



13<sup>TH</sup> FLOOR  
INVESTMENTS



# Edera at Coconut Point

Core Working Team

Coconut Point Overview

Existing Project Site

Proposed Development Plans

About 13<sup>th</sup> Floor Investments

# Coconut Point Tract 1A Working Team



**DEVELOPER**

**13TH FLOOR**

**ARCHITECTURE**

**JOE MCHARRIS**

McHarris Planning & Design

**ALBERT CORDOVES**

Corwil Architects

**LANDSCAPE  
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**GREG DISERIO**

David M. Jones, Jr. & Associates

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Hole Montes

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Hole Montes

**LAND USE**

**NEALE MONTGOMERY**

Pavese Law Firm

**TRAFFIC**

**TED TREESH**

TRT Transportation

CONSULTANT TEAM

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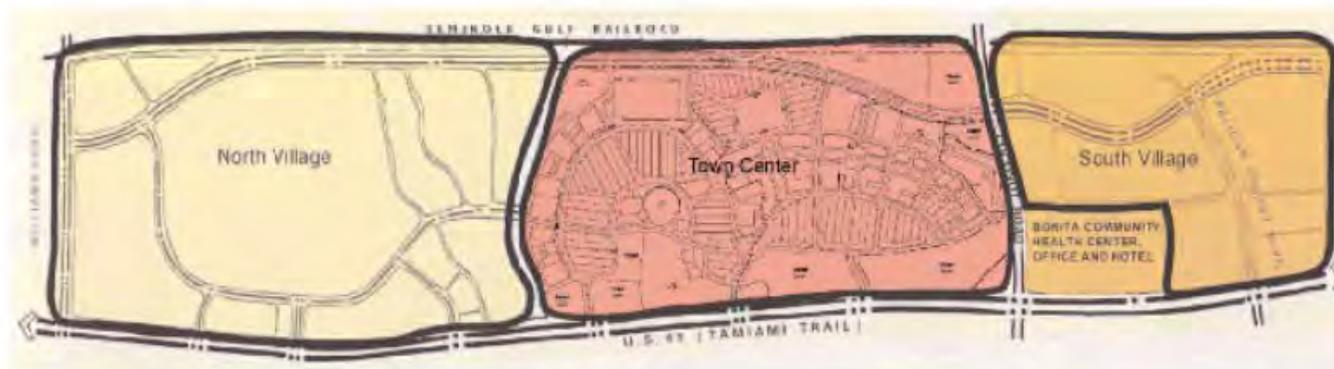
### III. DISTRICT CHARACTERISTICS

Coconut Point is made up of three districts: the North Village, the Town Center, and the South Village. Each of these districts maintains a distinct neighborhood character while at the same time contributing thoroughly to a unifying overall identity for Coconut Point. The differences between the districts are characterized primarily by differences in use.

The North Village, with its lower density single and multi-family housing, together with an array of open space, commercial support and recreational activities, projects a decidedly suburban image. The Town Center is a rich mix of commercial activity: shops and restaurants, entertainment venues and public courtyards. This is a gathering place for the community, lively and active because of the urban housing, offices and hotels that are part of the mix. South Village lies directly adjacent to the Town Center and contains a concentration of medical offices, the Bonita Community Health Center, congregational care, convenience shopping and residential neighborhoods. The residential component of the South Village is comprised of moderate density, attached unit housing types.

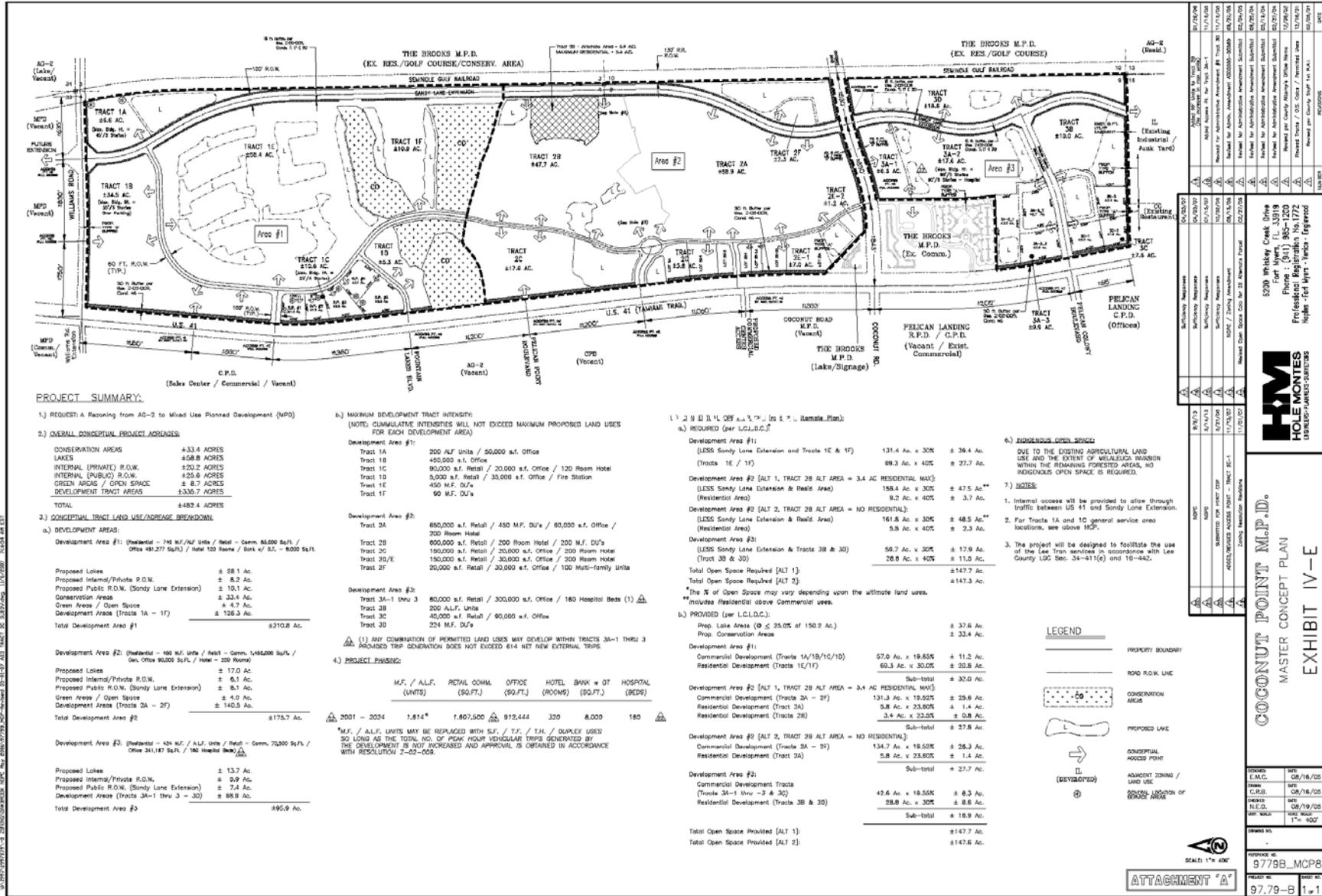
While the differences in use between the districts gain subtle expression in a variety of factors such as the massing and architecture of the distinct building types and unique site and landscape requirements, the districts remain governed by the design principles and standards outlined in this manual. Further descriptions of the three districts, intended as a means to provide design direction and outline key district features and neighborhood character, are outlined below.

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PART 1 INTRODUCTION



JUNE 14, 2004

# Coconut Point Master Concept Plan



### PROJECT SUMMARY:

- REQUEST: A Rezoning from AG-2 to Mixed Use Planned Development (MUPD)
- OVERALL CONCEPTUAL PROJECT ACREAGES:
 

CONSERVATION AREAS	433.4 ACRES
LAKES	458.8 ACRES
INTERNAL (PRIVATE) R.O.W.	420.2 ACRES
INTERNAL (PUBLIC) R.O.W.	425.6 ACRES
GREEN AREAS / OPEN SPACE	48.7 ACRES
DEVELOPMENT TRACT AREAS	433.0 ACRES
TOTAL	4482.4 ACRES
- CONCEPTUAL TRACT LAND USE/ACREAGE BREAKDOWN:
 

Development Area #1: (Overall = 740 A.C. / A.L.F. Units / Retail = Comm. 50,000 Sq.Ft. / Office 481,277 Sq.Ft. / Hotel 100 Rooms / Bldg. w/ 93. = 8000 Sq.Ft.)	
Proposed Lakes	± 88.1 Ac.
Proposed Internal/Private R.O.W.	± 8.2 Ac.
Proposed Public R.O.W. (Sandy Lane Extension)	± 10.1 Ac.
Conservation Areas	± 22.4 Ac.
Green Areas / Open Space	± 4.7 Ac.
Development Areas (Tracts 1A - 1F)	± 126.3 Ac.
Total Development Area #1	± 210.8 Ac.
Development Area #2: (Overall = 490 A.C. / A.L.F. Units / Retail = Comm. 1,455,000 Sq.Ft. / Conv. Office 90,000 Sq.Ft. / Hotel = 250 Rooms)	
Proposed Lakes	± 17.0 Ac.
Proposed Internal/Private R.O.W.	± 6.1 Ac.
Proposed Public R.O.W. (Sandy Lane Extension)	± 8.1 Ac.
Green Areas / Open Space	± 4.0 Ac.
Development Areas (Tracts 2A - 2F)	± 145.8 Ac.
Total Development Area #2	± 175.7 Ac.
Development Area #3: (Overall = 424 A.C. / A.L.F. Units / Retail = Comm. 70,000 Sq.Ft. / Office 241,187 Sq.Ft. / 160 Hospital Beds)	
Proposed Lakes	± 13.7 Ac.
Proposed Internal/Private R.O.W.	± 2.9 Ac.
Proposed Public R.O.W. (Sandy Lane Extension)	± 7.4 Ac.
Development Areas (Tracts 3A-1 thru 3 - 3C)	± 88.8 Ac.
Total Development Area #3	± 86.9 Ac.

