





13TH FLOOR
INVESTMENTS



Edera at Coconut Point

Core Working Team

Staff Report Overview

Updated Estero Housing Study

Coconut Point MPD/DRI Overview

Existing /Proposed Development Plans

- Planning

- Transportation

- Landscaping

- Architecture

- Deviations

Public Information Meeting Questions

About 13th Floor Investments

Findings & Conclusions

Edera at Coconut Point Working Team



DEVELOPER

13TH FLOOR

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TR Transportation

CONSULTANT TEAM

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1. Page 1 – Deviation for “reduced solid waste space”
2. Page 1 – “Not a substantial deviation” rather than “not a Notice of Proposed Change.”
3. Page 2 – Deviation 5 – “allowing four stories where three are permitted” – 3 habitable stories over parking
4. Page 3 – “Scrivener’s error”
5. Page 3 – “proposing a single gated ingress/egress” – The access has been previously approved and is constructed.

Staff Report

6. Page 3 – Landscaping details provided to staff
7. Page 4 – Rapallo density “5.8 units/acre”
8. Page 4 – Property functions as a “separate parcel”
9. Page 4 – “limited pedestrian access”

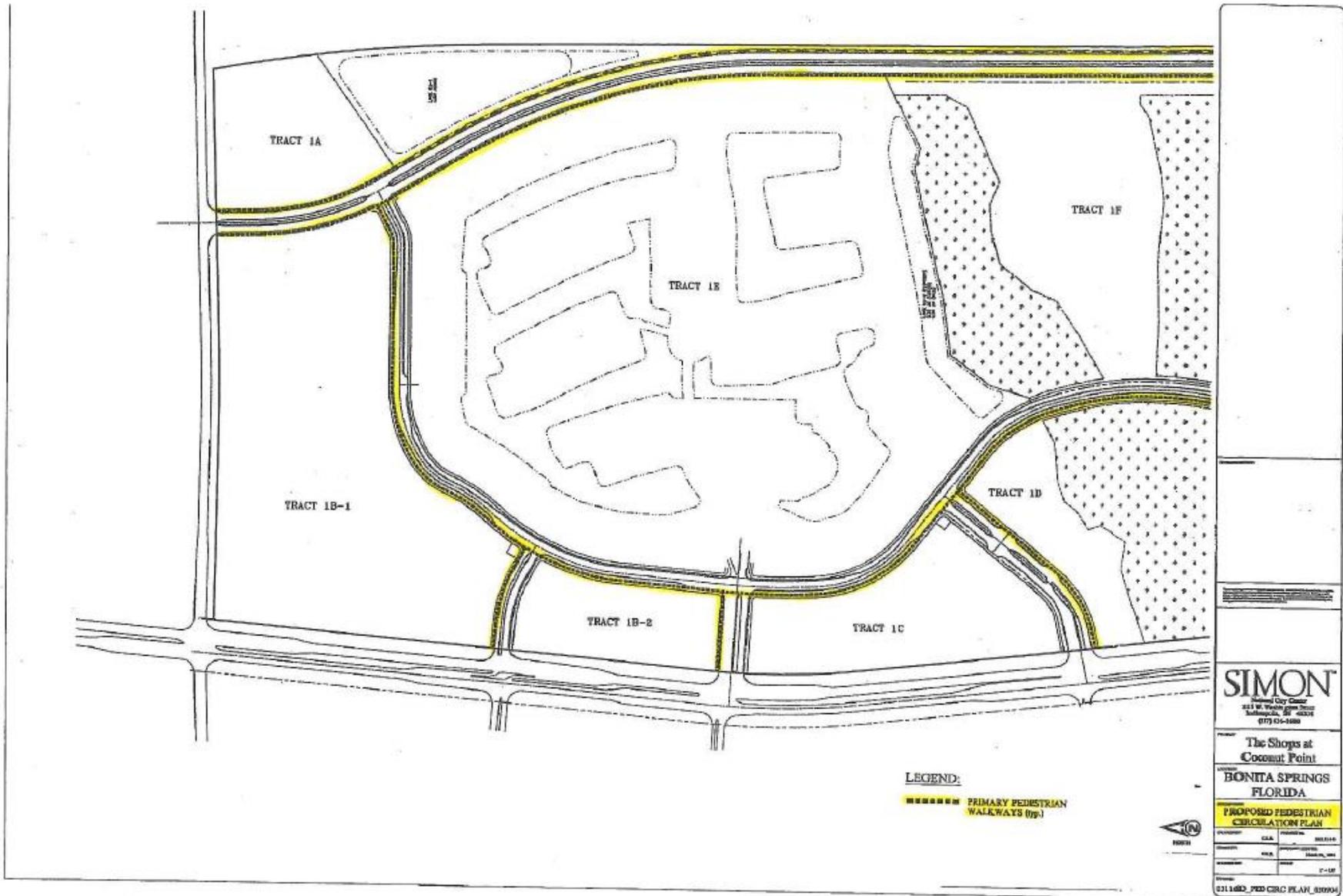


EXHIBIT F
PAGE 1 OF 3

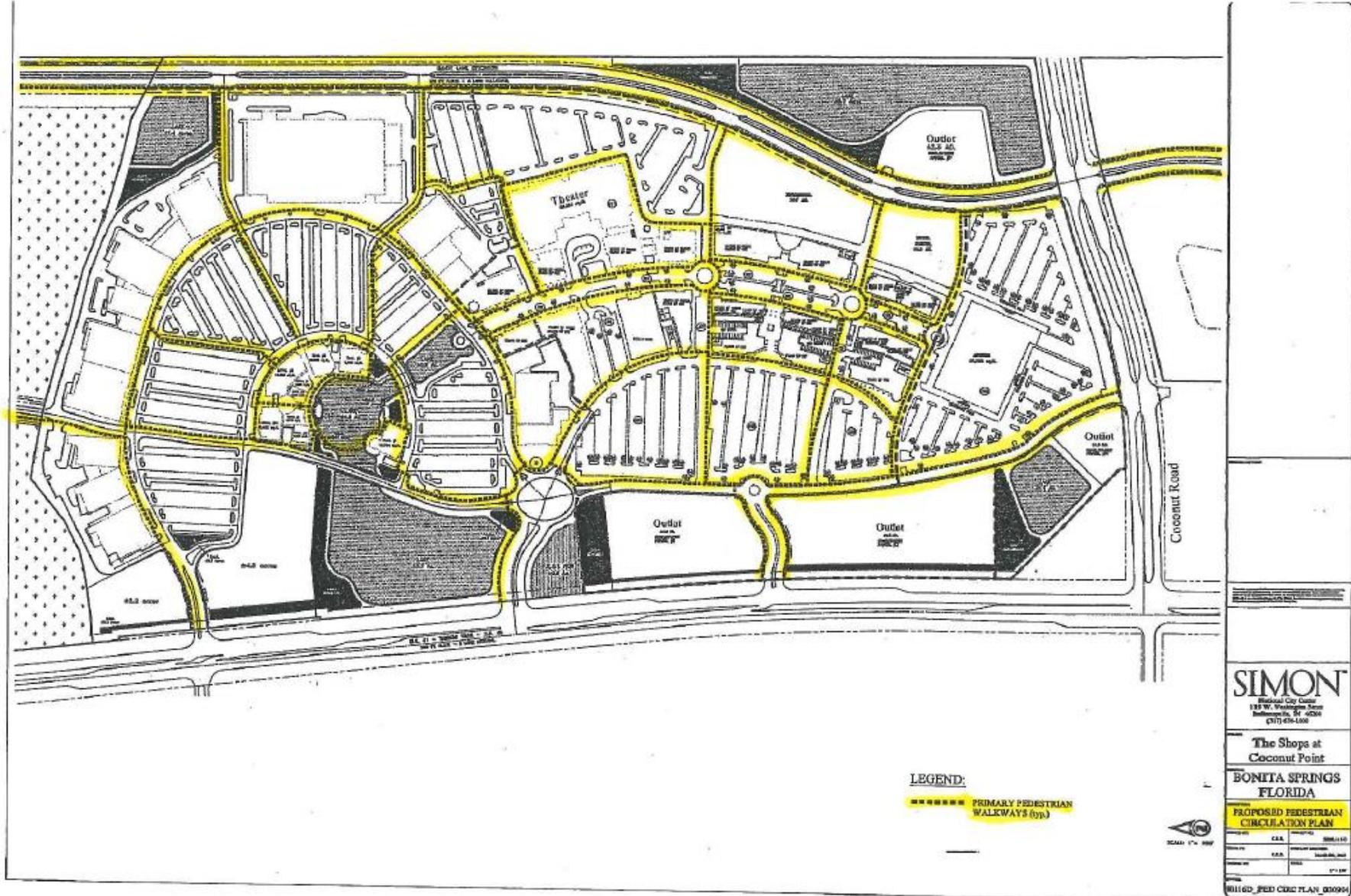


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PAGE 2 OF 3

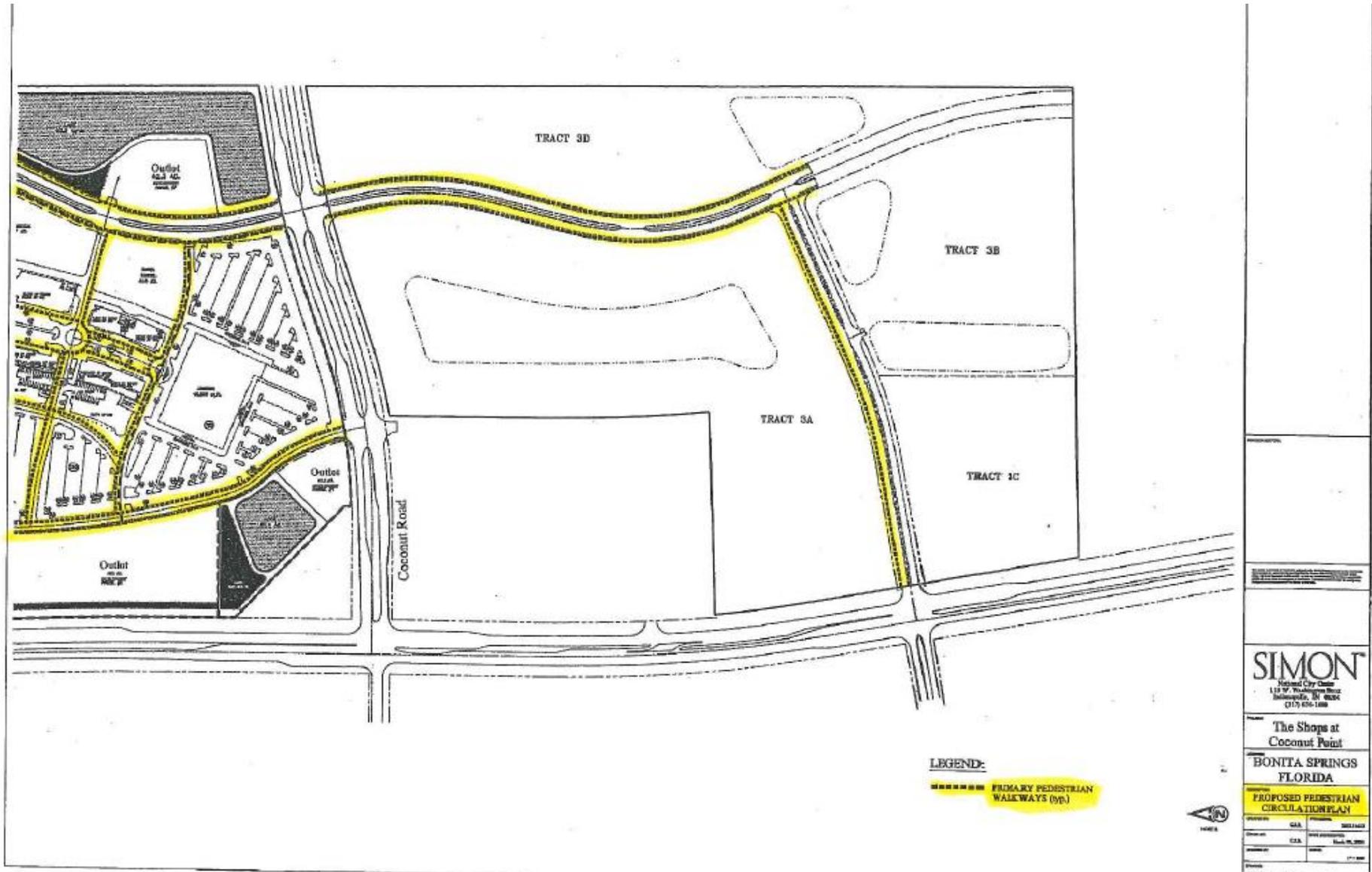


EXHIBIT F
PAGE 3 OF 3

SIMON
National City Group
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The Shops at
Coconut Point
BONITA SPRINGS
FLORIDA

**PROPOSED PEDESTRIAN
CIRCULATION PLAN**

DATE:	08/11/2010
PROJECT:	THE SHOPS AT COCONUT POINT
SCALE:	AS SHOWN
DESIGNED BY:	CH2M HILL
CHECKED BY:	CH2M HILL
DATE:	08/11/2010

Staff Report

10. Page 5 – Does not offer “additional performance standards nor has a public benefit component”
11. Page 5 – Deviations do not “enhance the project”

Staff Report - #12 - Deviations

- Sec 34-373(a)(9) Deviations. A schedule of deviations and a written justification for each deviation requested as part of the master concept plan accompanied by documentation including sample detail drawings illustrating how each deviation would enhance the achievement of the objectives of the planned development and will not cause a detriment to public interests. The location of each requested deviation must be indicated on the master concept plan, or, for Compact PDs, on the regulating plan.
- **Project Objective (Coconut Point DRI / MPD): Develop a Mixed-Use Planned Development (MPD) in a compact urban form with a mix of regional and neighborhood commercial uses along with a diversity of residential uses, all designed together in cohesive neighborhoods with strong traffic and pedestrian interconnections and public open spaces. A variety of residential uses and densities are encouraged in either separate enclaves or combined in commercial buildings.**

Staff Report

12. Page 5 – “The LDC indicates an ALF unit that has its own kitchen within the unit has a 1:1 ratio to multifamily; however, if there are not kitchens within the units, then the density is projected as four people per 1 unit. The latter is not equivalent to a multifamily unit.”
13. Page 5 – “... the pitch of the roof as well as the architectural features will exceed 45 feet in height.”
14. Page 6 – “ ... there are native and indigenous trees on the site.”

Edera at Coconut Point – Staff Report



Tract 1A - 2005

740 Disturbed Land 6.61 ± ac.

This upland area occupies approximately 6.61 ± acres of the property and consists of mostly open land. The canopy is open with scattered earleaf acacia (*Acacia auriculiformis*) and melaleuca (*Melaleuca quinquenervia*). The sub-canopy consists of earleaf acacia, Brazilian pepper (*Schinus terebinthifolius*), and wax myrtle (*Morella cerifera*). The groundcover includes dog fennel (*Eupatorium capillifolium*), Caesar weed (*Urena lobata*), Spanish needles (*Bidens alba*), smutgrass (*Sporobolus indicus*), cogon grass (*Imperata cylindrica*), false buttonweed (*Spermacoce verticillata*), broomsedge bluestem (*Andropogon glomeratus*), love vine (*Cassytha filiformis*), and panicum (*Panicum spp.*).

TABLE 2: FLUCFCS COMMUNITY TABLE

FLUCFCS Code	Community Description	Acreage
740	Disturbed Land	6.61 ± ac.
Total		6.61 ± ac.

Staff Report

15. Page 6 – Transportation analysis

16. Page 8 – Neighborhood Compatibility

LDC Sec. 34-2 Definitions:

Compatible means, in describing the relation between two land uses, buildings or structures, or zoning districts, the state wherein those two things exhibit either a positive relationship based on fit, similarity or reciprocity of characteristics, or a neutral relationship based on a relative lack of conflict (actual or potential) or on a failure to communicate negative or harmful influences one to another.

Staff Report

17. Comprehensive Plan Considerations

“The Urban Community designation is intended for areas characterized by a mixture of relatively intense commercial and residential uses with future development in this category encourages to be developed as mixed-use where appropriate. ... The property is also located in the Mixed-Use Overlay per the Comprehensive Plan. Sites within this overlay are locations desirable for mixed use located in close proximity to: public transit routes; education facilities; recreation opportunities; and, existing residential, shopping, and employment centers. Appropriate locations in this overlay are expected to have a positive impact on transportation facilities through increased traffic service, internal trip capture, and reduced travel distance.”

