1-1/2" standoffs. Address numerals to be mounted to surround with 1" standoffs.

Gas Lanterns to be oil rubbed bronze.

Monument to be constructed of C.M.U. with a three coat stucco finish.



Color Schedule:

	Dryvit 436A Pot of Gold
	Dryvit 433A Cream Puff
	Sherwin Williams 6804 Dignity Blue

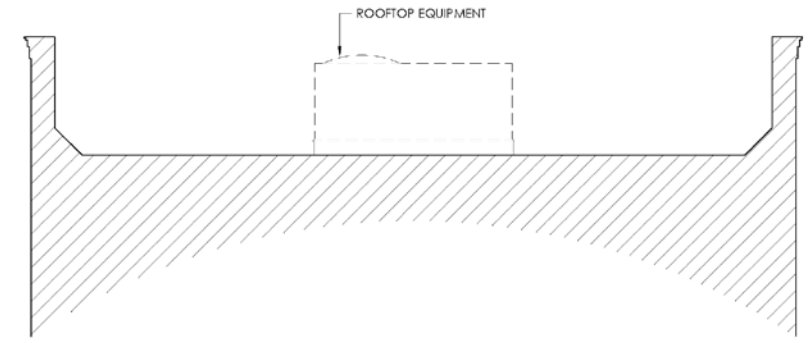
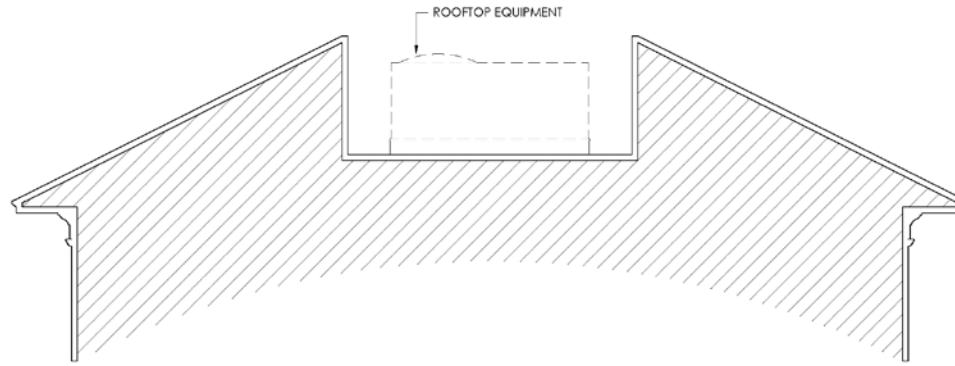
DESIGN DETAILS

Phoenix at Estero

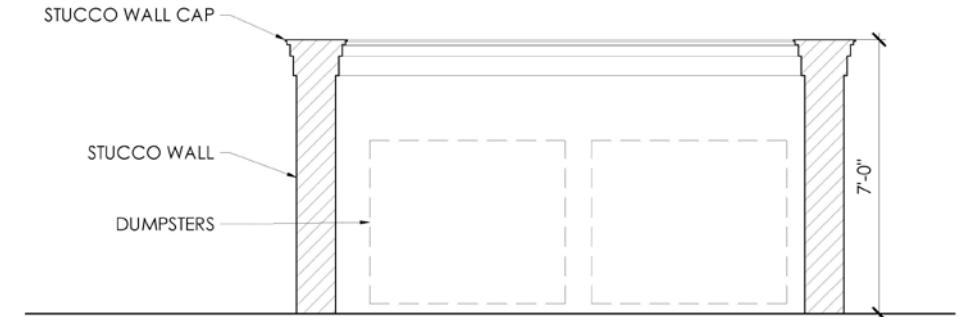
Assisted Living

Equipment Screening & Enclosures

Roof top
Equipment
Screening



Dumpster
Enclosure



Generator
Enclosure /
Screen



Description:

Enclosures are to be three sided structures constructed of C.M.U. with a three coat stucco finish.

Gates are to be a welded, multi-slat .938 tongue and groove gate system (not see-through).

