



**APPLICATION REQUEST FOR DESIGN REVIEW BOARD
PUBLIC INFORMATIONAL MEETING
IN THE VILLAGE OF ESTERO
[LDC Section 33-54]**

REQUEST IS FOR: Public Informational Meeting pursuant to LDC Section 33-54 (a) & (b)

- 1. Applicant: Coconut Point DE LLC
- 2. Project Name: Coconut Point Senior Living
- 3. Address: 8460 Murano Del Lago, Bonita Springs, FL 34135
- 4. Strap Number: 09-47-25-E3-37006.04CE - 3703B.0000/470S1.0000/470S2.0000
- 5. Application Number: _____

6. Type of Application (check appropriate type(s)):

- | | |
|---|---|
| <input type="checkbox"/> Monument Sign | <input type="checkbox"/> Development Order |
| <input type="checkbox"/> Limited Review Development Order | <input type="checkbox"/> Landscaping & Buffers |
| <input type="checkbox"/> Architecture | <input checked="" type="checkbox"/> Other: <u>Carport addition to project</u> |

7. Project Description. (Brief description of project and reason for application.)

We are proposing the addition of two groupings of carports totaling 20 spaces to our senior living community
which is currently under construction. The proposed area is currently scheduled for receive asphalt paving.

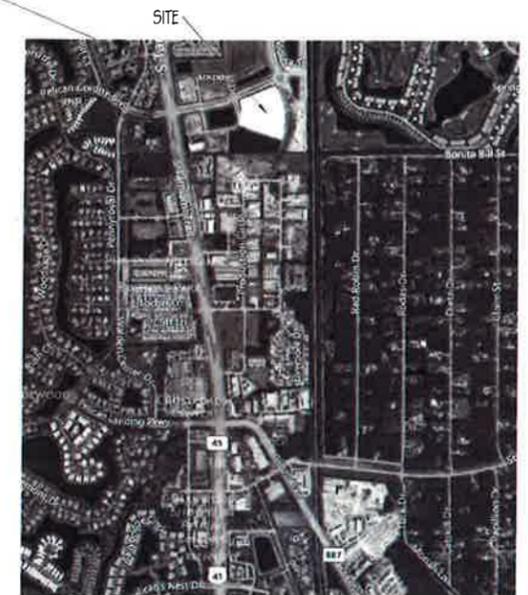
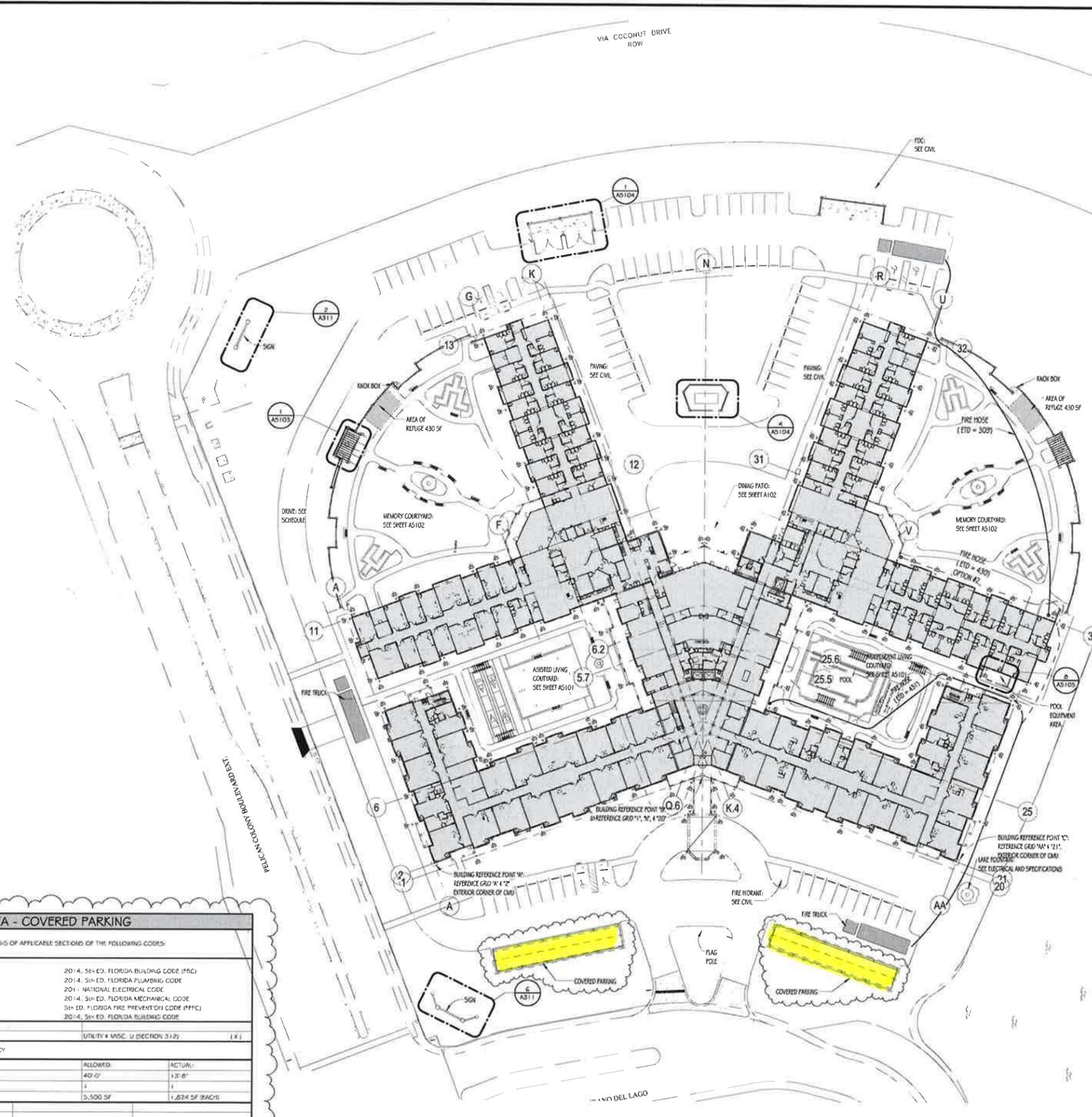
8. Application shall be accompanied by an electronic copy of the detail plans, illustrating the scope of the project including all four (4) sides of the building, easements, and landscape plans. The plans shall define what is being requested and the existing conditions. Pursuant to Ordinance 15-01, plans and specifications are to be prepared by a registered architect or registered engineer.