- Density calculation
- ALF vs. MF
- “not functionally integrated into the DRI”

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Matthew Simmons

State-Certified Residential Appraiser

Maxwell, Hendry & Simmons, LLC

Estero Housing Study

- **September 2013: Peloton Research Partners**

- *A significant amount of rental housing should be offered in the community to provide housing for working couples, singles, and retirees. The availability of quality rental housing is important for a community looking to provide workforce housing. This is an important factor for businesses looking to relocate or establish a presence in local markets.*

- **January 2015: Seth Harry and Bill Spikowski**

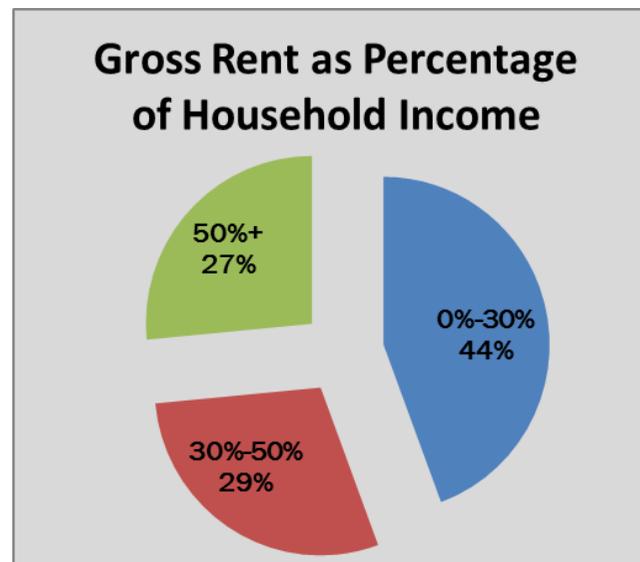
- They made a strong case for a relatively higher-density and mixed-use development pattern which would be in contrast to the “large, gated single-family home communities”. From their summary: *...The physical plan of the community and related building types are critically relevant to achieving the strategic goals of mixed use (greater convenience and reduction in the cost of services), expanded housing choice (responding to demographically-driven lifestyle preferences), and reduced automobile reliance (enhanced mobility choice)...*

- **August 2016: Estero Development Report by ECCL**

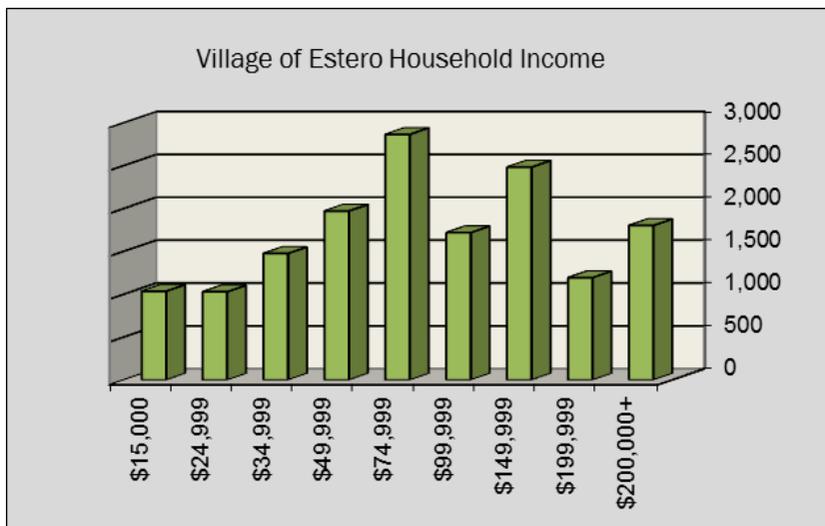
- *In 2012 Richard Hunt [Peloton report author], the ECCL’s real estate market research consultant, found that Estero had a shortage of both rental and senior housing. During the housing boom of the early 2000’s Estero rental-only housing was converted to condominiums.*

Estero Housing Study

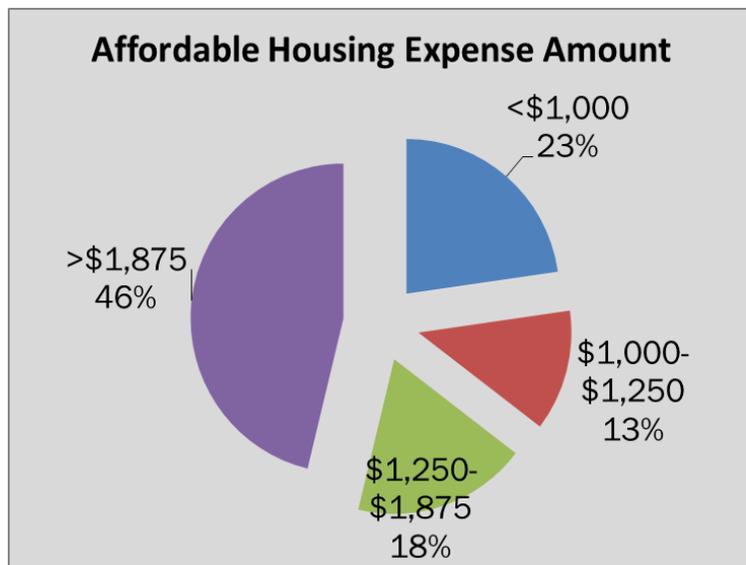
- The *US Department of Housing and Urban Development* refers to a household with annual housing costs exceeding 30% of gross money income to be “Cost Burdened” and exceeding 50% to be “Severely Cost Burdened”.
- Per the *US Census Bureau*, 29% of renter households in the Village spend between 30% to 50% of their income on housing cost (Cost Burdened) and 27% of renter households currently spend greater than 50% of household income on housing cost (Severely Cost Burdened). **A majority (56%) of Village renter households are either Cost Burdened or Severely Cost Burdened.**



Estero Housing Study



Village of Estero Household Income	Households	Monthly Household Income	30% Housing Expense
\$15,000	1,035	\$1,250	\$375
\$24,999	1,029	\$2,083	\$625
\$34,999	1,476	\$2,917	\$875
\$49,999	1,971	\$4,167	\$1,250
\$74,999	2,864	\$6,250	\$1,875
\$99,999	1,719	\$8,333	\$2,500
\$149,999	2,483	\$12,500	\$3,750
\$199,999	1,194	\$16,667	\$5,000
\$200,000+	1,802	\$16,667	\$5,000



Estero Housing Study

Type	Name	Mean Rent	Notes	Year Built
Student	The Reef	\$2,820	4 bed student rooms (\$705/ bed)	2016
Student	Coastal Village	\$2,475	4 bed student rooms (\$619/ bed)	2004
Traditional	Springs at Estero	\$1,500	Studio through 3 bed units	2016
Traditional	Courtyards at Estero	\$1,605	1 bed through 3 bed units	2016
Traditional	Estero Woods Village	\$1,212	1 bed through 3 bed units	1976

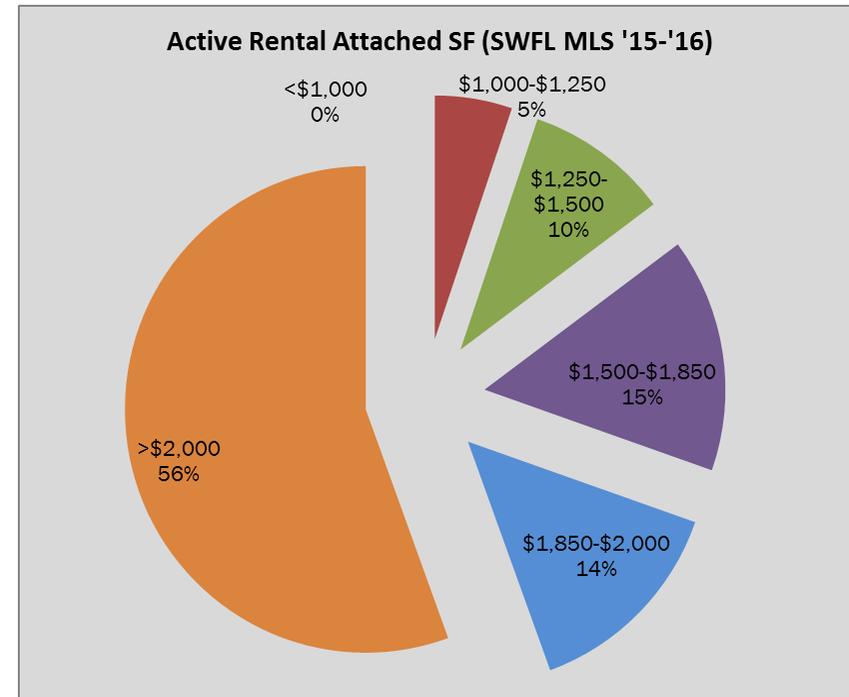
The pricing for the two 2016-built communities are nearly identical, while the pricing for Estero Woods Village likely reflects the impact of both mid-1970's design and physical condition.

Of these three traditional complexes, the two 2016-built communities have a mean rent of \$1,553, which exceeds the affordability level of at least 36% of households in the Village.

And even the lowest offering exceeds the affordability level for 23% of households whose housing cost affordability level is less than \$1,000 per month.

Please note, that this likely underestimates the impact, as the HUD affordability metric includes rent and utilities.

Very high occupancy demonstrates that there is still additional demand for this property type.



Active Rental Units by Listed Rent (SWFL MLS '15-'16)

<\$1,000	0
\$1,000-\$1,250	7
\$1,250-\$1,500	13
\$1,500-\$1,850	21
\$1,850-\$2,000	19
>\$2,000	75

Estero Housing Study

Sale Price	Down Pmt %	Down Pmt	Mortgage	Term (mo)	Mortgage Rate	Mortgage Payment
\$100,000	20.00%	\$20,000	\$80,000	360	4.00%	\$381.93
\$150,000	20.00%	\$30,000	\$120,000	360	4.00%	\$572.90
\$200,000	20.00%	\$40,000	\$160,000	360	4.00%	\$763.86
\$250,000	20.00%	\$50,000	\$200,000	360	4.00%	\$954.83
\$300,000	20.00%	\$60,000	\$240,000	360	4.00%	\$1,145.80
\$350,000	20.00%	\$70,000	\$280,000	360	4.00%	\$1,336.76
\$400,000	20.00%	\$80,000	\$320,000	360	4.00%	\$1,527.73
\$450,000	20.00%	\$90,000	\$360,000	360	4.00%	\$1,718.70
\$500,000	20.00%	\$100,000	\$400,000	360	4.00%	\$1,909.66

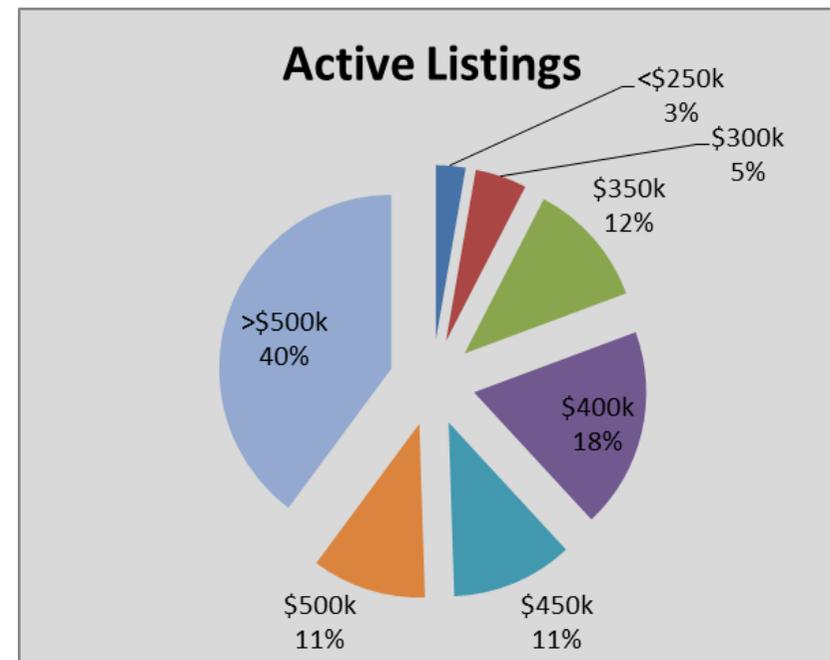
Active Listings	
<\$250k	8
\$300k	14
\$350k	34
\$400k	54
\$450k	33
\$500k	31
>\$500k	115

Of the 23% of Village households that can afford less than \$1,000 monthly housing expense, only 3% of the Village detached housing is available for them.

Of the next group, the 13% of households that can afford less than \$1,250 per month, roughly 8% of the market is available to them (combining the <\$250k & up to \$300k listings).

Please note, that this likely underestimates the impact, as the HUD affordability metric includes utilities, fees, and taxes. These buyers would also need to accumulate the down payment to secure a mortgage, which would be as much as \$70,000 under our assumptions.

Purchase affordability is becoming a major issue within the Village of Estero.



Estero Housing Study

Home Affordability for the Top 10 Job Categories in the Cape Coral-Fort Myers MSA

Annual Median Wage	Monthly Income	30% of Gross Monthly Income
\$47,908.00	\$3,992.33	\$1,197.70

Bookkeepers, Postal Workers, Real Estate Agents, Financial Service Agents, Nurses, Therapists, Pharmacists, Carpenters, Electricians, Roofers, Teachers, Librarians, Accountants, Appraisers, Loan Officers, etc.

By and large, the Top 10 occupations in the Cape Coral-Fort Myers MSA are middle income jobs whose demands for housing opportunities are going to best be met by moderately priced housing options.

- Single family attached rentals: seven (7) active rentals below \$1,250/month
- Multi-family apartment rentals: no affordable options
- Single family detached sales: only 8% of the listings (22) are affordable

Essentially, based upon the 30% HUD threshold, housing in the Village of Estero is not affordable for the median household in the Cape Coral-Fort Myers MSA. It is our opinion that the provision of low and moderate income housing options is a real and significant challenge within the Village and serves as an obstacle to developing a well-rounded community consisting of a healthy distribution of household demographics.

Estero Housing Study

- Joint Center for Housing Studies of Harvard University
- March 2007 study by Mark Obrinsky and Debra Stein, titled *Overcoming Opposition to Multifamily Rental Housing*

Anti-apartment stakeholders tend to rely on similar arguments to keep multifamily rental housing out of their communities. These claims include:

- *Multifamily apartments lower the value of single-family homes in the neighborhood.*
- *People who live in apartments are less desirable neighbors and more likely to engage in crime or other anti-social behavior.*
- *Apartments overburden schools, produce less revenue for local governments, and require more infrastructure support*
- *Higher-density housing creates traffic congestion and parking problems.*

Estero Housing Study

- Joint Center for Housing Studies of Harvard University
- March 2007 study by Mark Obrinsky and Debra Stein, titled *Overcoming Opposition to Multifamily Rental Housing*

...we think the available research is fairly strong that multifamily rental housing:

(1) does not impose greater costs on local governments;

(2) does it [sic] increase traffic and parking problems;

(3) when well-designed and appropriate to the neighborhood, does not reduce (and may even enhance) property values; and

(4) does not inherently attract residents who are less neighborly or more apt to engage in (or attract) criminal activity.

Estero Housing Study

- Estero has a lower than average ratio of multifamily housing as compared with its current peer communities, as well as aspirational comparison communities.

