

ADMINISTRATIVE AMENDMENT (PD) ADD2007-00192

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Dennis Toner c/o Colite International, filed an application for administrative approval to a Mixed Use Planned Development on a project known as Coconut Point for the property located at 8040 Mediterranean Drive, Estero; and

WHEREAS, the subject property is located in the Coconut Point Regional Mall located along the east side of U.S. 41 at the intersection of Coconut Road, described more particularly as follows:

LEGAL DESCRIPTION: See "Attachment A".

WHEREAS, the subject property was included in the original rezoning Case Number Z-02-009, DCI2001-00005 and DRI2000-00015 within the Coconut Point Mixed Use Planned Development (MPD) on a 482.4(±)-acre parcel permitting a regional mall with 1,800,000 square feet of retail floor area, 300,000 square feet of office floor area, 1,200 dwelling units and 600 hotel units (with subsequent amendments in Case Numbers DRI2004-00003, ADD2004-00060(A), ADD2004-00060(B), ADD2004-00048, ADD2004-00206, ADD2005-00011, ADD2004-00187, ADD2005-00026, ADD2005-00080, ADD2005-00122, ADD2005-00177, ADD2005-00233, ADD2004-00060(C), COP2006-00035, ADD2006-00024, ADD2006-00011, ADD2006-00119, ADD2006-00143, COP2006-00121, ADD2006-00168, COP2006-00150, COP2006-00176, COP2006-00169, DRI2006-00002, COP2006-00176(A), COP2006-00169(A), COP2006-00121(A), COP2006-00035(A), COP2006-00150(B), ADD2007-00028, ADD2007-00087 and ADD2007-00016; and

WHEREAS, the subject property is located in the Rural and Wetlands Future Land Use Category as designated by the Lee Plan; and

WHEREAS, the Super Target, located within Tract 2B of the Coconut Point Regional Mall Parcel, see Attachment "B", is being developed under Case Number DOS2004-00135 and Permit Number COM2005-02889 as a 187,918 (±) square-foot building including a grocery store, deli, pharmacy, bakery, garden center, management offices, optical center, Starbucks and other ancillary retail uses; and

WHEREAS, the applicant has requested an Administrative Amendment to permit additional signage which will provide a service to the public by displaying additional uses located within the building; and

WHEREAS, Super Target is requesting a sign package, see Attachment "C", totaling 1,151.75 square feet, which exceeds the maximum permitted signage of 900 square feet by 251.75 square feet, to be located on three (3) elevations of the building; and

WHEREAS, Super Target is requesting deviations from the Land Development Code (LDC), Section 33-385(8) which permits wall signs on any wall facing a collector or arterial

street or parking lot in accordance with Section 30-153(2)(c)1, with a maximum area of 300 square feet per wall per tenant. This area is to be determined by the sum of all reasonable rectangles that enclose the sign parts. Wall signs are limited to business name and logo, and may not contain advertising messages or sales item names, as follows:

a. Front elevation - Signage totaling 482.25 square feet as follows:

1. "Super Target" consisting of 334.75 square feet;
2. "Grocery" consisting of 43 square feet;
3. "Pharmacy" consisting of 35 square feet; and
4. "Garden Center" consisting of 69.5 square feet

b. Left elevation - "Super Target" signage totaling 334.75 square feet; and

c. Right elevation - "Super Target" signage totaling 334.75 square feet.

WHEREAS, Each proposed "Super Target" sign faces a county-maintained collector or a parking lot; and

WHEREAS, Simon Property Group, representing Super Target, has presented the signage deviation request to the Estero Design Review Committee (EDRC) on three (3) separate occasions, June 13, 2007, August 8, 2007 and October 10, 2007, (See minutes attached as "D"), who approved the request subject to conditions incorporated within this Administrative request; and

WHEREAS, Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that, in accordance with the location and the square footage of the building, the proposed amendment to permit an increase in the maximum square footage of the "Super Target" signage on three (3) elevations of the building or the additional signage depicting "Grocery", "Pharmacy", and "Garden Center" located on the front elevation does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to the Coconut Point Mixed Use Planned Development is **APPROVED** to allow:

DEVIATIONS:

1. A deviation from the Land Development Code, Section 33-386(8) which permits a maximum area of 300 square feet of signage per wall and limits wall signs to the business name and logo to permit an additional 251.75 square feet of signage as follows:
 - a. Front elevation - Signage totaling 482.25 square feet as follows:
 1. "Super Target" consisting of a total of 334.75 square feet;
 2. "Grocery" consisting of a total of 43 square feet;
 3. "Pharmacy" consisting of a total of 35 square feet; and
 4. "Garden Center" consisting of a total of 69.5 square feet
 - b. Left elevation - "Super Target" signage totaling 334.75 square feet; and
 - c. Right elevation - "Super Target" signage totaling 334.75 square feet.


