

# Shoppes at Coconut Trace CPD

Planned Development Amendment  
Village of Estero  
Planning & Zoning Board  
January 16, 2018

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# Project Team

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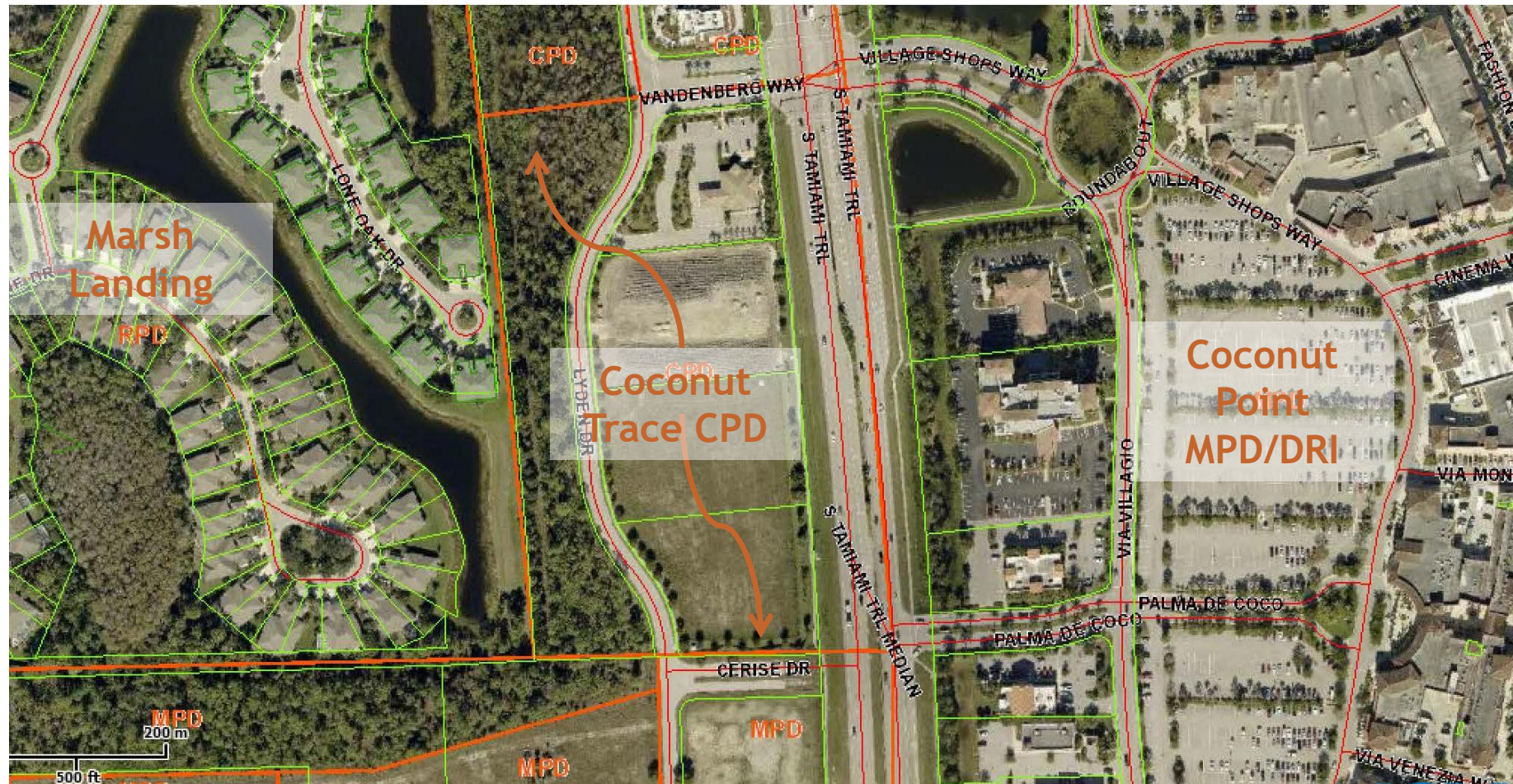
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# Request

