VILLAGE OF ESTERO
PLANNING ZONING AND DESIGN BOARD MEETING
PACKET
MAY 9, 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

May 9, 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 April 11, 2023 meeting minutes.**

      Attachment: 04112023_PZDB Minutes.pdf

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

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

   a. **Corkscrew Pines Self-Storage - Development Order (DOS2022-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 3 storage buildings totaling ±150,000 square feet.

      - Public Information Meeting was held October 25, 2022, and a Workshop was held March 14, 2023.

- See Staff Report

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

Attachment: 1. Corkscrew Self-Storage - Staff Report.pdf
Attachment: 2. Corkscrew Self-Storage - Civil Plans.pdf
Attachment: 3. Corkscrew Self-Storage - Construction Plans Docs.pdf
Attachment: 4. Corkscrew Self-Storage - Elevations.pdf
Attachment: 5 Corkscrew Self-Storage - Landscape Plans.pdf
Attachment: 6. Corkscrew Self-Storage - Lighting Plan.pdf
Attachment: 7. Corkscrew Self-Storage - Presentation.pdf

b. The Brooks Commons Club -- Pickleball Court Expansion Limited Development Order (LDO2022-E051) (District 6)

Applicant is seeking approval for the redevelopment of a portion of the community's property on Coconut Road adjacent to the Commons Club. The park's development will occur in three phases and include a total of 16 pickleball courts.

- Public Information Meeting was held January 10, 2023

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

Attachment: 1. Brooks Community Club - Construction Plans _Revision 2_.pdf
Attachment: 2. Brooks Community Club - Pickleball Sound Report.pdf
Attachment: 3. Brooks Community Club - Playground Sound Report Adendum.pdf
Attachment: 4. Brooks Community Club - Presentation.pdf

7. PUBLIC INFORMATION MEETINGS (No votes are taken at Public Information Meetings)

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

a. Estero 4.2 -- Development Order (District 2) 19950 S. Tamiami Trail, located across US 41 from Wal-Mart and north of the Cayo de Estero Shoppes.

Applicant seeks to construct 2 non-residential buildings and supporting infrastructure on 4.2 acres. The development will include a ±4,000 S.F. dental office and a ±18,000 S.F. commercial shell building.

Attachment: 1. Estero 4.2 - Application.pdf
Attachment: 2. Estero 4.2 - Site Plan.pdf
Attachment: 3. Estero 4.2 - Architectural Plans.pdf
Attachment: 4. Estero 4.2 - Landscape Plans.pdf
Attachment: 5. Estero 4.2 - Presentation.pdf

b. RiverCreek Phase 3 and Recreation Site Development Orders (District) (DOS2023-E003 & Pending DO for Phase III) 12840 Corkscrew Road and 20161 Camellia Crosse Lane

Applicant seeks to construct 200 single family homes on 56.25 acres as Phase III of the RiverCreek Development.

Applicant also seeks to review the recreational campus located on Tract "A". Recreational amenities include a 14,546 S.F. clubhouse, pickleball, tennis, basketball and bocce courts, play area and associated parking.

Attachment: 1. RiverCreek - DO Phase 3 _ Rec Site - Application.pdf
Attachment: 2. RiverCreek - DO Phase 3 _ Rec Site - Presentation.pdf

c. Genova Gate Access Modification -- Zoning Amendment (District 4) (DCI2023-E001) 21530 Strada Nuova Circle, southeast corner of Corkscrew Road and Via Coconut Point

Applicant is requesting a Minor Zoning Amendment to eliminate a condition requiring the existing security gate to be manned 24 hours a day and replace with an automated gate.

Attachment: 1. Genova Automated Gate - Application.pdf
Attachment: 2. Genova Automated Gate - Applicant_s Summary and Exhibits.pdf

8. PUBLIC HEARING (Not Quasi-Judicial)

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

a. Ordinance Review - Capital Improvement Schedule Update

Review Ordinance 2023-05, updating the Capital Improvements Element which includes the Capital Improvement Program approved for Fiscal Year 2022/2023.

- See attached Agenda Summary Sheet and Ordinance.

- Planning Zoning and Design Board will make a recommendation to Council. The Council will review the ordinance on May 3rd and May 17th.

Attachment: 1. Updating Capital Improvements Element - PZDB Agenda Sheet.pdf
Attachment: 2. Updating Capital Improvements Element Schedule - Ordinanace 2023-05.pdf
Attachment: 3. Exhibit A - CIP 5-yr Plan.pdf
Attachment: 4. Exhibit B - Lee Schools 5 year Capital Plan.pdf

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

10. BOARD COMMUNICATIONS

a. Meeting Schedule Review -- See attached Memo.

Attachment: 1. Memo to PZDB Advising of June Meetings.pdf

b. Next meeting - June 13, 2023

11.ADJOURN

General Attachments

- Transcript.pdf

PLANNING ZONING AND DESIGN BOARD MEETING
TUESDAY, MAY 9, 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.

04:38:17 [SOUNDING GAVEL]
04:38:18 >>Scotty Wood: WELCOME, EVERYONE, TO THE MAY 9th MEETING
04:38:22 OF THE VILLAGE OF ESTERO PLANNING ZONING AND DESIGN BOARD.
04:38:25 PLEASE RISE FOR THE PLEDGE OF ALLEGIANCE.
04:38:31 [PLEDGE OF ALLEGIANCE]
04:38:45 THANK YOU.
04:38:49 TAMMY, WOULD YOU PLEASE CALL THE ROLL?
04:38:56 >>Anthony Gargano: HERE.
04:38:58 >>Kristin Jeannin: HERE.
04:39:00 >>Barry Jones: HERE.
04:39:02 >> BOARD MEMBER SHEELEY IS ABSENT TODAY.
04:39:03 >>James Tatooles: HERE.
04:39:05 >>Jim Wallace: HERE.
04:39:07 >>Scotty Wood: HERE.
04:39:09 >>Tammy Duran: NANCY STROUD, OUR ATTORNEY, IS IN ZOOM.
04:39:13 >>Scotty Wood: COULD I HAVE A MOTION TO APPROVE THE AGENDA?
04:39:16 >>Jim Wallace: SO MOVED.
04:39:20 >> SECOND.

04:39:21 >>Scotty Wood: ANY DISCUSSION?
04:39:22 ALL IN FAVOR SAY AYE.
04:39:23 OPPOSED?
04:39:24 OKAY.
04:39:25 WE HAVE AN AGENDA.
04:39:25 THE FIRST ITEM OF BUSINESS ON THE AGENDA IS TO APPROVE THE
04:39:31 CONSENT AGENDA, WHICH HAPPENS TO BE THE MINUTES FROM OUR
04:39:37 PREVIOUS MONTH'S MEETING ON APRIL THE 11th.
04:39:40 COULD I HAVE A MOTION TO APPROVE THE CONSENT AGENDA?
04:39:44 >> SO MOVED.
04:39:46 >> SECOND.
04:39:46 >>Scotty Wood: ANY DISCUSSION?
04:39:47 ALL IN FAVOR SAY AYE.
04:39:52 ANY OPPOSED?
04:39:54 OKAY.
04:39:56 BEFORE I LAUNCH INTO THE TWO PUBLIC HEARINGS THAT ARE
04:40:07 SCHEDULED FOR TONIGHT, I WANT TO GET A SHOW OF HANDS, HOW
04:40:10 MANY PEOPLE ARE HERE WITH INTEREST IN THE APPLICATION

04:40:12 ADJACENT TO THE BRECKENRIDGE COMMUNITY?
04:40:15 COULD I SEE A SHOW OF HANDS?
04:40:16 THE REASON WHY I BRING IT UP IS YOU'RE PERFECTLY WILLING TO
04:40:23 STAY, BUT WE HAVE TWO RATHER LENGTHY PUBLIC HEARINGS TO GO
04:40:28 THROUGH BEFORE WE GET TO THAT PARTICULAR ITEM.
04:40:35 A LITTLE BIT OF EXPLANATION, THE ITEM FOR THE APPLICATION
04:40:38 ADJACENT TO THE BRECKENRIDGE COMMUNITY IS A PUBLIC

04:40:44 INFORMATION MEETING, AND WE DO NOT MAKE A DECISION AT A
04:40:47 PUBLIC INFORMATION MEETING, ONLY AT PUBLIC HEARINGS.
04:40:51 IT IS BASICALLY, AS THE NAME IMPLIES, A PUBLIC INFORMATION
04:40:56 MEETING.
04:40:57 PUBLIC INPUT, OF COURSE, IS WELCOME, BUT I ESTIMATE THAT IT
04:41:03 MIGHT TAKE AN HOUR AND A HALF TO GO THROUGH THESE OTHER
04:41:05 ITEMS BEFORE WE GET TO THAT PARTICULAR ITEM.
04:41:08 SO IF ANY OF YOU WANT TO TAKE A BREAK OR DO WHATEVER, FEEL
04:41:12 FREE TO DO SO.
04:41:13 BUT I JUST WANT EVERYBODY TO GET A HEADS-UP AS TO WHAT'S
04:41:17 GOING TO HAPPEN HERE.
04:41:19 THAT SAID, WE HAVE TWO PUBLIC HEARINGS THIS EVENING.
04:41:26 AND WHEN WE HAVE -- WHEN THIS BOARD IS SCHEDULED TO CONSIDER
04:41:31 AND VOTE ON A ZONING APPLICATION OR IN THIS CASE A
04:41:35 DEVELOPMENT ORDER OR OTHER SITE-SPECIFIC APPLICATION, IT
04:41:38 SITS IN A QUASI-JUDICIAL CAPACITY.
04:41:40 THIS MEETING'S AGENDA INCLUDES TWO ITEMS SUBJECT TO
04:41:43 QUASI-JUDICIAL PROCEEDINGS.
04:41:45 IF YOU INTEND TO PROVIDE TESTIMONY ON THE QUASI-JUDICIAL
04:41:52 MATTER, BEFORE THE MATTER IS CALLED, YOU MUST FILL OUT A
04:41:55 PUBLIC SPEAKER CARD, GIVE IT TO THE BOARD CLERK AND MUST BE
04:41:58 SWORN BY THE BOARD ATTORNEY WHO IS HOOKED UP VIA ZOOM.
04:42:02 BEFORE THE MATTER BEGINS, ANY WRITTEN COMMUNICATIONS THAT
04:42:04 HAVE BEEN RECEIVED BEFORE THE CUTOFF DATE WILL BE PLACED
04:42:07 INTO THE PUBLIC RECORD.

04:42:09 BOARD MEMBERS WILL BE ASKED TO DISCLOSE ANY EX PARTE
04:42:15 COMMUNICATIONS.
04:42:16 BOARD MEMBERS WILL BE ASKED IF THEY HAVE A CONFLICT
04:42:18 REGARDING THE MATTER AND MUST DECLARE IT IF THEY DO.
04:42:20 IF THEY DO, THEY WILL NOT BE ALLOWED TO PARTICIPATE IN BOARD
04:42:23 DISCUSSION OR A VOTE ON THE MATTER.
04:42:26 THE VILLAGE DIRECTOR OF COMMUNITY DEVELOPMENT OR A STAFF
04:42:28 DESIGNEE WILL INTRODUCE THE MATTER AND THEN ASK THE
04:42:31 APPLICANT TO MAKE A PRESENTATION AND SUMMARIZE RELATED
04:42:39 AFFIDAVIT'S FROM APPLICANT'S EXPERTS IN ATTENDANCE.
04:42:41 FOLLOWING THIS, THE DIRECTOR OF COMMUNITY DEVELOPMENT, OR A
04:42:44 STAFF DESIGNEE, WILL MAKE A PRESENTATION PROVIDING THE STAFF
04:42:48 REPORT FINDINGS AND RECOMMENDATIONS.
04:42:50 AFTER THIS, THE PUBLIC HEARING IS OPENED AND ANYONE WHO HAS

04:42:53 BEEN SWORN IN MAY PROVIDE TESTIMONY.
04:42:56 IT'S IMPORTANT TO BE CONCISE AND LIMIT TESTIMONY TO FIVE
04:43:00 MINUTES OR LESS.
04:43:01 THE APPLICANT HAS THE RIGHT TO CROSS-EXAMINE ANY WITNESS,
04:43:06 INCLUDING THE PUBLIC, AND MAY PROVIDE REBUTTAL.
04:43:08 THE PUBLIC MAY NOT CROSS-EXAMINE WITNESSES BUT MAY REQUEST
04:43:12 THE BOARD TO DIRECT QUESTIONS ON THEIR BEHALF TO EITHER THE
04:43:16 APPLICANT OR THE COMMUNITY DEVELOPMENT STAFF.
04:43:18 PERSONS WHO HAVE BEEN DETERMINED BY THE BOARD TO BE
04:43:18 INTERESTED PARTIES MAY CROSS-EXAMINE WITNESSES.
04:43:26 IF A PERSON REPRESENTS AN ORGANIZATION, EVIDENCE OF THEIR

04:43:30 AUTHORITY TO SPEAK FOR THE ORGANIZATION MUST BE PROVIDED.
04:43:33 IN MAKING ITS RECOMMENDATION OR DECISION, THE BOARD SHALL
04:43:37 CONSIDER THE EVIDENCE IN THE RECORD, THE PUBLIC'S INPUT, AND
04:43:41 ANY RECOMMENDATIONS OF THE VILLAGE STAFF.
04:43:44 THE BOARD'S RECOMMENDATION OR DECISION SHALL BE BASED ON
04:43:48 COMPETENT SUBSTANTIAL EVIDENCE IN THE RECORD OF THE
04:43:51 PROCEEDING AND THE APPLICABLE LAW.
04:43:54 SHOULD ANY APPLICATION BE DENIED, THE BOARD SHALL STATE
04:43:58 FINDINGS IN REGARD TO THE CRITERION OR CRITERIA THAT ARE NOT
04:44:01 MET.
04:44:01 NOW, WILL ALL THOSE WHO INTEND TO TESTIFY WITH REGARD TO --
04:44:09 LET ME GET THE CORRECT CITATIONS HERE -- THE CORKSCREW PINES
04:44:13 SELF-STORAGE AND THE BROOKS COMMONS CLUB.
04:44:16 THOSE ARE TWO ITEMS THAT ARE IN PUBLIC HEARINGS.
04:44:18 IF YOU INTEND TO PROVIDE TESTIMONY, PLEASE STAND.
04:44:24 I ASK THE BOARD ATTORNEY TO ADMINISTER THE OATH.
04:44:32 >>Nancy Stroud: THANK YOU, MR. CHAIR.
04:44:34 PLEASE RAISE YOUR RIGHT HANDS.
04:44:36 DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY THAT YOU WILL GIVE
04:44:38 ON THESE MATTERS WILL BE THE TRUTH, THE WHOLE TRUTH, AND
04:44:41 NOTHING BUT THE TRUTH?
04:44:42 THANK YOU.
04:44:50 >>Scotty Wood: MARY, ARE THERE ANY LETTERS OR OTHER WRITTEN
04:44:53 COMMUNICATIONS ON THE FIRST MATTER, WHICH IS CORKSCREW PINES
04:44:56 SELF-STORAGE?

04:45:00 >>Mary Gibbs: WE DID NOT RECEIVE ANY E-COMMENTS.
04:45:02 WE RECEIVED COMMENTS FROM BOARD MEMBER SHEELEY WHO COULDN'T
04:45:05 BE HERE TONIGHT, SO WE PRINTED THEM AND LEFT THEM ON THE
04:45:08 DAIS FOR YOU.
04:45:09 I ALSO SHARED THEM WITH THE APPLICANT.
04:45:11 >>Scotty Wood: OKAY.
04:45:12 THANK YOU.
04:45:12 BOARD MEMBERS, HAVE YOU HAD ANY EX PARTE COMMUNICATIONS?
04:45:19 IF SO, PLEASE DISCLOSE THE NATURE.
04:45:20 >> NO.

04:45:20 >> NO.
04:45:21 >> NO.
04:45:21 >>Scotty Wood: DO YOU HAVE ANY CONFLICT OF INTEREST
04:45:23 REGARDING THE MATTER?
04:45:24 IF YOU DO, PLEASE STATE THE NATURE OF THE CONFLICT AND
04:45:28 YOU'LL BE EXCUSED FROM THE BOARD DISCUSSION.
04:45:30 ANY CONFLICTS?
04:45:31 >> NO.
04:45:32 >> NO.
04:45:32 >> NO.
04:45:33 >>Scotty Wood: OKAY.
04:45:39 >>Mary Gibbs: WE'LL HAVE JIM HART DO THE FIRST TWO CASES.
04:45:43 >>Scotty Wood: HI, JIM.
04:45:44 I THOUGHT YOU WOULD DO THE OTHER ONES.
04:45:46 >>Jim Hart: I GET TO DO BOTH.

04:45:49 CORKSCREW SELF-STORAGE, WE JUST SAW THIS LITERALLY MARCH
04:45:52 14th FOR A WORKSHOP.
04:45:54 SO I'M SURE YOU'RE FAMILIAR WITH IT.WE HAVE THREE PROPOSED
04:46:01 SELF-STORAGE BUILDINGS AND ASSOCIATED INFRASTRUCTURE.
04:46:03 IT'S ON JUST A LITTLE OVER FIVE ACRES LOCATED AT STONEYBROOK
04:46:09 GOLF DRIVE AND CORKSCREW ROAD.
04:46:11 THE ORIGINAL PIM WAS OCTOBER 25th OF 2022.
04:46:17 IN OUR MARCH 14 WORKSHOP, THE BOARD BROUGHT UP TWO MAIN
04:46:33 ISSUES THEY WANTED ADDRESSED FOR THE PUBLIC HEARING.
04:46:37 THE FIRST ONE BEING THAT THE COLORS NOT BE PREDOMINANTLY
04:46:43 WHITE OR GRAY AND THAT THERE IS MORE CONTRAST IN THE COLORS
04:46:46 ON THE PROPOSED BUILDINGS.
04:46:49 THE SECOND ITEM WAS THE MAIN BUILDING ON THE FRONTAGE IS 530
04:46:56 FEET LONG, THAT A SINGLE FACADE, AND IT'S LACKING UNDULATION
04:47:00 OF THE FACADE ON THE STREET SIDE AND ONLY HAD ABOUT A FOOT
04:47:06 DIFFERENCE IN DEPTH FROM THE PROJECTED ELEMENTS, AND YOU
04:47:11 ENCOURAGED THEM TO TRY AND FIND OTHER WAYS TO INCLUDE THE
04:47:15 TOWER ELEMENTS.
04:47:17 ALL THIS WAS TO HELP BREAK UP THE MASSIVE LENGTH OF THE
04:47:22 BUILDING.
04:47:22 IT APPEARS ALSO THAT THE BUILDINGS DO NOT MEET THE OFFSET
04:47:27 REQUIREMENTS OF THE TWO FOOT IN DEPTH FROM THE FRONTAGE
04:47:33 EVERY HUNDRED FEET.
04:47:34 SO AS A PART OF OUR REVIEW ALSO, THEY ARE NOT INCLUDED A
04:47:44 MONUMENT SIGN IN THIS APPLICATION.

04:47:46 SO IF THEY DESIRE TO DO THAT IN THE FUTURE, THEY WOULD HAVE
04:47:49 TO COME BACK.
04:47:50 AS FAR AS RECOMMENDATIONS FROM THE STAFF, WE'RE RECOMMENDING
04:47:57 THAT THEY SUBMIT REVISED ARCHITECTURAL PLANS FOR YOUR
04:48:01 APPROVAL, RE-PLAT OF THE SITE FOR THE VACATION OF THE FPL
04:48:06 EASEMENT THAT IS ACTUALLY IN THE BUILDING FOOTPRINT AND THE

04:48:15 REVISIONS PER THE CORKSCREW PINES INFRASTRUCTURE PLANS,
04:48:19 WHICH YOU APPROVED THE D.O. HERE RECENTLY.
04:48:21 FINALLY, PRIOR TO THE CERTIFICATE OF COMPLIANCE FOR THIS
04:48:29 SITE, THAT THE INFRASTRUCTURE PROJECT RECEIVE ITS FULL
04:48:35 CERTIFICATE OF COMPLIANCE.
04:48:36 I THINK AT THIS POINT WE'LL TURN IT OVER TO AL QUATTRONE,
04:48:44 WHO IS THE ENGINEER FOR THE PROJECT.
04:49:49 >>Al Quattrone: GOOD AFTERNOON.
04:49:49 FOR THE RECORD, AL QUATTRONE, PRESIDENT OF QUATTRONE AND
04:49:53 ASSOCIATES.
04:49:53 WE'RE REPRESENTING THIS PROJECT AS THE ENGINEER.
04:49:56 AS MR. HART WENT OVER AND GAVE A PRETTY GOOD OVERVIEW FROM
04:50:00 THE LAST MEETING UNTIL NOW FROM A SITE STANDPOINT, NOTHING
04:50:04 HAS REALLY CHANGED NOR FROM THE LANDSCAPING.
04:50:07 AS MENTIONED, I THINK THE MAIN COMMENTS WERE RELATED TO THE
04:50:10 ARCHITECTURAL DESIGN.
04:50:12 SOMEBODY FROM GEIS, BRANDON, WHO WILL SPEAK ON THAT ONCE WE
04:50:16 GET TO THAT POINT.
04:50:17 AGAIN, SO WITH ME ALSO IS JOSH KELLEY WHO IS OUR LANDSCAPE

04:50:24 CONSULTANT AND BRANDON WILL SPEAK ABOUT THE ARCHITECTURALS.
04:50:27 AS AN OVERVIEW, THE PROPERTY IS 5.04 ACRES.
04:50:34 IT'S A PROPOSED 134,000, PLUS OR MINUS, SQUARE-FOOT
04:50:38 SELF-STORAGE AND THREE BUILDINGS.
04:50:39 THE BUILDING UP ALONG THE MAIN ROAD IS A SINGLE STORY.
04:50:43 THE BUILDING IN THE MIDDLE IS A TWO STORY AND THE THIRD
04:50:47 BUILDING, ANOTHER SINGLE-STORY BUILDING IN THE BACK.
04:50:49 THE PROPERTY ABUTS CORKSCREW ROAD TO THE NORTH, STONEYBROOK
04:50:52 GOLF DRIVE TO THE FAR WEST OF THE SUBDIVISION.
04:50:55 AGAIN, THERE ARE OTHER LOTS IN BETWEEN THIS PROJECT AND
04:50:57 STONEYBROOK, BUT THAT'S THE ROAD TO THE WEST.
04:51:00 WE ARE FIREHOUSE LANE TO THE EAST, AND TO THE SOUTH OF THE
04:51:03 SITE IS THE WETLAND CONSERVATION EASEMENT.
04:51:06 GENERALLY, THIS IS WHERE THE PROPERTY IS LOCATED.
04:51:12 MORE SPECIFICALLY, SO THE PARCEL TO THE EAST, THAT'S THE
04:51:15 SELF-STORAGE TRACT.
04:51:17 THERE IS INTENDED AS PART OF THE INFRASTRUCTURE RIGHT NOW A
04:51:20 ROAD CALLED NEW RIDGE COURT ON THE WEST SIDE WITH THREE
04:51:24 OUTPARCELS.
04:51:25 THIS IS A LITTLE BIT OF A SUMMARY FROM THE PREVIOUS ZONING
04:51:31 THAT TALKS ABOUT WHERE THE SELF-STORAGE WAS APPROVED.
04:51:34 THIS IS A ZONING APPROVED BY LEE COUNTY MANY YEARS AGO.
04:51:36 IT INCLUDED SELF-STORAGE FOR THIS PROJECT THAT WE'RE STILL
04:51:39 OPERATING UNDER.
04:51:40 THIS WAS THE MASTER CONCEPT PLAN.

04:51:42 SO A LITTLE BIT HAS CHANGED FROM THE MASTER CONCEPT PLAN
04:51:45 NOW.

04:51:46 WE'RE DOWN NOW TO THREE BUILDINGS, BUT IT IS GENERALLY
04:51:49 CONSISTENT AS FAR AS HEIGHTS AND SIZE OF THE PROJECT.
04:51:51 THIS IS THE NEW LAYOUT.
04:51:53 AS MENTIONED, WE'VE GOT THE THREE BUILDINGS.
04:51:55 THE LONG BUILDING ALONG CORKSCREW ROAD, SINGLE STORY, THE
04:51:59 LARGER BUILDING IN THE CENTER, WHICH IS A TWO STORY, AND
04:52:01 THEN A SMALLER BUILDING ON THE SOUTH SIDE.
04:52:04 THE OFFICE WOULD BE ON GENERALLY THE WEST SIDE OF THE
04:52:09 INTERIOR BUILDING WITH ITS PARKING LOT.
04:52:12 THIS IS THE LANDSCAPE PLAN FOR THE PROJECT.
04:52:16 AGAIN, JOSH KELLEY IS HERE TO ANSWER ANY QUESTIONS YOU MAY
04:52:20 HAVE AS FAR AS LANDSCAPING, SO I'LL DEFER ANY OF THOSE
04:52:22 QUESTIONS TO HIM.
04:52:23 AGAIN, THESE ARE BLOWUPS.
04:52:27 IF WE GET TO THAT, YOU CAN ASK HIM THOSE QUESTIONS.
04:52:29 THIS BUFFERING AND LANDSCAPING IS CONSISTENT WITH THE
04:52:32 LANDSCAPING THAT WAS PROPOSED FOR THE INFRASTRUCTURE.
04:52:34 SO THERE'S A COMMON THEME BETWEEN THE TWO PROJECTS.
04:52:37 SUMMARY OF OUR PLANT SPECIES.
04:52:46 AGAIN, HERE IS A DEPICTION OF THOSE PLANT SPECIES.
04:52:54 AND THEN ARCHITECTURALS.
04:52:58 WITH THAT, I'LL TURN IT OVER TO BRANDON, BUT IF THERE'S ANY
04:53:01 ENGINEERING RELATED QUESTIONS, STORMWATER, SO ON, I WOULD BE

04:53:04 HAPPY TO ANSWER THOSE RIGHT NOW.
04:53:05 THANK YOU.
04:53:57 >> GOOD EVENING.
04:53:57 MY NAME IS BRANDON KLINE WITH GEIS COMPANIES.
04:54:01 I'M VICE PRESIDENT OF DESIGN.
04:54:02 THIS PROJECT HAS BEEN BEFORE YOU, I BELIEVE, FOUR TIMES --
04:54:04 AT LEAST THREE TIMES.
04:54:06 WE WERE HERE IN OCTOBER AND THEN IN MARCH FOR THE WORK
04:54:09 SESSION.
04:54:11 I WANT TO STRESS THAT I APPRECIATE ALL THE COMMENTS AND
04:54:13 FEEDBACK THAT HAVE BEEN PROVIDED.
04:54:15 WE'VE TRIED TO WORK AS HARD AS WE CAN WITH OUR CLIENT AND
04:54:17 THE PROGRAM WITHIN TO TRY TO ACCOMMODATE THE REQUEST AND
04:54:20 TWEAKS AND CHANGES AND REALLY WANT TO HIGHLIGHT THE
04:54:24 ADJUSTMENTS THAT WERE MADE FROM WHEN WE HAD THE WORK SESSION
04:54:31 IN MARCH.
04:54:32 FROM THE FRONT ELEVATION OF BUILDING ONE, THIS IS THE MAIN
04:54:35 FACADE THAT'S GOING TO BE FRONTING CORKSCREW ROAD.
04:54:38 WE MADE A SIGNIFICANT CHANGE IN THE COLOR PALETTE, BRINGING
04:54:42 IN BROWNS AND EARTH TONES, TRYING TO -- AND SOME CREAMS TO
04:54:46 BREAK AWAY FROM THAT MORE COOL GRAY LOOK BASED ON THE
04:54:50 COMMENTS AND FEEDBACK FROM THIS COMMISSION AND BOARD
04:54:53 PREVIOUSLY.
04:54:53 IN ADDITION, WE ADDED A LOT MORE OF THE NATURAL BROWN

04:54:56 HIGHLIGHTS THAT FURTHER CREATES SOME DEPTH AND CHANGE ON THE

04:55:00 FACADE FROM A PAINT AND MATERIAL PERSPECTIVE, BUT THEN ALSO
04:55:04 MADE SOME UNDULATION CHANGES TO THE FACADE.
04:55:07 WHILE JIM HART MADE A COMMENT THAT THE MODIFICATIONS WERE
04:55:12 NOT 100% COMPLIANT WITH THOSE REQUIRED ADJUSTMENTS, I DO
04:55:16 WANT TO CLARIFY, THERE WAS AN ERROR ON OUR PART ON THE
04:55:20 SUBMISSION, THAT IF YOU WERE TO REFER TO PAGE A-100, WHICH
04:55:24 WAS IN THE CONSTRUCTION DRAWING ISSUES, IS THAT IN THE SAME
04:55:27 FILE, DO YOU KNOW?
04:55:28 THERE WERE TWO SETS OF FILES BROUGHT IN.
04:56:05 ONE WAS THE COLOR PREVENTION AND ONE WAS BLACK AND WHITE
04:56:10 CONSTRUCTION SHOWING BLOWUPS, DETAILS, AND DEPTHS.
04:56:13 YES, THAT.
04:56:17 IF YOU FLIP TO PAGE A-100 IN THE DOCUMENT, IT IS THE FLOOR
04:56:20 PLAN OF THE FIRST BUILDING.
04:56:23 I WANT TO NOTE PUBLICLY ON COLUMN GRID LINES 7 TO 8 AND
04:56:27 COLUMN GRID LINES 13 TO 14, IT'S NOTED THAT THAT PROJECTION
04:56:32 IS 1 FOOT 4 IN DEPTH.
04:56:35 WE WOULD ASK FOR A CONSIDERATION FOR A CONDITION OF APPROVAL
04:56:39 TONIGHT THAT WE WOULD EXTEND THAT DEPTH OF THOSE ELEMENTS AN
04:56:43 ADDITIONAL 8 INCHES TO GO TO 2 FEET.
04:56:46 IF THOSE TWO ELEMENTS WERE TO PROJECT 2 FEET, THEN WE WOULD
04:56:50 BE IN COMPLIANCE WITH A TWO-FOOT CHANGE IN FACADE CHANGE AND
04:56:56 UNDULATION WITHIN EVERY HUNDRED FEET OF THE BUILDING.
04:57:00 THAT WOULD THEN BECOME COMPLIANT WITH THE CITY CODE AND
04:57:04 DESIGN STANDARDS.

04:57:05 WITH THAT, JUST TO HIGHLIGHT SOME OF THE ELEMENTS OF THE
04:57:13 PROJECT, THAT BUILDING FACADE HAS A MEDIAN HEIGHT OF 25
04:57:16 FEET, WHICH IS COMPLIANT WITH THE ZONING.
04:57:19 AT THE MEDIAN HEIGHT OF THE RIDGE, WE ADDED A TOWER ELEMENT
04:57:22 AND ALSO, AS I SAID, PROJECTED THOSE TOWER ELEMENTS FORWARD,
04:57:25 WHICH I'LL SHOW IN THE RENDERING.
04:57:27 THE BUILDINGS BEHIND THIS FIRST BUILDING ARE 35 FEET TO THE
04:57:31 MEDIAN POINT OF THE BUILDING, WHICH WOULD BE IN CONFORMANCE
04:57:35 WITH THAT.
04:57:36 AND THEN I JUST WANT TO ADDRESS THE LETTER THAT WAS SENT TO
04:57:39 US OR FORWARDED TO US FROM THE ONE COMMISSION MEMBER WHO IS
04:57:42 NOT HERE TONIGHT, THE ARCHITECTURAL BOARD.
04:57:45 I WANT TO STRESS THAT WE'VE REALLY WORKED HARD TO TRY TO
04:57:49 INCORPORATE ALL THE STANDARDS AND COMMENTS BROUGHT FORTH ON
04:57:52 THIS PROJECT.
04:57:52 THE COMMENT THAT WAS MADE WAS ASKING AND REQUESTING THAT THE
04:57:56 BUILDING BE BROKEN INTO TWO DISTINCT BUILDING.
04:57:59 IT BECOMES A LARGE PROBLEM FOR THE PROJECT, AND I JUST WANT
04:58:02 TO KIND OF HASH THROUGH THE REASONS WHY WE DIDN'T.
04:58:05 IT WASN'T OUT OF A LACK OF RESPECT OR REGARDS.

04:58:09 WE TOOK A STRONG LOOK AT THAT.
04:58:11 IT HAS TO DO WITH PROPERTY MANAGEMENT AND LOGISTICS FOR THE
04:58:15 FACILITY, MANAGING THE FACILITY WITH AN ADDITIONAL BUILDING.
04:58:18 IT WOULD REQUIRE ADDITIONAL STAFF MEMBERS.
04:58:20 SO ONGOING COSTS.

04:58:22 ADDITIONALLY WITH THAT EXTRA BUILDING, IT WOULD REQUIRE TO
04:58:24 HAVE TWO SERVICE POINTS OF ENTRY FOR ALL UTILITIES IN THE
04:58:27 BUILDING.
04:58:27 SECOND ELECTRICAL SERVICE, SECOND WATER SERVICE, A SECOND
04:58:31 FIRE SERVICE, A SECOND SEWER SERVICE TO THAT BUILDING.
04:58:35 IN ADDITION, THE FLOOR AREA TO HAVE AN EXTRA TRANSFORMER FOR
04:58:38 THAT BUILDING AS WELL.
04:58:39 THE ADDITIONAL SQUARE FOOTAGE LOSS ORIGINALLY WAS A TEN-FOOT
04:58:44 SHRINK.
04:58:45 THAT'S WHAT WE ENDED UP GOING FOR IN THAT LAST MEETING.
04:58:48 THE COMMENT THAT PUSHED THAT TO THE MIDDLE AND HAVE A BREAK
04:58:51 POINT, YOU REALLY WOULD NEED THAT TO BE A 20-FOOT WIDE BREAK
04:58:54 TO TREAT IT AS AN ALLEY.
04:58:57 AGAIN, SQUARE FOOTAGE LOSS ABOUT 1500 EXTRA SQUARE FEET FROM
04:59:00 WHERE WE ARE TODAY.
04:59:01 IF YOU PUT THAT INTO RENT STANDARDS, WITH THAT AND THE
04:59:04 ADDITIONAL UTILITY ROOMS, IT WOULD HAVE TO BE IN A SECOND
04:59:07 BUILDING THAT WOULDN'T BE IN ONE BUILDING, THAT WOULD BE
04:59:09 1500 SQUARE FOOT OF RENTABLE LOSS WHICH EQUATES TO ABOUT
04:59:13 $36,000 A YEAR IN RENT.
04:59:15 IN ADDITION TO THAT, THE CONSTRUCTION COSTS, YOU'RE BUILDING
04:59:19 AN EXTRA 50 LINEAR FOOT OF WALL.
04:59:22 IN THAT SCENARIO WHERE YOU HAVE TWO 20-FOOT FACADES AND THE
04:59:25 50-FOOT BUILDING.
04:59:27 40-FOOT OF FACADE THAT YOU HAD, THAT MIGHT COVER LET'S CALL

04:59:30 ONE FACADE, YOU STILL HAVE THE 50 FEET OF THE OTHER FACADE
04:59:33 THAT YOU HAVE TO THEN COVER.
04:59:34 SO THE CONSTRUCTION COST OF ALL THESE WOULD ADD UP IN EXCESS
04:59:37 OF $250,000 IN CONSTRUCTION VALUE, WHICH WAS PUT TOGETHER AS
04:59:42 AN ESTIMATE BETWEEN ALL OF THOSE UTILITY AND SERVICE ENTRY
04:59:47 POINTS AND EXTRA WALL LENGTH.
04:59:49 WHEN YOU LOOK AT THAT PLUS THE RENTAL LOSS, IT'S DETRIMENTAL
04:59:53 TO THE PROJECT.
04:59:54 I JUST WANT TO BRING THAT FORTH.
04:59:55 IT WASN'T A LACK OF RESPECT OR A LACK OF ADDRESSING.
04:59:58 WE TRIED TO ADDRESS EVERYTHING WE COULD THAT WAS COMMENTED.
05:00:01 I WANT TO BRING THAT FORTH AND HAPPY TO ANSWER ANY QUESTIONS
05:00:04 IN THAT REGARD.
05:00:05 ADDITIONALLY IN THE PROJECT, WE USED SIGHT LINE STUDY IN
05:00:15 THIS PRESENTATION.
05:00:16 YOU CAN SEE THE BROWN SHADOW LINES THAT GET CREATED AT THE

05:00:22 MIDPOINT AND THEN WRAPPING THE TWO BREAKS AT THE MIDPOINT OF
05:00:25 THE ADJACENT BUILDING.
05:00:26 WE ADDED AN ADDITIONAL RENDERING VIEW SO YOU CAN SEE BOTH
05:00:30 CORNERS, ESPECIALLY THE OFFICE CORNER.
05:00:32 AND THEN MORE OF A PEDESTRIAN SCALE EXPERIENCE OF THAT
05:00:36 FACADE AS WELL FROM THE SIDEWALK.
05:00:53 >>Mary Gibbs: IT LOOKS LIKE THE PowerPoint IS NOT SHOWING
05:00:54 ON THE ZOOM, SO I THINK TAMMY IS TRYING TO FIX THAT.
05:01:00 >>Jim Wallace: WHILE THEY ARE PLAYING WITH THAT, GETTING IT

05:01:02 GOING, I WANT TO ASK ONE QUESTION RATHER NOW THAN LATER.
05:01:05 DID YOU LOOK AT ALL IN YOUR UNDULATION, TOOK THAT ONE AREA
05:01:09 FROM ONE FOOT SIX OR WHATEVER IT IS TO TWO FEET, IN THE
05:01:14 CENTER OF THE BUILDING, DID YOU LOOK AT ALL AT MAKING ONE OR
05:01:17 TWO OF THE SPACES SLIGHTLY SMALLER AND CREATING -- SETTING
05:01:21 IT BACK FOUR FEET OR FIVE FEET OR SIX FEET AND FILLING THAT
05:01:24 WITH LANDSCAPING SO THAT FROM THE ROAD, DRIVING SOUTH OR
05:01:28 EVEN DRIVING -- SORRY, DRIVING EAST OR EVEN DRIVING WEST
05:01:32 ALONG CORKSCREW, IT'S THE PERCEPTION THAT IT'S TWO
05:01:35 BUILDINGS.
05:01:35 WE'RE NOT TRYING TO FORCE YOU INTO THE INCREASED UTILITY
05:01:38 COSTS OR ANYTHING ELSE, IT IS THE PERCEPTION OF CITIZENS
05:01:41 DRIVING BY THAT THEY ARE NOT LOOKING AT A 500 -- THAT IS A
05:01:45 FOOTBALL FIELD AND A HALF, ALMOST TWO FOOTBALL FIELDS.
05:01:48 IT'S ABOUT PERCEPTION.
05:01:51 I UNDERSTAND YOU DON'T WANT TO GIVE UP ALL OF YOUR REVENUE
05:01:55 STREAM FOREVER AND DON'T WANT TO INCREASE YOUR COSTS, IF
05:01:58 THAT WAS SET BACK FOUR FEET OR FIVE FEET OR SIX FEET, YOU
05:02:01 HAVE A SMALLER SPACE, I THINK YOU WOULD CREATE THE
05:02:03 PERCEPTION OF TWO BUILDINGS, GET US WHAT WE'RE LOOKING FOR
05:02:06 WITHOUT YOU SUFFERING SIGNIFICANTLY.
05:02:09 >> UNDERSTOOD.
05:02:10 WE DID LOOK AT A LOT OF THOSE FACADE SETBACKS.
05:02:13 AGAIN, I WILL SAY WE ORIGINALLY CAME AND IT WAS AN EIGHT
05:02:18 INCH PROJECTION, WHICH WAS A FLAT FACADE FOR THIS.

05:02:21 IT'S VERY TYPICAL FOR THIS TYPOLOGY OF ARCHITECTURE AND THIS
05:02:25 TYPOLOGY OF PROGRAM.
05:02:27 WE DID MAKE SIGNIFICANT CHANGES TO ACCOMMODATE THE TWO FOOT
05:02:30 AND 16-INCH DEPTH CHANGE.
05:02:32 I KIND OF DEFER TO MY CLIENT.
05:02:35 IF THAT'S THE DIFFERENCE BETWEEN ANXIETY ISSUES, I THINK WE
05:02:38 COULD SHRINK THE INTERIOR TO ALLOW FOR A TOTAL WIDTH CHANGE
05:02:44 OF THAT ONE BROWN BAY THAT IS THE CENTER.
05:02:50 >>Barry Jones: MAYBE THAT BROWN BAY AND THE TWO LIGHT ONES
05:02:53 NEXT TO IT TO GET ENOUGH DEPTH.
05:02:55 YOU'LL GET A POCKET WITH THAT BROWN BAY.
05:02:59 YOU'RE GOING TO HAVE TO ADD THE TWO NEXT TO IT TO GET ANY

05:03:02 DEPTH.
05:03:06 >> WHAT IS THE WIDTH OF THAT?
05:03:08 >>Barry Jones: THAT'S WHAT, 60 FEET MAYBE, 80 FEET.
05:03:11 >>Jim Wallace: 17-FOOT THAT BAY? AM I READING THAT RIGHT?
05:03:15 IS THAT BAY 17 FEET.
05:03:19 >> YOU'RE SAYING -- SO, BASICALLY, BETWEEN -- JUST TO
05:03:23 CLARIFY AND THEN WE DON'T NEED TO PROJECT THE OTHER ONE
05:03:26 FORWARD BECAUSE WE WOULD BE PULLING THE OTHER ONES BACK.
05:03:29 >>Barry Jones: I DON'T KNOW IF YOU CAN SEE THAT.
05:03:33 >> I'M TRYING TO ALSO, FOR THE INFORMATION, IT WOULD BE
05:03:35 BETWEEN COLUMN LINES 8 AND 12 ON THE A-100 DRAWING TO PULL
05:03:42 THAT BACK.
05:03:43 MAYBE IT WAS A TWO-FOOT INWARD PROJECTION, SO TOTAL OF FOUR

05:03:48 FOOT PROJECTION BETWEEN --
05:03:49 >>Barry Jones: NO, WE'RE TALKING ABOUT PULLING BACK FOUR TO
05:03:51 SIX FEET.
05:03:55 I DON'T KNOW WHAT THE COLUMNS ARE.
05:03:58 IN ORDER TO MAKE THIS LOOK LIKE -- GIVE IT SOME APPEARANCE
05:04:04 OF A HORIZONTAL BREAK WHERE IT DOESN'T --
05:04:06 >> JUST THIS BROWN AREA, RIGHT HERE.
05:04:08 >>Jim Wallace: IS THAT 17 FEET?
05:04:10 >> 17 FEET.
05:04:11 >>Jim Wallace: THAT WOULD BE PRETTY SIGNIFICANT.
05:04:15 >>Barry Jones: I WOULD WANT TO SEE THE BAYS ON BOTH SIDES
05:04:17 PLUS THE 17 FEET.
05:04:19 >> THAT'S WHAT I'M SAYING.
05:04:20 YOU'RE ASKING FOR THIS WHITE BAY ADJACENT.
05:04:22 >>Barry Jones: ON EACH SIDE OF IT.
05:04:24 >> WHICH WOULD BE COLUMN LINES 8 THROUGH 12.
05:04:27 >>Barry Jones: ON EACH SIDE.
05:04:30 >> RIGHT.
05:04:30 CALL IT 60ISH FEET.
05:04:33 >>Barry Jones: YEAH, 60ISH FEET BY SIX FOOT DEPTH.
05:04:36 LOOKING AT 360 SQUARE FEET TO TRY AND HELP BREAK UP A
05:04:39 600-FOOT LONG LINEAR BUILDING.
05:04:42 YOU'RE GETTING AWAY FROM ALL YOUR SECONDARY ACCESS POINTS
05:04:46 AND PANELS AND ALL THAT KIND OF STUFF.
05:04:48 WE UNDERSTAND THAT.

05:04:49 YOU'VE DONE A GOOD JOB.
05:04:52 I'D LIKE TO SEE MORE VERTICALITY IN THOSE TOWERS IF YOU
05:04:55 COULD GET ANY DIFFERENTIAL OUT OF THEM BUT I DON'T KNOW WHAT
05:04:58 YOUR ZONING LIMITATIONS ARE.
05:05:00 >> WE'RE RIGHT AT THE ZONING LIMITATION, SO THAT'S THE
05:05:02 CHALLENGE.
05:05:02 >>Barry Jones: ARE THERE EXCEPTIONS TO ALLOW FOR VERTICAL
05:05:05 DESIGN ELEMENTS?

05:05:06 I BELIEVE THEY ARE.
05:05:07 THEY ARE NOT THAT HARD TO GET AND WE CAN CERTAINLY APPROVE
05:05:09 THEM BY CONDITION TO THIS APPLICATION.
05:05:12 BUT YOU GOT TO GIVE US SOMETHING ON THIS LONG STRAIGHT FRONT
05:05:15 BUILDING, MORE THAN TWO FEET, BECAUSE THAT'S NOT EVEN GOING
05:05:18 TO THROW A SHADOW.
05:05:19 >> YOU'RE ASKING FOR A FOUR FOOT REDUCTION BETWEEN COLUMN
05:05:23 LINES 8 THROUGH 12.
05:05:25 >>Barry Jones: IF THAT'S WHERE THE COLUMNS ARE, YES.
05:05:27 MY EYES AREN'T THAT GOOD TO READ THOSE THAT CLOSE.
05:05:31 >>Jim Wallace: FOUR ENOUGH?
05:05:33 >>Barry Jones: FOUR, PLUS THE TWO, SO YOU WOULD END UP WITH
05:05:37 A SIX FOOT OFFSET.
05:05:40 >> IT ENDS UP BEING -- IT'S 8 INCHES SHY OF 6.
05:05:46 IT'S 5'8".
05:05:50 >>Barry Jones: ENOUGH TO OFFSET LANDSCAPING.
05:05:52 I'M SPEAKING FOR MYSELF.

05:05:53 I CAN'T SPEAK FOR THE ENTIRE BOARD.
05:05:55 THEY NEED TO SPEAK FOR THEMSELVES.
05:05:57 >>Kristin Jeannin: I AGREE WITH THAT IDEA, AND I NOTICED
05:06:01 THAT THERE IS NO LANDSCAPING PLAN RIGHT ALONG THE BUILDING.
05:06:07 SO I THINK IF WE ADDED HEDGING THAT UNDULATED, EVEN
05:06:13 ACCENTUATED THE UNDULATION OF THE BUILDING, SO PROJECT IT
05:06:16 FARTHER THAN THE TWO FEET, MAKE IT FOUR FEET WHERE IT IS TWO
05:06:20 FEET AND HAVE HEDGING GO BACK AND FORTH AND ADD A LITTLE BIT
05:06:24 OF VERTICALITY UP AGAINST THE BUILDING, I THINK THAT WILL
05:06:28 REALLY HELP BREAK THIS LONG ARCHITECTURE UP SIGNIFICANTLY.
05:06:35 >>James Tatooles: I THINK THAT WE'RE ALL SAYING THE SAME
05:06:37 THING.
05:06:38 WHAT YOU'RE TRYING TO MAKE THIS THING LOOK LIKE IS A COUPLE
05:06:41 OF BUILDINGS RATHER THAN ONE LONG BUILDING, JUST TO AMPLIFY
05:06:47 THAT, I THINK IF YOU HAVE THE TWO RETURN SIDE WALLS -- I
05:06:51 MEAN A LIGHT COLOR, NOT WHITE, LIGHT, AND THE BACK WALL IN
05:06:54 THAT RECESS, DARK WALL, THAT WOULD EVEN SHOW -- EVEN AMPLIFY
05:07:00 THAT FEELING AS YOU'RE DRIVING DOWN THE STREET THAT IT'S TWO
05:07:03 BUILDINGS, NOT JUST ONE LONG BUILDING.
05:07:06 >>Jim Wallace: THAT IS A VERY GOOD POINT, JAMES.
05:07:08 NOBODY IS REALLY GOING TO BE LOOKING AT THIS BUILDING FACE
05:07:11 ON.
05:07:11 NOT GOING TO BE STANDING IN THE MEDIAN OF CORKSCREW ROAD
05:07:13 LOOKING AT IT.
05:07:15 YOU'RE GOING TO BE SEEING IT AT A PERSPECTIVE.

05:07:16 SO THOSE UNDULATIONS AND THOSE SHADOW LINES AND LANDSCAPING
05:07:20 IS CRITICAL TO THE PERCEPTION OF THE BUILDING BECAUSE YOU'RE
05:07:23 ALWAYS GOING TO BE LOOKING AT IT IN PERSPECTIVE.
05:07:27 >>Anthony Gargano: I DROVE BY THAT SITE TODAY AS PART OF THE

05:07:30 PREPARATION FOR THE MEETING.
05:07:31 MY REACTION -- IN FACT, I HAD THE SAME THOUGHT, JIM.
05:07:36 I THOUGHT, GEEZ, THIS IS TWO FOOTBALL FIELDS.
05:07:39 AND WE'RE GOING TO HAVE A WALL HERE ESSENTIALLY.
05:07:42 I MEAN, MY CONCLUSION WAS IT WAS FAR FROM AESTHETICALLY
05:07:49 PLEASING TO CREATE SOMETHING LIKE THAT HERE IN ESTERO.
05:07:53 MY CONCLUSION WAS IT NEEDED TO BE BROKEN UP.
05:08:00 I THINK WHAT'S BEEN PROPOSED IS A GOOD COMPROMISE OF
05:08:04 PHYSICALLY BREAKING UP THE BUILDING.
05:08:06 >> I JUST CONFERRED WITH MY CLIENT.
05:08:08 WE'RE COMPLETELY AMENABLE TO THE FACT OF CREATING THAT
05:08:10 FOUR-FOOT RECESS POCKET.
05:08:12 >>Barry Jones: WHERE YOU DO THAT RECESS POCKET, YOU CAN
05:08:15 CLUSTER SOME TREES AND SHRUBBERIES IN THERE TO CREATE AN
05:08:18 OPAQUE BARRIER THAT BREAKS THAT LINE OF SIGHT.
05:08:22 >> ABSOLUTELY.
05:08:22 >>Barry Jones: SO IT HELPS CREATE, YOU CAN V IT IN THERE AND
05:08:27 IT CREATES DEPTH.
05:08:30 >>Jim Wallace: KRISTIN, I DEFER TO YOU, BUT WHEN I LOOK AT
05:08:33 THE DRAWING, I KEEP THINKING YOU'RE DRIVING DOWN THE ROAD,
05:08:37 YOU'RE NOT WALKING AT IT.

05:08:39 THERE IS THE DUMPSTER ON THE WEST SIDE, DOESN'T SEEM TO BE A
05:08:41 WHOLE LOT OF LANDSCAPING THERE.
05:08:43 JOSH KELLEY IS A VERY CAPABLE PERSON.
05:08:45 I'M SURE HE CAN FIND SOME CREATIVE WAYS AROUND THAT AREA,
05:08:50 YOU KNOW THE AREA I'M TALKING ABOUT ON THE WEST SIDE OF THE
05:08:53 FIRST BUILDING, THAT YOU CAN CREATE SOME MORE HEIGHT SO
05:08:57 LANDSCAPING FIRST AND THEN A BUILDING, THEN LANDSCAPING,
05:09:00 THEN THE REST OF THE BUILDING AND WE'RE BREAKING IT UP INTO
05:09:03 CHEWABLE CHUNKS.
05:09:07 >>Scotty Wood: I WOULD JUST LIKE TO MAKE A COMMENT IN
05:09:08 SUPPORT OF WHAT JIM JUST SAID.
05:09:11 THE RTU SIGHT LINE UF IS 150 FEET FROM THE SITE DRIVING
05:09:19 EASTBOUND ON CORKSCREW ROAD.
05:09:21 AND LOOKING AT THAT -- GO BACK TO WHERE YOU WERE, YEAH, THE
05:09:28 BOTTOM RIGHT, TOTAL LACK OF LANDSCAPING THERE.
05:09:32 I DO KNOW THAT FROM THE ELEVATIONS THAT YOU DO HAVE FULL
05:09:40 WINDOWS THERE, BUT THAT RENDITION MAKES THIS LOOK LIKE IT'S
05:09:43 JUST ANY OTHER STORAGE BUILDING, AND THAT'S NOT WHAT WE DO
05:09:47 WITH STORAGE BUILDINGS IN ESTERO.
05:09:50 WE DON'T DO THAT.
05:09:52 >> WE DO HAVE A FAIR AMOUNT OF LANDSCAPING.
05:09:54 >>Scotty Wood: IT'S NOT SHOWN.
05:09:55 >>Kristin Jeannin: THERE'S NO FOUNDATION PLANTING.
05:09:58 I SEE THAT AS PROBLEMATIC.
05:10:00 AND TO ANSWER THE QUESTION, WHICH DUMPSTER AREA?

05:10:08 SO THERE ARE DIFFERENT SIZES.
05:10:10 >>Jim Wallace: THE ONE ON THE MOST WESTERLY, KRISTIN.
05:10:13 MOST WESTERLY.
05:10:18 >>Kristin Jeannin: THOSE ONES ARE LARGER.
05:10:19 >>Jim Wallace: THE WESTERLY, THE OTHER END.
05:10:22 >>Kristin Jeannin: YEAH.
05:10:22 SO, I MEAN, I THINK ALL OF THEM NEED TO BE AT LEAST THE
05:10:27 10-GALLON SIZE THAT YOU'RE SHOWING ON ONE OF THEM.
05:10:34 YOU'VE GOT 36-INCH NUMBER 3 CONTAINERS AROUND ONE.
05:10:40 I'M NOT EVEN SURE THAT EXISTS.
05:10:41 MAYBE THOSE NEED TO BE 7 GALLONS OR 10.
05:10:48 BUT ALSO THE LIFT STATION, IT LOOKS LIKE THE SPACING IS A
05:10:52 LITTLE BIT SPARSE THERE.
05:10:54 ALL OF THOSE ELEMENTS NEED TO BE BETTER.
05:11:01 >>Jim Wallace: IT'S IMPORTANT TO KEEP IN MIND, BEFORE YOU
05:11:03 GO, UNDERSTAND, WE'VE HAD A POLICY HERE GOING BACK TEN YEARS
05:11:07 ABOUT EXTRA SPACE STORAGE.
05:11:11 IF IT'S GOING TO BE ON CORKSCREW ROAD OR ON U.S. 41, IT MUST
05:11:18 BE STEALTH.
05:11:20 IT MUST LOOK LIKE SOMETHING OTHER THAN A STORAGE BUILDING.
05:11:23 THAT'S POLICY.
05:11:24 THAT'S INGRAINED.
05:11:26 SO UNDERSTAND THAT WE ARE DIFFERENT THAN OTHER COMMUNITIES
05:11:31 THAT A LONG TIME AGO WE MADE A DECISION WE DIDN'T WANT ANY
05:11:34 STORAGE FACILITIES ALONG THOSE TWO ROADS OF CORKSCREW AND

05:11:37 U.S. 41, BUT WE WOULD ACCOMMODATE THEM IF THE DEVELOPER WAS
05:11:42 PREPARED TO MAKE THEM STEALTH.
05:11:45 WHEN I SEE IT, IT DOESN'T LOOK -- IT MAY LOOK LIKE A RETAIL
05:11:49 STRIP MALL.
05:11:49 IT MAY LOOK LIKE AN APARTMENT BUILDING, LIKE EXTRA SPACE
05:11:53 STORAGE, BUT IT DOESN'T LOOK LIKE A STORAGE FACILITY.
05:11:59 AND THAT'S WHAT YOU HAVE TO ACCOMMODATE -- THAT'S WHAT WE'RE
05:12:02 ALL LOOKING FOR.
05:12:06 >> JOSH KELLEY, REGISTERED LANDSCAPE ARCHITECT FOR THE
05:12:09 RECORD.
05:12:09 WHAT YOU SEE HERE, IT'S AN ENHANCED PLAN, BUT IT'S ENHANCED
05:12:15 BY THE CODE.
05:12:16 IT IS A CODE-MINIMUM PLAN.
05:12:18 AND THERE'S A LOT OF MATERIAL IN THAT FRONT BUFFER.
05:12:24 THE ARCHITECTS DON'T LIKE TO RENDER THAT STUFF BECAUSE IT
05:12:27 HIDES THEIR BUILDING, BUT THERE IS A LOT MORE THAN WHAT IS
05:12:30 SHOWN ON THE RENDERINGS.
05:12:31 THOSE ARE ARCHITECTURAL RENDERINGS.
05:12:33 SO WE HAVE QUITE A BIT OF MATERIAL.
05:12:34 WE CAN MOVE THAT AROUND TO ACCENTUATE NOOKS AND CRANNIES AND
05:12:41 --
05:12:41 >>Jim Wallace: ON THE WEST END OF THE BUILDING WHERE THE

05:12:44 DUMPSTER, WHERE PEOPLE, WHEN VIEWING THE BUILDING IN
05:12:47 PERSPECTIVE, WITH ALL DUE RESPECT TO THE ARCHITECTURE AND
05:12:49 EVERYTHING ELSE, WE DON'T WANT TO SEE IT UNTIL WE'RE THERE

05:12:54 AND BY IT.
05:12:55 >>Josh Kelley: THAT'S UNDERSTOOD.
05:12:56 >>Barry Jones: ALMOST BETTER INSTEAD OF CREATING A LINEAL
05:12:59 PATTERN IS TAKE THAT STUFF AND CLUSTER IT AND OPEN VIEW
05:13:03 WINDOWS.
05:13:04 YOU SPENT A LOT OF MONEY TO TRY TO MAKE THE BUILDING LOOK
05:13:06 PRETTY.
05:13:07 IF YOU BREAK THE VIEW BETWEEN LANDSCAPING CLUSTER, BUILDING,
05:13:11 LANDSCAPING CLUSTER, IT DOESN'T LOOK LIKE ONE LONG BUILDING.
05:13:13 THERE ARE SOME SUBTLE THINGS YOU CAN DO RATHER THAN THE
05:13:17 LINEAR PLANNING TO HELP WITH THAT, ASSUMING YOU HAVE THE
05:13:19 SPACE.
05:13:23 >> AND WE DO HAVE SPACE TO MOVE THINGS AROUND.
05:13:25 THERE'S PLENTY OF ROOM IN THAT FRONT BUFFER.
05:13:27 WE CAN PULL STUFF FARTHER BACK CLOSER TO THE BUILDING AND
05:13:31 HAVE STUFF POP OUT SO THERE IS A LITTLE MORE UNDULATION IN
05:13:35 THAT BUFFER.
05:13:37 AND RIGHT NOW WE HAVE A MIX OF NATIVE TREES THAT COULD -- WE
05:13:44 COULD CHANGE UP SOME OF THAT WITH SOME PALM TREES, GET SOME
05:13:48 HEIGHT.
05:13:48 >>Jim Wallace: IN ADDITION TO MOVING THEM AROUND, DON'T WANT
05:13:51 TO SPEAK FOR KRISTIN, BUT I THINK SHE WOULD LIKE TO SEE
05:13:57 LANDSCAPING ADDED AS WELL.
05:13:58 >>Kristin Jeannin: I DO.
05:13:59 I GUESS DO WE NOT HAVE A REQUIREMENT FOR THE BUILDING

05:14:07 PERIMETER, FOUNDATION PLANTING?
05:14:09 >> THERE IS NONE.
05:14:13 >>Kristin Jeannin: I DON'T SEE ANY.
05:14:15 >>Jim Wallace: -- THIS BE STEALTH.
05:14:18 YOU HAVE TO ACCOMMODATE THAT.
05:14:18 MAYBE ONE OF THE WAYS TO ACCOMMODATE THAT IS WITH
05:14:21 VEGETATION.
05:14:23 >> UNDERSTOOD.
05:14:24 >>Barry Jones: THE EAST AND WEST ENDS OF THIS BUILDING HAVE
05:14:26 NO LANDSCAPING ON THEM SO THE VIEW IS GOING TO BE CLEAN,
05:14:29 JUST LIKE IT'S SHOWN IN THE ARCHITECTURAL PLANS.
05:14:33 IT'S A PECULIAR SITE WITH THE WAY THE ROAD CURVES IN THERE.
05:14:40 IT PULLS YOUR EYE TO THE BUILDING YOU NORMALLY WOULDN'T SEE
05:14:44 BACK OFF THE ROADWAY.
05:14:46 >> I DO WANT TO STRESS THE OVERALL SITE DEVELOPMENT, THERE
05:14:49 IS A SISTER LIKE DUMBBELL ON THE OTHER SIDE OF THIS THAT
05:14:52 WILL ALSO SHIELD AND BLOCK THIS BUILDING.
05:14:57 >>Barry Jones: WELL, THAT THROAT DEPTH --

05:15:02 [TALKING OVER ONE ANOTHER]
05:15:05 >> -- THAT ACCESS POINT.
05:15:06 >>Barry Jones: CREATES A VIEW WHERE EVERYBODY SEES THE FULL
05:15:09 WIDTH OF YOUR BUILDINGS THAT YOU WOULDN'T NORMALLY SEE ON A
05:15:11 PROJECT.
05:15:11 YOU'VE DONE A GOOD JOB ON THE WEST ELEVATIONS THAT I'M
05:15:16 LOOKING AT TO DOING WORK TO MAKE ALL THREE BUILDINGS HAVE

05:15:21 SOME HELP.
05:15:22 THE EAST ELEVATION, I DON'T THINK WE'RE REALLY GOING TO SEE
05:15:26 THAT MUCH.
05:15:27 I DON'T KNOW IF THE BOARD HAS PROBLEMS WITH THOSE.
05:15:30 THE EAST ELEVATION ON BUILDING TWO AND THE EAST ELEVATION ON
05:15:34 BUILDING THREE -- WELL, BUILDING THREE IS PRETTY MUCH FAR
05:15:37 ENOUGH BACK YOU'RE NOT GOING TO SEE IT.
05:15:38 >> EITHER TWO OR THREE YOU'RE NOT REALLY GOING TO SEE MUCH
05:15:41 OF A VIEW WITH THE SKEW.
05:15:45 YOU JUST BARELY SEE A LOT OF THE EAST OF BUILDING ONE.
05:15:48 >>Barry Jones: THE EAST SIDE OF BUILDING TWO IS NOT PRETTY
05:15:51 BUT THE ANGLE HELPS HERE, RIGHT, SO IT PULLS AWAY.
05:15:56 >> THE ONE RENDERING SHOT FROM ACTUALLY BOTH CORNERS, YOU
05:16:00 REALLY DON'T SEE MUCH, ESPECIALLY WITH THE LOWER
05:16:04 OBSTRUCTIONS, BUT CAN UNDERSTAND THAT WITH SOME ENHANCED
05:16:07 PLANTING IN THAT AREA, YOU COULD ALSO FURTHER SCREEN THAT
05:16:10 AND ADD THAT DEPTH.
05:16:11 I THINK WE WOULD BE VERY AMENABLE TO WORKING ON ADJUSTING
05:16:15 AND THEN ADDING TO ENHANCE SOME OF THESE FEATURES IF YOU
05:16:18 WILL FROM IN THE LANDSCAPE PERSPECTIVE.
05:16:21 >>Barry Jones: DO YOU HAVE ANY ROOM THAT THE PARKING AREA
05:16:24 COULD BE SHORTENED BY A COUPLE, THREE FEET AND ALLOW
05:16:28 FOUNDATION PLANTINGS ALONG THE EAST SIDE OF THE BUILDING,
05:16:31 TOO, SORRY, THE WEST SIDE OF BUILDING TWO.
05:16:33 BECAUSE THAT'S REALLY YOUR NAKED SIDE THAT'S VISIBLE TO THE

05:16:37 PUBLIC RIGHT NOW.
05:16:40 >> YOU'RE SAYING RIGHT HERE?
05:16:42 >>Barry Jones: CORRECT, THAT WEST SIDE OF BUILDING TWO HAS
05:16:46 NOTHING SHIELDING IT.
05:16:47 IT'S NOT UGLY, BUT IT NEEDS SOME HELP.
05:16:50 >> IT'S ACTUALLY A LOADING ZONE.
05:16:54 >>Barry Jones: NOT TALKING ABOUT PLANTING THE SIDEWALK.
05:16:57 PULL THE SIDEWALK THREE OR FOUR FEET AWAY FROM THE BUILDING
05:17:00 AND GAVE YOURSELF SOME ROOM TO DO SOMETHING IN THERE.
05:17:05 >>Jim Wallace: BARRY, IF THEY BEEF UP -- IF THEY REALLY BEEF
05:17:09 UP THE LANDSCAPING ON THAT EAST CORNER --
05:17:12 >>Barry Jones: WEST CORNER.
05:17:14 >>Jim Wallace: -- WOULDN'T SEE MUCH OF THAT PERSPECTIVE.
05:17:17 THE WEST CORNER, SORRY.

05:17:19 YEAH, THE WEST CORNER.
05:17:22 >> IF YOU LOOK, THE WEST CORNER HAS QUITE A FEW TREES AROUND
05:17:28 THAT --
05:17:30 >>Tammy Duran: I'M SORRY, CAN YOU GO ON THE MICROPHONE?
05:17:34 >>Barry Jones: THAT IS A LIFT STATION?
05:17:36 ARE YOU PUTTING CLUSIA HEDGES?
05:17:39 >> UP TO THE NORTH, THERE ARE A LOT OF TREES THAT WILL BLOCK
05:17:43 THAT SIDE VIEW AS YOU'RE TRAVELING EAST ON CORKSCREW.
05:17:46 IF YOU LOOK DOWN IN THAT THROAT.
05:17:48 >>Kristin Jeannin: BALD CYPRESS THOUGH.
05:17:52 SO MAYBE --

05:17:55 >> MAYBE WE COULD DO RED MAPLE.
05:17:57 WE COULD CHANGE THAT UP.
05:17:59 >>Kristin Jeannin: OR SLIGHTLY ADJUST THEM.
05:18:02 >> AROUND THE LIFT STATION AND THE DUMPSTER AREA, WE'VE GOT
05:18:05 SHRUBS THERE.
05:18:06 IF YOU WANTED TO ENHANCE THAT, WE COULD PUT IN LARGER
05:18:10 SHRUBS.
05:18:10 >>Barry Jones: THAT LIFT STATION FENCED IN?
05:18:13 >> YES.
05:18:13 >>Barry Jones: THAT IS A LEE COUNTY LIFT STATION OR IS THAT
05:18:17 -- IT DOESN'T MATTER.
05:18:18 WHAT ARE YOU PROPOSING TO PUT IN THERE, CLUSIA HEDGES,
05:18:22 LARGE?
05:18:23 >> SOMETHING LIKE THAT, CLUSIA WOULD BE A GOOD HEDGE FOR
05:18:26 THAT.
05:18:27 SEA GRAPE.
05:18:30 STICKING WITH A NATIVE PALETTE, WHICH WE HAVE MOSTLY NATIVE
05:18:34 PALETTE HERE.
05:18:36 >>Kristin Jeannin: IT SAYS CLUSIA, THAT'S FINE.
05:18:39 MAKE SURE THAT THE SIZING IS AS MUCH AS WE CAN GET.
05:18:43 >> CLUSIA ARE AVAILABLE IN A LARGER SIZE.
05:18:45 MAYBE IF WE USE LESS OF THEM WE COULD GET, SAY, MAYBE A FIVE
05:18:49 FOOT.
05:18:49 >>Kristin Jeannin: THAT WOULD BE GREAT.
05:18:51 >> LIKE A FIELD-GROWN SIZE.

05:18:55 >>Jim Wallace: TALKING ABOUT THE SIZE OF THE TREES, 14 FEET,
05:18:59 18 FEET.
05:19:00 >>Kristin Jeannin: 10 FEET.
05:19:01 10 FEET, CODE MINIMUM.
05:19:05 >>Barry Jones: THAT'S CLEAR TRUNK.
05:19:06 >>Kristin Jeannin: NO, NO.
05:19:07 OVERALL.
05:19:08 THEY WILL BE TINY.
05:19:13 >>Jim Wallace: WOW, COME ON.
05:19:15 >> THEY GROW.

05:19:16 YEAH, THEY GROW IN FLORIDA PRETTY FAST.
05:19:23 >>Barry Jones: I THINK THE OPTIONS ON THIS MAY BE TWO, AND
05:19:28 WE STILL NEED TO HEAR A LOT OF PUBLIC HEARING AND WE'RE JUST
05:19:31 TALKING MAYBE TO, YOU'VE GOT OPTIONS, FOUNDATION PLANTINGS
05:19:35 AND BUFFER THE BUILDING UP CLOSE OR ENHANCE THE BUFFER THAT
05:19:38 YOU'RE PROPOSING TO PLANT OUT ON THE CORNER BY SIZE AND
05:19:41 DENSITY.
05:19:43 >> I THINK ENHANCING BY SIZE IS GOING TO BE THE EASIEST IN
05:19:48 TERMS OF THE CODE AND EVERYTHING.
05:19:51 BRING EVERYTHING UP, SAY THE SHRUBS COULD BE 48 INCHES, IF
05:19:55 YOU WANTED TO MAKE THE TREES A COUPLE OF FEET LARGER, THAT
05:20:00 WORKS BETTER THAN TRYING TO ADD MORE BECAUSE IT SORT OF --
05:20:06 >>Barry Jones: RUNNING OUT OF SQUARE FOOTAGE.
05:20:09 >>Kristin Jeannin: DO GET TO AT LEAST YOUR 10% FOUNDATION
05:20:12 REQUIREMENT, TOO, PLEASE.

05:20:19 >>Barry Jones: IT'S HARD TO GET FOUNDATION PLANTINGS ON A
05:20:22 MINI-WAREHOUSE.
05:20:23 YOU NEED ALL THAT FRONTAGE.
05:20:27 >>Kristin Jeannin: THERE'S PLENTY OF ROOM.
05:20:28 WRAP THAT WEST CORNER.
05:20:45 >> THAT IS THE TREE PALETTE THERE.
05:20:49 LOOKING FOR THE CODE.
05:21:02 >>Jim Wallace: KRISTIN, ARE YOU COMFORTABLE WITH THE BALD
05:21:04 CYPRESS?
05:21:07 >>Kristin Jeannin: I THINK BALD CYPRESS IS GREAT FOR THE
05:21:10 RETENTION AREAS AND WHAT THEY'VE GOT ON THE SOUTH END, BUT I
05:21:14 DON'T THINK IT'S A GOOD CHOICE FOR SCREENING ON THAT WEST
05:21:18 CORNER.
05:21:23 >> IT'S A GOOD CHOICE FOR USING IN THE RETENTION AREAS
05:21:26 BECAUSE AT TIMES IT WILL BE COVERED WITH WATER.
05:21:30 WE COULD ALSO USE RED MAPLE, WHICH WILL BE LEAFED OUT
05:21:36 YEAR-ROUND OR AS -- WHEREAS CYPRESS PART OF THE YEAR IS KIND
05:21:41 OF THIN.
05:21:42 >>Barry Jones: YOU CAN PUT PINE IN THERE TOO, RIGHT?
05:21:46 >>Kristin Jeannin: NOT IN A WET AREA.
05:21:48 ON THE EDGE.
05:21:49 >> YOU WANT TO USE MORE OF A WETLAND SPECIES LIKE RED MAPLE
05:21:54 OR PITCH APPLE OR SOMETHING LIKE THAT.
05:22:04 >>Scotty Wood: ANY OTHER COMMENTS ON LANDSCAPING?
05:22:05 DO YOU HAVE ADDITIONAL COMMENTS TO MAKE BEFORE WE OPEN THE

05:22:14 PUBLIC HEARING?
05:22:15 >> NO.
05:22:15 NOT AT THIS TIME.
05:22:17 >>Scotty Wood: THANK YOU.
05:22:18 ON THAT NOTE, I WILL OPEN THE PUBLIC HEARING.
05:22:22 NO CARDS?

05:22:22 >>Tammy Duran: NOTHING FOR THIS ONE.
05:22:25 >>Scotty Wood: LAST CHANCE, ANYBODY WHO WANTS TO SPEAK.
05:22:29 WE'LL CLOSE THE PUBLIC HEARING THEN.
05:22:31 JIM, DO YOU WANT TO MAKE ANY COMMENTS BEFORE WE BRING IT
05:22:38 BACK TO THE BOARD?
05:22:41 >>Jim Wallace: I ONLY SAY I THINK -- YOU'VE LISTENED AND YOU
05:22:48 MADE SOME REALLY NICE CHANGES, I JUST DON'T THINK YOU'VE
05:22:51 TAKEN IT ALL THE DISTANCE.
05:22:55 I'M A BIG ADVOCATE.
05:22:56 IT'S GOT TO BE STEALTH AND 528 FEET LONG IS AN AWFUL LONG
05:23:03 BUILDING.
05:23:04 IF YOU'RE WILLING TO ACCOMMODATE BARRY'S SUGGESTION AND
05:23:13 KRISTIN'S SUGGESTIONS, THEN I COULD SUPPORT THIS.
05:23:16 >>Barry Jones: I JUST WANT TO SAY I THREW OUT A NUMBER JUST
05:23:20 OFF THE TOP OF MY HEAD AS FAR AS THE DEPTH OF OFFSET AND I
05:23:23 LACK THE ARCHITECTURAL CHOPS TO JUSTIFY THE NUMBER THAT
05:23:28 WOULD GIVE THE PERCEIVED DEPTH.
05:23:30 I MISS OUR DEAR COLLEAGUE MIKE SHEELEY HERE AND HIS
05:23:34 PERSPECTIVE.

05:23:35 SO I WANT TO OPEN THAT UP FOR DISCUSSION FOR THE BOARD
05:23:38 WHETHER THEY THINK THAT'S A JUSTIFIABLE NUMBER WITH A TOTAL
05:23:41 OF SIX FOOT IN DEPTH AND CLUSTER LANDSCAPING.
05:23:45 I DIDN'T WANT TO TAKE CONTROL OF THAT.
05:23:47 >>Jim Wallace: WELL, WITH THE SIX FEET AND WHAT DO WE HAVE
05:23:50 15 FEET, THEN WE WOULD HAVE 23 FEET FOR LANDSCAPING OR IS IT
05:23:53 10 FEET AND 6 FEET?
05:23:54 WHAT DO WE HAVE FOR LANDSCAPING?
05:23:58 >>Kristin Jeannin: THERE'S PLENTY OF ROOM FOR LANDSCAPING
05:23:59 THERE.
05:24:00 THEY HAVE A BIG AREA THAT'S JUST SOD IN FRONT OF THE
05:24:04 BUILDING.
05:24:05 IT LOOKS LIKE 10 PLUS 6 AT LEAST.
05:24:08 >>Jim Wallace: SO 16 BY 60?
05:24:13 >>Kristin Jeannin: I THINK 6 FEET WILL BE SIGNIFICANT, BUT I
05:24:17 THINK THAT THE COLOR CHANGE THERE, TOO, WILL HELP GIVE THAT
05:24:22 DEPTH, SO DARK IN THE BACK, LIGHT ON THE ENDS.
05:24:26 >>Barry Jones: IT'S A 25-FOOT TYPE D BUFFER, I BELIEVE.
05:24:30 TIRED EYES.
05:24:33 >>Kristin Jeannin: I'M LOOKING AT FROM THE BACK OF THEIR
05:24:36 BUFFER PLANTINGS TO THE BUILDING.
05:24:40 >>Barry Jones: CAN YOU CONFIRM THAT BUFFER DEPTH ON
05:24:43 CORKSCREW IS 25 FEET?
05:24:50 >> IT IS.
05:24:51 >>Jim Wallace: RIGHT-OF-WAY IS 15 AND THE SETBACK IS 10,

05:24:54 ISN'T IT?
05:24:54 >>Barry Jones: NO, THERE IS A 25-FOOT LANDSCAPE BUFFER, PLUS

05:24:56 THIS ADDITIONAL 6.
05:24:57 THEY'LL HAVE 30 FEET OF DEPTH TO CREATE SOMETHING IN THERE.
05:25:04 >>Jim Wallace: BUT HEIGHT.
05:25:05 ISN'T HEIGHT CRITICAL IN FRONT OF THE 25-FOOT BUILDINGS,
05:25:09 KRISTIN?
05:25:11 >>Kristin Jeannin: THE HEIGHT OF THE TREES?
05:25:13 >>Jim Wallace: YEAH.
05:25:14 WHAT DO YOU WANT TO SEE?
05:25:17 WHAT ARE YOU COMFORTABLE WITH?
05:25:20 >>Kristin Jeannin: WELL, THEY ARE DOING CODE MINIMUM, SO
05:25:26 THAT'S --
05:25:27 >>Barry Jones: THEY ARE NOT ASKING FOR ANY DEVIATION TO
05:25:29 REQUIRE EXTRA MITIGATION FOR.
05:25:32 I JUST WANT TO RUN BACK THROUGH THE NOTES THAT I HAD SO WE
05:25:38 DO START MOVING FORWARD WITH A RECOMMENDATION WE'RE IN
05:25:41 AGREEMENT ON THE ITEMS.
05:25:43 THE INTENT WAS TO ADD THE MINIMUM FOUR FOOT ADDITIONAL DEPTH
05:25:46 FOR THE TWO BAYS PLUS THE CENTER, AND YOU REFERENCED I THINK
05:25:50 COLUMNS 8 THROUGH 12 OR --
05:25:53 >> TO HELP, BECAUSE I'M ASSUMING THIS WILL GO TO A MOTION,
05:25:57 WE WERE GOING TO INCREASE THE PROJECTION ON COLUMN LINES 7
05:26:01 AND 8 AND 12 -- SORRY, 13 AND 14.
05:26:06 THOSE ARE GOING TO BE I'LL CALL IT PLUS 8.

05:26:09 SO THAT IT WILL GO TO A TWO-FOOT DIMENSION ON THAT LEFT
05:26:12 SIDE, AND THEN THAT INSET, THAT THREE BAY INSET WHERE ON THE
05:26:17 COLORED ELEVATION IT IS THE WHITE BAY WITH THE TWO PIERS
05:26:20 WITH THE BROWN BAY IN THE MIDDLE.
05:26:23 THOSE THREE BAYS, WE WERE GOING TO PULL BACK FOUR FEET SO
05:26:26 THAT IT WOULD BE A TOTAL OF SIX FOOT.
05:26:30 >>Barry Jones: PULL BACK AN ADDITIONAL FOUR FOOT.
05:26:33 >> RIGHT.
05:26:33 TOTAL OF SIX-FOOT POCKET.
05:26:35 >>Barry Jones: CORRECT.
05:26:36 >> THEN WE WOULD PUT ENHANCED PLANTINGS WITHIN THAT BAY TO
05:26:39 FURTHER ACCENTUATE THAT DEPTH AND RELIEF.
05:26:42 >>Barry Jones: CORRECT.
05:26:44 >>Scotty Wood: TEN FOOT TREES AREN'T GOING TO DO IT.
05:26:47 >>Barry Jones: YEAH.
05:26:48 I'M NOT FINISHED.
05:26:49 WE ALSO TALKED ABOUT CREATING VIEW WINDOWS INSTEAD OF
05:26:53 BREAKING UP THE LINEAR LANDSCAPING TO CLUSTER THAT STUFF
05:26:56 TOGETHER TO HELP CREATE SOME BREAKUP EFFECT.
05:26:59 >>Jim Wallace: WHOEVER DID YOUR PRESENTATION IS SHOWING
05:27:02 30-FOOT TREES.
05:27:06 >> THEY WILL BE THERE EVENTUALLY.
05:27:07 JUST A FEW YEARS LATER.
05:27:10 >> WE DON'T APPROVE EVENTUALLY.

05:27:11 WE APPROVE TODAY.

05:27:13 >>Barry Jones: ONE THING WE DIDN'T COME TO TERMS ON WAS THE
05:27:16 TOWER HEIGHT TO HELP BREAK UP THE VERTICALITY OF THIS.
05:27:20 I'LL OPEN IT FOR DISCUSSION, BUT IT'S NOT -- DO THEY HAVE TO
05:27:25 COME BACK TO A PUBLIC HEARING TO REQUEST A DEVIATION FOR A
05:27:30 TOWER HEIGHT OR IS THAT ADMINISTRATIVE THAT IT'S WITHIN LESS
05:27:36 PERCENTAGE OF THE BUILDING?
05:27:37 >>Mary Gibbs: I THINK FOR A CHANGE THAT'S NOT LARGE, WE CAN
05:27:41 DO THAT AS PART OF THIS.
05:27:42 I THINK WE HAVE THE FLEXIBILITY TO DO THAT BECAUSE WE DID
05:27:45 HEAR YOU SAY THAT BEFORE.
05:27:48 IN ORDER TO MAKE THIS PROJECT WORK, I THINK SOME ADDITIONAL
05:27:51 TOWER HEIGHT WOULD BE OKAY.
05:27:53 >>Barry Jones: FROM AN ARCHITECTURAL STANDPOINT, WOULD YOU
05:27:55 WANT TO ELEVATE THE CORNERS OR THE CENTER?
05:27:57 I HAVE NO CONCEPT OR CLUE.
05:28:01 >> IF THE COMMISSION WOULD BE OPEN TO IT, WE ARE STILL
05:28:04 TRYING TO FINALIZE SOME STRUCTURAL DETAILS OF CLEAR HEIGHTS
05:28:08 WITHIN THE BOX.
05:28:10 THERE'S SOME ABILITY THAT WE MIGHT BE ABLE TO LOWER THE MAIN
05:28:13 BUILDING HEIGHT BUT LEAVE THE TOWER ELEMENTS AT THE SAME
05:28:16 HEIGHT.
05:28:16 SO WE MAY BE ABLE TO STAY WITHIN THE ZONING THRESHOLD BUT
05:28:19 LOWER THE BUILDING TO ALLOW THOSE TOWERS TO BREATHE.
05:28:22 I GUESS I WOULD SAY THAT WE WOULD EITHER LOWER THE MAIN
05:28:26 PARAPET AND KEEP THE TOWERS AT THE HEIGHT TO GIVE THAT

05:28:29 OFFSET OR SUGGEST TO RAISE THE TOWER ELEMENTS TO CREATE THAT
05:28:35 SAME OFFSET, IF THAT MAKES SENSE.
05:28:39 >>Barry Jones: EITHER ONE.
05:28:40 GET SOME VERTICAL DIFFERENTIAL.
05:28:41 NOT ALL OF THEM RIGHT TO THE PEAK.
05:28:43 I DON'T CARE IF THEY FLOW UP OR DOWN OR UP OR DOWN IN THE
05:28:46 MIDDLE.
05:28:47 >> UNDERSTOOD.
05:28:47 PROBABLY FROM AN ARCHITECTURAL PERSPECTIVE SAY THE OUTER
05:28:50 ONES WOULD FEEL MORE APPROPRIATE FOR THAT MISSION REVIVAL
05:28:54 MEDITERRANEAN STYLE.
05:28:55 >>Barry Jones: CAN YOU RAISE THE INNER ONES, WOULD THAT LEAD
05:28:58 TO THE BREAKING UP OF THE BUILDING EFFECT?
05:29:01 >> IF NOT SYMMETRICAL, PROBABLY WOULDN'T ACCENTUATE THOSE.
05:29:05 >>Barry Jones: I DEFER.
05:29:07 IF WE HAD A CONDITION WHERE TWO OF THE TOWER ELEMENTS WOULD
05:29:10 BE A MINIMUM OF FOUR OR FIVE FOOT OR PICK A NUMBER,
05:29:14 SOMEBODY, DIFFERENTIAL BETWEEN THE OTHER TWO, AND I DON'T
05:29:16 KNOW WHAT THE PROPER SCALE IS.
05:29:21 >>Jim Wallace: IT IS THE DIFFERENTIAL BETWEEN THE LINEAR

05:29:23 LINE OF THE ROOF.
05:29:24 NOW YOU HAVE ABOUT A FOOT.
05:29:26 IF YOU JUST WENT UP ANOTHER TWO FEET --
05:29:29 >>Barry Jones: WITH THE BUILDING DROP BUT WE WANT SOMETHING
05:29:33 TO BREAK UP THE HEIGHT.

05:29:33 >>Jim Wallace: NOT NECESSARILY TWO FEET.
05:29:36 >> I THINK A TOTAL TWO FOOT TOTAL CHANGE BETWEEN PARAPET AND
05:29:41 TOWER WOULD GIVE YOU THE RELIEF THAT YOU'RE LOOKING FOR
05:29:44 ARCHITECTURALLY WITHOUT A DOUBT.
05:29:46 >> I AGREE.
05:29:47 >>Barry Jones: AND THE SHRUBS ON THE WEST CORNER OF THE
05:29:51 BUILDING ADJACENT TO THE LIFT STATION AND THE DUMPSTER WILL
05:29:55 GO TO 48 INCHES.
05:29:57 THE TREE IN THAT SAME AREA, WE'LL GO TO 14 TO 16 FOOTS.
05:30:02 >>Kristin Jeannin: AND CHANGE SPECIES.
05:30:06 >> CAN I MAKE A COMMENT ABOUT THE TREES?
05:30:08 I'M THE DEVELOPER.
05:30:09 THEY DO GROW QUICKLY.
05:30:11 IT IS FLORIDA, AND YOU WOULD KNOW THIS, KRISTIN, 10-FOOT TO
05:30:15 12-FOOT TO 14-FOOT, THE INCREMENTAL COST.
05:30:17 >>Kristin Jeannin: I DON'T THINK ANYBODY IS SUGGESTING YOU
05:30:20 DO THE WHOLE BUFFER.
05:30:21 WE'RE TALKING ABOUT A KEY AREA.
05:30:24 >> SIX OR EIGHT TREES.
05:30:26 >> BECAUSE EVERYBODY KNOWS WHAT'S HAPPENING WITH EXPENSES
05:30:29 SINCE WE STARTED WITH THIS THING, 30 TO 40 PERCENT MORE
05:30:32 CONSTRUCTION COSTS.
05:30:34 >>Jim Wallace: YOU ARE SPECCING OAKS HERE, NOT -- THEY ARE
05:30:39 SLOW GROW.
05:30:40 THEY ARE NOT GOING TO BE 18 FEET IN MY LIFETIME.

05:30:44 WELL, HOPEFULLY THEY ARE, BUT YOU GOT TO GIVE US SOME HEIGHT
05:30:50 HERE, GUYS, AND GIVE US SOME VARIATION.
05:30:53 YOU'VE GOT TO GIVE US SOME HEIGHT.
05:30:55 TEN FEET IS JUST --
05:30:57 >>Scotty Wood: I THINK YOU'VE GOT TO DO SOMETHING WITH THE
05:30:59 WEST SITE ELEVATION ON THE RTU SITE LINE.
05:31:02 YOU HAVE ALL THREE BUILDINGS THERE.
05:31:04 >> I HAVE IT NOTED.
05:31:04 >>Scotty Wood: THAT CREATES A MASSING EFFECT.
05:31:09 YOU CAN'T SEE IN BETWEEN THE BUILDINGS FROM THAT
05:31:11 PERSPECTIVE.
05:31:12 >> DRIVE WEST ON CORKSCREW.
05:31:13 >>Scotty Wood: SINGLE MASS OF BUILDING.
05:31:15 THREE BUILDINGS THICK.
05:31:18 AND I THINK YOU NEED TO HAVE LANDSCAPING THERE TO BREAK IT
05:31:22 UP.

05:31:23 JUST LIKE YOU NEED LANDSCAPING IN THE FRONT TO BREAK UP THE
05:31:25 FRONT.
05:31:27 >>Kristin Jeannin: I WOULD SUGGEST YOU USE YOUR 10% ON THE
05:31:29 WEST SIDE OF THE FOUNDATION PLANTINGS.
05:31:32 >> AGAIN, I DON'T WANT TO OVERSTATE FOR THE COMMISSION, BUT
05:31:34 IT SOUNDS VERY STRONGLY THAT THE WEST, THE EAST, AND THE
05:31:37 MIDPOINT, TO FOCUS OUR EFFORTS ON THE LANDSCAPING THERE.
05:31:41 I THINK AS A PROJECT TEAM WE'RE COMMITTED TO ENHANCING THAT.
05:31:44 I HEAR THE COMMENTS LOUD AND CLEAR.

05:31:47 I DON'T KNOW IF THIS IS AVAILABLE ASPECT, BUT WE COULD WORK
05:31:50 WITH STAFF IN THOSE REGARDS AND REFER BACK TO YOU GUYS WHEN
05:31:54 WE'VE MADE THAT MODIFICATION AS WELL AT A STAFF LEVEL.
05:31:58 >>Barry Jones: THE LAST CONDITION I HAD WE'RE GOING TO
05:32:00 EXCHANGE THE CYPRESS TREES FOR RED MAPLES, OUTSIDE THE
05:32:09 RETENTION AREAS.
05:32:11 >>Kristin Jeannin: THE RED MAPLES WILL WORK IN THE RETENTION
05:32:13 AREAS ON THE WEST SIDE.
05:32:15 >>Barry Jones: SO THAT'S ON THE WEST SIDE.
05:32:18 >>Kristin Jeannin: ADD YOUR CONDITION OF ENHANCED FOUNDATION
05:32:22 PLANTINGS ON EAST, WEST, AND CENTER OF THE BUILDING.
05:32:27 >>Barry Jones: ON BUILDING ONE.
05:32:28 >>Kristin Jeannin: BUILDING ONE, YES.
05:32:31 >> I DO WANT TO BRING UP ONE OTHER THING YOU MAY OR MAY NOT
05:32:34 BE AWARE OF, THE BIGGEST CONTENTION ALONG HAS BEEN THE
05:32:40 7-ELEVEN, THE GAS AND CAR WASH.
05:32:43 DID GET RID OF 7-ELEVEN.
05:32:46 WAS ABLE TO TERMINATE THAT CONTRACT.
05:32:50 WE PUT A DEED RESTRICTION ON CORKSCREW PINE FOR GAS AND CAR
05:32:55 WASH.
05:32:56 SO IT'S NO LONGER A PERMITTED USE BASED UPON THE DEED
05:32:59 RESTRICTION.
05:33:00 THAT WAS A BIG THING THAT I WANTED TO DO.
05:33:04 IT MADE THE WHOLE PROCESS A LOT EASIER FOR THE VILLAGE, THE
05:33:07 BOARD, AND ALSO THE STONEYBROOK COMMUNITY.

05:33:11 >>Barry Jones: WHO WAS GOING TO GO FIRST, YEAH.
05:33:14 >> I GOT RID OF THEM.
05:33:15 IT WAS NOT EASY, BUT IT WAS DONE.
05:33:18 >>Barry Jones: IF WE'RE READY, I THINK I WOULD LIKE TO
05:33:20 PROPOSE A MOTION, UNLESS THE APPLICANT HAS ANYTHING ELSE TO
05:33:23 SAY.
05:33:24 >> NO.
05:33:24 JUST THANK YOU VERY MUCH FOR YOUR COMMENTS, FEEDBACK, AND
05:33:26 SUPPORT.
05:33:27 >>Barry Jones: IT WOULD BE A MOTION TO APPROVE WITH THE
05:33:30 CONDITIONS AS FOLLOWS: THAT COLUMNS 7 AND 8 AND 13 AND 14
05:33:34 THERE IS AN ADDITIONAL 8-INCH TOTAL OR 8-INCH ADDITIONAL

05:33:38 SETBACK TO GET TO THE 2-FOOT MINIMUM AT THOSE LOCATIONS.
05:33:42 >> DON'T MEAN TO INTERRUPT YOUR MOTION, BUT THAT WOULD
05:33:44 ACTUALLY BE AN 8-INCH PROJECTION FORWARD.
05:33:47 IT WOULD BE THE OPPOSITE.
05:33:50 >>Barry Jones: THE 8-INCH PROJECTION FORWARD AT COLUMNS 7,
05:33:54 8, 13, AND 14.
05:33:56 THERE WILL BE A MINIMUM 4-FOOT ADDITIONAL DEPTH IN THE
05:34:00 CENTER OF THE BUILDING AS DISCUSSED AT THE HEARING --
05:34:07 >> 8 THROUGH 11.
05:34:09 >>Barry Jones: COLUMNS 8 THROUGH 11.
05:34:11 THE LANDSCAPE BUFFER WILL BE CLUSTERED AND ADD DEPTH AND
05:34:18 BREAK UP THE LINEAR RUN OF THE LANDSCAPE BUFFER IN GENERAL.
05:34:23 THE TOWER HEIGHT IS GOING TO HAVE A VERTICAL DIFFERENTIAL

05:34:26 MINIMUM OF TWO FEET FROM THE PARAPET OF THE BUILDING.
05:34:33 THE PLANTS AROUND THE LIFT STATION AND THE GARBAGE DUMPSTER
05:34:40 ARE GOING TO BE INCREASED TO A 48-INCH MINIMUM SIZE.
05:34:43 THE CLUSTER OF TREES AT THE WEST END OF THE BUILDING WILL GO
05:34:47 TO A 14 TO 16-FOOT MINIMUM.
05:34:50 THE WEST SIDE OF THE BUILDING WAS GOING TO HAVE RED MAPLES
05:34:55 INSTEAD OF CYPRESS, AND WE WERE GOING TO ADD FOUNDATION
05:34:58 PLANTINGS ALONG THE EAST, WEST, AND NORTH SIDE OF BUILDING
05:35:03 ONE.
05:35:05 ANYTHING ELSE?
05:35:05 HEARING NONE, I'LL CLOSE MY MOTION.
05:35:11 >>Scotty Wood: DO I HAVE A SECOND?
05:35:12 >>Kristin Jeannin: I'LL SECOND.
05:35:16 >>Scotty Wood: ANY FURTHER DISCUSSION?
05:35:19 >>Mary Gibbs: MAY I ASK A QUESTION?
05:35:22 >> PLEASE.
05:35:23 >>Mary Gibbs: I KNOW YOU'RE ON A ROLL, THIS IS A LOT.
05:35:28 I DO APPRECIATE WHAT THE APPLICANT DID WITH THE GAS STATION
05:35:30 AND EVERYBODY AT STONEYBROOK IS THRILLED, SO I DO WANT TO
05:35:33 SAY THANK YOU.
05:35:35 THANKS FOR WORKING WITH US, BUT THIS IS REALLY A LOT.
05:35:37 JIM'S HEAD IS SPINNING.
05:35:41 WE'LL WORK WITH THE APPLICANT.
05:35:42 IF WE DON'T -- IF THERE IS SOMETHING WE FEEL LIKE IT'S NOT
05:35:45 COMPLYING, WE'LL COME BACK.

05:35:46 BUT IF WE WORK WITH THEM AND WE GET IT WORKED OUT -- OKAY.
05:35:50 >>Scotty Wood: ARE YOU PROPOSING THAT WE CONTINUE?
05:35:53 >>Mary Gibbs: WELL, NO.
05:35:54 NORMALLY I WOULD SAY, YES, THIS SHOULD BE CONTINUED BECAUSE
05:35:57 IT'S A LITTLE BIT MESSY.
05:35:59 BUT I THINK YOU'VE PHRASED IT UP PRETTY WELL, SO I THINK WE
05:36:03 CAN SLOG THROUGH IT WORKING WITH THEM.
05:36:07 >>Barry Jones: WE'RE TRYING TO WORK WITH YOU BUT THERE IS A

05:36:09 LOT TO LEAVE TO STAFF FOR IMPLEMENTATION AND WE'RE TRYING TO
05:36:13 GIVE THEM GOOD DIRECTION SO THEY UNDERSTAND.
05:36:15 >> UNDERSTOOD.
05:36:15 >>Scotty Wood: BARRY, I THINK IT'S IMPORTANT THAT YOU GIVE
05:36:18 JIM YOUR NOTES.
05:36:22 >>Barry Jones: DO YOU READ HIEROGLYPHICS?
05:36:24 >>Scotty Wood: THAT IS THE MOTION WE'RE VOTING ON AND NEEDS
05:36:27 TO SEE HIS NOTES IN DETAILS.
05:36:30 >>Mary Gibbs: WE WILL HAVE A TRANSCRIPT AND WE DO HAVE OUR
05:36:32 NOTES.
05:36:36 >>Scotty Wood: APPROVAL SUBJECT TO THE STAFF RECOMMENDATIONS
05:36:41 AS WELL OF THIS PROPOSAL, AND IT IS CONDITIONAL ON THE STAFF
05:36:47 WORKING WITH YOU TO IMPLEMENT THAT.
05:36:51 IS EVERYBODY SQUARE ON THAT?
05:36:54 >> IT'S A GOOD POINT.
05:36:58 >>Scotty Wood: NOW WE CAN CALL THE ROLL.
05:37:01 >>Anthony Gargano: YEAH, BEFORE I CAST A VOTE, I WAS GOING

05:37:07 TO TAKE THE POSITION THAT THE CHANGES HERE WERE SUBSTANTIVE
05:37:12 AND I'M NOT AN ARCHITECT.
05:37:16 THEY ARE SO SIGNIFICANTLY DIFFERENT THAN WHAT'S BEEN
05:37:19 PRESENTED, BUT GIVEN WHAT MARY SAID ABOUT STAFF WORKING WITH
05:37:25 THE APPLICANT AND ALSO APPRECIATING THE STEPS THAT THE
05:37:31 APPLICANT HAS TAKEN TO ACCOMMODATE SOME OF THE RESIDENTS'
05:37:38 REQUESTS, IT'S BEEN A GREAT WORKSHOP IS WHAT IT'S BEEN, I'LL
05:37:46 VOTE YES.
05:37:48 >>Tammy Duran: BOARD MEMBER JEANNIN?
05:37:49 >>Kristin Jeannin: YES.
05:37:51 >>Barry Jones: YES.
05:37:53 >>James Tatooles: YES.
05:37:54 >>Jim Wallace: YES.
05:37:56 >>Scotty Wood: YES.
05:37:58 >> THANK YOU VERY MUCH.
05:37:58 HAVE A GOOD EVENING.
05:38:01 >>Barry Jones: YOU DON'T HAVE TO COME BACK.
05:38:02 [LAUGHTER]
05:38:04 >> ONE LAST COMMENT, AS A MATTER OF PRACTICE, WE LOCK THE
05:38:08 DUMPSTERS.
05:38:09 WE DON'T ALLOW EITHER WASTE OR RECYCLE BECAUSE IT WOULD GO
05:38:16 CRAZY.
05:38:16 IT'S REQUIRED WE HAVE DUMPSTERS THERE BECAUSE OF THE SIZE OF
05:38:19 THE BUILDING, AND IT IS A COMMERCIAL BUILDING.
05:38:21 THE ONLY GARBAGE -- OR THE ONLY WASTE THAT WOULD BE CREATED

05:38:24 WOULD BE OUR OFFICE MANAGER WHO LIVES THERE, AND HE'S
05:38:27 REQUIRED TO BRING IT TO WHEREVER THE NEAREST WASTE DUMP IS.
05:38:32 SO WE DON'T EVEN HAVE WASTE MANAGEMENT TRUCKS COMING INTO
05:38:35 OUR FACILITY.

05:38:37 >>Barry Jones: I'M EMPTYING MY UNIT AND I DON'T GET TO THROW
05:38:40 MY GARBAGE IN THE DUMPSTER THERE?
05:38:44 >> NO, OR YOUR RECYCLE.
05:38:46 >>Barry Jones: OVERFLOWS.
05:38:49 >> IT DOESN'T WORK.
05:38:50 >>Barry Jones: GOOD TO KNOW.
05:38:51 THANK YOU.
05:38:51 >>Mary Gibbs: WE'RE HOPING WE DON'T HAVE TO BRING THEM BACK
05:38:54 HERE.
05:38:54 NOTHING PERSONAL.
05:38:58 >>Scotty Wood: OUR NEXT ITEM, ALSO A PUBLIC HEARING, AND
05:39:04 THIS IS THE BROOKS COMMON CLUB PICKLEBALL COURT EXPANSION.
05:39:08 IT IS FOR A LIMITED DEVELOPMENT ORDER.
05:39:13 CURRENTLY, THEY HAVE THREE PICKLEBALL COURTS, AND THEY WANT
05:39:17 TO GO FROM THREE TO 16.
05:39:20 ON THAT NOTE, I WILL HAVE STAFF INTRODUCE IT.
05:39:27 >>Nancy Stroud: EXCUSE ME, MR. CHAIR, I THINK YOU NEED TO
05:39:31 ASK FOR DISCLOSURES.
05:39:33 >>Scotty Wood: I'M SORRY.
05:39:35 I DID BEFORE ON THE OTHER ONE.
05:39:36 I'LL DO IT ON THIS ONE.