Gregory J. Diserio, RLA



LANDSCAPE DESIGN

03.1

Outdoor Amenities, Landscape Buffer and Open Space Requirements

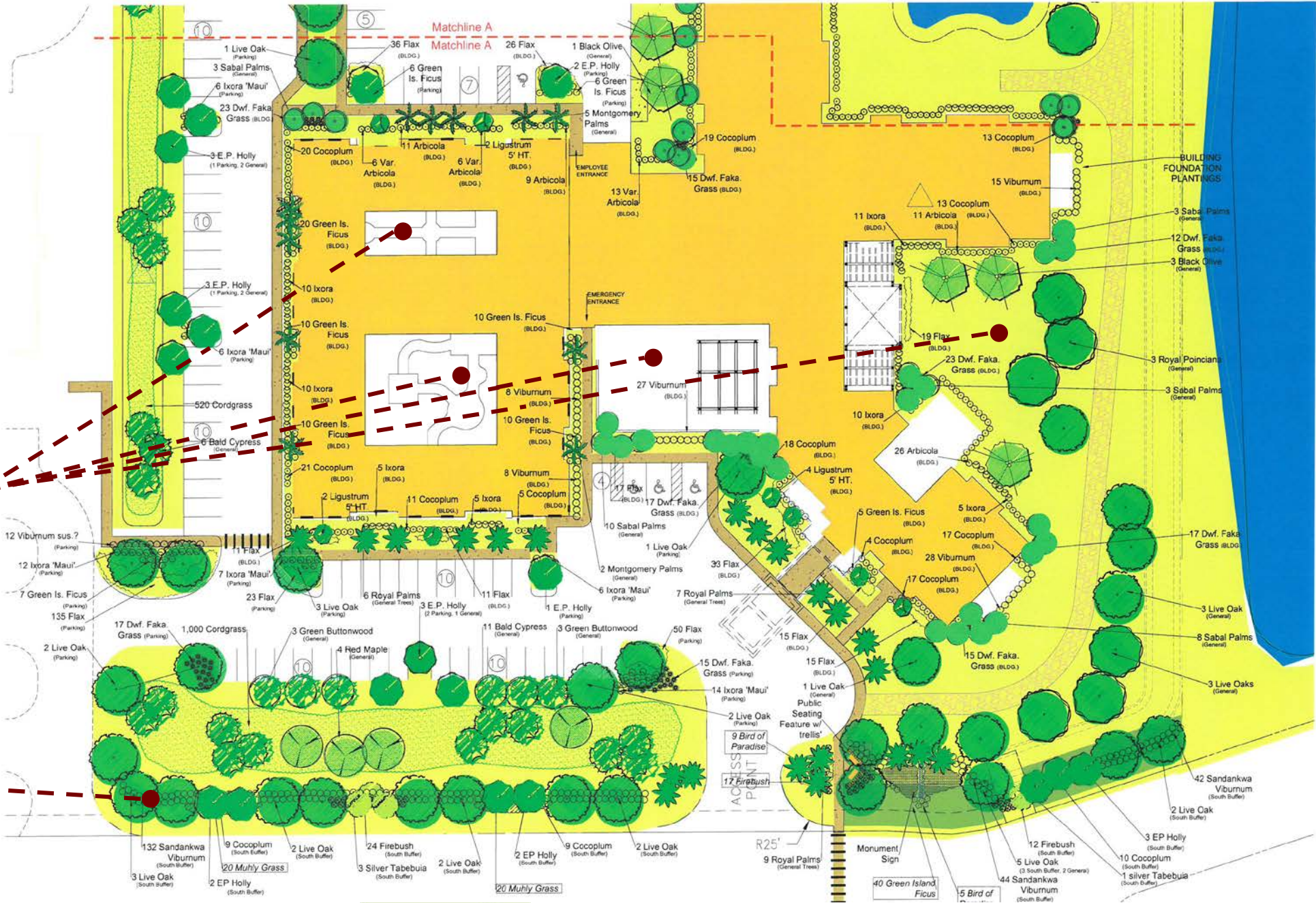


Buffer Required per Existing Resolution: Minimum 15'-0" Type 'D' Buffer.

Buffer Provided: Minimum 20'-0" Type 'D' Buffer (5 Tress & 66 Shrubs/100 LF).

