



VILLAGE OF ESTERO ZONING STAFF REPORT

CASE TYPE: ADMINISTRATIVE AMENDMENT
CASE NUMBER: ADD 2016-E006
CASE NAME: SPRINGS AT GULF COAST
PLANNING & ZONING BOARD DATE: June 21, 2016

REQUEST

The applicant is requesting one (1) deviation for a parking space reduction from 447 parking spaces required by the Land Development Code (LDC) Section 34-2020 to 356 parking spaces. If the Planning and Zoning Board wishes to grant the deviation, a condition addressing assignment of parking spaces is recommended by Staff.

APPLICATION SUMMARY

Applicant: Continental 376 Fund, LLC

Request: Deviation for a reduction of 91 parking spaces for the Springs at Gulf Coast multi-family project.

- Deviation from the multi-family parking lot requirement of two parking spaces per unit and 10% of the total parking spaces in a common parking lot. The Applicant proposes 356 parking spaces rather than 447 parking spaces as required by LDC Section 34-2020 (a).

Location: The property is located at the northwest corner of the future Highland Oaks Drive & Miromar Outlet Drive. The applicant indicates the STRAP number is 26-46-25-E3-360110000.

PUBLIC INFORMATION MEETING

A Public information meeting was held at the Planning and Zoning Board on May 17, 2016. A Workshop was held at the Design Review Board on May 25, 2016 for the proposed Development Order.

PROJECT HISTORY

The property is 14.18 acres within University Highlands (Tract 11) which was rezoned to Mixed Planned Development in 1997 and is part of the Timberland and Tiburon Development of Regional Impact. The entire Highlands tract was first rezoned from General Commercial (CG), Tourist Commercial (CT) and Planned Unit Development (PUD) to Mixed Development on March 3, 1997. The Development of Regional Impact (DRI) Development Order for the Highlands Tract was approved on November 15, 1986. The DRI included commercial office, commercial retail, hotel/motel, conservation areas, public areas, single family and multifamily uses.

STAFF ANALYSIS

The applicant is proposing a 203-unit multi-family development at the northwest corner of the future Highland Oaks Drive and Miromar Outlet Drive known as the Springs at Gulf Coast. The development will consist of 8 buildings, accessory structures and a 3,500 square foot clubhouse. The buildings will consist of the following units:

- Studio = 64 units
- 1-bedroom = 28 units
- 2-bedroom = 95 units
- 3-bedroom = 16 units
- Total = 203 units

Parking Reduction Analysis

Land Development Code Section 34-2020 (a) requires 2 parking spaces per unit in a multi-family development. In addition to this requirement, additional parking spaces equal to 10% of the total required parking spaces are required to accommodate guest parking. (203 x 2 = 406 + 41 guest parking = 447 total)

The applicant requests a parking space reduction to 1.75 parking spaces per unit rather than the required 2 parking spaces per unit. This reduction would reduce the total required amount from 447 parking spaces to 356 parking spaces. The 356 parking space total does not include the additional 10% (36 parking spaces) required for guest parking. A total of 392 parking spaces would be required by Section 34-2020 (a) of the County Land Development Code.

The applicant has provided a parking analysis for several of their communities (Attachment C) and has indicated that a parking requirement of 1.75 parking spaces per unit in a multifamily development is sufficient. Their study found 1.57 to 1.81 parking stalls per unit served the residents and guests with no impacts to the community. Prior to the Village incorporation, the County Land Development Code was amended to increase the parking requirements for multi-family development. The previous Lee County Land Development Code parking requirements promulgated the following parking ratios:

- Studio = 1.25 spaces per unit x 64 = 80
- 1-bedroom = 1.5 spaces per unit x 28 = 42
- 2-bedroom = 1.75 spaces per unit x 95 = 166
- 3-bedroom = 2 spaces per unit x 32 = 32
- Total: 320

Based on the previous County Code, a total of 352 parking spaces would be required (320 + 10%). This amount includes the 10% for guest parking per Section 2020 (a) of the County Land Development Code.

Based on Staff review of the Institute of Transportation Engineers (ITE) parking requirements for suburban low/mid-rise apartment buildings, the average peak period parking demand ratio is 1.23 vehicles per dwelling unit. The ITE studies are typically based on national studies.

CONCLUSION

It appears that a parking reduction could be justified, if the Applicant adds the 10% for guest parking. If the Planning and Zoning Board is in favor of approving the request, staff recommends the conditions in the attached resolution.

