



Marketplace at Coconut Point

Color change for Piccolo Buco by Coopers Hawk
Jeff Williams, EVP Konover South





Attendees

DKC Marketplace at Coconut Point, LLC (Konover South)

Piccolo Buco

Joe McHarris Planning and Design

North Village Association



Piccolo Buco by Coopers Hawk

- Expanding Nationally
- Based in Chicago, IL concept from Rome, ITA
- One of the 1st locations in FL
- Between Naples and Fort Myers Cooper Hawk locations
- Higher end Italian and Pizza concept with Coopers Hawk Wine Club membership





Piccolo Buco Story

Neapolitan-Style Pizza, Authentic Italian Flavors,
and Curated Wines.

From Rome, With Love



Piccolo Buco Presentation





FROM ROME, WITH LOVE!

Piccolo Buco is the name of a charming little restaurant—set mere steps from Rome's famed Trevi Fountain—where Cooper's Hawk Founder, Tim McEnery, first discovered Chef Luca Issa and his unique pizza.

The ingredients were deceptively simple: creamy, indulgent mozzarella mingled with a bright and bold tomato sauce. But it was the extraordinary, tall crust—crisp on the outside yet cloudlike at the center—that won Tim's heart. He couldn't wait to bring it home and introduce America to a pizza this special.



Tim & Luca





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Tim & Luca



The Food

CHEF LUCA HAS REWRITTEN THE RULES OF PIZZA—FIRST IN ROME AND NOW, IN AMERICA, TOO.

Luca uses only the most perfect and simple ingredients, coupled with years of mastering his craft, to create a pizza unlike any other. Guests will notice the creaminess of mozzarella pulled from the richest whole milk. A bright sauce made from Italian tomatoes and sea salt. And a dramatic, puffy crust mastered from a methodical combination of flour, yeast, and salt that's then hand-stretched to achieve its signature crownlike appearance.

In addition to pizza, enjoy an equally outstanding menu of salads, antipasti, and classic Italian pastas. Each dish is rooted in the Italian tradition of simplicity, quality, skillful craftsmanship, and glorious taste.



The Wine

**A SLICE OF PIZZA AND
A GOOD GLASS OF WINE
ARE ONE OF LIFE'S MOST
SUBLIME PLEASURES.**

As a sibling brand, Cooper's Hawk Winery and Restaurants' wine provides the foundation for the wine program, rounded out by everyday Italian wines such as light Lambruscos or Frascatis.

For those feeling indulgent, gorgeous high-end Italian wines, including cult Super Tuscans and splurge-worthy Barolos, are also available.



The Tasting Experience

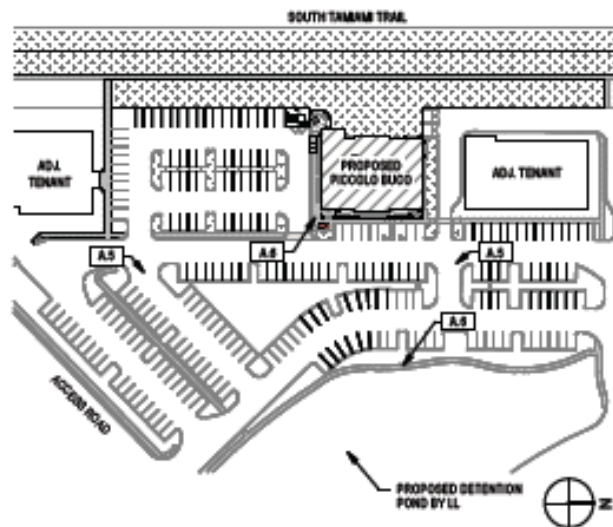
Borrowing from the Italian tradition of small wine tastings called Gusti Di Vini, Piccolo Buco offers a Gusti Bar for guests to sample and continue their wine discovery.