CONDITIONS:

1. No signage will be permitted on the rear elevation of the building adjacent to Sandy Lane.
2. All lighted signage will be turned off at 10:00 p.m. Monday through Sunday.
3. Additional sabal palms will be incorporated into the front elevation perimeter as agreed upon by the applicant and the EDRC (in accordance with Minutes from the June 13, 2007 meeting) to be reviewed and approved by the Lee County Division of Environmental Sciences.
4. The only changes approved as part of this Administrative Amendment are those approved deviations described above. No other changes have been authorized as part of this amendment and the development must remain in compliance with the terms and conditions of the original zoning resolution (as amended). The Development must be in compliance with the Master Concept Plan (as amended). The Development must be substantially consistent with the attached five (5)-page signage plan stamped received October 31, 2007.
5. All other signs within this development must be consistent with the Land Development Code Chapters 30 and 33, except as specifically approved within this action.

6. The terms and conditions of the original zoning resolution remain in full force and effect.

DULY SIGNED this 9th day of November, A.D., 2007.

BY: _____



Pam Houck, Director
Division of Zoning
Department of Community Development

Attachments:

- A. Legal Description
- B. Coconut Point Master Development Plan
- C. Copy of Proposed Sign Package for Super Target
- D. Minutes from the Estero Design Review Committee (EDRC) dated June 13, 2007, August 8, 2007 and October 10, 2007

ATTACHMENT A

**EXHIBIT 1
TO SPECIAL WARRANTY DEED**

LEGAL DESCRIPTION OF TARGET TRACT

Tract SC-5, Coconut Point Area 2, according to the plat thereof as recorded in Instrument No. 2006000409925 of the public records of Lee County, Florida

RECEIVED
OCT 22 2007
PERMIT COUNTER

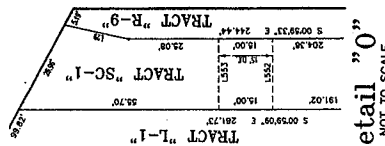
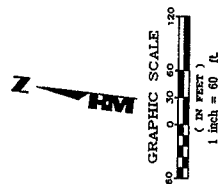
ADD 2007-00192