- An amendment to the Shoppes of Coconut Trace CPD, in order to:
  1. Clarify that a “freestanding emergency medical services department” is an existing permitted use.
  2. Allow a freestanding emergency medical services department to operate 24-7
  3. Allow service facilities (i.e. the emergency generator) closer to US 41 and farther from Marsh Landing
  4. Expressly permit the height of the architectural elements (up to 63’)

# Shoppes at Coconut Trace - Aerial



# Shoppes at Coconut Trace Tracts C & D



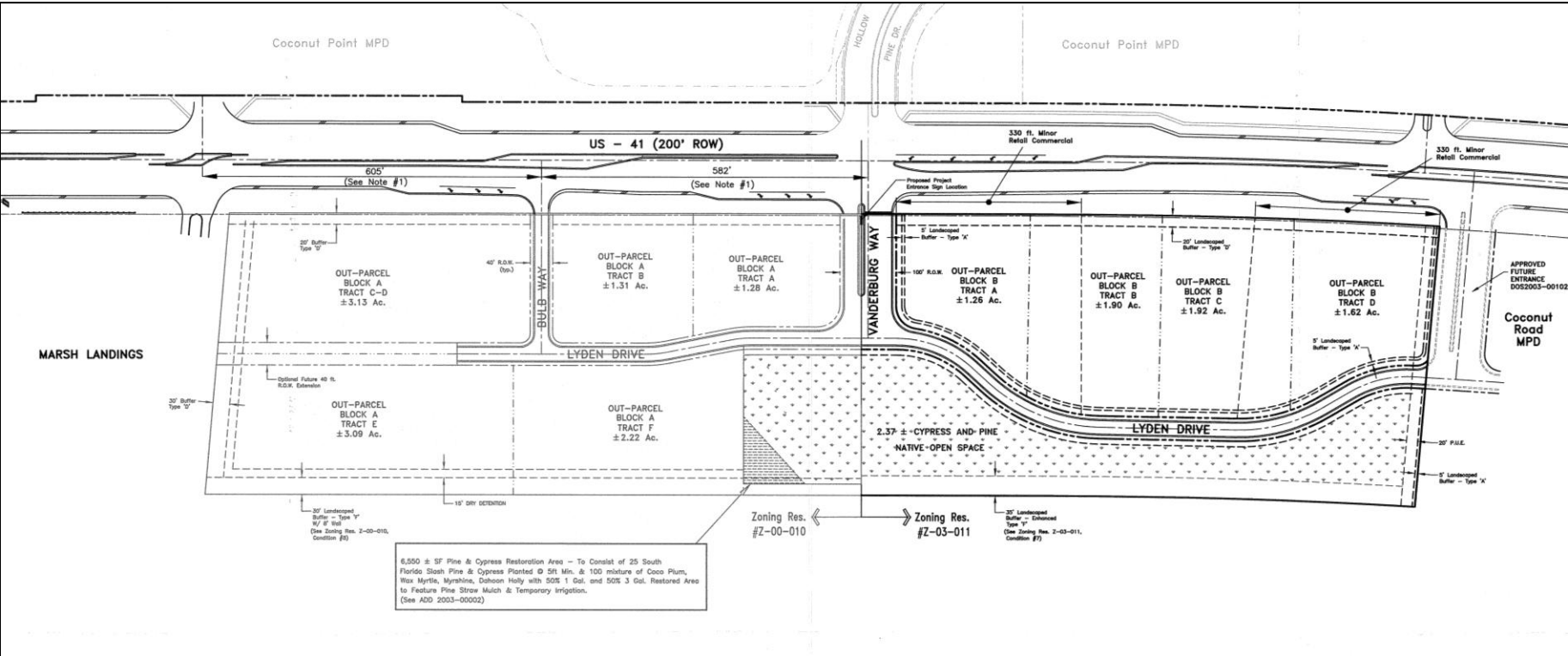
## Project Description (DOS2017-E004)

- 40,000 square foot, two-story healthcare facility, including emergency medical services department, medical and doctor offices, testing facilities, and related ancillary services.
- Emergency medical services department approx. 12,000 square feet.
- Development Order was deemed complete by staff and scheduled before Design Review Board for approval. DRB denied approval based on, in part, the proposed 24-7 hours of operation of emergency medical services department.