Signature

2/16/16
Date

**THE VILLAGE OF ESTERO
DEPARTMENT OF COMMUNITY DEVELOPMENT
9990 COCONUT ROAD
ESTERO, FLORIDA 34135
PHONE (239) 221-5036**

ALL RIGHTS OF DESIGN AND INVENTION ARE EXPRESSLY RESERVED. 2/8/2016 9:40:15 AM
 ANY USE OR REPRODUCTION WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THIS CORPORATION IS PROHIBITED.
 ANY USE OR REPRODUCTION WITHOUT THE EXPRESSED WRITTEN PERMISSION OF P.O.H. GROUP, INC.



2 VICINITY MAP

PROJECT SUMMARY					
3 THREE-STORY SENIOR LIVING FACILITY - COCONUT POINT, FLORIDA					
R.V.A.C. AREA			GROSS AREA		
1ST FLOOR	88,538 S.F.	1ST FLOOR	35,298 S.F.		
2ND FLOOR	41,132 S.F.	2ND FLOOR	41,132 S.F.		
3RD FLOOR	43,129 S.F.	3RD FLOOR	43,129 S.F.		
TOTAL NET	172,799 S.F.	TOTAL GROSS	179,559 S.F.		
DWELLING UNITS	ASSOCIATED 'A'	INDEPENDENT 'B'	MEMORY 'C'	TOTAL	8025
STUDIO	15	20%	3	5%	20
STUDIO - DOUBLE	1	1%	0	1%	1
ONE BEDROOM	47	67%	40	74%	87
ONE BEDROOM + BATH	5	7%	3	5%	8
TWO BEDROOM	2	1%	0	1%	2
TOTAL	70	100%	44	100%	114

IMPORTANT PROJECT INFORMATION:
 THIS ARCHITECTURAL SITE PLAN IS TO BE USED FOR GENERAL INFORMATION, BUILDING IDENTIFICATION, AND RELATIVE POSITIONING OF BUILDINGS ONLY. FOR PRECISE SITE DOCUMENTATION INCLUDING, BUT NOT LIMITED TO, GEOMETRY, WATER, SEWER, DRAINAGE AND ADA SITE ACCESSIBILITY, REFER TO PLANS BY CIVIL ENGINEER PERMITS ON SUCH PORTION OF WORK TO BE HANDLED SEPARATELY.
 COORDINATE WITH ALL LANDSCAPE, ELECTRICAL, PLUMBING & MECHANICAL ENGINEERING DOCUMENTS AFFECTING CONSTRUCTION, PRIOR TO FABRICATION, PURCHASE OR INSTALLATION OF ANY EQUIPMENT.