2015 Harry/Spikowski study targets

<i>Geography</i>	<i>County</i>	<i>Pop. (2014 Estimate)</i>	<i>Total Housing Units (2014)</i>	<i>2+ units</i>	<i>Multifamily Ratio</i>
Orlando city, Florida (Baldwin Park)	Orange	263074	122286	69119	56.52%
Coral Gables city, Florida (Hospital Neighborhood)	Dade	50895	20634	8328	40.36%
Estero CDP, Florida	Lee	22649	19506	5744	29.45%

<i>Geography</i>	<i>County</i>	<i>Pop. (2014 Estimate)</i>	<i>Total Housing Units (2014)</i>	<i>2+ units</i>	<i>Multifamily Ratio</i>
Fort Myers Beach town,	Lee	6807	10060	6693	66.53%
Fort Myers city, Florida	Lee	70873	35880	19171	53.43%
Sanibel city, Florida	Lee	7051	8537	3828	44.84%
Bonita Springs city, Florida	Lee	49230	32350	10155	31.39%
Estero CDP, Florida	Lee	22649	19506	5744	29.45%
Lee County, Florida	-	647554	372769	103507	27.77%
Cape Coral city, Florida	Lee	169755	76834	14506	18.88%
Lehigh Acres CDP, Florida	Lee	106747	38801	3301	8.51%

Estero Housing Study

- This final comparison is quite illustrative, as it dispels the oft supposed myth that multi-family housing has a direct correlation with income and community demographics.

Top 9 Florida communities with the highest median household income, plus Sarasota, Marco Island, and

<i>Geography</i>	<i>County</i>	<i>Captiva Pop. (2014 Estimate)</i>	<i>Total Housing Units (2014)</i>	<i>2+ units</i>	<i>Multifamily Ratio</i>	<i>Median Household Income</i>
Key Biscayne village, Florida	Dade	12774	7242	5534	76.42%	\$121,023
Palm Beach town, Florida	Palm Beach	8344	9553	6613	69.22%	\$105,700
Naples city, Florida	Collier	20943	18785	11950	63.61%	\$80,571
Marco Island city, Florida	Collier	16921	18473	10924	59.13%	\$73,031
Sanibel city, Florida	Lee	7051	8537	3828	44.84%	\$97,788
Sarasota city, Florida	Sarasota	54221	28890	12678	43.88%	\$41,670
Coral Gables city, Florida	Dade	50895	20634	8328	40.36%	\$93,590
Captiva CDP, Florida	Lee	154	1486	599	40.31%	\$93,250
Manalapan town, Florida	Palm Beach	231	337	105	31.16%	\$203,750
Estero CDP, Florida	Lee	22649	19506	5744	29.45%	\$66,439
Pinecrest village, Florida	Dade	18914	6614	1465	22.15%	\$122,235
Jupiter Island town, Florida	Martin	630	715	28	3.92%	\$250,000+
Golden Beach town, Florida	Dade	653	366	3	0.82%	\$136,875

Estero Housing Study

Lastly, we have considered the existing multifamily housing stock and what is proposed. The Census estimate for 2014 would only include two communities:

- Estero Woods Village 148 units Unreported
- Coastal Village (Student) 200 units 97.5% occupancy

Completed since that time are several new apartment complexes:

- 2015: Springs at Estero 260 units 100% occupancy
- 2016: The Reef I (Student) 168 units 100% occupancy
- 2016: Courtyards at Estero 136 units 90% occupancy

Proposed currently are several additional projects:

- The Reef II (Student) 60 units
- Springs at Gulf Coast 203 units
- Via Coconut Urban Place 297 units
- Estero Crossing 455 units
- Edera at Coconut Point 200 units

The completed and proposed units since 2014 total 1,779 units, which if included with the 2014 housing stock (2,127 units total) would still only be 9.8% of the whole. And this would be an inaccurately high percentage, as the total housing stock number would need to also be adjusted for all 1-unit housing completed and proposed since 2014.

Estero Housing Study

The actual number of units for each Village of Estero property type in 2015 can be gleaned by reviewing the Lee County Property Appraiser’s data (as of January 1, 2016):

DOR Code	Type	Properties	Units	
01	Single Family	-	11796	50.62%
02	Mobile Home	-	1931	8.29%
04	Condominium	-	8944	38.38%
08	Multi <10	12	26	0.11%
03	Multi >10	3	608	2.61%
TOTAL			23305	

*Note: DOR Code 04 includes 1-unit Attached properties, such as Lighthouse Bay Villas at The Brooks

The final multi-family line shows the total units associated with Estero Woods Village, Coastal Village, and Springs at Estero. Taking these numbers and **adding the additional proposed 1,779 units would increase the true multifamily units percentage to only 8.5% of the whole**, but again this would be an inaccurately high percentage as discussed before.

Please note, earlier studies of Estero multi-family supply characteristics have included the development known as Estero Oaks, which totals 280 units. However, this development is not located within the Village boundaries and has been excluded from the forgoing analysis. If included with the 1,779 “new” units, it would obviously increase the percentages up roughly 1 percentage point, but this would not alter our conclusions.

Estero Housing Study

Conclusions

- **Housing affordability is a serious issue within the Village of Estero**
- **There is demand for moderately priced multi-family housing within the Village**
- **The ratio of multi-family housing in the Village is low compared to peer communities**
- **There are no existing rental apartments within the Coconut Point DRI**

Paula McMichael, AICP

Director of Planning

Hole Montes, Inc.

Rental Housing

- **August 11, 2016, The Wall Street Journal, “Home Buyer Shortage Threatens Recovery” – Homeownership is at the lowest point since the Census Bureau began tracking quarterly data in 1965.**
- September 2016, The White House issued a “Housing Development Toolkit” to help local political leaders “break down the rules that stand in the way of building new housing.” Restricting housing supply has an impact on national economic growth.
- **October 6, 2016, Charlotte County adopted an incentive density into their comprehensive plan for rental development, specific to multifamily rental housing projects.**
- October 25, 2016 – Collier County approved an agreement with the Urban Land Institute to convene an Advisory Services Panel to develop high-level housing policy, recognizing that it is important to have a balanced supply of housing in terms of “type, tenure, attainability, access, and distribution.”

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Ned Dewhirst

Sr. VP of Florida Operations

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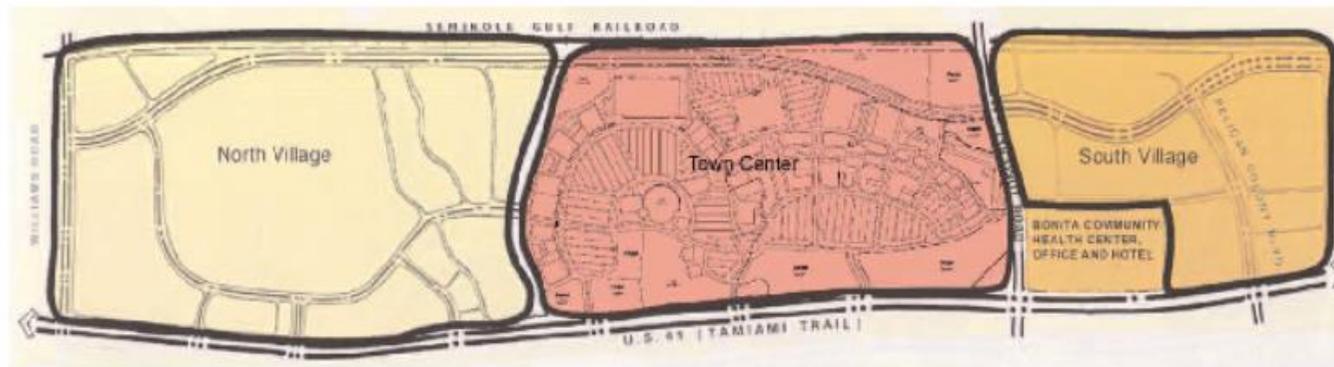
III. DISTRICT CHARACTERISTICS

Coconut Point is made up of three districts: the North Village, the Town Center, and the South Village. Each of these districts maintains a distinct neighborhood character while at the same time contributing thoroughly to a unifying overall identity for Coconut Point. The differences between the districts are characterized primarily by differences in use.

The North Village, with its lower density single and multi-family housing, together with an array of open space, commercial support and recreational activities, projects a decidedly suburban image. The Town Center is a rich mix of commercial activity: shops and restaurants, entertainment venues and public courtyards. This is a gathering place for the community, lively and active because of the urban housing, offices and hotels that are part of the mix. South Village lies directly adjacent to the Town Center and contains a concentration of medical offices, the Bonita Community Health Center, congregational care, convenience shopping and residential neighborhoods. The residential component of the South Village is comprised of moderate density, attached unit housing types.

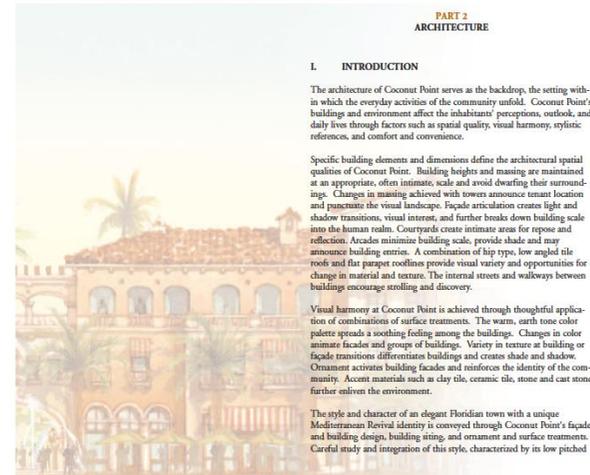
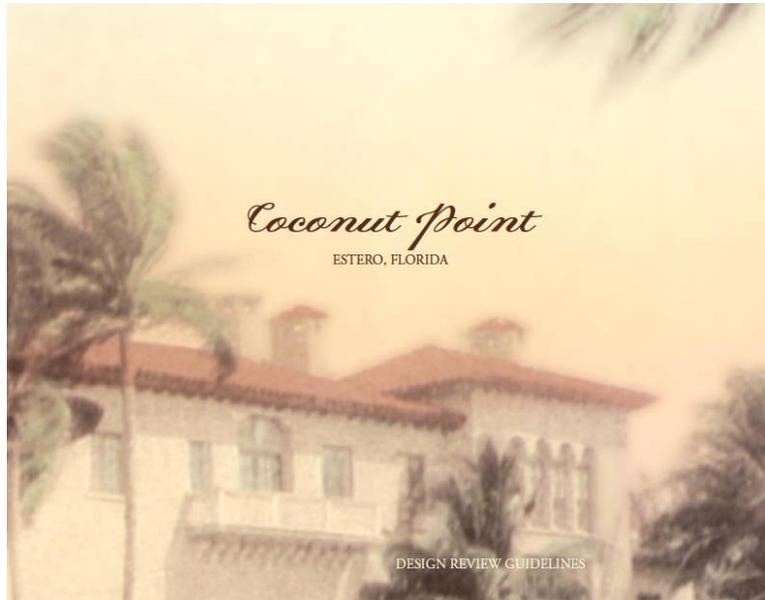
While the differences in use between the districts gain subtle expression in a variety of factors such as the massing and architecture of the distinct building types and unique site and landscape requirements, the districts remain governed by the design principles and standards outlined in this manual. Further descriptions of the three districts, intended as a means to provide design direction and outline key district features and neighborhood character, are outlined below.

3
PART I
INTRODUCTION



JUNE 14, 2004

Coconut Point Design Review Guidelines



PART 2 ARCHITECTURE

I. INTRODUCTION

The architecture of Coconut Point serves as the backdrop, the setting within which the everyday activities of the community unfold. Coconut Point's buildings and environment affect the inhabitants' perceptions, outlook, and daily lives through factors such as spatial quality, visual harmony, stylistic references, and comfort and convenience.

Specific building elements and dimensions define the architectural spatial qualities of Coconut Point. Building heights and massing are maintained at an appropriate, often intimate, scale and avoid dwarfing their surroundings. Changes in massing achieved with towers announce tenant location and punctuate the visual landscape. Façade articulation creates light and shadow transitions, visual interest, and further breaks down building scale into the human realm. Courtyards create intimate areas for repose and reflection. Arcades minimize building scale, provide shade and may announce building entries. A combination of hip roofs, low angled tile roofs and flat gabled rooflines provide visual variety and opportunities for change in material and texture. The internal streets and walkways between buildings encourage strolling and discovery.

Visual harmony at Coconut Point is achieved through thoughtful application of combinations of surface treatments. The warm, earth tone color palette spreads a soothing feeling among the buildings. Changes in color animate facades and groups of buildings. Variety in texture at building or facade transitions differentiates buildings and creates shade and shadow. Ornament activates building facades and reinforces the identity of the community. Accent materials such as clay tile, ceramic tile, stone and cast stone further enliven the environment.

The style and character of an elegant Floridian town with a unique Mediterranean Revival identity is conveyed through Coconut Point's facade and building design, building siting, and ornament and surface treatments. Careful study and integration of this style, characterized by its low pitched

III. LANDSCAPE DESIGN

1. General Characteristics of Landscape Design at Coconut Point

The placement, location, and scale of plant materials at Coconut Point is an important aspect to the Landscape Design. Landscape up-keep and irrigation issues are equally important functional aspects to all landscape design at Coconut Point.

The following guidelines address planting points, irrigation, landscaped entries, and general landscape care. In addition, a comprehensive Approved and Recommended plant list is included for designer reference.

All landscape plans are to be prepared and sealed by a Landscape Architect licensed in the state of Florida. All plans must be submitted to the DRA for review and approval, in conjunction with site plans and architectural plans.

The landscape plans must show all proposed site improvements, including buildings, parking, sidewalks, lakes, fences, amenities, etc.; all tree, shrub and sod locations, sizes and quantities.



Coconut Point

ESTERO, FLORIDA

DESIGN REVIEW GUIDELINES

A. Feature Entry Tower - Entry Sign Type 1

A major architectural statement, the Feature Entry Tower is located at the Town Center entrance along US 41. This sign type opens the roadway with an arched on-lin structure and serves as the primary identity gateway to and from Coconut Point. Distinct arched portals provide separate access for vehicles via roadways and pedestrians via walkways. The architectural language and unique identity of Coconut Point is captured in these structures that punctuate the landscape and provide for project and district signage. In addition, the Feature Entry Tower is complemented with vertical landscaping and may include pedestrian amenities such as seat benches, water fountain and water features. The location for Feature Entry Tower is shown on the accompanying key plan. Maximum dimensions are shown on the accompanying elevation diagrams for Project Identity Towers.



JUNE 14, 2004

JUNE 14, 2004

Coconut Point Mitigation Elements

- **Common architectural, signage and lighting design**
- **Common landscaping, preservation and open space design**
- **Specific US 41 and Sandy Lane (Via Coconut) landscape buffer design**
- **Common surface water management and irrigation systems**
- **Dedication of Estero Fire station land (onsite)**
- **Dedication of 10 acres (offsite) to Lee County School Board**
- **Contributed \$600,000 to the Lee County Affordable Housing trust**
- **Contributed \$400,000 to FGCU for subsidizing student housing**
- **Project traffic mitigation through combination of cash payments and pipelined road improvements totaling \$14,600,000 (2002 dollars) which included 4 lane Sandy Lane (Via Coconut) from Corkscrew Road to Pelican Colony Blvd Extension and 4 lane Pelican Colony Blvd Extension from US 41 to Sandy Lane (Via Coconut).**

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Findings & Conclusions

Paula McMichael, AICP

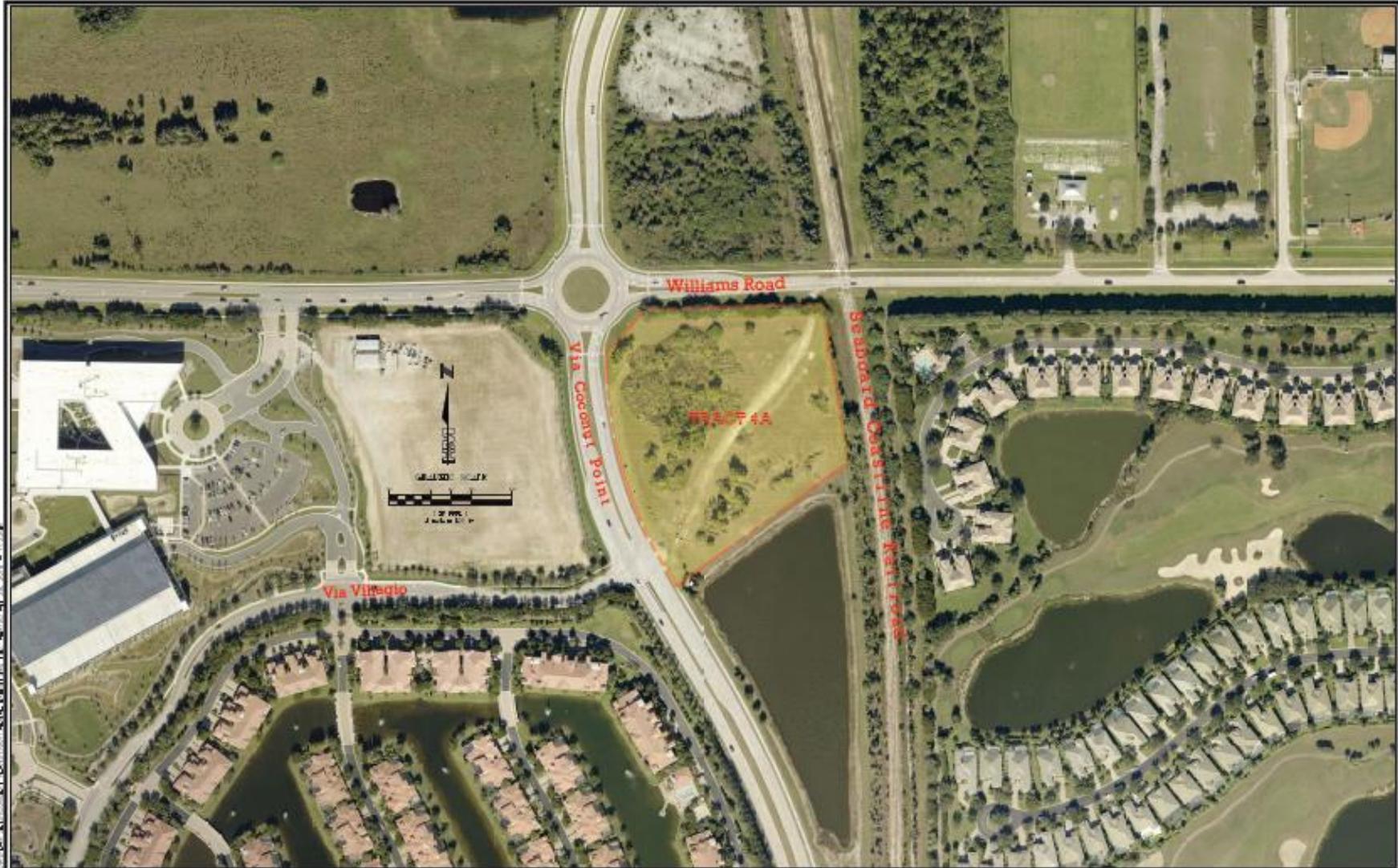
Director of Planning

Hole Montes, Inc.



