

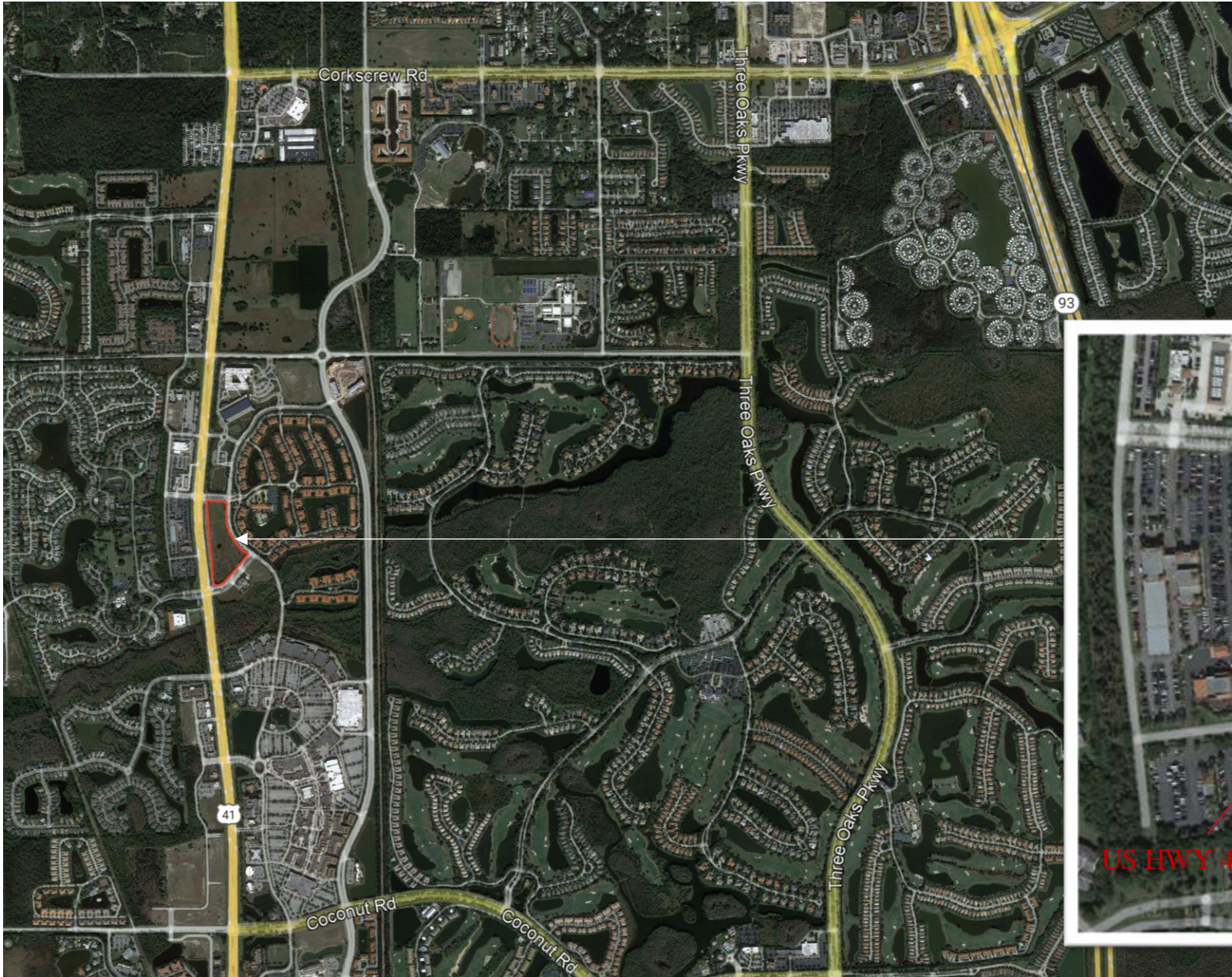
MARKETPLACE AT COCONUT POINT PLANNING, ZONING & DESIGN REVIEW BOARD



MARKETPLACE AT COCONUT POINT PLANNING, ZONING & DESIGN REVIEW BOARD

November 8th, 2022

Developer: Konover South Civil Engineer: Thomas Engineering Group Architect: McHarris Planning & Design
Land Use Attorney: Neale Montgomery Traffic Engineer: Ted Treesh



**8001 Via Rapallo Drive
Estero Florida, 33928**

STRAP: 04-47-25-E2-3001C.0000



Coconut Point M.P.D. Master Concept Plan

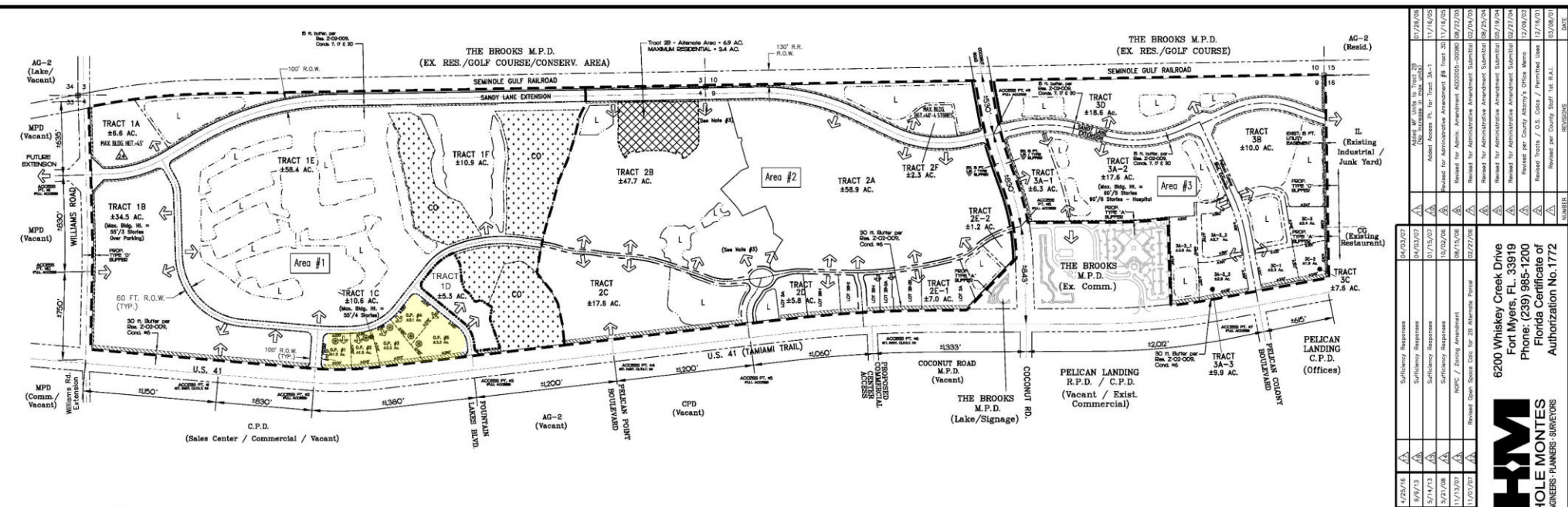
by
Hole Montes

Approval Dates

Original Approval
October 21st 2002

Last Amendment
July 26th, 2017

There have been time extensions that have retained the validity of the zoning and the DRI



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.	± 29.2 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 - 720 M.F./A.L.F./APT. Units / Retail - Comm. 66,100 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. 1,440,110 Sq.Ft. / Gen. 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	± 4.3 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. 40,000 Sq.Ft. / Office 284,500 Sq.Ft.)

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

Development Area #2:	
Tract 2A	650,000 s.f. Retail / 450 M.F. DUs / 60,000 s.f. Office / 200 Room Hotel
Tract 2B	600,000 s.f. Retail / 200 Room Hotel / 200 M.F. DUs
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 M.F. Units / 150 Room Hotel

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	40,000 s.f. Retail / 90,000 s.f. Office
Tract 3D	224 M.F. DUs

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

4. PROJECT PHASING:

M.F./A.L.F./APT. (UNITS)	RETAIL (SQ.FT.)	COMM (SQ.FT.)	OFFICE (SQ.FT.)	HOTEL (ROOMS)	Bank w DT (SQ.FT.)
2001 - 2024	1,594*	1,546,210	835,777	370	8,000

* M.F./A.L.F./APT. UNITS MAY BE REPLACED WITH S.F./T.F./T.H./DUPLICATE 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 2-02-009.

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) (Tract 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/C/D)	50.4 Ac. x 19.65% ± 9.9 Ac.
Residential Development (Tracts 1A/1E/1F)	75.9 Ac. x 30.0% ± 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.
Residential Development (Tracts 2B)	3.4 Ac. x 23.50% ± 0.8 Ac.
Sub-total: ± 27.7 Ac.	

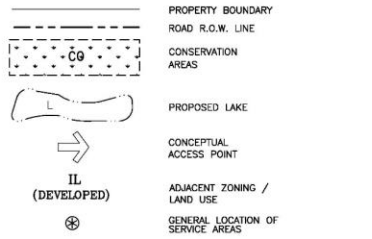
Development Area #3:
 Commercial Development Tracts (Tracts 3A-1 thru -3 & 3D)
 Residential Development (Tracts 3B & 3D)

Commercial Development Tracts (Tracts 3A-1 thru -3 & 3D)	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 Les Tran services in accordance with Lee County LDC Sec. 34-411(e) and 10-442.

LEGEND



Address MPD to Tract 2B (No. Includes In. Area, Util.)	11/7/04
Address Access Pt. for Tract 3A-1	11/16/05
Request for Administrative Amendment #1 Tract 3D	11/16/05
Request for Administrative Amendment #2000-00000	08/27/09
Request for Administrative Amendment Submitted	02/20/14
Request for Administrative Amendment Submitted	02/20/14
Request for Administrative Amendment Submitted	02/27/14
Request for County Attorney's Office Memo	11/09/17
Revised Tracts O.G. Copy / Permitted Uses	12/18/17
Request per County Staff for R.A.L.	03/09/18
DATE:	

Sufficiency Responses	04/03/17
Sufficiency Responses	04/03/17
Sufficiency Responses	01/19/17
Sufficiency Responses	10/02/16
Notes / Zoning Amendment	09/15/16
Revised Open Space Calc. for 2B Alternate Plan	02/27/16

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

ADMINISTRATIVE AMENDMENT	11/26/14
NOCC	9/9/13
NOCC	5/17/13
SUBMITTED FOR MPD DDP	5/17/08
ADOPTED/REVISED ACCESS POINT - TRACT 2B-1	11/19/12
Zoning Resolution Revisions	11/19/12

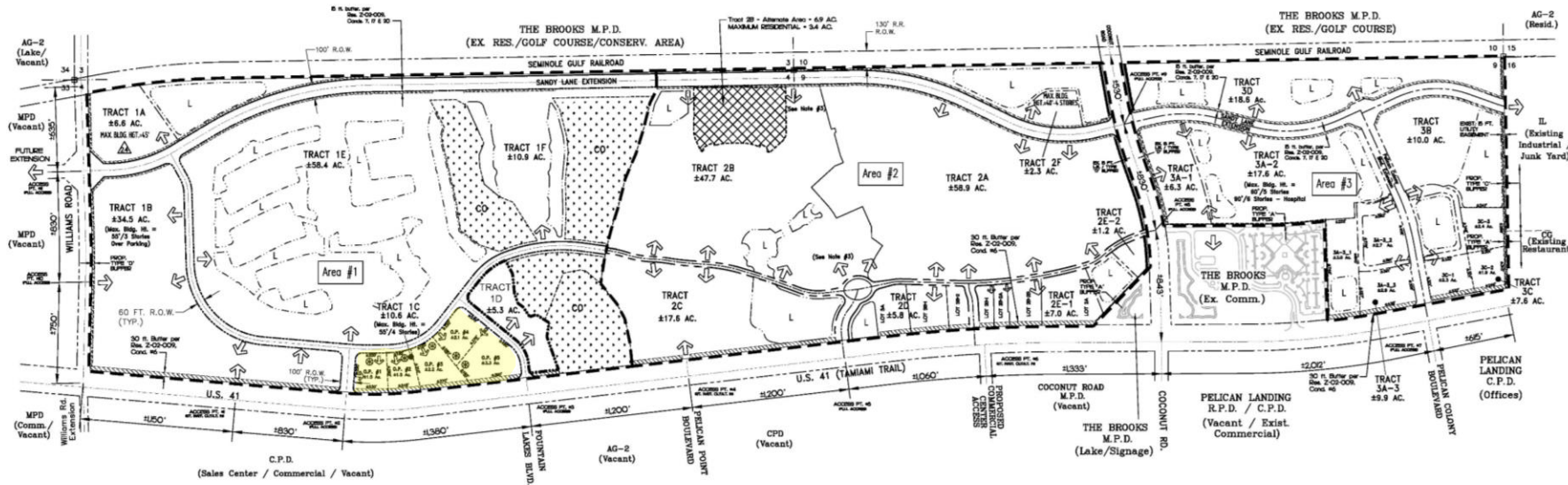
COCONUT POINT M.P.D. MASTER CONCEPT PLAN EXHIBIT IV-E

DATE	06/16/05
DESIGNED BY	C.R.B.
CHECKED BY	P.M.
SCALE	1" = 400'
PROJECT NO.	9779B_MCPB
DATE	05/16/17
SCALE	1" = 400'
PROJECT NO.	97.79-B
DATE	1-1