FIRE AREA - COVERED PARKING	
BUILDING CODE SUMMARY: THE FOLLOWING IS AN ANALYSIS OF APPLICABLE SECTIONS OF THE FOLLOWING CODES: LOCAL ORDINANCES - SEE COUNTY, FLORIDA	
BUILDING CODE:	2014, 5th ED., FLORIDA BUILDING CODE (FBC)
PLUMBING CODE:	2014, 5th ED., FLORIDA PLUMBING CODE
ELECTRICAL CODE:	2014, NATIONAL ELECTRICAL CODE
MECHANICAL CODE:	2014, 5th ED., FLORIDA MECHANICAL CODE
FIRE/LIFE SAFETY CODE:	5th ED., FLORIDA FIRE PREVENTION CODE (FFPC)
ACCESSIBILITY STANDARDS:	2014, 5th ED., FLORIDA BUILDING CODE
FIRE OCCUPANCY TYPE (CHAPTER 3)	UTILITY & MISC. U (SECTION 3142) (X)
FIRE OCCUPANCY TYPE:	(CHAPTER 42) STORAGE OCCUPANCY
ALLOWABLE HEIGHTS AND BUILDING AREAS (TABLE 503)	ALLOWED: 40'-0" ACTUAL: 13'-6"
	MAX. HEIGHT IN FEET FROM GRADE
	MAX. NO. OF STORIES
	AREA ALLOWED
CONSTRUCTION TYPE (CHAPTER 5)	TYPE V-B (X)



1" = 40'-0" ARCHITECTURAL SITE PLAN



2-8-2016
Frank M. Ringhofer

ARCHITECTURE - INTERIORS
 DESIGN - BUILD SERVICES
 4141 SOUTHPOINT DR. EAST, SUITE 200
 JACKSONVILLE, FL 32216 (904) 224-0001

JOB NO.	13009	DATE	10.13.2014	REVISIONS
DATE	08.22.2014	END PERMIT ISSUE		
DRAWN		CARPENTRY PERMIT		
CHECK				
ACCEPTED				

SENIOR LIVING FACILITY
 COCONUT POINT, FLORIDA

ARCHITECTURAL SITE PLAN



DMJA

DAVID M. JONES, JR.
AND ASSOCIATES, INC.

LANDSCAPE ARCHITECTS
AND PLANNERS

2221 McGregor Blvd.
Fort Myers, Florida 33901
PHONE: (239) 337-5525
FAX (239) 337-4494

2705 Tamiami Trail Unit 415
Punta Gorda, Florida 33950
PHONE: (811) 639-2430
FAX (811) 639-2438
I.A. LICENSE: LC 000063

PROJECT INFORMATION:

COCONUT POINT ALF
An Adult Living Facility

ESTERO, FLORIDA

PREPARED FOR:

Redico
One Towne Square
Suite 1600
Southfield, Michigan 48076
Tel: 248-927-1700
Fax: 248-927-1717

CONSULTANT:

CONSULTANT:

CONSULTANT:

CONSULTANT:

CONSULTANT:

CONSULTANT:

CONSULTANT:

DESIGN PROFESSIONAL:

GREGORY J. DISERIO, RLA
RLA NO. 840 DATE:
STATE OF FLORIDA

PROJECT NO: 214070
PROJECT MGR: GREG DISERIO
FILE NAME: COCONUT POINT ALF.LS
DESIGNER: GJD
CAD TECH: GJD

CHECKED BY:
ISSUED FOR:
MINOR CHANGE TO
DEVELOPMENT ORDER

ISSUED DATE: JUNE 13, 2014

REVISIONS:
JUNE 30, 2014 CITY COMMENTS
OCT 31, 2014 BSU COMMENTS
SEPT 15, 2015 PINE MULCH NOTE
FEB. 9, 2016 CARPORTS-PAVERS

SHEET TITLE:
SITE LANDSCAPE DATA

STREET NUMBER:
L-1

STREET NUMBER:

STREET NUMBER:

STREET NUMBER:

TOTAL SITE = 10.20 ACRES (Excluding Existing Lake)
APPLICABLE SECTIONS OF ZONING RESOLUTION:
Z-02-009 APPLY TO THIS DEVELOPMENT ORDER.

OPEN SPACE REQUIREMENTS
OPEN SPACE REQUIRED PER MCP
CP MPD AREA 3, TRACT 3B = 30%
10.20 ACRES X 30% = 3.06 ACRES REQUIRED.
OPEN SPACE (PER HATCHING)=3.8 ACRES
MINIMUM ACRES PROVIDED PER PLAN, (37%)
NOT APPLICABLE

