

# COCONUT TRACE CPD

Planned Development Amendment  
Tracts C & D

Public Information Meeting

May 10, 2022



LONDON BAY





- ❑ London Bay Development Group
- ❑ Mark Mclean, MHK Architecture
- ❑ Josephine Medina, AICP & Alexis Crespo, AICP, RVI Planning + Landscape Architecture
- ❑ Sabrina McCabe, PLA, RVI Planning + Landscape Architecture
- ❑ Jim Ink, P.E , Atwell Group
- ❑ Rich Yovanovich, Coleman Yovanovich & Koester



## PROJECT TEAM

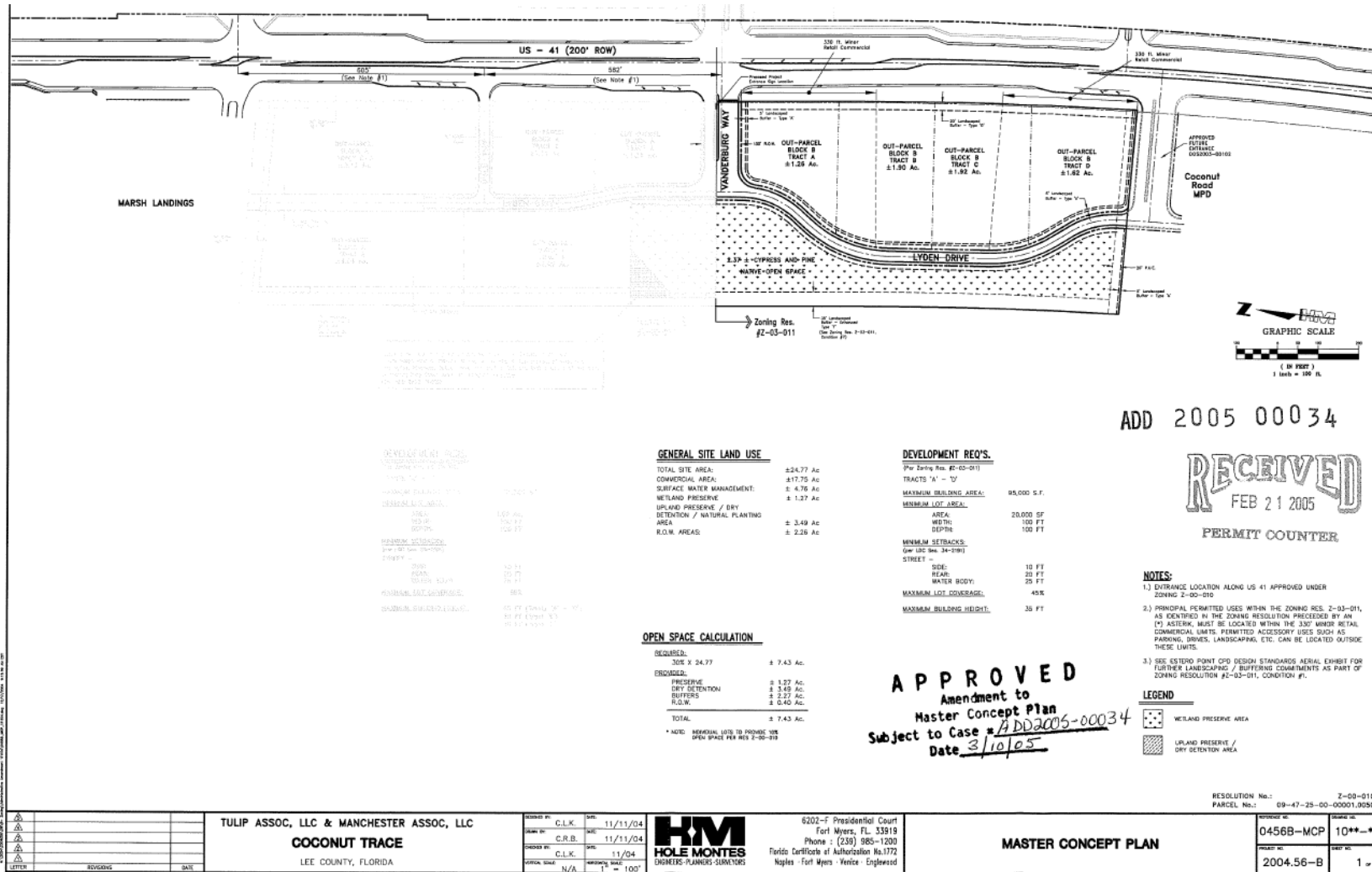
### COCONUT TRACE PD AMENDMENT





PROJECT LOCATION  
COCONUT TRACE CPD TRACTS C & D

# APPROVED MASTER CONCEPT PLAN



# OVERVIEW OF REQUEST

- Only change is the removal of language from the Schedule of Uses that limits “real estate sales office” to:
  - ❑ The sale of lots/parcels within this CPD, and;
  - ❑ Duration and location of the use within the CPD.

*“REAL ESTATE SALES OFFICE, (LDC Sections 34-1951 et seq., and 34-3021)  
(strictly limited to the sale of lots/parcels within this planned development only. The location of, and approval for, the real estate sales office will be valid for a period of time not exceeding five years from the date the certificate of occupancy for the sales office is issued).”*

- To allow 39,079 SF/2-story multi-use office building including a real estate sales office for the sale of general real estate outside of the CPD.
  - Reduction from max. 60,000 SF allotted for Tracts C&D
- No change to max. height, min. open space or min. setbacks.

# MASTER CONCEPT PLAN & LANDSCAPE PLAN

PROPOSED TYPE D BUFFER  
