



Village of
ESTERO

RIVERCREEK

**PHASE THREE & RECREATION CENTER
DEVELOPMENT ORDER**

(f.k.a. Corkscrew Crossing)

**PLANNING ZONING & DESIGN BOARD
MEETING - May 9, 2023**

Lee County Homes Associates IV, LLLP

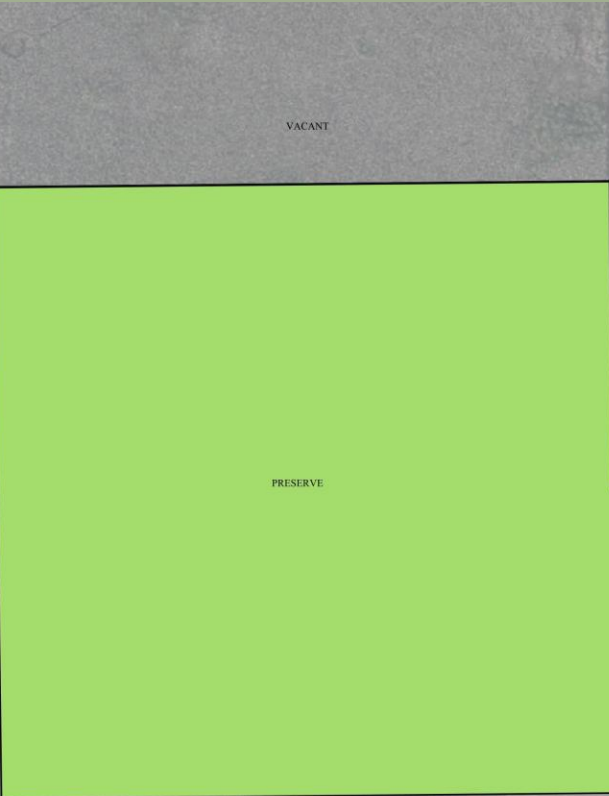
PROPOSED SITE PLAN

554 D.U. (Single Family Homes)



Wildcat Run

SITE PLAN FOR
CORKSCREW CROSSING

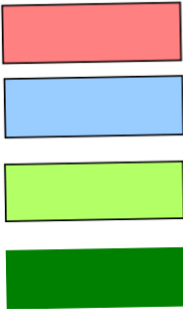


Bella Terra

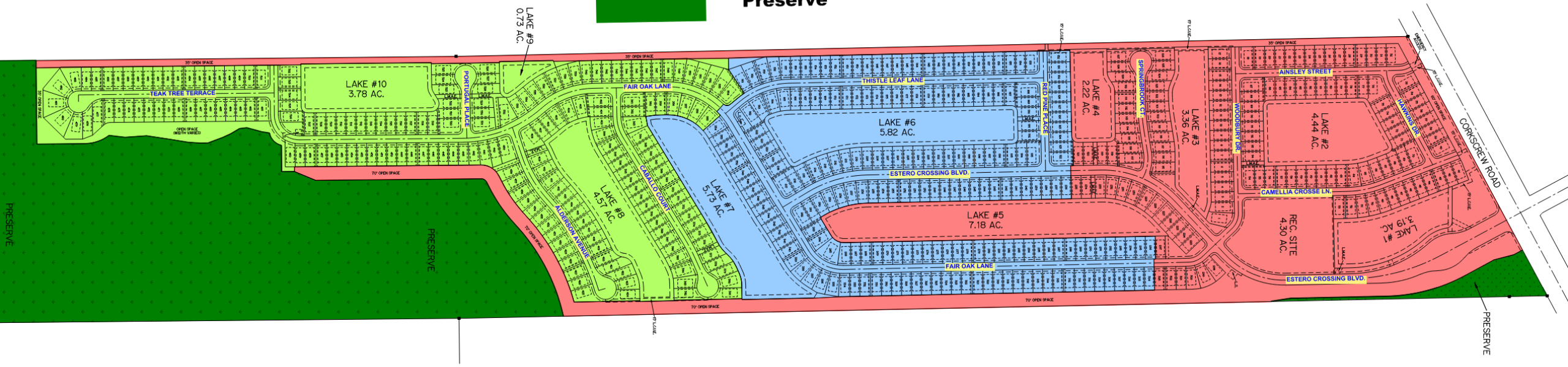


Preserve at Corkscrew

PROJECT PHASING



- Phase One (141 Lots)** (APPROVED, INFRASTRUCTURE COMPLETE & HOMES UNDER CONSTRUCTION)
- Phase Two (213 Lots)** (APPROVED, INFRASTRUCTURE UNDER CONSTRUCTION)
- Phase Three (200 Lots)**
- Preserve**



