COCONUT POINT APARTMENTS



INDEX

1. Cover
2. Context Plan & Existing Conditions
3. Site Connectivity
4. Site Connectivity - Cycling Distance
5. Master Concept Plan & Data
6. Conceptual Landscape Plan
7. Elevations
8. Elevations
9. Colored Elevations
10. Colored Elevations
11. Material Board
12. Enlarged Views
13. Rendering - View From Surface Parking
14. Rendering - View From Via Coconut Pt
15. Rendering - Semi-Aerial View From Via Coconut Pt

SUBMITTAL DATE: 09/16/2026

ARCHITECT
MSA ARCHITECTS, INC
8950 SW 74TH CT
MIAMI, FL 33156

OWNER
WAYPOINT REAL STATE INVESTMENTS
150 E. PALMETTO PARK ROAD
BOCA RATON, FL 33432

OWNER
SIMON PROPERTY GROUP
225 WEST WASHINGTON STREET
INDIANAPOLIS, IN 46204

CIVIL ENGINEER / LANDSCAPE
BOWMAN
950 ENCORE WAY
NAPLES, FL 34110

CONTEXT PLAN & EXISTING CONDITIONS











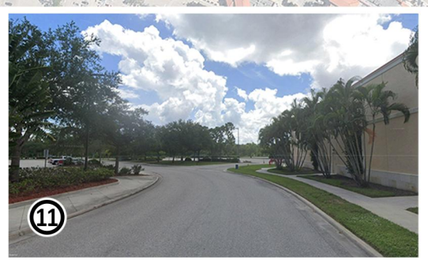




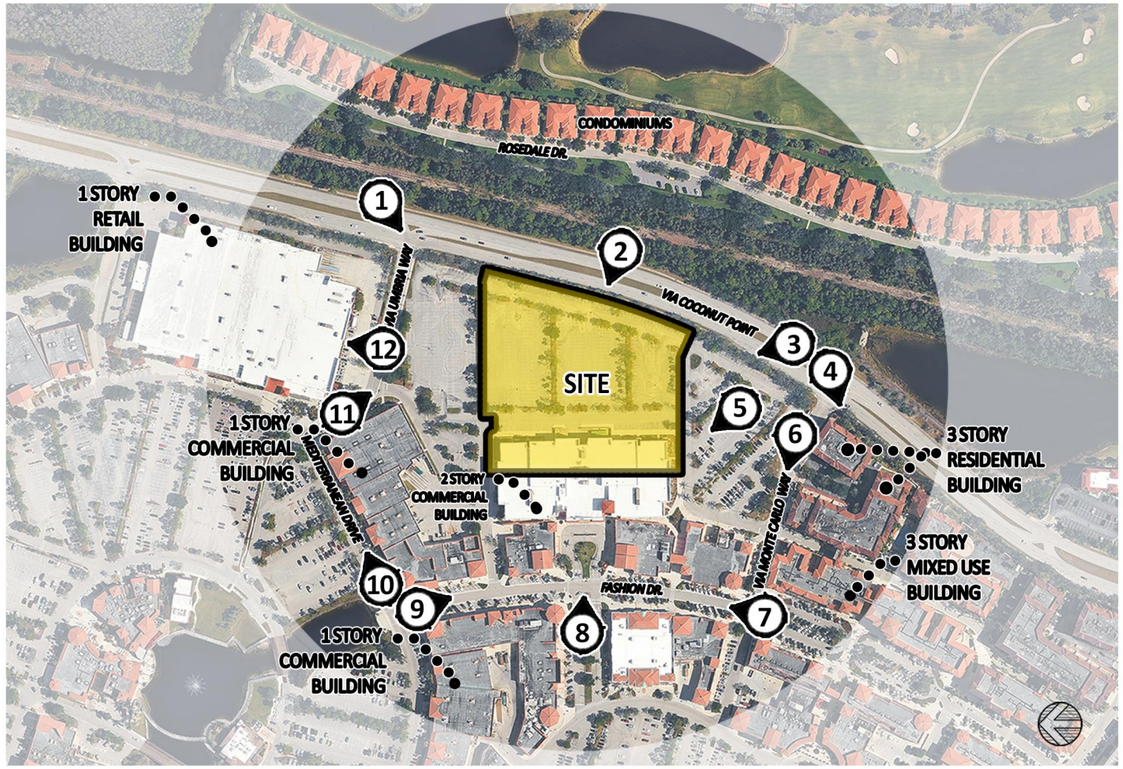




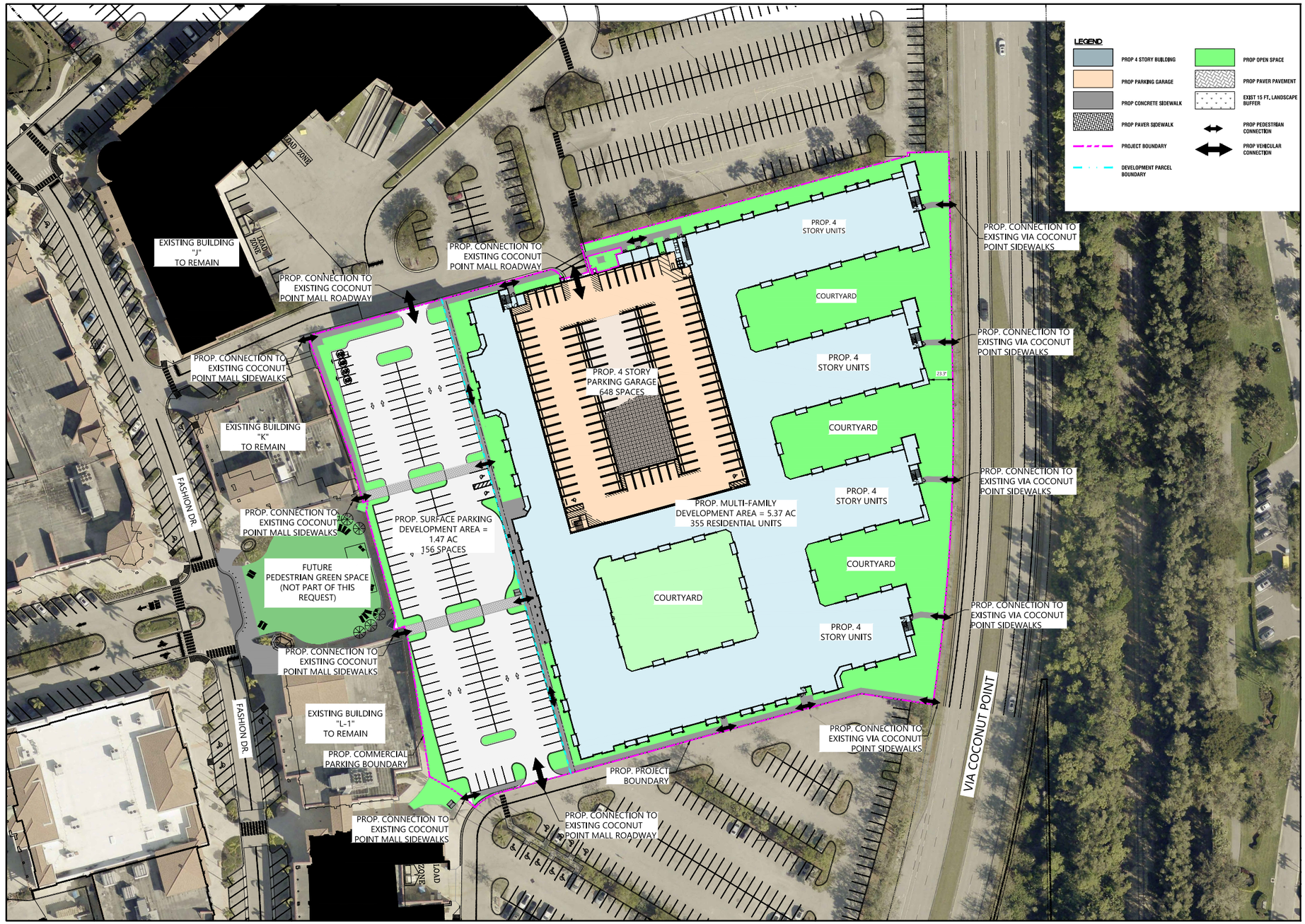




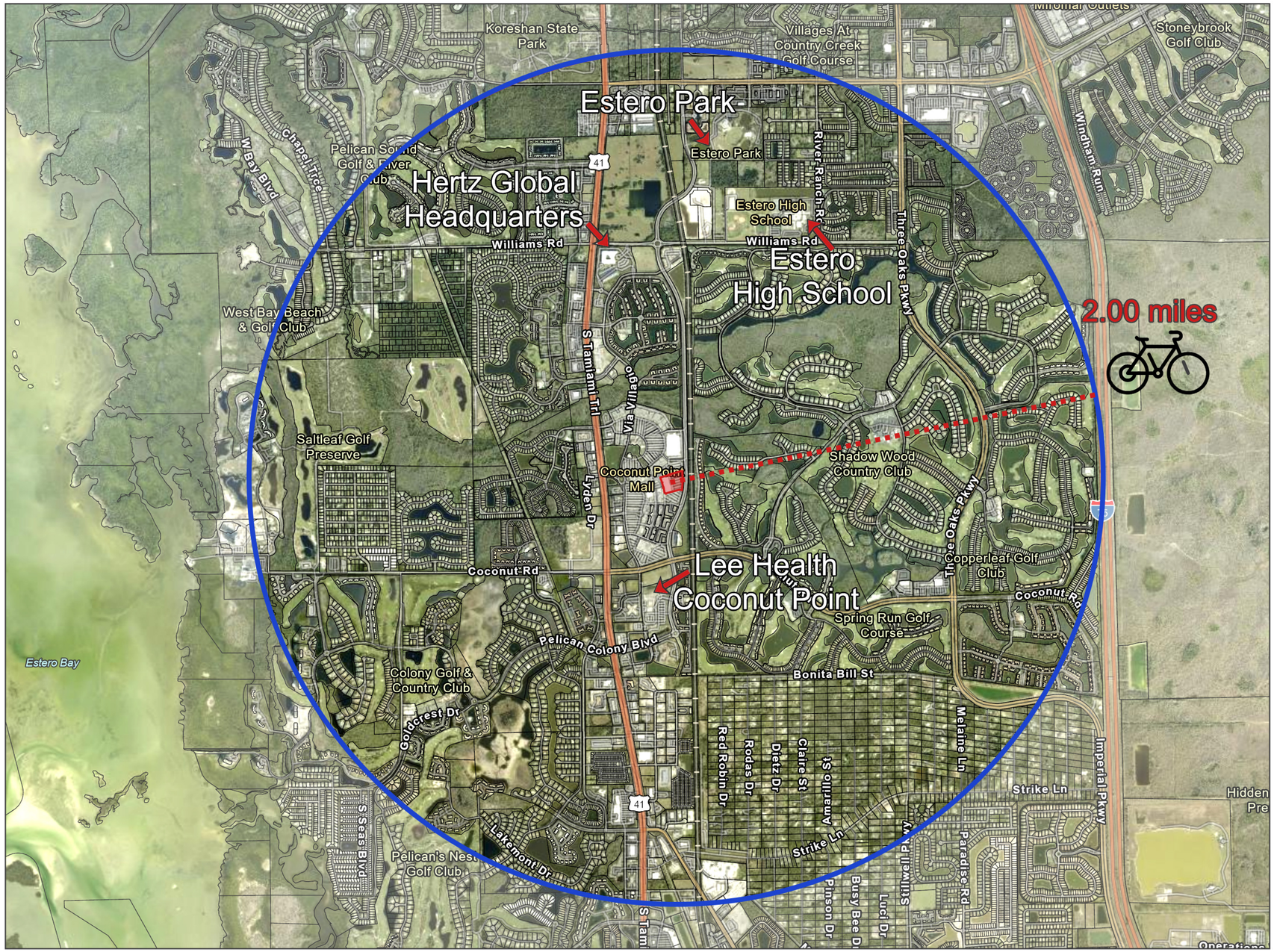




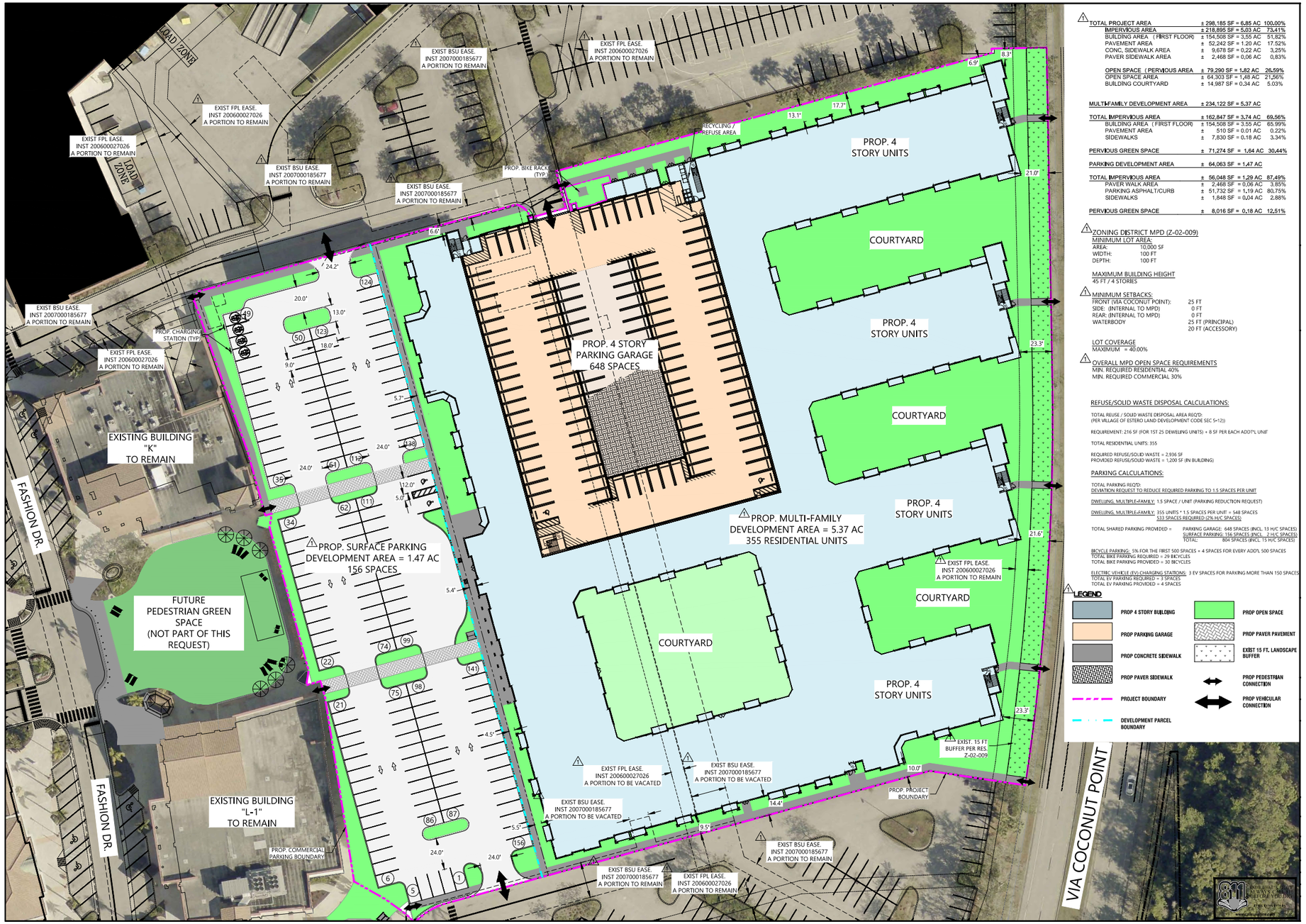
SITE CONNECTIVITY



SITE CONNECTIVITY - CYCLING DISTANCE



MASTER CONCEPT PLAN & DATA



TOTAL PROJECT AREA ± 298,185 SF = 6.85 AC 100.00%
IMPERVIOUS AREA ± 218,895 SF = 5.03 AC 73.41%
BUILDING AREA (FIRST FLOOR) ± 154,508 SF = 3.55 AC 51.82%
PAVEMENT AREA ± 52,242 SF = 1.20 AC 17.52%
CONC. SIDEWALK AREA ± 9,678 SF = 0.22 AC 3.25%
PAVER SIDEWALK AREA ± 2,468 SF = 0.06 AC 0.83%

OPEN SPACE (PERVIOUS AREA ± 79,290 SF = 1.82 AC 26.59%
OPEN SPACE AREA ± 64,303 SF = 1.48 AC 21.56%
BUILDING COURTYARD ± 14,987 SF = 0.34 AC 5.03%