ATTACHMENT A

Coconut Point M.P.D. Master Concept Plan


by
Hole Montes

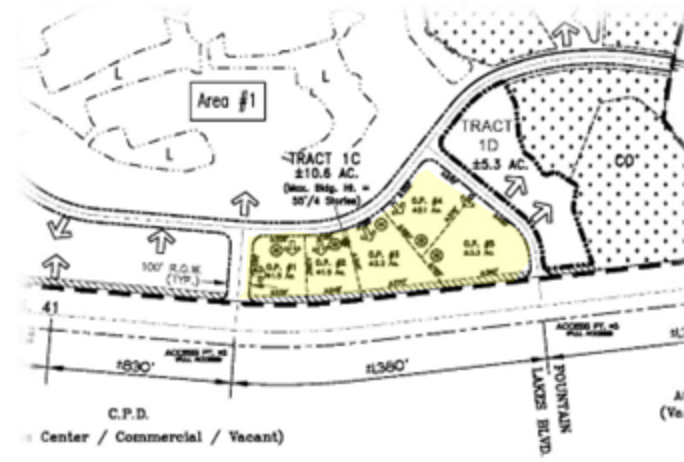


b. MAXIMUM DEVELOPMENT TRACT INTENSITY:

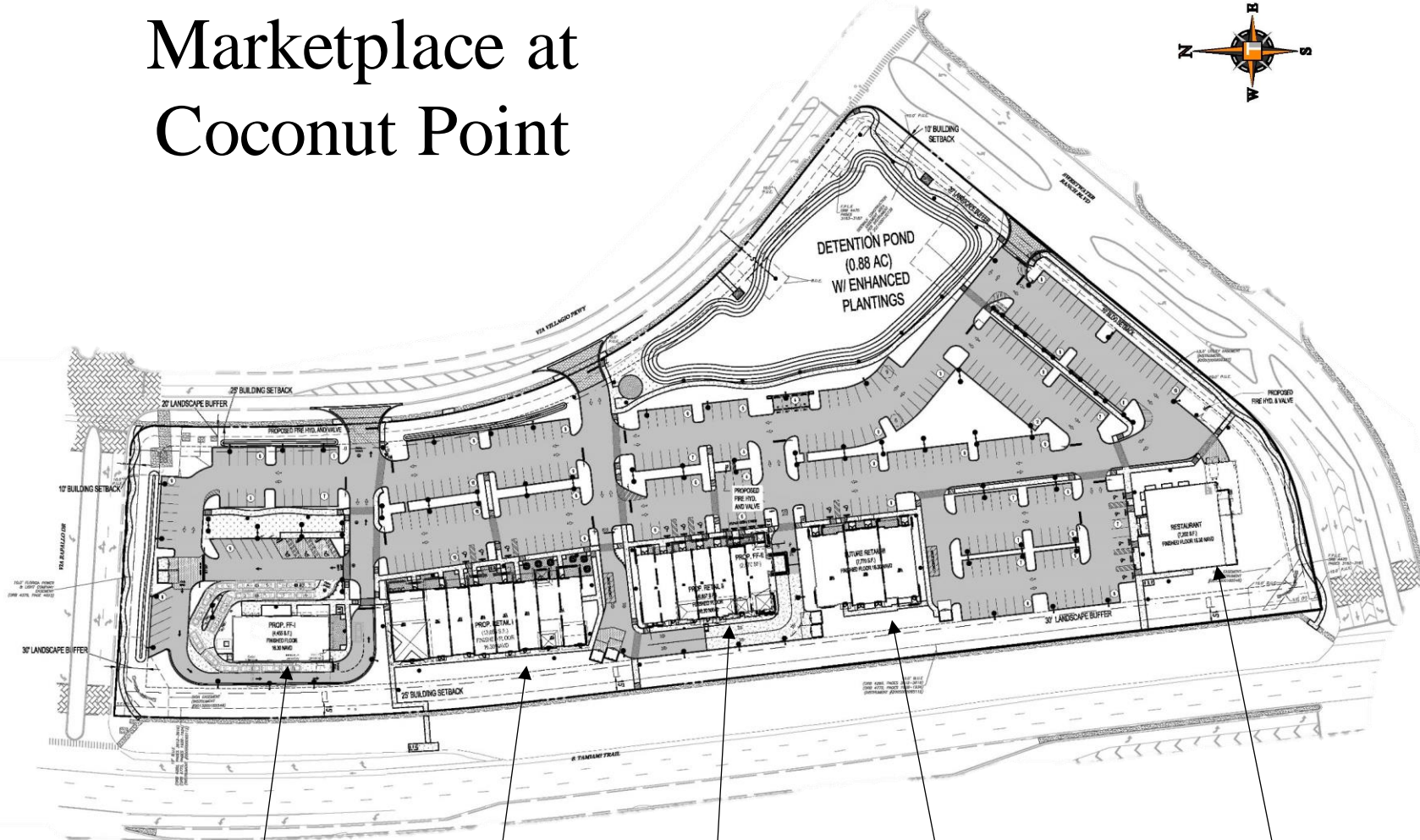
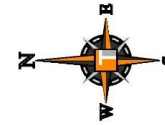
(NOTE: CUMULATIVE INTENSITIES WILL NOT EXCEED MAXIMUM PROPOSED LAND USES FOR EACH DEVELOPMENT AREA)

Development Area #1:

Tract 1A	200 MF/ALF/APT. 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 / 120 Room Hotel
Tract 1E	450 M.F. DU's
Tract 1F	90 M.F. DU's



Marketplace at Coconut Point



Fast Food

Retail I

Retail II

Retail III

Restaurant

SITE DATA

ADDRESS: 8001 VIA RAPALLO DR ESTERO, FL 33928
 JURISDICTION: VILLAGE OF ESTERO
 CURRENT USE: VACANT
 PROPOSED USE: COMMERCIAL
 ZONING DESIGNATION: MFD - COCONUT POINT DRI
 STRAP #: 04-47-25-52-3001C.0000
 PARCEL SIZE: 9.61 A.C. ± 418,602 SF
 FLOOR AREA RATIO: 0.101 (10.1%)
 BUILDING HEIGHT MAX.: 3 STORIES / 45 FEET MAX
 PROP. F.A.R.: 10.1%
 LOT COVERAGE: 10.1%

LANDSCAPE BUFFERS:	REQUIRED	PROVIDED
FRONT (W):	30 FEET	30 FEET
SIDE (N):	20 FEET	30 FEET
SIDE (S):	20 FEET	30 FEET
REAR (E):	20 FEET	20 FEET

BUILDING SETBACKS:	REQUIRED	PROVIDED
FRONT (W):	25 FEET	25 FEET
SIDE (N):	10 FEET	10 FEET
SIDE (S):	10 FEET	10 FEET
REAR (E):	25 FEET	25 FEET

TOTAL EXISTING PERVIOUS AREA: 418,602 S.F. (9.61 ACRES) - 100%
 EXISTING WETLAND AREA W1: 18,300 S.F. (0.43 ACRES)
 EXISTING WETLAND AREA W2: 225,414 S.F. (5.18 ACRES)
 REQUIRED OPEN SPACE: 19.65% OR 1.89 AC
 (PER DRI MASTER PLAN)
 REQUIRED OPEN SPACE: 30.00% OR 2.88 AC
 (PER SFWMD APP# 040423-28)
 PROVIDED OPEN SPACE: 40.15% OR 3.86 AC

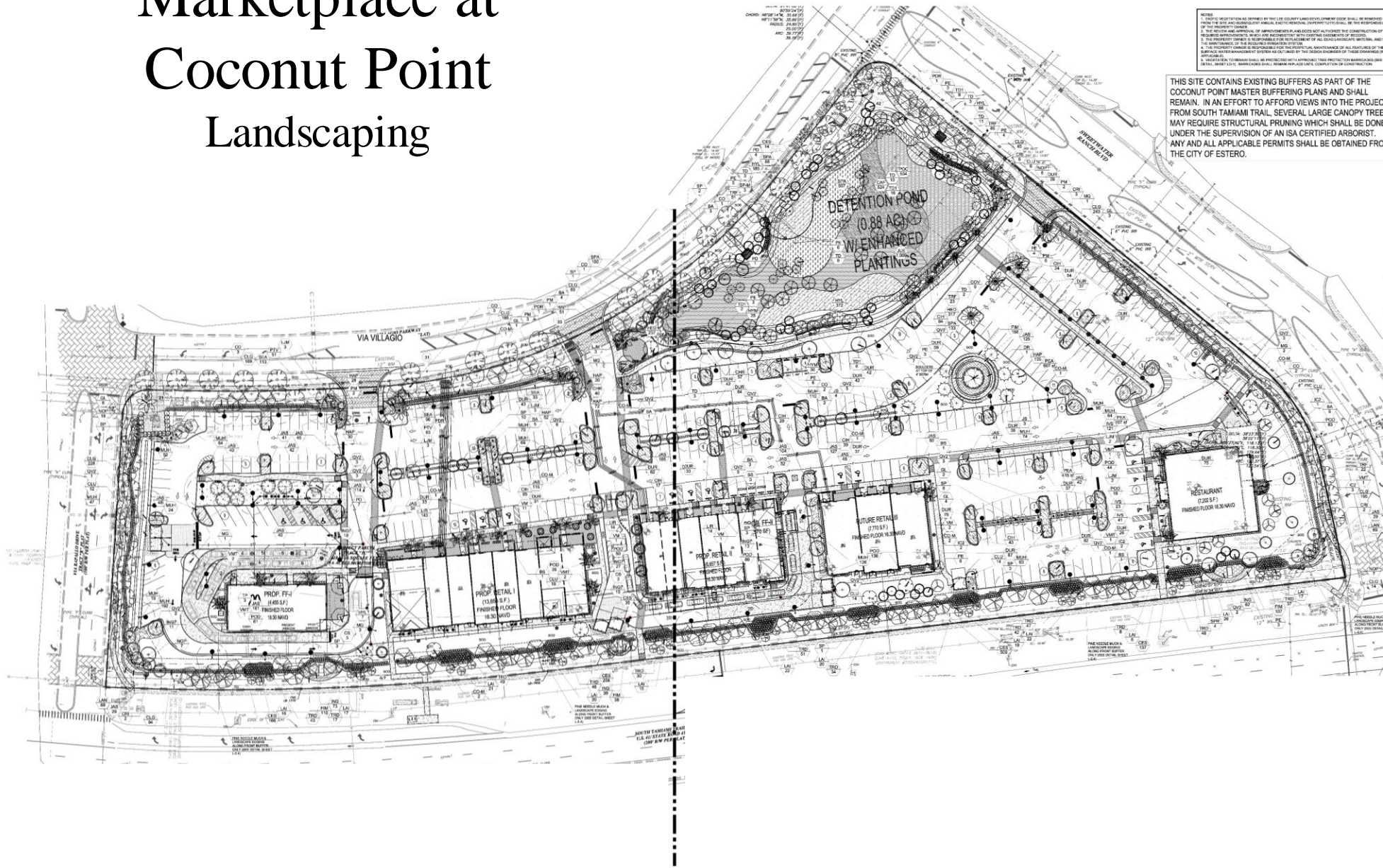
TOTAL SITE AREA - (PHASE 1): 418,602 S.F. (9.61 ACRES) - 100%
 TOTAL PROP. PERVIOUS AREA: 168,072 S.F. (3.86 ACRES) - 40.16%
 PROPOSED POND AREA: 38,348 S.F. (0.88 ACRES) - 9.16%
 PROPOSED LANDSCAPING AREA: 129,724 S.F. (2.98 ACRES) - 30.99%
 TOTAL PROP. IMPERVIOUS AREA: 250,530 S.F. (5.75 ACRES) - 59.85%
 PROPOSED BUILDING AREA: 42,307 S.F. (0.97 ACRES) - 10.11%
 VEHICLE USE AREA: 164,528 S.F. (3.78 ACRES) - 39.30%
 PROPOSED SAW-DUMPSTER-PAVERS-CURB: 43,895 S.F. (1.00 ACRES) - 10.44%

TOTAL PHASE 2 AREA: 57,196 S.F. (1.31 ACRES) - 100.00%
 PERVIOUS AREA:
 PROPOSED LANDSCAPING AREA: 13,022 S.F. (0.30 ACRES) - 22.77%
 IMPERVIOUS AREA: 44,174 S.F. (1.01 ACRES) - 77.23%
 PROPOSED BUILDING AREA: 4,465 S.F. (0.10 ACRES) - 7.79%
 VEHICLE USE AREA: 34,895 S.F. (0.77 ACRES) - 60.66%
 PROPOSED SAW-DUMPSTER-PAVERS-CURB: 5,024 S.F. (0.11 ACRES) - 8.78%

TOTAL PHASE 3 AREA: 29,400 S.F. (0.67 ACRES) - 100.00%
 PERVIOUS AREA:
 PROPOSED LANDSCAPING AREA: 19,416 S.F. (0.44 ACRES) - 66.04%
 IMPERVIOUS AREA: 9,984 S.F. (0.23 ACRES) - 33.96%
 PROPOSED BUILDING AREA: 7,202 S.F. (0.16 ACRES) - 24.50%
 VEHICLE USE AREA:
 PROPOSED SAW-DUMPSTER-PAVERS-CURB: 2,782 S.F. (0.06 ACRES) - 9.46%

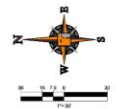
PARKING:	REQUIRED	PROVIDED
FF I:	4,456 SF (13/1000) = 58 SPACES	46 SPACES
OUTDOOR SEATING:	500 SF (13/1000) = 7 SPACES	
BIKE RACK:	REQ. SPACES X 5% = 3 SPACES	4 SPACES
RETAIL I:	13,653 SF (1/350) = 39 SPACES	74 SPACES
RETAIL I REST.:	5,000 SF (1/350) = 14 SPACES	
OUTDOOR SEATING:	1,200 SF (1/350) = 3 SPACES	
BIKE RACK:	REQ. SPACES X 5% = 3 SPACES	4 SPACES
RETAIL II:	6,657 SF (1/350) = 19 SPACES	
RETAIL II REST.:	2,500 SF (1/350) = 7 SPACES	43 SPACES
FF 2:	2,570 SF (13/1000) = 33 SPACES	
BIKE RACK:	REQ. SPACES X 5% = 3 SPACES	4 SPACES
RETAIL III:	7770 SF (1/350) = 22 SPACES	31 SPACES
BIKE RACK:	REQ. SPACES X 5% = 1 SPACES	2 SPACES
RESTAURANT FOOD/BEV:	7202 SF (14/1000) = 101 SPACES	107 SPACES
BIKE RACK:	REQ. SPACES X 5% = 5 SPACES	6 SPACES
OFFSITE HOTEL PARKING:		15 SPACES
OVERFLOW PARKING:		34 SPACES
TOTAL MIN PARKING:		= 303 SPACES
TOTAL MAX PARKING ALLOWED = 303 X 120% + 15		= 379 SPACES
TOTAL PARKING PROVIDED		= 362 SPACES
TOTAL REQUIRED BIKE RACK (0.05 X REQ. PARK.)		= 15 BIKE RACK SPACES
TOTAL PROVIDED BIKE RACK		= 20 BIKE RACK SPACES

Marketplace at Coconut Point Landscaping



NOTES:
 1. SPECIFIC VEGETATION AS DEFINED BY THE LEE COUNTY LAND DEVELOPMENT CODE SHALL BE MAINTAINED.
 2. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING TREES AND PALMS.
 3. THE PROPERTY OWNER IS RESPONSIBLE FOR THE REPLACEMENT OF ALL EXISTING TREES AND PALMS.
 4. THE PROPERTY OWNER IS RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING TREES AND PALMS.
 5. THE PROPERTY OWNER IS RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING TREES AND PALMS.
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 9. THE PROPERTY OWNER IS RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING TREES AND PALMS.
 10. THE PROPERTY OWNER IS RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING TREES AND PALMS.