Applicant's Survey Checked
By 8 10/24/07

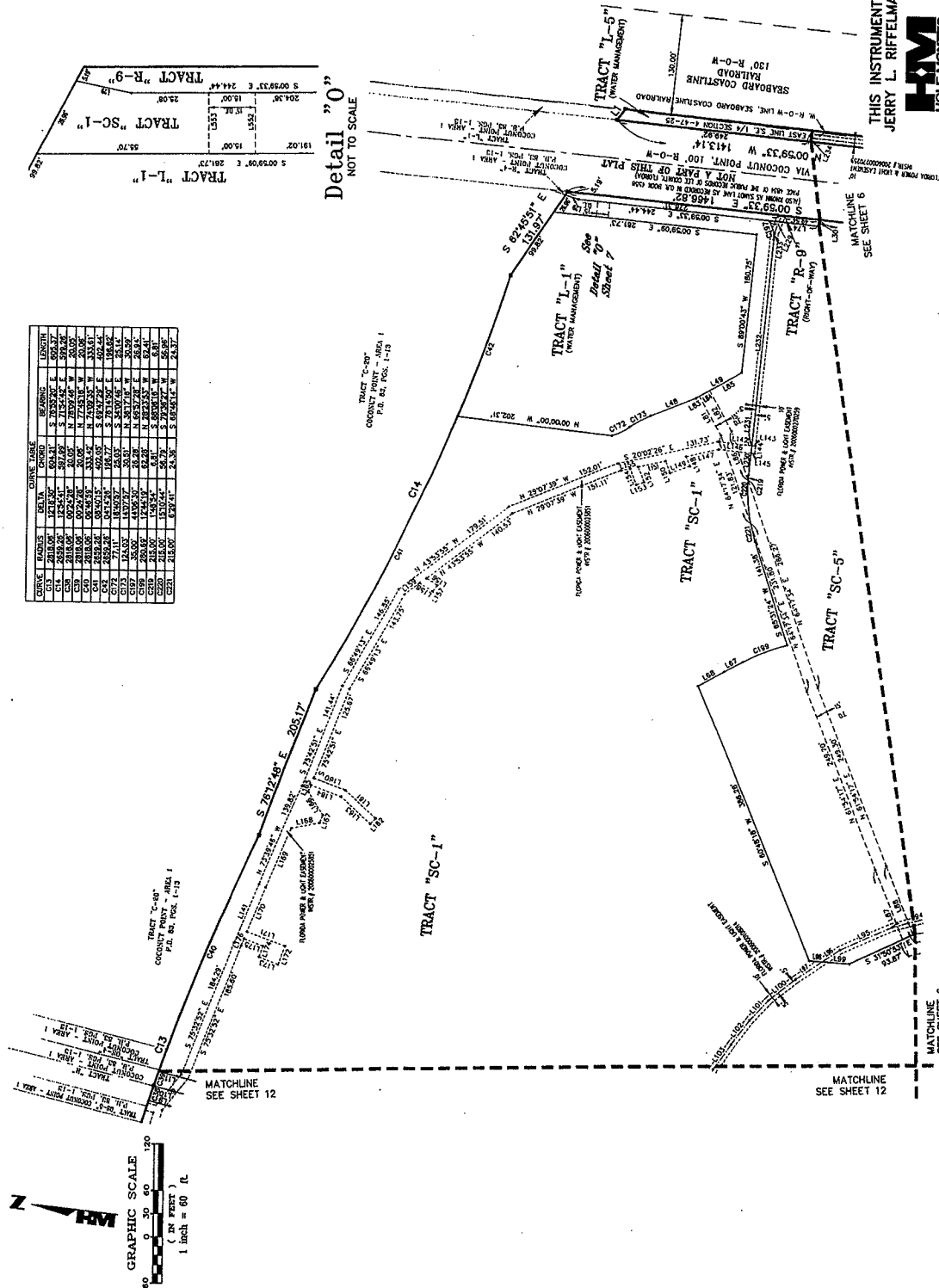
INSTR. # 20060004 09925
SHEET 7 of 12

A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

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JERRY L. RIFFELMACHER, P.S.M. #6130



REFERENCE NO.