## Project History

- Shoppes of Coconut Trace CPD was approved in 2003 by Lee County via zoning resolution **Z-03-011**.
- Administrative amendment, **ADD2005-00034**, approved in 2005 by Lee County, to permit the reconfiguration of the parcels, alignment of the internal road, and adoption of revised Master Concept Plan to reflect changes.
- **DOS2004-00243** approved clearing vegetation, installation of landscape buffers, and utility connections.

# Approved Master Concept Plan Tracts C & D



From ADD2005-00034



# Exhibit D - Design Standards

## Estero Point CPD Design Standards

### West Site Buffer:

- Proposed CPD – 35-ft. native open space area with 10 clustered trees and 66 shrubs per 100 LF with no native tree credits for commercial to residential tree planting buffering requirement;
- 8-ft. solid wall; and
- Up to 5 trees per 100 LF may be clustered behind the 8-ft. solid wall in a manner that provides in depth buffering within the Special Treatment Buffer Area.

### Automobile Service Station and Gas Convenience Design Standards:

- Proposed CPD Landscaping – identical to the new Estero Code Landscaping but for all uses with drive-thru facilities along with other uses identified within the project Use Schedule.
  - 25-ft. landscape buffer berm @ 3-ft. height; 3 tree clusters @ 20-ft. on center with maximum 25-ft cluster to cluster distance; 14-ft. tall trees; rear and side yard buffer at 5 trees per 100 LF with 4-ft. tall shrub hedge.

### Street Lighting Standards:

- Proposed CPD Lighting Standards -- identical to the new Estero Code Lighting standards but with a maximum 18-ft. height restriction; streetlights are prohibited along the projects reverse access street.
  - Directed away from adjoining properties, fully shielded and directed away to avoid intrusion from adjacent properties; low level indirect diffused onsite and underneath canopy lighting.

### Service Area Design Standards:

- Proposed CPD Service Area Standards -- identical to the Estero Code Service Areas but for all CPD uses serve areas. All service function areas are to be located away from US 41 and from the west property line/March Landing RPD site area. All service function areas are to be fully screened on three sides by a 6-ft. wall, fence or similar structure with solid gate; all service function areas are to be landscaped by a continuous landscape hedge or similar screening device; all exterior mechanical equipment, including roof mounted HVAC equipment, must be screened from March Landing RPD.
  - 8-ft. enclosed trash area to be integrated with service station design.

### Architectural & Signage Design Standards:

- Proposed CPD Architectural Standards – All permanent site identification signs, building identification signs and directory signs must be architecturally integrated and compatible with the project's building design theme. Prior to the first commercial development order approval, the Estero Pointe CPD Architecture and Signage Design Standards must be submitted for review and approval to the Director of Community Development. The Director shall review architecture and signage design standards Covenants, Rules, or other suitable mechanism(s) that will run with the land for approval. Out parcel facades must be treated as primary facades and employee a common color and material architectural theme shared with the main building(s) and other outparcels so as to create a unified development.

### Operating Hours:

- Operating hours are limited to 7 a.m. to 11 p.m., Monday through Sunday.

From current zoning resolution in effect, Z-03-011

## Requested amendment:

1. Clarify that a “freestanding emergency medical services department” is an existing permitted use.

### Among the uses currently allowed in the CPD:

- Emergency Medical Service (ambulance station)
- Health Care Facilities, Group III only [outpatient care facilities]
- Medical Office

## Requested amendment:

- For clarification, add to the Schedule of Uses for Tracts C & D:
  - A freestanding emergency medical services department (and/or freestanding emergency medical services center) to be operated in accordance with applicable Florida Statutes and regulations, which may be operated on a standalone basis or in conjunction with other permitted uses herein.

## Requested amendment:

2. Allow a freestanding emergency medical services department to operate 24-7
- Operating Hours:
    - Operating Hours are limited to 7 AM to 11 PM, Monday through Sunday, except for a freestanding emergency medical services department (and/or freestanding emergency medical services center) as defined in the Schedule of Uses which may be operated continuously twenty-four (24) hours a day, seven (7) days a week.