- MAXIMUM DEVELOPMENT TRACT INTENSITY:
 

Development Area #1:	
Tract 1A	200 A.L.F. Units / 50,000 s.f. Office
Tract 1B	450,000 s.f. Office
Tract 1C	90,000 s.f. Retail / 20,000 s.f. Office / 120 Room Hotel
Tract 1D	5,000 s.f. Retail / 30,000 s.f. Office / Fire Station
Tract 1E	450 M.F. DU's
Tract 1F	90 M.F. DU's
Development Area #2:	
Tract 2A	650,000 s.f. Retail / 450 M.F. DU's / 60,000 s.f. Office / 200 Room Hotel
Tract 2B	600,000 s.f. Retail / 200 Room Hotel / 200 M.F. DU's
Tract 2C	160,000 s.f. Retail / 20,000 s.f. Office / 200 Room Hotel
Tract 2D/E	150,000 s.f. Retail / 30,000 s.f. Office / 200 Room Hotel
Tract 2F	20,000 s.f. Retail / 30,000 s.f. Office / 100 Multi-family Units
Development Area #3:	
Tract 3A-1 thru 3	80,000 s.f. Retail / 300,000 s.f. Office / 160 Hospital Beds (1)
Tract 3B	200 A.L.F. Units
Tract 3C	45,000 s.f. Retail / 60,000 s.f. Office
Tract 3D	224 M.F. DU's

- DEVELOPMENT AREAS:
 

Development Area #1:	131.4 Ac. x 30% ± 38.4 Ac.
(Tracts 1E & 1F)	69.3 Ac. x 40% ± 27.7 Ac.
Development Area #2 [ALT 1, TRACT 2B ALT AREA = 3.4 AC RESIDENTIAL MAX] (LESS Sandy Lane Extension & Road Area)	158.4 Ac. x 30% ± 47.5 Ac.**
(Residential Area)	9.2 Ac. x 40% ± 3.7 Ac.
Development Area #2 [ALT 2, TRACT 2B ALT AREA = NO RESIDENTIAL] (LESS Sandy Lane Extension & Road Area)	161.8 Ac. x 30% ± 48.5 Ac.**
(Residential Area)	5.8 Ac. x 40% ± 2.3 Ac.
Development Area #3:	56.7 Ac. x 30% ± 17.0 Ac.
(LESS Sandy Lane Extension & Tracts 3B & 3C)	28.8 Ac. x 40% ± 11.5 Ac.
Total Open Space Required [ALT 1]	± 147.7 Ac.
Total Open Space Required [ALT 2]	± 147.3 Ac.
- PROVIDED (see L.C.D.C.):
 

Prop. Lake Areas (0 ≤ 25.0% of 150.9 Ac.)	± 37.6 Ac.
Prop. Conservation Areas	± 33.4 Ac.
Development Area #1:	
Commercial Development (Tracts 1A/1B/1C/1D)	57.0 Ac. x 19.55% ± 11.2 Ac.
Residential Development (Tracts 1E/1F)	60.3 Ac. x 30.0% ± 20.8 Ac.
Sub-total	± 32.0 Ac.
Development Area #2 [ALT 1, TRACT 2B ALT AREA = 3.4 AC RESIDENTIAL MAX]	
Commercial Development (Tracts 2A - 2F)	131.3 Ac. x 19.55% ± 25.6 Ac.
Residential Development (Tract 2B)	6.8 Ac. x 33.55% ± 1.4 Ac.
Residential Development (Tract 2B)	3.4 Ac. x 23.5% ± 0.8 Ac.
Sub-total	± 27.8 Ac.
Development Area #2 [ALT 2, TRACT 2B ALT AREA = NO RESIDENTIAL]:	
Commercial Development (Tracts 2A - 2F)	134.7 Ac. x 19.55% ± 26.2 Ac.
Residential Development (Tract 2B)	5.8 Ac. x 23.55% ± 1.4 Ac.
Sub-total	± 27.7 Ac.
Development Area #3:	
Commercial Development (Tracts 3A - 3C)	42.6 Ac. x 18.55% ± 8.3 Ac.
Residential Development (Tracts 3B & 3D)	28.8 Ac. x 30% ± 8.6 Ac.
Sub-total	± 16.9 Ac.
Total Open Space Provided [ALT 1]	± 147.7 Ac.
Total Open Space Provided [ALT 2]	± 147.6 Ac.

### LEGEND

- PROPERTY BOUNDARY
- ROAD R.O.W. LINE
- CONSERVATION AREAS
- PROPOSED LAKE
- CONCEPTUAL ACCESS POINT
- ADJACENT ZONING / LAND USE
- GENERAL LOCATION OF SPORT AREAS

DATE	01/15/2024	BY	13TH FLOOR INVESTMENTS
REVISION		DATE	
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2	01/15/2024	BY	13TH FLOOR INVESTMENTS
3	01/15/2024	BY	13TH FLOOR INVESTMENTS
4	01/15/2024	BY	13TH FLOOR INVESTMENTS
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49	01/15/2024	BY	13TH FLOOR INVESTMENTS
50	01/15/2024	BY	13TH FLOOR INVESTMENTS

5200 Whitehall Creek, Suite 1000  
 Phone: (941) 851-1200  
 Professional Registration No. 1772  
 Naples - Fort Myers - Venice - Englewood

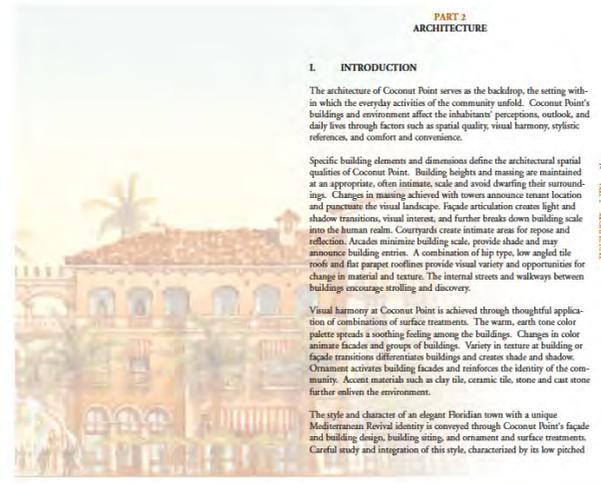
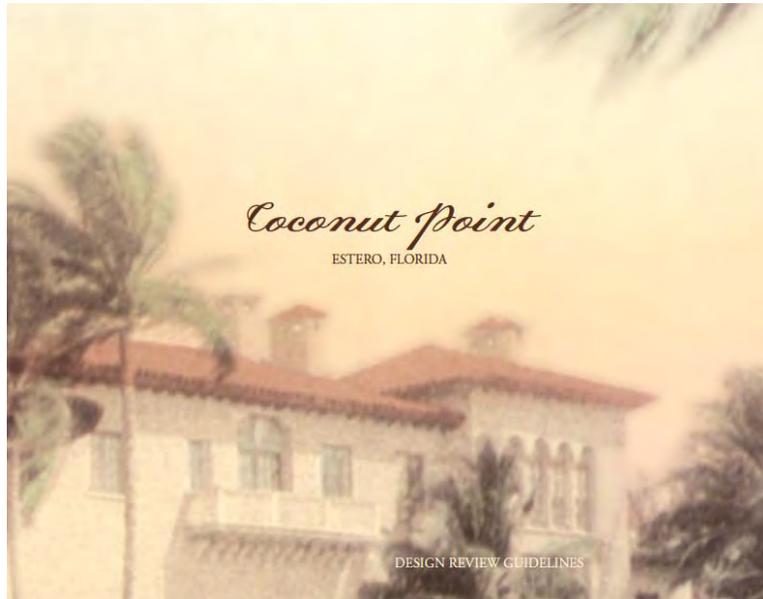
**H.M. HOLE MONTES**  
 DEVELOPER/PLANNERS/ARCHITECTS

**COCONUT POINT M.P.D.**  
 MASTER CONCEPT PLAN  
 EXHIBIT IV-E

SCALE: 1" = 400'

ATTACHMENT "A"  
 9779B\_MCPB  
 97.79-B 1 of 1

# Coconut Point Design Review Guidelines



**PART 2 ARCHITECTURE**

**I. INTRODUCTION**

The architecture of Coconut Point serves as the backdrop, the setting within which the everyday activities of the community unfold. Coconut Point's buildings and environment affect the inhabitants' perceptions, outlook, and daily lives through factors such as spatial quality, visual harmony, stylistic references, and comfort and convenience.