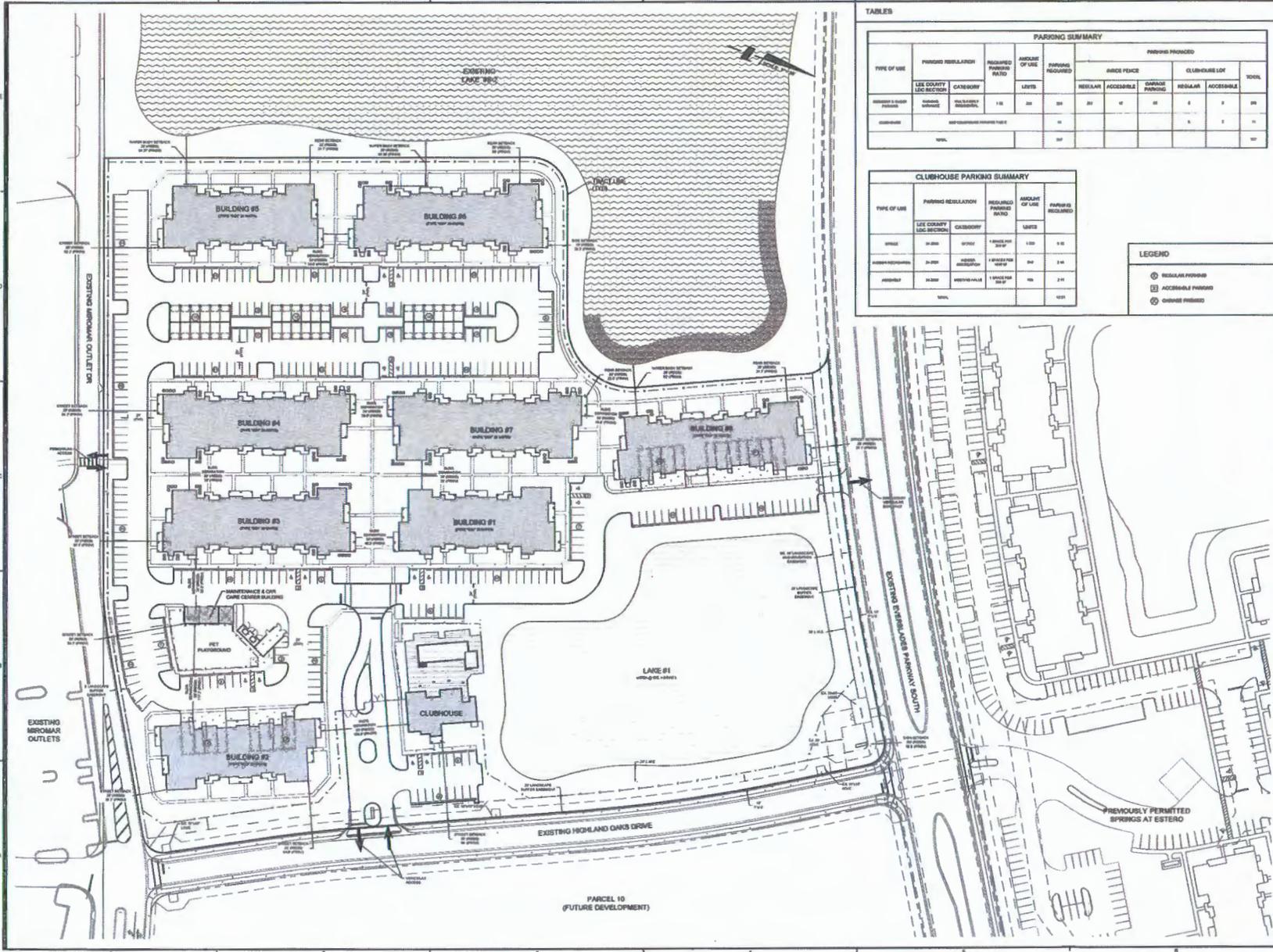
ATTACHMENTS

- A. Legal Description
- B. Site Layout
- C. Applicant's Narrative

ATTACHMENT A

LEGAL DESCRIPTION

Tract "11" of the UNIVERSITY HIGHLAND TRACT "3" REPLAT, according to
the Plat thereof recorded as instrument
#2015000267130 of the Public Records of Lee County, Florida.



TABLES

PARKING SUMMARY

TYPE OF USE	PARKING REGULATION	REQUIRED PARKING RATIO	AMOUNT OF USE	PARKING REQUIRED	PARKING PROVIDED			TOTAL
					REGULAR	ACCESSIBLE	CHARGED PARKING	
RESIDENTIAL	RESIDENTIAL	1.0	200	200	0	0	0	200
OFFICE	OFFICE	1.0	100	100	0	0	0	100
RETAIL	RETAIL	1.0	50	50	0	0	0	50
CLUBHOUSE	CLUBHOUSE	1.0	100	100	0	0	0	100
TOTAL			450	450	0	0	0	450

