



COCONUT POINT MPD/DRI (Tract 1D-3)
Mixed Use Planned Development Amendment
Zoning Staff Report

PROJECT NAME: HILTON GARDEN INN ON TRACT 1D-3
CASE TYPE: PLANNED DEVELOPMENT AMENDMENT
CASE NUMBER: DCI2017 - E003
PLANNING & ZONING BOARD DATE: April 17, 2018 (continued from March 20, 2018)

REQUEST AND STAFF RECOMMENDATION

The applicant is requesting an amendment to the Coconut Point MPD Mixed-use Planned Development Zoning to allow a hotel with 120 rooms and a height of 55 feet (5 stories) on Tract 1D-3, a 2.16-acre parcel within the Coconut Point DRI. The amendment is needed because the hotel land use is not allowed on this tract and there is a height limitation of 45 feet.

The 2.16-acre site is located east of South Tamiami Trail (US-41), west of Via Villagio, and south of Sweetwater Ranch Boulevard, adjacent to the Estero Fire Department fire station and the Rapallo development.

This case was continued from the March 20th Planning and Zoning Board meeting due to a few outstanding items relating to architectural elevations, landscaping and stormwater. Staff met with the applicant twice since the Planning and Zoning Board to evaluate the issues further and has received additional information. Staff is now recommending approval with the conditions in Attachment C to address specific issues.

APPLICATION SUMMARY

Applicant
Equity, Inc.

Location
The subject property is located at the southeast corner of Sweetwater Ranch Boulevard and Via Villagio at 8009 Sweetwater Ranch Boulevard. The subject property STRAP number is 04-47-25-E3-301D3.0000.

Request
Amend the Mixed-Use Planned Development (MPD) zoning to allow a hotel use with a height not to exceed 55 feet on Tract 1D-3 of the Coconut Point DRI. Applicant seeks height deviations

for the proposed height of the building and architectural features as well as a right of way buffer deviation.

LAND USE CATEGORY

Urban Community (Proposed Transitional Mixed Use)

PUBLIC INFORMATION WORKSHOP

A public information workshop for this application was held at the Planning and Zoning Board on August 15, 2017. A summary of questions and the applicant's responses are below:

1. Whether a hotel will still be an allowed use on Tract 1C of the Coconut Point DRI and whether a hotel could still be developed there in the future. During a meeting with a group of Rapallo residents, representatives of the applicant stated they would consider removing the hotel use from Tract 1C upon approval of a hotel on Tract 1D-3.
2. The Line of Sight and accompanying exhibit. The applicant's representative explained that the building is already situated so that it has minimal impact on Rapallo, as the bulk of the building is facing the flowway to the south and the road intersection to the north.
3. Whether the access point from Coconut Parkway is shared with the neighboring fire station. It is a shared access point via an easement, and maintenance is shared as well. This was planned via the Coconut Point MPD/DRI Master Concept Plan and can accommodate Fire trucks.
4. Whether the traffic light will be activated at the intersection of Sweetwater Ranch Boulevard and US 41. The applicant's representative explained that although Sweetwater Ranch Boulevard has been designed for use with a traffic light, this development will most likely not generate enough traffic to meet requirements for a traffic light.
5. Whether anything is in place to handle stormwater runoff, due to the increase in impervious surfaces. The applicant's representative explained that there has been a development order issued for an office building with the same percentage of impervious surfaces on the site. Runoff has been designed to remain on site for pretreatment and then join the Rapallo lake systems.
6. Whether the development will impact the flowway adjacent to the south. The applicant's representative explained that the parcel has already been filled and there will be no impacts to the flowway.

A resident spoke on behalf of a group of Rapallo residents stating they approved of a relocation of the hotel location to Tract 1D-3 from Tract 1C as it will have less impact on their community. However, the applicant does not plan to remove the hotel use from Tract 1C, but has proposed a condition to limit further development on Tract 1C that is discussed later in this staff report.

An email was also read disapproving the project, as they believe it is not compatible with Rapallo for causing too much traffic and an overuse of land.