INDIGENOUS OPEN SPACE REQUIREMENTS
NOT APPLICABLE

HERITAGE TREES
NO HERITAGE TREES EXIST ON THE SITE THE SITE IS VOID OF VEGETATION EXCEPT FOR STREET TREES PER PLAN

GENERAL TREE CREDITS
NO TREE CREDITS TAKEN
THE SITE IS A CLEARED BUILDING READY SITE

GENERAL TREE REQUIREMENTS
1 TREE PER 3000 SF OF SITE
444,312/3500=127 TREES REQUIRED AND PROVIDED.
NOTE: 16' TREES MAY BE USED AT A 2:1 CREDIT FOR GENERAL TREES. GENERAL TREE REQUIREMENTS MAY NOT BE REDUCED MORE THAN 50%. A MAXIMUM OF 62-16' TREES MAY BE USED AT 2:1 CREDIT TOWARDS GENERAL TREES (CREDIT TREES, IF ANY, DEPICTED IN PLANT LIST)

INTERNAL PARKING LANDSCAPE REQUIREMENTS
INTERNAL LANDSCAPE AREAS OF 10% OF THE PARKING AREA IS REQUIRED = 7,362 SF MINIMUM REQUIRED AND PROVIDED.
1 TREE PER 250 SF. =30 TREES REQUIRED AND PROVIDED
NO MORE THAN 10% OF PLANTING AREA TO BE IN TURF. APPROXIMATELY 818 SHRUBS or GROUNDCOVERS ARE PROVIDED.

WATER MANAGEMENT PLANTING REQUIREMENTS
PER SECTION 33-111(d) OF SUBDIVISION 1 OF ESTERO PLANNING COMMUNITY REGULATIONS:
DETENTION BASINS MUST BE PLANTED WITH WETLAND SPECIES AT 36" OC THROUGHOUT THE BASIN.

BUILDING PERIMETER PLANTING REQUIREMENTS
119,790 SF. BLDG X 10% =11,979 SF OF BUILDING PERIMETER PLANTING REQUIRED AND PROVIDED. APPROXIMATELY 1,331 SHRUBS PROVIDED

STREET TREE RELOCATION NOTE:
A RECOMMENDED LOCATION IS SHOWN FOR RELOCATED OAKS, BUT FINAL LOCATION TO BE APPROVED BY COCONUT POINT.
PROJECT SHALL BE CONSTRUCTED IN ONE PHASE.

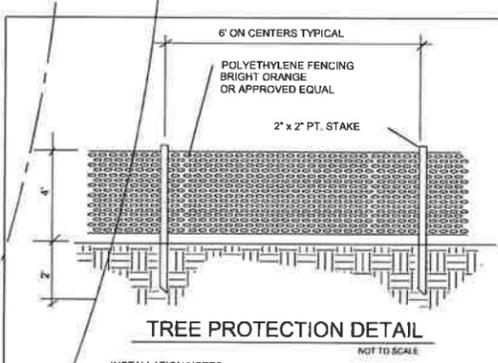
BUFFER REQUIREMENTS:
ALL BUFFERS TO BE 100% NATIVE SPECIES PER ZONING CONDITION #7
PROJECT NORTH BUFFER
MPD TO R.O.W. 20' MINIMUM WIDTH, TYPE 'D' BUFFER WITH 5 TREES, 66 SHRUBS PER 100 LINEAL FOOT.
633 LF. / 100 X 5 = 32 TREES REQUIRED AND PROVIDED.
633 LF / 100 X 66 = 418 SHRUBS REQUIRED AND PROVIDED.

PROJECT WEST BUFFER
MPD TO R.O.W. 20' MINIMUM WIDTH, TYPE 'D' BUFFER WITH 5 TREES, 66 SHRUBS PER 100 LINEAL FOOT.
260 LF. / 100 X 5 = 13 TREES REQUIRED AND PROVIDED.
260 LF / 100 X 66 = 172 SHRUBS REQUIRED AND PROVIDED.

PROJECT SOUTH BUFFER
MPD TO LAKE
NO BUFFER REQUIRED
PROJECT EAST BUFFER
CPD TO R.O.W. 20' MINIMUM WIDTH, TYPE 'D' BUFFER WITH 5 TREES, 66 SHRUBS PER 100 LINEAL FOOT.
780 LF. / 100 X 5 = 39 TREES REQUIRED AND PROVIDED.
780 LF / 100 X 66 = 515 SHRUBS REQUIRED AND PROVIDED.

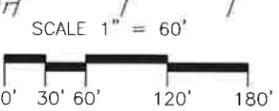
DETENTION AREA PLANTING
16,650 SF / 9 = 1850 DETENTION PLANTINGS REQUIRED AND PROVIDED

TYPICAL EASEMENT AREA



TREE PROTECTION DETAIL
NOT TO SCALE
INSTALLATION NOTES
1) Around an area at or greater than a six-foot radius of all species of mangroves and protected Sabal Palms
2) Around an area at or greater than the full dripline of all protected native pines.
3) Around an area at or greater than two-thirds of the dripline of all other protected species.