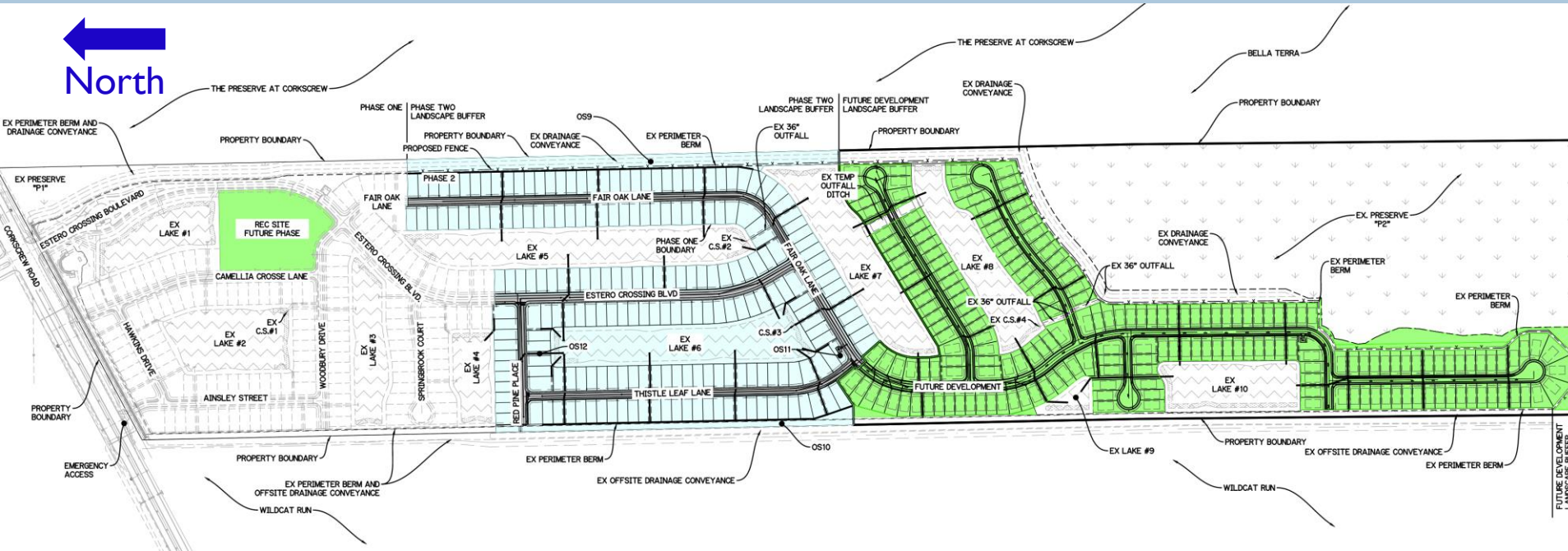
Phase Three



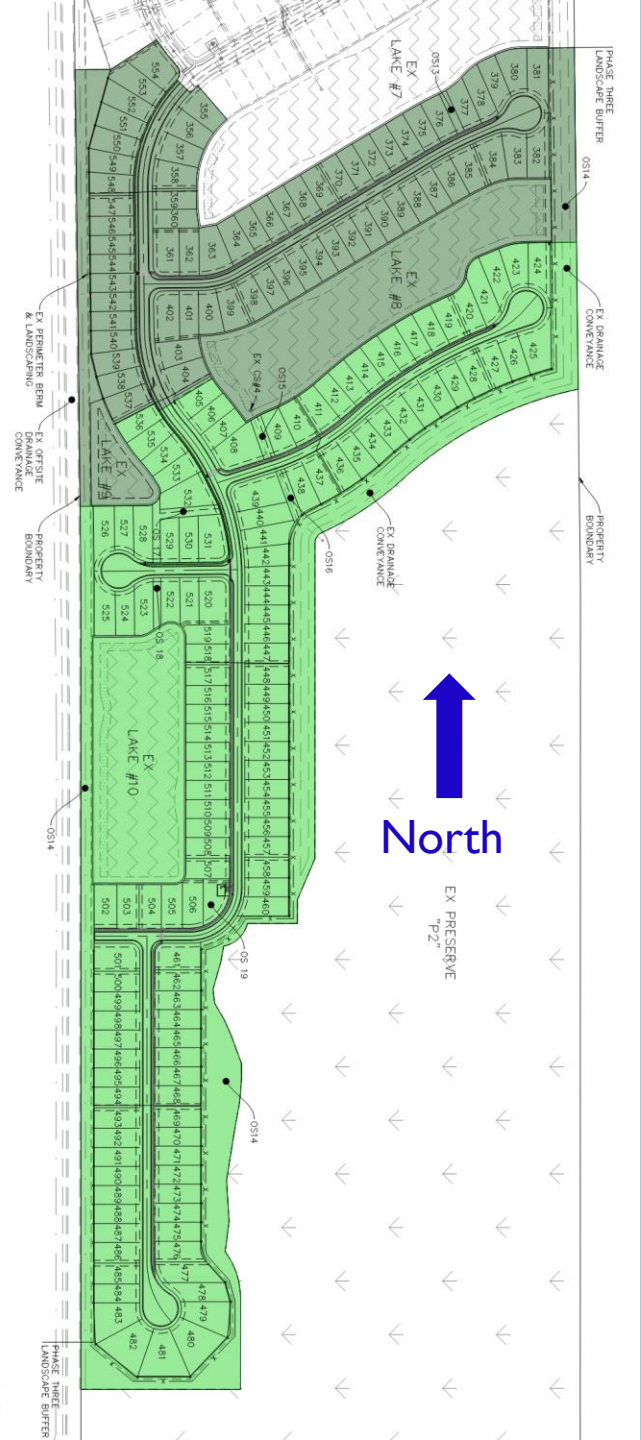
Phase Two



North



North



Phase One Status



Phase Two Status



Phase Three



Phase 3 - Questions



Recreation Center

North



Clubhouse



Conceptual Rendering

RiverCreek Ph 3 DO - PZDB

Bocce & Tennis



Pickleball & Play Area



Conceptual Rendering
RiverCreek Ph 2 & Rec PIM

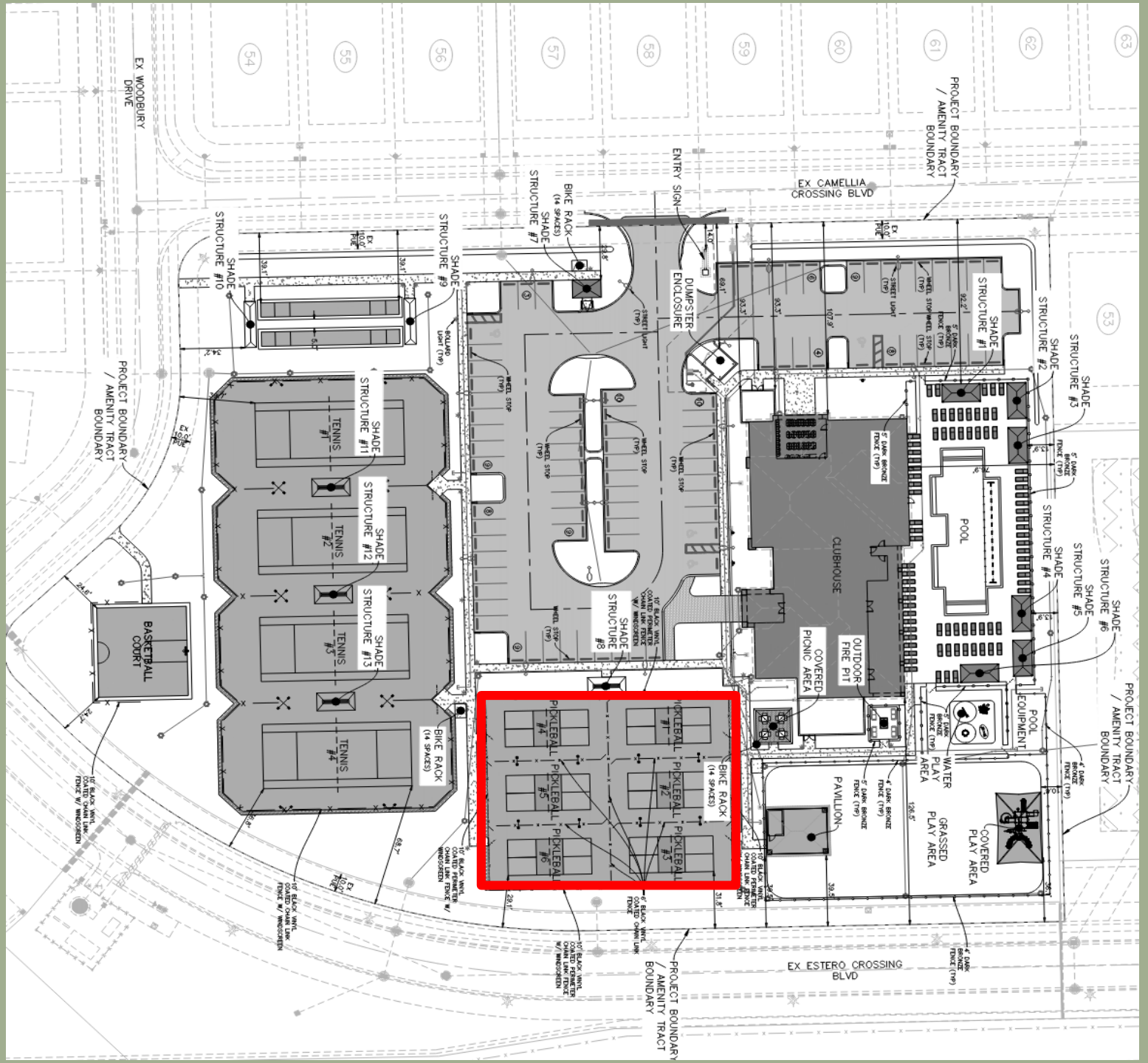
Fire Pit & Splash Pad



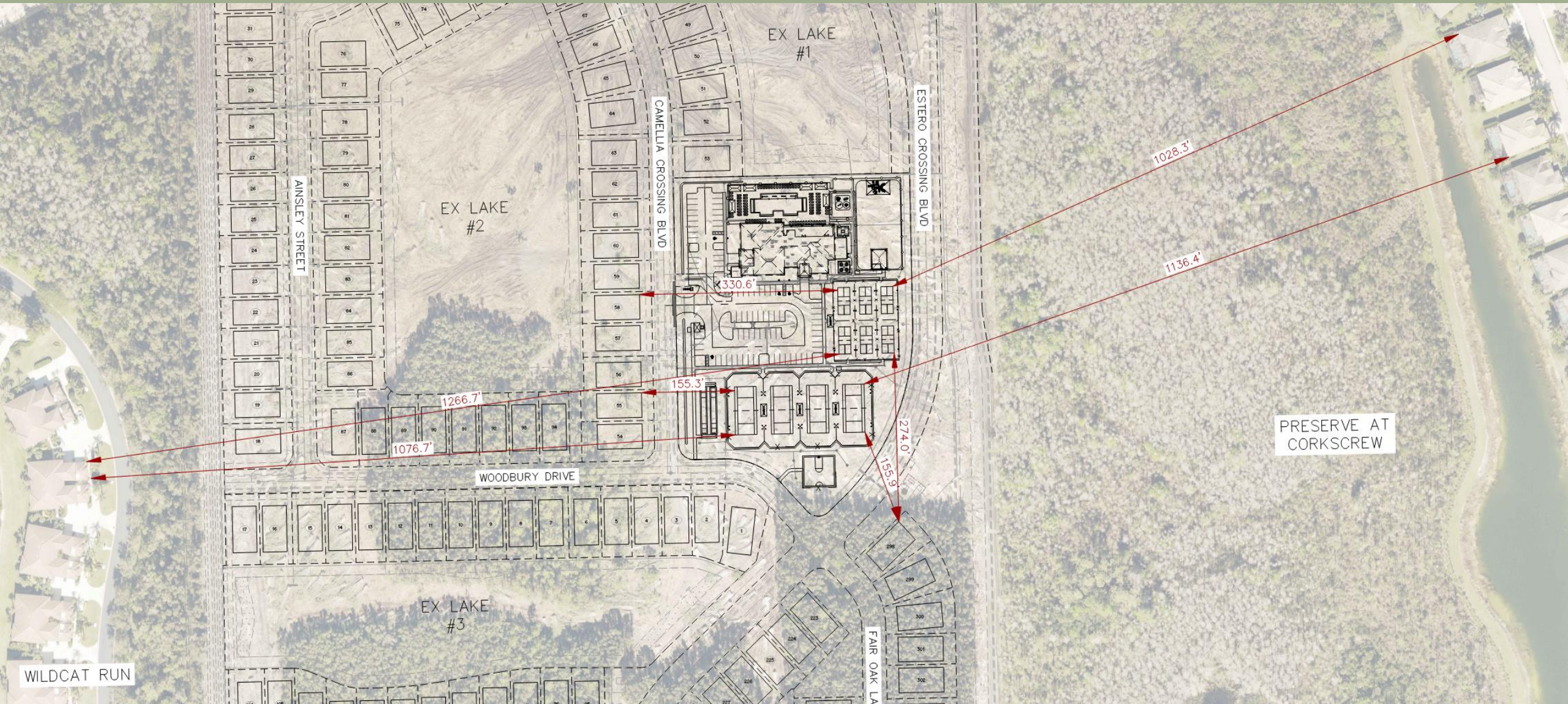
Pool



Site Plan



Aerial Photograph



Pickleball Noise

1. To the best of our knowledge all pickleball noise complaints from residents in the Village of Estero have come from **existing communities** when the community **added pickleball courts after residents had purchased their homes** and lived there for extended periods. The future residents in RiverCreek are fully aware of the location of the Recreation Center and the associated tennis and pickleball prior to selecting their lot, purchasing their home and moving in. There will be **no surprises or complaints** from tennis or pickleball noise.
2. RiverCreek will be a “family” community and not an active adult, age restricted community. It is anticipated that a majority of the residents will be families, and **many have selected their lot specifically based on its close proximity to the Recreation Center**, understanding the proposed activities and associated noises.
3. Based on our experience in **dozens** of other residential communities throughout the State we have **not had any noise complaints**. Thus, we are not planning to install walls or the acoustical sound dampening panels because its unsightly and blocks air flow to the courts. In most of our past and current communities we have homes much closer to the pickleball courts than we have in RiverCreek and we have never had any resident noise complaints.
4. The proposed RiverCreek pickleball courts are **331’** and **274’** from the nearest building envelopes. The key for us is **informing buyers prior to their purchase** that they will be located near the various amenities such as pickleball and there will be the associated noise. The proposed community site plan in the center of the Sales Center on the large “topo” table clearly shows the Recreation Center and the location of the pickleball and tennis courts. There is also a large scale model of the Recreation Center that also highlights the courts.