05:39:38 ANY EX PARTE COMMUNICATIONS?
05:39:39 >> NO.
05:39:40 >> NO.
05:39:40 >> NO.
05:39:41 >> NO.
05:39:41 >>Scotty Wood: ANY CONFLICTS OF INTEREST?
05:39:43 >> NO.
05:39:43 >> NO.
05:39:44 >> NO.
05:39:44 >>Scotty Wood: THANK YOU, COUNSELOR.
05:39:47 >>Mary Gibbs: DID YOU WANT TO ASK IF WE GOT ANY COMMENTS?
05:39:51 >>Scotty Wood: WHAT DO YOU HAVE IN THE WAY OF COMMENTS?
05:39:53 >>Mary Gibbs: WE HAVE E-COMMENTS SENT TO YOU.
05:39:56 THERE WERE SEVEN IN FAVOR AND TWO THAT WERE NOT IN FAVOR AND
05:39:59 THEN TWO THAT WERE JUST GENERAL COMMENTS.
05:40:01 I BELIEVE YOU GOT ALL OF THOSE AND WE SENT THEM OUT
05:40:07 YESTERDAY.
05:40:09 >>Scotty Wood: NOW YOU CAN INTRODUCE IT.
05:40:15 >>Jim Hart: OKAY.
05:40:16 SO THIS IS THE BROOKS CDD PICKLEBALL.
05:40:21 WE HAD THE PUBLIC INFORMATION MEETING ON JANUARY 10.
05:40:27 AS YOU SAID, WE ARE GOING FROM 3 COURTS TO 16 COURTS IN
05:40:33 THREE PHASES.
05:40:36 CURRENTLY, THIS IS MIXED PLAN DEVELOPMENT.
05:40:42 THE ENGINEER HAS DESIGNED THIS TO THE AMERICAN NATIONAL

05:40:50 STANDARDS INSTITUTE S-12.9 PARTS FOUR AND FIVE FOR THE
05:40:56 SOUND, WHICH IS MORE STRINGENT THAN THE VILLAGE REQUIRES.
05:41:00 I THINK IT'S 55 DECIBELS, AS I RECALL.
05:41:06 THE TRIPS GENERATED ON THIS PARCEL, WE CALCULATE TO BE ABOUT
05:41:11 531 PEAK P.M. HOUR.
05:41:15 THEY DO HAVE AN ISSUE IN MEETING THE BUG RATING FOR THE
05:41:21 LIGHTING ON THE SITE.
05:41:23 CURRENTLY, THEIR PROPOSAL IS A 301.
05:41:29 OUR CODE IS 101.
05:41:32 I THINK THE MOST THIS BOARD HAS EVER APPROVED WAS A 102.
05:41:36 SO WITH THAT, I WILL TURN IT OVER TO KEN GALLANDER.
05:42:30 >>Mary Gibbs: WHILE TAMMY IS SETTING UP, I WANT TO SAY WE
05:42:32 HAVE AN ANXIOUS CROWD IN THE HALLWAY WAITING FOR ONE OF THE
05:42:36 OTHER CASES.
05:42:37 I TOLD THEM MAYBE THIS WOULD GO A LITTLE FASTER NOW THAT THE
05:42:40 FIRST CASE IS OUT OF THE WAY.
05:42:42 JUST SAYING.
05:42:45 >> THANKS, MARY.
05:42:46 PRESSURE IS ON.
05:42:48 >> TRYING TO SPEED US UP, MARY?
05:42:51 >> THANK YOU, JIM, FOR THAT INTRO.
05:42:54 MR. CHAIRMAN, BOARD MEMBERS, FOR THE RECORD, I'M
05:42:56 KEN GALLANDER WITH RWA ENGINEERING ON BEHALF OF THE
05:43:02 APPLICANT, THE BROOKS CDD.
05:43:05 AS JIM MENTIONED, WE WERE HERE BACK IN JANUARY FOR THE

05:43:11 PUBLIC INFORMATION MEETING, AND WE WOULD LIKE TO NOW GO
05:43:13 THROUGH THE PETITION AS IT STANDS THAT STAFF HAS REVIEWED UP
05:43:17 TO THIS POINT.
05:43:19 ALONG WITH MYSELF WE HAVE THE ENGINEER OF RECORD, MR. MIKE
05:43:22 PAPPAS WITH RWA ENGINEERING AND ALSO MR. DALE VAN SCOYK, HE
05:43:30 IS THE SOUND CONSULTANT WITH PICKLEBALL SOUND MITIGATION,
05:43:34 LLC.
05:43:34 JUST A PRESENTATION OVERVIEW, HIT ON THE REQUEST, A BIT OF
05:43:46 THE BACKGROUND, REVIEW THE PLAN DETAILS AS THEY STAND WITH
05:43:50 THE SUBMITTAL, REVIEW STIPULATIONS WE WORKED ON WITH STAFF,
05:43:55 AND WE DID -- WE WERE ABLE TO PROVIDE A NOISE IMPACT STUDY.
05:44:00 I WILL GO MORE IN-DEPTH ON THAT THROUGH THE PRESENTATION AND
05:44:04 ALSO HAVE A CONCLUSION AND OBVIOUSLY QUESTIONS THAT YOU MAY
05:44:09 HAVE.
05:44:10 AGAIN, OUR REQUEST IS FOR A LIMITED DEVELOPMENT ORDER,
05:44:16 PHASED EXPANSION OF THE EXISTING PICKLEBALL FACILITY TO
05:44:19 PROVIDE UP TO 16 PICKLEBALL COURTS, THE SUPPORTING
05:44:24 INFRASTRUCTURE, WHICH THAT WOULD INCLUDE COVERED AREAS FOR
05:44:27 SHADE AND GATHERING OF THE PARTICIPANTS BETWEEN MATCHES.
05:44:32 WE HAVE A PARK AREA EXPANSION TO ADDRESS THE PARKING
05:44:36 REQUIREMENTS AND ADDITIONAL PATHWAYS FOR PEDESTRIAN
05:44:42 CONNECTIVITY THROUGHOUT THE PARK AREA, THE PARKING AREAS,

05:44:44 AND THE NEW EXPANDED FACILITY.
05:44:46 GROUND ON THIS, IT IS CORRECT, THERE ARE THREE EXISTING
05:44:51 PICKLEBALL COURTS THAT WERE APPROVED UNDER LDO 2015.

05:44:55 AND THERE ARE CURRENTLY THREE FUTURE COURTS THAT ARE
05:44:59 APPROVED UNDER LDO 2017 E 013.
05:45:04 UNDER CURRENT APPROVALS, THERE COULD BE 6 COURTS DEVELOPED
05:45:08 ON THE SITE.
05:45:11 AS WE'VE HEARD NUMEROUS TIMES, THERE'S AN EXTREMELY HIGH
05:45:16 DEMAND FOR PICKLEBALL.
05:45:19 THAT SPORT IS JUST BLOSSOMING THROUGHOUT THE COUNTRY AND THE
05:45:25 WORLD, I'M SURE.
05:45:27 AND THROUGH THAT, THE PICKLEBALL CLUB, WHICH I MAY BE
05:45:33 CORRECTED LATER ON, BUT THE CLUB MEMBERSHIP WE BELIEVE IS
05:45:36 NOW OVER A THOUSAND MEMBERS THAT ARE SEEKING TO PLAY
05:45:41 PICKLEBALL AT THE BROOKS.
05:45:44 SO WITH THAT, THE BOARD DIRECTED TO SEEK APPROVAL TO EXPAND
05:45:51 THE FACILITY TO PROVIDE A LITTLE PERSPECTIVE, THE PROPOSED
05:46:00 PICKLEBALL FACILITY IS HIGHLIGHTED IN YELLOW.
05:46:03 IT IS JUST WEST OF THE THREE OAKS PARKWAY INTERSECTION ON
05:46:06 COCONUT ROAD, JUST WEST OF THE COMMONS CLUB ENRICHMENT
05:46:12 CENTER FACILITY AND EAST OF U.S. 41.
05:46:19 ZOOMING IN ON THE PROPOSED SITE, THIS AERIAL PHOTOGRAPH
05:46:26 SHOWS THE EXISTING THREE COURTS ADJACENT TO THE EXISTING
05:46:32 PARKING FACILITY.
05:46:33 THIS AREA HERE IS A BASKETBALL COURT THAT WILL BE REMOVED.
05:46:38 THIS IS THE EXISTING BATHROOM FACILITY, AND THIS AREA HERE
05:46:42 IS THE EXISTING PLAYGROUND, AND THERE IS A WATER FEATURE,
05:46:47 PLAY FEATURE, INTERACTIVE WATER FOUNTAIN AS WELL IN THIS

05:46:51 GENERAL AREA.
05:46:52 THIS SLIDE SHOWS THE CURRENT APPROVAL, THE EXISTING THREE
05:47:02 COURTS, AND THE THREE OTHER COURTS THAT COULD BE APPROVED
05:47:07 UNDER THE CURRENT LDO.
05:47:12 THIS NEXT SLIDE PROVIDES OUR LATEST SUBMITTAL OF THE SITE
05:47:19 PLAN THAT STAFF HAS.
05:47:22 WE SUBMITTED THAT ON APRIL 17th.
05:47:26 HERE WE'VE GOT THE 16 COURTS AT BUILD-OUT THROUGHOUT IN
05:47:33 BETWEEN THE COURTS, THESE ARE THE SHADE STRUCTURES FOR IN
05:47:37 BETWEEN MATCHES TO GET OUT OF THE SHADE OR TO GET INTO THE
05:47:40 SHADE.
05:47:42 PATHWAY, THIS IS A LARGE OR CANOPY STRUCTURE FOR GATHERING
05:47:49 AREAS AND OTHER SOCIAL INTERACTION BETWEEN MATCHES,
05:47:53 ADDITIONAL SHADE STRUCTURE ON THIS SIDE.
05:47:57 THE DARKER SHADED PORTION IS THE EXPANDED PARKING LOT TO
05:48:01 MEET THE PARKING REQUIREMENTS FOR THE EXPANSION OF THE
05:48:04 FACILITY.
05:48:07 THE PERIMETER OF THE COURTS, SURROUNDED BY 8-FOOT CHAIN LINK

05:48:13 FENCE.
05:48:15 CURRENTLY UNDER THESE PLANS, THE WEST -- OR THE EAST SIDE OF
05:48:19 COURT ONE HAS A 12-FOOT FENCE, AND THAT WOULD INCLUDE AN
05:48:24 ACOUSTIC BARRIER AS WELL.
05:48:26 THIS SLIDE SHOWS WHAT PHASE ONE WOULD ENCOMPASS.
05:48:35 THE BLUE PORTION WOULD BE THAT PORTION CONSTRUCTED DURING
05:48:40 THE PHASE ONE, SO COURTS ONE THROUGH FOUR, FIVE, SIX, AND

05:48:44 SEVEN ARE THE EXISTING COURTS THAT WOULD REMAIN.
05:48:47 THE PARKING EXPANSION AREA WOULD ALSO BE CONSTRUCTED AT THAT
05:48:52 POINT IN TIME AS WELL.
05:48:56 >>Scotty Wood: QUESTION FOR YOU, AND I DON'T KNOW THIS.
05:48:58 AT THE BROOKS, ARE PRIVATE GOLF CARTS ALLOWED?
05:49:04 >>Ken Gallander: I DON'T BELIEVE SO, NO.
05:49:07 BECAUSE THEY WOULD HAVE TO GO OUT ONTO COCONUT ROAD.
05:49:11 >>Scotty Wood: ANSWERS MY QUESTION.
05:49:12 THANK YOU.
05:49:12 YOU DON'T SHOW ANYTHING FOR BIKE STORAGE.
05:49:17 I HAVE FOUND IN OUR COMMUNITY THAT A LOT OF PEOPLE LIKE TO
05:49:20 BIKE TO PICKLEBALL.
05:49:22 >>Ken Gallander: SURE.
05:49:23 >>Scotty Wood: I DON'T SEE IT ON THE PLAN.
05:49:27 >>Ken Gallander: VERY SENSITIVE.
05:49:30 I THINK I SHOULD BE ABLE TO ZOOM IN.
05:49:36 >>Barry Jones: SHOWING 19 BICYCLE SPOTS.
05:49:38 >>Ken Gallander: WE ARE PROVIDING 19 BICYCLE SPACES.
05:49:42 >>Scotty Wood: THE OTHER THING I WOULD SAY WHILE WE'RE ON
05:49:45 THE SUBJECT OF PARKING --
05:49:47 >>Barry Jones: ON THE OTHER SIDE OF THE SITE ON ANOTHER
05:49:49 BUILDING SOMEWHERE.
05:49:50 I DON'T KNOW.
05:49:54 THEY ARE SOMEWHERE ON THE SITE.
05:49:56 MAYBE NOT ON THIS PART OF THE SITE.

05:49:59 >>Ken Gallander: MR. PAPPAS, I THINK THEY ARE LOCATED WITHIN
05:50:02 THE ENTRANCES OF THE PICKLEBALL FACILITY.
05:50:07 WE CAN CERTAINLY IDENTIFY WHERE THOSE WOULD GO, IF THAT IS A
05:50:13 DESIRABLE --
05:50:17 >> I THINK THAT'S IMPORTANT.
05:50:18 >>Barry Jones: PLENTY OF ROOM THERE AROUND THE PLAYGROUND.
05:50:21 >>Scotty Wood: ALSO, SINCE YOU'RE REDOING THE PARKING, YOU
05:50:23 SHOULD PUT THE HANDICAP PARKING SPACES UP TO THE FAR WEST
05:50:26 SIDE OF THE PARKING AREA.
05:50:28 >>Jim Wallace: GOOD POINT.
05:50:31 >>Scotty Wood: THE WAY THEY ARE CURRENTLY SITUATED, THEY ARE
05:50:33 SIX OR SEVEN CARS BACK FROM REALLY WHERE THEY SHOULD BE.
05:50:38 >>Barry Jones: CLOSEST TO THE FIRST PHASE.
05:50:40 >>Ken Gallander: YEAH, WE PUT THOSE THERE AND WE AMENDED THE

05:50:42 PLAN TO ENSURE THAT WE COULD HAVE THE GRADES AND
05:50:46 ACCESSIBILITY AT THIS POINT.
05:50:48 >>Barry Jones: YEAH, I CAN UNDERSTAND WHY THEY ARE THERE.
05:50:50 BECAUSE HOPEFULLY -- WELL, POSSIBLY PEOPLE COMING TO PLAY
05:50:55 PICKLEBALL ARE HANDICAPPED.
05:50:58 >>Scotty Wood: OUT OF THE 16 SPACES, TWO OF THEM ARE
05:51:01 HANDICAP IN MY COMMUNITY AND THEY ARE USED.
05:51:05 >>Jim Wallace: YOU'VE GOT HERE 47 SPACES.
05:51:09 71 OR SOMETHING LIKE THAT IN ALL.
05:51:19 >>Scotty Wood: IT'S NOT A BIG DEAL TO MOVE A HANDICAP SPACE
05:51:22 OR PULL A POLE AND MOVE IT.

05:51:24 DO A LITTLE PAINTING.
05:51:28 >>Ken Gallander: THERE ARE DESIGN ELEMENTS THAT WE HAVE TO
05:51:30 --
05:51:30 >>Jim Wallace: THIS SITE PLAN DOES REQUIRE HANDICAP PEOPLE
05:51:33 TO CROSS WITHOUT A CROSSWALK.
05:51:40 A TRAFFIC FLOW PATTERN, WHICH CONCERNS ME IS THAT THE
05:51:43 HANDICAP SPACES ARE NOT ADJACENT TO THE SIDEWALK, THE
05:51:49 PLAYING COURTS.
05:51:50 IT'S NOT THE WAY IT'S TYPICALLY DONE.
05:51:56 >>Barry Jones: THEY CAN STRIPE THAT CROSSING TO MAKE IT A
05:51:59 SPECIAL EMPHASIS CROSSING.
05:52:01 >>Jim Wallace: AREN'T THEY NORMALLY ON THE OTHER SIDE?
05:52:02 >>Barry Jones: EVERY SITE PLAN IS DIFFERENT.
05:52:04 IT'S GEOMETRY.
05:52:05 IT'S BEST TO PUT THEM CLOSE, IF YOU CAN, BUT EVERY SITE PLAN
05:52:13 IS DIFFERENT.
05:52:14 SO WE HAVE BICYCLE SPACES, AND I LOOKED AT THE ACOUSTIC
05:52:18 STUDY, AND IT JUST SHOWED RECOMMENDATIONS FOR THE EXISTING
05:52:21 FOUR COURTS.
05:52:22 IT SHOWED A RECOMMENDATION ALONG THE ENTIRE WEST -- I'M
05:52:26 SORRY, NORTH SIDE OF THE COURTS THAT WEREN'T SHIELDED BY AN
05:52:30 EXISTING BUILDING.
05:52:33 I'M SPECIFICALLY LOOKING IN THEIR SURVEY AND GOT TO THE
05:52:36 SUMMARY AND THEY WERE RECOMMENDING THE ACOUSTI-MAT SHIELD
05:52:43 ALL THE WAY DOWN THERE.

05:52:44 WHERE ARE YOU PROPOSING IT TO BE?
05:52:46 >>Ken Gallander: IF I MAY, I'LL BE GOING INTO A LOT MORE
05:52:50 DETAIL ON THAT.
05:52:51 BEAR WITH ME AND YOUR PATIENCE.
05:52:53 THANK YOU.
05:52:54 THIS IS PHASE TWO, IT WOULD BE THE YELLOW PORTION,
05:53:05 ADDITIONAL COURTS, AND THEN PHASE THREE, COURTS 13 THROUGH
05:53:10 16.
05:53:10 THE LANDSCAPE PLAN FOR THE PROJECT, PROVIDING THE REQUIRED
05:53:24 TREES TO SUPPORT THE CODE COMPLIANCE.

05:53:28 DURING THE PUBLIC INFORMATION MEETING ASPECT OF AESTHETICS
05:53:33 CAME UP, AND THE CONCERNS OF LOOKING AT THE BLACK WALL OR
05:53:38 THE BLACK FENCE OF THE COURTS, SO EMPHASIZED IN GREEN, WE
05:53:45 HAVE PROVIDED ENHANCED HEDGING, LANDSCAPING ALONG THE EAST
05:53:50 SIDE OF COURT ONE, FOLLOWING DOWN ALONG THE NORTH SIDE AS
05:53:55 WELL IN FRONT OF THE FENCE BARRIER ON THAT SIDE AS WELL.
05:54:04 SO SINCE OUR PUBLIC INFORMATION MEETING AND WORKING OVER THE
05:54:14 LAST FEW MONTHS, CERTAINLY APPRECIATED STAFF'S COOPERATION
05:54:19 AND WORKING WITH US TO PROVIDE SOME STIPULATIONS.
05:54:24 A LOT OF THEM ARE THE TYPICAL AND PROVIDED IN YOUR PACKET,
05:54:30 TYPICAL STIPULATIONS RELATED TO INLET PROTECTIONS, A COPY OF
05:54:35 THE STORMWATER PLAN ON-SITE.
05:54:39 BUT I WANT TO EMPHASIZE THIS FIRST STIPULATION, AND I WANT
05:54:43 TO READ IT.
05:54:45 PHASE ONE WILL BE REQUIRED TO RECEIVE A CERTIFICATE OF

05:54:47 COMPLIANCE PRIOR TO COMMENCING CONSTRUCTION OF ANY
05:54:50 SUBSEQUENT PHASE.
05:54:52 ADDITIONALLY, PRIOR TO CONSTRUCTION OF ANY SUBSEQUENT PHASE,
05:54:55 A NOISE IMPACT STUDY WILL BE PROVIDED TO THE VILLAGE THAT
05:54:59 MODELS THE PROPOSED APPLICABLE PICKLEBALL COURTS' NOISE
05:55:03 IMPACT SURROUNDING RESIDENTIAL PROPERTIES.
05:55:05 THE NOISE IMPACT STUDY CONFIRMS THE PICKLEBALL ACTIVITY WITH
05:55:12 THE PROPOSED APPLICABLE TO THAT PHASE WOULD VIOLATE THE
05:55:16 VILLAGE'S SOUND LEVEL LIMITS PER THE ESTERO NOISE CONTROL
05:55:20 ORDINANCE AND PLACES THAT TIME THE BROOKS CDD WILL SUBMIT TO
05:55:25 THE VILLAGE STAFF A NOISE MITIGATION PLAN.
05:55:27 IF THE NOISE MITIGATION PLAN CANNOT REDUCE THE NOISE BELOW
05:55:31 THE APPLICABLE SOUND LEVEL LIMITS, THEN THAT PHASE OF THE
05:55:33 LDO SHALL BE DEEMED WITHDRAWN.
05:55:36 THAT IS THE STIPULATION THAT WE FELT WAS APPROPRIATE,
05:55:45 UNDERSTANDING PICKLEBALL NOISE LEVELS, OTHER SOUND STUDIES,
05:55:48 THE RELATIONSHIPS OF THE SURROUNDING LAND USES, THE SITE
05:55:52 PLAN THAT WE PROVIDED WITH THAT 12-FOOT BARRIER AND THE
05:55:56 ACOUSTIFENCE ON THE EAST SIDE, WE FELT WHAT WE WERE
05:56:00 PROPOSING WAS APPROPRIATE.
05:56:02 WHAT'S HAPPENED SINCE IS THE BROOKS CDD HAD THE OPPORTUNITY,
05:56:10 PRESENTED ITSELF TO ACTUALLY HAVE THE SOUND STUDY CONDUCTED.
05:56:15 THIS GROUP, PICKLEBALL SOUND MITIGATION, LLC, HAS LOCAL
05:56:23 REPRESENTATION IN THE AREA.
05:56:26 NATIONWIDE STUDIES HAVE BEEN DONE.

05:56:28 SO THEY WERE WILLING TO WORK WITH US AND WERE ABLE TO
05:56:33 PROVIDE A SOUND STUDY AHEAD OF WHAT WE ANTICIPATED.
05:56:38 AND THAT WAS PROVIDED TO US AT THE END OF APRIL, ON APRIL
05:56:42 28.
05:56:43 SO THAT ENLIGHTENED US MORE ON THE SOUND, OBVIOUSLY, AND
05:56:48 WHAT THIS PROJECT WAS GOING TO, LOOKING AT THE LEVELS OF

05:56:56 SOUND AS IT EXISTED AND WHAT IS PREDICTED.
05:57:01 FROM THAT STUDY -- PARDON ME -- WE WANTED TO GIVE THAT STUDY
05:57:12 TO STAFF, ONE FOR THE FACT OF COURTESY.
05:57:17 WE HAD IT.
05:57:18 WE WANTED TO GET THAT INFORMATION TO THEM SO THEY ARE AWARE
05:57:21 OF IT.
05:57:22 ALSO IN THE SPIRIT OF THE STIPULATION, KNOWING THAT A NOISE
05:57:26 IMPACT STUDY WOULD HAVE TO BE DONE SUBSEQUENTLY DOWN THE
05:57:29 ROAD AS THE PROJECT WAS MOVING FORWARD, WE FELT LET'S JUST
05:57:33 GET THIS DONE AND PROVIDE THAT DATA AND INFORMATION.
05:57:38 WITH THAT, THE SUMMARY AND CONCLUSION OF THE STUDY INDICATES
05:57:46 THAT THE PROPOSED PICKLEBALL FACILITY UNDER ALL PHASES WILL
05:57:50 MEET NOISE ORDINANCES AND NOT ADVERSELY AFFECT THE
05:57:53 RESIDENTIAL OWNERS OR COMMERCIAL FUNCTIONS OF, QUOTE,
05:57:57 REASONABLE PEOPLE WITH NORMAL SENSITIVITIES.
05:58:00 BOTH AT THE COMMONS AREA AND AT THE SURROUNDING PROPERTIES
05:58:04 PROVIDED THE PROPOSED AND RECOMMENDED SOUND MITIGATION
05:58:08 MEASURES ARE USED.
05:58:09 UNDER THIS STUDY, THERE WERE FOUR AREAS THAT WE SPECIFICALLY

05:58:17 WERE LOOKING AT.
05:58:19 THE SPRING RUN CONDOMINIUM RESIDENTIAL IS THE CLOSEST
05:58:24 RESIDENTIAL TO THE PROPOSED PICKLEBALL COURTS.
05:58:26 THAT IS SOUTH OF COCONUT ROAD.
05:58:29 THEY ARE APPROXIMATELY 500 FEET AWAY.
05:58:32 THOSE ARE THE CLOSEST RESIDENTIAL.
05:58:35 FROM THE STUDY AND THE RESULTS OF THAT, THERE WERE NO
05:58:38 RECOMMENDED CHANGES TO THE PICKLEBALL FACILITY TO ADDRESS
05:58:42 ANY OF THE NOISE IMPACTS.
05:58:45 THE ENRICHMENT CENTER AT THE COMMONS CLUB, I DON'T KNOW IF I
05:58:48 CAN MOVE THIS -- REMOVE THIS.
05:58:53 I DON'T WANT TO TOUCH IT.
05:58:54 THE ENRICHMENT CENTER, THE RECOMMENDATION BASED ON THE STUDY
05:58:59 IS TO PROVIDE A MINIMUM 10-FOOT HIGH BARRIER USING REFLECTED
05:59:03 MASS LOADED SOUND CURTAINS SIMILAR TO ACOUSTIFENCE OR
05:59:08 EQUIVALENT BE INSTALLED ON THE ENTIRE EASTERN FENCE OF THE
05:59:13 FOUR PHASE 1 COURTS.
05:59:15 AS YOU RECALL, WE PROPOSED A 12-FOOT BARRIER WITH THE
05:59:18 ACOUSTIFENCE.
05:59:19 WE ARE DESIRING TO MEET THE MINIMUM RECOMMENDATION FROM THE
05:59:24 SOUND CONSULTANT AND GOING FROM 12 TO 10 FEET.
05:59:28 >>Jim Wallace: ASK YOU A QUESTION.
05:59:30 I JUST WANT TO CONFIRM.
05:59:31 WHEN YOU TALK ABOUT YOUR STUDY, WAS IT BASED ON ALL 16
05:59:34 COURTS BEING PLAYED ON AT THE SAME TIME, SO YOU HAVE THE

05:59:38 COLLECTIVE SOUND OF NOISE?
05:59:39 IT'S NOT BASED ON ONE COURT OR TWO.

05:59:41 IT'S BASED ON WHEN IT'S COMPLETE AND ALL 16 COURTS ARE BEING
05:59:45 PLAYED ON?
05:59:46 >>Ken Gallander: THE STUDY WAS BASED ON ALL COURTS BEING
05:59:49 CONSTRUCTED AND BEING IN PLAY.
05:59:50 YES.
05:59:51 >>Jim Wallace: THANK YOU.
05:59:52 >>Ken Gallander: THE THIRD AREA IS THE GAZEBO AT THE COMMONS
05:59:56 CLUB.
05:59:57 OH THERE IT WENT.
05:59:59 >>Barry Jones: THE STUDY WAS BASED ON THE FIVE COURTS.
06:00:01 THAT'S THE ONLY THING THEY MADE A RECOMMENDATION ON, RIGHT?
06:00:06 >>Ken Gallander: IF I MAY, WE CAN HAVE MR. VAN SCOYK COME UP
06:00:11 AND WE CAN HIT ON THAT AND DO IT NOW.
06:00:14 FOR THE GAZEBO, RECOMMENDATION BASED ON THE STUDY FOUND TO
06:00:22 BE TURNED ON DURING, QUOTE, SOUND-SENSITIVE PERIODS HAS BEEN
06:00:28 DISCUSSED PREVIOUSLY THAT HAVING THESE WATER FEATURES CAN
06:00:32 PERHAPS PROVIDE THAT LEVEL OF SOUND MITIGATION.
06:00:38 >> HOW WILL THAT BE ACCOMPLISHED?
06:00:40 >>Ken Gallander: REGULATING THE USE OF THE FOUNTAIN?
06:00:44 >> YEAH, REGULATING THE FOUNTAIN.
06:00:46 IS IT ON A TIMER?
06:00:47 >>Ken Gallander: MY UNDERSTANDING IS THE FACILITY MANAGER
06:00:49 CAN TURN IT ON AND OFF AT SPECIFIC TIMES AND CAN BE MANAGED

06:00:53 THAT WAY.
06:00:55 >>Jim Wallace: THEY USE TIMERS.
06:00:56 >> IT IS A MANUAL OPERATION.
06:00:57 >>Ken Gallander: TIMERS AND/OR IT CAN BE MANUALLY ACTIVATED.
06:01:02 PROVIDE A 10-FOOT HIGH BARRIER USING REFLECTED MASS-LOADED
06:01:09 SOUND CURTAINS, SIMILAR TO THE ACOUSTIFENCE OR EQUIVALENT.
06:01:12 AS INDICATED ON OUR CURRENT SITE PLAN, THERE IS NO BARRIER
06:01:20 WITH ACOUSTIFENCE ON THE NORTH SIDE.
06:01:23 WHAT WE ARE DESIRING TO PROVIDE IS TO MEET THAT 8 TO 10-FOOT
06:01:28 HEIGHT BARRIER WITH ACOUSTIFENCE.
06:01:31 WE ARE PROVIDING, AS MENTIONED BEFORE, THE ENHANCED
06:01:33 LANDSCAPING MATERIAL, MAINLY TO ADDRESS THE AESTHETICS AND
06:01:38 THE APPLICANT IS WILLING TO STIPULATE TO THE FOUNTAIN BEING
06:01:41 USED DURING SOUND-SENSITIVE PERIODS, AIDING IN ASSURANCE
06:01:50 COMPLIANCE WITH THE 76 DBA MAXIMUM PER THE VILLAGE
06:01:52 ORDINANCE.
06:01:53 >> WHAT IS A SOUND-SENSITIVE PERIOD?
06:01:55 HOW IS THAT DEFINED?
06:01:57 >>Ken Gallander: WHAT WE'RE REFERRING TO, IF THERE IS THE
06:02:00 YOGA EVENTS OR THE MEDITATION EVENTS THAT THEY MAY BE
06:02:05 IMPACTED BY THE ACTIVITIES OF THE PICKLEBALL.
06:02:09 TURN ON THE FOUNTAIN, WHICH IN THAT SENSE WOULD PROVIDE THAT
06:02:13 ADDITIONAL ACOUSTIC SOUND TO MITIGATE THE PICKLEBALL NOISE.
06:02:20 THE LAST ONE WAS AT A LATER POINT IN TIME WAS JUST TO

06:02:27 DETERMINE THE PLAYGROUND AT THE COMMONS CLUB.

06:02:31 AS THE STUDY INDICATED, THE ACTIVITIES OF THE PLAYGROUND,
06:02:35 CHILDREN ACTIVITIES, WHATNOT, THERE WAS NO NEED TO PROVIDE
06:02:38 FOR ANY ADDITIONAL MITIGATION MEASURES, ESPECIALLY KNOWING
06:02:42 ON THE EASTERN SIDE THAT THE BARRIER, ACOUSTIFENCE MATERIAL
06:02:47 WAS GOING TO BE USED ANYWAY.
06:02:49 LOOKING AT ASPECTS OF THE SOUND STUDY, THIS FIRST TABLE
06:03:04 PROVIDES US SPECIFIC POINT MEASUREMENTS TO LOOK AT THE
06:03:10 EXISTING CONDITIONS.
06:03:13 POINT B 1 IS RIGHT NEXT TO THE EXISTING COURTS.
06:03:17 B 2, WHICH IS LOCATED DOWN HERE, NORTH OF COCONUT ROAD, B 4
06:03:27 IS NEXT TO THE EXISTING BATHROOM FACILITY.
06:03:32 B 5 IS NEXT TO THE ENRICHMENT CENTER, WHICH IS THIS BUILDING
06:03:41 HERE.
06:03:42 B 6 IS THE SPRING RUN RESIDENTIAL AREA.
06:03:48 THAT'S AN ARROW POINTING DOWN.
06:03:51 AND THEN B 7 WOULD BE THE GAZEBO ON THE NORTHWEST OR
06:03:57 NORTHEAST OF THE SITE.
06:04:00 THIS TABLE, THE CONCLUSIONS TABLE HERE IS FOR THE AMBIENT
06:04:10 NOISE LEVELS OF THE ACTIVITIES OF THE COURTS.
06:04:16 B 1 DURING NO PLAY, THE DBA LEVEL WAS 57.6.
06:04:24 DURING PLAY NEXT TO THE COURT, THE DECIBEL LEVEL INCREASED
06:04:30 TO 65.5.
06:04:33 B 2 IS THE AREA NORTH OF COCONUT ROAD.
06:04:39 DECIBEL LEVEL OF 65.8.
06:04:41 B 4 IS THE RESTROOM, 74.5.

06:04:45 B 5 IS THE ENRICHMENT CENTER.
06:04:53 DECIBEL LEVEL OF 70.2.
06:04:56 B 6 IS THE SPRING RUN CONDOS, 79.
06:05:00 AND B 7 WITH THE GAZEBO WITH THE FOUNTAIN ON AND WITH THE
06:05:07 FOUNTAIN OFF, WHAT NEEDS TO BE NOTED, THESE AMBIENT NOISE
06:05:13 LEVELS INDICATE AND THE VILLAGE OF ESTERO HAS TWO LEVELS OF
06:05:18 SOUND MAXIMUMS.
06:05:20 ONE IS UNDER THE IMPACT SOUND, WHICH IS 76 DECIBELS, AND ONE
06:05:26 IS THE NORMAL NOISE OR CONTINUOUS LEVEL OF 66 THAT WE ARE
06:05:30 SEEKING TO ACHIEVE.
06:05:32 AS YOU CAN SEE, ALL THESE AMBIENT NOISE LEVELS ARE REALLY AT
06:05:36 OR BELOW EXCEPT FOR THE LOCATION OF B 6, AND THAT IS AT 79.
06:05:47 AND THAT IS THE RESIDENTIAL AREA OVER 400 FEET, SOUND FROM
06:05:54 THE PICKLEBALL COURTS WOULD NOT BE A FACTOR BASED ON THE
06:05:57 AMBIENT NOISE LEVELS THAT ARE OCCURRING DUE TO THE COCONUT
06:06:01 ROAD AND OTHER FACTORS OCCURRING DURING THAT TEST.
06:06:06 NEXT WE WANT TO LOOK AT THE PREDICTED SOUND LEVELS.
06:06:11 THIS IS WHERE THE FACILITY HAS BEEN BUILT.
06:06:16 AND THE FIRST COLUMN IS THE ORDINANCE LIMIT DBA, AND THAT IS
06:06:22 WITH TAKING INTO CONSIDERATION THE IMPACT LEVEL, MAXIMUM OF

06:06:24 76 UNDER THE VILLAGE'S ORDINANCE.
06:06:29 THIS NEXT COLUMN I WANT TO ESPECIALLY EMPHASIZE IS THE SOUND
06:06:35 CONSULTANT, THROUGH THEIR EXTENSIVE RESEARCH AND ANALYSES
06:06:40 THROUGHOUT THE COUNTRY, HAVE DETERMINED THAT A BEST
06:06:47 PRACTICES OR A GOAL LEVEL OF HAVING A PICKLEBALL FACILITY,

06:06:52 THE DECIBEL LEVEL THAT IS DESIRED TO REACH IS 50 DECIBELS.
06:06:59 SO THROUGH THEIR STUDY AND THEIR ANALYSIS AND THEIR
06:07:02 RECOMMENDATIONS, THOSE RECOMMENDATIONS ARE BASED ON MEETING
06:07:06 THIS MORE STRINGENT DECIBEL LEVEL OF 50 RATHER THAN THE
06:07:11 MAXIMUM 76 UNDER THE VILLAGE'S ORDINANCE.
06:07:16 LOOKING AT THE CONDOMINIUM, AND THAT WOULD BE TO THE SOUTH,
06:07:28 WITHOUT A BARRIER, THE DBA LEVEL IS PREDICTED TO BE 49.1.
06:07:34 >>Kristin Jeannin: I HAVE A QUICK QUESTION.
06:07:36 WHY IS THE SPRING RUN RESIDENTIAL AREA NOT ON THAT CHART?
06:07:44 >>Ken Gallander: THAT WOULD BE THE CONDOMINIUM.
06:07:47 THAT IS THE SPRING RUN.
06:07:48 I'M SORRY.
06:07:48 I DIDN'T MEAN TO MISS THAT.
06:07:51 THAT WOULD BE THAT B 6.
06:07:55 >>Anthony Gargano: WHILE YOU'RE ANSWERING QUESTIONS, THE
06:07:59 PREDICTED LEVELS SHOWN HERE ARE, THIS STUDY WAS BASED ON ALL
06:08:04 16 COURTS, CORRECT?
06:08:05 >>Ken Gallander: YES.
06:08:06 BUILD-OUT.
06:08:07 YES.
06:08:08 OBVIOUSLY, WITH A 10-FOOT BARRIER OR A 14-FOOT BARRIER,
06:08:17 WITHOUT A BARRIER WE'RE UNDER THE 50 DESIRED GOAL OR BEST
06:08:22 PRACTICES OF 50-DECIBEL LEVEL.
06:08:24 LOOKING AT THE ENRICHMENT CENTER, WITHOUT A BARRIER, WE'RE
06:08:32 AT 65.6.

06:08:34 WITH A 10-FOOT BARRIER, IT DROPS TO 50.4 AND WITH A 12-FOOT
06:08:40 BARRIER WE'RE AT 47.5.
06:08:44 AS YOU'LL RECALL, OUR PLANS THAT WERE ORIGINALLY SUBMITTED
06:08:46 WERE WITH A 12-FOOT BARRIER.
06:08:50 WE ARE RESPECTFULLY REQUESTING TO MEET THAT CONSULTANT'S
06:08:53 RECOMMENDATION OF A 10-FOOT.
06:08:55 IT PROVIDES US A LEVEL OF 50.4 DECIBELS, WHICH IS, AGAIN,
06:09:01 RIGHT NEAR THAT COMMON BEST PRACTICES GOAL OF TRYING TO
06:09:05 ACHIEVE THAT 50-DECIBEL LEVEL.
06:09:07 MOVING TO THE GAZEBO, WITHOUT A BARRIER, WE'RE AT 61.1,
06:09:17 PROVIDING A 10-FOOT BARRIER IS 47.3 AND 12-FOOT BARRIER WE
06:09:24 DIDN'T ANALYZE BECAUSE THE 10-FOOT BARRIER WOULD MEET THAT
06:09:27 DESIRED GOAL.
06:09:29 KNOWING THAT THE MAJORITY OF THE FACILITY HAS AN 8-FOOT
06:09:34 FENCE AROUND IT, WE WANTED TO DETERMINE, ALL RIGHT, WHAT IF
06:09:38 WE USED AN 8-FOOT BARRIER RATHER THAN A 10-FOOT TO BE

06:09:42 CONSISTENT WITH THE REST OF THE COURT HEIGHT DIMENSIONS.
06:09:47 THAT DECIBEL LEVEL WOULD BE 49.1.
06:09:52 SO USING AN 8-FOOT BARRIER WITH ACOUSTIFENCE STILL MAINTAINS
06:09:58 THAT LEVEL OF JUST RIGHT AT REALLY THE 50-DECIBEL LEVEL.
06:10:03 SO ACHIEVING THAT DESIRABLE GOAL FOR A PICKLEBALL FACILITY.
06:10:08 LAST, WE ADDED THE PLAYGROUND WITHOUT A BARRIER AT 74.
06:10:15 WITH A 10-FOOT BARRIER WE'RE AT 57.5.
06:10:19 WITH A 12-FOOT BARRIER, 54.6.
06:10:23 AGAIN, THE PLAYGROUND IS AN ACTIVE USE, CHILDREN, NOISE IS

06:10:28 BEING GENERATED.
06:10:29 SO WITH OUR REQUEST OF HAVING A 10-FOOT BARRIER, WE WOULD BE
06:10:33 AT THAT 57.5, WHICH IS JUST A LITTLE ABOVE THAT 50 DESIRABLE
06:10:41 LEVEL.
06:10:42 AGAIN, THAT IS A RESIDENTIAL GOAL, AND HERE WE ARE TRYING TO
06:10:44 ACHIEVE IT JUST A LITTLE BIT ABOVE THAT.
06:10:48 AGAIN, ALL OF OUR EFFORTS AND BASED ON THE SOUND STUDY,
06:10:57 MEETING THAT DESIRABLE BEST PRACTICES AND GOING ABOVE AND
06:11:02 BEYOND WHAT THE VILLAGE REQUIRES OF 50, WE ARE WELL BELOW
06:11:06 THAT 76 MAXIMUM FOR IMPACT SOUND AND TO ADD ON TO THAT, THE
06:11:13 66-DECIBEL LEVEL FOR MORE OF THAT CONTINUOUS NOISE.
06:11:17 I WANT TO JUMP TO -- ISN'T THAT FUNNY HOW IT WAS WORKING
06:11:33 BEFORE.
06:11:36 WE HAVE A RENDERING, VIDEO RENDERING OF THE PROJECT THAT WE
06:11:45 WERE HOPING TO --
06:11:58 I'LL LET YOU MANAGE.
06:12:13 >>Mary Gibbs: WHILE WE'RE WAITING FOR THE TECHNICAL, I'M
06:12:15 TRYING TO LET THE AUDIENCE KNOW OUT IN THE HALLWAY THAT
06:12:18 WE'RE AT LEAST AN HOUR AWAY FROM THE CASE THEY ARE WAITING
06:12:22 FOR.
06:12:23 NOT THE NEXT ONE, WHICH IS BRECKENRIDGE.
06:12:28 WHEN WE FINISH THIS ONE -- THEN THE GENOVA PEOPLE, I TOLD
06:12:35 THEM TO COME BACK IN AN HOUR PLUS.
06:12:37 WHAT ARE WE TRYING TO SHOW UP HERE, TAMMY?
06:12:52 WE HAVE A VIDEO?

06:12:53 DO WE NEED A VIDEO?
06:12:55 CAN YOU SPEED IT UP A LITTLE BIT?
06:13:12 >>Anthony Gargano: MARY, DO WE GET TIME AND A HALF OR DOUBLE
06:13:15 TIME FOR THIS?
06:13:16 >>Mary Gibbs: ALL WE HAVE IS A COOKIE.
06:13:18 I'M SORRY WE DIDN'T REALIZE WE WOULD HAVE TO ORDER DINNER.
06:13:29 >>Kristin Jeannin: NEED TO BE IN PRESENTATION MODE.
06:13:39 >>Barry Jones: PERHAPS WE SKIP -- PERHAPS WE CAN SKIP THE
06:13:50 SLIDE SHOW AND MOVE ON THEN.
06:13:52 >>Ken Gallander: THAT'S FINE.
06:13:53 I'M SURE YOU HAVE MORE IMPORTANT QUESTIONS.
06:14:05 >>Barry Jones: THE MAIN THING WAS TO SHOW A PLAN VIEW, IF

06:14:08 YOU COULD, OF EXACTLY WHERE YOU WERE PROPOSING THE 10-FOOT
06:14:11 BARRIER SO WE UNDERSTAND EXACTLY.
06:14:14 WE HAVE A VISUAL TO WORK WITH.
06:14:16 >>Ken Gallander: THIS IS THE SITE PLAN WITH THE REQUESTED ON
06:14:22 THE NORTH SIDE, THAT WOULD BE THE 8 TO 10-FOOT HIGH BLACK
06:14:25 CHAIN-LINK FENCE WITH ACOUSTIFENCE MATERIAL.
06:14:29 THAT WOULD FOLLOW THE COURTS ONE THROUGH FOUR ON THE NORTH
06:14:33 SIDE AND THE 10-FOOT HIGH BLACK CHAIN-LINK FENCE ON THE EAST
06:14:37 SIDE.
06:14:38 THAT WAS THE REDUCTION FROM 12.
06:14:41 >>Barry Jones: WHERE WOULD IT BE FOR PHASE TWO?
06:14:44 >>Ken Gallander: WE ARE NOT PROPOSING ANY ACOUSTIFENCE ON
06:14:47 THE PHASE TWO PORTION.

06:14:48 >>Barry Jones: YOU'RE NOT PROPOSING ANY ALONG 5 THROUGH 8 OR
06:14:53 --
06:14:54 >>Ken Gallander: 13 THROUGH 16.
06:14:55 NO, SIR.
06:14:56 >>Jim Wallace: NO FENCE FACING COCONUT ROAD?
06:14:59 >>Ken Gallander: THERE IS FENCING, NO ACOUSTIFENCE.
06:15:03 >>Jim Wallace: THAT'S WHAT WE'RE TALKING ABOUT.
06:15:06 >>Ken Gallander: ACOUSTIFENCE, NO, SIR.
06:15:08 THE RESULTS OF THE SOUND STUDY.
06:15:10 >>Jim Wallace: MAYBE I MISUNDERSTOOD.
06:15:11 I THOUGHT THAT WAS -- APPEARS TO ME THE SOUND IS TRAVELING
06:15:16 SOUTH TO SPRING RUN.
06:15:20 DO WE NOT REQUIRE THE ACOUSTIFENCE BETWEEN THIS FACILITY AND
06:15:24 THE HOMES, THE RESIDENTIAL HOMES ON SPRING RUN?
06:15:27 >>Barry Jones: I THINK THE GREATER CONCERN WAS TO THE NORTH
06:15:29 OVER THE LAKE TO THE RESIDENTIAL PROPERTIES TO THE NORTH.
06:15:31 TO THE SOUTH THERE'S THE RIGHT-OF-WAY AND THE ROAD AND TWO
06:15:34 LANDSCAPE BUFFERS EXISTING ON THE SIDE OF THE ROAD.
06:15:39 >>Ken Gallander: RIGHT.
06:15:39 IF I MAY, THE DATA WE OBTAINED, PREDICTED DATA HERE IS EVEN
06:15:43 WITHOUT A BARRIER ON THE SOUTH SIDE OF THE COURTS, THE LEVEL
06:15:50 AT THE HOMES, THE RESIDENTIAL PORTION, WOULD BE 49.1.
06:16:00 >>Jim Wallace: OKAY.
06:16:00 YOU'RE SAYING IN SPRING RUN.
06:16:02 >>Ken Gallander: YES.

06:16:05 >>Anthony Gargano: THERE ARE ACTUALLY TWO BERMS THERE, JIM.
06:16:08 >>Scotty Wood: ON THE NORTH SIDE, YOU ARE PROPOSING THE
06:16:10 ACOUSTIFENCE FOR COURTS 1 THROUGH 4 BUT NONE OF THE REST.
06:16:15 I WOULD OBSERVE THAT SOUND TRAVELS OVER WATER AT A MULTIPLE
06:16:20 OF SOUND TRAVELING OVER LAND.
06:16:23 YOU MIGHT REALLY -- YOU DON'T WANT TO BUILD THESE COURTS AND
06:16:28 HAVE A WHOLE BUNCH OF PEOPLE FILING PETITIONS AGAINST YOU.
06:16:33 WITH YOUR STIPULATIONS, IT COULD GET VERY -- I WOULD

06:16:37 STRONGLY RECOMMEND THAT YOU CONSIDER PUTTING THE
06:16:40 ACOUSTIFENCE ALONG 5, 7, 9, AND 11.
06:16:46 >>Barry Jones: I THINK WHAT THEY ARE PROPOSING TO DO IS DO A
06:16:49 STUDY AFTER 1 THROUGH 4 ARE BUILT AND SEEING IF THEY ARE
06:16:54 EXCEEDING THE 50.
06:16:55 IS THAT THE THRESHOLD YOU'RE AGREEING TO?
06:16:57 >>Ken Gallander: WELL, THE STUDY THAT WE'VE CONDUCTED DOES
06:17:00 INDICATE AND FURTHER ANALYSIS -- I CAN HAVE MR. VAN SCOYK
06:17:06 COME UP HERE AND SPEAK MORE TO THAT.
06:17:09 BUT THE HOMES EVEN ACROSS THE WATER, THOSE AT 1500 FEET
06:17:13 AWAY, AND WE UNDERSTAND, AND HE CAN EXPLAIN THE DYNAMICS OF
06:17:18 HOW SOUND TRAVELS OVER WATER.
06:17:21 BUT THAT LEVEL STILL IS WELL BELOW THE MAXIMUMS THAT THE
06:17:25 VILLAGE ALLOWS.
06:17:27 AND ALSO ACHIEVES THAT RESIDENTIAL BEST PRACTICES OF 50
06:17:32 DECIBELS.
06:17:33 >>Barry Jones: I THINK THERE IS A CHALLENGE WITH WHAT THE

06:17:35 VILLAGE ALLOWS INASMUCH AS IT'S INTENDED FOR AN OCCASIONAL
06:17:39 TYPE THING.
06:17:40 AND THIS IS A CONTINUOUS DAY-IN, DAY-OUT THING.
06:17:43 THERE MAY BE A HOLE IN OUR CODE AND WE'RE TRYING TO ADDRESS
06:17:45 THAT BY NOT LIVING BY JUST THIS MINIMUM STANDARD.
06:17:48 >>Ken Gallander: UNDERSTOOD.
06:17:50 >>Anthony Gargano: WHAT THE VILLAGE ALLOWS IS A MAXIMUM.
06:17:53 WE'RE NOT LOOKING TO ACHIEVE THE MAXIMUM.
06:17:56 >>Ken Gallander: RIGHT.
06:17:57 AND WE'RE STRIVING TO REACH THAT 50-DECIBEL LEVEL, AND ALSO
06:18:03 WHAT WE'RE PROPOSING UNDER -- NOT PROPOSING -- UNDER THE
06:18:09 STIPULATIONS THAT IF THERE ARE FURTHER COMPLAINTS AND/OR IF
06:18:14 THERE ARE ISSUES THAT ARE BROUGHT TO STAFF'S ATTENTION, WE
06:18:17 ARE ABSOLUTELY AGREEABLE TO WHAT WE CAN DO TO FURTHER
06:18:20 MITIGATE THOSE NOISE CONCERNS.
06:18:22 >>Barry Jones: BUT WE HAVE TO SET A STANDARD TO THAT.
06:18:25 SO ARE WE GOING TO USE THE CODE THAT THE VILLAGE WILL ACCEPT
06:18:29 AS A MAXIMUM OR ARE YOU AGREEING TO A 50-DECIBEL STANDARD TO
06:18:34 DEFINE WHETHER IT IS A PROBLEM OR NOT?
06:18:37 >>Ken Gallander: OUR POSITION IS ADHERING TO THE CITY'S
06:18:41 MAXIMUM, BUT WE ARE AT THIS MOMENT STRIVING TO MEET THAT
06:18:46 50-DECIBEL.
06:18:48 >>Barry Jones: BUT YOU'RE ASKING US TO APPROVE THE WHOLE
06:18:50 THING WITH WE'RE MEETING 50 HERE, BUT WE'LL AGREE TO MEET 75
06:18:55 OVER THERE, AND THAT'S WHERE I'M HAVING A PROBLEM.

06:18:59 >>Ken Gallander: EVEN WHERE WE'RE SEEING, WE'RE ADHERING TO
06:19:02 THE MAXIMUMS THAT THE VILLAGE ALLOWS US.
06:19:04 >>Barry Jones: I UNDERSTAND YOUR POSITION.
06:19:06 THANK YOU.

06:19:06 >> MY NAME IS DALE VAN SCOYK.
06:19:19 WHEN WE DID THE STUDY, THERE WERE TWO OBJECTIVES.
06:19:22 FIRST OF ALL, WE LOOKED AT THE MOST DIFFICULT, IF YOU WILL,
06:19:26 SITUATIONS.
06:19:27 THERE'S ONLY ONE RESIDENCE THAT'S CLOSE, BY CLOSE, I MEAN
06:19:32 479 FEET, I BELIEVE IT IS, TO THE SPRING RUN CONDOMINIUMS.
06:19:36 RESIDENCES ARE DIFFERENT FROM COMMERCIAL OR OTHER PARK-LIKE
06:19:40 SITUATIONS.
06:19:42 SO PEOPLE CAN'T LEAVE.
06:19:43 THEY SLEEP.
06:19:44 THEY LIVE THERE.
06:19:45 ONE OF THE OVERRIDING FACTORS IS TO MAKE SURE THAT THE SOUND
06:19:49 CONTAINMENT, THE SOUND MITIGATION MEETS THE NEEDS OF THE
06:19:53 RESIDENTIAL AREA FIRST.
06:19:54 WE ALSO LOOKED AT ALL 360-DEGREE LOOK AROUND WHERE THE SOUND
06:20:01 CAN PROPAGATE FROM.
06:20:05 AND WE HAD A QUESTION COME IN ON A COMMENT CARD, TO THE
06:20:11 WEST, THERE ARE SOME RESIDENCES, BUT THOSE ARE ABOUT 900
06:20:15 FEET AWAY.
06:20:16 COULD WE PULL UP ONE OF THE EARLIER SLIDES?
06:20:20 LIKE THE SECOND SLIDE.

06:20:21 SHOWS THE OVERVIEW.
06:20:32 >> THIS ONE?
06:20:33 >>Dale Van Scoyk: THAT ONE RIGHT THERE.
06:20:35 THIS SHOWS A LOT OF TERRITORY.
06:20:39 >>Tammy Duran: EXCUSE ME.
06:20:40 YOU HAVE TO STAY ON THE MICROPHONE.
06:20:41 WE CAN'T HEAR YOU.
06:20:44 >>Dale Van Scoyk: SO LOOKING ALMOST DIRECTLY WEST FROM THE
06:20:47 TRIANGULAR AREA WHERE THE PICKLEBALL COURTS ARE GOING IN,
06:20:51 FIRST OF ALL, THERE IS A NATURE PRESERVE AREA THERE AND
06:20:54 THERE'S WATERWAY THERE.
06:20:57 THAT'S ABOUT FROM THE FURTHERMOST WEST COURT OF THE 16,
06:21:03 THAT'S A LITTLE OVER 900 FEET TO THE CLOSEST RESIDENCE
06:21:07 THAT'S SHOWN ON THE CIRCLE THAT'S IN THERE.
06:21:11 IT'S TWICE AS FAR AS THE SPRING RUN, FOR EXAMPLE.
06:21:14 THERE IS SOME WATER THERE, BUT THERE IS NO STRAIGHT LINE OF
06:21:19 SIGHT BECAUSE OF THE NATURE PRESERVE AREA THAT'S IN THE
06:21:25 BLOCK SOUND AS WELL.
06:21:26 SO THE COMBINATION OF DISSIPATION OF SOUND OVER THE DISTANCE
06:21:31 AND THE BLOCKING OF THE VEGETATION THAT'S IN THE ISLAND AREA
06:21:37 THERE, EVEN WITH SOME WATER EFFECT, AND I'LL TALK ABOUT THAT
06:21:40 IN A MOMENT, THE SOUND THAT WILL REACH FROM THE CLOSEST
06:21:46 COURT OF THE 16, THE SOUND THAT WILL REACH THOSE RESIDENCES
06:21:50 WILL BE WELL BELOW 50 DB.
06:21:52 IF YOU LOOK IN THE TRIANGLE, IF YOU WILL, THE NORTHERN POINT

06:22:02 OF THE TRIANGLE AND GOING FURTHER NORTH, THERE'S KIND OF IN
06:22:06 THAT WATERWAY, THERE IS A GAP RIGHT THROUGH THERE THAT THEN
06:22:12 THERE ARE A FEW HOUSES AT THE END OF THE GAP AT THE TOP.
06:22:16 WE ALSO HAD A COMMENT COME IN FROM THE RESIDENTS THERE WITH
06:22:19 CONCERN ABOUT WHAT WILL HAPPEN WITH SOUND AT THAT AREA.
06:22:22 THAT'S TOTALLY OVER WATER THERE.
06:22:26 THERE IS A GAP WITH NO INTERVENING ISLANDS OF ANY SORT.
06:22:30 THAT'S ALSO 1500 FEET, 5 TIMES AS FAR AS THE NEAREST SPRING
06:22:35 RUN LOCATION.
06:22:36 NOW, SOUND DISSIPATES IN AIR OVER DISTANCE.
06:22:42 THERE IS A FACTOR.
06:22:43 IT'S CALLED THE GROUND EFFECT CORRECTION FACTOR WHEN IT'S
06:22:48 OVER WATER.
06:22:49 SO IT WILL CARRY MORE OVER WATER, BUT IT DOESN'T GET LOUDER.
06:22:53 IT DISSIPATES, BUT NOT AS QUICK GOING IN THAT DISTANCE.
06:22:57 BECAUSE THERE WAS A CONCERN, AND WE TOOK ALL OF THESE ISSUES
06:23:00 INTO ACCOUNT AFTER THE FACT.
06:23:01 I JUST RECEIVED THIS COMMENT THE OTHER DAY, BUT I DID THE
06:23:05 ANALYSIS ON THAT DISTANCE WITH THAT GROUND EFFECT FACTOR AND
06:23:10 THAT STRAIGHT LINE AND BECAUSE WE'RE PUTTING -- WELL, FIRST
06:23:15 OF ALL, EVEN IF WE DIDN'T PUT THE BARRIER ON THE NORTH SIDE
06:23:18 OF COURTS ONE THROUGH FOUR, THERE STILL WOULD BE LESS THAN
06:23:22 50 DB SOUND AT THE VERY TOP THERE, THE CLOSEST RESIDENCE ON
06:23:27 THAT STRAIGHT LINE THROUGH THE GAP, IF YOU WILL, THE
06:23:30 WATERWAY.

06:23:31 THERE IS SOME EFFECT, BUT IT'S STILL BECAUSE OF THAT GREAT
06:23:35 DISTANCE, STILL GOING TO BE BELOW 50 DB.
06:23:38 BUT ON TOP OF THAT, WE'RE PUTTING IN NOW A BARRIER, AND THAT
06:23:42 WILL TAKE IT DOWN EVEN FURTHER.
06:23:44 SO IT WILL BE WELL BELOW 50 AT THAT END.
06:23:48 THEY WILL NOT BE ABLE TO HEAR PICKLEBALL PLAYED AT ALL AT
06:23:51 THAT POINT OUT THERE.
06:23:54 >>Jim Wallace: I GUESS THE THING WE'RE A LITTLE SENSITIVE TO
06:23:57 IS THAT WE HAD ANOTHER APPLICANT IN HERE A MONTH OR SO AGO,
06:24:02 AND THEY ARE ON WATER.
06:24:05 THEY HAVE A CLUBHOUSE.
06:24:06 THEY HAVE AN ENTERTAINMENT, AND PEOPLE WHO ARE DOWN RIVER
06:24:10 FROM THEM, NOT THE PEOPLE UP THE NORTH RIVER, BECAUSE THE
06:24:14 BUILDING BLOCKS THE SOUND, BUT THE PEOPLE THAT ARE DOWN
06:24:17 RIVER FROM THEM WHO ARE A THOUSAND FEET AWAY SAY THAT WHEN
06:24:21 THEY ARE INSIDE THEIR HOME WITH THE SLIDING GLASS DOORS
06:24:25 CLOSED THEY CAN HEAR THE SOUND BEING GENERATED IN PELICAN
06:24:29 SOUND.
06:24:30 SO THEY HAD SERIOUS CONCERNS.
06:24:34 WHEN WE BUILT LIGHTHOUSE BAY, WE PURPOSEFULLY HAD ALL THE
06:24:40 BUILDINGS, ALL THE LANAIS AND BEDROOMS FACING AWAY FROM
06:24:43 I-75.

06:24:44 THAT'S A 13-FOOT BERM WITH A SIX FOOT WALL, I BELIEVE EIGHT
06:24:49 FOOT WALL ON TOP OF IT, HIGHER THAN THE TOP OF ANY TRUCK ON
06:24:53 I-75.

06:24:53 WE BUILT TWO VILLAS AT THE FAR END FACING EAST AND THE
06:25:01 PEOPLE WHO BOUGHT THAT HOME SAID WHEN WE'RE SITTING ON THE
06:25:05 LANAI A QUARTER MILE AWAY, WHEN IT'S QUIET, WE CAN HEAR THE
06:25:09 TRUCKS GO BACK.
06:25:10 QUARTER MILE AWAY WITH A 19-FOOT BERM BECAUSE IT WAS ALL
06:25:16 WATER.
06:25:16 AND ON BOTH OF THOSE, WATER WAS THE ISSUE.
06:25:20 SO I HAVE A CONCERN.
06:25:21 I KNOW WHEN WE DID THIS OTHER COMMUNITY, WATER WAS THE
06:25:25 CONCERN AND HOW FAR IT TRAVELS.
06:25:27 PEOPLE SAID TO US WE CAN'T SIT ON OUR LANAI ON THURSDAY,
06:25:31 FRIDAY, SATURDAY NIGHT WHEN THEY HAVE ENTERTAINMENT AT THE
06:25:33 CLUB, AND THEY WERE BEING GOOD NEIGHBORS ABOUT IT.
06:25:35 THEY JUST ARE SAYING DO SOMETHING ABOUT IT.
06:25:37 I THINK I'M OVERLY SENSITIVE TO THIS SOUND THAT WE MAY BE
06:25:42 900 FEET AWAY, MAYBE A THOUSAND FEET AWAY, BUT I ALSO HAD A
06:25:47 SUMMER HOME AND THE CLOSEST NEIGHBOR WAS ANOTHER ISLAND THAT
06:25:49 WAS HALF A MILE AWAY, I COULD HEAR THEM IF I REALLY
06:25:53 LISTENED.
06:25:54 I'M SENSITIVE TO THAT, AND I THINK OTHER BOARD MEMBERS ARE,
06:25:57 TOO.
06:25:57 >>Dale Van Scoyk: THERE ARE A VARIETY OF FACTORS WITH SOUND
06:26:01 OVER WATER.
06:26:02 WHAT HAPPENS IS THAT THE SOUND, THERE IS A DEFRACTION OF
06:26:10 SOUND.

06:26:11 IT CURVES, IF YOU WILL, NOT JUST OVER WATER, BUT IN AIR IT
06:26:15 CURVES.
06:26:15 WHEN IT CURVES OVER WATER, IT GOES DOWN AND HITS THE WATER,
06:26:19 AND IT REFLECTS OFF, AND THAT'S WHY SOUND CARRIES FURTHER
06:26:22 OVER WATER.
06:26:22 THAT'S ONE OF THE REASONS.
06:26:23 THERE ARE ALSO FACTORS LIKE THE TEMPERATURE, THE HUMIDITY.
06:26:29 IF THERE ARE TEMPERATURE INVERSIONS WHERE YOU HAVE COOLER
06:26:32 AIR BELOW AND WARMER AIR ABOVE, THAT CAN AFFECT HOW SOUND
06:26:37 TRAVELS AND WHAT HAPPENS.
06:26:38 SO I LIVE NOT THAT FAR OFF OF 41, BUT IN THE EVENINGS I CAN
06:26:44 HEAR SOUND TRAFFIC OVER THERE AS WELL.
06:26:47 WE ALL HEAR SOUND FROM DIFFERENT ROADS AND FROM DIFFERENT
06:26:51 DIRECTIONS AND AIRPLANE SOUNDS, ET CETERA.
06:26:54 THERE MAY BE AN OCCASION WHEN THEY HEAR SOMETHING, BUT
06:26:57 ADDING THE ACOUSTIFENCE BARRIER TO THE NORTH SIDE WAS
06:27:03 INTENDED TO REDUCE THE SOUND AT THE GAZEBO, WHICH IS MUCH,
06:27:09 MUCH CLOSER, LET ALONE AT THAT DISTANCE, EVEN THOUGH IT IS

06:27:13 ACROSS WATER OUT THE OTHER END.
06:27:15 I UNDERSTAND THE CONCERN --
06:27:16 >>Jim Wallace: BUT YOU'RE ONLY DOING IT ON THE FIRST FOUR
06:27:18 COURTS.
06:27:19 MY CONCERN IS THE HOMES, THE WAY THEY ARE DESIGNED, I THINK
06:27:23 THEY ARE, THE MASTER BEDROOM AND THE LANAI IS WHAT IS FACING
06:27:27 THE PICKLEBALL COURTS IN BOTH SCENARIOS, IN ALL THE

06:27:30 SCENARIOS.
06:27:32 AND SO THAT'S WHERE YOU'RE SLEEPING IN THE MORNING.
06:27:35 THAT'S WHERE YOU ARE WHENEVER, HAVING BREAKFAST OUT ON THE
06:27:38 LANAI.
06:27:39 AREN'T WE JUST A LITTLE -- AREN'T WE SMARTER TO PUT THE 10
06:27:46 OR 12-FOOT FENCE ON ALL OF THOSE COURTS, AS BARRY HAS
06:27:50 SUGGESTED, RATHER THAN TAKING A CHANCE ON -- I FORGET THE
06:27:54 NUMBERS -- RATHER THAN JUST PUTTING IT ON THE FIRST FOUR?
06:27:57 >>Barry Jones: LOOKING AT THE AERIAL AND THE THICKNESS OF
06:27:59 THAT VEGETATION, THERE IS A HELPFUL TOOL.
06:28:04 WHAT TIME OF YEAR WAS IT WHEN YOU DID YOUR SOUND STUDY?
06:28:07 >>Dale Van Scoyk: THREE WEEKS AGO.
06:28:09 >>Barry Jones: IT'S NOT LIKE THE TREES WERE LUSH AND FULL
06:28:12 EFFECT.
06:28:12 THIS IS THE TIME OF YEAR PEOPLE ARE THERE ANYWAY WHEN THE
06:28:15 TREES ARE DOWN.
06:28:16 THAT IS QUITE A SUBSTANTIAL BUFFER THERE THAT'S GOING TO --
06:28:20 >>Dale Van Scoyk: THERE IS ANOTHER FACTOR THAT WE REALLY
06:28:22 GAVE SHORT SHRIFT TO IN THE STUDY.
06:28:25 IN FACT, WE WERE VERY CONSERVATIVE IN OUR ESTIMATES ALL
06:28:29 ALONG THE WAY.
06:28:30 LOOK AT THE ORIENTATION OF THE COURTS.
06:28:32 I DON'T HAVE IT ON THIS SLIDE.
06:28:34 PERHAPS WE CAN PULL THAT UP.
06:28:36 PICKLEBALL COURTS ARE ALIGNED NORTH-SOUTH.

06:28:39 AND SO THE PRIMARY SOUND GETS PROJECTED AWAY FROM THE NET,
06:28:44 IF YOU WILL, YOU'RE HITTING A BALL TOWARDS THE NET, TOWARDS
06:28:47 THE OTHER SIDE, SO THE PRIMARY SOUND GETS PROJECTED
06:28:50 NORTH-SOUTH.
06:28:51 THEREFORE THE HOUSES TO THE WEST ARE SIMPLY, THAT FURTHER
06:28:58 DIMINISHES ANY EFFECT THAT'S GOING TO HAPPEN TO THE HOUSES
06:29:00 TO THE WEST.
06:29:02 IT DOESN'T AMPLIFY IT, BUT THE MEASUREMENTS ARE TAKEN UNDER
06:29:08 WORST-CASE SCENARIO WHERE IT IS A NORTH-SOUTH ORIENTATION
06:29:12 LIKE THAT.
06:29:13 THAT'S WHY WE ONCE AGAIN RECOMMENDED HAVING THAT -- THERE
06:29:17 WAS NO BARRIER THERE ORIGINALLY.
06:29:19 WE RECOMMENDED THAT THAT SOUND ACOUSTIFENCE BARRIER BE
06:29:23 PLACED THERE ON THE FOUR COURTS.

06:29:25 ON THE OTHER FIVE, SIX, SEVEN, IF YOU WILL, THE NEXT PHASE
06:29:31 ON THE NORTH SIDE, THE DIRECTION OF THOSE COURTS IS NOT UP
06:29:37 THE CHANNEL, BUT RATHER DIRECTLY INTO THE PRESERVE.
06:29:45 >>Jim Wallace: THIS IS SUCH A BIG ISSUE.
06:29:46 THE INCREMENTAL COST OF PUTTING IN THAT ACOUSTIFENCE IS SO
06:29:50 NOMINAL.
06:29:51 AND THEN YOU KNOW YOU'VE GOT IT RIGHT.
06:29:53 >>Dale Van Scoyk: YEAH, THAT'S UP TO THE CDD TO MAKE A
06:29:56 DETERMINATION.
06:29:57 I CAN ONLY GIVE YOU THE SCIENCE ON WHAT'S HAPPENING THERE
06:30:00 AND WHERE THE NUMBERS FALL.

06:30:02 BUT I UNDERSTAND YOUR CONCERN.
06:30:04 ONE OF THE REASONS, FIRST OF ALL, WE WANTED TO MEET THE
06:30:10 REQUIREMENTS OF THE CODE, THE ORDINANCES, AND THE WAY THE
06:30:13 ORDINANCES ARE WRITTEN ARE NOT AROUND PICKLEBALL SOUND.
06:30:18 THEY WERE WRITTEN FOR CONTINUOUS SOUND, FOR FAN MOTORS, FOR
06:30:22 AUTOMOBILES, FOR AMPLIFIED MUSIC AND RADIOS AND THINGS OF
06:30:25 THAT SORT, NOT FOR THE IMPULSE SOUNDS THAT COMES FROM A
06:30:28 PICKLEBALL HIT.
06:30:29 SO THE MEASUREMENTS THAT ARE DONE AND THE SCIENCE THAT'S
06:30:34 LAID OUT DON'T ACCURATELY REFLECT THE IMPACT ON HUMANS OF
06:30:38 THAT SOUND.
06:30:39 THAT'S ONE OF THE REASONS WHY WE SUGGESTED SHOOTING FOR A
06:30:45 STANDARD OF 55 -- OR THE ANSI STANDARD IS 55 DB.
06:30:51 WE TOOK AN EVEN MORE CONSERVATIVE APPROACH OF TRYING TO
06:30:53 REACH 50 DB BECAUSE OF THE REASONS WE DIDN'T WANT TO HAVE
06:30:58 THAT KICKBACK OF CONCERN OF NOISE HAPPENING, PARTICULARLY
06:31:04 FOR RESIDENCES, BUT ALSO EVEN FOR THE PEOPLE ENJOYING THE
06:31:07 REST OF THE PARK ENVIRONMENT THAT'S THERE.
06:31:09 SO WE ATTEMPTED TO FIND THE MOST CONSERVATIVE APPROACH,
06:31:13 WORKING IN THAT, FOR BEST PRACTICES, PICKING THAT 50 DB.
06:31:18 THAT WAS THE SCIENCE.
06:31:20 >>Scotty Wood: WHAT ARE THE HOURS PROPOSED FOR THE COURTS?
06:31:23 >>Ken Gallander: 7 A.M. TO 9 P.M.
06:31:29 >>Anthony Gargano: YOU KNOW, WE'RE TRYING TO PROTECT AGAINST
06:31:32 THE WHAT-IF.

06:31:36 I MEAN, I READ THE APPLICATION.
06:31:40 I'M VERY IMPRESSED WITH THE THOROUGHNESS OF THE SOUND STUDY.
06:31:48 AND BEING CONCERNED ABOUT THE WHAT-IF, ONE OF THE
06:31:55 STIPULATIONS IN THE PROPOSAL WAS THAT THE APPLICANT WOULD
06:32:01 RESPOND, WOULD MITIGATE ANY NOISE PROBLEMS WITHIN 180 DAYS,
06:32:06 SO THAT'S SIX MONTHS.
06:32:07 OF ANY WRITTEN COMPLAINTS.
06:32:13 HOW ABOUT IF WE TOOK A LOOK AT REDUCING THE SIX MONTHS TO
06:32:20 THREE MONTHS?
06:32:24 >>Jim Wallace: THEY HAVE ALREADY DONE THE STUDY.

06:32:26 >>Anthony Gargano: NO, NO.
06:32:27 I'M TALKING ABOUT THEIR STIPULATION OF TAKING CURE MEASURES,
06:32:35 THEY HAVE SIX MONTHS IN WHAT THEY HAVE REQUESTED HERE.
06:32:37 WHAT I'M SUGGESTING IS WE REDUCE IT TO THREE MONTHS.
06:32:42 I THINK THE STUDY, AT LEAST IN MY MIND, GENERATES SUFFICIENT
06:32:50 CONFIDENCE TO MOVE FORWARD.
06:32:52 BUT IF WE'RE CONCERNED, THEN THE CURE MEASURES WOULD BE
06:32:58 REQUIRED IN THREE MONTHS, IF THERE REALLY IS A PROBLEM
06:33:02 INSTEAD OF SIX MONTHS.
06:33:03 THAT'S WHAT I'M SUGGESTING.
06:33:06 >>Barry Jones: MY BIGGEST QUESTION IS, ARE WE HOLDING 75 OR
06:33:09 55 FOR THE LEVEL THAT WE NEED TO CURE BY?
06:33:12 AND IF WE'RE TALKING ABOUT 55, THEN I THINK THERE'S MORE
06:33:15 THAN ENOUGH PROTECTION FOR THE PEOPLE ADJACENT.
06:33:21 BUT YOUR OWN WITNESS STOOD HERE AND TOLD US EVERYTHING.

06:33:25 BEATING PADDLES IS DIFFERENT FROM A CAR OR A WASHING MACHINE
06:33:28 OR SOMETHING AS FAR AS INTRUSIVE INTO THEIR WAY OF LIFE.
06:33:33 >>Ken Gallander: IF I MAY, BOARD MEMBER JONES, I UNDERSTAND
06:33:35 YOUR QUESTION, AND I SPOKE WITH THE REPRESENTATIVES OF THE
06:33:40 BROOKS, AND THEY ARE AGREEABLE TO STIPULATE TO THAT 55, 50
06:33:45 GENERAL RANGE.
06:33:45 >>Barry Jones: WE APPRECIATE YOU WORKING WITH US AND WE'RE
06:33:48 TRYING TO DO IT FOR YOUR OWN MEMBERS.
06:33:50 YOU HAVE TO PROTECT THE MINORITY.
06:33:52 >>Ken Gallander: THAT'S EXACTLY WHY WE'RE HERE AND WE WANT
06:33:54 TO MAKE SURE WE'RE MOVING FORWARD.
06:33:55 >>Barry Jones: DO WE HAVE PUBLIC COMMENTS OR DONE WITH THE
06:33:58 PRESENTATION?
06:33:58 >>Scotty Wood: DO YOU HAVE ANY OTHER ITEMS YOU WISH TO
06:34:01 COVER?
06:34:01 >>Ken Gallander: MR. HART DID BRING UP THAT THERE IS A
06:34:04 LIGHTING ISSUE.
06:34:09 THE BUG LEVEL, WHICH I BELIEVE STANDS FOR BACK LIGHT, UP
06:34:13 LIGHT, AND GLARE.
06:34:15 WE WOULD RESPECTFULLY REQUEST A DEVIATION FOR US TO REACH
06:34:21 THAT.
06:34:22 OUR JUSTIFICATION IS BASED ON THE INFORMATION THAT WE'VE
06:34:25 OBTAINED ON PICKLEBALL FACILITIES IS IN ORDER TO ACHIEVE THE
06:34:30 LUMEN LEVELS, WHICH IS BETWEEN 20 AND 30, THE TYPE OF
06:34:34 FIXTURES THAT ARE AVAILABLE OUT THERE TO PROVIDE THAT LEVEL

06:34:39 OF COVERAGE, THAT'S WHERE WE'RE FINDING WHAT WE'VE PROPOSED
06:34:43 TO STAFF IS THAT STANDARD BECAUSE TRYING TO MEET WHAT A
06:34:50 PICKLEBALL FACILITY NEEDS TO HAVE TO PROPERLY LIGHT THOSE
06:34:54 COURTS.
06:34:55 >>Barry Jones: HOW ARE OTHERS ADDRESSING IT, JIM?
06:34:57 ARE THEY NOT GETTING TO THE 20 OR 30 LUMENS OR USING A

06:35:01 DIFFERENT BULB?
06:35:02 THIS CAN'T BE THE FIRST TIME THE BRIDGE HAS BEEN CROSSED.
06:35:05 >>Jim Hart: ACTUALLY, THE OTHER PICKLEBALL FACILITIES ARE
06:35:08 NOT LIT THAT WE'VE HAD COME THROUGH RECENTLY.
06:35:11 SO THIS IS THE FIRST ONE THAT'S WANTING TO BE LIT.
06:35:16 I GAVE THEM SOME OPTIONS OF DIFFERENT FIXTURES THAT WOULD
06:35:23 MEET THE 101.
06:35:26 THEY SAID THEY WOULD NOT WORK FOR THAT APPLICATION.
06:35:29 THEY ARE USING THE SAME FIXTURE FOR THE PARKING LOT AS THE
06:35:36 COURTS.
06:35:36 SO YOU'RE GOING TO HAVE THAT GLARE AND BACK LIGHT ON THE
06:35:40 PARKING LOT AS WELL AS THE PLAYING COURTS.
06:35:47 >>Barry Jones: ALTERNATIVE FIXTURE THAT WOULD MEET THE LUMEN
06:35:50 LEVELS?
06:35:50 REQUIREMENTS FOR THE COURT?
06:35:54 >>Jim Hart: IF YOU WANT ME TO RESEARCH THAT, I COULD SEE
06:35:58 WHAT IS AVAILABLE.
06:36:00 THE OTHER THING IS THE FIXTURES THAT THEY PROPOSED DID NOT
06:36:05 HAVE A GLARE PACKAGE AVAILABLE, WHICH IS REQUIRED BY OUR

06:36:09 CODE.
06:36:10 AND THAT'S ONE OF THE REASONS WHY THE GLARE IS SO HIGH.
06:36:14 3 IS LIKE BLINDING.
06:36:23 >>Scotty Wood: ALSO, WHEN THE COURTS ARE LIT, THE ACTUAL
06:36:25 LIGHT FIXTURES THEMSELVES ARE POINTED AT THE COURT.
06:36:28 THEY ARE NOT POINTED VERTICALLY DOWN.
06:36:31 >>Jim Hart: NO, THEY WILL BE KEPT HORIZONTAL.
06:36:34 OUR CODE DOESN'T --
06:36:36 >>Scotty Wood: POINTING --
06:36:37 >>Jim Hart: STRAIGHT DOWN, RIGHT.
06:36:39 WITH THE NEW LEDs, THE MANUFACTURERS ACTUALLY CAN DESIGN
06:36:43 THE FIXTURES SUCH THAT IT SPREADS THE LIGHT OUT IN AN EVEN
06:36:47 PATTERN WITHOUT HAVING TO ROTATE THE FIXTURE FROM THE
06:36:50 HORIZONTAL.
06:36:51 NOW, ONE OTHER THING I WANTED TO CLARIFY, TOO, ON THE SOUND,
06:37:01 WHEN YOU ASKED THE QUESTION, JIM, ABOUT IS THIS ALL THE
06:37:05 COURTS, WHAT THEY HAVE DONE IN THEIR SOUND STUDY IS THEY
06:37:09 HAVE TAKEN ONE COURT AND SAID THAT STATISTICALLY YOU WILL
06:37:15 NEVER HAVE TWO BALLS HITTING AT THE SAME TIME.
06:37:20 THAT IS NOT CONSISTENT WITH WHAT WE'VE SEEN IN OTHER
06:37:25 STUDIES.
06:37:27 IF THEY ARE WILLING TO STAY BY THE ANSI STANDARD AND WE CAN
06:37:33 MAKE THAT A CONDITION OF APPROVAL, THEN I'M FINE WITH IT.
06:37:37 BUT I JUST WANTED YOU TO BE AWARE --
06:37:43 >> A STAMPEDE, VERY DIFFERENT SOUNDS.

06:37:55 >>Scotty Wood: ANYTHING ELSE?
06:37:56 >>Ken Gallander: NO, SIR.

06:37:57 THANK YOU FOR YOUR TIME.
06:37:59 >>Scotty Wood: I WILL NOW OPEN THE PUBLIC HEARING.
06:38:01 >>Tammy Duran: I DO HAVE THREE CARDS.
06:38:03 ANDREW, JOANN, AND RANDY.
06:38:14 >> MY NAME IS ANDREW BREGMAN.
06:38:17 I LIVE IN CYPRESS HAMMOCK IN SHADOW WOOD, ALMOST DIRECTLY IN
06:38:21 LINE WITH THE WEST PORTION OF THE TRIANGLE YOU'RE
06:38:25 DISCUSSING.
06:38:26 I'D LIKE TO THANK THE CHAIRMAN AND THE LADY AND GENTLEMEN OF
06:38:32 THE COUNCIL FOR ALLOWING ME TO SPEAK.
06:38:35 THIS HAS BEEN A VERY IMPORTANT AND LONG-DISCUSSED PROCESS.
06:38:41 ACTUALLY, IT'S BEEN DISCUSSED FOR THE PAST THREE TO FOUR
06:38:44 YEARS LOCALLY WITH THE PICKLEBALL CLUB OF THE BROOKS AS IT
06:38:49 HAS GROWN TO A THOUSAND MEMBERS.
06:38:52 IT HAS INVOLVED THE COMMONS CLUB, AND IN COORDINATION WITH
06:38:56 THE CDD, WE ARE NOW ON THE PRECIPICE OF HAVING THIS
06:39:02 APPROVED.
06:39:03 I WILL TELL YOU, AS YOU PROBABLY KNOW IN PART, OF THE RAPID
06:39:10 GROWTH OF PICKLEBALL AROUND THE COUNTRY AND SPECIFICALLY IN
06:39:13 THIS AREA OF THE STATE OF FLORIDA WHERE PICKLEBALL STARTED
06:39:18 IN NAPLES, AND WHERE THE U.S. OPEN PICKLEBALL TOURNAMENT IS
06:39:22 HELD EVERY YEAR.
06:39:24 IN DISCUSSING THE ISSUES AND THE LONG SOUGHT AFTER INCREASED

06:39:29 NUMBER OF COURTS WITH MY FELLOW SEPTUAGENARIANS,
06:39:34 70-YEAR-OLDS, WE ARE ALL HIGHLY IN FAVOR OF THIS.
06:39:38 WHEN I HAVE DISCUSSED IT WITH THE 80-YEAR-OLDS, THEY ARE IN
06:39:43 FAVOR OF THIS.
06:39:45 I WILL TELL YOU TO DATE I HAVE NOT BEEN ABLE TO FIND
06:39:49 90-YEAR-OLDS TO DISCUSS THIS WITH, BUT I WANT YOU TO KNOW
06:39:52 THAT IN THE COMING YEARS, THERE WILL BE 90-YEAR-OLDS BECAUSE
06:39:55 THE 80-YEAR-OLDS ARE GOING TO CONTINUE TO PLAY.
06:39:58 THERE ARE TOO NUMEROUS NUMBER OF 60-YEAR-OLD, 50-YEAR-OLD,
06:40:03 40-YEAR-OLD AND 30-YEAR-OLDS CLAMORING TO HAVE ACCESS TO
06:40:07 COURTS ALL OVER.
06:40:08 I DON'T KNOW IF ANY OF YOU HAVE PARTICIPATED IN THIS GAME OR
06:40:13 IF YOU HAVE MEMBERS OF THE FAMILY WHO ARE AWARE OF IT.
06:40:17 IF NOT, I WOULD MAYBE SUGGEST TALKING WITH CHILDREN, AND IF
06:40:23 THE CHILDREN ARE NOT FAMILIAR, YOU SHOULD TALK TO YOUR, IF
06:40:27 EVERYONE HAS GRANDCHILDREN HERE, TO YOUR GRANDCHILDREN OR
06:40:29 THEIR FRIENDS BECAUSE ALL OF THEM ARE BEING INVOLVED.
06:40:33 I'VE BEEN LISTENING TO THE CDD AND TO THE DISCUSSIONS AND TO
06:40:38 THE LONG PRESENTATION OF DALE ON THE AUDITORY ASPECTS OF
06:40:45 THIS AS WELL AS THE LIGHTING AND OTHER THINGS.
06:40:48 LIGHTING IS EXTRAORDINARILY IMPORTANT.
06:40:50 IT HAS TO BE A WELL-LIT COURT.
06:40:53 IT DOESN'T WANT TO IMPINGE ON ANYBODY.
06:40:55 IT IS CONTAINED.

06:40:57 IT IS DOWNWARD FACING.

06:40:58 THE SOUND MITIGATION, JUST IN THE LAST MOMENTS I HAVE, MY
06:41:05 THOUGHTS OF IT BEING IN CYPRESS HAMMOCK IS THAT WE -- I'VE
06:41:10 BEEN HEARING DISCUSSION ABOUT BUSHES WHEN THERE IS A BIG
06:41:13 FOREST AROUND HERE.
06:41:14 THE FOREST IS COCONUT ROAD, AND THE NUMBER OF FOUR-WHEELED,
06:41:20 EIGHT-WHEELED, TEN-WHEELED TRUCKS THAT GO ON THERE ALL THE
06:41:23 TIME AND ONLY GETTING INCREASED IN NUMBERS.
06:41:26 SO IF THERE ARE PROBLEMS IN TERMS OF WHAT WE HEAR, I KNOW IN
06:41:30 MY HOME WITH THE LANAI FACING AND THE BEDROOM FACING TOWARD
06:41:34 THE COURTS, IT'S THE ROADWAYS THAT I HEAR, THE THREE OAKS,
06:41:40 THE COCONUT ROAD.
06:41:41 IT IS NOT IN ANY WAY THE PICKLEBALL COURTS.
06:41:45 THE STANDING JOKE THAT WE'VE HAD FOR THE PAST FOUR YEARS IS
06:41:50 WE 70-YEAR-OLDS WILL BE DEAD BEFORE SOMEONE VOTES THIS IN
06:41:53 AND GETS IT BUILT.
06:41:54 I AM HOPEFUL TODAY THAT YOU ALL WILL PROVE THEM AND MYSELF
06:42:04 WRONG.
06:42:04 THANK YOU FOR GIVING YOUR TIME.
06:42:04 THANK YOU.
06:42:05 [APPLAUSE]
06:42:09 >>Tammy Duran: JOANN.
06:42:12 >> HI.
06:42:14 I'M JOANN BLAZEK.
06:42:18 I LIVE AT 9867 BAY MEADOW, WHICH IS THE HOUSE THAT YOU WERE
06:42:26 LOOKING AT THAT GOES STRAIGHT DOWN FROM THE COURT PHASE ONE.

06:42:31 I WANT YOU TO KNOW THAT MY HUSBAND AND I ARE NOT AGAINST
06:42:36 PICKLEBALL, NOT AT ALL.
06:42:38 WE KNOW IT'S AN UP AND COMING SPORT THAT INVOLVES A LOT OF
06:42:42 PEOPLE.
06:42:43 AND WE'VE LIVED IN OUR HOUSE IN SWEET BAY NEXT TO MAGNOLIA
06:42:48 BEND WHERE BOTH OF THOSE COMMUNITIES ARE GOING TO BE
06:42:50 AFFECTED BY THIS PHASE ONE THAT WE'RE GOING TO HEAR THESE
06:42:58 BALLS, AND WE HEAR THEM SLIGHTLY NOW THAT HAVE THE PRESERVE
06:43:06 THAT LESSENS THE SOUND.
06:43:08 BUT IT'S NOT LIKE IT'S GOING TO BE WHERE IT'S A DIRECT
06:43:13 SHOOT.
06:43:14 WE'VE LIVED THERE 21 YEARS AND ENJOYED THE SERENITY AND THE
06:43:18 PEACE AND THE QUIET.
06:43:19 AND OUR LANAI LOOKS RIGHT AT THAT AREA.
06:43:24 AND IT'S JUST SO DISAPPOINTING TO THINK THAT WE'RE GOING TO
06:43:29 LOSE THAT.
06:43:31 I FELT LIKE YOU SHOULD UNDERSTAND THAT THAT'S WHAT WE'LL
06:43:35 LOSE IS THAT QUIET AND SERENITY THAT WE HAVE NOW.
06:43:39 AND WHEN I TELL YOU THAT THE SOUND OVER WATER IS AMAZING IS
06:43:45 BECAUSE I EXPERIENCE THAT.

06:43:47 WE LIVE AT A LAKE IN THE SUMMER IN MICHIGAN.
06:43:51 ABOUT 1240-ACRE LAKE.
06:43:53 AND WE ARE ABOUT THREE-QUARTERS OF A MILE TO A MILE FROM THE
06:43:57 OTHER SHORE ACROSS FROM US.
06:44:00 AND ABOUT EVERY COUPLE OF YEARS OR SO PEOPLE WILL HAVE A

06:44:05 PARTY.
06:44:05 AND THEY WILL ALSO HAVE A SMALL BAND THAT PLAYS.
06:44:11 ACROSS THE LAKE FROM US, IT SOUNDS LIKE THEY ARE IN OUR
06:44:15 FRONT YARD.
06:44:16 NOW, DALE, THEY MAY NOT BE ANY LOUDER SOUND, BUT IT'S THE
06:44:21 SAME SOUND AS IF THEY WERE IN OUR YARD.
06:44:24 SO I THINK ABOUT THESE BALLS GOING [CLICKING SOUND] -- EVERY
06:44:32 FEW SECONDS, ALL DAY LONG AND AT NIGHT, AND DO YOU THINK I'M
06:44:36 LOOKING FORWARD TO THAT?
06:44:37 DO YOU THINK I'M LOOKING FORWARD TO HAVING GUESTS OUT ON OUR
06:44:40 LANAI IN THE EVENING AND HAVING TO TALK OVER THAT?
06:44:44 I THINK THAT SOUND IS GOING TO -- IT MAY NOT MAGNIFY AND
06:44:50 INTENSIFY, BUT IT'S GOING TO COME.
06:44:52 IF YOU DON'T HAVE A REALLY GOOD BARRIER, A SOUND BARRIER
06:44:57 THERE, WE'RE GOING TO EXPERIENCE THAT.
06:45:00 MAN, I HATE TO LOSE THAT SERENITY, THE BEAUTIFUL PRESERVES,
06:45:05 AND WE'VE BEEN SO HAPPY AND PROUD THAT WE WERE ABLE TO LOOK
06:45:08 DOWN THAT WATERWAY.
06:45:10 AND WE DON'T MIND THE FOUNTAIN WITH THE CHILDREN PLAYING,
06:45:14 BUT WE DON'T HEAR THE FOUNTAIN.
06:45:16 WE HEAR THOSE CHILDREN'S SQUEALS AND STUFF, AND WE LOVE
06:45:23 THAT, BUT IT'S NOT CONSTANT.
06:45:24 THIS WILL BE CONSTANT.
06:45:25 MY HUSBAND AND I THINK PHASE TWO AND EVEN PHASE THREE WON'T
06:45:30 BE SO BAD.

06:45:31 BUT THAT PHASE ONE IS RIGHT OUT THERE, AND IT'S FACING OUR
06:45:38 WONDERFUL COMMONS CLUB.
06:45:40 IF YOU'VE EVER COME TO THE ROOKERY AND HAD LUNCH OUT THERE
06:45:44 AND LOOKED AT THE BEAUTY OF THE PRESERVES AND THE WATER, CAN
06:45:49 YOU IMAGINE DOING THAT AND HEARING THAT SOUND?
06:45:51 I KNOW THEY ARE PUTTING UP BARRIERS, BUT YOU KNOW AS WELL AS
06:45:55 I DO WITH THE HIGHWAY BARRIERS THAT ARE ALONG NEIGHBORHOODS,
06:45:59 AS YOU SAID, THAT DOESN'T REALLY STOP.
06:46:02 IT MUFFLES IT A LITTLE, BUT IT DOESN'T STOP THAT SOUND.
06:46:06 I'M HOPING TODAY THAT YOU WILL CONSIDER WHAT THAT PHASE ONE
06:46:12 IS GOING TO DO TO THE PEOPLE IN MAGNOLIA BEND AND SWEET BAY
06:46:16 IN SHADOW WOOD, WHICH HAVE THAT DIRECT CHUTE OF NOT ONLY
06:46:22 SEEING IT, THAT'S NOT SO FAR, I MEAN, NOT SO BAD, BECAUSE WE
06:46:26 ARE KIND OF FAR FROM IT, BUT IT'S NOT SOMETHING I LOOK
06:46:29 FORWARD TO HAVING TO SEE, BUT IT'S THE SOUND.
06:46:33 AND I REALLY HOPE THAT YOU'LL CONSIDER NOT ACCEPTING AND NOT

06:46:41 SAYING YES TO THAT PHASE ONE OF THESE MANY PICKLEBALL
06:46:46 COURTS.
06:46:47 LET'S TRY PHASE TWO AND PHASE THREE FIRST AND SEE HOW THEY
06:46:50 WORK AND SEE IF THE SOUND, HOW THAT WORKS.
06:46:55 FOR THE COMMONS CLUB AS WELL AS FOR OUR NEIGHBORHOODS THAT
06:46:57 HAVE THAT DIRECT CHUTE OF WATER.
06:47:01 I APPRECIATE VERY MUCH FOR YOUR ALLOWING ME TO COME TODAY
06:47:04 AND TALK TO YOU AND TO GIVE YOU MY CONCERNS.
06:47:09 I KNOW PICKLEBALL IS AN IMPORTANT SPORT, BUT YOU HAVE TO

06:47:14 THINK ABOUT, AS YOU SAID, THE MINORITY, AND WE ARE
06:47:17 DEFINITELY THE MINORITY THERE.
06:47:19 BUT IT'S NEVERTHELESS A HUGE CONCERN.
06:47:23 >>Barry Jones: DO YOU NOT BELIEVE THE 55-DECIBEL LIMIT,
06:47:27 WHICH IS A THIRD OR TWO-THIRDS OF WHAT THE VILLAGE ALLOWS IS
06:47:31 SUFFICIENT?
06:47:31 >> I DON'T KNOW.
06:47:32 THEY HAVE NOT REALLY DONE A STUDY ON US.
06:47:35 THEY HAVE DONE IT ON PAPER.
06:47:37 BUT I DON'T THINK THEY'VE HAD ANYBODY IN OUR YARD OR OUR
06:47:40 NEIGHBORS' YARDS WITH A MACHINE TO HEAR WHAT THEY HEAR
06:47:46 WITHOUT THE ACOUSTICAL THING.
06:47:48 AND I CAN'T SAY FOR SURE ABOUT THE ACOUSTICAL THING, BUT I
06:47:52 BET YOU THAT WE'LL STILL HEAR A LOT OF THAT THONK, THONK,
06:48:00 THONK, CONSTANTLY.
06:48:01 >>Barry Jones: THEY ARE ADHERING TO A BETTER STANDARD THAN
06:48:04 SOME OTHER PLACES HAVE AGREED TO.
06:48:06 THEY ARE TRYING THEIR HARDEST, THEY ARE TRYING TO GIVE YOU A
06:48:11 PROTECTION.
06:48:11 AND WE UNDERSTAND YOUR CONCERNS.
06:48:13 >> THERE STILL IS AN AREA IT LOOKED LIKE ON THE VIDEO WHERE
06:48:16 THEY HAD THE PROTECTION.
06:48:17 IT'S MORE FACING TOWARDS THE GAZEBO.
06:48:20 AND WE'RE MORE DUE NORTH.
06:48:23 THAT'S KIND OF NORTHEAST.

06:48:24 >>Barry Jones: ON THE NORTH SIDES OF MOST OF PHASE ONE.
06:48:27 ONLY PLACE THEY DON'T HAVE IT IS WHERE THERE IS A BUILDING
06:48:30 THERE THAT SERVES AS A BARRIER.
06:48:33 >> THAT'S FARTHER EAST.
06:48:34 THERE ARE NO BUILDINGS ON THE NORTH TOWARDS THE NORTH AND
06:48:37 TOWARDS THE WEST.
06:48:38 WE LOOK STRAIGHT DOWN AT THE RESTROOM AND AT WHERE THOSE
06:48:44 CARS PARK IN THAT LITTLE BASKETBALL AREA WHICH THEY ARE NOW
06:48:50 USING ALSO AS PICKLEBALL.
06:48:53 >>Scotty Wood: WE NEED TO WRAP THIS UP.
06:48:55 YOU'VE GONE WAY OVER THE FIVE MINUTES.
06:48:57 >> I'M SORRY.

06:48:57 THANK YOU FOR YOUR CONSIDERATION.
06:48:59 [APPLAUSE]
06:49:00 >>Tammy Duran: RANDY.
06:49:05 >> I GUESS IT'S EVENING NOW.
06:49:09 RANDY.
06:49:10 I LIVE IN SHADOW WOOD.
06:49:11 I AM PRESIDENT OF THE BROOKS PICKLEBALL CLUB.
06:49:14 I SHARED WITH YOU IN JANUARY SOME INFORMATION.
06:49:18 I THOUGHT I WOULD UPDATE YOU WITH INFORMATION.
06:49:20 WE STILL HAVE THREE COURTS.
06:49:22 WE HAVE OVER 1100 MEMBERS THAT WE ARE TRYING TO JAM ONTO
06:49:25 THREE COURTS.
06:49:26 DOING IT QUITE SUCCESSFULLY RIGHT NOW, BUT WE NEED MORE

06:49:29 COURTS.
06:49:29 THE NEED IS DRAMATIC.
06:49:31 YOU'VE HEARD ABOUT PICKLEBALL.
06:49:33 YOU KNOW ABOUT THE GROWTH.
06:49:34 YOU'VE HEARD ALL ABOUT THIS.
06:49:35 THE BROOKS IS NOT UNIQUE TO THAT.
06:49:38 WE HAVE SIGNIFICANT NEEDS FOR MORE COURTS.
06:49:40 SECOND THING I WOULD SHARE WITH YOU, A WORD THAT WAS USED BY
06:49:44 THIS BOARD IN THE MEETING IN JANUARY IN A PUBLIC HEARING,
06:49:47 AND THAT IS THAT THIS SITE IS IDEAL.
06:49:50 YOU SEE A LOT OF PICKLEBALL RECOMMENDATIONS, PROPOSALS
06:49:54 COMING YOUR WAY.
06:49:55 I WOULD JUST SUGGEST BASED ON WHAT I READ THE LAST THREE
06:49:59 YEARS, THE WORK YOU HAVE DONE, THE GOOD WORK YOU HAVE DONE,
06:50:02 YOU RARELY RUN ACROSS A SITE THIS IDEAL FOR PICKLEBALL.
06:50:05 YES, WE ARE DOING EVERYTHING WE CAN TO BE GOOD NEIGHBORS.
06:50:08 WE'RE WILLING TO PUT UP SOUND BARRIERS TO MITIGATE SOUND
06:50:12 WHERE WE CAN.
06:50:13 WE'RE WILLING TO ADD SUBSTANTIAL LANDSCAPING TO MAKE IT MORE
06:50:15 ATTRACTIVE, MORE AESTHETICALLY ATTRACTIVE.
06:50:17 BUT WE'RE ALSO RELYING ON SCIENCE.
06:50:20 THE REALITY IS THAT THE WORK THAT DALE DID, THE MODELING
06:50:23 THAT HE DID IS REALLY STATE OF THE ART.
06:50:25 I'M A TRAINED SOCIAL SCIENTIST.
06:50:27 TRAINED SCIENTIST.

06:50:29 RELY ON THE FACTS.
06:50:30 THE FACTS THAT DALE'S STUDY CAN BE APPROVED AND SHOW THE 55
06:50:34 DBA WITH THE SOUND MITIGATION THAT WE HAVE PROPOSED MEETS
06:50:37 ALL THE STANDARDS AND SUBSTANTIALLY EXCEEDS THE STANDARDS
06:50:41 THAT YOU ALL HAVE IN PLACE AND HAVE USED ELSEWHERE.
06:50:45 NEED IS GREAT.
06:50:48 SITE IS IDEAL.
06:50:49 THE TIME IS NOW.

06:50:50 I WOULD SIMPLY ASK THAT YOU APPROVE THIS PROPOSAL.
06:50:53 THANK YOU.
06:50:54 [APPLAUSE]
06:50:55 >>Barry Jones: THANK YOU.
06:51:01 >>Scotty Wood: OKAY.
06:51:02 ANY OTHERS WHO WANT TO SPEAK?
06:51:03 I'LL CLOSE THE PUBLIC HEARING.
06:51:05 BOARD, ANY COMMENCE?
06:51:14 >>Anthony Gargano: I THINK THE APPLICANT HAS DONE AN
06:51:16 EXCELLENT JOB IN PREPARATION, PARTICULARLY THE SOUND STUDY.
06:51:21 I THINK WE'RE CONCERNED -- AS I SAID BEFORE, IF WE'RE
06:51:27 CONCERNED ABOUT WHAT MAY BE OR WHAT POTENTIALLY COULD
06:51:30 HAPPEN, WE DON'T KNOW, WE CAN IMPOSE A REQUIREMENT THAT
06:51:36 THERE ARE CURE MEASURES TAKEN WITHIN A REASONABLE TIME.
06:51:40 MAYBE SIX MONTHS IS TOO LONG.
06:51:47 >>Barry Jones: WE'LL PUT A MOTION THAT THEY HAVE TO DELEGATE
06:51:50 WHERE THE BICYCLE SPACES WILL BE IN PROXIMITY TO THE COURTS.