THIS SITE CONTAINS EXISTING BUFFERS AS PART OF THE COCONUT POINT MASTER BUFFERING PLANS AND SHALL REMAIN. IN AN EFFORT TO AFFORD VIEWS INTO THE PROJECT FROM SOUTH TAMiami TRAIL, SEVERAL LARGE CANOPY TREES MAY REQUIRE STRUCTURAL PRUNING WHICH SHALL BE DONE UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST. ANY AND ALL APPLICABLE PERMITS SHALL BE OBTAINED FROM THE CITY OF ESTERO.



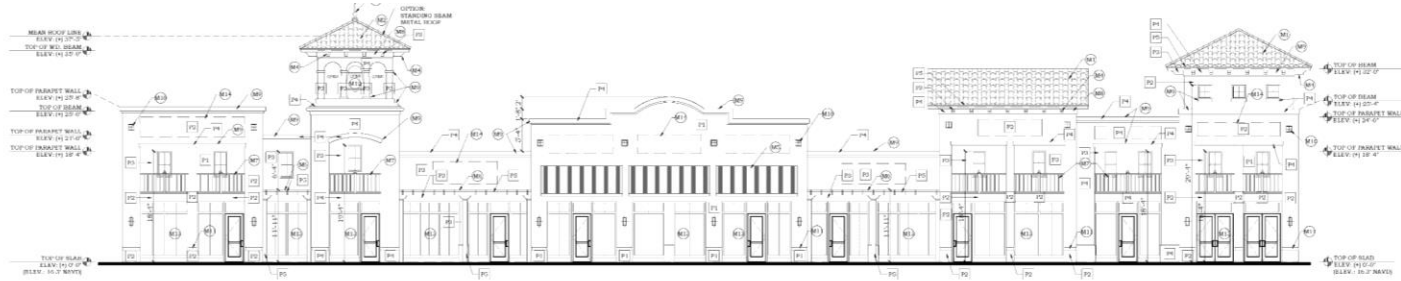
ORNAMENTAL LIGHTING, AS APPROPRIATE, SHALL BE ADDED BY OTHERS.

SEE SHEETS L-1.0 THROUGH L-1.3 FOR INFORMATION REGARDING EXISTING TREES AND PALMS. PLEASE REFER TO SHEET L-2.3 FOR PLANT SCHEDULE, SHEET L-2.4 FOR PLANTING DETAILS, AND SHEET L-2.5 FOR LANDSCAPE GENERAL NOTES.



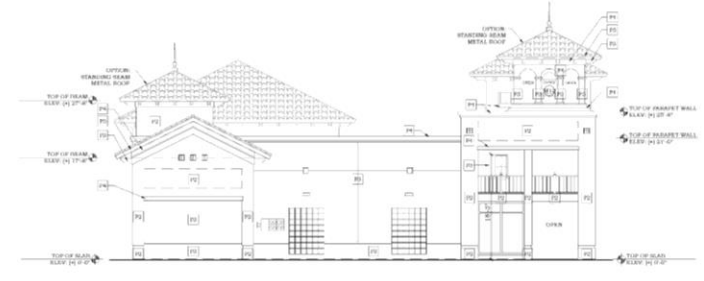
Marketplace at Coconut Point Architecture

Retail I



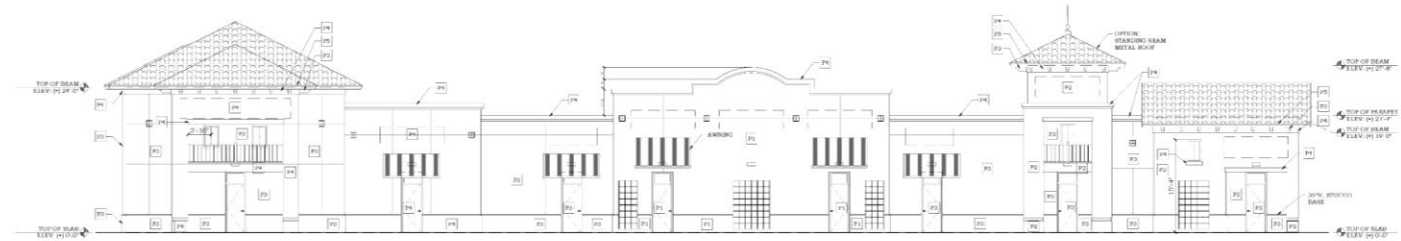
EAST ELEVATION

1/8" = 1'-0"



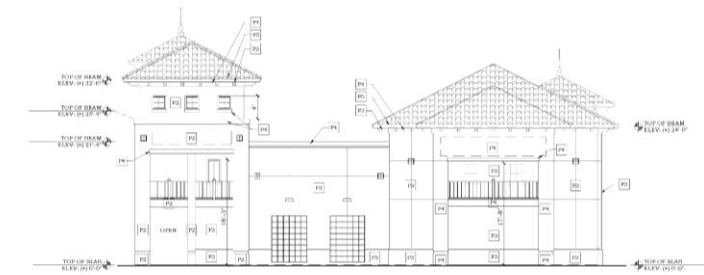
NORTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"

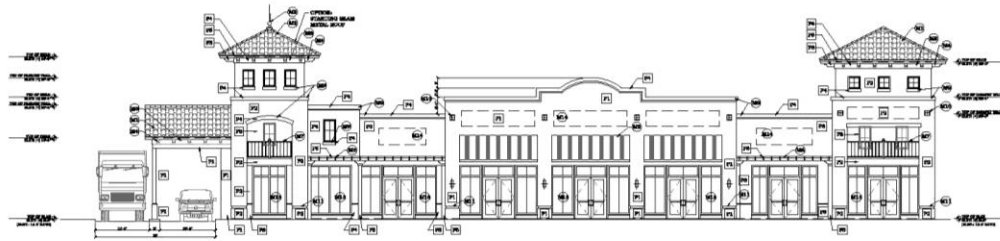


SOUTH ELEVATION

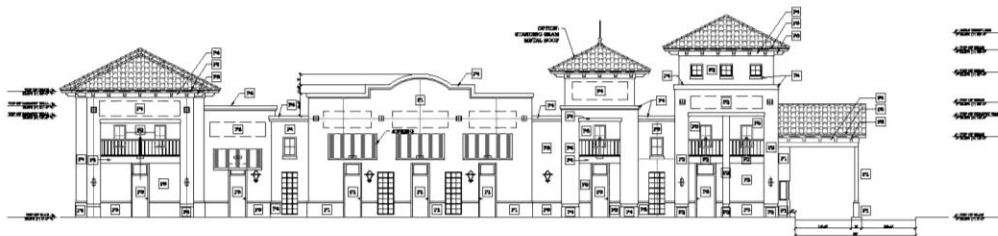
1/8" = 1'-0"

Marketplace at Coconut Point Architecture

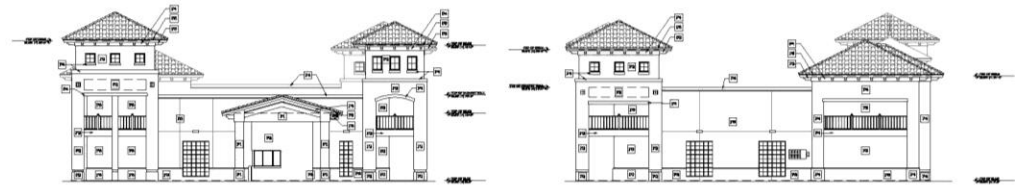
Retail II



**BUILDING II
EAST ELEVATION**
Scale 1/8" = 1'-0"



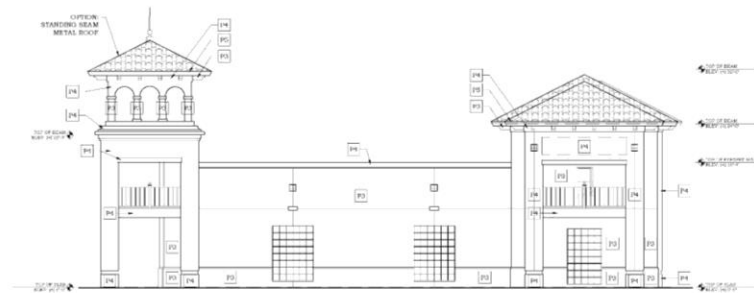
**BUILDING II
WEST ELEVATION**
Scale 1/8" = 1'-0"



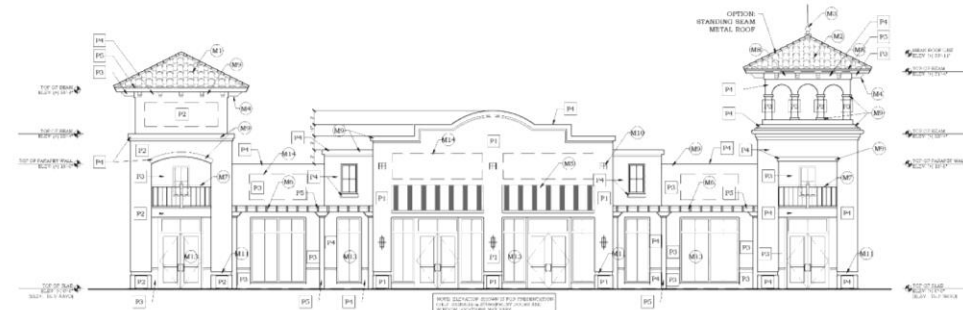
**BUILDING II
SOUTH ELEVATION**
Scale 3/16" = 1'-0"

Marketplace at Coconut Point Architecture

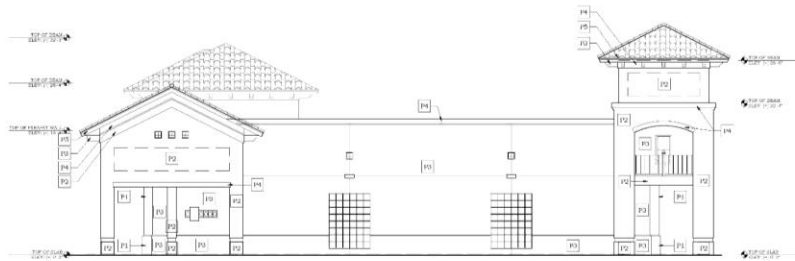
Retail III



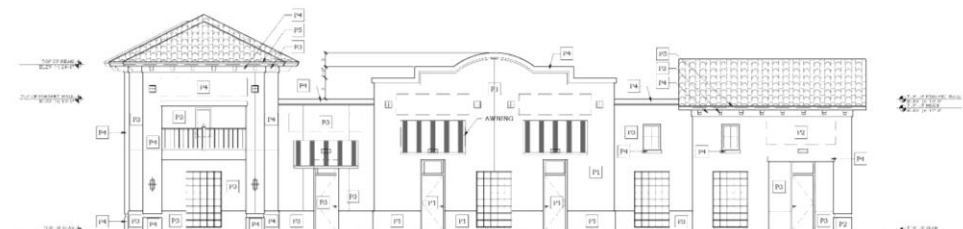
**BUILDING III
NORTH ELEVATION**
SCALE: 1/8" = 1'-0"



**BUILDING III
EAST ELEVATION**
SCALE: 1/8" = 1'-0"



**BUILDING III
SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"



**BUILDING III
WEST ELEVATION**
SCALE: 1/8" = 1'-0"

Marketplace at Coconut Point Architecture

Fast Food I – McDonalds



FRONT ELEVATION



REAR ELEVATION



DINING ELEVATION



DRIVE THRU ELEVATION



Marketplace at Coconut Point Architecture

Restaurant – Millers Ale House



MAIN ENTRY ELEVATION: Scale 3/32" = 1'-0"



TO GO ENTRY: Scale 3/32" = 1'-0"

