



## DESIGN REVIEW BOARD

### Staff Report

<b>PROJECT NAME</b>
Florida Cancer Specialists
<b>CASE NUMBER</b>
DOS2019-E003
<b>MEETING DATE</b>
December 11, 2019
<b>REQUEST</b>
Development Order and monument sign for a medical office with 16,000 square feet of floor area.
<b>APPLICANT</b>
Andrew Boggini, Optimal Outcomes LLC
<b>LOCATION</b>
8440 Murano Del Lago Drive off Pelican Colony Boulevard east of US-41
<b>PROPERTY SIZE</b>
2.3 acres
<b>ZONING</b>
Parcel is zoned MPD-Mixed Use Planned Development under Resolution Z-02-009 and the proposed use is allowed under that resolution. This parcel is located in the Coconut Point Development of Regional Impact.
<b>PUBLIC INFORMATION MEETING DATES</b>
The DRB conducted a Public Information Meeting on June 26, 2019, and a Workshop on August 14, 2019.

#### **Staff Recommendation**

Staff recommends approval of the Development Order and monument sign. Staff believes the request meets the technical requirements of the Land Development Code.

The Design Review Board should review the project for compliance with general criteria of Ordinance 15-01 and, in particular, the following facets:

1. Building architecture and colors
2. Site lighting elements and colors, including parking lot poles and fixtures
3. Monument sign
4. Pedestrian and bicycle connectivity
5. Landscaping and buffers for overall design and compatibility with the building and surrounding area

The Design Review Board must review the project’s conformance with the general criteria of Ordinance 15-01; that is, the project must be harmonious with the community and proposed developments in the general area, in conformity with good design, contributing to the image of the Village, not of inferior quality, and consistent with the Land Development Code. If the Design Review Board denies the application, it must state its findings regarding the criteria.

### **Project Summary**

This project consists of a medical office building with 16,000 square feet of floor area on 2.3 acres of land along Murano Del Lago Drive off Pelican Colony Boulevard east of US-41 in the southern end of Coconut Point south of the LEE Health facility. The project is bounded by lakes to the north and east, Coastal Landscaping Supply and Coldwell Banker Real Estate to the south (in the City of Bonita Springs), and the Extra Storage Space building to the west.

The parcel is zoned MPD within the Coconut Point Development of Regional Impact. Resolution Z-02-009 governs the allowed land uses for this site. This resolution allows medical offices on this tract. The maximum allowable height is 45 feet. The highest architectural element of the proposed building is 35 feet-10 inches above grade.

### **Request**

The applicant is requesting approval of a Development Order and a monument sign for a proposed medical office building located along the south side of Murano Del Lago Drive in Coconut Point. The project was reviewed by the Design Review Board at a Public Information Meeting on June 26, 2019, and at a Workshop on August 14, 2019. Staff has also reviewed the plans in detail. Staff includes Village staff as well as Bonita Springs Utilities, Estero Fire District, Lee Tran and Lee County Solid Waste Division. The Development Order plans, including the monument sign, meet the technical requirements of the Land Development Code.

### **Architecture**

Staff finds that the building architecture is consistent with the nearby commercial buildings within the subdivision. As noted previously, the project has been before the Design Review Board for a public information meeting on June 26, 2019 as well as a workshop on August 14, 2019 at which the architecture was reviewed and discussed. Several modifications have been made by the applicant working throughout the review process. The architecture has been approved by the Coconut Point Design Review Authority for the South Village which found the plans to be in compliance with the property owner's design requirements.

An exterior building paint color schedule and materials sample board will be provided at the hearing and colors for the monument sign and the building are provided in the applicant's presentation along with elevations and perspectives.

### **Transportation**

The project will generate 527 new daily two-way trips. The project is located within the Coconut Point Area 3 subdivision and all external site related traffic improvements were constructed under the site infrastructure development order DOS2004-00260. These improvements included the construction of Murano Del Lago Drive and intersection improvements (turn lanes) at the intersection of Murano Del Lago Drive/Hospital Drive and Pelican Colony Boulevard. Turn lanes are in place at the intersection of Pelican Colony Boulevard and US-41. Signalization of this intersection will be constructed when the signal is warranted and Coconut Point DRI will participate in the cost sharing for the signalization. No additional site related traffic improvements are warranted under this DO.

US-41 is currently operating at LOS = "C" and will continue to operate at LOS= "C" with the project traffic added in the proposed build-out year of 2020.

Ninety-four (94) parking spaces are provided (72 are required per Land Development Code Section 34-2020). Five (5) bicycle spaces are also provided (see LDC Section 33-364).

The proposed facility is bounded by an existing 5 foot wide concrete sidewalk along the east side Murano Del Lago Drive to the north of the site connecting to the existing sidewalk on Pelican Colony Boulevard

which connects to US-41 to the west and continues east to Via Coconut Point. A new sidewalk is proposed along the project frontage on Murano Del Lago Drive but there are no existing sidewalks to connect to either to the east or to the west. Pedestrian connections are provided to/from the building and the perimeter sidewalk as well as the parking lot. The Proposed Site Plan and Community Connectivity drawing are provided in the applicant's presentation.

The nearest Lee Tran bus stop is located more than ¼ mile from the project. The bus stop is equipped with the required pad, signage and bike rack.

### **Stormwater**

The proposed project features development of the 2.35-acre parcel by constructing a ±16,000 SF medical office facility with supporting site infrastructure. Water quality treatment and attenuation occurs within the proposed stormwater pond along the south property boundary.

The parking lot area is designed to collect all stormwater runoff and discharge into the onsite stormwater pond. The site features a series of equalizing pipes between the parking lot and stormwater pond, such that stormwater run-off is collected and transferred from all locations of the parking lot to the onsite stormwater pond, ultimately being discharged through the outfall structure once all water quality requirements are met. The outfall structure is to be fitted with a 3" diameter orifice and set so that the overflow is at the pre-treatment water quality elevation. The outfall structure ties into the existing surface water management system through an existing storm pipe located adjacent to the eastern boundary of the project site. The proposed surface water management system design and calculations have been reviewed by the Village staff and a SFWMD ERP modification (Permit #190819-1698) has been approved.

### **Lighting**

Consistent with Land Development Code Section 34-625, site lighting is provided by architectural LED luminaire fixtures mounted at 15 feet on poles, and wall mounted fixtures, all bronze color, which produce an average of 2.2 foot-candles (fc) illumination in the main parking lot with no light spillage (0 fc) measured at 10 feet onto the adjacent property. Details of the light poles and fixtures are provided (see Exhibit A).

### **Landscaping**

A 20 foot wide Type D buffer is provided along Murano Del Lago Drive to screen the parking and building, a 5 foot wide Type A buffer is provided along the east property line to separate the commercial uses. The south boundary and the west boundary have existing buffers installed under DOS2004-00020 with the subdivision infrastructure. Landscaping is provided in the vehicular use areas per the LDC and building perimeter plantings are also provided. The detention area south of the building is also landscaped with herbaceous plants. Plantings were also included at the base of the monument sign per LDC Section 30-94(i). Landscaping Plans are provided in the applicant's presentation.

### **Exhibits**

- A. Proposed light fixtures and light poles.





