

COCONUT POINTE RESIDENCES

AT BROOKS TOWN CENTER

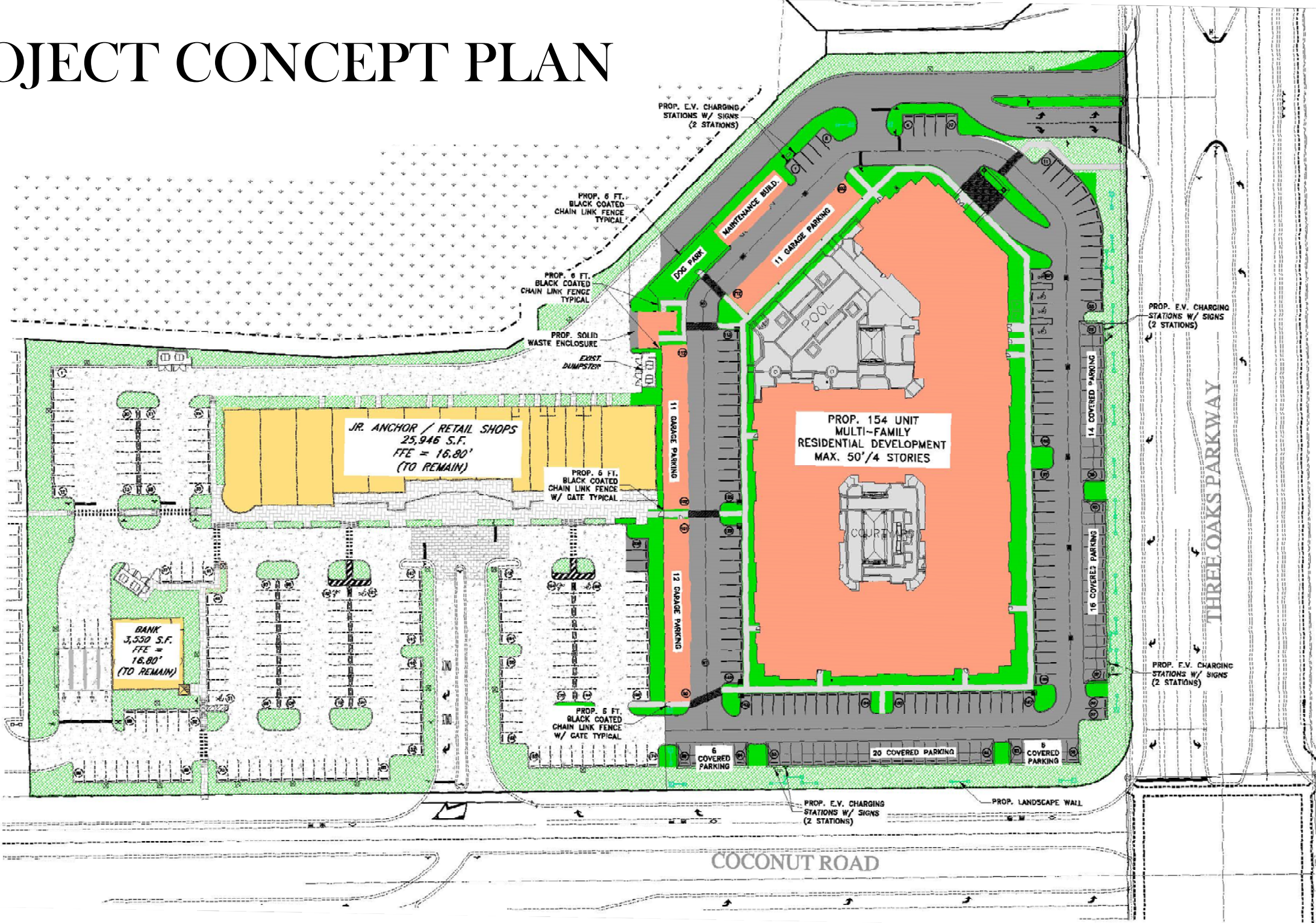
PROJECT DESCRIPTION

- Redevelopment of 5.33 acres of the existing commercial project connected with the vacant Sweet Bay supermarket
- Construction of a maximum 154 multi-family residential units
- Maximum building height of 50 feet / 4 stories
- Parking to be shared with onsite commercial uses
 - 208 existing commercial parking spaces
 - 212 proposed residential parking spaces
- Access points to Coconut Road and Three Oaks Parkway to be shared

Requested Deviations

- Existing 16 previously approved deviations to remain in effect.
- Deviation 17 – Reduction in required parking for residential of 21 spaces.
- Deviation 18 – Request to maintain minimum pavement elevations consistent with onsite commercial
- Deviation 19 – Request to maintain light poles on commercial site at 20 ft.