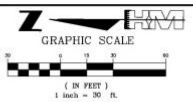
## Requested amendment:

3. Allow service facilities (i.e. the emergency generator) closer to US 41 and farther from Marsh Landing
- Amend the CPD Design Standards (Exhibit D) to permit service functions and areas to be located near US 41, so long as they are appropriately shielded and buffered from view by appropriate walls and landscaping.

## Requested amendment:

- All CPD uses will comply with Section 33-115, Service areas, of the Estero Land Development Code. All service functions are to be located away from US 41 and from the west property line/March Marsh Landing RPD site area. All service function areas are to be fully screened on three sides by a 6 ft. wall, fence or similar structure with a solid gate, all service function areas are to be landscaped by a continuous landscape hedge or similar screening device; all exterior mechanical equipment, including roof mounted HVAC equipment, must be screened from March Marsh Landing RPD.

# Proposed Master Concept Plan for Tracts C & D (per pending DO application)



**GENERAL NOTES:**

1. THE MCP DEPICTS THE PROJECT'S GENERAL CONFIGURATION AND IS ILLUSTRATIVE ONLY. FINAL BUILDING PLACEMENT AND FOOTPRINTS WILL BE DETERMINED AT THE DEVELOPMENT ORDER PHASE. NOTHING IN THIS MCP SHALL BE CONSTRUED TO LIMIT OR RESTRICT THE PERMITTED USES OR PERMISSIBLE SITE PLANNING AND DESIGN UNDER THE CPD.

**PROJECT DATA:**

1. PROJECT SIZE: ±3.54 ACRES
2. REQUEST: A MINOR PD AMENDMENT TO CLARIFY A FREESTANDING EMERGENCY DEPARTMENT IS AN EXPRESSLY PERMITTED USE, TO REMOVE A RESTRICTION ON THE HOURS OF OPERATION FOR A FREESTANDING EMERGENCY DEPARTMENT, AND TO MODIFY THE CPD DESIGN STANDARDS AS THEY RELATE TO THE PLACEMENT OF SERVICE FACILITIES NEAR U.S. 41.
3. OPEN SPACE CALCULATION:

PER ADMINISTRATIVE AMENDMENT ADD2005-00034:  
INDIVIDUAL LOTS TO PROVIDE 10% OPEN SPACE

REQUIRED AND PROVIDED = 10% x 3.54 = 0.35 Ac

INDIGENOUS NATIVE VEGETATION AND TREES REQUIREMENT IS MET THROUGH THE PRESERVE.

**DEVIATION:**

1. DEVIATION FROM SEC. 33-229, WHICH LIMITS MAXIMUM BUILDING HEIGHT TO 45' OR THREE STORIES INCLUDING ARCHITECTURAL ELEMENTS, TO ALLOW ARCHITECTURAL ELEMENTS TO EXCEED THE MAXIMUM BUILDING HEIGHT OF 45 FEET.

