

# Shoppes of Coconut Trace

Public Information Workshop

July 8, 2015

Bohler Engineer  
Klover Architects

# Background

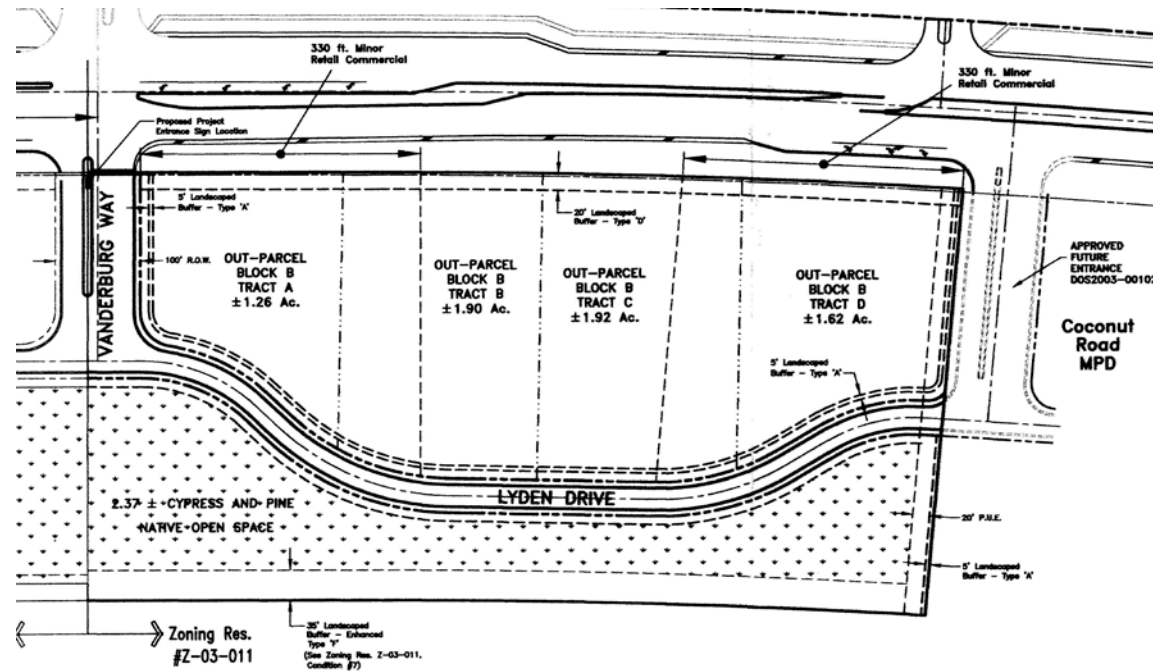
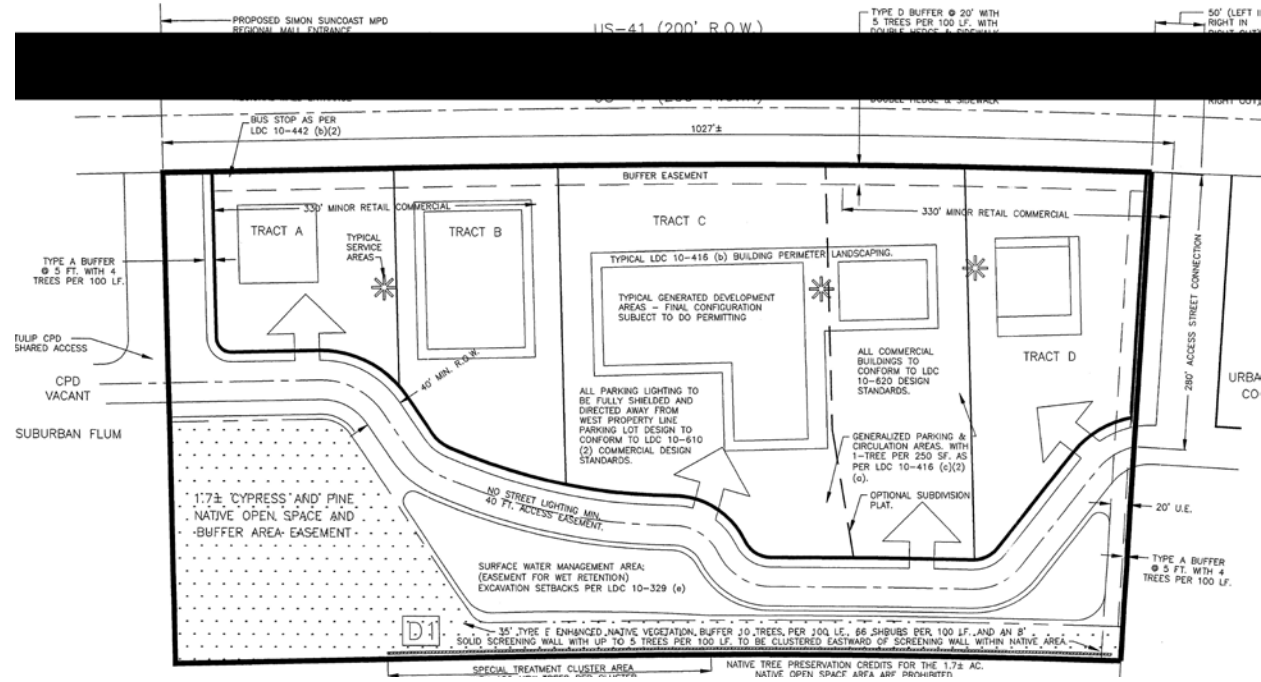
## June 2003