Current Approvals

- Zoned Mixed Planned Development (MPD) and approved for Development of Regional Impact (DRI) as part of the overall 482 ac Coconut Point project
- Recorded plat for 6.6 ac Tract 1A within Development Area #1 of Coconut Point
- Approved by SFWMD and Army Corp of Engineers (ACOE) for surface water management and environmental design / permits
- Approved / constructed under Lee County DO for clearing / filling site in 2004
- Approved land uses for various commercial retail / offices and ALF units
- Approved maximum building height of 45' / 3 stories
- Approved DRI / MPD traffic trips for 200 ALF units
- Approved / constructed singular access point and turn lane at intersection of Via Coconut and Via Villagio
- Surface water management, irrigation, potable water and sanitary sewer services planned / constructed for site in 2004 - 2006
- Approved / constructed Williams Road perimeter buffer



COCONUT POINT
LEE COUNTY, FLORIDA

TRACT 1-A
AERIAL EXHIBIT - 2016



6000 Whiskey Creek Drive
Fort Myers, FL 33910
Phone: (239) 965-1300
Florida Certificate of
Authorization No. 1772

Summary of Proposed Requests

USE	MULTIFAMILY RESIDENTIAL	<i>REQUEST SCHEDULE OF USES TO ALLOW “MULTI-FAMILY RESIDENTIAL” WITHIN TRACT-1A</i>
HEIGHT	45 FEET	<i>REQUEST MAXIMUM BUILDING HEIGHT ALLOWED WITHIN TRACT -1A TO BE 3 STORIES OVER PARKING</i>
BUILDING SEPARATION	25 FEET	<i>REQUEST BUILDING SEPARATION FOR TRACT-1A TO BE 25 FEET</i>
INGRESS/ EGRESS	1 MEANS OF INGRESS/EGRESS	<i>REQUEST APPROVAL TO ALLOW 1 MEANS OF INGRESS/EGRESS BY PUBLIC HEARING PURSUANT TO LEE COUNTY DEVELOPMENT STANDARDS SECTION 10-291 (3)</i>
PARKING	TOTAL OF 383 SPACES WITH 371 PAVED SPOTS, 12 IN RESERVE AS OPEN SPACE	<i>REQUEST PARKING RATIO CONSISTENT WITH RECENTLY APPROVED PROJECTS;</i> <ul style="list-style-type: none"> <i>• 350 SPACES (1.75 X 200 UNITS)</i> <i>• 12 SPACES RESERVED AS OPEN SPACE</i> <i>• 12 SPACES FOR REC AREA</i> <i>• 5 SPACES FOR OFFICE</i>

Edera at Coconut Point Conceptual Site Plan (Color)



LEGEND:

	PROPOSED PAVEMENT
	PROPOSED RESERVED PARKING
	PROPOSED GREEN AREAS
	PROPOSED LANDSCAPE BUFFER
	PROPOSED SIDEWALK
	PROPOSED PAVER BRICK
	PROPOSED BUILDING

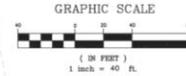
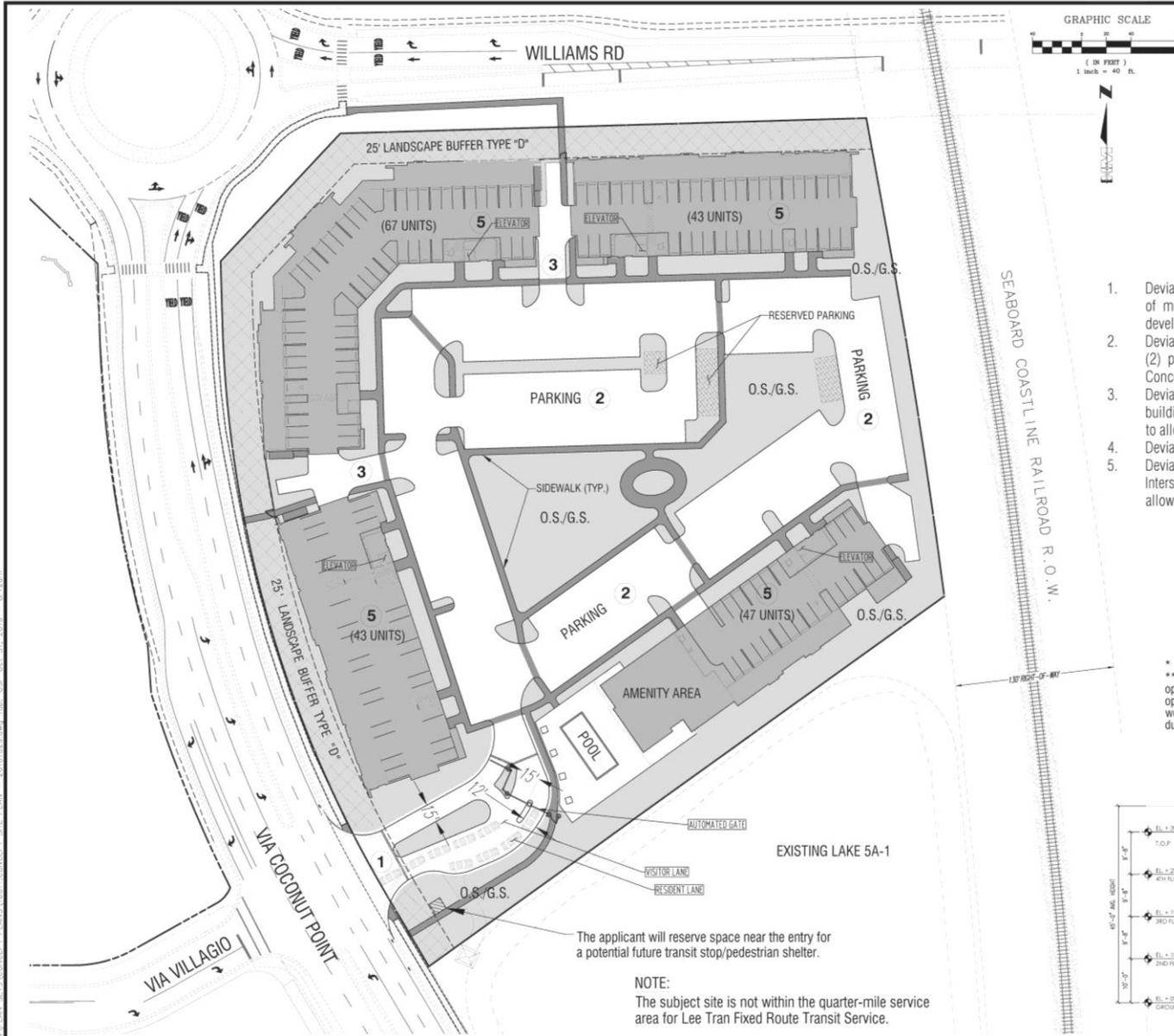
COCONUT POINT
LEE COUNTY, FLORIDA

TRACT 1-A
MASTER DEVELOPMENT EXHIBIT

HM
HOLE MONTES
ENGINEERS PLANNERS SURVEYORS

6200 Whiskey Creek Drive
Fort Myers, FL 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No. 1772

Edera at Coconut Point Conceptual Site Plan



CONCEPTUAL LAND USE BREAKDOWN:

	ACRES
Buildings	1.89 AC
Parking / Sidewalk / Pool / Green Space	4.73 AC
TRACT 1A TOTAL	6.62 AC

CONCEPTUAL OPEN SPACE:

Open Space Required	6.62 AC x 30% = 1.99 AC
Open Space Provided	1.99 AC

PROPOSED INTENSITY:

Residential - MF (Rental Apartments) 200 UNITS

REQUESTED DEVIATIONS:

- Deviation (1) seeks relief from the LDC §10-291(3) requirement, that residential developments of more than five acres must provide more than one means of ingress and egress for the development, to allow for one point of ingress and egress into the development.
- Deviation (2) seeks relief from the LDC §34-2020(a) requirement to provide a minimum of two (2) parking spaces per multiple-family unit, to allow the parking standard as shown on the Conceptual Site Plan.
- Deviation (3) seeks relief from the LDC §34-935(e)(4) requirement to provide a minimum building separation of one-half the sum of the building heights or 20 feet, whichever is greater, to allow a minimum building separation of 20 feet.
- Deviation (4) has been withdrawn.
- Deviation (5) seeks relief from the LDC §33-229 requirement that buildings outside of the Interstate Highway Interchange Areas are limited to a maximum of three stories or 45 feet, to allow a maximum of 45 feet.

REQUIRED PARKING

200 Multifamily Units	@ 1.5 space per unit	= 350
3,500 SF Private Recreation Area	@ 3.5 spaces / 1,000 SF	= 12
1,650 SF Office	@ 1.0 space / 350 SF	= 5
Total Parking Required		= 367
*PROVIDED (Paved)		= 371 (incl. 9 A.D.A. spaces)
**PROVIDED (Reservation)		= 12
TOTAL PROVIDED		= 383

* In-building Parking Spaces = 163; Standard parking lot spaces = 208
 ** Reservation of 12 off-street parking spaces to be set aside for future use. Spaces will be used as landscaped open space until such time as they are needed. The reserved parking spaces do not count towards minimum open space requirements. Drainage facilities will be calculated and built as though the reserved parking areas were impervious surfaces. The exact location and configuration of these reserved spaces will be evaluated during review of the development order.

The applicant will reserve space near the entry for a potential future transit stop/pedestrian shelter.

NOTE:
 The subject site is not within the quarter-mile service area for Lee Tran Fixed Route Transit Service.



5 CONCEPTUAL BUILDING ELEVATION

NUMBER	REVISION	DATE
1	REVISION PER VILLAGE REVIEW	02-25-2019

COCONUT POINT TRACT-1A
 LEE COUNTY, FLORIDA

DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
VERTICAL SCALE	HORIZONTAL SCALE
N/A	1"=40'



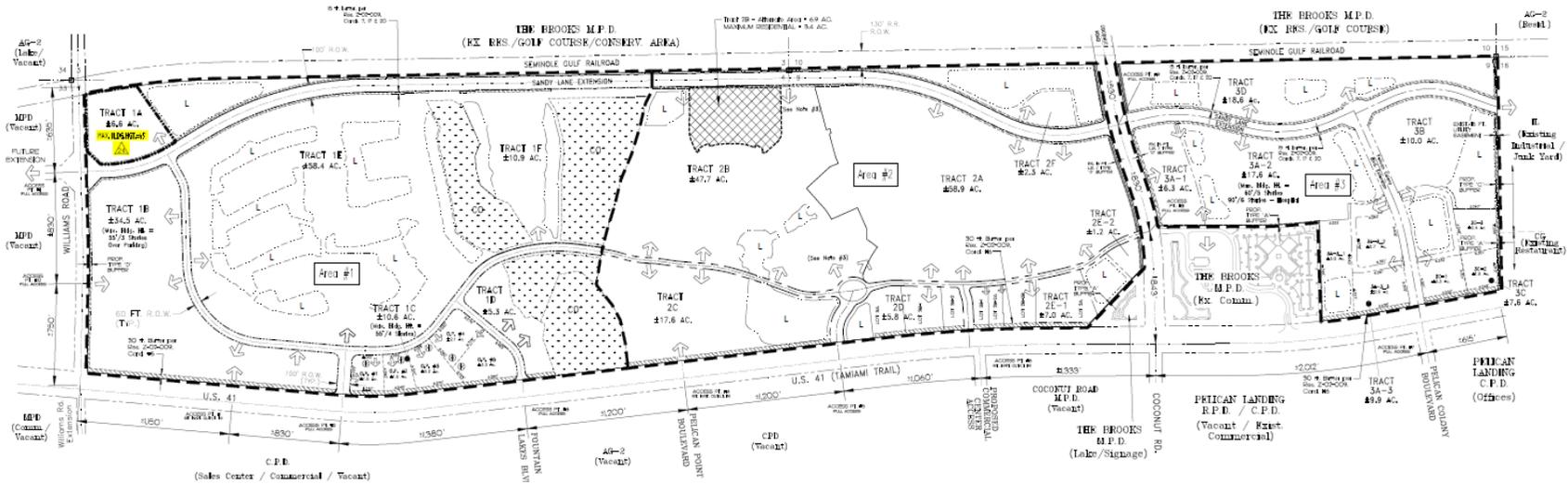
6200 Whiskey Creek Drive
 Fort Myers, FL 33919
 Phone: (239) 985-1200
 Florida Certificate of
 Authorization No.1772

CONCEPTUAL SITE PLAN

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED & SEALED BY ME	CAD FILE NAME:	DRAWING NO.:
	16011.CSP	
REGISTERED PROFESSIONAL ENGINEER RESIDENTIAL PLANNING DATE: October 31, 2016	PROJECT NO.:	SHEET NO.:
	2016011	1

C:\VIA COCONUT POINT\CONCEPT SITE PLAN - 2016\1028.dwg Date: CSP Oct 11, 2016 - 8:12am

Coconut Point Proposed Revised MCP



PROJECT SUMMARY:

1. REQUEST: A REZONING FROM AG-2 TO MIXED USE PLANNED DEVELOPMENT (MPD)

2. OVERALL CONCEPTUAL PROJECT ACREAGE:

CONSERVATION AREAS	± 33.4 ACRES
LAKEs	± 58.8 ACRES
INTERNAL (PRIVATE) R.O.W.	± 20.2 ACRES
INTERNAL (PUBLIC) R.O.W.	± 25.6 ACRES
GREEN AREAS / OPEN SPACE	± 8.7 ACRES
DEVELOPMENT TRACT AREAS	± 335.7 ACRES
TOTAL	± 486.4 ACRES

3. CONCEPTUAL TRACT AND LAND USE / ACREAGE BREAKDOWN:

a. DEVELOPMENT AREAS:

Development Area #1: (Residential - 740 M.F./A.L.F. Units / Retail - Comm. 85,000 Sq.Ft. / Office 481,277 Sq.Ft.) / Hotel 120 Rooms / Bank w/ D.T. - 8,000 Sq.Ft.