Site Plan

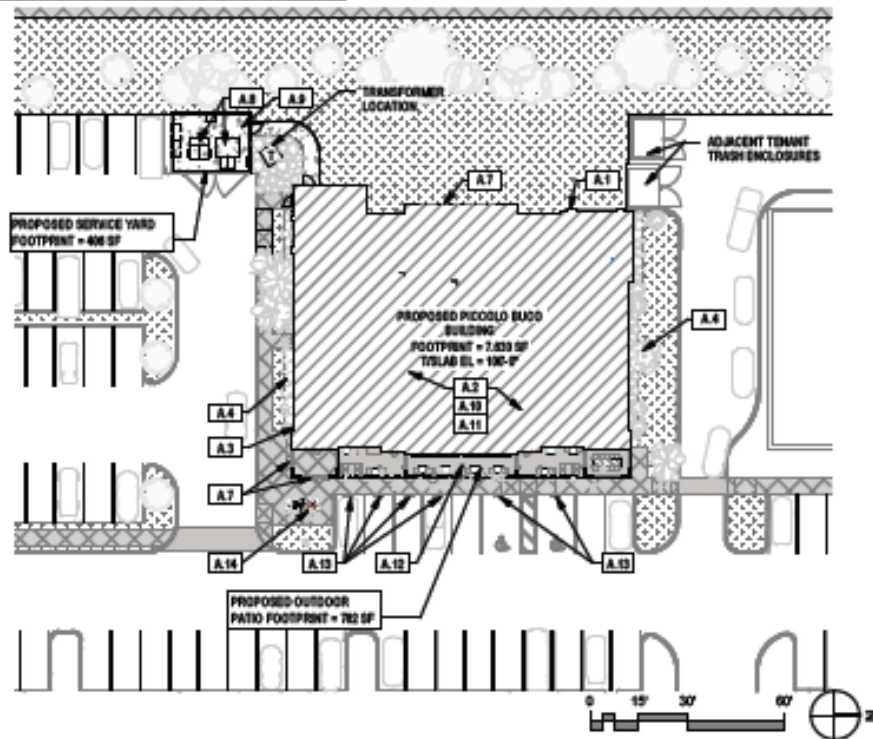
KEYNOTES

- A.1 LANDLORD TO PROVIDE SHELL BUILDING EXTERIOR WALLS AND FINISHES PER WORK LETTER
- A.2 LANDLORD TO PROVIDE CONCRETE SLAB CAPABLE OF CARRYING A MIN. OF 125 PSF LIVE LOAD FOR NEW CONSTRUCTION. THE CONCRETE POUR WILL BE COORDINATED WITH AND AFTER TENANT'S UTILITY INSTALLATIONS
- A.3 LANDLORD TO PROVIDE FIRE PROTECTION SYSTEM MANS WITH HEADS TURNED UP FOR TENANT TO TIE-IN TO. FSC CONNECTION. FINAL LOCATION TO BE VERIFIED BY LOCAL JURISDICTION
- A.4 LANDLORD TO PROVIDE ALL LANDSCAPING AND LANDSCAPE IRRIGATION IN ACCORDANCE WITH ALL LOCAL CODES
- A.5 LANDLORD TO PROVIDE ALL SURFACE PARKING AND LIGHTING IN ACCORDANCE WITH ALL CODES
- A.6 LANDLORD TO PROVIDE ALL SIDEWALKS, CURBS AND HARDSCAPES DESIGNED TO PROVIDE PROPER CODE COMPLIANT ADA ACCESS TO THE BUILDING
- A.7 PROPOSED SIGNAGE LOCATION, ASSOCIATED POWER AND BLOCKING BY TENANT (FINAL LOCATION TBD)
- A.8 TRASH & RECYCLING CUMPSERS, BY TENANT
- A.9 LANDLORD AND TENANT T OWORK TOGETHER TO DESIGN SERVICE YARD. THEN LANDLORD WILL BUILD YARD TO TENANT'S SPECIFICATIONS INCLUDING 2000-PSI RECEPTACLE FOR A COMPACTOR. LANDLORD TO PROVIDE A 6" CONCRETE APRONT OTHRE SERVICE YARD APPROACH

