

# Coconut Retail Center

Design Review Board - Hearing

May 25, 2016

Bohler Engineer  
Aude Smith Architecture, Inc.

# Aerial Location Map



# Overall Aerial

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



# Coconut Retail - Timeline

- ▶ Design Review Board Hearing Approval - October 28, 2015
  - ▶ Approval of two commercial, multi-tenant buildings
  - ▶ Proposed Development Meets Schedule of Uses from Z-00-010
  - ▶ Restaurants, Group I, II, and III
    - ▶ Hours of operation limited to 6am - 11pm
    - ▶ Outdoor speaker systems, loud speakers, public address systems are prohibited
    - ▶ Restaurant(s) shall be dine-in, no drive-thru
- ▶ ADD2015 - E003 approved December 15, 2015
  - ▶ 10% Parking Reduction
  - ▶ Monument Sign setback reduction
  - ▶ Parking Stall depth reduction
- ▶ Lee County DO Approval - March 3, 2016

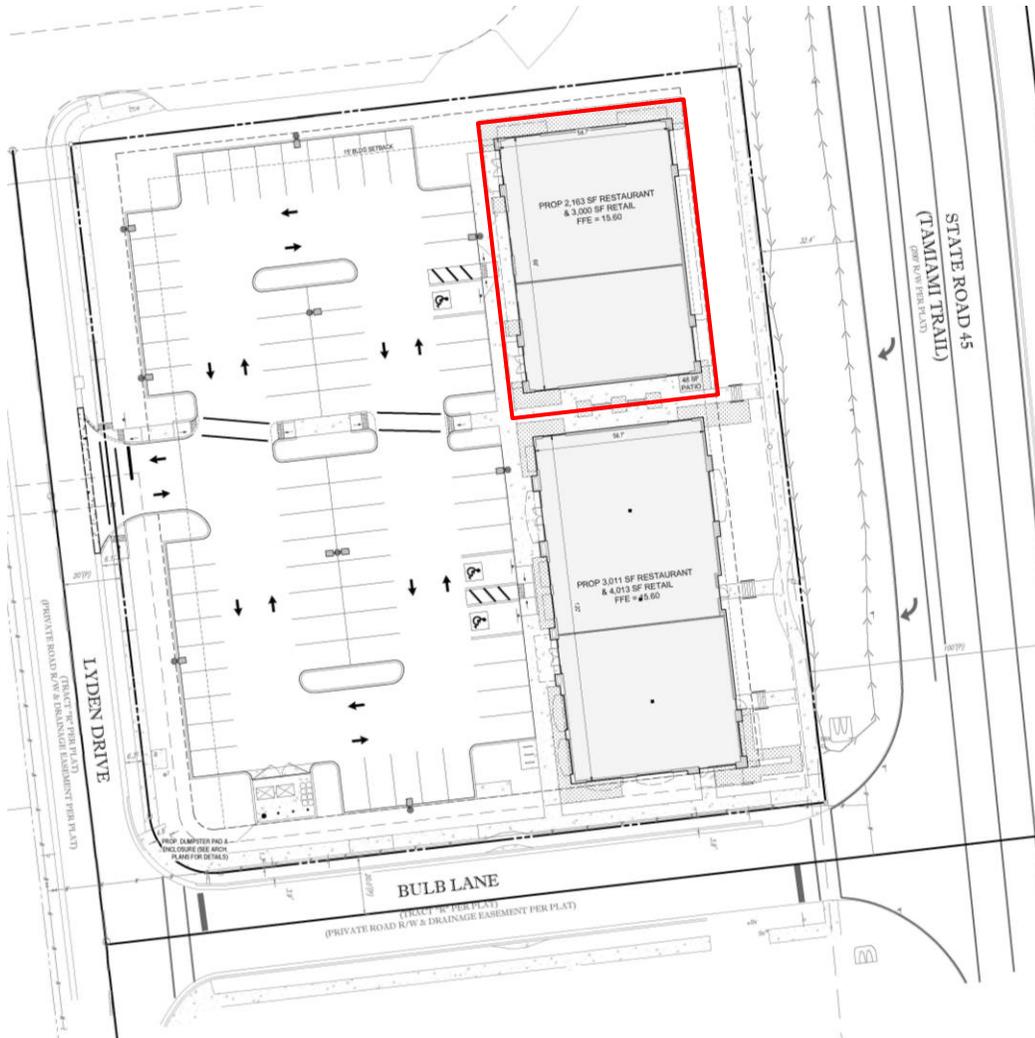
# Coconut Retail - Proposed Changes

- ▶ Design Review Board Workshop - April 27, 2016
  - ▶ Northern Building changes from 4 tenants to 2 tenants
  - ▶ Addition of a 48 SF patio for Northern Building
  - ▶ No other design changes requested
- ▶ Board Comments from Workshop
  - ▶ Why is Patio only 48 SF - A larger patio would attract additional patrons?
    - ▶ Patio is counted the same as building - extra SF would trigger additional parks
    - ▶ Patio provides versatility and attracts tenants