Authorization No. 1772

Applicant's Survey Checked
By S 10/24/07

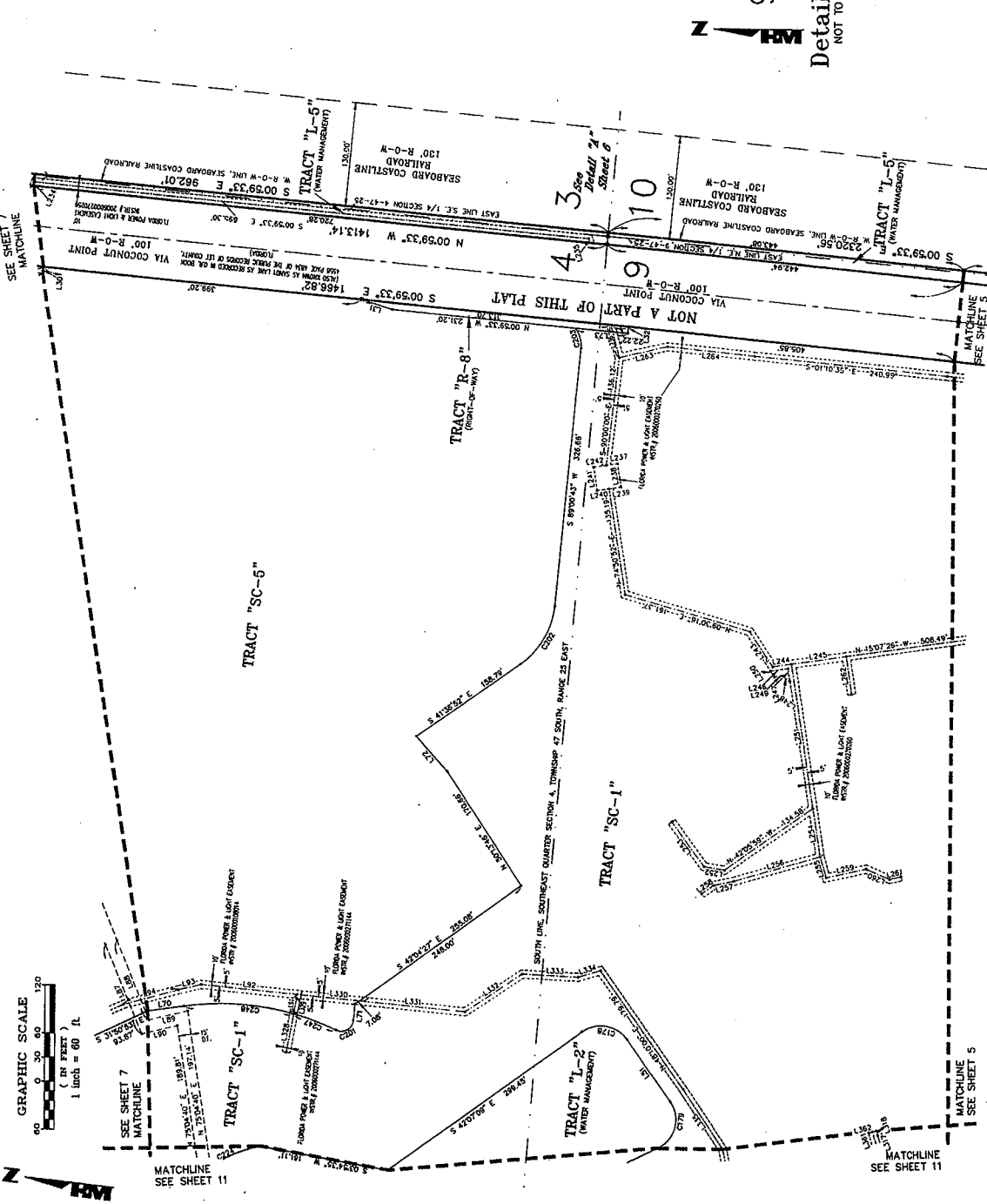
COCONUT POINT - AREA 2

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SHEET 6 of 12

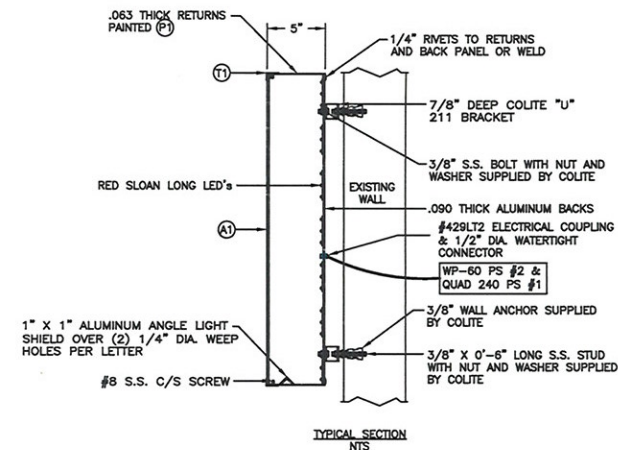
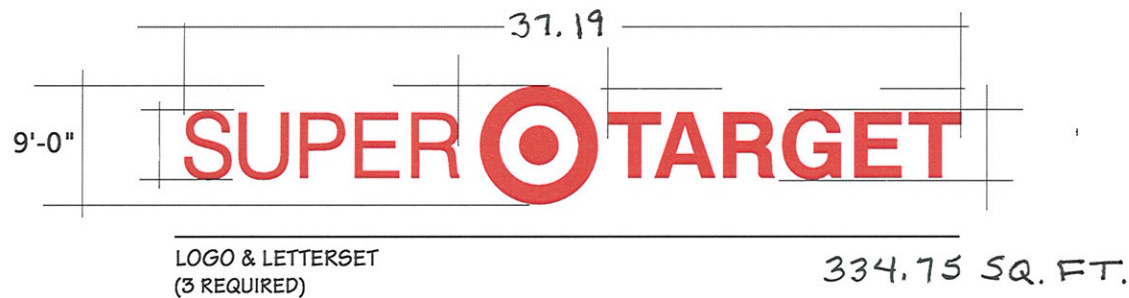
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165	112°57'	78.95	N 112°57' E	78.95
166	89°03'47"	8.62	N 89°03'47" E	8.62
167	112°57'	78.95	N 112°57' E	78.95
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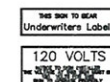


THIS INSTRUMENT WAS PREPARED BY
JERRY L. RIFFELMACH, P.S.M. #6130
6002E President Court
Ft. Myers, FL 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No. 1772
DATE: 01/21/07

Applicant's Survey Checked
By 8 10/24/07



FRONT ELEVATION



PAINT SPECIFICATIONS:

(P1) GRP/PAINT HS RH-2283 (RED)

(P2) SPRAY/PAINT 670-400 BRITC STAR

ACRYLIC SPECIFICATIONS:

(A1) 3/16" THICK #2793 LD IMPACT MODIFIED RED

TEMPERATURE SPECIFICATIONS:

(T1) TRANSOCO #063 RED

RECEIVED

OCT 31 2007

ZONING

ACCOUNT:



DESCRIPTION: VARIOUS SIGNAGE

LOCATION: COCONUT POINT, FL

WORK ORDER #: 21310

FILE: COCONUT POINT.eps

DATE: 5/30/06 REV. 5/31/07
REV. 8/28/07

SCALE: various

DRAWN BY: DRV



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Ensuring Brand Integrity Worldwide