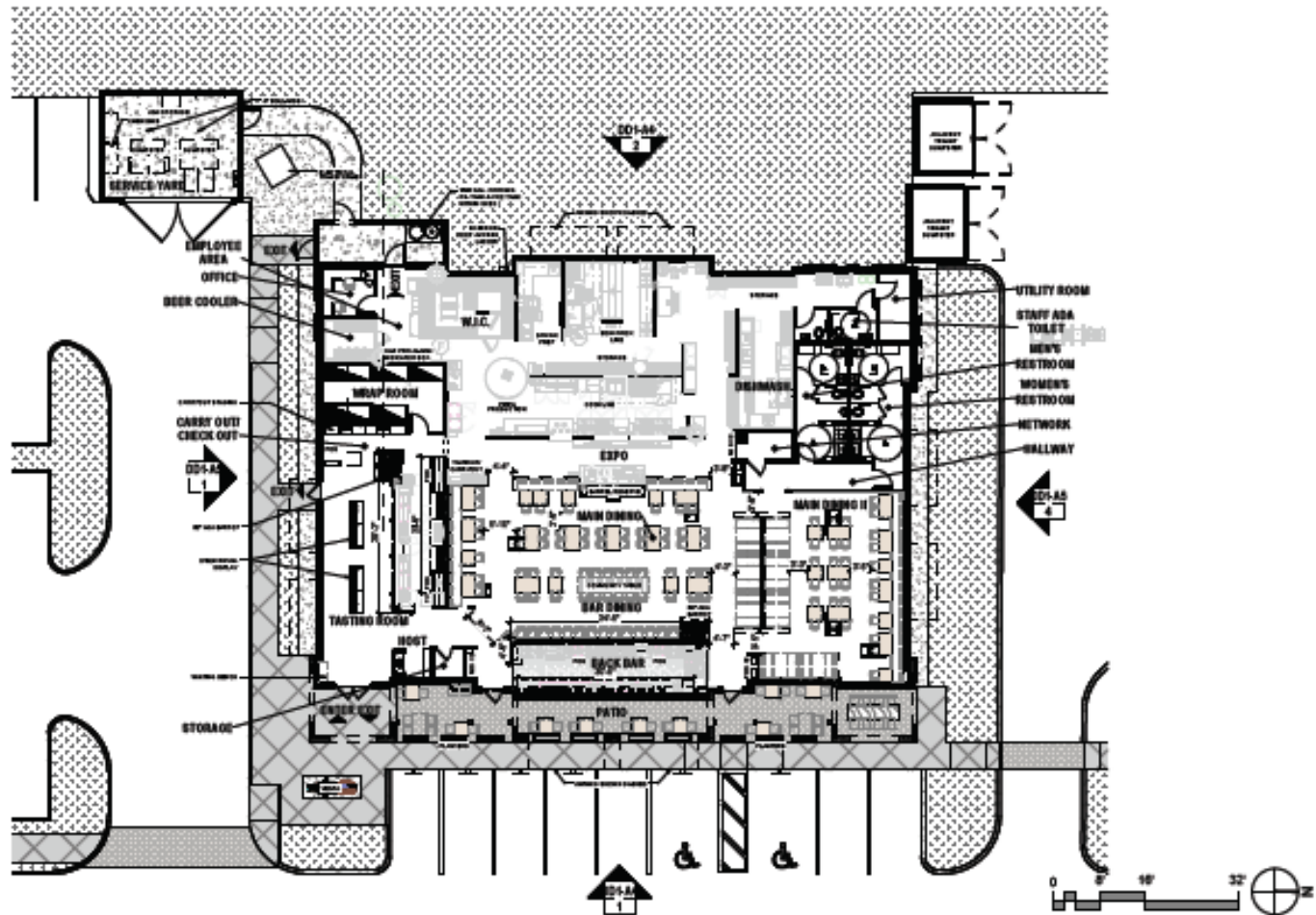


KEYNOTES

- A.10 TENANT SHALL HAVE ACCESS AND PERMISSION TO USE TEMPORARY UTILITIES LOCATED WITHIN 25' FROM PREMISES, PROVIDED BY LANDLORD, 200AMP AT 2000V-PHASE ONE 3/4" WATER LINE WITH HOGE CONNECTION
- A.11 LANDLORD TO PROVIDE TENANT'S CONTRACTOR A STAGING AREA FOR THE DURATION OF THE BUILDING CONSTRUCTION
- A.12 PATIO AREA
- A.13 LANDLORD TO PROVIDE WHEEL STOPS AT ALL ADA, WINE CLUB, AND TO-GO PARKING SPACES. LANDLORD SHALL ALSO PROVIDE POSTS PER TENANT'S SPECIFICATIONS FOR HAND PARKING SPACES
- A.14 WESPA PLANTER