06:51:53 THEY CAN'T BE ELSEWHERE ON THE SITE SOMEWHERE.
06:51:56 THEY HAVE THREE MONTHS TO REMEDIATE ANY SOUND VIOLATIONS,
06:51:59 AND THE SOUND VIOLATIONS WILL BE SET OFF ANSI STANDARDS OF
06:52:03 55 DECIBELS.
06:52:04 IS THAT FAIR WITH THE APPLICANT?
06:52:06 ARE YOU IN AGREEMENT WITH THOSE CONDITIONS?
06:52:11 >>Ken Gallander: YES, SIR.
06:52:13 >>Barry Jones: OKAY, I MAKE THE MOTION IT BE APPROVED WITH
06:52:16 THOSE THREE CONDITIONS.
06:52:17 DOES STAFF HAVE ANY QUESTIONS?
06:52:22 >>Scotty Wood: WE NEED A SECOND BEFORE WE DISCUSS.
06:52:24 >>Anthony Gargano: I'LL SECOND.
06:52:25 >>Scotty Wood: NOW WE CAN DISCUSS.
06:52:27 NO OTHER CONDITIONS.
06:52:31 >>Barry Jones: THEY HAVE A CONDITION THAT THEY GOT TO DO A
06:52:34 NOISE STUDY IF THEY HAVE COMPLAINTS AND THEY'LL HAVE THREE
06:52:36 MONTHS TO REMEDIATE IF THEY EXCEED 55 DECIBELS.
06:52:43 >>Jim Wallace: I JUST DON'T HAVE THE CONFIDENCE THAT THE
06:52:45 ACOUSTIFENCE ON COURTS 1 THROUGH 4 IS GOING TO BE ENOUGH.
06:52:49 I'M NOT SAYING, I DO NOT HAVE THE EXPERTISE.
06:52:53 I DON'T KNOW WHETHER YOU NEED --
06:52:55 >>Barry Jones: ME EITHER.
06:52:56 BUT THE GENTLEMAN THAT DOES SAYS THERE WILL BE AND THEY ARE
06:52:59 WILLING TO TAKE THE CHANCE.
06:53:03 >>Jim Wallace: ALSO HEARD TESTIMONY FROM SOMEBODY WHO LIVES

06:53:07 THERE WHO SAYS SHE CAN HEAR THE PICKLEBALL NOISE, WHICH IS
06:53:12 BASED ON THREE COURTS.
06:53:13 NOW YOU'RE GOING TO BE TALKING FIVE TIMES THAT AMOUNT.
06:53:16 >>Barry Jones: BUT I DON'T THINK YOU'RE GOING TO STOP FROM

06:53:19 HEARING SOMETHING.
06:53:20 IT'S WHETHER THE HEARING IS INTRUSIVE ENOUGH TO IMPACT YOUR
06:53:22 WAY OF LIFE.
06:53:23 THAT'S WHY WE SET A STANDARD.
06:53:25 >>Jim Wallace: WHAT IF YOU BUILT A TEN FOOT CONCRETE BLOCK
06:53:28 WALL, ARE YOU GOING TO HEAR IT?
06:53:30 >>Barry Jones: IT'S GOING TO REFLECT TO THE OTHER SIDE.
06:53:33 YOU'RE TRYING TO MAKE PERFECT THE ENEMY OF GOOD HERE.
06:53:38 I DON'T THINK WE CAN ACHIEVE PERFECT.
06:53:39 >>Jim Wallace: I REALLY UNDERSTAND THAT THERE ARE A THOUSAND
06:53:44 PEOPLE WHO LIVE IN THE COMMUNITY, IN THE BROOKS WHO WANT
06:53:50 THIS.
06:53:50 BUT 7 OR 8 THOUSAND PEOPLE WHO LIVE IN THE BROOKS.
06:53:54 SO I FEEL I HAVE A RESPONSIBILITY TO TRY TO PUT MY MIND INTO
06:54:00 THE SPACE OF THE OTHER 7,000 PEOPLE WHO DON'T PLAY
06:54:04 PICKLEBALL.
06:54:05 AND I WANT TO BE SURE THAT WE'RE REALLY LISTENING, EVEN
06:54:09 THOUGH THERE MAY NOT BE MANY OF THEM HERE THAT WE'RE
06:54:13 LISTENING TO THEM AND WE SOMEHOW REPRESENT THEM.
06:54:15 I REALIZE A THOUSAND PEOPLE OR 1200 PEOPLE IS A LOT OF
06:54:19 PICKLEBALL PLAYERS.

06:54:20 BUT THERE'S ALSO 7,000 PEOPLE LIVING IN THE BROOKS.
06:54:23 I JUST -- I DON'T KNOW.
06:54:25 I JUST DON'T FEEL LIKE WE'VE GONE THE DISTANCE FOR THE OTHER
06:54:28 7,000 PEOPLE.
06:54:29 JUST MY OPINION.
06:54:30 >>Barry Jones: THE IMPACT TO ME WHEN I LOOK AT A PROJECT,
06:54:35 IT'S EXTERNAL IMPACT.
06:54:36 THE IMPACT TO ME IS NOT THE 7,000 PEOPLE THROUGHOUT THE
06:54:39 BROOKS.
06:54:39 IT'S THE PEOPLE IN PROXIMITY OF THE PROJECT.
06:54:43 I THINK WE HAVE LOOKED OUT FOR THEM.
06:54:47 I THINK THERE IS SUFFICIENT INGRESS/EGRESS.
06:54:49 PUBLIC OPEN SPACES, HANDICAP STUFF.
06:54:51 THE STORMWATER IS TAKEN CARE OF.
06:54:53 THE LIGHTING.
06:54:54 SORRY.
06:54:55 I GOT TO GET THAT STIPULATION IN.
06:54:56 I MISSED THAT.
06:54:57 I'LL HAVE TO REOPEN THE MOTION TO ADD A STIPULATION THAT THE
06:55:01 LIGHTING SHALL BE CODE COMPLIANT WITH ESTERO CODES AND
06:55:05 YOU'LL WORK WITH STAFF TO FIND THAT.
06:55:07 >> ARE YOU OKAY WITH THAT?
06:55:09 >> YES.
06:55:10 >>Barry Jones: I'M SORRY I MISSED THAT.
06:55:13 I DIDN'T HAVE THAT WRITTEN DOWN.

06:55:14 MY BAD.
06:55:16 >>Ken Gallander: I KNOW YOU'RE IN YOUR DISCUSSION, IF I MAY,
06:55:20 ON THE NORTH SIDE, WE DID PROPOSE THE 8 TO 10 FEET.
06:55:24 WE ARE WILLING TO SAY MINIMUM 10 FEET WITH ACOUSTIFENCE.
06:55:27 THAT IS AN INCREASED BARRIER --
06:55:30 >>Barry Jones: COURTS ONE THROUGH FOUR WITH THE GAP WHERE
06:55:33 THE BATHROOM BUILDING IS.
06:55:35 >>Ken Gallander: RATHER THAN 8 FEET, THAT WILL BE INCREASED
06:55:37 TO 10 FEET --
06:55:39 >>Jim Wallace: WHAT ABOUT ALL THE OTHER COURTS?
06:55:41 SOUND GOES LIKE THAT.
06:55:44 >>Ken Gallander: AGAIN, BASED ON WHAT WE'RE SEEING, BOARD
06:55:46 MEMBER WALLACE, THE COURTS ONE THROUGH FOUR ARE THAT MORE
06:55:51 DIRECT AND THERE IS -- CURRENTLY, THERE IS NO ACOUSTIFENCE.
06:55:54 THERE ARE NO BARRIERS EXISTING.
06:55:56 WE WANT TO GO HIGHER NOW WITH THE ACOUSTIFENCE.
06:55:58 >>Jim Wallace: ONLY ON THOSE COURTS.
06:56:00 >>Ken Gallander: MAINTAINING THAT STIPULATION THAT, THE
06:56:05 THREE MONTHS.
06:56:11 >> MIKE PAPPAS, FOR THE RECORD.
06:56:14 I'M HERE ON BEHALF OF SCOTT SMITH IN OUR OFFICE, ACTUALLY
06:56:18 WORKED ON THE LIGHTING PLAN, BUT HE WASN'T ABLE TO BE HERE.
06:56:21 HIM AND I WORKED CLOSELY TO COME UP WITH A RESOLUTION TO
06:56:24 MEET STAFF'S REQUIREMENT.
06:56:26 REALLY, THE CHALLENGE HAS BEEN, AND I KNOW YOU DIRECTED

06:56:30 MR. HART IF THERE WAS ANOTHER LIGHT THAT WOULD MEET THAT
06:56:34 STANDARD.
06:56:34 WE TRIED DIFFERENT LIGHTS AND WE COULDN'T MEET THE 20 TO 30
06:56:39 FOOT-CANDLES WHICH IS THE PICKLEBALL STANDARD WITH THE
06:56:43 LIGHTS THAT WERE SPECIFIED WITH THE BUG RATING OF 101.
06:56:47 NOW, READING THE LAND DEVELOPMENT CODE, REALLY MY
06:56:50 INTERPRETATION, THERE IS A SECTION OF THE CODE, SECTION 5.6,
06:56:58 EXTERIOR LIGHTING STANDARDS.
06:57:00 IT GOES ON, THERE IS A 5-POINT -- OR 5.604, GENERAL
06:57:07 STANDARDS.
06:57:08 THEN A SECTION 5.605, STANDARDS FOR SPECIFIC USES AND SITE
06:57:13 FEATURES.
06:57:14 NONE OF THOSE STANDARDS IN 5.605 FOR SPECIFIC FEATURES WHICH
06:57:18 WOULD MEET OUR SPORTS COURTS HAS THIS BUG RATING SPECIFIED
06:57:23 OF 101.
06:57:24 THERE IS ANOTHER SECTION OF THE CODE THAT GOES ON, THERE IS
06:57:26 A 5.605 THAT HAS -- DEALS WITH STREET LIGHTS.
06:57:32 THAT SECTION OF THE CODE ACTUALLY GOES BACK AND SAYS, OH,
06:57:35 THAT'S GENERAL SECTION, IT MUST COMPLY WITH 4604 E, WHICH IS
06:57:40 THE BUG REQUIREMENT OF 101.
06:57:42 REALLY, WHAT I WOULD LIKE TO SAY IS CAN WE NOT COMPLY WITH
06:57:48 5605 B WHICH IS SPORTS COURTS.

06:57:51 WE COMPLY WITH THAT SECTION OF THE CODE, IF STAFF IS
06:57:53 ALLOWED, ONLY LOOKS AT THAT SECTION AND NOT THE BUG RATING
06:57:58 WE CAN MEET THAT SECTION.

06:57:59 >>Barry Jones: CAN YOU SPLIT THE LIGHTS TO WHERE THE PARKING
06:58:01 LOT IS MEETING THE STANDARD AND THE COURTS ARE NOT?
06:58:05 >> ABSOLUTELY.
06:58:05 >>Barry Jones: SPECIFIC CONCERN THE GLARE AND THE DISTANCE
06:58:08 OF THE COURT TO ANY OTHER FACILITY, I GUESS I NEED JIM TO
06:58:14 SPEAK TO IT.
06:58:15 WE DON'T WANT TO UNDERCUT STAFF.
06:58:17 >>Mike Pappas: THE EXISTING LIGHTS TODAY, THEY ARE NOT
06:58:21 CUTOFF LIGHTS --
06:58:31 >>Jim Hart: IN SECTION 5-604, THAT IS THE GENERAL STANDARDS.
06:58:35 IT SAYS IN SECTION E, ALL EXTERIOR LUMINARIES THAT INCLUDE
06:58:41 LED LIGHT SOURCES SHALL COMPLY WITH THE FOLLOWING, WHICH
06:58:45 INCLUDE THE CCT, THE CORRELATED COLOR TEMPERATURE OF 3,000
06:58:50 AND THE BUG RATING OF 101.
06:58:53 >>Barry Jones: DO THE COURTS FALL UNDER THE ANCILLARY USES
06:58:58 OR WHATEVER THE TERM WAS?
06:59:00 >>Jim Hart: 605 IS STANDARD FOR SPECIFIC USES.
06:59:05 >>Barry Jones: DOES THIS QUALIFY AS A SPECIFIC USE?
06:59:08 >>Jim Hart: IT DOES HAVE SPORTS AND PERFORMANCE, BUT IT DOES
06:59:10 SAY THAT ANY FIXTURES IN SPORTS OUTDOOR COURTS MUST HAVE
06:59:14 GLARE CONTROL PACKAGES, SHIELDS AND SIMILAR DEVICES.
06:59:18 NONE OF THE FIXTURES THAT THEY HAVE PROPOSED HAVE THOSE
06:59:23 AVAILABLE.
06:59:23 >>Barry Jones: IT'S INTO THE BULB.
06:59:24 IT IS A FIXTURE, A PHYSICAL ELEMENT, A SHIELD.

06:59:27 >>Mike Pappas: YEAH.
06:59:28 I THINK WE WOULD BE WILLING TO PUT THE GLARE CONTROL PACKAGE
06:59:31 ON, BUT THAT WOULD STILL -- MIGHT EXCEED THE BUG RATING OF
06:59:35 101 TO MAKE THAT HAPPEN.
06:59:37 IN REALITY, I DON'T KNOW HOW YOU WOULD REALLY ADEQUATELY
06:59:43 LIGHT OTHER TYPE OF SPORTS FIELDS WITH THIS BUG 101 RATING.
06:59:48 I DON'T THINK IT'S POSSIBLE.
06:59:49 THAT'S WHY THIS OTHER CATEGORY IN THE LAND DEVELOPMENT CODE
06:59:53 EXISTS IN MY INTERPRETATION OF IT.
06:59:54 >>Barry Jones: ARE YOU COMFORTABLE ADDING THE GLARE SHIELDS
06:59:57 AND CALLING THAT A DAY?
07:00:01 >>Jim Hart: MY PREFERENCE WOULD BE LET'S SEE WHAT IS
07:00:04 AVAILABLE AND SEE IF WE CAN GET SOMETHING CLOSER TO THE 101
07:00:09 THAN A 3.
07:00:10 I THINK IT'S HARD FOR YOU GUYS TO COMPREHEND HOW BRIGHT A
07:00:17 GLARE OF 3 IS.
07:00:19 >>Barry Jones: I UNDERSTAND.
07:00:19 THERE'S ONE SHINING OFF THE SIDE OF THE BUILDING AT THE

07:00:23 ROUNDABOUT AT WILLIAMS AND COCONUT.
07:00:25 >>Jim Hart: YEAH.
07:00:27 SO THAT'S OUR BIGGEST CONCERN.
07:00:29 >>Barry Jones: WHAT DOES IT GET TO WITH THE GLARE PACKAGE?
07:00:32 ANY IDEA?
07:00:34 >>Jim Hart: WE WOULD HAVE TO PROBABLY GO TO A DIFFERENT
07:00:37 MANUFACTURER THAN WHAT THEY HAVE PROPOSED.

07:00:39 THERE ARE SOME OTHER HIGHER END FIXTURES THAT YOU CAN GET
07:00:42 THE GLARE CONTROL PACKAGE WITH.
07:00:45 >>Barry Jones: OKAY.
07:00:48 >>Anthony Gargano: CAN WE PUT A STIPULATION IN THE MOTION
07:00:51 THAT STAFF WILL WORK WITH THE APPLICANT TO MEET THAT
07:00:55 REQUIREMENT?
07:00:56 >>Barry Jones: I THOUGHT THAT'S WHAT I DID.
07:00:59 I DID SAY IT WOULD BE CODE MINIMUM.
07:01:01 RATHER THAN CODE MINIMUM, STIPULATION OF BRINGING THE BUG
07:01:03 FACTOR DOWN FROM A -- FROM A 3 TO CLOSER TO A 2 OR
07:01:10 SOMETHING.
07:01:11 I'LL HAVE TO OPEN THE MOTION AND CHANGE IT AGAIN.
07:01:20 >>Mary Gibbs: MAY I ADD SOMETHING?
07:01:22 SINCE TYPICALLY ONCE WE MAKE A MOTION WE DON'T HAVE
07:01:24 DISCUSSION BACK AND FORTH FOR LIKE ANOTHER TEN MINUTES.
07:01:27 HOWEVER, I KNOW YOU WANT TO FINISH WITH THEM, BUT WE'RE ALSO
07:01:31 GOING TO REMOVE THE FIRST STIPULATION BECAUSE IT'S NOT
07:01:34 RELEVANT SINCE THEY DO HAVE A SOUND STUDY.
07:01:39 >>Barry Jones: THE STIPULATION FOR FUTURE STUDIES --
07:01:40 >>Mary Gibbs: THE STIPULATION OF THE CC IN PHASE ONE.
07:01:45 >>Scotty Wood: THE FIRST STIPULATION --
07:01:46 >>Mary Gibbs: I DON'T THINK YOU NEED TO READ THE WHOLE
07:01:48 THING.
07:01:49 IT IS THE STIPULATION FOR PHASE ONE CC.
07:01:51 JIM SAYS IT'S JUST NOT RELEVANT NOW.

07:01:53 >>Scotty Wood: WE HAVE TO INCORPORATE THE 55 DECIBELS INTO
07:01:57 THE FIRST STIPULATION.
07:02:04 >>Barry Jones: I THOUGHT WE WERE REMOVING THE FIRST
07:02:06 STIPULATION FOR THE --
07:02:07 >>Mary Gibbs: THAT'S WHAT I SAID.
07:02:09 >>Barry Jones: I'LL RESTATE THIS MOTION AND ACKNOWLEDGE OR
07:02:11 STATE WHERE THE BICYCLE SPACES ARE GOING TO BE IN PROXIMITY
07:02:15 TO THE COURT.
07:02:16 THERE'S THREE MONTHS TO REMEDIATE ANY SOUND VIOLATIONS.
07:02:19 SOUND VIOLATIONS ARE BASED OFF ANSI STANDARDS OF 55
07:02:22 DECIBELS.
07:02:23 THE LIGHTING IN THE PARKING LOT WILL BE CODE COMPLIANT.
07:02:25 THE LIGHTING ON THE COURSE WILL BE DETERMINED BY THE SECTION
07:02:29 ADDRESSING SPORTS COURTS.

07:02:31 ALL EFFORTS WILL BE MADE TO MINIMIZE THE GLARE THROUGH
07:02:34 WORKING WITH STAFF, DIFFERENT HEADS, DIFFERENT BULBS,
07:02:37 WHATEVER IT NEEDS TO BE.
07:02:39 WE UNDERSTAND YOUR LIGHTING REQUIREMENTS.
07:02:40 THE BARRIER ALONG THE NORTH AND THE EAST WALL WILL BE TEN
07:02:43 FEET.
07:02:44 IT WILL BE ONE GAP WHERE THE BATHROOM BUILDING IS.
07:02:47 AND WE'RE REMOVING THE PHASE ONE CC SOUND STUDY STIPULATION.
07:02:54 DOES THAT COVER IT ALL?
07:02:55 OKAY.
07:02:59 THAT'S MY MOTION.

07:03:02 >> I CONCUR.
07:03:05 >>Scotty Wood: IS THERE ANY FURTHER DISCUSSION?
07:03:08 >>James Tatooles: I JUST WANT TO MAKE A COMMENT.
07:03:10 I THINK IT'S SO FORTUITOUS THAT THIS TRIANGULAR PIECE OF
07:03:16 PROPERTY IS LOCATED WHERE IT IS ALONG THE STREET PRIMARILY
07:03:21 WHERE MOST OF THE COURTS ARE LOCATED, AND THAT IT'S
07:03:25 SEPARATED BY A LARGE DEGREE WITH NATURAL ELEMENTS SEPARATING
07:03:29 IT FROM THE RESIDENTIAL ASPECTS.
07:03:33 ALL OF THEM CAN'T BE SEPARATED, BUT THERE IS A MITIGATION
07:03:38 FOR THAT ASPECT OF IT BY PUTTING IN THE BARRIER.
07:03:41 I THINK AS MUCH AS POSSIBLY CAN BE DONE TO TAKE INTO
07:03:45 CONSIDERATION FOR THE WELL-BEING OF THE RESIDENTS OUT THERE,
07:03:50 IT SHOWS THAT THERE IS A SYMPATHY AND THERE IS AN ELEMENT
07:03:54 TAKING PLACE TO BE ABLE TO SATISFY THAT.
07:03:57 I THINK THAT HAVING IT BEING JUDGED FINALLY, AS BARRY SAID
07:04:00 WITH HIS MOTION, TO BE ABLE TO PROVE IT SHOWS THAT THERE'S
07:04:06 GREAT EFFORT HERE TO BE ABLE TO MAKE THIS THING BE A
07:04:10 SATISFACTORY PROJECT FOR EVERYBODY CONCERNED.
07:04:13 >>Scotty Wood: ANYONE ELSE?
07:04:14 TAMMY, PLEASE CALL THE ROLL.
07:04:20 >>Anthony Gargano: YES.
07:04:22 >>Kristin Jeannin: YES.
07:04:23 >>Barry Jones: YES.
07:04:26 >>James Tatooles: YES.
07:04:27 >>Jim Wallace: NO.

07:04:29 >>Scotty Wood: YES.
07:04:35 >>Tammy Duran: FIVE YES, ONE NO.
07:04:39 >>Ken Gallander: THANK YOU MUCH.
07:04:41 >>Scotty Wood: MARY, WE'VE BEEN AT IT NOW FOR TWO AND A HALF
07:04:44 HOURS.
07:04:44 I THINK WE NEED A BREAK.
07:04:46 [RECESS]
07:13:37 >>Scotty Wood: THANK YOU.
07:13:38 I ALSO WANT TO THANK ALL OF YOU WHO WAITED FOR ALL THIS
07:13:41 TIME.

07:13:42 OKAY.
07:13:44 OUR NEXT ITEM IS A PUBLIC INFORMATION MEETING, AND NO VOTES
07:13:49 ARE TAKEN AT A PUBLIC INFORMATION MEETING, AS I NOTED
07:13:52 EARLIER.
07:13:52 THIS IS JUST WHAT IT SAYS IT IS.
07:13:56 IT'S A PUBLIC INFORMATION MEETING, AND THE APPLICANT WILL
07:14:01 MAKE A PRESENTATION, AND WE WILL HAVE THE OPPORTUNITY FOR
07:14:03 PUBLIC INPUT AS WELL AS BOARD INPUT.
07:14:09 MARY, DO YOU WANT TO INTRODUCE IT?
07:14:15 >>Mary Gibbs: I'LL BE QUICK BECAUSE I KNOW EVERYBODY IS
07:14:18 GETTING HUNGRY.
07:14:18 THIS IS CALLED ESTERO 4.2.
07:14:25 THE REASON BEING IT IS A 4.2-ACRE PROJECT.
07:14:28 IT'S ACROSS THE STREET FROM WALMART NEAR THE CAYO DE ESTERO
07:14:36 SHOPPES.

07:14:37 IN AN EARLIER ITERATION, KNOWN AS EICH 4.2 PROPERTY, ZONED
07:14:41 BY THE COUNTY SEVERAL YEARS AGO, CAME TO THE OLD DESIGN
07:14:44 REVIEW BOARD BACK IN ABOUT 2015 TO SEE ABOUT CLEARING THE
07:14:49 LOT AND SELLING IT.
07:14:50 IT'S GOT A LITTLE BIT OF A HISTORY.
07:14:53 THEY HAVE NOT SUBMITTED -- THEY HAVE THE ZONING IN PLACE FOR
07:14:56 SOME RETAIL AND OFFICE TYPE USES.
07:14:59 THEY HAVE NOT SUBMITTED ANY DEVELOPMENT ORDER APPLICATION
07:15:02 YET.
07:15:03 THIS IS THE FIRST MEETING, WHICH IS THE INFORMATION MEETING
07:15:06 WHERE THEY GIVE AN OVERVIEW OF WHAT THEY ARE PLANNING AND
07:15:09 THEN, OF COURSE, WE TAKE PUBLIC INPUT.
07:15:11 AGAIN, LIKE YOU MENTIONED, THERE WILL BE NO VOTING.
07:15:15 WE DID NOT GET THE APPLICATION IN YET, AS I SAID, BUT WE DID
07:15:18 RECEIVE -- WE HAVE A VERY ENTHUSIASTIC BRECKENRIDGE
07:15:22 COMMUNITY THAT LIKES TO SEND E-MAILS.
07:15:25 SO WE DID RECEIVE -- I THINK WE GOT FIVE E-CARDS THAT WE
07:15:29 SENT TO YOU, WHICH CAME IN BEFORE THE CUTOFF OF YESTERDAY AT
07:15:34 NOON.
07:15:35 HOWEVER, SINCE THEN, WE GOT AN E-MAIL THAT HAD ABOUT 231
07:15:41 E-MAILS ATTACHED, WHICH SAID THEY HAD SOME CONCERNS WITH THE
07:15:44 PROJECT.
07:15:45 AND THEN WE ALSO HAVE A LETTER WHICH WE PUT ON THE DAIS, I
07:15:50 THINK, WHICH IS FROM THE BRECKENRIDGE ASSOCIATION.
07:15:55 SO WE WANTED TO MAKE SURE, EVERYTHING WAS COMING KIND OF

07:15:58 FAST AND FURIOUS IN THE PAST DAY OR TWO, SO WE WANTED TO
07:16:02 MAKE SURE THAT YOU HAD EVERYTHING.
07:16:04 I THINK WE ALSO HAVE SOME HANDOUTS THAT TAMMY IS GOING TO
07:16:07 HAND OUT WHEN A COUPLE OF SPEAKERS GET UP.
07:16:09 I WILL TURN IT OVER TO JOHN WOJDAK WHO IS THE ENGINEER ON
07:16:15 THIS PROJECT TO GIVE YOU THE OVERVIEW.

07:16:22 >>John Wojdak: GOOD EVENING.
07:16:23 FOR THE RECORD, JOHN WOJDAK WITH DELISI FITZGERALD.
07:16:28 I AM THE CIVIL ENGINEER ON THE PROJECT.
07:16:30 AS MARY SAID, THIS IS JUST THE PUBLIC INFORMATION MEETING.
07:16:34 WE HAVE NOT YET FILED A DEVELOPMENT ORDER APPLICATION, BUT
07:16:38 WE ARE WORKING ON THAT AND WANTED TO COME AND GIVE AN
07:16:43 OVERVIEW OF THE PROJECT AND GET EVERYBODY'S INPUT.
07:16:46 SO MARY NOTED THE SITE IS KIND OF NORTH OF THE ESTERO GRANDE
07:16:54 SITE ACROSS FROM WALMART BOUND BY BRECKENRIDGE ON THE KIND
07:17:00 OF LITTLE PIECE TO THE NORTH AND WEST SIDE.
07:17:03 THE OWNER OF THE PROPERTY IS EICH PROPERTIES.
07:17:12 TODD EICHELBERGER IS HERE.
07:17:16 REVIEW THE DESIGN AND HOPE TO FILE A D.O. IN THE NEXT MONTH
07:17:21 OR SO.
07:17:22 THE DEVELOPMENT ORDER WILL BE ABOUT 22,000 SQUARE FEET OF
07:17:30 USES.
07:17:33 EXPLAIN A LITTLE FURTHER.
07:17:34 GREG DISERIO FROM DAVID JONES IS THE LANDSCAPE ARCHITECT.
07:17:39 HE'S HERE TONIGHT TO GO OVER THE BUFFERS AND LANDSCAPE

07:17:42 PALETTE.
07:17:43 RAMON ACEVEDO FROM GMA IS HERE TO GO OVER THE PRELIMINARY
07:17:48 ELEVATIONS.
07:17:48 I'LL GO THROUGH THE REST OF IT.
07:17:53 THIS IS AN AERIAL OF THE SITE.
07:17:55 YOU CAN SEE WE'RE IN INFILL PIECE THAT'S DEVELOPED
07:17:59 COMPLETELY AROUND US.
07:18:01 THERE IS SOMEWHAT OF A FRONTAGE ROAD TO OUR NORTH AND SOUTH,
07:18:09 WHICH I'LL SHOW ON THE SITE PLAN THAT WE'RE CONNECTING TO.
07:18:13 AS MARY MENTIONED, IT DOES HAVE ZONING.
07:18:20 ORIGINALLY ZONED IN 2006 AS A CPD.
07:18:25 THE MASTER CONCEPT PLAN WAS AMENDED AND SUBMITTED IN '14,
07:18:30 APPROVED IN 2015.
07:18:33 IT IS APPROVED FOR 41,000 SQUARE FEET OF RETAIL USES.
07:18:44 WATER MANAGEMENT PERMIT WAS ISSUED IN 2020, AND THE F.D.O.T.
07:18:49 PERMIT IS JUST ABOUT COMPLETE.
07:18:51 THIS IS THE MASTER CONCEPT PLAN.
07:18:56 IT SHOWS TWO BUILDINGS.
07:18:59 THE LARGER THE BUILDING -- LARGER BUILDING IS APPROVED FOR
07:19:03 TWO STORIES.
07:19:04 WE'RE ONLY PROPOSING A SINGLE STORY.
07:19:08 THE KIND OF HATCHED AREA AT THE BOTTOM IS THE WATER
07:19:12 MANAGEMENT.
07:19:13 AND THEN YOU CAN SEE THE ACCESS ARROWS KIND OF NORTH AND
07:19:17 SOUTH FROM THE DRIVE AISLE TO THE ADJACENT PROPERTIES, PLUS

07:19:21 THE DRIVEWAY ON 41.
07:19:24 AND THEN THIS IS A MORE DETAILED SITE PLAN, ORIENTATION

07:19:32 CHANGED A LITTLE BIT.
07:19:33 THE BUILDING ON THE LEFT IS 4,000 SQUARE FEET, PLUS OR
07:19:37 MINUS.
07:19:38 THAT'S GOING TO BE A HEARTLAND DENTAL MEDICAL OFFICE
07:19:42 BUILDING.
07:19:42 THE LARGER L-SHAPED BUILDING IS ABOUT 17,000 SQUARE FEET.
07:19:50 NO USES LOCKED DOWN FOR THAT.
07:19:52 A SINGLE LOADED DRIVE AISLE ALONG THE FRONT, WHICH WOULD
07:19:56 CONNECT TO THE ADJACENT PROPERTIES NORTH AND SOUTH.
07:20:03 KIND OF CONSISTENT WITH THE MASTER CONCEPT PLAN.
07:20:07 THE DRY RETENTION IS IN THE BACK.
07:20:09 THE OUTFALL IS IN THE BACK.
07:20:10 I WOULD POINT OUT THAT THE, PER THE ERP, THE SITE IS 100%
07:20:16 RETENTION UP TO THE 25-YEAR EVENT.
07:20:19 SO THAT'S A LITTLE DIFFERENT THAN NORMAL.
07:20:22 TYPICALLY YOU HAVE ALLOWABLE DISCHARGE RATE.
07:20:24 THIS IS 100% RETENTION UP TO THE 25-YEAR.
07:20:31 THE SERVICE AREA, LIKE THE DUMPSTER ENCLOSURE, LITTLE HARD
07:20:35 TO SEE FOR THE SMALLER BUILDING, KIND OF IMMEDIATELY TO THE
07:20:38 LEFT, WHICH IS MORE ADJACENT TO THE EXISTING OFFICE IN FRONT
07:20:42 OF BRECKENRIDGE.
07:20:43 AND THEN ON THE LARGER BUILDING, IT IS OFF THE BACK RIGHT
07:20:46 KIND OF BOTTOM RIGHT CORNER, FAR AWAY FROM THE EXISTING

07:20:51 RESIDENTIAL AS WE CAN GET IT.
07:20:52 AND THEN I WAS GOING TO HAVE GREG TALK THROUGH THE
07:21:01 LANDSCAPING.
07:21:02 ANY QUESTIONS ON THE SITE LAYOUT?
07:21:08 >>Jim Wallace: JOHN, THE ONLY QUESTION I HAD -- I DON'T KNOW
07:21:11 HOW TO DESCRIBE THIS.
07:21:12 IT'S IN THIS AREA RIGHT HERE, YOU HAVE A TRAFFIC PATTERN
07:21:18 THAT RUNS LIKE THIS.
07:21:20 IS THERE ANY REASON -- I MEAN, IS THERE ANY REASON THAT'S
07:21:24 PAVED RATHER THAN GREEN?
07:21:26 >>John Wojdak: TRUCK TURN.
07:21:29 >>Jim Wallace: IS THERE A REASON?
07:21:31 >>John Wojdak: JUST COMING IN AND HAVING A TRUCK BE ABLE TO
07:21:33 TURN AROUND.
07:21:34 FOR A TRUCK TO BE ABLE TO TURN AROUND IN THERE.
07:21:38 >>Jim Wallace: TO BACK A TRUCK UP, RECEIVING?
07:21:40 OKAY.
07:21:42 >>Barry Jones: WHAT ARE THE TWO ACCESS EASEMENTS NORTH AND
07:21:45 SOUTH, WHAT IS THE STATUS OF THEM?
07:21:47 ARE THEY BUILT OUT?
07:21:48 DO YOU HAVE RIGHTS TO BUILD IN THEM?
07:21:50 >>John Wojdak: SO THE BRECKENRIDGE ONE IS A FRONTAGE ROAD
07:21:55 EASEMENT, AND THEN TO THE RIGHT IS ACCESS EASEMENT DEDICATED
07:22:01 TO THE PROPERTY.

07:22:03 AND THEN PER THE F.D.O.T. PERMIT, WE WOULD BASICALLY HAVE A

07:22:09 CONNECTING ACCESS EASEMENT TO THE ADJACENT PROPERTIES ACROSS
07:22:13 OUR DRIVE AISLE CONNECTING THE TWO.
07:22:16 >>Barry Jones: ARE THOSE ROADS GOING TO GET PHYSICALLY
07:22:19 CONSTRUCTED WITHIN THOSE ACCESS EASEMENTS TO CREATE THAT
07:22:21 KIND OF --
07:22:22 >>John Wojdak: TO THE SOUTH IS CONSTRUCTED PRETTY MUCH RIGHT
07:22:25 TO THE PROPERTY LINE AND WE WOULD CONNECT ON THE
07:22:29 BRECKENRIDGE SIDE, THERE IS A LITTLE BIT OF A GAP.
07:22:31 SO WE COULD GET AS CLOSE TO THE PROPERTY LINE AS WE CAN.
07:22:35 >>Barry Jones: IT'S UPON THE BRECKENRIDGE COMMUNITY --
07:22:39 >>John Wojdak: IF THEY WANT TO MAKE THE CONNECTION, RIGHT.
07:22:41 BUT THERE WOULD BE LEGAL ACCESS ACROSS OUR PROPERTY FOR BOTH
07:22:45 ADJACENT PROPERTIES.
07:22:47 >>Barry Jones: F.D.O.T. DOESN'T HAVE, THEY ARE NOT FORCING
07:22:49 YOU TO CONSTRUCT THAT AS PART OF YOUR ACCESS DRIVE.
07:22:52 >>John Wojdak: CORRECT.
07:22:53 AND THAT WOULD PROVIDE, I DON'T HAVE A GOOD AERIAL FOR IT,
07:22:59 BUT OUR DRIVE AISLE TRAVERSES THE ADJACENT PROPERTY AND THEN
07:23:04 GOES BEHIND THE SPROUTS WITH ACCESS TO THE SIGNAL AT ESTERO
07:23:10 PARKWAY.
07:23:12 >>Barry Jones: OKAY.
07:23:13 JUST SO THAT ANYBODY THAT'S FROM THE PUBLIC HERE
07:23:15 UNDERSTANDS, WHEN HE SAYS IT'S 100% RETENTION FOR 25-YEAR
07:23:19 STORM, THAT MEANS THAT FOR THE HEAVY RAINSTORMS THAT
07:23:23 SUPPOSEDLY COME ONCE EVERY 25 YEARS, THAT PROJECT DOES NOT

07:23:27 DISCHARGE ANYTHING AT ALL OFF THE SITE, WHICH IS MORE
07:23:31 CONSERVATIVE THAN IT CURRENTLY IS, SO YOU UNDERSTAND WHAT
07:23:35 THAT MEANS.
07:23:36 >>John Wojdak: THAT DESIGN EVENT IS 11 INCHES OF RAIN.
07:23:40 >>Barry Jones: OVER A THREE-DAY PERIOD.
07:23:42 >>John Wojdak: I KNOW DRAINAGE IS A CONCERN.
07:23:44 THERE IS AN EXISTING CULVERT UNDER U.S. 41, AND THERE'S A
07:23:49 DITCH THROUGH THE PROPERTY.
07:23:52 IT KIND OF MEANDERS ALONG THE EASTERN SIDE, AND THAT WILL BE
07:23:58 PIPED OVER WITH A 66-INCH CULVERT FROM UNDER THE DRIVE AISLE
07:24:05 AND THEN TO THE BACK CORNER OF THE PROPERTY WHERE THE SWALE
07:24:09 CURRENTLY EXITS NOW.
07:24:10 >>Barry Jones: I ASSUME STAFF WILL REVIEW THE OUTFALL.
07:24:14 IS THIS A 10-2 OR GOING TO THE DISTRICT WITH THIS?
07:24:18 >>John Wojdak: WE HAVE AN ERP.
07:24:19 >>Barry Jones: THE OUTFALL CALCS ARE TAKEN CARE OF.
07:24:23 >>John Wojdak: YES.
07:24:24 >>Barry Jones: THANK YOU.
07:24:25 >>Jim Wallace: I'M SORRY.
07:24:26 YOU ANSWERED MY QUESTION, BUT I'M STILL LOST.

07:24:28 WHY WOULD A MEDICAL OFFICE BUILDING NEED LARGE AREA FOR
07:24:38 TRUCKS TO BACK INTO A LOADING DOCK?
07:24:42 I'M TRYING TO UNDERSTAND.
07:24:43 IT SAYS TRUCK LOADING AREA BUT A HASHED AREA --
07:24:47 >>John Wojdak: IT'S FOR THE OTHER BUILDING, JIM.

07:24:49 IF YOU COME IN THE ACCESS FROM 41 AND COME STRAIGHT DOWN FOR
07:24:56 THAT TRUCK TO BACK UP TO THE OTHER BUILDING.
07:24:59 >>Jim Wallace: I SEE.
07:25:00 THE TRUCK HAS TO TURN RIGHT AND THEN REVERSE BACK --
07:25:05 >>John Wojdak: CORRECT.
07:25:05 >>Jim Wallace: I GOT IT.
07:25:07 HE NEEDS 170 FEET.
07:25:08 I GOT IT.
07:25:14 >>Barry Jones: STILL QUITE THE MANEUVER TO PUT THE TRUCK IN
07:25:17 THERE.
07:25:17 BUILDING TWO IS WHERE THEY ARE HAVING THE BIG TRUCK.
07:25:26 >>Jim Wallace: I UNDERSTAND NOW.
07:25:29 >> GREG DISERIO WITH DAVE JONES AND ASSOCIATES, LANDSCAPE
07:25:33 ARCHITECT FOR THE PROJECT.
07:25:35 I'LL BE REAL BRIEF.
07:25:36 IT'S A PRETTY STANDARD SITE PLAN.
07:25:38 HIGHLIGHTING IS ALL THE PERVIOUS AREA PLUS SOME OBVIOUSLY
07:25:46 BUILDING FOUNDATION PLANTINGS.
07:25:48 BUFFER-WISE, 30-FOOT TYPE D BUFFER WITH A BERM ALONG U.S.
07:25:59 41.
07:26:00 FIVE FOOT TYPE A BUFFER ALONG THE NORTH AND SOUTH WHERE IT'S
07:26:04 COMMERCIAL TO COMMERCIAL.
07:26:06 AND A SMALL SECTION OF WEST IS A TYPE A BUFFER.
07:26:09 AND THEN THE REMAINDER, MAJORITY OF THE WEST BUFFER,
07:26:13 BRECKENRIDGE IS A TYPE C BUFFER, WHICH DOES INCLUDE AN

07:26:18 OPAQUE WALL.
07:26:19 THIS IS THEIR PRELIMINARY START OF THE PLANNING PLAN.
07:26:27 WE'LL OBVIOUSLY BE REFINING THIS ONCE THE CIVIL IS UPDATED
07:26:31 AND REFINED AS WELL AS WORKING WITH RAMON AS THE
07:26:34 ARCHITECTURE IS DEVELOPED FURTHER.
07:26:38 TYPICAL PLANT SPECIES, PLANT MIX, PLANT SIZES, AND THEN JUST
07:26:45 GENERALLY THIS IS A GENERAL TREE PALETTE FOR THE PROJECT, AS
07:26:50 YOU CAN SEE, PREDOMINANTLY NATIVE VEGETATION.
07:26:54 TRYING TO GET A MIX OF DIVERSITY AND MORE JUST THE BUFFER
07:26:59 PLANTINGS TO HELP ANYWHERE WHERE SOME ADDITIONAL BUFFERS,
07:27:04 ADDITIONAL SCREENING WILL NEED TO TAKE PLACE, AGAIN, ONCE
07:27:10 THINGS ARE REFINED.
07:27:11 WITH THAT, HAPPY TO ANSWER ANY QUESTIONS.
07:27:16 >>Scotty Wood: ANYONE?
07:27:17 THANK YOU.
07:27:22 >>Greg Diserio: TURN IT OVER TO RAMON.

07:27:43 >> FOR THE RECORD, RAMON ACEVEDO, GMA ARCHITECTS.
07:27:49 WE'RE WORKING TWO BUILDINGS.
07:27:51 ONE IS GOING TO BE ROUGHLY AROUND 4700 SQUARE FEET.
07:27:56 THE LARGER BUILDING WILL BE AN 18,000-SQUARE-FOOT BUILDING.
07:27:59 WHAT WE'RE TRYING TO ACCOMPLISH REGARDING WITH THE DESIGN IS
07:28:02 RECOGNITION OF THE EXPOSURE TO 41.
07:28:05 THAT'S OUR MAIN GOAL TO CREATE AND ENHANCE FACING 41.
07:28:12 AS YOU CAN SEE HERE IN THE ROOF PLAN, WE ARE PROPOSING TO
07:28:16 CREATE THREE DIFFERENT TOWERS IN THE SMALL BUILDING.

07:28:21 A COUPLE OF THE TOWERS ARE FLAT AT THE CORNER WITH A MAIN
07:28:24 HIP ROOF THAT -- LARGER HIP ROOF THAT CROSS THE ENTIRE
07:28:31 FACADE.
07:28:31 SO YOU'RE GOING TO SEE NICE ELEVATION REGARDING HEIGHT FOR
07:28:35 RECOGNITION AND A STRONG PRESENTATION TOWARD 41.
07:28:41 AT THE PERIMETER, WE'RE PROPOSING AT THIS TIME SEVERAL
07:28:43 PROJECTIONS TO CREATE ARTICULATION.
07:28:47 WE PROBABLY SEE SOME VARIATION AT THE CORNERS IN THE BACK TO
07:28:52 BE ABLE TO HIDE THE MECHANICAL EQUIPMENT, BUT WE'RE STILL
07:28:59 WORKING ON THAT PROCESS.
07:29:00 THIS IS THE BUILDING THAT WAS REFERRED PREVIOUSLY AS THE
07:29:03 MEDICAL BUILDING.
07:29:04 HERE YOU CAN SEE THE FACADE.
07:29:10 THE MAIN FACADE OF THE UPPER LEFT IS THE -- THAT YOU SEE
07:29:18 FROM 41.
07:29:19 THE FACADE TO THE RIGHT, IT WILL BE THE BACK OR WEST, AND
07:29:26 YOU CAN SEE THE SITE.
07:29:30 WE'RE TRYING TO CREATE, AS YOU CAN SEE, ARE THOSE TWO
07:29:33 TOWERS.
07:29:33 TWO OF THOSE IN THE CORNER ARE FLAT, AND YOU CAN SEE THE
07:29:37 MAIN ENTRANCE EMPHASIZED WITH A HIP ROOF AND THE HIP ROOF AT
07:29:45 THE BACK.
07:29:46 THE COLOR PALETTE IS CONSISTENT WITH ESTERO.
07:29:52 THE COLOR PALETTE WAS WARM -- THAT WE ARE RESPECTING.
07:29:57 AND THIS IS THE 18,000-SQUARE-FOOT BUILDING.

07:30:03 AS I SAID BEFORE, WE'RE STILL WORKING WITH SOME OF THE
07:30:08 PROJECTION AT THE PERIMETER.
07:30:09 WE KNOW WE NEED TO HIDE THE ELECTRICAL PANEL.
07:30:12 WE UNDERSTAND THAT.
07:30:13 AND WE WILL WORK IN SOME OF THE PROJECTIONS TO HIDE THOSE
07:30:17 AND AT THE SAME TIME ANY KIND OF ACCESS TO THE ROOF WE KNOW
07:30:21 WE UNDERSTAND THAT IT'S REQUIRED TO BE HIDDEN, AND WE WILL
07:30:24 WORK ON THAT, ON THOSE SECONDARY PROJECTS, ESPECIALLY AT THE
07:30:29 WEST SIDE.
07:30:30 HERE IS THE MAIN FACADE.
07:30:36 AS YOU CAN SEE, IT KIND OF -- FROM THE MAIN ENTRANCE WHERE
07:30:40 YOU HAVE A LARGE HIP ROOF, A PROJECTION WITH A COVER CANOPY

07:30:45 AND THEN MOVE BACK JUST A FEW FEET, THE SECONDARY ELEMENT,
07:30:50 AND THEN YOU HAVE THE MAIN BODY OF THE BUILDING ITSELF.
07:30:54 AS YOU GO AT THE CORNER, THIS TOWER DIFFERENT THAN THE OTHER
07:30:59 BUILDING ACTUALLY DO HAVE HIP ROOF ALSO ON THE SIDE.
07:31:03 AND A LOT OF STOREFRONT, NOT NECESSARILY THAT WILL BE THE
07:31:08 FINAL STOREFRONT ARRANGEMENT.
07:31:11 WE'RE STILL WORKING WITH TENANTS AND THERE MAY BE SOME MINOR
07:31:15 VARIATION AS THE DESIGN EVOLVES.
07:31:18 BASICALLY, THESE ARE THE SIDE FACADE.
07:31:26 THERE'S NOT A LOT OF GLAZING ON THOSE BECAUSE WE UNDERSTAND
07:31:32 THAT WILL BE THE SIDE OF THE TENANTS, BUT WE TRY TO STILL
07:31:41 CREATE SOME ARTICULATION.
07:31:43 WE'RE BREAKING THE LINE OF THE ROOF, AND YOU CAN SEE

07:31:46 CREATING PATTERNS WITH THE STUCCO, USING TRIM ELEMENTS,
07:31:50 CHANGING COLOR, AND TRYING TO ENRICH THE FACADE, RESPECTING
07:32:01 ALWAYS THE DIRECTIVES FROM THE VILLAGE OF ESTERO.
07:32:05 IF YOU HAVE ANY QUESTIONS.
07:32:13 >>Jim Wallace: I HAVE ONLY REALLY ONE.
07:32:14 I NOTICED ON THE ELEVATION OF THE SMALLER BUILDING ON THE
07:32:18 WEST ELEVATION, MAYBE IT'S JUST AN ERROR WHEN THEY DID IT.
07:32:24 IS THERE A REASON WHY THE CORBELS DON'T GO ALL THE WAY
07:32:28 AROUND THE BUILDING?
07:32:30 >>Ramon Acevedo: BECAUSE IT WAS THE BACK.
07:32:32 YOU'RE TALKING ABOUT THE MAIN HIP ROOF?
07:32:34 >>Jim Wallace: YEAH, I'M LOOKING AT THE WEST REAR ELEVATION,
07:32:37 THE CORBELS AREN'T THERE.
07:32:40 >>Ramon Acevedo: WE CAN DEFINITELY ADD IT.
07:32:43 AT THIS TIME, WE UNDERSTAND IT WAS THE BACK.
07:32:46 THE ANGLE TO VISUALIZE THAT, YOU'RE GOING TO BE ALMOST NONE,
07:32:51 ALMOST 30 FEET.
07:32:54 BUT WE CAN INCORPORATE THAT.
07:32:55 >>Jim Wallace: I JUST DON'T KNOW WHETHER THE BUILDINGS IN
07:32:58 BRECKENRIDGE OR TWO OR THREE STORY AND THEY MAY BE LOOKING
07:33:01 DOWN ONTO IT.
07:33:03 SO THAT WOULD BE MY ONLY CONCERN.
07:33:06 >>Ramon Acevedo: GOOD OBSERVATION.
07:33:07 THAT WILL BE SOMETHING THAT WE CAN DEFINITELY INCORPORATE.
07:33:11 >>Jim Wallace: CORBELS ARE CHEAP.

07:33:12 I DON'T KNOW IF SOMEBODY FORGOT TO PUT THEM ON.
07:33:20 >> A QUESTION.
07:33:23 ON THE WEST EXTERIOR ELEVATION, I SEE NO WINDOWS AT ALL.
07:33:28 >>Ramon Acevedo: RIGHT NOW, THOSE ARE THE SIDE OF THE TENANT
07:33:32 SPACE.
07:33:33 AS WE WORK WITH THE FUTURE TENANT, WE PROBABLY CAN ADD MORE,
07:33:38 AND WE HAVE WORK ALL OTHER KIND OF ELEMENTS BEFORE WITH THE
07:33:44 VILLAGE OF ESTERO PROJECTION, TRELLISES.

07:33:49 WE CAN INCORPORATE ELEMENTS THAT ARE RECOGNIZED, BUT AT THIS
07:33:54 TIME, WE'RE STILL TRYING TO WORK WITH THE LAYOUT FOR THE
07:33:59 TENANT AND WE CAN INCORPORATE SOME LIMITED GLAZING, BUT IT
07:34:03 OBVIOUSLY WALLS ARE ALSO NEEDED FOR MERCANTILE USES IN MANY
07:34:08 OF THE SPACES.
07:34:09 SO WE WILL WORK WITH THAT.
07:34:16 >>Jim Wallace: IT NEEDS SOMETHING.
07:34:17 >>Scotty Wood: ALSO SOME FOUNDATION PLANTING, NOT ALL THE
07:34:21 WAY ACROSS, BUT SOME KIND OF FOUNDATION PLANTING
07:34:26 SPORADICALLY ACROSS THAT MASSIVE BUILDING THAT WOULD EXIST.
07:34:30 >>Ramon Acevedo: ON THE SIDE ELEVATIONS.
07:34:33 >>Scotty Wood: WEST EXTERIOR ELEVATION, IF YOU CAN SPOT SOME
07:34:39 LANDSCAPING ALONG THE WAY JUST TO BREAK IT UP.
07:34:43 >>Barry Jones: IS THE GLASS CLEAR COLORED?
07:34:46 >>Ramon Acevedo: I THINK MOSTLY WILL BE CLEAR.
07:34:50 WE CAN HAVE SOME TINT, BUT MOSTLY CLEAR.
07:34:54 AND THE CANOPIES WILL BE ABLE TO CREATE SHADOWS ON IT,

07:34:58 BECAUSE THE TOWERS ARE PROJECTING -- SO YOU DO HAVE COVER
07:35:04 FROM THE SUN.
07:35:05 >>Jim Wallace: CAN YOU AFFORD TO LOSE ANY PARKING SPACES?
07:35:08 CAN YOU AFFORD ON THE SITE PLAN, MAYBE JOHN WOJDAK CAN ADD,
07:35:12 CAN YOU AFFORD TO LOSE ANY PARKING SPACES TO ACCOMMODATE
07:35:17 MORE LANDSCAPING ON THE CORNERS?
07:35:24 >>John Wojdak: CURRENTLY, WE ARE A LITTLE ABOVE THE CODE FOR
07:35:27 GENERAL RETAIL, BUT WE DON'T HAVE TENANTS YET FOR THE BIGGER
07:35:32 BUILDING.
07:35:33 AND IF YOU DON'T HAVE FIVE TENANTS, YOU'RE NOT A MULTIPLE
07:35:37 OCCUPANCY COMPLEX.
07:35:39 >>Jim Wallace: I'M ASKING, ONE TREE ON THIS CORNER, ONE TREE
07:35:42 ON THAT CORNER.
07:35:44 DOESN'T SEEM LIKE A WHOLE LOT OF LANDSCAPING HERE.
07:35:47 >>John Wojdak: GREG DIDN'T GO SO FAR AS TO DO BUILDING
07:35:51 PERIMETER PLANTINGS, BUT THE KIND OF GREEN STRIPS AROUND THE
07:35:55 BUILDINGS ARE WHERE WE HAVE ROOM FOR THAT.
07:35:58 WE JUST DIDN'T PROVIDE PLANTING THERE.
07:36:00 >>Jim Wallace: MORE TREES IN YOUR STORMWATER DRAINAGE THAN
07:36:03 YOU DO AROUND THE SMALL BUILDING.
07:36:08 >>John Wojdak: WE HAVE A PRETTY NICE AREA LEFT OF THE SMALL
07:36:13 BUILDING THAT CAN BE ENHANCED.
07:36:17 >>Jim Wallace: I'M JUST ASKING WHETHER OR NOT.
07:36:19 IT SEEMS VERY, VERY MINIMAL.
07:36:21 REALLY DEFER TO KRISTIN.

07:36:27 >>James Tatooles: BETWEEN THE TWO BUILDINGS THERE'S NOTHING.
07:36:33 >>Kristin Jeannin: I'M ALWAYS IN FAVOR OF MORE TREES.
07:36:35 I THINK IT'S EARLY TO REALLY SAY TOO MUCH ABOUT IT.
07:36:41 I THINK THEY'VE GOT THE PARKING ISLANDS.

07:36:47 TREES ARE DOING A GOOD JOB AND THE BUFFER LOOKS SIGNIFICANT.
07:36:51 ABSOLUTELY WOULD LOVE TO HAVE A LITTLE BIT MORE AROUND THE
07:36:54 FOUNDATION, IF POSSIBLE.
07:36:55 ALWAYS NICE TO HAVE SOME PALMS, SMALL PALMS AT THE ENTRANCES
07:37:01 IF IT ALLOWS, IF THE DESIGN ALLOWS FOR THAT, IT WOULD BE
07:37:05 NICER.
07:37:06 >>John Wojdak: WE COULD LOOK AT EXPANDING THOSE ISLANDS KIND
07:37:08 OF AT THE FRONT INNER CORNERS, THE SPACE EACH WAY SO YOU GET
07:37:15 SOMETHING A LITTLE MORE GRANDEUR THERE AS YOU COME IN.
07:37:19 >>Jim Wallace: YOU'RE GOING TO TELL ME I HAVE A TREE AND TEN
07:37:23 PARKING SPACES, THEN A TREE AND THEN TEN -- I UNDERSTAND IT
07:37:26 MAY MEET CODE, BUT IT SURE SEEMS LIKE THERE AREN'T A LOT OF
07:37:30 TREES HERE.
07:37:30 MAYBE JUST ME.
07:37:32 >>James Tatooles: WHEN YOU LOOK AT THE SPACE BETWEEN THE TWO
07:37:36 BUILDINGS AND THEN LOOK AT THE SPACE NEXT TO THE LONG END OF
07:37:42 THE BIGGER BUILDING, THEY ARE COMPLETELY NAKED.
07:37:47 THERE'S JUST NOTHING THERE.
07:37:48 IT'S JUST STERILE.
07:37:53 >>John Wojdak: THIS IS NOT COMPLETE.
07:37:58 >>Jim Wallace: JUST A COMMENT.

07:37:59 >>John Wojdak: YEAH, UNDERSTOOD.
07:38:00 THANKS.
07:38:00 >>Scotty Wood: OKAY.
07:38:01 MARY.
07:38:04 >>Mary Gibbs: I HAVE TWO COMMENTS, JUST IF YOU'RE DONE WITH
07:38:09 YOUR COMMENTS.
07:38:10 FIRST OF ALL, I JUST WANTED TO SAY THAT THE APPLICANT I
07:38:15 THINK IS PROPOSING THE OFFICE AND THEN RETAIL.
07:38:19 THE ZONING DOES ALLOW EXTENSIVE AMOUNT OF USES, BUT SOME OF
07:38:24 THE USES I'M HAPPY TO SEE THAT THIS IS OFFICE AND RETAIL
07:38:28 BECAUSE SOME OF THE USES THAT PEOPLE HAVE COME IN AND ASKED
07:38:30 US ABOUT, GAS STATIONS AND THINGS, I DON'T WANT TO SCARE
07:38:35 EVERYBODY, BUT WE'VE HAD SOME USES THAT WE TOLD THEM, PLEASE
07:38:39 KEEP GOING ELSEWHERE.
07:38:40 SO THIS IS A GOOD IMPROVEMENT, I THINK, AND THE HEIGHT IS
07:38:44 LOWER THAN WHAT THE COUNTY ZONING ALLOWS.
07:38:47 BUT ONE OF THE THINGS I WAS GOING TO SUGGEST AND I THINK THE
07:38:50 APPLICANT HAS AGREED TO DO THIS IS MEET WITH BRECKENRIDGE
07:38:53 BECAUSE WE GOT THIS HUGE EXTENSIVE INFLUX OF E-MAILS AFTER
07:38:57 YOUR CUTOFF DATE WITH CONCERNS ABOUT DIFFERENT THINGS,
07:39:01 DRAINAGE AND ACCESS AND ALL KINDS OF THINGS.
07:39:04 SO I WOULD SUGGEST THAT THEY EITHER HAVE A MEETING WITH THE
07:39:07 NEIGHBORS, IF THE NEIGHBORS WANT THAT, OR WE COULD COME BACK
07:39:10 HERE AND HAVE A WORKSHOP.
07:39:12 BUT I THINK ONCE THEY GET A LITTLE BIT MORE INFORMATION AND

07:39:14 GET EVERYBODY'S INPUT TONIGHT, THAT WILL PROBABLY BE A
07:39:17 REALLY GOOD IDEA.
07:39:20 >>Scotty Wood: QUESTION.
07:39:21 HAS THE APPLICANT SEEN THIS LETTER?
07:39:24 >>Mary Gibbs: YES, I SHARED, FAST AND FURIOUSLY WAS TRYING
07:39:27 TO SHARE WITH EVERYBODY TODAY ALL THE COMMENTS WE GOT IN.
07:39:30 THAT WAS THE LETTER FROM BRECKENRIDGE ASSOCIATION.
07:39:34 AND I'M PRETTY SURE I SENT ALL OF THAT TO EVERYBODY.
07:39:40 >>Scotty Wood: IF THERE ARE NO FURTHER COMMENTS HERE AT THE
07:39:43 BOARD, I WILL OPEN IT FOR PUBLIC INPUT.
07:39:47 BY THE WAY, OUR RULES OF PROCEDURE LIMIT TESTIMONY IN A
07:39:52 PUBLIC INFORMATION MEETING TO THREE MINUTES, NOT FIVE
07:39:55 MINUTES.
07:39:56 SO PLEASE PLAN ACCORDINGLY, THOSE OF YOU WHO INTEND TO
07:40:00 SPEAK.
07:40:00 OKAY, TAMMY.
07:40:02 >>Tammy Duran: KATY ERRINGTON IS FIRST AND STEDMAN WOULD BE
07:40:07 SECOND.
07:40:17 >>Scotty Wood: I KNOW YOU.
07:40:18 >> GOOD EVENING, CHAIRMAN SCOTTY.
07:40:20 GOOD EVENING, EVERYBODY.
07:40:21 I'M GOING TO MAKE A COMMENT ON WHAT WAS SAID ABOUT THE --
07:40:25 THERE ARE TWO CONDOS THERE THAT ARE FIVE STORIES LOOKING
07:40:29 DOWN ON THAT.
07:40:30 I HAPPEN TO LIVE IN ONE OF THEM, AND IT'S RIGHT IN MY FACE.

07:40:35 WHAT I WANT TO DO IS TELL YOU AS A RESIDENT OF BRECKENRIDGE,
07:40:38 WE'RE NOT OPPOSED TO ESTERO 4.2 DEVELOPING THE PARCEL.
07:40:42 FOR START, SEVERAL OF US WILL ADDRESS WHAT WE CALL PROBLEM
07:40:45 AREAS.
07:40:46 ESTERO 4.2 IS REQUESTING SPECIAL INGRESS/EGRESS RIGHTS ON
07:40:50 THEIR PROPERTY.
07:40:52 THE DEVELOPER SHOULD NEGOTIATE WITH CAYO DE ESTERO TO USE
07:40:55 THEIR INGRESS/EGRESS OFF U.S. 41 AND FOR THE EASEMENT ON
07:41:00 CAYO DE ESTERO PROPERTY TO BE OPEN FOR THE ESTERO 4.2
07:41:04 DEVELOPER TO USE.
07:41:05 THIS AREA IS NORTH OF ESTERO PARKWAY ON U.S. 41 GOING SOUTH.
07:41:08 NOW, OVERCROWDED U.S. 41, I'M GOING TO ADDRESS THE TRAFFIC.
07:41:12 ESPECIALLY IN SEASON IN ESTERO THERE IS VEHICULAR CONGESTION
07:41:16 ON THE SHORT STRETCH OF ROAD.
07:41:18 WALKERS ON THE SIDEWALK, BICYCLISTS MANEUVERING ON THE SIDE
07:41:22 OF THE UNSAFE U.S. 41 SHARED BIKE PATH AND SAFETY ISSUES
07:41:27 COME TO SURFACE.
07:41:29 WE ALREADY HAVE A MAJOR SAFETY ISSUE ON U.S. 41 BEGINNING
07:41:32 WITH PINE ROAD.
07:41:33 VEHICLES LEADING PINE ROAD -- BEAR WITH ME -- THEY COME, THE
07:41:36 VEHICLES PASSING PINE ROAD, THEY ARE HEADING TOWARD SPROUTS
07:41:40 TO TURN INTO BRECKENRIDGE DRIVE, VEHICLES GOING STRAIGHT

07:41:44 DOWN U.S. 41, YOU'RE SITTING IN YOUR CAR, VEHICLES SHOOTING
07:41:48 ACROSS U.S. 41 FROM PINE ROAD TO MAKE A U-TURN TO GO NORTH,
07:41:52 VEHICLES MAKING A U-TURN OFF U.S. 41 TO GO SOUTH OR TO GO

07:41:55 STRAIGHT ACROSS TO ENTER BRECKENRIDGE.
07:41:59 TOSS IN THE MIX OF THE LEE COUNTY TRAN BUS STOP THAT'S THERE
07:42:02 AND PROPOSED RIGHT TURN ON ESTERO 4.2 VEHICLES, MANEUVERING
07:42:06 TO TRY TO GET INTO THE LEFT-TURN LANE TO WALMART.
07:42:09 A RIGHT TURN INTO CAYO DE ESTERO AND THEN A RIGHT TURN INTO
07:42:14 ESTERO, YOU THINK THIS IS CRAZY.
07:42:16 THAT'S IN 750 FEET.
07:42:17 DOES THIS TRAFFIC PATTERN MAKE ANY SENSE?
07:42:21 FACTOR IN THERE IS A PROFESSIONAL CENTER THERE THAT THEY
07:42:25 HAVE, IT'S CALLED GOLF PROFESSIONAL CENTER.
07:42:30 VERY NICE CENTER RIGHT THERE AT THE BEGINNING OF
07:42:33 BRECKENRIDGE, AND THEY HAVE A PRESCHOOL AND A DAY SCHOOL.
07:42:37 THEY HAVE 100 CHILDREN IN THERE EVERY DAY, AND THOSE PEOPLE
07:42:41 COME IN, THEY CAN'T GO THROUGH BRECKENRIDGE AND GET BACK
07:42:43 OUT.
07:42:44 THEY HAVE TO FACE THAT TRAFFIC.
07:42:45 I HAVE SEEN ACCIDENTS THERE.
07:42:47 IN ADDITION TO THAT, THE VILLAGE OF ESTERO RECENTLY HAS
07:42:53 AGREED TO HAVE A MONUMENT SIGN, SIX FOOT BY SIX FOOT
07:42:57 MONUMENT SIGN THAT WE ARE PAYING FOR, THAT THE VILLAGE HAS
07:43:00 ALREADY AGREED ON.
07:43:01 IT'S GOING TO BE PLACED RIGHT THERE WHERE THE INGRESS AND
07:43:05 EGRESS IS.
07:43:06 SO THAT SHOULD BE DENIED.
07:43:09 IT'S JUST TOO MUCH CRAZY TRAFFIC.

07:43:18 [APPLAUSE]
07:43:23 >>Barry Jones: WHEN THE ZONING IS IN PLACE THAT HAS --
07:43:27 [INAUDIBLE]
07:43:32 -- NOT THE VILLAGE.
07:43:33 >> THEY JUST SOLD THAT RIGHT TO F.D.O.T. JUST A MONTH AGO.
07:43:38 THEY SHOULDN'T BE ALLOWED TO DO THAT.
07:43:42 YOU CANNOT HAVE FIVE RIGHT-TURN LANES FROM BRECKENRIDGE AND
07:43:47 PINE ROAD, YOU KNOW WHERE PINE ROAD IS.
07:43:49 >>Barry Jones: HOW IS THAT ANY DIFFERENT THAN ANY OTHER
07:43:52 URBAN SECTION?
07:43:55 >> YOU GO TRAVEL -- THE FRONTAGE AND THE EASEMENTS, IT'S
07:44:04 CRAZY.
07:44:04 IF YOU WANT TO PUT A SIGNALIZED TRAFFIC LIGHT THERE.
07:44:07 >>Barry Jones: THAT'S WHY THEY ARE CONNECTED TO THE SOUTH
07:44:09 FOR PEOPLE THAT WANT TO GO BACK, COME IN FROM THE SOUTH.
07:44:13 THEY WILL BE CONNECTED TO THAT ACCESS ROAD GOING TO THE
07:44:16 SOUTH OUT THROUGH SPROUTS.
07:44:18 SO SOMEBODY HAS THE ABILITY TO USE THAT LIGHT AND COME INTO

07:44:23 THEIR PROJECT, IS THAT CORRECT?
07:44:24 I JUST WANT TO MAKE SURE UNDERSTAND WHAT THEY ARE PROPOSING.
07:44:28 >> I DON'T KNOW WHAT THEY ARE PROPOSING, BECAUSE THE ROAD IS
07:44:31 NARROW, AND IT COULD BE A ONE-WAY IF YOU WANTED IT TO BE ONE
07:44:35 WAY GOING SOUTH.
07:44:36 >>Barry Jones: IS THAT 20-FOOT WIDE GOING SOUTH, IS THAT
07:44:39 WHAT IT IS?

07:44:40 24-FOOT.
07:44:41 SO THAT'S A STANDARD WIDTH.
07:44:44 SO THEY DO HAVE AN INTERCONNECT TO THE SOUTH THAT TAKES THEM
07:44:47 OUT TO THAT LIGHT.
07:44:49 >> WHOSE ROAD IS THAT?
07:44:51 >>Barry Jones: IT'S AN ACCESS -- I UNDERSTAND WHAT THE
07:44:53 APPLICANT HAS EXPLAINED TO US, IT IS AN ACCESS EASEMENT
07:44:57 BETWEEN THE TWO OF THEM AND THEY OWN THE PORTION OF THE ROAD
07:45:00 THAT'S ON THEIR PROPERTY.
07:45:01 THEY MAINTAIN THEIR OWN PORTION BUT IT'S OPEN TO THE PUBLIC.
07:45:04 ANYBODY CAN INGRESS OR EGRESS THROUGH IT.
07:45:07 JUST FOR COMMUNICATION PURPOSES.
07:45:12 >> SAFETY.
07:45:13 SAFETY SHOULD BE AT THE TOP OF YOUR LIST ON THIS, NOT JUST
07:45:18 WHAT'S STANDARD AND ALL, BUT SAFETY.
07:45:20 THINK ABOUT THAT.
07:45:21 YOU DRIVE IT, GET IN THERE --
07:45:27 >>Barry Jones: TRANSPORTATION DESIGN, I UNDERSTAND THE
07:45:29 SAFETY REQUIREMENTS.
07:45:30 >> OKAY, SAFETY IS IT.
07:45:31 >>Barry Jones: I ALSO UNDERSTAND HOW THE TURN LANE MAKES IT
07:45:34 SAFER.
07:45:35 THEY ARE NOT BUILDING IT OUT OF THE GOODNESS OF THEIR HEART.
07:45:37 THEY ARE SPENDING A LOT OF MONEY TO DO IT.
07:45:39 >> I HAVE TO DISAGREE WITH THAT.

07:45:40 >>Barry Jones: I DON'T THINK BUILT --
07:45:43 >> WHERE WILL YOU PUT THE VILLAGE OF ESTERO SIGN THEN?
07:45:46 IT'S A $50,000 SIGN THAT'S GOING UP THERE AND IT TELLS
07:45:51 THAT'S THE BOUNDARIES LINE.
07:45:52 WE HAD TO MOVE IT FROM THE SIGHT LINE OF PINE ROAD TO
07:45:57 BRECKENRIDGE.
07:45:58 COULDN'T SEE.
07:45:59 THEN GOT PAST THE BUS STOP.
07:46:01 IN FRONT OF IT, HAD TO GET PAST THE BUS STOP.
07:46:04 WHERE DO YOU PUT IT?
07:46:05 >>Barry Jones: F.D.O.T., I DON'T KNOW EXACTLY WHERE THE SIGN
07:46:08 SITS, BUT F.D.O.T. WILL MAKE THEM ADDRESS ANY SIGHT LINE
07:46:12 ISSUES OR THEY HAVE ON EVERY PERMIT I'VE EVER DONE WITH THEM
07:46:15 FOR 25 YEARS.

07:46:16 SO I DON'T THINK THEY ARE CHANGING THEIR PATTERN TOMORROW.
07:46:19 >> I DON'T SEE IF A DENTAL OFFICE IS GOING IN THERE WHY THEY
07:46:22 NEED SO MANY PARKING SPACES.
07:46:25 >>Barry Jones: I'LL DEFER TO WHAT THE PARKING IS AND WHETHER
07:46:29 THEY ARE ABOVE THEIR MAXIMUM OR NOT.
07:46:31 >> AND WE ARE REALLY CONCERNED ABOUT THE BACK OF THAT
07:46:33 BUILDING.
07:46:34 WE'RE LOOKING AT IT.
07:46:35 IT NEEDS TO LOOK LIKE WHAT YOU ALL DESIGN ESTERO PARK, THE
07:46:40 BACK BEHIND SPROUTS, IT'S BEAUTIFUL NOW.
07:46:43 I WANT TO COMPLIMENT YOU ON THAT.

07:46:44 THE TREES ARE GROWING.
07:46:46 THEY ARE BEAUTIFUL, AND IT HAS A WALL, AND THEY AGREED TO
07:46:52 BUY THE TREES, THE IRRIGATION, DO ALL OF THAT, AND THAT
07:46:57 DEVELOPMENT IS PAYING FOR ALL OF IT.
07:46:58 IT'S BEAUTIFUL.
07:46:59 AND PLEASE MIRROR THAT WHEN YOU THINK ABOUT THIS, BECAUSE
07:47:03 THE BEAUTY, THAT'S THE LAST PARCEL THERE.
07:47:06 >>Barry Jones: WE SHARE YOUR CONCERN ABOUT YOUR VIEWPOINTS
07:47:08 FROM BACK THERE.
07:47:10 IT'S THE BACK SIDE OF THE BUILDING, 99% OF THE PEOPLE, BUT
07:47:13 THE 1% IT'S NOT.
07:47:15 >> THE BACK SIDE OF THE BUILDING NEEDS TO LOOK LIKE THE
07:47:16 FRONT SIDE OF THE BUILDING, AS BEAUTIFUL AS THE FRONT SIDE
07:47:19 AND THE SIDES.
07:47:20 SO THAT'S WHAT --
07:47:22 >>Jim Wallace: THAT'S BEEN OUR PRINCIPLE IN ESTERO.
07:47:25 >> GOOD.
07:47:25 JIM, I KNOW.
07:47:27 >>Jim Wallace: EVERY SIDE OF THE BUILDING HAS TO LOOK LIKE
07:47:29 THE FRONT SIDE.
07:47:30 >> THAT'S GOOD.
07:47:31 THAT'S WONDERFUL.
07:47:31 PLEASE MAKE THEM ADHERE TO THAT BECAUSE THAT'S WHAT WE WANT.
07:47:34 LOOKING DOWN ON THAT, WE DON'T WANT TO LOOK AT DUMPSTERS.
07:47:39 YOU KNOW WHAT I'M TALKING ABOUT.

07:47:40 YOU DO THIS WELL WITH WHAT YOU DO.
07:47:43 SO WE WANT SOMETHING BEAUTIFUL, SOMETHING THAT'S PLEASING.
07:47:46 >>Barry Jones: WE DO, TOO.
07:47:47 >> OKAY.
07:47:48 THANK YOU.
07:47:48 >>Barry Jones: THANK YOU.
07:47:50 [APPLAUSE]
07:47:55 >>Tammy Duran: STEDMAN, GARTH, JIM.
07:47:59 >>Jim Wallace: I PRESUME THIS IS A FLAT ROOF WITH THE HVAC
07:48:04 MOUNTED ON THE ROOF.

07:48:05 >>Barry Jones: I DON'T KNOW HOW YOU SHIELD FROM ABOVE.
07:48:10 >>Jim Wallace: WE DID SOME OF THAT WITH WALMART AND OSPREY
07:48:13 COVE RIGHT THERE.
07:48:14 WE REQUIRED WALMART TO BUILD A VERTICAL SCREEN ON THE OSPREY
07:48:19 SIDE, OSPREY COVE SIDE OF THE HVAC UNITS BECAUSE THERE WERE
07:48:24 A LOT OF THEM.
07:48:26 SO THEY WOULD BE SHIELDED FROM VIEW OF THE OSPREY COVE
07:48:32 RESIDENTS.
07:48:32 >>Barry Jones: CERTAINLY SOMETHING TO CONSIDER.
07:48:34 THANK YOU.
07:48:34 >>Scotty Wood: GO AHEAD.
07:48:36 >> GOOD AFTERNOON.
07:48:37 -- GOOD EVENING, AS A MATTER OF FACT.
07:48:38 MY NAME IS STEDMAN ALLEN.
07:48:40 I'M HERE TO REPRESENT BRECKENRIDGE BECAUSE I'VE BEEN THE

07:48:43 MAINTENANCE SUPERVISOR THERE FOR THE PAST 17 YEARS.
07:48:46 MY CONCERN IS LIKE WHAT IS BEHIND THE PARK.
07:48:53 THEY MAKE LIKE AN EIGHT FOOT WALL, BERM, AND THEN PUT WALL
07:49:01 ON TOP OF IT.
07:49:02 ON THE OTHER SIDE OF THAT, IT'S SOD, IRRIGATION, AND THEY
07:49:07 ALSO MAKE A SWALE THAT TAKES THE WATER FROM RIGHT THAT AREA
07:49:13 TO GO DOWN SOUTH INTO BROADWAY, WHICH ENDS UP GOING INTO THE
07:49:21 ESTERO RIVER.
07:49:23 BEHIND WHERE THIS BUILDING IS SUPPOSED TO GO, I WAS THERE
07:49:26 THIS MORNING.
07:49:27 IT'S FLAT.
07:49:29 ANY EXCESS WATER COMING OFF THAT AREA IS ONLY GOING TO GO TO
07:49:32 THE ARECA PALMS AND THROUGH THE FENCE.
07:49:36 THERE'S NO SWALE OR NOTHING LIKE THAT TO AT LEAST TRAP THE
07:49:39 WATER AND GET IT TO HEAD SOUTH.
07:49:45 I UNDERSTAND WHEN MR. McCARTHY WAS HERE, THAT'S WHERE THE
07:49:51 WATER THAT COLLECTS OFF THAT SITE EXIT ON BROADWAY, GO DOWN
07:49:55 BROADWAY AND THEN GO UNDER BROADWAY AND GO INTO THE ESTERO
07:49:58 RIVER.
07:49:59 I FOLLOWED IT OVER AND OVER ALL THE TIME WHEN IT RAINS
07:50:02 HEAVY.
07:50:03 WE WENT THROUGH IRMA AND WENT THROUGH IAN, AND THERE WAS
07:50:07 WATER THERE, YOU COULD SEE, IF YOU PUT A LITTLE PAPER IN
07:50:10 THERE, USE LIKE A BOAT, YOU SEE IT GOES DOWN AND GOING THE
07:50:14 WAY IT'S SUPPOSED TO GO.

07:50:16 ALSO AT THE BACK OF THAT, I WOULD LIKE TO SEE FOR THE
07:50:19 RESIDENTS THE SAME THING LIKE WHAT'S BEHIND THE PARK WHERE
07:50:23 IT IS MAINTAINED BY THE DEVELOPER.
07:50:29 THAT'S WHAT I NEED TO ASK YOU GUYS TO CONSIDER.
07:50:31 THANK YOU.
07:50:32 [APPLAUSE]

07:50:32 >>Tammy Duran: GARTH.
07:50:33 AND THEN JIM WILL BE NEXT.
07:50:48 >> GOOD EVENING.
07:50:49 MY NAME IS GARTH ERRINGTON.
07:50:53 I HAVE A DEEPER APPRECIATION THIS EVENING FOR YOUR TASK.
07:51:03 THE DUE DILIGENCE, THE ANALYSIS OF AMBIENCE, AND WHAT'S
07:51:12 RIGHT FOR ESTERO.
07:51:13 WE COME TO YOU WITH OUR CONCERNS THAT WE ARE A VOICE, A
07:51:21 SMALL VOICE, ONE COMMUNITY OF MANY, AND YOU HAVE
07:51:27 RESPONSIBILITY FOR THE ENTIRE COMMUNITY.
07:51:30 YOU HAVE A HUGE TASK.
07:51:32 WE WOULD POINT OUT THAT IF OUR CONCERNS ARE TO BE MET AND
07:51:40 THEY LIE WITHIN YOUR HANDS PRIMARILY.
07:51:44 THAT OUR CONCERN FOR WATER, FOR TRAFFIC, FOR TRAFFIC
07:51:50 PATTERNS, FOR SIGNAGE, ALL THE ABOVE CENTERS IN THIS PROJECT
07:51:58 AS IT FRONTS THE PART OF OUR LIFE AND OUR LIFESTYLE.
07:52:03 WE WOULD LIKE TO SEE THE STRONG ATTENTION THAT YOU DO PAY
07:52:08 RESULT IN THE CHANGES THAT ARE NECESSARY AND THE REQUIREMENT
07:52:13 THAT THE QUALITY OF LIFE IS NOT ONLY YOUR RESPONSIBILITY,

07:52:17 CERTAINLY AS YOU KNOW, THE VILLAGE OF ESTERO, BUT TO THE
07:52:22 COMMUNITY, IN THIS CASE, THAT'S ADJACENT TO THE VERY
07:52:25 ACTIVITY THAT THIS CENTERS AROUND.
07:52:28 WE'RE PARTICULARLY CONCERNED AS STEDMAN POINTED OUT IN FRONT
07:52:35 OF ME ABOUT THE WATER AND THE WATER DISCHARGE.
07:52:42 AS IT COMES UNDER 41 AND IT COMES ACROSS HEADING WEST, AND
07:52:49 THE CONSEQUENCES OF THAT WHICH CAN CENTER INTO OUR COMMUNITY
07:52:54 THAT COMES ACROSS THE 8th AND 9th GREENS THAT WE HAVE
07:53:00 THERE, THE WATER THAT FLOODS TO SOME DEGREE EVEN THOUGH THE
07:53:04 COMMUNITY ADJACENT TO US ON THE WEST WAS DEVASTATED BY IAN
07:53:10 AND CERTAINLY GOT ALL YOURS INCLUDED ATTENTION.
07:53:14 WE ASK FOR YOUR DUE DILIGENCE, AND WE KNOW THAT'S WHAT
07:53:19 YOU'RE COMMITTED TO.
07:53:21 AGAIN, IT'S IN YOUR HANDS.
07:53:26 THANK YOU.
07:53:26 [APPLAUSE]
07:53:28 >>Tammy Duran: JIM.
07:53:29 AND DONNA IS AFTER THAT.
07:53:42 >> GOOD EVENING.
07:53:43 I APPRECIATE YOUR WILLINGNESS TO LISTEN TO US.
07:53:46 MY NAME IS JIM McCORMICK.
07:53:48 I AM THE PRESIDENT OF THE BRECKENRIDGE.
07:53:51 I WOULD LIKE TO THANK ALL OF OUR RESIDENTS WHO ARE HERE
07:53:53 TONIGHT SUPPORTING US AND STAYING SO LATE TO DO SO.
07:53:56 SO THANK YOU.

07:53:56 I'M GOING TO READ A LETTER FROM A LETTER I DRAFTED.
07:54:00 I THINK YOU MAY HAVE A COPY OF IT NOW.

07:54:02 PARTICULARLY PERTAINING TO THE STATUS OF THE BOUNDARY LINE
07:54:09 AND SIGHT APPEARANCE.
07:54:10 I THINK YOU REFERRED TO THIS EARLIER THIS EVENING, TOO.
07:54:12 PART OF OUR WESTERN BOUNDARY, THE PROPOSED DEVELOPMENT
07:54:15 FRONTS AND IS IMMEDIATELY NEXT TO THE PROPERTY LINE OF
07:54:18 BRECKENRIDGE.
07:54:19 MORE SPECIFICALLY, HOLE NUMBER 2 OF OUR GOLF COURSE RUNS
07:54:23 DIRECTLY ALONG THE PROPERTY LINE.
07:54:26 ADDITIONALLY, A FIVE-STORY UNIT, 40 UNIT RESIDENTIAL
07:54:30 BUILDING, PRESERVE 2, ALSO IS IMMEDIATELY NEXT TO THE
07:54:33 PROPERTY LINE.
07:54:35 ANOTHER FIVE STORY, 40 UNIT BUILDING, PRESERVE 3, WHERE KATY
07:54:39 LIVES, IS ALSO IN CLOSE VICINITY.
07:54:42 THESE ARE ALL WITHIN THE SIGHT LINES OF THE PROPOSED
07:54:45 DEVELOPMENT.
07:54:45 THE ENGINEERING DRAWINGS OF THE APPLICANT INDICATE THAT
07:54:49 8-FOOT WALL OPAQUE FENCE WOULD BE CONSTRUCTED ALONG THE
07:54:52 PROPERTY LINE, VEGETATION WILL ALSO BE PLANTED THERE.
07:54:55 THE BACK HALF OF THE PROPOSED BUILDING, INCLUDING DUMPSTER
07:54:59 BINS WILL BE VISIBLE FROM PRESERVE 2 AND PRESERVE 3.
07:55:02 THERE IS NO AVAILABLE EVIDENCE IN THE APPLICATION OF THE
07:55:06 REQUIRED SIGHT LINE DOCUMENTATION.
07:55:09 ADDITIONALLY, WE ARE UNAWARE IF THE DEVELOPER HAS PREPARED A

07:55:12 PLAN ILLUSTRATING A UNIFIED ARCHITECTURAL THEME ON ALL SIDES
07:55:16 OF THE COMMERCIAL BUILDINGS.
07:55:18 CONSISTENCY WITH LDC CODES 10 AND 33 TO ENSURE AN EQUALLY
07:55:23 ATTRACTIVE ARCHITECTURAL ELEVATION FOR EACH FACET OF THE
07:55:28 DEVELOPMENT.
07:55:28 NOR ARE WE AWARE OF WHETHER THE DEVELOPER SUBMITTED REQUIRED
07:55:33 PLAN ILLUSTRATING THE DESIGN STANDARDS OF THE DEPARTMENT OF
07:55:36 COMMUNITY DEVELOPMENT FOR THE REVIEW AND APPROVAL PRIOR TO
07:55:39 THE -- THIS EVENING.
07:55:42 ALSO, THERE IS NO EVIDENCE THAT ADEQUATE LIGHTING STANDARDS
07:55:45 HAVE BEEN PLANNED FOR, MAXIMUM HEIGHT REQUIREMENT OF 20 FEET
07:55:49 FOR STRUCTURES.
07:55:50 FURTHER, THERE IS NO AVAILABLE EVIDENCE THAT THE DEVELOPER
07:55:53 HAS CONDUCTED A PROTECTED SPECIES STUDIES.
07:55:58 IMPORTANTLY, BRECKENRIDGE AND THE VILLAGE RECENTLY REACHED
07:56:01 AN AGREEMENT WITH THE DEVELOPERS OF ESTERO PARK CONCERNING
07:56:05 THE ARRANGEMENTS FOR ITS NEW BUILDING AND PROPERTY
07:56:08 DEVELOPMENT.
07:56:08 THAT INCLUDED CONSTRUCTION OF A WHITE WALL ALONG THE
07:56:14 BOUNDARY LINE AND CONSTRUCTION OF STRUCTURES TO ENCLOSE THE
07:56:18 DUMPSTER BINS.
07:56:19 ALSO INCLUDED CONSTRUCTION OF THREE FOOT BERM ALONG WITH
07:56:23 PLANTINGS AND NECESSARY MAINTENANCE.
07:56:24 WE SUGGEST THAT A SIMILAR TYPE OF VILLAGE APPROVED

07:56:28 ARRANGEMENT BE UNDERTAKEN IN ORDER TO MAINTAIN CONTINUITY

07:56:32 ALONG OUR PROPERTY LINE AND THE PROPERTY LINE OF ESTERO
07:56:34 PARK.
07:56:35 WE BELIEVE THE DEVELOPER OF THIS PROPOSED DEVELOPMENT SHOULD
07:56:38 BE HELD TO THE SAME STANDARDS AS THE ESTERO PARK DEVELOPER.
07:56:42 AN EARLY ENGINEERED DRAWING, GATE SHOWN AT PROPOSED FENCE
07:56:49 ABUTTING OUR PROPERTY.
07:56:51 THE GATE HAS NOT APPEARED IN LATER ENGINEER DRAWINGS SO
07:56:53 CURRENT STATUS NOT KNOWN.
07:56:54 NOTED AS PEDESTRIAN ACCESS, FINAL LOCATION TO BE DETERMINED.
07:56:58 RECORDS WOULD HAVE SIGNIFICANT -- ABOUT PEDESTRIAN ACCESS TO
07:57:03 OUR PROPERTY, FURTHER CLARITY IS REQUIRED.
07:57:06 INCIDENTALLY, IT'S NOT CLEAR WHETHER IRRIGATION OR
07:57:09 MAINTENANCE FOR THE NEW VEGETATION IS PLANNED FOR THE AREA
07:57:13 OUTSIDE THE PROPOSED FENCE.
07:57:14 THANK YOU SO MUCH.
07:57:18 >> THANK YOU.
07:57:18 >>Tammy Duran: I HAVE DONNA AND VICKY AND THEN GARY.
07:57:22 [APPLAUSE]
07:57:29 >> HI.
07:57:30 I'M DONNA ATKINS.
07:57:32 I HAVE BEEN AN OWNER OF A CONDO IN PRESERVE 3 SINCE 2006.
07:57:38 THE VILLAGE OF ESTERO BICYCLE AND PEDESTRIAN MASTER PLAN
07:57:42 EMPHASIZES THAT THE QUALITY OF THE WALKWAY NETWORK CAN
07:57:46 DRASTICALLY IMPACT A PERSON'S WALKING COMFORT, SAFETY, AND
07:57:50 CONVENIENCE.

07:57:52 SIDEWALKS AND SHARED USE PATHS MAKE UP THE WALKWAY NETWORK
07:57:56 USED BY PEOPLE TO GET TO DAILY DESTINATIONS.
07:57:59 WHILE A COMPLETE NETWORK OF PEDESTRIAN INFRASTRUCTURE IS
07:58:03 IMPORTANT, UNSAFE INTERSECTIONS ALSO INFLUENCE A PERSON'S
07:58:08 DESIRE TO USE SUCH A NETWORK.
07:58:10 THE NEED TO IMPROVE PLACES WHERE PEOPLE CROSS OFTEN REQUIRES
07:58:15 IMPROVING EXISTING INTERSECTIONS OR CONSTRUCTING MID BLOCK
07:58:20 CROSSINGS SO PEOPLE CAN SAFELY AND CONVENIENTLY CROSS A
07:58:24 ROAD.
07:58:25 IN LESS THAN TEN YEARS, THE BIKE AND PEDESTRIAN MASTER PLAN
07:58:29 SEEKS TO INCREASE BIKE LANES IN ESTERO FROM 34 MILES TO 68
07:58:35 MILES.
07:58:36 NEARLY 65% OF THE TOTAL MILES OF ROADWAYS IN THE VILLAGE OF
07:58:40 ESTERO ARE LOCATED BEHIND GATES, WHICH LEAVES A LIMITED
07:58:45 NUMBER OF PUBLIC ROADS AVAILABLE FOR WALKING AND BIKING
07:58:50 INFRASTRUCTURE.
07:58:51 THE ESTERO 4.2-ACRE REQUEST FOR INGRESS/EGRESS OFF U.S. 41
07:58:56 CUTS DIRECTLY INTO THE LEE COUNTY MPO DESIGNATED
07:59:00 BIKE/PEDESTRIAN ROUTE AND CONTRADICTS THE VILLAGE OF
07:59:04 ESTERO'S BIKE/PEDESTRIAN MASTER PLAN.

07:59:07 THIS IS NOT PART OF THE VILLAGE OF ESTERO'S PLAN FOR THE
07:59:11 FUTURE.
07:59:12 ALL COMMUNITIES ARE WORKING TOWARD BIKE/PEDESTRIAN
07:59:17 CONNECTIVITY.
07:59:19 PEDESTRIANS WITH MOBILITY ISSUES WILL BE AFFECTED WITH

07:59:21 ANOTHER DANGEROUS U.S. 41 INGRESS/EGRESS SITE BECAUSE OF THE
07:59:27 ESTERO 4.2 PARCEL.
07:59:29 THANK YOU FOR THE WORK THAT YOU DO.
07:59:31 >>Scotty Wood: THANK YOU.
07:59:32 [APPLAUSE]
07:59:35 >>Tammy Duran: VICKY.
07:59:38 >> I'M VICKY WINKLE.
07:59:43 I LIVE IN PRESERVE 3.
07:59:45 I'VE SHORTENED MY NOTES FOR THE SAKE OF BREVITY.
07:59:48 IN THE DOCUMENTS SUBMITTED BY THE DEVELOPER ON THE 4.2-ACRE
07:59:52 PROPERTY NEXT TO BRECKENRIDGE, THERE'S NO EVIDENCE
07:59:55 INDICATING THAT THE DEVELOPER REQUESTED ANYTHING FROM LEE
07:59:58 COUNTY TRANSIT OR LEE TRAN FOR AN OPINION ON THE CLOSE
08:00:02 PROXIMITY TO THE LEE TRAN BUS STOP, WHICH IS APPROXIMATELY A
08:00:07 HUNDRED FEET FROM THE PROPOSED INGRESS/EGRESS OFF U.S. 41.
08:00:13 THE LEE TRAN BUS SERVICE AT THIS ESTERO SITE OPERATES MONDAY
08:00:17 THROUGH SATURDAY, FREQUENCY FOR THE ROUTES IS BETWEEN 40 AND
08:00:21 60 MINUTES.
08:00:22 THIS IS LEE TRAN'S SYSTEM'S HIGHEST RIDERSHIP WITH MORE THAN
08:00:27 ONE MILLION TRIPS PER YEAR, MORE THAN 25% OF THE ENTIRE
08:00:30 SYSTEM.
08:00:31 FROM BELL TOWER SHOPPES ALL THE WAY DOWN TO COCONUT POINT
08:00:35 VIA U.S. 41 AND MANY SHOPS IN A HALF-MILE RADIUS OF ESTERO
08:00:40 PARKWAY WHICH DEPENDS ON THE OPERATION OF LEE TRAN,
08:00:43 INCLUDING THE WALMART SUPER CENTER.

08:00:45 SAFETY IS A HUGE CONCERN FOR THOSE WALKING, BIKING, OR
08:00:50 RIDING A BUS IN THIS AREA.
08:00:52 LEE TRAN BUS SERVICE IS ESSENTIAL FOR THE VILLAGE OF ESTERO
08:00:55 TO ASSIST THE 1% OF WORKING POPULATION NEEDING TO GET TO
08:01:02 THEIR JOBS IN NORTH ESTERO.
08:01:03 ADDED RIGHT-TURN LANE CREATES NOT ONLY VEHICULAR PROBLEMS,
08:01:06 BUT PROBLEMS FOR THE PEDESTRIANS GETTING OFF THE BUS AND
08:01:10 TRYING TO NAVIGATE THE INGRESS/EGRESS OF VEHICLES COMING
08:01:14 FROM DIFFERENT DIRECTIONS.
08:01:16 I ASK THAT YOU REVIEW CAREFULLY THE ACCESS TO THIS
08:01:20 DEVELOPMENT, TAKING INTO ACCOUNT OUR SAFETY AND THOSE USING
08:01:24 PUBLIC TRANSPORT, RIDING A BIKE OR WALKING.
08:01:28 THANK YOU.
08:01:30 >>Scotty Wood: THANK YOU.
08:01:30 [APPLAUSE]
08:01:43 >> GOOD EVENING.

08:01:44 HOW ARE YOU, WOODY?
08:01:48 BEEN A WHILE.
08:01:49 >>Scotty Wood: IT HAS.
08:01:51 >> I JUST WANTED TO SAY THAT I CONCUR WHOLEHEARTEDLY WITH
08:01:56 THE SPEAKERS THAT CAME FROM MY COMMUNITY, ESPECIALLY OUR
08:02:00 PRESIDENT AND OUR PROPERTY MANAGER AND, OF COURSE, KATY
08:02:03 ERRINGTON.
08:02:05 I DO WANT TO STRESS THAT THE GOLF COURSE IS SOMETHING THAT
08:02:10 THE DEVELOPER NEEDS TO BE AWARE OF.

08:02:13 I WANT TO BE AROUND WHEN THEY CLEAR THAT BECAUSE I FIGURE
08:02:17 THERE'S PROBABLY THREE OR FOUR HUNDRED GOLF BALLS THAT HAVE
08:02:21 STRAYED INTO THERE.
08:02:22 SO IT COULD BE AN ISSUE.
08:02:25 SO THAT'S JUST AN INFORMATION STATEMENT.
08:02:28 AFTER IRMA, I LISTENED TO STEDMAN TALK ABOUT THE WATER FLOW.
08:02:36 I WENT OUT TO THAT SWALE ON OUR -- WE HAVE A GOLF TEE THAT
08:02:46 HAS A LARGE, I CALL IT A CULVERT.
08:02:48 I THINK THERE'S ANOTHER NAME FOR IT.
08:02:49 AND I HAVE TO TELL YOU, THERE WAS A RIVER GOING THROUGH
08:02:52 THERE.
08:02:54 I'VE BEEN TOLD BY MY MAINTENANCE PEOPLE THAT IT FLOWS
08:02:58 UNDERGROUND AND THROUGH OUR LAKE SYSTEM.
08:03:00 THAT'S FINE.
08:03:01 BUT THERE IS A TREMENDOUS -- MY MEMORY, AND EVEN LOOKING AT
08:03:06 IT TODAY, IF I WENT OUT THERE, THAT CULVERT ISN'T FAR FROM
08:03:10 THE LINE OF THIS SITE.
08:03:15 I DON'T KNOW WHAT THE WATER FLOW IS ON A DAY-TO-DAY BASIS ON
08:03:19 REGULAR STORMS, BUT I'M TELLING YOU, THERE IS A TREMENDOUS
08:03:21 AMOUNT OF WATER THAT'S COMING FROM SOMEWHERE.
08:03:24 I JOKINGLY SAID IN THE PAST, WE'RE DRAINING WALMART'S
08:03:28 PARKING LOT THROUGH OUR COMMUNITY.
08:03:31 I MAY NOT BE WRONG.
08:03:33 SO ANYWAYS, THAT'S JUST ONE THING.
08:03:35 AND THE OTHER THING, FRONTAGE ROAD, I'VE ALWAYS BEEN

08:03:41 CONCERNED ABOUT THAT, IF IT'S EVER DEVELOPED.
08:03:45 I HAVE READ THE EASEMENT, IN FACT, I'VE GOT A COPY OF IT
08:03:50 SOMEWHERE IN MY FILES.
08:03:51 I CANNOT DETERMINE TRAFFIC FLOW OR ANYTHING LIKE THAT BUT I
08:03:55 WOULD LIKE THE BOARD TO BE AWARE THAT IF SOMEBODY IS COMING
08:04:00 DOWN ROUTE 41 AND THEY TURN INTO BRECKENRIDGE DRIVE AND TURN
08:04:05 INTO THAT FRONTAGE ROAD, WITH ALL OF THE TRAFFIC THE
08:04:10 PREVIOUS SPEAKER EXPLAINED TO YOU, IT REALLY IS GOING TO BE
08:04:15 CHALLENGING.
08:04:16 THAT'S ABOUT ALL I HAVE TO ADD.
08:04:18 I THANK ALL OF MY NEIGHBORS COMING IN FROM BRECKENRIDGE.
08:04:22 [APPLAUSE]

08:04:26 >>Tammy Duran: THAT'S ALL.
08:04:27 >>Scotty Wood: THAT'S IT.
08:04:28 ANY BOARD COMMENTS?
08:04:33 >>Barry Jones: I HAVE A COUPLE OF COMMENTS ON THE SITE PLAN.
08:04:35 ON YOUR SIDEWALK, YOU'VE GOT SOME 90-DEGREE BENDS IN THERE.
08:04:38 THOSE AREN'T TOO BAD FOR PEOPLE WALKING NORMALLY, BUT IS
08:04:43 THAT REALLY CONDUCIVE TO BIKERS WHO DON'T WANT TO BE OUT ON
08:04:47 THE HIGHWAY?
08:04:48 I'D ASK TO YOU LOOK AT THAT, EVEN IF IT CUTS BACK YOUR
08:04:51 RETENTION AREAS A LITTLE BIT.
08:04:52 THE DRAINAGE SWALE THAT RUNS EAST-WEST ACROSS YOUR PROPERTY,
08:04:56 IS THAT IN AN EASEMENT?
08:04:58 THAT'S GOING TO CONVEY THE WATER FROM 41 DOWN TO THE SOUTH

08:05:02 SIDE OF YOUR PROPERTY?
08:05:04 IS THAT SWALE WITHIN AN EASEMENT?
08:05:07 OR WILL IT BE?
08:05:10 >>John Wojdak: THE PROPERTY IS UNDER COMMON OWNERSHIP, SO
08:05:14 IT'S NOT IN AN EASEMENT DEDICATED TO ANYONE ELSE.
08:05:17 >>Barry Jones: THAT SWALE THAT PROVIDES OFF-SITE DISCHARGE
08:05:20 THROUGH IT, THERE'S NO EASEMENT GRANTED BACK TO THE STATE
08:05:24 FOR THE SWALE.
08:05:25 >>John Wojdak: I DON'T BELIEVE SO.
08:05:26 I'LL DOUBLE CHECK THE F.D.O.T. PERMIT.
08:05:28 >>Barry Jones: IT WAS JUST A QUESTION OUT OF CURIOSITY.
08:05:31 THE EASEMENT FOR THE OUTFALL THAT RUNS TO THE SOUTH, WHO IS
08:05:36 RESPONSIBLE FOR MAINTENANCE OF THAT?
08:05:39 ARE YOU ALL GOING TO BUILD THAT SWALE?
08:05:41 IT'S JUST KIND OF SHEET FLOWING OUT THERE NOW.
08:05:45 ARE YOU GOING TO CREATE A SWALE OR WHAT IS THE STATUS OF
08:05:47 THAT?
08:05:52 >>John Wojdak: ARE YOU TALKING ABOUT ALONG THE PROPERTY
08:05:54 LINE?
08:05:55 >>Barry Jones: CORRECT.
08:05:56 >>John Wojdak: THE PROJECT DISCHARGES --
08:05:59 >>Barry Jones: OUT TO THE SOUTH.
08:06:01 >>John Wojdak: OUT TO THE VERY SOUTH THERE WHERE THE PIPE
08:06:05 ENDS AND GOES BACK TO OPEN SWALE TO CONNECT TO THE EXISTING
08:06:08 SWALE THAT'S BEHIND THE ESTERO GRANDE PROJECT.

