

Coconut Point MPD PDA

Workshop

March 10, 2026

Project Team



PZDB Concerns

- Additional access to the proposed parking garage.
- Scale of the building.
- Design of the building.





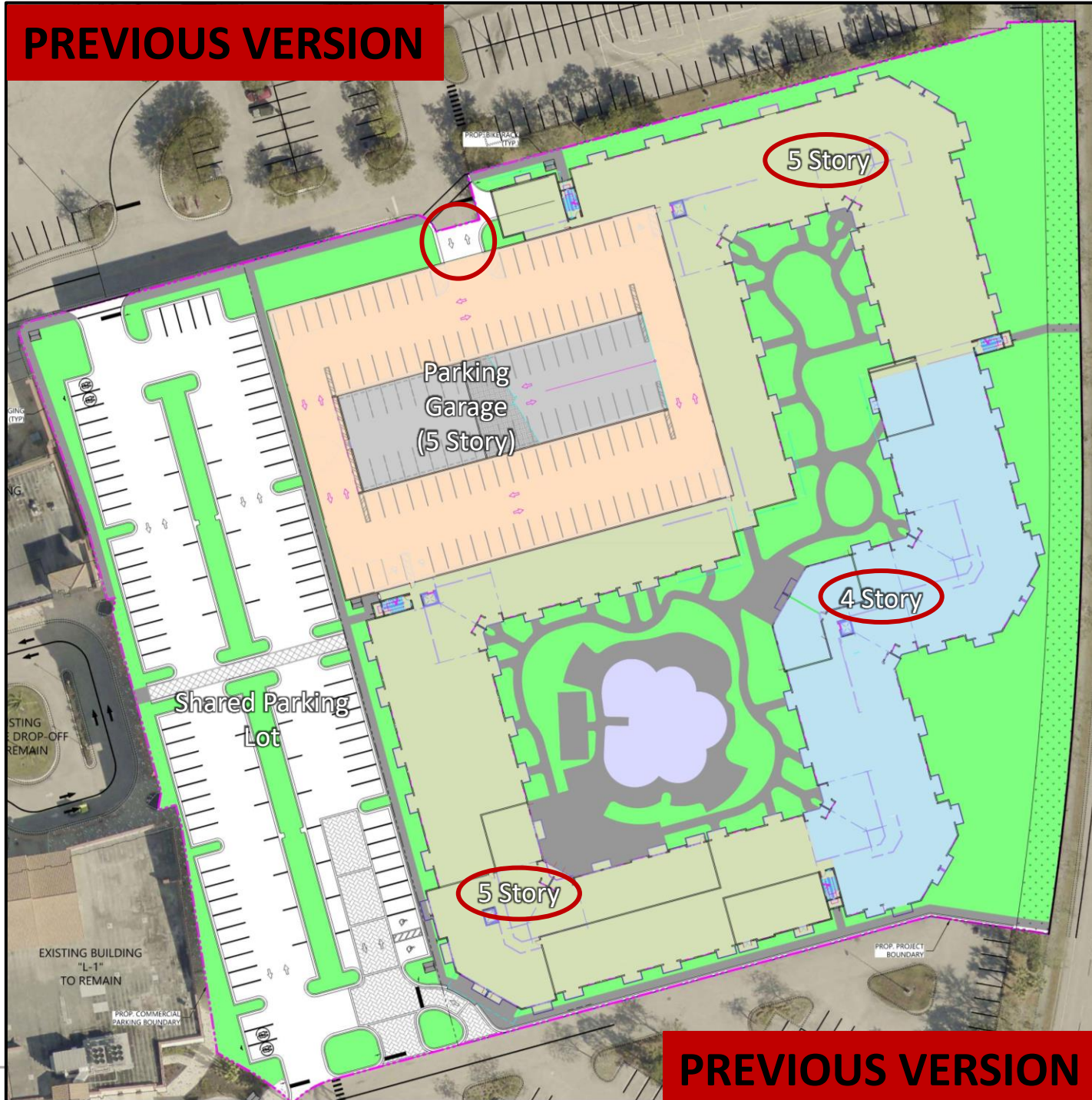
West Elm

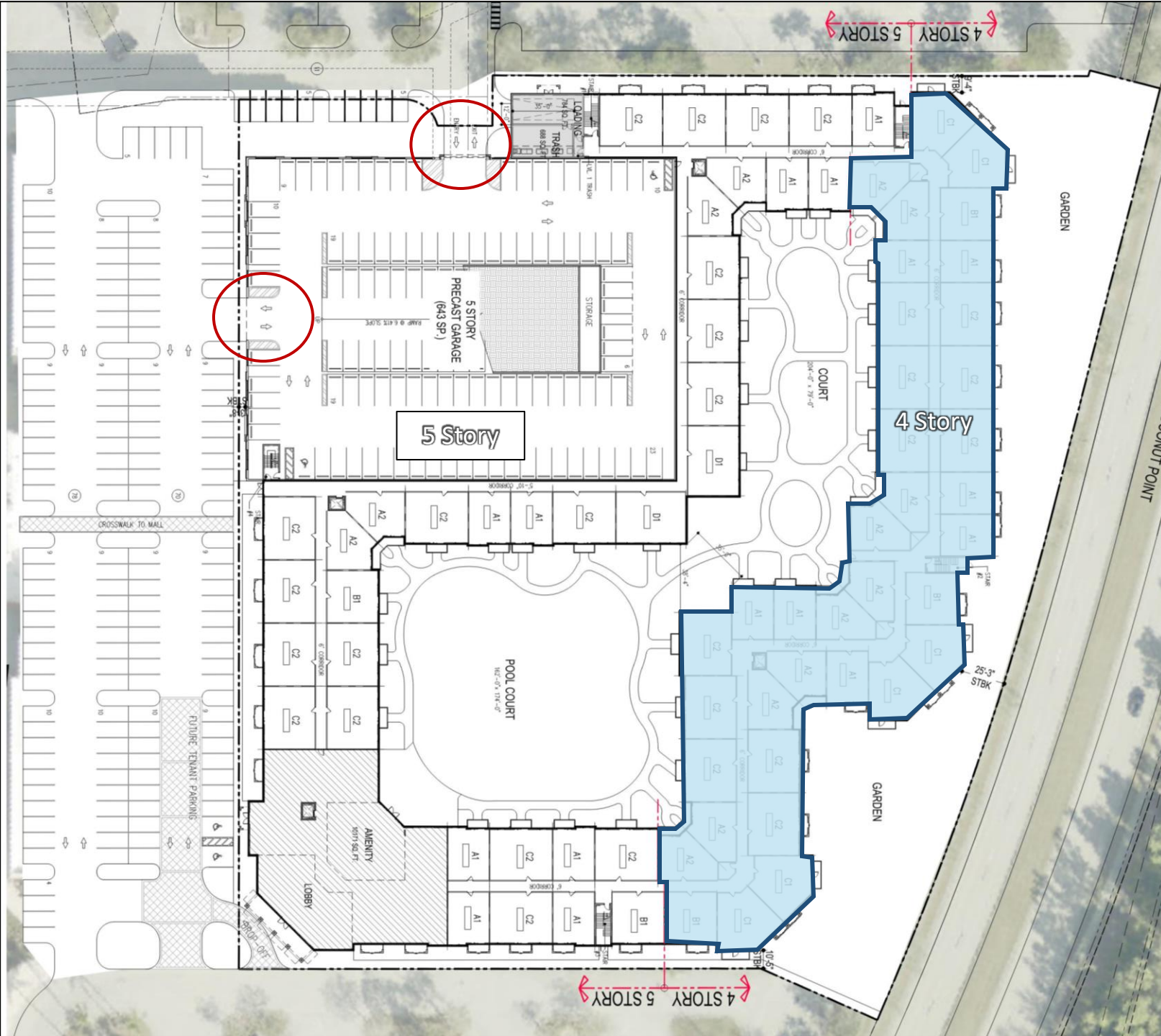
Subject Property

PGA Tour Superstore

Ord. 2025-02

The Residences at Coconut Point











REVISIONS:

REVISION	DATE	DESCRIPTION
1	06/21/2020	INITIAL SITE PLAN
2		SUBMITTAL

DESIGNER SIGNATURE: _____

DATE: _____

PROJECT: _____

LOCATION: _____

SCALE: _____

PROJECT NO.: _____

DATE: _____

PROJECT: _____

LOCATION: _____

SCALE: _____

PROJECT NO.: _____

DATE: _____

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PROJECT NO.: _____

DATE: _____

PROJECT: _____

LOCATION: _____

SCALE: _____



UNIT MIX				
Unit Type	# Units	% of Total	Area	Leasable Area (NRSF)
1 BD				
A1	81	22.4%	731 sf	59,211 sf
A2	66	18.2%	786 sf	51,876 sf
