

Planned Development
Amendment



VIA COCONUT

Mixed Use Development

Via Coconut



PZDB Meeting
July 9, 2024

Presentation Agenda

Project Team

Project Location

Approved Planned Development

Proposed Planned Development Amendment

Updated Master Site Plan

Updated Architecture

Updated Landscaping

Conclusion



Project Team

Developers: Royal Properties & Riverside Investment & Atlantic Residential

Architecture: MHK Architecture

Civil Engineer: Bowman

Landscape Architect: ALD

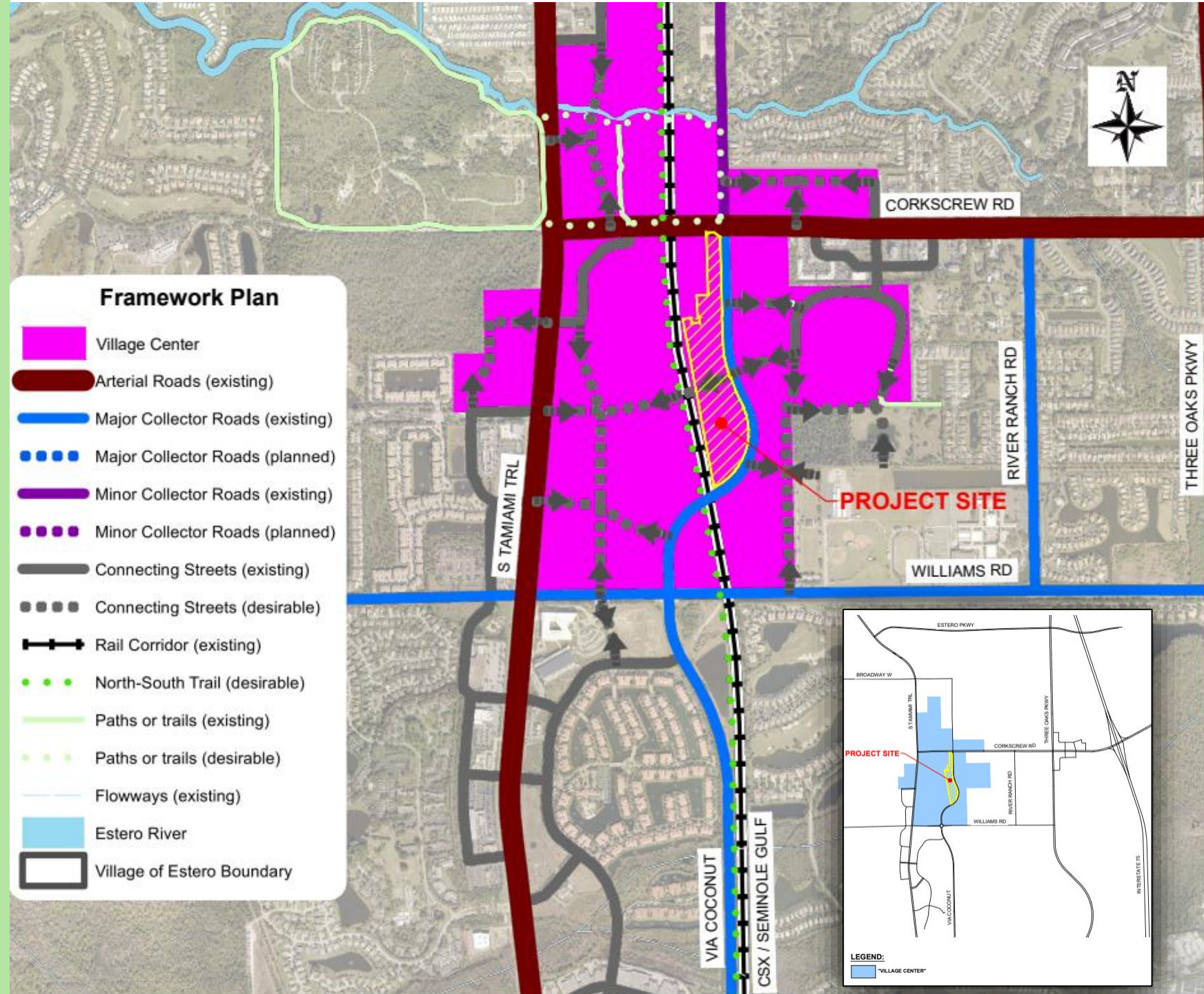
Zoning Consultant: RVI Planning

