



# VIA COCONUT

Mixed Use Development  
DCI2019-E003



## Planning & Zoning Board

# Public Information Meeting January 21, 2020

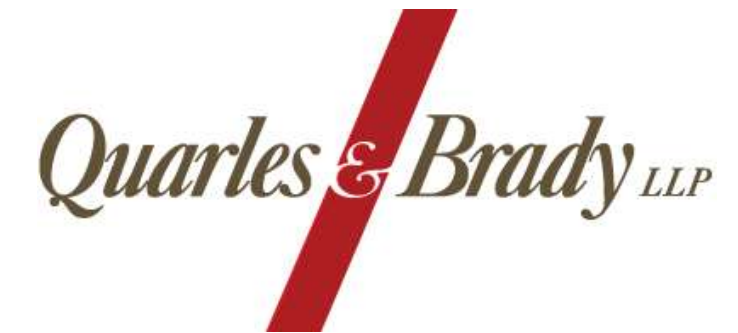
PROJECT TEAM



# Applicant Representatives

Attorney:

Noel J. Davies



Planner:

Stacy Ellis Hewitt, AICP

Engineer:

D. Brent Addison, P.E.



Architect:

Matthew Kragh, AIA



Landscape  
Architect:

Christian Andrea, RLA, ASLA



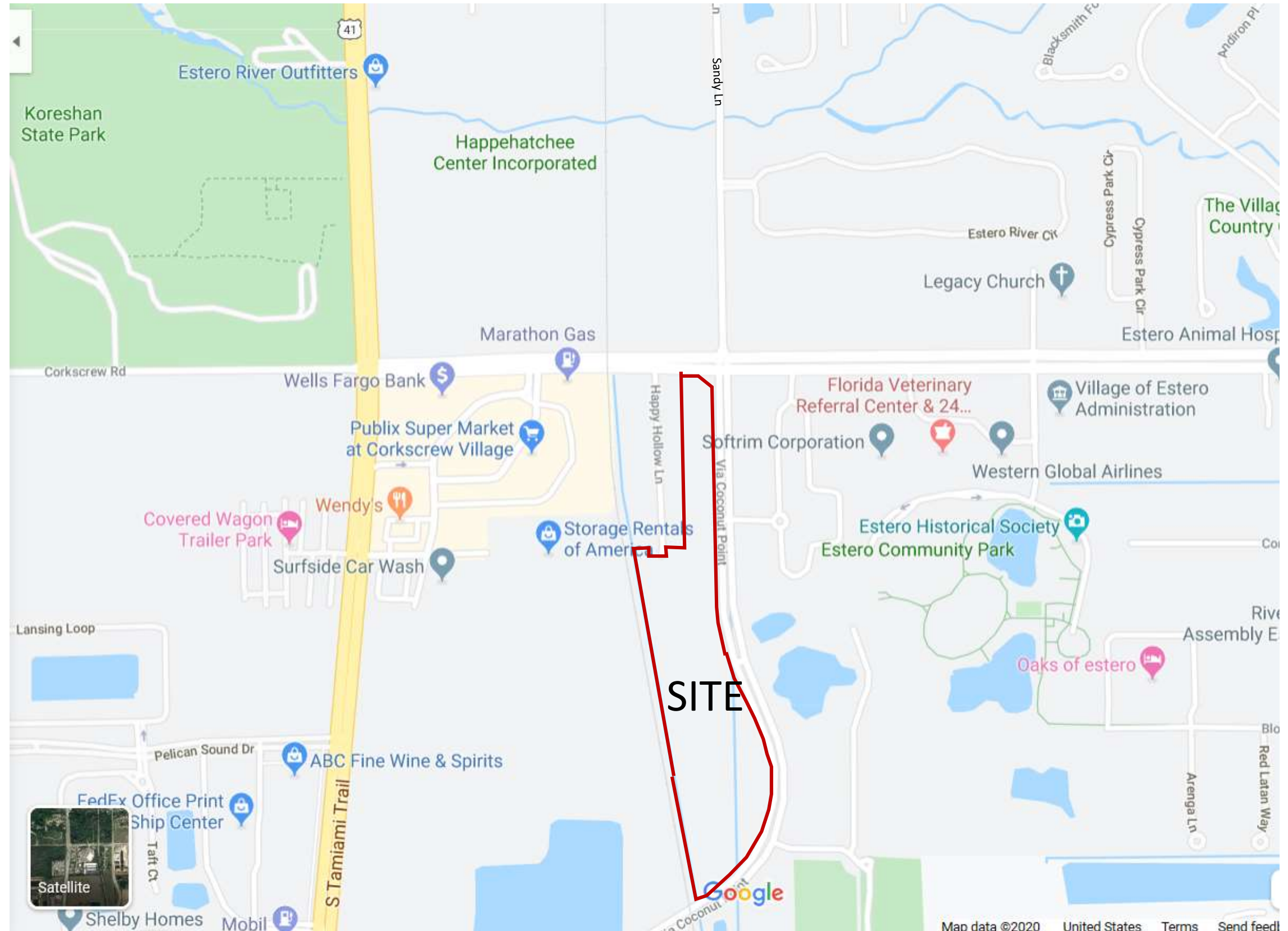
Transportation  
Engineer:

Ted Treesh



# Area Location Map

Southwest  
Corner of  
Corkscrew  
Road and Via  
Coconut Point



# Aerial Map



# Summary of Request

**Applicant:** Estero 5, LLC

**Area:** 19.53 acres±

**PZB Request:** Rezoning from AG-2 to Estero Planned Development

- First-class Village Center Tier 3 mixed-use development
- Significant public benefits and amenities
- 330 MF DUs, 59,600\* SF retail/office or medical
- \*option to convert 30,000 SF to 124 hotel rooms
- Varying Heights with maximum four stories/59' to top of embellishments (46'4" to mid-point between eave and ridge)
- Includes 8 Deviation Requests to accommodate innovative and compact design

**DRB:** Public Hearing 01/22/20 to advise the Planning and Zoning Board with respect to compliance of the proposed Pattern Book.

# Tier 3

TABLE 33-505

	<u>Base Densities:</u>	<u>Additional Densities if incentive offers are accepted as providing significant public benefits:</u>
<u>Tier 1</u>	<u>Up to 6</u>	<u>6.1 to 9</u>
<u>Tier 2</u>	<u>up to 10</u>	<u>10.1 to 14</u>
<u>Tier 3</u>	<u>up to 15</u>	<u>15.1 to 20</u>
<u>Tier 4</u>	<u>up to 21</u>	<u>21.1 to 27</u>

TABLE 33-506

	<u>Base Height Allowance</u>	<u>Maximum Height if incentive offers are accepted as providing significant public benefits:</u>
<u>Tier 1</u>	<u>45 feet</u>	<u>45 feet</u>
<u>Tier 2</u>	<u>50 feet</u>	<u>60 feet</u>
<u>Tier 3</u>	<u>60 feet</u>	<u>70 feet</u>
<u>Tier 4</u>	<u>70 feet</u>	<u>80 feet</u>

**Tier 3 allows requests up to 20 units per acre/391 units and up to 70 feet in height if incentive offers are accepted as providing significant public benefits.**

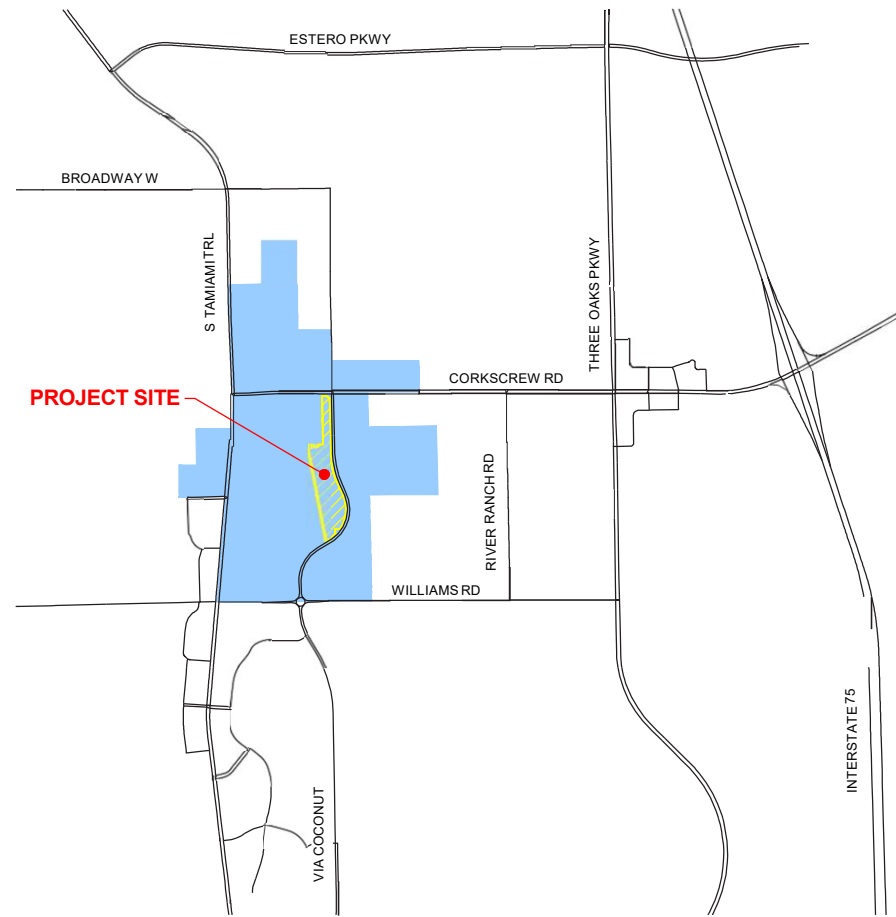
**Request: 16.9 units per acre/330 units**