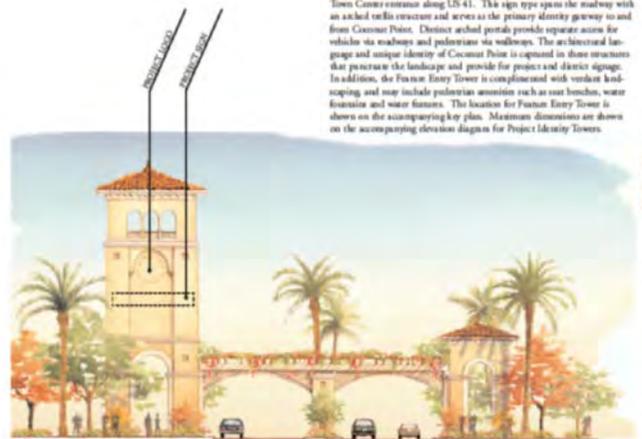
Specific building elements and dimensions define the architectural spatial qualities of Coconut Point. Building heights and massing are maintained at an appropriate, often intimate, scale and avoid dwarfing their surroundings. Changes in massing achieved with towers announce tenant location and punctuate the visual landscape. Façade articulation creates light and shadow transitions, visual interest, and further breaks down building scale into the human realm. Courtyards create intimate areas for repose and reflection. Arcades minimize building scale, provide shade and may announce building entries. A combination of hip type, low angled tile roofs and flat parapet rooflines provide visual variety and opportunities for change in material and texture. The internal streets and walkways between buildings encourage strolling and discovery.

Visual harmony at Coconut Point is achieved through thoughtful application of combinations of surface treatments. The warm, earth tone color palette spreads a soothing feeling among the buildings. Changes in color animates facades and groups of buildings. Variety in texture at building or facade transitions differentiates building and creates shade and shadow. Ornament activates building facades and reinforces the identity of the community. Accent materials such as clay tile, ceramic tile, stone and cast stone further enliven the environment.

The style and character of an elegant Floridian town with a unique Mediterranean Revival identity is conveyed through Coconut Point's facade and building design, building siting, and ornament and surface treatments. Careful study and integration of this style, characterized by its low pitched

**A. Future Entry Tower - Entry Sign Type 1**

A major architectural statement, the Future Entry Tower is located at the Town Center entrance along US 41. This sign type opens the roadway with an arched entry structure and serves as the primary identity gateway to and from Coconut Point. Distinct arched portals provide separate access for vehicles via roadway and pedestrians via walkways. The architectural language and unique identity of Coconut Point is captured in these structures that punctuate the landscape and provide for project and district signage. In addition, the Future Entry Tower is complemented with verdant landscaping and may include pedestrian amenities such as rest benches, water fountains and water features. The location for Future Entry Tower is shown on the accompanying key plan. Maximum dimensions are shown on the accompanying elevation diagrams for Project Identity Towers.



**III. LANDSCAPE DESIGN**

**1. General Characteristics of Landscape Design at Coconut Point**



The placement, location, and scale of plant materials at Coconut Point is an important aspect to the Landscape Design. Landscape up-keep and irrigation issues are equally important functional aspects to all landscape design at Coconut Point.

The following guidelines address planting points, irrigation, landscaped entries, and general landscape care. In addition, a comprehensive Approved and Recommended plant list is included for designer reference.

All landscape plans are to be prepared and sealed by a Landscape Architect licensed in the state of Florida. All plans must be submitted to the DRA for review and approval, in conjunction with site plans and architectural plans.

The landscape plans must show all proposed site improvements, including buildings, parking, sidewalks, lakes, fences, amenities, etc.; all tree, shrub and sod locations, sizes and quantities.



## Coconut Point Mitigation Elements

- **Common architectural, signage and lighting design**
- **Common landscaping, preservation and open space design**
- **Specific US 41 and Sandy Lane (Via Coconut) landscape buffer design**
- **Common surface water management and irrigation systems**
- **Dedication of Estero Fire station land (onsite)**
- **Dedication of 10 acres (offsite) to Lee County School Board**
- **Contributed \$600,000 to the Lee County Affordable Housing trust**
- **Contributed \$400,000 to FGCU for subsidizing student housing**
- **Project traffic mitigation through combination of cash payments and pipelined road improvements totaling \$14,600,000 (2002 dollars) which included 4 lane Sandy Lane (Via Coconut) from Corkscrew Road to Pelican Colony Blvd Extension and 4 lane Pelican Colony Blvd Extension from US 41 to Sandy Lane (Via Coconut).**

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## Current Approvals

- Zoned Mixed Planned Development (MPD) and approved for Development of Regional Impact (DRI) as part of the overall 482 ac Coconut Point project
- Recorded plat for 6.6 ac Tract 1A within Development Area #1 of Coconut Point
- Approved by SFWMD and Army Corp of Engineers (ACOE) for surface water management and environmental design / permits
- Approved / constructed under Lee County DO for clearing / filling site in 2004
- Approved land uses for various commercial retail / offices and ALF units
- Approved maximum building height of 45' / 3 stories
- Approved DRI / MPD traffic trips for 200 ALF units
- Approved / constructed singular access point and turn lane at intersection of Via Coconut and Via Villagio
- Surface water management, irrigation, potable water and sanitary sewer services planned / constructed for site in 2004 - 2006
- Approved / constructed Williams Road perimeter buffer

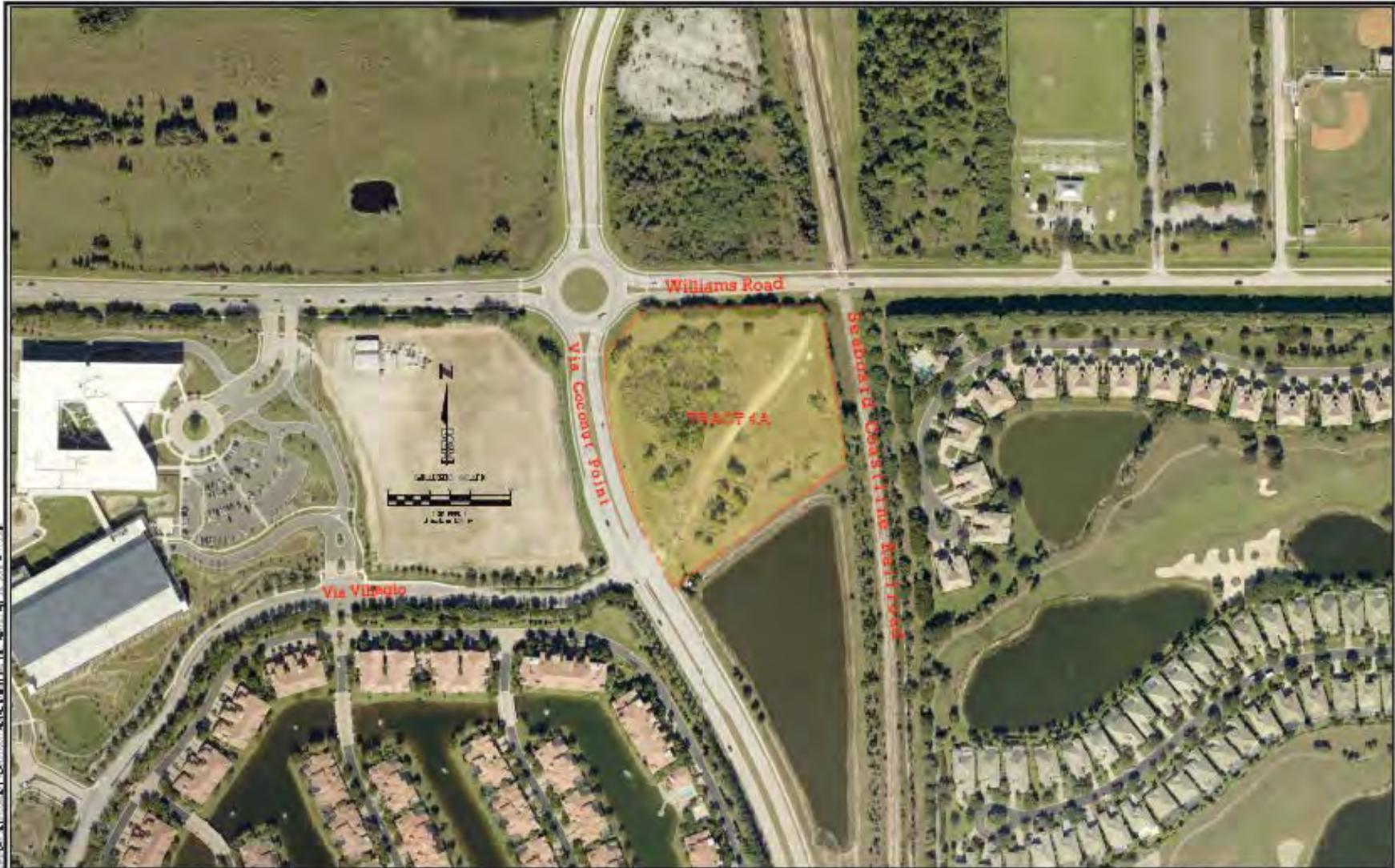
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**COCONUT POINT**  
LEE COUNTY, FLORIDA

**TRACT 1-A**  
AERIAL EXHIBIT - 2016

**HM**  
HOLE MONTES  
DAVID FLAHERTY-UNION  
6000 Wilshire Creek Drive  
Fort Myers, FL 33910  
Phone: (239) 988-1200  
Florida Certificate of  
Authorization No. 1772