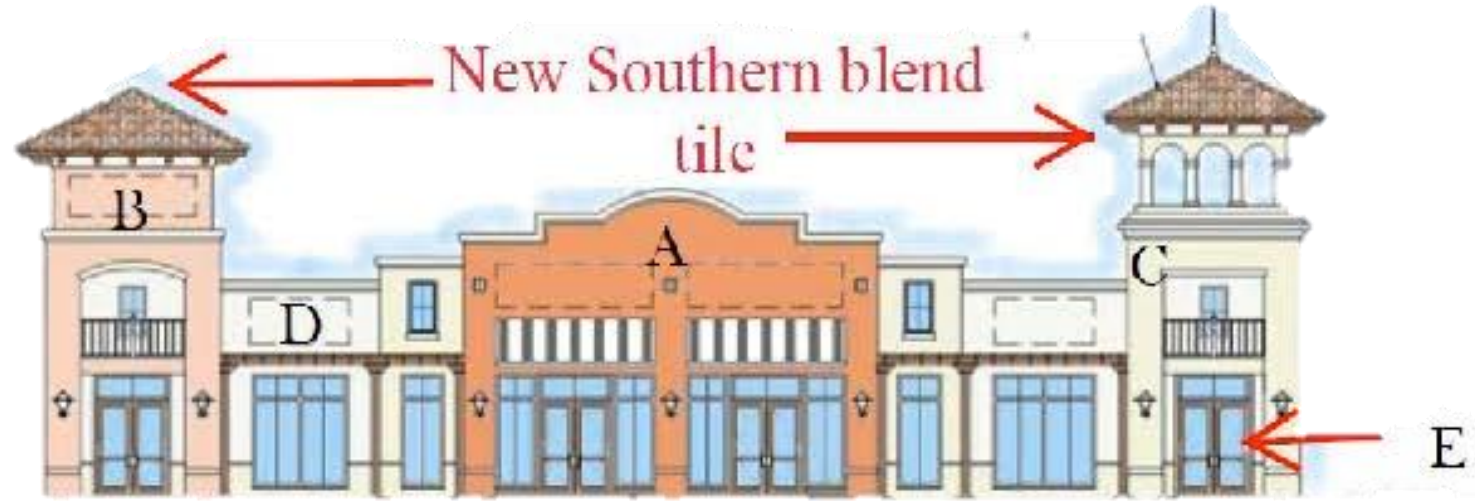


FLORIDA ROOM ELEVATION: Scale: 3/32"= 1'-0"



REAR ELEVATION: Scale: 3/32"= 1'-0"

Marketplace at Coconut Point Colors



Paint A

SW 6339
Persimmon
Interior / Exterior
Location Number: 124-C3

Paint B

SW 6336
Nearly Peach
Interior / Exterior
Location Number: 268-C4

Paint C

SW 6134
Netsuke
Interior / Exterior
Location Number: 208-C1

Paint D

SW 6133
Muslin
Interior / Exterior
Location Number: 263-C5

SW 2820
Downing Earth
Interior / Exterior

Paint E (trim /
accent and doors)

Coconut Point M.P.D. Master Concept Plan

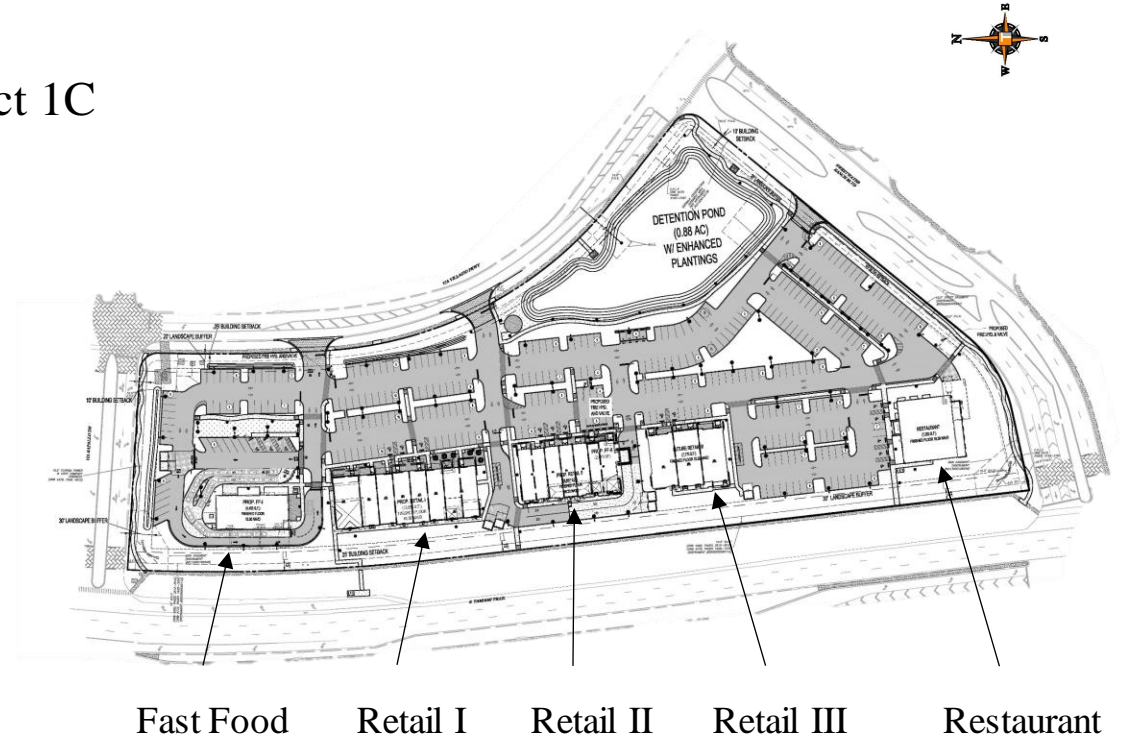
Our site is within the Coconut Point DRI and is identified as Tract 1C

Tract 1C Allowable Densities

- ❖ 90,000 SF Retail
- ❖ 20,000 SF Office
- ❖ 19.65% Conceptual Open Space

Tract 1C Proposed Densities

- ❖ 42,307 SF Retail
 - Greater than 50% reduction from Allowable Density
- ❖ 31% Open Space
 - ❖ 58% Increase



Permitted Uses within Tract 1C

- **Accessory Uses and Structures permitted ancillary to a permitted principal use**
- **Administrative Offices**
- **ATM (automatic teller machine)**
- **Auto parts store**
- **Auto Repair and Service, Group I limited to one**
- **Banks and Financial Establishments, Group I**
- **Banks and Financial Establishments, Group II, limited to SIC Codes 604, 621, 672, 673 and 674**
- **Business Services, Groups I and II**
- **Car Wash, limited to one**
- **Cleaning and maintenance services**
- **Clothing Stores, general**
- **Contractors and builders, Groups I and II**
- **Convenience Food & Beverage store, limited to one with attendant service station; however the entire site is limited to two**
- **Consumption on premises in compliance with LDC 34-1264, limited to and in conjunction with a standard restaurant**
- **Cultural facilities, excluding zoos**
- **Day care center, child, adult**
- **Department Store**
- **Drive thru facility for any permitted use**
- **Drug Store**
- **Entrance gates and gatehouse, in compliance with LDC 34-1748**
- **Essential services**
- **Essential service facilities, Group I**
- **Excavation, water retention**
- **Fences, walls**
- **Food Stores, Groups I and II**
- **Gift and Souvenir shop**
- **Hardware Store**
- **Health care facility, Group III**
- **Hobby, toy and games shops**
- **Hotel/Motel**
- **Household and office furnishings, Groups I, II, III (no outdoor display)**
- **Insurance companies**
- **Laundromat**
- **Laundry or dry cleaning, Group I**
- **Lawn and garden supply store**
- **Medical Office**
- **Non-store retailers, all Groups**
- **Paint, glass and wallpaper store**
- **Parking lot, accessory and / or garage**
- **Personal services, Group I, II, and III (with exclusions)**
- **Pet services**
- **Pet shop**
- **Pharmacy**
- **Printing and Publishing**
- **Real estate sales office**
- **Recreation facilities, commercial, Groups I and IV**
- **Rental or leasing establishments Group I and II, excluding passenger car pick up and drop off**
- **Repair shops, Group I, II, and III**
- **Research and development laboratories, Group II and IV**
- **Restaurant, fast food (limited to two, however, the entire site is limited to a maximum of four outside of the regional food court / service area)**
- **Restaurants, Groups I, II, III, and IV**
- **Self service fuel pumps, limited to one in conjunction with a Convenience Food and Beverage Store, however, entire site is limited to a maximum of two**
- **Signs**
- **Social Services, Group I and II**
- **Specialty retail shops, Groups I, II, III, and IV**
- **Storage: indoor only**
- **Used merchandise stores, Group I**
- **Variety Store**

Permitted Uses within Tract 1C

- **Drive thru facility for any permitted use**
- **Restaurant, fast food (limited to two, however, the entire site is limited to a maximum of four outside of the regional food court / service area)**
- **Restaurants, Groups I, II, III, and IV**

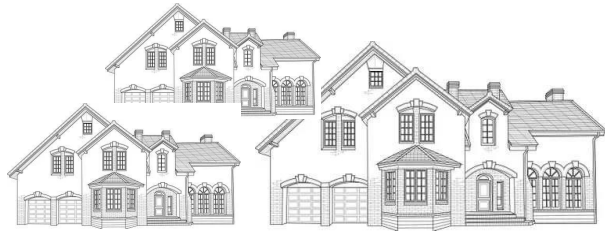
Village of Estero Land Development Code

Transitional Provisions

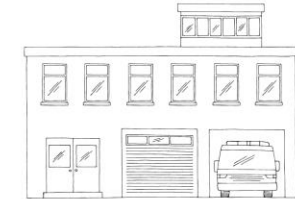
1-805. Development Approvals and Permits Under Prior Land Development Codes.

- A. All development approvals or permits approved before January 27, 2021, either by the Village or by Lee County (prior to the incorporation of the Village), remain valid until their expiration date, and may be carried out in accordance with the terms and conditions of their approval, as long as they remain valid and have not expired or been revoked or substantially modified. If the approval or permit expires or is revoked (e.g., for failure to comply with the terms and conditions of approval) or substantially modified, all subsequent development of the site shall comply with the procedures and standards of this LDC.
- B. Approval of a building permit prior to January 27, 2021 means all plans and approvals for the development subject to the building permit are valid.
- C. Any re-application for an expired development approval or permit shall comply with the standards in effect at the time of re-application.

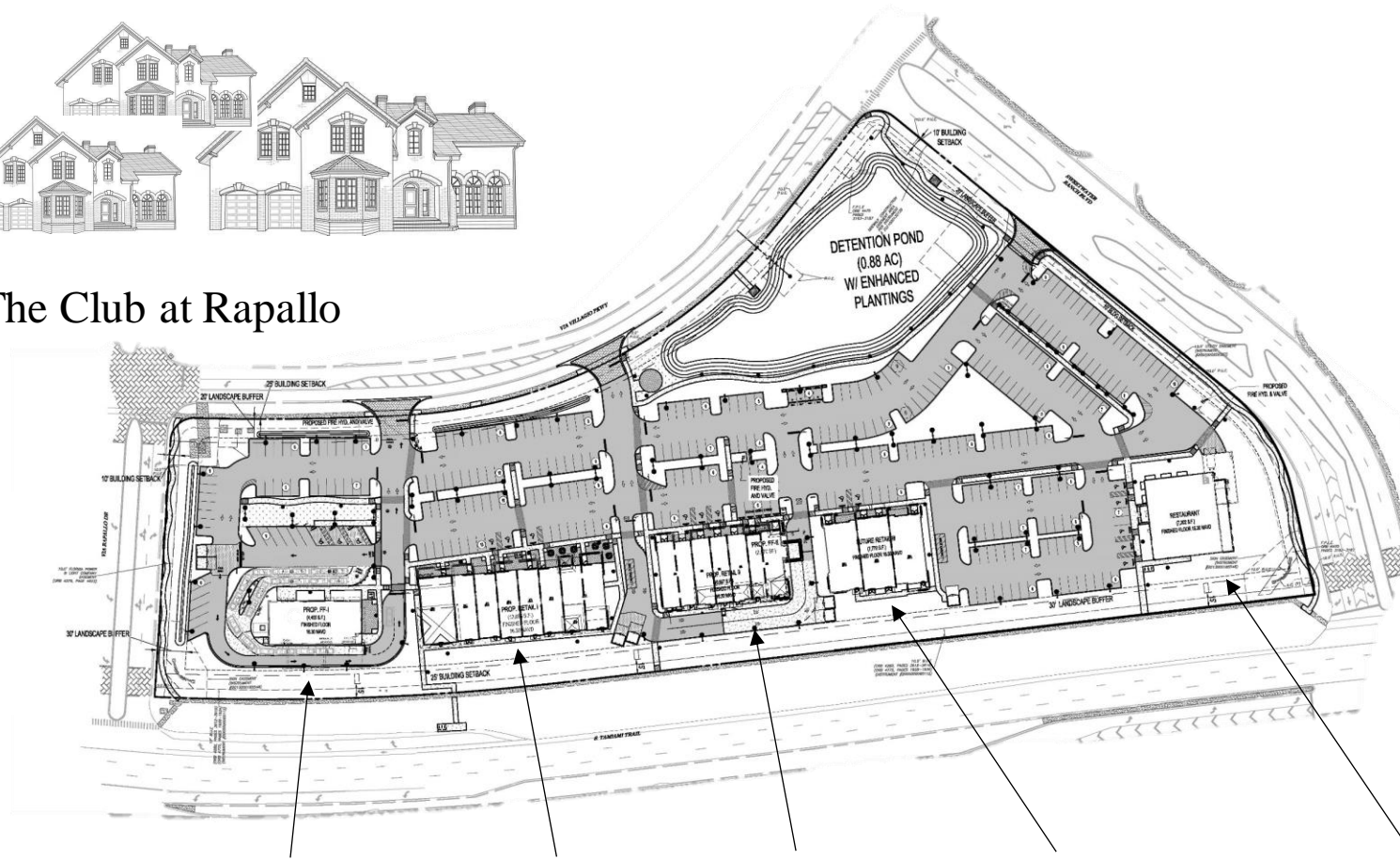
Marketplace at Coconut Point – Building Locations