08:06:10 >>Barry Jones: I GUESS THAT WAS A QUESTION.
08:06:13 IS THERE AN EXISTING SWALE BEHIND THE ESTERO GRANDE PROJECT
08:06:17 NOW?
08:06:17 >>John Wojdak: IT IS.
08:06:18 >>Barry Jones: IT MEETS DESIGN CRITERIA OR WHATEVER OF THE
08:06:23 FLOW.
08:06:23 >>John Wojdak: I KNOW THAT WAS AN ISSUE ON THEIR ERP.
08:06:28 >>Barry Jones: DID F.D.O.T. COORDINATE, REQUIRE YOU TO

08:06:31 COORDINATE WITH LEE TRAN?
08:06:34 >>John Wojdak: JUST IN TERMS OF THE PROXIMITY FROM THE
08:06:38 BEGINNING OF THE TAPER PAST THE BUS STOP.
08:06:42 >>Barry Jones: THERE WAS SOME COORDINATION OF LEE TRAN WITH
08:06:44 RESPECT TO THE TURN LANE AND BUS STOP PROXIMITY.
08:06:48 >>John Wojdak: I DID NOT KNOW ABOUT THE ESTERO SIGN UNTIL
08:06:54 TODAY.
08:06:55 >>Barry Jones: ME EITHER.
08:06:57 >>John Wojdak: I'VE NEVER SEEN IT ON A PLAN, BUT WE'RE HAPPY
08:07:00 TO COORDINATE AND ASSIST AND, LIKE I SAID, I DON'T EVEN KNOW
08:07:06 WHERE IT'S AT ALONG THE FRONTAGE.
08:07:08 WE'RE HAPPY TO ASSIST HOWEVER WE CAN WITH THE PLACEMENT OF
08:07:11 THAT.
08:07:11 >>Barry Jones: IN ORDER TO ADDRESS THE COMMUNITY'S CONCERNS,
08:07:13 PROBABLY GOOD IF IT WAS ON THERE WITH SIGHT LINES, DESIGN
08:07:17 SPEED, YOU KNOW THE DRILL.
08:07:18 THE WALL ON THE BACK SIDE, DOES THAT EXTEND ALL THE WAY TO

08:07:23 THE NORTH PROPERTY LINE?
08:07:24 BECAUSE THE ONE PLAN I WAS LOOKING AT IT KIND OF STOPPED 50
08:07:28 FEET SHORT OR SO, AND I WAS CURIOUS AS TO WHY THAT.
08:07:33 WHERE DOES THAT WALL EXTEND TO ON THE NORTH SIDE, THE
08:07:37 NORTHEAST CORNER I GUESS.
08:07:42 >>John Wojdak: THAT'S LIMITED C BUFFER BECAUSE THAT'S WHERE
08:07:45 YOU ARE ADJACENT TO THE RESIDENTIAL AND THEN YOU GET TO THE
08:07:48 OFFICE PART, IN THE FRONT.
08:07:52 >>Barry Jones: DIFFERENT OPPOSING USE AND THAT'S WHY THE
08:07:54 WALL STOPS THERE.
08:07:56 >>John Wojdak: YES.
08:07:57 >>Barry Jones: THANK YOU.
08:07:58 I GUESS YOU HEARD THE CONCERN OR THE QUESTIONS ABOUT VISUAL
08:08:01 SHADING OF YOUR ROOF-MOUNTED GEAR FROM ADJACENT ELEVATED
08:08:06 BUILDINGS AND YOU HEARD THE CONCERNS ABOUT PUTTING SOME
08:08:08 LIPSTICK ON THE BACK OF THE BUILDING BECAUSE THEY HAVE TO
08:08:10 LOOK AT IT, TOO.
08:08:11 >>John Wojdak: UNDERSTOOD.
08:08:13 >>Barry Jones: THE CROSSWALK IS GOING TO BE AWAY FROM THE
08:08:18 STOP SIGN WITH THE SIDEWALK PULLED BACK, SO I'M GUESSING
08:08:22 SOME SORT OF SPECIAL EMPHASIS CROSSING FOR THAT SIDEWALK
08:08:25 CROSSING.
08:08:26 >>John Wojdak: ON MY NOTES RIGHT HERE, I HAVE IT MARKED HIGH
08:08:29 VIS WHICH IS THE KIND OF NEXT LEVEL UP FROM A STANDARD
08:08:34 CROSSWALK WITH THE ADDITIONAL STRIPING AND THE BRIGHT GREEN

08:08:38 SIGNS.
08:08:38 >>Barry Jones: TRYING TO MAKE SURE WE ADDRESS THE
08:08:40 COMMUNITY'S QUESTIONS OR CONCERNS.
08:08:42 AND THEN THE PARKING, IF IT'S ALL JUSTIFIED, IT IS.

08:08:48 IF IT'S NOT, IS THERE A REASON WHY THERE'S MORE THAN NEEDED?
08:08:52 >>John Wojdak: NO.
08:08:53 WE JUST DON'T KNOW THE TENANTS YET.
08:08:54 AS WE REFINE THAT, OBVIOUSLY WE DON'T WANT TO BUILD --
08:08:59 PAVEMENT IS NOT CHEAP.
08:09:00 WE WOULDN'T WANT TO BUILD MORE THAN WE NEED AND THAT CAN BE
08:09:03 REPLACED WITH TREES.
08:09:05 >>Barry Jones: OKAY.
08:09:07 THE BUFFER ALONG THE PROPERTY, I THINK YOU HEARD THE REQUEST
08:09:09 AND THEY SEEM REASONABLE, AT LEAST FROM MY PERSONAL OPINION,
08:09:12 TO MATCH WHAT WAS DONE ADJACENT AS FAR AS THE LANDSCAPE
08:09:16 BUFFERING AND THEY SEEM TO BE HAPPY WITH THAT.
08:09:18 IT'S UP TO YOU.
08:09:20 WE CAN'T FORCE TO YOU COMMUNICATE.
08:09:21 WE ALWAYS ENCOURAGE NEIGHBORS TO COMMUNICATE TO ALLEVIATE
08:09:25 ANY CONCERNS.
08:09:26 IT DOESN'T MEAN YOU HAVE TO AGREE ON EVERYTHING.
08:09:29 BUT IT'S GOOD TO COMMUNICATE.
08:09:30 >>John Wojdak: I'VE DONE SEVERAL PROJECTS THROUGH THE
08:09:34 VILLAGE AND WE HAVE ALWAYS MET WITH THE NEIGHBORS, AND WE'VE
08:09:38 AGREED ON THINGS AND AGREED TO DISAGREE ON OTHERS.

08:09:40 BUT WE'RE HAPPY TO PULL THE LANDSCAPE PLANS FOR THE ADJACENT
08:09:44 PROJECT AND MATCH THAT BUFFER IF THEY LIKE IT.
08:09:48 I DON'T THINK GREG IS GOING TO BE UPSET IF HE CHANGES A
08:09:55 PLANT SPECIES SO IT LOOKS MORE CONTINUOUS AND UNIFORM AS WE
08:10:00 ADD TO IT.
08:10:03 >>Barry Jones: THANK YOU.
08:10:05 >>Anthony Gargano: ANY CHANCE THAT THE NEXT TIME YOU'RE HERE
08:10:08 WE'LL HAVE SOME POTENTIAL TENANTS?
08:10:12 >>John Wojdak: I'M SURE THE CLIENT WOULD LOVE TO TELL YOU
08:10:17 THAT HE HAS ALL THE TENANTS FIGURED OUT.
08:10:20 THE SMALLER BUILDING, THAT HEARTLAND DENTAL, THAT TAKES UP
08:10:24 THAT ENTIRE BUILDING.
08:10:25 THEY ARE NEGOTIATING ON SOME POTENTIAL USERS, AND WE'RE
08:10:31 HAPPY TO SHARE ANYTHING THAT IS LOCKED DOWN THE NEXT TIME
08:10:34 WE'RE HERE.
08:10:36 >>Anthony Gargano: THANK YOU.
08:10:37 >>Jim Wallace: I HAVE ONLY ONE QUESTION FOR YOU, JOHN.
08:10:39 I'M TRYING TO FIGURE OUT THIS 20-FOOT RAW DONATION AT THE 41
08:10:50 SIDE OF THE BUILDING.
08:10:51 TRYING TO UNDERSTAND IT.
08:10:56 THE SIDEWALK IS CHANGING AND MOVING TO ACCOMMODATE IT OR
08:11:01 SOMETHING.
08:11:02 WHAT IS THAT 20-FOOT RAW DONATION?
08:11:06 IS IT POSSIBLE TO LEAVE THE SIDEWALK SO IT'S MORE FLUID
08:11:11 RATHER THAN MOVING IT THE WAY IT IS AND ADD SOME OF THAT

08:11:15 SPACE TO THE WEST SIDE OF THE BUILDING AND INCREASE YOUR
08:11:19 15-FOOT BUFFER TO MAYBE A 25 OR A 30-FOOT BUFFER, KRISTIN
08:11:25 LEFT, BUT IN 25 OR 30 FEET, YOU CAN DO A LOT MORE BUFFERING
08:11:29 ON THE WEST SIDE OF THE BUILDING TO THE ADJACENT FIVE
08:11:34 STORIES, ET CETERA, PARTICULARLY IF IT'S -- IT CAN BE
08:11:38 RAILING OR FENCE AND HIDDEN IN THE LANDSCAPING AND IT CAN BE
08:11:41 A REALLY NICE BUFFER.
08:11:43 WHAT IS THAT 20-FOOT RAW DONATION?
08:11:47 DOES IT HAVE TO BE THERE OR DOES THE SIDEWALK HAVE TO BE ON
08:11:51 THIS SIDE OF IT?
08:11:52 HOW DO WE PICK UP SOME OF THAT SPACE AND MOVE IT WEST?
08:11:55 >>John Wojdak: SO THE RIGHT-OF-WAY HAS ALREADY BEEN DONATED
08:11:59 TO F.D.O.T. AND IT'S TO ACCOMMODATE THE DRAINAGE WITHIN THE
08:12:03 RIGHT-OF-WAY THAT GETS PUSHED BACK FROM THE TURN LANE.
08:12:06 AND THEN THE SIDEWALK ROUTES AROUND THAT.
08:12:08 YOU WOULDN'T WANT IT ON THE --
08:12:22 >> SOMEBODY TOOK A SPILL.
08:12:35 >> WE'RE ALL GETTING TIRED.
08:12:42 >>Jim Wallace: ARE YOU SAYING THE SIDEWALK HAS TO BE ON THIS
08:12:44 SIDE OF THAT DONATION OR CAN IT BE ON THE OTHER SIDE?
08:12:48 >>John Wojdak: IF IT'S ON THE OTHER SIDE, IT'S TOO CLOSE TO
08:12:51 THE ROAD.
08:12:53 TOO CLOSE TO THE TRAVEL WAY.
08:12:55 YOU WANT TO KEEP IT OUT OF THE CLEAR ZONE OF THE ROAD
08:12:57 BECAUSE THIS ISN'T A CURBED SECTION OF 41.

08:13:01 >>Barry Jones: JIM, WHAT HAPPENED, WHEN THEY PUT IN THE
08:13:03 TURN LANE, THEY USED UP SOME OF THE STORAGE THAT WAS IN THE
08:13:06 RIGHT-OF-WAY FOR STORMWATER, SO THEY HAD TO GIVE
08:13:09 COMPENSATING RIGHT-OF-WAY --
08:13:10 >>Jim Wallace: I UNDERSTAND.
08:13:12 CREATED A SORT OF SPACE PROBLEM.
08:13:18 >>John Wojdak: TO BARRY'S POINT, WE CAN TAKE A LOOK AT THE
08:13:23 HARD CORNERS ON THAT SIDEWALK AS IT COMES AROUND TO TRY AND
08:13:27 SOFTEN THAT SO IT'S NOT SUCH HARD CORNERS.
08:13:31 >>Scotty Wood: ANYBODY ELSE?
08:13:32 OKAY.
08:13:34 YOU'VE GOT YOUR INPUT.
08:13:37 IT'S A VERY WELL ORGANIZED COMMUNITY, SO IT'S IMPORTANT TO
08:13:41 MEET WITH THEM.
08:15:41 >>Barry Jones: IT'S MORE POLITICAL THAN SCIENTIFIC.
08:15:43 IT'S POLITICAL.
08:15:44 IT'S NOT SCIENTIFIC.
08:15:54 >>Scotty Wood: WE HAVE MORE PEOPLE COMING IN.
08:15:58 OKAY.
08:16:08 OUR NEXT ITEM, RIVERCREEK PHASE 3 AND RECREATION SITE
08:16:12 DEVELOPMENT ORDERS.
08:16:14 PUBLIC INFORMATION MEETING.

08:16:17 NO VOTE IS TAKEN.
08:16:18 OKAY, JIM.
08:16:19 >>Jim Hart: SO THIS IS THE THIRD AND FINAL PHASE OF

08:16:23 RIVERCREEK.
08:16:24 WE'VE ALREADY CONSTRUCTED PHASE ONE.
08:16:28 PHASE TWO YOU RECENTLY APPROVED.
08:16:30 THEY HAVE BEGUN CONSTRUCTION ON THAT.
08:16:32 AND THIS WILL BE THE FINAL PHASE.
08:16:35 IT WAS ABOUT 590 LOTS TOTAL.
08:16:37 THIS FINAL PHASE IS ABOUT 200 LOTS AND ABOUT 56 OF THE TOTAL
08:16:44 ACREAGE OF THE SITE.
08:16:45 WE ARE ACTUALLY BREAKING THIS INTO TWO PIECES.
08:16:49 THE FIRST PIECE IS THE PIM FOR PHASE 3.
08:16:53 THE SECOND PORTION IS THE RECREATION SITE.
08:16:55 WE ALREADY HAVE DONE A PIM.
08:16:57 THEY WANTED TO COME BACK AND DO LIKE A MINI-WORKSHOP TO GO
08:17:01 THROUGH A FEW THINGS.
08:17:02 SPECIFICALLY ON THE SPORTS COURTS.
08:17:06 JUST TO REFRESH EVERYONE'S MEMORY, THIS IS BETWEEN WILDCAT
08:17:11 RUN AND BELLA TERRA.
08:17:12 I THINK RICK ELSNER FROM GL HOMES WILL TAKE IT FROM HERE.
08:17:25 >> GOOD EVENING.
08:17:25 RICK ELSNER FROM GL HOMES.
08:17:28 WE'VE BEEN HERE TWO OTHER TIMES, BUT NOT ME PERSONALLY.
08:17:32 PROBABLY SEEN JOHN ASHER HERE.
08:17:34 HE NORMALLY DOES THIS.
08:17:35 HE KNEW THIS WOULD BE A LONG MEETING SO HE LET ME COME
08:17:40 TONIGHT DOING THIS.

08:17:40 I THOUGHT I WOULD BE HOME HAVING DINNER BY NOW.
08:17:43 LIKE JIM SAID, THIS IS RIVERCREEK THIRD PHASE.
08:17:46 WHAT YOU SEE HERE IS THE SITE PLAN FOR RIVERCREEK.
08:18:11 IT'S BETWEEN WILDCAT AND CORKSCREW.
08:18:16 THE THIRD PHASE, WHICH IS HARD TO SEE ON HERE AND GO INTO A
08:18:19 LITTLE MORE DETAIL, THE VERY SOUTHERN END OF THIS.
08:18:21 THE LEFT-HAND SIDE OF WHAT WE'RE LOOKING AT.
08:18:24 THE RECREATION AREA THAT IS ON THIS PLAN IS THE BRIGHT
08:18:28 GREEN, WHICH WAS APPROVED IN THE FIRST PHASE OF THIS
08:18:30 DEVELOPMENT.
08:18:31 BUT WE'LL TALK ABOUT THE AMENITIES WHEN WE GET THERE.
08:18:33 HERE IS THE PHASE MAP.
08:18:37 THE PINK IS PHASE ONE.
08:18:39 THE HOMES ARE UNDER CONSTRUCTION.
08:18:41 MODEL ROW SET UP.
08:18:42 SALES CENTER IS UP AND GOING.
08:18:44 PHASE TWO, WHICH IS BLUE, WE'RE COMPLETING THE
08:18:47 INFRASTRUCTURE RIGHT NOW AND SHORTLY WE'LL BE STARTING

08:18:49 HOUSES IN THERE.
08:18:50 IN PHASE THREE IS THE GREEN.
08:18:53 JUST TO LET YOU ALL KNOW, WE OPENED THIS COMMUNITY FOR SALES
08:19:00 ABOUT NINE MONTHS AGO.
08:19:01 WE ARE CURRENTLY AT 257 SALES.
08:19:04 SO A LOT OF PEOPLE WANT TO BE HERE IN THE VILLAGE.
08:19:07 THEY ARE COMING.

08:19:07 SO WE ARE A LITTLE BIT BEHIND ON OUR APPROVALS.
08:19:10 THAT'S WHY WE'RE HERE TO GET PHASE THREE APPROVED.
08:19:13 THIS IS ON THE RIGHT-HAND SIDE IN THE TWO GREENS IS PHASE
08:19:19 THREE.
08:19:19 TWO GREENS BECAUSE THE DARKER GREEN ON THE NORTH SIDE IS
08:19:23 COMING OFF AN EXISTING LIFT STATION.
08:19:25 WE'LL BREAK IT UP IN DEVELOPMENT INTO TWO DIFFERENT PHASES
08:19:28 SO THAT WE CAN GET HOMES STARTED EARLIER IN THE FIRST PART
08:19:31 OF PHASE THREE.
08:19:32 HERE IS A PICTURE OF PHASE ONE.
08:19:39 THE ROAD ON THE BOTTOM OF THE PICTURE IS CORKSCREW ROAD.
08:19:43 YOU CAN SEE OUR ENTRANCE, OUR ENTRY FEATURE AND ALL THE
08:19:47 HOMES UNDER CONSTRUCTION.
08:19:48 AT THE VERY TOP OF THE PAGE, WHICH IS HARD TO SEE HERE, THE
08:19:51 DEVELOPED AREA IS OUR MODEL ROW AND SALES CENTER.
08:19:55 THIS IS PHASE TWO.
08:19:56 YOU CAN SEE THAT WE'RE OUT THERE ACTIVELY DEVELOPING RIGHT
08:19:59 NOW TRYING TO GET IN A POSITION TO START BUILDING HOMES.
08:20:02 THE MOST EXCITING PART, PHASE 3.
08:20:06 IT'S THE UNDEVELOPED PART OF THE PROPERTY.
08:20:08 ALL THE TREES LAYS THERE ARE FROM THE MITIGATION AREA.
08:20:11 THEY ARE ALL MULCHED UP AND WE'RE CLEANING UP THE
08:20:14 MITIGATION, BUT WE'RE READY TO START THIS.
08:20:18 THAT WAS PHASE THREE.
08:20:20 ARE THERE ANY QUESTIONS?

08:20:20 PRETTY SIMPLE.
08:20:24 FOR THE SAKE OF EVERYBODY'S TIME, I THINK I'LL BE A LITTLE
08:20:30 BIT QUICK HERE BECAUSE THE PRESENTATION BEFORE US TALKED
08:20:34 ABOUT PICKLEBALL.
08:20:35 SO I DON'T THINK I NEED TO GO INTO ALL THE DETAIL THAT WE
08:20:38 WERE GOING TO GET INTO, TOO, BUT RIGHT HERE IS OUR
08:20:42 RECREATION SITE.
08:20:44 THE ROAD ON THE BOTTOM IS ACTUALLY THE ENTRY ROAD COMING
08:20:48 INTO THIS COMMUNITY.
08:20:50 THE OTHER ROAD YOU SEE ARE WHERE RESIDENTIAL LOTS WILL BE
08:20:54 PLACED.
08:20:54 THIS IS OUR MAIN REC BUILDING.
08:20:59 WE HAVE MANY USES IN THERE.
08:21:00 THE TALL PART OF THE BUILDING IS A SPORTS COURT IN THERE,

08:21:03 HALF BASKETBALL COURT WHICH COULD BE USED FOR VOLLEYBALL AND
08:21:07 DIFFERENT ACTIVITIES.
08:21:07 WE HAVE CATERING KITCHEN, WE HAVE EXERCISE ROOM, YOGA ROOM,
08:21:12 LOCKER ROOMS.
08:21:13 JUST ABOUT EVERYTHING.
08:21:14 CARD ROOMS.
08:21:15 THIS IS THE BOCCE BALL AND FOUR TENNIS COURTS.
08:21:21 YOU CAN SEE THE MAIN CLUBHOUSE SITTING THERE.
08:21:24 AND THEN THE BACKGROUND OF THE CLUBHOUSE IS THE ENTRY.
08:21:27 THIS WILL BE THE SIX PICKLEBALL COURTS, THEY ARE IN THE BLUE
08:21:34 AND GREEN.

08:21:35 AND OUR PLAY AREA.
08:21:39 THIS IS A FIRE PIT AND KID SPLASH AREA AND RESORT-STYLE POOL
08:21:46 IN THE BACK OF THE CLUBHOUSE.
08:21:48 THIS IS THE LAYOUT OF THE REC AREA.
08:21:53 THERE IT IS.
08:21:54 IN THE RED IS THE PICKLEBALL COURTS.
08:21:58 THERE IS A CONCERN ABOUT, I GUESS, PICKLEBALL NOISE CREATING
08:22:02 A NUISANCE HERE IN THE VILLAGE.
08:22:04 THIS IS INTERIOR TO OUR COMMUNITY.
08:22:07 THIS RECREATION AREA IS A FULL-SCALE MODEL INSIDE OUR SALES
08:22:15 CENTER.
08:22:15 EVERYBODY COMES IN AND SEES OUR REC AREA.
08:22:19 TAKE IT FURTHER, OUR FIRST COUPLE OF SALES WERE AROUND THE
08:22:23 REC AREA WITH YOUNG FAMILIES.
08:22:26 THEY WANT TO LIVE NEAR THIS THING.
08:22:27 A CONCERN THAT CAME UP WAS THE BUFFERING THAT YOU HEARD ALL
08:22:30 ABOUT IN THE LAST APPROVAL BEFORE US.
08:22:33 WE ARE NOT PROPOSING ANY TYPE C BUFFER HERE BECAUSE IT'S AN
08:22:37 INTERNAL USE.
08:22:38 WE HAVE LAVISH LANDSCAPING.
08:22:40 WE HAVE WIND SCREENS ON OUR COURTS, BUT WE ARE NOT PLANNING
08:22:43 TO PUT UP A WALL OR ANY ACOUSTICAL REDUCTION MEASURES.
08:22:49 AGAIN, IT'S INSIDE OUR COMMUNITY.
08:22:51 I'M JUST GOING TO SHOW YOU HERE REAL QUICK.
08:22:54 THIS IS TOUGH TO SEE.

08:22:56 HOPEFULLY YOU CAN SEE IT BETTER THAN I CAN.
08:22:58 THE PICKLEBALL COURTS TO THE EXTERIOR TO THE PRESERVE AT
08:23:03 CORKSCREW IS ABOUT A THOUSAND FEET AND BACK TO WILDCAT IS
08:23:07 ABOUT 1300 FEET.
08:23:08 SO HUGE DISTANCES BETWEEN US AND OFF-SITE USES.
08:23:12 INTERIOR, THE PICKLEBALL COURTS ARE ABOUT 300 -- EXCUSE ME,
08:23:19 300 FEET TO THE WEST AND ABOUT 274 FEET TO THE SOUTH.
08:23:24 THESE HOMESITES -- WELL, NOT THE ONE TO THE SOUTH.
08:23:28 WE'RE USING THAT AS A CONSTRUCTION HOUSE.
08:23:32 BUT THE HOUSES ALL TO THE LEFT HAVE BEEN SOLD.

08:23:36 IN OUR SALES BROCHURES, WE LAY OUT THE REC AREA, WHEN THEY
08:23:40 PICK UP A BROCHURE, THEY HAVE BASICALLY A SITE PLAN THAT
08:23:48 SHOWS THE LOCATION OF THE REC AREA AND THEN INSIDE THE
08:23:54 PACKET ALSO IS THE REC AREA, AND IT TELLS ABOUT THE
08:23:58 PICKLEBALL, THE TENNIS, AND ALL THE USES OUT ON OUR SITE.
08:24:02 GL HOMES IS VERY UP FRONT ABOUT OUR RECREATION.
08:24:06 IN FACT, WE TAKE IT VERY SERIOUS.
08:24:08 WE ARE A COMPANY THAT BELIEVES IN A LIFESTYLE FOR THE PEOPLE
08:24:11 MOVING INTO OUR COMMUNITIES.
08:24:12 THIS IS NO DIFFERENT HERE.
08:24:13 LET'S QUICKLY GO THROUGH.
08:24:17 THIS IS THE STUFF WE TALKED ABOUT THAT PICKLEBALL HAS NOISE
08:24:24 ASSOCIATED WITH IT, BUT WITH THE NEW TECHNOLOGY IN THE
08:24:28 PICKLEBALL RACKET AND THE BALL ITSELF, THERE'S LESS NOISE
08:24:33 BEING EMITTED.

08:24:36 >>Scotty Wood: I CHALLENGE THAT RIGHT NOW.
08:24:39 >> IF YOU GO BACK -- IF YOU SEE --
08:24:41 >>Scotty Wood: I'VE LOOKED AT A DOZEN SOUND STUDIES, AND THE
08:24:44 RACKETS AND THE BALLS DO NOT DO THAT.
08:24:49 THEY ARE MINIMAL.
08:24:50 THEY HAVE MINIMAL SOUND ATTENUATION, MINIMAL.
08:24:54 >> OH, NO, I'M NOT SAYING IT'S QUIET BY ANY MEANS, NO.
08:24:58 >>Scotty Wood: DON'T CLAIM IT AS AN ADVANTAGE, BECAUSE IT'S
08:25:01 NOT.
08:25:02 >> OKAY.
08:25:02 WELL, THEN, WE CAN DISAGREE.
08:25:04 THE LOTS THAT HAVE BEEN SELECTED, PEOPLE HAVE SEEN THE REC
08:25:09 AREA, THEY KNOW WHERE THE AMENITIES ARE AND THEY HAVE CHOSEN
08:25:11 THOSE LOTS.
08:25:13 YOU'LL SEE IN THE NEXT COUPLE OF SLIDES, WE HAVE BUILT MANY
08:25:19 PICKLEBALL COURTS.
08:25:20 IN FACT, OUR BIGGEST ONE IS IN ST. LUCIE WHERE WE HAVE 36
08:25:23 PICKLEBALL COURTS IN ONE AREA.
08:25:25 GRANTED, IT'S NOT SITTING RIGHT INSIDE THE SUBDIVISION, BUT
08:25:28 PICKLEBALL IS HUGE, AS YOU'RE SEEING NOW HERE IN THE
08:25:31 VILLAGE.
08:25:31 THIS TALKS ABOUT THE DISTANCE FROM THE PICKLEBALL TO THE TWO
08:25:37 HOMESITES THAT ARE CLOSEST TO THE PICKLEBALL.
08:25:44 >>Jim Wallace: EXCUSE ME, THAT WAS HOW CLOSE?
08:25:45 274 FEET.

08:25:48 >> CORRECT.
08:25:49 >>Jim Wallace: SOUND WOULD BE TRAVELING FROM THE PICKLEBALL
08:25:51 COURT ACROSS THE PARKING LOT TO THE IMMEDIATE HOMES ACROSS
08:25:54 THE STREET.
08:25:58 >> I'LL TAKE YOU BACK THERE REAL QUICK.
08:26:00 IT'S GOING TO TRAVEL --

08:26:05 >>Jim Wallace: ACROSS THE PARKING LOT --
08:26:07 >> NO, THE CLOSEST ONE IS TO THE SOUTH, AND IT WILL TRAVEL
08:26:12 ACROSS GREEN LANDSCAPED AREA, THEN ACROSS THE ENTRY ROAD,
08:26:16 MORE GREEN AREA, THE LIFT STATION AND THEN BE IN CONTACT
08:26:19 WITH THAT HOME.
08:26:21 >>Jim Wallace: SOUND WILL ALSO TRAVEL ACROSS THE TENNIS
08:26:24 COURTS TO THE HOMES, WHATEVER THEY ARE, I FORGET THE NUMBER
08:26:26 AND THEN ACROSS YOUR PARKING LOT TO THE OTHER HOMES.
08:26:29 >> CORRECT, YES.
08:26:31 >>Barry Jones: I THINK THE IMPORTANT ELEMENT IS EVERYBODY
08:26:32 KNOWS YOU ARE THERE.
08:26:34 IT'S NOT A ADD-ON.
08:26:36 >> TOTALLY CORRECT, YES.
08:26:39 >>Scotty Wood: WHY AREN'T YOU PROPOSING AN ACOUSTIC FENCE
08:26:42 AROUND THE PICKLEBALL COURTS?
08:26:43 IF YOU ARE SO EXPERIENCED IN IT, YOU KNOW THAT IS THE MOST
08:26:47 EFFECTIVE DETERRENT FROM THE NOISE -- AND IT'S SMALL MONEY.
08:26:53 >> I'LL BE THE FIRST TO ADMIT, I AM NOT FAMILIAR WITH THE
08:26:56 ACOUSTICS I JUST HEARD TONIGHT.

08:26:58 I'M BEING HONEST ABOUT THIS, WE HAVE NEVER HAD A PICKLEBALL
08:27:02 COMPLAINT.
08:27:03 I WANT TO SHOW YOU SOMETHING HERE REAL QUICK.
08:27:06 WE HAVE TWO COMMUNITIES NEARBY.
08:27:11 ONE IN BONITA.
08:27:12 THIS IS VALENCIA BONITA.
08:27:15 YOU CAN SEE WE HAVE 8 PICKLEBALL COURTS UP THERE, AND THE
08:27:19 CLOSEST HOME I THINK IS 58 FEET FROM THE PICKLEBALL COURTS
08:27:22 AND THE OTHER ONE IS 116.
08:27:28 SO VERY CLOSE PROXIMITY.
08:27:30 THIS IS AN AGE-RESTRICTED COMMUNITY HERE.
08:27:33 WE HAVE NOT HAD THE FIRST COMPLAINT FROM EITHER HOMEOWNER OR
08:27:37 ANY HOMEOWNERS AROUND THESE COURTS.
08:27:41 THE SECOND COMMUNITY IS DOWN IN COLLIER COUNTY.
08:27:47 >> DID THEY PICK THE LOTS KNOWING THE COURTS WERE THERE?
08:27:50 >> ABSOLUTELY.
08:27:51 >> SO THEY KNEW AHEAD OF TIME.
08:27:52 >> WE DON'T OPEN UP FOR SALES UNTIL WE HAVE OUR SITE PLAN
08:27:55 FOR THE REC AREA COMPLETELY DEFINED.
08:27:58 WE BUILD A SCALED MODEL AND THE HOMEOWNERS KNOW WHAT THEY
08:28:02 ARE BUYING INTO.
08:28:03 ANY BROCHURE THEY PICK UP FROM US, THEY GO TO THE WEBSITE,
08:28:06 THIS IS ALL LAID OUT.
08:28:08 WE DON'T TRY TO HIDE ANYTHING WHATSOEVER.
08:28:10 WE'RE VERY UP FRONT.

08:28:13 >> A LOT OF IT HAS TO DO WHERE YOUR MASTER BEDROOM AND WHERE
08:28:15 YOUR POOL AND LANAI AREA ARE.

08:28:18 IN THIS PHOTOGRAPH, THEY ARE ALL LOOKING AWAY FROM YOUR
08:28:20 PICKLEBALL COURTS.
08:28:21 SO THE SOUND TRAVELS OVER THE ROOF AND CONTINUES.
08:28:25 THEY DON'T HEAR IT.
08:28:26 >> MORE TO THAT, TOO, ALL THE HOMES COME FROM IMPACT GLASS.
08:28:31 DOUBLE PANE IMPACT GLASS.
08:28:34 FURTHER REDUCING OF ANY NOISE COMING IN.
08:28:37 AGAIN, THIS IS AN ADULT COMMUNITY HERE, AND YOU CAN SEE IT'S
08:28:42 187 FEET DIRECTLY ACROSS THE STREET TO THE CLOSEST HOME.
08:28:46 AGAIN, JUST POINTING OUT THAT WE'VE BEEN AROUND FOR 40
08:28:58 YEARS, AND WE TRY TO DO THE RIGHT THING BY OUR HOMEOWNERS.
08:29:03 I KNOW WE'RE NEW HERE IN THE VILLAGE.
08:29:07 I THINK A TESTAMENT TO WHO WE ARE IS WHAT'S GOING ON RIGHT
08:29:09 NOW IN RIVERCREEK WITH SALES.
08:29:11 WE HAVE CUSTOMERS THAT CONTINUALLY FOLLOW US TO BUY FROM US.
08:29:16 THEY TRUST WHAT WE DO.
08:29:17 WE STAND BEHIND WHAT WE DO, AND WE ALWAYS DO THE RIGHT
08:29:21 THING.
08:29:21 SO THIS HERE IS JUST POINTING OUT THAT WE HAVE CLEARLY
08:29:29 SHOWED EVERYBODY PRIOR TO PURCHASING WHAT THE SITE LOOKED
08:29:31 LIKE.
08:29:32 I'LL GO THROUGH THIS.
08:29:34 HERE IS ANOTHER GOOD ONE.

08:29:35 I THINK THE CITY HAS -- NOISE IS ALLOWED AT 66 DECIBELS FROM
08:29:43 7 TO 10.
08:29:44 OUR REC AREA WHEN IT COMES TO THESE SPORTS COURT IS ONLY
08:29:49 OPEN FROM 8 TO 8.
08:29:50 WE OPEN LATER THAN WHAT IS ALLOWED AND WE SHUT DOWN BEFORE
08:29:54 WHAT IS ALLOWED.
08:29:55 >> IT ALSO MENTIONS THAT ADDITIONAL RESEARCH INDICATES
08:30:02 PICKLEBALL HAS BEEN SHOWN TO PRODUCE 60 TO 70 DBA AT
08:30:07 100-FEET DISTANCE.
08:30:08 >> RIGHT.
08:30:08 >> WHO IS THE ADDITIONAL RESEARCH?
08:30:09 HAVE YOU DONE A SOUND STUDY?
08:30:14 >> NO.
08:30:14 WE DON'T INITIATE A PERSONAL SOUND STUDY ON OUR COURTS.
08:30:19 THIS IS JUST INFORMATION.
08:30:20 IN FACT, I THINK IT'S VERY CONSISTENT WITH THE GENTLEMAN
08:30:22 THAT WAS JUST UP HERE WHO DID THE SOUND STUDY.
08:30:25 THIS IS WHAT WE DID OUR RESEARCH ON.
08:30:34 >> I DON'T KNOW HOW TO REACT TO THAT.
08:30:36 >> IF YOU READ EVEN FURTHER, I KNOW HE IS TALKING ABOUT
08:30:41 ACROSS WATER, BUT WE TEND TO AGREE WITH HIM THAT EVERY
08:30:44 HUNDRED FOOT DISTANCE IS ANOTHER 6 DBA REDUCTION.
08:30:48 THIS IS TALKING ABOUT THE IMPACT GLASS IN OUR HOUSES AND THE
08:30:55 REDUCTION ASSOCIATED WITH IT.

08:30:56 AND NOW I GUESS QUESTIONS ON PICKLEBALL OR THE REC AREA

08:31:01 ITSELF.
08:31:07 >>Barry Jones: I THINK WE BEAT PICKLEBALL NOISE TO DEATH.
08:31:10 I THINK THE FACT OF THE MATTER IS YOU'RE COMING IN AND
08:31:12 EVERYBODY KNOWS IT GOING IN.
08:31:13 IT'S LIKE BUYING THE HOUSE NEXT TO THE LIFT STATION.
08:31:16 IT WAS THERE WHEN YOU GOT THERE.
08:31:17 >> AND THAT IS AN ELEMENT SOMEBODY WILL BE BUYING AGAINST,
08:31:20 YES.
08:31:20 >>Barry Jones: YOU DON'T HAVE EXTERNAL IMPACT.
08:31:24 YOUR INTERNAL IMPACT IS BUYER BEWARE, THEY KNOW WHAT THEY
08:31:28 ARE GETTING GOING IN.
08:31:30 >> YES.
08:31:30 >>Barry Jones: IT'S NOT LIKE YOU ARE ADVERSELY IMPACTING AN
08:31:34 EXISTING CONDITION AND THAT IS A BIG DIFFERENCE BETWEEN THE
08:31:36 TWO SCENARIOS.
08:31:37 THANK YOU FOR YOUR TIME.
08:31:39 >> THANK YOU ALL.
08:31:41 >>Barry Jones: CONGRATULATIONS ON YOUR SALES.
08:31:45 >>Scotty Wood: YEAH, THAT'S GREAT.
08:31:46 PUBLIC INPUT.
08:31:48 NONE.
08:31:49 OKAY.
08:31:52 WE'RE DONE.
08:31:56 >>Barry Jones: WITH THAT ONE.
08:32:01 >> NEXT.

08:32:15 >>Scotty Wood: OUR NEXT ITEM, GENOVA GATE ACCESS
08:32:19 MODIFICATION.
08:32:20 THIS IS A PIM -- THIS IS A ZONING AMENDMENT.
08:32:28 THIS WILL HAVE TO GO THROUGH THE WHOLE ZONING AMENDMENT
08:32:30 PROCESS.
08:32:31 MOST OF IT.
08:32:33 >>Mary Gibbs: IT IS A MINOR AMENDMENT.
08:32:35 SO IT WILL COME BACK TO PLANNING AND ZONING BOARD FOR PUBLIC
08:32:38 HEARING, BUT THIS IS THE INFORMATION MEETING TONIGHT.
08:32:40 WHAT GENOVA IS REQUESTING TO MODIFY THE GATE ACCESS FROM
08:32:47 WHAT WAS APPROVED AS SOMETHING THAT IS SUPPOSED TO BE MANNED
08:32:51 24 HOURS TO ALLOW AN AUTOMATED GATE SYSTEM INSTEAD.
08:32:55 I THINK EVERYBODY KNOWS WHERE GENOVA IS.
08:33:01 EVERYBODY HERE LIVES IN GENOVA ALMOST.
08:33:03 AT VIA COCONUT AND CORKSCREW, WAY OUT YONDER THAT WAY.
08:33:06 THIS AMENDMENT WAS REQUESTED BY THE CONDO ASSOCIATION,
08:33:10 GENOVA 1 AND 2.
08:33:12 THOSE ARE THE FOUR EXISTING BUILDINGS THAT ARE THERE.
08:33:14 AS YOU RECALL, WE HAD A RECENT ZONING AMENDMENT TO MODIFY
08:33:19 BUILDINGS 5 AND 6 TO DO THE TOWNHOMES AND THE ATTACHED

08:33:22 VILLAS.
08:33:23 SO THOSE, OF COURSE, ARE NOT BUILT YET.
08:33:25 JUST TO GIVE YOU A LITTLE BIT OF BACKGROUND ON HOW THIS GOT
08:33:28 HERE, WHEN THE ZONING FOR GENOVA WAS INITIALLY APPROVED BACK
08:33:33 IN I THINK ABOUT 2016, THERE WAS A DEVIATION.

08:33:37 IT WAS CALLED DEVIATION 6, AND THAT REQUESTED REDUCED
08:33:41 STACKING DISTANCE FOR THE GATEHOUSE FROM 100 FEET TO 85
08:33:46 FEET.
08:33:47 WHEN THAT WAS APPROVED, THAT DEVIATION WAS APPROVED BY THE
08:33:50 COUNCIL, BUT IT WAS APPROVED WITH A CONDITION THAT THE
08:33:53 GATEHOUSE HAD TO BE MANNED 24 HOURS A DAY.
08:33:57 AND ANOTHER CONDITION ABOUT PROVIDING TURNAROUND FOR TRUCKS.
08:34:01 YOU ALL KNOW THE SECURITY GATEHOUSE IS ON VIA COCONUT.
08:34:07 ALSO, IN THE ORIGINAL ZONING REQUEST, THE APPLICANT HAD
08:34:11 PROPOSED 24 HOUR GATEHOUSE IN THEIR PATTERN BOOK AS ONE OF
08:34:15 THE PROJECT AMENITIES.
08:34:16 THAT IS WHAT THE ZONING APPROVED.
08:34:22 BACK IN ABOUT 2021, THE CONDO ASSOCIATION REPRESENTATIVES
08:34:27 CAME TO ME AND THEY WERE CONCERNED ABOUT THE COST OF THE
08:34:30 GUARDHOUSE.
08:34:31 SO THEY HAD ASKED IF THEY COULD SEE JUST DO AN AMENDMENT,
08:34:35 ADMINISTRATIVE AMENDMENT TO CHANGE THE GATEHOUSE FROM THE 24
08:34:38 HOUR MANNED TO JUST ALLOW AN AUTOMATED GATE.
08:34:41 I TOLD THEM AT THE TIME NO, YOU KNOW, I CAN'T APPROVE THAT
08:34:45 ADMINISTRATIVELY.
08:34:46 THAT'S TOO MUCH OF A CHANGE, BUT WE DID END UP AGREEING ON
08:34:51 KIND OF A COMPROMISE.
08:34:52 SO WE DID AN ADMINISTRATIVE AMENDMENT THAT SAID, OKAY, YOU
08:34:56 DON'T HAVE TO MAN THE GATE FROM 11 P.M. TO 7 A.M. BECAUSE
08:35:00 THEY REALLY DON'T GET DELIVERIES AT THAT TIME OF NIGHT.

08:35:04 I DON'T KNOW IF THEY ACTUALLY IMPLEMENTED THAT OR NOT, OR IF
08:35:07 THEY STILL GOT THE MAN 24 HOURS A DAY, BUT I DO KNOW THEY
08:35:11 CAME IN RECENTLY OR OVER THE PAST SEVERAL MONTHS HAVE ASKED
08:35:14 TO ELIMINATE IT COMPLETELY AND INSTALL AN AUTOMATED GATE
08:35:18 SYSTEM.
08:35:19 IN ORDER TO DO THAT, WE'VE GOT TO MODIFY THE ZONING
08:35:21 APPROVAL.
08:35:22 SO WE'VE HAD SEVERAL MEETINGS WITH REPRESENTATIVES, AND WE
08:35:26 HAD SUGGESTED THAT BEFORE THEY COME BACK TO THIS INFORMATION
08:35:29 MEETING THEY SURVEY THE COMMUNITY TO SEE WHAT THE COMMUNITY
08:35:32 WANTED BECAUSE, AS WE KNOW FROM SOME PAST GENOVA ZONING
08:35:37 HEARINGS, THE COMMUNITY IS PRETTY ENTHUSIASTIC AND HAS A LOT
08:35:41 OF DIFFERENT OPINIONS.
08:35:43 WE HAD TOLD THEM PLEASE SURVEY THE COMMUNITY.
08:35:45 I THINK THEY ARE GOING TO TALK ABOUT THAT A LITTLE BIT
08:35:48 TONIGHT.

08:35:49 THE APPLICANT IS GOING TO EXPLAIN THE REQUEST AND THEN A
08:35:53 LITTLE BIT I THINK ABOUT THE GATE SYSTEM.
08:35:55 IF YOU DON'T HAVE ANY QUESTIONS, I'LL TURN IT OVER TO THE
08:35:59 APPLICANT, WHICH IS DAN OLSON FROM THE GENOVA ONE COMMUNITY
08:36:05 I THINK IS HERE TONIGHT BECAUSE THE OTHER REPRESENTATIVE,
08:36:07 SUSAN MAJKA IS IN ARUBA AND IS PROBABLY DRINKING A PIÑA
08:36:12 COLADA RIGHT NOW.
08:36:19 >>Scotty Wood: BY THE WAY, THANK YOU ALL FOR WAITING.
08:36:23 >>Dan Olson: GOOD EVENING, AND THANK YOU FOR MEETING WITH

08:36:24 US.
08:36:25 I'M DAN OLSON, GENOVA ONE ASSOCIATION PRESIDENT.
08:36:31 MY WIFE AND I LIVE THERE SINCE JUNE OF 2018.
08:36:34 ALSO A DIRECTOR ON THE GENOVA MASTER BOARD.
08:36:37 WE'RE HERE TONIGHT TO DISCUSS OUR REQUEST TO REPLACE THE
08:36:40 ON-SITE GATE MONITORS WITH AUTOMATED VIRTUAL SYSTEM.
08:36:43 WITH ME TONIGHT ARE SEVERAL GENOVA ONE AND GENOVA TWO
08:36:47 VIRTUAL GATE COMMITTEE MEMBERS AND JEFF HYATT, SENIOR
08:36:50 SECURITY CONSULTANT WITH ENVERA SYSTEMS.
08:36:56 LET ME EXPLAIN HOW THIS INITIATIVE CAME ABOUT.
08:36:59 TWO YEARS AGO RESIDENTS OF GENOVA ONE AND GENOVA TWO
08:37:02 ASSOCIATIONS CAME TO THE RESPECTIVE BOARDS AND REQUESTING
08:37:05 THEM TO FIND WAYS TO REDUCE THE QUARTERLY DUES.
08:37:07 THE YEARLY COST OF THE GATEKEEPERS TO MONITOR THE ENTRANCE
08:37:11 OF OUR COMMUNITY IS APPROXIMATELY 25% OF OUR $739,000
08:37:15 BUDGET.
08:37:15 IT WAS DECIDED TO FORM A JOINT ASSOCIATION COMMITTEE TO SEE
08:37:20 IF AND HOW THIS EXPENSE COULD BE REDUCED.
08:37:23 THE COMMITTEE SPENT THE FIRST YEAR RESEARCHING VENDORS,
08:37:29 VISITING GATE COMMUNITIES AND SPEAKING WITH THE RESIDENTS
08:37:31 AND BOARD MEMBERS REGARDING ISSUES AND PROBLEMS WITH THE
08:37:34 SYSTEMS.
08:37:35 MANY OF THESE ISSUES WERE FROM ANTIQUATED SYSTEMS WITH
08:37:38 LITTLE OR NO SECURITY AND NO WAY TO SPEAK WITH SOMEONE WHEN
08:37:41 AN ISSUE OCCURRED.

08:37:43 IT WAS THEN THAT THE GENOVA COMMITTEE DECIDED TO FOCUS THEIR
08:37:46 RESEARCH ON A STATE-OF-THE-ART SYSTEM.
08:37:48 COMMITTEE MEMBERS ATTENDED COMMUNITY ASSOCIATION EXPOS AND
08:37:51 SPOKE WITH COMMUNITIES THAT HAD INSTALLED VIRTUAL GATES.
08:37:55 THE BUILDING -- FOR A VISITOR TO SPEAK WITH A LIVE ATTENDANT
08:38:02 WAS VITAL TO SOLVE ANY MATTERS IN A TIMELY MATTER.
08:38:05 ALSO HAVING SECURITY CAMERAS MADE THE COMMUNITIES FEEL
08:38:08 SAFER.
08:38:08 WE IDENTIFIED ENVERA AS A LEADER OF GATE AND WELL
08:38:15 ESTABLISHED IN SOUTHWEST FLORIDA.
08:38:16 AFTER MEETING WITH ENVERA WE FOUND WE COULD -- WHEN THE
08:38:23 COMMITTEE DECIDED ON USING ENVERA VIRTUAL SYSTEMS, THE TWO

08:38:26 BOARDS CONTACTED THE ENVERA DEVELOPER AND WERE GIVEN
08:38:29 PERMISSION AND THEIR FULL SUPPORT OF THE COMMITTEE'S
08:38:31 RECOMMENDATIONS.
08:38:32 HOWEVER, THEY DID WANT THE BOARD TO SURVEY AND VOTE MOVING
08:38:35 FORWARD WITH THIS PROJECT WITH THE CURRENT OWNERS.
08:38:38 THIS WAS DONE AND WILL BE ADDRESSED WITH COST SAVINGS LATER
08:38:41 IN THIS PRESENTATION.
08:38:42 TONIGHT, WE HAVE JEFF HYATT HERE FROM ENVERA.
08:38:45 HE HAS A FEW SLIDES ON HOW THE SYSTEM WORKS AND THE HISTORY
08:38:47 OF THE COMPANY ON VIRTUAL GATES.
08:38:57 >> THANKS, DAN.
08:38:58 GOOD EVENING, EVERYBODY.
08:38:59 I DON'T HAVE THE SLIDES WITH ME.

08:39:02 I THOUGHT IT WAS IN THE PACKET.
08:39:03 I'M HERE ON BEHALF OF ENVERA.
08:39:05 I JUST WANTED TO GIVE YOU A COUPLE OF MINUTES AS FAR AS WHO
08:39:09 ENVERA SYSTEM IS.
08:39:11 WE'RE THE SOLUTION THAT ENVERA IS CURRENTLY EVALUATING.
08:39:15 ABOUT 15 YEARS AGO, ENVERA SYSTEMS CAME UP WITH THE CONCEPT
08:39:18 OF VIRTUAL GUARDING.
08:39:20 WE STARTED WITH THREE COMMUNITIES AND FIVE EMPLOYEES.
08:39:24 SINCE THEN, AFTER THE PAST 15 YEARS, WE'RE UP TO OVER 1,000
08:39:29 COMMUNITIES IN THE STATE OF FLORIDA ALONE THAT HAVE
08:39:31 PARTNERED WITH US, EITHER ON THE VIRTUAL GUARD OR VIDEO
08:39:36 SURVEILLANCE ON THE AMENITIES.
08:39:38 WE CURRENTLY EMPLOY OVER 250 VIRTUAL GUARDS ANYWHERE FROM 30
08:39:45 TO 100 ARE WORKING AT ONE TIME TO HANDLE THE GUEST
08:39:48 TRANSACTIONS.
08:39:50 SO WHAT GENOVA IS LOOKING FOR TO POTENTIALLY INCREASE
08:39:57 SECURITY BY MONITORING EVERY GUEST TRANSACTION, WE HAVE THE
08:40:01 KIOSK IN THE GUEST LANE OF THE COMMUNITY, AND WHEN A GUEST
08:40:04 PULLS UP, IF THEY ARE ON A GUEST LIST OF A RESIDENT, THE
08:40:08 GATES AUTOMATICALLY OPEN.
08:40:09 THEY BASICALLY SLIDE THEIR DRIVER'S LICENSE INTO THE KIOSK.
08:40:12 WE SAY, HEY, JEFF HYATT HERE, OKAY, THE GATE OPEN.
08:40:18 IF I'M NOT ON A GUEST LIST, THAT'S WHEN THE VIRTUAL GUARDS
08:40:21 WHO AGAIN ARE EMPLOYEES.
08:40:22 WE TRAIN THEM.

08:40:23 THEY ARE EMPLOYED BY ENVERA.
08:40:25 THEY WILL MAKE UP TO TWO PHONE CALLS TO THE RESIDENTS AND
08:40:28 SAY, HEY, JEFF HYATT AT THE GATE, OKAY TO LET HIM IN?
08:40:35 WE HAVE SINCE EXPANDED INTO TEXAS.
08:40:37 WE HAVE MULTIPLE COMMUNITIES IN TEXAS, BUT, AGAIN, WE'VE
08:40:39 BEEN AROUND FOR 15 YEARS.
08:40:42 GENOVA ASKED ME TO SIT IN AND ADDRESS ANY SPECIFIC QUESTIONS
08:40:46 ON THE VIRTUAL GATE GUARD CONCEPT COMPARED TO ON-SITE

08:40:49 GUARDS.
08:40:50 I'M HAPPY TO DO THAT NOW OR AFTER THE OTHER GENTLEMEN SPEAK.
08:40:55 ANY QUESTIONS FOR ME?
08:41:05 THANK YOU ALL.
08:41:11 >> GOOD EVENING.
08:41:12 I'M KEITH MATHIAS.
08:41:14 MY WIFE AND I LIVE IN GENOVA ONE.
08:41:16 I SERVE ON THE GATE COMMITTEE AS VOLUNTEER.
08:41:22 I SERVED AS THE GATE MANAGER FOR A GATED COMMUNITY IN
08:41:25 COLORADO FOR THE PREVIOUS EIGHT YEARS.
08:41:28 AFTER WITNESSING MANY OF THE EVENTS THAT YOU'LL PROBABLY
08:41:31 HEAR ABOUT TONIGHT AND THE GATE OPERATIONS AT GENOVA, AND
08:41:35 HEARING OTHER RESIDENTS' EXPERIENCES AS WELL AS THE FACT
08:41:39 THAT WE WERE GOING TO SHARE COSTS WITH 20 TO 25 PERCENT
08:41:43 FEWER RESIDENCES THAN WHAT WERE ORIGINALLY PLANNED, I
08:41:47 DECIDED THAT IT WAS IMPORTANT FOR ME TO GET ON THE GATE
08:41:50 COMMITTEE TO BE SURE THAT SECURITY, GATE FUNCTIONALITY, AND

08:41:57 ADVANCED TECHNOLOGIES WERE THOROUGHLY CONSIDERED AT LEAST AS
08:42:01 MUCH AS COST SAVINGS.
08:42:04 I DIDN'T WANT TO SEE COST SAVINGS BE OVERLY EMPHASIZED.
08:42:07 I BELIEVE THAT THE COMMITTEE HAS DONE THEIR DUE DILIGENCE TO
08:42:10 MAKE SURE THAT WAS NOT THE PRIMARY DRIVER, ALTHOUGH IT
08:42:13 DEFINITELY IS A MAJOR ADVANTAGE.
08:42:17 AS PART OF OUR SEARCH, WE FOUND THAT A NUMBER OF UPSCALE
08:42:20 GATED COMMUNITIES HERE IN THE SOUTHWEST FLORIDA REGION ARE
08:42:26 CHANGING OVER AND INSTALLING ENVERA SYSTEMS TO ENHANCE THEIR
08:42:31 SECURITY AND TO OPERATE THEIR GATES INSTEAD OF HAVING MANNED
08:42:35 GUARDS.
08:42:36 THE SYSTEM PROVIDES SIGNIFICANTLY MORE SECURITY THROUGH
08:42:39 VIDEO RECORDING OF ENTRANCE VEHICLES AND IDs USED TO GAIN
08:42:43 ACCESS TO THE COMMUNITY.
08:42:45 AS PART OF OUR ANALYSIS AND DUE DILIGENCE, WE'VE LOOKED AT
08:42:49 SEVERAL THINGS TO ANALYZE THE CONCERNS ABOUT TRAFFIC FLOW,
08:42:52 WHICH IS ACTUALLY THE PART THAT WE'RE CONCERNED WITH
08:42:55 TONIGHT, CONSIDERING THE PAST DEVIATION THAT WAS GRANTED BY
08:43:00 THE BOARD.
08:43:00 AS YOU'VE HEARD, THIS DESIGN EXPEDITES VALIDATION FOR ENTRY,
08:43:07 BUT IT ALSO IMPROVES TRAFFIC FLOW AT THE ENTRY.
08:43:10 OUR RESIDENT ENTRY LANE IN THE NEW DESIGN MEASURES 97 FEET
08:43:15 FROM THE GATE TO THE SIDEWALK, AND THE -- THAT WILL BE THE
08:43:21 RESIDENT ENTRY.
08:43:22 NO CHANGE WILL BE NOTICED BY THE RESIDENTS IN THAT THEY WILL

08:43:28 STILL USE AN RFID READER TO GO STRAIGHT THROUGH INTO THE
08:43:31 COMMUNITY FROM THEIR CARS.
08:43:33 OUR VISITOR VENDOR LANE THAT WILL BE USED IN THE NEW DESIGN
08:43:39 MEASURES 100 FEET, 6 INCHES FROM THE GATE TO THE SIDEWALK.

08:43:43 THIS MORE RAPID RESPONSE BY ENVERA VIRTUAL GATE GUARDS
08:43:48 ASSISTED BY THE AUTOMATED VALIDATION OF PERMITTED VISITORS
08:43:51 WILL SPEED UP OUR VISITOR VENDOR ENTRY PROCESS.
08:43:55 WE'VE ALSO ANALYZED THE GENOVA TRAFFIC FREQUENCY.
08:43:59 THE 2023 LOW SEASON DAILY AVERAGE VISITOR VENDOR ARRIVAL IS
08:44:07 12.6 VEHICLES FOR THE WHOLE DAY.
08:44:11 EVEN IF WE TAKE THAT TIME FRAME FROM THE WHOLE DAY AND
08:44:14 COMPRESS IT INTO EIGHT HOURS, THAT IS AN AVERAGE OF 1.5
08:44:22 VEHICLES PER HOUR.
08:44:24 THERE'S VERY LITTLE CHANCE FOR ANY TRAFFIC FLOW IMPACT.
08:44:30 NOT ONLY IS THE ENVERA SYSTEM FASTER THAN A REGULAR GUARD,
08:44:35 BUT EVEN A REGULAR GUARD COULD KEEP UP WITH ONE AND A HALF
08:44:38 VEHICLES PER HOUR.
08:44:39 THE 2022-23 HIGH SEASON OR, AS MANY PEOPLE REFER TO IT, THE
08:44:45 SNOWBIRD SEASON, DAILY AVERAGE VISITOR VENDOR ARRIVAL IS
08:44:50 ONLY 22.4 VEHICLES PER DAY.
08:44:54 AGAIN, COMPRESSED INTO AN EIGHT-HOUR BUSINESS DAY INSTEAD OF
08:44:57 SPREADING IT OUT OVER THE WHOLE 24-HOUR PERIOD, THAT'S ONLY
08:45:02 AN AVERAGE OF THREE VEHICLES PER HOUR.
08:45:05 SO WITH THE ENVERA AUTOMATED IMAGE PROCESSING THAT ACTUALLY
08:45:10 RECOGNIZES MANY VENDORS AND SENDS THEM THROUGH DIRECTLY,

08:45:15 THERE'S VERY, VERY LITTLE LIKELIHOOD OF STACKING OCCURRING,
08:45:19 AND IF IT DOES, ENVERA WE'VE INVESTIGATED ENVERA, THEY HAVE
08:45:23 VERY SOPHISTICATED STACKING PROTOCOLS.
08:45:27 AND FROM THE VIEWS THAT THE VIDEO CAMERAS HAVE, THEY'LL BE
08:45:30 ABLE TO ORCHESTRATE THOSE PROTOCOLS BASED ON THE WAY THAT
08:45:34 THE COUNCIL OR THE BOARD AND THE GENOVA RESIDENTS WANT THOSE
08:45:39 STACKING PROTOCOLS IMPLEMENTED.
08:45:41 WE BELIEVE THIS IS THE LAST STEP IN THE COMMITTEE'S DUE
08:45:46 DILIGENCE TO DETERMINE IF THIS SYSTEM IS FEASIBLE FOR OUR
08:45:50 COMMUNITY.
08:45:50 AS DAN MENTIONED, WE DID A SURVEY TO FIND OUT HOW MANY
08:45:54 RESIDENTS WERE REALLY INTERESTED IN MOVING IN THIS
08:45:57 DIRECTION.
08:45:58 NOW WE NEED TO KNOW IF APPROVED BY THE VILLAGE, THE GATE
08:46:03 COMMITTEE WILL PRESENT THESE RESULTS TO THE DEVELOPER AND
08:46:06 THE DEVELOPER WILL THEN TAKE A FORMAL VOTE TO DETERMINE IF
08:46:09 THE COUNTY IS IN FAVOR OF THE SOLUTION BASED ON OUR RULES
08:46:14 AND REGULATIONS AND COMMUNITY BYLAWS.
08:46:17 ANY QUESTIONS FOR ME?
08:46:19 THANK YOU FOR YOUR TIME.
08:46:27 >> GOOD EVENING, FOLKS.
08:46:29 BILL WARREN.
08:46:30 I'VE BEEN A RESIDENT OF GENOVA FOR THE PAST FOUR YEARS.
08:46:33 I'VE BEEN ON GENOVA ONE BOARD FOR THE PAST THREE YEARS AS
08:46:36 VICE PRESIDENT.

08:46:37 I'VE BEEN ON THE GATE COMMITTEE FROM THE CONCEPTION.
08:46:40 READ YOU SOME FINANCIAL FACTS IN REFERENCE TO OUR PRESENT
08:46:44 GATE SITUATION.
08:46:44 LAST YEAR, WE SPENT 189,000 ON THE CONTRACT.
08:46:49 WE WERE NOTIFIED IN JANUARY OF THIS YEAR THAT THE COMPANY
08:46:52 PLANNED TO INCREASE THEIR COST BY 25%.
08:46:55 SO STARTING JULY 1 OF THIS YEAR, THE COST WOULD INCREASE BY
08:46:59 40,000, THE FINAL CONTRACT WOULD BE 225,000.
08:47:03 THIS COMPANY FAVORS FIVE-YEAR CONTRACTS AND THAT'S WHAT THEY
08:47:07 WANT.
08:47:07 THEY ALSO HAVE A BUILT IN INFLATION COST OF 5% EACH YEAR,
08:47:13 WHICH IS NON-NEGOTIABLE.
08:47:14 IF WE'RE ALLOWED TO SWITCH TO THE VIRTUAL GATE, THE
08:47:22 ESTIMATED SAVINGS AFTER INSTALLATION OVER A FIVE-YEAR PERIOD
08:47:26 IS APPROXIMATELY $850,000.
08:47:28 THERE'S BEEN A COUPLE OF MISNOMERS FLOATING AROUND ABOUT THE
08:47:33 GATE AND THE SWITCHING.
08:47:35 ONE IS WE'RE GOING FROM A MANNED GATE TO UNMANNED GATE.
08:47:38 THAT'S NOT QUITE EXACTLY TRUE.
08:47:40 UNMANNED GATE, NOBODY IS THERE, NO COMMUNICATION.
08:47:43 THIS IS A VIRTUAL MANNED GATE.
08:47:47 24 HOURS A DAY.
08:47:49 NO MATTER WHEN YOU PULL UP, THERE'S GOING TO BE SOMEBODY
08:47:52 THERE.
08:47:52 THE SECOND MISNOMER IS THE GATE ATTENDEE, AND THAT'S WHAT

08:47:58 THE COMPANY CALLS THEM, THEY DO NOT CALL THEM SECURITY
08:48:00 GUARDS.
08:48:01 SOME OF THE RESIDENTS BELIEVE THAT IS A SECURITY GUARD AND
08:48:03 THEY PERFORM SECURITY FUNCTIONS.
08:48:05 THEY ARE NOT ALLOWED BY THE COMPANY TO PERFORM ANY TYPE OF
08:48:08 SECURITY FUNCTIONS.
08:48:09 THEY ARE NOT ALLOWED TO LEAVE THE GATE UNLESS IT'S TO TALK
08:48:14 TO A DRIVER.
08:48:14 THEY HAVE NO OTHER ACCESS TO THE PROPERTY AS FAR AS
08:48:17 RESPONDING TO ANY TYPE OF EMERGENCIES.
08:48:19 SPEAKING AS A FORMER POLICE OFFICER, BY ALLOWING THE SWITCH
08:48:24 TO THE VIRTUAL GATE SYSTEM, YOU'RE ACTUALLY MAKING GENOVA A
08:48:30 SAFER COMMUNITY FOR THE SIMPLE FACT RIGHT NOW WE DON'T HAVE
08:48:32 ANY VIDEO OR AUDIO SURVEILLANCE 24 HOURS A DAY.
08:48:36 THIS COMPANY, ENVERA, WOULD HAVE THAT.
08:48:38 SO EVERY TRANSACTION WOULD BE RECORDED.
08:48:41 THEY ALSO HAVE A BATTERY BACKUP IN CASE OF POWER GOING OUT.
08:48:45 PRESENT COMPANY WE DO HAVE NOW DOES NOT HAVE THAT ALSO.
08:48:48 I USE ENVERA AT RIVERCREEK IN TIDEWATER, AND THE ENTRY
08:48:56 SYSTEM YOU PULL UP, YOU GIVE THE ADDRESS, YOUR LICENSE, AND
08:49:01 THEY GO RIGHT THROUGH.
08:49:02 IT REDUCES THE TIME OF INTERACTION BETWEEN A DRIVER AND THE

08:49:08 MANNED GUARD -- MANNED GATE ATTENDEE.
08:49:11 OTHER THING, FOLKS THAT WE HAVE TO TAKE INTO CONSIDERATION
08:49:18 WHEN WE'RE LOOKING AT THE PERFORMANCE AND THE COST, GENOVA

08:49:21 PRIMARILY IS A FIXED INCOME LIKE MOST PLACES DOWN HERE.
08:49:25 SO THE RISING COST OF THIS GATE AND THE PERFORMANCE THAT
08:49:28 WE'RE GETTING, IT'S NOT COST-EFFECTIVE AT QUARTER OF A
08:49:33 MILLION DOLLARS FOR THIS YEAR.
08:49:35 SO ON BEHALF OF GENOVA ONE, AND MORE IMPORTANTLY AS A
08:49:40 HOMEOWNER, I WOULD ASK THE BOARD TO PLEASE ALLOW THIS
08:49:43 CHANGE.
08:49:44 THANK YOU.
08:49:56 >>Scotty Wood: ANY COMMENTS FROM THE BOARD BEFORE I OPEN IT
08:49:59 FOR PUBLIC INPUT?
08:50:04 >>Barry Jones: I WOULD BE LOOKING FOR SOME DIRECTION FROM
08:50:06 NANCY WITH RESPECT TO THE ABILITY TO FILE ON BEHALF OF THE
08:50:10 CONDO BOARD IF THEY HAVE X NUMBER OF VOTERS.
08:50:13 I DON'T KNOW WHAT THE REQUIREMENT IS FOR THE APPLICANT TO BE
08:50:19 ABLE TO MAKE THE REQUEST OR GET APPROVAL INTERNAL.
08:50:22 BUT I TRUST STAFF WILL ADDRESS THAT.
08:50:25 >>Jim Wallace: THE CONDO DOCS VERY CLEAR.
08:50:31 I THINK THIS IS CLEARLY A MATERIAL CHANGE.
08:50:33 I THINK DAN AND THE OTHER GROUP ALREADY ANTICIPATE THAT WHEN
08:50:36 THEY TALK ABOUT THE DEVELOPER MEANING COLLIER AND THE MASTER
08:50:43 BOARD, MATERIAL CHANGE REQUIRES A 75% APPROVAL OF THE
08:50:47 ENTITLED MEMBERS OR THE ENTITLED UNIT OWNERS.
08:50:50 SO IF YOU HAVE 131 HOMES BUILT AND OCCUPIED NOW, THAT WOULD
08:50:56 MEAN 99 VOTES POSITIVE.
08:51:00 IF YOU'RE TALKING ABOUT WITH THE COMPLETION OF PHASE THREE,

08:51:08 WHICH I BELIEVE ADDS ANOTHER 41, SO YOU WOULD BE AT 172,
08:51:12 THEN YOU WOULD NEED 129 VOTES FROM THE ENTITLED UNIT OWNERS.
08:51:24 I DON'T HAVE IT HERE, BUT I BELIEVE THERE'S 74 UNIT OWNERS
08:51:32 WHO CURRENTLY HAVE APPROVED IT.
08:51:34 SO THEY HAVE A BIT OF A WAYS TO GO TO GET TO THE 99.
08:51:38 IF YOU PRESUME THAT BARRON COLLIER OR THE DEVELOPER WILL
08:51:44 VOTE ALL ITS 42 VOTES -- AND I DON'T KNOW THAT -- VOTE ALL
08:51:48 ITS 42 VOTES IN FAVOR, THEN YOU WOULD HAVE 74 TO 42, YOU'D
08:51:54 HAVE 116.
08:51:55 YOU WOULD STILL BE SHORT.
08:51:56 YOU'D HAVE A WAYS TO GO TO GET TO THE 75 AND SATISFY THE
08:52:01 BUREAU OF CONDOMINIUMS AND THE DECLARATION FOR THE
08:52:04 COMMUNITY.
08:52:06 >>Barry Jones: THAT'S ALL BASED ON IT BEING CONSIDERED A
08:52:08 MATERIAL CHANGE.
08:52:09 THAT'S ALL BASED ON THE ASSUMPTION THAT IT'S A MATERIAL
08:52:12 CHANGE.
08:52:13 >>Jim Wallace: WELL, THE BUREAU OF CONDOMINIUMS IS PRETTY

08:52:16 CLEAR.
08:52:17 >>Mary Gibbs: I JUST WANTED TO ADD A COUPLE OF THINGS.
08:52:22 FIRST OF ALL, WE ASKED WHEN GENOVA ONE AND TWO CAME IN WITH
08:52:27 THE APPLICATION AND WE SAID GIVE US ALSO AN AUTHORIZATION
08:52:29 FROM BARRON COLLIER, BECAUSE WE NEED SOME AUTHORIZATION THAT
08:52:35 THEY HAVE AGREED TO LET THEM FILE THE APPLICATION.
08:52:37 SO WE DID DO THAT.

08:52:38 I DID SPEAK TO NANCY STROUD, ALTHOUGH THIS IS JUST THE
08:52:44 INFORMATION MEETING.
08:52:44 I THINK BASED ON WHAT YOU'RE SAYING WE'LL HAVE TO DO A
08:52:47 LITTLE BIT MORE RESEARCH.
08:52:49 WE DID TALK ABOUT GETTING THE AUTHORIZATION.
08:52:51 NOW, THERE'S SOME DISAGREEMENTS BETWEEN THE GENOVA PEOPLE
08:52:55 AND THE MATERIAL CHANGE VERSUS THE NOT MATERIAL CHANGE.
08:52:59 66%, 50%, 75% SO THAT ISSUE IS KIND OF SWIRLING AROUND.
08:53:05 MY DISCUSSION WITH NANCY, IN TERMS OF THE ZONING AMENDMENT,
08:53:10 THAT THAT VOTE IS NOT RELEVANT TO WHAT WE'RE LOOKING AT FOR
08:53:14 THE ZONING AMENDMENT BUT THEY STILL HAVE TO HAVE THEIR VOTE
08:53:17 IN ORDER TO GET THE CHANGE.
08:53:18 MAYBE I'M NOT EXPLAINING IT WELL, NANCY, BUT I THINK BEING
08:53:22 THIS IS THE INFORMATION MEETING, THESE ARE ISSUES THAT JUST
08:53:25 RECENTLY CROPPED UP THAT WE'VE GOT TO LOOK INTO A LITTLE BIT
08:53:28 MORE.
08:53:28 >>Barry Jones: I THINK THE CONDO ASSOCIATION ATTORNEY NEEDS
08:53:31 TO WEIGH IN ON WHETHER IT'S A MATERIAL CHANGE OR NOT SO YOU
08:53:36 ALL KNOW WHAT THRESHOLD TO APPLY TO THE APPLICATION.
08:53:39 IS THAT A FAIR STATEMENT?
08:53:43 >>Mary Gibbs: WELL, I THINK NANCY --
08:53:44 >>Nancy Stroud: MR. CHAIR, I CAN SPEAK TO THAT.
08:53:49 I'M STILL HERE.
08:53:50 YES, IT WOULD BE, WHETHER IT'S A MATERIAL CHANGE ACCORDING
08:53:52 TO THE CONDOMINIUM DOCUMENTS WOULD BE SOMETHING FOR THE

08:53:56 CONDOMINIUM ATTORNEY TO WEIGH IN ON.
08:53:58 IT ISN'T SOMETHING THAT THE VILLAGE WOULD HAVE ANY AUTHORITY
08:54:03 TO WEIGH IN.
08:54:06 >>Scotty Wood: NOT COVERED IN SECTION 718, IS IT?
08:54:13 >>Nancy Stroud: [INAUDIBLE]
08:54:17 >>Jim Wallace: IT IS COVERED IN 718.
08:54:21 MY EXPERIENCE BEEN AT ONE POINT ON AN ENGINEERING DRAWING,
08:54:24 PARKING SPACE WAS SHOWN AS GUEST EVEN THOUGH IT WAS
08:54:26 DESIGNATED TO BE REALLY FOR SOMEONE.
08:54:31 WHEN WE WANTED TO DESIGNATE IT, THIS WAS ACTUALLY IN
08:54:34 RAPALLO, WE WANTED TO DESIGNATE THOSE SPACES TO A PARTICULAR
08:54:38 UNIT, ONE HOMEOWNER SAID THAT'S A MATERIAL CHANGE.
08:54:42 THEY WANTED THREE PARKING SPACES INSTEAD OF ONE OR TWO.
08:54:45 MY UNDERSTANDING FROM KATHLEEN PASSIDOMO, WHO WAS -- WHO HAS

08:54:53 ALWAYS BEEN MY COUNSEL ON CONDOMINIUM LAW IS THAT IF THE
08:54:56 HOMEOWNER WITH REASON BELIEVES IT IS A MATERIAL CHANGE TO
08:55:01 THEM AND THE VALUE OF THEIR HOME, THEN IT IS.
08:55:04 I DON'T PRETEND TO BE AN ATTORNEY ON THAT.
08:55:10 >>Barry Jones: I'M TRYING TO FIGURE OUT WHO IS SUPPOSED TO
08:55:13 TELL US.
08:55:14 >> KATHLEEN PASSIDOMO IS OUR ATTORNEY FOR THE MASTER BOARD
08:55:17 AND SHE IS LOOKING INTO THIS.
08:55:19 AT THIS POINT, SHE SEES NOTHING TO THAT EFFECT THAT AFFECTS
08:55:24 OUR VOTE GOING FORWARD.
08:55:27 >>Barry Jones: IS SHE SAYING IT'S A MATERIAL CHANGE THAT

08:55:30 WILL REQUIRE --
08:55:32 >> [INAUDIBLE]
08:55:33 I THINK SHE SAID AT THIS TIME THE DOCUMENTS READ THAT THE
08:55:36 GATE IS JUST TO BE MANNED -- OR NOT MANNED, BUT THE GATE IS
08:55:40 TO BE TAKEN CARE OF BY THE MASTER ASSOCIATION.
08:55:46 IT'S SILENT TO THAT.
08:55:51 >>Barry Jones: STAFF WILL BE LOOKING TO YOUR ATTORNEY FOR
08:55:53 GUIDANCE TO MAKE SURE THE APPLICATION --
08:55:55 >> WE SHOULD HAVE THAT BY THE TIME WE COME BACK.
08:55:58 IT'S OUR RESPONSIBILITY AS A BOARD MEMBER TO MAKE SURE WE
08:56:01 FOLLOW THE LAW.
08:56:03 WE WILL DO THAT.
08:56:04 WE WANT TO BE FAIR.
08:56:05 >>Barry Jones: WE'LL SAY GIVE US SOMETHING THAT SOMEBODY
08:56:08 AGREES WITH YOU.
08:56:11 >> I DON'T HAVE IT IN WRITING RIGHT NOW.
08:56:15 >>Barry Jones: STACKING PROTOCOL AND PROTOCOLS LIKE THAT,
08:56:17 PROBABLY INTERESTED IN UNDERSTANDING WHAT THOSE ARE WHEN YOU
08:56:20 COME BACK.
08:56:21 SOMEBODY IS HAVING A LATE NIGHT RUSH TO THEIR PARTY AND
08:56:24 CAN'T GET IN OR SOMETHING, IF IT STARTS STACKING UP, DO YOU
08:56:27 JUST OPEN THE GATES AND LET PEOPLE THROUGH OR WHAT IT IS.
08:56:31 DECREASE IN THROAT DEPTH --
08:56:38 >>Jim Wallace: STACKING IS AN ISSUE.
08:56:39 WHEN WE WERE DOING THE ORIGINAL ZONING OR DESIGN, WE HAD TO

08:56:43 MOVE THE GATEHOUSE BACK I THINK IT WAS 8 FEET.
08:56:46 VERY HONESTLY AT THE TIME I THOUGHT WAS SILLY, BUT THERE WAS
08:56:51 A GOOD ARGUMENT ON THE OTHER SIDE ON STACKING ON BEING 100
08:56:55 FEET OFF THE RIGHT-OF-WAY.
08:56:57 THAT'S WHY I THINK IT IS 100 FEET AND 8 INCHES OR SOMETHING
08:57:00 OFF THE RIGHT-OF-WAY.
08:57:01 >> I AGREE WITH YOU, JIM.
08:57:02 WE HAVE TWO TURN LANES.
08:57:03 ONE GOING NORTH AND ONE SOUTH.
08:57:05 BOTH OVER 200 FEET LONG AND THEY GO ONLY INTO GENOVA.

08:57:11 STACKING DOESN'T LOOK LIKE IT WOULD BE AN ISSUE TO US.
08:57:14 >>Jim Wallace: TO BE CONSTRUCTIVE HERE, WE WANT TO BE
08:57:18 CONSTRUCTIVE AND THE RESIDENTS WANT TO MAKE SURE THEY GET
08:57:21 WHAT THEY WANT, THE ORIGINAL GENOVA ZONING WHICH REQUIRED A
08:57:26 MANNED GATEHOUSE WAS PURPOSE TO FACILITATE, AND MANY PEOPLE
08:57:33 PROBABLY DON'T KNOW THIS, THE PUBLIC INTERCONNECTIVITY,
08:57:36 SINCE THERE WAS NO ENTRANCE OFF VIA COCONUT ROAD AND THEY
08:57:39 DESIRED TO HAVE PUBLIC INTERCONNECTIVITY TO THE ESTERO RIVER
08:57:46 PARK, COUNCILMAN LEVITAN AT THE TIME WHO PUSHED IT QUITE
08:57:50 SERIOUSLY REQUIRED TO HAVE THIS PUBLIC INTERCONNECTIVITY
08:57:58 THROUGH GENOVA TO ESTERO PARK.
08:58:02 OBVIOUSLY, I WAS CONCERNED AS THE DEVELOPER AT THE TIME WAS
08:58:07 CONCERNED ABOUT RESIDENTS AND THEIR SENSE OF SAFETY AND THE
08:58:11 ACTUAL SAFETY, ET CETERA.
08:58:13 BUT THE PURPOSE WAS TO -- OF THE MANNED GATE WAS TO ALLOW

08:58:18 THAT INTERCONNECTIVITY, THAT ACCESS, BUT WITHIN PARK HOURS,
08:58:23 WHICH WAS 7 IN THE MORNING UNTIL 9 AT NIGHT.
08:58:26 SO SINCE YOU'RE DOING 14 HOURS A DAY, YOU MIGHT AS WELL DO
08:58:31 24 HOURS A DAY AND THAT'S HOW IT ENDED UP BEING 24 HOURS A
08:58:37 DAY VERY HONESTLY.
08:58:38 I THINK THAT'S ALSO WHY I WASN'T PRIVY TO THOSE DISCUSSIONS,
08:58:44 BUT IN APRIL OF 2021, THE VILLAGE TURNED AROUND AND SAID,
08:58:51 WELL, YOU KNOW, IF YOU COVER THE PARK HOURS, I PRESUME THAT
08:58:55 WAS THE PROTEST, THEN WHEN THE ASSOCIATION SAID, WELL, WHY
08:59:02 CAN'T WE DO LESS, IT WAS APPROVED THAT YOU COULD HAVE A
08:59:05 MANNED GATE FROM 7 IN THE MORNING UNTIL 11 AT NIGHT, BUT
08:59:11 NOBODY APPROACHED -- I GUESS THAT WAS A QUESTION I HAD.
08:59:15 NOBODY APPROACHED THE IDEA OF NOT MANNING THE GATE FROM 11
08:59:19 AT NIGHT AND JUST MAKING IT RESIDENT ACCESS, BECAUSE WE ALL
08:59:23 KNOW UPS, FEDEX, WELL, HOPEFULLY THEY ARE NOT DELIVERING AT
08:59:28 11 AT NIGHT.
08:59:29 SO IT WOULDN'T RESTRICT THE RESIDENTS' ACCESS TO THE
08:59:33 COMMUNITY, BUT IT WOULD AT THAT TIME, I THINK IT WAS COSTING
08:59:36 175,000 A YEAR.
08:59:40 IT WOULD HAVE REDUCED THE COST FROM 175,000 TO 117,000.
08:59:46 AND SAVED THE ASSOCIATION 58,000 A YEAR.
08:59:50 BUT THAT CHANGE WAS NEVER IMPLEMENTED, AND I DON'T KNOW WHY.
08:59:54 I WASN'T PRIVY TO IT.
08:59:55 SO IF COST WAS SUCH A MAJOR CONCERN, I GUESS MY QUESTION IS,
09:00:00 WHY WAS THAT NEVER IMPLEMENTED?

09:00:02 IT WAS MONEY THAT COULD BE FOUND THAT WAS NOT TAKEN
09:00:09 ADVANTAGE.
09:00:10 >>Scotty Wood: I HAVE A POINT OF ORDER.
09:00:11 OUR RULES OF PROCEDURE HAVE A 9:00 CURFEW.
09:00:16 IT'S 8:59.
09:00:17 I NEED A MOTION AND A SECOND FOR THE BOARD TO CONTINUE THIS

09:00:21 MEETING.
09:00:24 >>Barry Jones: I MAKE A MOTION TO CONTINUE THE MEETING TO
09:00:26 FINISH THIS.
09:00:27 DO WE NEED TO GO THROUGH THE CAPITAL PROJECTS THING TONIGHT,
09:00:30 TOO?
09:00:31 >>Mary Gibbs: IT WILL TAKE ONE MINUTE.
09:00:33 >>Anthony Gargano: I'LL SECOND.
09:00:36 >>Scotty Wood: ALL IN FAVOR.
09:00:37 ANY OPPOSED?
09:00:38 WE CAN CONTINUE.
09:00:43 >> JIM TO ANSWER YOUR QUESTION, I WASN'T ON THE BOARD AT
09:00:45 THAT TIME AND I DON'T KNOW WHY THEY DIDN'T GO AHEAD AND DO
09:00:48 THAT.
09:00:48 I KNOW THEY HAD A LOT OF RESIDENTS THAT WANTED TO RESPOND TO
09:00:51 THAT AND NOT HAVE A GATE GUARD --
09:00:53 >>Jim Wallace: I CAN'T HEAR YOU VERY WELL.
09:00:56 >> A LOT OF THE RESIDENTS DID NOT WANT TO HAVE 11 TO 7 GUARD
09:01:01 GATE AT THE TIME OR MONITOR IT.
09:01:04 BUT I DON'T KNOW -- I WASN'T ON THE BOARD AT THAT TIME.

09:01:08 TO ANSWER YOUR QUESTION ABOUT GOING TO THE PARK, THIS IS THE
09:01:11 SAME SYSTEM.
09:01:12 YOU PUT YOUR LICENSE IN THERE.
09:01:14 IF YOU WALKED UP TO THE GATE, YOU COULD PUT YOUR LICENSE IN
09:01:17 THERE AND WE COULD ALLOW PEOPLE THROUGH THE GATE TO GO TO
09:01:20 THE PARK AND THEY WOULD BE RECORDED.
09:01:25 THAT'S WHAT THEY DO NOW.
09:01:26 THEY TAKE YOUR LICENSE.
09:01:29 >>Jim Wallace: I HAVE ANOTHER COMMUNITY I WAS INVOLVED WITH
09:01:31 THAT I DESIGNED AND BUILT AND THEY WENT TO A VIRTUAL GATE
09:01:34 AND THEY HAVE SAID TO ME AFTER, BOY, WHAT A MISTAKE WE MADE.
09:01:37 NOW, THEY HAD A FAIR CAPITAL INVESTMENT ON THE FRONT END,
09:01:41 WHICH I UNDERSTAND YOU DON'T, I FORGET, 60,000, WHATEVER IT
09:01:46 WAS, SUBSTANTIAL CAPITAL INVESTMENT ON THE FRONT END AND
09:01:49 THEY SAID WE'RE NOT HAPPY WITH IT.
09:01:52 IT HURTS THE PRESTIGE.
09:01:53 WE DON'T LIKE WHEN IT DOESN'T WORK.
09:01:56 I'M JUST TELLING YOU.
09:01:59 I'M SKEPTICAL.
09:02:08 [TALKING OVER ONE ANOTHER]
09:02:09 >> WE'RE FLEXIBLE.
09:02:10 WE CAN DO DIFFERENT THINGS.
09:02:10 UPS TRUCKS AND FEDEX TRUCKS, THEY CAN AUTOMATICALLY COME IN
09:02:14 WITH THE CAMERAS.
09:02:15 SEE IT IS A FEDEX TRUCK AND LET IT IN WITHOUT TALKING TO A

09:02:19 GUARD.
09:02:21 >>Jim Wallace: WHEN POWER IT DOWN?

09:02:23 >> WE HAVE A BATTERY BACKUP.
09:02:26 WE DON'T AT THIS POINT.
09:02:27 WE CAN ACTUALLY OPEN THE GATES.
09:02:30 >>Jim Wallace: I UNDERSTAND.
09:02:31 >>Scotty Wood: I WOULD LIKE TO OPEN IT UP FOR PUBLIC INPUT.
09:02:34 >> SURE.
09:02:35 THANK YOU VERY MUCH.
09:02:37 >>Tammy Duran: PATTY ANDERSON AND THEN ROBERT WILL BE NEXT.
09:02:48 >> HI.
09:02:48 PATTY ANDERSON.
09:02:49 I CAN'T BELIEVE I'M FIRST BECAUSE EVERYBODY ELSE HAS THE
09:02:52 FACTS.
09:02:52 WE LIVE IN A VILLA IN GENOVA, AND WE ARE VERY STRONGLY
09:03:01 OPPOSED TO THE VIRTUAL GATE GUARD.
09:03:03 ALSO HERE TO SPEAK FOR DEBORAH JOHNSON AND DIANE HANT.
09:03:12 I DO BELIEVE THEY SENT YOU LETTERS.
09:03:14 ON A SIDE NOTE, I'M REALLY SAD THAT THIS HAS BROUGHT OUT A
09:03:19 DIVISION IN GENOVA.
09:03:21 WE HAVE ENOUGH OF THAT TODAY.
09:03:24 A COUPLE OF YEARS AGO, SEVERAL YEARS AGO, WE STARTED LOOKING
09:03:31 IN FLORIDA TO MOVE HERE.
09:03:32 IT TOOK GENOVA FOR US TO MAKE THE MOVE.
09:03:35 AND IT WAS ABOUT SECURITY.

09:03:37 I LIVED IN NEW YORK.
09:03:38 I GOT MUGGED IN NEW YORK.
09:03:40 GOT INTO MY HEAD -- GUN TO MY HEAD, KNIFE TO MY KIDNEY.
09:03:48 MOVED TO CHICAGO, I WAS, WALKED IN ON A BURGLAR IN MY HOUSE.
09:03:53 WE REALLY LOOKED.
09:03:56 GENOVA DID IT.
09:03:57 IT MADE US, IT GOT US TO MOVE.
09:03:59 WE WERE SOLD ON THE AMENITIES THAT INCLUDED A GATE GUARD.
09:04:05 IT IS A BEAUTIFUL COMMUNITY.
09:04:11 IT IS SAFE AND SECURE.
09:04:13 WE SUSTAINED THE HURRICANE BEAUTIFULLY.
09:04:17 WE GOT A LITTLE DUST.
09:04:21 WE'RE IN A VILLA.
09:04:22 ANOTHER CONCERN WE HAVE, BEING ON THE GROUND FLOOR, WE'RE
09:04:26 NOT SURE WHAT'S GOING TO BE ON THE OTHER SIDE OF VIA
09:04:28 COCONUT, IF IT'S GOING TO BE A CHURCH, A STRIP MALL, CONDOS,
09:04:33 WE DON'T KNOW WHAT'S GOING TO BE OVER THERE.
09:04:35 RIGHT NOW, NOBODY IS OVER THERE.
09:04:37 WE HAVE COWS.
09:04:38 WE ALREADY HAVE PEOPLE IN THE NEIGHBORHOOD THAT SHOULDN'T BE
09:04:41 THERE WALKING AROUND.
09:04:43 THE GATE IS BROKEN A LOT.
09:04:47 AND HAVING A GATE GUARD, SEEING PEOPLE COMING IN AND OUT IS
09:04:52 VERY IMPORTANT TO US.

09:04:54 SO THOSE ARE SOME OF MY CONCERNS.

09:04:57 THEY ARE PERSONAL, AND I JUST WANTED TO PASS THAT ALONG.
09:05:01 THANK YOU.
09:05:05 >>Tammy Duran: ROBERT AND THEN BOB.
09:05:12 >> GOOD EVENING.
09:05:13 MY NAME IS ROBERT GRUMLY.
09:05:18 RESIDENT OF GENOVA, BUILDING TWO SINCE COMPLETION OF OUR
09:05:21 BUILDING IN FEBRUARY OF 2019.
09:05:22 I'M A FORMER BOARD MEMBER AND PAST VICE PRESIDENT OF THE
09:05:26 GENOVA ONE ASSOCIATION.
09:05:29 FORGIVE ME FOR READING THIS, BUT I KNOW I HAVE A TIME LIMIT
09:05:32 AND PREVENT MY DIGRESSING, I WANT TO BE SURE TO SHARE WHAT I
09:05:36 BELIEVE ARE IMPORTANT POINTS FOR YOU TO CONSIDER.
09:05:38 FIRST, I'VE ALREADY ATTENDED TOO MANY MEETINGS HERE BEFORE
09:05:42 YOU REGARDING GENOVA AND, QUITE FRANKLY, I'M REALLY NOT
09:05:45 CLEAR, ALTHOUGH IT WAS EXPLAINED JUST PRIOR TO THIS, AS TO
09:05:52 WHY THERE APPEARS TO BE A NEED FOR THIS.
09:05:55 YOU'RE CERTAINLY AWARE OF ALL THE GOOD IN OUR COMMUNITY AS
09:05:59 WELL AS THE DISAPPOINTMENTS THAT WE'VE ALL SUFFERED DUE TO
09:06:03 BROKEN PROMISES, ESPECIALLY THE FAILURE TO COMPLETE THE
09:06:06 PLANNED COMMUNITY THAT WE ALL BOUGHT AND BELIEVED IN.
09:06:09 WE SADLY ACCEPT THE REASONING, BUT -- WE SADLY ACCEPT THE
09:06:16 REASONING BUT UNDERSTAND THE POSITION YOU'VE TAKEN IN
09:06:19 WORKING WITH THE DEVELOPER, BARRON COLLIER, TO MOVE FORWARD
09:06:22 AND COMPLETE THE PROJECT WITH MAJOR REVISIONS FROM THE
09:06:26 ORIGINAL PLAN.

09:06:26 WE LOOK FORWARD TO SEEING THAT WORK BEGIN SOON.
09:06:29 REGARDING THE POINT ON HAND TONIGHT, OUR SECURITY GATES.
09:06:35 VOTE WAS TAKEN COMMUNITY-WIDE AND 70-PLUS PERCENT OF US
09:06:39 VOTED TO MOVE FORWARD TO EXPLORE REAL SECURITY FOR OUR
09:06:43 COMMUNITY AS COMPARED TO THE CURRENT GATEKEEPER THAT WE HAVE
09:06:47 NOW.
09:06:47 CLEARLY, AND THIS IS NOTHING PERSONAL AGAINST ANY EMPLOYEE
09:06:52 IN THE GATEKEEPER'S ROOM, THIS IS A GATEKEEPER THAT WE
09:06:58 CURRENTLY HAVE.
09:06:59 NOT SECURITY.
09:07:00 SADLY, PRIOR TO THE VOTE IN OUR COMMUNITY, SOMEONE WHO HAS
09:07:06 HAD ACCESS TO ALL BUILDINGS WITHOUT, FROM WHAT I UNDERSTAND,
09:07:11 WITHOUT PERMISSION WENT AROUND AND LAID A FLYER AT THE
09:07:15 DOORSTEPS OF ALL OF US WITH INFORMATION ABOUT THE SITUATION
09:07:20 ASKING PEOPLE TO VOTE NO.
09:07:25 THERE ARE A NUMBER OF CONCERNS EXPRESSED IN THE FLYER AND,
09:07:29 AGAIN, MOST OF THESE STATEMENTS WERE TOTALLY INACCURATE,
09:07:33 RIGHT DOWN TO THE POINT OF A PERCEIVED PRESTIGIOUSNESS OF
09:07:37 HAVING A MANNED SECURITY GATE.
09:07:39 WAY BACK WHEN I WAS STILL ON THE BOARD, MANY RESIDENTS

09:07:43 EXPRESSED CONCERN OVER THE LACK OF SECURITY PROVIDED AT THE
09:07:47 GATE, AND THIS IS WHEN WE BEGAN TO EXPLORE THE PROCESS TO
09:07:51 EXPLORE BETTER OPTIONS AVAILABLE TO US.
09:07:54 VERY WELL EDUCATED AND SKILLED PROFESSIONALS WITHIN OUR
09:07:58 COMMUNITY FROM GENOVA ONE AND GENOVA TWO WHO WORK TOGETHER

09:08:02 FOR THE BETTER PART OF A YEAR TO EXPLORE THESE OPTIONS.
09:08:07 I HAVE FAITH IN THESE PEOPLE.
09:08:09 THEY ARE RESIDENTS WHO, LIKE US, AND THROUGH OUR HOA, ARE
09:08:13 PAYING FOR OUR SECURITY WHO WANT TO IMPROVE SECURITY AT OUR
09:08:17 GATE AND THROUGHOUT OUR COMMUNITY.
09:08:19 THE BOTTOM LINE HERE, OUR COMMITTEE HAS DEVOTED A LOT OF
09:08:24 TIME AND EFFORT ON THIS ENDEAVOR, AND IF THE COMBINED BOARDS
09:08:28 RECOMMENDED AND THE RESIDENTS OF ALL FOUR BUILDINGS VOTED IN
09:08:31 FAVOR OF IT BY 70 PLUS PERCENT, I JUST DON'T SEE WHY WE HAVE
09:08:36 YET ANOTHER HURDLE TO JUMP HERE WITH YOUR COMMITTEE.
09:08:39 I KNOW WHO I TRUST, OUR RESIDENTS AND OUR BOARDS AND OUR
09:08:43 HARDWORKING COMMITTEE MEMBERS, NOT ANYONE WITH SPECIAL
09:08:47 INTERESTS.
09:08:48 I ASK YOU TO PLEASE RECOMMEND TO COUNCIL YOUR APPROVAL OF
09:08:52 OUR REQUEST FOR IMPROVED SECURITY AS PRESENTED TONIGHT AT
09:08:57 THIS MEETING.
09:08:57 THANK YOU.
09:09:01 [APPLAUSE]
09:09:01 >>Tammy Duran: BOB AND THEN SCOTT.
09:09:04 >> GOOD EVENING.
09:09:05 MY NAME IS BOB GIRSCH.
09:09:08 I'M A THREE-YEAR RESIDENT OF GENOVA.
09:09:11 MOVED IN IN APRIL OF 2020 WITH MY WIFE.
09:09:15 WE ENJOY THE COMMUNITY, THE PEOPLE THAT WE'VE MET.
09:09:18 I WOULD LIKE TO SAY A COUPLE OF THINGS.

09:09:23 BY THE WAY, I'M ALSO THE PRESIDENT OF THE GENOVA TWO
09:09:27 ASSOCIATION, AND I SUPPORT THE MOVEMENT FORWARD ON THIS.
09:09:31 I THINK YOU HAVE THE RESPONSIBILITY OF DECIDING WHETHER OR
09:09:36 NOT WE CAN MAKE -- THAT YOU CAN MAKE AN ADJUSTMENT TO THE
09:09:44 RULES THAT PERMIT US TO MOVE FORWARD ON THIS, AND THAT'S
09:09:47 WHAT WE ASK FOR.
09:09:48 WE'RE NOT MAKING A DECISION BY OURSELVES.
09:09:52 IT'S GOING THROUGH THE DEVELOPER, AND THE DEVELOPER WILL
09:09:55 HAVE A VOTE.
09:09:56 NOW, IN THE LAST MONTH OR SO SINCE THIS THING HAS REALLY
09:10:02 COME TO A HEAD, I'VE ASKED A LOT OF PEOPLE, NEIGHBORS OF
09:10:05 MINE, HOW THEY FEEL ABOUT THIS, AND THERE ARE THOSE THAT ARE
09:10:09 IN FAVOR OF IT AND THOSE THAT ARE STEADFAST AGAINST IT.
09:10:12 AND I ASK THOSE WHO ARE AGAINST IT AND BASICALLY THEY COME
09:10:15 UP WITH TWO REASONS.
09:10:17 ONE IS SECURITY.

09:10:19 IT'S BEEN MENTIONED SEVERAL TIMES TONIGHT.
09:10:22 WHAT WE HAVE IS A GATEHOUSE.
09:10:24 WE DON'T HAVE SECURITY.
09:10:26 AND THE COMMUNITY ITSELF IS REALLY NOT SECURE.
09:10:33 FREQUENTLY THE GATE, THE ENTRANCE GATE IS LEFT OPEN.
09:10:36 THERE IS A LAKE THAT RUNS THROUGH THE MIDDLE OF THE
09:10:39 PROPERTY.
09:10:39 THERE IS A FENCE THAT RUNS DOWN TO THE LAKE.
09:10:44 IN HIGH SEASON WHEN IT'S WET, THE WATER IS PROBABLY THREE

09:10:47 FEET DEEP AT THE MOST.
09:10:49 IN DRY SEASON RIGHT NOW, YOU CAN WALK AROUND IT WITHOUT
09:10:52 GETTING YOUR FEET WET.
09:10:53 WE HAVE NEIGHBORS IN THE PARK NEXT TO US WHERE WE PLAY BOCCE
09:10:58 THAT PLAY FRISBEE GOLF AND OFTENTIMES YOU'LL SEE THEM HIKE
09:11:02 OVER THE FENCE WHEN AN ERRANT FRISBEE LANDS ON OUR PROPERTY.
09:11:07 THE OTHER MAIN ISSUE THAT IS RAISED OFTEN IS THE FACT THAT
09:11:10 IT'S GOING TO LOWER OUR PROPERTY VALUES.
09:11:13 NOBODY HAS EVER BROUGHT ANY CONCRETE EVIDENCE TO THAT FACT.
09:11:19 I KNOW PERSONALLY FROM PEOPLE WHO LIVE IN GATED COMMUNITIES
09:11:23 THAT THEIR PROPERTY VALUES HAVE INCREASED DURING THE LAST
09:11:26 COUPLE OF YEARS.
09:11:29 WHETHER OR NOT OURS HAVE IS ANYBODY'S GUESS.
09:11:32 I KNOW PEOPLE WHO GOT IN EARLY PROBABLY MADE SOME MONEY.
09:11:35 PEOPLE WHO GOT IN LATE PROBABLY WOULD NOT MAKE MONEY IF THEY
09:11:40 SOLD RIGHT NOW.
09:11:41 BUT I THINK IT'S DIFFICULT TO HAVE A STRONG ARGUMENT SEEING
09:11:47 THAT A VIRTUAL GATE -- SAYING THE VIRTUAL GATE WOULD FORCE
09:11:53 PROPERTY VALUES TO DECLINE.
09:11:54 I'M IN FAVOR OF IT.
09:11:55 I ASK YOUR SUPPORT TO GIVE THE COMMUNITY A CHANCE TO BRING
09:11:58 THIS FORWARD AND LET THE ENTIRE COMMUNITY VOTE AND DETERMINE
09:12:02 WHETHER OR NOT IT'S VIABLE AND ACCEPTABLE.
09:12:05 THANK YOU VERY MUCH.
09:12:08 [APPLAUSE]

09:12:08 >>Tammy Duran: SCOTT AND THEN DEB IS NEXT.
09:12:17 >> MY NAME IS SCOTT EMBER.
09:12:19 I LIVE IN C 406.
09:12:23 I'M THE ORIGINAL OWNER.
09:12:24 SO IT WILL BE CLOSE TO FOUR YEARS.
09:12:26 I WAS VERY ARTICULATE ABOUT THREE HOURS AGO, SO THERE'S
09:12:31 THAT.
09:12:32 I AM AGAINST THE CHANGE.
09:12:36 I BOUGHT THE UNIT, ONE OF THE REASONS IS THAT IT WAS A
09:12:40 LUXURY COMMUNITY AND IT WAS MANNED 24/7.
09:12:45 I'VE BEEN IN REAL ESTATE 50 YEARS.
09:12:48 THE LAST 15 HAVE BEEN ON VANDERBILT BEACH.

09:12:51 WORKED THERE, SPECIALIZED IN VANDERBILT BEACH, PELICAN BAY.
09:12:54 MY OFFICE WAS IN THE CORNER OF GULF SHORE AND VANDERBILT.
09:12:58 I CANNOT SAY THAT THE PROPERTY VALUES WILL GO DOWN, BUT I
09:13:01 WILL SAY THE POOL OF PEOPLE LOOKING WILL SHRINK.
09:13:06 THERE HAVE BEEN MANY INSTANCES WHERE WHEN THE CLIENT FOUND
09:13:08 OUT IT WASN'T MANNED THAT THEY DIDN'T WANT TO SEE THE
09:13:13 PROPERTY.
09:13:13 BUT MY REAL CONCERN IS SAY I COME IN AT 10:00 IN THE NIGHT
09:13:19 AND THERE IS A MECHANICAL FAILURE.
09:13:22 THE GATE DOESN'T OPEN, NOT ELECTRIC WHERE YOU COULD HAVE AN
09:13:25 OVERRIDE, BUT MECHANICAL FAILURE.
09:13:28 WHO IS GOING TO COME OUT THERE AND FIX THAT?
09:13:30 THAT'S WHEN YOU'RE STACKING IS GOING TO START WHEN FOUR OR

09:13:33 FIVE PEOPLE COME BEHIND YOU.
09:13:35 THANK YOU.
09:13:41 >>Tammy Duran: DEB JOHNSTON AND THEN DEBBY IS AFTER THAT.
09:13:46 DEBBIE.
09:13:47 THEN THAT'S ALL.
09:13:50 OH, DEBBIE.
09:13:55 >> ANOTHER DEBBIE.
09:13:57 I'M DEBBIE WALLACE.
09:13:59 I'M A HOMEOWNER AT GENOVA.
09:14:01 YOU'VE TALKED ABOUT MOST OF THE ISSUES THAT I HAVE IN MY
09:14:06 LETTER.
09:14:07 I THINK EVERYBODY HAS RECEIVED IT.
09:14:08 BUT I WOULD LIKE TO SAY I DO BELIEVE THAT THE HOME VALUES
09:14:15 WILL GO DOWN BASED ON WORKING IN REAL ESTATE FOR OVER 30
09:14:20 YEARS, AND WHEN WE WERE SELLING GENOVA SPECIFICALLY, THERE
09:14:26 WERE MANY PEOPLE WHO WOULD NOT HAVE BOUGHT UNLESS WE HAD A
09:14:29 MANNED GATE.
09:14:30 I THINK THAT FOR THE PEOPLE, FOR THE DEVELOPER WHO IS GOING
09:14:35 TO BUILD THE LAST PART OF THE DEVELOPMENT, HE'S SHOOTING
09:14:37 HIMSELF IN THE FOOT IF HE DOES AN UNMANNED GATE.
09:14:42 I ALSO THINK THERE ARE OTHER WAYS TO SAVE MONEY FOR THE
09:14:45 CONDO ASSOCIATION THAN TAKING AWAY THE GUARD.
09:14:49 THAT'S IT.
09:14:50 THANKS.
09:14:54 >>Scotty Wood: THANK YOU.