 2,498 LF - 20' WIDE  
 5 TREES/100 LF = 25 TREES REQUIRED  
 NOTE:  
 WHERE PARKING DIRECTLY ADJUTS US 41 A 2-3' UNDULATING BERM IS PROPOSED



PROPOSED TYPE A BUFFER  
 207 LF - 5' WIDE  
 4 TREES/100 LF = 8 TREES REQUIRED

PROPOSED TYPE A BUFFER  
 438 LF - 5' WIDE  
 4 TREES/100 LF = 18 TREES REQUIRED

DISCLAIMER: LANDSCAPE IS CONCEPTUAL AND SUBJECT TO CHANGE UPON FINAL APPROVAL



ARCHITECTURAL DESIGN

# CONCEPTUAL ARCHITECTURAL ELEVATIONS



5/11/2012 10:26:41 AM EST: \\USERS\BANK\WORK\PROJECTS\CPD\ESTER\JOB\030312\ESTER\_ARCH\CONCEPTUAL\TRACTS C & D\CONCEPTUAL ARCHITECTURAL ELEVATIONS\WEST ELEVATION\WEST ELEVATION.dwg - 3/26/12 10:26:41 AM EST

*Coconut Trace*  
 US 4-1 and Glen Dr. Estero Florida

265 TAMMINGTON L  
 NAPLES FLORIDA 34112  
 PHONE (239) 761-7032  
 WWW.MKAP.COM  
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**SK5**  
MARCH 26, 2012

COCONUT TRACE CPD - TRACTS C & D







# CONCEPTUAL ARCHITECTURAL RENDERING PERSPECTIVE TO THE EAST



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*Coconut Trace*  
US 4-1 and 4th Dr. Estero Florida

2021 TAMARAC TRAIL, C.  
TAMARAC FLORIDA 33462  
PHONE 239-581-7000  
WWW.MKARCHITECT.COM  
OFFICE 239-581-7000

**MK ARCHITECTURE & PLANNING**

**SKIO**  
MARCH 26, 2022





# CONCLUSION

- ✓ Consistent with the Village of Estero Comprehensive Plan
- ✓ Compatible with surrounding land uses
- ✓ Reduces the maximum commercial intensity permitted
- ✓ Request is limited to removal of restrictions to the already permitted use of real estate sales office

# THANK YOU

## QUESTIONS?