Open Space Requirement per Existing Resolution: Minimum 10%

Open Space Provided: Exceeds 30%



LANDSCAPE DESIGN

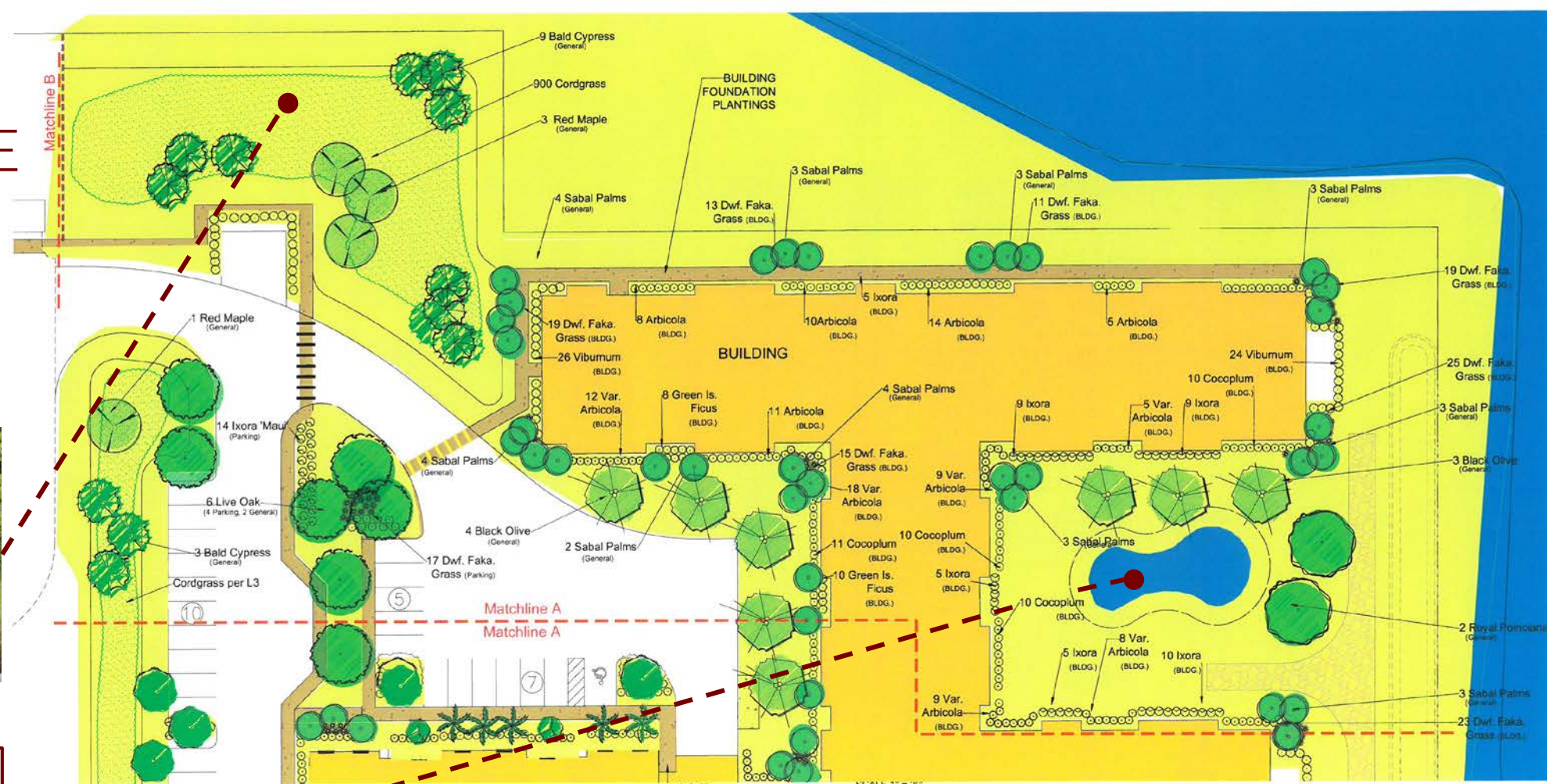
03.2

Planted Dry Detention Basins



Outdoor Amenities

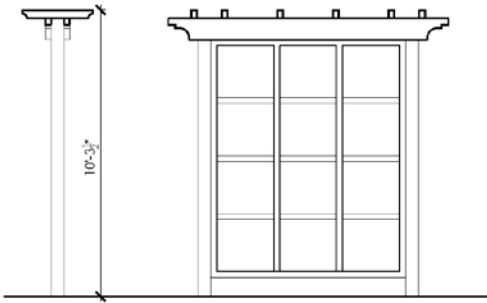
*Amenities shown are examples of potential amenity options for the outdoor plaza areas. These areas may include uses such as but not limited to: Walking Areas, Pool, Pool House, Cabanas, Seating Areas, Playground, Bocci Courts, Exercise Lawns, Etc. Walkways may overlap emergency fire access stabilized base.



