VILLAGE OF ESTERO
PLANNING ZONING AND DESIGN BOARD MEETING
PACKET
APRIL 11, 2023, 04:30 PM

www.Estero-fl.gov

The Village Planning Zoning and Design Board Meeting will be conducted physically in Council Chambers at Village Hall, 9401 Corkscrew Palms Circle, with an opportunity for members to participate virtually. The meeting will be broadcasted live via the Village of Estero website https://estero-fl.gov/council/watch-meetings-online/. Please see the bottom of this agenda for further information and instructions for public participation.

AGENDA

PLANNING ZONING AND DESIGN BOARD MEETING

9401 Corkscrew Palms Circle, Estero, Florida

April 11, 2023, 04:30 pm

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF AGENDA**
5. **BUSINESS**

   Items on the agenda are generally treated in sequential order, and due to the length of the agenda, any or all of the items listed for discussion may be rescheduled to a later date for consideration.

   The meeting will adjourn no later than 9:00 P.M. unless extended by the Board.

   a. **Consent Agenda**

      i. **Approval of March 14, 2023 minutes**

      Attachment: 03142023_PZDB Minutes.pdf

6. **PUBLIC HEARING (Quasi-Judicial)**

   The public will have an opportunity to speak for five minutes per agenda item.

   a. **Downtown Estero Infrastructure-- Development Order (DOS2022- E006) (District 2) Located on the east side of US 41, north of Broadway and east of the Broadway Shoppes.**

      Applicant seeks to construct the backbone infrastructure for a 34-acre Mixed Planned Development (MPD). Improvements include main roadway, parking, landscape buffers, sewer and water, and stormwater management system.

- Public Information Meeting was held November 9, 2021, and Workshops were held March 8, 2022, and March 14, 2023.

- See Staff Report

- Planning Zoning and Design Board will make a decision on this Development Order.

Attachment: 1. Staff Report Downtown Estero Infrastructure.pdf
Attachment: 2. Civil Plans Downtown Estero Infrastructure.pdf
Attachment: 3. Landscape Plans Downtown Infrastructure.pdf
Attachment: 4. Lighting Plans Downtown Infrastructure.pdf
Attachment: 5. Presentation Downtown Estero Infrastructure.pdf

b. Downtown Estero Residential - Development Order (DOS2022-E009) (District 2) Mixed Use Planned Development (MPD) on a 34-acre site, located on the east side of US 41, north of Broadway and east of the Broadway Shoppes.

Applicant seeks to construct 300 multi-family units in 3Â-Â- 4 story buildings. Two buildings will be mixed-use with 5,000 sf+/- of non-residential uses, and the 3rd building will house the community amenities. Public amenities are also provided on the site.

- Public Information Meeting was held November 9, 2021 and Workshops were held March 8, 2022 and March 14, 2023.

- See Staff Report

Planning Zoning and Design Board will make a decision on this Development Order.

Attachment: 1. Staff Report - Downtown Estero Residential.pdf
Attachment: 2. Civil Plans Downtown Estero Residential.pdf
Attachment: 3. Architectural Plans Downtown Estero Residential.pdf
Attachment: 4. Landscape Plans Downtown Estero Residential.pdf
Attachment: 5. Lighting Plans Downtown Estero Residential.pdf
Attachment: 6. PZDB Presentaton Downtown Estero Residential DO.pdf

c. Village Initiated Rezoning (DCI2022-E006) (District 5) 9000 Williams Road, located north of Williams Road and east of the railroad right of way.

Village seeks to rezone +19 acres that includes the Golf Coast Driving Range and a vacant parcel, from Agriculture & Commercial Planned Development to Estero Planned Development. (Continued indefinitely from January 10, 2023 meeting.)

- Public Information Meeting was held December 13, 2022

- See Staff Report

- Planning Zoning and Design Board will make a recommendation to Council.

Attachment: 1. Staff Report - 9000 Williams Road 4-11-2023.pdf
Attachment: 2. Attachment A. Zoning and Future Land Use Maps.pdf
Attachment: 3. Attachment B. Master Concept Plan.pdf
Attachment: 4. Attachment C. Zoning Conditions 4-11-2023 Strike-thru-Underline.pdf
Attachment: 5. Attachment D. Agenda Item Recreational Proposals.pdf
Attachment: 6. Attachment E. Resolution Z-98-051.pdf

7. ANNUAL PROJECT REVIEW

Staff PowerPoint Presentation

Attachment: 2023 Project Review PZDB.pdf

8. PUBLIC INPUT (Each individual will be given five minutes to speak)

9. BOARD COMMUNICATIONS

a. Next meeting - May 9, 2023

10. ADJOURN

General Attachments

- Transcript.pdf

PLANNING ZONING AND DESIGN BOARD MEETING
TUESDAY, APRIL 11, 2023, 4:30 P.M.

DISCLAIMER:
THIS FILE REPRESENTS AN UNEDITED VERSION OF REALTIME CAPTIONING WHICH SHOULD NEITHER BE RELIED UPON FOR COMPLETE ACCURACY NOR USED AS A VERBATIM TRANSCRIPT.
ANY PERSON WHO NEEDS A VERBATIM TRANSCRIPT OF THE PROCEEDINGS MAY NEED TO HIRE A COURT REPORTER.

04:30:40 >>Scotty Wood: WELCOME TO THE APRIL 11th MEETING OF THE
04:30:43 VILLAGE OF ESTERO PLANNING, ZONING, AND DESIGN BOARD.
04:30:45 PLEASE RISE FOR THE PLEDGE OF ALLEGIANCE.
04:30:51 [PLEDGE OF ALLEGIANCE]
04:31:09 >>Scotty Wood: THANK YOU.
04:31:10 TAMMY, WOULD YOU CALL THE ROLL, PLEASE?
04:31:14 >>Tammy Duran: GARGANO?
04:31:16 >>Anthony Gargano: HERE.
04:31:19 >> BOARD MEMBER JEANNIN IS NOT HERE YET.
04:31:20 JONES IS RUNNING LATE.
04:31:22 >>Michael Sheeley: HERE.
04:31:24 >>James Tatooles: HERE.
04:31:24 >>Jim Wallace: HERE.
04:31:26 >>Scotty Wood: HERE.
04:31:28 >>Tammy Duran: NANCY STROUD IS IN ZOOM TONIGHT.
04:31:34 >>Scotty Wood: COULD I HAVE A MOTION TO APPROVE THE AGENDA?
04:31:37 >>Michael Sheeley: SO MOVED.
04:31:39 >>James Tatooles: I'LL SECOND IT.

04:31:40 >>Scotty Wood: ALL IN FAVOR?
04:31:42 >> AYE.
04:31:42 >>Scotty Wood: ANY OPPOSED?
04:31:43 OKAY.
04:31:44 BEFORE WE GET INTO BUSINESS, ONE OF THE MOST IMPORTANT
04:31:50 RESOURCES FOR THE PLANNING, ZONING, AND DEVELOPMENT BOARD
04:31:53 ARE PLANNERS, AND MARY WANTS TO INTRODUCE OUR NEWEST
04:31:59 PLANNER.
04:32:00 >>Mary Gibbs: I DO.
04:32:01 I'M SO EXCITED TO INTRODUCE KAREN VAUGHN.
04:32:03 KAREN, YOU CAN WAVE.
04:32:05 SHE'S HIDING IN THE BACK AT THE TABLE.
04:32:06 SHE HAS BEEN HERE FOR THREE WEEKS NOW, SO SHE WILL BE
04:32:10 GETTING A PURPLE HEART SOON.
04:32:13 I'M REALLY EXCITED.
04:32:15 SHE'S GOT LOTS OF EXPERIENCE.
04:32:17 SHE'S BEEN IN FLORIDA, LOUISIANA, MICHIGAN, CALIFORNIA, AND
04:32:21 RECENTLY BACK TO ESTERO.

04:32:23 SHE LIVES IN FOUNTAIN LAKES, SO SHE IS AN ESTERO RESIDENT.
04:32:26 WE'RE VERY EXCITED TO HAVE HER HERE.
04:32:29 TRAIN HER UP SO SHE CAN DO SOME MEETINGS SOON.
04:32:31 >>Scotty Wood: WELCOME.
04:32:32 OUR FIRST ITEM OF BUSINESS IS THE CONSENT AGENDA.
04:32:37 COULD I HAVE A MOTION TO APPROVE THAT?
04:32:41 >>Michael Sheeley: SO MOVED.

04:32:44 >> SECOND.
04:32:45 >>Scotty Wood: ALL IN FAVOR?
04:32:46 ANY OPPOSED?
04:32:46 OKAY.
04:32:48 THAT CARRIES.
04:32:49 BEFORE WE GET INTO THE PUBLIC HEARING SCHEDULE FOR THIS
04:32:54 EVENING, I NEED TO READ A STATEMENT ABOUT HOW PUBLIC
04:32:59 HEARINGS ARE CONDUCTED.
04:33:00 WHEN THIS BOARD IS SCHEDULED TO CONSIDER AND VOTE ON A
04:33:04 ZONING APPLICATION, DEVELOPMENT ORDER, OR OTHER
04:33:08 SITE-SPECIFIC APPLICATION, IT SITS IN A QUASI-JUDICIAL
04:33:13 CAPACITY.
04:33:13 THIS MEETING'S AGENDA INCLUDES ITEMS SUBJECT TO
04:33:16 QUASI-JUDICIAL PROCEEDINGS.
04:33:18 IF YOU INTEND TO PROVIDE TESTIMONY ON THE QUASI-JUDICIAL
04:33:22 MATTER, BEFORE THE MATTER IS CALLED, YOU MUST FILL OUT A
04:33:27 PUBLIC SPEAKER'S CARD, GIVE IT TO THE BOARD CLERK AND MUST
04:33:30 BE SWORN IN BY THE BOARD ATTORNEY.
04:33:32 BEFORE THE MATTER BEGINS, ANY WRITTEN COMMUNICATIONS THAT
04:33:35 HAVE BEEN RECEIVED BEFORE THE CUTOFF DATE WILL BE PLACED
04:33:38 INTO THE PUBLIC RECORD.
04:33:40 BOARD MEMBERS WILL BE ASKED TO DISCLOSE ANY EX PARTE
04:33:44 COMMUNICATIONS.
04:33:45 BOARD MEMBERS WILL BE ASKED IF THEY HAVE A CONFLICT
04:33:47 REGARDING THE MATTER AND MUST DECLARE IT.

04:33:50 IF THEY DO, THEY WILL NOT BE ALLOWED TO PARTICIPATE IN BOARD
04:33:54 DISCUSSION OR VOTE ON THE MATTER.
04:33:55 THE VILLAGE DIRECTOR OF COMMUNITY DEVELOPMENT, OR A STAFF
04:34:00 DESIGNEE, WILL INTRODUCE THE MATTER AND THEN ASK THE
04:34:03 APPLICANT TO MAKE A PRESENTATION AND SUMMARIZE ANY RELATED
04:34:07 AFFIDAVITS FROM APPLICANT'S EXPERTS IN ATTENDANCE.
04:34:11 FOLLOWING THIS, THE DIRECTOR OF COMMUNITY DEVELOPMENT, OR A
04:34:13 STAFF DESIGNEE, WILL MAKE A PRESENTATION PROVIDING THE STAFF
04:34:16 REPORT FINDINGS AND RECOMMENDATIONS.
04:34:19 AFTER THIS, THE PUBLIC HEARING IS OPENED.
04:34:23 AND ANYONE WHO HAS BEEN SWORN IN MAY PROVIDE TESTIMONY.
04:34:27 IT IS IMPORTANT TO BE CONCISE AND LIMIT TESTIMONY TO FIVE
04:34:30 MINUTES OR LESS.
04:34:32 THE APPLICANT HAS THE RIGHT TO CROSS-EXAMINE ANY WITNESS,

04:34:36 INCLUDING THE PUBLIC, AND MAY PROVIDE REBUTTAL.
04:34:40 THE PUBLIC MAY NOT CROSS-EXAMINE WITNESSES BUT MAY REQUEST
04:34:43 THE BOARD TO DIRECT QUESTIONS ON THEIR BEHALF TO EITHER THE
04:34:47 APPLICANT OR COMMUNITY DEVELOPMENT STAFF.
04:34:50 PERSONS WHO HAVE BEEN DETERMINED BY THE BOARD TO BE
04:34:53 INTERESTED PARTIES MAY CROSS-EXAMINE WITNESSES.
04:34:58 IF A PERSON REPRESENTS AN ORGANIZATION, EVIDENCE OF THEIR
04:35:01 AUTHORITY TO SPEAK FOR THE ORGANIZATION MUST BE PROVIDED.
04:35:04 IN MAKING ITS RECOMMENDATION OR DECISION, THE BOARD SHALL
04:35:09 CONSIDER THE EVIDENCE IN THE RECORD, THE PUBLIC'S INPUT, AND
04:35:13 ANY RECOMMENDATIONS OF THE VILLAGE STAFF.

04:35:16 THE BOARD'S RECOMMENDATION OR DECISION SHALL BE BASED ON
04:35:19 COMPETENT SUBSTANTIAL EVIDENCE IN THE RECORD OF THE
04:35:22 PROCEEDING, AND THE APPLICABLE LAW.
04:35:25 SHOULD ANY APPLICATION BE DENIED, THE BOARD SHALL STATE
04:35:28 FINDINGS IN REGARD TO THE CRITERION OR CRITERIA THAT ARE NOT
04:35:33 MET.
04:35:33 NOW, WILL ALL OF THOSE WHO INTEND TO TESTIFY PLEASE STAND
04:35:38 AND RAISE YOUR RIGHT HAND?
04:35:41 IF YOU FILLED OUT A SPEAKER'S CARD, PLEASE STAND.
04:35:44 OKAY.
04:35:46 NANCY, OUR LAND USE ATTORNEY, IS CONNECTED BY ZOOM.
04:35:49 WOULD YOU PLEASE ADMINISTER THE OATH?
04:35:52 >>Nancy Stroud: YES.
04:35:52 THANK YOU, MR. CHAIR.
04:35:53 DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY THAT YOU WILL GIVE
04:35:58 TONIGHT IS THE TRUTH, THE WHOLE TRUTH AND NOTHING BUT THE
04:36:00 TRUTH?
04:36:01 >> I DO.
04:36:02 >> I DO.
04:36:04 >>Nancy Stroud: THANK YOU.
04:36:11 >>Scotty Wood: NOW, ON THE FIRST TWO MATTERS, JIM HART WILL
04:36:16 BE OPENING THESE UP, BUT BEFORE DOING THAT, I WANT TO ASK IF
04:36:19 THERE ARE ANY LETTERS OR OTHER WRITTEN COMMUNICATIONS ON THE
04:36:22 MATTER THAT HAVE BEEN RECEIVED AND ARE THEY A PART OF THE
04:36:27 PUBLIC RECORD?

04:36:27 >>Mary Gibbs: WE RECEIVED ONE E-COMMENT THAT I THINK WAS FOR
04:36:31 ALL THE CASES THAT WERE ON THE AGENDA TODAY FROM A RESIDENT
04:36:33 FROM MARSH LANDING THAT SAID WE SHOULD CONSIDER USES FOR
04:36:37 YOUNGER PEOPLE IN ADDITION TO PICKLEBALL, COMMERCIAL,
04:36:43 RESIDENTIAL.
04:36:43 SO IT WAS LIKE A GENERAL COMMENT.
04:36:47 >>Scotty Wood: THANK YOU.
04:36:47 NOW, THE FIRST ITEM AND REALLY THE SECOND ITEM IS PRETTY
04:36:54 MUCH THE SAME THING.
04:36:56 IT'S THE DOWNTOWN ESTERO INFRASTRUCTURE AND RESIDENTIAL.

04:37:01 SO WHAT I'M GOING TO DO IS I'M GOING TO ASK BOARD MEMBERS IF
04:37:04 THEY'VE HAD ANY EX PARTE COMMUNICATIONS ON EITHER OF THOSE
04:37:07 TWO ITEMS -- THE INFRASTRUCTURE OR THE RESIDENTIAL.
04:37:09 ANYONE?
04:37:10 >> NO.
04:37:11 >> NO.
04:37:11 >> NO.
04:37:12 >>Scotty Wood: OKAY.
04:37:12 SAME REGARDING CONFLICT OF INTEREST.
04:37:16 ANY CONFLICT OF INTEREST?
04:37:18 >> NO.
04:37:18 >> NO.
04:37:19 >> NO.
04:37:19 >>Scotty Wood: OKAY.
04:37:20 JIM, DO YOU WANT TO GO AHEAD AND INTRODUCE?

04:37:23 THE FIRST ONE IS THE INFRASTRUCTURE PORTION OF THIS, AND WE
04:37:27 WILL MAKE A RECOMMENDATION TO THE COUNCIL.
04:37:30 WE DO NOT MAKE A DECISION ON THIS ITEM -- NO, WE DO MAKE A
04:37:36 DECISION ON THIS ITEM.
04:37:37 IT IS A DEVELOPMENT ORDER, SO WE WILL BE MAKING A DECISION
04:37:40 THIS EVENING.
04:37:41 ITEM NUMBER 3 WE WILL NOT.
04:37:43 >>Tammy Duran: WE WANT TO FOR THE RECORD, BOARD MEMBER
04:37:46 JEANNIN IS HERE NOW.
04:37:49 >>Jim Hart: SO THE DOWNTOWN ESTERO INFRASTRUCTURE PROJECT,
04:37:52 IT'S LOCATED ON THE NORTHEAST CORNER OF U.S. 41.
04:37:56 IT ALSO HAS ACCESS ON BROADWAY AVENUE.
04:38:00 IT'S SOUTH OF CYPRESS BEND.
04:38:02 IT'S ABOUT 34 ACRES.
04:38:06 CURRENTLY ZONED MPD.
04:38:08 THEY ARE PLANNING ON 310 UNITS OF MULTIFAMILY AND 30,000
04:38:13 SQUARE FEET OF COMMERCIAL.
04:38:14 THE PUBLIC INFORMATION MEETING WAS NOVEMBER 9th OF 2021.
04:38:21 AND WHAT THEY ARE REQUESTING IN THIS APPLICATION IS ONLY THE
04:38:26 INFRASTRUCTURE, WHICH IS THE LIGHTING, STORM DRAINAGE,
04:38:30 UTILITIES, ROADS, PARKING, LANDSCAPING.
04:38:34 IT DOES NOT INCLUDE ANY MONUMENT SIGNS.
04:38:37 THIS WILL REQUIRE A PLAT AS A CONDITION OF APPROVAL.
04:38:43 I THINK JOHN WOJDAK FROM DELISI FITZGERALD WILL BE GIVING
04:38:55 HIS PRESENTATION.

04:39:46 >>Anthony Gargano: MR. CHAIRMAN, WHILE SHE'S BRINGING THAT
04:39:49 UP, IS THERE A CONFLICT OF INTEREST GIVEN THAT BOARD MEMBER
04:39:51 WALLACE AND THE APPLICANT ARE WEARING THE SAME SHIRTS?
04:39:54 [LAUGHTER]
04:40:00 >>Jim Wallace: IN REFERENCE TO WHAT?
04:40:02 >>Anthony Gargano: WEARING THE SAME SHIRTS.

04:40:06 >>Jim Wallace: WHO IS?
04:40:07 I'M BANDAGED ALL DOWN THIS ARM.
04:40:14 >>Anthony Gargano: BLUE STRIPE.
04:40:16 VERY NICE.
04:40:20 >> THERE IS A SLIGHT DIFFERENCE IN THE SIZE, SO WE'LL ALLOW
04:40:23 IT.
04:40:23 >>John Wojdak: COORDINATING OUTFITS WAS NOT PLANNED.
04:40:26 FOR THE RECORD, JOHN WOJDAK WITH DELISI FITZGERALD.
04:40:30 THANKS, JIM, FOR THE INTRO.
04:40:32 WE DO HAVE THE TWO APPLICATIONS BACK TO BACK.
04:40:38 THE INFRASTRUCTURE IS REALLY JUST THAT, THE BACKBONE
04:40:41 INFRASTRUCTURE, AND THEN WE'LL GO TO THE RESIDENTIAL, WHICH
04:40:44 IS A SEPARATE D.O. APPLICATION.
04:40:46 BUT THIS WAY THE INFRASTRUCTURE IS LIKE, AS JIM MENTIONED,
04:40:49 IS TIED TO THE PLAT.
04:40:52 FROM A PERMITTING PERSPECTIVE, THAT'S HOW WE HAVE IT BROKEN
04:40:55 UP.
04:40:55 WITH ME TODAY I HAVE NATHAN HARRIS FROM BUCKINGHAM;
04:41:03 CINDY SESSOMS FROM LRK, WHO WILL BE MORE FOR THE RESIDENTIAL

04:41:12 COMPONENT; GARRETT SWANSON FROM BOOTH DESIGN, WHO IS THE
04:41:14 LANDSCAPE ARCHITECT; AND IF THERE'S ANY TRANSPORTATION
04:41:17 QUESTIONS, TED TREESH WITH TR TRANSPORTATION IS HERE ALSO.
04:41:23 JIM NOTED THE PROJECT LOCATION AT 41 AND BROADWAY.
04:41:27 NOT ON THE HARD CORNER WRAPPING AROUND THE EXISTING BROADWAY
04:41:31 GRANDE SHOPPES AND THE SCHOOLHOUSE BUILDING.
04:41:34 JUST TO REITERATE SOME OF JIM'S INTRO, IT'S 34 ACRES.
04:41:44 ENTITLEMENTS INCLUDE 310 UNITS.
04:41:46 200,000 SQUARE FEET OF NONRESIDENTIAL, WHICH WE'RE NOT
04:41:50 PROPOSING THAT MUCH.
04:41:51 THIS PROJECT IS THE BACKBONE STORMWATER MANAGEMENT FOR THE
04:41:57 ENTIRE PROJECT.
04:41:58 ALL OF THE PERIMETER BUFFERS ALL THE WAY AROUND THE SITE,
04:42:01 THE THREE INDIGENOUS PRESERVE AREAS AND THEN THE INTERIOR
04:42:06 ROADWAY THAT GOES FROM THE U.S. 41 DRIVEWAY AROUND TO
04:42:09 BROADWAY AND THEN THE ASSOCIATED UTILITY INFRASTRUCTURE.
04:42:14 JUST QUICK SUMMARY ON ACCESS, WE DO HAVE A RIGHT-IN,
04:42:22 RIGHT-OUT DRIVEWAY ON 41.
04:42:24 ORIGINALLY, THAT WAS PROPOSED AS A FULL MEDIAN OPENING.
04:42:29 D.O.T. BASICALLY RENEGED ON THAT AUTHORIZATION SO WE JUST
04:42:35 HAVE A RIGHT-IN, RIGHT-OUT.
04:42:37 BUT WE DO HAVE CROSS ACCESS WITH BROADWAY GRANDE SHOPPES,
04:42:40 AND THEY HAVE A DIRECTIONAL LEFT IN AND THE PROJECTS ARE
04:42:44 INTERCONNECTED.
04:42:51 UTILITIES ARE, WELL, BASICALLY LOOPED -- THE WATER LOOPS

04:42:55 FROM U.S. 41 TO BROADWAY DOWN THE MAIN ROAD, AND WE'VE
04:42:59 TALKED ABOUT THE SEWER BEFORE.

04:43:01 BASICALLY A COMBINED SYSTEM BETWEEN US AND BROADWAY GRANDE
04:43:05 SHOPPES.
04:43:05 WE HAVE HAD SEVERAL MEETINGS FROM THE ORIGINAL PUBLIC
04:43:14 INFORMATION MEETING IN NOVEMBER '21.
04:43:17 WE'VE HAD A COUPLE OF WORKSHOPS.
04:43:19 WE WERE HERE LAST MONTH FOR THE RESIDENTIAL.
04:43:22 WE HAVE MET A COUPLE OF TIMES WITH THE NEIGHBORS.
04:43:25 CYPRESS BEND AND CASCADES AND ALSO WITH BROADWAY GRANDE
04:43:32 SHOPPES.
04:43:33 THIS IS KIND OF A RENDERED SITE PLAN WITH THE RESIDENTIAL
04:43:39 KIND OF FADED BACK A LITTLE BIT JUST TO GIVE YOU AN IDEA OF
04:43:42 THE WHOLE THING.
04:43:44 SO HIGHLIGHTED ON HERE, THE DARKER COLORS ARE THE LAKE, THE
04:43:50 BUFFERS, THE SPINE ROADWAY, AND THE INDIGENOUS PRESERVES.
04:43:53 WHICH IS BASICALLY THE MAIN PART OF THE INFRASTRUCTURE D.O.
04:43:58 LITTLE HARD TO SEE, BUT THIS IS OUR MASTER SITE PLAN KIND OF
04:44:06 SHOWING THE SPINE ROADWAY WITH ON-STREET PARKING, SIDEWALKS,
04:44:10 STREET TREES, STREET LIGHTS, THE ACCESS ON 41 AND THE
04:44:15 INTERCONNECTION TO THE BROADWAY GRANDE SHOPPES.
04:44:18 THIS IS OUR DRAINAGE PLAN JUST TO GIVE A QUICK OVERVIEW OF
04:44:24 HOW THAT OPERATES.
04:44:26 THE LAKE IS KIND OF IN THE NORTHEAST CORNER OF THE PROPERTY,
04:44:29 BUT IT DOES DISCHARGE TO THE SOUTH AWAY FROM CYPRESS BEND.

04:44:34 I KNOW THAT'S BEEN A QUESTION AND CONCERN OF THAT COMMUNITY,
04:44:38 SO WE ARE PIPING ALL THE WAY DOWN AND OUTFALLING INTO THE
04:44:43 BROADWAY SWALE THAT THEN GOES TO THE DITCH ALONG THE
04:44:47 RAILROAD AND SOUTH TO THE RIVER.
04:44:51 AND THIS IS KIND OF A LITTLE BIT OF THE BLOWUP OF THE
04:44:58 UTILITY LAYOUT SHOWING THE WATER MAIN CONNECTION ON 41,
04:45:02 WHICH IS ACTUALLY ON THE OPPOSITE SIDE OF THE ROAD.
04:45:05 LOOPS AROUND TO BROADWAY, AND THEN THE COMBINED SEWER SYSTEM
04:45:08 BETWEEN US AND BROADWAY GRANDE.
04:45:11 AND THEN THIS IS JUST KIND OF A BLOWUP OF OUR ENTRANCE OFF
04:45:19 OF U.S. 41 FROM ARE OUR F.D.O.T. PLANS.
04:45:22 SO IT'S A NEW FULL-LENGTH TURN LANE, BIKE LANE, STOP
04:45:31 CONTROL, RIGHT-IN, RIGHT-OUT.
04:45:33 I WANTED TO SHOW THE STREETLIGHT.
04:45:42 THE KIND OF DETAIL ON THE RIGHT IS THE SHAPE.
04:45:45 IT IS THE FLUTED BASE AND POST THAT'S KIND OF ON THE TOP
04:45:51 LEFT, THE SMALLER IMAGE, BUT THOSE ARE 15 FEET HIGH AND THEY
04:45:57 BASICALLY LINE THE INTERIOR ROADWAY.
04:46:00 AND THEN THE LANDSCAPE PLANS, I CAN HAVE GARRETT GO THROUGH
04:46:13 THESE.
04:46:13 I DON'T KNOW IF WE NEED TO DO THAT.
04:46:16 IF YOU WANT US TO, WE CAN.
04:46:18 IT BASICALLY IS -- THESE SHEETS HERE ARE WHAT'S IN THE
04:46:25 PRESENTATION.

04:46:25 SO YOU CAN SEE WE HAVE THE BOTTOM LEFT OF THE SHEET IS 41.

04:46:30 YOU HAVE THE ROADWAY BUFFER THERE, AND THEN TOP OF THIS PAGE
04:46:33 IS CYPRESS BEND TO OUR NORTH AND YOU CAN SEE WE HAVE THE
04:46:40 INDIGENOUS PRESERVE SEPARATING OUR DEVELOPMENT FROM CYPRESS
04:46:45 BEND AND WHERE WE HAVE -- WHERE WE NEED TO CLEAR FOR OUR
04:46:50 PERIMETER BERM, WE'RE ADDING BACK A SINGLE ROW OF HEDGE AND
04:46:53 TREES ALONG THAT BERM.
04:46:57 AND THEN THIS FOLLOWS THAT AROUND.
04:47:03 AND THEN THIS IS AT THE VERY NORTHERN TIP.
04:47:07 THERE IS A LITTLE BIT OF INDIGENOUS AREA UP THERE THAT WILL
04:47:10 REMAIN, AND THEN WE HAVE A TYPE F BUFFER BETWEEN US AND
04:47:15 CYPRESS BEND ON THEIR EAST SIDE AND THEN GOING DOWN THE
04:47:20 RAILROAD IS THEN A TYPE D.
04:47:23 AND THEN THIS KIND OF SHOWS THE STREETSCAPE ENTRY WITH
04:47:32 PLANTINGS AT THE LANDSCAPE ISLANDS IN BETWEEN THE ON-STREET
04:47:35 PARKING AND AT THE INTERSECTIONS.
04:47:38 AND THEN THIS IS OUR SOUTHERN INDIGENOUS PRESERVE THAT ABUTS
04:47:46 BROADWAY.
04:47:46 AND THE BERM THROUGH THERE IS REPLANTED, ALL NATIVE AND
04:47:56 THERE IS A LITTLE BIT OF RESTORATION IN THERE AS WELL.
04:48:00 I'M HAPPY TO ANSWER ANY QUESTIONS.
04:48:09 >>Scotty Wood: ANYONE?
04:48:11 >>Jim Wallace: THE INDIGENOUS PRESERVE TO THE NORTH BETWEEN
04:48:15 YOURSELVES AND YOUR NEIGHBOR, IS THAT EXISTING TALL OR TO BE
04:48:19 PLANTED LOW?
04:48:20 THAT'S NOT WATER TREATMENT AREA.

04:48:24 EXISTING FORESTED AREA?
04:48:26 >>John Wojdak: EXISTING FORESTED AREA.
04:48:28 IT IS NOT WET.
04:48:29 IT'S BASICALLY PINE FLATWOODS.
04:48:31 IT IS NOT WETLAND.
04:48:32 THERE ARE NO WETLANDS ON THE PROPERTY.
04:48:33 >>Jim Wallace: AND NO PLANS TO TOUCH THAT.
04:48:36 >>John Wojdak: CORRECT, BESIDES EXOTIC REMOVAL, WHICH THERE
04:48:38 REALLY ISN'T A WHOLE LOT OF.
04:48:41 >>Jim Wallace: OKAY.
04:48:41 I HAVE A COUPLE.
04:48:46 I WAS A LITTLE SURPRISED WITH ONLY ONE THING, AND I DON'T
04:48:48 REMEMBER IF I SAID IT AT THE LAST WORKSHOP OR NOT, BUT I'LL
04:48:51 REPEAT IT IF I AM REPEATING MYSELF.
04:48:53 IS THAT THE LANDSCAPING ON THE MAIN STREET, I DON'T GET A
04:48:58 SENSE OF CREATING PLACE, AND AS OUR NEW PLANNER WILL, I'M
04:49:03 SURE, ESPOUSE TO, CREATING PLACE IS A VERY IMPORTANT PART,
04:49:09 CREATING THAT HUMAN SCALE.
04:49:11 I DON'T SEE THE STREET SCAPING ITSELF, THE UNDERPLANTING OF
04:49:15 THE TREES AND MAYBE KRISTIN WANTS TO TALK TO IT, I DON'T

04:49:19 KNOW.
04:49:20 DIDN'T SEEM TO ME LIKE A WHOLE LOT OF UNDERPLANTING.
04:49:23 DIDN'T SEE BENCHES.
04:49:25 I DIDN'T SEE BIKE RACKS.
04:49:26 WE'RE TALKING ABOUT LOOKING OUT 20 YEARS, 50 YEARS.

04:49:29 E-BIKE GROWTH IS ENORMOUS, AS YOU KNOW.
04:49:31 I DIDN'T SEE ANY E-BIKE CHARGING STATIONS, THE KINDS OF
04:49:35 THINGS YOU WOULD EXPECT IN A STREETSCAPE.
04:49:39 AND I DIDN'T SEE ANY EVENT KIOSKS TELLING PEOPLE, THIS IS A
04:49:43 MIXED USE, 310 HOMES PLUS RETAIL.
04:49:47 I WOULD THINK THERE WOULD BE EVENTS GOING ON, BUT THERE
04:49:49 DIDN'T SEEM TO BE ANY STANDING KIOSKS TO PROMOTE THOSE OR
04:49:54 EDUCATE PEOPLE ON WHAT'S GOING ON.
04:49:56 I DIDN'T SEE ANY PUBLIC ART, NO SCULPTURES.
04:49:59 I DIDN'T SEE ANY OF THOSE THINGS.
04:50:00 NOW, MAYBE YOU'RE GOING TO TELL ME THAT, JIM, ALL THOSE
04:50:03 THINGS ARE BEING PLANNED.
04:50:04 BUT WE'RE TALKING ABOUT A DEVELOPMENT ORDER NOW, AND I DON'T
04:50:06 SEE THEM IN THE PLAN AND MY BELIEF IS, IF IT'S NOT ON THE
04:50:13 PLAN, IT'S NOT GOING TO BE BUILT.
04:50:16 >>John Wojdak: YOU'RE RIGHT.
04:50:17 WE'RE NOT SHOWING THAT STUFF ON THE INFRASTRUCTURE PLAN.
04:50:23 >>Jim Wallace: BECAUSE IT'S NOT INTENDED?
04:50:25 >>John Wojdak: NOT THAT IT'S NOT INTENDED.
04:50:27 IT'S JUST NOT ASSOCIATED WITH THE INFRASTRUCTURE COMPONENT.
04:50:30 THE ROADWAY IS -- YOU KNOW, YOU BASICALLY HAVE ON-STREET
04:50:33 PARKING AND THEN SIDEWALK AND THAT'S KIND OF THE EDGE OF THE
04:50:36 RIGHT-OF-WAY.
04:50:38 >>Jim Wallace: WELL, THAT IS THE AREA I'M TALKING ABOUT.
04:50:40 THERE ISN'T A LOT OF SETBACK BETWEEN THE ROAD AND THE

04:50:42 BUILDING.
04:50:43 IF YOU ARE GOING TO PUT BENCHES OR UNDERPLANTINGS OR
04:50:46 CHARGING STATIONS OR BIKE RACKS OR WHATEVER IT IS GOING TO
04:50:49 BE IN THAT PEDESTRIAN WAY ALONG THE MAIN STREET, IT'S NOT
04:50:53 GOING TO BE IN THE BACK OF THE BUILDINGS NEAR THE PARKING.
04:50:55 DO I ASK YOU THIS QUESTION WHEN WE GET TO RESIDENTIAL?
04:50:59 OR DO I ASK IT TO YOU NOW WHEN WE'RE TALKING ABOUT --
04:51:02 BECAUSE I DON'T SEE IT ON EITHER.
04:51:04 >>John Wojdak: YEAH.
04:51:04 I THINK IT'S MORE APPROPRIATE FOR THE RESIDENTIAL BECAUSE
04:51:07 THAT'S BASICALLY THE VERTICAL DEVELOPMENT THAT WOULD
04:51:10 INCORPORATE THOSE ITEMS.
04:51:12 THAT'S WHERE THE RESIDENTS AND PEOPLE ARE COMING FROM.
04:51:14 SO IF WE NEED TO TALK ABOUT IT THERE, THAT'S A VALID
04:51:17 QUESTION.
04:51:19 >>Jim Wallace: BUT ARE THEY GOING TO BE BUILT OR NOT?

04:51:21 >>John Wojdak: THEY ARE.
04:51:23 WE DON'T HAVE THEM DETAILED IN THE PLANS, BUT WE DO HAVE
04:51:29 SELECTIONS FOR TRASH CANS AND BENCHES.
04:51:32 E-BIKE CHARGING STATIONS, I'LL BE HONEST, I HAVEN'T DONE ONE
04:51:36 OF THOSE YET.
04:51:36 VALID POINT.
04:51:38 >>Jim Wallace: MENTOR STEVE SARKOZY THINKS 50 YEARS.
04:51:43 I DON'T EVEN HAVE TO THINK 50 YEARS.
04:51:45 JUST EVEN OLD GUYS LIKE ME RIDE E-BIKES.

04:51:48 >>John Wojdak: WE DO HAVE A SET OF CAR CHARGERS OVER WHERE
04:51:53 THE AMENITY AND LEASING SPACE IS GOING TO BE, BUT THE KIND
04:51:58 OF OTHER KIND OF HUMAN-SCALE THINGS WOULD BE ASSOCIATED WITH
04:52:00 THE BUILDINGS THAT ARE BEING BUILT ADJACENT TO THE ROADWAY.
04:52:03 >>Jim Wallace: SCULPTURES, FOUNTAINS?
04:52:07 >>John Wojdak: WE'RE NOT PROPOSING THOSE TYPES OF ITEMS IN
04:52:10 TERMS OF PUBLIC ART AND SCULPTURES AND THINGS LIKE THAT.
04:52:13 >>Jim Wallace: VERY TALL BUILDINGS.
04:52:15 GOING TO BRING IT HUMAN SCALE, IT HAS TO HAPPEN IN THAT
04:52:17 CORRIDOR OF THE MAIN STREET BETWEEN THE TWO BUILDINGS.
04:52:20 >>John Wojdak: AND CINDY CAN SPEAK MUCH MORE INTELLIGENTLY
04:52:25 TO THAT KIND OF STUFF.
04:52:27 I'M THE INFRASTRUCTURE GUY.
04:52:28 BUT, YES, I THINK IT WOULD BE MORE APPROPRIATE FOR THE
04:52:32 RESIDENTIAL D.O., WHERE WE'RE CREATING, YOU KNOW, A
04:52:38 POPULATION.
04:52:41 >>Scotty Wood: ANYONE ELSE?
04:52:45 >>Kristin Jeannin: I HAVE ONE KIND OF MINOR LANDSCAPE
04:52:48 COMMENT, BUT ALSO I WAS JUST WONDERING IF WE COULD HAVE THE
04:52:51 LANDSCAPE ARCHITECT WALK US THROUGH THE PLANTINGS ALONG THE
04:52:56 MAIN CENTER CORRIDOR.
04:52:59 >>John Wojdak: SURE.
04:53:10 >> GARRETT SWANSON WITH BOOTH DESIGN GROUP FOR THE RECORD.
04:53:15 WHAT WAS YOUR QUESTION AGAIN?
04:53:17 >>Kristin Jeannin: COULD YOU WALK US THROUGH THE DESIGN OF

04:53:18 THE STREETSCAPE PLANTINGS ALONG THE MAIN CORRIDOR?
04:53:23 >>Garrett Swanson: YEAH, THE DESIGN OF THE STREETSCAPE
04:53:25 PRIMARILY BEING THE VEHICULAR USE AREA, CORRECT?
04:53:28 >>Kristin Jeannin: YES.
04:53:29 >>Garrett Swanson: SO BASICALLY WHAT WE STUCK TO WERE THE
04:53:31 CODE REQUIREMENTS REQUIRING THE GENERAL TREE HEIGHTS WHERE
04:53:37 WE COULD FIT THEM IN WITH REGARD TO THE LIGHT POSTS THAT
04:53:43 JOHN WAS DETAILING IN THE LAST -- IN THE EARLIER SHEETS.
04:53:47 KEEPING WITH LOW GROUND COVERS, LOW SHRUBS TO KIND OF
04:53:52 MAINTAIN VISUAL FROM THE STREET TO THE SIDEWALK, KIND OF
04:53:57 KEEPING WITH THE CPTED REQUIREMENTS THERE.
04:53:58 AGAIN, IT'S PROBABLY A MIX OF -- I THINK WE HAD OAKS, ROYAL

04:54:06 PALMS, SO YOUR LARGER PALMS.
04:54:08 I THINK WE HAD A MIX OF SOME SMALLER PALMS AS WELL WHERE
04:54:11 REQUIREMENTS WERE PLANTING AREAS WERE A LITTLE TIGHTER.
04:54:15 THOSE WOULD MOST LIKELY BE THE FOXTAIL PALMS.
04:54:21 I DON'T BELIEVE WE DID ANY PYGMY DATES UNLESS WE GOT CLOSER
04:54:24 TO THE BUILDINGS THEMSELVES.
04:54:25 YEAH, I THINK THAT PRETTY MUCH COVERS THE ENTIRE
04:54:31 STREETSCAPE.
04:54:31 KEEPING WITH THE NATIVE REQUIREMENTS AS WELL AS PER CODE,
04:54:35 TOO.
04:54:36 SO WE DIDN'T GET INTO TOO MANY EXOTICS BY ANY MEANS.
04:54:41 >>Kristin Jeannin: AND ON LIKE L-106, FOR EXAMPLE.
04:54:51 >>Garrett Swanson: UM-HUM.

04:54:52 >>Kristin Jeannin: ARE THE LIGHT POSTS SHOWN ON THESE?
04:54:56 ARE THOSE THE KIND OF --
04:54:58 >>Garrett Swanson: THEY CERTAINLY SHOULD BE.
04:54:59 I KNOW THAT JOHN AND I HAD GONE BACK AND FORTH WITH
04:55:02 LOCATIONS TO KEEP A LOT OF OUR STREET TREES AWAY FROM
04:55:05 IMPEDING THE LIGHT POLE ITSELF.
04:55:08 >>John Wojdak: THEY ARE ON THERE.
04:55:09 THEY ARE THE KIND OF --
04:55:12 >>Michael Sheeley: THE DARK BOXES?
04:55:14 >>Kristin Jeannin: IT LOOKS LIKE YOU HAVE SOME CONFLICTS
04:55:16 THERE.
04:55:16 THERE IS A B -- MAYBE THAT IS BLACK OLIVE, RIGHT IN FRONT OF
04:55:27 THE LIGHTS.
04:55:27 IF THAT IS THE LIGHT THAT I'M LOOKING AT.
04:55:34 >>Garrett Swanson: I WOULD HAVE TO TAKE A LITTLE BIT CLOSER
04:55:36 LOOK AT THE SHEETS.
04:55:40 >>Kristin Jeannin: IS THAT A LIGHT?
04:55:45 >>Garrett Swanson: CAN YOU GIVE ME A GENERAL IDEA OF WHERE
04:55:48 THAT IS?
04:55:49 I BELIEVE WE MAINTAINED -- AND JIM WOULD BE ABLE TO HELP ME
04:55:53 OUT WITH THE DISTANCES.
04:55:55 IS IT 12 FEET FROM THE LIGHT POLES?
04:55:57 FOR MINIMUM DISTANCE FOR STREET TREES?
04:56:00 I DON'T RECALL OFFHAND.
04:56:02 STREET TREES THEMSELVES, NOT PALMS.

04:56:07 I THINK THAT'S 12 FEET.
04:56:09 I BELIEVE WE ARE 12 FEET AWAY FROM THAT LIGHT POLE.
04:56:12 >>Kristin Jeannin: FROM THE CENTER OF THE TREE.
04:56:14 >>Garrett Swanson: CENTER OF THE TREE, CENTER OF THE LIGHT
04:56:16 POLE, CORRECT, AT THE VERY MINIMUM.
04:56:21 >>Kristin Jeannin: AND THEN ON L-103, WHICH IS THE TIP, I
04:56:35 SEE LIKE -- SEE THAT TRIPLE STACK OF TREES?
04:56:38 >>Garrett Swanson: YES.

04:56:40 >>Kristin Jeannin: WHAT IS THE REASONING BEHIND THAT?
04:56:43 >>Garrett Swanson: SO THIS WAS A TROUBLE AREA BEING THAT THE
04:56:45 INDIGENOUS AREA KIND OF OCCUPIES THE ENTIRE STRIP IN THE
04:56:49 UPPER CORNER.
04:56:50 WE DIDN'T WANT TO PLANT TOO FAR INSIDE OF THAT, SO IT WAS
04:56:55 MORE SO A FIT-IN WHERE WE COULD FOR A LOT OF THE TREES, AND
04:56:59 THAT'S THE REASONING FOR THE TRIPLE.
04:57:01 >>Kristin Jeannin: YOU'RE MEETING YOUR COUNTS BY --
04:57:03 >>Garrett Swanson: YES, WITHOUT GROUPING TOO MUCH TO WHERE
04:57:05 WE'LL HAVE TOO MUCH DIEOFF ONCE THEY ARE PLANTED.
04:57:08 TRYING TO MINIMIZE THAT.
04:57:12 >>Kristin Jeannin: I LIKE THE USE OF SYCAMORES THERE.
04:57:14 THANK YOU.
04:57:24 >>Garrett Swanson: THANK YOU.
04:57:25 ANY MORE QUESTIONS ON LANDSCAPE?
04:57:28 >>Scotty Wood: ANYONE ELSE?
04:57:29 MARY?

04:57:35 >>Mary Gibbs: IF YOU'RE ALL DONE, I GOT AN E-MAIL FROM BARRY
04:57:38 JONES, BOARD MEMBER JONES, BECAUSE HE WAS GOING TO BE LATE.
04:57:42 HE SAID IF HE DIDN'T MAKE IT IN TIME, HE HAD A FEW COMMENTS,
04:57:45 WHICH I JUST QUICKLY SHARED WITH JOHN, BUT THERE WAS ONE I
04:57:50 THINK -- I THINK HE MISUNDERSTOOD ONE OF THE COMMENTS, BUT I
04:57:54 THINK THERE WAS ONE ABOUT THE SEVEN FOOT DEEP PIPES.
04:57:57 HE DIDN'T THINK IT COULD BE -- COULD FIT.
04:58:00 CAN YOU EXPLAIN THAT MAYBE?
04:58:02 >>John Wojdak: THE SEVEN FEET IS FROM FINISHED GRADE.
04:58:07 THOSE PIPES GENERALLY GO IN BEFORE, SO YOU'RE FIVE FEET DOWN
04:58:12 ON THAT.
04:58:12 OBVIOUSLY, WE CAN'T GO INTO THE PRESERVE.
04:58:26 >>Mary Gibbs: AND THE OTHER QUESTION HE HAD WAS, WHERE WAS
04:58:28 THE DUMPSTER ENCLOSURE FOR BUILDING TWO IF IT DIDN'T HAVE
04:58:32 VALET TRASH, IT DIDN'T SEEM PRACTICAL TO TRY AND USE THE
04:58:35 DUMPSTER BY BUILDING ONE, SO WHERE THE DUMPSTER ENCLOSURE,
04:58:40 SUFFICIENT SIZE FOR REFUSE AND RECYCLING?
04:58:42 >>John Wojdak: THAT'S FOR THE RESIDENTIAL D.O.
04:58:46 >>Mary Gibbs: WELL, HE SAID INFRASTRUCTURE.
04:58:47 WE'LL SAVE THAT FOR THE NEXT ONE.
04:58:54 >>John Wojdak: AND THEN HE HAD A QUESTION ON THERE ABOUT THE
04:58:58 BACKOUT PARKING, AND JIM HART AND I HAVE BEAT THE PARKING
04:59:07 DIMENSIONS TO DEATH QUITE A BIT, SO THEY MEET THE LDC AND WE
04:59:12 DO HAVE A DEVIATION FOR BACKOUT PARKING FOR ON-STREET
04:59:16 PARKING.

04:59:22 >>Scotty Wood: ANYTHING ELSE?
04:59:23 IS THAT IT?
04:59:23 OKAY.
04:59:31 I AM NOW GOING TO OPEN THE PUBLIC HEARING.

04:59:35 GO AHEAD.
04:59:36 >>Tammy Duran: TOM PLANT IS FIRST.
04:59:39 DID YOU WANT TO SPEAK?
04:59:42 >> YEAH, I JUST HAVE ONE QUESTION.
04:59:50 >>Tammy Duran: YOU HAVE TO WAIT UNTIL YOU GO TO THE MIKE AND
04:59:51 STATE YOUR NAME.
04:59:53 >> NAME IS TOM PLANT FROM CYPRESS BEND.
04:59:56 I WASN'T REALLY AWARE THAT THE ENTRANCE AND EXIT WAS GOING
05:00:01 TO BECOME OUT THERE ON 41.
05:00:03 I THOUGHT IT WAS ONLY ON BROADWAY.
05:00:05 HOWEVER, OKAY, SINCE YOU DID THAT, SINCE IT'S COMING THAT
05:00:10 WAY, HOW FAR IS THE DISTANCE FROM THE BROADWAY GRANDE
05:00:16 SHOPPING CENTER RIGHT THERE, THE LITTLE SHOPPING STORES,
05:00:19 OKAY, AND THEN THE ENTRANCE AND EXIT -- EXIT AND ENTRANCE
05:00:22 FOR THE DOWNTOWN ESTERO AND THEN ALSO FOR OURS, WHICH IS
05:00:26 CYPRESS BEND IS THAT ALL GOING TO BE ONE SIDE LANE THERE FOR
05:00:32 ENTRANCE AND EXITS INTO THOSE?
05:00:36 THE ONLY REASON I'M BRINGING THAT UP BECAUSE RIGHT NOW THERE
05:00:39 ARE ISSUES WITH MAKING RIGHT-HAND TURNS, U-TURNS, SO THIS
05:00:45 MAY REALLY CREATE ANOTHER ISSUE HERE.
05:00:49 AM I MAKING MYSELF CLEAR ON THAT QUESTION?

05:00:51 ANYBODY HAVE AN ANSWER?
05:00:58 >>Mary Gibbs: DO WE WANT THE APPLICANT --
05:01:02 >>Jim Wallace: THE DRAWINGS DO NOT SHOW IT THAT WAY.
05:01:04 >>Mary Gibbs: WOULD WE LIKE THE APPLICANT TO CLARIFY THAT OR
05:01:06 DO YOU WANT TO GO THROUGH QUESTIONS AND THEN HAVE THE
05:01:08 APPLICANT.
05:01:09 >>Scotty Wood: LET'S START BY RIGHT NOW.
05:01:15 >>John Wojdak: I KNOW EXACTLY WHAT YOU MEAN.
05:01:16 IT IS A VALID QUESTION.
05:01:18 THERE IS NOT A CONTINUOUS RIGHT-TURN LANE.
05:01:23 F.D.O.T. IS PRETTY AGAINST THOSE.
05:01:29 SO OUR TURN LANE, IT'S A LITTLE HARD TO SEE, BUT OUR TURN
05:01:36 LANE STARTS JUST PAST THE DRIVEWAY ON BROADWAY GRANDE
05:01:41 SHOPPES BUT IT IS NOT SET BACK TO WHERE THEIR DRIVEWAY COMES
05:01:44 OUT TO THE THRU LANE AND THEN YOU HAVE A TAPER INTO OUR TURN
05:01:48 LANE, AND THEN SAME DEAL AT OUR DRIVEWAY, WHAT YOU CAN SEE
05:01:52 ON THE KIND OF BOTTOM LEFT THERE, YOU COME OUT TO THE LANE
05:01:55 AND THEN THE TAPER FOR THE CYPRESS BEND TURN LANE.
05:01:59 SO IT IS NOT A CONTINUOUS TURN LANE THROUGH THERE.
05:02:03 >>Scotty Wood: THANK YOU.
05:02:06 >>Tammy Duran: WHEN I CALL YOUR NAME, MA'AM, YOU CAN COME
05:02:08 UP.
05:02:09 YOU HAVE TO WAIT UNTIL I CALL YOUR NAME.
05:02:11 BOB IS NEXT AND THEN KELMICK IS AFTER BOB.
05:02:16 I CAN'T READ HIS -- YOU DON'T HAVE A QUESTION.

05:02:24 >> NO.
05:02:25 KELMICK.
05:02:27 THAT IS THE ONLY NAME I HAVE ON THE CARD.
05:02:29 NOTHING.
05:02:30 DAVID?
05:02:31 DETOMASO.
05:02:37 AND THEN DAN HOLDER AFTER HIM.
05:02:41 >> I JUST HAVE TWO QUESTIONS, ACTUALLY.
05:02:44 >>Scotty Wood: STATE YOUR NAME PLEASE.
05:02:45 >> DAVID DETOMASO.
05:02:48 I LIVE IN CYPRESS BEND.
05:02:49 HAS ANY CONSIDERATION BEEN ADDRESSED REGARDING -- I THINK
05:02:55 TOM JUST MENTIONED SOMETHING ABOUT IT.
05:02:58 BUT RIGHT NOW, CERTAIN TIMES OF THE DAY, WHEN WE TRY TO GET
05:03:02 OUT OF CYPRESS BEND, WE CAN SIT AT THAT INTERSECTION FOR A
05:03:05 GOOD FIVE OR SIX MINUTES TRYING TO GET OUT ONTO 41 TO TAKE A
05:03:10 RIGHT-HAND TURN, AND THEN WE'VE GOT TO CUT ACROSS TO ONE OF
05:03:15 THE TURNAROUND LANES, SO THE TRAFFIC IS COMING, AND I JUST
05:03:21 DON'T KNOW OF AN EXIT ONTO 41 BY THIS COMMUNITY WITH 300
05:03:28 MINIMUM CARS ADDED TO THE TRAFFIC PATTERN GOING TO WORK IN
05:03:33 THE MORNING OR COMING HOME IN THE EVENING.
05:03:35 IT'S JUST GOING TO ADD MORE CONFUSION AND MORE DELAY IN
05:03:39 GETTING OUT.
05:03:40 THAT'S ONE OF MY QUESTIONS.
05:03:43 THE OTHER QUESTION THAT I HAVE IS, WHAT IS GOING TO BE DONE

05:03:48 ABOUT WHEN THEY START CUTTING DOWN THOSE TREES AND CLEARING
05:03:52 THIS PROPERTY, THERE ARE ANIMALS ON THAT LAND.
05:03:58 WE'RE NOT TALKING KITTY CATS AND LITTLE PET DOGS.
05:04:02 WE'RE TALKING, WE'VE HAD A BADGER IN THERE.
05:04:06 WE'VE HAD OTHER TYPES OF ANIMALS.
05:04:08 I KNOW THERE ARE SNAKES IN THERE.
05:04:10 IS ALL THAT STUFF GOING TO COME AND MOVE INTO CYPRESS BEND?
05:04:13 WE'RE TAKING THEIR HABITAT AWAY, AND I THINK TO US IN
05:04:18 CYPRESS BEND, THAT IS A CONCERN, ESPECIALLY THE PEOPLE ON
05:04:23 PEPPER WOOD, BECAUSE THEY ARE THE ONES THAT ARE BACK TO THAT
05:04:26 LAND AND THAT IS THE FIRST PLACE THOSE ANIMALS AND REPTILES
05:04:29 ARE GOING TO GO IS UNDERNEATH OUR HOUSES, INTO OUR SHEDS,
05:04:35 INTO OUR POND, AND SO WE HAVE SOME CONCERNS ABOUT THAT.
05:04:38 THOSE ARE MY QUESTIONS.
05:04:44 >>Scotty Wood: THANK YOU.
05:04:46 >>Tammy Duran: THE NEXT CARD?
05:04:48 >>Scotty Wood: GO AHEAD.
05:04:49 >>Tammy Duran: DAN.
05:04:50 DAN HOLDER.
05:04:57 >> I'LL MAKE THIS QUICK AND IT WAS NOT BE POPULAR AMONGST
05:05:00 THE BUILDERS.
05:05:01 MY WIFE --

05:05:02 >>Scotty Wood: STATE YOUR NAME, PLEASE.
05:05:05 >> -- TO ESTERO --
05:05:06 >>Tammy Duran: YOUR NAME, PLEASE.

05:05:08 >> I'M SORRY.
05:05:08 DAN HOLDER.
05:05:09 I LIVE IN GRANDEZZA.
05:05:14 AND MY WIFE AND I MOVED TO THE VILLAGE OF ESTERO ABOUT TEN
05:05:18 YEARS AGO WITH HOPES THAT UNLIKE THE BALANCE OF LEE COUNTY
05:05:25 THAT THIS OVERGROWTH WOULDN'T HAPPEN HERE.
05:05:30 AND HERE TODAY THEY ARE TALKING ABOUT THE MINOR DETAILS OF A
05:05:35 MASSIVE OVERDEVELOPMENT OF AN AREA.
05:05:42 WHY NOT PRIVATE HOMES.
05:05:43 LOOK HOW MANY CARS YOU'LL PUT BACK ON THE HIGHWAY THAT YOU
05:05:47 CAN'T EVEN MOVE ON NOW.
05:05:48 SO MY BOTTOM LINE IS, I HOPE THAT THERE IS THE POWER TO SAY
05:05:54 THE INFRASTRUCTURE ON THAT SUPPORT DEVELOPMENT, ESPECIALLY
05:06:01 COMPACT HIGH DENSITY DEVELOPMENTS, AND THAT THE BOTTOM LINE
05:06:07 I CAN LOOK TO THE PEOPLE THAT I VOTE FOR THAT LOOK AFTER THE
05:06:13 QUALITY OF LIFE RATHER THAN SATISFYING ECONOMIC INTERESTS.
05:06:18 THANK YOU.
05:06:19 >>Scotty Wood: THANK YOU.
05:06:21 >>Tammy Duran: MARY BRADSHAW AND THEN JERRY WILL BE NEXT.
05:06:30 >> MARY BRADSHAW, AND I LIVE IN CYPRESS BEND ALSO.
05:06:34 JUST MOVE IT DOWN.
05:06:41 OKAY.
05:06:42 GOING ALONG WITH EVERYBODY ELSE, THE TRAFFIC SITUATION IS
05:06:46 HORRENDOUS AND DANGEROUS AS WHAT YOU PROPOSE.
05:06:53 I'M SURE THIS WAS DISCUSSED AT EARLIER TIMES.

05:06:56 WHY THE HECK DIDN'T THEY JUST PUT AN ENTRANCE ON BROADWAY
05:06:59 WHERE THERE WOULD BE A TRAFFIC LIGHT?
05:07:04 >>Mary Gibbs: EXCUSE ME.
05:07:05 I THINK I CAN ANSWER SOME OF THE QUESTIONS, BUT MAYBE WE'LL
05:07:08 GET EVERYBODY'S INPUT, AND THEN I HAVE A COUPLE OF ANSWERS
05:07:11 AND WE'LL LET THE APPLICANT ANSWER.
05:07:14 >> THANK YOU.
05:07:14 >>Scotty Wood: THANK YOU.
05:07:15 >>Tammy Duran: JERRY?
05:07:23 >> GOOD AFTERNOON.
05:07:24 MY NAME IS JERRY AMMONS.
05:07:27 I'M A RESIDENT OF CYPRESS BEND.
05:07:29 I'M NOT HERE TO SAY THE PROJECT SHOULDN'T GO FORTH OR
05:07:33 ANYTHING LIKE THAT.
05:07:34 BUT MY CONCERN IS FOR THE SECURITY AND THE PRIVACY OF THE
05:07:38 CITIZENS OF CYPRESS BEND, IN PARTICULAR THE PEOPLE WHO LIVE
05:07:42 ALONG PEPPER WOOD.
05:07:45 WE NEED TO MAKE SURE THAT THERE'S SOME SORT OF PERMANENT

05:07:49 TYPE OF BARRIER TO KEEP TRAFFIC -- OR NOT TRAFFIC, BUT FOOT
05:07:54 TRAFFIC FROM GOING BACK AND FORTH BETWEEN THE TWO
05:07:56 COMMUNITIES, ESPECIALLY IN THE REGION DOWN BY THE POND WHERE
05:08:01 THE VEGETATION AREA IS GOING TO BE VERY NARROW.
05:08:05 I HEARD A MENTION THAT THERE WAS GOING TO BE A BERM WITH A
05:08:08 SINGLE HEDGEROW.
05:08:10 TO ME IT DOESN'T REALLY PROVIDE MUCH OF A DETERRENT BETWEEN

05:08:14 WALKING BACK AND FORTH IN BETWEEN THE TWO COMMUNITIES.
05:08:18 I THINK THAT YOU MIGHT BE MORE APPROPRIATE TO HAVE A CYCLONE
05:08:24 FENCE ON TOP OF A BERM WITH A HEDGE ON BOTH SIDES THAT GROWS
05:08:27 TOGETHER TO POSSIBLY KEEP LIKE A PERMANENT BARRIER WHERE
05:08:31 PEOPLE CAN'T JUST WALK BACK AND FORTH.
05:08:34 I HEARD SOMEONE MENTION EARLIER ABOUT 50 YEARS FROM NOW WHAT
05:08:38 KIND OF SUPPORT WOULD BE NEEDED.
05:08:42 I WOULD THINK AFTER A FEW YEARS SOME OF THE HEDGES, SOME OF
05:08:45 THE PLANTS WILL DIE AWAY.
05:08:47 IS THERE A PLAN TO MAKE SURE THAT THEY ARE PROPERLY REPLACED
05:08:50 ON AN ANNUAL BASIS SO THAT THE HEDGE OR THE DETERRENT DOES
05:08:57 STAY IN PLACE?
05:09:00 IF NOT, THAT'S WHY I WAS SUGGESTING, THIS IS JUST MY
05:09:03 PERSONAL SUGGESTION, LIKE A DOUBLE ROW OF HEDGES ON BOTH
05:09:06 SIDES OF FENCE SO WHEN IT GROWS TOGETHER, YOU HAVE LIKE A
05:09:10 PERMANENT BARRIER THAT SOMEONE CAN'T JUST PUSH THEIR WAY
05:09:13 THROUGH, WALK BETWEEN TO GET FROM ONE COMMUNITY TO THE
05:09:16 OTHER, BECAUSE ESPECIALLY WHEN YOU GET DOWN TOWARDS THE LAKE
05:09:20 AREA, THERE'S ONLY GOING TO BE, I THINK THE NUMBER IS LIKE
05:09:23 14 FEET OF PROPERTY BETWEEN THE WALKING PATH AND THE CYPRESS
05:09:29 BEND PROPERTY LINE.
05:09:31 SO IF THERE'S NOT SOMETHING FAIRLY SUBSTANTIAL THERE, IT
05:09:35 WOULD BE RELATIVELY EASY, I BELIEVE, FOR SOMEONE TO WALK
05:09:38 BACK AND FORTH.
05:09:38 NOT THAT IT'S GOING TO HAPPEN A LOT, BUT IF YOU LIVE ON

05:09:43 PEPPER WOOD AND YOU WALK OUT OF YOUR BACK DOOR AND THERE'S
05:09:46 SOMEONE WALKING THROUGH THE WOODS OR THROUGH THE HEDGES TO
05:09:49 COME INTO THE PROPERTY, THAT'S PRETTY SURPRISING.
05:09:54 SO I'M JUST ASKING THAT THE VILLAGE OF ESTERO ENSURE THAT
05:09:59 THERE WILL BE SOME SORT OF DETERRENT, AND I'M NOT ASKING FOR
05:10:04 A WALL, JUST SOME SORT OF SECURE PRIVACY OR FENCE OR HEDGE,
05:10:11 DOUBLE HEDGE, SOMETHING ALONG THAT LINE TO MAKE SURE THAT
05:10:14 PASSAGE BETWEEN THE TWO COMMUNITIES IS NOT TOO EASY.
05:10:20 >>Scotty Wood: I BELIEVE THERE IS A DOUBLE HEDGEROW IN THE
05:10:22 PLAN.
05:10:23 >> I THOUGHT I HEARD SOMEONE MENTION HERE EARLIER THERE WAS
05:10:25 GOING TO BE A BERM WITH A HEDGEROW ON IT.
05:10:28 >>Scotty Wood: IT'S STAGGERED.
05:10:31 >>Mary Gibbs: I THINK THE APPLICANT -- I THINK WHEN WE GET

05:10:33 EVERYBODY'S INPUT, LET'S HAVE THE APPLICANT COME UP AND
05:10:36 CLARIFY SOME OF THESE.
05:10:38 >>Scotty Wood: THANK YOU.
05:10:38 >> THANK YOU VERY MUCH.
05:10:39 >>Tammy Duran: CLARK.
05:10:40 AND THEN, LEE, YOU ARE NEXT.
05:10:46 AFTER CLARK, YOU WILL BE NEXT.
05:10:47 >> HELLO.
05:10:48 CLARK McKENZIE.
05:10:49 I LIVE RIGHT DOWN THE STREET FROM THERE AND I WAS A LITTLE
05:10:53 DISAPPOINTED IN THEM CALLING IN ESTERO DOWNTOWN BECAUSE

05:10:59 DOWNTOWN ESTERO IS VERY QUIET, AND WE DON'T WANT TO HAVE 300
05:11:06 PEOPLE WITH THE TRAFFIC COMING ON BROADWAY.
05:11:10 LIKE I SAID BEFORE, TRYING TO GET THERE FASTER AND TAKING A
05:11:15 RIGHT-HAND TURN AT THE FIRE DEPARTMENT AND GOING UP
05:11:18 RESIDENTIAL ROAD, WHICH IS POSTED AT 30 MILES AN HOUR TO GET
05:11:22 TO THEIR PLACE FASTER.
05:11:26 AND I THINK THAT IF THE WHOLE THING COULD GET PUSHED UP MORE
05:11:31 TOWARDS 41 AND I KNOW THAT POSSIBLY LEGALLY ALLOWED TO HAVE
05:11:39 THE EXIT ONTO BROADWAY, BUT IF THAT COULD BE AN EMERGENCY
05:11:47 EXIT OR FOR THE GARBAGE TRUCK ON TUESDAYS WHEN IT COMES AND
05:11:53 STUFF, AND THAT -- THINKING THAT THEY ARE HELPING THE
05:11:59 DOWNTOWN, THERE'S PLENTY OF PLACES BESIDES HIGHLANDS AVENUE
05:12:04 BECAUSE THAT'S WHAT THEY ARE SELLING THEIR DOWNTOWN PROJECT
05:12:10 THAT GOES DOWN HIGHLANDS AVENUE TO NOWHERE.
05:12:15 THAT IS A DEAD-END STREET.
05:12:17 BUT PEDESTRIANS, YES, IT'S NICE.
05:12:21 AND, YOU KNOW, PEOPLE WITH THEIR LITTLE ELECTRIC CAR IT'S
05:12:25 FINE.
05:12:27 THEY ARE NOT EVEN PROPOSING 10% LOW-INCOME HOUSING.
05:12:31 THE GENTLEMAN IS RIGHT ABOUT MAYBE YOU SHOULD HAVE PRIVATE
05:12:36 HOUSES, YOU KNOW.
05:12:37 2 MILLION, 3 MILLION DOLLAR HOUSES IN THERE.
05:12:40 AND IT WOULD CUT DOWN ON THE TRAFFIC.
05:12:42 BUT I KNOW IT'S A VERY NICE PLACE TO LIVE BECAUSE I LIVE
05:12:48 HERE, AND IT'S VERY CLOSE TO EVERYTHING, AND IT WOULD BE

05:12:52 VERY NICE WHEN THE TOWN GETS THE RAIL TO TRAILS.
05:12:57 THAT WOULD BE VERY PLEASANT FOR EVERYBODY.
05:13:00 AND THE PEOPLE, IT'S GOING TO BE YOUNG, WEALTHY PEOPLE WITH
05:13:05 THEIR FANCY CARS ZIPPING AROUND.
05:13:09 BUT, YES, I THINK WE SHOULD HAVE ELECTRIC BICYCLE AND STUFF.
05:13:14 THAT'S NICE.
05:13:16 AND IT WILL BE VERY NICE WHEN THEY HAVE THE ELECTRIC CAR.
05:13:19 THAT WILL BE GREAT.
05:13:20 AND IF YOU GUYS COULD, IF YOU COULD STOP THOSE MUFFLERS, THE
05:13:26 MUFFLERS ARE PRETTY LOUD.

05:13:28 IF YOU GUYS COULD STOP THAT, THAT WOULD BE GREAT.
05:13:30 AND, OF COURSE, YOU KNOW THAT -- DID YOU GUYS GET THIS?
05:13:37 I GOT 200 SIGNATURES.
05:13:39 YOU GOT THIS, DIDN'T YOU, SCOTTY?
05:13:41 YOU NEVER GOT THIS?
05:13:43 THIS IS THE THIRD TIME I'VE COME UP HERE.
05:13:47 >>Tammy Duran: IT'S NOT ABOUT --
05:13:48 >> WE E-MAILED IT TO YOU, THAT WE WERE AGAINST IT.
05:13:54 I GOT 200 SIGNATURES.
05:13:56 >>Scotty Wood: WHEN DID YOU DO THAT?
05:13:59 >> I DID THIS A YEAR AGO.
05:14:00 >>Scotty Wood: THANK YOU.
05:14:01 PROBABLY DID GET IT.
05:14:05 >> YOU DID GET IT.
05:14:06 WHAT I'M TRYING TO SAY, READ IT AND GET THEIR DEVELOPMENT

05:14:10 CLOSER UP TO BROADWAY.
05:14:11 IT'S REALLY A DRAG THAT EVERYONE WANTS TO DRIVE A CAR, BUT
05:14:14 IT'S AMERICA, YOU KNOW.
05:14:15 A LOT OF CARS.
05:14:16 THANK YOU SO MUCH.
05:14:29 >>Mary Gibbs: ARE THERE ANY MORE SPEAKERS, TAMMY?
05:14:38 >> GOOD AFTERNOON, BOARD.
05:14:40 MY NAME IS LEE PALMER.
05:14:41 I LIVE IN CYPRESS BEND.
05:14:42 I STILL WORK FULL-TIME, AND IT'S CRAZY TRYING TO GET IN AND
05:14:46 OUT OF THERE, ESPECIALLY THIS TIME OF NIGHT AND ESPECIALLY
05:14:49 SNOWBIRD SEASON.
05:14:51 WHEN YOU MAKE A RIGHT COMING OUT OF THERE, THERE'S TWO
05:14:54 U-TURN LANES.
05:14:57 THE FIRST ONE YOU CAN'T U-TURN.
05:14:59 THE SECOND ONE YOU CAN U-TURN AND/OR TURN DOWN THE ROAD THAT
05:15:02 GOES BEHIND THERE, BUT I CAN'T SEE HOW 400 UNITS -- SORRY,
05:15:07 WE HAVE 400 UNITS, CYPRESS BEND, GIVE OR TAKE.
05:15:11 300 MORE, 600 MORE VEHICLES.
05:15:14 I DON'T KNOW HOW EVERYBODY IS GOING TO GET OUT OF THERE AT
05:15:16 RUSH HOUR OR ANYTIME OF THE DAY.
05:15:18 LOOKING AT IT NOW, I'M HOPING IT WOULD BE A BROADWAY
05:15:24 ENTRANCE/EXIT WITH A LIGHT.
05:15:26 BECAUSE I PERSONALLY SAW A THREE-CAR CRASH IN BROADWAY FOUR
05:15:30 MONTHS AGO.

05:15:32 I DON'T KNOW HOW THEY DID IT, BUT THE WHOLE THING WAS
05:15:34 BLOCKED, AND IT'S TOUGH.
05:15:37 IT'S REAL, REAL TOUGH.
05:15:38 I HAVE TO WAIT -- I THINK THIS GENTLEMAN ALLUDED TO IT.
05:15:43 WAIT FOR SOMEONE TO HOLD THEIR HAND OUT IN FOUR LANES OF
05:15:46 TRAFFIC BECAUSE, DON'T BLOCK THE INTERSECTION, NO LIGHT,

05:15:50 NOTHING TO TURN IN TO GO HOME.
05:15:52 4 TO 6:00, YOU'RE TAKING YOUR LIFE IN YOUR HANDS TRYING TO
05:15:59 GET ACROSS THERE.
05:16:00 IT'S ONLY BECAUSE PEOPLE GOING THROUGH RUSH HOUR HAVE
05:16:02 LEARNED IT.
05:16:03 THEY HELP US GET IN SOMETIMES, BUT THERE'S NO LAW.
05:16:06 THERE'S NO LIGHT.
05:16:06 THERE'S NO SIGN.
05:16:08 IT'S GOING TO BE TOUGH.
05:16:09 300 MORE UNITS, 400 UNITS IN THAT, I'M GUESSING,
05:16:18 QUARTER-MILE SECTION TRYING TO GET IN AND OUT EVERY DAY.
05:16:21 I DON'T SEE IT.
05:16:21 THERE WILL BE EVEN MORE ACCIDENTS.
05:16:23 EVERY NIGHT, IF YOU LOOK AT THE TRAFFIC FROM BROADWAY TO
05:16:29 ESTERO, IT'S RED FOR THE TRAFFIC.
05:16:33 SOLID RED.
05:16:33 ONLY GOING NORTH.
05:16:37 NOT SO BAD COMING THE OTHER WAY.
05:16:39 AND THEN CONVERSELY, IN THE MORNING, GOING SOUTH, IT'S

05:16:42 TOUGH, REAL TOUGH, AND YOU CAN ONLY GO DOWN TO ESTERO, DO A
05:16:47 U-TURN OR GO TO THE ONE LEGAL U-TURN TO GO BACK SOUTH.
05:16:55 YOU CAN'T GO ANY OTHER WAY.
05:16:57 IT'S IMPOSSIBLE.
05:16:58 IT'S GOING TO BE A BOTTLENECK, AND THAT LITTLE QUARTER MILE,
05:17:02 IT'S GOING TO BE BEYOND TERRIBLE.
05:17:05 IT'S BAD NOW.
05:17:07 IT IS.
05:17:07 I'M NOT AGAINST PROGRESS EITHER, BUT I CAN'T SEE 300 MORE
05:17:13 UNITS WHERE THERE'S ALREADY 400.
05:17:15 WE'RE JUST TRYING TO GET IN AND OUT EVERY DAY, AND MANY
05:17:18 PEOPLE WORK FULL-TIME IN CYPRESS.
05:17:20 I DO, AND THERE ARE DELIVERIES, FEDEX, MAIL.
05:17:27 IT'S CRAZY, ESPECIALLY TRYING TO GET SOUTH OR TO GET HOME
05:17:31 DURING RUSH HOUR.
05:17:33 NOTHING THERE.
05:17:34 THERE'S NO WAY UNLESS SOMEONE CAN STOP TRAFFIC AND IT'S FOUR
05:17:38 LANES AND THEN YOU HAVE TO WATCH THE TURN LANE FOR THE OTHER
05:17:42 THREE THAT WAIT, YOU HAVE TO INCH UP THERE AND THEN SOMEONE
05:17:45 DECIDES I'LL GO AND GET HOME.
05:17:47 WELL, I WOULD LIKE TO GET HOME, TOO, WITH NO ACCIDENT.
05:17:52 SO IT'S GOING TO BE REAL, REAL, REAL TOUGH THERE TO DO
05:17:54 ANYTHING FURTHER WITH THAT MANY MORE VEHICLES.
05:17:57 I'M JUST SAYING CONSERVATIVELY MAYBE 600 MORE CARS.
05:18:03 I DON'T KNOW.

05:18:03 THAT'S MY BIGGEST FEAR WITH IT.
05:18:06 THERE ARE OTHER THINGS, BUT I THINK THAT'S REALLY NUMBER ONE

05:18:10 ON IT.
05:18:12 IT'S TOO MANY PEOPLE, TOO SMALL OF AN AREA FOR THE PEOPLE
05:18:17 THEMSELVES AND FOR THE TRAFFIC.
05:18:19 THANK YOU.
05:18:24 >>Tammy Duran: THAT'S IT.
05:18:25 >>Scotty Wood: THAT'S IT.
05:18:26 OKAY, MARY.
05:18:26 >>Mary Gibbs: I WANT TO CLARIFY A FEW THINGS, AND THEN I
05:18:29 THINK THE APPLICANT CAN CLARIFY SOME.
05:18:30 BUT INTERESTINGLY, AND CLARK BROUGHT THIS UP ABOUT THE NAME,
05:18:38 DOWNTOWN ESTERO.
05:18:39 I ACTUALLY SAW THIS ON TV THIS MORNING WHEN THEY SAID THERE
05:18:41 WILL BE A BIG MEETING TONIGHT IN ESTERO, AND IT'S ALL ABOUT
05:18:45 DOWNTOWN ESTERO.
05:18:45 I SAID, OOH, ARE WE DOING A DOWNTOWN?
05:18:48 INTERESTINGLY, THIS WAS THE PROJECT NAME WHEN THIS PROJECT
05:18:52 WAS SUBMITTED TO LEE COUNTY FOR A REZONING MANY YEARS AGO.
05:18:56 IT WAS CALLED "DOWNTOWN ESTERO."
05:18:58 THE APPLICANT TOLD US THEY ARE GOING TO CHANGE THE NAME
05:19:01 BECAUSE IT'S REALLY GOING TO CREATE TOO MUCH CONFUSION, AND
05:19:04 IT'S NOT REALLY "THE" DOWNTOWN OF ESTERO.
05:19:06 SO THE NAME WILL BE CHANGED, CLARK.
05:19:08 I WANTED YOU TO KNOW THAT.

05:19:10 THERE WAS ALSO A QUESTION ABOUT THE ACCESS ON BROADWAY OR
05:19:17 CAN IT BE NOT ON 41.
05:19:19 CAN IT BE NOT ON BROADWAY?
05:19:21 THIS PROJECT IS BIG ENOUGH THAT IT REQUIRES TWO ACCESS
05:19:24 POINTS.
05:19:25 ANYTHING OVER FIVE ACRES REQUIRES YOU TO HAVE TWO, AND IT
05:19:28 CAN'T JUST BE AN EMERGENCY EXIT.
05:19:31 SO THERE HAS TO BE AN ACCESS ON BROADWAY.
05:19:33 THERE HAS TO BE AN ACCESS ON 41.
05:19:35 I UNDERSTAND TRAFFIC IS BAD ON 41.
05:19:39 I DRIVE NORTH ON IT EVERY DAY.
05:19:42 BOARD MEMBER JONES IS COMING UP FROM NAPLES.
05:19:44 THAT'S WHY HE'S LATE.
05:19:45 HE'S STUCK IN TRAFFIC.
05:19:47 EVERYBODY THAT GOES ON 41 KNOWS THAT THE TRAFFIC IS BAD AND
05:19:50 BROADWAY IS A PROBLEM.
05:19:51 AND YOU DO HAVE TO WAIT.
05:19:54 THAT'S CONTROLLED BY FLORIDA DEPARTMENT OF TRANSPORTATION,
05:19:56 SO WE HAVE MINIMAL LEVERAGE ON THAT.
05:20:00 THEY MAKE THE DECISIONS ON WHERE THE LIGHTS GO AND HOW THE
05:20:03 TRAFFIC IS GOING TO FLOW AND WHETHER YOU GET A TURN LANE.
05:20:07 THAT'S JUST THE WHOLE 41 IN ESTERO, AS WE KNOW, IS
05:20:12 CONGESTED.
05:20:13 I THINK THERE WAS ANOTHER QUESTION ABOUT OVERDEVELOPMENT AND

05:20:19 THE 300 UNITS AND CAN'T IT BE LESS OR CAN IT BE

05:20:23 SINGLE-FAMILY OR CAN IT BE SOMETHING ELSE?
05:20:25 AGAIN, THIS PROJECT WAS APPROVED MANY YEARS AGO.
05:20:28 THE ZONING WAS APPROVED, SO TONIGHT WE'RE NOT DOING
05:20:30 REZONING, WE'RE DOING THE SITE PLAN DEVELOPMENT ORDER.
05:20:33 THE ZONING WAS APPROVED BY LEE COUNTY BEFORE ESTERO EVEN
05:20:37 EXISTED, AND IT WAS APPROVED FOR THE 310 UNITS AND ABOUT
05:20:41 200,000 SQUARE FEET OF COMMERCIAL, WHICH THE APPLICANT DOES
05:20:46 NOT WANT TO DO THAT MUCH.
05:20:48 AND THAT WOULD BE A HUGE TRAFFIC CONGESTION PROBLEM.
05:20:51 THEY ARE TALKING ABOUT DOING MAYBE 30,000 OR 20,000 SQUARE
05:20:55 FEET EVENTUALLY.
05:20:55 SO THIS HAS BEEN DOWNSIZED FROM WHAT THE ORIGINAL PROPOSAL
05:21:01 WAS, BUT THE 300 UNITS WAS APPROVED FOR MULTIFAMILY, AND
05:21:06 ONCE YOUR ZONING IS APPROVED, IT RUNS WITH THE LAND SO WE
05:21:09 CANNOT TAKE IT AWAY OR CHANGE THAT.
05:21:12 IF IT WAS FROM SCRATCH, YOU KNOW, IT MIGHT BE A DIFFERENT
05:21:15 STORY, BUT THAT'S THE WAY -- THAT'S WHAT WE'RE KIND OF LEFT
05:21:18 WITH FROM THE COUNTY.
05:21:21 I THOUGHT MAYBE THE APPLICANT MIGHT WANT TO ADDRESS THE
05:21:25 ISSUE OF THE FENCE AND ALSO CAN YOU TALK ABOUT THE SNAKES
05:21:32 AND OTHER CREATURES THAT MIGHT RUN ACROSS IF THE PROPERTY IS
05:21:35 CLEARED?
05:21:35 I'LL SAVE YOU SOME OF THE FUN QUESTIONS.
05:21:38 AND IF YOU WANT TO ELABORATE ON ANY OTHERS, FEEL FREE.
05:21:44 >>John Wojdak: SO ON THE ACCESS, I THINK THERE WAS A LITTLE

05:21:49 BIT OF CONFUSION.
05:21:50 SO, MARY, THANK YOU FOR EXPLAINING.
05:21:52 BUT WE DO HAVE AN ACCESS ON 41 AND BROADWAY.
05:21:55 SO OUR ROAD BASICALLY IS A LOOP BETWEEN THOSE TWO, AND WE
05:22:02 ARE PROVIDING -- I DID WANT TO POINT OUT, IT WAS DISCUSSED
05:22:07 WITH CYPRESS BEND BACK WHEN THIS PROJECT WAS GOING THE FIRST
05:22:11 TIME, BUT WE DO HAVE TO PROVIDE CROSS ACCESS TO CYPRESS BEND
05:22:18 IF THEY WANTED IT.
05:22:20 AT THE TIME THEY DID NOT.
05:22:22 IF THAT WANTED TO BE RECONSIDERED, WE'RE OBLIGATED TO
05:22:28 PROVIDE THAT AS PART OF OUR F.D.O.T. PERMIT.
05:22:30 SO KIND OF SIMILAR TO HOW WE HAVE THE ACCESS TO THE SOUTH,
05:22:35 TO BROADWAY GRANDE SHOPPES, WE DO HAVE A ROUTE, AND IT'S
05:22:39 KIND OF DASHED THROUGH THE INDIGENOUS PRESERVE THERE.
05:22:43 SO THAT AREA IS BASICALLY NOT COUNTED IN OUR INDIGENOUS
05:22:47 PRESERVE NUMBERS BECAUSE IT IS A POTENTIAL CROSS-ACCESS TO
05:22:53 CYPRESS BEND TO WHERE THEY COULD CUT THROUGH AND GET OUT TO
05:22:57 BROADWAY.
05:22:58 BUT YOU WOULD BE CONNECTING THE PROJECT, SO THAT WOULD BE,
05:23:03 YOU KNOW, A DECISION FOR THEM.

05:23:04 BUT WE DO HAVE AN ACCESS EASEMENT TO THE PROPERTY LINE THAT
05:23:10 COULD BE UTILIZED.
05:23:12 SO THAT'S ON THE ACCESS.
05:23:16 TO CLARIFY THE BUFFER, SO WE HAVE A SINGLE HEDGEROW ALONG
05:23:26 OUR EAST-WEST BOUNDARY CYPRESS BEND SOUTH WHERE WE HAVE THE

05:23:31 INDIGENOUS PRESERVE THERE, WHICH IS ABOUT 75 FEET IN WIDTH.
05:23:35 SO WHERE WE'RE CLEARING FOR THE PERIMETER BERM, WE'RE
05:23:38 INSTALLING A SINGLE HEDGE AND FIVE TREES PER HUNDRED.
05:23:44 WHEN YOU GET TO THE LAKE, WHERE WE DON'T HAVE THE INDIGENOUS
05:23:47 PRESERVE, THAT IS A DOUBLE-ROW HEDGE.
05:23:52 AND THE TREE COUNT -- I'M NOT EXACTLY SURE WHAT THE TREE
05:23:55 COUNT IS, BUT THE TREE COUNT GOES UP AS WELL.
05:23:57 SO THERE IS A DOUBLE EDGE WHERE THERE IS THE LAKE AND A
05:24:01 SINGLE HEDGE WHERE WE HAVE THE INDIGENOUS PRESERVE BEHIND
05:24:05 IT.
05:24:05 THE FENCE HAS BEEN TOSSED AROUND.
05:24:09 I DON'T THINK THE DEVELOPER IS OPPOSED TO PROVIDING A FENCE
05:24:13 IF THE NEIGHBORS WANT IT.
05:24:15 I DON'T THINK A HEDGE ON EITHER SIDE OF IT, JUST MAKES IT A
05:24:21 MAINTENANCE PROBLEM FOR THE FENCE ITSELF, BUT WE'RE NOT
05:24:24 OPPOSED TO A FENCE IF THAT'S WHAT THE NEIGHBORS WANT.
05:24:28 I SEE A LOT OF HEADS GOING UP AND DOWN.
05:24:33 SO WE CAN WORK THOSE DETAILS OUT WITH STAFF.
05:24:39 ON THE FINAL PLANS.
05:24:44 >>Scotty Wood: THANK YOU.
05:24:45 >>Mary Gibbs: DID WE TALK ABOUT THE SNAKES?
05:24:48 >>John Wojdak: SNAKES.
05:24:50 WE DID DO A SPECIES SURVEY.
05:24:56 THERE ARE GOPHER TORTOISES WHICH WILL BE RELOCATED.
05:24:59 I HAVEN'T LOOKED AT IT IN A WHILE, BUT I DON'T BELIEVE THERE

05:25:03 ARE ANY OTHER LISTED OR ENDANGERED SPECIES ON THE PROPERTY.
05:25:06 OBVIOUSLY, IF YOU ENCOUNTER THEM, YOU HAVE TO STOP IN TERMS
05:25:09 OF THE INDIGO SNAKE OR FOX SQUIRREL, THINGS LIKE THAT.
05:25:14 BUT I DON'T BELIEVE THERE ARE ANY OTHER LISTED OR ENDANGERED
05:25:17 SPECIES.
05:25:25 >>Scotty Wood: JIM, YOU HAVE A QUESTION OR A COMMENT?
05:25:31 >>Jim Wallace: I UNDERSTAND THE TRAFFIC ISSUE THAT THE
05:25:33 CYPRESS BEND PEOPLE ARE CONCERNED ABOUT.
05:25:35 IT IS AN OLDER COMMUNITY AND I'M SURPRISED BECAUSE NOWADAYS
05:25:38 WHEN YOU HAVE 300 HOMES OR GREATER, YOU'RE MANDATED THAT YOU
05:25:42 HAVE TO HAVE TWO ENTRANCES AND EXITS.
05:25:46 >>Scotty Wood: JIM, TURN YOUR MICROPHONE ON.
05:25:50 >>Jim Wallace: I WAS TALKING TO MARY.
05:25:53 APOLOGIES.
05:25:53 HAS CYPRESS BEND EVER CONSIDERED ADDING A SECOND ENTRANCE ON
05:26:03 THE NORTH END ONTO ESTERO PARKWAY?

05:26:06 AND IF SO, MARY, DO YOU THINK THAT THE VILLAGE WOULD
05:26:09 ENTERTAIN THAT?
05:26:10 CERTAINLY, THERE'S A LOT LESS TRAFFIC ON ESTERO PARKWAY THAN
05:26:15 THERE IS ON U.S. 41, AND, YES, THERE MAY BE, I DON'T KNOW,
05:26:20 I'M JUST THROWING THIS UP IN THE AIR, IS THERE A HOMEOWNER
05:26:25 OR TWO THAT WOULD SELL THEIR PROPERTY AND MOVE SOMEWHERE
05:26:28 ELSE WITHIN CYPRESS BEND SO THAT AN IN-OUT ENTRANCE/EXIT
05:26:33 COULD BE PROVIDED ON ESTERO PARKWAY, JUST AS I THINK THE
05:26:38 PEOPLE IN DOWNTOWN ESTERO ARE GOING TO PROBABLY FAVOR USING

05:26:41 BROADWAY THAN THE PEOPLE IN CYPRESS BEND MAY FAVOR USING
05:26:45 ESTERO PARKWAY.
05:26:46 IT WAS JUST A THOUGHT.
05:26:50 >>Mary Gibbs: ARE YOU TALKING ABOUT -- DON'T THEY HAVE A
05:26:53 TREATMENT PLANT AT THAT TRIANGLE CORNER?
05:26:59 >> TREATMENT PLANT IS ON THE OTHER SIDE OF THE RAILROAD
05:27:01 TRACKS.
05:27:03 >>Jim Wallace: I'M TALKING DUE NORTH.
05:27:04 >>Mary Gibbs: OH, DUE NORTH.
05:27:06 I THOUGHT THAT WAS A STRANGE HIATUS STRIP THAT SEPARATED
05:27:10 THIS FROM ESTERO PARKWAY.
05:27:12 WE LOOKED AT IT WHEN SOMEBODY CAME IN WITH A PROPERTY ON THE
05:27:16 WEST SIDE OF CYPRESS BEND TO DEVELOP IT RECENTLY.
05:27:19 WE LOOKED AT THAT, AND IT SEEMED LIKE THERE WAS AN ODD STRIP
05:27:22 THAT SOMEBODY DID LIKE A NUISANCE STRIP SO IT DOES NOT
05:27:27 CONNECT TO ESTERO PARKWAY.
05:27:31 >>Jim Wallace: THAT AREA IMMEDIATELY TO THE NORTH I BIKE IT
05:27:33 ALL THE TIME, IS A NICE BIKE WAY, ET CETERA.
05:27:36 BUT THERE WEREN'T A LOT OF ENTRANCES.
05:27:37 I WONDERED WHETHER OR NOT ANOTHER ENTRANCE FOR CYPRESS BEND
05:27:41 COULD BE PUT IN THERE, CUT THEIR INGRESS/EGRESS
05:27:47 SUBSTANTIALLY.
05:27:47 GIVE THEM AN ALTERNATIVE AT THE END OF THE DAY OR THE EARLY
05:27:50 MORNING TO THE U.S. 41 ROUTE, JUST A THOUGHT, THROWING IT
05:27:54 OUT THERE TRYING TO SOLVE THE PROBLEM.

05:27:57 >>Mary Gibbs: ANOTHER THING IS I THINK WHEN THE VILLAGE DOES
05:28:01 WATER AND SEWER, I THINK AT SOME POINT CYPRESS BEND, THE
05:28:04 PLANT IS GOING TO BE DISMANTLED, AND THERE WILL BE A
05:28:07 CONNECTION, AND MAYBE THAT PROPERTY MAY NOT BE USED FOR A
05:28:13 PLANT.
05:28:13 JUST ANOTHER THOUGHT.
05:28:15 CLARK, YOU CAN'T YELL OUT FROM THE AUDIENCE.
05:28:20 SORRY.
05:28:23 >>John Wojdak: WE'RE A LITTLE OFF TOPIC, BUT I THINK THE
05:28:27 ISSUE THERE WOULD BE THEM CROSSING THE RAILROAD TRACKS.
05:28:33 >>Mary Gibbs: WHICH IS VERY, VERY EXPENSIVE.
05:28:35 I FORGOT ABOUT THAT.

05:28:41 >>Scotty Wood: TAMMY, DO YOU HAVE ANY OTHER CARDS?
05:28:43 OKAY.
05:28:46 THEN I'LL CLOSE THE PUBLIC HEARING.
05:28:47 ANY COMMENTS FROM THE BOARD?
05:28:51 NO COMMENTS.
05:28:59 I WILL ENTERTAIN A MOTION TO APPROVE.
05:29:02 THE INFRASTRUCTURE PORTION OF DOWNTOWN ESTERO.
05:29:08 >>Anthony Gargano: I WILL MAKE THAT MOTION TO APPROVE.
05:29:11 >>Jim Wallace: JUST HAVE ONE QUESTION.
05:29:12 WILL OUR MOTION INCLUDE THE APPLICANTS THROUGH JOHN OR JIM
05:29:21 THE AGREEMENT THAT THEY PLAN TO DO MORE STREET SCAPING?
05:29:30 >>John Wojdak: IF THERE'S GOING TO BE SOMETHING LIKE THAT, I
05:29:32 WOULD RATHER IT BE ON THE RESIDENTIAL D.O.

05:29:35 BUT WE ARE IN AGREEMENT TO ADD THE FENCE IF YOU WANT TO ADD
05:29:39 BETWEEN US AND CYPRESS BEND.
05:29:43 >>Scotty Wood: YOU WANT TO ADD THE FENCE?
05:29:44 >>Jim Wallace: I DIDN'T HEAR WHAT HE SAID.
05:29:47 >>Mary Gibbs: I THINK WHAT HE SAID WAS THAT IF YOU'RE GOING
05:29:49 TO TALK ABOUT THE STREET SCAPING THAT BELONGS WITH THE NEXT
05:29:52 CASE ON THE RESIDENTIAL, BUT IF YOU WANT TO ADD THE FENCE,
05:29:55 IF YOU WANT TO MAKE THEM DO THE FENCE, THAT WOULD GO WITH
05:29:58 THIS MOTION.
05:29:59 >>John Wojdak: BECAUSE IT IS PART OF THE BUFFER WITH OUR
05:30:01 NEIGHBOR.
05:30:02 >>Anthony Gargano: I'LL MODIFY THE MOTION TO INCLUDE THE
05:30:05 REQUIREMENT FOR THE FENCE.
05:30:07 THIS WOULD BE A CYCLONE FENCE WITH A HEDGE.
05:30:10 >>John Wojdak: I HONESTLY DON'T KNOW WHAT A CYCLONE FENCE
05:30:13 IS.
05:30:14 >>Mary Gibbs: IS A CYCLONE FENCE A CHAIN-LINK FENCE?
05:30:17 >>Anthony Gargano: CHAIN-LINK FENCE.
05:30:21 >>Michael Sheeley: I SECOND THE MOTION.
05:30:23 >>Scotty Wood: WE HAVE A SECOND.
05:30:24 MICHAEL SECONDED IT.
05:30:25 ANY DISCUSSION?
05:30:26 THERE'S NO MORE PUBLIC COMMENT.
05:30:34 WE'VE CLOSED THE PUBLIC HEARING.
05:30:37 TAMMY, CALL THE ROLL.

05:30:41 >>Anthony Gargano: YES.
05:30:44 >>Kristin Jeannin: YES.
05:30:46 >>Michael Sheeley: YES.
05:30:47 >>James Tatooles: YES.
05:30:49 >>Jim Wallace: YES.
05:30:51 >>Scotty Wood: YES.
05:30:51 THAT CONCLUDES THE INFRASTRUCTURE COMPONENT.
05:30:58 NOW WE WILL MOVE TO THE RESIDENTIAL COMPONENT.

05:31:00 AND THERE WILL BE PUBLIC INPUT IN THE RESIDENTIAL COMPONENT.
05:31:58 >>Jim Hart: THIS IS DOWNTOWN ESTERO RESIDENTIAL.
05:32:01 >>Tammy Duran: EXCUSE ME.
05:32:02 WE ARE STILL IN SESSION.
05:32:03 [SOUNDING GAVEL]
05:32:03 >>Scotty Wood: QUIET, PLEASE.
05:32:06 >>Jim Hart: BASICALLY, EVERYTHING THAT WE DESCRIBED IN THE
05:32:09 FIRST CARRIES FORWARD, SAME 34 ACRES, SAME PUBLIC
05:32:14 INFORMATION MEETING DATE.
05:32:15 THERE WERE TWO WORKSHOPS FOR THE RESIDENTIAL, MARCH 8th OF
05:32:20 '22, AND MARCH 14th OF '23.
05:32:23 AND WHAT THEY ARE REQUESTING IS THE CONSTRUCTION OF 300
05:32:27 MULTIFAMILY UNITS.
05:32:29 TWO OF THE BUILDINGS WILL BE MIXED USE, 5,000 SQUARE FEET
05:32:33 PER UNIT.
05:32:33 AND THE THIRD BUILDING WILL BE THE COMMUNITY AMENITY SPACE.
05:32:40 THEY ARE ALSO INCLUDING IN THIS PUBLIC PARK GATHERING AREAS,

05:32:46 WALKING TRAILS, PICKLEBALL COURTS AND SOME OTHER PRIVATE
05:32:50 MOUNTAINS.
05:32:50 AT THIS POINT, WE'LL TURN IT OVER TO JOHN WOJDAK TO DO THE
05:32:57 DESCRIPTION.
05:32:59 >>Mary Gibbs: IF I CAN ADD ONE THING WHILE JOHN IS COMING
05:33:02 UP, TOO, IN THIS CASE FOR THE RESIDENTIAL DEVELOPMENT ORDER,
05:33:05 IT DOES NOT INCLUDE A MONUMENT SIGN.
05:33:07 THE MONUMENT SIGN WILL COME BACK LATER WHEN THERE'S MORE
05:33:10 INFORMATION.
05:33:29 >>John Wojdak: GOOD EVENING AGAIN.
05:33:30 FOR THE RECORD, JOHN WOJDAK WITH DELISI FITZGERALD.
05:33:33 THIS IS THE RESIDENTIAL PORTION, WHICH INCLUDES THREE
05:33:38 BUILDINGS -- I'M GOING TO SKIP SOME OF THE STUFF THAT WE'VE
05:33:46 KIND OF ALREADY TALKED ABOUT.
05:33:47 BUT I'LL HIT ON A COUPLE OF THINGS THAT CINDY CAN TALK MORE
05:33:52 ABOUT IN THE DETAILS ON THE ARCHITECTURE.
05:33:57 300 UNITS, THREE BUILDINGS, 100 UNITS EACH.
05:34:00 THE GROUND FLOOR UNITS FACE THE STREET.
05:34:06 THERE'S KIND OF LIKE AN ELEVATED FRONT STOOP.
05:34:10 THERE'S ABOUT 6,000 SQUARE FEET OF NONRESIDENTIAL SPACE ON
05:34:15 THE GROUND FLOOR IN THE CORNER OF EACH BUILDING.
05:34:17 THE WESTERN BUILDINGS, THAT WOULD BE RETAIL SPACE AND THEN
05:34:22 IN THE THIRD BUILDING TO THE EAST, THAT'S THE LEASING AND
05:34:25 AMENITY AREA.
05:34:27 WE DO HAVE INTERIOR POCKET PARK KIND OF IN THE CENTER OF THE

05:34:35 COMMUNITY, AND THEN THERE'S ALSO A PASSIVE PARK WITH PUBLIC
05:34:40 ACCESS ADJACENT TO BROADWAY.
05:34:43 AND THEN THERE WAS A QUESTION ABOUT PARKING.
05:34:48 YOU BASICALLY HAVE A COMBO OF THE ON-STREET PARKING THAT'S

05:34:52 ON THE ON-STREET FROM THE INFRASTRUCTURE, AND THEN INTERIOR
05:34:55 PARKING AREAS, AND THEN THERE'S ALSO TUCK-UNDER GARAGES ON
05:34:59 THE BACK SIDES OF THE BUILDINGS.
05:35:01 SO THIS IS THE SAME RENDERED PLAN WITH THE RESIDENTIAL
05:35:10 HIGHLIGHTED IN THE INFRASTRUCTURE GRADE BACK.
05:35:14 SO YOU CAN SEE THE THREE BUILDINGS.
05:35:16 THE ORANGE SPACE IN THE CORNER IS THAT NONRESIDENTIAL AREA.
05:35:22 THERE IS A FUTURE DEVELOPMENT OF TEN TOWN HOUSE UNITS THAT
05:35:27 WE WERE HERE A COUPLE OF MONTHS AGO FOR THAT PUBLIC INFO
05:35:30 MEETING.
05:35:31 THE SPACE TO THE WEST IS FUTURE DEVELOPMENT FOR COMMERCIAL.
05:35:37 THE POOL IS BEHIND THE EASTERN BUILDING AGAINST THE LAKE,
05:35:42 AND THEN IN THE INSIDE CORNER THERE IS OUR POCKET PARK,
05:35:46 WHICH IS ALSO WHERE THE MAIL BUILDING IS.
05:35:49 AND THEN AT THE SOUTH IS THE KIND OF PUBLIC PASSIVE PARK
05:35:54 ADJACENT TO BROADWAY, KIND OF IN BETWEEN THE ENTRY ROAD AND
05:35:58 INDIGENOUS PRESERVE.
05:35:59 AND THERE IS ON THE KIND OF SOUTHEAST SIDE OF THE PARKING
05:36:11 FOR BUILDING THREE, THAT AREA THERE IS TWO PICKLEBALL COURTS
05:36:16 AND THE DOG PARK, AND THEN THE TRAIL THAT YOU SEE IS KIND OF
05:36:20 A TRAIL THAT GOES ALL THE WAY AROUND THE COMMUNITY WITH

05:36:25 ACCESS POINTS AT 41 AND BROADWAY.
05:36:27 AND THEN THIS IS MORE DETAILED SITE PLAN.
05:36:36 AND THIS IS KIND OF A BLOWUP, KIND OF SHOWING THE DETAILS OF
05:36:40 THOSE TO KIND OF GET BACK TO YOUR QUESTION, JIM, THERE IS
05:36:46 SPACE BETWEEN THE BUILDING AND THE KIND OF BACK OF THE
05:36:50 RIGHT-OF-WAY SIDEWALK WHERE WE'RE HAVING BUILDING PERIMETER
05:36:54 PLANTINGS, AND LIKE THE SIDEWALK IS EXPANDED IN THE
05:37:00 NONRESIDENTIAL SPACE SO THAT'S WHERE WE WOULD ANTICIPATE
05:37:03 PLANTERS AND BENCHES AND THINGS LIKE THAT.
05:37:05 WE DO NOT HAVE THOSE DETAILED IN THE PLANS.
05:37:08 BUT WE'RE HAPPY TO PROVIDE THAT.
05:37:14 THERE ARE SELECTIONS MADE, AND WE'RE HAPPY TO PROVIDE THAT
05:37:17 TO STAFF AND HAVE IT BE INCLUDED IN THE DEVELOPMENT ORDER
05:37:21 APPROVAL.
05:37:21 AND THEN GETTING INTO THE LANDSCAPING, I WOULD LET GARRETT
05:37:35 ANSWER ANY QUESTIONS, BUT I DID WANT TO POINT OUT A COUPLE
05:37:38 OF THINGS.
05:37:39 JIM, I THINK IT WAS YOUR COMMENT IN OUR EARLY PUBLIC
05:37:42 INFORMATION MEETINGS ABOUT THESE FUTURE DEVELOPMENT AREAS,
05:37:47 SO WE KIND OF HAVE SOME TREES LOCATED AROUND THERE JUST TO
05:37:54 HAVE SOME PLANTINGS IN THERE WHILE THAT'S WAITING TO BE
05:37:58 DEVELOPED.
05:37:58 AND THEN IT'S YOUR KIND OF TYPICAL INTERIOR PARKING ISLANDS.
05:38:07 ON THE KIND OF RIGHT AGAINST THE LAKE IS AN OVERLOOK ON THE
05:38:10 LAKE THERE WHERE THAT IS BULKHEADED.

05:38:13 THIS IS THE AMENITY AREA.
05:38:18 AGAIN, SOME MORE TREES ON THAT SOUTHWEST.
05:38:26 FUTURE DEVELOPMENT AREA, THIS IS OUR CONNECTION TO BROADWAY
05:38:28 GRANDE SHOPPES, WHICH IS BOTH VEHICULAR AND WE HAVE A
05:38:31 PEDESTRIAN ACCESS OVER THERE.
05:38:32 THIS IS INTERIOR POCKET PARK, WHICH IS KIND OF LIKE AN EVENT
05:38:40 LAWN WITH A SIDEWALK AROUND IT, AND THEN A PAVILION AT THE
05:38:45 BACK CORNER.
05:38:47 THIS IS THE KIND OF AMENITIES AND THE TRAIL, AND THEN THIS
05:38:59 IS THE PARK DOWN AT BROADWAY, WHICH HAS A COVERED SPACE,
05:39:07 SIDEWALKS, AND, AGAIN, THERE ARE BENCHES PICKED OUT FOR
05:39:10 THIS, JIM.
05:39:11 THEY ARE NOT IN THE PLANS BUT WE'RE HAPPY TO PROVIDE THEM TO
05:39:14 STAFF AND HAVE THEM BE A PART OF THE DEVELOPMENT ORDER.
05:39:16 THAT'S A BLOWUP OF THE POOL.
05:39:22 AND SOME OF THE MORE DETAILED PLANTINGS IN THE AMENITIES.
05:39:32 AND THEN, AGAIN, THE EVENT LAWN, WHICH IS ARTIFICIAL TURF
05:39:37 AND THE MAIL KIOSK.
05:39:41 HERE'S SOME OF THE DETAILS ON WALLS AND COLUMNS AND THINGS
05:39:45 LIKE THAT.
05:39:48 AND THEN YOU GET INTO THE ARCHITECTURE, WHICH I AM NOT GOING
05:39:53 TO ATTEMPT TO GO THROUGH.
05:39:55 I'LL BRING CINDY UP FOR THAT.
05:39:57 ANY QUESTIONS ON THE SITE AND LANDSCAPING?
05:40:04 >>Jim Wallace: I DO.

05:40:05 I DON'T KNOW IF SOMEONE ELSE DOES.
05:40:08 >>Scotty Wood: GO AHEAD.
05:40:08 >>Jim Wallace: FIRST OF ALL, I WOULD HAVE TO SAY, THIS IS
05:40:11 JUST A SIDE REMARK.
05:40:13 WE'VE SEEN RECENTLY THE EXPLOSION OF PICKLEBALL,
05:40:18 PARTICULARLY AMAZINGLY AMONGST MILLENNIALS, SO RENTERS LOVE
05:40:23 PICKLEBALL AS WELL, SO TWO COURTS IS PROBABLY NOT GOING TO
05:40:26 BE ANYWHERE NEAR ENOUGH.
05:40:27 I JUST FOUND TWO KIND OF LOST OPPORTUNITIES.
05:40:33 ONE IS WHAT YOU CALL THE PLAZA, AND THEN ANOTHER SPACE IT IS
05:40:38 CALLED AN EVENT LAWN.
05:40:39 NOW, IF IT'S A PLAZA, IT COULD BE EXCITING AND FUN AND
05:40:44 INTERACTIVE.
05:40:45 IF YOU LOOK AT WHAT SAN JOSE DID, IT'S BUSY, BUSY ALL THE
05:40:51 TIME.
05:40:52 THERE ARE RESIDENTS OF ESTERO, RESIDENTS OF THE COMMUNITY
05:40:58 ARE USING IT ALL THE TIME BECAUSE THERE ARE REASONS TO BE
05:41:01 THERE.
05:41:01 IF YOU GO TO MERCADO AND YOU LOOK AT THEIR EVENT LAWN, IT'S
05:41:05 JUST GRASS.
05:41:07 SIX, SEVEN DAYS A WEEK.
05:41:08 UNLESS THERE IS AN EVENT THAT BECOMES THIS PASSIVE

05:41:11 GREENSPACE.
05:41:12 AND TO ME THAT IS A LOST OPPORTUNITY.
05:41:14 IF THAT AREA WAS HARD SCAPED AND THERE ARE WAYS TO DO THAT

05:41:18 TO PAY OFF YOUR STAGE AND EVERYTHING ELSE, IT COULD BE USED
05:41:22 ON A DAILY BASIS BY THE RESIDENTS THERE.
05:41:24 SO I THINK THAT IS A LOST OPPORTUNITY IN THE WAY IT'S
05:41:27 PRESENTED NOW.
05:41:28 THE OTHER THING, OF COURSE, WAS, WHICH YOU HAVEN'T TALKED TO
05:41:35 YET, AND THAT IS THE AMENITY AREAS.
05:41:39 I GUESS I'M STEPPING ON KRISTIN'S TOES, BUT IN THE WALKING
05:41:43 PATH AROUND THE PERIMETER, IT'S LIKE THERE ARE NO TREES
05:41:47 THERE.
05:41:47 IT'S LIKE THERE'S NO LANDSCAPING THERE WHEN IT SHOULD BE
05:41:50 EXCITING AND IT SHOULD BE LUSH, IN MY MIND.
05:41:53 I'VE DONE A LOT OF WALKING/BIKING PATHS IN MY DEVELOPMENT
05:41:57 YEARS, AND PEOPLE WELCOME THE FACT THAT THEY CAN GET AWAY
05:41:59 FROM THE RESIDENTIAL SPACE AND INTO GREENSPACE BY GOING FOR
05:42:03 A WALK.
05:42:04 AND I THINK THAT'S ANOTHER LOST OPPORTUNITY.
05:42:07 SO THOSE ARE MY TWO COMMENTS.
05:42:11 >>Scotty Wood: ANYONE ELSE?
05:42:27 >> HI.
05:42:28 I'M CINDY SESSOMS WITH LRK, THE ARCHITECTS ON THE PROJECT.
05:42:35 JOHN IS HELPING ME WITH MY MATERIAL BOARD BECAUSE THE ROOF
05:42:38 TILES DIDN'T SHIP WELL.
05:42:41 >>Scotty Wood: WE WERE HOPING YOU WOULD BRING COLORS.
05:42:54 >>Cindy Sessoms: I TRIED SO HARD.
05:42:55 WE CAN REMOVE THEM IF WE WANT TO POINT OUT THE OTHER PARTS.

05:43:05 IN THE PACKETS THAT YOU ALL HAVE, THERE IS A SHERWIN
05:43:34 WILLIAMS PAINT SWATCHES FOR ALL OF THE COLORS THAT WE
05:43:40 PROPOSE.
05:43:40 THAT SEEMED TO BE A RECURRING COMMENT DURING THE WORKSHOP
05:43:44 THAT THERE WAS SOME INCONSISTENCY IN THE IMAGES YOU WERE
05:43:48 SEEING ON THE SCREEN AND THE PRINTED ONES.
05:43:52 THE -- COLOR IS THE LIGHTEST COLOR.
05:43:57 THAT WOULD BE ALL OF THE STUCCO.
05:44:00 THAT'S ALL OF THE STUCCO EXCEPT FOR THE BASE IS THE NEXT.
05:44:10 THERE IS A WATER TABLE BASE AROUND THE PERIMETER OF THE
05:44:14 BUILDING.
05:44:16 WE HAVE CONTRASTING PANELS THAT GIVE KIND OF A HEAVY TIMBER
05:44:22 AESTHETIC THAT'S COMMON IN THE MEDITERRANEAN REVIVAL STYLE.
05:44:27 SO WE HAVE THE SABLE COLOR, WHICH IS THE TRIM, COBBLE BROWN,
05:44:33 WHICH IS A SLIGHTLY LIGHTER PAINT FOR THE PANELS, AND THEN
05:44:37 WE HAVE THE MANNERED GOLD AT THE SOFFIT.
05:44:42 SO THAT JUST OCCURS ON THE UNDERSIDE OF THE EAVE AND IT KIND
05:44:48 OF GIVES IT A GLOWY EFFECT WHEN THE LIGHTS ARE ON IN THE

05:44:53 INTERIOR.
05:44:53 THE ROOF TILE THAT WE HAVE SELECTED, IT IS A CONCRETE BARREL
05:45:01 TILE.
05:45:05 IT'S BLEND.
05:45:08 I BROUGHT SEVERAL TILES THAT ARE IN KIND OF A TERRA-COTTA
05:45:13 RANGE WITH SOME GOLDS AND SOME BROWNS.
05:45:16 WE HAVE A MECHANICAL SCREEN THAT'S INTENDED TO MATCH THE

05:45:23 ROOF AS CLOSELY AS WE CAN.
05:45:26 RIGHT NOW WE'RE SHOWING THAT AS TERRA-COTTA IN MOCK-UP, IF
05:45:30 WE'RE ABLE TO FIND A CLOSER MATCH, WE WOULD MAKE AN EDIT TO
05:45:37 THAT.
05:45:38 WE'RE SHOWING BRONZE PANELS FOR OUR -- ONLY AT THE EVENT
05:45:46 PAVILION AND THE MAINTENANCE BUILDING.
05:45:52 AND WE HAVE A DOME ON EACH OF THE APARTMENT BUILDINGS THAT
05:45:56 WILL BE A COPPER COAT COLOR.
05:45:59 I'LL TRY AND GO QUICKLY THROUGH THE PLANS AND OTHER -- PLANS
05:46:06 AND ELEVATIONS.
05:46:07 I KNOW THAT WE TOUCHED ON THOSE DURING THE WORKSHOP LAST
05:46:10 MONTH.
05:46:13 AS HAS BEEN MENTIONED, IT IS 300 UNITS.
05:46:15 THIS IS THE SHELL SPACE RIGHT NOW THAT WILL BE FUTURE
05:46:21 RESTAURANT OR RETAIL, AND THERE IS A PEDESTRIAN CONNECTION
05:46:27 FROM THE STREET SIDE TO THE PARKING LOT SIDE SO THAT
05:46:32 RESIDENTS CAN ACCESS EACH.
05:46:36 THIS IS THE TUCK-UNDER PARKING AS WELL FOR RESIDENTS.
05:46:39 THESE ARE THE STOOPS THAT JOHN MENTIONED.
05:46:45 SO YOU HAVE KIND OF A ZONE IN BETWEEN THE PUBLIC AND THE
05:46:49 PRIVATE THAT THOSE STOOPS CREATE.
05:46:53 THIS IS A TYPICAL UPPER FLOOR PLAN, AND EACH OF THESE THREE
05:46:59 BUILDINGS IS EXPRESSED WITH A SIMILAR ARCHITECTURE.
05:47:04 THE PLANS, ASIDE FROM SOME VARIATION AND HOW THE EDGE OF THE
05:47:09 BUILDING STEPS, THEY ARE LARGELY THE SAME.

05:47:14 THE UNITS, THERE ARE A HUNDRED UNITS IN EACH BUILDING, AND
05:47:18 THEY ARE ALL BROKEN OUT TO ONE, TWO, AND THREE BEDROOM UNITS
05:47:25 THAT ARE THE SAME PROPORTION IN EACH BUILDING.
05:47:27 SO THIS IS A REPRESENTATIVE OF ALL THREE BUILDINGS.
05:47:31 THIS IS OUR FIRST ELEVATION VIEW.
05:47:41 THIS IS THAT RETAIL CORNER.
05:47:44 SO THAT EXPRESSES ITSELF DIFFERENTLY THAN ALL OF THE
05:47:47 RESIDENTIAL FROM A LANDSCAPE PERSPECTIVE, WE'LL HAVE HARD
05:47:52 SCAPE UP TO THIS AREA WHERE IT'S BROKEN AT THE RESIDENTIAL
05:47:58 AREA.
05:48:00 ALL OF OUR MECHANICAL SCREENS ARE FACING THE PARKING LOT
05:48:09 SIDE.
05:48:10 NONE OF THAT WILL BE FACING THE STREET SIDE OF OUR
05:48:13 BUILDINGS, SO THOSE ARE SHOWN HERE.

05:48:18 THAT WAS THAT DOME I SPOKE OF THAT WOULD HAVE THE COPPER
05:48:21 ROOF.
05:48:21 SO IT IS A VERY SMALL AREA THAT WOULD HAVE THAT ACCENT METAL
05:48:27 ROOF.
05:48:28 THIS IS BUILDING TWO.
05:48:34 IT'S VERY SIMILAR TO BUILDING ONE WITH A VERY SIMILAR UPPER
05:48:41 FLOOR PLAN.
05:48:43 IT'S MIRRORED, AND THE TOWERS HAVE DIFFERENT EXPRESSION, BUT
05:48:47 STILL WITHIN THE SAME MEDITERRANEAN REVIVAL AESTHETIC.
05:48:51 WE'RE UTILIZING AREAS THAT HAVE A TRIM AND PANEL KIND OF
05:48:56 HEAVY TIMBER AESTHETIC TO CONTRAST ALL OF THE STUCCO, AND

05:49:03 THEY ARE STEPPED AT THE LDC REQUIRED INTERVALS, IF NOT MORE
05:49:09 FREQUENTLY.
05:49:09 AND THIS BUILDING THREE.
05:49:19 THIS IS OUR BUILDING THAT HAS ALL OF THE AMENITY SPACES, SO
05:49:24 WE ARE PROVIDING SOME COWORK SPACES, SOME CLUB ROOM SPACES,
05:49:29 GAME ROOM, A KITCHEN AREA, THINGS LIKE THAT, THAT ARE
05:49:34 ACCESSED -- THERE IS A POOL ACCESS OFF OF THAT FOR RESIDENTS
05:49:40 AND, AGAIN, A PEDESTRIAN CONNECTION IN BETWEEN.
05:49:43 ONE ITEM TO NOTE, AS WE WERE TALKING ABOUT THE PEDESTRIAN
05:49:56 SCALE OF THE STREET, BUILDING THREE WHERE WE HAVE THE
05:49:59 AMENITY DOES HAVE A COLONNADE AT THE STREET LEVEL TO PROVIDE
05:50:04 SOME COVERED AREA THAT COULD EXTEND THE AMENITY OUTDOORS.
05:50:11 THIS IS DIRECTLY ACROSS THE STREET FROM THAT POCKET PARK, SO
05:50:15 THAT THERE'S SOME KIND OF CONTINUITY IN BETWEEN OUR PRIVATE
05:50:21 AMENITY AND THE PUBLIC AMENITY THAT'S ACROSS THE STREET.
05:50:25 SO THESE ARE THE I GUESS FOUR OUTBUILDINGS THAT WE HAVE --
05:50:37 OR THREE OUTBUILDINGS THAT WE HAVE ON THE SITE.
05:50:39 WE HAVE THE MAINTENANCE BUILDING.
05:50:40 THIS ONE IS SET BACK FROM THE ACTUAL STREET.
05:50:46 IT'S OFF OF THE GATED PARKING AREA, AND IT'S ADJACENT TO THE
05:50:49 PICKLEBALL AND DOG PARK.
05:50:56 THIS IS OUR EVENT PAVILION.
05:50:58 THIS IS THE ONE THAT SITS IN THE EVENT LAWN KIND OF AT THE
05:51:02 BACK OF THE EVENT LAWN THAT WOULD PROVIDE SOME SHADING AND
05:51:08 COVER AND WEATHER, SO THAT THE EVENT LAWN COULD BE USED MORE

05:51:16 COMFORTABLY.
05:51:19 OUR MAIL PAVILION IS HERE.
05:51:22 IT'S UTILIZING -- BECAUSE IT IS JUST OFF THE EVENT LAWN, IT
05:51:32 IS AT THE CORNER NEAR KIND OF THE HEART OF THE PROJECT.
05:51:36 SO IT HAS ROOF TILE THAT'S CONSISTENT WITH THE APARTMENT
05:51:43 BUILDINGS.
05:51:44 WE'RE USING DORIC COLUMNS SIMILAR TO THE COLONNADE THAT'S
05:51:51 ACROSS THE STREET.
05:51:52 WE HAVE THE SAME STUCCO TREATMENT.
05:51:56 AND THEN THERE IS A PACKAGE ROOM IN THIS AREA THAT'S

05:51:58 ENCLOSED AND MAIL ACCESS AND OPEN AIR PORTION.
05:52:03 I GUESS THIS IS THE FOURTH BUILDING AT THE TOP THAT THE SUN
05:52:08 SHADE PAVILION.
05:52:10 THAT IS A PART OF OUR PRIVATE AMENITY.
05:52:13 THAT'S LOCATED ADJACENT TO THE POOL.
05:52:15 DO YOU HAVE ANY QUESTIONS FOR ME?
05:52:21 >>Scotty Wood: COMMENTS?
05:52:23 >>Michael Sheeley: YES, PLEASE.
05:52:24 >>Scotty Wood: GO AHEAD.
05:52:24 >>Michael Sheeley: FIRST, YOU KNOW, WE'VE SEEN THIS PROJECT
05:52:26 BEFORE, AND WE'VE COMPLIMENTED YOU BEFORE ON THE
05:52:30 ARCHITECTURE WHICH I THINK IS STILL VERY, VERY NICE AND WILL
05:52:33 CREATE A VERY NICE COMMUNITY.
05:52:35 I WANT TO THANK YOU FOR GETTING YOUR COLORED DRAWINGS, TRY
05:52:40 TO GET THEM LIGHTENED UP WHICH IS VERY DIFFICULT TO DO WITH

05:52:43 THE PRINTERS.
05:52:44 THANK YOU FOR PUTTING THE ACTUAL PAINT SAMPLES RIGHT ON THE
05:52:48 PAPER BECAUSE WHEN THEY PRINT THEY NEVER --
05:52:52 >>Cindy Sessoms: ABSOLUTELY.
05:52:52 >>Michael Sheeley: IT REALLY GIVES US A BETTER SENSE OF THE
05:52:55 COLORS AND TO KNOW THAT THEY ARE NOT JUST A MONOCHROMATIC
05:52:59 BUILDING.
05:53:00 I ALSO APPRECIATE WHAT YOU'VE DONE BY PUTTING THAT GOLD
05:53:04 COLOR ON THE SOFFITS BECAUSE AS WE KNOW, WHEN YOU LOOK UP AT
05:53:09 THESE BUILDINGS, IT'S FIVE STORIES UP, AND YOU'RE LOOKING A
05:53:12 LOT AT THE UNDERSIDE OF THAT SOFFIT, SO THAT WILL BE A NICE
05:53:15 LITTLE TREATMENT OF A DIFFERENT COLOR, KIND OF AN ACCENT,
05:53:20 REALLY, I THINK FOR THE ARCHITECTURE.
05:53:21 AND I THINK THAT IS A VERY GOOD IDEA.
05:53:23 >>Cindy Sessoms: THANK YOU.
05:53:24 >>Michael Sheeley: I THINK OVERALL, IT'S QUITE CONSISTENT IN
05:53:27 DESIGN AND SCALE AND DETAIL.
05:53:31 MY OPINION, IT'S A GREAT DESIGN.
05:53:33 >>Cindy Sessoms: THANK YOU.
05:53:35 >>Scotty Wood: OTHER COMMENTS?
05:53:37 >>Jim Wallace: I SAID IT AT THE WORKSHOP.
05:53:38 I'LL SAY IT AGAIN.
05:53:39 I THINK THE AMENITIES DON'T LIVE UP TO THE REST OF THE
05:53:43 DEVELOPMENT, THE ARCHITECTURE ON THE AMENITIES.
05:53:46 PARTICULARLY THE MAIL PAVILION WHERE THE RESIDENTS WILL BE

05:53:49 GOING THERE EVERY DAY, ALL OF THEM, AND THE BUILDING IS JUST
05:53:52 A BOX WITH A 12/12 ROOF ON IT.
05:53:56 IT JUST DOESN'T LIVE UP TO THE REST OF THE DEVELOPMENT.
05:53:59 I THINK IT IS AN AREA YOU COULD IMPROVE AT VIRTUALLY NO
05:54:02 COST.
05:54:04 >>Scotty Wood: KRISTIN.

05:54:07 >>Kristin Jeannin: THE SIGNAGE ON THE BUILDING, THE WEST
05:54:09 ELEVATION, NOT SURE WHICH BUILDING THIS IS, BUILDING ONE, SO
05:54:16 THE SIGNAGE OVER THE RETAIL AND THE THREE-STORY TALL
05:54:22 SIGNAGE, IS THERE ANYTHING THAT THE DEVELOPMENT IS DOING TO
05:54:27 KIND OF KEEP THAT CLASSY AND MAYBE ALL ONE COLOR?
05:54:35 >>Cindy Sessoms: THEY ARE JUST PLACE-HOLDERS AT THE MOMENT.
05:54:38 I DON'T KNOW IF THERE'S ANY -- I DON'T KNOW IF WE CAN PUT
05:54:43 SIGNAGE GUIDELINES ON THAT.
05:54:48 >>Kristin Jeannin: PARTICULARLY I KNOW THAT -- I'M SURE THAT
05:54:52 THREE-STORY TALL ONE IS GOING TO BE IDENTIFYING THE
05:54:55 COMMUNITY.
05:54:57 >>John Wojdak: SO WE DON'T HAVE THE SIGNAGE WORKED OUT YET,
05:55:01 WHICH ESSENTIALLY MEANS IN ESTERO YOU CAN'T BUILD THE
05:55:04 SIGNAGE UNTIL WE BRING IT HERE TO TALK TO YOU GUYS.
05:55:07 SO THE PLAN WAS WHEN WE COME IN WITH THE TOWN HOUSE D.O.
05:55:10 THAT WE WOULD HAVE THE SIGNAGE FOR EVERYTHING SO THAT WE
05:55:13 KIND OF BRING IT ALL TOGETHER AND ASSOCIATED WITH THAT
05:55:17 PROJECT SO WE'RE NOT KIND OF COMING JUST FOR THAT.
05:55:19 BUT THAT WAS THE PLAN.

05:55:22 THE RETAIL SIGNAGE WOULD BE, YOU KNOW, TYPICAL OVER THE
05:55:26 STOREFRONT, PROBABLY LIKE REVERSE BACKLIT CHANNELS.
05:55:30 THE TALL SIGN, I HONESTLY DON'T THINK THEY HAVE THAT
05:55:38 DESIGNED YET.
05:55:38 I THINK WE WOULD NEED TO PRESENT SOMETHING AND YOU WOULD
05:55:42 NEED TO BE OKAY WITH IT.
05:55:44 >>Kristin Jeannin: OKAY.
05:55:45 THANK YOU.
05:55:46 >>Jim Wallace: I HAVE ONE QUESTION FOR THE ARCHITECT, THAT
05:55:47 IS, AND I GUESS -- I HOPE IT WORKS IN YOUR FAVOR -- IS THE
05:55:52 COPPER DOME IS REALLY A SUNRISE, NOT A DOME.
05:55:57 AND WILL I SEE IT FROM THE STREET OR WILL I ONLY SEE IT FROM
05:56:01 A QUARTER MILE AWAY?
05:56:06 >>Cindy Sessoms: THEY ARE SET BACK, SO --
05:56:11 >>Jim Wallace: IT WAS ON THE ONE YOU WERE JUST ON.
05:56:13 >>Cindy Sessoms: YEAH, SO THIS ONE, THAT WEST ELEVATION,
05:56:19 IT'S ON -- YEAH, IT'S ON KIND OF THE FAR EDGES.
05:56:24 IF YOU'RE IN THE MIDDLE OF THE STREET THAT WE'RE BUILDING,
05:56:28 IT'S ON THE FAR EDGES.
05:56:31 SO THE ONE THAT CONNECTS --
05:56:33 >>Jim Wallace: HOW FAR AWAY DO I HAVE TO BE BEFORE I SEE IT?
05:56:36 IT'S COSTING YOU MONEY.
05:56:38 I'VE DONE DOMES, AND THEY ARE NOT CHEAP.
05:56:39 IT'S NOT A DOME.
05:56:42 IT'S KIND OF -- IT'S A POPE'S CAP.

05:56:48 >>Cindy Sessoms: IT'S NOT VERY BIG.
05:56:49 >>Jim Wallace: -- SEE THAT FROM HUNDRED FEET AWAY OR DO I

05:56:52 HAVE TO BE 200 FEET AWAY AND THEN I DON'T SEE IT BECAUSE OF
05:56:54 THE LANDSCAPING OR ANOTHER BUILDING OR WHATEVER.
05:56:57 >>Cindy Sessoms: YOU WOULD SEE IT FROM ACROSS THE STREET.
05:56:59 YOU MIGHT NOT SEE IT IF YOU WERE AT THE BASE OF THE
05:57:02 BUILDING, BUT YOU WOULD SEE IT FROM ACROSS THE STREET IF YOU
05:57:04 WERE A PEDESTRIAN ACROSS THE STREET.
05:57:08 >>Jim Wallace: I'LL CALL YOU AFTER YOU BUILD IT.
05:57:11 >>Scotty Wood: ANYONE ELSE?
05:57:14 >>Barry Jones: YEAH, I HAD A COUPLE OF QUESTIONS.
05:57:17 FIRST, I APOLOGIZE FOR BEING LATE.
05:57:18 I HAD A BUSINESS FUNCTION.
05:57:21 A QUESTION FOR STAFF, THE FOUNDATION PLANTINGS ON THE
05:57:27 COMMERCIAL BUILDINGS, DOES THAT SQUARE FOOTAGE HAVE TO BE IN
05:57:30 PROXIMITY OF THE COMMERCIAL PORTION OF THAT BUILDING?
05:57:34 I'M TALKING ABOUT LANDSCAPING.
05:57:36 SO YOU CAN TAKE THAT LANDSCAPING AND DISTRIBUTE IT ANYWHERE
05:57:39 AROUND THE BUILDING AND IS THE SQUARE FOOTAGE BASED ON JUST
05:57:44 THE COMMERCIAL AREA OR IS IT BASED ON THE ENTIRE GROUND
05:57:48 FLOOR THAT'S REQUIRED?
05:57:49 IT APPEARED IT WAS BASED ON COMMERCIAL.
05:58:01 >>Garrett Swanson: THE WAY WE HAVE IT DISTRIBUTED IS ALL OF
05:58:03 THE COMMERCIAL FOUNDATION LANDSCAPING IS BASED OFF OF THE
05:58:05 SQUARE FOOTAGE OF THAT COMMERCIAL SPACE, AND IT IS

05:58:08 DISTRIBUTED JUST AROUND THE PERIMETER OF THE COMMERCIAL
05:58:10 SPACE ITSELF.
05:58:12 >>Barry Jones: THAT WAS MY CONCERN WHEN I READ THE CODE, IT
05:58:14 SAID IT IS BASED ON THE ENTIRE GROUND FLOOR GROSS AREA OF
05:58:16 THE BUILDING, AND IT DIDN'T DIFFERENTIATE, AND IT SEEMED TO
05:58:20 BE LACKING A SUBSTANTIAL AMOUNT OF FOUNDATION PLANTING AREA
05:58:26 THAT IS THE REQUIREMENT.
05:58:27 I'M NOT CERTAIN EITHER WAY BECAUSE IT'S KIND OF -- THE
05:58:33 FOUNDATION PLANTINGS WERE JUST REFERENCED FOR A COMMERCIAL
05:58:35 BUILDING, AND WHEN YOU HAVE A MIXED-USE BUILDING, I DON'T
05:58:39 KNOW WHAT PRECEDENT OR IF THERE HAS BEEN ONE OR WE'RE
05:58:43 SETTING ONE AS TO HOW THAT GETS APPLIED TO THIS SITUATION.
05:58:47 WHILE HE LOOKS THAT UP, THERE WERE SOME STORM DRAINAGE PIPES
05:58:52 THAT WERE RUNNING EITHER VERY CLOSE TO OR THROUGH INDIGENOUS
05:58:57 AREAS.
05:58:58 I MEAN, YOU'VE GOT STORM DRAINAGE PIPES THAT ARE SEVEN OR
05:59:02 EIGHT FEET DEEP THAT ARE FIVE FEET AWAY FROM AN INDIGENOUS
05:59:06 PRESERVE.
05:59:06 I'VE BUILT A FEW THINGS IN MY LIFETIME AND I DON'T KNOW HOW
05:59:09 YOU BUILD THAT.
05:59:10 WHAT'S YOUR -- UNLESS YOU'RE DIRECTIONAL BORING IT.
05:59:14 I'M CURIOUS HOW YOU MAINTAIN THE INDIGENOUS PRESERVES AND
05:59:17 STILL DO THE CONSTRUCTION WITH THE STORM DRAINAGE AND
05:59:19 STRUCTURES RIGHT THERE IN CLOSE PROXIMITY TO IT.

05:59:21 MY ONLY OTHER QUESTION WAS, THE GATE THROAT DEPTH.

05:59:31 THE GATES SEEM TO BE CLOSE TO THE ADJACENT ROAD.
05:59:35 IF MORE THAN ONE CAR IS WAITING, THE CARS WILL BE BACKED UP
05:59:38 INTO THE ADJACENT ROADWAY.
05:59:39 THOSE ARE MY CONCERNS.
05:59:45 >>John Wojdak: GLAD YOU MADE IT, BARRY.
05:59:47 >>Barry Jones: SORRY.
05:59:48 [LAUGHTER]
05:59:49 >>John Wojdak: NO, THAT'S OKAY.
05:59:50 I'VE SAT IN THAT TRAFFIC.
05:59:51 IT'S BRUTAL.
05:59:52 THE DEPTH OF THE STORM DRAIN RELATIVE TO THE PRESERVE, I CAN
05:59:58 TAKE A LOOK AT THAT.
05:59:59 WE OBVIOUSLY CAN'T IMPACT THE PRESERVE.
06:00:02 SO I CAN TAKE A LOOK AT THAT, BUT THAT'S A HARD EDGE.
06:00:05 WE CAN'T GO INTO THAT.
06:00:11 >>Barry Jones: THE PIPE GOING THROUGH INDIGENOUS PRESERVE
06:00:13 AND THEN IT SAID INDIGENOUS PRESERVE RESTORATION.
06:00:17 DID I RATE THAT WRONG?
06:00:18 CROSS-HATCHED.
06:00:20 >>John Wojdak: YES, THAT IS OUR OUTFALL PIPE.
06:00:22 THAT IS NOT CURRENTLY INDIGENOUS.
06:00:24 THAT'S WHERE OUR BUFFER IS GOING THROUGH THERE, SO YOU HAVE
06:00:29 THE BUFFER THAT'S REQUIRED TO BE NATIVE PLANTINGS, COUNTS
06:00:33 TOWARD THE INDIGENOUS, AND THEN THERE'S AN AREA NEXT TO
06:00:36 THAT, LIKE BEFORE THE NATIVE STRAND OF TREES THAT GETS

06:00:39 RESTORED.
06:00:40 SO THOSE AREAS ARE TO BE PLANTED.
06:00:46 >>Barry Jones: EVEN IF YOU ARE IN A DRAINAGE EASEMENT, YOU
06:00:48 CAN STILL COUNT IT AS INDIGENOUS PRESERVE?
06:00:51 >>John Wojdak: WE CAN.
06:00:52 THE WAY THAT IT WENT THROUGH THE ZONING, YES, THAT AREA
06:00:55 COUNTS.
06:00:56 SO RIGHT HERE, YOU BASICALLY HAVE TWO AREAS RIGHT THERE, THE
06:01:06 KIND OF CROSS-HATCHED IS THE INDIGENOUS BUFFER, AND THEN THE
06:01:12 SINGLE-HATCH IS THE RESTORATION AREA.
06:01:18 >>Barry Jones: OKAY.
06:01:19 THE OTHER AREAS REFERRING TO ARE ON THE NORTH AND SOUTH SIDE
06:01:25 OF INDIGENOUS PRESERVE ONE.
06:01:27 >>John Wojdak: RIGHT.
06:01:28 BUT OUR PIPE ISN'T IN THERE, BUT YOU ARE CONCERNED ABOUT THE
06:01:31 DEPTH.
06:01:32 >>Barry Jones: YEAH, YOU HAVE A TEN-FOOT WIDE STRIP BETWEEN
06:01:34 THE PROPERTY LINE AND YOUR INDIGENOUS PRESERVE AND A PIPE
06:01:37 RUNNING THROUGH IT, UNLESS YOU HAND DIG IT IN THERE, I DON'T
06:01:40 KNOW HOW YOU BUILD THAT.

06:01:42 >>John Wojdak: IT'S A 15-INCH ADS PIPE.
06:01:44 IT'S REALLY NOT THAT DEEP IF YOU'RE TALKING ABOUT THE NORTH
06:01:46 PROPERTY LINE.
06:01:48 >>Barry Jones: I UNDERSTAND, BUT YOU STILL GET A MACHINE IN
06:01:51 THERE.

06:01:52 IT IS A CONSTRUCTABILITY ISSUE FOR YOU IF YOU'RE COMMITTING
06:01:57 TO IT.
06:01:58 THE OTHER ONE WAS THE PIPE THAT WOULD LEAD TO IT.
06:02:01 SEEMED LIKE THERE WAS SOME POSSIBLY RE-GRADING OF THE
06:02:03 PARKING LOT OR SOMETHING TO PULL IT AWAY FROM THAT EDGE.
06:02:07 MIGHT WANT TO EXPLORE.
06:02:08 >>John Wojdak: BUT YOUR OTHER QUESTION WAS THE THROAT DEPTH
06:02:13 ON THE GATES, AND WE ACTUALLY -- SO THOSE -- WE DID WORK
06:02:18 WITH STAFF ON THAT, BOTH DEVELOPMENT SERVICES AND PUBLIC
06:02:23 WORKS.
06:02:24 SO THE GATES ARE RESIDENT ONLY AUTOMATIC.
06:02:27 AND WE HAVE SIGNAGE IN THERE FOR THEM TO BE RESIDENT ONLY,
06:02:33 AND THE THOUGHT PROCESS WAS, IT'S ACTUALLY BETTER TO HAVE IT
06:02:36 CLOSE AND RESIDENT ONLY RATHER THAN A BIG LONG THROAT DEPTH
06:02:41 THAT SOMEONE TURNS AND THEN THEY ARE KIND OF STUCK SINCE IT
06:02:46 IS RESIDENT ONLY.
06:02:47 THAT'S THE WAY WE CAME UP WITH THAT DESIGN.
06:02:50 >>Barry Jones: AS LONG AS STAFF IS COMFORTABLE WITH IT, I
06:02:53 SAW IT AND QUICK REVIEW AND HAD THAT QUESTION.
06:02:57 MY BIGGER CONCERN WAS ABOUT THE FOUNDATION PLANTINGS AND THE
06:03:00 REQUIREMENTS AND THE PROXIMITY TO THE PORTION OF THE
06:03:04 BUILDING THEY ARE SUPPOSED TO BE AT.
06:03:08 >>John Wojdak: I DON'T KNOW THE TECHNICAL ANSWER ON THAT.
06:03:11 >>Barry Jones: REQUIRE FOUNDATION PLANTINGS ON THE
06:03:13 MULTIFAMILY.

06:03:13 APPARENTLY WE DON'T.
06:03:15 >>Mary Gibbs: IT'S INTERESTING THAT YOU BROUGHT THAT UP, AND
06:03:17 THANK YOU FOR DRIVING UP HERE TO STUMP US WITH A QUESTION.
06:03:20 JIM AND I WERE JUST LOOKING BECAUSE I DON'T KNOW THAT WE'VE
06:03:24 HAD A MIXED USE BUILDING COME IN YET AND THE INTENT OF THE
06:03:27 WHOLE PERIMETER PLANTINGS, IT WAS THE WHOLE ARCHITECTURE AND
06:03:30 LANDSCAPE WHICH CARRIED FORWARD FROM THE COUNTY.
06:03:35 PERIMETER PLANTINGS ARE SUPPOSED TO BE AROUND THE COMMERCIAL
06:03:37 BUILDINGS SO IT WASN'T JUST PARKING, ASPHALT, AND BUILDING.
06:03:40 IT WAS NEVER -- PERIMETER PLANTINGS WERE NEVER REQUIRED FOR
06:03:45 MULTIFAMILY.
06:03:46 SO THIS IS AN INTERESTING CONCEPT, AND I THINK WE TRY TO GET
06:03:51 THE PERIMETER PLANTINGS AROUND THE COMMERCIAL PARTS, BUT I
06:03:54 DON'T KNOW THAT YOU'D WANT TO APPLY PERIMETER PLANTINGS
06:03:57 AROUND A WHOLE APARTMENT BUILDING.
06:03:59 >>Garrett Swanson: I BELIEVE WE HAD A SIMILAR SITUATION AT

06:04:01 CORSA PROJECT AS WELL WHERE WE ONLY PLANTED AROUND THE
06:04:05 COMMERCIAL ASPECT OF THE CORSA PROJECT, SO IT WAS A VERY
06:04:08 SIMILAR SITUATION.
06:04:10 >>Mary Gibbs: SO I GUESS THEY DIDN'T BRING IT -- APPARENTLY
06:04:13 WE DIDN'T BRING IT UP FOR CORSA.
06:04:15 >>Garrett Swanson: QUITE POSSIBLE.
06:04:16 >>Barry Jones: THERE SEEMED TO BE A LOT OF HARD EDGE AROUND
06:04:19 THIS BUILDING.
06:04:20 >>Mary Gibbs: YES, YEAH.

06:04:21 BUT IF YOU WANT TO SQUEEZE IN SOME MORE PLANTINGS.
06:04:24 >>Barry Jones: I'M JUST ASKING QUESTIONS FOR DISCUSSION
06:04:26 HERE.
06:04:26 TRYING TO UNDERSTAND.
06:04:30 >>Garrett Swanson: I DO BELIEVE IF WE CALCULATED THE SQUARE
06:04:32 FOOTAGE OF THE RETAIL ITSELF, WE DO MEET THE REQUIRED SQUARE
06:04:35 FOOTAGE OF PLANTING FOR JUST THAT SPACE.
06:04:37 SO THAT IS ACCOUNTED FOR.
06:04:39 IF WE WERE TO HAVE TO INCLUDE THE ENTIRE BUILDING FOOTPRINT,
06:04:44 WHICH WOULD INCLUDE THE RESIDENTIAL AS WELL, I THINK IT'S
06:04:48 JUST A MATTER OF CHANGING WHAT WE HAVE CURRENTLY PLANTED TO
06:04:50 A NATIVE SPECIES.
06:04:57 >>Barry Jones: I'LL DEFER TO STAFF OR THE LANDSCAPE
06:05:02 ARCHITECT HERE.
06:05:03 IT JUST SEEMED A LOT OF HARD EDGE AROUND THAT BUILDING WITH
06:05:06 A LOT OF SIDEWALKS HOOKED UP TO IT.
06:05:08 BUT YOU SAID THE LITTLE BIT OF PLANTING THAT'S THERE MEETS
06:05:12 THE 10% OF THAT RETAIL AREA.
06:05:15 >>Garrett Swanson: IT DOES.
06:05:16 >>Barry Jones: SQUARE FOOTAGE.
06:05:18 OKAY.
06:05:20 >>Mary Gibbs: I THINK SINCE IT WAS CALLED DOWNTOWN ESTERO,
06:05:23 IT WAS SUPPOSED TO BE URBAN.
06:05:24 SO YOU HAVE A LOT OF URBAN SCAPE AND A LITTLE LESS ON THE
06:05:29 LANDSCAPING.

06:05:29 MAYBE IF THEY CHANGE THE NAME THEY CAN PUT SOME MORE
06:05:33 LANDSCAPING IN.
06:05:35 [LAUGHTER]
06:05:37 >>Scotty Wood: ANY OTHER COMMENTS FROM THE BOARD?
06:05:40 >>Jim Wallace: I JUST HAVE ONE QUICK, MAYBE I DON'T
06:05:43 UNDERSTAND.
06:05:44 LOOKING AT THIS PARTICULAR DRAWING, HOW DO I GET INTO THE
06:05:47 RETAIL?
06:05:47 IT LOOKS LIKE THERE ISN'T A WALKWAY TO THE ENTRANCE
06:05:55 ANYWHERE.
06:05:56 >>John Wojdak: BASICALLY IN THIS PLAN, JIM, THE STREET
06:06:01 SIDEWALK IS EXISTING, SO IT'S NOT HATCHED.

06:06:03 BUT THE SIDEWALK ADJACENT TO THE RETAIL IS JUST AN EXTENSION
06:06:08 OF THE SIDEWALK ON THE STREET.
06:06:10 SO THAT WAS --
06:06:14 >>Jim Wallace: BUT I DON'T SEE ANYTHING GOING INTO THE
06:06:16 RETAIL ANYWHERE.
06:06:17 >>John Wojdak: IT'S STOREFRONT.
06:06:21 >>Kristin Jeannin: THERE ARE DOORS THERE.
06:06:24 >>Jim Wallace: TO BE DETERMINED.
06:06:25 IS THERE NO ENTRANCE OFF THE SIDEWALK?
06:06:27 >>Barry Jones: YES, THERE IS A SET OF DOORS ON THE LEFT SIDE
06:06:30 OF THE BUILDING.
06:06:34 >>Jim Wallace: WHAT HAPPENED TO THE VISUAL WE JUST HAD?
06:06:35 THERE WE GO.

06:06:39 >>Michael Sheeley: SPECKLED AREA IS ALL SIDEWALK, JIM.
06:06:41 THAT'S ALL SIDEWALK.
06:06:44 >>Jim Wallace: OH, THAT'S ALL SIDEWALK?
06:06:45 OKAY.
06:06:47 I'M SORRY.
06:06:48 >>Barry Jones: THAT'S WHAT I WAS SAYING.
06:06:50 THAT IS A LOT OF HARD --
06:06:52 >>Jim Wallace: I SEE.
06:06:54 I THOUGHT IT WAS VEGETATION.
06:06:56 THE NEW CONCEPT WE'RE GOING TO WALK ACROSS GRASS TO GET
06:06:59 THERE.
06:06:59 [LAUGHTER]
06:07:00 >>Kristin Jeannin: THAT WOULD BE GREAT.
06:07:01 SYNTHETIC TURF.
06:07:04 >>Jim Wallace: SORRY.
06:07:06 >>Garrett Swanson: KIND OF GOING BACK TO THE LANDSCAPING AS
06:07:07 WELL.
06:07:08 THIS ENTIRE STRETCH WHICH IS ALL GROUND COVER TO HERE.
06:07:12 THIS SPACE HERE AND THEN HERE.
06:07:14 WE'RE ALSO COUNTING THE PALM PLANTINGS OUT FRONT AS WELL AS
06:07:18 THIS LARGER SPACE HERE.
06:07:20 AND I DO BELIEVE GOING BACK TO THE BICYCLE RACKS AND
06:07:24 STORAGE, WE DO HAVE A DESIGNATED BIKE RACK HERE AS WELL AS
06:07:28 THROUGHOUT THE PROJECT FOR MULTIPLE BUILDINGS.
06:07:31 I JUST DON'T BELIEVE WE HAVE THEM LIKE LABELED CURRENTLY

06:07:34 RIGHT NOW AS BIKE RACKS.
06:07:36 BUT THEY ARE DESIGNATED FOR THAT.
06:07:38 >>Jim Wallace: GOT IT.
06:07:40 THANK YOU.
06:07:40 >>Scotty Wood: ANYONE ELSE?
06:07:41 I'M GOING TO OPEN THE PUBLIC HEARING.
06:07:46 ANY CARDS?
06:07:46 >>Tammy Duran: NO, NOTHING.

06:07:48 >>Scotty Wood: LAST CHANCE.
06:07:50 >>Tammy Duran: YOU PUT THE CARD IN FOR THE FIRST ONE?
06:07:54 >> I DO WANT TO SPEAK.
06:07:56 >>Tammy Duran: OKAY.
06:07:57 CLARK WANTS TO SPEAK.
06:07:58 CLARK, YOU CAN TALK AND THEN GIVE IT TO ME.
06:08:03 >>Scotty Wood: FILL A CARD OUT AFTERWARDS.
06:08:05 >> CAN THEY PUSH ALL THAT STUFF UP TOWARDS 41?
06:08:09 THEY ARE GOING TO HAVE A WHOLE BUNCH OF LIGHT POLLUTION.
06:08:12 THEY'VE GOT THEIR DOMES ALL LIT UP.
06:08:14 THEY GOT FOUR-STORIES BUILDINGS UP THERE.
06:08:16 WHY CAN'T THEY SPREAD OUT MORE?
06:08:19 NO ONE WANTS TO WALK UP THERE.
06:08:21 EVERYONE GOES TO PUBLIX TO GET THEIR BREAD.
06:08:24 THERE'S ALREADY SO MANY STOREFRONTS OVER THERE IN COCONUT
06:08:29 POINT.
06:08:32 I DON'T KNOW WHERE AND THEY DON'T HAVE ANY LOW-INCOME

06:08:38 HOUSING?
06:08:40 I MEAN, YOU KNOW, IT'S NOT REALLY, THEY JUST PRETEND TO BE
06:08:47 JUST A COMMUNITY JUST LIKE EVERY OTHER COMMUNITY INSTEAD OF
06:08:51 HAVING THEIR -- WE'RE INVITING YOU INTO OUR PLACE.
06:08:57 THEY ARE REALLY NOT.
06:08:58 IT'S JUST A THRU WAY FOR THEM.
06:09:01 AND IT'S A LITTLE SAD, YOU KNOW, BECAUSE -- AND THEY DON'T
06:09:06 EVEN HAVE ANY BIG, TALL TREES.
06:09:08 YOU SHOULD HAVE THEM PLANT BIG, TALL TREES, BECAUSE THEIR
06:09:11 BUILDINGS ARE THAT BIG.
06:09:13 MAKE THEM SPEND $10,000 FOR THE PALM TREES THAT ARE 40-FOOT
06:09:17 HIGH ALREADY.
06:09:18 IT'S TOO MUCH.
06:09:20 IT'S TOO MUCH.
06:09:22 IT'S BEEN APPLIED TO CAN DO IT.
06:09:29 PUSH IT UP THERE.
06:09:33 WE'RE RESIDENTS ON HIGHLANDS AVENUE, ALL THOSE PEOPLE.
06:09:37 WE'RE RESIDENTS.
06:09:40 WE DON'T, YOU KNOW, THERE'S ALREADY A REALLY NICE DOUGHNUT
06:09:47 PASTRY GUY THERE AT THE CORNER PLACE.
06:09:54 BEEN THERE.
06:09:54 IT'S QUITE FANCY.
06:09:56 BUT I DON'T KNOW WHERE THEY ARE GOING TO GET THEIR BUSINESS.
06:09:59 I WOULD DETER THEM FROM HAVING THIS COMMERCIAL STUFF, YOU
06:10:04 KNOW.

06:10:04 IT'S NOT WHAT -- DOWNTOWN ESTERO, CHANGE NAME, WHY DON'T
06:10:11 THEY CHANGE IT AND KEEP IT A GATED COMMUNITY AND ALL TO
06:10:15 THEMSELVES.
06:10:15 YOU GOT WALMART.

06:10:16 YOU GOT PUBLIX.
06:10:17 YOU GOT THE OTHER -- YOU'VE GOT FOUR GROCERY STORES AROUND
06:10:21 AND PLENTY OF PLACES TO BUY STUFF AND ANOTHER DUNKIN'
06:10:25 DONUTS, YOU KNOW, THAT'S JUST CORPORATE, YOU KNOW, WHATEVER.
06:10:31 SO I'M DISAPPOINTED BUT WHAT CAN YOU DO?
06:10:38 THAT'S SAD.
06:10:40 IT'S 50 FEET HIGH.
06:10:41 THERE'S NOTHING 50 FEET HIGH RIGHT THERE.
06:10:43 SPREAD IT OUT AND MAKE THEM USE THEIR LAND.
06:10:48 SORRY FOR BEING UPSET.
06:10:50 >>Scotty Wood: THANK YOU.
06:10:51 YOU MAY SPEAK IF YOU FILL A CARD OUT.
06:10:56 >> YES I WILL FILL OUT ANOTHER ONE.
06:10:58 I HAD A VERY SIMPLE QUESTION.
06:11:00 >>Tammy Duran: CAN YOU WAIT UNTIL YOU GET TO THE MIKE AND
06:11:03 SAY YOUR NAME AGAIN FOR THE RECORD.
06:11:05 >> JERRY AMMONS, CYPRESS BEND.
06:11:08 IT JUST HAD TO DO WITH THE LIGHT POLLUTION POSSIBLY FROM THE
06:11:14 DEVELOPMENT.
06:11:15 THE LIGHTING IN THE PARKING LOT THAT'S GOING TO BE LIKE
06:11:19 ADJACENT TO CYPRESS BEND PROPERTY AND THE WALKING PATH THAT

06:11:24 GOES AROUND THE LAKE, WILL THERE BE LIGHTS AROUND THE
06:11:27 WALKING PATH?
06:11:29 IF SO, WILL THEY BE DIRECTIONAL?
06:11:31 WILL THEY BE TURNED OFF AT A CERTAIN TIME AT NIGHT SO THEY
06:11:34 ARE NOT ON AN EXTENDED PERIOD OF TIME?
06:11:37 I WAS JUST WONDERING HOW THE LIGHT SITUATION WILL BE HANDLED
06:11:39 FOR THE PROJECT.
06:11:40 THANK YOU.
06:11:42 >>Scotty Wood: THANK YOU.
06:11:43 DO YOU WANT TO ADDRESS THAT?
06:11:48 >>John Wojdak: ON THE PARKING LOT LIGHTING, IT'S A
06:11:51 RESIDENTIAL PROJECT, SO YOUR HEIGHT IS LIMITED.
06:11:58 AND WHERE WE ABUT CYPRESS BEND, YOU BASICALLY HAVE THE
06:12:01 INDIGENOUS PRESERVE IN BETWEEN.
06:12:02 SO THAT STRAND OF TREES IS 30 TO 40 FEET TALL, AND OUR LIGHT
06:12:09 POLES ARE 15 FEET TALL ALONG THE STREET.
06:12:11 WE DON'T HAVE ANY TALL LIGHTS ALONG THE WALKING PATH.
06:12:16 IF WE DID LIGHT IT, IT WOULD JUST BE DOWN FACING BOLLARD,
06:12:22 PEDESTRIAN-SCALE LIGHTS.
06:12:24 IN ADDITION TO MEETING THE CODE, WE'RE HALF A FOOT-CANDLE AT
06:12:30 THE PROPERTY LINE, BUT WE'RE 75 FEET AWAY FROM THE PROPERTY
06:12:35 LINE WITH OUR PARKING LOT, WITH THE INDIGENOUS PRESERVE IN
06:12:37 BETWEEN.
06:12:38 I'M NOT CONCERNED ABOUT THE PARKING LOT LIGHTING SHEDDING
06:12:43 OVER.

06:12:44 >>Michael Sheeley: IS THIS A RENTAL COMMUNITY OR IS THIS
06:12:46 SALE PRODUCT?
06:12:47 >>John Wojdak: IT IS A RENTAL COMMUNITY.
06:12:48 MARKET RATE.
06:12:50 >>Jim Wallace: CYPRESS BEND IS NOT GOING TO SEE YOUR
06:12:52 LIGHTING, IS THAT WHAT YOU'RE SAYING?
06:12:53 >>John Wojdak: CORRECT.
06:12:54 >>Jim Wallace: THAT'S WHAT THEY WANT TO HEAR ONE WAY OR THE
06:12:57 OTHER.
06:13:00 >>Barry Jones: I THINK THE FACT THAT THEY HAVE TO SUBMIT A
06:13:02 PHOTOMETRIC PLAN THAT SHOWS WHERE EVERY ONE OF THE LIGHTS IS
06:13:06 AND SHOWS WHAT THE LIGHT CANDLE IS AND PART OF THE
06:13:09 SUBMITTAL, SO EVERY PROJECT COMES IN, I KNOW EVERY ONE THAT
06:13:13 I DO, WE HAVE TO DO PHOTOMETRIC PLANS THAT SHOWS IT'S NOT
06:13:17 AND SHOWS THAT YOU HAVE PROPER LIGHTING AT YOUR
06:13:19 INTERSECTION, TOO, FOR YOUR CARS COMING AND GOING.
06:13:21 SO THERE IS SOME THOUGHT PROCESS PUT INTO THE LIGHTING TO
06:13:24 MAKE SURE YOU DON'T INFRINGE UPON THE NEIGHBORS.
06:13:26 AND THAT'S IN THE CODE AND STAFF LOOKS AT THAT.
06:13:29 >>Mary Gibbs: IF I CAN EXPLAIN THAT IN NONENGINEERING TERMS
06:13:33 IT JUST MEANS YOUR LIGHT POLES ARE SHORT AND YOUR LIGHT HAS
06:13:36 TO BE DIRECTED INWARD.
06:13:38 IT CAN'T GLARE ON THE OUTSIDE PERIMETER.
06:13:40 IN FACT, JIM AND I ARE GOING TO DO A NIGHTTIME LIGHT
06:13:44 INSPECTION AFTER TONIGHT'S MEETING IS OVER FOR THIS VERY

06:13:47 SAME THING.
06:13:47 >>John Wojdak: I HAVE A LIGHT METER IN MY TRUCK.
06:13:49 >>Mary Gibbs: WE HAVE ONE ALSO.
06:13:51 YOU'RE LOOK TO COME.
06:13:53 ANYONE WHO WANTS TO COME.
06:13:54 IT'S A BIG PARTY.
06:13:55 ALSO, I WANTED TO ADDRESS CLARK'S ISSUE ABOUT MOVING THE
06:13:58 BUILDINGS FORWARD.
06:13:59 THEY CAN'T MOVE THE BUILDINGS FORWARD BECAUSE ALONG 41 IS
06:14:03 TWO FUTURE COMMERCIAL PARCELS THAT WERE REQUIRED FOR THIS TO
06:14:06 BE A MIXED-USE PLANNED DEVELOPMENT FROM WHEN THE COUNTY
06:14:11 ZONING WAS APPROVED.
06:14:14 >>Scotty Wood: THANK YOU.
06:14:14 >>John Wojdak: THANKS.
06:14:16 >>Scotty Wood: ANYONE ELSE?
06:14:16 I WILL CLOSE THE PUBLIC HEARING.
06:14:18 BRING IT BACK TO THE BOARD.
06:14:22 ANY COMMENTS FROM THE BOARD?
06:14:23 I'LL ENTERTAIN A MOTION TO APPROVE.
06:14:30 >>Michael Sheeley: MR. CHAIRMAN, I WILL MAKE A MOTION TO
06:14:32 APPROVE THIS PROJECT.
06:14:35 >>Anthony Gargano: SECOND.

06:14:36 >>Michael Sheeley: AS PRESENTED.
06:14:37 >>Scotty Wood: ANY DISCUSSION?
06:14:40 >>Jim Wallace: ANYTHING CONDITIONAL OR ADDED?

06:14:42 >>Michael Sheeley: NO.
06:14:44 >>Jim Wallace: NOTHING?
06:14:45 >>Michael Sheeley: I DON'T THINK SO.
06:14:45 >>Scotty Wood: NO CONDITIONS ADDED.
06:14:47 CALL THE ROLL, PLEASE.
06:14:49 >>Anthony Gargano: YES.
06:14:51 >>Kristin Jeannin: YES.
06:14:53 >>Barry Jones: YES.
06:14:55 >>Michael Sheeley: YES.
06:14:57 >>James Tatooles: YES.
06:14:58 >>Jim Wallace: YES.
06:15:01 >>Scotty Wood: YES.
06:15:01 THANK YOU.
06:15:04 GOOD LUCK.
06:15:05 I'LL LET YOU CLEAR OUT BEFORE WE START THE NEXT PORTION.
06:15:20 I DON'T THINK ANYONE HAS COME -- WELL, WAIT A MINUTE.
06:16:29 >>Mary Gibbs: IT SEEMS LIKE WE'RE TAKING A ONE-MINUTE BREAK
06:16:32 TO CLEAR THE ROOM OUT.
06:16:33 I THINK WE'RE TAKING A ONE-MINUTE BREAK TO CLEAR OUT THE
06:16:35 ROOM.
06:16:52 >>Scotty Wood: NANCY, ARE YOU THERE?
06:16:56 >>Nancy Stroud: YES, SIR.
06:16:56 >>Scotty Wood: WE HAD TWO INDIVIDUALS JOIN THE MEETING AFTER
06:17:00 WE SWORE PEOPLE IN.
06:17:02 SHOULD I READ THE QUASI-JUDICIAL REMARKS TO THOSE TWO?

06:17:09 >>Nancy Stroud: TO THE TWO BOARD MEMBERS WHO CAME?
06:17:13 >>Scotty Wood: THESE ARE TWO MEMBERS OF THE PUBLIC.
06:17:15 >>Nancy Stroud: YOU DON'T NEED TO READ IT, BUT IF THEY WANT
06:17:19 TO TESTIFY, WE WILL NEED TO SWEAR THEM IN.
06:17:22 >>Scotty Wood: IF YOU WISH TO TESTIFY, THE LAND USE ATTORNEY
06:17:27 WILL SWEAR YOU IN.
06:17:30 >>Tammy Duran: THEY DON'T WANT TO TALK AND I DON'T HAVE
06:17:32 CARDS FOR THEM.
06:17:32 >>Scotty Wood: NEITHER ONE WISHES TO SPEAK.
06:17:34 >>Tammy Duran: NO.
06:17:38 >>Barry Jones: FOR THE RECORD, THE CASE THAT WAS JUST HELD,
06:17:40 I HAD NO EX PARTE COMMUNICATIONS OR NO CONFLICT OF INTEREST.
06:17:50 >>Scotty Wood: GOOD.
06:17:50 >>Mary Gibbs: WE'RE TRYING TO SEE IF ANYBODY WILL TALK AND
06:17:53 IF THEY HAVEN'T BEEN SWORN IN.
06:17:55 WE'RE NOT QUITE SURE YET.
06:18:10 >>Nancy Stroud: BOARD MEMBER JEANNIN, WERE YOU HERE WHEN THE
06:18:13 DISCLOSURES WERE MADE?

06:18:14 OF QUASI-JUDICIAL AND CONFLICT ISSUES?
06:18:20 >>Scotty Wood: HE JUST STATED THAT HE HAS NO CONFLICTS AND
06:18:23 HAD NO EX PARTE.
06:18:27 >>Nancy Stroud: OKAY.
06:18:28 THANK YOU.
06:18:53 >>Scotty Wood: ARE YOU NOW READY?
06:18:59 >>Mary Gibbs: I BELIEVE SO.

06:19:00 >>Scotty Wood: THIS IS THE 9000 WILLIAMS ROAD
06:19:03 VILLAGE-INITIATED ZONING.
06:19:05 THIS IS A ZONING MATTER SO THIS BOARD DOES NOT MAKE A
06:19:10 DECISION.
06:19:10 THE BOARD MAKES A RECOMMENDATION TO THE VILLAGE COUNCIL TO
06:19:14 EITHER ACCEPT, DENY, OR MODIFY.
06:19:19 AND I WILL NOW TURN IT OVER TO THE APPLICANT FOR THE
06:19:24 APPLICANT'S PRESENTATION.
06:19:25 >>Mary Gibbs: I'M REPRESENTING THE APPLICANT TONIGHT.
06:19:28 SO THIS IS A REZONING FROM A PROPERTY THAT'S COMMERCIAL
06:19:31 PLANNED DEVELOPMENT AND AGRICULTURE TO ESTERO PLANNED
06:19:35 DEVELOPMENT.
06:19:35 THIS IS APPROXIMATELY 20 ACRES ON WILLIAMS ROAD AND IT'S
06:19:40 EAST OF THE RAILROAD RIGHT-OF-WAY ON THE NORTH SIDE OF THE
06:19:43 ROAD.
06:19:45 THE WESTERN HALF OF THE PROPERTY IS VACANT AND WOODED.
06:19:49 IT WAS FORMERLY BELONGED TO A CHURCH.
06:19:53 THE VILLAGE ACQUIRED IT IN A TRADE TRANSACTION FOR SOME
06:19:58 OTHER PROPERTY ABOUT A YEAR OR TWO AGO.
06:20:00 AND THEN THE DRIVING RANGE WAS A PRIVATELY OWNED BUSINESS
06:20:04 AND THE VILLAGE ACQUIRED THAT, I THINK ABOUT A YEAR AGO.
06:20:06 SO WE'RE COMBINING THE PROPERTY, COMBINED IS ABOUT 20 ACRES.
06:20:11 WE WOULD LIKE TO REZONE IT FOR SPORTS-RELATED USES,
06:20:16 COMMERCIAL, RECREATION, GENERAL RECREATION TYPE USES.
06:20:20 THEN THE PLANNING, ZONING, AND DESIGN BOARD IN DECEMBER FOR

06:20:26 THE PUBLIC INFORMATION MEETING, AND IF YOU RECALL, WE CAME
06:20:30 FORWARD FOR THE ZONING PUBLIC HEARING IN JANUARY AND AT THAT
06:20:35 TIME YOU ALL WERE A LITTLE BIT CONCERNED ABOUT SOME OF THE
06:20:38 USES.
06:20:39 YOU WERE KIND OF CONCERNED ABOUT WHAT WAS GOING ON WITH THE
06:20:42 BIG PICTURE OF THE USES AROUND IT.
06:20:43 AND YOU HAD QUITE A FEW QUESTIONS.
06:20:45 SO WE CONTINUED IT AT THAT TIME TO SEE IF WE COULD GET SOME
06:20:48 ANSWERS FOR YOU.
06:20:49 SO WE'RE BACK TONIGHT.
06:20:54 I WOULD LIKE TO TELL YOU A LITTLE BIT ABOUT WHAT HAS
06:20:56 TRANSPIRED SINCE WE WERE HERE BEFORE.
06:20:59 I THINK SOME OF YOUR QUESTIONS WERE WHAT'S GOING ON AROUND
06:21:02 IT WITH THE COUNTY PARK AND THE SCHOOL DISTRICT PROPERTY,

06:21:07 AND WE HAVE DONE SOME OUTREACH TO THE COUNTY AND THE SCHOOL
06:21:11 DISTRICT STAFF JUST TO MAKE THEM AWARE OF WHAT WE'RE LOOKING
06:21:16 AT TO SEE IF WE HAVE OPPORTUNITIES OR WORK COLLABORATIVELY
06:21:19 WITH THEM.
06:21:20 THERE'S JUST BEEN SOME INITIAL DISCUSSIONS WITH OUR VILLAGE
06:21:22 MANAGER WHO HAS BEEN TALKING TO THEM.
06:21:25 SO THAT HAS BEEN MOVING FORWARD.
06:21:28 WE ALSO HAD -- WE HAVE DONE -- THE VILLAGE HAS PARTNERED
06:21:36 WITH A PRIVATE SECTOR CONSULTANT THAT DOES A LOT OF
06:21:40 RECREATIONAL TYPE FACILITIES THAT WORKS WITH DIFFERENT
06:21:43 COMPANIES, AND THERE ARE SOME UNSOLICITED PROPOSALS WHICH

06:21:46 THE VILLAGE RECEIVED FROM A COUPLE OF COMPANIES.
06:21:50 ONE WAS CALLED HIGH FIVE, WHICH DOES INDOOR BUILDING KIND OF
06:21:55 DIFFERENT TYPES OF SPORTS, VIRTUAL TYPE THINGS, VIRTUAL
06:21:59 GOLF, THAT TYPE OF THING.
06:22:01 AND THEN THERE WERE TWO PROPOSALS THAT WE GOT.
06:22:05 ONE FROM A COMPANY CALLED CHICKEN AND PICKLE AND ONE CALLED
06:22:10 PICKLE AND SOCIAL, AND THESE ARE KIND OF LIKE PICKLEBALL
06:22:15 FACILITIES, INDOOR AND OUTDOOR.
06:22:18 IF YOU KIND OF THINK LIKE TOP GOLF, BUT SORT OF LIKE A TOP
06:22:22 GOLF FOR PICKLEBALL.
06:22:23 SO WE'VE GOT PROPOSALS FROM THOSE TWO, AND THEN WE ALSO HAVE
06:22:27 A PROPOSAL, WHICH IS A LITTLE SURPRISE FROM THIS ENTITY
06:22:32 CALLED CRYSTAL LAGOONS, WHICH DOES KIND OF A BEACH, LIKE A
06:22:37 GIANT POOL, BEACH AREA, IF YOU'RE NOT NEAR THE BEACH.
06:22:41 THERE ARE A COUPLE IN WESLEY CHAPEL IN TAMPA, A COUPLE IN
06:22:45 SOUTH TAMPA, AND THEN IN NORTH FORT MYERS THERE WAS AN
06:22:49 ENTITY THAT A DEVELOPMENT THAT WAS GOING IN THAT WAS DOING
06:22:52 ONE OF THESE TYPES OF FACILITIES.
06:22:55 SOMETIMES THEY ARE PRIVATE FOR THE RESIDENTS OF THE
06:22:58 DEVELOPMENT, AND SOMETIMES THEY ARE LIKE PRIVATE AND ALSO
06:23:02 OPEN TO THE PUBLIC.
06:23:03 SO THAT ONE IS KIND OF AN INTERESTING CONCEPT.
06:23:07 THOSE PROPOSALS CAME IN.
06:23:09 THEY ARE BEING EVALUATED BY OUR CONSULTANT AND THEY ARE
06:23:14 GOING TO GO -- THE VILLAGE COUNCIL HAS HAD A COUPLE OF

06:23:18 WORKSHOPS AND A COUPLE OF MEETINGS TO TALK ABOUT THIS.
06:23:20 THIS IS JUST -- THIS HAS JUST RECENTLY HAPPENED.
06:23:24 WE ALSO WANT TO DO REGULAR PICKLEBALL, LIKE OUTDOOR
06:23:28 PICKLEBALL, BECAUSE WE HAVE A BIG DEMAND FOR PICKLEBALL.
06:23:30 SO WE HAVE REACHED OUT TO SOME OF THE PEOPLE THAT CAME TO
06:23:34 OUR PRIOR MEETING, IF YOU REMEMBER, I DON'T SEE HIM HERE
06:23:37 TONIGHT, BUT ANTONIO CARANGELO FROM RAPALLO, AND HE HAD A
06:23:42 LITTLE GROUP WITH HIM AT THE LAST MEETING.
06:23:44 THEY HAD THEIR OWN PLAN.
06:23:45 THEY WANTED A LOT OF PICKLEBALL.

06:23:47 THEY WANTED VENDING MACHINES, FOOD TRUCKS, AND THINGS LIKE
06:23:52 THAT.
06:23:52 SO WE'VE HAD SOME MEETINGS WITH THEM.
06:23:55 WE'VE HAD LIKE SET UP THIS FOCUS GROUP MEETING FOR DIFFERENT
06:24:00 INTERESTS, INCLUDING PICKLEBALL.
06:24:04 LAST THURSDAY NIGHT, WE HAD A COMMUNITY INFORMATION MEETING
06:24:07 ACROSS THE STREET AT THE ESTERO COMMUNITY CHURCH.
06:24:10 WE HAD ABOUT 70 PEOPLE IN ATTENDANCE.
06:24:13 THE CONSULTANT KIND OF EXPLAINED THESE PROPOSALS AND WHAT
06:24:18 WOULD BE THE NEXT STEPS, AND WE KIND OF GOT SOME INPUT TO
06:24:22 SET UP MORE FOCUS GROUPS.
06:24:23 THOSE ARE ALL THE THINGS THAT HAVE BEEN HAPPENING SINCE WE
06:24:26 HAD OUR LAST MEETING.
06:24:27 LIKE I SAID, WE WANT TO DO SOME COMBINATION.
06:24:33 I THINK THE VILLAGE MANAGER WOULD LIKE TO GET SOME PROPOSALS

06:24:37 WHERE THEY CAN PROVIDE THE PUBLIC RECREATION THAT PEOPLE
06:24:39 WANT, BUT ALSO AT SOME POINT HAVE A LITTLE BIT OF A REVENUE
06:24:43 STREAM COMING IN SO THAT WE CAN USE THAT MONEY FOR
06:24:46 MAINTENANCE OF OTHER FACILITIES.
06:24:48 OR THIS FACILITY.
06:24:50 SO THAT'S THE GENERAL CONCEPT BEHIND IT.
06:24:54 IN TERMS OF THE ZONING, WHEN WE LOOKED AT IT THE LAST TIME,
06:24:58 YOU ALL HAD SOME ISSUES, THERE WAS A PROPOSED HOTEL, AND IT
06:25:02 WAS, I THINK, SIX STORIES, AND YOU ALL SAID, YOU KNOW, DOES
06:25:06 A HOTEL REALLY FIT IN WITH THIS CONCEPT IF YOU'RE TALKING
06:25:09 ABOUT RECREATION.
06:25:10 SO WE WANT BACK AND SAID MAYBE THE HOTEL ISN'T REALLY GOING
06:25:13 TO FIT.
06:25:14 SO WE HAVE WITHDRAWN THE HOTEL AND WE HAVE WITHDRAWN THE
06:25:17 DEVIATION FOR THE HOTEL FOR THE HEIGHT.
06:25:20 KIND OF TUNED THE USES TO BE A LITTLE BIT MORE RECREATION.
06:25:28 SO NOW WITH THE REVISED PLAN WHERE WE'RE NOT GOING TO HAVE
06:25:32 THE HOTEL, WE THINK THIS IS A BETTER FIT.
06:25:37 WE'VE HEARD YOUR CONCERNS.
06:25:38 WE HAVE REVISED THE CONDITIONS TO GET RID OF THAT.
06:25:42 AND ONE OF THE THINGS I FORGOT TO MENTION, THOUGH, WHEN THIS
06:25:46 GOES BACK TO THE COUNCIL, I THINK THEY ARE GOING TO HAVE
06:25:50 ANOTHER WORKSHOP AND GO BACK TO THE COUNCIL, THE PROPOSALS
06:25:53 THAT WE GOT WILL NOT ALL FIT ON THIS PROPERTY.
06:25:57 SO YOU CAN'T DO EVERYTHING.

06:25:59 THE CRYSTAL LAGOONS SOMETIMES TAKES UP SEVEN ACRES,
06:26:04 DEPENDING ON WHAT SIZE YOU DO.
06:26:06 THE DRIVING RANGE IS ABOUT TEN ACRES NOW.
06:26:09 WE WANT TO FIT IN PICKLEBALL.
06:26:11 THE HIGH FIVE IS A RELATIVELY SMALL.
06:26:14 SO IT LOOKS LIKE YOU CAN DO SOME COMBINATION OF THESE

06:26:17 THINGS.
06:26:17 THE HIGH FIVE, MAYBE AT CRYSTAL LAGOONS, MAYBE THE HIGH FIVE
06:26:22 AT THE DRIVING RANGE, THE PICKLE AND SOCIAL WILL FIT WITH
06:26:26 HIGH FIVE, BUT NOT THE CRYSTAL LAGOONS.
06:26:29 SO THESE ARE ALL THESE VARIATIONS WHEN THEY ARE TALKING TO
06:26:32 THE COUNCIL ABOUT GOING BACK AND GETTING SOME DIRECTION FROM
06:26:35 THE COUNCIL AS TO WHAT THINGS THAT THEY ENVISIONED THAT
06:26:39 WOULD FIT ON THE PROPERTY.
06:26:41 AND THE SCHEDULE OF USES WITH THE ZONING BECAUSE YOU'RE
06:26:47 CONSIDERING THE ZONING, I HAVE JUST PUT IN INDOOR AND
06:26:49 OUTDOOR RECREATIONAL USES TO INCLUDE DRIVING RANGES,
06:26:53 PICKLEBALL, THESE COMMERCIAL TYPE OF RECREATIONAL USES TO
06:26:57 INCLUDE THAT VARIETY.
06:26:59 SO WHEN THE COUNCIL DECIDES EXACTLY WHAT THEY WANT, THOSE
06:27:03 WILL BE ALLOWED.
06:27:04 I HOPE I HAVEN'T --
06:27:12 >>Scotty Wood: ARE YOU SAYING ALL OF THE POTENTIAL USES WILL
06:27:16 BE CONSISTENT WITH THE ZONING THAT'S BEING PROPOSED?
06:27:20 >>Mary Gibbs: WELL, WE'RE PROPOSING THE USES.

06:27:23 SO WHAT I THINK I'M SAYING IS THAT IN THE VILLAGE CENTER
06:27:29 ESPOUSES TO HAVE WALKABILITY AND RECREATIONAL TYPE USES.
06:27:32 SO WE BELIEVE THAT THIS ZONING FITS WITH THE VILLAGE CENTER,
06:27:36 COMPLIES WITH THE LAND DEVELOPMENT CODE.
06:27:38 NOW THAT WE'VE ELIMINATED THE HOTEL, WE FEEL IT IS A BETTER
06:27:42 FIT.
06:27:43 THE USES I HAVE LISTED IN THE ZONING, YOU BASICALLY PROPOSED
06:27:46 WHAT THE USES SHOULD BE.
06:27:47 SO I'VE GOT RECREATIONAL FACILITIES, INDOOR AND OUTDOOR,
06:27:51 SUCH AS PICKLEBALL, DRIVING RANGE, ET CETERA, PARK USES.
06:27:56 RESTAURANT, INCLUDING FOOD TRUCKS, ANCILLARY TYPE OFFICES,
06:28:04 SIGNS, TEMPORARY USES, THOSE TYPE OF THINGS, RETAIL, IF IT'S
06:28:08 ANCILLARY TO A SPORTS RECREATION OPERATION, LIKE IF YOU SEE
06:28:13 A TOP GOLF, IT MIGHT HAVE A LITTLE SMALL LITTLE AREA WHERE
06:28:18 YOU CAN BUY T-SHIRTS AND THINGS LIKE THAT.
06:28:20 SO THAT'S WHERE WE ARE AND WHAT WE'RE LOOKING AT AND THE
06:28:27 BIGGER PICTURE, I THINK, WHICH YOU HAD ASKED TO SEE.
06:28:31 >>Scotty Wood: COULD YOU ALSO OUTLINE FOR THE BOARD KIND OF
06:28:33 THE PROCESS HERE BECAUSE IT'S RATHER UNUSUAL.
06:28:39 IN OTHER WORDS, THE VILLAGE COUNCIL WILL COME UP WITH WHAT
06:28:44 THEY WANT TO DO WITH THE PROPERTY.
06:28:48 LET'S ASSUME THAT IT'S BEEN REZONED.
06:28:52 THEN THE VILLAGE COUNCIL WILL HAVE TO COME BACK TO THE
06:28:56 PLANNING, ZONING, AND DESIGN BOARD WITH WHAT IT WANTS TO DO
06:29:00 IN TERMS OF A DEVELOPMENT ORDER, AM I CORRECT?

06:29:02 >>Mary Gibbs: RIGHT.
06:29:03 SO IF YOU RECOMMEND THE ZONING, THE NEXT STEP, IF YOU

06:29:07 RECOMMEND THIS WITH WHATEVER CONDITIONS YOU THINK ARE
06:29:10 APPROPRIATE, THEN IT GOES TO COUNCIL.
06:29:12 THE COUNCIL MAKES THE DECISION WHETHER THE ZONING IS
06:29:14 APPROPRIATE.
06:29:15 ONCE THE ZONING IS DONE, THAT'S STEP ONE.
06:29:18 WE'VE GOT TO DETERMINE WHAT THE EXACT USES ARE, THEN THE
06:29:22 USES WILL HAVE TO COME BACK FOR DEVELOPMENT ORDERS.
06:29:24 ONCE THE DEVELOPMENT ORDERS ARE GOING TO COME BACK TO THIS
06:29:27 BOARD SO YOU'LL SEE IT AGAIN AT LEAST ONCE, PROBABLY MORE
06:29:30 THAN ONCE, BECAUSE WE MAY GET MORE THAN ONE DEVELOPMENT
06:29:33 ORDER DEPENDING ON WHETHER WE PHASE IT.
06:29:36 SO WE'LL BE BACK AND THEN WE'LL HAVE THE ARCHITECTURAL
06:29:39 ELEVATIONS, THE TRAFFIC ANALYSIS, ALL THE THINGS THAT YOU
06:29:43 TYPICALLY GET FROM THE DEVELOPMENT ORDER.
06:29:46 WE WILL BE BACK.
06:29:47 IT WILL BE LIKE DOWNTOWN ESTERO.
06:29:49 YOU PROBABLY WILL BE SICK OF SEEING US.
06:29:57 >> SO AT THE TIME OF COMING BACK FOR DEVELOPMENT ORDER FOR
06:29:59 USES, WE COULD AT THAT POINT IN TIME SPECIFY LOCATIONS FOR
06:30:04 THOSE USES, FOR EXAMPLE, THE NOISIER ONES SUCH AS
06:30:07 PICKLEBALL, WE'VE ALL THIS PROBLEMS WITH IN OUR MEETINGS
06:30:14 HERE COULD BE DESIGNATED TO BE AWAY FROM RESIDENTIAL AREA,
06:30:20 LIKE THE NORTHWEST CORNER OF SHADOW WOOD THERE.

06:30:22 >>Mary Gibbs: YEAH, SO THERE ARE A COUPLE OF WAYS YOU CAN
06:30:25 DEAL WITH THAT.
06:30:25 WHAT WE'VE LOOKED AT INITIALLY WITH THE STAFF IS WE WANT TO
06:30:31 LOCATE THE PICKLEBALL KIND OF TO THE NORTH END OF THE SITE,
06:30:35 BECAUSE IT'S NOT NEAR ANY NEIGHBORS.
06:30:37 ONCE YOU GET TO THE FURTHER SOUTH, WE'RE THINKING LIKE A
06:30:40 HIGH FIVE OR ONE OF THOSE ENCLOSED BUILDINGS TO THE SOUTH
06:30:43 BECAUSE YOU DON'T WANT TO BE TOO CLOSE TO THE NEIGHBORS.
06:30:46 I DIDN'T PUT IN A CONDITION TO THE EXACT LOCATION BECAUSE WE
06:30:52 DON'T KNOW AT THIS POINT.
06:30:53 BUT IF WE COME BACK FOR THE DEVELOPMENT ORDER, AND YOU ALL
06:30:57 THINK, OH, IT'S TOO CLOSE.
06:31:00 THEN MAYBE WE NEED TO DO A SOUND STUDY TO SEE IF IT WILL
06:31:05 CREATE A PROBLEM OR NOT.
06:31:06 MAYBE WE NEED TO CONSIDER IF WE'LL BE DOING ACOUSTIFENCE,
06:31:10 THE THINGS WE TYPICALLY MAKE OTHER PEOPLE DO.
06:31:13 BUT OUR INTENT IS TO TRY TO KEEP THE PICKLEBALL AS FAR AWAY
06:31:18 AS WE CAN FROM THE NEIGHBORS.
06:31:23 >>Barry Jones: MARY, IS IT NOT STANDARD ON A PROJECT LIKE
06:31:25 THIS THAT A DEVELOPER WOULD HAVE TO COME IN WITH A PATTERN
06:31:28 BOOK TO SET AN ARCHITECTURAL STANDARD FOR THE DEVELOPMENT?
06:31:32 >>Mary Gibbs: WHY, YES, THANK YOU FOR ASKING THAT QUESTION.
06:31:34 I'M SO HAPPY YOU CAME HERE TONIGHT.
06:31:36 TOO BAD HE DIDN'T GET STUCK IN TRAFFIC A LITTLE LONGER.