# Coconut Point Tract 1A Conceptual Site Plan (Color)



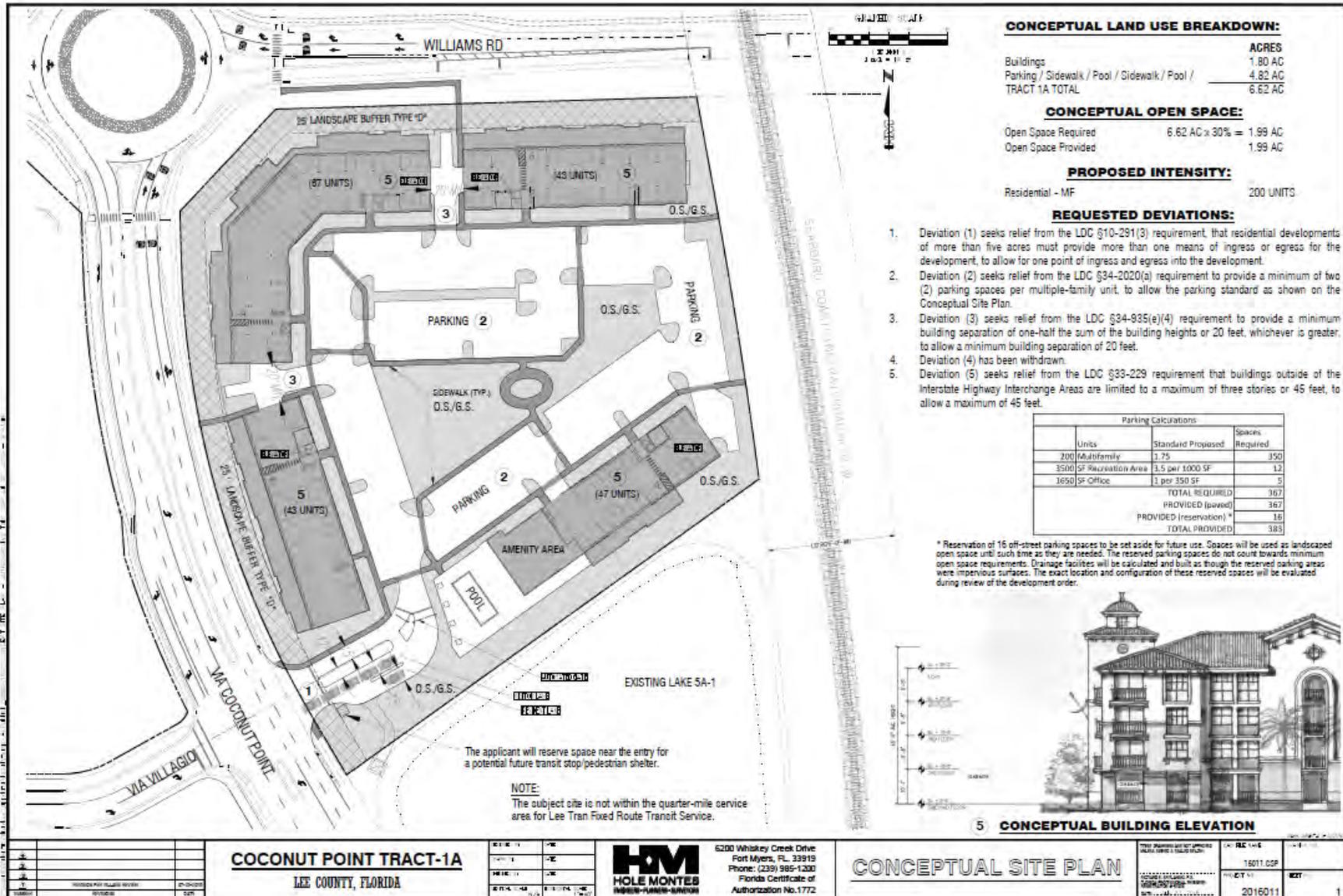
**COCONUT POINT**  
LEE COUNTY, FLORIDA

**TRACT 1-A**  
MASTER DEVELOPMENT EXHIBIT



6200 Whiskey Creek Drive  
Fort Myers, FL 33919  
Phone: (239) 985-1200  
Florida Certificate of  
Authorization No. 1772

# Coconut Point Tract 1A Conceptual Site Plan

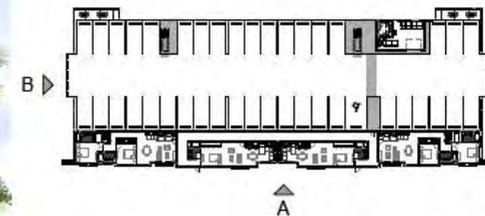




**ELEVATION - A**  
SCALE: 3/32" = 1'-0"



**ELEVATION - B**  
SCALE: 3/32" = 1'-0"



**KEY PLAN**  
SCALE: N.T.S.



**ELEVATION - C**  
SCALE: 3/32" = 1'-0"

- EL. + 80'0" TOP
- EL. + 28'4" 4TH FLOOR
- EL. + 15'8" 3RD FLOOR
- EL. + 12'0" 2ND FLOOR
- EL. + 0'0" GROUND FLOOR

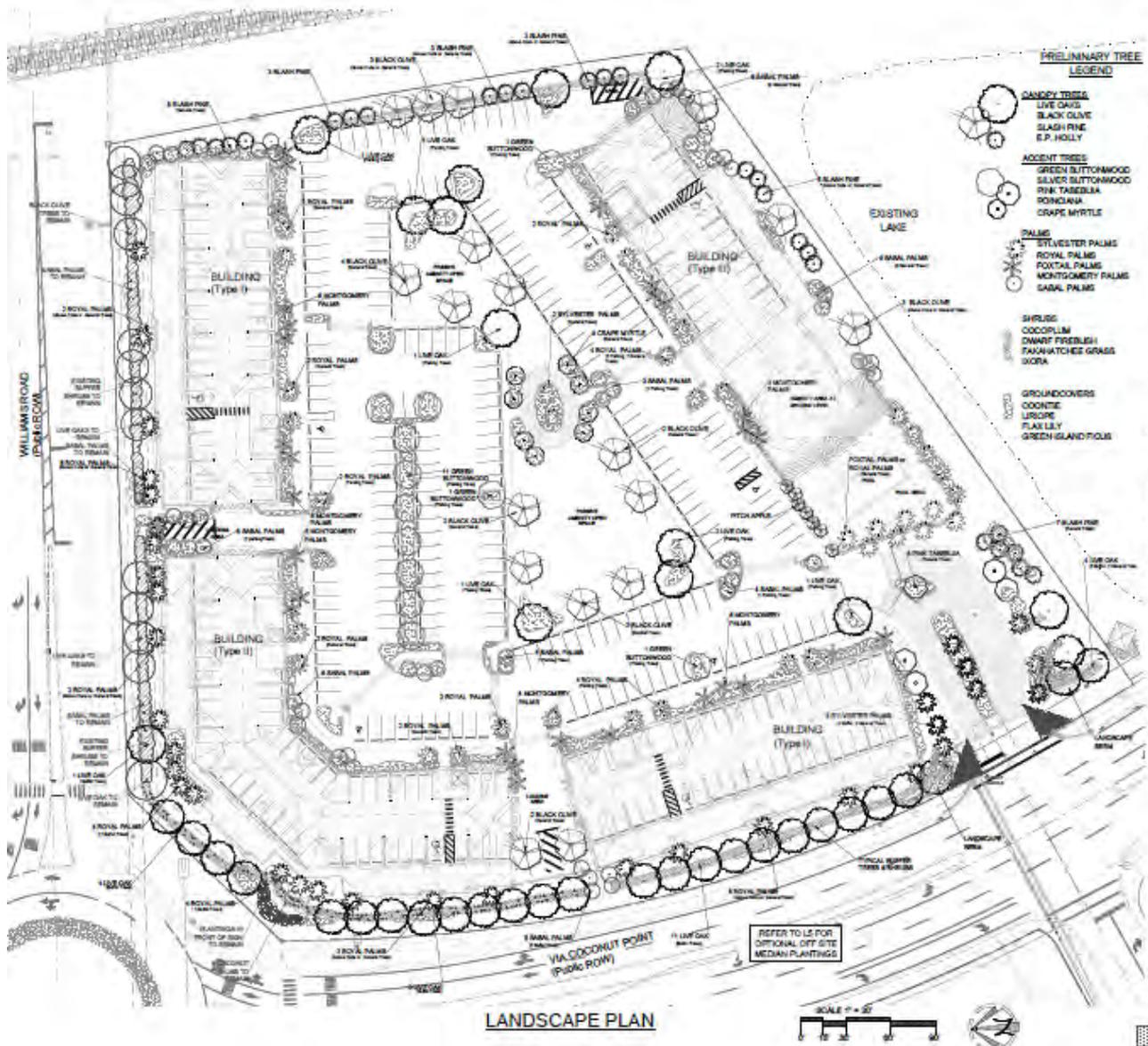


**ELEVATION - D**  
SCALE: 3/32" = 1'-0"

**KEY PLAN**  
SCALE: N.T.S.

- EL. + 80'0" TOP
- EL. + 28'4" 4TH FLOOR
- EL. + 15'8" 3RD FLOOR
- EL. + 12'0" 2ND FLOOR
- EL. + 0'0" GROUND FL.