Sub-Total	147 units	40.6%		111,087 sf
1 BD+DEN				
B1	38	10.5%	900 sf	34,200 sf
Sub-Total	38 units	10.5%		34,200 sf
2BD				
C1	30	8.3%	1,016 sf	30,480 sf
C2	134	37.0%	1,080 sf	144,720 sf
Sub-Total	164 units	45.3%		175,200 sf
3 BD				
D1	13	3.6%	1,200 sf	15,600 sf
Sub-Total	13 units	3.6%		15,600 sf
Grand Total	362 units	100.00%		336,087 sf
Average unit size				928 avg sf/du
Parking Ratio				1.78 sp/du

ARCHITECT'S BUILDING CODE STATEMENT:
 TO THE BEST OF MY ARCHITECTURAL KNOWLEDGE AND BELIEF, THIS PROJECT COMPLIES WITH THE FLORIDA BUILDING CODE (FBC) AND ALL APPLICABLE LOCAL ORDINANCES AND REGULATIONS. I AM NOT PROVIDING ANY WARRANTY OF ANY KIND, INCLUDING BUT NOT LIMITED TO, THE ACCURACY OF THE INFORMATION PROVIDED FOR THIS BUILDING AND/OR OTHER PROJECTS AND THE USE OF THE INFORMATION FOR ANY OTHER PURPOSES. I AM NOT PROVIDING ANY GUARANTEE OF PERFORMANCE OR RESULTS UNDER ANY CIRCUMSTANCES.