PROJECT HISTORY

The Coconut Point MPD zoning and the Development of Regional Impact (DRI) was approved in 2002 by Lee County pursuant to Zoning Resolution No. Z-02-009 as a mixed-use project consisting of residential, office, hotel, and retail development and rezoning the property from Agricultural (AG 2) to MPD. The Coconut Point MPD/DRI has developed with a variety of residential and commercial uses, including Hertz Corporate Headquarters and Lee Health.

The subject property, located within the Coconut Point MPD/DRI, is currently vacant and is identified as Tract "1D-3" of the Coconut Point-Area 1 Subdivision Plat, as recorded in Plat Book 83, Pages 1 through 13, in the Public Records of Lee County, Florida. The property consists of (1) one STRAP Number: 04-47-25-E3-301D3.0000. The current request is to allow a hotel use to be developed on Tract 1D-3 at a height not to exceed 55 feet.

The development approval for Tract 1D was last amended by Lee County Zoning Resolution Z-07-040 and currently allows for a variety of retail, office, and fire station uses at a height not to exceed 45-feet. The fire station was constructed on Tract 1D-2 in 2004 and abuts the vacant Tract 1D-1 adjacent to US-41. The hotel land use, at a height of 55 feet, is currently allowed on Tract 1C, east of US 41 and north of the subject property.

The Village Council adopted zoning and DRI amendments, the 9th Development Order Amendment, on July 26, 2017. The applicant in that amendment proposed eliminating 200 assisted living facility units from Tract 1A and 18,900 square feet of commercial retail uses from Tract 1C and proposed adding 180 multi-family apartment units on Tract 1A. This request is proposing to add 120 hotel rooms to Tract 1D-3.

PROJECT DESCRIPTION

The current request is for a zoning amendment affecting Tract 1D-3, a 2.16-acre parcel within Development Area 1 to allow a hotel use to be developed at a height not to exceed 55 feet, rather than the maximum permitted height of 45 feet, measured in accordance with LDC Sec. 34-2171. The hotel land use at a height of 55 feet is currently only allowed on Tract 1C, east of US 41 and north of the subject property. The applicant does not plan to remove the hotel use from Tract 1C in this application, but has proposed a condition to remove the use at a later time through an administrative amendment.

The site plan proposes ingress and egress to the proposed hotel from Sweetwater Ranch Boulevard off US 41, utilizing an existing, shared access with the fire station, and from Via Villagio. There are existing sidewalks, part of the overall Coconut Point pedestrian system, along both Sweetwater Ranch Boulevard and Via Villagio. This amendment includes deviations that will be discussed later in the staff report.

The Coconut Point DRI approval includes a maximum number of hotel units permitted within Development Area 1 specifically, but does not limit their location. Those limitations are contained in both the MPD zoning and the Site Plan. No changes to the DRI are necessary to approve the request.

SITE PLAN

The applicant's site plan proposes the addition of a 120-room hotel use on Tract 1D-3. Tract 1D-3 has road frontage on both Sweetwater Ranch Boulevard and Via Villagio. Tract 1D includes maximum totals of 5,000 square feet of retail, 35,000 square feet of office, and the fire station.

Ingress and egress to the proposed hotel will be from Sweetwater Ranch Boulevard, utilizing an existing, shared access with the fire station, and from Via Villagio. A proposed location for an off-site parking area, to be utilized by employees of the hotel, was identified across Sweetwater Ranch Boulevard on Tract 1C. This off-site parking area will provide up to 10 parking spaces and will be accessed by way of easement to be provided at the time of Development Order. There are existing sidewalks along Via Villagio and the south side of Sweetwater Ranch Boulevard. Staff recommends that a condition should be included in any approval of the hotel use on Tract 1D-3 that a sidewalk connection, including the provision of crosswalks, be provided from the off-site parking area to the hotel.

PATTERN BOOK

The applicant has submitted a Supplemental Pattern Book for the “Hilton Garden Inn at Coconut Point”. The Pattern Book includes information concerning the architectural style of the proposed facility including building details. The Pattern Book also includes a conceptual site plan that provides the building footprint and parking lot layout. The Site Plan provides information concerning pedestrian interconnects with adjacent properties as well as internal pedestrian facilities. The Pattern Book also includes a conceptual landscape plan. The site plan shows a 15-foot wide perimeter landscape buffer around the site, with proposed additional plantings in the buffer adjacent to the conservation area.