MULTI-FAMILY DEVELOPMENT AREA ± 234,122 SF = 5.37 AC

TOTAL IMPERVIOUS AREA ± 162,847 SF = 3.74 AC 69.56%
BUILDING AREA (FIRST FLOOR) ± 154,508 SF = 3.55 AC 65.99%
PAVEMENT AREA ± 510 SF = 0.01 AC 0.22%
SIDEWALKS ± 7,830 SF = 0.18 AC 3.34%

PERVIOUS GREEN SPACE ± 71,274 SF = 1.64 AC 30.44%

PARKING DEVELOPMENT AREA ± 64,063 SF = 1.47 AC

TOTAL IMPERVIOUS AREA ± 56,048 SF = 1.29 AC 87.49%
PAVER WALK AREA ± 2,468 SF = 0.06 AC 3.85%
PARKING ASPHALT/CURB ± 51,732 SF = 1.19 AC 80.75%
SIDEWALKS ± 1,848 SF = 0.04 AC 2.88%

PERVIOUS GREEN SPACE ± 8,016 SF = 0.18 AC 12.51%

ZONING DISTRICT MPD (Z-02-009)
MINIMUM LOT AREA:
AREA: 10,000 SF
WIDTH: 100 FT
DEPTH: 100 FT

MAXIMUM BUILDING HEIGHT
45 FT / 4 STORIES

MINIMUM SETBACKS:
FRONT (VIA COCONUT POINT): 25 FT
SIDE: (INTERNAL TO MPD) 0 FT
REAR: (INTERNAL TO MPD) 0 FT
WATERBODY 25 FT (PRINCIPAL)
20 FT (ACCESSORY)

LOT COVERAGE
MAXIMUM = 40.00%

OVERALL MPD OPEN SPACE REQUIREMENTS
MIN. REQUIRED RESIDENTIAL 40%
MIN. REQUIRED COMMERCIAL 30%

REFUSE/SOLID WASTE DISPOSAL CALCULATIONS:

TOTAL REUSE / SOLID WASTE DISPOSAL AREA REQ'D:
(PER VILLAGE OF ESTERO LAND DEVELOPMENT CODE SEC 5-12))

REQUIREMENT: 216 SF (FOR 1ST 25 DEWELING UNITS) + 8 SF PER EACH ADD'L UNIT

TOTAL RESIDENTIAL UNITS: 355

REQUIRED REFUSE/SOLID WASTE = 2,936 SF
PROVIDED REFUSE/SOLID WASTE = 1,200 SF (IN BUILDING)

PARKING CALCULATIONS:

TOTAL PARKING REQ'D:
DEVIATION REQUEST TO REDUCE REQUIRED PARKING TO 1.5 SPACES PER UNIT

DWELLING, MULTIPLE-FAMILY: 1.5 SPACE / UNIT (PARKING REDUCTION REQUEST)

DWELLING, MULTIPLE-FAMILY: 355 UNITS * 1.5 SPACES PER UNIT = 548 SPACES
533 SPACES REQUIRED (2% H/C SPACES)

TOTAL SHARED PARKING PROVIDED = PARKING GARAGE: 648 SPACES (INCL. 13 H/C SPACES)
SURFACE PARKING: 156 SPACES (INCL. 2 H/C SPACES)
TOTAL: 804 SPACES (INCL. 15 H/C SPACES)

BICYCLE PARKING: 5% FOR THE FIRST 500 SPACES = 4 SPACES FOR EVERY ADD'L 500 SPACES
TOTAL BIKE PARKING REQUIRED = 26 BICYCLES
TOTAL BIKE PARKING PROVIDED = 30 BICYCLES

ELECTRIC VEHICLE (EV) CHARGING STATIONS: 3 EV SPACES FOR PARKING MORE THAN 150 SPACES
TOTAL EV PARKING REQUIRED = 3 SPACES
TOTAL EV PARKING PROVIDED = 4 SPACES

LEGEND

- PROP 4 STORY BUILDING
- PROP PARKING GARAGE
- PROP CONCRETE SIDEWALK
- PROP PAVER SIDEWALK
- PROJECT BOUNDARY
- DEVELOPMENT PARCEL BOUNDARY
- PROP OPEN SPACE
- PROP PAVER PAVEMENT
- EXIST 15 FT. LANDSCAPE BUFFER
- PROP PEDESTRIAN CONNECTION
- PROP VEHICULAR CONNECTION