Pickleball Noise

4. The 1st image below is from the sales website for RiverCreek showing site plan graphic. The 2nd images shows the large scale model and site plan in the Sales Center.

Image from the Community Sales Website:



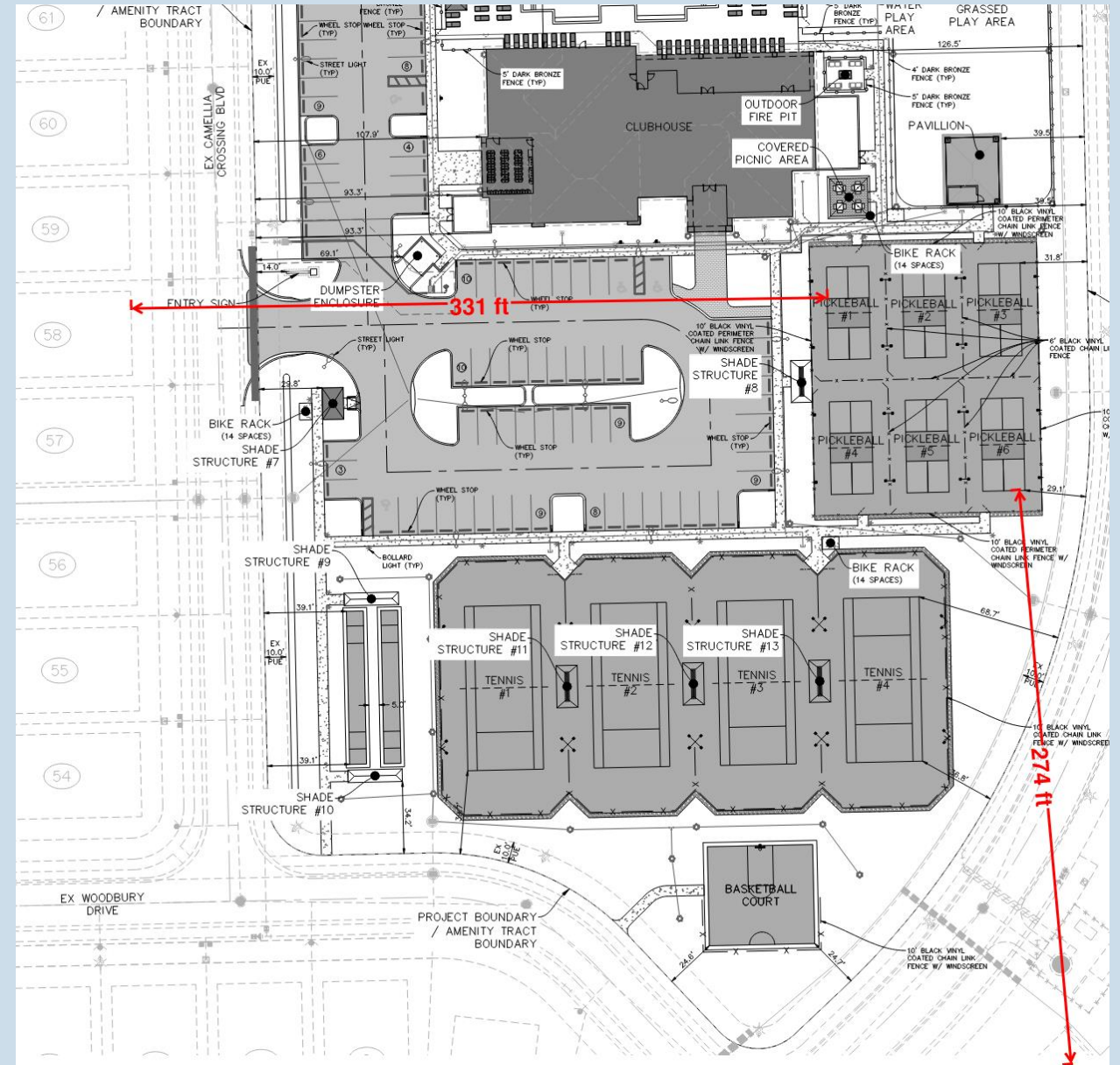
Photo of Sales Center Scale Model and "Topo" Table:



Pickleball Noise

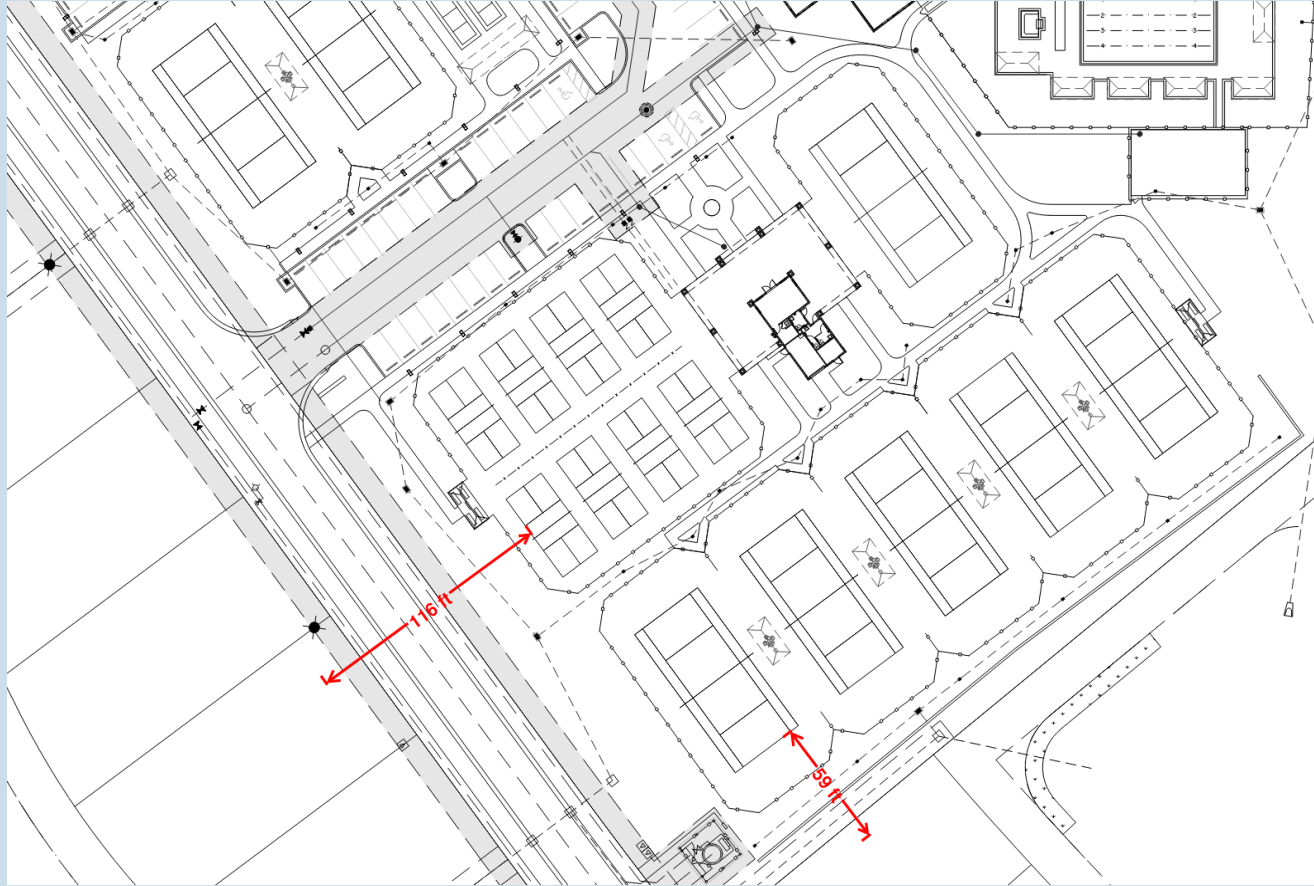
- The 3rd image shows the proposed RiverCreek Recreation Center site plan with the distances from the courts to the closest homes – 274' and 331' to the building envelope.

RiverCreek Recreation Center Site Plan



Pickleball Noise

5. In our two most recent SWFL projects the pickleball courts are **significantly closer to homes than in RiverCreek** and we have **not had one complaint** from residents.
- The images below are from the Valencia Bonita project – the homes are only 116' from the pickleball courts and 59' from the tennis courts.



Pickleball Noise

- The images below are from the Valencia Trails project – the homes are 187' from the pickleball courts.



There are many more examples of GL Homes communities that can be provided with pickleball courts in close proximity to homes.

Pickleball Noise

As the developer and home builder **GL Homes** would obviously never want design and build any amenity that would make our homes and lots undesirable and we have never had noise or lighting complaints. We understand the Village's concern when adding pickleball courts after homes are sold and occupied, but we don't agree with the concern when these features are **clearly shown on all marketing and promotional materials and disclosed to all buyers.**

6. If noise complaints ever arose the HOA has the **ability to limit or restrict the type of pickleball balls and paddles** that can be used. However, one of our "racquet" pros stated that **because the current equipment on the market today is significantly quieter** than a few years ago they have **never had to enforce any type restriction** due to complaints.
7. When the various Sales Staff in these projects were questioned about potential for **noise complaints**, they stated that **there had been none**, and that **with the impact glass (double pane)** that is standard for all the windows, there was **little chance for the pickleball sounds to be heard inside the homes.**
8. It is understood that the RiverCreek project must adhere to the Village's previous LDC including the Noise Ordinance standard of 66 dBa between 7 AM and 10 PM. Please be aware that **pickleball play will be limited to the hours between 8 AM to 8 PM.** Addition research indicates pickleball has been shown to produce 60 – 70 dBa at a 100' distance from the source, and the sound is reduced by 6 dBa for every 100' distance from the source. Thus, the **noise at the closest homes will be significantly under the 66 dBa standard.**

Pickleball Noise

9. **All homes** in the RiverCreek community will have **full impact glass window and doors** for all openings throughout the houses. As mentioned above the double pane impact glass windows and doors **reduce a significant amount (volume) of the sound before it enters a home**. We have tried to get the manufacture’s data for the window’s sound reduction capabilities and it’s difficult to get precise information due to the numerous configurations, glass options and window sizes. That said, the available rating are based on the “*sound transmission class (STC) and Outdoor/Indoor Transmission Class (OITC) of a window, which are measured in decibels (dBa), and are the standard method for rating sound attenuation characteristics of glass products and window assemblies*”, The windows being used in the community have STC and OITC rating in the range of 30 – 39. This means **a pickleball noise of 70 dBa will be reduced to under 40 dBa inside of home** at 100’ distance from the source. A 40 dBa sound is described as a “*quiet residential area on a calm day*”. With distances of 274’ and 331’ **pickleball noise should not be noticeable inside of a home**.