# Landscape Plans (I)



- GENERAL LANDSCAPE NOTES**
1. THE QUALITY OF ALL PLANT MATERIAL WILL MEET THE STANDARDS FOR FLORIDA GRADE 1 (1) LABEL. ALL SPECIMENS TO BE INSTALLED AS SPECIFIED FOR "MATURE PLANT".
  2. ALL PLANTED TREES AND PALMS WILL HAVE A 3" TRUNK GAUGE, COLLECTED FROM THE TRUNK OF THE TREE OR PALM, MATURE OF 2" DIAMETER.
  3. ALL PLANTED TREES SHALL BE CORONED WITH A 2" BRASS BRITNEY WELCH AND SHALL BE SPREAD FROM. MULCH SHALL BE 3" DEEP OF BETTER. CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM AND SOIL 1" AND EMERGENCY TREES SHALL BE SPECIFICALLY NOTED TO BE IRRIGATED.
  4. NO CODE REQUIRED PLANTINGS SHALL BE INSTALLED IN BARBERSHOPS, NEAR OR PLANTINGS SHALL BE REPLACED AT THE OPTION AND COST OF OWNER. OTHER CODES SHALL BE SPECIFICALLY NOTED. REMOVAL.
  5. ANY AND ALL EXISTING VEGETATION INCLUDING: ANIMALS, ACRES, BARRIERS, TREES, BENCHES, ALTERNATIVE PLANTING, CANYON, REDWOOD, AND POTENTIAL BARRIERS AND WATERSHEDS, CEMETERY, LAUREL, PALM, JAPANESE CLAMMING PALM, OLD WOOD CLAMMING PALM, MELALEUCA, CONY, HOPE, ERECT, CHERRY, YALLOU, BRONZE, JEFFER, FLORIDA HOLLY, TROPICAL BUSH PALM, JACK PALM, HOPE, AND A 2" TRUNK GAUGE AND BRASS BRITNEY WELCH SHALL BE SPECIFICALLY NOTED AND CORONED AT THE OPTION AND COST OF OWNER. THE SITE SHALL BE MAINTAINED FREE OF INVASIVE SPECIES AND WEEDS, IN PERMANENT.
  6. TREES SHALL BE A MINIMUM OF 12" IN HEIGHT WITH AT LEAST ONE BRANCHING AT 4" ABOVE GROUND LEVEL WITH A BRASS BRITNEY WELCH BRANCHING NOTED AT ALL TRUNKS PER PLAN AND PLANT LIST.
  7. A MINIMUM OF 10% OF THE CODES SHALL BE INSTALLED AND IRRIGATED PER A FUTURE SPECIES.
  8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE SITES WITH THE LOCATION OF ALL UTILITIES AND ALL SITE CONDITIONS PRIOR TO THE START OF LANDSCAPE INSTALLATION.
  9. PERMITS SHALL BE IN ACCORDANCE WITH APPROPRIATE AGENCIES AND VARIATIONS OF FEDERAL LOCAL ORDINANCES.
  10. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FILE ALL PLANTING AND DESIGN WITH PERMITS PRIOR TO PLANT OR SOIL INSTALLATION. CONTRACTOR SHALL OBTAIN OWNER APPROVAL OF FINAL DESIGN.
  11. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE TOLERANCE PLANT LIST IS PROVIDED FOR REFERENCE ONLY.
  12. CONTRACTOR SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE UNTIL FINAL ACCEPTANCE AND ACCORDANCE WITH APPROPRIATE AGENCIES.
  13. CONTRACTOR SHALL REMOVE ALL TRUNK, TIPS AND BRANCHES (EXCEPT FERTILIZER) FROM ALL PLANTINGS PRIOR TO FINAL ACCEPTANCE.
  14. ALL AREAS OF THE SITE NOT PLANTED SHALL BE ACCORDING TO ACCORDANCE WITH PLANS. REFER TO SUBSEQUENT PLANS FOR ADDITIONAL SPECIFICATIONS.
  15. THE PERMITS/PLANTINGS SHALL BE PROVIDED AS APPROPRIATE PER LOCAL REQUIREMENTS. REFER TO CONSTRUCTION DOCUMENTS FOR COMPLETE INSTALLATION PLANS.
  16. THE PERMITS/PLANTINGS SHALL BE PROVIDED AS APPROPRIATE PER LOCAL REQUIREMENTS. REFER TO CONSTRUCTION DOCUMENTS FOR COMPLETE INSTALLATION PLANS.
  17. ALL BARE ROCK SHALL BE REMOVED FROM LANDSCAPE PLANTING AREAS.
  18. PRIOR TO CONTRACTOR'S COMPLETION OF PLANTING, ALL PLANTING SHALL BE PLANTED WITHIN THE PERMITS/PLANTINGS. CONTRACTOR SHALL OBTAIN OWNER APPROVAL OF FINAL DESIGN. REFER TO SUBSEQUENT PLANS FOR ADDITIONAL SPECIFICATIONS.
  19. THE CONTRACTOR SHALL PROVIDE PERMITS/PLANTINGS AND OBTAIN AS NECESSARY TO PERMITS/PLANTINGS. CONTRACTOR SHALL OBTAIN OWNER APPROVAL OF FINAL DESIGN. REFER TO SUBSEQUENT PLANS FOR ADDITIONAL SPECIFICATIONS.
  20. PLANS PROVIDED FOR DEVELOPMENT OF OWNER APPROVAL. REFER TO ADDITIONAL LANDSCAPE CONSTRUCTION DOCUMENTS FOR COMPLETE PLANTINGS.

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

PLANTING AND MAINTENANCE PLAN SHALL BE PROVIDED TO THE OWNER FOR REVIEW AND APPROVAL. REFER TO ADDITIONAL LANDSCAPE CONSTRUCTION DOCUMENTS FOR COMPLETE PLANTINGS.



**DMJA**  
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AND PLANTERS  
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1701 Center Mall East  
Fort Lauderdale, FL 33315  
Tel: 754-331-1111  
Fax: 754-331-1111  
LAUREL 13TH FLOOR

**COCONUT POINT**  
MULTI-FAMILY  
VILLAGES OF COCONUT  
FLORIDA

13TH FLOOR  
11th Floor (Accession)  
640 Pinedale Avenue (P.O.)  
Miami, FL 33133  
Tel: 786-228-8448  
Cell: 954-645-5435  
Fax: 786-228-8448

DATE: 11/11/2024  
SCALE: 1" = 20'  
SHEET NO: 13TH FLOOR  
SHEET TOTAL: 13TH FLOOR

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SHEET TOTAL: 13TH FLOOR

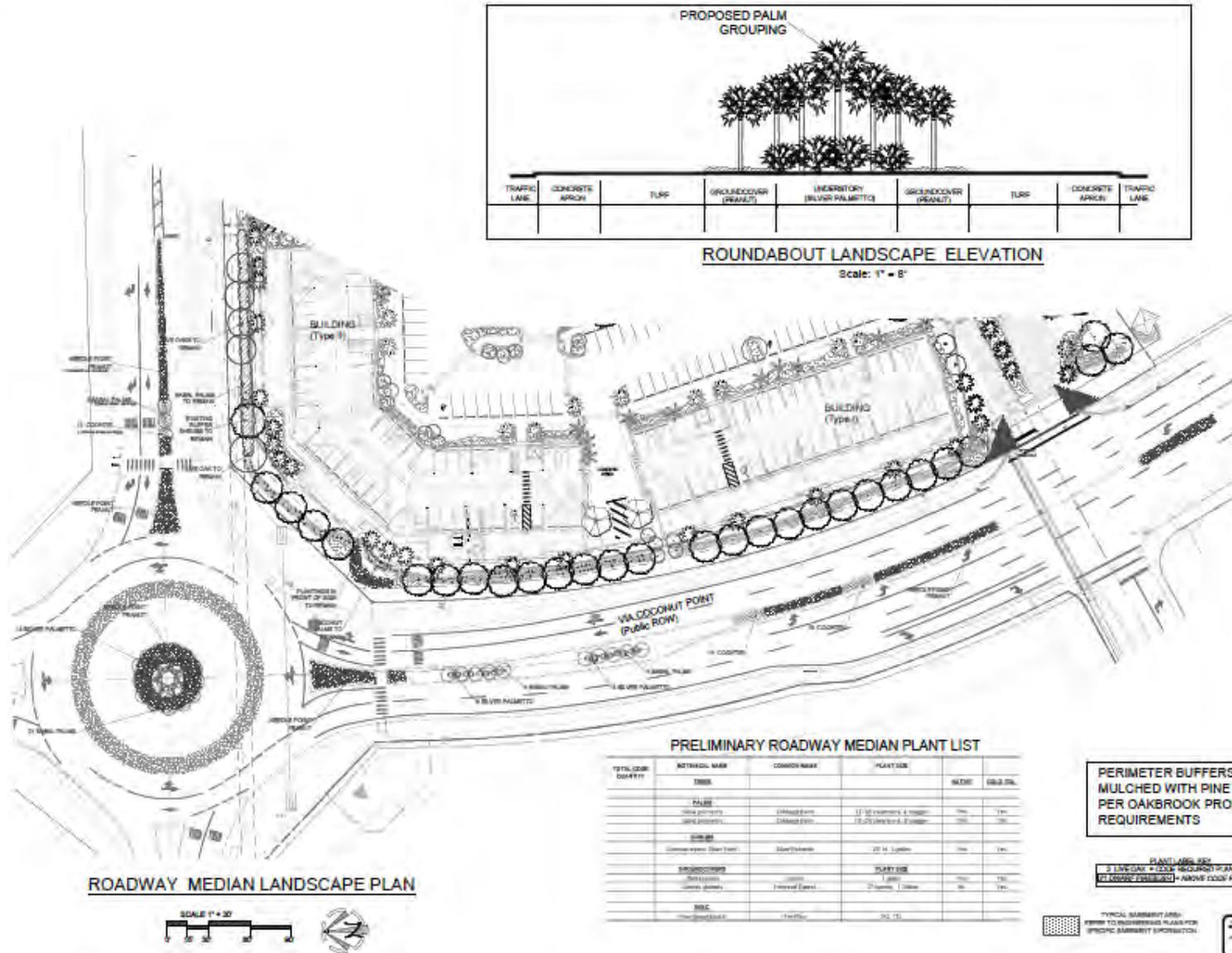
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SHEET TOTAL: 13TH FLOOR