FRONT ELEVATION

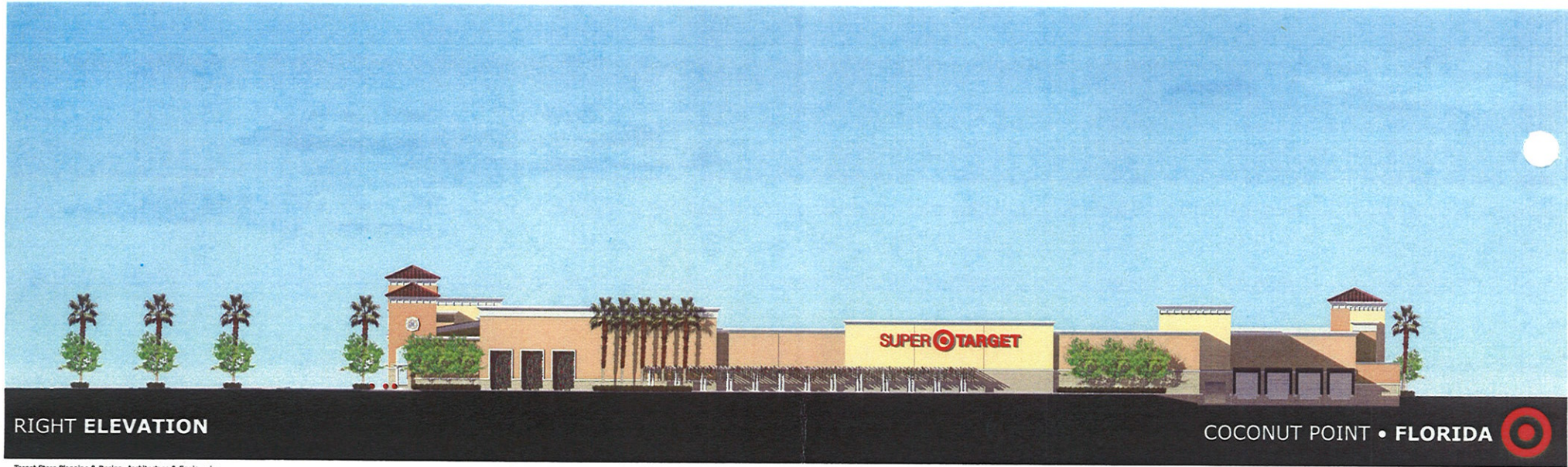
COCONUT POINT • FLORIDA



Target Store Planning & Design, Architecture & Engineering

October 5, 2007

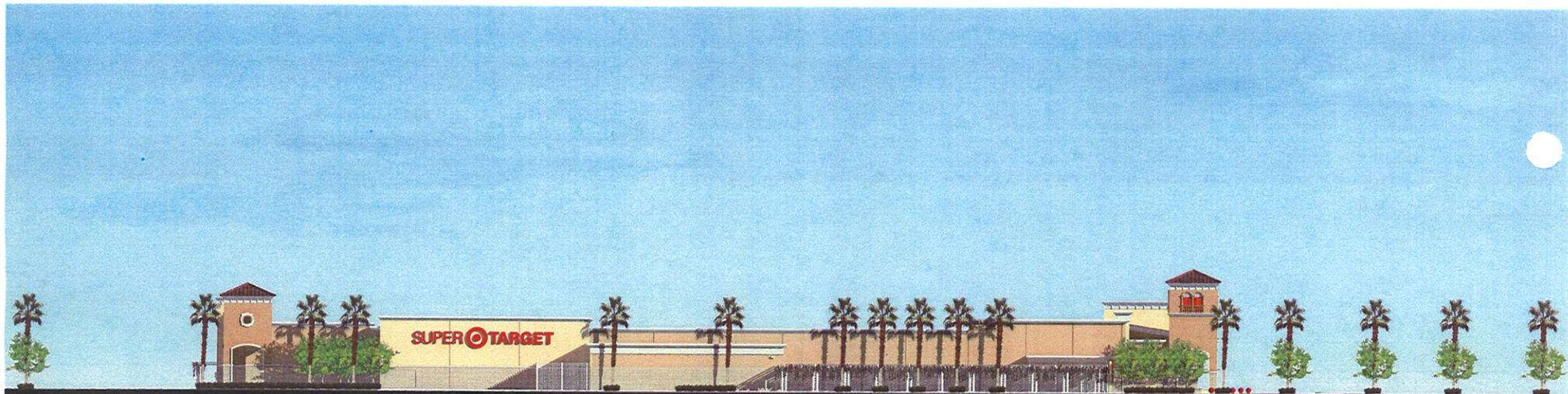
RECEIVED
OCT 31 2007
ZONING



Target Store Planning & Design, Architecture & Engineering

October 5, 2007

RECEIVED
OCT 31 2007
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LEFT ELEVATION

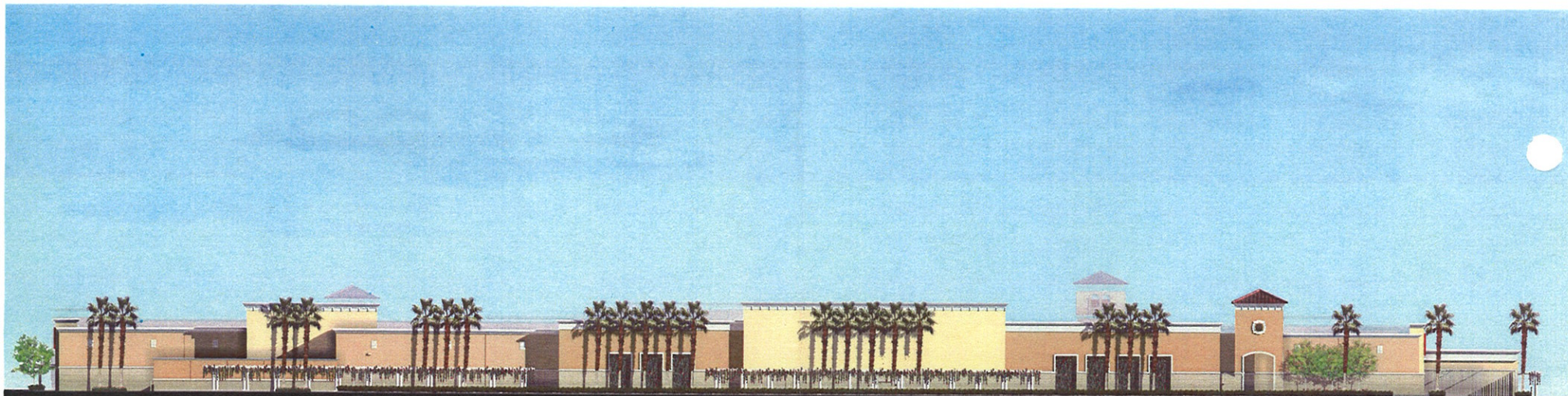
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REAR **ELEVATION**

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MEETING MINUTES

ESTERO DESIGN REVIEW COMMITTEE

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Public Meeting

June 13, 2007

5:00 P.M.