Zoning Attorney: Coleman Yovanovich & Koester



Project Location

- Village Center Connectivity Map



Previously Approved PD - MCP

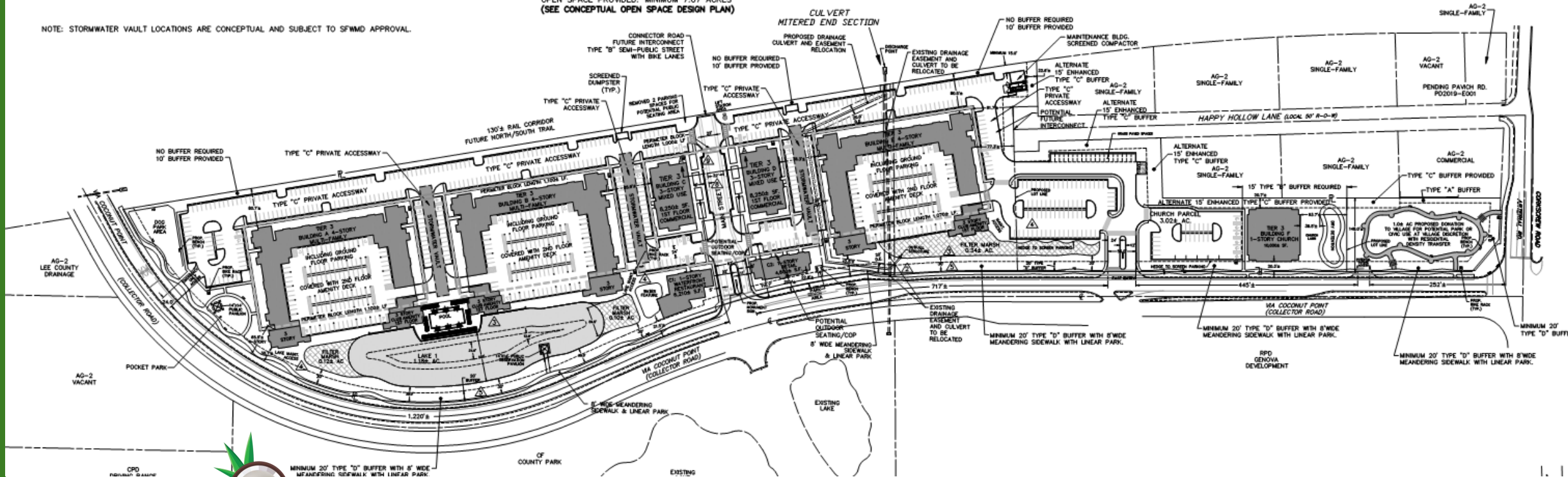
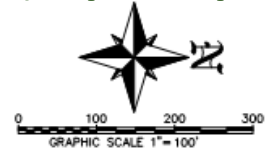
20.19 Acres
 330 Units
 829 Required Parking Stalls
 307,883 SF (35%) open space

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 SFMMD APPROVAL.



Proposed Planned Development Amendment

- Decrease footprints for buildings A,B,E
- Increase site open space area by ~33,000 SF (10% open space 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