Proposed Lakes	± 28.1 Ac.
Proposed Internal/Private R.O.W.	± 8.2 Ac.
Proposed Public R.O.W. (Sandy Lane Extension)	± 10.1 Ac.
Conservation Areas	± 33.4 Ac.
Green Areas / Open Space	± 4.7 Ac.
Development Areas (Tracts 1A - 1F)	± 126.3 Ac.
Total Development Area #1	± 210.8 Ac.

Development Area #2: (Residential - 450 M.F. Units / Retail - Comm. 1,450,000 Sq.Ft. / Gen. Office 90,000 Sq.Ft. / Hotel - 200 Rooms)

Proposed Lakes	± 17.0 Ac.
Proposed Internal/Private R.O.W.	± 6.1 Ac.
Proposed Public R.O.W. (Sandy Lane Extension)	± 8.1 Ac.
Green Areas / Open Space	± 4.0 Ac.
Development Areas (Tracts 2A - 2F)	± 140.5 Ac.
Total Development Area #2	± 175.7 Ac.

Development Area #3: (Residential - 424 M.F. / A.L.F. Units / Retail - Comm. 72,500 Sq.Ft. / Office 341,167 Sq.Ft. / 160 Hospital Beds)

Proposed Lakes	± 13.7 Ac.
Proposed Internal/Private R.O.W.	± 5.9 Ac.
Proposed Public R.O.W. (Sandy Lane Extension)	± 7.4 Ac.
Development Areas (Tracts 3A-1 thru 3 - 3D)	± 68.9 Ac.
Total Development Area #3	± 95.9 Ac.

b. MAXIMUM DEVELOPMENT TRACT INTENSITY:

(NOTE: CUMULATIVE INTENSITIES WILL NOT EXCEED MAXIMUM PROPOSED LAND USES FOR EACH DEVELOPMENT AREA)

Development Area #1:

Tract 1A	200 M.F./A.L.F. Units / 50,000 s.f. Office
Tract 1B	450,000 s.f. Office
Tract 1C	90,000 s.f. Retail / 20,000 s.f. Office / 120 Room Hotel
Tract 1D	5,000 s.f. Retail / 35,000 s.f. Office / Fire Station
Tract 1E	450 M.F. DU's
Tract 1F	90 M.F. DU's

Development Area #2:

Tract 2A	650,000 s.f. Retail / 450 M.F. DU's / 60,000 s.f. Office / 200 Room Hotel
Tract 2B	600,000 s.f. Retail / 200 Room Hotel / 200 M.F. DU's
Tract 2C	150,000 s.f. Retail / 20,000 s.f. Office / 200 Room Hotel
Tract 2D/E	150,000 s.f. Retail / 30,000 s.f. Office / 200 Room Hotel
Tract 2F	20,000 s.f. Retail / 30,000 s.f. Office / 100 Multi-family Units

Development Area #3:

Tract 3A-1 thru 3	60,000 s.f. Retail / 300,000 s.f. Office / 160 Hospital Beds (1)
Tract 3B	200 A.L.F. Units
Tract 3C	40,000 s.f. Retail / 90,000 s.f. Office
Tract 3D	224 M.F. DU's

(1) ANY COMBINATION OF PERMITTED LAND USES MAY DEVELOP WITHIN TRACTS 3A-1, 3A-2 AND 3A-3_1 PROVIDED TRIP GENERATION DOES NOT EXCEED 479 NET NEW EXTERNAL TRIPS.

4. PROJECT PHASING:

	M.F. / A.L.F. (UNITS)	RETAIL COMM. (SQ FT)	OFFICE (SQ FT)	HOTEL (ROOMS)	Bank w/ DT (SQ FT)	HOSPITAL (BEDS)
2001 - 2024	1,614*	1,807,500	912,444	320	8,000	160

* M.F. / A.L.F. UNITS MAY BE REPLACED WITH S.F. / T.F. / T.H. / DUPLEX USES SO LONG AS THE TOTAL NO. OF PEAK HOUR VEHICULAR TRIPS GENERATED BY THE DEVELOPMENT IS NOT INCREASED AND APPROVAL IS OBTAINED IN ACCORDANCE WITH RESOLUTION Z-02-009.

5. CONCEPTUAL OPEN SPACE (Tract 2B Alternate Plan):

a. REQUIRED (per L.C.L.D.C.):*

Development Area #1:	
(LESS Sandy Lane Extension and Tracts 1A+1E & 1F)	124.8 Ac. x 30% ± 37.44 Ac.
(Tracts 1A / 1E / 1F)	75.9 Ac. x 40% ± 30.36 Ac.

Development Area #2 [ALT 1, TRACT 2B ALT AREA = 3.4 AC RESIDENTIAL MAX]:

(LESS Sandy Lane Extension & Resid. Area)	158.4 Ac. x 30% ± 47.5 Ac.**
(Residential Area)	9.2 Ac. x 40% ± 3.7 Ac.

Development Area #2 [ALT 2, TRACT 2B ALT AREA = NO RESIDENTIAL]:

(LESS Sandy Lane Extension & Resid. Area)	161.8 Ac. x 30% ± 48.5 Ac.
(Residential Area)	5.8 Ac. x 40% ± 2.3 Ac.

Development Area #3:

(LESS Sandy Lane Extension & Tracts 3B & 3D)	59.7 Ac. x 30% ± 17.9 Ac.
(Tract 3B & 3D)	28.8 Ac. x 40% ± 11.5 Ac.

Total Open Space Required [ALT 1]: ± 148.4 Ac.

Total Open Space Required [ALT 2]: ± 148.0 Ac.

* The % of Open Space may vary depending upon the ultimate land uses.

** Includes Residential above Commercial uses.

b. PROVIDED (per L.C.L.D.C.):

Prop. Lake Areas (@ <25.0% of 150.2 Ac.)	± 37.6 Ac.
Prop. Conservation Areas	± 33.4 Ac.

Development Area #1:

Commercial Development (Tracts 1B/1C/1D)	50.4 Ac. x 19.55% ± 9.9 Ac.
Residential Development (Tracts 1A/1E/1F)	75.9 Ac. x 30.00% ± 22.8 Ac.
Sub-total:	± 32.7 Ac.

Development Area #2 [ALT 1, TRACT 2B ALT AREA = 3.4 AC RESIDENTIAL MAX]:

Commercial Development (Tracts 2A - 2F)	131.3 Ac. x 19.52% ± 25.6 Ac.
Residential Development (Tract 2A)	5.8 Ac. x 23.60% ± 1.4 Ac.
Residential Development (Tracts 2B)	3.4 Ac. x 23.50% ± 0.8 Ac.
Sub-total:	± 27.8 Ac.

Development Area #2 [ALT 2, TRACT 2B ALT AREA = NO RESIDENTIAL]:

Commercial Development (Tracts 2A - 2F)	134.7 Ac. x 19.52% ± 26.3 Ac.
Residential Development (Tract 2A)	5.8 Ac. x 23.60% ± 1.4 Ac.
Sub-total:	± 27.7 Ac.

Development Area #3:

Commercial Development Tracts (Tracts 3A-1 thru -3 & 3C)	42.6 Ac. x 19.55% ± 8.3 Ac.
Residential Development (Tracts 3B & 3D)	28.8 Ac. x 30.00% ± 8.6 Ac.
Sub-total:	± 16.9 Ac.

Total Open Space Provided [ALT 1]: ± 148.4 Ac.

Total Open Space Provided [ALT 2]: ± 148.0 Ac.

6. INDIGENOUS OPEN SPACE:

DUE TO THE EXISTING AGRICULTURAL LAND USE AND THE EXTENT OF MELALEUCA INVASION WITHIN THE REMAINING FORESTED AREAS, NO INDIGENOUS OPEN SPACE IS REQUIRED.

7. NOTES:

A. Internal access will be provided to allow through traffic between US 41 and Sandy Lane Extension.

B. For Tract 1C general service area locations, see above MCP.

C. The project will be designed to facilitate the use of the Lee Tran services in accordance with Lee County LDC Sec. 34-411(e) and 10-442.

LEGEND

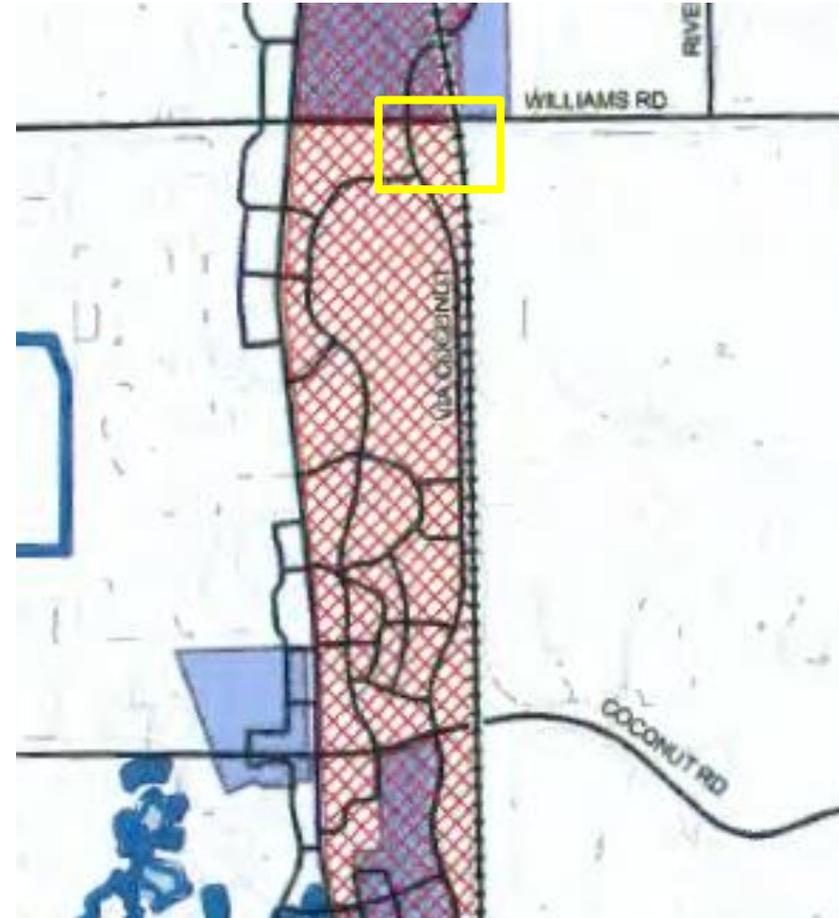
- PROPERTY BOUNDARY
- ROAD R.O.W. LINE
- CONSERVATION AREAS
- PROPOSED LAKE
- CONCEPTUAL ACCESS POINT
- ADJACENT ZONING / LAND USE
- GENERAL LOCATION OF SERVICE AREAS

POLICY 1.1.4: The **Urban Community** areas are ... characterized by a **mixture of relatively intense commercial and residential uses**. ... predominant land uses in the Urban Communities will be residential, commercial, public and quasi-public, and limited light industry ... with future development in this category **encouraged to be developed as a mixed-use** **Standard density** ranges from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (**6 du/acre**), with a maximum total density of ten dwelling units per acre (10 du/acre)... .

OBJECTIVE 4.2: MIXED-USE OVERLAY - Designate areas on the Future Land Use Map for Mixed Use, Traditional Neighborhood, and Transit Oriented development patterns.

POLICY 4.2.1: The Village County will maintain an overlay ... identifying locations outside the Village Center Area that are also desirable for mixed use patterns because ~~that~~ they are located in close proximity to: public transit routes; education facilities; recreation opportunities; and, existing residential, shopping and employment centers. ...

-  Comprehensive Plan "Mixed-Use Overlay"
-  "Village Center" (overlay to be removed)
-  Connecting Streets (existing)
-  Village of Estero
-  Edera – general location



OBJECTIVE 4.3: The [Mixed Use Overlay](#) shall not include property in the Village Center Area. Development, redevelopment, and infill rezonings located within the Mixed Use Overlay outside of the Village Center Area that **utilize** the ... **Mixed Use Planned Development (MPD) zoning** category and meet the criteria in the policies below ... will be **allowed to use the area of commercial, office, ~~light industrial~~, natural water bodies and other non-residential uses in their density calculations.** These proposals must contribute to ~~areas will be~~ compact, multi-purpose, **mixed use patterns** which integrate commercial development with residential, civic, and open space within the same neighborhood or ~~and~~ buildings.

DENSITY - The number of residential dwelling or housing units per gross acre (du/acre). Densities specified in this plan are gross residential densities. For the purpose of calculating gross residential density, the total acreage of a development includes those lands to be used for residential uses, and includes land within the development proposed to be used for streets and street rights of way, utility rights-of-way, public and private parks, recreation and open space, schools, community centers, and facilities such as police, fire and emergency services, sewage and water, drainage, and existing man-made waterbodies contained within the residential development. ... (con.)

DENSITY – (con.)... Lands for commercial, office, industrial uses, natural water bodies, and other nonresidential uses must not be included, except in the Village Center Area as specifically provided in Objective 19.8 and the policies thereunder, and except within areas outside the Village Center Area that are identified on the Mixed Use Overlay Map (Future Land Use Map Series Map 1 page 6 of 8) that have elected to use the process described in Objective 4.3.4.2.



APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING IN THE VILLAGE OF ESTERO

Notes:

- | | |
|-----|--|
| (1) | Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included except within the Mixed Use Overlay {see Note (2) below}. |
| (2) | Within the Mixed Use Overlay, lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses may be included in density calculations {see Comprehensive Plan Objective 4.3}. |
| (3) | Lands to be used for residential uses including land within the development proposed to be used for streets & street rights of way, utility rights-of-way, public & private parks, recreation & open space, schools, community centers, & facilities such as police, fire & emergency services, sewage & water, drainage, and existing man-made waterbodies. |

Density

- Coconut Point is designated Urban Community on the Future Land Use Map, which allows 6 units/acre.
- Coconut Point is located within the Mixed-Use Overlay, which allows density to be calculated including areas of nonresidential uses.
- Total residential units approved: 1,614
- 740 multifamily/assisted living facility units approved for Development Area 1 (North Village)
 - Rapallo: 450 MF units
 - Enclave: 90 MF units
 - Edera: 200 MF units

OBJECTIVE 2.1: DEVELOPMENT LOCATION. **Contiguous and compact growth patterns will be promoted** through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities.

POLICY 2.2.1: Rezoning and development-of-regional-impact proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare.

POLICY 2.12.3: Future development within the Intensive Development, Central Urban, and **Urban Community** future land use categories is **strongly encouraged** to be development [sic] as a **mixed use** with two or more of the following uses: residential, commercial (including office), and ~~light industrial (including research and development use)~~. When residential use is one of three uses proposed, in a **mixed use development, residential densities** may be developed as provided for under the Glossary terms: “Mixed Use,” “Mixed Use Building,” “Mixed Use Pattern,” “Walkable,” and “Density.”

POLICY 4.1.1: 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 and potential street pattern on surrounding sites. ~~and that the placement of uses or structures within the development **minimizes the expansion and construction of street and utility improvements.**~~

POLICY 4.2.6: Staff will work with communities, specifically during the community planning process, to explain the **benefits** and address concerns **related to mixed use/higher density developments** to build the consensus needed to identify appropriate locations for the Mixed Use Overlay.

POLICY 4.3.2: Mixed Uses: ~~A balanced mixture of~~ Carefully mixing complementary uses ~~can~~ will be provided to ~~reduce~~ overall trip lengths, ~~to~~ support pedestrian, bicycle and transit opportunities and create pedestrian friendly streetscapes.

POLICY 4.3.3: Site and Building Design: Integrate commercial, residential, civic, and open spaces to create multipurpose developments that feature **unique style and ambiance through design**, encouraging civic involvement and events to promote community interaction.

POLICY 5.1.3: During the rezoning process, direct high-density residential developments to locations that are **near employment and shopping centers**; are **close to parks and schools**; and are **accessible to mass transit and bicycle facilities**.

STANDARD 11.1: WATER.

1. Any new residential development that exceeds 2.5 dwelling units per gross acre ... **must connect to a public water system** ...
2. If the proposed development lies within the boundaries of a water utility's certificated or franchised service area, or Lee County Utilities' future potable water service area (see Map 6), then the development must be connected to that utility. ...