1.9 units above the base density of up to 15 in Tier 3

**4 stories or 59 feet to top of embellishments (46'4" to mid-point between eave and ridge)**

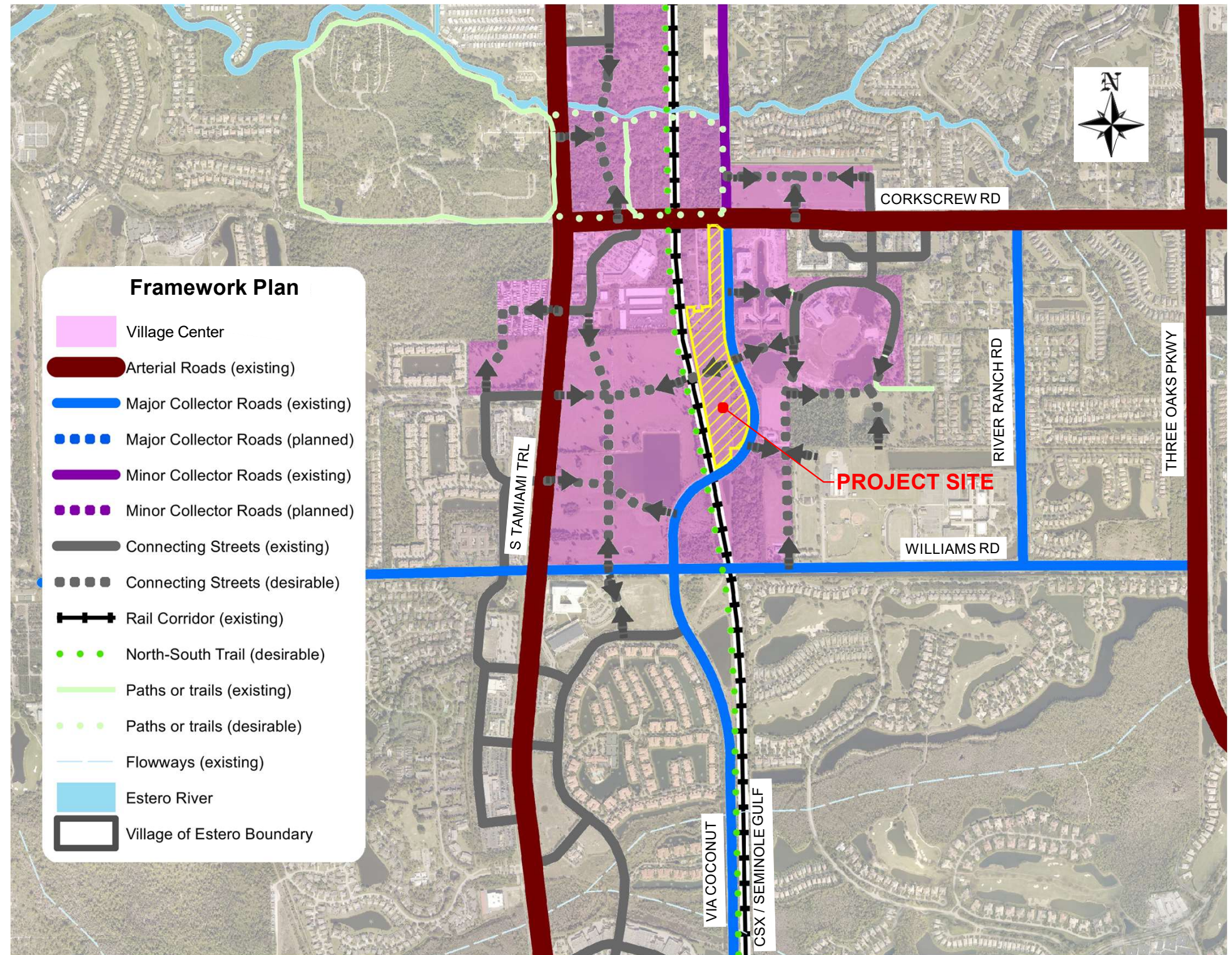
Less than base height of 60 feet in Tier 3

# SITE LOCATION AND CONNECTIVITY



**LEGEND:**  
 "VILLAGE CENTER"

## VILLAGE CENTER CONNECTIVITY MAP

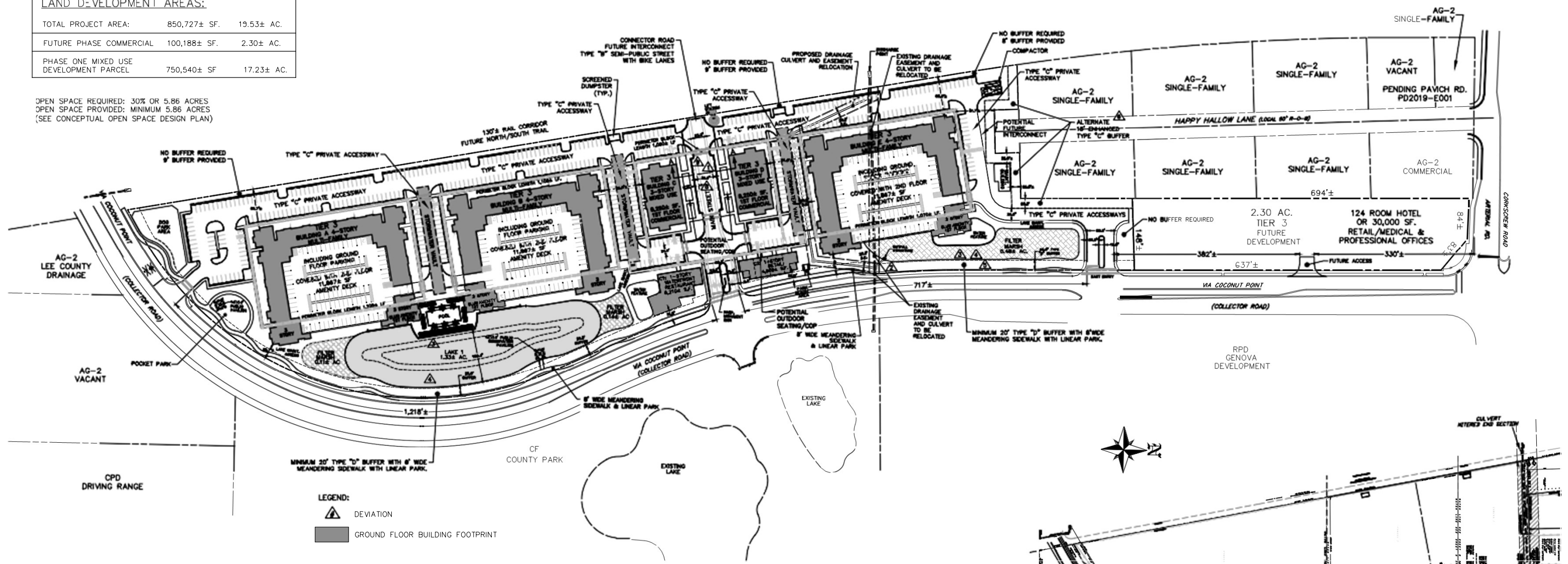


# MASTER CONCEPT PLAN



LAND DEVELOPMENT AREAS:		
TOTAL PROJECT AREA:	850,727± SF.	19.53± AC.
FUTURE PHASE COMMERCIAL DEVELOPMENT PARCEL:	100,188± SF.	2.30± AC.
PHASE ONE MIXED USE DEVELOPMENT PARCEL:	750,540± SF.	17.23± AC.

OPEN SPACE REQUIRED: 30% OR 5.86 ACRES  
 OPEN SPACE PROVIDED: MINIMUM 5.86 ACRES  
 (SEE CONCEPTUAL OPEN SPACE DESIGN PLAN)



**LEGEND:**  
 ▲ DEVIATION  
 ■ GROUND FLOOR BUILDING FOOTPRINT

COMMERCIAL BUILDING MATRIX	
BUILDING C1: 1-STORY RESTAURANT.....	6,210 S.F. @ 12.5 PER 1,000
BUILDING C2: COMMERCIAL.....	4,600 S.F. @ 1 PER 350
BUILDING C: MIXED-USE.....	8,250 S.F. @ 1 PER 350
BUILDING D: MIXED-USE.....	8,250 S.F. @ 1 PER 350
POTENTIAL OUTDOOR SEATING OR ADJUSTMENTS AT FINAL BUILDING DESIGN	2,290 S.F. @ 12.5 PER 1,000
TOTAL.....	29,600 S.F.

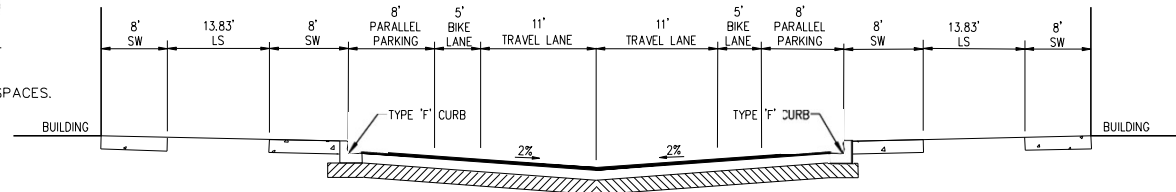
REQUIRED PARKING	
BUILDING C1.....	77.63 SPACES *
BUILDING C2.....	13.14 SPACES *
BUILDING C.....	23.57 SPACES *
BUILDING D.....	23.57 SPACES *
POTENTIAL OUTDOOR SEATING OR ADJUSTMENTS AT FINAL BUILDING DESIGN	28.63 SPACES *
TOTAL.....	166.54 SPACES *

▲ \* DEVIATION TO ALLOW ALL COMMERCIAL USES AT 1 PER 690 SF. (43 SPACES) & 8 AMENITY SPACES.

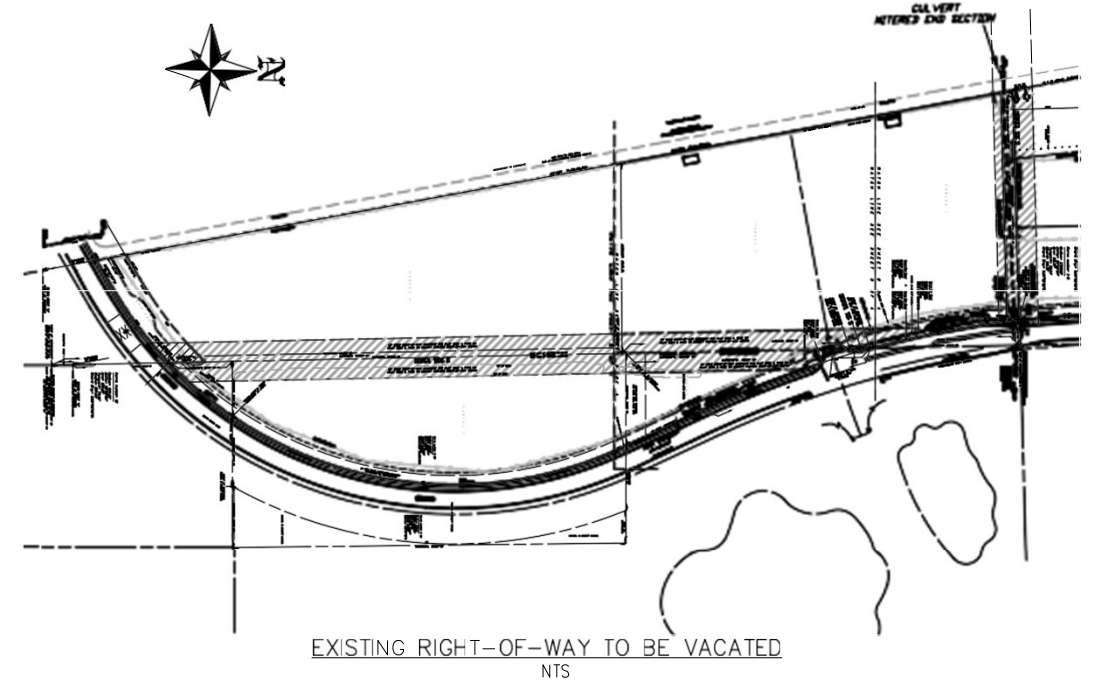
RESIDENTIAL BUILDING MATRIX		REQUIRED PARKING	
BUILDING A: 4-STORY.....	102 UNITS @ 2 PER UNIT	204 SPACES	
BUILDING B: 4-STORY.....	102 UNITS @ 2 PER UNIT	204 SPACES	
BUILDING C: 3-STORY.....	12 UNITS @ 2 PER UNIT	24 SPACES	
BUILDING D: 3-STORY.....	12 UNITS @ 2 PER UNIT	24 SPACES	
BUILDING E: 4-STORY.....	102 UNITS @ 2 PER UNIT	204 SPACES	
TOTAL.....	330 UNITS	660 SPACES	
PLUS 10% GUEST PARKING (66 SPACES)		726 SPACES	
CLUB AMENITIES.....	8,000 SF. @ 3.5 PER 1,000	28 SPACES *	

PARKING PROVIDED SUMMARY	
BUILDING A.....	106 SPACES
BUILDING B.....	106 SPACES
BUILDING E.....	106 SPACES
ON-STREET PARKING SPACES.....	461 SPACES
TOTAL.....	777 SPACES