CLUBHOUSE PARKING SUMMARY

TYPE OF USE	PARKING REGULATION	REQUIRED PARKING RATIO	AMOUNT OF USE	PARKING REQUIRED
OFFICE	OFFICE	1.0	100	100
RETAIL	RETAIL	1.0	50	50
TOTAL			150	150

LEGEND

- REGULAR PARKING
- ACCESSIBLE PARKING
- CHARGED PARKING



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 Florida Certificate of Professional Engineer No. 12500

CONTINENTAL
 305 FUND LLC

SPRINGS AT
 GULF COAST

PARKING EXHIBIT

REVISIONS

No.	Description	Date

ALL DIMENSIONS AND LOCATIONS BY W/100
 CONSIDERED EXCEPT WHERE SHOWN OTHERWISE
 CONSULT FIELD TO VERIFY ± 1.5'

**PRELIMINARY
 NOT FOR CONSTRUCTION**

DESIGNED BY: DAVID HURST, P.E.
 DRAWN BY: JASON LIGHTWELL
 DATE: MAY 2018
 PROJECT NUMBER: P-CONT-001-001
 FILE NUMBER: P-CONT-001-001-101/P-1.75
C-101
 SHEET NUMBER: 01 of 03

ATTACHMENT B

ATTACHMENT C

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WRITTEN NARRATIVE

Per the Lee County Land Development Code, a multi-family development is required to provide two (2) parking spaces per unit in addition to ten percent of the total required spaces in a common parking lot. With 203-units proposed, this development requires 447 site parking spaces per code, but Continental seeks approval to design 1.75 spaces per unit for a total 356 spaces to serve residents and their guests.

1. *Operations analysis* - Continental both owns and operates the Springs multi-family communities. Through a portfolio-wide analysis of Continental's parking areas, our data with operating our communities shows a site parking ratio of 1.75 stalls per unit will meet the number of spaces needed to successfully serve the community.
2. *Unit Mix* - The proposed Springs at Gulf Coast project will supply a mix of studio, 1-bedroom, 2-bedroom, and 3-bedroom units. While it is understandable the residents living in a 2- or 3-bedroom unit may require more than one parking space, it is more likely that residents living in a studio or 1-bedroom apartment will only require one parking space with an occasional guest space. This development proposes to include a mix of units with 46% studio and 1-bedroom units and 54% 2-bedroom and 3-bedroom units which can be well-served by including 1.75 parking stalls per unit. Continental has analyzed the parking ratios designed at existing developments and found the parking ratios shown below, ranging from 1.57 to 1.81 stalls per unit, to be very successful in serving the residents and their guests.

SPRINGS APARTMENTS - PARKING COMPARISON

Property Name	Location	Number of Units	Total Acreage	# of Buildings	Units per Acre (Gross)	Surface Parking	Attached Garages	Detached Garages*	Total Parking	Spaces per Unit	Attached Garages/Unit	Total Garages/Unit
Springs at Legacy Commons	Omaha, NE	211	10.39	7	20.31	318	43	23	382	1.81	20%	31%
Springs at 127th	Plainfield, IL	340	22.53	17	15.09	459	136	15	610	1.79	40%	44%
Springs at Alamo Ranch	San Antonio, TX	232	14.67	11	15.82	318	64	24	406	1.75	28%	38%
Springs at Winchester Road	Lexington, KY	252	15.02	11	16.78	391	40	24	455	1.81	16%	25%
Springs at Chattanooga	Chattanooga, TN	260	14.37	11	18.09	390	8	56	454	1.75	3%	25%
Springs at Bee Ridge	Sarasota, FL	360	32.55	16	11.06	539	48	43	630	1.75	13%	25%
Springs at Braden River	Bradenton, FL	270	30.89	15	8.74	328	114	0	442	1.64	42%	42%
Springs at Palma Sola	Bradenton, FL	293	26.00	19	11.27	284	159	18	461	1.57	54%	60%

3. *Data from Springs at Estero* - Continental recently developed Springs at Estero directly north of the proposed Springs at Gulf Coast project. This property was designed to include 572 stalls to serve residents and guests. Springs at Estero staff has analyzed the use of this existing parking within the community and has found that multiple parking spaces are unused throughout the day. Continental has also engaged Trebilcock Consulting Solutions, PA, a local traffic engineering firm, to further analyze the parking design at Springs at Estero with results expected at the time of the Planning and Zoning Commission meeting.
4. *Additional parking* - Springs at Gulf Coast is proposed to include some buildings with attached garages and driveway access points. These attached garages and driveways allow for additional private parking within tandem and apron spaces.

