



Lee Memorial Health System

Case No. ADD 2016-E005

Village Council Meeting

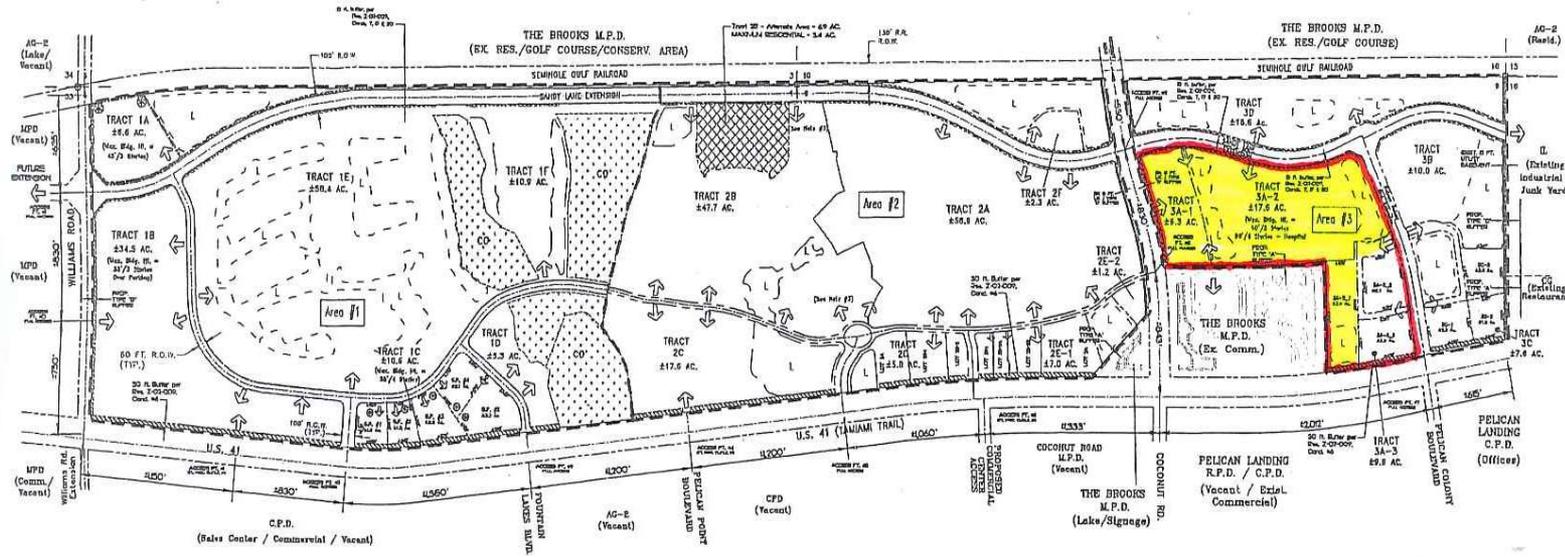
August 31, 2016

9:30 a.m.



Introduction

- **Administrative Amendment to Coconut Point DRI**
- **Coconut Point DRI Approved 2001; 8 DRI Amendments**
- **8th DRI Amendment approved May 2014**
 - **Approved acute care hospital for parcels within Development Area 3 that were owned by LMHS: Tracts 3A-1, 3A-2, and 3A-3_1**
 - **Master Concept Plan**



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	= 482.4 ACRES

3. CONCEPTUAL TRACT AND LAND USE / ACREAGE BREAKDOWN:

4. DEVELOPMENT AREAS:	
Development Area #1: (Residential - 740 M.F. Units / Retail - Comm. 85,000 Sq Ft / Office 488,277 Sq Ft) / Hotel 120 Rooms / Bank w/D.T. - 6,700 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	= 126.8 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)	= 6.1 Ac.
Green Areas / Open Space	= 4.0 Ac.
Development Areas (Tracts 2A - 2F)	= 140.5 Ac.
Total Development Area #2	= 173.7 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)	= 69.9 Ac.
Total Development Area #3	= 85.9 Ac.

