

Planned Development
Amendment



Via Coconut



Public Information Meeting
February 13, 2024

Presentation Agenda

Project Team

Project Location

Approved Planned Development

Proposed Planned Development Amendment

Updated Master Site Plan

Updated Architecture

Q&A

Project Team

Developers: Royal Properties & Riverside Investment & Atlantic Residential

Architecture: MHK Architecture

Civil Engineer: Holes Montes

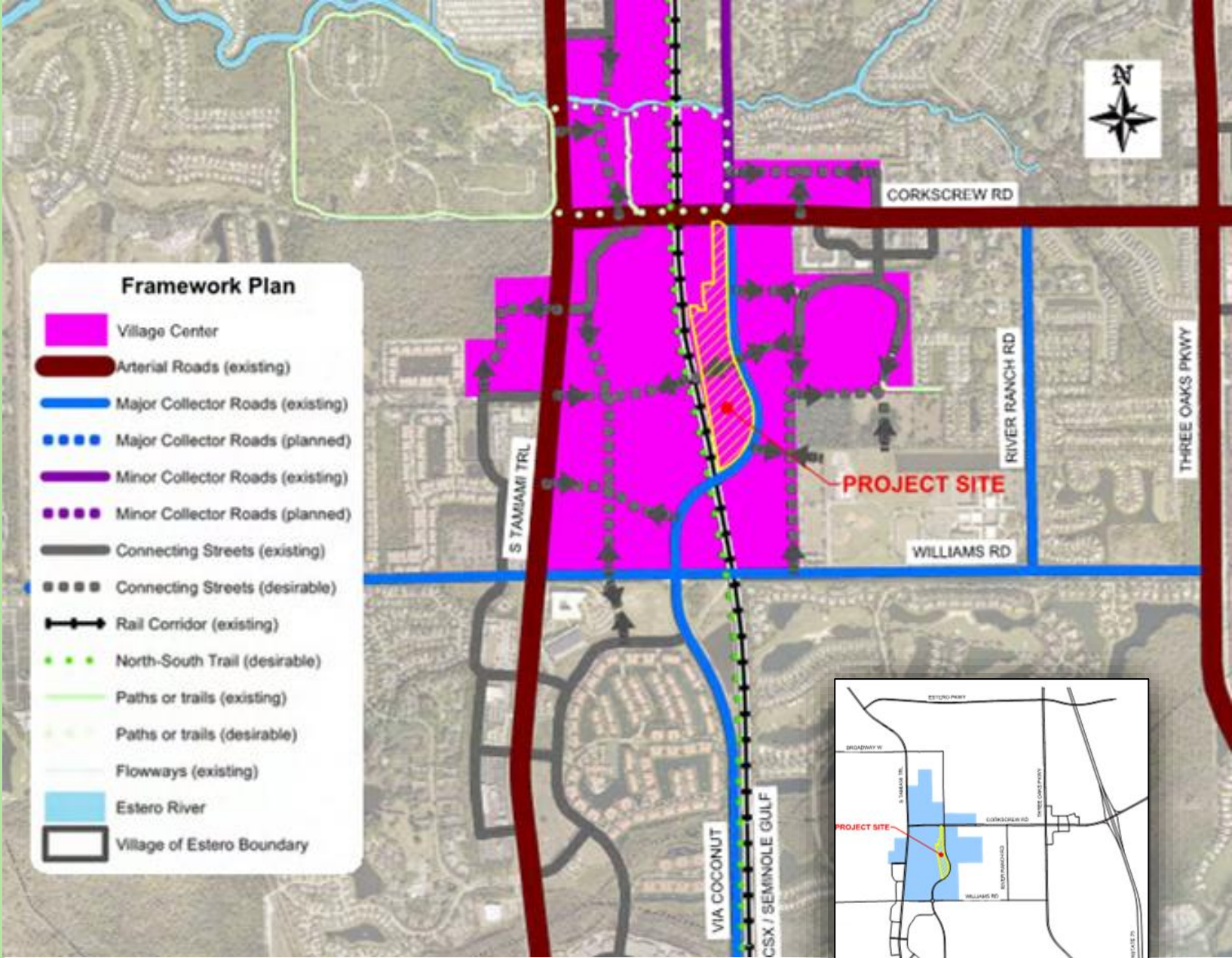
Landscape Architect: ALD

Zoning Consultant: RVI Planning

Zoning Attorney: Coleman Yovanovich & Koester



Project Location



Village Center Connectivity Map