09:14:55 THAT'S IT.
09:14:55 OKAY.
09:14:58 THANK YOU ALL.
09:15:01 YOU WILL COME BACK TO US I DON'T KNOW WHEN, BUT PERHAPS IN A
09:15:05 MONTH OR SO, AND WE'LL HAVE A PUBLIC HEARING.
09:15:12 >>Anthony Gargano: MR. CHAIR, JUST A POINT OF INFORMATION.
09:15:14 WHEN I WAS ANSWERING YOUR QUESTION BEFORE ABOUT 718, I WAS
09:15:18 INVOLVED IN A SITUATION WITH 718 WITH A GATE, GOING FROM

09:15:25 MANNED TO AUTOMATED AND THERE WAS NOTHING IN 718 THAT TALKS
09:15:30 TO THAT PARTICULAR SITUATION BEING A MATERIAL CHANGE.
09:15:37 >>Jim Wallace: EXCEPT THAT IF IT IS PERCEIVED TO BE A
09:15:40 MATERIAL CHANGE TO THE AMENITIES OF A CONDOMINIUM, THEN IT
09:15:43 IS A MATERIAL CHANGE.
09:15:44 AND I DON'T PRETEND TO BE A CONDOMINIUM ATTORNEY.
09:15:49 >>Anthony Gargano: THE ATTORNEY THAT I WAS INVOLVED WITH AT
09:15:52 THE TIME RULED.
09:15:54 THE ATTORNEY I WAS INVOLVED WITH AT THE TIME RULED IT WAS
09:15:58 NOT A MATERIAL CHANGE.
09:15:59 LET'S LEAVE IT AT THAT.
09:16:00 I WANTED TO CLARIFY MY ANSWER.
09:16:04 >>Jim Wallace: I'LL REACH OUT TO KATHLEEN PASSIDOMO.
09:16:07 SHE IS A LITTLE BUSY BUT OWES ME SOME FAVORS.
09:16:11 IT SHOULD BE A CONDOMINIUM ATTORNEY, NOT JUST ANY ATTORNEY.
09:16:17 >>Scotty Wood: MARY, YOU HAVE A COMMENT?
09:16:20 >>Mary Gibbs: I WANTED TO MAKE A COMMENT, IF EVERYBODY WILL

09:16:23 SETTLE DOWN FOR A MINUTE.
09:16:25 WE'LL HAVE TO CHECK WITH OUR ATTORNEY.
09:16:27 I'LL HAVE TO GO BACK AND TALK TO OUR ATTORNEY.
09:16:29 WE'RE GOING TO NEED SOMETHING FROM THEIR ATTORNEY.
09:16:33 I'M ALSO GOING TO NEED SOME INFORMATION THAT YOU ALL TALKED
09:16:36 ABOUT TONIGHT WITH THE STACKING DISTANCES THAT YOU TALKED
09:16:40 ABOUT AND THE VEHICLES PER HOUR.
09:16:44 SO ALL THE THINGS YOU TALKED ABOUT, BECAUSE THE APPLICATION
09:16:46 IS A LITTLE BIT LIGHT.
09:16:47 I DON'T HAVE A LOT OF INFORMATION.
09:16:48 SO I'M GOING TO NEED SOMETHING OF WHAT YOU ALL TALKED ABOUT
09:16:52 TONIGHT TO EXPLAIN A LITTLE BIT BETTER.
09:16:53 I KNOW GENOVA IS ANXIOUS TO GET THIS BACK HERE SOON, BUT
09:17:04 THERE'S SOME RESEARCH THAT NEEDS TO BE DONE.
09:17:06 ONE OTHER THING, TOO, IF YOU CAN LOOK INTO, BECAUSE THE
09:17:13 QUESTION ABOUT -- THERE WAS A QUESTION THAT CAME UP AT THE
09:17:16 ORIGINAL ZONING HEARING, AND PART OF THE REASON I THINK
09:17:19 VICE-MAYOR LEVITAN HAD PUT THE CONDITIONS ON THERE, THAT YOU
09:17:23 SHOULD BE ABLE TO RIDE YOUR BIKE INTO THE COMMUNITY BECAUSE
09:17:26 OF THE CONNECTIVITY AND WALK AROUND OR RIDE YOUR BIKE
09:17:30 THROUGH AND GO OUT AROUND AND OUT.
09:17:34 SO IF YOU'RE SAYING THERE IS A WAY WITH ENVERA THAT THEY CAN
09:17:37 DO THAT BY CHECKING YOUR LICENSE, WILL YOU BE ABLE TO STILL
09:17:41 DO THAT OR NOT DO THAT?
09:17:43 SO NEED AN ANSWER TO THAT, TOO.

09:17:45 I DON'T NEED YOU TO YELL IT OUT RIGHT NOW.
09:17:50 GIVE ME SOME INFORMATION LATER.
09:17:54 >>Scotty Wood: ANYTHING ELSE FROM THE BOARD?
09:17:56 OKAY.

09:17:57 WE'RE DONE.
09:17:58 THANK YOU.
09:18:02 >>Mary Gibbs: BUT WE'RE NOT REALLY DONE YET.
09:18:14 >>Tammy Duran: WHILE MARY IS COMING UP --
09:18:19 >>Mary Gibbs: I HAVE TWO MORE ITEMS.
09:18:22 >>Scotty Wood: WE HAVE ANOTHER AGENDA ITEM.
09:18:23 >>Tammy Duran: REALLY QUICK --
09:18:35 >>Mary Gibbs: WE STILL HAVE A MEETING GOING ON HERE.
09:18:52 [SOUNDING GAVEL]
09:18:56 >>Barry Jones: COULD YOU HAVE YOUR CONVERSATION OUTSIDE SO
09:18:58 WE CAN FINISH OUR MEETING, PLEASE?
09:19:00 THANK YOU.
09:19:11 >>Mary Gibbs: SO VERY QUICKLY, CAN I JUST EXPLAIN THIS
09:19:15 ORDINANCE THAT YOU SAID WAS THE C.I.P. ORDINANCE.
09:19:17 THIS IS NOT THE CAPITAL IMPROVEMENT PLAN.
09:19:19 THIS IS THE ORDINANCE THAT WE HAVE TO DO EVERY YEAR THAT
09:19:22 TAKES OUR LAST YEAR'S CAPITAL IMPROVEMENT PLAN AND
09:19:27 INCORPORATES IT BY REFERENCE INTO THE COMPREHENSIVE PLAN.
09:19:31 SO ONCE A YEAR WE DO THIS.
09:19:33 WE JUST TAKE THE SCHOOL WORK PLAN AND OUR C.I.P., AND WE
09:19:37 ADOPT AN ORDINANCE THAT SAID THIS UPDATES THE CAPITAL

09:19:41 IMPROVEMENT SCHEDULE, BECAUSE FORMERLY WE HAD TO DO A
09:19:46 COMPREHENSIVE PLAN AMENDMENT EVERY YEAR IN ORDER TO DO THAT.
09:19:48 WE HAVE NOT STARTED.
09:19:50 WE'RE GOING TO BE STARTING OUR NEW C.I.P. SOON WITH THE
09:19:53 VILLAGE COUNCIL, BUT THIS IS THE OLD ONE.
09:19:55 SO WE HAVE TO DO IT BY ORDINANCE, REQUIRED BY STATE LAW.
09:20:00 WE ARE PLANNING TO GO TO COUNCIL ON MAY 17th FOR THE
09:20:03 SECOND READING.
09:20:04 SO I JUST NEED A RECOMMENDATION FROM YOU ALL.
09:20:09 >>Barry Jones: THIS IS A RECOMMENDATION TO -- THE C.I.P.
09:20:13 THAT WAS APPROVED LAST YEAR IN ORDER TO MAKE US CURRENT WITH
09:20:18 THE CURRENT OR COMPREHENSIVE PLAN REPORTING REQUIREMENT.
09:20:23 [INAUDIBLE] GETTING LATE AND I'M HUNGRY.
09:20:27 >>Mary Gibbs: YES, BUT YOU MAKE IT SOUND SO STUPID.
09:20:30 >>Barry Jones: WE'RE CHECKING A BOX.
09:20:35 >>Mary Gibbs: IT ISN'T REALLY STUPID BECAUSE THE IDEA IS
09:20:38 MAKE SURE YOUR SCHOOL PLANNING COORDINATES WITH YOUR
09:20:41 COMPREHENSIVE PLAN.
09:20:44 >>Barry Jones: [INAUDIBLE]
09:20:45 >>Mary Gibbs: YES.
09:20:46 OKAY.
09:20:47 >>Barry Jones: AND THE PROJECTS, LIST OF PROJECTS IN THE
09:20:51 BUDGETED YEARS, ALL THAT.
09:20:53 >>Mary Gibbs: YEAH.
09:20:53 THERE WILL BE A CHANGE IN THE UPCOMING C.I.P.

09:20:57 WHICH ISN'T DONE YET.
09:21:01 >>Barry Jones: WE RECOMMEND THAT WE CHECK THE BOX.
09:21:03 >>Mary Gibbs: YES, PLEASE.
09:21:04 >>Scotty Wood: I WOULD LIKE A MOTION TO RECOMMEND TO THE
09:21:08 COUNCIL --
09:21:08 >>Jim Wallace: -- KID'S BUDGET.
09:21:10 SPEND A LOT NOW, BUT DON'T WORRY, DAD, I'LL SPEND LESS
09:21:14 TOMORROW.
09:21:14 WASHINGTON SAYS THAT.
09:21:17 >>Scotty Wood: I NEED A MOTION TO RECOMMEND TO THE COUNCIL
09:21:22 THAT WE APPROVE THIS.
09:21:25 >>Anthony Gargano: SO MOVED.
09:21:29 >>James Tatooles: SECOND.
09:21:32 >>Nancy Stroud: BEFORE YOU VOTE, MR. CHAIR, YOU NEED TO OPEN
09:21:34 THE PUBLIC HEARING.
09:21:36 >>Scotty Wood: THERE'S NO ONE THERE, BUT I'LL OPEN THE
09:21:38 PUBLIC HEARING.
09:21:40 >>Nancy Stroud: AND YOU CAN CLOSE IT.
09:21:41 >>Scotty Wood: NO PUBLIC INPUT, SO I'LL CLOSE THE PUBLIC
09:21:43 HEARING.
09:21:46 >>Nancy Stroud: THANK YOU.
09:21:47 CHECK THAT BOX.
09:21:48 >>Jim Wallace: IT SAYS ESTIMATED PROJECT BUDGET 4,400,000.
09:21:53 THIS YEAR SPEND 600 AND WE NEVER SPEND ANY MONEY AFTER THAT.
09:21:57 WHAT DOES THAT MEAN, MARY?

09:22:02 >>Barry Jones: DESIGN AND PERMITTING AND HARD COST
09:22:04 ASSOCIATED WITH THE REST --
09:22:06 >>Jim Wallace: WE'RE NEVER GOING TO BUILD IT?
09:22:09 >>Barry Jones: [INAUDIBLE]
09:22:12 >>Mary Gibbs: IT COMES LATER.
09:22:14 >>Jim Wallace: BUILD IT IN YEAR SIX?
09:22:16 >>Barry Jones: AT LEAST THE DESIGN IS DONE AND READY TO BE
09:22:19 BUILT WHEN THE YEAR -- [INAUDIBLE] OFTENTIMES PROJECTS ARE
09:22:23 DESIGNED AND PUT ON THE SHELF UNTIL FUNDING SOURCES ARE
09:22:27 IDENTIFIED.
09:22:31 >>Jim Wallace: OKAY.
09:22:31 ESTIMATED PROJECT COST, I THOUGHT THAT HAD ALREADY BEEN
09:22:34 FUNDED.
09:22:35 >>Mary Gibbs: NOT NECESSARILY.
09:22:37 >>Barry Jones: OFTENTIMES YOU HAVE TO FIND LAND ACQUISITION,
09:22:40 SOFT COSTS, ALL THAT ON THE FRONT END TO GET A BUDGET THAT
09:22:46 -- [INAUDIBLE]
09:22:47 >>Jim Wallace: YOU STICK A NUMBER IN -- THROW IT AGAINST THE
09:22:54 WALL AND SEE IF IT STICKS.
09:22:55 I GOT IT.
09:22:57 >>Scotty Wood: ANY FURTHER DISCUSSION?
09:22:59 TAMMY, THIS IS A PUBLIC HEARING SO WE NEED A ROLL CALL VOTE.

09:23:04 >>Anthony Gargano: YES.
09:23:07 >> BOARD MEMBER JEANNIN HAS LEFT.
09:23:10 >>Barry Jones: YES.

09:23:10 >>James Tatooles: YES.
09:23:11 >>Jim Wallace: YES.
09:23:14 >>Scotty Wood: YES.
09:23:14 ONE MORE.
09:23:18 >>Mary Gibbs: ONE MORE THING, I WANT TO TALK ABOUT THE
09:23:21 UPCOMING SCHEDULE FOR HEARINGS.
09:23:24 IN ORDER TO AVOID SOMETHING LIKE TONIGHT, OUR NEXT HEARING
09:23:29 IS JUNE 13th.
09:23:31 I HAVE BARELY A QUORUM BECAUSE THREE PEOPLE ARE GOING TO BE
09:23:35 OUT OF THE COUNTRY AND OUT OF STATE.
09:23:38 I'M HOPING -- I'VE GOT BOARD MEMBER WALLACE, BOARD MEMBER
09:23:45 TATOOLES, BOARD MEMBER JONES AND BOARD MEMBER JEANNIN ARE
09:23:48 SUPPOSED TO BE COMING TO THE JUNE 13th.
09:23:50 >>Jim Wallace: I'M BACK ON THE 9th.
09:23:58 >>Mary Gibbs: I'VE GOT THE WOODFIELD, I'VE GOT THAT LARGE
09:24:02 DEVELOPMENT AT COCONUT AND 41 ZONING HEARING SCHEDULED FOR
09:24:05 THAT NIGHT.
09:24:06 >>Barry Jones: THE 13th.
09:24:08 I'D HATE TO HAVE THAT HEARING ON A SHORT BOARD.
09:24:12 >>Mary Gibbs: I DON'T LIKE THAT EITHER.
09:24:13 MY DILEMMA IS, THE VILLAGE MANAGER SAID BECAUSE THE COUNCIL
09:24:18 IS GOING TO BE GONE FROM JULY 5th IS THEIR LAST MEETING
09:24:22 AND THEY ARE NOT MEETING AGAINST UNTIL SEPTEMBER, THERE'S NO
09:24:26 VENUE FOR THE DEVELOPER TO GET TO THE COUNCIL UNTIL
09:24:29 SEPTEMBER AT THE EARLIEST.

09:24:31 THEY BASICALLY REQUESTED TO BE ON THE JUNE 13th.
09:24:37 IF THE ISSUES ARE NOT RESOLVED BECAUSE IT IS QUICK, IT'S
09:24:40 COMING UP QUICKLY, IF THE ISSUES ARE NOT RESOLVED AND THEY
09:24:43 GET CONTINUED, THEY COULD GET CONTINUED AND WE TOLD THEM
09:24:46 THAT.
09:24:51 >>Jim Wallace: I THINK WE SHOULD HAVE MORE MILLENNIALS ON
09:24:54 THE BOARD SO THEY ARE ALWAYS HERE.
09:24:58 >>Mary Gibbs: AND THEY CAN STAY UP LATER.
09:24:59 THAT'S THE JUNE 13th.
09:25:03 I KNOW OTHER PEOPLE WANT TO BE ON THAT AGENDA.
09:25:06 I'M TRYING TO KEEP THAT AGENDA LIGHT, HOWEVER, IN ORDER TO
09:25:09 DO THAT, I THINK WE'RE GOING TO NEED TO HAVE TWO MEETINGS IN
09:25:12 JULY BECAUSE NOBODY IS AVAILABLE AT THE END OF JUNE TO HAVE
09:25:15 A SECOND MEETING, BUT I THINK WE COULD HAVE TWO MEETINGS IN
09:25:18 JULY.
09:25:19 JULY 11 IS OUR USUAL MEETING AND THEN TWO WEEKS LATER WOULD
09:25:23 BE JULY 25th.
09:25:25 BECAUSE OTHERWISE I'M GOING TO BE STACKING UP JULY 11.

09:25:30 I THINK THAT WILL WORK BECAUSE OTHERWISE YOU'RE GOING TO END
09:25:34 UP WITH 8 OR 10 CASES ON ONE AGENDA.
09:25:37 I DIDN'T THINK YOU WOULD LIKE THAT.
09:25:40 I'LL SHOOT FOR THE TWO IN JULY THEN.
09:25:45 ONE IN JUNE, TWO IN JULY.
09:25:47 YES, YES.
09:25:50 >>Jim Wallace: IT'S BEEN A LONG TIME SINCE BREAKFAST.

09:25:52 >>Scotty Wood: MOTION TO ADJOURN.
09:25:54 >>Barry Jones: MOTION TO ADJOURN.
09:25:55 >>Scotty Wood: SECOND.
09:25:58 >>Tammy Duran: CHAIRMAN WOODS, JUST A REMINDER, I NEED THESE
09:26:01 BACK NEXT MEETING, PLEASE.
09:26:03 I ONLY GOT TWO BACK.
09:26:05 IT'S IN FOR SURE.
09:26:11 >>James Tatooles: I TURNED MINE IN A LONG TIME AGO.
09:26:17 >>Tammy Duran: LAST MEETING I GAVE IT OUT.
09:26:18

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.

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
April 11, 2023 4:30 p.m.

1. CALL TO ORDER: 4:30 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 arrived 4:37 pm, and Barry Jones arrived 5:37 pm.

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 March 14, 2023, meeting minutes.

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

6. 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) 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.

No ex parte communication or conflicts of interest were noted.

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

Presentation/Information by
John Wojdak, Delisi Fitgerald
Garrett Swanson, Booth Design Group

Public Comment
In Person
Tom Plant, Cypress Bend
David Detomaso, Cypress Bend
Dan Holder, Grandezza
Mary Bradshaw, Cypress Bend
Jerry Ammons, Cypress Bend
Clark McKenzie, Estero
Lee Palmer, Cypress Bend

Board Questions or Comments
Board Members Jeannin and Wallace.

Motion: Motion to approve the Infrastructure Development Order (DOS2022-E006) to include a requirement of a fence as part of their buffer adjacent to Cypress Bend.

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

Action: Approved the Infrastructure Development Order (DOS2022-E006) to include a requirement of a fence as part of their buffer adjacent to Cypress Bend.

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

(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 three 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.

No ex parte communication or conflicts of interest were noted.

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

Presentation/Information by
John Wojdak, Delisi Fitgerald
Cindy Sessoms, LRK Architects
Garrett Swanson, Booth Design Group

Public Comment
Clark McKenzie, Estero
Jerry Ammons, Cypress Bend

Board Questions or Comments
Board Members Wallace, Jones, Sheeley, and Jeannin.

Motion: Motion to approve the residential Development Order (DOS2022-E009).

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

Action: Approved the residential Development Order (DOS2022-E009).

.

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

Nay:
Abstentions:

(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 from January 10, 2023 meeting.)

- Public Information Meeting was held December 13, 2022

No conflicts of interest were noted. Chairman Wood received a phone call from Nick Batos, he wanted to know what the process was for this item.

Staff Presentation/Comments
Mary Gibbs, Community Development Director

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

Public Comment
Nick Batos, Shadow Wood
Clark McKenzie, Estero

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

Motion: Motion to recommend approval to the Council with a conceptual site plan, and deletion of the hotel use.

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

Action: Recommended approval to the Council with a conceptual site plan, and deletion of the hotel use.

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

7. ANNUAL PROJECT REVIEW

Staff Presentation/Comments
Mary Gibbs, Community Development Director

Public Comment
None.

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

8. PUBLIC INPUT

9. BOARD COMMUNICATIONS

(a) Next meeting – May 9, 2023

10. ADJOURNMENT: 7:48 pm.

_____
Tammy Duran
Deputy Village Clerk

Planning, Zoning and Design Board

Staff Report

PROJECT NAME
Corkscrew Self Storage
CASE NUMBER
DOS2022-E008
MEETING DATE
May 9, 2023
REQUEST
Development Order for the construction of a 3 building self-storage facility and infrastructure, associated drainage, utilities, and landscaping.
APPLICANT
Midgard Self Storage Estero FL, LLC
LOCATION
Located at the Southeast corner of Corkscrew Road and Stoneybrook Golf Drive
PROPERTY SIZE
5.04 acres
ZONING
Parcel is zoned Commercial Planned Development (CPD) by Lee County Resolutions Z-08-053 and ADD2012-00005, ADD2009-00043. Property is a part of the Corkscrew Pines DRI.
PUBLIC INFORMATION MEETING DATES
The PZDB conducted a Public Information Meeting on October 25, 2022 and Workshop March 14, 2023.

Staff Recommendation

Staff recommends approval of the Development Order with the following conditions: 1. Architectural approval by PZDB, 2. Replat of the site, and 3. Completion of the previously approved DOS2021-E008 Corkscrew Pines Infrastructure project prior to the Certificate of Compliance for Corkscrew Self Storage DOS2022-E008. Lee County Utilities comments will be incorporated into the development order approval.

Background

Applicant is requesting a development order for the construction of a 3 building self-storage, associated drainage, utilities, and landscaping which some of the infrastructure will be provided by the recently approved DOS2021-E008 Corkscrew Pines Infrastructure project which has not been constructed.

Project Summary

This project is a Development Order for a 3 building self-storage facility and infrastructure, associated drainage, utilities, and landscaping. The total project area is 12.03 acres of which this project is 5.04 acres. The project is bounded by Corkscrew Road on the north, Stoneybrook Golf Drive on the west, Fire House Lane on the east, and the Pinewoods Elementary school on the south.

Architecture

The proposed Mission Revival Architectural Design Style blends with the surrounding property, including roof type and color, building colors, and architectural features. The middle building does not appear to meet the building off-sets required by the LDC. An exterior building paint color schematic and materials are provided in the applicant's plans along with elevations and perspectives. In the March 14, 2023 Workshop the PZDB stated:

1. LDC states a building may not be predominantly white or gray. Please revise the colors.

2. PZDB is concerned about the 530' long building facade. The lack of undulation of the facade on the street side, which looks like the maximum of a foot difference in depth where the projected elements are located. PZDB would encourage you to try to find a way at tower elements to give more offset and height. This creates some relief in the facade and create some shadows which will help break up the massive length of this building. Basically, more relief in the facade and more contrast in the colors are needed.

Transportation/Parking

The project has access from Corkscrew Road and access from Stoneybrook Golf Drive contingent on approval from the Stoneybrook CDD as a part of DOS2021-E008 Corkscrew Pines Infrastructure project.

The projected trips generated by the project are 22 PM Peak Hour.

Stormwater

The surface water management system for the property consists of catch basins, pipes and swales to capture stormwater runoff and convey to the wetland area for water quality treatment and attenuation.

The proposed surface water management system design and calculations have been reviewed by the Village staff, and a SFWMD ERP modification **(**ERP #36-01685-S) is in review.

Lighting

Street 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 complies with the Village CCT requirement of 3000K and the BUG rating of 1-0-1.

Landscaping

Buffers and landscaping comply with the zoning Resolutions and the LDC.

Monument Sign

Monument sign is not included with this application.

DEVELOPMENT ORDER PLANS

FOR

CORKSCREW SELF STORAGE

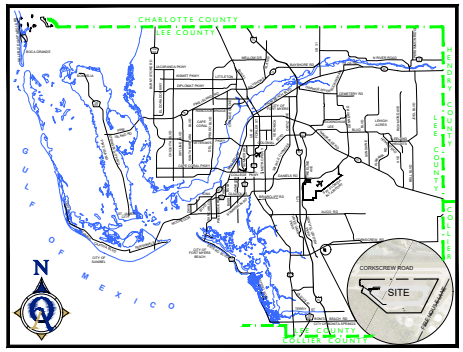
CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
ESTERO, FLORIDA

DOS#

OWNER / DEVELOPER:

MIDGARD SELF STORAGE ESTERO FL, L.L.C.
1146 CANTON STREET
ROSWELL, GA 30075

LOCATION MAP



LEE COUNTY, FLORIDA

SECTION 25, TOWNSHIP 46S, RANGE 25E
STRAP #25-46-25-E3-3000C.0000, 3000D.0000, 3000A.00CE, 3000F.00CE, 3000H.00CE
QUATTRONE PROJECT No.: 191206

SHEET INDEX

SITE DEVELOPMENT: SD

SD-01 COVER SHEET
SD-02 EXISTING CONDINTION PLAN
SD-03 AERIAL & FLUCCS PLAN
SD-04 EROSION CONTROL PLAN
SD-05 EROSION CONTROL NOTES & DETAILS
SD-06 MASTER SITE PLAN
SD-07 SITE PLAN (A)
SD-08 SITE PLAN (B)
SD-09 MASTER GRADING & DRAINAGE PLAN
SD-10 GRADING & DRAINAGE PLAN (A)
SD-11 GRADING & DRAINAGE PLAN (B)
SD-12 CROSS SECTIONS (A)
SD-13 CROSS SECTIONS (B)
SD-14 PROJECT NOTES & DETAILS
SD-15 PROJECT DETAILS (A)
SD-16 PROJECT DETAILS (B)
SD-17 MASTER UTILITY PLAN
SD-18 UTILITY PLAN & PROFILE (A)
SD-19 L.C.U. WATER MAIN DETAILS
SD-20 L.C.U. SANITARY SEWER DETAILS

LANDSCAPING: LS

LS-01 LANDSCAPING PLAN
LS-02 LANDSCAPING DETAILS

LIGHTING: LT

LT-01 LIGHTING PLAN

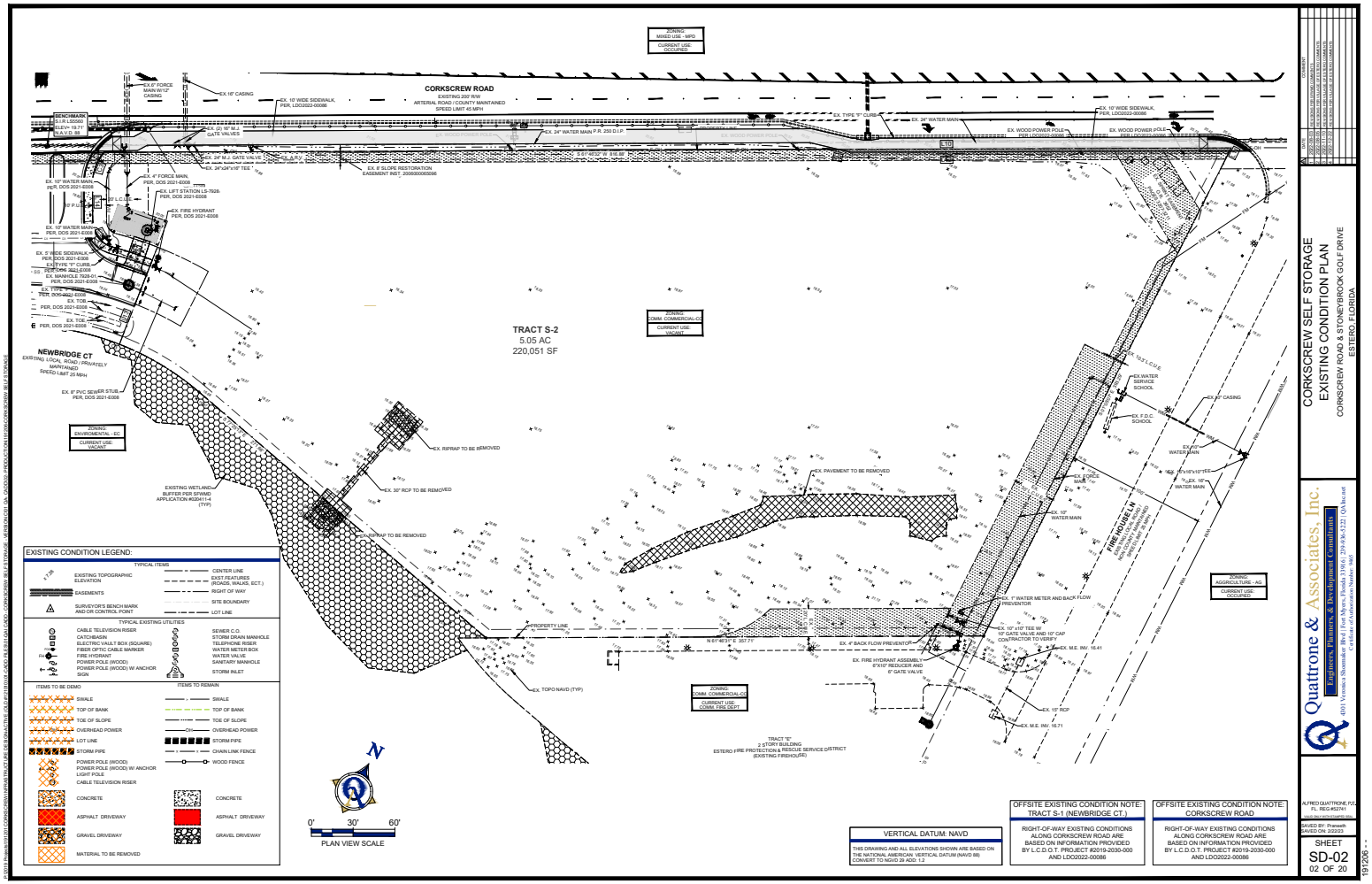
SITE PERMIT REQUIREMENTS		
AGENCY	STATUS	NOTES
VILLAGE OF ESTERO DEVELOPMENT ORDER	REQUIRED	
LEE COUNTY PORT AUTHORITY	N/A	
LEE COUNTY UTILITY	REQUIRED	
S.F.W.M.D. ENVIRONMENTAL RESOURCE	REQUIRED	
S.F.W.M.D. WATER USE	REQUIRED	
DOH WATERLINE EXTENSION PERMIT	REQUIRED	
FDEP WASTEWATER EXTENSION PERMIT	REQUIRED	

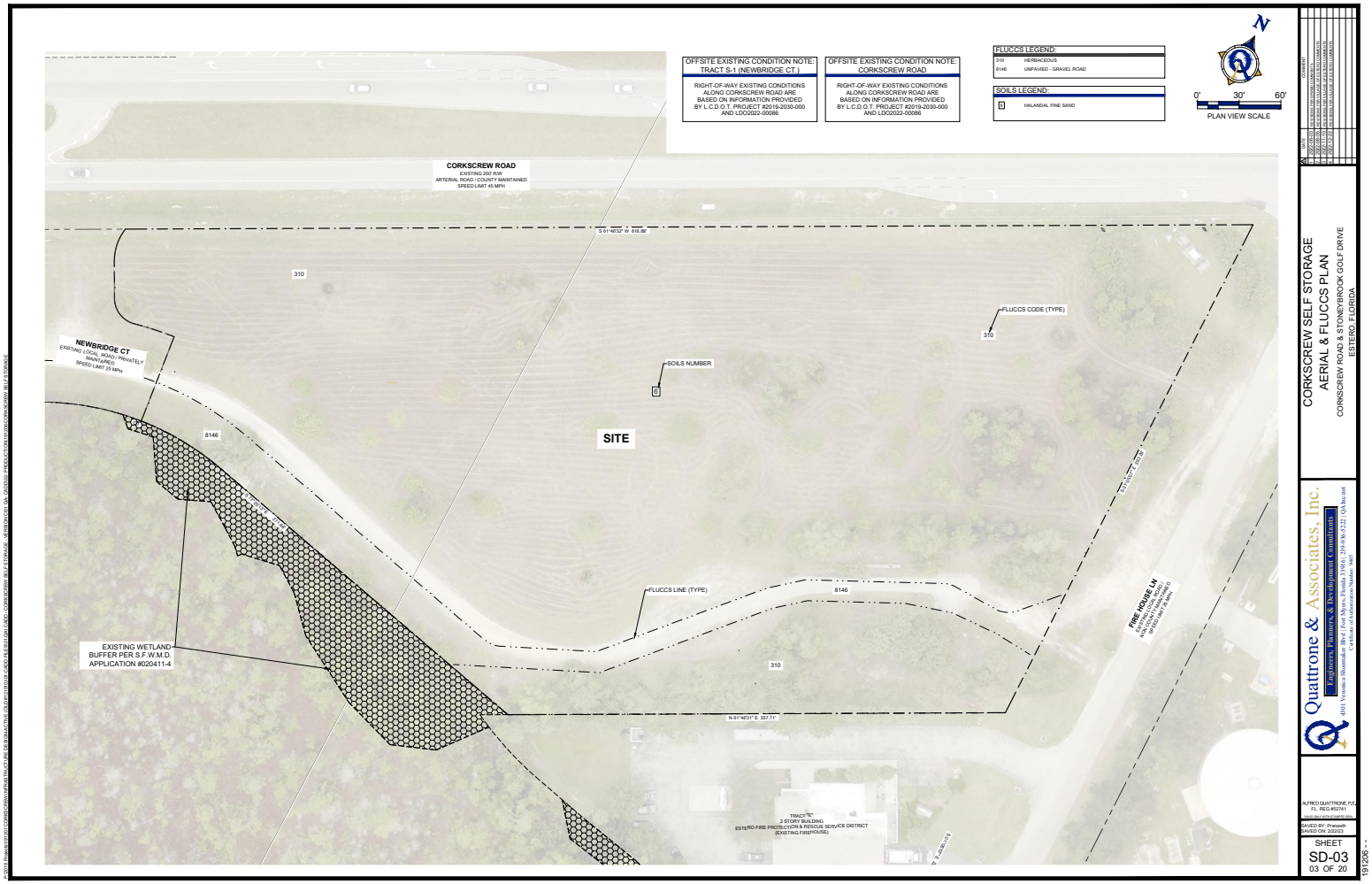
CONTRACTOR STAKEOUT SHALL BE FROM THE APPROVED CAD FILE BY QUATTRONE AND ASSOCIATES

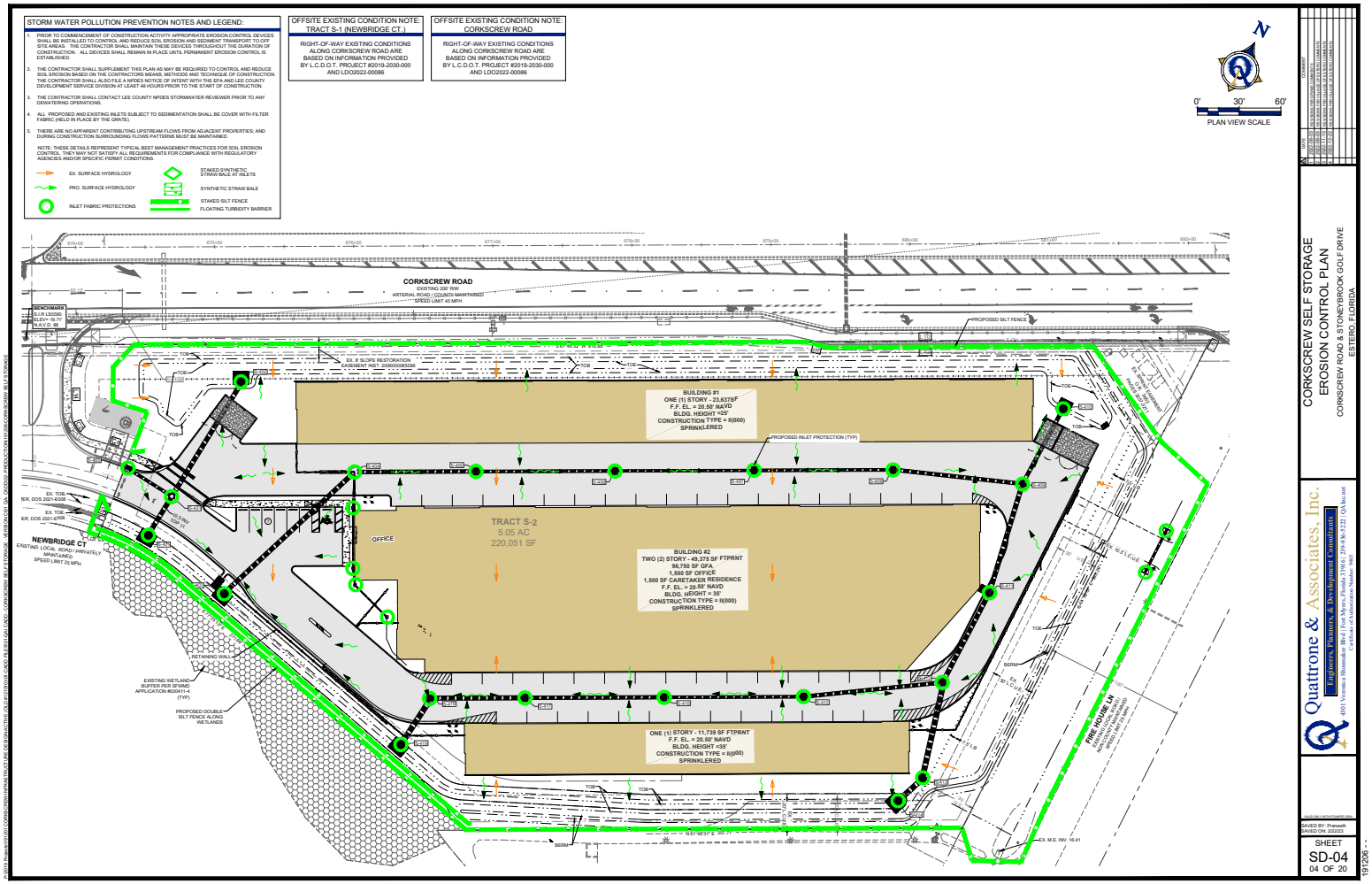
ALFRED QUATTRONE P.E.
FL. REG #52741
DATE:2/22/2023

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 VERONICA SHOEMAKER BLVD., FORT MYERS, FLORIDA 33916 | 239.936.5222 (P) | 239.936.7228 (F) | QAINC.NET | COA # 9465

191206–


CORKSCREW ROAD
EXISTING 200' R/W
ARTERIAL ROAD / COUNTY MAINTAINED
SPEED LIMIT 45 MPH
NEWBRIDGE CT
EXISTING LOCAL ROAD / PRIVATELY MAINTAINED
SPEED LIMIT 25 MPH
TRACT S-2
5.05 AC
220,051 SF
ZONING:
MIXED USE - MPD
CURRENT USE:
VACANT
ZONING:
ENVIRONMENTAL - EC
CURRENT USE:
VACANT
ZONING:
COMM. COMMERCIAL-CC
CURRENT USE:
VACANT
ZONING:
COMM. COMMERCIAL-CC
CURRENT USE:
COMM. FIRE DEPT.
ZONING:
AGRICULTURE - AG
CURRENT USE:
OCCUPIED
EXISTING CONDITION LEGEND:
TYPICAL ITEMS
EXISTING TOPOGRAPHIC ELEVATION
EASEMENTS
SURVEYOR'S BENCH MARK AND OR CONTROL POINT
CENTER LINE
EXIST FEATURES (ROADS, WALKS, ECT.)
RIGHT OF WAY
SITE BOUNDARY
LOT LINE
TYPICAL EXISTING UTILITIES
CABLE TELEVISION RISER
CATCHBASIN
ELECTRIC VAULT BOX (SQUARE)
FIBER OPTIC CABLE MARKER
FIRE HYDRANT
POWER POLE (WOOD)
POWER POLE (WOOD) W/ ANCHOR
SIGN
SEWER C.O.
STORM DRAIN MANHOLE
TELEPHONE RISER
WATER METER BOX
WATER VALVE
SANITARY MANHOLE
STORM INLET
ITEMS TO BE DEMO
SWALE
TOP OF BANK
TOE OF SLOPE
OVERHEAD POWER
LOT LINE
STORM PIPE
POWER POLE (WOOD)
POWER POLE (WOOD) W/ ANCHOR
LIGHT POLE
CABLE TELEVISION RISER
CONCRETE
ASPHALT DRIVEWAY
GRAVEL DRIVEWAY
MATERIAL TO BE REMOVED
ITEMS TO REMAIN
SWALE
TOP OF BANK
TOE OF SLOPE
OVERHEAD POWER
STORM PIPE
CHAIN LINK FENCE
WOOD FENCE
CONCRETE
ASPHALT DRIVEWAY
GRAVEL DRIVEWAY
0' 30' 60'
PLAN VIEW SCALE
VERTICAL DATUM: NAVD
THIS DRAWING AND ALL ELEVATIONS SHOWN ARE BASED ON THE NATIONAL AMERICAN VERTICAL DATUM (NAVD 88) CONVERT TO NGVD 29 ADD 1.2
OFFSITE EXISTING CONDITION NOTE: TRACT S-1 (NEWBRIDGE CT.)
RIGHT-OF-WAY EXISTING CONDITIONS ALONG CORKSCREW ROAD ARE BASED ON INFORMATION PROVIDED BY L.C.D.O.T. PROJECT #2019-2030-000 AND LDO2022-00086
OFFSITE EXISTING CONDITION NOTE: CORKSCREW ROAD
RIGHT-OF-WAY EXISTING CONDITIONS ALONG CORKSCREW ROAD ARE BASED ON INFORMATION PROVIDED BY L.C.D.O.T. PROJECT #2019-2030-000 AND LDO2022-00086
CORKSCREW SELF STORAGE
EXISTING CONDITION PLAN
CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
ESTERO, FLORIDA
Quattrone & Associates, Inc.
Professional Planners & Development Consultants
4001 Tamiami Trail North, Suite 300, Naples, Florida 34103 (239) 649-1520 Fax (239) 649-1525
Certificate of Authorization Number: 1662
ALFRED QUATTRONE, PLS
FL. REG #5274
SAVED BY: Pramesh
SAVED ON: 2/22/23
SHEET
SD-02
02 OF 20
19126


OFFSITE EXISTING CONDITION NOTE:
TRACT S-1 (NEWBRIDGE CT.)
RIGHT-OF-WAY EXISTING CONDITIONS ALONG CORKSCREW ROAD ARE BASED ON INFORMATION PROVIDED BY L.C.D.O.T. PROJECT #2019-2030-000 AND LDO2022-00098
OFFSITE EXISTING CONDITION NOTE:
CORKSCREW ROAD
RIGHT-OF-WAY EXISTING CONDITIONS ALONG CORKSCREW ROAD ARE BASED ON INFORMATION PROVIDED BY L.C.D.O.T. PROJECT #2019-2030-000 AND LDO2022-00098
FLUCCS LEGEND:
310 HERBACEOUS
8146 UNPAVED - GRAVEL ROAD
SOILS LEGEND:
B HALANDAL FINE SAND
N
0' 30' 60'
PLAN VIEW SCALE
CORKSCREW ROAD
EXISTING 200' R/W
ARTERIAL ROAD / COUNTY MAINTAINED
SPEED LIMIT 45 MPH
S 61°46'32" W 816.88'
310
NEWBRIDGE CT
EXISTING LOCAL ROAD / PRIVATELY MAINTAINED
SPEED LIMIT 25 MPH
8146
SOILS NUMBER
B
SITE
FLUCCS CODE (TYPE)
310
EXISTING 15' WIDE DRAINAGE EASEMENT
FLUCCS LINE (TYPE)
8146
310
EXISTING WETLAND BUFFER PER S.F.W.M.D. APPLICATION #020411-4
N 61°46'31" E 357.71'
FIRE HOUSE LN
EXISTING 50' WIDE PRIVATE ROAD
SPEED LIMIT 25 MPH
TRACT "E"
2 STORY BUILDING
ESTERO FIRE PROTECTION & RESCUE SERVICE DISTRICT
(EXISTING FIRE HOUSE)
CORKSCREW SELF STORAGE
AERIAL & FLUCCS PLAN
CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
ESTERO, FLORIDA
Quattrone & Associates, Inc.
Professional Planning & Development Consultants
4001 Tamiami Trail North, Suite 300 | Naples, Florida 34103 | 239.659.3707 | QA Project
Certificate of Authorization Number: 1940
ALFRED QUATTRONE, PLA
FL. REG #6274
Date: 2/22/23
Drawn By: Planner
SHEET
SD-03
03 OF 20
19126


STORM WATER POLLUTION PREVENTION NOTES AND LEGEND:
1. 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.
2. 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 LEE COUNTY DEVELOPMENT SERVICE DIVISION AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL CONTACT LEE COUNTY NPDES STORMWATER REVIEWER PRIOR TO ANY DEWATERING OPERATIONS.
4. ALL PROPOSED AND EXISTING INLETS SUBJECT TO SEDIMENTATION SHALL BE COVER WITH FILTER FABRIC (HELD IN PLACE BY THE GRATE).
5. THERE ARE NO APPARENT CONTRIBUTING UPSTREAM FLOWS FROM ADJACENT PROPERTIES, AND DURING CONSTRUCTION SURROUNDING FLOWS PATTERNS MUST BE MAINTAINED.
NOTE: THESE DETAILS REPRESENT TYPICAL BEST MANAGEMENT PRACTICES FOR SOIL EROSION CONTROL. THEY MAY NOT SATISFY ALL REQUIREMENTS FOR COMPLIANCE WITH REGULATORY AGENCIES AND/OR SPECIFIC PERMIT CONDITIONS.
EX. SURFACE HYDROLOGY
PRO. SURFACE HYDROLOGY
INLET FABRIC PROTECTIONS
STAKED SYNTHETIC STRAW BALE AT INLETS
SYNTHETIC STRAW BALE
STAKED SILT FENCE
FLOATING TURBIDITY BARRIER
OFFSITE EXISTING CONDITION NOTE: TRACT S-1 (NEWBRIDGE CT.)
RIGHT-OF-WAY EXISTING CONDITIONS ALONG CORKSCREW ROAD ARE BASED ON INFORMATION PROVIDED BY L.C.D.O.T. PROJECT #2019-2030-000 AND LDO2022-00086
OFFSITE EXISTING CONDITION NOTE: CORKSCREW ROAD
RIGHT-OF-WAY EXISTING CONDITIONS ALONG CORKSCREW ROAD ARE BASED ON INFORMATION PROVIDED BY L.C.D.O.T. PROJECT #2019-2030-000 AND LDO2022-00086
N
0' 30' 60'
PLAN VIEW SCALE
CORKSCREW ROAD
EXISTING 200' R/W
ARTERIAL ROAD / COUNTY MAINTAINED
SPEED LIMIT 45 MPH
BENCHMARK
ELEV= 15.71'
N.A.V.D. 88
PROPOSED SILT FENCE
EX. 8' SLOPE RESTORATION EASEMENT INST. 2006000065896
BUILDING #1
ONE (1) STORY - 23,637SF
F.F. EL. = 20.50' NAVD
BLDG. HEIGHT =25'
CONSTRUCTION TYPE = II(000)
SPRINKLERED
PROPOSED INLET PROTECTION (TYP)
TRACT S-2
5.05 AC
220,051 SF
OFFICE
BUILDING #2
TWO (2) STORY - 49,375 SF FTPRNT
98,750 SF GFA
1,500 SF OFFICE
1,500 SF CARETAKER RESIDENCE
F.F. EL. = 20.50' NAVD
BLDG. HEIGHT = 35'
CONSTRUCTION TYPE = II(000)
SPRINKLERED
NEWBRIDGE CT
EXISTING LOCAL ROAD / PRIVATELY MAINTAINED
SPEED LIMIT 25 MPH
EX. TOE PER ERI, DOS 2021-0308
EX. TOE PER ERI, DOS 2021-0308
RETAINING WALL
EXISTING WETLAND BUFFER PER SFWMD APPLICATION #030411-4 (TYP.)
PROPOSED DOUBLE SILT FENCE ALONG WETLANDS
ONE (1) STORY - 11,739 SF FTPRNT
F.F. EL. = 20.50' NAVD
BLDG. HEIGHT =35'
CONSTRUCTION TYPE = II(000)
SPRINKLERED
FIRE HOUSE #4
PROPOSED 1,500 GALLON WATER TANK AND WATER PUMP (MAX 8' HIGH)
EX. M.E. INV. 16.41
CORKSCREW SELF STORAGE
EROSION CONTROL PLAN
CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
ESTERO, FLORIDA
Quattrone & Associates, Inc.
Professional Planning & Development Consultants
4001 Tamiami Trail North, Suite 300 | Naples, Florida 34103 | 239.659.3707 | QAinc.net
Certificate of Authorization Number: 1940
SAVED BY: Prewett
SAVED ON: 2/22/23
SHEET
SD-04
04 OF 20
19126

STORM WATER POLLUTION PREVENTION NOTES:

THIS PLAN HAS BEEN PREPARED TO ENSURE COMPLIANCE WITH RULES OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, CHAPTER 17-25-FAC AND THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT.

WETLANDS/BUFFERS
NO WETLANDS OR BUFFERS ARE ASSOCIATED WITH THIS PROJECT.

SWPPP INTENT
THE INTENT OF THIS SWPPP IS TO COMPLY WITH THE INTENT OF THE GENERIC PERMIT AND TO PREVENT THE RELEASE OF SOILS, TRASH, CHEMICALS, TOXINS AND OTHER POLLUTANTS, BY WATER , AIR, VEHICLE TRANSPORT OR OTHER MEANS THAT CAN IMPACT STORM WATER QUALITY. THE CONTRACTOR SHALL OBTAIN A COPY OF THE GENERIC PERMIT AND RETAIN ON-SITE FOR FUTURE REFERENCE. THE CONTRACTOR SHALL READ AND UNDERSTAND THE PERMIT, AND ENSURE THAT THE BMP'S ARE INSTALLED AND THE EXECUTION OF THE WORK IS PERFORMED TO MEET THE INTENT OF THE GENERIC PERMIT AND THE SWPPP.

POTENTIAL SOURCES OF POLLUTION
THE POTENTIAL SOURCES OF POLLUTION THAT MAY REASONABLY BE EXPECTED TO AFFECT THE QUALITY OF STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY INCLUDE: SEDIMENT, PESTICIDES, FERTILIZER, PLASTER, CLEANING SOLVENTS, ASPHALT, CONCRETE, GLUE, ADHESIVES, PAINTS, CURING COMPOUNDS, WOOD PRESERVATIVES, HYDRAULIC OIL FLUIDS, GASOLINE, DIESEL FUEL AND KEROSENE.

GENERAL NOTES

A. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FILE "NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES" (DEP FORM 62-621.300(4)(B) OR LATEST VERSION) TO FDEP TO THE FOLLOWING ADDRESS OR THROUGH THE FDEP ON-LINE SYSTEM AT LEAST TWO (2) DAYS BEFORE COMMENCEMENT OF CONSTRUCTION:

NPDES STORMWATER NOTICES CENTER, MS #2510 FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, 2600 BLAIR STONE ROAD, TALLAHASSEE, FLORIDA 32399-2400

THE CONTRACTOR SHALL SUBMIT A NOTICE OF TERMINATION (NOT) WITHIN 14 CALENDAR DAYS AFTER THE SITE HAS ACHIEVED FINAL STABILIZATION (I.E. ALL DISTURBED SOILS AT THE SITE HAVE BEEN FINAL STABILIZED), TEMPORARY BMPS HAVE BEEN REMOVED, AND STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY FROM THE SITE AUTHORIZED BY THE PERMIT HAVE BEEN ELIMINATED.

AN ENVIRONMENTAL RESOURCE PERMIT, PERMITTED THROUGH SOUTH FLORIDA WATER MANAGEMENT DISTRICT, HAS BEEN OBTAINED FOR THIS PROJECT.
MS4 OPERATOR NAME (IF ANY): LEE COUNTY

THE CONTRACTOR SHALL PROVIDE A COPY OF THE NOI AND SUBSEQUENT NOT OR THE ACKNOWLEDGEMENT LETTERS FOR THE NOI OR NOT TO THE MS4 WITHIN 7 DAYS OF RECEIPT. THE CONTRACTOR SHALL ALSO COORDINATE WITH THE MS4 TO ENSURE THAT ALL SPECIFIC REQUIREMENTS ARE MET.

B. WHERE PRACTICAL, STORMWATER SHALL BE CONVEYED BY SWALES. SWALES SHALL BE CONSTRUCTED AS SHOWN ON PLANS.

C. EROSION CONTROL MEASURES SHALL BE EMPLOYED TO MINIMIZE TURBIDITY OF SURFACE WATERS LOCATED DOWNSTREAM OF ANY CONSTRUCTION ACTIVITY. WHILE THE VARIOUS MEASURES REQUIRED WILL BE SITE SPECIFIC, THEY SHALL BE EMPLOYED AS NEEDED IN ACCORDANCE WITH THE FOLLOWING:

I. IN GENERAL, EROSION SHALL BE CONTROLLED AT THE FURTHEST PRACTICAL UPSTREAM LOCATION.
II. NEW AND EXISTING STORMWATER INLETS AND OUTFALL STRUCTURES SHALL BE PROTECTED DURING CONSTRUCTION. PROTECTION MEASURES SHALL BE EMPLOYED IMMEDIATELY AS REQUIRED DURING THE VARIOUS STAGES OF CONSTRUCTION.
III. PERIMETER EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL FINAL SITE STABILIZATION HAS BEEN ESTABLISHED

D. CLEARING AND GRUBBING OPERATIONS SHALL BE CONTROLLED SO AS TO MINIMIZE UNPROTECTED ERODIBLE AREAS EXPOSED TO WEATHER. GENERAL EROSION CONTROL BMP'S SHALL BE EMPLOYED TO MINIMIZE SOIL EROSION AND OFF-SITE SEDIMENTATION. WHILE THE VARIOUS TECHNIQUES REQUIRED WILL BE SITE AND PLAN SPECIFIC, THEY SHOULD BE EMPLOYED PRIOR TO ANY CONSTRUCTION ACTIVITY.

E. THE CONTRACTOR SHALL FURNISH, INSTALL PER THE SEQUENCE OF CONSTRUCTION, MAINTAIN AND SUBSEQUENTLY REMOVE, ALL NECESSARY TEMPORARY BMPS. THE CONTRACTOR WILL FURNISH AND INSTALL ALL NECESSARY PERMANENT BMPS.

F. THE CONTRACTOR SHALL ADJUST, ADD OR MODIFY BMPS AS NECESSARY TO COMPLY WITH THE INTENT OF THE GENERIC NPDES PERMIT AND THE SWPPP FOR NO ADDITIONAL COMPENSATION. THE CONTRACTOR SHALL CONSULT WITH THE CEC PRIOR TO ADJUSTING, ADDING OR MODIFYING BMPS THAT AFFECT THE HYDRAULICS OF THE SITE OR BEFORE ADDING BMPS NOT DETAILED IN THE SWPPP.

G. THE CONTRACTOR IS ADVISED THAT THE CONTRACT DRAWINGS ONLY INDICATE EROSION, SEDIMENT, AND TURBIDITY CONTROLS AT LOCATIONS DETERMINED IN THE DESIGN PROCESS. HOWEVER, THE CONTRACTOR IS REQUIRED TO PROVIDE ANY ADDITIONAL CONTROLS NECESSARY TO PREVENT THE POSSIBILITY OF SILTING ANY ADJACENT LOWLAND PARCEL OR RECEIVING WATER.

H. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. THE EROSION CONTROL SYSTEM DESCRIBED WITHIN THE CONSTRUCTION DOCUMENTS SHOULD BE CONSIDERED TO REPRESENT THE MINIMUM ACCEPTABLE STANDARDS FOR THIS PROJECT. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DEPENDENT UPON THE STAGE OF CONSTRUCTION, THE SEVERITY OF THE RAINFALL EVENT AND/OR AS DEEMED NECESSARY AS A RESULT OF ON-SITE INSPECTIONS BY THE OWNER, THEIR REPRESENTATIVES, OR THE APPLICABLE JURISDICTIONAL AUTHORITIES. THESE ADDITIONAL MEASURES (IF NEEDED) SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER. IT SHOULD BE NOTED THAT THE MEASURES IDENTIFIED ON THIS PLAN ARE ONLY SUGGESTED BEST MANAGEMENT PRACTICES (BMPS). THE CONTRACTOR SHALL PROVIDE POLLUTION PREVENTION AND EROSION CONTROL MEASURES AS SPECIFIED PER FDEP AND AS NECESSARY FOR EACH SPECIFIC APPLICATION. IT IS THE CONTRACTOR'S ULTIMATE RESPONSIBILITY TO ASSURE THAT THE STORMWATER DISCHARGE FROM THE SITE DOES NOT EXCEED THE TOLERANCES ESTABLISHED BY ANY OF THE APPLICABLE JURISDICTIONAL AUTHORITIES.

I. THE CONTRACTOR SHALL KEEP THE SWPPP CURRENT AT ALL TIMES. THE CONTRACTOR SHALL SIGN AND DATE ANY CHANGES TO THE SWPPP AND KEEP THEM AS ATTACHMENTS TO THE ORIGINAL PLAN. WHENEVER ANY OF THE FOLLOWING EVENTS OCCUR, THE CONTRACTOR SHALL UPDATE THE SWPPP WITHIN 7 DAYS:
I. THERE IS A CHANGE IN DESIGN, CONSTRUCTION OPERATION OR MAINTENANCE THAT HAS A SIGNIFICANT EFFECT ON THE DISCHARGE FROM THE PROJECT
II. THERE IS A NEW DISCHARGE POINT OUR OUTFALL
III. THERE IS A CHANGE IN THE LOCATION OF A DISCHARGE POINT OF OUTFALL
IV. AN INSPECTION REVEALS THAT BMPS ARE INEFFECTIVE AT ELIMINATING OR MINIMIZING POLLUTANTS IN THE STORMWATER DISCHARGED FROM THE SITE.
V. THERE IS A NEW SUBCONTRACTOR IMPLEMENTING ANY PORTION OF THE SWPPP
VI. A RELEASE CONTAINING A HAZARDOUS SUBSTANCE IN AN AMOUNT EQUAL TO OR GREATER THAN A REPORTABLE QUANTITY OCCURS DURING A 24-HOUR PERIOD

J. THE CONTRACTOR SHALL ENSURE THAT THE CONTRACTOR AND ALL SUBCONTRACTORS RESPONSIBLE FOR IMPLEMENTING SWPPP CONTROL MEASURES FILL OUT THE CONTRACTOR / SUBCONTRACTOR CERTIFICATION TABLE INCLUDED IN THIS SWPPP.

K. THE CONTRACTOR SHALL COMPLETE THE CONSTRUCTION SEQUENCE TABLE INCLUDING IN THIS SWPPP PRIOR TO PROCEEDING WITH THE INSTALLATION OF BMPS AND PRIOR TO GROUND DISTURBING ACTIVITIES. THE CONTRACTOR SHALL COMPLETE THE TABLE WITH ANTICIPATED DATES IN WHICH THE BMP WILL BE UTILIZED OR THE ACTIVITY WILL OCCUR.

STABILIZATION

A. STABILIZATION MEASURES SHALL BE INITIATED IMMEDIATELY IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED AND WILL REMAIN UNDISTURBED FOR 7 DAYS OR MORE. STABILIZE BY COVERING WITH ADEQUATE AMOUNTS OF MULCH OVER SEED AND PERIODICALLY WATER TO PROMOTE AND MAINTAIN GROWTH OF THE TEMPORARY GROUNDCOVER, OR BY THE USE OF AN APPROPRIATE ALTERNATIVE BMP.

B. PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES OR ANY DISTURBED LAND AREAS SHALL BE COMPLETED IMMEDIATELY AFTER FINAL GRADING. WHEN IT IS NOT POSSIBLE TO PERMANENTLY PROTECT A DISTURBED AREA IMMEDIATELY AFTER GRADING OPERATIONS, TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED. ALL TEMPORARY PROTECTION SHALL BE MAINTAINED UNTIL PERMANENT MEASURES ARE IN PLACE AND ESTABLISHED.

C. ALL GRASS SLOPES CONSTRUCTED STEEPER THAN 2H:1V SHALL BE SODDED IMMEDIATELY AFTER FINAL GRADE IS ESTABLISHED.

DUST CONTROL

A. BARE EARTH AREAS SHALL BE WATERED DURING CONSTRUCTION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FUGITIVE DUST. IN NO CASE SHALL FUGITIVE DUST BE ALLOWED TO LEAVE THE SITE UNDER CONSTRUCTION.

B. AS REQUIRED AFTER COMPLETION OF CONSTRUCTION, BARE EARTH AREAS SHALL BE VEGETATED.

C. AT ANY TIME BOTH DURING AND AFTER SITE CONSTRUCTION THAT WATERING AND/OR VEGETATION ARE NOT EFFECTIVE IN CONTROLLING WIND EROSION AND/OR TRANSPORT OF FUGITIVE DUST, OTHER METHODS AS ARE NECESSARY FOR SUCH CONTROL SHALL BE EMPLOYED. THESE METHODS MAY INCLUDE ERECTION OF DUST CONTROL FENCES. IF REQUIRED, DUST CONTROL FENCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAIL FOR A SILT FENCE EXCEPT THE MINIMUM HEIGHT SHALL BE 4 FEET.

WASTE MANAGEMENT

A. THE CONTRACTOR SHALL ENSURE THAT ALL WASTE AND DEBRIS ARE MANAGED DAILY SUCH THAT THEY WILL NOT IMPACT STORMWATER OR LEAVE THE PERMITTED AREA, AND DISPOSED OF PROPERLY IN ACCORDANCE WITH APPLICABLE STATE, LOCAL AND FEDERAL REGULATIONS.

B. THE CONTRACTOR SHALL ENSURE THAT ALL CHEMICALS, OILS, FUELS, HAZARDOUS WASTE, UNIVERSAL WASTE AND TOXIC SUBSTANCES ARE PROPERLY MANAGED AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE STATE, LOCAL AND FEDERAL REGULATIONS. THE CONTRACTOR SHALL ENSURE THAT WASTE IS NOT DISCHARGED FROM THE SITE, AND DOES NOT IMPACT STORMWATER OR GROUNDWATER.

C. THE CONTRACTOR SHALL PROVIDE APPROPRIATE AND ADEQUATE WASHOUT FACILITIES TO ENSURE THAT CHEMICALS AND WASTE IS NOT DISCHARGED FROM THE SITE, AND DO NOT IMPACT STORMWATER OR GROUNDWATER. (E.G. CONCRETE/MASONRY WASHOUT, PAINT WASHOUT, EIFS, ETC.) THE CONTRACTOR SHALL CLEAN UP SPILLS PROMPTLY AND ENSURE THAT WASHOUT AREAS ARE PROPERLY MAINTAINED TO PROVIDE ADEQUATE VOLUME TO PREVENT OVERFLOW.

D. THE CONTRACTOR SHALL PROVIDE ADEQUATE SANITARY FACILITIES FOR SITE PERSONNEL, MAINTAIN THROUGHOUT CONSTRUCTION, AND PROVIDE FOR PROPER DISPOSAL IN ACCORDANCE WITH APPLICABLE STATE, LOCAL AND FEDERAL REGULATIONS. SANITARY FACILITIES SHALL BE PROPERLY SECURED TO PREVENT TIPPING.

E. A SPILL CONTROL AND CONTAINMENT KIT (CONTAINING FOR EXAMPLE, ABSORBENT MATERIAL SUCH AS KITTY LITTER OR SAWDUST, ACID, BASE, NEUTRALIZING AGENT, BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, PLASTIC AND METAL TRASH CONTAINERS, ETC.) SHALL BE PROVIDED AT THE CONSTRUCTION SITE AND IT'S LOCATION(S) SHALL BE IDENTIFIED WITH LEGIBLE SIGNAGEAND SHOWN ON THE SITE MAPS.
A. THE SPILL CONTROL AND CONTAINMENT KIT SHALL BE OF SUFFICIENT QUANTITIES AND APPROPRIATE CONTENT TO CONTAIN A SPILL FROM THE LARGEST ANTICIPATED PIECE OF EQUIPMENT AND FROM THE LARGEST ANTICIPATED QUANTITIES OF PRODUCTS STORED ON THE SITE AT ANY GIVEN TIME.
B. CONTENTS SHALL BE INSPECTED DURING THE STORMWATER INSPECTION.

F. WHEN A SPILL OF REPORTABLE QUANTITIES IS DISCOVERED ON THE SITE, THE CONTRACTOR SHALL CLEAN UP ALL SPILLED MATERIALS AND DISPOSE OF IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE AUTHORITIES IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS, THE OWNER AND PROJECT ENGINEER. THE CONTRACTOR SHALL RETAIN CLEANUP INFORMATION AS WELL AS DISPOSAL MANIFESTS WITH THEIR SWPPP.

MATERIALS MANAGEMENT, AND EQUIPMENT STAGING AND MAINTENANCE

A. EXCAVATED MATERIAL SHALL NOT BE DEPOSITED IN LOCATIONS WHERE IT COULD BE WASHED AWAY BY HIGH WATER OR STORM WATER RUNOFF. STOCKPILED MATERIAL SHALL BE COVERED OR ENCIRCLED WITH SEDIMENT CONTAINMENT DEVICES.

B. HEAVY CONSTRUCTION EQUIPMENT PARKING AND MAINTENANCE AREAS SHALL BE DESIGNED TO PREVENT OIL, GREASE, AND LUBRICANTS FROM ENTERING SITE DRAINAGE FEATURES INCLUDING STORMWATER COLLECTION AND TREATMENT SYSTEMS. CONTRACTORS SHALL PROVIDE BROAD DIKES OR SILT SCREENS AROUND, AND SEDIMENT SUMPS WITHIN, SUCH AREAS AS REQUIRED TO CONTAIN SPILLS OR OIL, GREASE, LUBRICANTS, OR OTHER CONTAMINANTS. CONTRACTOR SHALL HAVE AVAILABLE, AND SHALL USE, ABSORBENT FILTER PADS TO CLEAN UP SPILLS IMMEDIATELY AFTER ANY OCCURRENCE.

C. THE CONTRACTOR SHALL ENSURE THAT ALL TOXIC / HAZARDOUS SUBSTANCES AND CHEMICALS ARE PROPERLY STORED, OUT OF THE WEATHER, AND USED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. THE CONTRACTOR SHALL ENSURE THAT THESE PRODUCTS ARE STORED AND USED IN SUCH A MANNER THAT WILL NOT NEGATIVELY IMPACT STORMWATER, GROUNDWATER OR PROTECTED SPECIES.

D. THE CONTRACTOR SHALL ENSURE THAT ALL MATERIALS, EQUIPMENT, DEBRIS, WASTE, TRAILERS, AND OTHER SUPPORT RELATED ITEMS ARE CONTAINED WITHIN THE PERMITTED LIMITS OF DISTURBANCE. THE CONTRACTOR SHALL ENSURE THAT THE STORAGE AND USE OF SUCH ITEMS DOES NOT NEGATIVELY IMPACT STORMWATER OR GROUNDWATER.

OFFSITE VEHICLE TRACKING

A. THE CONTRACTOR SHALL ENSURE THAT THE CONSTRUCTION EXIT IS USED BY ALL VEHICLES AND EQUIPMENT ENTERING OR LEAVING THE JOBSITE. THE CONTRACTOR SHALL MONITOR AND MAINTAIN THE CONSTRUCTION EXIT TO ENSURE THAT NO SOILS ARE TRACKED OFFSITE BY TIRES OR TRACKS, AND THAT NO SOILS ARE SPILLED BY TRUCKS OR EQUIPMENT LEAVING THE SITE. ALL TRACKED OR SPILLED SOILS SHALL BE SHOVELED OR SWEPT FROM THE ROADWAY AND RETURNED TO THE SITE. WATER SHALL NOT BE USED TO CLEAN THE SOILS FROM THE ROADWAY UNLESS THE WATER AND SOILS ARE RECOVERED BY THE USE OF A VACUUM TRUCK OR SIMILAR DEVICE.

FERTILIZERS, HERBICIDES AND PESTICIDES

A. THE CONTRACTOR SHALL ENSURE THAT ALL FERTILIZERS, HERBICIDES, PESTICIDES AND SIMILAR PRODUCTS ARE PROPERLY STORED, OUT OF THE WEATHER, AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. THE CONTRACTOR SHALL ENSURE THAT THESE PRODUCTS ARE USED IN SUCH A MANNER THAT WILL NOT NEGATIVELY IMPACT STORMWATER, GROUNDWATER OR PROTECTED SPECIES.

B. NUTRIENTS SHALL BE APPLIED ONLY AT RATES NECESSARY TO ESTABLISH AND MAINTAIN VEGETATION.

INSPECTIONS AND MAINTENANCE

A. THE CONTRACTOR SHALL INSPECT BMPS (I.E. DISCHARGE LOCATIONS, CONSTRUCTION EXIT, PERIMETER CONTROLS, INLET PROTECTION, STABILIZATION, EROSION CONTROL, DOCUMENTATION, WASTE DISPOSAL AREAS, MATERIAL STORAGE AREAS, ETC.) TO ENSURE THAT BMPS ARE NOT CAUSING OR CONTRIBUTION TO VIOLATIONS OF WATER QUALITY STANDARDS OR RESULTING IN OFFSITE SEDIMENTATION; ENSURE THAT BMPS ARE INSTALLED, MAINTAINED AND OPERATING CORRECTLY AND EFFECTIVELY; ENSURE THAT BMPS ASSOCIATED WITH STORAGE AND WASTE DISPOSAL AREAS ARE BEING USED AND MAINTAINED PROPERLY; ENSURE THAT THE CONSTRUCTION EXIT IS FUNCTION PROPERLY TO PREVENT OFFSITE TRACKING OF SEDIMENT; ENSURE THAT EROSION PREVENTION MEASURES ARE MAINTAINED TO PREVENT VISIBLE EROSION OF DISTURBED AREAS AND SEDIMENTATION AT THE DISCHARGE POINTS; AND DETERMINE IF CONSTRUCTION ACTIVITIES HAVE ALTERED THE EFFECTIVENESS OF BMPS. INSPECTIONS MUST BE COMPLETED AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS, AND WITHIN 24 HOURS AFTER A RAINSTORM OF 0.50 INCHES OR GREATER EVEN IF IT RAINS ON THE WEEKEND OR A HOLIDAY.

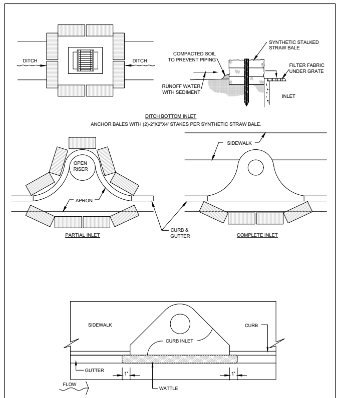
B. THE CONTRACTOR SHALL REPORT ALL INSPECTION FINDINGS AND CORRECTIVE ACTIONS TAKEN AS A RESULT OF THE INSPECTION USING THE STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT FORM PROVIDED BY FDEP OR AN EQUIVALENT FORM. INSPECTION REPORTS SHALL BE SIGNED BY THE INSPECTOR AND A RESPONSIBLE AUTHORITY AS DEFINED BY THE PERMIT. INSPECTION REPORTS SHALL BE MAINTAINED WITH THE SWPPP. THE INSPECTOR MUST BE A QUALIFIED EROSION AND SEDIMENT CONTROL INSPECTOR AS DEFINED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

C. ANY MAINTENANCE, REPAIR AND NECESSARY REVISIONS TO BMP ITEMS SHALL BE ADDRESSED IN A TIMELY MANNER, BUT IN NO CASE LATER THAN 7 CALENDAR DAYS FOLLOWING THE INSPECTION OR IDENTIFICATION OF THE ISSUE. UNLESS OTHERWISE SPECIFIED, ACCUMULATED SEDIMENTS SHOULD BE REMOVED BEFORE THEY REACH ONE-HALF OF THE CAPACITY OF THE CONTROL DEVICE.

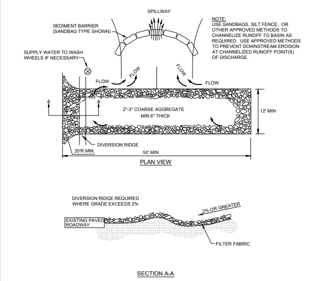
ALLOWABLE NON-STORMWATER DISCHARGES
THE GENERIC PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES PROHIBIT MOST NON-STORMWATER DISCHARGES DURING THE CONSTRUCTION PHASE. CERTAIN DISCHARGES ARE ALLOWED BY THE PERMIT, PROVIDED APPROPRIATE BMP'S ARE UTILIZED AND THE DISCHARGE DOES NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARDS. ALLOWABLE NON-STORMWATER DISCHARGES THAT OCCUR DURING CONSTRUCTION ON THIS PROJECT PER PART 3.2 OF THE GENERIC PERMIT ARE:
DISCHARGES FROM FIRE FIGHTING ACTIVITIES.
FIRE HYDRANT FLUSHINGS.
WATERS WITHOUT DETERGENTS USED TO SPRAY OFF LOOSE SOLIDS FROM VEHICLES.
WATERS USED TO CONTROL DUST.
POTABLE WATER SOURCES SUCH AS WATERLINE FLUSHINGS.
LANDSCAPE IRRIGATION AND DRAINAGE.
ROUTINE EXTERNAL BUILDING WASHDOWN PROVIDED NO DETERGENTS ARE USED.
PAVEMENT WASHWATERS THAT DO NOT CONTAIN DETERGENTS, LEAKS, SPILLS OF TOXIC OR HAZARDOUS MATERIALS.
AIR CONDITIONING CONDENSATE.
SPRING WATER.
FOUNDATION OR FOOTING DRAIN FLOWS THAT ARE NOT CONTAMINATED WITH PROCESS MATERIAL SUCH AS SOLVENTS.
NONCONTAMINATED GROUND WATER ASSOCIATED WITH DEWATERING ACTIVITIES AS DESCRIBED IN PART 3.4 OF THE GENERIC PERMIT.

RETENTION OF RECORDS
THE PERMITTEE SHALL RETAIN COPIES OF STORMWATER POLLUTION PREVENTION PLANS AND ALL REPORTS REQUIRED BY THIS PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT, FOR A PERIOD OF AT LEAST THREE (3) YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED AND THE NOTICE OF TERMINATION (NOT) IS SUBMITTED.

NOTE:
CONTRACTOR SHALL PAY CLOSE ATTENTION WHEN CLEARING AND/OR GRADING THE SITE TO ENSURE THAT WHEN EXISTING ROOTS ARE ENCOUNTERED THEY ARE CUT OFF EVENLY WITH CLEAN SHARP PRUNING TOOLS. CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING THE DAMAGE OF THE EXISTING ROOT SYSTEMS.

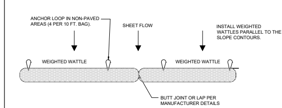


CURB INLET PROTECTION DETAIL
N.T.S.

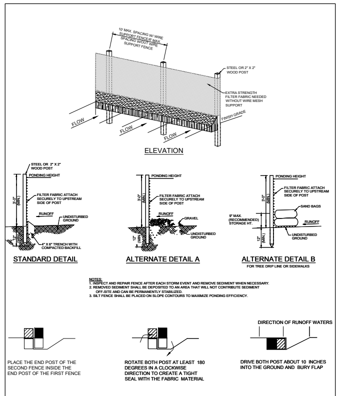


NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY CONSTRUCTION ACCESS DETAIL
N.T.S.



WEIGHTED WATTLE DETAIL
N.T.S.



SILT FENCE DETAIL
N.T.S.

#	DATE	COMMENT
1	2022-08-03	REVISIONS PER SFWMD COMMENTS
2	2022-08-05	REVISIONS PER VILLAGE OF ESTERO COMMENTS
3	2022-11-10	REVISIONS PER VILLAGE OF ESTERO COMMENTS
4	2022-12-22	REVISIONS PER VILLAGE OF ESTERO COMMENTS

CORKSCREW SELF STORAGE
EROSION CONTROL NOTES & DETAILS
CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
ESTERO, FLORIDA

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd | Fort Myers, Florida 33916 | 239-936-5222 | QAInc.net
Certificate of Authorization Number: 9465

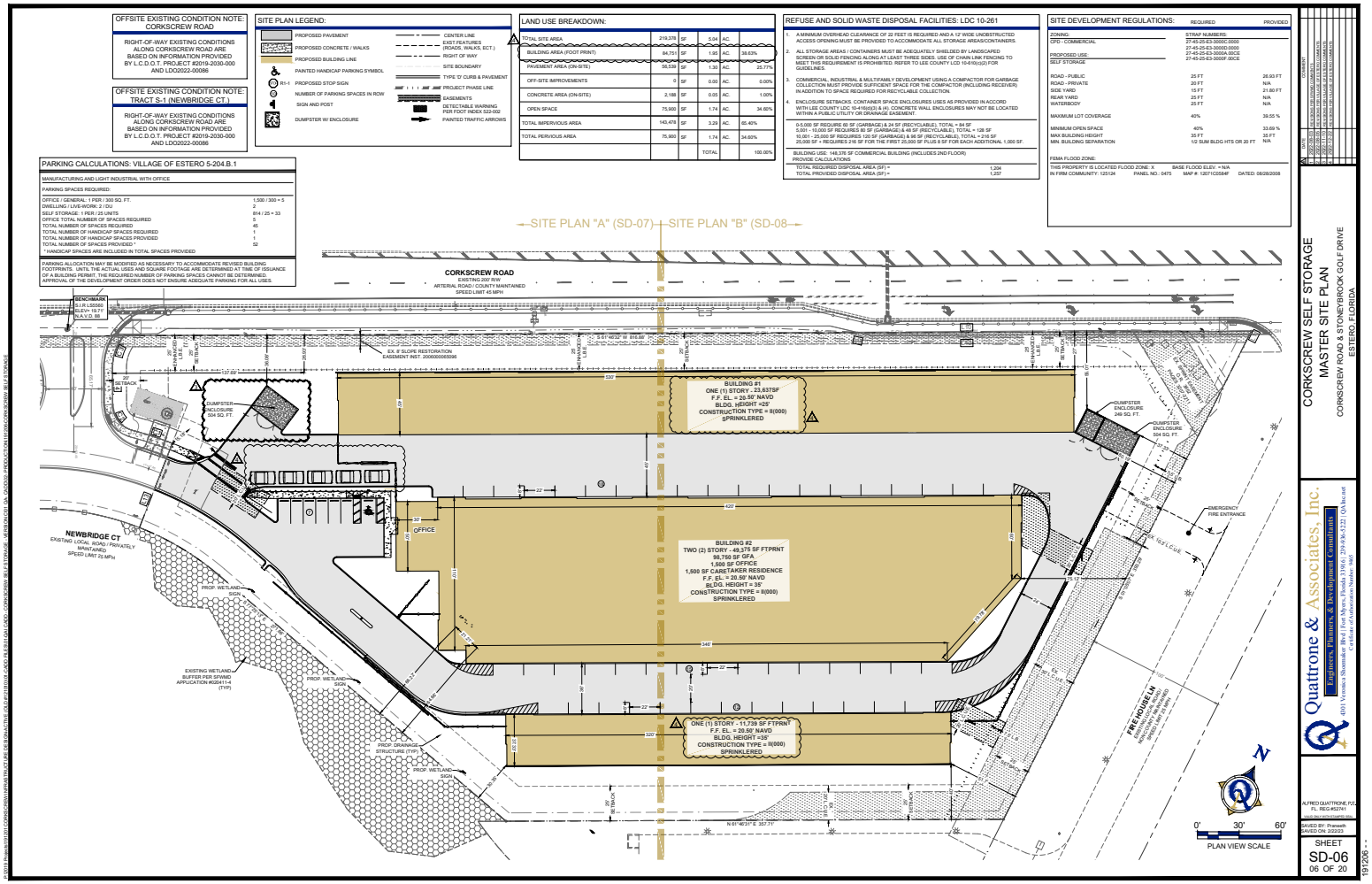
ALFRED QUATTRONE, P.E.
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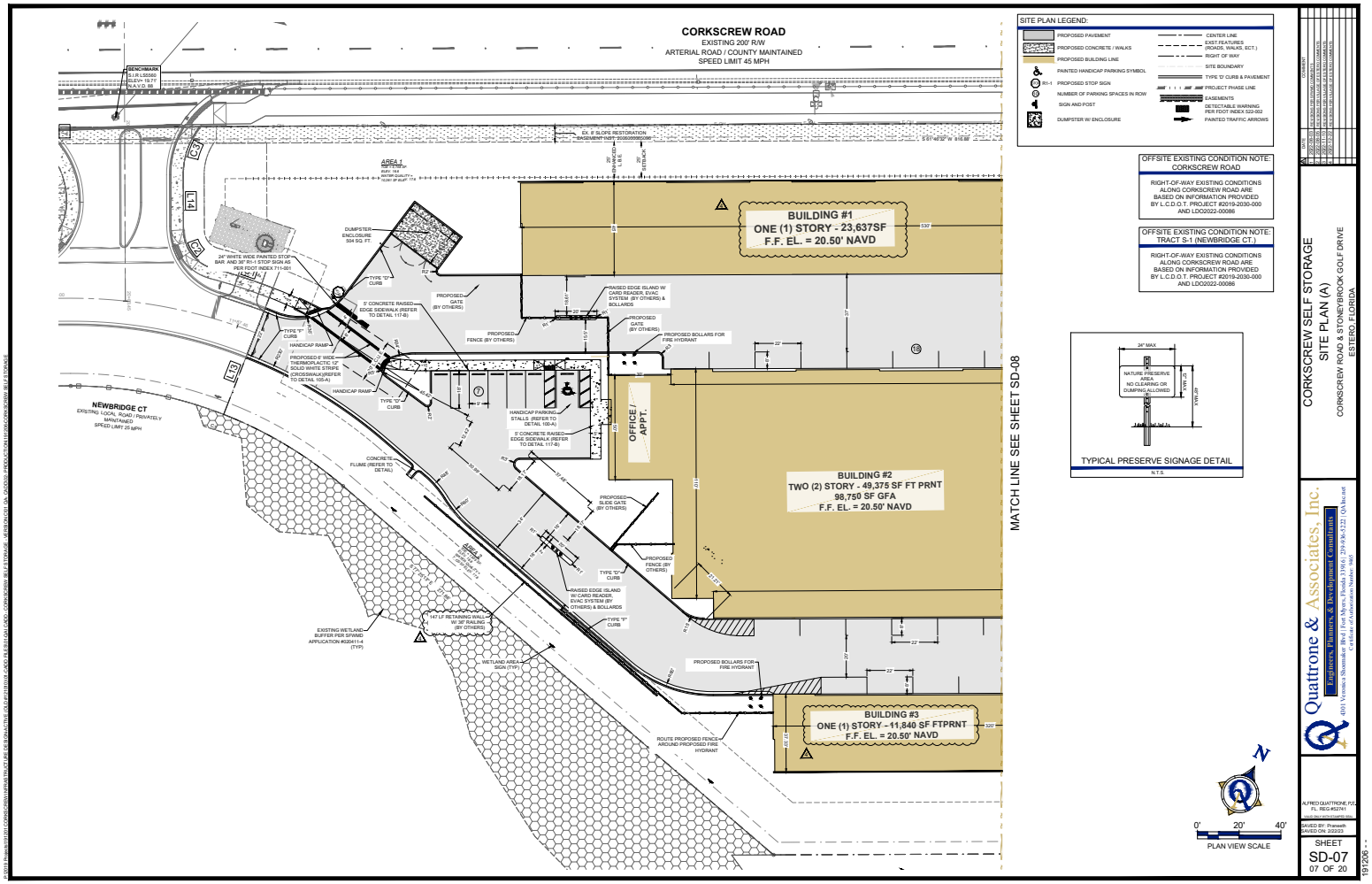
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SAVED ON: 2/22/23

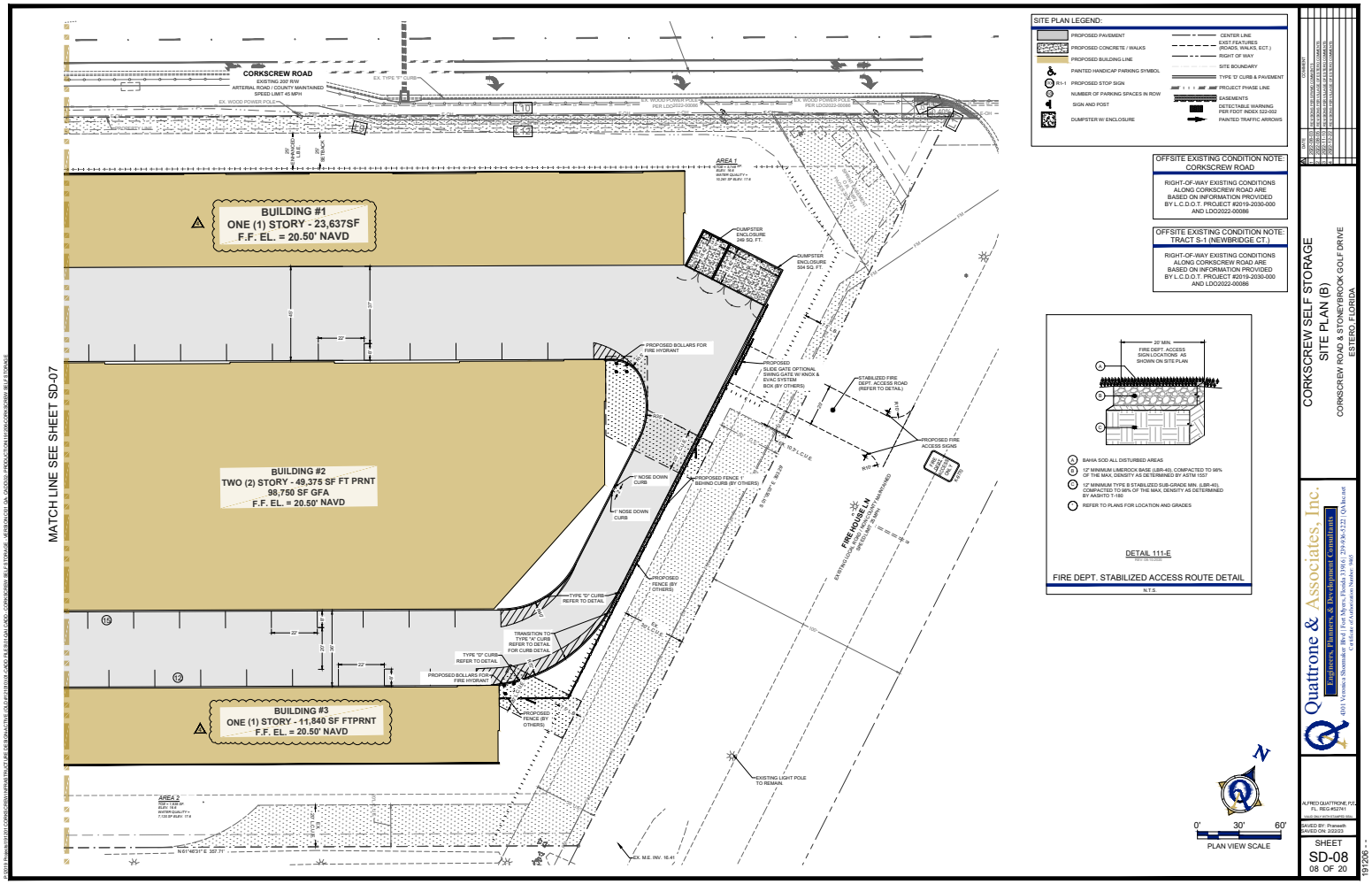
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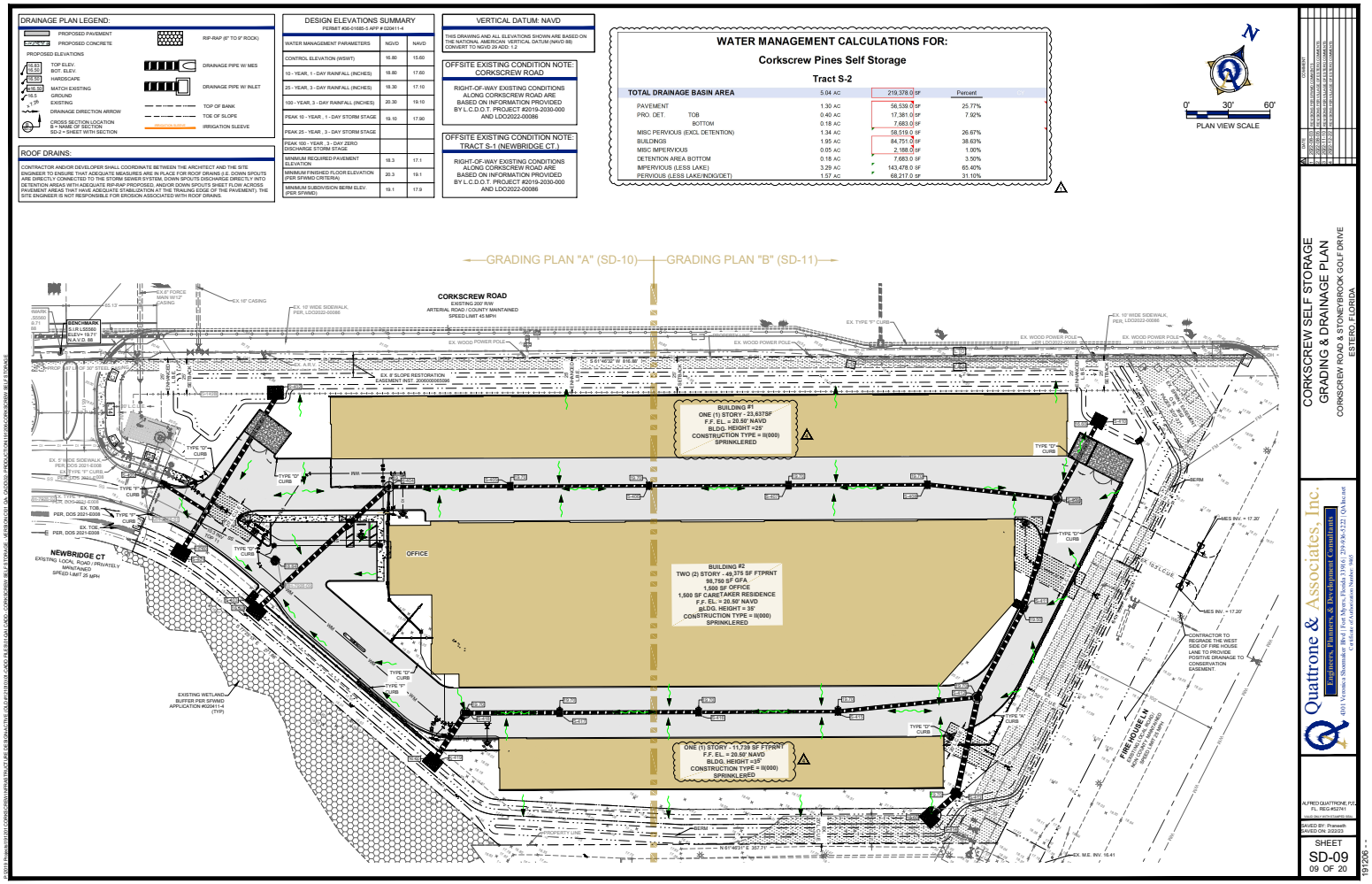
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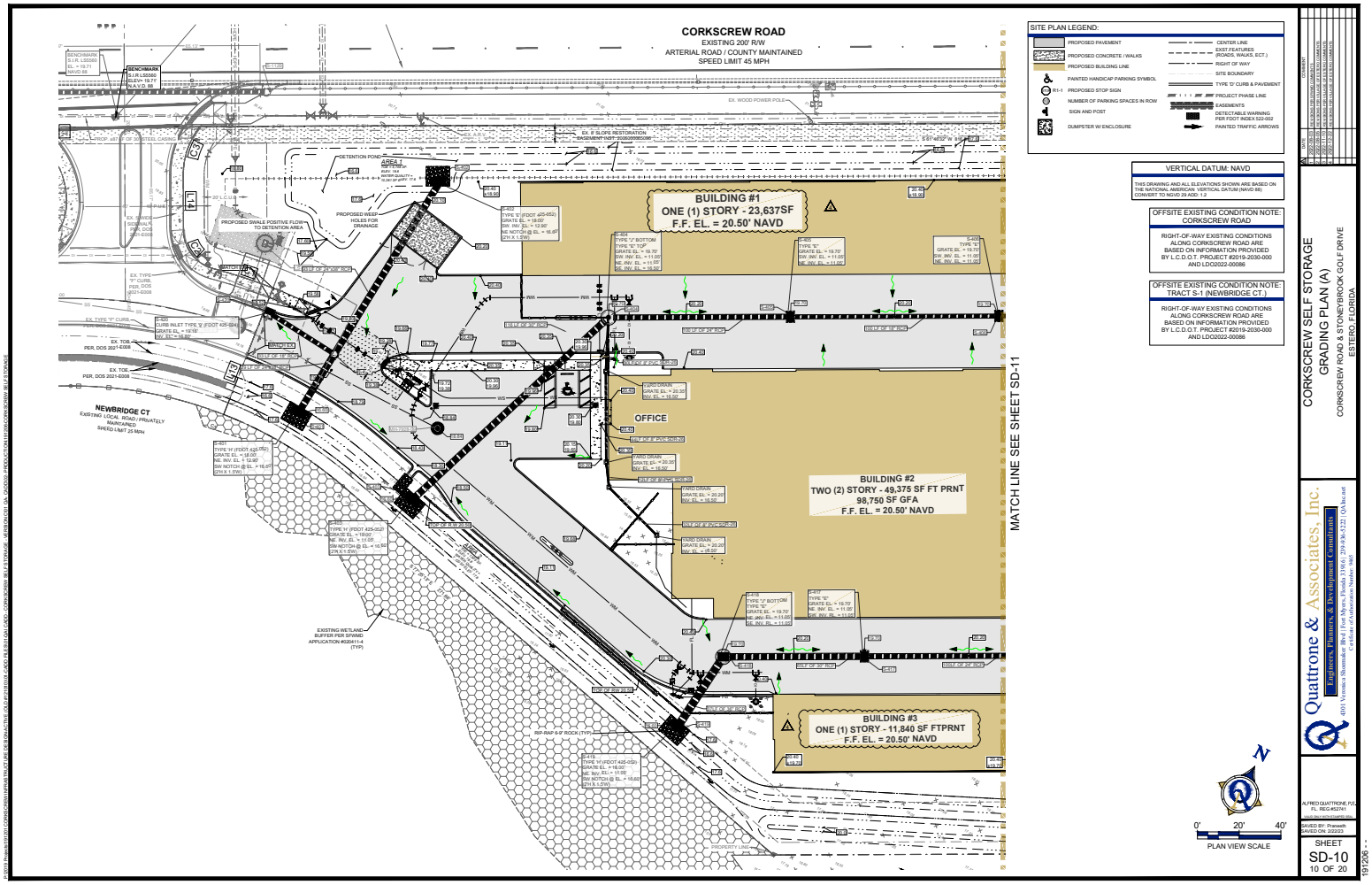
P:\2019 Projects\191201 CORKSCREW INFRASTRUCTURE DESIGN-ACTIVE (OLD #121010)\01-CADD FILES\01-QAI CADD - CORKSCREW SELF STORAGE - VERSION C\01 QA- CADD\02- PRODUCTION\191206-CORKSCREW SELF STORAGE