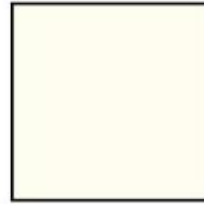
MSA ARCHITECTS, INC.
 8950 SW 74TH CT #1513
 MIAMI, FL 33156
 P. (305) 273-9911

ARCHITECTS PLANNING

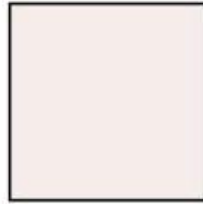
NOTES:

1. ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW
2. ALL WINDOW MATERIAL IS IMPACT RESISTANT GLASS

COLOR SCHEME



BASE
ALABASTER
SW 7008



BASE
MODERATE WHITE
SW 6140



BASE
ACCESSIBLE BEIGE
SW 7036



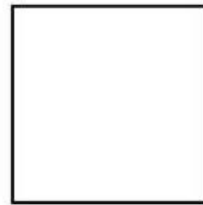
BASE
TONY TAUPE
SW 7038



ACCENT
AQUARIUM
SW 6767



ACCENT
PAVESTONE
SW 7642



ACCENT
ULTRA WHITE
SW 9500



PRECAST
STONE VENEER



ROOF TILE



WEST ELEVATION
SCALE: 3/32"=1'-0"

- HIGHEST POINT (S. 3751) ELEV. 65'-0"
- HIGHEST POINT (S. 3751) ELEV. 56'-0"
- TO ROOF ELEV. 50'-0"
- LEVEL 5 ELEV. 41'-0"
- LEVEL 4 ELEV. 36'-0"
- LEVEL 3 ELEV. 27'-0"
- LEVEL 2 ELEV. 22'-0"
- LEVEL 1 ELEV. 0'-0"



① EAST ELEVATION



HIGHEST POINT (S 373)
ELEV. 63'-0"

HIGHEST POINT (S 373)
ELEV. 56'-0"

TO ROOF
ELEV. 56'-0"

LEVEL 5
ELEV. 47'-0"

LEVEL 4
ELEV. 42'-0"

LEVEL 3
ELEV. 37'-0"

LEVEL 2
ELEV. 32'-0"

LEVEL 1
ELEV. 27'-0"



1 EAST ELEVATION



COLOR SCHEDULE

BASE ALABASTER SW 7008	BASE MODERATE WHITE SW 6140	BASE ACCESSIBLE BEIGE SW 7036	BASE TONY TAUPE SW 7038	ACCENT AQUARIUM SW 6767	ACCENT PAVESTONE SW 7642	ACCENT ULTRA WHITE SW 9500	PRECAST STONE VENEER	ROOF TILE

HIGHEST POINT
(5 STD.)
ELEV. 65'-0"

HIGHEST POINT
(4 STD.)
ELEV. 56'-0"

T.O. ROOF
ELEV. 50'-0"

LEVEL 5
ELEV. 41'-0"

LEVEL 4
ELEV. 31'-0"

LEVEL 3
ELEV. 22'-0"

LEVEL 2
ELEV. 12'-0"

LEVEL 1
ELEV. 0'-0"



2 SOUTH ELEVATION



HIGHEST POINT
(5 STD.)
ELEV. 65'-0"

HIGHEST POINT
(4 STD.)
ELEV. 56'-0"

T.O. ROOF
ELEV. 50'-0"

LEVEL 5
ELEV. 41'-0"

LEVEL 4
ELEV. 31'-0"

LEVEL 3
ELEV. 22'-0"

LEVEL 2
ELEV. 12'-0"

LEVEL 1
ELEV. 0'-0"



2 SOUTH ELEVATION





3 WEST ELEVATION





WEST ELEVATION





4 NORTH ELEVATION



HIGHEST POINT (5 STD.)
ELEV. 65'-6"
HIGHEST POINT (4 STD.)
ELEV. 56'-0"
T.O. ROOF
ELEV. 50'-6"
LEVEL 5
ELEV. 41'-0"
LEVEL 4
ELEV. 31'-6"
LEVEL 3
ELEV. 22'-0"
LEVEL 2
ELEV. 12'-6"
LEVEL 1
ELEV. 0'-0"



4 NORTH ELEVATION



The background features large, semi-transparent, light blue letters 'Q&A' in a bold, sans-serif font. The 'Q' is on the left, the ampersand is in the middle, and the 'A' is on the right. The word 'Questions?' is written in white, bold, sans-serif font across the middle of the 'Q' and the ampersand.

Questions?