Floor Plan





Color Change Request

Realign the color palette of Retail III building to include Piccolo Buco's brand-centered color of Olive Branch Green while maintaining consistency with the original design and other buildings



Initial vs. Final Piccolo Bucco Color Design



Exterior Perspective



Exterior Perspective



Exterior Perspective



Exterior Perspective



Approved Colors for Retail III



Proposed Color Change



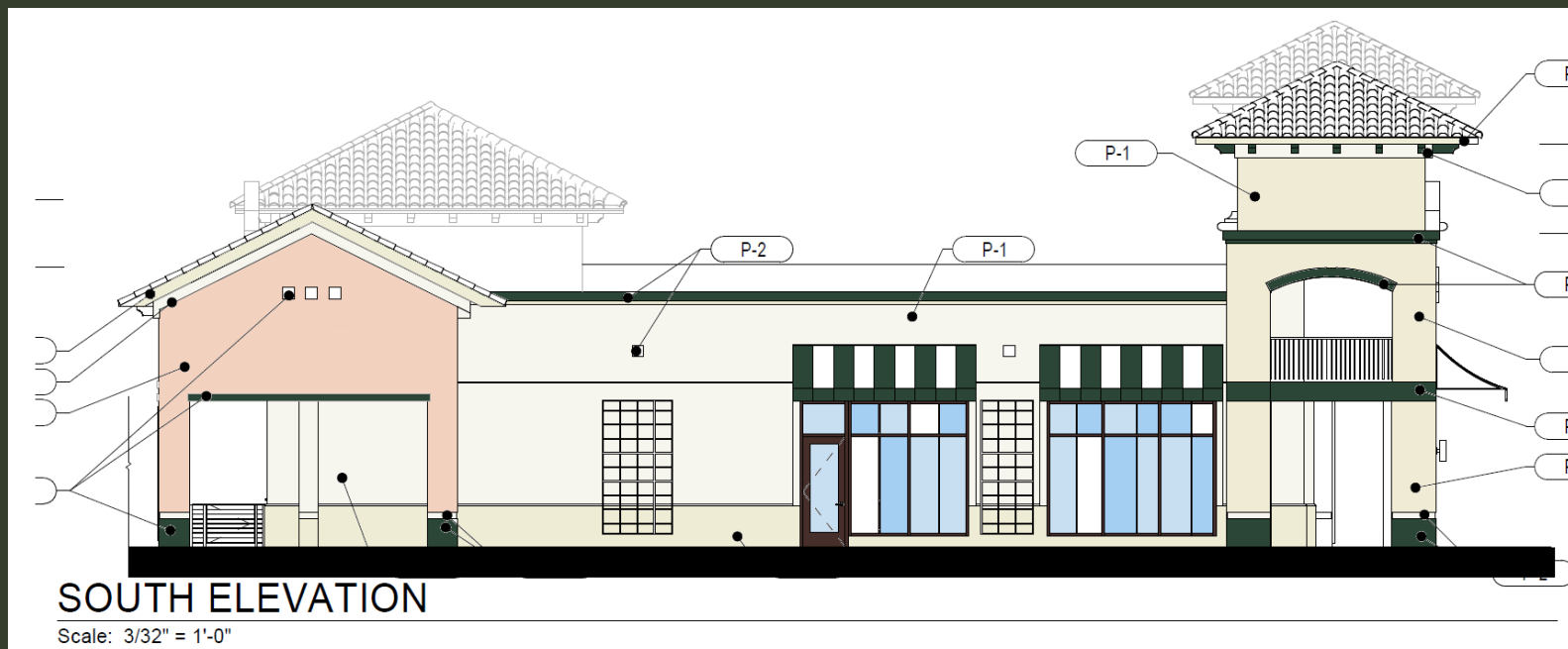
Side by Side of Old and New Front Façade of Retail III