LANDSCAPE DESIGN

03.3

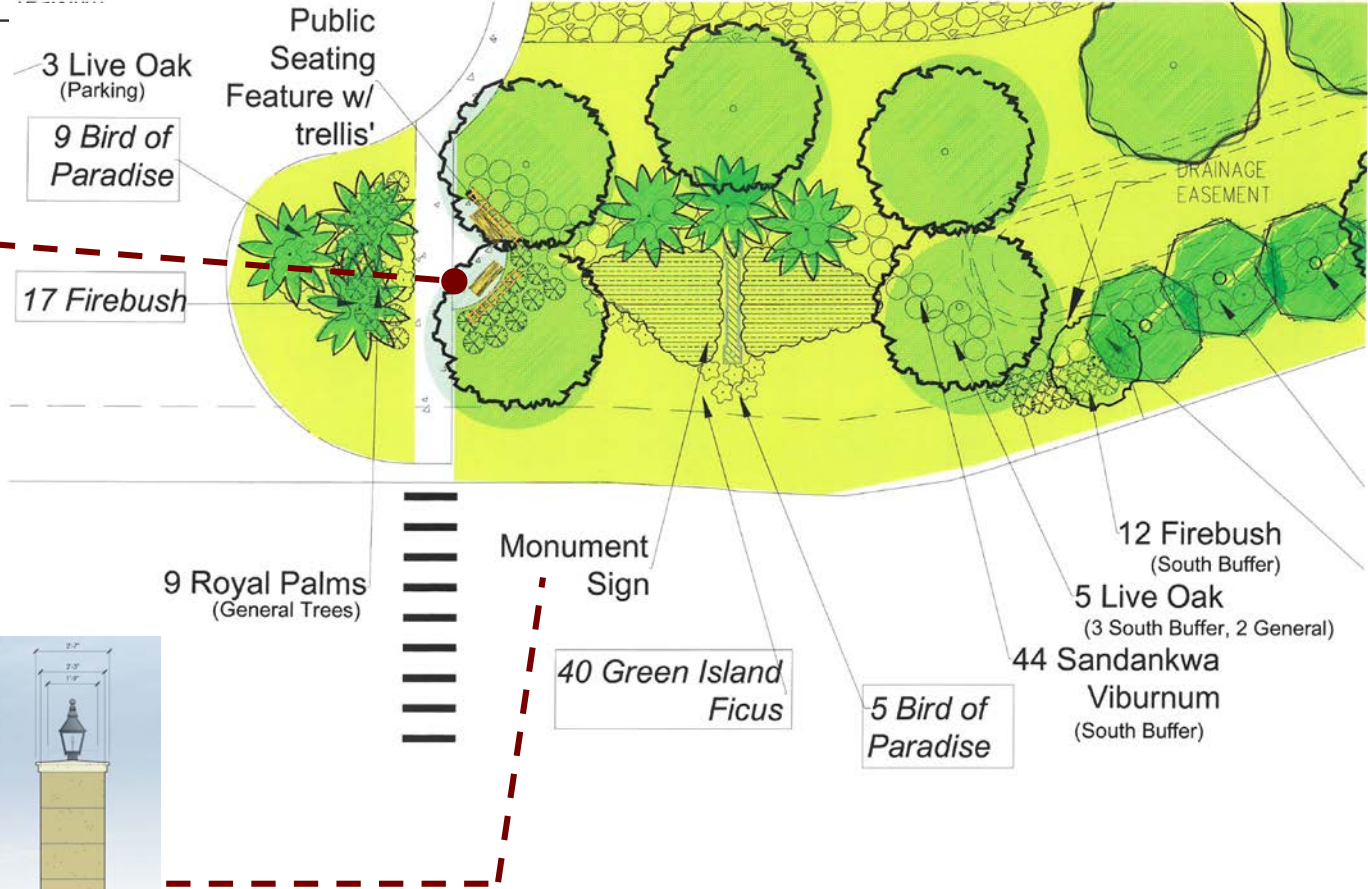
Public Seating Feature And Monument Sign