STANDARD 11.2: SEWER.

1. Any new residential development that exceeds 2.5 dwelling units per gross acre ... **must connect to a sanitary sewer system.**
2. If the proposed development exceeds the thresholds listed above and lies within the boundaries of a sewer utility's ... service area ... the development must connect to that sewer utility ...

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

OBJECTIVE 19.3: RESIDENTIAL NEIGHBORHOODS. Support Estero's quality of life, promote the community's unique character through the development of **diverse, well-designed, and well-connected residential neighborhoods**, and provide for the needs of multigenerational community by **supporting a variety of housing types** and neighborhood development forms.

ECONOMIC ELEMENT:

POLICY 158.1.9: Lee County, in response to current and projected needs of Lee County residents, will encourage a **diverse mix of housing types, sizes, prices, and rents** by maintaining **mixed use land use categories** in the Future Land Use Element.

CONCLUSION:

The proposed amendment to the Coconut Point MPD/DRI is consistent with the comprehensive plan goals, objectives, and policies.

Core Working Team

Staff Report Overview

Updated Estero Housing Study

Coconut Point MPD/DRI Overview

Existing /Proposed Development Plans

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Findings & Conclusions

Ted Treesh

President, TR Transportation Consultants

Transportation Analysis

- Analysis of the change in the DRI to allow for Multi-Family units on this parcel:
 - Eliminate the ALF use and reduce the requested Retail floor area in the North Village (Development Area #1).
 - Net result is no increase in the trip generation of the North Village above what was originally analyzed.
- Based on current DRI Biennial Monitoring Report, the DRI is only generating approximately 37% of the trip analyzed for the Build-out of the Project.
 - Project is almost 70% completed.
- This results in the determination that the change in the DRI is NOT a substantial change.

Transportation Analysis

- The Zoning Traffic Study indicates that Via Coconut Point currently operates at LOS “C” and is projected to operate at LOS “C” in 2022 (estimated year after build-out).
- With the project trips added to Via Coconut Point, the road will remain at LOS “C.”
- Williams Road is currently at LOS “C” and is projected to operate at LOS “D” in 2022.
- With the project trips added to Williams Road, the road will remain at LOS “D.”
- Intersection analysis was also completed at the intersections of Via Coconut Road with Williams Road (Roundabout) and at Via Coconut with Via Villagio/Site Access.
- Roundabout is projected to operate at LOS “A” in 2022 both with and without the project trips and Via Coconut and Via Villagio/Site access is also projected to operate at LOS “A” in 2022 both with and without the project.
- A southbound left turn lane already exist at the site access drive intersection. Further turn lane improvements will be analyzed as the time of Local Development Order.
- From a transportation standpoint, the project is consistent with the approved DRI and meets the Goals and Objectives of the Village of Estero’s Comprehensive Land Use Plan and Land Development Code.

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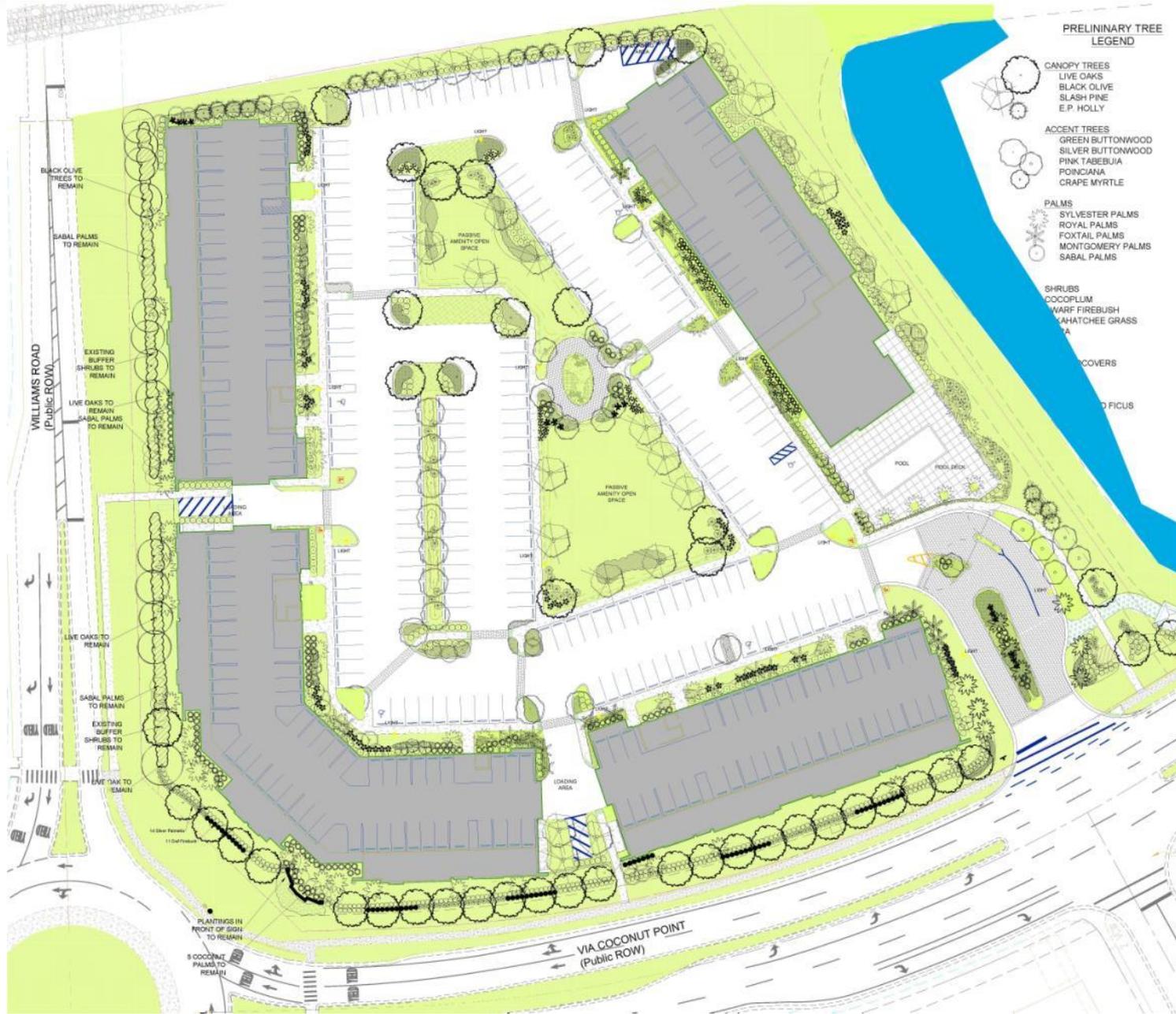
About 13th Floor

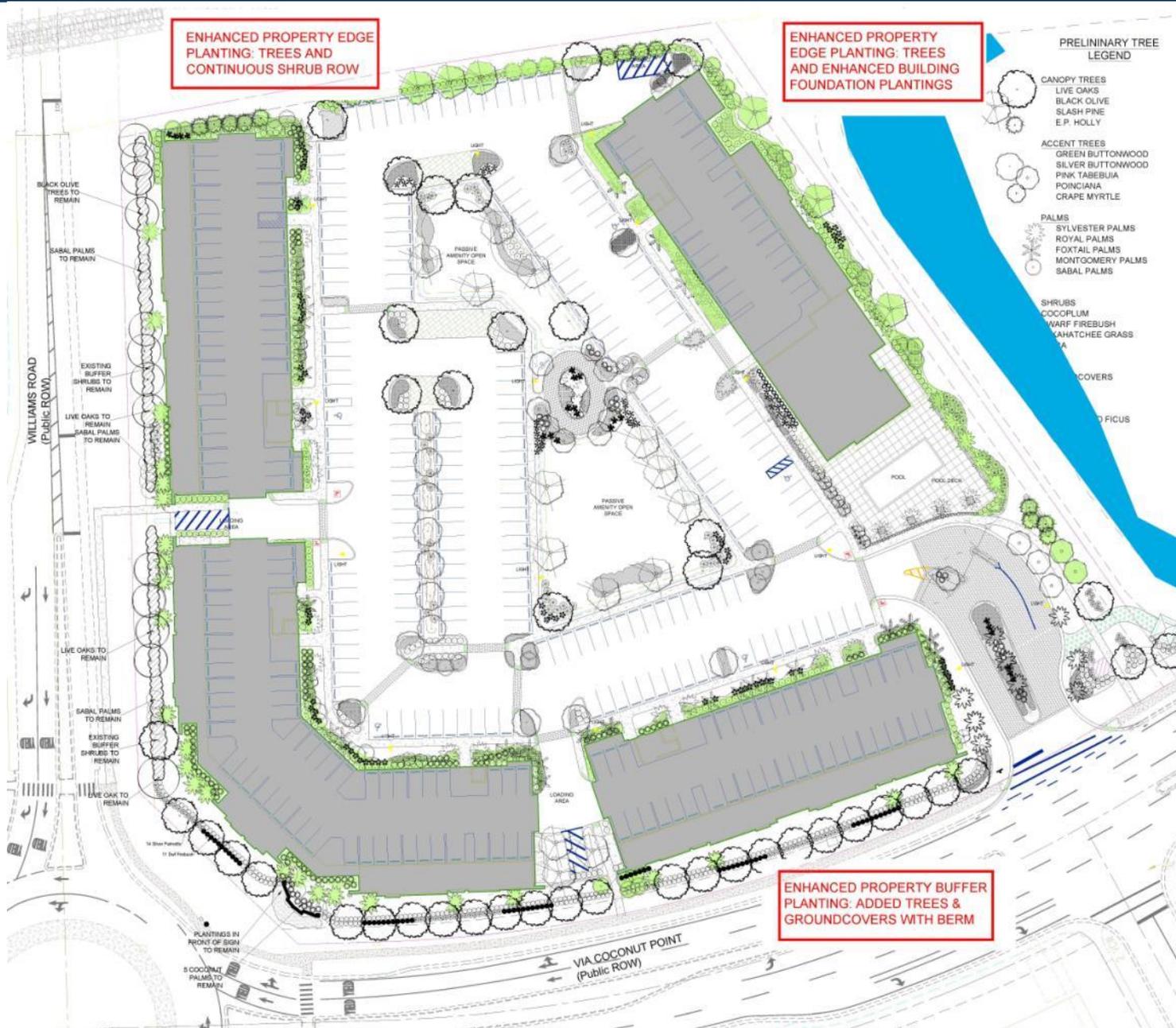
Findings & Conclusions

Gregory Diserio, RLA

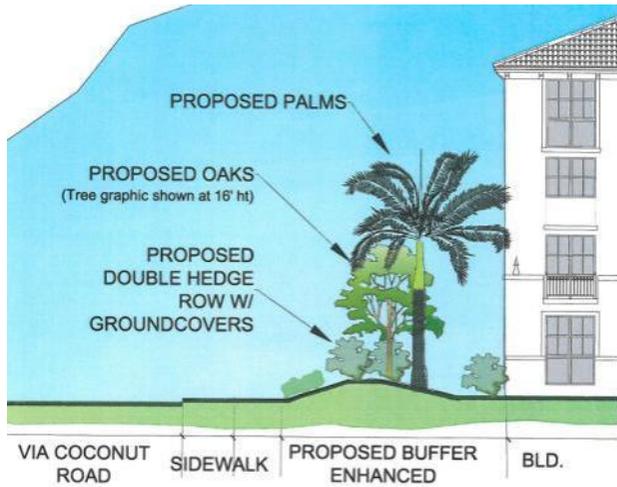
David M. Jones, Jr. & Associates, Inc.

Landscape Plans (I)

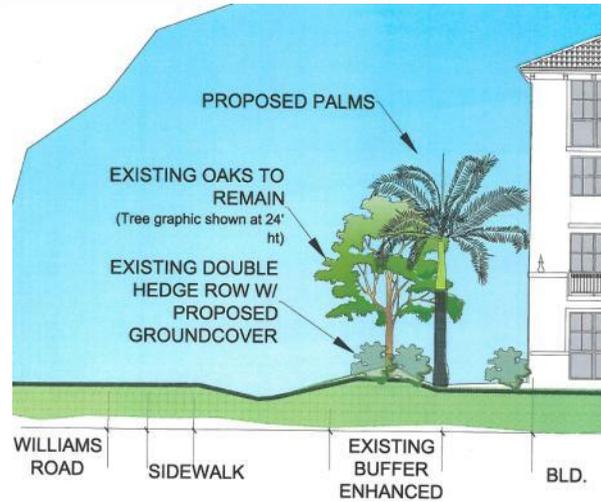




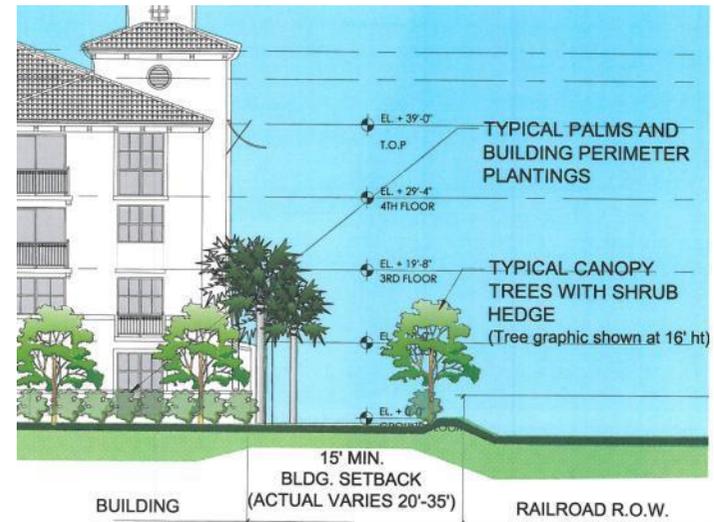




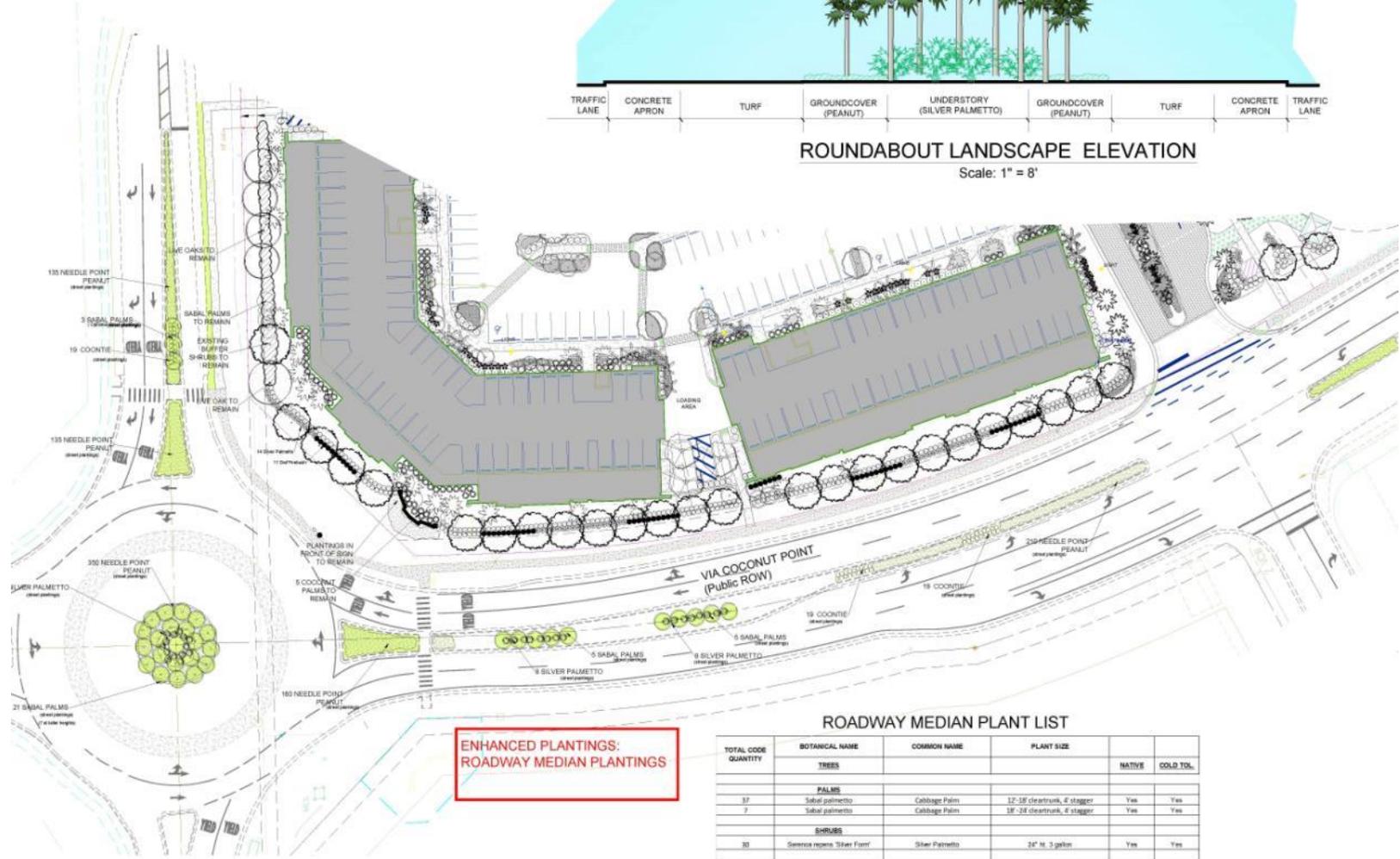
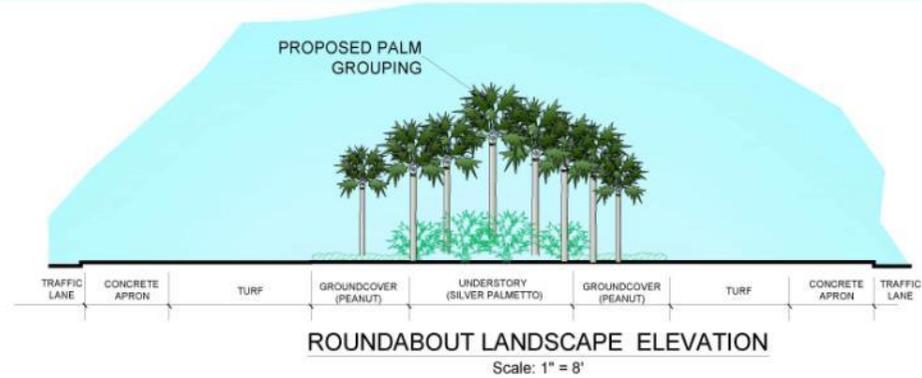
WEST PROPERTY LINE PLANTING
SCALE: NTS



