

# Coconut Retail Center

Design Review Board - Public Hearing

October 28, 2015

Bohler Engineer  
Aude Smith Architecture, Inc.

# Aerial Location Map



# Overall Aerial

- Tract A (Pollo Tropical-constructed)
- Tract B (Mattress Firm & First Watch-constructed)
- Tracts C (Autum Leaves ALF-under construction)
- **Tract D (Project Area)**
- Tracts E & F (Undeveloped)



# Proposed Development

- ▶ Multi-Tenant Building included Restaurants & Retail uses
- ▶ 12,200 +/- sf total
- ▶ Restaurant(s) shall be dine-in, no drive-thru
- ▶ Proposed Development Meets Schedule of Uses from Z-00-010
  - ▶ Restaurants, Group I, II, and III
    - ▶ Hours of operation limited to 6am - 11pm
    - ▶ Outdoor speaker systems, loud speakers, public address systems are prohibited
  - ▶ Food Stores
    - ▶ Hours of operation limited to 6am to Midnight
  - ▶ Specialty Retail Shops
  - ▶ Variety Store
  - ▶ Personal Services, Group I and IV
  - ▶ Household and Office Furnishings, Group I

# Public Information Workshop

September 23, 2015 Meeting Suggestions

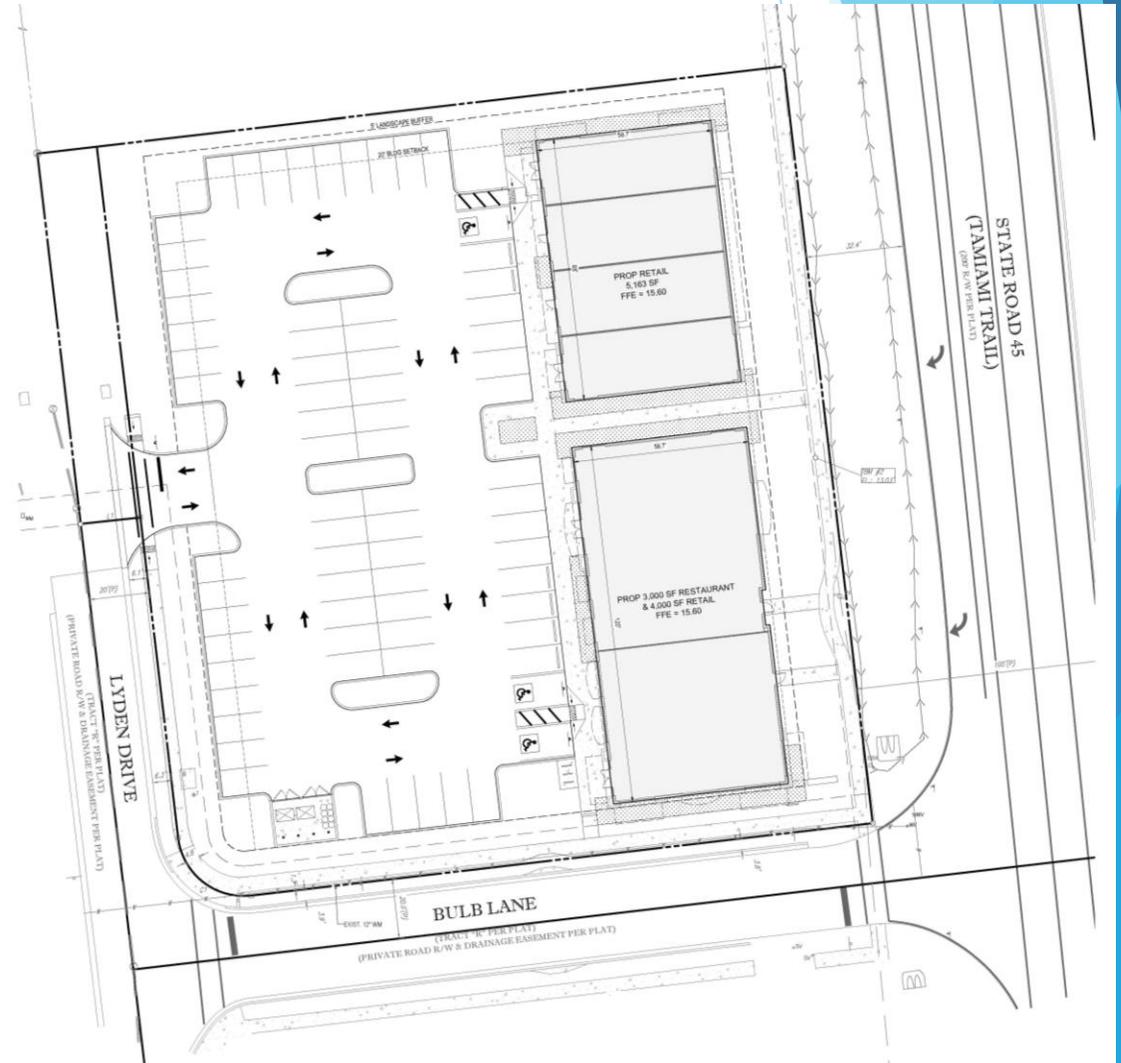
- ▶ Provide internal pedestrian accessibility
- ▶ Provide building signage plan & canopy material
- ▶ Revise breezeway between buildings to break up long, narrow corridor
- ▶ Replace Geiger & Royal Poincianna trees with more appropriate species