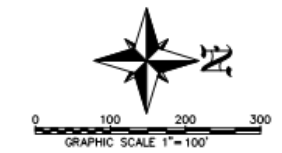


Approved Planned Development - MCP

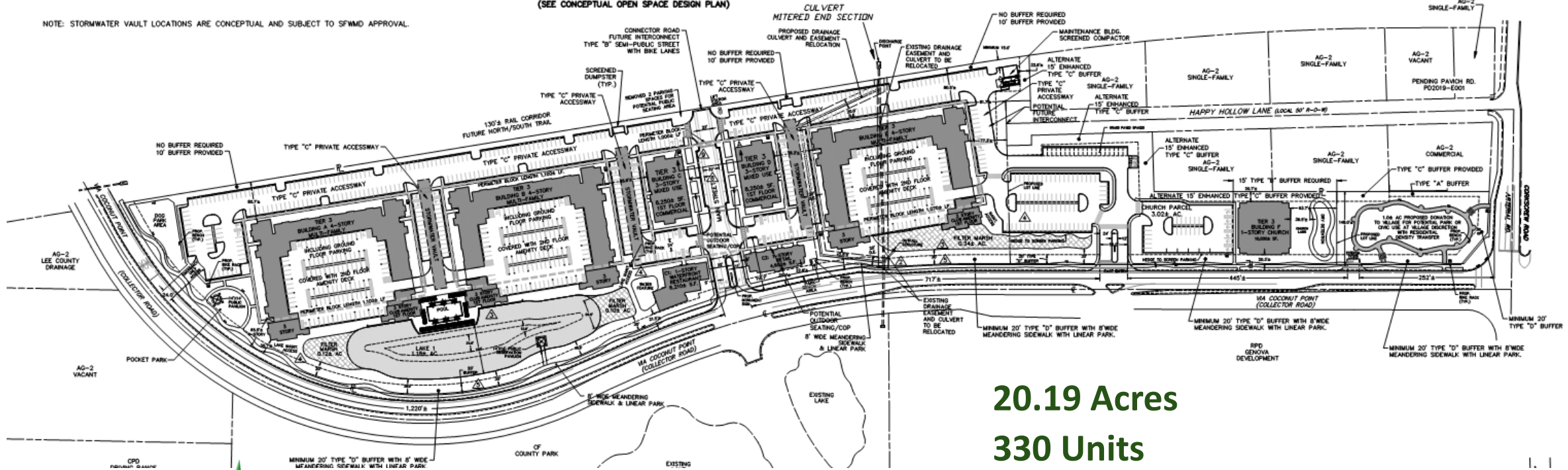
01.2 | MASTER CONCEPT PLAN

LAND DEVELOPMENT AREAS:		
TOTAL PROJECT AREA:	879,667± SF.	20.19± AC.
MIXED USE AREA:	704,581± SF.	16.17± AC.
CHURCH AREA:	131,520± SF.	3.02± AC.
DONATION AREA:	43,565± SF.	1.0± AC.

OPEN SPACE REQUIRED: 35% OR 7.07 ACRES
 OPEN SPACE PROVIDED: MINIMUM 7.07 ACRES
 (SEE CONCEPTUAL OPEN SPACE DESIGN PLAN)



NOTE: STORMWATER VAULT LOCATIONS ARE CONCEPTUAL AND SUBJECT TO SFWMD APPROVAL.



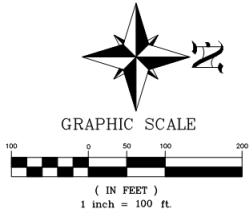
20.19 Acres
330 Units
829 Required Parking Stalls
308,000 SF (35%) open space