The architectural treatment of the proposed hotel is shown to be Mediterranean, as depicted on the conceptual elevation, which is a consistent “theme” within Coconut Point and also consistent with the Coconut Point Design Guidelines. The Pattern Book includes two color scheme options. One is similar to the style and colors of Rapallo. The other color scheme (option 1) is white and grey shades.

The Pattern Book has been supplemented to include all the elevations for the architecture.

The Pattern Book also contains a Line of Sight Diagram that illustrates that the top floor will be visible to some of the Rapallo residents.

SURROUNDING ZONING AND LAND USE

North - Sweetwater Ranch Boulevard and Via Villagio Stormwater then vacant parcels (Tract 1-C) and residences, zoned MPD, within Rapallo designated as Urban Community Future Land Use category (Proposed Transitional Mixed Use).

East - Via Villagio then residences, zoned MPD, in Rapallo as well as stormwater management areas designated as Urban Community and Wetlands Future Land Use categories (Proposed Transitional Mixed Use).

South - Wetlands/Halfway Creek (Proposed Wetlands).

West - Fire station Estero Fire Protection and Rescue Service District then vacant commercial parcel (Tract 1-D1) (approved for 5,000 square feet of retail and 35,000 square feet of office use then U.S. 41 designated as Urban Community Future Land Use category (Proposed Transitional Mixed Use).

STAFF ANALYSIS

The staff analysis section of this report includes information on various issues, such as environmental issues, transportation impacts, height, and Comprehensive Plan considerations (including Estero-specific goals and policies).

Staff has provided a summary of the project's advantages and disadvantages below. Following this section is more information on each of the issues.

Summary of Advantages and Disadvantages

Disadvantages:

- Located near residences in the Rapallo community. Hotel will be visible to some residents.
- Routes stormwater through the Rapallo lake system.
- The Applicant does not plan to remove the hotel use from Tract 1C until a later date, once a Certificate of Compliance is issued for a hotel on Tract 1D-3.
- The height requested for the project is higher than the immediately adjacent uses, with the exception of the approved but unbuilt 120-room hotel on Tract 1C that was previously approved for a maximum height of 55 feet.

Advantages:

- The architectural style is Mediterranean consistent with the architectural style of the Coconut Point DRI and Village design requirements.
- The applicant proposes additional building articulation of the roofline, utilizing parapets, towers, and enhanced architectural treatments, which exceed the minimum requirements of the Land Development Code. These elements will help to soften the appearance of the building when compared to a poorly articulated roofline and will increase its visual interest.
- Ingress and egress to the proposed hotel will be from Sweetwater Ranch Boulevard, utilizing an existing, shared access with the fire station, and from Via Villagio.

Height

Section 33-229 of the Land Development Code limits height of buildings outside of the Highway Interchange Areas to a maximum of three stories or 45 feet, whichever is less. This section of the code also provides that "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. The applicant requests an increase in the allowable height for Tract 1D-3 to 55 feet or three stories, and 77 feet for the architectural features. A Line of Sight Diagram has been provided to illustrate the view from Rapallo. It appears that the top floor of the hotel will be visible from some Rapallo residences.

Environmental Issues

Staff has performed an environmental inspection on the property. The following are the findings:

- The property has been cleared.
- There are no wetlands on the site.

- There are no native vegetative communities or critical habitat that could support listed species.
- There are no imperiled (listed) species on the site and no potential since there is no critical habitat.
- Halfway Creek is located adjacent to the south of the subject site.
- The site falls within the Special Flood Hazard Area (AE-EL 15) and therefore will need to adhere to the criteria in LDC Sections 6-401, which applies to development in a flood hazard area and 10-253, regarding soil conditions in a flood hazard area.
- This is a highly disturbed site. The site is maintained in a mowed state.