06:31:42 [LAUGHTER]

06:31:42 YES, AND ACTUALLY, THIS WAS -- HERE IS THE DILEMMA.
06:31:48 WE KNOW, OF COURSE, WE HAVE TO HAVE SOMETHING.
06:31:52 BECAUSE IN THE VILLAGE CENTER, WE'VE GOT ARCHITECTURAL
06:31:56 STANDARDS SO WE'RE EITHER GOING TO HAVE SOME MEDITERRANEAN
06:31:59 OR WE'RE GOING TO HAVE OLD FLORIDA.
06:32:01 WE'RE THINKING MAYBE OLD FLORIDA, BUT WE DON'T KNOW AT THIS
06:32:05 POINT.
06:32:05 SO HERE IS THE DILEMMA AT THIS POINT IN TIME.
06:32:07 WE DON'T KNOW WHAT BUILDINGS WE'RE GOING TO DO WHERE.
06:32:11 WE KNOW THE STYLE WILL MEET WITH THE VILLAGE STANDARDS
06:32:14 BECAUSE WE HAVE TO.
06:32:16 SO WE PLAN TO DO THE PATTERN BOOK WHEN WE COME BACK WITH THE
06:32:22 DEVELOPMENT ORDER AND WE HAVE THE ELEVATIONS AND WE HAVE THE
06:32:24 SPECIFICITY.
06:32:25 IF WE DO A PATTERN BOOK NOW, IT'S LIKE A FAUX PATTERN BOOK
06:32:29 BECAUSE YOU DON'T KNOW WHAT IT'S GOING TO BE.
06:32:34 >>Barry Jones: SHOULD WE BE PREPARED TO EXTEND THAT OPTION
06:32:36 TO EVERY DEVELOPER THAT COMES IN WITH A ZONING PROPOSAL?
06:32:39 >>Mary Gibbs: NO.
06:32:39 WE HAVE CONTROL OVER THIS BECAUSE IT'S VILLAGE PROPERTY, SO
06:32:42 WE CONTROL IT.
06:32:44 >>Barry Jones: JUST FEELS LIKE WE'RE SETTING A PRECEDENT.
06:32:47 >>Mary Gibbs: WELL, I UNDERSTAND.
06:32:48 BUT I FEEL THAT WE DO HAVE CONTROL OVER THIS.
06:32:51 WE KNOW WHAT THE STANDARDS ARE.

06:32:53 WE KNOW IT'S NOT LIKE I'M GOING SOMEWHERE.
06:32:57 YOU CAN BEAT ME UP LATER, BUT I FEEL LIKE --
06:33:02 >>Barry Jones: PERSONALLY, I'VE NEVER UNDERSTOOD REQUIRING
06:33:05 THE PATTERN BOOK AT ZONING BECAUSE JUST LIKE THE VILLAGE
06:33:08 DOESN'T KNOW WHAT THEY ARE GOING TO DO, OFTENTIMES A
06:33:11 DEVELOPER MIGHT NOT KNOW WHAT THEY ARE GOING TO DO WHEN THEY
06:33:13 ARE GETTING A ZONING AND I'M SURE YOU'VE HEARD THAT ARGUMENT
06:33:16 A THOUSAND TIMES.
06:33:18 >>Mary Gibbs: HOWEVER, AND I DO KNOW EXACTLY WHAT YOU MEAN.
06:33:22 IT IS SOMETIMES A PROBLEM.
06:33:23 HOWEVER, WHEN A PRIVATE DEVELOPER, WE LIKE TO HAVE SOME IDEA
06:33:28 OF WHAT IT'S GOING TO BE.
06:33:31 HERE, WE KNOW WE'LL HAVE RECREATIONAL USES.
06:33:34 JUST DON'T KNOW WHAT THE BUILDINGS WILL LOOK LIKE.
06:33:36 WE WON'T HAVE THAT MANY BUILDINGS.
06:33:37 MOST -- I'M HOPING MOST OF IT WILL BE OUTDOOR AND WON'T BE
06:33:40 THAT MANY BUILDINGS.
06:33:41 MAYBE WE HAVE TWO BUILDINGS OR THREE LITTLE BUILDINGS.
06:33:44 NOW, I HAVE TO TELL YOU WHEN WE'RE DOING THE PARK, IF YOU
06:33:48 REMEMBER THE PARK AT 41 AND CORKSCREW, WE DID THE RESTROOM

06:33:52 BUILDING AND WE DESIGNED THAT TO BE OLD FLORIDA.
06:33:54 IT'S SPECTACULAR.
06:33:56 MOST SPECTACULAR RESTROOM YOU'VE SEEN THAT'S NOT IN WESTIN,
06:34:01 WHICH WE MODELED AFTER.
06:34:06 >>Barry Jones: INDIGENOUS PRESERVE AREAS, WHERE ARE THEY?

06:34:10 >>Mary Gibbs: WHERE THE TREES -- WELL, WE HAVE ENOUGH OPEN
06:34:13 SPACE AND WE DO MEET ON THE MASTER CONCEPT PLAN, WE DO HAVE
06:34:18 THE OPEN SPACE AND WE MEET THAT, THE INDIGENOUS PRESERVE.
06:34:20 WHAT WE ARE TRYING TO DO SINCE JIM WALLACE MENTIONED ALL THE
06:34:25 HERITAGE TREES, WE DID GO OUT.
06:34:26 WE HAD ENVIRONMENTAL PEOPLE FROM AN ENGINEERING COMPANY GO
06:34:30 OUT, SURVEY THE TREES, LOCATE ALL THE HERITAGE TREES, AND WE
06:34:33 WOULD LIKE TO INCORPORATE.
06:34:35 MOST OF THEM ARE ON THE NORTHERN PART OF THE PROPERTY, THE
06:34:39 NORTHWESTERN PART OF THE PROPERTY.
06:34:40 THE GOLF DRIVING RANGE IS CLEARED AND YOU'VE GOT FOUR TREES
06:34:43 IN THE FRONT.
06:34:44 BUT ON THE WESTERN HALF, THEY ARE MOSTLY ON THE NORTH,
06:34:47 CLOSER TO VIA COCONUT.
06:34:49 SO WHAT WE WANT TO DO IS INCORPORATE THEM INTO THE OPEN
06:34:54 SPACE AND INTERTWINE AROUND SO THAT WE CAN KEEP AS MANY.
06:34:57 WE'RE RIGHT NOW LOOKING AT THE HEALTH OF SOME OF THEM
06:34:59 BECAUSE SOME OF THEM ARE REALLY, REALLY NICE AND SOME ARE
06:35:02 NOT QUITE AS NICE.
06:35:05 >>James Tatooles: MARY, IS THERE ANY GOAL FOR FINANCIAL
06:35:11 REMUNERATION FOR THIS PROJECT FROM THE PROPERTY TO THE
06:35:14 VILLAGE?
06:35:15 >>Mary Gibbs: IS THERE ANY WHAT?
06:35:16 >>James Tatooles: GOAL OF INCOME.
06:35:19 >>Mary Gibbs: YES.

06:35:20 THERE IS A GOAL -- THERE WOULD BE A GOAL OF OFFSETTING -- IF
06:35:25 WE DO A PUBLIC/PRIVATE PARTNERSHIP WITH ANY OF THESE
06:35:29 ENTITIES, IT IS CALLED A P-3 PUBLIC/PRIVATE PARTNERSHIP.
06:35:34 WITH ANY OF THESE ENTITIES, THERE WOULD BE A GOAL THAT WE
06:35:36 CAN RECEIVE SOME REVENUE, CERTAIN PERCENTAGE OR SOMETHING.
06:35:40 THOSE ARE THE AGREEMENTS THAT WOULD BE WORKED OUT WITH THE
06:35:43 ENTITIES AND THE VILLAGE, AND THAT IF WE CAN RECEIVE SOME
06:35:47 MONEY TO OFFSET THE COST OF THIS PROPERTY OR TO USE FOR
06:35:51 MAINTENANCE FOR OTHER PROPERTIES LIKE RIVER OAKS OR OVER ON
06:35:56 CORKSCREW AND 41.
06:36:00 >>James Tatooles: IN ORDER TO DO THIS, WOULD THIS BE
06:36:01 SOMETHING THAT WOULD BE LEASED LAND TO THE PUBLIC/PRIVATE
06:36:07 ENTITY.
06:36:08 WOULD IT BE A LEASE LAND AND SO THERE WOULD BE A COST OF
06:36:10 LEASING THE LAND AND THEN A SHARING OF THE REVENUE?
06:36:13 >>Mary Gibbs: YEAH, SOMETHING LIKE THAT.

06:36:15 I'M NOT THE FINANCIAL PERSON, BUT OUR CONSULTANT, THERE'S
06:36:19 SOME -- THE DOCUMENTS THAT WENT TO VILLAGE COUNCIL, THERE
06:36:22 ARE SOME DRAFT AGREEMENTS THAT SHOW HOW YOU WOULD STRUCTURE
06:36:25 THAT.
06:36:27 >> LEASE IN PERPETUITY.
06:36:28 >>James Tatooles: THERE WOULD BE ANOTHER FACTOR.
06:36:30 THERE WOULD BE A TIME OF LIFE OF THE ENTITY.
06:36:36 IN OTHER WORDS, IF YOU LEASE LAND FOR SOME PARTICULAR
06:36:39 PROJECT, IT WOULD BE FOR SOME PERIOD OF TIME SO THAT IT

06:36:44 WOULDN'T BE LOCKED IN FOR THE FUTURE.
06:36:46 IT WOULD BE LAND THAT WOULD HAVE ABILITY TO CHANGE AS TIME
06:36:50 GOES BY, I WOULD THINK.
06:36:53 >>Mary Gibbs: I'M NOT THE NUMBERS.
06:36:55 THEY DON'T LET ME NEAR THE MONEY, BUT I THINK YOU'RE RIGHT.
06:36:59 >>Barry Jones: IS THERE GOING TO BE A PUBLIC RFQ PROCESS TO
06:37:02 SOLICIT?
06:37:04 >>Mary Gibbs: IT WAS UNSOLICITED BIDS.
06:37:05 IT WAS CALLED AN RFP 3.
06:37:10 >>Barry Jones: THEY JUST SHOWED UP.
06:37:12 I'M SAYING, BECAUSE IF YOU DO A PUBLIC ADVERTISEMENT AND YOU
06:37:16 PUT IT IN THE TRADE JOURNALS OR WHATEVER, IT MAY INCORPORATE
06:37:20 A BROADER RANGE OF RESPONSES.
06:37:23 SO I'M CURIOUS IF THE VILLAGE HAS CONSIDERED ISSUING AN RFQ
06:37:29 FOR QUALIFIED APPLICANTS TO OFFER.
06:37:32 >>Mary Gibbs: I THINK THEY TALKED ABOUT THAT WAY BACK AND
06:37:35 DECIDED THAT THE P-3 WAS THE BETTER WAY TO GO.
06:37:38 BUT I WASN'T REALLY INVOLVED IN THOSE DISCUSSIONS.
06:37:41 THEY KEEP ME AWAY FROM THE MONEY.
06:37:44 >>Barry Jones: EVEN ON THE P-3s I'VE BEEN A PART OF,
06:37:47 GENERALLY YOU HAVE TO MEET QUALIFICATIONS AND THEN YOU
06:37:50 ENTERED INTO CONTRACT NEGOTIATIONS FOR THE P-3.
06:37:52 >>Mary Gibbs: I KNOW OUR PURCHASING STAFF AND ATTORNEY KIND
06:37:55 OF WORKED IT OUT WITH ALL THOSE DETAILS.
06:38:02 >>Barry Jones: JUST TO BE CLEAR, THE INDIGENOUS PRESERVE

06:38:05 WOULD BE LOCATED SOMEWHERE IN THE AREA LABELED OUTDOOR
06:38:07 ACTIVITY USE?
06:38:08 >>Mary Gibbs: YES, THAT'S OUR GOAL.
06:38:10 I THINK THE MASTER CONCEPT PLAN SHOWS THE OPEN SPACE.
06:38:17 >>Barry Jones: IT DOESN'T SAY OPEN SPACE ANYWHERE THAT I
06:38:20 SEE.
06:38:21 >>Mary Gibbs: I SAW IT A LITTLE --
06:38:24 >> THE HERITAGE TREES ARE PROBABLY IN THE NORTHERNMOST
06:38:27 OUTDOOR ACTIVITY USE AREA.
06:38:31 >>Mary Gibbs: WHERE IT SHOWS AS GENERAL PARKING, THERE WERE
06:38:34 SOME HERITAGE TREES IN THAT AREA AS WELL.
06:38:39 >>Barry Jones: ONE LAST QUESTION, STORMWATER IS JUST GOING

06:38:42 TO GO WHEREVER IT NEEDS TO GO?
06:38:45 >>Mary Gibbs: GOT TO WORK OUT THOSE DETAILS, YEAH.
06:38:52 >>Scotty Wood: BEFORE I OPEN THE PUBLIC HEARING --
06:38:55 >>Jim Wallace: CAN I SAY SOMETHING?
06:38:57 I REALLY HAVE SOME VERY, VERY SERIOUS PROBLEMS WITH THIS.
06:39:01 YOU KNOW THAT, MARY.
06:39:02 I DON'T SEE ANYWHERE IN HERE AND I HAVEN'T HEARD THAT FOR ME
06:39:10 THE PEOPLE -- THE PEOPLE THAT HAVE BEEN LEFT OUT OF THIS ARE
06:39:14 THE RESIDENTS AND CITIZENS OF ESTERO, MY OPINION.
06:39:18 YOU'RE TALKING ABOUT A FEW PEOPLE HERE AND A FEW PEOPLE
06:39:23 THERE AND A FEW PEOPLE HERE, A FEW PEOPLE ON THE VILLAGE
06:39:25 COUNCIL WHO ARE MAKING DECISIONS AND I REMEMBER WHEN DON
06:39:30 ESLICK SAID, GEE, WHY DON'T WE HAVE A 50-METER OLYMPIC POOL,

06:39:35 WHY DON'T WE HAVE THIS, WHY DON'T WE HAVE THAT?
06:39:38 ALL THOSE THINGS WE'VE BEEN TALKING ABOUT THE PARK, THE LEE
06:39:41 COUNTY PARK, AND THE THINGS THAT COULD BE DONE THERE.
06:39:47 WE DON'T HAVE A MASTER PLAN.
06:39:49 TO ME, THIS IS AN OLD EXPRESSION, TOO MUCH BARK ON YOUR
06:39:54 NOSE, I DON'T MEAN YOUR NOSE, BUT TOO MUCH BARK ON THE NOSE.
06:39:57 THE CART BEFORE THE HORSE.
06:40:01 ALL KINDS OF LITTLE EXPRESSIONS.
06:40:02 BUT I HAVEN'T SEEN ANYBODY SAY WE DID A SURVEY OF THE
06:40:08 RESIDENTS' NEEDS AND WANTS IN ESTERO.
06:40:11 AND THIS IS WHAT THEY SAY THEY WANT.
06:40:13 I HAVEN'T SEEN THAT ANYWHERE.
06:40:15 I HAVEN'T READ IT.
06:40:16 MAYBE IT'S BEEN DONE.
06:40:19 DOING A COUPLE OF FOCUS GROUPS.
06:40:20 I'M BY BACKGROUND A CONSUMER BEHAVIORAL MARKETING GUY.
06:40:23 I'VE DONE HUNDREDS OF FOCUS GROUPS.
06:40:27 AND IT'S NOT QUITE THE SAME AS A FULL SURVEY.
06:40:29 AND SO I WORRY ABOUT -- THE INTENDED USER IS THE ESTERO
06:40:38 RESIDENTS, BUT THEIR OPINION IS NOT BEING EXPRESSED HERE.
06:40:41 SO I'M VERY CONCERNED ABOUT IT.
06:40:44 I SEE BUILDINGS THAT ARE IN A COURTYARD SHAPE, BUT WE SAY,
06:40:49 WELL, WE DON'T KNOW -- WE KNOW WHAT THE SHAPE OF THE
06:40:51 BUILDING IS, BUT WE DON'T KNOW WHAT THE FUNCTION OF THE
06:40:53 BUILDING IS YET.

06:40:54 THE PARKING, WELL, IT'S KIND OF THIS HALF-MOON SHAPE, BUT
06:40:58 PARKING LOTS ARE TYPICALLY 60-FOOT RECTANGULAR SHAPES.
06:41:04 I DON'T KNOW HOW YOU GET THE PARKING TO FIT INTO THE SHAPE
06:41:05 ON THE SITE PLAN.
06:41:06 I KEEP GOING THROUGH IT AND THROUGH IT, THE COMMUNITY
06:41:09 OUTREACH SHOULD HAVE HAPPENED, MAYBE IT DID HAPPEN.
06:41:14 MAYBE I'M NOT AWARE OF IT.
06:41:15 BUT COMMUNITY OUTREACH ON A REASONABLE SCALE SHOULD HAVE

06:41:20 HAPPENED BEFORE ANYTHING ELSE.
06:41:22 IT SHOULD BE THE NUMBER ONE PRIORITY.
06:41:25 I THINK THIS IS BEING RUSHED.
06:41:28 EVERY TIME YOU RUSH, I HONESTLY BELIEVE WE MAKE WRONG
06:41:31 DECISIONS.
06:41:32 I EVEN LOOK AT ONE PLACE WE TALK ABOUT THE BUILDING HEIGHT
06:41:36 SHOULD BE 45 FEET, BUT THE RESOLUTION SAYS MAXIMUM 35 FEET.
06:41:39 SO WE DON'T EVEN HAVE AGREEMENT ON THAT.
06:41:44 I REALLY HAVE VERY SERIOUS CONCERNS THAT WE FEEL WE BOUGHT
06:41:49 THE LAND, WE OWN THIS LAND.
06:41:51 IT'S COSTING US TIME AND MONEY, SO WE HAVE TO DO SOMETHING
06:41:55 WITH IT.
06:41:56 BUT WE HAVEN'T FIGURED OUT THE PARK YET, AND WE HAVEN'T
06:41:59 FIGURED OUT WHAT THE CITIZENS OF ESTERO WANT OR NEEDS AND
06:42:03 WANT YET.
06:42:04 BUT WE'RE RUSHING TO DO SOMETHING WITH 20 ACRES.
06:42:07 I THINK THAT'S A SERIOUS MISTAKE.

06:42:09 >>Mary Gibbs: IF I COULD JUST SAY ONE THING, WE DID DO A
06:42:13 SURVEY WAY BACK WHEN WE DID OUR PARKS AND OPEN SPACE MASTER
06:42:16 PLAN, WHICH IS -- WE DID A SURVEY WHEN WE DID OUR PARKS AND
06:42:21 OPEN SPACE MASTER PLAN.
06:42:22 WE HAD A CONSULTANT DO THAT FOR US A FEW YEARS BACK, AND
06:42:25 THEY DID DO A BROAD SURVEY OF ESTERO.
06:42:29 >>Jim Wallace: RECENTLY?
06:42:29 >>Mary Gibbs: IT'S PROBABLY BEEN THREE YEARS NOW.
06:42:32 BUT THAT SHOWED WHAT THE RESIDENTS DID WANT.
06:42:37 NATURE TRAILS, THE BROAD ASSORTMENT OF USES.
06:42:40 BUT WE DID DO THAT MASTER PLAN, SO WE'RE NOT JUST MAKING IT
06:42:44 UP.
06:42:44 THIS DOES COMPLY.
06:42:45 >>Jim Wallace: HOW MANY PEOPLE SAID THEY WANTED PICKLEBALL
06:42:48 BACK THEN?
06:42:49 >>Mary Gibbs: WELL, A LOT.
06:42:50 ACTUALLY, SURPRISINGLY, BECAUSE WE DIDN'T HAVE THAT LISTED,
06:42:53 THEY ALL CAME TO A MEETING AT THE REC CENTER AND LIKE PUT
06:42:57 THEIR LITTLE COINS IN THE BOXES FOR PICKLEBALL AND THEY
06:43:01 STACKED THE DECK A LITTLE BIT.
06:43:02 SO WE DID DO THAT PARKS AND MASTER -- PARKS AND REC OPEN
06:43:10 SPACE MASTER PLAN.
06:43:11 WE DO HAVE A BASIS FOR IT.
06:43:12 AND THE COMMUNITY MEETING THAT WE HAD LAST THURSDAY WAS SENT
06:43:17 OUT LIKE A BROAD E-MAIL TO ALL THE COMMUNITIES, AND THE

06:43:21 COMMUNITY ASSOCIATIONS, AND WE HAD LIKE 70 PEOPLE MAYBE.
06:43:24 SO IT WAS PRETTY GOOD TURNOUT.
06:43:30 >>James Tatooles: TO PIGGYBACK ON JIM'S COMMENTS, I'VE BEEN
06:43:35 LISTENING TO THIS SO MANY YEARS, AN AQUATIC CENTER, AND I

06:43:38 DON'T KNOW IF THAT'S EVER SOMETHING THAT COULD BE
06:43:41 CONSIDERED, BUT THIS WOULD BE A PERFECT PLACE TO PUT ONE,
06:43:44 WHETHER OR NOT WE NEED ONE IS ANOTHER QUESTION.
06:43:46 BUT I KNOW THAT'S ALWAYS BEEN DISCUSSED, AND I DON'T SEE IT
06:43:49 INVOLVED HERE.
06:43:51 >>Mary Gibbs: THAT WAS THE ED WEIL WHO COMES TO ALL THE
06:43:54 COUNCIL MEETINGS.
06:43:55 HE WANTED THE AQUATIC CENTER, THE AQUATIC CENTER.
06:43:58 AND HE WAS ACTUALLY AT THURSDAY NIGHT'S MEETING.
06:44:01 BUT HE DID NOT BRING IT UP.
06:44:07 >>Scotty Wood: I WANT TO MAKE A POINT OF PERSONAL PRIVILEGE
06:44:09 HERE, WE NEGLECTED TO ASK THIS BOARD IF THEY'VE HAD ANY EX
06:44:13 PARTE COMMUNICATIONS ON THIS PARTICULAR ITEM AND ARE THERE
06:44:17 ANY CONFLICTS?
06:44:18 FIRST QUESTION.
06:44:19 >> NO.
06:44:20 >> NO.
06:44:20 >> NO.
06:44:22 >> NO CONFLICTS, NO COMMUNICATIONS.
06:44:23 >>Scotty Wood: I RECEIVED A PHONE CALL FROM NICK BATOS
06:44:26 INQUIRING ABOUT THE PROJECT, AND I TOLD HIM ABOUT THE

06:44:28 MEETING THAT WE WERE HOLDING.
06:44:31 ANYTHING ELSE?
06:44:32 I GOT A CALL FROM NICK BATOS WANTING TO KNOW WHAT THE
06:44:37 PROCESS WAS AND I EXPLAINED THE PROCESS.
06:44:40 >>James Tatooles: I'VE HAD PEOPLE ASK ME WHAT'S GOING ON
06:44:42 OVER THERE AND I COULDN'T ANSWER THEM.
06:44:45 >>Scotty Wood: OKAY.
06:44:46 ALL RIGHT.
06:44:46 ON THAT NOTE, I BELIEVE THAT NICK HAS FILLED OUT A CARD.
06:44:51 SO, NANCY, WOULD YOU PLEASE SWEAR IN FORMER MAYOR NICK
06:44:55 BATOS.
06:44:57 >>Barry Jones: COULD I ASK ONE MORE QUESTION?
06:44:59 ATTACHMENT B STILL LISTS 175 HOTEL ROOMS ON THE MASTER
06:45:03 CONCEPT PLAN.
06:45:04 I SEE IT'S NOT IN THE ZONING.
06:45:06 >>Mary Gibbs: NO, WE DID NOT CHANGE THE MASTER CONCEPT PLAN
06:45:09 YET BECAUSE WE WANTED TO SEE WHAT THE PLANNING AND ZONING
06:45:11 BOARD, IF YOU MADE ANY CHANGES OR RECOMMENDATIONS, AND THEN
06:45:13 WE'LL GO BACK AND CHANGE THE PLAN.
06:45:17 >>Barry Jones: THE NARRATIVE DISCUSSED IT BEING 45-FOOT
06:45:20 TALL, BUT THEN IT SAYS ONE AND TWO STORY BUILDINGS.
06:45:23 >>Mary Gibbs: RIGHT.
06:45:24 BECAUSE 45 FEET IS THE HEIGHT LIMIT IN THE VILLAGE FOR MOST
06:45:28 AREAS.
06:45:29 AND THEY WANTED A LITTLE BIT EXTRA IN CASE WE HAD

06:45:32 ARCHITECTURAL JUST TO MAKE SURE.
06:45:35 >>Barry Jones: LIMITED TO TWO STORIES.
06:45:36 >>Mary Gibbs: YES, YES.
06:45:40 >>Barry Jones: THANK YOU.
06:45:41 >>Scotty Wood: NICK, WOULD YOU RAISE YOUR RIGHT HAND?
06:45:44 NANCY, WOULD YOU WEAR HIM IN PLEASE?
06:45:49 >>Nancy Stroud: YES.
06:45:50 DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY THAT YOU WILL GIVE
06:45:54 TONIGHT IS THE TRUTH, THE WHOLE TRUTH AND NOTHING BUT THE
06:45:57 TRUTH?
06:45:58 >> I DO.
06:45:58 >>Scotty Wood: HE SAID I DO.
06:46:02 >>Nancy Stroud: THANK YOU.
06:46:05 >>Scotty Wood: NOW I'LL OPEN THE PUBLIC HEARING AND WE HAVE
06:46:07 A CARD FROM OUR FORMER MAYOR.
06:46:10 >> GOOD EVENING, GENTLEMEN.
06:46:11 NICK BATOS, 9165 HOLLOW POINT DRIVE IN SHADOW WOOD.
06:46:16 I CAME HERE JUST TO OBSERVE, AND I REALLY HAVE -- SINCE I'VE
06:46:19 LEFT THE COUNCIL, I HAVEN'T -- I MADE A POINT OF NOT BEING
06:46:22 HERE AND LEAVING IT TO THE NEW PEOPLE TO TAKE CARE OF.
06:46:25 BUT I'M SITTING HERE, IT JUST -- I HAD TO BRING UP ONE
06:46:34 POINT.
06:46:34 OVER THE YEARS, WE HAVE SO MANY TIMES SAID TO OURSELVES, WHY
06:46:38 ARE WE STUCK WITH ZONING WHICH WAS BUBBLE ZONING, WHICH
06:46:42 ALLOWED ALMOST ANYTHING TO BE DEVELOPED THERE.

06:46:44 AND WE HAD TO FIGHT AND WORK WITH THAT.
06:46:46 WE HAVE AN OPPORTUNITY HERE TO HAVE A PIECE OF PROPERTY
06:46:50 THAT'S OWNED BY US AND TO ZONE IT FOR WHAT WE WANT TO USE IT
06:46:55 FOR, NOT TO ZONE IT FOR THINGS THAT MAY COME UP.
06:46:58 AND I DON'T KNOW WHY WE WOULD BE ASKING FOR A CHANGE IN
06:47:02 ZONING TO ALLOW FOR THINGS THAT MAY NEVER COME UP OR WAS NOT
06:47:07 OUR INTENTION TO ALLOW TO COME UP.
06:47:09 AND I WOULD THINK THAT WE SHOULD HAVE IN THIS CASE, LIKE IN
06:47:12 ALL OTHER CASES, HAVE A PLAN BEFORE WE ARE ASKING FOR A
06:47:17 CHANGE IN ZONING, AND THAT'S THE ONLY REASON I CAME UP.
06:47:22 IT'S NOT I'M AGAINST ANYTHING HERE BECAUSE I HAVEN'T HEARD
06:47:26 ANYTHING SPECIFIC ABOUT IT, BUT I DON'T SEE THAT WE SHOULD
06:47:28 BE CHANGING A ZONING AND ALLOWING THINGS TO HAPPEN ON
06:47:32 PROPERTY WE OWN WHEN WE DON'T HAVE TO DO IT.
06:47:36 THANK YOU.
06:47:39 >> THANK YOU.
06:47:42 >>Scotty Wood: ANY REBUTTAL FROM THE APPLICANT?
06:47:49 >>Mary Gibbs: I APPRECIATE THE PUBLIC COMMENTS.
06:47:51 THEY ARE EXCELLENT.
06:47:51 BUT, AGAIN, I DO FEEL THAT WE DO HAVE CONTROL OVER IT
06:47:56 BECAUSE IT WILL BE DECIDED BY THE VILLAGE COUNCIL.
06:47:58 I ACTUALLY HAVE A VERY NARROW LIST OF USES FOR REZONING.

06:48:03 KEEP IN MIND HALF THE PROPERTY IS ALREADY ZONED COMMERCIAL.
06:48:05 I'VE GOT A VERY SHORT LIST OF USES FOR THE PROPERTY.
06:48:15 >>Jim Wallace: IS THAT A GOOD THING?

06:48:16 DO WE WANT A SHORT LIST OR A LIST THAT ALLOWS US IN THE
06:48:19 FUTURE TO DO WHAT THE CITIZENS WANT AND WHAT WE WANT?
06:48:23 >>Mary Gibbs: I DO THINK IT IS A SHORT LIST THAT WOULD ALLOW
06:48:26 ALL THOSE RECREATIONAL TYPE USES THAT ARE WANTED.
06:48:29 AND IF NOT, WE'D HAVE TO COME BACK TO YOU ALL IN A YEAR OR
06:48:35 TWO IF SOMETHING CHANGES.
06:48:38 >>Jim Wallace: THAT SOUNDS LIKE SIGN IT AND WE'LL READ IT
06:48:40 LATER.
06:48:40 I DON'T KNOW.
06:48:41 I GET VERY CONCERNED.
06:48:45 >>Scotty Wood: THE IMPORTANT THING TO REMEMBER, THE CURRENT
06:48:47 PROPERTY IS ZONED AGRICULTURAL.
06:48:50 >>Mary Gibbs: HALF OF IT.
06:48:51 >>Scotty Wood: THE OTHER HALF IS COMMERCIAL.
06:48:55 IT IS A REAL HODGEPODGE.
06:48:57 THE QUESTION IS, DO WE WANT TO TAKE IT TO ESTERO PLAN AND
06:49:01 DEVELOPMENT ZONING OR NOT.
06:49:04 YOU CAN'T PUT WHAT'S BEING TALKED ABOUT ON AN AGRICULTURAL
06:49:14 ZONED PIECE OF PROPERTY.
06:49:16 CAN'T DO IT.
06:49:19 >>Mary Gibbs: AND IN VILLAGE CENTER YOU HAVE TO REZONE IT TO
06:49:21 ESTERO PLANNED DEVELOPMENT.
06:49:23 THAT'S WHAT OUR CODE SAYS.
06:49:25 >>Scotty Wood: IT'S IN THE LAND DEVELOPMENT CODE.
06:49:30 >>James Tatooles: ARE WE PUTTING THE CART BEFORE THE HORSE

06:49:32 ZONING IT FOR SOMETHING THAT WE DON'T KNOW WHAT IT WILL BE
06:49:34 USED FOR?
06:49:34 >>Mary Gibbs: WE DO KNOW.
06:49:36 >>James Tatooles: THERE MIGHT BE SOMETHING THAT'S WAY OUT
06:49:38 THAT HASN'T COME UP YET, BUT REALLY UNIQUE THAT WOULD HAVE
06:49:41 TO HAVE SOME SPECIAL ZONING AND SHOULD WE NOT BE ABLE TO BE
06:49:47 OPEN TO ANY CHANGE IN THE FUTURE FOR SOMETHING LIKE THAT TO
06:49:51 COME UP?
06:49:53 >>Mary Gibbs: I THINK IF YOU HAVE A FUTURE CHANGE FOR
06:49:55 SOMETHING WE DON'T KNOW ABOUT, WE COME BACK AND AMEND THE
06:49:59 ZONING, PEOPLE DO THAT ALL THE TIME.
06:50:00 PRIVATE DEVELOPERS COME BACK AND AMEND IT.
06:50:03 SO THAT WOULD BE WHAT WE DO.
06:50:04 BUT THIS IS A PRETTY SMALL LIST OF USES, AND IT COMPLIES
06:50:08 WITH THE COMPREHENSIVE PLAN.
06:50:09 IT MEETS THE CODE.
06:50:13 >>Jim Wallace: THAT'S OKAY FOR ZONING, BUT ONCE IT'S BUILT,
06:50:16 I WORRY THAT WE'RE -- AND THEN WE NEGOTIATE WHAT'S GOING ON

06:50:19 WITH THE REST OF THE PARK, WE GO, OH, MAN, WISH WE HADN'T
06:50:25 BUILT THE WATER PARK THERE OR I WISH WE HADN'T DONE
06:50:29 PICKLEBALL, BECAUSE NOW SHADOW WOOD OR WHATEVER IT IS, THE
06:50:33 BROOKS HAS 22 COURTS AND THEY DON'T NEED IT.
06:50:37 JUST -- I JUST WORRY THAT WE'RE COMMITTING OURSELVES TO
06:50:40 SOMETHING, AND WE REALLY DON'T HAVE A CLUE WHAT THE FUTURE
06:50:46 IS, BUT WE'RE COMMITTING TO DO SOMETHING.

06:50:49 >>Michael Sheeley: WHAT DO YOU DO?
06:50:50 DO NOTHING?
06:50:53 >>Anthony Gargano: ISN'T THERE TWO DIFFERENT ISSUES HERE?
06:50:58 >>Jim Wallace: UNTIL WE KNOW WHAT THE CITIZENS WANT --
06:51:02 >>Anthony Gargano: I THINK MARY HAS EXPLAINED AND I REMEMBER
06:51:05 PARTICIPATING IN THAT STUDY AS WELL.
06:51:08 I THINK MARY HAS EXPLAINED THAT THERE HAS BEEN SUFFICIENT --
06:51:12 WELL, THERE HAS BEEN OUTREACH.
06:51:14 I THINK IT'S BEEN SUFFICIENT OUTREACH TO THE COMMUNITY TO
06:51:17 DETERMINE WHAT THE DESIRES OF VILLAGE RESIDENTS ARE.
06:51:22 I SEE NOTHING WRONG WITH MOVING AHEAD WITH THE ZONING
06:51:26 REQUEST SO THAT COUNCIL THEN HAS -- THEY KNOW THEY HAVE THE
06:51:30 FOUNDATION THAT THEY CAN BUILD UPON.
06:51:32 WE GET A SHOT AT, YOU'RE ASKING ABOUT CONTROLLING WHAT'S
06:51:37 GOING ON THERE.
06:51:38 WE GET THE SHOT AT CONTROLLING WHAT'S GOING ON THERE AT THE
06:51:43 TIME OF DEVELOPMENT ORDER.
06:51:46 >>Jim Wallace: WE OWN THE LAND.
06:51:48 WE'LL ALWAYS HAVE THAT SHOT.
06:51:50 >>Anthony Gargano: SO WHAT'S THE HANG-UP IN APPROVING THE
06:51:53 ZONING?
06:51:54 >>Jim Wallace: HAVE YOU SEEN THE ZONING?
06:51:56 HAVE YOU SEEN IT?
06:51:57 >>Anthony Gargano: NO, THE ZONING REQUEST --
06:52:00 >>Kristin Jeannin: I THINK THE ISSUE IS ATTACHMENT B, RIGHT?

06:52:03 IT STILL SAYS HOTEL ON IT.
06:52:06 >>Mary Gibbs: IF YOU WERE GOING TO RECOMMEND APPROVAL, YOU
06:52:10 WOULD SAY DELETE HOTEL.
06:52:12 I ALREADY SAID IN THE STAFF REPORT THAT THE HOTEL --
06:52:14 >>Kristin Jeannin: CAN WE RECOMMEND APPROVAL AND LIKE NOT
06:52:17 THE LAYOUT AT ALL?
06:52:18 IT DOES HANDICAP YOU A LITTLE BIT, LIKE, I HAVE NO PROBLEM
06:52:24 WITH THIS ALL BEING RECREATIONAL AREA FOR THE VILLAGE OF
06:52:28 ESTERO, BUT I FEEL LIKE THIS MIGHT PIGEONHOLE YOU IN SOME
06:52:32 WAY THAT WE DON'T KNOW YET.
06:52:34 >>Mary Gibbs: YOU CAN SAY DELETE THE HOTEL JUST TO MAKE
06:52:37 SURE, DELETE THAT HEIGHT DEVIATION, AND THAT, YOU KNOW, THAT
06:52:43 PLAN, I TRIED TO MAKE IT NOT BE CONCEPTUAL.
06:52:47 IF YOU WANT IT TO BE MORE CONCEPTUAL SO THAT THERE'S MORE --

06:52:50 I THINK THE WAY IT'S WORDED NOW, YOU STILL GOT ENOUGH WIGGLE
06:52:54 ROOM TO HAVE APPROXIMATE LOCATIONS WHICH MIGHT CHANGE A
06:52:58 LITTLE BIT ONCE WE HAVE A BETTER IDEA OF THE SPECIFIC USES.
06:53:04 >>Kristin Jeannin: YOU HAVE SPECIFIC BUILDING AREA, SPECIFIC
06:53:06 PARKING AREA AND NO PROGRAM IS CERTAIN.
06:53:08 SO I THINK THAT MAKES IT A LITTLE BIT DIFFICULT.
06:53:12 >>Scotty Wood: WE STILL HAVE A PUBLIC HEARING GOING.
06:53:14 IS THERE ANY FURTHER CARDS OR ANYTHING?
06:53:17 >>Tammy Duran: I DON'T HAVE ANYTHING.
06:53:20 >>Scotty Wood: YOU HAVE TO FILL OUT A CARD.
06:53:27 >> WHAT A TOUGH JOB YOU GUYS HAVE.

06:53:29 BUT I THINK THAT THE CITY OF ESTERO, OR THE TOWN OF ESTERO,
06:53:36 WE WANT, IF IT'S GOING TO BE SORT OF AN ACCESS TO WHERE THE
06:53:40 RAIL TRAILS ARE GOING TO BE, RIGHT, IT'S RIGHT CLOSE TO
06:53:43 THERE.
06:53:43 BUT, SO, I JUST WOULD HOPE THAT IT'S NOT SOMETHING WHERE
06:53:50 PEOPLE HAVE TO GO SPEND MONEY TO GO DO, WHERE THERE MIGHT BE
06:53:55 A FOUNTAIN WHERE YOU CAN TAKE YOUR GRANDCHILDREN AND WATCH
06:53:59 BIRDS AND STUFF, THAT'S NOT ALL ABOUT MONEY THAT I PAY A LOT
06:54:06 OF TAXES AND WE WANT TO GO DO STUFF THAT IS NOT ALL ABOUT
06:54:12 SPENDING MONEY.
06:54:13 WE WANT TO ENJOY THE BIG BEAUTIFUL TREES AND GET ON THE
06:54:17 BICYCLE PATH BECAUSE THAT'S GOING TO BE THERE CLOSE BY.
06:54:21 MAYBE HAVE A PLACE WHERE YOU CAN FIX YOUR BICYCLES, MAYBE,
06:54:25 OR STUFF LIKE THAT.
06:54:27 AND I WAS NOTICING THAT THE GOLF RANGE IS QUITE GOOD, AND I
06:54:32 THINK THAT IS DONE BY SOME OF THE ELDERLY PEOPLE HERE IN
06:54:38 ESTERO, SO, YOU KNOW, IT'S NOT ALL JUST ABOUT SPENDING
06:54:41 MONEY.
06:54:42 IT'S ABOUT THE SUNSHINE AND THE TREES AND THE BIRDS AND
06:54:46 HANGING OUT WITH YOUR FAMILY BECAUSE NOT ALL OF US LIVE IN A
06:54:51 GATED COMMUNITY.
06:54:52 SO IT'S GOOD TO INTERACT AT SOME CENTRAL LOCATIONS.
06:54:57 BUT THANK GOD THEY ARE NOT GOING TO HAVE ANOTHER HOTEL, AND
06:55:02 THAT, YEAH, MAYBE HAVE A WADING POOL.
06:55:05 THAT WOULD BE NICE AND A FOUNTAIN THAT'S NOT TOO EXORBITANT.

06:55:08 THAT WOULD BE GREAT.
06:55:11 >>Scotty Wood: THANK YOU.
06:55:11 ANYONE ELSE?
06:55:12 NOW I'LL CLOSE THE PUBLIC HEARING.
06:55:15 ANY FURTHER BOARD COMMENTARY?
06:55:22 >>Barry Jones: I APOLOGIZE I DIDN'T DO MY READING.
06:55:24 IT SAYS THERE WAS A SOLICITATION FOR PROPOSALS, SO THERE WAS
06:55:29 A PUBLIC SOLICITATION FOR PROPOSALS.
06:55:32 I MISSED THAT.
06:55:32 AND I HAD A QUESTION AND I DON'T KNOW IF IT'S FOR STAFF OR

06:55:37 FOR NANCY, BUT ONE OF THE SCHEDULE OF USES, THERE'S SOME
06:55:40 VAGUE LANGUAGE IN THERE THAT SAYS SIMILAR USES AS DETERMINED
06:55:43 BY THE DIRECTOR.
06:55:45 IS THAT THE BOARD GIVING UP THEIR ZONING AUTHORITY?
06:55:51 CAN THEY DELEGATE THEIR ZONING AUTHORITY TO THE DIRECTOR SO
06:55:53 THAT THEY CAN DETERMINE ADDITIONAL USES AT HIS DISCRETION OR
06:55:57 HER DISCRETION?
06:55:59 >>Mary Gibbs: ACTUALLY, THAT LANGUAGE IS IN THE LAND
06:56:02 DEVELOPMENT CODE UNDER ESTERO PLAN DEVELOPMENT.
06:56:06 THERE'S A LITTLE SECTION THAT SAYS SIMILAR USES AS
06:56:09 DETERMINED BY DIRECTORS.
06:56:11 THAT'S WHERE I GOT THAT FROM.
06:56:12 I DON'T WANT TO BE -- I DON'T WANT TO HAVE TO DO THAT, BUT
06:56:16 IF THERE WAS SOMETHING THAT THE COUNCIL WANTED THAT WAS NOT
06:56:20 SPECIFICALLY LISTED, THAT WAS SIMILAR, THEN YOU CAN DO THAT.

06:56:24 >>Barry Jones: IT IS LEGAL FOR THE COUNCIL TO ABANDON OR
06:56:29 DELEGATE THAT AUTHORITY --
06:56:31 >>Mary Gibbs: NANCY MIGHT WANT TO ANSWER BECAUSE I'M NOT AN
06:56:33 ATTORNEY.
06:56:35 >>Nancy Stroud: YES, I'M READY TO ANSWER.
06:56:37 YES, IT IS LEGAL AND IT IS FAIRLY COMMON ACTUALLY IN LAND
06:56:40 DEVELOPMENT CODES TO HAVE THAT PROVISION.
06:56:42 I THINK MARY IS JUST REPORTING THAT THAT'S THERE JUST
06:56:49 MIMICKING WHAT IS ALREADY IN THE CODE AND ALREADY DELEGATED
06:56:53 BY THE COUNCIL.
06:56:56 >>Barry Jones: THANK YOU.
06:56:56 WITH RESPECT TO ANCILLARY NOISE, IF WE HAVE OPPORTUNITIES
06:57:05 FOR CONSUMPTION ON PREMISES AND OUTDOOR SEATING, ARE THERE
06:57:09 ANY RESTRICTIONS FOR AMPLIFIED NOISE OR DO WE JUST DEFER TO
06:57:14 OUR NOISE ORDINANCE WHEN IT COMES TO THOSE ISSUES?
06:57:19 >>Mary Gibbs: THE CONSUMPTION ON PREMISES AND OUTDOOR
06:57:21 SEATING HAS TO COME BACK TO PLANNING AND ZONING BOARD FOR AN
06:57:26 APPROVAL, I THINK.
06:57:27 LET ME JUST LOOK AT THIS.
06:57:28 OUTDOOR CONSUMPTION PREMISES, CONDITION 6 OR LIVE MUSIC OR
06:57:33 BAR OUTDOOR SEATING, WITHIN 500 FEET OF EXISTING HOMES
06:57:36 REQUIRE PUBLIC HEARING.
06:57:38 UNLESS WE JUST GET A TEMPORARY PERMIT, WHICH YOU CAN GET ONE
06:57:42 OR TWO A FEW TIMES A YEAR.
06:57:46 AMPLIFIED MUSIC, WE DON'T HAVE SPECIFIC LANGUAGE, BUT I

06:57:50 WOULD ASSUME WHEN IT COMES BACK, IF IT COMES BACK, IF THEY
06:57:54 WERE DOING THAT, WE WOULD LOOK AT AMPLIFIED MUSIC AND PUT IN
06:57:58 SOME SPECIFIC LANGUAGE.
06:58:00 I RECENTLY FOUND SOMETHING THAT THE COUNTY IS PROPOSING ON
06:58:03 CAPTIVA WHERE THEY'VE GOT AMPLIFIED MUSIC ISSUES, AND I
06:58:07 THINK THEY'VE GOT SOME CONDITIONS THAT YOU CAN'T HAVE IT

06:58:10 WITHIN X FEET OF -- YOU KNOW, CAN'T BE PLAINLY AUDIBLE OR
06:58:16 SOMETHING WITHIN 50 FEET.
06:58:18 SO THERE ARE SOME INTERESTING CONDITIONS THAT YOU CAN PUT
06:58:20 ON.
06:58:22 >>James Tatooles: MARY IS THERE ANY SPECIFIC NEED THAT THIS
06:58:25 HAS TO BE DONE AT THIS TIME?
06:58:26 >>Mary Gibbs: FOR WHAT?
06:58:27 A NEED FOR WHAT, JIM?
06:58:32 >>Barry Jones: IS THERE A BENEFIT TO ADVANCE THE REZONING
06:58:34 UNDER A TIME CERTAIN CONDITION?
06:58:36 >>Mary Gibbs: YES, BECAUSE THE VILLAGE MANAGER HAS SAID THAT
06:58:42 THE CONSULTANTS THAT WE'RE WORKING WITH, WITH THESE
06:58:46 UNSOLICITED PROPOSALS, THAT THEY -- THESE PEOPLE NEED TO
06:58:49 HAVE SOME ASSURANCES THAT THE ZONING DOES PERMIT WHAT THEY
06:58:54 ARE LOOKING AT.
06:58:54 OTHERWISE THESE PROPOSALS MAY NOT GO FORWARD.
06:58:58 >>Barry Jones: JUST FOR CLARIFICATION, YOU SAID UNSOLICITED,
06:59:00 BUT IN HERE IT SAYS THERE WAS A REQUEST FOR PROPOSAL, WHICH
06:59:03 ONE IS IT?

06:59:04 >>Mary Gibbs: I SAW IN THE NEWSPAPER AD AND IT SAID
06:59:07 UNSOLICITED.
06:59:08 I DON'T UNDERSTAND THE NUANCES OF DOING A PROPOSAL --
06:59:12 >>Barry Jones: ASK SOMEBODY TO GIVE ME A PROPOSAL, IT'S NOT
06:59:15 UNSOLICITED, WE ADVERTISE -- IT SAYS IN THE DOCUMENT, I'M
06:59:19 TRYING TO FIGURE OUT WHICH ONE IT WAS.
06:59:20 THERE WAS A PUBLIC ADVERTISEMENT REQUESTING PROPOSALS WITH A
06:59:24 DEADLINE TO SUBMIT.
06:59:25 >>Mary Gibbs: I THOUGHT IT SAID UNSOLICITED BIDS.
06:59:28 AGAIN, I DON'T KNOW THE NUANCES OF THE SOLICITATION PROCESS.
06:59:33 >>Jim Wallace: IF YOU DON'T REZONE, YOU DON'T NEED THE
06:59:37 PROPOSALS.
06:59:38 >>Mary Gibbs: IF YOU DON'T REZONE, YOU'LL JUST HAVE A
06:59:41 DRIVING RANGE AND NOTHING ELSE.
06:59:42 >> YOU'LL DO NOTHING.
06:59:44 >>Jim Wallace: NOTHING IS OKAY.
06:59:48 >>James Tatooles: NOTHING YET.
06:59:52 >>Barry Jones: THE PRIVATE PARTNERSHIP PEOPLE NEED SOME
06:59:53 CERTAINTY IN ORDER TO INVEST MORE REVENUE IN ORDER TO
06:59:56 ADVANCE THEIR PROPOSALS AND DIG DEEPER INTO IT BECAUSE THEY
06:59:59 ARE NOT GOING TO CONTINUE TO INVEST MONEY INTO SOMETHING IF
07:00:04 THERE'S NO CHANCE OF IT EVER COMING TO FRUITION.
07:00:08 >>Jim Wallace: I TOTALLY APPRECIATE THAT.
07:00:09 THE QUESTION IS DO WE WANT WHAT THEY ARE PROPOSING?
07:00:11 THAT'S THE QUESTION.

07:00:14 >>Mary Gibbs: THAT'S NOT THE QUESTION FOR YOU ALL.
07:00:16 THAT IS THE QUESTION FOR THE COUNCIL.

07:00:18 THAT IS THE QUESTION FOR THE COUNCIL, THOUGH.
07:00:22 >>Anthony Gargano: THAT QUESTION WILL COME BEFORE US AGAIN.
07:00:24 >>James Tatooles: ARE WE SAYING HERE THAT THE PEOPLE THAT
07:00:27 ARE LOOKING AT ANY TYPES OF USES OF THE PROPERTY FEEL JUST
07:00:32 LIKE A DEVELOPER COMING IN, WELL, I DON'T WANT TO TALK ABOUT
07:00:35 THAT PROPERTY UNLESS I KNOW IT'S ZONED FOR THIS OR ZONED FOR
07:00:38 THAT.
07:00:38 THEY ARE LOOKING TO HAVE IT ZONED SOMETHING OTHER THAN
07:00:44 AGRICULTURAL AT THIS MOMENT SO THEY CAN PROCEED WITH THEIR
07:00:47 PROPOSAL.
07:00:48 THAT'S WHAT I SEE HAPPENING HERE.
07:00:52 >>Barry Jones: EVERY DEVELOPER THAT COMES IN HERE WITH A
07:00:54 PIECE OF PROPERTY FEELS THAT SAME EXACT WAY.
07:00:56 THEY DON'T WANT TO INVEST ALL THE MONEY DOING ALL THE
07:00:59 ENGINEERING AND ARCHITECTURE AND EVERYTHING IF THERE'S NO
07:01:01 CHANCE OF THE ZONING BEING DONE.
07:01:03 WHY IS THIS ONE SPECIAL?
07:01:05 >>Mary Gibbs: NORMALLY, IF A DEVELOPER COMES IN AND WE DON'T
07:01:07 THINK THEY HAVE A CHANCE, WE WILL TELL THEM UP FRONT, DON'T
07:01:11 SPEND YOUR MONEY, GO TO A BETTER LOCATION WHERE YOU HAVE A
07:01:13 CHANCE THAT YOU'D HAVE OF BEING APPROVED.
07:01:17 WE DON'T LIKE TO SPRING PEOPLE ON.
07:01:20 >>Jim Wallace: COUNTY AND VILLAGE HAS INSISTED ON SEEING

07:01:23 REAL PLANS, REAL DRAWINGS.
07:01:26 MARY GIBBS, WHEN SHE WAS AT LEE COUNTY MADE ME DO
07:01:31 ARCHITECTURAL DRAWINGS BEFORE SHE WOULD APPROVE THE REZONING
07:01:34 OF MIXED USE OF WHAT IS NOW HERTZ.
07:01:37 TO NOW SAY WE'LL REZONE IT AND SHOW ME THE PLANS LATER, IF
07:01:41 THE VILLAGE OF ESTERO IS THE APPLICANT, THAT SHOULDN'T WE BE
07:01:46 HOLDING THEIR FEET TO THE FIRE THE SAME AS WE WOULD ANY
07:01:48 OTHER APPLICANT, THEN I SAY, YES, WE SHOULD.
07:01:54 >>Mary Gibbs: DO WE WANT TO CALL THE QUESTION?
07:01:55 I DON'T KNOW.
07:01:59 >>Scotty Wood: OKAY.
07:02:00 LET'S CALL THE QUESTION.
07:02:01 I WOULD ASK FOR A MOTION TO APPROVE THE REZONING FROM CPD
07:02:08 AND AG TO EPD.
07:02:11 AS REQUESTED WITH THE CONDITIONS.
07:02:17 >>Anthony Gargano: I WILL MAKE THAT MOTION.
07:02:19 >>Michael Sheeley: SECOND.
07:02:19 >>Kristin Jeannin: COULD WE AMEND THE MOTION TO NOT INCLUDE
07:02:22 ATTACHMENT B?
07:02:25 >>Barry Jones: OR STRIKE THE LANGUAGE FOR THE 175 HOTEL
07:02:28 ROOMS.
07:02:28 >>Kristin Jeannin: AND THE GENERAL LAYOUT.
07:02:31 >>Scotty Wood: THAT'S BEEN WITHDRAWN IN THE STAFF REPORT.
07:02:33 THAT DEVIATION HAS BEEN WITHDRAWN.

07:02:34 BUT WOULD YOU AGREE TO KRISTIN'S AMENDMENT?

07:02:40 >>Anthony Gargano: YES.
07:02:41 >>Scotty Wood: SECONDER?
07:02:42 >>Michael Sheeley: YES.
07:02:42 >>Scotty Wood: WE HAVE A MOTION.
07:02:45 >>Barry Jones: THE AMENDMENT IS TO REMOVE THE SITE PLAN
07:02:47 TOTALLY FROM THE ZONING AND JUST ALLOW CERTAIN USES.
07:02:50 I WANT TO MAKE SURE I'M CLEAR WHAT'S PROPOSED HERE.
07:02:55 >>Nancy Stroud: MAY I STEP IN HERE?
07:02:58 I THINK YOU CAN INDICATE IN YOUR RECOMMENDATION TO THE
07:03:02 COUNCIL THAT YOU'RE RECOMMENDING THAT NO HOTEL BE APPROVED.
07:03:08 -- EXACTLY HOW THAT HAS TO HAPPEN BUT NO HOTEL BE APPROVED.
07:03:11 AND YOU WILL SEE IN THE SCHEDULE OF USES THERE'S NO HOTEL IN
07:03:14 THERE.
07:03:14 SO IT'S CONFIRMING WHAT'S IN THE SCHEDULE OF USES, NO HOTEL.
07:03:23 >>Barry Jones: I UNDERSTAND.
07:03:23 BUT IF THERE IS A CONFLICT THEN IT CREATES A CHALLENGE.
07:03:26 >>Nancy Stroud: SO IF YOU WANT TO ADD --
07:03:29 >> WE CAN ADD NO HOTEL TO THE MOTION.
07:03:31 >>Nancy Stroud: NO HOTEL.
07:03:32 THAT WILL BE VERY CLEAR.
07:03:35 >>Scotty Wood: ARE YOU OKAY ADDING NO HOTEL TO THE MOTION?
07:03:38 >>Anthony Gargano: I'M MODIFYING MY MOTION WITH THE ADDITION
07:03:41 OF "NO HOTEL."
07:03:43 >>Michael Sheeley: SECOND.
07:03:44 >>Scotty Wood: WE NOW HAVE A MOTION --

07:03:46 >>Mary Gibbs: MAY I ASK A QUESTION, THOUGH, ON THE SITE
07:03:49 PLAN?
07:03:49 NANCY, IS THE LANGUAGE TO NOT HAVE THE SITE PLAN OR WOULD
07:03:54 THE LANGUAGE BE THAT THE SITE PLAN WOULD BE MODIFIED TO NOT
07:03:59 SHOW THOSE SPECIFIC DETAILS?
07:04:02 >>Nancy Stroud: I THINK WITH THE RECOMMENDATION THAT THERE
07:04:04 NOT BE A HOTEL THEN STAFF WOULD MODIFY WHATEVER IS IN THE
07:04:09 DOCUMENTS THAT SHOW A HOTEL, SO THERE'S NO HOTEL.
07:04:12 >>Mary Gibbs: BUT I THINK -- SUGGESTING THAT WE DON'T.
07:04:16 -- DON'T SHOW SPECIFICS ON THE SITE PLAN AS TO PARKING AND
07:04:21 OPEN SPACES.
07:04:23 >>Nancy Stroud: NO, IT WAS JUST THE HOTEL ISSUE, RIGHT?
07:04:24 WE STILL NEED A SITE PLAN.
07:04:26 I DON'T THINK WE CAN SEND THIS TO THE COUNCIL WITHOUT A SITE
07:04:30 PLAN.
07:04:30 THE CONCERN IS NO HOTEL, THEN JUST SAY --
07:04:38 >>Mary Gibbs: NANCY, THERE ARE TWO THINGS.
07:04:41 IT IS THE HOTEL, WHICH I UNDERSTAND.
07:04:43 THE OTHER IS THE MASTER CONCEPT PLAN.
07:04:45 I THINK SHE THINKS IT'S A LITTLE TOO SPECIFIC IN TERMS OF

07:04:50 THE PARKING LOCATIONS AND THE OPEN SPACE.
07:04:52 MAYBE WE PUT SOME LANGUAGE ON THERE THAT SAID THAT THOSE ARE
07:04:57 APPROXIMATE LOCATIONS AND -- THOSE ARE APPROXIMATE LOCATIONS
07:05:02 OF PARKING AND OPEN SPACE.
07:05:04 >>Barry Jones: I THINK WE SHOULD BE CLEAR, TOO, IF SOMEBODY

07:05:07 WANTED TO AMEND A SITE PLAN, YOU CAN COME BACK IN WITH AN
07:05:09 AMENDMENT TO REVISE THE SITE PLAN.
07:05:12 JUST BECAUSE IT'S APPROVED HERE, IT DOESN'T MEAN THIS IS
07:05:14 WHAT HAS TO BE BUILT AT THE END OF THE DAY AFTER THE THREE
07:05:19 Ps ARE NEGOTIATED.
07:05:20 I'M NOT A BIG FAN OF THE WAY THIS SITE PLAN IS DONE, BUT I
07:05:26 UNDERSTAND THAT SOMETHING HAS BEEN TO BE ATTACHED.
07:05:30 MY BIGGEST ISSUE IS WE'RE APPROVING BUBBLE ZONING WHEN WE
07:05:36 FOUGHT TOOTH AND NAIL AGAINST EVERYBODY WHO COMES IN HERE
07:05:39 NOT TO APPROVE BUBBLE ZONING.
07:05:42 >>Mary Gibbs: IF YOU SAW THE DRIVING RANGE ZONING, THAT WAS
07:05:44 A BUBBLE.
07:05:46 IT WAS A BIG RECTANGLE THAT SAID "DRIVING RANGE."
07:05:50 >>Jim Wallace: THAT'S JUST KICKING THE CAN DOWN THE ROAD.
07:05:54 PROVE IT NOW, FIX IT LATER.
07:06:00 THAT ADMITS IT'S NOT RIGHT NOW.
07:06:02 WHY WOULD WE VOTE FOR SOMETHING THAT WE'RE ALREADY
07:06:04 ACKNOWLEDGING IS NOT RIGHT --
07:06:05 >>Scotty Wood: LET'S MAKE SURE WE KNOW WHAT MOTION WE'RE
07:06:07 CONSIDERING.
07:06:08 CAN YOU REPEAT THE MOTION AS IT NOW STANDS?
07:06:13 >>Mary Gibbs: I CAN REPEAT THE PART THAT SAYS RECOMMEND
07:06:16 APPROVAL BUT THE HOTEL USE AND DEVIATION IS DELETED.
07:06:21 I'M NOT QUITE SURE ON THE MASTER CONCEPT PLAN.
07:06:27 >>Kristin Jeannin: I THINK WE'RE TAKING THAT PART OUT --

07:06:30 >>Nancy Stroud: IT'S MR. GARGANO'S MOTION.
07:06:34 I THINK YOU GO BACK TO HIM AND SAY, DO YOU WANT TO ADD INTO
07:06:37 THE MOTION SOMETHING ABOUT THE SITE PLAN.
07:06:38 IF NOT, THE MOTION STANDS AS READ.
07:06:42 >>Anthony Gargano: WHAT OCCURRED, NANCY, WAS THAT KRISTIN
07:06:48 REQUESTED THAT THE SITE PLAN, THE MASTER CONCEPT PLAN, NOT
07:06:53 BE INCLUDED AS PART OF THE APPROVAL IN THIS MOTION.
07:06:59 THAT WAS WHAT WAS REQUESTED.
07:07:01 I AGREED TO IT, AND THE SECOND AGREED TO IT AS WELL.
07:07:05 >>Nancy Stroud: I'M SORRY.
07:07:06 THEN I MISSED IT.
07:07:07 THAT'S WHAT IS ON THE FLOOR WITH NO SITE PLAN RECOMMENDED.
07:07:12 TO THE COUNCIL.
07:07:15 >>James Tatooles: DID YOU SAY WE HAVE TO HAVE A SITE PLAN IN
07:07:17 ORDER TO MAKE THIS THING FLY?
07:07:19 >>Nancy Stroud: THE COUNCIL WILL HAVE TO HAVE A SITE PLAN,

07:07:21 IF YOU'RE NOT RECOMMENDING ANY SITE PLAN, YOU'LL JUST GO --
07:07:24 IT WILL BE TOTALLY UP TO THE COUNCIL.
07:07:27 >>James Tatooles: CAN WE PUT A WORD IN THERE THAT WE'RE
07:07:29 PRESENTING A SITE PLAN AS A POSSIBLE CONCEPT?
07:07:35 >>Nancy Stroud: YES.
07:07:38 >>James Tatooles: IT DOESN'T LOCK IT IN BUT COMPLIES WITH
07:07:40 THE REQUIREMENT OF HAVING A SITE PLAN.
07:07:42 >>Nancy Stroud: CORRECT.
07:07:46 >>James Tatooles: IT'S A CONCEPTUAL SITE PLAN TO QUALIFY

07:07:49 THIS MOTION TO BE LEGAL.
07:07:52 >>Nancy Stroud: CORRECT.
07:07:57 >>Scotty Wood: HOW ARE YOU WITH THAT?
07:07:58 >>Anthony Gargano: WELL, JUST TO CLARIFY, I THOUGHT WE HEARD
07:08:01 NANCY SAY IT COULD MOVE FORWARD WITHOUT A MASTER CONCEPT
07:08:05 PLAN, WITHOUT THE SITE PLAN.
07:08:09 >>James Tatooles: IT WON'T GO FORWARD WITHOUT A SITE PLAN.
07:08:14 >>Nancy Stroud: LET ME JUST SAY, IF YOU DON'T RECOMMEND THE
07:08:18 SITE PLAN, THE COUNCIL GETS AN INCOMPLETE RECOMMENDATION AND
07:08:25 THEY CAN SIMPLY DECIDE WHAT SITE PLAN THEY WANT TO APPROVE
07:08:29 WITHOUT YOUR RECOMMENDATION.
07:08:34 >>Anthony Gargano: IT COULD MOVE FORWARD LEGALLY WITHOUT THE
07:08:36 SITE PLAN.
07:08:39 >>Jim Wallace: DON'T YOU THINK WE NEED TO INDICATE TO THE
07:08:41 COUNCIL, GIVE OUR BEST ADVICE, WE DON'T AGREE WITH THE SITE
07:08:45 PLAN.
07:08:50 >>Anthony Gargano: I JUST WANTED TO CLARIFY THE LEGALITY
07:08:54 POINT, WHICH I THINK WE DID.
07:08:55 NOW WE GO BACK TO WHAT'S IN THE MOTION WAS WITHOUT A SITE
07:08:59 PLAN.
07:08:59 DO WE WANT TO CHANGE THE MOTION TO INCLUDE THE SITE PLAN BUT
07:09:04 AS A REFERENCE DOCUMENT ONLY?
07:09:07 >>James Tatooles: IF WE GO WITHOUT A SITE PLAN, WE'RE
07:09:09 FORWARDING SOMETHING THAT'S GOING TO FAIL.
07:09:14 >>Jim Wallace: SURE, THAT'S OKAY.

07:09:16 FORCES THEM TO THINK ABOUT IT.
07:09:17 >>James Tatooles: IF THAT IS THE ROUTE WE WANT TO TAKE, WE
07:09:20 CAN STILL DO THE SAME THING AND SAY THIS IS A CONCEPTUAL
07:09:24 SITE PLAN.
07:09:25 >>Anthony Gargano: THAT'S WHAT I JUST SAID.
07:09:30 >>Scotty Wood: BARRY MADE THE POINT THAT YOU CAN AMEND THE
07:09:33 SITE PLAN.
07:09:34 AS LONG AS WE CAN AMEND A SITE PLAN, IT WOULD MAKE SENSE TO
07:09:38 ME THAT WE MOVE IT FORWARD WITH THIS SITE PLAN NOTED AS A
07:09:44 CONCEPTUAL PLAN ONLY.
07:09:49 >>Anthony Gargano: SO THAT'S A CHANGE TO THE MOTION, WHICH I
07:09:52 WILL ACCEPT AND ASK MY SECOND.

07:09:59 >>Scotty Wood: NOW WE HAVE NO HOTEL AND WE HAVE A CONCEPTUAL
07:10:04 SITE PLAN.
07:10:05 IN OUR MOTION.
07:10:07 WITH THE OTHER DEVIATIONS.
07:10:10 >>Anthony Gargano: SO THAT'S THE MOTION THAT'S ON THE FLOOR
07:10:13 AND HAS BEEN SECONDED, WHAT YOU JUST SAID.
07:10:14 >>Scotty Wood: RIGHT, CORRECT.
07:10:16 >>Jim Wallace: DO WE UNDERSTAND WHAT CONCEPTUAL IS?
07:10:19 >>Michael Sheeley: COME ON.
07:10:20 >>Jim Wallace: THIS IS THE ROUGH IDEA OF WHAT WE INTEND TO
07:10:22 DO.
07:10:23 IS THIS THE ROUGH IDEA OF WHAT WE INTEND TO DO?
07:10:29 >> CONCEPT IS A NEBULOUS TERM.

07:10:32 >>James Tatooles: THAT'S WHAT I WANT IT TO BE.
07:10:34 >>Scotty Wood: ALL RIGHT.
07:10:35 ARE WE THROUGH WITH THIS?
07:10:37 THE MOTION IS TO RECOMMEND APPROVAL TO THE VILLAGE COUNCIL
07:10:46 OF THE REZONING WITH THE QUALIFICATIONS THAT ARE IN THE
07:10:51 MOTION.
07:10:52 TAMMY, PLEASE CALL THE ROLL.
07:10:55 >>Anthony Gargano: YES.
07:10:57 >>Kristin Jeannin: YES.
07:10:58 >>Barry Jones: NO BECAUSE THERE'S NOT A PATTERN BOOK AND
07:11:02 IT'S THE THING WE DEMAND OF EVERY OTHER DEVELOPER THAT
07:11:06 APPLIES.
07:11:07 >>Michael Sheeley: YES.
07:11:10 >>James Tatooles: YES.
07:11:11 >>Jim Wallace: NO.
07:11:13 >>Scotty Wood: YES.
07:11:17 >>Tammy Duran: FIVE YESES AND TWO NOES.
07:11:19 >>Scotty Wood: 5-2.
07:11:20 NOW WE HAVE A VERY INTERESTING PRESENTATION.
07:11:34 >>Mary Gibbs: WHICH YOU MAY BE VERY TIRED AND DON'T WANT TO
07:11:38 HEAR.
07:11:47 >>Anthony Gargano: ASHAMED THERE WASN'T MORE PUBLIC HERE.
07:11:49 THEY WOULD HAVE GOTTEN THEIR MONEY'S WORTH.
07:11:52 >>Barry Jones: YOU GET PAID FOR THIS?
07:11:53 [LAUGHTER]

07:11:57 >>Scotty Wood: I'VE SEEN THIS BEFORE.
07:11:58 IT'S VERY GOOD AND IT DOESN'T GO LONG.
07:12:06 >>Mary Gibbs: AND THANK YOU FOR YOUR MOTION ON THE ZONING.
07:12:09 I'M SURE I'M GOING TO BE BACK AND YOU CAN TALK ABOUT IT SOME
07:12:13 MORE.
07:12:14 TO END THE NIGHT, I WANTED TO TALK TO YOU ABOUT SOME OF THE
07:12:18 PROJECTS YOU ALL HAVE APPROVED AND SOME OF THE THINGS THE
07:12:20 COUNCIL HAS APPROVED.

07:12:22 WE TOOK THIS TO THE COUNCIL.
07:12:24 THEY ASKED US TO DO THIS ANNUALLY BECAUSE THEY LIKE TO KNOW
07:12:27 WHAT'S GOING ON AND PEOPLE KEEP ASKING THEM WHAT'S HAPPENING
07:12:29 HERE, WHAT'S HAPPENING THERE.
07:12:31 AND THEY LIKE TO HEAR WHAT'S HAPPENING.
07:12:33 WE TOOK THIS TO THE COUNCIL I THINK WHEN SCOTTY DID THE
07:12:36 ANNUAL REPORT OF PLANNING AND ZONING BOARD, THEY HAD THE
07:12:39 ANNUAL REPORT, AND THEN WE DID A LITTLE PowerPoint THAT
07:12:42 JUST SHOWED THEM SOME PHOTOS AND PICTURES OF SOME OF THE
07:12:44 PROJECTS, AND THEY REALLY LIKED IT.
07:12:46 THEY COMPLIMENTED PLANNING, ZONING, AND DESIGN BOARD BECAUSE
07:12:49 SOME OF THE THINGS THEY DIDN'T KNOW ABOUT, SOME OF THE
07:12:51 DESIGN FEATURES THEY WERE LIKE, OOH, THIS IS REALLY GOOD,
07:12:55 AND PLEASE LET PLANNING, ZONING AND DESIGN BOARD KNOW WHAT A
07:12:58 GOOD JOB THEY ARE DOING.
07:13:00 A LOT OF THIS YOU'VE SEEN BEFORE, BUT I JUST WANT TO JUST
07:13:03 GIVE YOU LIKE A LITTLE OVERVIEW LIKE I DID FOR THE COUNCIL.

07:13:07 WE WANT TO TALK ABOUT SOME OF THE NEW PROJECTS, SOME OF THE
07:13:11 ONES WE'VE DONE, SOME OF THE ONES COMING UP THAT WILL BE
07:13:14 COMING TO YOU SOON.
07:13:15 RECENTLY, DO YOU REMEMBER CLEAN MACHINE CAR WASH.
07:13:24 WE'LL START WITH THAT, BECAUSE THAT WAS, IF YOU REMEMBER THE
07:13:27 FIRST ITERATION OF THAT ONE, THEY ACTUALLY CAME IN WITH A
07:13:33 BUILDING THAT LOOKED LIKE IT WAS FROM NORTHERN INDIANA
07:13:35 SOMEWHERE.
07:13:36 REALLY DRAB LOOKING BUILDING, AND YOU ALL DID A REALLY GOOD
07:13:39 JOB OF GETTING THEM TO WORK ON THE ARCHITECTURE AND REMEMBER
07:13:43 THEY HAD THE HERITAGE TREES IN THE FRONT THAT THEY PRESERVED
07:13:48 AND THAT LOOKED VERY EXCEPTIONAL, AND THEN THEY WORKED WITH
07:13:51 THE VINES COMMUNITY AND WE HAD LITTLE HOURS OF OPERATION
07:13:54 LIMIT.
07:13:55 AND RIGHT WHEN THEY GOT READY TO OPEN, WHICH WAS RIGHT
07:13:58 AROUND CHRISTMAS AND NEW YEAR'S, THEY ACTUALLY WERE BOUGHT
07:14:02 OUT BY MR. CAR WASH BECAUSE THEY BOUGHT LIKE 38 DIFFERENT
07:14:06 LOCATIONS OF CAR WASHES.
07:14:07 SO WE'RE JUST ABOUT READY TO OPEN CLEAN MACHINE AND IT WAS
07:14:11 LIKE, WAIT, IT'S MISTER NOW.
07:14:13 BUT THEY JUST CHANGED THE LOGO A LITTLE BIT AND KEPT THE
07:14:16 SAME CONDITIONS.
07:14:19 AND IT'S REALLY, REALLY A VERY NICE PROJECT.
07:14:21 WE THOUGHT YOU DID A GOOD JOB.
07:14:24 >> BEST LOOKING CAR WASH I'VE EVER SEEN.

07:14:27 >>Mary Gibbs: IF YOU'VE SEEN THAT, THERE IS A MR. CAR WASH I
07:14:32 DROVE BY ON DANIELS PARKWAY RECENTLY.
07:14:36 SO IF YOU SAW THAT, YOU WOULD BE PATTING YOURSELF ON THE
07:14:39 BACK FOR DOING A REALLY GREAT JOB.

07:14:41 I INCLUDED FIFTH THIRD BANK AT MIROMAR OUTLETS BECAUSE THIS
07:14:47 WAS INTERESTING BECAUSE IT'S A SMALL BUILDING, SO IT WAS A
07:14:50 LITTLE BIT DIFFICULT TO GET.
07:14:52 YOU DIDN'T WANT TO BE AS ORNATE AS MIROMAR OUTLETS ITSELF,
07:14:56 BUT IT'S GOT THE MEDITERRANEAN LIGHT WITH THE TILE ROOF, AND
07:14:59 I THINK IT TURNED OUT REALLY NICELY.
07:15:02 IT WAS JUST HARDER FOR ALL OF YOU BECAUSE THE SIZE WAS
07:15:05 SMALL.
07:15:06 UNIVERSITY, WHY IS THE NAME NOT SHOWING UP.
07:15:10 DO I HAVE TO MOVE THAT THING?
07:15:12 UNIVERSITY HIGHLANDS NORTH OF MIROMAR OUTLETS.
07:15:17 IF YOU REMEMBER, LEE HEALTH HAD ONE OF THE BUILDINGS THAT
07:15:21 THEY WERE BUILDING.
07:15:22 THERE WAS A SHOPPING CENTER WITH THE STARBUCKS AND THE TIDE
07:15:26 DRIVE-THROUGH.
07:15:26 LEE HEALTH HAD THE NORTHERNMOST BUILDING.
07:15:31 NOW IT'S NOT MOVING.
07:15:33 LEE HEALTH BUILDING, WHICH WAS INTERESTING BECAUSE IT TOOK
07:15:57 SOME OF THE ELEMENTS FROM THE LEE HEALTH BUILDING AT COCONUT
07:15:59 POINT, THE STONE AND KIND OF THE INTERESTING ARCHITECTURE,
07:16:04 AND INCORPORATED THAT INTO THIS BUILDING, BUT AT THE SAME

07:16:06 TIME, IT ALSO WAS COMPATIBLE WITH THE OTHER BUILDINGS, WHICH
07:16:12 WERE THE STARBUCKS AND THE TIDE CLEANERS, KIND OF
07:16:15 INTERESTING.
07:16:15 AND THOSE ARE, OF COURSE, HAVE BEEN -- THESE ARE OPEN
07:16:18 ALREADY.
07:16:19 NEW BUSINESSES AND REMODELS, SOME OF THESE YOU DON'T REALLY
07:16:22 SEE, BUT I PUT THEM IN TO SHOW THE COUNCIL SOME OF THE
07:16:25 THINGS THAT ARE HAPPENING AROUND ESTERO.
07:16:27 AND SOMEBODY, WELL, THIS IS RIGHT IN THE BROADWAY SHOPPES
07:16:31 RIGHT NEXT TO DOWNTOWN ESTERO.
07:16:33 SOMEBODY TONIGHT MENTIONED THE BAKERY.
07:16:35 IT MIGHT HAVE BEEN CLARK, THEY HAVE VERY GOOD FOOD, BY THE
07:16:38 WAY.
07:16:39 WE TOOK SOME PICTURES.
07:16:40 THIS IS THE ONE THAT JUST DID AN INTERIOR REMODEL, SO YOU
07:16:44 DON'T SEE IT, BUT THE FOOD IS REALLY AWESOME.
07:16:49 I HAD TO PUT THAT IN THERE.
07:16:50 THERE IS ANOTHER ONE OVER BY RUSTY'S AT THE LITTLE ESTERO
07:16:54 PARKWAY ON 41.
07:16:55 I CALL IT THE RUSTY'S PLAZA BUT THAT'S NOT REALLY THE NAME
07:16:58 OF IT.
07:16:59 A BICYCLE CAFE WHERE YOU CAN RENT BICYCLES AND THEY ALSO
07:17:02 HAVE HEALTHY DRINKS.
07:17:05 ALSO IN THE SAME PLAZA, THEY HAVE A FLORAL ARTISTRY STUDIO
07:17:09 THAT'S GOT ALL KINDS OF INTERESTING THINGS.

07:17:11 YOU CAN SMELL YOUR ZODIAC SIGN.
07:17:15 VERY INTERESTING, KIND OF ECLECTIC BOUTIQUE.
07:17:18 NOW, THIS WE PUT IN FOR COUNCIL BECAUSE THERE SEEMS TO BE A
07:17:22 NEW TREND TOWARD GAS STATION GOURMET, SO THIS IS AT THE
07:17:25 MARATHON GAS STATION OVER BY THE INTERSTATE.
07:17:30 BUT THE MARATHON GAS STATION ON 41 AS ANOTHER TACO PLACE,
07:17:33 BUT THEY ARE DIFFERENT.
07:17:34 AND THIS ONE MARYANN OF OUR STAFF HELPS THESE PEOPLE WITH
07:17:37 THEIR INTERIOR REMODELS AND SOME OF THOSE PERMITTING, AND
07:17:40 THEY KIND OF POSED FOR THE PICTURE.
07:17:43 AND THE FOOD I'VE HEARD IS FABULOUS.
07:17:45 AND THEN COMING SOON AT COCONUT POINT, YOU SEE THE
07:17:50 CHEESECAKE FACTORY.
07:17:52 THIS IS INTERESTING BECAUSE THERE IS SOME EXTERIOR
07:17:55 REMODELING THAT WAS DONE, BUT BECAUSE IT WAS CONSISTENT WITH
07:17:57 THE COCONUT POINT PATTERN BOOK, IT BLENDED AND USED TO BE
07:18:01 THE STIR CRAZY AND THEY REALLY MADE A FEW MODIFICATIONS BUT
07:18:05 NOT ANYTHING DRASTIC.
07:18:06 IF IT HAD BEEN SOMETHING THAT DIDN'T COMPLY, WE WOULD HAVE
07:18:09 BROUGHT IT BACK TO YOU ALL.
07:18:11 BUT WE WANTED TO MAKE SURE THEY OPEN SOON BECAUSE WE WANT
07:18:16 CHEESECAKE.
07:18:16 PROJECTS UNDER CONSTRUCTION.
07:18:18 SOME OF THESE, WELL, YOU KNOW ESTERO CROSSING BECAUSE YOU'VE
07:18:21 SEEN IT A ZILLION TIMES.

07:18:23 BUT THE COUNCIL WAS VERY INTERESTED TO SEE THE PROGRESS THAT
07:18:26 THEY ARE MAKING.
07:18:27 ON THE COMMERCIAL, THE STORES, A LOT OF THE STORES HAVE
07:18:31 OPENED.
07:18:32 YOU'VE GOT SOME NICE RESTAURANTS, THE CHICKEN SALAD CHICK,
07:18:37 HEALTHY FOODS, CRISP AND GREEN IS HEALTHY.
07:18:39 IF NOT HEALTHY, YOU CAN GO TO DUNKIN' DONUTS.
07:18:42 WE HAVE THE JOINT, THAT IS A CHIROPRACTIC, NOT A MEDICAL
07:18:47 MARIJUANA DISPENSARY.
07:18:50 THE COUNCIL WAS LITTLE NERVOUS WHEN THEY SAW THAT AND THEY
07:18:52 ARE COMING ALONG WITH THAT.
07:18:54 THE PASEO AREA, IF YOU REMEMBER, THAT CONNECTS TO THE
07:18:57 RESIDENTIAL ACROSS THE MAIN STREET AND THAT TURNED OUT
07:18:59 REALLY NICELY.
07:19:05 >> IT LOOKS LIKE THE PATTERN BOOK.
07:19:07 >>Mary Gibbs: YES.
07:19:08 THE PLACEMAKING, AND WE TALKED EARLIER ABOUT PUBLIC ART AND
07:19:10 THE SCULPTURE.
07:19:11 THIS IS KIND OF A BAD ANGLE ON THE SCULPTURE, BUT I REMEMBER
07:19:14 WHEN THE SCULPTURE CAME IN, A COUPLE OF BOARD MEMBERS SAID
07:19:17 IT WAS REALLY MAGNIFICENT.
07:19:18 SO THAT TURNED OUT REALLY NICELY.

07:19:23 >>Barry Jones: THE SCULPTURE SCREAMS FOR GOOD ACCENT
07:19:25 LIGHTING.
07:19:26 WHEN I GO BY THERE AT NIGHT, IT COULD BE ENHANCED WITH A

07:19:30 LITTLE BIT OF LIGHTING.
07:19:31 >>Mary Gibbs: WE'LL LET THEM KNOW THEY SHOULD LIGHT IT UP.
07:19:35 OAK & STONE RESTAURANT, WE INCLUDED THIS PICTURE TO SEE THAT
07:19:39 YOU CAN SEE THAT IT MATCHES THE RENDERINGS.
07:19:42 I WAS A LITTLE DISAPPOINTED BECAUSE THEY HAVE BEEN SLOW AT
07:19:45 BUILDING IT.
07:19:47 WE KEEP TELLING THEM HURRY UP, HURRY UP.
07:19:50 IT'S COMING ALONG.
07:19:52 WE HEARD IT WOULD OPEN IN JANUARY.
07:19:54 THEN WE HEARD IT WOULD OPEN IN MARCH.
07:19:56 I WAS HOPING IT WAS GOING TO OPEN ON ST. PATRICK'S DAY
07:20:00 BECAUSE THEY HAVE 40 KINDS OF DRAFT BEERS.
07:20:02 THEY SADLY DID NOT OPEN ON ST. PATRICK'S DAY, SO I WAS A
07:20:06 LITTLE DISAPPOINTED.
07:20:08 MAYBE FOR THE NEXT HOLIDAY.
07:20:09 AND THERE IS THE DUNKIN' DONUTS.
07:20:12 AGAIN, YOU CAN SEE THAT IT IS MATCHING WHAT YOU ALL
07:20:14 APPROVED.
07:20:15 ESTERO CROSSING RESIDENTIAL.
07:20:20 I THINK BUILDING THE LAKE AND JUST STARTING TO BUILD THE
07:20:22 RESIDENTIAL PORTION.
07:20:23 NOW, THIS IS A PROJECT YOU DIDN'T SEE AT COCONUT LANDING,
07:20:28 WHICH IS ON COCONUT ROAD, AND THIS IS RIGHT NEXT TO
07:20:32 EL DORADO ACRES.
07:20:33 MIDWAY ON COCONUT ROAD ON THE NORTH SIDE.

07:20:36 ACTUALLY, THEY CAME INTO US TO GET A RIGHT-OF-WAY PERMIT,
07:20:39 BUT IT WAS IN THE COUNTY BECAUSE COCONUT ROAD HAS GOT
07:20:42 PROJECTS IN BONITA, PROJECTS IN ESTERO, PROJECTS IN LEE
07:20:45 COUNTY.
07:20:45 THIS WAS TEN ACRES.
07:20:46 IT WAS IN LEE COUNTY.
07:20:47 AND THEY SAID WE NEED A RIGHT-OF-WAY PERMIT FOR YOU FOR OUR
07:20:50 DEVELOPMENT, AND WE SAID, WHY DON'T YOU BRING YOUR
07:20:52 DEVELOPMENT AND RIGHT-OF-WAY PERMIT AND COME TO US AND ANNEX
07:20:55 INTO ESTERO AND WE'LL HELP YOU.
07:20:58 THEY SAID, OH, WELL, OKAY, SO WE SAID, ALL RIGHT, BUT WHEN
07:21:02 WE DID AN ANNEXATION AGREEMENT WITH THEM, WE SAID OKAY.
07:21:06 THEY SAID WE ALREADY HAVE RESIDENTIAL ZONING FOR OUR
07:21:09 SUBDIVISION.
07:21:09 ALL WE NEED IS A DEVELOPMENT ORDER AND WE DON'T WANT TO GO
07:21:12 TO DESIGN REVIEW BOARD BECAUSE WE WANT TO GET DONE FAST, SO
07:21:15 WE PUT ON OUR STAFF DESIGN REVIEW BOARD HATS, WHAT WOULD
07:21:19 THEY MAKE THEM DO AND THEY HAVE AN OLD-FLORIDA THEME, WHICH

07:21:22 IS A SMALL SUBDIVISION.
07:21:23 IT'S LIKE 25 HOUSES KIND OF OLD FLORIDA.
07:21:26 IT'S NOT QUITE DONE YET, BUT THEY ARE COMING ALONG.
07:21:33 RIVERCREEK, YOU GUYS HAVE SEEN, THE GL HOMES PROPERTY OUT
07:21:38 EAST NEXT TO THE PRESERVE ON WILDCAT RUN.
07:21:40 I KNOW YOU HAVE SEEN THAT MANY TIMES.
07:21:42 BUT THE COUNCIL WAS KIND OF INTERESTED TO SEE THAT.

07:21:45 LITTLE MODEL CENTER.
07:21:53 I THINK THEY ARE COMING BACK, WORKING ON THEIR PLAT FOR
07:21:57 PHASE TWO AND THEY WILL BE BACK WITH PHASE THREE AND THE REC
07:22:00 CENTER FOR AN INFORMATION MEETING HERE WITH YOU ALL NEXT
07:22:03 WEEK.
07:22:03 SO FUTURE PROJECTS.
07:22:08 YOU ALL REMEMBER WEST BAY CLUB, BECAUSE WE SAW THAT QUITE A
07:22:12 FEW TIMES, TOO.
07:22:14 THEY ARE ACTUALLY INSTALLING THEIR SILT FENCE NOW.
07:22:18 THEY HAD TO GET PERMITS FROM DEP AFTER WE GOT FINISHED WITH
07:22:21 THEM, SLOWED THEM DOWN A LITTLE BIT.
07:22:22 I GOT AN E-MAIL TODAY THAT SAID WE'RE INSTALLING THE SILT
07:22:27 FENCE PERMIT.
07:22:28 WE'LL BE CALLING FOR AN INSPECTION SOON AND WORKING ON THE
07:22:30 PROJECT.
07:22:31 HERE'S ONE YOU HAVEN'T SEEN IN TEN MINUTES.
07:22:37 CORKSCREW PINES, YOU ALL LOOKED AT THAT FOR THE STORAGE
07:22:47 UNITS, I THINK LAST MONTH.
07:22:49 THEY WANTED TO COME BACK TONIGHT.
07:22:51 THEY WEREN'T READY.
07:22:52 SO THEY MAY BE BACK AT YOUR NEXT MEETING, TRYING TO TWEAK
07:22:56 THE ARCHITECTURE BECAUSE OF THE LONG EXPANSES.
07:23:01 IF I GO BACK TO CORKSCREW PINES, WHAT I DID WANT TO SAY,
07:23:06 TOO, IS REMEMBER THEY INITIALLY CAME IN AND HAD A GAS
07:23:09 STATION AND THE STONEYBROOK PEOPLE WERE NOT EXCITED ABOUT

07:23:11 THE GAS STATION.
07:23:12 THEY HAD THE GAS STATION AND THE MINI-WAREHOUSE.
07:23:16 NOW THEY HAVE DROPPED THE GAS STATION PROPOSAL OUT OF THE
07:23:19 DEVELOPMENT ORDER SO IT WILL JUST BE THE MINI-WAREHOUSE AND
07:23:22 MAY BE A FUTURE USE INSTEAD OF THE GAS STATION THAT WILL BE
07:23:25 COMING FORWARD AT SOME POINT.
07:23:26 MARKETPLACE AT COCONUT POINT.
07:23:30 I'M SURE YOU REMEMBER THAT BECAUSE THE NEIGHBORS REALLY
07:23:33 LIKED IT SO MUCH.
07:23:34 LITTLE McDONALD'S, WHICH, BY THE WAY, IS PROBABLY ONE OF
07:23:39 THE NICEST McDONALD'S.
07:23:41 GOOD JOB.
07:23:43 IT'S A BEAUTIFUL McDONALD'S, AND I THINK IT'S SUPPOSED TO
07:23:47 HAVE THE MILLER'S ALE HOUSE AS WELL.

07:23:50 >>James Tatooles: MY COMMUNITY'S FAVORITE DEVELOPMENT.
07:23:54 [LAUGHTER]
07:23:55 >>Mary Gibbs: WELL, YOU KNOW, ALREADY ZONED.
07:23:58 BUT THE ARCHITECTURE OF McDONALD'S IS PRETTY AMAZING.
07:24:02 WAWA YOU SAW I THINK AT AN INFORMATION MEETING A COUPLE OF
07:24:08 MONTHS AGO.
07:24:10 THEY ARE WORKING ON THEIR DEVELOPMENT ORDER.
07:24:12 JIM HAS BEEN REVIEWING IT, SO THEY WILL BE BACK SHORTLY
07:24:16 MAYBE.
07:24:17 AND THEN WE HAD AN INFORMATION MEETING ON GOODWILL, WHICH IS
07:24:20 AT THE CORNER OF THREE OAKS AND CORKSCREW.

07:24:24 THE ARCHITECTURE THE FIRST ROUND BEFORE IT GOT TO YOU WAS
07:24:29 NOT PRETTY.
07:24:30 BUT I THINK THEY HAVE DONE A PRETTY NICE JOB AND YOU HAVE
07:24:33 THEM TWEAKING IT MORE SO IT'S COMING ALONG NICELY.
07:24:36 CULVER'S AT COCONUT POINT, YOU MIGHT REMEMBER WHEN THE
07:24:41 CULVER'S FIRST CAME IN, IT LOOKED LIKE IT WAS AGAIN FROM
07:24:44 NORTHERN INDIANA OR SOMEWHERE AND YOU SAID LET'S GO LOOK AT
07:24:47 THE STUFF AROUND IT.
07:24:48 THEY HAVE DONE SOME TWEAKING.
07:24:49 WE WORKED WITH THEM AND THEY WILL BE COMING BACK AT SOME
07:24:52 POINT AS WELL.
07:24:53 AND MILAN VILLAS, I THINK YOU REMEMBER THAT.
07:24:58 THAT'S ON THREE OAKS AND WILLIAMS.
07:25:00 JUST A TEN ACRE SMALL SUBDIVISION WITH ABOUT 40 ATTACHED
07:25:05 SINGLE-FAMILY HOMES, 44.
07:25:06 THAT WAS APPROVED BY COUNCIL.
07:25:09 WE HAD A BIG DISCUSSION OF SHOULD IT HAVE A WALL OR SHOULD
07:25:15 IT HAVE LANDSCAPING ON THREE OAKS, AND THEY DECIDED THEY
07:25:18 LIKED THE LANDSCAPING, SO I THOUGHT BOARD MEMBER JEANNIN
07:25:20 MIGHT BE INTERESTED TO KNOW THAT.
07:25:22 THEY WENT REALLY NICE LANDSCAPING.
07:25:25 AND THEN RIGHT ACROSS THE PARKING LOT FROM HERE, THE LAST
07:25:31 VACANT LOT OUTSIDE THERE IS THE EYEBUILD THAT YOU JUST
07:25:36 RECENTLY APPROVED.
07:25:36 I THINK THEY HAVE ACTUALLY CLEARED IT.

07:25:38 WELL, THEY HAVE A SILT FENCE UP.
07:25:40 I DROVE BY THE OTHER DAY, SO THEY ARE STARTING ON THAT.
07:25:43 GENOVA WILL BE COMING BACK, THE VACANT PIECE THAT'S BEEN
07:25:51 VACANT.
07:25:52 THERE WAS A ZONING AMENDMENT APPROVED BY THE COUNCIL TO DO
07:25:55 ATTACHED VILLAS AND TOWNHOMES INSTEAD OF THE TWO LAST CONDO
07:25:59 BUILDINGS, WHICH EVERYBODY WAS A LITTLE DISAPPOINTED BECAUSE
07:26:02 WE REALLY PREFER THE TWO CONDO BUILDINGS, BUT THAT WASN'T
07:26:05 GOING TO HAPPEN, SO THE COUNCIL APPROVED THIS ALTERNATIVE,
07:26:09 AND THEY ARE SUPPOSED TO BE SUBMITTING THE DEVELOPMENT ORDER

07:26:12 WITHIN THE NEXT MONTH OR TWO.
07:26:14 SO YOU'LL BE SEEING THAT AGAIN.
07:26:16 AND THEN VIA COCONUT ACROSS THE STREET FROM GENOVA, IF YOU
07:26:22 REMEMBER, YOU'VE HAD SEVERAL MEETINGS ON THAT, TOO, GOING
07:26:24 OVER THE ARCHITECTURE.
07:26:26 THEY ARE FINALIZING SOME OF THE THINGS FROM THE DEVELOPMENT
07:26:29 ORDER WITH THE DRAINAGE AND PARK DONATION FOR THE SMALL
07:26:34 PIECE AT THE NORTH END.
07:26:35 SO THEY ARE WORKING ON SOME EASEMENTS, AND ONCE WE GET THAT
07:26:38 ALL WORKED OUT, THEN WE'LL BE COMING BACK TO YOU ALL WITH
07:26:41 THE DEVELOPMENT ORDER.
07:26:43 PAVICH OFFICE BUILDING.
07:26:47 THEY SUBMITTED THEIR DEVELOPMENT ORDER.
07:26:48 THAT'S ON HAPPY HOLLOW, WHERE THAT BEAUTIFUL BLUE HOUSE ON
07:26:53 THE CORNER IS LOCATED AND THEY HAVE SUBMITTED THE

07:26:57 DEVELOPMENT ORDER, BUT THEY HAVE ASKED FOR FEW EXTENSIONS.
07:27:01 SO IT'S COMING ALONG AND WE HOPE IT WILL BE BACK TO YOU
07:27:03 SOON.
07:27:03 WE WON'T TALK ABOUT THE PARK BECAUSE THAT WILL MAKE
07:27:08 EVERYBODY GRUMPY.
07:27:09 LET'S SKIP THAT ONE, TOO.
07:27:12 YOU'VE NEVER SEEN THAT.
07:27:14 HERE IS A BIG PROJECT THAT YOU MAY HAVE BEEN CONTACTED OR
07:27:20 YOU WILL BE CONTACTED BY THE APPLICANT WHO IS TRYING TO SET
07:27:23 UP MEETINGS TO MEET WITH YOU.
07:27:26 THAT'S YOUR CHOICE WHETHER YOU WANT TO MEET WITH THEM OR
07:27:29 NOT.
07:27:29 THEY HAVE SUBMITTED THE PROJECT.
07:27:30 YOU SAW IT AT THE INFORMATION MEETING.
07:27:32 THEY ARE WORKING ON THEIR RESPONSES TO STAFF'S QUESTION
07:27:35 RIGHT NOW, AND THAT'S A BIG PROJECT, 40 ACRES.
07:27:40 YEAH, THEY HAD THE PUBLIC INFORMATION MEETING, AND THEY ARE
07:27:45 TRYING TO WORK OUT SOME DETAILS AND DON'T KNOW WHEN THIS
07:27:51 WILL COME TO YOU.
07:27:52 IT MIGHT BE JUNE.
07:27:53 WE'RE GOING TO SEE.
07:27:54 WE'RE SUPPOSED TO GET A RESUBMITTAL FROM THEM TOMORROW.
07:27:58 AND THEN EVERYBODY KEEPS ASKING WHAT IS GOING ON WITH THE
07:28:01 NORTH POINT PROPERTY, WHICH IS NORTH OF HERTZ ON WILLIAMS
07:28:03 AND 41.

07:28:05 IT'S A HUNDRED ACRES.
07:28:06 IT WAS PURCHASED BY HCA.
07:28:09 THEY HAVE TALKED TO US A FEW TIMES.
07:28:12 THE LATEST WE HEARD IS THEY WANT A JOINT VENTURE WITH A
07:28:15 COMPANY THAT DOES MIXED USE DEVELOPMENT, BUT HCA MAY BE
07:28:18 RETAINING THE NORTHERN PART OF THE PROPERTY AND JOINT

07:28:22 VENTURING WITH SOMEBODY TO DO MIXED USE ON THE SOUTHERN
07:28:25 PART.
07:28:26 WE'VE HAD QUITE A FEW MEETINGS WITH THEM.
07:28:28 THEY HAVE NOT SUBMITTED ANYTHING, BUT I KNOW THEY ARE
07:28:30 WORKING ON A ZONING APPLICATION RIGHT NOW, AND THEY PROBABLY
07:28:35 ARE GOING TO WANT TO HAVE AN INFORMATION MEETING FAIRLY SOON
07:28:39 TO LET YOU KNOW WHAT'S GOING ON WITH THAT.
07:28:41 SO THAT WILL BE INTERESTING.
07:28:43 >> MARY, WHAT IS THE CURRENT ZONING?
07:28:45 >>Mary Gibbs: WELL, THE CURRENT ZONING IS MIXED USE PLANNED
07:28:48 DEVELOPMENT.
07:28:48 IT WAS APPROVED AND IT'S ALSO A DEVELOPMENT OF REGIONAL
07:28:51 IMPACT.
07:28:52 IT WAS DONE BY THE COUNTY QUITE A FEW YEARS AGO, BUT WHEN IT
07:28:55 WAS APPROVED, INTERESTINGLY, A LOT OF COMMERCIAL, LIKE
07:28:59 600,000 SQUARE FEET OF COMMERCIAL, BUT ONLY 150 RESIDENTIAL
07:29:03 UNITS.
07:29:04 SO PEOPLE HAVE LOOKED AT IT OVER THE YEARS, BUT THE
07:29:07 COMMERCIAL, THEY ARE LIKE WE CAN'T DO 600,000, BUT WE WOULD

07:29:12 LIKE MORE RESIDENTIAL, SO IN ORDER TO DO THAT, THEY'VE GOT
07:29:15 TO REZONE IT.
07:29:17 >> NO, THEY DON'T.
07:29:18 LIVE LOCAL BLOWS ALL THAT UP.
07:29:21 >>Mary Gibbs: ONLY IF YOU DO MODERATE INCOME OR AFFORDABLE
07:29:25 HOUSING X PERCENTAGE FOR X YEARS, YES.
07:29:29 WE LOOKED AT THAT.
07:29:31 BUT I DON'T THINK ANYBODY -- WELL, NO, THAT'S NOT TRUE.
07:29:35 I HAVE HAD A COUPLE OF CALLS FROM PEOPLE.
07:29:39 >>Jim Wallace: PAID A LOT OF MONEY FOR THAT.
07:29:40 52.5 MILLION FOR HUNDRED GROSS ACRES.
07:29:46 SO THEY ONLY GOT ABOUT 70 NET.
07:29:49 >>Mary Gibbs: I THINK --
07:29:52 >>Jim Wallace: BIG PRICE PER ACRE SO THEY HAVE TO GET THE
07:29:55 DENSITY.
07:29:57 >>Mary Gibbs: 60 MILLION I HEARD.
07:30:00 >>Jim Wallace: I THOUGHT IT WAS 52.5.
07:30:03 >> IT'S A LOT OF MONEY.
07:30:07 >> THEY ARE FOR PROFIT.
07:30:09 HCA.
07:30:10 AND THEN I JUST THREW THIS IN.
07:30:14 >>Kristin Jeannin: I WAS HOPING WE WOULD HAVE A SECTION.
07:30:16 >>Mary Gibbs: SOMETIMES YOU THINK, BOY, THIS IS REALLY
07:30:19 GREAT.
07:30:19 SOMETIMES YOU WONDER, WHATEVER HAPPENED TO THAT ONE.

07:30:23 >>Scotty Wood: BEST VISUAL.
07:30:24 >>Mary Gibbs: MARYANN DID A GOOD JOB WITH THAT.

07:30:27 >>Michael Sheeley: IS THAT AN ARCHITECT IN THE PICTURE?
07:30:30 >>Mary Gibbs: HIS NAME IS MIKE.
07:30:35 >> YOU CAN TELL THE RED NOOSE AROUND HIS NECK.
07:30:39 >>Mary Gibbs: THAT WAS A NECKTIE.
07:30:40 THE COLONNADE, I DON'T KNOW IF YOU REMEMBER THAT.
07:30:42 THAT WAS ONE OF THE FIRST ZONINGS WE DID IN THE VILLAGE AND
07:30:44 RIGHT ACROSS THE STREET FROM GENOVA, IT WAS SUPPOSED TO BE
07:30:48 LIKE AN ALF.
07:30:49 AND EVERYTHING WAS APPROVED.
07:30:52 THEY GOT THEIR DEVELOPMENT ORDER.
07:30:54 THEY CAME TO YOU ALL.
07:30:55 THE DEVELOPMENT ORDER WAS JUST ABOUT APPROVED.
07:30:58 THEY HAD SOME ISSUES WITH THE FINANCING.
07:31:01 I THINK THAT PUBLIC FINANCING FOR INDUSTRIAL REVENUE BONDS
07:31:04 OR SOMETHING, AND THEN PEOPLE STARTED CALLING US SAYING,
07:31:07 HEY, I THINK THIS PROPERTY IS FOR SALE.
07:31:09 WE'RE LIKE, WHAT?
07:31:10 WAIT A MINUTE.
07:31:11 WHAT'S GOING ON?
07:31:11 SO WE HAVE HEARD THAT IT'S NOT GOING FORWARD, AND WE'VE --
07:31:16 NOW WE'RE GETTING CALLS.
07:31:17 WE DON'T KNOW IF THE BANK HAS TAKEN OVER, BUT WE KNOW THAT
07:31:20 REALTORS ARE TRYING TO SELL IT NOW.

07:31:24 SADLY, PEOPLE HAVE PUT DEPOSITS DOWN FOR PUTTING THEIR
07:31:30 PARENTS OR SOMETHING IN, TRYING TO GET THE DEPOSITS BACK.
07:31:34 IT'S NOT OUR SUCCESS STORY, NOT REALLY OUR FAULT.
07:31:39 IT'S JUST A DEVELOPMENT.
07:31:40 SOMETIMES THAT HAPPENS.
07:31:41 SO YOU MAY SEE IT BACK IN SOME OTHER ITERATION, BUT WE DON'T
07:31:46 REALLY KNOW AT THIS POINT.
07:31:47 SPEAKING OF ALFs, IF YOU REMEMBER WAY BACK, THERE WAS ONE
07:31:52 CALLED THE PHOENIX THAT WAS OVER ON ARCOS NORTH OF CORKSCREW
07:31:56 ROAD.
07:31:58 AND THAT WAS APPROVED FOR I THINK A COUPLE HUNDRED UNITS AND
07:32:01 A LITTLE MEMORY CARE.
07:32:04 AND THEY WENT THROUGH AND GOT THEIR BUILDING PERMIT.
07:32:06 EVERYTHING WAS READY.
07:32:08 THEY WERE SUPPOSED TO COME PICK IT UP.
07:32:09 THEY KEPT ASKING FOR EXTENSIONS AND ASKING FOR EXTENSIONS.
07:32:13 WE'RE LIKE WHAT'S GOING ON?
07:32:14 THE NEXT THING WE KNOW, WE SEE A FOR SALE SIGN OUT THERE AND
07:32:17 SOMEBODY CALLS, HEY, IT'S FOR SALE.
07:32:19 WE'RE LIKE WHAT?
07:32:20 SO I DON'T KNOW IF IT WAS COVID, BECAUSE OF ALFs, BUT I
07:32:26 HAVE HAD OTHER ALFs CONTACT US THAT ARE INTERESTED IN
07:32:29 ESTERO.
07:32:30 WE DON'T KNOW IF IT'S THE FINANCING.

07:32:33 >> ALFs KIND OF GOT OVERBUILT FOR A WHILE.

07:32:37 >>Mary Gibbs: I'VE GOTTEN ACTUALLY SEVERAL REQUESTS FROM
07:32:39 ALFs RECENTLY.
07:32:41 IT'S JUST KIND OF INTERESTING.
07:32:43 AND THEN I DON'T KNOW IF YOU REMEMBER HILTON GARDEN INN IN
07:32:47 FRONT OF RAPALLO.
07:32:49 WE WENT ALL THE WAY THROUGH THE WHOLE DEVELOPMENT ORDER.
07:32:52 THERE WAS A QUESTION ABOUT ONE OF THE TOWERS THAT LOOKED
07:32:54 LIKE A FAUX TOWER AND SHOULD THEY DO THE FAUX TOWER OR DID
07:32:58 THEY NEED TO DO THE FULL TOWER AND WORKING THAT OUT.
07:33:01 THEY CAME TO THE MEETING.
07:33:02 I THINK WE SAID FIX THE TOWER, AND YOU'RE GOOD TO GO.
07:33:05 THEY NEVER CAME BACK.
07:33:08 COVID HIT.
07:33:08 IT WAS LIKE A COVID ISSUE.
07:33:10 AND THEN WE KEPT WONDERING WHAT HAPPENED TO THEM, AND THEN A
07:33:13 COUPLE OF MONTHS AGO, SAY, IN JANUARY, I GOT A CALL FROM THE
07:33:17 DEVELOPER THAT SAID, HEY, WE'RE BACK, AND WE'RE LIKE, WELL,
07:33:21 WHERE DID YOU GO FOR TWO YEARS?
07:33:24 SO WE HAVE THEM CONTACTED, OAK BROOK PROPERTIES BECAUSE THEY
07:33:27 HAVE TO DO THE PRE-APPROVAL OF THE ARCHITECTURE.
07:33:30 I KNOW THEY HAVE CONTACTED THEM.
07:33:32 THEN I'M NOT SURE WHAT'S GOING ON.
07:33:34 WE KEEP HEARING THEY ARE COMING BACK AND HOPEFULLY THEY
07:33:38 WILL.
07:33:39 ANTHONY WOULD LIKE TO TALK ABOUT THIS ONE, THE THREE OAKS

07:33:46 SCHOOL SITE.
07:33:46 I KNOW IT WAS YOUR PERSONAL FAVORITE.
07:33:48 WE DID THE WHOLE COMP PLAN AMENDMENT AND THE DEVELOPMENT
07:33:52 ORDER FOR THE SCHOOL SITE AND THEN THE SCHOOL BOARD DECIDED
07:33:56 THEY ARE GOING TO FOCUS THEIR ENERGY ON LEHIGH.
07:34:00 SO THE SCHOOL SITE HAS NOT HAPPENED.
07:34:03 NOT GOING TO HAPPEN.
07:34:04 NO, IT'S NOT GOING TO HAPPEN.
07:34:09 IT MAY EVENTUALLY HAPPEN, BUT RIGHT NOW IT'S NOT HAPPENING.
07:34:15 >> WE'LL NEED A SCHOOL EAST OF OUR --
07:34:18 >>Mary Gibbs: ACTUALLY, I THINK THERE IS A CHARTER SCHOOL
07:34:21 GOING IN OUT BY VERDANA, I THINK, AS WELL.
07:34:25 THE SCHOOL SITE IS NOT HAPPENING AND WE'LL SEE WHAT HAPPENS
07:34:30 NEXT.
07:34:30 HERE IS THE OLD POST OFFICE THAT DID A VERY NICE JOB WITH
07:34:34 THE ARCHITECTURE, AND THEY HAD WE THOUGHT AN END USER, AND
07:34:39 THEN I THINK THAT FELL APART, AND THIS IS ONE THAT WE HAVE
07:34:44 ALL KINDS OF PEOPLE THAT WANT TO COME IN AND DO IT, BUT THEY
07:34:46 DON'T REALLY WANT TO FIX THE BUILDING UP AT ALL.
07:34:48 THEY JUST WANT TO COME IN AND OCCUPY IT AND CAN WE COME IN

07:34:52 AND DO THIS, THIS, OR THIS.
07:34:55 WE'VE HAD ALL KINDS OF REQUESTS.
07:34:56 NO, YOU GOT TO UPGRADE IT SOME.
07:34:59 SO THAT ONE WE WERE HOPING WE WOULD GET SOMEBODY.
07:35:02 WE'VE HAD SOME INTERESTING USERS THAT WOULD BE FINE, BUT I

07:35:08 DON'T KNOW.
07:35:08 THAT ONE IS STILL NOT DONE.
07:35:10 THIS IS JUST INTERESTING BECAUSE THIS IS THE PROPERTY, IF
07:35:15 YOU SEE ESTERO PARKWAY AND THREE OAKS WHERE YOU SEE THE
07:35:20 COWS, IT'S BEEN VACANT FOR A LONG TIME, PROBABLY BECAUSE IT
07:35:23 IS OWNED BY ALAN FREEMAN AND HE'S NEVER IN A HURRY TO DO
07:35:27 ANYTHING.
07:35:27 KNOWN HIM 20 YEARS AND HE TAKES TIME WITH HIS PROJECTS.
07:35:31 THEY HAD AN INTERESTING CONCEPT FOR A MIXED USE.
07:35:33 THEY WERE GOING TO SELL IT TO SOMEONE.
07:35:35 THEY CAME IN AND MET WITH US.
07:35:36 IT LOOKED LIKE IT WOULD BE SOMETHING THAT YOU ALL WOULD
07:35:39 LIKE, AND THEN ALL OF A SUDDEN IN NOVEMBER, AND THIS HAD
07:35:43 BEEN IN THE FLOOD ZONE, BUT THEY DID ONE OF THE LETTERS OF
07:35:48 MAP REVISION OR SOMETHING AND IT WAS TAKEN OUT OF THE FLOOD
07:35:51 ZONE, AND THAT'S WHEN HE STARTED TO SELL IT.
07:35:54 THE PEOPLE CAME IN AND SAID WE WOULD LIKE TO DO MIXED USE,
07:35:57 OKAY, BUT STAY AWAY FROM THE CREEK.
07:36:00 AND IN NOVEMBER WHEN THE NEW FLOOD ZONE MAPS WERE ADOPTED BY
07:36:03 FEMA, IT WAS BACK IN THE FLOOD ZONE.
07:36:05 SO WE WERE LIKE, YOU MIGHT WANT TO LOOK AT THE MAPS BECAUSE
07:36:09 NOW YOU'RE BACK IN THE FLOOD ZONE.
07:36:11 THEY ARE KIND OF BACK TO SQUARE ONE WITH THAT.
07:36:13 SO I IMAGINE WE WILL BE SEEING THE COWS FOR A LITTLE BIT
07:36:17 LONGER.

07:36:17 THAT WAS IT.
07:36:21 JUST A LITTLE WALK DOWN MEMORY LANE FOR YOU ALL.
07:36:29 >>Anthony Gargano: WHAT HAPPENED TO THE HOTEL ACROSS FROM
07:36:30 WOODFORD ON THE OTHER SIDE OF COCONUT ROAD?
07:36:33 >>Mary Gibbs: THAT NEVER WENT ANYWHERE.
07:36:35 THAT WAS ON THE SOUTH SIDE OF COCONUT ROAD.
07:36:37 IT GOT APPROVED.
07:36:39 THEY DID NOT HAVE A FLAG AT THE TIME.
07:36:41 I THINK IT WAS A LITTLE BIT SPECULATION, BUT THEY THOUGHT
07:36:44 THEY HAD A FLAG AND IT DIDN'T HAPPEN.
07:36:48 BUT INTERESTINGLY, WE HAD REQUESTS FOR A HOME SUITES ON THE
07:36:54 OTHER SIDE OF THE ROAD IN COCONUT AND WHERE THE BROOKS, THE
07:36:58 MEXICAN RESTAURANT IS, SOUTH OF COCONUT, OVER BY TIJUANA
07:37:05 FLATS THEY WANTED TO DO A HOME2 SUITES.
07:37:08 THEY SUBMITTED FOR THE DEVELOPMENT ORDER.
07:37:10 PART WAY THROUGH THEY CALLED US AND SAID, NO, NEVER MIND,

07:37:13 WE'RE WITHDRAWING IT.
07:37:14 MEAN TIME, WE GET ANOTHER REQUEST TODAY FOR SOMEBODY TO HAVE
07:37:17 A PRE-APPLICATION MEETING WITH US ON A POTENTIAL ONE OVER BY
07:37:21 COCONUT POINT.
07:37:22 SO WE'RE TRYING TO FIGURE OUT WHERE IS THE HOTEL GOING.
07:37:29 >>James Tatooles: WE HAD TWO OTHER HOTELS THAT DIDN'T GO
07:37:31 EITHER.
07:37:33 >>Mary Gibbs: WHICH TWO?
07:37:34 >>James Tatooles: THE ONE HOTEL THAT WAS IN MIROMAR ALONG

07:37:37 75.
07:37:38 >>Mary Gibbs: IT HASN'T, BUT IT WAS APPROVED.
07:37:42 >>James Tatooles: THE OTHER HOTEL THAT WOULD BE ACROSS THE
07:37:44 STREET FROM THE 47 ACRES ON COCONUT ROAD AND 41, SOUTH --
07:37:49 SOUTHWEST CORNER.
07:37:50 >>Mary Gibbs: I THINK THAT --
07:37:52 >>Anthony Gargano: THAT IS THE ONE I MENTIONED THAT I WAS
07:37:54 ASKING ABOUT.
07:37:55 SO, MARY, IS THIS SOMETHING THAT COULD BE MADE AVAILABLE?
07:38:02 IS IT ON THE WEBSITE?
07:38:03 IS IT ON THE VILLAGE WEBSITE?
07:38:06 >>Mary Gibbs: THE ONE WE DID AT COUNCIL IS ON THE WEBSITE.
07:38:11 >>Tammy Duran: PLANNING AND ZONING AGENDA.
07:38:13 IT'S LIVE RIGHT NOW.
07:38:15 >>Mary Gibbs: IT'S ON THE WEBSITE.
07:38:17 IT'S JUST HARD TO FIND.
07:38:19 I HAVE TO GO IN AND CLICK LIKE 58 TIMES.
07:38:21 >>Barry Jones: WHAT ABOUT THE ONE AT THE CORNER OF WILLIAMS
07:38:24 ROAD AND THREE OAKS?
07:38:27 THE FOLKS OUT ON FORT MYERS BEACH OWN THAT SUBDIVISION
07:38:34 THAT'S BEEN THERE FOREVER.
07:38:38 >>Mary Gibbs: IT WAS APPROVED AND THE COUNTY CONDOS YEARS
07:38:42 AGO, THIS IS NEXT TO MILAN VILLAS.
07:38:45 THIS WOULD BE WEST --
07:38:46 >>Barry Jones: EXTENSION AND THE EXTENSION HAD A TIME

07:38:49 CERTAIN, DIDN'T IT?
07:38:50 >>Mary Gibbs: AND THEN IT EXPIRED AND CAME IN WHEN I WAS
07:38:53 HERE AND SAID WE WANT AN EXTENSION, NO, YOUR PROJECT IS DOA.
07:38:56 DIDN'T KNOW.
07:39:00 YEAH, IT WAS TOO OLD.
07:39:03 THEY ACTUALLY DIDN'T ASK FOR AN EXTENSION UNTIL IT HAD
07:39:05 ALREADY EXPIRED.
07:39:06 SO, YEAH.
07:39:10 IF YOU WANT, WE CAN SEND YOU A LINK SO YOU DON'T HAVE TO
07:39:14 LOOK.
07:39:15 >>Anthony Gargano: PLEASE.
07:39:17 APPRECIATE THAT.

07:39:18 GREAT JOB.
07:39:25 >>Mary Gibbs: I THINK IT IS THE ESTERO RIVER OVER BY THE
07:39:27 BOOMER HOUSE.
07:39:30 >>Jim Wallace: IT'S TOO WIDE.
07:39:30 >>Mary Gibbs: MAYBE YOU'RE RIGHT.
07:39:34 >>Jim Wallace: LOOKS LIKE THE COCOHATCHEE IN NORTH NAPLES.
07:39:37 >>Mary Gibbs: I KNOW WE DIDN'T GO DOWN THERE TO TAKE
07:39:40 PICTURES.
07:39:41 >> YOU DO A DOUBLE LOOP BEFORE IT GETS DOWN TO ESTERO BAY.
07:39:49 GO DOWN THERE AND LOOKS LIKE THAT.
07:39:55 >>Scotty Wood: THANK YOU.
07:39:56 REALLY WELL DONE.
07:39:57 >>Mary Gibbs: THE COUNCIL WAS VERY APPRECIATIVE, AND THEY

07:39:59 WERE LIKE, OOH, WE DIDN'T KNOW PLANNING AND ZONING BOARD WAS
07:40:03 THIS BUSY AND THEY HAVE DONE A REALLY GOOD JOB.
07:40:06 WE WANTED TO PASS THAT ON.
07:40:07 >>Kristin Jeannin: THANK YOU.
07:40:09 >>Barry Jones: DOES THAT MEAN THEY ARE GOING TO RENOMINATE
07:40:11 US WHEN WE EXPIRE AT THE END OF THE MONTH?
07:40:15 >>Mary Gibbs: I HOPE SO.
07:40:16 I HAVE TO APOLOGIZE BECAUSE I SHOULD HAVE NOTICED THAT THE
07:40:20 EXPIRATIONS OF THE THREE COUNCIL, THERE ARE THREE BOARD
07:40:23 MEMBERS' DATES COMING UP, AND I JUST GOT INVOLVED IN THIS
07:40:27 AND MISSED THAT.
07:40:28 SO WE HAVE AN AGENDA ITEM GOING TO THE COUNCIL I THINK ON
07:40:32 THE 19th.
07:40:33 I'M TRYING TO GET IT BEFORE THE DATE, AND I HAD TO GO TALK
07:40:37 TO THE MANAGER AND TELL HIM, SORRY, HE'S LIKE, MAKE SURE YOU
07:40:41 CALL THEM AND MAKE SURE THEY ARE ALL OKAY WITH THAT.
07:40:45 I THINK WE'LL TAKE IT TO THE COUNCIL AND I EXPECT THE
07:40:48 COUNCIL WILL BE FINE WITH IT.
07:40:55 >>Kristin Jeannin: THAT'S WHY YOU MADE THIS WHOLE THING SO
07:40:57 THEY COULD SEE --
07:40:59 >>Mary Gibbs: BUT THAT WAS PERFECTLY GOOD TIMING.
07:41:02 [LAUGHTER]
07:41:02 AND I APPRECIATE THAT YOU ALL -- AND THANK YOU, BARRY, THE
07:41:08 ONE THAT NUDGED ME AND SAID, HEY, ARE OUR THINGS EXPIRING AT
07:41:14 THE END OF THE MONTH?

07:41:15 I'M LIKE, THE REST OF YOU ARE GOOD FOR ANOTHER YEAR.
07:41:19 THE OTHER ONES ARE GOOD THROUGH APRIL -- JIM WALLACE, BARRY
07:41:26 JONES AND KRISTIN.
07:41:28 BUT THE OTHERS, YOU'RE GOOD FOR ANOTHER YEAR.
07:41:30 THANK YOU FOR REMINDING ME, BARRY.
07:41:37 >>Scotty Wood: WE ARE ON ODD NUMBER RIGHT NOW AND WE'LL KEEP
07:41:41 IT THAT WAY.
07:41:44 >>Mary Gibbs: WE DO HAVE TWO VACANCIES BECAUSE OF HOWARD

07:41:47 LEVITAN AND MARLENE NARATIL.
07:41:49 WE DID TELL THE COUNCIL WE HAVE TWO VACANCIES.
07:41:51 SEEMS LIKE WHEN THEY INITIALLY PUT IT TOGETHER, MAYBE IT
07:41:55 SHOULD BE SEVEN INSTEAD OF NINE AND GET A MORE MANAGEABLE
07:41:57 NUMBER.
07:41:58 IT SEEMS LIKE EVERYTHING IS FLOWING REALLY NICELY NOW.
07:42:01 SO I DON'T THINK, I'M NOT HEARING ANYTHING ABOUT.
07:42:05 >> I THINK THE LDC SAYS UP TO NINE.
07:42:07 >>Mary Gibbs: IT SAYS A RANGE.
07:42:09 SAYS A RANGE, I THINK.
07:42:10 I LOOKED AT THE LANGUAGE.
07:42:12 >> UP TO NINE.
07:42:13 >>Mary Gibbs: I THINK THAT I DON'T KNOW WHAT THE COUNCIL
07:42:16 WILL DO, BUT I THINK THEY ARE PRETTY HAPPY WITH THE NUMBER
07:42:19 AND THE COMPOSITION NOW.
07:42:23 >>Barry Jones: A COUPLE OF ISSUES I WANTED TO BRING UP REAL
07:42:25 QUICK AND ONE WE TOUCHED BRIEFLY ON IS THE LIVE LOCAL ACT.

07:42:29 AS I UNDERSTAND IT, ANY COMMERCIALLY ZONED PROPERTY NOW CAN,
07:42:35 PROVIDED THEY SET ASIDE A CERTAIN AMOUNT FOR WORKFORCE
07:42:38 HOUSING, CAN GET THE MAX DENSITY THAT'S ALLOWED ANYWHERE IN
07:42:41 THE VILLAGE AS WELL AS THE MAX HEIGHT THAT'S ALLOWED WITHIN
07:42:46 ONE-MILE RADIUS.
07:42:48 I'D LIKE TO GET SOME FEEDBACK FROM NANCY OR SOMEBODY AND
07:42:52 MAYBE JUST A MEMO OR SOMETHING SO WE UNDERSTAND THE IMPACT
07:42:56 OF THAT AND WE KNOW WHAT WE'RE LOOKING AT IF THINGS SHOULD
07:42:59 COME FORWARD WITH THAT.
07:43:00 >>Mary Gibbs: WE'RE LOOKING AT THE BILL RIGHT NOW.
07:43:02 NANCY GOT ME THE SIGNED VERSION.
07:43:05 IT'S 98 PAGES LONG, I THINK, OR 80 PAGES.
07:43:08 >>Barry Jones: I TRIED TO READ IT AND TOO MANY NUANCES FOR
07:43:12 ME TO SPEND --
07:43:13 >>Mary Gibbs: I THINK THE SECTION YOU'RE LOOKING AT, NANCY
07:43:16 EXTRACTED THOSE SECTIONS THAT ARE MORE RELEVANT TO US
07:43:19 INSTEAD OF THE WHOLE 98 PAGES, WHICH WAS DAUNTING.
07:43:22 AND THERE ARE SOME INTERESTING PROVISIONS, BUT YOU'VE GOT TO
07:43:25 HAVE A CERTAIN PERCENTAGE OF AFFORDABLE HOUSING.
07:43:27 I ACTUALLY HAVE A FEW QUESTIONS FOR NANCY BECAUSE THERE ARE
07:43:31 CERTAIN THINGS IN THERE THAT SAYS IF YOUR COMMUNITY DOESN'T
07:43:35 HAVE MORE THAN 20% COMMERCIAL, THEN YOU CAN DO THE
07:43:40 AFFORDABLE HOUSING BUT YOU HAVE TO HAVE A MIXED USE
07:43:42 DEVELOPMENT.
07:43:43 SO THERE'S SOME INTERESTING SIDE THINGS.

07:43:49 >>Barry Jones: DOES THE VILLAGE HAVE A DEFINITION OF
07:43:51 AFFORDABLE HOUSING OR ARE WE DEFERRING TO LEE COUNTY?
07:43:54 >>Mary Gibbs: IT IS THE STANDARD DEFINITION AND IT'S DEFINED
07:43:56 IN THE STATUTES.

07:44:00 >>Barry Jones: I THINK IT'S AROUND $1800 A MONTH FOR A
07:44:03 TWO-BEDROOM APARTMENT STILL CONSIDERED AFFORDABLE HOUSING?
07:44:06 >>Mary Gibbs: I DON'T KNOW THE EXACT DOLLARS, BUT IT'S
07:44:08 PRETTY -- I THINK IT'S PRETTY LIBERAL.
07:44:12 >>Barry Jones: I WAS SURPRISED WHEN PEOPLE SAY AFFORDABLE
07:44:14 HOUSING HOW MUCH THAT CAN AFFORD.
07:44:17 >>Mary Gibbs: SOMEBODY TOLD ME THAT IN COLLIER COUNTY, LOOK
07:44:22 AT THE MAX DENSITY COULD BE 92 UNITS AN ACRE OR SOMETHING.
07:44:26 >>Barry Jones: I DID THAT ONE, YES.
07:44:28 168 FEET.
07:44:32 >>Mary Gibbs: YOU STILL HAVE TO COMPLY WITH THE LAND
07:44:34 DEVELOPMENT CODE.
07:44:34 PARKING, OPEN SPACE, THINGS LIKE THAT.
07:44:40 >>Barry Jones: WHAT IS OUR MAX DENSITY UNITS IN COLLIER
07:44:43 COUNTY?
07:44:44 I MEAN IN THE VILLAGE?
07:44:47 >>Mary Gibbs: IT DEPENDS ON WHEN YOU READ THE LANGUAGE, DOES
07:44:49 IT SAY MAX ALLOWABLE OR WHAT THE MAXIMUM EXISTING, AND IF
07:44:55 IT'S MAX ALLOWABLE, I THINK YOU CAN GO UP TO ABOUT 20 TO 22,
07:44:59 25.
07:45:00 I THINK ABOUT 15.

07:45:05 >>Barry Jones: WE'RE NOT LOOKING AT THE 97 UNITS --
07:45:08 >>Mary Gibbs: IT WON'T BE LIKE COLLIER COUNTY, NO.
07:45:10 >>Barry Jones: AND THEN THE OTHER THING, THERE ARE REVISIONS
07:45:14 WITH SOUTH FLORIDA WATER MANAGEMENT DISTRICT.
07:45:16 I WON'T GO TOO FAR INTO THE WEEDS RIGHT NOW, BUT NUTRIENT
07:45:20 LOADING USED TO BE PRE VERSUS POST AND NOW THE REVISIONS
07:45:25 THAT THE DISTRICT IS PROPOSING IS LIKE A 92 PERCENT REMOVAL,
07:45:29 WHICH AT THE END OF THE DAY IS GOING TO SIGNIFICANTLY IMPACT
07:45:34 THE AMOUNT OF LAND THAT HAS TO BE SET ASIDE FOR STORMWATER,
07:45:38 WHICH IS GOING TO RAISE THE PRICE PER UNIT OF EVERYTHING
07:45:41 THAT WE DO.
07:45:42 NOW, I SWIM AND I DIVE AND I FISH AND I LIVE ON THE WATER
07:45:47 EVERY MOMENT I CAN, BUT WHAT THE DISTRICT IS PROPOSING IS,
07:45:52 IN MY OPINION, KIND OF CRAZY WHEN YOU LOOK AT WHAT THEY
07:45:55 ALLOW, OTHER THINGS LIKE AGRICULTURAL USES.
07:45:58 AND AS MUCH AS WE TALK AND PREACH ABOUT AFFORDABLE HOUSING,
07:46:04 THERE ARE REGULATIONS BEING PUT IN PLACE THAT'S GOING TO
07:46:06 DRIVE UP THE COST OF HOUSING FOR EVERYBODY.
07:46:08 SO I DON'T KNOW THE VILLAGE OF REVIEWS THINGS LIKE THIS AND
07:46:13 OFFERS FEEDBACK TO THE GOVERNMENT TO THE STATE ON THESE TYPE
07:46:16 OF ISSUES, BUT IT SEEMS LIKE THE DISTRICT OR THE VILLAGE MAY
07:46:20 WANT TO LOOK AT IT AND SEE IF THERE IS AN ECONOMIC IMPACT
07:46:23 AND HOW THAT'S GOING TO IMPACT WHAT'S ALREADY A CHALLENGE
07:46:27 WITH RESPECT TO HOUSING COSTS.
07:46:28 I'LL GET OFF MY SOAPBOX.

07:46:30 >>Mary Gibbs: I'LL PASS THAT ON TO DAVID WILLEMS.
07:46:33 HE IS THE KING OF NUTRIENT LOADING.
07:46:37 >>Barry Jones: IT'S VERY ONEROUS, AND I DON'T EVEN KNOW HOW
07:46:40 WE WOULD COMPLY WITH IT.
07:46:42 AND IT'S BEING PASSED THROUGH WITH NO GRANDFATHER
07:46:45 PROVISIONS, SO THERE'S NO ADVANCED WARNING FOR PROJECTS THAT
07:46:48 MAY BE PENDING.
07:46:50 >>Mary Gibbs: OH, BOY.
07:46:51 LET THE FUN BEGIN.
07:46:54 >>Barry Jones: YES.
07:46:54 BUT IF THE DISTRICT AND THE STATE DOESN'T HEAR BACK FROM THE
07:46:58 MUNICIPALITIES THAT ARE GOING TO BE IMPACTED, THERE ARE
07:47:02 CERTAINLY TRADE GROUPS THAT HAVE PROVIDED FEEDBACK, BUT I
07:47:04 THINK WE ALL NEED TO UNDERSTAND EVERY TIME WE MAKE THESE
07:47:07 ADDITIONAL REGULATIONS AND STIPULATIONS AND EVERYTHING, WE
07:47:10 KEEP DRIVING THE PRICE UP AND -- DRIVES THE PRICE UP, THEN
07:47:15 WE TALK ABOUT WANTING WORKFORCE HOUSING.
07:47:17 THERE NEEDS TO BE A SERIOUS DISCUSSION ABOUT THAT.
07:47:21 THANK YOU.
07:47:24 >>Scotty Wood: ANYONE ELSE?
07:47:24 MOTION TO ADJOURN.
07:47:30 >>Tammy Duran: I HAVE SOMETHING.
07:47:31 TONIGHT, I HAVE TO GIVE YOU GUYS THE FINANCIAL STATEMENTS,
07:47:33 AND IF YOU GUYS CAN BRING THEM BACK TO ME THE NEXT MEETING
07:47:36 IN MAY, THAT WOULD BE GREAT BECAUSE THEY ARE DUE IN JUNE.

07:47:40 >>Scotty Wood: PASS THEM OUT.
07:47:40 >>Tammy Duran: THANK YOU.
07:47:42 >>Mary Gibbs: SHE'S GETTING THEM OUT EARLY BECAUSE SOME
07:47:45 PEOPLE WERE LATE LAST YEAR.
07:47:50 >> DIDN'T WE JUST DO THIS?
07:47:52 >>Tammy Duran: IT'S EVERY YEAR.
07:48:13 >>Scotty Wood: NOW A MOTION TO ADJOURN.
07:48:15 >> SO MOVED.
07:48:16 >> SECOND.
07:48:16 >>Scotty Wood: WE'RE ADJOURNED.
07:48:17

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ACCURACY NOR USED AS A VERBATIM TRANSCRIPT.
ANY PERSON WHO NEEDS A VERBATIM TRANSCRIPT OF THE
PROCEEDINGS MAY NEED TO HIRE A COURT REPORTER.

Final Action Agenda/Minutes are supplemented by audio and video recordings of the meetings, as well as transcripts. Video recordings of Design Review Board meetings from June 8, 2016, forward, as well agendas, staff reports, resolutions, ordinances, and other documents related to the meetings can be viewed online at https://estero-fl.gov/agendas/ at the corresponding meeting date.

DRAFT MINUTES

Planning Zoning and Design Board Meeting

Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
March 14, 2023 4:30 p.m.

1. CALL TO ORDER: 4:33 p.m.

2. PLEDGE OF ALLEGIANCE:

3. ROLL CALL:

Present: Chairman Scotty Wood, Board Members Anthony Gargano, James Tatooles, Michael Sheeley, Jim Wallace, and Kristin Jeannin (via Zoom). Absent Board Member Barry Jones.

Also present: Village Land Use Counsel Nancy Stroud (via Zoom), Community Development Director Mary Gibbs, Development Review Manager Jim Hart, and Deputy Village Clerk Tammy Duran.

4. APPROVAL OF AGENDA:

A motion to approve the agenda was made and duly passed.

5. BUSINESS:

(a) Consent Agenda

(1) Approval of February 21, 2023, meeting minutes.

A motion to approve the consent agenda was made and duly passed.

6. PUBLIC INFORMATION MEETING

(a) Estero Town Commons Restaurant - Development Order (Application pending) (District 4)

21301 Town Commons Drive, ± 1.4-acre vacant parcel on the corner of Corkscrew Road and Town Commons Drive in Estero Town Center Commercial Planned Development (CPD) Also known as Lowes Plaza.

Staff Presentation/Comments
Mary Gibbs, Community Development Director

Presentation/Information by
Jeffrey Williams, Via Zoom

Public Comment
None.

Board Questions or Comments
Board Members Jeannin, Wallace, Sheeley, Vice Chairman Gargano, and Chairman Wood.

7. PUBLIC HEARINGS (Quasi-Judicial)

Chairman Wood provided information regarding Board business and quasi-judicial hearings. All audience members and staff providing testimony for the hearing were sworn in by Village Land Use Counsel Stroud.

(a) Corkscrew Pines Infrastructure - Development Order (DOS2021-E008) (District 5) located on the south side of Corkscrew Road, east of Stoneybrook Golf Drive and west of Firehouse Lane.

Applicant is proposing to construct the backbone infrastructure for future development on a ±12-acre parcel zoned Commercial Planned Development (CPD). No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments
Mary Gibbs, Community Development Director
Nancy Stroud, Village Land Use Attorney

Presentation/Information by
Al Quattrone, P.E., Quattrone & Associates, Inc.
Gregory J. Diserio, R.L.A., David M. Jones, Jr. and Associates, Inc.

Village Land Use Counsel Stroud swore in the Public that wished to make a comment.

Public Comment
Ann Bonilla, Stoneybrook
Eileen Huff, Stoneybrook
Sharon Eyerly, Stoneybrook

Board Questions or Comments
Board Member Wallace and Chairman Wood.

Motion: Motion to approve the infrastructure plan contingent upon the authorization of the CDD and the completion of the utility sign-offs.

Motion by: Board Member Sheeley
Seconded by: Vice Chair Gargano

Action: Approved the infrastructure plan contingent upon the authorization of the CDD and the completion of the utility sign-offs.

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Vote:
Aye: Board Members Tatooles, Jones, Jeannin, Sheeley, Vice Chairman Gargano, and Chairman Wood
Nay:
Abstentions:

8. WORKSHOPS

(a) Corkscrew Pines Self-Storage - Development Order (DOS2021-E008) (District 5) located on the south side of Corkscrew Road, east of Stoneybrook Golf Drive and west of Firehouse Lane.

Applicant is proposing 3 storage buildings totaling ±150,000 square feet.

Staff Presentation/Comments
Mary Gibbs, Community Development Director

Presentation/Information by
Brandon Kline, Geis Companies

Public Comment
None.

Board Questions or Comments
Board Members Wallace, Jeannin, Sheeley, and Chairman Wood.

(b) Downtown Estero Residential– Development Order (DOS2022- E009) (District 2) Mixed Planned Development (MPD) on a 34-acre site, located on the east side of US 41, north of Broadway and east of the Broadway Shoppes.

Staff Presentation/Comments
Jim Hart, Development Review Manager
Mary Gibbs, Community Development Director

Presentation/Information by
John Wojdak, Delisi Fitgerald
Cindy Sessoms, LRK Architects

Public Comment
Bob Newhouse, Cypress Bend.

Board Questions or Comments
Board Members Wallace, Sheeley, and Chairman Wood.

8. PUBLIC INPUT

9. BOARD COMMUNICATIONS

(a) Next meeting – April 11, 2023

10. ADJOURNMENT: 6:13 pm.

_____
Tammy Duran
Deputy Village Clerk

DESIGN REVIEW BOARD
Staff Report

PROJECT NAME
Downtown Estero Infrastructure
CASE NUMBER
DOS2022-E006
MEETING DATE
April 11, 2023
REQUEST
Development Order for the Downtown Estero Development
APPLICANT
CH Estero Land LP
LOCATION
Project site is located on the northeast comer of U.S. 41 and Broadway Avenue East in the Village of Estero
PROPERTY SIZE
34.41 acres (Total Project)
ZONING
The property is zoned as Mixed Use Planned Development (MPD) Z-10-017;
PUBLIC INFORMATION MEETING DATES
The PZDB Public Information Meeting was held on November 9, 2021. A Development Order application was submitted on June 6, 2022.

Staff Recommendation
Staff recommends approval of the Development Order.

The PZDB should review the project for compliance with general criteria of the Land Development Code and, in particular, the following facets:
1. Building architecture and colors
2. Site lighting elements and colors, including parking lot poles and fixtures
3. Connectivity
4. Landscaping and buffers for overall design and compatibility with the building and surrounding area

The project must be harmonious with the community and proposed developments in the general area, in conformity with good design, contributing to the image of the Village, not of inferior quality, and consistent with the Land Development Code. If the PZDB denies the application, it must state its findings regarding the criteria.

Project Summary

The overall Downtown Estero project consists of 310 multiple-family units, and approximately 30,000 SF of commercial uses. Proposed future construction of 300 multi-family (market rate rental apartments) in 3-4 story buildings. Two buildings will be mixed-use with 5,000 sf+/- of non-residential uses, and the 3rd building will house the community amenities in this space. The project will include public spaces including a public park, internal gathering area, walking trails and other private amenities. There are also 10 townhomes planned and two future commercial lots. This Development Order is only for the infrastructure of the site including roads, parking, stormwater collection/detention, landscaping, and utilities.

Request

The applicant is asking for approval of a Development Order for the Infrastructure of the site including roads, parking, stormwater management system, landscaping, and utilities. This project was reviewed by the PZDB at a Public Information Meeting on November 9, 2021. Staff has also reviewed the plans in detail. The plans meet the technical requirements of the Land Development Code.

Transportation

The overall development plan includes the construction of a road that will connect US 41 with Broadway Ave East. The road will serve the commercial parcels and the multi-family residential uses of the project. The road will be posted at 25 mph and will be privately maintained but open to the public.

Trip Generation
Downtown Estero - At Build-Out

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily
	In	Out	Total	In	Out	Total	(2-way)
Apartments (310 Units)	29	96	125	74	47	121	1,432
Retail (30,000 Sq. Ft)	35	24	59	85	85	170	1,496
Total Trips	64	120	184	159	132	291	2,928

Stormwater

The road is designed to collect all stormwater runoff which is conveyed by underground piping network and catch basins to the master system detention areas on the subject property. The master system detention areas provide the required treatment.

The project will develop a 34.41-acre mixed-use parcel located east of US-41 and north of Broadway in Lee County, Florida. The property was previously permitted under application SFWMD ERP# 090219-6 as a mixed-use development. The proposed development includes the construction of three apartment buildings, mixed-use buildings (apartment and retail), multi-family villas, commercial, supportive parking lots and utilities, a main through road, three (3) indigenous preserve areas, and the stormwater management system. 9.63-acres of the property is classified in the report as commercial and drains to the provided dry detention areas. The development also includes 0.32 acres of offsite that is included in our stormwater management system. This impervious area is from the proposed offsite turn lane improvements which help provide access to the site. There are three (3) indigenous preserve areas on-site Areas #1, #2, and #3 that are 2.61 acres, 2.13 acres and 0.20 acres respectively. Indigenous Preserve Area #3 is located in the northernmost corner of the project and is not included in the surface water management system for the site. Runoff for the proposed development will be directed to the one (1) onsite lake that will provide the required water quality and quantity prior to discharging south into the Broadway Avenue drainage system. An

elevation of 10.8' NAVD has been established as the control elevation for the project. They are not proposing any other changes to the previously approved permit other than those described above.

Lighting

Street/parking lighting complies with the Village CCT requirement of 3000K and the BUG rating of 1-0-1. The lighting included as a part of this application is for street lighting only.

Landscaping

Landscaping is provided in the vehicular use areas and perimeter buffer plantings are also provided per the LDC. Landscaping Plans are provided in the applicant's presentation. The landscaping is consistent with the zoning ordinance.

DOWNTOWN ESTERO INFRASTRUCTURE

DEVELOPMENT ORDER PLANS

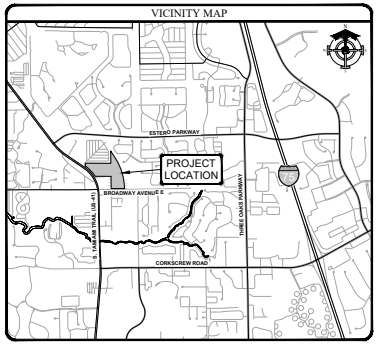
LOCATED IN SECTION 28, TOWNSHIP 46 SOUTH, RANGE 25 EAST
ESTERO, LEE COUNTY, FLORIDA

PROJECT INFORMATION	
ZONING	MPD (RESOLUTION Z-10-017)
SFWMD PERMIT	36-07447-P
PARCEL ID	28-46-25-E2-U1906.2520, 28-46-25-E2-U1911.2508, 28-46-25-E2-U1915.2516, 28-46-25-E2-U1925.2518, 28-46-25-E2-U1938.2499, 28-46-25-E2-U1940.2521, 28-46-25-E2-U1945.2498, 28-46-25-E2-U1949.2498

CONSULTANTS		
ENGINEER	LANDSCAPE ARCHITECT	SURVEY
DELISI FITZGERALD, INC. 1605 HENDRY ST. FORT MYERS, FL 33901 (239) 418-0691	BOOTH DESIGN GROUP 140 2ND ST. N., STE. 302 ST. PETERSBURG, FL 33701 (727) 821-5559	BANKS ENGINEERING 10511 SIX MILE CYPRESS PKWY., STE. 101 FORT MYERS, FL 33966 (239) 939-5490

UTILITY PROVIDERS		
WATER & SEWER	ELECTRIC	TELEPHONE
LEE COUNTY UTILITIES 1500 MONROE ST FORT MYERS, FL 33901 (239) 533-8181	FLORIDA POWER AND LIGHT (FPL) 2425 THOMPSON ST FORT MYERS, FL 33901 (239) 332-9154	CENTURYLINK 2820 CARGO ST. FORT MYERS, FL 33916 (239) 336-2008
CABLE	GAS	FIRE DISTRICT
COMCAST CABLE 12841 CORPORATE LAKES DR. FORT MYERS, FL 33913 (239) 432-1805	TECO GAS 1501 ENTERPRISE PKWY. FORT MYERS, FL 33905 (239) 690-5513	IONA-McGREGOR FIRE PROTECTION & RESCUE SERVICE DISTRICT 13981 WINKLER RD FORT MYERS, FL 33908 (239) 425-9336

VICINITY MAP



SHEET INDEX	
NO.	DESCRIPTION
1	COVER SHEET, VICINITY MAP AND INDEX
2	AERIAL AND EXISTING CONDITIONS PLAN
3	DEMOLITION AND CLEARING PLAN
4	MASTER SITE PLAN
5	MASTER DRAINAGE PLAN
6-8	PAVING, GRADING AND DRAINAGE PLAN
9	MASTER UTILITY PLAN
10-14	PLAN & PROFILES
15	BROADWAY AVENUE IMPROVEMENT PLAN
16-17	TYPICAL SECTIONS
18	PAVING DETAILS
19-20	DRAINAGE DETAILS
21-22	LEE COUNTY UTILITIES DETAILS
23	LEE COUNTY UTILITIES PUMP STATION DETAILS
24	EROSION CONTROL PLAN
25	DEEP LAKE MANAGEMENT AND LAKE MAINTENANCE PLAN
ATTACHMENTS	

REVISIONS SUMMARY			
REV.	DATE	DESCRIPTION	REVISED SHEETS

CONSTRUCTION INFORMATION

Always call 811 two full business days before you dig.

CALL BEFORE YOU DIG: 811

DeLisi Fitzgerald, Inc.
Florida Engineering Registration
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0691
(239) 418-0692 fax
Florida Registry License Number 31253

ENGINEER OF RECORD:
JOHN T. VECCHIA, P.E. (FOR THE FIRM)
FLORIDA P.E. NO. 56227

OWNER / DEVELOPER:
BUCKINGHAM COMPANIES
2201 2ND ST.
FT. MYERS, FL 33901

PROJECT:
DOWNTOWN ESTERO INFRASTRUCTURE

NO.	DATE	DESCRIPTION
1	12/2021	INITIAL SUBMITTAL

PLAN REVISIONS

COVER SHEET, VICINITY MAP AND INDEX

Project Manager:	JTW
Drawn By:	CAS
Checked By:	JTW
Project Number:	21524
Located in Section(s):	28
Township: 46 S	Range: 25 E
County, State:	LEE COUNTY, FL

Status:
FOR CONSTRUCTION
SUBJECT TO ALL PERMIT APPROVALS

Sheet Number: 1

K:\21501 - 21750\21524\CIVIL\PLANS\PLAN SET\21524 - 01 COVER.DWG
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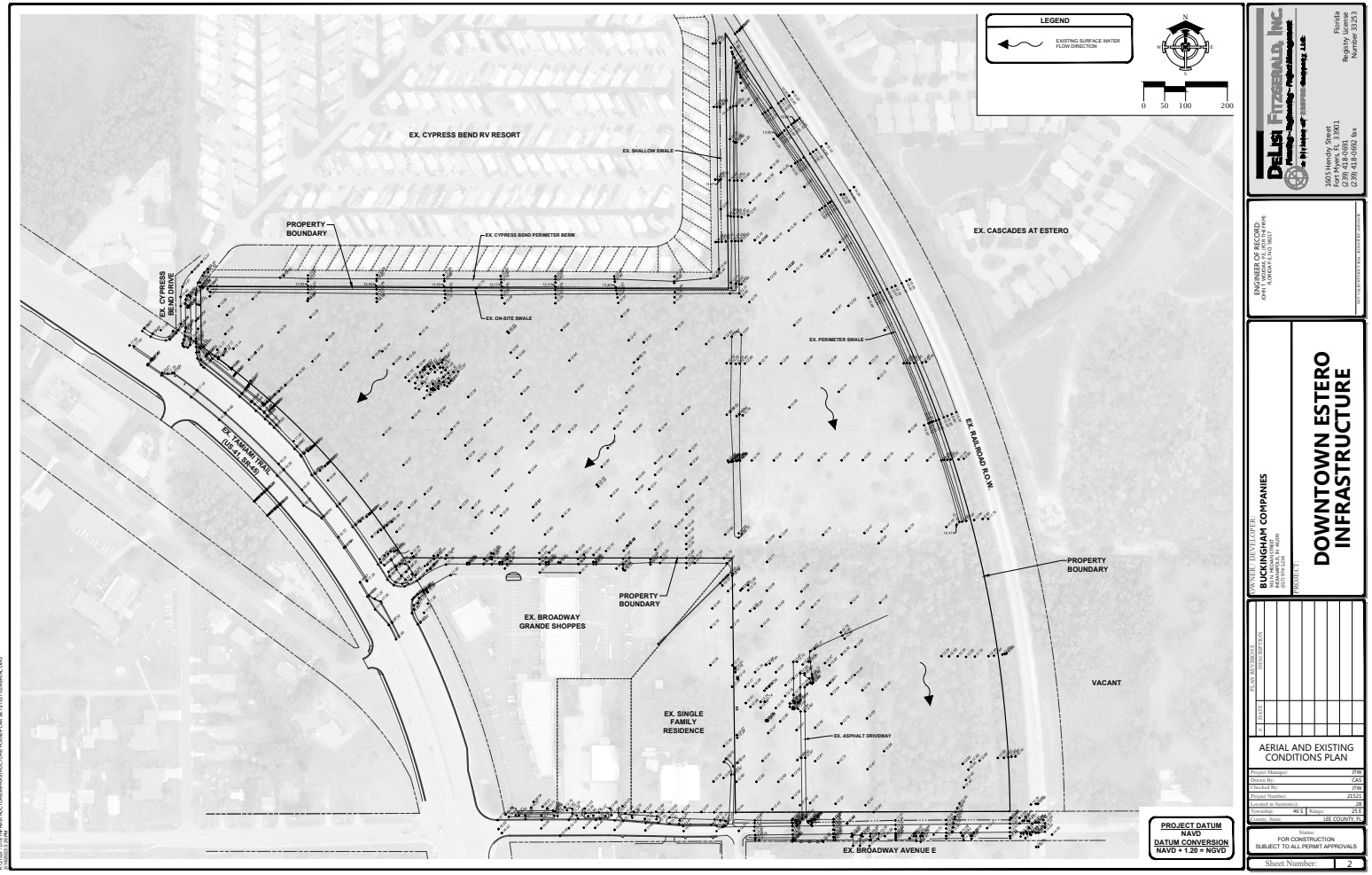
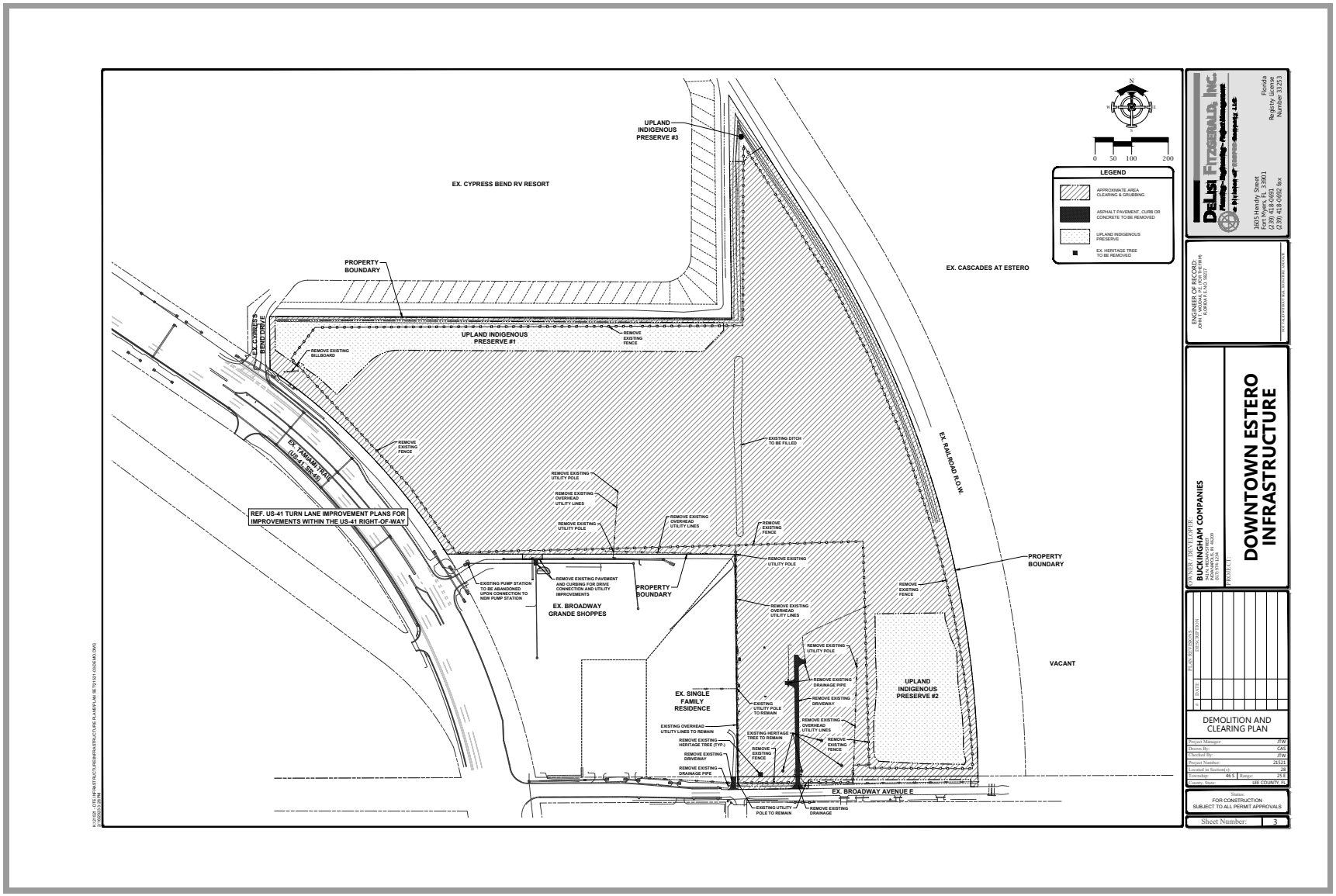

LEGEND
EXISTING SURFACE WATER FLOW DIRECTION
0 50 100 200
EX. CYPRESS BEND RV RESORT
EX. SHALLOW SWALE
PROPERTY BOUNDARY
EX. CYPRESS BEND PERIMETER BERM
EX. CASCADES AT ESTERO
EX. CYPRESS BEND DRIVE
EX. ON-SITE SWALE
EX. PERIMETER SWALE
EX. TAMIAMI TRAIL (US 41, SR 45)
EX. RAILROAD R.O.W.
PROPERTY BOUNDARY
PROPERTY BOUNDARY
EX. BROADWAY GRANDE SHOPPES
VACANT
EX. SINGLE FAMILY RESIDENCE
EX. ASPHALT DRIVEWAY
EX. BROADWAY AVENUE E
PROJECT DATUM NAVD
DATUM CONVERSION NAVD + 1.20 = NGVD
DeLisi Fitzgerald, Inc.
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0691
(239) 418-0692 fax
ENGINEER OF RECORD:
JOHN T. WOJDA, P.E. (FOR THE FIRM)
FLORIDA LICENSE 56327
OWNER / DEVELOPER:
BUCKINGHAM COMPANIES
PROJECT:
DOWNTOWN ESTERO INFRASTRUCTURE
PLAN REVISIONS
DATE
DESCRIPTION
AERIAL AND EXISTING CONDITIONS PLAN
Project Manager: JTW
Drawn By: CAS
Checked By: JTW
Project Number: 21524
Located in Section(s): 28
Township: 46 S Range: 25 E
County, State: LEE COUNTY, FL
Status:
FOR CONSTRUCTION
SUBJECT TO ALL PERMIT APPROVALS
Sheet Number: 2


UPLAND INDIGENOUS PRESERVE #3
EX. CYPRESS BEND RV RESORT
EX. CASCADES AT ESTERO
PROPERTY BOUNDARY
UPLAND INDIGENOUS PRESERVE #1
EX. CYPRESS BEND DRIVE
REMOVE EXISTING BILLBOARD
REMOVE EXISTING FENCE
EX. TAMIAMI TRAIL (US-41 / SR-45)
REF. US-41 TURN LANE IMPROVEMENT PLANS FOR IMPROVEMENTS WITHIN THE US-41 RIGHT-OF-WAY
EXISTING DITCH TO BE FILLED
EX. RAILROAD R.O.W.
REMOVE EXISTING UTILITY POLE
REMOVE EXISTING OVERHEAD UTILITY LINES
EXISTING PUMP STATION TO BE ABANDONED UPON CONNECTION TO NEW PUMP STATION
REMOVE EXISTING PAVEMENT AND CURBING FOR DRIVE CONNECTION AND UTILITY IMPROVEMENTS
EX. BROADWAY GRANDE SHOPPES
VACANT
EX. SINGLE FAMILY RESIDENCE
UPLAND INDIGENOUS PRESERVE #2
REMOVE EXISTING DRAINAGE PIPE
REMOVE EXISTING DRIVEWAY
EXISTING UTILITY POLE TO REMAIN
EXISTING OVERHEAD UTILITY LINES TO REMAIN
EXISTING HERITAGE TREE TO REMAIN
EXISTING HERITAGE TREE TO REMAIN (TYP.)
EX. BROADWAY AVENUE E
EXISTING UTILITY POLE TO REMAIN
REMOVE EXISTING DRAINAGE
0 50 100 200
LEGEND
APPROXIMATE AREA CLEARING & GRUBBING
ASPHALT PAVEMENT, CURB OR CONCRETE TO BE REMOVED
UPLAND INDIGENOUS PRESERVE
EX. HERITAGE TREE TO BE REMOVED
DeLisi Fitzgerald, Inc.
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0691
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Florida Registry License Number 3253
ENGINEER OF RECORD:
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OWNER / DEVELOPER:
BUCKINGHAM COMPANIES
PROJECT:
DOWNTOWN ESTERO INFRASTRUCTURE
PLAN REVISIONS
DESCRIPTION
DEMOLITION AND CLEARING PLAN
Project Manager: JTW
Drawn By: CAS
Checked By: JTW
Project Number: 21524
Located in Section(s): 28
Township: 46 S Range: 25 E
County, State: LEE COUNTY, FL
Status:
FOR CONSTRUCTION
SUBJECT TO ALL PERMIT APPROVALS
Sheet Number: 3

GENERAL DEVELOPMENT NOTES:

1. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL MAINTAIN THEIR WORK AND THE SITE RELATIVE TO THEIR WORK IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND ALL REQUIREMENTS OF THE PROJECT N.P.D.E.S. PERMIT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO DEWATER IN COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL PERMITTING REQUIREMENTS.
3. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE VILLAGE OF ESTERO LAND DEVELOPMENT CODE.
4. THE CONTRACTOR SHALL RETAIN ON THE WORK SITE AT ALL TIMES COPIES OF ALL PERMITS NECESSARY FOR ANY CONSTRUCTION.
5. THE CONTRACTOR SHALL NOTIFY THE OWNER AND CONTACT ALL UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES IN THE AREA 72 HOURS (MINIMUM) PRIOR TO COMMENCING CONSTRUCTION.
6. THE LOCATION OF EXISTING UTILITIES, SIDEWALKS, PAVEMENT, VEGETATION AND MISCELLANEOUS IMPROVEMENTS ARE APPROXIMATE. THE EXACT FIELD LOCATIONS SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO COMMENCING ANY CONSTRUCTION.
7. THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 IS THE BENCHMARK DATUM FOR THIS PROJECT.
8. ANY PUBLIC LAND CORNER WITHIN LIMITS OF CONSTRUCTION IS TO BE PROTECTED. ANY LAND CORNER MONUMENT IN DANGER OF BEING DESTROYED MUST BE PROPERLY REFERENCED BY THE CONTRACTOR.
9. EXISTING IMPROVEMENTS SHALL BE RESTORED TO A CONDITION EQUIVALENT TO THAT EXISTING PRIOR TO COMMENCING CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER.
10. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DEVIATION IN PLAN INFORMATION SHALL BE REPORTED TO THE ENGINEER AND OWNER'S REPRESENTATIVE IMMEDIATELY.
11. CONTRACTOR IS REQUIRED TO OBTAIN FROM THE ENGINEER WRITTEN APPROVAL FOR ANY DEVIATIONS FROM THE PLANS AND/OR SPECIFICATIONS.
12. UNDERGROUND CONTRACTOR SHALL MINIMIZE THE WORK AREA AND WIDTH OF ALL TRENCHES TO AVOID DISTURBANCES OF NATURAL VEGETATION. SPOIL FROM TRENCHES SHALL BE PLACED ONLY ON PREVIOUSLY CLEARED AREAS OR AS DIRECTED BY THE OWNER. CONTRACTOR SHALL NO REMOVE OR DISTURB ANY TREES AND/OR SHRUBS WITHOUT PRIOR APPROVAL OF THE OWNER.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND USAGE OF THE EXISTING STREETS ADJACENT TO THE PROJECT. ALL TRAFFIC MAINTENANCE AND SAFE PRACTICES SHALL BE IN ACCORDANCE WITH F.D.O.T. TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS. TRAFFIC CONTROL OPERATION PROCEDURES SHALL BE SUBMITTED TO THE OWNER FOR APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.
14. NO DEWATERING IS PROPOSED WITH THIS PROJECT. IF DEWATERING IS REQUIRED, A PERMIT FROM SFWMD IN ACCORDANCE WITH 40E-20.301, F.A.C. SHALL BE OBTAINED.
15. NO BLASTING IS PROPOSED WITH THIS PROJECT.

SIGNING AND MARKING NOTES:

1. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE F.D.O.T. DESIGN MANUAL, LATEST EDITION, THE STANDARD SPECIFICATIONS, LATEST EDITION, THE F.D.O.T. DESIGN MANUAL, LATEST EDITION, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND PUBLISHED STANDARDS, LATEST EDITION.
2. ALL STOP SIGN LOCATIONS SHALL INCLUDE A 24" PAINTED WHITE STOP BAR UNLESS NOTED OTHERWISE.
3. THE CONTRACTOR SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

ENTITLEMENT INVENTORY TABLE

USE	MAX INTENSITY(1)	PROPOSED	TOTAL TO DATE
RESIDENTIAL	310 UNITS(1)	0	0
(AUF)	50 EQUIVALENT UNITS	0	0
COMMERCIAL (TOTAL)	200,000 SF(2)	0	0
RETAIL	115,000 SF	0	0
HOTEL	120 ROOMS	0	0

(1) 310 UNITS INCLUDES 50 EQUIVALENT ALF / ILF / CCF UNITS.
(2) COMMERCIAL INCLUDES A MAXIMUM OF 150,000 SF OF RETAIL USES.
(3) MAXIMUM INTENSITIES PER RESOLUTION Z-10-017.

PARKING SUMMARY

TOTAL SPACES = 163 (2)

NOTES:
1. "(#)" REPRESENTS THE NUMBER OF HANDICAP SPACES INCLUDED IN THE TOTAL SPACES.

OPEN SPACE CALCULATIONS

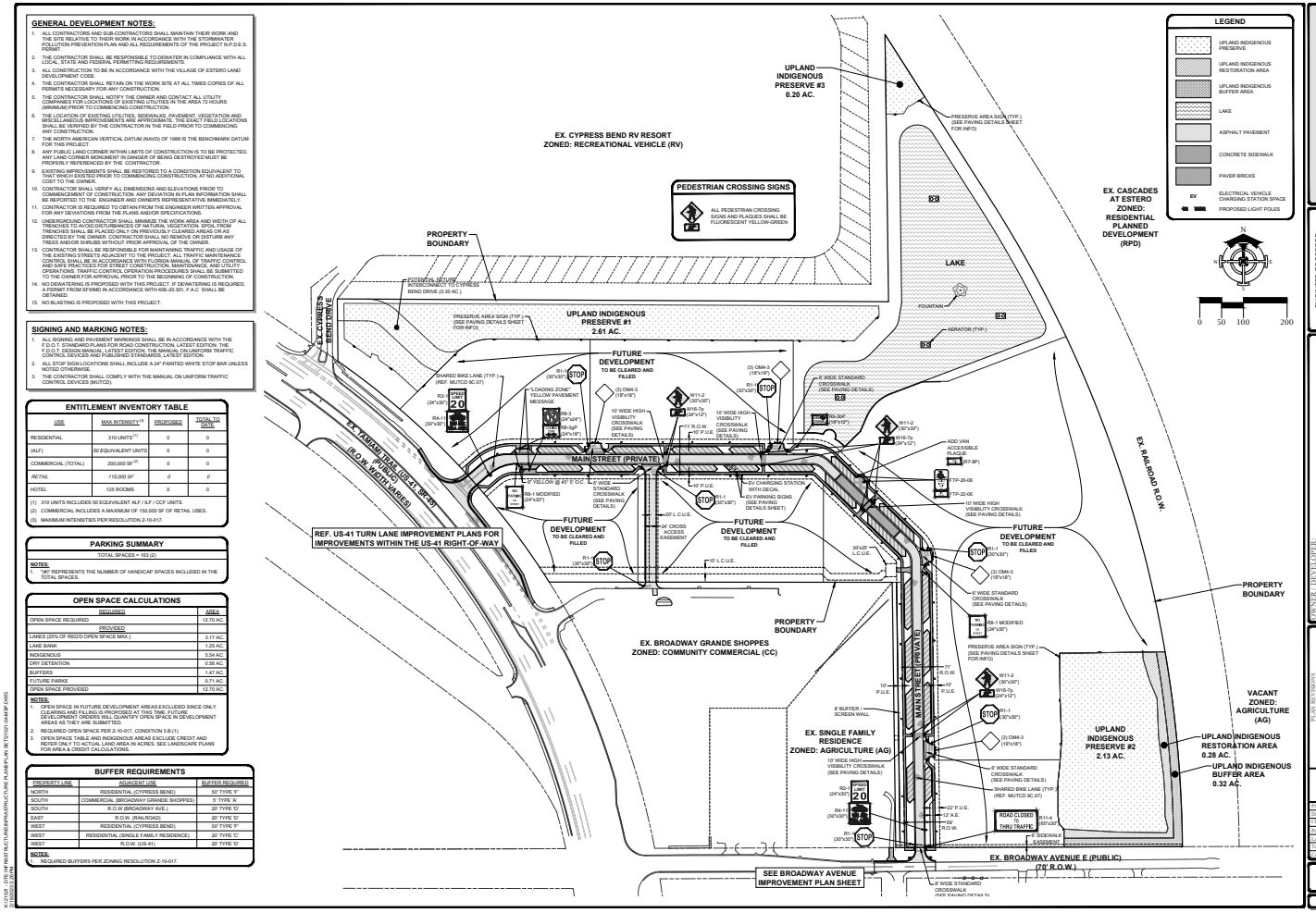
REQUIRED	AREA
OPEN SPACE REQUIRED	12.70 AC.
PROVIDED	
LAKES (25% OF REQ'D OPEN SPACE MAX.)	3.17 AC.
LAKE BANK	1.25 AC.
INDIGENOUS	5.54 AC.
DRY DETENTION	0.56 AC.
BUFFERS	1.47 AC.
FUTURE PARKS	0.71 AC.
OPEN SPACE PROVIDED	12.70 AC.

NOTES:
1. OPEN SPACE IN FUTURE DEVELOPMENT AREAS EXCLUDED SINCE ONLY CLEARING AND FILLING IS PROPOSED AT THIS TIME. FUTURE DEVELOPMENT ORDERS WILL QUANTIFY OPEN SPACE IN DEVELOPMENT AREAS AS THEY ARE SUBMITTED.
2. REQUIRED OPEN SPACE PER Z-10-017, CONDITION 5.B.(1).
3. OPEN SPACE TABLE AND INDIGENOUS AREAS EXCLUDE CREDIT AND REFER ONLY TO ACTUAL LAND AREA IN ACRES. SEE LANDSCAPE PLANS FOR AREA & CREDIT CALCULATIONS.

BUFFER REQUIREMENTS

PROPERTY LINE	ADJACENT USE	BUFFER REQUIRED
NORTH	RESIDENTIAL (CYPRESS BEND)	50' TYPE 'F'
SOUTH	COMMERCIAL (BROADWAY GRANDE SHOPPES)	5' TYPE 'A'
SOUTH	R.O.W. (BROADWAY AVE.)	20' TYPE 'D'
EAST	R.O.W. (RAILROAD)	20' TYPE 'D'
WEST	RESIDENTIAL (CYPRESS BEND)	50' TYPE 'F'
WEST	RESIDENTIAL (SINGLE FAMILY RESIDENCE)	20' TYPE 'C'
WEST	R.O.W. (US-41)	20' TYPE 'D'

NOTES:
1. REQUIRED BUFFERS PER ZONING RESOLUTION Z-10-017.