Proposed Planned Development Amendment

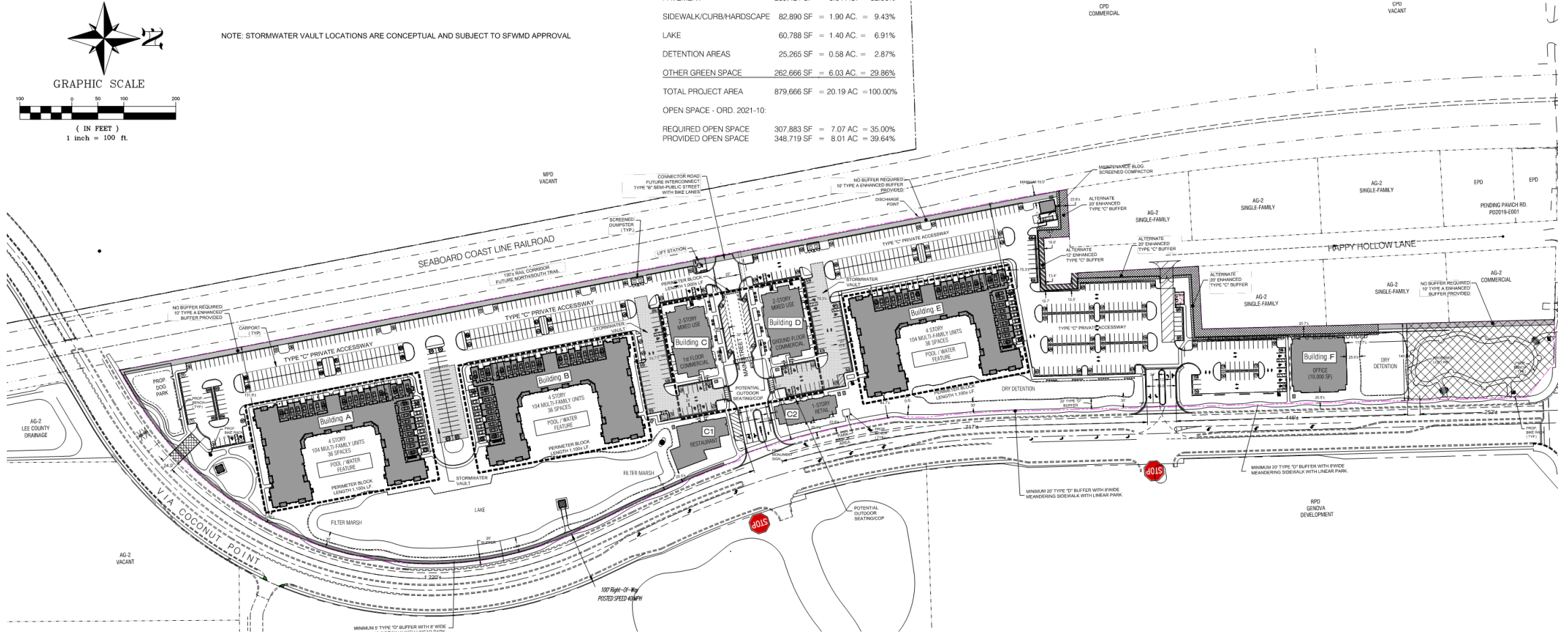
- Decrease footprints for buildings A,B,E
- Increase site open space area by ~40,000 SF (5% increase)
- Revisions to site parking layout
- Reduction of 1 story for buildings C&D
- **No changes to:**
 - Building setbacks
 - Maximum building heights
 - Public donated land area
 - Unit count
 - Required parking count
 - Commercial SF

Proposed Master Site Plan



NOTE: STORMWATER VAULT LOCATIONS ARE CONCEPTUAL AND SUBJECT TO SFWMD APPROVAL

PROPOSED LAND COVER		
BUILDING	158,636 SF = 3.64 AC = 18.03%	
PAVEMENT	289,421 SF = 6.64 AC = 32.90%	
SIDEWALK/CURB/HARDSCAPE	82,890 SF = 1.90 AC = 9.43%	
LAKE	60,788 SF = 1.40 AC = 6.91%	
DETENTION AREAS	25,265 SF = 0.58 AC = 2.87%	
OTHER GREEN SPACE	262,666 SF = 6.03 AC = 29.86%	
TOTAL PROJECT AREA	879,666 SF = 20.19 AC = 100.00%	
OPEN SPACE - ORD. 2021-10:		
REQUIRED OPEN SPACE	307,883 SF = 7.07 AC = 35.00%	
PROVIDED OPEN SPACE	348,719 SF = 8.01 AC = 39.64%	



20.19 Acres

829 Required Parking Stalls (unchanged)

Parking Layout Revised

348,719 SF (39.64%) open space (+40,000 SF or 5% increase)



Proposed Architecture Overall

- 330 Units (unchanged)
- Buildings A, B, E, footprint reduced
- Buildings C & D reduced by 1 story in height
- Setbacks, Unit Count and Commercial SF unchanged



Proposed Architecture Buildings A,B,E

- Building A, B, E footprints reduced
- Removed street facing parking wall
- Courtyard amenity enhanced and moved to grade level
- Landscaping at courtyards increased



Proposed Architecture Buildings A,B,E

- Building A, B, E footprints reduced
- Courtyard amenity enhanced and moved to grade level
- Landscaping at courtyards increased



Proposed Architecture Buildings C & D

- Buildings C & D reduced by 1 floor in height



Questions



VIA COCONUT

Mixed Use Development