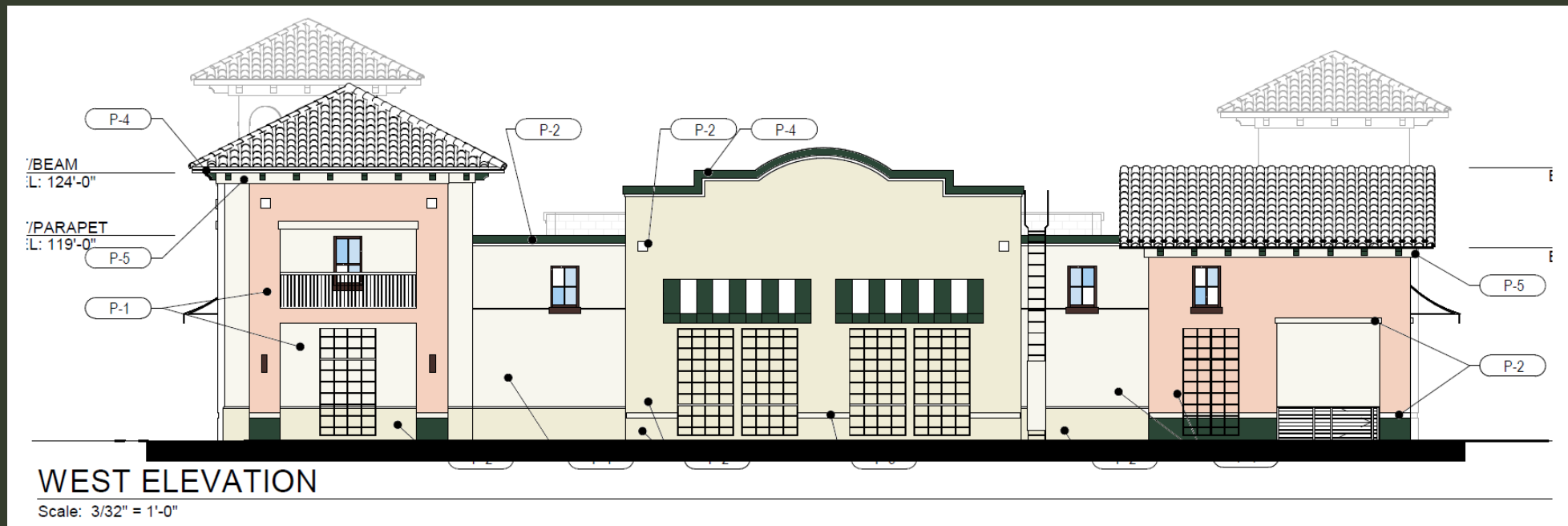
New East Elevation Colors



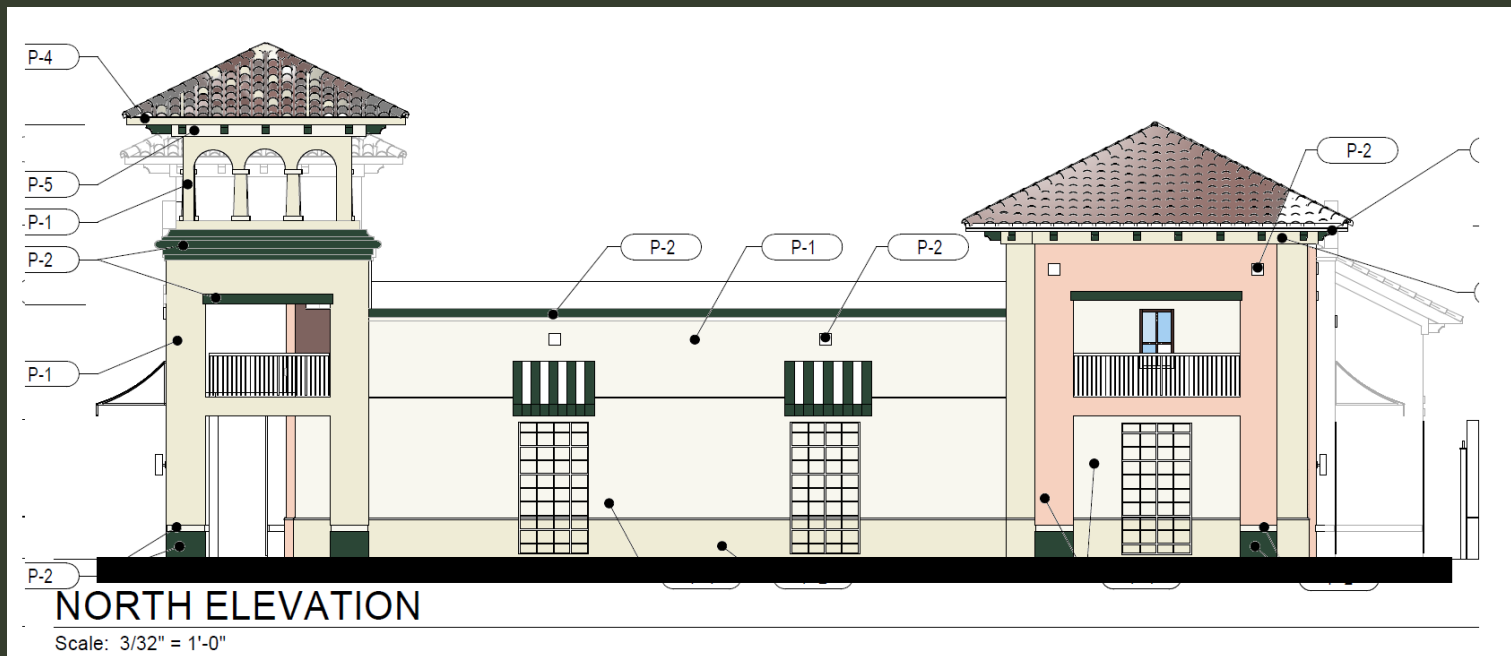
New South Elevation Colors



New West Elevation Colors



New North Elevation Colors



Original and Revised Retail I, II, III Front Façade Colors