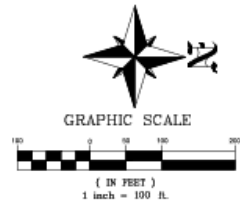
Proposed Master Site Plan

20.19 Acres (unchanged)

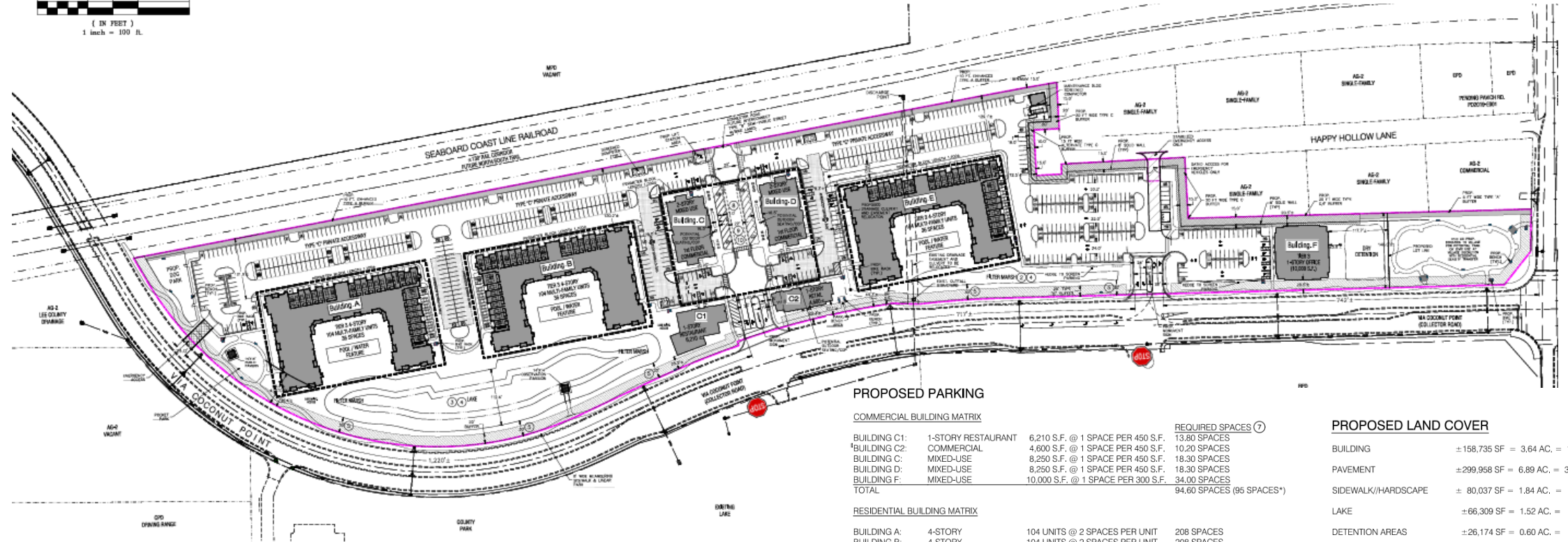
330 Units (unchanged)

829 Required Parking Stalls (unchanged)

340,937 SF (38.76%) open space (+33,000 SF or 10% increase)



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



PROPOSED PARKING

COMMERCIAL BUILDING MATRIX

BUILDING	USE	SQ. FT.	SPACES PER SQ. FT.	TOTAL SPACES	REQUIRED SPACES
BUILDING C1	1-STORY RESTAURANT	6,210 S.F.	@ 1 SPACE PER 450 S.F.	13.80 SPACES	13.80 SPACES
BUILDING C2	COMMERCIAL	4,600 S.F.	@ 1 SPACE PER 450 S.F.	10.20 SPACES	10.20 SPACES
BUILDING C	MIXED-USE	8,250 S.F.	@ 1 SPACE PER 450 S.F.	18.30 SPACES	18.30 SPACES
BUILDING D	MIXED-USE	8,250 S.F.	@ 1 SPACE PER 450 S.F.	18.30 SPACES	18.30 SPACES
BUILDING F	MIXED-USE	10,000 S.F.	@ 1 SPACE PER 300 S.F.	34.00 SPACES	34.00 SPACES
TOTAL				94.60 SPACES (95 SPACES*)	

RESIDENTIAL BUILDING MATRIX

BUILDING	STORIES	UNITS	SPACES PER UNIT	TOTAL SPACES
BUILDING A	4-STORY	104 UNITS	@ 2 SPACES PER UNIT	208 SPACES
BUILDING B	4-STORY	104 UNITS	@ 2 SPACES PER UNIT	208 SPACES
BUILDING C	2-STORY	9 UNITS	@ 2 SPACES PER UNIT	18 SPACES
BUILDING D	2-STORY	9 UNITS	@ 2 SPACES PER UNIT	18 SPACES
BUILDING E	4-STORY	104 UNITS	@ 2 SPACES PER UNIT	208 SPACES
TOTAL		330 UNITS		660 SPACES*

PLUS 10% GUEST PARKING
PLUS CLUB AMENITIES
TOTAL REQUIRED SPACES* 829 SPACES

PARKING PROVIDED

BUILDING A	36 SPACES
BUILDING B	36 SPACES
BUILDING E	36 SPACES
SURFACE PARKING	723 SPACES
TOTAL PROVIDED PARKING	831 SPACES