TOTAL PARKING REQUIRED.....777 SPACES  
 TOTAL PARKING PROVIDED.....777 SPACES  
 BICYCLE PARKING WILL BE PROVIDED PER LDC REQUIREMENTS



SECTION A-A  
 MAIN STREET/CONNECTOR ROAD  
 NTS



EXISTING RIGHT-OF-WAY TO BE VACATED  
 NTS





# SIGNIFICANT TANGIBLE PUBLIC BENEFITS AND INCENTIVE OFFERINGS

## Social Vitality

- 1. MAIN STREET (CONNECTING STREET)**  
The ultimate public gathering place as a high-quality, destination promoting place-making businesses including restaurants, coffee shops and fitness studios
- 2. +/- 0.43-MILE LINEAR PARK**  
With lush, greater-than-Code landscaping along Via Coconut Point frontage with interconnected public amenities for sitting, gazing and interacting with public spaces
- 3. 14' X 14' PUBLIC LAKE OBSERVATION PAVILION/FISHING PIER**  
Interconnected by the 8' sidewalk within the linear park and will include educational informational plaques
- 4. PUBLIC PARK BENCH AREA**  
Interconnected by the 8' sidewalk within the linear park
- 5. PUBLIC PAVILION AND LAWN AREA**  
Interconnected by the 8' sidewalk within the linear park
- 6. PUBLIC DOG PARK**  
Interconnected by the 8' sidewalk within the linear park with benches, perimeter fence, and hedge
- 7. VERTICAL AND HORIZONTAL MIXED-USE DEVELOPMENT**  
Integrated mixed-use neighborhood with higher residential densities and mixed uses along the street frontage promoting place-making businesses including restaurants, coffee shops and fitness studios
- 8. STREET FRONT SHOPS**  
Located along Main Street (connecting street) and 8' sidewalk within the linear park
- 9. UPSCALE WATERFRONT RESTAURANT**  
Located along Main Street (connecting street) and 8' sidewalk within the linear park
- 10. NOT AGE-RESTRICTED. DIVERSE HOUSING**  
Via Coconut MPD is designed as a housing alternative for varying needs of the Village of Estero. The community will not be age restricted.



# SIGNIFICANT TANGIBLE PUBLIC BENEFITS AND INCENTIVE OFFERINGS

## Connectivity

### 11. DESIRABLE CONNECTOR STREET

Main Street provides a vital segment of the desired connector between Pelican Sound Drive and the future west entrance to Estero Community Park shown on the Framework Plan to connect to Corkscrew Palms Boulevard and Williams Road. It also provides for future connection to the proposed SUN Trail Rail Corridor shared use path.

### 12. +/- 0.45-MILE 8' PUBLIC MEANDERING SIDEWALK

Along Via Coconut Point within the linear park that will interconnect with Village's planned Estero Community Park west entrance shared use path proposed to connect to Williams Road.

### 13. BIKE LANES ON MAIN STREET (CONNECTING STREET)

Will connect to the Village's planned bike lanes on Via Coconut Point and Village's planned Estero Community Park west entrance shared use path proposed to connect to Williams Road

### 14. PROMOTE WALKABILITY WITH INTERCONNECTED SIDEWALKS

Internal sidewalks interconnect with public sidewalks external to the community on Via Coconut Point.

### 15. MIXED-USE PEDESTRIAN SHED

All residential units are within pedestrian shed of proposed Main Street commercial uses and the proposed on-site private and public amenities.

### 16. NON-GATED COMMUNITY

The proposed development does not include entry gates.



# SIGNIFICANT TANGIBLE PUBLIC BENEFITS AND INCENTIVE OFFERINGS

## Architecture

### 17. EXCEPTIONAL DESIGN

The architecture sets a high-quality standard for the Village Center Area and includes a unique residential building design including three-story stepped back elements from the remaining 4-story building masses. This massing change is stepped back from the perimeter water features and linear park creating a delicate footprint along the street frontage on Via Coconut.

### 18. SCREENED PARKING

The bulk of the development's parking is concealed within the first level of the residential buildings with units wrapping around the perimeter. This creates a centralized lower massing element with an elevated amenity deck as an amenity to the users. The remaining parking is located behind the buildings or is appropriately visually buffered from Via Coconut Point.

### 19. VARYING BUILDING HEIGHTS

Are provided throughout the development.

### 20. 360-DEGREE URBAN LOOK

All the building elevations have architectural design elements typical of front elevations so it will appear that there are no rear elevations.

### 21. SUSTAINABLE DESIGN FOR FUTURE USE

The site design incorporates the future commercial development outparcel which anticipates development of either 30,000 square feet of commercial uses or 124 hotel rooms.

### 22. ENTRY PAVERS AND LANDSCAPED SIGNAGE

At each entry point to calm traffic and emphasize safety.

### 23. SCULPTURE FEATURES

On Main Street (connecting street) near mixed use buildings.

### 24. ON-STREET PARKING ON MAIN STREET (CONNECTING STREET)

And internal accessways as encouraged to calm traffic.

### 25. STREET FURNITURE

Is proposed.

### 26. BEST PRACTICES

For compact surface water management design are proposed.

### 27. BEST PRACTICES

For block lengths are proposed.

### 28. LAKE AND WATER FEATURES

Along the 8' sidewalk within the linear park.

### 29. FOUNTAINS

Included in lake and water features.



# SIGNIFICANT TANGIBLE PUBLIC BENEFITS AND INCENTIVE OFFERINGS

## Landscaping

### 30. INTERWEAVING PUBLIC ROW AND VIA COCONUT MPD FRONTAGE

Integrating the Via Coconut Point Road ROWs with Via Coconut MPD's linear park, 8' sidewalk and landscaping to create a seamless ROW and a more inviting street-side environment.

### 31. ENHANCED LANDSCAPE BUFFERING ALONG VIA COCONUT

With enhanced 14-18' trees, enhanced hedge shrub 36" at installation, additional ground covers with additional shrub layers.

### 32. FILTER MARSHES

Along the 8' sidewalk within the linear park with a variety of grasses and aquatic plantings including seasonal plantings, Red Maples, Bald Cypress, etc.

### 33. LABEL PLANTINGS

For educational purposes

### 34. CANTILEVERED PLANTERS

Along part of the deck and building to help conceal seasonal fluctuation of lake.

### 35. ENHANCED PERIMETER BUFFER PLANTINGS

With additional tree and shrub plantings exceeding code.

### 36. ENHANCED INTERNAL LANDSCAPING

With oversized 14' tall canopy trees in islands.

### 37. INCREASED PLANT SIZES

For the buildings for key areas.

### 38. MEDIAN PLANTING

To emulate median plantings to the north.

### 39. FLOWERING TREES

And seasonal plantings.

### 40. LARGE SPECIMEN PALMS

At entry and in select areas; Date palms or Royal Palms.

### 41. ENHANCEMENTS TO LANDSCAPE

Trees along rail corridor and desirable north/south trail along the west where no buffer is required and enhancements to north buffer to Happy Hollow Lane residential.

### 42. STREET TREES

As shown on landscape plans to blend with proposed plantings for adjacent Genova development.



# Deviations 2 – 5 – Surface Water

**Deviations 1 & 10 :** WITHDRAWN

**Deviation 2:** LDC Section 10-421 (a) (5) from no code required trees/shrubs located in utility or drainage easement; to allow code required plantings where the drainage easement for the northern filter marsh abutting Via Coconut Point conflicts with the buffer.

**Deviation 3:** LDC Section 10-418(3) from hardened shoreline structures may comprise up to 20% of an individual lake shoreline; to allow up to 40%.

**Deviation 4:** LDC Section 10-328(a) which requires 20' wide lake maintenance easements to allow no lake maintenance easement areas along Via Coconut and to allow the lake maintenance access areas as shown on the master concept plan.

**Deviation 5:** LDC Section 10-329(d)(1)a.2. from a setback for water retention of 50' for collector roads to allow a water retention setback of 20' from Via Coconut Point.

Incorporates best practices for compact surface water management design to minimize impacts on connectivity and walkability by incorporating the below features consistent with LDC Sec. 33-511:

1. Unified surface water management system for entire tract.
2. Anticipates water management needs for future phase commercial outparcel of either 30,000 SF commercial or 124 hotel rooms.
3. Includes deviations to minimize the amount of land devoted to lakes.
4. Proposes underground storage vaults as encouraged in Tier 3 to include storm water detained underground.
5. Provides filter marshes.

# Deviation 6 – North Buffer

**Deviation 6:** LDC Section 10-416(d)(6) which requires a wall setback 25' from the property line or a hedge setback 20' when roads, drives or parking areas are located less than 125' from an existing single-family residential lot; to allow an alternate Type C Buffer enhancement with the wall setback 15' from the property line.

- Provides enhanced plantings above those required by the LDC Section and Type C
- Wall setback 15 feet
- 10 trees and 30 shrubs per 100 linear feet
- (5) Palm Trees per 100 linear ft behind the wall to provide additional overhead screening above the required trees and
- Additional 60 groundcover shrubs per 100 linear feet of required buffer which would be planted on the residence side of the wall for additional plantings and beautification to enhance the view from the neighboring properties

# Deviation 7 - Parking

**Deviation 7:** LDC Section 34-2020(b) non-residential parking requirements to allow 29,600 SF of commercial uses to provide 1 parking space per 690 square feet and to allow a total of 8 amenity parking spaces.

LDC Sec. 33-518(g)(2) regarding Public benefits and Incentive Offers in Tier 3 states, “Off-street parking. (Medium-High Value). Development plans with deviation requests for reduced on-site parking levels which are accompanied by plans for either centralized off-street parking or structured parking facilities. especially in non-residential areas will be viewed as high value offers. Such plans may include requests for deviations to reduce the required number of on-site parking requirements under the land development code.”

<u>Restaurant:</u> 6,210 SF @ 12.5 per 1,000 =	77.63
<u>Potential Outdoor Seating or Adjustments at Final Building Design:</u> 2,290 SF @ 12.5 Per 1,000 =	28.63*
<u>Retail/Office:</u> 21,100 SF @ 1 per 350 =	60.29
<u>Multi-Family:</u> 330 DU @ 2 per unit =	660
<u>Plus 10% for guests =</u>	66
<u>Amenity:</u> 8,000 SF at 3.5 per 1,000 =	28
<u>Total Parking Per LDC =</u>	892 spaces (921 spaces if outdoor seating or adjustments*)
<u>Total Parking Provided with Deviation =</u>	<b>777 spaces</b> (only 12.9% reduction or 15.6% if outdoor seating or adjustments)

- Unified Control with varying peak use times
- Courtesy golf cart for parking
- Bicycle parking will be provided
- 461 common parking spaces within the pedestrian shed way exceeds the 167 spaces that would be required for commercial uses
- Customers from residential uses on-site will not require parking spaces
- Residential requirement does not consider number of bedrooms

# Deviations 8 -9 - Main Street

**Deviation 8:** LDC Section 10-296(i)(1) & illustration 10-710(a) which requires 24 foot pavement for Category A private local streets to allow 11 foot travel lanes or 22 foot pavement on the proposed Main Street (connecting street) as shown on the MCP . Minimum right-of-way widths shall not apply.