- b. MAXIMUM DEVELOPMENT TRACT INTENSITY: (NOTE: CUMULATIVE INTENSITIES SHALL NOT EXCEED MAXIMUM PROPOSED LAND USES FOR EACH DEVELOPMENT AREA)

Development Area #1:	Development Area #2:	Development Area #3:
Tract 1A: 200 A/LF Units / 50,000 s.f. Office	Tract 2A: 650,000 s.f. Retail / 450 M.F. DU's / 80,000 s.f. Office / 200 Room Hotel	Tract 3A: 60,000 s.f. Retail / 300,000 s.f. Office / 150 Hospital Beds (1)
Tract 1B: 450,000 s.f. Office	Tract 2B: 600,000 s.f. Retail / 200 Room Hotel / 200 M.F. DU's	Tract 3B: 200 A.L.F. Units
Tract 1C: 150,000 s.f. Retail / 20,000 s.f. Office / 120 Room Hotel	Tract 2C: 150,000 s.f. Retail / 20,000 s.f. Office / 200 Room Hotel	Tract 3C: 40,000 s.f. Retail / 90,000 s.f. Office
Tract 1D: 90,000 s.f. Retail / 20,000 s.f. Office / Fun Station	Tract 2D/E: 150,000 s.f. Retail / 30,000 s.f. Office / 200 Room Hotel	Tract 3D: 224 M.F. DU's
Tract 1E: 5,000 s.f. Retail / 35,000 s.f. Office / Fun Station	Tract 2F: 20,000 s.f. Retail / 30,000 s.f. Office / 100 Multi-family Units	
Tract 1F: 450 M.F. DU's		
Tract 1F: 90 M.F. DU's		

(1) ANY COMBINATION OF PERMITTED LAND USES MAY DEVELOP WITHIN TRACTS 3A-1, 3A-2 AND 3A-3 PROVIDED TRIP GENERATION DOES NOT EXCEED 478 NET WET 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	1,607,500	912,444	320	8,000

* M.F. / A.L.F. UNITS MAY BE REPLACED WITH S.F. / T.F. / T.H. / DUPLICATIONS SO LONG AS THE TOTAL NO. OF PEAK HOUR VEHICLE AIR TRIPS GENERATED BY THE DEVELOPMENT IS NOT INCREASED AND APPROVAL IS OBTAINED IN ACCORDANCE WITH RESOLUTION 7-02-09.

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

Development Area #1:	Development Area #2:	Development Area #3:
131.4 Ac. x 30% = 39.4 Ac.	158.4 Ac. x 30% = 47.5 Ac. **	158.4 Ac. x 30% = 47.5 Ac.
69.3 Ac. x 40% = 27.7 Ac.	9.2 Ac. x 40% = 3.7 Ac.	59.7 Ac. x 40% = 23.9 Ac.
		28.8 Ac. x 40% = 11.5 Ac.
		Total Open Space Required [ALT 1]: = 147.7 Ac.
		Total Open Space Required [ALT 2]: = 147.3 Ac.

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

Development Area #1:	Development Area #2:	Development Area #3:
Prop. Lake Areas (20-25% of 150.2 Ac.) = 37.6 Ac.	Prop. Lake Areas (20-25% of 150.2 Ac.) = 37.6 Ac.	Prop. Lake Areas (20-25% of 150.2 Ac.) = 37.6 Ac.
Prop. Conservation Areas = 33.4 Ac.	Prop. Conservation Areas = 33.4 Ac.	Prop. Conservation Areas = 33.4 Ac.
Commercial Development (Tracts 1A/1B/1C/1D) = 57.0 Ac. x 18.65% = 11.2 Ac.	Commercial Development (Tracts 2A - 2F) = 131.3 Ac. x 19.52% = 25.6 Ac.	Commercial Development (Tracts 2A - 2F) = 131.3 Ac. x 19.52% = 25.6 Ac.
Residential Development (Tracts 1E/1F) = 80.3 Ac. x 30.0% = 24.1 Ac.	Residential Development (Tract 2B) = 5.8 Ac. x 23.60% = 1.4 Ac.	Residential Development (Tract 2B) = 5.8 Ac. x 23.60% = 1.4 Ac.
		Residential Development (Tract 2B) = 3.4 Ac. x 23.50% = 0.8 Ac.
		Sub-total = 32.0 Ac.
		Sub-total = 27.8 Ac.