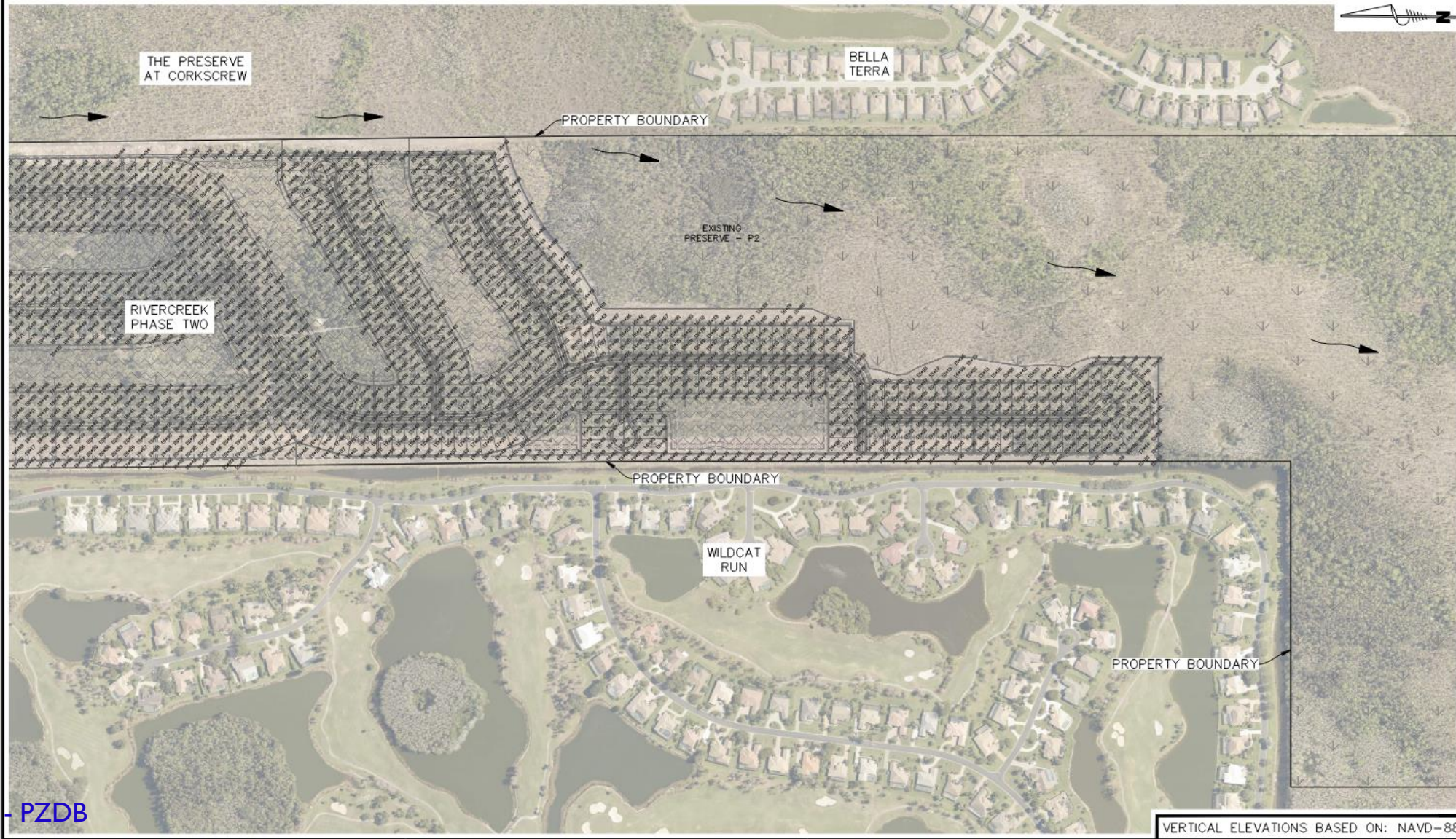
Glass Product Type and Thickness	STC Rating	OITC Rating
½" Monolithic Glass	36	33
¼" Glass + ½" Air + ¼" Glass IGU	35	28
¼" Glass / 0.030" PVB / ¼" Glass Laminate	38	34
1/8" Glass / 0.030" PVB / 1/8" Glass + ½" Air + ¼" Glass IGU	39	31

System	GLASS CONF.	GLASS TYPE	STC	OITC
ES-EL100 - SINGLE HUNG	1/8+ 5/16 AIR+ 1/8 + 0.090 + 1/4	INSULATED-LAMINATED	33	30
ES-EL150 - FIXED WINDOW	5/32+ 5/16 GAP+ 5/32+ 0,075 PVB+5/32	INSULATED-LAMINATED	30	27
ES-EL200 - HORIZONTAL ROLLER	1/8+ 5/16 AIR+ 1/8+ 0,075 PVB+ 1/4	INSULATED-LAMINATED	29	25
ES-EL300 - FRENCH DOOR	3/16+ 3/8 AIR+ 3/16+ 0,090 SGP+ 3/16	INSULATED-LAMINATED	33	28
ES-EL400 - SLIDING GLASS DOOR	3/16+ 3/8 AIR+ 3/16+ 0,090 PVB+ 3/16	INSULATED-LAMINATED	32	26

Pickleball Noise - Questions



NOTES:
 1. SITE PREVIOUSLY CLEARED AND FILLED UNDER RIVERCREEK (AKA CORKSCREW CROSSING) - PHASE ONE, VILLAGE OF ESTERO DO - DOS 2020-E008
LEGEND:
 EXISTING SURFACE WATER FLOWS →



AERIAL AND EXISTING CONDITIONS
RIVERCREEK PHASE THREE

GLH ENGINEERING, LLC		DATE	BY	CHK
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400				
SUNRISE, FLORIDA 33323				
PHONE: (954) 753-1730				
REVISIONS				

0 100 200 400
 SCALE IN FEET
 DATE: 2023/04/28
 DESIGNED BY: LCS
 CHECKED BY: LCS
 FILE NAME: CCPL303.DWG

LUKE C. SCHULTHEIS, P.E.
 FLORIDA P.E. #88518
 SHEET 3 OF 35

NOTES

- EXISTING IS DEFINED AS EITHER PREVIOUSLY PERMITTED OR EXISTING.
- FINAL DIMENSIONS OF ALL LOTS SHALL BE PROVIDED WITH THE RESPECTIVE PHASE.
- PER ORDINANCE 2013-25 EXHIBIT A 10A, THE PLANS MUST DELINEATE A PRESERVE CONTAINING A MINIMUM OF 215+ ACRES. REQUIRED PRESERVE PREVIOUSLY PLATTED UNDER RIVERCREEK - PHASE ONE.
EX PRESERVE "P1" AREA = 2.10 AC.
EX PRESERVE "P2" AREA = 222.27 AC.
TOTAL EX PRESERVE AREA = 224.37 AC.

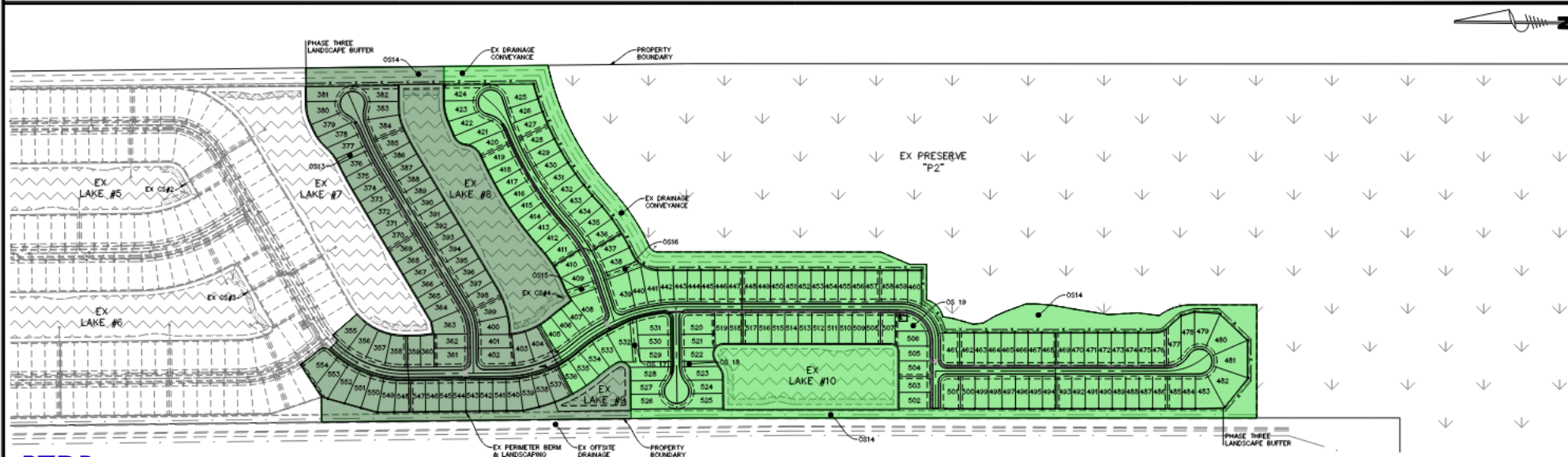
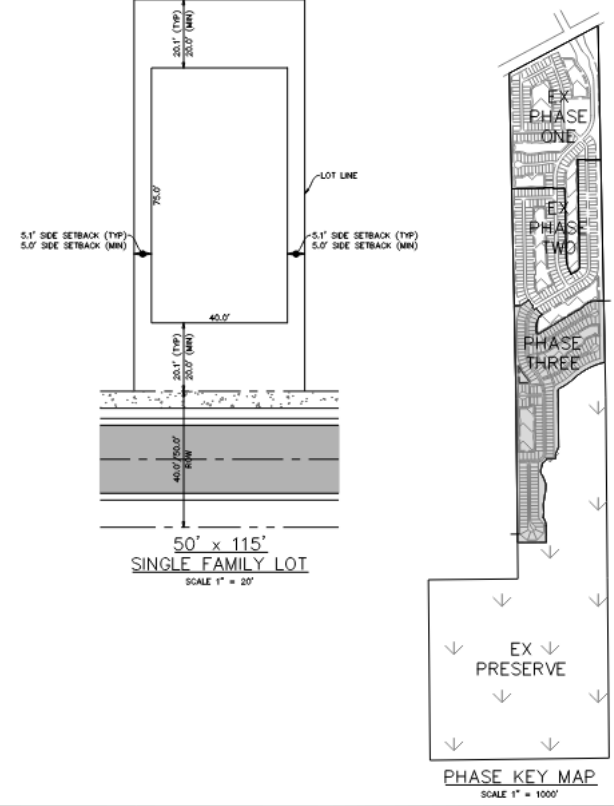
LEGEND