The Club at Rapallo



Fire Department



Hertz

Fast Food

Retail I

Retail II

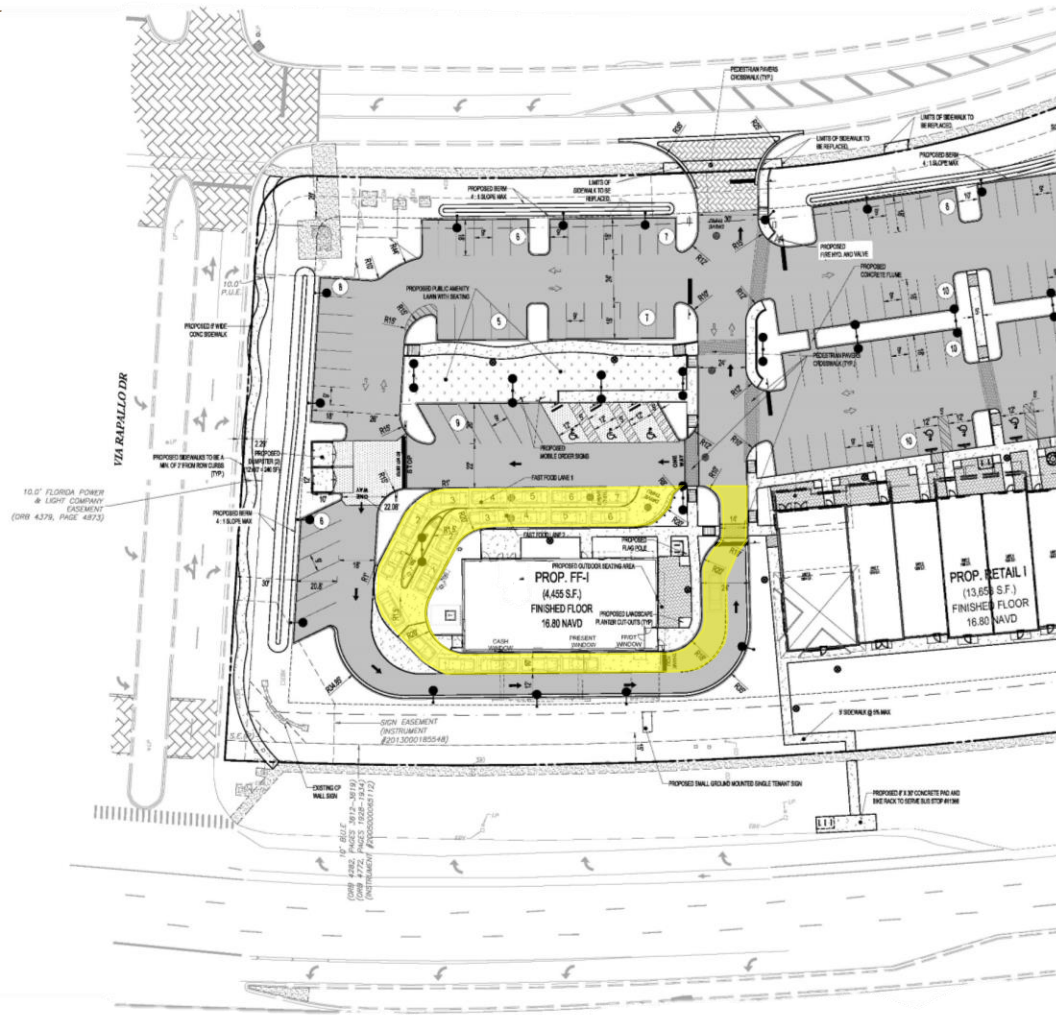
Retail III

Restaurant

- ❖ We have located all buildings as far away from the interior of the site and the residential community.
- ❖ Buildings are all oriented with the “back of house” facing US41. Residents and pedestrians traveling within Coconut Point will only see the storefronts instead of meters, hoses, grease traps, mechanical systems, communication walls, etc.
- ❖ “Back of House” elevations will be screened from US41 travelers with a dense landscaping plan and berm.

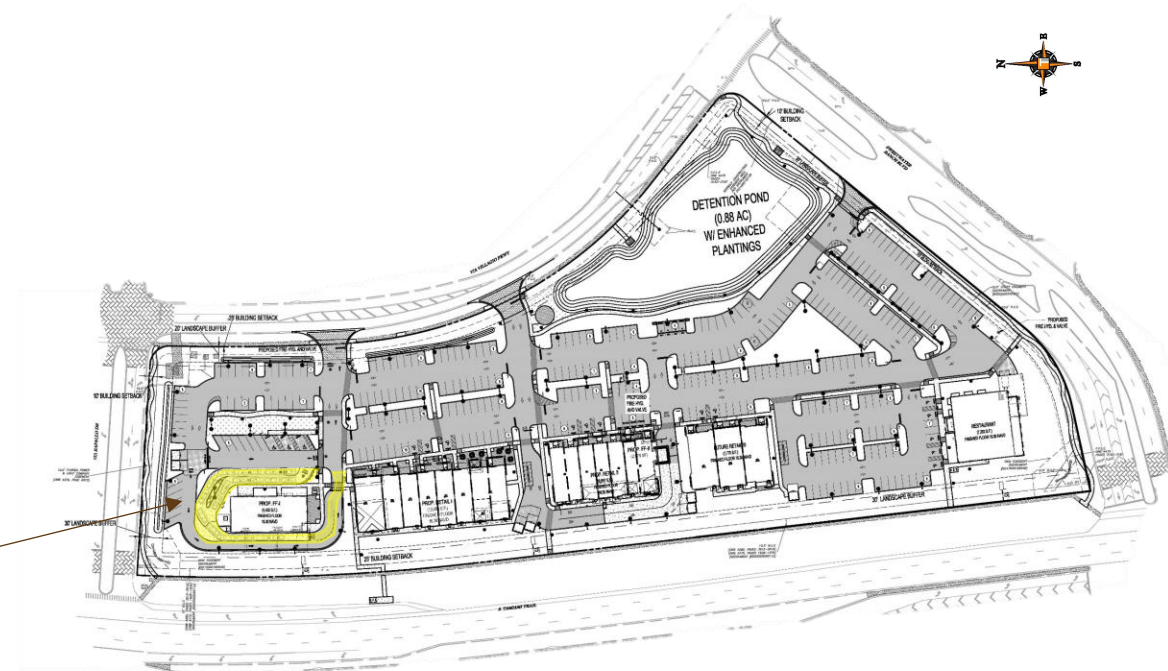
Marketplace at Coconut Point – Drive Thrus

Fast Food



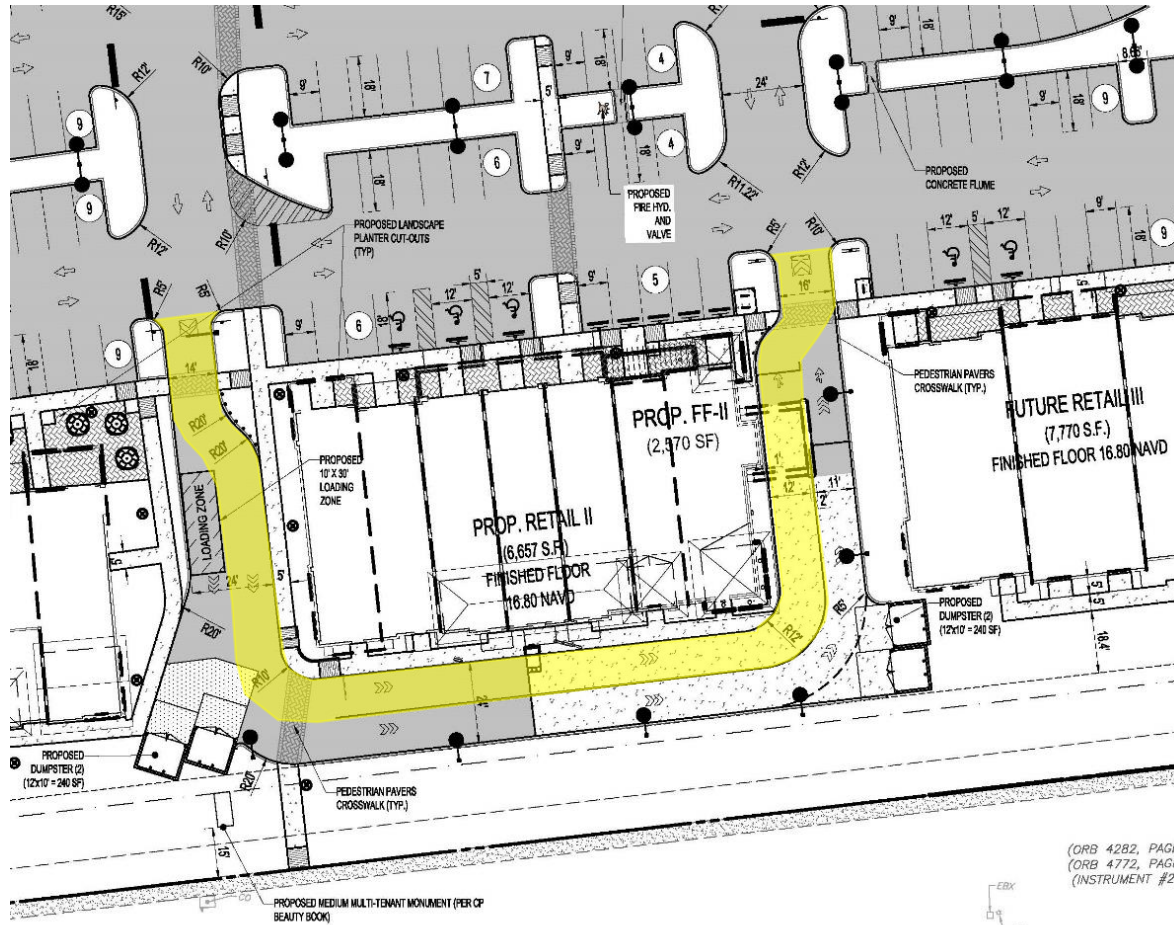
- ❖ All external noise generators (menu boards, order boards, speakers, microphones, etc.) have been located as far from the residential community as possible.
- ❖ Point of Sale boards are located as close to US41 as possible.

Fast Food
Drive Thru 1



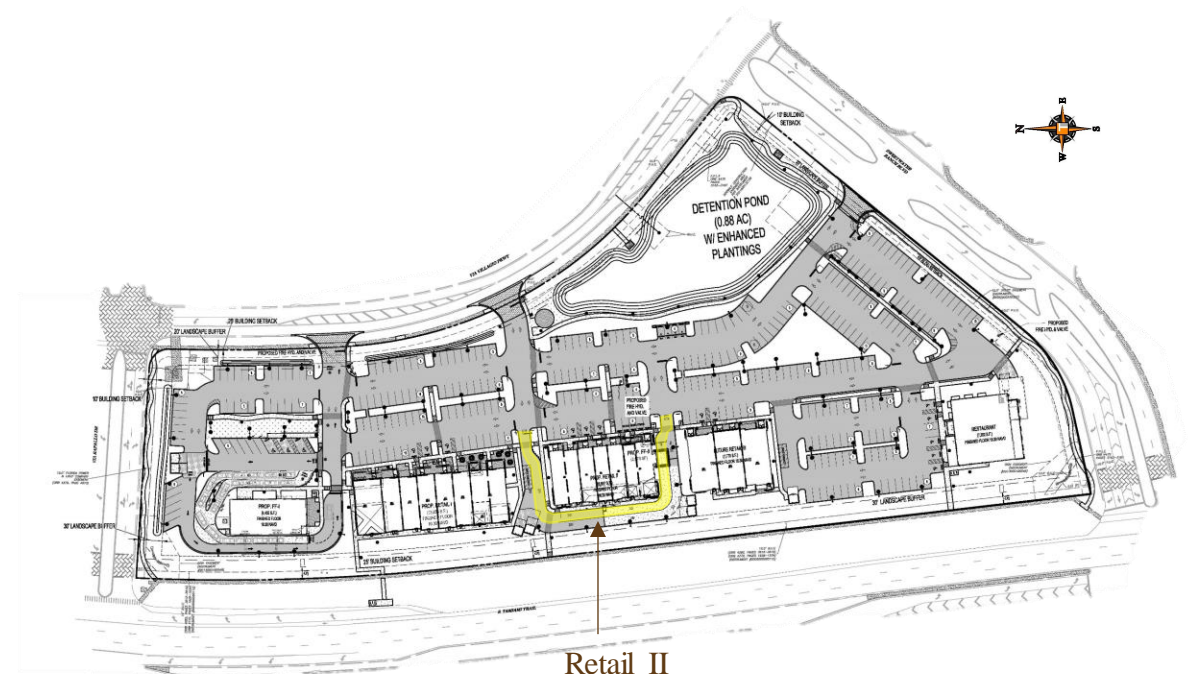
Marketplace at Coconut Point – Drive Thrus

Retail II



(ORB 4282, PAGES
(ORB 4772, PAGES
(INSTRUMENT #20)