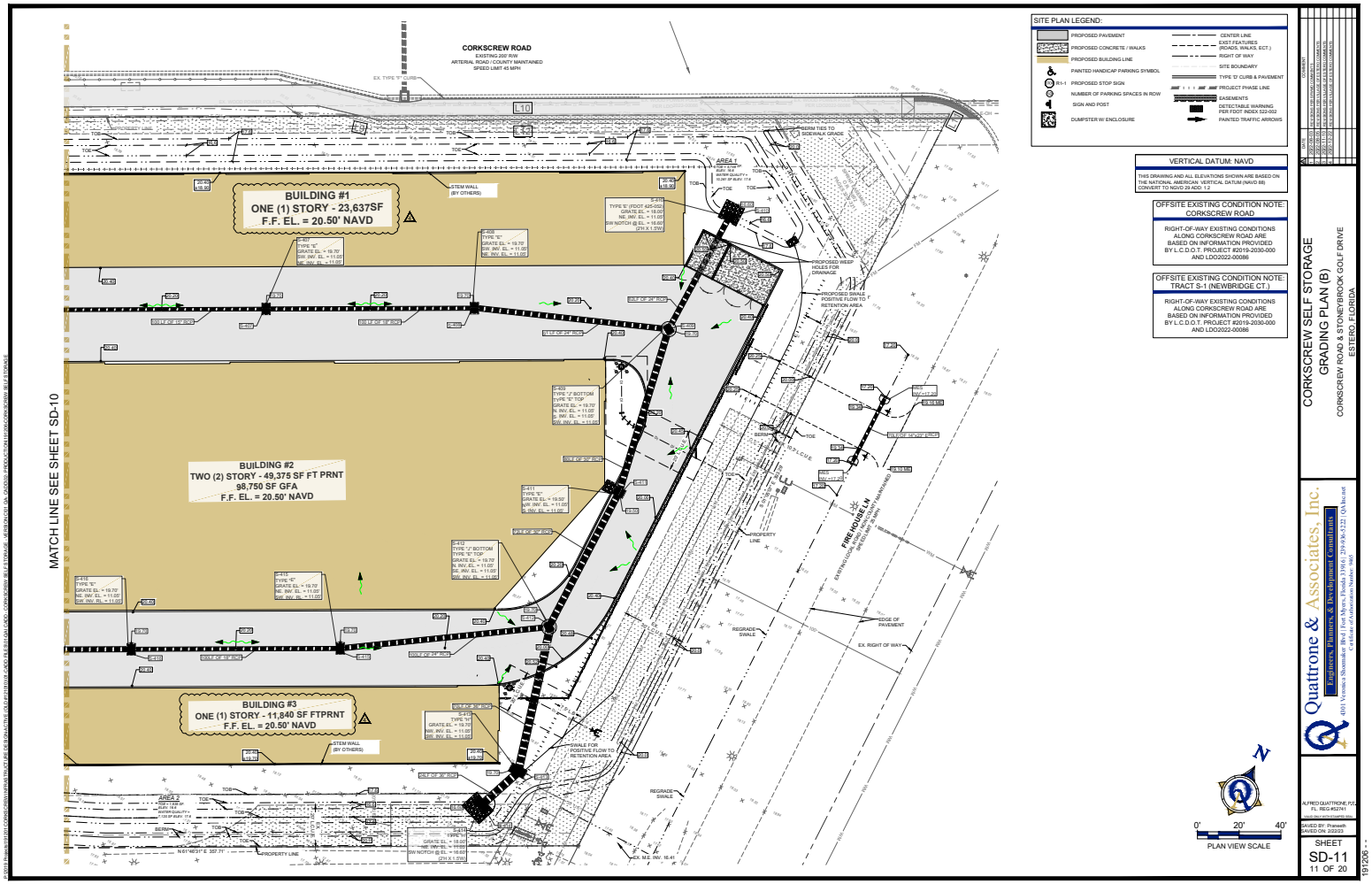

OFFSITE EXISTING CONDITION NOTE: CORKSCREW ROAD
RIGHT-OF-WAY EXISTING CONDITIONS ALONG CORKSCREW ROAD ARE BASED ON INFORMATION PROVIDED BY L.C.D.O.T. PROJECT #2019-2030-000 AND LDO2022-00086
OFFSITE EXISTING CONDITION NOTE: TRACT S-1 (NEWBRIDGE CT.)
RIGHT-OF-WAY EXISTING CONDITIONS ALONG CORKSCREW ROAD ARE BASED ON INFORMATION PROVIDED BY L.C.D.O.T. PROJECT #2019-2030-000 AND LDO2022-00086
SITE PLAN LEGEND:
PROPOSED PAVEMENT
PROPOSED CONCRETE / WALKS
PROPOSED BUILDING LINE
PAINTED HANDICAP PARKING SYMBOL
PROPOSED STOP SIGN
NUMBER OF PARKING SPACES IN ROW
SIGN AND POST
DUMPSTER W/ ENCLOSURE
CENTER LINE
EXIST FEATURES (ROADS, WALKS, ECT.)
RIGHT OF WAY
SITE BOUNDARY
TYPE 'D' CURB & PAVEMENT
PROJECT PHASE LINE
EASEMENTS
DETECTABLE WARNING PER FDOT INDEX 523-002
PAINTED TRAFFIC ARROWS
LAND USE BREAKDOWN:
TOTAL SITE AREA 219,378 SF 5.04 AC.
BUILDING AREA (FOOT PRINT) 84,751 SF 1.95 AC. 38.63%
PAVEMENT AREA (ON-SITE) 56,538 SF 1.30 AC. 25.77%
OFF-SITE IMPROVEMENTS 0 SF 0.00 AC. 0.00%
CONCRETE AREA (ON-SITE) 2,188 SF 0.05 AC. 1.00%
OPEN SPACE 75,900 SF 1.74 AC. 34.60%
TOTAL IMPERVIOUS AREA 143,478 SF 3.29 AC. 65.40%
TOTAL PERVIOUS AREA 75,900 SF 1.74 AC. 34.60%
TOTAL 100.00%
REFUSE AND SOLID WASTE DISPOSAL FACILITIES: LDC 10-261
1. A MINIMUM OVERHEAD CLEARANCE OF 22 FEET IS REQUIRED AND A 12' WIDE UNOBSTRUCTED ACCESS OPENING MUST BE PROVIDED TO ACCOMMODATE ALL STORAGE AREAS/CONTAINERS.
2. ALL STORAGE AREAS / CONTAINERS MUST BE ADEQUATELY SHIELDED BY LANDSCAPED SCREEN OR SOLID FENCING ALONG AT LEAST THREE SIDES. USE OF CHAIN LINK FENCING TO MEET THIS REQUIREMENT IS PROHIBITED. REFER TO LEE COUNTY LDC 10-616(a)(2) FOR GUIDELINES.
3. COMMERCIAL, INDUSTRIAL & MULTIFAMILY DEVELOPMENT USING A COMPACTOR FOR GARBAGE COLLECTION MUST PROVIDE SUFFICIENT SPACE FOR THE COMPACTOR (INCLUDING RECEIVER) IN ADDITION TO SPACE REQUIRED FOR RECYCLABLE COLLECTION.
4. ENCLOSURE SETBACKS. CONTAINER SPACE ENCLOSURES USES AS PROVIDED IN ACCORD WITH LEE COUNTY LDC 10-416(d)(3) & (4). CONCRETE WALL ENCLOSURES MAY NOT BE LOCATED WITHIN A PUBLIC UTILITY OR DRAINAGE EASEMENT.
0-5,000 SF REQUIRE 60 SF (GARBAGE) & 24 SF (RECYCLABLE); TOTAL = 84 SF
5,001 - 10,000 SF REQUIRES 80 SF (GARBAGE) & 48 SF (RECYCLABLE); TOTAL = 128 SF
10,001 - 25,000 SF REQUIRES 120 SF (GARBAGE) & 96 SF (RECYCLABLE); TOTAL = 216 SF
25,000 SF + REQUIRES 216 SF FOR THE FIRST 25,000 SF PLUS 8 SF FOR EACH ADDITIONAL 1,000 SF.
BUILDING USE: 146,376 SF COMMERCIAL BUILDING (INCLUDES 2ND FLOOR)
PROVIDE CALCULATIONS
TOTAL REQUIRED DISPOSAL AREA (SF) = 1,204
TOTAL PROVIDED DISPOSAL AREA (SF) = 1,257
SITE DEVELOPMENT REGULATIONS:
REQUIRED
PROVIDED
ZONING:
CPD - COMMERCIAL
PROPOSED USE:
SELF STORAGE
STRAP NUMBERS:
27-45-25-E3-3000C.0000
27-45-25-E3-3000D.0000
27-45-25-E3-3000A.0ICE
27-45-25-E3-3000F.0ICE
ROAD - PUBLIC 25 FT 26.93 FT
ROAD - PRIVATE 20 FT N/A
SIDE YARD 15 FT 21.80 FT
REAR YARD 25 FT N/A
WATERBODY 25 FT N/A
MAXIMUM LOT COVERAGE 40% 39.55 %
MINIMUM OPEN SPACE 40% 33.69 %
MAX BUILDING HEIGHT 35 FT 35 FT
MIN. BUILDING SEPARATION 1/2 SUM BLDG HTS OR 20 FT N/A
FEMA FLOOD ZONE:
THIS PROPERTY IS LOCATED FLOOD ZONE: X BASE FLOOD ELEV. = N/A
IN FIRM COMMUNITY: 125124 PANEL NO.: 0475 MAP #: 12071C0584F DATED: 08/28/2008
PARKING CALCULATIONS: VILLAGE OF ESTERO 5-204.B.1
MANUFACTURING AND LIGHT INDUSTRIAL WITH OFFICE
PARKING SPACES REQUIRED:
OFFICE / GENERAL - 1 PER / 300 SQ. FT. 1,500 / 300 = 5
DWELLING / LIVE-WORK: 2 / DU 2
SELF STORAGE - 1 PER / 25 UNITS 814 / 25 = 33
OFFICE TOTAL NUMBER OF SPACES REQUIRED 5
TOTAL NUMBER OF SPACES REQUIRED 45
TOTAL NUMBER OF HANDICAP SPACES REQUIRED 1
TOTAL NUMBER OF HANDICAP SPACES PROVIDED 1
TOTAL NUMBER OF SPACES PROVIDED * 52
* HANDICAP SPACES ARE INCLUDED IN TOTAL SPACES PROVIDED
PARKING ALLOCATION MAY BE MODIFIED AS NECESSARY TO ACCOMMODATE REVISED BUILDING FOOTPRINTS. UNTIL THE ACTUAL USES AND SQUARE FOOTAGE ARE DETERMINED AT TIME OF ISSUANCE OF A BUILDING PERMIT, THE REQUIRED NUMBER OF PARKING SPACES CANNOT BE DETERMINED. APPROVAL OF THE DEVELOPMENT ORDER DOES NOT ENSURE ADEQUATE PARKING FOR ALL USES.
SITE PLAN "A" (SD-07)
SITE PLAN "B" (SD-08)
CORKSCREW ROAD
EXISTING 240' R/W
ARTERIAL ROAD / COUNTY MAINTAINED
SPEED LIMIT 45 MPH
BENCHMARK
N.A.V.D. 88
EX. 6' SLOPE RESTORATION EASEMENT INST. 2006000065096
BUILDING #1
ONE (1) STORY - 23,637SF
F.F. EL. = 20.50' NAVD
BLDG. HEIGHT =35'
CONSTRUCTION TYPE = II(000)
SPRINKLERED
DUMPSTER ENCLOSURE 504 SQ. FT.
DUMPSTER ENCLOSURE 246 SQ. FT.
DUMPSTER ENCLOSURE 504 SQ. FT.
BUILDING #2
TWO (2) STORY - 49,375 SF FTPRNT
98,750 SF GFA
1,500 SF OFFICE
1,500 SF CARETAKER RESIDENCE
F.F. EL. = 28.50' NAVD
BLDG. HEIGHT = 35'
CONSTRUCTION TYPE = II(000)
SPRINKLERED
OFFICE
ONE (1) STORY - 11,739 SF FTPRNT
F.F. EL. = 20.50' NAVD
BLDG. HEIGHT =35'
CONSTRUCTION TYPE = II(000)
SPRINKLERED
NEWBRIDGE CT
EXISTING LOCAL ROAD / PRIVATELY MAINTAINED
SPEED LIMIT 25 MPH
PROP. WETLAND SIGN
EXISTING WETLAND BUFFER PER SFWMD APPLICATION #220411-4 (TYP)
PROP. DRAINAGE STRUCTURE (TYP)
EMERGENCY FIRE ENTRANCE
FIRE ROUNDLEA
PUBLIC ROAD MAINTAINED BY LEE COUNTY
SPEED LIMIT 45 MPH
N 81°46'21" E 357.77'
0' 30' 60'
PLAN VIEW SCALE
CORKSCREW SELF STORAGE
MASTER SITE PLAN
CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
ESTERO, FLORIDA
Quattrone & Associates, Inc.
Professional Planning & Development Consultants
4001 Tamiami Trail North, Suite 300 Naples, Florida 34103 (239) 436-1556 FAX (239) 436-1712
Certificate of Authorization Number: 1642
ALFRED QUATTRONE, PLS
FL. REG #5274
SAVED BY: Pramodh
SAVED ON: 2/22/23
SHEET
SD-06
06 OF 20
19126

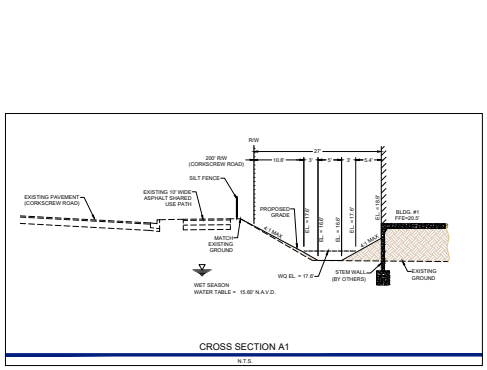

CORKSCREW ROAD
EXISTING 200' R/W
ARTERIAL ROAD / COUNTY MAINTAINED
SPEED LIMIT 45 MPH
BENCHMARK
S.I.R. LS5560
ELEV= 19.77
N.A.V.D. 88
SITE PLAN LEGEND:
PROPOSED PAVEMENT
PROPOSED CONCRETE / WALKS
PROPOSED BUILDING LINE
PAINTED HANDICAP PARKING SYMBOL
PROPOSED STOP SIGN
NUMBER OF PARKING SPACES IN ROW
SIGN AND POST
DUMPSTER W/ ENCLOSURE
CENTER LINE
EXIST FEATURES (ROADS, WALKS, ECT.)
RIGHT OF WAY
SITE BOUNDARY
TYPE 'D' CURB & PAVEMENT
PROJECT PHASE LINE
EASEMENTS
DETECTABLE WARNING PER FDOT INDEX 522-002
PAINTED TRAFFIC ARROWS
OFFSITE EXISTING CONDITION NOTE: CORKSCREW ROAD
RIGHT-OF-WAY EXISTING CONDITIONS ALONG CORKSCREW ROAD ARE BASED ON INFORMATION PROVIDED BY L.C.D.O.T. PROJECT #2019-2030-000 AND LDO2022-00086
OFFSITE EXISTING CONDITION NOTE: TRACT S-1 (NEWBRIDGE CT.)
RIGHT-OF-WAY EXISTING CONDITIONS ALONG CORKSCREW ROAD ARE BASED ON INFORMATION PROVIDED BY L.C.D.O.T. PROJECT #2019-2030-000 AND LDO2022-00086
BUILDING #1
ONE (1) STORY - 23,637SF
F.F. EL. = 20.50' NAVD
BUILDING #2
TWO (2) STORY - 49,375 SF FT PRNT
98,750 SF GFA
F.F. EL. = 20.50' NAVD
BUILDING #3
ONE (1) STORY - 11,840 SF FTPRNT
F.F. EL. = 20.50' NAVD
OFFICE / APPT.
NEWBRIDGE CT
EXISTING LOCAL ROAD / PRIVATELY MAINTAINED
SPEED LIMIT 25 MPH
MATCH LINE SEE SHEET SD-08
TYPICAL PRESERVE SIGNAGE DETAIL
N.T.S.
PLAN VIEW SCALE
CORKSCREW SELF STORAGE
SITE PLAN (A)
CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
ESTERO, FLORIDA
Quattrone & Associates, Inc.
ALFRED QUATTRONE, P.E.
FL. REG #52747
SHEET
SD-07
07 OF 20
19126


CORKSCREW ROAD
EXISTING 200' R/W
ARTERIAL ROAD / COUNTY MAINTAINED
SPEED LIMIT 45 MPH
MATCH LINE SEE SHEET SD-07
BUILDING #1
ONE (1) STORY - 23,637SF
F.F. EL. = 20.50' NAVD
BUILDING #2
TWO (2) STORY - 49,375 SF FT PRNT
98,750 SF GFA
F.F. EL. = 20.50' NAVD
BUILDING #3
ONE (1) STORY - 11,840 SF FTPRNT
F.F. EL. = 20.50' NAVD
AREA 1
AREA 2
DUMPSTER ENCLOSURE 240 SQ. FT.
DUMPSTER ENCLOSURE 504 SQ. FT.
PROPOSED BOLLARS FOR FIRE HYDRANT
PROPOSED SLIDE GATE OPTIONAL SWING GATE W/ KNOX & BVAC SYSTEM BOX (BY OTHERS)
STABILIZED FIRE DEPT. ACCESS ROAD (REFER TO DETAIL)
PROPOSED FIRE ACCESS SIGNS
6" NOSE DOWN CURB
PROPOSED FENCE / BEHIND CURB (BY OTHERS)
FIREHOUSE LN
TYPE "D" CURB REFER TO DETAIL
TRANSITION TO TYPE "A" CURB REFER TO DETAIL FOR CURB DETAIL
PROPOSED FENCE (BY OTHERS)
EXISTING LIGHT POLE TO REMAIN
EX. M.E. INV. 16.41
SITE PLAN LEGEND:
PROPOSED PAVEMENT
PROPOSED CONCRETE / WALKS
PROPOSED BUILDING LINE
PAINTED HANDICAP PARKING SYMBOL
R1-1 PROPOSED STOP SIGN
NUMBER OF PARKING SPACES IN ROW
SIGN AND POST
DUMPSTER W/ ENCLOSURE
CENTER LINE
EXIST FEATURES (RDADS, WALKS, ECT.)
RIGHT OF WAY
SITE BOUNDARY
TYPE 'D' CURB & PAVEMENT
PROJECT PHASE LINE
EASEMENTS
DETECTABLE WARNING PER FDOT INDEX 522-002
PAINTED TRAFFIC ARROWS
OFFSITE EXISTING CONDITION NOTE: CORKSCREW ROAD
RIGHT-OF-WAY EXISTING CONDITIONS ALONG CORKSCREW ROAD ARE BASED ON INFORMATION PROVIDED BY L.C.D.O.T. PROJECT #2019-2030-000 AND LDO2022-00086
OFFSITE EXISTING CONDITION NOTE: TRACT S-1 (NEWBRIDGE CT.)
RIGHT-OF-WAY EXISTING CONDITIONS ALONG CORKSCREW ROAD ARE BASED ON INFORMATION PROVIDED BY L.C.D.O.T. PROJECT #2019-2030-000 AND LDO2022-00086
20' MIN. FIRE DEPT. ACCESS SIGN LOCATIONS AS SHOWN ON SITE PLAN
A BAHIA SOD ALL DISTURBED AREAS
B 12" MINIMUM LIMEROCK BASE (LBR-40), COMPACTED TO 98% OF THE MAX. DENSITY AS DETERMINED BY ASTM 1557
C 12" MINIMUM TYPE B STABILIZED SUB-GRADE MIN. (LBR-40), COMPACTED TO 98% OF THE MAX. DENSITY AS DETERMINED BY AASHTO T-180
D REFER TO PLANS FOR LOCATION AND GRADES
DETAIL 111-E
FIRE DEPT. STABILIZED ACCESS ROUTE DETAIL
N.T.S.
N
0' 30' 60'
PLAN VIEW SCALE
CORKSCREW SELF STORAGE
SITE PLAN (B)
CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
ESTERO, FLORIDA
Quattrone & Associates, Inc.
Professional Planning & Development Consultants
4001 Tamiami Trail North, Suite 300 Naples, Florida 34103 (239) 649-1520 Fax (239) 649-1525
ALFRED QUATTRONE, P.E.
FL. REG #52741
SAVED BY: Pramesh
SAVED ON: 2/22/23
SHEET
SD-08
08 OF 20
19126

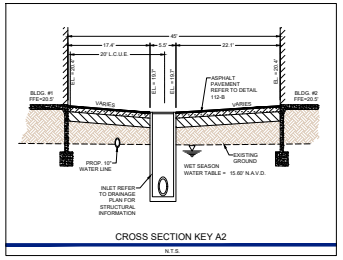

DRAINAGE PLAN LEGEND:
PROPOSED PAVEMENT
PROPOSED CONCRETE
PROPOSED ELEVATIONS
TOP ELEV.
BOT. ELEV.
HARDSCAPE
MATCH EXISTING
GROUND
EXISTING
DRAINAGE DIRECTION ARROW
CROSS SECTION LOCATION
B = NAME OF SECTION
SD-2 = SHEET WITH SECTION
RIP-RAP (6" TO 9" ROCK)
DRAINAGE PIPE W/ MES
DRAINAGE PIPE W/ INLET
TOP OF BANK
TOE OF SLOPE
IRRIGATION SLEEVE
ROOF DRAINS:
CONTRACTOR AND/OR DEVELOPER SHALL COORDINATE BETWEEN THE ARCHITECT AND THE SITE ENGINEER TO ENSURE THAT ADEQUATE MEASURES ARE IN PLACE FOR ROOF DRAINS (I.E. DOWN SPOUTS ARE DIRECTLY CONNECTED TO THE STORM SEWER SYSTEM, DOWN SPOUTS DISCHARGE DIRECTLY INTO DETENTION AREAS WITH ADEQUATE RIP-RAP PROPOSED, AND/OR DOWN SPOUTS SHEET FLOW ACROSS PAVEMENT AREAS THAT HAVE ADEQUATE STABILIZATION AT THE TRAILING EDGE OF THE PAVEMENT), THE SITE ENGINEER IS NOT RESPONSIBLE FOR EROSION ASSOCIATED WITH ROOF DRAINS.
DESIGN ELEVATIONS SUMMARY
PERMIT #36-01680-S APP # 220411-4
WATER MANAGEMENT PARAMETERS | NGVD | NAVD
CONTROL ELEVATION (WSWT) | 16.80 | 15.60
10 - YEAR, 1 - DAY RAINFALL (INCHES) | 18.80 | 17.60
25 - YEAR, 3 - DAY RAINFALL (INCHES) | 18.30 | 17.10
100 - YEAR, 3 - DAY RAINFALL (INCHES) | 20.30 | 19.10
PEAK 10 - YEAR, 1 - DAY STORM STAGE | 19.10 | 17.90
PEAK 25 - YEAR, 3 - DAY STORM STAGE
PEAK 100 - YEAR, 3 - DAY ZERO DISCHARGE STORM STAGE
MINIMUM REQUIRED PAVEMENT ELEVATION | 18.3 | 17.1
MINIMUM FINISHED FLOOR ELEVATION (PER SFWMD CRITERIA) | 20.3 | 19.1
MINIMUM SUBDIVISION BERM ELEV. (PER SFWMD) | 19.1 | 17.9
VERTICAL DATUM: NAVD
THIS DRAWING AND ALL ELEVATIONS SHOWN ARE BASED ON THE NATIONAL AMERICAN VERTICAL DATUM (NAVD 88) CONVERT TO NGVD 29 ADD: 1.2
OFFSITE EXISTING CONDITION NOTE: CORKSCREW ROAD
RIGHT-OF-WAY EXISTING CONDITIONS ALONG CORKSCREW ROAD ARE BASED ON INFORMATION PROVIDED BY L.C.D.O.T. PROJECT #2019-2030-000 AND LDO2022-00086
OFFSITE EXISTING CONDITION NOTE: TRACT S-1 (NEWBRIDGE CT.)
RIGHT-OF-WAY EXISTING CONDITIONS ALONG CORKSCREW ROAD ARE BASED ON INFORMATION PROVIDED BY L.C.D.O.T. PROJECT #2019-2030-000 AND LDO2022-00086
WATER MANAGEMENT CALCULATIONS FOR:
Corkscrew Pines Self Storage
Tract S-2
TOTAL DRAINAGE BASIN AREA | 5.04 AC | 219,378.0 SF | Percent
PAVEMENT | 1.30 AC | 56,539.0 SF | 25.77%
PRO. DET. TOB | 0.40 AC | 17,381.0 SF | 7.92%
BOTTOM | 0.18 AC | 7,683.0 SF
MISC PERVIOUS (EXCL DETENTION) | 1.34 AC | 58,319.0 SF | 26.67%
BUILDINGS | 1.95 AC | 84,751.0 SF | 38.63%
MISC IMPERVIOUS | 0.05 AC | 2,188.0 SF | 1.00%
DETENTION AREA BOTTOM | 0.18 AC | 7,683.0 SF | 3.50%
IMPERVIOUS (LESS LAKE) | 3.29 AC | 143,478.0 SF | 65.40%
PERVIOUS (LESS LAKE/INDG/DET) | 1.57 AC | 68,217.0 SF | 31.10%
0' 30' 60'
PLAN VIEW SCALE
GRADING PLAN "A" (SD-10)
GRADING PLAN "B" (SD-11)
CORKSCREW ROAD
EXISTING 200' R/W
ARTERIAL ROAD / COUNTY MAINTAINED
SPEED LIMIT 45 MPH
BENCHMARK
ELEV= 19.77
N.A.V.D. 88
BUILDING #1
ONE (1) STORY - 21,637SF
F.F. EL. = 20.50' NAVD
BLDG. HEIGHT =25'
CONSTRUCTION TYPE = II(000)
SPRINKLERED
BUILDING #2
TWO (2) STORY - 49,375 SF FTPRNT
98,750 SF GFA
1,500 SF OFFICE
1,500 SF CARETAKER RESIDENCE
F.F. EL. = 20.50' NAVD
BLDG. HEIGHT = 35'
CONSTRUCTION TYPE = II(000)
SPRINKLERED
ONE (1) STORY - 11,739 SF FTPRNT
F.F. EL. = 20.50' NAVD
BLDG. HEIGHT =25'
CONSTRUCTION TYPE = II(000)
SPRINKLERED
OFFICE
NEWBRIDGE CT
EXISTING 1 LOCAL ROAD (PRIVATELY MAINTAINED
SPEED LIMIT 25 MPH
EXISTING WETLAND BUFFER PER SFWMD APPLICATION #220411-4 (TYP)
FIRE HOUSE LN
CONTRACTOR TO REGRADE THE WEST SIDE OF FIRE HOUSE LANE TO PROVIDE POSITIVE DRAINAGE TO CONSERVATION EASEMENT.
CORKSCREW SELF STORAGE
GRADING & DRAINAGE PLAN
CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
ESTERO, FLORIDA
Quattrone & Associates, Inc.
Professional Planning & Development Consultants
4001 Tamiami Midtown Blvd | Fort Myers, Florida 33916 | 239.936.1302 | Q&Q.biz
Certificate of Authorization Number: 1940
ALFRED QUATTRONE, P.E.
FL. REG #52761
SAVED BY: Pramesh
SAVED ON: 2/22/23
SHEET
SD-09
09 OF 20
19126


CORKSCREW ROAD
EXISTING 200' R/W
ARTERIAL ROAD / COUNTY MAINTAINED
SPEED LIMIT 45 MPH
BUILDING #1
ONE (1) STORY - 23,637SF
F.F. EL. = 20.50' NAVD
BUILDING #2
TWO (2) STORY - 49,375 SF FT PRNT
98,750 SF GFA
F.F. EL. = 20.50' NAVD
BUILDING #3
ONE (1) STORY - 11,840 SF FTPRNT
F.F. EL. = 20.50' NAVD
OFFICE
NEWBRIDGE CT
EXISTING LOCAL ROAD / PRIVATELY MAINTAINED
SPEED LIMIT 25 MPH
DETENTION POND AREA 1
PROPOSED SWALE POSITIVE FLOW TO DETENTION AREA
PROPOSED WEEP HOLES FOR DRAINAGE
EXISTING WETLAND BUFFER PER SFWMD APPLICATION #220411-4 (TYP.)
MATCH LINE SEE SHEET SD-11
SITE PLAN LEGEND:
PROPOSED PAVEMENT
PROPOSED CONCRETE / WALKS
PROPOSED BUILDING LINE
PAINTED HANDICAP PARKING SYMBOL
PROPOSED STOP SIGN
NUMBER OF PARKING SPACES IN ROW
SIGN AND POST
DUMPSTER W/ ENCLOSURE
CENTER LINE
EXIST FEATURES (ROADS, WALKS, ECT.)
RIGHT OF WAY
SITE BOUNDARY
TYPE 'D' CURB & PAVEMENT
PROJECT PHASE LINE
EASEMENTS
DETECTABLE WARNING PER FDOT INDEX 522-002
PAINTED TRAFFIC ARROWS
VERTICAL DATUM: NAVD
THIS DRAWING AND ALL ELEVATIONS SHOWN ARE BASED ON THE NATIONAL AMERICAN VERTICAL DATUM (NAVD 88) CONVERT TO NGVD 29 ADD: 1.2
OFFSITE EXISTING CONDITION NOTE: CORKSCREW ROAD
RIGHT-OF-WAY EXISTING CONDITIONS ALONG CORKSCREW ROAD ARE BASED ON INFORMATION PROVIDED BY L.C.D.O.T. PROJECT #2019-2030-000 AND LDO2022-00086
OFFSITE EXISTING CONDITION NOTE: TRACT S-1 (NEWBRIDGE CT.)
RIGHT-OF-WAY EXISTING CONDITIONS ALONG CORKSCREW ROAD ARE BASED ON INFORMATION PROVIDED BY L.C.D.O.T. PROJECT #2019-2030-000 AND LDO2022-00086
N
0' 20' 40'
PLAN VIEW SCALE
CORKSCREW SELF STORAGE
GRADING PLAN (A)
CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
ESTERO, FLORIDA
Quattrone & Associates, Inc.
Professional Planning & Development Consultants
4001 Tamiami Trail North, Suite 300 | Naples, Florida 34103 | 239.436.1556 | 239.436.1556 FAX | www.quattrone.com
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ALFRED QUATTRONE, PLA
FL. REG #6274
SAVED BY: Pramod
SAVED ON: 2/22/23
SHEET
SD-10
10 OF 20
19126

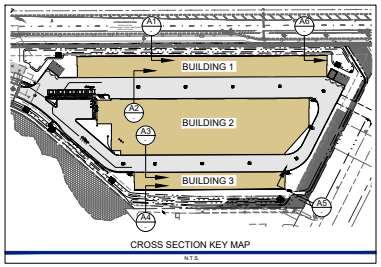

CORKSCREW ROAD
EXISTING 200' R/W
ARTERIAL ROAD / COUNTY MAINTAINED
SPEED LIMIT 45 MPH
BUILDING #1
ONE (1) STORY - 23,637SF
F.F. EL. = 20.50' NAVD
BUILDING #2
TWO (2) STORY - 49,375 SF FT PRNT
98,750 SF GFA
F.F. EL. = 20.50' NAVD
BUILDING #3
ONE (1) STORY - 11,840 SF FTPRNT
F.F. EL. = 20.50' NAVD
MATCH LINE SEE SHEET SD-10
SITE PLAN LEGEND:
PROPOSED PAVEMENT
PROPOSED CONCRETE / WALKS
PROPOSED BUILDING LINE
PAINTED HANDICAP PARKING SYMBOL
R1-1 PROPOSED STOP SIGN
NUMBER OF PARKING SPACES IN ROW
SIGN AND POST
DUMPSTER W/ ENCLOSURE
CENTER LINE
EXIST FEATURES (ROADS, WALKS, ECT.)
RIGHT OF WAY
SITE BOUNDARY
TYPE 'D' CURB & PAVEMENT
PROJECT PHASE LINE
EASEMENTS
DETECTABLE WARNING PER FDOT INDEX 522-002
PAINTED TRAFFIC ARROWS
VERTICAL DATUM: NAVD
THIS DRAWING AND ALL ELEVATIONS SHOWN ARE BASED ON THE NATIONAL AMERICAN VERTICAL DATUM (NAVD 88) CONVERT TO NGVD 29 ADD 1.2
OFFSITE EXISTING CONDITION NOTE: CORKSCREW ROAD
RIGHT-OF-WAY EXISTING CONDITIONS ALONG CORKSCREW ROAD ARE BASED ON INFORMATION PROVIDED BY L.C.D.O.T. PROJECT #2019-2030-000 AND LDO2022-00086
OFFSITE EXISTING CONDITION NOTE: TRACT S-1 (NEWBRIDGE CT.)
RIGHT-OF-WAY EXISTING CONDITIONS ALONG CORKSCREW ROAD ARE BASED ON INFORMATION PROVIDED BY L.C.D.O.T. PROJECT #2019-2030-000 AND LDO2022-00086
PROPOSED WEEP HOLES FOR DRAINAGE
PROPOSED SWALE TO POSITIVE FLOW TO RETENTION AREA
SWALE FOR POSITIVE FLOW TO RETENTION AREA
REGRADE SWALE
PROPERTY LINE
EDGE OF PAVEMENT
EX. RIGHT OF WAY
FIREHOUSE LN
PRIVATE ROAD
PLAN VIEW SCALE
0'
20'
40'
CORKSCREW SELF STORAGE
GRADING PLAN (B)
CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
ESTERO, FLORIDA
Quattrone & Associates, Inc.
Professional Planning & Development Consultants
4001 Tamiami Trail North, Suite 300 | Naples, Florida 34103 | 239.659.3223 | QAinc.biz
ALFRED QUATTRONE, P.E.
FL. REG #52761
SAVED BY: Pramod
SAVED ON: 2/22/23
SHEET
SD-11
11 OF 20
19126



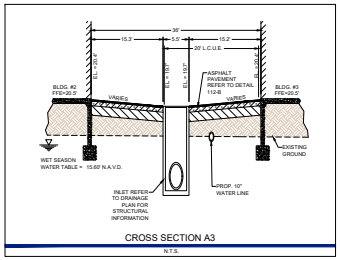
CROSS SECTION A1
N.T.S.



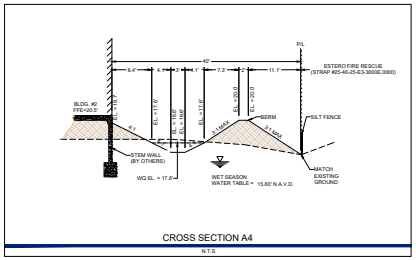
CROSS SECTION KEY A2
N.T.S.



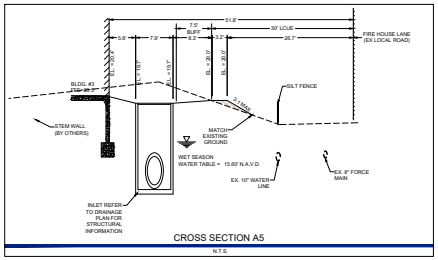
CROSS SECTION KEY MAP
N.T.S.



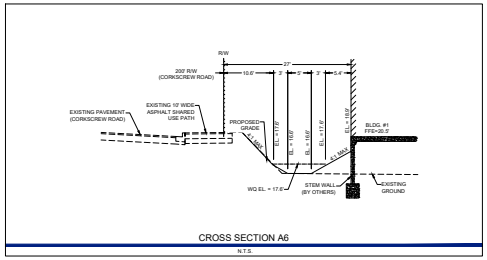
CROSS SECTION A3
N.T.S.



CROSS SECTION A4
N.T.S.



CROSS SECTION A5
N.T.S.



CROSS SECTION A6
N.T.S.

OFFSITE EXISTING CONDITION NOTE: CORKSCREW ROAD

RIGHT-OF-WAY EXISTING CONDITIONS ALONG CORKSCREW ROAD ARE BASED ON INFORMATION PROVIDED BY L.C.D.O.T. PROJECT #2019-2030-000 AND LDO2022-00086

OFFSITE EXISTING CONDITION NOTE: TRACT S-1 (NEWBRIDGE CT.)

RIGHT-OF-WAY EXISTING CONDITIONS ALONG CORKSCREW ROAD ARE BASED ON INFORMATION PROVIDED BY L.C.D.O.T. PROJECT #2019-2030-000 AND LDO2022-00086

CROSS SECTION NOTE:

SWALE PROFILES SHOWN ARE TO TOP OF SOD. CONTRACTOR TO ADJUST SWALE GRADING ACCORDINGLY. ANY NATURAL VEGETATED AREA DISTURBED BY THE CONTRACTOR SHALL BE SODDED.

VERTICAL DATUM: NAVD

THIS DRAWING AND ALL ELEVATIONS SHOWN ARE BASED ON THE NATIONAL AMERICAN VERTICAL DATUM (NAVD 88). CONVERT TO NGVD 29 ADD: 1.2

CORKSCREW SELF STORAGE
CROSS SECTIONS (A)
CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
ESTERO, FLORIDA

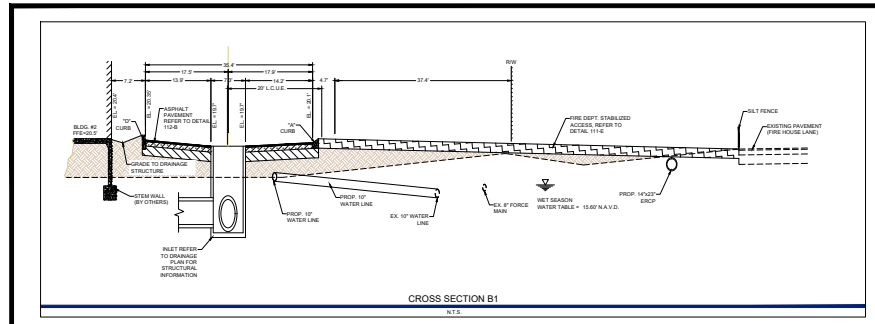
Quattrone & Associates, Inc.
Professional Planning & Development Consultants
4001 Tamiami Trail North, Suite 300 | Naples, Florida 34103 | 239.659.3223 | QA-Inc.net
Certificate of Authorization Number: 1660

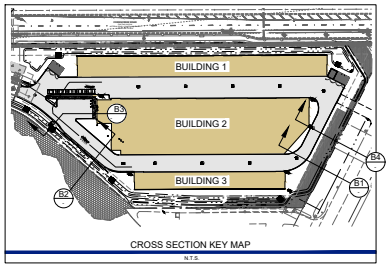
ALFRED QUATTRONE, PLS
FL. REG #5274

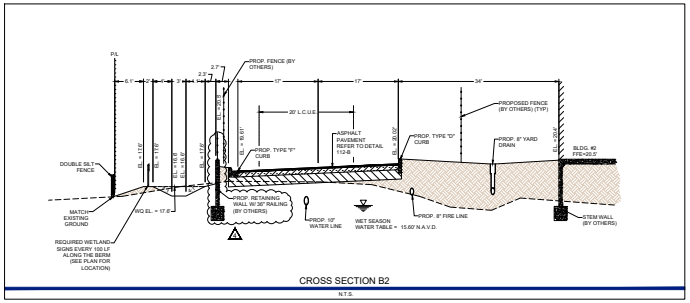
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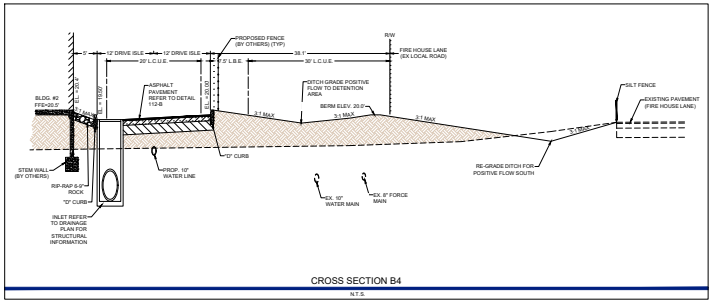
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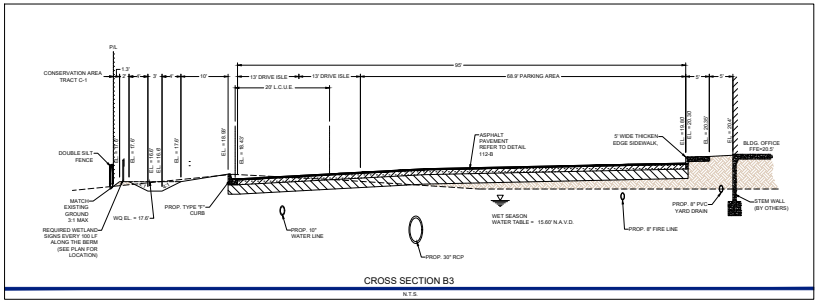
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OFFSITE EXISTING CONDITION NOTE: CORKSCREW ROAD

RIGHT-OF-WAY EXISTING CONDITIONS ALONG CORKSCREW ROAD ARE BASED ON INFORMATION PROVIDED BY L.C.D.O.T. PROJECT #2019-2030-000 AND LDO2022-00086

OFFSITE EXISTING CONDITION NOTE: TRACT S-1 (NEWBRIDGE CT.)

RIGHT-OF-WAY EXISTING CONDITIONS ALONG CORKSCREW ROAD ARE BASED ON INFORMATION PROVIDED BY L.C.D.O.T. PROJECT #2019-2030-000 AND LDO2022-00086

CROSS SECTION NOTE:

SWALE PROFILES SHOWN ARE TO TOP OF SOD. CONTRACTOR TO ADJUST SWALE GRADING ACCORDINGLY. ANY NATURAL AREA DISTURBED BY THE CONTRACTOR SHALL BE SODDED

VERTICAL DATUM: NAVD

THIS DRAWING AND ALL ELEVATIONS SHOWN ARE BASED ON THE NATIONAL AMERICAN VERTICAL DATUM (NAVD 88). CONVERT TO NGVD 29 ADD: 1.2

CORKSCREW SELF STORAGE
CROSS SECTIONS (B)
CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
ESTERO, FLORIDA

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Certificate of Authorization Number: 1441

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FL. REG #5274

SAVED BY: Pramesh
SAVED ON: 2/22/23

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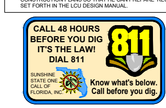
L.C.U. STANDARD PLAN NOTES

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: HTTPS://WWW.LEEGOV.COM/UTILITIES/DESIGN-MANUAL
2. ALL REGULATORY AND PERMITTING AGENCIES' REQUIREMENTS SHALL BE COMPLIED WITH AS WELL.
3. ANY QUANTITIES SHOWN ON PLANS ARE NOT VERIFIED BY LCU.
4. THE INFORMATION PROVIDED IN THESE PLANS IS SOLELY TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF CONDITIONS THAT MAY BE ENCOUNTERED DURING THE COURSE OF WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT WHATEVER INVESTIGATIONS THEY MAY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSION REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED, AND UPON WHICH THEIR BIDS WILL BE BASED.
5. ALL CONSTRUCTION WORK PERFORMED MUST BE DONE BY A CONTRACTOR LICENSED IN THE STATE OF FLORIDA TO DO THE WORK INTENDED.
6. 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 TWO (2) WORKING DAYS PRIOR TO THE PRE-CONSTRUCTION MEETING.
7. ONE COPY OF THE LCU APPROVED/STAMPED CONSTRUCTION PLANS, ALL CONTRACT DOCUMENTS, REFERENCE DOCUMENTS AND TECHNICAL DOCUMENTS SUBMITTED MUST BE KEPT AT THE SITE AND MAINTAINED IN GOOD ORDER.
8. ALL WORK AND MATERIALS, WHICH DO NOT CONFORM TO LCU SPECIFICATIONS, ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
9. ANY WORK PERFORMED WITHOUT THE KNOWLEDGE OF LCU IS SUBJECT TO RE-EXCAVATION, REMOVAL AND REPLACEMENT OF SAME TO BE DONE AT THE CONTRACTOR'S EXPENSE.
10. LCU INSPECTION STAFF IS TO BE PRESENT FOR ALL HOT TAPS, PRESSURE TESTS, LIFT STATION START-UPS AND FOR ANY 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 ONE-WEEK NOTICE.
11. TRAFFIC MUST BE MAINTAINED AT ALL TIMES AS PER LEE COUNTY DEPARTMENT OF TRANSPORTATION (LCDOT) AND PER FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
12. THE CONTRACTOR IS TO UNCOVER ALL EXISTING LINES BEING TIED INTO AND VERIFY GRADES BEFORE BEGINNING CONSTRUCTION.
13. 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.
14. THE CONTRACTOR SHALL VERIFY ALL UTILITIES AND PROVIDE AT LEAST TWO (2) WORKING DAYS NOTICE TO THE INDIVIDUAL UTILITY COMPANIES, FDOT AND LCDOT PRIOR TO CONSTRUCTION.
15. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND TAKE ALL POSSIBLE PRECAUTIONS TO AVOID ANY DAMAGE TO ALL UNDERGROUND PIPELINES, TELEPHONE, CABLE TV, ELECTRIC LINES/CONDUITS AND STRUCTURES IN ADVANCE OF ANY CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES THAT MAY OCCUR DUE TO HIS FAILURE TO EXACTLY LOCATE AND PROTECT EXISTING UTILITIES AND STRUCTURES.
16. ANYTHING NOT SHOWN ON THESE DRAWINGS SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND SHALL NOT CONSTITUTE AN EXTRA, UNLESS APPROVED BY THE ENGINEER OF RECORD.
17. THE CONTRACTOR SHALL CONTACT THE ENGINEER AND LCU IMMEDIATELY CONCERNING ANY CONFLICTS WITH LCU UTILITIES/STRUCTURES ARISING DURING CONSTRUCTION OF ANY FACILITIES SHOWN ON THESE DRAWINGS.
18. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE PLANS. IF ANY DISCREPANCIES IN QUANTITIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AND LCU.
19. THE CONTRACTOR SHALL REPLACE ALL PAVEMENT, CURBS, DRIVEWAYS, SIDEWALKS, FENCES, ETC., WITH THE SAME TYPE OF MATERIAL THAT WAS REMOVED DURING CONSTRUCTION OR AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL RESTORE ALL AREAS AFFECTED BY THE CONSTRUCTION TO ITS ORIGINAL CONDITION, OR BETTER.
20. WITHIN THE FDOT AND LCDOT RIGHT-OF-WAY, ALL DISTURBED AREAS SHALL RECEIVE GRASSING (SEEDING) OR SODDING MATERIALS IN ACCORDANCE WITH FDOT SPECIFICATIONS. THOSE AREAS THAT ARE CLASSIFIED AS DRAINAGE DITCHES SHALL RECEIVE FULL SOLID SOD.
21. 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-FORMED VALVE PADS WILL BE ALLOWED.
22. APPROPRIATE TURBIDITY CONTROL DEVICES (E.G. SILT FENCES, HAY BALES) WILL BE UTILIZED DURING ALL PHASES OF INSTALLATION AND GRADING. CONTRACTOR IS RESPONSIBLE FOR SUBMITTING THE NOTICE OF INTENT AND NOTICE OF TERMINATION TO THE EPA IN COMPLIANCE WITH LEE COUNTY'S NPDES PERMIT.
23. CONTRACTOR IS RESPONSIBLE FOR DEVELOPING AND MAINTAINING AN EFFECTIVE STORM WATER POLLUTION PREVENTION PLAN.
24. LCU REQUIRES 30" OF COVER FOR ALL UNDERGROUND PIPING EXCEPT UNDER PAVEMENT, WHERE 36" OF COVER IS REQUIRED. IF LCU REQUIRED COVER CANNOT BE MAINTAINED, THE CONTRACTOR SHALL PROVIDE OTHER METHODS OF CONSTRUCTION OR PIPE PROTECTION, WHICH SHALL FIRST 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.
25. 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 OTHER PUBLIC AND/OR PRIVATE UTILITIES, STRUCTURE(S), BUILDING(S), WALL(S), FOUNTAIN(S), FENCE(S) AND LCU INFRASTRUCTURE UNLESS SPECIFICALLY APPROVED BY LCU.
26. LCU REQUIRES THERE TO BE A MINIMUM OF FIVE (5) FEET HORIZONTAL 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.
27. THE ROOT BALL OF PALM TREES SHALL BE A MINIMUM OF FIVE (5) FEET AND THE ROOT BALL OF SHADE TREES SHALL BE A MINIMUM OF TEN (10) FEET FROM ANY EXISTING OR PROPOSED LCU OWNED AND MAINTAINED PIPE/INFRASTRUCTURE.
28. AS THE WORK PROGRESSES THE CONTRACTOR SHALL RECORD ALL CHANGES AND DEVIATIONS FROM THE LCU STAMPED/APPROVED CONSTRUCTION PLANS. IN ADDITION, HE SHALL RECORD THE EXACT LOCATION OF ALL CHANGES IN VERTICAL AND HORIZONTAL ALIGNMENT WITH COORDINATES WITH RESPECT TO THE NAVD 1988 STATE PLANE FLORIDA WEST COORDINATE SYSTEM AS WELL AS ALL REQUIREMENTS SET FORTH IN THE LCU DESIGN MANUAL. THIS INFORMATION IS TO BE FORWARDED TO THE ENGINEER OF RECORD WHO PREPARED, SIGNED AND SEALED THE APPROVED CONSTRUCTION PLANS SO THAT HE CAN PREPARE 'RECORD DRAWINGS' PER THE REQUIREMENTS SET FORTH IN THE LCU DESIGN MANUAL.

LCU: 06/29/2018



CALL BEFORE YOU DIG:

SUNSHINE STATE ONE CALL CENTER
PHONE: (800) 432-4770
(MINIMUM 48 HOURS NOTICE REQUIRED)

GENERAL VILLAGE OF ESTERO NOTES:

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, AND THE F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION.
2. THE CONTRACTOR SHALL RETAIN ON THE WORK SITE AT ALL TIMES COPIES OF ALL PERMITS NECESSARY FOR CONSTRUCTION.
3. ANY DEVIATIONS FROM THESE PLANS BY THE OWNER OR CONTRACTOR REQUIRES PRIOR APPROVAL OF THE ENGINEER. CONTRACTOR AND/OR ANY OF HIS SUBCONTRACTORS SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCY OR ERRORS IN THE PLANS OR IF EXISTING CONDITIONS ARE NOT AS SHOWN ON THE PLANS.
4. 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.
5. THE CONTRACTOR SHALL NOTIFY THE VILLAGE OF ESTERO DIVISION OF DEVELOPMENT SERVICES A MINIMUM OF 72 HOURS PRIOR TO ALL INSPECTIONS REQUIRED BY THE VILLAGE OF ESTERO LAND DEVELOPMENT CODE.
6. THE LOCATION OF EXISTING UTILITIES, PAVEMENT, VEGETATION, AND MISCELLANEOUS IMPROVEMENTS ARE APPROXIMATE ONLY. THE EXACT LOCATIONS SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD.
7. EXISTING IMPROVEMENTS SHALL BE RESTORED TO A CONDITION EQUIVALENT TO THAT WHICH EXISTED PRIOR TO COMMENCING CONSTRUCTION, AT NO ADDITIONAL COST TO OWNER.
8. A VEGETATION PERMIT IS REQUIRED PRIOR TO ANY SITE WORK. PROTECTIVE BARRICADES MUST BE CONSTRUCTED AND INSPECTED PRIOR TO PERMIT ISSUANCE.
9. OWNER SHALL INSURE THAT THE GENERAL CONTRACTOR COMPLIES WITH ALL REQUIREMENTS OF STORM WATER POLLUTION PREVENTION (SWP3) ON THIS PLAN. IF THE PROJECT AREA IS MORE THAN 1 ACRE, THE OWNER SHALL FILE A NOTICE OF INTENT (NOI) WITH BOTH THE DEP AND VILLAGE OF ESTERO DEVELOPMENT SERVICES AT LEAST 48 HRS. PRIOR TO THE START OF CONSTRUCTION.
10. ARTIFICIAL LIGHTING USED TO ILLUMINATE PREMISES SHALL BE DIRECTED AWAY FROM ADJACENT PROPERTIES AND STREETS, SHINING ONLY ON THE SUBJECT SITE. ALL LIGHT FIXTURES TO BE FURNISHED WITH FLAT LENSES AND HOUSE SHIELDS FULL CUTOFF TYPE TO LIMIT LIGHT POLLUTION FOR THE ADJOINING PROPERTIES, REFER TO LDC SECTION 34-625 (OUTDOOR LIGHTING STANDARDS). LIGHTING DESIGN BY OTHERS.
11. COASTAL SETBACK LINES DO NOT APPLY TO THIS PARCEL.
12. THERE ARE NO APPARENT ENVIRONMENTALLY SENSITIVE LANDS OR HABITAT FOR ENDANGERED SPECIES ON THIS PARCEL.
13. THERE ARE NO APPARENT FLOWING WELLS ON THIS PARCEL; IF ANY ARE FOUND DURING CONSTRUCTION, THEY WILL BE PLUGGED IN ACCORDANCE WITH SFWMD AND DEP PLUGGING REQUIREMENTS.
14. YARD DRAINS SHALL BE ADDED IN GREEN AREAS AS NECESSARY AT THE DIRECTION OF THE LANDSCAPE ARCHITECT OR ENGINEER.
15. FOR THE UNDERGROUND SPRINKLER LINE SEE THE ENGINEER OF RECORDS 61G15 FIRE PROTECTION DOCUMENTS FROM THE POINT OF SERVICE (POS). THIS IS NOT THE CIVIL ENGINEER'S RESPONSIBILITY.
16. ALL RAMPS, SLOPES, WALKWAYS, SIDEWALKS INTENDED FOR DISABLE PERSON MUST MEET THE ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
17. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAINED A TALL STRUCTURE PERMIT WITH LEE COUNTY PORT AUTHORITY IF CONSTRUCTION EQUIPMENT EXCEEDS THE DESIGNATED AIRSPACE NOTIFICATION. THE CONTACT FOR THIS PERMIT IS THE LCPA AIRPORT PLANNER AT 239-590-4609 AND THE PROCESS CAN BE FOUND AT HTTP://WWW.FLYLCPA.COM/TALLSTRUCTUREAPPLICATION.

GEOTECHNICAL NOTES:

1. UPON COMPLIANCE OF ALL FEDERAL, STATE AND LOCAL REGULATIONS BY THE OWNER, THIS SITE MAY BE SAFELY USED FOR BUILDING PURPOSES WITHOUT UNDUE DANGER FROM FLOOD. THE OWNER SHOULD RETAIN THE SERVICES OF A QUALIFIED GEOTECHNICAL ENGINEER TO DETERMINE IF SUBSURFACE CONDITIONS EXIST WHICH MAY ADVERSELY EFFECT THE DEVELOPMENT OF THIS SITE. THE OWNER SHOULD RETAIN THE SERVICES OF A QUALIFIED STRUCTURAL ENGINEER TO DETERMINE CORRECT FOUNDATION DESIGNS FOR ANY PROPOSED STRUCTURES ON THE SITE.
2. THERE WILL BE NO ADVERSE IMPACTS TO GROUND OR SURFACE WATERS, WETLANDS, FLOOD PLAINS OR RIVERINE AREAS; OR ANY KNOWN ARCHEOLOGICAL SITES EXPECTED BY THE DEVELOPMENT OF THIS SITE. A "CERTIFICATE TO DIG" IS NOT REQUIRED FOR THIS PROJECT PER LEE COUNTY ARCHEOLOGICAL SENSITIVITY MAP.
3. A VEGETATION PERMIT IS REQUIRED PRIOR TO ANY SITE WORK. PROTECTIVE BARRICADES MUST BE CONSTRUCTED AND INSPECTED PRIOR TO PERMIT ISSUANCE.
4. ANY EXISTING TOPSOIL AND UNSUITABLE ORGANIC SOILS (IF ENCOUNTERED) SHOULD BE STRIPPED AND UNDERCUT FROM WITHIN THE LIMITS OF THE PROPOSED PAVEMENTS, PROPOSED BUILDING FOOTPRINT AND A MINIMUM OF 5 FEET BEYOND THE BUILDING FOOTPRINT.
5. THE CONTRACTOR SHALL ENSURE THAT THE EXISTING SOILS WITHIN THE LIMITS OF THE DRY DETENTION AREAS AND TO A DEPTH OF AT THE LEAST THE WATER TABLE ARE SUITABLE FOR ADEQUATE PERCOLATION. MATERIAL IMPORTED FOR USE IN DRY DETENTION AREAS MUST ALSO BE SUITABLE FOR ADEQUATE PERCOLATION.

DEMOLITION NOTES:

1. CONTRACTOR TO PERFORM DEMOLITION WORK IN A SYSTEMATIC MANNER. USE SUCH METHODS AS REQUIRED TO COMPLETE THE WORK WITHIN GOVERNING REGULATIONS.
2. DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS. CUT CONCRETE AND MASONRY USING POWER DRIVEN MASONRY SAW OR HAND TOOLS.
3. CONTRACTOR TO PROVIDE SERVICES FOR EFFECTIVE AIR AND WATER POLLUTION CONTROLS AS REQUIRED BY LOCAL AUTHORITIES HAVING JURISDICTION.
4. IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION, COMPLY WITH APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS, LAWS, AND ORDINANCES CONCERNING REMOVAL, HANDLING AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION.
5. CONTACT ALL UTILITY COMPANIES 72 HOURS PRIOR TO THE START OF DEMOLITION.
6. ANY HAZARDOUS MATERIAL FOUND ON SITE MUST BE REMOVED PRIOR TO SITE CONSTRUCTION BY A LICENSED HAZARDOUS WASTE REMOVAL CONTRACTOR.
7. ALL LCU INFRASTRUCTURE INCLUDING WATER METERS THAT ARE TO BE REMOVED MUST BE COORDINATED WITH LCU INSPECTION STAFF PRIOR TO REMOVAL.
8. CONTRACTOR TO COORDINATE WITH THE POWER COMPANY AND MEP ENGINEER FOR NEW LOCATION OF TRANSFORMER.

LEE PLAN CONSISTENCY:

THE PROPOSED PROJECT IS CONSISTENT WITH THE LEE COUNTY LAND DEVELOPMENT CODE AND THE GOALS, OBJECTIVES & POLICIES SET FORTH IN THE LEE PLAN. INCLUDING BUT NOT LIMITED TO STANDARDS AND PROVISIONS, SITE LOCATION CRITERIA, ACREAGE ALLOCATION TABLE, LAND USE CATEGORY & LAND USE MAP.

ROOF DRAINS:

CONTRACTOR AND/OR DEVELOPER SHALL COORDINATE BETWEEN THE ARCHITECT AND THE SITE ENGINEER TO ENSURE THAT ADEQUATE MEASURES ARE IN PLACE FOR ROOF DRAINS (I.E. DOWN SPOUTS ARE DIRECTLY CONNECTED TO THE STORM SEWER SYSTEM, DOWN SPOUTS DISCHARGE DIRECTLY INTO DETENTION AREAS WITH ADEQUATE RIP-RAP PROPOSED, AND/OR DOWN SPOUTS SHEET FLOW ACROSS PAVEMENT AREAS THAT HAVE ADEQUATE STABILIZATION AT THE TRAILING EDGE OF THE PAVEMENT). THE SITE ENGINEER IS NOT RESPONSIBLE FOR EROSION ASSOCIATED WITH ROOF DRAINS.

PRE-CONSTRUCTION MEETING REQUIREMENTS:

THE OWNER AND CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH QUATTRONE AND ASSOCIATES PRIOR TO ANY ONSITE WORK TO CONDUCT A THOROUGH REVIEW OF PLANS.

GENERAL DRAINAGE NOTES:

1. THE LENGTH OF STORM DRAIN PIPES SHOWN ON PLANS ARE APPROXIMATE AND HAVE BEEN MEASURED FROM THE INSIDE FACE OF STRUCTURE.
2. LOCATIONS OF DRAINAGE STRUCTURES MAY BE FIELD ADJUSTED TO PRESERVE EXISTING VEGETATION AS APPROVED BY THE ENGINEER.
3. THE CONTRACTOR IS REQUIRED TO ADJUST ALL EXISTING AND PROPOSED VALVE BOXES, MANHOLE RIMS, GRATES, ETC. AS REQUIRED TO MATCH PROPOSED GRADES.
4. EXISTING OFF-SITE DRAINAGE PATTERNS SHALL BE MAINTAINED DURING CONSTRUCTION
5. SWALE PROFILES SHOWN ARE TO TOP OF SOD. CONTRACTOR TO ADJUST SWALE GRADING ACCORDINGLY.
6. UNLESS OTHERWISE NOTED, SOD A 12" STRIP BEHIND ALL CONCRETE CURB AND VALLEY GUTTER AND AT EDGE OF PAVEMENT PER F.D.O.T. REQUIREMENTS. REMAINING AREAS WITHIN THE ROAD R/W SHALL BE SEEDED, FERTILIZED AND MULCHED. SOD OR SEED & MULCH (AS DIRECTED BY ENGINEER) ALL SWALES, BERMS, RETENTION AREAS, AND SLOPES WITHIN LIMITS OF CONSTRUCTION.
7. THE CONTRACTOR SHALL REMOVE ALL UNSUITABLE MATERIAL ENCOUNTERED FROM FILL AREAS PRIOR TO PLACEMENT OF FILL. ALL UNSUITABLE MATERIAL EXCAVATED SHALL BE STOCKPILED OR REMOVED AS DIRECTED BY OWNER.
8. REAR LOT LINE ELEVATIONS ARE SUBJECT TO FIELD CHANGE FOR THE PURPOSE OF MATCHING THE EXISTING NATURAL CONDITIONS AND/OR RETAINING EXISTING VEGETATION.
9. DURING CONSTRUCTION, THROAT INLET OPENINGS, WHERE APPROPRIATE, SHALL BE COVERED WITH FILTER FABRIC (MIRAFI 140N OR APPROVED EQUAL) TO PREVENT DEBRIS AND FILL FROM FALLING INTO THE INLET.
10. CASING AND/OR CONDUIT SHALL EXTEND 5' BEYOND THE EDGE OF PAVEMENT, BACK OF CURB AND/OR SIDEWALK AT EACH END.
11. OPTIONAL BRICK PAVERS MAY BE INSTALLED IN LIEU OF ASPHALT PAVEMENT AT THE DISCRETION OF THE OWNER. SEE TYPICAL SECTIONS AND DETAILS FOR PAVEMENT SECTIONS.
12. THE TOP OF ALL ENDWALLS SHALL BE NO HIGHER THAN ONE FOOT (1') BELOW THE LAKE CONTROL ELEVATION. THE CONTRACTOR SHALL REVIEW PROPOSED STRUCTURE LOCATIONS WITH THE ENGINEER AFTER STAKEOUT AND BEFORE COMMENCING CONSTRUCTION. ALL DRAINAGE STRUCTURES TO BE LOCATED ON THE LAKE BANK SHALL BE FIELD ADJUSTED SO AS TO INSET THE STRUCTURE, TO THE GREATEST EXTENT POSSIBLE, IN THE LAKE BANK.
13. YARD DRAINS SHALL BE ADDED IN GREEN AREAS AS NECESSARY AT THE DIRECTION OF THE LANDSCAPE ARCHITECT OR ENGINEER.
14. CONTRACTOR TO COORDINATE IRRIGATION CONDUIT LOCATIONS WITH IRRIGATION CONTRACTOR.
15. AT THE REQUEST OF THE OWNER, STORM WATER MANAGEMENT FACILITIES HAVE BEEN DESIGNED TO CONFORM WITH THE MINIMUM REQUIREMENTS OF LEE COUNTY AND/OR ESTABLISHED SFWMD PERMIT DESIGN CRITERIA FOR THIS AREA. DOWNSTREAM DRAINAGE BASIN OUTFALL IS REGULATED BY OTHERS, THE ENGINEER CANNOT WARRANT THE WATER MANAGEMENT SYSTEM TO FUNCTION PROPERLY DURING EXTREME STORM EVENTS.
16. ALL PERIMETER BERMS AND ANY NECESSARY PERIMETER GRADING ARE TO BE CONSTRUCTED FIRST IN ORDER TO RETAIN ALL SURFACE WATER RUNOFF ON SITE WITH THE ONLY DISCHARGE ALLOWED TO BE THROUGH APPROVED WEIRS.
17. ALL TRENCHES TO BE BACKFILLED WITH CLEAN DRY SAND, FINE LIME ROCK OR PIT SHELL MECH. AND TO BE COMPACTED TO AT LEAST 95% OF MAX. DENSITY, OR 98% IF UNDER PAVED AREA OF ROADWAY, AS DETERMINED BY AASHTO SPECIFICATION T-180.
18. ALL MITERED END SECTIONS SHALL BE RIP-RAPPED ACCORDINGLY.

SIGNING AND PAVEMENT MARKING NOTES:

1. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE F.D.O.T. STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, THE F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND LEE COUNTY DEPARTMENT OF TRANSPORTATION PUBLISHED STANDARDS.
2. PAVEMENT MARKINGS SHALL BE PERMANENT TRAFFIC PAINT IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS SECTION 710.
3. MATCH EXISTING PAVEMENT MARKINGS AT EXISTING ROADS.
4. REMOVE ANY EXISTING SIGNS OR PAVEMENT MARKINGS IN CONFLICT WITH THOSE SHOWN ON PLANS.
5. ALL STOP SIGN LOCATIONS SHALL INCLUDE A 24" PAINTED WHITE STOP BAR UNLESS NOTED OTHERWISE.
6. THE CONTRACTOR SHALL COMPLY WITH THE "STATE OF FLORIDA MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS" AND WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
7. THE CONTRACTOR SHALL FURNISH AND INSTALL STREET NAME SIGNS IN ACCORDANCE WITH LEE COUNTY DEVELOPMENT STANDARDS.
8. ALL PAVEMENT MARKINGS WITHIN THE FDOT RIGHT OF WAY SHALL BE THERMO PLASTIC
9. ALL EXISTING PAVEMENT MARKINGS THAT ARE IN CONFLICT WITH PROPOSED MARKINGS SHALL BE REMOVED BY HYDRO BLASTING.
10. THE DEVELOPMENT MUST MEET THE FDOT MINIMUM DRIVEWAY LENGTH PER OF 30' FOR SMALL COMMERCIAL DEVELOPMENTS.

ZONING NOTES:

THE PROPOSED DEVELOPMENT COMPLIES WITH THE XXXXXXX INDUSTRIAL SUBDIVISION APPROVED UNDER THE LATEST CASE FILE XXX.XXX & XXXX.XXX; PART OF THE SOME PLANS PLANNING COMMUNITY.

1. THE PROPOSED USES OF ADMINISTRATIVE OFFICES, AUTO REPAIR AND SERVICE GROUPS I & II, RETAIL, WHOLESALE SALES, VEHICLE AND EQUIPMENT DEALER GROUPS IV & V, AND WAREHOUSE FOR LOTS XX AND XX, PER RESOLUTION XXXX.
2. PER RESOLUTION XXXX SECTION B (2)(C) THE PROPOSED DEVELOPMENT MEET THE PROPERTY DEVELOPMENT REGULATIONS SUCH AS:

2A. MINIMUM LOT AREA 10,000 SF, WIDTH 100 FT, AND DEPTH 100 FT.
2B. MINIMUM SETBACKS OF 25 FT FOR LOCAL STREET, 15 FT FOR SIDE, 10 FT FOR REAR, AND 25 FT FOR WATER BODY.
2C. MAXIMUM STRUCTURE HEIGHT OF 35 FT.
2D. MINIMUM BUILDING SEPARATION ONE-HALF THE SUM OF THE HEIGHTS OF BOTH BUILDINGS OR 20 FT, WHICHEVER IS GREATER.
2E. MAXIMUM LOT COVERAGE 40 PERCENT.
2F. DEVELOPMENT PERIMETER BUILDING SETBACK 25 FT

ADA ACCESSIBILTY NOTES:

1. ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (INCLUDES RUNNING SLOPE AND CROSS SLOPE).
2. AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO ALL BUILDING ENTRANCES MUST BE PROVIDED. THIS ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 60" WIDE. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
3. SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS). NO RAMP SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE.
4. IF A RAMP RUN HAS A RISE GREATER THEN 6 INCHES OR A HORIZONTAL PROJECTION GREATER THEN 72 INCHES, THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS OR ADJACENT TO SEATING IN ASSEMBLY AREAS.
5. IN THE CASE THAT A NEW SIDEWALK WILL BE CONSTRUCTED IN THE RIGHT OF WAY OF A SITE THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. THIS STANDARD APPLIES TO CROSS WALKS IN THE DRIVEWAY AS WELL AND WILL REQUIRE SPECIAL ATTENTION DURING STAKING TO MAKE SURE THE 2% CROSS SLOPE IS MET IN THE CROSS WALK.
6. IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
7. ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON COMPLIANT AREAS AT THE GENERAL CONTRACTORS COST.

DEWATERING NOTE:

ALL LAKE FILLING AND/OR ONSITE EXCAVATION SHALL BE DONE WITHOUT DEWATERING. IF DEWATERING IS DEEMED NECESSARY DURING THE COURSE OF CONSTRUCTION, THE LEE COUNTY DEVELOPMENT ORDER SHALL BE AMENDED TO REFERENCE THE NEED FOR DEWATERING, THE SFWMD ENVIRONMENTAL RESOURCE PERMIT SHALL BE MODIFIED AND A SFWMD DEWATERING PERMIT SHALL BE OBTAINED.

WATERLINE AND IRRIGATION NOTES:

1. ALL WATERLINES SHALL HAVE A MINIMUM COVER OF 30" AND MAXIMUM COVER OF 48". PER NFPA 24 UNDERGROUND LINES REQUIRED TO BE 36" UNDER DRIVES AND ROADS.
2. THE ENDS OF ALL CAPPED IRRIGATION AND POTABLE WATERLINES SHALL BE MARKED WITH ELECTRONIC MARKERS AND 2'x4' STAKES 5' IN LENGTH WITH 2' ABOVE GROUND.
3. ALL POTABLE AND IRRIGATION WATERLINES SHALL BE AWWA C-900, DR18 CLASS 150 PVC RUBBER GASKETED PIPE WITH BELL AND SPIGOT ENDS UNLESS NOTED OTHERWISE. ALL VERTICAL DEFLECTIONS AND WATERLINES UNDER PAVEMENT OR SIDEWALK SHALL BE D.I.P. CLASS 50 OR HDPE DR-11.
4. CONTRACTOR SHALL USE 45° BENDS AT CONFLICTS. RESTRAINTS TO BE MEGALUG, TYLER MJR GLANDS OR APPROVED EQUAL. CONTRACTOR SHALL NOT EXCEED 75% OF THE MANUFACTURERS RECOMMENDED MAXIMUM PIPE DEFLECTION.
5. PROPOSED WATERLINE FITTINGS ARE SHOWN AT BENDS IN WATERLINE. ADDITIONAL FITTINGS MAY BE REQUIRED TO BEND WATERLINE AS SHOWN.
6. THE CONTRACTOR SHALL PLACE PROPOSED VALVES AS SHOWN, AND AVOID TO GREATEST EXTEND PLACE VALVE BOX LOCATED IN PAVEMENT, BRICK PAVERS, SIDEWALKS OR DRIVEWAY AREAS.
7. THE CONTRACTOR SHALL PROVIDE AND INSTALL BLUE / BLUE REFLECTIVE MARKERS AS REQUIRED NEAR PROPOSED FIRE HYDRANTS.
8. ALL WATER SERVICES UNDER ROADWAY SHALL BE PLACED IN A HDPE DR-11 CASING PIPE.
9. ALL COMPONENTS OF THE POTABLE WATER SYSTEM SHALL BE IN CONFORMANCE WITH AMERICAN NATIONAL STANDARDS INSTITUTE / NSF INTERNATIONAL STANDARD 61. ALL COMPONENTS INSTALLATION AND TESTING OF THE POTABLE WATER SYSTEM SHALL BE ACCORDANCE WITH ALL AWWA APPLICABLE STANDARDS.
10. WHERE HORIZONTAL CLEARANCE FROM WATERLINE TO DRAINAGE STRUCTURE IS LESS THAN 5' CENTER A 20' SECTION OF 8" D.I.P. CL50 AT DRAINAGE STRUCTURE.
11. WATER SERVICE TAPS SHALL NOT BE LOCATIONS REQUIRING HORIZONTAL DEFLECTION.
12. WATER SERVICES TO MAINTAIN 5' SEPARATION FROM DRAINAGE STRUCTURES.

UTILITY CONTRACTOR:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR SETTING UP PRECONSTRUCTION MEETINGS WITH THE UTILITY COMPANY AND NOTIFYING ENGINEER'S OFFICE OF TIME AND PLACE.
2. CONTRACTOR SHALL NOTIFY ENGINEER'S OFFICE OF DATE AND TIME OF ALL PRESSURE TESTS OF ALL LINES AND HYDRANTS SO OFFICE REPRESENTATIVE CAN BE PRESENT.
3. CONTRACTOR SHALL NOTIFY ENGINEER'S OFFICE OF DATE AND TIME OF ANY LIFT STATION START-UP SO COMPANY REPRESENTATIVE CAN BE PRESENT.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR AN ASBUILT PLAN INCLUDING: HAVING AN ACCURATE ELEVATION OF TOP OF PIPE AT TEE'S, ACCURATE MEASUREMENTS OF LENGTHS OF PIPES AND LOCATIONS AND TIE-IN MEASUREMENTS TO ALL BENDS, VALVES AND HYDRANTS. ALL SUCH INFORMATION SHALL BE SUBMITTED TO ENGINEER'S OFFICE WITH A SIGNED (BY YOUR CONTRACTOR) COPY OF THE PLAN AS AN ASBUILT.
5. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISING UTILITIES AND IMPROVEMENTS.
6. THE CONTRACTOR SHALL EXPOSE, VERIFY, CONNECT AND/OR MATCH EXISTING UTILITIES AND IMPROVEMENTS, IN CONFORMANCE WITH THE INTENT OF THESE PLAN AND SPECIFICATION, TO PROVIDE COMPLETE AND/OR OPERATIONAL SYSTEMS.
7. THE LOCATION OF EXISTING UTILITIES ACROSS OR ALONG THE LINE OF PROPOSED WORK ARE NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN ARE ONLY APPROXIMATELY CORRECT. THE CONTRACTOR SHALL ON HIS OWN INITIATIVE AND AT NO EXTRA COST, LOCATE ALL UDERGROUND LINES AND STRUCTURES AS NECESSARY. NO CLAIMS OF DAMAGE OR COMPENSATION SHALL OCCUR TO THE CONTRACTOR FROM THE PRESENCE OF SUCH UTILITIES OR OTHER OBSTRUCTIONS OR FROM AN DELAY DUE TO REMOVAL OR REARRANGEMENT OF SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND STRUCTURES. ALL DAMAGE INCURRED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

#	DATE	COMMENT
1	2022-08-03	REVISIONS PER SFWMD COMMENTS
2	2022-08-05	REVISIONS PER VILLAGE OF ESTERO COMMENTS
3	2022-11-10	REVISIONS PER VILLAGE OF ESTERO COMMENTS
4	2022-12-22	REVISIONS PER VILLAGE OF ESTERO COMMENTS

CORKSCREW SELF STORAGE
PROJECT NOTES & DETAILS
CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
ESTERO, FLORIDA

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd | Fort Myers, Florida 33916 | 239-936-5222 | QAInc.net
Certificate of Authorization Number: 9465

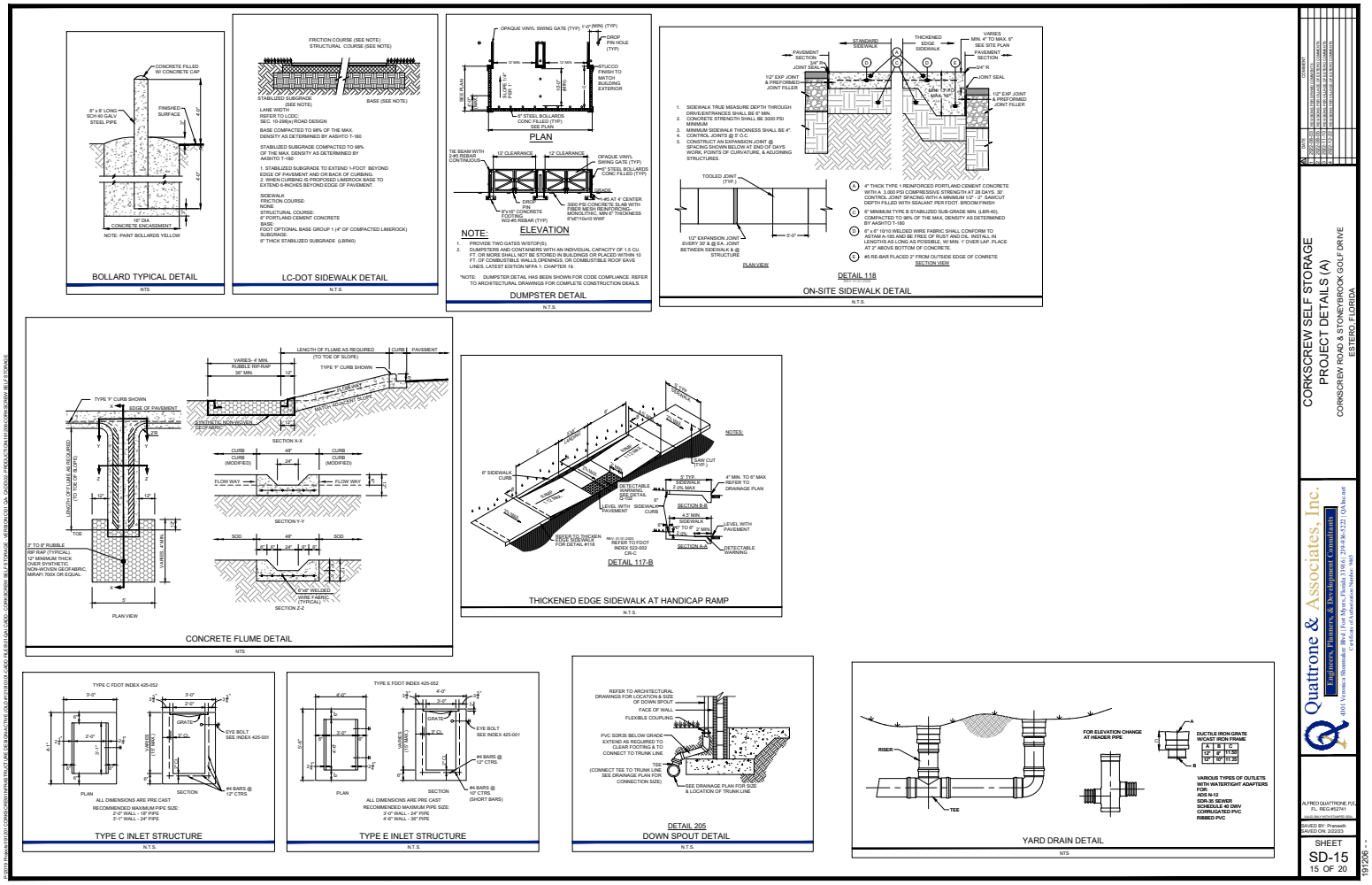
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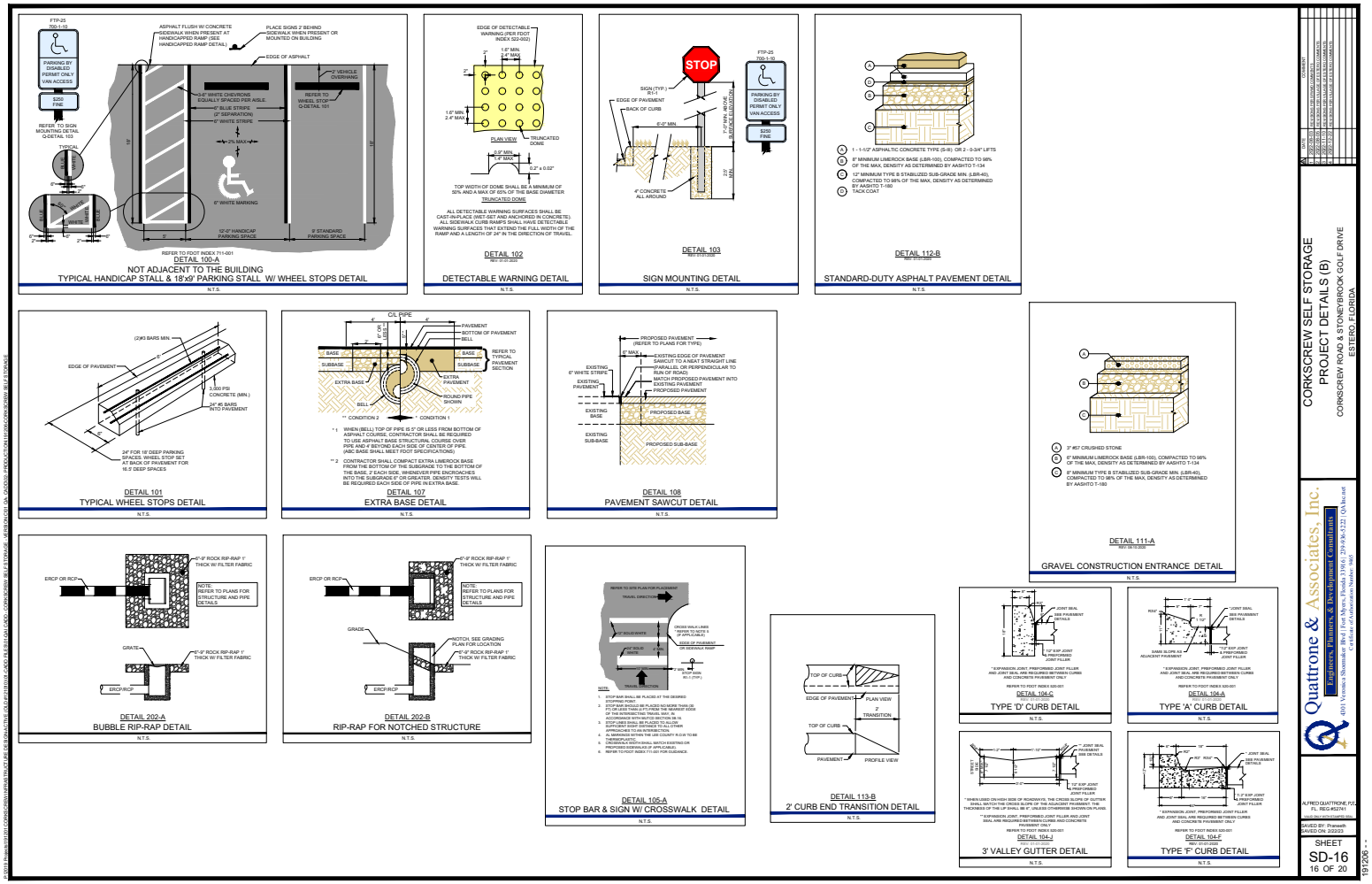
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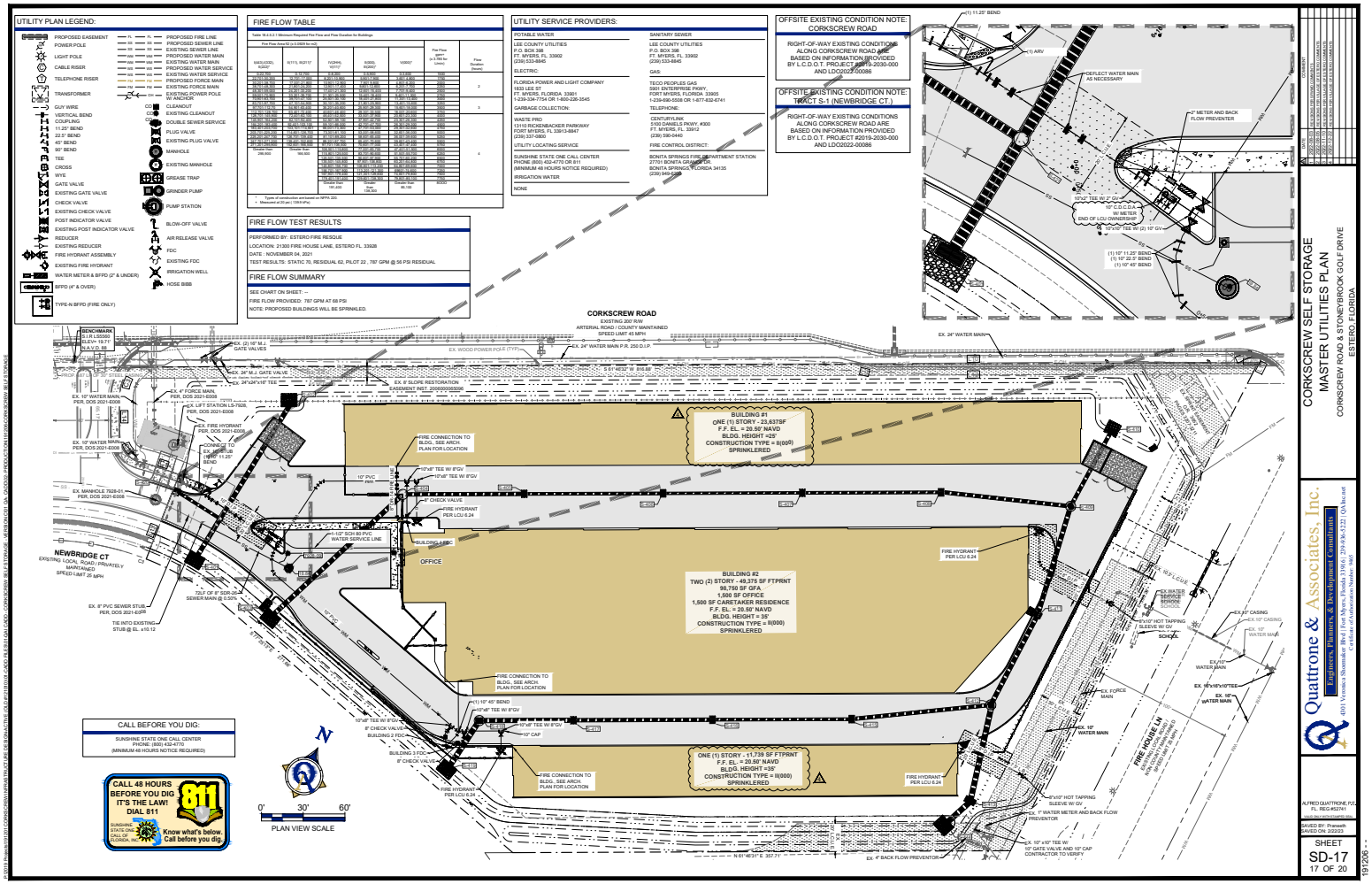
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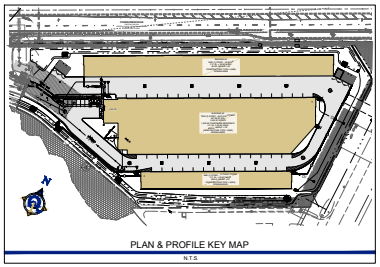
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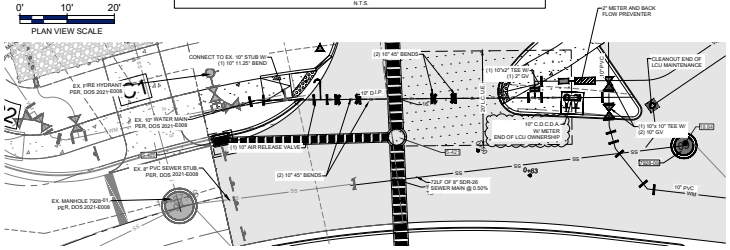
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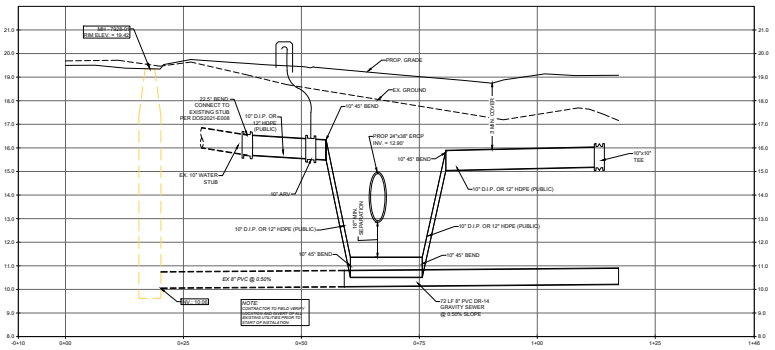

BOLLARD TYPICAL DETAIL
LC-DOT SIDEWALK DETAIL
DUMPSTER DETAIL
ON-SITE SIDEWALK DETAIL
CONCRETE FLUME DETAIL
THICKENED EDGE SIDEWALK AT HANDICAP RAMP
TYPE C INLET STRUCTURE
TYPE E INLET STRUCTURE
DETAIL 205
DOWN SPOUT DETAIL
YARD DRAIN DETAIL
CORKSCREW SELF STORAGE
PROJECT DETAILS (A)
CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
ESTERO, FLORIDA
Quattrone & Associates, Inc.
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DETAIL 100-A
NOT ADJACENT TO THE BUILDING
TYPICAL HANDICAP STALL & 18'x9' PARKING STALL W/ WHEEL STOPS DETAIL
DETAIL 102
DETECTABLE WARNING DETAIL
DETAIL 103
SIGN MOUNTING DETAIL
DETAIL 112-B
STANDARD-DUTY ASPHALT PAVEMENT DETAIL
DETAIL 101
TYPICAL WHEEL STOPS DETAIL
DETAIL 107
EXTRA BASE DETAIL
DETAIL 108
PAVEMENT SAWCUT DETAIL
DETAIL 111-A
GRAVEL CONSTRUCTION ENTRANCE DETAIL
DETAIL 202-A
BUBBLE RIP-RAP DETAIL
DETAIL 202-B
RIP-RAP FOR NOTCHED STRUCTURE
DETAIL 105-A
STOP BAR & SIGN W/ CROSSWALK DETAIL
DETAIL 113-B
2' CURB END TRANSITION DETAIL
DETAIL 104-C
TYPE 'D' CURB DETAIL
DETAIL 104-A
TYPE 'A' CURB DETAIL
DETAIL 104-J
3' VALLEY GUTTER DETAIL
DETAIL 104-F
TYPE 'F' CURB DETAIL
CORKSCREW SELF STORAGE
PROJECT DETAILS (B)
CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
ESTERO, FLORIDA
Quattrone & Associates, Inc.
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UTILITY PLAN LEGEND:
FIRE FLOW TABLE
UTILITY SERVICE PROVIDERS:
OFFSITE EXISTING CONDITION NOTE: CORKSCREW ROAD
OFFSITE EXISTING CONDITION NOTE: TRACT S-1 (NEWBRIDGE CT.)
FIRE FLOW TEST RESULTS
FIRE FLOW SUMMARY
CORKSCREW ROAD
EXISTING 300' R/W
ARTERIAL ROAD / COUNTY MAINTAINED
SPEED LIMIT 45 MPH
NEWBRIDGE CT
EXISTING LOCAL ROAD / PRIVATELY MAINTAINED
SPEED LIMIT 25 MPH
BUILDING #1
ONE (1) STORY - 23,637SF
F.F. EL. = 25.50' NAVD
BLDG. HEIGHT =25'
CONSTRUCTION TYPE = II(000)
SPRINKLERED
BUILDING #2
TWO (2) STORY - 49,375 SF FTPRNT
98,750 SF GFA
1,500 SF OFFICE
1,500 SF CARETAKER RESIDENCE
F.F. EL. = 20.50' NAVD
BLDG. HEIGHT = 35'
CONSTRUCTION TYPE = II(000)
SPRINKLERED
ONE (1) STORY - 11,739 SF FTPRNT
F.F. EL. = 20.50' NAVD
BLDG. HEIGHT =35'
CONSTRUCTION TYPE = II(000)
SPRINKLERED
OFFICE
FIRE HOUSE L4
CALL BEFORE YOU DIG:
CALL 48 HOURS BEFORE YOU DIG IT'S THE LAW! DIAL 811
PLAN VIEW SCALE
CORKSCREW SELF STORAGE
MASTER UTILITIES PLAN
CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
ESTERO, FLORIDA
Quattrone & Associates, Inc.
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OFFSITE EXISTING CONDITION NOTE: CORKSCREW ROAD

RIGHT-OF-WAY EXISTING CONDITIONS ALONG CORKSCREW ROAD ARE BASED ON INFORMATION PROVIDED BY L.C.D.O.T. PROJECT #2019-2030-000 AND LDO2022-00086

OFFSITE EXISTING CONDITION NOTE: TRACT S-1 (NEWBRIDGE CT.)

RIGHT-OF-WAY EXISTING CONDITIONS ALONG CORKSCREW ROAD ARE BASED ON INFORMATION PROVIDED BY L.C.D.O.T. PROJECT #2019-2030-000 AND LDO2022-00086

CORKSCREW SELF STORAGE
UTILITY PLAN & PROFILE (A)
CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
ESTERO, FLORIDA

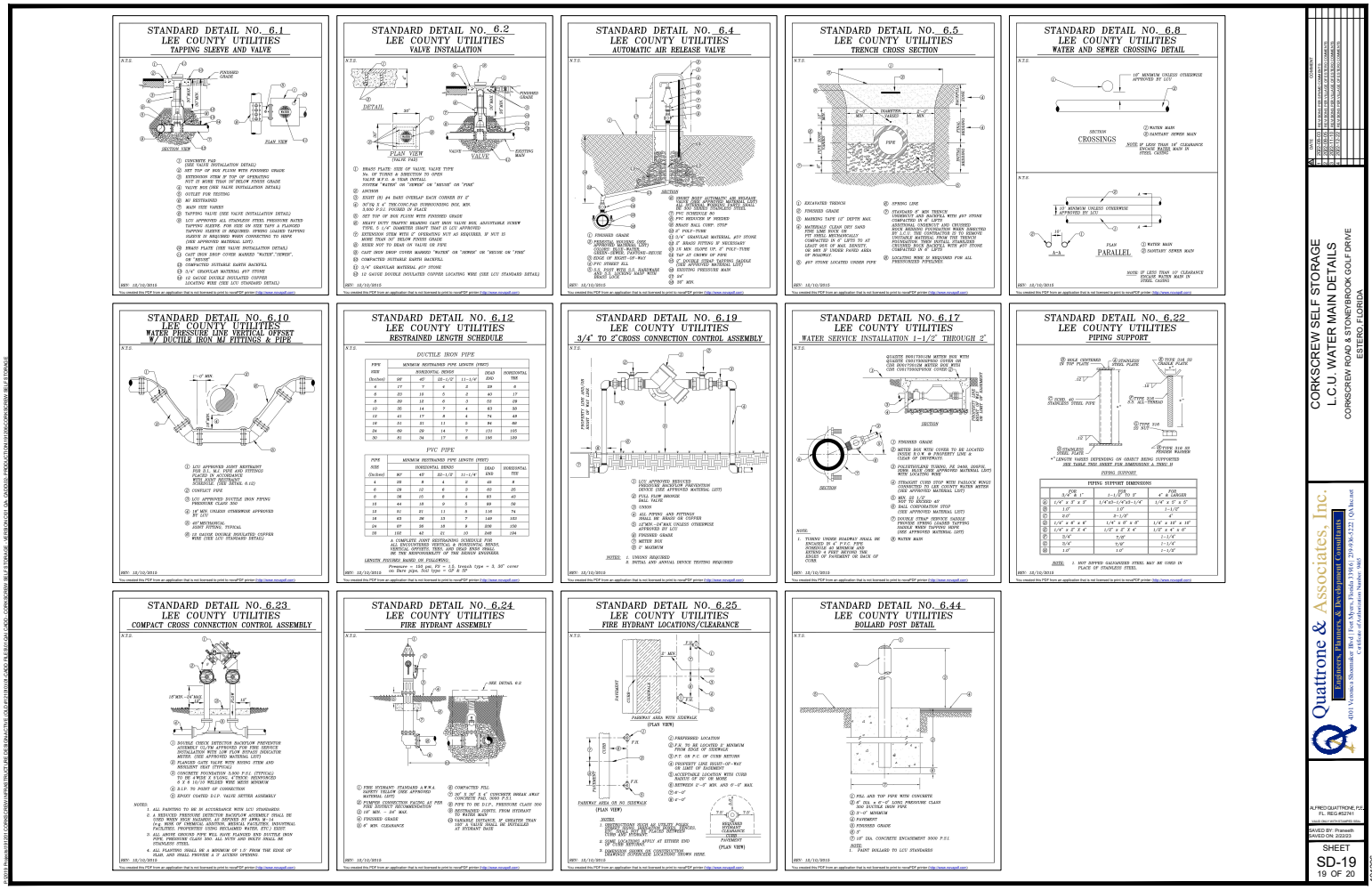
Quattrone & Associates, Inc.
Professional Planning & Development Consultants
4001 Tamiami Trail North, Suite 300, Naples, Florida 34103 (239) 659-3707 LC26000548

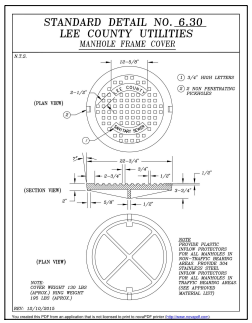
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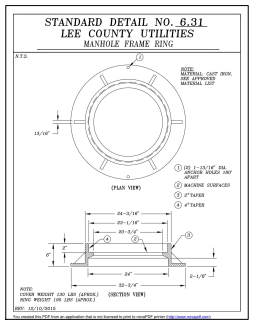
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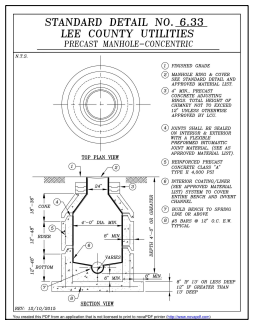
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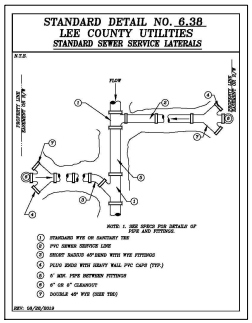
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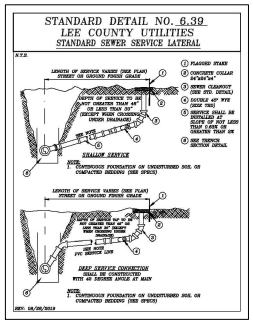

STANDARD DETAIL NO. 6.1
LEE COUNTY UTILITIES
TAPPING SLEEVE AND VALVE
STANDARD DETAIL NO. 6.2
LEE COUNTY UTILITIES
VALVE INSTALLATION
STANDARD DETAIL NO. 6.4
LEE COUNTY UTILITIES
AUTOMATIC AIR RELEASE VALVE
STANDARD DETAIL NO. 6.5
LEE COUNTY UTILITIES
TRENCH CROSS SECTION
STANDARD DETAIL NO. 6.8
LEE COUNTY UTILITIES
WATER AND SEWER CROSSING DETAIL
STANDARD DETAIL NO. 6.10
LEE COUNTY UTILITIES
WATER PRESSURE LINE VERTICAL OFFSET
W/ DUCTILE IRON MJ FITTINGS & PIPE
STANDARD DETAIL NO. 6.12
LEE COUNTY UTILITIES
RESTRAINED LENGTH SCHEDULE
DUCTILE IRON PIPE
PVC PIPE
STANDARD DETAIL NO. 6.19
LEE COUNTY UTILITIES
3/4" TO 2" CROSS CONNECTION CONTROL ASSEMBLY
STANDARD DETAIL NO. 6.17
LEE COUNTY UTILITIES
WATER SERVICE INSTALLATION 1-1/2" THROUGH 2"
STANDARD DETAIL NO. 6.22
LEE COUNTY UTILITIES
PIPING SUPPORT
PIPING SUPPORT DIMENSIONS
STANDARD DETAIL NO. 6.23
LEE COUNTY UTILITIES
COMPACT 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. 6.44
LEE COUNTY UTILITIES
BOLLARD POST DETAIL
CORKSCREW SELF STORAGE
L.C.U. WATER MAIN DETAILS
CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
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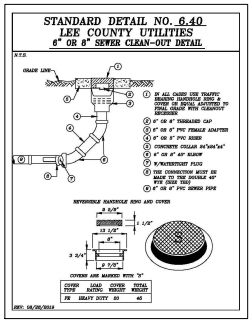

STANDARD DETAIL NO. 6.30
LEE COUNTY UTILITIES
MANHOLE FRAME COVER


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

CORKSCREW SELF STORAGE
L.C.U. SANITARY SEWER DETAILS
CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
ESTERO, FLORIDA

Quattrone & Associates, Inc.
Professional Planning & Development Consultants
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Certificate of Authorization Number: 1642

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FL. REG #5276

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SAVED ON: 2/22/23

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ARCHITECTURAL SYMBOL LEGEND

WALL TYPE / WALL HEIGHT	WALL/ PARTITION TAG
WINDOW LETTER	WINDOW/ GLAZING TAG
ROOM NUMBER / DOOR LETTER	DOOR TAG
MATERIAL NUMBER	EXTERIOR FINISH/ MATERIAL KEYNOTE
VIEW NUMBER / SHEET NUMBER	SECTION CUT LABEL
VIEW LETTER / SHEET NUMBER	ELEVATION LABEL
VIEW NUMBER / SHEET NUMBER	DETAIL CALLOUT
VIEW LETTER / SHEET NUMBER	INTERIOR ELEVATION LABEL
FINISH FLOOR +0'-0" A.F.F.	ELEVATION/ DATUM POINT
ROOM NAME / ROOM NUMBER	ROOM LABEL
FLOOR FINISH / BASE FINISH / ACCENT FINISH NUMBER / FINISH MATERIAL	FINISH TAG
REVISION NUMBER	REVISION TAG
CEILING MATERIAL / HEIGHT LABEL / CEILING TYPE	CEILING TAG
EQUIPMENT GROUP / EQUIPMENT NUMBER	EQUIPMENT TAG
COLUMN GRID - FACE OF EXTERIOR WALLS (BUILDING CORNER)	
COLUMN GRID - CENTER OF STRUCTURAL COLUMNS	

ABBREVIATIONS INDEX

ACT.	= ACOUSTICAL CEILING TILE	GA.	= GAUGE	PRTN.	= PARTITION
ADA	= AMERICANS WITH DISABILITIES ACT	GAL.	= GALLON	P.S.F.	= POUNDS PER SQUARE FOOT
A.F.F.	= ABOVE FINISH FLOOR	GALV.	= GALVANIZED	P.S.I.	= POUNDS PER SQUARE INCH
ALT.	= ALTERNATE	GEN.	= GENERAL		
ALUM.	= ALUMINUM	GYP. BD.	= GYPSUM BOARD	PVC	= POLYVINYL CHLORIDE
ANOD.	= ANODIZED			PVMT.	= PAVEMENT
APPROX.	= APPROXIMATELY	H	= HIGH		
ARCH.	= ARCHITECT / ARCHITECTURAL	H.B.	= HOSE BIB	QTY.	= QUANTITY
AVG.	= AVERAGE	H/C	= HANDICAP	R.	= RADIUS
		HOR.	= HORIZONTAL	R.	= RISER
B.F.F.	= BELOW FINISH FLOOR	H.P.	= HIGH POINT	RAD.	= RADIUS
B.F.G.	= BELOW FINISH GRADE	HR.	= HOUR	R.P.	= REFLECTED CEILING PLAN
BLDG.	= BUILDING	HT.	= HEIGHT	R.A.	= ROOF DRAIN
B.O.	= BOTTOM OF	HVAC	= HEATING VENTILATION AIR CONDITIONING	REF.	= REFERENCE
BRG.	= BEARING	H.W.	= HOSE WATER	REINF.	= REINFORCED
		H.W.R.	= HOT WATER RETURN	REQ.	= REQUIRED / REQUIREMENT
C/C	CENTER TO CENTER				
CABT.	= CABINET	I.C.F.	= INSULATED CONCRETE FORM	REV.	= REVISION
C.F.	= CUBIC FEET	I.D.	= INSIDE DIAMETER	RFG.	= REFRIGERATOR
C.J.	= CONTROL JOINT	I.M.P.	=INSULATED METAL PANEL	RM.	= ROOM
CLG.	= CEILING	IN.	= INCH	R.O.	= ROUGH OPENING
CLR.	= CLEAR	INSUL.	= INSULATION	R.T.U.	= ROOF TOP UNIT
C.M.U.	= CONCRETE MASONRY UNIT			R/W	= RIGHT OF WAY
CNPY	= CANOPY	JAN.	= JANITOR	S.	= SOUTH
CNTR.	= COUNTER	JNT.	= JOINT	SAN.	= SANITARY
C.O.	= CLEAN OUT	JT.	= JOINT	SCHED.	= SCHEDULE
COL.	= COLUMN	L.	= LONG	SECT.	= SECTION
CONC.	= CONCRETE	L.	= LENGTH	S.F.	= SQUARE FEET
CONST.	= CONSTRUCTION	LAM.	= LAMINATE	SHT.	= SHEET
CONT.	= CONTINUOUS	LAV.	= LAVATORY	SHWR.	= SHOWER
		LBS.	= POUNDS	SIM.	= SIMILAR
D.	= DEPTH	LF.	= LINEAR FOOT	SPEC.	= SPECIFICATION
DBL.	= DOUBLE	L.L.H.	= LONG LEG HORIZONTAL	SPECS.	= SPECIFICATIONS
DEPT.	= DEPARTMENT	L.L.V.	= LONG LEG VERTICAL	SQ.	= SQUARE
D.F.	= DRINKING FOUNTAIN	L.T.	= LAUNDRY TRAY	SQ.FT.	= SQUARE FEET
DIA.	= DIAMETER			S.S.	= STAINLESS STEEL
DIM.	= DIMENSION	MAX.	= MAXIMUM	STD.	= STANDARD
DN.	= DOWN	M.B.	= MOP BASIN	STL.	= STEEL
D.O.	= DOOR OPENING	MECH.	= MECHANICAL	STRUCT.	= STRUCTURAL
D.S.	= DOWN SPOUT	MEZZ.	= MEZZANINE	SUSP.	= SUSPENDED
DTL.	= DETAIL	MFG.	= MANUFACTURING	S.Y.	= SQUARE YARD
D.W.	= DISHWASHER	MFR.	= MANUFACTURER	SYM.	= SYMMETRICAL
DWG.	= DRAWING	MIN.	= MINIMUM		
DWGS.	= DRAWINGS	MISC.	= MISCELLANEOUS	T&B	= TOP AND BOTTOM
		M.J.	= MASONRY JOINT	T&G	= TONGUE AND GROOVE
E.	= EAST	M.O.	= MASONRY OPENING	T.B.D.	= TO BE DETERMINED
EA.	= EACH	MTD.	= MOUNTED	TEL.	= TELEPHONE
EIFS	= EXTERIOR INSULATION AND FINISH SYSTEM	MTL.	= METAL	TEMP.	= TEMPERED
				THK.	= THICK / THICKNESS
E.J.	= EXPANSION JOINT	N	= NORTH	TLT.	= TOILET
EL.	= ELEVATION	N/A	= NOT APPLICABLE	T.O.	= TOP OF
ELEC.	= ELECTRICAL	N.E.C.	= NATIONAL ELECTRIC CODE	T.P.	= TOILET PAPER
ELEV.	= ELEVATOR	N.I.C.	= NOT IN CONTRACT	TYP.	= TYPICAL
ELVTR.	= ELEVATOR	NO.	= NUMBER	U.L.	= UNDERWRITERS LABORATORIES
ENG.	= ENGINEERING / = ENGINEERED / ENGINEER	NOM.	= NOMINAL	U.N.O.	= UNLESS NOTED OTHERWISE
EQ.	= EQUAL	N.T.S.	= NOT TO SCALE	UR.	= URINAL
E.X.R.	= EXISTING TO REMAIN				
E.W.	= EACH WAY	O/	= ON / OVER		
EWC.	= ELECTRIC WATER COOLER	O.A.	= OVERALL	VCT	= VINYL COMPOSITION TILE
EX.	= EXISTING	O.C.	= ON CENTER	VERT.	= VERTICAL
EXH	= EXHAUST	O.D.	= OUTSIDE DIAMETER	VEST.	= VESTIBULE
EXP.	= EXPANSION	OPNG.	= OPENING	V.I.F.	= VERIFY IN FIELD
EXST.	= EXISTING	OPP.	= OPPOSITE		
EXTR.	= EXTERIOR	OVHD.	= OVERHEAD	W	= WEST
				W	= WIDTH
F.D.	= FLOOR DRAIN	P.C.	= PLUMBING CONTRACTOR	W/	= WITH
F.E.	= FIRE EXTINGUISHER	PERF.	= PERFORATED	W/O	= WITHOUT
F.E.C.	= FIRE EXTINGUISHER CABINET	PERP.	= PERPENDICULAR	W.C.	= WATER CLOSET
		PL.	= PLATE	WD.	= WOOD
F.F.	= FINISH FLOOR	P.L.	= PROPERTY LINE	WT.	= WEIGHT
FIN.	= FINISHED	PLAM.	= PLASTIC LAMINATE	W.W.F.	= WELDED WIRE FABRIC
FIXT.	= FIXTURE	PLBG.	= PLUMBING	W.W.M.	= WELDED WIRE MESH
FLR.	= FLOOR	PLYWD.	= PLYWOOD		
FND.	= FOUNDATION	PNL.	= PANEL		
F.O.	= FINISH OPENING	PREFAB	= PREFABRICATED		
F.P.H.B.	= FROST PROOF HOSE BIBB	PR.	= PAIR		
F.R.T.	= FIRE RETARDANT TREATED	PROJ.	= PROJECT		
		PROJ.	= PROJECTION		
FT.	= FOOT / FEET	PROP.	= PROPOSED		

MATERIALS INDEX

BRICK VENEER	INSULATION BATT
CONCRETE	INSULATION RIGID
CONCRETE BLOCK	PLYWOOD
EARTH/ BACK FILL	STEEL
GYPSUM	SAND OR FILL
GYPSUM BOARD/ DRYWALL	STUCCO

NEW FACILITY

FOR

CORKSCREW PINES SELF STORAGE BLDG 1

SITUATED IN THE VILLAGE OF ESTERO

LEE COUNTY, FLORIDA

VICINITY MAP - NOT TO SCALE



GENERAL

G-100	TITLE SHEET
G-110	CODE DATA SHEET

CIVIL

C100	TITLE SHEET
C101	DEMOLITION PLAN
C102	SITE PLAN
C103	UTILITY PLAN

LANDSCAPE

STRUCTURAL

ARCHITECTURAL

A-001	ARCHITECTURAL SITE PLAN
A-100	OVERALL FLOOR PLAN
A-300	OVERALL ELEVATIONS
A-310	ENLARGED ELEVATIONS
A-311	ENLARGED ELEVATIONS

PLUMBING

MECHANICAL

ELECTRICAL

FIRE SUPPRESSION

FIRE ALARM DRAWINGS TO BE SUBMITTED UNDER SEPARATE COVER
SPRINKLER DRAWINGS TO BE SUBMITTED UNDER SEPARATE COVER

DEFERRED SUBMITTALS

REFER ALSO TO PROJECT SPECIFICATION MANUAL

MECHANICAL, PLUMBING
GLSD ARCHITECTS
10020 AURORA HUDSON ROAD
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GLSD ARCHITECTS
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ARCHITECT
GLSD ARCHITECTS, LLC
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PHONE: 330-528-3500
FAX: 330-528-0008
CONTACT: JEN DIASIO, R.A.