DeLisi Fitzgerald, Inc.
Florida Engineering Management
A Division of Barraco Property, LLC
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0690 Fax
Florida Registry Number 33253

ENGINEER OF RECORD:
JOHN T. WOJDA, P.E. (FOR THE FIRM)
FLORIDA P.E. NO. 56227

OWNER / DEVELOPER:
BUCKINGHAM COMPANIES
2201 SECOND STREET
FORT MYERS, FL 33901
(239) 332-2626

PROJECT:
DOWNTOWN ESTERO INFRASTRUCTURE

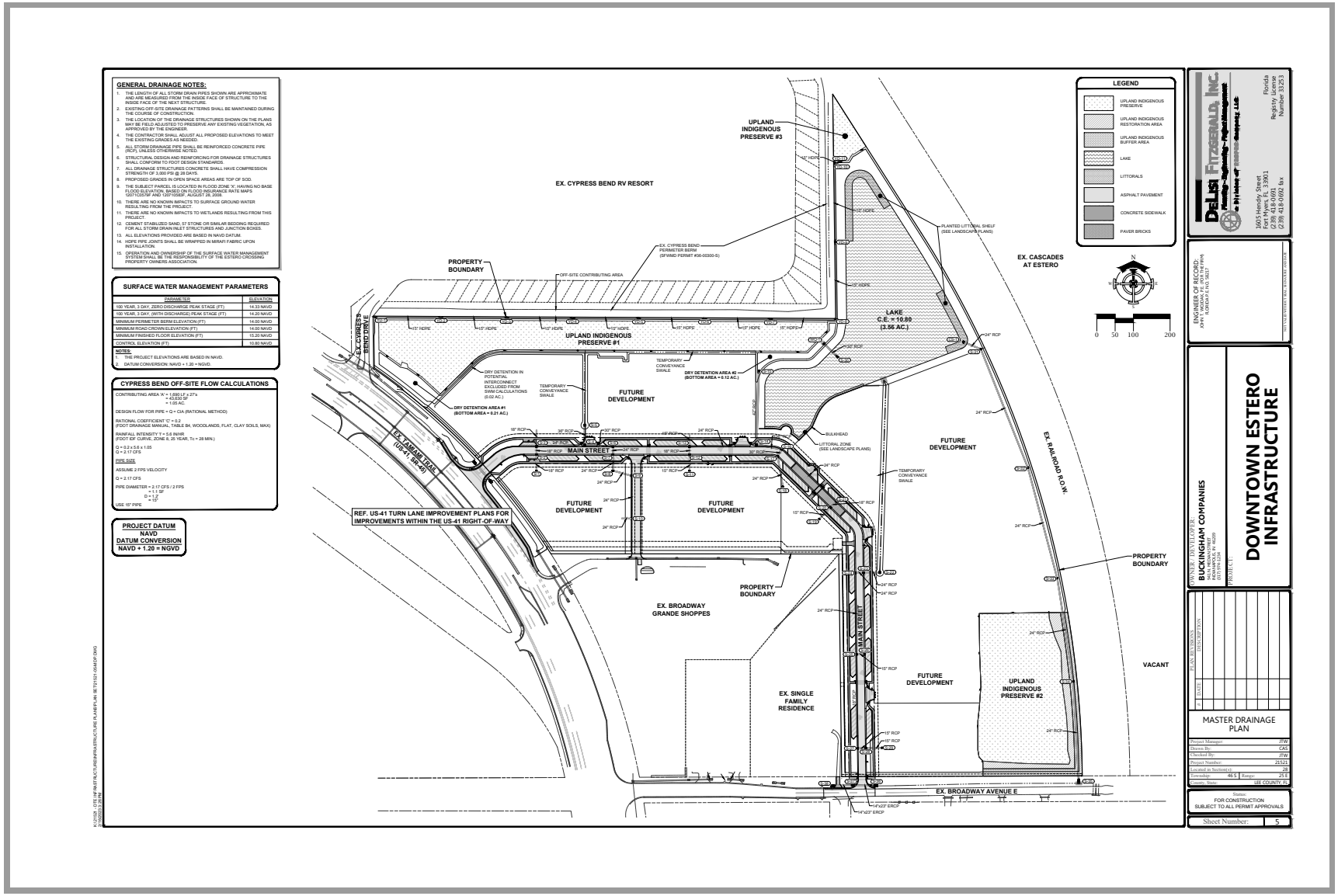
#	DATE	DESCRIPTION

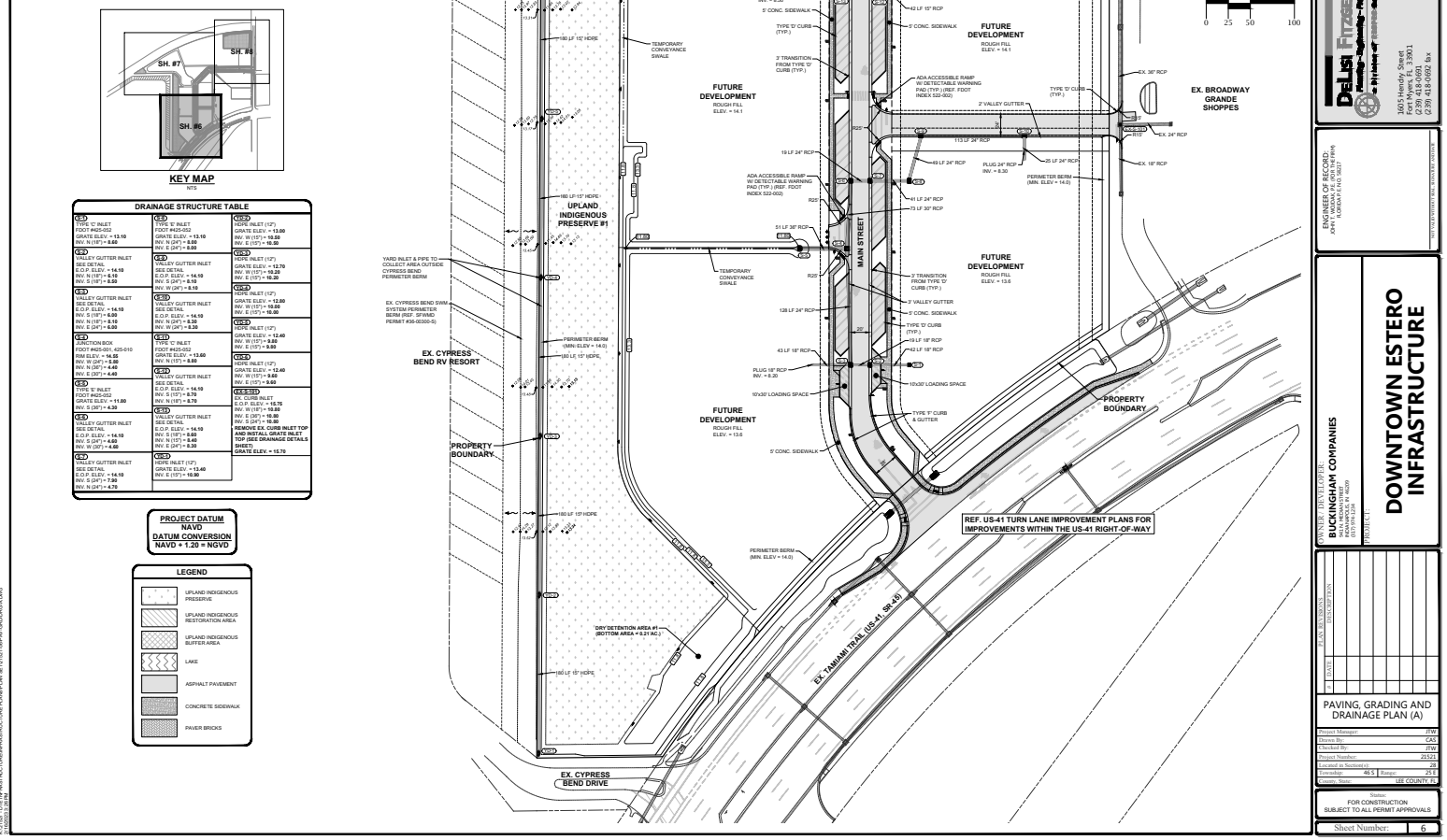
MASTER SITE PLAN

Project Manager:	JTW
Drawn By:	CAD
Checked By:	JTW
Project Number:	21524
Located in Section(s):	29
Township: 46 S	Range: 25 E
County, State:	LEE COUNTY, FL

Status:
FOR CONSTRUCTION
SUBJECT TO ALL PERMIT APPROVALS

Sheet Number: 4


GENERAL DRAINAGE NOTES:
1. THE LENGTH OF ALL STORM DRAIN PIPES SHOWN ARE APPROXIMATE AND ARE MEASURED FROM THE INSIDE FACE OF STRUCTURE TO THE INSIDE FACE OF THE NEXT STRUCTURE.
2. EXISTING OFF-SITE DRAINAGE PATTERNS SHALL BE MAINTAINED DURING THE COURSE OF CONSTRUCTION.
3. THE LOCATION OF THE DRAINAGE STRUCTURES SHOWN ON THE PLANS MAY BE FIELD ADJUSTED TO PRESERVE ANY EXISTING VEGETATION, AS APPROVED BY THE ENGINEER.
4. THE CONTRACTOR SHALL ADJUST ALL PROPOSED ELEVATIONS TO MEET THE EXISTING GRADES AS NEEDED.
5. ALL STORM DRAINAGE PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP), UNLESS OTHERWISE NOTED.
6. STRUCTURAL DESIGN AND REINFORCING FOR DRAINAGE STRUCTURES SHALL CONFORM TO FDOT DESIGN STANDARDS.
7. ALL DRAINAGE STRUCTURES CONCRETE SHALL HAVE COMPRESSION STRENGTH OF 3,000 PSI @ 28 DAYS.
8. PROPOSED GRADES IN OPEN SPACE AREAS ARE TOP OF SOD.
9. THE SUBJECT PARCEL IS LOCATED IN FLOOD ZONE 'X', HAVING NO BASE FLOOD ELEVATION, BASED ON FLOOD INSURANCE RATE MAPS 12071C0257F AND 12071C0581F, AUGUST 28, 2008.
10. THERE ARE NO KNOWN IMPACTS TO SURFACE GROUND WATER RESULTING FROM THE PROJECT.
11. THERE ARE NO KNOWN IMPACTS TO WETLANDS RESULTING FROM THIS PROJECT.
12. CEMENT STABILIZED SAND, ST STONE OR SIMILAR BEDDING REQUIRED FOR ALL STORM DRAIN INLET STRUCTURES AND JUNCTION BOXES.
13. ALL ELEVATIONS PROVIDED ARE BASED IN NAVD DATUM.
14. HDPE PIPE JOINTS SHALL BE WRAPPED IN MIRAFI FABRIC UPON INSTALLATION.
15. OPERATION AND OWNERSHIP OF THE SURFACE WATER MANAGEMENT SYSTEM SHALL BE THE RESPONSIBILITY OF THE ESTERO CROSSING PROPERTY OWNERS ASSOCIATION.
SURFACE WATER MANAGEMENT PARAMETERS
PARAMETER | ELEVATION
100 YEAR, 3 DAY, ZERO DISCHARGE PEAK STAGE (FT) | 14.33 NAVD
100 YEAR, 3 DAY, (WITH DISCHARGE) PEAK STAGE (FT) | 14.20 NAVD
MINIMUM PERIMETER BERM ELEVATION (FT) | 14.00 NAVD
MINIMUM ROAD CROWN ELEVATION (FT) | 14.00 NAVD
MINIMUM FINISHED FLOOR ELEVATION (FT) | 15.20 NAVD
CONTROL ELEVATION (FT) | 10.80 NAVD
NOTES:
1. THE PROJECT ELEVATIONS ARE BASED IN NAVD.
2. DATUM CONVERSION: NAVD + 1.20 = NGVD.
CYPRESS BEND OFF-SITE FLOW CALCULATIONS
CONTRIBUTING AREA 'A' = 1,690 LF x 27'± = 1.05 AC.
DESIGN FLOW FOR PIPE = Q = CIA (RATIONAL METHOD)
RATIONAL COEFFICIENT 'C' = 0.2 (FDOT DRAINAGE MANUAL, TABLE 8A, WOODLANDS, FLAT, CLAY SOILS, MAX)
RAINFALL INTENSITY 'I' = 5.6 IN/HR (FDOT IDF CURVE, ZONE 8, 25 YEAR, Tc = 28 MIN.)
Q = 0.2 x 5.6 x 1.05
Q = 2.17 CFS
PIPE SIZE
ASSUME 2 FPS VELOCITY
Q = 2.17 CFS
PIPE DIAMETER = 2.17 CFS / 2 FPS
= 1.1 SF
D = 1.1'
= 13"
USE 15" PIPE
PROJECT DATUM
NAVD
DATUM CONVERSION
NAVD + 1.20 = NGVD
LEGEND
UPLAND INDIGENOUS PRESERVE
UPLAND INDIGENOUS RESTORATION AREA
UPLAND INDIGENOUS BUFFER AREA
LAKE
LITTORALS
ASPHALT PAVEMENT
CONCRETE SIDEWALK
PAVER BRICKS
UPLAND INDIGENOUS PRESERVE #3
EX. CYPRESS BEND RV RESORT
EX. CYPRESS BEND PERIMETER BERM (SFWMD PERMIT #36-03930-S)
PLANTED LITTORAL SHELF (SEE LANDSCAPE PLANS)
EX. CASCADES AT ESTERO
PROPERTY BOUNDARY
OFF-SITE CONTRIBUTING AREA
EX. CYPRESS BEND DRIVE
UPLAND INDIGENOUS PRESERVE #1
LAKE
C.E. = 10.80
(3.56 AC.)
DRY DETENTION IN POTENTIAL INTERCONNECT EXCLUDED FROM SWM CALCULATIONS (0.02 AC.)
DRY DETENTION AREA #1 (BOTTOM AREA = 0.21 AC.)
TEMPORARY CONVEYANCE SWALE
FUTURE DEVELOPMENT
DRY DETENTION AREA #2 (BOTTOM AREA = 0.12 AC.)
BULKHEAD
LITTORAL ZONE (SEE LANDSCAPE PLANS)
MAIN STREET
EX. TAMIAMI TRAIL (US-41 / SR-45)
REF. US-41 TURN LANE IMPROVEMENT PLANS FOR IMPROVEMENTS WITHIN THE US-41 RIGHT-OF-WAY
EX. RAILROAD R.O.W.
EX. BROADWAY GRANDE SHOPPES
EX. SINGLE FAMILY RESIDENCE
EX. BROADWAY AVENUE E
VACANT
0 50 100 200
DeLisi Fitzgerald, Inc.
Florida Registry of Business Property Management
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0690
(239) 418-0692 fax
Florida Registry of Business Property Management
Number 33253
ENGINEER OF RECORD:
JOHN T. WOJDA, P.E. (FOR THE FIRM)
FLORIDA P.E. NO. 56227
OWNER / DEVELOPER:
BUCKINGHAM COMPANIES
PROJECT:
DOWNTOWN ESTERO INFRASTRUCTURE
PLAN REVISIONS
DESCRIPTION
MASTER DRAINAGE PLAN
Project Manager: JTW
Drawn By: CAS
Checked By: JTW
Project Number: 21524
Located in Section(s): 28
Township: 46 S Range: 25 E
County, State: LEE COUNTY, FL
Status:
FOR CONSTRUCTION
SUBJECT TO ALL PERMIT APPROVALS
Sheet Number: 5


MATCHLINE: SEE SHEET #7
SH. #7
SH. #8
SH. #6
KEY MAP
NTS
DRAINAGE STRUCTURE TABLE
PROJECT DATUM
NAVD
DATUM CONVERSION
NAVD + 1.20 = NGVD
LEGEND
UPLAND INDIGENOUS PRESERVE
UPLAND INDIGENOUS RESTORATION AREA
UPLAND INDIGENOUS BUFFER AREA
LAKE
ASPHALT PAVEMENT
CONCRETE SIDEWALK
PAVER BRICKS
UPLAND INDIGENOUS PRESERVE #1
EX. CYPRESS BEND RV RESORT
EX. CYPRESS BEND DRIVE
MAIN STREET
EX. BROADWAY GRANDE SHOPPES
FUTURE DEVELOPMENT
PROPERTY BOUNDARY
TEMPORARY CONVEYANCE SWALE
DRY DETENTION AREA #1 (BOTTOM AREA = 0.21 AC.)
EX. TAMIAMI TRAIL (US-41 SR-45)
REF. US-41 TURN LANE IMPROVEMENT PLANS FOR IMPROVEMENTS WITHIN THE US-41 RIGHT-OF-WAY
DeLisi Fitzgerald, Inc.
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0690
(239) 418-0692 fax
Florida Certificate of Authorization Number 33253
ENGINEER OF RECORD:
JOHN T. WOJDA, P.E. (FOR THE FIRM
FLORIDA P.E. NO. 56327
OWNER / DEVELOPER:
BUCKINGHAM COMPANIES
PROJECT:
DOWNTOWN ESTERO INFRASTRUCTURE
PLAN REVISIONS
DESCRIPTION
PAVING, GRADING AND DRAINAGE PLAN (A)
Project Manager: JTW
Drawn By: CAG
Checked By: JTW
Project Number: 21524
Located in Section(s): 28
Township: 46 S
Range: 25 E
County, State: LEE COUNTY, FL
Status:
FOR CONSTRUCTION
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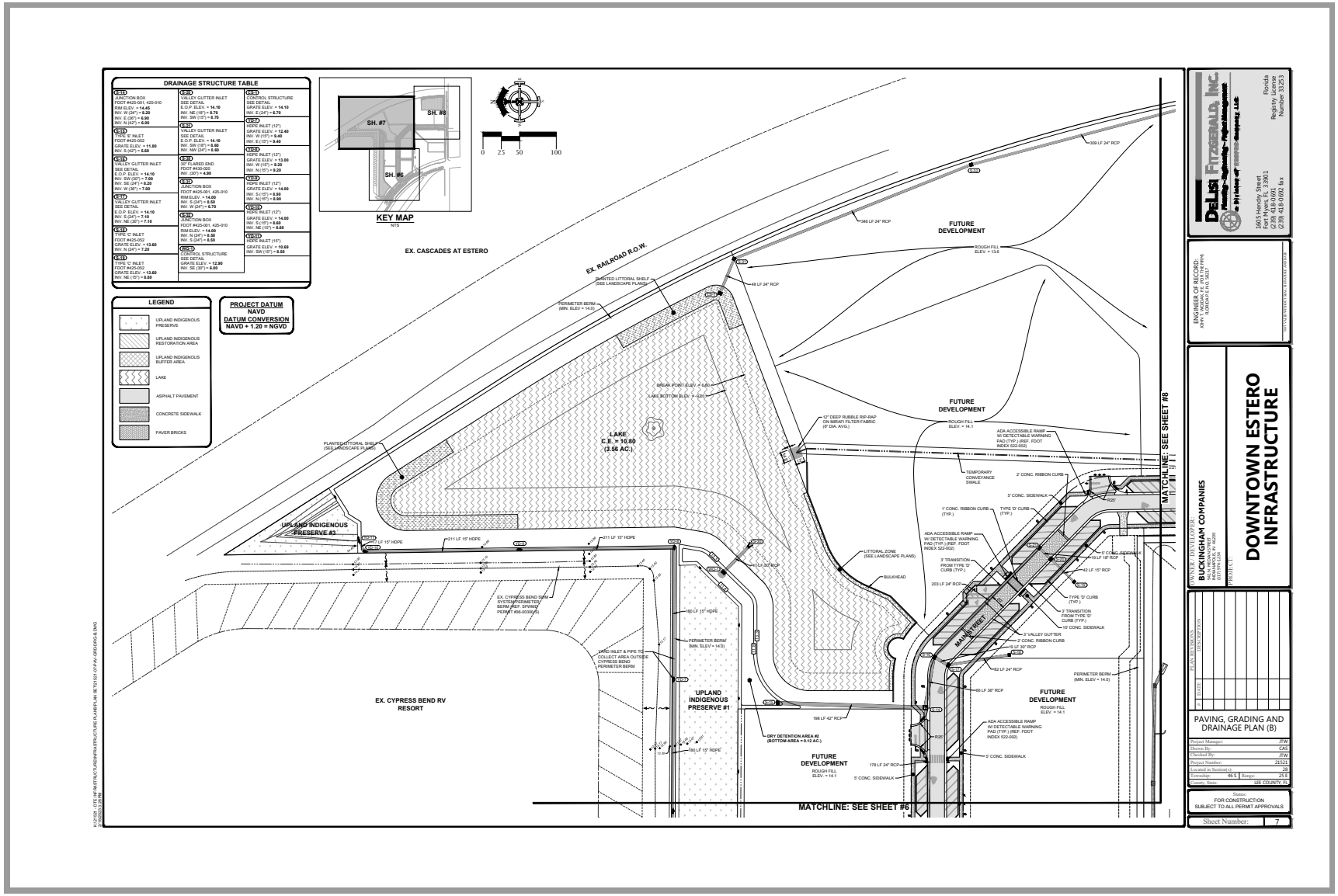
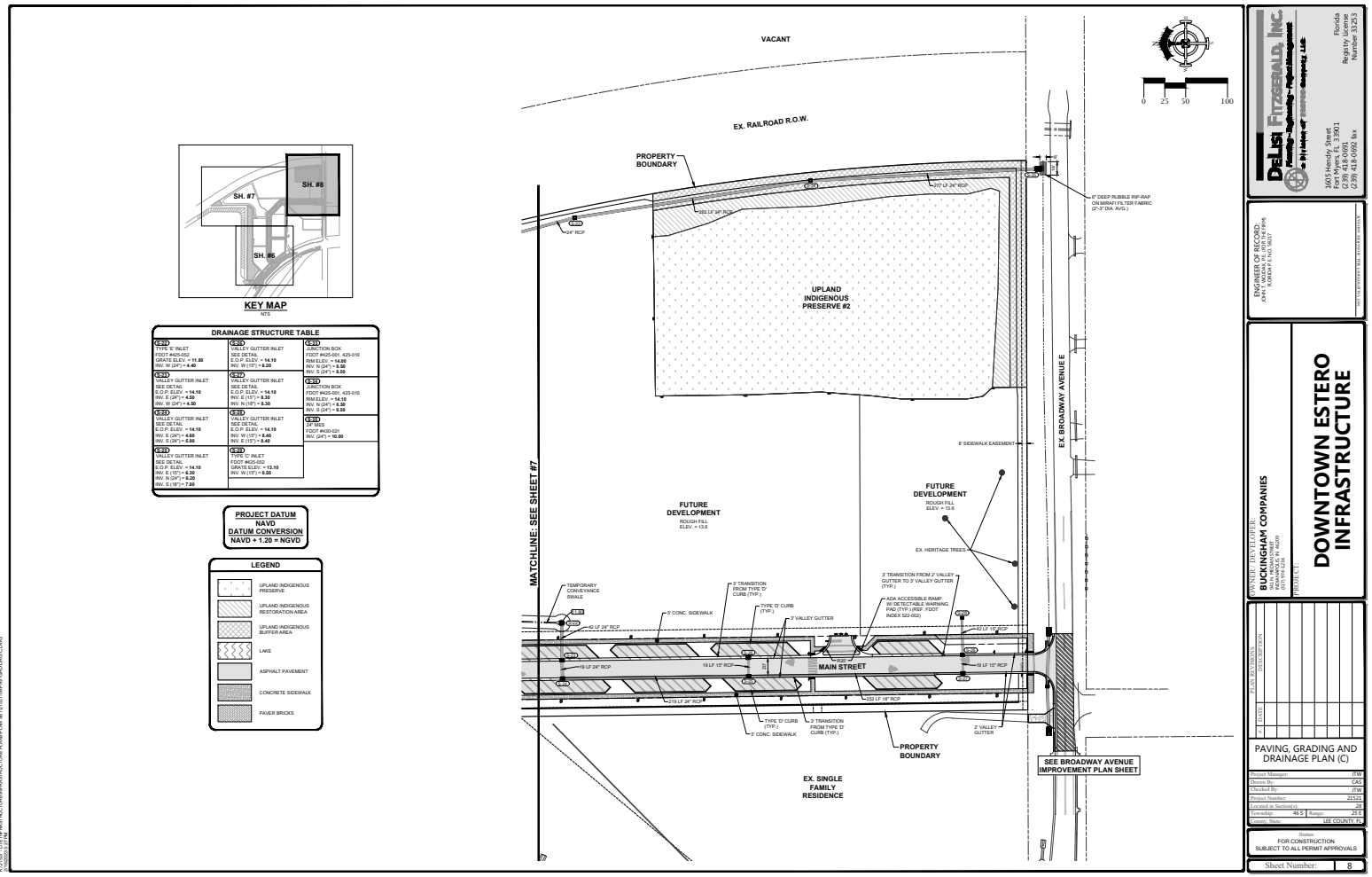
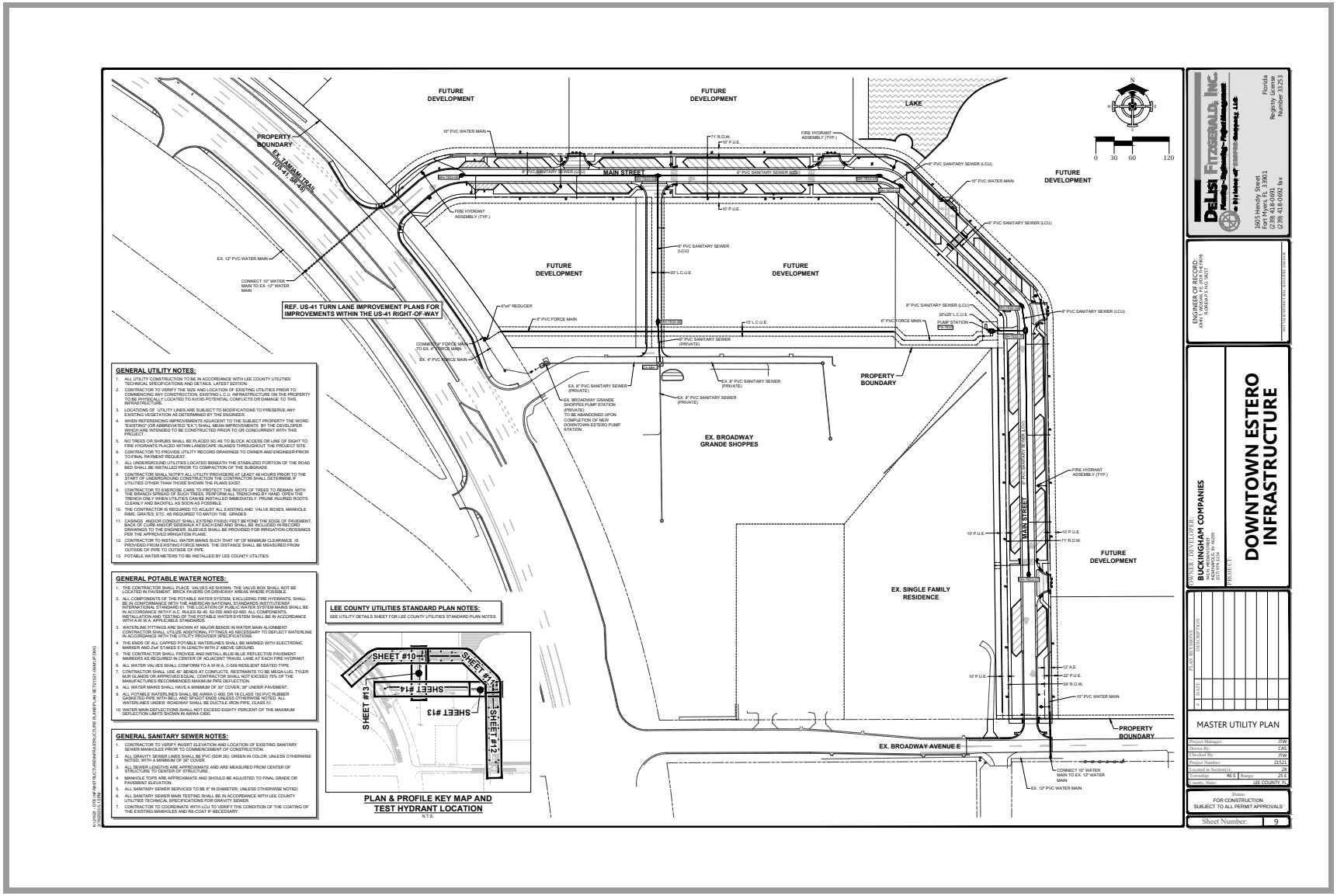
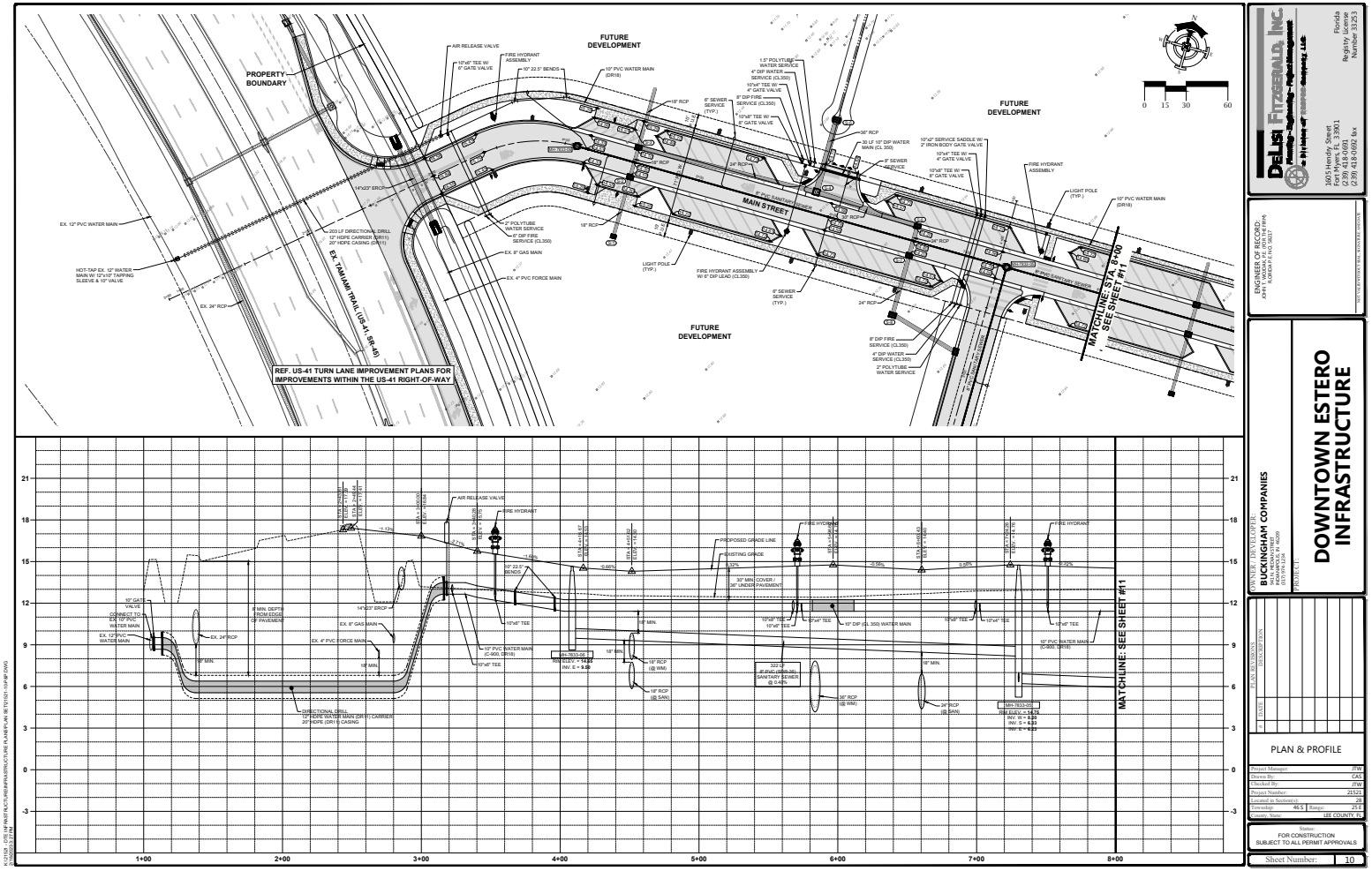
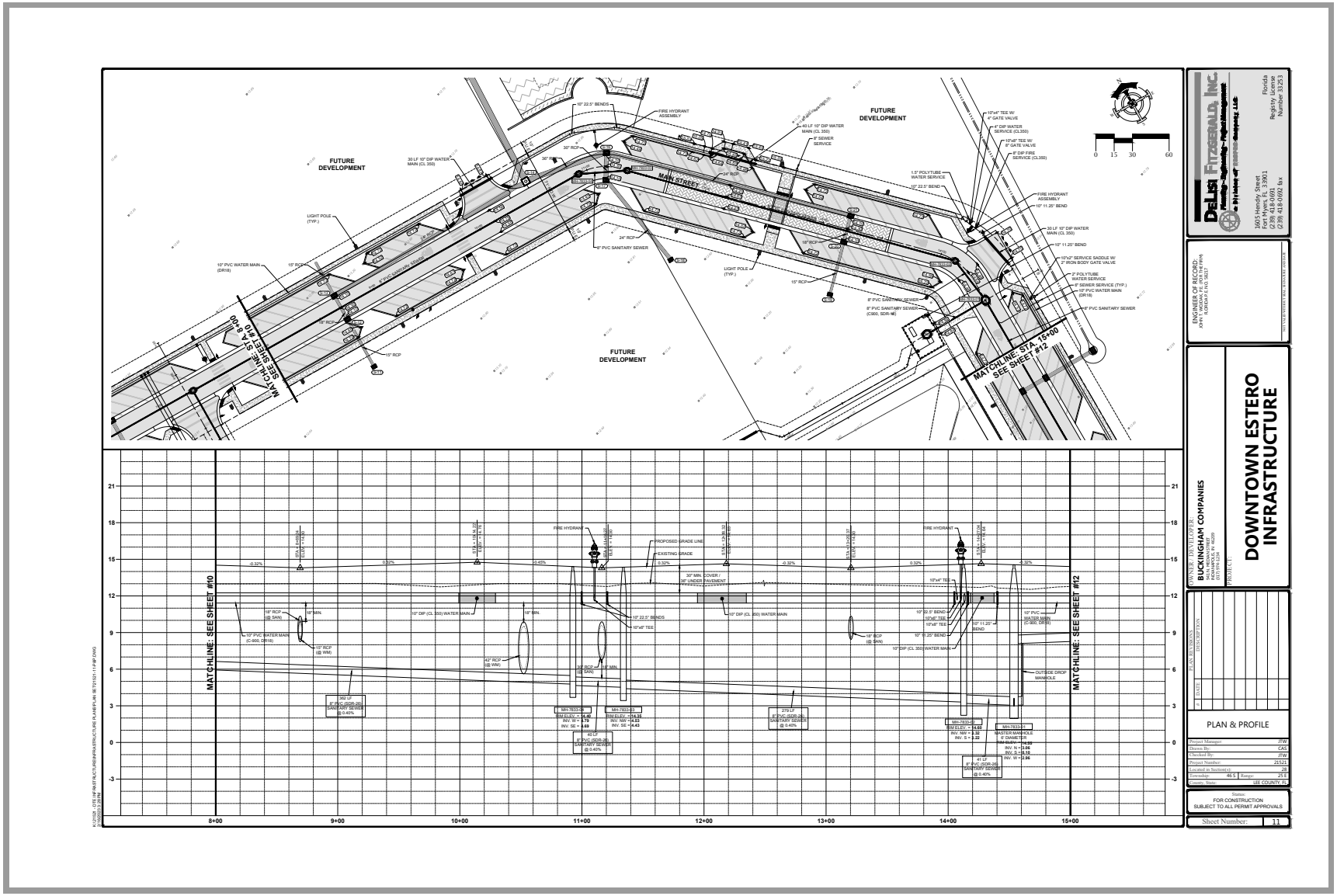
Sheet Number: 6

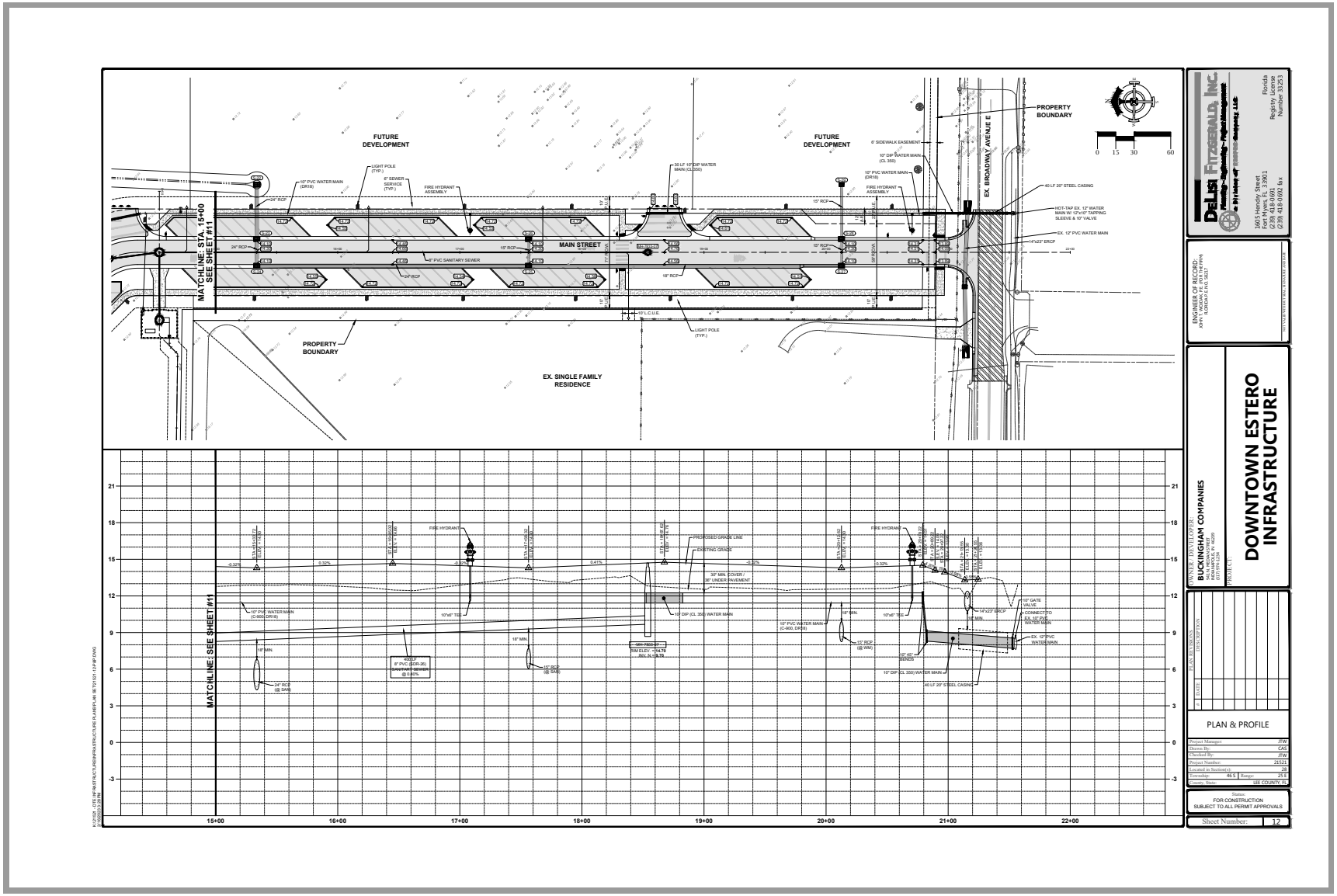

DRAINAGE STRUCTURE TABLE
KEY MAP
SH. #7
SH. #8
SH. #6
LEGEND
UPLAND INDIGENOUS PRESERVE
UPLAND INDIGENOUS RESTORATION AREA
UPLAND INDIGENOUS BUFFER AREA
LAKE
ASPHALT PAVEMENT
CONCRETE SIDEWALK
PAVER BRICKS
PROJECT DATUM
NAVD
DATUM CONVERSION
NAVD + 1.20 = NGVD
EX. CASCADES AT ESTERO
EX. RAILROAD R.O.W.
PLANTED LITTORAL SHELF (SEE LANDSCAPE PLANS)
PERIMETER BERM (MIN. ELEV = 14.0)
BRIDGE POINT ELEV. = 4.60
LAKE BOTTOM ELEV. = 0.20
LAKE C.E. = 10.80 (3.56 AC.)
12" DEEP RUBBLE RIP-RAP ON MIRAFI FILTER FABRIC (6" DIA. AVG.)
UPLAND INDIGENOUS PRESERVE #3
EX. CYPRESS BEND RV RESORT
EX. CYPRESS BEND SWFF SYSTEM PERIMETER BERM (REF. SFWMD PERMIT #36-00300-S)
UPLAND INDIGENOUS PRESERVE #1
DRY DETENTION AREA #2 (BOTTOM AREA = 0.12 AC.)
FUTURE DEVELOPMENT
ROUGH FILL ELEV. = 14.1
ROUGH FILL ELEV. = 13.6
TEMPORARY CONVEYANCE SWALE
LITTORAL ZONE (SEE LANDSCAPE PLANS)
BULKHEAD
MAIN STREET
MATCHLINE: SEE SHEET #8
MATCHLINE: SEE SHEET #6
DeLisi Fitzgerald, Inc.
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0692 fax
ENGINEER OF RECORD:
JOHN T. VASSALLO, P.E. (FOR THE FIRM)
FLORIDA P.E. NO. 39227
OWNER / DEVELOPER:
BUCKINGHAM COMPANIES
PROJECT:
DOWNTOWN ESTERO INFRASTRUCTURE
PLAN REVISIONS
PAVING, GRADING AND DRAINAGE PLAN (B)
Project Manager: JTW
Drawn By: CAS
Checked By: JTW
Project Number: 21524
Located in Section(s): 29
Township: 46 S Range: 25 E
County, State: LEE COUNTY, FL
Status:
FOR CONSTRUCTION
SUBJECT TO ALL PERMIT APPROVALS
Sheet Number: 7


KEY MAP
NTS
SH. #7
SH. #8
SH. #6
DRAINAGE STRUCTURE TABLE
PROJECT DATUM
NAVD
DATUM CONVERSION
NAVD + 1.20 = NGVD
LEGEND
UPLAND INDIGENOUS PRESERVE
UPLAND INDIGENOUS RESTORATION AREA
UPLAND INDIGENOUS BUFFER AREA
LAKE
ASPHALT PAVEMENT
CONCRETE SIDEWALK
PAVER BRICKS
VACANT
EX. RAILROAD R.O.W.
PROPERTY BOUNDARY
UPLAND INDIGENOUS PRESERVE #2
6' SIDEWALK EASEMENT
EX. BROADWAY AVENUE
FUTURE DEVELOPMENT
ROUGH FILL ELEV. = 13.6
EX. HERITAGE TREES
MATCHLINE: SEE SHEET #7
TEMPORARY CONVEYANCE SWALE
5' CONC. SIDEWALK
2' TRANSITION FROM TYPE 'D' CURB (TYP.)
TYPE 'D' CURB (TYP.)
2' VALLEY GUTTER
3' TRANSITION FROM 2' VALLEY GUTTER TO 2' VALLEY GUTTER (TYP.)
ADA ACCESSIBLE RAMP W/ DETECTABLE WARNING PAD (TYP.) (REF. FDOT INDEX 522-002)
MAIN STREET
6" DEEP RUBBLE RIP-RAP ON MIRAFI FILTER FABRIC (2'-0" DIA. AVG.)
SEE BROADWAY AVENUE IMPROVEMENT PLAN SHEET
EX. SINGLE FAMILY RESIDENCE
0 25 50 100
DeLisi Fitzgerald, Inc.
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0690
(239) 418-0692 fax
Florida Registry of Business Number 31253
ENGINEER OF RECORD:
JOHN T. VASSALLO, P.E. PER THE RMA
FLORIDA LICENSE NO. 56227
OWNER / DEVELOPER:
BUCKINGHAM COMPANIES
PROJECT:
DOWNTOWN ESTERO INFRASTRUCTURE
PLAN REVISIONS
DESCRIPTION
PAVING, GRADING AND DRAINAGE PLAN (C)
Project Manager: JTW
Drawn By: CAS
Checked By: JTW
Project Number: 21524
Located in Section(s): 28
Township: 46 S Range: 25 E
County, State: LEE COUNTY, FL
Status:
FOR CONSTRUCTION
SUBJECT TO ALL PERMIT APPROVALS
Sheet Number: 8


FUTURE DEVELOPMENT
LAKE
PROPERTY BOUNDARY
EX. TAMIAMI TRAIL (US-41) R/W
MAIN STREET
REF. US-41 TURN LANE IMPROVEMENT PLANS FOR IMPROVEMENTS WITHIN THE US-41 RIGHT-OF-WAY
EX. BROADWAY GRANDE SHOPPES
EX. SINGLE FAMILY RESIDENCE
EX. BROADWAY AVENUE E
GENERAL UTILITY NOTES:
GENERAL POTABLE WATER NOTES:
GENERAL SANITARY SEWER NOTES:
LEE COUNTY UTILITIES STANDARD PLAN NOTES:
SEE UTILITY DETAILS SHEET FOR LEE COUNTY UTILITIES STANDARD PLAN NOTES.
SHEET #10
SHEET #11
SHEET #12
SHEET #13
SHEET #14
PLAN & PROFILE KEY MAP AND TEST HYDRANT LOCATION
N.T.S.
DeLisi Fitzgerald, Inc.
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0692 Bx
ENGINEER OF RECORD:
JOHN T. VASSALLO, P.E. PER THE RMA
FLORIDA P.E. NO. 56227
OWNER / DEVELOPER:
BUCKINGHAM COMPANIES
PROJECT:
DOWNTOWN ESTERO INFRASTRUCTURE
MASTER UTILITY PLAN
Project Manager: JTW
Drawn By: CAD
Checked By: JTW
Project Number: 21524
Sheet Number: 9


PROPERTY BOUNDARY
FUTURE DEVELOPMENT
MAIN STREET
EX. TAMIAMI TRAIL (US 41, SR 45)
REF. US-41 TURN LANE IMPROVEMENT PLANS FOR IMPROVEMENTS WITHIN THE US-41 RIGHT-OF-WAY
MATCHLINE: STA. 8+00 SEE SHEET #11
MATCHLINE: SEE SHEET #11
PROPOSED GRADE LINE
EXISTING GRADE
DIRECTIONAL DRILL 12" HDPE WATER MAIN (DR11) CARRIER 20" HDPE (DR11) CASING
1+00
2+00
3+00
4+00
5+00
6+00
7+00
8+00
DeLisi Fitzgerald, Inc.
Planning · Engineering · Project Management
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0690 Phone
(239) 418-0692 fax
Florida Registry of Engineers Number 31253
ENGINEER OF RECORD:
JOHN T. WOJNA, P.E. (FOR THE FIRM
FLORIDA CERT. NO. 65227
OWNER / DEVELOPER:
BUCKINGHAM COMPANIES
PROJECT:
DOWNTOWN ESTERO INFRASTRUCTURE
PLAN & PROFILE
Project Manager: JTW
Drawn By: CAG
Checked By: JTW
Project Number: 21523
Located in Section(s): 29
Township: 46 S Range: 25 E
County, State: LEE COUNTY, FL
Status:
FOR CONSTRUCTION
SUBJECT TO ALL PERMIT APPROVALS
Sheet Number: 10


FUTURE DEVELOPMENT
MAIN STREET
MATCHLINE: STA. 8+00 SEE SHEET #10
MATCHLINE: STA. 15+00 SEE SHEET #12
MATCHLINE: SEE SHEET #10
MATCHLINE: SEE SHEET #12
8+00
9+00
10+00
11+00
12+00
13+00
14+00
15+00
DeLisi Fitzgerald, Inc.
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0690
(239) 418-0692 fax
ENGINEER OF RECORD
JOHN T. WOJDA, P.E. #57879
FLORIDA REG. #6607
OWNER / DEVELOPER:
BUCKINGHAM COMPANIES
PROJECT:
DOWNTOWN ESTERO INFRASTRUCTURE
PLAN & PROFILE
Project Manager: JTW
Drawn By: CAD
Checked By: JTW
Project Number: 21523
Located in Section(s): 29
Township: 46 S Range: 25 E
County, State: LEE COUNTY, FL
Status:
FOR CONSTRUCTION
SUBJECT TO ALL PERMIT APPROVALS
Sheet Number: 11



DeLisi Fitzgerald, Inc.
Florida Engineering Management
A Division of Barraco Property, LLC
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0691
(239) 418-0692 fax
Florida Registry Number 31253

ENGINEER OF RECORD:
JOHN T. WOJDA, P.E. (FOR THE FIRM)
FLORIDA REG. 56227

OWNER / DEVELOPER:
BUCKINGHAM COMPANIES
PROJECT:
DOWNTOWN ESTERO INFRASTRUCTURE

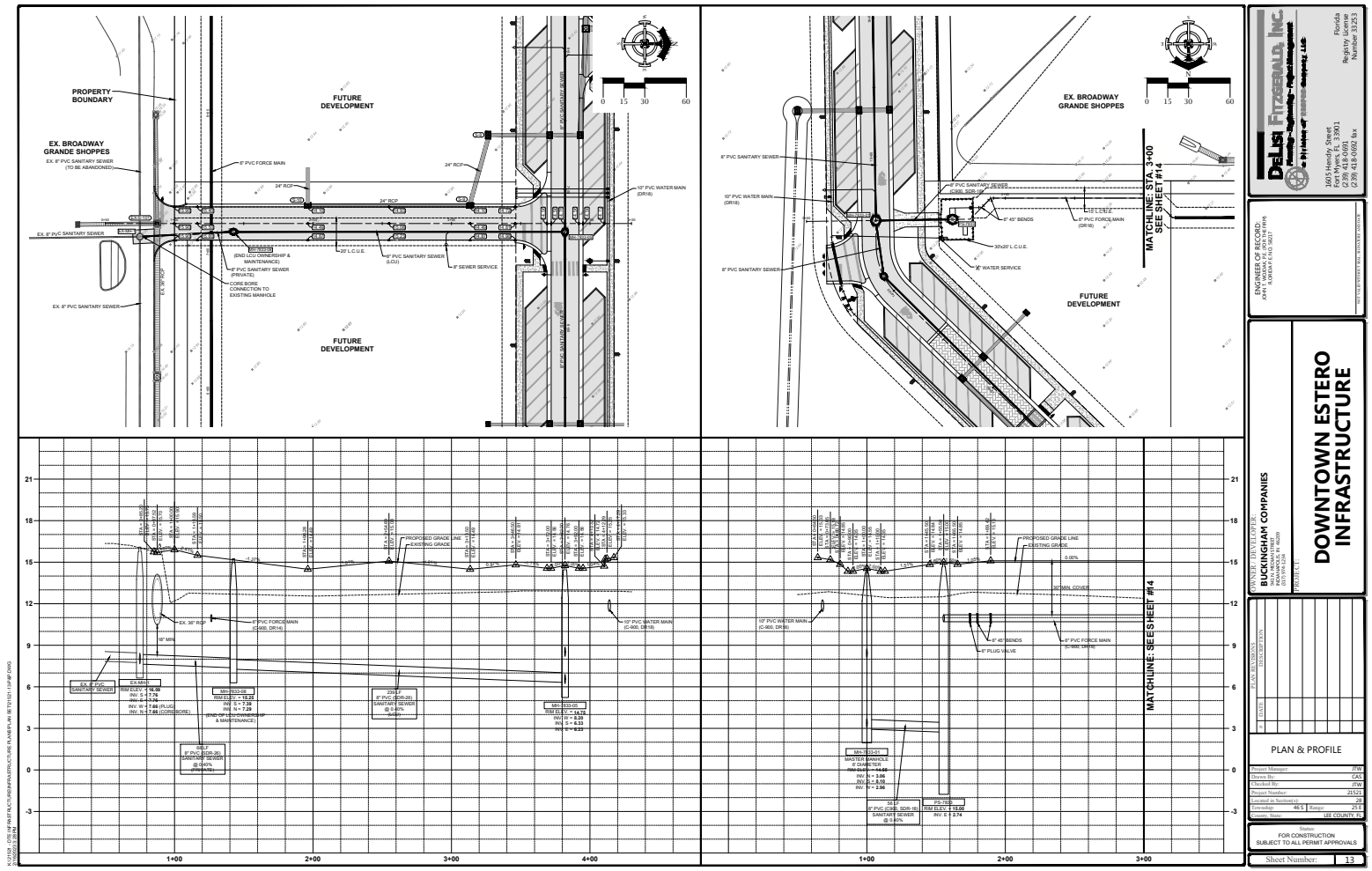
PLAN REVISIONS
1 | 12/2/22 | DESCRIPTION

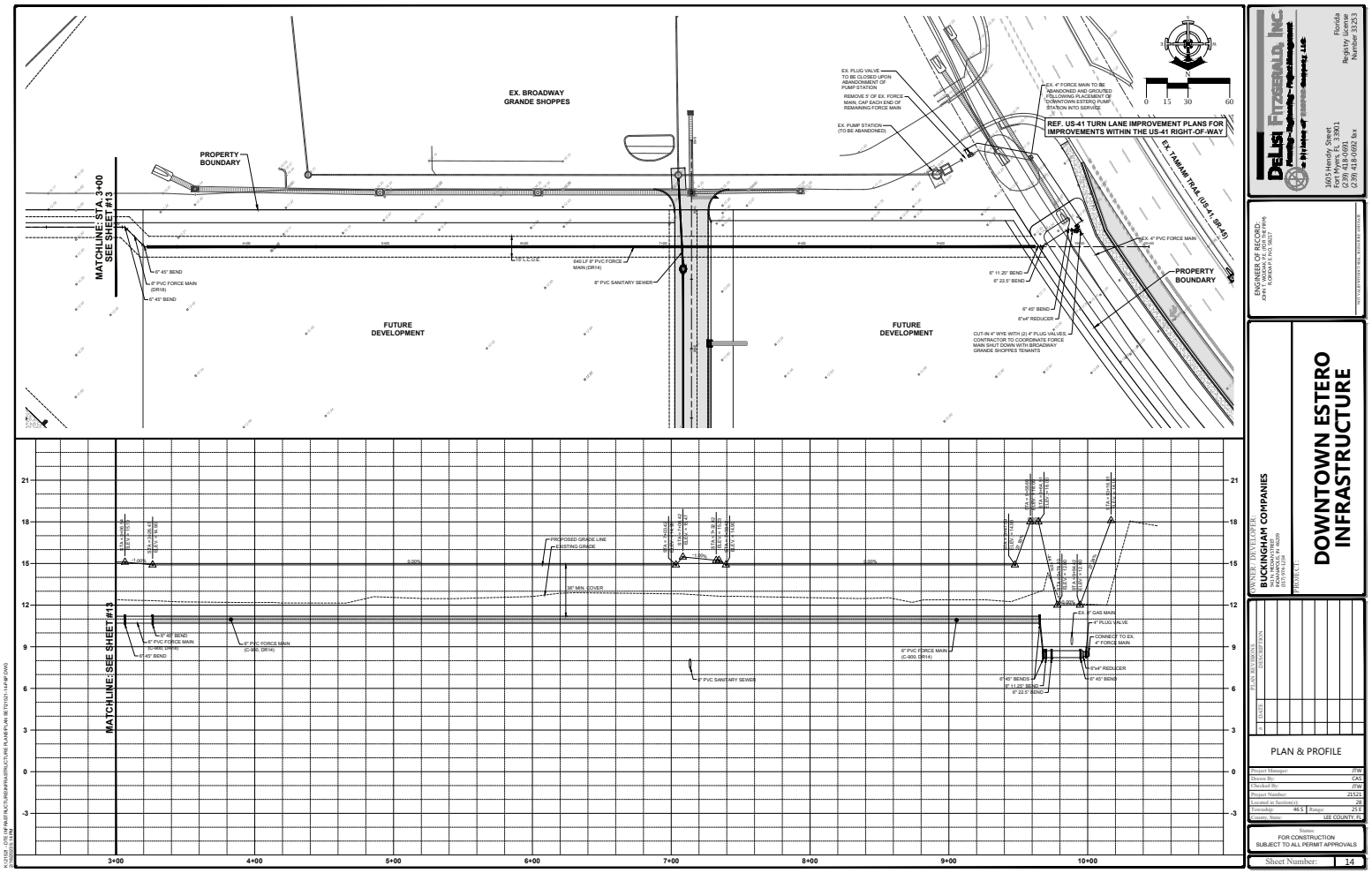
PLAN & PROFILE

Project Manager:	JTW
Drawn By:	CAD
Checked By:	JTW
Project Number:	21523
Located in Section(s):	28
Township:	46 S
Range:	25 E
County, State:	LEE COUNTY, FL

Status:
FOR CONSTRUCTION
SUBJECT TO ALL PERMIT APPROVALS

Sheet Number: 12


PROPERTY BOUNDARY
EX. BROADWAY GRANDE SHOPPES
FUTURE DEVELOPMENT
MATCHLINE STA. 3+00 SEE SHEET #14
MATCHLINE: SEE SHEET #14
PROPOSED GRADE LINE
EXISTING GRADE
DOWNTOWN ESTERO INFRASTRUCTURE
BUCKINGHAM COMPANIES
PLAN & PROFILE
FOR CONSTRUCTION
SUBJECT TO ALL PERMIT APPROVALS
Sheet Number: 13



DeLisi Fitzgerald, Inc.
Florida Engineering Management
A Division of Barraco Property, LLC
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0691
(239) 418-0692 fax
Florida Registry License Number 31253

ENGINEER OF RECORD:
JOHN T. WOJDA, P.E. #57879
FLORIDA REGISTERED

OWNER / DEVELOPER:
BUCKINGHAM COMPANIES
2201 SECOND STREET
FORT MYERS, FL 33901

PROJECT:
DOWNTOWN ESTERO INFRASTRUCTURE

PLAN REVISIONS

#	DATE	DESCRIPTION

PLAN & PROFILE

Project Manager:	JTW
Drawn By:	CAD
Checked By:	JTW
Project Number:	21523
Located in Section(s):	28
Township:	46 S
Range:	25 E
County, State:	LEE COUNTY, FL

Status:
FOR CONSTRUCTION
SUBJECT TO ALL PERMIT APPROVALS

Sheet Number: 14

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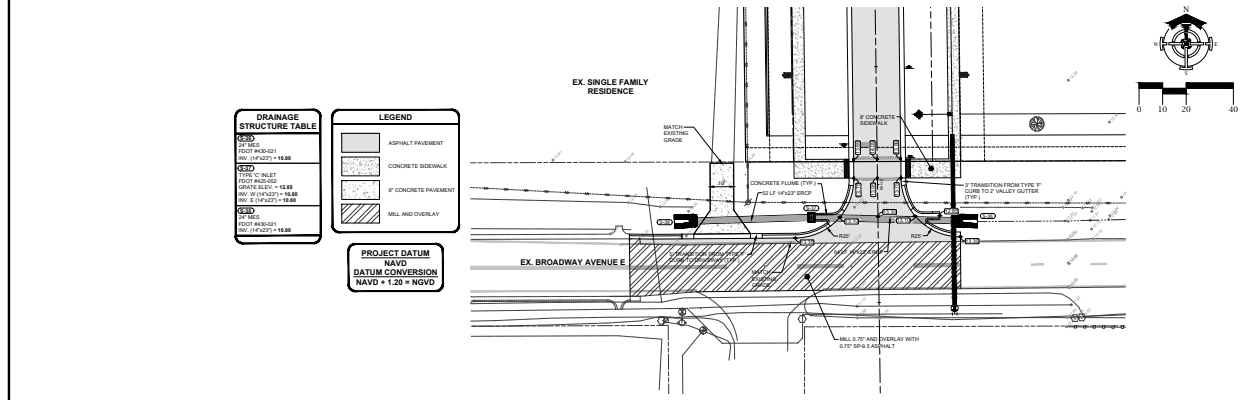

DeLisi Fitzgerald, Inc.
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1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0690
(239) 418-0692 fax
Florida Registry License Number 33253

ENGINEER OF RECORD:
JOHN T. WOJDA, P.E. (FOR THE FIRM)
FLORIDA P.E. NO. 56227

OWNER / DEVELOPER:
BUCKINGHAM COMPANIES
PO BOX 1946
ROANOKE, IN 46783
(574) 771-5126

PROJECT:
DOWNTOWN ESTERO INFRASTRUCTURE

PLAN REVISIONS

#	DATE	DESCRIPTION

BROADWAY AVENUE IMPROVEMENT PLAN

Project Manager:	JTW
Drawn By:	CAS
Checked By:	JTW
Project Number:	21521
Located in Section(s):	28
Township: 46 S	Range: 25 E
County, State:	LEE COUNTY, FL

Status:
FOR CONSTRUCTION
SUBJECT TO ALL PERMIT APPROVALS

Sheet Number: 15

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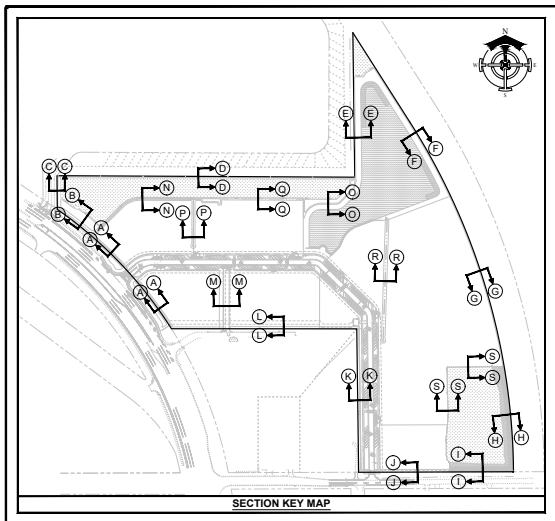

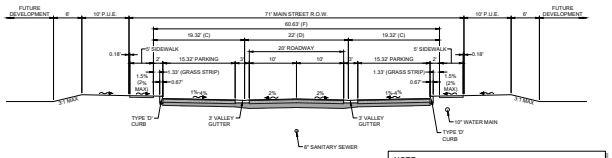

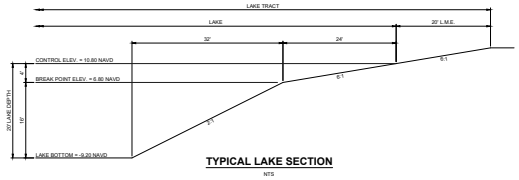

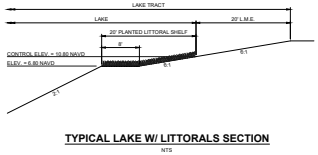

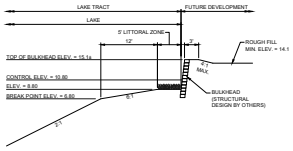

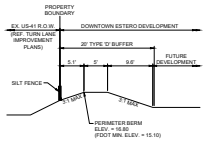

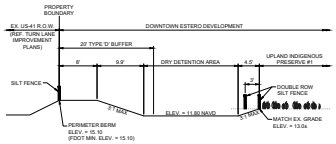

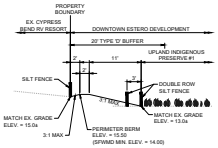

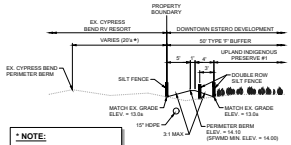

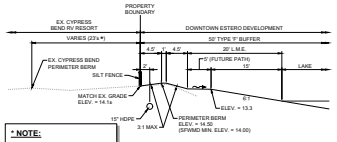

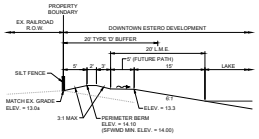

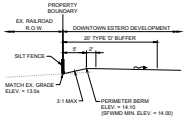

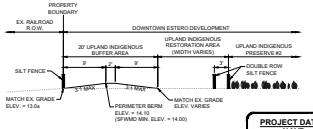

PROJECT DATUM
NAVD
DATUM CONVERSION
NAVD + 1.20 = NGVD

DeLisi Fitzgerald, Inc.
Planning · Engineering · Project Management
A Division of Barraco Property, LLC
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0690
(239) 418-0692 fax
Florida Registry Number 33253

ENGINEER OF RECORD:
JOHN T. WOJDA, P.E. (FOR THE FIRM)
FLORIDA REG. 66237

OWNER / DEVELOPER:
BUCKINGHAM COMPANIES
PO BOX 1000
BUCKINGHAM, FL 34220
(239) 694-1000

PROJECT:
DOWNTOWN ESTERO INFRASTRUCTURE

NO.	DATE	DESCRIPTION
1	12/2/20	PEER REVISIONS

TYPICAL SECTIONS

Project Manager:	JTW
Drawn By:	CAD
Checked By:	JTW
Project Number:	21524
Located in Section(s):	28
Township: 46 S	Range: 25 E
County, State:	LEE COUNTY, FL

Status:
FOR CONSTRUCTION
SUBJECT TO ALL PERMIT APPROVALS

Sheet Number: 16

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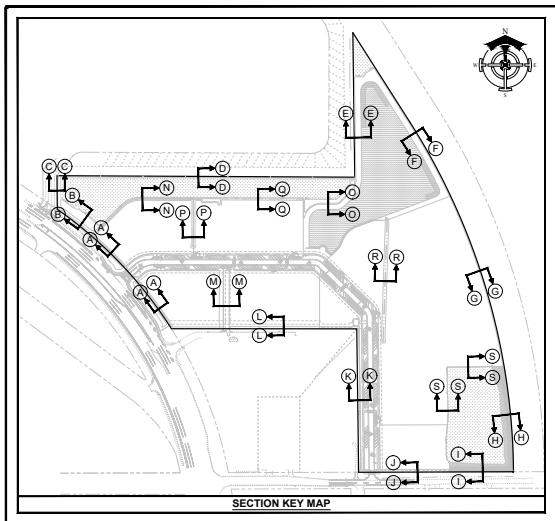
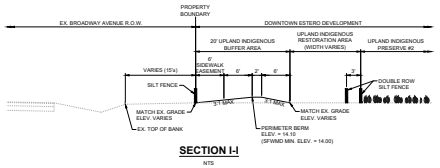
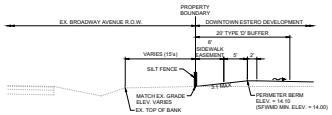
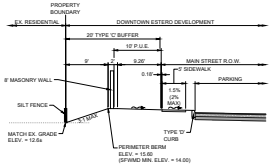




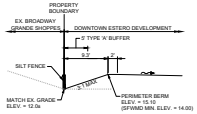
SECTION I-I
NTS



SECTION J-J
NTS



SECTION K-K
NTS



SECTION L-L
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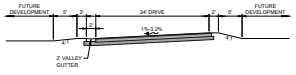
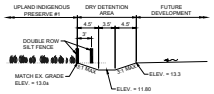
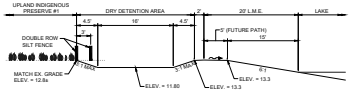


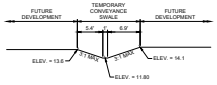
SECTION M-M
NTS



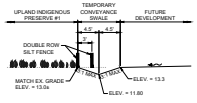
SECTION N-N
NTS



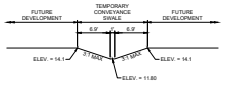
SECTION O-O
NTS



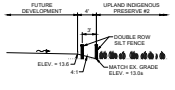
SECTION P-P
NTS



SECTION Q-Q
NTS



SECTION R-R
NTS



SECTION S-S
NTS

PROJECT DATUM
NAVD
DATUM CONVERSION
NAVD + 1.20 = NGVD

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ENGINEER OF RECORD:
JOHN T. WOJDA, P.E. (FOR THE FIRM)
FLORIDA P.E. NO. 56227

OWNER / DEVELOPER:
BUCKINGHAM COMPANIES
PROJECT:
DOWNTOWN ESTERO INFRASTRUCTURE

PLAN REVISIONS
DATE | DESCRIPTION

TYPICAL SECTIONS

Project Manager:	JTW
Drawn By:	CAD
Checked By:	JTW
Project Number:	21524
Located in Section(s):	28
Township: 46 S	Range: 25 E
County, State:	LEE COUNTY, FL

Status:
FOR CONSTRUCTION
SUBJECT TO ALL PERMIT APPROVALS

Sheet Number: 17

K:\21524 - 27781\INFRASTRUCTURE\PERMITS\STRUCTURE PLANS\PLAN SET\21521-17-SECTIONS.DWG
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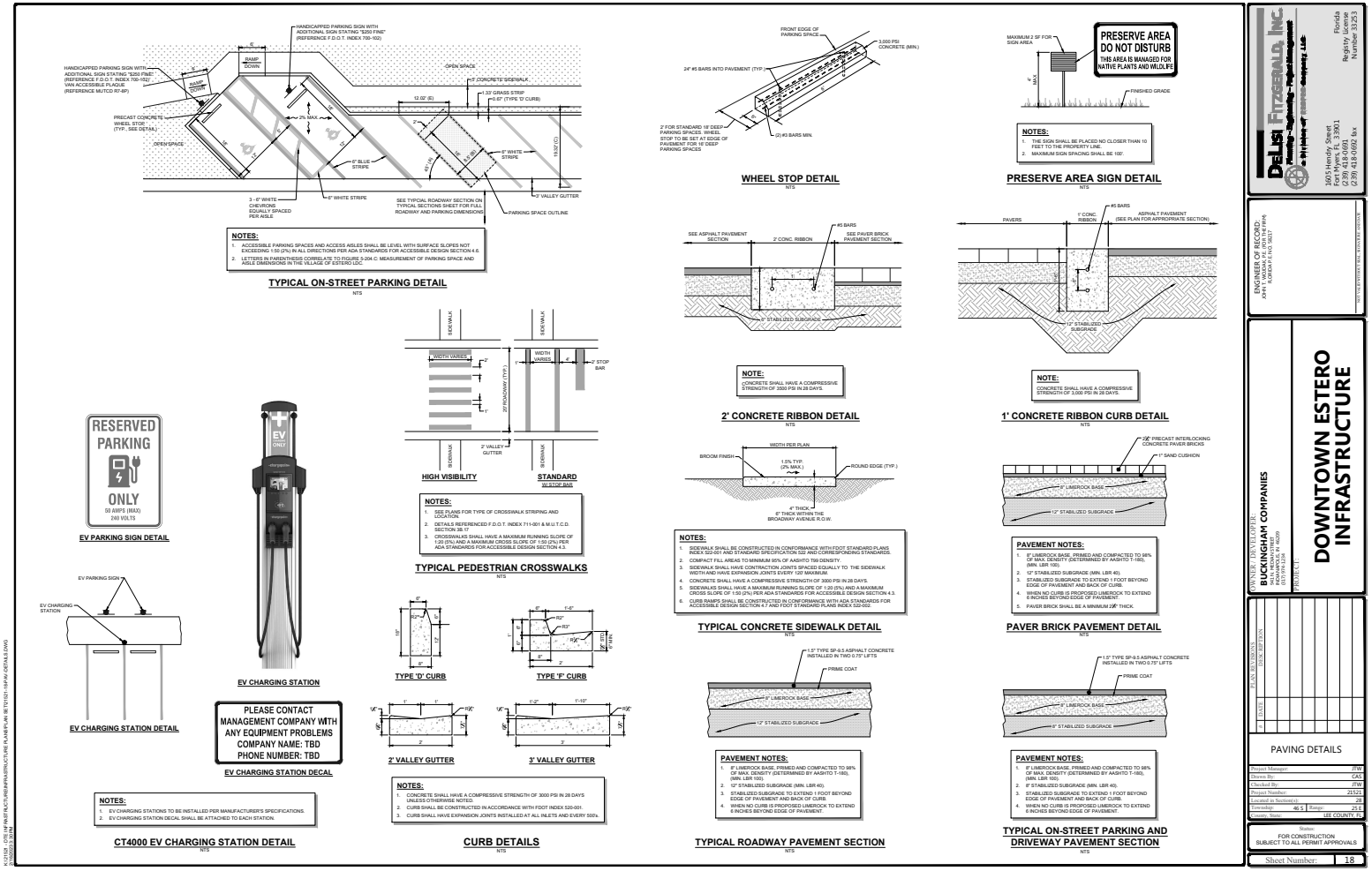
HANDICAPPED PARKING SIGN WITH ADDITIONAL SIGN STATING "$250 FINE" (REFERENCE F.D.O.T. INDEX 700-102)
HANDICAPPED PARKING SIGN WITH ADDITIONAL SIGN STATING "$250 FINE" (REFERENCE F.D.O.T. INDEX 700-102) VAN ACCESSIBLE PLAQUE (REFERENCE MUTCD R7-8P)
RAMP DOWN
OPEN SPACE
5' CONCRETE SIDEWALK
1:33' GRASS STRIP
CURB (TYPE 'D' CURB)
12.02' (E)
2% MAX.
PRECAST CONCRETE WHEEL STOP (TYP., SEE DETAIL)
6' BLUE STRIPE
6' WHITE STRIPE
3 - 6" WHITE CHEVRONS EQUALLY SPACED PER AISLE
SEE TYPICAL ROADWAY SECTION ON TYPICAL SECTIONS SHEET FOR FULL ROADWAY AND PARKING DIMENSIONS
2' VALLEY GUTTER
PARKING SPACE OUTLINE
NOTES:
1. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS PER ADA STANDARDS FOR ACCESSIBLE DESIGN SECTION 4.6.
2. LETTERS IN PARENTHESIS CORRELATE TO FIGURE 5-20A C: MEASUREMENT OF PARKING SPACE AND AISLE DIMENSIONS IN THE VILLAGE OF ESTERO LDC.
TYPICAL ON-STREET PARKING DETAIL
NTS
FRONT EDGE OF PARKING SPACE
3,000 PSI CONCRETE (MIN.)
24" #5 BARS INTO PAVEMENT (TYP.)
2' FOR STANDARD 18' DEEP PARKING SPACES. WHEEL STOP TO BE SET AT EDGE OF PAVEMENT FOR 16' DEEP PARKING SPACES
(2) #3 BARS MIN.
WHEEL STOP DETAIL
NTS
MAXIMUM 2 SF FOR SIGN AREA
PRESERVE AREA DO NOT DISTURB
THIS AREA IS MANAGED FOR NATIVE PLANTS AND WILDLIFE
FINISHED GRADE
NOTES:
1. THE SIGN SHALL BE PLACED NO CLOSER THAN 10 FEET TO THE PROPERTY LINE.
2. MAXIMUM SIGN SPACING SHALL BE 100'.
PRESERVE AREA SIGN DETAIL
NTS
SEE ASPHALT PAVEMENT SECTION
2' CONC. RIBBON
#5 BARS
SEE PAVER BRICK PAVEMENT SECTION
1'
12" STABILIZED SUBGRADE
NOTE:
CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3500 PSI IN 28 DAYS.
2' CONCRETE RIBBON DETAIL
NTS
PAVERS
1' CONC. RIBBON
#5 BARS
ASPHALT PAVEMENT (SEE PLAN FOR APPROPRIATE SECTION)
12" STABILIZED SUBGRADE
NOTE:
CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI IN 28 DAYS.
1' CONCRETE RIBBON CURB DETAIL
NTS
RESERVED PARKING
ONLY
50 AMPS (MAX)
240 VOLTS
EV PARKING SIGN DETAIL
EV ONLY
EV CHARGING STATION
EV PARKING SIGN
EV CHARGING STATION
EV CHARGING STATION DETAIL
PLEASE CONTACT MANAGEMENT COMPANY WITH ANY EQUIPMENT PROBLEMS
COMPANY NAME: TBD
PHONE NUMBER: TBD
EV CHARGING STATION DECAL
NOTES:
1. EV CHARGING STATIONS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
2. EV CHARGING STATION DECAL SHALL BE ATTACHED TO EACH STATION.
CT4000 EV CHARGING STATION DETAIL
NTS
SIDEWALK
WIDTH VARIES
2" STOP BAR
25' ROADWAY (TYP.)
2' VALLEY GUTTER
HIGH VISIBILITY
STANDARD
W/ STOP BAR
NOTES:
1. SEE PLANS FOR TYPE OF CROSSWALK STRIPING AND LOCATION
2. DETAILS REFERENCED F.D.O.T. INDEX 711-001 & M.U.T.C.D. SECTION 3B.17
3. CROSSWALKS SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:20 (5%) AND A MAXIMUM CROSS SLOPE OF 1:50 (2%) PER ADA STANDARDS FOR ACCESSIBLE DESIGN SECTION 4.3.
TYPICAL PEDESTRIAN CROSSWALKS
NTS
TYPE 'D' CURB
TYPE 'F' CURB
2' VALLEY GUTTER
3' VALLEY GUTTER
NOTES:
1. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS UNLESS OTHERWISE NOTED.
2. CURB SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT INDEX 520-001.
3. CURB SHALL HAVE EXPANSION JOINTS INSTALLED AT ALL INLETS AND EVERY 500'±.
CURB DETAILS
NTS
WIDTH PER PLAN
BROOM FINISH
1.5% TYP. (2% MAX.)
ROUND EDGE (TYP.)
6" THICK
6" THICK WITHIN THE BROADWAY AVENUE R.O.W.
NOTES:
1. SIDEWALK SHALL BE CONSTRUCTED IN CONFORMANCE WITH FDOT STANDARD PLANS INDEX 522-001 AND STANDARD SPECIFICATION 522 AND CORRESPONDING STANDARDS.
2. COMPACT FILL AREAS TO MINIMUM 95% OF AASHTO T99 DENSITY.
3. SIDEWALK SHALL HAVE CONTRACTION JOINTS SPACED EQUALLY TO THE SIDEWALK WIDTH AND HAVE EXPANSION JOINTS EVERY 120' MAXIMUM.
4. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS.
5. SIDEWALKS SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:20 (5%) AND A MAXIMUM CROSS SLOPE OF 1:50 (2%) PER ADA STANDARDS FOR ACCESSIBLE DESIGN SECTION 4.3.
6. CURB RAMPS SHALL BE CONSTRUCTED IN CONFORMANCE WITH ADA STANDARDS FOR ACCESSIBLE DESIGN SECTION 4.7 AND FDOT STANDARD PLANS INDEX 522-002.
TYPICAL CONCRETE SIDEWALK DETAIL
NTS
1.5" TYPE SP-9.5 ASPHALT CONCRETE INSTALLED IN TWO 0.75" LIFTS
PRIME COAT
6" LIMEROCK BASE
12" STABILIZED SUBGRADE
PAVEMENT NOTES:
1. 6" LIMEROCK BASE, PRIMED AND COMPACTED TO 98% OF MAX. DENSITY (DETERMINED BY AASHTO T-180), (MIN. LBR 100.)
2. 12" STABILIZED SUBGRADE (MIN. LBR 40).
3. STABILIZED SUBGRADE TO EXTEND 1 FOOT BEYOND EDGE OF PAVEMENT AND BACK OF CURB.
4. WHEN NO CURB IS PROPOSED LIMEROCK TO EXTEND 6 INCHES BEYOND EDGE OF PAVEMENT.
TYPICAL ROADWAY PAVEMENT SECTION
NTS
2" PRECAST INTERLOCKING CONCRETE PAVER BRICKS
1" SAND CUSHION
6" LIMEROCK BASE
12" STABILIZED SUBGRADE
PAVEMENT NOTES:
1. 6" LIMEROCK BASE, PRIMED AND COMPACTED TO 98% OF MAX. DENSITY (DETERMINED BY AASHTO T-180), (MIN. LBR 100.)
2. 12" STABILIZED SUBGRADE (MIN. LBR 40).
3. STABILIZED SUBGRADE TO EXTEND 1 FOOT BEYOND EDGE OF PAVEMENT AND BACK OF CURB.
4. WHEN NO CURB IS PROPOSED LIMEROCK TO EXTEND 6 INCHES BEYOND EDGE OF PAVEMENT.
5. PAVER BRICK SHALL BE A MINIMUM 2⅜" THICK.
PAVER BRICK PAVEMENT DETAIL
NTS
1.5" TYPE SP-9.5 ASPHALT CONCRETE INSTALLED IN TWO 0.75" LIFTS
PRIME COAT
6" LIMEROCK BASE
6" STABILIZED SUBGRADE
PAVEMENT NOTES:
1. 6" LIMEROCK BASE, PRIMED AND COMPACTED TO 98% OF MAX. DENSITY (DETERMINED BY AASHTO T-180), (MIN. LBR 100.)
2. 8" STABILIZED SUBGRADE (MIN. LBR 40).
3. STABILIZED SUBGRADE TO EXTEND 1 FOOT BEYOND EDGE OF PAVEMENT AND BACK OF CURB.
4. WHEN NO CURB IS PROPOSED LIMEROCK TO EXTEND 6 INCHES BEYOND EDGE OF PAVEMENT.
TYPICAL ON-STREET PARKING AND DRIVEWAY PAVEMENT SECTION
NTS
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Florida Certificate of Authorization Number 3253
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FLORIDA REG. NO.
OWNER / DEVELOPER:
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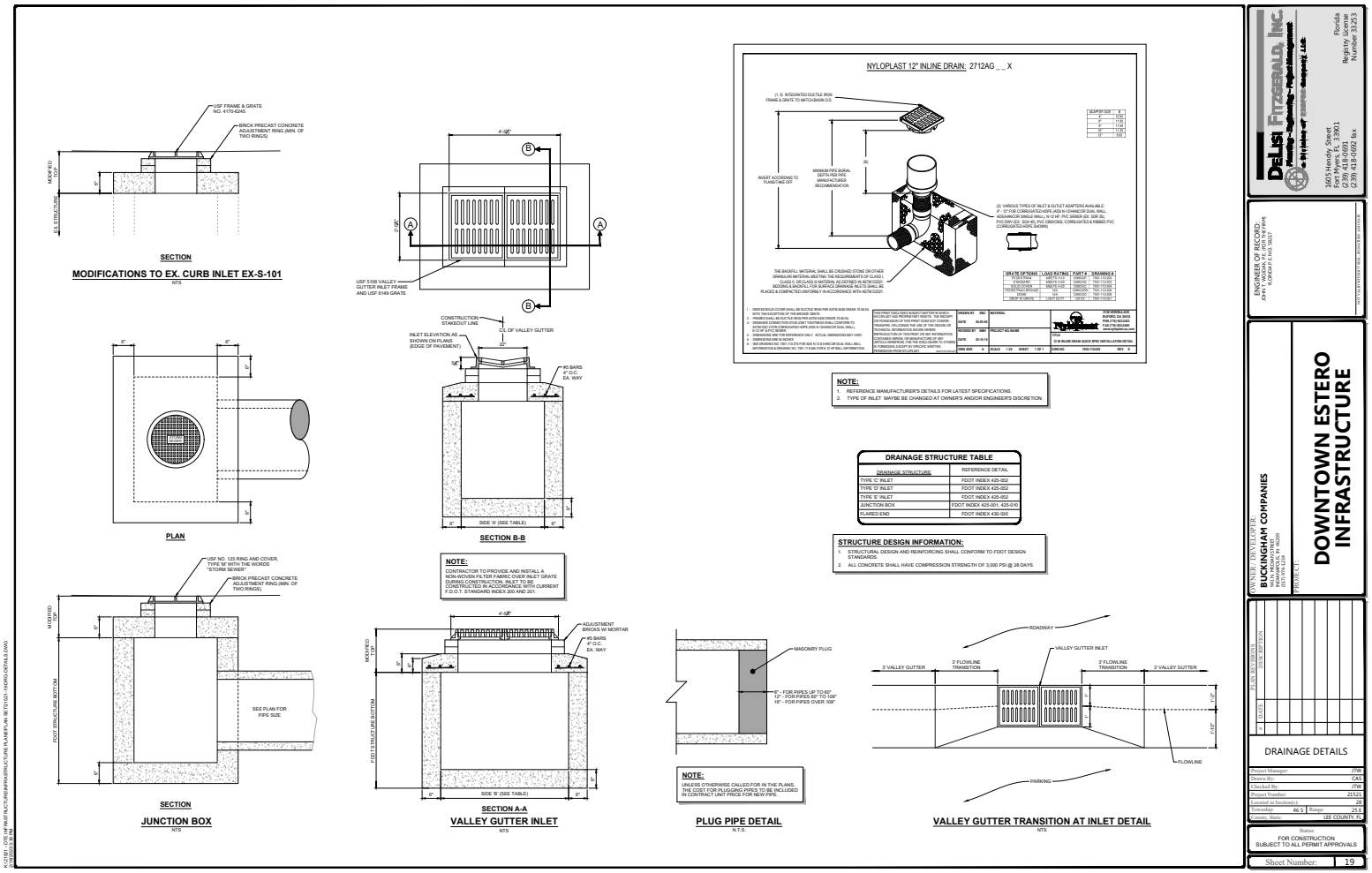
PROJECT:
DOWNTOWN ESTERO INFRASTRUCTURE
PLAN REVISIONS
PAVING DETAILS
Project Manager: JTW
Drawn By: CAD
Checked By: JTW
Project Number: 21524
Located in Section(s): 28
Township: 46 S Range: 25 E
County, State: LEE COUNTY, FL
Status:
FOR CONSTRUCTION
SUBJECT TO ALL PERMIT APPROVALS
Sheet Number: 18


USF FRAME & GRATE NO. 4170-6240
BRICK PRECAST CONCRETE ADJUSTMENT RING (MIN. OF TWO RINGS)
MODIFIED TOP
FOOT STRUCTURE BOTTOM
SECTION
MODIFICATIONS TO EX. CURB INLET EX-S-101
NTS
4'-5½"
2'-5½"
USF 5106 VALLEY GUTTER INLET FRAME AND USF 6149 GRATE
CONSTRUCTION STAKEOUT LINE
C/L OF VALLEY GUTTER
INLET ELEVATION AS SHOWN ON PLANS (EDGE OF PAVEMENT)
#5 BARS 6" O.C. EA. WAY
SIDE 'A' (SEE TABLE)
SECTION B-B
PLAN
USF NO. 125 RING AND COVER, TYPE 'M' WITH THE WORDS "STORM SEWER"
SEE PLAN FOR PIPE SIZE
SECTION
JUNCTION BOX
NTS
NOTE:
CONTRACTOR TO PROVIDE AND INSTALL A NON-WOVEN FILTER FABRIC OVER INLET GRATE DURING CONSTRUCTION. INLET TO BE CONSTRUCTED IN ACCORDANCE WITH CURRENT F.D.O.T. STANDARD INDEX 200 AND 201.
ADJUSTMENT BRICKS W/ MORTAR
SIDE 'B' (SEE TABLE)
SECTION A-A
VALLEY GUTTER INLET
NTS
MASONRY PLUG
6" - FOR PIPES UP TO 60"
12" - FOR PIPES 60" TO 108"
18" - FOR PIPES OVER 108"
NOTE:
UNLESS OTHERWISE CALLED FOR IN THE PLANS, THE COST FOR PLUGGING PIPES TO BE INCLUDED IN CONTRACT UNIT PRICE FOR NEW PIPE.
PLUG PIPE DETAIL
N.T.S.
ROADWAY
VALLEY GUTTER INLET
3' VALLEY GUTTER
3' FLOWLINE TRANSITION
3' FLOWLINE TRANSITION
3' VALLEY GUTTER
FLOWLINE
PARKING
VALLEY GUTTER TRANSITION AT INLET DETAIL
NTS
NYLOPLAST 12" INLINE DRAIN: 2712AG _ _ X
NOTE:
1. REFERENCE MANUFACTURER'S DETAILS FOR LATEST SPECIFICATIONS.
2. TYPE OF INLET MAYBE BE CHANGED AT OWNER'S AND/OR ENGINEER'S DISCRETION.
DRAINAGE STRUCTURE TABLE
DRAINAGE STRUCTURE | REFERENCE DETAIL
TYPE 'C' INLET | FDOT INDEX 425-052
TYPE 'D' INLET | FDOT INDEX 425-052
TYPE 'E' INLET | FDOT INDEX 425-052
JUNCTION BOX | FDOT INDEX 425-001, 425-016
FLARED END | FDOT INDEX 430-020
STRUCTURE DESIGN INFORMATION:
1. STRUCTURAL DESIGN AND REINFORCING SHALL CONFORM TO FDOT DESIGN STANDARDS.
2. ALL CONCRETE SHALL HAVE COMPRESSION STRENGTH OF 3,000 PSI @ 28 DAYS.
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Florida Registry License Number 35253
ENGINEER OF RECORD:
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FLORIDA P.E. NO. 70527
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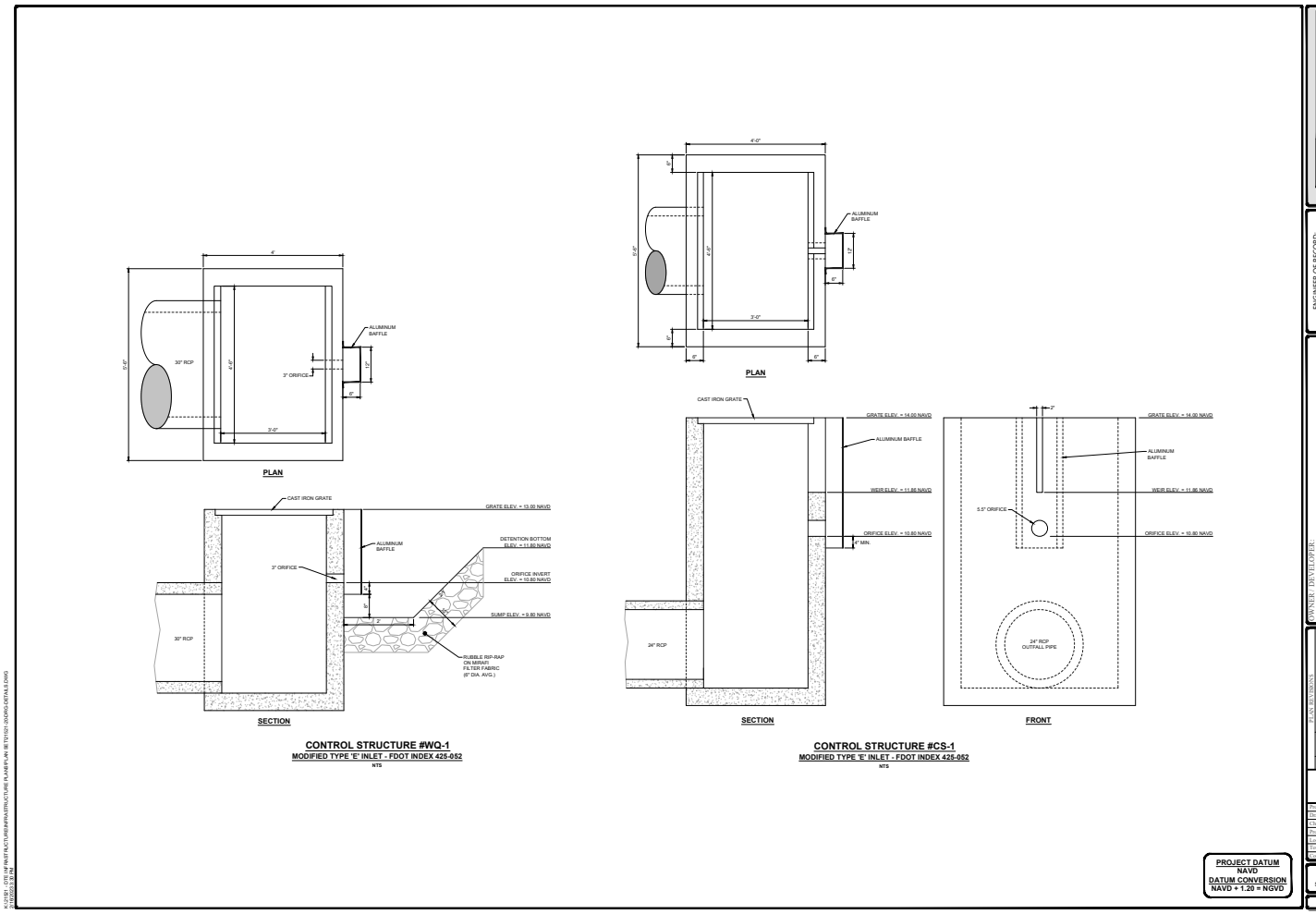
BUCKINGHAM COMPANIES
PROJECT:
DOWNTOWN ESTERO INFRASTRUCTURE
PLAN REVISIONS
DRAINAGE DETAILS
Project Manager: JTW
Drawn By: CAD
Checked By: JTW
Project Number: 21524
Located in Section(s): 28
Township: 46 S Range: 25 E
County, State: LEE COUNTY, FL
Status:
FOR CONSTRUCTION
SUBJECT TO ALL PERMIT APPROVALS
Sheet Number: 19


4'-0"
6"
ALUMINUM BAFFLE
5'-6"
4'-6"
12"
3'-0"
6"
PLAN
30" RCP
3" ORIFICE
CAST IRON GRATE
GRATE ELEV. = 13.00 NAVD
ALUMINUM BAFFLE
DETENTION BOTTOM ELEV. = 11.80 NAVD
ORIFICE INVERT ELEV. = 10.80 NAVD
SUMP ELEV. = 9.80 NAVD
RUBBLE RIP-RAP ON MIRAFI FILTER FABRIC (6" DIA. AVG.)
SECTION
CONTROL STRUCTURE #WQ-1
MODIFIED TYPE 'E' INLET - FDOT INDEX 425-052
NTS
GRATE ELEV. = 14.00 NAVD
WEIR ELEV. = 11.86 NAVD
ORIFICE ELEV. = 10.80 NAVD
4" MIN.
34" RCP
5.5" ORIFICE
24" RCP OUTFALL PIPE
FRONT
CONTROL STRUCTURE #CS-1
MODIFIED TYPE 'E' INLET - FDOT INDEX 425-052
NTS
PROJECT DATUM
NAVD
DATUM CONVERSION
NAVD + 1.20 = NGVD
DeLisi Fitzgerald, Inc.
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0691
(239) 418-0692 fax
Florida
Registry License
Number 3253
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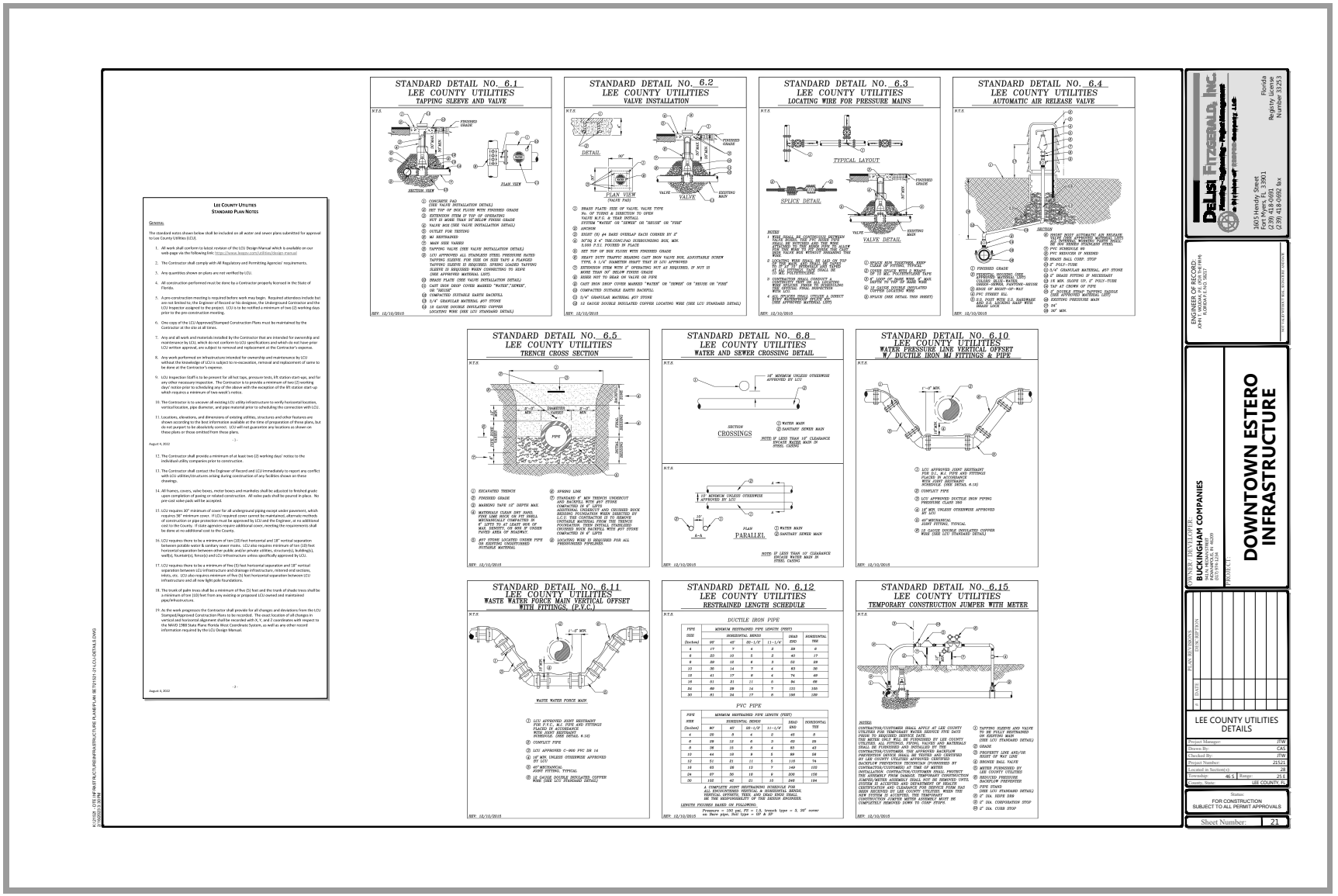
FLORIDA P.E. NO. 56227
OWNER / DEVELOPER:
BUCKINGHAM COMPANIES
PROJECT:
DOWNTOWN ESTERO
INFRASTRUCTURE
PLAN REVISIONS
DRAINAGE DETAILS
Project Manager: JTW
Drawn By: CAS
Checked By: JTW
Project Number: 21521
Located in Section(s): 28
Township: 46 S Range: 25 E
County, State: LEE COUNTY, FL
Status:
FOR CONSTRUCTION
SUBJECT TO ALL PERMIT APPROVALS
Sheet Number: 20



LEE COUNTY UTILITIES
STANDARD PLAN NOTES

GENERAL

The standard notes shown below shall be included on all water and sewer plans submitted for approval to Lee County Utilities (LCU).

1. All work shall conform to latest revision of the LCU Design Manual which is available on our web-page via the following link: http://www.leegov.com/utilities/design-manual
2. The Contractor shall comply with All Regulatory and Permitting Agencies' requirements.
3. Any quantities shown on plans are not verified by LCU.
4. All construction performed must be done by a Contractor properly licensed in the State of Florida.
5. A pre-construction meeting is required before work may begin. Required attendees include but are not limited to; the Engineer of Record or his designee, the Underground Contractor and the LCU Inspector assigned to the project. LCU is to be notified a minimum of two (2) working days prior to the pre-construction meeting.
6. One copy of the LCU Approved/Stamped Construction Plans must be maintained by the Contractor at the site at all times.
7. Any and all work and materials installed by the Contractor that are intended for ownership and maintenance by LCU, which do not conform to LCU specifications and which do not have prior LCU written approval, are subject to removal and replacement at the Contractor's expense.
8. Any work performed on infrastructure intended for ownership and maintenance by LCU without the knowledge of LCU is subject to re-excavation, removal and replacement of same to be done at the Contractor's expense.
9. LCU Inspection Staff is to be present for all hot taps, pressure tests, lift station start-ups, and for any other necessary inspection. The Contractor is to provide a minimum of two (2) working days' notice prior to scheduling any of the above with the exception of the lift station start-up which requires a minimum of two week's notice.
10. The Contractor is to uncover all existing LCU utility infrastructure to verify horizontal location, vertical location, pipe diameter, and pipe material prior to scheduling the connection with LCU.
11. Locations, elevations, and dimensions of existing utilities, structures and other features are shown according to the best information available at the time of preparation of these plans, but do not purport to be absolutely correct. LCU will not guarantee any locations as shown on these plans or those omitted from these plans.

- 1 -

August 4, 2022

12. The Contractor shall provide a minimum of at least two (2) working days' notice to the individual utility companies prior to construction.
13. The Contractor shall contact the Engineer of Record and LCU immediately to report any conflict with LCU utilities/infrastructure arising during construction of any facilities shown on these drawings.
14. All frames, covers, valve boxes, meter boxes and manholes shall be adjusted to finished grade upon completion of paving or related construction. All valve pads shall be poured in place. No pre-cast valve pads will be accepted.
15. LCU requires 30" minimum of cover for all underground piping except under pavement, which requires 36" minimum cover. If LCU required cover cannot be maintained, alternate methods of construction or pipe protection must be approved by LCU and the Engineer, at no additional cost to the County. If state agencies require additional cover, meeting the requirements shall be done at no additional cost to the County.
16. LCU requires there to be a minimum of ten (10) foot horizontal and 18" vertical separation between potable water & sanitary sewer mains. LCU also requires minimum of ten (10) foot horizontal separation between LCU infrastructure & public and/or private utilities, (Irrigation, building, roofed, footprint), fences and LCU infrastructure unless specifically approved by LCU.
17. LCU requires there to be a minimum of five (5) foot horizontal separation and 18" vertical separation between LCU infrastructure and drainage infrastructure, mitered end sections, inlets, etc. LCU also requires minimum of five (5) feet horizontal separation between LCU infrastructure and all new light pole foundations.
18. The trunk of palm trees shall be a minimum of five (5) feet and the trunk of shade trees shall be a minimum of ten (10) feet from any existing or proposed LCU-owned and maintained pipe/infrastructure.
19. As the work progresses the Contractor shall provide for all changes and deviations from the LCU Stamped/Approved Construction Plans to be recorded. The exact location of all changes in vertical and horizontal alignment shall be recorded with X, Y, and Z coordinates with respect to the NAVD 1988 State Plane Florida West Coordinate System, as well as any other record information required by the LCU Design Manual.

- 2 -

August 4, 2022

STANDARD DETAIL NO. 6.1
LEE COUNTY UTILITIES
TAPPING SLEEVE AND VALVE

N.T.S.

① CONCRETE PAD (SEE VALVE INSTALLATION DETAIL)
② SET TOP OF BOX FLUSH WITH FINISHED GRADE
③ EXTENSION STEM 3' TOP OF OPERATING NUT IS MORE THAN 30" BELOW FINISH GRADE
④ VALVE BOX (SEE VALVE INSTALLATION DETAIL)
⑤ OUTLET FOR TESTING
⑥ MJ RESTRAINER
⑦ MAIN SIZE VARIES
⑧ TAPPING VALVE (SEE VALVE INSTALLATION DETAIL)
⑨ LCU APPROVED ALL STAINLESS STEEL PRESSURE RATED TAPPING SLEEVE FOR SIZE ON SIZE TAPS A FLANGED TAPPING SLEEVE IS REQUIRED. SPRING LOADED TAPPING SLEEVE IS REQUIRED WHEN CONNECTING TO ASCE (SEE APPROVED MATERIAL LIST).
⑩ SHAKE PLATE (SEE VALVE INSTALLATION DETAIL)
⑪ CAST IRON SNAP COVER MARKED "WATER","SEWER", OR "FIRE"
⑫ COMPACTED SUITABLE EARTH BACKFILL
⑬ 3/4" GRANULAR MATERIAL #57 STONE
⑭ 10 GAUGE SOLID INSULATED COPPER LOCATING WIRE (SEE LCU STANDARD DETAIL)

REV. 10/10/2015

STANDARD DETAIL NO. 6.2
LEE COUNTY UTILITIES
VALVE INSTALLATION

N.T.S.

① SHAKE PLATE SIDE OF VALVE, VALVE TYPE No. OF TURNS & DIRECTION TO OPEN VALVE M.F.G. & YEAR INSTALL SYSTEM "WATER" OR "SEWER" OR "REUSE" OR "FIRE"
② ANCHOR
③ EIGHT (8) #4 BARS OVERLAP EACH CORNER BY 6"
④ DUCTILE 3' 4" THICK CONCRETE SUBMERSIBLE BOX, MIN. 5,000 P.S.I. POURED IN PLACE
⑤ SET TOP OF BOX FLUSH WITH FINISHED GRADE
⑥ HEAVY DUTY TRAFFIC BEARING CAST IRON VALVE BOX, ADJUSTABLE SCREW TYPE, 5 1/4" DIAMETER SHAFT THAT IS LCU APPROVED
⑦ EXTENSION STEM WITH 4" OPERATING NUT AS REQUIRED, IF NUT IS MORE THAN 30" BELOW FINISH GRADE
⑧ KEEP NUT TO SHAK ON VALVE ON PIPE
⑨ CAST IRON SNAP COVER MARKED "WATER" OR "SEWER" OR "REUSE" OR "FIRE"
⑩ COMPACTED SUITABLE EARTH BACKFILL
⑪ 3/4" GRANULAR MATERIAL #57 STONE
⑫ 10 GAUGE SOLID INSULATED COPPER LOCATING WIRE (SEE LCU STANDARD DETAIL)

REV. 10/10/2015

STANDARD DETAIL NO. 6.3
LEE COUNTY UTILITIES
LOCATING WIRE FOR PRESSURE MAINS

N.T.S.

① SPLICE BOX TIGHTENS, KEEP FLUSH OF BOTTOM TYPICAL
② COPPER WIRE SHALL BE #10 AWG SOLID COPPER WIRE
③ 6" SNAP-ON BOND WIRE, 6" MIN EXPOSED WIRE ON EACH END
④ 10 GAUGE SOLID INSULATED COPPER LOCATING WIRE
⑤ SPLICE (SEE DETAIL THIS SHEET)

REV. 10/10/2015

STANDARD DETAIL NO. 6.4
LEE COUNTY UTILITIES
AUTOMATIC AIR RELEASE VALVE

N.T.S.

① FINISHED GRADE
② THREADED NIPPLE, TYPE, LENGTH AS REQUIRED (SEE DETAIL)
③ CORPORATION STOP, SIZE AS REQUIRED (SEE DETAIL)
④ TAP AT CROWN OF PIPE
⑤ 2" DIAMETER GALVANIZED SADDLE
⑥ 2" POLY-TUBE (SEE DETAIL)
⑦ EXISTING PRESSURE MAIN
⑧ 36"
⑨ 36" MIN.

REV. 10/10/2015

STANDARD DETAIL NO. 6.5
LEE COUNTY UTILITIES
TRENCH CROSS SECTION

N.T.S.

① EXCAVATED TRENCH
② FINISHED GRADE
③ MARKING TAPE 12" DEPTH MAX.
④ MATERIALS CLEAN DRY SAND, FINE LIME ROCK OR FILL SHALL MECHANICALLY COMPACTED IN 6" LIFTS TO AT LEAST 90% OF MAXIMUM DENSITY AS DETERMINED PATENT AREA OF ROADWAY
⑤ #57 STONE LOCATED UNDER PIPE ON EXISTING UNDISTURBED SUITABLE MATERIAL
⑥ SPRING LINE
⑦ STANDARD 6" MIN TRENCH UNDERCUT AND BACKFILL WITH #57 STONE COMPACTED IN 6" LIFTS ADDITIONAL UNDERCUT AND CRUSHED ROCK BEDDING FOUNDATION WHEN DIRECTED BY LCU OR ENGINEER IN THE EVENT OF UNSUITABLE MATERIAL FROM THE TRENCH FOUNDATION THEN INSTALL STABILIZED BEDDING AND BACKFILL WITH #57 STONE COMPACTED IN 6" LIFTS
⑧ LOCATING WIRE IS REQUIRED FOR ALL PRESSURIZED PIPELINES

REV. 10/10/2015

STANDARD DETAIL NO. 6.8
LEE COUNTY UTILITIES
WATER AND SEWER CROSSING DETAIL

N.T.S.

SECTION
CROSSINGS

① WATER MAIN
② SANITARY SEWER MAIN

NOTE: IF LESS THAN 18" CLEARANCE ENCASE WATER MAIN IN STEEL CASING

N.T.S.

PLAN
PARALLEL

① WATER MAIN
② SANITARY SEWER MAIN

NOTE: IF LESS THAN 10' CLEARANCE ENCASE WATER MAIN IN STEEL CASING

REV. 10/10/2015

STANDARD DETAIL NO. 6.10
LEE COUNTY UTILITIES
WATER PRESSURE LINE VERTICAL OFFSET W/ DUCTILE IRON MJ FITTINGS & PIPE

N.T.S.

① LCU APPROVED JOINT RESTRAINT FOR D.I., M.J. PIPE AND FITTINGS PLACED IN ACCORDANCE WITH JOINT RESTRAINT SCHEDULE & PIPE DETAIL 6.15)
② CONFLICT PIPE
③ LCU APPROVED DUCTILE IRON PIPING PRESSURE CLASS 350
④ 18" MIN. UNLESS OTHERWISE APPROVED BY LCU
⑤ 45° MECHANICAL JOINT FITTING, TYPICAL
⑥ 10 GAUGE SOLIDS INSULATED COPPER WIRE (SEE LCU STANDARD DETAIL)

REV. 10/10/2015

STANDARD DETAIL NO. 6.11
LEE COUNTY UTILITIES
WASTE WATER FORCE MAIN VERTICAL OFFSET WITH FITTINGS. (P.V.C.)

N.T.S.

WASTE WATER FORCE MAIN

① LCU APPROVED JOINT RESTRAINT FOR P.V.C. PIPE AND FITTINGS PLACED IN ACCORDANCE WITH JOINT RESTRAINT SCHEDULE & PIPE DETAIL 6.15)
② CONFLICT PIPE
③ LCU APPROVED C-900 PVC DR 14
④ 18" MIN. UNLESS OTHERWISE APPROVED BY LCU
⑤ 45° MECHANICAL JOINT FITTING, TYPICAL
⑥ 10 GAUGE SOLIDS INSULATED COPPER WIRE (SEE LCU STANDARD DETAIL)

REV. 10/10/2015

STANDARD DETAIL NO. 6.12
LEE COUNTY UTILITIES
RESTRAINED LENGTH SCHEDULE

N.T.S.

DUCTILE IRON PIPE

PIPE SIZE	MINIMUM RESTRAINED PIPE LENGTH (FEET)					
	HORIZONTAL BENDS				DEAD END	HORIZONTAL TEE
(Inches)	90°	45°	22-1/2°	11-1/4°		
4	17	7	4	2	39	6
6	23	10	5	2	43	17
8	29	13	6	3	51	39
10	36	14	7	4	63	39
12	41	17	8	4	74	49
16	51	21	11	5	94	68
24	69	28	14	7	131	100
30	81	34	17	8	156	129

PVC PIPE

PIPE SIZE	MINIMUM RESTRAINED PIPE LENGTH (FEET)					
	HORIZONTAL BENDS				DEAD END	HORIZONTAL TEE
(Inches)	90°	45°	22-1/2°	11-1/4°		
4	28	8	4	2	48	8
6	28	12	6	3	60	28
8	38	15	8	4	83	43
10	44	18	9	5	89	58
12	51	21	11	5	110	74
16	68	28	13	7	149	109
24	97	30	18	9	209	158
30	118	40	21	10	245	184

A COMPLETE JOINT RESTRAINING SCHEDULE FOR ALL PIPE SIZES, FITTINGS, VALVES, TEES AND DEAD ENDS SHALL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER.

LENGTH FIGURES BASED ON FOLLOWING:
Pressure = 150 psi, FS = 1.5, trench type = 3, 36" cover on bare pipe, Soil type = SP & SP.

REV. 10/10/2015

STANDARD DETAIL NO. 6.15
LEE COUNTY UTILITIES
TEMPORARY CONSTRUCTION JUMPER WITH METER

N.T.S.

NOTES:
CONTRACTOR/CUSTOMER SHALL APPLY AT LEE COUNTY UTILITIES FOR TEMPORARY WATER SERVICE FIVE DAYS PRIOR TO CONSTRUCTION NEEDS.
THE METER ONLY WILL BE FURNISHED BY LEE COUNTY UTILITIES. ALL FITTINGS, PIPING, VALVES AND MATERIALS SHALL BE FURNISHED BY THE CONTRACTOR.
CONTRACTOR/CUSTOMER'S THE APPROVED BACKFLOW PREVENTION DEVICE SHALL BE TESTED AND CERTIFIED BY LEE COUNTY UTILITIES APPROVED CERTIFIED BACKFLOW PREVENTION TECHNICIAN (FURNISHED BY CONTRACTOR/CUSTOMER) PRIOR TO METER SET.
INSTALLATION CONTRACTOR/CUSTOMER SHALL PROTECT THIS ASSEMBLY FROM DAMAGE. TEMPORARY CONSTRUCTION METER ASSEMBLY SHALL NOT BE USED FOR POTABLE USE UNTIL DISINFECTED IN ACCORDANCE AND DEPARTMENT OF HEALTH CERTIFICATION AND CLEARANCE FOR SERVICE FORM HAS BEEN RECEIVED BY LEE COUNTY UTILITIES. WHEN THE NEW SERVICE BY LEE COUNTY UTILITIES, THE TEMPORARY CONSTRUCTION JUMPER METER ASSEMBLY MUST BE COMPLETELY REMOVED DOWN TO CORP STOPS.

① TAPPING SLEEVE AND VALVE TO BE FULLY RESTRAINED (SEE DETAIL THIS SHEET)
② METER AND BOX (SEE LCU STANDARD DETAIL)
③ GRADE
④ PROPERTY LINE AND/OR RIGHT-OF-WAY LINE
⑤ BRONZE BALL VALVE
⑥ METER FURNISHED BY LEE COUNTY UTILITIES
⑦ REDUCED PRESSURE BACKFLOW PREVENTER
⑧ PIPE STAND (SEE LCU STANDARD DETAIL)
⑨ 6" DIA. HDPE DR9
⑩ 6" DIA. CORPORATION STOP
⑪ 6" DIA. CURB STOP

REV. 10/10/2015

DeLisi Fitzgerald, Inc.
Florida Registered Engineering Business
A Division of Banner Supply, LLC
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0690
(239) 418-0692 fax
Florida Registered Engineering Business Number 33253

ENGINEER OF RECORD
JOHN T. VELOSKA, P.E. (PE 70179)
FLORIDA REG. NO.

OWNER / DEVELOPER:
BUCKINGHAM COMPANIES
PO BOX 1
BUCKINGHAM, FL 33830
(863) 763-3424

PROJECT:
DOWNTOWN ESTERO INFRASTRUCTURE

PLAN REVISIONS

#	DATE	DESCRIPTION

LEE COUNTY UTILITIES DETAILS

Project Manager:	JTW
Drawn By:	CAS
Checked By:	JTW
Project Number:	21524
Located in Section(s):	28
Township: 46 S	Range: 25 E
County, State:	LEE COUNTY, FL

Status:
FOR CONSTRUCTION
SUBJECT TO ALL PERMIT APPROVALS

Sheet Number: 21

K:\21524 - 2781 INFRASTRUCTURE\PERMITS\INFRASTRUCTURE PLANS\PLAN SET\21521-24 LCU DETAILS.DWG
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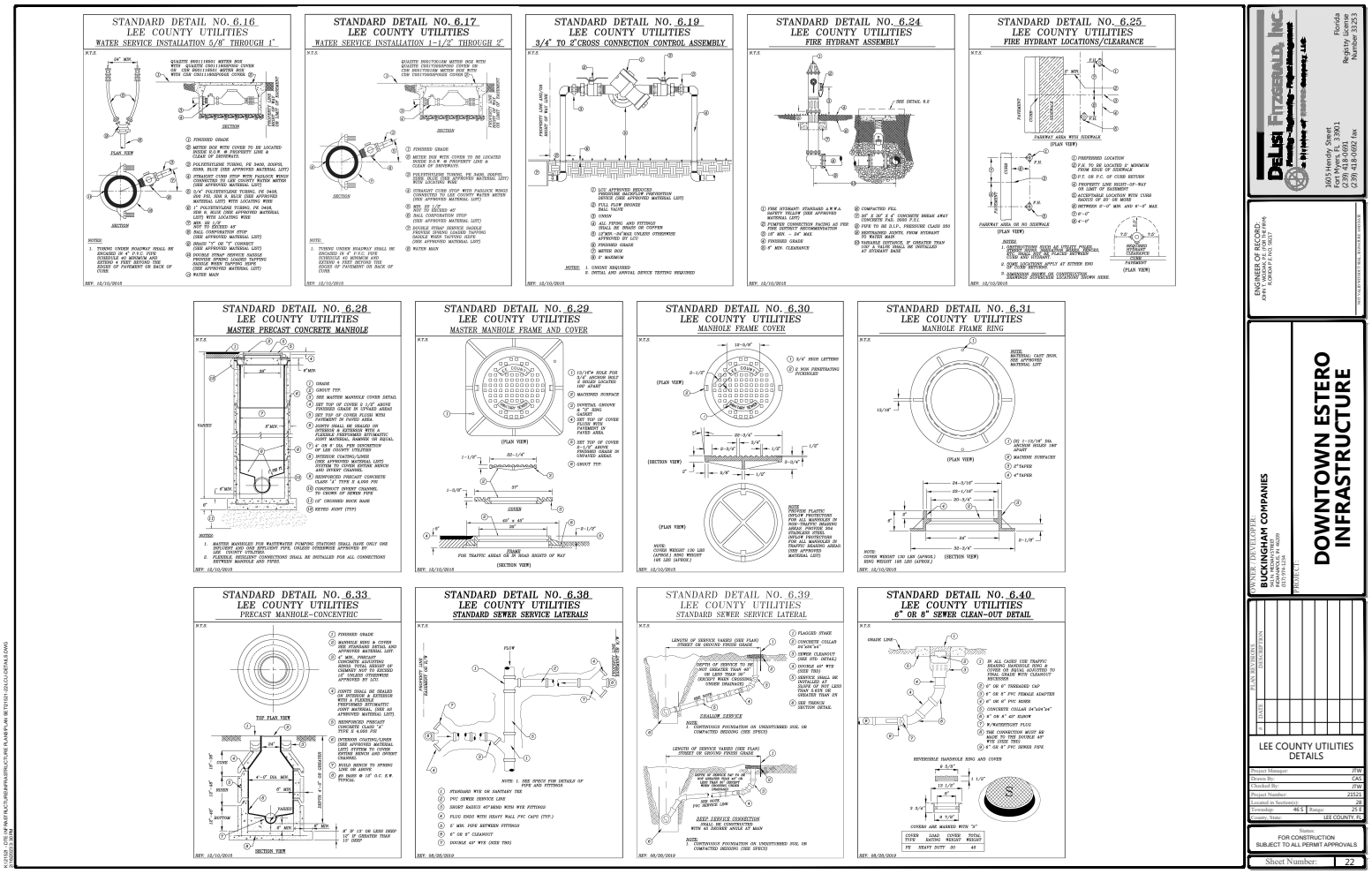
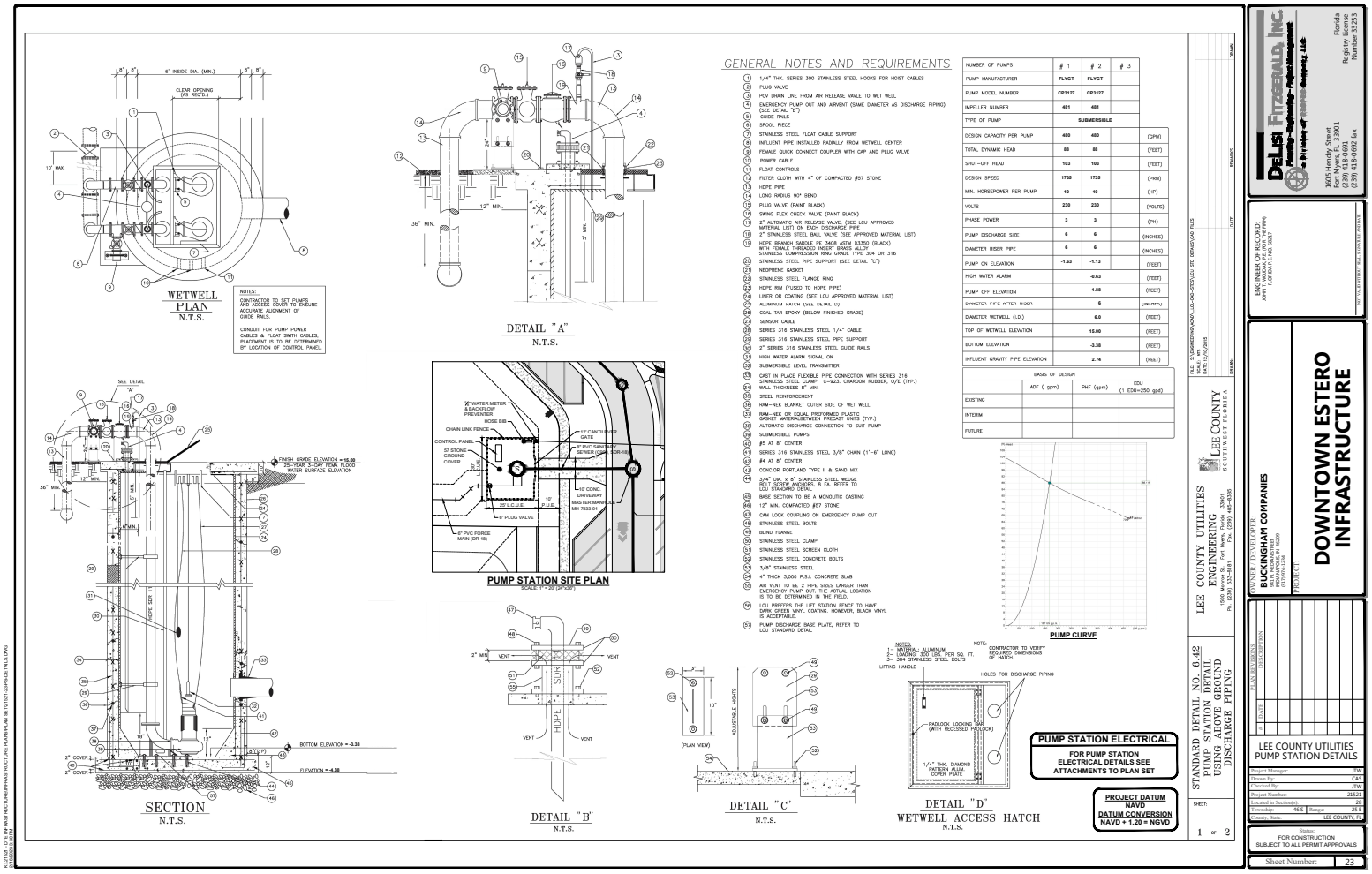
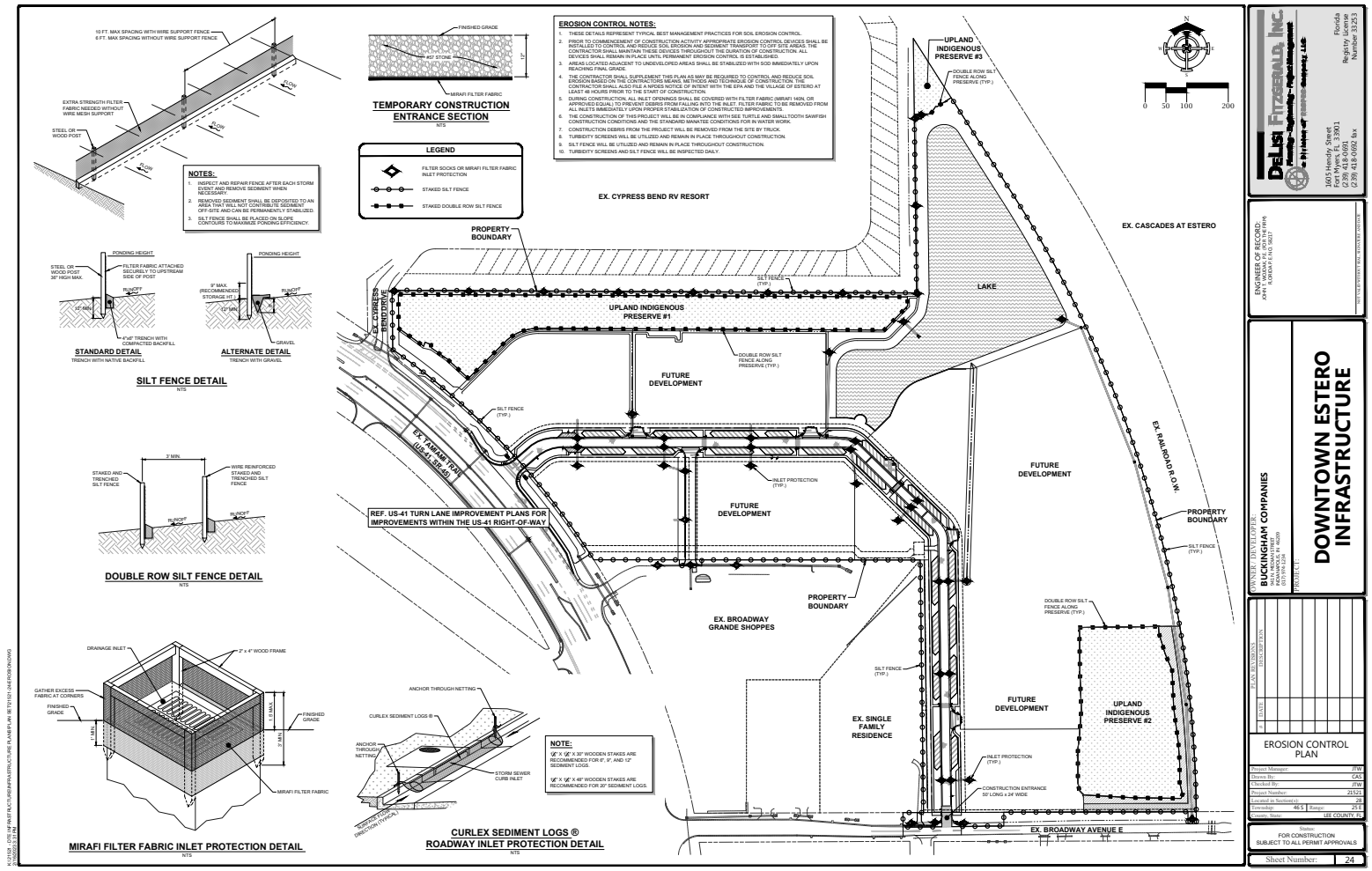
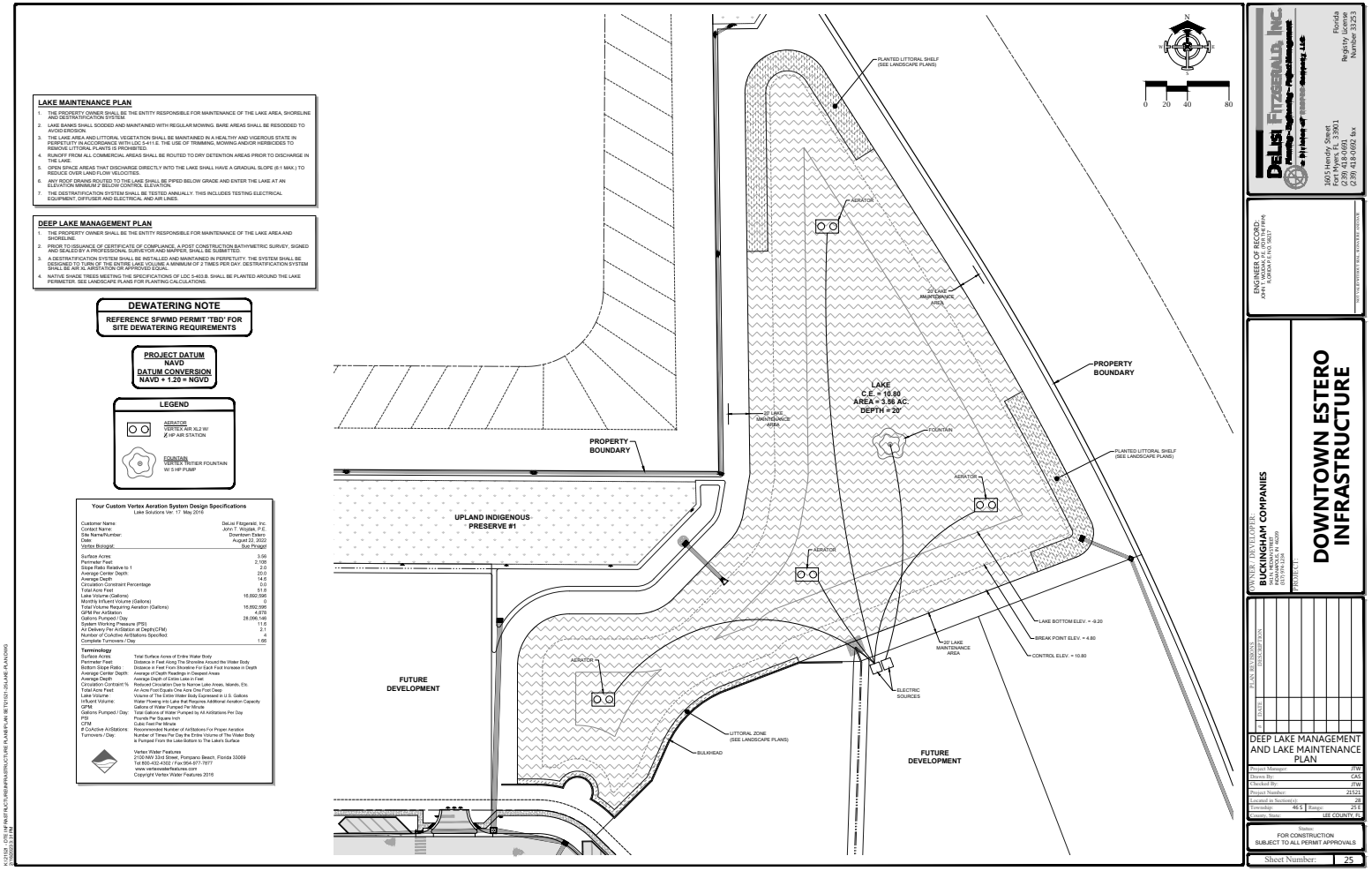

STANDARD DETAIL NO. 6.16
LEE COUNTY UTILITIES
WATER SERVICE INSTALLATION 5/8" THROUGH 1"
STANDARD DETAIL NO. 6.17
LEE COUNTY UTILITIES
WATER SERVICE INSTALLATION 1-1/2" THROUGH 2"
STANDARD DETAIL NO. 6.19
LEE COUNTY UTILITIES
3/4" TO 2" CROSS CONNECTION CONTROL ASSEMBLY
STANDARD DETAIL NO. 6.24
LEE COUNTY UTILITIES
FIRE HYDRANT ASSEMBLY
STANDARD DETAIL NO. 6.25
LEE COUNTY UTILITIES
FIRE HYDRANT LOCATIONS/CLEARANCE
STANDARD DETAIL NO. 6.28
LEE COUNTY UTILITIES
MASTER PRECAST CONCRETE MANHOLE
STANDARD DETAIL NO. 6.29
LEE COUNTY UTILITIES
MASTER MANHOLE FRAME AND COVER
STANDARD DETAIL NO. 6.30
LEE COUNTY UTILITIES
MANHOLE FRAME COVER
STANDARD DETAIL NO. 6.31
LEE COUNTY UTILITIES
MANHOLE FRAME RING
STANDARD DETAIL NO. 6.33
LEE COUNTY UTILITIES
PRECAST MANHOLE-CONCENTRIC
STANDARD DETAIL NO. 6.38
LEE COUNTY UTILITIES
STANDARD SEWER SERVICE LATERALS
STANDARD DETAIL NO. 6.39
LEE COUNTY UTILITIES
STANDARD SEWER SERVICE LATERAL
STANDARD DETAIL NO. 6.40
LEE COUNTY UTILITIES
6" OR 8" SEWER CLEAN-OUT DETAIL
DeLisi Fitzgerald, Inc.
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0690
(239) 418-0692 fax
ENGINEER OF RECORD:
JOHN T. VASSALLO, P.E. FOR THE FIRM
FLORIDA P.E. NO. 59227
OWNER / DEVELOPER:
BUCKINGHAM COMPANIES
PROJECT:
DOWNTOWN ESTERO
INFRASTRUCTURE
LEE COUNTY UTILITIES
DETAILS
FOR CONSTRUCTION
SUBJECT TO ALL PERMIT APPROVALS
Sheet Number: 22


WETWELL PLAN
N.T.S.
NOTES:
CONTRACTOR TO SET PUMPS AND ACCESS COVER TO ENSURE ACCURATE ALIGNMENT OF GUIDE RAILS.
CONDUIT FOR PUMP POWER CABLES & FLOAT SWITCH CABLES. PLACEMENT IS TO BE DETERMINED BY LOCATION OF CONTROL PANEL.
DETAIL "A"
N.T.S.
GENERAL NOTES AND REQUIREMENTS
1/4" THK. SERIES 300 STAINLESS STEEL HOOKS FOR HOIST CABLES
PLUG VALVE
PCV DRAIN LINE FROM AIR RELEASE VAVLE TO WET WELL
EMERGENCY PUMP OUT AND AIRVENT (SAME DIAMETER AS DISCHARGE PIPING) (SEE DETAIL "B")
GUIDE RAILS
SPOOL PIECE
STAINLESS STEEL FLOAT CABLE SUPPORT
INFLUENT PIPE INSTALLED RADIALLY FROM WETWELL CENTER
FEMALE QUICK CONNECT COUPLER WITH CAP AND PLUG VALVE
POWER CABLE
FLOAT CONTROLS
FILTER CLOTH WITH 4" OF COMPACTED #57 STONE
HDPE PIPE
LONG RADIUS 90° BEND
PLUG VALVE (PAINT BLACK)
SWING FLEX CHECK VALVE (PAINT BLACK)
2" AUTOMATIC AIR RELEASE VALVE. (SEE LCU APPROVED MATERIAL LIST) ON EACH DISCHARGE PIPE
2" STAINLESS STEEL BALL VALVE (SEE APPROVED MATERIAL LIST)
HDPE BRANCH SADDLE PE 3408 ASTM D3350 (BLACK) WITH FEMALE THREADED INSERT BRASS ALLOY STAINLESS COMPRESSION RING GRADE TYPE 304 OR 316
STAINLESS STEEL PIPE SUPPORT (SEE DETAIL "C")
NEOPRENE GASKET
STAINLESS STEEL FLANGE RING
HDPE RIM (FUSED TO HDPE PIPE)
LINER OR COATING (SEE LCU APPROVED MATERIAL LIST)
ALUMINUM HATCH (SEE DETAIL 'D')
COAL TAR EPOXY (BELOW FINISHED GRADE)
SENSOR CABLE
SERIES 316 STAINLESS STEEL 1/4" CABLE
SERIES 316 STAINLESS STEEL PIPE SUPPORT
2" SERIES 316 STAINLESS STEEL GUIDE RAILS
HIGH WATER ALARM SIGNAL ON
SUBMERSIBLE LEVEL TRANSMITTER
CAST IN PLACE FLEXIBLE PIPE CONNECTION WITH SERIES 316 STAINLESS STEEL CLAMP C-923, CHARDON RUBBER, O/E (TYP.)
WALL THICKNESS 8" MIN.
STEEL REINFORCEMENT
RAM-NEK BLANKET OUTER SIDE OF WET WELL
RAM-NEK OR EQUAL PREFORMED PLASTIC GASKET MATERIALBETWEEN PRECAST UNITS (TYP.)
AUTOMATIC DISCHARGE CONNECTION TO SUIT PUMP
SUBMERSIBLE PUMPS
#5 AT 8" CENTER
SERIES 316 STAINLESS STEEL 3/8" CHAIN (1'-6" LONG)
#4 AT 8" CENTER
CONC.OR PORTLAND TYPE II & SAND MIX
3/4" DIA. x 8" STAINLESS STEEL WEDGE BOLT SCREW ANCHORS, 6 GA. REFER TO LCU STANDARD DETAIL
BASE SECTION TO BE A MONOLITIC CASTING
12" MIN. COMPACTED #57 STONE
CAM LOCK COUPLING ON EMERGENCY PUMP OUT
STAINLESS STEEL BOLTS
BLIND FLANGE
STAINLESS STEEL CLAMP
STAINLESS STEEL SCREEN CLOTH
STAINLESS STEEL CONCRETE BOLTS
3/8" STAINLESS STEEL
4" THICK 3,000 P.S.I. CONCRETE SLAB
AIR VENT TO BE 2 PIPE SIZES LARGER THAN EMERGENCY PUMP OUT. THE ACTUAL LOCATION IS TO BE DETERMINED IN THE FIELD.
LCU PREFERS THE LIFT STATION FENCE TO HAVE DARK GREEN VINYL COATING. HOWEVER, BLACK VINYL IS ACCEPTABLE.
PUMP DISCHARGE BASE PLATE, REFER TO LCU STANDARD DETAIL
NUMBER OF PUMPS | # 1 | # 2 | # 3
PUMP MANUFACTURER | FLYGT | FLYGT |
PUMP MODEL NUMBER | CP3127 | CP3127 |
IMPELLER NUMBER | 481 | 481 |
TYPE OF PUMP | SUBMERSIBLE |
DESIGN CAPACITY PER PUMP | 480 | 480 | (GPM)
TOTAL DYNAMIC HEAD | 88 | 88 | (FEET)
SHUT-OFF HEAD | 103 | 103 | (FEET)
DESIGN SPEED | 1735 | 1735 | (PRM)
MIN. HORSEPOWER PER PUMP | 10 | 10 | (HP)
VOLTS | 230 | 230 | (VOLTS)
PHASE POWER | 3 | 3 | (PH)
PUMP DISCHARGE SIZE | 6 | 6 | (INCHES)
DIAMETER RISER PIPE | 6 | 6 | (INCHES)
PUMP ON ELEVATION | -1.63 | -1.13 | (FEET)
HIGH WATER ALARM | -0.63 | (FEET)
PUMP OFF ELEVATION | -1.88 | (FEET)
DIAMETER TYP. HATCH (SEE DETAIL 'D') | 6 | (INCHES)
DIAMETER WETWELL (I.D.) | 8.0 | (FEET)
TOP OF WETWELL ELEVATION | 10.00 | (FEET)
BOTTOM ELEVATION | -3.38 | (FEET)
INFLUENT GRAVITY PIPE ELEVATION | 2.74 | (FEET)
BASIS OF DESIGN
ADF (gpm) | PHF (gpm) | EDU (1 EDU=250 gpd)
EXISTING
INTERIM
FUTURE
PUMP CURVE
SECTION
N.T.S.
PUMP STATION SITE PLAN
SCALE: 1" = 20' (24"x36")
DETAIL "B"
N.T.S.
DETAIL "C"
N.T.S.
DETAIL "D"
WETWELL ACCESS HATCH
N.T.S.
PUMP STATION ELECTRICAL
FOR PUMP STATION ELECTRICAL DETAILS SEE ATTACHMENTS TO PLAN SET
PROJECT DATUM
NAVD
DATUM CONVERSION
NAVD + 1.20 = NGVD
DeLisi Fitzgerald, Inc.
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0691
(239) 418-0692 fax
Florida Registry License Number 33253
ENGINEER OF RECORD:
JOHN T. VASSALLA, P.E. (PETE)
FLORIDA P.E. NO. 56527
LEE COUNTY
SOUTHWEST FLORIDA
LEE COUNTY UTILITIES
ENGINEERING
1500 Monroe Street, Fort Myers, FL 33901
Ph. (239) 533-8181
Fax. (239) 485-8365
OWNER/ DEVELOPER:
BUCKINGHAM COMPANIES
PROJECT:
DOWNTOWN ESTERO INFRASTRUCTURE
STANDARD DETAIL NO. 6.42
PUMP STATION DETAIL
USING ABOVE GROUND
DISCHARGE PIPING
LEE COUNTY UTILITIES
PUMP STATION DETAILS
Project Manager: JTW
Drawn By: CAD
Checked By: JTW
Project Number: 21524
Located in Section(s): 29
Township: 46 S Range: 25 E
County, State: LEE COUNTY, FL
Status:
FOR CONSTRUCTION
SUBJECT TO ALL PERMIT APPROVALS
Sheet Number: 23
SHEET: 1 of 2


SILT FENCE DETAIL
NTS
STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL
ALTERNATE DETAIL
TRENCH WITH GRAVEL
DOUBLE ROW SILT FENCE DETAIL
NTS
MIRAFI FILTER FABRIC INLET PROTECTION DETAIL
NTS
TEMPORARY CONSTRUCTION ENTRANCE SECTION
NTS
CURLEX SEDIMENT LOGS ®
ROADWAY INLET PROTECTION DETAIL
NTS
NOTES:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
LEGEND
FILTER SOCKS OR MIRAFI FILTER FABRIC INLET PROTECTION
STAKED SILT FENCE
STAKED DOUBLE ROW SILT FENCE
EROSION CONTROL NOTES:
1. THESE DETAILS REPRESENT TYPICAL BEST MANAGEMENT PRACTICES FOR SOIL EROSION CONTROL.
2. PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY, APPROPRIATE EROSION CONTROL DEVICES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND AS REQUIRED BY FIELD CONDITIONS AND LOCAL AGENCIES. THE CONTRACTOR SHALL MAINTAIN THESE DEVICES THROUGHOUT THE DURATION OF CONSTRUCTION. ALL DEVICES SHALL REMAIN IN PLACE UNTIL PERMANENT EROSION CONTROL IS ESTABLISHED.
3. AREAS LOCATED ADJACENT TO UNDEVELOPED AREAS SHALL BE STABILIZED WITH SOD IMMEDIATELY UPON REACHING FINAL GRADE.
4. THE CONTRACTOR SHALL SUPPLEMENT THIS PLAN AS MAY BE REQUIRED TO CONTROL AND REDUCE SOIL EROSION BASED ON THE CONTRACTORS MEANS, METHODS AND TECHNIQUE OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO FILE A NPDES NOTICE OF INTENT WITH THE EPA AND THE VILLAGE OF ESTERO AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
5. DURING CONSTRUCTION, ALL INLET OPENINGS SHALL BE COVERED WITH FILTER FABRIC (MIRAFI 140N, OR APPROVED EQUAL) TO PREVENT DEBRIS FROM FALLING INTO THE INLET. FILTER FABRIC TO BE REMOVED FROM ALL INLETS IMMEDIATELY UPON PROPER STABILIZATION OF CONSTRUCTED IMPROVEMENTS.
6. THE CONSTRUCTION OF THIS PROJECT WILL BE IN COMPLIANCE WITH SEE TURTLE AND SMALLTOOTH SAWFISH CONSTRUCTION CONDITIONS AND THE STANDARD MANATEE CONDITIONS FOR IN WATER WORK.
7. CONSTRUCTION DEBRIS FROM THE PROJECT WILL BE REMOVED FROM THE SITE BY TRUCK.
8. TURBIDITY SCREENS WILL BE UTILIZED AND REMAIN IN PLACE THROUGHOUT CONSTRUCTION.
9. SILT FENCE WILL BE UTILIZED AND REMAIN IN PLACE THROUGHOUT CONSTRUCTION.
10. TURBIDITY SCREENS AND SILT FENCE WILL BE INSPECTED DAILY.
NOTE:
6" X 6" X 30" WOODEN STAKES ARE RECOMMENDED FOR 6", 9", AND 12" SEDIMENT LOGS
6" X 6" X 48" WOODEN STAKES ARE RECOMMENDED FOR 20" SEDIMENT LOGS.
REF. US-41 TURN LANE IMPROVEMENT PLANS FOR IMPROVEMENTS WITHIN THE US-41 RIGHT-OF-WAY
EX. CYPRESS BEND RV RESORT
EX. CASCADES AT ESTERO
UPLAND INDIGENOUS PRESERVE #3
UPLAND INDIGENOUS PRESERVE #1
UPLAND INDIGENOUS PRESERVE #2
LAKE
FUTURE DEVELOPMENT
EX. BROADWAY GRANDE SHOPPES
EX. SINGLE FAMILY RESIDENCE
EX. RAILROAD R.O.W.
EX. BROADWAY AVENUE E
PROPERTY BOUNDARY
EX. FARRAR TRAIL (US-41 SR-45)
DOUBLE ROW SILT FENCE ALONG PRESERVE (TYP.)
SILT FENCE (TYP.)
INLET PROTECTION (TYP.)
CONSTRUCTION ENTRANCE 50' LONG x 24' WIDE
DeLisi Fitzgerald, Inc.
Florida Registered Engineering Business Number 33253
1605 Hendry Street Fort Myers, FL 33901 (239) 418-0692 fax
ENGINEER OF RECORD: JOHN T. WOJDA, P.E. (FOR THE FIRM) FLORIDA P.E.# 61827
OWNER / DEVELOPER: BUCKINGHAM COMPANIES
PROJECT: DOWNTOWN ESTERO INFRASTRUCTURE
PLAN REVISIONS
EROSION CONTROL PLAN
Project Manager: JTW
Drawn By: CAD
Checked By: JTW
Project Number: 21524
Located in Section(s): 28
Township: 46 S Range: 25 E
County, State: LEE COUNTY, FL
Status: FOR CONSTRUCTION SUBJECT TO ALL PERMIT APPROVALS
Sheet Number: 24


LAKE MAINTENANCE PLAN
1. THE PROPERTY OWNER SHALL BE THE ENTITY RESPONSIBLE FOR MAINTENANCE OF THE LAKE AREA, SHORELINE AND DESTRATIFICATION SYSTEM.
2. LAKE BANKS SHALL SODDED AND MAINTAINED WITH REGULAR MOWING. BARE AREAS SHALL BE RESODDED TO AVOID EROSION.
3. THE LAKE AREA AND LITTORAL VEGETATION SHALL BE MAINTAINED IN A HEALTHY AND VIGEROUS STATE IN PERPETUITY IN ACCORDANCE WITH LDC 5-411.E. THE USE OF TRIMMING, MOWING AND/OR HERBICIDES TO REMOVE LITTORAL PLANTS IS PROHIBITED.
4. RUNOFF FROM ALL COMMERCIAL AREAS SHALL BE ROUTED TO DRY DETENTION AREAS PRIOR TO DISCHARGE IN THE LAKE.
5. OPEN SPACE AREAS THAT DISCHARGE DIRECTLY INTO THE LAKE SHALL HAVE A GRADUAL SLOPE (6:1 MAX.) TO REDUCE OVER LAND FLOW VELOCITIES.
6. ANY ROOF DRAINS ROUTED TO THE LAKE SHALL BE PIPED BELOW GRADE AND ENTER THE LAKE AT AN ELEVATION MINIMUM 2' BELOW CONTROL ELEVATION.
7. THE DESTRATIFICATION SYSTEM SHALL BE TESTED ANNUALLY. THIS INCLUDES TESTING ELECTRICAL EQUIPMENT, DIFFUSER AND ELECTRICAL AND AIR LINES.
DEEP LAKE MANAGEMENT PLAN
1. THE PROPERTY OWNER SHALL BE THE ENTITY RESPONSIBLE FOR MAINTENANCE OF THE LAKE AREA AND SHORELINE.
2. PRIOR TO ISSUANCE OF CERTIFICATE OF COMPLIANCE, A POST CONSTRUCTION BATHYMETRIC SURVEY, SIGNED AND SEALED BY A PROFESSIONAL SURVEYOR AND MAPPER, SHALL BE SUBMITTED.
3. A DESTRATIFICATION SYSTEM SHALL BE INSTALLED AND MAINTAINED IN PERPETUITY. THE SYSTEM SHALL BE DESIGNED TO TURN OF THE ENTIRE LAKE VOLUME A MINIMUM OF 2 TIMES PER DAY. DESTRATIFICATION SYSTEM SHALL BE AIR VL AIRSTATION OR APPROVED EQUAL.
4. NATIVE SHADE TREES MEETING THE SPECIFICATIONS OF LDC 5-403.B, SHALL BE PLANTED AROUND THE LAKE PERIMETER. SEE LANDSCAPE PLANS FOR PLANTING CALCULATIONS.
DEWATERING NOTE
REFERENCE SFWMD PERMIT 'TBD' FOR SITE DEWATERING REQUIREMENTS
PROJECT DATUM
NAVD
DATUM CONVERSION
NAVD + 1.20 = NGVD
LEGEND
AERATOR
VERTEX AIR XL2 W/ ½ HP AIR STATION
FOUNTAIN
VERTEX JETTIER FOUNTAIN W/ 3 HP PUMP
Your Custom Vertex Aeration System Design Specifications
Lake Solutions Ver. 17 May 2016
Customer Name: DeLisi Fitzgerald, Inc.
Contact Name: John T. Wojdak, P.E.
Site Name/Number: Downtown Estero
Date: August 22, 2022
Vertex Biologist: Sue Pinagel
Surface Acres: 3.96
Perimeter Feet: 2,108
Slope Ratio Relative to 1 2.0
Average Center Depth: 20.0
Average Depth: 14.6
Circulation Constraint Percentage 0.0
Total Acre Feet: 51.8
Lake Volume (Gallons): 16,892,596
Monthly Influent Volume (Gallons) 0
GPM Volume Requiring Aeration (Gallons) 16,892,596
GPM Pumped: 4,870
Gallons Pumped / Day: 23,066,148
System Working Pressure (PSI) 11.6
Air Delivery Per AirStation at Depth(CFM): 2.1
Number of CoActive AirStations Specified: 4
Complete Turnovers / Day 1.66
Terminology
Surface Acres: Total Surface Acres of Entire Water Body
Perimeter Feet: Distance in Feet Along The Shoreline Around the Water Body
Bottom Slope Ratio : Distance in Feet From Shoreline For Each Foot Increase in Depth
Average Center Depth: Average of Depth Readings in Deepest Areas
Average Depth: Average Depth of Entire Lake in Feet
Circulation Contraint %: Reduced Circulation Due to Narrow Lake Areas, Islands, Etc.
Total Acre Feet: An Acre Foot Equals One Acre One Foot Deep
Lake Volume: Volume of The Entire Water Body Expressed in U.S. Gallons
Influent Volume: Water Flowing into Lake that Requires Additional Aeration Capacity
GPM: Gallons of Water Pumped Per Minute
Gallons Pumped / Day: Total Gallons of Water Pumped by All AirStations Per Day
PSI: Pounds per Square Inch
CFM: Cubic Feet Per Minute
CoActive AirStations: Recommended Number of AirStations For Proper Aeration
Turnovers / Day: Number of Times Per Day the Entire Volume of The Water Body is Pumped From the Lake Bottom to The Lake's Surface
Vertex Water Features
2100 NW 33rd Street, Pompano Beach, Florida 33069
Tel 800-432-4302 / Fax 954-977-7977
www.vertexwaterfeatures.com
Copyright Vertex Water Features 2016
PLANTED LITTORAL SHELF (SEE LANDSCAPE PLANS)
AERATOR
20' LAKE MAINTENANCE AREA
PROPERTY BOUNDARY
LAKE
C.E. = 10.80
AREA = 3.96 AC.
DEPTH = 20'
FOUNTAIN
UPLAND INDIGENOUS PRESERVE #1
FUTURE DEVELOPMENT
LAKE BOTTOM ELEV. = -9.20
BREAK POINT ELEV. = 4.80
CONTROL ELEV. = 10.80
ELECTRIC SOURCES
LITTORAL ZONE (SEE LANDSCAPE PLANS)
BULKHEAD
0 20 40 80
DeLisi Fitzgerald, Inc.
Florida Registry License Number 33253
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0692 fax
ENGINEER OF RECORD:
JOHN T. WOJDAK, P.E. (FOR THE FIRM)
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OWNER / DEVELOPER:
BUCKINGHAM COMPANIES
PROJECT:
DOWNTOWN ESTERO INFRASTRUCTURE
DEEP LAKE MANAGEMENT AND LAKE MAINTENANCE PLAN
Project Manager: JTW
Drawn By: CAO
Checked By: JTW
Project Number: 21521
Located in Section(s): 28
Township: 46 S Range: 25 E
County, State: LEE COUNTY, FL
Status:
FOR CONSTRUCTION
SUBJECT TO ALL PERMIT APPROVALS
Sheet Number: 25

DOWNTOWN ESTERO

S. TAMIAMI TRAIL | ESTERO, FLORIDA 33928

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811 Know what's below. Call before you dig.

PROJECT SITE VICINITY MAP

INDEX OF DRAWINGS

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DOWNTOWN ESTERO
PROJECT NUMBER: 21017

GENERAL NOTES

1. CONTRACTOR SHALL VISIT THE SITE AND INFORM HIMSELF FULLY AS TO CONDITIONS THEREON AND OF ADJACENT SITES WHICH WILL BE AFFECTED BY THE WORK.
2. DO NOT WILLFULLY INSTALL OR CONSTRUCT ITEMS AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, EXISTING TREE CANOPIES, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE DESIGN/ENGINEERING. SUCH OBSERVATIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT/OWNERS REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT REPORTED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
3. THE DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. ALL BRACING, TEMPORARY SUPPORTS, SHORING, ETC. ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. OBSERVATION VISITS TO THE JOB SITE BY THE LANDSCAPE ARCHITECT/OWNER'S REPRESENTATIVE DOES NOT INCLUDE INSPECTION OF CONSTRUCTION METHODS AND FOR SAFETY CONDITIONS AT THE WORK SITE. THESE VISITS SHALL NOT BE CONSTRUED AS CONTINUOUS AND DETAILED INSPECTIONS.
4. CONTRACTOR SHALL CHECK AND VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ELEVATIONS PRIOR TO STARTING CONSTRUCTION AND BE RESPONSIBLE FOR SAME. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
5. NO CONTRACTOR IDENTIFICATION SIGNS SHALL BE PERMITTED ON THE PROJECT, EXCEPT AS APPROVED BY THE OWNER.
6. ALL PERMITS NECESSARY ARE TO BE PROVIDED BY THE INSTALLING CONTRACTOR INCLUDING ALL COSTS. THE CONTRACTOR SHALL NOT KNOWINGLY VIOLATE CONDITIONS OF THE PERMITS. ALL CONFLICTS WITH THE PERMIT CONDITIONS AND THE PLANS, DETAILS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT REPRESENTATIVE. THE CONTRACTOR SHALL FAMILIARIZE AND SHALL COMPLY WITH ALL TERMS AND CONDITIONS OF THE APPROVED FDEP PERMIT.
7. ALL UTILITIES TO REMAIN IN PLACE, EXCEPT AS INDICATED ON THE DRAWINGS. CONTACT 'ONE-CALL' AT 811 AT LEAST 48 TO 72 HOURS PRIOR TO EXCAVATION FOR VERIFICATION OF EXISTING UTILITY LOCATIONS PRIOR TO ANY EXCAVATIONS. NOT ALL UTILITIES ARE MEMBERS OF THE 'ONE-CALL' SYSTEM; THEREFORE, DIRECT CONTACT WITH THE UTILITY COMPANY MAY BE REQUIRED. CONTRACTOR SHALL CONTACT CITY OF TREASURE ISLAND FOR LOCATION OF UNDERGROUND STORM WATER, SEWER AND WATER UTILITIES AND LATERAL LINES THAT MIGHT BE PRESENT. ALL UTILITIES TO REMAIN IN PLACE, EXCEPT AS INDICATED ON THE PLANS.
8. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS, BUT DO NOT PURPORT TO BE ABSOLUTELY CORRECT. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING HIS WORK PRIOR TO CONSTRUCTION.
9. CONTRACTOR SHALL MAKE ALL EFFORTS TO LIMIT THE 'TRACKING' OF SOIL ONTO CITY/COUNTY STREETS FROM HAULING ACTIVITIES. CONTRACTOR SHALL REMOVE ALL SOIL FROM CITY/COUNTY STREETS RESULTING FROM CONSTRUCTION ACTIVITIES.
10. CAREFULLY REVIEW THE PLANS AND THE SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ITEMS CONTAINED HEREIN. IF THERE IS A CONFLICT BETWEEN THE PLANS AND THE SPECIFICATIONS, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
11. IN A CONFLICT BETWEEN THE PLANS AND THE SPECIFICATIONS, THE PLANS SHALL GOVERN.
12. THE CONTRACTOR SHALL PROVIDE A SUBMITTAL LOG FOR APPROVAL BY THE PROJECT REPRESENTATIVE. ALL SUBMITTALS ARE TO INCLUDE THE NUMBERING SYSTEM DEVELOPED IN THE SUBMITTAL LOG.
13. THE CONTRACTOR SHALL PROVIDE A 24 HOUR EMERGENCY CONTACT PERSON AT THE PRE-CONSTRUCTION MEETING.
14. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE LANDSCAPE ARCHITECT IN WRITING, AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE OWNER OR THE LANDSCAPE ARCHITECT SHALL BE PROMPTLY CORRECTED BY THE CONTRACTOR.
15. SIDEWALK / PAVING LAYOUT SHALL BE FIELD-STAKED USING G.P.S. BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO FORM WORK AND INSTALLATION. THE CONTRACTOR MUST NOTIFY THE L.A. AT LEAST FORTY EIGHT HOURS IN ADVANCE OF THE REQUIRED REVIEW. ALL OF THE PROPOSED LOCATIONS SHALL BE MARKED FOR A SPECIFIC PHASE OF WORK PRIOR TO CALLING FOR A REVIEW. COORDINATES THAT DO NOT RESULT IN THE GEOMETRY SHOWN ON THE PLANS SHALL BE CHECKED BY THE CONTRACTOR'S SURVEY CREW. CORRECTIONS OF TRIAL SHALL BE VERIFIED BY THE LANDSCAPE ARCHITECT. LAYOUT MUST COMPLY WITH FDEP PERMIT
16. ALL CONCRETE WALKS SHALL NOT EXCEED A SLOPE OF 1:20, AND CROSS SLOPES ON ALL CONCRETE SIDEWALKS SHALL NOT EXCEED 2%. IF THE SIDEWALK DOES EXCEED THIS SLOPE, ADA COMPLIANT HANDICAP RAMPS WILL BE REQUIRED.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING AND THE COST OF ALL REQUIRED CONCRETE TESTING. TESTING SHALL INCLUDE BUT NOT BE LIMITED TO MATERIALS FOR PAVING SUB-BASE, ASPHALT PAVING, STRUCTURAL AND PAVING CONCRETE.
18. CONTRACTOR TO MAINTAIN EXISTING BENCH MARKS, MONUMENTS, AND OTHER REFERENCE POINTS WITHIN AND ADJACENT TO THE PROJECT LIMITS. CONTRACTOR TO CONTACT ALL RESPONSIBLE PARTIES IF RELOCATION IS REQUIRED OF BENCHMARKS AND OTHER REFERENCE POINTS.
19. CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE CITY'S ARCHEOLOGICAL EXPERT IF DURING THE EXCAVATION PROCESS ARTICLES OF SIGNIFICANCE ARE UNCOVERED.
20. ANY CHANGES MADE IN THE FILED BY THE CONTRACTOR OR OWNER REGARDING THE HARDSCAPE PLACEMENT SHALL BE FULLY RECORDED WITH AS-BUILTS AND PROVIDED TO THE OWNER AND L.A.
21. DESIGN, MATERIALS, EQUIPMENT AND PRODUCTS OTHER THAN THOSE DESCRIBED BELOW OR INDICATED ON THE DRAWINGS MAY BE CONSIDERED FOR USE, PROVIDED PRIOR APPROVAL IS OBTAINED FROM THE OWNER, OWNER'S REPRESENTATIVE AND THE APPLICABLE GOVERNING CODE AUTHORITY.
22. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTORS OPERATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

VEHICULAR USE AREA LANDSCAPE REQUIREMENTS

TOTAL VEHICULAR USE AREA (VUA)	78,120 S.F.		
DESCRIPTION	QUANTITY REQUIRED	PERCENTAGE REQUIRED	QUANTITY PROVIDED
INTERIOR LANDSCAPING AREA	7,813 S.F.	10%(VUA)	16,741 S.F.
TOTAL CANOPY TREES	32 TOTAL	16,706 / 250 S.F.	50

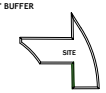
BUFFER PERIMETER CALCULATIONS

SECTION 5-403.B.2
NATIVE VARIETIES - AT LEAST 75% OF TREES AND 50% OF SHRUBS USED TO COMPLY WITH THE REQUIREMENTS MUST BE FLORIDA NATIVES.

US-41 BUFFER - TYPE 'D' BUFFER
5 TREE/100 LF O.C.
DOUBLE-STAGGERED HEDGEROW
24" HT. INSTALLED, 36" HT. MAINTAINED
TOTAL LF - 751 LF
TREES REQUIRED - 38
TREES PROVIDED - 38
SHRUBS REQUIRED - 500
SHRUBS PROVIDED - 510

BROADWAY GRANDE SHOPPES (NORTH) BUFFER - TYPE 'A' BUFFER
4 TREE/100 LF O.C.
20 SHRUBS/100 LF O.C.
24" HT. INSTALLED, 36" HT. MAINTAINED
TOTAL LF - 761 LF
TREES REQUIRED - 31
TREES PROVIDED - 31
SHRUBS REQUIRED - 149
SHRUBS PROVIDED - 235

EX. SF RESIDENTIAL (EAST) BUFFER - TYPE 'C' BUFFER
8' HT. WALL
10 TREE/100 LF O.C.
30 SHRUBS/100 LF O.C.
24" HT. INSTALLED, 36" HT. MAINTAINED
TOTAL LF - 608 LF
TREES REQUIRED - 61
TREES PROVIDED - 61
SHRUBS REQUIRED - 183
SHRUBS PROVIDED - 201



BROADWAY AVENUE BUFFER - TYPE 'D' BUFFER
5 TREE/100 LF O.C.
DOUBLE-STAGGERED HEDGEROW
24" HT. INSTALLED, 36" HT. MAINTAINED
TOTAL LF - 556 LF
TREES REQUIRED - 18
TREES PROVIDED - 19*
SHRUBS REQUIRED - 234
SHRUBS PROVIDED - 236*
*PARTIAL BUFFER ENCROACHES ON INDIGENOUS AREA.
INDIGENOUS AREA TO COUNT TOWARD REQUIRED BUFFER MATERIAL

EAST PERIMETER SITE BUFFER - TYPE 'D' BUFFER
5 TREE/100 LF O.C.
DOUBLE-STAGGERED HEDGEROW
24" HT. INSTALLED, 36" HT. MAINTAINED
TOTAL LF - 1,260 LF
TREES REQUIRED - 63
TREES PROVIDED - 67*
SHRUBS REQUIRED - 840
SHRUBS PROVIDED - 932*
*PARTIAL BUFFER ENCROACHES ON INDIGENOUS AREA
INDIGENOUS AREA TO COUNT TOWARD REQUIRED BUFFER MATERIAL

WEST LAKE BUFFER - TYPE 'F' BUFFER
15 TREE/100 LF O.C.
DOUBLE-STAGGERED HEDGEROW
48" HT. INSTALLED, 60" HT. MAINTAINED
TOTAL LF - 612 LF
TREES REQUIRED - 92
TREES PROVIDED - 92
SHRUBS REQUIRED - 408
SHRUBS PROVIDED - 413

NORTH PERIMETER BUFFER - TYPE 'F' BUFFER
15 TREE/100 LF O.C.
DOUBLE-STAGGERED HEDGEROW
48" HT. INSTALLED, 60" HT. MAINTAINED
TOTAL LF - 1,263 LF
TREES REQUIRED - 61
TREES PROVIDED - 0*
SHRUBS REQUIRED - 183
SHRUBS PROVIDED - 0*
*PARTIAL BUFFER ENCROACHES ON INDIGENOUS AREA
INDIGENOUS AREA TO COUNT TOWARD REQUIRED BUFFER MATERIAL

LANDSCAPE MATERIAL QUANTITIES

SHREDDED HARDWOOD MULCH, COLOR COCOA BROWN	T.B.D.
BIOBARRIER	T.B.D.

*QUANTITIES ARE PROVIDED AS A COURTESY, CONTRACTOR TO VERIFY ALL QUANTITIES. TREES NOT INCLUDED IN PLANT BEDS TO HAVE A MIN. 4' DIA. MULCH RING

PLANT MATERIAL SCHEDULE: BUFFERS

PLANT MATERIAL NOTES:
1. THE CONTRACTOR SHALL BID AND BE RESPONSIBLE FOR THE PLANT SIZE AND NOT SOLELY BY THE CONTAINER. CONTAINER IS PROVIDED AS A MIN. SIZE
2. THE GENERAL CONTRACTOR/LANDSCAPE CONTRACTOR SHALL PERFORM A MIN. OF 3 SOIL TEST FROM VARIOUS LOCATION AROUND SITE AFTER FILL HAS BEEN COMPLETED. TEST SHALL BE SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO ANY PLANTS BEING INSTALLED. SITES LARGER THEN 10 ACRES SHALL HAVE A MIN. OF 5 SOILS SAMPLES TESTED.
3. IN A CONFLICT BETWEEN THE PLANS AND THE SPECIFICATIONS/PLANT MATERIAL SCHEDULE, THE PLANS SHALL GOVERN.

QTY	CODE	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	DROUGHT TOLERANCE	NOTES
TREES AND PALMS							
3	ARS	ACER RUBRUM 'SUMMER RED'	RED MAPLE	12' HT. X 4' SPD., 3" CAL.	YES	YES	
50	CES	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	12' HT. x 4' SPD., 3" SPD.	YES	YES	
18	COS	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	12' HT. x 4' SPD., 3" CAL.	YES	YES	
68	IAE	ILEX ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	12' HT. X 4' SPD., FULL TO BASE, 3" CAL	YES	YES	
31	JS	JUNIPERUS VIR. SILICICOLA "BRODIE"	SOUTHERN RED CEDAR	12' HT. X 4' SPD., FULL TO BASE, 3" CAL	YES	YES	
66	PE	PINUS ELLIOTII 'DENSA'	SLASH PINE	12' HT. X 5' SPD., 3" CAL	YES	YES	
6	PO	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	12' HT. x 5' SPD., 3" CAL.	YES	YES	
20	ROY	ROYSTONEA ELATA	FLORIDA ROYAL PALM	8' GW., 22-26' O.A. SPECIMEN	YES	YES	
18	TD	TAXODIUM DISTICHUM	BALD CYPRESS	12' HT. X 4' SPD., 3" CAL.	YES	YES	
SHRUBS AND GROUNDCOVERS							
748	CI	CHRYSOBALANUS ICACO	GREEN COCOPLUM	7 GAL., 36" HT. x 20" SPD.	YES	YES	
203	COE	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	7 GAL., 36" HT. X 24" SPD.	YES	YES	
394	COE-2	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	7 GAL., 48" HT. x 30" SPR.	YES	YES	TYPE 'F' BUFFER ONLY
953	MC	MYRICA CERIFERA	WAX MYRTLE TREE	7 GAL. 48" HT. x 36" SPD.	YES	YES	TYPE 'F' BUFFER ONLY
241	VS	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	7 GAL., 26" HT. x 18" SPD., FULL	YES	YES	

NO LET — CODE REQUIRED BUFFER LANDSCAPE

NOT CODE REQUIRED TREES							
11	SP	SABAL PALMETTO	CABBAGE PALM	16' C.T.	YES	YES	
HERITAGE TREE REPLACEMENT							
16	QV-2	QUERCUS VIRGINIANA	LIVE OAK	20' HT. x 8' SPD. 4" CAL.	YES	YES	HERITAGE TREE REPLACEMENT

PLANT MATERIAL SCHEDULE: VUA

PLANT MATERIAL NOTES:
1. THE CONTRACTOR SHALL BID AND BE RESPONSIBLE FOR THE PLANT SIZE AND NOT SOLELY BY THE CONTAINER. CONTAINER IS PROVIDED AS A MIN. SIZE
2. THE GENERAL CONTRACTOR/LANDSCAPE CONTRACTOR SHALL PERFORM A MIN. OF 3 SOIL TEST FROM VARIOUS LOCATION AROUND SITE AFTER FILL HAS BEEN COMPLETED. TEST SHALL BE SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO ANY PLANTS BEING INSTALLED. SITES LARGER THEN 10 ACRES SHALL HAVE A MIN. OF 5 SOILS SAMPLES TESTED.
3. IN A CONFLICT BETWEEN THE PLANS AND THE SPECIFICATIONS/PLANT MATERIAL SCHEDULE, THE PLANS SHALL GOVERN.

QTY	CODE	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	DROUGHT TOLERANCE	NOTES
TREES AND PALMS							
19	BS	BURSERA SIMARUBA	GUMBO LIMBO	12' HT. X 5' SPD., 3" CAL.	YES	YES	
29	ROY	ROYSTONEA ELATA	FLORIDA ROYAL PALM	8' GW., 22-26' O.A. SPECIMEN	YES	YES	
SHRUBS AND GROUNDCOVERS							
9	CA	CRINUM AUGUSTUM 'QUEEN EMMA'	QUEEN EMMA CRINUM LILY	7 GAL., 36" HT. MIN. x 30-36" SPD.	NO	YES	
99	CI	CHRYSOBALANUS ICACO	GREEN COCOPLUM	7 GAL., 36" HT. x 20" SPD.	YES	YES	
95	CME	CARISSA MACROCARPA 'EMERALD BLANKET'	EMERALD BLANKET CARISSA	3 GAL., 12" HT. X 10" SPD.	NO	YES	
275	CRN	CLUSIA ROSEA 'NANA'	NANA CLUSIA	3 GAL., 16" HT. x 18" SPR.,	YES	YES	
180	EG	EVOLVULUS GLOMERATUS	'BLUE MY MIND' BLUE DAZE	1 GAL. 6-8" HT. FULL	NO	YES	
310	IXN	IXORA 'NORA GRANT'	IXORA NORA GRANT	3 GAL., 20" HT. X 12" SPD., FULL	NO	YES	
625	JN	JASMINUM NITIDUM	SHINING JASMINE	3 GAL. 14-16" SPD.	NO	YES	
116	MUH	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	7 GAL., 18-24" HT. X 12"-14" SPD.	YES	YES	
4	SR	STRELITZIA REGINAE	BIRD OF PARADISE	7 GAL., 36" HT. x 24" SPD., FULL	NO	YES	
515	TJN	TRACHELOSPERMUM ASIATICUM MINIMA	DWARF CONFEDERATE JASMINE	1 GAL., 10-12" SPD.	NO	YES	
1170	TJV	TRACHELOSPERMUM JAS. VARIEGATED	VARIEGATED CONFEDERATE JASMINE	1 GAL., 10-12" SPD.	NO	YES	
84	VOSB	VIBURNUM OBOVATUM 'MRS SCHILLERS'	MRS SCHILLER'S DELIGHT VIBURNUM	7 GAL., 28" HT. x 18" SPD., FULL	YES	YES	

NO LET — CODE REQUIRED VUA LANDSCAPE

NOT CODE REQUIRED TREES/SHRUBS							
31	CG	CLUSIA GUTTIFERA	SMALL LEAF CLUSIA	7 GAL., 48" HT. x 20" SPR.	NO	YES	
7	CLE	CLERODENDRUM QUADRILOCULARE	SHOOTING STAR	8' HT. x 3' SPD., 2" CAL	NO	YES	
10	HS	HIBISCUS 'STANDARD'	TREE-FORM HIBISCUS	6-7' HT. x 3-4' SPR., 3½" C.T.	YES	YES	
12	JAT	JATROPHA INTEGERRIMA 'COMPACTA'	JATHROPA	5' HT. STANDARD	NO	YES	
407	MC	MYRICA CERIFERA	WAX MYRTLE TREE	7 GAL. 48" HT. x 36" SPD.	YES	YES	
61	PE	PINUS ELLIOTII "DENSA"	SLASH PINE	12' HT. X 5' SPD., 3" CAL.	YES	YES	

PLANT MATERIAL SCHEDULE: INDIGENOUS AREA BUFFER AND RESTORATION

PLANT MATERIAL NOTES:
1. THE CONTRACTOR SHALL BID AND BE RESPONSIBLE FOR THE PLANT SIZE AND NOT SOLELY BY THE CONTAINER. CONTAINER IS PROVIDED AS A MIN. SIZE
2. THE GENERAL CONTRACTOR/LANDSCAPE CONTRACTOR SHALL PERFORM A MIN. OF 3 SOIL TEST FROM VARIOUS LOCATION AROUND SITE AFTER FILL HAS BEEN COMPLETED. TEST SHALL BE SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO ANY PLANTS BEING INSTALLED. SITES LARGER THEN 10 ACRES SHALL HAVE A MIN. OF 5 SOILS SAMPLES TESTED.
3. IN A CONFLICT BETWEEN THE PLANS AND THE SPECIFICATIONS/PLANT MATERIAL SCHEDULE, THE PLANS SHALL GOVERN.

QTY	CODE	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	DROUGHT TOLERANCE	NOTES
TREES AND PALMS							
32	PE	PINUS ELLIOTII "DENSA"	SLASH PINE	6' HT.	YES	YES	
3	QL	QUERCUS LAURIFOLIA	LAUREL OAK	10' HT. X 5' SPD., 2" CAL.	YES	YES	
13	QV	QUERCUS VIRGINIANA	LIVE OAK	10' HT. X 4' SPD., 2" CAL.	YES	YES	
17	SP	SABAL PALMETTO	CABBAGE PALM	6' C.T. MIN. 10' OA.	YES	YES	
SHRUBS AND GROUNDCOVERS							
291	BEJ	BEJARIA RACEMOSA	TARFLOWER	1 GAL	YES	YES	
290	CAA	CALLICARPA AMERICANA	BEAUTYBERRY	1 GAL	YES	YES	
435	IG	ILEX GLABRA	GALLBERRY	1 GAL	YES	YES	
435	LYF	LYONIA FRUTICOSA	STAGGERBUSH	1 GAL	YES	YES	
726	MC	MYRICA CERIFERA	WAX MYRTLE TREE	1 GAL	YES	YES	
727	SES	SERENOA REPENS	SAW PALMETTO	1 GAL	YES	YES	

PLANT MATERIAL SCHEDULE: LITTORAL SHELF

PLANT MATERIAL NOTES:
1. THE CONTRACTOR SHALL BID AND BE RESPONSIBLE FOR THE PLANT SIZE AND NOT SOLELY BY THE CONTAINER. CONTAINER IS PROVIDED AS A MIN. SIZE
2. THE GENERAL CONTRACTOR/LANDSCAPE CONTRACTOR SHALL PERFORM A MIN. OF 3 SOIL TEST FROM VARIOUS LOCATION AROUND SITE AFTER FILL HAS BEEN COMPLETED. TEST SHALL BE SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO ANY PLANTS BEING INSTALLED. SITES LARGER THEN 10 ACRES SHALL HAVE A MIN. OF 5 SOILS SAMPLES TESTED.
3. IN A CONFLICT BETWEEN THE PLANS AND THE SPECIFICATIONS/PLANT MATERIAL SCHEDULE, THE PLANS SHALL GOVERN.

QTY	CODE	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	DROUGHT TOLERANCE	NOTES
615	CAN	CANNA FLACCIDA	GOLDEN CANNA LILY	1 GAL., 12-14" HT.	YES	NO	
605	IH	IRIS VIRGINICA	BLUE FLAG IRIS	1 GAL., FULL	YES	YES	
585	JE	JUNCUS EFFUSUS	SOFT RUSH	BARE ROOT	YES	YES	
590	PHT	PANICUM HEMITOMON	MAIDENCANE	BAREROOT	YES	YES	
580	PTD	PONTEDERIA CORDATA	PICKERELWEED	BARE ROOT	YES	NO	
564	SL	SAGITTARIA LANCIFOLIA	LANCE-LEAF ARROWHEAD	BARE ROOT	YES	NO	

PLANTED LITTORAL SHELF (PLS) CALCULATIONS

POND 1 - SHORELINE L.F. = 2,108 L.F. x 25% = 527 L.F.
PLS SHORELINE PROVIDED = 571 L.F.

PLS S.F. PROVIDED = 10,554 S.F. / 4 = 2,639 PLANTS REQUIRED
PLANTS PROPOSED = 2,639
***CALCULATION DOES NOT INCLUDE SHORELINE BULKHEAD**

POND 1 - BULKHEAD L.F. = 260 L.F.
PLS SHORELINE PROVIDED = 260 L.F.