- **LDC Section 10-104(a)(6) provisions where administrative deviations are authorized from the Development Services Director**
- **Incorporates compact design practices while including several public amenities fostering social vitality and walkability in the Village Center Area**
- **Reduced land area devoted to pavement to achieve the compact urban design encouraged for the Village Center Area and Tier 3 development plans**
- **Comprehensive Plan Policy 19.4.3 encourages narrow lane widths and on-street parking as provided for in the proposed design**

**Deviation 9:** LDC Section 33-508(c)(1) and Figure 33-508(c) which provides typical cross-sections of connecting streets to allow the proposed Main Street (connecting street) as shown on the MCP.

- From 10.5 foot travel lanes to allow 11 foot travel lanes
- Add 5 foot bike lanes
- From 7.5 foot parking dimension to allow 8 foot parking dimension
- From 14 foot sidewalk with tree wells to allow two 8' sidewalks with 13.5'± planting strip
- **Section 33-508(c)(1) states that the typical cross sections of connecting streets in Figure 33-508 (c) are for illustrative purposes only, and are strongly encouraged to be followed in all of the Tiers with respect to such streets where feasible and that variations of such cross-sections may be allowed by deviation depending on the uses along such streets and as long as the provisions of the General Criteria in Sec. 33-502 are met, including without limitation, the goals of connectivity and walkability.**
- **The General Criteria is met or exceeded by the proposed development plan as provided for on pages 6-7 in the provided narrative of request.**
- **Comprehensive Plan Policy 19.4.3 encourages narrow lane widths and on-street parking as provided for in the proposed design.**



Matthew Kragh, AIA





## ARCHITECTURAL STYLE

The architecture of Via Coconut will be a refreshing Caribbean inspired architectural flavor. We feel it will be refreshing to the Village of Estero while being contextual to its neighboring Mediterranean designed properties.

The design and massing of the structures are inspired by a successful Naples multi-family project called Naples Square, of which, the design was derived by MHK ARCHITECTURE & PLANNING. Though this is a luxury rental community with smaller units than Naples Square, the design and massing take a similar approach to the Florida environment.

The massing of the buildings is well articulated while respecting the human scale and character of the community. Varying rooflines, depictions of materials and the creation of light, mass and shadow are key components to this design.

The material pallet consists of subtle flavors of the British West Indies coastline including brown flat concrete roof tiles, contrasting simple white and off-white stucco walls, brown Bermuda shutters and awnings, painted aluminum eave brackets, sections of delicately horizontal scored stucco for texture as well as some contrasting shell stone / limestone detailing on prominent massing elements. The mixture of these colors textures and details will create a cinematic experience throughout the neighborhood.

The buildings include three-story stepped back elements from the remaining 4-story building masses. This massing change is stepped back from the perimeter lake and greenway creating a delicate footprint along the street frontage on Via Coconut. Additionally, the bulk of the development's parking is concealed within the first level of the building with units wrapping around the perimeter. This creates a centralized lower massing element with an elevated amenity deck as a amenity to the users.

# ARCHITECTURAL STYLE

## Design Features

- **EXCEPTIONAL DESIGN**  
respecting the human scale and character of the community with varying rooflines, depictions of materials and the creating of light, mass and shadow
- **SCREENED PARKING**  
bulk of the development's parking is concealed within the first level of the residential buildings with units wrapping around the perimeter
- **VARYING BUILDING HEIGHTS**  
provided throughout the development
- **360-DEGREE URBAN LOOK**  
building elevations will incorporate architectural design elements typical of front elevations so it will appear that there are no rear elevations
- **SUSTAINABLE DESIGN FOR FUTURE USE**  
site design incorporates future commercial development outparcel which anticipates development of either 30,000 square feet of commercial uses or 124 hotel rooms
- **ENTRY PAVERS AND LANDSCAPED SIGNAGE**  
at each entry point to calm traffic and emphasize safety
- **ON-STREET PARKING**  
on Main Street (connecting street) and internal accessways to encourage traffic calming



# DESIGN PRECEDENT



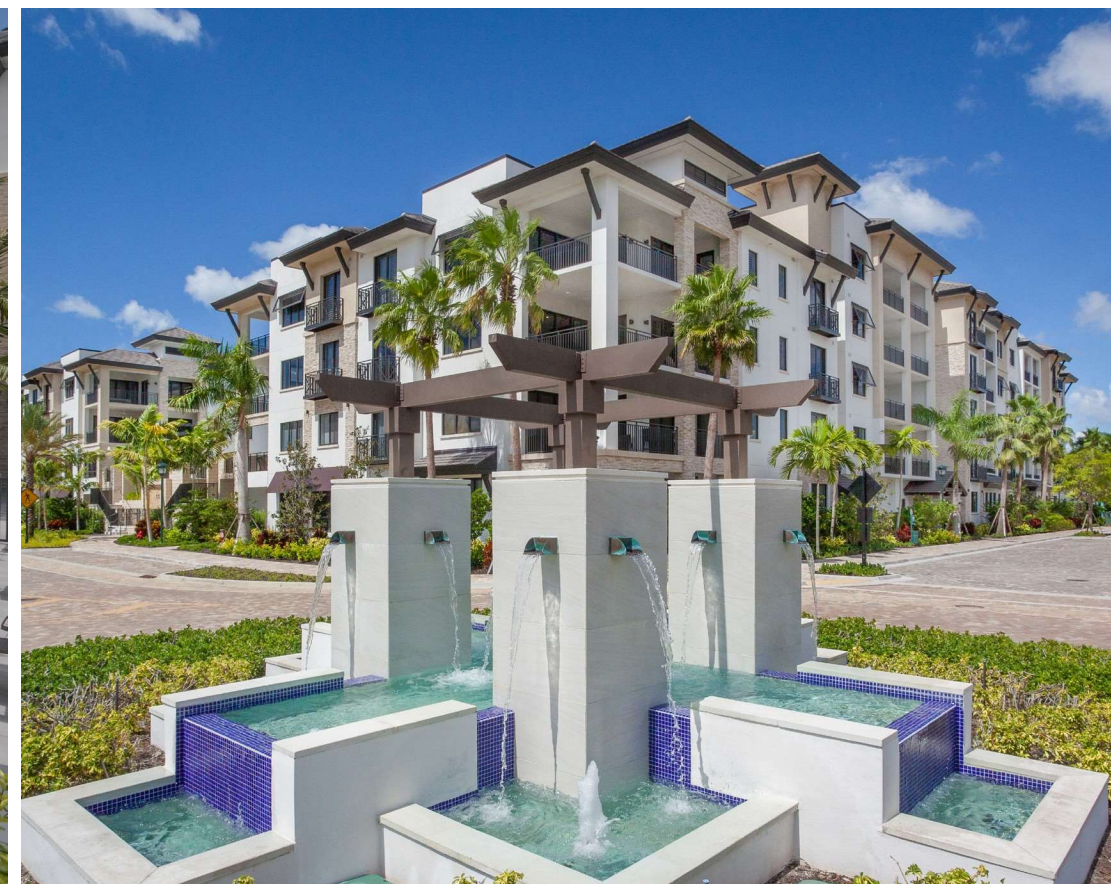
## DESIGN PRECEDENT

- NAPLES SQUARE - Naples, FL
  - Contrasting white and off-white stucco
  - Flat concrete roof tiles
  - Bermuda shutters and awnings
  - Contrasting shell stone / limestone detailing
  - Elevated amenity deck
  - Concealed parking



## DESIGN PRECEDENT

- NAPLES SQUARE - Naples, FL
  - Contrasting white and off-white stucco
  - Flat concrete roof tiles
  - Bermuda shutters and awnings
  - Contrasting shell stone / limestone detailing
  - Elevated amenity deck
  - Concealed parking



# BUILDING DESIGN DETAILS



















KEY MAP





VIA COCONUT  
Mixed Use Development



BANKS  
ENGINEERING

MHK  
ARCHITECTURE  
& PLANNING



TR TRANSPORTATION  
CONSULTANTS, INC







VIA COCONUT  
Mixed Use Development









# BUILDING DESIGN DETAILS

## Building Height Determination Land Development Code

### SEC. 33-229. MAXIMUM HEIGHT.

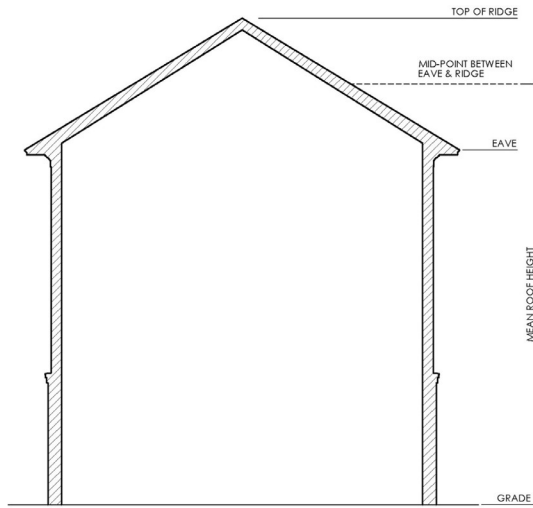
Buildings outside of the Interstate Highway Interchange Areas are limited to a maximum of three stories or 45 feet, whichever is less, in height. Elements that enhance visibility, create focal points or amenities, such as turrets, sculpture, clock tower and corner accentuating rooflines, may exceed the maximum height limitations with an approved variance or deviation.

### Sec. 34-2171. Measurement.

(a) Except as provided in this subdivision, the height of a building or structure is measured as the vertical distance from grade\* to the highest point of the roof surface of a flat or Bermuda roof, to the deck line of a mansard roof, and to the mean height level between eaves and ridge of gable, hip and gambrel roofs, and to the highest point of any other structure (excluding fences and walls).

\*For purposes of this subdivision, grade is the average elevation of the street or streets abutting the property measured along the centerline of the streets, at the points of intersection of the streets with the side lot lines (as extended) and the midpoint of the lot frontage. (1) In areas within the Coastal Building Zone and other flood prone areas (as defined in Chapter 6 Articles III and IV of the LDC), height of a building is the vertical distance from the minimum required flood elevation to the highest point of the roof surface of a flat or Bermuda roof, to the deck line of a mansard roof, to the mean height level between eaves and ridge of gable, hip and gambrel roofs.