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apartments

DEVIATIONS

Continental 376 Fund LLC ("Continental") is proposing an upscale, Class-A 203-unit multi-family community at the northwest corner of the future Highland Oaks Drive and Miromar Outlet Drive in the Village of Estero, Florida known as the Springs at Gulf Coast (the "Springs"). A total of eight (8) primary buildings and several accessory structures are proposed in addition to a 3,500 square-foot clubhouse. The clubhouse features a 24-hour fitness facility, a gathering room, and a kitchen area with wi-fi throughout. The clubhouse will also have offices for the management and leasing activities of the community.

Section 34-2020. Required parking spaces.

(a) *Residential uses.* Residential uses permitted under this chapter are subject to the following minimum requirements:

TABLE 34-2020(a). REQUIRED PARKING SPACES FOR RESIDENTIAL USES

Use	Special Notes or Regulations	Minimum Required Spaces for Single-Use Development	Minimum Required Spaces for Multiple-Use Development
1. Single-family, duplex, two-family attached and mobile home units.		2 spaces per unit	—
2. Townhouses.	Note (1)	2 spaces per unit	—
3. Multiple-family and timeshare units.	Note (1) & (3)	2 spaces per unit	—
4. Assisted living facilities.	Note (2), 34-1494 et seq.	0.54 spaces per unit	0.41 spaces per unit
5. Continuing care facilities.	Note (2), 34-1494 et seq.	1.12 spaces per unit	1 space per unit
6. Independent (self-care) living facilities, including group quarters, health care (grps I & II), social services (grps III & IV) and other similar uses.	Notes (1) & (2), 34-1494 et seq.	1 space per unit	0.59 spaces per unit

Notes:

- (1) In addition to the spaces required, additional parking spaces equal to ten percent of the total required must be provided to accommodate guest parking in a common parking lot.

Continental seeks a deviation from Sec. 34-2020 of the Lee County Land Development Code (LDC) to reduce unnecessary parking spaces and increase greenspace at their proposed multifamily development. The LDC code requires 447 parking spaces for a 203-unit multi-family project such as the proposed Springs at Gulf Coast community. Continental seeks approval to design 356 parking spaces to allow for 1.75 parking spaces per unit.

45 **WHEREAS**, under the provisions of Ordinance 2015-01 of the Village of Estero,
46 the Planning and Zoning Board has been delegated the authority to make determinations
47 with respect to all applications for administrative actions; and
48

49 **WHEREAS**, the following findings of fact are offered:
50

- 51 1. The previous County parking space ratio requirements and the ITE
52 parking space studies confirm that 1.75 parking spaces per unit in a
53 multifamily unit will not place an undue burden upon the proposed and
54 surrounding communities.
55
- 56 2. The proposed deviation would not decrease buffers and would not
57 reduce open space required by the Land Development Code.
58
- 59 3. The proposed deviation would enhance connectivity throughout the
60 proposed development by adding more area for walkways.
61
- 62 4. The proposed deviation will not adversely impact environmentally
63 critical areas or natural resources.
64
- 65 5. The reduction of parking space would reduce the total amount of
66 impervious coverage for the proposed development.
67
- 68 6. The Planning and Zoning Board has taken this action at a duly
69 constituted public hearing after due public notice.
70

71 **NOW, THEREFORE, IT IS HEREBY DETERMINED** that the application for
72 administrative approval for the deviation is approved, subject to the following conditions:
73

- 74 1. The terms and conditions of the original Zoning Resolution (Z-97-010) remain in
75 full force, except as modified herein.
76
- 77 2. The total number of parking spaces to be provided is 392 (356 plus 10% for guest
78 parking). Parking space locations must be in substantial compliance with Site
79 Plan, Drawing Number C-101.
80
- 81 3. The Applicant is required to provide 11 parking spaces for the proposed
82 clubhouse, as depicted on the Site Plan, Drawing Number C-101.
83
- 84 4. The Applicant must provide assigned parking for the proposed parking spaces on
85 the Development Order plans.
86
- 87 5. If it is determined that inaccurate or misleading information was provided to staff
88 or the Planning and Zoning Board or if this decision does not comply with the
89 LDC when rendered, then at any time the Planning and Zoning Board may issue a
90 modified decision that complies with the Code or revoke the decision. If the

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approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.

PASSED AND DULY ADOPTED this 21st day of June, 2016.

**VILLAGE OF ESTERO, FLORIDA
PLANNING AND ZONING BOARD**

Scotty Wood, Chairman

Attest:

By: _____
Kathy Hall, MMC, Village Clerk

Reviewed for legal sufficiency:

By: _____
Nancy Stroud, Esq.

Vote:

Scotty Wood	Yes	___	No	___
David Crawford	Yes	___	No	___
Ned Dewhirst	Yes	___	No	___
Anthony Gargano	Yes	___	No	___
Marlene Naratil	Yes	___	No	___
James Tatoes	Yes	___	No	___