# Site Plan Alterations

## ▶ Current Layout



## ▶ Previous Layout



# Public Information Workshop - Plan Modifications (Landscape)

- ▶ Buffer revised to minimize conflict with signage while meeting County roadway buffer requirements
- ▶ Parking lot trees changed from canopy trees to palms immediately in front of building to allow for better visibility of signage
- ▶ Plant material revisions to avoid infrastructure, maintenance access, and/or circulation at key locations on site
- ▶ Added pedestrian circulation through parking lot and breezeway
- ▶ Plant Material consists of:
  - ▶ Oak Trees
  - ▶ Pigeon Plum Trees
  - ▶ Ligustrum Understory Trees
  - ▶ Slash Pine Trees
  - ▶ Green Buttonwood Understory Trees
  - ▶ Royal Palm Trees
  - ▶ Cabbage Palm Trees
  - ▶ Varies Hedge and Shrub Materials
  - ▶ Flowering Accent Plants
  - ▶ Ground Covers

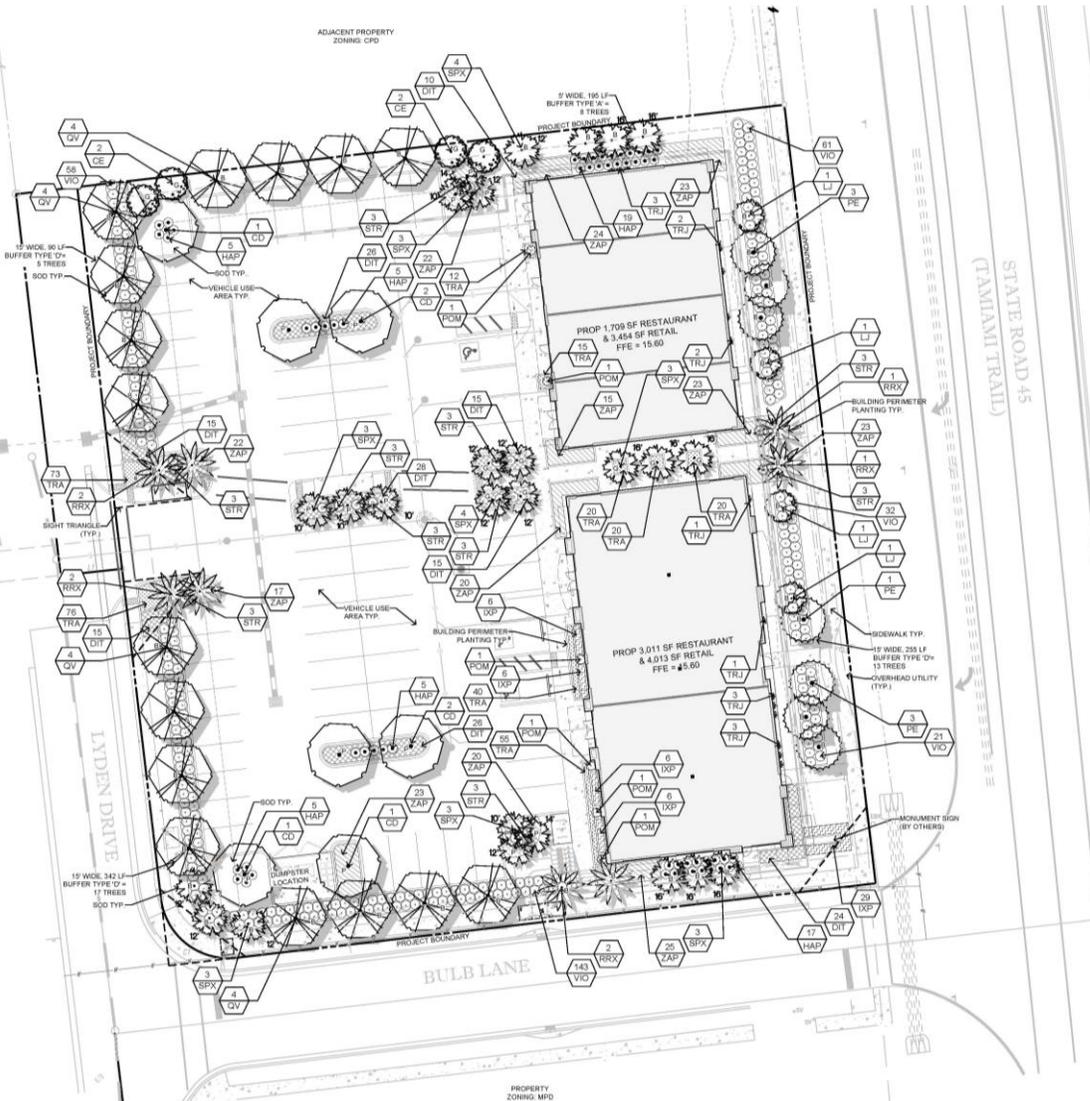
# Landscape Alterations

▶ Current Layout

▶ Previous Layout



# Landscape Plan



PLANT SCHEDULE				
Quantity	Symbol	Common Name	Specifications	Native
<b>Canopy Trees</b>				
7	CD	Pigeon Plum	10' Ht. Min., 4" Spr. Min., 2" Cal Min., B&B, OC - As Shown	Yes
7	PE	Slash Pine	22'-25' Ht. Min., (14' C.T.) X 8-10' Spr. Min., 6"-7" Cal., B&B, OC	Yes