(2) Fences, walls, and buffers are measured in accordance with section 34-1744 and section 10-416



# BUILDING DESIGN DETAILS

## Building Elevations: Buildings A, B and E



west  
elevation



east  
elevation

# BUILDING DESIGN DETAILS

## Building Elevations: Buildings A, B and E



south  
elevation



north  
elevation



# BUILDING DESIGN DETAILS

## Building Elevations: Buildings C and D



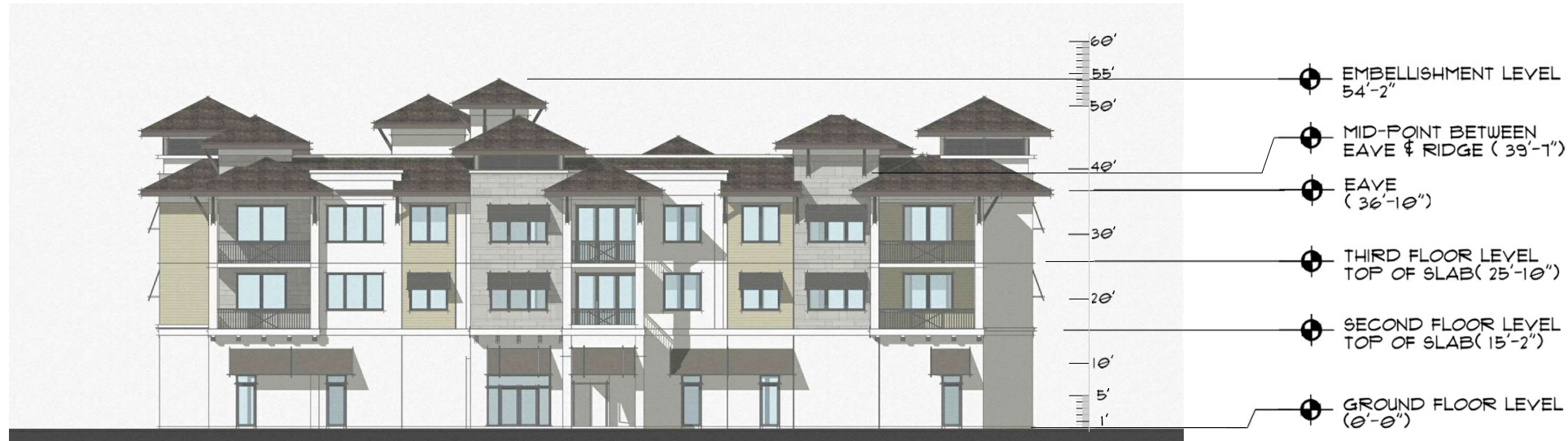
west  
elevation



east  
elevation

# BUILDING DESIGN DETAILS

## Building Elevations: Buildings C and D



south elevation



north elevation

**BUILDING DESIGN DETAILS**  
 Building Elevations: Building C1



west  
 elevation



east  
 elevation

BUILDING DESIGN DETAILS  
Building Elevations: Building C1



south  
elevation



north  
elevation

# BUILDING DESIGN DETAILS

## Building Elevations: Building C2



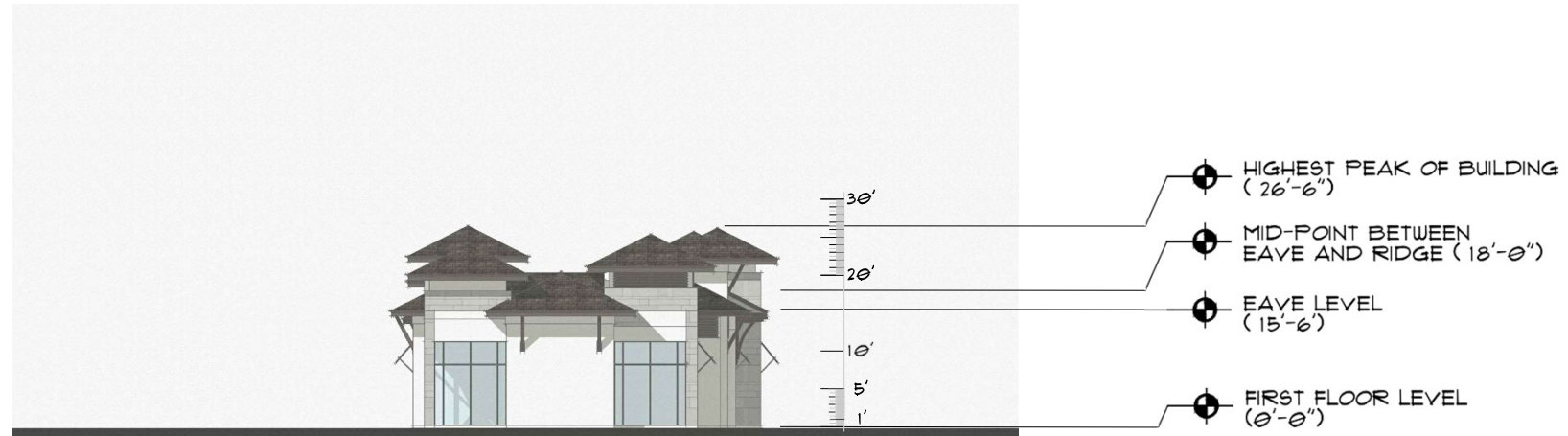
west  
elevation



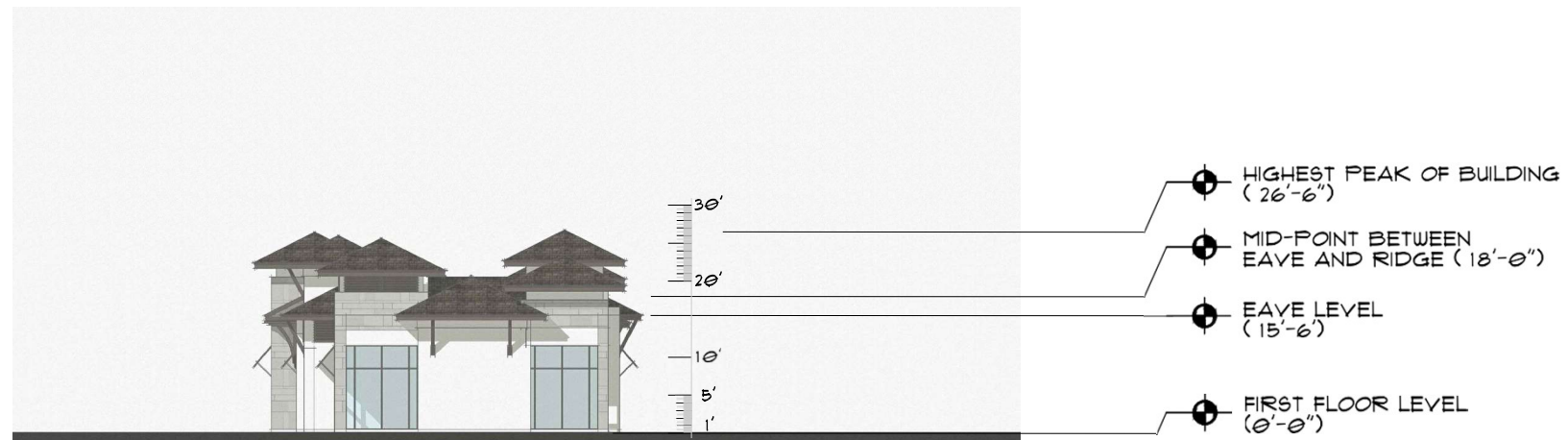
east  
elevation

# BUILDING DESIGN DETAILS

## Building Elevations: Building C2



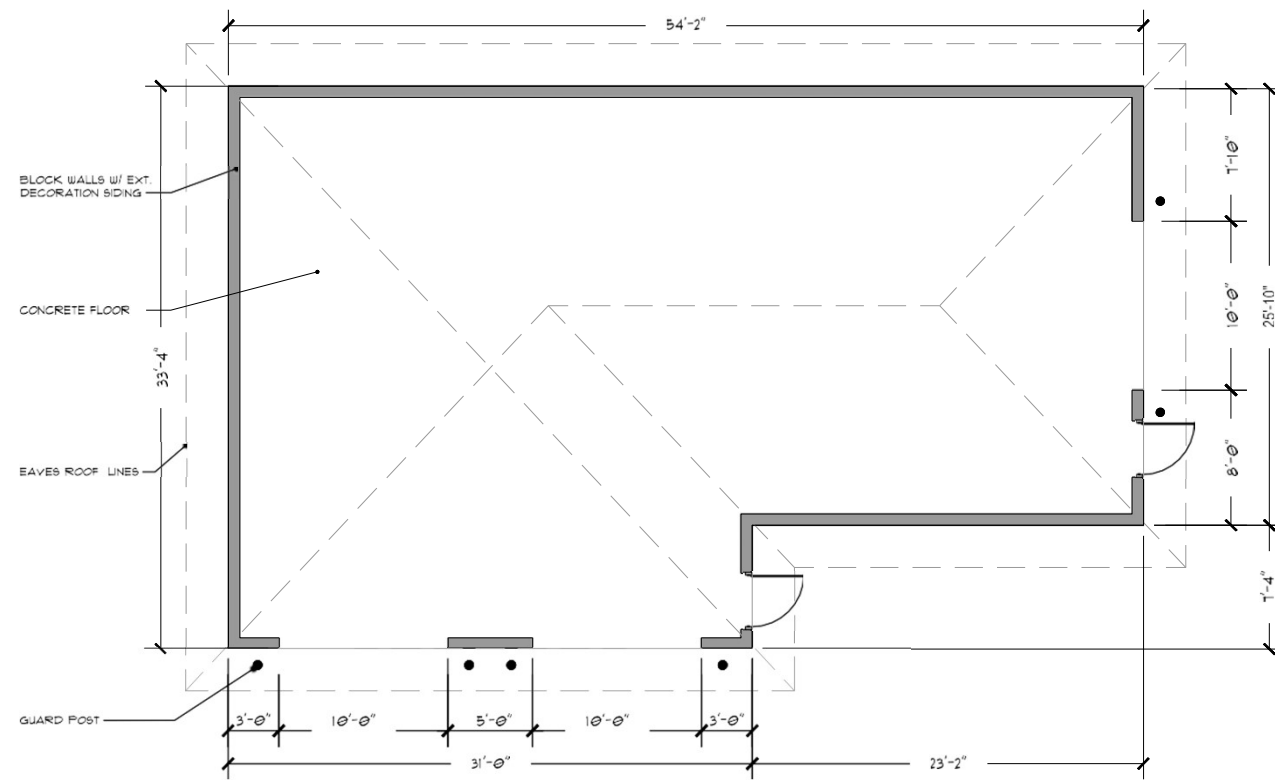
south elevation



north elevation

# BUILDING DESIGN DETAILS

## Building Elevations: Maintenance Building



**Floor plan**  
scale: 1/4"=1'-0"



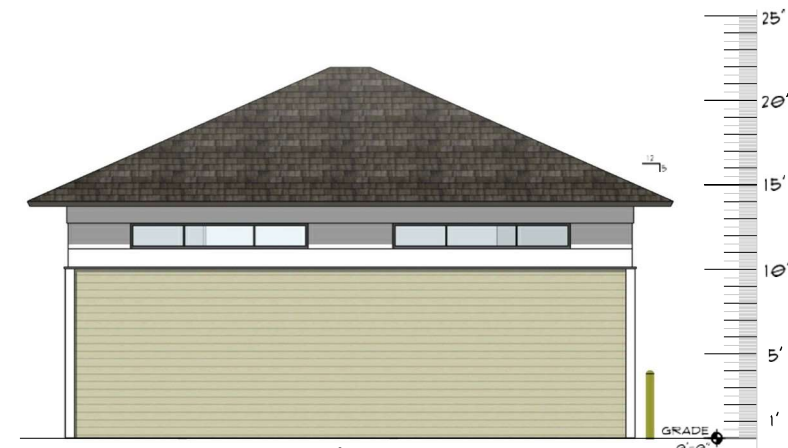
**North Elevation**  
scale: 1/4"=1'-0"