The Estero Recreation Center

9200 Corkscrew Palms Blvd.

Meeting Time: 5:00 P.M.

Members in Attendance: Tom O'Dea, Gordon Lyons, Bill Prys, Al O'Donnell, and Joe McHarris

Absent: Nancy Cohen, Gerald Simons, and Jim Wallace

Chaired By: Tom O'Dea

Minutes By: Ramona Thomas

Meeting called to order.

Approval of the minutes of the May 9th meeting was called for. A motion to approve the minutes was made, seconded and carried unanimously.

Minutes were approved with no changes.

Applicant: Springhill Suites

Location: Coconut Crossing across from Coconut Point Mall on the corner of US41 & Coconut Road

Fee: Paid

Presented by: Scott Beauchesne, Hole Montes

Discussion: Teresa Artuso from Hole Montes, and Stewart Hempel from Mayse & Associates presented revised plans for Springhill Suites located in Coconut Crossing across from Coconut Point Mall on the corner of US41 and Coconut Road to address the comments of the EDRC from the April meeting.

Landscaping changes made included adding clusters of palms on the north side of the site and changed from 18 to 20, incorporating more plantings in the parking lot, and placing additional trees in the preserve side to provide additional buffer from Marsh Landing.

The EDRC agrees the landscaping concerns have been completely addressed. All in attendance concurred.

Architectural concerns were addressed by making the columns more vertical, built up the portico & made it stronger, the overhangs were pulled back, and offsets were created.

The EDRC agreed that all concerns architecturally were addressed. The EDRC requested conceptual plans be emailed to committee members in jpeg format for posting on the web-site.

Applicant: Londonberry Plaza

Location: Corner of Corkscrew Road and River Ranch Road.

Fee: Paid

Presented by: Caleb M. Janus, Architect.

Discussion:

Renee Zepeda from Boughton Architect, Inc. presented plans for the Londonberry Plaza located on the corner of Corkscrew Road and River Ranch Road. The project consists of two 2-story business offices, with covered parking inside the back of the first floor of building two located on

the south end of the plaza. The second floor of building one located along Corkscrew Road has a corridor & outdoor arcade with seating on the second floor.

Comments on architectural included:

- More detail needs to be added to the building one side facing Corkscrew by adding more detail to the windows. A few palladium windows would help and adding layering of detail to windows to break up length of windows.

Comments on landscaping included:

- Concerns about the light pole locations.
- Detention area needs to be planted.
- Off-site pedestrian access needs to be created.
- Dumpster wall need to be buffered.
- Parking lot islands must be 18 ft. in width.
- Bike racks need to be located at each building.
- Project signage needs to be indicated and illustrated.

Comments on signage included:

- Make the tower of the monument signs slightly wider.

Renee Zepeda and her team will come back for next month's meeting with the recommended changes for review by the EDRC.

Applicant: Super Target Signage

Location: Coconut Point Mall

Fee: Paid

Presented by: Dennis Toner, Colite International, LTD.

Gary Caldwell, Super Target Representative, noted that there is not an opportunity to make any architectural changes due to the timing of the

panels already are being manufactured. Al O'Donnell explained (and the committee concurred) that the community is supportive of the additional sign square footage along the front of the building if the rear and side signage is incorporated into monument signs at the entry drives along Via Coconut Pointe. The EDRC also requested additional sabal palms to be added to the front of the building to break up the long linear roof lines. Gary Caldwell of Target noted that he could work with Simon Group to get the additional landscaping to be added to the front. All in attendance felt that this was an amicable compromise. The EDRC will help support any variance requests if applicable.

Dennis Toner and Gary Caldwell assured the committee that there will be no trademark signage such as "Expect More, Pay Less" placed on the Super Target located in Coconut Point Mall.

Super Target will present the landscape changes and the monument signs at next month's EDRC meeting.

Old Business:

There is nothing new to report on the improper Stoney's sign and there is now a banner sign located on the bottom of the sign.

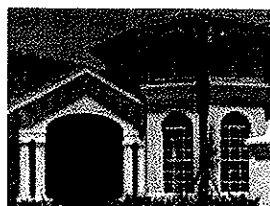
Bill Prysi will bring the logos to the next meeting for a vote by the EDRC.

It was recommended to have name plates of the EDRC members for audience visual. This will be looked into for future meetings.

Meeting adjourned.

Next Meeting: Next EDRC Meeting will be held on
Wednesday, July 11, 2007 at the Estero Park Community Center.

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MEETING MINUTES

ESTERO DESIGN REVIEW COMMITTEE

August 8, 2007

5:00 P.M.

The Estero Recreation Center

9200 Corkscrew Palms Blvd.

Meeting Time: 5:00 P.M.