- PHASE 3A
- PHASE 3B
- PHASE 3B
- OS# OPEN SPACE TRACT NUMBER

WATER MANAGEMENT SUMMARY				
WATER MANAGEMENT PARAMETER	BASIN			BASIN 4
	BASIN 2	BASIN 3	BASIN 4	
LAKES	1&2	3-6	7-10	
CONTROL ELEVATION (FT-NAVD)	16.8	16.5	15.8	
25-YEAR, 3-DAY RAINFALL (INCHES)		10.8		
100-YEAR, 3-DAY RAINFALL (INCHES)		13.5		
PEAK 25-YEAR, 3-DAY RAINFALL (FT-NAVD)	18.90	18.77	18.84	
PEAK 100-YEAR, 3-DAY RAINFALL (FT-NAVD)	19.77	19.71	19.77	
FEMA ELEVATION (FT-NAVD)	NOT MAPPED	NOT MAPPED	NOT MAPPED	
MINIMUM ROAD ELEVATION (FT-NAVD)	19.1	19.1	19.1	
MINIMUM FINISHED FLOOR ELEVATION (FT-NAVD)	19.8	19.8	19.8	
MINIMUM PERMETER BERM (FT-NAVD)	19.1	19.1	19.1	

PHASES

- PHASE THREE (LOTS 355-564) [200 LOTS]**
PHASE 3A (PH3A) - LOTS 355-404 & 537-554 (68 LOTS)
ISSUANCE OF A BUILDING PERMIT: (THE FOLLOWING ITEMS MUST BE COMPLETED FOR THE VILLAGE OF ESTERO TO ISSUE A BUILDING PERMIT IN THIS PHASE)
- RECORDATION OF THE PLAT BY THE VILLAGE OF ESTERO.
 - WATER SERVICE FOR TEMPORARY FIRE PROTECTION FOR VERTICAL CONSTRUCTION ACCEPTABLE TO ESTERO FIRE RESCUE AND BUILDING OFFICIAL.
 - COMPLETION OF STABILIZED ACCESS ROAD.
 - FILLED AND COMPACTED TO HOLD-DOWN GRADE FOR LOT REQUESTING BUILDING PERMIT (HOLD DOWN TO BE DETERMINED BY DEVELOPER AND CONTRACTOR, NOT TO EXCEED 12 INCHES FROM FINISHED FLOOR ELEVATION).
 - P.E. CERTIFIED COMPACTION RESULTS FOR LOT REQUESTING BUILDING PERMIT.
 - INSTALLATION OF ALL UNDERGROUND UTILITIES TO SERVE THE PROPOSED LOTS (INFRASTRUCTURE DOES NOT REQUIRE CERTIFICATION FROM LOU, LCOOH, OR FDEP).
 - EXCAVATION AND STABILIZATION (S00) OF LAKES 7 & 8.
- ISSUANCE OF C.O. (CERTIFICATE OF OCCUPANCY): (THE FOLLOWING ITEMS MUST BE COMPLETED FOR THE VILLAGE OF ESTERO TO ISSUE A C.O. IN THIS PHASE)**
- PRELIMINARY ACCEPTANCE OF UTILITIES TO SERVE PROPOSED LOTS (INFRASTRUCTURES REQUIRES CERTIFICATION FROM LOU, LCOOH, AND FDEP).
 - INSTALLATION OF DRAINAGE INFRASTRUCTURE WITHIN PHASE 3A.
 - ROADWAYS WITHIN PHASE 3A PAVED (FIRST LIFT ONLY).
 - INSTALLATION AND ACTIVATION OF DRY UTILITIES.
 - PARTIAL CERTIFICATION OF PHASE 3A FROM SFMWD.
 - COMPLETION OF LAKES 7 & 8 (S00, LANDSCAPING & LITTORALS). (BASED ON CONSTRUCTION TIMING AND WATER LEVELS WITHIN THE PROJECT, THE LITTORAL PLANTINGS MAY NOT BE PLANTED, NOTE THE LITTORAL SHELVES HAVE BEEN BONDED UNDER 000000-0000. THE LITTORAL PLANTINGS WILL BE PLANTED IN LATE SPRING JUST BEFORE WATER LEVELS RISE IN THE WET SEASON TO ENSURE THE GREATEST CHANCE OF PLANT SURVIVAL).
 - INSTALLATION OF ALL LANDSCAPE BUFFER ADJACENT TO PHASE THREE LOTS (ZONE 1 & EAST OF THE LEE).
- PHASE 3B (PH3B) - LOTS 405-536 [132 LOTS]**
ISSUANCE OF A BUILDING PERMIT: (THE FOLLOWING ITEMS MUST BE COMPLETED FOR THE VILLAGE OF ESTERO TO ISSUE A BUILDING PERMIT IN THIS PHASE)
- RECORDATION OF THE PLAT BY THE VILLAGE OF ESTERO.
 - WATER SERVICE FOR TEMPORARY FIRE PROTECTION FOR VERTICAL CONSTRUCTION ACCEPTABLE TO ESTERO FIRE RESCUE AND BUILDING OFFICIAL.
 - COMPLETION OF STABILIZED ACCESS ROAD.
 - FILLED AND COMPACTED TO HOLD-DOWN GRADE FOR LOT REQUESTING BUILDING PERMIT (HOLD DOWN TO BE DETERMINED BY DEVELOPER AND CONTRACTOR, NOT TO EXCEED 12 INCHES FROM FINISHED FLOOR ELEVATION).
 - P.E. CERTIFIED COMPACTION RESULTS FOR LOT REQUESTING BUILDING PERMIT.
 - INSTALLATION OF ALL UNDERGROUND UTILITIES TO SERVE THE PROPOSED LOTS (INFRASTRUCTURE DOES NOT REQUIRE CERTIFICATION FROM LOU, LCOOH, OR FDEP).
 - EXCAVATION AND STABILIZATION (S00) OF LAKES 9 & 10.
- ISSUANCE OF C.O. (CERTIFICATE OF OCCUPANCY): (THE FOLLOWING ITEMS MUST BE COMPLETED FOR THE VILLAGE OF ESTERO TO ISSUE A C.O. IN THIS PHASE)**
- PRELIMINARY ACCEPTANCE OF UTILITIES TO SERVE PROPOSED LOTS (INFRASTRUCTURES REQUIRES CERTIFICATION FROM LOU, LCOOH, AND FDEP).
 - INSTALLATION OF DRAINAGE INFRASTRUCTURE WITHIN PHASE 3B.
 - ROADWAYS WITHIN PHASE 3B PAVED (FIRST LIFT ONLY).
 - INSTALLATION AND ACTIVATION OF DRY UTILITIES.
 - PARTIAL CERTIFICATION OF PHASE 3B FROM SFMWD.
 - COMPLETION OF LAKES 9 & 10 (S00, LANDSCAPING & LITTORALS). (BASED ON CONSTRUCTION TIMING AND WATER LEVELS WITHIN THE PROJECT, THE LITTORAL PLANTINGS MAY NOT BE PLANTED, NOTE THE LITTORAL SHELVES HAVE BEEN BONDED UNDER 000000-0000. THE LITTORAL PLANTINGS WILL BE PLANTED IN LATE SPRING JUST BEFORE WATER LEVELS RISE IN THE WET SEASON TO ENSURE THE GREATEST CHANCE OF PLANT SURVIVAL).