**East Elevation**  
scale: 1/4"=1'-0"



**South Elevation**  
scale: 1/4"=1'-0"



**West Elevation**  
scale: 1/4"=1'-0"

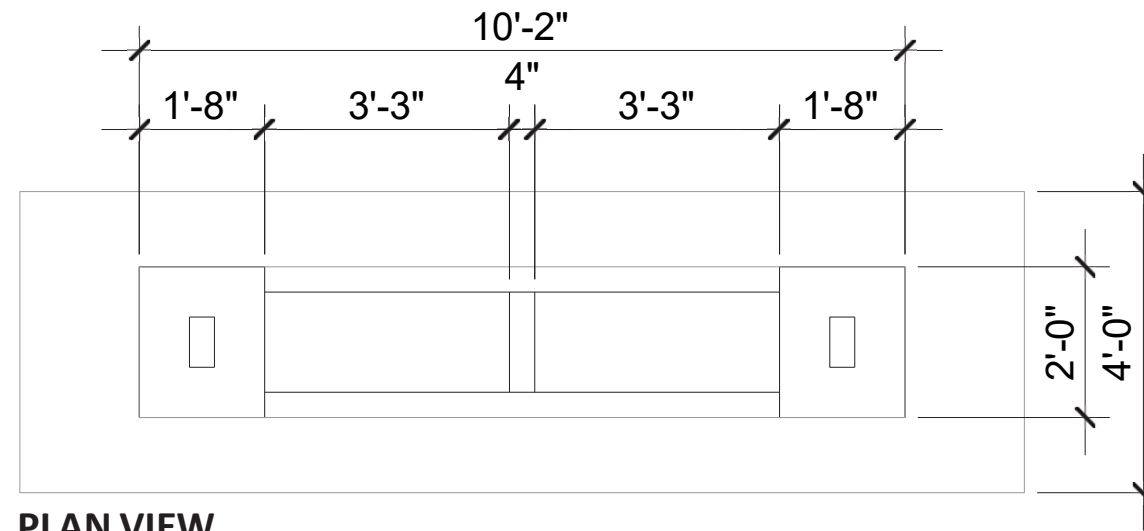
# BUILDING DESIGN DETAILS

## Monument Sign

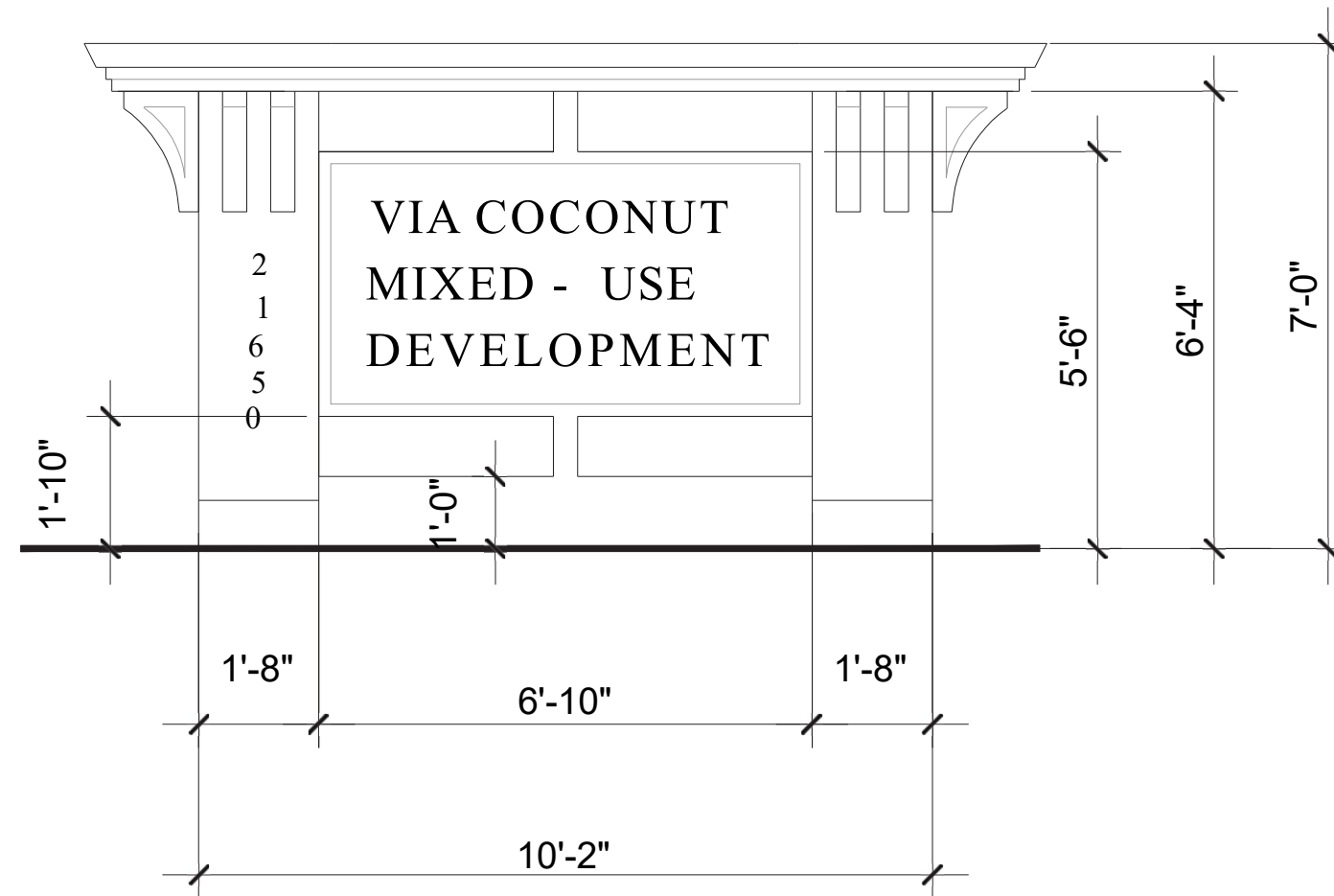
### DESCRIPTION:

New, double faced monument sign with backlit metal logo, lettering, and address numerals internally illuminated. LED lighting to match brand colors. Metal lettering to be mounted to with 1-1/2" standoffs.

Monument to be constructed of C.M.U. with a stucco finish.



PLAN VIEW



ELEVATION VIEW



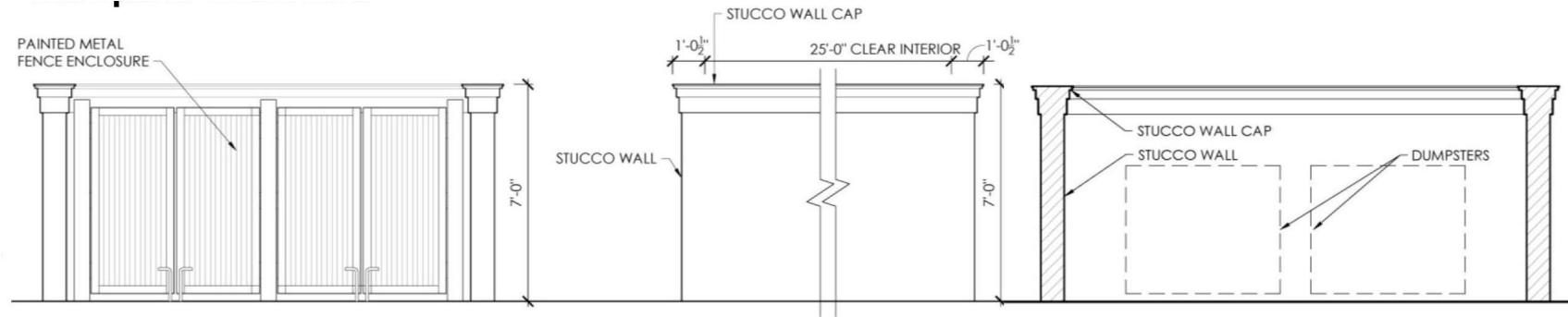
# BUILDING DESIGN DETAILS

## Equipment Screening and Enclosures

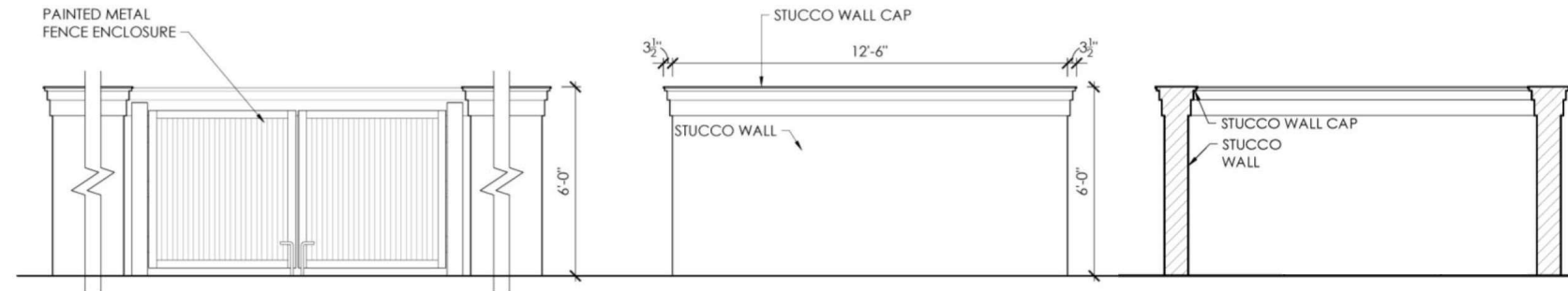
### DESCRIPTION:

Enclosures are to be three sided structures constructed of CMU with three coat finish. Gates are to be welded, multi-slat .938 tongue and groove gate system (not see-through).

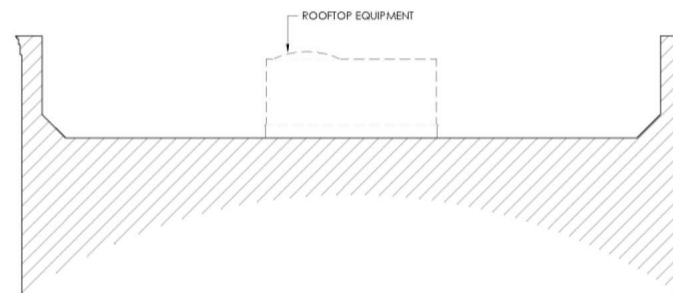
### DUMPSTER ENCLOSURE



### COMPACTOR ENCLOSURE/SCREEN



### ROOFTOP EQUIPMENT SCREENING



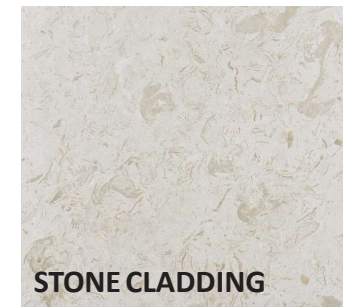
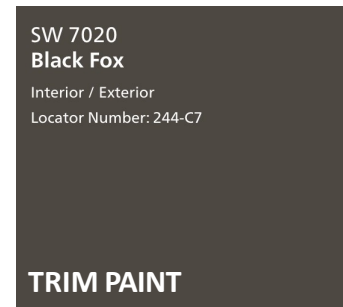
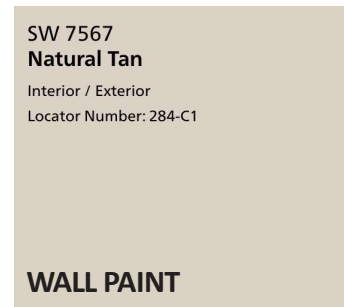
# BUILDING DESIGN DETAILS

## Materials and Color Palette

### SEC. 33-334. BUILDING COLOR.

(a) The colors for commercial structures must be neutral, warm earth tones or subdued pastels. Where applicable, commercial buildings may use brightly colored trims, cornices, or columns that may be reinforced to create a special effect or setting. However, these contrasts must create a harmonious impact, complementing the principal structure as well as existing surrounding building structures.

(b) Brighter colors can be utilized to create focal points of interest in locations including on doors, windows and architectural details. Buildings should not exceed three colors on one architectural detail in composite. Contrasting accent colors of any wall, awning or other feature must be limited to no more than ten percent of the total area for any single facade.