PLS S.F. PROVIDED = 1,799 S.F. / 2 = 900 PLANTS REQUIRED
PLANTS PROPOSED = 900

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DOWNTOWN ESTERO

ESTERO, FLORIDA

SIGNATURE & SEAL

FL Registration: LC26000471

DO PLANS

ISSUE	DATE
1	DO PLANS 09-06-22
2	DO PLANS 09-26-22
3	100% DD 10-12-22
4	DO PLANS 12-09-22
5	DO PLANS 02-08-23
6	DO PLANS 03-08-23

REVISIONS

NO.	COMMENTS	DATE

SHEET INFORMATION
JOB NUMBER 21057
DRAWN BY HB/GS
CHECKED BY HB

SCALE: NO SCALE

LANDSCAPE CALCULATIONS AND SCHEDULES

LC1.00

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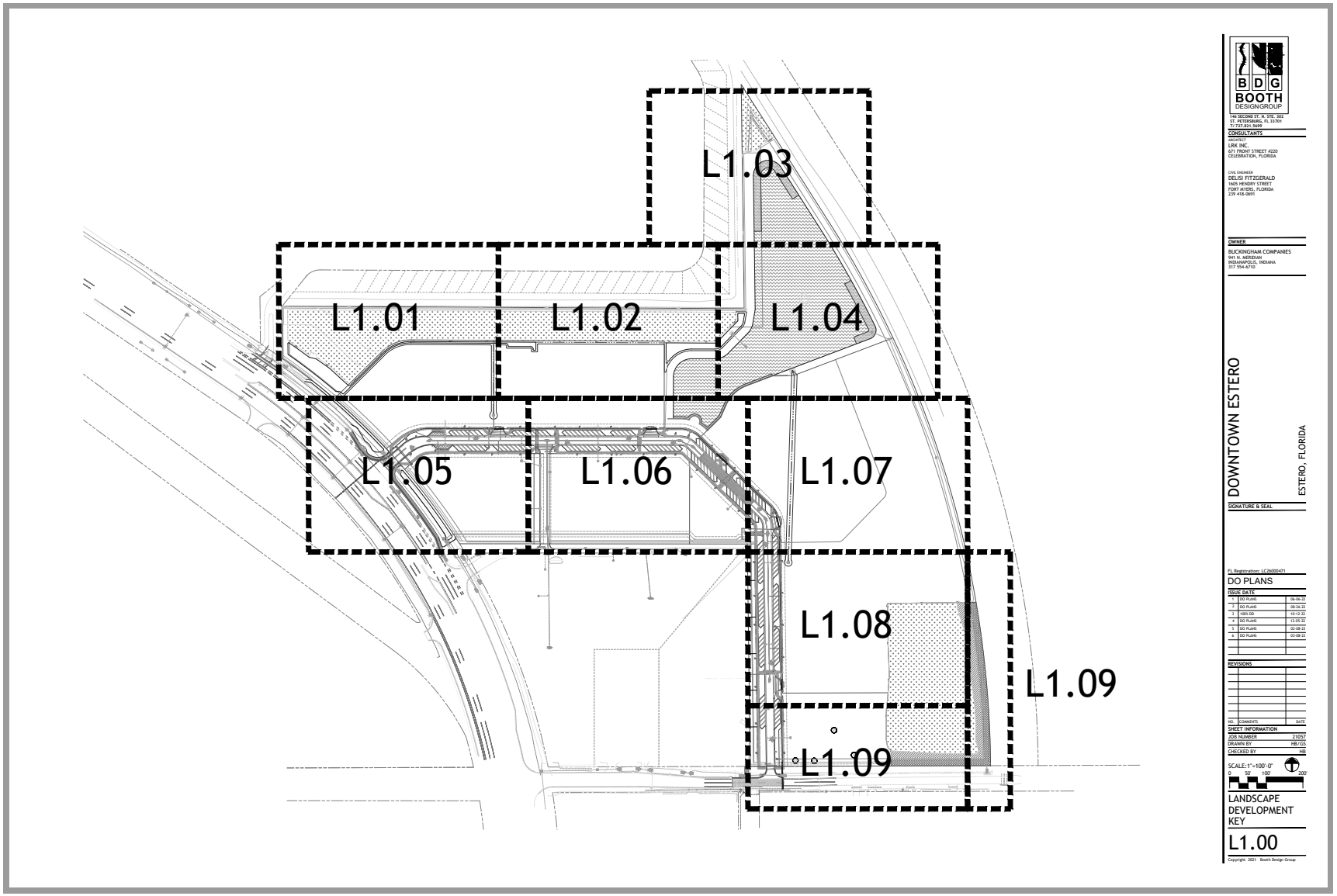

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ESTERO, FLORIDA

SIGNATURE & SEAL

FL Registration: LC26000471

DO PLANS

ISSUE	DATE
1 DO PLANS	04-06-22
2 DO PLANS	08-24-22
3 100% DD	10-12-22
4 DO PLANS	12-02-22
5 DO PLANS	02-08-23
6 DO PLANS	03-08-23

REVISIONS

NO.	COMMENTS	DATE

SHEET INFORMATION

JOB NUMBER	21057
DRAWN BY	HB/GS
CHECKED BY	HB

SCALE: 1"=100'-0"
0 50' 100 200'

LANDSCAPE DEVELOPMENT KEY

L1.00

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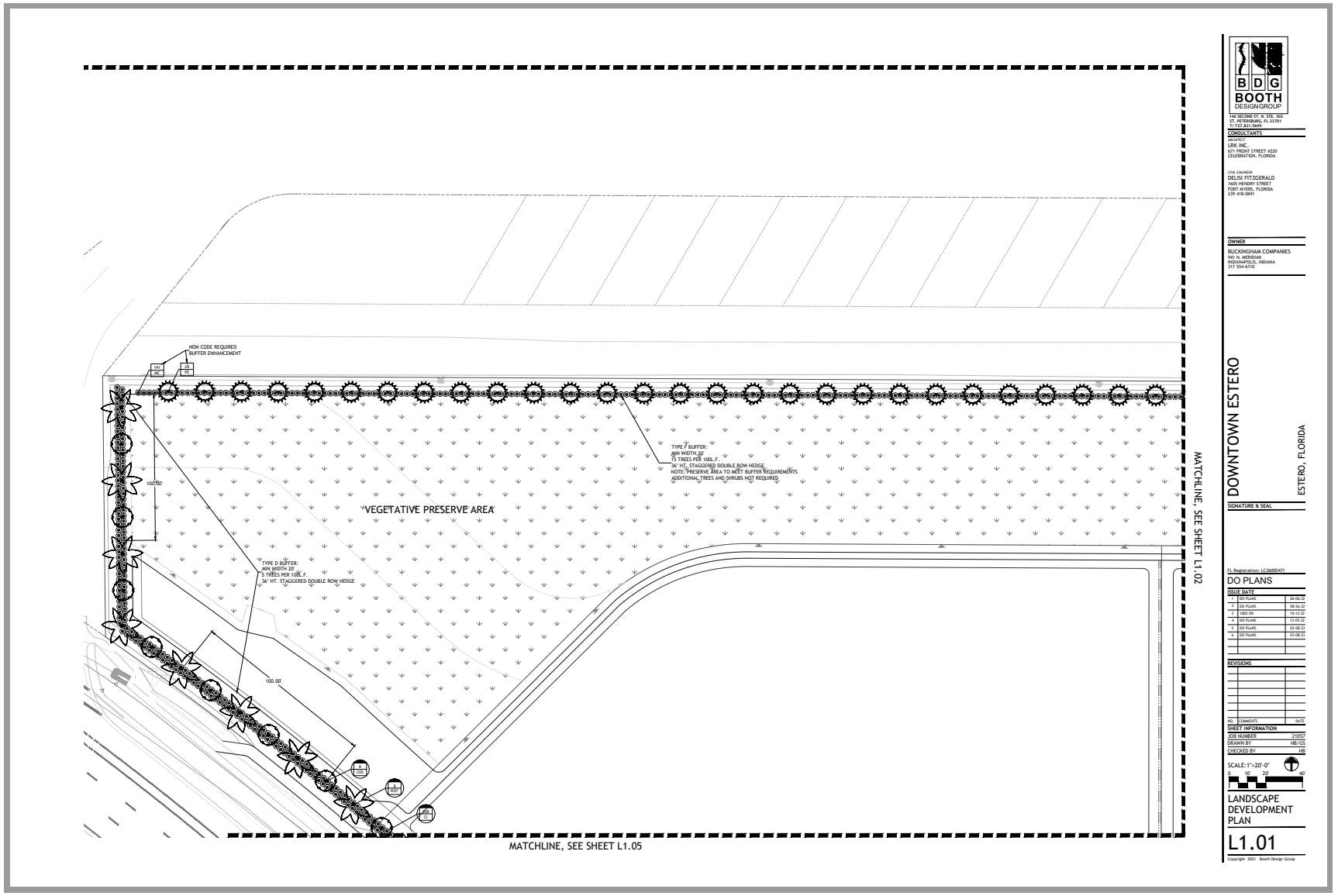

BDG BOOTH DESIGNGROUP
146 SECOND ST. N. STE. 302
ST. PETERSBURG, FL 33701
T/727.821.5699

CONSULTANTS
ARCHITECT
LRK INC.
671 FRONT STREET #220
CELEBRATION, FLORIDA

CIVIL ENGINEER
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239 418-0691

OWNER
BUCKINGHAM COMPANIES
941 N. MERIDIAN
INDIANAPOLIS, INDIANA
317 554-6710

DOWNTOWN ESTERO
ESTERO, FLORIDA

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SCALE:1"=20'-0"
0 10 20 40

LANDSCAPE DEVELOPMENT PLAN

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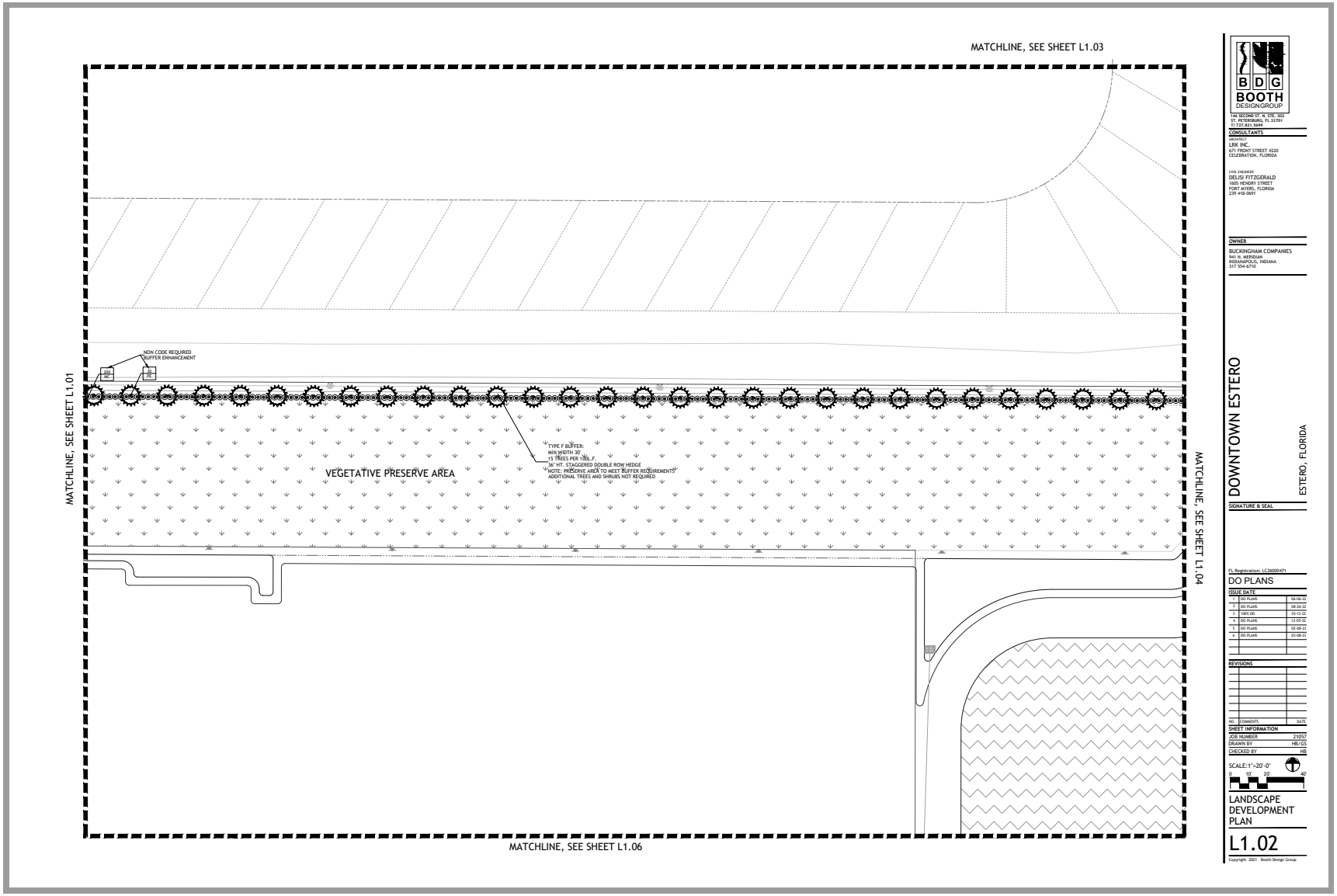

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SCALE:1"=20'-0"

0 10 20 40

LANDSCAPE DEVELOPMENT PLAN

L1.02

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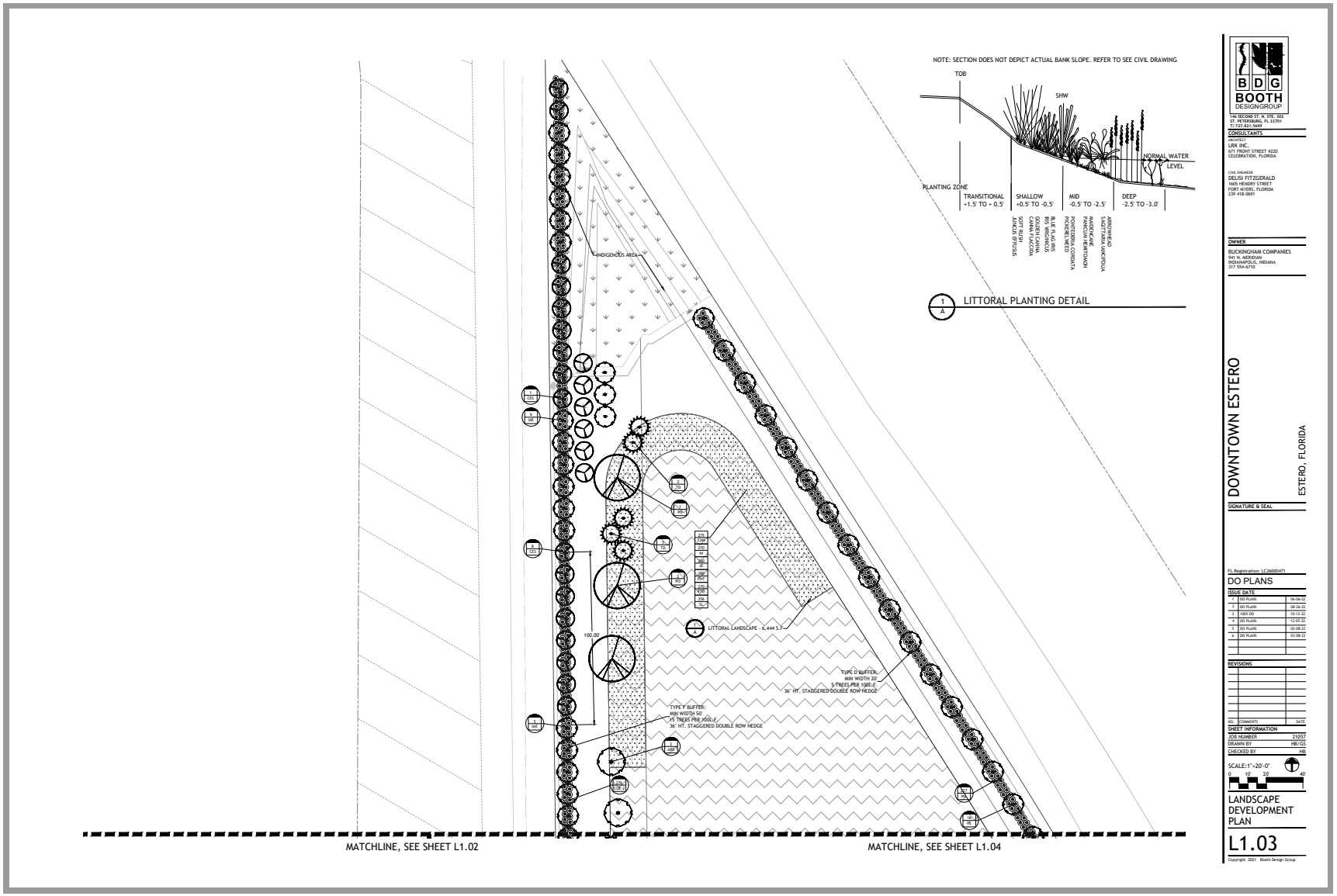
NOTE: SECTION DOES NOT DEPICT ACTUAL BANK SLOPE. REFER TO SEE CIVIL DRAWING
TOB
SHW
NORMAL WATER LEVEL
PLANTING ZONE
TRANSITIONAL +1.5' TO + 0.5'
SHALLOW +0.5' TO -0.5'
MID -0.5' TO -2.5'
DEEP -2.5' TO -3.0'
JUNCUS EFFUSUS
CANNA FLACCIDA
GOLDEN CANNA
IRIS VIRGINICUS
BLUE FLAG IRIS
PONTEDERIA CORDATA
PICKEREL WEED
PANICUM HEMITOMON
MAIDENCANE
SAGITTARIA LANCIFOLIA
ARROWHEAD
1 A
LITTORAL PLANTING DETAIL
INDIGENOUS AREA
LITTORAL LANDSCAPE - 6,444 S.F.
100.00'
TYPE D BUFFER:
MIN WIDTH 20'
5 TREES PER 100 L.F.
36" HT. STAGGERED DOUBLE ROW HEDGE
TYPE F BUFFER:
MIN WIDTH 50'
15 TREES PER 100L.F.
36" HT. STAGGERED DOUBLE ROW HEDGE
MATCHLINE, SEE SHEET L1.02
MATCHLINE, SEE SHEET L1.04
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CONSULTANTS
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239 418-0691
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REVISIONS
NO. COMMENTS DATE
SHEET INFORMATION
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SCALE:1"=20'-0"
0 10 20 40
LANDSCAPE DEVELOPMENT PLAN
L1.03
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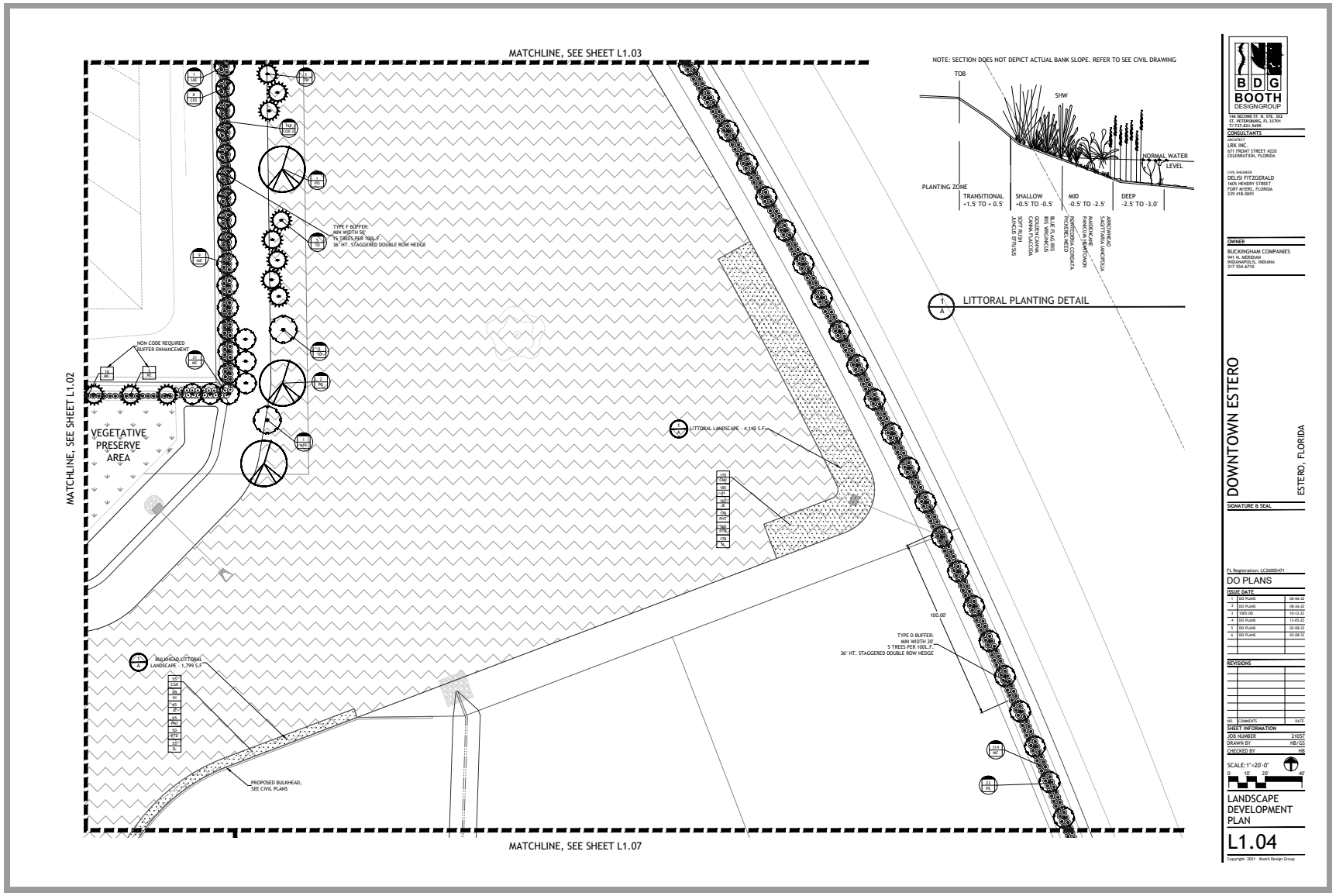

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SCALE:1"=20'-0"
0 10 20 40

LANDSCAPE DEVELOPMENT PLAN

L1.04

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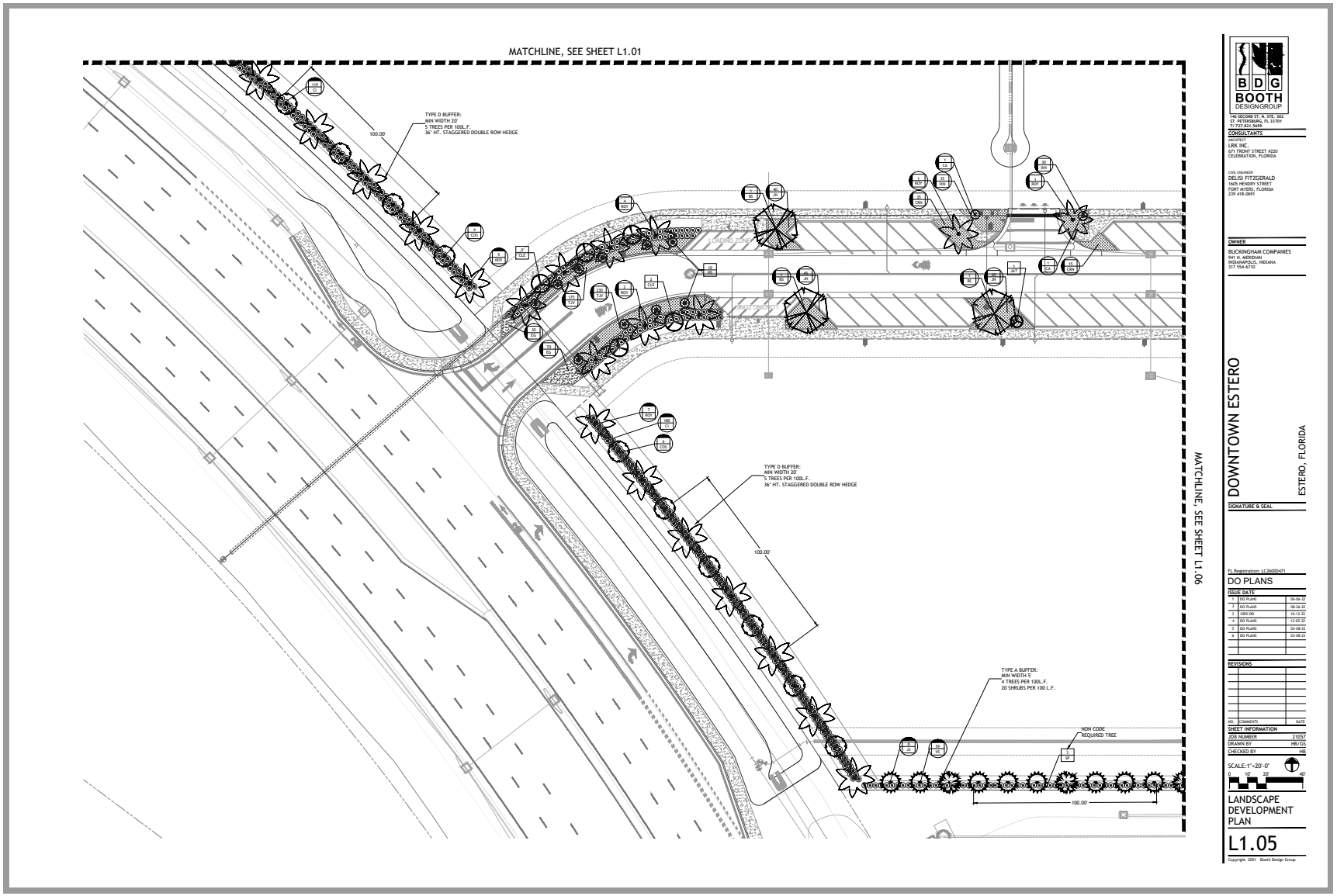
MATCHLINE, SEE SHEET L1.01
TYPE D BUFFER:
MIN WIDTH 20'
5 TREES PER 100L.F.
36" HT. STAGGERED DOUBLE ROW HEDGE
100.00'
TYPE D BUFFER:
MIN WIDTH 20'
5 TREES PER 100L.F.
36" HT. STAGGERED DOUBLE ROW HEDGE
100.00'
TYPE A BUFFER:
MIN WIDTH 5'
4 TREES PER 100L.F.
20 SHRUBS PER 100 L.F.
NON CODE
REQUIRED TREE
100.00'
MATCHLINE, SEE SHEET L1.06
BDG
BOOTH
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LANDSCAPE DEVELOPMENT PLAN
L1.05
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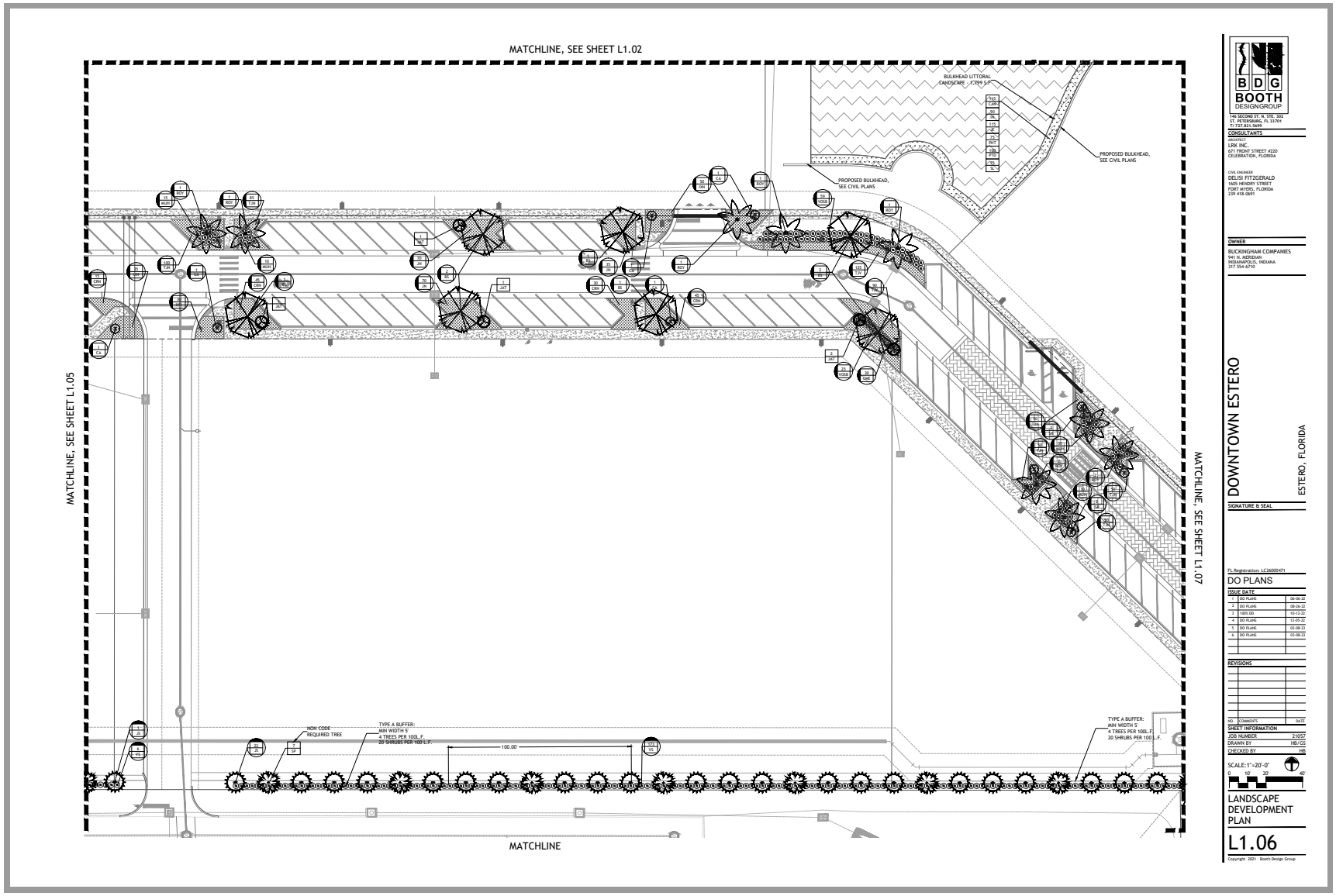
MATCHLINE, SEE SHEET L1.02
MATCHLINE, SEE SHEET L1.05
MATCHLINE, SEE SHEET L1.07
MATCHLINE
BULKHEAD LITTORAL
PROPOSED BULKHEAD, SEE CIVIL PLANS
PROPOSED BULKHEAD, SEE CIVIL PLANS
NON CODE REQUIRED TREE
TYPE A BUFFER: MIN WIDTH 5' 4 TREES PER 100L.F. 20 SHRUBS PER 100 L.F.
100.00'
TYPE A BUFFER: MIN WIDTH 5' 4 TREES PER 100L.F. 20 SHRUBS PER 100 L.F.
BDG
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DESIGNGROUP
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ST. PETERSBURG, FL 33701
T/ 727.821.5699
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REVISIONS
NO. COMMENTS DATE
SHEET INFORMATION
JOB NUMBER 210257
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SCALE: 1"=20'-0"
0 10 20 40
LANDSCAPE DEVELOPMENT PLAN
L1.06
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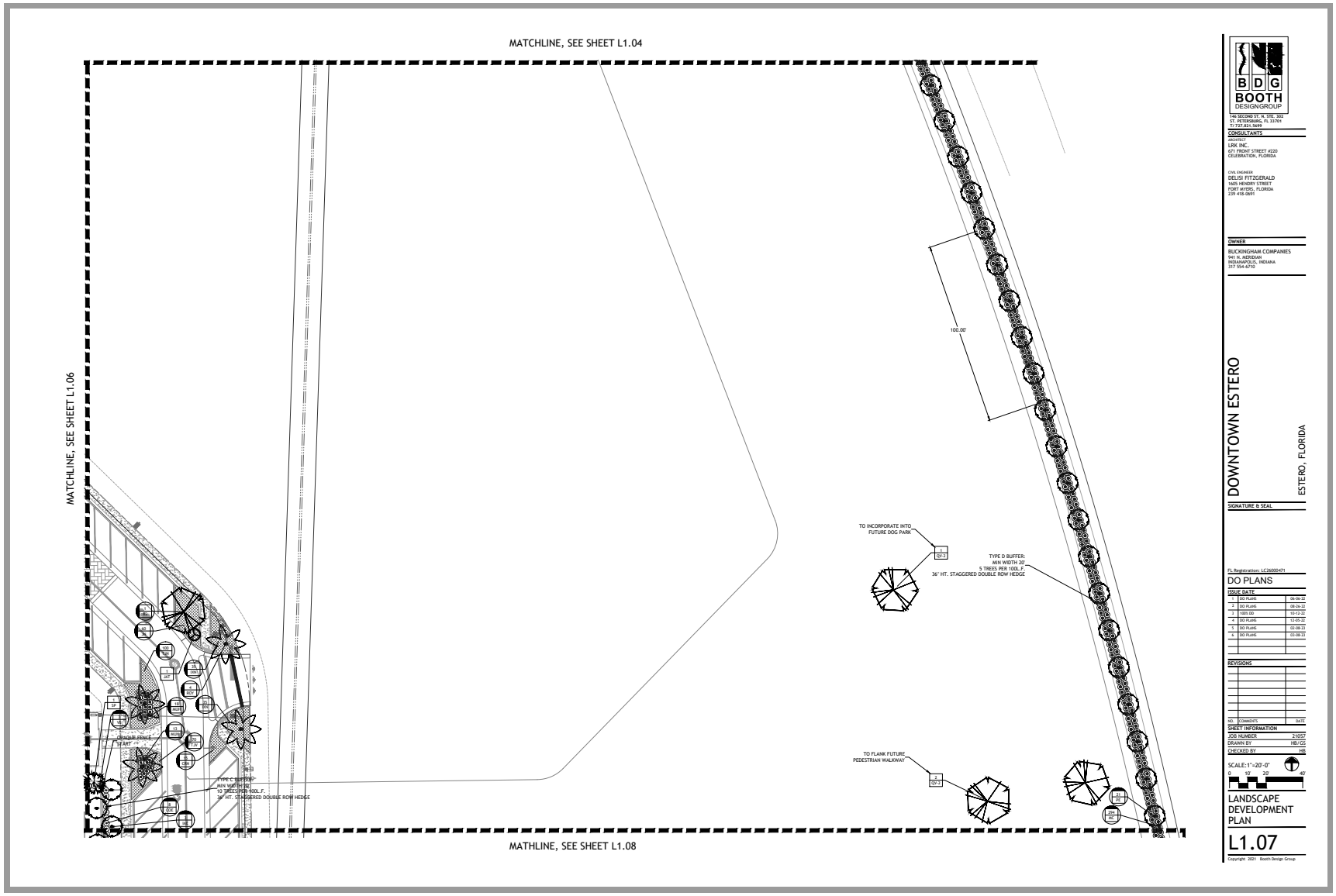
MATCHLINE, SEE SHEET L1.04
MATCHLINE, SEE SHEET L1.06
MATHLINE, SEE SHEET L1.08
100.00
TO INCORPORATE INTO FUTURE DOG PARK
TYPE D BUFFER:
MIN WIDTH 20'
5 TREES PER 100L.F.
36" HT. STAGGERED DOUBLE ROW HEDGE
TO FLANK FUTURE PEDESTRIAN WALKWAY
TYPE C BUFFER:
MIN WIDTH 15'
10 TREES PER 100L.F.
36" HT. STAGGERED DOUBLE ROW HEDGE
CHAIN LINK FENCE START
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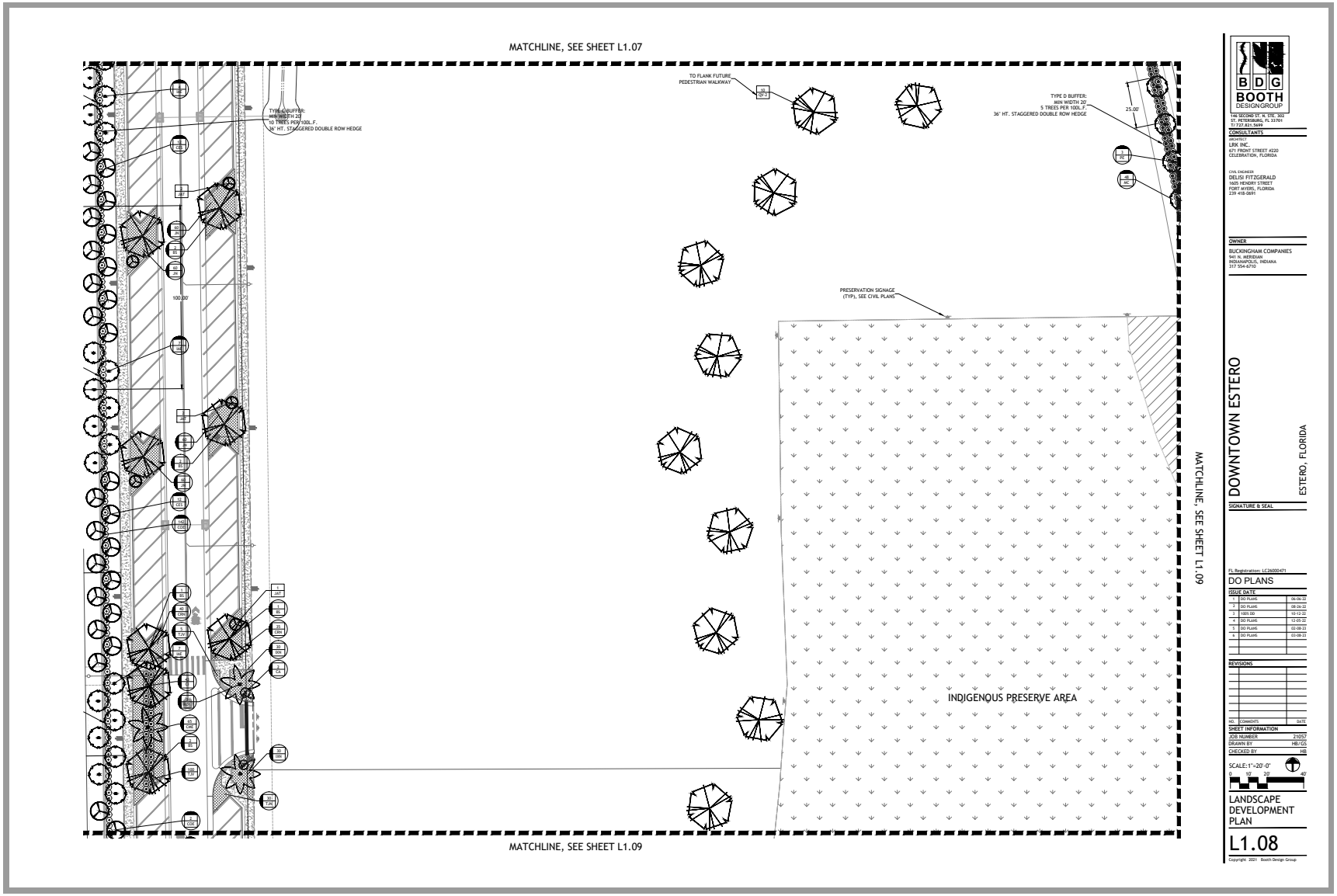

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SCALE:1"=20'-0"
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LANDSCAPE DEVELOPMENT PLAN

L1.08

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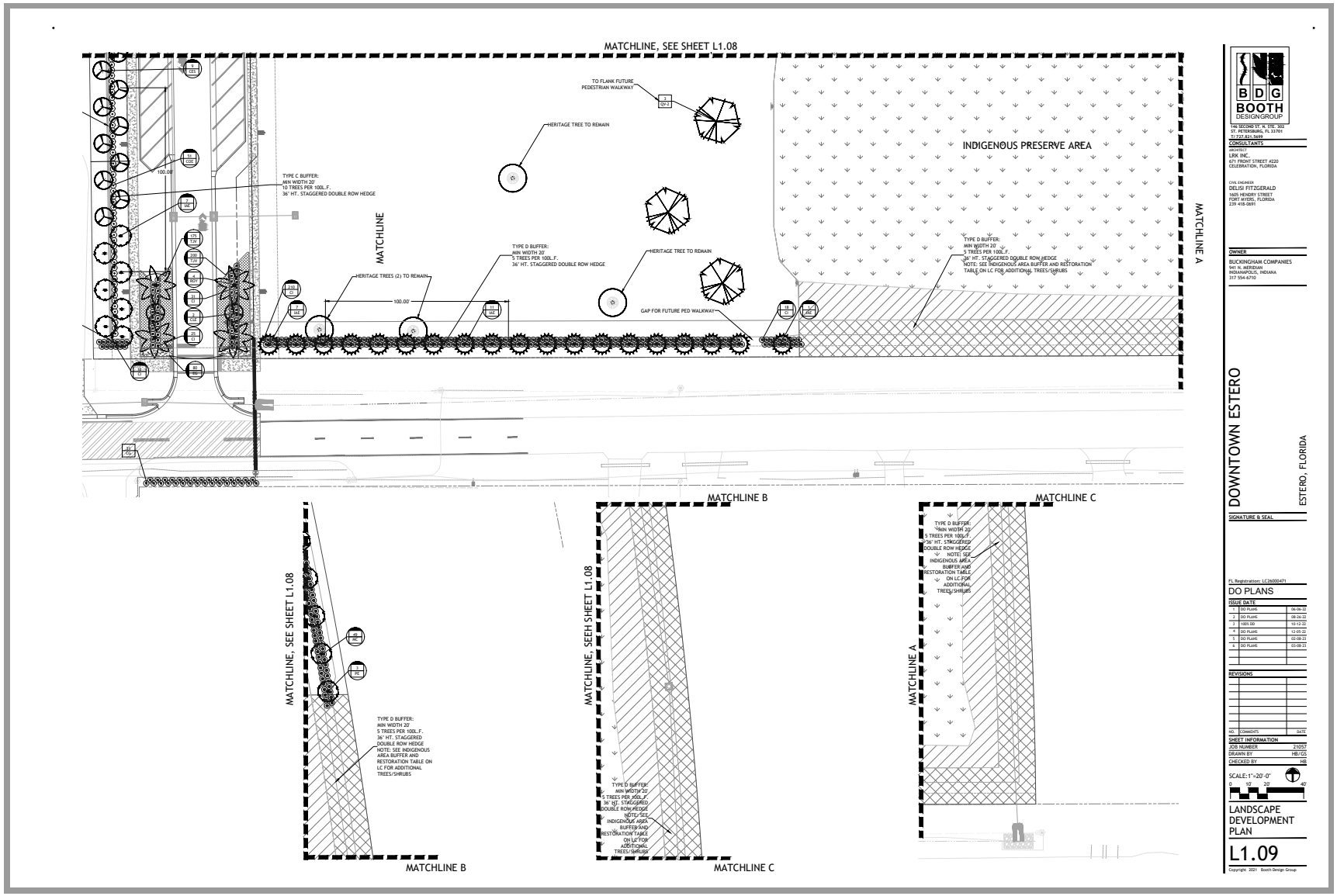
MATCHLINE, SEE SHEET L1.08
TO FLANK FUTURE PEDESTRIAN WALKWAY
HERITAGE TREE TO REMAIN
INDIGENOUS PRESERVE AREA
TYPE C BUFFER: MIN WIDTH 20' 10 TREES PER 100L.F. 36" HT. STAGGERED DOUBLE ROW HEDGE
MATCHLINE
TYPE D BUFFER: MIN WIDTH 20' 5 TREES PER 100L.F. 36" HT. STAGGERED DOUBLE ROW HEDGE
HERITAGE TREES (2) TO REMAIN
100.00'
HERITAGE TREE TO REMAIN
GAP FOR FUTURE PED WALKWAY
TYPE D BUFFER: MIN WIDTH 20' 5 TREES PER 100L.F. 36" HT. STAGGERED DOUBLE ROW HEDGE NOTE: SEE INDIGENOUS AREA BUFFER AND RESTORATION TABLE ON LC FOR ADDITIONAL TREES/SHRUBS
MATCHLINE A
MATCHLINE B
MATCHLINE C
MATCHLINE, SEE SHEET L1.08
TYPE D BUFFER: MIN WIDTH 20' 5 TREES PER 100L.F. 36" HT. STAGGERED DOUBLE ROW HEDGE NOTE: SEE INDIGENOUS AREA BUFFER AND RESTORATION TABLE ON LC FOR ADDITIONAL TREES/SHRUBS
MATCHLINE B
MATCHLINE, SEEH SHEET L1.08
TYPE D BUFFER: MIN WIDTH 20' 5 TREES PER 100L.F. 36" HT. STAGGERED DOUBLE ROW HEDGE NOTE: SEE INDIGENOUS AREA BUFFER AND RESTORATION TABLE ON LC FOR ADDITIONAL TREES/SHRUBS
MATCHLINE C
MATCHLINE C
MATCHLINE A
TYPE D BUFFER: MIN WIDTH 20' 5 TREES PER 100L.F. 36" HT. STAGGERED DOUBLE ROW HEDGE NOTE: SEE INDIGENOUS AREA BUFFER AND RESTORATION TABLE ON LC FOR ADDITIONAL TREES/SHRUBS
BDG BOOTH DESIGN GROUP
146 SECOND ST. N. STE. 302 ST. PETERSBURG, FL 33701 T/ 727.821.5699
CONSULTANTS
ARCHITECT LRK INC. 671 FRONT STREET #220 CELEBRATION, FLORIDA
CIVIL ENGINEER DELISI FITZGERALD 1605 HENDRY STREET FORT MYERS, FLORIDA 239 418-0691
OWNER BUCKINGHAM COMPANIES 941 N. MERIDIAN INDIANAPOLIS, INDIANA 317 554-6710
DOWNTOWN ESTERO
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SCALE: 1"=20'-0"
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LANDSCAPE DEVELOPMENT PLAN
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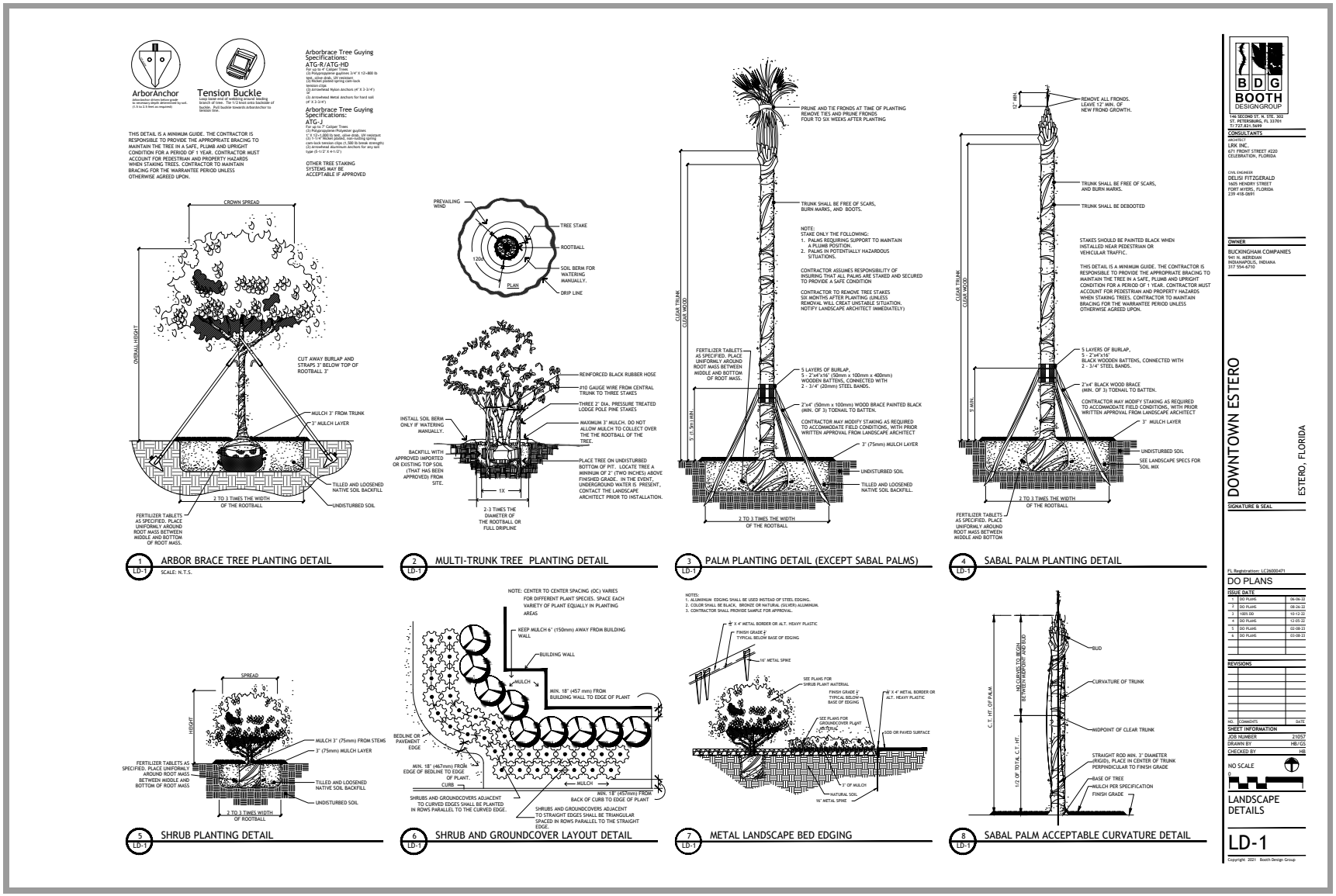
ArborAnchor
Tension Buckle
Arborbrace Tree Guying Specifications: ATG-R/ATG-HD
Arborbrace Tree Guying Specifications: ATG-J
THIS DETAIL IS A MINIMUM GUIDE. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE BRACING TO MAINTAIN THE TREE IN A SAFE, PLUMB AND UPRIGHT CONDITION FOR A PERIOD OF 1 YEAR. CONTRACTOR MUST ACCOUNT FOR PEDESTRIAN AND PROPERTY HAZARDS WHEN STAKING TREES. CONTRACTOR TO MAINTAIN BRACING FOR THE WARRANTEE PERIOD UNLESS OTHERWISE AGREED UPON.
OTHER TREE STAKING SYSTEMS MAY BE ACCEPTABLE IF APPROVED
CROWN SPREAD
OVERALL HEIGHT
CUT AWAY BURLAP AND STRAPS 3" BELOW TOP OF ROOTBALL 3"
MULCH 3" FROM TRUNK
3" MULCH LAYER
TILLED AND LOOSENED NATIVE SOIL BACKFILL
2 TO 3 TIMES THE WIDTH OF THE ROOTBALL
UNDISTURBED SOIL
FERTILIZER TABLETS AS SPECIFIED. PLACE UNIFORMLY AROUND ROOT MASS BETWEEN MIDDLE AND BOTTOM OF ROOT MASS.
1 ARBOR BRACE TREE PLANTING DETAIL
LD-1
SCALE: N.T.S.
PREVAILING WIND
TREE STAKE
ROOTBALL
SOIL BERM FOR WATERING MANUALLY.
DRIP LINE
PLAN
REINFORCED BLACK RUBBER HOSE
#10 GAUGE WIRE FROM CENTRAL TRUNK TO THREE STAKES
THREE 2" DIA. PRESSURE TREATED LODGE POLE PINE STAKES
INSTALL SOIL BERM ONLY IF WATERING MANUALLY.
MAXIMUM 3" MULCH. DO NOT ALLOW MULCH TO COLLECT OVER THE THE ROOTBALL OF THE TREE.
BACKFILL WITH APPROVED IMPORTED OR EXISTING TOP SOIL (THAT HAS BEEN APPROVED) FROM SITE.
PLACE TREE ON UNDISTURBED BOTTOM OF PIT. LOCATE TREE A MINIMUM OF 2" (TWO INCHES) ABOVE FINISHED GRADE. IN THE EVENT, UNDERGROUND WATER IS PRESENT, CONTACT THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
1X
2-3 TIMES THE DIAMETER OF THE ROOTBALL OR FULL DRIPLINE
2 MULTI-TRUNK TREE PLANTING DETAIL
LD-1
PRUNE AND TIE FRONDS AT TIME OF PLANTING REMOVE TIES AND PRUNE FRONDS FOUR TO SIX WEEKS AFTER PLANTING
TRUNK SHALL BE FREE OF SCARS, BURN MARKS, AND BOOTS.
NOTE:
STAKE ONLY THE FOLLOWING:
1. PALMS REQUIRING SUPPORT TO MAINTAIN A PLUMB POSITION.
2. PALMS IN POTENTIALLY HAZARDOUS SITUATIONS.
CONTRACTOR ASSUMES RESPONSIBILITY OF INSURING THAT ALL PALMS ARE STAKED AND SECURED TO PROVIDE A SAFE CONDITION
CONTRACTOR TO REMOVE TREE STAKES SIX MONTHS AFTER PLANTING (UNLESS REMOVAL WILL CREAT UNSTABLE SITUATION. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY)
CLEAR TRUNK
CLEAR MOD
FERTILIZER TABLETS AS SPECIFIED. PLACE UNIFORMLY AROUND ROOT MASS BETWEEN MIDDLE AND BOTTOM OF ROOT MASS.
5 LAYERS OF BURLAP, 5 - 2"x4"x16" (50mm x 100mm x 400mm) WOODEN BATTENS, CONNECTED WITH 2 - 3/4" (20mm) STEEL BANDS.
2"x4" (50mm x 100mm) WOOD BRACE PAINTED BLACK (MIN. OF 3) TODNAIL TO BATTEN.
CONTRACTOR MAY MODIFY STAKING AS REQUIRED TO ACCOMMODATE FIELD CONDITIONS, WITH PRIOR WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT
3" (75mm) MULCH LAYER
UNDISTURBED SOIL
TILLED AND LOOSENED NATIVE SOIL BACKFILL.
5' CL. MIN.
3 TO 3 TIMES THE WIDTH OF THE ROOTBALL
3 PALM PLANTING DETAIL (EXCEPT SABAL PALMS)
LD-1
10' MIN
REMOVE ALL FRONDS. LEAVE 12" MIN. OF NEW FROND GROWTH.
TRUNK SHALL BE FREE OF SCARS, AND BURN MARKS.
TRUNK SHALL BE DEBOOTED
STAKES SHOULD BE PAINTED BLACK WHEN INSTALLED NEAR PEDESTRIAN OR VEHICULAR TRAFFIC.
THIS DETAIL IS A MINIMUM GUIDE. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE BRACING TO MAINTAIN THE TREE IN A SAFE, PLUMB AND UPRIGHT CONDITION FOR A PERIOD OF 1 YEAR. CONTRACTOR MUST ACCOUNT FOR PEDESTRIAN AND PROPERTY HAZARDS WHEN STAKING TREES. CONTRACTOR TO MAINTAIN BRACING FOR THE WARRANTEE PERIOD UNLESS OTHERWISE AGREED UPON.
CLEAR TRUNK
CLEAR MOD
5 LAYERS OF BURLAP, 5 - 2"x4"x16" BLACK WOODEN BATTENS, CONNECTED WITH 2 - 3/4" STEEL BANDS.
2"x4" BLACK WOOD BRACE (MIN. OF 3) TODNAIL TO BATTEN.
CONTRACTOR MAY MODIFY STAKING AS REQUIRED TO ACCOMMODATE FIELD CONDITIONS, WITH PRIOR WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT
3" MULCH LAYER
UNDISTURBED SOIL
SEE LANDSCAPE SPECS FOR SOIL MIX
5' MIN
2 TO 3 TIMES THE WIDTH OF THE ROOTBALL
FERTILIZER TABLETS AS SPECIFIED. PLACE UNIFORMLY AROUND ROOT MASS BETWEEN MIDDLE AND BOTTOM
4 SABAL PALM PLANTING DETAIL
LD-1
SPREAD
HEIGHT
MULCH 3" (75mm) FROM STEMS
3" (75mm) MULCH LAYER
FERTILIZER TABLETS AS SPECIFIED. PLACE UNIFORMLY AROUND ROOT MASS BETWEEN MIDDLE AND BOTTOM OF ROOT MASS
TILLED AND LOOSENED NATIVE SOIL BACKFILL
UNDISTURBED SOIL
2 TO 3 TIMES WIDTH OF ROOTBALL
5 SHRUB PLANTING DETAIL
LD-1
NOTE: CENTER TO CENTER SPACING (OC) VARIES FOR DIFFERENT PLANT SPECIES. SPACE EACH VARIETY OF PLANT EQUALLY IN PLANTING AREAS
KEEP MULCH 6" (150mm) AWAY FROM BUILDING WALL
BUILDING WALL
MULCH
MIN. 18" (457 mm) FROM BUILDING WALL TO EDGE OF PLANT
BEDLINE OR PAVEMENT EDGE
MIN. 18" (467mm) FROM EDGE OF BEDLINE TO EDGE OF PLANT.
CURB
MULCH
MIN. 18" (457mm) FROM BACK OF CURB TO EDGE OF PLANT
SHRUBS AND GROUNDCOVERS ADJACENT TO CURVED EDGES SHALL BE PLANTED IN ROWS PARALLEL TO THE CURVED EDGE.
SHRUBS AND GROUNDCOVERS ADJACENT TO STRAIGHT EDGES SHALL BE TRIANGULAR SPACED IN ROWS PARALLEL TO THE STRAIGHT EDGE.
6 SHRUB AND GROUNDCOVER LAYOUT DETAIL
LD-1
NOTES:
1. ALUMINUM EDGING SHALL BE USED INSTEAD OF STEEL EDGING.
2. COLOR SHALL BE BLACK, BRONZE OR NATURAL (SILVER) ALUMINUM.
3. CONTRACTOR SHALL PROVIDE SAMPLE FOR APPROVAL.
4" X 4" METAL BORDER OR ALT. HEAVY PLASTIC
FINISH GRADE 2" TYPICAL BELOW BASE OF EDGING
16" METAL SPIKE
SEE PLANS FOR SHRUB PLANT MATERIAL
FINISH GRADE 2" TYPICAL BELOW BASE OF EDGING
4" X 4" METAL BORDER OR ALT. HEAVY PLASTIC
SEE PLANS FOR GROUNDCOVER PLANT MATERIAL
SOD OR PAVED SURFACE
3" OF MULCH
NATURAL SOIL
16" METAL SPIKE
7 METAL LANDSCAPE BED EDGING
LD-1
BUD
CURVATURE OF TRUNK
MIDPOINT OF CLEAR TRUNK
STRAIGHT ROD MIN. 3" DIAMETER (RIGID), PLACE IN CENTER OF TRUNK PERPENDICULAR TO FINISH GRADE
BASE OF TREE
MULCH PER SPECIFICATION
FINISH GRADE
C. T. HT. OF PALM
HOLD EVEN TO BEGIN BETWEEN MIDPOINT AND BUD
1/2 OF TOTAL C. T. HT.
8 SABAL PALM ACCEPTABLE CURVATURE DETAIL
LD-1
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INDIANAPOLIS, INDIANA
317 554-6710
DOWNTOWN ESTERO
ESTERO, FLORIDA
SIGNATURE & SEAL
FL Registration: LC26000471
DO PLANS
ISSUE DATE
1 100 PLANS 04-06-22
2 DO PLANS 08-24-22
3 100% DD 10-12-22
4 DO PLANS 12-02-22
5 DO PLANS 02-08-23
6 DO PLANS 03-08-23
REVISIONS
NO. COMMENTS DATE
SHEET INFORMATION
JOB NUMBER 21057
DRAWN BY HB/GS
CHECKED BY HB
NO SCALE
LANDSCAPE DETAILS
LD-1
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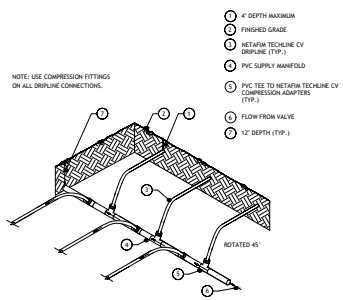
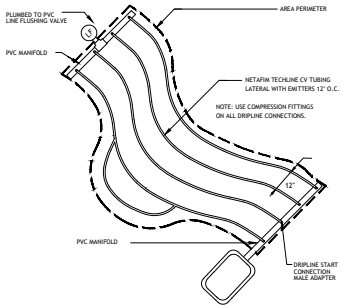
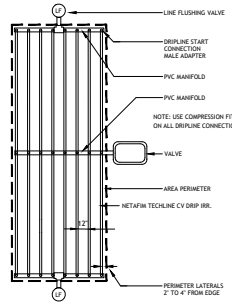


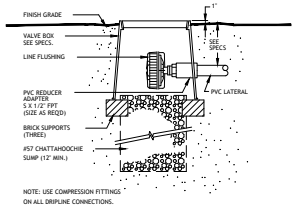
1 LD-2 EMITTER CENTER FEED SUPPLY MANIFOLD



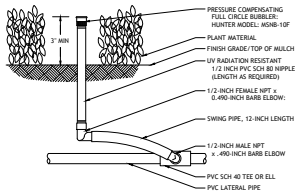
2 LD-2 EMITTER LAYOUT - IRREGULAR AREA/CURVES



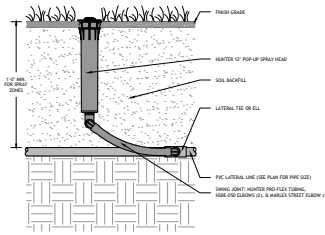
3 LD-2 EMITTER CENTER FEED LAYOUT



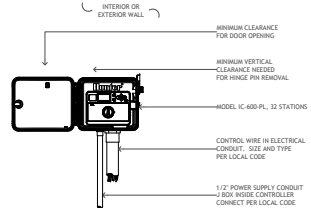
4 LD-2 EMITTER LINE FLUSHING VALVE



5 LD-2 BUBBLER DETAIL

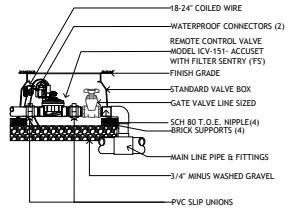


6 LD-2 HUNTER SPRAY HEAD - 12" POP-UP
SCALE 3"=1'-0"

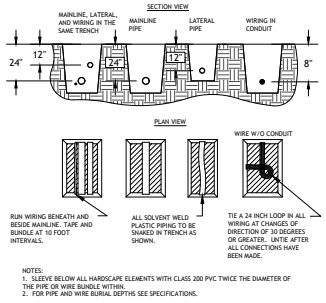


NOTE
30, STATION MODEL CONTROLLER. MOUNT CONTROLLER WITH LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 or 220 VAC SOURCE..

7 LD-2 I-CORE IRRIGATION CONTROLLER DETAIL

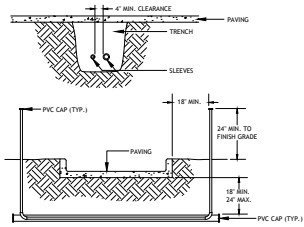


8 LD-2 HUNTER ICV-151G-FS-AS VALVE
SCALE: N.T.S.



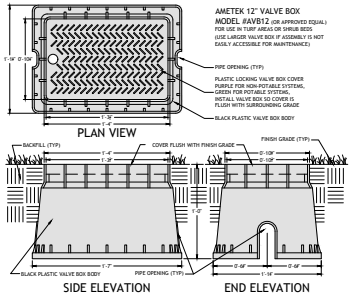
NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH CLASS 200 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS SEE SPECIFICATIONS.

9 LD-2 PIPE AND WIRE TRENCHING DETAIL
SCALE



NOTES:
1. ALL IRRIGATION SLEEVES TO BE SCHEDULE 40 PVC PIPE.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MIN. ABOVE FINISH GRADE.
4. MECHANICALLY TAMP TO 95% PROCTOR.

10 LD-2 SLEEVING DETAIL
SCALE



11 LD-2 VALVE BOX DETAIL
SCALE

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ESTERO, FLORIDA

SIGNATURE & SEAL

FL Registration: LC26000471

DO PLANS

ISSUE DATE		
1	DO PLANS	04-06-22
2	DO PLANS	08-24-22
3	100% DD	10-12-22
4	DO PLANS	12-09-22
5	DO PLANS	02-08-23
6	DO PLANS	03-08-23

REVISIONS

NO.	COMMENTS	DATE

SHEET INFORMATION

JOB NUMBER	21057
DRAWN BY	HB/GS
CHECKED BY	HB

NO SCALE

IRRIGATION DETAILS

LD-2

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1.00 GENERAL

1.01 RELATED DOCUMENTS

A. The Contract Documents shall include the Plans, Details, Specifications, Bid Proposal, Contract Agreement, all Addenda, Special Conditions, and Installation Schedule (when required).

1.02 REQUIREMENTS OF REGULATORY AGENCIES

A. Comply with Federal, State, Local, and other duly constituted authorities and regulatory agencies, without additional cost to the Owner in matters pertaining to codes, safety, and environmental matters.

B. Any permits for the installation or construction of any of the work included under the contract, which are required by any of the legally constituted authorities having jurisdiction, shall be arranged for by the Contractor and paid for directly by the Contractor, unless otherwise agreed upon in writing.

1.03 SCOPE OF WORK

A. All provisions of Contract, including General and Special Provisions and Plans, apply to the work specified in this Section. The Scope of Work includes everything for and incidental to executing and completing all landscape work shown on the Plans, Schedules, Notes and as specified herein.

B. Furnish and provide all labor, plants and materials, tools and equipment necessary to prepare the soil for plantings, to install and care for all plant materials (including finish grading if necessary) to remove and/or transplant existing plants if indicated, to furnish, plant, fertilize, guy and brace, water, mulch and prune all new plant materials; and to execute all other Work as described herein or indicated on the Plans.

C. Work under this Section shall include labor and materials for final grading and raking to remove all debris, rocks, and clods 2" and greater in size, so that the finish fine grade will appear even and uniform, will drain adequately, and will comply with the lines and grades shown on the drawings.

D. Initial maintenance of landscape materials as specified in this document.

1.04 QUALITY ASSURANCE

A. Landscape work shall be contracted to a single firm specializing in landscape work, who shall in turn subcontract no more than 40% of the work specified. All subcontractors under the control of the Contractor involved in the completion of the landscape work, shall be made known to the Owner and the Landscape Architect prior to their commencement of work on the project.

B. All work of this Section shall conform to the highest standard of landscape practices.

C. The Plant Material Schedule included with these Plans is provided only for the Contractor's convenience; it shall not be construed as to clarify or supersede the Plans in any way. If conflict between the Plans and the Specifications exists, the Plan shall predominate and be considered the controlling document.

D. During this work, the Contractor shall be responsible for maintaining safety among persons in his employ in accordance with the standards set by The Occupational Safety and Health Act of 1970 (and all subsequent amendments). Owner and Landscape Architect shall be held harmless from any liability, bodily injury or any other incident resulting from compliance or non-compliance with these standards.

E. The Contractor shall cooperate with and coordinate with all other trades whose work is built into or affects the work in this Section.

F. All appropriate utility companies and agencies shall be contacted 72 hours prior to excavation. Call "Sunshine" at 1-800-432-4770.

G. The Contractor shall carefully examine the site and all existing conditions affecting the work, such as: soil, obstructions, existing trees, utilities, etc. Report any conditions in conflict with the work to the Landscape Architect.

1.05 SUBMITTALS

A. The Contractor is required to submit two copies of typewritten instructions recommending procedures for the maintenance of the work during the maintenance work. Instructions must be submitted prior to the expiration of the required maintenance period and must cover maintenance procedures over a one year period.

B. Furnish unit prices for all plant and inert materials, including labor for all specified work.

1.06 ALTERNATES, DEDUCTIONS, SUBSTITUTIONS

A. If there are additions/alternates included in these Plans and Specifications, the Contractor must propose prices to accomplish the work stated as additions/alternates at the time of bidding.

B. The Owner, through his Project Representative, reserves the right to add or deduct any of the work stated herein without rendering the Contract void.

C. The Contractor must have written approval by the Project Representative for any substitutions of plant materials specified in the purchase agreement. Installation without approval is entirely at the Contractor's risk.

D. All material acquired through additions or substitutions shall be subject to all conditions and warranties stated herein.

1.07 ABBREVIATIONS/DEFINITIONS

A. O.A. or H.: The over-all height of the plant measured from the ground to the natural, undisturbed state of the majority of the foliage, not including extreme leaves, branches or fronds.

B. C.T.: Clear trunk is measured from the ground to the bottom of the first leaf or frond stem with no foliage from ground to specified height. For example, on Canary Island Date Palms or similars, the clear trunk measurement includes the "hull" at the base of the fronds.

C. C.R.: Clear wood is measured from the ground to the bottom of the base of the lowest leaf petiole on a Palm. For example, on a natural Date Palm or similars, the clear wood is to the bottom of the fronds. On the more manicured Date Palms, the clear wood is to the bottom of the hulls.

D. SP.: Spread, branches measured in natural undisturbed position to the average crown diameter, not including extreme leaves, branches, or fronds.

E. ST.TK.: Straight trunk.

F. MIN.: Minimum.

G. CAL.: Gallon container size, i.e., 1 gallon (3.8 liters), 3 gallon (11.4 liters), 7 gallon (26.5 liters), etc.

I. O.C.: On center, distance between plant centers.

J. DIA.: Diameter.

K. LVS.: Leaves.

L. D.B.H.: Diameter or caliper of main trunk of tree as measured at breast height at 4 – 1/2 feet (1.37 meters) above grade.

M. CAL.: Caliper, the outside diameter of up to a four inch (100 millimeters) tree is measured six inches (150 millimeters) above grade, larger trees are measured at 12 inches (305 millimeters) above grade.

N. B&B: Balled and burlapped in accordance with horticultural standards of the American Association of Nurserymen.

O. PPP: Planta per pot.

P. FG: Field grown

Q. STD.: Standard, single, straight trunk.

R. Owner: To be known as that entity which holds title or control to the premises on which the work is performed.

S. Owner's Representative: Owner's on-site representative shall be responsible for approval of quantity and quality of materials specified and execution of installation.

T. Contractor: Shall refer to that person or enterprise commonly known as the Landscape Contractor.

U. Landscape Architect: This person or firm is the responsible representative of the Owner who prepares the landscape Plans and Specifications.

1.08 PRODUCT DELIVERY, STORAGE, AND HANDLING

A. Plant Materials:

1. Provide container grown or, if appropriate, freshly dug trees and shrubs. Do not prune prior to delivery. Do not bend or bind trees or shrubs in such a manner as to damage bark, break branches or destroy their natural shape. Provide adequate protection during delivery. If plant delivery is made in open vehicles, the entire load shall be suitably covered.

2. All plants are to be handled at all times so that roots are not exposed to sun, wind, excessive heat or cold or injury while. Do not balls for trees and container plants that have been prepared or balled shall be planted immediately upon special approval. Plants shall not be pulled by the tops or stems, nor tumbled in a rough or careless manner at any time.

3. Balled and burlapped plants shall be moved with firm, natural balls of soil, not less than the following minimum sizes: 12 times the caliper of the trunk for trees, and the ball depth shall not be less than 2/3 of root ball diameter. B & B plants which cannot be planted upon delivery shall have their root balls covered with moist soil or mulch.

4. Trees must be dug with adequate balls, burlapped, and who bound if needed. Root balls of trees shall be firm enough to remain intact and undamaged in the event of handling at the site. Root balls may not be smashed in "grow bags" or other synthetic materials, except plastic shrink wrap for transport only.

5. Remove all fronds from palms prior to planting but leave a minimum of 12 inches (305 millimeters) of new fronds above the bud. Do not damage bud. On all other palms, only a minimum of palm fronds shall be removed from crown to facilitate moving and handling. Clear trunk shall be determined after minimum fronds have been removed. Palms shall have the following clear trunk unless otherwise specified. Palms shall be planted within 24 hours of delivery.

6. Deliver trees and shrubs after preparations for planting have been completed and plant immediately. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and cover to keep roots moist.

7. Label at least one tree and one shrub of each variety with a securely attached waterproof tag bearing legible designation of botanical and common name.

8. Size, form delivery at that and will be placed within twenty four (24) hours after delivery. Protect from weather drying and breaking by covering palettes of sod or planting in a shaded area.

1.09 JOB CONDITIONS

A. Acceptance of Job Conditions

1. The Contractor shall examine the sub-grade, verify elevations, observe the conditions under which work is to be performed and notify the Landscape Architect or Project Representative in writing of unsatisfactory conditions prior to beginning work. Do not proceed with the work until unsatisfactory conditions have been corrected in a manner acceptable to the Landscape Architect. Beginning of work shall indicate acceptance of conditions and full responsibility for the completed work.

2. Proceed with and complete the landscape work as rapidly as portions of the site become available, working within the seasonal limitations for each kind of landscape material and operation involved. If seasonal limitations for planting occur, notify the Landscape Architect for adjustments to the Schedule.

3. Determine locations of all underground utilities and review for conflicts with planting procedures.

4. When adverse conditions to plant growth are encountered, such as rubble fill, drainage conditions or obstruction, the Contractor shall notify the Landscape Architect in writing prior to planting.

5. Plant trees and shrubs after final grades are established and prior to the planting of lawns, protecting lawn areas and promptly repairing damages from planting operations.

B. Scheduling of Work

1. The work shall be carried out to completion with the utmost speed. Immediately upon award of contract, the Contractor shall prepare a construction schedule and furnish a copy to the Owner's Representative and/or the Landscape Architect. Schedule shall indicate the order and way of the work in accordance with the approved schedule.

2. If the Contractor incurs unforeseen costs, such as overtime hours, holidays, etc. in order to complete the work within the time allotted in the contract, or to maintain the progress schedule, all said costs shall be borne by the Contractor at no additional cost to the Owner.

3. The Owner's Representative's, may request work stoppage. Upon written request from the Owner's Representative, all work shall be stopped immediately for a period of no more than that specified in each request or deemed necessary by the Owner's Representative. Upon receipt of such notice, the Landscape Contractor shall immediately notify the Owner, the Owner's Representative, or the General Contractor with respect to any additional costs which may result from work stoppage.

C. Utilities

1. The Contractor shall perform work in a manner which will avoid conflicts with utilities. Repair services, as necessary, to minimize possibility of damage to underground utilities. Maintain grade stakes set by others until removal is mutually agreed upon by all parties concerned.

2.00 PRODUCTS

2.01 MATERIALS

A. Plant Material Nomenclature

1. Plant species, sizes, etc. shall be per Plans and Specifications on Plant Material Schedule. Nomenclature is per Hortus Third, L.H. Bailey and E.Z. Bailey, 1976 (or Manual of Cultivated Plants, Liberty Hyde Bailey, 1949) and/or the latest edition of the American Joint Committee of Horticultural Nomenclature, and as conforms with nomenclature in the nursery trade.

B. Plant Materials: Quality Assurance

1. Provide healthy, vigorous stock grown under climatic conditions similar to conditions in the locality of the project. Plants shall have a habit of growth that is normal for the species, and shall be sound, healthy, vigorous, free from insect pests or their eggs, plant diseases, mechanical injuries, and disfigure. Plants shall be well-proportioned and densely foliated when in leaf and shall have healthy, well-developed root systems.

2. Trees and shrubs shall be true to species and variety specified. Native plant materials may be collected stock with the approval of the Landscape Architect. Provide tree species that have a single main trunk (central leader), unless otherwise stated. Trees that have the main trunk forming a "V" shape or parallel branching are not acceptable.

3. Plant materials shall be as specified and shall be Florida #1 or better as to shape and quality for the species as outlined in Grades and Standards for Nursery Plants, Parts I and II, Florida Department of Agriculture and Consumer Services (latest edition).

4. The Owner or Landscape Architect reserves the right to inspect plant materials either at the place of growth or at the project site prior to planting for compliance with requirements for variety, size, quality, or designated area.

5. Landscape materials shall be shipped with certificates of inspection as required by governmental agencies. Contractor shall comply with all governing regulations that are applicable to landscape materials.

6. Do not make any substitutions. If specified landscape material is not available, submit Landscape Architect proof of it being non-available. In such event, if the Landscape Architect agrees that specified material is not available, he will direct Contractor to the nearest equivalent size or species. Increases or decreases over bid quantities for substitute materials will be proposed, as well as any required adjustments to the Contract amount.

7. Heel in bare root trees and shrubs that are received from ground use until planted. Trees shall be set upright and faced to give best appearance or for normal position. The measurement shall not include immediate terminal growth. All measurements shall be taken after pruning for specified sizes. All trees and shrubs shall conform to measurements specified on the Plant Schedule or Plans, and are not to be accepted if smaller than specified nor be used with the approval of the Owner or Landscape Architect; with no increase to the Contract price. Plant materials shall not be pruned prior to delivery.

8. Plant Material shall be symmetrical, typical for variety and species. Plants used where symmetry is required shall be matched as nearly as possible.

9. Balled and burlapped plants shall have firm, natural balls of earth of sufficient diameter and depth to encompass the feeding root system necessary for full development of the plant and to conform with the standards of the American Association of Nurserymen. Root balls and tree trunks shall not be damaged by improper binding and/or balling & burlapping procedures.

10. Container-grown plants may be substituted for balled and burlapped plants or vice-versa provided the quality is equal or better than specified and the prior written approval of the substitution.

11. Container grown stock shall have been grown in containers for at least four months, but not over two years. If requested, samples must be shown to prove no root bound condition exists.

C. Grasses: Sod or Seed

1. Sod or seed (as/if specified) shall be of a species as stated on the Plan. Solid sod shall be of even thickness and with a good root structure, free of noxious weed, freshly mowed before cutting, and in healthy condition when laid. It must not be cut more than 24 hours before laying and it must be given it self-competitive so that in which it will be installed. Sod must be kept moist prior to and after installation.

2. Seed shall be delivered to the site in unopened bags with certificate attached in place. Purity, germination and seed content shall be as certification requirements.

D. Mulch:

1. Mulch shall be 100% recycled wood mulch, thoroughly mixed with a pre-emergence weed killer according to the label directions. If recycled mulch is not specified, the Contractor shall submit a sample of bark, or other as specified on the Plans.

2. Install mulch to an even depth of 3 inches (75 millimeters) before composition.

E. Fertilizer:

1. Granular fertilizer shall be uniform in composition; free flowing and suitable for application with standard commercial equipment. Each bag shall be delivered in the original, unopened container, bearing name, trademark and warranty of the producer; fully conforming to State of Florida fertilizer laws.

2. All fertilizer shall bear the manufacturer's statement of analysis and shall contain the appropriate minimum amounts of elements for the type of use specified herein.

3. Agriform 20-10-5 fertilizer tablets or approved equal, shall be placed in planting pit for all plant materials at time of installation and prior to completion of pit backfilling.

4. Ground cover and annual areas shall receive fertilization with Osmocote Time Release Fertilizer according to product instructions and rate.

5. For sod and seeded areas, fertilize with a complete granular fertilizer as Bahia and St. Augustine grass at the rate of one (1) pound (.4536 kilogram) of nitrogen per one thousand (1,000) square feet (92.9 square meters). Fertilizer shall be commercial grade, form, 16% nitrogen, 8% P2O5, 8% K2O, or as per soil test. Fertilizer shall be granular form. The ratio of nitrogen to potash will be 1:1 or 2:1 for complete fertilizer formulations. Phosphorus shall be no more than 1/4 the nitrogen level. They shall also contain magnesium and micronutrients (i.e. manganese, iron, zinc, copper, etc.).

F. Tree Staking Materials

1. For hardwood trees, approved below-grade staking shall be used at the rootball. per the planting detail. Metal strand guy wire shall not be used.

2. For single trunk palms, staking shall be cut from 2 inch (50 millimeter) x 4 inch (100 millimeter) pressure treated (p.t.) stock, with a minimum of 3 stakes per palm. Stakes shall be 8 feet (2.4 meters) in length. Palms shall be secured to stakes by 16 inch (400 millimeter) wood connected with two – 3/4 inch (19 millimeter) steel bands shall be used around the palm trunk.

3. Other tree staking systems may be acceptable if approved.

G. Planting Soil

1. Unless stated on the plans or in the specifications, install plant material in tilled and loosened native soil backfill. It is the responsibility of the Landscape Contractor to test, prior to planting and at no additional cost to the Contract, any soils which may be questionable for adequate plant growth. Unsatisfactory conditions shall be reported to the Landscape Architect immediately in writing.

2. When required, planting soil media shall be provided by the Contractor and shall consist of 1/3 peat and 2/3 sandy loam, with an large over 1 inch (25 millimeters).

3. Backfill and clean fill dirt provided by the Contractor shall be in a loose, friable soil. There shall be no rocks, stones, clods, or other materials or particles of contraction, over 2" in size. Remove from excess weeds, sod, roots, stones, and other extraneous matter. Soil additives or any other materials that might be harmful to plant growth or a hindrance to grading, planting, and maintenance procedures and operations.

4. Soil preparation for ground beds under 1 gallon (3.785 liters) container size shall consist of 3 inches (75 millimeters) of Florida peat or other approved organic soil amendment spread over full length and width of planting area. Rototill organic layer 6 inches (150 millimeters) or 8 inches (200 millimeters) into native soil.

H. Soil Amendments

1. Terra-Gro® AG or approved equal, soil amendment shall be mixed with native or planting soil for all trees, shrubs, ground cover, and annuals according to manufacturer's recommended application rates and methods, if specified on the Plans.

I. Tree Protection

1. Wood barrels shall be 2 inch (50 millimeters) x 4 inch (100 millimeters) pressure treated (p.t.) stock, with a minimum of 3 stakes per barrel. Stakes shall be 8 feet (2.4 meters) in length and secured to barrel by 16 inch (400 millimeter) wood connected with two – 3/4 inch (19 millimeter) steel bands shall be used around the barrel. Barrels shall be placed as not to protect the critical protection zone area, which is the area surrounding a tree the radius of which is one foot for every inch of the tree's diameter at breast height (DBH at 4 – 1/2 feet (1.37 meters) above grade.

J. Root Barrier Material

1. Root barrier fabric shall be installed when specified in the plans and/or specifications for protection of root from damage according to specific product name or equal. Install as directed by the manufacturer.

K. Packaged Materials

1. Deliver packaged materials in containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at the site.

L. Pesticides

1. Pesticides shall be only approved, safe brands applied according to manufacturer's directions.

3.00 EXECUTION

3.01 PREPARATION

A. Obstructions Below Ground

1. It shall be the responsibility of the Contractor to locate and mark all underground utilities, irrigation lines and wiring prior to commencement of the work.

2. If underground construction, utilities or other obstructions are encountered in excavation of planting pits or beds, the Landscape Architect shall be immediately notified to adjust plant or excavation location for minor adjustments.

B. Grading and Preparation for Plant Materials

1. All proposed landscape areas containing existing turf grass or weeds shall be treated with Monsanto's "Round-Up" per manufacturer's specifications. All proposed landscape areas adjacent to water bodies shall be treated with Monsanto's "Rodeo" per the manufacturer's specifications.

2. New plant materials will not be installed until a 50% weed/turf eradication has been achieved. More than one application may be required to produce an acceptable planting bed.

3. A pre-emergent herbicide may be applied, but it is not a substitute for spray treatment of "Round-Up" or "Rodeo".

4. Should any plant material in the same, or adjacent beds be damaged by these chemicals, the same size, quantity and quality of plants shall be immediately replaced by the Contractor at no cost to the Owner.

5. Any necessary grading in regards to the finish grades shall be accomplished by the Contractor. All planting areas shall be carefully graded and raked to smooth, even finish grades, free from depressions, humps, or other irregularities and such that water will conform to the required finish grades and provide uniform and unobstructed surface drainage.

6. The contractor shall remove debris (sticks, stones, rubbish) over 1 – 1/2 inches (38 millimeters) in diameter, concrete, asphalt, bulkhead tree, shrub and hedge pits and dispose of the excavated material off the site.

C. Preparation for Annual Bed Planting

1. Prepare native subgrade by restilling or trenching by hand methods. Spread 3 inches of Florida peat (1/3), sandy loam (1/3), & other approved organic soil amendment over the full length and width of planting area for annuals. Rototill organic layer 6 inches (150 millimeters) or 8 inches (200 millimeters) into the native soil. Grade the planting bed thoroughly to insure that surface drainage, percolation, and aeration occur at rapid rates. Add Osmocote time release fertilizer according to product instructions and rate.

D. Preparation for Seeding and Sod Areas

1. All proposed sod areas containing existing turf grass or weeds shall be treated with Monsanto's "Round-Up" per manufacturer's specifications. All proposed sod areas adjacent to water bodies shall be treated with "Rodeo" per the manufacturer's specifications.

2. Limit preparation to areas which will be planted promptly after preparation. Loosen sub-grade of seed and sod areas to a minimum depth of 4 inches (100 millimeters).

3. Immediately prior to any turf Work, the Contractor shall finish grade the soil to a smooth, even surface with loose, friable soil. Provide drainage away from buildings and adjacent turf flush to the type of adjacent curbs and sidewalks. The surface shall be sloped to existing yard drains.

4. A complete fertilizer shall be applied to St. Augustine or Bahia grass at a rate of one pound (.4536 kilogram) of nitrogen per one thousand (1,000) square feet (92.9 square meters). Fertilizer shall be commercial grade, mixed granulars, with 50% SCU of the nitrogen, being in slow or controlled release form. Thoroughly work fertilizer into the top 4 inches (100 millimeters) of soil.

5. Maintain prepared seed and sod areas from planting if soil is dry. Water thoroughly and other surface moisture to dry before planting begins. Do not create a muddy soil condition.

3.02 INSTALLATION

A. Berm Construction (if specified)

1. Install berms at location and design shown on Plans and at the height and slope indicated. Height stated is for finished berm with soil at natural compaction.

2. Expect location and configuration of berms may require modification to allow proper drainage and be approved by and coordinated with the Landscape Architect.

3. If shown on the Plan, construct berms using clean sandy loam fill dirt which is well-drained, free of rocks, roots, or other debris, with a soil pH of an acid nature (about 6.5 to 7.0). No heavily organic soil, such as muck or peat shall be used in berm construction.

B. Layout of Plant Materials:

1. Unless otherwise stipulated, plant materials shall be approximately located per the plans by scale measurements using established building, columns, curbs, corners or walks, etc. as the measuring reference point. Slight shifting may be required to clear utility lines, prevent blockage of signage, etc.

2. Shrubs and ground covers shall be located and spaced as noted on the plant material schedule. Spacing shall be measured from the center of the plant to the planting beds at the normally accepted spacing for each species.

3. Leave a minimum 18 inch (450 millimeters) border of mulched space between outer edge of installed plant material and the bed line, curb, or building foundation wall for all plant sizes.

4. Any necessary "minor" adjustments in the layout of planting shall be made by the Contractor as directed by the Owner or the Landscape Architect in order to conform as nearly as possible to the intent of the plans.

C. Planting Procedures:

1. All shrubs, trees and ground covers or vines shall be planted in pits having vertical sides and being straight in outline. Planting pit shall be 3 to 5 times the width of the root ball and no deeper than the height of the root ball.

2. Plants shall be set straight or plumb, in the locations shown, at such level that after settlement normal soil surface relationship at the top of the root ball will be maintained. Set plants on undisturbed soil or compacted fill soil. Under no circumstances shall the surface condition (i.e. top soil mixture) be altered. Plants being placed in pits with the root ball about 1 inch (25 millimeters) higher than the surrounding grade.

3. All plant materials shall be fertilized with Agriform 20-10-5 planting tablets, or equal equal, at time of installation and prior to completion of pit backfilling. Agriform planting tablets shall be placed uniformly around the root mass at a depth that is between the middle and the bottom of the root mass.

a. Application rates:	
1 gallon (3.8 liter)	1 – 21 gram tablet
3 gallon (11.4 liter)	2 – 21 gram tablet
7 gallon (26.5 liter)	3 – 21 gram tablet
15 gallon (56.8 liter)	4 – 21 gram tablet
trees	3 tablets each 1/2 inch (12 millimeters) caliper

4. Native soil shall be used in back-filling plant pits or as specified. The Contractor shall be responsible for providing additional soil for building tree saucers.

5. When balled and burlapped plants are set, undisturbed native soil shall be left under the base of the root ball to prevent voids. Backfill tilled and loosened native soil around the sides of the root ball. Remove the top 4 inches (100 millimeters) of burlap, wire, and all tie-downs material from the root ball. Do not remove these materials from the bottom of the root ball. Thoroughly moisten before bringing the plant into the planting pit. Set plants on undisturbed soil or compacted fill soil, and planting soil carefully worked in among them. Failure to comply is cause for rejection.

6. Containerized plants shall be installed with undisturbed native soil left under the base of the root ball to prevent voids. Planting pit shall be 3 to 5 times the width of the root ball and no deeper than the height of the root ball. Backfill tilled and loosened native soil around the sides of the root ball. Thoroughly water-in before bringing the plant up to the finish grade.

7. Plant spacing shall be "on center" and varies with the different plant species. Space plants as noted on the plans and in the plant schedule. Spacing shall be measured from the center of the plant to the planting beds at the normally accepted spacing for each species as noted in the plant schedule.

8. All azaleas shall be placed into a prepared bed of amended soil containing SOIL Sorber Gem Florida peat, or approved equivalent. Root balls shall be set vertically at 120 degree angles in a triangular pattern.

9. Sabal palms may be planted deeper than normal if conditions warrant and if approved.

D. Sodding

1. During periods of drought, sod shall be watered sufficiently at its origin to maintain the soil adequately to the depth to which it is to be cut.

2. An application of 6-6-6, 40% organic, slow- or controlled release fertilizer shall be made to all lawn areas (set prior to the laying of the sod at a rate of one (1) pound (.4536 kilogram) per 1,000 square feet (92.9 square meters). The ground shall be wet down before the sod is laid in place.

3. Solid sod shall be laid tightly with close, staggered joints with an even surface edge and end edge. In a neat and clean manner to the edge of all the paving and planting beds. Sod shall be rolled to a smooth surface (when soil is moist) to 1 – 1/2 (38 millimeters) from the top of walks prior to laying sod.

4. Within 2 hours after installing and prior to rolling, irrigate the area. Sufficient water shall be applied to wet the soil thoroughly to a depth of not less than 4 inches (100 millimeters). Irrigate sod in a manner that will avoid washing of soil to the application of excessive quantities, and the watering equipment shall be of a type that will prevent damage to the finished and surface. Watering shall be repeated as necessary to keep sod moist until roots to subgrade.

5. The sod shall be pressed firmly into contact with the and bed using a turf roller or other approved equipment so as to eliminate air pockets, provide a true and even surface and insure settling without any displacement of the sod or deformation of the surface grade. Roll sod to the extent necessary to obtain a true surface. The edges of the area shall be smooth and shall conform to the grades indicated.

6. If, in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean silica sand shall be used to fill voids. Evenly apply sand over the entire surface to be treated, filling-in dips and voids and thoroughly watering into the sod areas.

7. On slopes steeper than 2:1 and as required, the and shall be fastened in place with wooden pegs driven flush with the ground.

E. Seeding

1. Seed shall be installed per the specifications of the State of Florida Department of Transportation. See plan for type of seed.

F. Tree Guying, Bracing and Staking:

1. Tree guying, staking and bracing shall be the responsibility of the Contractor per sound nursery practices, and shall be done per details shown on the Plans. For trees, a minimum of three (3) stakes per tree shall be utilized, or more per tree if adjustments should prove necessary for the support of a mature, healthy tree, as determined by the Landscape Architect or the manufacturer's directions. All wooden stakes shall be painted with below-grade marking.

2. For street plant material, a minimum of 3 stakes per palm or palm clusters and 2 – 2 inch by (50 millimeters) x 4 inch (100 millimeter) x 8 feet (2.4 meters) long and 2 – 2 inch (50 millimeter) x 4 inch (100 millimeter) by 16 inch (400 millimeter) wood connected with two – 3/4 inch (19 millimeter) steel bands. Palms shall be staked with a minimum of 8 feet (1.8 meters) of stake above grade.

3. Contractor shall remove all palm guying, staking, and bracing from trees six (6) months after date of completion of the landscape work.

4. Contractor shall not remove below-grade staking and bracing from hardwood trees after the date of final acceptance of the landscape work.

5. Stake only trees that require support to maintain a plumb position or are in potentially hazardous areas.

G. Mulching

1. All planting beds shall be weed-free prior to mulching.

2. All curb, roadway, and bed line edges will be "trenched" to help contain the applied mulch.

3. All plant beds and tree rings shall be mulched evenly with a 3 inch (75 mm) layer (before compaction) of 100% recycled wood mulch, or other mulch as specified on the Plans for several tables.

4. Mulch shall not be placed against the trunks of plant materials or foundations of buildings. Maintain a minimum 3 inch (75 millimeters) clearance for trees and shrub trunks and a minimum 6 inch (150 millimeters) clearance for the walls of buildings.

5. For beds of annual flowers, a 12 inch wide (300 millimeter) x 2 inch (75 mm) deep band of mulch shall be installed in front of the bed edge.

6. Maintain a minimum 4 inches (100 millimeters) of non-mulches clearance from the outside edge of shrubs.

H. Pruning

1. General pruning to maintain the natural shape and form of the plant shall be done by experienced personnel. Complete pruning operations or treatment of diseased tree infections shall be done by a licensed arborist.

2. Upon acceptance by the Owner, prune any broken branches, remove crossed branches, and branches hanging below the clear trunk of the tree.

I. Clean-up

1. During landscape work, store materials and equipment where directed by the Owner.

2. The Contractor shall promptly remove any materials and equipment used on the job, keeping the area neat at all times. Upon completion of all planting, dispose of all excess soil and debris leaving pavements and work areas in a safe and orderly condition.

3. The clean-up of the site shall include the removal and proper disposal of the tree guying, staking, and bracing materials as described in these specifications.

J. Protection

1. The Contractor shall provide safeguards for the protection of workmen and others on, about, or adjacent to the work, as required under the parameters of the Occupational Safety and Health Administration (O.S.H.A.) standards.

2. The Contractor shall protect the Owner's and adjacent property from damage.

3. The Contractor shall protect the landscape work and materials from damage due to his operations. Maintain protection during installation and maintenance periods.

4. The Contractor shall prevent protection (tree barricades) for all existing trees and native on specified.

K. Repair of Damages

1. The Contractor shall repair all damage caused by his operations to other materials/property, or trades to a level equal to quality to the existing condition prior to damage.

2. The Contractor shall be held responsible for all damage done by his work or employees to other materials or trades' work. Patching and replacement of damaged work may be done by others, at the Owner's direction, but the cost of same shall be paid by the Contractor who is responsible for the damage.

L. Stolen Plant Materials and Other Materials Pertinent to the Project Installation

1. The Landscape Contractor shall be responsible for the entire replacement of plant materials and other materials pertinent to the project installation that are missing or stolen prior to the first final landscape inspection.

2. Plant materials that have been documented as installed and accepted by the Landscape Inspection performed by the Owner or the Owner's Representative shall not require replacement by the Landscape Contractor.

3. The Landscape Contractor shall be responsible for retaining the proper insurance coverage to protect against theft of plant materials and other materials pertinent to the project installation.

3.03 MAINTENANCE

A. The Contractor shall maintain all plant materials in a first class condition from the beginning of landscape installation until final acceptance. Care of maintenance and final acceptance to be included in bid, no change orders for maintenance will be accepted.

B. Operations:

1. Maintenance shall include, but not be limited to, watering of turf and planting, replacement of mulch, guying, staking, pruning, disease and insect control, replacement of rejected materials, shaping and grading, minor settlement corrections, replacement of rejected materials, shaping and grading repair and tightening, wash-out repairs and regrading, and any other procedures consistent with horticultural practices necessary to promote and maintain a uniform and healthy growth of all work under the Contract. Mowing shall be considered with the recommended height per the University of Florida Cooperative Extension Service.

2. Within the warranty period, the Contractor shall notify the Owner of any unsatisfactory conditions, defects or growth deficiencies which would be detrimental to the healthy growth of the landscape.

3. The Contractor shall be responsible for the final watering of not less than one inch of water for all planted materials before handing the site.

3.04 INSPECTION, REJECTION, AND ACCEPTANCE

A. Inspection

1. Contractor.
2. Upon completion of the installation, the Contractor will notify the Owner or the Owner's Representative and request a final inspection of the landscape work. A certificate of completion shall be issued by the Owner's Representative in writing and/or graphic inspection report will be sent to the Owner and/or Landscape Architect.
3. Upon the final inspection, the Contractor will be notified of a final landscape inspection is requested by the Landscape Contractor, then all subsequent landscape inspections after the first inspection, including written and/or graphic inspection reports, will be billed to the Landscape Contractor at a rate of $80.00 per hour. The Contractor is responsible for all costs in connection to the Landscape Architect for all final inspections and reports under the above-mentioned circumstances.

B. Rejection and Replacement

1. The Landscape Architect shall be the final judge as to the suitability and acceptability of any part of the work. Plant material will be rejected if it does not meet the requirements set forth in the Plans and Specifications.
2. All rejected materials immediately or not later than 20 days, and notify the Landscape Architect in writing that the correction has been made.

C. Acceptance

1. After replacement of rejected plant material (if any) have been made, and completion of all other correction items, the Owner or Owner's Representative will accept the project in writing.
2. Upon final acceptance, the Owner assumes responsibility for maintenance within the terms of the Contract. Acceptance will in no way invalidate the Contractor's warranty period.
3. The Contractor's warranty period will begin after final acceptance of the project by the Owner.

3.05 OWNER'S OPTIONS

A. If evidence exists of any lien or claim arising out of or in connection with default in performance of this Contract, the Owner shall have the right to retain any payment sufficient to discharge such claim and all costs in connection with discharging such claim.

B. Where the Specifications call for any stipulated item or an "approved equivalent", or is silent to that effect, the Contractor shall indicate the price of the type and species specified. The Owner reserves the right to select any other equivalent item by contract price. The Owner shall make this decision with the Owner's Representative.

C. Where plants installed do not meet Specifications, the Owner reserves the right to request plant material of an equivalent species and size in an appropriate deduction amount to compensate for the value not received from the under-specified plant materials. No additional compensation will be made to the Contractor for plants installed that exceed Specifications.

3.06 WARRANTY

A. The Contractor shall warranty all trees furnished under this contract for a period of 1 year and all shrubs for a period of 1 months, from date of acceptance and in good health during this period or at completion will be replaced at no charge to the Owner. Should any of the plant materials show 50% or more defoliation during the Warranty Period, due to the Contractor's use of poor quality or improper materials or workmanship, the Contractor shall replace the materials without charge except as to additional cost to Owner. Should one plant require replacing, the new plant shall be given the equal amount of warranty.

4.00 – MEASUREMENT AND PAYMENT

4.01 MEASUREMENT

A. The quantity of Landscape for which payment will be made shall be the actual number of units measured in place and accepted. The units measured shall be as listed in the Bid Schedule. If a payment item for Landscape is not specifically included in the Bid Schedule, the quantity for which payment will be made shall be the quantity required to complete the work.

4.02 PAYMENT

A. Payment for Landscape shall be made at the prices stated in the Bid Schedule. If a payment item for Landscape is not specifically included in the Bid Schedule, payment for the work specified in this Section shall be included in the several unit and lump sum prices for all applicable items of work.

END OF SECTION

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FL Registration: LC26000471

DO PLANS

ISSUE DATE

NO.	DESCRIPTION	DATE
1	DO PLANS	09-09-22
2	DO PLANS	09-26-22
3	100% DO	10-12-22
4	DO PLANS	12-02-22
5	DO PLANS	02-08-23
6	DO PLANS	03-08-23

REVISIONS

NO.	COMMENTS	DATE

SHEET INFORMATION

JOB NUMBER	21057
DRAWN BY	HB/GS
CHECKED BY	HB

NO SCALE

LANDSCAPE SPECIFICATIONS

LD-3

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SECTION 02441 – IRRIGATION

PART 1 –GENERAL

1.01 RELATED DOCUMENTS

A. The Bidding, Contractual and Special Conditions apply to all work hereunder.

B. Related work specified or as shown elsewhere:

1. SECTION 02930 – LANDSCAPE

1.02 SCOPE OF WORK

A. Provide all labor, materials to install the specified Irrigation System as shown on the drawings and stated in the Technical Specifications.

B. Connection to existing water source on property at location shown on the drawings.

1.03 QUALITY ASSURANCE

A. Comply with Federal, State, County, Local and other duly constituted authorities and regulatory agencies.

B. Installation and materials shall conform to the Standards and Specifications for Turf and Landscape Irrigation Systems, Florida Irrigation Society, and the current Uniform Plumbing Code, Uniform Mechanical Code, state statutes and prevailing county and/or municipal ordinances.

1.04 JOB CONDITIONS

A. Responsibility to the Owner: The Contractor shall not willfully install the plumbing irrigation system as specified in the Contract Documents when it is obvious in the field that there are obstructions, grade differences and/or discrepancies in area dimensions until such conditions are brought to the attention of the Landscape Architect.

B. Utilities and Structures: Attention is directed to the fact that overhead, underground and surface utilities, structures and vegetation are in the area of the work and must be protected against damage during the progress of the work.

C. Protection and Safety: The Contractor shall be responsible and liable for the protection and safety against injury of property and persons on or about the project site during the term of its work. The Contractor shall provide and properly maintain necessary warning signs and lights, barricades, railings and other safeguards. The Contractor shall conform with the current Occupational Safety and Health Standards.

D. Site Familiarity: The Contractor shall visit the project site to examine such conditions as soils, vegetation, utilities, structures, water supply, etc., as they will influence the work pursuant to bid submission and/or contract execution.

E. Utility Connections: Location of utility connections shall be shown on the plans or as shown by the utility company. The Contractor shall include in his bid all costs for such utility connections.

1.05 SUBMITTALS

A. Submit the following:

1. Submit proposed work schedule.

2. Product Data: Submit six (6) copies of manufacturer's technical data and installation instructions for underground sprinkler system. Submit samples of all materials and equipment to be installed on the project.

3. Equipment: Submit a schedule of equipment to be installed, to include: automatic controller, zone control valves, gate valves, quick coupling valves, backflow preventer, rotor heads, spray heads, pop-up spray heads, bubbler heads, special purpose heads, emitter pipe, fittings and valve boxes.

4. Design Data: Submit any all design data required under these specifications for all areas not shown on the irrigation plans that need irrigation rework of the existing system

1.06 DEFINITIONS AND ABBREVIATIONS

A. The Definitions and abbreviations given here below shall be considered a part of these specifications and shall apply to the interpretation and execution hereof.

1. P.S.I.: Static water pressure shall be given as pounds per square inch, abbreviated P.S.I., and where (1) P.S.I. shall equal 2.31 feet of head.

2. G.P.M.: Volume of water shall be given as gallons per minute abbreviated G.P.M.

3. Zone: A zone shall be defined as a group of heads or emitter pipes operating at the same time downstream under a common control valve. A zone shall be defined as further described hereinafter on the basis of available water pressure and volume and physical location/orientation.

4. P.V.C.: P.V.C. shall denote the abbreviation for polyvinyl chloride (schedule 40) material used in the manufacture of pipe and fittings as further specified hereinafter.

5. Polypipe and Polyconnectors: A flexible polyethylene pipe and fittings used in swing joints, head and pipe connectors and emitter systems.

6. Owner: That entity which holds title or control to the premises on which the work is performed.

7. Landscape Architect: This person or firm is the responsible representative of the Owner who produces the landscape and/or irrigation plans and specifications.

8. Contractor: In reference to these specifications, the "Contractor" shall mean the irrigation contractor bidding on and/or being awarded the contract for the work stipulated. Said Contractor shall be duly licensed and insured as an irrigation supplier/contractor to perform necessary water supply and distribution functions in the state, county and municipality where the work is to be executed.

9. Project: The project as referenced herein shall be that tract of real property where the irrigation system is to be installed.

10. Contract Documents: For the purposes of bid submission, contract agreement and execution of the work, the contract documents shall be binding upon all parties and shall include but not be limited to applicable plans, details, schedules, specifications and bidder instructions.

11. Equivalency: Relevant to manufacturer product lines specified herein, equivalents shall be of the type, manufacture, design, material, operation and performance. They shall be approved by the Landscape Architect.

12. The Plans: Design drawings and specifications provided by the Landscape Architect. In the event of conflict between the plans and the written specifications, the plans shall prevail.

PART 2 – MATERIALS

2.01 PRODUCTS

A. All material shall be of new stock and best grade of its kind. It shall be as specified unless otherwise specifically approved by the Landscape Architect. Materials not named shall be subject to approval or rejection by the Landscape Architect. In all cases, equivalent quality and material shall conform to the local plumbing code having jurisdiction. Materials shall be installed as recommended by the manufacturer.

B. Available Manufacturers:

1. Subject to compliance with requirements, manufacturers offering products which may be incorporated in the work include the following:
a. Rain Bird Sprinkler Mfg. Corp.
b. Hunter Industries
c. Netafim Irrigation
d. The Toro Co., Irrigation Division

C. Products the contractor wishes to substitute as an "Approved Equivalent" must be submitted to the Landscape Architect, in writing, a minimum of ten (10) days prior to the bid date. The Landscape Architect will provide either an approval or rejection of all products submitted in this fashion.

D. Plastic pipe shall be rigid, high impact, Type I, un-plasticized polyvinyl chloride. The pipe shall be homogeneous throughout and free from visible cracks, holes, foreign materials, blister, deleterious wrinkles or dents and shall conform to the following dimensions and physical properties:

1. All plastic pipe shall be continuously and permanently marked with manufacturer's name, kind of pipe, material size, IPS, NSF approval, schedule and type.

2. Plastic pipe shall be as manufactured by Lasco, Celanese, Pacific Western, Johns Manville, Colorkit, Universal, or as by specific emitter manufacturer.

3. Polyethylene pipe to be used for swing joints (for spray heads only), connectors or emitters, of appropriate P.S.I. ratings.

E. All main and lateral line piping used on this project shall be Schedule 40 P.V.C. unless otherwise approved in writing by the Landscape Architect and the Owner.

F. Pipe Fittings:

1. Plastic pipe fittings to be installed shall be medium weight injection molded for virgin Type II high impact un-plasticized rigid polyvinyl chloride (P.V.C.) molding compound. All plastic slip couplings shall be extruded fittings from same material as specified for pipe. Solvent cement and lubricant shall be of type and consistency approved by the Landscape Architect. Plastic pipe cement and lubricant shall be as recommended by pipe manufacturer.

2. Galvanized pipe and fittings: Where indicated, or required by code, use galvanized steel pipe ASA schedule 40 mild steel screwed pipe. Fittings shall be medium galvanized screwed, beaded malleable iron. Galvanized couplings may be a merchant coupling.

3. Under Pavement Lines: All piping under concrete and asphalt vehicle pavement, curbs, unpaved areas subject to other than normal loads shall be rigid P. V. C. Schedule 40.

G. Sprinkler Risers and Connectors:

1. Shrub risers are to be Schedule 40.

2. Pop_up spray connectors (from tee to head base) are to be threaded, flexible polyethylene.

3. Pop_up rotor connectors (from tee to head base) are to be rigid 1" Schedule 80 PVC or Marlex swing joints.

H. Valves:

1. Manufacturer's standard, of type and size required, and as herein further specified, clearly identified with purple markings or labels for Reclaimed Waste Water.

2. Automatic Circuit Valves: Globe or angle configuration valves operated by low_power solenoid, normally closed, manual flow adjustment. All electric/hydraulic control valves shall be fully compatible with the automatic controller with respect to the type of control, voltage, amperage or pressure specifications and "normal" sequence positioning.

3. Quick Coupling Valves (if specified): Shall have a brass two_piece body designed for working pressure of 150 P.S.I. operable with a quick coupler. Key size and type shall be as shown on the plans or presented in the equipment schedule. Cover to be clearly identified by purple markings for Reclaimed Waste Water.

I. Sprinkler Heads:

1. Manufacturer's standard unit designed to provide uniform coverage over entire area of spray shown on drawings at available water pressure. Top of head to be clearly identified with purple markings for Reclaimed Waste Water.

2. Pop_Up Spray: Fixed or adjustable pattern, with screw_type flow adjustment and stainless steel retraction spring.

3. Pop_up Rotary Sprays: Gear driven, full circle and part circle.

J. Valve Boxes:

1. All gate and control valves shall be set in valve boxes with snap lock covers flush with finished grade. Valve boxes shall be "Nelson 8500 or "Amvalve."

K. Automatic Control System:

1. The automatic controllers shall be as specified on the Plans or shall be of a capacity as required to efficiently operate the zones throughout the building and parking lot atlas. The 120 volt electrical power to the automatic controllers location is to be furnished by the Owner (See Facilities Manager for exact controller location). Irrigation Sub-Contractor shall make all connections in the low-voltage system between the automatic controller and the valves.

2. Schedule the controller time clocks to operate the system control as nearly as possible between the hours of 11:00 P.M. and 7:00 A.M. and on the days required by local watering guidelines for deep well water source systems.

L. Sleeves and Conduits:

1. All pipe and wiring under paving shall be placed in separate Schedule 40 P.V.C. sleeves and conduit respectively for the full pavement covered length. Sleeves and conduit are to be installed as shown on the Irrigation Plan or determined in the field. Sleeves and conduit shall be of adequate diameter to accommodate the pipe(s)/wire(s) with sufficient free play to allow removal and reinstallation without binding.

M. Control Wiring:

1. Connections between the automatic controllers and the electric control valves shall be made with direct burial wire AWG_U.F. #14_600 volt. Use red for pilot wire and white for common wire, install in accordance with valve manufacturer's specifications and wire chart. Wiring shall occupy the same trench and shall be installed along the same route as pressure supply or lateral lines wherever practical. Splices will be permitted only where more than one (1) pilot control wire is used. Splices shall be sealed with approved waterproof connectors not in valve box. Other than splices where more than one (1) pilot control wire is used, wiring shall be spliced only in a junction box or in a valve box. Where wiring is placed in a trench, place under a continuous strip of subgrade; use pressure_treated southern yellow pine, 1" x 3", and attach to board at (6) foot intervals. An expansion curl shall be provided within three (3) feet of each wire connection and at least every one hundred (100) feet in length. Expansion curls shall be formed by wrapping at least five (5) turns of wire around a pipe 1" (or more) in diameter, then withdrawing pipe. All splices shall be made with pen_lite fasteners. All control wiring or tubing routed beneath or through pavements, walks, curbs and/or other structural elements shall be run through P.V.C. Schedule 40 conduit of sufficient diameter for wire pulling. All conduit and sleeves for irrigation pipes and control wiring shall be installed by the irrigation sub-contractor. The 120 volt electrical power to the controller location to be furnished by the Owner.

N. Valves:

1. General: Manufacturer's standard, of type and size required, and/or as specified on the Plans.

2. Gate Valves shall conform to federal specification WBV 54, Type I, Class A, with all brass or bronze body, non_rising stem, "Kennedy #617" or "NIBCO #T_113".

3. Valves shall be clearly identified with purple markings and labels when Reclaimed Waste Water is used.

4. Automatic Circuit Valves: Globe or angle configuration valves operated by low_power solenoid, normally close, manual flow adjustment. All electric/hydraulic control valves shall be fully compatible with the automatic controller with respect to the type of control, voltage, amperage or pressure specifications and "normal" sequence positioning.

5. Quick Coupling Valves: When specified, shall have a brass two_piece body designed for working pressure of 150 P.S.I. operable with a quick coupler. Key size and type shall be as shown on the plans or presented in the equipment schedule.

6. Other Valves: shall be as stated on the Plans.

O. Filters:

1. A Y_or_Flow 60 mesh filter is required on all emitter systems. One filter will be required for each source of supply. Filters shall be located underground in an appropriately_sized meter box.

P. Backflow Prevention: (if applicable)

1. Backflow prevention shall be as approved by the local governing body.

Q. Emitter Pipe

1. Emitter pipe shall be manufactured by one of the aforementioned suppliers for the express purposes of subsurface irrigation.

2. Pipe shall have prestabricated irrigation orifices placed 12 inches on center.

3. Emitter pipe, if different than those stated herein, must be approved in writing by the Landscape Architect.

PART 3 – EXECUTION

3.01 SYSTEM DESIGN

A. General:

1. The Contractor shall provide any additional irrigation design data required to complete the Contract Documents. All Contractor submitted design data must provide for a 100% coverage to all planting and seeded areas to be irrigated as shown on the plans.

B. Design Liability:
1. All irrigation design data provided by Contractor shall be the full liability of the Contractor. All such design data shall be consistent with manufacturer's materials and installation methods, code compliance, coverage, application, distribution and operation as per the provided plans and technical specifications.

C. Design Pressures:
1. Design Pressures should be as recommended by the pipe and fitting manufacturer type of pipe selected, or as indicated on drawings.

D. Emitter Pipe Locations:

1. If design data is required, the Contractor is to provide final layout plans of the emitter system specified to reflect the zone and valve locations, and specified coverage.

2. The application rate shall not exceed the intake rate of the soil, and as recommended by the Manufacturer.

3. The system shall provide the capability of accomplishing complete watering of the entire area or areas, for the particular combination of soil type and vegetation being irrigated, within a period of time no greater than that currently being recommended by recognized authorities.

4. Friction losses for pipe will be determined by the Hazen_Williams Formula. The retardance coefficient for P.V.C. pipe shall be 150 and for galvanized steel pipe 100. "C" factors for other products shall be determined from Metric Mechanical Engineers Handbook or other comparable friction loss tables. Maximum water velocity shall not exceed 5 feet per second in any part of the system.

3.02 INSTALLATION

A. Comply with all requirements of the Uniform Plumbing Code.

B. Layout

1. The locations of heads are approximate. Make minor adjustments as necessary to avoid plantings and other obstructions and to obtain coverage. Pipe may be shown in building, concrete, and/or asphalt areas for clarity only. Locate all pipe in planting areas where appropriate.

2. Emitter lines shall be installed as shown on the Plans.

C. Excavation/Trenching

1. Trenches shall be dug straight. Trench bottoms shall be at true gradient providing support to pipe through its entire length and shall be free from rocks, clods, debris and sharp_edged objects. The minimum depth of lines measured to top of pipe, unless otherwise noted, shall be as follows:
a. Main lines and quick coupler lines shall be 18".
b. Lateral sprinkler lines shall be 12".
c. Non_pressure rotor head lines shall be 15".
d. Emitter lines shall be 6"below finish grade.
e. Provide minimum cover of 18" for all control wiring.

2. Where required or indicated on the plans, sodding and shall be removed where trenches are to be dug, and shall be protected from drying and replaced within 48 hours. Sod shall be cut in such a manner that a minimum of 2" of soil remains on the roots. The soil should be moist, but not wet, to prevent excessive loss due to crumbling. The Irrigation Sub-Contractor shall have all the responsibilities to maintain adequate care and grass trees, shrubs, and plants as required by Section 02900. The Irrigation Sub-Contractor may, at his option, contract with the Landscape, sodding and grass Sub-Contractor to handle this responsibility.

3. Back-fill shall not be placed until the installed irrigation system has been thoroughly inspected and tested by the Contractor (the Landscape Architect may request an inspection by his own personnel prior to back-filling of trenches). Back-fill material shall be approved soil, free from large rocks, debris or sharp objects. In general, the material removed from excavation may be used. Excavated rocky material shall be removed from the site and suitable fill material obtained for back-fill. Back-filling shall be done carefully to avoid damage to pipe or displacement of pipe from required alignment. Pipe shall not be back-filled until after the operation of the system for a short time before back-fill, or by back-filling in the early part of the watering before the heat of the day. Long runs of P. V. C. pipe shall be "snaked" in the trench to allow for contraction. Back-fill shall follow excavation with the least possible delay. Open trenches shall be adequately protected to insure the least possible hazard to persons and animals. Back-fill shall be compacted in compliance with Earthwork Section. The operation shall be repeated until finished grade of back-filled trenches matches that of adjacent soil.

D. Water Connection:

1. Connect irrigation system to existing source on site. Connection shall include but may not be limited to the installation of backflow preventer, gate valve, and quick coupler valve in valve meter box or underground line at convenient site and coordinate with affected persons in order to minimize irrigation downtime. Required modifications and/or relocations of equipment associated with the existing well shall be included in the irrigation work.

2. Municipal and County regulations must be adhered to during this and all other portions of work in this section.

E. Circuit Valves:

1. Provide union on downstream side.

2. Adjust automatic control valves to provide flow rate of rated operating pressure required for each sprinkler circuit.

3. Wherever possible, locate valves in plant bed areas for best concealment and accessibility.

4. Valves are to be installed in "Ametek" valve boxes, large enough to accommodate maintenance and operation of valves. Provide a 1/2" diameter river gravel sump 3" thick at bottom of valve pit.

F. Piping

1. Pipe shall be handled and stored in a manner to prevent damage. The plastic pipe and fittings shall be stored under cover, and shall be transported in a vehicle with a bed long enough to allow the length of pipe to be fed so as not to be subject to undue bending or concentrated external load at any point. Any plastic pipe that has been dented or damaged shall not be used unless such damage has been cut and pipe is replaced with a coupling.

2. Clean interior of pipe thoroughly and remove all dirt or foreign matter before laying into trench. Keep pipe clean during operations by plugs or other approved methods. The ends of all threaded pipe shall be reamed out full size with a long taper reamer so as to be partially ball_mouthed and perfectly smooth. All offsets shall be made with fittings. All water lines shall be thoroughly flushed out before heads are installed.

3. Lay pipe on solid sub_base, uniformly sloped without humps or depressions.

4. Install P.V.C. pipe in dry weather when temperature is above 40 degrees Fahrenheit in strict accordance with manufacturer's instructions. Allow joints to cure at least 24 hours at temperature above 40 degrees Fahrenheit before testing, unless otherwise recommended by manufacturer.

5. Welded joints shall be given at least 15 minutes set_up curing time before moving or handling. Pipe shall be partially center loaded to prevent arching and whipping under pressure. Plastic pipe shall be cut with a hand saw, hacksaw or other tool approved for such use in a manner so as to insure square ends. Burrs at cut ends shall be removed prior to installation so that a smooth unobstructed flow will be obtained. All plastic_to_plastic joints shall be solvent_weld joints. Only the solvent recommended by the pipe manufacturer shall be used. The solvent_weld joints shall be made in the following manner:

a. Thoroughly clean the mating pipe and fitting with a clean dry cloth.
b. Apply primer to all connections prior to applying solvent. Use only compatible primer following manufacturer's specifications.
c. Apply a uniform coat of solvent to outside of the pipe with a non_synthetic bristle brush. Apply solvent to the fitting in a similar manner.
d. Promptly a light coat of solvent to pipe and quickly insert it into the fitting. Give the pipe or fitting a quarter turn to insure even distribution of the solvent and make sure that the pipe is inserted to the full depth of the fitting socket.
e. Hold in position for 15 seconds. Wipe off excess solvent that appears at the outer shoulder of the fittings.
f. Care shall be taken so as not to use an excess amount of solvent thereby causing a burn or obstruction to form on the inside of the pipe. The joints shall be allowed to set at least 24 hours before pressure is applied to the system.

G. Pipe Jointing: In general, shall be performed by competent tradesmen specially trained in the type of work required and using tools and equipment recommended by the manufacturers of the pipe, fittings or equipment.

H. Galvanized Steel Pipe and Fittings: Threads shall be sound, clean cut, and well fitting. Threaded joints shall be made up with the best quality pure joint compound or best grade, carefully and smoothly placed on the male threads only, throughout the system. Any leaky joints shall be remade with new material. Use of thread cement or caulking to make joints tight will not be permitted. All cut ends shall be remade to full bore before assembly.

G. Plastic to Steel Connections: Male threaded plastic to female thread steel shall be used. The same shall apply to plastic and brass or other metal. In no case shall metal be screwed into a plastic fitting. A non_hardening pipe dope such as "Permatex: No. 2", or equal, shall be used on threaded plastic to metal joints, and light wrench pressure should be used.

H. Hose bibs:
1. If specified, shall be installed up stream of the electric valve in the same meter box. Hose bibs may be used with a pressure range to clean operating pressure.)

I. Miscellaneous Emitter Equipment:
1. Pressure gauges and other miscellaneous equipment may be required by the manufacturer for ideal operation of the emitter system. The Contractor shall provide all necessary equipment for the full operation of the emitter system as recommended by the manufacturer.

J. Sprinkler Heads and Adjustment:

1. Sprinkler heads shall be installed to a plumb position at intervals not to exceed the maximum spacing specified by the manufacturer for project conditions, or as indicated on the drawings.

2. Heads in turf areas shall be installed 2" minimum to 6" maximum away from the edge of the curb or walk, and shall be set 1/8" below the edge of the curb or walk. All heads shall be installed on flexible connections or swing joints and shall allow for vertical adjustment of heads. 6" pop_up spray heads or pop_up rotors (where appropriate) shall be used in turf areas.

3. All groundcover areas, including mass plantings of desert shrubs not exceeding 22", shall be irrigated with 12" pop_up spray heads and extenders.

4. Shrub risers shall only be installed in hedges or mass plantings of large shrubs and are not to extend more than 3" above the installed height of the shrub. If risers are used in hedges abutting parking areas, they must be placed a minimum of 30" away from the edge of the curb. Risers in hedge on or not to been seen or damaged by vehicle overhang. All risers and other above_ground piping and fixtures shall be painted with a permanent flat black enamel paint. Stake all risers over 2' with 1/4" reinforcing rod fastened securely to riser.

5. Provide swing joints on all pop_ups and rotors located adjacent to vehicular and pedestrian ways. Flexible polypipe may be used as swing joints for spray heads only. All rotor heads shall be installed with rigid 1" Schedule 40 PVC swing joints.

6. Pop_up heads adjacent to vehicle pavement that is not curbed shall be installed with concrete donut protectors set flush with the top of the heads. Heads installed adjacent to pedestrian curbs or walks shall be installed 6" away from the curb or walk. Where adjacent to buildings, fences or similar structures, heads shall be installed 6" away from the structure.

7. Install no multiple assemblies on plastic lines. Provide each assembly with its own outlet.

8. Adjustable sprinklers shall be adjusted by fully opening the sprinkler farthest from the control valve. The manual adjustment of the control valve shall be opened slightly to obtain a 12" high spray at the sprinkler mentioned above. After this condition has been met, all other sprinklers in the section shall be adjusted for equal height sprays, regulating the control valve as required maintaining this condition. The Landscape Architect shall be notified when the system is ready for inspection. The Contractor shall be responsible for the sprinkler installed. Individual heads shall be rotated as required to keep sprays within the areas of lawn or shrubbery. If it is determined that adjustments in the irrigation equipment will provide proper and more adequate coverage, make such adjustments prior to planting. Adjustments may also include changes in nozzle sizes and degrees of area as required.

3.03 SYSTEM CHECK

A. In no event shall the Contractor cover up or otherwise remove from view any work under this contract that has not been thoroughly inspected and tested. The Owner and/or Landscape Architect shall be present at time of inspection and testing. Any work covered prior to being inspected shall be opened to view by the Contractor at his expense. Notify the Owner and Landscape Architect when testing will be conducted.

B. Pressure Testing: All pressure lines shall be tested prior to back-fill of joints. As soon as lines are connected, flushed out, and valves are attached, cap all outlets and hydrostatically test at available pressure for a continuous 4 hour period, at the end of which the lines and joints shall be inspected. If leaks develop, the joint or joints shall be replaced, and the tests repeated until all leaks are repaired. Any pipe found to leak, shall be excavated and repaired at the Contractor's expense.

C. Operational Testing: The entire irrigation installation shall be placed in operation by the Contractor and tested in the presence of the Owner or his Representative for proper functioning as a whole. Location and area of heads shall be adjusted if required to eliminate any dry spots, over_water or spillage on adjacent areas and to prevent over_spray onto walks, roadways and buildings as much as possible.

3.04 AS BUILT RECORDS AND ADDITIONAL EQUIPMENT

A. Furnish record drawings of "as built" conditions as follows:

1. Location of water supply.

2. Tie_in and Owner furnished electrical service and disconnects.

3. Location of valve controllers and other control equipment.

4. Routing and sizing of sprinkler pipe.

5. Location and type of sprinkler heads.

6. Location and size of gate and zone control valves.

7. Routing of zone control valve electrical wiring.

B. The location of all "as built" conditions different from the original drawing shall be to scale from permanent points of reference. Exact location of main lines, control cables, and control valves shall be shown.

C. The Contractor shall provide as part of this contract two sets of sprinkler wrenches for adjusting, clearing or disassembling each type of sprinkler. Two each of any special tools required for any other equipment shall also be furnished.

C. Six (6) service manuals for all equipment used shall be furnished to the Owner. Manuals may be loose_leaf and should show drawings or exploded views of equipment and catalog number. Operation instructions for all equipment shall be furnished.

3.05 WARRANTY

A. The Irrigation Sub–Contractor and Contractor shall Warranty all materials employed in the Irrigation installation, are installed as specified and is in accordance with best trade practices. The Warranty shall also state there are no unauthorized substitutions of materials.

B. The Irrigation Sub–Contractor and Contractor shall warrant the work for a period of one (1) year.

C. The Contractor shall be responsible to replace all plant materials which have declined in health or have died due to a defective irrigation system. The contractor shall replace affected plants with plants of same variety and value within ten days of notice.

D. Corrections: Should any trouble develop within the specified warranty period which in the opinion of the Owner is due to inferior or faulty materials and/or workmanship, the trouble shall be corrected without delay by the Contractor, to the satisfaction of and at no expense to the Owner.

E. Liability: Any and all damage to rain water drains, water supply lines, gas lines and/or other service lines, shall be repaired and made good by the Contractor at no extra cost to the Owner. It is the responsibility of the Contractor to be aware of the location of all utilities or other permanent or non_permanent installations and to protect these installations from any damage whatsoever.

END OF SECTION

BDG BOOTH DESIGNGROUP
146 SECOND ST. N. STE. 302
ST. PETERSBURG, FL 33701
T/727.821.5699

CONSULTANTS

ARCHITECT
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CELEBRATION, FLORIDA

CIVIL ENGINEER
DELISI FITZGERALD
1605 HENDRY STREET
FORT MYERS, FLORIDA
239 418-0691

OWNER
BUCKINGHAM COMPANIES
941 N. MERIDIAN
INDIANAPOLIS, INDIANA
317 554-6710

DOWNTOWN ESTERO

ESTERO, FLORIDA

SIGNATURE & SEAL

FL Registration: LC26000471

DO PLANS

ISSUE DATE

NO.	ISSUE	DATE
1	DO PLANS	09-06-22
2	DO PLANS	09-26-22
3	100% DD	10-12-22
4	DO PLANS	12-02-22
5	DO PLANS	02-08-23
6	DO PLANS	03-08-23

REVISIONS

NO.	COMMENTS	DATE

SHEET INFORMATION

JOB NUMBER	21057
DRAWN BY	HB/GS
CHECKED BY	HB

NO SCALE

IRRIGATION SPECIFICATIONS

LD-4

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EXTERIOR LIGHTING PLAN
FOR
DOWNTOWN ESTERO

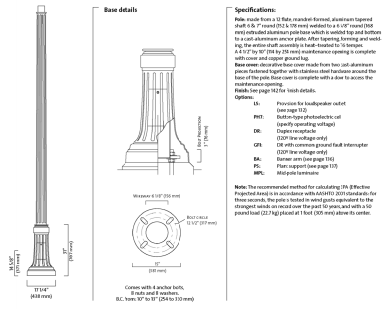
INDEX OF LIGHTING PLANS

SHEET NO.	SHEET DESCRIPTION
L-1	COVER
L-2	POLE DETAIL, STATISTICS AND LUMINAIRE SCHEDULE
L-3	LUMINAIRE SPECIFICATIONS & LUMINAIRE PROPERTIES
L-4	PROJECT LAYOUT
L-5 THRU L-9	PLAN

ATTENTION IS DIRECTED TO THE FACT THAT THESE PLANS MAY HAVE BEEN ALTERED IN SIZE BY REPRODUCTION. THIS MAY BE CONSIDERED WHEN OBTAINING SCALED DATA.

JOB NO.	DATE	BY	REVISIONS	DESIGNED BY R.C.F. / DRAWN BY W.L.F. / CHECKED BY R.C.F.	APPROVED BY: REID C. FELLOWS P.E. 61673	FEBRUARY 16, 2023	TR TRANSPORTATION CONSULTANTS, INC	2726 OAK RIDGE COURT, SUITE 503 FORT MYERS, FLORIDA 33901-9356 (239) 278-3090 CERTIFICATE OF AUTHORIZATION: #27003	DOWNTOWN ESTERO LIGHTING / COVER	SHEET NO. L-1
F2205.34										

ALUMINUM FLUTED POLE > **RTA906 / RTA907**

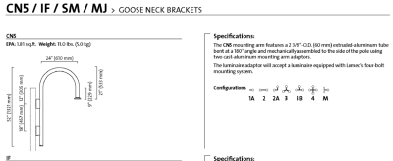


CATALOG NUMBER	NOMINAL HEIGHT		TENON SECTION		WALL THICKNESS		WEIGHT		EPA RATING 90 MPH	110 MPH	120 MPH	150 MPH	ANCHOR BOLTS
	ft	m	in	mm	in	mm	lbs	kg	sq.ft	sq.ft	sq.ft	sq.ft	in mm
RTA906F-10	10	3.05	4	102	.3125	3.2	74	34	27.23	18.23	15.26	9.56	3/4 x 27 19-686
RTA906V-10	10	3.05	4	102	.3250	6.4	92	42	30	30	30	19.26	3/4 x 27 19-686
RTA906F-12	12	3.66	4	102	.3125	3.2	79	36	25.41	14.38	11.8	7.23	3/4 x 27 19-686
RTA906V-12	12	3.66	4	102	.3250	6.4	100	45	30	30	25.24	15.69	3/4 x 27 19-686
RTA906F-14	14	4.27	4	102	.3125	3.2	83	38	31.23	15.24	9.27	5.51	3/4 x 27 19-686
RTA906V-14	14	4.27	4	102	.3250	6.4	108	49	30	24.56	20.55	12.84	3/4 x 27 19-686
RTA906F-16	16	4.88	4	102	.3125	3.2	86	39	34.11	9.01	3.87	4.2	3/4 x 27 19-686
RTA906V-16	16	4.88	4	102	.3250	6.4	116	52	30	20.49	13.99	10.53	3/4 x 27 19-686
RTA907B-18	18	5.49	4	102	.3156	4.0	117	53	23.25	13.78	11.33	6.64	3/4 x 27 19-686
RTA907N-18	18	5.49	4	102	.3188	4.8	124	56	27.17	17.83	14.75	8.66	3/4 x 27 19-686
RTA907B-20	20	6.1	4	102	.3156	4.0	124	56	17.66	11.24	9.13	5.34	3/4 x 27 19-686
RTA907N-20	20	6.1	4	102	.3188	4.8	131	59	22.78	14.75	12.11	6.99	3/4 x 27 19-686

Note: Lumec reserves the right to modify the above details to effect changes in the cost of materials and/or production and/or design without prior notice.

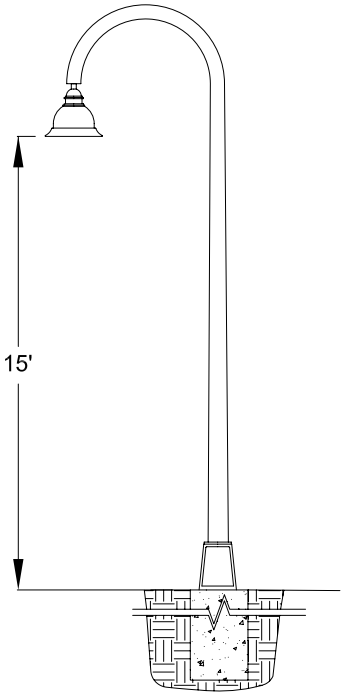
LUMEC

CN5 / IF / SM / MJ > GOOSE NECK BRACKETS



Note: Lumec reserves the right to modify the above details to effect changes in the cost of materials and/or production and/or design without prior notice.

LUMEC

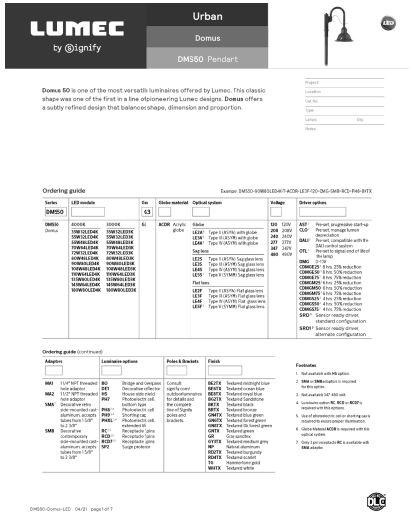


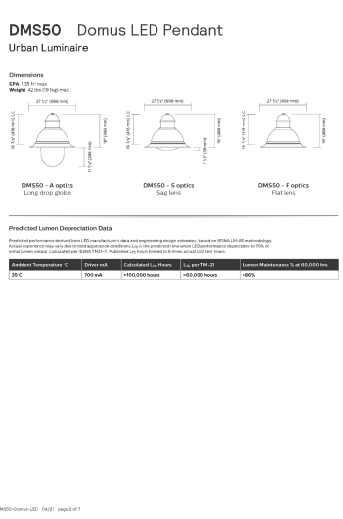
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Spine Road	Illuminance	Fc	1.02	3.8	0.3	3.40	12.67
Property Line	Illuminance	Fc	0.02	0.4	0.0	N.A.	N.A.

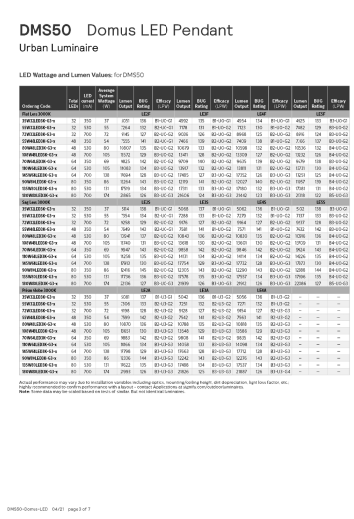
Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	Lum. Watts	LLF	BUG Rating
	41	SA	SINGLE	DMS55-35W32LED3K-G3-LE4F	37.0875	1.000	B1-U0-G1

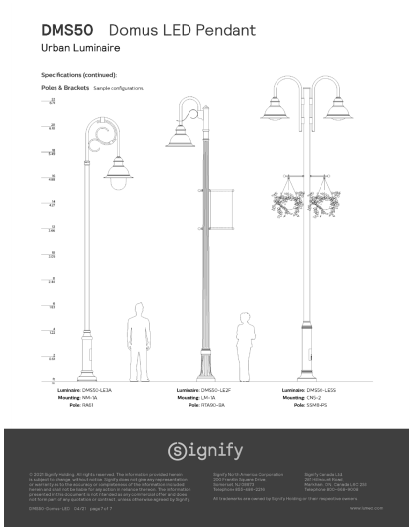
1. LOCATE ROADWAY LIGHT POLES 4.0 FEET BEHIND EDGE OF PAVEMENT OR 2.0 FEET BEHIND BACK OF SIDEWALK (TYPICAL).
2. POLES SHALL BE DIRECT BURIAL OR FOUNDATION TO BE DESIGNED BY OTHERS.
3. POLE TO BE RTA906V–16 WITH SM GOOSENECK BRACKET. COLOR SHALL BE TEXTURED BLACK.

JOB NO.	DATE	BY	REVISIONS	DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY:				
F2205.34				R.C.F.	W.L.F.	R.C.F.	REID C. FELLOWS P.E. 61673	FEBRUARY 16, 2023	TR TRANSPORTATION CONSULTANTS, INC	2726 OAK RIDGE COURT, SUITE 503 FORT MYERS, FLORIDA 33901-9356 (239) 278-3090 CERTIFICATE OF AUTHORIZATION: #27003	DOWNTOWN ESTERO LIGHTING POLE DETAIL, STATISTICS AND LUMINAIRE SCHEDULE	SHEET NO. L-2





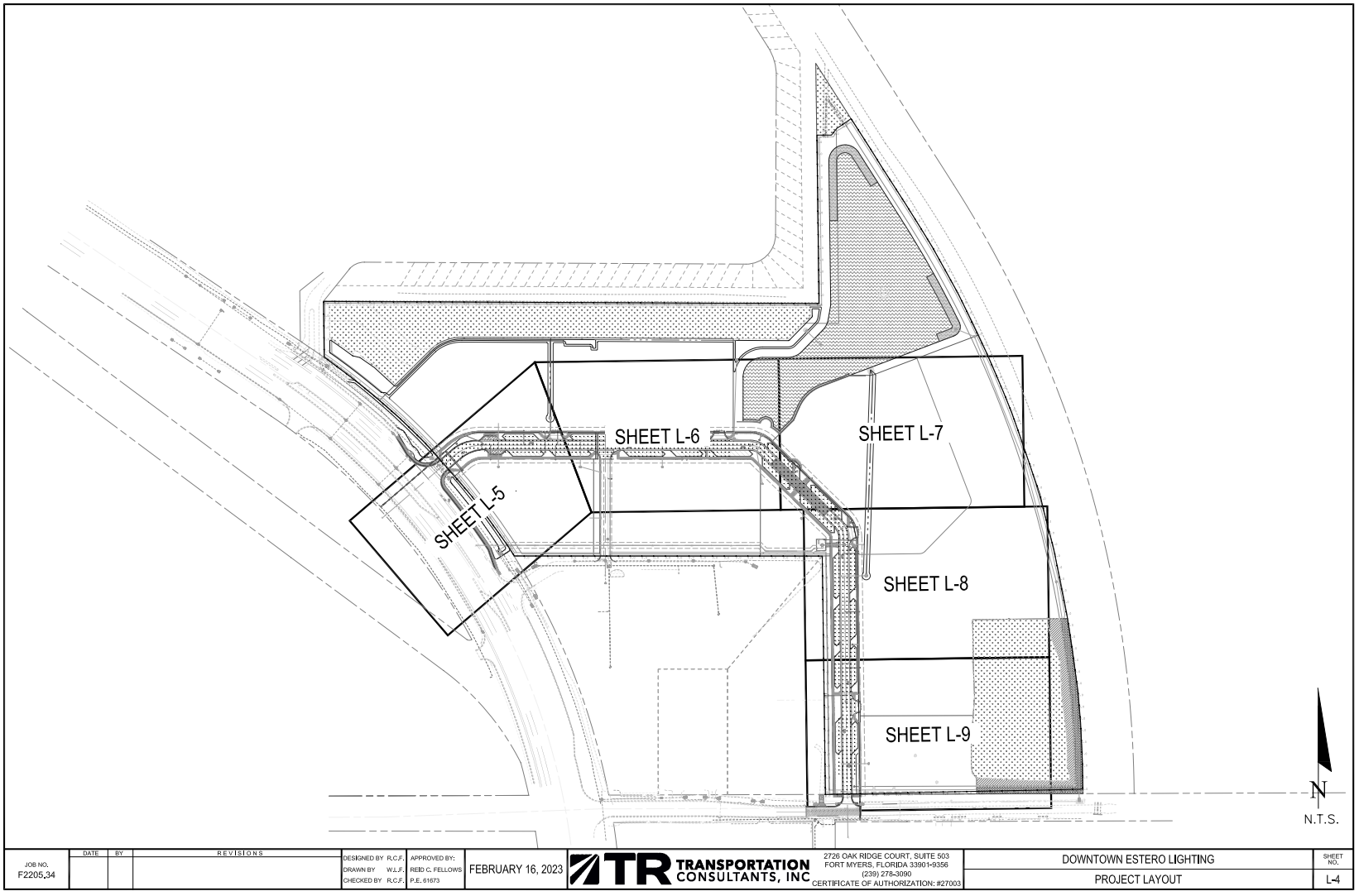




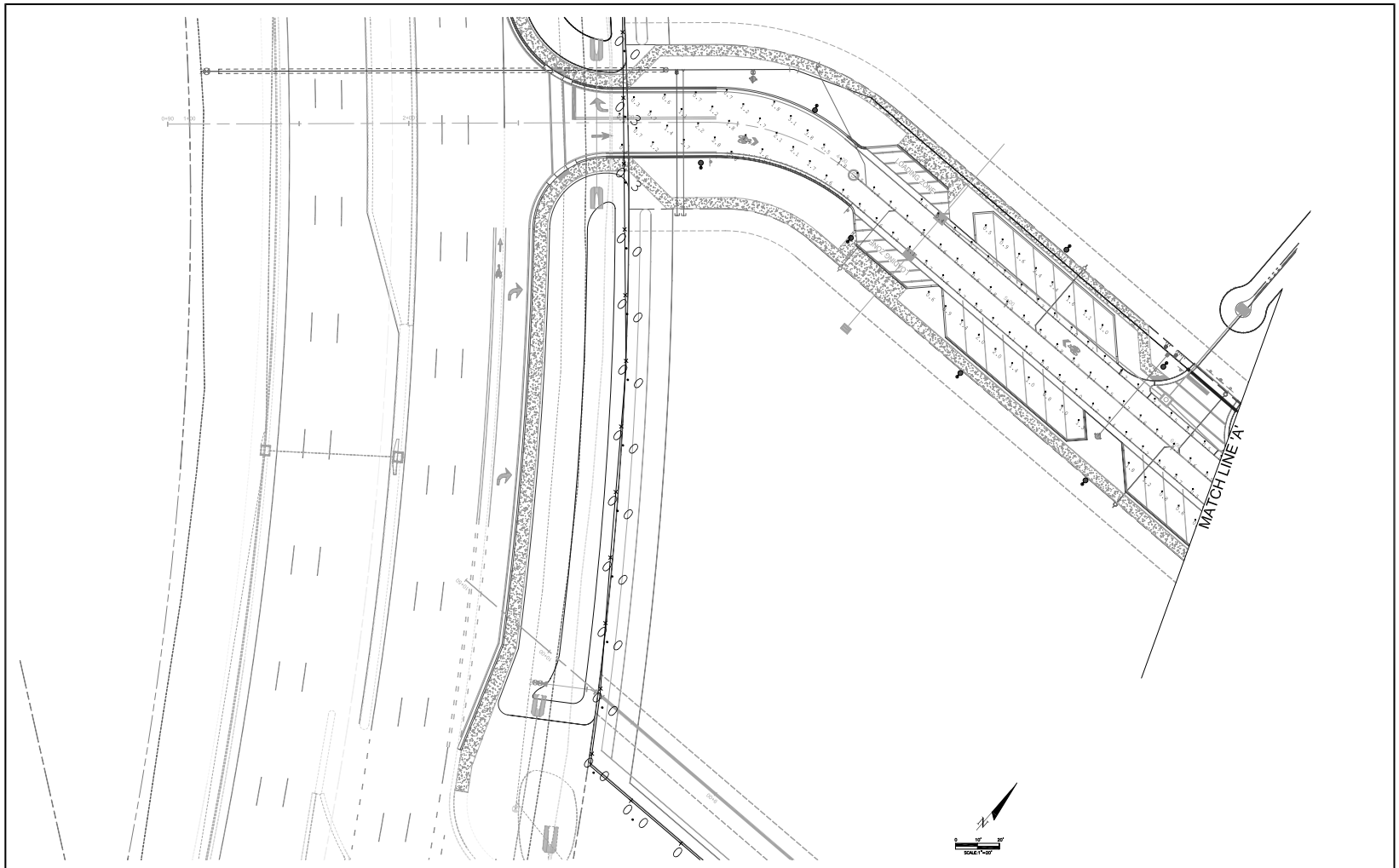
NOTES:

1. FIXTURES SHALL BE LUMEC DOMUS DMS50 LED SERIES, 37 WATT PLACED 4.0 FEET BEHIND EDGE OF PAVEMENT OR 2.0 FEET BEHIND BACK OF SIDEWALK (TYPICAL) OR AS SHOWN ON PLAN, MOUNTED AT 15 FEET.
2. POLES SHALL BE DIRECT BURIAL OR FOUNDATION TO BE DESIGNED BY OTHERS.

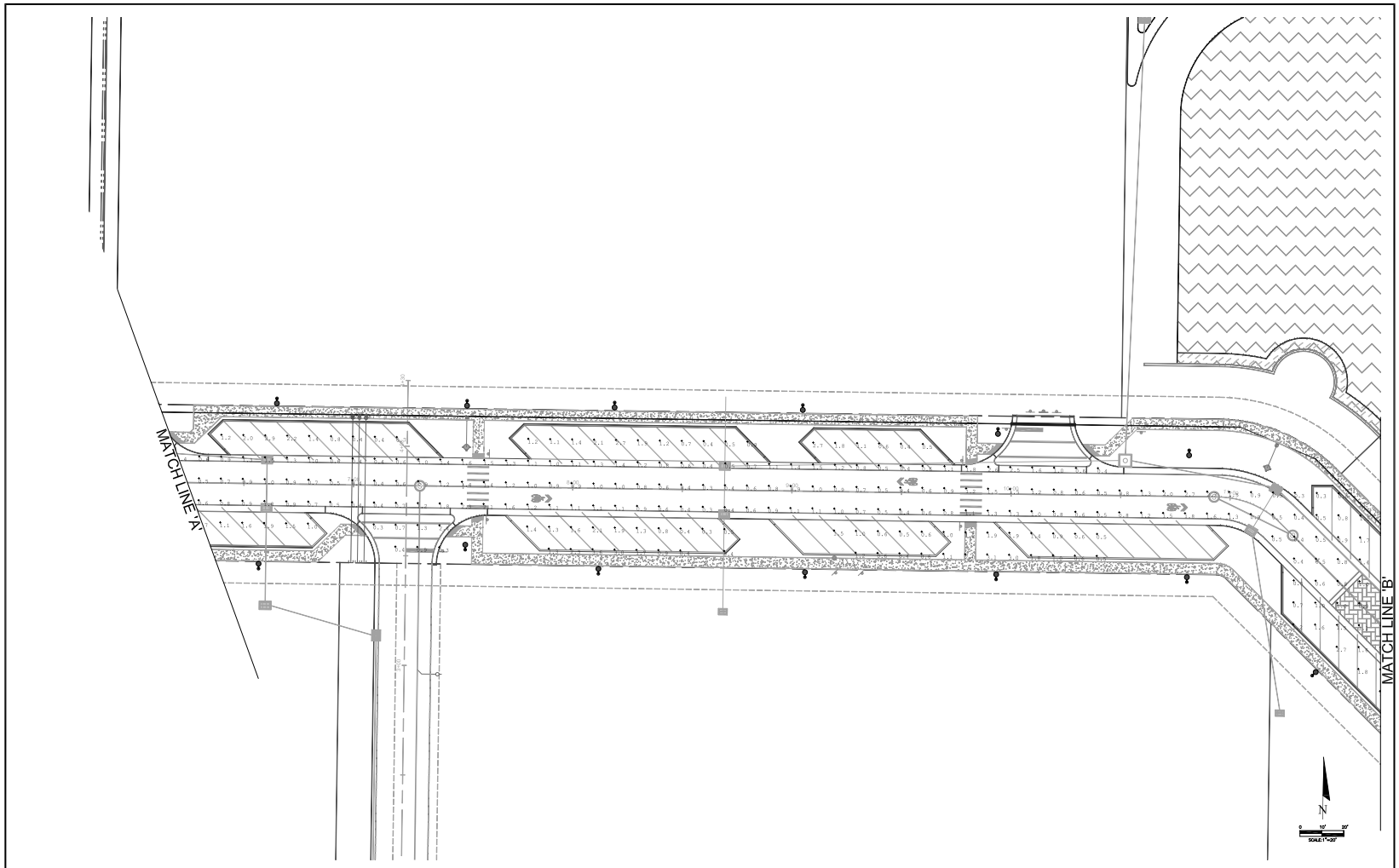
JOB NO.	DATE	BY	REVISIONS	DESIGNED BY	APPROVED BY:		TRANSPORTATION CONSULTANTS, INC		DOWNTOWN ESTERO LIGHTING	SHEET NO.
F2205.34				DRAWN BY W.L.F.	REID C. FELLOWS	FEBRUARY 16, 2023		2726 OAK RIDGE COURT, SUITE 503 FORT MYERS, FLORIDA 33901-9356 (239) 278-3090 CERTIFICATE OF AUTHORIZATION: #27003	LUMINAIRE SPECIFICATIONS & LUMINAIRE PROPERTIES	L-3
				CHECKED BY R.C.F.	P.E. 61673					



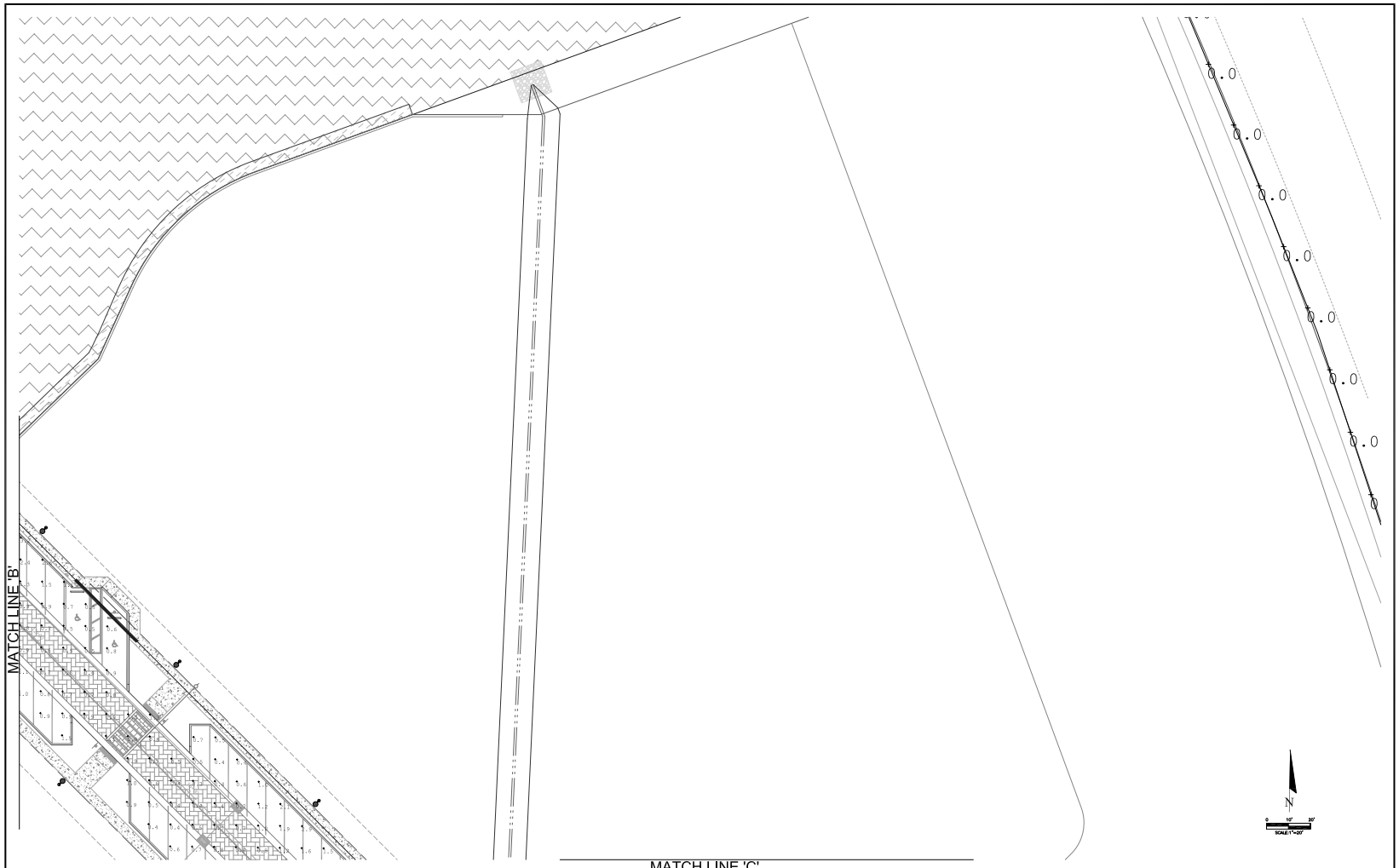
JOB NO.	DATE	BY	REVISIONS	DESIGNED BY R.C.F.	APPROVED BY:	FEBRUARY 16, 2023	TRANSPORTATION CONSULTANTS, INC	2726 OAK RIDGE COURT, SUITE 503 FORT MYERS, FLORIDA 33901-9356 (239) 278-3090 CERTIFICATE OF AUTHORIZATION: #27003	DOWNTOWN ESTERO LIGHTING	SHEET NO.
F2205.34				DRAWN BY W.L.F.	REID C. FELLOWS				PROJECT LAYOUT	L-4
				CHECKED BY R.C.F.	P.E. 61673					



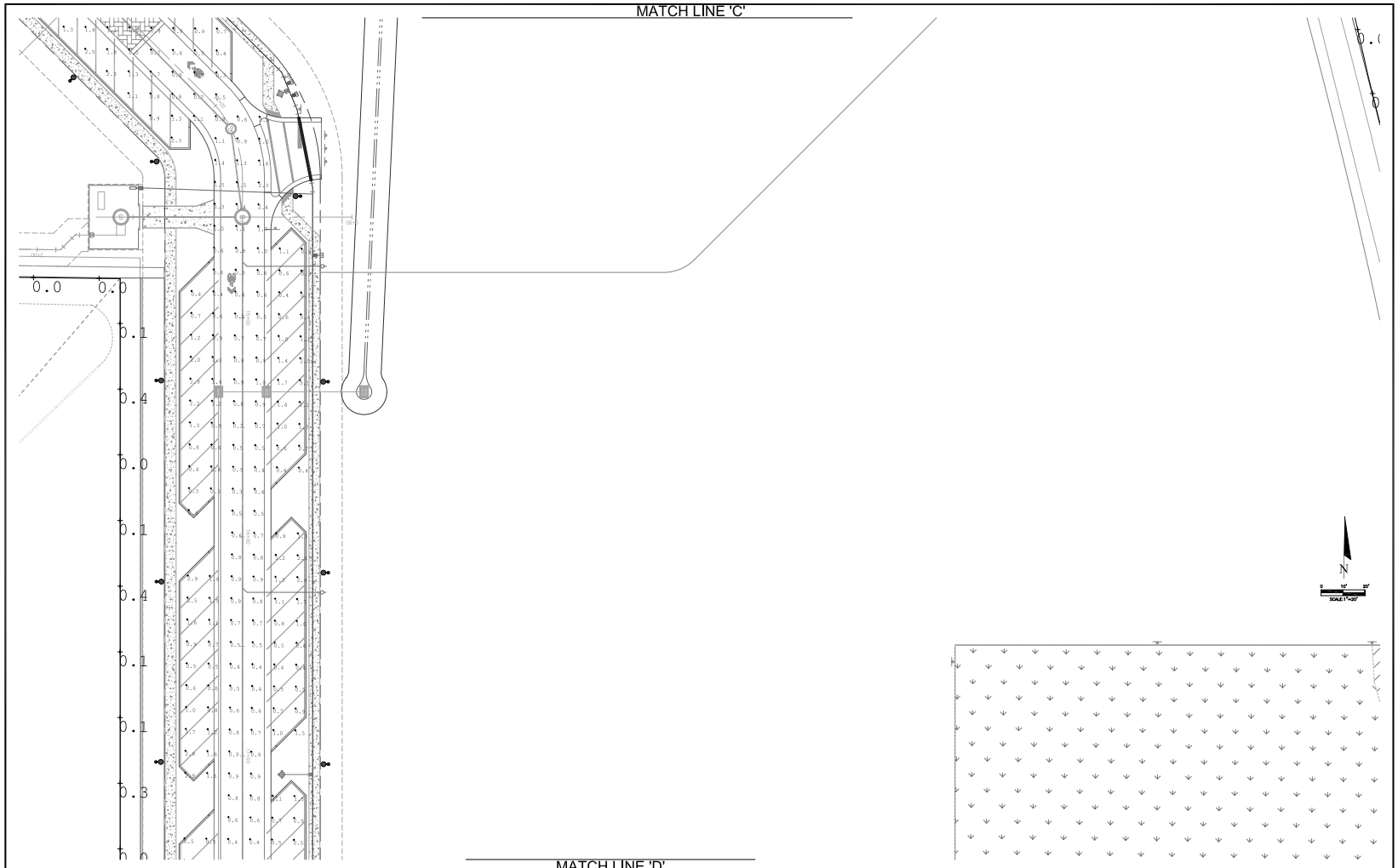
JOB NO.	DATE	BY	REVISIONS	DESIGNED BY R.C.F.	APPROVED BY:		TRANSPORTATION CONSULTANTS, INC	2726 OAK RIDGE COURT, SUITE 503 FORT MYERS, FLORIDA 33901-9356 (239) 278-3090 CERTIFICATE OF AUTHORIZATION: #27003	DOWNTOWN ESTERO LIGHTING	SHEET NO.
F2205.34				DRAWN BY W.L.F.	REID C. FELLOWS	FEBRUARY 16, 2023			PLAN	L-5
				CHECKED BY R.C.F.	P.E. 61673					



JOB NO.	DATE	BY	REVISIONS	DESIGNED BY R.C.F. / DRAWN BY W.L.F. / CHECKED BY R.C.F.	APPROVED BY: REID C. FELLOWS P.E. 61673	FEBRUARY 16, 2023	TR TRANSPORTATION CONSULTANTS, INC	2726 OAK RIDGE COURT, SUITE 503 FORT MYERS, FLORIDA 33901-9356 (239) 278-3090 CERTIFICATE OF AUTHORIZATION: #27003	DOWNTOWN ESTERO LIGHTING / PLAN	SHEET NO. L-6
F2205.34										



JOB NO.	DATE	BY	REVISIONS	DESIGNED BY R.C.F.	APPROVED BY:		TRANSPORTATION CONSULTANTS, INC		DOWNTOWN ESTERO LIGHTING	SHEET NO.
F2205.34				DRAWN BY W.L.F.	REID C. FELLOWS	FEBRUARY 16, 2023	2726 OAK RIDGE COURT, SUITE 503 FORT MYERS, FLORIDA 33901-9356 (239) 278-3090 CERTIFICATE OF AUTHORIZATION: #27003		PLAN	L-7
				CHECKED BY R.C.F.	P.E. 61673					



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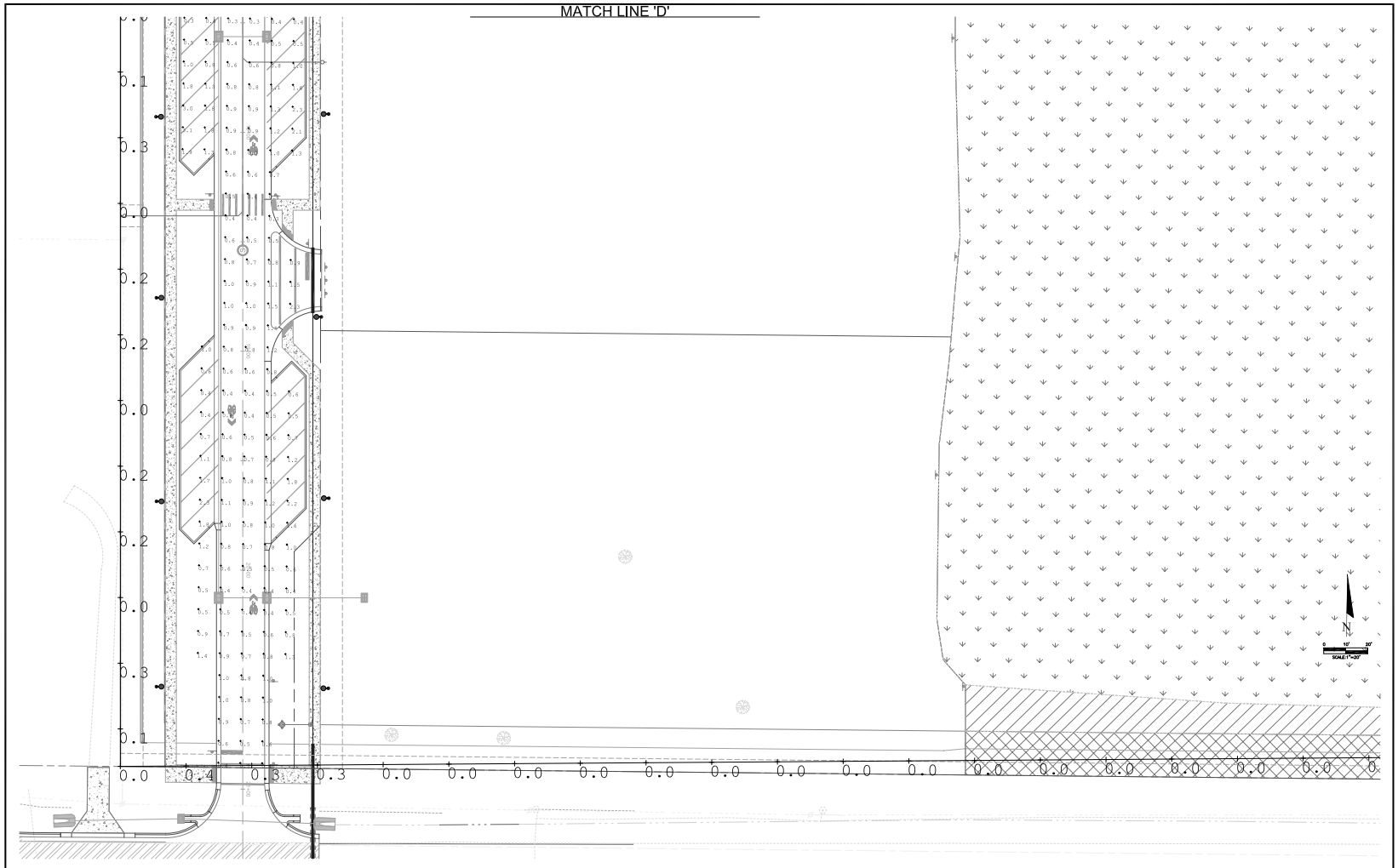
F2205.34				DRAWN BY W.L.F.	REID C. FELLOWS P.E. 61673	FEBRUARY 16, 2023			PLAN	L-8
				CHECKED BY R.C.F.						



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F2205.34										

DOWNTOWN ESTERO INFRASTRUCTURE – DO2022-E006 - PZDB

ESTERO, FL

April 11, 2023

CONSULTANT TEAM

BUCKINGHAM COMPANIES, *Developer*

DELISI FITZGERALD, INC., *Civil Engineering*

BOOTH DESIGN GROUP, *Landscape Architecture*

TR Transportation, *Traffic & Lighting Consultant*

DOWNTOWN ESTERO - INFRASTRUCTURE

VICINITY MAP

PROJECT SUMMARY

SITE/ENTITLEMENT SUMMARY

- 34 AC MIXED USE (MPD ZONING) PROJECT
- ENTITLEMENTS INCLUDE 310 UNITS, 200K SF NON-RESIDENTIAL, 125 HOTEL ROOMS

KEY ELEMENTS

- BACKBONE STORMWATER MANAGEMENT SYSTEM FOR ENTIRE PROJECT
- FULL PERIMETER BUFFERS
- INDIGENOUS PRESERVE AREAS
- INTERIOR ROADWAY FROM US 41 TO BROADWAY

ACCESS

- INTERIOR MAIN STREET WITH ON-STREET PARKING
- RIGHT IN/RIGHT OUT @ US 41 WITH RIGHT TURN LANE
- CROSS ACCESS TO BROADWAY GRANDE SHOPTS
- OPTIONAL CROSS ACCESS TO CYPRESS BEND

PROJECT SUMMARY CONT'D

UTILITIES

- WATERMAIN LOOP FROM US 41 TO BROADWAY
- NEW SEWER PUMP STATION TO SERVE DOWNTOWN ESTERO & BROADWAY GRANDE SHOPPES
- SEWER SERVICE PROVIDED FOR SCHOOLHOUSE PROPERTY

PZDB MEETING SUMMARY

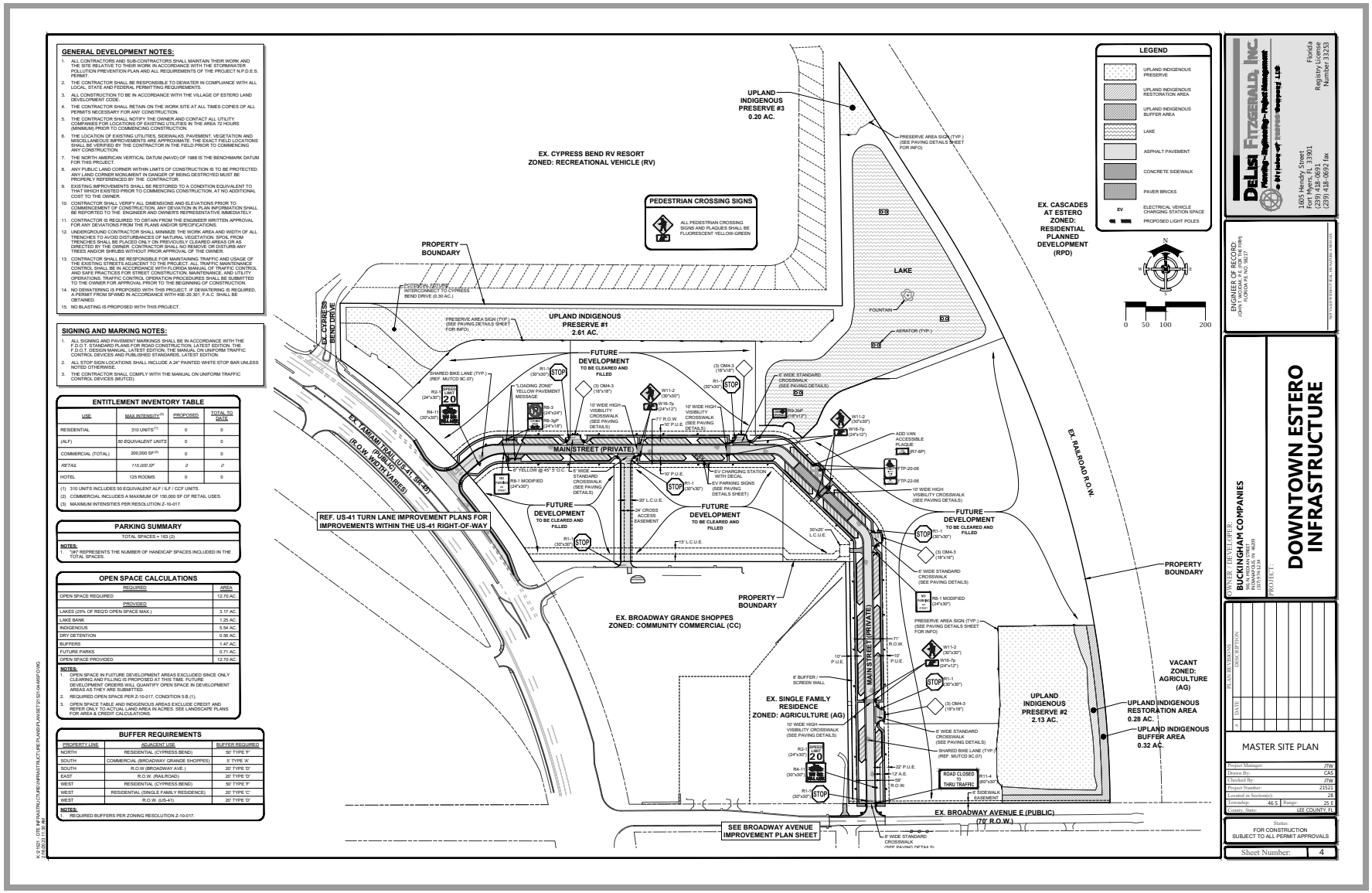
- PUBLIC INFORMATION MEETING NOVEMBER 2021
- WORKSHOP MARCH 2022
- INFRASTRUCTURE DO SUBMITTED JUNE 2022
- RESIDENTIAL APARTMENT DO SUBMITTED JULY 2022
- WORKSHOP MARCH 2023 (RESIDENTIAL ARCHITECTURE)

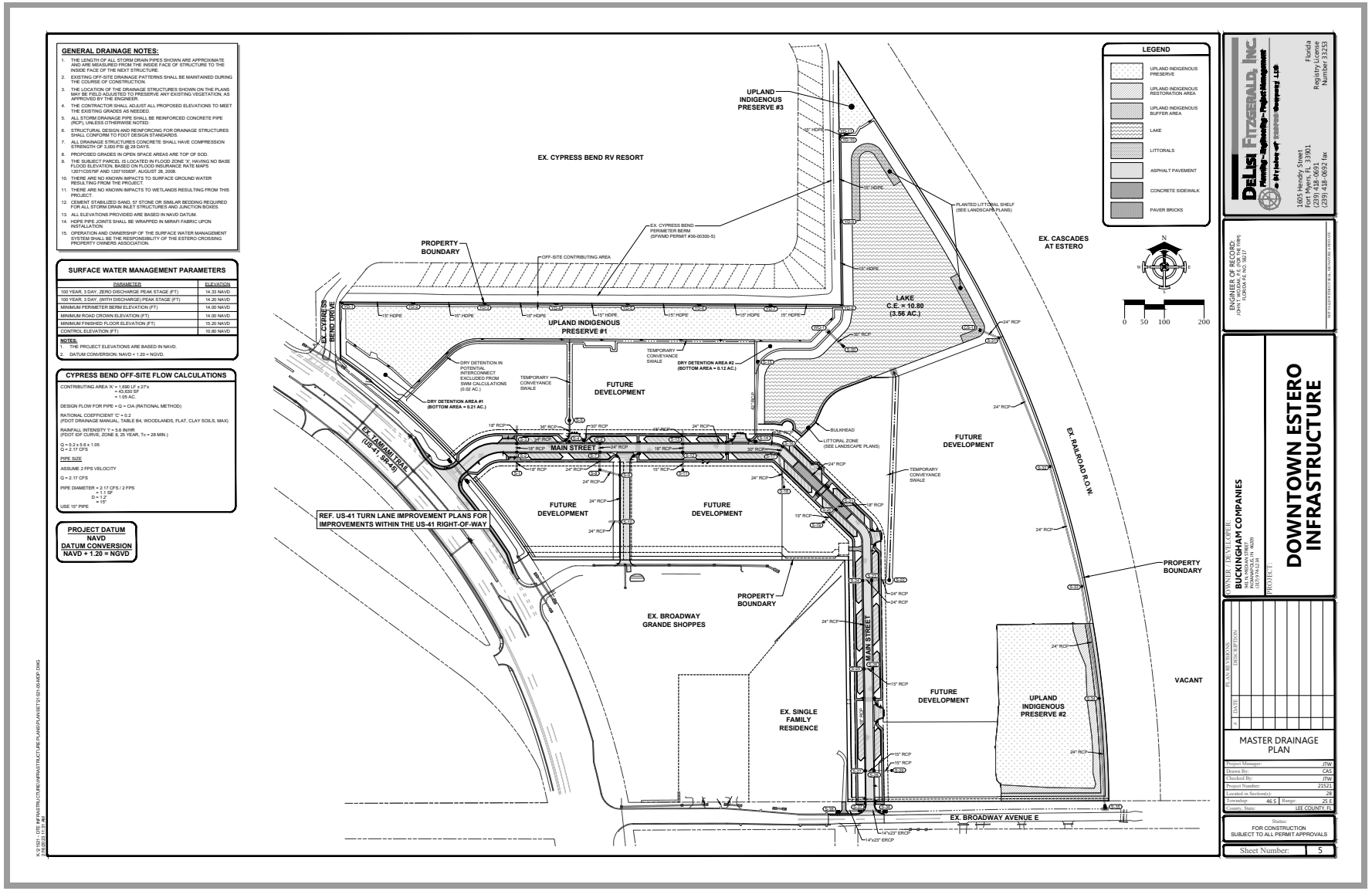
NEIGHBOR OUTREACH

- EXTENSIVE COORD. W/ BROADWAY GRANDE SHOPS ON ACCESS & SEWER
- IN PERSON & VIRTUAL MEETING W/ CYPRESS BEND
- PRESENTATION/INFO SESSION WITH CASCADES AT REGULAR HOA MEETING

INFRASTRUCTURE DO

BOOTHDESIGNGROUP
landscape architecture • planning • urban design


GENERAL DEVELOPMENT NOTES:
1. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL MAINTAIN THEIR WORK AND THE SITE RELATIVE TO THEIR WORK IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND ALL REQUIREMENTS OF THE PROJECT N.P.D.E.S. PERMIT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO DEWATER IN COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL PERMITTING REQUIREMENTS.
3. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE VILLAGE OF ESTERO LAND DEVELOPMENT CODE.
4. THE CONTRACTOR SHALL RETAIN ON THE WORK SITE AT ALL TIMES COPIES OF ALL PERMITS NECESSARY FOR ANY CONSTRUCTION.
5. THE CONTRACTOR SHALL NOTIFY THE OWNER AND CONTACT ALL UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES IN THE AREA 72 HOURS (MINIMUM) PRIOR TO COMMENCING CONSTRUCTION.
6. THE LOCATION OF EXISTING UTILITIES, SIDEWALKS, PAVEMENT, VEGETATION AND MISCELLANEOUS IMPROVEMENTS ARE APPROXIMATE. THE EXACT FIELD LOCATIONS SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO COMMENCING ANY CONSTRUCTION.
7. THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 IS THE BENCHMARK DATUM FOR THIS PROJECT.
8. ANY PUBLIC LAND CORNER WITHIN LIMITS OF CONSTRUCTION IS TO BE PROTECTED. ANY LAND CORNER MONUMENT IN DANGER OF BEING DESTROYED MUST BE PROPERLY REFERENCED BY THE CONTRACTOR.
9. EXISTING IMPROVEMENTS SHALL BE RESTORED TO A CONDITION EQUIVALENT TO THAT WHICH EXISTED PRIOR TO COMMENCING CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER.
10. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DEVIATION IN PLAN INFORMATION SHALL BE REPORTED TO THE ENGINEER AND OWNERS REPRESENTATIVE IMMEDIATELY.
11. CONTRACTOR IS REQUIRED TO OBTAIN FROM THE ENGINEER WRITTEN APPROVAL FOR ANY DEVIATIONS FROM THE PLANS AND/OR SPECIFICATIONS.
12. UNDERGROUND CONTRACTOR SHALL MINIMIZE THE WORK AREA AND WIDTH OF ALL TRENCHES TO AVOID DISTURBANCES OF NATURAL VEGETATION. SPOIL FROM TRENCHES SHALL BE PLACED ONLY ON PREVIOUSLY CLEARED AREAS OR AS DIRECTED BY THE OWNER. CONTRACTOR SHALL NO REMOVE OR DISTURB ANY TREES AND/OR SHRUBS WITHOUT PRIOR APPROVAL OF THE OWNER.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND USAGE OF THE EXISTING STREETS ADJACENT TO THE PROJECT. ALL TRAFFIC MAINTENANCE AND CONTROL SHALL BE IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION, FOR STREET CONSTRUCTION, MAINTENANCE AND OPERATIONS. TRAFFIC CONTROL OPERATION PROCEDURES SHALL BE SUBMITTED TO THE OWNER FOR APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.
14. NO DEWATERING IS PROPOSED WITH THIS PROJECT. IF DEWATERING IS REQUIRED, A PERMIT FROM SFWMD IN ACCORDANCE WITH 40E-20.301, F.A.C. SHALL BE OBTAINED.
15. NO BLASTING IS PROPOSED WITH THIS PROJECT.
SIGNING AND MARKING NOTES:
1. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE F.D.O.T. STANDARD PLANS FOR ROAD CONSTRUCTION, LATEST EDITION, THE F.D.O.T. DESIGN MANUAL, LATEST EDITION, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND PUBLISHED STANDARDS, LATEST EDITION.
2. ALL STOP SIGN LOCATIONS SHALL INCLUDE A 24" PAINTED WHITE STOP BAR UNLESS NOTED OTHERWISE.
3. THE CONTRACTOR SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
ENTITLEMENT INVENTORY TABLE
USE | MAX INTENSITY(3) | PROPOSED | TOTAL TO DATE
RESIDENTIAL | 310 UNITS(1) | 0 | 0
(ALF) | 50 EQUIVALENT UNITS | 0 | 0
COMMERCIAL (TOTAL) | 200,000 SF(2) | 0 | 0
RETAIL | 115,000 SF | 0 | 0
HOTEL | 125 ROOMS | 0 | 0
(1) 310 UNITS INCLUDES 50 EQUIVALENT ALF / ILF / CCF UNITS.
(2) COMMERCIAL INCLUDES A MAXIMUM OF 150,000 SF OF RETAIL USES.
(3) MAXIMUM INTENSITIES PER RESOLUTION Z-10-017.
PARKING SUMMARY
TOTAL SPACES = 183 (2)
NOTES:
1. "(#)" REPRESENTS THE NUMBER OF HANDICAP SPACES INCLUDED IN THE TOTAL SPACES.
OPEN SPACE CALCULATIONS
REQUIRED | AREA
OPEN SPACE REQUIRED | 12.70 AC.
PROVIDED
LAKES (25% OF REQ'D OPEN SPACE MAX.) | 3.17 AC.
LAKE BANK | 1.25 AC.
INDIGENOUS | 8.54 AC.
DRY DETENTION | 0.56 AC.
BUFFERS | 1.47 AC.
FUTURE PARKS | 0.71 AC.
OPEN SPACE PROVIDED | 12.70 AC.
NOTES:
1. OPEN SPACE IN FUTURE DEVELOPMENT AREAS EXCLUDED SINCE ONLY CLEARING AND FILLING IS PROPOSED AT THIS TIME. FUTURE DEVELOPMENT ORDERS WILL QUANTIFY OPEN SPACE IN DEVELOPMENT AREAS AS THEY ARE SUBMITTED.
2. REQUIRED OPEN SPACE PER Z-10-017, CONDITION 5.B.(1).
3. OPEN SPACE TABLE AND INDIGENOUS AREAS EXCLUDE CREDIT AND REFER ONLY TO ACTUAL LAND AREA IN ACRES. SEE LANDSCAPE PLANS FOR AREA & CREDIT CALCULATIONS.
BUFFER REQUIREMENTS
PROPERTY LINE | ADJACENT USE | BUFFER REQUIRED
NORTH | RESIDENTIAL (CYPRESS BEND) | 50' TYPE 'F'
SOUTH | COMMERCIAL (BROADWAY GRANDE SHOPPES) | 5' TYPE 'A'
SOUTH | R.O.W. (BROADWAY AVE.) | 20' TYPE 'D'
EAST | R.O.W. (RAILROAD) | 20' TYPE 'D'
WEST | RESIDENTIAL (CYPRESS BEND) | 50' TYPE 'F'
WEST | RESIDENTIAL (SINGLE FAMILY RESIDENCE) | 20' TYPE 'C'
WEST | R.O.W. (US-41) | 20' TYPE 'D'
NOTES:
1. REQUIRED BUFFERS PER ZONING RESOLUTION Z-10-017.
LEGEND
UPLAND INDIGENOUS PRESERVE
UPLAND INDIGENOUS RESTORATION AREA
UPLAND INDIGENOUS BUFFER AREA
LAKE
ASPHALT PAVEMENT
CONCRETE SIDEWALK
PAVER BRICKS
ELECTRICAL VEHICLE CHARGING STATION SPACE
PROPOSED LIGHT POLES
PEDESTRIAN CROSSING SIGNS
ALL PEDESTRIAN CROSSING SIGNS AND PLAQUES SHALL BE FLUORESCENT YELLOW-GREEN
UPLAND INDIGENOUS PRESERVE #3 0.20 AC.
EX. CYPRESS BEND RV RESORT ZONED: RECREATIONAL VEHICLE (RV)
PROPERTY BOUNDARY
POTENTIAL FUTURE INTERCONNECT TO CYPRESS BEND DRIVE (0.30 AC.)
PRESERVE AREA SIGN (TYP.) (SEE PAVING DETAILS SHEET FOR INFO)
UPLAND INDIGENOUS PRESERVE #1 2.61 AC.
CYPRESS BEND DRIVE
SHARED BIKE LANE (TYP.) (REF. MUTCD 9C.07)
"LOADING ZONE" YELLOW PAVEMENT MESSAGE
FUTURE DEVELOPMENT TO BE CLEARED AND FILLED
10' WIDE HIGH VISIBILITY CROSSWALK (SEE PAVING DETAILS)
6' WIDE STANDARD CROSSWALK (SEE PAVING DETAILS)
MAIN STREET (PRIVATE)
EX. TAMIAMI TRAIL (US 41, SR 45) (PUBLIC) (R.O.W. WIDTH VARIES)
REF. US-41 TURN LANE IMPROVEMENT PLANS FOR IMPROVEMENTS WITHIN THE US-41 RIGHT-OF-WAY
EV CHARGING STATION WITH DECAL
EV PARKING SIGNS (SEE PAVING DETAILS SHEET)
24' CROSS ACCESS EASEMENT
15' L.C.U.E.
30'x25' L.C.U.E.
EX. CASCADES AT ESTERO ZONED: RESIDENTIAL PLANNED DEVELOPMENT (RPD)
LAKE
FOUNTAIN
AERATOR (TYP.)
ADD VAN ACCESSIBLE PLAQUE
EX. RAILROAD R.O.W.
EX. BROADWAY GRANDE SHOPPES ZONED: COMMUNITY COMMERCIAL (CC)
EX. SINGLE FAMILY RESIDENCE ZONED: AGRICULTURE (AG)
8' BUFFER / SCREEN WALL
UPLAND INDIGENOUS PRESERVE #2 2.13 AC.
VACANT ZONED: AGRICULTURE (AG)
UPLAND INDIGENOUS RESTORATION AREA 0.28 AC.
UPLAND INDIGENOUS BUFFER AREA 0.32 AC.
ROAD CLOSED TO THRU TRAFFIC
SEE BROADWAY AVENUE IMPROVEMENT PLAN SHEET
EX. BROADWAY AVENUE E (PUBLIC) (70' R.O.W.)
0 50 100 200
DeLisi Fitzgerald, Inc.
Planning • Engineering • Project Management
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0691
(239) 418-0692 fax
Florida Registry License Number 33253
ENGINEER OF RECORD
JOHN T. WIDDAN, P.E. (FOR THE FIRM)
FLORIDA P.E. NO. 58217
OWNER / DEVELOPER:
BUCKINGHAM COMPANIES
PROJECT:
DOWNTOWN ESTERO INFRASTRUCTURE
PLAN REVISIONS
NO. | DATE | DESCRIPTION
MASTER SITE PLAN
Project Manager: JTW
Drawn By: CAS
Checked By: JTW
Project Number: 21521
Located in Section(s): 28
Township: 46 S Range: 25 E
County, State: LEE COUNTY, FL
Status: FOR CONSTRUCTION SUBJECT TO ALL PERMIT APPROVALS
Sheet Number: 4


GENERAL DRAINAGE NOTES:
1. THE LENGTH OF ALL STORM DRAIN PIPES SHOWN ARE APPROXIMATE AND ARE MEASURED FROM THE INSIDE FACE OF STRUCTURE TO THE INSIDE FACE OF THE NEXT STRUCTURE.
2. EXISTING OFF-SITE DRAINAGE PATTERNS SHALL BE MAINTAINED DURING THE COURSE OF CONSTRUCTION.
3. THE LOCATION OF THE DRAINAGE STRUCTURES SHOWN ON THE PLANS MAY BE FIELD ADJUSTED TO PRESERVE ANY EXISTING VEGETATION, AS APPROVED BY THE ENGINEER.
4. THE CONTRACTOR SHALL ADJUST ALL PROPOSED ELEVATIONS TO MEET THE EXISTING GRADES AS NEEDED.
5. ALL STORM DRAINAGE PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP), UNLESS OTHERWISE NOTED.
6. STRUCTURAL DESIGN AND REINFORCING FOR DRAINAGE STRUCTURES SHALL CONFORM TO FDOT DESIGN STANDARDS.
7. ALL DRAINAGE STRUCTURES CONCRETE SHALL HAVE COMPRESSION STRENGTH OF 3,000 PSI @ 28 DAYS.
8. PROPOSED GRADES IN OPEN SPACE AREAS ARE TOP OF SOD.
9. THE SUBJECT PARCEL IS LOCATED IN FLOOD ZONE 'X', HAVING NO BASE FLOOD ELEVATION, BASED ON FLOOD INSURANCE RATE MAPS 12071C0579F AND 12071C0583F, AUGUST 28, 2008.
10. THERE ARE NO KNOWN IMPACTS TO SURFACE GROUND WATER RESULTING FROM THE PROJECT.
11. THERE ARE NO KNOWN IMPACTS TO WETLANDS RESULTING FROM THIS PROJECT.
12. CEMENT STABILIZED SAND, 57 STONE OR SIMILAR BEDDING REQUIRED FOR ALL STORM DRAIN INLET STRUCTURES AND JUNCTION BOXES.
13. ALL ELEVATIONS PROVIDED ARE BASED IN NAVD DATUM.
14. HDPE PIPE JOINTS SHALL BE WRAPPED IN MIRAFI FABRIC UPON INSTALLATION.
15. OPERATION AND OWNERSHIP OF THE SURFACE WATER MANAGEMENT SYSTEM SHALL BE THE RESPONSIBILITY OF THE ESTERO CROSSING PROPERTY OWNERS ASSOCIATION.
SURFACE WATER MANAGEMENT PARAMETERS
PARAMETER | ELEVATION
100 YEAR, 3 DAY, ZERO DISCHARGE PEAK STAGE (FT) | 14.33 NAVD
100 YEAR, 3 DAY, (WITH DISCHARGE) PEAK STAGE (FT) | 14.20 NAVD
MINIMUM PERIMETER BERM ELEVATION (FT) | 14.00 NAVD
MINIMUM ROAD CROWN ELEVATION (FT) | 14.00 NAVD
MINIMUM FINISHED FLOOR ELEVATION (FT) | 15.20 NAVD
CONTROL ELEVATION (FT) | 10.80 NAVD
NOTES:
1. THE PROJECT ELEVATIONS ARE BASED IN NAVD.
2. DATUM CONVERSION: NAVD + 1.20 = NGVD.
CYPRESS BEND OFF-SITE FLOW CALCULATIONS
CONTRIBUTING AREA 'A' = 1,690 LF x 27'±
= 43,650 SF
= 1.05 AC.
DESIGN FLOW FOR PIPE = Q = CIA (RATIONAL METHOD)
RATIONAL COEFFICIENT 'C' = 0.2
(FDOT DRAINAGE MANUAL, TABLE 8-4, WOODLANDS, FLAT, CLAY SOILS, MAX)
RAINFALL INTENSITY 'I' = 5.6 IN/HR
(FDOT IDF CURVE, ZONE 8, 25 YEAR, Tc = 28 MIN.)
Q = 0.2 x 5.6 x 1.05
Q = 2.17 CFS
PIPE SIZE
ASSUME 2 FPS VELOCITY
Q = 2.17 CFS
PIPE DIAMETER = 2.17 CFS / 2 FPS
= 1.1 SF
D = 1.2'
= 15"
USE 15" PIPE
PROJECT DATUM
NAVD
DATUM CONVERSION
NAVD + 1.20 = NGVD
LEGEND
UPLAND INDIGENOUS PRESERVE
UPLAND INDIGENOUS RESTORATION AREA
UPLAND INDIGENOUS BUFFER AREA
LAKE
LITTORALS
ASPHALT PAVEMENT
CONCRETE SIDEWALK
PAVER BRICKS
UPLAND INDIGENOUS PRESERVE #3
EX. CYPRESS BEND RV RESORT
PROPERTY BOUNDARY
OFF-SITE CONTRIBUTING AREA
EX. CYPRESS BEND PERIMETER BERM (SFWMD PERMIT #36-00300-S)
PLANTED LITTORAL SHELF (SEE LANDSCAPE PLANS)
EX. CASCADES AT ESTERO
LAKE C.E. = 10.80 (3.56 AC.)
UPLAND INDIGENOUS PRESERVE #1
CYPRESS BEND DRIVE
TEMPORARY CONVEYANCE SWALE
DRY DETENTION IN POTENTIAL INTERCONNECT EXCLUDED FROM SWM CALCULATIONS (6.02 AC.)
DRY DETENTION AREA #1 (BOTTOM AREA = 0.21 AC.)
DRY DETENTION AREA #2 (BOTTOM AREA = 0.12 AC.)
FUTURE DEVELOPMENT
MAIN STREET
EX. AMI AMI TRAIL (US-41 SR-45)
BULKHEAD
LITTORAL ZONE (SEE LANDSCAPE PLANS)
EX. RAILROAD R.O.W.
REF. US-41 TURN LANE IMPROVEMENT PLANS FOR IMPROVEMENTS WITHIN THE US-41 RIGHT-OF-WAY
EX. BROADWAY GRANDE SHOPPES
EX. SINGLE FAMILY RESIDENCE
UPLAND INDIGENOUS PRESERVE #2
VACANT
EX. BROADWAY AVENUE E
N
0 50 100 200
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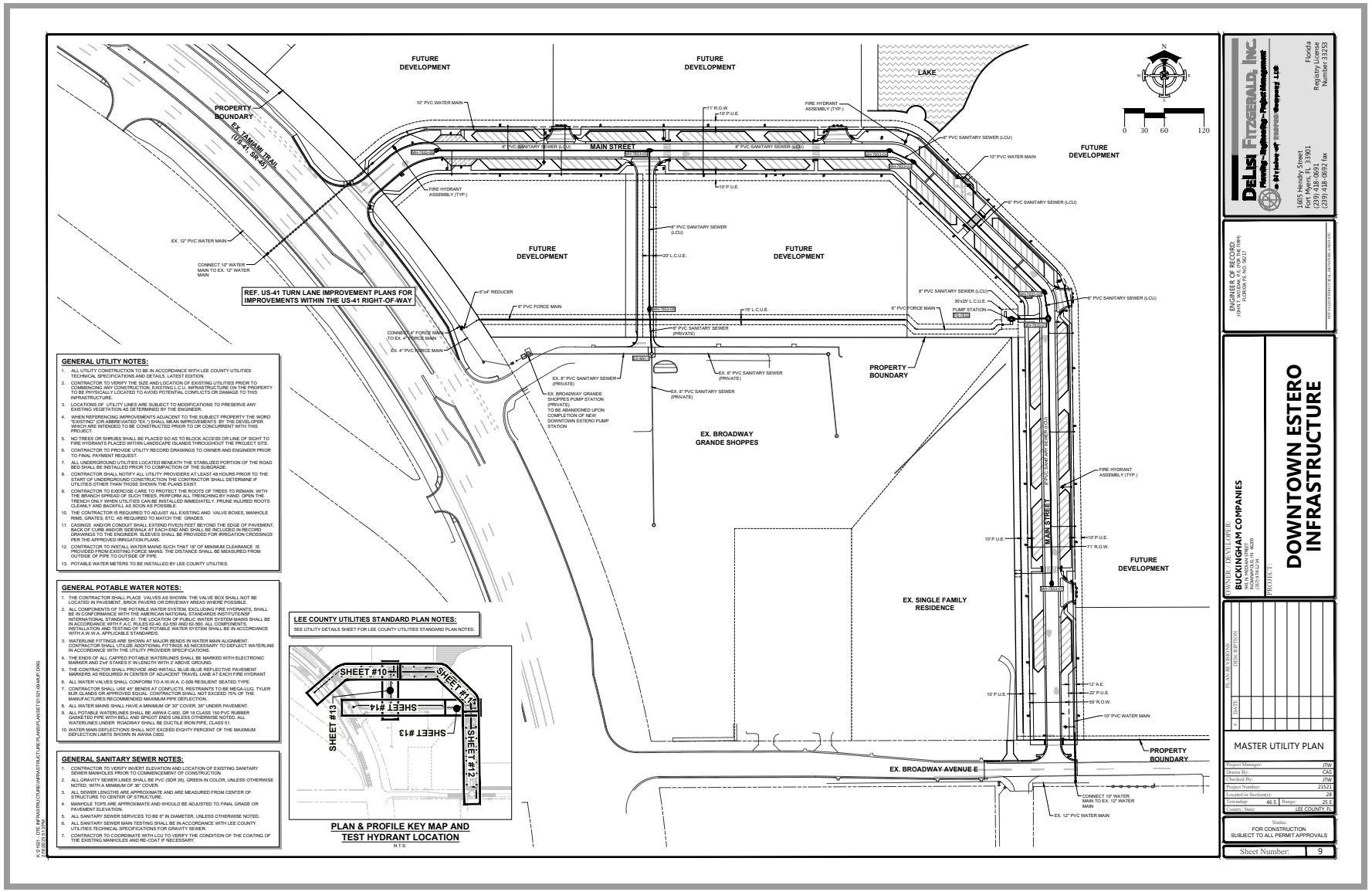

GENERAL UTILITY NOTES:

1. ALL UTILITY CONSTRUCTION TO BE IN ACCORDANCE WITH LEE COUNTY UTILITIES TECHNICAL SPECIFICATIONS AND DETAILS, LATEST EDITION.
2. CONTRACTOR TO VERIFY THE SIZE AND LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. EXISTING L.C.U. INFRASTRUCTURE ON THE PROPERTY TO BE PHYSICALLY LOCATED TO AVOID POTENTIAL CONFLICTS OR DAMAGE TO THIS INFRASTRUCTURE.
3. LOCATIONS OF UTILITY LINES ARE SUBJECT TO MODIFICATIONS TO PRESERVE ANY EXISTING VEGETATION AS DETERMINED BY THE ENGINEER.
4. WHEN REFERENCING IMPROVEMENTS ADJACENT TO THE SUBJECT PROPERTY THE WORD "EXISTING" (OR ABBREVIATED "EX.") SHALL MEAN IMPROVEMENTS BY THE DEVELOPER WHICH ARE INTENDED TO BE CONSTRUCTED PRIOR TO OR CONCURRENT WITH THIS PROJECT.
5. NO TREES OR SHRUBS SHALL BE PLACED SO AS TO BLOCK ACCESS OR LINE OF SIGHT TO FIRE HYDRANTS PLACED WITHIN LANDSCAPE ISLANDS THROUGHOUT THE PROJECT SITE.
6. CONTRACTOR TO PROVIDE UTILITY RECORD DRAWINGS TO OWNER AND ENGINEER PRIOR TO FINAL PAYMENT REQUEST.
7. ALL UNDERGROUND UTILITIES LOCATED BENEATH THE STABILIZED PORTION OF THE ROAD BED SHALL BE INSTALLED PRIOR TO COMPACTION OF THE SUBGRADE.
8. CONTRACTOR SHALL NOTIFY ALL UTILITY PROVIDERS AT LEAST 48 HOURS PRIOR TO THE START OF UNDERGROUND CONSTRUCTION THE CONTRACTOR SHALL DETERMINE IF UTILITIES OTHER THAN THOSE SHOWN THE PLANS EXIST.
9. CONTRACTOR TO EXERCISE CARE TO PROTECT THE ROOTS OF TREES TO REMAIN, WITH THE BRANCH SPREAD OF SUCH TREES. PERFORM ALL TRENCHING BY HAND. OPEN THE TRENCH ONLY WHEN UTILITIES CAN BE INSTALLED IMMEDIATELY. PRUNE INJURED ROOTS CLEANLY AND BACKFILL AS SOON AS POSSIBLE.
10. THE CONTRACTOR IS REQUIRED TO ADJUST ALL EXISTING AND VALVE BOXES, MANHOLE RIMS, GRATES, ETC. AS REQUIRED TO MATCH THE GRADES.
11. CASINGS AND/OR CONDUIT SHALL EXTEND FIVE(5) FEET BEYOND THE EDGE OF PAVEMENT, BACK OF CURB AND/OR SIDEWALK AT EACH END AND SHALL BE INCLUDED IN RECORD DRAWINGS TO THE ENGINEER. SLEEVES SHALL BE PROVIDED FOR IRRIGATION CROSSINGS PER THE APPROVED IRRIGATION PLANS.
12. CONTRACTOR TO INSTALL WATER MAINS SUCH THAT 18" OF MINIMUM CLEARANCE IS PROVIDED FROM EXISTING FORCE MAINS. THE DISTANCE SHALL BE MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE.
13. POTABLE WATER METERS TO BE INSTALLED BY LEE COUNTY UTILITIES.

GENERAL POTABLE WATER NOTES:

1. THE CONTRACTOR SHALL PLACE VALVES AS SHOWN. THE VALVE BOX SHALL NOT BE LOCATED IN PAVEMENT, BRICK PAVERS OR DRIVEWAY AREAS WHERE POSSIBLE.
2. ALL COMPONENTS OF THE POTABLE WATER SYSTEM, EXCLUDING FIRE HYDRANTS, SHALL BE IN CONFORMANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE/NSF INTERNATIONAL STANDARD 61. THE LOCATION OF PUBLIC WATER SYSTEM MAINS SHALL BE IN ACCORDANCE WITH F.A.C. 62-555.314 AND 62-555.320. ALL COMPONENTS, INSTALLATION AND TESTING OF THE POTABLE WATER SYSTEM SHALL BE IN ACCORDANCE WITH A.W.W.A. APPLICABLE STANDARDS.
3. WATERLINE FITTINGS ARE SHOWN AT MAJOR BENDS IN WATER MAIN ALIGNMENT. ADDITIONAL FITTINGS MAY BE REQUIRED. ALL FITTINGS ARE NECESSARY TO DEFLECT WATERLINE IN ACCORDANCE WITH THE UTILITY PROVIDER SPECIFICATIONS.
4. THE ENDS OF ALL CAPPED POTABLE WATERLINES SHALL BE MARKED WITH ELECTRONIC MARKER AND 2"x4" STAKES 5' IN LENGTH WITH 2' ABOVE GROUND.
5. THE CONTRACTOR SHALL PROVIDE AND INSTALL BLUE-BLUE REFLECTIVE PAVEMENT MARKERS AS REQUIRED IN CENTER OF ADJACENT TRAVEL LANE AT EACH FIRE HYDRANT.
6. ALL WATER VALVES SHALL CONFORM TO A.W.W.A. C-509 RESILIENT SEATED TYPE.
7. CONTRACTOR SHALL USE 45° BENDS AT CONFLICTS. RESTRAINTS TO BE MEGA-LUG. TYLER MJR GLANDS OR APPROVED EQUAL. CONTRACTOR SHALL NOT EXCEED 75% OF THE MANUFACTURES RECOMMENDED MAXIMUM PIPE DEFLECTION.
8. ALL WATER MAINS SHALL HAVE A MINIMUM OF 30" COVER, 36" UNDER PAVEMENT.
9. ALL POTABLE WATERLINES SHALL BE AWWA C-900, DR 18 CLASS 150 PVC RUBBER GASKETED PIPE WITH BELL AND SPIGOT ENDS UNLESS OTHERWISE NOTED. ALL WATERLINES UNDER ROADWAY SHALL BE DUCTILE IRON PIPE, CLASS 51.
10. WATER MAIN DEFLECTIONS SHALL NOT EXCEED EIGHTY PERCENT OF THE MAXIMUM DEFLECTION LIMITS SHOWN IN AWWA C600.

GENERAL SANITARY SEWER NOTES:

1. CONTRACTOR TO VERIFY INVERT ELEVATION AND LOCATION OF EXISTING SANITARY SEWER MANHOLES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. ALL GRAVITY SEWER MAINS SHALL BE PVC (SDR 26), GREEN IN COLOR, UNLESS OTHERWISE NOTED, WITH A MINIMUM OF 36" COVER.
3. ALL SEWER LENGTHS ARE APPROXIMATE AND ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
4. MANHOLE TOPS ARE APPROXIMATE AND SHOULD BE ADJUSTED TO FINAL GRADE OR PAVEMENT ELEVATION.
5. ALL SANITARY SEWER SERVICES TO BE 6" IN DIAMETER, UNLESS OTHERWISE NOTED.
6. ALL SANITARY SEWER MAIN TESTING SHALL BE IN ACCORDANCE WITH LEE COUNTY UTILITIES TECHNICAL SPECIFICATIONS FOR GRAVITY SEWER.
7. CONTRACTOR TO COORDINATE WITH LCU TO VERIFY THE CONDITION OF THE COATING OF THE EXISTING MANHOLES AND RE-COAT IF NECESSARY.