**DMJA**  
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**COCONUT POINT**  
 MULTI-FAMILY  
 VILLAGES OF BIRDS  
 FLORIDA  
 118 Floor Level  
 666 DeSoto Avenue PMB  
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 Tel: 786-229-6466  
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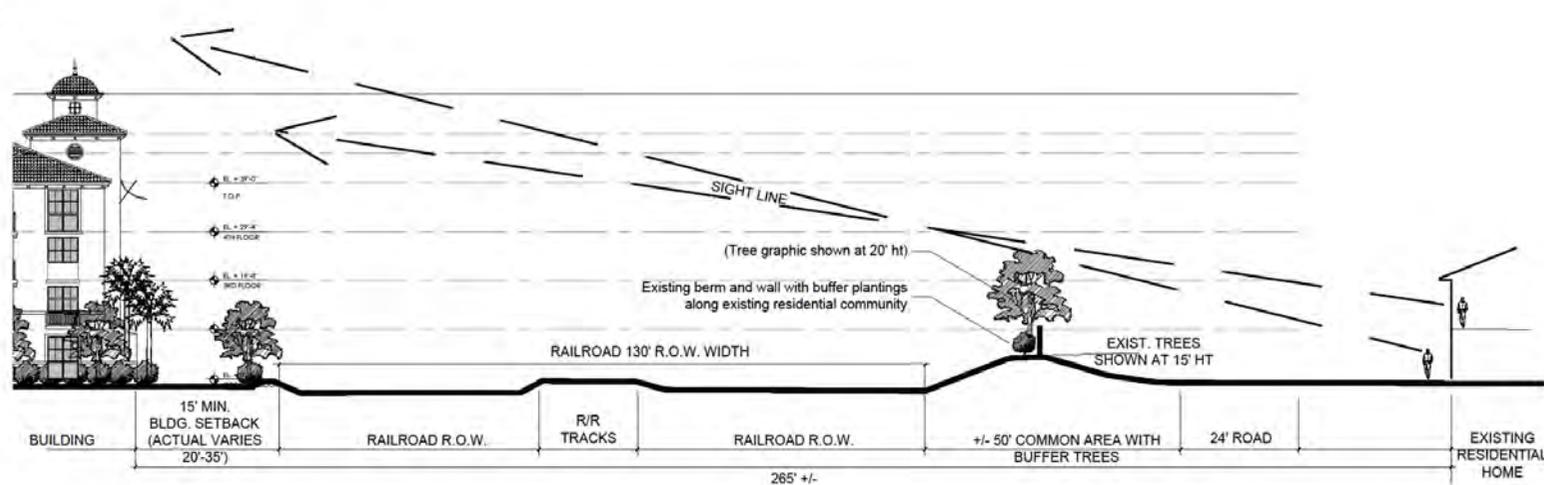
**DMJA**

**DMJA**

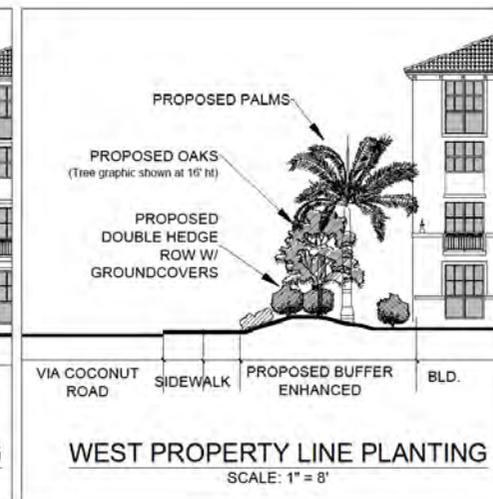
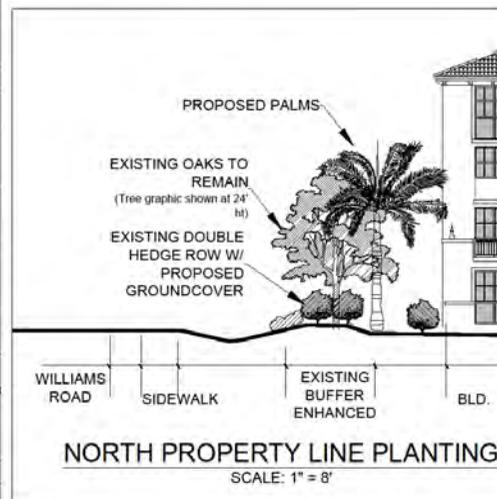
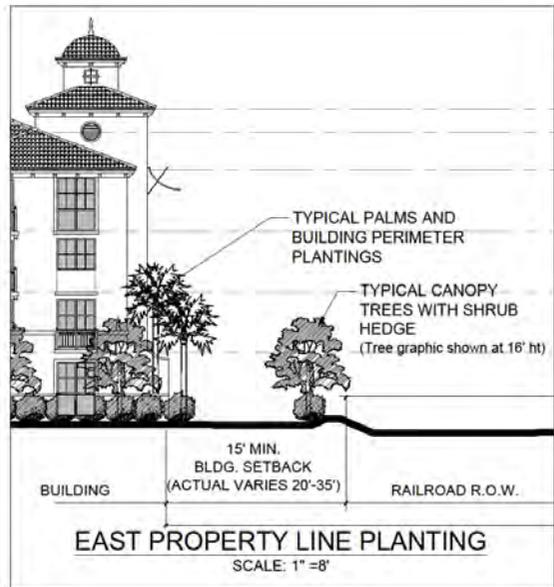
**DMJA**

**DMJA**

# Line of Sight Diagram



**SIGHT VIEW DIAGRAM**  
SCALE: 1" = 10'



**DMJA**

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PROJECT INFORMATION:  
**COCONUT POINT**  
 MULTI-FAMILY  
 VILLAGES OF ESTERO, FLORIDA

PREPARED FOR:  
 13th Floor Investments  
 848 Brickell Avenue P#11  
 Miami, FL 33131  
 TEL: 786-229-6499  
 CALL: 954-646-6435  
 Email: dmjoc@13f.com

CONSULTANT:

DESIGN PROFESSIONAL:

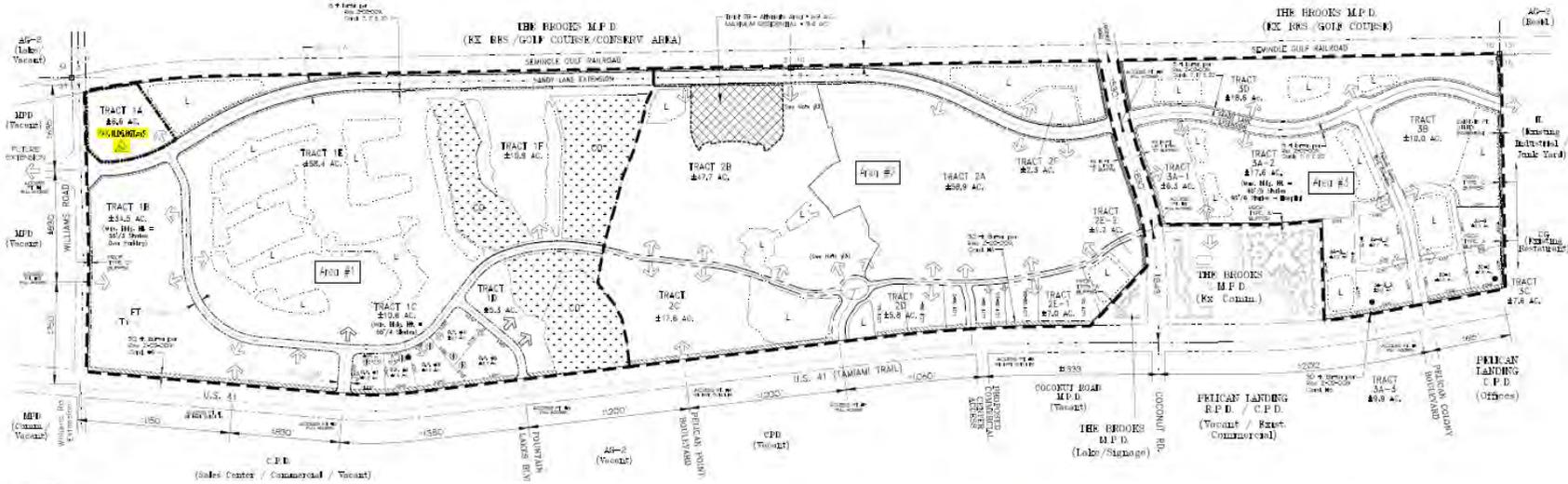
PROJECT NO: 210141  
 PROJECT NAME: COCONUT POINT MFLA  
 DESIGN: GJD  
 CAD: BJA  
 CHECKED BY: GJD  
 PLOTTED FOR: PUBLIC INFORMATION MEETING