# Christian Andrea, RLA, ASLA



# LANDSCAPE PLAN



# LANDSCAPE PLAN

## Landscape Features

- **INTERWEAVING PUBLIC ROW AND VIA COCONUT MPD FRONTAGE**  
integrating Via Coconut Point Road ROWs with Via Coconut MPD's linear park, 8' sidewalk and landscaping to create seamless ROW and inviting street-side environment.
- **ENHANCED LANDSCAPE BUFFERING ALONG VIA COCONUT** enhanced 14-18' trees, enhanced hedge shrub 36" at installation, additional ground covers with additional shrub layers
- **FILTER MARSHES**  
along 8' sidewalk within linear park with variety of grasses and aquatic plants including seasonal plantings (Red Maples, Bald Cypress, etc.)
- **LABEL PLANTINGS**  
for educational purposes
- **CANTILEVERED PLANTERS**  
along part of deck and building to conceal seasonal fluctuation of lake
- **ENHANCED PERIMETER BUFFER PLANTINGS**  
with additional tree and shrub plantings exceeding code
- **ENHANCED INTERNAL LANDSCAPING**  
with oversized 14' tall canopy trees in islands
- **INCREASED PLANT SIZES**  
for the buildings for key areas
- **MEDIAN PLANTINGS**  
to emulate median plantings to the north
- **FLOWERING TREES AND SEASONAL PLANTINGS**
- **LARGE SPECIMEN PALMS**  
at entry and in select areas; Date palms or Royal Palms
- **ENHANCEMENTS TO LANDSCAPE**  
trees along rail corridor and desirable north/south trail along the west where no buffer is required and enhancements to north buffer to Happy Hollow Lane residential
- **STREET TREES**  
per plan to blend with proposed plantings for adjacent Genova development



# OVERALL LANDSCAPE PLAN



## LEGEND

- |   |   |   |
|---|---|---|
| <p><b>(A)</b> ENTRY<br/>A1. Pavers<br/>A2. Signage</p> <p><b>(B)</b> POND<br/>B1. Fountain<br/>B2. Littoral Plantings</p> <p><b>(C)</b> MARSH / FILTER POND<br/>C1. Littoral plantings/ Grasses<br/>C2. Cypress Maple Trees</p> <p><b>(D)</b> FISHING PIER<br/>D1. Stocked lake for Fishing<br/>D2. Educational Informational Placques</p> <p><b>(E)</b> MEDIAN LANDSCAPE</p> <p><b>(F)</b> FLOWERING TREES</p> | <p><b>(G)</b> MEANDERING PATHWAY<br/>G1. Benches<br/>G2. 8' Wide Concrete Path</p> <p><b>(H)</b> AMENITY DECK<br/>H1. Fire pit<br/>H2. Trellis<br/>H3. Speciman Planting</p> <p><b>(I)</b> ENHANCED LANDSCAPE BUFFER<br/>I1. Mature Plantings<br/>I2. Variety of Species<br/>I3. Label Plantings for education purposes</p> <p><b>(J)</b> DOG PARK<br/>J1. Perimeter Fence</p> <p><b>(K)</b> POCKET PARK (with shade structure)</p> | <p><b>(L)</b> RESORT STYLE POOL DECK</p> <p><b>(M)</b> VIA COCONUT BUFFER PLANTINGS<br/>Enhanced Plantings 14'-18' Trees<br/>Hedge Shrub 36" at Installation<br/>Additional Groundcovers and shrub layers</p> <p><b>(N)</b> ENHANCED PERIMETER BUFFER PLANTINGS<br/>Additional tree and shrub plantings exceeding code</p> <p><b>(O)</b> CANOPY TREES<br/>Oversized Canopy trees in Islands 14' tall</p> <p><b>(P)</b> SPECIMAN PALM TREES<br/>P1. Royal Palms/ Date Palms 12'-14' ct</p> |
|---|---|---|

# LANDSCAPE PLAN

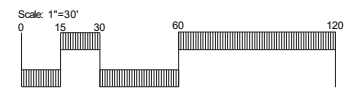


KEY MAP



**LEGEND**

<b>A</b> ENTRY	A1. Pavers
	A2. Signage
<b>B</b> POND	B1. Fountain
	B2. Littoral Plantings
<b>C</b> MARSH / FILTERPOND	C1. Littoral plantings/ Grasses
	C2. Cypress Maple Trees
<b>D</b> FISHING PIER	D1. Stocked lake for Fishing
	D2. Educational Informational Placques
<b>E</b> MEDIAN LANDSCAPE	
<b>F</b> FLOWERING TREES	
<b>G</b> MEANDERING PATHWAY	G1. Benches
	G2. 8' Wide Concrete Path
<b>H</b> AMENITY DECK	H1. Fire pit
	H2. Trellis
	H3. Speciman Planting
<b>I</b> ENHANCED LANDSCAPE BUFFER	I1. Mature Plantings
	I2. Variety of Species
	I3. Label Plantings for education purposes
<b>J</b> DOG PARK	J1. Perimeter Fence
<b>K</b> POCKET PARK (with shade structure)	
<b>L</b> RESORT STYLE POOL DECK	
<b>M</b> VIA COCONUT BUFFER PLANTINGS	Enhanced Plantings 14'-18' Trees
	Hedge Shrub 36" at Installation
	Additional Groundcovers and shrub layers
<b>N</b> ENHANCED PERIMETER BUFFER PLANTINGS	Additional tree and shrub plantings exceeding code
<b>O</b> CANOPY TREES	Oversized Canopy trees in Islands 14' tall
<b>P</b> SPECIMAN PALM TREES	P1. Royal Palms/ Date Palms 12'-14' ct
<b>Q</b> BENCHES/ BIKE RACKS	Q1. Bike Racks
	Q2. Benches
<b>R</b> ART	Art/Sculpture
<b>S</b> WATER FEATURE (Optional) or LANDSCAPE FEATURE	



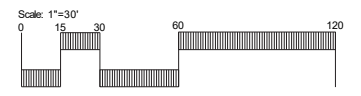
# LANDSCAPE PLAN



KEY MAP



- A** ENTRY
  - A1. Pavers
  - A2. Signage
- B** POND
  - B1. Fountain
  - B2. Littoral Plantings C
- M** MARSH / FILTERPOND
  - C1. Littoral plantings/ Grasses
  - C2. Cypress Maple Trees
- D** FISHING PIER
  - D1. Stocked lake for Fishing
  - D2. Educational Informational Placques E
- E** MEDIAN LANDSCAPE
- F** FLOWERING TREES
- G** MEANDERING PATHWAY
  - G1. Benches
  - G2. 8' Wide Concrete Path
- H** AMENITY DECK
  - H1. Fire pit
  - H2. Trellis
  - H3. Speciman Planting
- I** ENHANCED LANDSCAPE BUFFER
  - I1. Mature Plantings I2. Variety of Species
  - I3. Label Plantings for education purposes J
- J** BOG PARK
  - J1. Perimeter Fence
  - J2. Bog Park (with shade structure)
- L** RESORT STYLE POOL DECK
- M** VIA COCONUT BUFFER PLANTINGS
  - Enhanced Plantings 14'-18' Trees
  - Hedge Shrub 36" at Installation
  - Additional Groundcovers and shrub layers
- N** ENHANCED PERIMETER BUFFER PLANTINGS
  - Additional tree and shrub plantings exceeding code
- O** CANOPY TREES
  - Oversized Canopy trees in Islands 14' tall
- P** SPECIMAN PALM TREES
  - P1. Royal Palms/ Date Palms 12'-14' ct
- Q** BENCHES/ BIKE RACKS
  - Q1. Bike Racks
  - Q2. Benches
- R** ART
  - Art/Sculpture
- S** WATER FEATURE (Optional) or LANDSCAPE FEATURE





# LANDSCAPE PLAN



KEY MAP



## LEGEND

- A ENTRY**  
A1. Pavers  
A2. Signage
- B POND**  
B1. Fountain  
B2. Littoral Plantings
- C MARSH/ FILTERPOND**  
C1. Littoral plantings/ Grasses  
C2. Cypress Maple Trees
- D FISHING PIER**  
D1. Stocked lake for Fishing  
D2. Educational Informational Placques E
- MEDIAN LANDSCAPE**
- F FLOWERING TREES**
- G MEANDERING PATHWAY**  
G1. Benches  
G2. 8' Wide Concrete Path
- H AMENITY DECK**  
H1. Fire pit  
H2. Trellis  
H3. Speciman Planting
- I ENHANCED LANDSCAPE BUFFER**  
I1. Mature Plantings  
I2. Variety of Species  
I3. Label Plantings for education purposes
- J DOG PARK**  
J1. Perimeter Fence
- K POCKET PARK (with shade structure)**
- L RESORT STYLE POOL DECK**
- M VIA COCONUT BUFFER PLANTINGS**  
Enhanced Plantings 14'-18' Trees  
Hedge Shrub 36" at Installation  
Additional Groundcovers and shrub layers
- N ENHANCED PERIMETER BUFFER PLANTINGS**  
Additional tree and shrub plantings exceeding code
- O CANOPY TREES**  
Oversized Canopy trees in Islands 14' tall
- P SPECIMAN PALM TREES**  
P1. Royal Palms/ Date Palms 12'-14' ct
- Q BENCHES/ BIKE RACKS**  
Q1. Bike Racks  
Q2. Benches
- R ART**  
Art/ Sculpture
- S WATER FEATURE (Optional) or LANDSCAPE FEATURE**



## McGraw-Edison

### DESCRIPTION

The Galleonaire LED luminaire features advanced thermally conductive polymer heatsinks and open frame endcaps for a sleek aesthetic with significant weight reduction. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

### SPECIFICATION FEATURES

#### Construction

Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Open frame die-cast aluminum end caps provide structural support for the housing and heatsinks. Thermally conductive polymer heatsinks offer significant weight reduction while fully maintaining thermal management of the Light Squares. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

#### Optics

Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution, maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 2700K, 3000K, 5000K and 6000K CCT.

#### Electrical

LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleonaire LED luminaire is suitable for operation in -40°C to 40°C ambient environments. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA and 800mA drive currents (nominal).

#### Mounting

**STANDARD ARM MOUNT:** Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall

mount bracket option. **QUICK MOUNT ARM:** Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

#### Finish

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is dark gray, non-paintable. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. PAL and custom color matches available.

#### Warranty

Five-year warranty.

Catalog #	Type
Project	
Comments	Date
Prepared by	



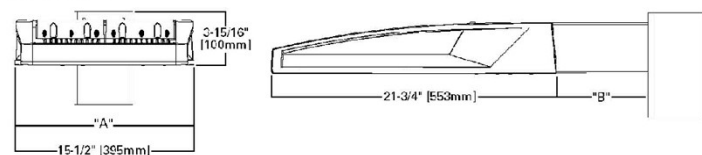
### GLNA GALLEONAIRE

1-10 Light Squares  
Solid State LED

#### AREA/SITE LUMINAIRE



### DIMENSIONS

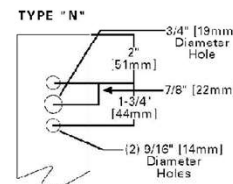


### DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length <sup>1</sup>	Weight with Arm (lbs.)	EPA with Arm <sup>2</sup> (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (176mm)	0" (254mm)	28 (12.7 kgs)	0.72
5-6	21-5/8" (548mm)	7" (176mm)	0" (254mm)	38 (18.3 kgs)	0.77
7-8	27-5/8" (702mm)	7" (176mm)	3" (330mm)	43 (19.5 kgs)	0.85
9-10	33-3/4" (857mm)	7" (176mm)	6" (406mm)	49 (22.2 kgs)	1.13

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.