BICYCLE PARKING WILL BE PROVIDED PER LDC REQUIREMENTS

PROPOSED LAND COVER

BUILDING	±158,735 SF = 3.64 AC. = 18.04%
PAVEMENT	±299,958 SF = 6.89 AC. = 34.10%
SIDEWALK/HARDSCAPE	± 80,037 SF = 1.84 AC. = 9.10%
LAKE	±66,309 SF = 1.52 AC. = 7.54%
DETENTION AREAS	±26,174 SF = 0.60 AC. = 2.98%
OTHER GREEN SPACE	±248,454 SF = 5.70 AC. = 28.24%
TOTAL PROJECT AREA	879,666 SF = 20.19 AC. = 100.00%
OPEN SPACE - ORD, 2021-10:	
PROVIDED OPEN SPACE	307,883 SF = 7.07 AC. = 35.00%
REQUIRED OPEN SPACE	340,937 SF = 7.83 AC. = 38.76%
LAKE	66,309 SF = 1.52 AC. = 7.54%
DETENTION AREAS	26,174 SF = 0.60 AC. = 2.98%
OTHER GREEN SPACE	248,454 SF = 5.70 AC. = 28.24%
OFF-SITE SIDEWALK	13,309 SF = 0.31 AC.
OFF-SITE PAVEMENT	3,600 SF = 0.08 AC.



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



OVERALL AERIAL VIEW FROM NORTHEAST

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



VIEW OF FEATURE LAKE AND BUILDING B

Proposed Architecture Buildings A,B,E

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



Proposed Architecture Buildings A,B,E

- Courtyard amenity enhanced and moved to grade level
- Landscaping at courtyards increased
- Buildings A & E Shown



BUILDING A AMENITY DECK



BUILDING E AMENITY DECK

Proposed Architecture Buildings C & D

- Buildings C & D reduced by 1 floor in height



VIEW OF BUILDING C

Proposed Architecture

- View From Via Coconut Road



VIEW OF FEATURE LAKE AND BUILDINGS A & B

Proposed Architecture

- View From Via Coconut Road



VIEW OF BUILDING A FROM VIA COCONUT

Proposed Architecture

- View From Via Coconut Road



VIEW OF BUILDING E

Proposed Landscape

- Increased Building A, B, E Courtyard Landscape



Scale: 1"=10'

Proposed Landscape

- Increased Building A, B, E Courtyard Landscape



Proposed Landscape

- Increased Building A, B, E Courtyard Landscape



LEGEND

























































A ENTRY	A1. Pavers
	A2. Signage
B POND	B1. Fountain
	B2. Littoral Plantings
C MARSH / FILTER POND	C1. Littoral plantings/ Grasses
	C2. Cypress Maple Trees
D FISHING PIER	D1. Stocked lake for Fishing
	D2. Educational Informational Placques
E MEDIAN LANDSCAPE	
F FLOWERING TREES	
G MEANDERING PATHWAY	G1. Benches
	G2. 8" Wide Concrete Path
H AMENITY DECK	H1. Fire pit
	H2. Trellis
	H3. Speciman Planting
I ENHANCED LANDSCAPE BUFFER	I1. Mature Plantings
	I2. Variety of Species
	I3. Label Plantings for education purposes
J DOG PARK	J1. Perimeter Fence
K POCKET PARK (with shade structure)	
L RESORT STYLE POOL DECK	
M VIA COCONUT BUFFER PLANTINGS	M1. Enhanced Plantings 14'-18' Trees
	M2. Hedge Shrub 36" at Installation
	M3. Additional Groundcovers and shrub layers
N ENHANCED PERIMETER BUFFER PLANTINGS	N1. Additional tree and shrub plantings exceeding code
O CANOPY TREES	O1. Oversized Canopy trees in islands 14' tall
P SPECIMAN PALM TREES	P1. Royal Palms/ Date Palms 12'-14' ct
Q BENCHES/ BIKE RACKS	Q1. Bike Racks
	Q2. Benches
R ART	R1. Art/Sculpture
S WATER FEATURE	S1. Water Feature
T CAR PORT	



Proposed Landscape



Planting Palette

											
<i>Quercus virginiana</i> Live Oak	<i>Ilex cassine</i> Dahoon Holly	<i>Conocarpus erectus</i> Green Buttonwood	<i>Swietenia mahogany</i> Mahogany	<i>Bucida buxana</i> 'SL' Shady Lady Black Olive	<i>Coccoloba diversiflora</i> Pigeon Plum	<i>Phoenix sylvestris</i> Sylvester Palm	<i>Ptychosperma elegans</i> Alexander Palm	<i>Adonidia merillii</i> Christmas Palm	<i>Roystonia elata</i> Florida Royal Palm	<i>Sabal palmetto</i> Sabal Palm	
											