CIVIL

STRUCTURAL

ARCHITECTURAL SEAL

I HEREBY CERTIFY THAT THE PORTION OF THE SUBMISSION NOT MARKED OTHERWISE WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THIS STATE.

SIGNATURE DATE
PRINT NAME
REGISTRATION NO. EXPIRATION DATE

PRELIMINARY NOT FOR CONSTRUCTION

GLSD DESIGN
10020 Aurora-Hudson Rd
Streetsboro, Ohio 44241
PH: (330) 528-3500
FX: (330) 528-0008
www.glsddesign.com

Drawn By JL —
Checked By BK—
Project Number 22-22-2222

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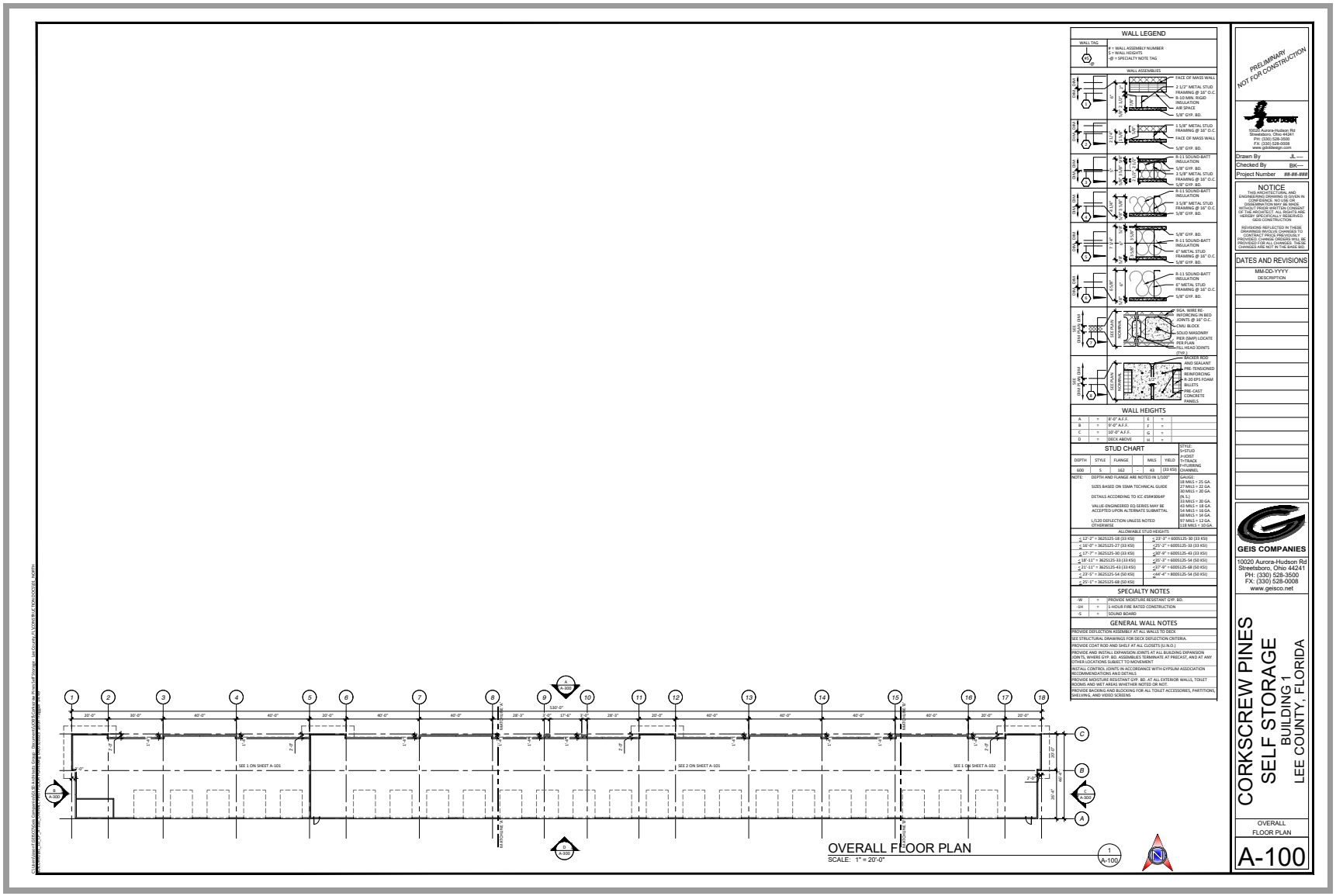
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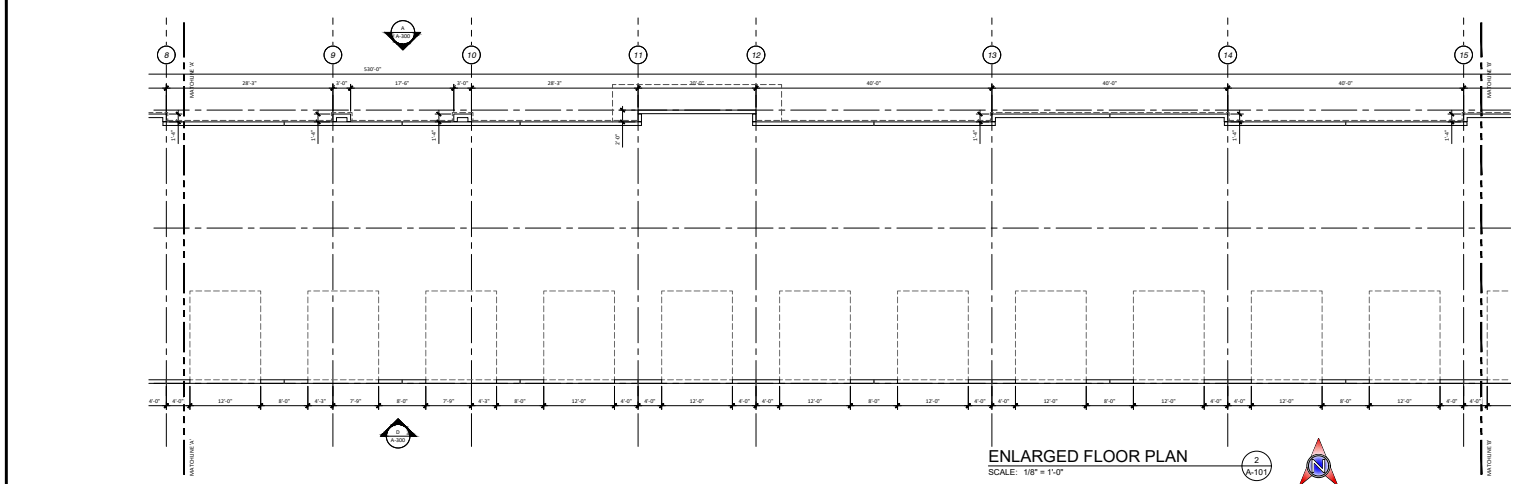
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www.geisco.net

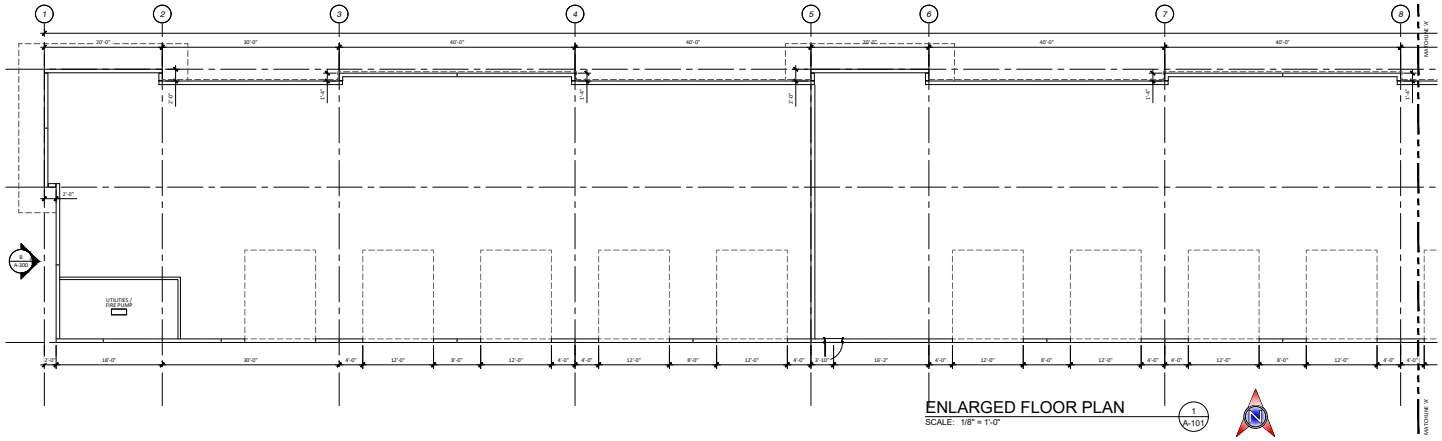
CORKSCREW PINES
SELF STORAGE
BUILDING 1
LEE COUNTY, FLORIDA

TITLE SHEET

G-100


WALL LEGEND
WALL TAG
= WALL ASSEMBLY NUMBER
= WALL HEIGHTS
@ = SPECIALTY NOTE TAG
WALL ASSEMBLIES
FACE OF MASS WALL
2 1/2" METAL STUD FRAMING @ 16" O.C.
R-10 MIN. RIGID INSULATION
AIR SPACE
5/8" GYP. BD.
1 5/8" METAL STUD FRAMING @ 16" O.C.
FACE OF MASS WALL
5/8" GYP. BD.
R-11 SOUND BATT INSULATION
5/8" GYP. BD.
3 5/8" METAL STUD FRAMING @ 16" O.C.
5/8" GYP. BD.
R-11 SOUND BATT INSULATION
3 5/8" METAL STUD FRAMING @ 16" O.C.
5/8" GYP. BD.
5/8" GYP. BD.
R-11 SOUND BATT INSULATION
6" METAL STUD FRAMING @ 16" O.C.
5/8" GYP. BD.
R-11 SOUND BATT INSULATION
6" METAL STUD FRAMING @ 16" O.C.
5/8" GYP. BD.
9GA. WIRE RE-INFORCING IN BED JOINTS @ 16" O.C.
CMU BLOCK
SOLID MASONRY PER (SMP) LOCATE PER PLAN
FILL HEAD JOINTS (TYP.)
BACKER ROD AND SEALANT
PRE-TENSIONED REINFORCING
R-20 EPS FOAM BILLETS
PRE-CAST CONCRETE PANELS
WALL HEIGHTS
A = 8'-0" A.F.F.
B = 9'-0" A.F.F.
C = 10'-0" A.F.F.
D = DECK ABOVE
E =
F =
G =
H =
STUD CHART
DEPTH
STYLE
FLANGE
MILS
YIELD
STYLE: S=STUD J=JOIST T=TRACK F/T/FURRING CHANNEL
600 S 162 43 (33 KSI)
NOTE: DEPTH AND FLANGE ARE NOTED IN 1/100"
SIZES BASED ON SSMA TECHNICAL GUIDE
DETAILS ACCORDING TO ICC-ESR#3064P
VALUE-ENGINEERED EQ-SERIES MAY BE ACCEPTED UPON ALTERNATE SUBMITTAL
L/120 DEFLECTION UNLESS NOTED OTHERWISE
GAUGE:
18 MILS = 25 GA.
27 MILS = 22 GA.
30 MILS = 20 GA.
33 MILS =
54 MILS = 20 GA.
43 MILS = 18 GA.
54 MILS = 16 GA.
68 MILS = 14 GA.
97 MILS = 12 GA.
118 MILS = 10 GA.
ALLOWABLE STUD HEIGHTS
≤ 12'-2" = 362S125-18 (33 KSI)
≤ 16'-0" = 362S125-27 (33 KSI)
≤ 17'-7" = 362S125-30 (33 KSI)
≤ 18'-11" = 362S125-33 (33 KSI)
≤ 21'-11" = 362S125-43 (33 KSI)
≤ 23'-5" = 362S125-54 (50 KSI)
≤ 25'-1" = 362S125-68 (50 KSI)
≤ 23'-3" = 600S125-30 (33 KSI)
≤ 25'-2" = 600S125-33 (33 KSI)
≤ 30'-0" = 600S125-43 (33 KSI)
≤ 35'-0" = 600S125-54 (50 KSI)
≤ 37'-8" = 600S125-68 (50 KSI)
≤ 40'-4" = 800S125-54 (50 KSI)
SPECIALTY NOTES
-W = PROVIDE MOISTURE RESISTANT GYP. BD.
-1H = 1 HOUR FIRE RATED CONSTRUCTION
-S = SOUND BOARD
GENERAL WALL NOTES
PROVIDE DEFLECTION ASSEMBLY AT ALL WALLS TO DECK
SEE STRUCTURAL DRAWINGS FOR DECK DEFLECTION CRITERIA.
PROVIDE COAT ROD AND SHELF AT ALL CLOSETS (U.N.O.)
PROVIDE AND INSTALL EXPANSION JOINTS AT ALL BUILDING EXPANSION JOINTS, WHERE GYP. BD. ASSEMBLIES TERMINATE AT PRECAST, AND AT ANY OTHER LOCATIONS SUBJECT TO MOVEMENT
INSTALL CONTROL JOINTS IN ACCORDANCE WITH GYPSUM ASSOCIATION RECOMMENDATIONS AND DETAILS
PROVIDE MOISTURE RESISTANT GYP. BD. AT ALL EXTERIOR WALLS, TOILET ROOMS AND WET AREAS WHETHER NOTED OR NOT.
PROVIDE BACKING AND BLOCKING FOR ALL TOILET ACCESSORIES, PARTITIONS, SHELVING, AND VIDEO SCREENS.
SEE 1 ON SHEET A-101
SEE 2 ON SHEET A-101
SEE 1 ON SHEET A-102
EXPANSION JOINT
EXPANSION JOINT
OVERALL FLOOR PLAN
SCALE: 1" = 20'-0"
PRELIMINARY NOT FOR CONSTRUCTION
10020 Aurora-Hudson Rd
Streetsboro, Ohio 44241
PH: (330) 528-3500
FX: (330) 528-0008
www.geisdesign.com
Drawn By JL —
Checked By BK—
Project Number 00.00.000
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Streetsboro, Ohio 44241
PH: (330) 528-3500
FX: (330) 528-0008
www.geisco.net
CORKSCREW PINES
SELF STORAGE
BUILDING 1
LEE COUNTY, FLORIDA
OVERALL FLOOR PLAN
A-100





PRELIMINARY
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Streetsboro, Ohio 44241
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FX: (330) 528-0008
www.geisco.net

Drawn By JL
Checked By BK
Project Number 88-88-888

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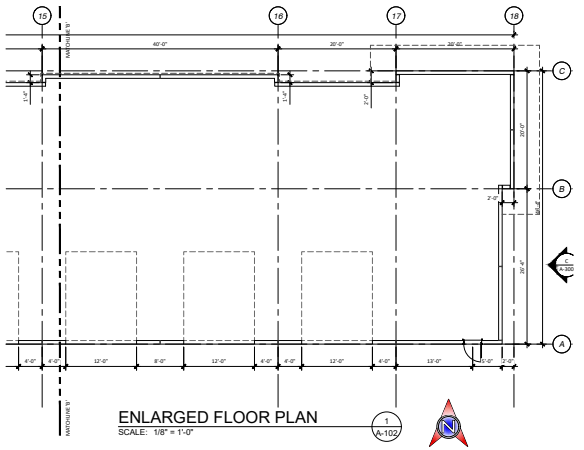
MM-DD-YYYY	DESCRIPTION

CORKSCREW PINES SELF STORAGE

BUILDING 1
LEE COUNTY, FLORIDA

ENLARGED FLOOR PLAN

A-101



PRELIMINARY
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Drawn By JL---
Checked By BK---
Project Number 88-88-888

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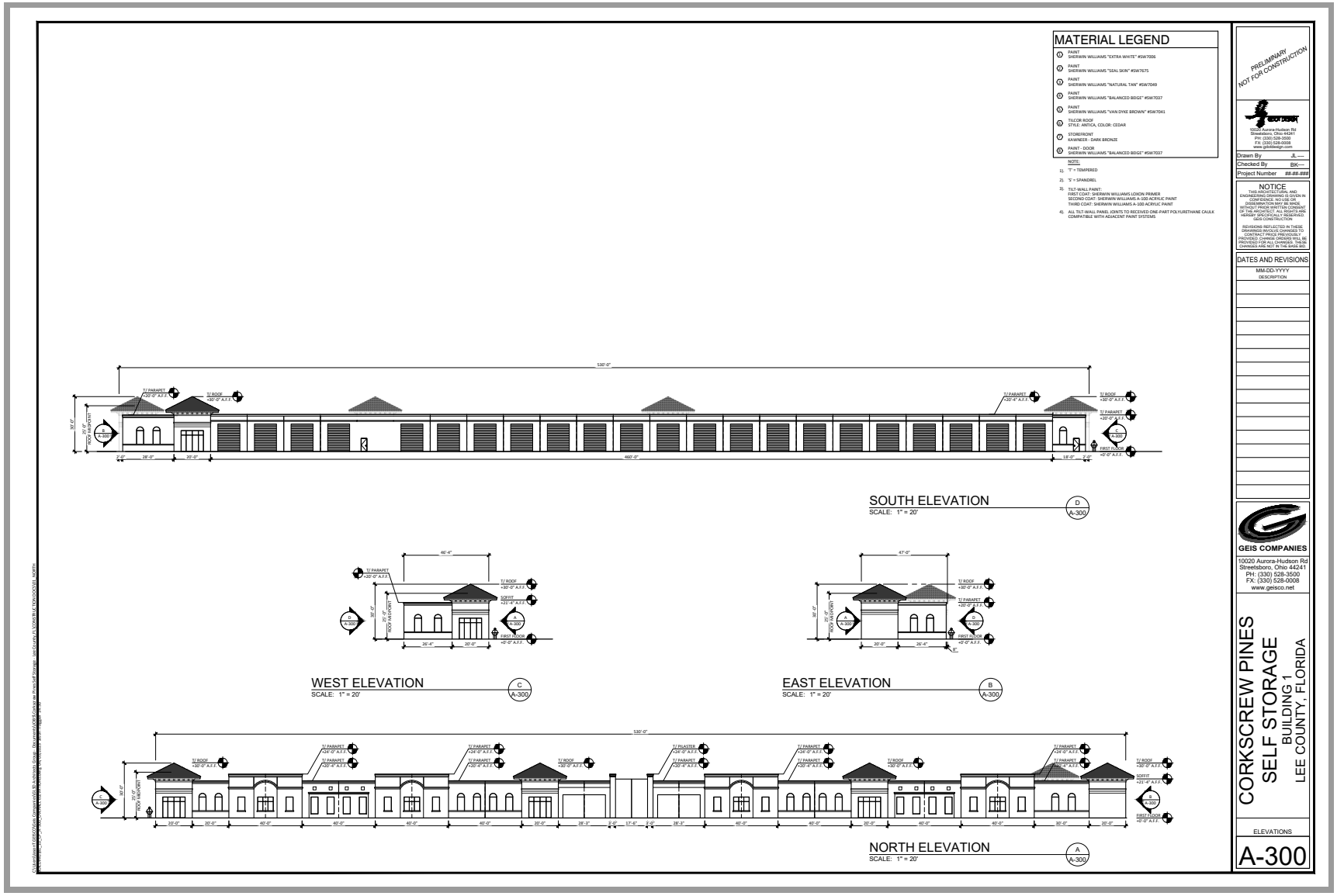
GEIS COMPANIES

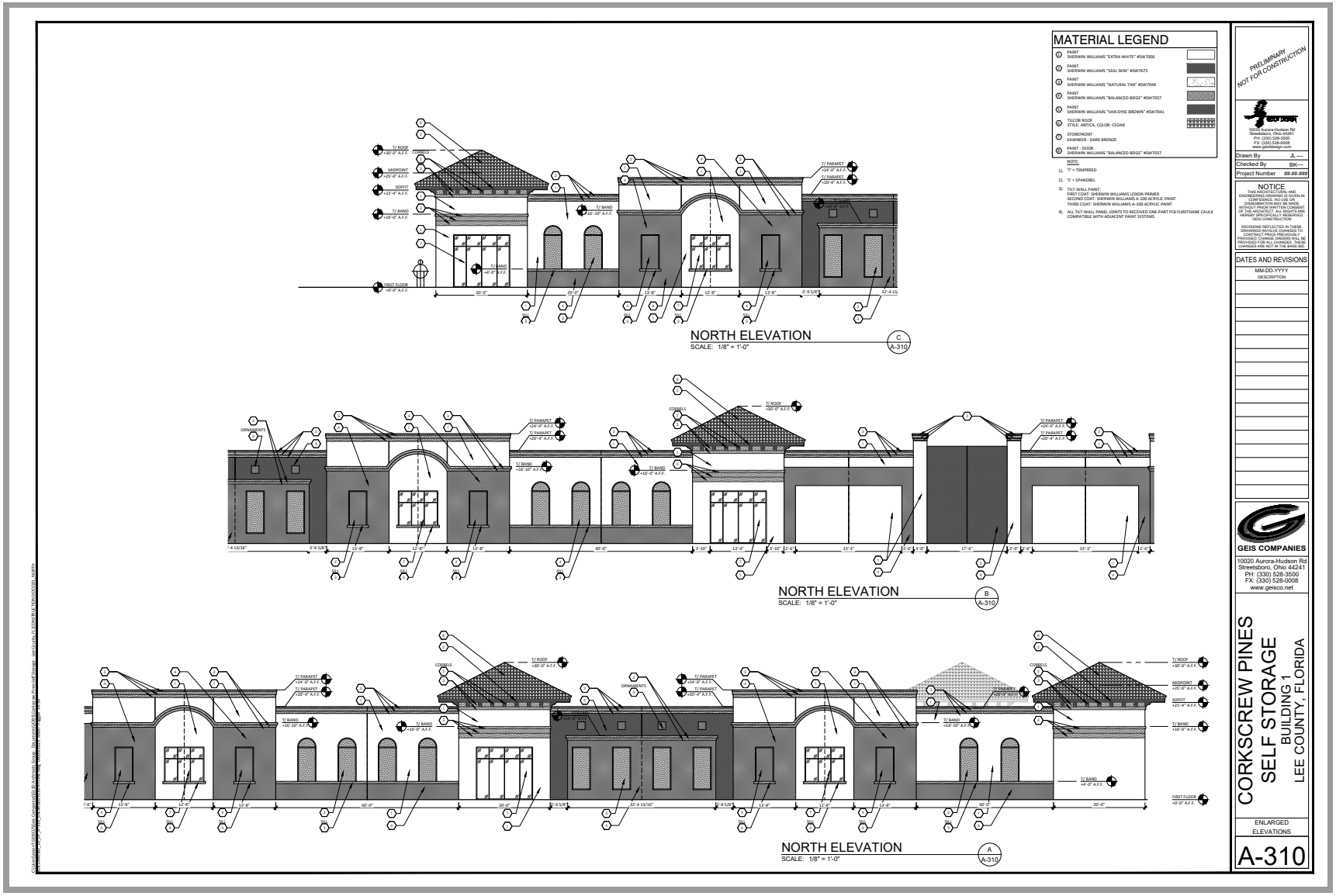
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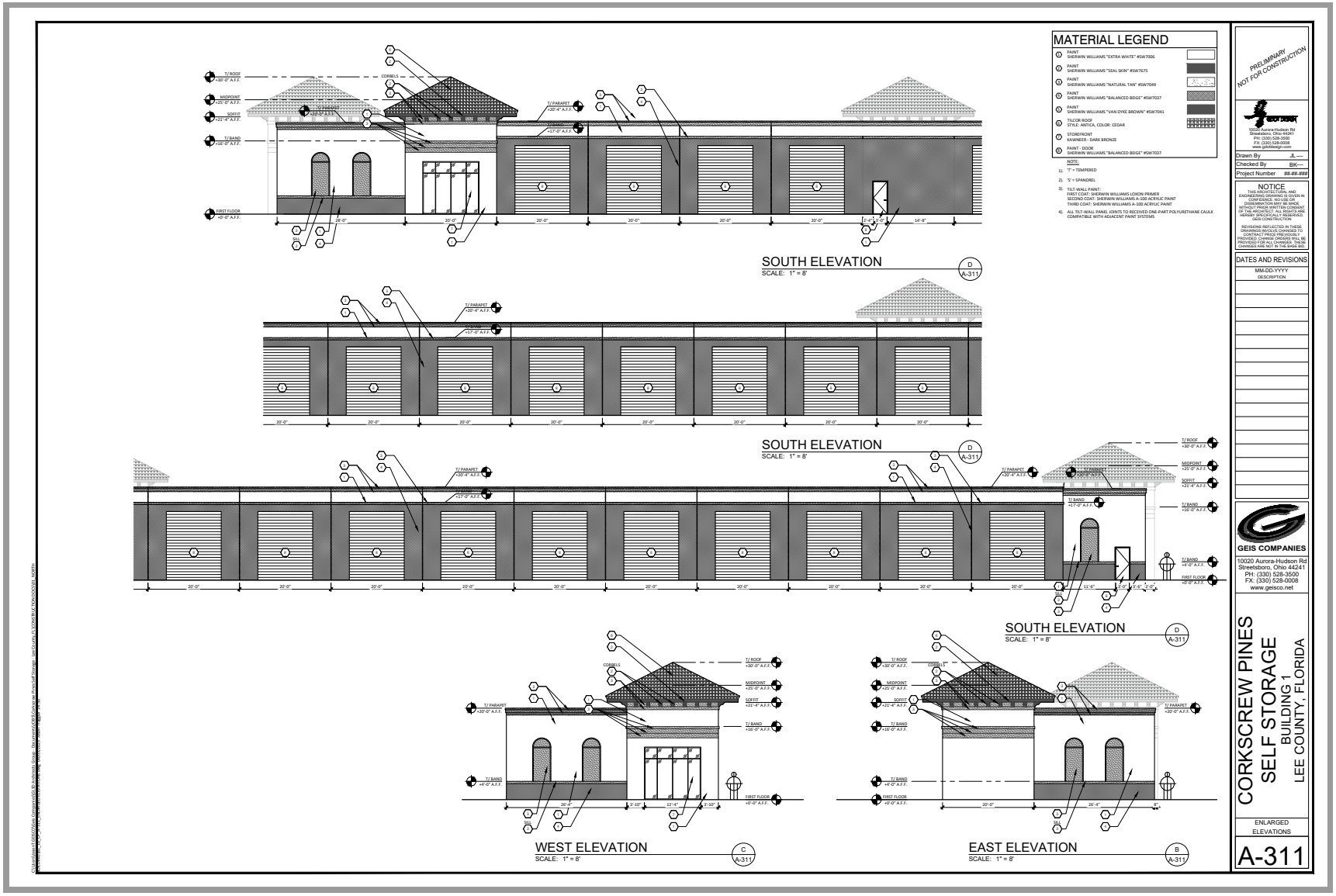
CORKSCREW PINES
SELF STORAGE
BUILDING 1
LEE COUNTY, FLORIDA

ENLARGED
FLOOR PLAN

A-102


MATERIAL LEGEND
1 PAINT SHERWIN WILLIAMS "EXTRA WHITE" #SW7006
2 PAINT SHERWIN WILLIAMS "SEAL SKIN" #SW7675
3 PAINT SHERWIN WILLIAMS "NATURAL TAN" #SW7049
4 PAINT SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037
5 PAINT SHERWIN WILLIAMS "VAN DYKE BROWN" #SW7041
6 TILCOR ROOF STYLE: ANTICA, COLOR: CEDAR
7 STOREFRONT KAWNEER - DARK BRONZE
8 PAINT - DOOR SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037
NOTE:
1). "T" = TEMPERED
2). "S" = SPANDREL
3). TILT-WALL PAINT:
FIRST COAT: SHERWIN WILLIAMS LOXON PRIMER
SECOND COAT: SHERWIN WILLIAMS A-100 ACRYLIC PAINT
THIRD COAT: SHERWIN WILLIAMS A-100 ACRYLIC PAINT
4). ALL TILT-WALL PANEL JOINTS TO RECEIVED ONE-PART POLYURETHANE CAULK COMPATIBLE WITH ADJACENT PAINT SYSTEMS
530'-0"
460'-0"
SOUTH ELEVATION
SCALE: 1" = 20'
WEST ELEVATION
SCALE: 1" = 20'
EAST ELEVATION
SCALE: 1" = 20'
NORTH ELEVATION
SCALE: 1" = 20'
PRELIMINARY NOT FOR CONSTRUCTION
GEIS COMPANIES
10020 Aurora-Hudson Rd
Streetsboro, Ohio 44241
PH: (330) 528-3500
FX: (330) 528-0008
www.geisco.net
CORKSCREW PINES
SELF STORAGE
BUILDING 1
LEE COUNTY, FLORIDA
ELEVATIONS
A-300


MATERIAL LEGEND
1 PAINT SHERWIN WILLIAMS "EXTRA WHITE" #SW7006
2 PAINT SHERWIN WILLIAMS "SEAL SKIN" #SW7675
3 PAINT SHERWIN WILLIAMS "NATURAL TAN" #SW7049
4 PAINT SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037
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THIRD COAT: SHERWIN WILLIAMS A-100 ACRYLIC PAINT
4). ALL TILT-WALL PANEL JOINTS TO RECEIVED ONE-PART POLYURETHANE CAULK COMPATIBLE WITH ADJACENT PAINT SYSTEMS
NORTH ELEVATION
SCALE: 1/8" = 1'-0"
C
A-310
NORTH ELEVATION
SCALE: 1/8" = 1'-0"
B
A-310
NORTH ELEVATION
SCALE: 1/8" = 1'-0"
A
A-310
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GEIS COMPANIES
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Drawn By JL
Checked By BK
Project Number 22-22-222
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CORKSCREW PINES
SELF STORAGE
BUILDING 1
LEE COUNTY, FLORIDA
ENLARGED ELEVATIONS
A-310


MATERIAL LEGEND
1 PAINT SHERWIN WILLIAMS "EXTRA WHITE" #SW7006
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SOUTH ELEVATION
SCALE: 1" = 8'
D A-311
SOUTH ELEVATION
SCALE: 1" = 8'
D A-311
SOUTH ELEVATION
SCALE: 1" = 8'
D A-311
WEST ELEVATION
SCALE: 1" = 8'
C A-311
EAST ELEVATION
SCALE: 1" = 8'
B A-311
PRELIMINARY NOT FOR CONSTRUCTION
GEIS COMPANIES
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Project Number 22-02-2222
NOTICE
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MM-DD-YYYY
DESCRIPTION
CORKSCREW PINES
SELF STORAGE
BUILDING 1
LEE COUNTY, FLORIDA
ENLARGED ELEVATIONS
A-311

ARCHITECTURAL SYMBOL LEGEND

WALL TYPE / WALL HEIGHT	WALL/ PARTITION TAG
WINDOW LETTER	WINDOW/ GLAZING TAG
ROOM NUMBER / DOOR LETTER	DOOR TAG
MATERIAL NUMBER	EXTERIOR FINISH/ MATERIAL KEYNOTE
VIEW NUMBER / SHEET NUMBER	SECTION CUT LABEL
VIEW LETTER / SHEET NUMBER	ELEVATION LABEL
VIEW NUMBER / SHEET NUMBER	DETAIL CALLOUT
VIEW LETTER / SHEET NUMBER	INTERIOR ELEVATION LABEL
FINISH FLOOR +0'-0" A.F.F.	ELEVATION/ DATUM POINT
ROOM NAME / ROOM NUMBER	ROOM LABEL
ENLARGED DETAIL/ VIEW CALLOUT	FINISH TAG
REVISION CLOUD	REVISION TAG
COLUMN GRID - FACE OF EXTERIOR WALLS (BUILDING CORNERS)	CEILING TAG
COLUMN GRID - CENTER OF STRUCTURAL COLUMNS	EQUIPMENT TAG

ABBREVIATIONS INDEX

ACT.	= ACOUSTICAL CEILING TILE	GA.	= GAUGE	PRTN.	= PARTITION
ADA	= AMERICANS WITH DISABILITIES ACT	GAL.	= GALLON	P.S.F.	= POUNDS PER SQUARE FOOT
A.F.F.	= ABOVE FINISH FLOOR	GALV.	= GALVANIZED	P.S.I.	= POUNDS PER SQUARE INCH
ALT.	= ALTERNATE	GEN.	= GENERAL		
ALUM.	= ALUMINUM	GYP. BD.	= GYPSUM BOARD	PVC	= POLYVINYL CHLORIDE
ANOD.	= ANODIZED			PVMT.	= PAVEMENT
APPROX.	= APPROXIMATELY	H	= HIGH	QTY.	= QUANTITY
ARCH.	= ARCHITECT / ARCHITECTURAL	H.B.	= HOSE BIB		
AVG.	= AVERAGE	H/C	= HANDICAP	R.	= RADIUS
		HOR.	= HORIZONTAL	R.	= RISER
B.F.F.	= BELOW FINISH FLOOR	H.P.	= HIGH POINT	RAD.	= RADIUS
B.F.G.	= BELOW FINISH GRADE	HR.	= HOUR	R.P.	= REFLECTED CEILING PLAN
BLDG.	= BUILDING	HT.	= HEIGHT	R.A.	= ROOF DRAIN
B.O.	= BOTTOM OF	HVAC	= HEATING VENTILATION AIR CONDITIONING	REF.	= REFERENCE
BRG.	= BEARING	H.W.	= HOT WATER	REINF.	= REINFORCED
		H.W.R.	= HOT WATER RETURN	REQ.	= REQUIRED / REQUIREMENT
C/C	CENTER TO CENTER			REV.	= REVISION
CABT.	= CABINET	I.C.F.	= INSULATED CONCRETE FORM	RFG.	= REFRIGERATOR
C.F.	= CUBIC FEET	I.D.	= INSIDE DIAMETER	RM.	= ROOM
C.I.	= CONTROL JOINT	I.M.P.	=INSULATED METAL PANEL	R.O.	= ROUGH OPENING
CLG.	= CEILING	IN.	= INCH	R.T.U.	= ROOF TOP UNIT
CLR.	= CLEAR	INSUL.	= INSULATION	R/W	= RIGHT OF WAY
C.M.U.	= CONCRETE MASONRY UNIT				
CNPY	= CANOPY	JAN.	= JANITOR	S.	= SOUTH
CNTR.	= CENTER	JNT.	= JOINT	SAN.	= SANITARY
C.O.	= CLEAN OUT	JT.	= JOINT	SCHED.	= SCHEDULE
COL.	= COLUMN	L	= LONG	SECT.	= SECTION
CONC.	= CONCRETE	L.	= LENGTH	S.F.	= SQUARE FEET
CONST.	= CONSTRUCTION	LAM.	= LAMINATE	SHT.	= SHEET
CONT.	= CONTINUOUS	LAV.	= LAVATORY	SHWR.	= SHOWER
		LBS.	= POUNDS	SIM.	= SIMILAR
D.	= DEPTH	LF.	= LINEAR FOOT	SPEC.	= SPECIFICATION
DBL.	= DOUBLE	L.L.H.	= LONG LEG HORIZONTAL	SPECS.	= SPECIFICATIONS
DEPT.	= DEPARTMENT	L.L.V.	= LONG LEG VERTICAL	SQ.	= SQUARE
D.F.	= DRINKING FOUNTAIN	L.T.	= LAUNDRY TRAY	SQ.FT.	= SQUARE FEET
DIA.	= DIAMETER			S.S.	= STAINLESS STEEL
DIM.	= DIMENSION	MAX.	= MAXIMUM	STD.	= STANDARD
DN.	= DOWN	M.B.	= MOP BASIN	STL.	= STEEL
D.O.	= DOOR OPENING	MECH.	= MECHANICAL	STRUCT.	= STRUCTURAL
D.S.	= DOWN SPOUT	MEZZ.	= MEZZANINE	SUSP.	= SUSPENDED
DTL.	= DETAIL	MFG.	= MANUFACTURING	S.Y.	= SQUARE YARD
D.W.	= DISHWASHER	MFR.	= MANUFACTURER	SYM.	= SYMMETRICAL
DWG.	= DRAWING	MIN.	= MINIMUM		
DWGS.	= DRAWINGS	MISC.	= MISCELLANEOUS	T&B	= TOP AND BOTTOM
		M.J.	= MASONRY JOINT	T&G	= TONGUE AND GROOVE
E.	= EAST	M.O.	= MASONRY OPENING	T.B.D.	= TO BE DETERMINED
EA.	= EACH	MTD.	= MOUNTED	T.C.	= TOP OF CURB
EIFS	= EXTERIOR INSULATION AND FINISH SYSTEM	MTL.	= METAL	TEMP.	= TEMPERED
				THK.	= THICK / THICKNESS
E.J.	= EXPANSION JOINT	N	= NORTH	TLT.	= TOILET
EL.	= ELEVATION	N/A	= NOT APPLICABLE	T.O.	= TOP OF
ELEC.	= ELECTRICAL	N.E.C.	= NATIONAL ELECTRIC CODE	T.P.	= TOILET PAPER
ELEV.	= ELEVATOR	N.I.C.	= NOT IN CONTRACT	TYP.	= TYPICAL
ELVTR.	= ELEVATOR	NO.	= NUMBER	U.L.	= UNDERWRITERS LABORATORIES
ENG.	= ENGINEERING / = ENGINEERED / ENGINEER	NOM.	= NOMINAL	U.N.O.	= UNLESS NOTED OTHERWISE
EQ.	= EQUAL	N.T.S.	= NOT TO SCALE	UR.	= URINAL
E.X.R.	= EXISTING TO REMAIN				
E.W.	= EACH WAY	O/	= ON / OVER		
EWC.	= ELECTRIC WATER COOLER	O.A.	= OVERALL	VCT	= VINYL COMPOSITION TILE
EX.	= EXISTING	O.C.	= ON CENTER	VERT.	= VERTICAL
EXH	= EXHAUST	O.D.	= OUTSIDE DIAMETER	VEST.	= VESTIBULE
EXP.	= EXPANSION	OPNG.	= OPENING	V.I.F.	= VERIFY IN FIELD
EXST.	= EXISTING	OPP.	= OPPOSITE		
EXTR.	= EXTERIOR	OVHD.	= OVERHEAD	W	= WEST
				W	= WIDTH
F.D.	= FLOOR DRAIN	P.C.	= PLUMBING CONTRACTOR	W/	= WITH
F.E.	= FIRE EXTINGUISHER	PERF.	= PERFORATED	W/O	= WITHOUT
F.E.C.	= FIRE EXTINGUISHER CABINET	PERP.	= PERPENDICULAR	W.C.	= WATER CLOSET
		PL.	= PLATE	WD.	= WOOD
F.F.	= FINISH FLOOR	P.L.	= PROPERTY LINE	WT.	= WEIGHT
FIN.	= FINISHED	PLAM.	= PLASTIC LAMINATE	W.W.F.	= WELDED WIRE FABRIC
FIXT.	= FIXTURE	PLBG.	= PLUMBING	W.W.M.	= WELDED WIRE MESH
FLR.	= FLOOR	PLYWD.	= PLYWOOD		
FND.	= FOUNDATION	PNL.	= PANEL		
F.O.	= FINISH OPENING	PREFAB	= PREFABRICATED		
F.P.H.B.	= FROST PROOF HOSE BIBB	PROJ.	= PROJECT		
F.R.T.	= FIRE RETARDANT TREATED	PROJ.	= PROJECTION		
FT.	= FOOT / FEET	PROP.	= PROPOSED		

MATERIALS INDEX

BRICK VENEER	INSULATION BATT
CONCRETE	INSULATION RIGID
CONCRETE BLOCK	PLYWOOD
EARTH/ BACK FILL	STEEL
GYPSUM	SAND OR FILL
GYPSUM BOARD/ DRYWALL	STUCCO

NEW FACILITY

FOR

CORKSCREW PINES SELF STORAGE BLDG 2

SITUATED IN THE VILLAGE OF ESTERO

LEE COUNTY, FLORIDA

VICINITY MAP - NOT TO SCALE



MECHANICAL, PLUMBING
GLSD ARCHITECTS
10020 AURORA HUDSON ROAD
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PHONE: 330-528-3500
FAX: 330-528-0008
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ARCHITECT
GLSD ARCHITECTS, LLC
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FAX: 330-528-0008
CONTACT: JEN DIASIO, R.A.

CIVIL
PHONE: 330-329-2037

STRUCTURAL

ARCHITECTURAL SEAL

I HEREBY CERTIFY THAT THE PORTION OF THE SUBMISSION NOT MARKED OTHERWISE WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THIS STATE.

SIGNATURE DATE
PRINT NAME
REGISTRATION NO. EXPIRATION DATE

GENERAL

G-100 TITLE SHEET
G-110 CODE DATA SHEET

CIVIL

C100 TITLE SHEET
C101 DEMOLITION PLAN
C102 SITE PLAN
C103 UTILITY PLAN

LANDSCAPE

STRUCTURAL

ARCHITECTURAL

A-001 ARCHITECTURAL SITE PLAN
A-100 OVERALL FLOOR PLAN
A-300 OVERALL ELEVATIONS
A-310 ENLARGED ELEVATIONS
A-311 ENLARGED ELEVATIONS

PLUMBING

MECHANICAL

ELECTRICAL

FIRE SUPPRESSION

FIRE ALARM DRAWINGS TO BE SUBMITTED UNDER SEPARATE COVER
SPRINKLER DRAWINGS TO BE SUBMITTED UNDER SEPARATE COVER

DEFERRED SUBMITTALS

REFER ALSO TO PROJECT SPECIFICATION MANUAL

PRELIMINARY NOT FOR CONSTRUCTION

GLSD ARCHITECTS
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www.glsdarchitects.com

Drawn By JL
Checked By BK
Project Number 22-22-222

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DATES AND REVISIONS

MM-DD-YYYY DESCRIPTION

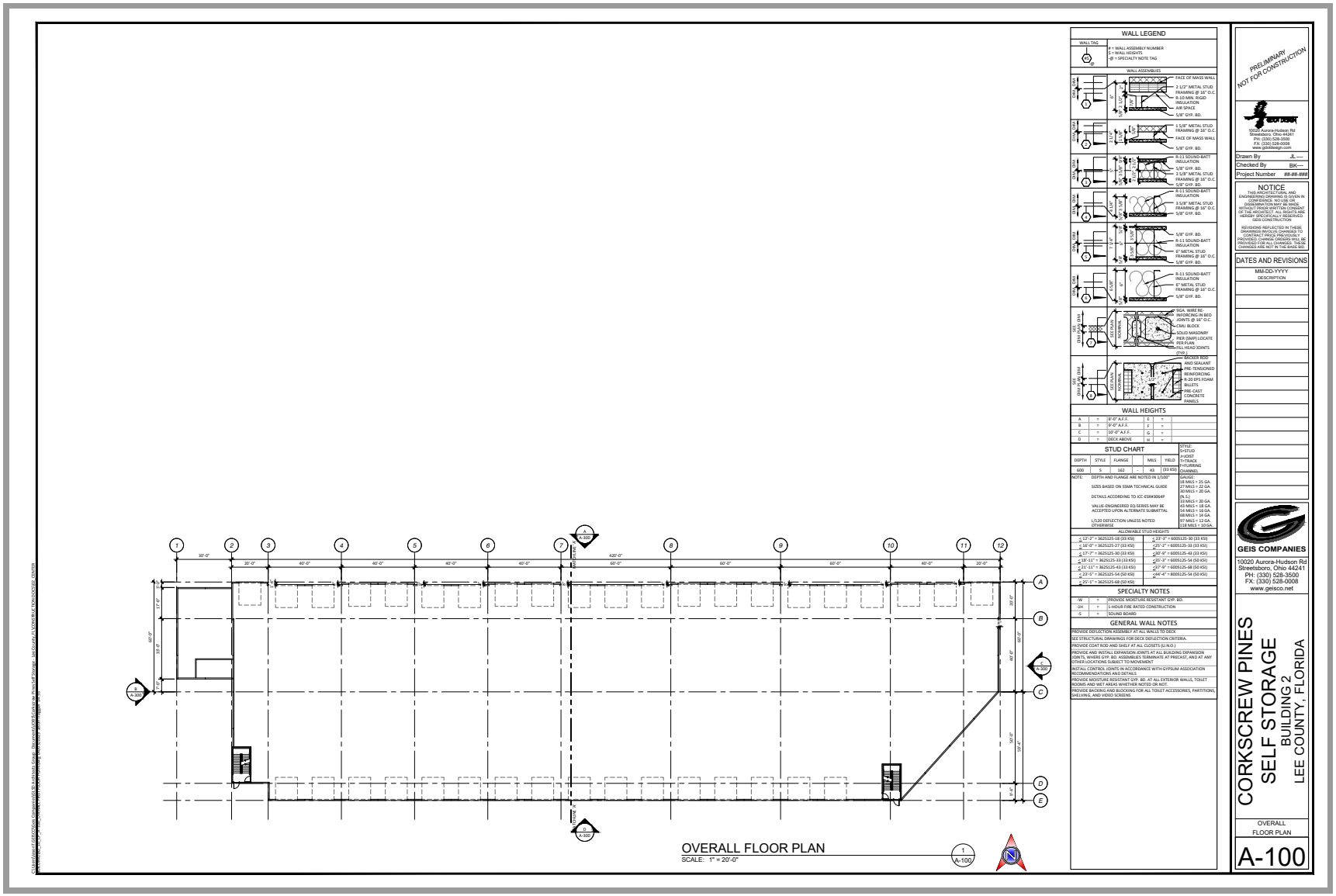
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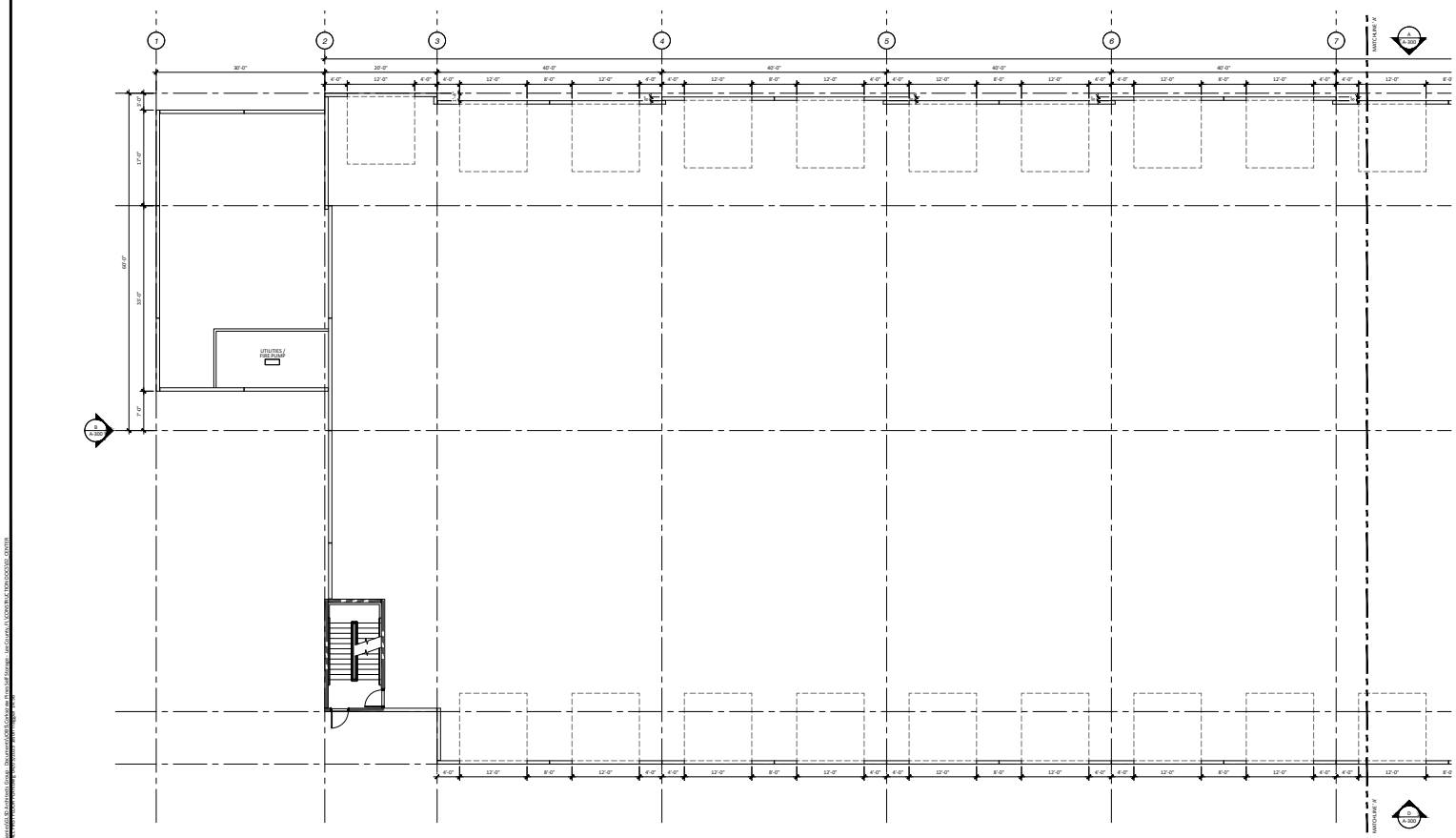
CORKSCREW PINES
SELF STORAGE
BUILDING 2
LEE COUNTY, FLORIDA

TITLE SHEET

G-100

C:\Users\jlee\Documents\GLSD Architects (Corp)_files\revit\GLSD Corporate Revit Files\Self Storage - Lee County FL\22000 Rev 2 CKW\22000 Rev 2 CKW_central_jlee.rvt


OVERALL FLOOR PLAN
SCALE: 1" = 20'-0"
WALL LEGEND
WALL TAG
WALL ASSEMBLIES
WALL HEIGHTS
STUD CHART
SPECIALTY NOTES
GENERAL WALL NOTES
PRELIMINARY NOT FOR CONSTRUCTION
GEIS COMPANIES
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www.geisco.net
CORKSCREW PINES
SELF STORAGE
BUILDING 2
LEE COUNTY, FLORIDA
OVERALL FLOOR PLAN
A-100
Drawn By JL —
Checked By BK—
Project Number 00.00.000
NOTICE
DATES AND REVISIONS
MM-DD-YYYY
DESCRIPTION



ENLARGED FLOOR PLAN
SCALE: 1/8" = 1'-0"

1
A-101

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NOT FOR CONSTRUCTION

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Streetsboro, Ohio 44241
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Checked By BK
Project Number 88.46.888

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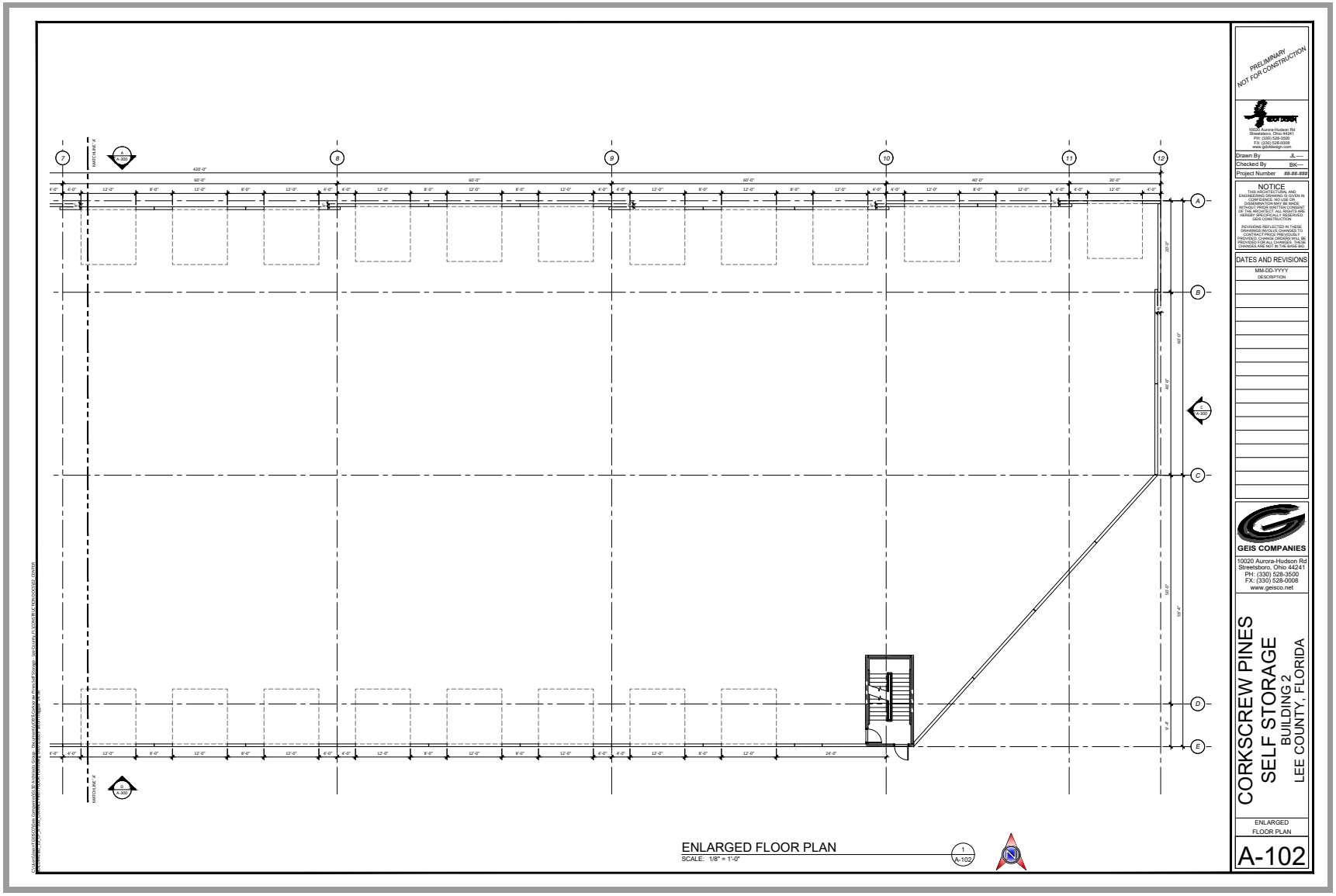
DATES AND REVISIONS

MM-DD-YYYY	DESCRIPTION

CORKSCREW PINES
SELF STORAGE
BUILDING 2
LEE COUNTY, FLORIDA

ENLARGED FLOOR PLAN

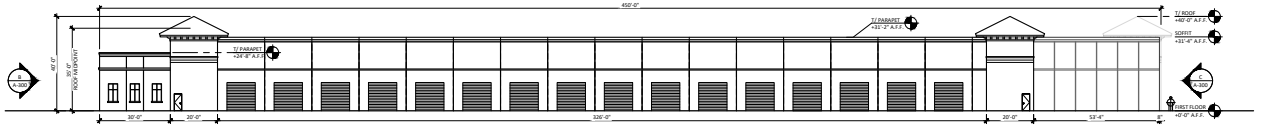
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Checked By BK---
Project Number 88-88-888
NOTICE
DATES AND REVISIONS
MM-DD-YYYY
DESCRIPTION
CORKSCREW PINES
SELF STORAGE
BUILDING 2
LEE COUNTY, FLORIDA
ENLARGED
FLOOR PLAN
A-102
ENLARGED FLOOR PLAN
SCALE: 1/8" = 1'-0"

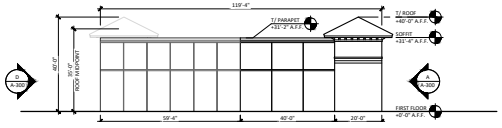
MATERIAL LEGEND

1	PAINT SHERWIN WILLIAMS "EXTRA WHITE" #SW7006
2	PAINT SHERWIN WILLIAMS "SEAL SKIN" #SW7675
3	PAINT SHERWIN WILLIAMS "NATURAL TAN" #SW7049
4	PAINT SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037
5	PAINT SHERWIN WILLIAMS "VAN DYKE BROWN" #SW7041
6	TILCOR ROOF STYLE: ANTICA, COLOR: CEDAR
7	STOREFRONT KAWNEER - DARK BRONZE
8	PAINT - DOOR SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037

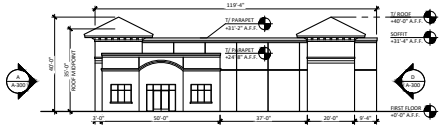
NOTE:
1). "T" = TEMPERED
2). "S" = SPANDREL
3). TILT-WALL PAINT:
FIRST COAT: SHERWIN WILLIAMS LOXON PRIMER
SECOND COAT: SHERWIN WILLIAMS A-100 ACRYLIC PAINT
THIRD COAT: SHERWIN WILLIAMS A-100 ACRYLIC PAINT
4). ALL TILT-WALL PANEL JOINTS TO RECEIVED ONE-PART POLYURETHANE CAULK COMPATIBLE WITH ADJACENT PAINT SYSTEMS



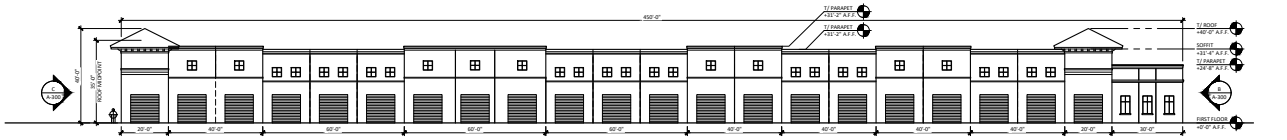
SOUTH ELEVATION
SCALE: 1" = 20'



EAST ELEVATION
SCALE: 1" = 20'



WEST ELEVATION
SCALE: 1" = 20'



NORTH ELEVATION
SCALE: 1" = 20'

PRELIMINARY
NOT FOR CONSTRUCTION

ROOF DESIGN
10020 Aurora-Hudson Rd
Streetsboro, Ohio 44241
PH: (330) 528-3500
FX: (330) 528-0008
www.geisdesign.com

Drawn By JL—
Checked By BK—
Project Number 22-22-222

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DATES AND REVISIONS

MM-DD-YYYY DESCRIPTION

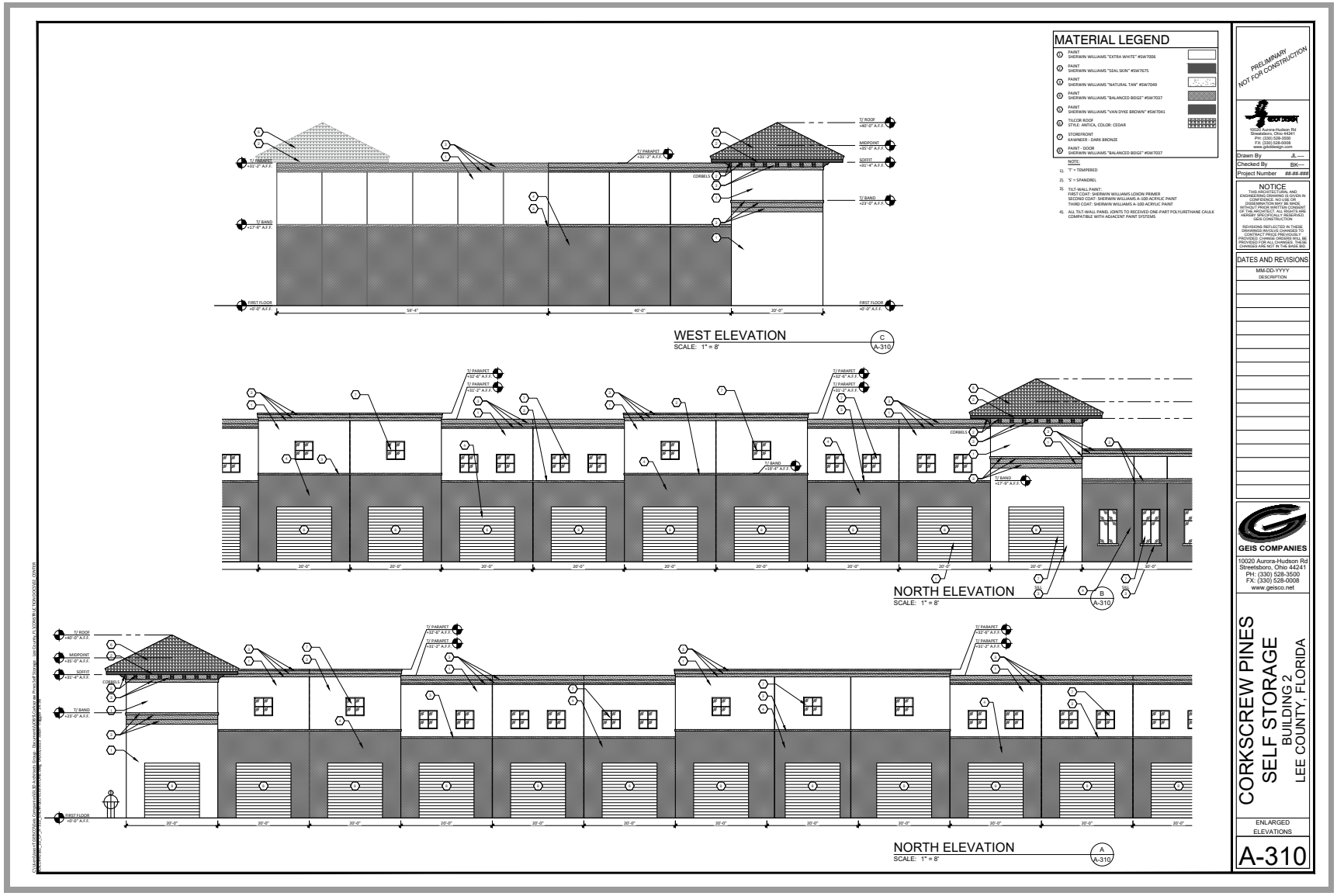
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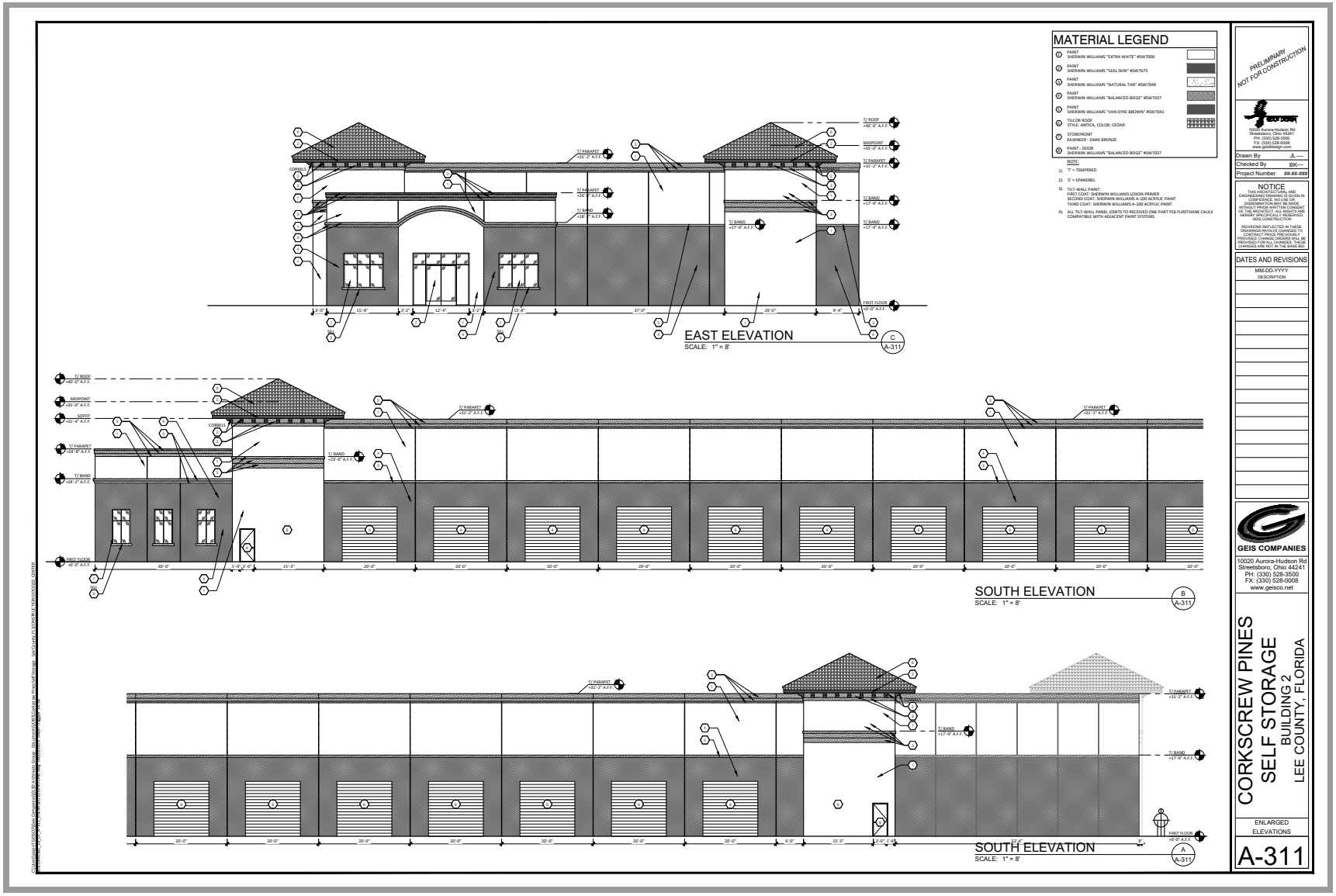
CORKSCREW PINES
SELF STORAGE
BUILDING 2
LEE COUNTY, FLORIDA

ELEVATIONS

A-300

C:\Users\bkuhn\Documents\Projects\Corkscrew Pines\Corkscrew Pines_Building 2_bkuhn@geisco.net.rvt


MATERIAL LEGEND
1 PAINT SHERWIN WILLIAMS "EXTRA WHITE" #SW7006
2 PAINT SHERWIN WILLIAMS "SEAL SKIN" #SW7675
3 PAINT SHERWIN WILLIAMS "NATURAL TAN" #SW7049
4 PAINT SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037
5 PAINT SHERWIN WILLIAMS "VAN DYKE BROWN" #SW7041
6 TILCOR ROOF STYLE: ANTICA, COLOR: CEDAR
7 STONEFRONT KAVANEER - DARK BRONZE
8 PAINT - DOOR SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037
NOTE:
1). "T" = TEMPERED
2). "S" = SPANDREL
3). TILT-WALL PAINT:
FIRST COAT: SHERWIN WILLIAMS LOXON PRIMER
SECOND COAT: SHERWIN WILLIAMS A-100 ACRYLIC PAINT
THIRD COAT: SHERWIN WILLIAMS A-100 ACRYLIC PAINT
4). ALL TILT-WALL PANEL JOINTS TO RECEIVED ONE-PART POLYURETHANE CAULK COMPATIBLE WITH ADJACENT PAINT SYSTEMS
T/ ROOF +40'-0" A.F.F.
MIDPOINT +35'-0" A.F.F.
SOFFIT +31'-4" A.F.F.
T/ PARAPET +32'-6" A.F.F.
T/ PARAPET +31'-2" A.F.F.
T/ BAND +17'-0" A.F.F.
CORBELS
FIRST FLOOR +0'-0" A.F.F.
59'-4"
40'-0"
20'-0"
WEST ELEVATION
SCALE: 1" = 8'
C
A-310
NORTH ELEVATION
SCALE: 1" = 8'
B
A-310
NORTH ELEVATION
SCALE: 1" = 8'
A
A-310
PRELIMINARY NOT FOR CONSTRUCTION
GEIS COMPANIES
10020 Aurora-Hudson Rd
Streetsboro, Ohio 44241
PH: (330) 528-3500
FX: (330) 528-0008
www.geisco.net
Drawn By JL
Checked By BK
Project Number 22-22-333
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DATES AND REVISIONS
MM-DD-YYYY
DESCRIPTION
CORKSCREW PINES
SELF STORAGE
BUILDING 2
LEE COUNTY, FLORIDA
ENLARGED ELEVATIONS
A-310


MATERIAL LEGEND
1 PAINT SHERWIN WILLIAMS "EXTRA WHITE" #SW7006
2 PAINT SHERWIN WILLIAMS "SEAL SKIN" #SW7675
3 PAINT SHERWIN WILLIAMS "NATURAL TAN" #SW7049
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EAST ELEVATION
SCALE: 1" = 8'
SOUTH ELEVATION
SCALE: 1" = 8'
SOUTH ELEVATION
SCALE: 1" = 8'
PRELIMINARY NOT FOR CONSTRUCTION
GEIS COMPANIES
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www.geisco.net
Drawn By JL
Checked By BK
Project Number 22-22-222
NOTICE
DATES AND REVISIONS
MM-DD-YYYY
DESCRIPTION
CORKSCREW PINES
SELF STORAGE
BUILDING 2
LEE COUNTY, FLORIDA
ENLARGED ELEVATIONS
A-311

NEW FACILITY
FOR
CORKSCREW PINES SELF STORAGE BLDG 3

SITUATED IN THE VILLAGE OF ESTERO
LEE COUNTY, FLORIDA

VICINITY MAP - NOT TO SCALE



ARCHITECTURAL SYMBOL LEGEND

WALL/ PARTITION TAG
WINDOW/ GLAZING TAG
DOOR TAG
EXTERIOR FINISH/ MATERIAL KEYNOTE
SECTION CUT LABEL
ELEVATION LABEL
DETAIL CALLOUT
INTERIOR ELEVATION LABEL
ELEVATION/ DATUM POINT
ROOM LABEL
ENLARGED DETAIL/ VIEW CALLOUT
FINISH TAG
REVISION CLOUD
REVISION TAG
COLUMN GRID - FACE OF EXTERIOR WALLS (BUILDING CORNERS)
CEILING TAG
COLUMN GRID - CENTER OF STRUCTURAL COLUMNS
EQUIPMENT TAG

ABBREVIATIONS INDEX

ACT.	= ACOUSTICAL CEILING TILE	GA.	= GAUGE	PRTN.	= PARTITION
ADA	= AMERICANS WITH DISABILITIES ACT	GAL.	= GALLON	P.S.F.	= POUNDS PER SQUARE FOOT
A.F.F.	= ABOVE FINISH FLOOR	GALV.	= GALVANIZED	P.S.I.	= POUNDS PER SQUARE INCH
ALT.	= ALTERNATE	GEN.	= GENERAL		
ALUM.	= ALUMINUM	GYP. BD.	= GYPSUM BOARD	PVC	= POLYVINYL CHLORIDE
ANOD.	= ANODIZED			PVMT.	= PAVEMENT
APPROX.	= APPROXIMATELY	H	= HIGH	QTY.	= QUANTITY
ARCH.	= ARCHITECT / ARCHITECTURAL	H.B.	= HOSE BIB		
AVG.	= AVERAGE	H/C	= HANDICAP	R.	= RADIUS
		HOR.	= HORIZONTAL	R.	= RISER
B.F.F.	= BELOW FINISH FLOOR	H.P.	= HIGH POINT	RAD.	= RADIUS
B.F.G.	= BELOW FINISH GRADE	HR.	= HOUR	R.P.	= REFLECTED CEILING PLAN
BLDG.	= BUILDING	HT.	= HEIGHT	R.A.	= ROOF DRAIN
B.O.	= BOTTOM OF	HVAC	= HEATING VENTILATION AIR CONDITIONING	REINF.	= REINFORCED
BRG.	= BEARING	H.W.	= HOT WATER	REINF.	= REINFORCED
		H.W.R.	= HOT WATER RETURN	REQ.	= REQUIRED / REQUIREMENT
C/C	CENTER TO CENTER			REV.	= REVISION
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CONT.	= CONTINUOUS	LAV.	= LAVATORY	SHWR.	= SHOWER
		LBS.	= POUNDS	SIM.	= SIMILAR
D.	= DEPTH	LF.	= LINEAR FOOT	SPEC.	= SPECIFICATION
DBL.	= DOUBLE	L.L.H.	= LONG LEG HORIZONTAL	SPECS.	= SPECIFICATIONS
D.F.	= DRINKING FOUNTAIN	L.L.V.	= LONG LEG VERTICAL	SQ.	= SQUARE
DEPT.	= DEPARTMENT	L.T.	= LAUNDRY TRAY	SQ.FT.	= SQUARE FEET
DIA.	= DIAMETER			S.S.	= STAINLESS STEEL
DIM.	= DIMENSION	MAX.	= MAXIMUM	STD.	= STANDARD
DN.	= DOWN	M.B.	= MOP BASIN	STL.	= STEEL
D.O.	= DOOR OPENING	MECH.	= MECHANICAL	STRUCT.	= STRUCTURAL
D.S.	= DOWN SPOUT	MEZZ.	= MEZZANINE	SUSP.	= SUSPENDED
DTL.	= DETAIL	MFG.	= MANUFACTURING	S.Y.	= SQUARE YARD
D.W.	= DISHWASHER	MFR.	= MANUFACTURER	SYM.	= SYMMETRICAL
DWG.	= DRAWING	MIN.	= MINIMUM		
DWGS.	= DRAWINGS	MISC.	= MISCELLANEOUS	T&B	= TOP AND BOTTOM
		M.J.	= MASONRY JOINT	T&G	= TONGUE AND GROOVE
E.	= EAST	M.O.	= MASONRY OPENING	T.B.D.	= TO BE DETERMINED
EA.	= EACH	MTD.	= MOUNTED	TEL.	= TELEPHONE
EIFS	= EXTERIOR INSULATION AND FINISH SYSTEM	MTL.	= METAL	TEMP.	= TEMPERED
				THK.	= THICK / THICKNESS
E.J.	= EXPANSION JOINT	N	= NORTH	TLT.	= TOILET
EL.	= ELEVATION	N/A	= NOT APPLICABLE	T.O.	= TOP OF
ELEC.	= ELECTRICAL	N.E.C.	= NATIONAL ELECTRIC CODE	T.P.	= TOILET PAPER
ELEV.	= ELEVATION	N.I.C.	= NOT IN CONTRACT	TYP.	= TYPICAL
ELVTR.	= ELEVATOR	NO.	= NUMBER	U.L.	= UNDERWRITERS LABORATORIES
ENG.	= ENGINEERING / ENGINEERED / ENGINEER	NOM.	= NOMINAL	U.N.O.	= UNLESS NOTED OTHERWISE
EQ.	= EQUAL	N.T.S.	= NOT TO SCALE	UR.	= URINAL
E.R.	= EXISTING TO REMAIN				
E.W.	= EACH WAY	O/	= ON / OVER		
EWC.	= ELECTRIC WATER COOLER	O.A.	= OVERALL	VCT	= VINYL COMPOSITION TILE
EX.	= EXISTING	O.C.	= ON CENTER	VERT.	= VERTICAL
EXH	= EXHAUST	O.D.	= OUTSIDE DIAMETER	VEST.	= VESTIBULE
EXP.	= EXPANSION	OPNG.	= OPENING	V.I.F.	= VERIFY IN FIELD
EXST.	= EXISTING	OPP.	= OPPOSITE		
EXTR.	= EXTERIOR	OVHD.	= OVERHEAD	W	= WEST
				W	= WIDTH
F.D.	= FLOOR DRAIN	P.C.	= PLUMBING CONTRACTOR	W/	= WITH
F.E.	= FIRE EXTINGUISHER	PERF.	= PERFORATED	W/O	= WITHOUT
F.E.C.	= FIRE EXTINGUISHER CABINET	PERP.	= PERPENDICULAR	W.C.	= WATER CLOSET
		PL.	= PLATE	WD.	= WOOD
F.F.	= FINISH FLOOR	P.L.	= PROPERTY LINE	WT.	= WEIGHT
FIN.	= FINISHED	PLAM.	= PLASTIC LAMINATE	W.W.F.	= WELDED WIRE FABRIC
FIXT.	= FIXTURE	PLBG.	= PLUMBING	W.W.M.	= WELDED WIRE MESH
FLR.	= FLOOR	PLYWD.	= PLYWOOD		
FND.	= FOUNDATION	PNL.	= PANEL		
F.O.	= FINISH OPENING	PREFAB	= PREFABRICATED		
F.P.H.B.	= FROST PROOF HOSE BIBB	PROJ.	= PROJECT		
F.R.T.	= FIRE RETARDANT TREATED	PROJ.	= PROJECTION		
FT.	= FOOT / FEET	PROP.	= PROPOSED		

MATERIALS INDEX

BRICK VENEER
CONCRETE
CONCRETE BLOCK
EARTH/ BACK FILL
GYPSUM
GYPSUM BOARD/ DRYWALL
INSULATION BATT
INSULATION RIGID
PLYWOOD
STEEL
SAND OR FILL
STUCCO

GENERAL

G-100	TITLE SHEET
G-110	CODE DATA SHEET

CIVIL

C100	TITLE SHEET
C101	DEMOLITION PLAN
C102	SITE PLAN
C103	UTILITY PLAN

LANDSCAPE

STRUCTURAL

ARCHITECTURAL

A-001	ARCHITECTURAL SITE PLAN
A-100	OVERALL FLOOR PLAN
A-300	OVERALL ELEVATIONS
A-310	ENLARGED ELEVATIONS
A-311	ENLARGED ELEVATIONS

PLUMBING

MECHANICAL

ELECTRICAL

FIRE SUPPRESSION

FIRE ALARM DRAWINGS TO BE SUBMITTED UNDER SEPARATE COVER
SPRINKLER DRAWINGS TO BE SUBMITTED UNDER SEPARATE COVER

DEFERRED SUBMITTALS

REFER ALSO TO PROJECT SPECIFICATION MANUAL

MECHANICAL, PLUMBING

GLSD ARCHITECTS
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CONTACT: JEN DIASIO, R.A.

CIVIL

PHONE: 330-329-2037

STRUCTURAL

ARCHITECTURAL SEAL

I HEREBY CERTIFY THAT THE PORTION OF THE SUBMISSION NOT MARKED OTHERWISE WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THIS STATE.

SIGNATURE DATE
PRINT NAME
REGISTRATION NO. EXPIRATION DATE

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Drawn By JL
Checked By BK
Project Number 22-22-222

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DATES AND REVISIONS

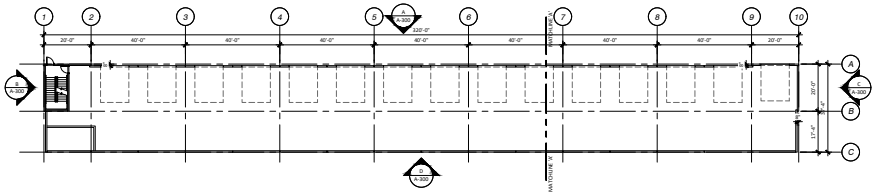
MM-DD-YYYY DESCRIPTION

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FX: (330) 528-0008
www.geisco.net

CORKSCREW PINES
SELF STORAGE
BUILDING 3
LEE COUNTY, FLORIDA

TITLE SHEET

G-100



OVERALL FLOOR PLAN
SCALE: 1" = 20'-0"

WALL LEGEND

WALL TAG
= WALL ASSEMBLY NUMBER
= WALL HEIGHTS
@ = SPECIALTY NOTE TAG

WALL ASSEMBLIES

1. FACE OF MASS WALL; 2 1/2" METAL STUD FRAMING @ 16" O.C.; R-10 MIN. RIGID INSULATION; AIR SPACE; 5/8" GYP. BD.
2. 1 5/8" METAL STUD FRAMING @ 16" O.C.; FACE OF MASS WALL; 5/8" GYP. BD.
3. R-11 SOUND BATT INSULATION; 5/8" GYP. BD.; 3 5/8" METAL STUD FRAMING @ 16" O.C.; 5/8" GYP. BD.
4. R-11 SOUND BATT INSULATION; 3 5/8" METAL STUD FRAMING @ 16" O.C.; 5/8" GYP. BD.
5. 5/8" GYP. BD.; R-11 SOUND BATT INSULATION; 6" METAL STUD FRAMING @ 16" O.C.; 5/8" GYP. BD.
6. R-11 SOUND BATT INSULATION; 6" METAL STUD FRAMING @ 16" O.C.; 5/8" GYP. BD.
7. SEE STRUCTURAL DWGS FOR MASONRY REINFORCING; 9GA. WIRE REINFORCING IN BED JOINTS @ 16" O.C.; CMU BLOCK; SOLID MASONRY PIER (SHAPE LOCATE PER PLAN; FILL HEAD JOINTS (TYP.)
8. SEE STRUCTURAL DWGS FOR MASONRY REINFORCING; BACKER ROD AND SEALANT; PRE-TENSIONED REINFORCING; R-20 EPS FOAM BILLETS; PRE-CAST CONCRETE PANELS

WALL HEIGHTS

A	=	8'-0" A.F.F.	E	=	
B	=	9'-0" A.F.F.	F	=	
C	=	10'-0" A.F.F.	G	=	
D	=	DECK ABOVE	H	=	

STUD CHART

DEPTH	STYLE	FLANGE	MILS	YIELD
600	S	162	43	(33 KSI)

STYLE: S=STUD J=JOIST T=TRACK R=TURNING CHANNEL

NOTE: DEPTH AND FLANGE ARE NOTED IN 1/100"

SIZES BASED ON SSMA TECHNICAL GUIDE

DETAILS ACCORDING TO ICC-ES#IR0649

VALUE-ENGINEERED EQ-SERIES MAY BE ACCEPTED UPON ALTERNATE SUBMITTAL

L/120 DEFLECTION UNLESS NOTED OTHERWISE

GAUGE
18 MILS = 25 GA.
22 MILS = 22 GA.
30 MILS = 20 GA.
33 MILS
54 MILS = 20 GA.
43 MILS = 18 GA.
54 MILS = 16 GA.
68 MILS = 14 GA.
97 MILS = 12 GA.
118 MILS = 10 GA.

ALLOWABLE STUD HEIGHTS

≤ 12'-2" = 362S125-18 (33 KSI)	≤ 23'-3" = 600S125-30 (33 KSI)
≤ 16'-0" = 362S125-27 (33 KSI)	≤ 25'-2" = 600S125-33 (33 KSI)
≤ 17'-7" = 362S125-30 (33 KSI)	≤ 30'-0" = 600S125-43 (33 KSI)
≤ 18'-11" = 362S125-33 (33 KSI)	≤ 35'-5" = 600S125-54 (50 KSI)
≤ 21'-11" = 362S125-43 (33 KSI)	≤ 37'-8" = 600S125-68 (50 KSI)
≤ 23'-5" = 362S125-54 (50 KSI)	≤ 44'-4" = 800S125-54 (50 KSI)
≤ 25'-1" = 362S125-68 (50 KSI)	

SPECIALTY NOTES

-W	=	PROVIDE MOISTURE RESISTANT GYP. BD.
-1H	=	1 HOUR FIRE RATED CONSTRUCTION
-S	=	SOUND BOARD

GENERAL WALL NOTES

PROVIDE DEFLECTION ASSEMBLY AT ALL WALLS TO DECK

SEE STRUCTURAL DRAWINGS FOR DECK DEFLECTION CRITERIA.

PROVIDE COAT ROD AND SHELF AT ALL CLOSETS (U.N.O.)

PROVIDE AND INSTALL EXPANSION JOINTS AT ALL BUILDING EXPANSION JOINTS, WHERE GYP. BD. ASSEMBLIES TERMINATE AT PRECAST, AND AT ANY OTHER LOCATIONS SUBJECT TO MOVEMENT

INSTALL CONTROL JOINTS IN ACCORDANCE WITH GYPSUM ASSOCIATION RECOMMENDATIONS AND DETAILS

PROVIDE MOISTURE RESISTANT GYP. BD. AT ALL EXTERIOR WALLS, TOILET ROOMS AND WET AREAS WHETHER NOTED OR NOT.