### DRILLING PATTERN



### CERTIFICATION DATA

3G Vibration Rated  
IP66 Rated  
ISO 9001  
LM79 / LM80 Compliant  
UL/cUL Wet Location Listed

### ENERGY DATA

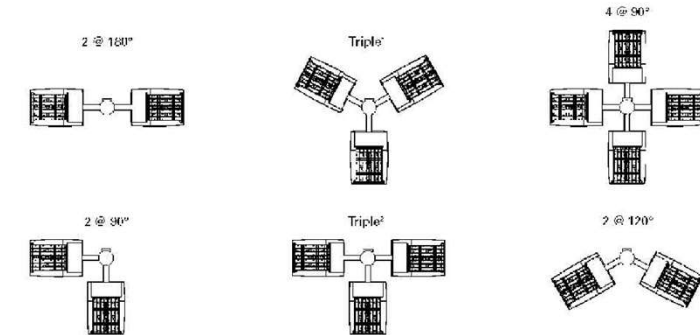
Electronic LED Driver  
>0.9 Power Factor  
<2% Total Harmonic Distortion  
120V-277V 50/60Hz  
347V, 480V 60Hz  
-40°C Min. Temperature  
40°C Max. Temperature



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June 26, 2019 3:50 PM

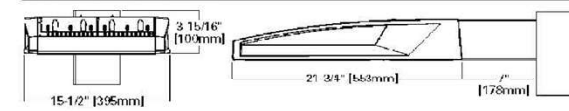
### ARM MOUNTING REQUIREMENTS

Configuration	90° Apart	120° Apart
GLNA-AF-01	7" Arm (Standard)	7" Arm (Standard)
GLNA-AF-02	7" Arm (Standard)	7" Arm (Standard)
GLNA-AF-03	7" Arm (Standard)	7" Arm (Standard)
GLNA-AF-04	7" Arm (Standard)	7" Arm (Standard)
GLNA-AF-05	1" Extended Arm (Required)	7" Arm (Standard)
GLNA-AF-06	1" Extended Arm (Required)	7" Arm (Standard)
GLNA-AF-07	1" Extended Arm (Required)	13" Extended Arm (Required)
GLNA-AF-08	1" Extended Arm (Required)	13" Extended Arm (Required)
GLNA-AF-09	1" Extended Arm (Required)	16" Extended Arm (Required)
GLNA-AF-10	1" Extended Arm (Required)	16" Extended Arm (Required)

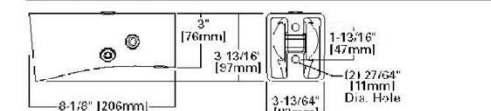


NOTES: 1. Round poles are 3 @ 120°. Square poles are 3 @ 90°. 2. Round poles are 2 @ 90°.

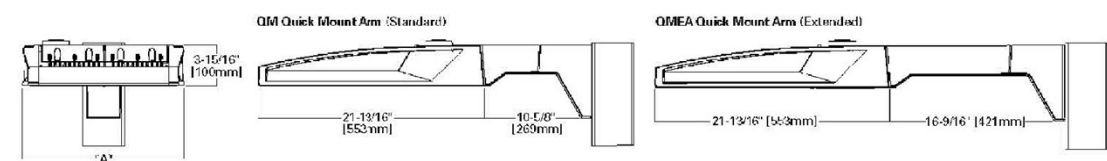
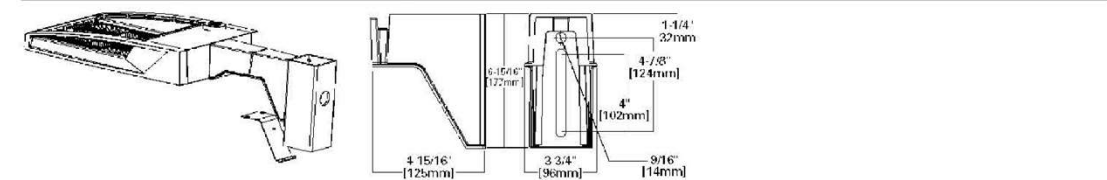
### STANDARD WALL MOUNT



### MAST ARM MOUNT



### QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)



### QUICK MOUNT ARM DATA

Number of Light Squares <sup>1,2</sup>	"A" Width	Weight with QM Arm (lbs.)	Weight with QMEA Arm (lbs.)	EPA with Arm <sup>3</sup> (Sq. Ft.)
1-4	15-1/2" (394mm)	30 (13.6 kgs)	33 (15 kgs)	0.96
5-6 <sup>2</sup>	21-5/8" (548mm)	38 (17.2 kgs)	41 (18.6 kgs)	
7-8 <sup>4</sup>	27-5/8" (702mm)	45 (20.4 kgs)	--	

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with standard arm length. 3. QMEA arm to be used when mounting two fixtures at 90° on a single pole. 4. QM options not available for 90° or 120° configurations on a single pole.

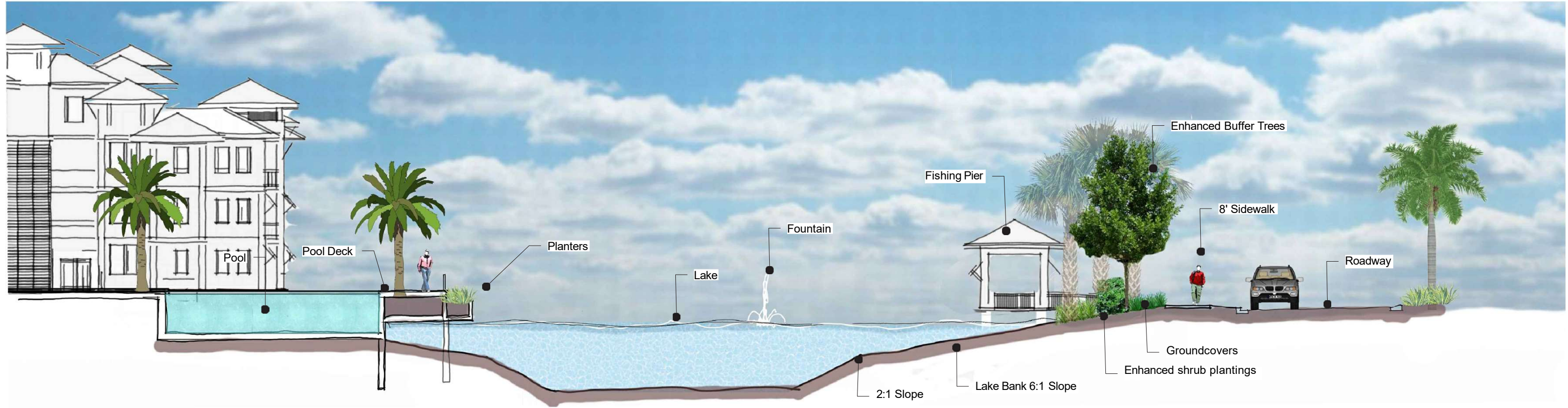


Eaton  
1121 Highway 74 South  
Peachtree City, GA 30269  
P: 770-485-2500  
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

TD500064EN  
June 26, 2019 3:50 PM

# FEATURE LAKE AND POOL DECK SECTION



# PLANTING PALETTE

<u>Quercus virginiana</u> Live Oak	<u>Ilex cassine</u> Dahoon Holly	<u>Conocarpus erectus</u> Green Buttonwood	<u>Swietenia mahogany</u> Mahogany	<u>Bucida buceras 'SL'</u> Shady Lady Black Olive	<u>Coccoloba diversiflora</u> Pigeon Plum	<u>Phoenix sylvestris</u> Sylvester Palm	<u>Ptychosperma elegans</u> Alexander Palm	<u>Adonidia merrillii</u> Christmas Palm	<u>Roystonea elata</u> Florida Royal Palm	<u>Sabal palmetto</u> Sabal Palm	
<u>Veitchia montgomeryana</u> Montgomery Palm	<u>Bismarckia nobilis</u> Bismarck Palm	<u>Phoenix canariensis</u> Canary Is. Date Palm	<u>Cassia surattensis</u> Glaucous Cassia	<u>Bursera simaruba</u> Gumbo Limbo	<u>Bucida buceras 'SL'</u> Shady Lady Black Olive	<u>Ligustrum lucidum</u> Glossy Privet Tree	<u>Elaeocarpus Decipiens</u> Japanese Blueberry	<u>Mussaenda</u> Pink/Peach Mussaenda	<u>Phoenix roebelenii</u> Pygmy Date Palm	<u>Livistona Chinese</u> Chinese Fan Palm	
<u>Chrysothamnus icaco</u> Cocoplum	<u>Conocarpus erectus</u> Green Buttonwood	<u>Myricanthus fragrans</u> Simpson's Stopper	<u>Muhlenbergi capallariensis</u> Muhly Grass	<u>Dianella ensifolia variegatum</u> White Variegated Flax Lily	<u>Clusea guttifera</u> Small Leaf Clusea	<u>Zamia floridana</u> Coontie	<u>Ixora spp. 'NG'</u> Nora Grant Ixora	<u>Viburnum awabuki</u> Awabuki	<u>Schefflera arboricola</u> Dwarf Schefflera	<u>Schefflera arboricola</u> Variegated Schefflera	<u>Carissa</u> Emerald Blanket
<u>Asparagus densiflorus 'Myersii'</u> Foxtail Fern	<u>Jasminum simplicifolium</u> Wax Jasmine	<u>Liriodendron 'EG'</u> Liriodendron Evergreen Giant	<u>Arachis glabrata</u> Perennial Peanut	<u>Ficus microcarpa</u> Green Gem Ficus	<u>Ruellia brittoniana</u> Mexican Bluebell	<u>Plumbago capensis</u> Plumbago	<u>Bougainvillea spp.</u> Dwarf Bougainvillea	<u>Bougainvillea spp.</u> Silhouette Bougainvillea	<u>Bougainvillea spp.</u> Silhouette Bougainvillea	<u>Philodendron 'xanadu'</u> Xanadu Philodendron	<u>Bromeliad mcwilliamsii</u> McWilliams Bromeliad
<u>Philodendron spp. 'BM'</u> Burl Mar Philodendron	<u>Philodendron 'RC'</u> Rojo Congo Philodendron	<u>Alpinia zerumbet</u> Green Ginger	<u>Alpinia zerumbet 'var'</u> Variegated Ginger	<u>Codiaeum variegatum</u> Croton	<u>Codiaeum variegatum 'GD'</u> Gold Dust Croton	<u>Conocarpus erectus ser.</u> Silver Buttonwood	<u>Tripsacum dactyloides x floridana</u> Half-a-Hatchee Grass	<u>Allamanda</u> Dwarf shrub Allamanda	<u>Alcantarea imperialis</u> Imperial Bromeliad	<u>Aechmea blanchetiana</u> Orange Bromeliad	<u>Bromeliad neoregelia 'sf'</u> Bromeliad Super Fireball

## PROPOSED FILTER MARSH PLANT PALLETTE

<u>Conocarpus erectus</u> Green Buttonwood	<u>Myricanthus fragrans</u> Simpson's Stopper	<u>Muhlenbergi capallariensis</u> Muhly Grass	<u>Pontaderia cordata</u> Pickerell Weed	<u>Spartina bakeri</u> Spartina	<u>Tripsacum dactylifera</u> Fakahatchee Grass	<u>Taxodium distichum</u> Bald Cypress	<u>Acer rubrum</u> Red Maple (green)