SITE CALCULATIONS



PERIMETER BUFFERS TO BE MULCHED WITH PINE STRAW PER OAKBROOK PROPERTIES REQUIREMENTS

NORTH BUFFER MPD TO R.O.W. TYPE 'D' BUFFER REQUIRED

EAST BUFFER MPD TO R.O.W. TYPE 'D' BUFFER REQUIRED

WEST BUFFER MPD TO R.O.W. TYPE 'D' BUFFER REQUIRED

SOUTH BUFFER NO BUFFER REQUIRED

TYPICAL LANDSCAPE BERMS 4:1 SLOPES (REFER TO ENGINEERS PLANS FOR ADDITIONAL DETAILS)

TYPICAL TREE PROTECTION FENCING

P:\Drawings\2014\bbv\CP LAL\Coconut Point ALF_L2130_16.dwg 2/8/2015 10:28:40 AM DWG to PDF.plt



DMJA

DAVID M. JONES, JR.
AND ASSOCIATES, INC.

LANDSCAPE ARCHITECTS
AND PLANNERS

2221 McGregor Blvd.
Fort Myers, Florida 33901
PHONE: (239) 337-5525
FAX: (239) 337-4434

2705 Tamiami Trail Unit 415
Punta Gorda, Florida 33950
PHONE: (414) 639-2450
FAX: (414) 639-2438
L.A. LICENSE: LC 000063

PROJECT INFORMATION:

PREPARED FOR:

CONSULTANT:

DESIGN PROFESSIONAL:

GREGORY J. DISERIO, RLA
RLA NO. 840 DATE:
STATE OF FLORIDA

PROJECT NO.	214070
PROJECT MGR.	GREG DISERIO
FILE NAME:	COCONUT POINT ALF L3
DESIGNER:	GJD
CAD TECH:	GJD
CHECKED BY:	
ISSUED FOR:	MINOR CHANGE TO DEVELOPMENT ORDER

ISSUED DATE:	JUNE 13, 2014
REVISIONS:	JULY 18, 2014 CTY. COMMENTS
	OCT 31, 2014 BSU COMMENTS
	SEPT 15, 2015 PINE MULCH NOTES
	FEB. 9, 2016 CARPORTS-PAVERS