SITE & PHASING PLAN
RIVERCREEK PHASE THREE

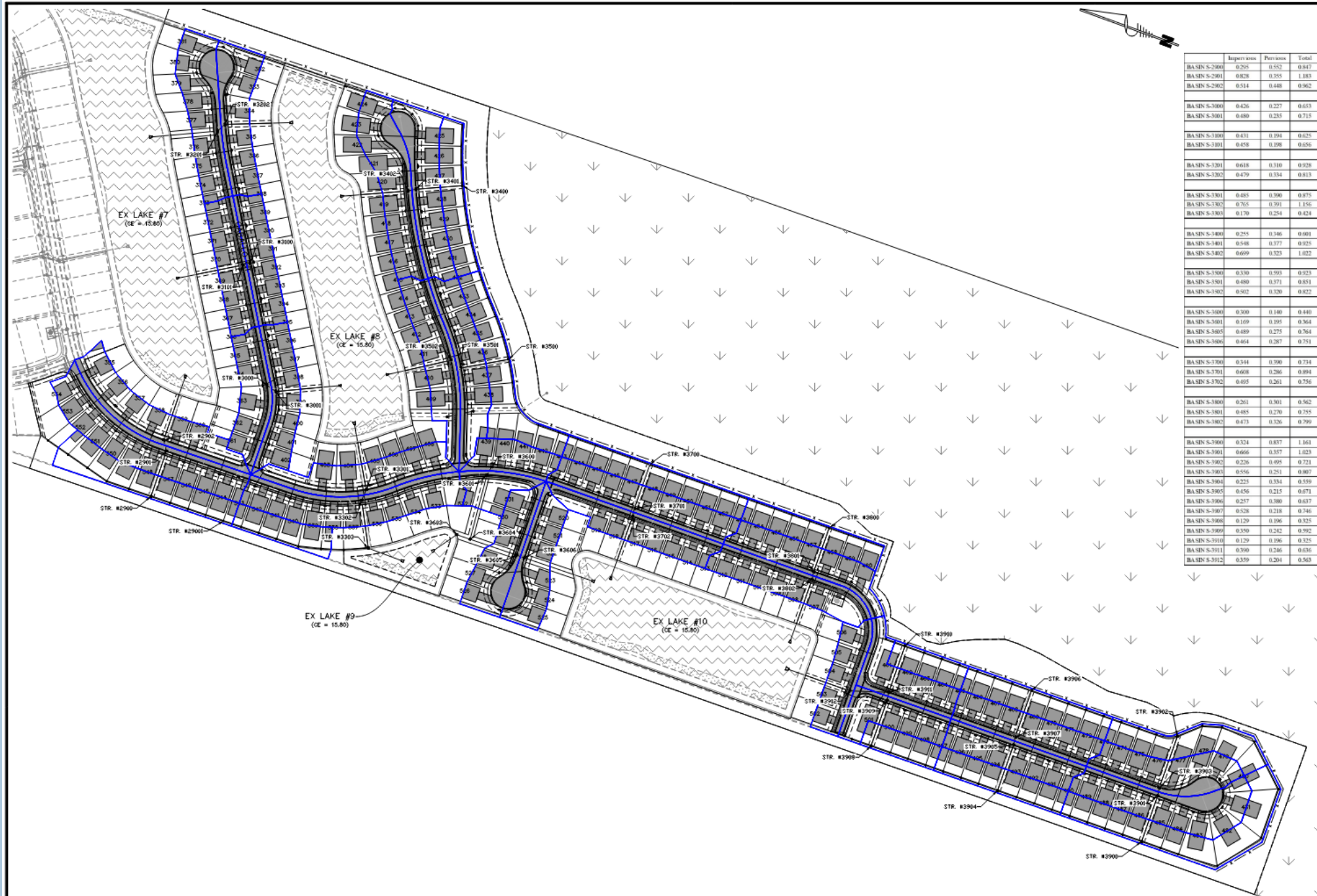
GLH ENGINEERING, LLC 1600 SAWGRASS CORPORATE PARKWAY, SUITE 400 SUNRISE, FLORIDA 33323 PHONE: (954) 753-1730	REVISIONS	DATE	BY	OK

<p>SCALE 1" = 20'</p> <p>SCALE 1" = 1000'</p> <p>0 100 200 400 SCALE IN FEET</p>
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DATE: 2023/04/28
 DESIGNED BY: LCS
 CHECKED BY: LCS
 FILE NAME: CCPL304.DWG

LUKE C. SCHULTHEIS, P.E.
 FLORIDA P.E. #85518
 SHEET 4 OF 35

MASTER DRAINAGE PLAN
RIVERCREEK PHASE
THREE



	Impervious	Pervious	Total
BASIN S-2900	0.295	0.152	0.847
BASIN S-2901	0.828	0.355	1.183
BASIN S-2902	0.514	0.448	0.962
BASIN S-3000	0.426	0.227	0.653
BASIN S-3001	0.680	0.285	0.715
BASIN S-3100	0.431	0.194	0.625
BASIN S-3101	0.458	0.198	0.656
BASIN S-3200	0.618	0.310	0.928
BASIN S-3201	0.479	0.334	0.813
BASIN S-3301	0.485	0.300	0.875
BASIN S-3302	0.765	0.391	1.156
BASIN S-3303	0.170	0.254	0.424
BASIN S-3400	0.255	0.346	0.601
BASIN S-3401	0.548	0.377	0.925
BASIN S-3402	0.699	0.323	1.022
BASIN S-3500	0.320	0.393	0.923
BASIN S-3501	0.480	0.371	0.851
BASIN S-3502	0.502	0.320	0.822
BASIN S-3600	0.300	0.140	0.440
BASIN S-3601	0.169	0.195	0.364
BASIN S-3605	0.489	0.275	0.764
BASIN S-3606	0.464	0.287	0.751
BASIN S-3700	0.344	0.390	0.734
BASIN S-3701	0.608	0.286	0.894
BASIN S-3702	0.605	0.261	0.756
BASIN S-3800	0.261	0.301	0.562
BASIN S-3801	0.485	0.270	0.755
BASIN S-3802	0.473	0.326	0.799
BASIN S-3900	0.324	0.837	1.161
BASIN S-3901	0.666	0.357	1.023
BASIN S-3902	0.226	0.409	0.721
BASIN S-3903	0.456	0.251	0.807
BASIN S-3904	0.225	0.334	0.559
BASIN S-3905	0.456	0.215	0.671
BASIN S-3906	0.257	0.380	0.637
BASIN S-3907	0.528	0.218	0.746
BASIN S-3908	0.129	0.196	0.325
BASIN S-3909	0.350	0.242	0.592
BASIN S-3910	0.129	0.196	0.325
BASIN S-3911	0.390	0.246	0.636
BASIN S-3912	0.359	0.204	0.563