**COCONUT TRACE  
RES #Z-03-011**

TRACTS 'A' - 'D'  
ZONING RESOLUTION Z-03-011

**MAXIMUM BUILDING AREA**  
95,000 S.F.

**MINIMUM SETBACKS:**  
STREET (LDC SEC 34-2191)

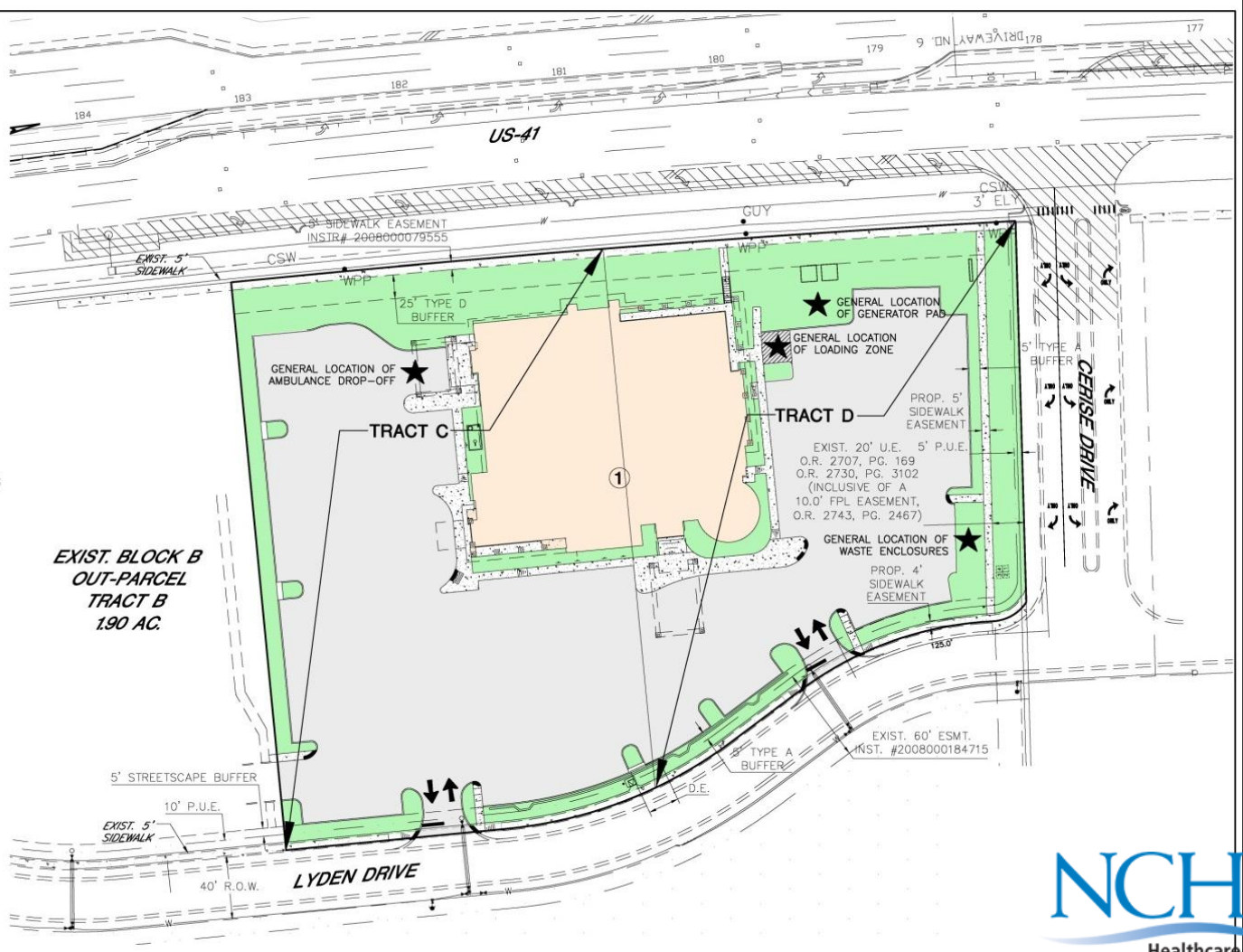
SIDE: 10 FT  
REAR: 20 FT  
WATER BODY: 25 FT

**MINIMUM LOT AREA:**

AREA: 20,000 SF  
WIDTH: 100 FT  
DEPTH: 100 FT

**MAXIMUM LOT COVERAGE**  
45%

**MAXIMUM BUILDING HEIGHT**  
35 FT



## Site Considerations

- The proposed amendment will not change the overall development design previously approved via the CPD rezoning process.
- The ambulance drop-off and generator described in the pending Development Order are proposed to be located on the east side of the site, close to US 41 and away from Marsh Landing.



# Site Considerations



# Service Area



# Requested Amendment

4. Expressly permit the height of the architectural elements (up to 63')
- From LDC Sec. 33-229, which limits the max. height to 3 stories or 45', including architectural elements, in areas outside of the Interstate Highway Interchange Areas, to allow architectural elements to exceed the maximum building height of 45 feet, up to a maximum of 63 feet.

## Requested Deviation

- The CPD zoning resolution (2003) pre-dates the adoption of Sec. 33-229 (2005). The CPD contains a height limitation of 35', measured to the mid-point of a pitched roof or to the top of the parapet, and includes no limitation on the height of architectural elements.
- This deviation is included to confirm the existing Village staff interpretation which allows the requested maximum height and otherwise makes this request unnecessary.