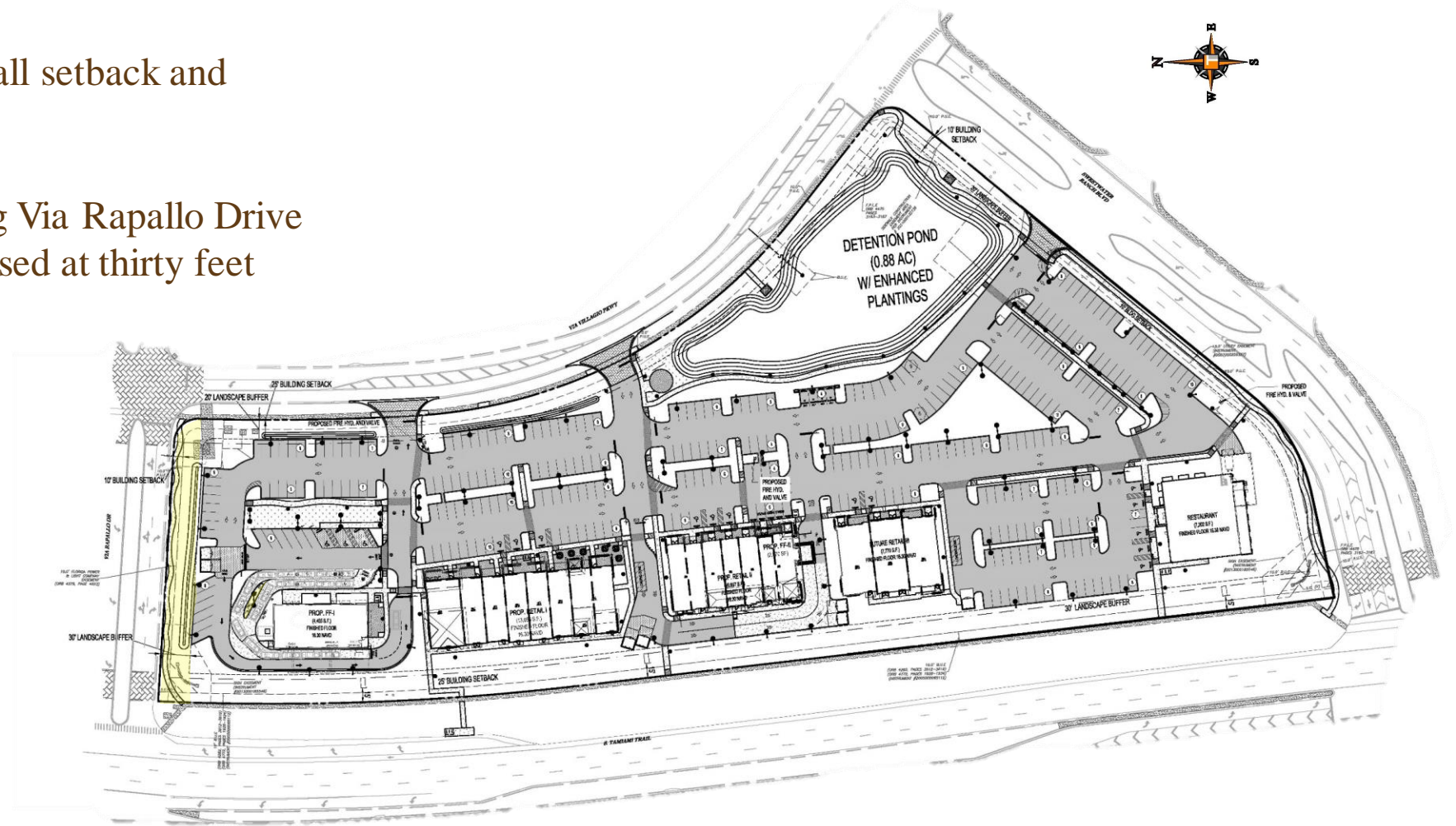
- ❖ Main “stacking” lanes and pick up lanes are located between the buildings and US41 completely screening them from the residential community.
- ❖ Both drive thru’s have bypass lanes



Retail II
Drive Thru 2

Marketplace at Coconut Point – Setbacks and Buffers

- ❖ Proposed Site complies with all setback and buffer requirements
- ❖ Ten foot required buffer along Via Rapallo Drive has been expanded and proposed at thirty feet wide
- ❖ An additional internal landscaping island has been added between the North drive thru building and the Eastern property line to further absorb sound and add visual screening

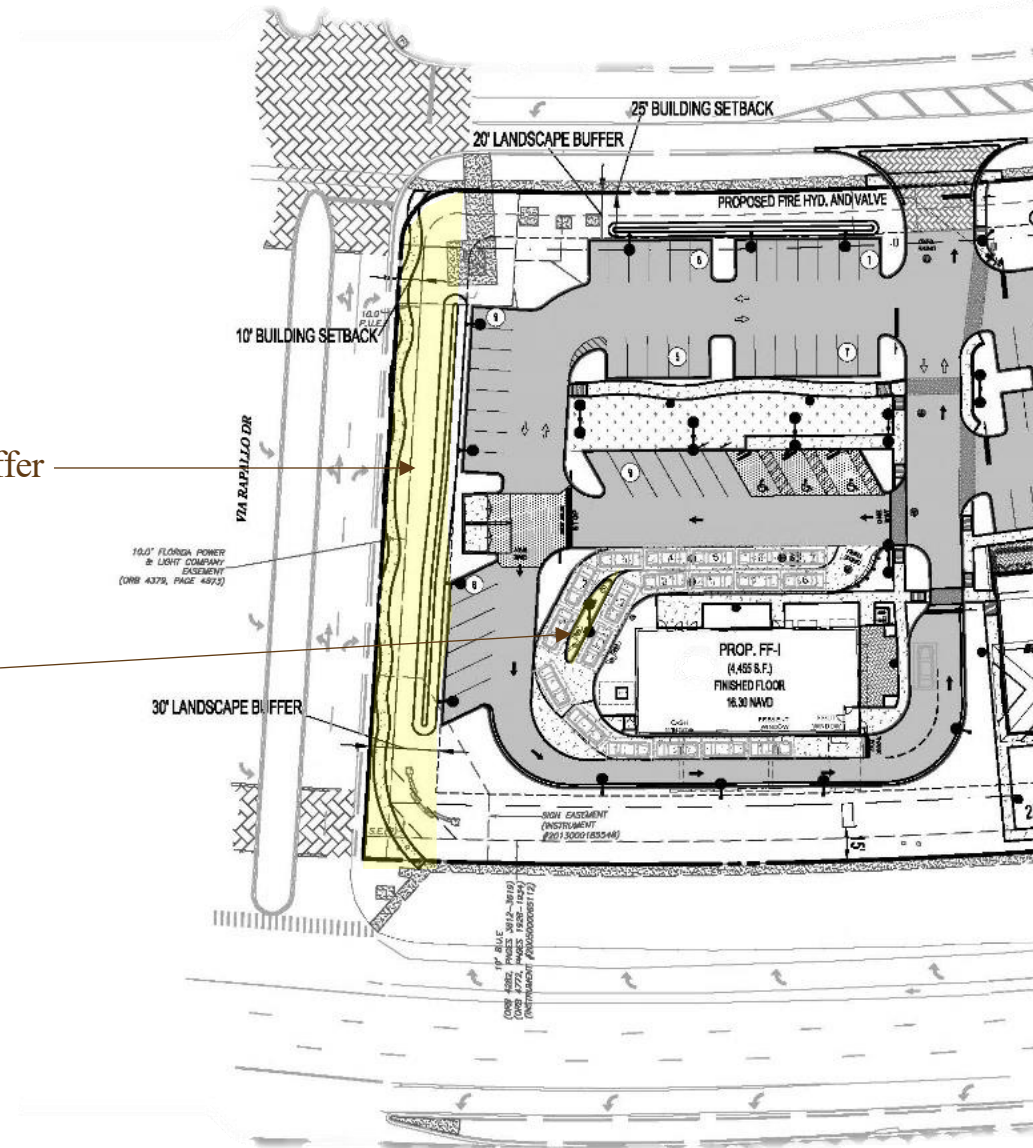


Marketplace at Coconut Point – Setbacks and Buffers

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30' Landscape Buffer

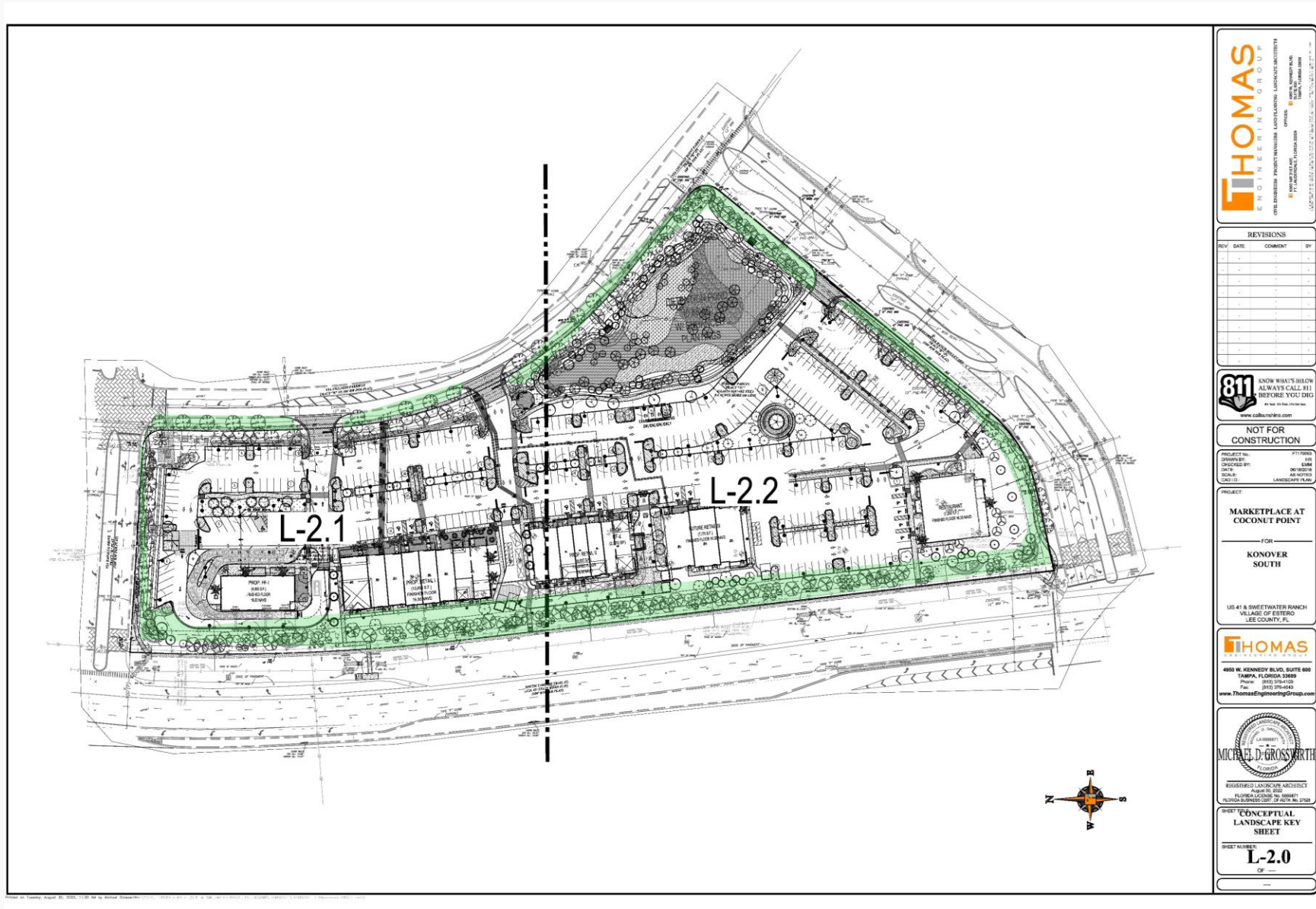
Internal Island



ENHANCED LANDSCAPING PLANS
ENTRANCE WAY LANDSCAPING, SCREENING, POND LANDSCAPING,

Marketplace at Coconut Point – Perimeter Landscaping

- ❖ Raised landscape berms surrounding the entire site
- ❖ All planting materials meet the DRI and Villages requirements for approved plantings
- ❖ Enhanced landscaping at main entry points
- ❖ X% of native plants



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4000 W. KENNEDY BLVD., SUITE 600
TAMPA, FLORIDA 33609
PH: 813.278.1000
FAX: 813.278.4540
www.ThomasEngineeringGroup.com

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REV	DATE	COMMENT	BY

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NOT FOR CONSTRUCTION

PROJECT: MARKETPLACE AT COCONUT POINT
FOR: KONOVER SOUTH
US 41 & SWEETWATER RANCH VILLAGE OF ESTERO LEE COUNTY, FL

THOMAS
ENGINEERING GROUP
4000 W. KENNEDY BLVD., SUITE 600
TAMPA, FLORIDA 33609
PH: 813.278.1000
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MICHAEL D. GROSSWIRTH
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FLORIDA LICENSE NO. 18894
FLORIDA BUSINESS CERT. OF REG. NO. 2784