16	QV	Live Oak	10' Ht. Min., 4" Spr. Min., 2" Cal Min., B&B, OC - As Shown	Yes
<b>Palm Trees</b>				
8	RRX	Florida Royal Palm	10' GW. Min., Specimen, OC - As Shown	Yes
26	SPX	Sabal Palm	10'-16' CT. Min., Slick, OC - As Shown	Yes
<b>Accent / Understory Trees</b>				
4	CE	Green Buttonwood	10' Ht. Min., 4" Spr. Min., Multi-Stem, B&B - As Shown	Yes
4	LJ	Japanese Privet	10' Ht. Min., 8" Spr. Min., Multi-stem, B&B, OC - As Shown	No
<b>Shrubs and Groundcover</b>				
174	DIT	Variegated flax lily	3 Gallon, 18" Ht. Min., Full, 30" OC	No
56	HAP	Firebush	3 Gallon, 24" Ht. Min., Full, 36" OC - As Shown	Yes
53	IXP	Red Dwarf Ixora	3 Gallon, 16" Ht., Full, 24" OC	No
6	POM	Podocarpus	15 Gallon, 5' Ht., Full - As Shown	No
30	STR	Orange Bird of Paradise	7 Gallon, 24" Ht. Min., Full, 36" OC - As Shown	No
331	TRA	Variegated Asian Jasmine	1 Gallon, 6"-8" Ht. Min., Full, 12" OC - As Shown	No
15	TRJ	Confederate jasmine	3 Gallon, 24" Ht. Min. Trellised, OC - As Shown	No
315	VIO	Walter's Viburnum	3 Gallon, 24" Ht. Min., Full, 36" OC - As Shown	Yes
257	ZAP	Coontie	3 Gallon, 14"-18" Ht. Min., Full, 30" OC - As Shown	Yes
<b>Miscellaneous</b>				
TBD			3" Min. Cover all Shrub/Groundcover Beds	
<b>Sod</b>				
TBD		Bahia	Sod Rolls, Sprigging, Plugging or Seeded	Yes