SHEET TITLE:
LANDSCAPE PLAN

STREET NUMBER:
L-3

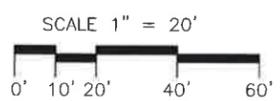
GENERAL LANDSCAPE NOTES

1. THE QUALITY OF ALL PLANT MATERIAL WILL MEET THE STANDARDS FOR FLORIDA GRADE NO. 1 (OR BETTER), AS GOVERNED IN "GRADES AND STANDARDS FOR NURSERY PLANTS".
2. ALL PLANTED TREES AND PALMS WILL HAVE A 3" DEEP SAUCER CONSTRUCTED FROM THE TRUNK OF THE TREE OR PALM, MINIMUM OF 4" DIAMETER.
3. ALL PLANTING BEDS SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF MULCH AND SHALL BE WEED FREE. MULCH SHALL BE GRADE B OR BETTER. CONTRACTOR SHALL REMOVE ANY VEGETATIVE GROWTH AND APPLY A PRE-EMERGENT WEED KILLER PER SPECIFICATIONS PRIOR TO MULCHING.
4. NO CODE REQUIRED PLANTINGS SHALL BE INSTALLED IN EASEMENTS. ABOVE CODE PLANTINGS SHALL BE REPLACED AT THE OPTION AND COST OF DEVELOPER SHOULD FUTURE UTILITY WORK REQUIRE REMOVAL.
5. ANY AND ALL EXOTIC VEGETATION INCLUDING: EARLEAF ACACIA, WOMAN'S TONGUE, BISHOPWOOD, AUSTRALIAN PINE, CARROTWOOD, ROSEWOOD, AIR POTATO, MURRAY RED GUM, WEeping FIG, CUBAN LAUREL FIG, JAPANESE CLIMBING FERN, OLD WORD CLIMBING FERN, MELALEUCA, DOWNY ROSE MYRTLE, CHINESE TALLOW, BRAZILLIAN PEPPER, FLORIDA HOLLY, TROPICAL SODA APPLE, JAVA PLUM, ROSE APPLE, CORK TREE AND WEDELIA, ON THE PROPERTY SHALL BE COMPLETELY REMOVED AND DISPOSED OF OFF SITE BY THE CONTRACTOR. THE SITE SHALL BE MAINTAINED FREE OF INVASIVE EXOTIC VEGETATION IN PERPETUITY.
6. TREES SHALL BE A MINIMUM OF 12'-14" IN HEIGHT WITH A 3" CALIPER MEASURED AT 1' ABOVE GROUND LEVEL WITH A SIX FOOT CANOPY UNLESS SPECIFIED AS 20' TALL TREES PER PLAN AND PLANT LIST.
7. A MINIMUM OF 100% OF THE CODE BUFFER TREES AND SHRUBS SHALL BE OF A NATIVE SPECIES.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE LOCATIONS OF ALL UTILITIES AND ALL SITE CONDITIONS PRIOR TO THE START OF LANDSCAPE INSTALLATION.
9. FERTILIZER SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND LEE COUNTY ORDINANCES
10. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINE GRADE ALL PLANTING AND SODDING AREAS PRIOR TO PLANT OR SOD INSTALLATION. CONTRACTOR SHALL OBTAIN OWNER APPROVAL OF FINAL GRADES.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE TAKEOFFS. PLANT LIST IS PROVIDED FOR REFERENCE ONLY.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE UNTIL FINAL ACCEPTANCE AND IN COMPLIANCE WITH SPECIFICATIONS.
13. CONTRACTOR SHALL REMOVE ALL TAGS, TAPE AND SUPPORTS (EXCEPT STAKING GUYS) FROM ALL PLANTINGS PRIOR TO FINAL ACCEPTANCE.
14. ALL AREAS OF THE SITE NOT PLANTED SHALL BE SODDED IN ACCORDANCE WITH PLANS. REFER TO ENGINEERING PLANS FOR ADDITIONAL SPECIFICATIONS.
15. THE REQUIRED PLANTINGS SHALL BE IRRIGATED IN ACCORDANCE WITH LDC REQUIREMENTS. REFER TO CONSTRUCTION DOCUMENTS FOR COMPLETE IRRIGATION PLANS.
16. THE PARKING LOTS SHALL BE SLEEVED FOR IRRIGATION BY THE LANDSCAPE CONTRACTOR. COORDINATE WITH CIVIL ENGINEERING PLANS.
17. ALL BASE ROCK SHALL BE REMOVED FROM LANDSCAPE PARKING ISLANDS.
18. PRIOR TO CERTIFICATE OF COMPLIANCE NO TREES SHALL BE PLANTED WHERE THEY INTERFERE WITH BUILDINGS, UTILITIES, SITE DRAINAGE, VIEWS, SIGNS, OR WHERE THEY WILL REQUIRE FREQUENT PRUNING TO AVOID POWER LINES AT MATURE HEIGHTS IN PERPETUITY UNLESS A WRITTEN STATEMENT IS PROVIDED PER LDC SEC. 10-421 A.5.
19. THE CONTRACTOR SHALL PROVIDE (PRESSURE COMPENSATING SCREENS) AS NECESSARY TO REDUCE OR ELIMINATE OVERSPRAY INTO STREETS, WALKS OR OTHER AREAS AS DICTATED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
20. PLANS PREPARED FOR DEVELOPMENT ORDER APPROVAL. REFER TO ADDITIONAL LANDSCAPE CONSTRUCTION DOCUMENTS FOR COURTYARD PLANTINGS.

PERIMETER BUFFERS TO BE MULCHED WITH PINE STRAW PER OAKBROOK PROPERTIES REQUIREMENTS

LANDSCAPE PLAN

PLANT LABEL KEY
3 LIVE OAK = CODE REQUIRED PLANTINGS



ALL RIGHTS OF DESIGN AND INVENTION ARE EXPRESSLY RESERVED. 2008/04/25/AM

ANY USE OR REPRODUCTION WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THIS CORPORATION IS PROHIBITED.