PROJECT CONCEPT PLAN



- LEGEND:**
- PROPOSED BUILDING AREA
 - EXISTING BUILDING TO REMAIN
 - EXISTING ASPHALT PAVEMENT TO REMAIN
 - PROPOSED ASPHALT PAVEMENT AREA
 - EXISTING SIDEWALK/AMENITY TO REMAIN
 - PROPOSED SIDEWALK/AMENITY AREA
 - EXISTING OPEN SPACE TO REMAIN
 - PROPOSED OPEN AREA

CONCEPT LANDSCAPE PLAN



COCONUT POINTE RESIDENCES at THE BROOKS
 Site Landscape Plan

CONCEPT POOL DECK

06/05/2023



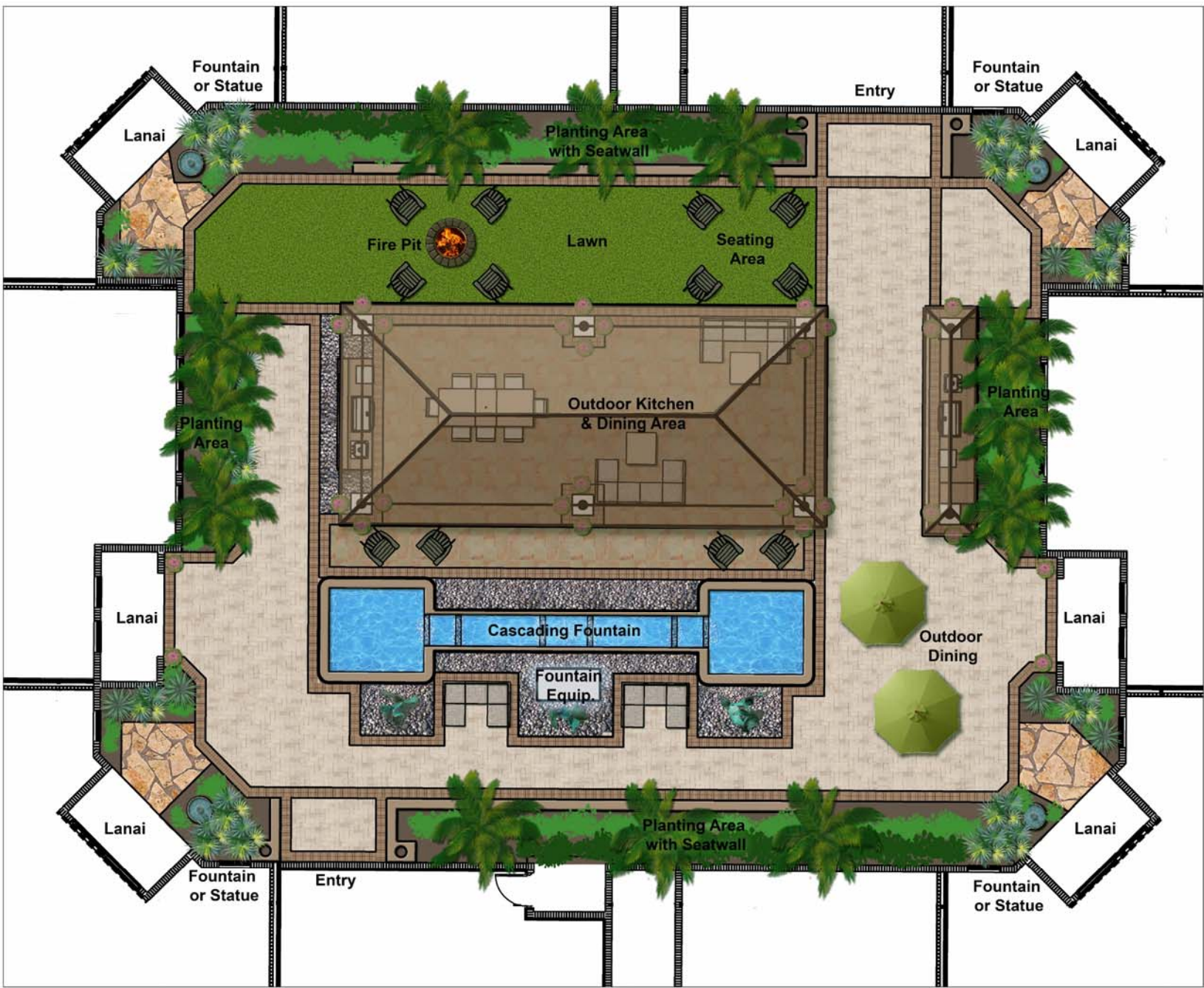
COCONUT POINTE RESIDENCES at THE BROOKS
Pool Amenity Area



HMI
HOLEMONTES
LANDSCAPE ARCHITECTS, P.L.L.C.
Oak Hammock Office: Park at Whiskey Creek
6200 Whiskey Creek Drive
Fort Myers, Florida 33919
Office: (239) 985-1200
Web: www.holemontes.com / www.HMI.com
Florida Certificate Of Authorization No. 1772

CONCEPT COURTYARD

06/05/2023



COCONUT POINTE RESIDENCES at THE BROOKS
Interior Coutyard



NORTH
NOT TO SCALE

CONCEPT LANDSCAPE WALL

06/30/2023



Seating Area



Wall Elevation



End Wall



Column

COCONUT POINTE RESIDENCES at THE BROOKS Wall Design

CONCEPT BUILDING ELEVATION

THREE OAKS PARKWAY ENTRANCE



CONCEPT BUILDING ELEVATION

INTERSECTION OF COCONUT AND THREE OAKS



THANK YOU