

Coconut Retail Center

Design Review Board - Public Workshop

April 27, 2016

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
- ▶ 12,187 +/- 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

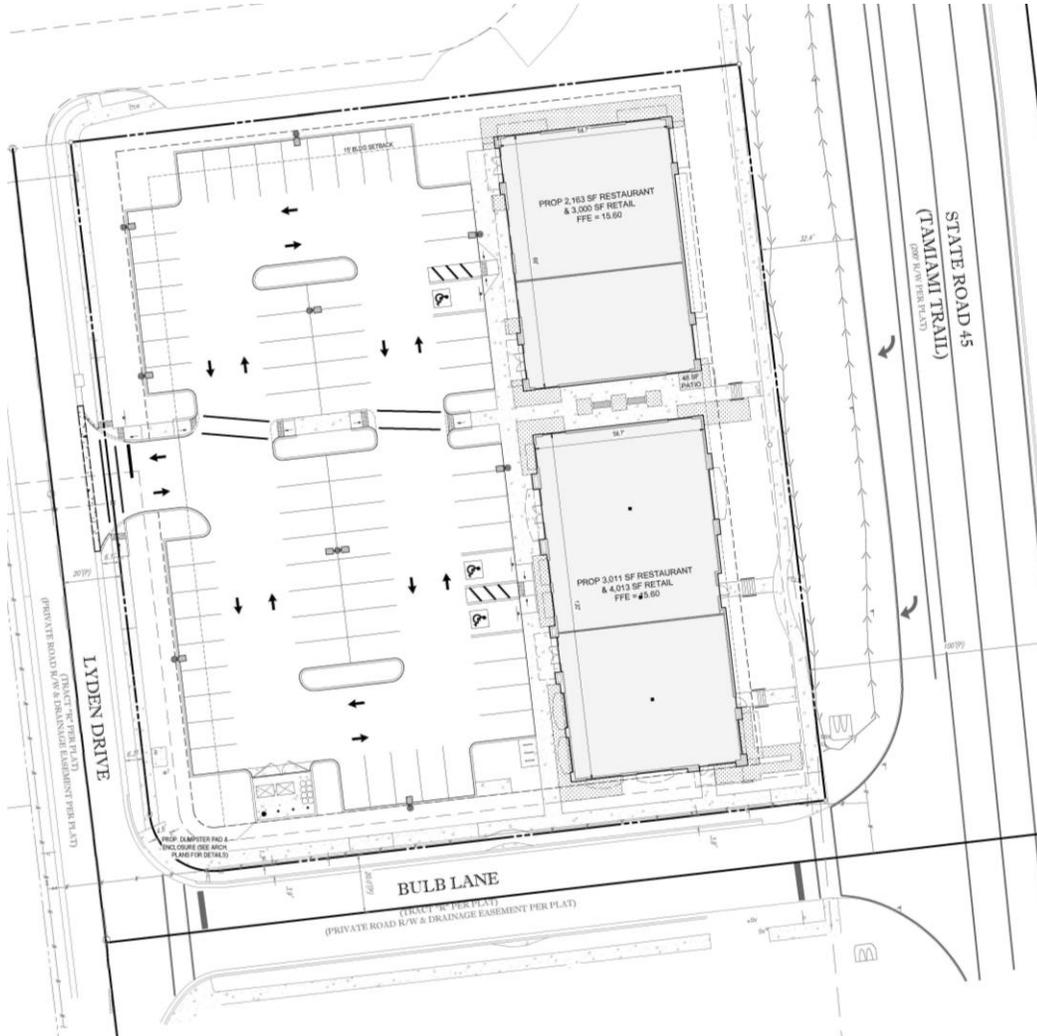
Public Information Workshop

- ▶ Design Review Board Workshop - September 23, 2015
- ▶ Design Review Board Hearing Approval - October 28, 2015
 - ▶ Approval of two commercial, multi-tenant buildings
- ▶ ADD2015 - E003 approved December 15, 2015
 - ▶ 10% Parking Reduction
 - ▶ Monument Sign setback reduction
 - ▶ Parking Stall depth reduction
- ▶ Northern Building tenant changes - From 4 to 2 tenants
- ▶ Addition of 48 sf patio