PLOTTED DATE: AUG 16, 2016  
 PLOTTOR:

SHEET TITLE:  
SIGHT VIEW SECTION

SHEET NUMBER:  
L-4

# Coconut Point Proposed Revised MCP



## PROJECT SUMMARY:

1. REQUEST: A REZONING FROM AG-2 TO MIXED USE PLANNED DEVELOPMENT (MPD)

### 2. OVERALL CONCEPTUAL PROJECT ACREAGE:

CONSERVATION AREAS	± 33.4 ACRES
LAKES	± 58.8 ACRES
INTERNAL (PRIVATE) R.O.W.	± 20.2 ACRES
INTERNAL (PUBLIC) R.O.W.	± 25.6 ACRES
GREEN AREAS / OPEN SPACE	± 8.7 ACRES
DEVELOPMENT TRACT AREAS	± 335.7 ACRES
TOTAL	± 482.4 ACRES

### 3. CONCEPTUAL TRACT AND LAND USE / ACREAGE BREAKDOWN:

#### a. DEVELOPMENT AREAS:

**Development Area #1:** (Residential - 740 M.F./A.L.F. Units / Retail - Comm. 85,000 Sq.Ft. / Office 481,277 Sq.Ft. / Hotel 120 Rooms / Bank w/ D.T. - 8,000 Sq.Ft.)

Proposed Lakes	± 28.1 Ac.
Proposed Internal/Private R.O.W.	± 8.2 Ac.
Proposed Public R.O.W. (Sandy Lane Extension)	± 10.1 Ac.
Conservation Areas	± 33.4 Ac.
Green Areas / Open Space	± 4.7 Ac.
Development Areas (Tracts 1A - 1F)	± 126.3 Ac.
Total Development Area #1	± 210.8 Ac.

**Development Area #2:** (Residential - 450 M.F. Units / Retail - Comm. 1,450,000 Sq.Ft. / Gen. Office 90,000 Sq.Ft. / Hotel - 200 Rooms)

Proposed Lakes	± 17.0 Ac.
Proposed Internal/Private R.O.W.	± 6.1 Ac.
Proposed Public R.O.W. (Sandy Lane Extension)	± 8.1 Ac.
Green Areas / Open Space	± 4.0 Ac.
Development Areas (Tracts 2A - 2F)	± 140.5 Ac.
Total Development Area #2	± 175.7 Ac.

**Development Area #3:** (Residential - 424 M.F. / A.L.F. Units / Retail - Comm. 72,500 Sq.Ft. / Office 341,167 Sq.Ft. / 160 Hospital Beds)

Proposed Lakes	± 13.7 Ac.
Proposed Internal/Private R.O.W.	± 5.9 Ac.
Proposed Public R.O.W. (Sandy Lane Extension)	± 7.4 Ac.
Development Areas (Tracts 3A-1 thru 3 - 3D)	± 68.9 Ac.
Total Development Area #3	± 95.9 Ac.

#### b. MAXIMUM DEVELOPMENT TRACT INTENSITY:

(NOTE: CUMULATIVE INTENSITIES WILL NOT EXCEED MAXIMUM PROPOSED LAND USES FOR EACH DEVELOPMENT AREA)

##### Development Area #1:

Tract 1A	200 M.F./A.L.F. Units / 50,000 s.f. Office
Tract 1B	450,000 s.f. Office
Tract 1C	90,000 s.f. Retail / 20,000 s.f. Office / 120 Room Hotel
Tract 1D	5,000 s.f. Retail / 35,000 s.f. Office / Fire Station
Tract 1E	450 M.F. DU's
Tract 1F	90 M.F. DU's

##### Development Area #2:

Tract 2A	650,000 s.f. Retail / 450 M.F. DU's / 60,000 s.f. Office / 200 Room Hotel
Tract 2B	600,000 s.f. Retail / 200 Room Hotel / 200 M.F. DU's
Tract 2C	150,000 s.f. Retail / 20,000 s.f. Office / 200 Room Hotel
Tract 2D/E	150,000 s.f. Retail / 30,000 s.f. Office / 200 Room Hotel
Tract 2F	20,000 s.f. Retail / 30,000 s.f. Office / 100 Multi-family Units

##### Development Area #3:

Tract 3A-1 thru 3	60,000 s.f. Retail / 300,000 s.f. Office / 160 Hospital Beds (1)
Tract 3B	200 A.L.F. Units
Tract 3C	40,000 s.f. Retail / 90,000 s.f. Office
Tract 3D	224 M.F. DU's

(1) ANY COMBINATION OF PERMITTED LAND USES MAY DEVELOP WITHIN TRACTS 3A-1, 3A-2 AND 3A-3\_1 PROVIDED TRIP GENERATION DOES NOT EXCEED 479 NET NEW EXTERNAL TRIPS.

#### 4. PROJECT PHASING:

	M.F. / A.L.F. (UNITS)	RETAIL COMM. (SQ.FT.)	OFFICE (SQ.FT.)	HOTEL (ROOMS)	Bank w/ DT (SQ.FT.)	HOSPITAL (BEDS)
2001 - 2024	1,614*	1,607,500	912,444	320	8,000	160

\* M.F. / A.L.F. UNITS MAY BE REPLACED WITH S.F. / T.F. / T.H. / DUPLEX USES SO LONG AS THE TOTAL NO. OF PEAK HOUR VEHICULAR TRIPS GENERATED BY THE DEVELOPMENT IS NOT INCREASED AND APPROVAL IS OBTAINED IN ACCORDANCE WITH RESOLUTION Z-02-009.

#### 5. CONCEPTUAL OPEN SPACE (Tract 2B Alternate Plan):

##### a. REQUIRED (per L.C.L.D.C.):\*

Development Area #1:	
(LESS Sandy Lane Extension and Tracts 1A+1E & 1F)	124.8 Ac. x 30% ± 37.44 Ac.
(Tracts 1A / 1E / 1F)	75.9 Ac. x 40% ± 30.36 Ac.

Development Area #2 [ALT 1, TRACT 2B ALT AREA = 3.4 AC RESIDENTIAL MAX]:	
(LESS Sandy Lane Extension & Resid. Area)	158.4 Ac. x 30% ± 47.5 Ac.**
(Residential Area)	9.2 Ac. x 40% ± 3.7 Ac.

Development Area #2 [ALT 2, TRACT 2B ALT AREA = NO RESIDENTIAL]:	
(LESS Sandy Lane Extension & Resid. Area)	161.8 Ac. x 30% ± 48.5 Ac.
(Residential Area)	5.8 Ac. x 40% ± 2.3 Ac.

Development Area #3:	
(LESS Sandy Lane Extension & Tracts 3B & 3D)	59.7 Ac. x 30% ± 17.9 Ac.
(Tract 3B & 3D)	28.8 Ac. x 40% ± 11.5 Ac.

Total Open Space Required [ALT 1]:	± 148.4 Ac.
Total Open Space Required [ALT 2]:	± 148.0 Ac.

\* The % of Open Space may vary depending upon the ultimate land uses.  
\*\* Includes Residential above Commercial uses.

##### b. PROVIDED (per L.C.L.D.C.):

Prop. Lake Areas (@ ~25.0% of 150.2 Ac.)	± 37.6 Ac.
Prop. Conservation Areas	± 33.4 Ac.

Development Area #1:	
Commercial Development (Tracts 1B/1C/1D)	50.4 Ac. x 19.55% ± 9.9 Ac.
Residential Development (Tracts 1A/1E/1F)	75.9 Ac. x 30.00% ± 22.8 Ac.
Sub-total:	± 32.7 Ac.

Development Area #2 [ALT 1, TRACT 2B ALT AREA = 3.4 AC RESIDENTIAL MAX]:	
Commercial Development (Tracts 2A - 2F)	131.3 Ac. x 19.52% ± 25.6 Ac.
Residential Development (Tract 2A)	5.8 Ac. x 23.60% ± 1.4 Ac.
Residential Development (Tracts 2B)	3.4 Ac. x 23.50% ± 0.8 Ac.
Sub-total:	± 27.8 Ac.

Development Area #2 [ALT 2, TRACT 2B ALT AREA = NO RESIDENTIAL]:	
Commercial Development (Tracts 2A - 2F)	134.7 Ac. x 19.52% ± 26.3 Ac.
Residential Development (Tract 2A)	5.8 Ac. x 23.60% ± 1.4 Ac.
Sub-total:	± 27.7 Ac.

#### Development Area #3:

Commercial Development Tracts (Tracts 3A-1 thru -3 & 3C)	42.6 Ac. x 19.55% ± 8.3 Ac.
Residential Development (Tracts 3B & 3D)	28.8 Ac. x 30.00% ± 8.6 Ac.
Sub-total:	± 16.9 Ac.

Total Open Space Provided [ALT 1]:	± 148.4 Ac.
Total Open Space Provided [ALT 2]:	± 148.0 Ac.

#### 6. INDIGENOUS OPEN SPACE:

DUE TO THE EXISTING AGRICULTURAL LAND USE AND THE EXTENT OF MELALEUCA INVASION WITHIN THE REMAINING FORESTED AREAS, NO INDIGENOUS OPEN SPACE IS REQUIRED.