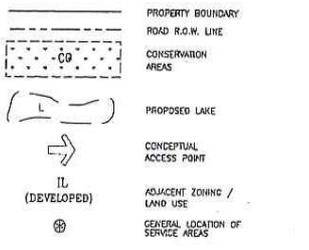
Development Area #2:	Development Area #3:
Commercial Development Tracts (Tracts 3A-1 thru 3-6 3C) = 42.6 Ac. x 19.55% = 8.3 Ac.	Commercial Development Tracts (Tracts 3A-1 thru 3-6 3C) = 42.6 Ac. x 19.55% = 8.3 Ac.
Residential Development (Tracts 3B & 3D) = 25.8 Ac. x 30.00% = 7.7 Ac.	Residential Development (Tracts 3B & 3D) = 25.8 Ac. x 30.00% = 7.7 Ac.
	Sub-total = 16.0 Ac.
	Total Open Space Provided [ALT 1]: = 147.7 Ac.
	Total Open Space Provided [ALT 2]: = 147.6 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 U.S. 41 and Sandy Lane Extension.
- B. For Tracts 1A and 1C general service area locations, see above MDP.
- C. The project will be designed to facilitate the use of the Less Than services in accordance with Les County LOC Sec. 34-411(c) and 10-442.

LEGEND



NO.	DATE	DESCRIPTION	BY
1	11/27/2024	Final Plan	MM
2	11/27/2024	Final Plan	MM
3	11/27/2024	Final Plan	MM
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100	11/27/2024	Final Plan	MM

COCONUT POINT M.P.D. MASTER CONCEPT PLAN EXHIBIT IV - E

DESIGNED BY	DATE
97798_MCPB	08/19/25
PROJECT NO.	DATE
97798	08/19/25
SCALE	DATE
1" = 400'	08/19/25
PROJECT NO.	DATE
97798	08/19/25
SCALE	DATE
1" = 400'	08/19/25

8th DRI Amendment (May 2014)

- Allowed for alternate uses (office, medical office, retail) for the three LMHS tracts (3A-1, 3A-2, and 3A-3_1)
 - 160-bed acute care hospital
 - 60,000 sf retail
 - 300,000 sf office (max. 198,000 sf medical)
 - Any combination not exceeding a specified trip count
- In other words, there was flexibility given to LMHS to establish its uses for these Tracts from the above uses, so long as the trip count limitation was not exceeded
- Trip Count Limitation used in 8th Amended DRI DO was inadvertently applied to ALL of Tract 3A, rather than just the part of Tract 3A owned by LMHS. As a result:
 - Trip Count restriction was too high: was set at 614 trips, rather than 479 trips
 - Affected two parcels NOT owned by LMHS



ADD 2016-E005

- **REQUEST: Modify the applicable conditions and Master Concept Plan note to reflect the correct tracts and correct trip count limitation**
- Pursuant to the Eighth Amendment, ~~Tract 3-A~~ Tracts 3A-1, 3A-2, and 3A-3 1 in the South Village may be developed with a maximum of the following: 160-bed acute care hospital, 60,000 gross leasable square feet of retail, 300,000 square feet office, of which a maximum of 198,000 square feet may be medical office, or any combination of the foregoing that does not exceed ~~614479~~ 614479 net new external trips.

Coconut Point DRI

Approved Trip Generation

Current Language



Proposed Language



- The entire DRI remains subject to an overall trip count limitation of 4,734
- Thus, the approval of ADD2016-E005 will not create new trips or increase the number of trips already approved within the Coconut Point DRI

Questions?