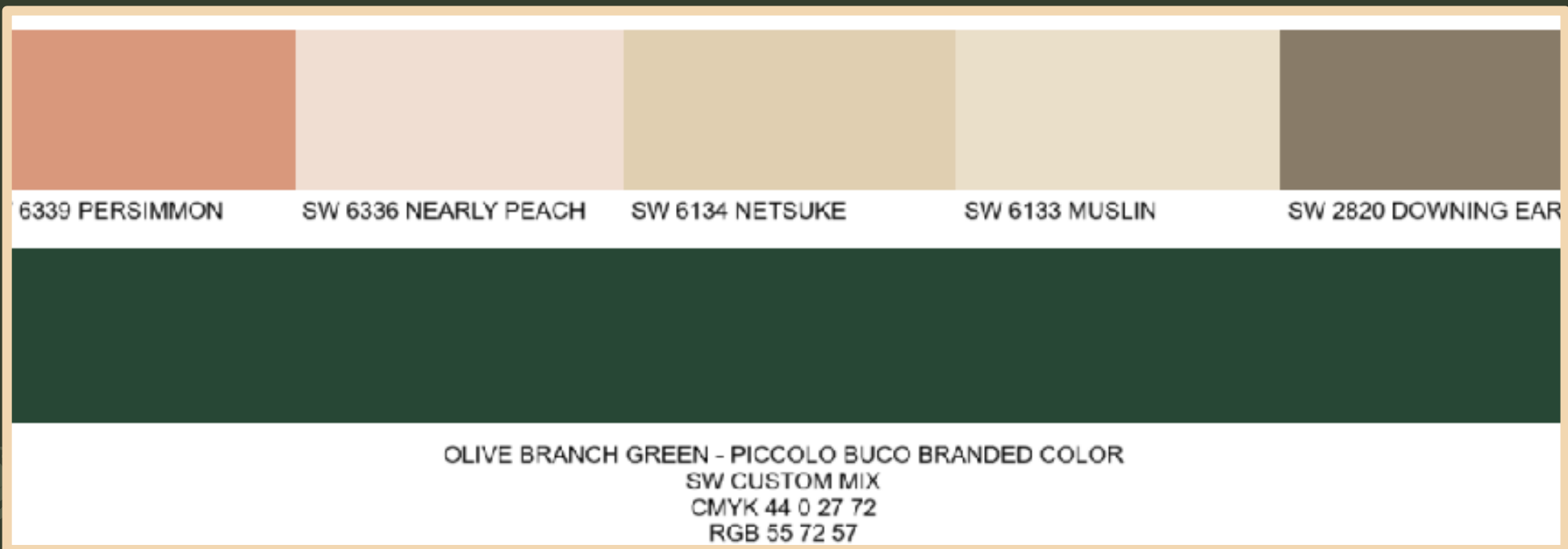
Original



Revised for PB



Color Mix with SW Color Code





Grazzie!

Jeff Williams, EVP Konover South

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