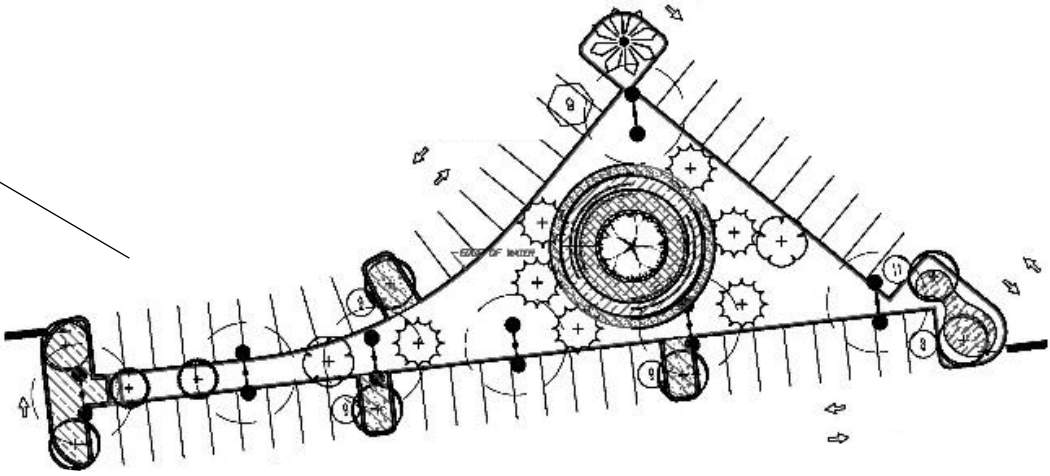
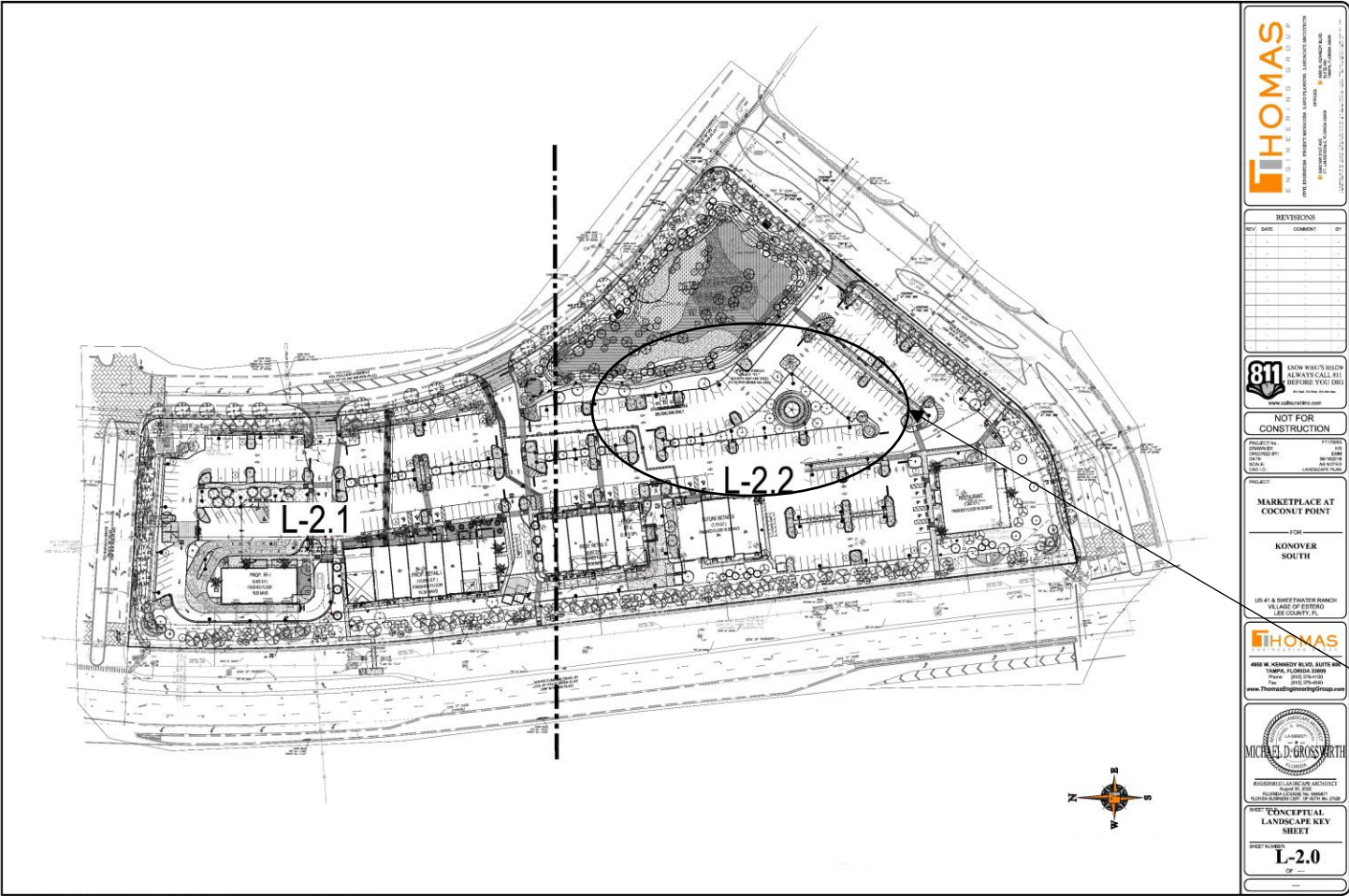
SHEET: CONCEPTUAL LANDSCAPE KEY SHEET
SHEET NUMBER: **L-2.0**
OF: —



Landscaped Entryway



Marketplace at Coconut Point – Statement Tree



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PROJECT: MARKETPLACE AT COCONUT POINT
FOR: KONOVER SOUTH

USA 1 & WEST PALM BEACH
VILLAGE OF ESTERO
LEE COUNTY, FL

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MICHAEL D. GROSS
ARCHITECT

REGISTERED LANDSCAPE ARCHITECT
NO. 12400
STATE OF FLORIDA

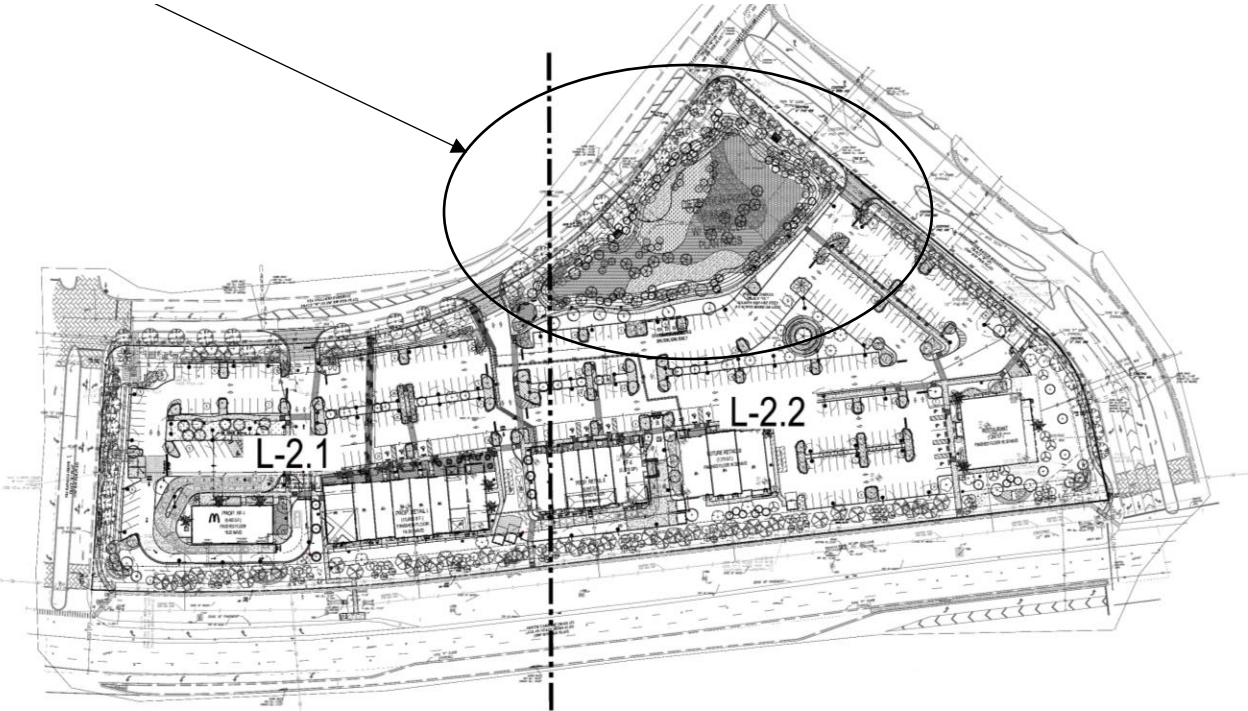
DESIGN: CONCEPTUAL LANDSCAPE KEY SHEET

SHEET NUMBER: **L-2.0**

Marketplace at Coconut Point – Dry Pond Landscaping



- ❖ Fully landscaped pond area
- ❖ Utility service fully screened by landscaping



Marketplace at Coconut Point – Enclosure and Screening Landscaping



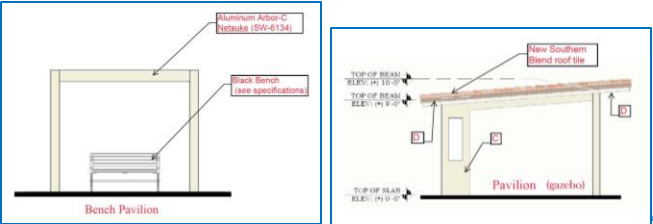
Trash enclosures are fully screened by landscaping



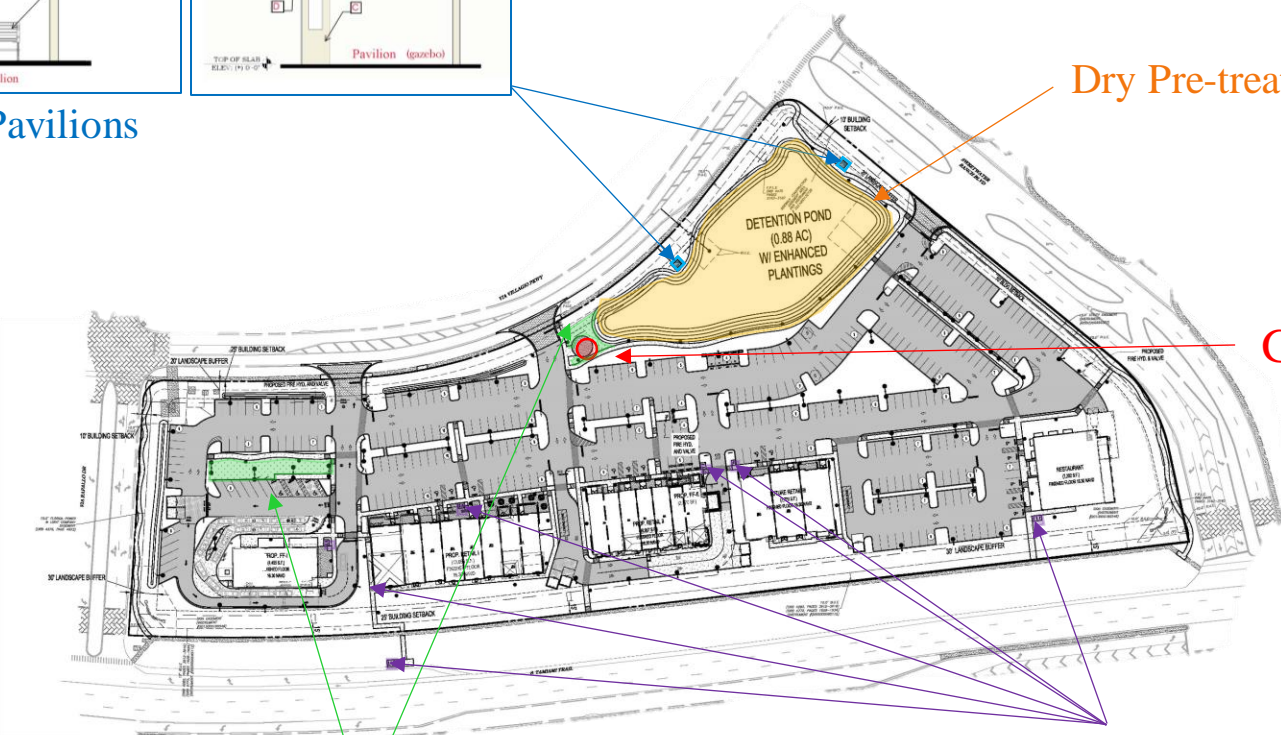
PEDESTRIAN AMENITIES

Exterior seating areas, Bike racks, Gazebo, Paved walkways, Bus stop improvements

Marketplace at Coconut Point – Gazebo, Bike Racks, Outdoor Seating



Bench Pavilions



Dry Pre-treatment Pond

Gazebo

Bike Racks

Open Public Seating Areas



Outdoor Seating

❖ Provided for pedestrians and shop goers

Proposed Detention Pond

❖ Part of master stormwater system

❖ Provides required water quality on site

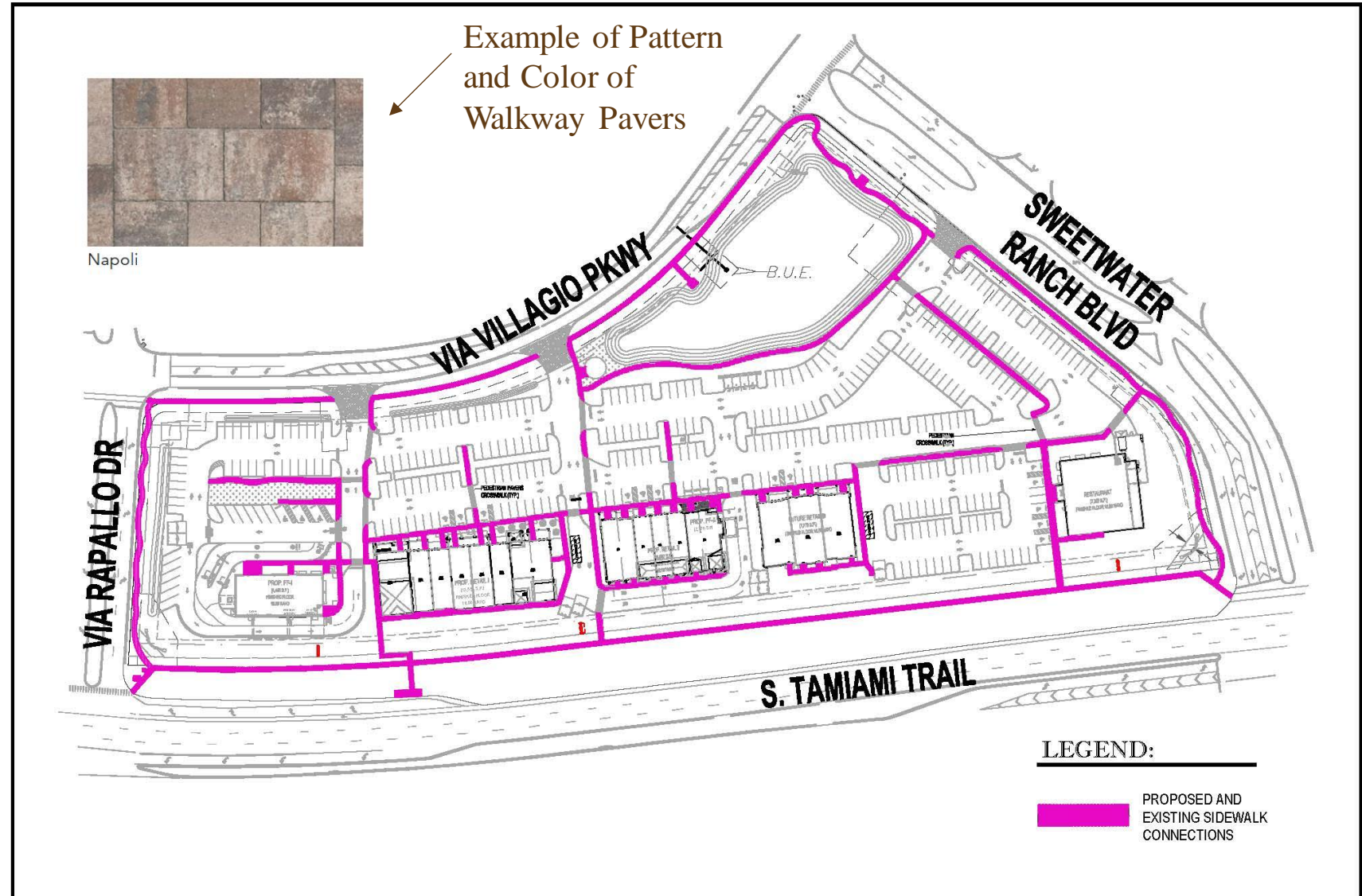
Marketplace at Coconut Point – Pedestrian Walkways and Bus Stop Improvements