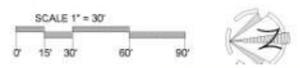
NORTH PROPERTY LINE PLANTING
SCALE: NTS



EAST PROPERTY LINE PLANTING
SCALE: NTS



ROADWAY MEDIAN LANDSCAPE PLAN



ROADWAY MEDIAN PLANT LIST

TOTAL CODE QUANTITY	BOTANICAL NAME	COMMON NAME	PLANT SIZE	NATIVE	COLD TOL.
TREES					
PALMS					
37	Sabal palmetto	Cabbage Palm	12'-18' cleartrunk, 4' stagger	Yes	Yes
7	Sabal palmetto	Cabbage Palm	18'-24' cleartrunk, 4' stagger	Yes	Yes
SHRUBS					
31	Serenoa repens 'Silver Fern'	Silver Palmetto	24" ht. 3 gallon	Yes	Yes
GROUNDCOVERS					
PLANT SIZE					
57	Zamia punctata	Coontie	1 gallon	Yes	Yes
990	Arachis glabrata	Perennial Peanut	12" spread, 1 gallon	No	Yes
MISC.					
	Pine Straw Mulch	Per Plan	50 YD.		

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Findings & Conclusions

Albert Cordoves

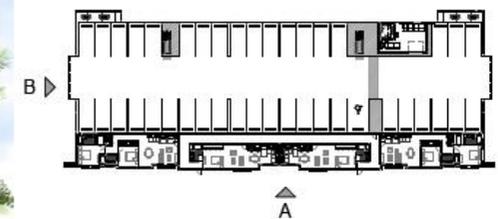
President, Corwil Architects



ELEVATION - A
SCALE: 3/32" = 1'-0"



ELEVATION - B
SCALE: 3/32" = 1'-0"



KEY PLAN
SCALE: N.T.S.



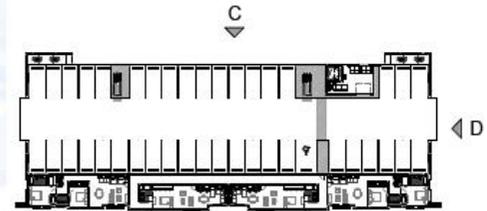
- EL. + 200' LOOF
- EL. + 194'-4" 4TH FLOOR
- EL. + 115' 3RD FLOOR
- EL. + 120' 2ND FLOOR
- EL. + 0.0' GROUND FLOOR

ELEVATION - C
SCALE: 3/32" = 1'-0"



- EL. + 200' LOOF
- EL. + 205'-4" 4TH FLOOR
- EL. + 115' 3RD FLOOR
- EL. + 120' 2ND FLOOR
- EL. + 0.0' GROUND FL

ELEVATION - D
SCALE: 3/32" = 1'-0"



KEY PLAN
SCALE: N.T.S.

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Paula McMichael, AICP

Director of Planning

Hole Montes, Inc.

Summary of Proposed Requests

USE	MULTIFAMILY RESIDENTIAL	<i>REQUEST SCHEDULE OF USES TO INCLUDE "MULTI-FAMILY RESIDENTIAL" WITHIN TRACT-1A</i>
HEIGHT	45 FEET	<i>REQUEST MAXIMUM BUILDING HEIGHT ALLOWED WITHIN TRACT -1A TO BE 3 STORIES OVER PARKING</i>
BUILDING SEPARATION	25 FEET	<i>REQUEST BUILDING SEPARATION FOR TRACT-1A TO BE 25 FEET</i>
INGRESS/ EGRESS	1 MEANS OF INGRESS/EGRESS	<i>REQUEST APPROVAL TO ALLOW 1 MEANS OF INGRESS/EGRESS BY PUBLIC HEARING PURSUANT TO LEE COUNTY DEVELOPMENT STANDARDS SECTION 10-291 (3)</i>
PARKING	TOTAL OF 383 SPACES WITH 371 PAVED SPOTS, 12 IN RESERVE AS OPEN SPACE	<i>REQUEST PARKING RATIO CONSISTENT WITH RECENTLY APPROVED PROJECTS</i> <ul style="list-style-type: none"> <i>• 350 SPACES (1.75 X 200 UNITS)</i> <i>• 12 SPACES RESERVED AS OPEN SPACE</i> <i>• 12 SPACES FOR REC AREA</i> <i>• 5 SPACES FOR OFFICE</i>

Deviation 1 seeks relief from the LDC §10-291(3) requirement, that residential developments of more than five acres must provide more than **one means of ingress or egress** for the development, to allow for one point of ingress and egress into the development.

Deviation 1 Justification:

- Consistent with existing, approved & constructed access into the site.
- Reduces conflicts with adjacent roadways, the roundabout, and the railroad crossing.
- Access for emergency vehicles is maintained with double-entry.
- Estero Fire Rescue issued a letter of no objection, stating: ***“adequate emergency services vehicle access will be provided.”***
- Has been approved for much larger projects without detriment to public health, safety, and welfare.

Deviation 1 Justification:

Sample of developments where this deviation has previously been approved:

- Enclave at Rapallo (14.5 acres and 90 dwelling units)
- Marsh Landing (120 acres and 404 dwelling units)
- Pebble Point in the Brooks (38 acres and 200 dwelling units)
- Reserve at Estero (126 acres and 500 dwelling units)
- Villa Palmeras (11 acres and 110 dwelling units)
- Copper Oaks (24 acres and 292 dwelling units)

Deviation 2 seeks relief from the LDC §34-2020(a) requirement to provide a minimum of two (2) parking spaces per multiple-family unit, to allow the parking standard as shown on the Conceptual Site Plan.

REQUIRED PARKING PER CODE

200 units @ 2 spaces / unit	= 400
Additional 10% Visitor parking	= 40
Parking Required	440

Deviation 2 Justification:

The minimum code requirement over-estimates the number of parking spaces needed, and the standard proposed will reduce paved parking areas, while maintaining public health, safety, and welfare.

Deviation 2 Justification:

1. Unit Type

Almost half of the units (44%) will be studio or one-bedroom units. Assuming only 1 space would be required for the studio apartments, and 1.5 spaces for one-bedrooms, the total required would be 380 spaces.

Unit Type	Standard	No. of Spaces Req'd
23 studio	1	23
65 one-bedroom	1.5	98
112 2 & 3 bedroom	2	224
TOTAL		345
Plus 10%		380

Deviation 2 Justification:

2. National Standards

The national average parking generation standard for suburban apartments, according to the Institute of Transportation Engineers (ITE), is 1.23 spaces per unit.

If this parking standard were utilized, 246 spaces would be required.

Deviation 2 Justification:

3. Regional Standards

Adjacent municipalities would require less parking for the same 200-unit apartment complex. This is because smaller-sized units are generally recognized as creating less parking demand than larger units.

Estero	Collier County	Bonita Springs	Fort Myers
440	411	361	380

Deviation 2 Justification:

4. Operational Procedure

- Parking spaces will be assigned by unit type.
- Visitor parking will be designated.
- Max. # of occupants per unit.

Proposed zoning condition: Project management will require the above items as part of individual lease agreements.

Deviation 2 Justification:

5. Mixed-Use, Multimodal Development

- Part of the Coconut Point mixed-use development, with access to bike lanes, sidewalks, and transit stops.
- Developer will commit, as part of the zoning approval, to provide pedestrian/bicycle access to the site, including bike racks, a bike sharing program, an extension of the mall's trolley service, and a bus shelter to accommodate a future transit stop on Via Coconut. (Addressed through suggested zoning condition.)

Deviation 2 Justification:

5. Mixed-Use, Multimodal Development (con.)

- This further reduces the dependency on vehicles and parking demand.
- Estimate approx. 5 % reduction in demand (20 spaces).

Deviation 2 Justification:

6. Demographics

- Anticipated market will be empty nesters and young professionals, attracted to the proximity to Hertz and the Coconut Point Mall.
- Tenants will be subject to strict background checks and must show sufficient personal income to afford the unit without a third-party or family guarantor. (Zoning Condition)
- Min. annual leases. (Zoning Condition)
- This will limit the ability of college students to rent within Edera.

Deviation 2 Justification:

7. Proximity of Recreational Facilities

- Staff asked for additional parking spaces for the recreational facilities, even though these are auxiliary uses that do not typically require additional parking.
- The max. distance from a unit to the amenity center is less than 350', or an 80-second walk for the average pedestrian. It is reasonable to assume that a resident would walk rather than drive.
- The applicant is providing 12 spaces for the recreational facilities that are not anticipated to be needed.

Deviation 2 Justification:

Proposed Standard

- Given all of the above, the applicant does not believe that the min. number of spaces required by code accurately reflects the generation for this use at this location.
- The applicant proposes a standard of 1.75 spaces/unit, with additional parking for the amenity center and leasing office.
- This standard is above the national average and the requirements of other SW Florida municipalities.

Deviation 2 Justification:

Proposed Standard

	Units	Standard	Spaces Req'd
200	Multifamily	1.75	350
3,500	SF Recreation Area	3.5 per 1,000 SF	12
1,650	SF Office	1 per 350 SF	5
		TOTAL Required	367
		TOTAL Provided	371

Deviation 2 Justification:

Reserved Spaces

- The applicant further commits to hold 12 spaces in reserve, in the event additional parking is required.
- Reserved parking areas will be kept as open space, providing approx. 2,000 SF of additional green, landscaped area in the center of the site.
- Reserved parking areas will NOT count towards min. open space requirements; they will be in excess of code min. requirements.
- Total spaces provided on site, Paved + Reserved = 383 spaces.

Deviation 2 Justification:

Conclusion

- The number of parking spaces proposed (371 paved, 383 total) will be adequate to meet the parking demand, with no detrimental effects, given the types of units proposed, the demographics served, and its location within an established mixed-use project.
- Not over-parking the site will enhance the project design, eliminate unnecessary areas of pavement and impervious surfaces, and protect public health, safety, and welfare by increasing open space and landscaping.

Deviation 3 is withdrawn.

Deviation requested was to seek relief from the LDC §34-935(e)(4) requirement to provide a minimum building separation of one-half the sum of the building heights or 20 feet, whichever is greater, to allow a minimum building separation of 20 feet.

The design of the site will meet the 22.5' building separation requirement stated in the staff report.

Deviation 4 was withdrawn.

The original request was from the LDC §10-261(a) requirement that that all new multifamily residential developments provide container space at a minimum square footage, to allow the container spaces as shown on the Conceptual Site Plan.

Deviation 4 Discussion:

- The LDC requires that a minimum area be set aside for refuse and solid waste disposal facilities within multifamily residential developments. The standard requires 216 SF for the first 25 units, and 8 SF for each additional dwelling unit.
- Based on 200 multifamily units, the minimum area required for this site would be 1,616 SF.

Deviation 4 Discussion:

- Each building contains trash and recycling containers on the ground (parking level), adjacent to the elevator. These four facilities (one in each building) total approx. 1,100 SF.
- Additional areas for recycling are provided outside, adjacent to the loading areas. These areas total approx. 640 SF.
- Total SF of facilities provided: 1,740 SF.
- Lee County Solid Waste Division approved the solid waste/recycling collection design.

Deviation 4 Discussion:

- Other requirements of 10-261:
- (b) A minimum overhead clearance of 22 feet is required and a 12-foot wide unobstructed access opening must be provided to accommodate all storage areas/containers.
- (c) All storage areas/containers must be adequately shielded by landscaped screen or solid fencing along at least three sides ...

Deviation 4 Discussion:

- Other requirements of 10-261:
- (d) Commercial, industrial and multifamily developments using a compactor for garbage collection must provide sufficient space for the compactor (including receiver) in addition to the space required for recyclable collection.
- (e) *Enclosure setbacks*. Container space enclosures may not be located within or encroach into the required perimeter landscape buffer width for the proposed or constructed uses as provided in accord with section 10-416(d)(3) and (4). Concrete wall enclosures may not be located within a public utility or drainage easement.

Deviation 5 seeks relief from the LDC §33-229 requirement that buildings outside of the Interstate Highway Interchange Areas are limited to a maximum of three stories or 45 feet, to allow a maximum of 45 feet.

Deviation 5 Justification:

- Does not change or increase the overall height allowed on the property.
- Elevators will be provided for each building. (Proposed Zoning Condition)
- Does not change or affect the way height is measured on the property, EXCEPT that it allows 3 stories over parking.
- Decorative element of the towers/cupolas are consistent with overall Mediterranean design concept established by Coconut Point Beauty Book.