LEE COUNTY UTILITIES STANDARD PLAN NOTES:

SEE UTILITY DETAILS SHEET FOR LEE COUNTY UTILITIES STANDARD PLAN NOTES.

PLAN & PROFILE KEY MAP AND TEST HYDRANT LOCATION
N.T.S.

K:\21521 - DTE INFRASTR\CTUDEV\INFRASTRUCTURE PLANS\SET01\SET-09\MUP.DWG
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DeLisi Fitzgerald, Inc.
Planning • Engineering • Project Management
A Division of Passero Companies, LLP
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0691
(239) 418-0692 fax
Florida Registry License Number 33253

ENGINEER OF RECORD
JOHN T. WOJDA, P.E. (FOR THE FIRM)
FLORIDA PE NO. 58217

OWNER / DEVELOPER:
BUCKINGHAM COMPANIES
INC.
PAT N. NEEGAN STREET
ESTERO, FLORIDA 33928
(727) 574-2134

PROJECT:
DOWNTOWN ESTERO INFRASTRUCTURE

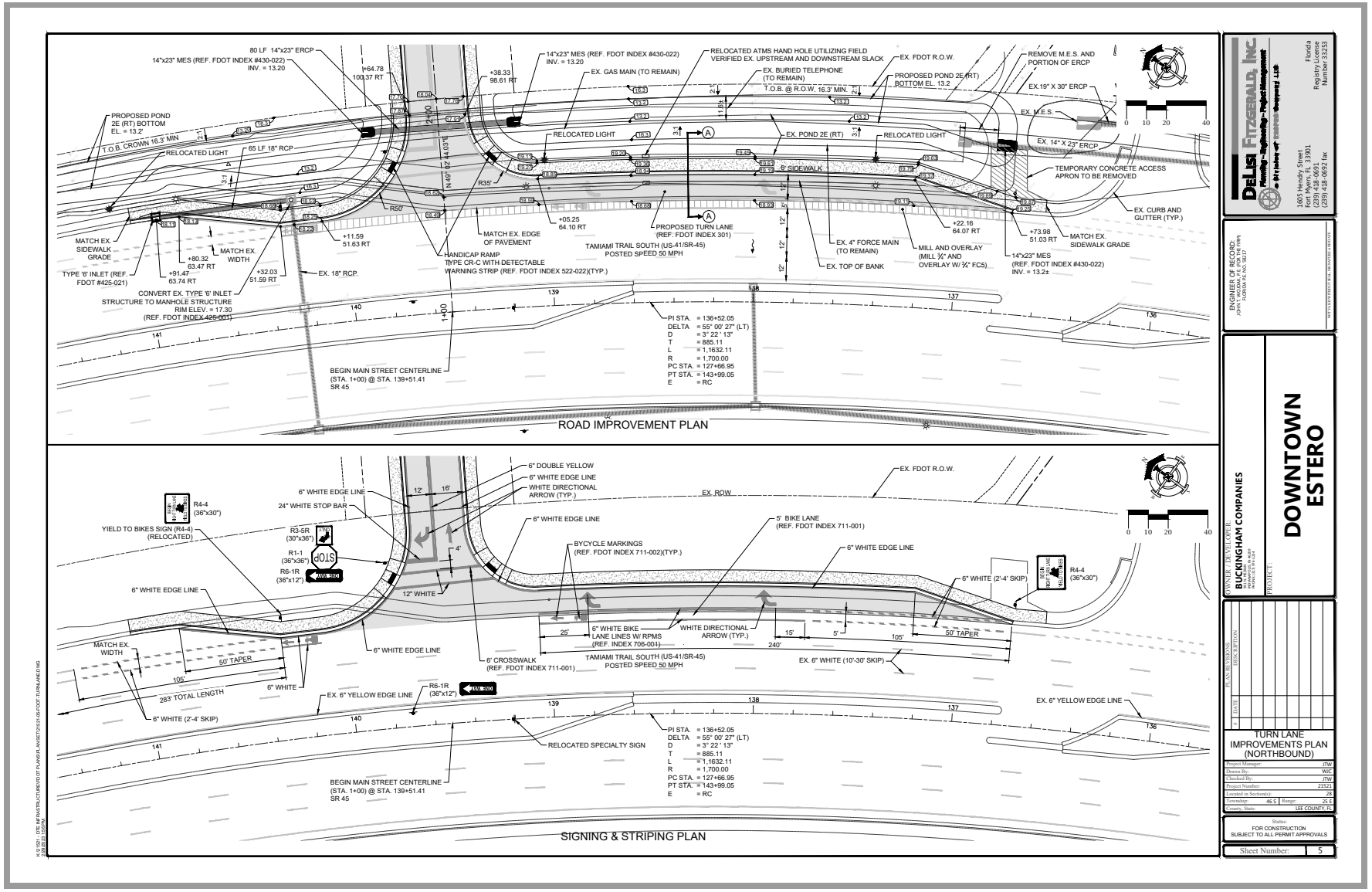
#	DATE	REVISIONS DESCRIPTION

MASTER UTILITY PLAN

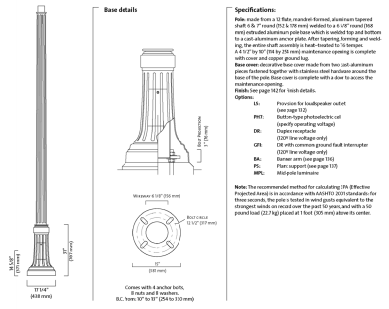
Project Manager:	JTW
Drawn By:	CAS
Checked By:	JTW
Project Number:	21521
Located in Section(s):	28
Township: 46 S	Range: 25 E
County, State:	LEE COUNTY, FL

Status:
FOR CONSTRUCTION
SUBJECT TO ALL PERMIT APPROVALS

Sheet Number: 9


ROAD IMPROVEMENT PLAN
SIGNING & STRIPING PLAN
80 LF 14"x23" ERCP
14"x23" MES (REF. FDOT INDEX #430-022) INV. = 13.20
PROPOSED POND 2E (RT) BOTTOM EL. = 13.2'
T.O.B. CROWN 16.3' MIN
RELOCATED LIGHT
65 LF 18" RCP
MATCH EX. SIDEWALK GRADE
TYPE 'S' INLET (REF. FDOT #425-021)
MATCH EX. WIDTH
CONVERT EX. TYPE 'S' INLET STRUCTURE TO MANHOLE STRUCTURE RIM ELEV. = 17.30 (REF. FDOT INDEX 425-001)
EX. 18" RCP
HANDICAP RAMP TYPE CR-C WITH DETECTABLE WARNING STRIP (REF. FDOT INDEX 522-022)(TYP.)
MATCH EX. EDGE OF PAVEMENT
BEGIN MAIN STREET CENTERLINE (STA. 1+00) @ STA. 139+51.41 SR 45
EX. GAS MAIN (TO REMAIN)
RELOCATED ATMS HAND HOLE UTILIZING FIELD VERIFIED EX. UPSTREAM AND DOWNSTREAM SLACK
EX. BURIED TELEPHONE (TO REMAIN)
T.O.B. @ R.O.W. 16.3' MIN.
EX. FDOT R.O.W.
PROPOSED POND 2E (RT) BOTTOM EL. 13.2
REMOVE M.E.S. AND PORTION OF ERCP
EX. 19" X 30" ERCP
EX. M.E.S.
EX. 14" X 23" ERCP
EX. POND 2E (RT)
6' SIDEWALK
TEMPORARY CONCRETE ACCESS APRON TO BE REMOVED
EX. CURB AND GUTTER (TYP.)
PROPOSED TURN LANE (REF. FDOT INDEX 301)
TAMIAMI TRAIL SOUTH (US-41/SR-45) POSTED SPEED 50 MPH
EX. 4" FORCE MAIN (TO REMAIN)
EX. TOP OF BANK
MILL AND OVERLAY (MILL ¾" AND OVERLAY W/ ¾" FC5)
14"x23" MES (REF. FDOT INDEX #430-022) INV. = 13.2±
MATCH EX. SIDEWALK GRADE
PI STA. = 136+52.05
DELTA = 55° 00' 27" (LT)
D = 3° 22' 13"
T = 885.11
L = 1,632.11
R = 1,700.00
PC STA. = 127+66.95
PT STA. = 143+99.05
E = RC
6" DOUBLE YELLOW
6" WHITE EDGE LINE
WHITE DIRECTIONAL ARROW (TYP.)
24" WHITE STOP BAR
YIELD TO BIKES SIGN (R4-4) (RELOCATED)
R3-5R (30"x36")
R1-1 (36"x36")
R6-1R (36"x12")
R4-4 (36"x30")
12' WHITE
BYCYCLE MARKINGS (REF. FDOT INDEX 711-002)(TYP.)
5' BIKE LANE (REF. FDOT INDEX 711-001)
6" WHITE BIKE LANE LINES W/ RPMS (REF. INDEX 706-001)
6' CROSSWALK (REF. FDOT INDEX 711-001)
50' TAPER
283' TOTAL LENGTH
6" WHITE (2'-4' SKIP)
EX. 6" WHITE (10'-30' SKIP)
EX. 6" YELLOW EDGE LINE
RELOCATED SPECIALTY SIGN
DeLisi Fitzgerald, Inc.
Planning • Engineering • Project Management
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0691
(239) 418-0692 fax
Florida Registry License Number 33253
ENGINEER OF RECORD
JOHN T. McGAN, P.E. (FOR THE FIRM)
FLORIDA PE NO. 58217
OWNER / DEVELOPER:
BUCKINGHAM COMPANIES
PROJECT:
DOWNTOWN ESTERO
PLAN REVISIONS
DESCRIPTION
DATE
TURN LANE IMPROVEMENTS PLAN (NORTHBOUND)
Project Manager: JTW
Drawn By: WIC
Checked By: JTW
Project Number: 21521
Located in Section(s): 28
Township: 46 S Range: 25 E
County, State: LEE COUNTY, FL
Status:
FOR CONSTRUCTION
SUBJECT TO ALL PERMIT APPROVALS
Sheet Number: 5

ALUMINUM FLUTED POLE > **RTA906 / RTA907**

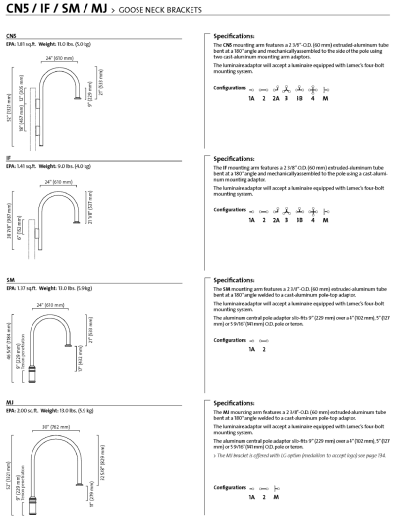


CATALOG NUMBER	NOMINAL HEIGHT		TENON SECTION	WALL THICKNESS		WEIGHT		EPA RATING 90 MPH	110 MPH	120 MPH	150 MPH	ANCHOR BOLTS
	ft	m	in	mm	in	mm	lbs	kg	sq.ft	sq.ft	sq.ft	sq.ft	in	mm
RTA906F-10	10	3.05	4	102	.3125	3.2	74	34	27.23	18.23	15.26	9.56	3/4 x 27	19-686
RTA906V-10	10	3.05	4	102	.3250	6.4	92	42	30	30	30	19.26	3/4 x 27	19-686
RTA906F-12	12	3.66	4	102	.3125	3.2	79	36	21.41	14.38	11.8	7.23	3/4 x 27	19-686
RTA906V-12	12	3.66	4	102	.3250	6.4	100	45	30	30	25.24	15.69	3/4 x 27	19-686
RTA906F-14	14	4.27	4	102	.3125	3.2	83	38	17.23	11.24	9.27	5.51	3/4 x 27	19-686
RTA906V-14	14	4.27	4	102	.3250	6.4	108	49	30	24.56	20.55	12.84	3/4 x 27	19-686
RTA906F-16	16	4.88	4	102	.3125	3.2	86	39	14.31	9.01	7.37	4.2	3/4 x 27	19-686
RTA906V-16	16	4.88	4	102	.3250	6.4	114	52	30	20.49	17.09	10.53	3/4 x 27	19-686
RTA907B-18	18	5.49	4	102	.3156	4.0	117	53	23.25	15.78	11.33	6.64	3/4 x 27	19-686
RTA907N-18	18	5.49	4	102	.3188	4.8	124	56	27.17	17.83	14.75	8.66	3/4 x 27	19-686
RTA907B-20	20	6.1	4	102	.3156	4.0	124	56	17.66	11.24	9.13	5.34	3/4 x 27	19-686
RTA907N-20	20	6.1	4	102	.3188	4.8	131	59	22.78	14.75	12.11	6.99	3/4 x 27	19-686

Note: Lumec reserves the right to modify the above details to effect changes in the cost of materials and/or production and/or design without prior notice.

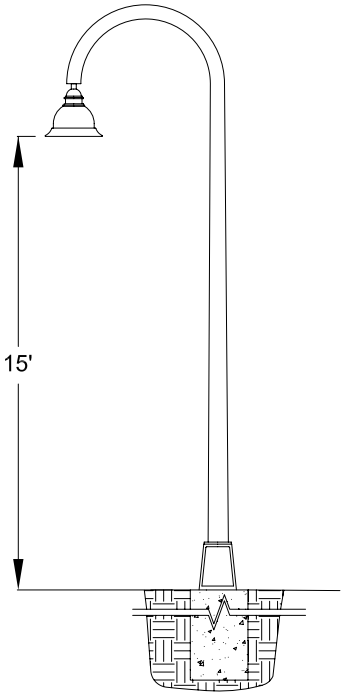
LUMEC

CN5 / IF / SM / MJ > GOOSE NECK BRACKETS



Note: Lumec reserves the right to modify the above details to effect changes in the cost of materials and/or production and/or design without prior notice.

LUMEC

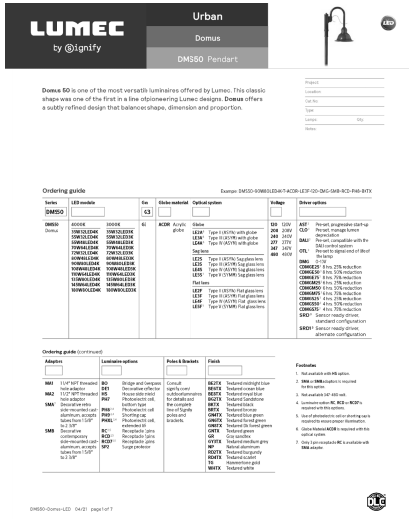


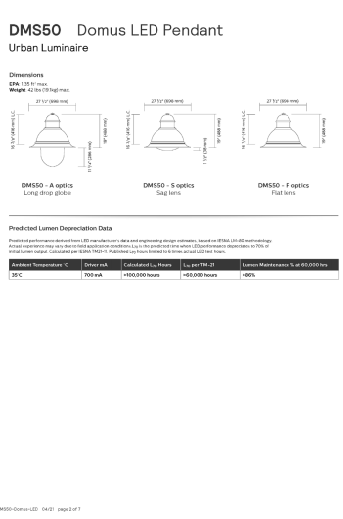
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Spine Road	Illuminance	Fc	1.02	3.8	0.3	3.40	12.67
Property Line	Illuminance	Fc	0.02	0.4	0.0	N.A.	N.A.

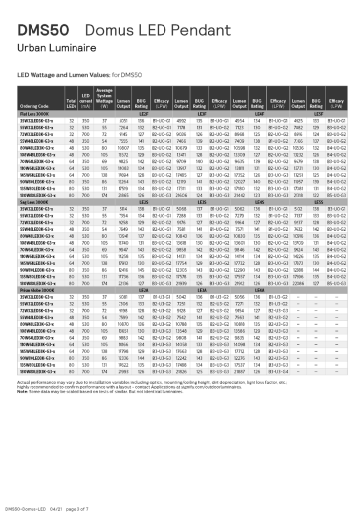
Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	Lum. Watts	LLF	BUG Rating
	41	SA	SINGLE	DMS55-35W32LED3K-G3-LE4F	37.0875	1.000	B1-U0-G1

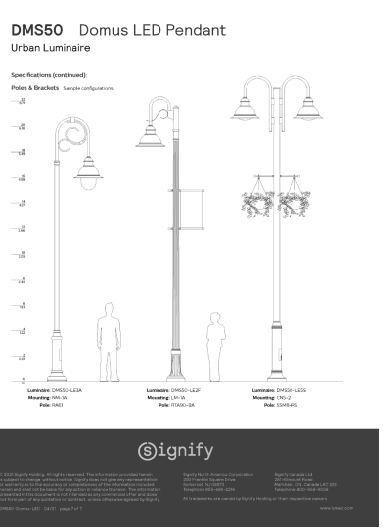
1. LOCATE ROADWAY LIGHT POLES 4.0 FEET BEHIND EDGE OF PAVEMENT OR 2.0 FEET BEHIND BACK OF SIDEWALK (TYPICAL).
2. POLES SHALL BE DIRECT BURIAL OR FOUNDATION TO BE DESIGNED BY OTHERS.
3. POLE TO BE RTA906V–16 WITH SM GOOSENECK BRACKET. COLOR SHALL BE TEXTURED BLACK.

JOB NO.	DATE	BY	REVISIONS	DESIGNED BY	R.C.F.	APPROVED BY:		TRANSPORTATION CONSULTANTS, INC	2726 OAK RIDGE COURT, SUITE 503 FORT MYERS, FLORIDA 33901-9356 (239) 278-3090 CERTIFICATE OF AUTHORIZATION: #27003	DOWNTOWN ESTERO LIGHTING	SHEET NO.
F2205.34				DRAWN BY	W.L.F.	REID C. FELLOWS	FEBRUARY 16, 2023			POLE DETAIL, STATISTICS AND LUMINAIRE SCHEDULE	L-2
				CHECKED BY	R.C.F.	P.E. 61673					









NOTES:

1. FIXTURES SHALL BE LUMEC DOMUS DMS50 LED SERIES, 37 WATT PLACED 4.0 FEET BEHIND EDGE OF PAVEMENT OR 2.0 FEET BEHIND BACK OF SIDEWALK (TYPICAL) OR AS SHOWN ON PLAN, MOUNTED AT 15 FEET.
2. POLES SHALL BE DIRECT BURIAL OR FOUNDATION TO BE DESIGNED BY OTHERS.

JOB NO.	DATE	BY	REVISIONS	DESIGNED BY	APPROVED BY:		TRANSPORTATION CONSULTANTS, INC		DOWNTOWN ESTERO LIGHTING	SHEET NO.
F2205.34				DRAWN BY W.L.F.	REID C. FELLOWS	FEBRUARY 16, 2023		2726 OAK RIDGE COURT, SUITE 503 FORT MYERS, FLORIDA 33901-9356 (239) 278-3090 CERTIFICATE OF AUTHORIZATION: #27003	LUMINAIRE SPECIFICATIONS & LUMINAIRE PROPERTIES	L-3
				CHECKED BY R.C.F.	P.E. 61673					

DOWNTOWN ESTERO

S. TAMIAMI TRAIL | ESTERO, FLORIDA 33928

CONSULTANTS

Client	BUCKINGHAM COMPANIES 941 N. MERIDIAN INDIANAPOLIS, INDIANA
Architect	LRK INC. 671 FRONT STREET #220 CELEBRATION, FLORIDA
Civil Engineer	DELISI FITZGERALD 1605 HENDRY STREET FORT MYERS, FLORIDA

PROJECT SITE VICINITY MAP

INDEX OF DRAWINGS

DRAWING	DRAWING TITLE	DO PLANS
COVER	COVER	03/08/2023
LC1.00	LANDSCAPE CALCULATIONS AND SCHEDULES	03/08/2023
L1.00	LANDSCAPE DEVELOPMENT KEY	03/08/2023
L1.01	LANDSCAPE DEVELOPMENT PLAN	03/08/2023
L1.02	LANDSCAPE DEVELOPMENT PLAN	03/08/2023
L1.03	LANDSCAPE DEVELOPMENT PLAN	03/08/2023
L1.04	LANDSCAPE DEVELOPMENT PLAN	03/08/2023
L1.05	LANDSCAPE DEVELOPMENT PLAN	03/08/2023
L1.06	LANDSCAPE DEVELOPMENT PLAN	03/08/2023
L1.07	LANDSCAPE DEVELOPMENT PLAN	03/08/2023
L1.08	LANDSCAPE DEVELOPMENT PLAN	03/08/2023
L1.09	LANDSCAPE DEVELOPMENT PLAN	03/08/2023
LD-1	LANDSCAPE DETAILS	03/08/2023
LD-2	IRRIGATION DETAILS	03/08/2023
LD-3	LANDSCAPE SPECIFICATIONS	03/08/2023
LD-4	IRRIGATION SPECIFICATIONS	03/08/2023

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BOOTH
DESIGN GROUP
146 Second St. N. Ste. 302
St. Petersburg, FL 33701
T/ 727.821.5699

811
Know what's below.
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DOWNTOWN ESTERO
PROJECT NUMBER: 2107

GENERAL NOTES

1. CONTRACTOR SHALL VISIT THE SITE AND INFORM HIMSELF FULLY AS TO CONDITIONS THEREON AND OF ADJACENT SITES WHICH WILL BE AFFECTED BY THE WORK.
2. DO NOT WILLFULLY INSTALL OR CONSTRUCT ITEMS AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, EXISTING TREE CANOPIES, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE DESIGN/ENGINEERING. SUCH OBSERVATIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT/OWNERS REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT REPORTED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
3. THE DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. ALL BRACING, TEMPORARY SUPPORTS, SHORING, ETC. ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. OBSERVATION VISITS TO THE JOB SITE BY THE LANDSCAPE ARCHITECT/OWNER'S REPRESENTATIVE DOES NOT INCLUDE INSPECTION OF CONSTRUCTION METHODS AND FOR SAFETY CONDITIONS AT THE WORK SITE. THESE VISITS SHALL NOT BE CONSTRUED AS CONTINUOUS AND DETAILED INSPECTIONS.
4. CONTRACTOR SHALL CHECK AND VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ELEVATIONS PRIOR TO STARTING CONSTRUCTION AND BE RESPONSIBLE FOR SAME. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
5. NO CONTRACTOR IDENTIFICATION SIGNS SHALL BE PERMITTED ON THE PROJECT, EXCEPT AS APPROVED BY THE OWNER.
6. ALL PERMITS NECESSARY ARE TO BE PROVIDED BY THE INSTALLING CONTRACTOR INCLUDING ALL COSTS. THE CONTRACTOR SHALL NOT KNOWINGLY VIOLATE CONDITIONS OF THE PERMITS. ALL CONFLICTS WITH THE PERMIT CONDITIONS AND THE PLANS, DETAILS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT REPRESENTATIVE. THE CONTRACTOR SHALL FAMILIARIZE AND SHALL COMPLY WITH ALL TERMS AND CONDITIONS OF THE APPROVED FDEP PERMIT.
7. ALL UTILITIES TO REMAIN IN PLACE, EXCEPT AS INDICATED ON THE DRAWINGS. CONTACT 'ONE-CALL' AT 811 AT LEAST 48 TO 72 HOURS PRIOR TO EXCAVATION FOR VERIFICATION OF EXISTING UTILITY LOCATIONS PRIOR TO ANY EXCAVATIONS. NOT ALL UTILITIES ARE MEMBERS OF THE 'ONE-CALL' SYSTEM; THEREFORE, DIRECT CONTACT WITH THE UTILITY COMPANY MAY BE REQUIRED. CONTRACTOR SHALL CONTACT CITY OF TREASURE ISLAND FOR LOCATION OF UNDERGROUND STORM WATER, SEWER AND WATER UTILITIES AND LATERAL LINES THAT MIGHT BE PRESENT. ALL UTILITIES TO REMAIN IN PLACE, EXCEPT AS INDICATED ON THE PLANS.
8. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS, BUT DO NOT PURPORT TO BE ABSOLUTELY CORRECT. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING HIS WORK PRIOR TO CONSTRUCTION.
9. CONTRACTOR SHALL MAKE ALL EFFORTS TO LIMIT THE 'TRACKING' OF SOIL ONTO CITY/COUNTY STREETS FROM HAULING ACTIVITIES. CONTRACTOR SHALL REMOVE ALL SOIL FROM CITY/COUNTY STREETS RESULTING FROM CONSTRUCTION ACTIVITIES.
10. CAREFULLY REVIEW THE PLANS AND THE SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ITEMS CONTAINED HEREIN. IF THERE IS A CONFLICT BETWEEN THE PLANS AND THE SPECIFICATIONS, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
11. IN A CONFLICT BETWEEN THE PLANS AND THE SPECIFICATIONS, THE PLANS SHALL GOVERN.
12. THE CONTRACTOR SHALL PROVIDE A SUBMITTAL LOG FOR APPROVAL BY THE PROJECT REPRESENTATIVE. ALL SUBMITTALS ARE TO INCLUDE THE NUMBERING SYSTEM DEVELOPED IN THE SUBMITTAL LOG.
13. THE CONTRACTOR SHALL PROVIDE A 24 HOUR EMERGENCY CONTACT PERSON AT THE PRE-CONSTRUCTION MEETING.
14. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE LANDSCAPE ARCHITECT IN WRITING, AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE OWNER OR THE LANDSCAPE ARCHITECT SHALL BE PROMPTLY CORRECTED BY THE CONTRACTOR.
15. SIDEWALK / PAVING LAYOUT SHALL BE FIELD-STAKED USING G.P.S. BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO FORM WORK AND INSTALLATION. THE CONTRACTOR MUST NOTIFY THE L.A. AT LEAST FORTY EIGHT HOURS IN ADVANCE OF THE REQUIRED REVIEW. ALL OF THE PROPOSED LOCATIONS SHALL BE MARKED FOR A SPECIFIC PHASE OF WORK PRIOR TO CALLING FOR A REVIEW. COORDINATES THAT DO NOT RESULT IN THE GEOMETRY SHOWN ON THE PLANS SHALL BE CHECKED BY THE CONTRACTOR'S SURVEY CREW. CORRECTIONS OF TRIAL SHALL BE VERIFIED BY THE LANDSCAPE ARCHITECT. LAYOUT MUST COMPLY WITH FDEP PERMIT
16. ALL CONCRETE WALKS SHALL NOT EXCEED A SLOPE OF 1:20, AND CROSS SLOPES ON ALL CONCRETE SIDEWALKS SHALL NOT EXCEED 2%. IF THE SIDEWALK DOES EXCEED THIS SLOPE, ADA COMPLIANT HANDICAP RAMPS WILL BE REQUIRED.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING AND THE COST OF ALL REQUIRED CONCRETE TESTING. TESTING SHALL INCLUDE BUT NOT BE LIMITED TO MATERIALS FOR PAVING SUB-BASE, ASPHALT PAVING, STRUCTURAL AND PAVING CONCRETE.
18. CONTRACTOR TO MAINTAIN EXISTING BENCH MARKS, MONUMENTS, AND OTHER REFERENCE POINTS WITHIN AND ADJACENT TO THE PROJECT LIMITS. CONTRACTOR TO CONTACT ALL RESPONSIBLE PARTIES IF RELOCATION IS REQUIRED OF BENCHMARKS AND OTHER REFERENCE POINTS.
19. CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE CITY'S ARCHEOLOGICAL EXPERT IF DURING THE EXCAVATION PROCESS ARTICLES OF SIGNIFICANCE ARE UNCOVERED.
20. ANY CHANGES MADE IN THE FILED BY THE CONTRACTOR OR OWNER REGARDING THE HARDSCAPE PLACEMENT SHALL BE FULLY RECORDED WITH AS-BUILTS AND PROVIDED TO THE OWNER AND L.A.
21. DESIGN, MATERIALS, EQUIPMENT AND PRODUCTS OTHER THAN THOSE DESCRIBED BELOW OR INDICATED ON THE DRAWINGS MAY BE CONSIDERED FOR USE, PROVIDED PRIOR APPROVAL IS OBTAINED FROM THE OWNER, OWNER'S REPRESENTATIVE AND THE APPLICABLE GOVERNING CODE AUTHORITY.
22. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTORS OPERATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

VEHICULAR USE AREA LANDSCAPE REQUIREMENTS			
TOTAL VEHICULAR USE AREA (VUA)	78,120 S.F.		
DESCRIPTION	QUANTITY REQUIRED	PERCENTAGE REQUIRED	QUANTITY PROVIDED
INTERIOR LANDSCAPING AREA	7,813 S.F.	10%(VUA)	16,741 S.F.
TOTAL CANOPY TREES	32 TOTAL	16,706 / 250 S.F.	50

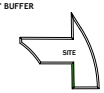
BUFFER PERIMETER CALCULATIONS

SECTION 5-403.B.2
NATIVE VARIETIES - AT LEAST 75% OF TREES AND 50% OF SHRUBS USED TO COMPLY WITH THE REQUIREMENTS MUST BE FLORIDA NATIVES.

US-41 BUFFER - TYPE 'D' BUFFER
5 TREE/100 LF O.C.
DOUBLE-STAGGERED HEDGEROW
24" HT. INSTALLED, 36" HT. MAINTAINED
TOTAL LF - 751 LF
TREES REQUIRED - 38
TREES PROVIDED - 38
SHRUBS REQUIRED - 500
SHRUBS PROVIDED - 510

BROADWAY GRANDE SHOPPES (NORTH) BUFFER - TYPE 'A' BUFFER
4 TREE/100 LF O.C.
20 SHRUBS/100 LF O.C.
24" HT. INSTALLED, 36" HT. MAINTAINED
TOTAL LF - 761 LF
TREES REQUIRED - 31
TREES PROVIDED - 31
SHRUBS REQUIRED - 149
SHRUBS PROVIDED - 235

EX. SF RESIDENTIAL (EAST) BUFFER - TYPE 'C' BUFFER
8' HT. WALL
10 TREE/100 LF O.C.
30 SHRUBS/100 LF O.C.
24" HT. INSTALLED, 36" HT. MAINTAINED
TOTAL LF - 608 LF
TREES REQUIRED - 61
TREES PROVIDED - 61
SHRUBS REQUIRED - 183
SHRUBS PROVIDED - 201



BROADWAY AVENUE BUFFER - TYPE 'D' BUFFER
5 TREE/100 LF O.C.
DOUBLE-STAGGERED HEDGEROW
24" HT. INSTALLED, 36" HT. MAINTAINED
TOTAL LF - 556 LF
TREES REQUIRED - 18
TREES PROVIDED - 19*
SHRUBS REQUIRED - 234
SHRUBS PROVIDED - 236*
*PARTIAL BUFFER ENCROACHES ON INDIGENOUS AREA.
INDIGENOUS AREA TO COUNT TOWARD REQUIRED BUFFER MATERIAL

EAST PERIMETER SITE BUFFER - TYPE 'D' BUFFER
5 TREE/100 LF O.C.
DOUBLE-STAGGERED HEDGEROW
24" HT. INSTALLED, 36" HT. MAINTAINED
TOTAL LF - 1,260 LF
TREES REQUIRED - 63
TREES PROVIDED - 67*
SHRUBS REQUIRED - 840
SHRUBS PROVIDED - 932*
*PARTIAL BUFFER ENCROACHES ON INDIGENOUS AREA.
INDIGENOUS AREA TO COUNT TOWARD REQUIRED BUFFER MATERIAL

WEST LAKE BUFFER - TYPE 'F' BUFFER
15 TREE/100 LF O.C.
DOUBLE-STAGGERED HEDGEROW
48" HT. INSTALLED, 60" HT. MAINTAINED
TOTAL LF - 612 LF
TREES REQUIRED - 92
TREES PROVIDED - 92
SHRUBS REQUIRED - 408
SHRUBS PROVIDED - 413

NORTH PERIMETER BUFFER - TYPE 'F' BUFFER
15 TREE/100 LF O.C.
DOUBLE-STAGGERED HEDGEROW
48" HT. INSTALLED, 60" HT. MAINTAINED
TOTAL LF - 1,263 LF
TREES REQUIRED - 61
TREES PROVIDED - 0*
SHRUBS REQUIRED - 183
SHRUBS PROVIDED - 0*
*PARTIAL BUFFER ENCROACHES ON INDIGENOUS AREA.
INDIGENOUS AREA TO COUNT TOWARD REQUIRED BUFFER MATERIAL

LANDSCAPE MATERIAL QUANTITIES	
SHREDDED HARDWOOD MULCH, COLOR COCOA BROWN	T.B.D.
BIOBARRIER	T.B.D.

*QUANTITIES ARE PROVIDED AS A COURTESY, CONTRACTOR TO VERIFY ALL QUANTITIES. TREES NOT INCLUDED IN PLANT BEDS TO HAVE A MIN. 4' DIA. MULCH RING

PLANT MATERIAL SCHEDULE: BUFFERS

PLANT MATERIAL NOTES:
1. THE CONTRACTOR SHALL BID AND BE RESPONSIBLE FOR THE PLANT SIZE AND NOT SOLELY BY THE CONTAINER. CONTAINER IS PROVIDED AS A MIN. SIZE
2. THE GENERAL CONTRACTOR/LANDSCAPE CONTRACTOR SHALL PERFORM A MIN. OF 3 SOIL TEST FROM VARIOUS LOCATION AROUND SITE AFTER FILL HAS BEEN COMPLETED. TEST SHALL BE SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO ANY PLANTS BEING INSTALLED. SITES LARGER THEN 10 ACRES SHALL HAVE A MIN. OF 5 SOILS SAMPLES TESTED.
3. IN A CONFLICT BETWEEN THE PLANS AND THE SPECIFICATIONS/PLANT MATERIAL SCHEDULE, THE PLANS SHALL GOVERN.

QTY	CODE	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	DROUGHT TOLERANCE	NOTES
TREES AND PALMS							
3	ARS	ACER RUBRUM 'SUMMER RED'	RED MAPLE	12' HT. X 4' SPD., 3" CAL.	YES	YES	
50	CES	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	12' HT. x 4' SPD., 3" SPD.	YES	YES	
18	COS	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	12' HT. x 4' SPD., 3" CAL.	YES	YES	
68	IAE	ILEX ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	12' HT. X 4' SPD., FULL TO BASE, 3" CAL	YES	YES	
31	JS	JUNIPERUS VIR. SILICICOLA "BRODIE"	SOUTHERN RED CEDAR	12' HT. X 4' SPD., FULL TO BASE, 3" CAL	YES	YES	
66	PE	PINUS ELLIOTII "DENSA"	SLASH PINE	12' HT. X 5' SPD., 3" CAL	YES	YES	
6	PO	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	12' HT. x 5' SPD., 3" CAL.	YES	YES	
20	ROY	ROYSTONEA ELATA	FLORIDA ROYAL PALM	8' GW., 22-26' O.A. SPECIMEN	YES	YES	
18	TD	TAXODIUM DISTICHUM	BALD CYPRESS	12' HT. X 4' SPD., 3" CAL.	YES	YES	
SHRUBS AND GROUNDCOVERS							
748	CI	CHRYSOBALANUS ICACO	GREEN COCOPLUM	7 GAL., 36" HT. x 20" SPD.	YES	YES	
203	COE	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	7 GAL., 36" HT. X 24" SPD.	YES	YES	
394	COE-2	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	7 GAL., 48" HT. x 30" SPR.	YES	YES	TYPE 'F' BUFFER ONLY
953	MC	MYRICA CERIFERA	WAX MYRTLE TREE	7 GAL. 48" HT. x 36" SPD.	YES	YES	TYPE 'F' BUFFER ONLY
241	VS	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	7 GAL., 26" HT. x 18" SPD., FULL	YES	YES	

NO LET — **CODE REQUIRED BUFFER LANDSCAPE**

NOT CODE REQUIRED TREES							
11	SP	SABAL PALMETTO	CABBAGE PALM	16' C.T.	YES	YES	
HERITAGE TREE REPLACEMENT							
16	QV-2	QUERCUS VIRGINIANA	LIVE OAK	20' HT. x 8' SPD. 4" CAL.	YES	YES	HERITAGE TREE REPLACEMENT

PLANT MATERIAL SCHEDULE: VUA

PLANT MATERIAL NOTES:
1. THE CONTRACTOR SHALL BID AND BE RESPONSIBLE FOR THE PLANT SIZE AND NOT SOLELY BY THE CONTAINER. CONTAINER IS PROVIDED AS A MIN. SIZE
2. THE GENERAL CONTRACTOR/LANDSCAPE CONTRACTOR SHALL PERFORM A MIN. OF 3 SOIL TEST FROM VARIOUS LOCATION AROUND SITE AFTER FILL HAS BEEN COMPLETED. TEST SHALL BE SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO ANY PLANTS BEING INSTALLED. SITES LARGER THEN 10 ACRES SHALL HAVE A MIN. OF 5 SOILS SAMPLES TESTED.
3. IN A CONFLICT BETWEEN THE PLANS AND THE SPECIFICATIONS/PLANT MATERIAL SCHEDULE, THE PLANS SHALL GOVERN.

QTY	CODE	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	DROUGHT TOLERANCE	NOTES
TREES AND PALMS							
19	BS	BURSERA SIMARUBA	GUMBO LIMBO	12' HT. X 5' SPD., 3" CAL.	YES	YES	
29	ROY	ROYSTONEA ELATA	FLORIDA ROYAL PALM	8' GW., 22-26' O.A. SPECIMEN	YES	YES	
SHRUBS AND GROUNDCOVERS							
9	CA	CRINUM AUGUSTUM 'QUEEN EMMA'	QUEEN EMMA CRINUM LILY	7 GAL., 36" HT. MIN. x 30-36" SPD.	NO	YES	
99	CI	CHRYSOBALANUS ICACO	GREEN COCOPLUM	7 GAL., 36" HT. x 20" SPD.	YES	YES	
95	CME	CARISSA MACROCARPA 'EMERALD BLANKET'	EMERALD BLANKET CARISSA	3 GAL., 12" HT. X 10" SPD.	NO	YES	
275	CRN	CLUSIA ROSEA 'NANA'	NANA CLUSIA	3 GAL., 16" HT. x 18" SPR.,	YES	YES	
180	EG	EVOLVULUS GLOMERATUS	'BLUE MY MIND' BLUE DAZE	1 GAL. 6-8" HT. FULL	NO	YES	
310	IXN	IXORA 'NORA GRANT'	IXORA NORA GRANT	3 GAL., 20" HT. X 12" SPD., FULL	NO	YES	
625	JN	JASMINUM NITIDUM	SHINING JASMINE	3 GAL. 14-16" SPD.	NO	YES	
116	MUH	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	7 GAL., 18-24" HT. X 12"-14" SPD.	YES	YES	
4	SR	STRELITZIA REGINAE	BIRD OF PARADISE	7 GAL., 36" HT. x 24" SPD., FULL	NO	YES	
515	TJN	TRACHELOSPERMUM ASIATICUM MINIMA	DWARF CONFEDERATE JASMINE	1 GAL., 10-12" SPD.	NO	YES	
1170	TJV	TRACHELOSPERMUM JAS. VARIEGATED	VARIEGATED CONFEDERATE JASMINE	1 GAL., 10-12" SPD.	NO	YES	
84	VOSB	VIBURNUM OBOVATUM 'MRS SCHILLERS'	MRS SCHILLER'S DELIGHT VIBURNUM	7 GAL., 28" HT. x 18" SPD., FULL	YES	YES	

NO LET — **CODE REQUIRED VUA LANDSCAPE**

NOT CODE REQUIRED TREES/SHRUBS							
31	CG	CLUSIA GUTTIFERA	SMALL LEAF CLUSIA	7 GAL., 48" HT. x 20" SPR.	NO	YES	
7	CLE	CLERODENDRUM QUADRILOCULARE	SHOOTING STAR	8' HT. x 3' SPD., 2" CAL	NO	YES	
10	HS	HIBISCUS 'STANDARD'	TREE-FORM HIBISCUS	6-7' HT. x 3-4' SPR., 30" C.T.	YES	YES	
12	JAT	JATROPHA INTEGERRIMA 'COMPACTA'	JATHROPA	5' HT. STANDARD	NO	YES	
407	MC	MYRICA CERIFERA	WAX MYRTLE TREE	7 GAL. 48" HT. x 36" SPD.	YES	YES	
61	PE	PINUS ELLIOTII "DENSA"	SLASH PINE	12' HT. X 5' SPD., 3" CAL.	YES	YES	

PLANT MATERIAL SCHEDULE: INDIGENOUS AREA BUFFER AND RESTORATION

PLANT MATERIAL NOTES:
1. THE CONTRACTOR SHALL BID AND BE RESPONSIBLE FOR THE PLANT SIZE AND NOT SOLELY BY THE CONTAINER. CONTAINER IS PROVIDED AS A MIN. SIZE
2. THE GENERAL CONTRACTOR/LANDSCAPE CONTRACTOR SHALL PERFORM A MIN. OF 3 SOIL TEST FROM VARIOUS LOCATION AROUND SITE AFTER FILL HAS BEEN COMPLETED. TEST SHALL BE SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO ANY PLANTS BEING INSTALLED. SITES LARGER THEN 10 ACRES SHALL HAVE A MIN. OF 5 SOILS SAMPLES TESTED.
3. IN A CONFLICT BETWEEN THE PLANS AND THE SPECIFICATIONS/PLANT MATERIAL SCHEDULE, THE PLANS SHALL GOVERN.

QTY	CODE	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	DROUGHT TOLERANCE	NOTES
TREES AND PALMS							
32	PE	PINUS ELLIOTII "DENSA"	SLASH PINE	6' HT.	YES	YES	
3	QL	QUERCUS LAURIFOLIA	LAUREL OAK	10' HT. X 5' SPD., 2" CAL.	YES	YES	
13	QV	QUERCUS VIRGINIANA	LIVE OAK	10' HT. X 4' SPD., 2" CAL.	YES	YES	
17	SP	SABAL PALMETTO	CABBAGE PALM	6' C.T. MIN. 10' OA.	YES	YES	
SHRUBS AND GROUNDCOVERS							
291	BEJ	BEJARIA RACEMOSA	TARFLOWER	1 GAL	YES	YES	
290	CAA	CALLICARPA AMERICANA	BEAUTYBERRY	1 GAL	YES	YES	
435	IG	ILEX GLABRA	GALLBERRY	1 GAL	YES	YES	
435	LYF	LYONIA FRUTICOSA	STAGGERBUSH	1 GAL	YES	YES	
726	MC	MYRICA CERIFERA	WAX MYRTLE TREE	1 GAL	YES	YES	
727	SES	SERENOA REPENS	SAW PALMETTO	1 GAL	YES	YES	

PLANT MATERIAL SCHEDULE: LITTORAL SHELF

PLANT MATERIAL NOTES:
1. THE CONTRACTOR SHALL BID AND BE RESPONSIBLE FOR THE PLANT SIZE AND NOT SOLELY BY THE CONTAINER. CONTAINER IS PROVIDED AS A MIN. SIZE
2. THE GENERAL CONTRACTOR/LANDSCAPE CONTRACTOR SHALL PERFORM A MIN. OF 3 SOIL TEST FROM VARIOUS LOCATION AROUND SITE AFTER FILL HAS BEEN COMPLETED. TEST SHALL BE SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO ANY PLANTS BEING INSTALLED. SITES LARGER THEN 10 ACRES SHALL HAVE A MIN. OF 5 SOILS SAMPLES TESTED.
3. IN A CONFLICT BETWEEN THE PLANS AND THE SPECIFICATIONS/PLANT MATERIAL SCHEDULE, THE PLANS SHALL GOVERN.

QTY	CODE	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	DROUGHT TOLERANCE	NOTES
615	CAN	CANNA FLACCIDA	GOLDEN CANNA LILY	1 GAL., 12-14" HT.	YES	NO	
605	IH	IRIS VIRGINICA	BLUE FLAG IRIS	1 GAL., FULL	YES	YES	
585	JE	JUNCUS EFFUSUS	SOFT RUSH	BARE ROOT	YES	YES	
590	PHT	PANICUM HEMITOMON	MAIDENCANE	BAREROOT	YES	YES	
580	PTD	PONTEDERIA CORDATA	PICKERELWEED	BARE ROOT	YES	NO	
564	SL	SAGITTARIA LANCIFOLIA	LANCE-LEAF ARROWHEAD	BARE ROOT	YES	NO	

PLANTED LITTORAL SHELF (PLS) CALCULATIONS

POND 1 - SHORELINE L.F. = 2,108 L.F. x 25% = 527 L.F.
PLS SHORELINE PROVIDED = 571 L.F.

PLS S.F. PROVIDED = 10,554 S.F. / 4 = 2,639 PLANTS REQUIRED
PLANTS PROPOSED = 2,639
***CALCULATION DOES NOT INCLUDE SHORELINE BULKHEAD**

POND 1 - BULKHEAD L.F. = 260 L.F.
PLS SHORELINE PROVIDED = 260 L.F.

PLS S.F. PROVIDED = 1,799 S.F. / 2 = 900 PLANTS REQUIRED
PLANTS PROPOSED = 900

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DO PLANS

ISSUE DATE		
1	DO PLANS	06-06-22
2	DO PLANS	08-24-22
3	100% DD	10-12-22
4	DO PLANS	12-02-22
5	DO PLANS	02-08-23
6	DO PLANS	03-08-23

REVISIONS

NO	COMMENTS	DATE

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SCALE: NO SCALE

LANDSCAPE CALCULATIONS AND SCHEDULES

LC1.00

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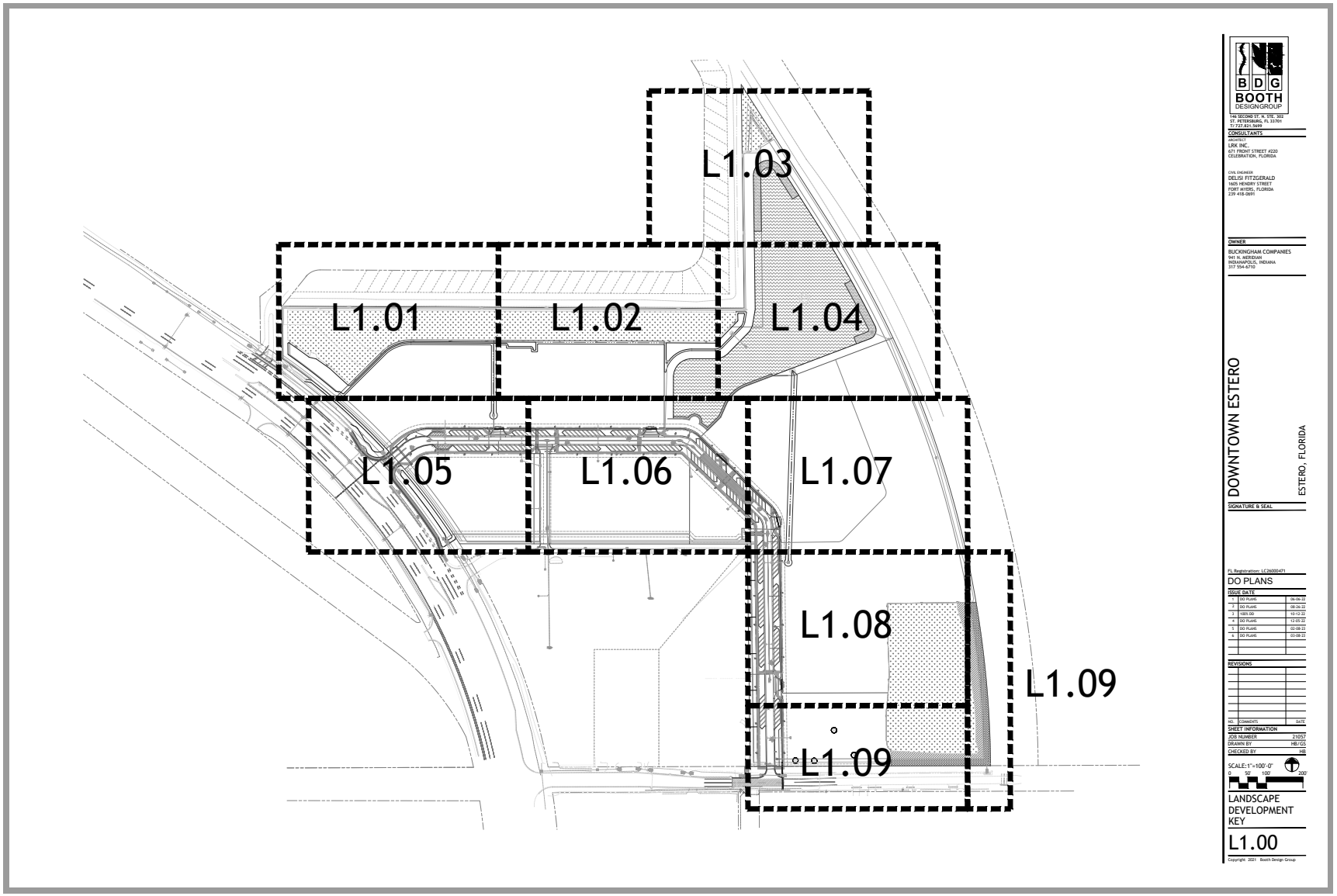

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ISSUE	DATE
1 DO PLANS	04-06-22
2 DO PLANS	08-24-22
3 100% DD	10-12-22
4 DO PLANS	12-02-22
5 DO PLANS	02-08-23
6 DO PLANS	03-08-23

REVISIONS

NO.	COMMENTS	DATE

SHEET INFORMATION

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SCALE: 1"=100'-0"
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LANDSCAPE DEVELOPMENT KEY

L1.00

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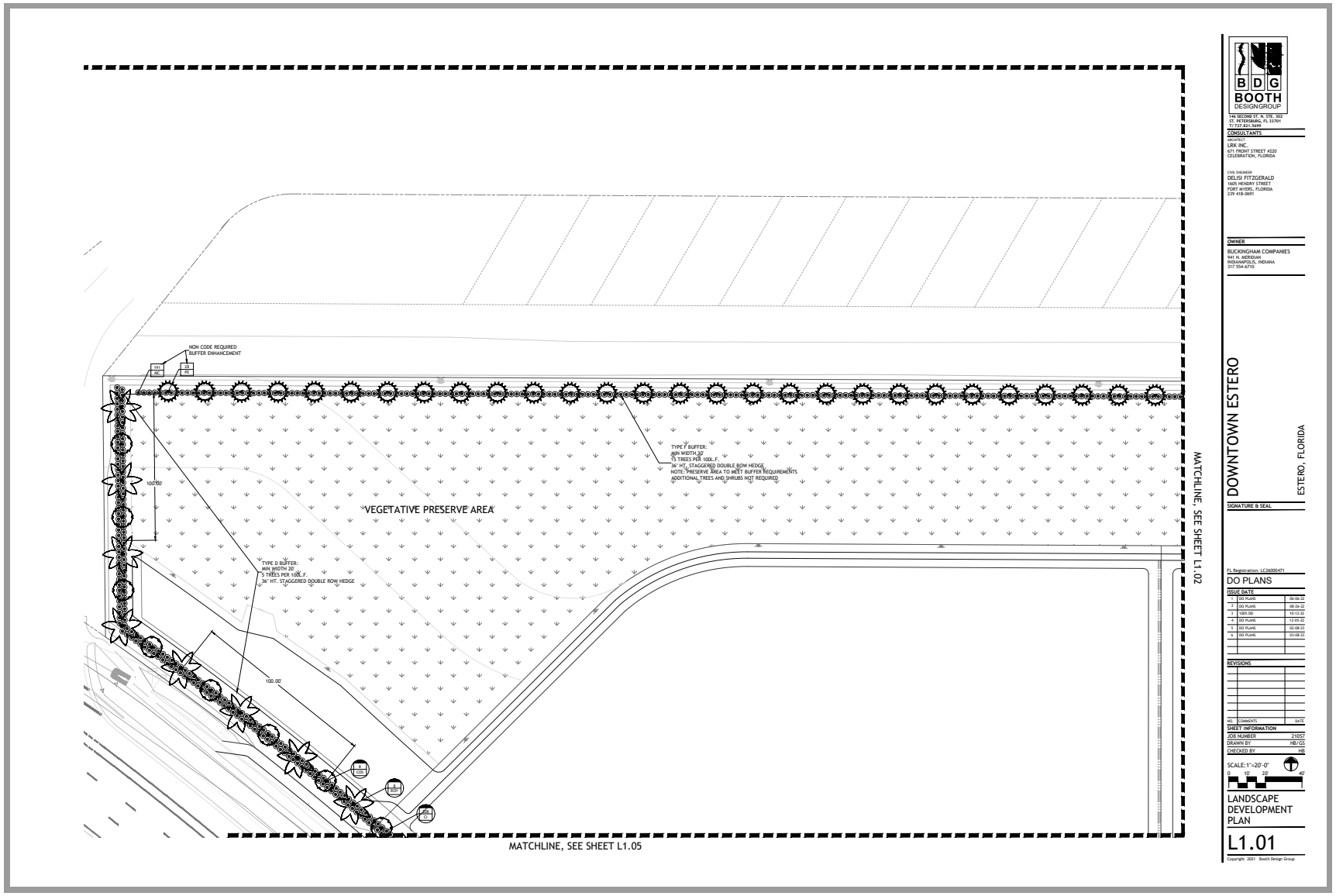

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DO PLANS

ISSUE DATE		
1	DO PLANS	06-06-22
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3	DO PLANS	10-12-22
4	DO PLANS	12-09-22
5	DO PLANS	02-08-23
6	DO PLANS	03-08-23

REVISIONS		
NO.	COMMENTS	DATE

SHEET INFORMATION	
JOB NUMBER	21057
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LANDSCAPE DEVELOPMENT PLAN

L1.01

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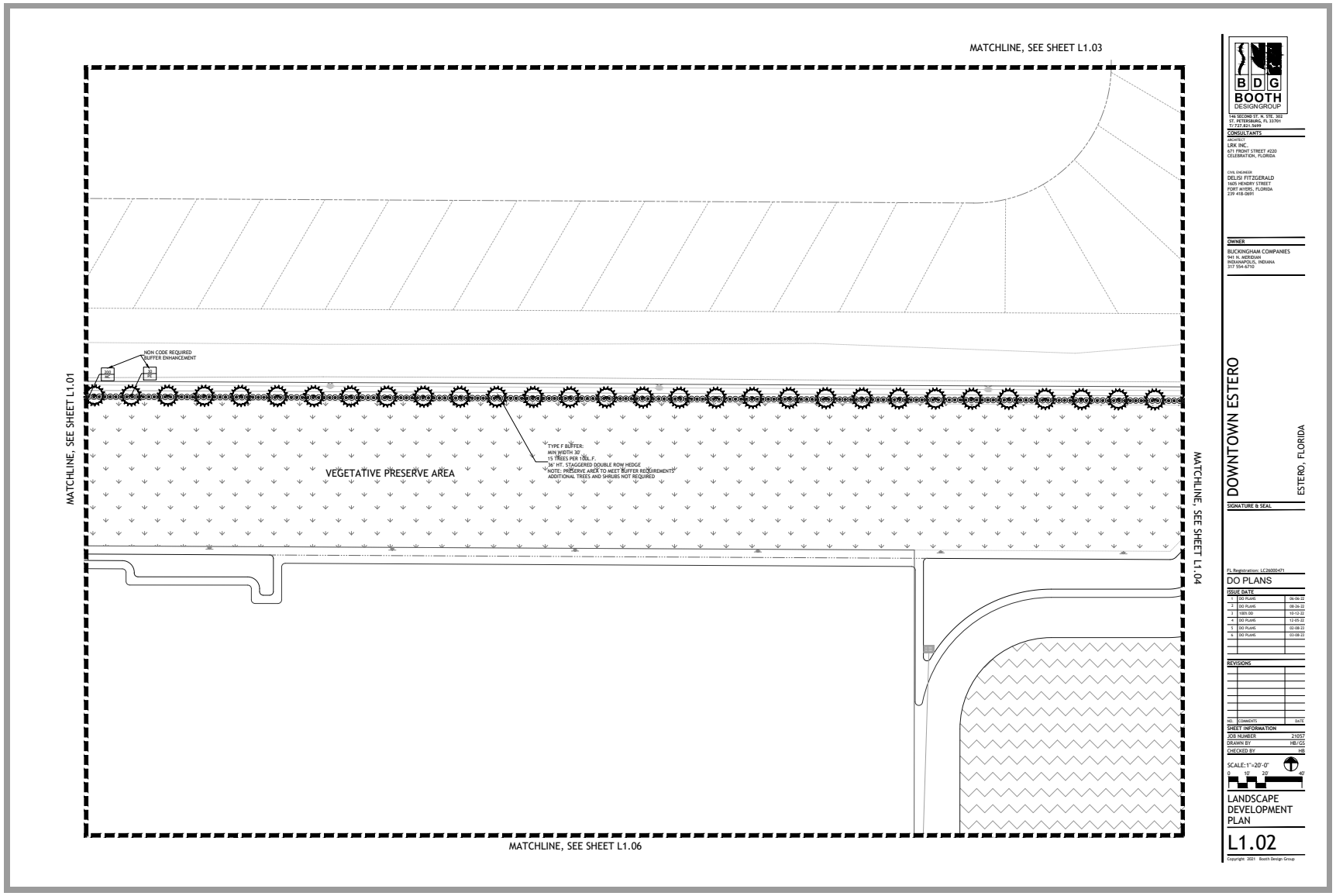
MATCHLINE, SEE SHEET L1.03
MATCHLINE, SEE SHEET L1.01
MATCHLINE, SEE SHEET L1.04
MATCHLINE, SEE SHEET L1.06
NON CODE REQUIRED BUFFER ENHANCEMENT
VEGETATIVE PRESERVE AREA
TYPE F BUFFER:
MIN WIDTH 30'
15 TREES PER 100 L.F.
36" HT. STAGGERED DOUBLE ROW HEDGE
NOTE: PRESERVE AREA TO MEET BUFFER REQUIREMENTS
ADDITIONAL TREES AND SHRUBS NOT REQUIRED
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DO PLANS
ISSUE DATE
1 100 PLANS 04-06-22
2 DO PLANS 08-24-22
3 100% DD 10-12-22
4 DO PLANS 12-02-22
5 DO PLANS 02-08-23
6 DO PLANS 03-08-23
REVISIONS
NO. COMMENTS DATE
SHEET INFORMATION
JOB NUMBER 210257
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LANDSCAPE DEVELOPMENT PLAN
L1.02
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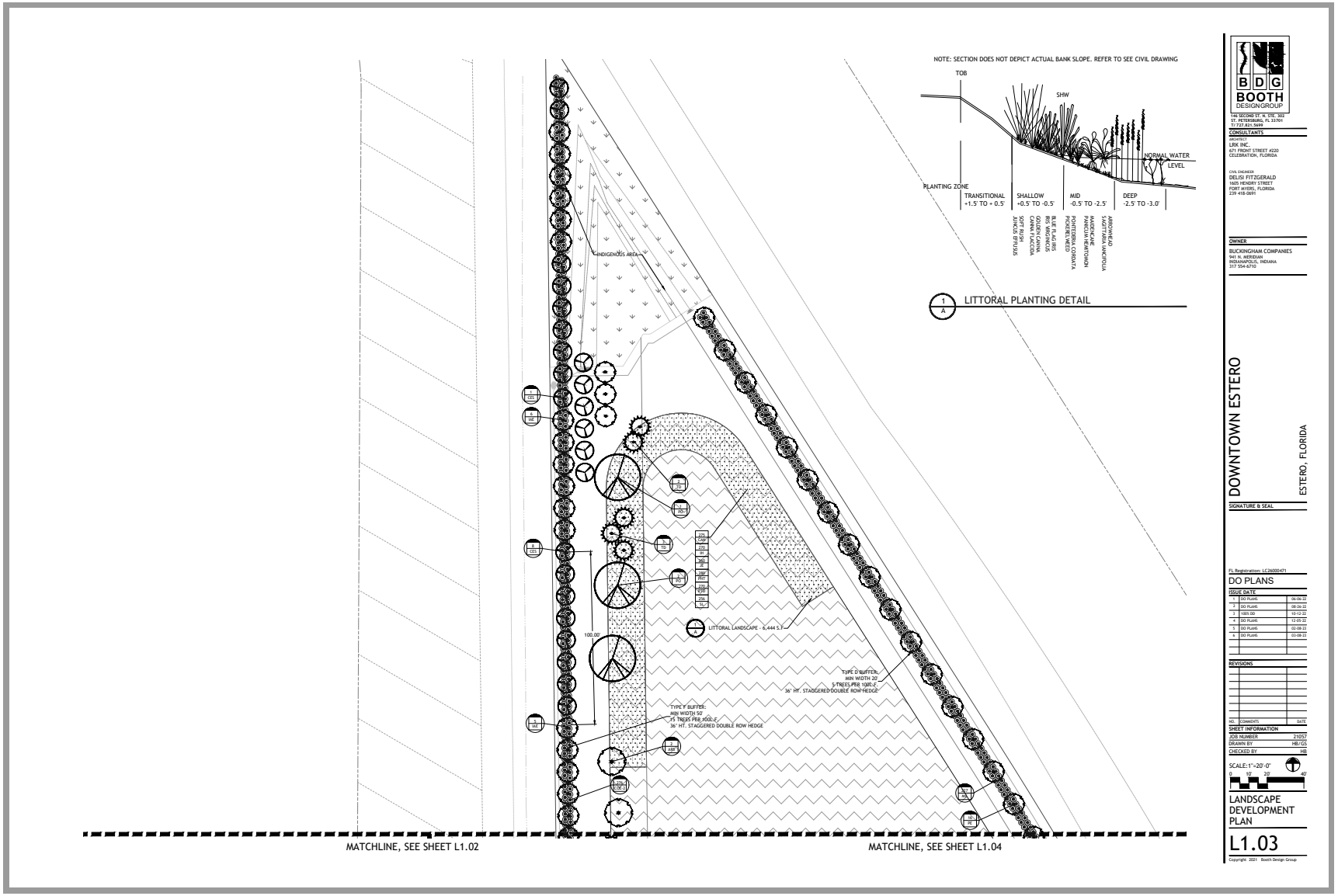
NOTE: SECTION DOES NOT DEPICT ACTUAL BANK SLOPE. REFER TO SEE CIVIL DRAWING
TOB
SHW
NORMAL WATER LEVEL
PLANTING ZONE
TRANSITIONAL +1.5' TO + 0.5'
SHALLOW +0.5' TO -0.5'
MID -0.5' TO -2.5'
DEEP -2.5' TO -3.0'
JUNCUS EFFUSUS
CANNA FLACCIDA
GOLDEN CANNA
IRIS VIRGINICUS
BLUE FLAG IRIS
PONTEDERIA CORDATA
PICKEREL WEED
PANICUM HEMITOMON
MAIDENCANE
SAGITTARIA LANCIFOLIA
ARROWHEAD
1 A
LITTORAL PLANTING DETAIL
INDIGENOUS AREA
LITTORAL LANDSCAPE - 6,444 S.F.
100.00'
TYPE D BUFFER:
MIN WIDTH 20'
5 TREES PER 100 L.F.
36" HT. STAGGERED DOUBLE ROW HEDGE
TYPE F BUFFER:
MIN WIDTH 50'
15 TREES PER MIDDLE
36" HT. STAGGERED DOUBLE ROW HEDGE
MATCHLINE, SEE SHEET L1.02
MATCHLINE, SEE SHEET L1.04
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1 100 PLANS 09-06-22
2 DO PLANS 08-24-22
3 100% DD 10-12-22
4 DO PLANS 12-09-22
5 DO PLANS 02-08-23
6 DO PLANS 03-08-23
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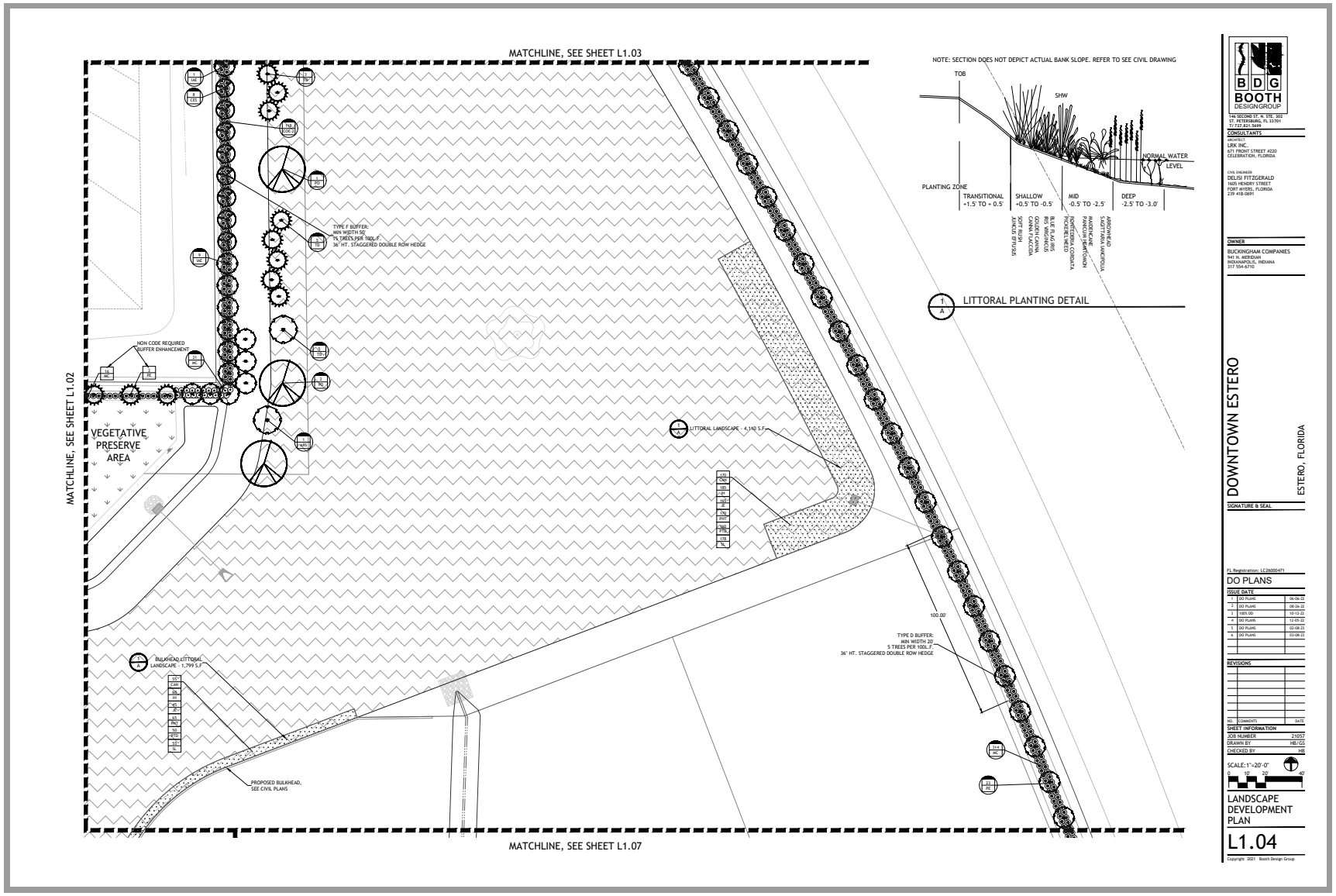

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5	DO PLANS	02-08-23
6	DO PLANS	03-08-23

REVISIONS

NO.	COMMENTS	DATE

SHEET INFORMATION

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LANDSCAPE DEVELOPMENT PLAN

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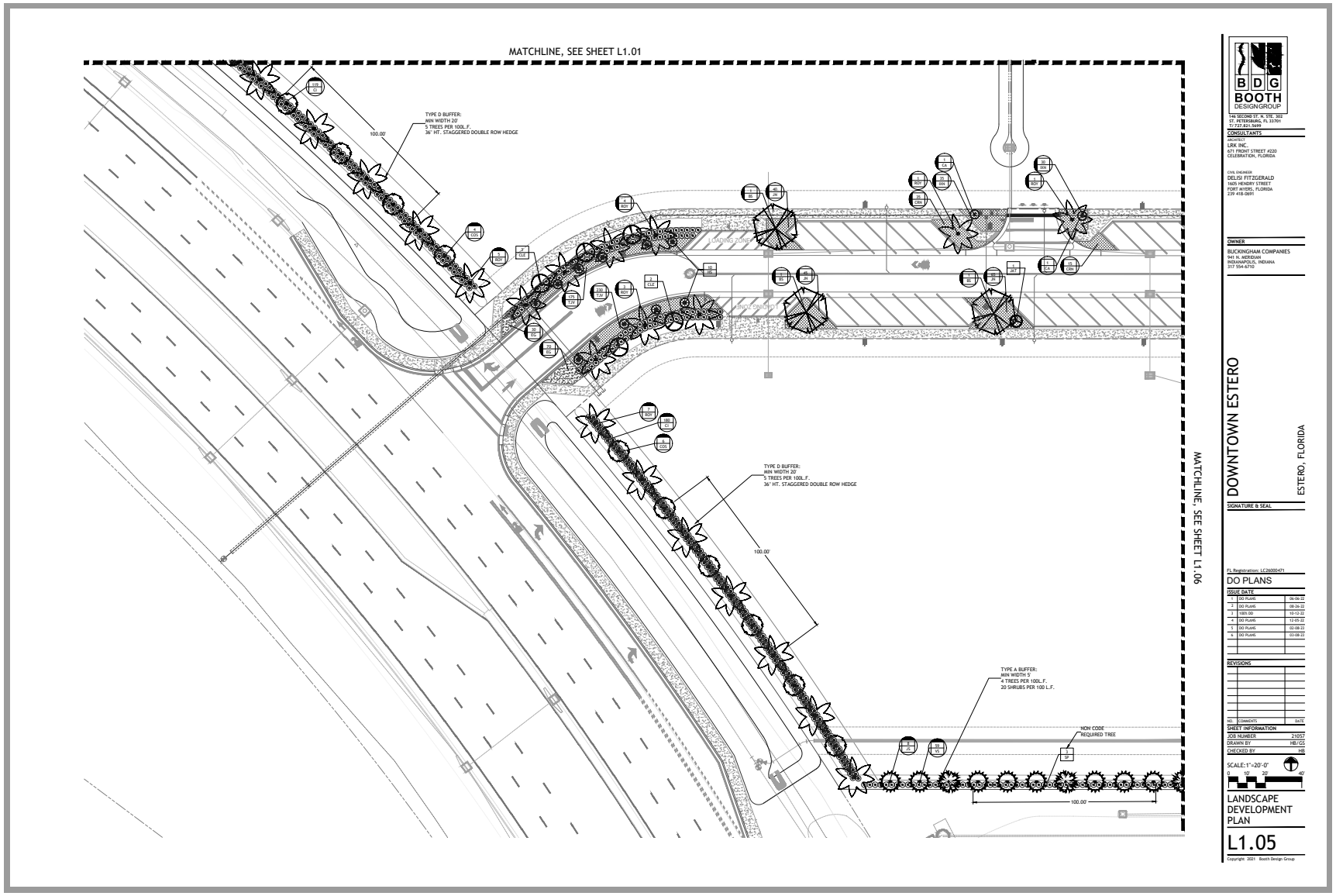
MATCHLINE, SEE SHEET L1.01
TYPE D BUFFER:
MIN WIDTH 20'
5 TREES PER 100L.F.
36" HT. STAGGERED DOUBLE ROW HEDGE
100.00'
TYPE D BUFFER:
MIN WIDTH 20'
5 TREES PER 100L.F.
36" HT. STAGGERED DOUBLE ROW HEDGE
100.00'
TYPE A BUFFER:
MIN WIDTH 5'
4 TREES PER 100L.F.
20 SHRUBS PER 100 L.F.
NON CODE
REQUIRED TREE
100.00'
MATCHLINE, SEE SHEET L1.06
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NO. COMMENTS DATE
SHEET INFORMATION
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LANDSCAPE DEVELOPMENT PLAN
L1.05
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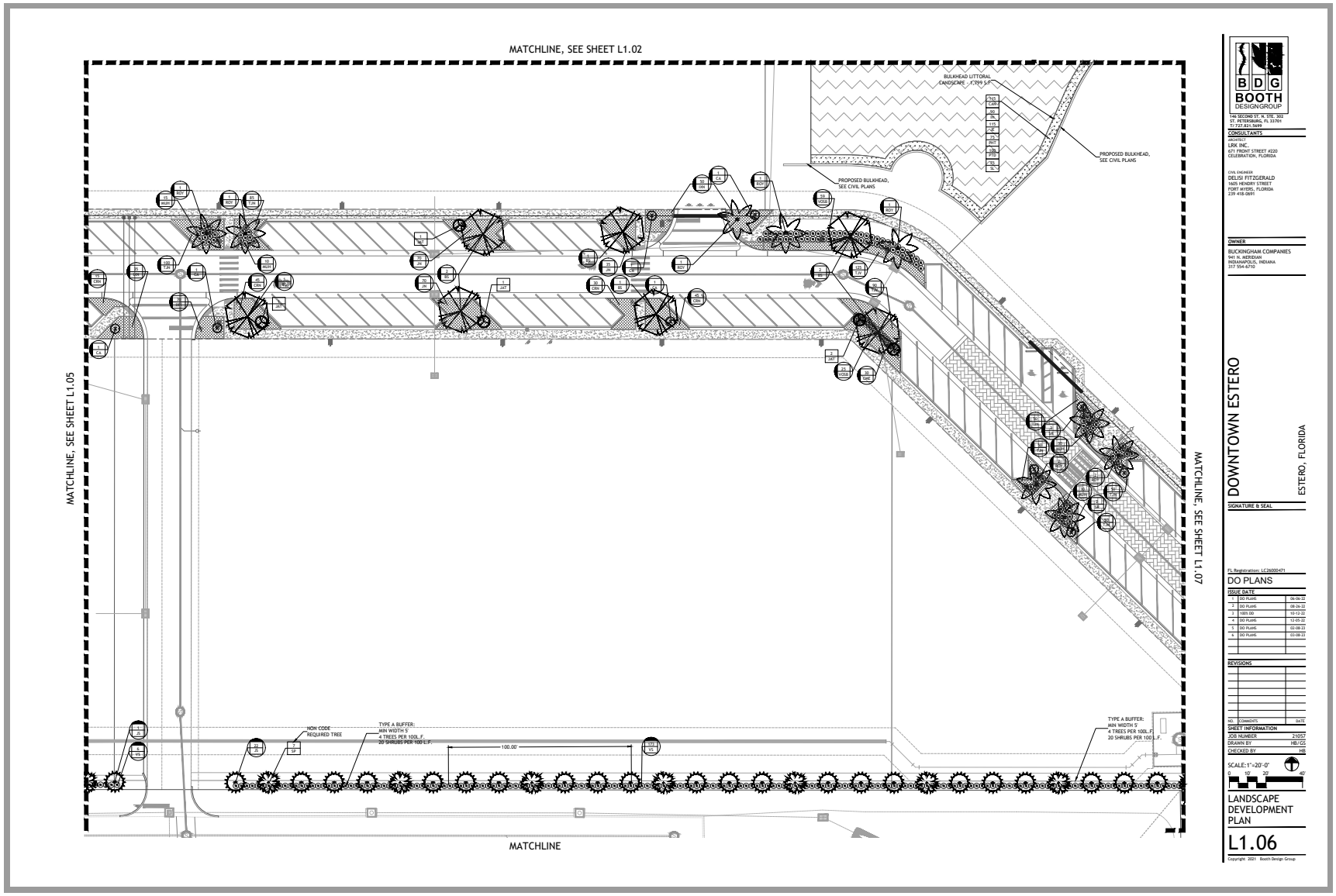
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MATCHLINE, SEE SHEET L1.05
MATCHLINE, SEE SHEET L1.07
MATCHLINE
BULKHEAD LITTORAL
PROPOSED BULKHEAD, SEE CIVIL PLANS
PROPOSED BULKHEAD, SEE CIVIL PLANS
NON CODE REQUIRED TREE
TYPE A BUFFER: MIN WIDTH 5' 4 TREES PER 100L.F. 20 SHRUBS PER 100 L.F.
100.00'
TYPE A BUFFER: MIN WIDTH 5' 4 TREES PER 100L.F. 20 SHRUBS PER 100 L.F.
BDG
BOOTH DESIGNGROUP
146 SECOND ST. N. STE. 302
ST. PETERSBURG, FL 33701
T/ 727.821.5699
CONSULTANTS
ARCHITECT
LRK INC.
671 FRONT STREET #220
CELEBRATION, FLORIDA
CIVIL ENGINEER
DELISI FITZGERALD
1605 HENDRY STREET
FORT MYERS, FLORIDA
239 418-0691
OWNER
BUCKINGHAM COMPANIES
941 N. MERIDIAN
INDIANAPOLIS, INDIANA
317 554-6710
DOWNTOWN ESTERO
ESTERO, FLORIDA
SIGNATURE & SEAL
FL Registration: LC26000471
DO PLANS
ISSUE DATE
1 100 PLANS 04-06-22
2 DO PLANS 08-24-22
3 100% DD 10-12-22
4 DO PLANS 12-09-22
5 DO PLANS 02-08-23
6 DO PLANS 03-08-23
REVISIONS
NO. COMMENTS DATE
SHEET INFORMATION
JOB NUMBER 21057
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LANDSCAPE DEVELOPMENT PLAN
L1.06
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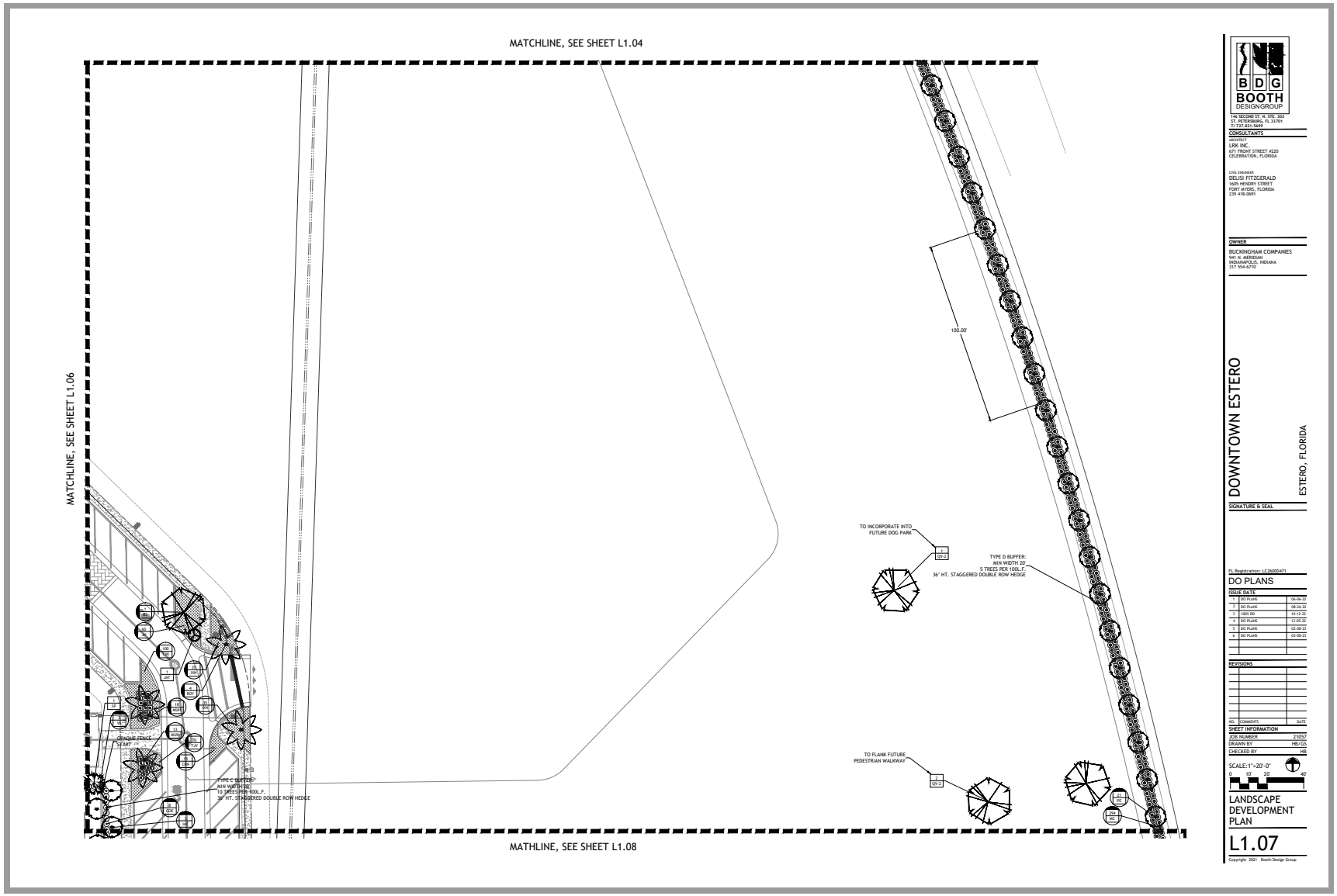
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MATCHLINE, SEE SHEET L1.06
MATHLINE, SEE SHEET L1.08
100.00
TO INCORPORATE INTO FUTURE DOG PARK
TYPE D BUFFER: MIN WIDTH 20' 5 TREES PER 100L.F. 36" HT. STAGGERED DOUBLE ROW HEDGE
TO FLANK FUTURE PEDESTRIAN WALKWAY
TYPE C BUFFER: MIN WIDTH 15' 10 TREES PER 100L.F. 36" HT. STAGGERED DOUBLE ROW HEDGE
CHAQUE FENCE START
BOOTH DESIGNGROUP
146 SECOND ST. N. STE. 302
ST. PETERSBURG, FL 33701
T/727.821.5699
CONSULTANTS
ARCHITECT
LRK INC.
671 FRONT STREET #220
CELEBRATION, FLORIDA
CIVIL ENGINEER
DELISI FITZGERALD
1605 HENDRY STREET
FORT MYERS, FLORIDA
239 418-0691
OWNER
BUCKINGHAM COMPANIES
941 N. MERIDIAN
INDIANAPOLIS, INDIANA
317 554-6710
DOWNTOWN ESTERO
ESTERO, FLORIDA
SIGNATURE & SEAL
FL Registration: LC26000471
DO PLANS
ISSUE DATE
1 DO PLANS 09-06-22
2 DO PLANS 09-26-22
3 100% DO 10-12-22
4 DO PLANS 12-09-22
5 DO PLANS 02-08-23
6 DO PLANS 03-08-23
REVISIONS
NO. COMMENTS DATE
SHEET INFORMATION
JOB NUMBER 21057
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LANDSCAPE DEVELOPMENT PLAN
L1.07
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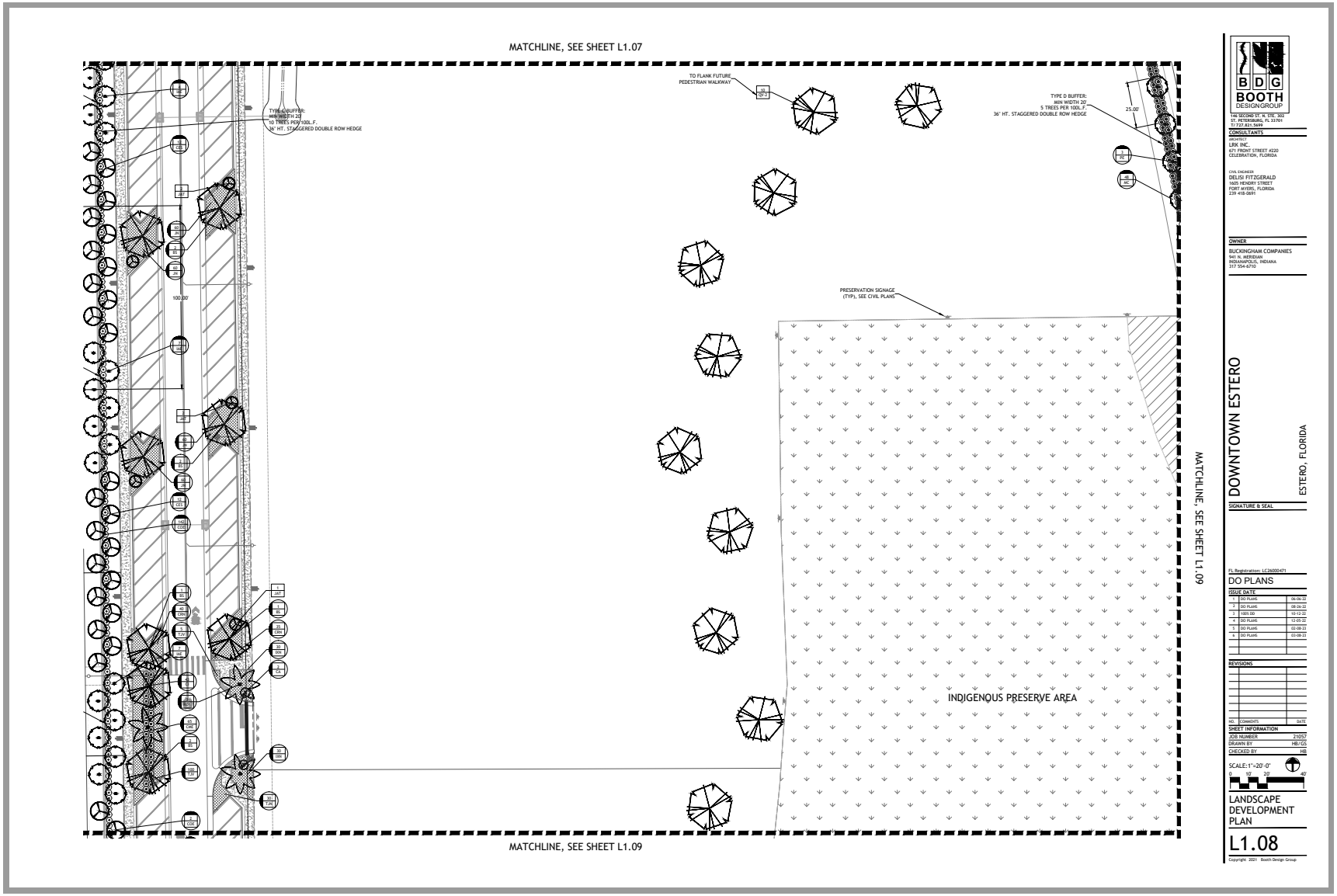

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ST. PETERSBURG, FL 33701
T/727.821.5699

CONSULTANTS

ARCHITECT
LRK INC.
671 FRONT STREET #220
CELEBRATION, FLORIDA

CIVIL ENGINEER
DELISI FITZGERALD
1605 HENDRY STREET
FORT MYERS, FLORIDA
239 418-0691

OWNER
BUCKINGHAM COMPANIES
941 N. MERIDIAN
INDIANAPOLIS, INDIANA
317 554-6710

DOWNTOWN ESTERO
ESTERO, FLORIDA

SIGNATURE & SEAL

FL Registration: LC26000471

DO PLANS

ISSUE DATE		
1	DO PLANS	04-06-22
2	DO PLANS	08-24-22
3	100% DD	10-12-22
4	DO PLANS	12-09-22
5	DO PLANS	02-08-23
6	DO PLANS	03-08-23

REVISIONS

NO.	COMMENTS	DATE

SHEET INFORMATION

JOB NUMBER	21057
DRAWN BY	HB/GS
CHECKED BY	HB

SCALE:1"=20'-0"
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LANDSCAPE DEVELOPMENT PLAN

L1.08

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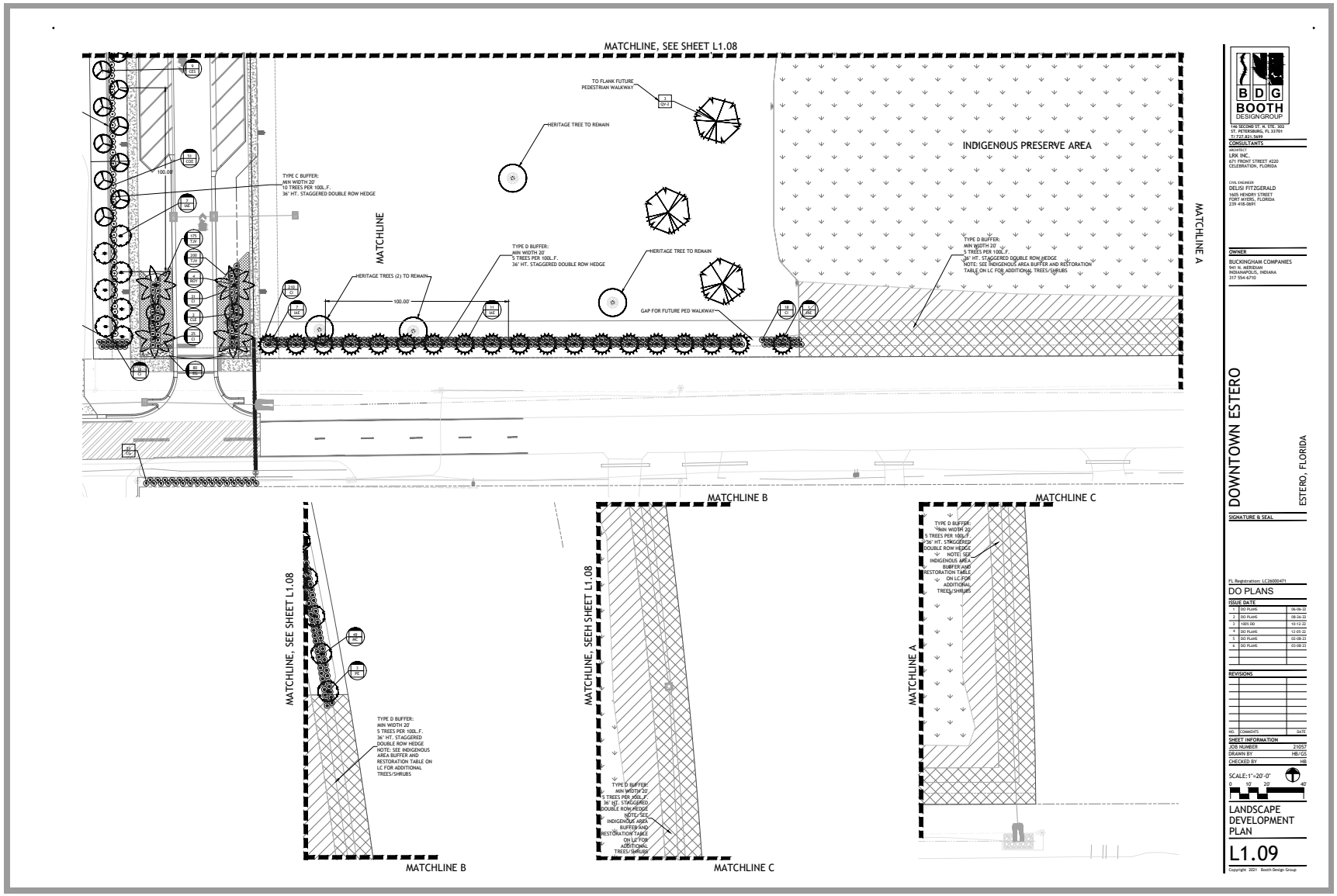
MATCHLINE, SEE SHEET L1.08
TO FLANK FUTURE PEDESTRIAN WALKWAY
HERITAGE TREE TO REMAIN
INDIGENOUS PRESERVE AREA
TYPE C BUFFER: MIN WIDTH 20' 10 TREES PER 100L.F. 36" HT. STAGGERED DOUBLE ROW HEDGE
MATCHLINE
TYPE D BUFFER: MIN WIDTH 20' 5 TREES PER 100L.F. 36" HT. STAGGERED DOUBLE ROW HEDGE
HERITAGE TREES (2) TO REMAIN
100.00'
HERITAGE TREE TO REMAIN
GAP FOR FUTURE PED WALKWAY
TYPE D BUFFER: MIN WIDTH 20' 5 TREES PER 100L.F. 36" HT. STAGGERED DOUBLE ROW HEDGE NOTE: SEE INDIGENOUS PRESERVE AREA BUFFER AND RESTORATION TABLE ON LC FOR ADDITIONAL TREES/SHRUBS
MATCHLINE A
MATCHLINE B
MATCHLINE C
MATCHLINE, SEE SHEET L1.08
TYPE D BUFFER: MIN WIDTH 20' 5 TREES PER 100L.F. 36" HT. STAGGERED DOUBLE ROW HEDGE NOTE: SEE INDIGENOUS AREA BUFFER AND RESTORATION TABLE ON LC FOR ADDITIONAL TREES/SHRUBS
MATCHLINE B
MATCHLINE, SEEH SHEET L1.08
TYPE D BUFFER: MIN WIDTH 20' 5 TREES PER 100L.F. 36" HT. STAGGERED DOUBLE ROW HEDGE NOTE: SEE INDIGENOUS AREA BUFFER AND RESTORATION TABLE ON LC FOR ADDITIONAL TREES/SHRUBS
MATCHLINE C
MATCHLINE A
TYPE D BUFFER: MIN WIDTH 20' 5 TREES PER 100L.F. 36" HT. STAGGERED DOUBLE ROW HEDGE NOTE: SEE INDIGENOUS AREA BUFFER AND RESTORATION TABLE ON LC FOR ADDITIONAL TREES/SHRUBS
BDG BOOTH DESIGNGROUP
146 SECOND ST. N. STE. 302 ST. PETERSBURG, FL 33701 T/ 727.821.5699
CONSULTANTS
ARCHITECT LRK INC. 671 FRONT STREET #220 CELEBRATION, FLORIDA
CIVIL ENGINEER DELISI FITZGERALD 1605 HENDRY STREET FORT MYERS, FLORIDA 239 418-0691
OWNER BUCKINGHAM COMPANIES 941 N. MERIDIAN INDIANAPOLIS, INDIANA 317 554-6710
DOWNTOWN ESTERO
ESTERO, FLORIDA
SIGNATURE & SEAL
FL Registration: LC26000471
DO PLANS
ISSUE DATE
1 DO PLANS 06-06-22
2 DO PLANS 08-26-22
3 100% DD 10-12-22
4 DO PLANS 12-02-22
5 DO PLANS 02-08-23
6 DO PLANS 03-08-23
REVISIONS
NO. COMMENTS DATE
SHEET INFORMATION
JOB NUMBER 21057
DRAWN BY HB/GS
CHECKED BY HB
SCALE: 1"=20'-0"
0 10 20 40
LANDSCAPE DEVELOPMENT PLAN
L1.09
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DOWNTOWN ESTERO - RESIDENTIAL

THANK YOU!

QUESTIONS?

DESIGN REVIEW BOARD
Staff Report

PROJECT NAME
Downtown Estero Residential
CASE NUMBER
DOS2022-E009
MEETING DATE
April 11, 2023
REQUEST
Development Order for the Downtown Estero Residential
APPLICANT
CH Estero Land LP
LOCATION
Project site is located on the northeast comer of U.S. 41 and Broadway Avenue East on Estero Village Way
PROPERTY SIZE
34.41 acres (Total Project)
ZONING
The property is zoned as Mixed Use Planned Development (MPD) Z-10-017
PUBLIC INFORMATION MEETING DATES
The PZDB Public Information Meeting was held on November 9, 2021 and Workshops March 8, 2022 and March 14, 2023. A Development Order application was submitted on July 8, 2022.

Staff Recommendation
Staff recommends approval of the Development Order.

The PZDB should review the project for compliance with general criteria of the Land Development Code and, in particular, the following facets:
1. Building architecture and colors
2. Site lighting elements and colors, including parking lot poles and fixtures
3. Connectivity
4. Landscaping and buffers for overall design and compatibility with the building and surrounding area

The project must be harmonious with the community and proposed developments in the general area, in conformity with good design, contributing to the image of the Village, not of inferior quality, and consistent with the Land Development Code. If the PZDB denies the application, it must state its findings regarding the criteria.

Project Summary

The overall Downtown Estero project consists of 310 multiple-family units, and approximately 30,000 SF of commercial uses. This development order includes the construction of 300 multi-family (market rate rental apartments) in 3-4 story buildings. Two buildings will be mixed-use with 5,000 sf+/- of non-residential uses, and the 3rd building will house the community amenities in this space. This phase of the project will include public spaces including a public park, internal gathering area, walking trails and other private amenities. There are also 10 future townhomes planned and two future commercial lots.

Request

The applicant is asking for approval of a Development Order for the construction of 300 multi-family (market rate rental apartments) in 3-4 story buildings. Two buildings will be mixed-use with 5,000 sf+/- of non-residential uses, and the 3rd building will house the community amenities in this space. This phase of the project will include public spaces including a public park, internal gathering area, walking trails and other private amenities. All of these improvements will be along Estero Village Way which will be constructed as a part of DOS2022-E006 Downtown Estero Infrastructure. This project was reviewed by the PZDB at a Public Information Meeting on November 9, 2021. Staff has also reviewed the plans in detail. The plans meet the technical requirements of the Land Development Code.

Transportation

The overall development plan includes the construction of a road that will connect US 41 with Broadway Ave East. The road will serve the commercial parcels and the multi-family residential uses of the project. The road will be posted at 20 mph and will be privately maintained but open to the public.

Trip Generation
Downtown Estero - At Build-Out

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily
	In	Out	Total	In	Out	Total	(2-way)
Apartments (310 Units)	29	96	125	74	47	121	1,432
Retail (30,000 Sq. Ft)	35	24	59	85	85	170	1,496
Total Trips	64	120	184	159	132	291	2,928

Stormwater

The road is designed to collect all stormwater runoff which is conveyed by underground piping network and catch basins to the master system detention areas on the subject property. The master system detention areas provide the required treatment.

The project will develop a 34.41-acre mixed-use parcel located east of US-41 and north of Broadway in Lee County, Florida. The property was previously permitted under application SFWMD ERP# 090219-6 as a mixed-use development. The proposed development includes the construction of three apartment buildings, mixed-use buildings (apartment and retail), multi-family villas, commercial, supportive parking lots and utilities, a main through road, three (3) indigenous preserve areas, and the stormwater management system. 9.63-acres of the property is classified in the report as commercial and drains to the provided dry detention areas. The development also includes 0.32 acres of offsite that is included in our stormwater management system. This impervious area is from the proposed offsite turn lane improvements which help provide access to the site. There are three (3) indigenous preserve areas on-site Areas #1, #2, and #3 that are 2.61 acres, 2.13 acres and 0.20 acres respectively. Indigenous Preserve Area #3 is located in the

northernmost corner of the project and is not included in the surface water management system for the site. Runoff for the proposed development will be directed to the one (1) onsite lake that will provide the required water quality and quantity prior to discharging south into the Broadway Avenue drainage system. An elevation of 10.8' NAVD has been established as the control elevation for the project. They are not proposing any other changes to the previously approved permit other than those described above.

Lighting

Street/parking lighting complies with the Village CCT requirement of 3000K and the BUG rating of 1-0-1. The lighting included as a part of this application is for street lighting only.

Landscaping

Landscaping is provided in the vehicular use areas and perimeter buffer plantings are also provided per the LDC. Landscaping Plans are provided in the applicant's presentation. The landscaping is consistent with the zoning ordinance.

Architecture

As part of the zoning, the Design Framework & Guidebook were approved. The Design Framework & Guidebook indicated a variety of potential designs. The applicant has made several revisions to the architecture. The proposed architecture blends with the adjacent property, including roof, style and color of building, and architectural features. An exterior building paint color schematic and materials are provided in the applicant's plans along with elevations and perspectives.

Signage

The proposed monument sign for the residential project meets the minimum requirements including setback and architectural style. The commercial signage for the 1st floor commercial in two Residential Buildings will be reviewed with each sign permit application.

DOWNTOWN ESTERO RESIDENTIAL

DEVELOPMENT ORDER PLANS

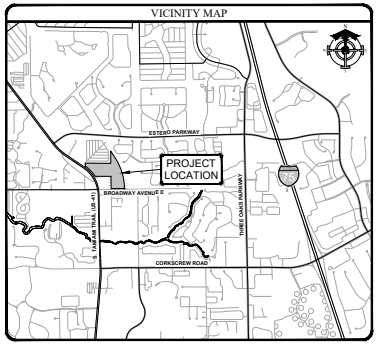
LOCATED IN SECTION 28, TOWNSHIP 46 SOUTH, RANGE 25 EAST
ESTERO, LEE COUNTY, FLORIDA

PROJECT INFORMATION	
ZONING	MPD (RESOLUTION Z-10-017)
SFWMD PERMIT	36-07447-P
PARCEL ID	28-46-25-E2-U1906.2520, 28-46-25-E2-U1911.2508, 28-46-25-E2-U1915.2516, 28-46-25-E2-U1925.2518, 28-46-25-E2-U1938.2499, 28-46-25-E2-U1940.2521, 28-46-25-E2-U1945.2498, 28-46-25-E2-U1949.2498

CONSULTANTS		
ENGINEER	LANDSCAPE ARCHITECT	SURVEY
DELISI FITZGERALD, INC. 1605 HENDRY ST. FORT MYERS, FL 33901 (239) 418-0691	BOOTH DESIGN GROUP 146 2ND ST. N., STE. 302 ST. PETERSBURG, FL 33701 (727) 821-5599	BANKS ENGINEERING 10511 SIX MILE CYPRESS PKWY., STE. 101 FORT MYERS, FL 33966 (239) 939-5490

UTILITY PROVIDERS		
WATER & SEWER	ELECTRIC	TELEPHONE
LEE COUNTY UTILITIES 1500 MONROE ST FORT MYERS, FL 33901 (239) 533-8181	FLORIDA POWER AND LIGHT (FPL) 2425 THOMPSON ST FORT MYERS, FL 33901 (239) 332-9154	CENTURYLINK 2820 CARGO ST. FORT MYERS, FL 33916 (239) 336-2008
CABLE	GAS	FIRE DISTRICT
COMCAST CABLE 12841 CORPORATE LAKES DR. FORT MYERS, FL 33913 (239) 432-1805	TECO GAS 1501 ENTERPRISE PKWY. FORT MYERS, FL 33905 (239) 690-5513	IONA-McGREGOR FIRE PROTECTION & RESCUE SERVICE DISTRICT 13981 WINKLER RD FORT MYERS, FL 33908 (239) 425-9336

VICINITY MAP



SHEET INDEX	
NO.	DESCRIPTION
1	COVER SHEET, VICINITY MAP AND INDEX
2	AERIAL AND EXISTING CONDITIONS PLAN
3	DEMOLITION AND CLEARING PLAN
4	MASTER SITE PLAN
5	SITE LAYOUT, SIGNING AND MARKING PLAN
6	MASTER DRAINAGE PLAN
7-9	PAVING, GRADING AND DRAINAGE PLAN
10	MASTER UTILITY PLAN
11	TYPICAL SECTIONS
12	PAVING DETAILS
13-14	DRAINAGE DETAILS
15	LEE COUNTY UTILITIES DETAILS
16	EROSION CONTROL PLAN
17	EROSION CONTROL DETAILS

REVISIONS SUMMARY			
REV.	DATE	DESCRIPTION	REVISED SHEETS

CONSTRUCTION INFORMATION

CALL BEFORE YOU DIG: 811

DeLisi Fitzgerald, Inc.
Planning · Engineering · Project Management
A Division of Banks Engineering, LLC
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0691
(239) 418-0692 fax
Florida Registry License Number 33253

ENGINEER OF RECORD:
JOHN T. VEUSKA, P.E. (FOR THE FIRM)
FLORIDA P.E. NO. 56227

OWNER / DEVELOPER:
BUCKINGHAM COMPANIES
2201 2ND ST.
FT. MYERS, FL 33901

PROJECT:
DOWNTOWN ESTERO RESIDENTIAL

PLAN REVISIONS

#	DATE	BRIEF DESCRIPTION

COVER SHEET, VICINITY MAP AND INDEX

Project Manager:	JTW
Drawn By:	CAS
Checked By:	JTW
Project Number:	21524
Located in Section(s):	28
Township: 46 S	Range: 25 E
County, State:	LEE COUNTY, FL

Status:
FOR CONSTRUCTION
SUBJECT TO ALL PERMIT APPROVALS

Sheet Number: 1

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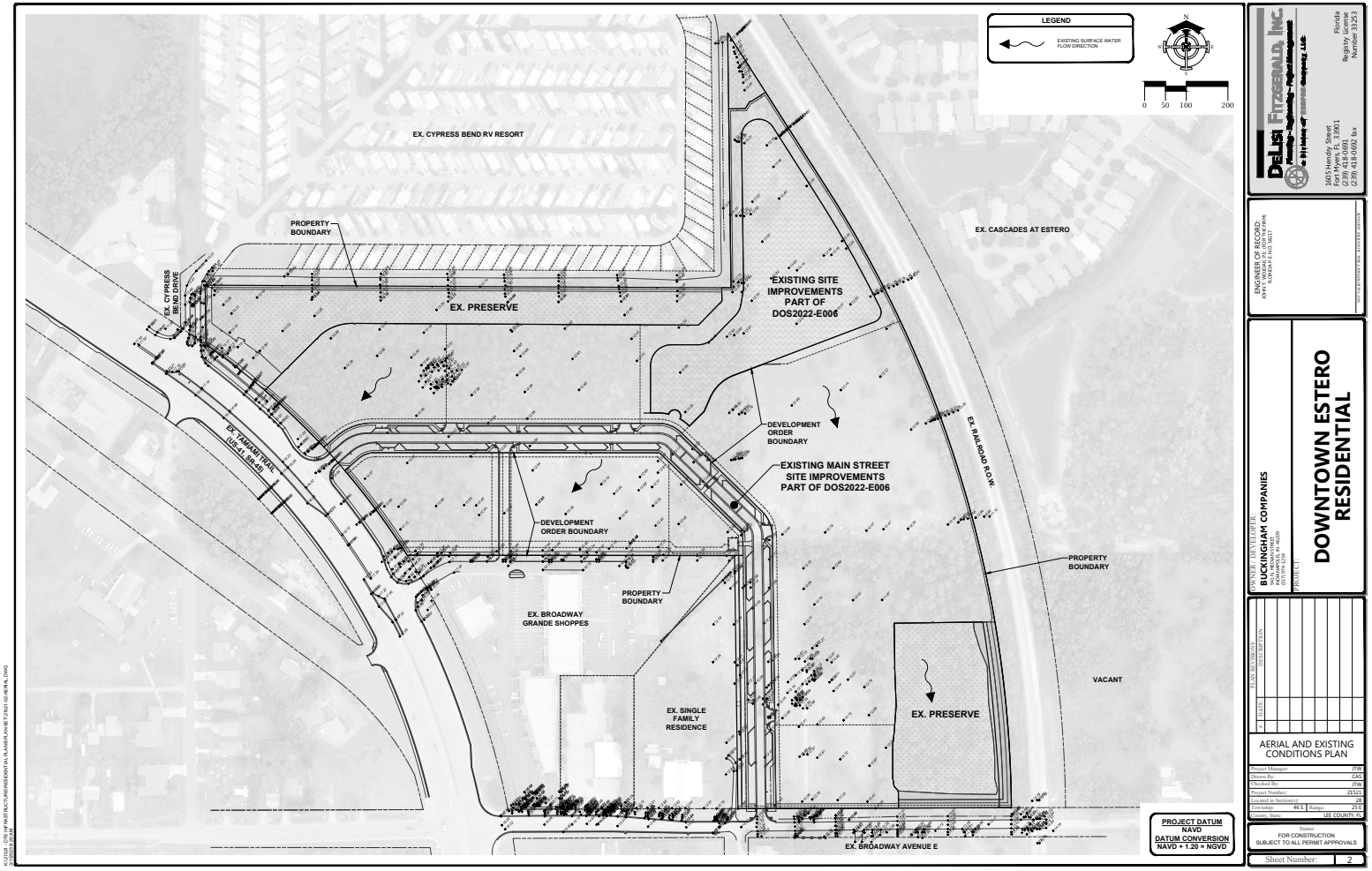
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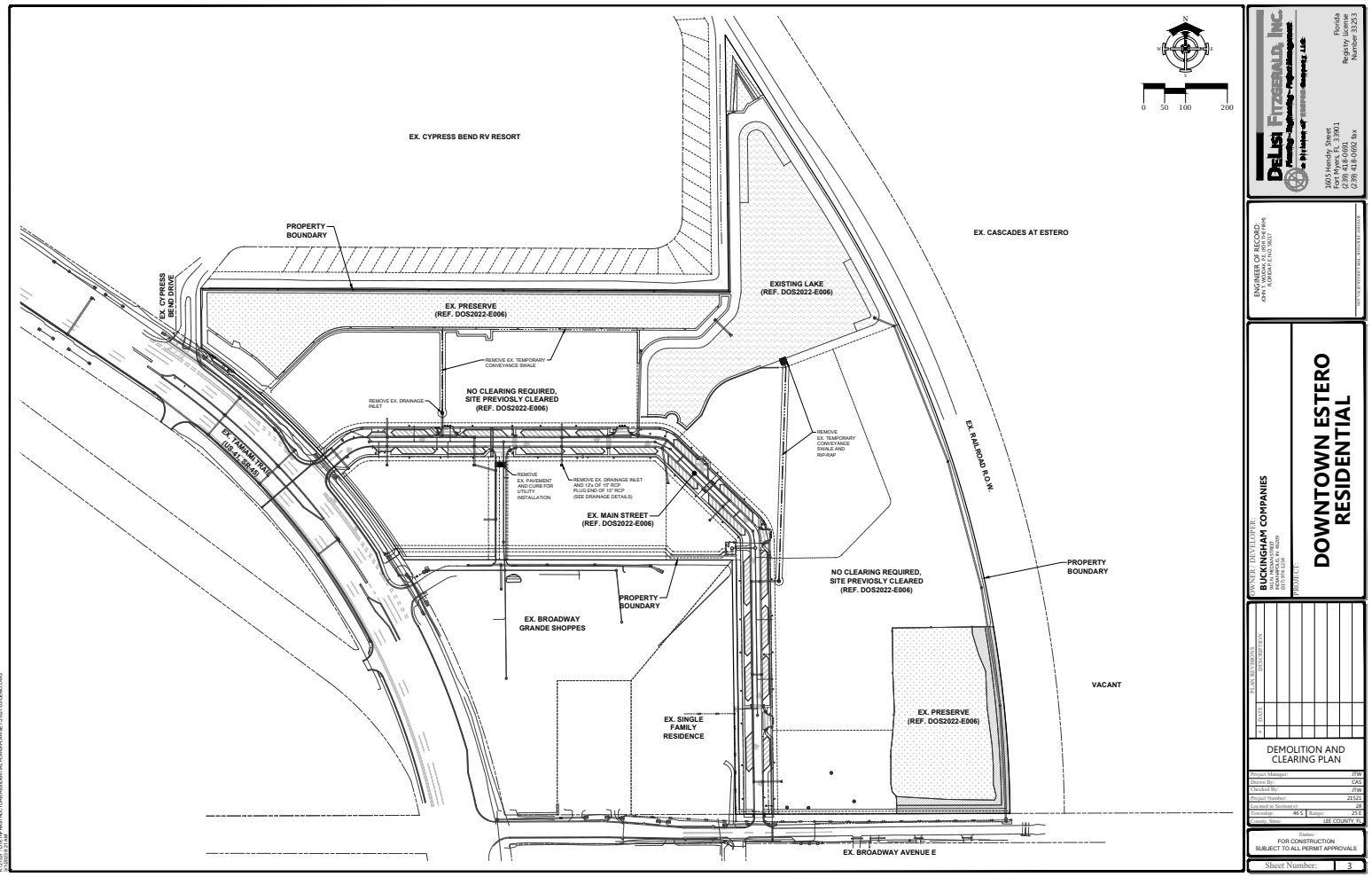
EXISTING SURFACE WATER FLOW DIRECTION
0 50 100 200
EX. CYPRESS BEND RV RESORT
PROPERTY BOUNDARY
EX. CYPRESS BEND DRIVE
EX. PRESERVE
EXISTING SITE IMPROVEMENTS PART OF DOS2022-E006
EX. CASCADES AT ESTERO
DEVELOPMENT ORDER BOUNDARY
EX. TAMIAMI TRAIL (US 41, SR 45)
EXISTING MAIN STREET SITE IMPROVEMENTS PART OF DOS2022-E006
EX. RAILROAD R.O.W.
DEVELOPMENT ORDER BOUNDARY
PROPERTY BOUNDARY
PROPERTY BOUNDARY
EX. BROADWAY GRANDE SHOPPES
VACANT
EX. SINGLE FAMILY RESIDENCE
EX. PRESERVE
EX. BROADWAY AVENUE E
PROJECT DATUM NAVD
DATUM CONVERSION NAVD + 1.20 = NGVD
DeLisi Fitzgerald, Inc.
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0690
(239) 418-0692 fax
ENGINEER OF RECORD:
OWNER / DEVELOPER:
BUCKINGHAM COMPANIES
PROJECT:
DOWNTOWN ESTERO RESIDENTIAL
PLAN REVISIONS
AERIAL AND EXISTING CONDITIONS PLAN
Project Manager: JTW
Drawn By: CAS
Checked By: JTW
Project Number: 21524
Located in Section(s): 28
Township: 46 S Range: 25 E
County, State: LEE COUNTY, FL
Status:
FOR CONSTRUCTION
SUBJECT TO ALL PERMIT APPROVALS
Sheet Number: 2


EX. CYPRESS BEND RV RESORT
PROPERTY BOUNDARY
EX. CYPRESS BEND DRIVE
EX. CASCADES AT ESTERO
EXISTING LAKE (REF. DOS2022-E006)
EX. PRESERVE (REF. DOS2022-E006)
REMOVE EX. TEMPORARY CONVEYANCE SWALE
REMOVE EX. DRAINAGE INLET
NO CLEARING REQUIRED, SITE PREVIOSLY CLEARED (REF. DOS2022-E006)
EX. TAMIAMI TRAIL (US-41) (SR-45)
REMOVE EX. TEMPORARY CONVEYANCE SWALE AND RIP-RAP
EX. RAILROAD R.O.W.
REMOVE EX. PAVEMENT AND CURB FOR UTILITY INSTALLATION
REMOVE EX. DRAINAGE INLET AND 12'x OF 15" RCP PLUG END OF 15" RCP (SEE DRAINAGE DETAILS)
EX. MAIN STREET (REF. DOS2022-E006)
PROPERTY BOUNDARY
NO CLEARING REQUIRED, SITE PREVIOSLY CLEARED (REF. DOS2022-E006)
PROPERTY BOUNDARY
EX. BROADWAY GRANDE SHOPPES
VACANT
EX. SINGLE FAMILY RESIDENCE
EX. PRESERVE (REF. DOS2022-E006)
EX. BROADWAY AVENUE E
0 50 100 200
DeLisi Fitzgerald, Inc.
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0690
(239) 418-0692 fax
Florida Certificate of Authorization Number 3253
ENGINEER OF RECORD:
JOHN T. WOJDA, P.E. FOR THE FIRM
FLORIDA P.E. # 56227
OWNER / DEVELOPER:
BUCKINGHAM COMPANIES
PROJECT:
DOWNTOWN ESTERO RESIDENTIAL
PLAN REVISIONS
DESCRIPTION
DEMOLITION AND CLEARING PLAN
Project Manager: JTW
Drawn By: CAS
Checked By: JTW
Project Number: 21523
Located in Section(s): 28
Township: 46 S Range: 25 E
County, State: LEE COUNTY, FL
Status:
FOR CONSTRUCTION
SUBJECT TO ALL PERMIT APPROVALS
Sheet Number: 3

GENERAL DEVELOPMENT NOTES:

1. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL MAINTAIN THEIR WORK AND THE SITE RELATIVE TO THEIR WORK IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND ALL REQUIREMENTS OF THE PROJECT N.P.D.E.S. PERMIT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO DEWATER IN COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL PERMITTING REQUIREMENTS.
3. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE VILLAGE OF ESTERO LAND DEVELOPMENT CODE.
4. THE CONTRACTOR SHALL RETAIN ON THE WORK SITE AT ALL TIMES COPIES OF ALL PERMITS NECESSARY FOR ANY CONSTRUCTION.
5. THE CONTRACTOR SHALL NOTIFY THE OWNER AND CONTACT ALL UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES IN THE AREA 72 HOURS (MINIMUM) PRIOR TO COMMENCING CONSTRUCTION.
6. THE LOCATION OF EXISTING UTILITIES, SIDEWALKS, PAVEMENT, VEGETATION AND MISCELLANEOUS IMPROVEMENTS ARE APPROXIMATE. THE EXACT FIELD LOCATIONS SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO COMMENCING ANY CONSTRUCTION.
7. THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 IS THE BENCHMARK DATUM FOR THIS PROJECT.
8. ANY PUBLIC LAND CORNER WITHIN LIMITS OF CONSTRUCTION IS TO BE PROTECTED. ANY LAND CORNER MONUMENT IN DANGER OF BEING DESTROYED MUST BE PROPERLY REFERENCED BY THE CONTRACTOR.
9. EXISTING IMPROVEMENTS SHALL BE RESTORED TO A CONDITION EQUIVALENT TO THAT EXISTING IMMEDIATELY PRIOR TO COMMENCING CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER.
10. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DEVIATION IN PLAN INFORMATION SHALL BE REPORTED TO THE ENGINEER AND OWNERS REPRESENTATIVE IMMEDIATELY.
11. CONTRACTOR IS REQUIRED TO OBTAIN FROM THE ENGINEER WRITTEN APPROVAL FOR ANY DEVIATIONS FROM THE PLANS AND/OR SPECIFICATIONS.
12. UNDERGROUND CONTRACTOR SHALL MINIMIZE THE WORK AREA AND WIDTH OF ALL TRENCHES TO AVOID DISTURBANCES OF NATURAL VEGETATION. SPOIL FROM TRENCHES SHALL BE PLACED ONLY ON PREVIOUSLY CLEARED AREAS OR AS DIRECTED BY THE OWNER. CONTRACTOR SHALL NO REMOVE OR DISTURB ANY TREES AND/OR SHRUBS WITHOUT PRIOR APPROVAL OF THE OWNER.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND USAGE OF THE EXISTING STREETS ADJACENT TO THE PROJECT. ALL TRAFFIC MAINTENANCE AND SAFE PRACTICES FOR STREET CONSTRUCTION, MAINTENANCE OF LANE CLOSURES AND SAFE PRACTICES FOR STREET CONSTRUCTION, MAINTENANCE OF LANE CLOSURES OPERATIONS, TRAFFIC CONTROL OPERATION PROCEDURES SHALL BE SUBMITTED TO THE OWNER FOR APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.
14. NO DEWATERING IS PROPOSED WITH THIS PROJECT. IF DEWATERING IS REQUIRED, A PERMIT FROM SFWMD IN ACCORDANCE WITH 40E-20.301, F.A.C. SHALL BE OBTAINED.
15. NO BLASTING IS PROPOSED WITH THIS PROJECT.

ENTITLEMENT INVENTORY TABLE

USE	MAX INTENSITY[3]	PROPOSED	TOTAL TO DATE
RESIDENTIAL	310 UNITS[1]	300	300
(ALF)	*50 EQUIVALENT UNITS*	0	0
COMMERCIAL (TOTAL)	200,000 SF[2]	14,361	14,361
RETAIL	*115,000 SF*	*13,361*	*13,361*
HOTEL	125 ROOMS	0	0

(1) 310 UNITS INCLUDES 50 EQUIVALENT ALF / ILF / CCF UNITS.
(2) COMMERCIAL INCLUDES A MAXIMUM OF 115,000 SF OF RETAIL USES.
(3) MAXIMUM INTENSITIES PER RESOLUTION Z-10-017.

OPEN SPACE CALCULATIONS

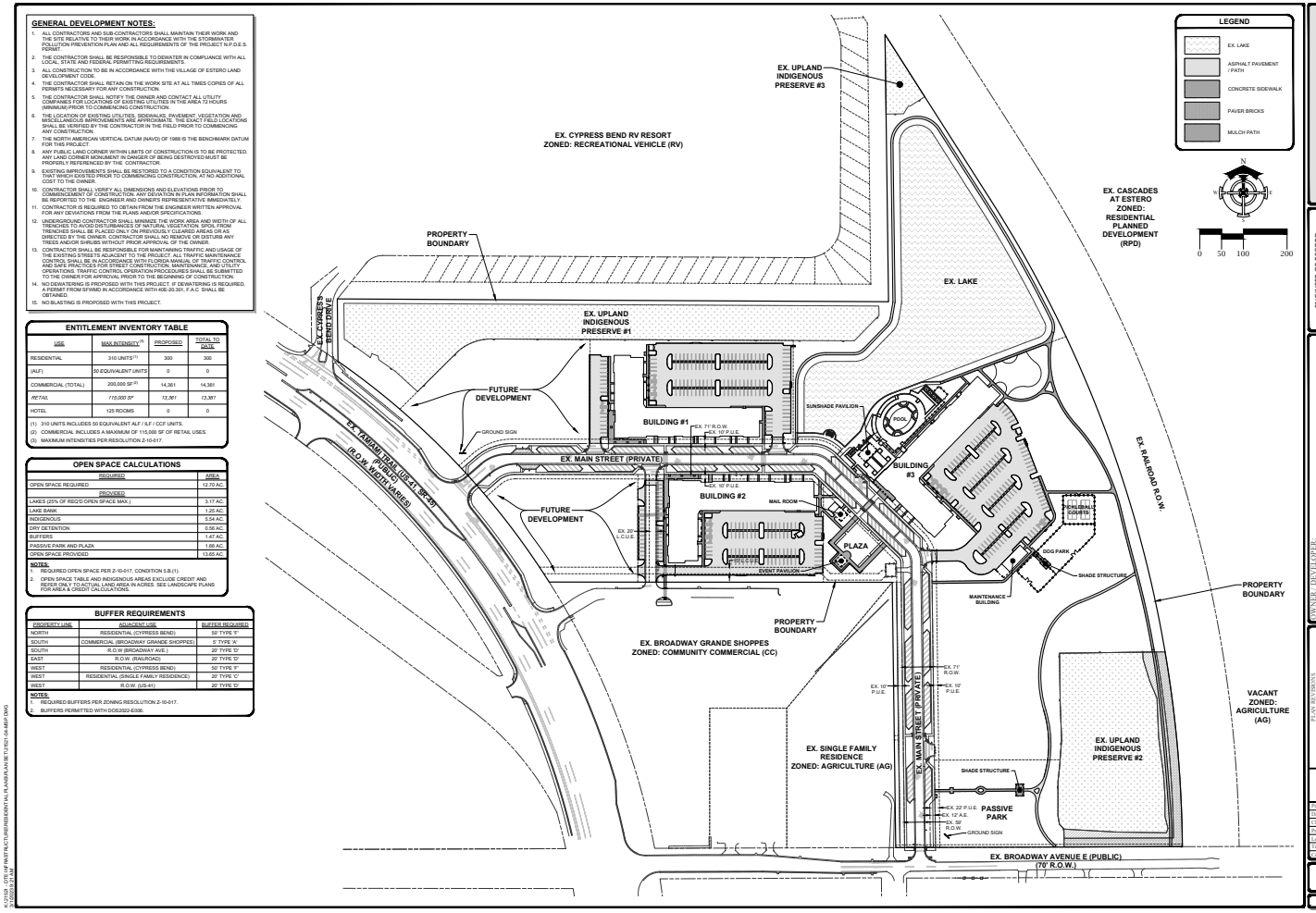
REQUIRED	AREA
OPEN SPACE REQUIRED	12.70 AC.
PROVIDED	
LAKES (25% OF REQ'D OPEN SPACE MAX.)	3.17 AC.
LAKE BANK	1.25 AC.
INDIGENOUS	5.54 AC.
DRY DETENTION	0.56 AC.
BUFFERS	1.47 AC.
PASSIVE PARK AND PLAZA	1.66 AC.
OPEN SPACE PROVIDED	13.65 AC.

NOTES:
1. REQUIRED OPEN SPACE PER Z-10-017, CONDITION 5.B.(1).
2. OPEN SPACE TABLE AND INDIGENOUS AREAS EXCLUDE CREDIT AND SERVE ONLY TO ACTUAL LAND AREA IN ACRES. SEE LANDSCAPE PLANS FOR AREA & CREDIT CALCULATIONS.

BUFFER REQUIREMENTS

PROPERTY LINE	ADJACENT USE	BUFFER REQUIRED
NORTH	RESIDENTIAL (CYPRESS BEND)	50' TYPE 'F'
SOUTH	COMMERCIAL (BROADWAY GRANDE SHOPPES)	5' TYPE 'A'
SOUTH	R.O.W (BROADWAY AVE.)	20' TYPE 'D'
EAST	R.O.W. (RAILROAD)	20' TYPE 'D'
WEST	RESIDENTIAL (CYPRESS BEND)	50' TYPE 'F'
WEST	RESIDENTIAL (SINGLE FAMILY RESIDENCE)	20' TYPE 'C'
WEST	R.O.W. (US-41)	20' TYPE 'D'

NOTES:
1. REQUIRED BUFFERS PER ZONING RESOLUTION Z-10-017.
2. BUFFERS PERMITTED WITH DOS2022-0206.



DeLisi Fitzgerald, Inc.
Florida Engineering Management
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0690
(239) 418-0692 fax
Florida Registry Number 33253

ENGINEER OF RECORD:
JOHN T. VASSALLA, P.E. (FOR THE FIRM)
FLORIDA REG. 66237

OWNER / DEVELOPER:
BUCKINGHAM COMPANIES
2163 AIR PARK BLVD.
BUCKINGHAM, FL 34289
(239) 694-1636

PROJECT:
DOWNTOWN ESTERO RESIDENTIAL

#	DATE	REVISIONS
1	12/15/22	PER AGENCY COMMENTS

MASTER SITE PLAN

Project Manager:	JTW
Drawn By:	CAD
Checked By:	JTW
Project Number:	21524
Located in Section(s):	28
Township: 46 S	Range: 25 E
County, State:	LEE COUNTY, FL

Status:
FOR CONSTRUCTION
SUBJECT TO ALL PERMIT APPROVALS

Sheet Number: 4

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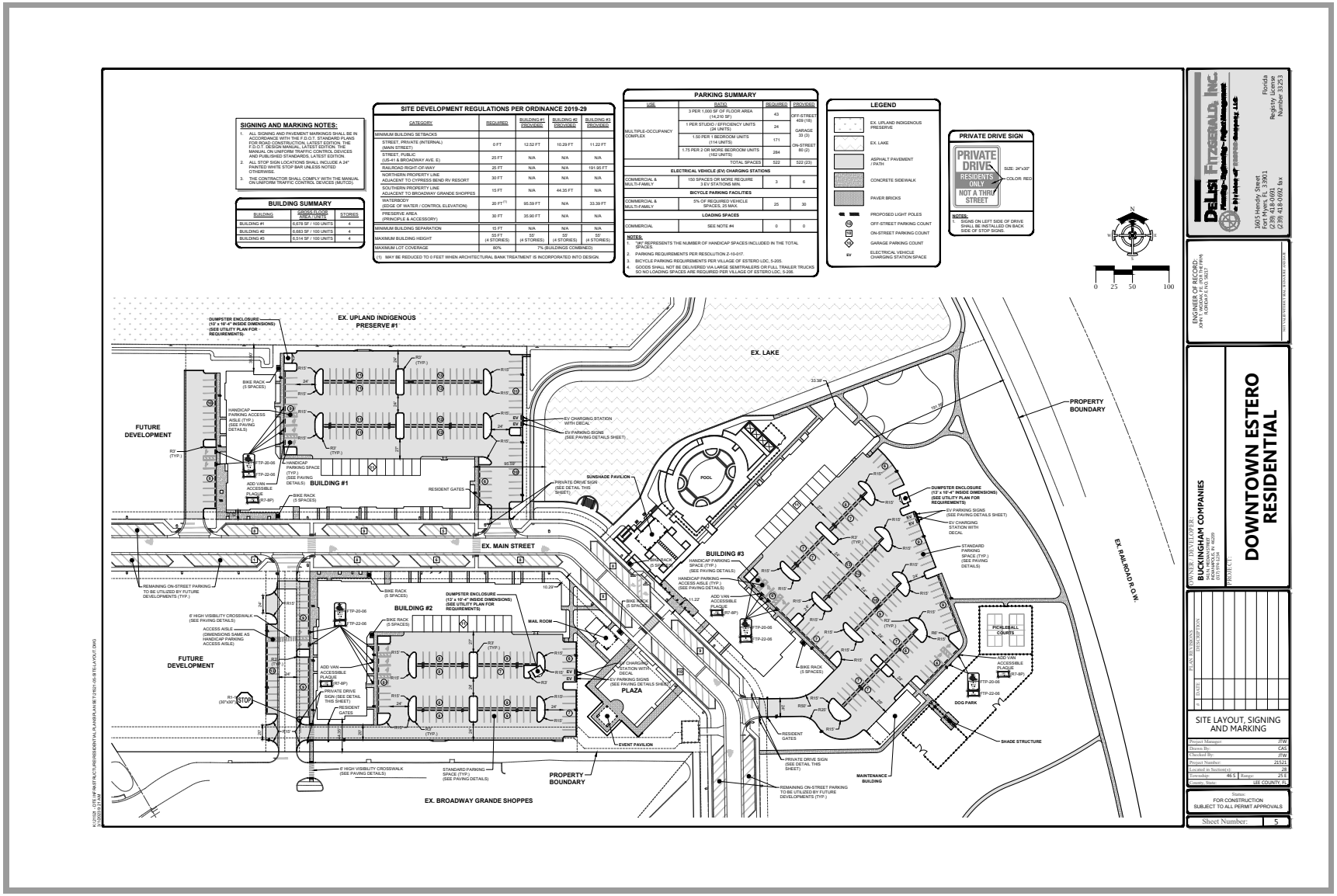
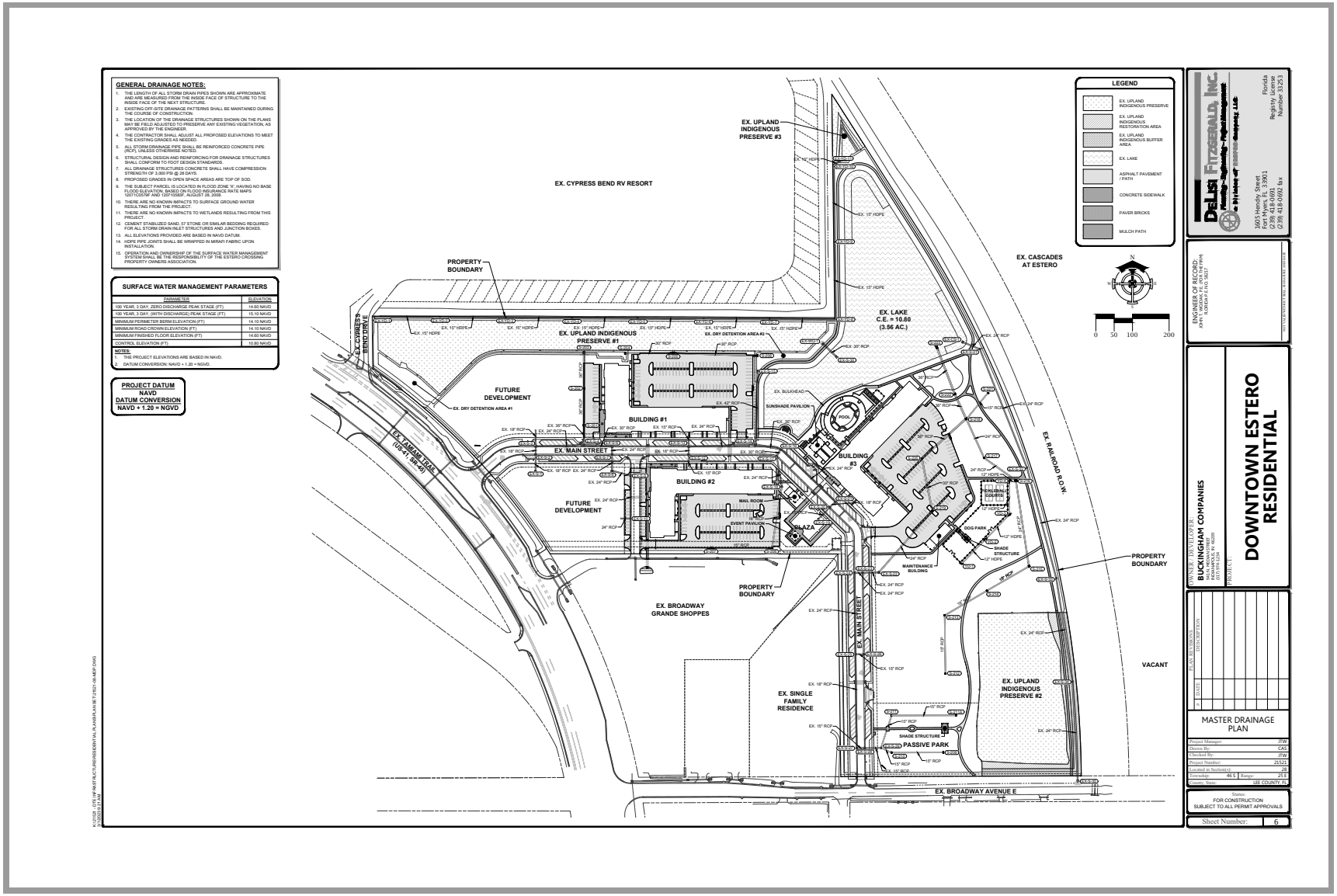

SIGNING AND MARKING NOTES:
1. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE F.D.O.T. STANDARD PLANS FOR ROAD CONSTRUCTION, LATEST EDITION, THE F.D.O.T. DESIGN MANUAL, LATEST EDITION, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND PUBLISHED STANDARDS, LATEST EDITION.
2. ALL STOP SIGN LOCATIONS SHALL INCLUDE A 24" PAINTED WHITE STOP BAR UNLESS NOTED OTHERWISE.
3. THE CONTRACTOR SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
BUILDING SUMMARY
BUILDING | GROSS FLOOR AREA / UNITS | STORIES
BUILDING #1 | 6,078 SF / 100 UNITS | 4
BUILDING #2 | 6,883 SF / 100 UNITS | 4
BUILDING #3 | 6,514 SF / 100 UNITS | 4
SITE DEVELOPMENT REGULATIONS PER ORDINANCE 2019-29
CATEGORY | REQUIRED | BUILDING #1 PROVIDED | BUILDING #2 PROVIDED | BUILDING #3 PROVIDED
MINIMUM BUILDING SETBACKS
STREET, PRIVATE (INTERNAL) (MAIN STREET) | 0 FT | 12.52 FT | 10.29 FT | 11.22 FT
STREET, PUBLIC (US-41 & BROADWAY AVE. E) | 25 FT | N/A | N/A | N/A
RAILROAD RIGHT-OF-WAY | 25 FT | N/A | N/A | 191.95 FT
NORTHERN PROPERTY LINE ADJACENT TO CYPRESS BEND RV RESORT | 30 FT | N/A | N/A | N/A
SOUTHERN PROPERTY LINE ADJACENT TO BROADWAY GRANDE SHOPPES | 15 FT | N/A | 44.35 FT | N/A
WATERBODY (EDGE OF WATER / CONTROL ELEVATION) | 20 FT (1) | 95.59 FT | N/A | 33.39 FT
PRESERVE AREA (PRINCIPLE & ACCESSORY) | 30 FT | 35.90 FT | N/A | N/A
MINIMUM BUILDING SEPARATION | 15 FT | N/A | N/A | N/A
MAXIMUM BUILDING HEIGHT | 55 FT (4 STORIES) | 55' (4 STORIES) | 55' (4 STORIES) | 55' (4 STORIES)
MAXIMUM LOT COVERAGE | 80% | 7% (BUILDINGS COMBINED)
(1) MAY BE REDUCED TO 0 FEET WHEN ARCHITECTURAL BANK TREATMENT IS INCORPORATED INTO DESIGN.
PARKING SUMMARY
USE | RATIO | REQUIRED | PROVIDED
MULTIPLE-OCCUPANCY COMPLEX | 3 PER 1,000 SF OF FLOOR AREA (14,210 SF) | 43 | OFF-STREET 409 (18)
1 PER STUDIO / EFFICIENCY UNITS (24 UNITS) | 24 | GARAGE 33 (3)
1.50 PER 1 BEDROOM UNITS (114 UNITS) | 171 | ON-STREET 80 (2)
1.75 PER 2 OR MORE BEDROOM UNITS (162 UNITS) | 284
TOTAL SPACES | 522 | 522 (23)
ELECTRICAL VEHICLE (EV) CHARGING STATIONS
COMMERCIAL & MULTI-FAMILY | 150 SPACES OR MORE REQUIRE 3 EV STATIONS MIN. | 3 | 6
BICYCLE PARKING FACILITIES
COMMERCIAL & MULTI-FAMILY | 5% OF REQUIRED VEHICLE SPACES, 25 MAX. | 25 | 30
LOADING SPACES
COMMERCIAL | SEE NOTE #4 | 0 | 0
NOTES:
1. "(#)" REPRESENTS THE NUMBER OF HANDICAP SPACES INCLUDED IN THE TOTAL SPACES
2. PARKING REQUIREMENTS PER RESOLUTION Z-10-017.
3. BICYCLE PARKING REQUIREMENTS PER VILLAGE OF ESTERO LDC, S-205.
4. GOODS SHALL NOT BE DELIVERED VIA LARGE SEMITRAILERS OR FULL TRAILER TRUCKS SO NO LOADING SPACES ARE REQUIRED PER VILLAGE OF ESTERO LDC, S-206.
LEGEND
EX. UPLAND INDIGENOUS PRESERVE
EX. LAKE
ASPHALT PAVEMENT / PATH
CONCRETE SIDEWALK
PAVER BRICKS
PROPOSED LIGHT POLES
OFF-STREET PARKING COUNT
ON-STREET PARKING COUNT
GARAGE PARKING COUNT
EV ELECTRICAL VEHICLE CHARGING STATION SPACE
PRIVATE DRIVE SIGN
PRIVATE DRIVE
RESIDENTS ONLY
NOT A THRU STREET
SIZE: 24"x30"
COLOR: RED
NOTES:
1. SIGNS ON LEFT SIDE OF DRIVE SHALL BE INSTALLED ON BACK SIDE OF STOP SIGNS.
N
W
E
S
0 25 50 100
DUMPSTER ENCLOSURE (10' x 16'-4" INSIDE DIMENSIONS) (SEE UTILITY PLAN FOR REQUIREMENTS)
EX. UPLAND INDIGENOUS PRESERVE #1
EX. LAKE
PROPERTY BOUNDARY
FUTURE DEVELOPMENT
BIKE RACK (5 SPACES)
HANDICAP PARKING ACCESS AISLE (TYP.) (SEE PAVING DETAILS)
HANDICAP PARKING SPACE (TYP.) (SEE PAVING DETAILS)
ADD VAN ACCESSIBLE PLAQUE
BUILDING #1
RESIDENT GATES
EV CHARGING STATION WITH DECAL
EV PARKING SIGNS (SEE PAVING DETAILS SHEET)
PRIVATE DRIVE SIGN (SEE DETAIL THIS SHEET)
SUNSHADE PAVILION
POOL
EX. MAIN STREET
BUILDING #3
HANDICAP PARKING SPACE (TYP.) (SEE PAVING DETAILS)
HANDICAP PARKING ACCESS AISLE (TYP.) (SEE PAVING DETAILS)
ADD VAN ACCESSIBLE PLAQUE
STANDARD PARKING SPACE (TYP.) (SEE PAVING DETAILS)
PICKLEBALL COURTS
DOG PARK
SHADE STRUCTURE
REMAINING ON-STREET PARKING TO BE UTILIZED BY FUTURE DEVELOPMENTS (TYP.)
BUILDING #2
MAIL ROOM
6' HIGH VISIBILITY CROSSWALK (SEE PAVING DETAILS)
ACCESS AISLE (DIMENSIONS SAME AS HANDICAP PARKING ACCESS AISLE)
PRIVATE DRIVE SIGN (SEE DETAIL THIS SHEET)
STOP
PLAZA
EVENT PAVILION
STANDARD PARKING SPACE (TYP.) (SEE PAVING DETAILS)
MAINTENANCE BUILDING
EX. BROADWAY GRANDE SHOPPES
EX. RAILROAD R.O.W.
DeLisi Fitzgerald, Inc.
Florida Registered Business Number 33253
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0690
(239) 418-0692 fax
ENGINEER OF RECORD:
JOHN T. WOJDA, P.E. (FOR THE FIRM)
FLORIDA P.E. NO. 59227
OWNER / DEVELOPER:
BUCKINGHAM COMPANIES
PROJECT:
DOWNTOWN ESTERO RESIDENTIAL
PLAN REVISIONS
| DATE | DESCRIPTION
SITE LAYOUT, SIGNING AND MARKING
Project Manager: JTW
Drawn By: CAD
Checked By: JTW
Project Number: 21524
Located in Section(s): 29
Township: 46 S | Range: 25 E
County, State: LEE COUNTY, FL
Status:
FOR CONSTRUCTION
SUBJECT TO ALL PERMIT APPROVALS
Sheet Number: 5


GENERAL DRAINAGE NOTES:
1. THE LENGTH OF ALL STORM DRAIN PIPES SHOWN ARE APPROXIMATE AND ARE MEASURED FROM THE INSIDE FACE OF STRUCTURE TO THE INSIDE FACE OF THE NEXT STRUCTURE.
2. EXISTING OFF-SITE DRAINAGE PATTERNS SHALL BE MAINTAINED DURING THE COURSE OF CONSTRUCTION.
3. THE LOCATION OF THE DRAINAGE STRUCTURES SHOWN ON THE PLANS MAY BE FIELD ADJUSTED TO PRESERVE ANY EXISTING VEGETATION, AS APPROVED BY THE ENGINEER.
4. THE CONTRACTOR SHALL ADJUST ALL PROPOSED ELEVATIONS TO MEET THE EXISTING GRADES AS NEEDED.
5. ALL STORM DRAINAGE PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP), UNLESS OTHERWISE NOTED.
6. STRUCTURAL DESIGN AND REINFORCING FOR DRAINAGE STRUCTURES SHALL CONFORM TO FDOT DESIGN STANDARDS.
7. ALL DRAINAGE STRUCTURES CONCRETE SHALL HAVE COMPRESSION STRENGTH OF 3,000 PSI @ 28 DAYS.
8. PROPOSED GRADES IN OPEN SPACE AREAS ARE TOP OF SOD.
9. THE SUBJECT PARCEL IS LOCATED IN FLOOD ZONE 'X', HAVING NO BASE FLOOD ELEVATION, BASED ON FLOOD INSURANCE RATE MAPS 12071C0257F AND 12071C0581F, AUGUST 28, 2008.
10. THERE ARE NO KNOWN IMPACTS TO SURFACE GROUND WATER RESULTING FROM THE PROJECT.
11. THERE ARE NO KNOWN IMPACTS TO WETLANDS RESULTING FROM THIS PROJECT.
12. CEMENT STABILIZED SAND, 57 STONE OR SIMILAR BEDDING REQUIRED FOR ALL STORM DRAIN INLET STRUCTURES AND JUNCTION BOXES.
13. ALL ELEVATIONS PROVIDED ARE BASED IN NAVD DATUM.
14. HDPE PIPE JOINTS SHALL BE WRAPPED IN MIRAFI FABRIC UPON INSTALLATION.
15. OPERATION AND OWNERSHIP OF THE SURFACE WATER MANAGEMENT SYSTEM SHALL BE THE RESPONSIBILITY OF THE ESTERO CROSSING PROPERTY OWNERS ASSOCIATION.
SURFACE WATER MANAGEMENT PARAMETERS
PARAMETER | ELEVATION
100 YEAR, 3 DAY, ZERO DISCHARGE PEAK STAGE (FT) | 14.60 NAVD
100 YEAR, 3 DAY, (WITH DISCHARGE) PEAK STAGE (FT) | 15.10 NAVD
MINIMUM PERIMETER BERM ELEVATION (FT) | 14.10 NAVD
MINIMUM ROAD CROWN ELEVATION (FT) | 14.10 NAVD
MINIMUM FINISHED FLOOR ELEVATION (FT) | 14.60 NAVD
CONTROL ELEVATION (FT) | 10.80 NAVD
NOTES:
1. THE PROJECT ELEVATIONS ARE BASED IN NAVD.
2. DATUM CONVERSION: NAVD + 1.20 = NGVD.
PROJECT DATUM
NAVD
DATUM CONVERSION
NAVD + 1.20 = NGVD
EX. UPLAND INDIGENOUS PRESERVE #3
EX. CYPRESS BEND RV RESORT
PROPERTY BOUNDARY
EX. CASCADES AT ESTERO
EX. LAKE C.E. = 10.80 (3.56 AC.)
EX. CYPRESS BEND DRIVE
EX. UPLAND INDIGENOUS PRESERVE #1
EX. DRY DETENTION AREA #2
FUTURE DEVELOPMENT
EX. DRY DETENTION AREA #1
SUNSHADE PAVILION
POOL
BUILDING #1
BUILDING #3
EX. MAIN STREET
EX. TAMIAMI TRAIL (US-41 - SR-45)
BUILDING #2
MAIL ROOM
EVENT PAVILION
PLAZA
FUTURE DEVELOPMENT
EX. RAILROAD R.O.W.
DOG PARK
SHADE STRUCTURE
MAINTENANCE BUILDING
PROPERTY BOUNDARY
EX. BROADWAY GRANDE SHOPPES
EX. MAIN STREET
VACANT
EX. SINGLE FAMILY RESIDENCE
EX. UPLAND INDIGENOUS PRESERVE #2
SHADE STRUCTURE
PASSIVE PARK
EX. BROADWAY AVENUE E
LEGEND
EX. UPLAND INDIGENOUS PRESERVE
EX. UPLAND INDIGENOUS RESTORATION AREA
EX. UPLAND INDIGENOUS BUFFER AREA
EX. LAKE
ASPHALT PAVEMENT / PATH
CONCRETE SIDEWALK
PAVER BRICKS
MULCH PATH
N
0 50 100 200
DeLisi Fitzgerald, Inc.
Florida Licensed Business Number 33253
1605 Hendry Street
Fort Myers, FL 33901
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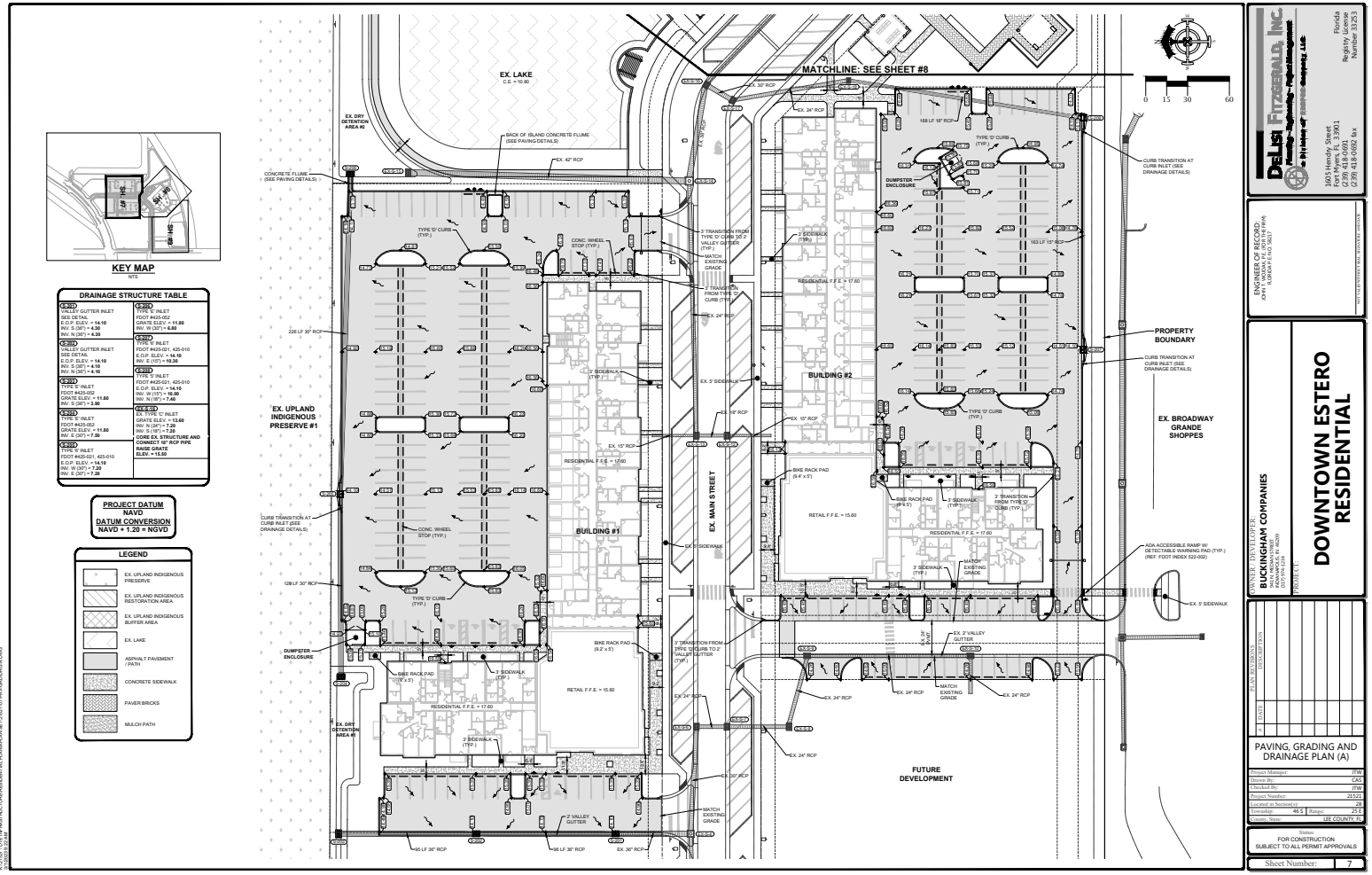
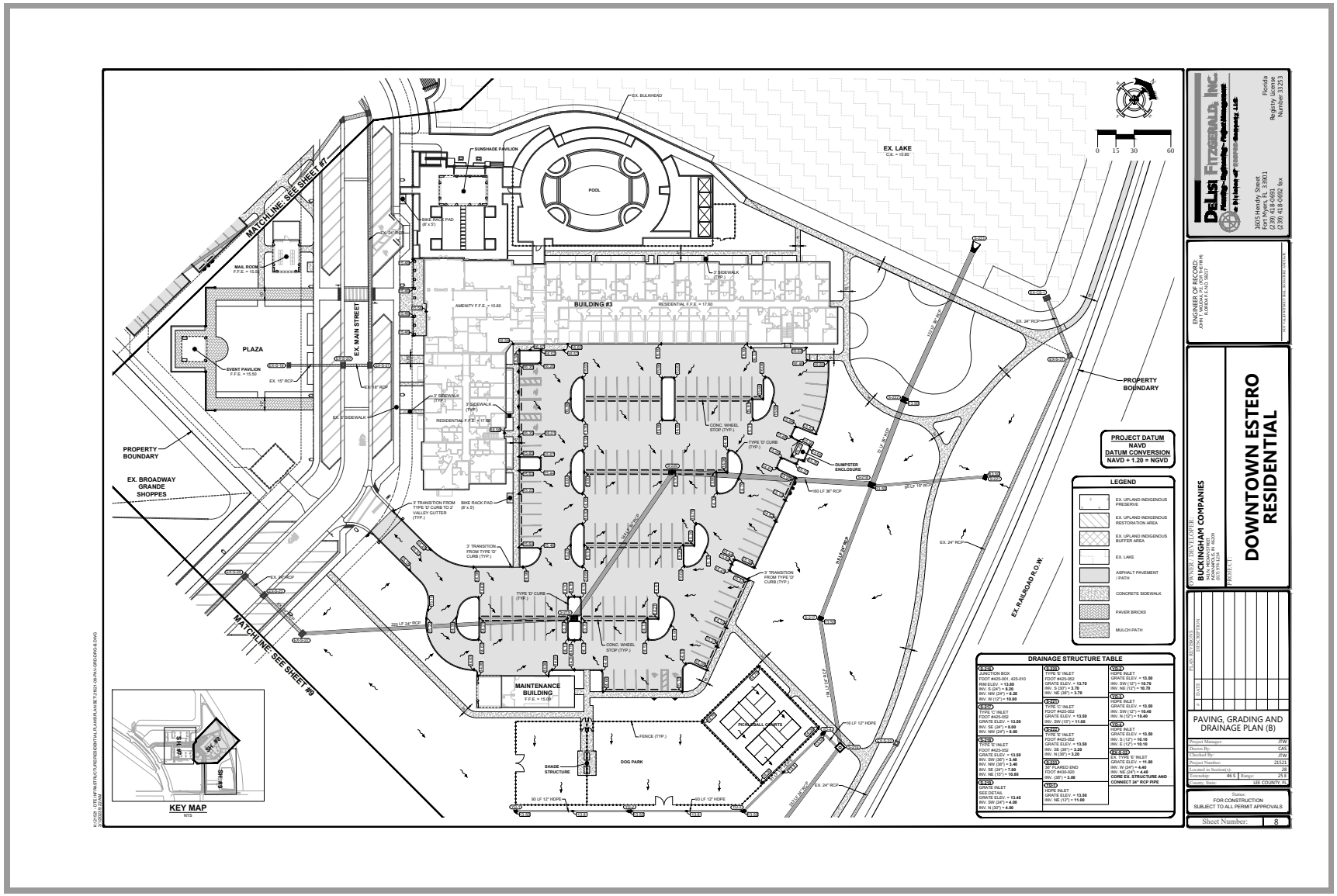
(239) 418-0692 fax
ENGINEER OF RECORD:
JOHN T. WOJDA, P.E. (FOR THE FIRM
FLORIDA CERT. #56227
OWNER / DEVELOPER:
BUCKINGHAM COMPANIES
PROJECT:
DOWNTOWN ESTERO RESIDENTIAL
PLAN REVISIONS
DESCRIPTION
MASTER DRAINAGE PLAN
Project Manager: JTW
Drawn By: CAO
Checked By: JTW
Project Number: 21524
Located in Section(s): 28
Township: 46 S Range: 25 E
County, State: LEE COUNTY, FL
Status:
FOR CONSTRUCTION
SUBJECT TO ALL PERMIT APPROVALS
Sheet Number: 6


KEY MAP
NTS
DRAINAGE STRUCTURE TABLE
PROJECT DATUM
NAVD
DATUM CONVERSION
NAVD + 1.20 = NGVD
LEGEND
EX. LAKE
C.E. = 10.80
MATCHLINE: SEE SHEET #8
EX. DRY DETENTION AREA #2
EX. DRY DETENTION AREA #1
EX. UPLAND INDIGENOUS PRESERVE #1
BUILDING #1
BUILDING #2
EX. MAIN STREET
PROPERTY BOUNDARY
EX. BROADWAY GRANDE SHOPPES
FUTURE DEVELOPMENT
DUMPSTER ENCLOSURE
BIKE RACK PAD
RETAIL F.F.E. = 15.60
RESIDENTIAL F.F.E. = 17.60
0 15 30 60
DeLisi Fitzgerald, Inc.
ENGINEER OF RECORD:
JOHN T. VASSALLO, P.E. PER THE RMA
FLORIDA P.E. NO. 66827
DOWNTOWN ESTERO RESIDENTIAL
OWNER / DEVELOPER:
BUCKINGHAM COMPANIES
PROJECT:
PAVING, GRADING AND DRAINAGE PLAN (A)
Project Manager: JTW
Drawn By: CAD
Checked By: JTW
Project Number: 21524
Sheet Number: 7


MATCHLINE SEE SHEET #7
MATCHLINE SEE SHEET #9
EX. LAKE
C.E. = 10.80
EX. BULKHEAD
SUNSHADE PAVILION
POOL
BIKE RACK PAD (8' x 2')
MAIL ROOM F.F.E. = 15.50
PLAZA
EVENT PAVILION F.F.E. = 15.50
EX. 15" RCP
EX. 18" RCP
EX. 5' SIDEWALK
EX. MAIN STREET
5' SIDEWALK (TYP.)
AMENITY F.F.E. = 15.60
BUILDING #3
RESIDENTIAL F.F.E. = 17.60
CONC. WHEEL STOP (TYP.)
TYPE 'D' CURB (TYP.)
DUMPSTER ENCLOSURE
160 LF 36" RCP
PROPERTY BOUNDARY
EX. BROADWAY GRANDE SHOPPES
3' TRANSITION FROM TYPE 'D' CURB TO 2' VALLEY GUTTER (TYP.)
3' TRANSITION FROM TYPE 'D' CURB (TYP.)
2' TRANSITION FROM TYPE 'D' CURB (TYP.)
EX. 24" RCP
100 LF 24" RCP
MAINTENANCE BUILDING F.F.E. = 15.00
FENCE (TYP.)
SHADE STRUCTURE
DOG PARK
PICKLEBALL COURTS
EX. RAILROAD R.O.W.
EX. 24" RCP
15 LF 12" HDPE
KEY MAP
PROJECT DATUM
NAVD
DATUM CONVERSION
NAVD + 1.20 = NGVD
LEGEND
EX. UPLAND INDIGENOUS PRESERVE
EX. UPLAND INDIGENOUS RESTORATION AREA
EX. UPLAND INDIGENOUS BUFFER AREA
EX. LAKE
ASPHALT PAVEMENT / PATH
CONCRETE SIDEWALK
PAVER BRICKS
MULCH PATH
DRAINAGE STRUCTURE TABLE
DeLisi Fitzgerald, Inc.
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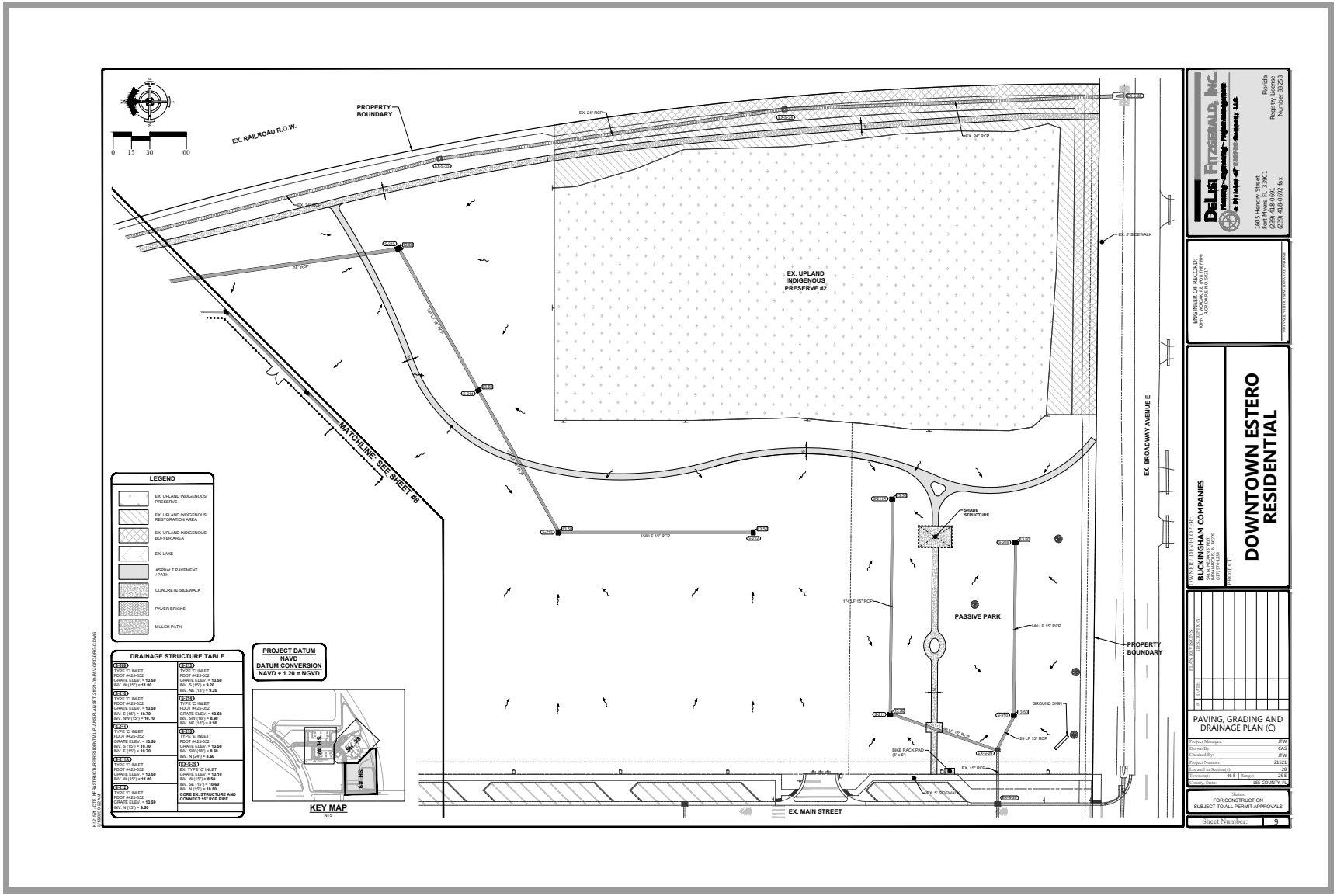
(239) 418-0690 Phone
(239) 418-0692 fax
Florida Certificate of Authorization Number 33253
ENGINEER OF RECORD:
JOHN T. VASSALLO, P.E. (FOR THE FIRM)
LICENSE NUMBER 56227
OWNER / DEVELOPER:
BUCKINGHAM COMPANIES
PROJECT:
DOWNTOWN ESTERO RESIDENTIAL
PLAN REVISIONS
DESCRIPTION
DATE
PAVING, GRADING AND DRAINAGE PLAN (B)
Project Manager: JTW
Drawn By: CAD
Checked By: JTW
Project Number: 21524
Located in Section(s): 29
Township: 46 S Range: 25 E
County, State: LEE COUNTY, FL
Status:
FOR CONSTRUCTION
SUBJECT TO ALL PERMIT APPROVALS
Sheet Number: 8


PROPERTY BOUNDARY
EX. RAILROAD R.O.W.
EX. UPLAND INDIGENOUS PRESERVE #2
MATCHLINE, SEE SHEET #8
EX. BROADWAY AVENUE E
EX. MAIN STREET
PASSIVE PARK
SHADE STRUCTURE
BIKE RACK PAD (8' x 5')
GROUND SIGN
LEGEND
EX. UPLAND INDIGENOUS PRESERVE
EX. UPLAND INDIGENOUS RESTORATION AREA
EX. UPLAND INDIGENOUS BUFFER AREA
EX. LAKE
ASPHALT PAVEMENT / PATH
CONCRETE SIDEWALK
PAVER BRICKS
MULCH PATH
DRAINAGE STRUCTURE TABLE
PROJECT DATUM
NAVD
DATUM CONVERSION
NAVD + 1.20 = NGVD
KEY MAP
DeLisi Fitzgerald, Inc.
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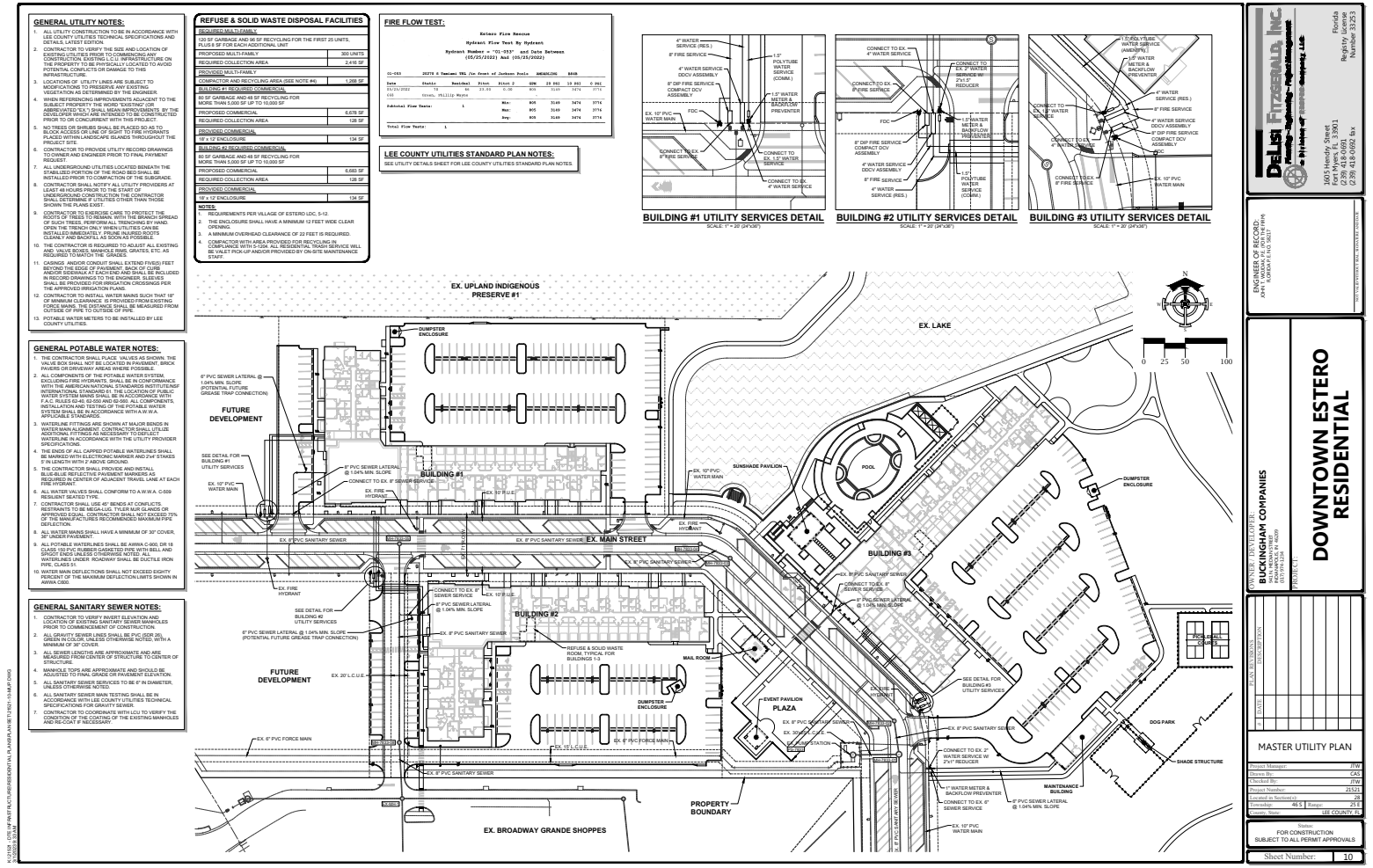
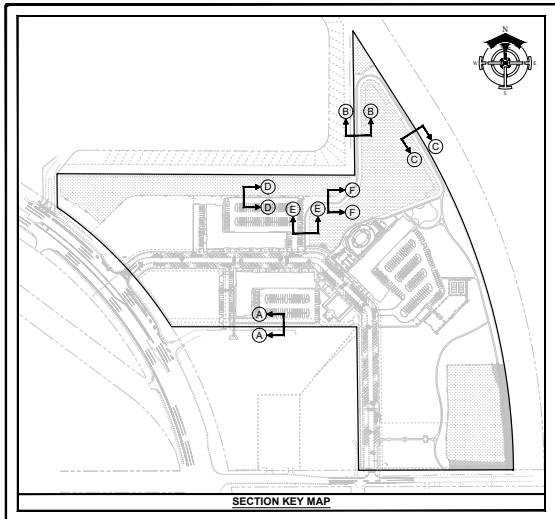
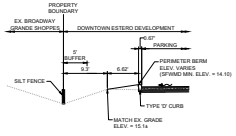
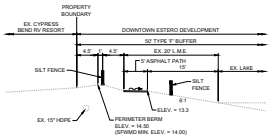
Fort Myers, FL 33901
(239) 418-0691
(239) 418-0692 fax
ENGINEER OF RECORD:
JOHN T. WOJDA, P.E. (FOR THE FIRM
LICENSED IN FLORIDA
OWNER / DEVELOPER:
BUCKINGHAM COMPANIES
PROJECT:
DOWNTOWN ESTERO RESIDENTIAL
PLAN REVISIONS
PAVING, GRADING AND DRAINAGE PLAN (C)
Project Manager: JTW
Drawn By: CAD
Checked By: JTW
Project Number: 21524
Located in Section(s): 28
Township: 46 S Range: 25 E
County, State: LEE COUNTY, FL
Status:
FOR CONSTRUCTION
SUBJECT TO ALL PERMIT APPROVALS
Sheet Number: 9


GENERAL UTILITY NOTES:
1. ALL UTILITY CONSTRUCTION TO BE IN ACCORDANCE WITH LEE COUNTY UTILITIES TECHNICAL SPECIFICATIONS AND DETAILS, LATEST EDITION.
2. CONTRACTOR TO VERIFY THE SIZE AND LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. EXISTING L.C.U. INFRASTRUCTURE ON THE PROPERTY TO BE PHYSICALLY LOCATED TO AVOID DAMAGE. CONTRACTOR IS LIABLE FOR DAMAGE TO THIS INFRASTRUCTURE.
3. LOCATIONS OF UTILITY LINES ARE SUBJECT TO MODIFICATIONS TO PRESERVE ANY EXISTING VEGETATION AS DETERMINED BY THE ENGINEER.
4. WHEN REFERENCING IMPROVEMENTS ADJACENT TO THE SUBJECT PROPERTY THE WORD 'EXISTING' (OR ABBREVIATED "EX.") SHALL MEAN IMPROVEMENTS BY THE DEVELOPER WHICH ARE INTENDED TO BE CONSTRUCTED PRIOR TO OR CONCURRENT WITH THIS PROJECT.
5. NO TREES OR SHRUBS SHALL BE PLACED SO AS TO BLOCK ACCESS OR LINE OF SIGHT TO FIRE HYDRANTS PLACED WITHIN LANDSCAPE ISLANDS THROUGHOUT THE PROJECTION.
6. CONTRACTOR TO PROVIDE UTILITY RECORD DRAWINGS TO OWNER AND ENGINEER PRIOR TO FINAL PAYMENT REQUEST.
7. ALL UNDERGROUND UTILITIES LOCATED BENEATH THE STABILIZED PORTION OF THE ROAD BED SHALL BE INSTALLED PRIOR TO COMPACTION OF THE SUBGRADE.
8. CONTRACTOR SHALL NOTIFY ALL UTILITY PROVIDERS AT LEAST 48 HOURS PRIOR TO THE START OF UNDERGROUND CONSTRUCTION. THE CONTRACTOR SHALL DETERMINE IF UTILITIES OTHER THAN THOSE SHOWN THE PLANS EXIST.
9. CONTRACTOR TO EXERCISE CARE TO PROTECT THE ROOTS OF TREES TO REMAIN. DO NOT DAMAGE THE SPREAD OF SUCH TREES. PERFORM ALL TRENCHING BY HAND. OPEN THE TRENCH ONLY WHEN UTILITIES CAN BE INSTALLED IMMEDIATELY. PRUNE INJURED ROOTS CLEANLY AND BACKFILL AS SOON AS POSSIBLE.
10. THE CONTRACTOR IS REQUIRED TO ADJUST ALL EXISTING AND VALVE BOXES, MANHOLE RIMS, GRATES, ETC. AS REQUIRED TO MATCH THE GRADES.
11. CASINGS AND/OR CONDUIT SHALL EXTEND FIVE(5) FEET BEYOND THE EDGE OF PAVEMENT, BACK OF CURB, SIDEWALK OR DRIVEWAY AS APPLICABLE AND SHALL BE INCLUDED IN RECORD DRAWINGS TO THE ENGINEER. SLEEVES SHALL BE PROVIDED FOR IRRIGATION CROSSINGS PER THE APPROVED IRRIGATION PLANS.
12. CONTRACTOR TO INSTALL WATER MAINS SUCH THAT 18" OF MINIMUM CLEARANCE IS PROVIDED FROM EXISTING FORCE MAINS. THE DISTANCE SHALL BE MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE.
13. POTABLE WATER METERS TO BE INSTALLED BY LEE COUNTY UTILITIES.
GENERAL POTABLE WATER NOTES:
1. THE CONTRACTOR SHALL PLACE VALVES AS SHOWN. THE VALVE BOX SHALL NOT BE LOCATED IN PAVEMENT, BRICK PAVERS OR DRIVEWAY AREAS WHERE POSSIBLE.
2. ALL COMPONENTS OF THE POTABLE WATER SYSTEM, EXCLUDING FIRE HYDRANTS, SHALL BE IN CONFORMANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE/NSF INTERNATIONAL STANDARD 61, THE LOCATION OF PUBLIC WATER SYSTEMS, AND THE LEAD BAN PROVISIONS OF F.A.C. RULES 62-40, 62-550 AND 62-560. ALL COMPONENTS, INSTALLATION AND TESTING OF THE POTABLE WATER SYSTEM SHALL BE IN ACCORDANCE WITH A.W.W.A. APPLICABLE STANDARDS.
3. WATERLINE FITTINGS ARE SHOWN AT MAJOR BENDS IN WATER MAIN ALIGNMENT. CONTRACTOR SHALL UTILIZE ADDITIONAL FITTINGS AS NECESSARY TO DEFLECT PIPE/JOINTS IN ACCORDANCE WITH THE UTILITY PROVIDER SPECIFICATIONS.
4. THE ENDS OF ALL CAPPED POTABLE WATERLINES SHALL BE MARKED WITH ELECTRONIC MARKER AND 2"x4" STAKES 5' IN LENGTH WITH 2' ABOVE GROUND.
5. THE CONTRACTOR SHALL PROVIDE AND INSTALL BLUE-BLUE REFLECTIVE PAVEMENT MARKERS AS REQUIRED IN CENTER OF ADJACENT TRAVEL LANE AT EACH FIRE HYDRANT.
6. ALL WATER VALVES SHALL CONFORM TO A.W.W.A. C-509 RESILIENT SEATED TYPE.
7. CONTRACTOR SHALL USE 45° BENDS AT CONFLICTS. RESTRAINTS TO BE MEGA-LUG, TYLER MUR GLANDS OR APPROVED EQUAL. CONTRACTOR SHALL NOT EXCEED 75% OF THE MANUFACTURES RECOMMENDED MAXIMUM PIPE DEFLECTION.
8. ALL WATER MAINS SHALL HAVE A MINIMUM OF 30" COVER, 24" UNDER PAVEMENT.
9. ALL POTABLE WATERLINES SHALL BE AWWA C-900, DR 18 PVC PIPE WITH CAST IRON FITTINGS, BELL AND SPIGOT ENDS UNLESS OTHERWISE NOTED. ALL WATERLINES UNDER ROADWAY SHALL BE DUCTILE IRON PIPE, CLASS 51.
10. WATER MAIN DEFLECTIONS SHALL NOT EXCEED EIGHTY PERCENT OF THE MAXIMUM DEFLECTION LIMITS SHOWN IN AWWA C600.
GENERAL SANITARY SEWER NOTES:
1. CONTRACTOR TO VERIFY SUBJECT ELEVATION AND LOCATION OF EXISTING SANITARY SEWER MANHOLES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. ALL GRAVITY SEWER LINES SHALL BE PVC (DSR 26) GREEN IN COLOR, UNLESS OTHERWISE NOTED, WITH A MINIMUM OF 30" COVER.
3. ALL SEWER LENGTHS ARE APPROXIMATE AND ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
4. MANHOLE TOPS ARE APPROXIMATE AND SHOULD BE ADJUSTED TO FINAL GRADE OR PAVEMENT ELEVATION.
5. ALL SANITARY SEWER SERVICES TO BE 6" IN DIAMETER, UNLESS OTHERWISE NOTED.
6. ALL SANITARY SEWER MAIN TESTING SHALL BE IN ACCORDANCE WITH LEE COUNTY UTILITIES TECHNICAL SPECIFICATIONS FOR GRAVITY SEWER.
7. CONTRACTOR TO COORDINATE WITH LCU TO VERIFY THE CONDITION OF THE COATING OF THE EXISTING MANHOLES AND RE-COAT IF NECESSARY.
REFUSE & SOLID WASTE DISPOSAL FACILITIES
REQUIRED MULTI-FAMILY
120 SF GARBAGE AND 96 SF RECYCLING FOR THE FIRST 25 UNITS, PLUS 6 SF FOR EACH ADDITIONAL UNIT
PROPOSED MULTI-FAMILY 300 UNITS
REQUIRED COLLECTION AREA 2,416 SF
PROVIDED MULTI-FAMILY
COMPACTOR AND RECYCLING AREA (SEE NOTE #4) 1,268 SF
BUILDING #1 REQUIRED COMMERCIAL
80 SF GARBAGE AND 48 SF RECYCLING FOR MORE THAN 5,000 SF UP TO 10,000 SF
PROPOSED COMMERCIAL 6,678 SF
REQUIRED COLLECTION AREA 128 SF
PROVIDED COMMERCIAL
10' x 12' ENCLOSURE 134 SF
BUILDING #2 REQUIRED COMMERCIAL
80 SF GARBAGE AND 48 SF RECYCLING FOR MORE THAN 5,000 SF UP TO 10,000 SF
PROPOSED COMMERCIAL 6,693 SF
REQUIRED COLLECTION AREA 128 SF
PROVIDED COMMERCIAL
10' x 12' ENCLOSURE 134 SF
NOTES:
1. REQUIREMENTS PER VILLAGE OF ESTERO LDC, 5-12.
2. THE ENCLOSURE SHALL HAVE A MINIMUM 12 FEET WIDE CLEAR OPENING.
3. A MINIMUM OVERHEAD CLEARANCE OF 22 FEET IS REQUIRED.
4. COMPACTOR WITH AREA PROVIDED FOR RECYCLING IN COMPLIANCE WITH S-1264. ALL RESIDENTIAL TRASH SERVICE WILL BE VALET PICK-UP AND/OR PROVIDED BY ON-SITE MAINTENANCE STAFF.
FIRE FLOW TEST:
Estero Fire Rescue
Hydrant Flow Test By Hydrant
Hydrant Number = "01-033" and Date Between (05/25/2022) And (05/31/2022)
01-033 20278 S Tamiami Trl /in front of Jackson Soils BREAKING BASE
Date Static Residual Pitot Pitot 2 GPM 20 PSI 10 PSI 0 PSI
05/31/2022 70 66 23.00 0.00 805 3149 3474 3774
66 Green, Phillip Wayne
Min: 805 3149 3474 3774
Max: 805 3149 3474 3774
Avg: 805 3149 3474 3774
Total Flow Tests: 1
LEE COUNTY UTILITIES STANDARD PLAN NOTES:
SEE UTILITY DETAILS SHEET FOR LEE COUNTY UTILITIES STANDARD PLAN NOTES.
4" WATER SERVICE (RES.)
8" FIRE SERVICE
4" WATER SERVICE DDCV ASSEMBLY
8" DIP FIRE SERVICE COMPACT DCV ASSEMBLY
1.5" WATER METER & BACKFLOW PREVENTER
1.5" POLYTUBE WATER SERVICE (COMM.)
FDC
CONNECT TO EX. 8" FIRE SERVICE
CONNECT TO EX. 12" WATER SERVICE
CONNECT TO EX. 4" WATER SERVICE
EX. 10" PVC WATER MAIN
BUILDING #1 UTILITY SERVICES DETAIL
SCALE: 1" = 20' (24"x36")
CONNECT TO EX. 4" WATER SERVICE
CONNECT TO EX. 2" WATER SERVICE W/ 2"x1.5" REDUCER
8" DIP FIRE SERVICE COMPACT DCV ASSEMBLY
4" WATER SERVICE DDCV ASSEMBLY
BUILDING #2 UTILITY SERVICES DETAIL
SCALE: 1" = 20' (24"x36")
1.5" POLYTUBE WATER SERVICE (AMI/SIPPL)
1.5" WATER METER & BACKFLOW PREVENTER
4" WATER SERVICE (RES.)
8" FIRE SERVICE
4" WATER SERVICE DDCV ASSEMBLY
8" DIP FIRE SERVICE COMPACT DCV ASSEMBLY
BUILDING #3 UTILITY SERVICES DETAIL
SCALE: 1" = 20' (24"x36")
EX. UPLAND INDIGENOUS PRESERVE #1
EX. LAKE
DUMPSTER ENCLOSURE
6" PVC SEWER LATERAL @ 1.04% MIN. SLOPE (POTENTIAL FUTURE GREASE TRAP CONNECTION)
FUTURE DEVELOPMENT
SEE DETAIL FOR BUILDING #1 UTILITY SERVICES
EX. 10" PVC WATER MAIN
6" PVC SEWER LATERAL @ 1.04% MIN. SLOPE
CONNECT TO EX. 8" SEWER SERVICE
BUILDING #1
EX. FIRE HYDRANT
EX. 10" P.U.E.
EX. 8" PVC SANITARY SEWER
EX. MAIN STREET
SUNSHADE PAVILION
POOL
EX. 10" PVC WATER MAIN
BUILDING #3
DUMPSTER ENCLOSURE
CONNECT TO EX. 8" SEWER SERVICE
8" PVC SEWER LATERAL @ 1.04% MIN. SLOPE
BUILDING #2
REFUSE & SOLID WASTE ROOM, TYPICAL FOR BUILDINGS 1-3
MAIL ROOM
FUTURE DEVELOPMENT
EX. 20' L.C.U.E.
DUMPSTER ENCLOSURE
EVENT PAVILION PLAZA
PEDICAB/GOLF COURTESY
SEE DETAIL FOR BUILDING #3 UTILITY SERVICES
DOG PARK
SHADE STRUCTURE
EX. 6" PVC FORCE MAIN
EX. 15" L.C.U.E.
EX. SEWER LIFT STATION
CONNECT TO EX. 2" WATER SERVICE W/ 2"x1" REDUCER
1" WATER METER & BACKFLOW PREVENTER
CONNECT TO EX. 6" SEWER SERVICE
6" PVC SEWER LATERAL @ 1.04% MIN. SLOPE
MAINTENANCE BUILDING
EX. 10" PVC WATER MAIN
EX. 8" PVC SANITARY SEWER
PROPERTY BOUNDARY
EX. BROADWAY GRANDE SHOPPES
N
0 25 50 100
DeLisi Fitzgerald, Inc.
Florida Registry of Business Number 33253
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0692 fax
ENGINEER OF RECORD:
JOHN T. WOJDA, P.E. #57879/PE#4
FLORIDA CERTIFICATE
OWNER / DEVELOPER:
BUCKINGHAM COMPANIES
PROJECT:
DOWNTOWN ESTERO RESIDENTIAL
PLAN REVISIONS
DESCRIPTION
MASTER UTILITY PLAN
Project Manager: JTW
Drawn By: CAD
Checked By: JTW
Project Number: 21524
Located in Section(s): 29
Township: 46 S Range: 25 E
County, State: LEE COUNTY, FL
Status:
FOR CONSTRUCTION
SUBJECT TO ALL PERMIT APPROVALS
Sheet Number: 10

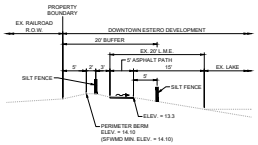




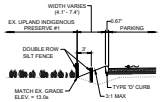
SECTION A-A
NTS



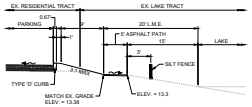
SECTION B-B
NTS



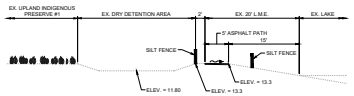
SECTION C-C
NTS



SECTION D-D
NTS



SECTION E-E
NTS



SECTION F-F
NTS

PROJECT DATUM
NAVD
DATUM CONVERSION
NAVD + 1.20 = NGVD

DeLisi Fitzgerald, Inc.
Florida Registry Number 3253
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0690
(239) 418-0692 fax

ENGINEER OF RECORD:
JOHN T. WOJDA, P.E. (FOR THE FIRM)
FLORIDA P.E. NO. 56227

OWNER / DEVELOPER:
BUCKINGHAM COMPANIES
2201 SECOND STREET
SUITE 600
FORT MYERS, FL 33901
(239) 275-8181

PROJECT:
DOWNTOWN ESTERO RESIDENTIAL

PLAN REVISIONS
NO. DATE DESCRIPTION

TYPICAL SECTIONS

Project Manager:	JTW
Drawn By:	CAG
Checked By:	JTW
Project Number:	21521
Located in Section(s):	28
Township: 46 S	Range: 25 E
County, State:	LEE COUNTY, FL

Stamp:
FOR CONSTRUCTION
SUBJECT TO ALL PERMIT APPROVALS

Sheet Number: 11

K:\21521 - DTE\1 MFW\ACTIVE\RESIDENTIAL\PLANS\PLAN SET\12-TYP 11-SECTIONS.DWG
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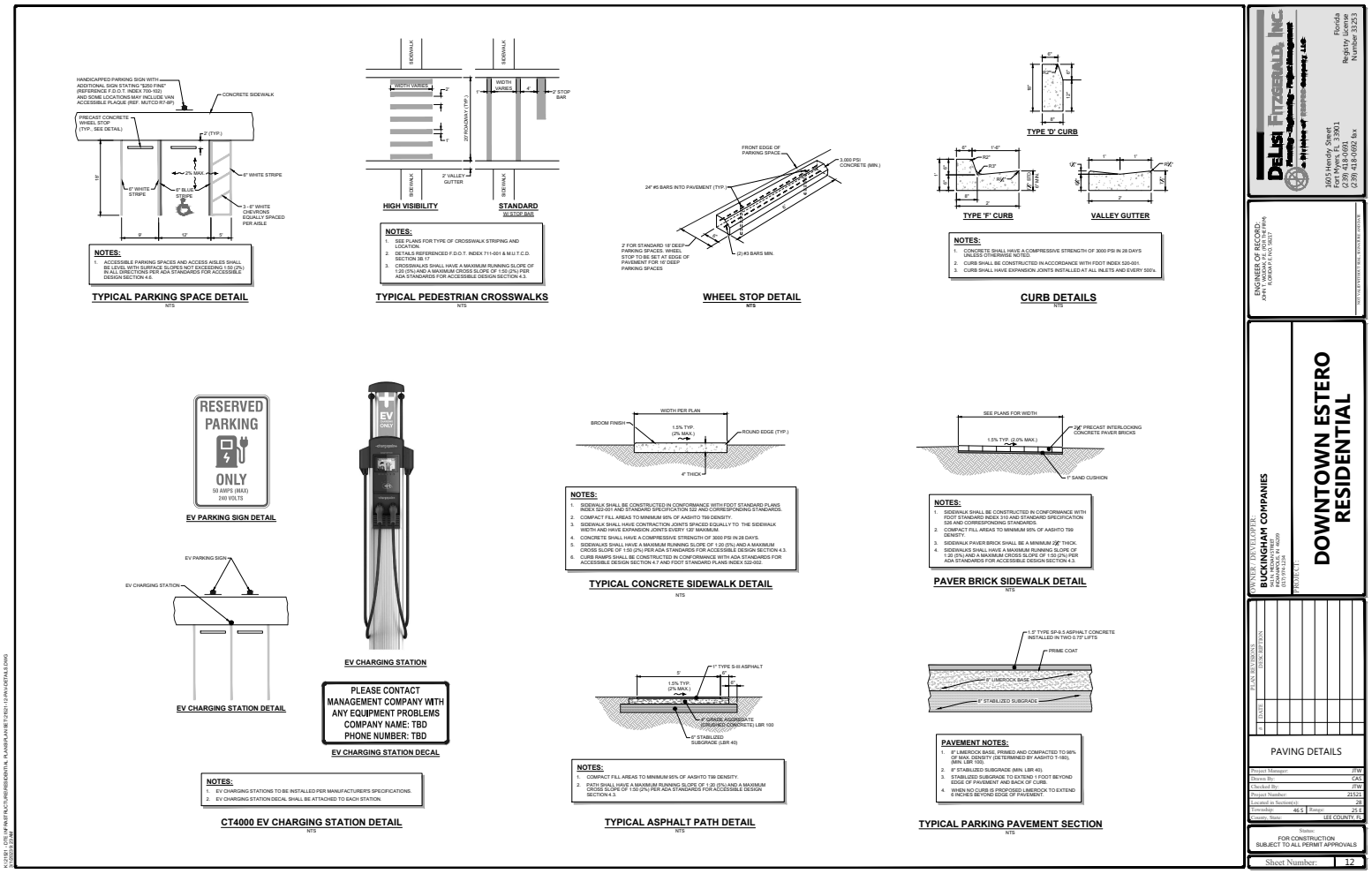
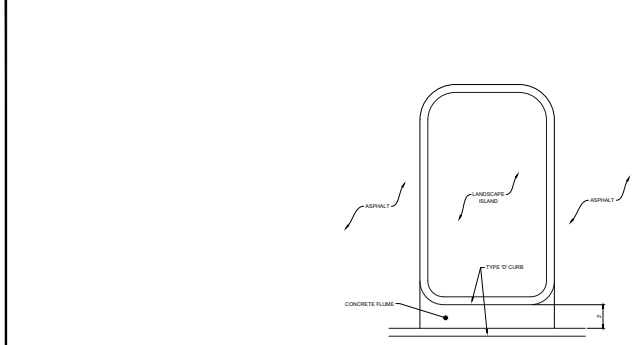
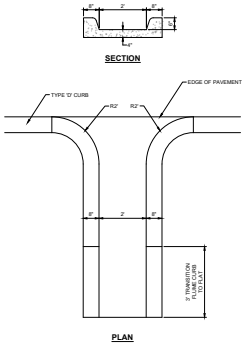

HANDICAPPED PARKING SIGN WITH ADDITIONAL SIGN STATING "$250 FINE" (REFERENCE F.D.O.T. INDEX 700-102) AND SOME LOCATIONS MAY INCLUDE VAN ACCESSIBLE PLAQUE (REF: MUTCD R7-8P)
CONCRETE SIDEWALK
PRECAST CONCRETE WHEEL STOP (TYP., SEE DETAIL)
2' (TYP.)
2% MAX.
5' WHITE STRIPE
4" WHITE STRIPE
4" BLUE STRIPE
2 - 6" WHITE CHEVRONS EQUALLY SPACED PER AISLE
18'
9'
12'
2'
NOTES:
1. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS PER ADA STANDARDS FOR ACCESSIBLE DESIGN SECTION 4.6.
TYPICAL PARKING SPACE DETAIL
NTS
SIDEWALK
WIDTH VARIES
2"
4"
20' ROADWAY (TYP.)
2' VALLEY GUTTER
HIGH VISIBILITY
STANDARD W/ STOP BAR
NOTES:
1. SEE PLANS FOR TYPE OF CROSSWALK STRIPING AND LOCATION.
2. DETAILS REFERENCED F.D.O.T. INDEX 711-001 & M.U.T.C.D. SECTION 3B.17
3. CROSSWALKS SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:20 (5%) AND A MAXIMUM CROSS SLOPE OF 1:50 (2%) PER ADA STANDARDS FOR ACCESSIBLE DESIGN SECTION 4.3.
TYPICAL PEDESTRIAN CROSSWALKS
NTS
FRONT EDGE OF PARKING SPACE
3,000 PSI CONCRETE (MIN.)
24" #5 BARS INTO PAVEMENT (TYP.)
2' FOR STANDARD 18' DEEP PARKING SPACES. WHEEL STOP TO BE SET AT EDGE OF PAVEMENT FOR 16' DEEP PARKING SPACES
(2) #3 BARS MIN.
WHEEL STOP DETAIL
NTS
TYPE 'D' CURB
TYPE 'F' CURB
VALLEY GUTTER
NOTES:
1. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS UNLESS OTHERWISE NOTED.
2. CURB SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT INDEX 520-001.
3. CURB SHALL HAVE EXPANSION JOINTS INSTALLED AT ALL INLETS AND EVERY 500'±.
CURB DETAILS
NTS
RESERVED PARKING
EV ONLY
50 AMPS (MAX)
240 VOLTS
EV PARKING SIGN DETAIL
EV CHARGING STATION
EV PARKING SIGN
EV CHARGING STATION
EV CHARGING STATION DETAIL
PLEASE CONTACT MANAGEMENT COMPANY WITH ANY EQUIPMENT PROBLEMS
COMPANY NAME: TBD
PHONE NUMBER: TBD
EV CHARGING STATION DECAL
NOTES:
1. EV CHARGING STATIONS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
2. EV CHARGING STATION DECAL SHALL BE ATTACHED TO EACH STATION.
CT4000 EV CHARGING STATION DETAIL
NTS
WIDTH PER PLAN
BROOM FINISH
1.5% TYP. (2% MAX.)
ROUND EDGE (TYP.)
4" THICK
NOTES:
1. SIDEWALK SHALL BE CONSTRUCTED IN CONFORMANCE WITH FDOT STANDARD PLANS INDEX 522-001 AND STANDARD SPECIFICATION 522 AND CORRESPONDING STANDARDS.
2. COMPACT FILL AREAS TO MINIMUM 95% OF AASHTO T99 DENSITY.
3. SIDEWALK SHALL HAVE CONTRACTION JOINTS SPACED EQUALLY TO THE SIDEWALK WIDTH AND HAVE EXPANSION JOINTS EVERY 120' MAXIMUM.
4. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS.
5. SIDEWALKS SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:20 (5%) AND A MAXIMUM CROSS SLOPE OF 1:50 (2%) PER ADA STANDARDS FOR ACCESSIBLE DESIGN SECTION 4.3.
6. CURB RAMPS SHALL BE CONSTRUCTED IN CONFORMANCE WITH ADA STANDARDS FOR ACCESSIBLE DESIGN SECTION 4.7 AND FDOT STANDARD PLANS INDEX 522-002.
TYPICAL CONCRETE SIDEWALK DETAIL
NTS
1" TYPE S-III ASPHALT
1.5% TYP. (2% MAX.)
6" GRADE AGGREGATE (CRUSHED CONCRETE) LBR 100
6" STABILIZED SUBGRADE (LBR 40)
NOTES:
1. COMPACT FILL AREAS TO MINIMUM 95% OF AASHTO T99 DENSITY.
2. PATH SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:20 (5%) AND A MAXIMUM CROSS SLOPE OF 1:50 (2%) PER ADA STANDARDS FOR ACCESSIBLE DESIGN SECTION 4.3.
TYPICAL ASPHALT PATH DETAIL
NTS
SEE PLANS FOR WIDTH
2¾" PRECAST INTERLOCKING CONCRETE PAVER BRICKS
1.5% TYP. (2.0% MAX.)
1" SAND CUSHION
NOTES:
1. SIDEWALK SHALL BE CONSTRUCTED IN CONFORMANCE WITH FDOT STANDARD INDEX 310 AND STANDARD SPECIFICATION 526 AND CORRESPONDING STANDARDS.
2. COMPACT FILL AREAS TO MINIMUM 95% OF AASHTO T99 DENSITY.
3. SIDEWALK PAVER BRICK SHALL BE A MINIMUM 2¾" THICK.
4. SIDEWALKS SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:20 (5%) AND A MAXIMUM CROSS SLOPE OF 1:50 (2%) PER ADA STANDARDS FOR ACCESSIBLE DESIGN SECTION 4.3.
PAVER BRICK SIDEWALK DETAIL
NTS
1.5" TYPE SP-9.5 ASPHALT CONCRETE INSTALLED IN TWO 0.75" LIFTS
PRIME COAT
8" LIMEROCK BASE
8" STABILIZED SUBGRADE
PAVEMENT NOTES:
1. 8" LIMEROCK BASE, PRIMED AND COMPACTED TO 98% OF MAX. DENSITY (DETERMINED BY AASHTO T-180), (MIN. LBR 100).
2. 8" STABILIZED SUBGRADE (MIN. LBR 40).
3. STABILIZED SUBGRADE TO EXTEND 1' FOOT BEYOND EDGE OF PAVEMENT AND BACK OF CURB.
4. WHEN NO CURB IS PROPOSED LIMEROCK TO EXTEND 6 INCHES BEYOND EDGE OF PAVEMENT.
TYPICAL PARKING PAVEMENT SECTION
NTS
DeLisi Fitzgerald, Inc.
Florida Licensed Business Number 33253
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0690
(239) 418-0692 fax
ENGINEER OF RECORD:
JOHN T. VEGDA, P.E. (FOR THE FIRM)
FLORIDA P.E. NO. 56527
OWNER / DEVELOPER:
BUCKINGHAM COMPANIES
PROJECT:
DOWNTOWN ESTERO RESIDENTIAL
PLAN REVISIONS
PAVING DETAILS
Project Manager: JTW
Drawn By: CAD
Checked By: JTW
Project Number: 21521
Located in Section(s): 28
Township: 46 S Range: 25 E
County, State: LEE COUNTY, FL
Stamp:
FOR CONSTRUCTION
SUBJECT TO ALL PERMIT APPROVALS
Sheet Number: 12



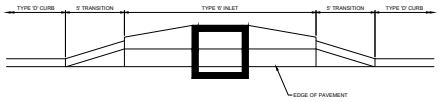
BACK OF ISLAND CONCRETE FLUME DETAIL
NTS



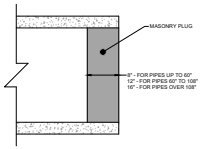
PLAN

CONCRETE FLUME
NTS

SECTION



CURB TRANSITION TO TYPE 'S' INLET
NTS



NOTE:
UNLESS OTHERWISE CALLED FOR IN THE PLANS, THE COST FOR PLUGGING PIPES TO BE INCLUDED IN CONTRACT UNIT PRICE FOR NEW PIPE.