Proposed Pedestrian Walkways

- ❖ Sidewalk connectivity to all surrounding right of ways
- ❖ Easily accessible and walkable

Bus Stop Improvement

- ❖ Proposed Bike Rack for existing bus stop
- ❖ Concrete Pad for existing bus stop



PROJECT: US 41 AND SWEETWATER BLVD			
ESTERO, FLORIDA			
PROJECT NO:	FT170063	PAGE NO:	1 OF 1
PREPARED BY:	HR	DATE:	03/28/2022
CHECKED BY:	EMM	SCALE:	1"=100'

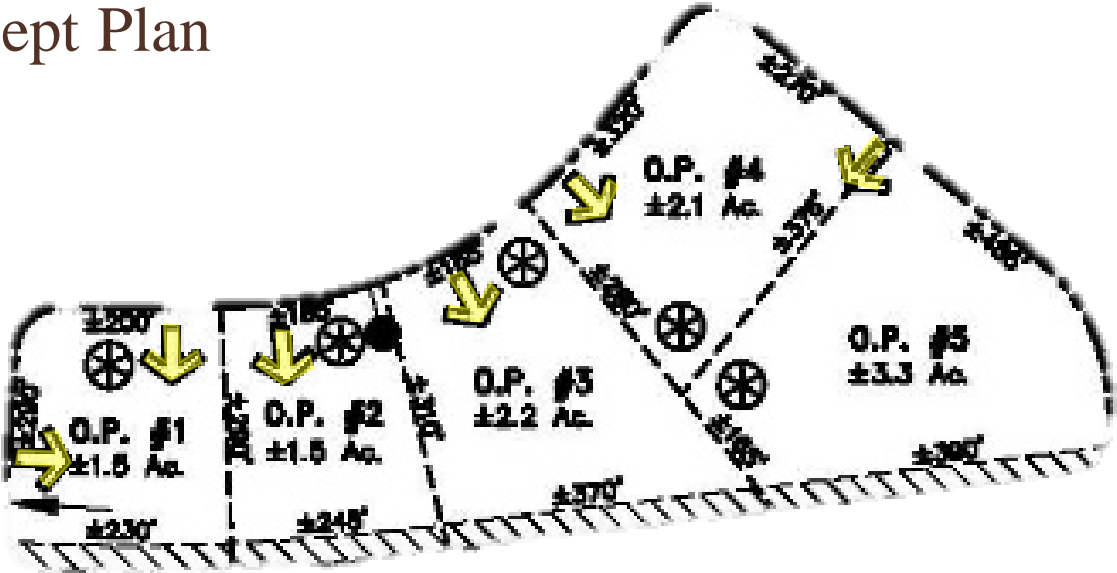
EXHIBIT
PEDESTRIAN
TRAFFIC



Coconut Point M.P.D. Master Concept Plan

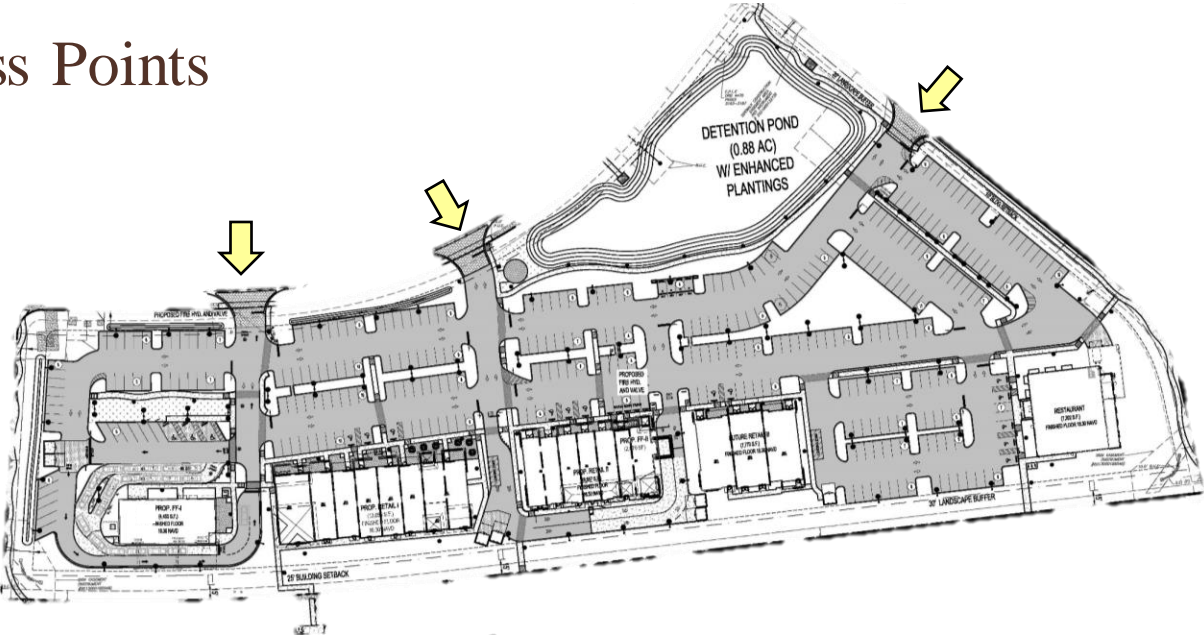
Access Points

- ❖ 6 Access Points



Marketplace at Coconut Point Access Points

- ❖ 3 Access Points
- ❖ No Access via Rapallo Dr.
- ❖ Limited Access via Villagio Pkwy



Marketplace at Coconut Point – Traffic and Noise Compliance

Traffic Summary

Traffic Impact Statement Summary

- ❖ Analyzed Build-out of Entire Property (+/- 43,000 sq. Uses)
 - ❖ Analyzed Via Rapallo/Via Villagio Intersection per Village Request
 - ❖ All Roadways operate at an Acceptable Level of Service
 - ❖ All trips are vested and within trip thresholds of Original DRI Uses Approved as part of Coconut Point DRI
 - ❖ Future Traffic Signal funded by DRI and approved by FDOT when warranted
-
- ❖ All transportation impacts from this project have been mitigated through the payment of Proportionate Share fees and impact fees already paid by the Coconut Point DRI

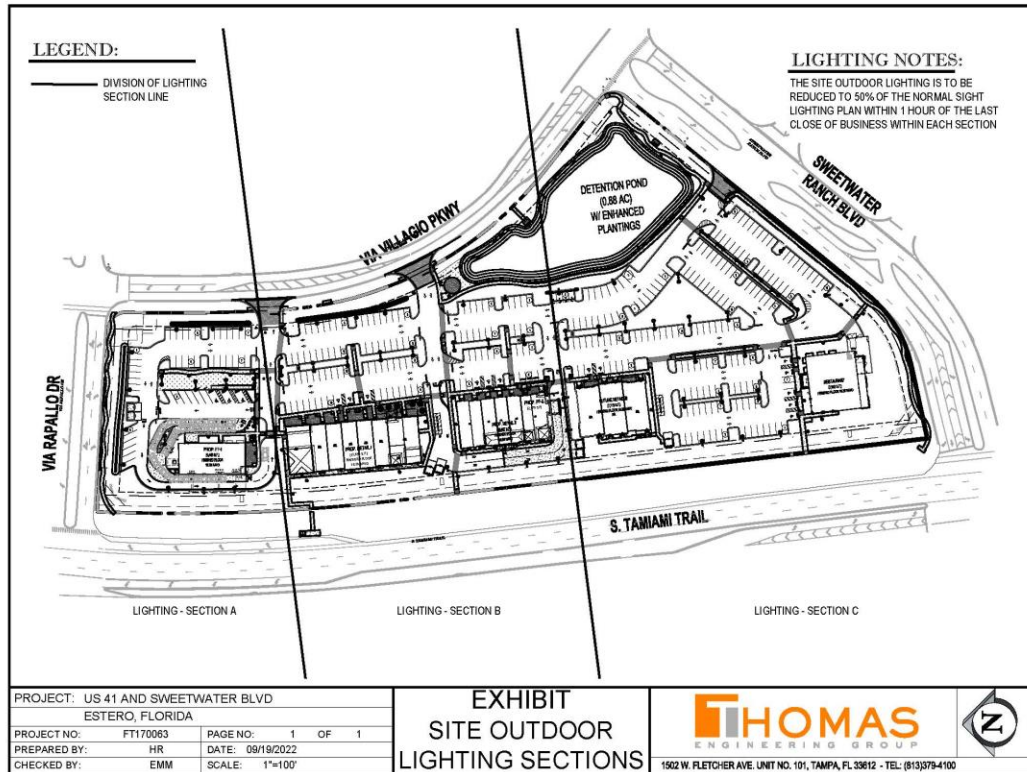
Noise Summary

This layout of the proposed site along with the proposed locations of items that may generate noise (ex. drive thru speakers) have been selected with the goal of having control of the sound volumes from the speakers and maximum distance from the Club at Rapallo property to the east.

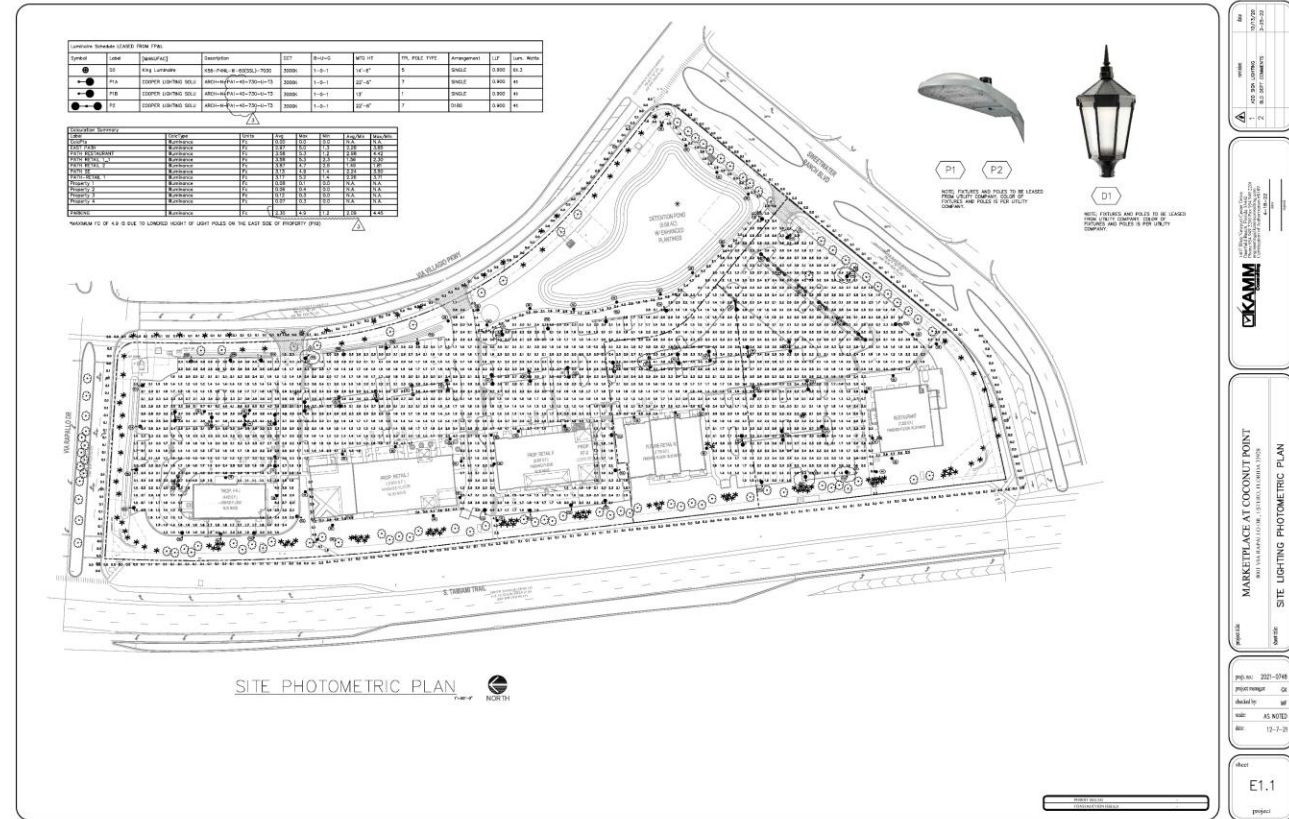
- ❖ Sounds will not be plainly audible on adjacent lands that include a residential use.
- ❖ All noise will be controlled on site with no external impact.

Marketplace at Coconut Point – Site Lighting

Lighting Zones



Lighting Plan



- ❖ All Coconut Point and Village of Estero lighting requirements have been met.
- ❖ 3 zones of lighting, all go to 50% within an hour of the last business in that zones closure.

Marketplace at Coconut Point – Monument Signs and Landscaping



- ❖ Three proposed signs along property side facing US41
- ❖ Fully screened by landscaping