Site Plan Alterations

▶ Current Layout

▶ Previous Layout



Architectural Elevations

▶ Previous Layout



▶ Current Layout



Architectural Elevations

► Previous Layout



► Current Layout



Architectural Elevations

▶ Previous Layout

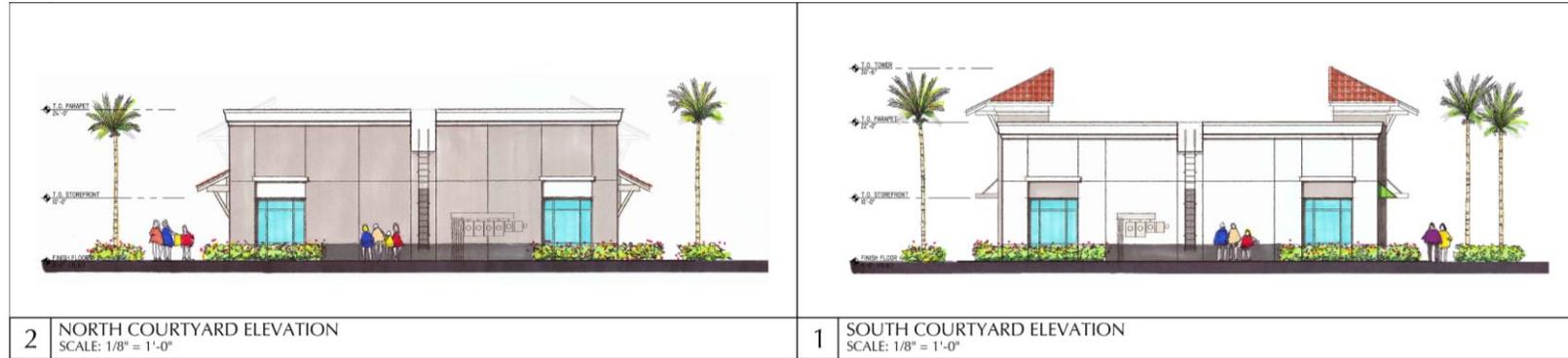


▶ Current Layout

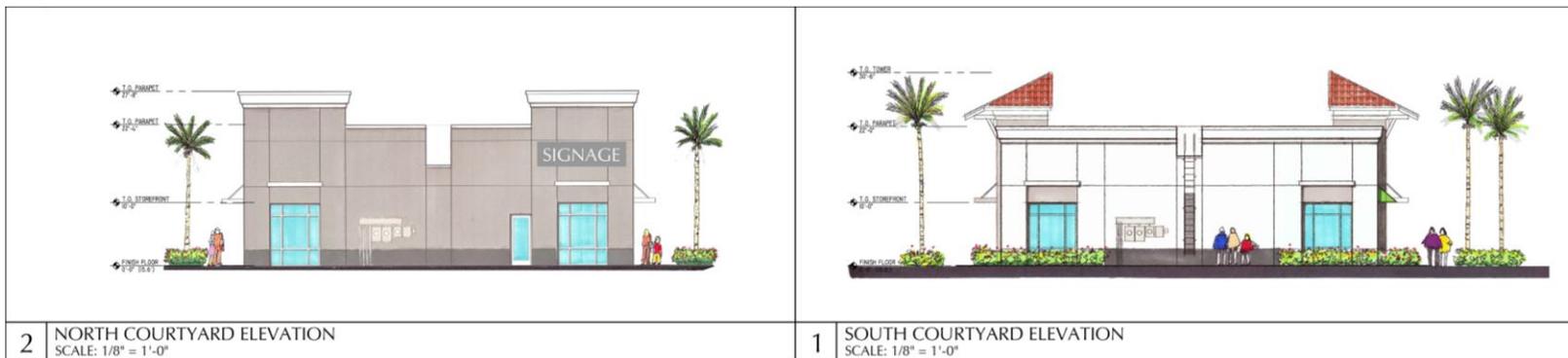