PLUG PIPE DETAIL
NTS

DeLisi Fitzgerald, Inc.
Florida Registry of Business Property, LLC
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0690
(239) 418-0692 fax
Florida Registry of Business Number 3253

ENGINEER OF RECORD:
JOHN T. VELOSKI, P.E. (FOR THE FIRM)
FLORIDA REG. NO. 56227

OWNER / DEVELOPER:
BUCKINGHAM COMPANIES
PO BOX 1000
ROSAMOND, FL 32530
(850) 231-5636

PROJECT:
DOWNTOWN ESTERO RESIDENTIAL

PLAN REVISIONS
NO. | DATE | DESCRIPTION

DRAINAGE DETAILS

Project Manager:	JTW
Drawn By:	CAD
Checked By:	JTW
Project Number:	21524
Located in Section(s):	28
Township:	46 S. Range: 25 E
County, State:	LEE COUNTY, FL

Status:
FOR CONSTRUCTION
SUBJECT TO ALL PERMIT APPROVALS

Sheet Number: 13

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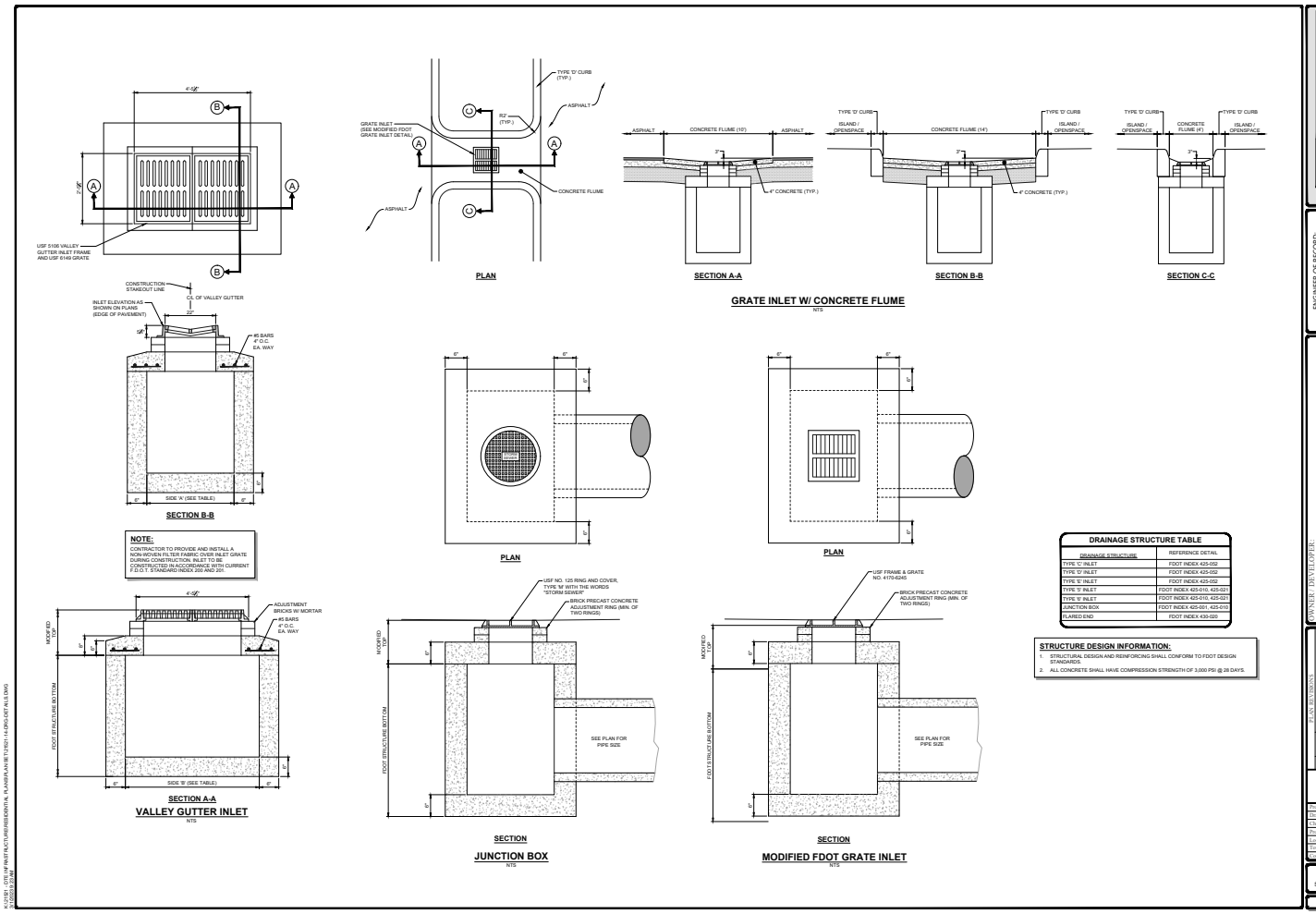

DeLisi Fitzgerald, Inc.
Florida Registry of Business Number 33253
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0691
(239) 418-0692 fax

ENGINEER OF RECORD:
JOHN T. WOJDA, P.E. (FOR THE FIRM)
FLORIDA P.E. NO. 59227

OWNER / DEVELOPER:
BUCKINGHAM COMPANIES
PO BOX 1390
ROTONDA CIRCLE, FL 34220
(941) 697-2626

PROJECT:
DOWNTOWN ESTERO RESIDENTIAL

PLAN REVISIONS
DATE
DESCRIPTION

DRAINAGE DETAILS

Project Manager:	JTW
Drawn By:	CAG
Checked By:	JTW
Project Number:	21523
Located in Section(s):	28
Township: 46 S	Range: 25 E
County, State:	LEE COUNTY, FL

Status:
FOR CONSTRUCTION
SUBJECT TO ALL PERMIT APPROVALS

Sheet Number: 14

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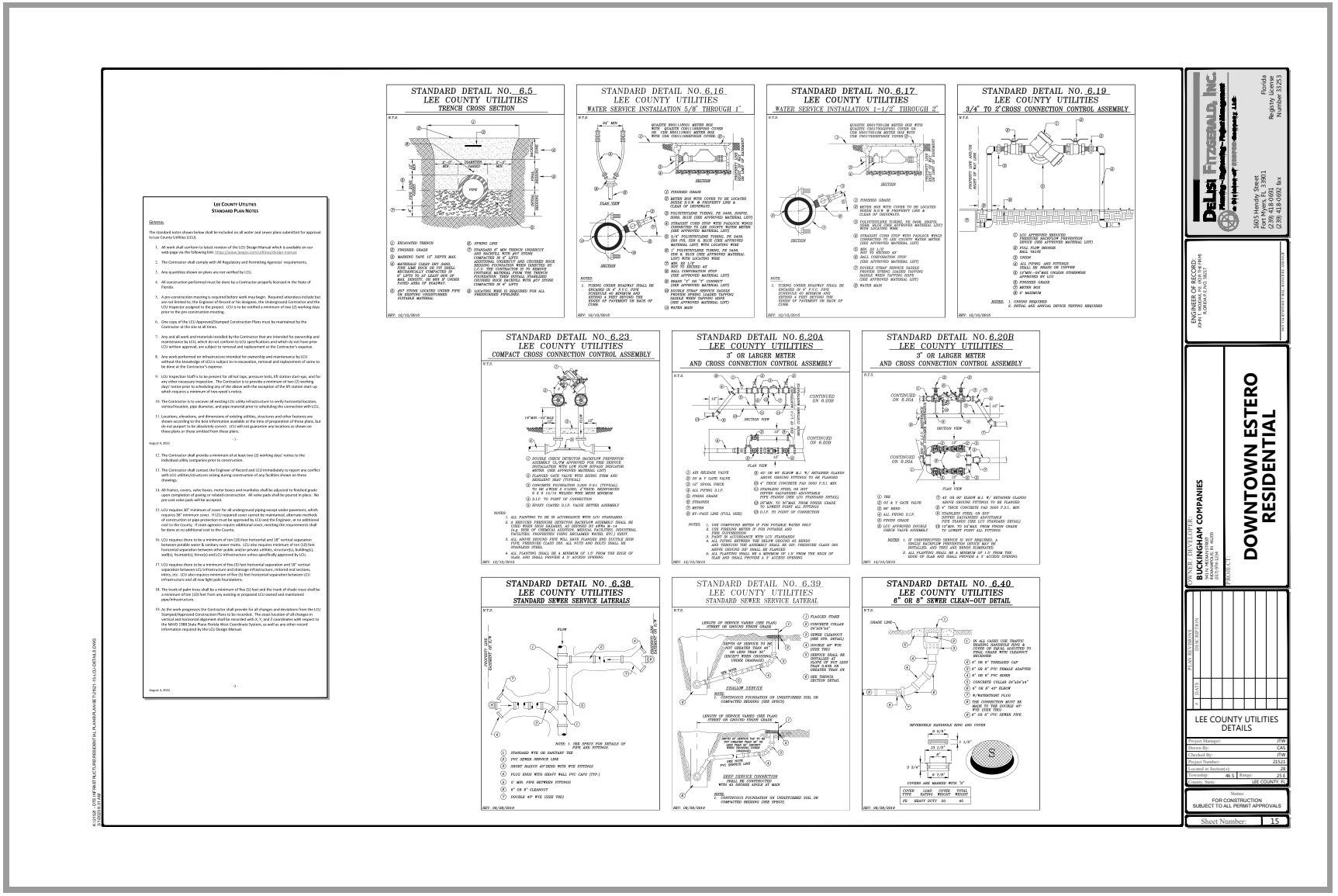


LEE COUNTY UTILITIES
STANDARD PLAN NOTES

GENERAL

The standard notes shown below shall be included on all water and sewer plans submitted for approval to Lee County Utilities (LCU).

1. All work shall conform to latest revision of the LCU Design Manual which is available on our web page via the following link: http://www.leegov.com/utilities/design-manual
2. The Contractor shall comply with All Regulatory and Permitting Agencies' requirements.
3. Any quantities shown on plans are not verified by LCU.
4. All construction performed must be done by a Contractor properly licensed in the State of Florida.
5. A pre-construction meeting is required before work may begin. Required attendees include but are not limited to; the Engineer of Record or his designee, the Underground Contractor and the LCU Inspector assigned to the project. LCU is to be notified a minimum of two (2) working days prior to the pre-construction meeting.
6. One copy of the LCU Approved/Stamped Construction Plans must be maintained by the Contractor at the site at all times.
7. Any and all work and materials installed by the Contractor that are intended for ownership and maintenance by LCU, which do not conform to LCU specifications and which do not have prior LCU written approval, are subject to removal and replacement at the Contractor's expense.
8. Any work performed on infrastructure intended for ownership and maintenance by LCU without the knowledge of LCU is subject to re-excavation, removal and replacement of same to be done at the Contractor's expense.
9. LCU Inspection Staff is to be present for all hot taps, pressure tests, lift station start-ups, and for any other necessary inspection. The Contractor is to provide a minimum of two (2) working days' notice prior to scheduling any of the above and all the exception of the lift station start-up which requires a minimum of two week's notice.
10. The Contractor is to uncover all existing LCU utility infrastructure to verify horizontal location, vertical location, pipe diameter, and pipe material prior to scheduling the connection with LCU.
11. Locations, elevations, and dimensions of existing utilities, structures and other features are shown according to the best information available at the time of preparation of these plans, but do not purport to be absolutely correct. LCU will not guarantee any locations as shown on these plans or those omitted from those plans.

- 1 -

August 4, 2022

12. The Contractor shall provide a minimum of at least two (2) working days' notice to the individual utility companies prior to construction.
13. The Contractor shall contact the Engineer of Record and LCU immediately to report any conflict with LCU utilities/structures arising during construction of any facilities shown on these drawings.
14. All Frames, covers, valve boxes, meter boxes and manholes shall be adjusted to finished grade upon completion of paving or related construction. All valve pads shall be poured in place. No pre-cast valve pads will be accepted.
15. LCU requires 30" minimum of cover for all underground piping except under pavement, which requires 36" minimum cover. If LCU required cover cannot be maintained, alternate methods of construction or pipe protection must be approved by LCU and the Engineer, at no additional cost to the County. If state agencies require additional cover, meeting the requirements shall be done at no additional cost to the County.
16. LCU requires there to be a minimum of ten (10) feet horizontal and 18" vertical separation between potable water & sanitary sewer mains. LCU also requires minimum of ten (10) feet horizontal separation between LCU infrastructure & public and/or private utilities, (Irrigation, building, roofline, footprint, fences) and LCU infrastructure unless specifically approved by LCU.
17. LCU requires there to be a minimum of five (5) feet horizontal separation and 18" vertical separation between LCU infrastructure and drainage infrastructure, mitered end sections, inlets, etc. LCU also requires minimum of five (5) feet horizontal separation between LCU infrastructure and all new light pole foundations.
18. The trunk of palm trees shall be a minimum of five (5) feet and the trunk of shade trees shall be a minimum of ten (10) feet from any existing or proposed LCU-owned and maintained pipe/infrastructure.
19. As the work progresses the Contractor shall provide for all changes and deviations from the LCU Stamped/Approved Construction Plans to be recorded. The exact location of all changes in vertical and horizontal alignment shall be recorded with X, Y, and Z coordinates with respect to the NAVD 1988 State Plane Florida West Coordinate System, as well as any other record information required by the LCU Design Manual.

August 4, 2022

- 2 -

K:\21529 - ESTERO\PRODUCTION\RESIDENTIAL PLANS\PLAN SET\21529-15-LCU-DETAILS.DWG
8/30/2022 10:14:48

DeLisi Fitzgerald, Inc.
Florida Engineering Management
A Division of Barron Collier Companies
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0690
(239) 418-0692 fax
Florida Registry of Engineers Number 31253

ENGINEER OF RECORD
JOHN T. VELOSKA, P.E. (FOR THE FIRM)
FLORIDA LICENSE 56827

OWNER/ DEVELOPER:
BUCKINGHAM COMPANIES
2150 MAIN STREET
BUCKINGHAM, FL 34289
(239) 694-1636

PROJECT:
DOWNTOWN ESTERO RESIDENTIAL

PLAN REVISIONS

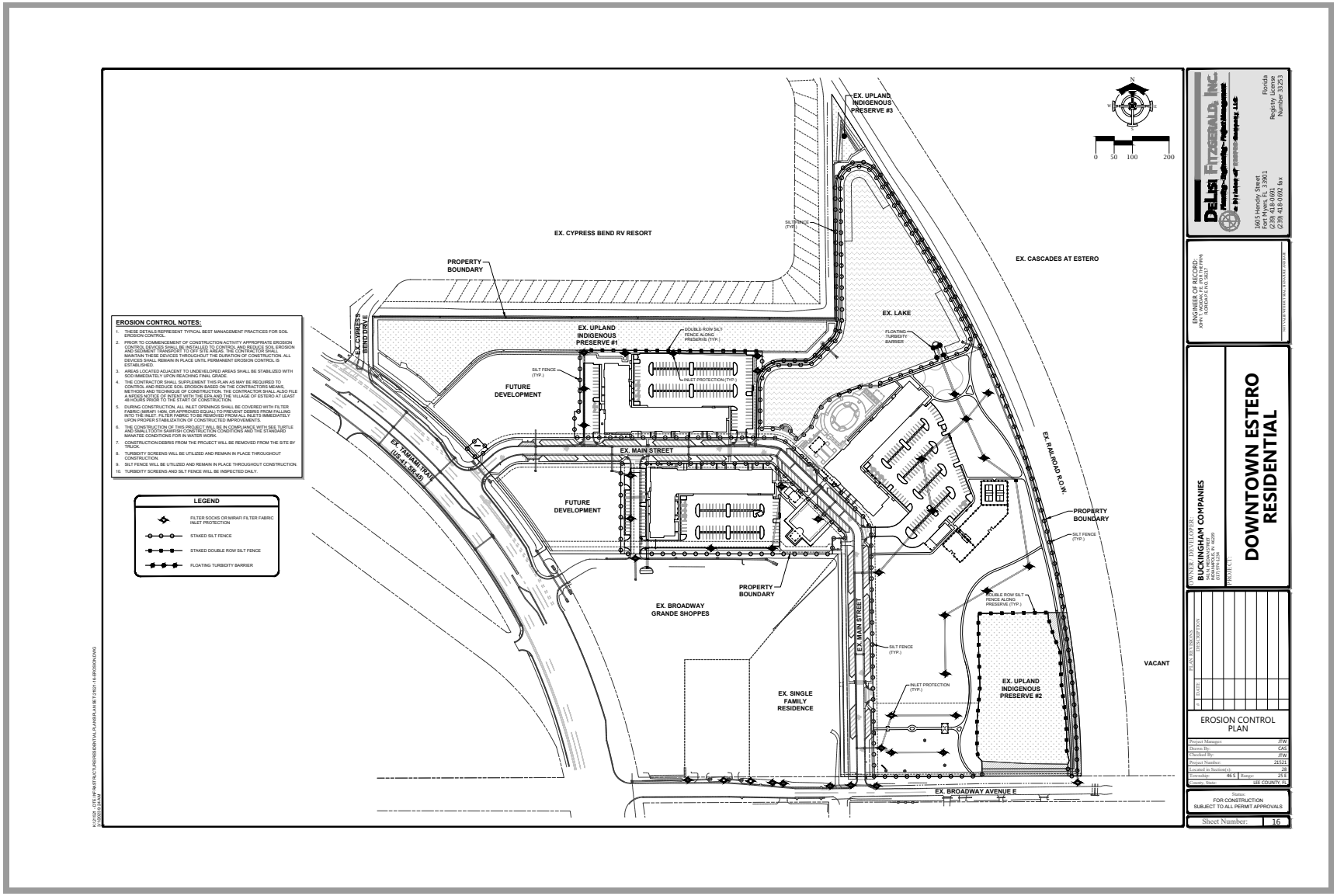
#	DATE	DESCRIPTION

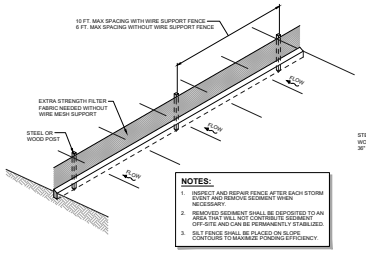
LEE COUNTY UTILITIES DETAILS

Project Manager:	JTW
Drawn By:	CAD
Checked By:	JTW
Project Number:	21529
Located in Section(s):	28
Township: 46 S	Range: 25 E
County, State:	LEE COUNTY, FL

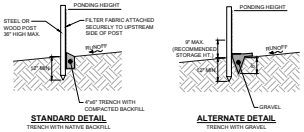
Status:
FOR CONSTRUCTION
SUBJECT TO ALL PERMIT APPROVALS

Sheet Number: 15


EROSION CONTROL NOTES:
1. THESE DETAILS REPRESENT TYPICAL BEST MANAGEMENT PRACTICES FOR SOIL EROSION CONTROL.
2. PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY APPROPRIATE EROSION CONTROL DEVICES SHALL BE INSTALLED TO CONTROL AND REDUCE SOIL EROSION AND SEDIMENT TRANSPORT TO OFF SITE AREAS. THE CONTRACTOR SHALL MAINTAIN THESE DEVICES THROUGHOUT THE DURATION OF CONSTRUCTION. ALL DEVICES SHALL REMAIN IN PLACE UNTIL PERMANENT EROSION CONTROL IS ESTABLISHED.
3. AREAS LOCATED ADJACENT TO UNDEVELOPED AREAS SHALL BE STABILIZED WITH SOD IMMEDIATELY UPON REACHING FINAL GRADE.
4. THE CONTRACTOR SHALL SUPPLEMENT THIS PLAN AS MAY BE REQUIRED TO CONTROL AND REDUCE SOIL EROSION BASED ON THE CONTRACTORS MEANS, METHODS AND TECHNIQUE OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO FILE A NPDES NOTICE OF INTENT WITH THE EPA AND THE VILLAGE OF ESTERO AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
5. DURING CONSTRUCTION, ALL INLET OPENINGS SHALL BE COVERED WITH FILTER FABRIC (MIRAFI 140N, OR APPROVED EQUAL) TO PREVENT DEBRIS FROM FALLING INTO THE INLET. FILTER FABRIC TO BE REMOVED FROM ALL INLETS IMMEDIATELY UPON PROPER STABILIZATION OF CONSTRUCTED IMPROVEMENTS.
6. THE CONSTRUCTION OF THIS PROJECT WILL BE IN COMPLIANCE WITH SEE TURTLE PROTECTION - LIGHTING PLAN, SPECIAL CONDITIONS AND THE STANDARD MANATEE CONDITIONS FOR IN WATER WORK.
7. CONSTRUCTION DEBRIS FROM THE PROJECT WILL BE REMOVED FROM THE SITE BY TRUCK.
8. TURBIDITY SCREENS WILL BE UTILIZED AND REMAIN IN PLACE THROUGHOUT CONSTRUCTION.
9. SILT FENCE WILL BE UTILIZED AND REMAIN IN PLACE THROUGHOUT CONSTRUCTION.
10. TURBIDITY SCREENS AND SILT FENCE WILL BE INSPECTED DAILY.
LEGEND
FILTER SOCKS OR MIRAFI FILTER FABRIC INLET PROTECTION
STAKED SILT FENCE
STAKED DOUBLE ROW SILT FENCE
FLOATING TURBIDITY BARRIER
EX. UPLAND INDIGENOUS PRESERVE #3
EX. CYPRESS BEND RV RESORT
PROPERTY BOUNDARY
EX. CASCADES AT ESTERO
EX. LAKE
EX. UPLAND INDIGENOUS PRESERVE #1
DOUBLE ROW SILT FENCE ALONG PRESERVE (TYP.)
FLOATING TURBIDITY BARRIER
SILT FENCE (TYP.)
INLET PROTECTION (TYP.)
FUTURE DEVELOPMENT
EX. CYPRESS BEND DRIVE
EX. MAIN STREET
EX. RAILROAD R.O.W.
EX. BROADWAY GRANDE SHOPPES
EX. MAIN STREET
EX. SINGLE FAMILY RESIDENCE
EX. UPLAND INDIGENOUS PRESERVE #2
VACANT
EX. BROADWAY AVENUE E
0 50 100 200
DeLisi Fitzgerald, Inc.
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0690
(239) 418-0692 fax
Florida Registry Number 33253
ENGINEER OF RECORD:
JOHN T. WOJDA, P.E. (FOR THE FIRM)
FLORIDA P.E. NO. 56837
OWNER / DEVELOPER:
BUCKINGHAM COMPANIES
PROJECT:
DOWNTOWN ESTERO RESIDENTIAL
PLAN REVISIONS
DATE
DESCRIPTION
EROSION CONTROL PLAN
Project Manager: JTW
Drawn By: CAS
Checked By: JTW
Project Number: 21524
Located in Section(s): 28
Township: 46 S Range: 25 E
County, State: LEE COUNTY, FL
Status:
FOR CONSTRUCTION
SUBJECT TO ALL PERMIT APPROVALS
Sheet Number: 16

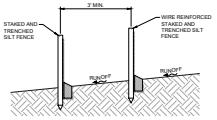


SILT FENCE DETAIL
NTS

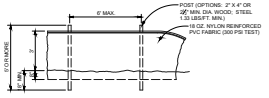


STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

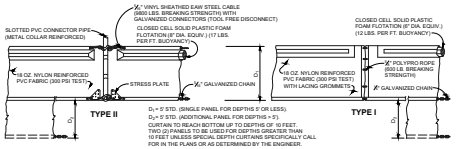
ALTERNATE DETAIL
TRENCH WITH GRAVEL



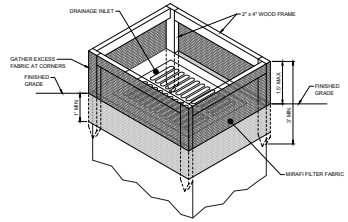
DOUBLE ROW SILT FENCE DETAIL
NTS



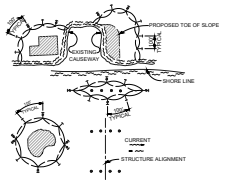
STAKED TURBIDITY BARRIER
NTS



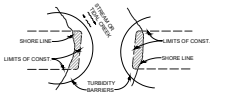
FLOATING TURBIDITY BARRIERS
NTS



MIRAFI FILTER FABRIC INLET PROTECTION DETAIL
NTS



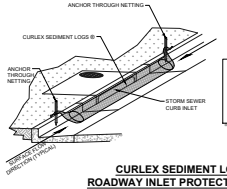
LEGEND
- PILE LOCATIONS
- DREDGE OR FILL AREA
- MOORING BUOY W/ANCHOR
- ANCHOR
- BARRIER MOVEMENT DUE TO CURRENT ACTION



NOTES:
1. TURBIDITY BARRIERS ARE TO BE USED IN ALL PERMANENT BODIES OF WATER REGARDLESS OF WATER DEPTH.
2. NUMBER AND SPACING OF ANCHORS DEPENDENT ON CURRENT VELOCITIES.
3. DEPLOYMENT OF BARRIER AROUND PILE LOCATIONS MAY VARY TO ACCOMMODATE CONSTRUCTION OPERATIONS.
4. NAVIGATION MAY REQUIRE SEGMENTING BARRIER DURING CONSTRUCTION OPERATIONS.
5. FOR ADDITIONAL INFORMATION REFER TO THE FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL.

NOTE:
TURBIDITY BARRIERS FOR FLOWING STREAMS AND TIDAL CREEKS MAY BE EITHER FLOATING, OR STAKED TYPES OR ANY COMBINATIONS OF TYPES THAT WILL SUIT SITE CONDITIONS AND MEET EROSION CONTROL AND WATER QUALITY REQUIREMENTS. THE SELECTION OF TYPE SHALL BE AT THE CONTRACTORS OPTION UNLESS OTHERWISE SPECIFIED IN THE PLANS. HOWEVER PAYMENT WILL BE UNDER THE PAY ITEM(S) ESTABLISHED IN THE PLANS FOR FLOATING TURBIDITY BARRIER AND/OR STAKED TURBIDITY BARRIER. POSTS IN STAKED TURBIDITY BARRIERS TO BE INSTALLED IN VERTICAL POSITION UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

TURBIDITY BARRIER APPLICATIONS
NTS



NOTE:
1/2" X 1/2" X 30" WOODEN STAKES ARE RECOMMENDED FOR 8", 9", AND 12" SEDIMENT LOGS.

1/2" X 1/2" X 48" WOODEN STAKES ARE RECOMMENDED FOR 20" SEDIMENT LOGS.

CURLEX SEDIMENT LOGS ®
ROADWAY INLET PROTECTION DETAIL
NTS

DeLisi Fitzgerald, Inc.
Florida Engineering Management
A Division of Barraco Property, LLC
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0690 Fax
Florida Registry of Business Number 3325

ENGINEER OF RECORD:
JOHN T. VASSALLO, P.E. (FOR THE FIRM)
FLORIDA REG. #56227

OWNER / DEVELOPER:
BUCKINGHAM COMPANIES
2824 CLEVELAND AVENUE
FORT MYERS, FL 33901
(239) 334-3033

PROJECT:
DOWNTOWN ESTERO RESIDENTIAL

NO.	DATE	DESCRIPTION
1	4.13.15	PER REVISIONS

EROSION CONTROL DETAILS

Project Manager:	JTW
Drawn By:	CAD
Checked By:	JTW
Project Number:	21523
Located in Section(s):	29
Township: 46 S	Range: 25 E
County, State:	LEE COUNTY, FL

Status:
FOR CONSTRUCTION
SUBJECT TO ALL PERMIT APPROVALS

Sheet Number: 17

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LRK

50 South B.B. King Blvd
Suite 600
Memphis, TN 38103
901.521.1440

Client:
Buckingham Companies

30 South Meridian Street, Suite 1100
Indianapolis, IN 46204

Consultants Direct to Owner:

Delisi Fitzgerald, Inc.
CIVIL ENGINEER

Booth Design Group
LANDSCAPE ARCHITECT

Consultants:

McVeigh & Mangum Engineering, Inc.
STRUCTURAL ENGINEER

Devito, Inc.
MECH./PLUMB./ELEC. ENGINEER

SJI. Design Group
INTERIOR DESIGNER

Buckingham Companies

DOWNTOWN ESTERO

U.S. Hwy 41, Estero, FL

Development Order Submittal | February 20, 2023

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LRK Project Number: 01.21041.00

Project Name:
DOWNTOWN ESTERO

U.S. Hwy 41, Estero, FL

Date and Issue

PRIMARY FIELD PAINT
SW 6078 REALIST BEIGE

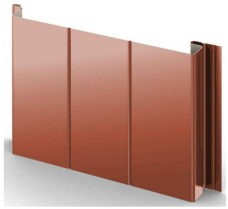
WATER TABLE BASE PAINT
SW 6079 DIVERSE BEIGE

TRIM PAINT
SW 6083 SABLE

PANEL PAINT
SW 6082 COBBLE BROWN

SOFFIT PAINT
SW 6130 MANNERED GOLD

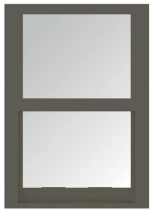
ROOF - APARTMENTS, MAIL, AND
SUNSHADE PAVILION
EAGLE ROOFING
STYLE: CAPISTRANO
COLOR: 3725 PALM BEACH BLEND



MECHANICAL SCREEN - APARTMENTS
BERRIDGE MANUFACTURING
STYLE: FW-1025 FLAT PANEL
COLOR: TO MATCH CONCRETE TILE; TERRA COTTA SHOWN

ROOF - MAINTENANCE BUILDING AND EVENT PAVILION
BERRIDGE MANUFACTURING
STYLE: TEE PANEL
COLOR: DARK BRONZE

ROOF - DOME
BERRIDGE MANUFACTURING
STYLE: CURVED TEE PANEL
COLOR: COPPER-COTE



WINDOWS
SINGLE HUNG WINDOW
ES-MX1000
COLOR: BRONZE

LRK

DOWNTOWN ESTERO
ESTERO, FLORIDA | 01.21041.00 | 03/29/23
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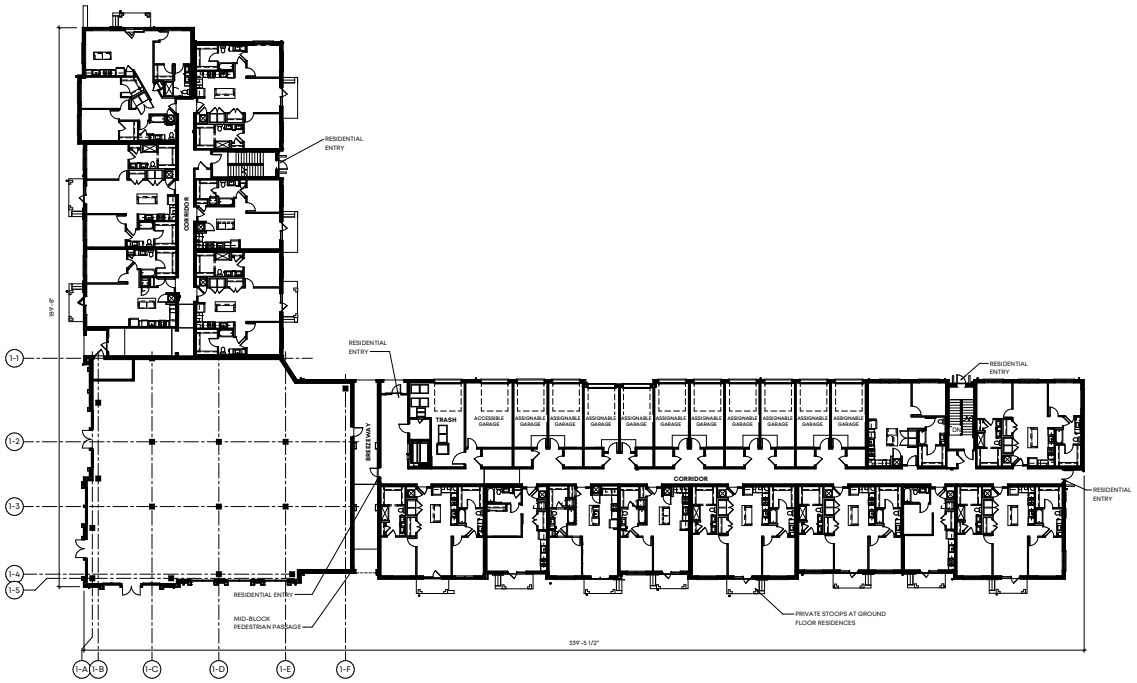
MATERIAL BOARD

BUCKINGHAM COMPANIES

DOWNTOWN ESTERO - 01.21041.00



1 GROUND FLOOR PLAN - BUILDING 1

LRK

50 South B.B. King Blvd.
Suite 600
Memphis, TN 38103
901.521.1440

Client:

BUCKINGHAM COMPANIES

30 South Meridian Street, Suite 1100
Indianapolis, IN 46204

Issues and Revisions

Date	Issued / Revised
07.01.22	Residential Dev. Order

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Seal

LRK Project Number: 01.21041.00

Project Name:
DOWNTOWN ESTERO
U.S. Hwy 41, Estero, FL

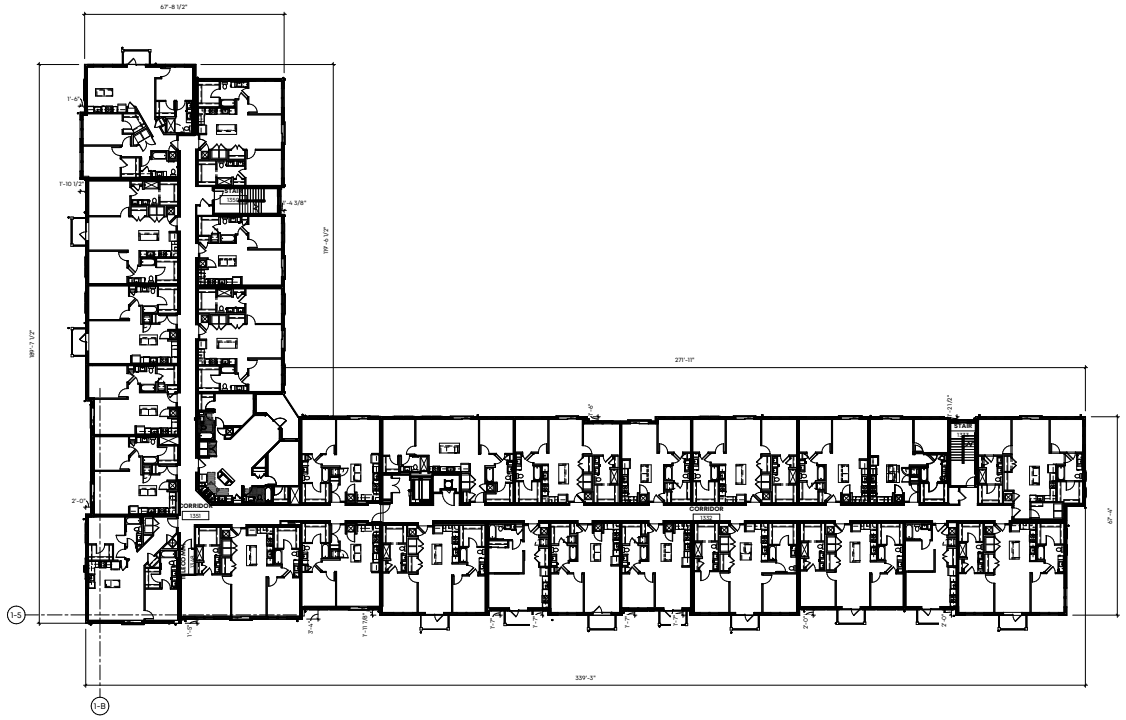
Drawing Name:
GROUND FLOOR PLAN - BUILDING 1

Drawn By: SWM
Checked By: VWB

A900a

3/30/2023 4:16:49 PM C:\Revit Projects\01.21041.00 Estero Village Central_R21_cbrisson@LRK.rvt

DOWNTOWN ESTERO - 01.21041.00



1 UPPER FLOOR PLAN - BUILDING 1

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LRK

50 South B.B. King Blvd.
Suite 600
Memphis, TN 38103
901.521.1440

Client:

BUCKINGHAM COMPANIES

30 South Meridian Street, Suite 1100
Indianapolis, IN 46204

Issues and Revisions

Date	Issued / Revised

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Seal

LRK Project Number: 01.21041.00

Project Name:
DOWNTOWN ESTERO
U.S. Hwy 41, Estero, FL

Drawing Name:
UPPER FLOOR PLAN - BUILDING 1

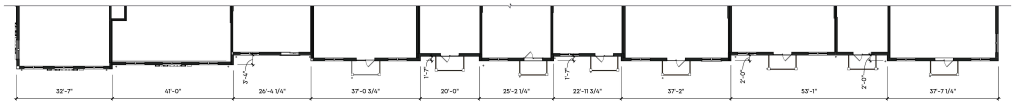
Drawn By: Author
Checked By: Checker

A900b

DOWNTOWN ESTERO - 01.21041.00

1 SOUTH ELEVATION - BUILDING 1

SCALE: 1/16" = 1'-0"

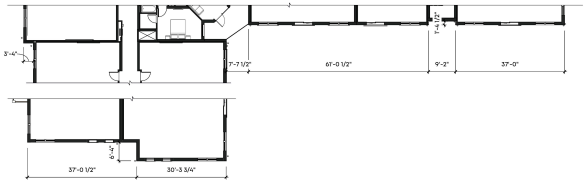


6 HORIZONTAL OFFSETS - BLDG 1 - SOUTH

SCALE: 1/16" = 1'-0"

11 EAST ELEVATION - BUILDING 1

SCALE: 1/16" = 1'-0"



16 HORIZONTAL OFFSETS - BLDG 1 - EAST

SCALE: 1/16" = 1'-0"

MATERIAL LEGEND

SYMBOL	MATERIAL/FINISH	COLOR	STYLE
0.0			
ROOF			
1.1	BARREL CONCRETE ROOF TILE	3725 PALM BEACH BLEND	CAPISTRANO
1.2	METAL SCREEN	COLOR TO MATCH ROOF TILE	FLAT PANEL (BERRIDGE FW-1025)
1.3	TPO MEMBRANE	WHITE	
1.4	METAL ROOFING	COPPER-COTE	STANDING SEAM
1.5	METAL ROOFING	BRONZE	STANDING SEAM
STUCCO			
2.1	STUCCO	REALIST BEIGE SW 6078	
2.2	STUCCO	DIVERSE BEIGE SW 6079	
2.3	STUCCO	COBBLE BROWN SW 6082	
2.4	STUCCO	SABLE SW 6083	
WOOD / TRIM			
3.1	PAINTED	SABLE SW 6083	
METAL			
4.1	METAL RAILING	SABLE SW 6083	
4.2	METAL LOUVER	SABLE SW 6083	
4.3	ALUMINUM STOREFRONT	BRONZE	
4.4	METAL DOWNSPOUT	SABLE SW 6083	4" DIAMETER, UNO
4.5	METAL LOUVER	IVORY	
4.6	OVERHEAD DOOR	COBBLE BROWN SW 6082	

LRK

50 South B.B. King Blvd.
Suite 600
Memphis, TN 38103
901.521.1440

Client:

BUCKINGHAM COMPANIES

30 South Meridian Street, Suite 1100
Indianapolis, IN 46204

Issues and Revisions

Date	Issued / Revised
06.24.22	50% Schematic Design
02.20.23	Development Order Resubmittal

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Seal

LRK Project Number: 01.21041.00

Project Name:

DOWNTOWN ESTERO

U.S. Hwy 41, Estero, FL

Drawing Name:

COLORED ELEVATIONS - BUILDING NO. 1

Drawn By: SWM

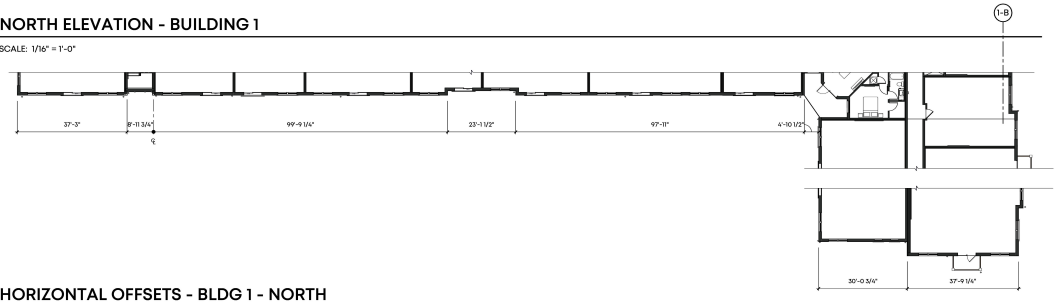
Checked By: VWB

A901

2/21/2023 8:44:11 AM C:\Revit Projects\01210\A100 Estero Village Central R21_cwilsonmc2ACAD.rvt

1 NORTH ELEVATION - BUILDING 1

SCALE: 1/16" = 1'-0"

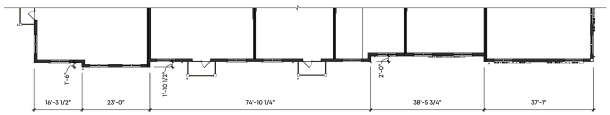


6 HORIZONTAL OFFSETS - BLDG 1 - NORTH

SCALE: 1/16" = 1'-0"

11 WEST ELEVATION - BUILDING 1

SCALE: 1/16" = 1'-0"



16 HORIZONTAL OFFSETS - BLDG 1 - WEST

SCALE: 1/16" = 1'-0"

MATERIAL LEGEND

SYMBOL	MATERIAL/FINISH	COLOR	STYLE
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ROOF			
1.1	BARREL CONCRETE ROOF TILE	3725 PALM BEACH BLEND	CAPISTRANO
1.2	METAL SCREEN	COLOR TO MATCH ROOF TILE	FLAT PANEL (BERRIDGE FW-1025)
1.3	TPO MEMBRANE	WHITE	
1.4	METAL ROOFING	COPPER-COTE	STANDING SEAM
1.5	METAL ROOFING	BRONZE	STANDING SEAM
STUCCO			
2.1	STUCCO	REALIST BEIGE SW 6078	
2.2	STUCCO	DIVERSE BEIGE SW 6079	
2.3	STUCCO	COBBLE BROWN SW 6082	
2.4	STUCCO	SABLE SW 6083	
WOOD / TRIM			
3.1	PAINTED	SABLE SW 6083	
METAL			
4.1	METAL RAILING	SABLE SW 6083	
4.2	METAL LOUVER	SABLE SW 6083	
4.3	ALUMINUM STOREFRONT	BRONZE	
4.4	METAL DOWNSPOUT	SABLE SW 6083	4" DIAMETER, UNO
4.5	METAL LOUVER	IVORY	
4.6	OVERHEAD DOOR	COBBLE BROWN SW 6082	

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Client:

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Issues and Revisions

Date	Issued / Revised
06.24.22	50% Schematic Design
02.20.23	Development Order Resubmittal

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Seal

LRK Project Number: 01.21041.00

Project Name:

DOWNTOWN ESTERO

U.S. Hwy 41, Estero, FL

Drawing Name:

COLORED ELEVATIONS - BUILDING NO. 1

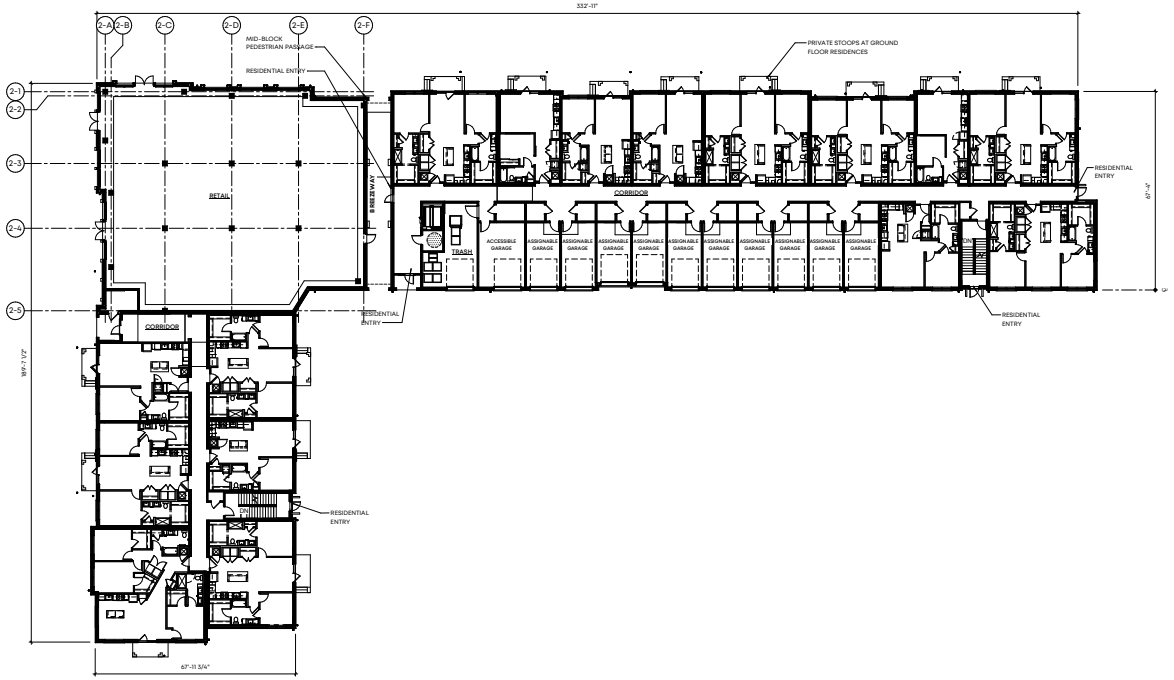
Drawn By: SWM

Checked By: VWB

A902

DOWNTOWN ESTERO - 01.21041.00

2/21/2023 8:44:15 AM C:\Revit Projects\01.21041.00 Estero Village Central R21_cwessoma.DHCA2.rvt



1 GROUND FLOOR PLAN - BUILDING 2

DOWNTOWN ESTERO - 01.21041.00

3/30/2023 4:48:23 PM C:\Revit Projects\01.21041.00 Estero v1\Stage Central_R21_cleissonma.CACAS.rvt

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Issues and Revisions

Date	Issued / Revised
07.01.22	Residential Dev. Order

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Seal

LRK Project Number: 01.21041.00

Project Name:

DOWNTOWN ESTERO

U.S. Hwy 41, Estero, FL

Drawing Name:

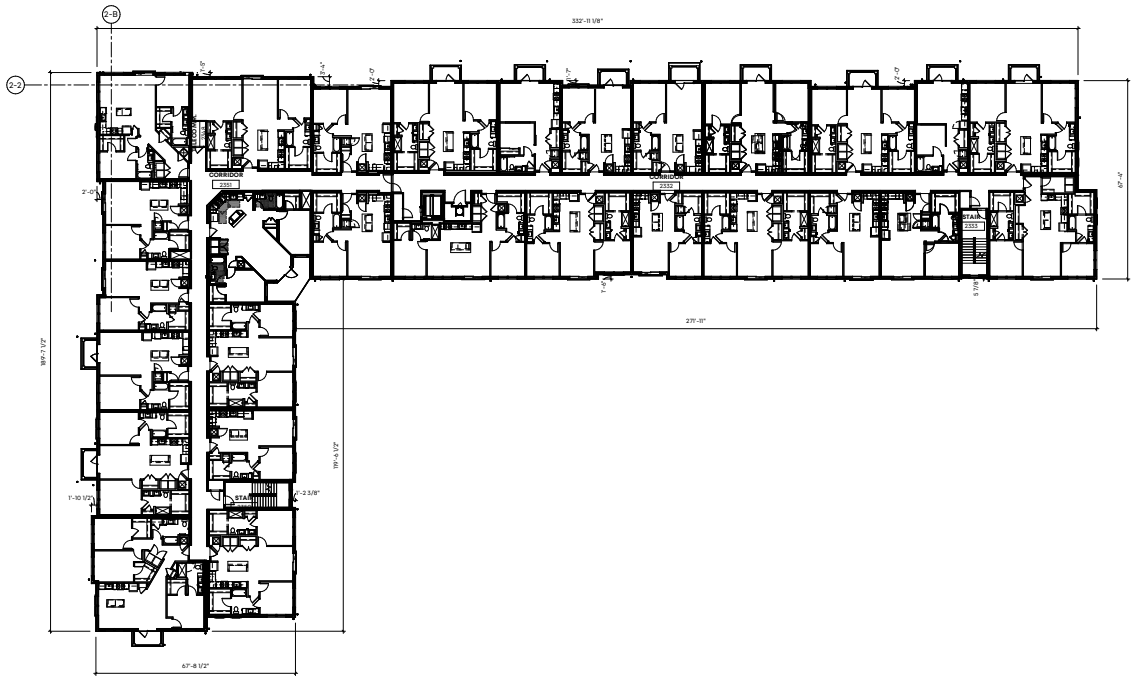
GROUND FLOOR PLAN - BUILDING 2

Drawn By: Author

Checked By: Checker

A910a

DOWNTOWN ESTERO - 01.21041.00



1 UPPER FLOOR PLAN - BUILDING 2

3/30/2023 4:16:53 PM C:\Revit Projects\01.21041.00 Estero V Wage Central 921_cleissama.CACAS.rvt

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Date	Issued / Revised

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Seal

LRK Project Number: 01.21041.00

Project Name:
DOWNTOWN ESTERO
U.S. Hwy 41, Estero, FL

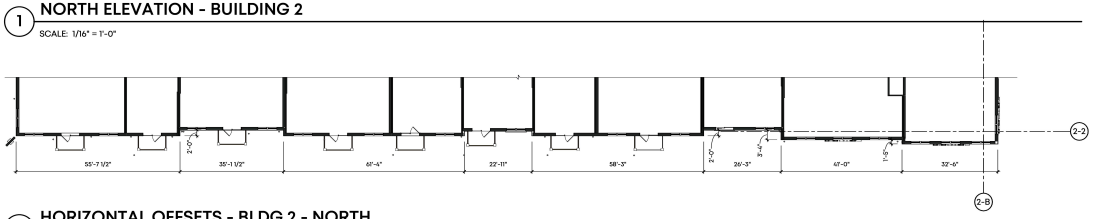
Drawing Name:
UPPER FLOOR PLAN - BUILDING 2

Drawn By: Author
Checked By: Checker

A910b

1 NORTH ELEVATION - BUILDING 2

SCALE: 1/16" = 1'-0"

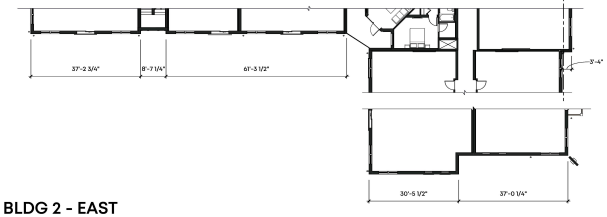


6 HORIZONTAL OFFSETS - BLDG 2 - NORTH

SCALE: 1/16" = 1'-0"

11 EAST ELEVATION - BUILDING 2

SCALE: 1/16" = 1'-0"



16 HORIZONTAL OFFSETS - BLDG 2 - EAST

SCALE: 1/16" = 1'-0"

MATERIAL LEGEND

SYMBOL	MATERIAL/FINISH	COLOR	STYLE
0.0			
ROOF			
1.1	BARREL CONCRETE ROOF TILE	3725 PALM BEACH BLEND	CAPISTRANO
1.2	METAL SCREEN	COLOR TO MATCH ROOF TILE	FLAT PANEL (BERRIDGE FW-1025)
1.3	TPO MEMBRANE	WHITE	
1.4	METAL ROOFING	COPPER-COTE	STANDING SEAM
1.5	METAL ROOFING	BRONZE	STANDING SEAM
STUCCO			
2.1	STUCCO	REALIST BEIGE SW 6078	
2.2	STUCCO	DIVERSE BEIGE SW 6079	
2.3	STUCCO	COBBLE BROWN SW 6082	
2.4	STUCCO	SABLE SW 6083	
WOOD / TRIM			
3.1	PAINTED	SABLE SW 6083	
METAL			
4.1	METAL RAILING	SABLE SW 6083	
4.2	METAL LOUVER	SABLE SW 6083	
4.3	ALUMINUM STOREFRONT	BRONZE	
4.4	METAL DOWNSPOUT	SABLE SW 6083	4" DIAMETER, UNO
4.5	METAL LOUVER	IVORY	
4.6	OVERHEAD DOOR	COBBLE BROWN SW 6082	

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Issues and Revisions

Date	Issued / Revised
06.24.22	50% Schematic Design
02.20.23	Development Order Resubmittal

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Seal

LRK Project Number: 01.21041.00

Project Name:

DOWNTOWN ESTERO

U.S. Hwy 41, Estero, FL

Drawing Name:

COLORED ELEVATIONS - BUILDING NO. 2

Drawn By: SWM

Checked By: VWB

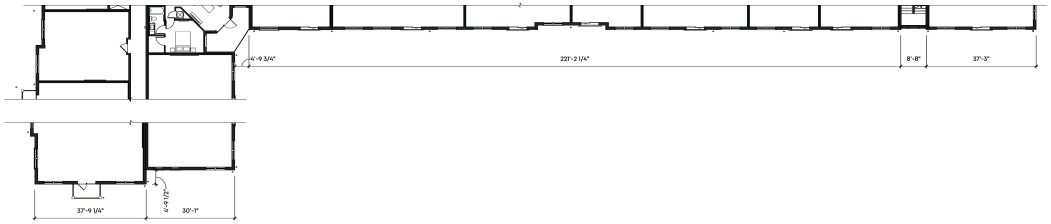
A911

DOWNTOWN ESTERO - 01.21041.00

2/21/2023 8:44:19 AM C:\Revit Projects\01.21041.000 Estero Village Central R21_cwilsonmc2ACAD.rvt

1 SOUTH ELEVATION - BUILDING 2

SCALE: 1/16" = 1'-0"

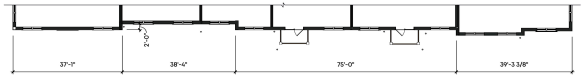


6 HORIZONTAL OFFSETS - BLDG 2 - SOUTH

SCALE: 1/16" = 1'-0"

11 WEST ELEVATION - BUILDING 2

SCALE: 1/16" = 1'-0"



16 HORIZONTAL OFFSETS - BLDG 2 - WEST

SCALE: 1/16" = 1'-0"

MATERIAL LEGEND

SYMBOL	MATERIAL/FINISH	COLOR	STYLE
0.0			
ROOF			
1.1	BARREL CONCRETE ROOF TILE	3725 PALM BEACH BLEND	CAPISTRANO
1.2	METAL SCREEN	COLOR TO MATCH ROOF TILE	FLAT PANEL (BERRIDGE FW-1025)
1.3	TPO MEMBRANE	WHITE	
1.4	METAL ROOFING	COPPER-COTE	STANDING SEAM
1.5	METAL ROOFING	BRONZE	STANDING SEAM
STUCCO			
2.1	STUCCO	REALIST BEIGE SW 6078	
2.2	STUCCO	DIVERSE BEIGE SW 6079	
2.3	STUCCO	COBBLE BROWN SW 6082	
2.4	STUCCO	SABLE SW 6083	
WOOD / TRIM			
3.1	PAINTED	SABLE SW 6083	
METAL			
4.1	METAL RAILING	SABLE SW 6083	
4.2	METAL LOUVER	SABLE SW 6083	
4.3	ALUMINUM STOREFRONT	BRONZE	
4.4	METAL DOWNSPOUT	SABLE SW 6083	4" DIAMETER, UNO
4.5	METAL LOUVER	IVORY	
4.6	OVERHEAD DOOR	COBBLE BROWN SW 6082	

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Issues and Revisions

	Date	Issued / Revised
1	06.24.22	50% Schematic Design
2	02.20.23	Development Order Resubmittal

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Seal

LRK Project Number: 01.21041.00

Project Name:

DOWNTOWN ESTERO

U.S. Hwy 41, Estero, FL

Drawing Name:

COLORED ELEVATIONS - BUILDING NO. 2

Drawn By: SWM

Checked By: VWB

A912

DOWNTOWN ESTERO - 01.21041.00

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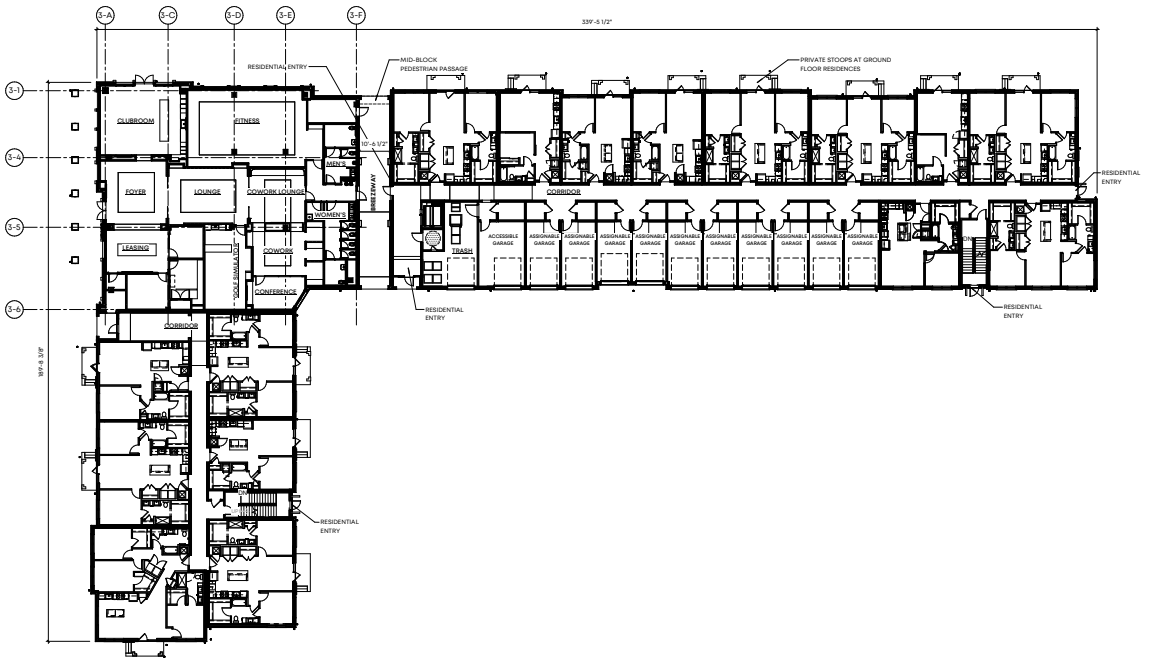

1 GROUND FLOOR PLAN - BUILDING 3

DOWNTOWN ESTERO - 01.21041.00

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Issues and Revisions

Date	Issued / Revised
07.01.22	Residential Dev. Order
12.15.22	50% Construction Documents

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Seal

LRK Project Number: 01.21041.00

Project Name:

DOWNTOWN ESTERO

U.S. Hwy 41, Estero, FL

Drawing Name:

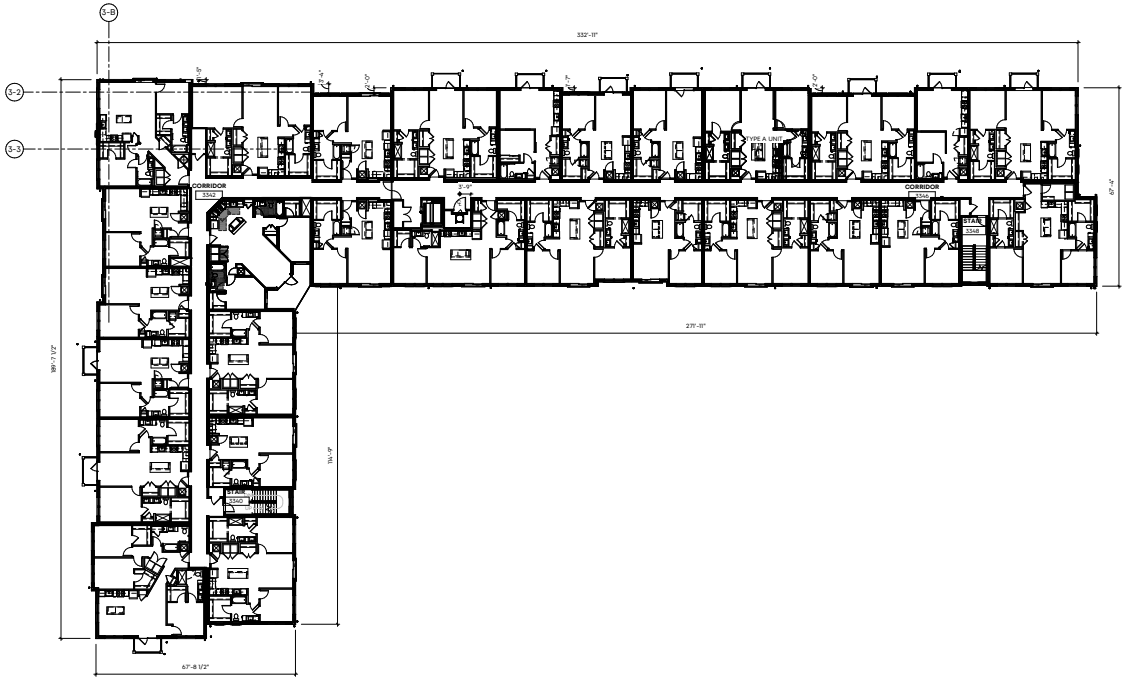
GROUND FLOOR PLAN - BUILDING 3

Drawn By: Author

Checked By: Checker

A920a

DOWNTOWN ESTERO - 01.21041.00



1 UPPER FLOOR PLAN - BUILDING 3

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Seal

LRK Project Number: 01.21041.00

Project Name:
DOWNTOWN ESTERO
U.S. Hwy 41, Estero, FL

Drawing Name:
UPPER FLOOR PLAN - BUILDING 3

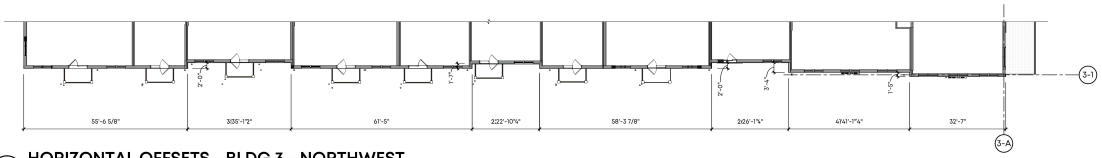
Drawn By: Author
Checked By: Checker

A920b

3/30/2023 4:16:56 PM C:\Revit Projects\01.21041.00 Estero Village Central_R21_cleisaorna.CACAS.rvt

1 NORTHWEST ELEVATION - BUILDING 3

SCALE: 1/16" = 1'-0"

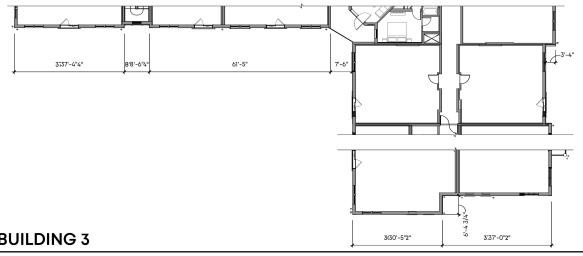


6 HORIZONTAL OFFSETS - BLDG 3 - NORTHWEST

SCALE: 1/16" = 1'-0"

11 NORTHEAST ELEVATION - BUILDING 3

SCALE: 1/16" = 1'-0"



16 SECOND FLOOR PLAN - BUILDING 3

SCALE: 1/16" = 1'-0"

MATERIAL LEGEND

SYMBOL	MATERIAL/FINISH	COLOR	STYLE
0.0			
ROOF			
1.1	BARREL CONCRETE ROOF TILE	3725 PALM BEACH BLEND	CAPISTRANO
1.2	METAL SCREEN	COLOR TO MATCH ROOF TILE	FLAT PANEL (BERRIDGE FW-1025)
1.3	TPO MEMBRANE	WHITE	
1.4	METAL ROOFING	COPPER-COTE	STANDING SEAM
1.5	METAL ROOFING	BRONZE	STANDING SEAM
STUCCO			
2.1	STUCCO	REALIST BEIGE SW 6078	
2.2	STUCCO	DIVERSE BEIGE SW 6079	
2.3	STUCCO	COBBLE BROWN SW 6082	
2.4	STUCCO	SABLE SW 6083	
WOOD / TRIM			
3.1	PAINTED	SABLE SW 6083	
METAL			
4.1	METAL RAILING	SABLE SW 6083	
4.2	METAL LOUVER	SABLE SW 6083	
4.3	ALUMINUM STOREFRONT	BRONZE	
4.4	METAL DOWNSPOUT	SABLE SW 6083	4" DIAMETER, UNO
4.5	METAL LOUVER	IVORY	
4.6	OVERHEAD DOOR	COBBLE BROWN SW 6082	

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Issues and Revisions

Date	Issued / Revised
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02.20.23	Development Order Resubmittal

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Seal

LRK Project Number: 01.21041.00

Project Name:

DOWNTOWN ESTERO

U.S. Hwy 41, Estero, FL

Drawing Name:

COLORED ELEVATIONS - BUILDING NO. 3

Drawn By: SWM

Checked By: VWB

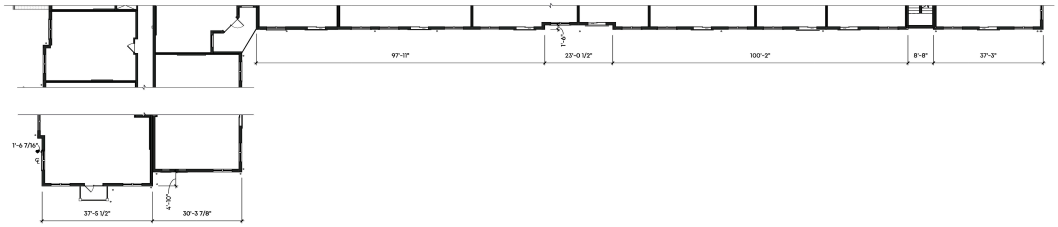
A921

DOWNTOWN ESTERO - 01.21041.00

2/21/2023 8:44:26 AM C:\Revit Projects\01.21041.00 Estero Village Central R21_cwilsonmc2ACAD.rvt

1 SOUTHEAST ELEVATION - BUILDING 3

SCALE: 1/16" = 1'-0"

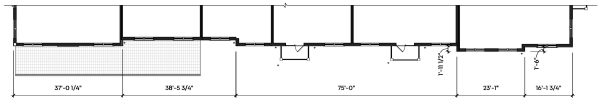


6 SECOND FLOOR PLAN - BUILDING 3

SCALE: 1/16" = 1'-0"

11 SOUTHWEST ELEVATION - BUILDING 3

SCALE: 1/16" = 1'-0"



16 HORIZONTAL OFFSETS - BLDG 3 - SOUTHWEST

SCALE: 1/16" = 1'-0"

MATERIAL LEGEND

SYMBOL	MATERIAL/FINISH	COLOR	STYLE
0.0			
ROOF			
1.1	BARREL CONCRETE ROOF TILE	3725 PALM BEACH BLEND	CAPISTRANO
1.2	METAL SCREEN	COLOR TO MATCH ROOF TILE	FLAT PANEL (BERRIDGE FW-102S)
1.3	TPO MEMBRANE	WHITE	
1.4	METAL ROOFING	COPPER-COTE	STANDING SEAM
1.5	METAL ROOFING	BRONZE	STANDING SEAM
STUCCO			
2.1	STUCCO	REALIST BEIGE SW 6078	
2.2	STUCCO	DIVERSE BEIGE SW 6079	
2.3	STUCCO	COBBLE BROWN SW 6082	
2.4	STUCCO	SABLE SW 6083	
WOOD / TRIM			
3.1	PAINTED	SABLE SW 6083	
METAL			
4.1	METAL RAILING	SABLE SW 6083	
4.2	METAL LOUVER	SABLE SW 6083	
4.3	ALUMINUM STOREFRONT	BRONZE	
4.4	METAL DOWNSPOUT	SABLE SW 6083	4" DIAMETER, UNO
4.5	METAL LOUVER	IVORY	
4.6	OVERHEAD DOOR	COBBLE BROWN SW 6082	

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Client:

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Issues and Revisions

	Date	Issued / Revised
1	02.20.23	Development Order Resubmittal

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Seal

LRK Project Number: 01.21041.00

Project Name:

DOWNTOWN ESTERO

U.S. Hwy 41, Estero, FL

Drawing Name:

COLORED ELEVATIONS - BUILDING NO. 3

Drawn By: SWM

Checked By: VWB

A922

DOWNTOWN ESTERO - 01.21041.00

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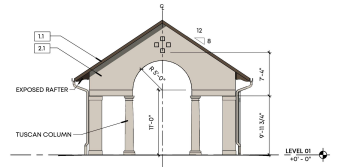
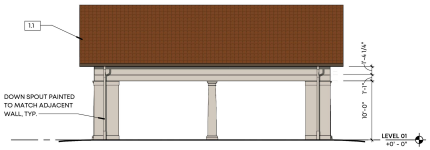
DOWNTOWN ESTERO - 01.21041.00

MATERIAL LEGEND

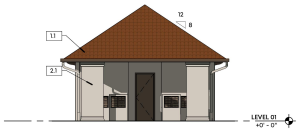
SYMBOL	MATERIAL/FINISH	COLOR	STYLE
0.0			
ROOF			
1.1	BARREL CONCRETE ROOF TILE	3725 PALM BEACH BLEND	CAPISTRANO
1.2	METAL SCREEN	COLOR TO MATCH ROOF TILE	FLAT PANEL (BERRIDGE FW-1025)
1.3	TPO MEMBRANE	WHITE	
1.4	METAL ROOFING	COPPER-COTE	STANDING SEAM
1.5	METAL ROOFING	BRONZE	STANDING SEAM
STUCCO			
2.1	STUCCO	REALIST BEIGE SW 6078	
2.2	STUCCO	DIVERSE BEIGE SW 6079	
2.3	STUCCO	COBBLE BROWN SW 6082	
2.4	STUCCO	SABLE SW 6083	
WOOD / TRIM			
3.1	PAINTED	SABLE SW 6083	
METAL			
4.1	METAL RAILING	SABLE SW 6083	
4.2	METAL LOUVER	SABLE SW 6083	
4.3	ALUMINUM STOREFRONT	BRONZE	
4.4	METAL DOWNSPOUT	SABLE SW 6083	4" DIAMETER, UNO
4.5	METAL LOUVER	IVORY	
4.6	OVERHEAD DOOR	COBBLE BROWN SW 6082	



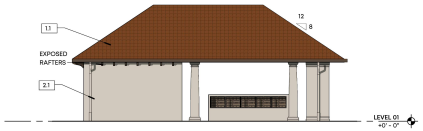
1 FRONT ELEVATION - SUNSHADE PAVILION
SCALE: 1/8" = 1'-0"



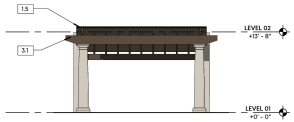
2 SIDE ELEVATION - SUNSHADE PAVILION
SCALE: 1/8" = 1'-0"



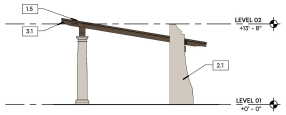
4 FRONT ELEVATION - MAIL PAVILION COLOR
SCALE: 1/8" = 1'-0"



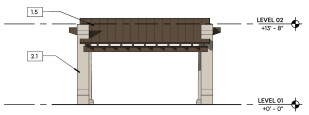
3 SIDE ELEVATION - MAIL PAVILION COLOR
SCALE: 1/8" = 1'-0"



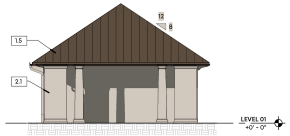
11 FRONT ELEVATION - EVENT PAVILION COLOR
SCALE: 1/8" = 1'-0"



10 SIDE ELEVATION - EVENT PAVILION
SCALE: 1/8" = 1'-0"



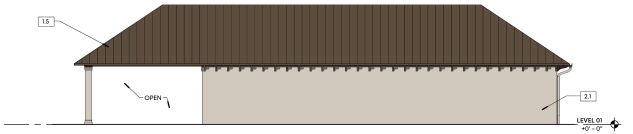
9 REAR ELEVATION - EVENT PAVILION
SCALE: 1/8" = 1'-0"



5 REAR ELEVATION - MAINTENANCE BUILDING
SCALE: 1/8" = 1'-0"

6 SIDE ELEVATION - MAINTENANCE BUILDING
SCALE: 1/8" = 1'-0"

8 MAINTENANCE BUILDING - FRONT COLOR
SCALE: 1/8" = 1'-0"



7 SIDE ELEVATION - MAINTENANCE BUILDING
SCALE: 1/8" = 1'-0"

LRK

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Issues and Revisions

Date	Issued / Revised
02.20.23	Development Order Resubmittal

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Seal

LRK Project Number: 01.21041.00

Project Name:
DOWNTOWN ESTERO
U.S. Hwy 41, Estero, FL

Drawing Name:
PAVILIONS AND MAINTENANCE BUILDING

Drawn By: Author
Checked By: Checker

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DOWNTOWN ESTERO

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811 Know what's below. Call before you dig.

PROJECT SITE VICINITY MAP

INDEX OF DRAWINGS

DRAWING	DRAWING TITLE	DO SUBMITTAL
COVER	COVER	11/08/2022
LC1.00	LANDSCAPE CALCULATIONS AND SCHEDULES	11/08/2022
LC1.1	LANDSCAPE CALCULATIONS AND SCHEDULES	11/08/2022
L1.00	LANDSCAPE DEVELOPMENT KEY	11/08/2022
L1.01	LANDSCAPE DEVELOPMENT PLAN	11/08/2022
L1.02	LANDSCAPE DEVELOPMENT PLAN	11/08/2022
L1.03	LANDSCAPE DEVELOPMENT PLAN	11/08/2022
L1.04	LANDSCAPE DEVELOPMENT PLAN	11/08/2022
L1.05	LANDSCAPE DEVELOPMENT PLAN	11/08/2022
L1.06	LANDSCAPE DEVELOPMENT PLAN	11/08/2022
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LP1.00	AMENITY SITE PLAN	11/08/2022
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LP2.00	AMENITY LANDSCAPE PLAN	11/08/2022
LP2.01	AMENITY LANDSCAPE PLAN	11/08/2022
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LD-1	HARDSCAPE DETAILS	11/08/2022
LD-1.1	HARDSCAPE DETAILS	11/08/2022
LD-2	LANDSCAPE DETAILS	11/08/2022
LD-3	IRRIGATION DETAILS	11/08/2022
LD-4	LANDSCAPE SPECIFICATIONS	11/08/2022
LD-5	IRRIGATION SPECIFICATIONS	11/08/2022

DOWNTOWN ESTERO
PROJECT NUMBER: 2.1577

GENERAL NOTES

1. CONTRACTOR SHALL VISIT THE SITE AND INFORM HIMSELF FULLY AS TO CONDITIONS THEREON AND OF ADJACENT SITES WHICH WILL BE AFFECTED BY THE WORK.
2. DO NOT WILLFULLY INSTALL OR CONSTRUCT ITEMS AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, EXISTING TREE CANOPIES, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE DESIGN/ENGINEERING. SUCH OBSERVATIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT/OWNERS REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT REPORTED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
3. THE DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. ALL BRACING, TEMPORARY SUPPORTS, SHORING, ETC. ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. OBSERVATION VISITS TO THE JOB SITE BY THE LANDSCAPE ARCHITECT/OWNERS REPRESENTATIVE DOES NOT INCLUDE INSPECTION OF CONSTRUCTION METHODS AND FOR SAFETY CONDITIONS AT THE WORK SITE. THESE VISITS SHALL NOT BE CONSTRUED AS CONTINUOUS AND DETAILED INSPECTIONS.
4. CONTRACTOR SHALL CHECK AND VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ELEVATIONS PRIOR TO STARTING CONSTRUCTION AND BE RESPONSIBLE FOR SAME. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
5. NO CONTRACTOR IDENTIFICATION SIGNS SHALL BE PERMITTED ON THE PROJECT, EXCEPT AS APPROVED BY THE OWNER.
6. ALL PERMITS NECESSARY ARE TO BE PROVIDED BY THE INSTALLING CONTRACTOR INCLUDING ALL COSTS. THE CONTRACTOR SHALL NOT KNOWINGLY VIOLATE CONDITIONS OF THE PERMITS. ALL CONFLICTS WITH THE PERMIT CONDITIONS AND THE PLANS, DETAILS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT REPRESENTATIVE. THE CONTRACTOR SHALL FAMILIARIZE AND SHALL COMPLY WITH ALL TERMS AND CONDITIONS OF THE APPROVED FDEP PERMIT.
7. ALL UTILITIES TO REMAIN IN PLACE, EXCEPT AS INDICATED ON THE DRAWINGS. CONTACT 'ONE-CALL' AT 811 AT LEAST 48 TO 72 HOURS PRIOR TO EXCAVATION FOR VERIFICATION OF EXISTING UTILITY LOCATIONS PRIOR TO ANY EXCAVATIONS. NOT ALL UTILITIES ARE MEMBERS OF THE 'ONE-CALL' SYSTEM; THEREFORE, DIRECT CONTACT WITH THE UTILITY COMPANY MAY BE REQUIRED. CONTRACTOR SHALL CONTACT CITY OF TREASURE ISLAND FOR LOCATION OF UNDERGROUND STORM WATER, SEWER AND WATER UTILITIES AND LATERAL LINES THAT MIGHT BE PRESENT. ALL UTILITIES TO REMAIN IN PLACE, EXCEPT AS INDICATED ON THE PLANS.
8. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS, BUT DO NOT PURPORT TO BE ABSOLUTELY CORRECT. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING HIS WORK PRIOR TO CONSTRUCTION.
9. CONTRACTOR SHALL MAKE ALL EFFORTS TO LIMIT THE 'TRACKING' OF SOIL ONTO CITY/COUNTY STREETS FROM HAULING ACTIVITIES. CONTRACTOR SHALL REMOVE ALL SOIL FROM CITY/COUNTY STREETS RESULTING FROM CONSTRUCTION ACTIVITIES.
10. CAREFULLY REVIEW THE PLANS AND THE SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ITEMS CONTAINED HEREIN. IF THERE IS A CONFLICT BETWEEN THE PLANS AND THE SPECIFICATIONS, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
11. IN A CONFLICT BETWEEN THE PLANS AND THE SPECIFICATIONS, THE PLANS SHALL GOVERN.
12. THE CONTRACTOR SHALL PROVIDE A SUBMITTAL LOG FOR APPROVAL BY THE PROJECT REPRESENTATIVE. ALL SUBMITTALS ARE TO INCLUDE THE NUMBERING SYSTEM DEVELOPED IN THE SUBMITTAL LOG.
13. THE CONTRACTOR SHALL PROVIDE A 24 HOUR EMERGENCY CONTACT PERSON AT THE PRE-CONSTRUCTION MEETING.
14. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE LANDSCAPE ARCHITECT IN WRITING, AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE OWNER OR THE LANDSCAPE ARCHITECT SHALL BE PROMPTLY CORRECTED BY THE CONTRACTOR.
15. SIDEWALK / PAVING LAYOUT SHALL BE FIELD-STAKED USING G.P.S. BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO FORM WORK AND INSTALLATION. THE CONTRACTOR MUST NOTIFY THE L.A. AT LEAST FORTY EIGHT HOURS IN ADVANCE OF THE REQUIRED REVIEW. ALL OF THE PROPOSED LOCATIONS SHALL BE MARKED FOR A SPECIFIC PHASE OF WORK PRIOR TO CALLING FOR A REVIEW. COORDINATES THAT DO NOT RESULT IN THE GEOMETRY SHOWN ON THE PLANS SHALL BE CHECKED BY THE CONTRACTOR'S SURVEY CREW. CORRECTIONS OF TRIAL SHALL BE VERIFIED BY THE LANDSCAPE ARCHITECT. LAYOUT MUST COMPLY WITH FDEP PERMIT
16. ALL CONCRETE WALKS SHALL NOT EXCEED A SLOPE OF 1:20, AND CROSS SLOPES ON ALL CONCRETE SIDEWALKS SHALL NOT EXCEED 2%. IF THE SIDEWALK DOES EXCEED THIS SLOPE, ADA COMPLIANT HANDICAP RAMPS WILL BE REQUIRED.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING AND THE COST OF ALL REQUIRED CONCRETE TESTING. TESTING SHALL INCLUDE BUT NOT BE LIMITED TO MATERIALS FOR PAVING SUB-BASE, ASPHALT PAVING, STRUCTURAL AND PAVING CONCRETE.
18. CONTRACTOR TO MAINTAIN EXISTING BENCH MARKS, MONUMENTS, AND OTHER REFERENCE POINTS WITHIN AND ADJACENT TO THE PROJECT LIMITS. CONTRACTOR TO CONTACT ALL RESPONSIBLE PARTIES IF RELOCATION IS REQUIRED OF BENCHMARKS AND OTHER REFERENCE POINTS.
19. CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE CITYS ARCHEOLOGICAL EXPERT IF DURING THE EXCAVATION PROCESS ARTICLES OF SIGNIFICANCE ARE UNCOVERED.
20. ANY CHANGES MADE IN THE FILED BY THE CONTRACTOR OR OWNER REGARDING THE HARDSCAPE PLACEMENT SHALL BE FULLY RECORDED WITH AS-BUILTS AND PROVIDED TO THE OWNER AND L.A.
21. DESIGN, MATERIALS, EQUIPMENT AND PRODUCTS OTHER THAN THOSE DESCRIBED BELOW OR INDICATED ON THE DRAWINGS MAY BE CONSIDERED FOR USE, PROVIDED PRIOR APPROVAL IS OBTAINED FROM THE OWNER, OWNER'S REPRESENTATIVE AND THE APPLICABLE GOVERNING CODE AUTHORITY.
22. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTORS OPERATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

PLANT MATERIAL SCHEDULE: VUA

PLANT MATERIAL NOTES:
1. THE CONTRACTOR SHALL BID AND BE RESPONSIBLE FOR THE PLANT SIZE AND NOT SOLELY BY THE CONTAINER. CONTAINER IS PROVIDED AS A MIN. SIZE
2. THE GENERAL CONTRACTOR/LANDSCAPE CONTRACTOR SHALL PERFORM A MIN. OF 3 SOIL TEST FROM VARIOUS LOCATION AROUND SITE AFTER FILL HAS BEEN COMPLETED. TEST SHALL BE SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO ANY PLANTS BEING INSTALLED. SITES LARGER THEN 10 ACRES SHALL HAVE A MIN. OF 5 SOILS SAMPLES TESTED.
3. IN A CONFLICT BETWEEN THE PLANS AND THE SPECIFICATIONS/PLANT MATERIAL SCHEDULE, THE PLANS SHALL GOVERN.

QTY	CODE	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	DROUGHT TOLERANCE	NOTES
TREES AND PALMS							
29	BBS	BUCIDA BUCERAS 'SHADY LADY'	SHADY LADY BLACK OLIVE	12' HT. x 6' SPR. FULL, 3" CAL.	YES	YES	GENERAL TREE REQ.
6	BS	BURSERA SIMARUBA	GUMBO LIMBO	12' HT. X 5' SPD., 3" CAL.	YES	YES	GENERAL TREE REQ.
15	COS	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	12' HT. x 4' SPD. 2" CAL.	YES	YES	GENERAL TREE REQ.
7	CSB	CORDIA SEBESTENA	ORANGE GEIGER TREE	10' HT. X 4.5'-5' SPD., 2" CAL.	YES	YES	GENERAL TREE REQ.
14	ROY	ROYSTONEA ELATA	FLORIDA ROYAL PALM	8' GW., 24' O.A.	YES	YES	SEE PLAN FOR DBL. NOTE
4	SP	SABAL PALMETTO	CABBAGE PALM	16' C.T.	YES	YES	
SHRUBS AND GROUNDCOVERS							
244	CI	CHRYSOBALANUS ICACO	GREEN COCOPLUM	7 GAL., 36" HT.	YES	YES	
140	CIH	CHRYSOBALANUS 'HORIZONTALIS'	HORIZONTAL COCOPLUM	3 GAL., 12" HT. x 18" SPR., DENSE	YES	YES	
60	CMB	CARISSA MACROCARPA 'BOXWOOD BEAUTY'	DWARF CARISSA	3 GAL., 16" HT. x 16" SPR.	NO	YES	
24	DTV	DIANELLA TASMANICA	BLUEBERRY FLAX LILY	3 GAL., 16" HT. X 8' SPD., FULL	NO	YES	
80	EG	EVOLVULUS GLOMERATUS 'BLUE MY MIND'	BLUE DAZE 'BLUE MY MIND'	1 GAL. 6-8" HT. FULL	NO	YES	
278	FM	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL. 16-18" HT. X 12" SPD., FULL	NO	YES	
60	HPD	HAMELIA NODOSA	DWARF FIREBUSH	3 GAL., 16"-18" HT. X 14" SPD.	YES	YES	
480	IVS	ILEX VOMITORIA 'STOKES DWARF'	DWARF YAUPON HOLLY	3 GAL., 16" HT. X 12" SPD.	YES	YES	
40	IX	IXORA 'RED TAIWAN DWARF'	RED TAIWAN IXORA	3 GAL., 20" HT. X 12" SPD., FULL	NO	YES	
60	IXN	IXORA 'NORA GRANT'	IXORA NORA GRANT	3 GAL., 20" HT. X 12" SPD., FULL	NO	YES	
105	MUH	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	3 GAL., 18-24" HT. X 12"-14" SPD.	YES	YES	
125	POM	PODOCARPUS MACROPHYLLA	PODOCARPUS	7 GAL., 28" HT. x 16" SPD., DENSE	NO	YES	
15	PQ	PASPALUM QUADRIFARIUM	EVERGREEN PASPALUM	3 GAL. 20-24" HT. FULL	YES	YES	
16	RI	RAPHIOLEPIS INDICA 'WHITE'	DWARF INDIAN HAWTHORN	3 GAL., 16" HT. x 18" SPD., DENSE	YES	YES	
155	VOBS	VIBURNUM OBOVATUM 'MRS SCHILLER'S	MRS SCHILLER'S DELIGHT VIBURNUM	7 GAL., 28" HT. x 18" SPD., FULL	YES	YES	
65	ZP	ZAMIA PUMILA	COONTIE	3 GAL., 20"-22" HT. x 10" SPD.	YES	YES	

VUA IDENTIFIES V.U.A. LANDSCAPE MATERIAL

PLANT MATERIAL SCHEDULE: FOUNDATION PLANTING

PLANT MATERIAL NOTES:
1. THE CONTRACTOR SHALL BID AND BE RESPONSIBLE FOR THE PLANT SIZE AND NOT SOLELY BY THE CONTAINER. CONTAINER IS PROVIDED AS A MIN. SIZE
2. THE GENERAL CONTRACTOR/LANDSCAPE CONTRACTOR SHALL PERFORM A MIN. OF 3 SOIL TEST FROM VARIOUS LOCATION AROUND SITE AFTER FILL HAS BEEN COMPLETED. TEST SHALL BE SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO ANY PLANTS BEING INSTALLED. SITES LARGER THEN 10 ACRES SHALL HAVE A MIN. OF 5 SOILS SAMPLES TESTED.
3. IN A CONFLICT BETWEEN THE PLANS AND THE SPECIFICATIONS/PLANT MATERIAL SCHEDULE, THE PLANS SHALL GOVERN.

QTY	CODE	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	DROUGHT TOLERANCE	NOTES
TREES AND PALMS							
1	HIS	HIBISCUS 'STANDARD'	TREE-FORM HIBISCUS	6-7' HT. x 3-4' SPR., 30" C.T.	YES	YES	
10	ROY	ROYSTONEA ELATA	FLORIDA ROYAL PALM	8' GW. 22' OA.	YES	YES	
1	TR	THRINAX RADIATA	FLORIDA THATCH PALM	10' O.A.	YES	YES	
SHRUBS AND GROUNDCOVERS							
49	ADM	ASPARAGUS DENSIFLORUS 'MEYERSII'	FOXTAIL FERN	3 GAL. 12-14" HT. x 10-12" SPD.	NO	YES	
130	CRN	CLUSIA ROSEA 'NANA'	NANA CLUSIA	3 GAL., 16" HT. x 18" SPR., DENSE	YES	YES	
60	EG	EVOLVULUS GLOMERATUS 'BLUE MY MIND'	BLUE DAZE 'BLUE MY MIND'	1 GAL. 6-8" HT. FULL	NO	YES	
60	VOBS	VIBURNUM OBOVATUM 'MRS SCHILLER'S	MRS SCHILLER'S DELIGHT VIBURNUM	7 GAL., 28" HT. x 18" SPD., FULL	YES	YES	

FPD IDENTIFIES REQUIRED BUILDING FOUNDATION LANDSCAPE MATERIAL

PLANT MATERIAL SCHEDULE

PLANT MATERIAL NOTES:
1. THE CONTRACTOR SHALL BID AND BE RESPONSIBLE FOR THE PLANT SIZE AND NOT SOLELY BY THE CONTAINER. CONTAINER IS PROVIDED AS A MIN. SIZE
2. THE GENERAL CONTRACTOR/LANDSCAPE CONTRACTOR SHALL PERFORM A MIN. OF 3 SOIL TEST FROM VARIOUS LOCATION AROUND SITE AFTER FILL HAS BEEN COMPLETED. TEST SHALL BE SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO ANY PLANTS BEING INSTALLED. SITES LARGER THEN 10 ACRES SHALL HAVE A MIN. OF 5 SOILS SAMPLES TESTED.
3. IN A CONFLICT BETWEEN THE PLANS AND THE SPECIFICATIONS/PLANT MATERIAL SCHEDULE, THE PLANS SHALL GOVERN.

QTY	CODE	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	DROUGHT TOLERANCE	NOTES
TREES AND PALMS							
33	ARS	ACER RUBRUM 'SUMMER RED'	RED MAPLE	12' HT. X 4' SPD., 3" CAL.	YES	YES	GENERAL TREE REQ.
2	BS	BURSERA SIMARUBA	GUMBO LIMBO	12' HT. X 5' SPD., 3" CAL.	YES	YES	GENERAL TREE REQ.
4	CN	COCOS NUCIFERA 'GREEN MALAYAN'	COCONUT PALM 'GREEN MALAYAN'	16' C.T.	NO	YES	
11	COS	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	12' HT. x 4' SPD. 2" CAL.	YES	YES	GENERAL TREE REQ.
2	CSB	CORDIA SEBESTENA	ORANGE GEIGER TREE	10' HT. X 4.5'-5' SPD., 2" CAL.	YES	YES	GENERAL TREE REQ.
2	DR	DELONIX REGINA	ROYAL POINCIANA	12' HT. X 6' SPD., 3" CAL.	NO	YES	
5	HIS	HIBISCUS 'STANDARD'	TREE-FORM HIBISCUS	6-7' HT. x 3-4' SPR., 30" C.T.	YES	YES	
12	IAE	ILEX ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	10' HT. X 4.5' SPD., FULL TO BASE, 2" CAL	YES	YES	GENERAL TREE REQ.
7	JAT	JATROPHA INTEGERRIMA 'COMPACTA'	JATHROPA	4-5' HT. STANDARD	NO	YES	
2	LC	LIVISTONA CHINENSIS	CHINESE FAN PALM	16' C.T.	NO	YES	
6	LIM	LAGERSTROEMIA INDICA 'MUSKOGEE'	CRAPE MYRTLE 'LAVENDER'	12-14' HT. x 5-6' SPD.	NO	YES	
1	LIT	LIGUSTRUM JAPONICUM TREE FORM	TREE FORM LIGUSTRUM	8' HT. x 8' SPD., MULTI-TRUNK	NO	YES	
6	PO	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	12' HT. x 5' SPD., 3" CAL.	YES	YES	GENERAL TREE REQ.
19	PTE	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	16' C.T.	NO	NO	
3	SB	SALIX BABYLONICA	WEEPING WILLOW	12'-14' HT. x 4-5' SPD., 3.5" CAL.	NO	YES	
56	SP	SABAL PALMETTO	CABBAGE PALM	16' C.T.	YES	YES	
14	TD	TAXODIUM DISTICHUM	BALD CYPRESS	10' HT. X 4' SPD., 2" CAL.	YES	YES	GENERAL TREE REQ.
27	VM	VEITCHIA MERRILLII	CHRISTMAS PALM	10' CT	NO	YES	
SHRUBS AND GROUNDCOVERS							
8	CA	CRINUM AUGUSTUM 'QUEEN EMMA'	QUEEN EMMA CRINUM LILY	7 GAL, 36" HT. MIN. x 30-36" SPD.	NO	YES	
164	CG	CLUSIA GUTTIFERA	SMALL LEAF CLUSIA	3 GAL, 24" HT. x 14" SPR.	NO	YES	
20	CIH	CHRYSOBALANUS 'HORIZONTALIS'	HORIZONTAL COCOPLUM	3 GAL., 12" HT. x 18" SPR., DENSE	YES	YES	
205	CMB	CARISSA MACROCARPA 'BOXWOOD BEAUTY'	DWARF CARISSA	3 GAL., 16" HT. x 16" SPR.	NO	YES	
105	DTV	DIANELLA TASMANICA	BLUEBERRY FLAX LILY	3 GAL., 16" HT. X 8' SPD., FULL	NO	YES	
110	FM	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL. 16-18" HT. X 12" SPD., FULL	NO	YES	
195	HPD	HAMELIA NODOSA	DWARF FIREBUSH	3 GAL., 16"-18" HT. X 14" SPD.	YES	YES	
155	IX	IXORA 'RED TAIWAN DWARF'	RED TAIWAN IXORA	3 GAL., 20" HT. X 12" SPD., FULL	NO	YES	
320	JE	JUNCUS EFFUSUS	SOFT RUSH	BARE ROOT	YES	YES	
76	JM	JASMINUM MULTIFLORUM	DOWNY JASMINE	3 GAL. 16" HT. X 12-14" SPD.	NO	YES	
75	LMV	LIRIOPE MUSCARI 'VARIEGATA'	VARIGATED LIRIOPE	1 GAL., 12" HT. X 8" SPD.	YES	NO	
305	MIS	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO MAIDEN GRASS	1 GAL., 12" HT. X 8" SPD.	NO	YES	
55	MSC	MICROSORUM SCOLOPENDRIUM	WART FERN	3 GAL., 16" HT. X 8" SPD.	NO	YES	
419	MUH	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	3 GAL., 18-24" HT. X 12"-14" SPD.	YES	YES	
35	NC	NEOMARICA CAERULEA 'REGINA'	GIANT APOSTLE'S IRIS	3 GAL., 26" HT. x 10" SPD.	NO	YES	
20	PBM	PHILODENDRON 'BRULY MARX'	BURLY MARX PHILODENDRON	3 GAL., 12" HT. x 12" SPR., FULL	NO	YES	
10	PN	PSYCHORTIA NERVOSA	WILD COFFEE	3 GAL., 20" HT. x 12" SPD.	YES	YES	
214	POM	PODOCARPUS MACROPHYLLA	PODOCARPUS	7 GAL., 28" HT. x 16" SPD., DENSE	NO	YES	
25	PX	PHILODENDRON XANADU	XANADU PHILODENDRON	3 GAL., 16" HT. X 14" SPD., FULL	YES	YES	
30	SAR	SCHEFFLERA ARBORICOLA	DWARF SCHEFFLERA	3 GAL., 24" HT. x 16" SPD., FULL	NO	YES	
477	SPB	SPARTINA BAKERI	SAND CORDGRASS	3 GAL., 18" HT. x 12" SPD.	YES	YES	
300	TDF	TRIPSACUM FLORIDANUM	DWARF FAKAHATCHEE GRASS	3 GAL. 18"-20" HT. x 10-12" SPD.	YES	YES	
130	TJV	TRACHELOSPERMUM JAS. VARIEGATED	VARIEGATED CONFEDERATE JASMINE	1 GAL. 10-12" SPD.	NO	YES	
46	VAW	VIBURNUM ODORATISSIMUM AWABUKI	MIRROR LEAF VIBURNUM	7 GAL., 26" HT. x 18" SPD., FULL	NO	YES	
175	ZP	ZAMIA PUMILA	COONTIE	3 GAL., 20"-22" HT. X 10" SPD.	YES	YES	

LANDSCAPE MATERIAL QUANTITIES

SHREDDED HARDWOOD MULCH, COLOR COCOA BROWN	VERIFY
ST. AUGUSTINE FLORATAM (SOD)	VERIFY
HYDROSEED (2)	VERIFY
BAHIA SOD (SOD 3)	VERIFY

*QUANTITIES ARE PROVIDED AS A COURTESY, CONTRACTOR TO VERIFY ALL QUANTITIES. TREES NOT INCLUDED IN PLANT BEDS TO HAVE A MIN. 4' DIA. MULCH RING

GENERAL TREE REQUIREMENTS

1 TREE PER 3,500 S.F. OF PHASED DEVELOPED AREA			
1,498,756 S.F.			
	REQUIRED	PROVIDED	PROVIDED
1,489,756/3,500	426	157	
SEPARATE SUBMITTAL			
BUFFER TREES		260	
VUA TREES		19	
TOTAL TREES		431	+5

COMMERCIAL BUILDING PERIMETER PLANTING

MINIMUM 10% OF GROSS GROUND FLOOR AREA		
12,479 SF		
	REQUIRED	PROVIDED
PERCENTAGE	10%	10%
AREA IN S.F.	1,356 SF	1,378 SF

LANDSCAPED OPEN SPACE

MINIMUM 35% OF PARCEL AREA		
SF PARCEL AREA		
	REQUIRED	PROVIDED
PERCENTAGE	35%	N.A.
AREA IN S.F.	N.A.	N.A.

**INDIGENOUS PRESERVE TO COUNT TOWARD OPEN SPACE REQ.

VEHICULAR USE AREA LANDSCAPE REQUIREMENTS

TOTAL VEHICULAR USE AREA (VUA)	167,056 S.F.		
DESCRIPTION	QUANTITY REQUIRED	PERCENTAGE REQUIRED	QUANTITY PROVIDED
INTERIOR LANDSCAPING AREA	16,706 S.F.	10%(VUA)	16,730 S.F.
TOTAL CANOPY TREES	67 TOTAL	16,706 / 250 S.F.	71

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146 SECOND ST. N. STE. 302
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SIGNATURE & SEAL

FL Registration: LC26000471

DO PLANS

ISSUE DATE

NO.	DESCRIPTION	DATE
1	DO PLANS	07-08-22
2	DO PLANS	11-08-22

REVISIONS

NO.	COMMENTS	DATE

SHEET INFORMATION

JOB NUMBER	21057
DRAWN BY	HB/GS
CHECKED BY	HB

NO SCALE

LANDSCAPE CALCULATIONS AND SCHEDULES

LC-1

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MASTER PAVING SCHEDULE

I.D.	TYPE	SPECIFICATION
P-1	WATERFRONT PROMENADE	ARTISTIC PAVER: 4'x8'x1-5/8" BRICK PAVER, COLOR: IVORY, HERRINGBONE BOND, WITH 8"x8"x1-5/8" SINGLE SOLDIER COURSE BORDER COLOR: CAFE. CONTACT TODD ROCHFELD FOR ORDER INFORMATION 813 389-8011
P-2	ENTRY PAVERS	ARTISTIC PAVER: 8'x16'x1-5/8" BRICK PAVER, COLOR: IVORY, RUNNING BOND, WITH 8"x8"x1-5/8" SINGLE SOLDIER COURSE BORDER COLOR: CAFE. CONTACT TODD ROCHFELD FOR ORDER INFORMATION 813 389-8011
P-3	PORCELAIN TILE	LANDMARK OUTDOOR - FRONTIERSO WOOD LOOK PORCELAIN PAVER, COLOR: SOUL WALNUT. CONTACT HANK HILTON FOR ORDER INFORMATION 727 254-3572
P-4	ARTIFICIAL TURF	FORDERLAWN - FORDERLAWN FUSION ELITE. CONTACT CHRIS POWELL FOR ORDERING INFORMATION 813 406-9222

MASTER POOL MATERIAL SCHEDULE

I.D.	TYPE	SPECIFICATION
PF-1	POOL SHELL	ARTISTALARTE - AQUAMARINE, ALTERNATE PRODUCTS, SHALL BE APPROVED BY L.A. PRIOR TO CONSTRUCTION. FOR ORDERING QUESTIONS CONTACT: (800) 333-3640
PF-2	POOL WATERLINE	INS - TESORO - ANCIENT FLORIDITA AQUA 4"X4". CONTACT HANK HILTON 727 254-3572 FOR ORDER INFORMATION.
PF-3	POOL STEP TILE	LUVITILE - 2"x6" MONI-SHOD BULLNOSE CAP A40-WISKEL COLOR: COLONIAL BLUE. CALL 941 378-9231 FOR ORDER INFORMATION
PF-4	COPING	ARTISTIC PAVERS BULLNOSE COPING, 12"x 12" SIZE. COLOR: IVORY, CONTACT TODD ROCHFELD FOR ORDERING INFORMATION 813 389-8011
PF-5	POOL SUNSHELF TILE	INTERNATIONAL WHOLESALE TILE - AQUATICA - 6"x6" MONI-SHOD BULLNOSE CAP A-400, COLOR: 208 BLUE MIST. CONTACT HANK HILTON 727 254-3572

NOTES:
- ALL CONCRETE IS TO HAVE A MIN. OF 3000 P.S.I. AND HAVE 3/8" AGGREGATE USED IN ALL CONCRETE TYPES IN LIEU LARGER AGGREGATE.
- CONTRACTOR TO PROVIDE SLAT MOCK-UP OF ALL PAVING TYPES PRIOR TO CONSTRUCTION
- FOR OWNER/ LA APPROVAL
- ALL CONCRETE PAVERS ARE TO BE SEALED WITH TECHNICAL NATURAL LOOK SEALER.

SITE FURNISHING SCHEDULE

I.D.	QTY	SYM.	TYPE	SPECIFICATION
SF-1	6		BENCH	ANOVA FURNISHINGS - ARI LEAF 6' CORTEN BENCH, FRAME COLOR: TEXTURED SANDSTONE, SEAT COLOR: TEXTURED BRONZE, ITEM NO.: AE1868LF. CONTACT: CHERYL ROHAN 407 573-5107
SF-2	1		GRILL	ARTISAN GRILLS - ARTISAN EAGLE SERIES 32". GRILL MODEL: AAEP-32. CONTACT 800 345-3546 FOR ORDER INFORMATION. GRILL TO HAVE SHUT-OFF TIMER AND EMERGENCY SHUT-OFF
SF-3	1	N/A	GRILL DOORS	ARTISAN GRILLS - ARTISAN STAINLESS STEEL DOUBLE DOORS, MODEL: ARTP-DD, CALL 866 355-5607 FOR ORDER INFORMATION.
SF-4	2		FIRE PIT	FALCOTRON - BENITO 42", NATURAL GAS WITH ELECTRONIC IGNITION, BURNER: CIR-36-18, #FLUSH RTS-FL, FINISH COLOR: RECULIT. WITH TEMPERED GLASS SCREEN, EMERGENCY SHUT-OFF AND TIMER TO BE INCLUDED. CALL 888 823 6983 FOR ORDER INFORMATION
SF-5	XX		BIKE RACK	AGERUP - ORION BIKE RACK, ROUND TUBE, SURFACE MOUNT, COLOR: PLATINUM. FOR ORDER INFORMATION, CONTACT 800 448-7913
SF-6	4		CABANA	TOJO SOLARIS CABANA. 10'x12' W/ LIGHTING, AUTOMATED LOUVERED ROOF WITH RAIN SENSOR. TROLLY WALLS ON 3 SIDES, FRONT FABRIC CURTAINS. CUSTOMIZE FABRIC CURTAIN COLOR WITH INTERIOR DESIGNER, FRAME COLOR: T.B.D., CONTACT BRIAN BERGIN, 727 744-1703 FOR ORDER INFORMATION
SF-7	1		DOG PARK SHADE STRUCTURE	CREATIVE SHADE SOLUTIONS - 4 POST HIP ROOF SHADE STRUCTURE 15'x20', POST COLOR - WHITE, SHADE COLOR - SKY BLUE. FOR ORDER INFORMATION CONTACT 888 970-7245
SF-8	1		LAKE FOUNTAIN	VERTEX - TRIDENT FOUNTAIN WITH LED LIGHTS, 1HAP 230V, 3 PHASE, 18", 12", LAND 8' GEYSERS, FOR ORDER INFORMATION CALL 844 420-4300
SF-9	2	DWB	DOG WASTE BIN	DOG-ON-IT PARKS - COMPLETE DOG WASTE STATION - SINGLE POLE W/ RECIND WASTE RECEPTACLE. COLOR: GREEN. FOR ORDER INFORMATION CALL 877 348-3647.
SF-10	1	DWF	DOG DRINKING FOUNTAIN	MOST DEPENDABLE FOUNTAINS - 350 SSL, COLOR: WHITE. FOR ORDER INFORMATION CONTACT 905 867-3039
SF-11	1	PS	POOL SHOWER W/ HOSE BIB	POLSE SHOWERPOLSE INC. - 16-GUS OUTDOOR SHOWER 1004-SSL FOR ORDER INFORMATION CALL 888 788-7535
SF-12	1		SOUTHERN PARK SHADE STRUCTURE	CREATIVE SHADE SOLUTIONS - 4 POST HIP ROOF SHADE STRUCTURE 15'x20', POST COLOR - WHITE, SHADE COLOR - SKY BLUE. FOR ORDER INFORMATION CONTACT 888 970-7245
SF-13	5		WASTE BIN	ANOVA FURNISHINGS - ARI RECEPTACLE WITH SIDE DOOR BONNET TOP, FRAME COLOR: TEXTURED SANDSTONE, PANEL LAY COLOR: TEXTURED BRONZE, ITEM NO.: AE1440TT-LF. CONTACT: CHERYL ROHAN 407 573-5107

NOTES:
1. ALL FIREPITS TO HAVE ELECTRONIC IGNITION WITH TIMERS AND EMERGENCY SHUT-OFF VALVES.

LANDSCAPE MATERIAL QUANTITIES

SHREDDED HARDWOOD MULCH, COLOR COCOA BROWN	VERIFY
ST. AUGUSTINE FLORATAM (SOD)	VERIFY
MEXICAN BEACH STONE, COLOR: BLACK	VERIFY

*QUANTITIES ARE PROVIDED AS A COURTESY, CONTRACTOR TO VERIFY ALL QUANTITIES. TREES NOT INCLUDED IN PLANT BEDS TO HAVE A MIN. 4' DIA. MULCH RING

PLANT MATERIAL SCHEDULE: AMENITY POOL

PLANT MATERIAL NOTES:
1. THE CONTRACTOR SHALL BID AND BE RESPONSIBLE FOR THE PLANT SIZE AND NOT SOLELY BY THE CONTAINER. CONTAINER IS PROVIDED AS A MIN. SIZE
2. THE GENERAL CONTRACTOR/LANDSCAPE CONTRACTOR SHALL PERFORM A MIN. OF 3 SOIL TEST FROM VARIOUS LOCATION AROUND SITE AFTER FILL HAS BEEN COMPLETED. TEST SHALL BE SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO ANY PLANTS BEING INSTALLED. SITES LARGER THEN 10 ACRES SHALL HAVE A MIN. OF 5 SOILS SAMPLES TESTED.
3. IN A CONFLICT BETWEEN THE PLANS AND THE SPECIFICATIONS/PLANT MATERIAL SCHEDULE, THE PLANS SHALL GOVERN.

QTY	CODE	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	DROUGHT TOLERANCE	NOTES
TREES AND PALMS							
6	AX	ARCHONTOPHOENIX ALEXANDRAE	KING ALEXANDER PALM	16' O.A. HT.	NO	YES	
6	CN	COCOS NUCIFERA 'GREEN MALAYAN'	COCONUT PALM 'GREEN MALAYAN'	16' C.T.	NO	YES	
6	COS	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	12' HT. x 4' SPD. 2" CAL.	YES	YES	GENERAL TREE REQ.
1	DR	DELONIX REGINA	ROYAL POINCIANA	12' HT. X 6' SPD., 3" CAL.	NO	YES	
1	PO	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	12' HT. x 5' SPD., 3" CAL.	YES	YES	GENERAL TREE REQ.
8	PSY	PHOENIX SYLVESTRIS	SILVER DATE PALM	18' C.T.	NO	YES	
4	PTE	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	16' C.T.	NO	NO	
1	SB	SALIX BABYLONICA	WEEPING WILLOW	12'-14' HT. x 4-5' SPD., 3.5" CAL.	NO	YES	
4	VM	VEITCHIA MERRILLII	CHRISTMAS PALM	8' C.T.	NO	YES	
SHRUBS AND GROUNDCOVERS							
15	ADM	ASPARAGUS DENSIFLORUS 'MEYERSII'	FOXTAIL FERN	3 GAL. 12-14" HT. x 10-12" SPD.	NO	YES	
13	ALO	ALOCASIA ODORA	DWARF ALOCASIA	30" HT. x 18" SPD	YES	YES	
60	CI	CHRYSOBALANUS ICACO	GREEN COCOPLUM	7 GAL., 36" HT.	YES	YES	
35	CMB	CARISSA MACROCARPA 'BOXWOOD BEAUTY'	DWARF CARISSA	3 GAL., 16" HT. x 16" SPR.	NO	YES	
50	CRN	CLUSIA ROSEA 'NANA'	NANA CLUSIA	3 GAL., 16" HT. x 18" SPR., DENSE	YES	YES	
60	EG	EVOLVULUS GLOMERATUS 'BLUE MY MIND'	BLUE DAZE 'BLUE MY MIND'	1 GAL. 6-8" HT. FULL	NO	YES	
55	IX	IXORA 'RED TAIWAN DWARF'	RED TAIWAN IXORA	3 GAL., 20" HT. X 12" SPD., FULL	NO	YES	
35	IXN	IXORA 'NORA GRANT'	IXORA NORA GRANT	3 GAL., 20" HT. X 12" SPD., FULL	NO	YES	
40	LLB	LOMANDRA LONGIFOLIA BREEZE	BASKET GRASS	3 GAL.' FULL	YES	YES	
40	LOS	LONICERA SEMPERVIRENS	CORAL HONEYSUCKLE	3 GAL., TRELLISED	NO	YES	REMOVE TRELLIS TRAIN ON FENCE
25	MUH	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	3 GAL., 18-24" HT. X 12"-14" SPD.	YES	YES	
40	PBM	PHILODENDRON 'BRULY MARX'	BURLY MARX PHILODENDRON	3 GAL., 12" HT. x 12" SPR., FULL	NO	YES	
78	POM	PODOCARPUS MACROPHYLLA	PODOCARPUS	7 GAL., 28" HT. x 16" SPD., DENSE	NO	YES	
82	SAR	SCHEFFLERA ARBORICOLA	DWARF SCHEFFLERA	3 GAL., 24" HT. x 16" SPD., FULL	NO	YES	

PLANT MATERIAL SCHEDULE: HAMMOCK GROVE

PLANT MATERIAL NOTES:
1. THE CONTRACTOR SHALL BID AND BE RESPONSIBLE FOR THE PLANT SIZE AND NOT SOLELY BY THE CONTAINER. CONTAINER IS PROVIDED AS A MIN. SIZE
2. THE GENERAL CONTRACTOR/LANDSCAPE CONTRACTOR SHALL PERFORM A MIN. OF 3 SOIL TEST FROM VARIOUS LOCATION AROUND SITE AFTER FILL HAS BEEN COMPLETED. TEST SHALL BE SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO ANY PLANTS BEING INSTALLED. SITES LARGER THEN 10 ACRES SHALL HAVE A MIN. OF 5 SOILS SAMPLES TESTED.
3. IN A CONFLICT BETWEEN THE PLANS AND THE SPECIFICATIONS/PLANT MATERIAL SCHEDULE, THE PLANS SHALL GOVERN.

QTY	CODE	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	DROUGHT TOLERANCE	NOTES
TREES AND PALMS							
1	LJT	LIGUSTRUM JAPONICUM TREE FORM	TREE FORM LIGUSTRUM	8' HT. x 8' SPD., MULTI-TRUNK	NO	YES	
7	ROY	ROYSTONEA ELATA	FLORIDA ROYAL PALM	8' GW. 22' O.A.	YES	YES	
15	SP	SABAL PALMETTO	CABBAGE PALM	16' C.T.	YES	YES	
SHRUBS AND GROUNDCOVERS							
95	IX	IXORA 'RED TAIWAN DWARF'	RED TAIWAN IXORA	3 GAL., 20" HT. X 12" SPD., FULL	NO	YES	
12	JM	JASMINUM MULTIFLORUM	DOWNY JASMINE	3 GAL. 16" HT. X 12-14" SPD.	NO	YES	
55	SAR	SCHEFFLERA ARBORICOLA	DWARF SCHEFFLERA	3 GAL., 24" HT. x 16" SPD., FULL	NO	YES	
16	SAV	SCHEFFLERA ARBORICOLA 'TRINETTE'	VARIEGATED SCHEFFLERA	3 GAL., 24" HT. x 16" SPD., FULL	NO	YES	
61	TJV	TRACHELOSPERMUM JAS. VARIEGATED	VARIEGATED CONFEDERATE JASMINE	1 GAL., 10-12" SPD.	NO	YES	

PLANT MATERIAL SCHEDULE: SOUTH PARK

PLANT MATERIAL NOTES:
1. THE CONTRACTOR SHALL BID AND BE RESPONSIBLE FOR THE PLANT SIZE AND NOT SOLELY BY THE CONTAINER. CONTAINER IS PROVIDED AS A MIN. SIZE
2. THE GENERAL CONTRACTOR/LANDSCAPE CONTRACTOR SHALL PERFORM A MIN. OF 3 SOIL TEST FROM VARIOUS LOCATION AROUND SITE AFTER FILL HAS BEEN COMPLETED. TEST SHALL BE SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO ANY PLANTS BEING INSTALLED. SITES LARGER THEN 10 ACRES SHALL HAVE A MIN. OF 5 SOILS SAMPLES TESTED.
3. IN A CONFLICT BETWEEN THE PLANS AND THE SPECIFICATIONS/PLANT MATERIAL SCHEDULE, THE PLANS SHALL GOVERN.

QTY	CODE	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	DROUGHT TOLERANCE	NOTES
TREES AND PALMS							
1	BNS	BISMARKIA NOBILIS	BISMARK PALM	24' O.A. HEAVY TRUNKED, 10'-12' C.T.	NO	YES	
1	DR	DELONIX REGINA	ROYAL POINCIANA	12' HT. X 6' SPD., 3" CAL.	NO	YES	
1	QV	QUERCUS VIRGINIANA	LIVE OAK	12' HT. X 5' SPD., 3" CAL.	YES	YES	GENERAL TREE REQ.
8	SP	SABAL PALMETTO	CABBAGE PALM	16' C.T.	YES	YES	
SHRUBS AND GROUNDCOVERS							
2	ALO	ALOCASIA ODORA	DWARF ALOCASIA	30" HT. x 18" SPD	YES	YES	
10	CMB	CARISSA MACROCARPA 'BOXWOOD BEAUTY'	DWARF CARISSA	3 GAL., 16" HT. x 16" SPR.	NO	YES	
30	HPD	HAMELIA NODOSA	DWARF FIREBUSH	3 GAL., 16"-18" HT. X 14" SPD.	YES	YES	
60	MUH	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	3 GAL., 18-24" HT. X 12"-14" SPD.	YES	YES	
80	POM	PODOCARPUS MACROPHYLLA	PODOCARPUS	7 GAL., 28" HT. x 16" SPD., DENSE	NO	YES	

PLANT MATERIAL SCHEDULE: DOG PARK

PLANT MATERIAL NOTES:
1. THE CONTRACTOR SHALL BID AND BE RESPONSIBLE FOR THE PLANT SIZE AND NOT SOLELY BY THE CONTAINER. CONTAINER IS PROVIDED AS A MIN. SIZE
2. THE GENERAL CONTRACTOR/LANDSCAPE CONTRACTOR SHALL PERFORM A MIN. OF 3 SOIL TEST FROM VARIOUS LOCATION AROUND SITE AFTER FILL HAS BEEN COMPLETED. TEST SHALL BE SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO ANY PLANTS BEING INSTALLED. SITES LARGER THEN 10 ACRES SHALL HAVE A MIN. OF 5 SOILS SAMPLES TESTED.
3. IN A CONFLICT BETWEEN THE PLANS AND THE SPECIFICATIONS/PLANT MATERIAL SCHEDULE, THE PLANS SHALL GOVERN.

QTY	CODE	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	DROUGHT TOLERANCE	NOTES
TREES AND PALMS							
2	COS	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	12' HT, x 4' SPD. 2" CAL.	YES	YES	GENERAL TREE REQ.
2	DR	DELONIX REGINA	ROYAL POINCIANA	12' HT. X 6' SPD., 3" CAL.	NO	YES	
1	QV	QUERCUS VIRGINIANA	LIVE OAK	12' HT. X 5' SPD., 3" CAL.	YES	YES	GENERAL TREE REQ.
15	SP	SABAL PALMETTO	CABBAGE PALM	16' C.T.	YES	YES	
SHRUBS AND GROUNDCOVERS							
80	POM	PODOCARPUS MACROPHYLLA	PODOCARPUS	7 GAL., 28" HT. x 16" SPD., DENSE	NO	YES	

PLANT MATERIAL SCHEDULE: EVENT LAWN

PLANT MATERIAL NOTES:
1. THE CONTRACTOR SHALL BID AND BE RESPONSIBLE FOR THE PLANT SIZE AND NOT SOLELY BY THE CONTAINER. CONTAINER IS PROVIDED AS A MIN. SIZE
2. THE GENERAL CONTRACTOR/LANDSCAPE CONTRACTOR SHALL PERFORM A MIN. OF 3 SOIL TEST FROM VARIOUS LOCATION AROUND SITE AFTER FILL HAS BEEN COMPLETED. TEST SHALL BE SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO ANY PLANTS BEING INSTALLED. SITES LARGER THEN 10 ACRES SHALL HAVE A MIN. OF 5 SOILS SAMPLES TESTED.
3. IN A CONFLICT BETWEEN THE PLANS AND THE SPECIFICATIONS/PLANT MATERIAL SCHEDULE, THE PLANS SHALL GOVERN.

QTY	CODE	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	DROUGHT TOLERANCE	NOTES
TREES AND PALMS							
4	CSB	CORDIA SEBESTENA	ORANGE GEIGER TREE	10' HT. X 4.5'-5' SPD., 2" CAL.	YES	YES	GENERAL TREE REQ.
22	WB	WODYETIA BIFURCATA	FOXTAIL PALM	14' C.T.	NO	YES	
SHRUBS AND GROUNDCOVERS							
155	ADM	ASPARAGUS DENSIFLORUS 'MEYERSII'	FOXTAIL FERN	3 GAL. 12-14" HT. x 10-12" SPD.	NO	YES	
60	EG	EVOLVULUS GLOMERATUS 'BLUE MY MIND'	BLUE DAZE 'BLUE MY MIND'	1 GAL. 6-8" HT. FULL	NO	YES	
114	IX	IXORA 'RED TAIWAN DWARF'	RED TAIWAN IXORA	3 GAL., 20" HT. X 12" SPD., FULL	NO	YES	
14	JM	JASMINUM MULTIFLORUM	DOWNY JASMINE	3 GAL. 16" HT. X 12-14" SPD.	NO	YES	
20	MUH	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	3 GAL., 18-24" HT. X 12"-14" SPD.	YES	YES	
70	MUW	MUHLENBERGIA 'WHITE CLOUD'	WHITE CLOUD MUHLY GRASS	3 GAL., 18-24"" HT. X 12-14" SPR.	YES	YES	
21	POM	PODOCARPUS MACROPHYLLA	PODOCARPUS	7 GAL., 28" HT. x 16" SPD., DENSE	NO	YES	
32	POP	PODOCARPUS MACROPHYLLA 'PRINGLEA'	DWARF PODOCARPUS	3 GAL., 16" HT. x 12" SPD., DENSE	YES	YES	
130	TJV	TRACHELOSPERMUM JAS. VARIEGATED	VARIEGATED CONFEDERATE JASMINE	1 GAL., 10-12" SPD.	NO	YES	

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ESTERO, FLORIDA

SIGNATURE & SEAL

FL Registration: LC26000471

DO PLANS

ISSUE DATE

NO.	COMMENTS	DATE
1	DO PLANS	07-08-22
2	DO PLANS	11-08-22

REVISIONS

NO.	COMMENTS	DATE

SHEET INFORMATION

JOB NUMBER	21057
DRAWN BY	HB/GS
CHECKED BY	HB

NO SCALE
0

LANDSCAPE CALCULATIONS AND SCHEDULES

LC-1.1

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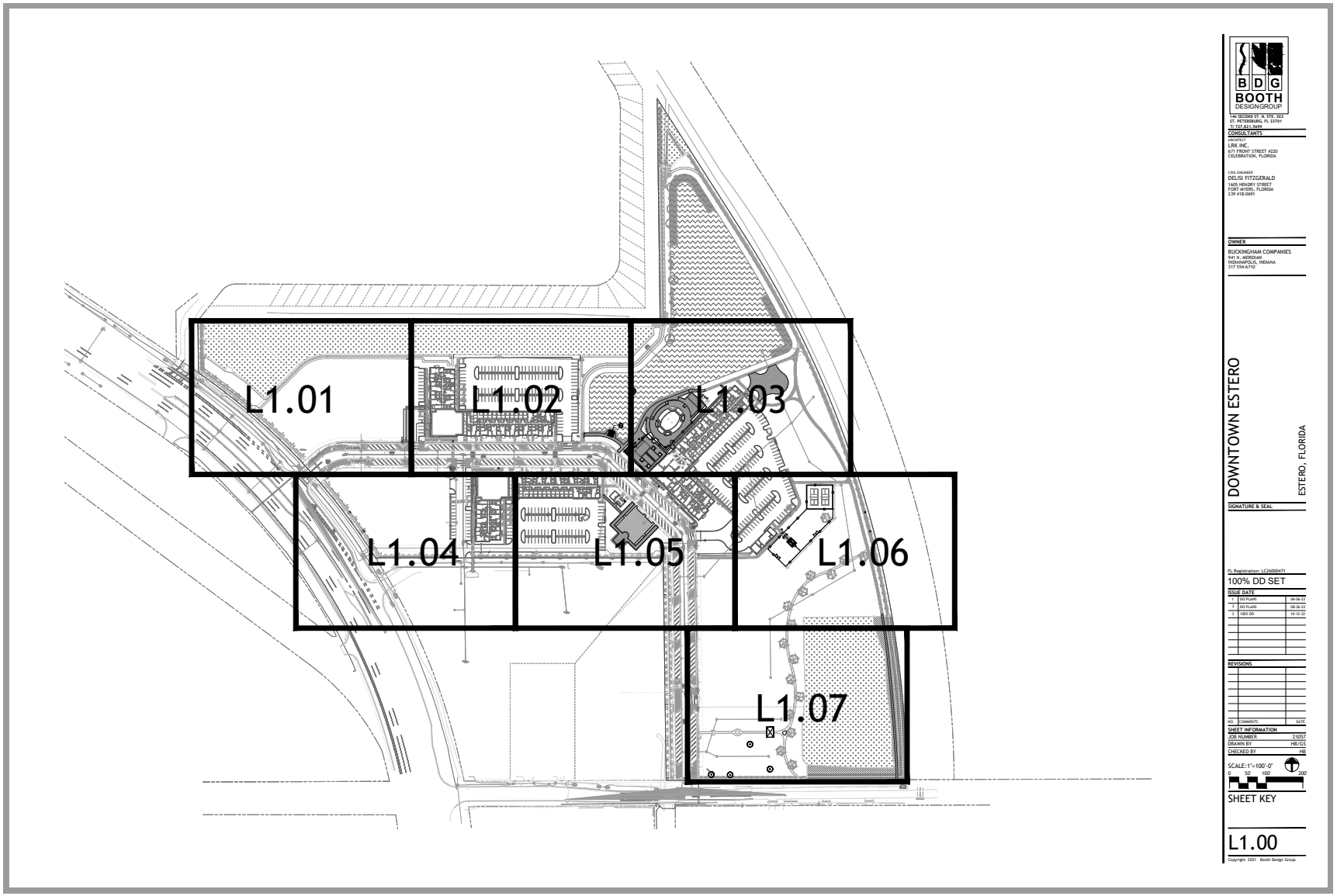

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100% DD SET

ISSUE DATE		
1	DD PLANS	04-06-22
2	DD PLANS	08-26-22
3	100% DD	10-12-22

REVISIONS

NO.	COMMENTS	DATE

SHEET INFORMATION	
JOB NUMBER	21057
DRAWN BY	HB/GS
CHECKED BY	HB

SCALE: 1"=100'-0"
0 50' 100' 200'

SHEET KEY

L1.00

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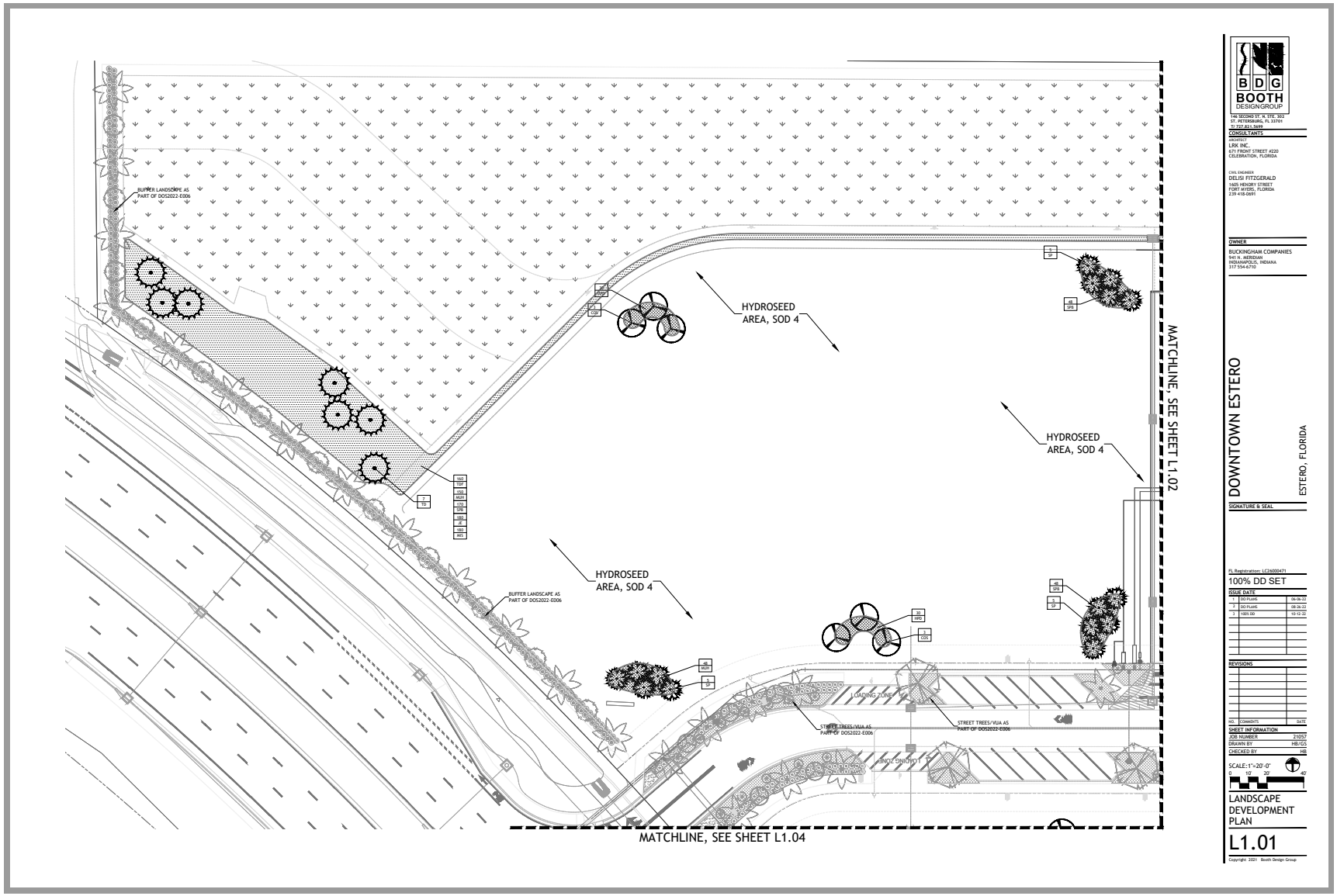

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SCALE:1"=20'-0"
0 10 20 40

LANDSCAPE DEVELOPMENT PLAN

L1.01

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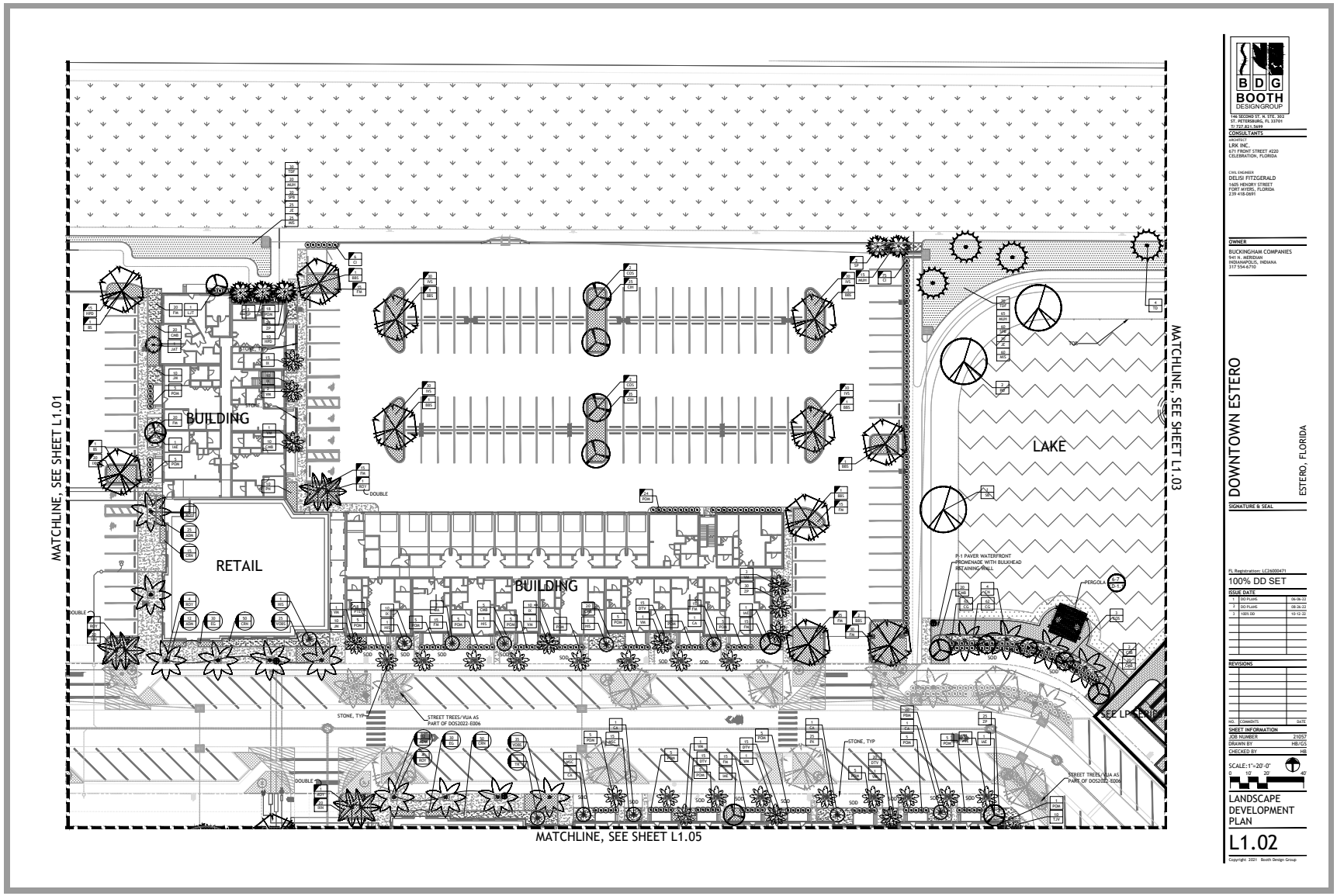

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239 418-0691

OWNER

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100% DD SET

ISSUE DATE

1	DD1 PLANS	09-06-22
2	DD PLANS	09-26-22
3	100% DD	10-12-22

REVISIONS

NO.	COMMENTS	DATE

SHEET INFORMATION

JOB NUMBER	21057
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SCALE: 1"=20'-0"
0 10 20 40

LANDSCAPE DEVELOPMENT PLAN

L1.02

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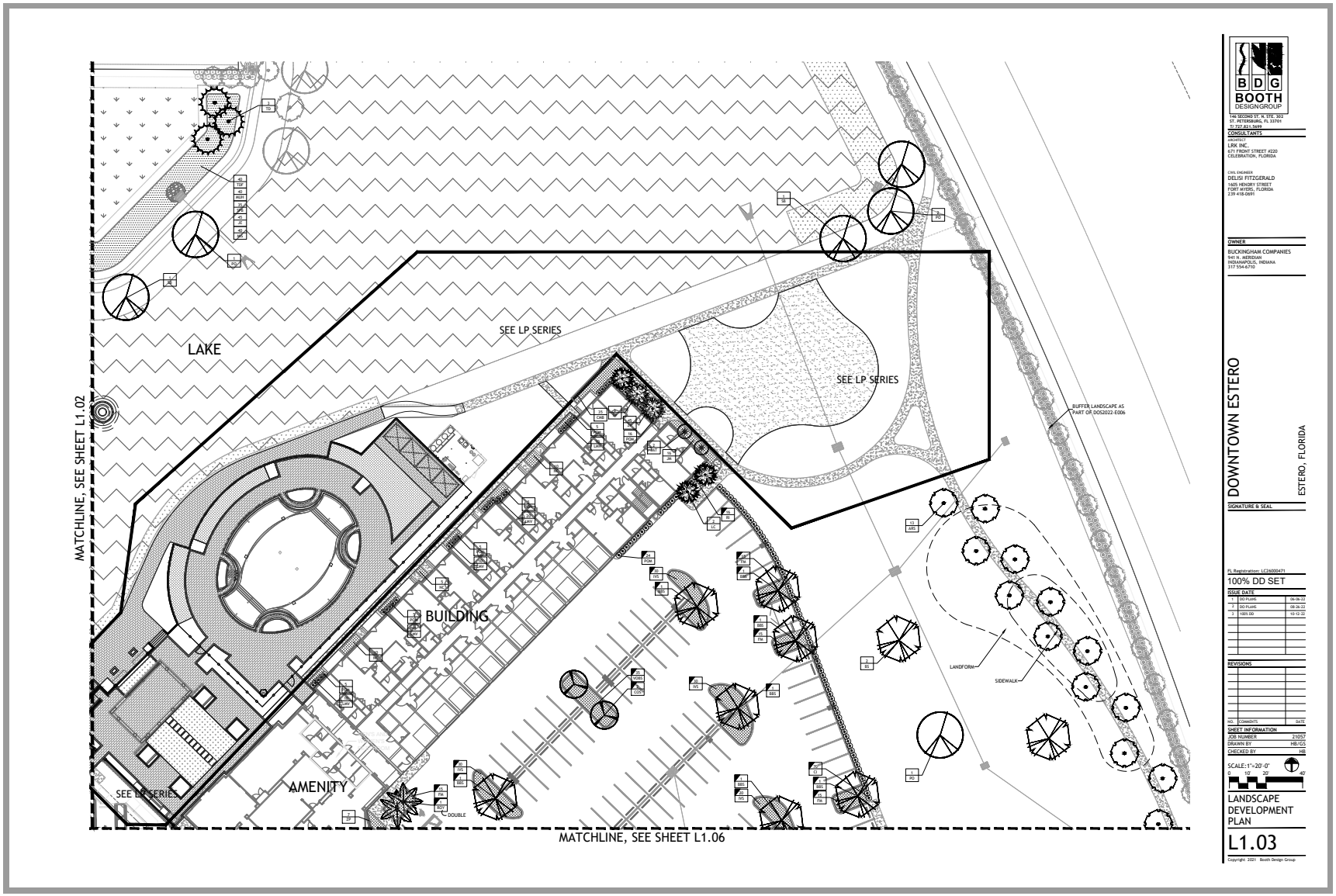

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CONSULTANTS

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ISSUE DATE

1	DD PLANS	04-06-22
2	DD PLANS	08-26-22
3	100% DD	10-12-22

REVISIONS

NO.	COMMENTS	DATE

SHEET INFORMATION

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LANDSCAPE DEVELOPMENT PLAN

L1.03

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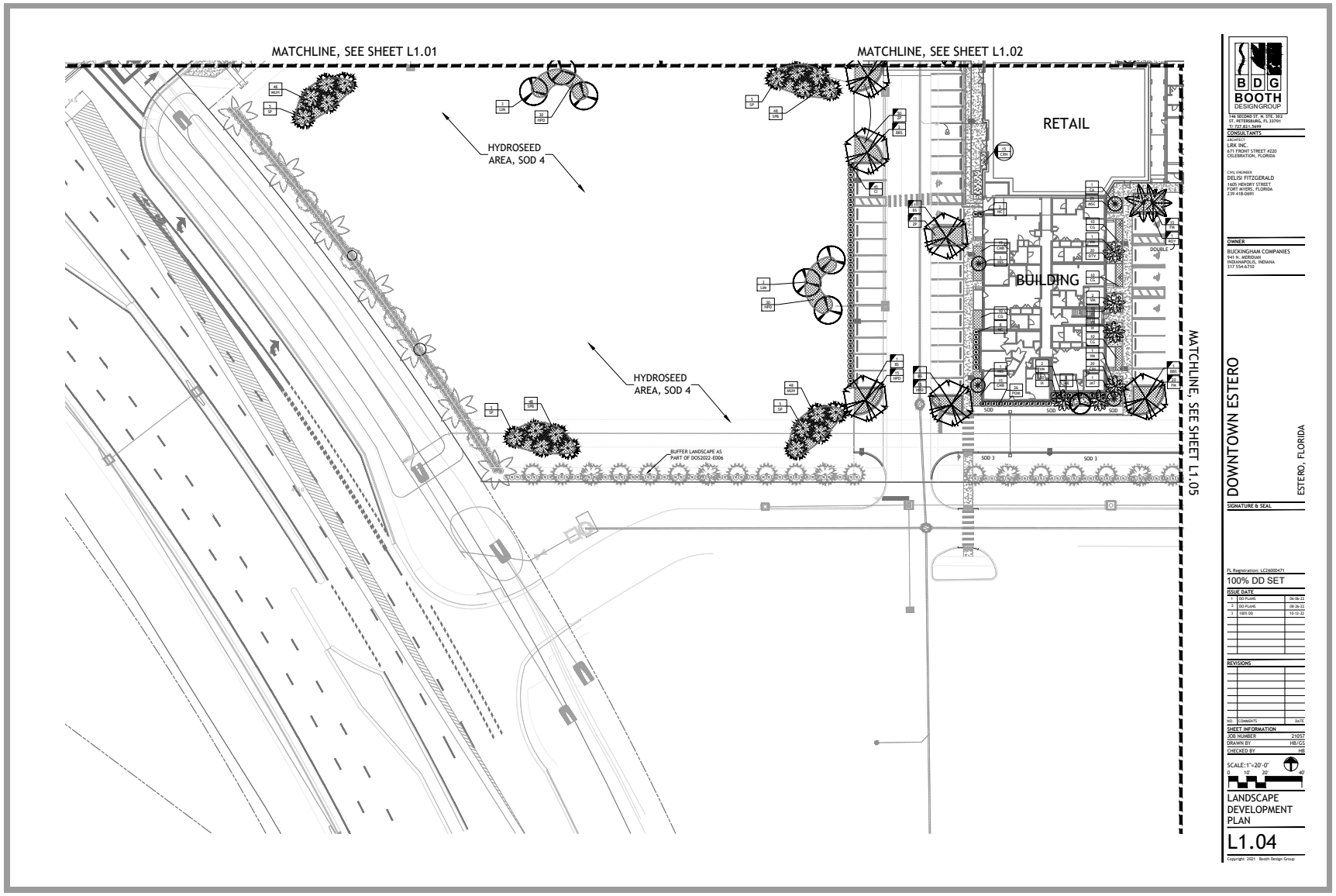
MATCHLINE, SEE SHEET L1.01
MATCHLINE, SEE SHEET L1.02
HYDROSEED AREA, SOD 4
HYDROSEED AREA, SOD 4
RETAIL
BUILDING
DOUBLE
SOD
SOD 3
BUFFER LANDSCAPE AS PART OF DOS2022-0006
MATCHLINE, SEE SHEET L1.05
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FL Registration: LC26000471
100% DD SET
ISSUE DATE
1 100 PLANS 09-06-22
2 DO PLANS 09-26-22
3 100% DD 10-12-22
REVISIONS
NO. COMMENTS DATE
SHEET INFORMATION
JOB NUMBER 21057
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SCALE:1"=20'-0"
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LANDSCAPE DEVELOPMENT PLAN
L1.04
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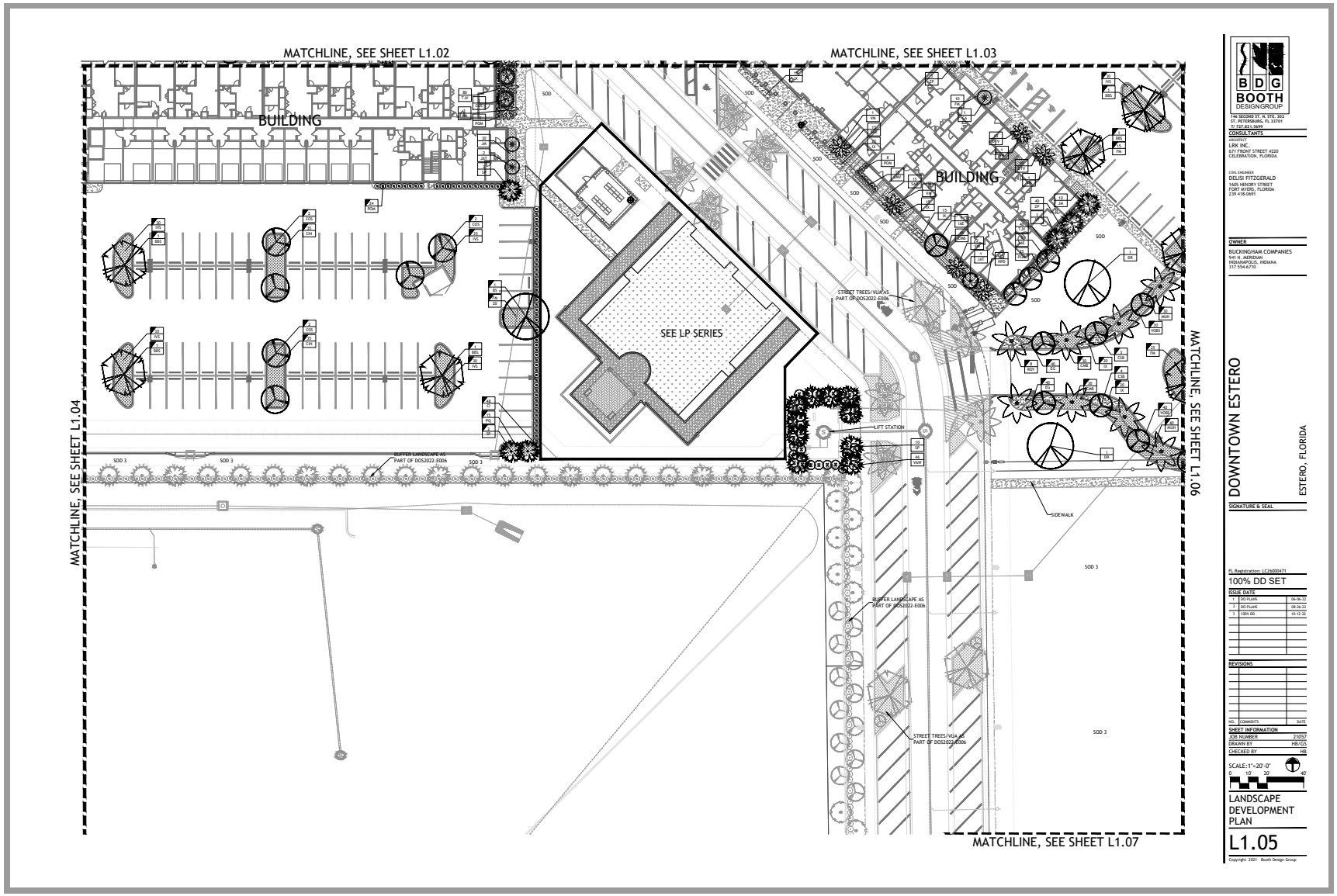

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100% DD SET

ISSUE DATE

NO.	ISSUE	DATE
1	50% PLANS	04-06-22
2	DO PLANS	08-26-22
3	100% DD	10-12-22

REVISIONS

NO.	COMMENTS	DATE

SHEET INFORMATION

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SCALE:1"=20'-0"
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LANDSCAPE DEVELOPMENT PLAN

L1.05

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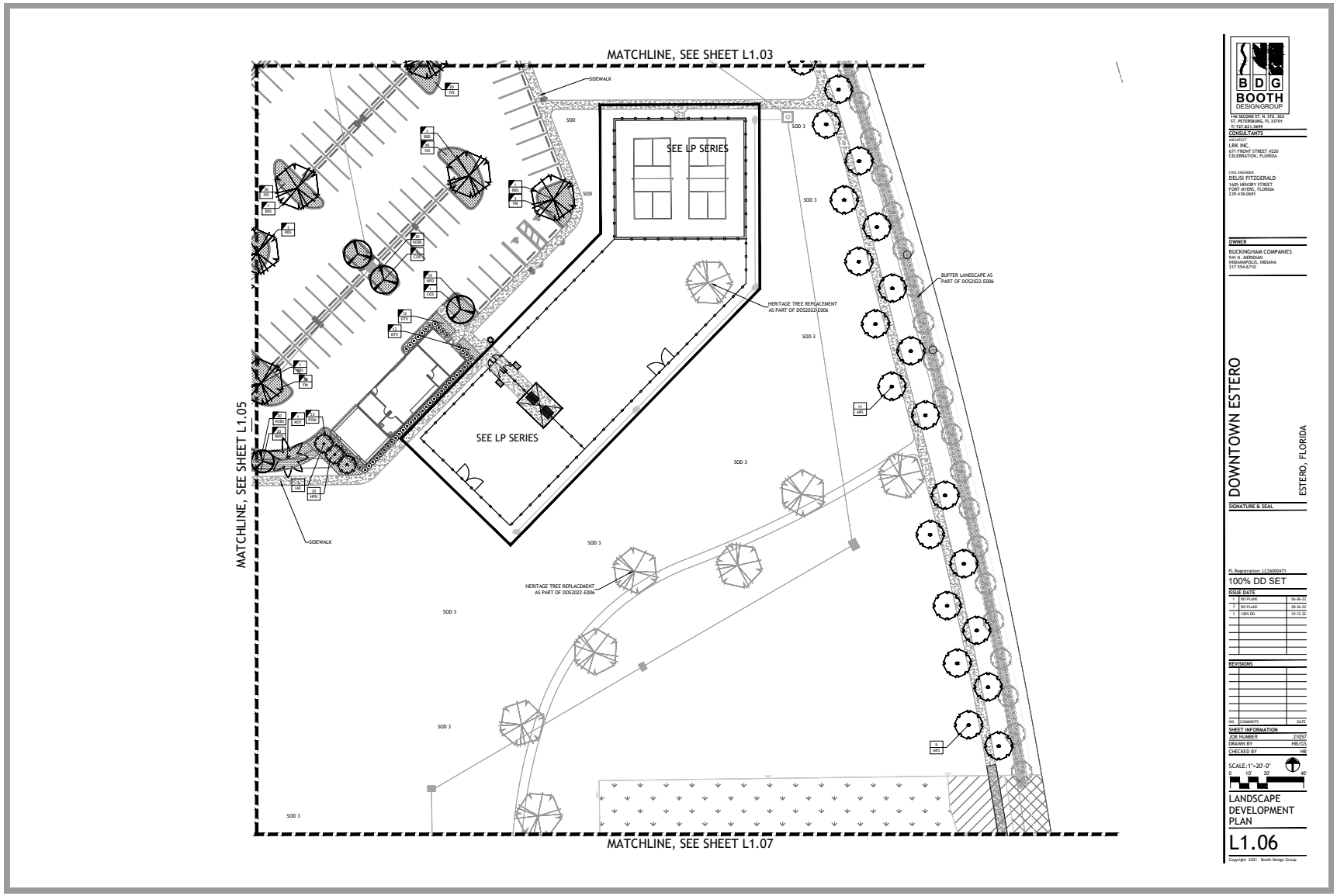

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100% DD SET

ISSUE DATE		
1	100 % LAND	09-06-22
2	DD PLANS	09-26-22
3	100% DD	10-12-22

REVISIONS

NO.	COMMENTS	DATE

SHEET INFORMATION

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SCALE:1"=20'-0"
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LANDSCAPE DEVELOPMENT PLAN

L1.06

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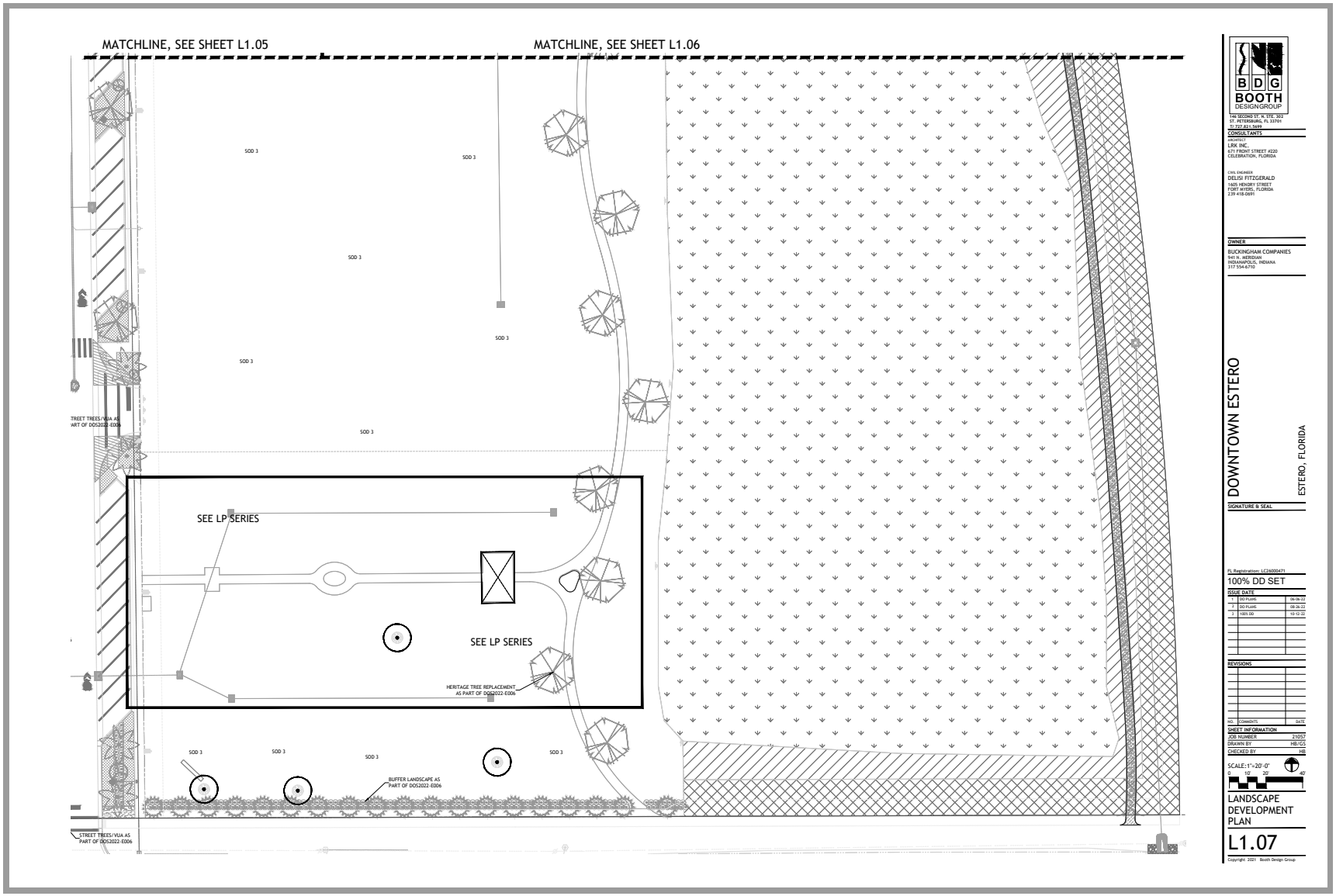
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MATCHLINE, SEE SHEET L1.06
SOD 3
SOD 3
SOD 3
SOD 3
SOD 3
SOD 3
SEE LP SERIES
SEE LP SERIES
HERITAGE TREE REPLACEMENT AS PART OF DOS2022-E006
BUFFER LANDSCAPE AS PART OF DOS2022-E006
STREET TREES/VUA AS PART OF DOS2022-E006
SOD 3
SOD 3
SOD 3
SOD 3
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FL Registration: LC26000471
100% DD SET
ISSUE DATE
1 DD1 PLANS 04-06-22
2 DD PLANS 08-26-22
3 100% DD 10-12-22
REVISIONS
NO. COMMENTS DATE
SHEET INFORMATION
JOB NUMBER 21057
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SCALE:1"=20'-0"
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LANDSCAPE DEVELOPMENT PLAN
L1.07
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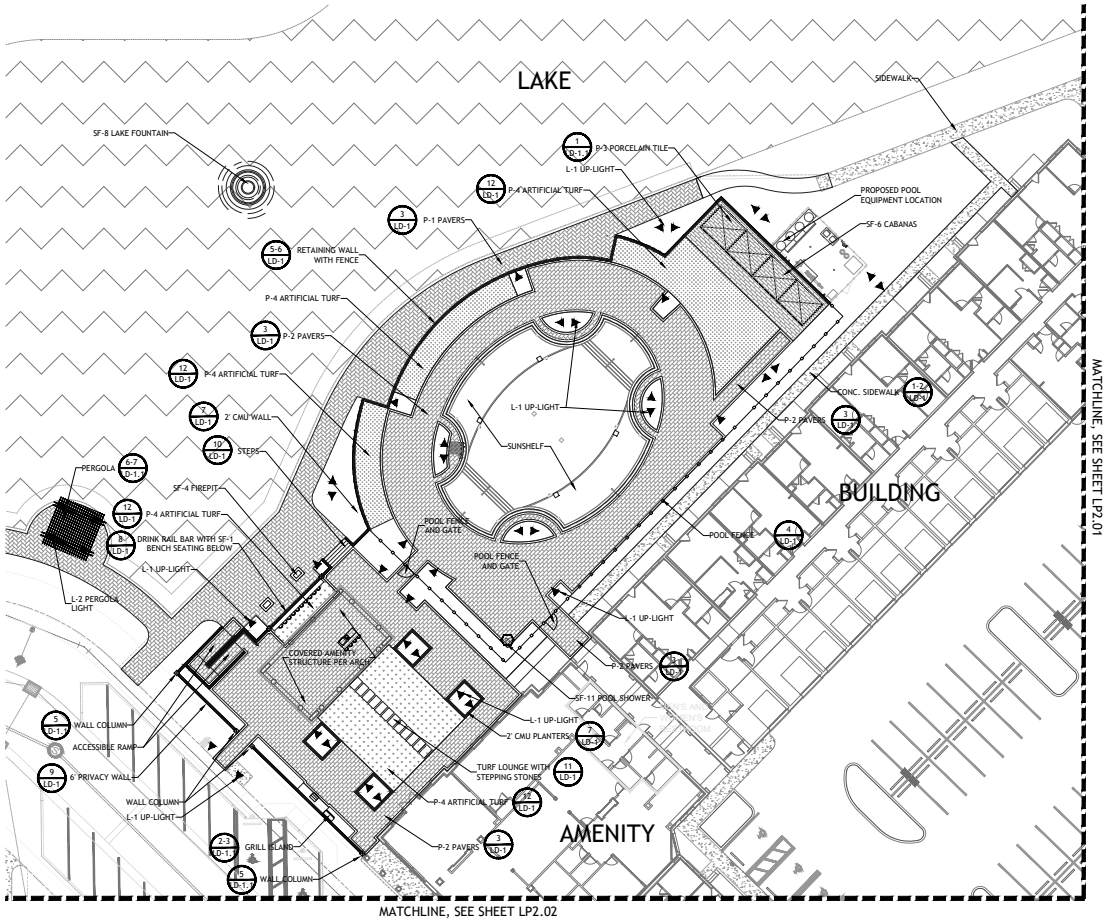

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1	100 PLANS	09-06-22
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3	100% DD	10-12-22

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NO.	COMMENTS	DATE

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JOB NUMBER	21057
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SCALE:1"=16'-0"
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AMENITY SITE PLAN

LP1.00

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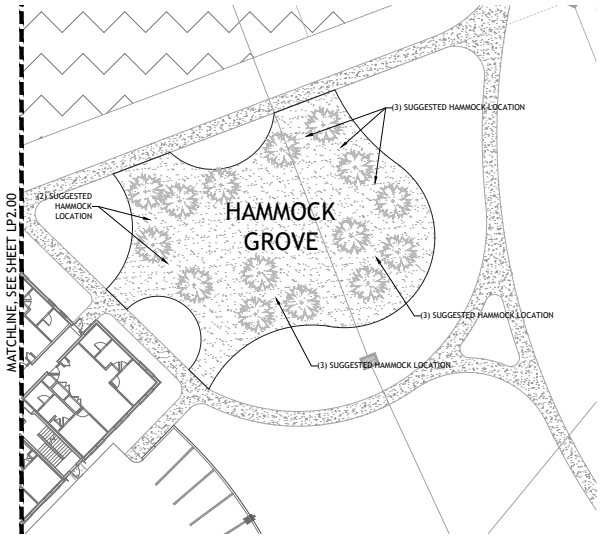

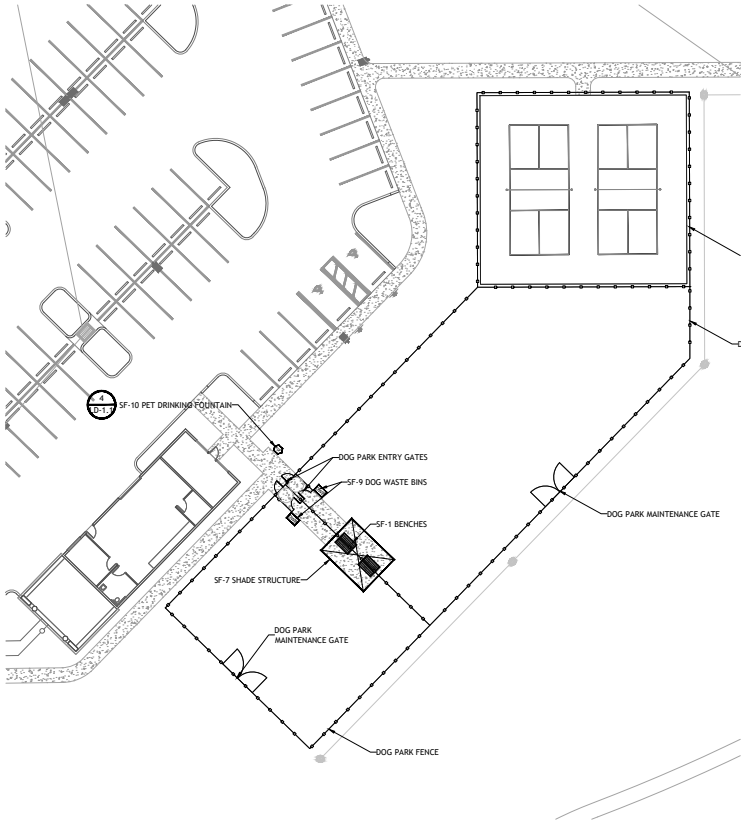

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1	DD PLANS	09-06-22
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NO.	COMMENTS	DATE

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JOB NUMBER	21057
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SCALE:1"=16'-0"
0 8 16 32

AMENITY
SITE PLAN

LP1.01

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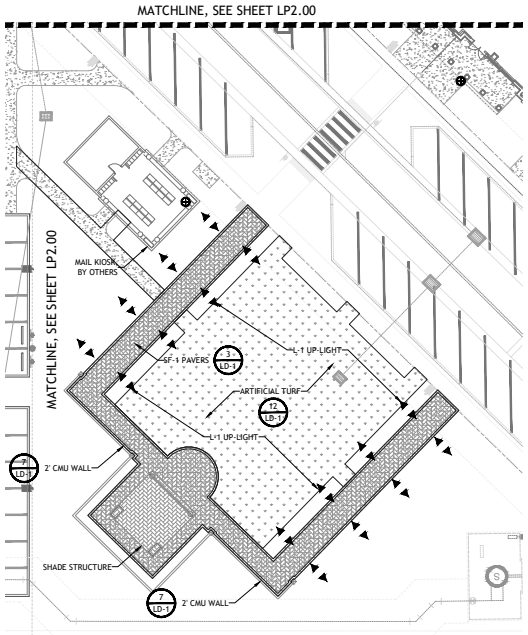

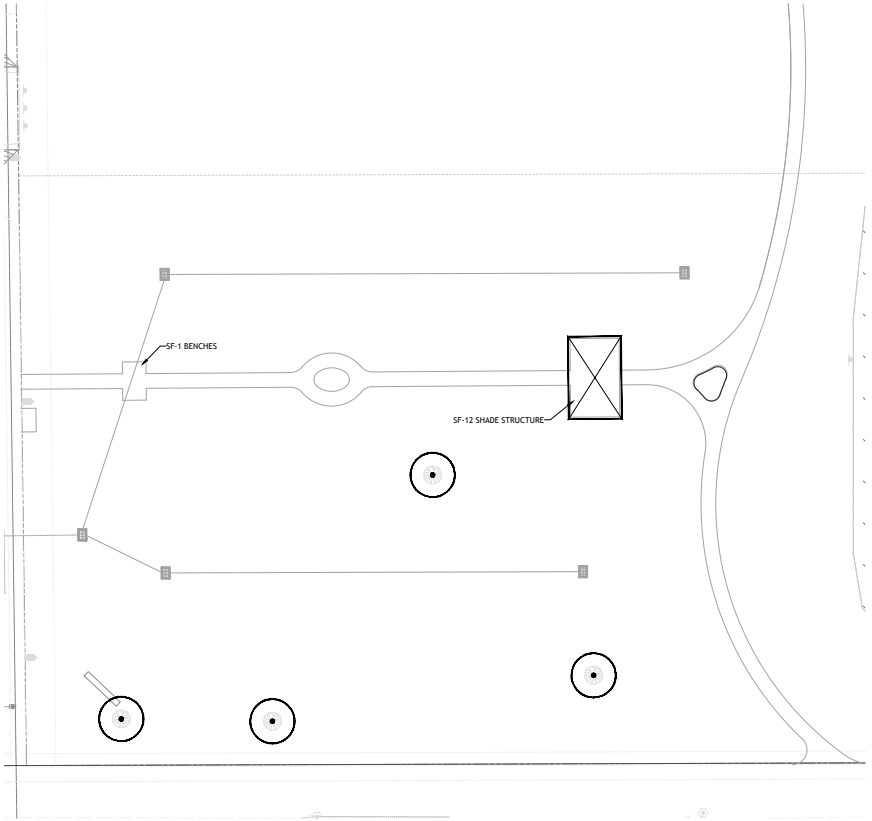

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ISSUE DATE		
1	SD FLANS	04-06-22
2	DD FLANS	08-26-22
3	100% DD	10-12-22

REVISIONS

NO.	COMMENTS	DATE

SHEET INFORMATION

JOB NUMBER	21057
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SCALE:1"=16'-0"
0 8 16 32

AMENITY SITE PLAN

LP1.02

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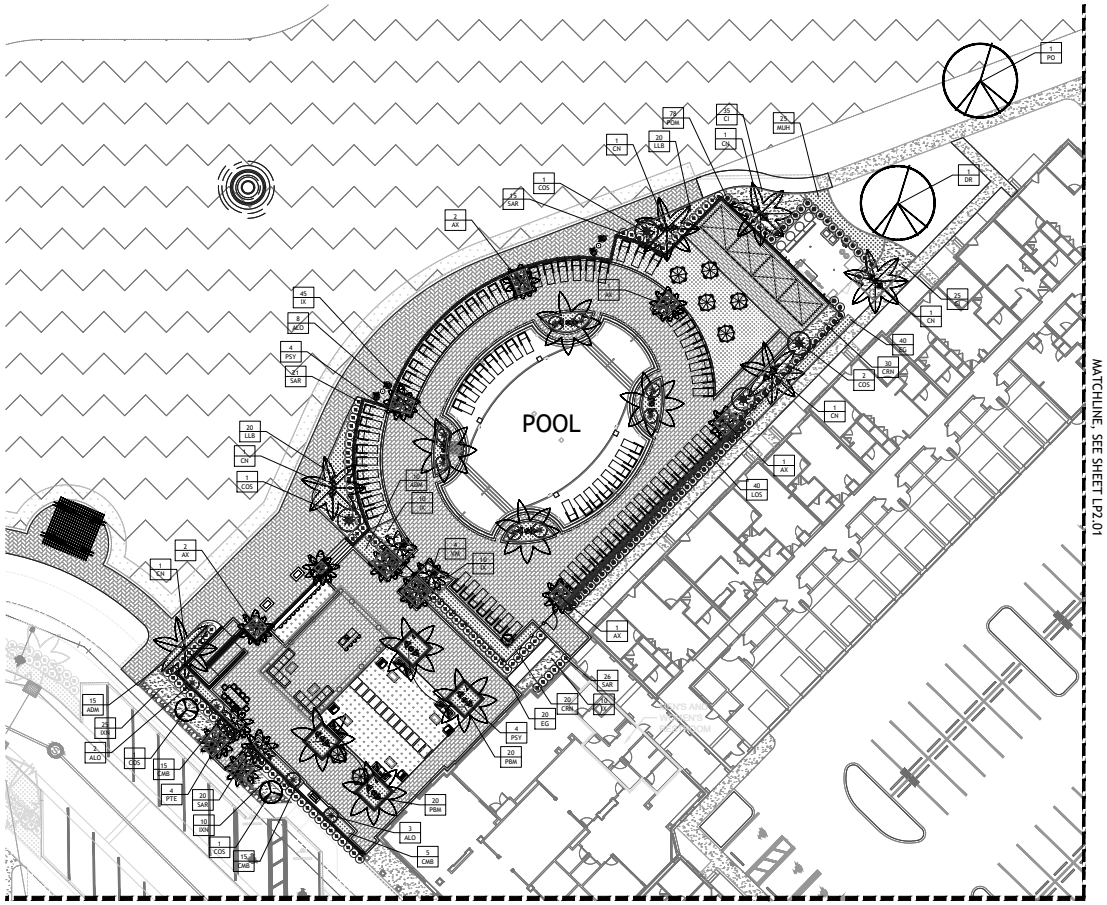

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2	DD PLANS	09-26-22
3	100% DD	10-12-22

REVISIONS

NO.	COMMENTS	DATE

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SCALE:1"=16'-0"
0 8 16 32

AMENITY
SITE PLAN

LP2.00

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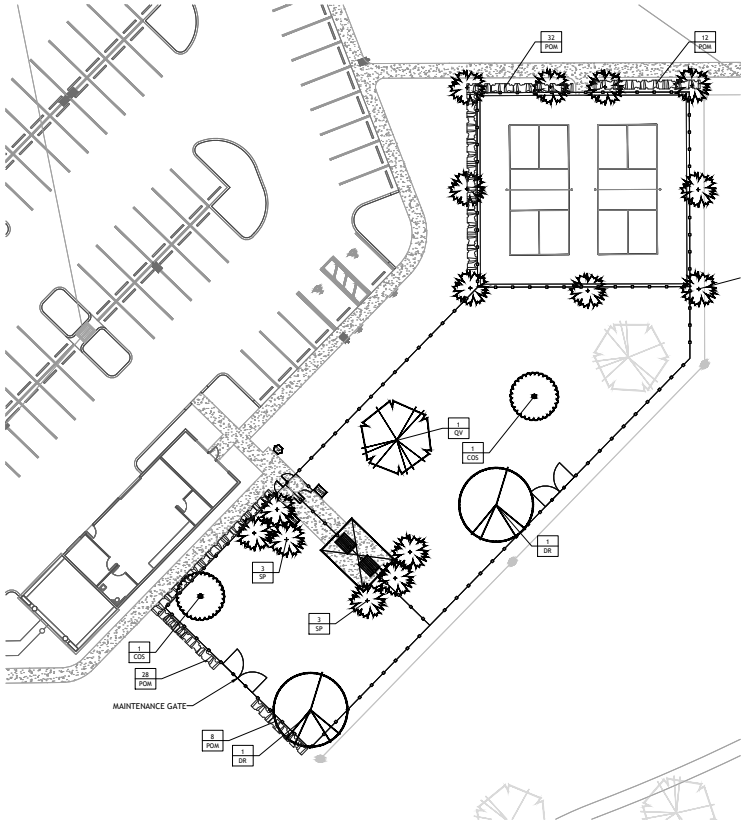

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1	SD PLANS	04-06-22
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3	100% DD	10-12-22

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NO.	COMMENTS	DATE

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SCALE:1"=16'-0"
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AMENITY SITE PLAN

LP2.01

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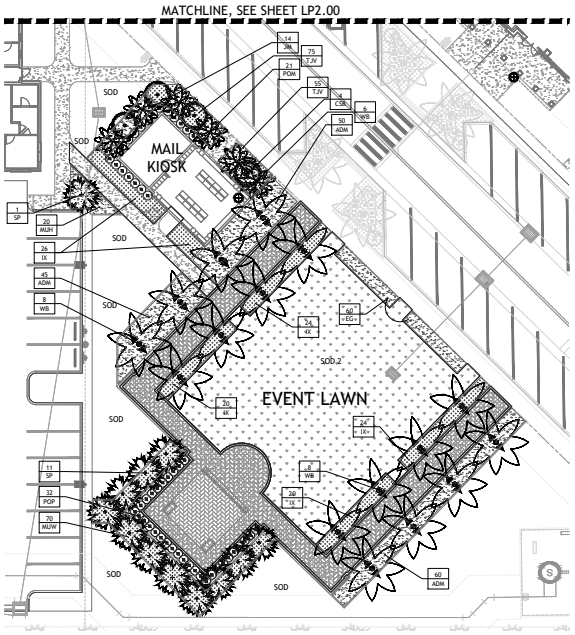

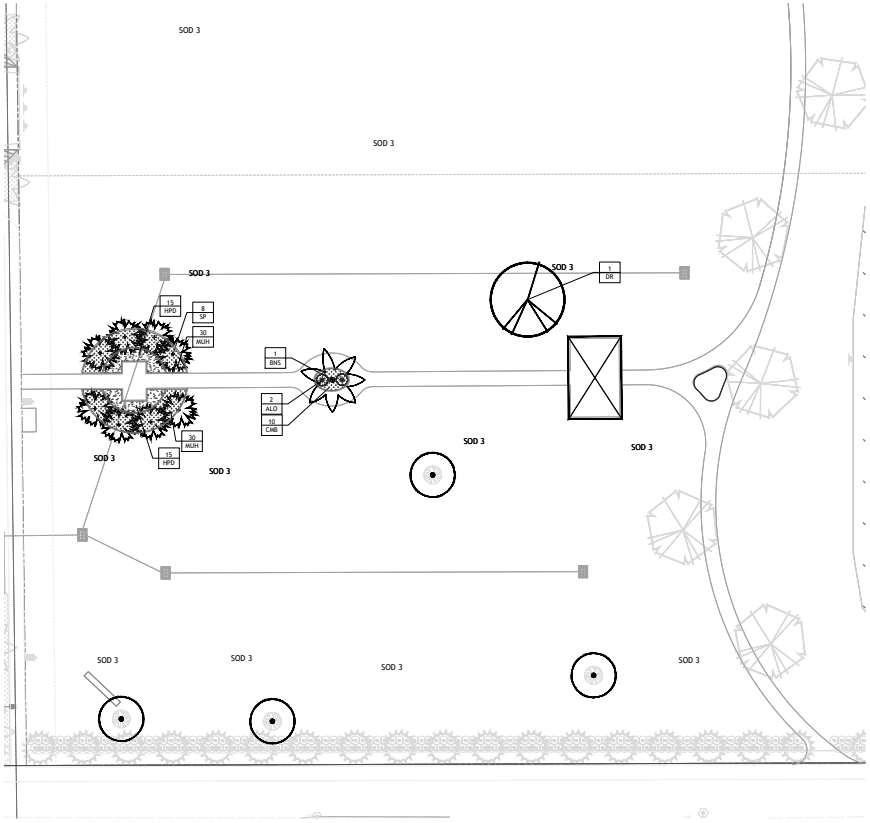

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ISSUE	DATE
1	DD FLANS 09-06-22
2	DD FLANS 09-26-22
3	100% DD 10-12-22

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NO.	COMMENTS	DATE

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JOB NUMBER	21057
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SCALE:1"=16'-0"
0 8 16 32

AMENITY SITE PLAN

LP2.02

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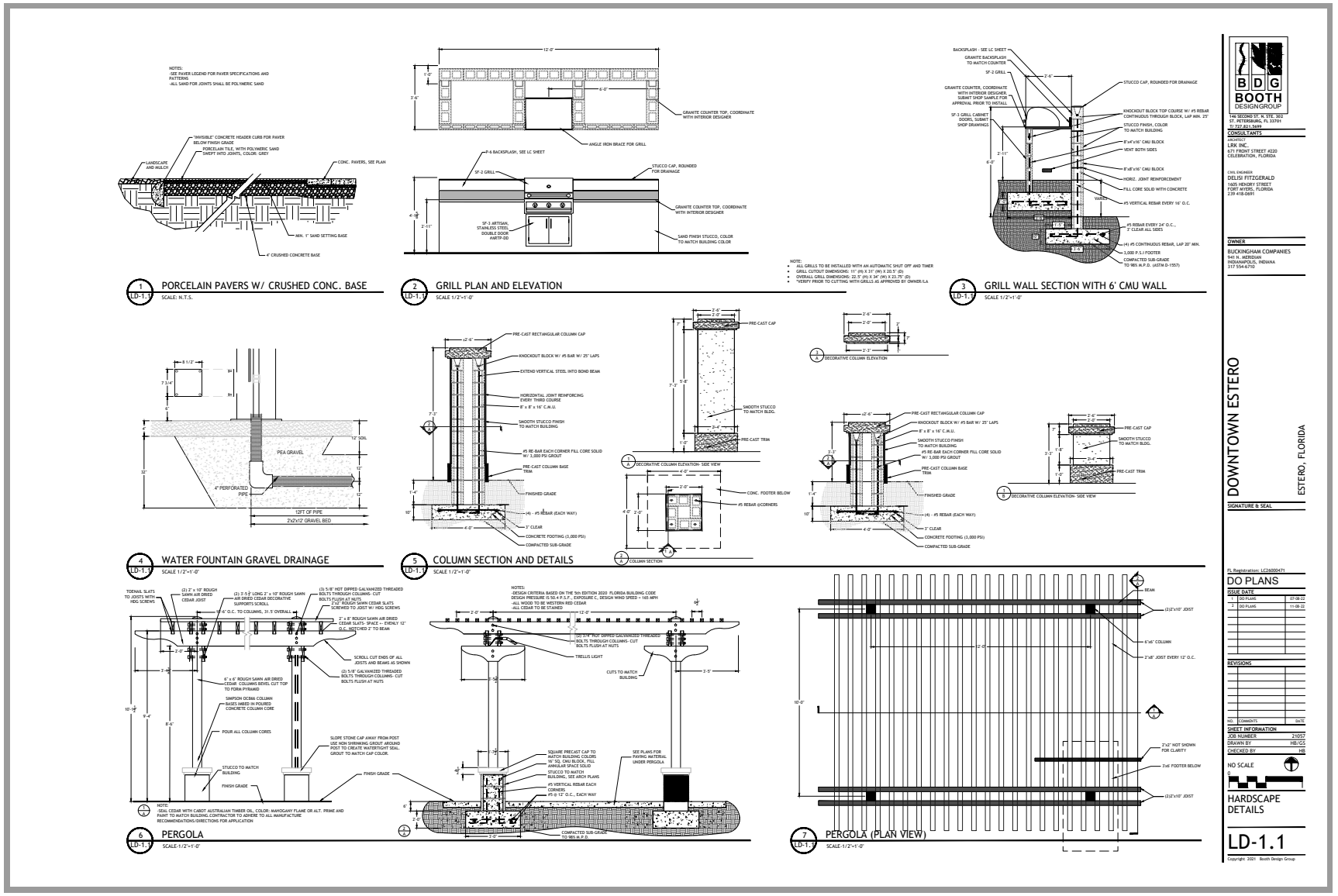

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ISSUE DATE		
1	DO PLANS	07-08-22
2	DO PLANS	11-08-22

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NO.	COMMENTS	DATE

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JOB NUMBER	21057
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NO SCALE

HARDSCAPE DETAILS

LD-1.1

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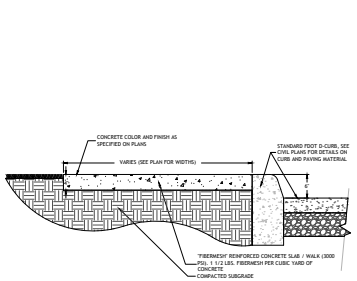
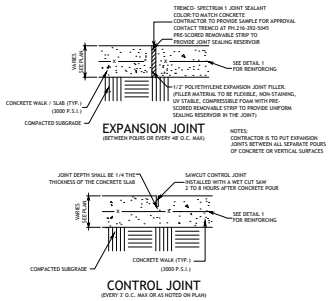
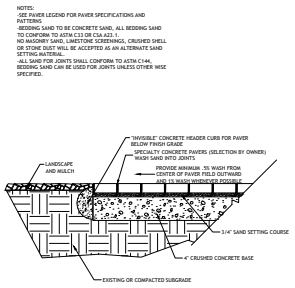


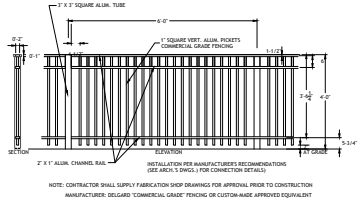
1 LD-1 4" CONC. WALK
SCALE 1"=1'-0"



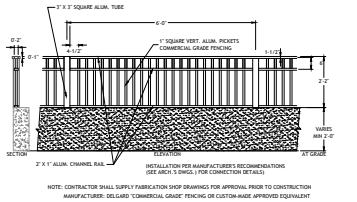
2 LD-1 CONCRETE JOINT DETAILS
N.T.S.