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Members in Attendance: Gordon Lyons, and Gerald Simons

Absent: Tom O'Dea, Bill Prysi, Joe McHarris,
Nancy Cohen, Al O'Donnell, and Jim Wallace

Chaired By: Gordon Lyons

Minutes By: Ramona Thomas

Meeting called to order.

Approval of the minutes of the July 11th meeting was called for. A motion to approve the minutes was made, seconded and carried unanimously.

Minutes were approved with no changes.

Applicant: Calistoga Restaurant

Location: Coconut Trace, US41 by Coconut Point Mall

Fee: Paid

Presented by: Iodd Lausterer of Humpfrey Rosai Architects

Discussion:

Calistoga Restaurant is located on a 2.5 acre site with Fifth Third Bank on the west side of US41 by the Coconut Point Mall. The building is designed in the Tuscan style with earth tone colors. The entry leads to an open courtyard with 2 entrances to covered exterior dining, roof includes a dormer with false windows, there is a parapet on the back of the building with decorative cornice, front doors are mahogany, storefront window frames are berry color to coordinate with the mahogany door, a service courtyard located on the back of the building fenced in by an 8-ft concrete block & stucco wall, with a solid aluminum gate which completely screens the area, the dumpster will be located in the fenced in service courtyard.

Comments:

Beautiful architectural design, no comments, criticism or recommendations.

All EDRC members are in favor of the project and approve.

Applicant: Fifth Third Bank

Location: Coconut Trace, US41 by Coconut Point Mall

Fee: Paid

Presented by: Damon Romanello & Jason Dontje

Discussion:

Fifth Third Bank is located on a 2.5 acre site with Calistoga Restaruant on the west side of US41 by the Coconut Point Mall. The building is designed with earth-tone colors, concrete roof tile, foam banding located between the soffit & wall, and split face mason along the bottom of the building.

Comments on architectural included:

- Very plain building.
- Put some architectural detail into the roof.
- Look at the arches on the TIB Bank.
- Angles are very rigid.

- Colors on presentation do not represent the building well, there are no shadows, building is not described well by drawings, looks flat, has no depth.
- Architectural elements would help, possibly a tower or other vertical angles added to the building
- Windows are not rendered.
- Want more detail on the building.

Bring back next month with changes.

Landscaping:

The restaurant and bank has large plant material on the west perimeter (shady lady, live oaks, flowering Cassias), two royal palms at the entrance, US41 has type D buffer, native & exotic plants are added to enhance the corners of the site, added splashes of color at the highly visible areas, 70 canopy trees throughout the parking areas.

Comments:

- Need internal pedestrian access from main sidewalks.
- Add bike racks at each building, there are none shown on the plans.
- Bring landscaping back next month with changes.

Applicant: Coconut Point Mall Update

Location: Super Target and Out Lots

Presented by: Michael Sharp, Simon Property Group

Discussion:

Michael Sharp of Simon Property Group presented the following projects at Coconut Point Mall:

Hyatt Place, Jared Jewelers, Wachovia Bank, The Diamond District, CNL Bank, Verizon Wireless, and Simon owned small restaurant with offices located above.

Comments:

The committee complemented Simon Properties on the design changes above and would like to see the landscape changes to Super Target as promised by Super Target at our June meeting as soon as possible.

Applicant: Londonberry Plaza

Location: SW corner of Corkscrew and River Ranch Road

Presented by: Francis Torres, Boughton Architects, Inc.

Discussion:

Plans were submitted to address all concerns of the EDRC from the June meeting, additional elements were added to the building to enhance the design.

Comments: Looks great, beautiful building.

The monument signage was revised to address the recommendations of the EDRC, making the base of the sign wider.

Comments: Looks good.

Landscape:

All light fixtures are incorporated into the landscape plan, sidewalk interconnectivity was added to link with the sidewalk on Corkscrew, bike racks were added at both buildings, plans revised to save as much as the existing trees and natural plant material as possible, main focus of landscaping is Italian cypress to enhance the existing natural plant material.

Comments: Looks good.

All EDRC members are in favor of issuing the DO on Londonberry Plaza.

Applicant: Rick Johnson Tire and Automotive

Location: Broadway Grand Shoppes on the corner of Broadway and US41

Presented by: Rick Johnson

Discussion:

Rick Johnson presented signage for the building to be located on all 4-sides of the building, 2 sides will be illuminated with back channel lettering. EDRC will not recommend anything greater than code on signage.

Comments:

- EDRC will not recommend anything greater than code on signage.
- The two lit building signs must be back channel lit.
- Will approve signage on all 4 sides of building, not to exceed maximum allowed per code.

Applicant: Cascades Entry Gate

Location: Entry to Cascades on Estero Parkway

Fee: Paid

Presented by: Jack Stacy, Vice President, Cascade HOA

Discussion:

Jack Stacy, Vice President of Cascade HOA present plans to add a gate to the entrance of Cascades.

Comments: Looks lovely, EDRC will recommend to Lee County for DO.

Applicant: Lock Up Storage at Half Way Creek

Location: West side of US41 between Marsh Landing and Fountain Lakes

Fee: Paid

Presented by: Bob Soudan Jr., BRB Development

Discussion:

Jeff Curl of Q. Grady Minor presented landscape plans for the 10 acre development which includes a substantial amount of preserve area, exceeds code on the buffer; vegetation is added to the entire detention area.

code on the buffer, vegetation is added to the entire detention area.