Flood and Flowway Issues

As mentioned above, the site falls within the Special Flood Hazard Area (AE-EL 15). The proposed building is located within the AE-EL 15 flood zone. Staff recommends that a condition be included in any zoning amendment approval confirming that the finished first floor must meet base flood elevation (AE – EL 15) plus one foot of free board. The applicant has indicated that the first floor elevation will be 17.0 NGVD.

The applicant was asked to address whether there is the potential for adverse impacts on the adjacent flowway. The Applicant advised that stormwater management for the entirety of the Coconut Point MPD/DRI has been designed, and accommodates in its design the protection and maintenance of the adjacent flowway. The subject site has already been cleared and filled and a berm is already in place between the flowway and the subject property. Drainage from the site will be detained/treated prior to flow into the Coconut Point North Village lake system. No fill will be placed within the flowway, and no stormwater will be directed into the flowway from this tract.

The subject site drains into the Rapallo lakes (see Attachment). Staff asked the applicant to provide a narrative concerning stormwater/surface water management for the site. In part the applicant provides the following:

Tract 1D-3 lies within a Master Surface Water Management system known as Basin 5A of the Coconut Point Mixed Planned Development and is permitted through SFWMD as permit #36-00288-S. The SFWMD permit for Basin 5A construction was issued in May 2004.

The predominant surface water treatment is provided by storage in lakes that have a normal water level at elevation 12.5 ft NGVD. The lakes are interconnected by large underground storm sewer pipes so they are equalized so the water levels do not fluctuate between the lakes even during peak rainfall times. As an example, Tract 1D-3 has an underground storm sewer pipe connecting to the existing lakes within Rapallo subdivision, so the site will drain to the existing lakes.

The General Manager of The Club at Rapallo has provided a letter to staff (see Attachment) expressing concerns with utilizing the communities' lake system for storm water management for additional properties:

A little background, in the Spring and early Summer, the retention ponds were extremely low, in fact, at record lows. In August of 2017, with the tropical system that moved in and bombarded Florida with continuous rainfall, we experienced flooding due to overflow of retention ponds into the Rapallo Community. In fact, the streets were flooded high enough that vehicles could not pass through and residents could not make it in and out of their homes. To top that off, two weeks later, in September, with our retention ponds already full, we were hit with a Hurricane that brought another overwhelming amount of rain and flooding to the streets of Rapallo and the streets surrounding the Community. Our residents have expressed their fear, after experiencing these rain events, that should we have had any more water brought into the retention ponds and into the Community that their homes would be flooded out as it was such a close call because water went up to driveways and into their lanais.

Our concern now as a Community is about water that is saturated into the ground of the parcels that are empty will now be diverted from that developed land into our retention ponds. Our other concern is what would have happened if our lakes weren't empty and we had all of this water flowing into our retention ponds?

The letter concludes by stating that they would like to see additional retention ponds used exclusively for the parcels being developed or an alternative storm water management plan that does not direct the flow of the additional rainwater from these parcels into the Rapallo retention ponds.

Additional Stormwater Information

At the March 20th Planning and Zoning Board meeting, the applicant had indicated that he had been meeting with Rapallo to help alleviate concerns. The applicant indicated a draft stormwater report was available with additional information. The Planning and Zoning Board continued the case for a month. Subsequently, the applicant met with staff to review and also submit the report "Coconut Point North Village Surface Water Management Analysis - Basin 5A" prepared by the Hole Montes engineering firm. The report is attached (with the exception of the appendices of technical computer model outputs, which are on file with the Village).

The report recommends the addition of emergency overflow structure(s) so that the lake system would spill over to the downstream flowway and provide redundancy for flood protection. Possible locations are evaluated. The structures will require review and approval of the South Florida Water Management District and the Village.

In the recent staff meeting with the applicant, the engineers also noted that lack of periodic maintenance created issues with the flow being obstructed or impeded, which exacerbated flooding issues from the August and September 2017 storm events. The report recommends a periodic maintenance program be initiated for all of the Rapallo surface water management system piping and the key offsite drainage structures affecting the Halfway Creek flowway.

The staff review of the report indicates that buildout of Coconut Point could increase water levels in the Rapallo lakes. A condition has been recommended to review this at time of development order to ensure that the hotel will not negatively impact Rapallo.