#### 7. NOTES:

A. Internal access will be provided to allow through traffic between US 41 and Sandy Lane Extension.

B. For Tract 1C general service area locations, see above MCP.

C. The project will be designed to facilitate the use of the Lee Tran services in accordance with Lee County LDC Sec. 34-411(e) and 10-442.

## LEGEND

- PROPERTY BOUNDARY
- ROAD R.O.W. LINE
- CONSERVATION AREAS
- PROPOSED LAKE
- CONCEPTUAL ACCESS POINT
- ADJACENT ZONING / LAND USE
- GENERAL LOCATION OF SERVICE AREAS

# Summary of Proposed Requests

<b>USE</b>	<b>MF / APARTMENTS FOR RENT</b>	<b>REQUEST SCHEDULE OF USES ALLOWED WITHIN TRACT- 1A TO ALSO INCLUDE “MULTI-FAMILY RESIDENTIAL”</b>
<b>HEIGHT</b>	<b>45 FEET</b>	<b>REQUEST MAXIMUM BUILDING HEIGHT ALLOWED WITHIN TRACT -1A TO BE 3 STORIES <u>OVER PARKING</u></b>
<b>BUILDING SEPARATION</b>	<b>20 FEET</b>	<b>REQUEST BUILDING SEPARATION FOR TRACT-1A TO BE 20 FEET</b>
<b>INGRESS/ EGRESS</b>	<b>1 MEANS OF INGRESS/EGRESS</b>	<b>REQUEST APPROVAL TO ALLOW 1 MEANS OF INGRESS/EGRESS BY PUBLIC HEARING PURSUANT TO LEE COUNTY DEVELOPMENT STANDARDS SECTION 10-291 (3)</b>
<b>PARKING</b>	<b>TOTAL OF 384 SPACES WITH 366 PAVED SPOTS, 18 IN RESERVE AS OPEN SPACE</b>	<b>REQUEST PARKING RATIO CONSISTENT WITH RECENTLY APPROVED PROJECTS;</b> <ul style="list-style-type: none"> <li>• <b>350 SPACES (1.75 X 200 UNITS)</b></li> <li>• <b>18 SPACES RESERVED AS OPEN SPACE (5%)</b></li> <li>• <b>12 SPACES FOR REC AREA</b></li> <li>• <b>4 SPACES FOR OFFICE</b></li> </ul>

## Project Design Elements

- Adds residential land use diversity to the overall Coconut Point mixed use vision and to the Village of Estero
- Incorporates design elements that assures high quality development which compliments existing Coconut Point land uses
- Enhanced internal and perimeter landscaping design
- Continues the Coconut Point architecture, signage and lighting design standards
- First floor / under building parking design
- Increased open space requirements for residential uses and minimized parking requirements
- Connection to existing /established pedestrian circulation plan for Coconut Point and the Village of Estero
- Proposed future transit and school bus access facility
- Enhanced onsite hardscape design
- Approved / constructed Williams Road perimeter buffer
- No net increase in trip generation from the overall Coconut Point DRI / MPD
- Per Florida DEO, project change does not require filing a Notice of Proposed Change to the CP DRI

Core Working Team

Coconut Point Overview

Existing Project Site

Proposed Development Plans

About 13<sup>th</sup> Floor Investments

# 13<sup>th</sup> Floor is focused exclusively on the Florida market (I)

## Pre-Fund

- 1 Oaks at Hidden Harbor**  
Residential Development



- 2 Homestead/Baywinds**  
Residential Development



- 3 OGB Holdings**  
CDD Bonds



- 4 Orchid Grove**  
Residential Development



- 5 EBM Holdings**  
CDD Bonds



- 6 Value Homes**  
Residential Development



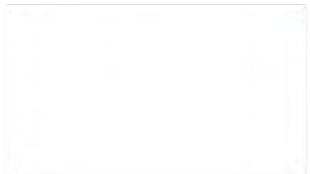
- 7 Vista Del Rio**  
Multifamily Acquisition



- 8 Enclave**  
Residential Development



- 9 Caribbean Isles**  
Residential Development



## Fund I

- 10 Hemingway Point**  
Residential Development



- 11 Central Parc (North & South)**  
Residential Development



- 12 Sierra Grande**  
Multifamily Development



- 13 Boynton Waters**  
Residential Development



- 14 Waterways**  
Residential Development



- 15 Eden House**  
Condo Development



- 16 Mirasol**  
Residential Development



# 13<sup>th</sup> Floor is focused exclusively on the Florida market (II)

## Fund II

**1** **3650 Design Plaza**  
Retail



**5** **Peary Court**  
Multifamily Acquisition



**2** **51 NW 36 Design Plaza**  
Retail



**6** **Highland Office**  
Office



**3** **825 Collins**  
Retail Development



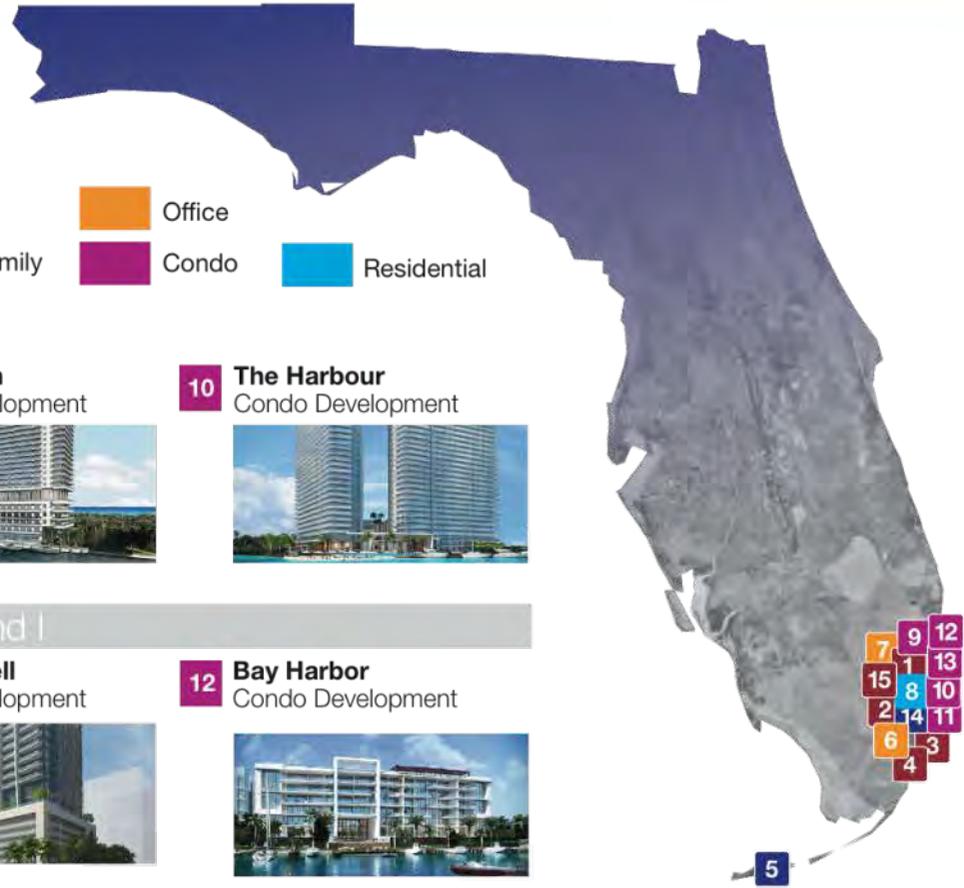
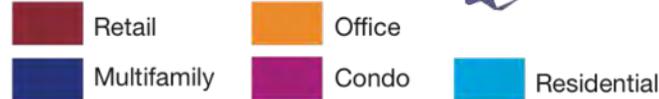
**7** **Offices in the Grove**  
Office



**4** **Riviera Plaza**  
Retail Development



**8** **Palm Cove**  
Residential Development



**9** **4000 Ocean**  
Condo Development



**10** **The Harbour**  
Condo Development



## Post-Fund I

**11** **1010 Brickell**  
Condo Development



**12** **Bay Harbor**  
Condo Development



**13** **400 Sunny Isles**  
Condo Development



**14** **Dadeland**  
Multifamily Development



**15** **38th Street DD**  
Retail



## MIRASOL COCONUT POINT



### SUMMARY

- **Property Type:** Lots/Condo
- **Location:** Coconut Point, FL
- **Units:** 162 lots, 24 Condo units
- **Sale Date:** July 2013

## SIERRA GRANDE



### SUMMARY

- **Property Type:** Multifamily
- **Location:** Naples, FL
- **Units:** 273
- **Sale Date:** January 2015

## SUMMIT PLACE/ BRISTOL PINES



### SUMMARY

- **Property Type:** Lots, Townhomes
- **Location:** Naples, FL
- **Units:** 231 lots, 43 TH's
- **Sale Date:** September 2013

I Value Add	II Home Building	III Development	IV Operational Mgmt
<p><i>Sierra Grande</i> Naples, FL</p>  <p><i>Multifamily Development</i></p> <p><i>273 units</i></p>	<p><i>Central Parc</i> Tamarac, FL</p>  <p><i>Single Family Development</i></p> <p><i>492 units</i></p>	<p><i>400 Sunny Isles</i> Sunny Isles, FL</p>  <p><i>Condo Development</i></p> <p><i>230 units</i></p>	<p><i>Peary Court</i> Key West, FL</p>  <p><i>Multifamily</i></p> <p><i>157 units</i></p>

**Depth and diversity of expertise to successfully execute**