Architectural Elevations

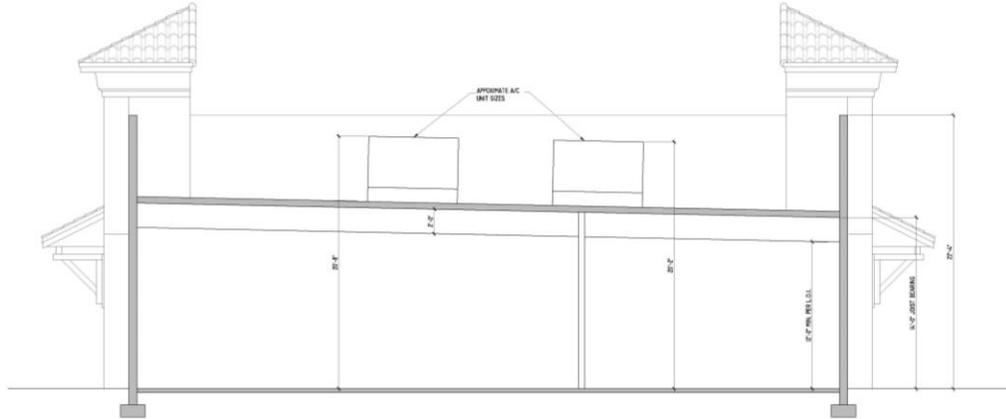
▶ Previous Layout



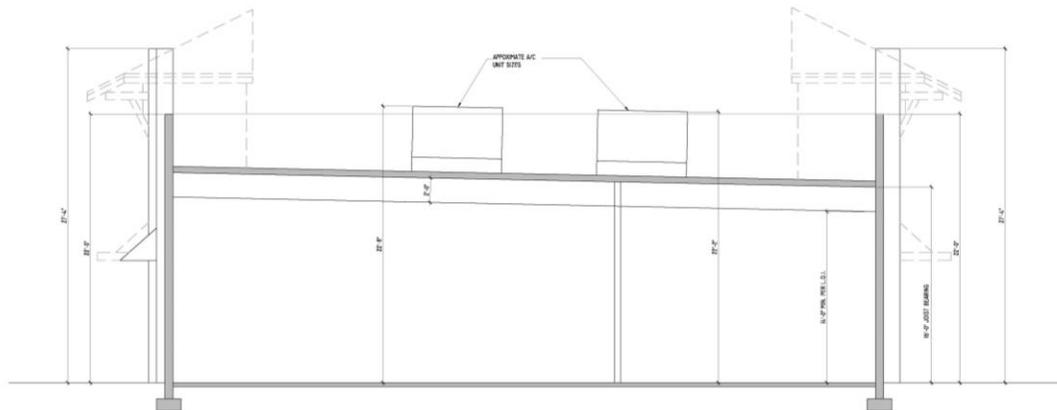
▶ Current Layout



AC Unit Screening

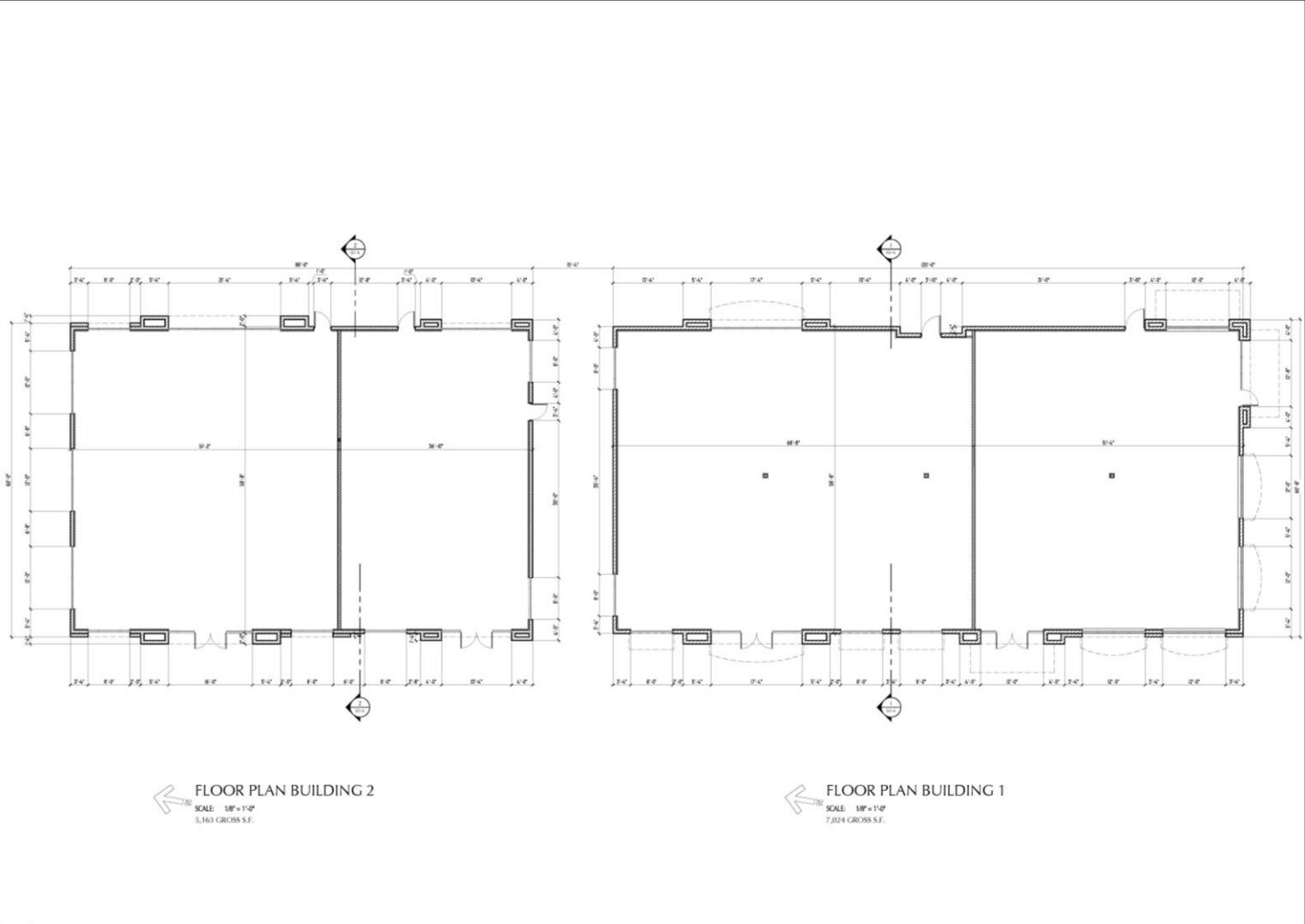


2 BUILDING 2, SCHEMATIC CROSS SECTION FOR A/C SCREENING
SCALE: 1/4" = 1'-0"



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

Floor Plan



Questions?