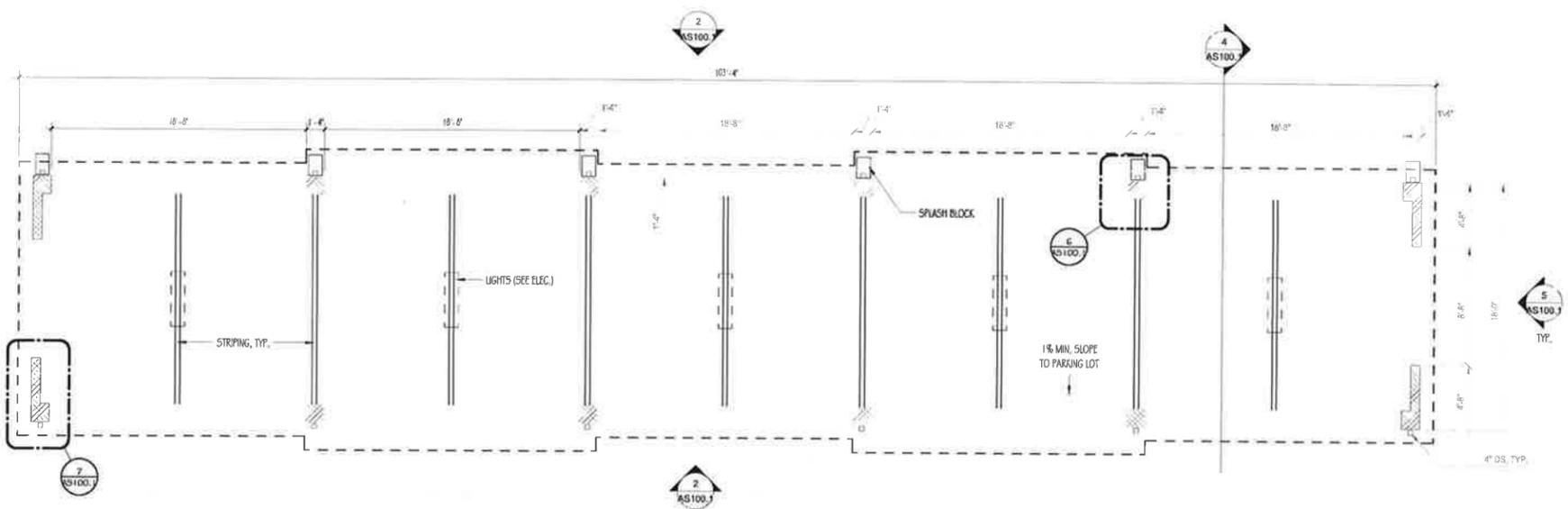
© 2014 THIS DRAWING IS THE INSTRUMENT OF SERVICE AND PROPERTY OF PCH GROUP, INC.

REVISIONS	DATE	BY	DESCRIPTION
1	02/08/2016		CARPORIT PERMIT

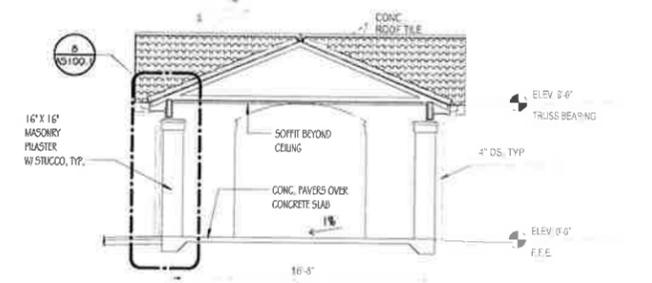
JOB NO. 13009 #
DATE 08-22-2014
DRAWN
CHECK
ACCEPTED