# Public Information Workshop - Plan Modifications (Architectural)

- ▶ Building signage placeholders were added to the elevations
- ▶ Material selection images were added to the elevation sheet
- ▶ Wall mounted trellis on the north wall was expanded
- ▶ Site photometrics have been provided
- ▶ Elevations of monument sign and dumpster enclosure have been added

# Architectural Elevations



ROOF TILE  
COFFEE RAIN  
BY ALTUSA



WALL TILE  
YELLOWBRICK ROAD A1105  
BY CROSSVILLE



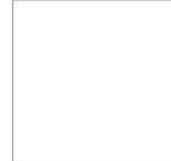
CANVAS AWNINGS  
LIME MARINE FABRIC  
BY WAKEFIELD



SAND FINISH STUCCO  
MEDIUM GRAY



SAND FINISH STUCCO  
DARK GRAY



SAND FINISH STUCCO  
WHITE



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ISSUED FOR:	DATE:
PUBLIC MEETING	9.15.15
D.R.C. REVIEW	10.14.15
D.R.C. SUBMITTAL	10.28.15

## 4 EXTERIOR FINISHES



## 3 WEST ELEVATION SCALE: 1/8" = 1'-0"



## 2 SOUTH ELEVATION SCALE: 1/8" = 1'-0"



## 1 NORTH ELEVATION SCALE: 1/8" = 1'-0"

PROPOSED RETAIL CENTER:  
COCONUT POINT RETAIL CENTER  
FOR BRIGHTWORK REAL ESTATE  
ESTERO, FLORIDA

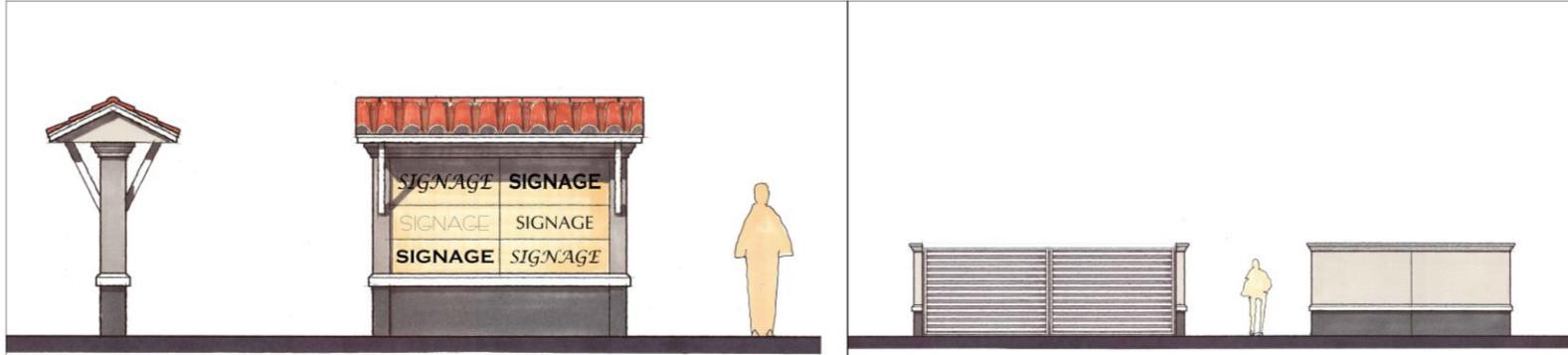
SCALE:	AS NOTED
DRAWN BY:	RS
CHECKED BY:	MSL
PROJECT NUMBER:	15-139