Bob Soudan, Jr. of BRB Development presented plans for the 49,500 square foot storage facility located on the north end of the 10 acre development, just south of the Fountain Lakes entrance.

Comments:

- The building is unacceptable, not in any way Mediterranean; it cannot be saved with color.
- It is plain with no articulation, just a compilation of parts that don't have any relation to each other.
- Have the architect create a Mediterranean design and come back next month.

There being no further business to come before the committee the meeting was adjourned.

Next Meeting: Next EDRC Meeting will be held on
Wednesday, September 12, 2007 at the Estero Park Community Center.

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Estero Design Review Committee

MEETING MINUTES

October 10, 2007

5:00 P.M.

The Estero Recreation Center

9200 Corkscrew Palms Blvd.

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Meeting Time: 5:00 P.M.

Members in Attendance: Tom O'Dea, Bob Melzer, Bill Prys, Joe
McHarris,
Al O'Donnell, and Jim Wallace

Absent: Gordon Lyons, Nancy Cohen, and Gerald
Simons

Chaired By: Tom O'Dea

Minutes By: Ramona Thomas

Meeting called to order.

Approval of the minutes of the September 12th meeting was called for. A motion to approve the minutes was made, seconded and carried unanimously. Minutes were approved with no changes.

Applicant: Coconut Point Mall

Location: North and South Villages at Coconut Point including,
Tract 3C-2 Extra Space Storage

Fee: N/A

Presented by: Tom Schneider, Vice President, Simon Property Group

Discussion:

Tom Schneider of Simon Property Group presented the following projects at Coconut Point Mall:

CNL Bank, the far north parcel with the drive through located on US41 side. Ethan Allen on one LDO creating 6,000 sq ft with a smaller building and a spec building owned by Simon which will be brought back to EDRC at another meeting. The landscaping is being done by Holes Montes which will also be presented at another meeting.

Comments:

- Looks good.

Parcel 1 is a multi tenant building with two restaurants located on either side of the ground floor and two levels of 600 sq ft offices with patio overlooking the lake side of the building.

Parcel 2 will contain a 8500 sq ft single tenant building, starting to develop drawing and will be in the LDO process soon.

Comments:

- Looks good.

Super Target:

Tom Schneider presented the plans for the additional landscaping at the Super Target.

ALL lighted signs will be turned off at 10:00 p.m. when the store is closed.

Comments:

- Rear elevation landscaping is 100% better.

Applicant: Community Bank

Location: Coconut Point Tract 1D

Presented by: Ned Dewhirst PE, SR VP of Florida Operations

Discussion:

Michael Fernandez of Planning Development Inc., and Randy Rosal of Humphrey Rosal Architects presented plans for Community Bank, a ranch style 8000 sq ft bank with a second tenant located on the second level. South parameter borders a large preserve area; A berm is located along US41. Direct access is shared with the fire station with a single dedicated access for the drive –through. Pavers are planned at the point of entry, the bank drive through is located on the south side of the property, additional landscaping is planned along the berm. There is 40ft separation between the monument signs which may not be sufficient. The architectural components of the building includes wood shutters, all away around the building, widows walk on roof, reduced massing by breaking up elements, decorative post lights on the property, with bollard lights for pedestrian access at the entrance.

Comments included:

- Very nicely detailed building
- Very conducive site plan.
- Laid out nicely.

Applicant: Mattress Firm

Location: Coconut Trace

Fee: Paid

Presented by: John Hartley, AIA Gotsdiner Architects.

Discussion:

John Hartley of Gotsdiner Architects presented plans for Mattress Firm, the only current tenant in a three tenant building, across from US41, north of Coconut Road with the main access from Lyden Drive. The building consists of tile roof in the center portion to break up the length of the building, landscaping consists of Florida native plants for zeroscape.

Comments include:

- Take out loop drive around the back of the building

- Take out loop drive around the back of the building.
- Not adequate parameter planting.
- Dry dention areas need to be planted out.
- Trees need to be 12-14 ft., 45 gal. 4 inch caliper, do clustering.
- Internal land has to be planted, may have trouble with wire grass.
- Community identity is Mediterranean
- Articulate front of building. Provide canopy.
- Must have internal sidewalk connectivity to main sidewalk
- Add bike rack.

Applicant: Shed at Country Creek

Presented by: Ray Pothier

Ray Pothier from Country Creek presented a utility shed to be located within the property of Country Creek, which will not be visible from any public road or street.

All EDRC members are in favor of the project and approve.

Joe McHarris asked the committee about the process for approval of the addition of outdoor seating area in an Estero pizza parlor. An amendment will have to be filed and the committee recommended that the request be sent to the ECPP chairman for comment. EDRC will need a letter from the ECPP indicating their comments, if indeed they have any.

There being no further business to come before the committee the meeting was adjourned.

Next Meeting: Next EDRC Meeting will be held on
Wednesday, November 14, 2007 at the Estero Park Community Center.

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