<i>Veitchia montgomeryana</i> Montgomery Palm	<i>Bismarckia nobilis</i> Bismarck Palm	<i>Phoenix canariensis</i> Canary Is. Date Palm	<i>Cassia surattensis</i> Glaucous Cassia	<i>Bursera simaruba</i> Gumbo Limbo	<i>Phoenix sylvestris</i> Sylvester Palm	<i>Ligustrum lucidum</i> Glossy Privet Tree	<i>Elaeocarpus Decipiens</i> Japanese Blueberry	<i>Mussaenda</i> Pink/Peach Mussaenda	<i>Phoenix roebelenii</i> Pygmy Date Palm	<i>Livistona Chinese</i> Chinese Fan Palm	
											
<i>Chrysobalanus icaco</i> Coccoloba	<i>Conocarpus erectus</i> Green Buttonwood	<i>Myricanthus fragrans</i> Simpson's Stopper	<i>Muhlenbergi capallariensis</i> Muhly Grass	<i>Dianella arafutia variegata</i> White Variegated Flax Lily	<i>Clusia guttifera</i> Small Leaf Clusia	<i>Zamia floridana</i> Coontie	<i>Ixora spp. 'NG'</i> Nova Grant Ixora	<i>Viburnum awabuki</i> Awabuki	<i>Schefflera arboricola</i> Dwarf Schefflera	<i>Schefflera arboricola</i> Variegated Schefflera	<i>Carissa</i> Emerald Blanket
											
<i>Asparagus densiflorus 'Myers'</i> Foxtail Fern	<i>Jasminum simplicifolium</i> Wax Jasmine	<i>Liriodendron 'EG'</i> Liriodendron Giant	<i>Arachis glabrata</i> Perennial Peanut	<i>Ficus microcarpa</i> Green Gem Ficus	<i>Ruellia brittoniana</i> Mexican Bluebell	<i>Plumbago capensis</i> Plumbago	<i>Bougainvillea spp.</i> Dwarf Bougainvillea	<i>Bougainvillea spp.</i> Silhouette Bougainvillea	<i>Bougainvillea spp.</i> Silhouette Bougainvillea	<i>Philodendron 'xanadu'</i> Xanadu Philodendron	<i>Bromeliad mcwilliamsii</i> McWilliams Bromeliad
											
<i>Philodendron spp. 'BM'</i> Burmese Philodendron	<i>Philodendron 'RC'</i> Rogo Congo Philodendron	<i>Alpinia zerumbet</i> Green Ginger	<i>Alpinia zerumbet 'var'</i> Variegated Ginger	<i>Codiaeum variegatum</i> Croton	<i>Codiaeum variegatum 'GD'</i> Gold Dust Croton	<i>Conocarpus erectus ser.</i> Silver Buttonwood	<i>Tripsacum dactyloides x floridana</i> Half-a-Hatchee Grass	<i>Allamanda</i> Dwarf shrub Allamanda	<i>Quercus virginiana</i> Live Oak	<i>Bromeliad mcwilliamsii</i> McWilliams Bromeliad	<i>Bromeliad neoregelia 'sf'</i> Bromeliad Super Fireball

PROPOSED FILTER MARSH PLANT PALLETTE

Plants shown are conceptual in nature. Additional plantings may be used.

							
<i>Conocarpus erectus</i> Green Buttonwood	<i>Myricanthus fragrans</i> Simpson's Stopper	<i>Muhlenbergi capallariensis</i> Muhly Grass	<i>Pontaderia cordata</i> Pickerell Weed	<i>Spartina bakeri</i> Spartina	<i>Tripsacum dactylifera</i> Fakahatchee Grass	<i>Taxodium distichum</i> Bald Cypress	<i>Acer rubrum</i> Red Maple (green)

Conclusion

- Zoning Amendment Summary:
 - Decrease building footprints, increase site open space
 - Revisions to site parking layout
 - Reduction of 1 story for buildings C&D
 - No changes to unit count, parking count, setbacks, max building heights, public land area, commercial SF
- Consistent with LDC review criteria and Comprehensive Plan
- Staff Recommendation of Approval
- In agreement with all conditions in 8 Day Letter
- Request PZDB Recommendation of Approval



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Mixed Use Development