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BLDG  
ELEVATIONS

SD-2

# Architectural Elevations



5 MONUMENT SIGN  
SCALE: 1/2" = 1'-0"

4 DUMPSTER ENCLOSURE  
SCALE: 1/4" = 1'-0"



3 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



2 NORTH COURTYARD ELEVATION  
SCALE: 1/8" = 1'-0"



1 SOUTH COURTYARD ELEVATION  
SCALE: 1/8" = 1'-0"

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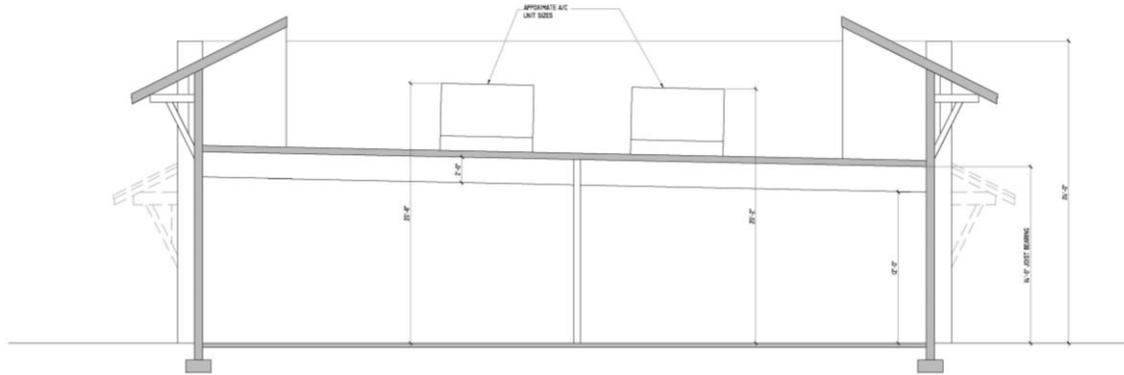
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DRAWN BY:	JR
CHECKED BY:	MFL
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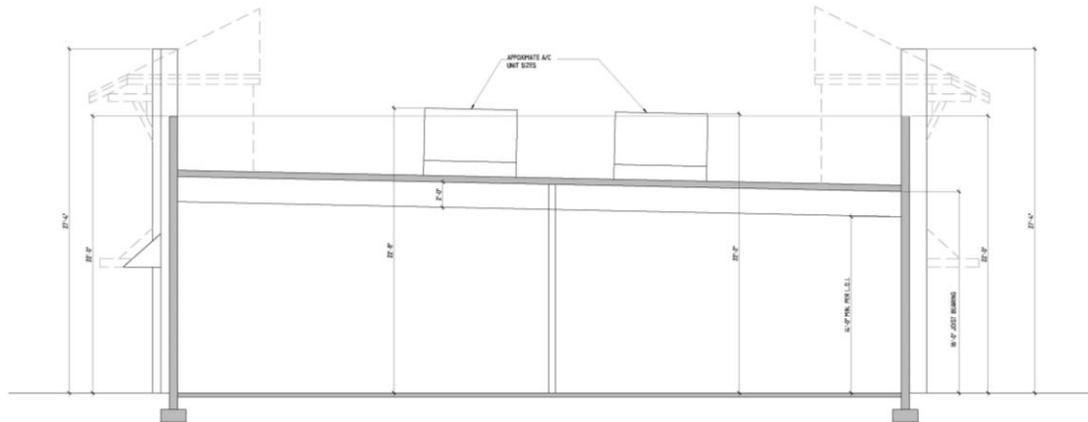
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BLDG  
ELEVATIONS  
**SD-3**