TRELLIS ELEVATION



BENCH



LANDSCAPE DESIGN

03.4

Plant Species



HOLLY SPECIES



LIVE OAK



SLASH PINE



TABEBUIA



GREEN BUTTONWOOD



SHADY LADY B



ROYAL PALM



SABAL PALMS



CYPRESS



MONTGOMERY PALM



LIGUSTRUM



POINCIANA

BOTANICAL NAME	COMMON NAME	PLANT SIZE
TREES		
<i>Pinus elliotii</i>	Slash Pine	12'-14' ht. 3.5" cal. 6' spr. 45 gallon
<i>Quercus virginiana</i>	Live Oak	12'-14' ht. 3.5" cal. 6' spr. 45 gallon
<i>Taxodium distichum</i>	Bald Cypress	12'-14' ht. 3.5" cal. 6' spr. 45 gallon
<i>Bucida bucerus</i>	Black Olive	12'-14' ht. 3.5" cal. 6' spr. 45 gallon
<i>Acer rubrum</i>	Red Maple	12'-14' ht. 3.5" cal. 6' spr. 45 gallon
<i>Delonix regia</i>	Royal Poinciana	12'-14' ht. 3.5" cal. 6' spr. 45 gallon
<i>Conocarpus erectus</i>	Green Buttonwood	12'-14' ht. 3.5" cal. 6' spr. 45 gallon
ACCENT TREES/PALMS		
<i>Ligustrum japonicum</i>	Ligustrum	6'-8' ht multi-stem full
<i>Tabebuia</i>	Silver Tabebuia	10' ht. 2" cal. 30 gallon
<i>Ilex attenuata</i> EP	East Palatka Holly	12'-14' ht. 3.5" cal. 6' spr. 45 gallon
PALMS		
<i>Sabal palmetto</i>	Cabbage Palm	12'-18' cleartrunk, 4' stagger
<i>Roystonea regia</i>	Royal Palm	12' cleartrunk
<i>Veitchia montgomeryana</i>	Montgomery Palm	10'-14" ht double
SHRUBS		
<i>Viburnum suspensum</i> Sandankwa	Viburnum	24" ht. 3 gallon
<i>Chrysobalanus icaco</i> 'Red Tip'	Cocoplum	24" ht. 3 gallon
<i>Hamelia patens</i>	Firebush	24" ht. 3 gallon
<i>Ixora</i> sp.	Mau'i Ixora	24" ht. 3 gallon
<i>Schefflera arboricola</i>	Arbicoia	24" ht. 3 gallon
<i>Schefflera arboricola</i> Trinetta	Variegated Arbicoia	24" ht. 3 gallon
<i>Streilizia regina</i>	Bird of Paradise	18"-24" ht 3 gallon
GROUNDCOVERS		
<i>Dianella ensifolia</i>	Flax Lily	1 gallon
<i>Muhlenbergia capillans</i>	Muhly Grass	1 gallon
<i>Tripsacum floridanum</i>	Dwarf Fakahatchee Grass	18" ht. 1 gallon
<i>Spartina bakerii</i>	Cord Grass	1 gallon
<i>Ficus microcarpa</i>	Green Island Ficus	12"-14" HT 1 Gallon
MISC.		
Floritam Sod	Per Plan	SQ. FT.
Bahia Sod	Per Plan	SQ. FT.
Pine Straw Mulch	Per Plan	SQ. YD.

James M. Banks, P.E.

JMB TRANSPORTATION ENGINEERING, INC.
TRAFFIC/TRANSPORTATION ENGINEERING & PLANNING SERVICES

Potential Site Generated Trips

Development Scenario	New Daily (ADT)	New PM Peak Hour (vph)
Existing Trips & Approved Land Use Trips	9,359	807
Existing, Approved & Proposed ALF Land Use Trips	7,888	681
Net Difference	1,471 fewer daily trips	126 fewer PM peak hour trips

Existing & Approved Land Uses: 230,000 SF commercial
 Existing, Approved & Proposed Land Uses: 155,234 SF commercial & 268 ALF Units

Stacy Ellis Hewitt, AICP



Professional Engineers, Planners & Land Surveyors

Findings and Conclusions

- LDC Section 34-145(d)(3)
 - a. The applicant has proved entitlement to the rezoning by demonstrating compliance with the Lee Plan, this land development code, and any other applicable code or regulation; and
 - b. The request is consistent with the densities, intensities and general uses set forth in the Lee Plan; and
 - c. The request is compatible with existing or planned uses in the surrounding area; and
 - d. Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and
 - e. Where applicable, the request will not adversely affect environmentally critical areas and natural resources.
 - f. In the case of a planned development rezoning or mine excavation planned development, the decision of the Hearing Examiner must also be supported by the formal findings required by sections 34-377(a)(2) and (4).

Findings and Conclusions

- LDC Section 34-377(a)
- (2) a. The proposed use or mix of uses is appropriate at the subject location;
- b. The recommended conditions to the concept plan and other applicable regulations provide sufficient safeguards to the public interest.
- c. The recommended conditions are reasonably related to the impacts on the public's interest created by or expected from the proposed development
- (4) Deviations:
- a. Enhances the achievement of the objectives of the planned development; and
- b. Preserves and promotes the general intent of this chapter to protect the public health, safety and welfare.

Findings and Conclusions

- LDC Section 34-145(d)(3)
 - g. Where the change proposed is within a future urban area category, the Hearing Examiner must also find that urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.
 - h. If the rezoning is to Compact PD, the recommendation of the Hearing Examiner must also include findings regarding the provisions set forth in section 32-504(a).
 - i. That the level of access and traffic flow (i.e. median openings, turning movements etc.) is sufficient to support the proposed development intensity.
 - j. If the hearing concerns a mine excavation planned development, that the request meets the criteria and standards set forth in chapter 12