SENIOR LIVING FACILITY
COCONUT POINT, FLORIDA

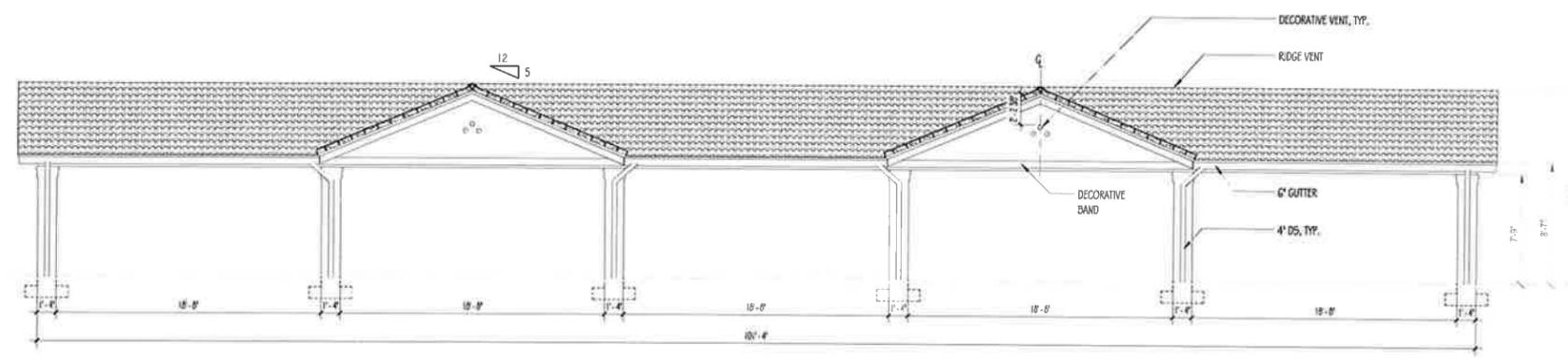
CARPORIT PLAN AND DETAILS
AS100.1



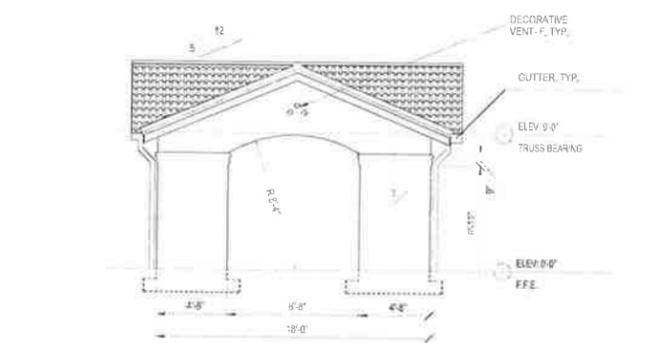
3/16" = 1'-0" 1 PLAN



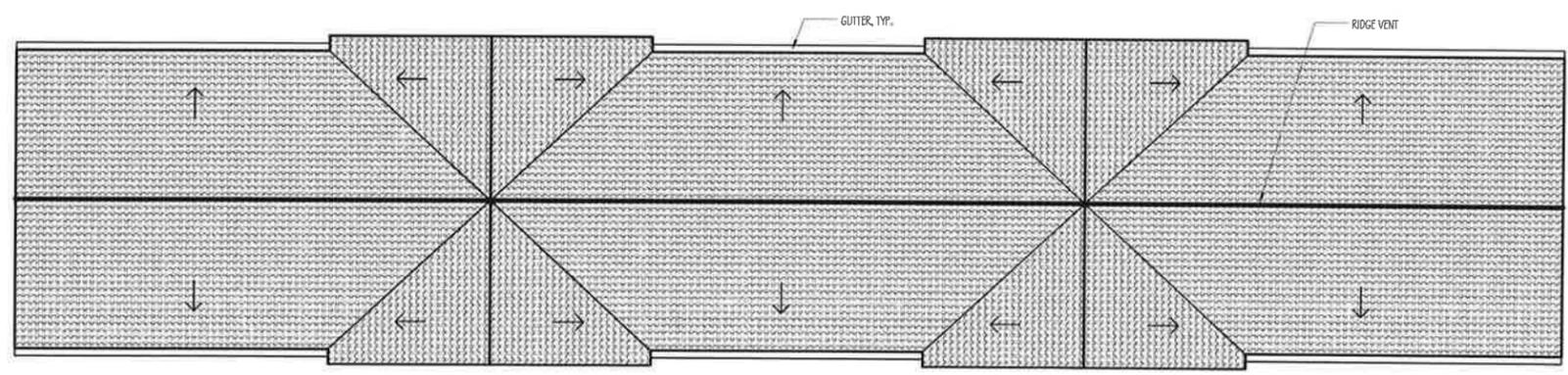
3/16" = 1'-0" 4 SECTION



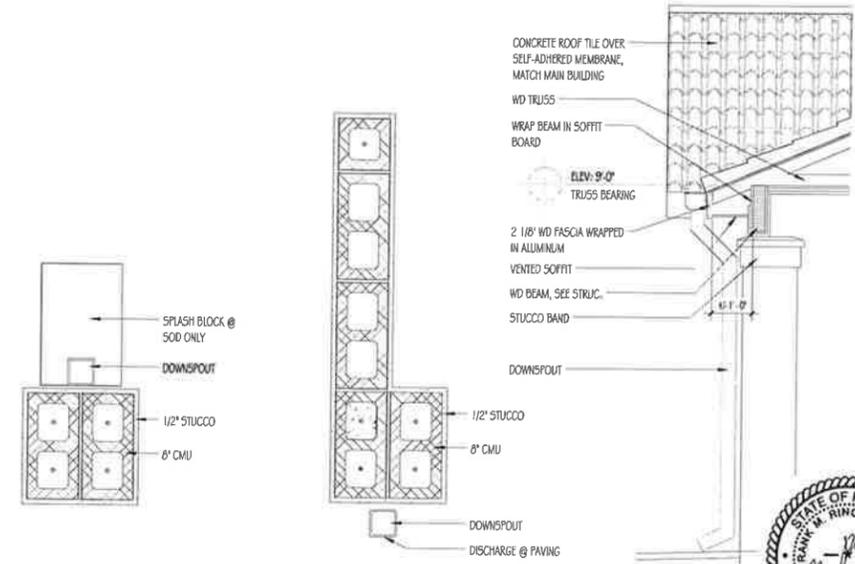
3/16" = 1'-0" 2 FRONT & BACK ELEVATION



3/16" = 1'-0" 5 TYPICAL SIDE ELEVATION



3/16" = 1'-0" 3 ROOF PLAN



1" = 1'-0" 6 PLAN DETAIL

1" = 1'-0" 7 PLAN DETAIL

1/2" = 1'-0" 8



2-8-2016
Frank M. Ringhofer