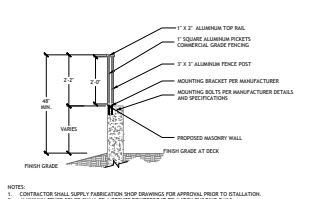
3 LD-1 CONC. PAVER SECTION W/CRUSHED CONC. BASE
SCALE: N.T.S.



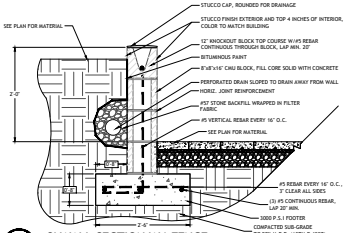
4 LD-1 4' HT. ALUMINUM PICKET FENCE



5 LD-1 26" HT. ALUMINUM PICKET FENCE FLUSH ON WALL



6 LD-1 26" ALUMINUM FENCE ON WALL SECTION



7 LD-1 2' WALL SECTION W/ FENCE
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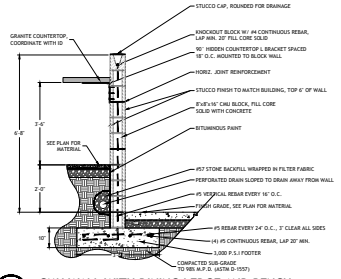
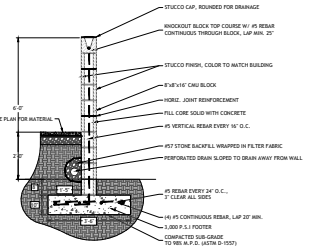
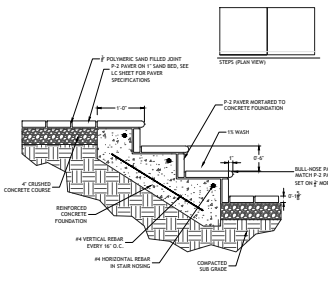


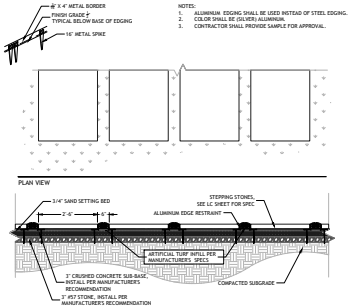
8 LD-1 CMU WALL WITH DINING LEDGE AND BENCH
SCALE 1/2"=1'-0"



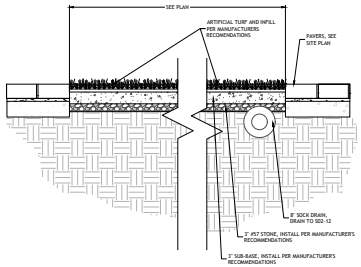
9 LD-1 6' CMU WALL DETAIL
SCALE 1/2"=1'-0"



10 LD-1 BRICK PAVER STAIRS
SCALE 1"=1'-0"



11 LD-1 STEPPING STONES IN ARTIFICIAL TURF
SCALE 1/2"=1'-0"



12 LD-1 ARTIFICIAL TURF SECTION DETAIL
SCALE 1"=1'-0"

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DO PLANS

ISSUE DATE		
1	DO PLANS	07-08-22
2	DO PLANS	11-08-22

REVISIONS		
NO.	COMMENTS	DATE

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JOB NUMBER	21057
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CHECKED BY	HB

NO SCALE

HARDSCAPE DETAILS

LD-1

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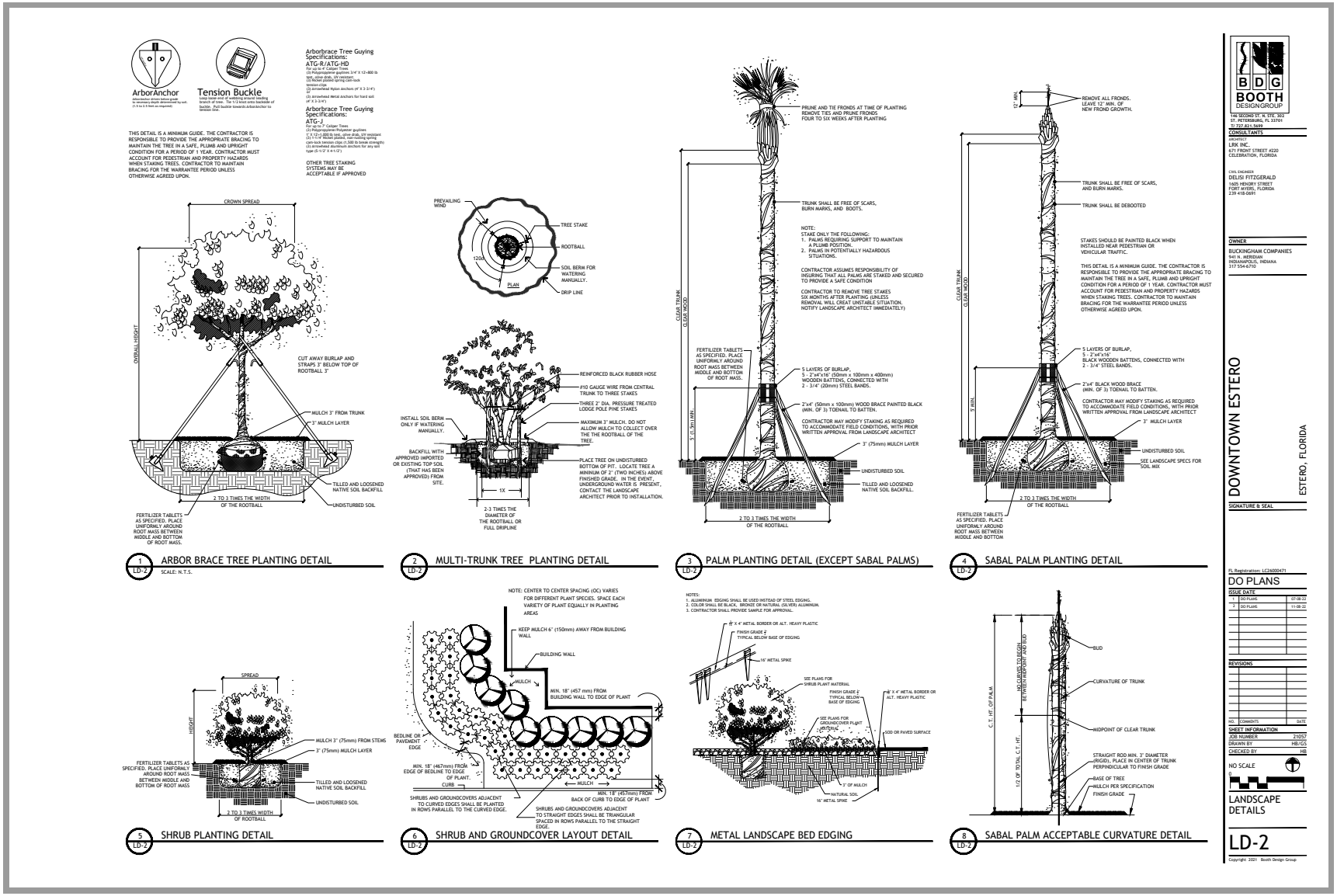
ArborAnchor
Tension Buckle
Arborbrace Tree Guying Specifications: ATG-R/ATG-HD
Arborbrace Tree Guying Specifications: ATG-J
THIS DETAIL IS A MINIMUM GUIDE. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE BRACING TO MAINTAIN THE TREE IN A SAFE, PLUMB AND UPRIGHT CONDITION FOR A PERIOD OF 1 YEAR. CONTRACTOR MUST ACCOUNT FOR PEDESTRIAN AND PROPERTY HAZARDS WHEN STAKING TREES. CONTRACTOR TO MAINTAIN BRACING FOR THE WARRANTEE PERIOD UNLESS OTHERWISE AGREED UPON.
OTHER TREE STAKING SYSTEMS MAY BE ACCEPTABLE IF APPROVED
CROWN SPREAD
OVERALL HEIGHT
CUT AWAY BURLAP AND STRAPS 3" BELOW TOP OF ROOTBALL 3"
MULCH 3" FROM TRUNK
3" MULCH LAYER
TILLED AND LOOSENED NATIVE SOIL BACKFILL
2 TO 3 TIMES THE WIDTH OF THE ROOTBALL
UNDISTURBED SOIL
FERTILIZER TABLETS AS SPECIFIED. PLACE UNIFORMLY AROUND ROOT MASS BETWEEN MIDDLE AND BOTTOM OF ROOT MASS.
1 ARBOR BRACE TREE PLANTING DETAIL
LD-2
SCALE: N.T.S.
PREVAILING WIND
TREE STAKE
ROOTBALL
SOIL BERM FOR WATERING MANUALLY.
DRIP LINE
PLAN
REINFORCED BLACK RUBBER HOSE
#10 GAUGE WIRE FROM CENTRAL TRUNK TO THREE STAKES
THREE 2" DIA. PRESSURE TREATED LODGE POLE PINE STAKES
INSTALL SOIL BERM ONLY IF WATERING MANUALLY.
MAXIMUM 3" MULCH. DO NOT ALLOW MULCH TO COLLECT OVER THE THE ROOTBALL OF THE TREE.
BACKFILL WITH APPROVED IMPORTED OR EXISTING TOP SOIL (THAT HAS BEEN APPROVED) FROM SITE.
PLACE TREE ON UNDISTURBED BOTTOM OF PIT. LOCATE TREE A MINIMUM OF 2" (TWO INCHES) ABOVE FINISHED GRADE. IN THE EVENT, UNDERGROUND WATER IS PRESENT, CONTACT THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
1X
2-3 TIMES THE DIAMETER OF THE ROOTBALL OR FULL DRIPLINE
2 MULTI-TRUNK TREE PLANTING DETAIL
LD-2
PRUNE AND TIE FRONDS AT TIME OF PLANTING REMOVE TIES AND PRUNE FRONDS FOUR TO SIX WEEKS AFTER PLANTING
TRUNK SHALL BE FREE OF SCARS, BURN MARKS, AND BOOTS.
NOTE:
STAKE ONLY THE FOLLOWING:
1. PALMS REQUIRING SUPPORT TO MAINTAIN A PLUMB POSITION.
2. PALMS IN POTENTIALLY HAZARDOUS SITUATIONS.
CONTRACTOR ASSUMES RESPONSIBILITY OF INSURING THAT ALL PALMS ARE STAKED AND SECURED TO PROVIDE A SAFE CONDITION
CONTRACTOR TO REMOVE TREE STAKES SIX MONTHS AFTER PLANTING (UNLESS REMOVAL WILL CREATE UNSTABLE SITUATION. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY)
CLEAR TRUNK
CLEAR MOOD
FERTILIZER TABLETS AS SPECIFIED. PLACE UNIFORMLY AROUND ROOT MASS BETWEEN MIDDLE AND BOTTOM OF ROOT MASS.
5 LAYERS OF BURLAP, 5 - 2"x4"x16" (50mm x 100mm x 400mm) WOODEN BATTENS, CONNECTED WITH 2 - 3/4" (20mm) STEEL BANDS.
2"x4" (50mm x 100mm) WOOD BRACE PAINTED BLACK (MIN. OF 3) TODNAIL TO BATTEN.
CONTRACTOR MAY MODIFY STAKING AS REQUIRED TO ACCOMMODATE FIELD CONDITIONS, WITH PRIOR WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT
3" (75mm) MULCH LAYER
UNDISTURBED SOIL
TILLED AND LOOSENED NATIVE SOIL BACKFILL.
5' CL. MIN.
2 TO 3 TIMES THE WIDTH OF THE ROOTBALL
3 PALM PLANTING DETAIL (EXCEPT SABAL PALMS)
LD-2
12" MIN
REMOVE ALL FRONDS. LEAVE 12" MIN. OF NEW FROND GROWTH.
TRUNK SHALL BE FREE OF SCARS, AND BURN MARKS.
TRUNK SHALL BE DEBOOTED
STAKES SHOULD BE PAINTED BLACK WHEN INSTALLED NEAR PEDESTRIAN OR VEHICULAR TRAFFIC.
THIS DETAIL IS A MINIMUM GUIDE. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE BRACING TO MAINTAIN THE TREE IN A SAFE, PLUMB AND UPRIGHT CONDITION FOR A PERIOD OF 1 YEAR. CONTRACTOR MUST ACCOUNT FOR PEDESTRIAN AND PROPERTY HAZARDS WHEN STAKING TREES. CONTRACTOR TO MAINTAIN BRACING FOR THE WARRANTEE PERIOD UNLESS OTHERWISE AGREED UPON.
CLEAR TRUNK
CLEAR MOOD
5' MIN
5 LAYERS OF BURLAP, 5 - 2"x4"x16" BLACK WOODEN BATTENS, CONNECTED WITH 2 - 3/4" STEEL BANDS.
2"x4" BLACK WOOD BRACE (MIN. OF 3) TODNAIL TO BATTEN.
CONTRACTOR MAY MODIFY STAKING AS REQUIRED TO ACCOMMODATE FIELD CONDITIONS, WITH PRIOR WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT
3" MULCH LAYER
UNDISTURBED SOIL
SEE LANDSCAPE SPECS FOR SOIL MIX
2 TO 3 TIMES THE WIDTH OF THE ROOTBALL
FERTILIZER TABLETS AS SPECIFIED. PLACE UNIFORMLY AROUND ROOT MASS BETWEEN MIDDLE AND BOTTOM
4 SABAL PALM PLANTING DETAIL
LD-2
SPREAD
HEIGHT
MULCH 3" (75mm) FROM STEMS
3" (75mm) MULCH LAYER
FERTILIZER TABLETS AS SPECIFIED. PLACE UNIFORMLY AROUND ROOT MASS BETWEEN MIDDLE AND BOTTOM OF ROOT MASS
TILLED AND LOOSENED NATIVE SOIL BACKFILL
UNDISTURBED SOIL
2 TO 3 TIMES WIDTH OF ROOTBALL
5 SHRUB PLANTING DETAIL
LD-2
NOTE: CENTER TO CENTER SPACING (OC) VARIES FOR DIFFERENT PLANT SPECIES. SPACE EACH VARIETY OF PLANT EQUALLY IN PLANTING AREAS
KEEP MULCH 6" (150mm) AWAY FROM BUILDING WALL
BUILDING WALL
MULCH
MIN. 18" (457 mm) FROM BUILDING WALL TO EDGE OF PLANT
BEDLINE OR PAVEMENT EDGE
MIN. 18" (467mm) FROM EDGE OF BEDLINE TO EDGE OF PLANT.
CURB
MULCH
MIN. 18" (457mm) FROM BACK OF CURB TO EDGE OF PLANT
SHRUBS AND GROUNDCOVERS ADJACENT TO CURVED EDGES SHALL BE PLANTED IN ROWS PARALLEL TO THE CURVED EDGE.
SHRUBS AND GROUNDCOVERS ADJACENT TO STRAIGHT EDGES SHALL BE TRIANGULAR SPACED IN ROWS PARALLEL TO THE STRAIGHT EDGE.
6 SHRUB AND GROUNDCOVER LAYOUT DETAIL
LD-2
NOTES:
1. ALUMINUM EDGING SHALL BE USED INSTEAD OF STEEL EDGING.
2. COLOR SHALL BE BLACK, BRONZE OR NATURAL (SILVER) ALUMINUM.
3. CONTRACTOR SHALL PROVIDE SAMPLE FOR APPROVAL.
4" X 4" METAL BORDER OR ALT. HEAVY PLASTIC
FINISH GRADE 2" TYPICAL BELOW BASE OF EDGING
16" METAL SPIKE
SEE PLANS FOR SHRUB PLANT MATERIAL
FINISH GRADE 2" TYPICAL BELOW BASE OF EDGING
4" X 4" METAL BORDER OR ALT. HEAVY PLASTIC
SEE PLANS FOR GROUNDCOVER PLANT MATERIAL
SOD OR PAVED SURFACE
3" OF MULCH
NATURAL SOIL
16" METAL SPIKE
7 METAL LANDSCAPE BED EDGING
LD-2
C. T. HT. OF PALM
1/2 OF TOTAL C. T. HT.
HOLD FRONDS TO FLOOR BETWEEN MIDPOINT AND BUD
BUD
CURVATURE OF TRUNK
MIDPOINT OF CLEAR TRUNK
STRAIGHT ROD MIN. 3" DIAMETER (RIGID), PLACE IN CENTER OF TRUNK PERPINDICULAR TO FINISH GRADE
BASE OF TREE
MULCH PER SPECIFICATION
FINISH GRADE
8 SABAL PALM ACCEPTABLE CURVATURE DETAIL
LD-2
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SIGNATURE & SEAL
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NO. COMMENTS DATE
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LANDSCAPE DETAILS
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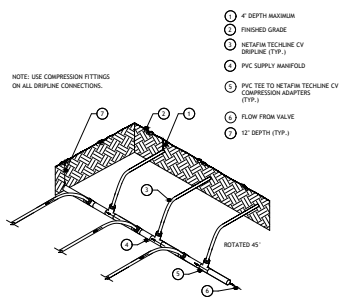
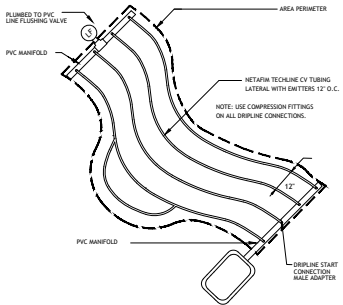
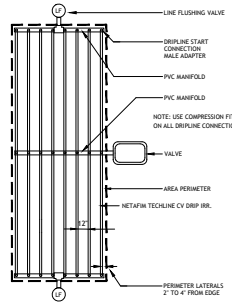


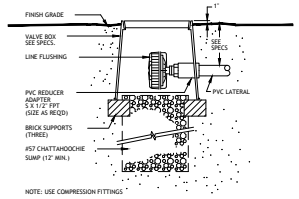
1 LD-3 EMITTER CENTER FEED SUPPLY MANIFOLD



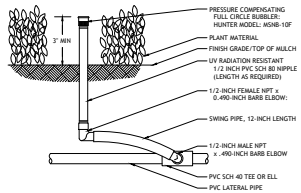
2 LD-3 EMITTER LAYOUT - IRREGULAR AREA/CURVES



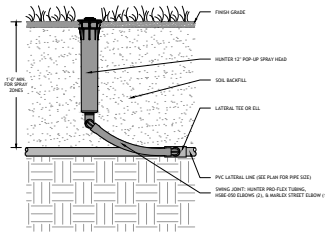
3 LD-3 EMITTER CENTER FEED LAYOUT



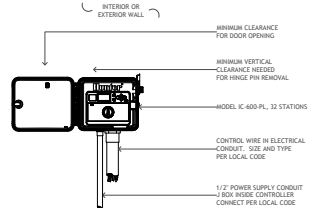
4 LD-3 EMITTER LINE FLUSHING VALVE



5 LD-3 BUBBLER DETAIL

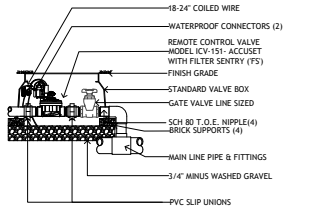


6 LD-3 HUNTER SPRAY HEAD - 12" POP-UP
SCALE 3"=1'-0"

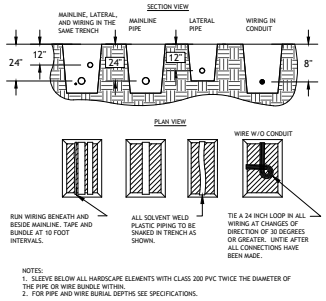


NOTE
30, STATION MODEL CONTROLLER. MOUNT CONTROLLER WITH LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 or 220 VAC SOURCE..

7 LD-3 I-CORE IRRIGATION CONTROLLER DETAIL

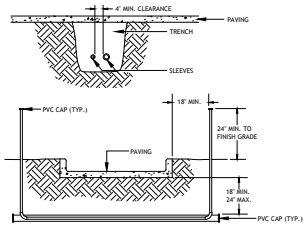


8 LD-3 HUNTER ICV-151G-FS-AS VALVE
SCALE: N.T.S.



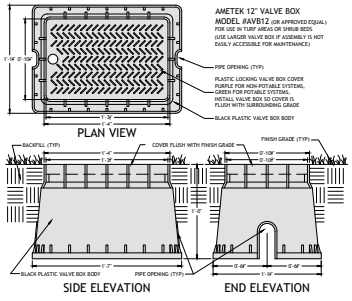
NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH CLASS 200 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS SEE SPECIFICATIONS.

9 LD-3 PIPE AND WIRE TRENCHING DETAIL
SCALE



NOTES:
1. ALL IRRIGATION SLEEVES TO BE SCHEDULE 40 PVC PIPE.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MIN. ABOVE FINISH GRADE.
4. MECHANICALLY TAMP TO 95% PROCTOR.

10 LD-3 SLEEVING DETAIL
SCALE



11 LD-3 VALVE BOX DETAIL
SCALE

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DO PLANS

ISSUE DATE

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JOB NUMBER 21057
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CHECKED BY MB
NO SCALE

IRRIGATION DETAILS

LD-3

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1.00 GENERAL

1.01 RELATED DOCUMENTS

A. The Contract Documents shall include the Plans, Details, Specifications, Bid Proposal, Contract Agreement, all Addenda, Special Conditions, and Installation Schedule (when required).

1.02 REQUIREMENTS OF REGULATORY AGENCIES

A. Comply with Federal, State, Local, and other duly constituted authorities and regulatory agencies, without additional cost to the Owner in matters pertaining to codes, safety, and environmental matters.

B. Any permits for the installation or construction of any of the work included under the contract, which are required by any of the legally constituted authorities having jurisdiction, shall be arranged for by the Contractor and paid for directly by the Contractor, unless otherwise agreed upon in writing.

1.03 SCOPE OF WORK

A. All provisions of Contract, including General and Special Provisions and Plans, apply to the work specified in this Section. The Scope of Work includes everything for and incidental to executing and completing all landscape work shown on the Plans, Schedules, Notes and as specified herein.

B. Furnish and provide all labor, plants and materials, tools and equipment necessary to prepare the soil for plantings, to install and care for all plant materials (including finish grading if necessary) to remove and/or transplant existing plants if indicated, to furnish, plant, fertilize, guy and brace, water, mulch and prune all new plant materials; and to execute all other Work as described herein or indicated on the Plans.

C. Work under this Section shall include labor and materials for final grading and raking to remove all debris, rocks, and clods 2 inches and larger in any dimension. The finish grade and upper area and uniform, will drain adequately, and will comply with the true intent of the landscape drawings.

D. Initial maintenance of landscape materials as specified in this document.

1.04 QUALITY ASSURANCE

A. Landscape work shall be contracted to a single firm specializing in landscape work, who shall in turn subcontract no more than 40% of the work specified. All subcontractors under the control of the Contractor involved in the completion of the landscape work, shall be made known to the Owner and the Landscape Architect prior to their commencement of work on the project.

B. All work of this Section shall conform to the highest standard of landscape practices.

C. The Plant Material Schedule included with these Plans is provided only for the Contractor's convenience; it shall not be construed as to conflict or supersede any Plan or Specification. If conflict between the Plans and the Specifications exists, the Plan shall predominate and be considered the controlling document.

D. During this work, the Contractor shall be responsible for maintaining safety among persons in his employ in accordance with the standards set by the Occupational Safety and Health Act of 1970 (and all subsequent amendments). Owner and Landscape Architect shall be held harmless from any liability, penalty or any other incident resulting from intentional or non-compliance with these standards.

E. The Contractor shall cooperate with and coordinate with all other trades whose work is built into or affects the work in this Section.

F. All appropriate utility companies and agencies shall be contacted 72 hours prior to excavation. Call "Sunshine" at 1-800-432-4770.

G. The Contractor shall carefully examine the site and all existing conditions affecting the work, such as: soil, obstructions, existing trees, utilities, etc. Report any conditions in conflict with the work to the Landscape Architect.

1.05 SUBMITTALS

A. The Contractor is required to submit two copies of typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work. These instructions must be submitted prior to the completion of the required maintenance period and must cover maintenance procedures over a one year period.

B. Furnish unit prices for all plant and tree materials, including labor for all specified work.

1.06 ALTERNATES, ADDITIONS, DELETIONS, SUBSTITUTIONS

A. If there are additions/alternates included in these Plans and Specifications, the Contractor must propose prices to accomplish the work stated as additions/alternates at the time of bidding.

B. The Owner, through his Project Representative, reserves the right to add or deduct any of the work stated herein without rendering the Contract void.

C. The Contractor must have written approval by the Project Representative for any substitutions of plant materials specified to in the purchase agreement. Installation without approval is entirely at the Contractor's risk.

D. All material acquired through additions or substitutions shall be subject to all conditions and warranties stated herein.

1.07 ABBREVIATIONS/DEFINITIONS

A. O.A. or H.: The over-all height of the plant measured from the ground to the natural, undisturbed state of the majority of the foliage, not including extreme leaves, branches or fronds.

B. C.T.: Clear trunk is measured from the ground to the bottom of the first leaf or frond stem with no foliage from ground to specified height. For example, an Canary Island Date Palme or similar, the clear trunk measurement includes the "fuit" at the base of the fronds.

C. C.R.: Clear wood is measured from the ground to the bottom of the base of the lowest leaf petiole (or frond stem) on a palm tree, or to the bottom of the lowest branch on a tree or shrub. On the above mentioned palm tree, the C.R. would be measured to the bottom of the fronds.

D. SP.: Spread, branches measured in natural undisturbed position to the average crown diameter, not including extreme leaves, branches, or fronds.

E. ST.TK.: Straight trunk.

F. MIN.: Minimum.

G. CAL.: Gallon container size, i.e., 1 gallon (3.8 liters), 3 gallon (11.4 liters), 7 gallon (26.5 liters), etc.

I. O.C.: On center, distance between plant centers.

J. DIA.: Diameter.

K. LVS.: Leaves.

L. D.B.H.: Diameter or caliper of main trunk of tree as measured at breast height at 4 – 1/2 feet (1.37 meters) above grade.

M. CAL.: Caliper, the outside diameter of up to a four inch (100 millimeters) tree is measured six inches (150 millimeters) above grade, larger trees are measured at 12 inches (305 millimeters) above grade.

N. B&B: Balled and burlapped in accordance with horticultural standards of the American Association of Nurserymen.

O. PPP: Planta per pot.

P. FG: Field grown

Q. STD.: Standard, single, straight trunk.

R. Owner: To be known as that entity which holds title or control to the premises on which the work is performed.

S. Owner's Representative: Owner's on-site representative shall be responsible for approval of quantity and quality of materials specified and execution of installation.

T. Contractor: Shall refer to that person or enterprise commonly known as the Landscape Contractor.

U. Landscape Architect: This person or firm is the responsible representative of the Owner who prepares the landscape Plans and Specifications.

1.08 PRODUCT DELIVERY, STORAGE, AND HANDLING

A. Plant Materials:

1. Provide container grown or, if appropriate, freshly dug trees and shrubs. Do not prune prior to delivery. Do not bend or bind trees or shrubs in such a manner as to damage them or prevent normal growth. Provide adequate protection of roots or root balls during delivery. If plant delivery is made in open vehicles, the entire load shall be suitably covered.

2. All plants are to be handled at all times so that roots, trunks and foliage are protected from sun, cold or drying winds. No root balls for trees and container plants that have been damaged or broken shall be planted except upon special approval. Plants shall not be pulled by the tops or stems, nor handled in a rough or careless manner at any time.

3. Balled and burlapped plants shall be moved with firm, natural balls of soil, not less than the minimum size specified by the American Standard for Nursery Stock. Minimum depth shall not be less than 2/3 of root ball diameter. B & B stock which cannot be planted upon delivery shall have their root balls covered with moist soil or mulch.

4. Trees must be dug with adequate balls, burlapped, and wire bound if needed. Root balls of trees, shrubs, and palms shall be firm and intact. Protect roots from drying out during shipping and at the site. Root balls may not be smeared in "grow bags" or other synthetic materials, except plastic shrink wrap for transport only.

5. Remove all fronds from sabal palms prior to planting but leave a minimum of 12 inches (305 millimeters) of new frond growth above the bud. Do not damage bud. On all other palms, only a minimum of palm fronds shall be removed from crown to facilitate moving and handling. Clear trunk shall be determined after minimum fronds have been removed. Palms shall be measured from clear trunk unless otherwise specified. Palms shall be planted within 24 hours of delivery.

6. Deliver trees and shrubs after preparations for planting have been completed and plant immediately. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and cover to keep roots moist.

7. Label at least one tree and one shrub of each variety with a securely attached waterproof tag bearing legible designation of botanical and common name.

8. Store only enough plant material that will be planted within twenty four (24) hours after delivery. Provide adequate shade during and breaking by covering palettes of sod or placing in a shaded area.

1.09 JOB CONDITIONS

A. Acceptance of Job Conditions

1. The Contractor shall examine the sub-grade, verify elevations, observe the conditions under which work is to be performed and notify the Landscape Architect or Project Representative in writing of unsatisfactory conditions prior to beginning work. Do not proceed with the work until unsatisfactory conditions have been corrected in a manner acceptable to the Landscape Architect. Beginning of work shall indicate acceptance of conditions and full responsibility for the completion of work.

2. Proceed with and complete the landscape work as rapidly as portions of the site become available, working within the seasonal limitations for each kind of landscape material and operation involved. If seasonal limitations do not apply, notify the Landscape Architect for adjustments to the Schedule.

3. Determine locations of all underground utilities and review for conflicts with planting procedures.

4. When adverse conditions to plant growth are encountered, such as rubble fill, drainage conditions or obstruction, the Contractor shall notify the Landscape Architect in writing prior to planting.

5. Plant trees and shrubs after final grades are established and prior to the planting of turf areas, protecting lawn areas and promptly repairing damages from planting operations.

B. Scheduling of Work

1. The work shall be carried out to completion with the utmost speed. Immediately upon award of contract, the Contractor shall prepare a construction schedule and furnish a copy to the Owner's Representative and/or the Landscape Architect for approval. The Contractor shall carry out the work in accordance with the approved schedule.

2. If the Contractor incurs unforeseen costs, such as overtime hours, holidays, etc. in order to complete the work within the time allotted in the schedule, without, however, exhibit the progress schedule, all said costs shall be borne by the Contractor at no additional cost to the Owner.

3. The Owner's Representative's, may request work stoppage. Upon written request from the Owner's Representative, all work shall cease. Contractor shall be responsible for all material and labor costs for such a period of stoppage requested by the Owner's Representative. Upon receipt of such notice, the Landscape Contractor shall immediately notify the Owner, the Owner's Representative, or the General Contractor with respect to any additional costs which may result from work stoppage.

C. Utilities

1. The Contractor shall perform work in a manner which will avoid conflicts with utilities. Should excavation be required, the minimum possibility of damage to underground utilities. Maintain grade stakes set by others until removal is mutually agreed upon by all parties concerned.

2.00 PRODUCTS

2.01 MATERIALS

A. Plant Material Nomenclature

1. Plant species, sizes, etc. shall be per Plans and Specifications on Plant Material Schedule. Nomenclature is per Hortus Third, L.H. Bailey and Z.Z. Bailey, 1976 / or Standardized Plant Names, American Joint Committee on Horticultural Nomenclature, 1942 / or Manual of Cultivated Plants, Liberty Hyde Bailey, 1949, and conforms with names accepted in the nursery trade.

B. Plant Materials: Quality Assurance

1. Provide healthy, vigorous stock grown under climatic conditions similar to conditions in the locality of the project. Plants shall have a habit of growth that is normal for the species. Provide trees and shrubs of sizes specified in the Plant Schedule or detailed on the Plans. Plants shall be well-branched and densely foliated when in leaf and shall have healthy, well-developed root systems.

2. Trees and shrubs shall be measured when in their natural position. Dense plant materials may be calipered stock with the approval of the Landscape Architect. Provide trees specified that have a single main trunk (central leader), unless otherwise stated. Trees that have the main trunk forming a "V" shape or parallel branching are not acceptable.

3. Plant materials shall be as specified and shall be Florida #1 or better as to shape and quality for the species as outlined in Grades and Standards for Nursery Plants Parts I and II, Florida Department of Agriculture and Consumer Services (latest edition).

4. The Owner or Landscape Architect reserves the right to inspect plant materials either at the place of growth or at the project site prior to planting for compliance with requirements for variety, size, quality, or designated area.

5. Landscape materials shall be shipped with certificates of inspection as required by governmental authorities. Contractor shall comply with all governing regulations that are applicable to landscape materials.

6. Do not make plant substitutions. If specified landscape material is not available, submit Landscape Architect proof of it being non-available. In such event, if the Landscape Architect agrees that specified plant material is not available, he will direct Contractor to substitute material of equal value. Base unit prices on specified plant materials. If substitute materials will be proposed, as well as any required adjustments to the Contract amount.

7. Heel in nursery stock or trees that are to be removed from ground and not immediately planted in the new location. Protect roots from drying out at all times. This measurement shall not include immediate temporal growth. All measurements shall be taken after pruning for specified sizes. All trees and shrubs shall conform to measurements specified in the Plant Schedule or detailed on the Plans. Plants larger than specified may be used with the approval of the Owner or Landscape Architect, with no increase to the Contract price. Plant materials shall not be pruned prior to delivery.

8. Plant Material shall be symmetrical, typical for variety and species. Plants used where symmetry is required shall be matched as nearly as possible.

9. Balled and burlapped plants shall have firm, natural balls of earth of sufficient diameter and depth to encompass the feeding root system necessary for full development of the plant and to conform with the standards of the American Association of Nurserymen. Root balls and tree trunks shall not be damaged by improper binding and/or balling & burlapping procedures.

10. Container-grown plants may be substituted for balled and burlapped plants or vice-versa provided the quality is equal or better than specified and the Landscape Architect approves of the substitution.

11. Container grown stock shall have been grown in containers for at least four months, but not over two years. If requested, samples must be shown to prove no root bound condition exists.

C. Grasses: Sod or Seed

1. Sod or seed (as/if specified) shall be of a species as stated on the Plan. Solid sod shall be of even thickness and with a good root structure, free of noxious weed, freshly mowed before cutting, and in healthy condition when laid. It must not be harvested 24 hours before laying and it must be grown in soil compatible to that in which it will be installed. Sod must be kept moist prior to and after installation.

2. Seed shall be delivered to the site in unopened bags with identification kept in place. Purity, germination and weed content shall be as certification requirements.

D. Mulch

1. Mulch shall be 100% recycled wood mulch, thoroughly mixed with a pre-emergence weed killer according to the label directions. If recycled mulch is not specified, the Contractor shall submit a sample of other specified mulch for approval.

2. Install mulch to an even depth of 3 inches (75 millimeters) before composition.

E. Fertilizer:

1. Granular fertilizer shall be uniform in composition; free flowing and suitable for application with standard commercial equipment. Deliver to the site in the original containers bearing the manufacturer's name, trademark and warranty of the producer; fully conforming to State of Florida fertilizer laws.

2. All fertilizer shall bear the manufacturer's statement of analysis and shall contain the appropriate minimum amounts of elements for the type of use specified herein.

3. Agriform 20-10-5 fertilizer tablets or approved equal, shall be placed in planting pit for all plant materials at time of installation and prior to completion of pit backfilling.

4. Ground cover and annual areas shall receive fertilization with Osmocote Time Release Fertilizer according to product instructions and rate.

5. For sod and seeded areas, fertilize with a complete granular fertilizer as Bahia and St. Augustine grass at the rate of one (1) pound (.4536 kilogram) of nitrogen per one thousand (1,000) square feet (92.9 square meters). Fertilizer shall be commercial grade, complying with Florida Law. Use 50% of the nitrogen in the form of natural organic form. The ratio of nitrogen to potash will be 1:1 or 2:1 for complete fertilizer formulations. Phosphorus shall be no more than 1/4 the nitrogen level. They shall also contain magnesium and micronutrients (i.e. manganese, iron, zinc, copper, etc.).

F. Tree Staking Materials

1. For hardwood trees, approved below-grade staking shall be used at the rootball. per the planting detail. Metal strand guy wire shall not be used.

2. For single trunk palms, staking shall be cut from 2 inch (50 millimeter) x 4 inch (100 millimeter) pressure treated (p.t.) stock, with a minimum of 3 stakes per palm. Bolting shall be 3/8 inch (9.5 millimeter) x 12 inch (300 millimeter) galvanized carriage bolt by 16 inch (400 millimeter) wood connected with ten – 3/4 inch (19 millimeter) steel bands shall be used around the palm trunk.

3. Other tree staking systems may be acceptable if approved.

G. Planting Soil

1. Unless stated on the plans or in the specifications, install plant material in tilled and loosened native soil backfill. It is the responsibility of the Landscape Contractor to test, prior to planting and at no additional cost to the Contract, any soils which may be questionable for adequate plant growth. Unsatisfactory soil conditions shall be reported to the Landscape Architect immediately in writing.

2. When required, planting soil media shall be provided by the Contractor and shall consist of 1/3 peat and 2/3 sandy loam, silt or loamy over 1 inch (25 millimeters).

3. Backfill and clean fill dirt provided by the Contractor shall be in a loose, friable soil. There shall be no more than 10% by weight of gravel, stones or particles of rock, clay, or soil that will not pass through a one inch (25 millimeter) screen. Remove debris, rocks, subsoil, or any other materials that might be harmful to normal growth or a hindrance to grading, planting, and maintenance procedures and operations.

4. Soil preparation for ground beds under 1 gallon (3.785 liter) container size shall consist of 3 inches (75 millimeters) of Florida peat or other approved organic soil amendment spread over full length and width of planting area. Rototill organic layer 6 inches (150 millimeters) to 8 inches (200 millimeters) into native soil.

H. Soil Amendments

1. Terra-Sorb AG or approved equal, soil amendment shall be mixed with native or planting soil for trees, shrubs, ground cover, and annuals according to manufacturer's recommended application rates and methods, if specified on the Plans.

I. Tree Protection

1. Wood fencing shall be 2 inch (50 millimeters) x 4 inch (100 millimeters) pressure treated (p.t.) stock, with a minimum of 3 stakes per fence section. Bolting shall be 3/8 inch (9.5 millimeter) x 3 inch (75 millimeter) galvanized carriage bolt by 16 inch (400 millimeter) wood connected with ten – 3/4 inch (19 millimeter) steel bands as specified above. Fencing shall be placed as far as practical around the dripline of trees to protect the critical protection zone area, which is the area surrounding a tree under its canopy spread and at least one full length and width of planting area. Install fencing 6 inches (150 millimeters) to 8 inches (200 millimeters) into native soil.

J. Root Barrier Materials

1. Root barrier fabric shall be installed when specified in the plans and/or specifications for protection of root barrier systems according to specific product name or equal. Install as directed by the manufacturer.

K. Packaged Materials

1. Deliver packaged materials in containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at the site.

L. Pesticides

1. Pesticides shall be only approved, safe brands applied according to manufacturer's directions.

3.00 EXECUTION

3.01 PREPARATION

A. Obstructions Below Ground:

1. It shall be the responsibility of the Contractor to locate and mark all underground utilities, irrigation lines and wiring prior to commencement of the work.

2. If underground construction, utilities or other obstructions are encountered in excavation of planting holes or pits, the Landscape Architect shall be immediately notified to select a replacement location for any materials necessary.

B. Grading and Preparation for Plant Materials

1. All proposed landscape areas over existing existing turf grass or weeds shall be treated with Monsanto's "Round-Up" per manufacturer's specifications. All proposed landscape areas adjacent to water bodies shall be treated with Monsanto's "Rodeo" per the manufacturer's specifications.

2. New plant materials will not be installed until a 5WEEK weed/turf eradication has been achieved. More than one application may be required to produce an acceptable planting bed.

3. A pre-emergent herbicide may be applied, but it is not a substitute for spray treatment of "Round-Up" or "Rodeo".

4. Should any plant material in the same, or adjacent beds be damaged by these chemicals, the same size, quantity and quality of plants shall be immediately replaced by the Contractor at no cost to the Owner.

5. Any subsequent grading or regrade to the finish grades shall be accomplished by the Contractor. All planting areas shall be carefully graded and raked to smooth, even finish grades, free from depressions, humps, stones, sticks or other debris and such that they will conform to the required finish grades and provide uniform and unobstructed surface drainage.

6. The contractor shall remove debris (sticks, stones, rubbish) over 1 – 1/2 inches (38 millimeters) in diameter remaining on the subsoil tree, shrub and hedge pits and dispose of the excavated material off the site.

C. Preparation for Annual Bed Planting

1. Prepare native subgrade by rototilling or trenching by hand methods. Spread 3 inches of Florida peat (1/3), sandy loam (1/3), or other approved organic soil amendment over the full length and width of planting area for annuals. Rototill organic layer 6 inches (150 millimeters) to 8 inches (200 millimeters) into native soil. Grade the planting bed thoroughly to ensure that surface drainage, by percolation, and aeration occur at rapid rates. Add Osmocote time release fertilizer according to product instructions and rate.

D. Preparation for Seeding and Sod Areas

1. All proposed sod areas containing existing turf grass or weeds shall be treated with Monsanto's "Round-Up" per manufacturer's specifications. All proposed sod areas adjacent to water bodies shall be treated with "Rodeo" per the manufacturer's specifications.

2. Limit preparation to areas which will be planted promptly after preparation. Loosen sub-grade of seed and sod areas to a minimum depth of 4 inches (100 millimeters).

3. Immediately prior to any turf Work, the Contractor shall finish grade the soil to a smooth, even surface with loose, friable soil and positive drainage away from buildings and adjacent turf flows to the type of adjacent curbs and sidewalks. The surface shall be sloped to existing yard drains.

4. A complete fertilizer shall be applied to St. Augustine or Bahia grass at a rate of one (1) pound (.4536 kilogram) of nitrogen per one thousand (1,000) square feet (92.9 square meters). Fertilizer shall be commercial grade, mixed complete, with 50% of the nitrogen being in slow or controlled release form. Thoroughly work fertilizer into the top 4 inches (100 millimeters) of soil.

5. Maintain prepared seed and sod areas during planting if soil is dry. Water thoroughly and allow surface moisture to dry before planting begins. Do not create a muddy soil condition.

3.02 INSTALLATION

A. Berm Construction (if specified)

1. Install berms at location and design shown on Plans and at the height and slope indicated. Height stated is for finished berm with soil at natural compaction.

2. Expel location and configuration of berms may require modification to allow proper drainage and be coordinated with the Landscape Architect.

3. If shown on the Plan, construct berms using clean sandy loam fill dirt, which is well-drained, free of rocks, roots, or other debris, with a soil pH of an acid nature (about 6.5 to 7.0). No heavily organic soil, such as muck or peat shall be used in berm construction.

B. Layout of Plant Materials:

1. Unless otherwise stipulated, plant materials shall be approximately located per the plans by scale measurements using established building, columns, curbs, corners and walks, etc. as the measuring reference point. Slight shifting may be required to clear valves, prevent blockage of signage, etc.

2. Shrubs and ground covers shall be located and spaced as noted on the plant material schedule. Plant materials shall not be placed in the planting beds at the normally accepted spacing for such species.

3. Leave a minimum 18 inch (450 millimeters) border of mulched space between outer edge of installed plant material and the bed line, curb, or building foundation wall for all plant areas.

4. Any necessary "minor" adjustments in the layout of planting shall be made by the Contractor with the approval of the Landscape Architect in order to conform as nearly as possible to the intent of the plans.

C. Planting Procedures:

1. All shrubs, trees and ground covers or vines shall be planted in pits having vertical sides and being circular in outline. Planting pit shall be 3 to 5 times the width of the root ball and no deeper than the height of the root ball.

2. Plants shall be set straight or plumb, in the locations shown, at such level that after settlement normal or natural relationship of the top of the root ball to the surrounding surface conditions (i.e. top of root ball not covered by soil) will exist. Set plants with the root ball about 1 inch (25 millimeters) higher than the surrounding grade.

3. All plant materials shall be fertilized with Agriform 20-10-5 planting tablets, or approved equal, at time of installation and prior to completion of pit backfilling. Agriform planting tablets shall be placed uniformly around the root mass at a depth that is between the middle and the bottom of the root mass.

a. Application rates:	
1 gallon (3.8 liter)	1 – 21 gram tablet
3 gallon (11.4 liter)	2 – 21 gram tablet
7 gallon (26.5 liter)	3 – 21 gram tablet
15 gallon (56.8 liter)	4 – 21 gram tablet
trees	3 tablets each 1/2 inch (12 millimeters) caliper

4. Native soil shall be used in back-filling plant pits or as specified. The Contractor shall be responsible for providing additional soil for building tree saucers.

5. When balled and burlapped plants are set, undisturbed native soil shall be left under the base of the root ball to prevent settling. Backfill tilled and loosened native soil around the sides of the root ball. Remove the top 4 inches (100 millimeters) of burlap, wire, and all non-decomposable material from the root ball. Do not remove these materials from the bottom of the root ball. Thoroughly moisten before bringing the backfill up to the finish grade. Tamp backfill around the base of the root ball to settle and planting soil carefully worked in among them. Failure to comply's cause for rejection.

6. Containerized plants shall be installed with undisturbed native soil left under the base of the root ball to prevent settle. Planting pit shall be 3 to 5 times the width of the root ball and no deeper than the height of the root ball. Backfill tilled and loosened native soil around the sides of the root ball. Thoroughly water-in before bringing the backfill up to the finish grade.

7. Plant spacing shall be "on center" and varies with the different plant species. Space plants as shown on the Plans and detailed in the Plant Schedule. Where a group of equivalent shrubs is required to be planted (as shown) in an irregular manner, space the three edges. Plant a minimum of 18 inches (450 millimeters) from the back of the curb to the outside edge of the plant.

8. All azaleas shall be placed into a prepared bed of amended soil containing SOIL Sorb. Then Florida peat, or approved equivalent. Root balls shall be planted vertically at 120 degree angles in a triangular pattern.

9. Sabal palms may be planted deeper than normal if conditions warrant and if approved.

D. Sodding

1. During periods of drought, sod shall be watered sufficiently at its origin to moisten the soil adequately to the depth to which it is to be cut.

2. An application of 6-6-6, 40% organic, slow- or controlled release fertilizer shall be made to all lawn areas (sod prior to the laying of the sod at a rate of one (1) pound (.4536 kilogram) per 1,000 square feet (92.9 square meters). The ground shall be wet down before the sod is laid in place.

3. Solid sod shall be laid tightly with close, staggered joints with an even surface edge and end edge. In a neat and clean manner to the edge of all the planting areas adjacent to walks, curbs, etc. Sod shall be rolled (weight 1 – 1/2 lbs per square inch) to produce a smooth surface.

4. Within 2 hours after installing and prior to rolling irrigate the area. Sufficient water shall be applied to wet the soil thoroughly to a depth of not less than 4 inches (100 millimeters). Irrigate sod in such a manner that sod will not be washed away by the application of excessive quantities and the watering equipment shall be of a type that will prevent damage to the finished and surface. Watering shall be repeated as necessary to keep sod moist until roots to subgrade.

5. Ties and shall be pressed firmly into contact with the and bed using a turf roller or other approved equipment so as to eliminate air pockets, provide a true and even surface and insure settling without any displacement of the sod or deformation of the surface grade. Any sod which is damaged during rolling shall be replaced. The edges of the sod shall be smooth and shall conform to the grades indicated.

6. If, in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean silica sand shall be used to fill cracks. Enough sand shall be applied to the surface to be leveled, filling-in dips and voids and thoroughly washing into the sod areas.

7. On slopes steeper than 2:1 and as required, the sod shall be fastened in place with wooden pegs driven flush with the ground.

E. Seeding

1. Seed shall be installed per the specifications of the State of Florida Department of Transportation. See plan for type of seed.

F. Tree Guying, Bracing and Staking:

1. Tree guying, staking and bracing shall be the responsibility of the Contractor per sound nursery practices, and shall be done per details shown on the Plans. For trees, a minimum of three stakes per tree are required, to be placed in a triangular pattern around each tree. Stakes shall be placed as approved by the Landscape Architect.

2. For street plant material, a minimum of 3 stakes per palm or tree are required. Stakes shall be 2 inch by 2 inch (50 millimeter x 4 inch (100 millimeter) pressure treated (p.t.) stock, with a minimum of 3 stakes per palm. Bolting shall be 3/8 inch (9.5 millimeter) x 12 inch (300 millimeter) galvanized carriage bolt by 16 inch (400 millimeter) wood connected with ten – 3/4 inch (19 millimeter) steel bands. Palms shall be staked with a minimum of 8 feet (1.5 meters) of stake above grade.

3. Contractor shall remove all palm guying, staking, and bracing from trees six (6) months after date of installation or prior to completion of the landscape work.

4. Contractor shall not remove below-grade staking and bracing from hardwood trees after the date of final acceptance of the landscape work.

5. Stake only trees that require support to maintain a plumb position or are in potentially hazardous areas.

G. Mulching

1. All planting beds shall be weed-free prior to mulching.

2. All curb, roadway, and bed line edges will be "trenched" to help contain the applied mulch.

3. All plant beds and tree rings shall be mulched evenly with a 3 inch (75 mm) layer (before compaction) of 100% recycled wood mulch, or other mulch as specified on the Plans or Owner's notes.

4. Mulch shall not be placed against the trunks of plant materials or foundations of buildings. Maintain a minimum 3 inch (75 millimeters) clearance for trees and shrub trunks and a minimum 6 inch (150 millimeters) clearance for the walls of buildings.

5. For beds of annual flowers, a 12 inch wide (300 millimeter) x 2 inch (75 mm) deep band of mulch shall be installed in front of the line of annuals. Maintain a minimum 2 inches (100 millimeters) of non-mulches clearance from the edge of the annuals.

H. Pruning

1. General pruning to maintain the natural shape and form of the plant shall be done by experienced personnel. Complex pruning operations or treatment of diseased tree infections shall be done by a licensed arborist.

2. Upon acceptance by the Owner, prune any broken branches, remove crossed branches, and branches hanging below the clear trunk of the tree.

I. Clean-up

1. During landscape work, store materials and equipment where directed by the Owner.

2. The Contractor shall promptly remove any materials and equipment used on the job, keeping the area neat at all times. Upon completion of all planting, dispose of all excess soil and debris leaving pavements and work areas in a safe and orderly condition.

3. The clean-up of the site shall include the removal and proper disposal of the tree guying, staking, and bracing materials as described in these specifications.

J. Protection

1. The Contractor shall provide safeguards for the protection of workmen and others on, about, or adjacent to the work, as required under the parameters of the Occupational Safety and Health Administration (O.S.H.A.) standards.

2. The Contractor shall protect the Owner's and adjacent property from damage.

3. The Contractor shall protect the landscape work and materials from damage due to his operations. Maintain protection during installation and maintenance periods.

4. The Contractor shall provide protection (tree barricades) for all existing trees and palms as specified.

K. Repair of Damages

1. The Contractor shall repair all damage caused by his operations to other materials,property, or trades to a level equal in quality to the existing condition prior to damage.

2. The Contractor shall be held responsible for all damage done by his work or employees to other materials or trades' work. Patching and replacement of damaged work may be done by others, at the Owner's direction, but the cost of same shall be paid by the Contractor who is responsible for the damage.

3.03 MAINTENANCE

A. The Contractor shall maintain all plant materials in a first class condition from the beginning of landscape construction until final acceptance. Cost of maintenance and final acceptance to be included in bid, no change orders for maintenance will be accepted.

B. Operations:

1. Maintenance shall include, but not be limited to, watering of turf and planting, replacement of defective plants, mowing, pruning, edging of turf and planting, replacement of mulch, weeding, straightening, guying, plant replacement corrections, replacement of rejected materials, staking and guying repair and tightening, wash-out repairs and regrading, and any other procedures consistent with horticultural practices necessary to promote and maintain a vigorous and healthy growth of all work under the Contract. Watering shall be consistent with the recommended twelpt per the University of Florida Cooperative Extension Service.

2. Within the warranty period, the Contractor shall notify the Owner of any unsatisfactory conditions in writing, stating what work is and is not considered the responsibility of the Contractor or the Owner.

3. The Contractor shall be responsible for the final watering of not less than one inch of water for all planted materials before leaving the site.

3.04 INSPECTION, REJECTION, AND ACCEPTANCE

A. Inspection

1. Contractor.
2. Upon completion of the installation, the Contractor will notify the Owner or the Owner's Representative and request a final inspection. A punch list and/or a certificate of completion shall be prepared by the Contractor. A written and/or graphic inspection report will be sent to the Owner and/or Landscape Architect.
3. If the work is incomplete at the time of the first inspection and a final Landscape Inspection is requested by the Landscape Contractor, then all subsequent inspections shall be charged to the Contractor. After the second inspection, including written and/or graphic inspection reports, the Contractor will be charged a minimum fee of $80.00 compensation to the Landscape Architect for all final inspections and reports for the above-mentioned circumstances.

B. Rejection and Replacement

1. The Landscape Architect shall be the final judge as to the suitability and acceptability of any part of the work. Plant material will be rejected if it does not meet the requirements set forth in the Plans and Specifications.
2. All rejected materials immediately or not later than 20 days, and notify the Landscape Architect in writing that the correction has been made.

C. Acceptance

1. After replacement of rejected plant material (if any) have been made, and completion of all other correction items, the Owner or Owner's Representative will accept the project in writing.
2. Upon final acceptance, the Owner assumes responsibility for maintenance within the terms of the Contract. Acceptance will in no way terminate the Contractor's warranty period.
3. The Contractor's warranty period will begin after final acceptance of the project by the Owner.

3.05 OWNER'S OPTIONS

A. If evidence exists of any lien or claim arising out of or in connection with default in performance of this Contract, the Owner shall have the right to retain any payment sufficient to discharge such claim and all costs in connection with discharging such claim.

B. Where the Specifications call for any stipulated item or an "approved equivalent", or is vague in that effect, the Contractor shall indicate the price of the type and species specified. The Owner reserves the right to select any item or equivalent from the Contractor's proposal at the price stated with the Owner's Representative.

C. Where plants installed do not meet Specifications, the Owner reserves the right to request plant material be removed and an acceptable substitute be installed in order to compensate for the value not received from the under-specified plant materials. No additional compensation will be made to the Contractor for plants installed that exceed Specifications.

3.06 WARRANTY

A. The Contractor shall warranty all trees furnished under this contract for a period of 1 year and all shrubs for a period of 1 months. Should plants in question in poor health during this period or at completion be replaced at no charge to the Owner. Should any of the plant materials show 50% or more defoliation during the Warranty Period, due to the Contractor's use of poor quality or improper materials or workmanship, the Contractor shall replace the plants without charge even though no additional cost to the Owner. Should any plant require replacing, the new plant shall be given the equal amount of warranty.

4.00 – MEASUREMENT AND PAYMENT

4.01 MEASUREMENT

A. The quantity of Landscape for which payment will be made shall be the actual number of units measured in place and accepted. The units measured shall be as listed in the Bid Schedule. If a payment item for Landscape is not specifically included in the Bid Schedule, the quantity for which payment will be made shall be the quantity required to complete the work.

4.02 PAYMENT

A. Payment for Landscape shall be made at the prices stated in the Bid Schedule. If a payment item for Landscape is not specifically included in the Bid Schedule, payment for the work specified in this Section shall be included in the several unit and lump sum prices for all applicable items of work.

END OF SECTION

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SIGNATURE & SEAL

PL Registration: LC26000471

DO PLANS

ISSUE DATE

NO.	SUBMITTAL	DATE
1	DO PLANS	07-08-22
2	DO PLANS	11-08-22

REVISIONS

NO.	COMMENTS	DATE

SHEET INFORMATION

JOB NUMBER 21057
DRAWN BY HB/GS
CHECKED BY HB

NO SCALE

LANDSCAPE SPECIFICATIONS

LD-4

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SECTION 02441 – IRRIGATION

PART 1 –GENERAL

1.01 RELATED DOCUMENTS

A. The Bidding, Contractual and Special Conditions apply to all work hereunder.

B. Related work specified or as shown elsewhere:

1. SECTION 02930 – LANDSCAPE

1.02 SCOPE OF WORK

A. Provide all labor, materials to install the specified Irrigation System as shown on the drawings and stated in the Technical Specifications.

B. Connection to existing water source on property at location shown on the drawings.

1.03 QUALITY ASSURANCE

A. Comply with Federal, State, County, Local and other duly constituted authorities and regulatory agencies.

B. Installation and materials shall conform to the Standards and Specifications for Turf and Landscape Irrigation Systems, Florida Irrigation Society, and the current Uniform Plumbing Code, Uniform Mechanical Code, state statutes and prevailing county and/or municipal ordinances.

1.04 JOB CONDITIONS

A. Responsibility to the Owner: The Contractor shall not willfully install the plumbing irrigation system as specified in the Contract Documents when it is obvious in the field that there are obstructions, grade differences and/or discrepancies in area dimensions until such conditions are brought to the attention of the Landscape Architect.

B. Utilities and Structures: Attention is directed to the fact that overhead, underground and surface utilities, structures and vegetation are in the area of the work and must be protected against damage during the progress of the work.

C. Protection and Safety: The Contractor shall be responsible and liable for the protection and safety against injury of property and persons on or about the project site during the term of its work. The Contractor shall provide and properly maintain necessary warning signs and lights, barricades, railings and other safeguards. The Contractor shall conform with the current Occupational Safety and Health Standards.

D. Site Familiarity: The Contractor shall visit the project site to examine such conditions as soils, vegetation, utilities, structures, water supply, etc., as they will influence the work pursuant to bid submission and/or contract execution.

E. Utility Connections: Location of utility connections shall be shown on the plans or as shown by the utility company. The Contractor shall include in his bid all costs for such utility connections.

1.05 SUBMITTALS

A. Submit the following:

1. Submit proposed work schedule.

2. Product Data: Submit six (6) copies of manufacturer's technical data and installation instructions for underground sprinkler system. Submit samples of all materials and equipment to be installed on the project.

3. Equipment: Submit a schedule of equipment to be installed, to include: automatic controller, zone control valves, gate valves, backflow prevention devices, quick coupler valves, rotary sprinkler heads, pop-up spray heads, bubbler heads, bubbler heads, special purpose heads, emitter pipe, fittings and valve boxes.

4. Design Data: Submit any all design data required under these specifications for all areas not shown on the irrigation plans that need irrigation rework of the existing system

1.06 DEFINITIONS AND ABBREVIATIONS

A. The Definitions and abbreviations given here below shall be considered a part of these specifications and shall apply to the interpretation and execution hereof.

1. P.S.I.: Static water pressure shall be given as pounds per square inch, abbreviated P.S.I., and where (1) P.S.I. shall equal 2.31 feet of head.

2. G.P.M.: Volume of water shall be given as gallons per minute abbreviated G.P.M.

3. Zone: A zone shall be defined as a group of heads or emitter pipes operating at the same time downstream under a common control valve. A zone shall be defined as further described hereinafter on the basis of available water pressure and volume and physical location/orientation.

4. P.V.C.: P.V.C. shall denote the abbreviation for polyvinyl chloride (schedule 40) material used in the manufacture of pipe and fittings as further specified hereinafter.

5. Polyolefin and Polyconnectors: A flexible polyethylene pipe and fittings used in swing joints, head and pipe connectors and emitter systems.

6. Owner: That entity which holds title or control to the premises on which the work is performed.

7. Landscape Architect: This person or firm is the responsible representative of the Owner who produces the landscape and/or irrigation plans and specifications.

8. Contractor: In reference to these specifications, the "Contractor" shall mean the irrigation contractor bidding on and/or being awarded the contract for the work stipulated. Said Contractor shall be duly licensed and insured as an irrigation supplier/contractor to perform necessary water supply and distribution functions in the state, county and municipality where the work is to be executed.

9. Project: The project as referenced herein shall be that tract of real property where the irrigation system is to be installed.

10. Contract Documents: For the purposes of bid submission, contract agreement and execution of the work, the contract documents shall be binding upon all parties and shall include but not be limited to applicable plans, details, schedules, specifications and bidder instructions.

11. Equivalency: Relevant to manufacturer product lines specified herein, equivalents shall be of the type, manufacture, design, material, operation and performance. They shall be approved by the Landscape Architect.

12. The Plans: Design drawings and specifications provided by the Landscape Architect. In the event of conflict between the plans and the written specifications, the plans shall prevail.

PART 2 – MATERIALS

2.01 PRODUCTS

A. All material shall be of new stock and best grade of its kind. It shall be as specified unless otherwise specifically approved by the Landscape Architect. Materials not named shall be subject to approval or rejection by the Landscape Architect. In all cases, equipment and material shall conform to the local plumbing code having jurisdiction. Materials shall be installed as recommended by the Manufacturer.

B. Available Manufacturers:

1. Subject to compliance with requirements, manufacturers offering products which may be incorporated in the work include the following:
a. Rain Bird Sprinkler Mfg. Corp.
b. Hunter Industries
c. Netafim Irrigation
d. The Toro Co., Irrigation Division

C. Products the contractor wishes to substitute as an "Approved Equivalent" must be submitted to the Landscape Architect, in writing, a minimum of ten (10) days prior to the bid date. The Landscape Architect will provide either an approval or rejection of all products submitted in this fashion.

D. Plastic pipe shall be rigid, high impact, Type I, un-plasticized polyvinyl chloride. The pipe shall be homogeneous throughout and free from visible cracks, holes, foreign materials, blister, deleterious wrinkles or dents and shall conform to the following dimensions and physical properties:

1. All plastic pipe shall be continuously and permanently marked with manufacturer's name, kind of pipe, material size, IPS, NSF approval, schedule and type.

2. Plastic pipe shall be as manufactured by Lasco, Celanese, Pacific Western, Johns Manville, Colorkit, Universal, or as by specific emitter manufacturer.

3. Polyethylene pipe to be used for swing joints (for spray heads only), connectors or emitters, of appropriate P.S.I. ratings.

E. All main and lateral line piping used on this project shall be Schedule 40 P.V.C. unless otherwise approved in writing by the Landscape Architect and the Owner.

F. Pipe Fittings:

1. Plastic pipe fittings to be installed shall be medium weight injection molded for virgin Type II high impact un-plasticized rigid polyvinyl chloride (P.V.C.) molding compound. All plastic slip couplings shall be extruded fittings from same material as specified for pipe. Solvent cement and primer shall be as recommended and/or approved by the Landscape Architect. Plastic pipe cement and lubricant shall be as recommended by pipe manufacturer.

2. Galvanized pipe and fittings: Where indicated, or required by code, use galvanized steel pipe ASA schedule 40 mild steel screwed pipe. Fittings shall be medium galvanized screwed, beaded malleable iron. Galvanized couplings may be a merchant coupling.

3. Under Pavement Lines: At piping under concrete and asphalt vehicle pavement, curbs, unpaved areas subject to other than normal loads shall be rigid P. V. C. Schedule 40.

G. Sprinkler Risers and Connectors:

1. Shrub risers are to be Schedule 40.

2. Pop_up spray connectors (from tee to head base) are to be threaded, flexible polyethylene.

3. Pop_up rotor connectors (from tee to head base) are to be rigid 1" Schedule 80 PVC or Marlex swing joints.

H. Valves:

1. Manufacturer's standard, of type and size required, and as herein further specified, clearly identified with purple markings or labels for Reclaimed Waste Water.

2. Automatic Circuit Valves: Globe or angle configuration valves operated by low_power solenoid, normally closed, manual flow adjustment. All electric/hydraulic control valves shall be fully compatible with the automatic controller with respect to the type of control, voltage, amperage or pressure specifications and "normal" sequence positioning.

3. Quick Coupling Valves (if specified): Shall have a brass two_piece body designed for working pressure of 150 P.S.I. operable with a quick coupler. Key size and type shall be as shown on the plans or presented in the equipment schedule. Cover to be clearly identified by purple markings for Reclaimed Waste Water.

I. Sprinkler Heads:

1. Manufacturer's standard unit designed to provide uniform coverage over entire area of spray shown on drawings at available water pressure. Top of head to be clearly identified with purple markings for Reclaimed Waste Water.

2. Pop_Up Spray: Fixed or adjustable pattern, with screw_type flow adjustment and stainless steel retraction spring.

3. Pop_up Rotary Sprays: Gear driven, full circle and part circle.

J. Valve Boxes:

1. All gate and control valves shall be set in valve boxes with snap lock covers flush with finished grade. Valve boxes shall be "Nelson 8500 or "Amvalve".

K. Automatic Control System:

1. The automatic controllers shall be as specified on the Plans or shall be of a capacity as required to efficiently operate the zones throughout the building and parking lot atlas. The 120 volt electrical power to the automatic controllers location is to be furnished by the Owner (See Facilities Manager for exact controller location). Irrigation Sub-Contractor shall make all connections in the low-voltage system between the automatic controller and the valves.

2. Schedule the controller time clocks to operate the system control as nearly as possible between the hours of 11:00 P.M. and 7:00 A.M. and on the days required by local watering guidelines for deep well water source systems.

L. Sleeves and Conduits:

1. All pipe and wiring under paving shall be placed in separate Schedule 40 P.V.C. sleeves and conduit respectively for the full pavement covered length. Sleeves and conduit are to be installed as shown on the Irrigation Plan or determined in the field. Sleeves and conduit shall be of adequate diameter to accommodate the pipe(s)/wire(s) with sufficient free play to allow removal and reinstallation without binding.

M. Control Wiring:

1. Connections between the automatic controllers and the electric control valves shall be made with direct burial wire AWG_U.F. #14_600 volt. Use red for pilot wire and white for common wire, install in accordance with valve manufacturer's specifications and wire chart. Wiring shall occupy the same trench and shall be installed along the same route as pressure supply or lateral lines wherever practical. Splices will be permitted only in the valve box where more than one (1) wire is present in a trench, the wiring shall be taped together every ten (10) feet. Slack shall be provided in the wiring at changes in direction to prevent stress on the conductor. Wire splices only is placed in a trench, place under a continuous strip of subgrade: use pressure_treated southern yellow pine, 1" x 3" and attach to board at (6) foot intervals. An expansion curl shall be provided within three (3) feet of each wire connection and at least every one hundred (100) feet in length. Expansion curls shall be formed by wrapping at least five (5) turns of wire around a pipe 1" (or more) in diameter, then withdrawing pipe. All splices shall be made with pen_like fasteners. All control wiring or tubing routed beneath or through pavements, walks, curbs and/or other structural elements shall be run through P.V.C. Schedule 40 conduit of sufficient diameter for wire pulling. All conduit and sleeves for irrigation pipes and control wiring shall be installed by the irrigation sub-contractor. The 120 volt electrical power to the controller location to be furnished by the Owner.

N. Valves:

1. General: Manufacturer's standard, of type and size required, and/or as specified on the Plans.

2. Gate Valves shall conform to federal specification WBV 54, Type I, Class A, with all brass or bronze body, non_rising stem, "Kennedy #617" or "NIBCO #T_113".

3. Valves shall be clearly identified with purple markings and labels when Reclaimed Waste Water is used.

4. Automatic Circuit Valves: Globe or angle configuration valves operated by low_power solenoid, normally closed, manual flow adjustment. All electric/hydraulic control valves shall be fully compatible with the automatic controller with respect to the type of control, voltage, amperage or pressure specifications and "normal" sequence positioning.

5. Quick Coupling Valves: When specified, shall have a brass two_piece body designed for working pressure of 150 P.S.I. operable with a quick coupler. Key size and type shall be as shown on the plans or presented in the equipment schedule.

6. Other Valves: shall be as stated on the Plans.

O. Filters:

1. A Yo_Flex 60 mesh filter is required on all emitter systems. One filter will be required for each source of supply. Filters shall be located underground in an appropriately_sized meter box.

P. Backflow Prevention: (If applicable)

1. Backflow prevention shall be as approved by the local governing body.

Q. Emitter Pipe:

1. Emitter pipe shall be manufactured by one of the aforementioned suppliers for the express purposes of subsurface irrigation.

2. Pipe shall have prestabricated irrigation orifices placed 12 inches on center.

3. Emitter pipe, if different than those stated herein, must be approved in writing by the Landscape Architect.

PART 3 – EXECUTION

3.01 SYSTEM DESIGN

A. General:

1. The Contractor shall provide any additional irrigation design data required to complete the Contract Documents. All Contractor submitted design data must provide for a 100% coverage to all planting and seeded areas to be irrigated as shown on the plans.

B. Design Liability:
1. All irrigation design data provided by Contractor shall be the full liability of the Contractor. All such design data shall be consistent with manufacturer's materials and installation methods, code compliance, coverage, application, distribution and operation as per the provided plans and technical specifications.

C. Design Pressures:
1. Design Pressures should be as recommended by the pipe and fitting manufacturer type of pipe selected, or as indicated on drawings.

D. Emitter Pipe Locations:

1. If design data is required, the Contractor is to provide final layout plans of the emitter system specified to reflect the zone and valve locations, and specified coverage.

2. The application rate shall not exceed the intake rate of the soil, and as recommended by the Manufacturer.

3. The system shall provide the capability of accomplishing complete watering of the entire area or areas, for the particular combination of soil type and vegetation being irrigated, within a period of time no greater than that currently being recommended by recognized authorities.

4. Friction losses for pipe will be determined by the Hazen_Williams Formula. The retardance coefficient for P.V.C. pipe shall be 150 and for galvanized steel pipe 100. "C" factors for other products shall be determined from Metcalf Engineers Handbook or other comparable friction loss tables. Maximum water velocity shall not exceed 5 feet per second in any part of the system.

3.02 INSTALLATION

A. Comply with all requirements of the Uniform Plumbing Code.

B. Layout

1. The locations of heads are approximate. Make minor adjustments as necessary to avoid plantings and other obstructions and to obtain coverage. Pipe may be shown in building, concrete, and/or asphalt areas for clarity only. Locate all pipe in planting areas where appropriate.

2. Emitter lines shall be installed as shown on the Plans.

C. Excavation/Trenching:

1. Trenches shall be dug straight. Trench bottoms shall be at true gradient providing support to pipe through its entire length and shall be free from rocks, clods, debris and sharp_edged objects. The minimum depth of lines measured to top of pipe, unless otherwise noted on the plans, shall be:
a. Main lines and quick coupler lines shall be 18".
b. Lateral sprinkler lines shall be 12".
c. Non_pressure rotor head lines shall be 15".
d. Emitter lines shall be 4"below finish grade.
e. Provide minimum cover of 18" for all control wiring.

2. Where required or indicated on the plans, adapting and shall be removed where trenches are to be dug, and shall be protected from drying and exposure until refilled with backfill. Sod shall be cut in such a manner that a minimum of 2" of soil remains on the roots. The soil should be moist, but not wet, to prevent excessive loss due to crumbling. The Irrigation Sub-Contractor shall have all the responsibilities to maintain adequate moisture and grass levels, and planting as required by Section 02900. The Irrigation Sub-Contractor may, at his option, contract with the Landscape, sodding and grass Sub-Contractor to handle this responsibility.

3. Back-fill shall not be placed until the installed irrigation system has been thoroughly inspected and tested by the Contractor (the Landscape Architect may request an inspection by his own personnel prior to back-filling of trenches). Back-fill material shall be approved soil, free from large rocks, debris or sharp objects. In general, the material removed from excavation may be used. Excavated rocky material shall be removed from the site and suitable fill material obtained for back-fill. Back-filling shall be done carefully to avoid damage to pipe or displacement of irrigation system components. Pipe shall not be back-filled for the purpose of operation of the system for a short time before back-fill, or by back-filling in the warm part of the watering before the heat of the day. Long runs of P. V. C. pipe shall be "snaked" in the trench to allow for contraction. Back-fill shall follow excavation with the least possible delay. Open trenches shall be adequately protected to insure the least possible hazard to and interference with people and animals. Back-fill shall be compacted in compliance with Earthwork Section. The operation shall be repeated until finished grade of back-filled trenches matches that of adjacent soil.

D. Water Connection:

1. Connect irrigation system to existing source on site. Connection shall include but may not be limited to the installation of backflow preventer, gate valve, quick coupler valve, and water meter box or required. Coordinate time of connection with affected persons in order to minimize irrigation downtime. Required modifications and/or relocations of equipment associated with the existing well shall be included in the irrigation work.

2. Municipal and County regulations must be adhered to during this and all other portions of work in this section.

E. Circuit Valves:

1. Provide union on downstream side.

2. Adjust automatic control valves to provide flow rate of rated operating pressure required for each sprinkler circuit.

3. Wherever possible, locate valves in plant bed areas for best concealment and accessibility.

4. Valves are to be installed in "brooks" valve boxes, large enough to accommodate maintenance and operation of valves. Provide a 1/2" diameter river gravel sump 3" thick at bottom of valve pit.

F. Piping

1. Pipe shall be handled and stored in a manner to prevent damage. The plastic pipe and fittings shall be stored under cover, and shall be transported in a vehicle with a bed long enough to allow the length of pipe to be fed as an not to be subject to undue bending or concentrated external load at any point. Any plastic pipe that has been dented or damaged shall not be used unless such damage has been cut and pipe is replaced with a coupling.

2. Clean interior of pipe thoroughly and remove all dirt or foreign matter before laweing in the trench. Keep pipe clean during operations by plugs or other approved methods. The ends of all threaded pipe shall be reamed out full size with a long taper reamer so as to be perfectly ball_mouthed and perfectly smooth. All offsets shall be made with fittings. All water lines shall be thoroughly flushed out before heads are installed.

3. Lay pipe on solid sub_base, uniformly sloped without humps or depressions.

4. Install P.V.C. pipe in dry weather when temperature is above 40 degrees Fahrenheit in strict accordance with manufacturer's instructions. Allow joints to cure at least 24 hours at temperature above 40 degrees Fahrenheit before testing, unless otherwise recommended by manufacturer.

5. Welded joints shall be given at least 15 minutes set_up curing time before moving or handling. Pipe shall be partially center loaded to prevent arching and whipping under pressure. Plastic pipe shall be cut with a hand saw, hacksaw or other tool approved for such use in a manner so as to insure square ends. Burrs at cut ends shall be removed prior to installation so that a smooth unobstructed flow will be obtained. All plastic_to_plastic joints shall be solvent_weld joints. Only the solvent recommended by the pipe manufacturer shall be used. The solvent_weld joints shall be made in the following manner:

a. Thoroughly clean the mating pipe and fitting with a clean dry cloth.
b. Apply primer to all connections prior to applying solvent. Use only competitive primer following manufacturer's specifications.
c. Apply a uniform coat of solvent to outside of the pipe with a non_synthetic bristle brush. Apply solvent to the fitting in a similar manner.
d. Promptly a light coat of solvent to pipe and quickly insert it into the fitting. Give the pipe or fitting a quarter turn to insure even distribution of the solvent and make sure that the pipe is inserted to the full depth of the fitting socket.
e. Hold in position for 15 seconds. Wipe off excess solvent that appears at the outer shoulder of the fittings.
f. Care shall be taken so as not to use an excess amount of solvent thereby causing a burn or obstruction to form on the inside of the pipe. The joints shall be allowed to set at least 24 hours before pressure is applied to the system.

C. Pipe jointing, in general, shall be performed by competent tradesmen specially trained in the type of work required and using tools and equipment recommended by the manufacturers of the pipe, fittings or equipment.

D. Galvanized Steel Pipe and Fittings: Threads shall be sound, clean cut, and well fitting. Threaded joints shall be made up with the best quality pure joint compound or lead paste, carefully and smoothly placed on the male threads only, throughout the system. Any leaky joints shall be remade with new material. Use of thread cement or caulking to make joints tight will not be permitted. All cut ends shall be remade to full bore before assembly.

C. Plastic to Steel Connections: Male threaded plastic to female thread steel shall be used. The same shall apply to plastic and brass or other metal. In no case shall metal be screwed into a plastic fitting. A non_hardening pipe dope such as "Permatex No. 2", or equal, shall be used on threaded plastic to metal joints, and tight wrench pressure should be used.

H. Hose bibs:
1. If specified, shall be installed up stream of the electric valve in the same meter box. Hose bibs may be used with a pressure range to clean operating pressure.)

I. Miscellaneous Emitter Equipment:
1. Pressure gauges and other miscellaneous equipment may be required by the manufacturer for ideal operation of the emitter system. The Contractor shall provide all necessary equipment for the full operation of the emitter system as recommended by the manufacturer.

J. Sprinkler Heads and Adjustment:

1. Sprinkler heads shall be installed in a plumb position at intervals not to exceed the maximum spacing specified by the manufacturer for pressure conditions, or as indicated on the drawings.

2. Heads in turf areas shall be installed 2" minimum to 6" maximum away from the edge of the curb or walk, and shall be set 1/8" below the edge of the curb or walk. All heads shall be installed on flexible connections or swing joints and shall allow for various adjustment of heads. 6" pop_up spray heads or pop_up rotors (where appropriate) shall be used in turf areas.

3. All groundcover areas, including mass plantings of desert shrubs not exceeding 22", shall be irrigated with 12" pop_up spray heads and extenders.

4. Shrub risers shall only be installed in hedges or mass plantings of large shrubs and are not to extend more than 3" above the installed height of the shrub. If risers are used in hedges abutting parking areas, they must be placed a minimum of 30" away from the edge of the parking area. Heads in hedge on or not to been seen or damaged by vehicle overhang. All risers and other above_ground piping and fixtures shall be painted with a permanent flat black enamel paint. Stake all risers over 2' with 1"x1" reinforcing rod fastened securely to riser.

5. Provide swing joints on all pop_ups and rotors located adjacent to vehicular and pedestrian ways. Flexible polyolpe may be used as swing joints for spray heads only. All rotor heads shall be installed with rigid 1" Schedule 40 PVC swing joints.

6. Pop_up heads adjacent to vehicle pavement that is not curbed shall be installed with concrete donut protectors set flush with the top of the heads. Heads installed adjacent to pedestrian curbs or walks shall be installed 6" away from the curb or walk. Where adjacent to buildings, fences or similar structures, heads shall be installed 6" away from the structure.

7. Install no multiple assemblies on plastic lines. Provide each assembly with its own outlet.

8. Adjustable sprinklers shall be adjusted by fully opening the sprinkler farthest from the control valve. The manual adjustment of the control valve shall be opened slightly to obtain a 12" high spray at the sprinkler mentioned above. After this condition has been met, all other sprinklers in the section shall be adjusted for equal height sprays, regulating the control valve as required maintaining this condition. The Landscape Architect shall be notified in writing that the system is ready for inspection. This shall be done before backfilling for the sprinkler installed. Individual heads shall be rotated as required to keep sprays within the areas of lawn or shrubbery. If it is determined that adjustments in the irrigation equipment will provide proper and more adequate coverage, make such adjustments prior to planting. Adjustments may also include changes in nozzle sizes and degrees of area as required.

3.03 SYSTEM CHECK

A. In no event shall the Contractor cover up or otherwise remove from view any work under this contract that has not been thoroughly inspected and tested. The Owner and/or Landscape Architect shall be present at time of inspection and testing. Any work covered prior to being inspected shall be opened to view by the Contractor at his expense. Notify the Owner and Landscape Architect when testing will be conducted.

B. Pressure Testing: All pressure lines shall be tested prior to back_fill of joints. As soon as lines are connected, flushed out, and valves are attached, cap all outlets and hydrostatically test at available pressure for a continuous 4 hour period, at the end of which the lines and joints shall be inspected. If leaks develop, the joint or joints shall be replaced, and the tests repeated until all leaks are repaired. Any damage pipe found to leak, shall be excavated and repaired at the Contractor's expense.

C. Operational Testing: The entire installation shall be placed in operation by the Contractor and tested in the presence of the Owner or his Representative for proper functioning as a whole. Location and area of heads shall be adjusted if required to eliminate any dry spots, over_water or spillage on adjacent areas and to prevent over_spray onto walks, roadways and buildings as much as possible.

3.04 AS BUILT RECORDS AND ADDITIONAL EQUIPMENT

A. Furnish record drawings of "as built" conditions as follows:

1. Location of water supply.

2. Tie_in and Owner furnished electrical service and disconnects.

3. Location of valve controllers and other control equipment.

4. Routing and sizing of sprinkler pipes.

5. Location and type of sprinkler heads.

6. Location and size of gate and zone control valves.

7. Routing of zone control valve electrical wiring.

B. The location of all "as built" conditions different from the original drawing shall be to scale from permanent points of reference. Exact location of main lines, control cables, and control valves shall be shown.

B. The Contractor shall provide as part of his contract two sets of sprinkler wrenches for adjusting, clearing or disassembling each type of sprinkler. Two each of any special tools required for any other equipment shall also be furnished.

C. Six (6) service manuals for of equipment used shall be furnished to the Owner. Manuals may be loose_leaf and should show drawings or exploded views of equipment and catalog number. Operation instructions for all equipment shall be furnished.

3.05 WARRANTY

A. The Irrigation Sub–Contractor and Contractor shall Warranty all materials employed in the Irrigation installation, are installed as specified and is in accordance with best trade practices. The Warranty shall also state there are no unauthorized substitutions of materials.

B. The Irrigation Sub–Contractor and Contractor shall warrant the work for a period of one (1) year.

C. The Contractor shall be responsible to replace all plant materials which have declined in health or have died due to a defective irrigation system. The contractor shall replace affected plants with plants of same variety and value within ten days of notice.

D. Corrections: Should any trouble develop within the specified warranty period which in the opinion of the Owner is due to inferior or faulty materials and/or workmanship, the trouble shall be corrected without delay by the Contractor, to the satisfaction of and at no expense to the Owner.

E. Liability: Any and all damage to rain water drains, water pipes, gas lines and/or other service lines, shall be repaired and made good by the Contractor at no extra cost to the Owner. It is the responsibility of the Contractor to be aware of the location of all utilities or other permanent or non_permanent installations and to protect these installations from any damage whatsoever.

END OF SECTION

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DOWNTOWN ESTERO

ESTERO, FLORIDA

SIGNATURE & SEAL

PL Registration: LC26000471

DO PLANS

ISSUE DATE

NO.	DESCRIPTION	DATE
1	DO PLANS	07-08-22
2	DO PLANS	11-08-22

REVISIONS

NO.	COMMENTS	DATE

SHEET INFORMATION

JOB NUMBER	21057
DRAWN BY	HB/GS
CHECKED BY	HB

NO SCALE

IRRIGATION SPECIFICATIONS

LD-5

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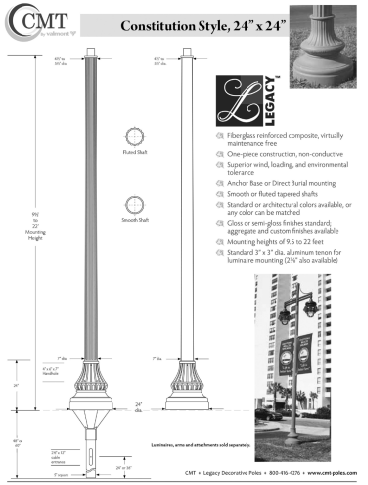
EXTERIOR LIGHTING PLAN
FOR
DOWNTOWN ESTERO APARTMENTS

INDEX OF LIGHTING PLANS

SHEET NO.	SHEET DESCRIPTION
L-1	COVER
L-2	POLE DETAIL, STATISTICS AND LUMINAIRE SCHEDULE
L-3	LUMINAIRE SPECIFICATIONS & LUMINAIRE PROPERTIES
L-4	PROJECT LAYOUT
L-5 THRU L-7	PLAN

ATTENTION IS DIRECTED TO THE FACT THAT THESE PLANS MAY HAVE BEEN ALTERED IN SIZE BY REPRODUCTION. THIS MAY BE CONSIDERED WHEN OBTAINING SCALED DATA.

JOB NO.	DATE	BY	REVISIONS	DESIGNED BY R.C.F. / DRAWN BY W.L.F. / CHECKED BY R.C.F.	APPROVED BY: REID C. FELLOWS P.E. 61673	FEBRUARY 28, 2023	TR TRANSPORTATION CONSULTANTS, INC	2726 OAK RIDGE COURT, SUITE 503 FORT MYERS, FLORIDA 33901-9356 (239) 278-3090 CERTIFICATE OF AUTHORIZATION: #27003	DOWNTOWN ESTERO APARTMENTS / COVER	SHEET NO. L-1
F2205.34										



Calculation Summary							
	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
North Apartments	Illuminance	Fc	1.14	4.2	0.3	3.80	14.00
Central Apartments	Illuminance	Fc	1.14	3.5	0.3	3.80	11.67
East Apartments	Illuminance	Fc	1.09	5.0	0.3	3.63	16.67
Property Line	Illuminance	Fc	0.01	0.4	0.0	N.A.	N.A.

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Description	BUG Rating	LLF
▪	35	SA	SINGLE	RFS-35W16LED3K-G2-4	B1-U0-G1	1.000
▪▪	14	SB	BACK-BACK	RFS-35W16LED3K-G2-4	B1-U0-G1	1.000

NOTES:
1. LOCATE ROADWAY LIGHT POLES AS SHOWN ON PLAN. (2 FEET BEHIND BACK OF SIDEWALK/ 4 FEET BEHIND EOP (TYPICAL).
2. POLES SHALL BE DIRECT BURIAL OR FOUNDATION TO BE DESIGNED BY OTHERS.
3, FIXTURES TO BE MOUNTED AT 15 FEET. POLES AND FIXTURES ARE TO BE BLACK IN COLOR.

JOB NO. F2205,34	DATE	BY	REVISIONS	DESIGNED BY R.C.F. DRAWN BY W.L.F. CHECKED BY R.C.F.	APPROVED BY: REID C. FELLOWS P.E. 61673	FEBRUARY 28, 2023	TR TRANSPORTATION CONSULTANTS, INC	2726 OAK RIDGE COURT, SUITE 503 FORT MYERS, FLORIDA 33901-9356 (239) 278-3090 CERTIFICATE OF AUTHORIZATION: #27003	DOWNTOWN ESTERO APARTMENTS	SHEET NO.
									POLE DETAIL, STATISTICS AND LUMINAIRE SCHEDULE	L-2

LUMEC by ⓘignify

Roadway

RoadFocus

RFS Cobra head (small)

Lumec RoadFocus LED cobra head luminaires feature a sleek design that provides seamless replacement of existing HID luminaires. RoadFocus is available in three sizes, offers multiple lumen packages, and a complete array of optical distributions, making it an outstanding solution for all types of roadway applications. Includes Service Tag, innovative way to provide assistance throughout the life of the product.

Project:
Location:
Cat No.
Type
Lumens Qty.
Notes:

Ordering guide

example: RFS-35W16LED-4K-G1-R2M-UNV-DMG-HS-PHB-RCD7-SV3

Series	LED module	CCT	Generation	Distribution	Voltage	Options: Controls [1]	Options	Finish
RFS RoadFocus small	15W12LED 20W12LED 25W12LED 25W16LED 30W16LED 35W16LED 45W16LED 50W16LED 54W16LED 60W16LED[2] 20W20LED[2] 40W30LED[2] 65W30LED[2] 35W32LED 55W32LED 60W32LED 72W32LED 100W32LED[2] 35W40LED[2] 50W40LED[2] 55W40LED[2] 65W40LED[2] 80W40LED[2] 100W40LED[2][3]	4K 4000K 3K 3000K 2.7K[4] 2700K	G2 Generation 2	R2S Type II short (ADW) R2M Type II medium (ADW) Type III R3S Type III short (ADW) R3M Type III Medium (ASYM) Type IV 4 Type IV (ADW) Type V 5[5] Type V (SYMM)	UNV 120-277V HVU 347-480V	DALI[6] Digitally addressable lighting interface DMG[7] 0-10V SRD[8] Sensor ready driver, standard configuration SRD1[9] Sensor ready driver, alternate configuration	API[10] Factory installed NEMA socket with ANSI C136.10-2015 compliant FAWS[11] Field adjustable wattage selector HS House-Side Shield, 1 per 11 LED light engine NRC[12] No receptacle NYBC 4-position terminal block PHB[13] Twist-lock photoelectric cell, UNV (120-277VAC) PHB/347[13,14] Twist-lock photoelectric cell (347VAC) PHB/480[13,15] Twist-lock photoelectric cell (480VAC) PHBL[13,16] Twist-lock photoelectric cell, extended life, UNV (120-277VAC) PHB[13] Shorting cap RCD[3,5] Tool less receptacle for twist-lock photocell or shorting cap. 3-pin (optional) RCD7[3,5] Tool less receptacle for twist-lock photocell or shorting cap. 7-pin (standard) SPJ 20AV / 10kA Surge protector TLISR[4] Slit receptacle	BK Black BR Bronze GY3 Gray WH White

[1] Not available with HVU.
[2] Not available with HS option.
[3] Use of photoelectric cell or shorting cap is required to ensure proper illumination.
[4] Select either DALI or 3MG or SRD or SRD1 mandatory option.
[5] Please note this integrated feature come stand-ard with RoadFocus.
[6] Only available with SRD or SRD1 Driver Options.
[7] Only available with DMG Driver Options.
[8] Not available with PHB, PHB/347, PHB/480, PHBL, PH9, JALI, SRD or SRD1 Driver Options.
[9] Not available with SRD Driver Options.
[10] Either RCD or RCD7 must be selected for this option.
[11] Extended lead-time may apply. Consult factory.
[12] Not available with UNV.
[13] Only available with R2M or R3M distributions.

Accessories (must be ordered as separate line item - quickly and easily installed in the field)

Interact City connector node *

*Contact the factory for additional support when connected lighting or additional services are desired.

RFS RoadFocus

LED Cobra head (small)

3000K LED Lumen values

Ordering Code	Color Temp	Type R2M Lumen Output	Type R2M Efficacy (LPW)	Type R2M BUG Rating	Type R2S Lumen Output	Type R2S Efficacy (LPW)	Type R2S BUG Rating	Type R3M Lumen Output	Type R3M Efficacy (LPW)	Type R3M BUG Rating	Type R3S Lumen Output	Type R3S Efficacy (LPW)	Type R3S BUG Rating	Type 4 Lumen Output	Type 4 Efficacy (LPW)	Type 4 BUG Rating	Type 5 Lumen Output	Type 5 Efficacy (LPW)	Type 5 BUG Rating
RFS-15W12LED	3000	1,761	124	B1-U0-G1	1,820	129	B1-U0-G1	1,763	124	B1-U0-G1	1,789	125	B0-U0-G1	1,735	113	B0-U0-G1	1,805	126	B1-U0-G1
RFS-20W12LED	3000	2,389	122	B1-U0-G1	2,466	127	B1-U0-G1	2,362	122	B1-U0-G1	2,394	123	B1-U0-G1	2,351	121	B1-U0-G1	2,445	126	B2-U0-G1
RFS-25W12LED	3000	2,734	109	B1-U0-G2	N/A	N/A	N/A	2,700	N/A	B1-U0-G2	2,731	110	B1-U0-G2	2,681	108	B1-U0-G2	2,795	112	B1-U0-G2
RFS-25W16LED	3000	3,187	129	B1-U0-G2	3,244	134	B1-U0-G2	3,107	126	B1-U0-G2	3,149	130	B1-U0-G2	3,092	118	B1-U0-G2	3,217	133	B1-U0-G2
RFS-30W16LED	3000	3,531	122	B1-U0-G2	3,670	127	B1-U0-G2	3,520	122	B1-U0-G2	3,567	124	B1-U0-G2	3,504	121	B1-U0-G2	3,644	126	B2-U0-G2
RFS-35W16LED	3000	4,152	119	B1-U0-G3	4,897	124	B1-U0-G3	4,466	113	B1-U0-G3	4,538	130	B1-U0-G2	4,477	116	B1-U0-G3	4,657	123	B1-U0-G2
RFS-45W16LED	3000	5,157	114	B1-U0-G3	5,366	119	B1-U0-G3	5,141	114	B1-U0-G3	5,213	115	B1-U0-G2	5,157	103	B1-U0-G2	5,322	118	B1-U0-G2
RFS-50W16LED	3000	5,485	109	B1-U0-G3	5,689	113	B1-U0-G3	5,448	109	B1-U0-G3	5,532	110	B1-U0-G2	5,422	106	B1-U0-G2	5,640	112	B1-U0-G2
RFS-54W16LED	3000	5,963	113	B2-U0-G2	6,207	117	B2-U0-G2	5,944	113	B1-U0-G3	6,024	114	B1-U0-G2	5,916	112	B1-U0-G2	6,104	116	B1-U0-G2
RFS-60W16LED	3000	6,530	106	B2-U0-G3	6,797	111	B2-U0-G2	6,480	106	B2-U0-G2	6,587	107	B1-U0-G2	6,450	106	B1-U0-G2	6,709	110	B1-U0-G2
RFS-20W20LED	3000	2,417	124	B1-U0-G1	N/A	N/A	N/A	2,440	124	B1-U0-G1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
RFS-40W20LED	3000	4,813	122	B1-U0-G1	N/A	N/A	N/A	4,859	122	B1-U0-G1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
RFS-45W20LED	3000	7,142	119	B2-U0-G2	N/A	N/A	N/A	7,452	117	B2-U0-G2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
RFS-35W32LED	3000	4,875	132	B1-U0-G3	5,075	137	B1-U0-G3	4,880	131	B1-U0-G3	4,925	133	B1-U0-G2	4,837	131	B1-U0-G2	5,032	136	B1-U0-G2
RFS-45W32LED	3000	7,062	132	B2-U0-G3	7,351	137	B2-U0-G3	7,040	131	B2-U0-G3	7,136	133	B1-U0-G2	7,007	131	B1-U0-G2	7,289	136	B1-U0-G2
RFS-60W32LED	3000	7,768	122	B2-U0-G3	7,452	127	B2-U0-G3	7,136	122	B2-U0-G3	7,232	123	B1-U0-G2	7,103	121	B1-U0-G2	7,388	126	B1-U0-G2
RFS-72W32LED	3000	9,106	126	B2-U0-G2	9,316	129	B2-U0-G2	8,959	123	B2-U0-G2	8,991	122	B1-U0-G2	8,958	120	B2-U0-G2	9,150	125	B1-U0-G2
RFS-100W32LED	3000	12,215	113	B3-U0-G2	12,511	113	B2-U0-G2	12,181	113	B2-U0-G2	12,344	114	B2-U0-G2	12,124	112	B2-U0-G2	12,611	117	B4-U0-G2
RFS-35W40LED	3000	5,223	147	B1-U0-G3	N/A	N/A	N/A	5,231	148	B1-U0-G3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
RFS-50W40LED	3000	6,919	143	B2-U0-G2	N/A	N/A	N/A	6,996	144	B2-U0-G2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
RFS-55W40LED	3000	7,297	134	B2-U0-G2	N/A	N/A	N/A	7,516	135	B2-U0-G2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
RFS-65W40LED	3000	8,580	130	B2-U0-G2	N/A	N/A	N/A	8,626	131	B2-U0-G2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
RFS-80W40LED	3000	10,021	127	B3-U0-G2	N/A	N/A	N/A	10,281	125	B2-U0-G2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
RFS-100W40LED	3000	12,228	121	B3-U0-G3	N/A	N/A	N/A	12,294	122	B3-U0-G2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

2700K LED Lumen values

Ordering Code	Color Temp	Type R2M Lumen Output	Type R2M Efficacy (LPW)	Type R2M BUG Rating	Type R2S Lumen Output	Type R2S Efficacy (LPW)	Type R2S BUG Rating	Type R3M Lumen Output	Type R3M Efficacy (LPW)	Type R3M BUG Rating	Type R3S Lumen Output	Type R3S Efficacy (LPW)	Type R3S BUG Rating	Type 4 Lumen Output	Type 4 Efficacy (LPW)	Type 4 BUG Rating	Type 5 Lumen Output	Type 5 Efficacy (LPW)	Type 5 BUG Rating
RFS-15W12LED	2700	1,630	114	B1-U0-G1	1,648	116	B1-U0-G1	1,598	113	B1-U0-G1	1,619	115	B0-U0-G1	1,591	111	B0-U0-G1	1,653	118	B1-U0-G1
RFS-20W12LED	2700	2,212	112	B1-U0-G1	2,281	117	B1-U0-G1	2,186	112	B1-U0-G1	2,195	113	B1-U0-G1	2,156	111	B1-U0-G1	2,242	116	B2-U0-G1
RFS-25W12LED	2700	2,483	100	B1-U0-G2	2,580	104	B1-U0-G2	2,455	99	B1-U0-G2	2,505	101	B1-U0-G2	2,464	99	B1-U0-G2	2,563	103	B2-U0-G2
RFS-25W16LED	2700	2,858	118	B1-U0-G1	2,975	123	B1-U0-G1	2,849	118	B1-U0-G1	2,886	119	B1-U0-G1	2,835	117	B1-U0-G1	2,950	122	B2-U0-G1
RFS-30W16LED	2700	3,268	112	B1-U0-G2	3,371	117	B1-U0-G2	3,228	112	B1-U0-G2	3,271	113	B1-U0-G2	3,213	111	B1-U0-G2	3,342	115	B2-U0-G2
RFS-35W16LED	2700	4,118	106	B1-U0-G2	4,307	111	B1-U0-G2	4,125	105	B1-U0-G2	4,182	110	B1-U0-G2	4,105	108	B1-U0-G2	4,275	112	B3-U0-G2
RFS-45W16LED	2700	4,779	104	B1-U0-G3	4,923	109	B1-U0-G3	4,716	104	B1-U0-G3	4,775	106	B1-U0-G2	4,692	104	B1-U0-G2	4,880	108	B3-U0-G2
RFS-50W16LED	2700	5,102	100	B1-U0-G3	5,317	104	B1-U0-G3	4,986	100	B1-U0-G3	5,065	101	B1-U0-G2	4,972	99	B1-U0-G2	5,172	103	B3-U0-G2
RFS-54W16LED	2700	5,483	108	B2-U0-G2	5,653	112	B2-U0-G2	5,451	108	B1-U0-G3	5,524	109	B1-U0-G2	5,425	107	B1-U0-G2	5,643	111	B3-U0-G2
RFS-60W16LED	2700	5,861	98	B2-U0-G3	6,205	102	B2-U0-G3	5,942	97	B2-U0-G3	6,022	99	B1-U0-G2	5,915	97	B1-U0-G2	6,152	101	B3-U0-G2
RFS-20W20LED	2700	2,215	113	B1-U0-G1	N/A	N/A	N/A	2,230	114	B1-U0-G1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
RFS-40W20LED	2700	4,416	111	B1-U0-G1	N/A	N/A	N/A	4,440	112	B1-U0-G1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
RFS-45W20LED	2700	6,550	106	B2-U0-G2	N/A	N/A	N/A	6,837	107	B2-U0-G2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
RFS-35W32LED	2700	4,470	121	B1-U0-G3	4,654	126	B1-U0-G3	4,457	121	B1-U0-G3	4,504	122	B1-U0-G2	4,436	120	B1-U0-G2	4,614	125	B3-U0-G2
RFS-45W32LED	2700	6,476	121	B2-U0-G3	6,741	126	B2-U0-G3	6,456	121	B2-U0-G3	6,545	122	B1-U0-G2	6,426	120	B1-U0-G2	6,684	125	B3-U0-G2
RFS-60W32LED	2700	6,384	112	B2-U0-G3	6,634	117	B2-U0-G3	6,344	112	B2-U0-G3	6,831	113	B1-U0-G2	6,314	111	B1-U0-G2	6,775	116	B3-U0-G2
RFS-72W32LED	2700	8,084	111	B3-U0-G2	8,436	115	B2-U0-G2	8,069	111	B2-U0-G2	8,177	112	B1-U0-G2	8,061	110	B2-U0-G2	8,354	114	B3-U0-G2
RFS-100W32LED	2700	11,305	104	B3-U0-G2	11,664	106	B3-U0-G2	11,170	103	B2-U0-G2	11,320	105	B2-U0-G2	11,158	103	B2-U0-G2	11,565	107	B4-U0-G2
RFS-35W40LED	2700	4,754	135	B1-U0-G3	N/A	N/A	N/A	4,760	135	B1-U0-G3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
RFS-50W40LED	2700	6,289	131	B2-U0-G2	N/A	N/A	N/A	6,360	131	B2-U0-G3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
RFS-55W40LED	2700	6,633	123	B2-U0-G2	N/A	N/A	N/A	6,833	123	B2-U0-G3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
RFS-65W40LED	2700	7,800	119	B2-U0-G2	N/A	N/A	N/A	7,862	119	B2-U0-G2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
RFS-80W40LED	2700	9,112	116	B2-U0-G2	N/A	N/A	N/A	9,211	117	B2-U0-G2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
RFS-100W40LED	2700	11,173	111	B2-U0-G2	N/A	N/A	N/A	11,233	111	B2-U0-G2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Actual performance may vary due to installation variables including optics, mounting/ceiling height, dirt depreciation, light loss factor, etc., highly recommended to confirm performance with a layout - contact Applications at signify.com/outdoor-luminaires. Consult DLC QPL to confirm your specific fixture selection is DLC approved.

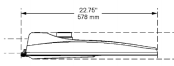
Note: Some data may be scaled based on tests of similar but not identical luminaires.

RFS RoadFocus

LED Cobra head (small)

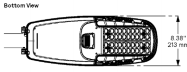
Dimensions

Side View



Weight: 9.4 lbs
EPA: 0.52 sq. feet

Bottom View



Field Adjustable Wattage (FAWS) Multiplier Chart

FAWS Position	Typical Delivered Lumens Multiplier	Typical System wattage
1	0.31	0.28
2	0.53	0.50
3	0.62	0.58
4	0.70	0.67
5	0.78	0.75
6	0.83	0.81
7	0.89	0.87
8	0.92	0.91
9	0.96	0.95
10	1.00	1.00

Note: Typical value accuracy +/- 5%

Specifications

Housing

Made of alow copper die cast Aluminum alloy (A360). C 1.00" (2. 5mm) minimum thickness Fits on a1.66" (42mm) C.D. (1.25" NPS). 1.9" (48mm) O.D. (1.5" NPS) or 2.3/8" (60mm) O.D. (2" NPS) sy 5 1/2" (140mm) minimum long tenon. Comes with a zinc plated clamp fixed by 2 zinc plated hexagonal bolts 3/8 16 UNC for ease of installation. Provides ar easy step adjustment of +/- 5° till in 2.5° incrementa. Includes integral bubble level standard (always includes). A quick release, tool less entry, single latch, hinged, removable door opens downward to provide access to electronic components and to a terminal block. Door is secured to prevent accidental dropping or disengagement. A clearance of 13" (330mm) at the rear is required in order to remove the door. Completes with a bird guard protecting against birds and similar intruders and an ANSI label as per C136.15-2015 to identify wattage and source (both included in box). Housing (including electrical compartment) rated IP14 per ANSI C136.37.

Light Engine

Composed of 4 main co nponents: LED Module / Optical System / Heat Sink / Driver.

Electrical components are RoHS compliant, IP66 sealed light engine equipped LEDs tested by ISO 17025-2005 accredited lab in accordance with IESNA LM-80 guidelines in compliancewith EPA ENERGY STAR, extrapolations in accor dance with IESNA TM-21. Metal core board ensures greater heat transfer and longer lifespan.

LED Module: Composed of high-performance white LEDs. Color temperature as per ANSI/ NEMA bir 2700 Kelvin nominal (2725 ±145K), 3000 Kelvin nominal (3045K +/- 175K), or 4100 Kelvin nominal (3985K +/- 275K), CRI 70 Min. 75 Typical. Other CCT/CRI also available, consult factory.

Optical System Composed of high performance IW stabilized optical grade polymer refractor lenses to achieve desired distribution optimized to get maximun spacing, target lumens and a superior lighting uniformity. System is rated IP66. Performance shall be tested per LM-63, LM-79 and IK-10 (IESNA) certifying its photometric performance. 0% uplight and UO per IESNA TM-15.

Heat Sink: Builtin the housing, designed to ensure high efficacy and superior cooling by satural vertical convection air flow pattern always close toLEDs and driver optimising their efficiency and life. Product does not use any cooling device with moving parts (only passive cooling). Wide openings enable natural clearing and removal of dirt and debris. Entire luminaire is rated for operation in ambient temperature of -40°C / -40°F up to +50°C / +122°F.

Driver: High power factor of 90% min. Electronic driver, operating range 50/60 Hz. Auto adjusting universal voltage input from 120 to 277 VAC rated for both application line to line or line to neutral, Class I or 2, THR of 20% max.

DMG: Dimming compatible 0-10 volts. The current supplying the LEDs will be reduced by the driver if the driver experiences internal overheating as protection to the LEDs and the electrical components. Output is protected from short circuits, voltage overload and current overload. Autoreltic recovery after correction. Standard built in driver surge protection of 2.5kV (min).

DMG: Dimmable driver 0-10V.

RCD7*: Tool less orientable receptacle with 7 pins enabling dimming and additional functionality (to be determined), can be used with a twist lock Interact City node or photoelectric cell or a shorting cap.

Please note: Additional hardware will be required to utilize the additional 2 pins on this receptacle.

SPI: Surge protection device tested in accordance with ANSI/IEEE C62.45 per ANSI/ IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line-Ground, Line-Neutral and Neutral-Ground, and in accordance with DOE MSSLC Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity Highest level 10kV/10kA.

* Please note that these integrated features always come with RoadFocus luminare.

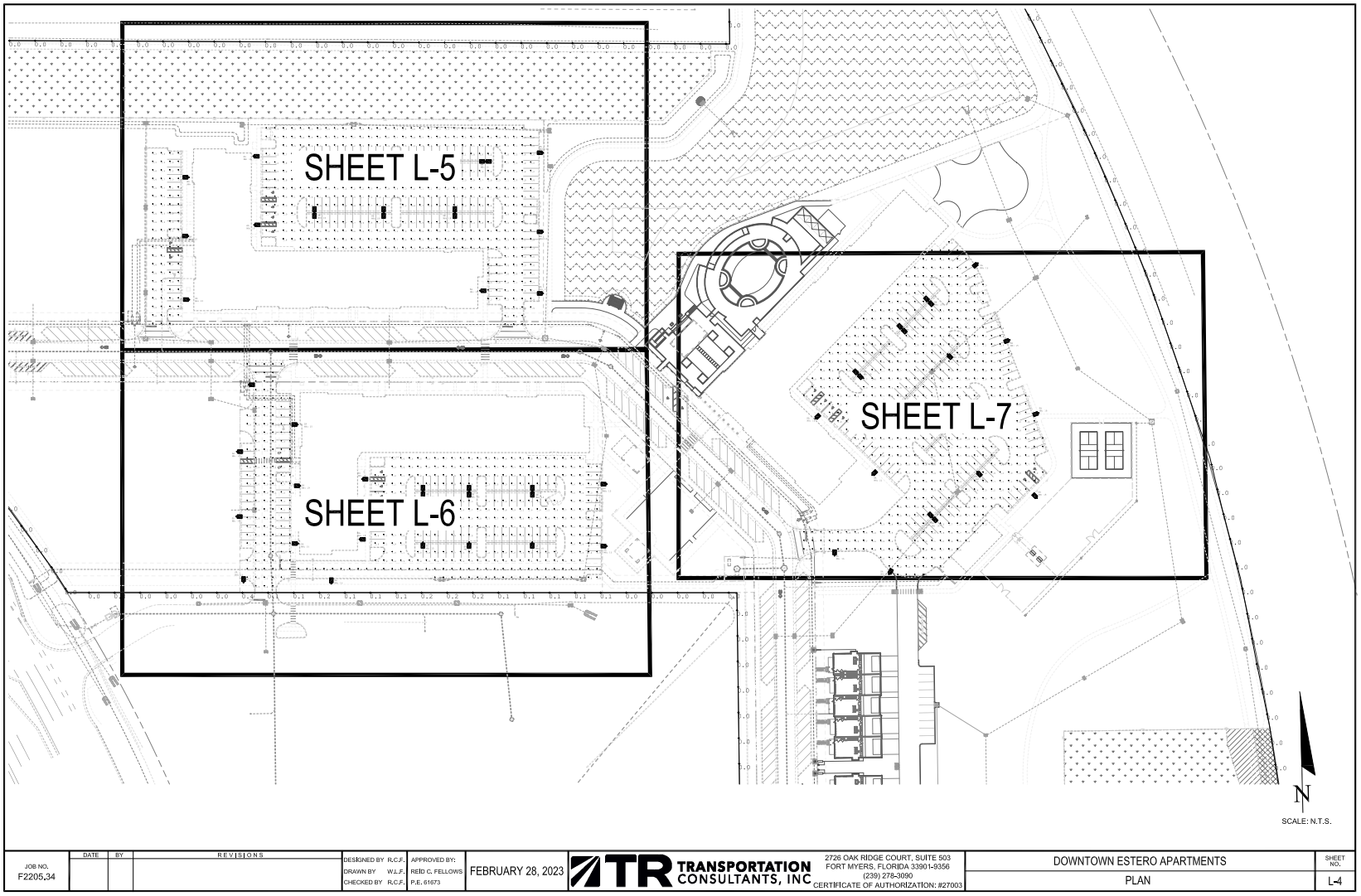
* Use of photoelectric cell or shorting cap is required to ensure proper illumination.

Integrated Features

NOTES:

1. FIXTURES ARE TO BE LUMEC ROADFOCUS LED SERIES, 40 WATT LED, MOUNTED AT 15 FEET AS SHOWN ON PLAN.
2. POLES SHALL BE DIRECT BURIAL OR FOUNDATION TO BE DESIGNED BY OTHERS.

JOB NO.	DATE	BY	REVISIONS	DESIGNED BY	APPROVED BY:			SHEET NO.
F2205,34				DRAWN BY W.L.F.	REID C. FELLOWS	FEBRUARY 28, 2023	TR TRANSPORTATION CONSULTANTS, INC	DOWNTOWN ESTERO APARTMENTS
				CHECKED BY R.C.F.	P.E. 61673		2726 OAK RIDGE COURT, SUITE 503 FORT MYERS, FLORIDA 33901-9356 (239) 278-3090 CERTIFICATE OF AUTHORIZATION: #27003	LUMINAIRE SPECIFICATIONS AND LUMINAIRE PROPERTIES — L-3



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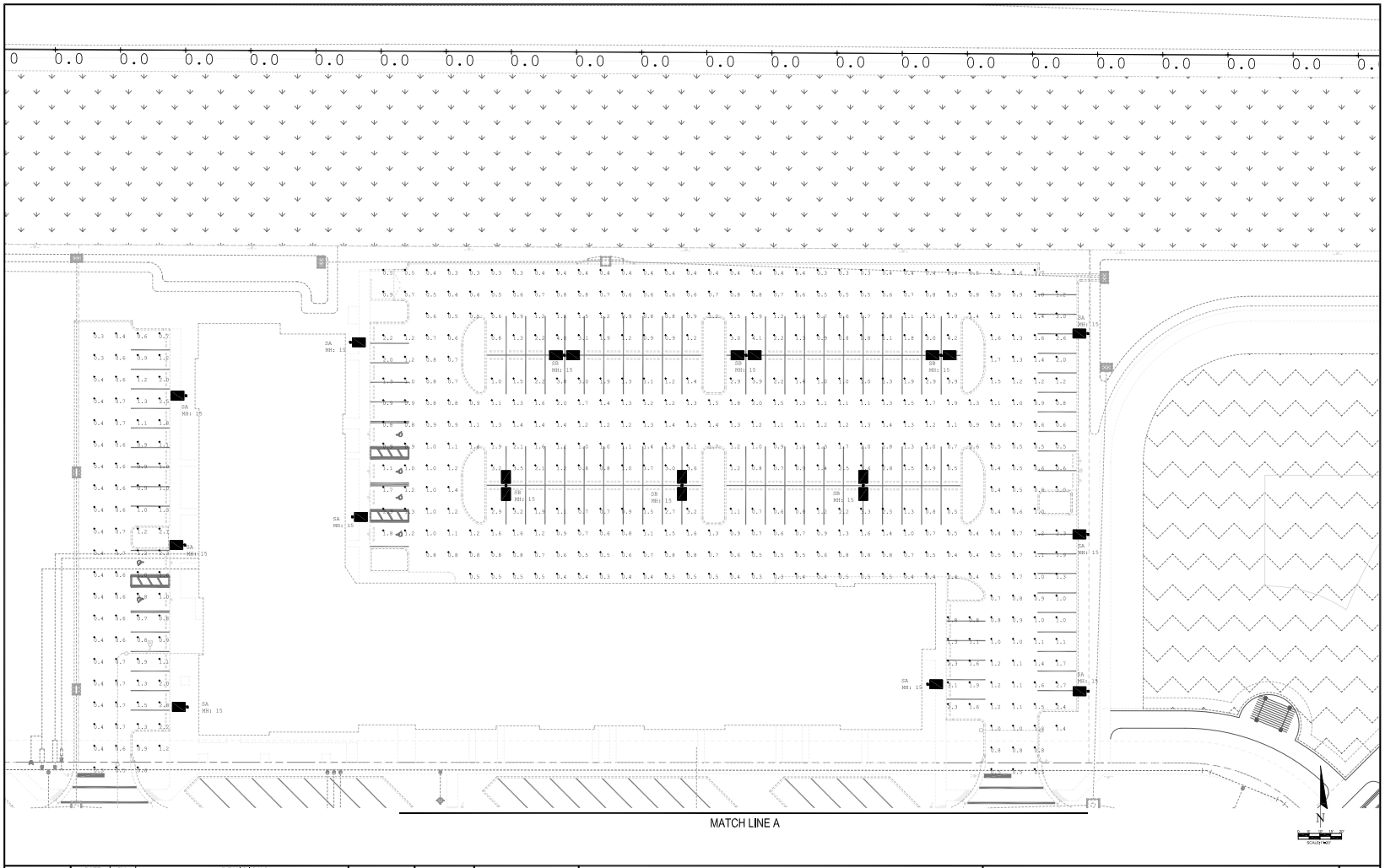
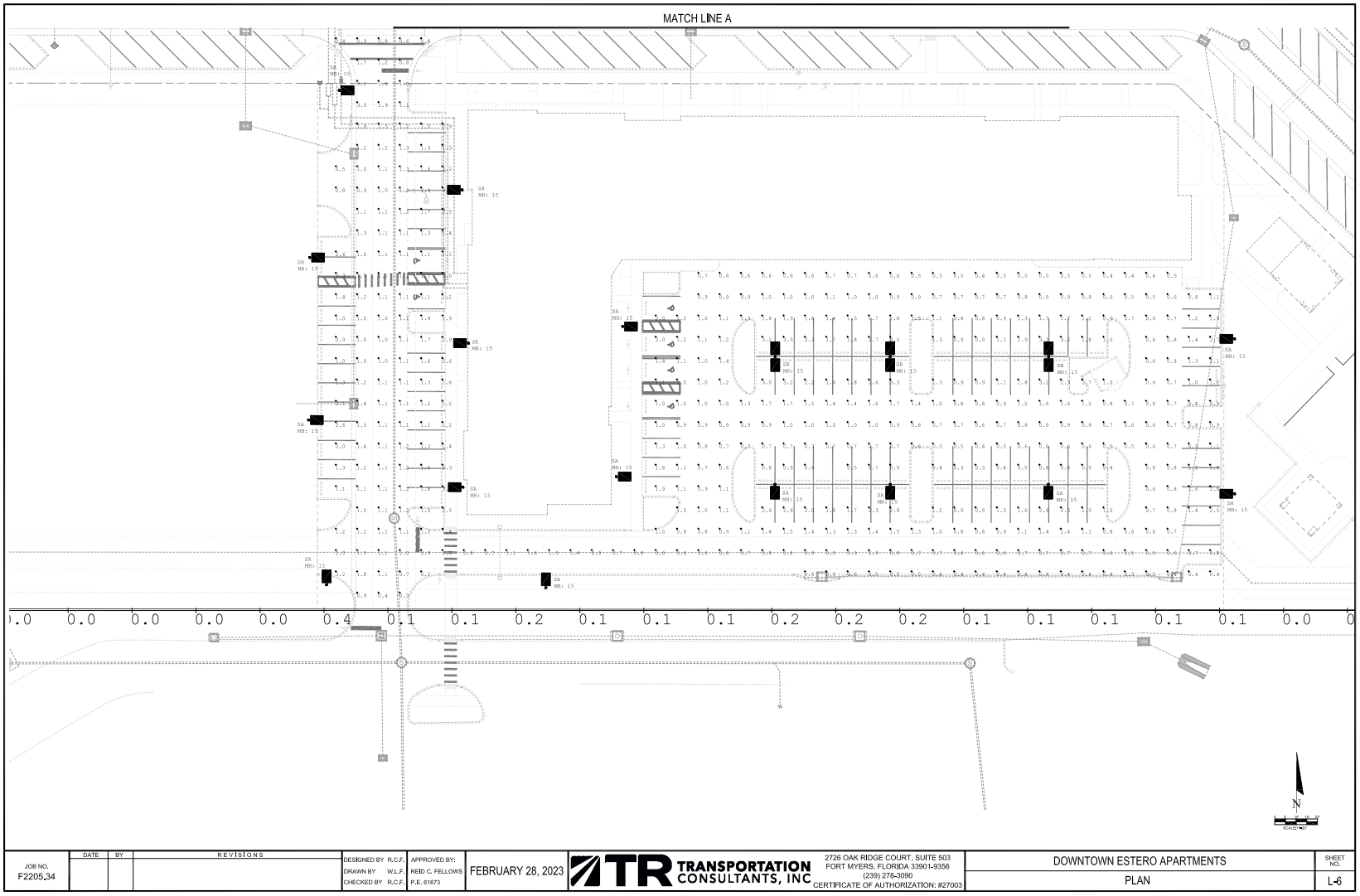
F2205.34				DRAWN BY W.L.F.	REID C. FELLOWS				PLAN	L-4
				CHECKED BY R.C.F.	P.E. 61673					

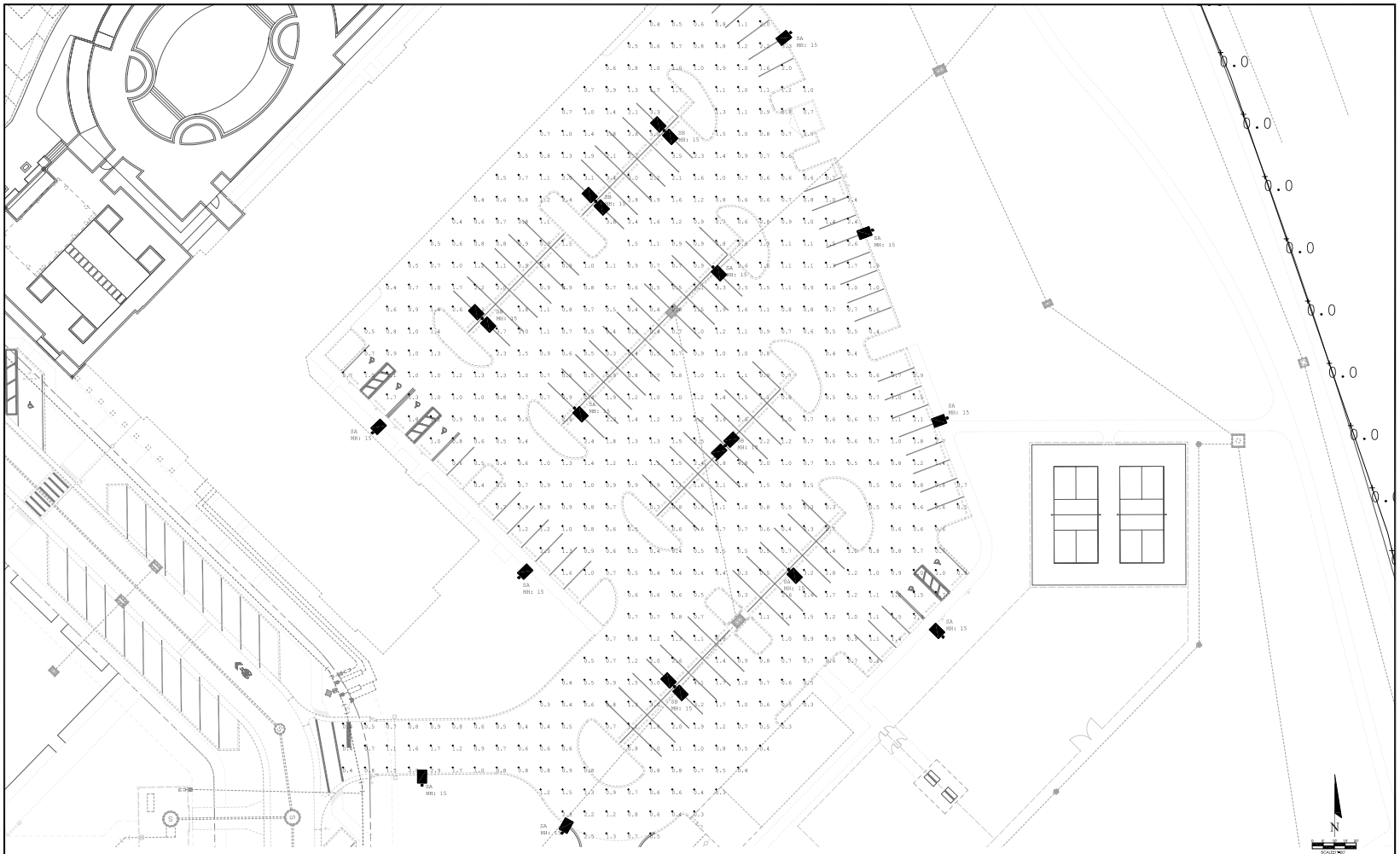


JOB NO.	DATE	BY	REVISIONS	DESIGNED BY R.C.F.	APPROVED BY:		TRANSPORTATION CONSULTANTS, INC	2726 OAK RIDGE COURT, SUITE 503 FORT MYERS, FLORIDA 33901-9356 (239) 278-3090 CERTIFICATE OF AUTHORIZATION: #27003	DOWNTOWN ESTERO APARTMENTS	SHEET NO.
F2205.34				DRAWN BY W.L.F.	REID C. FELLOWS	FEBRUARY 28, 2023			PLAN	L-5
				CHECKED BY R.C.F.	P.E. 61673					



JOB NO.	DATE	BY	REVISIONS	DESIGNED BY	APPROVED BY:			
F2205.34				DRAWN BY W.L.F.	REID C. FELLOWS	FEBRUARY 28, 2023	DOWNTOWN ESTERO APARTMENTS	SHEET NO.
				CHECKED BY R.C.F.	P.E. 61673		PLAN	L-6

TR TRANSPORTATION CONSULTANTS, INC
2726 OAK RIDGE COURT, SUITE 503
FORT MYERS, FLORIDA 33901-9356
(239) 278-3090
CERTIFICATE OF AUTHORIZATION: #27003



JOB NO.	DATE	BY	REVISIONS	DESIGNED BY R.C.F.	APPROVED BY:	FEBRUARY 28, 2023	TRANSPORTATION CONSULTANTS, INC	2726 OAK RIDGE COURT, SUITE 503 FORT MYERS, FLORIDA 33901-9356 (239) 278-3090 CERTIFICATE OF AUTHORIZATION: #27003	DOWNTOWN ESTERO APARTMENTS	SHEET NO.
F2205.34				DRAWN BY W.L.F.	REID C. FELLOWS				PLAN	L-7
				CHECKED BY R.C.F.	P.E. 61673					

DOWNTOWN ESTERO RESIDENTIAL – DO2022-E009 - PZDB

ESTERO, FL

April 11, 2023

CONSULTANT TEAM

BUCKINGHAM COMPANIES, *Developer*

BOOTH DESIGN GROUP, *Landscape Architecture*

LRK ARCHITECTS, *Architect*

DELISI FITZGERALD, INC., *Civil Engineering*

TR Transportation, *Traffic & Lighting Consultant*

DOWNTOWN ESTERO - RESIDENTIAL

VICINITY MAP

PROJECT SUMMARY

SITE/ENTITLEMENT SUMMARY

- 34 AC MIXED USE (MPD ZONING) PROJECT
- ENTITLEMENTS INCLUDE 310 UNITS, 200K SF NON-RESIDENTIAL, 125 HOTEL ROOMS

KEY ELEMENTS

- 300 MULTI-FAMILY UNITS (3 BUILDINGS, 100 UNITS EACH)
- ELEVATED PORCHES ON STREET FRONTING UNITS
- 12,000 +/- SF NON-RESIDENTIAL IN WESTERN TWO BUILDINGS
- PUBLIC POCKET PARK/GATHERING AREA
- RESIDENT ONLY AMENITY/POOL AREA BEHIND BLDG. 3
- PUBLIC PASSIVE PARK AT BROADWAY AVE.

PARKING

- UTILIZE ADJACENT ON-STREET PARKING
- PRIVATE GATED INTERIOR PARKING AREAS
- TUCK-UNDER GARAGES

PROJECT SUMMARY CONT'D

PZDB MEETING SUMMARY

- PUBLIC INFORMATION MEETING NOVEMBER 2021
- WORKSHOP MARCH 2022
- INFRASTRUCTURE DO SUBMITTED JUNE 2022
- RESIDENTIAL APARTMENT DO SUBMITTED JULY 2022
- WORKSHOP MARCH 2023 (RESIDENTIAL ARCHITECTURE)

NEIGHBOR OUTREACH

- EXTENSIVE COORD. W/ BROADWAY GRANDE SHOPS ON ACCESS & SEWER
- IN PERSON & VIRTUAL MEETING W/ CYPRESS BEND
- PRESENTATION/INFO SESSION WITH CASCADES AT REGULAR HOA MEETING

RESIDENTIAL DO

BOOTHDESIGNGROUP
landscape architecture • planning • urban design

GENERAL DEVELOPMENT NOTES:

1. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL MAINTAIN THEIR WORK AND THE SITE RELATIVE TO THEIR WORK IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND ALL REQUIREMENTS OF THE PROJECT N.P.D.E.S. PERMIT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO DEWATER IN COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL PERMITTING REQUIREMENTS.
3. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE VILLAGE OF ESTERO LAND DEVELOPMENT CODE.
4. THE CONTRACTOR SHALL RETAIN ON THE WORK SITE AT ALL TIMES COPIES OF ALL PERMITS NECESSARY FOR ANY CONSTRUCTION.
5. THE CONTRACTOR SHALL NOTIFY THE OWNER AND CONTACT ALL UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES IN THE AREA 72 HOURS (MINIMUM) PRIOR TO COMMENCING CONSTRUCTION.
6. THE LOCATION OF EXISTING UTILITIES, SIDEWALKS, PAVEMENT, VEGETATION AND MISCELLANEOUS IMPROVEMENTS ARE APPROXIMATE. THE EXACT FIELD LOCATIONS SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO COMMENCING ANY CONSTRUCTION.
7. THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 IS THE BENCHMARK DATUM FOR THIS PROJECT.
8. ANY PUBLIC LAND CORNER WITHIN LIMITS OF CONSTRUCTION IS TO BE PROTECTED. ANY LAND CORNER MONUMENT IN DANGER OF BEING DESTROYED MUST BE PROPERLY REFERENCED BY THE CONTRACTOR.
9. EXISTING IMPROVEMENTS SHALL BE RESTORED TO A CONDITION EQUIVALENT TO THAT EXISTING PRIOR TO COMMENCING CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER.
10. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DEVIATION IN PLAN INFORMATION SHALL BE REPORTED TO THE ENGINEER AND OWNER'S REPRESENTATIVE IMMEDIATELY.
11. CONTRACTOR IS REQUIRED TO OBTAIN FROM THE ENGINEER WRITTEN APPROVAL FOR ANY DEVIATIONS FROM THE PLANS AND/OR SPECIFICATIONS.
12. UNDERGROUND CONTRACTOR SHALL MINIMIZE THE WORK AREA AND WIDTH OF ALL TRENCHES TO AVOID DISTURBANCES OF NATURAL VEGETATION. SPOIL FROM TRENCHES SHALL BE PLACED ONLY ON PREVIOUSLY CLEARED AREAS OR AS DIRECTED BY THE OWNER. CONTRACTOR SHALL NO REMOVE OR DISTURB ANY TREES AND/OR SHRUBS WITHOUT PRIOR APPROVAL OF THE OWNER.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND USAGE OF THE EXISTING STREETS ADJACENT TO THE PROJECT. ALL TRAFFIC MAINTENANCE AND SAFE PRACTICES FOR STREET CONSTRUCTION, MAINTENANCE OF LANE CLOSURE AND SAFE PRACTICES FOR STREET CONSTRUCTION, MAINTENANCE OF LANE CLOSURE OPERATIONS, TRAFFIC CONTROL OPERATION PROCEDURES SHALL BE SUBMITTED TO THE OWNER FOR APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.
14. NO DEWATERING IS PROPOSED WITH THIS PROJECT. IF DEWATERING IS REQUIRED, A PERMIT FROM SFWMD IN ACCORDANCE WITH 40E-20.301, F.A.C. SHALL BE OBTAINED.
15. NO BLASTING IS PROPOSED WITH THIS PROJECT.

ENTITLEMENT INVENTORY TABLE

USE	MAX INTENSITY(3)	PROPOSED	TOTAL TO DATE
RESIDENTIAL	310 UNITS(1)	300	300
(ALF)	50 EQUIVALENT UNITS	0	0
COMMERCIAL (TOTAL)	200,000 SF(2)	14,361	14,361
RETAIL	*115,000 SF*	*13,361*	*13,361*
HOTEL	125 ROOMS	0	0

(1) 310 UNITS INCLUDES 50 EQUIVALENT ALF / ILF / CCF UNITS.
(2) COMMERCIAL INCLUDES A MAXIMUM OF 115,000 SF OF RETAIL USES.
(3) MAXIMUM INTENSITIES PER RESOLUTION Z-10-017.

OPEN SPACE CALCULATIONS

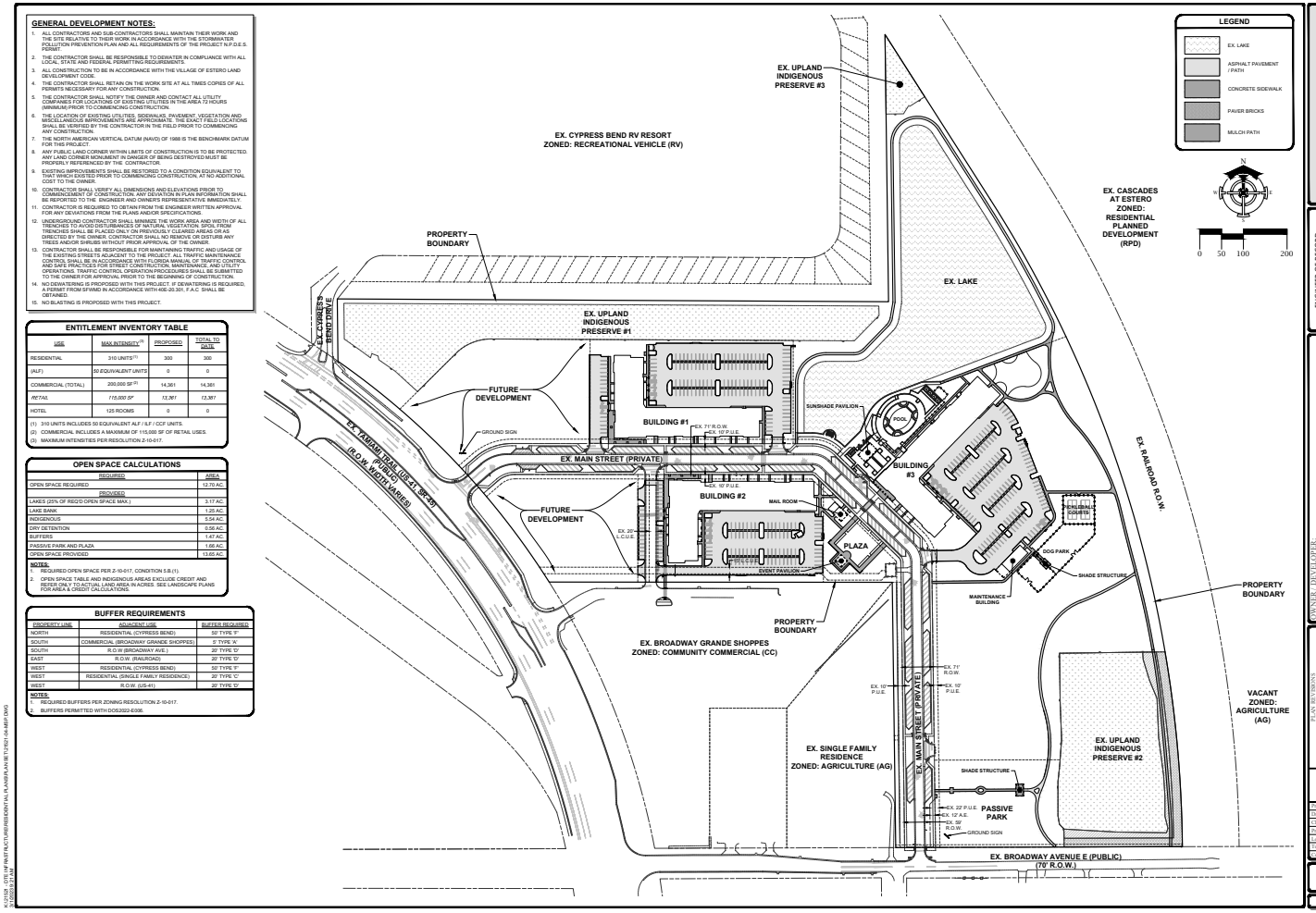
REQUIRED	AREA
OPEN SPACE REQUIRED	12.70 AC.
PROVIDED	
LAKES (25% OF REQ'D OPEN SPACE MAX.)	3.17 AC.
LAKE BANK	1.25 AC.
INDIGENOUS	5.54 AC.
DRY DETENTION	0.56 AC.
BUFFERS	1.47 AC.
PASSIVE PARK AND PLAZA	1.66 AC.
OPEN SPACE PROVIDED	13.65 AC.

NOTES:
1. REQUIRED OPEN SPACE PER Z-10-017, CONDITION 5.B.(1).
2. OPEN SPACE TABLE AND INDIGENOUS AREAS EXCLUDE CREDIT AND SERVE ONLY TO ACTUAL LAND AREA IN ACRES. SEE LANDSCAPE PLANS FOR AREA & CREDIT CALCULATIONS.

BUFFER REQUIREMENTS

PROPERTY LINE	ADJACENT USE	BUFFER REQUIRED
NORTH	RESIDENTIAL (CYPRESS BEND)	50' TYPE 'F'
SOUTH	COMMERCIAL (BROADWAY GRANDE SHOPPES)	5' TYPE 'A'
SOUTH	R.O.W (BROADWAY AVE.)	20' TYPE 'D'
EAST	R.O.W. (RAILROAD)	20' TYPE 'D'
WEST	RESIDENTIAL (CYPRESS BEND)	50' TYPE 'F'
WEST	RESIDENTIAL (SINGLE FAMILY RESIDENCE)	20' TYPE 'C'
WEST	R.O.W. (US-41)	20' TYPE 'D'

NOTES:
1. REQUIRED BUFFERS PER ZONING RESOLUTION Z-10-017.
2. BUFFERS PERMITTED WITH DOS2022-0206.



DeLisi Fitzgerald, Inc.
Florida Registry Number 33253
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0691
(239) 418-0692 fax

ENGINEER OF RECORD:
JOHN T. VEUSKA, P.E. (FOR THE FIRM)
FLORIDA REG. 66237

OWNER / DEVELOPER:
BUCKINGHAM COMPANIES
2424 DEL PRADO BLVD. S.
SUITE 100
CAPE CORAL, FL 33990
(239) 574-1616

PROJECT:
DOWNTOWN ESTERO RESIDENTIAL

#	DATE	REVISIONS
1	12/15/22	PER DRT 12/15/22

MASTER SITE PLAN

Project Manager:	JTW
Drawn By:	CAS
Checked By:	JTW
Project Number:	21524
Located in Section(s):	28
Township:	46 S Range: 25 E
County, State:	LEE COUNTY, FL

Status:
FOR CONSTRUCTION
SUBJECT TO ALL PERMIT APPROVALS

Sheet Number: 4

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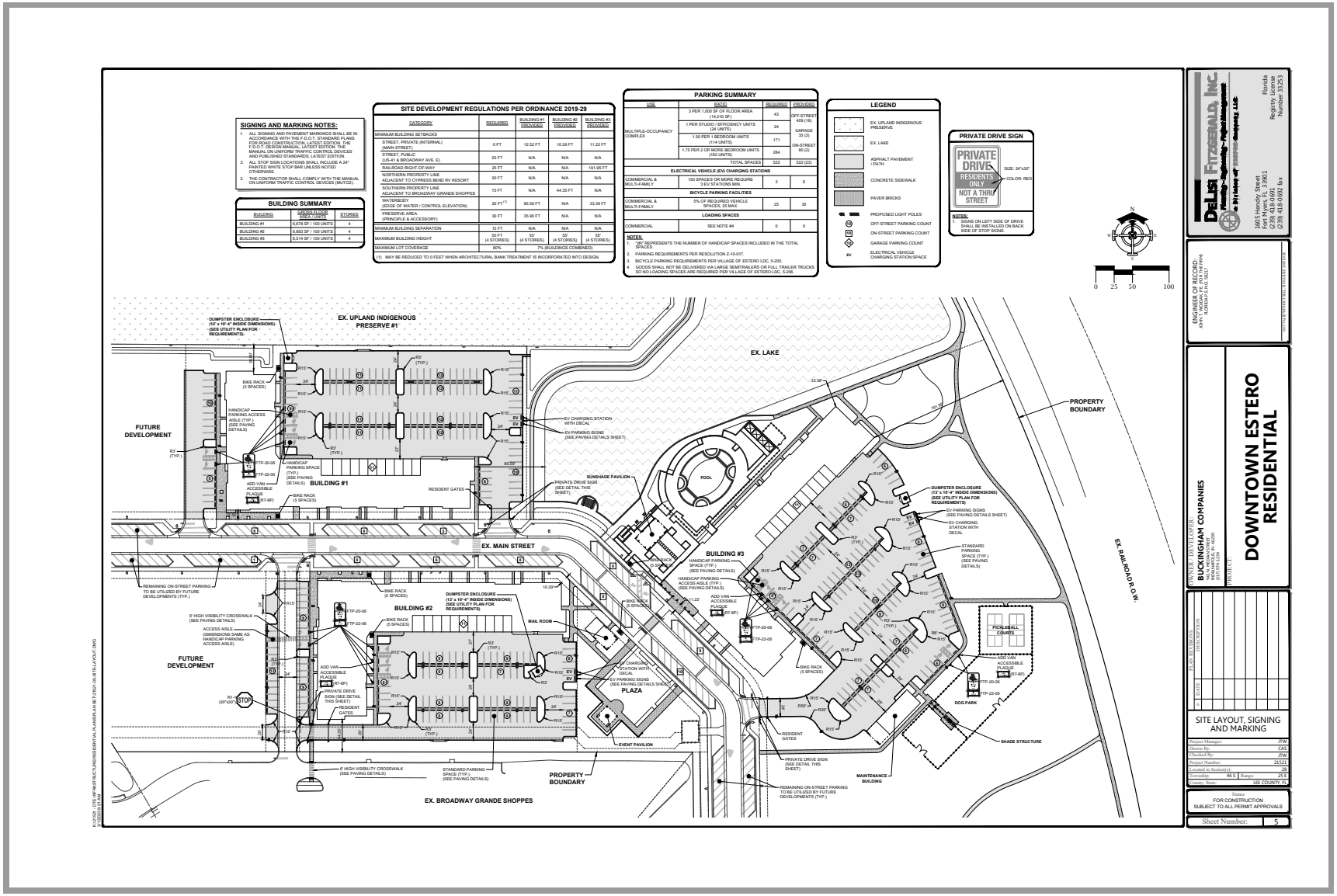
SIGNING AND MARKING NOTES:
1. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE F.D.O.T. STANDARD PLANS FOR ROAD CONSTRUCTION, LATEST EDITION, THE F.D.O.T. DESIGN MANUAL, LATEST EDITION, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND PUBLISHED STANDARDS, LATEST EDITION.
2. ALL STOP SIGN LOCATIONS SHALL INCLUDE A 24" PAINTED WHITE STOP BAR UNLESS NOTED OTHERWISE.
3. THE CONTRACTOR SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
BUILDING SUMMARY
BUILDING | GROSS FLOOR AREA / UNITS | STORIES
BUILDING #1 | 6,078 SF / 100 UNITS | 4
BUILDING #2 | 6,883 SF / 100 UNITS | 4
BUILDING #3 | 6,514 SF / 100 UNITS | 4
SITE DEVELOPMENT REGULATIONS PER ORDINANCE 2019-29
CATEGORY | REQUIRED | BUILDING #1 PROVIDED | BUILDING #2 PROVIDED | BUILDING #3 PROVIDED
MINIMUM BUILDING SETBACKS
STREET, PRIVATE (INTERNAL) (MAIN STREET) | 0 FT | 12.52 FT | 10.29 FT | 11.22 FT
STREET, PUBLIC (US-41 & BROADWAY AVE. E) | 25 FT | N/A | N/A | N/A
RAILROAD RIGHT-OF-WAY | 25 FT | N/A | N/A | 191.95 FT
NORTHERN PROPERTY LINE ADJACENT TO CYPRESS BEND RV RESORT | 30 FT | N/A | N/A | N/A
SOUTHERN PROPERTY LINE ADJACENT TO BROADWAY GRANDE SHOPPES | 15 FT | N/A | 44.35 FT | N/A
WATERBODY (EDGE OF WATER / CONTROL ELEVATION) | 20 FT (1) | 95.59 FT | N/A | 33.39 FT
PRESERVE AREA (PRINCIPLE & ACCESSORY) | 30 FT | 35.90 FT | N/A | N/A
MINIMUM BUILDING SEPARATION | 15 FT | N/A | N/A | N/A
MAXIMUM BUILDING HEIGHT | 55 FT (4 STORIES) | 55' (4 STORIES) | 55' (4 STORIES) | 55' (4 STORIES)
MAXIMUM LOT COVERAGE | 80% | 7% (BUILDINGS COMBINED)
(1) MAY BE REDUCED TO 0 FEET WHEN ARCHITECTURAL BANK TREATMENT IS INCORPORATED INTO DESIGN.
PARKING SUMMARY
USE | RATIO | REQUIRED | PROVIDED
MULTIPLE-OCCUPANCY COMPLEX | 3 PER 1,000 SF OF FLOOR AREA (14,210 SF) | 43 | OFF-STREET 409 (18)
1 PER STUDIO / EFFICIENCY UNITS (24 UNITS) | 24 | GARAGE 33 (3)
1.50 PER 1 BEDROOM UNITS (114 UNITS) | 171 | ON-STREET 80 (2)
1.75 PER 2 OR MORE BEDROOM UNITS (162 UNITS) | 284
TOTAL SPACES | 522 | 522 (23)
ELECTRICAL VEHICLE (EV) CHARGING STATIONS
COMMERCIAL & MULTI-FAMILY | 150 SPACES OR MORE REQUIRE 3 EV STATIONS MIN. | 3 | 6
BICYCLE PARKING FACILITIES
COMMERCIAL & MULTI-FAMILY | 5% OF REQUIRED VEHICLE SPACES, 25 MAX. | 25 | 30
LOADING SPACES
COMMERCIAL | SEE NOTE #4 | 0 | 0
NOTES:
1. "(#)" REPRESENTS THE NUMBER OF HANDICAP SPACES INCLUDED IN THE TOTAL SPACES
2. PARKING REQUIREMENTS PER RESOLUTION Z-10-017.
3. BICYCLE PARKING REQUIREMENTS PER VILLAGE OF ESTERO LDC, S-205.
4. GOODS SHALL NOT BE DELIVERED VIA LARGE SEMITRAILERS OR FULL TRAILER TRUCKS SO NO LOADING SPACES ARE REQUIRED PER VILLAGE OF ESTERO LDC, S-206.
LEGEND
EX. UPLAND INDIGENOUS PRESERVE
EX. LAKE
ASPHALT PAVEMENT / PATH
CONCRETE SIDEWALK
PAVER BRICKS
PROPOSED LIGHT POLES
OFF-STREET PARKING COUNT
ON-STREET PARKING COUNT
GARAGE PARKING COUNT
ELECTRICAL VEHICLE CHARGING STATION SPACE
PRIVATE DRIVE SIGN
PRIVATE DRIVE
RESIDENTS ONLY
NOT A THRU STREET
SIZE: 24"x30"
COLOR: RED
NOTES:
1. SIGNS ON LEFT SIDE OF DRIVE SHALL BE INSTALLED ON BACK SIDE OF STOP SIGNS.
N
0 25 50 100
DUMPSTER ENCLOSURE (12' x 16'-4" INSIDE DIMENSIONS) (SEE UTILITY PLAN FOR REQUIREMENTS)
EX. UPLAND INDIGENOUS PRESERVE #1
EX. LAKE
FUTURE DEVELOPMENT
BUILDING #1
BUILDING #2
BUILDING #3
EX. MAIN STREET
PROPERTY BOUNDARY
SUNSHADE PAVILION
POOL
PLAZA
EVENT PAVILION
MAIL ROOM
PICKLEBALL COURTS
DOG PARK
SHADE STRUCTURE
MAINTENANCE BUILDING
RESIDENT GATES
BIKE RACK (5 SPACES)
HANDICAP PARKING ACCESS AISLE (TYP.) (SEE PAVING DETAILS)
HANDICAP PARKING SPACE (TYP.) (SEE PAVING DETAILS)
ADD VAN ACCESSIBLE PLAQUE (R7-8P)
EV CHARGING STATION WITH DECAL
EV PARKING SIGNS (SEE PAVING DETAILS SHEET)
PRIVATE DRIVE SIGN (SEE DETAIL THIS SHEET)
REMAINING ON-STREET PARKING TO BE UTILIZED BY FUTURE DEVELOPMENTS (TYP.)
6' HIGH VISIBILITY CROSSWALK (SEE PAVING DETAILS)
ACCESS AISLE (DIMENSIONS SAME AS HANDICAP PARKING ACCESS AISLE)
STANDARD PARKING SPACE (TYP.) (SEE PAVING DETAILS)
EX. BROADWAY GRANDE SHOPPES
EX. RAILROAD R.O.W.
DeLisi Fitzgerald, Inc.
Florida Registered Business Number 33253
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0692 fax
ENGINEER OF RECORD:
JOHN T. WOJDA, P.E. FOR THE FIRM
FLORIDA # 61 557
OWNER / DEVELOPER:
BUCKINGHAM COMPANIES
PROJECT:
DOWNTOWN ESTERO RESIDENTIAL
PLAN REVISIONS
| DATE | DESCRIPTION
SITE LAYOUT, SIGNING AND MARKING
Project Manager: JTW
Drawn By: CAD
Checked By: JTW
Project Number: 21524
Located in Section(s): 29
Township: 46 S | Range: 25 E
County, State: LEE COUNTY, FL
Status:
FOR CONSTRUCTION
SUBJECT TO ALL PERMIT APPROVALS
Sheet Number: 5

MASTER PAVING SCHEDULE

I.D.	TYPE	SPECIFICATION
P-1	WATERFRONT PROMENADE	ARTISTIC PAVER: 4'x8'x1-5/8" BRICK PAVER, COLOR: IVORY, HERRINGBONE BOND, WITH 8"x8"x1-5/8" SINGLE SOLDIER COURSE BORDER COLOR: CAFE. CONTACT TODD ROCHFELD FOR ORDER INFORMATION 813 389-8011
P-2	ENTRY PAVERS	ARTISTIC PAVER: 8'x16'x1-5/8" BRICK PAVER, COLOR: IVORY, RUNNING BOND, WITH 8"x8"x1-5/8" SINGLE SOLDIER COURSE BORDER COLOR: CAFE. CONTACT TODD ROCHFELD FOR ORDER INFORMATION 813 389-8011
P-3	PORCELAIN TILE	LANDMARK OUTDOOR - FRONTIERSD WOOD LOOK PORCELAIN PAVER, COLOR: SOUL WALNUT. CONTACT HANK HILTON FOR ORDER INFORMATION 727 254-3572
P-4	ARTIFICIAL TURF	FORDERLAWN - FORDERLAWN FUSION ELITE. CONTACT CHRIS POWELL FOR ORDERING INFORMATION 813 406-9222

MASTER POOL MATERIAL SCHEDULE

I.D.	TYPE	SPECIFICATION
PF-1	POOL SHELL	ARTISTALARTE - AQUAMARINE, ALTERNATE PRODUCTS, SHALL BE APPROVED BY L.A. PRIOR TO CONSTRUCTION. FOR ORDERING QUESTIONS CONTACT: (800) 333-3440
PF-2	POOL WATERLINE	PAVESTONE - ANCIENT FLORIDITA AQUA 4"X4". CONTACT HANK HILTON 727 254-3572 FOR ORDER INFORMATION.
PF-3	POOL STEP TILE	LUVITILE - 2"x6" MONTAGE BULLNOSE CAP A40-W3S83. COLOR: COLONIAL BLUE. CALL 941 378-9331 FOR ORDER INFORMATION
PF-4	COPING	ARTISTIC PAVERS BULLNOSE COPING, 12"x 12" SIZE. COLOR: IVORY. CONTACT TODD ROCHFELD FOR ORDERING INFORMATION 813 389-8011
PF-5	POOL SUNSHELF TILE	INTERNATIONAL WHOLESALE TILE - AQUATICA - 6"x6" MONTAGE BULLNOSE CAP A-400, COLOR: 208 BLUE MIST. CONTACT HANK HILTON 727 254-3572

NOTES:
ALL CONCRETE IS TO HAVE A MIN. OF 3000 P.S.I. AND HAVE 3/8" AGGREGATE USED IN ALL CONCRETE TYPES IN LIEU LARGER AGGREGATE.
CONTRACTOR TO PROVIDE 5'x5' MOCK-UP OF ALL PAVING TYPES PRIOR TO CONSTRUCTION
FOR OWNER/ LA APPROVAL.
ALL CONCRETE PAVERS ARE TO BE SEALED WITH TECHNICAL NATURAL LOOK SEALER.

SITE FURNISHING SCHEDULE

I.D.	QTY	SYM.	TYPE	SPECIFICATION
SF-1	6		BENCH	ANOVA FURNISHINGS - ARI 6547 4' CONTOUR BENCH, FRAME COLOR: TEXTURED SANDSTONE, SEAT COLOR: TEXTURED BRONZE, ITEM NO.: 6536BSAT. CONTACT: CHERYL ROHAN 407 573-5107
SF-2	1		GRILL	ARTISAN GRILLS - ARTISAN EAGLE SERIES 32", GRILL MODEL: AAEP-32. CONTACT 800 345-3546 FOR ORDER INFORMATION. GRILL TO HAVE SHUT-OFF TIMER AND EMERGENCY SHUT-OFF
SF-3	1	N/A	GRILL DOORS	ARTISAN GRILLS - ARTISAN STAINLESS STEEL DOUBLE DOORS, MODEL: ARTP-DD, CALL 866 203-5607 FOR ORDER INFORMATION.
SF-4	2		FIRE PIT	FALCOTRON - BENITO 42", NATURAL GAS WITH ELECTRONIC IGNITION, BURNER: CIR-36-18, #FL100 RTS-FL, FINISH COLOR: RECULIT. WITH TEMPERED GLASS SCREEN, EMERGENCY SHUT-OFF AND TIMER TO BE INCLUDED. CALL 888 823 6983 FOR ORDER INFORMATION
SF-5	XX		BIKE RACK	AGATHA - ORION BIKE RACK, ROUND TUBE, SURFACE MOUNT, COLOR: PLATINUM. FOR ORDER INFORMATION, CONTACT 800 448-7913
SF-6	4		CABANA	TOJO SOLANDRA CABANA 10'x12' W/LIGHTING, AUTOMATED LOUVERED ROOF WITH RAIN SENSOR, TROJO SOLLUX 0.1 SHEER, FRONT PANEL CURTAINS, CUSTOMER TO CURTAIN COLOR WITH INTERIOR DESIGNER, FRAME COLOR: T.B.D., CONTACT BRIAN BERGIN, 727 744-1703 FOR ORDER INFORMATION
SF-7	1		DOG PARK SHADE STRUCTURE	CREATIVE SHADE SOLUTIONS - 4 POST HIP ROOF SHADE STRUCTURE 11'x25', POST COLOR: WHITE, SHADE COLOR - SKY BLUE. FOR ORDER INFORMATION CONTACT 888 970-7245
SF-8	1		LAKE FOUNTAIN	VERTEX - TRIDENT FOUNTAIN WITH LED LIGHTS, 1HAP 230V, 3 PHASE, 18", 12", LAND 8' GEYSERS, FOR ORDER INFORMATION CALL 844 420-4300
SF-9	2	DWB	DOG WASTE BIN	DOG-ON-IT PARKS - COMPLETE DOG WASTE STATION - SINGLE POLE W/ RIGHID WASTE RECEPTACLE. COLOR: GREEN. FOR ORDER INFORMATION CALL 877 348-9647.
SF-10	1	DOG	DOG DRINKING FOUNTAIN	MOST DEPENDABLE FOUNTAINS - 350 SSL, COLOR: WHITE. FOR ORDER INFORMATION CONTACT 905 867-0019
SF-11	1	PS	POOL SHOWER W/ HOSE BIB	PULSE SHOWERPULSE INC. - 16400 OUTDOOR SHOWER 1050 SSL FOR ORDER INFORMATION CALL 888 785-7330
SF-12	1		SOUTHERN PARK SHADE STRUCTURE	CREATIVE SHADE SOLUTIONS - 4 POST HIP ROOF SHADE STRUCTURE 15'x25', POST COLOR: WHITE, SHADE COLOR - SKY BLUE. FOR ORDER INFORMATION CONTACT 888 970-7245
SF-13	5		WASTE BIN	ANOVA FURNISHINGS - ARI RECEPTACLE WITH SIDE DOOR BONNET TOP, FRAME COLOR: TEXTURED SANDSTONE, PANEL LAS COLOR: TEXTURED BRONZE, ITEM NO.: 6024BOT-SF. CONTACT: CHERYL ROHAN 407 573-5107

NOTES:
1. ALL FIREPITS TO HAVE ELECTRONIC IGNITION WITH TIMERS AND EMERGENCY SHUT-OFF VALVES.

LANDSCAPE MATERIAL QUANTITIES

SHREDDED HARDWOOD MULCH, COLOR COCOA BROWN	VERIFY
ST. AUGUSTINE FLORATAM (SOD)	VERIFY
MEXICAN BEACH STONE, COLOR: BLACK	VERIFY
*QUANTITIES ARE PROVIDED AS A COURTESY, CONTRACTOR TO VERIFY ALL QUANTITIES. TREES NOT INCLUDED IN PLANT BEDS TO HAVE A MIN. 4' DIA. MULCH RING	

PLANT MATERIAL SCHEDULE: AMENITY POOL

PLANT MATERIAL NOTES:
1. THE CONTRACTOR SHALL BID AND BE RESPONSIBLE FOR THE PLANT SIZE AND NOT SOLELY BY THE CONTAINER. CONTAINER IS PROVIDED AS A MIN. SIZE
2. THE GENERAL CONTRACTOR/LANDSCAPE CONTRACTOR SHALL PERFORM A MIN. OF 3 SOIL TEST FROM VARIOUS LOCATION AROUND SITE AFTER FILL HAS BEEN COMPLETED. TEST SHALL BE SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO ANY PLANTS BEING INSTALLED. SITES LARGER THEN 10 ACRES SHALL HAVE A MIN. OF 5 SOILS SAMPLES TESTED.
3. IN A CONFLICT BETWEEN THE PLANS AND THE SPECIFICATIONS/PLANT MATERIAL SCHEDULE, THE PLANS SHALL GOVERN.

QTY	CODE	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	DROUGHT TOLERANCE	NOTES
TREES AND PALMS							
6	AX	ARCHONTOPHOENIX ALEXANDRAE	KING ALEXANDER PALM	16' O.A. HT.	NO	YES	
6	CN	COCOS NUCIFERA 'GREEN MALAYAN'	COCONUT PALM 'GREEN MALAYAN'	16' C.T.	NO	YES	
6	COS	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	12' HT. x 4' SPD. 2" CAL.	YES	YES	GENERAL TREE REQ.
1	DR	DELONIX REGINA	ROYAL POINCIANA	12' HT. X 6' SPD., 3" CAL.	NO	YES	
1	PO	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	12' HT. x 5' SPD., 3" CAL.	YES	YES	GENERAL TREE REQ.
8	PSY	PHOENIX SYLVESTRIS	SILVER DATE PALM	18' C.T.	NO	YES	
4	PTE	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	16' C.T.	NO	NO	
1	SB	SALIX BABYLONICA	WEEPING WILLOW	12'-14' HT. x 4-5' SPD., 3.5" CAL.	NO	YES	
4	VM	VEITCHIA MERRILLII	CHRISTMAS PALM	8' C.T.	NO	YES	
SHRUBS AND GROUNDCOVERS							
15	ADM	ASPARAGUS DENSIFLORUS 'MEYERSII'	FOXTAIL FERN	3 GAL. 12-14" HT. x 10-12" SPD.	NO	YES	
13	ALO	ALOCASIA ODORA	DWARF ALOCASIA	30" HT. x 18" SPD	YES	YES	
60	CI	CHRYSOBALANUS ICACO	GREEN COCOPLUM	7 GAL., 36" HT.	YES	YES	
35	CMB	CARISSA MACROCARPA 'BOXWOOD BEAUTY'	DWARF CARISSA	3 GAL., 16" HT. x 16" SPR.	NO	YES	
50	CRN	CLUSIA ROSEA 'NANA'	NANA CLUSIA	3 GAL., 16" HT. x 18" SPR., DENSE	YES	YES	
60	EG	EVOLVULUS GLOMERATUS 'BLUE MY MIND'	BLUE DAZE 'BLUE MY MIND'	1 GAL. 6-8" HT. FULL	NO	YES	
55	IX	IXORA 'RED TAIWAN DWARF'	RED TAIWAN IXORA	3 GAL., 20" HT. X 12" SPD., FULL	NO	YES	
35	IXN	IXORA 'NORA GRANT'	IXORA NORA GRANT	3 GAL., 20" HT. X 12" SPD., FULL	NO	YES	
40	LLB	LOMANDRA LONGIFOLIA BREEZE	BASKET GRASS	3 GAL.' FULL	YES	YES	
40	LOS	LONICERA SEMPERVIRENS	CORAL HONEYSUCKLE	3 GAL., TRELLISED	NO	YES	REMOVE TRELLIS TRAIN ON FENCE
25	MUH	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	3 GAL., 18-24" HT. X 12"-14" SPD.	YES	YES	
40	PBM	PHILODENDRON 'BRULY MARX'	BURLY MARX PHILODENDRON	3 GAL., 12" HT. x 12" SPR., FULL	NO	YES	
78	POM	PODOCARPUS MACROPHYLLA	PODOCARPUS	7 GAL., 28" HT. x 16" SPD., DENSE	NO	YES	
82	SAR	SCHEFFLERA ARBORICOLA	DWARF SCHEFFLERA	3 GAL., 24" HT. x 16" SPD., FULL	NO	YES	

PLANT MATERIAL SCHEDULE: HAMMOCK GROVE

PLANT MATERIAL NOTES:
1. THE CONTRACTOR SHALL BID AND BE RESPONSIBLE FOR THE PLANT SIZE AND NOT SOLELY BY THE CONTAINER. CONTAINER IS PROVIDED AS A MIN. SIZE
2. THE GENERAL CONTRACTOR/LANDSCAPE CONTRACTOR SHALL PERFORM A MIN. OF 3 SOIL TEST FROM VARIOUS LOCATION AROUND SITE AFTER FILL HAS BEEN COMPLETED. TEST SHALL BE SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO ANY PLANTS BEING INSTALLED. SITES LARGER THEN 10 ACRES SHALL HAVE A MIN. OF 5 SOILS SAMPLES TESTED.
3. IN A CONFLICT BETWEEN THE PLANS AND THE SPECIFICATIONS/PLANT MATERIAL SCHEDULE, THE PLANS SHALL GOVERN.

QTY	CODE	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	DROUGHT TOLERANCE	NOTES
TREES AND PALMS							
1	LJT	LIGUSTRUM JAPONICUM TREE FORM	TREE FORM LIGUSTRUM	8' HT. x 8' SPD., MULTI-TRUNK	NO	YES	
7	ROY	ROYSTONEA ELATA	FLORIDA ROYAL PALM	8' GW. 22' O.A.	YES	YES	
15	SP	SABAL PALMETTO	CABBAGE PALM	16' C.T.	YES	YES	
SHRUBS AND GROUNDCOVERS							
95	IX	IXORA 'RED TAIWAN DWARF'	RED TAIWAN IXORA	3 GAL., 20" HT. X 12" SPD., FULL	NO	YES	
12	JM	JASMINUM MULTIFLORUM	DOWNY JASMINE	3 GAL. 16" HT. X 12-14" SPD.	NO	YES	
55	SAR	SCHEFFLERA ARBORICOLA	DWARF SCHEFFLERA	3 GAL., 24" HT. x 16" SPD., FULL	NO	YES	
16	SAV	SCHEFFLERA ARBORICOLA 'TRINETTE'	VARIEGATED SCHEFFLERA	3 GAL., 24" HT. x 16" SPD., FULL	NO	YES	
61	TJV	TRACHELOSPERMUM JAS. VARIEGATED	VARIEGATED CONFEDERATE JASMINE	1 GAL., 10-12" SPD.	NO	YES	

PLANT MATERIAL SCHEDULE: SOUTH PARK

PLANT MATERIAL NOTES:
1. THE CONTRACTOR SHALL BID AND BE RESPONSIBLE FOR THE PLANT SIZE AND NOT SOLELY BY THE CONTAINER. CONTAINER IS PROVIDED AS A MIN. SIZE
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3. IN A CONFLICT BETWEEN THE PLANS AND THE SPECIFICATIONS/PLANT MATERIAL SCHEDULE, THE PLANS SHALL GOVERN.

QTY	CODE	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	DROUGHT TOLERANCE	NOTES
TREES AND PALMS							
1	BNS	BISMARKIA NOBILIS	BISMARK PALM	24' O.A. HEAVY TRUNKED, 10'-12' C.T.	NO	YES	
1	DR	DELONIX REGINA	ROYAL POINCIANA	12' HT. X 6' SPD., 3" CAL.	NO	YES	
1	QV	QUERCUS VIRGINIANA	LIVE OAK	12' HT. X 5' SPD., 3" CAL.	YES	YES	GENERAL TREE REQ.
8	SP	SABAL PALMETTO	CABBAGE PALM	16' C.T.	YES	YES	
SHRUBS AND GROUNDCOVERS							
2	ALO	ALOCASIA ODORA	DWARF ALOCASIA	30" HT. x 18" SPD	YES	YES	
10	CMB	CARISSA MACROCARPA 'BOXWOOD BEAUTY'	DWARF CARISSA	3 GAL., 16" HT. x 16" SPR.	NO	YES	
30	HPD	HAMELIA NODOSA	DWARF FIREBUSH	3 GAL., 16"-18" HT. X 14" SPD.	YES	YES	
60	MUH	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	3 GAL., 18-24" HT. X 12"-14" SPD.	YES	YES	
80	POM	PODOCARPUS MACROPHYLLA	PODOCARPUS	7 GAL., 28" HT. x 16" SPD., DENSE	NO	YES	

PLANT MATERIAL SCHEDULE: DOG PARK

PLANT MATERIAL NOTES:
1. THE CONTRACTOR SHALL BID AND BE RESPONSIBLE FOR THE PLANT SIZE AND NOT SOLELY BY THE CONTAINER. CONTAINER IS PROVIDED AS A MIN. SIZE
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3. IN A CONFLICT BETWEEN THE PLANS AND THE SPECIFICATIONS/PLANT MATERIAL SCHEDULE, THE PLANS SHALL GOVERN.

QTY	CODE	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	DROUGHT TOLERANCE	NOTES
TREES AND PALMS							
2	COS	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	12' HT, x 4' SPD. 2" CAL.	YES	YES	GENERAL TREE REQ.
2	DR	DELONIX REGINA	ROYAL POINCIANA	12' HT. X 6' SPD., 3" CAL.	NO	YES	
1	QV	QUERCUS VIRGINIANA	LIVE OAK	12' HT. X 5' SPD., 3" CAL.	YES	YES	GENERAL TREE REQ.
15	SP	SABAL PALMETTO	CABBAGE PALM	16' C.T.	YES	YES	
SHRUBS AND GROUNDCOVERS							
80	POM	PODOCARPUS MACROPHYLLA	PODOCARPUS	7 GAL., 28" HT. x 16" SPD., DENSE	NO	YES	

PLANT MATERIAL SCHEDULE: EVENT LAWN

PLANT MATERIAL NOTES:
1. THE CONTRACTOR SHALL BID AND BE RESPONSIBLE FOR THE PLANT SIZE AND NOT SOLELY BY THE CONTAINER. CONTAINER IS PROVIDED AS A MIN. SIZE
2. THE GENERAL CONTRACTOR/LANDSCAPE CONTRACTOR SHALL PERFORM A MIN. OF 3 SOIL TEST FROM VARIOUS LOCATION AROUND SITE AFTER FILL HAS BEEN COMPLETED. TEST SHALL BE SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO ANY PLANTS BEING INSTALLED. SITES LARGER THEN 10 ACRES SHALL HAVE A MIN. OF 5 SOILS SAMPLES TESTED.
3. IN A CONFLICT BETWEEN THE PLANS AND THE SPECIFICATIONS/PLANT MATERIAL SCHEDULE, THE PLANS SHALL GOVERN.

