



Planning, Zoning and Design Board
Staff Report

Project Name
Marketplace at Coconut Point Development Order
CASE NUMBER
DOS2022-E001
MEETING DATE
November 8, 2022
REQUEST
Development order for construction of a mixed-use commercial development, proposing 5 buildings with associated parking, landscaping, and stormwater management.
APPLICANT
Konover South
LOCATION
8001 Via Rapallo Dr., Estero FL, 33928
PROPERTY SIZE
9.61 acres
ZONING
Parcel is zoned MPD and is in the Coconut Point DRI (Resolution Z-02-009 as amended)
PUBLIC INFORMATION MEETING DATES
The PZDB conducted a Public Information Meeting on August 10, 2021

Staff Recommendation

Staff recommends approval of the Development Order for Marketplace at Coconut Point with conditions related to hours of operation. The proposed uses are allowed in the approved zoning resolution. Staff believes that with conditions the request meets the technical requirements of the Land Development Code. The monument signage will be in a separate request to be considered by PZDB at a later date.

Background

The property is vacant and is zoned Mixed-Use Planned Development and is part of the Coconut Point DRI. The rezoning for Coconut Point was approved by Lee County in Resolution Z-02-009 as amended.

The applicant is requesting approval of a Development Order for approximately 43,000 square feet in 5 commercial buildings with associated parking, landscaping, and stormwater management. The total project area is 9.61 acres. The project was reviewed by the PZDB at a Public Information Meeting on

August 10, 2021. Staff has also reviewed the plans in detail. Staff includes Village Staff as well as Lee County Utilities, Lee County Department of Transportation, Estero Fire District, Lee Tran, and Lee County Solid Waste Division.

Project Summary

This project is proposed as a commercial development, proposing 5 buildings with associated parking, landscaping, and stormwater management. The five building include a McDonald's (4,455 SF) with two lane drive thru, Miller's Ale House restaurant (7,202 SF), and three separate retail buildings (13,653 SF, 9,227 SF, & 7,770 SF). The total project area is 9.61 acres. The project is bounded by Via Rapallo Drive to the north, US 41 to the west, Rapallo condominiums and Via Villagio to the east, and Sweetwater Ranch Blvd. to the south.

Architecture

As part of the zoning for Coconut Point DRI, Design Review Guidelines were approved. The Design Review Guidelines indicated a variety of potential designs. The applicant has made several revisions to the architecture. The proposed architecture blends with the adjacent property, including tile type and color, building colors, and architectural features. An exterior building paint color schematic and materials are provided in the applicant's plans along with elevations and perspectives.

North Village Association has approved the architectural and site plans.

Transportation

This project does not have access from US 41 but does have one access on Sweetwater Ranch Boulevard on the south, and two access points onto Via Villagio to the east. According to the applicant, the project will generate approximately 3,000 average daily trips (reduced to account for pass-by traffic). The peak hour trips will be 289 in the morning and 266 in the evening.

The Level of Service on US 41 will be LOS D which is acceptable for concurrency purposes. Also, this project is part of the Coconut Point DRI which paid a proportionate share for its traffic impacts.

The applicant indicated that turn lanes are not required at Via Villagio or Sweetwater Ranch Boulevard.

Stormwater

The applicant provided stormwater modeling for this site.

The surface water management system for the property consists of catch basins, pipes, and swales to capture stormwater runoff and convey to the lake system for water quality treatment and attenuation prior to outfall into the preserve system via a series of control structures.

The proposed surface water management system design and calculations have been reviewed by the Village staff, and a SFWMD ERP modification (Permit # 36-00288-S) is in review. The lowest proposed elevation of the finished floor is 16.30 feet NAVD88.

Lighting

Site lighting is provided by LED luminaire full cut-off fixtures mounted on 15-foot poles adjacent to Rapallo and 25' poles beyond 100' from Rapallo, with a textured black color fixture. The project will

have a 0.0 fc measured at the property line onto the adjacent properties. All LED luminaires are limited to a maximum IES “BUG” rating of: B = 1, U = 0, G = 1, and a Correlated Color Temperature (CCT) of 3,000 K. Details of the light poles and fixtures are provided with the applicant’s documents.

Landscaping and Buffers

Buffers 20 feet wide with trees and a double row hedge are required on all 4 sides of the project.

Signage

The proposed monument signs for the project will be brought back to the PZDB at a later date.

Other Issues – Residential Impact Standards

The Land Development Code contains a section that applies to proposed commercial activity within 300 feet of land containing residential uses or zoned to a category that contains residential uses. Its purpose is to ensure that residential uses are not adversely affected by noise, parking, and other impacts from nearby commercial activity. This Code section applies to all development orders and planned development rezonings. The standards include parking, access and connectivity, perimeter buffers, noise, other hazards or adverse impacts, and operational standards. Operational standards include hours and days of operation.

E. Operational Standards

Hours and days of operation of development subject to this section may be limited to minimize detrimental impacts to nearby lands that contain residential uses or are zoned for residential use.

Staff believes that the hours of operation should be limited in accordance with the hours and days specified in the North Village Association approval below. It should be noted that these hours are longer than most uses at Coconut Point Mall.

Standalone or Inline Fast Food Restaurants w/Drive Thru:

Dining Room Hours:

Monday-Sunday 5:00am – 11:00pm

Drive Thru Hours:

Sunday-Thursday 5:00am – 11:00pm

Friday-Saturday: 5:00am – 1:00am

Standalone or Inline Full Service/Sit Down Restaurants:

Sunday-Thursday 5:00am – 12:00am

Friday-Saturday 5:00am – 1:00am