CLH ENGINEERING, LLC
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730

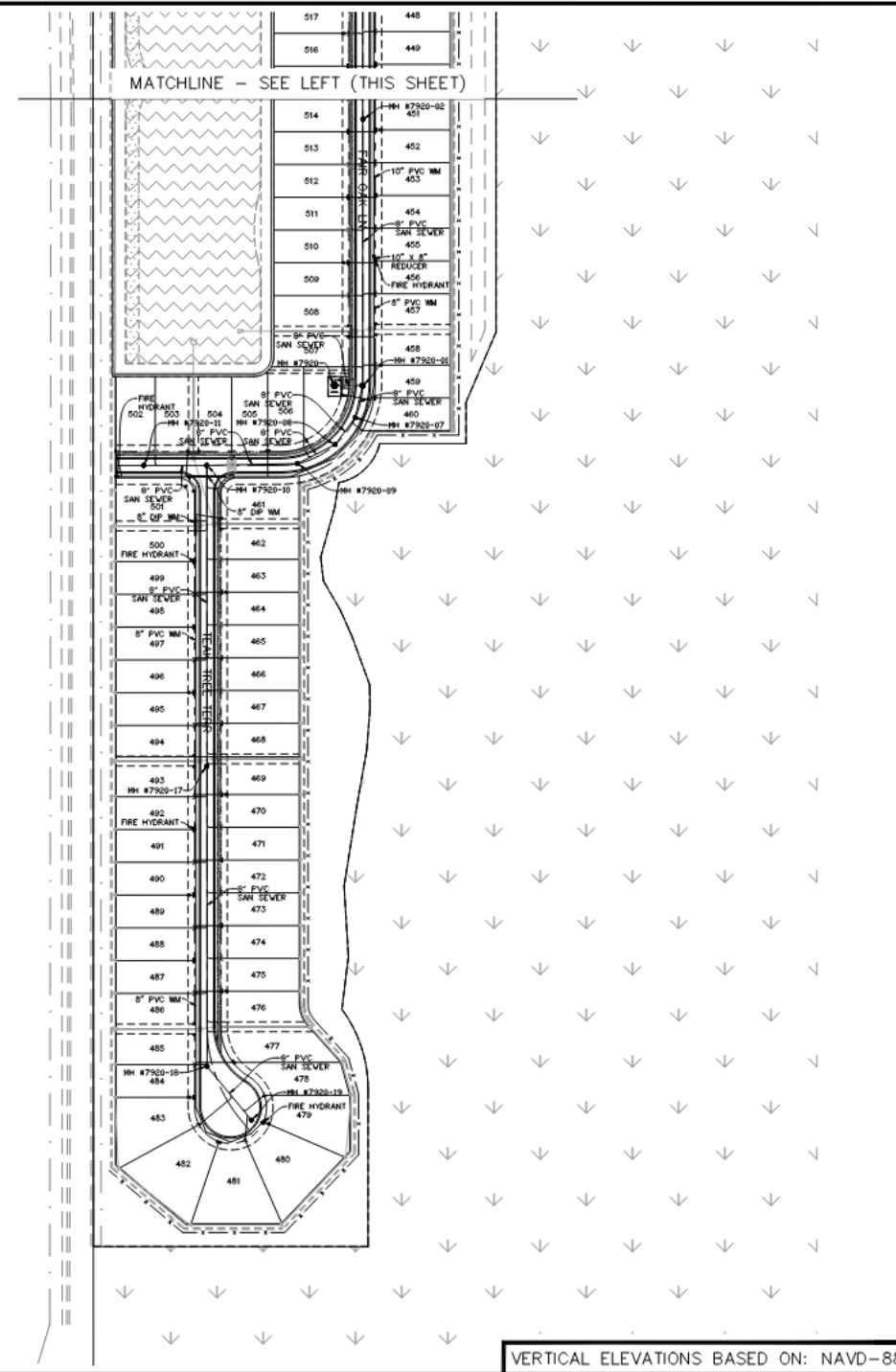
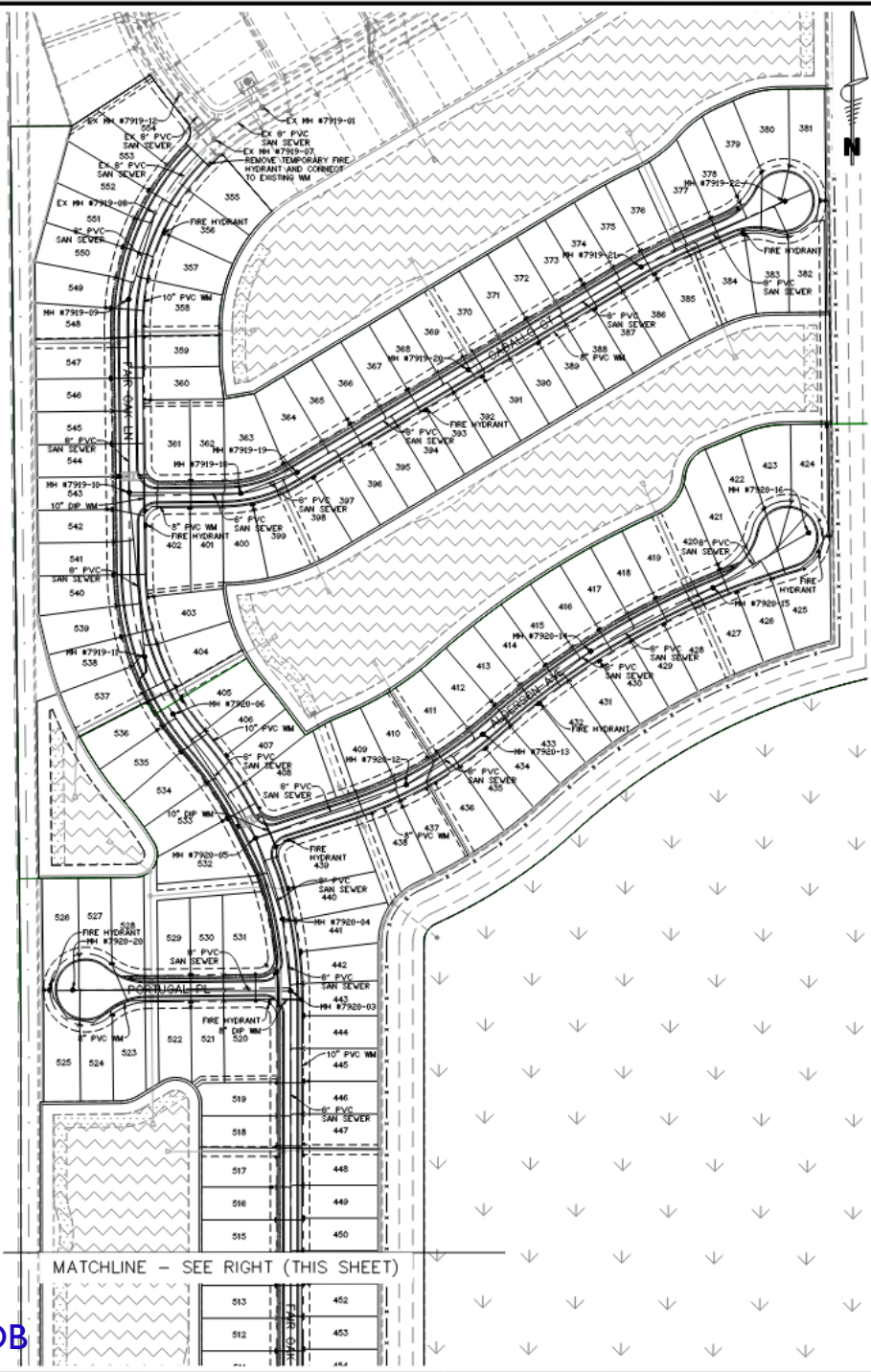
REVISIONS	DATE	BY	CHK



DATE: 2023/04/28
DESIGNED BY: LCS
CHECKED BY: LCS
FILE NAME:
CCPL305.DWG

LUKE C. SCHULTHEIS, P.E.
FLORIDA P.E. #55518

VERTICAL ELEVATIONS BASED ON: NAVD-88



MASTER UTILITY PLAN
RIVERCREEK PHASE
THREE

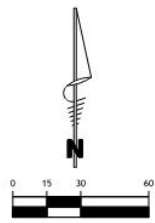
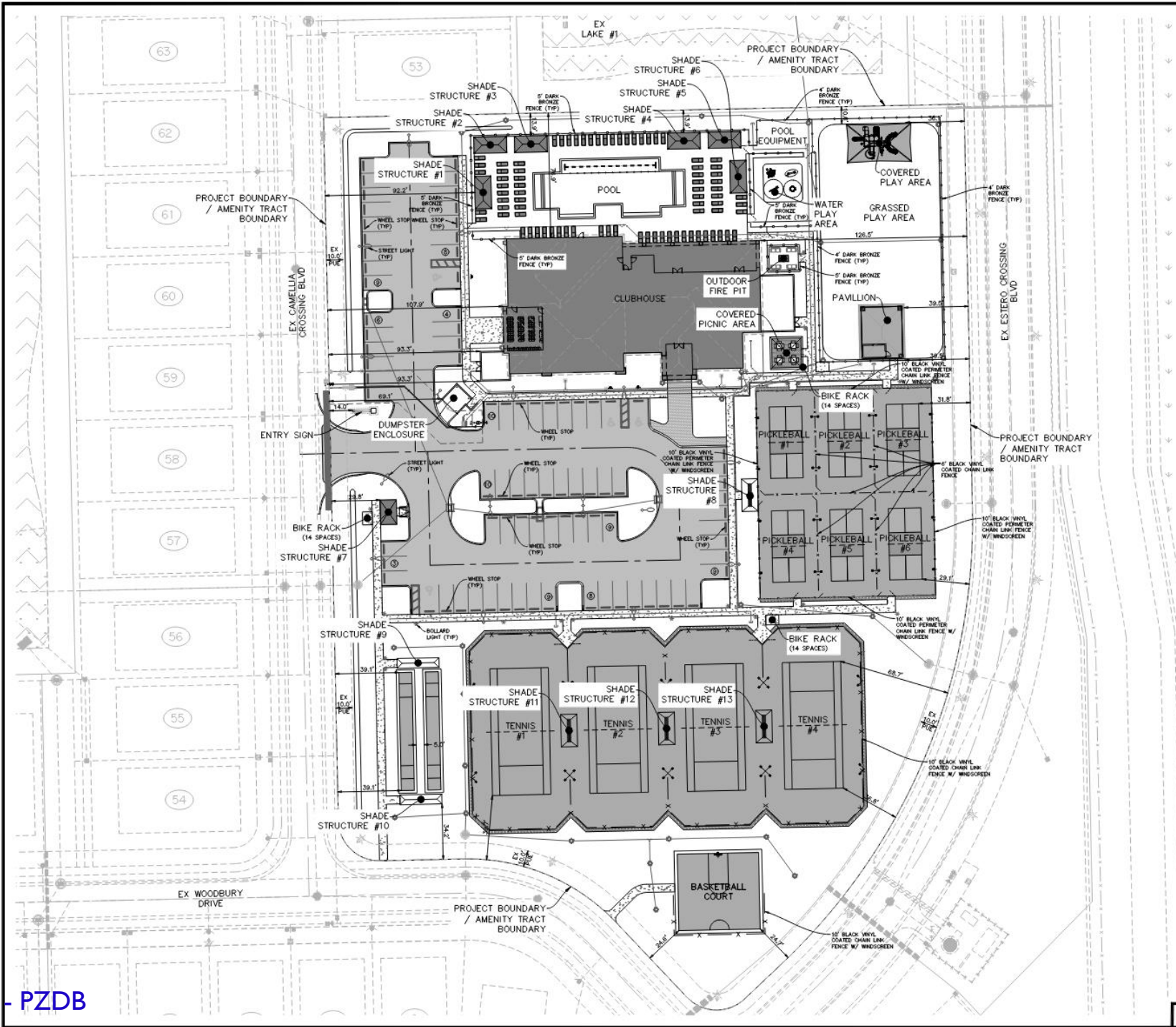
GLH ENGINEERING, LLC
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730