Transportation Issues

The applicant has stated that the proposal does not increase allowable intensity within the Coconut Point DRI/MPD and, therefore, is not anticipated to increase vehicular trips above what has already been approved. A traffic analysis will be required with a development order.

The staff analysis indicates that the proposed 120-unit hotel will generate 701 daily trips. The nearest arterial street to which the project will discharge its traffic is US-41 link between Old 41 Road & Corkscrew Road. This link, according to the 2016 Lee County Concurrency Report and the 2016 Coconut Point Biennial Traffic Monitoring Report, is currently operating at LOS "B" and is projected to continue to operate at LOS "B" with the hotel traffic at build-out (2019).

According to the applicant's Coconut Point DRI 2016 Biennial Traffic Monitoring Report, the trip generation of the existing uses constructed within the Coconut Point DRI is a total of 2,238 weekday PM two-way peak hour vehicle trips which is well below the approved 5,909 two-way vehicles approved for the subject DRI. The addition of 72 two-way PM peak hour trips from the hotel development will mean that the DRI will be at approximately 39% of the built-out maximum trips.

The nearest major intersection to which this project will discharge its traffic is the US-41/Fountain Lakes Boulevard/Sweetwater Ranch intersection. The Village of Estero area-wide Traffic Study completed in 2017 shows that the eastbound approach of the intersection of US 41 and Fountain Lakes Boulevard currently operates and is anticipated to operate over capacity in the future 2027 conditions. Both the eastbound and westbound (Sweetwater Ranch Boulevard) approaches are anticipated to operate with failing level of service (LOS "F") during the a.m. and p.m. peak hour periods in the future (2027). This condition is the result of side street delays at this intersection. The northbound and southbound approaches on US-41 currently operate at a satisfactory level of service (LOS "A") and are projected to operate at a satisfactory level of service in 2027 (LOS "C") according to the Village Study.

A total of 25 crashes were reported at the subject intersection for the five-year period 2011-2015. The crashes included six injury crashes resulting in seven injuries, and one fatal crash resulting in one fatality. The fatal crash was a single vehicle crash at 7:31 p.m. in 2012 on dry pavement under dark conditions not involving alcohol. The number of crashes per year fluctuated over the five-year period: three crashes were reported in 2011, six crashes in 2012, three crashes in 2013, four crashes in 2014, and nine crashes in 2015. The crash data were evaluated to determine significant trends in the circumstances surrounding each crash. The following observations were made:

- Nearly 24 percent of the crashes occurred during dark conditions.
- Four crashes (16 percent) occurred on wet pavement.
- The peak in crash frequency occurred from 7:00 p.m. to 8:00 p.m. with five crashes.
- The peak day of the week for crashes was Friday (24 percent). Overall, 84 percent of the crashes occurred on a weekday and the remaining 16 percent occurred on a weekend.
- The most predominant crash types were rear-end crashes (28 percent) and sideswipe crashes (20 percent).

Along this roadway segment FDOT signal spacing requires 2,640 feet. The intersection of US 41 & Fountain Lakes Boulevard is located approximately 2,300 feet north of the nearest signal

at the intersection of US 41 & Coconut Road, and 3,250 feet south of the intersection of US 41 & Williams Road. The intersection does not meet signal spacing standards. However, the intersection of US 41 & Fountain Lakes Boulevard currently operates with a flashing signal due to the emergency services located on the eastern side of the intersection. The area-wide Traffic Study recommended to coordinate with FDOT and consider the signalization of the intersection of US 41 & Fountain Lakes Boulevard, if warranted. Since signalization is deemed to be a site related improvement, developments benefitting from the signalization would be expected to participate in contributing to the cost on a prorated basis.

Utilities

The subject property is located in the Bonita Springs franchise area for both potable water and wastewater services. Connection to water and sewer service will be required as part of the development order.

Fire/Emergency Medical Services (EMS)

In an e-mail dated June 6, 2017, Estero Fire Rescue staff stated that they have no comments with respect to this application.

Solid Waste

In an e-mail dated June 6, 2017, Lee County Solid Waste Division staff stated that they have no comments with respect to this application.