# Building Elevations



NORTH EAST VIEW US41



NORTH WEST VIEW



# Height Deviation - North and South



NORTH ELEVATION



# Height Deviation - East and West



# Deviation Justification

- The architectural design of the building has been reviewed by the Design Review Board as part of the Development Order, and amended to accommodate requested changes in order to better conform with the characteristics for building design within Estero, including additional embellishments, and changes to the roof lines and tower elements.
- The architectural elements will comply with the design guidelines for Coconut Trace, creating visual consistency with the neighboring properties and the surrounding area.



# Deviation Justification

- The design is compliant with Estero architectural standards, which call for varying rooflines, pitches, and shapes, and architectural features such as cornices, articulated roof parapets, towers, or other details that alter the building height (Sec. 33-330).
- The architectural elements make the design of the building visually appealing from all directions, enhance its visibility, and provide visual relief.

## Consistency with the Comprehensive Plan

**Policy 1.1.5:** The Suburban areas are or will be predominantly residential ... Higher densities, commercial development greater than neighborhood centers, and industrial land use are not permitted. ...

**Objective 2.1. DEVELOPMENT LOCATION.** Contiguous and compact growth patterns will be promoted ...

**Objective 2.2. DEVELOPMENT TIMING.** Direct new growth to ... areas where adequate public facilities exist ...

**Policy 4.1.1:** Development designs will be ... well-integrated, properly oriented, and functionally related to the topographic and natural features of the site ...

**Policy 6.1.4:** Commercial development will be approved only when compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities.

**Policy 6.1.6:** ... require that commercial development provide adequate and appropriate landscaping, open space, and buffering. Such development is encouraged to be architecturally designed so as to enhance the appearance of structures ... and blend with the character of ... surrounding land uses.

## Consistency with the Comprehensive Plan

**Policy 6.1.7:** ... permit commercial development to infill on small parcels where existing commercial development would make a residential use ... unreasonable.

**Goal 19: ESTERO COMMUNITY PLAN.** Promote the development of Estero as a community with a unique quality of life, distinct character, and diverse ... economic ... opportunities ...

**Policy 19.1.3:** Encourage new developments that ... promote targeted industries ... e.g. healthcare ...

**Policy 19.2.7:** Encourage the development of medical-related uses within Estero ... Particular emphasis will focus on establishing a medical economic center in the southern section of Estero along US 41.

# Planning Conclusion

- It is my professional opinion that NCH's Planned Development Amendment has met all of the applicable standards, is consistent with the Village of Estero Comprehensive Plan, the Village of Estero Land Development Code, and generally accepted planning principles, and has provided the necessary record that entitles it to approval.