5 CONCEPTUAL BUILDING ELEVATION

DRAWING CURRENT AS OF 07/27/16

Edera at Coconut Point - Deviations

Residences at Coconut Point

- 3 stories over parking
- 45'
- 25' setback from Via Coconut
- 15' landscape buffer along Via Coconut





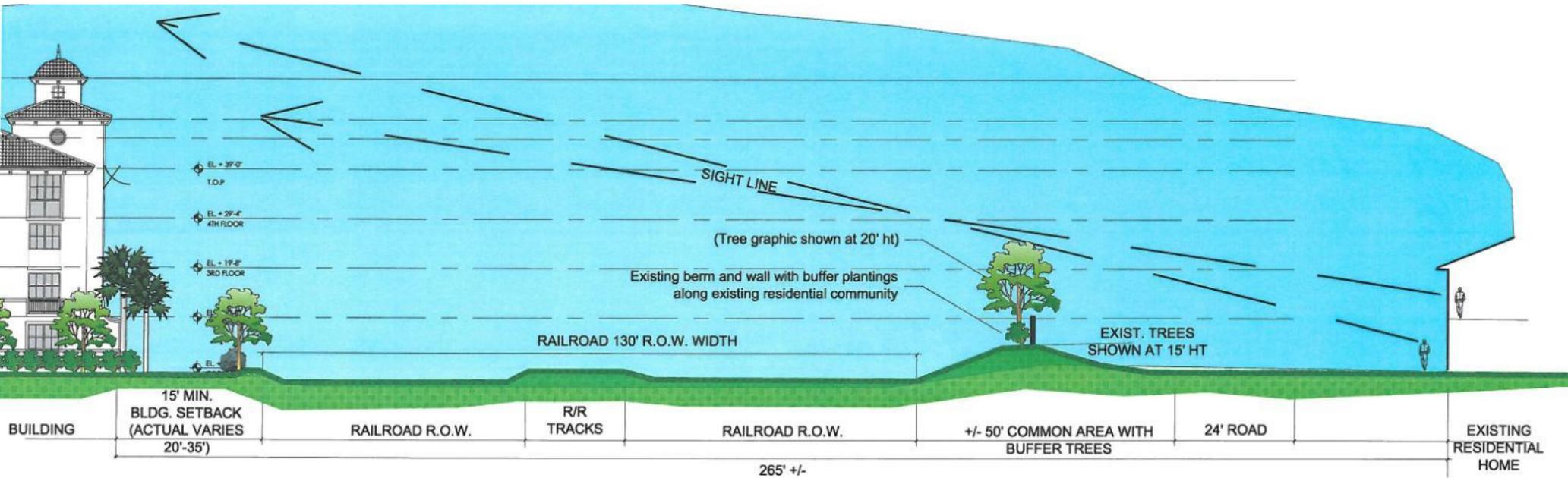






TownePlace Suites – Marriott – 4 stories/40' – > 100' front setback – 15' landscape buffer

Line of Sight Diagram



SIGHT VIEW DIAGRAM

SCALE: NTS

Conclusions

- Proposal is consistent with the comprehensive plan goals, objectives, and policies.
- Deviations will enhance the planned development and will not cause a detriment to the public interest.
- Adds residential land use diversity to the overall Coconut Point mixed use vision and to Estero.
- Incorporates design elements that assures high quality development which complements existing Coconut Point land uses.
- Enhanced internal and perimeter landscaping design.
- Continues the Coconut Point architecture, signage and lighting design standards.
- First floor / under building parking design.
- Increased open space requirements for residential uses and minimized parking requirements.
- Connection to existing /established pedestrian circulation plan for Coconut Point and Estero.
- Proposed future transit and school bus access facility.
- Enhanced onsite hardscape design.
- Approved / constructed Williams Road perimeter buffer.
- No net increase in trip generation from the overall Coconut Point DRI / MPD.
- Per Florida DEO, project change does not require filing a Notice of Proposed Change to the CP DRI.

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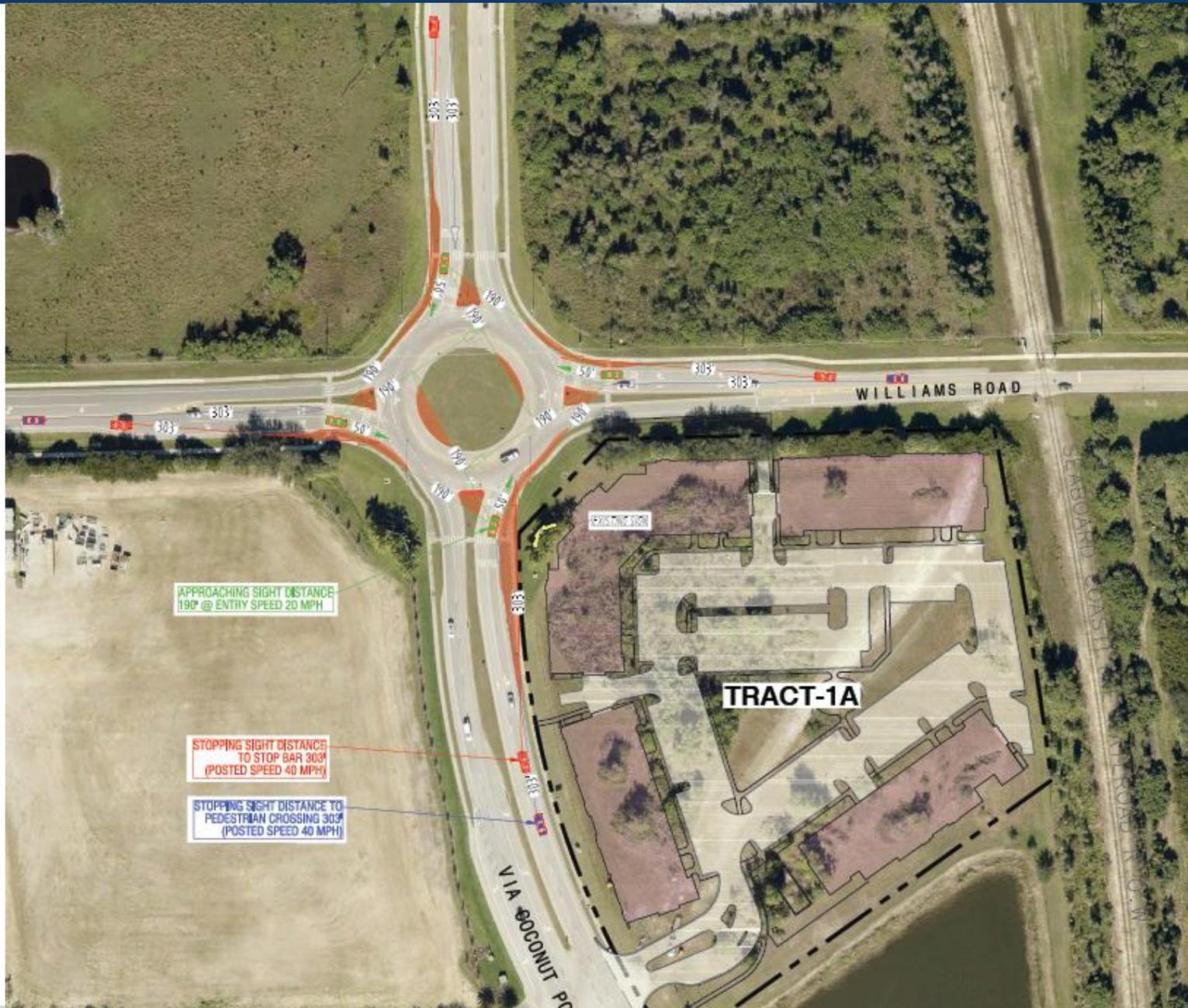
Public Information Meeting – September 20, 2016

- Traffic/intersection analysis
- “Too many” apartments
- Reserved parking
- Building separation
- Height of the building
- Single point of ingress/egress
- Trash pick-up – noise adjacent to Shadowwood
- Not an age-restricted community
- Leases will not allow for subletting of apartments
- Sidewalks
- Village Center vs. MXU Overlay
- Gating
- Amenities
- Visibility at the roundabout (Rick Brylanski, Hole Montes)
- Multifamily dwelling units vs. Assisted Living Facility dwelling units – Density (Ned Dewhirst)

Rick Brylanski, PE

Hole Montes, Inc.

Edera at Coconut Point – Sight Distance



Ned Dewhirst

Sr. VP of Florida Operations

Oakbrook Properties

Coconut Point Project Density Calculations

Gross acres	482.4 ac
Non-Residential area	<u>(220.5) ac</u>
Gross Residential area	261.9 ac

Urban Community Category

6 units / ac x Gross Resid area **1571** units

Mixed Use Overlay

6 units / ac x Non-Resid area (7.17) **43** units

CP Permitted # of units	1614 units	6.2 units per acre
-------------------------	-------------------	---------------------------

Permitted Units

<i>Tract 1A</i>	200 units
<i>Tract 1E (Rapallo)</i>	450 units
<i>Tract 1F (Enclave)</i>	90 units
<i>Tract 2A (Simon TC)</i>	450 units
<i>Tract 3B (Am House)</i>	200 units
<i>Tract 3D (Mirosal)</i>	<u>224</u> units
	1614 units

Stand-Alone CP Project Density Calculations

	<u>CP Tract 1E (Rapallo)</u>	<u>CP Tract 1F (Enclave)</u>	<u>CP Tract 2A (Residences)</u>	<u>CP Tract 3B (AM House)</u>	<u>CP Tract 3D (Mirosal)</u>
Tract area (per MCP)	58.4 ac	10.90 ac	6.93 ac	10.00 ac	10.90 ac
Permitted / Constructed Units	450	90	208	200	224
Density (Units per Ac)	7.7	8.3	30.0	20.0	20.6
Urban Comm Allowed Density 6 units per ac	350	65	42	60	65

Stand-Alone Adjusted Project Density Calculations

	<u>Coconut Point Tract 1A</u>	<u>Coconut Point Residences</u>
Tract area	6.62 ac	6.93 ac
Adjust SWM area	1.32 ac	1.39 ac
Adjust OS	0.66 ac	1.11 ac
Structured parking factor	0.00 ac	0.00 ac
Adjust gen green space 5%	0.33 ac	0.35 ac
	=====	=====
	8.94 ac	9.77 ac
# of units	200 units	208 units
GROSS density	30 units / ac	30 units / ac
ADJUSTED density	22.4 units / ac	21.3 units / ac

VILLAGE CENTER AREA

TABLE 33-505

	<u>Base Densities</u>	<u>Additional Densities with Incentives</u>
<u>Tier 1</u>	<u>up to 6</u>	<u>6.1 to 9</u>
<u>Tier 2</u>	<u>up to 10</u>	<u>10.1 to 14</u>
<u>Tier 3</u>	<u>up to 15</u>	<u>15.1 to 20</u>
<u>Tier 4</u>	<u>up to 21</u>	<u>21.1 to 27</u>

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Michael Nunziata

13th Floor Investments

13th Floor is focused exclusively on the Florida market (I)

Pre-Fund

- 1 Oaks at Hidden Harbor**
Residential Development



- 2 Homestead/Baywinds**
Residential Development



- 3 OGB Holdings**
CDD Bonds



- 4 Orchid Grove**
Residential Development



- 5 EBM Holdings**
CDD Bonds



- 6 Value Homes**
Residential Development



- 7 Vista Del Rio**
Multifamily Acquisition



- 8 Enclave**
Residential Development



- 9 Caribbean Isles**
Residential Development



Fund I

- 10 Hemingway Point**
Residential Development



- 11 Central Parc (North & South)**
Residential Development



- 12 Sierra Grande**
Multifamily Development



- 13 Boynton Waters**
Residential Development



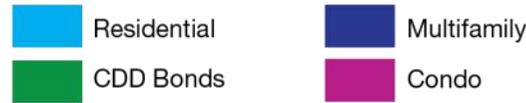
- 14 Waterways**
Residential Development



- 15 Eden House**
Condo Development



- 16 Mirasol**
Residential Development



13th Floor is focused exclusively on the Florida market (II)

Fund II

1 **3650 Design Plaza**
Retail



5 **Peary Court**
Multifamily Acquisition



2 **51 NW 36 Design Plaza**
Retail



6 **Highland Office**
Office



3 **825 Collins**
Retail Development



7 **Offices in the Grove**
Office



4 **Riviera Plaza**
Retail Development



8 **Palm Cove**
Residential Development



9 **4000 Ocean**
Condo Development



10 **The Harbour**
Condo Development



Post-Fund I

11 **1010 Brickell**
Condo Development



12 **Bay Harbor**
Condo Development



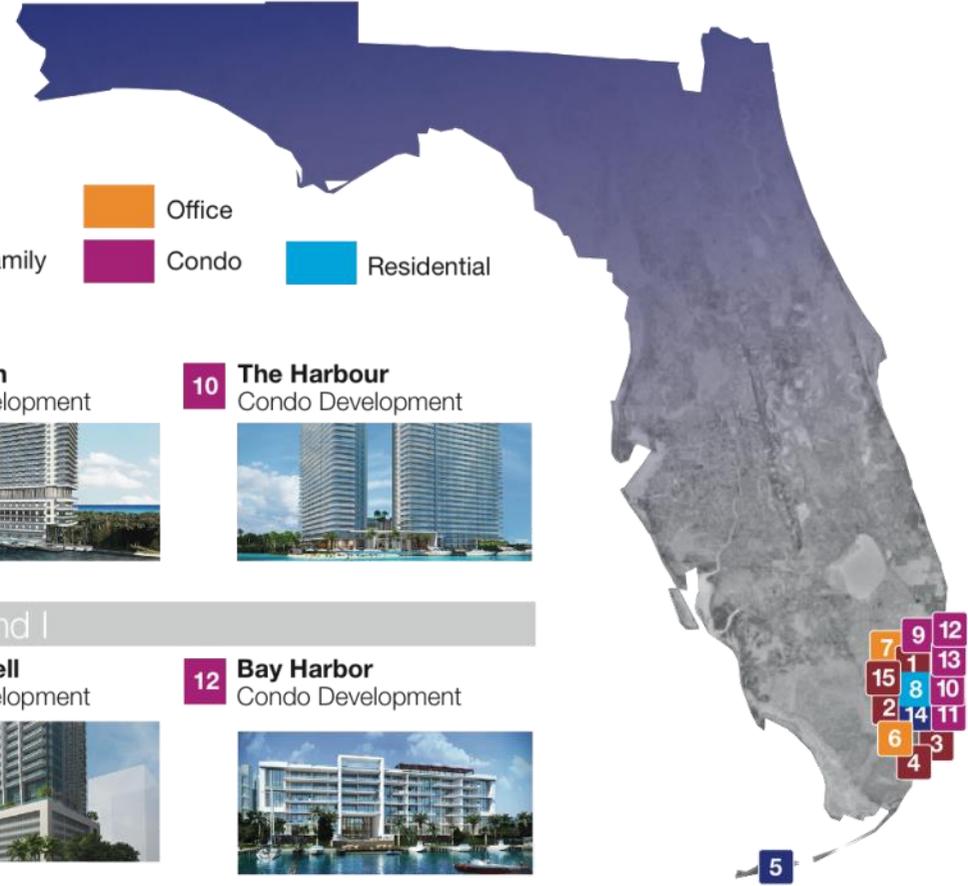
13 **400 Sunny Isles**
Condo Development



14 **Dadeland**
Multifamily Development



15 **38th Street DD**
Retail



MIRASOL COCONUT POINT



SUMMARY

- **Property Type:** Lots/Condo
- **Location:** Coconut Point, FL
- **Units:** 162 lots, 24 Condo units
- **Sale Date:** July 2013

SIERRA GRANDE



SUMMARY

- **Property Type:** Multifamily
- **Location:** Naples, FL
- **Units:** 273
- **Sale Date:** January 2015

SUMMIT PLACE/ BRISTOL PINES



SUMMARY

- **Property Type:** Lots, Townhomes
- **Location:** Naples, FL
- **Units:** 231 lots, 43 TH's
- **Sale Date:** September 2013

I

Value Add

*Sierra Grande
Naples, FL*



*Multifamily
Development*

273 units

II

Home Building

*Central Parc
Tamarac, FL*



*Single Family
Development*

492 units

III

Development

*400 Sunny Isles
Sunny Isles, FL*



*Condo
Development*

230 units

IV

Operational Mgmt

*Peary Court
Key West, FL*



Multifamily

157 units

Depth and diversity of expertise to successfully execute

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Neale Montgomery

Pavese Law Firm

Conclusions of the Staff Report

The applicant has not provided justification for the deviations or demonstrated how they enhance the project.

The applicant has not demonstrated compliance with the Comprehensive Plan relating to Estero specific policies and the Mixed Use Overlay.

The justification provided by the applicant for the request of 200 residential units is that a scrivener's error was made that did not list 200 ALF units on the permitted use list. However, that is not justification to modify ALF units to residential dwelling units. The LDC recognizes difference in the equivalency of ALF units and standard multifamily units.

The project may meet the design guidelines within the Beauty Book, but no public space or amenities are provided.

There is not a continuation of the sidewalk on the south side of Williams Road to offer pedestrian opportunities from the site and there is no design for multimodal opportunities.

The Village Center is preferred location for higher density and the subject property is outside of the Village Center.

The combined deviations allow for more residential units on the site. If the applicant were to meet the code requirements, fewer units may have been able to be provided.

Only one access for ingress and egress poses a potential safety concern for traffic and emergency vehicles. The Estero specific policies within the Comprehensive Plan promote connectivity, which is not provided in the application.

The proposed development is not compatible with adjacent properties relating to density and height.