Lee Tran

The subject property is ±0.3 miles from Lee Tran Stop No. 1631 on Routes 140S and 240S at 22400-450 S. Tamiami Trail (Galloway Ford) and ±0.5 miles from Lee Tran Stop No. 1755 on Route LinC 600 at 8000-8006 Mediterranean Drive (Plaza del Lago).

Comprehensive Plan Considerations

The subject property is near residential development to the north and southeast and adjacent to a conservation area to the south. Entitled and existing commercial uses are present to the southwest and west along S. Tamiami Trail. The property is within an Urban Community designation on the Future Land Use Map (proposed as Transitional Mixed Use). These areas of “relatively intense commercial and residential uses” are encouraged to be developed as “mixed-use” pursuant to Policy 1.1.4 of the Transitional Comprehensive Plan. This policy also provides for a standard density range from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre). The Coconut Point MPD/DRI is consistent with this policy by incorporating assisted living, office, hotel, retail, and residential uses, and the applicant’s request does not increase the project’s overall density or intensity if conditioned to ensure no increase in traffic.

The site can be accessed from Sweetwater Ranch Boulevard and Via Villaggio, is located in the Urban Services area, and is largely surrounded by entitled or existing development. This is consistent with **Goal 2, Objective 2.1**, and **Policy 2.2.1** of the Transitional Comprehensive Plan that encourage infill development to minimize the cost of services and energy and conserve natural resources.

Policy 2.12.3 provides that development in the Urban Community future land use category is encouraged to be a mixture of two or more of the following uses: residential, commercial (including office), and research and development. The greater Coconut Point MPD/DRI is designated as Urban Community and is consistent with this policy by incorporating assisted living, office, hotel, retail, and residential uses.

Policy 4.1.1 provides that development designs will be evaluated to ensure that land uses and structures are well integrated, properly oriented, and functionally related to the topographic and natural features of the site and to the existing street pattern. The proposed development is integrated into the greater Coconut Point MPD/DRI with existing access from Sweetwater Ranch Boulevard and Via Villagio.

Policy 4.3.2 also provides that a careful mixture of complementary uses can reduce overall trip lengths and support multi-modal transit opportunities. The Coconut Point MPD/DRI provides a mixture of residential and nonresidential uses, including retail, office, medical office, and assisted living in proximity to an existing sidewalk network and public transit stops that can reduce overall trip lengths and support multi-modal transportation options.

Policy 5.1.5 aims to protect existing and future residential areas from an encroachment of uses that are potentially destructive to the character and integrity of the residential environment.

Policy 2.2.1 also states that rezonings will be evaluated as to their compatibility with the surrounding land uses. The top floor of the hotel at a height of 55 feet will be visible from some Rapallo residences. The applicant provided a Line of Sight Diagram reflecting that the building will be partially screened by the existing boundary wall, berm, and landscaping buffer at Rapallo, and an additional 15-foot landscaped buffer proposed by the applicant. The applicant also provided in its response to the sufficiency review comments dated November 20, 2017 that the proposed new location will have less visual impact on Rapallo than the current approved location, as the building is now located near the southwestern corner of Rapallo and situated so that the bulk of the building is facing the flowway to the south and the intersection to the north.

Estero-Specific Policies

Goal 19 of the Transitional Comprehensive Plan and related Objectives and Policies specifically address the Estero Planning Community and “promote the development of Estero as a community with a unique quality of life, distinct character, and diverse housing, economic, recreational, and social opportunities...” **Policy 19.2.6** also specifically encourages commercial developments within Estero to provide interconnect opportunities with adjacent commercial uses in order to minimize access points onto primary road corridors: and residential developments to provide interconnect opportunities with commercial areas, including, but not limited to, bike paths and pedestrian access ways.

The development proposes ingress and egress to the proposed hotel from Sweetwater Ranch Boulevard, utilizing an existing, shared access with the fire station, and from Via Villagio. The project will utilize existing sidewalks that are part of the overall Coconut Point pedestrian system along both Sweetwater Ranch Boulevard and Via Villagio in a manner consistent with these policies.

Deviations

The applicant has requested three deviations from the Land Development Code. The following provides an explanation of each deviation requested.