# Site Plan Alterations

▶ Current Layout

▶ Previous Layout



# Architectural Elevations

## ▶ Previous Layout



## ▶ Current Layout



# Architectural Elevations

## ▶ Previous Layout



## ▶ Current Layout



# Architectural Elevations

## ▶ Previous Layout

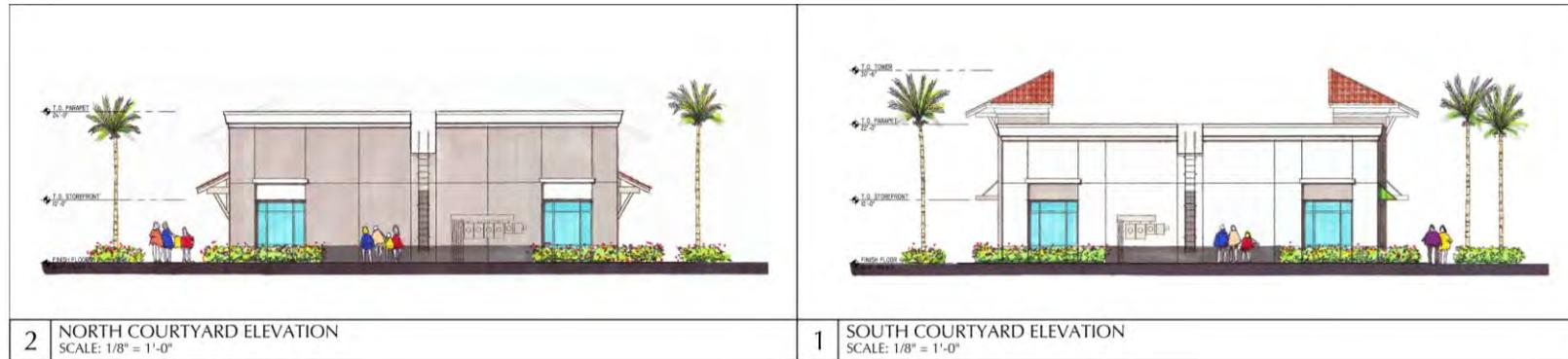


## ▶ Current Layout



# Architectural Elevations

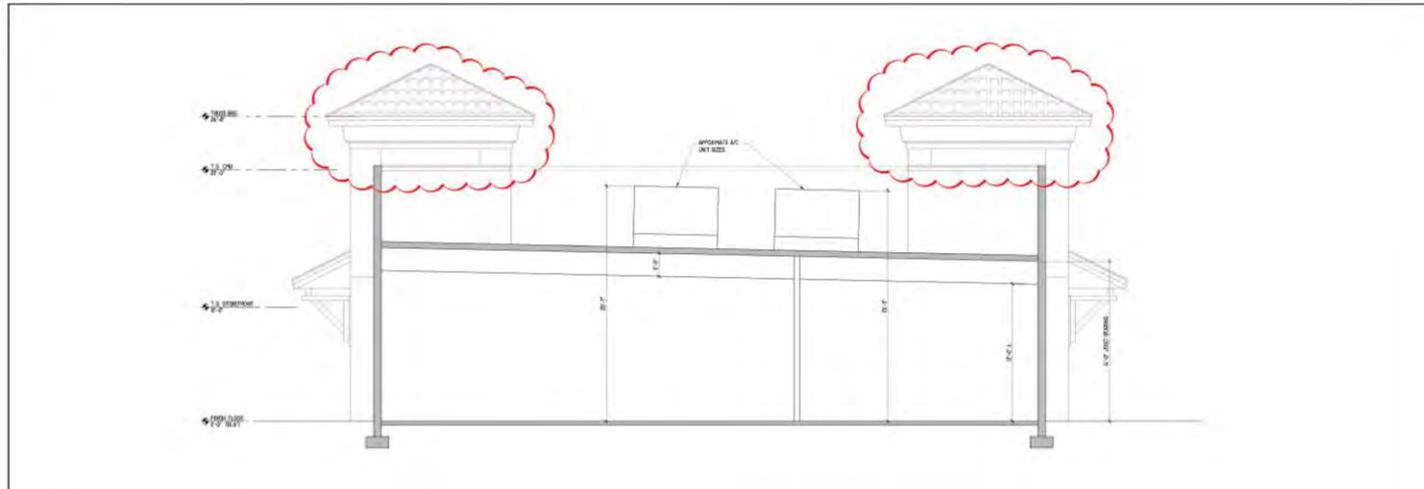
## ▶ Previous Layout



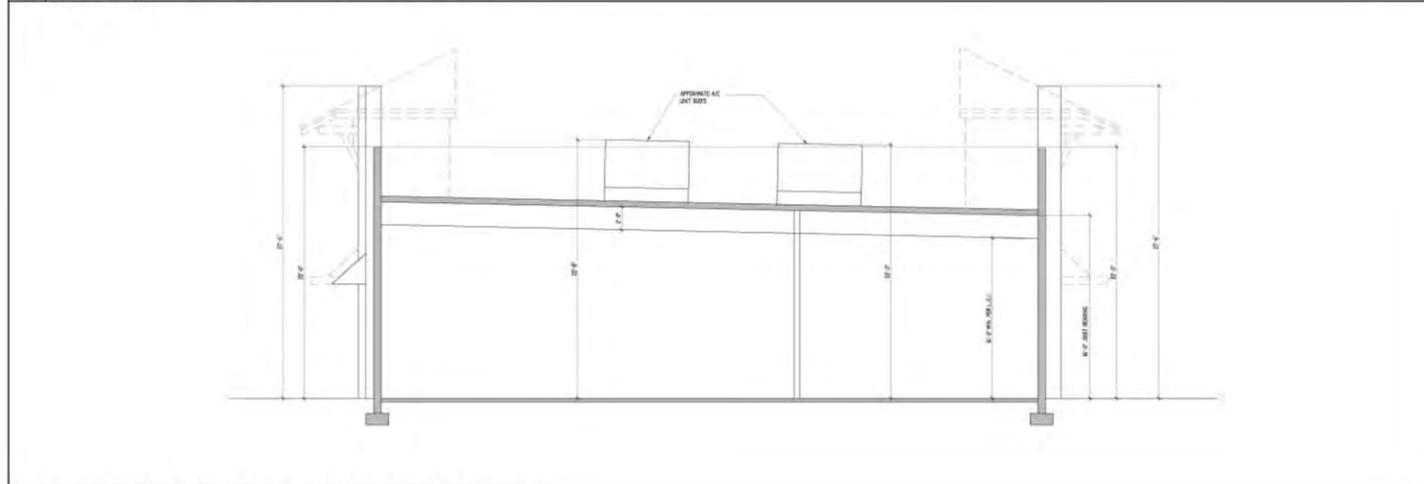