QTY	CODE	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	DROUGHT TOLERANCE	NOTES
TREES AND PALMS							
4	CSB	CORDIA SEBESTENA	ORANGE GEIGER TREE	10' HT. X 4.5'-5' SPD., 2" CAL.	YES	YES	GENERAL TREE REQ.
22	WB	WODYETIA BIFURCATA	FOXTAIL PALM	14' C.T.	NO	YES	
SHRUBS AND GROUNDCOVERS							
155	ADM	ASPARAGUS DENSIFLORUS 'MEYERSII'	FOXTAIL FERN	3 GAL. 12-14" HT. x 10-12" SPD.	NO	YES	
60	EG	EVOLVULUS GLOMERATUS 'BLUE MY MIND'	BLUE DAZE 'BLUE MY MIND'	1 GAL. 6-8" HT. FULL	NO	YES	
114	IX	IXORA 'RED TAIWAN DWARF'	RED TAIWAN IXORA	3 GAL., 20" HT. X 12" SPD., FULL	NO	YES	
14	JM	JASMINUM MULTIFLORUM	DOWNY JASMINE	3 GAL. 16" HT. X 12-14" SPD.	NO	YES	
20	MUH	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	3 GAL., 18-24" HT. X 12"-14" SPD.	YES	YES	
70	MUW	MUHLENBERGIA 'WHITE CLOUD'	WHITE CLOUD MUHLY GRASS	3 GAL., 18-24"" HT. X 12-14" SPR.	YES	YES	
21	POM	PODOCARPUS MACROPHYLLA	PODOCARPUS	7 GAL., 28" HT. x 16" SPD., DENSE	NO	YES	
32	POP	PODOCARPUS MACROPHYLLA 'PRINGLEA'	DWARF PODOCARPUS	3 GAL., 16" HT. x 12" SPD., DENSE	YES	YES	
130	TJV	TRACHELOSPERMUM JAS. VARIEGATED	VARIEGATED CONFEDERATE JASMINE	1 GAL., 10-12" SPD.	NO	YES	

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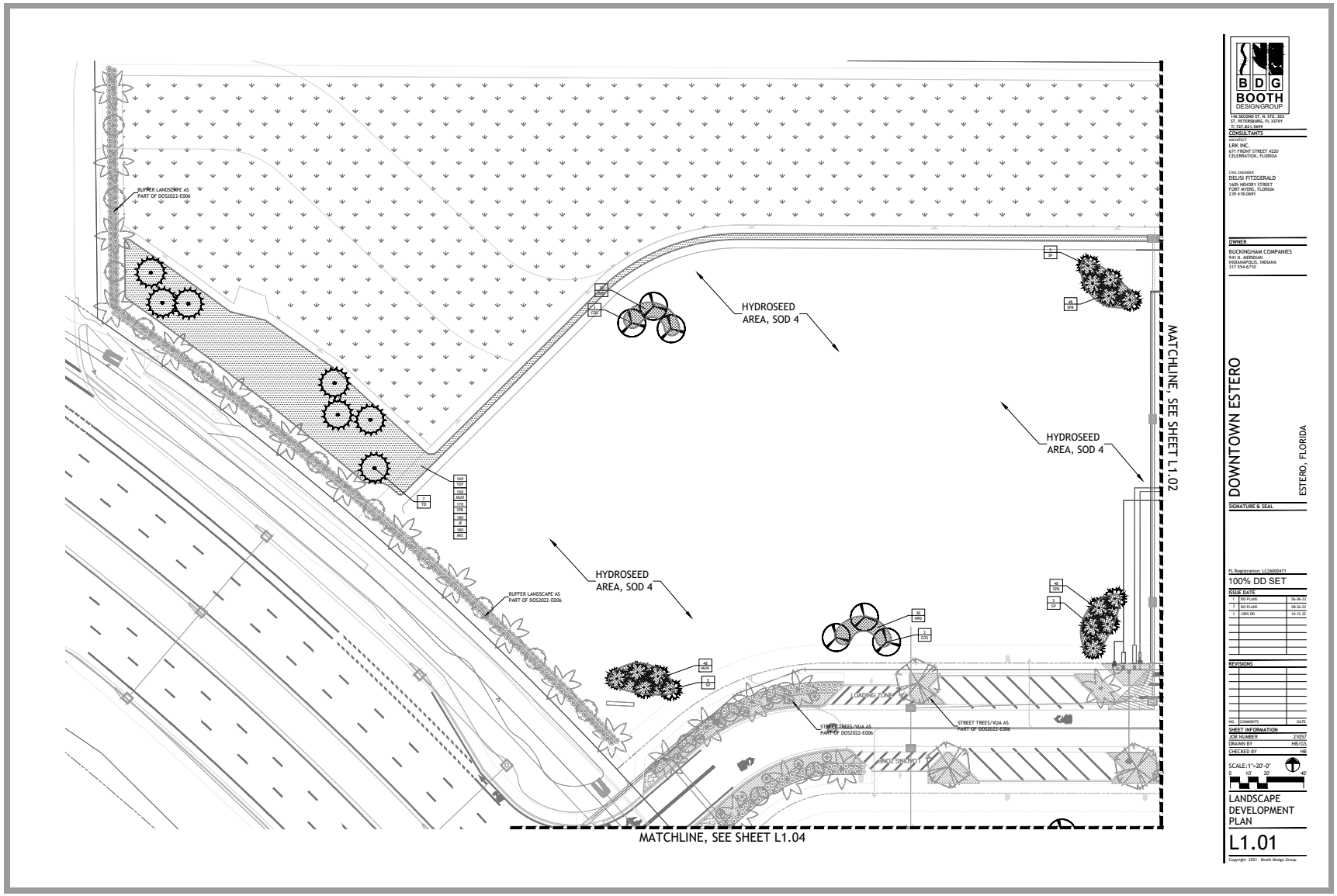

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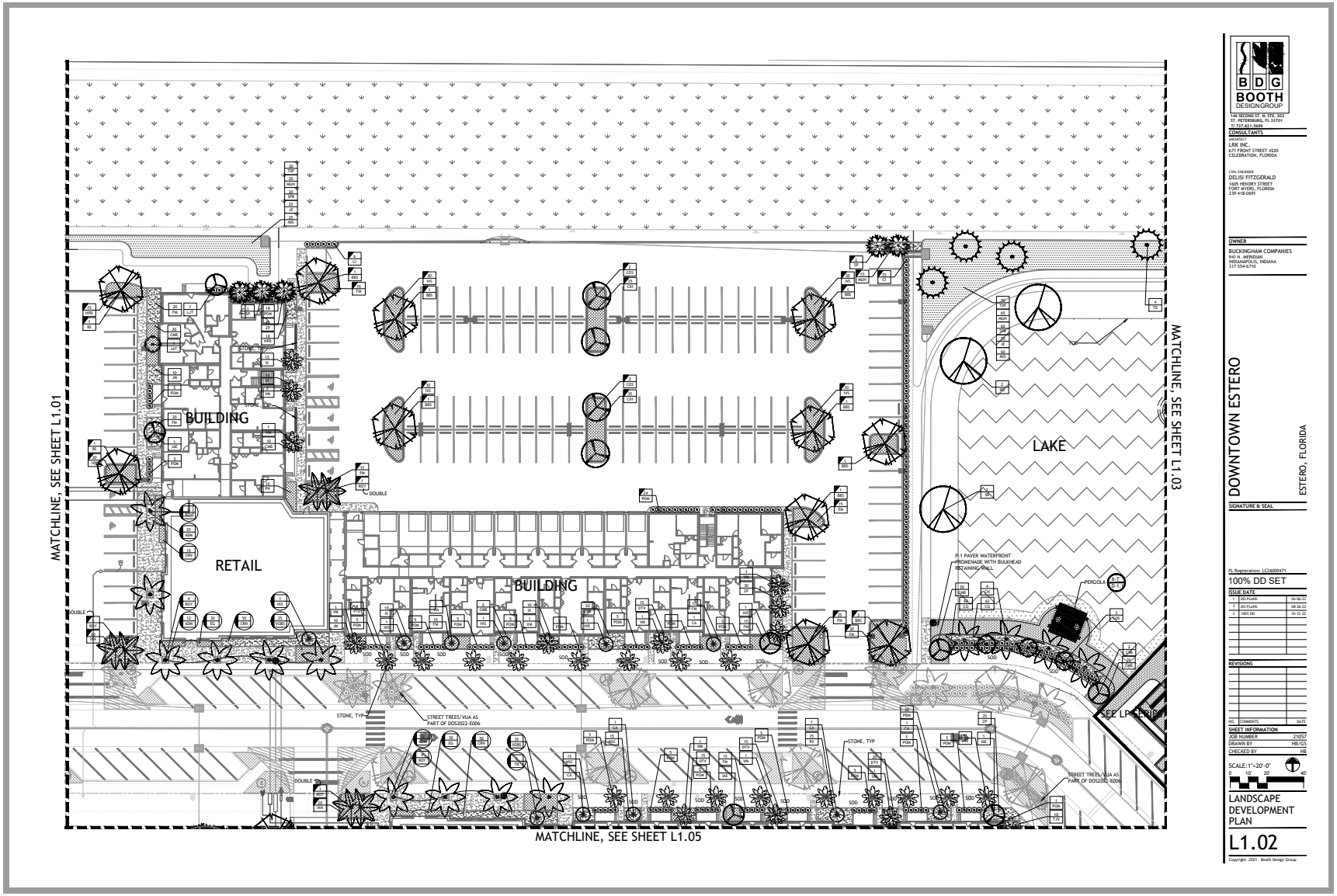

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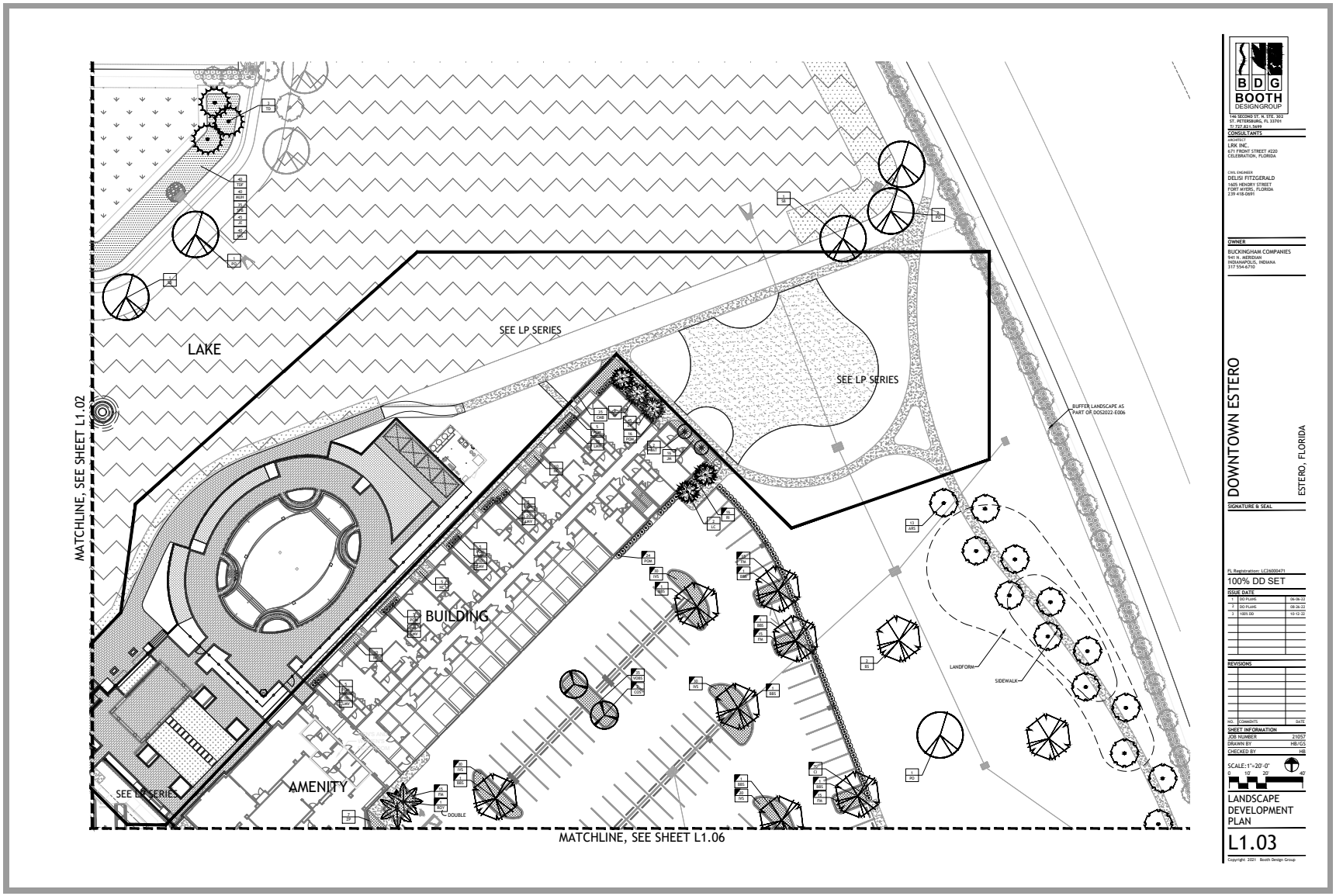
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AMENITY
SEE LP SERIES
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MATCHLINE, SEE SHEET L1.06
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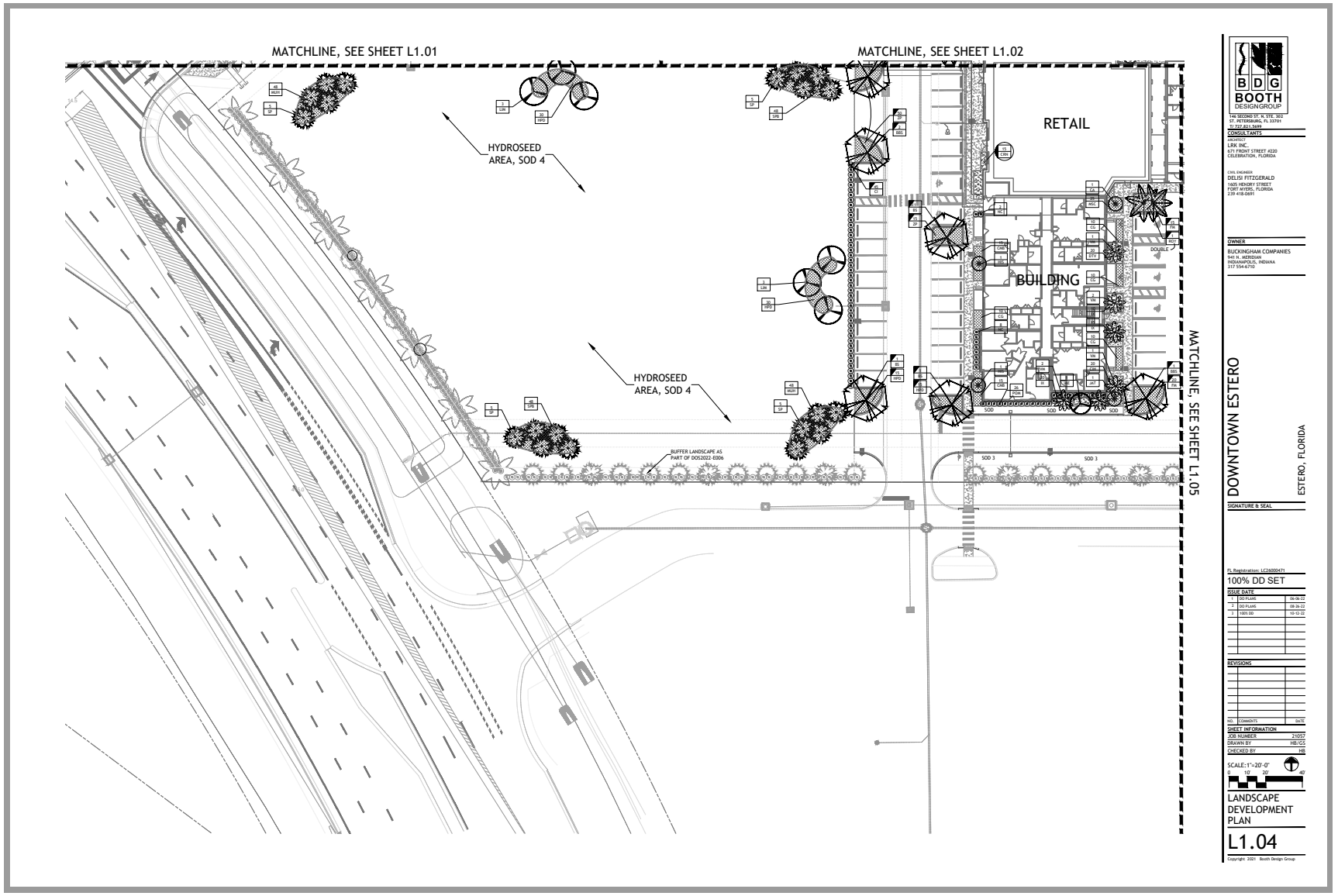
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BUILDING
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SOD
SOD 3
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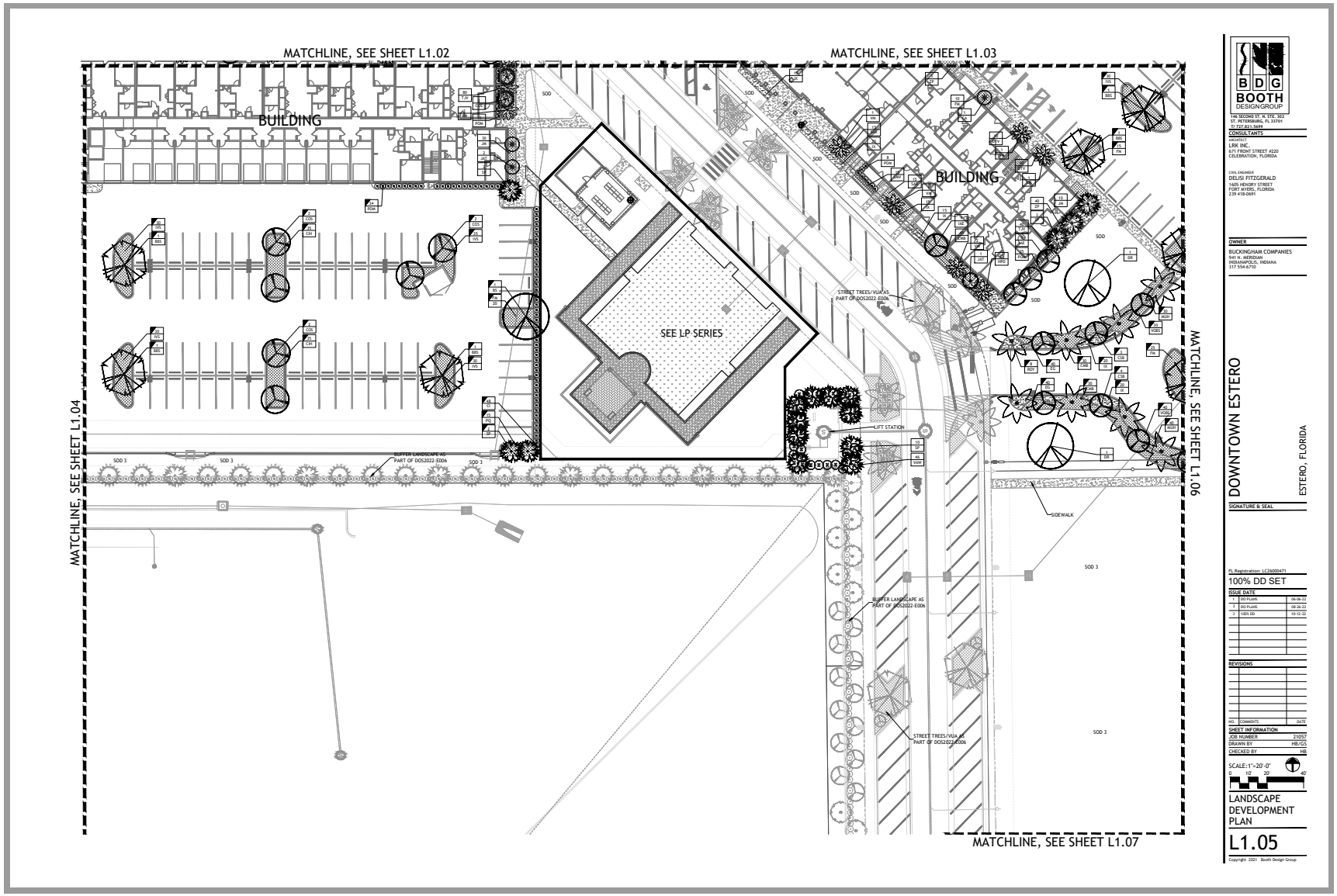

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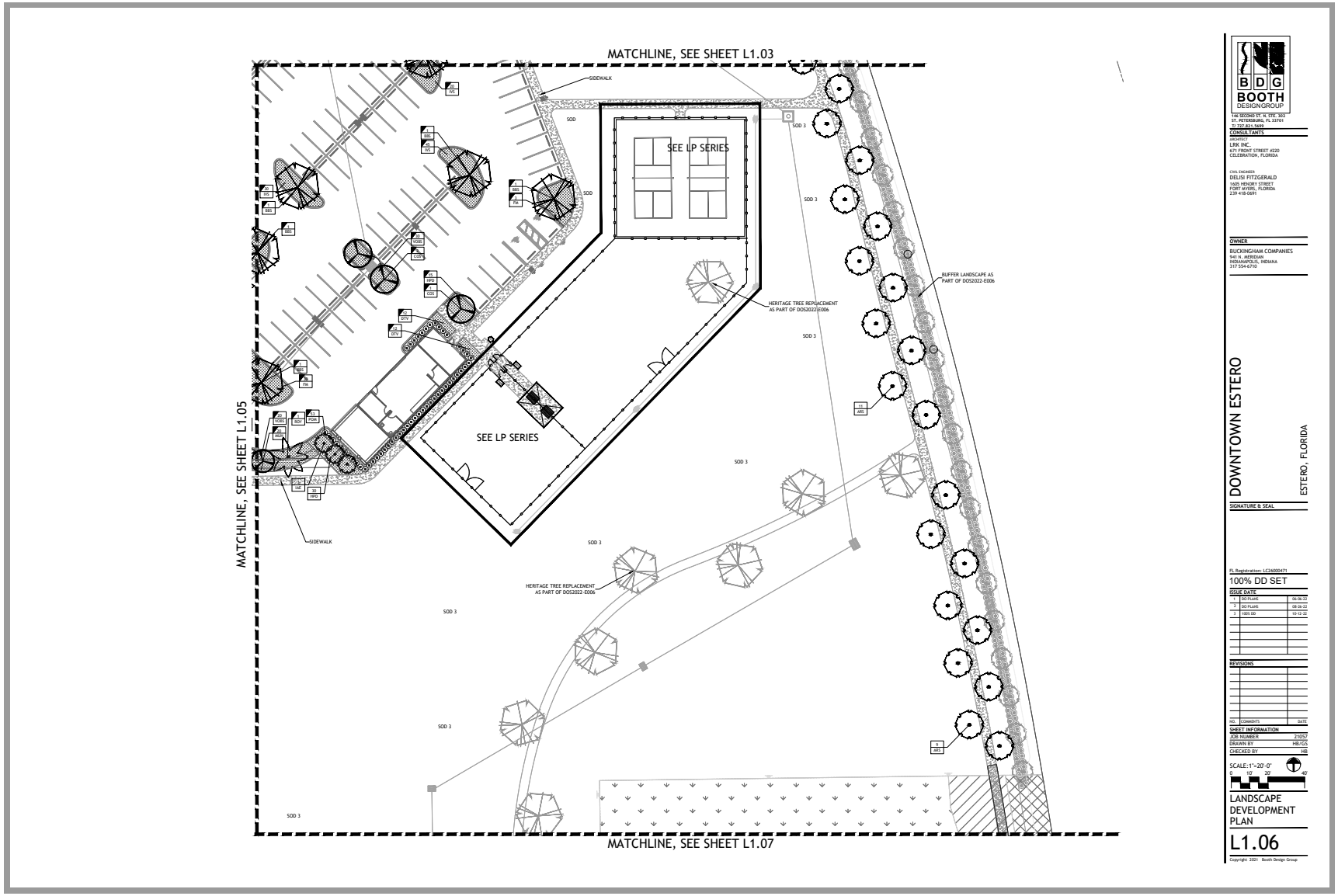

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3	100% DD	10-12-22

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NO.	COMMENTS	DATE

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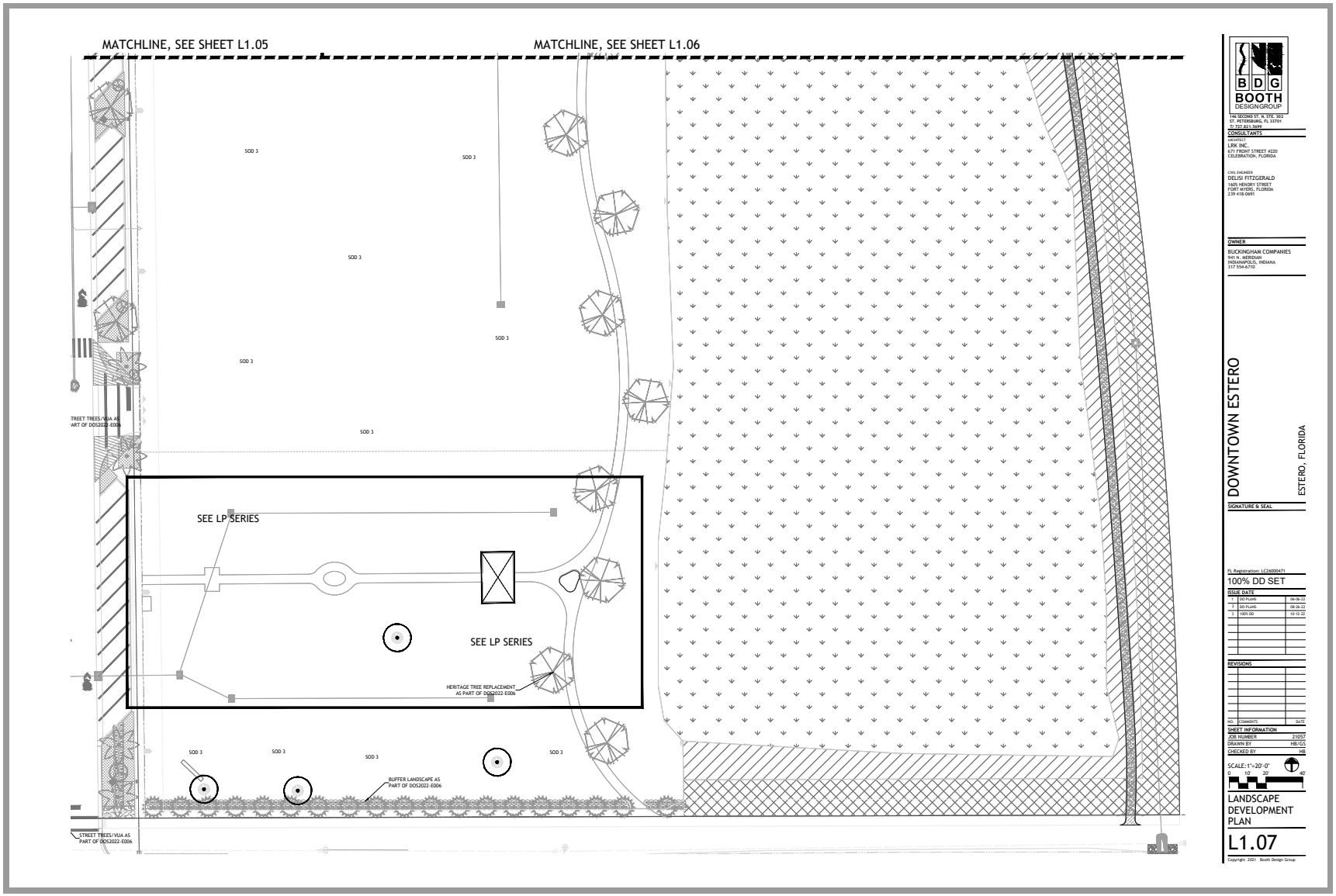
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HERITAGE TREE REPLACEMENT AS PART OF DOS2022-E006
BUFFER LANDSCAPE AS PART OF DOS2022-E006
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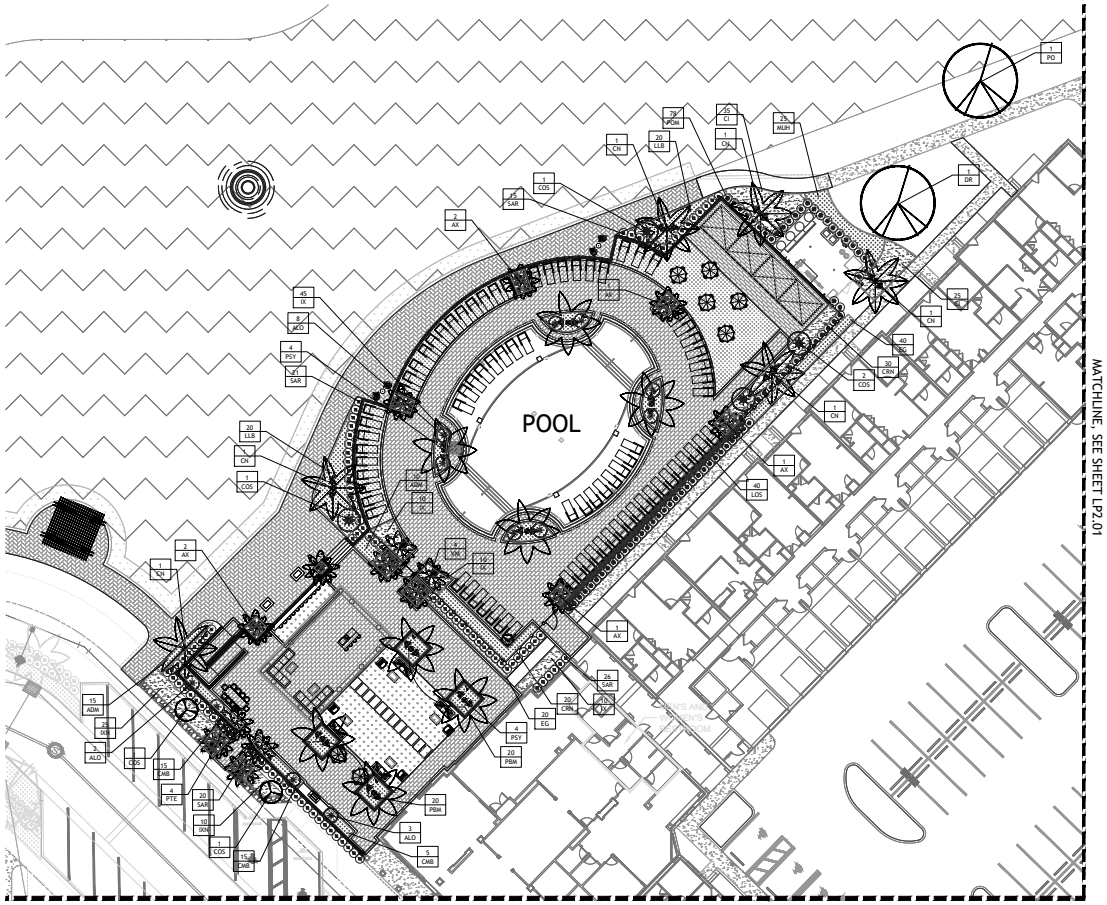

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3	100% DD	10-12-22

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NO.	COMMENTS	DATE

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AMENITY
SITE PLAN

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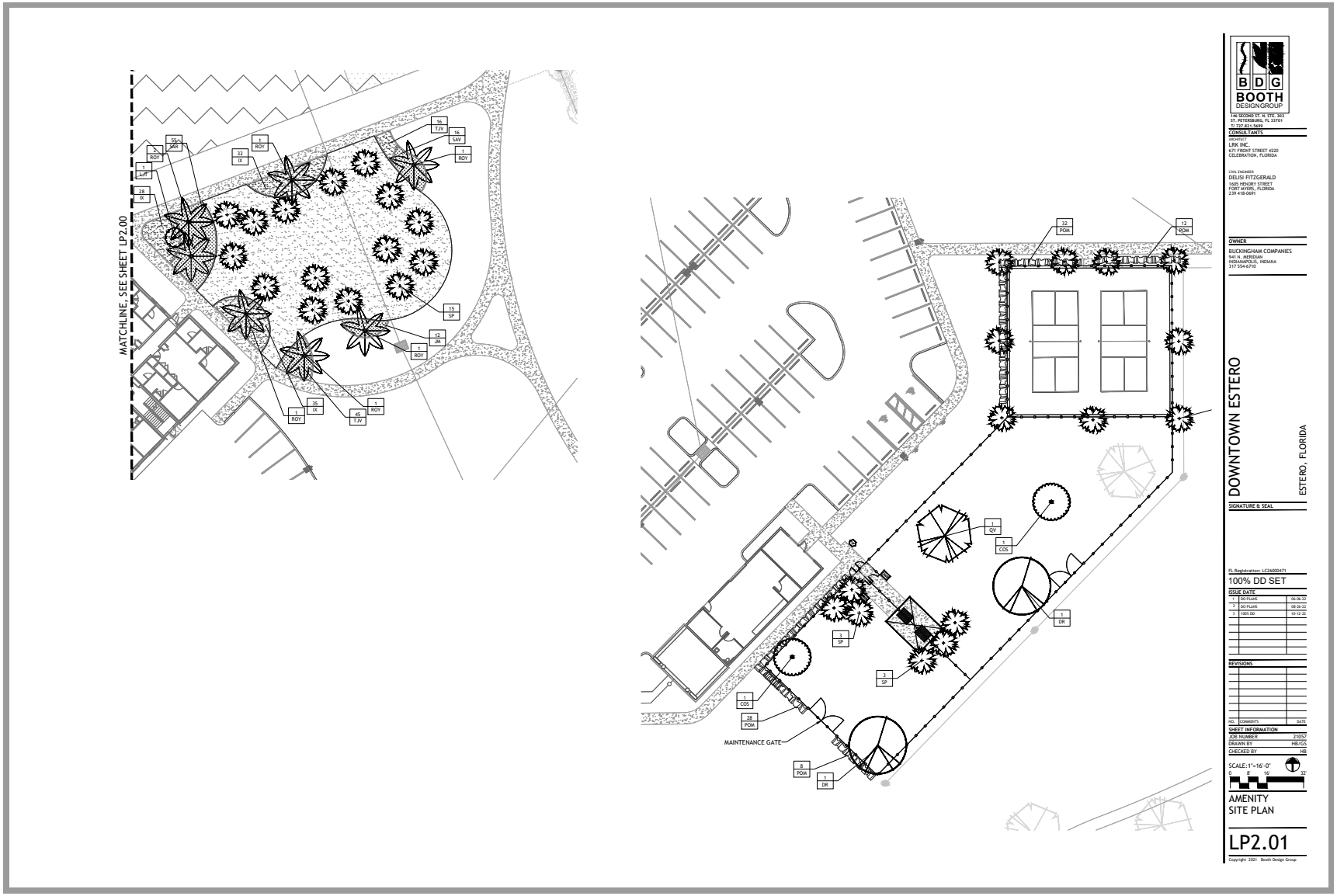
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317 554-6710
DOWNTOWN ESTERO
ESTERO, FLORIDA
SIGNATURE & SEAL
FL Registration: LC26000471
100% DD SET
ISSUE DATE
1 100 PLANS 09-06-22
2 DO PLANS 08-26-22
3 100% DD 10-12-22
REVISIONS
NO. COMMENTS DATE
SHEET INFORMATION
JOB NUMBER 21057
DRAWN BY HB/GS
CHECKED BY HB
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0 8 16 32
AMENITY
SITE PLAN
LP2.01
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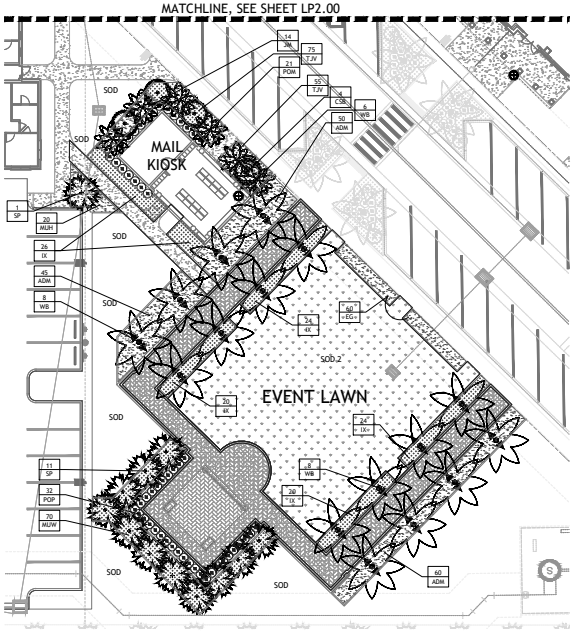

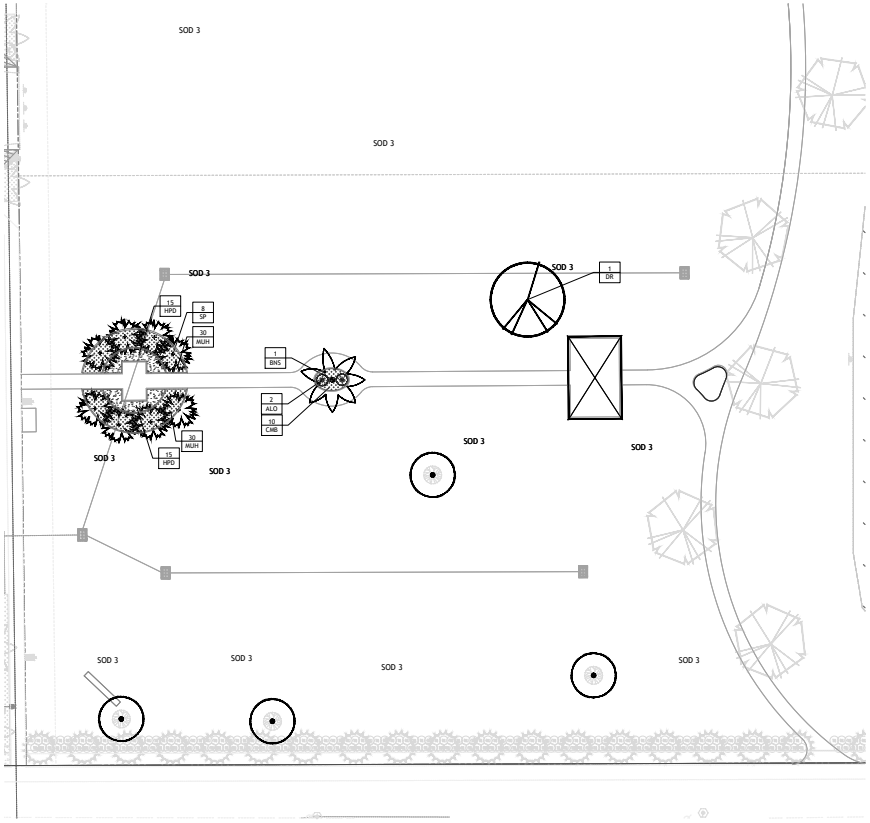

BDG BOOTH DESIGNGROUP
146 SECOND ST. N. STE. 302
ST. PETERSBURG, FL 33701
T/ 727.821.5695

CONSULTANTS
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CIVIL ENGINEER
DELISI FITZGERALD
1605 HENDRY STREET
FORT MYERS, FLORIDA
239 418-0691

OWNER
BUCKINGHAM COMPANIES
941 N. MERIDIAN
INDIANAPOLIS, INDIANA
317 554-6710

DOWNTOWN ESTERO
ESTERO, FLORIDA

SIGNATURE & SEAL

FL Registration: LC26000471

100% DD SET

ISSUE DATE		
1	DO PLANS	04-06-22
2	DO PLANS	08-26-22
3	100% DD	10-12-22

REVISIONS

NO.	COMMENTS	DATE

SHEET INFORMATION

JOB NUMBER	21057
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CHECKED BY	HB

SCALE:1"=16'-0"
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AMENITY SITE PLAN

LP2.02

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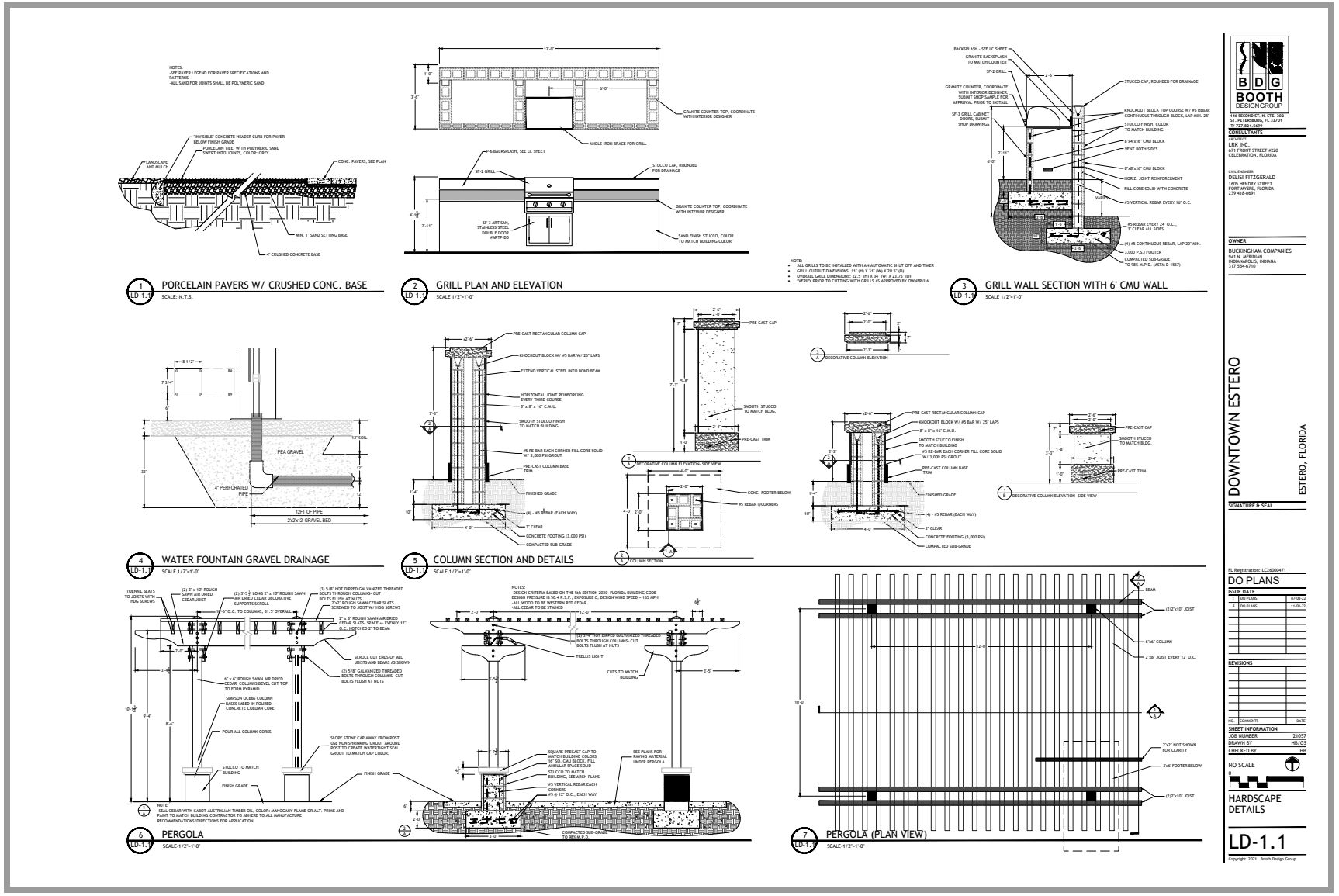

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INDIANAPOLIS, INDIANA
317 554-6710

DOWNTOWN ESTERO
ESTERO, FLORIDA

SIGNATURE & SEAL

FL Registration: LC26000471

DO PLANS

ISSUE DATE		
1	DO PLANS	07-08-22
2	DO PLANS	11-08-22

REVISIONS

NO.	COMMENTS	DATE

SHEET INFORMATION

JOB NUMBER	21057
DRAWN BY	HB/GS
CHECKED BY	HB

NO SCALE

HARDSCAPE DETAILS

LD-1.1

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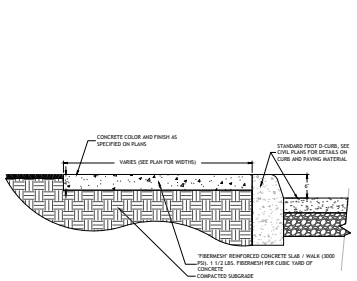
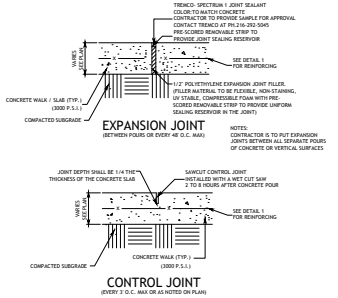
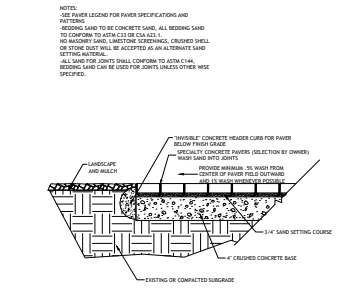


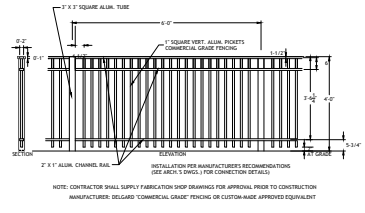
1 LD-1 4" CONC. WALK
SCALE 1"=1'-0"



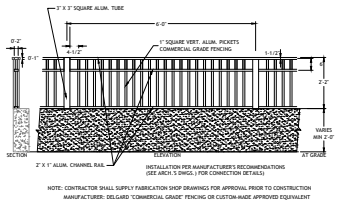
2 LD-1 CONCRETE JOINT DETAILS
N.T.S.



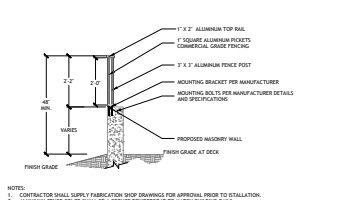
3 LD-1 CONC. PAVER SECTION W/CRUSHED CONC. BASE
SCALE: N.T.S.



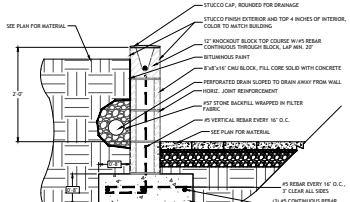
4 LD-1 4' HT. ALUMINUM PICKET FENCE



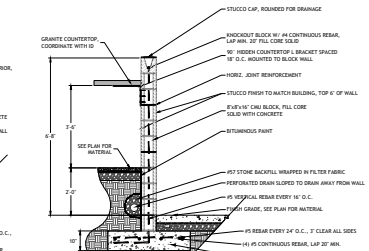
5 LD-1 26" HT. ALUMINUM PICKET FENCE FLUSH ON WALL



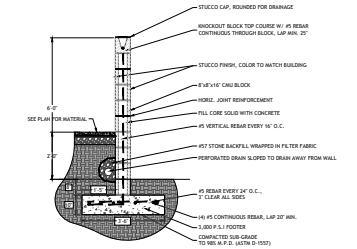
6 LD-1 26" ALUMINUM FENCE ON WALL SECTION



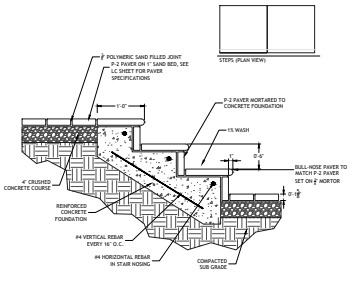
7 LD-1 2' WALL SECTION W/ FENCE
SCALE 1"=1'-0"



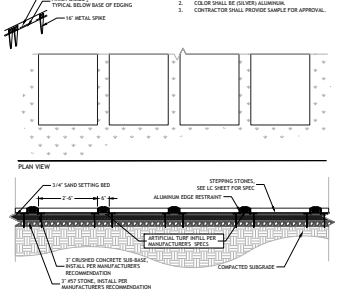
8 LD-1 CMU WALL WITH DINING LEDGE AND BENCH
SCALE 1/2"=1'-0"



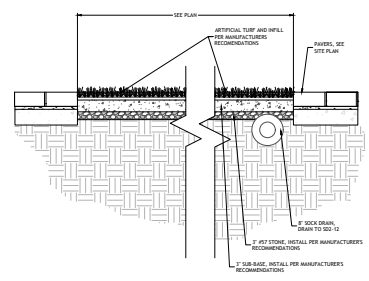
9 LD-1 6' CMU WALL DETAIL
SCALE 1/2"=1'-0"



10 LD-1 BRICK PAVER STAIRS
SCALE 1"=1'-0"



11 LD-1 STEPPING STONES IN ARTIFICIAL TURF
SCALE 1/2"=1'-0"



12 LD-1 ARTIFICIAL TURF SECTION DETAIL
SCALE 1"=1'-0"

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317 554-6710

DOWNTOWN ESTERO
ESTERO, FLORIDA

SIGNATURE & SEAL

PL Registration: LC26000471

DO PLANS

ISSUE DATE		
1	DO PLANS	07-08-22
2	DO PLANS	11-08-22

REVISIONS		
NO.	COMMENTS	DATE

SHEET INFORMATION
JOB NUMBER 21057
DRAWN BY HB/GS
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NO SCALE

HARDSCAPE DETAILS

LD-1

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LRK

50 South B.B. King Blvd
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901.521.1440

Client:
Buckingham Companies

30 South Meridian Street, Suite 1100
Indianapolis, IN 46204

Consultants Direct to Owner:

Delisi Fitzgerald, Inc.
CIVIL ENGINEER

Booth Design Group
LANDSCAPE ARCHITECT

Consultants:

McVeigh & Mangum Engineering, Inc.
STRUCTURAL ENGINEER

Devito, Inc.
MECH./PLUMB./ELEC. ENGINEER

SJI. Design Group
INTERIOR DESIGNER

Buckingham Companies

DOWNTOWN ESTERO

U.S. Hwy 41, Estero, FL

Development Order Submittal | February 20, 2023

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LRK Project Number: 01.21041.00

Project Name:
DOWNTOWN ESTERO

U.S. Hwy 41, Estero, FL

Date and Issue

PRIMARY FIELD PAINT
SW 6078 REALIST BEIGE

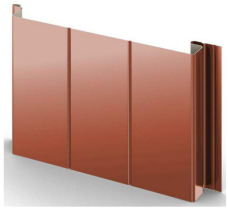
WATER TABLE BASE PAINT
SW 6079 DIVERSE BEIGE

TRIM PAINT
SW 6083 SABLE

PANEL PAINT
SW 6082 COBBLE BROWN

SOFFIT PAINT
SW 6130 MANNERED GOLD

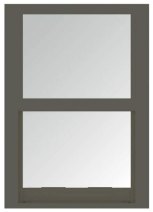
ROOF - APARTMENTS, MAIL, AND
SUNSHADE PAVILION
EAGLE ROOFING
STYLE: CAPISTRANO
COLOR: 3725 PALM BEACH BLEND



MECHANICAL SCREEN - APARTMENTS
BERRIDGE MANUFACTURING
STYLE: FW-1025 FLAT PANEL
COLOR: TO MATCH CONCRETE TILE; TERRA COTTA SHOWN

ROOF - MAINTENANCE BUILDING AND EVENT PAVILION
BERRIDGE MANUFACTURING
STYLE: TEE PANEL
COLOR: DARK BRONZE

ROOF - DOME
BERRIDGE MANUFACTURING
STYLE: CURVED TEE PANEL
COLOR: COPPER-COTE



WINDOWS
SINGLE HUNG WINDOW
ES-MX1000
COLOR: BRONZE

LRK

DOWNTOWN ESTERO
ESTERO, FLORIDA | 01.21041.00 | 03/29/23
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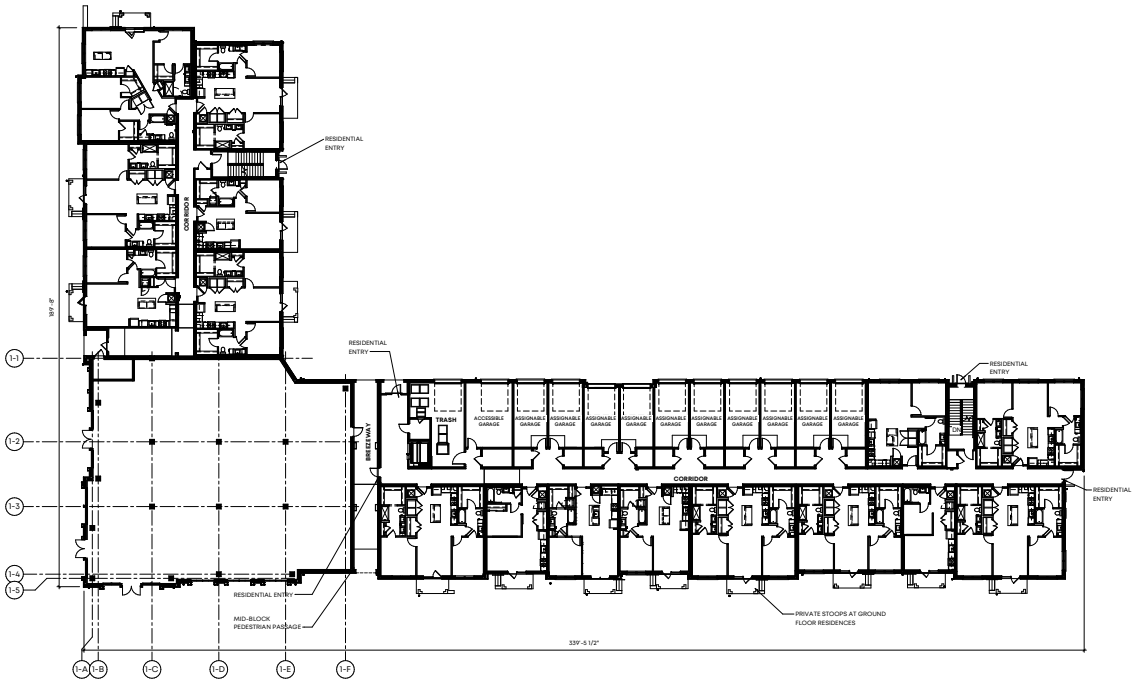
MATERIAL BOARD

BUCKINGHAM COMPANIES

DOWNTOWN ESTERO - 01.21041.00



1 GROUND FLOOR PLAN - BUILDING 1

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LRK

50 South B.B. King Blvd.
Suite 600
Memphis, TN 38103
901.521.1440

Client:

BUCKINGHAM COMPANIES

30 South Meridian Street, Suite 1100
Indianapolis, IN 46204

Issues and Revisions

Date	Issued / Revised
07.01.22	Residential Dev. Order

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Seal

LRK Project Number: 01.21041.00

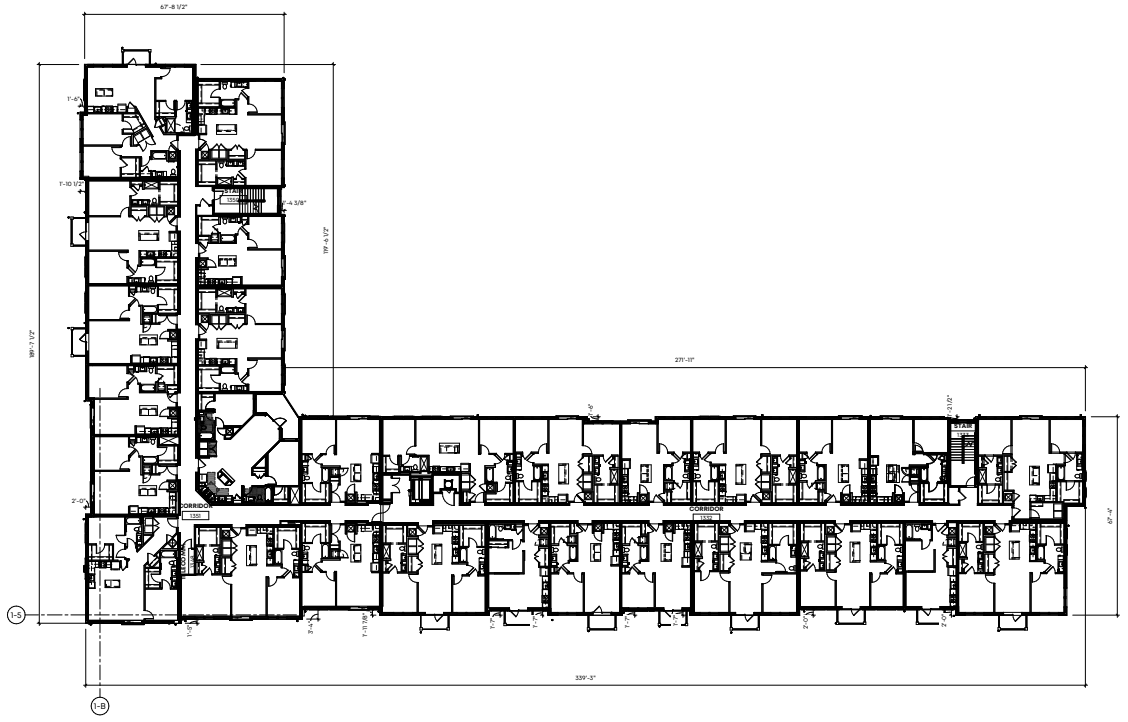
Project Name:
DOWNTOWN ESTERO
U.S. Hwy 41, Estero, FL

Drawing Name:
GROUND FLOOR PLAN - BUILDING 1

Drawn By: SWM
Checked By: VWB

A900a

DOWNTOWN ESTERO - 01.21041.00



1 UPPER FLOOR PLAN - BUILDING 1

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Issues and Revisions

	Date	Issued / Revised

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Seal

LRK Project Number: 01.21041.00

Project Name:
DOWNTOWN ESTERO
U.S. Hwy 41, Estero, FL

Drawing Name:
UPPER FLOOR PLAN - BUILDING 1

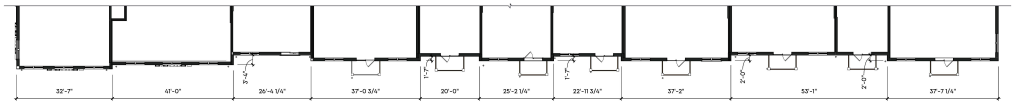
Drawn By: Author
Checked By: Checker

A900b

DOWNTOWN ESTERO - 01.21041.00

1 SOUTH ELEVATION - BUILDING 1

SCALE: 1/16" = 1'-0"

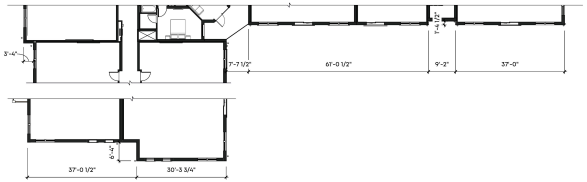


6 HORIZONTAL OFFSETS - BLDG 1 - SOUTH

SCALE: 1/16" = 1'-0"

11 EAST ELEVATION - BUILDING 1

SCALE: 1/16" = 1'-0"



16 HORIZONTAL OFFSETS - BLDG 1 - EAST

SCALE: 1/16" = 1'-0"

MATERIAL LEGEND

SYMBOL	MATERIAL/FINISH	COLOR	STYLE
0.0			
ROOF			
1.1	BARREL CONCRETE ROOF TILE	3725 PALM BEACH BLEND	CAPISTRANO
1.2	METAL SCREEN	COLOR TO MATCH ROOF TILE	FLAT PANEL (BERRIDGE FW-1025)
1.3	TPO MEMBRANE	WHITE	
1.4	METAL ROOFING	COPPER-COTE	STANDING SEAM
1.5	METAL ROOFING	BRONZE	STANDING SEAM
STUCCO			
2.1	STUCCO	REALIST BEIGE SW 6078	
2.2	STUCCO	DIVERSE BEIGE SW 6079	
2.3	STUCCO	COBBLE BROWN SW 6082	
2.4	STUCCO	SABLE SW 6083	
WOOD / TRIM			
3.1	PAINTED	SABLE SW 6083	
METAL			
4.1	METAL RAILING	SABLE SW 6083	
4.2	METAL LOUVER	SABLE SW 6083	
4.3	ALUMINUM STOREFRONT	BRONZE	
4.4	METAL DOWNSPOUT	SABLE SW 6083	4" DIAMETER, UNO
4.5	METAL LOUVER	IVORY	
4.6	OVERHEAD DOOR	COBBLE BROWN SW 6082	

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901.521.1440

Client:

BUCKINGHAM COMPANIES

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Indianapolis, IN 46204

Issues and Revisions

Date	Issued / Revised
06.24.22	50% Schematic Design
02.20.23	Development Order Resubmittal

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Seal

LRK Project Number: 01.21041.00

Project Name:

DOWNTOWN ESTERO

U.S. Hwy 41, Estero, FL

Drawing Name:

COLORED ELEVATIONS - BUILDING NO. 1

Drawn By: SWM

Checked By: VWB

A901

2/21/2023 8:44:11 AM C:\Revit Projects\01.21041.000 Estero Village Central R21_cwilsonmc2HCA2.rvt

1 NORTH ELEVATION - BUILDING 1

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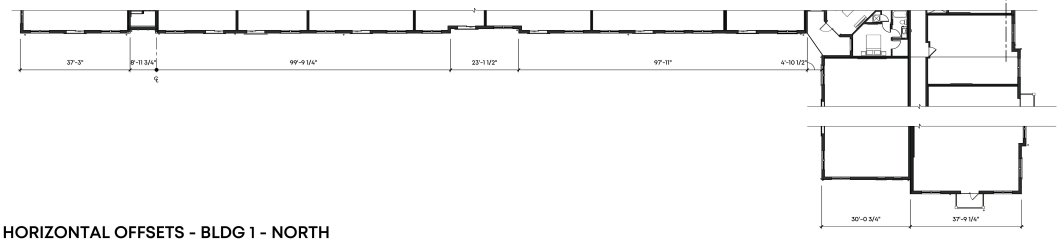
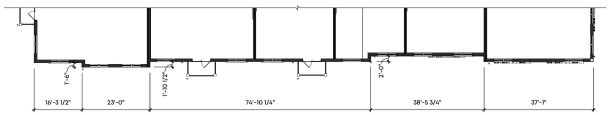


6 HORIZONTAL OFFSETS - BLDG 1 - NORTH

SCALE: 1/16" = 1'-0"

11 WEST ELEVATION - BUILDING 1

SCALE: 1/16" = 1'-0"



16 HORIZONTAL OFFSETS - BLDG 1 - WEST

SCALE: 1/16" = 1'-0"

MATERIAL LEGEND

SYMBOL	MATERIAL/FINISH	COLOR	STYLE
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ROOF			
1.1	BARREL CONCRETE ROOF TILE	3725 PALM BEACH BLEND	CAPISTRANO
1.2	METAL SCREEN	COLOR TO MATCH ROOF TILE	FLAT PANEL (BERRIDGE FW-1025)
1.3	TPO MEMBRANE	WHITE	
1.4	METAL ROOFING	COPPER-COTE	STANDING SEAM
1.5	METAL ROOFING	BRONZE	STANDING SEAM
STUCCO			
2.1	STUCCO	REALIST BEIGE SW 6078	
2.2	STUCCO	DIVERSE BEIGE SW 6079	
2.3	STUCCO	COBBLE BROWN SW 6082	
2.4	STUCCO	SABLE SW 6083	
WOOD / TRIM			
3.1	PAINTED	SABLE SW 6083	
METAL			
4.1	METAL RAILING	SABLE SW 6083	
4.2	METAL LOUVER	SABLE SW 6083	
4.3	ALUMINUM STOREFRONT	BRONZE	
4.4	METAL DOWNSPOUT	SABLE SW 6083	4" DIAMETER, UNO
4.5	METAL LOUVER	IVORY	
4.6	OVERHEAD DOOR	COBBLE BROWN SW 6082	

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Memphis, TN 38103
901.521.1440

Client:

BUCKINGHAM COMPANIES

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Indianapolis, IN 46204

Issues and Revisions

Date	Issued / Revised
06.24.22	50% Schematic Design
02.20.23	Development Order Resubmittal

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Seal

LRK Project Number: 01.21041.00

Project Name:

DOWNTOWN ESTERO

U.S. Hwy 41, Estero, FL

Drawing Name:

COLORED ELEVATIONS - BUILDING NO. 1

Drawn By: SWM

Checked By: VWB

A902

DOWNTOWN ESTERO - 01.21041.00

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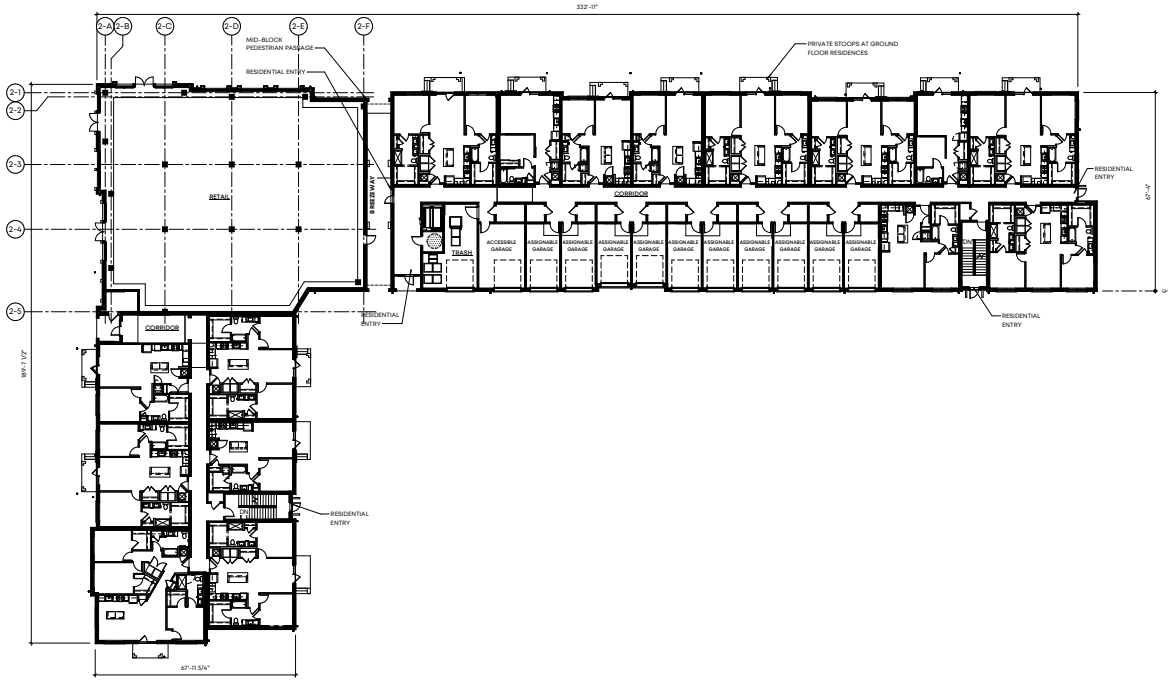

1 GROUND FLOOR PLAN - BUILDING 2

DOWNTOWN ESTERO - 01.21041.00

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Issues and Revisions

Date	Issued / Revised
07.01.22	Residential Dev. Order

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Seal

LRK Project Number: 01.21041.00

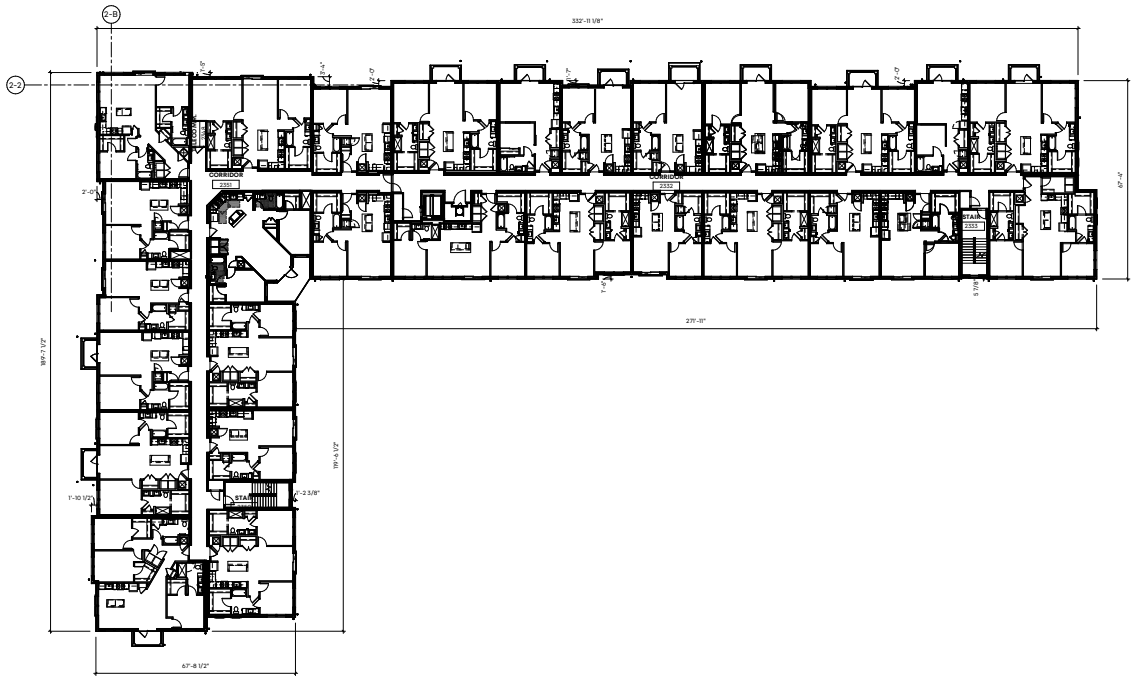
Project Name:
DOWNTOWN ESTERO
U.S. Hwy 41, Estero, FL

Drawing Name:
GROUND FLOOR PLAN - BUILDING 2

Drawn By: Author
Checked By: Checker

A910a

DOWNTOWN ESTERO - 01.21041.00



1 UPPER FLOOR PLAN - BUILDING 2

3/30/2023 4:16:53 PM C:\Revit Projects\01.21041.00 Estero V Wage Central 921_cleissama.CACAS.rvt

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Client:

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Indianapolis, IN 46204

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Seal

LRK Project Number: 01.21041.00

Project Name:
DOWNTOWN ESTERO
U.S. Hwy 41, Estero, FL

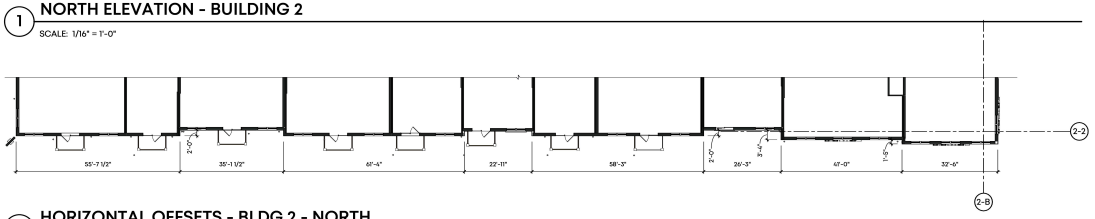
Drawing Name:
UPPER FLOOR PLAN - BUILDING 2

Drawn By: Author
Checked By: Checker

A910b

1 NORTH ELEVATION - BUILDING 2

SCALE: 1/16" = 1'-0"

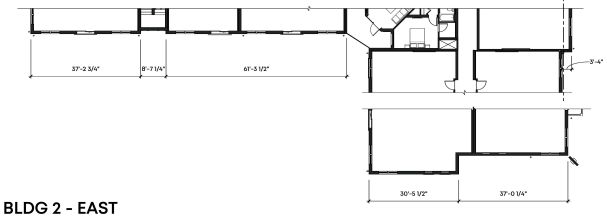


6 HORIZONTAL OFFSETS - BLDG 2 - NORTH

SCALE: 1/16" = 1'-0"

11 EAST ELEVATION - BUILDING 2

SCALE: 1/16" = 1'-0"



16 HORIZONTAL OFFSETS - BLDG 2 - EAST

SCALE: 1/16" = 1'-0"

MATERIAL LEGEND

SYMBOL	MATERIAL/FINISH	COLOR	STYLE
0.0			
ROOF			
1.1	BARREL CONCRETE ROOF TILE	3725 PALM BEACH BLEND	CAPISTRANO
1.2	METAL SCREEN	COLOR TO MATCH ROOF TILE	FLAT PANEL (BERRIDGE FW-1025)
1.3	TPO MEMBRANE	WHITE	
1.4	METAL ROOFING	COPPER-COTE	STANDING SEAM
1.5	METAL ROOFING	BRONZE	STANDING SEAM
STUCCO			
2.1	STUCCO	REALIST BEIGE SW 6078	
2.2	STUCCO	DIVERSE BEIGE SW 6079	
2.3	STUCCO	COBBLE BROWN SW 6082	
2.4	STUCCO	SABLE SW 6083	
WOOD / TRIM			
3.1	PAINTED	SABLE SW 6083	
METAL			
4.1	METAL RAILING	SABLE SW 6083	
4.2	METAL LOUVER	SABLE SW 6083	
4.3	ALUMINUM STOREFRONT	BRONZE	
4.4	METAL DOWNSPOUT	SABLE SW 6083	4" DIAMETER, UNO
4.5	METAL LOUVER	IVORY	
4.6	OVERHEAD DOOR	COBBLE BROWN SW 6082	

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06.24.22	50% Schematic Design
02.20.23	Development Order Resubmittal

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Seal

LRK Project Number: 01.21041.00

Project Name:

DOWNTOWN ESTERO

U.S. Hwy 41, Estero, FL

Drawing Name:

COLORED ELEVATIONS - BUILDING NO. 2

Drawn By: SWM

Checked By: VWB

A911

DOWNTOWN ESTERO - 01.21041.00

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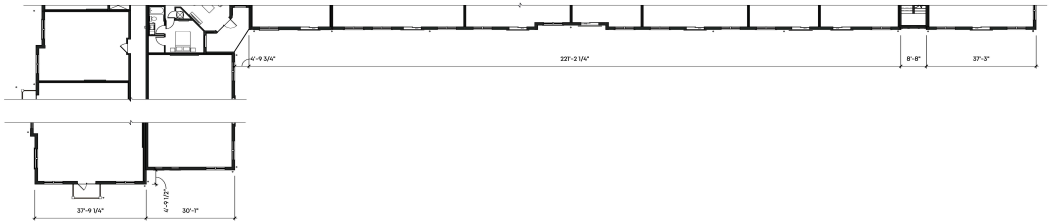
1 SOUTH ELEVATION - BUILDING 2

SCALE: 1/16" = 1'-0"

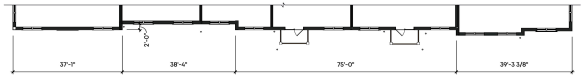


6 HORIZONTAL OFFSETS - BLDG 2 - SOUTH

SCALE: 1/16" = 1'-0"

11 WEST ELEVATION - BUILDING 2

SCALE: 1/16" = 1'-0"



16 HORIZONTAL OFFSETS - BLDG 2 - WEST

SCALE: 1/16" = 1'-0"

MATERIAL LEGEND

SYMBOL	MATERIAL/FINISH	COLOR	STYLE
0.0			
ROOF			
1.1	BARREL CONCRETE ROOF TILE	3725 PALM BEACH BLEND	CAPISTRANO
1.2	METAL SCREEN	COLOR TO MATCH ROOF TILE	FLAT PANEL (BERRIDGE FW-1025)
1.3	TPO MEMBRANE	WHITE	
1.4	METAL ROOFING	COPPER-COTE	STANDING SEAM
1.5	METAL ROOFING	BRONZE	STANDING SEAM
STUCCO			
2.1	STUCCO	REALIST BEIGE SW 6078	
2.2	STUCCO	DIVERSE BEIGE SW 6079	
2.3	STUCCO	COBBLE BROWN SW 6082	
2.4	STUCCO	SABLE SW 6083	
WOOD / TRIM			
3.1	PAINTED	SABLE SW 6083	
METAL			
4.1	METAL RAILING	SABLE SW 6083	
4.2	METAL LOUVER	SABLE SW 6083	
4.3	ALUMINUM STOREFRONT	BRONZE	
4.4	METAL DOWNSPOUT	SABLE SW 6083	4" DIAMETER, UNO
4.5	METAL LOUVER	IVORY	
4.6	OVERHEAD DOOR	COBBLE BROWN SW 6082	

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06.24.22	50% Schematic Design
02.20.23	Development Order Resubmittal

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Seal

LRK Project Number: 01.21041.00

Project Name:

DOWNTOWN ESTERO

U.S. Hwy 41, Estero, FL

Drawing Name:

COLORED ELEVATIONS - BUILDING NO. 2

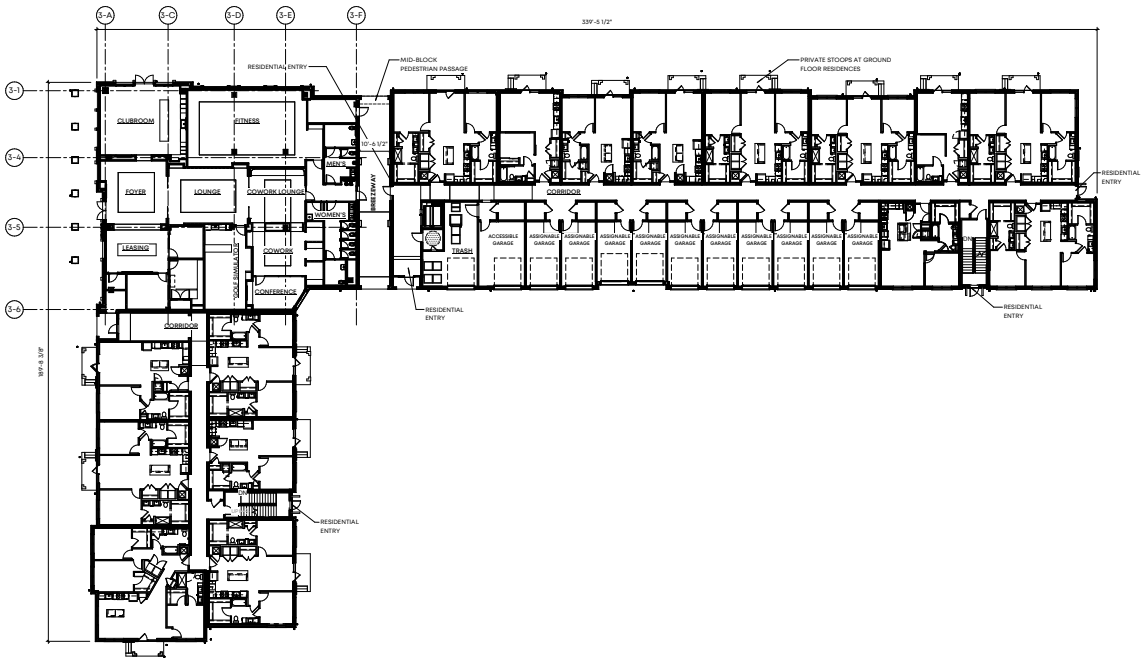
Drawn By: SWM

Checked By: VWB

A912

DOWNTOWN ESTERO - 01.21041.00

2/21/2023 8:44:22 AM C:\Revit Projects\01.21041.000 Estero Village Central R21_cwesomme.DHCAD.rvt



1 GROUND FLOOR PLAN - BUILDING 3

DOWNTOWN ESTERO - 01.21041.00

3/30/2023 4:16:55 PM C:\Revit Projects\01.21041.00 Estero v19\Igor Central 921_cleisaorna.CACAS.rvt

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Date	Issued / Revised
07.01.22	Residential Dev. Order
12.15.22	50% Construction Documents

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LRK Project Number: 01.21041.00

Project Name:

DOWNTOWN ESTERO

U.S. Hwy 41, Estero, FL

Drawing Name:

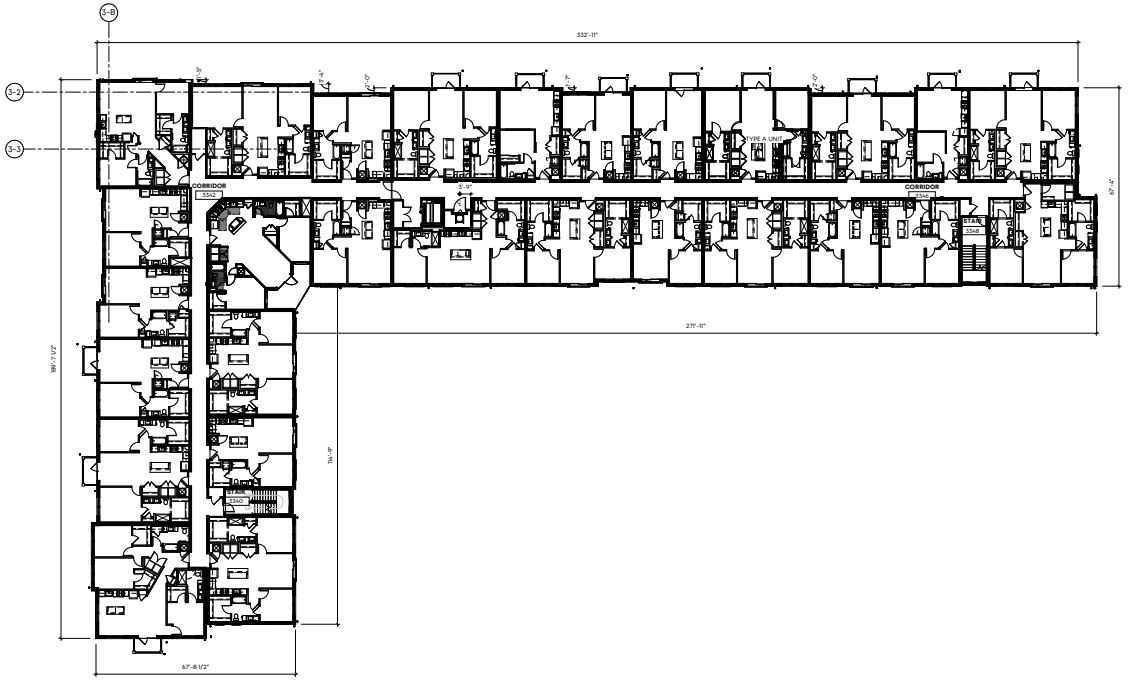
GROUND FLOOR PLAN - BUILDING 3

Drawn By: Author

Checked By: Checker

A920a

DOWNTOWN ESTERO - 01.21041.00



1 UPPER FLOOR PLAN - BUILDING 3

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LRK Project Number: 01.21041.00

Project Name:

DOWNTOWN ESTERO

U.S. Hwy 41, Estero, FL

Drawing Name:

UPPER FLOOR PLAN - BUILDING 3

Drawn By: Author

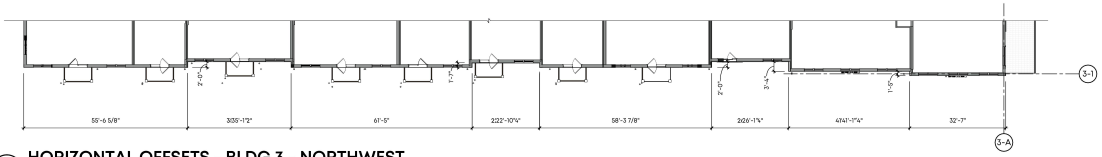
Checked By: Checker

A920b

3/30/2023 4:16:56 PM C:\Revit Projects\01.21041.00 Estero v19\Igor Central 921_cleissamo.CACAS.rvt

1 NORTHWEST ELEVATION - BUILDING 3

SCALE: 1/16" = 1'-0"

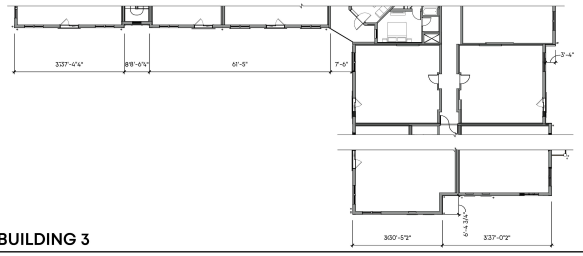


6 HORIZONTAL OFFSETS - BLDG 3 - NORTHWEST

SCALE: 1/16" = 1'-0"

11 NORTHEAST ELEVATION - BUILDING 3

SCALE: 1/16" = 1'-0"



16 SECOND FLOOR PLAN - BUILDING 3

SCALE: 1/16" = 1'-0"

MATERIAL LEGEND

SYMBOL	MATERIAL/FINISH	COLOR	STYLE
0.0			
ROOF			
1.1	BARREL CONCRETE ROOF TILE	3725 PALM BEACH BLEND	CAPISTRANO
1.2	METAL SCREEN	COLOR TO MATCH ROOF TILE	FLAT PANEL (BERRIDGE FW-1025)
1.3	TPO MEMBRANE	WHITE	
1.4	METAL ROOFING	COPPER-COTE	STANDING SEAM
1.5	METAL ROOFING	BRONZE	STANDING SEAM
STUCCO			
2.1	STUCCO	REALIST BEIGE SW 6078	
2.2	STUCCO	DIVERSE BEIGE SW 6079	
2.3	STUCCO	COBBLE BROWN SW 6082	
2.4	STUCCO	SABLE SW 6083	
WOOD / TRIM			
3.1	PAINTED	SABLE SW 6083	
METAL			
4.1	METAL RAILING	SABLE SW 6083	
4.2	METAL LOUVER	SABLE SW 6083	
4.3	ALUMINUM STOREFRONT	BRONZE	
4.4	METAL DOWNSPOUT	SABLE SW 6083	4" DIAMETER, UNO
4.5	METAL LOUVER	IVORY	
4.6	OVERHEAD DOOR	COBBLE BROWN SW 6082	

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LRK Project Number: 01.21041.00

Project Name:

DOWNTOWN ESTERO

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Drawing Name:

COLORED ELEVATIONS - BUILDING NO. 3

Drawn By: SWM

Checked By: VWB

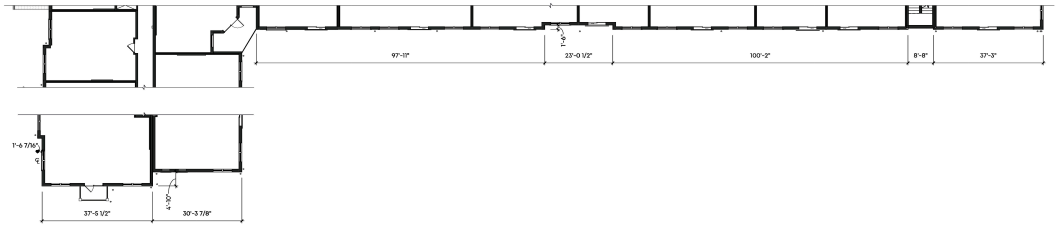
A921

DOWNTOWN ESTERO - 01.21041.00

2/21/2023 8:44:26 AM C:\Revit Projects\01.21041.00 Estero Village Central R21_cwilsonmc2ACAD.rvt

1 SOUTHEAST ELEVATION - BUILDING 3

SCALE: 1/16" = 1'-0"

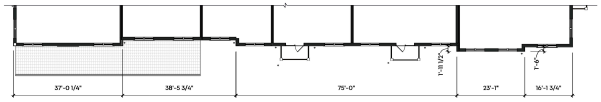


6 SECOND FLOOR PLAN - BUILDING 3

SCALE: 1/16" = 1'-0"

11 SOUTHWEST ELEVATION - BUILDING 3

SCALE: 1/16" = 1'-0"



16 HORIZONTAL OFFSETS - BLDG 3 - SOUTHWEST

SCALE: 1/16" = 1'-0"

MATERIAL LEGEND

SYMBOL	MATERIAL/FINISH	COLOR	STYLE
0.0			
ROOF			
1.1	BARREL CONCRETE ROOF TILE	3725 PALM BEACH BLEND	CAPISTRANO
1.2	METAL SCREEN	COLOR TO MATCH ROOF TILE	FLAT PANEL (BERRIDGE FW-102S)
1.3	TPO MEMBRANE	WHITE	
1.4	METAL ROOFING	COPPER-COTE	STANDING SEAM
1.5	METAL ROOFING	BRONZE	STANDING SEAM
STUCCO			
2.1	STUCCO	REALIST BEIGE SW 6078	
2.2	STUCCO	DIVERSE BEIGE SW 6079	
2.3	STUCCO	COBBLE BROWN SW 6082	
2.4	STUCCO	SABLE SW 6083	
WOOD / TRIM			
3.1	PAINTED	SABLE SW 6083	
METAL			
4.1	METAL RAILING	SABLE SW 6083	
4.2	METAL LOUVER	SABLE SW 6083	
4.3	ALUMINUM STOREFRONT	BRONZE	
4.4	METAL DOWNSPOUT	SABLE SW 6083	4" DIAMETER, UNO
4.5	METAL LOUVER	IVORY	
4.6	OVERHEAD DOOR	COBBLE BROWN SW 6082	

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Issues and Revisions

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LRK Project Number: 01.21041.00

Project Name:

DOWNTOWN ESTERO

U.S. Hwy 41, Estero, FL

Drawing Name:

COLORED ELEVATIONS - BUILDING NO. 3

Drawn By: SWM

Checked By: VWB

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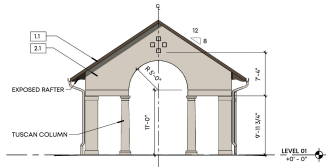
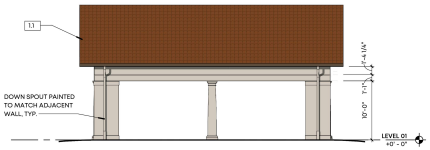
DOWNTOWN ESTERO - 01.21041.00

MATERIAL LEGEND

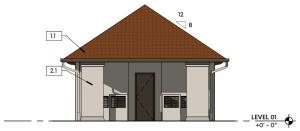
SYMBOL	MATERIAL/FINISH	COLOR	STYLE
0.0			
ROOF			
1.1	BARREL CONCRETE ROOF TILE	3725 PALM BEACH BLEND	CAPISTRANO
1.2	METAL SCREEN	COLOR TO MATCH ROOF TILE	FLAT PANEL (BERRIDGE FW-1025)
1.3	TPO MEMBRANE	WHITE	
1.4	METAL ROOFING	COPPER-COTE	STANDING SEAM
1.5	METAL ROOFING	BRONZE	STANDING SEAM
STUCCO			
2.1	STUCCO	REALIST BEIGE SW 6078	
2.2	STUCCO	DIVERSE BEIGE SW 6079	
2.3	STUCCO	COBBLE BROWN SW 6082	
2.4	STUCCO	SABLE SW 6083	
WOOD / TRIM			
3.1	PAINTED	SABLE SW 6083	
METAL			
4.1	METAL RAILING	SABLE SW 6083	
4.2	METAL LOUVER	SABLE SW 6083	
4.3	ALUMINUM STOREFRONT	BRONZE	
4.4	METAL DOWNSPOUT	SABLE SW 6083	4" DIAMETER, UNO
4.5	METAL LOUVER	IVORY	
4.6	OVERHEAD DOOR	COBBLE BROWN SW 6082	



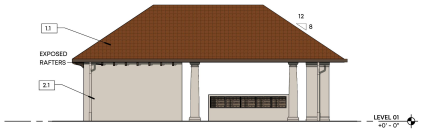
1 FRONT ELEVATION - SUNSHADE PAVILION
SCALE: 1/8" = 1'-0"



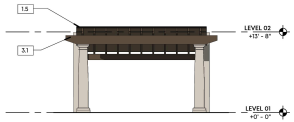
2 SIDE ELEVATION - SUNSHADE PAVILION
SCALE: 1/8" = 1'-0"



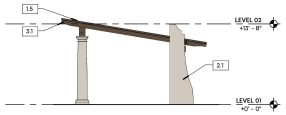
4 FRONT ELEVATION - MAIL PAVILION COLOR
SCALE: 1/8" = 1'-0"



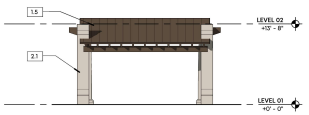
3 SIDE ELEVATION - MAIL PAVILION COLOR
SCALE: 1/8" = 1'-0"



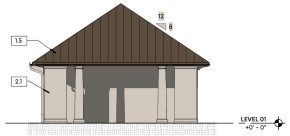
11 FRONT ELEVATION - EVENT PAVILION COLOR
SCALE: 1/8" = 1'-0"



10 SIDE ELEVATION - EVENT PAVILION
SCALE: 1/8" = 1'-0"



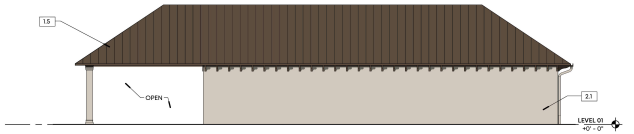
9 REAR ELEVATION - EVENT PAVILION
SCALE: 1/8" = 1'-0"



5 REAR ELEVATION - MAINTENANCE BUILDING
SCALE: 1/8" = 1'-0"

6 SIDE ELEVATION - MAINTENANCE BUILDING
SCALE: 1/8" = 1'-0"

8 MAINTENANCE BUILDING - FRONT COLOR
SCALE: 1/8" = 1'-0"



7 SIDE ELEVATION - MAINTENANCE BUILDING
SCALE: 1/8" = 1'-0"

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Date	Issued / Revised
02.20.23	Development Order Resubmittal

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Seal

LRK Project Number: 01.21041.00

Project Name:
DOWNTOWN ESTERO
U.S. Hwy 41, Estero, FL

Drawing Name:
PAVILIONS AND MAINTENANCE BUILDING

Drawn By: Author
Checked By: Checker

A923

2/21/2023 8:46:19 AM C:\Revit Projects\01.21041.00 Estero Village Central R21_cwilsonmaCHCAD.rvt

DOWNTOWN ESTERO - RESIDENTIAL

THANK YOU!

QUESTIONS?

Village Initiated Rezoning – 9000 Williams Road

Zoning Staff Report

for

Planning Zoning and Design Board

CASE NAME:	**9000 Williams Road**
CASE TYPE:	**Rezoning from Commercial Planned Development (CPD) and Agriculture (AG) to Estero Planned Development (EPD)**
CASE NUMBER:	**DCI2022-E006**
PZDB DATE:	**April 11, 2023 (originally heard on January 10, 2023)**

SUMMARY OF REQUEST

The Village Council has initiated a rezoning of Village-owned property on the north side of Williams Road, east of Via Coconut Point and the railroad right-of-way. The property is approximately 19.3 acres. The current zoning is Commercial Planned Development (CPD) and Agriculture (AG) and the proposed rezoning would be to Estero Planned Development (EPD) with deviations. The proposed zoning is consistent with the anticipated indoor and outdoor sports-related, recreation and entertainment uses envisioned for the property.

RECOMMENDATION

Staff recommends approval of the rezoning with conditions that have been revised since the January, 2023 meeting.

A Public Information Meeting was held at the Planning Zoning and Design Board in December, 2022, and a public hearing was held on January 10, 2023. The PZDB had questions about the hotel use, deviations, how this fit into surrounding properties, and outreach to the public. The case was continued at the request of staff. Since that time, the Village Council has held a workshop and a meeting, and has received unsolicited proposals from companies interested in a public-private partnership arrangement with the Village. Additionally, a public outreach meeting has been scheduled for the evening of April 6th, and a focus group meeting is also being scheduled. The March 15, 2023 Council Meeting Agenda Item and background is attached for further information.

GENERAL INFORMATION

Applicant/Owner
Village of Estero – Steve Sarkozy, Village Manager

Representative
Community Development Director, Mary Gibbs, FAICP

Location
9000 Williams Road

STRAP Numbers

34-46-25-E4-0100C.0150 and 34-46-25-E4-0100C.0160

Size of Property
19± acres

Surrounding Zoning
North Parks and Community Facilities (PCF), Estero Community Park

East AG (Agriculture) Estero Community Park, then AG and PCF, Lee County School District

South Williams Road, then Mixed Use Planned Development (MPD), The Brooks, residential community

West AG, Village property, then Railroad right-of-way, then North Point property, Mixed Use Planned Development (MPD), vacant

Public Information Meeting
A Public Information Meeting was held at the Planning, Zoning, and Design Board on December 13, 2022. A public hearing was held on January 10, 2023 and the case was continued for additional information.

Existing Zoning
Commercial Planned Development (CPD) and Agriculture (AG). The east 9.6 acres of the property was rezoned to CPD by Lee County in Resolution Z-98-051, primarily for driving range uses.

Comprehensive Plan Land Use Category
Village Center

STAFF ANALYSIS

Request
1. Rezone property from Commercial Planned Development and Agriculture to Estero Planned Development.

2. Deviation from LDC Section 3-707.F.2. for maximum building height from 70 feet to 75 feet for possible hotel use. *This deviation is being dropped as the hotel use will be withdrawn.*

3. Deviation from LDC Section 5-406.B.4. Buffer Type Requirement, to omit Type C/F perimeter buffer requirements where the proposed EPD abuts the Estero Community Park.

4. Deviations from LDC intersection separation to allow a minimum separation of 200 feet on Via Coconut Point and Williams Road, in lieu of 330 feet for collector roads.

The Village of Estero acquired two parcels of property totaling approximately 19.3 acres on the north side of Williams Road, east of Via Coconut Point and the railroad right-of-way. Council expressed interest in rezoning the land to allow for recreation and sports-based entertainment-type uses. The proposed zoning district, Estero Planned Development, is specific to the Village Center land use category and is a zoning category suited to the proposed uses.

Estero Planned Development zoning is required when property is rezoned or the Planned Development zoning is amended. The proposed uses for the property may include a variety of uses such as outdoor recreation, indoor recreation, possible entertainment-type uses and restaurant/bar. The proposed hotel use is being withdrawn.

The intent is to develop the site in a manner that is complementary to the uses in the surrounding area, which includes the Estero Community Park and the School District property. Uses could include pickleball, with possible commercial recreational entertainment. The specific uses are currently being evaluated by the Village in conjunction with a company that is experienced in this type of business and also with public-private partnerships. Proposals have been submitted to the Village, and information provided to the Council is attached.

Comprehensive Plan Considerations

The property is located in the Village Center land use category. The Village Center land use category is intended to provide diverse residential and commercial uses at the heart of the Village.

A description of Village Center is below:

> **FLU-1.2.10 VILLAGE CENTER.** The Village Center area is characterized by primarily undeveloped or underdeveloped land lying near US 41 in the heart of the Village of Estero. The Village Center is intended to improve the quality of life for Estero's residents and visitors by providing a variety of neighborhood and housing types and more diverse economic activity in the heart of Estero. The specific goals of the Village Center include creating: socially vital centers supportive of business both big and small, a central location for a hospital with full range of medical services, neighborhoods and streets that are safe and attractive for walking and bicycling, the preservation of community history, and the protection of the environment, particularly along the Estero River. Urban services are in place or readily expandable to support relatively intense commercial and residential development in the Village Center. The Village Center area has some of the larger undeveloped parcels of land left in the Village in close proximity to Village Neighborhoods, Transitional Mixed-Use areas, major attractions of the County and State parks and Estero River, and major corridors of the CSX Railway, US 41 and Corkscrew Road.
>
> A. Uses: Uses in the Village Center include housing, employment, hospital, shopping, office, hotel, recreation, park and civic uses (emphasis added). Public schools, assisted living, public and quasi-public uses are allowed in the Village Center future land use category.

B. Development type: Future development in this category is encouraged to be interconnected neighborhoods and mixed-use of low to midrise residential, commercial and mixed use building types in an urban form and including passive and active recreation facilities (emphasis added).

The intention of developing this site with recreational and entertainment-based uses is consistent with the land use category.

The request is also consistent with the Comprehensive Plan Recreation and Open Space Element as well, in particular the goal and policies listed below.

GOAL:

Support Estero's quality of life through the development of a broad array of parks, public open spaces, recreational services, recreational facilities, and unique natural environments by collaborating with Lee County, the State of Florida, private developers and other local, state, and national organizations.

POLICIES:

REC-1.1.1 Through the master planning process, assess existing park facilities and services and determine if improvements and additions are desired to better serve the residents.

REC-1.1.2 Through the master planning process develop a system to prioritize recreation and open space improvements to meet the needs of the residents.

REC-1.1.3 Through the master planning process, address the need for diversity of recreation and open space opportunities for the Village residents.

REC-1.2.2 Evaluate other areas for potential signature recreation spaces.

Master Concept Plan/Tiered Plan

A tiered Master Concept Plan is a requirement of the Estero Planned Development. There are four tiers of increasing density and height, depending on the mix of uses and public incentive offerings. The proposed project does not contain any residential component, so the density tiers are not specifically appliable; however, this proposal is most closely related to Tier 3, which accommodates mixed use neighborhoods, with potentially higher densities and higher levels of non-residential use. The project will include a mix of commercial and public uses which meets the intent of the zoning district.

The conceptual site plan shows the general location of several buildings, along with open space, parking, water management, and landscape buffers.

Access is proposed off Williams Road, with the desired main access proposed to Via Coconut Point to the northwest. Access to Bode Boulevard to the east is also desired. Traffic impacts are being evaluated by the Village and will be addressed at time of development order when the specific uses will be identified. Interconnections for walkways will be provided to allow cross-access to multiple uses.

Height

The proposed maximum height for the majority of the project is 45 feet and will be one and two-story buildings. The Estero Planned Development allows height up to 70 feet in Tier 3. A deviation has been requested for 75 feet (6 story) for the hotel but is no longer needed.

Uses

The proposed uses for the site will include a variety of sports-related uses which can integrate with and complement the surrounding uses of Estero Community Park and Estero High School, creating a potential larger center of sports-related activities.

The Master Concept Plan anticipates indoor and outdoor recreational uses such as pickleball courts, outdoor squares, plaza and a pavilion, and indoor recreation uses with ancillary retail uses, restaurants, and potential beer garden. The hotel use is being eliminated. The maximum building square footage of commercial recreational uses requested would not exceed 190,000 square feet.

Estero Fire District

Estero Fire District has no comments at this time.

Environmental

An environmental consultant was employed by the Village to conduct an inventory of trees on the site. While the eastern half of the site has been cleared, there are large oaks that qualify as heritage status on the property, primarily in the northwest quadrant of the site. These trees will be further evaluated at time of development order and incorporated into the site design as much as possible.

Flood Zone

The majority of the property is in flood zone AH except for the driving range building itself which is not in the flood zone (Zone X).

Utilities

Utilities will be provided by Lee County Utilities for water and sewer. Specifics will be provided at time of development order.

Deviations

Deviation 1. The height deviation has been withdrawn.

Deviation 2. The applicant requests a deviation to omit Type C/F buffers where the proposed EPD abuts the Estero Community Park. The deviation will allow this property to be better integrated with the existing parklands to the east and north and eliminate a buffer that would preclude efficient pedestrian movement between the properties. Existing vegetation will be incorporated into the site plan to provide buffering, but it is not necessary to provide a large buffer where park abuts park. Type D right-of-way buffers along roadways are shown on the MCP in full compliance with the LDC.

Deviations 3 and 4. The applicant requests deviations to reduce the required intersection separation on collector roadways from 330 feet to 200 feet, for both Williams Road and Via Coconut Point. This is to provide access from multiple directions, to aid in traffic dispersion and provide interconnections as described by the Village Center land use category.

Written Findings

Under the Land Development Code, as part of the approval process with respect to an amendment in the EPD District, the Village Council shall make a written finding as to whether, and to what degree, the application is consistent with the General Criteria of the Code listed below:

Goals

The specific goals set forth in the comprehensive plan for the Village Center Area include creating socially vital centers supportive of business both big and small, neighborhoods and streets that are safe and attractive for walking and bicycling, the preservation of community history, and the protection of the environment, particularly along the Estero River.

Reasonable Standards

The provisions of this LDC implementing the EPD District are designed as reasonable standards and guidelines to foster consistent and high quality built results and public spaces by using physical form (rather than separation of uses) as the organizing principle for achieving the goals and objectives set forth in the comprehensive plan relating to the Village Center Area. Such standards designate the requirements for the required pattern books, the locations where different building form standards apply, the relationship of buildings to the public space, and public standards for such elements in the public space as sidewalks, bicycle lanes, automobile travel lanes, on-street parking, street trees, street furniture, and other aspects of the urban built environment that may be applicable to foster interconnection, social vitality, and walkability in the Village Center Area. Such standards also permit other reasonable means that accomplish the goals and objectives of the comprehensive plan in a different or complementary manner by the Village's ability to grant deviations or variances from the standards set forth herein in circumstances where the strict application of the standards will not best achieve the goals underlying such requirements.

Accessibility

The criteria implementing the EPD District for the Village Center Area are designed to make the public space accessible, both socially and physically connected, and walkable. Such guidelines (a) are based on the primacy of the human scale over the automobile, (b) are designed to balance private property interests and property rights with public goals, and (c) enjoy simple, understandable, and physically determined methods to achieve these goals.

Streets

In these criteria the street becomes the key part of the public space. All streets shall in some way become a part of a connected, continuous street network which are designed to encourage the mixing of uses in the Village Center Area. A variety of different types of streets which connect neighborhoods and destinations will serve the public interest by minimizing the traffic load and the need for increased capacity on any one street. Except as specifically set forth in this section, streets shall not end in dead ends, cul-de-sacs, hammerheads, or other forms which do not connect with other streets.

Street Design

Distances between intersections of streets should favor the goals and objectives of enhancing walkability of streets and connectivity. The design of streets shall favor their proper use by pedestrians, where the guiding principle is to calm traffic and to specifically slow traffic at

intersections to allow pedestrians to cross streets quickly and safely. Landscaped medians and two-way streets help to achieve these goals and objectives by reducing the apparent width of streets and providing safer crossings. On-street parking, where appropriate and feasible, protects pedestrians from the actual and perceived danger of moving traffic.

Lots and Blocks

The proper application of the principles regarding connectivity of streets will then create a network of local streets which will result in varieties of blocks of land and differing sized lots within such blocks. Rather than specify a particular grid of lots and blocks which may differ within the tiers, variations in the size and dimensions of lots and blocks are permitted so long as the overall objectives for connectivity and walkability are achieved on a performance-based standard. However lots or blocks may be ultimately designed, the sides form a part of the public space and will be defined by the types and varieties of streets that surround them. By way of example, alleys can absorb parking and service loads, and allow the outer faces of blocks to become more intensely pedestrian in nature. These alley-loaded designs are highly desirable in the Village. Within the blocks that are created by the streets. A variety of widths and depths of individual lots will determine the range of building types and densities that will eventually establish the intended urban fabric of the Village Center Area.

The Visual Edge

The sidewalks, setbacks, building façades, and other characteristics of the visual edge of a publicly accessible street are also important features under the standards for the EPD District. The height of the buildings, setbacks, and projections define the enclosure of the street. The maximum width and height of buildings define a building's mass, while the architectural features of the building, especially the interrelationship of the design and the public space will ultimately determine the social vitality of the street. So too are the characteristics of built form and landscape design which are deemed to be mutually dependent.

Architecture

Architectural variety of buildings and unique approaches to design and structure are to be valued under the standards for the EPD District. However, equally important is the fact that adjacent buildings and public spaces that share some of the characteristics of its neighbors will generate a cohesive framework in the Village Center Area.

Quality of Buildings

Buildings are like permanent fixtures in the landscape of the Village. They should be constructed with sufficient material and of such high technical quality to allow for their continuing renovation and adaptive reuse well beyond the expiration of their initial planned use or cost recovery. Building design and construction are encouraged to be cognizant of southwest Florida's unique climate, and ecologically sensitive in their use of materials, particularly recyclables, and with respect to their energy demands.

Staff believes that the proposal, as conditioned, is consistent with the general criteria of the Estero Planned Development zoning district as follows:

a. Goals: This property is complementary to the surrounding uses and will help create a socially vital center for the community with a mix of recreation, sports-related uses and civic space.

b. Reasonable Standards: This request will create high quality public and civic spaces.

c. Accessibility: The public spaces will be accessible, interconnected, and walkable.

d. Streets: There will be connections to the existing street network and interconnection to adjacent property to provide walkability and traffic dispersion.

e. Street Design: Pedestrian connections and linkages will be provided to improve connectivity and walkability.

f. Lots and Blocks: The linear site does not allow for a standard grid lot and block layout but does provide interconnections.

g. The Visual Edge: The architectural features will be designed to integrate with the public space and streetscape to create a unique destination for the Village.

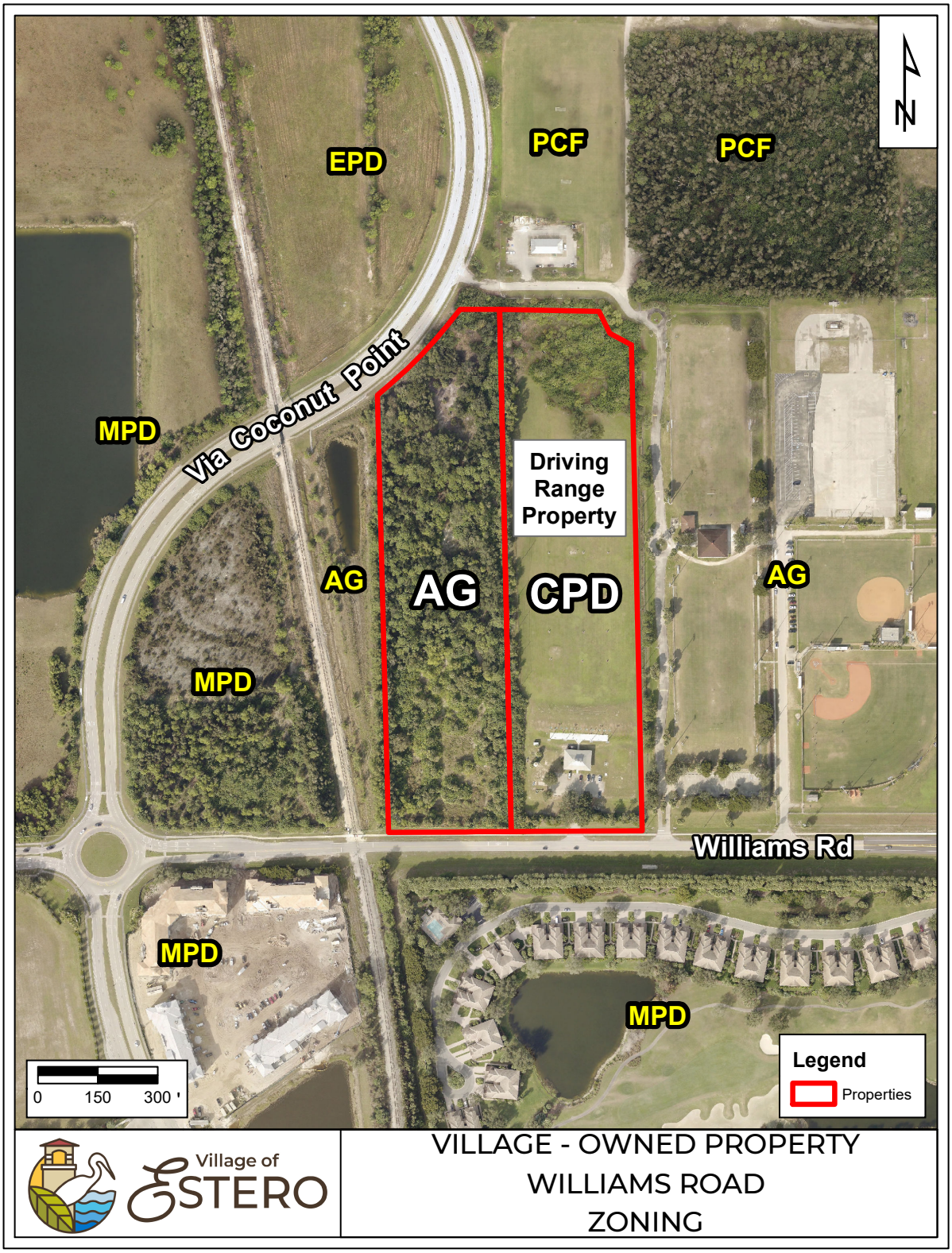
h. Architecture: The building design and colors will be consistent with the Village architectural standards.

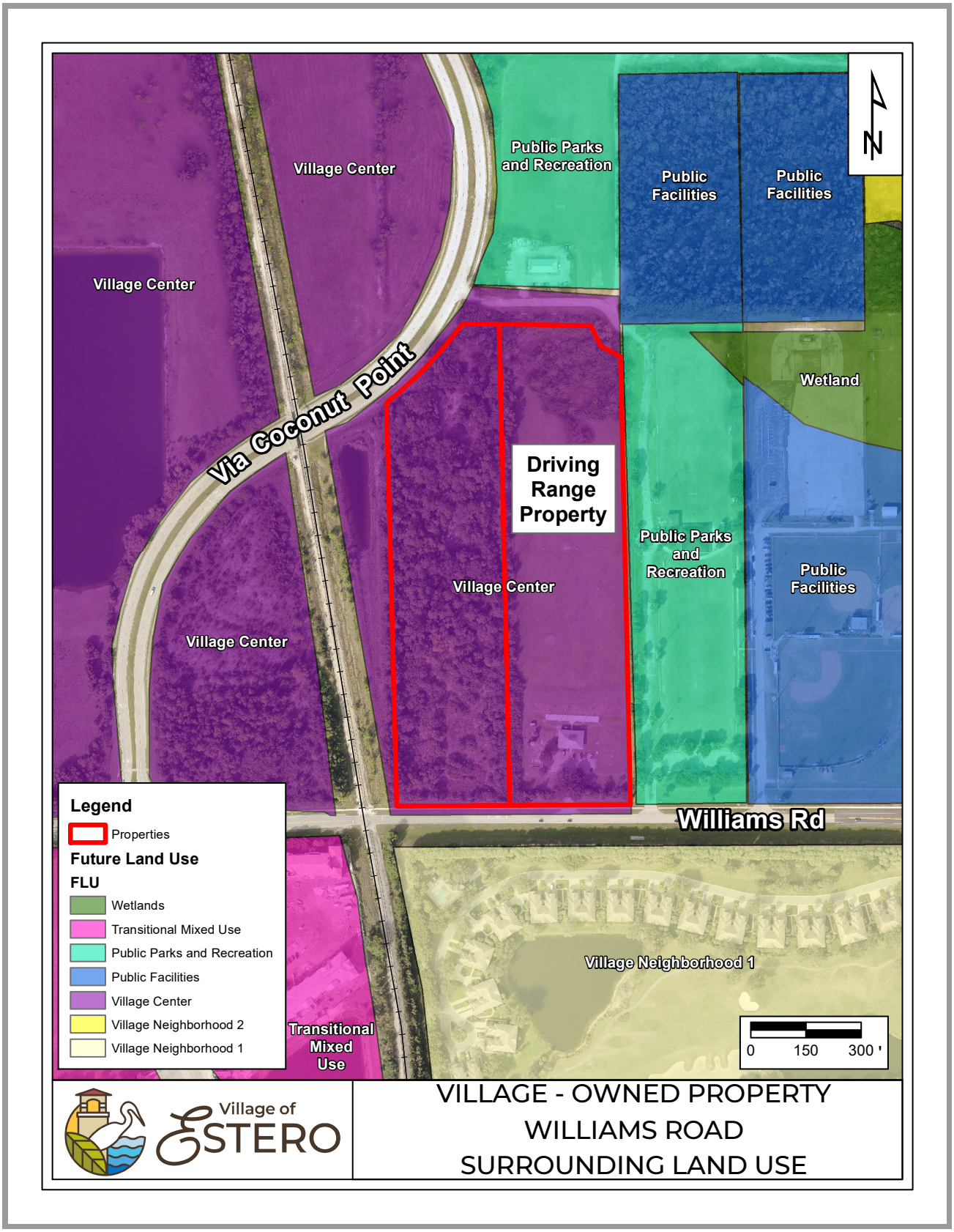
i. Quality of Buildings: The buildings will be high quality and sustainable.

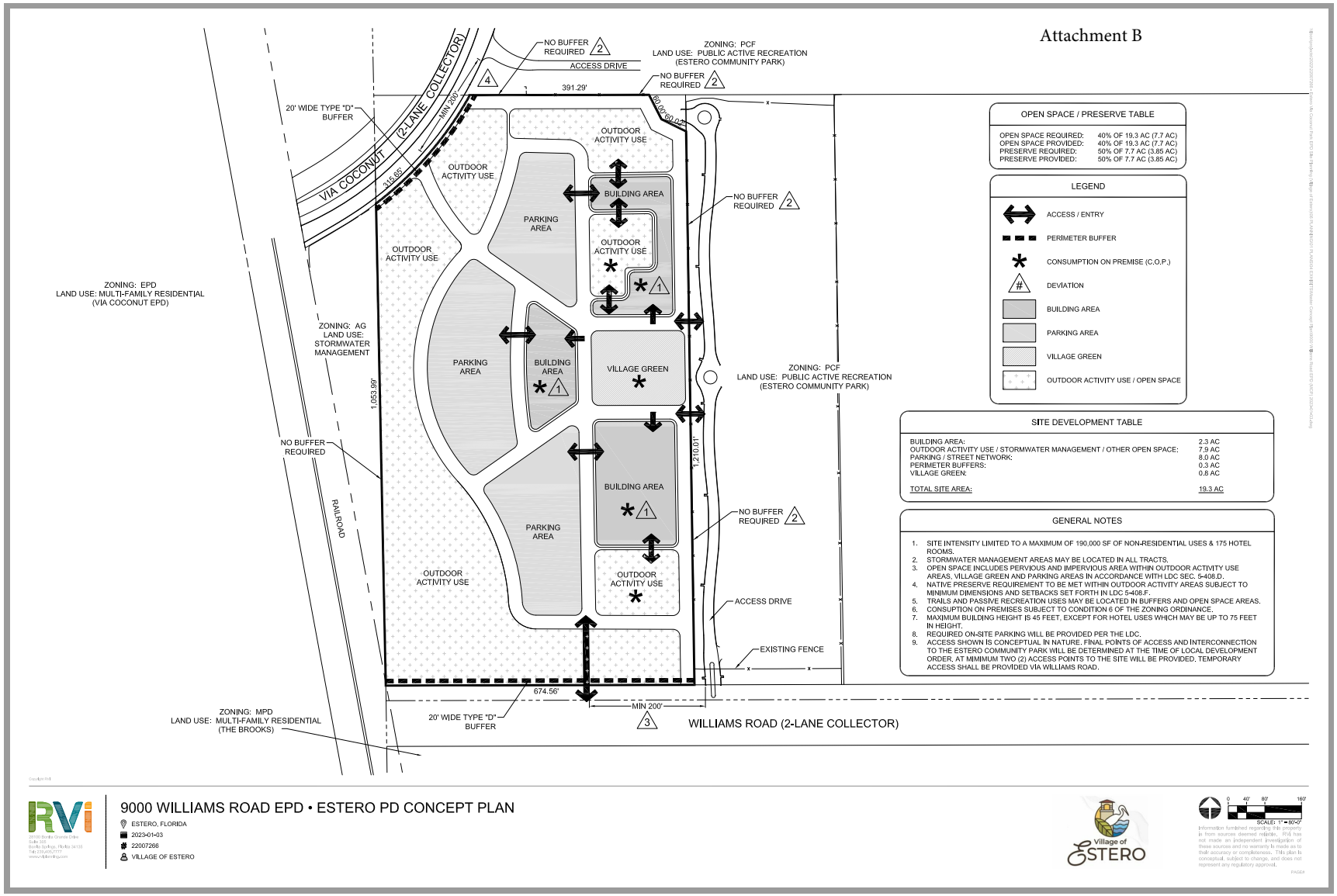
ATTACHMENTS:

A. Zoning and Land Use Maps
B. Master Concept Plan
C. Conditions of Approval
D. March 15, 2023 Council Agenda Item “Recreational Proposals for the Village-owned Williams Road Property”
E. Zoning Resolution Z-98-051 (Golf Driving Range)

Attachment A




Village Center
Public Parks and Recreation
Public Facilities
Public Facilities
Village Center
Wetland
Via Coconut Point
Driving Range Property
Public Parks and Recreation
Public Facilities
Village Center
Village Center
Williams Rd
Village Neighborhood 1
Transitional Mixed Use
N
0 150 300 '
Legend
Properties
Future Land Use
FLU
Wetlands
Transitional Mixed Use
Public Parks and Recreation
Public Facilities
Village Center
Village Neighborhood 2
Village Neighborhood 1
Village of ESTERO
VILLAGE - OWNED PROPERTY
WILLIAMS ROAD
SURROUNDING LAND USE


Attachment B
NO BUFFER REQUIRED
ACCESS DRIVE
ZONING: PCF
LAND USE: PUBLIC ACTIVE RECREATION
(ESTERO COMMUNITY PARK)
391.29'
20' WIDE TYPE "D" BUFFER
VIA COCONUT (2-LANE COLLECTOR)
MIN 200'
315.65'
OUTDOOR ACTIVITY USE
BUILDING AREA
PARKING AREA
ZONING: EPD
LAND USE: MULTI-FAMILY RESIDENTIAL
(VIA COCONUT EPD)
ZONING: AG
LAND USE: STORMWATER MANAGEMENT
VILLAGE GREEN
1,053.99'
1,210.01'
RAILROAD
ACCESS DRIVE
EXISTING FENCE
674.56'
ZONING: MPD
LAND USE: MULTI-FAMILY RESIDENTIAL
(THE BROOKS)
WILLIAMS ROAD (2-LANE COLLECTOR)
OPEN SPACE / PRESERVE TABLE
OPEN SPACE REQUIRED: 40% OF 19.3 AC (7.7 AC)
OPEN SPACE PROVIDED: 40% OF 19.3 AC (7.7 AC)
PRESERVE REQUIRED: 50% OF 7.7 AC (3.85 AC)
PRESERVE PROVIDED: 50% OF 7.7 AC (3.85 AC)
LEGEND
ACCESS / ENTRY
PERIMETER BUFFER
CONSUMPTION ON PREMISE (C.O.P.)
DEVIATION
BUILDING AREA
PARKING AREA
VILLAGE GREEN
OUTDOOR ACTIVITY USE / OPEN SPACE
SITE DEVELOPMENT TABLE
BUILDING AREA: 2.3 AC
OUTDOOR ACTIVITY USE / STORMWATER MANAGEMENT / OTHER OPEN SPACE: 7.9 AC
PARKING / STREET NETWORK: 8.0 AC
PERIMETER BUFFERS: 0.3 AC
VILLAGE GREEN: 0.8 AC
TOTAL SITE AREA: 19.3 AC
GENERAL NOTES
1. SITE INTENSITY LIMITED TO A MAXIMUM OF 190,000 SF OF NON-RESIDENTIAL USES & 175 HOTEL ROOMS.
2. STORMWATER MANAGEMENT AREAS MAY BE LOCATED IN ALL TRACTS.
3. OPEN SPACE INCLUDES PERVIOUS AND IMPERVIOUS AREA WITHIN OUTDOOR ACTIVITY USE AREAS. VILLAGE GREEN AND PARKING AREAS IN ACCORDANCE WITH LDC SEC. 5-408.D.
4. NATIVE PRESERVE REQUIREMENT TO BE MET WITHIN OUTDOOR ACTIVITY AREAS SUBJECT TO MINIMUM DIMENSIONS AND SETBACKS SET FORTH IN LDC 5-408.F.
5. TRAILS AND PASSIVE RECREATION USES MAY BE LOCATED IN BUFFERS AND OPEN SPACE AREAS.
6. CONSUPTION ON PREMISES SUBJECT TO CONDITION 8 OF THE ZONING ORDINANCE.
7. MAXIMUM BUILDING HEIGHT IS 45 FEET, EXCEPT FOR HOTEL USES WHICH MAY BE UP TO 75 FEET IN HEIGHT.
8. REQUIRED ON-SITE PARKING WILL BE PROVIDED PER THE LDC.
9. ACCESS SHOWN IS CONCEPTUAL IN NATURE. FINAL POINTS OF ACCESS AND INTERCONNECTION TO THE ESTERO COMMUNITY PARK WILL BE DETERMINED AT THE TIME OF LOCAL DEVELOPMENT ORDER. AT MIMIMUM TWO (2) ACCESS POINTS TO THE SITE WILL BE PROVIDED. TEMPORARY ACCESS SHALL BE PROVIDED VIA WILLIAMS ROAD.
9000 WILLIAMS ROAD EPD • ESTERO PD CONCEPT PLAN
ESTERO, FLORIDA
2023-01-03
22007266
VILLAGE OF ESTERO
Village of ESTERO
SCALE: 1" = 80'-0"

Attachment C

Revised

Zoning Conditions

9000 Williams Road

April 11, 2023

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1. **Master Concept Plan**

   Development of this project must be consistent with the Master Concept Plan (MCP) titled "9000 Williams Road EPD" date stamped January 3, 2023. Zoning Resolution Z-98-051 is superseded by adoption of this Ordinance and is null and void.

2. **Development Intensity and Height**

   Development is limited to a maximum of 190,000 square feet of building area. Maximum height is 45 feet.

3. **Schedule of Uses**

   Recreational Facility, indoor and outdoor (such as pickleball, golf driving range, etc.)
   Park
   Retail (ancillary to sports and recreational operations)
   Restaurant, all groups (including Food Trucks)
   Office (ancillary)
   Consumption on Premises, outdoor seating (see Condition 6)
   Bar, outdoor seating (see Condition 6)
   Parking Lot or Garage
   Utility, minor
   Signs in accordance with Land Development Code
   Entrance Gate or Gatehouse
   Excavation, Water Retention
   Temporary Uses
   Similar uses as determined by the Director

   Maximum Height: 45 feet for all uses

4. **Property Development Regulations**

   The property development regulations are as follows:

   Setbacks -

Street:	25 feet (Williams Road and Via Coconut)
Side:	10 feet
Rear:	15 feet

Water Body:	10 feet
Maximum Lot Coverage:	40 percent
Maximum Building Height:	45 feet above grade

5. **Access**

   Access points shown on the Master Concept Plan are approximate and may be shifted or relocated at time of development order.

6. **Outdoor Consumption on Premises or Live Music**

   Any outdoor consumption on premises or live music or bar outdoor seating within 500 feet of existing homes will require a public hearing at Planning Zoning and Design Board. This does not prohibit owner from obtaining a temporary use permit or special event permit.

7. **Buffers**

   As part of the local development order approval, landscape buffers must be consistent with the Master Concept Plan and Land Development Code except as approved by deviation. All required buffer plantings must be 100% native vegetation.

8. **Lighting**

   Lighting must be in compliance with the Land Development Code.

9. **Deviations**

   Deviation 1 to allow a maximum of 75 feet in height in lieu of 70 feet, is withdrawn.

   Deviation 2 is approved to omit the Type C/F buffer requirement where the proposed EPD abuts the Estero Community Park.

   Deviation 3 is approved to reduce the intersection separation along Williams Road to 200 feet in lieu of 330 feet.

   Deviation 4 is approved to reduce the intersection separation along Via Coconut Point to 200 feet in lieu of 330 feet.

10. The Master Concept Plan must be revised prior to Council second reading to incorporate revisions by staff and PZDB.

Attachment D

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
March 15, 2023

Agenda Item:

Recreational Proposals for the Village-owned Williams Road Property

Motion to approve Recreational Proposals for the Village-owned Williams Road Property.

Background:

The Village purchased the 20 acres on Williams with the idea of utilizing the property for some of the recreational needs of the community. Rather than developing our own facilities at our sole expense and then incur the on-going maintenance and operational expenses, the Village decided to solicit private proposals for recreational facilities under the Florida Public-Private-Partnership Act. The deadline for receiving proposals was February 17th.

Four (4) proposals were received by the deadline. Each of the firms remains very interested in this opportunity.

In addition, the Village may wish to consider the continued operation of the Golf Driving Range. The financial terms for the Driving Range would be the same criteria as being applied to the 4 firms that have submitted formal proposals.

The purpose of the Workshop discussion is to present publicly these proposals. A more thorough comparison and ranking of the proposals will be discussed at the March 15th Village Council meeting.

Description:

As the Village proceeds with the development of recreational facilities that respond to the needs of our residents and begins the implementation of the Parks and Open Space Master Plan the approach embraced by the Council is to leverage our public purchases with private investment to lessen taxpayer costs. Reduced taxpayer costs translates into an on-going revenue stream that represents both a financial return on our initial investment plus a share of the revenue stream going forward that can help defray the costs of maintenance on other nearby recreational properties.

This action, to formally authorize the staff and our consultant, to negotiate agreements with interested parties will come back to the Village Council for adoption in April of May.

Action Requested:

Council to advise which operators the Village is authorized to begin negotiations and subsequently draft definitive agreements with.

Process and Timeline:

12/25/2022	Notice of receipt of unsolicited proposal
12/26/2022 – 02/17/2023	The Village requests and accepts additional proposals
02/18/2023 – 02/28/2023	Initial review of proposals received
3/1/2023	Council meeting – Overview of proposals received
3/15/2023	Council meeting – Comparison & ranking of proposals. Council to authorize Village Manager to proceed with negotiations and drafting definitive agreements.
03/16/2023 – 04/15/2023	Negotiations with firms Community Outreach - TBD
04/5/2023 or soon thereafter	Council Meeting – Final recommendations and awarding of agreements.

Financial Impact:

Financial impact would include investment already made in the purchase of land and, possibly, further investment into recreational infrastructure to be managed by a private partner. Revenue sharing, ground lease and land purchase proceeds would be realized as a return on that investment. Preferred access rights to Estero residents would be included in the financial impact negotiations.

Prepared by: Steve Sarkozy

Attachments:

1. March 10, 2023 Letter Recreational Proposals for Williams Road Site
2. High 5 Entertainment Unsolicited Proposal
3. Chicken N Pickle Unsolicited Proposal
4. Crystal Lagoons Unsolicited Proposal

5. Pickle and Social Unsolicited Proposal

Attachment E

RESOLUTION NUMBER Z-98-051

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, Jonathan and Deborah Spiegel, filed an application to rezone a 9.6± acre parcel from Agricultural (AG-2) to Commercial Planned Development (CPD), in accordance with the Lee County Land Development Code (LDC); and

WHEREAS, the public heari11g was advertised and held on July 9, 1998 before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #98-01-161.022 01.01; and

WHEREAS, a second public hearing was advertised and held on August 17, 1998 before the lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents in the record, and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A - REQUEST

The applicants filed a request to rezone a 9.6±-acre parcel from Agricultural (AG-2) to Commercial Planned Development (CPD) in the Suburban land use category on the property described in Exhibit A. The Lee County Board of County Commissioners APPROVES the Applicant's request, in accordance with the conditions and deviations specified in Sections B and C..

SECTION B - CONDITIONS:

1. The development of the subject property must be in substantial compliance with the approved Master Concept Plan (MCP}, which is a one page document entitled "Jonathan and Deborah Spiegel" as prepared by Harry Teeter, dated Octoper 1997, last revised June 24, 1998, and stamped received at the permit counter on June 26, 1998.

2. The list of permitted uses is limited to the following:

Accessory uses (Structures limited to a cumulative total of 700 square feet)
Administrative offices
Agricultural uses, excluding the hatching and raising of animals (subject to Condition 7)
Caretaker's residence (mobile home or conventional)
Entrance gate and gatehouse
Essential services
Essential service facilities [LDC Section 34-622(c)(13)]: Group I
Excavation: Water retention
Lawn and garden supply store (in conjunction with plant nursery only)
Parks [LDC Section 34-622(c}{32}], Group I (limited to neighborhood park)
Parking lot: Accessory
Place of worship
Plant nursery
Recreation Facilities, Commercial [LDC Section 34-622(c}(38)]: Group 111

(?1

(limited to golf driving range)
Restaurant [LDC Section 34-622(c)(43)]: Standard Group II (in conjunction with golf driving range only)
Signs, in accordance with LDC Chapter 30
Specialty retail shop [LDC Section 34-622(c)(47)]: Group I (limited to gift and souvenir shop and golf pro shop, all in conjunction with golf driving range only)
Storage: Indoor & Open (in conjunction with permitted principal use only and structures as limited under Accessory uses)
Temporary uses, Section 34-3041 *et seq.* (Limited to seasonal sales - agricultural products only, and outdoor flea market - limited to two days per year)

3. Development of the subject property must comply with the following Property Development Regulations:

Minimum Setbacks - Buildings and Structures:

Street:	25 feet
Side:	15 feet
Rear:	25 feet
Water body:	25 feet

Maximum Lot Coverage:	40 percent
Maximum Building Height:	35 feet above grade

4. Driving Range.

a. The playing area and hitting field for the driving range must be screened on the east and west sides with netting a minimum of 20 feet in height and progressing to 50 feet in height or higher, as needed, between the 100- and 250-yard markers (300 to 750 feet) to prevent golf balls from being hit onto property under separate ownership. The netting on the east side of the subject property must be installed before the Certificate of Compliance is issued.

b. The netting on the west side of the subject property must be installed when the adjacent property is being developed, or if the need for screening is demonstrated.

c. If the driving range is shorter than 900 feet (300 yards), or a need for screening is demonstrated, netting of an appropriate height must also be installed at the north end of the driving range.

5. The standard restaurant and gift shop must be located completely within the principal building containing the golf driving range administrative office. Exterior indication of the restaurant and/or gift shop use is prohibited.

6. That portion of the principal building allotted to the gift shop use is limited to a maximum of 500 square feet. This condition does not apply to the pro shop.

7. Unless the principal use of the subject property is a plant nursery, any and all agricultural activities on the subject property must be discontinued upon issuance of a local development order.

8. Artificial lighting used to illuminate the subject parcel must be directed away from adjacent parcels and Williams Road so as to illuminate only the subject parcel. The lighting must not cause any nuisance to surrounding properties.

9. The hours of operation for the golf driving range are limited to between 8:00 a.m. and 11:00 p.m., seven days a week.

10. Deviation (1) is approved only in conjunction with the development of a golf driving range.

11. This zoning approval does not address the mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions may be required at the time of local development order approval.

12. This rezoning approval does not give the Developer an undeniable right to receive local development order approval. Development order approval must satisfy the requirements, as outlined in the Lee Plan, of the Year 2010 Overlay or the 2020 Planning Communities Acreage Allocations, whichever is applicable.

13. This development must comply with all of the requirements of the Lee County LDC at the time of local development order approval, except as may be granted by deviation as part of this planned development.

SECTION C - DEVIATIONS:

Deviation (1) requesting relief from the LDC Section 10-415(a)(4) requirement to plant one tree per each 3,500 square feet of development area with no more than 50 percent of the required trees planted between the rear property line and the rear of the building, to allow no less than 15 percent of the required trees to be planted between the front property line and the rear of the building, is APPROVED subject to Condition 10.

SECTION D - EXHIBITS:

The following exhibits are attached to this resolution and incorporated by reference:

Exhibit A: The legal description and STRAP number of the property.
Exhibit B: The Master Concept Plan
Exhibit C: Zoning Map

SECTION E - FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning, as conditioned, by demonstrating compliance with the Lee Plan, the Land Development Code, and any other applicable code or regulation.

2. The requested zoning, as conditioned:

   a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request;

   b. is consistent with the densities, intensities and general uses set forth in the Lee Plan;

   c. is compatible with existing or planned uses in the surrounding area; and

   d. will not adversely affect environmentally critical areas or natural resources.

3. Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and the development will be served by streets with the capacity to carry the traffic the development generates.

4. The proposed use or mix of uses, as conditioned, is appropriate at the subject location.

5. The recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest, and are reasonably related to the impacts on the public interest created by or expected from the proposed development.

6. The approved deviation, as conditioned, enhances the achievement of the objectives of the planned development, and preserves and promotes the general intent of Chapter 34, Land Development Code, to protect the public health, safety and welfare.

7. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.

The foregoing resolution was adopted by the Lee County Board of Commissioners by a motion by Commissioner Douglas R. St. Cerny, and seconded by Commissioner Andrew Coy and, upon being put to a vote, the result was as follows:

John E. Manning	Aye
Douglas R. St. Cerny	Aye
Ray Judah	Aye
Andrew Coy	Aye
John E. Albion	Aye

DULY PASSED AND ADOPTED this 17th day of August, 1998.

ATTEST:
CHARLIE GREEN, CLERK

BY: _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Chairman

Approved as to form by:

_____
County Attorney's Office

CASE NO:98-01-161.02Z 01.01

MINUTES DEPARTMENT

Z-98-051
PAGE 4 OF 4

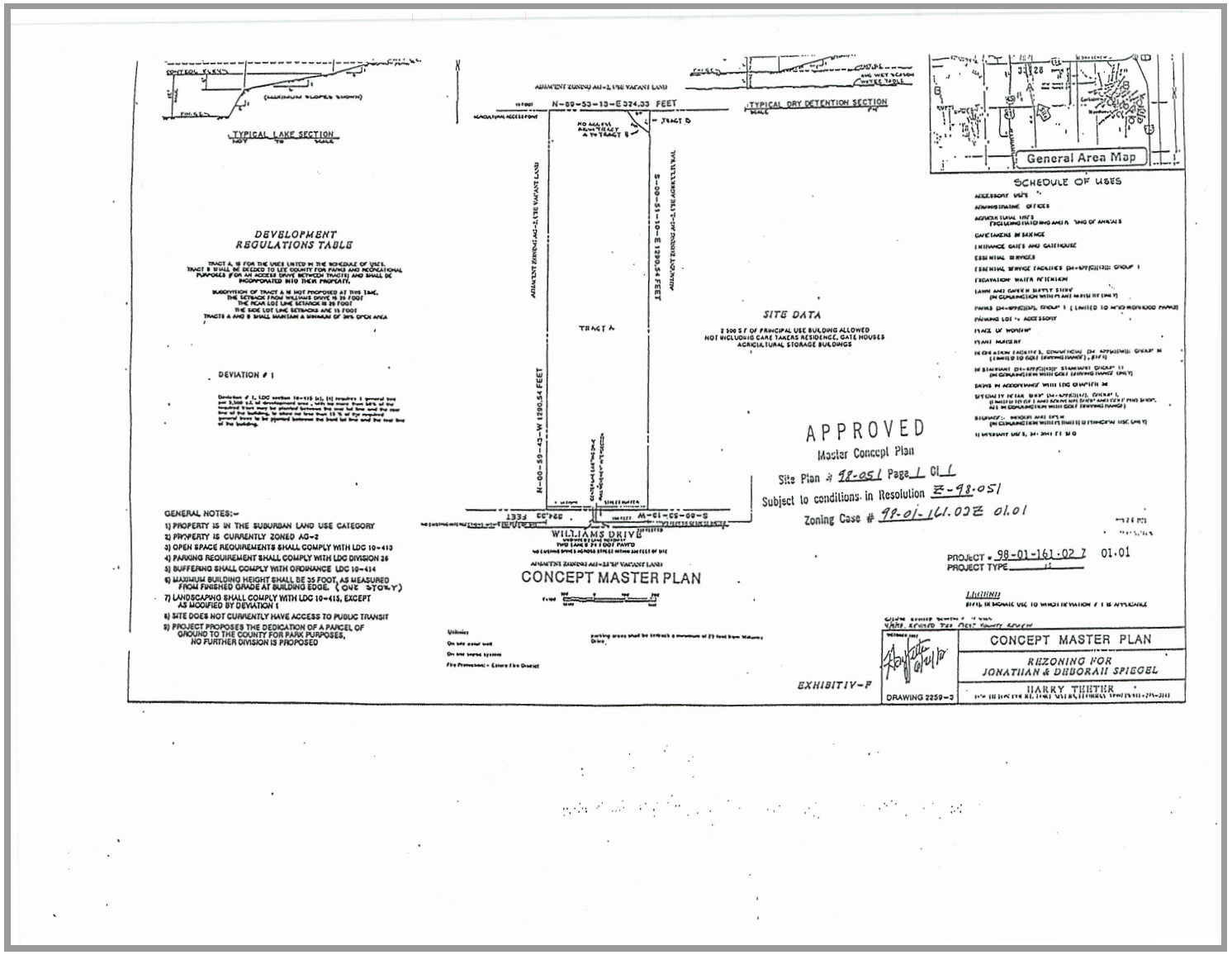
EXHIBIT "A"

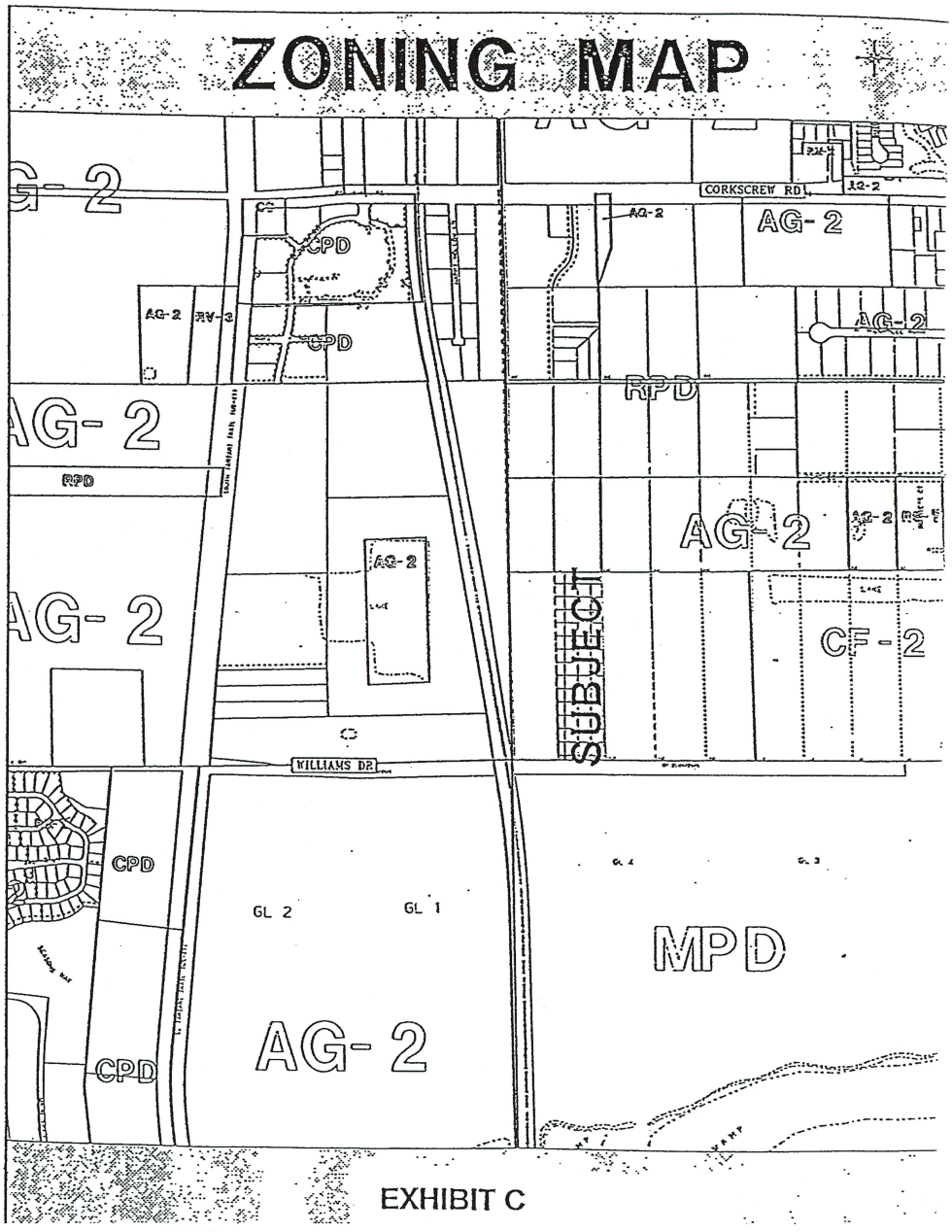
LEGAL DESCRIPTION

Lot 15, Block C, FLORIDA GULF LAND COMPANY'S SUBDIVISION, as recorded in Plat Book 1, Page 59, of the Public Records of Lee County, Florida, lying in Section 34, Township 46 South,Range 25 East, Lee County, FL.

The applicant has indicated that the STRAP # for the subject property is: 34-46-25-01-00023.0150.

CASE NO:98-01-161.02Z 01.01


TYPICAL LAKE SECTION
TYPICAL DRY DETENTION SECTION
General Area Map
DEVELOPMENT REGULATIONS TABLE
DEVIATION # 1
SCHEDULE OF USES
SITE DATA
2 300 S F OF PRINCIPAL USE BUILDING ALLOWED
NOT INCLUDING CARETAKERS RESIDENCE, GATE HOUSES
AGRICULTURAL STORAGE BUILDINGS
TRACT A
TRACT B
TRACT C
TRACT D
N-89-53-13-E 324.33 FEET
S-89-53-13-W 324.33 FEET
N-00-59-43-W 1290.54 FEET
S-00-15-18-E 1290.54 FEET
WILLIAMS DRIVE
APPROVED
Master Concept Plan
Site Plan # 98-051 Page 1 of 1
Subject to conditions in Resolution Z-98-051
Zoning Case # 98-01-161.02Z 01.01
PROJECT # 98-01-161-02 Z 01.01
PROJECT TYPE 12
GENERAL NOTES:-
1) PROPERTY IS IN THE SUBURBAN LAND USE CATEGORY
2) PROPERTY IS CURRENTLY ZONED AG-2
3) OPEN SPACE REQUIREMENTS SHALL COMPLY WITH LDC 10-413
4) PARKING REQUIREMENT SHALL COMPLY WITH LDC DIVISION 26
5) BUFFERING SHALL COMPLY WITH ORDINANCE LDC 10-414
6) MAXIMUM BUILDING HEIGHT SHALL BE 35 FOOT, AS MEASURED FROM FINISHED GRADE AT BUILDING EDGE. (ONE STORY)
7) LANDSCAPING SHALL COMPLY WITH LDC 10-415, EXCEPT AS MODIFIED BY DEVIATION 1
8) SITE DOES NOT CURRENTLY HAVE ACCESS TO PUBLIC TRANSIT
9) PROJECT PROPOSES THE DEDICATION OF A PARCEL OF GROUND TO THE COUNTY FOR PARK PURPOSES, NO FURTHER DIVISION IS PROPOSED
CONCEPT MASTER PLAN
CONCEPT MASTER PLAN
REZONING FOR
JONATHAN & DEBORAH SPIEGEL
HARRY THETER
DRAWING 2259-3
EXHIBITIV-F


ZONING MAP
CORKSCREW RD.
AG-2
CPD
RPD
SUBJECT
WILLIAMS DR.
GL 2
GL 1
MPD
EXHIBIT C

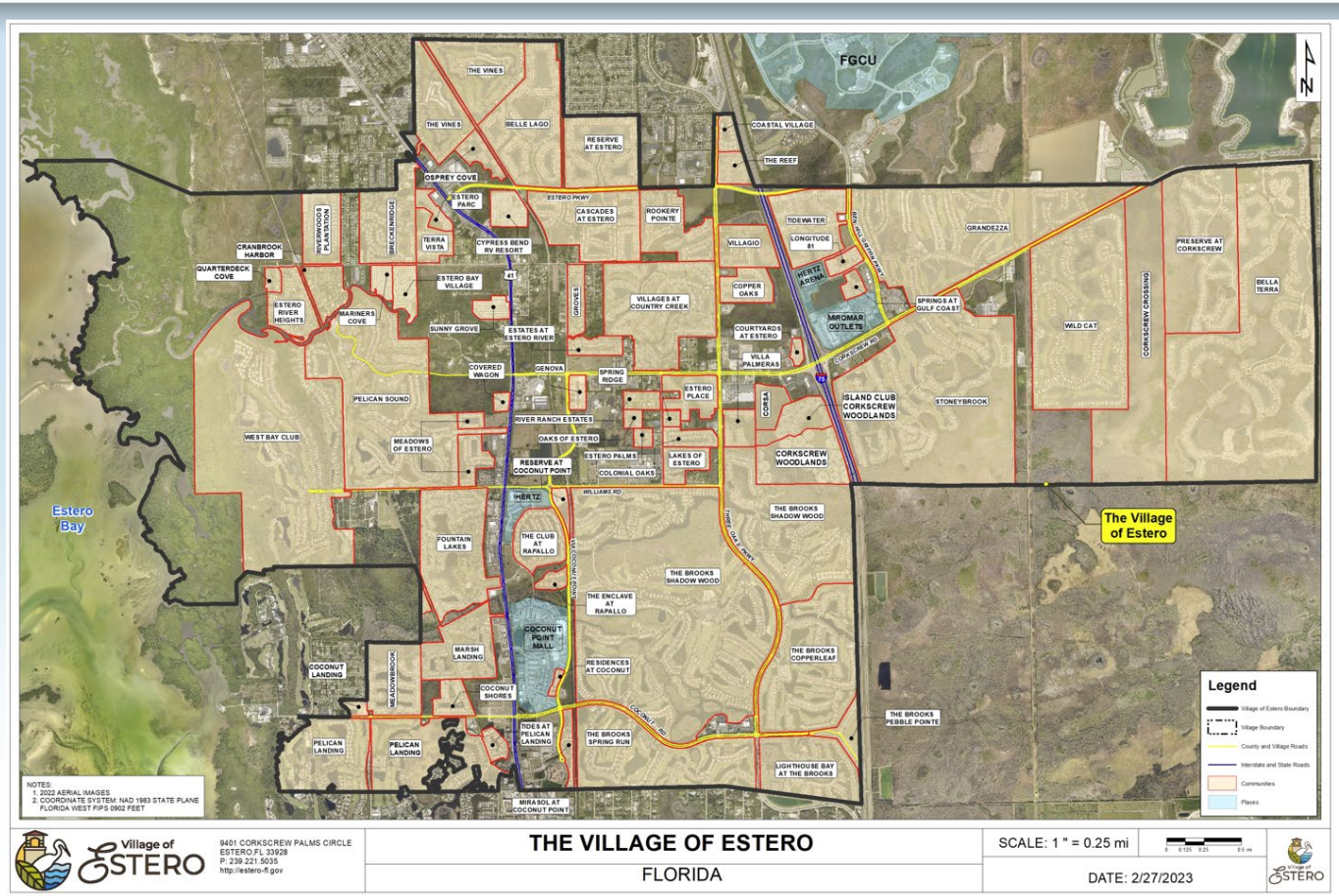
Village of
ESTERO
Update on
Development Projects in Estero
Planning Zoning and Design Board Meeting
April 11, 2023
Slide 1

Village of ESTERO

AGENDA

Recently Completed Projects
New Businesses & Remodels
Projects Under Construction
Future Projects

Village of ESTERO



Village of ESTERO
9401 CORKSCREW PALMS CIRCLE
ESTERO,FL 33928
P: 239.221.5035
http://estero-fl.gov

THE VILLAGE OF ESTERO
FLORIDA

SCALE: 1 " = 0.25 mi
DATE: 2/27/2023

3

Village of ESTERO

Recently Completed Projects

Village of ESTERO

Clean Machine Carwash

1-Acre Site
US 41 next to Vines Community

5

Village of ESTERO

Mister Formerly Clean Machine Carwash

Mister Carwash soaks up Clean Machine Florida locations

- **Architecture**
- **Tree Preservation**
- **Hours of Operation**

6

Village of ESTERO

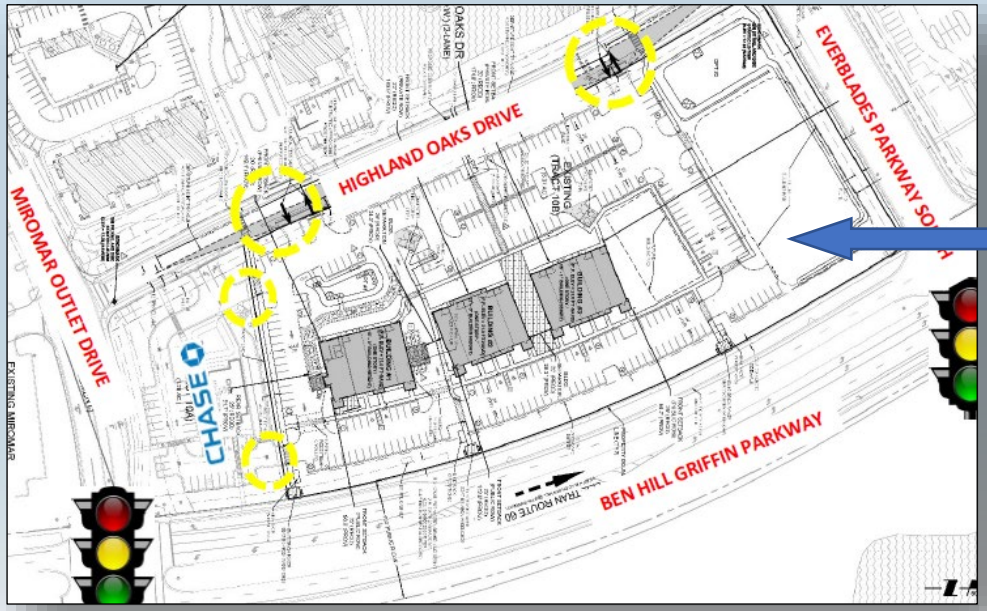
Fifth Third Bank

Located at Miromar Outlets Mall

7

Village of ESTERO

University Highlands



West on Ben Hill Griffin Parkway & north of Miromar Outlet Drive

Lee Health

8

Village of ESTERO

Lee Health

LEE HEALTH

9

Village of ESTERO

University Highlands Building #5

West on Ben Hill Griffin Parkway & north of Miromar Outlet Drive

10

Village of ESTERO

New Businesses & Remodels

11

Village of ESTERO

Artisan Bakery

Broadway Shops

Located at US 41 & Broadway

12

Village of ESTERO

Bicycle Café

Located at US 41 & Estero Parkway

Estero Ridge

13

Village of ESTERO

Floral Artistry Studio

Located at US 41 & Estero Parkway

14

Village of ESTERO

Tacos on the Road

in the Marathon Gas Station on Corkscrew

Organic Base
TACOS
ON THE ROAD
marketplace

15

Village of ESTERO

Coming Soon…

Located at Coconut Point - former “Stir Crazy” site

16

Village of ESTERO

Projects Under Construction

Reviewed and Approved by Council or Planning Zoning and Design Board

17

Village of ESTERO

Estero Crossing

43-Acres
Located on Corkscrew Road west of I-75

Approved as a Mixed Use Planned Development (MPD)

- **Stock Development**
- **300 Multi-Family Residential Units & 60,000 sq. ft. Commercial**
- **with Placemaking**

18

Village of ESTERO

Estero Crossing Commercial

Commercial Retail – Sherwin Williams, Chicken Salad Chick, Orangetheory, The Joint, Affordable Dentures & Implants, Crisp & Green, Restore, Dunkin Donuts

19

Village of ESTERO

Estero Crossing Commercial

Paseo area connects commercial to residential across “Main Street”

Village of ESTERO

Estero Crossing Commercial

Placemaking

Public Art

21

Village of ESTERO

Oak & Stone Restaurant

22

Village of ESTERO

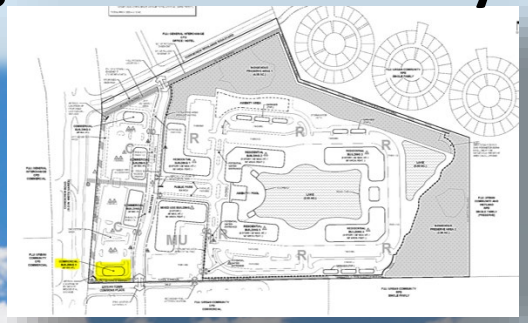
Oak & Stone Restaurant

23

Village of ESTERO

Dunkin Donuts at Estero Crossing

Located at the western end of Estero Crossing off of Puente Way



24

Village of ESTERO

Estero Crossing Residential

Coming Soon

CORSA

25

Village of ESTERO

Coconut Landing

10-Acres located on Coconut Road west of US 41

Property Annexed into Estero from Lee County

26

Village of ESTERO

Coconut Landing

25 Single Family Residences

27

Village of ESTERO

Coconut Landing

15 Homes Completed

28

Village of ESTERO

Rivercreek formerly Corkscrew Crossing

Development Order approved for Phase 2

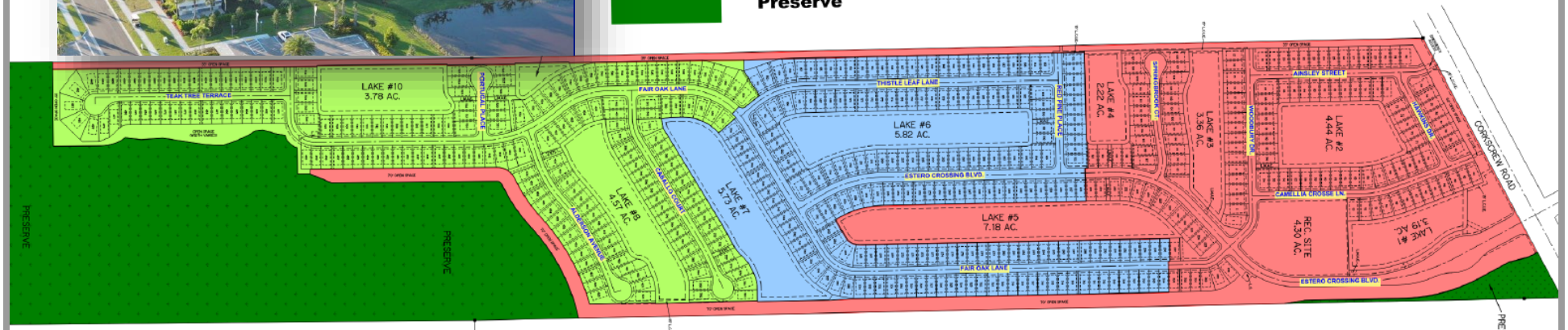
Phase One (141 Lots)

Phase Two (213 Lots)

Phase Three (200 Lots)

Preserve

North



Bella Terra

Preserve at Corkscrew

Purchased by GL Homes

Residential Development on 400-Acres with a 200 acre preserve area

29

Village of ESTERO

Rivercreek formerly Corkscrew Crossing

30

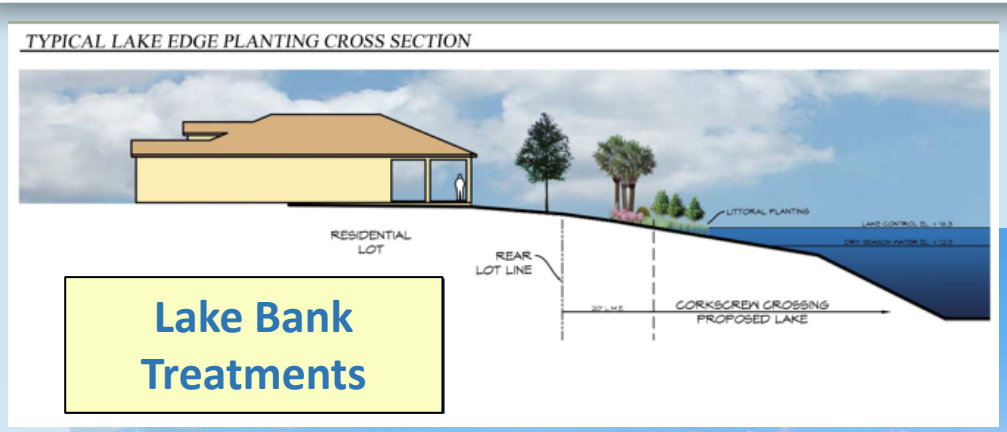
Village of ESTERO

Rivercreek

31

Village of ESTERO

Rivercreek



Lake Bank Treatments

Donation to Village for Wetland Mitigation

32

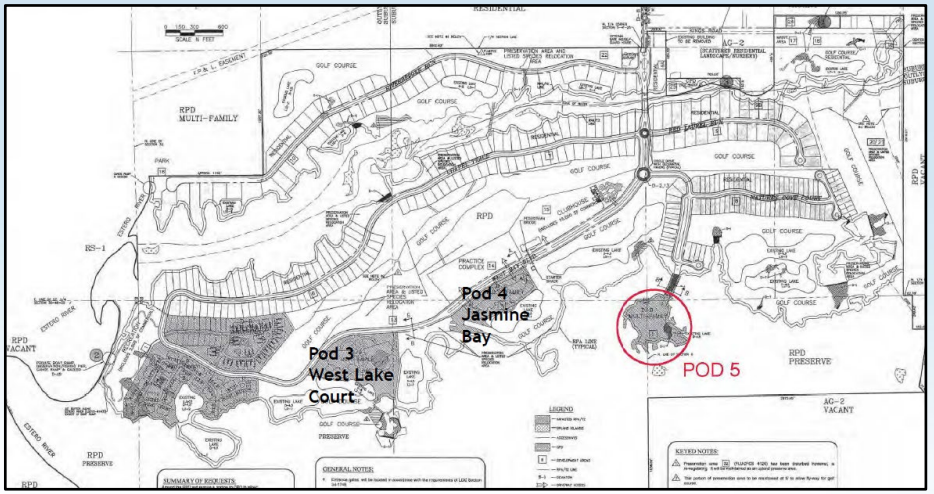
Village of ESTERO

Future Projects

West Bay Club

High Rise Building on Pod 5

Past west end of Williams Road



Approved Zoning & Development Order

34

Village of ESTERO

Downtown Estero Mixed Use Project

PZDB to review Development Order April

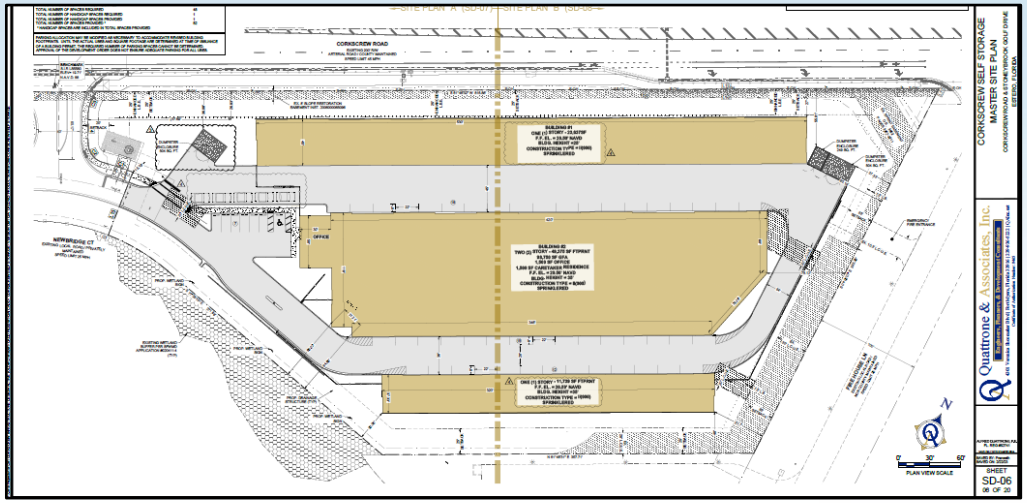
US 41 & Broadway

35

Corkscrew Pines

BUILDING 1 WITH VIEW OF BUILDING 2 IN BACKGROUND
STREET VIEW

Development Order for Self-Storage, roads and infrastructure to be reviewed by PZDB March/May 2023



Located on Corkscrew Road at Stoneybrook

36

Village of ESTERO

Marketplace at Coconut Point

10-acre site on US 41 in front of Rapallo

37

Village of ESTERO

Marketplace at Coconut Point

McDonald's
Estero, FL

AXIS INFRASTRUCTURE

FRONT ELEVATION

REAR ELEVATION

DINING ELEVATION

DRIVE THRU ELEVATION

Development Order Approved by PZDB

MAIN ENTRY ELEVATION: Scale 3/32" = 1'-0"

38

Village of ESTERO

WAWA

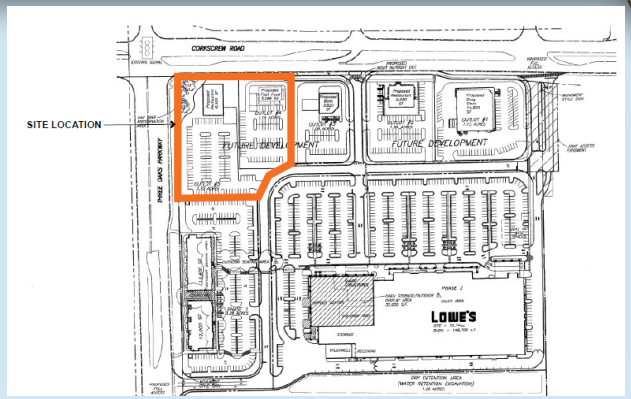
Former Ruby Tuesday Building Site Located on Corkscrew Road in Lowe's Plaza

Zoning Amendment approved
Development Order under review

39

Village of ESTERO

Goodwill Industries



Relocating from North Corkscrew Road to South Corkscrew Road & Three Oaks Parkway

PIM for Development Order reviewed by PZDB February 21, 2023

40

Village of ESTERO

Culver's at Coconut Point

Located at US 41 and Pelican Colony Boulevard

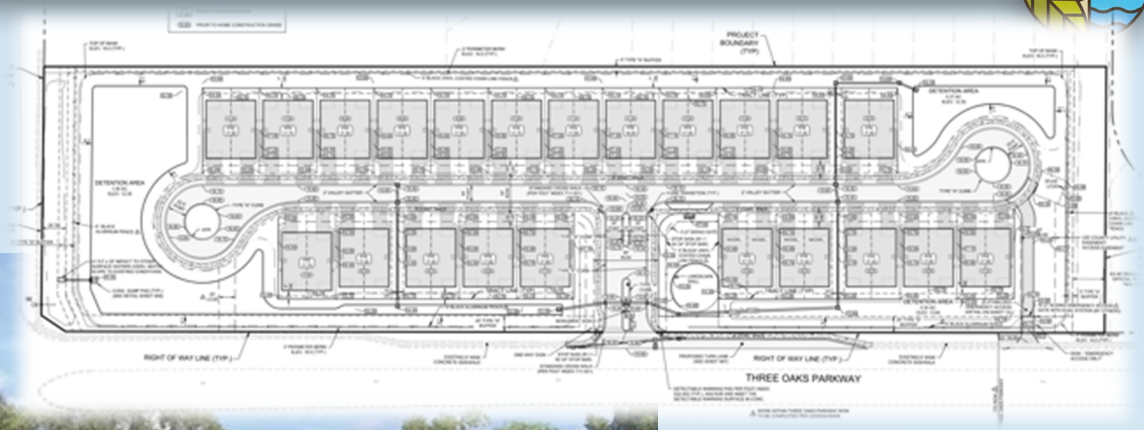
PIM for Development Order held July 12, 2022 and a Workshop November 8, 2022

41

Village of ESTERO

Milan Villas

Rezoned from CPD to RPD
Development Order approved for 44 Single-Family Homes



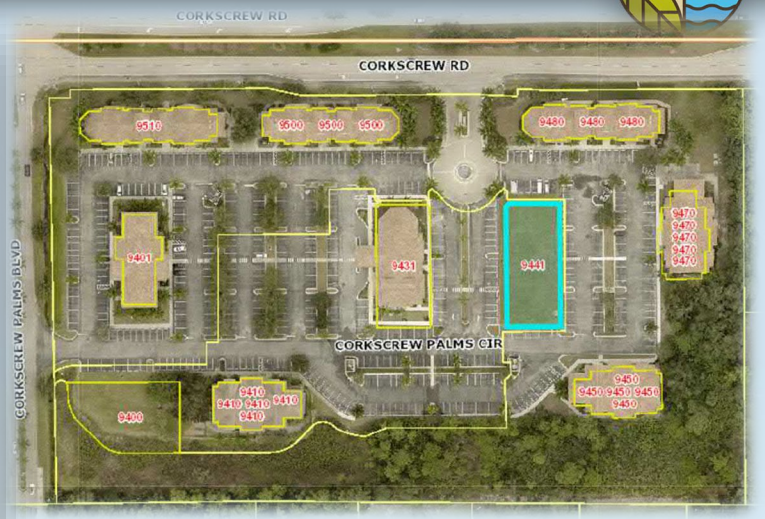
10-acre site located on Three Oaks Parkway and Williams Road

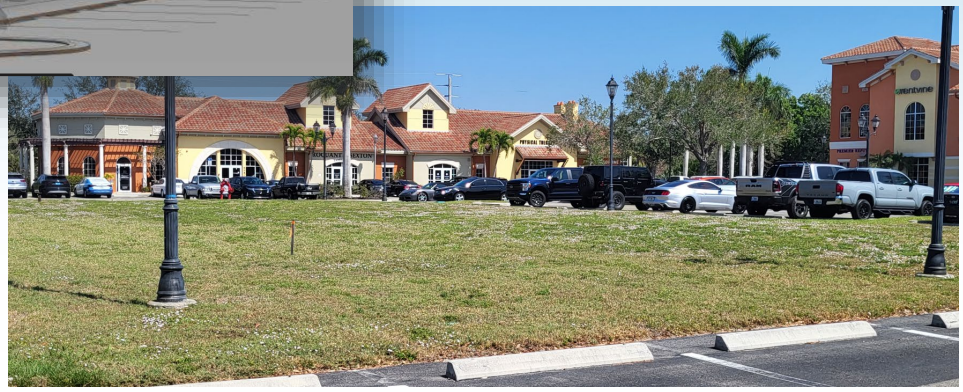
42

Village of ESTERO

Eyebuild formerly Ginsberg Eye

East of Village Hall - 2 story office building





PZDB approved the Development Order February 21, 2023

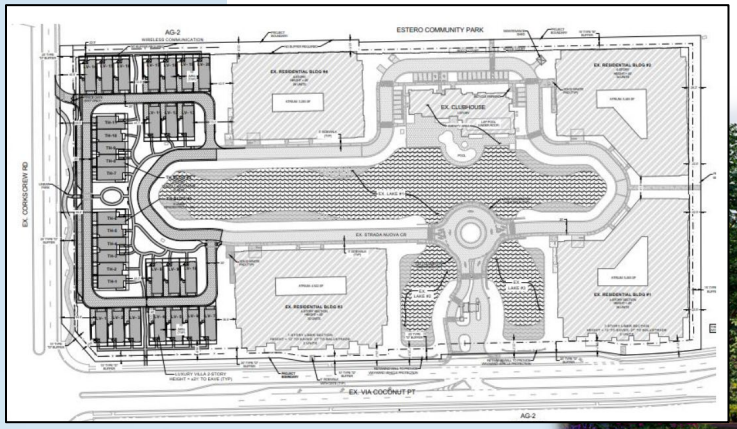
43

Village of ESTERO

Genova Single Family

in lieu of 2 Condo. Buildings

Located on Corkscrew Road
& Via Coconut



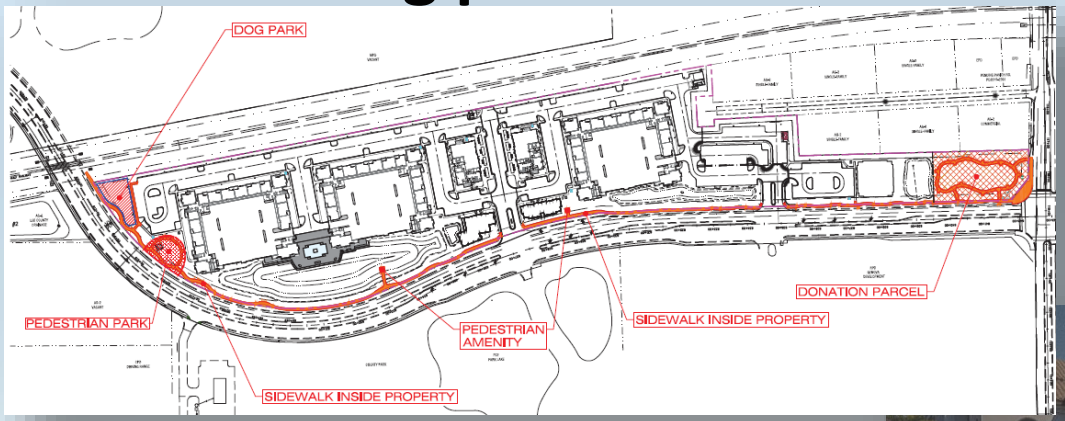
Zoning Amendment approved
Awaiting Development Order to be submitted
31 attached villas and townhomes

44

Via Coconut

Development Order under review

- Finalizing pedestrian amenities and park donation



Mixed Use Development

- Multi-Family & Commercial
- Main Street Area

45

Village of ESTERO

Pavich Office Building

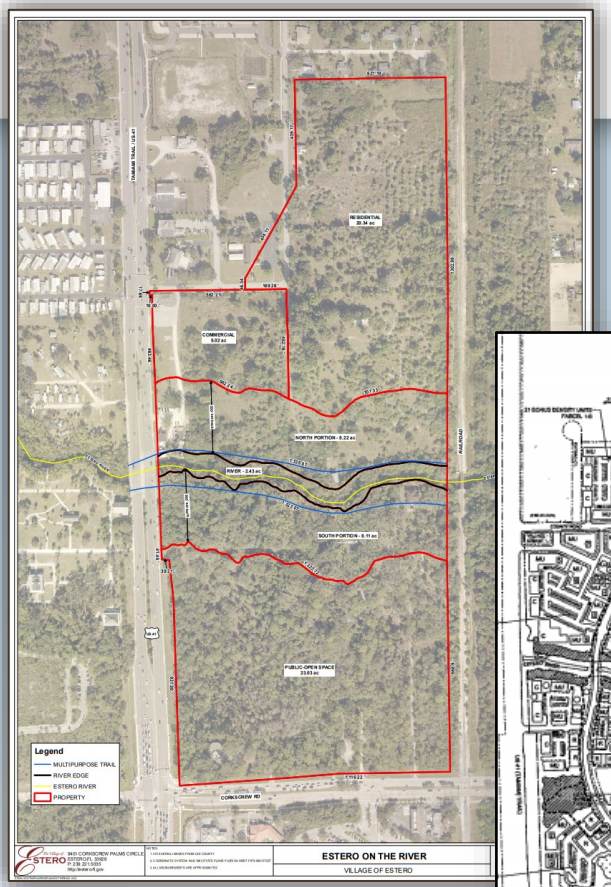
On Corkscrew Road - West of Via Coconut

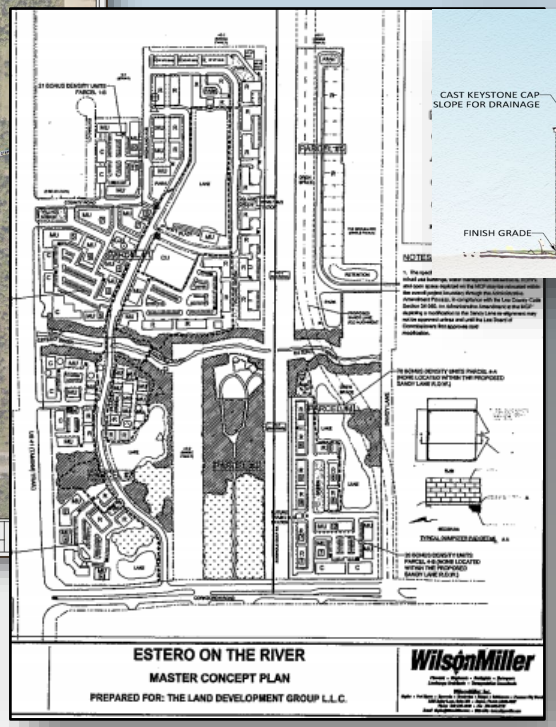
- Council approved Rezoning
- Development Order 9,000 sq. ft. building under review

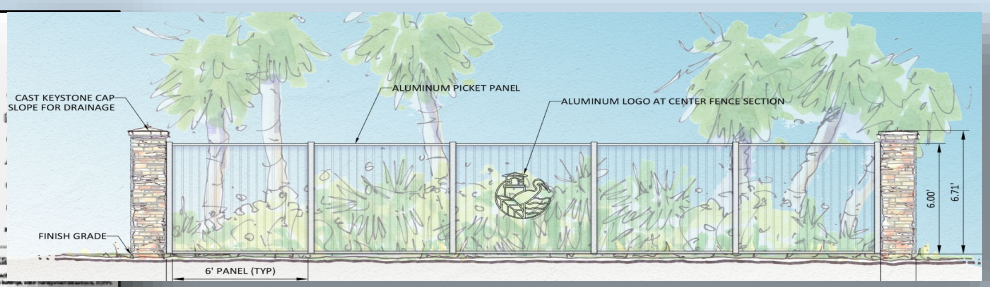
46

Estero River Park

Village Property ± 62 Acres
US 41 & Corkscrew Rd.





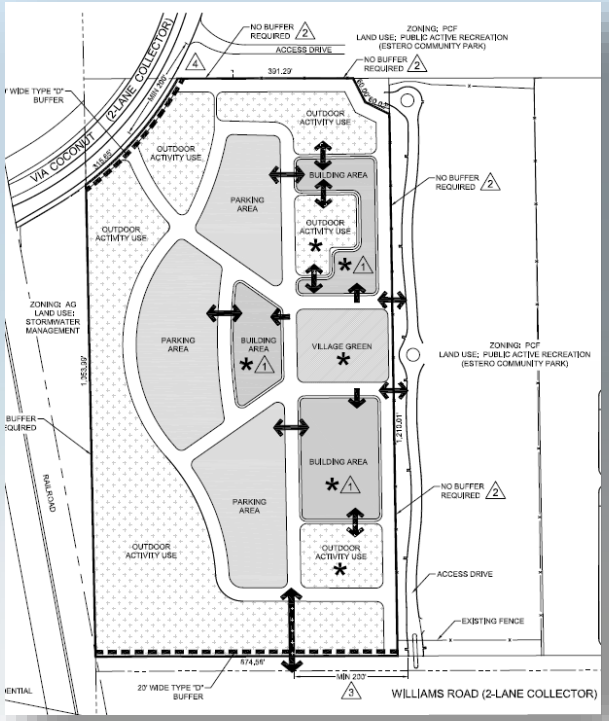


- South half rezoned to Parks & Community Facilities
- Phase 1 Walking Paths

48

Village Property 9000 Williams Road

± 19 acres north side of Williams Road, east of Via Coconut Point and the railroad right-of-way



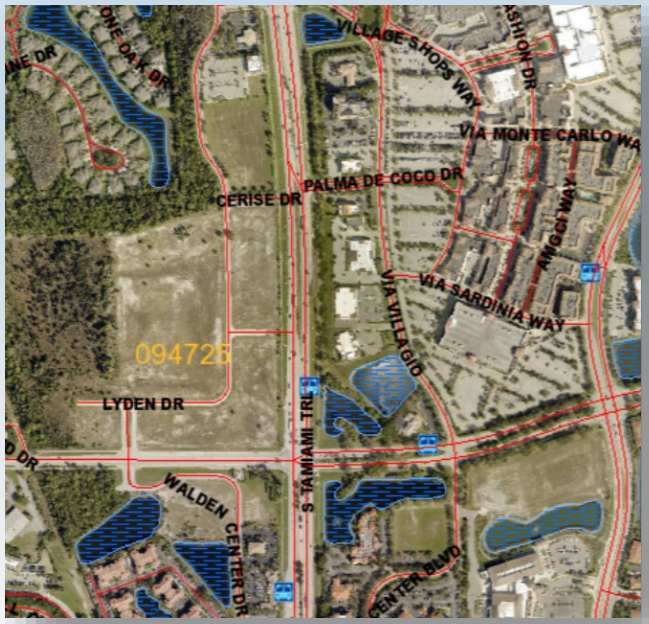
- **Rezoning from CPD & Agriculture to Estero Planned Development**
- **Specific Uses are currently being evaluated**

49

Village of ESTERO

Woodfield formerly Lee Health

40 Acres
NW corner of US 41 & Coconut Road



Rezoning to Estero Planned Development

- Under review

49

Village of ESTERO

Woodfield

Proposed Mixed Use:

- **Residential**
- **Office**
- **Restaurant**
- **Retail**
- **Public Green Space**

PIM at PZDB February 21, 2023

50

Village of ESTERO

North Point - HCA

± 100 Acres

NE corner of US 41 & Williams Rd. across from Hertz

- **Mixed Use**
- **No application submitted**

51

Village of ESTERO

Whatever happened to these Projects?

52

The Colonnade

Site Plan

Rezoning approved by Council in 2016 for Continuing Care Facility

- **Development Order submitted but not finalized**
- **No official notification of project status**

53

Village of ESTERO

Phoenix Senior Living Community

Now “For Sale”

- Rezoning and Development Order approved
- Building Permit reviewed but never issued (Applicant delay)

54

Village of ESTERO

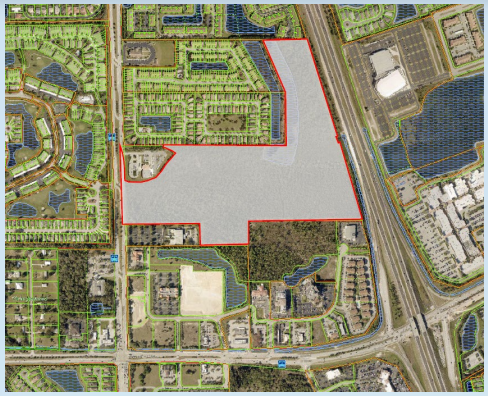
Hilton Garden Inn

Corner of Via Villagio & Sweetwater Ranch Boulevard

Coconut Point Tract 1D3

55

Three Oaks School Site



± 68-acre site on Three Oaks Parkway

- **Comprehensive Plan Amendment from Wetlands and Village Neighborhood 2 to Public Facilities**

56

Village of ESTERO

Old Post Office 8111 Broadway E

1 acre site east of US 41

PROPOSED SOUTH ELEVATION

- Rezoned from AG to Commercial Planned Development
- Development Order approved for redevelopment of 4,800 sq. ft. building
- Property for sale

Village of ESTERO

SW Corner of Three Oaks & Estero Parkway

58

Comments?