# AC Unit Screening

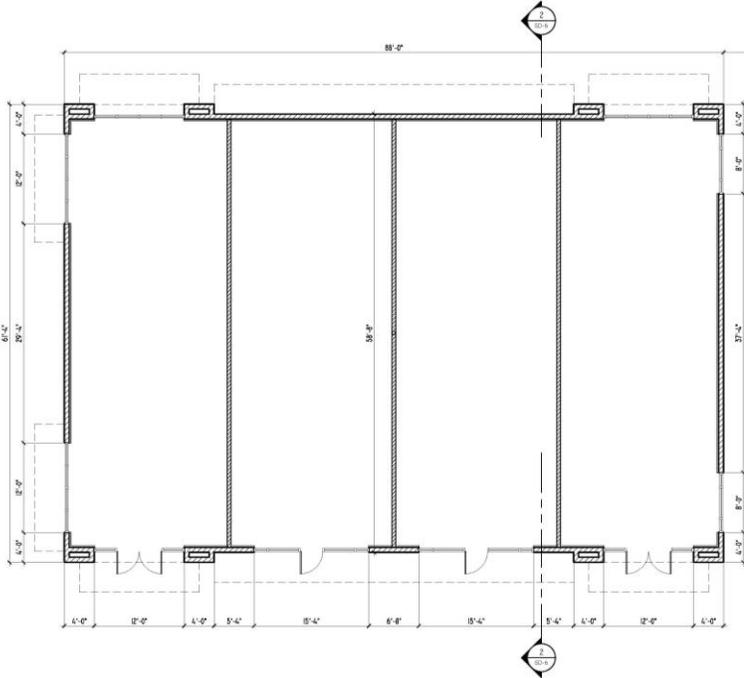


2 BUILDING 2, SCHEMATIC CROSS SECTION FOR A/C SCREENING  
SCALE: 1/4" = 1'-0"

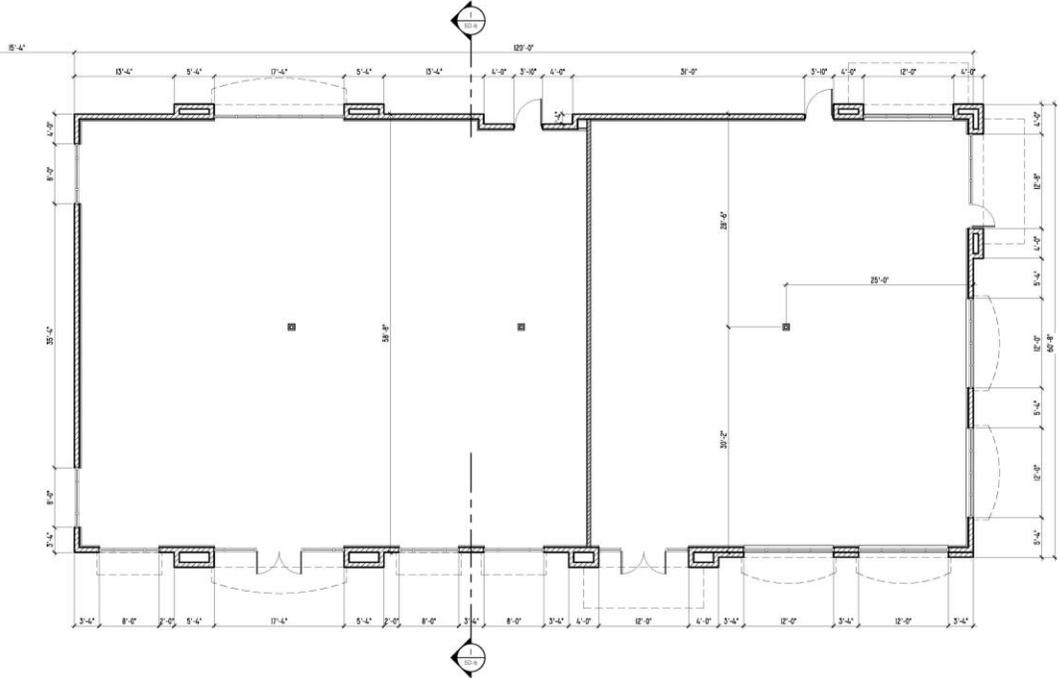


1 BUILDING 1, SCHEMATIC CROSS SECTION FOR A/C SCREENING  
SCALE: 1/4" = 1'-0"

# Floor Plan

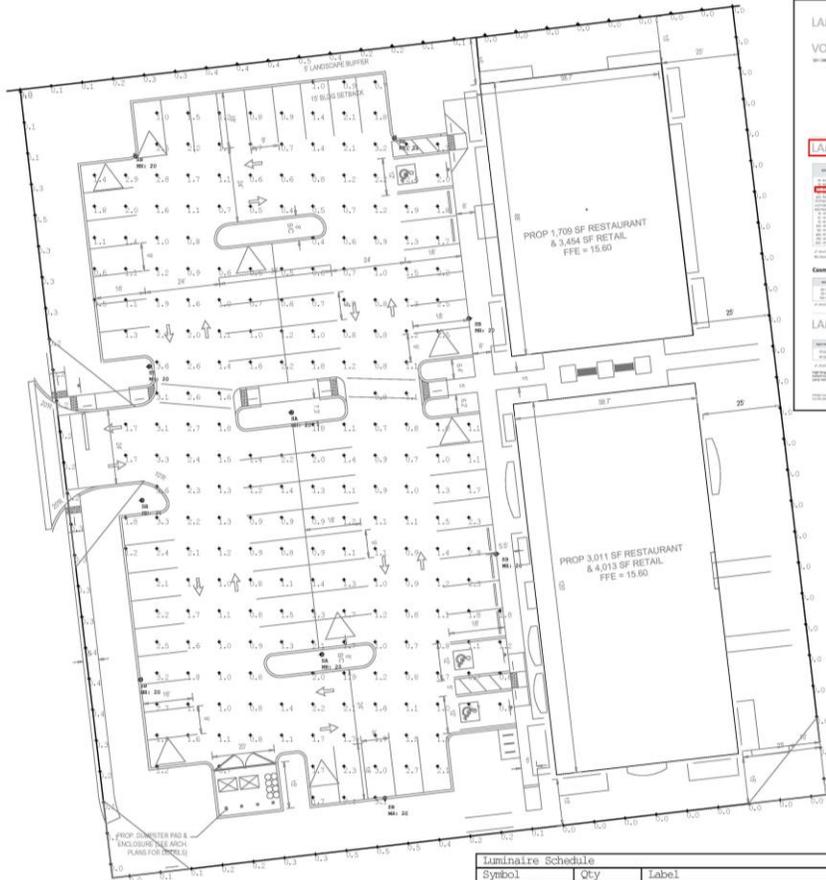


 FLOOR PLAN BUILDING 2  
SCALE: 1/8" = 1'-0"  
5,163 GROSS S.F.



 FLOOR PLAN BUILDING 1  
SCALE: 1/8" = 1'-0"  
7,024 GROSS S.F.

# Photometrics



**LAMPS / LED**

**VOLTAGE**

**LAMPS / HID**

**VOLTAGE**

**LAMPS / QL**

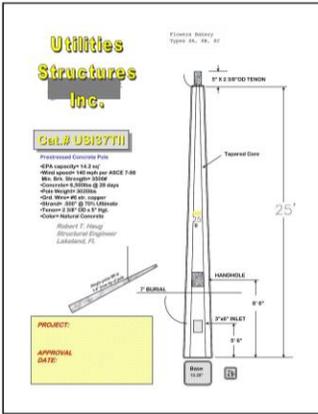
**VOLTAGE**

**OPTICAL SYSTEMS / LED**

**OPTICAL SYSTEMS / HID**

**OPTICAL SYSTEMS / QL**

**ASSEMBLY EXAMPLES**



Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
⊙	2	SA	SINGLE	8500	1.000	100MH-14530-SG3
⊙	8	SB	SINGLE	8500	1.000	100MH-100MH-SG3-HS

Calculation Summary		CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Label								
Parking Lot		Illuminance	Fc	1.44	3.6	0.4	3.60	9.00
Spill Light		Illuminance	Fc	0.14	0.5	0.0	N.A.	N.A.

Prepared By: SESCO Lighting Tampa - Bill Shemela  
 Calculations Taken at Grade  
 No Reflectances

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SCALE: AS NOTED  
 DRAWN BY: JS  
 CHECKED BY: MTL  
 PROJECT NUMBER: 13-130  
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Questions?