Unit Mix

Unit Designation	# Units	% of Total	Area	Leasable Area (NRSF)
1 BD				
A1	61	17.2%	732 sf	44,652 sf
A2	108	30.4%	783 sf	84,564 sf
Sub-Total	**169 units**	**47.6%**		**129,216 sf**
2BD				
B1	162	45.6%	1,105 sf	179,010 sf
B2	8	2.3%	1,094 sf	8,752 sf
Sub-Total	**170 units**	**47.9%**		**187,762 sf**
3 BD				
C1	12	3.4%	1,225 sf	14,700 sf
C2	4	1.1%	1,270 sf	5,080 sf
Sub-Total	**16 units**	**4.5%**		**19,780 sf**
# of Unit/Bldg	**355 units**	**100.00%**		
# Units Total s.f.				**336,758 sf**
Average unit size				**949 sf**

CONCEPTUAL LANDSCAPE PLAN





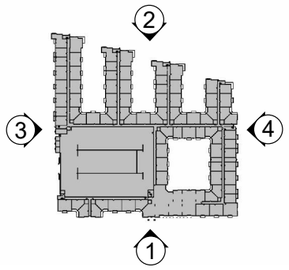
1 ELEVATION - WEST

1/32" = 1'-0"



2 ELEVATION - EAST

1/32" = 1'-0"





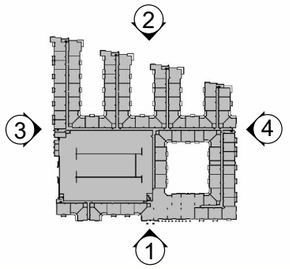
3 ELEVATION - NORTH

1/32" = 1'-0"



4 ELEVATION - SOUTH

1/32" = 1'-0"





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1/32" = 1'-0"



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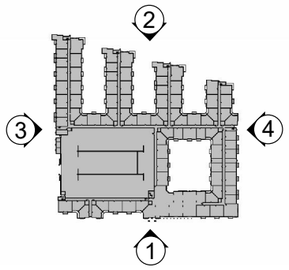
1/32" = 1'-0"





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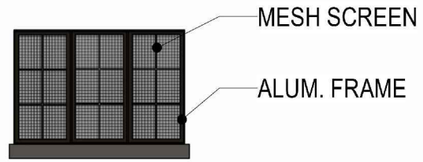
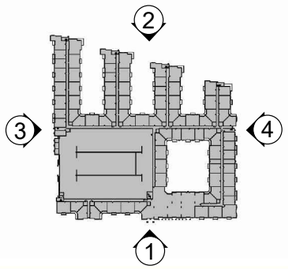


A GARAGE SCREEN - ENLARGED VIEW

3/16" = 1'-0"





MATERIALITY





COLOR SELECTION

1
CREAMY
SW 7012
(BASE)

2
ACCESSIBLE BEIGE
SW 7036
(ACCENT COLOR)

3
URBANE BRONZE
SW 7048
(DETAILS & BANDS)

4
PAVESTONE
SW 7642
(OTHER DETAILS)

5
TANSY GREEN
SW 6424
(OTHER DETAILS)

6
TONY TAUPE
SW 7038
(TOWERS)



7
SMOOTH LIMESTONE
WHITE SANDS



8
BARREL CLAY ROOF
RED

9
OIL RUBBED BRONZE
(RAILINGS & FRAMES)









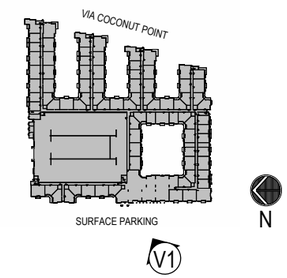






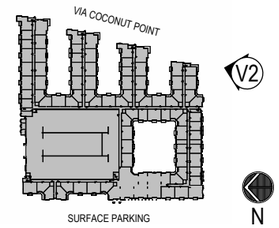
RENDERING - VIEW FROM SURFACE PARKING





RENDERING - VIEW FROM VIA COCONUT PT





RENDERING - SEMI-AERIAL VIEW FROM VIA COCONUT PT