# Public Information Meeting - Issues

- Hours of Operation
- Ambulance Arrivals/Siren Noise

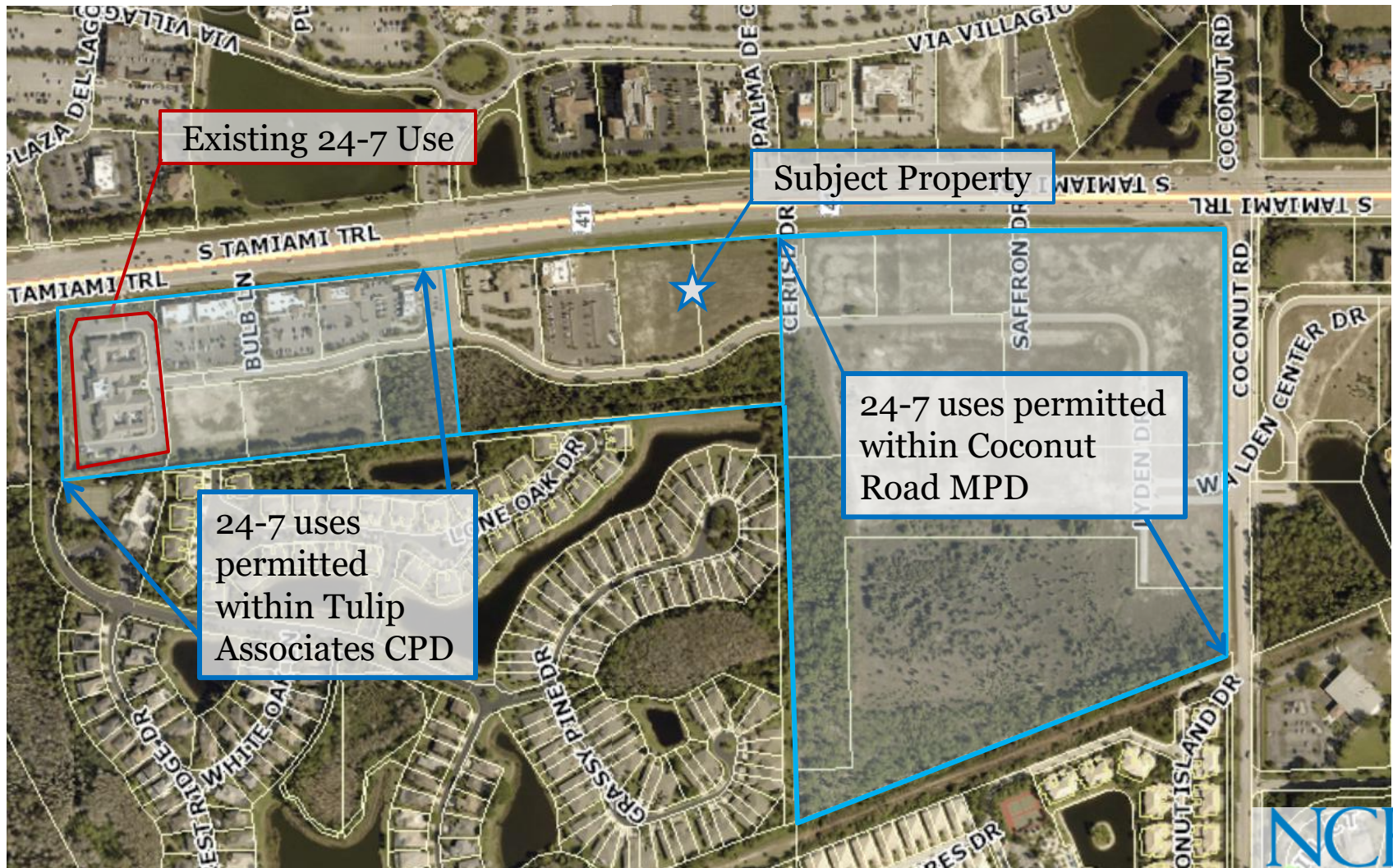
# Hours of Operation

- Specific to the use of an Emergency Medical Services Department.
- Not a significant noise generating use such as a restaurant or bar.
- With the exception of ambulance arrivals, all activity and noise is enclosed within the building.

# Hours of Operation

- CPD to the north – Tulip Associates – allows the following, among others, as 24-7 uses:
  - Assisted Living Facility
  - Health Care Facilities, Groups I, II, and III [nursing and personal care; skilled nursing care & hospices; outpatient care facilities]
  - Medical Office
- MPD to the south - Coconut Road – allows the following, among others, as 24-7 uses:
  - Emergency Medical Service (ambulance station)
  - Emergency Operations Center
  - Health Care Facilities, Groups I, II, III, and IV [hospitals]
  - Hospice
  - Medical Office
  - Police or Sheriff's Station

# Hours of Operation





# Hours of Operation



# Arrivals (Sirens)

- Based on comparable NCH facility in North Naples, we estimate:
  - < 2 ambulance arrivals per day.
  - 90% of ambulances arrive without sirens.
  - 1 ambulance per 40 days will arrive between the hours of 11 PM and 7 AM.
- Ambulances will turn off sirens once they leave US 41.
- Ambulances are already traveling on US 41 to reach centers north and south of this location – the facility will not “create” emergencies.
- Transfers do not generally require sirens, as patients are stabilized at the facility.
- Significant landscaping exists between this property and residences within Marsh Landing that will help to buffer noise.

# Request

- An amendment to the Shoppes of Coconut Trace CPD, in order to:
  1. Clarify that a “freestanding emergency medical services department” is a currently permitted use.
  2. Allow a freestanding emergency medical services department to operate 24-7.
  3. Allow service facilities (i.e. the emergency generator) closer to US 41 and farther from Marsh Landing.
  4. Expressly permit the height of the architectural elements (up to 63’).