- ▶ Resolution No. Z-03-011 Granted 11.3 acre rezone from AG-2 to CPD
- ▶ Allowed Mixed-Use development (Tracts A-D)
- ▶ Set Maximum Intensities, Uses & Buffers within Tracts

## March 2005

- ▶ ADD2005-00034 - Application to reconfigure internal roadway & parcel lines

# Amendment Parcel Configuration



# Background

## September 2008

- ▶ DOS2008-00076 Suntrust Bank Application Approved
- ▶ 3,773 sf bank with drive-thru on Tract A

## June 2015

- ▶ DOS2015-00056- Application submitted for Shoppes of Coconut Trace
- ▶ Meets intent of Lee County Comp Plan 6.1.2.1

# Existing Conditions



# Proposed Development

- ▶ Northern Building only
- ▶ 5,700 sf
- ▶ Two restaurant uses
- ▶ Dine-in, no drive-thru
- ▶ Typical Uses include:
  - ▶ Chipotle
  - ▶ Jimmy Johns
  - ▶ Pei-Wei
- ▶ Meets Schedule of Uses from Z-03-11
  - ▶ Restaurant, Group I, II, or III

# Landscape Plan

- ▶ Building Foundation Landscaping
- ▶ Appropriate screening for utilities
- ▶ US 41 Perimeter Landscaping to remain
- ▶ Landscaping consists of:
  - ▶ Crape Myrtle
  - ▶ Cabbage Palm
  - ▶ Winged Elm
  - ▶ Bald Cypress
  - ▶ Silver Buttonwood

# Landscape Plan





# Architectural Plan

- ▶ The building is a Multi-tenant building designed to be a Mediterranean style to be harmonious and comparable with the surrounding environment.
- ▶ The building features a tower element with terracotta roof tiles and bracket detailing.
- ▶ The building façade features column and arch elements, invoking the look and feel of traditional Mediterranean arcades.
- ▶ The colors of the building are selected to fit within the warm color pallet of the area using terracotta brick, stone base, white trim, and peach and gold for the main fields of color.
- ▶ A traditional patio element is included adjacent to the building which features a colorful mosaic tile design.

# Architectural Plan



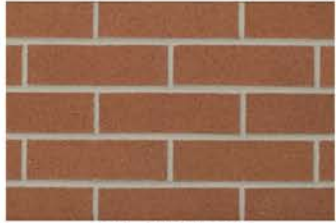
# Architectural Plan



# Architectural Plan



# Architectural Plan



BRK-1 : BRICK VENEER  
BY GLEN-GERY IN HAZEN RED



ST-1 : STONE VENEER  
BY EL DORADO IN STACKED, ALDERWOOD



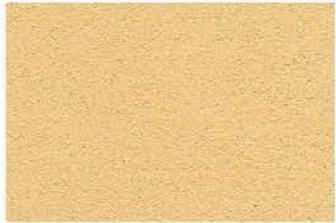
CS-1 : CAST STONE  
LIGHT BUFF



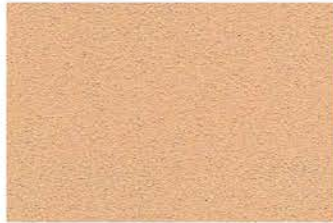
RF-1 : BARREL-TILE ROOF BY BORAL  
IN 1-PIECE S TILE, FIRE FLASH; USDU6074



EIF-1 : EIFS FINISH  
BY DRYVIT IN CAPTAIN, 472A



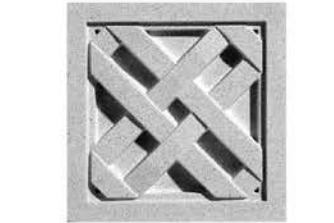
EIF-2 : EIFS FINISH  
BY DRYVIT IN SATIN GOLD, 439A



EIF-3 : EIFS FINISH  
BY DRYVIT IN SWEET POTATO PIE, 421A



EIF-4 : EIFS FINISH  
BY DRYVIT IN PEACH SEED, 409B



MD-1 : ARCHITECTURAL MEDALLION PINEAPPLE GROVE  
DESIGNS 36"X36" 36SM-088, IN CONCRETE GREY



T-1 : PORCELAIN TILE BY CROSSVILLE  
IN COLOR BLOX 18X18 CABOOSE A116



T-2 : PORCELAIN TILE BY CROSSVILLE  
IN COLOR BLOX 18X18 MUD PIE A1107



T-3 : PORCELAIN TILE BY CROSSVILLE  
IN COLOR BLOX 18X18 SANDBOX A1101



AWN-1 : AWNING FABRIC  
BY SUNBRELLA IN TERRA COTTA



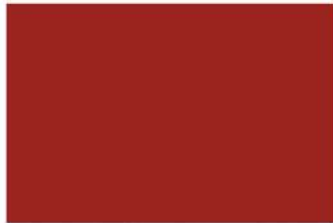
CAN-1 : CANOPY  
BY MAPES IN CHARCOAL GREY



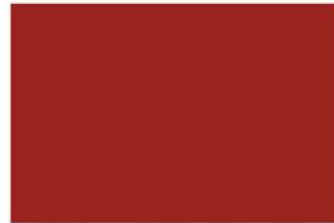
SF-1 : PREFINISHED ALUMINUM STOREFRONT  
BY KAWNEER IN CHARCOAL PERMAFLUOR



PT-1 : PAINT; BEN. MOORE; MATCH EIF-2



PT-2 : PAINT; BEN. MOORE; MATCH MTL-1



MTL-1 : BREAK METAL IN TERRA COTTA

Questions?