Deviation 1 is from the LDC Section 33-229, "Maximum Height," which limits maximum building height outside of the Interstate Highway Interchange Areas to a maximum of three (3) stories or 45-feet, to allow a maximum building height of 55 feet, as measured in accordance with LDC Section 34-2171(1).

The hotel land use at a height of 55 feet is allowed on Tract 1C, where the hotel is currently permitted. The applicant has proposed a corresponding reduction in allowed height from 55 feet to 45 feet for Tract 1C. The applicant does not, however, propose to remove the hotel land use from Tract 1C at this time. Staff recommends that any approval include a condition that reduces the building height on Tract 1C to 45 feet and removes the hotel use from that tract.

Deviation 2 is from LDC Section 33-229, "Maximum Height," which requires a deviation to exceed the maximum height limitations for architectural elements that enhance visibility or create focal points or amenities, such as turrets, sculpture, clock tower, and corner accentuating rooflines, to allow for architectural elements not to exceed an additional 22 feet in height for a maximum architecture feature height of 77 feet as depicted in the Pattern Book.

The applicant states that the architectural elements make the design of the proposed building visually appealing from all directions and provide some visual relief in a manner consistent with the Village's architectural standards and supplementary standards required by the Coconut Point Design Guidelines. Staff agrees that the architectural elements illustrated within the Supplemental Pattern Book provide relief, articulation, and interest, which is preferable to an unarticulated roof line.

Deviation 3 seeks a deviation from the LDC Section 33-351, "Landscaping Buffers," which requires a 20-foot Type D landscape buffer between commercial and right-of-way uses, to allow a 15-foot Type D landscape buffer, of which 10 feet will be located in a utility easement.

The applicant states that there is an existing approximately 15-foot wide landscape buffer and sidewalk located within the adjacent right-of-way, both along Sweetwater Ranch Boulevard and Via Villagio. The applicant proposes to augment these existing areas with an additional 15 feet of landscaping, of which 10 feet will be located within a utility easement. Shrubs and groundcover will be placed within the utility easement and trees will be placed outside of the utility easement. Bonita Springs Utilities does not object to this deviation. The staff recently met on site with the applicant to evaluate the landscaping. The applicant is now proposing to supplement an area of missing and dead vegetation in existing buffers.

FINDINGS AND CONCLUSIONS

Findings of fact are included below for the Planning and Zoning Board's consideration.

1. The applicant has provided sufficient justification for the zoning amendment by demonstrating compliance with the Comprehensive Plan, the Land Development Code, and other applicable codes.
2. The proposal, as conditioned, does not increase allowable intensity within the DRI/MPD and, therefore, is not anticipated to increase vehicular trips above what has already been anticipated.
3. The application is generally compatible with existing or planned uses in the surrounding area. Staff notes that the proposed use is set back approximately 140 feet from the fire station and 170 feet from the nearest residence in Rapallo. The Line of Sight exhibit

illustrates that the hotel top floor will be visible from some Rapallo residences, but the approved hotel use on Tract C (which is being eliminated) would have the same visual impact.

4. Urban services will be available and adequate to serve the proposed use.
5. The request will not adversely affect environmentally critical areas and natural resources.
6. The proposed use, with the proposed conditions, is appropriate at the subject location.
7. The recommended conditions provide sufficient safeguards to the public interest and are reasonably related to impacts on the public's interest created by or expected from the proposed development.
8. The deviations recommended for approval:
 - a. Enhance the planned development; and
 - b. Preserve and promote the general intent of the LDC to protect the public, health, safety and welfare.

ATTACHMENTS

- A. Zoning Map
- B. Future Land Use Map
- C. Conditions of Approval
- D. Minutes of March 20, 2018 Planning and Zoning Board Meeting
- E. Site Drainage
- F. Letter from The Club at Rapallo
- G. Applicant's Information
 - Supplemental Pattern Book (Revised)
 - Concept Plan (Site Plan for Hotel Tract)
 - Master Concept Plan
 - Coconut Point North Village Surface Water Management Analysis – Basin 5A (excluding ICPR Stormwater Model Output files)