## ▶ Current Layout



# AC Unit Screening

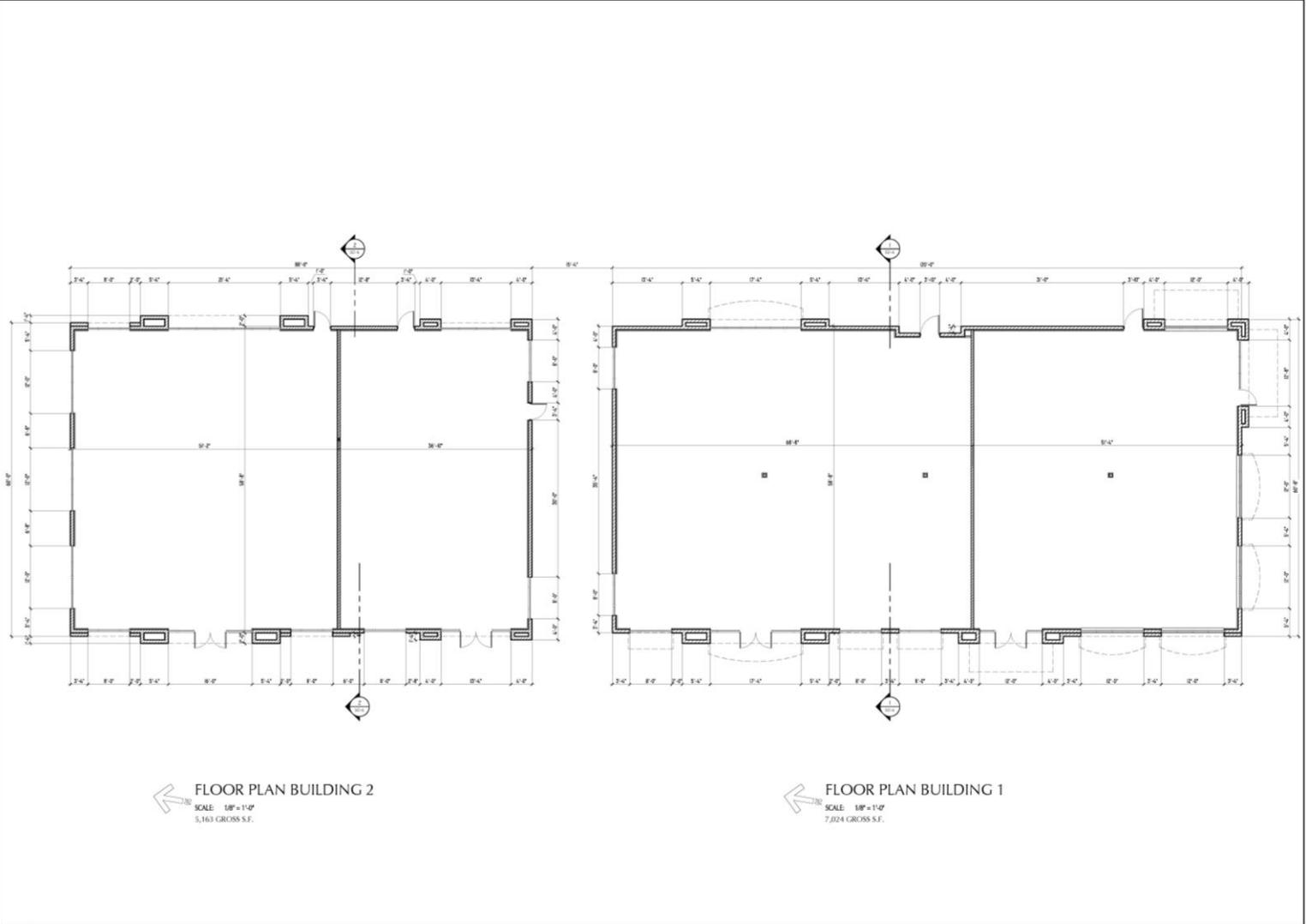


2 BUILDING 2, SCHEMATIC CROSS SECTION FOR A/C SCREENING  
SCALE: 1/4" = 1'-0"



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

# Floor Plan



Questions?