REVISIONS	DATE	BY	OK



DATE: 2023/04/28
DESIGNED BY: LCS
CHECKED BY: LCS
FILE NAME:
CCPL308.DWG

LUKE C. SCHULTHEIS, P.E.
FLORIDA P.E. #88518
SHEET 8 OF 35



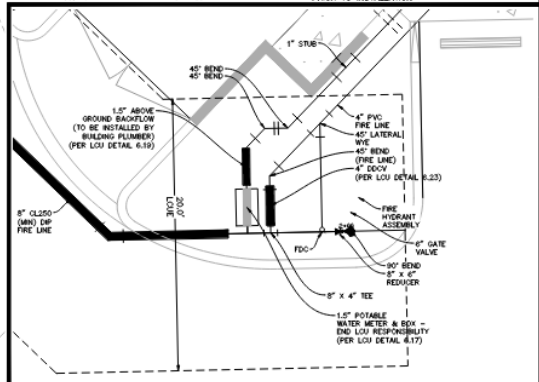
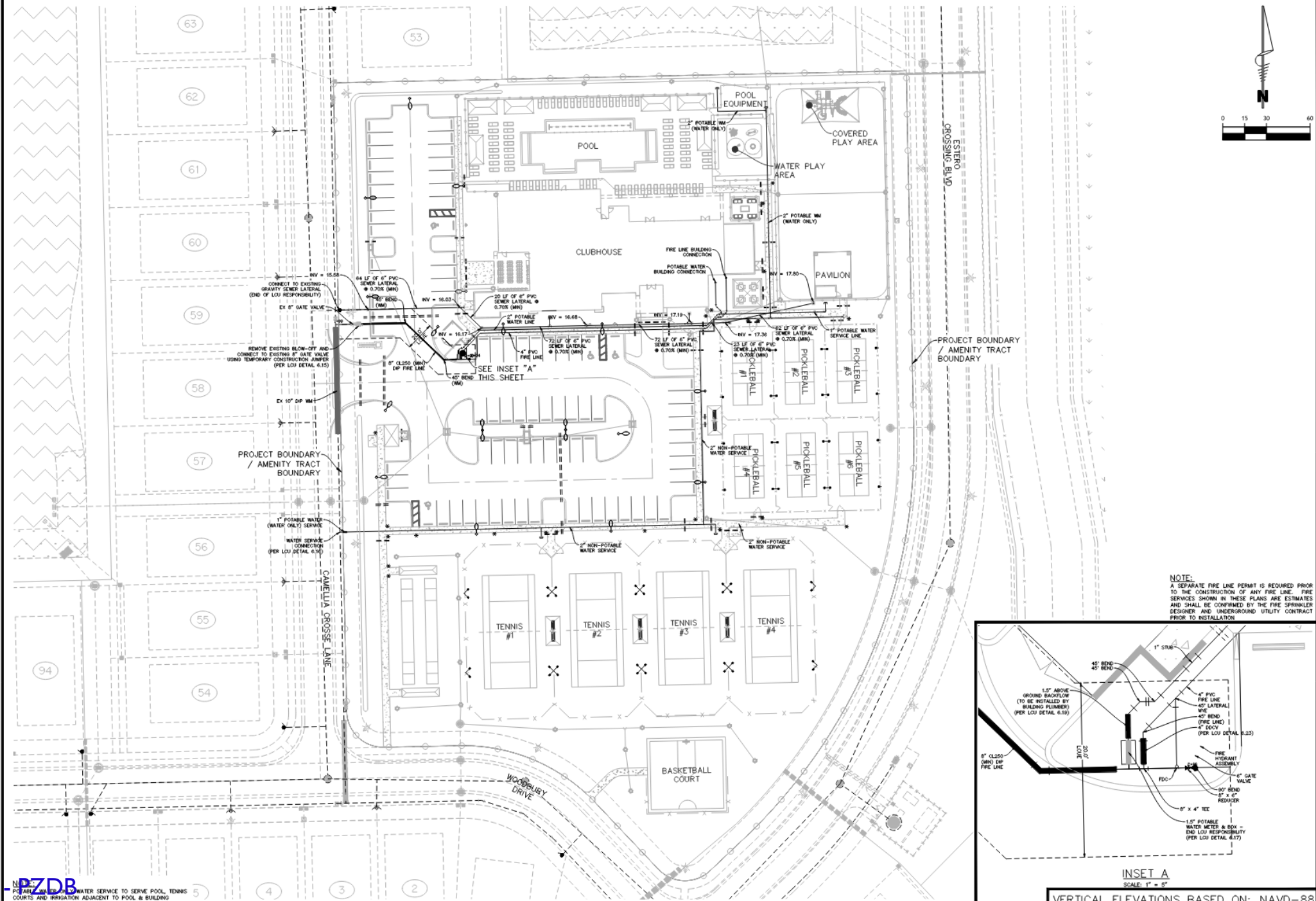
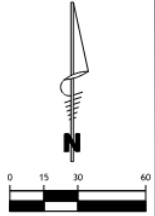
MASTER SITE PLAN
RIVERCREEK
RECREATION CENTER

REVISIONS	DATE	BY	CK
Δ REVISED PER VILLAGE AND ARCH COMMENTS	23-04-20	LCS	LCS

GLH ENGINEERING, LLC
1600 SAWGRASS CORPORATE
PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730

SCALE: 1" = 30'
DATE: 2023/04/28
DESIGNED BY: LCS
CHECKED BY: LCS
FILE NAME: CCREC04.DWG

MASTER UTILITY PLAN
RIVERCREEK
RECREATION CENTER



NOTE:
A SEPARATE FIRE LINE PERMIT IS REQUIRED PRIOR TO THE CONSTRUCTION OF ANY FIRE LINE. FIRE SERVICES SHOWN IN THESE PLANS ARE ESTIMATES AND SHALL BE CONFIRMED BY THE SPRINKLER DESIGNER AND UNDERGROUND UTILITY CONTRACT PRIOR TO INSTALLATION.

INSET A
SCALE: 1" = 6"

VERTICAL ELEVATIONS BASED ON: NAVD-88

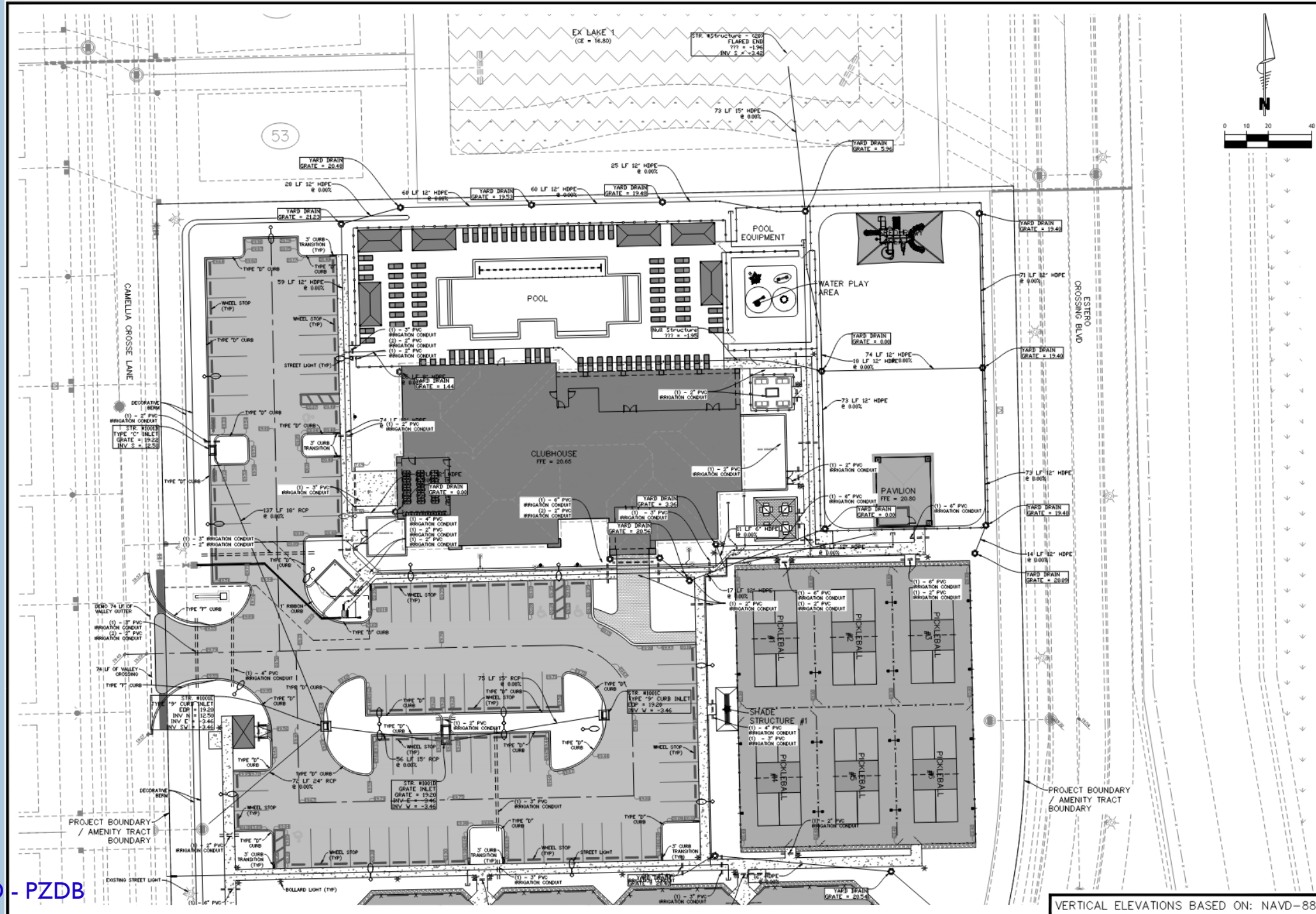
REVISIONS	DATE	BY	CHK
Δ	REVISED PER VILLAGE AND ARCH COMMENTS 03-04-20	LCS	LCS

GLH ENGINEERING, LLC
1600 SAWGRASS CORPORATE
PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
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SCALE: 1" = 30"
DATE: 2023/04/28
DESIGNED BY: LCS
CHECKED BY: LCS
FILE NAME: CCRC07.DWG



NOTES:
1. POTABLE WATER SERVICE TO SERVE POOL, TENNIS COURTS AND IRRIGATION ADJACENT TO POOL & BUILDING



PAVING, GRADING & DRAINAGE PLAN 1
 RIVERCREEK
 RECREATION CENTER

REVISIONS	DATE	BY	CHK	LCS
Δ REVISED PER VILLAGE AND ARCH COMMENTS	23-04-20			

GLH ENGINEERING, LLC
 1600 SAWGRASS CORPORATE
 PARKWAY, SUITE 400
 SUNRISE, FLORIDA 33323
 PHONE: (954) 753-1730

SCALE: 1" = 20'
 DATE: 2023/04/28
 DESIGNED BY: LCS
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 FILE NAME: CORE09.DWG

Luke G. Scholtz
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