PROVIDE BACKING AND BLOCKING FOR ALL TOILET ACCESSORIES, PARTITIONS, SHELVING, AND VIDEO SCREENS

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Drawn By JL —
Checked By BK—
Project Number 22-02-2020

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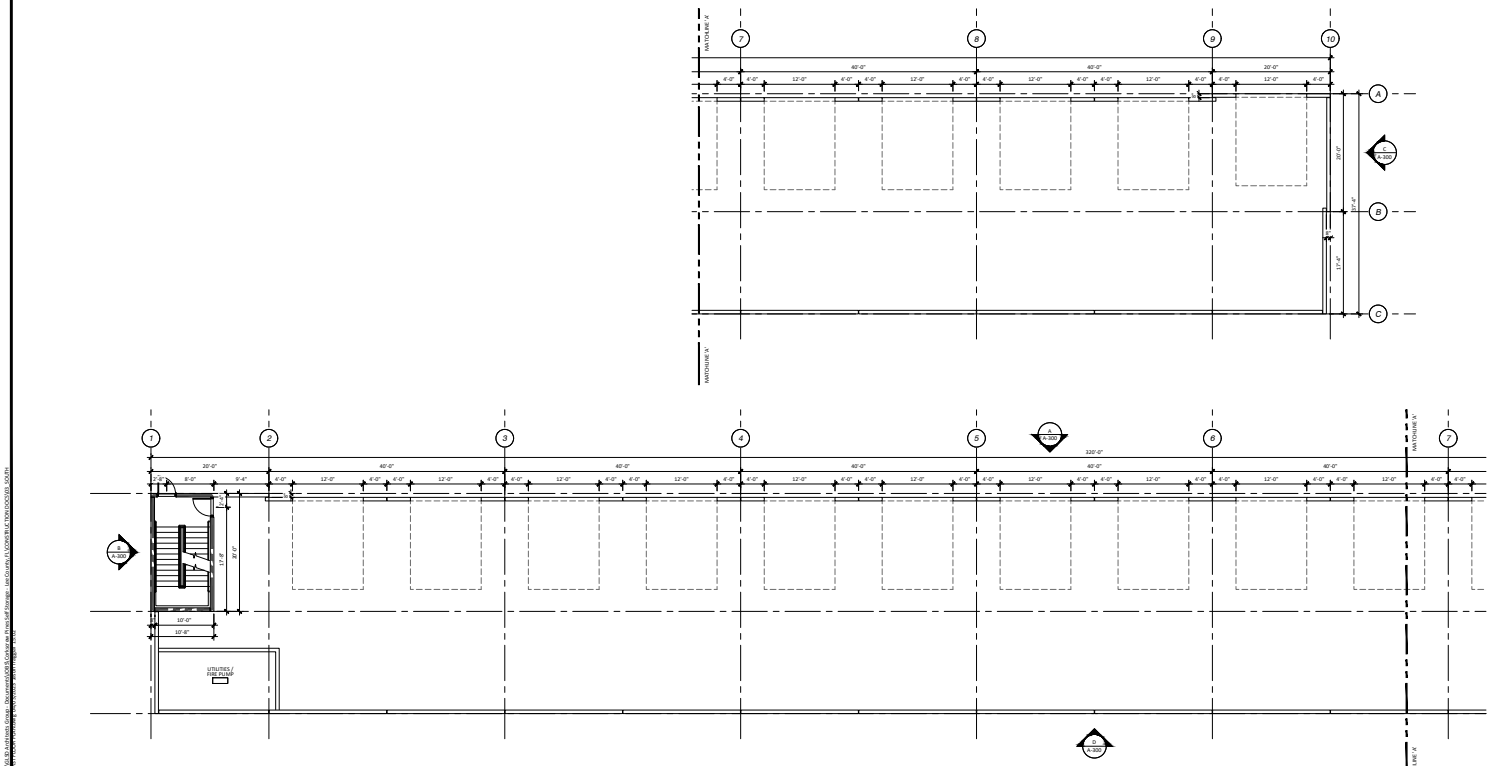
DATES AND REVISIONS

MM-DD-YYYY	DESCRIPTION

CORKSCREW PINES SELF STORAGE
BUILDING 3
LEE COUNTY, FLORIDA

OVERALL FLOOR PLAN

A-100



ENLARGED FLOOR PLAN
SCALE: 1/8" = 1'-0"

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DATES AND REVISIONS

MM-DD-YYYY	DESCRIPTION

CORKSCREW PINES
SELF STORAGE
BUILDING 3
LEE COUNTY, FLORIDA

ENLARGED FLOOR PLAN

A-101

MATERIAL LEGEND

1	PAINT SHERWIN WILLIAMS "EXTRA WHITE" #SW7006
2	PAINT SHERWIN WILLIAMS "SEAL SKIN" #SW7675
3	PAINT SHERWIN WILLIAMS "NATURAL TAN" #SW7049
4	PAINT SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037
5	PAINT SHERWIN WILLIAMS "VAN DYKE BROWN" #SW7041
6	TILCOR ROOF STYLE: ANTICA, COLOR: CEDAR
7	STOREFRONT KAWNEER - DARK BRONZE
8	PAINT - DOOR SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037

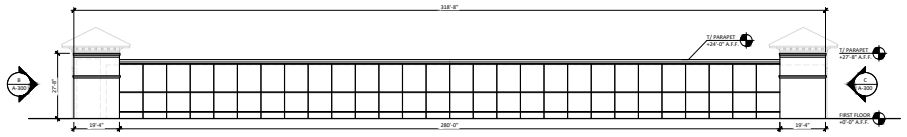
NOTE:

1). "T" = TEMPERED

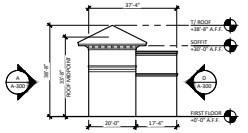
2). "S" = SPANDREL

3). TILT-WALL PAINT:
FIRST COAT: SHERWIN WILLIAMS LOXON PRIMER
SECOND COAT: SHERWIN WILLIAMS A-100 ACRYLIC PAINT
THIRD COAT: SHERWIN WILLIAMS A-100 ACRYLIC PAINT

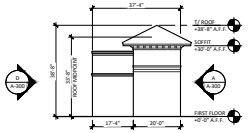
4). ALL TILT-WALL PANEL JOINTS TO RECEIVED ONE-PART POLYURETHANE CAULK COMPATIBLE WITH ADJACENT PAINT SYSTEMS



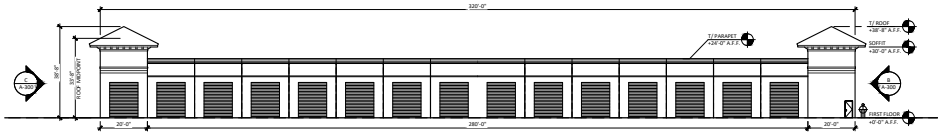
SOUTH ELEVATION
SCALE: 1" = 20'



WEST ELEVATION
SCALE: 1" = 20'



EAST ELEVATION
SCALE: 1" = 20'



NORTH ELEVATION
SCALE: 1" = 20'

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Checked By BK—
Project Number 88-88-888

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DATES AND REVISIONS

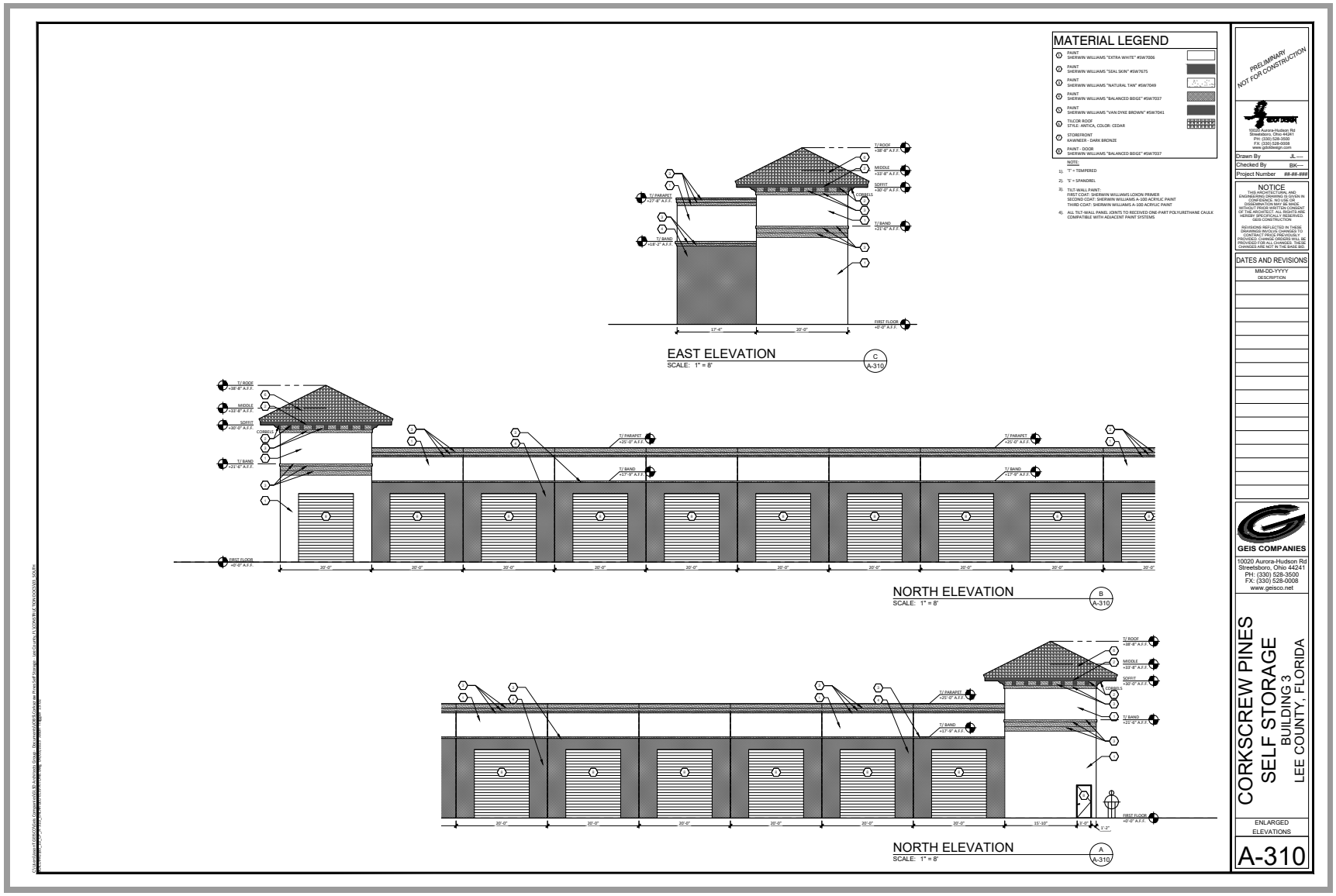
MM-DD-YYYY	DESCRIPTION

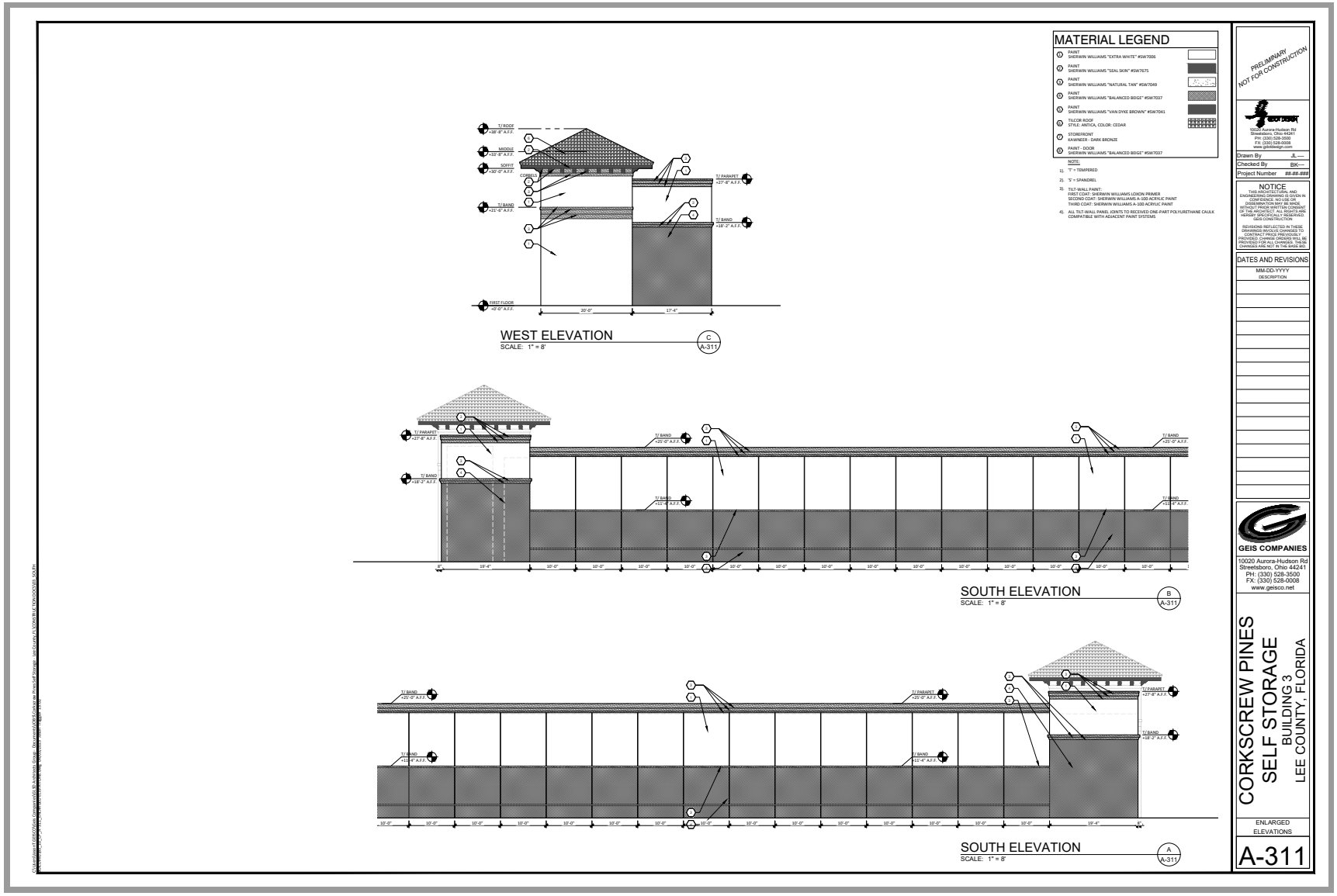
GEIS COMPANIES

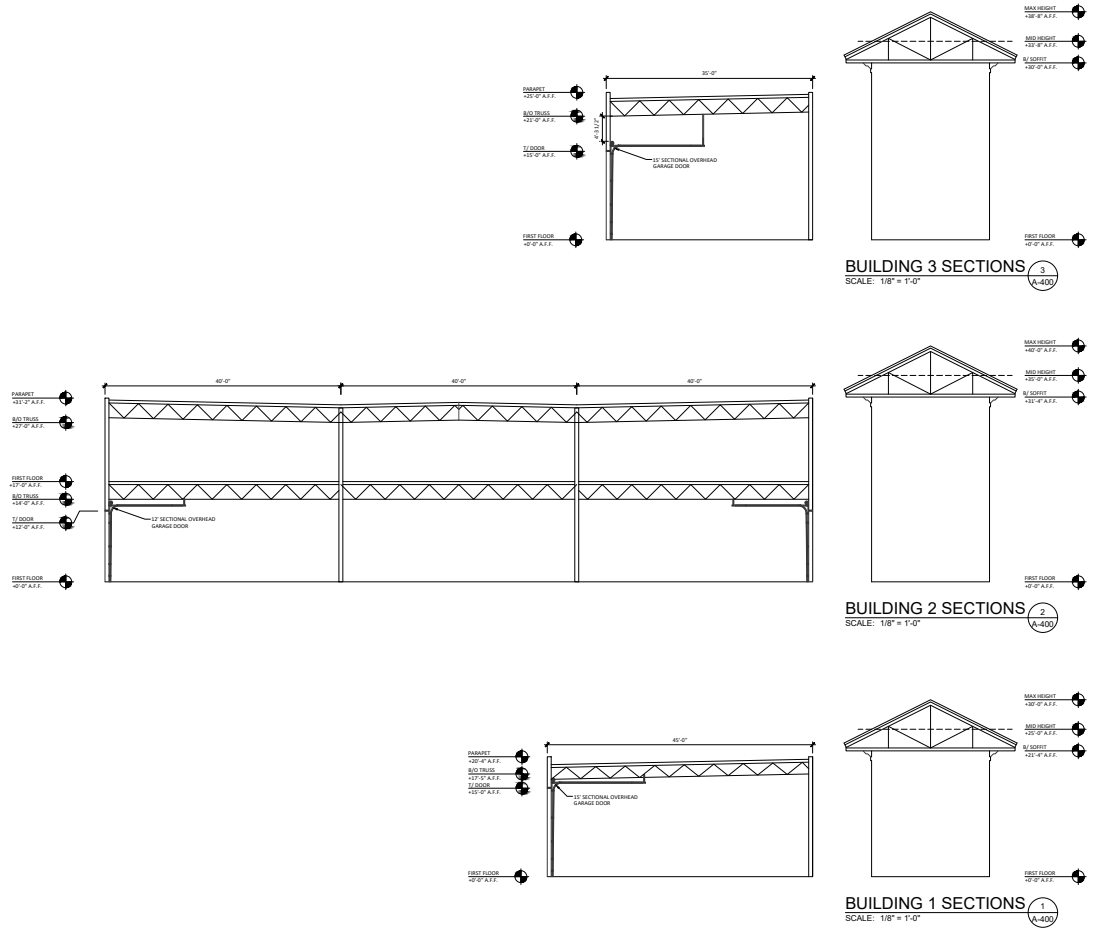
CORKSCREW PINES
SELF STORAGE
BUILDING 3
LEE COUNTY, FLORIDA

ELEVATIONS

A-300


MATERIAL LEGEND
1 PAINT SHERWIN WILLIAMS "EXTRA WHITE" #SW7006
2 PAINT SHERWIN WILLIAMS "SEAL SKIN" #SW7675
3 PAINT SHERWIN WILLIAMS "NATURAL TAN" #SW7049
4 PAINT SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037
5 PAINT SHERWIN WILLIAMS "VAN DYKE BROWN" #SW7041
6 TILCOR ROOF STYLE: ANTICA, COLOR: CEDAR
7 STOREFRONT KAWNEER - DARK BRONZE
8 PAINT - DOOR SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037
NOTE:
1). "T" = TEMPERED
2). "S" = SPANDREL
3). TILT-WALL PAINT:
FIRST COAT: SHERWIN WILLIAMS LOXON PRIMER
SECOND COAT: SHERWIN WILLIAMS A-100 ACRYLIC PAINT
THIRD COAT: SHERWIN WILLIAMS A-100 ACRYLIC PAINT
4). ALL TILT-WALL PANEL JOINTS TO RECEIVED ONE-PART POLYURETHANE CAULK COMPATIBLE WITH ADJACENT PAINT SYSTEMS
T/ ROOF +38'-8" A.F.F.
MIDDLE +33'-8" A.F.F.
SOFFIT +30'-0" A.F.F.
CORBELS
T/ PARAPET +27'-8" A.F.F.
T/ BAND +21'-6" A.F.F.
T/ BAND +18'-2" A.F.F.
FIRST FLOOR +0'-0" A.F.F.
17'-4"
20'-0"
EAST ELEVATION
SCALE: 1" = 8'
C
A-310
T/ PARAPET +25'-0" A.F.F.
T/ BAND +17'-9" A.F.F.
20'-0"
NORTH ELEVATION
SCALE: 1" = 8'
B
A-310
15'-10"
1'-2"
NORTH ELEVATION
SCALE: 1" = 8'
A
A-310
PRELIMINARY NOT FOR CONSTRUCTION
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Checked By BK—
Project Number 22-22-333
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DATES AND REVISIONS
MM-DD-YYYY
DESCRIPTION
CORKSCREW PINES
SELF STORAGE
BUILDING 3
LEE COUNTY, FLORIDA
ENLARGED ELEVATIONS
A-310


MATERIAL LEGEND
1 PAINT SHERWIN WILLIAMS "EXTRA WHITE" #SW7006
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SOFFIT +32'-0" A.F.F.
CORBEL
T/ PARAPET +27'-8" A.F.F.
T/ BAND +21'-4" A.F.F.
T/ BAND +18'-2" A.F.F.
FIRST FLOOR +0'-0" A.F.F.
20'-0"
17'-4"
WEST ELEVATION
SCALE: 1" = 8'
C
A-311
T/ PARAPET +27'-8" A.F.F.
T/ BAND +25'-0" A.F.F.
T/ BAND +18'-2" A.F.F.
T/ BAND +11'-4" A.F.F.
T/ BAND +10'-4" A.F.F.
10'-4"
10'-0"
8"
SOUTH ELEVATION
SCALE: 1" = 8'
B
A-311
T/ BAND +25'-0" A.F.F.
T/ PARAPET +27'-8" A.F.F.
T/ BAND +18'-2" A.F.F.
T/ BAND +11'-4" A.F.F.
SOUTH ELEVATION
SCALE: 1" = 8'
A
A-311
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DATES AND REVISIONS
MM-DD-YYYY
DESCRIPTION
CORKSCREW PINES
SELF STORAGE
BUILDING 3
LEE COUNTY, FLORIDA
ENLARGED ELEVATIONS
A-311



PRELIMINARY
NOT FOR CONSTRUCTION

GEIS DESIGN
10020 Aurora-Hudson Rd
Streetsboro, Ohio 44241
PH: (330) 528-3500
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www.geisdesign.com

Drawn By ---
Checked By ---
Project Number 22-00-47

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REVISIONS REFLECTED IN THESE DRAWINGS INVOLVE CHANGES TO THE WORK AND ARE NOT TO BE PROVIDED. CHANGE ORDERS WILL BE PROVIDED FOR ALL CHANGES. THESE CHANGES ARE NOT IN THE BASE BID

DATES AND REVISIONS

MM-DD-YYYY	DESCRIPTION

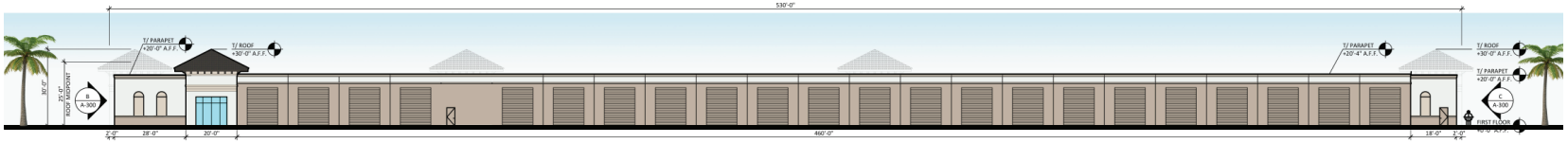
GEIS COMPANIES
10020 Aurora-Hudson Rd
Streetsboro, Ohio 44241
PH: (330) 528-3500
FX: (330) 528-0008
www.geisco.net

CORKSCREW PINES SELF STORAGE

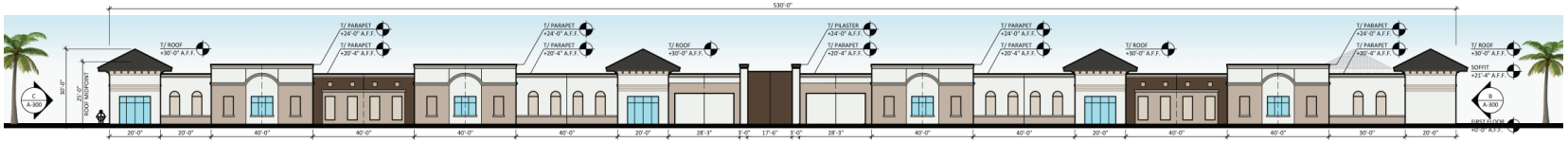
LEE COUNTY, FLORIDA

BUILDING SECTIONS

A-400



SOUTH ELEVATION



NORTH ELEVATION

MATERIAL LEGEND

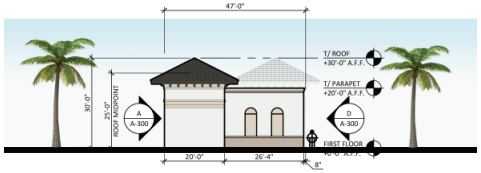
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2. PAINT
   SHERWIN WILLIAMS "SEAL SKIN" #SW7675
3. PAINT
   SHERWIN WILLIAMS "NATURAL TAN" #SW7049
4. PAINT
   SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037
5. PAINT
   SHERWIN WILLIAMS "VAN DYKE BROWN" #SW7041
6. TILCOR ROOF
   STYLE: ANTICA, COLOR: CEDAR
7. STOREFRONT
   KAWNEER - DARK BRONZE
8. PAINT - DOOR
   SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037

NOTE:

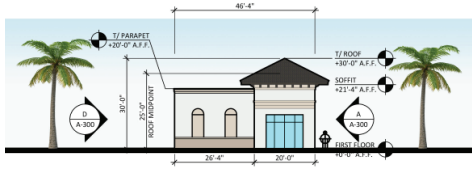
1). "T" = TEMPERED

2). "S" = SPANDREL

3). TILT-WALL PAINT:
FIRST COAT: SHERWIN WILLIAMS LOXON PRIMER
SECOND COAT: SHERWIN WILLIAMS A-100 ACRYLIC PAINT
THIRD COAT: SHERWIN WILLIAMS A-100 ACRYLIC PAINT



EAST ELEVATION



WEST ELEVATION



EXTERIOR PAINT
EXTRA WHITE
SW 7006

EXTERIOR PAINT
SEAL SKIN
SW 7675

EXTERIOR PAINT
NATURAL TAN
SW7567

EXTERIOR PAINT
BALANCED BEIGE
SW 7037

EXTERIOR PAINT
VAN DYKE BROWN
SW7041

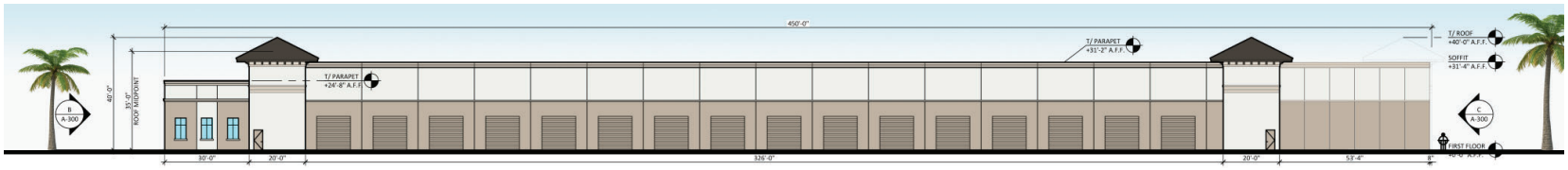
ROOF MATERIAL
TILCOR, ANTICA
CEDAR

WINDOW AND DOOR FRAMES
DARK BRONZE ANODIZED

GEIS COMPANIES

CORKSCREW PINES SELF STORAGE - BUILDING 1

LEE COUNTY, FLORIDA



SOUTH ELEVATION



NORTH ELEVATION

MATERIAL LEGEND

① PAINT
SHERWIN WILLIAMS "EXTRA WHITE" #SW7006

② PAINT
SHERWIN WILLIAMS "SEAL SKIN" #SW7675

③ PAINT
SHERWIN WILLIAMS "NATURAL TAN" #SW7049

④ PAINT
SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037

⑤ PAINT
SHERWIN WILLIAMS "VAN DYKE BROWN" #SW7041

⑥ TILCOR ROOF
STYLE: ANTICA, COLOR: CEDAR

⑦ STOREFRONT
KAWNEER - DARK BRONZE

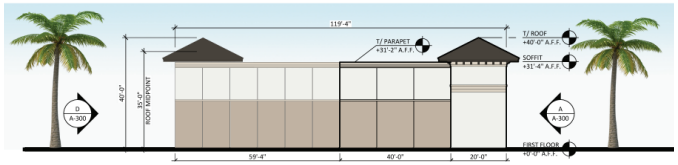
⑧ PAINT - DOOR
SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037

NOTE:

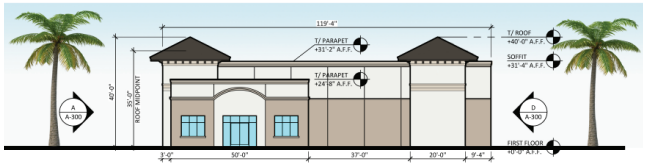
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FIRST COAT: SHERWIN WILLIAMS LOXON PRIMER
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THIRD COAT: SHERWIN WILLIAMS A-100 ACRYLIC PAINT



EAST ELEVATION



WEST ELEVATION



EXTERIOR PAINT
EXTRA WHITE
SW 7006

EXTERIOR PAINT
SEAL SKIN
SW 7675

EXTERIOR PAINT
NATURAL TAN
SW7567

EXTERIOR PAINT
BALANCED BEIGE
SW 7037

EXTERIOR PAINT
VAN DYKE BROWN
SW7041

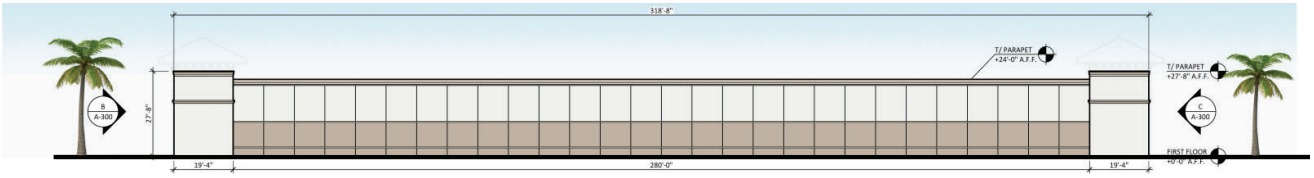
ROOF MATERIAL
TILCOR, ANTICA
CEDAR

WINDOW AND DOOR FRAMES
DARK BRONZE ANODIZED

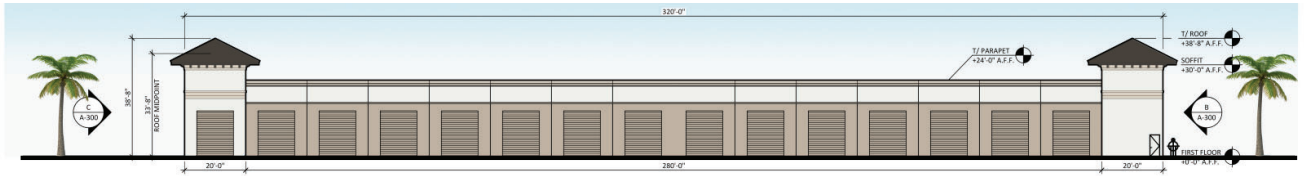
GEIS COMPANIES

CORKSCREW PINES SELF STORAGE - BUILDING 2

LEE COUNTY, FLORIDA



SOUTH ELEVATION



NORTH ELEVATION

MATERIAL LEGEND

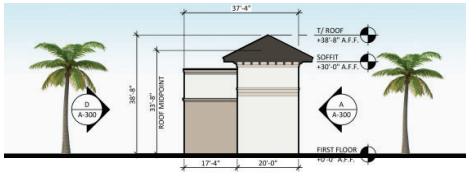
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2. PAINT
SHERWIN WILLIAMS "SEAL SKIN" #SW7675
3. PAINT
SHERWIN WILLIAMS "NATURAL TAN" #SW7049
4. PAINT
SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037
5. PAINT
SHERWIN WILLIAMS "VAN DYKE BROWN" #SW7041
6. TILCOR ROOF
STYLE: ANTICA, COLOR: CEDAR
7. STOREFRONT
KAWNEER - DARK BRONZE
8. PAINT - DOOR
SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037

NOTE:

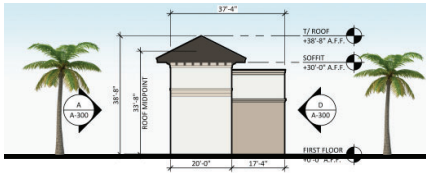
1). 'T' = TEMPERED

2). 'S' = SPANDREL

3). TILT-WALL PAINT:
FIRST COAT: SHERWIN WILLIAMS LOXON PRIMER
SECOND COAT: SHERWIN WILLIAMS A-100 ACRYLIC PAINT
THIRD COAT: SHERWIN WILLIAMS A-100 ACRYLIC PAINT



EAST ELEVATION



WEST ELEVATION



EXTERIOR PAINT
EXTRA WHITE
SW 7006

EXTERIOR PAINT
SEAL SKIN
SW 7675

EXTERIOR PAINT
NATURAL TAN
SW7567

EXTERIOR PAINT
BALANCED BEIGE
SW 7037

EXTERIOR PAINT
VAN DYKE BROWN
SW7041

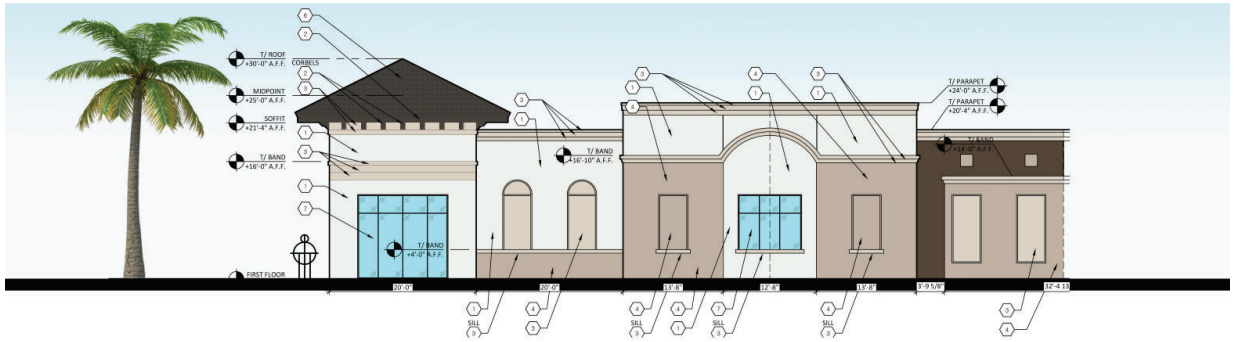
ROOF MATERIAL
TILCOR, ANTICA
CEDAR

WINDOW AND DOOR FRAMES
DARK BRONZE ANODIZED

GEIS COMPANIES

CORKSCREW PINES SELF STORAGE - BUILDING 3

LEE COUNTY, FLORIDA



ENLARGED ELEVATION

MATERIAL LEGEND

1. PAINT
   SHERWIN WILLIAMS "EXTRA WHITE" #SW7006
2. PAINT
   SHERWIN WILLIAMS "SEAL SKIN" #SW7675
3. PAINT
   SHERWIN WILLIAMS "NATURAL TAN" #SW7049
4. PAINT
   SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037
5. PAINT
   SHERWIN WILLIAMS "VAN DYKE BROWN" #SW7041
6. TILCOR ROOF
   STYLE: ANTICA, COLOR: CEDAR
7. STOREFRONT
   KAWNEER - DARK BRONZE
8. PAINT - DOOR
   SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037

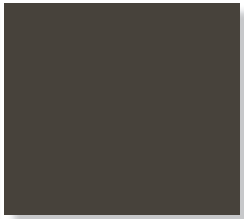
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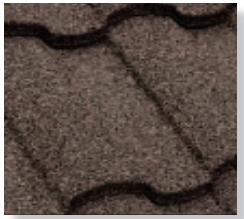
2). 'S' = SPANDREL

3). TILT-WALL PAINT:
FIRST COAT: SHERWIN WILLIAMS LOXON PRIMER
SECOND COAT: SHERWIN WILLIAMS A-100 ACRYLIC PAINT
THIRD COAT: SHERWIN WILLIAMS A-100 ACRYLIC PAINT

EXTERIOR PAINT
EXTRA WHITE
SW 7006

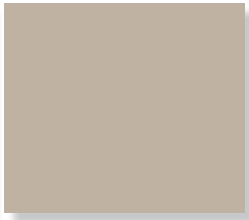


EXTERIOR PAINT
SEAL SKIN
SW 7675

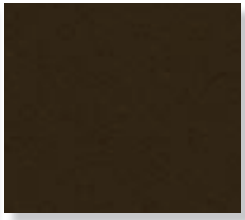


ROOF MATERIAL
TILCOR, ANTICA
CEDAR

EXTERIOR PAINT
NATURAL TAN
SW 7567



EXTERIOR PAINT
BALANCED BEIGE
SW 7037



WINDOW AND DOOR FRAMES
DARK BRONZE ANODIZED

GEIS COMPANIES

CORKSCREW PINES SELF STORAGE - DETAIL ELEVATION

LEE COUNTY, FLORIDA



BUILDING 1 WITH VIEW OF BUILDING 2 IN BACKGROUND

STREET VIEW

MATERIAL LEGEND

① PAINT
SHERWIN WILLIAMS "EXTRA WHITE" #SW7006

② PAINT
SHERWIN WILLIAMS "SEAL SKIN" #SW7675

③ PAINT
SHERWIN WILLIAMS "NATURAL TAN" #SW7049

④ PAINT
SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037

⑤ PAINT
SHERWIN WILLIAMS "VAN DYKE BROWN" #SW7041

⑥ TILCOR ROOF
STYLE: ANTICA, COLOR: CEDAR

⑦ STOREFRONT
KAWNEER - DARK BRONZE

⑧ PAINT - DOOR
SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037

NOTE:

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FIRST COAT: SHERWIN WILLIAMS LOXON PRIMER
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THIRD COAT: SHERWIN WILLIAMS A-100 ACRYLIC PAINT

EXTERIOR PAINT
EXTRA WHITE
SW 7006

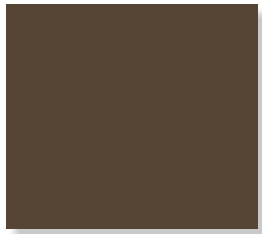


EXTERIOR PAINT
SEAL SKIN
SW 7675

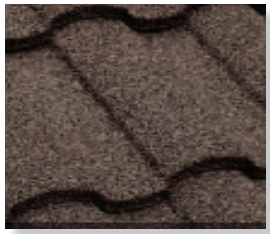
EXTERIOR PAINT
NATURAL TAN
SW7567



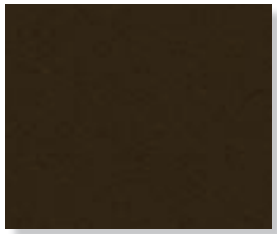
EXTERIOR PAINT
BALANCED BEIGE
SW 7037



EXTERIOR PAINT
VAN DYKE BROWN
SW7041



ROOF MATERIAL
TILCOR, ANTICA
CEDAR

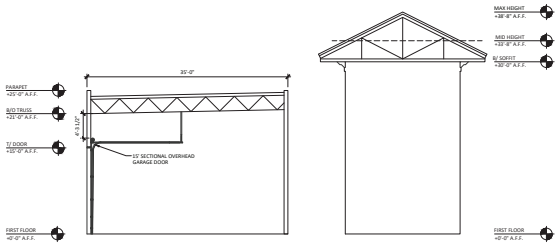


WINDOW AND DOOR FRAMES
DARK BRONZE ANODIZED

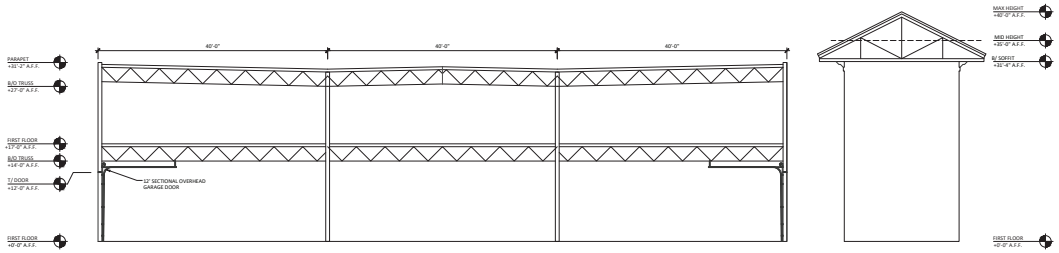
GEIS COMPANIES

CORKSCREW PINES SELF STORAGE- ELEVATION FROM STREET

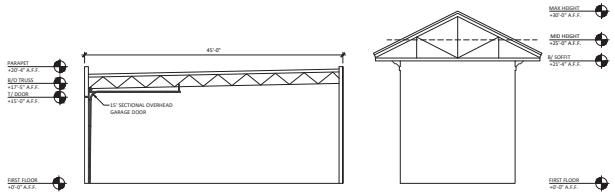
LEE COUNTY, FLORIDA



BUILDING 3 SECTION



BUILDING 2 SECTION



BUILDING 1 SECTION

Flat Roof



Pitched Roof



BUILDING CODE DIAGRAMS

GEIS COMPANIES

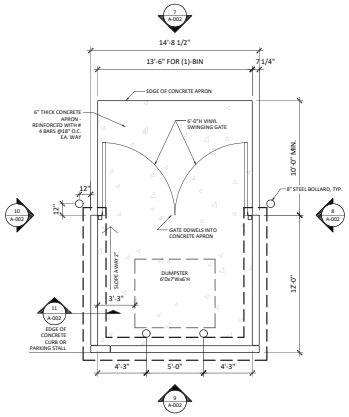
CORKSCREW PINES SELF STORAGE- BUILDING HEIGHTS

LEE COUNTY, FLORIDA

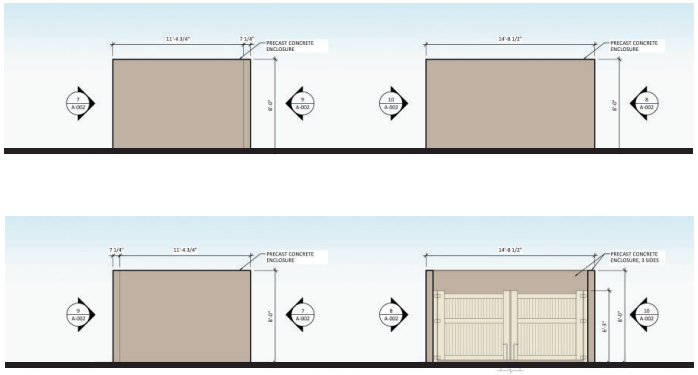


PAINT
BALANCED BEIGE
SW 7037

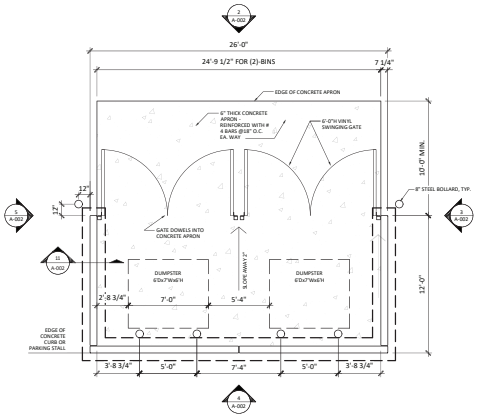
VINYL GATE
COLOR: SANDSTONE



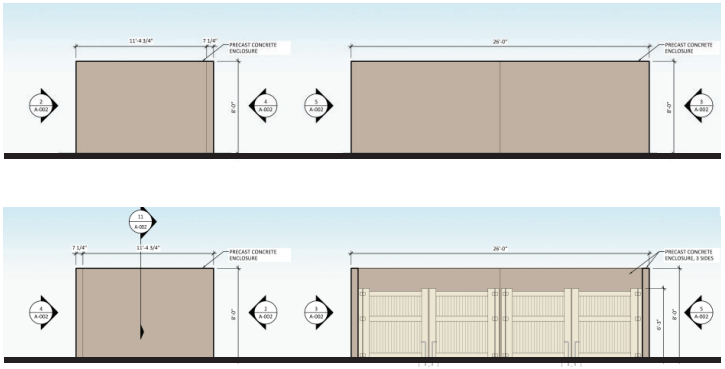
TRASH ENCLOSURE PLAN



TRASH ENCLOSURE ELEVATIONS



TRASH ENCLOSURE PLAN



TRASH ENCLOSURE ELEVATIONS

GEIS COMPANIES

CORKSCREW PINES SELF STORAGE - TRASH ENCLOSURE

LEE COUNTY, FLORIDA



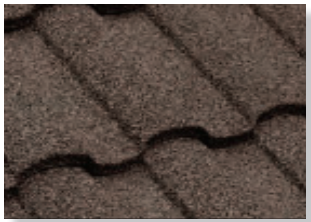
PARAPET

Incorporates wall geometry common to the Mission Revivial style, such as semicircular arches, flanked by horizontal cornice portions on each side

ROOF

Uses 6/12 slope roof with wide overhangs to shade the sides of the building.
Includes exposed rafter elements at roof perimeter to accent the top-of-wall condition







MATERIALS

Roofing material simulates clay tiles that are typical of the Mission Revival style.
Painted precast concrete walls mimic the texture of stucco

GROUND LEVEL

Arched window forms are painted on to the exterior of the building that faces Corkscrew Rd, giving the illusion of decorative ground-level fenestration





GEIS COMPANIES

CORKSCREW PINES SELF STORAGE - MISSION REVIVAL ELEMENTS

LEE COUNTY, FLORIDA



GEIS COMPANIES

CORKSCREW PINES SELF STORAGE - STREET VIEW 1

LEE COUNTY, FLORIDA



GEIS COMPANIES

CORKSCREW PINES SELF STORAGE - STREET VIEW 2

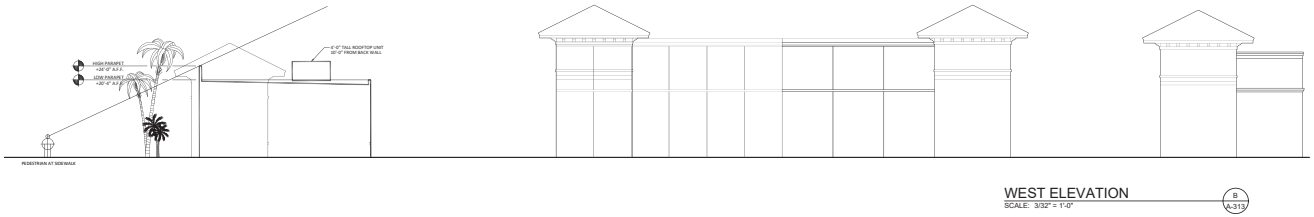
LEE COUNTY, FLORIDA



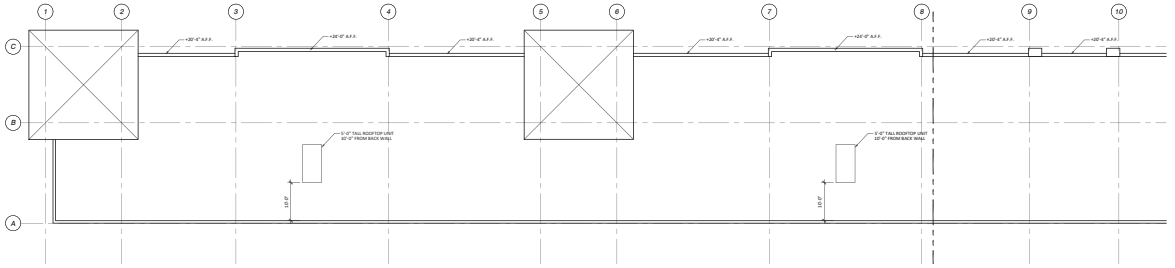
GEIS COMPANIES

CORKSCREW PINES SELF STORAGE - PEDESTRIAN VIEW

LEE COUNTY, FLORIDA



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



PARTIAL ROOF PLAN
SCALE: 3/32" = 1'-0"

GEIS COMPANIES

CORKSCREW PINES SELF STORAGE - WEST SITE ELEVATION - RTU SITE LINE

LEE COUNTY, FLORIDA

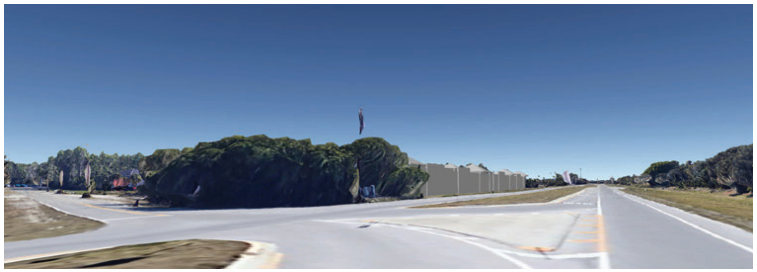




View A - 1000' from Site



View B - 500' from Site



View C - 150' from Site

GEIS COMPANIES

CORKSCREW PINES SELF STORAGE - WEST SITE ELEVATION - RTU SITE LINE

LEE COUNTY, FLORIDA







VIEW D - 1000' FROM SITE



VIEW E - 500' FROM SITE



VIEW F - 150' FROM SITE

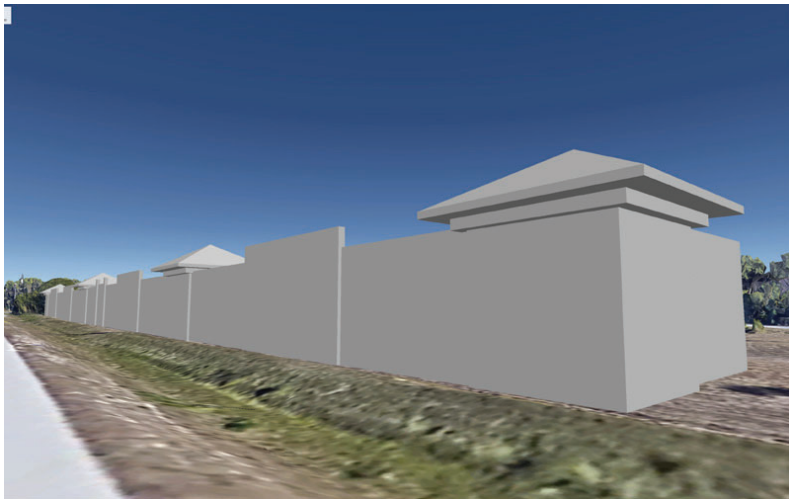
GEIS COMPANIES

CORKSCREW PINES SELF STORAGE - WEST SITE ELEVATION - RTU SITE LINE

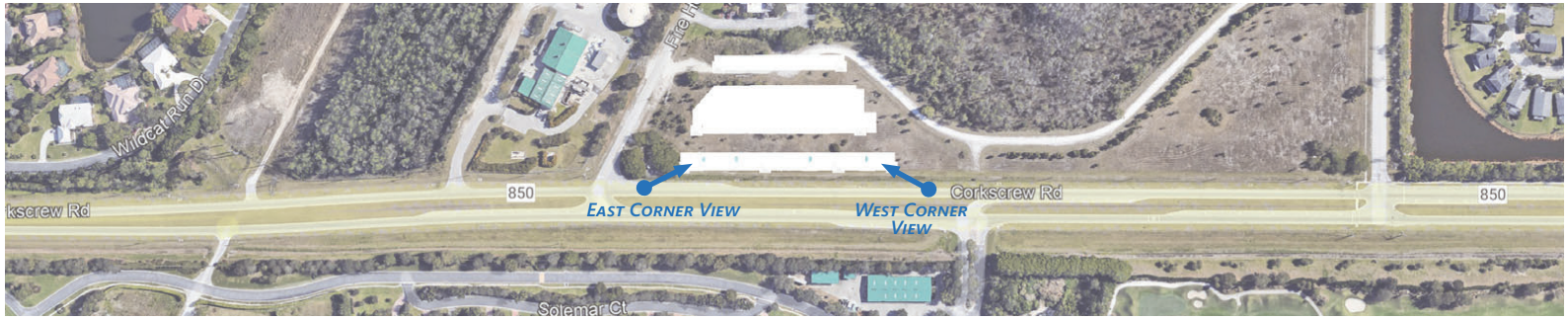
LEE COUNTY, FLORIDA



East Corner View



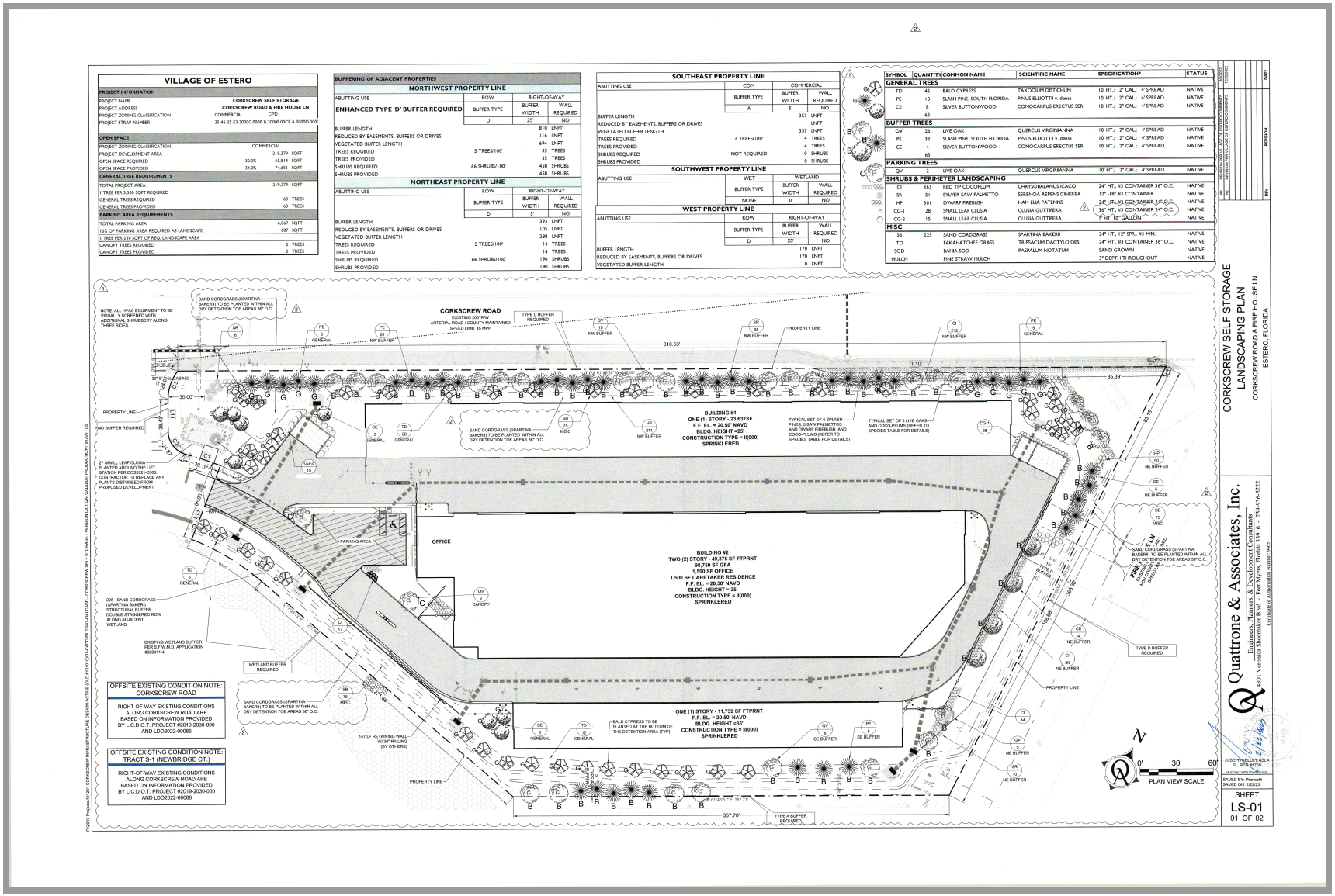
West Corner View

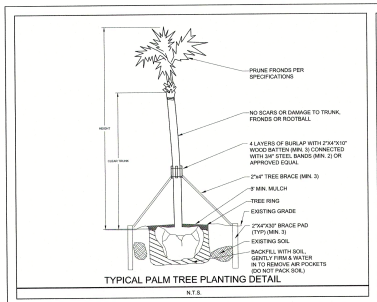


GEIS COMPANIES

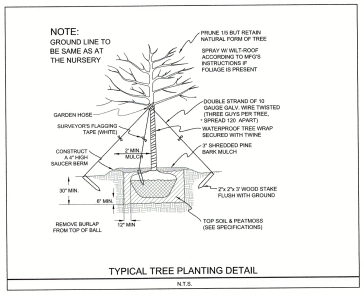
CORKSCREW PINES SELF STORAGE - WEST SITE ELEVATION - RTU SITE LINE

LEE COUNTY, FLORIDA

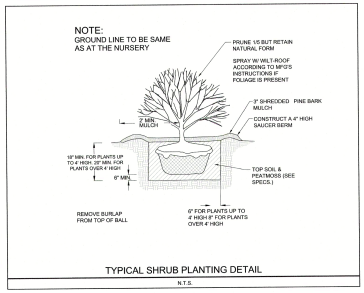

VILLAGE OF ESTERO
PROJECT INFORMATION
PROJECT NAME: CORKSCREW SELF STORAGE
PROJECT ADDRESS: CORKSCREW ROAD & FIRE HOUSE LN
PROJECT ZONING CLASSIFICATION: COMMERCIAL CPD
PROJECT STRAP NUMBER: 23-46-25-E3-3000C.0000 & 3000F.00CE & 3000D.0000
OPEN SPACE
PROJECT ZONING CLASSIFICATION: COMMERCIAL
PROJECT DEVELOPMENT AREA: 219,379 SQFT
OPEN SPACE REQUIRED: 30.0% 65,814 SQFT
OPEN SPACE PROVIDED: 34.0% 74,651 SQFT
GENERAL TREE REQUIREMENTS
TOTAL PROJECT AREA: 219,379 SQFT
1 TREE PER 3,500 SQFT REQUIRED
GENERAL TREES REQUIRED: 63 TREES
GENERAL TREES PROVIDED: 63 TREES
PARKING AREA REQUIREMENTS
TOTAL PARKING AREA: 6,067 SQFT
10% OF PARKING AREA REQUIRED AS LANDSCAPE: 607 SQFT
1 TREE PER 250 SQFT OF REQ. LANDSCAPE AREA
CANOPY TREES REQUIRED: 2 TREES
CANOPY TREES PROVIDED: 2 TREES
BUFFERING OF ADJACENT PROPERTIES
NORTHWEST PROPERTY LINE
ABUTTING USE: ROW
ENHANCED TYPE 'D' BUFFER REQUIRED: BUFFER TYPE D
BUFFER WIDTH: 25'
WALL REQUIRED: NO
BUFFER LENGTH: 810 LNFT
REDUCED BY EASEMENTS, BUFFERS OR DRIVES: 116 LNFT
VEGETATED BUFFER LENGTH: 694 LNFT
TREES REQUIRED: 5 TREES/100' 35 TREES
TREES PROVIDED: 35 TREES
SHRUBS REQUIRED: 66 SHRUBS/100' 458 SHRUBS
SHRUBS PROVIDED: 458 SHRUBS
NORTHEAST PROPERTY LINE
ABUTTING USE: ROW
BUFFER TYPE: D
BUFFER WIDTH: 15'
WALL REQUIRED: NO
BUFFER LENGTH: 393 LNFT
REDUCED BY EASEMENTS, BUFFERS OR DRIVES: 105 LNFT
VEGETATED BUFFER LENGTH: 288 LNFT
TREES REQUIRED: 5 TREES/100' 14 TREES
TREES PROVIDED: 14 TREES
SHRUBS REQUIRED: 66 SHRUBS/100' 190 SHRUBS
SHRUBS PROVIDED: 190 SHRUBS
SOUTHEAST PROPERTY LINE
ABUTTING USE: COM
BUFFER TYPE: A
BUFFER WIDTH: 5'
WALL REQUIRED: NO
BUFFER LENGTH: 357 LNFT
REDUCED BY EASEMENTS, BUFFERS OR DRIVES: LNFT
VEGETATED BUFFER LENGTH: 357 LNFT
TREES REQUIRED: 4 TREES/100' 14 TREES
TREES PROVIDED: 14 TREES
SHRUBS REQUIRED: NOT REQUIRED 0 SHRUBS
SHRUBS PROVIDED: 0 SHRUBS
SOUTHWEST PROPERTY LINE
ABUTTING USE: WET
BUFFER TYPE: NONE
BUFFER WIDTH: 0'
WALL REQUIRED: NO
WEST PROPERTY LINE
ABUTTING USE: ROW
BUFFER TYPE: D
BUFFER WIDTH: 25'
WALL REQUIRED: NO
BUFFER LENGTH: 170 LNFT
REDUCED BY EASEMENTS, BUFFERS OR DRIVES: 170 LNFT
VEGETATED BUFFER LENGTH: 0 LNFT
SYMBOL | QUANTITY | COMMON NAME | SCIENTIFIC NAME | SPECIFICATION* | STATUS
GENERAL TREES
TD 45 BALD CYPRESS TAXODIUM DISTICHUM 10' HT.; 2" CAL.; 4' SPREAD NATIVE
PE 10 SLASH PINE, SOUTH FLORIDA PINUS ELLIOTTII v. densa 10' HT.; 2" CAL.; 4' SPREAD NATIVE
CE 8 SILVER BUTTONWOOD CONOCARPUS ERECTUS SER 10' HT.; 2" CAL.; 4' SPREAD NATIVE
63
BUFFER TREES
QV 26 LIVE OAK QUERCUS VIRGINIANNA 10' HT.; 2" CAL.; 4' SPREAD NATIVE
PE 33 SLASH PINE, SOUTH FLORIDA PINUS ELLIOTTII v. densa 10' HT.; 2" CAL.; 4' SPREAD NATIVE
CE 4 SILVER BUTTONWOOD CONOCARPUS ERECTUS SER 10' HT.; 2" CAL.; 4' SPREAD NATIVE
63
PARKING TREES
QV 2 LIVE OAK QUERCUS VIRGINIANNA 10' HT.; 2" CAL.; 4' SPREAD NATIVE
SHRUBS & PERIMETER LANDSCAPING
CI 363 RED TIP COCOPLUM CHRYSOBALANUS ICACO 24" HT., #3 CONTAINER 36" O.C. NATIVE
SR 51 SILVER SAW PALMETTO SERENOA REPENS CINEREA 12" -18" #3 CONTAINER NATIVE
HP 301 DWARF FIREBUSH HAM ELIA PATENNS 24" HT., #3 CONTAINER 24" O.C. NATIVE
CG-1 28 SMALL LEAF CLUSIA CLUSIA GUTTIFERA 36" HT, #3 CONTAINER 24" O.C. NATIVE
CG-2 15 SMALL LEAF CLUSIA CLUSIA GUTTIFERA 5' HT. TP CALION NATIVE
MISC
SB 225 SAND CORDGRASS SPARTINA BAKERII 24" HT., 12" SPR., #3 MIN. NATIVE
TD FAKAHATCHEE GRASS TRIPSACUM DACTYLOIDES 24" HT., #3 CONTAINER 36" O.C. NATIVE
SOD BAHIA SOD PASPALUM NOTATUM SAND GROWN NATIVE
MULCH PINE STRAW MULCH 3" DEPTH THROUGHOUT NATIVE
CORKSCREW ROAD
EXISTING 200' R/W
ARTERIAL ROAD / COUNTY MAINTAINED
SPEED LIMIT 45 MPH
TYPE D BUFFER REQUIRED
PROPERTY LINE
810.63'
85.39'
BUILDING #1
ONE (1) STORY - 23,637SF
F.F. EL. = 20.50' NAVD
BLDG. HEIGHT =25'
CONSTRUCTION TYPE = II(000)
SPRINKLERED
BUILDING #2
TWO (2) STORY - 49,375 SF FTPRNT
98,750 SF GFA
1,500 SF OFFICE
1,500 SF CARETAKER RESIDENCE
F.F. EL. = 20.50' NAVD
BLDG. HEIGHT = 35'
CONSTRUCTION TYPE = II(000)
SPRINKLERED
OFFICE
PARKING AREA
ONE (1) STORY - 11,739 SF FTPRNT
F.F. EL. = 20.50' NAVD
BLDG. HEIGHT =35'
CONSTRUCTION TYPE = II(000)
SPRINKLERED
357.70'
NO BUFFER REQUIRED
WETLAND BUFFER REQUIRED
TYPE A BUFFER REQUIRED
TYPE D BUFFER REQUIRED
SAND CORDGRASS (SPARTINA BAKERII) TO BE PLANTED WITHIN ALL DRY DETENTION TOE AREAS 36" O.C.
27 SMALL LEAF CLUSIA PLANTED AROUND THE LIFT STATION PER DOS2021-0508 CONTRACTOR TO REPLACE ANY PLANTS DISTURBED FROM PROPOSED DEVELOPMENT
225 - SAND CORDGRASS (SPARTINA BAKERII) STRUCTURAL BUFFER DOUBLE STAGGERED ROW ALONG ADJACENT WETLAND.
EXISTING WETLAND BUFFER PER S.F.W.M.D. APPLICATION #029411-4
147 LF RETAINING WALL W/ 36" RAILING (BY OTHERS)
BALD CYPRESS TO BE PLANTED AT THE BOTTOM OF THE DETENTION AREA (TYP.)
OFFSITE EXISTING CONDITION NOTE: CORKSCREW ROAD
RIGHT-OF-WAY EXISTING CONDITIONS ALONG CORKSCREW ROAD ARE BASED ON INFORMATION PROVIDED BY L.C.D.O.T. PROJECT #2019-2030-000 AND LDO2022-00086
OFFSITE EXISTING CONDITION NOTE: TRACT S-1 (NEWBRIDGE CT.)
RIGHT-OF-WAY EXISTING CONDITIONS ALONG CORKSCREW ROAD ARE BASED ON INFORMATION PROVIDED BY L.C.D.O.T. PROJECT #2019-2030-000 AND LDO2022-00086
PLAN VIEW SCALE
0' 30' 60'
CORKSCREW SELF STORAGE
LANDSCAPING PLAN
CORKSCREW ROAD & FIRE HOUSE LN
ESTERO, FLORIDA
Quattrone & Associates, Inc.
Engineers, Planners & Development Consultants
4301 Veronica Shoemaker Blvd, Fort Myers, Florida 33916 239-936-5222
Certificate of Authorization Number: 1665
JOSEPH PELLEY ADLA
FL. REG.#1750
SAVED BY: Pharwath
SAVED ON: 2/2023
SHEET
LS-01
01 OF 02



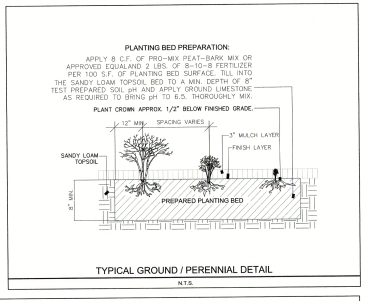
TYPICAL PALM TREE PLANTING DETAIL
N.T.S.



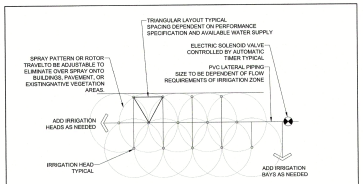
TYPICAL TREE PLANTING DETAIL
N.T.S.



TYPICAL SHRUB PLANTING DETAIL
N.T.S.



TYPICAL GROUND / PERENNIAL DETAIL
N.T.S.



IRRIGATION LAYOUT NOTES:

1. ALL LAYOUTS TO USE TRIANGULAR HEAD TO HEAD SPACING TO ACHIEVE 100% COVERAGE OF REQUIRED AREA.

2. SPRAY TYPE HEADS AND ROTOR TYPE HEADS TO UTILIZE THE SAME SCHEMATIC ZONE LAYOUT PATTERN (TRIANGULAR), HEAD SPACING TO BE DETERMINED BY HEAD TYPE AND PERFORMANCE SPECIFICATIONS.

3. SPRAY HEAD ZONES AND ROTOR HEAD ZONES SHALL BE CONTROLLED SEPARATELY BY AUTOMATIC CONTROL TIMER EQUIPPED WITH "MINI-CLICK II" RAIN SENSOR OR EQUIVALENT.

TYPICAL IRRIGATION ZONING DIAGRAM
N.T.S.

LIGHT POLE NOTES:

TREES AND LANDSCAPING, TO AVOID CONFLICTS, LOCATIONS OF ALL LIGHT POLES AND FIXTURES MUST BE COORDINATED WITH THE LOCATIONS OF ALL TREES AND LANDSCAPING WHETHER EXISTING OR SHOWN ON THE LANDSCAPING PLAN. VEGETATION SCREENS MAY NOT BE EMPLOYED TO SERVE AS THE MEANS FOR CONTROLLING GLARE. GLARE CONTROL MUST BE ACHIEVED THROUGH THE USE OF SUCH MEANS AS CUTOFF FIXTURES, SHIELDS AND BAFFLES, AND APPROPRIATE APPLICATION OF FIXTURE MOUNTING HEIGHT, WATTAGE, AIMING ANGLE AND FIXTURE PLACEMENT.

LAND DEVELOPMENT CODE REQUIREMENTS:

1. ALL LANDSCAPE MATERIALS DELINEATED, IMPLIED, OR COMMITTED TO THAT ARE INTENDED TO MEET THE REQUIREMENTS OF THE LEE COUNTY LDC, SHALL NOT BE INSTALLED WITHIN EASEMENTS, RIGHT-OF-WAYS, STORMWATER CONVEYANCE AREAS UNLESS OTHERWISE AGREED TO OR STATED WITHIN ZONING RESOLUTIONS.

2. ALL TREES PROVIDED IN COMPLIANCE TO THE LEE COUNTY LDC REQUIREMENTS SHALL BE A MINIMUM OF TEN FEET (10') IN HEIGHT, HAVE A FOUR FOOT (4') SPREAD, AND A TWO INCH (2") INCH CALIPER MEASURED TWELVE INCHES (12") FROM THE GROUND AT THE TIME OF PLANTING. NO LESS THAN SEVENTY-FIVE PERCENT (75%) OF THE REQUIRED NUMBER OF TREES MAY BE NATIVE SPECIES. NATIVE PALMS MAY BE USED IN PLACE OF REQUIRED BUFFER AND GENERAL TREES ON A 1:1 BASIS. REQUIRED INTERNAL CANOPY TREES REQUIRE A 3:1 RATIO WHEN PALMS ARE SUBSTITUTED FOR TREES. SAID SUBSTITUTED PALMS MUST ALSO BE CLUSTERED IN GROUPS OF THREE (3).

3. ALL SHRUBS PROVIDED IN COMPLIANCE TO THE LEE COUNTY LDC REQUIREMENTS SHALL BE AT A MINIMUM TWENTY-FOUR INCHES (24") IN HEIGHT, BE IN A MINIMUM THREE GALLON (3G) CONTAINER, AND BE SPACED NO MORE THAN EIGHTEEN INCHES (18") TO THIRTY (30) INCHES (30") ON CENTER (OC). ALL SHRUBS PROVIDED IN THIS CATEGORY MUST ATTAIN AND BE MAINTAINED AT A MINIMUM HEIGHT OF THIRTY-SIX INCHES (36") IN PERPETUITY. NOTE: TYPE 'F' BUFFERS REQUIRE LARGER SHRUB MATERIALS TO BE FORTY-EIGHT INCHES (48") IN HEIGHT AT THE TIME OF PLANTING AND TO BE MAINTAINED AT SIXTY (60") AT MATURITY. (SEE DRAWINGS WHERE APPLICABLE). ALL SHRUBS IN TYPE 'D' & 'F' BUFFERS SHALL BE INSTALLED AS A DOUBLE-ROW HEDGE. AT LEAST 90 PERCENT OF SHRUBS USED TO FULFILL LEE COUNTY REQUIREMENTS MUST BE NATIVE FLORIDA SPECIES.

4. ALL TREES INSTALLED IN RESPONSE TO THE REQUIRED INTERNAL LANDSCAPE AREAS, ALSO KNOWN AS 'INTERNAL CANOPY TREES' SHALL BE LOCATED WHERE AND AS SHOWN ON THE DRAWINGS. PALMS MAY BE SUBSTITUTED ON A 3:1 BASIS AND CLUSTERED.

5. ORGANIC MULCH (NO STONE, CHIPPED TIRES, OR SHELL) SHALL BE REQUIRED IN ALL PLANTING AREAS AND SHALL BE APPLIED NO LESS THAN THREE INCHES (3") IN DEPTH AT THE TIME OF PLANTING. ALL TREES AND PALMS OUTSIDE OF BEDDING AREAS SHALL HAVE A MULCH RING NOT LESS THAN TWENTY-FOUR INCHES (24") BEYOND THE TRUNK IN ALL DIRECTIONS AT THE SPECIFIED DEPTH OF THREE INCHES (3"). THE USE OF CYPRESS MULCH IS DISCOURAGED.

6. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN THROUGH FINAL ACCEPTANCE (CERTIFICATE OF COMPLIANCE) A TREE PROTECTION BARRIER FOR ALL INDIVIDUAL OR MASSES OF INDIGENEOUS PLANT MATERIALS BEING CREDITED AND/OR PRESERVED.

7. ALL OF THE FOLLOWING EXOTIC SPECIES ARE PROHIBITED AND MUST BE REMOVED FROM THE SITE AND MAINTAINED FREE OF REGENERATION IN PERPETUITY.

8. IF ANY PROTECTED TREE DIES WITHIN THREE (3) YEARS FROM THE ISSUANCE OF A CERTIFICATE OF COMPLIANCE (CC), THEY MUST BE REPLACED BY THE NUMBER OF TREE CREDITS TAKEN (NORMALLY 5) AND AT THE MINIMUM SIZES AND VARIETIES SPECIED BY CODE OR HEREIN.

9. PLANT MATERIAL PROVIDED IN COMPLIANCE TO THE LEE COUNTY LDC MAY ONLY BE PRUNED TO PROMOTE HEALTHY, UNIFORM, AND NATURAL GROWTH OF THE SPECIFIC PLANT (EXCEPT WHERE NECESSARY TO PROMOTE PUBLIC HEALTH, SAFETY, AND WELFARE). PRUNING MUST BE IN ACCORDANCE TO AND ACCEPTABLE WITH THE "PRUNING STANDARDS" (LATEST EDITION) ISSUED BY THE "NATIONAL ARBORIST ASSOCIATION." SEVERELY PRUNED AND/OR DAMAGED TREES MUST BE REPLACED. 'HAT-RACKING' PRACTICES ARE PROHIBITED.

10. PLANT MATERIAL PROVIDED IN COMPLIANCE TO THE LEE COUNTY LDC SHALL BE AT A MINIMUM, MEET THE STANDARDS FOR FLORIDA NO. 1 AS DEFINED BY "GRADES AND STANDARDS, PARTS 1 & 2, FLORIDA DEPARTMENT OF AGRICULTURE, LATEST EDITION. SEE PLANT SCHEDULE FOR SPECIFIC QUALITY SPECS.

11. THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN SAFE SIGHT DISTANCE TRIANGLES AT ALL INTERSECTIONS AND VEHICULAR CONNECTIONS. SIGHT TRIANGLES MUST BE IN ACCORDANCE WITH THE ROADSIDE RECOVERY AREA PROVISIONS OF THE FDOT GREEN BOOK. ALL SIGHT TRIANGLES SHALL MAINTAIN A CLEAR ZONE BETWEEN THIRTY-SIX INCHES (36") AND EIGHT FEET (8'). CONTRACTOR TO VERIFY PRIOR TO FINAL ACCEPTANCE.

MELALEUCA	(MELALEUCA QUINQUENERVIA)	AIR POTATO	(DIOSCOREA ALATA)
BRAZILIAN PEPPER	(SCHINUS TEREBINTHIFOLIUS)	ARLEAF ACACIA	(ACACIA AURICULIFORMIS)
AUSTRALIAN PINES	(CASUARINA SPP.)	DOWNEY ROSEMYRTLE	(RHODOMYRTUS TOMENTOSA)
BRAZILIAN TORNIUM	(SCHINUS TERE-BINTHIFOLIUS)	TROPICAL SODA APPLE	(SOLANUM VIARUM)
BISHOPWOOD	(BISHOVIA JAVONICA)	CUBAN LAUREL	(FICUS RETUSA)
CARROTWOOD	(CUPANIOPSIS SPP.)	CHINESE TALLOW	(SAPIUM SEBIFERUM)
ROSEWOOD	(DALBERGIS SISSOO)	JAVA PLUM	(SYZYGIUM CUMINI)
MURRY RED GUM	(EUCALYPTUS SPP.)	ROSE APPLE	(SYZYGIUM JAMBOS)
BENJAMIN FIG	(FICUS BENJAMINA)	CORK TREE	(THESPESIA SPP.)
		WEDELLIA	(WEDELLIA TRILOBATA)
		CLIMBING FERN	(LYGODIUM MICROPHYLLUM)
		CLIMBING FERN	(LYGODIUM JAPONICUM)

TYPICAL AND SPECIFIC CONSTRUCTION STANDARDS:

1. ALL PLANTING AREAS SHALL BE PROPERLY PREPARED TO RECEIVE PLANT MATERIAL PRIOR TO INSTALLATION. PLANTING AREAS WITH BOULDERS (OVER 4" IN DIA.) AND BASE ROCK (LIMESTONE) WILL NOT BE ACCEPTED AND MUST BE RECTIFIED PRIOR TO CERTIFICATION. ALL FINISHED GRADES SHALL BE WITHIN TWO INCHES (2") OF ALL TRANSITIONS (I.E. WALKS, CURBS, ETC.). NO EXPOSED SURFACES AT FINAL GRADE GREATER THAN TWO INCHES (2") WILL BE ACCEPTED (SEE DETAIL). ONCE SOD AND MULCH ARE APPLIED, ALL TRANSITIONS SHALL BE EVEN, SMOOTH, CONGRUENT, AND WITHOUT INTERUPTION.

2. ALL EXOTIC PLANT SPECIES, HEREIN DEFINED, SHALL BE PHYSICALLY REMOVED FROM THE SITE. LARGE STUMPS ARE TO BE GROUND (MINIMUM 24" BELOW GRADE) OR REMOVED. SMALLER STUMPS (LESS THAN 6" DIA) MAY BE CUT TO GROUND LEVEL AND TREATED.

LANDSCAPE BUFFER NOTES:

1. NO TREES/SHRUBS TO BE PLANTED WITHIN DRAINAGE OR UTILITY EASEMENTS
2. BUFFER MAY NOT CONSIST OF MORE THAN 50% PALM TREES
3. CONTRACTOR TO FIELD ADJUST TREES TO AVOID ANY CONFLICTS WITH UTILITIES, DRAINAGE STRUCTURES, ETC.
4. PLACEMENT OF TREES ALONG LANDSCAPE BUFFER MAY VARY FROM WHAT IS SHOWN AS LONG AS MIN. NUMBER OF TREES ARE MET
5. WITH APPROVAL, NATIVE SPECIES MEETING THE MINIMUM SIZE REQUIREMENTS MAY BE SUBSTITUTED FOR THOSE SPECIFIED
6. EXISTING TREES WITHIN THE BUFFER AREAS MEETING THE MINIMUM SIZE REQUIREMENTS TO BE PRESERVED MAY BE COUNTED TOWARDS THE BUFFER TREE REQUIREMENTS

LANDSCAPING CLEARING AND CREDIT NOTE:

UPON CLEARING ALL EXOTICS, PRESERVED NATIVE CANOPY TREES GREATER THAN FOUR INCHES (4") CALIPER DBH MAY REPLACE GENERAL TREES AT A FIVE TO ONE (5:1) RATIO. NATIVE CANOPY TREES LESS THAN FOUR INCH (4") CALIPER DBH MAY REPLACE GENERAL TREES AT ONE TO ONE (1:1) RATIO. RELOCATED SABAL PALMS MAY REPLACE GENERAL TREES AT A ONE TO ONE (1:1) RATIO.

IRRIGATION REQUIREMENTS:

TO IMPROVE THE SURVIVABILITY OF REQUIRED LANDSCAPING, CULTIVATED LANDSCAPE AREAS MUST BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM. ALL REQUIRED IRRIGATION SYSTEMS MUST BE DESIGNED TO ELIMINATE THE APPLICATION OF WATER TO IMPERVIOUS AREAS, INCLUDING ROADS, DRIVES AND OTHER VEHICLE AREAS. REQUIRED IRRIGATION MUST ALSO BE DESIGNED TO AVOID IMPACTS ON EXISTING NATIVE VEGETATION.

ALL NEW DEVELOPMENTS THAT HAVE REQUIRED LANDSCAPING MUST BE IRRIGATED BY THE USE OF AN AUTOMATIC IRRIGATION SYSTEM WITH CONTROLLER SET TO CONSERVE WATER. MOISTURE DETECTION DEVICES MUST BE INSTALLED IN ALL AUTOMATIC SPRINKLER SYSTEMS TO OVERRIDE THE SPRINKLER ACTIVATION MECHANISM DURING PERIODS OF INCREASED RAINFALL. WHERE EXISTING IRRIGATION SYSTEMS ARE MODIFIED REQUIRING THE ACQUISITION OF A PERMIT, AUTOMATIC ACTIVATION SYSTEMS AND OVERRIDING MOISTURE DETECTION DEVICES MUST BE INSTALLED. (ORD. NO. 98-28, § 2, 12-8-98)

COMPONENT SPECIFICATIONS:

CONTROLLER	RAIN BIRD ESP SERIES 4 STATION OUTDOOR
RAIN SENSOR	CONTROLLER MINI-CLICK II
SOLENOID VALVES PERFORMANCE SPECIFICATIONS	RAIN BIRD PEB SERIES VALVES 1" TO 2" SIZE 25-300 PSI, 25-200 GPM
ROTOR TYPE IRRIGATION HEADS PERFORMANCE SPECIFICATIONS	RAIN BIRD T-BIRD SERIES RADIUS 16'-50' 2.5-65 PSI, 63-9.1 GPM
SPRAY TYPE IRRIGATION HEADS PERFORMANCE SPECIFICATIONS	RAIN BIRD UNI-SPRAY SERIES 8" POP-UP RADIUS 7'-18' 15-70 PSI, .48-5.32 GPM
FLOOD BUBBLER TYPE IRRIGATION HEADS	RAIN BIRD UNI-SPRAY SERIES 8" POP-UP

) OR APPROVED EQUAL)

IRRIGATION NOTES:

1. IRRIGATION SYSTEM TO BE INSTALLED TO PROVIDE 100% COVERAGE (HEAD TO HEAD) TO CODE REQUIRED PLANTINGS.

2. IRRIGATION CONNECTION SHALL BE DETERMINED BY OWNER.

3. DRY RETENTION AREAS SHALL BE IRRIGATED FROM THE TOP OF BANK TO THE BOTTOM OF THE SLOPE ONLY.

4. PARKING ISLANDS AND BUILDING PERIMETER PLANTINGS SHALL HAVE SPRAY TYPE HEADS OR FLOOD BUBBLER TYPE IRRIGATION.

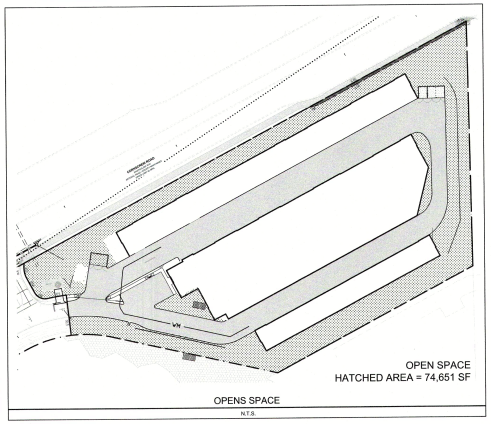
5. CONTRACTOR TO DETERMINE IRRIGATION ZONE DELINEATION AND PIPE SIZING TO INSURE WATER VELOCITY SHALL NOT EXCEED 5 FEET PER SECOND THROUGH ANY PIPING OR IRRIGATION COMPONENT.

6. ALL IRRIGATION PIPING INSTALLED UNDER PAVEMENT SHALL BE INSTALLED IN SLEEVES EITHER EXISTING OR ADDED AS PART OF THE RENOVATION.

7. THIS PLAN IS SCHEMATIC IN NATURE. COMPONENTS ARE SHOWN FOR CLARITY. ACTUAL LOCATION OF COMPONENTS MAY VARY DUE TO FIELD CONDITIONS.

8. FUTURE DEVELOPMENT AREA SHALL NOT BE IRRIGATED.

9. THE IRRIGATION SYSTEM SHALL BE DESIGNED SUCH THAT NO WATER SHALL BE APPLIED TO IMPERVIOUS SURFACES.



OPENS SPACE
N.T.S.

NO.	REVISION	DATE
R1	RELOCATION PLAN PER PREVIOUS COMMENTS	12/20/21
R2	ADD GREEN PLAN PER PREVIOUS COMMENTS	3/22/22

CORKSCREW SELF STORAGE
LANDSCAPING DETAILS
CORKSCREW ROAD & FIRE HOUSE LN
ESTERO, FLORIDA

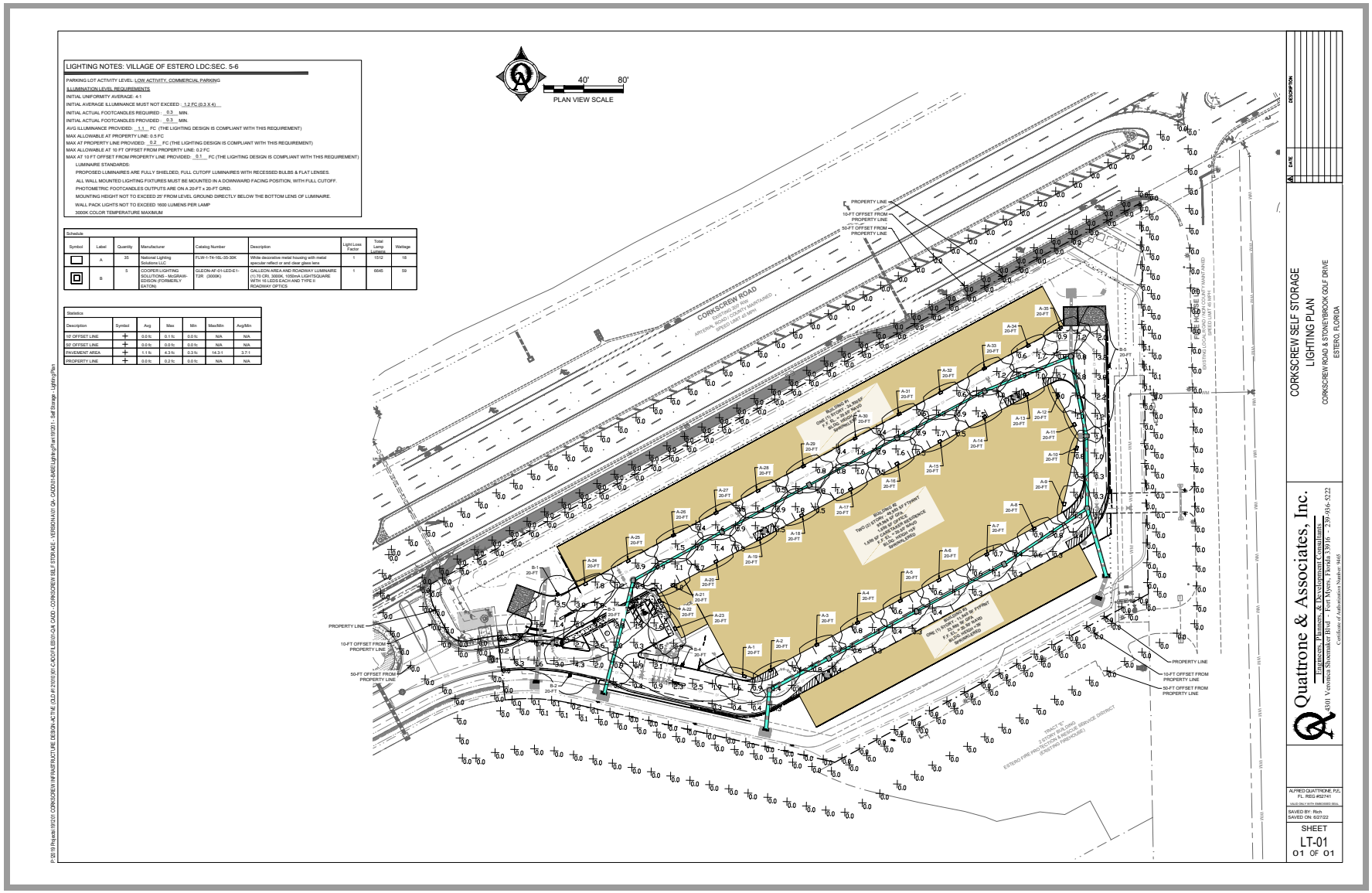
Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-1022
Certificate of Authorization Number: 1680

JOSEPH KELLEY, ASLA
FL. REG.#1799

SAVED BY: Praneeth
SAVED ON: 3/22/22

SHEET
LS-02
02 OF 02

P:\2019 Projects\191051 CORKSCREW\INFRASTRUCTURE DESIGN\ACTIVE DOCS\191051DS1.CADD\PLEDS1-GAY.DWG - CORKSCREW SELF STORAGE - VERSION 001 SN - CADDUG - PRODUCTION FORM - LS


LIGHTING NOTES: VILLAGE OF ESTERO LDC:SEC. 5-6
PARKING LOT ACTIVITY LEVEL: LOW ACTIVITY, COMMERCIAL PARKING
ILLUMINATION LEVEL REQUIREMENTS
INITIAL UNIFORMITY AVERAGE: 4:1
INITIAL AVERAGE ILLUMINANCE MUST NOT EXCEED: 1.2 FC (0.3 X 4)
INITIAL ACTUAL FOOTCANDLES REQUIRED: 0.3 MIN.
INITIAL ACTUAL FOOTCANDLES PROVIDED: 0.3 MIN.
AVG ILLUMINANCE PROVIDED: 1.1 FC (THE LIGHTING DESIGN IS COMPLIANT WITH THIS REQUIREMENT)
MAX ALLOWABLE AT PROPERTY LINE: 0.5 FC
MAX AT PROPERTY LINE PROVIDED: 0.2 FC (THE LIGHTING DESIGN IS COMPLIANT WITH THIS REQUIREMENT)
MAX ALLOWABLE AT 10 FT OFFSET FROM PROPERTY LINE: 0.2 FC
MAX AT 10 FT OFFSET FROM PROPERTY LINE PROVIDED: 0.1 FC (THE LIGHTING DESIGN IS COMPLIANT WITH THIS REQUIREMENT)
LUMINAIRE STANDARDS:
PROPOSED LUMINAIRES ARE FULLY SHIELDED, FULL CUTOFF LUMINAIRES WITH RECESSED BULBS & FLAT LENSES.
ALL WALL MOUNTED LIGHTING FIXTURES MUST BE MOUNTED IN A DOWNWARD FACING POSITION, WITH FULL CUTOFF.
PHOTOMETRIC FOOTCANDLES OUTPUTS ARE ON A 20-FT x 20-FT GRID.
MOUNTING HEIGHT NOT TO EXCEED 20' FROM LEVEL GROUND DIRECTLY BELOW THE BOTTOM LENS OF LUMINAIRE.
WALL PACK LIGHTS NOT TO EXCEED 1600 LUMENS PER LAMP
3000K COLOR TEMPERATURE MAXIMUM
Schedule
Symbol | Label | Quantity | Manufacturer | Catalog Number | Description | Light Loss Factor | Total Lamp Lumens | Wattage
A | 35 | National Lighting Solutions LLC | FLW-1-T4-18L-35-30K | White decorative metal housing with metal specular reflect or and clear glass lens | 1 | 1512 | 18
B | 5 | COOPER LIGHTING SOLUTIONS - McGRAW-EDISON (FORMERLY EATON) | GLEON-AF-01-LED-E1-T2R (3000K) | GALLEON AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 3000K, 105mA LIGHTSQUARE WITH 16 LEDS EACH AND TYPE II ROADWAY OPTICS | 1 | 6645 | 59
Statistics
Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min
10' OFFSET LINE | + | 0.0 fc | 0.1 fc | 0.0 fc | N/A | N/A
50' OFFSET LINE | + | 0.0 fc | 0.0 fc | 0.0 fc | N/A | N/A
PAVEMENT AREA | + | 1.1 fc | 4.3 fc | 0.3 fc | 14.3:1 | 3.7:1
PROPERTY LINE | + | 0.0 fc | 0.2 fc | 0.0 fc | N/A | N/A
40' 80'
PLAN VIEW SCALE
CORKSCREW ROAD
PROPERTY LINE
10-FT OFFSET FROM PROPERTY LINE
50-FT OFFSET FROM PROPERTY LINE
BUILDING 'A' ONE (1) STORY, 24 FEET 4 INCHES TALL, 54,000 SQ. FT. GROSS AREA, 54,000 SQ. FT. ROOF AREA, 54,000 SQ. FT. ROOF AREA TO BE SHINGLED
BUILDING 'B' TWO (2) STORY, 24 FEET 4 INCHES TALL, 1,800 SF GROSS AREA, 1,800 SF ROOF AREA, 1,800 SF ROOF AREA TO BE SHINGLED
BUILDING 'C' ONE (1) STORY, 24 FEET 4 INCHES TALL, 1,800 SF GROSS AREA, 1,800 SF ROOF AREA, 1,800 SF ROOF AREA TO BE SHINGLED
CORKSCREW SELF STORAGE
LIGHTING PLAN
CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
ESTERO, FLORIDA
Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4001 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222
Certificate of Authorization Number: 9465
ALFRED QUATTRONE, P.E.
FL. REG #52741
SAVED BY: Rich
SAVED ON: 6/27/22
SHEET
LT-01
01 OF 01

Quattrone & Associates, Inc.

Engineers, Planners & Development Consultants

Corkscrew Self Storage

Development Order DOS2022-E008

PZDB Public Hearing

Tuesday, May 9, 2023

THE TEAM

NEALE MONTGOMERY
- Attorney – Pavese Law Firm

AL QUATTRONE, P.E.
- Land Use Consultant - Quattrone & Associates, Inc.

JOSEPH KELLEY, ASLA
- Landscaping Consultant – Joseph H Kelley, RLA, LLC.

JEN DIASIO, AIA
- Architect – The GEIS Companies

PRESENTATION OUTLINE

I. Overview
II. Location
III. Current Zoning
IV. Current Master Concept Plan
V. Site Plan
VI. Landscaping
VII. Building Design

OVERVIEW

- Vacant 5.04 Acre Parcel Zoned Commercial Planned Development (CPD) within the Stoneybrook DRI.
- Proposed +/-134,000 SF Self Storage Facility in Three Buildings (Two One-Story Buildings & One Two-Story Building).
- The Property Abuts:
  - Corkscrew Road to the North
  - Stoneybrook Golf Drive to the West
  - Fire House Lane to the East
  - Wetland Conservation Tract to the South

LOCATION

Property Location

- North side of Pinewoods Elementary School
- Southeast corner of Corkscrew Road and Stoneybrook Golf Drive

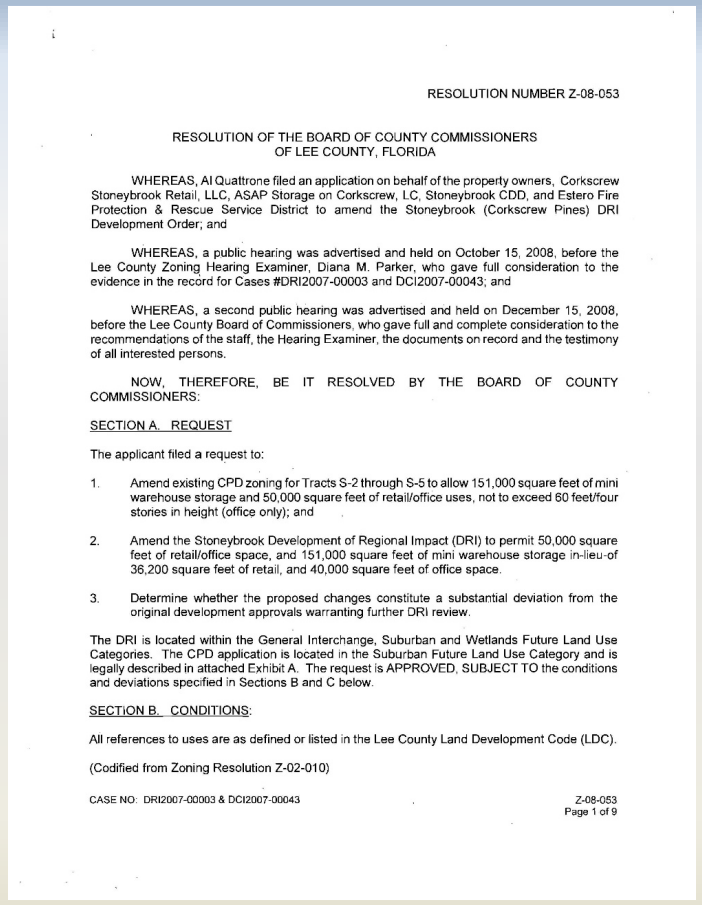


LOCATION


GRANDEZZA GRANDE OAK SUBDIVISION
GRANDEZZA GRANDE OAK SUBDIVISION
CORKSCREW ROAD
CORKSCREW ROAD
STONEYBROOK SUBDIVISION
TRACT S-4
1.79 AC
77,916 SF
TRACT S-3
1.91 AC
83271 SF
TRACT S-2
5.05 AC
220,051 SF
TRACT S-5
1.48 AC
64,438 SF
TRACT C-1
348,823 SF
8.01 AC
TRACT S-1
1.80 AC
78,386 SF
PINE HOUSE LN
WATER TREATMENT PLANT
PINEWOODS ELEMENTARY SCHOOL

CURRENT ZONING

- Originally approved in as part of the Stoneybrook DRI in 1985
- Amended in 2002 to designate subject site as Commercial
- Most Recent Amendment in 2008
- List of Approved Uses Include:
  - Mini-Warehouse
  - Convenience Food & Beverage Stores w/ 12 Gas Pumps
  - Restaurants w/ Drive Thru Facilities & Consumption on Premises
  - Offices
  - Drug Stores
  - Refer to Z-08-053 for Full List of Uses



RESOLUTION NUMBER Z-08-053

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, Al Quattrone filed an application on behalf of the property owners, Corkscrew Stoneybrook Retail, LLC, ASAP Storage on Corkscrew, LC, Stoneybrook CDD, and Estero Fire Protection & Rescue Service District to amend the Stoneybrook (Corkscrew Pines) DRI Development Order; and

WHEREAS, a public hearing was advertised and held on October 15, 2008, before the Lee County Zoning Hearing Examiner, Diana M. Parker, who gave full consideration to the evidence in the record for Cases #DRI2007-00003 and DCI2007-00043; and

WHEREAS, a second public hearing was advertised and held on December 15, 2008, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to:

1. Amend existing CPD zoning for Tracts S-2 through S-5 to allow 151,000 square feet of mini warehouse storage and 50,000 square feet of retail/office uses, not to exceed 60 feet/four stories in height (office only); and
2. Amend the Stoneybrook Development of Regional Impact (DRI) to permit 50,000 square feet of retail/office space, and 151,000 square feet of mini warehouse storage in-lieu-of 36,200 square feet of retail, and 40,000 square feet of office space.
3. Determine whether the proposed changes constitute a substantial deviation from the original development approvals warranting further DRI review.

The DRI is located within the General Interchange, Suburban and Wetlands Future Land Use Categories. The CPD application is located in the Suburban Future Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

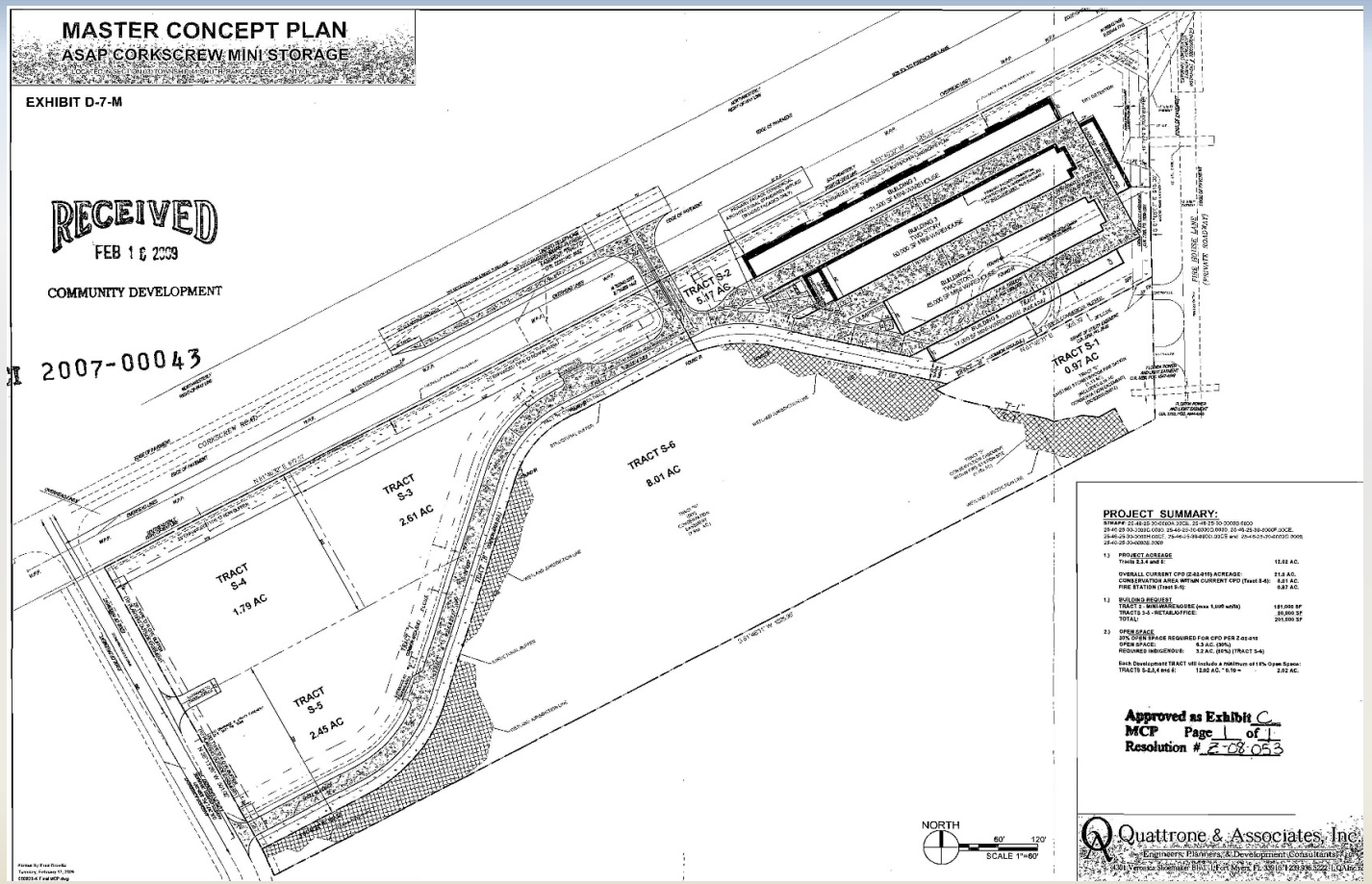
SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

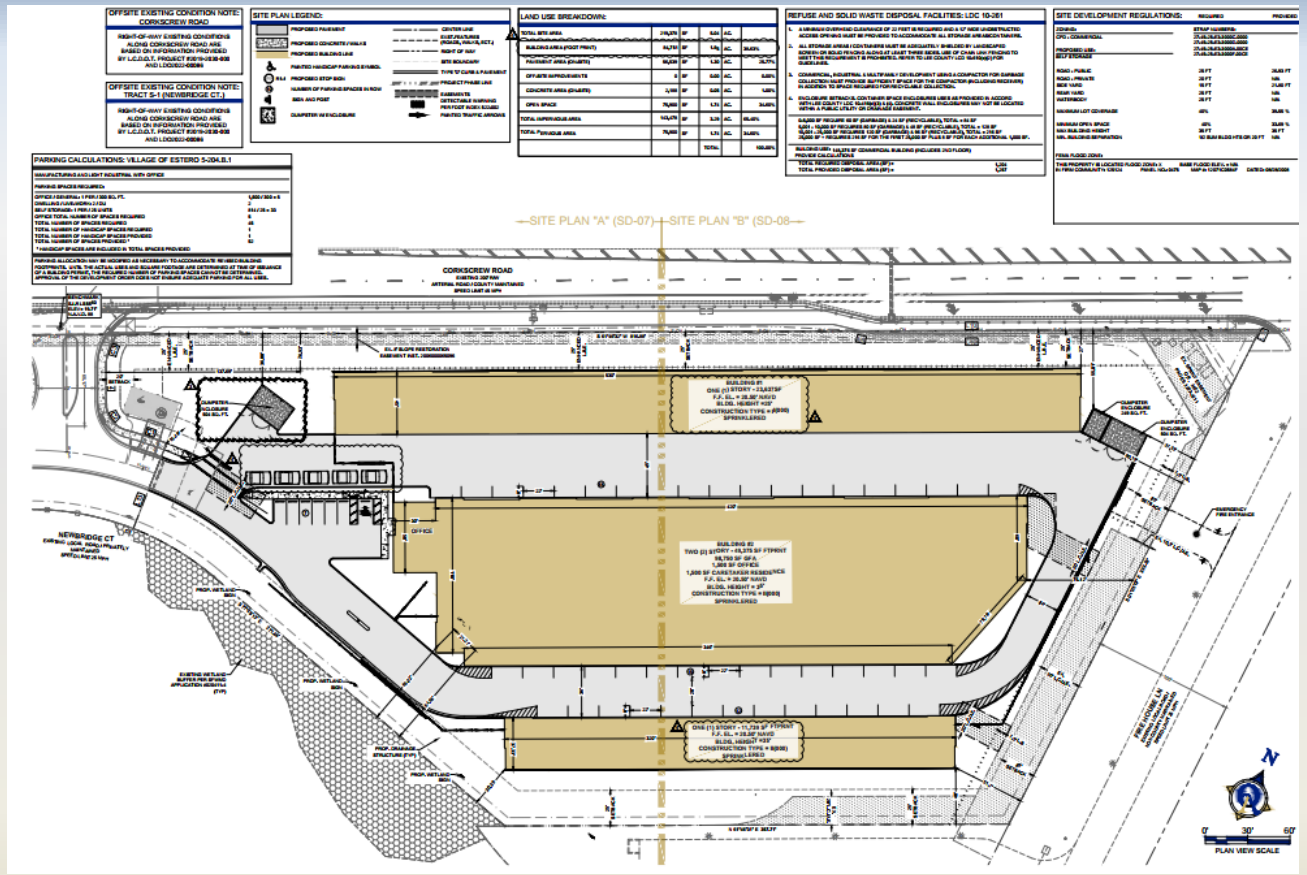
(Codified from Zoning Resolution Z-02-010)

CASE NO: DRI2007-00003 & DCI2007-00043 Z-08-053
Page 1 of 9

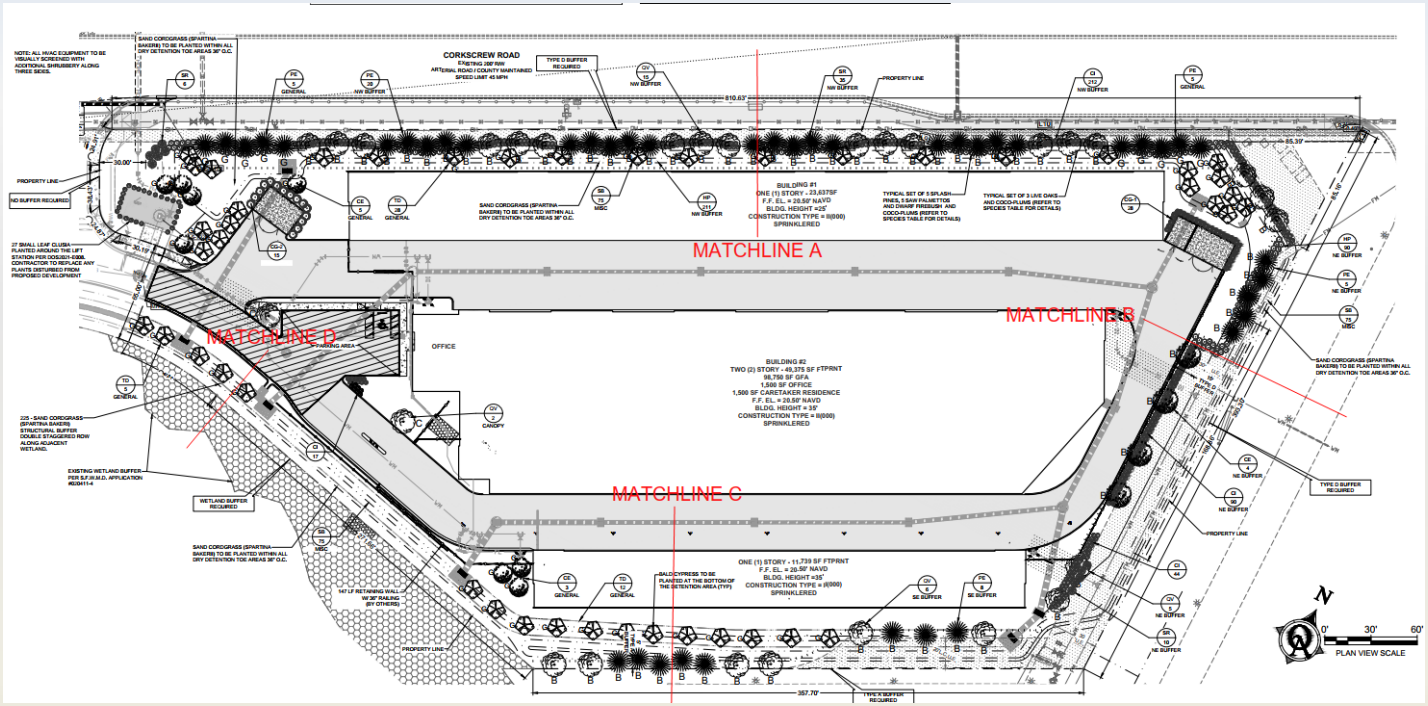
CURRENT MASTER CONCEPT PLAN



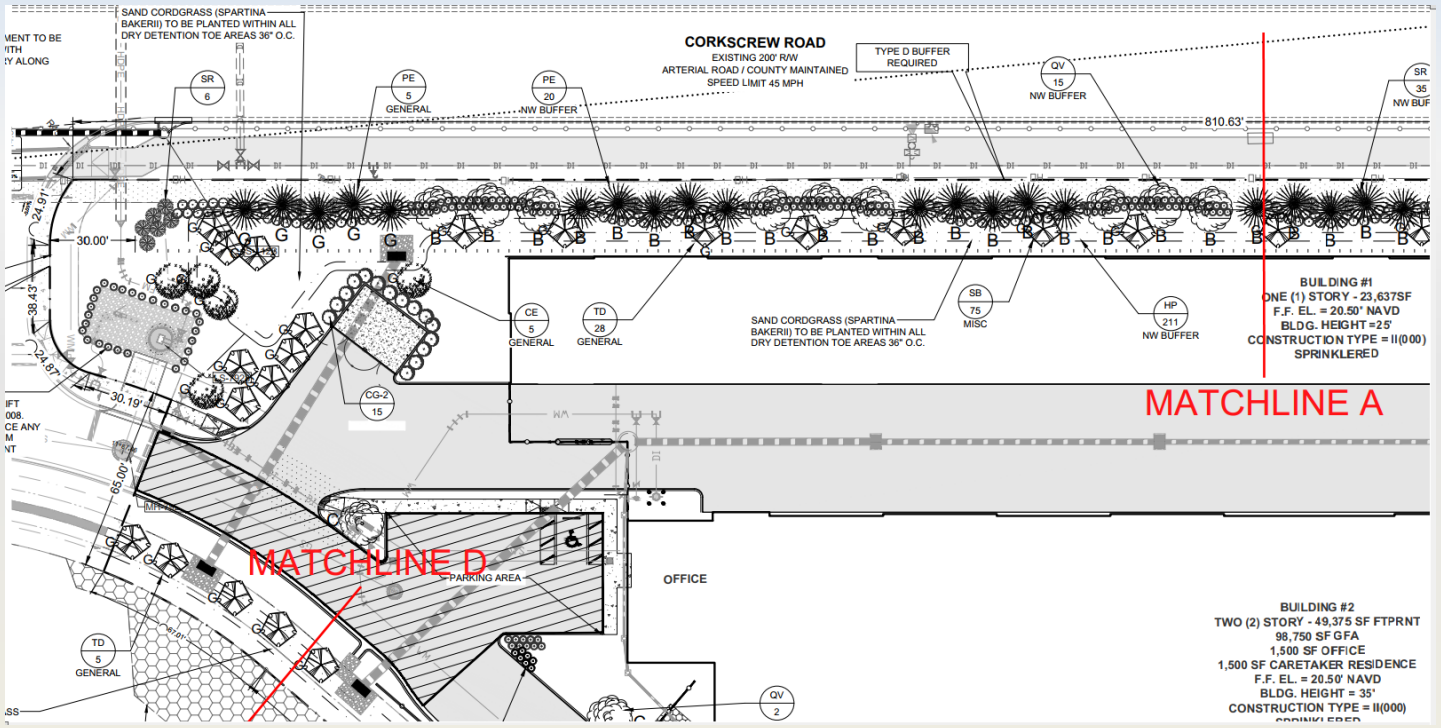
CORKSCREW SELF STORAGE – SITE PLAN



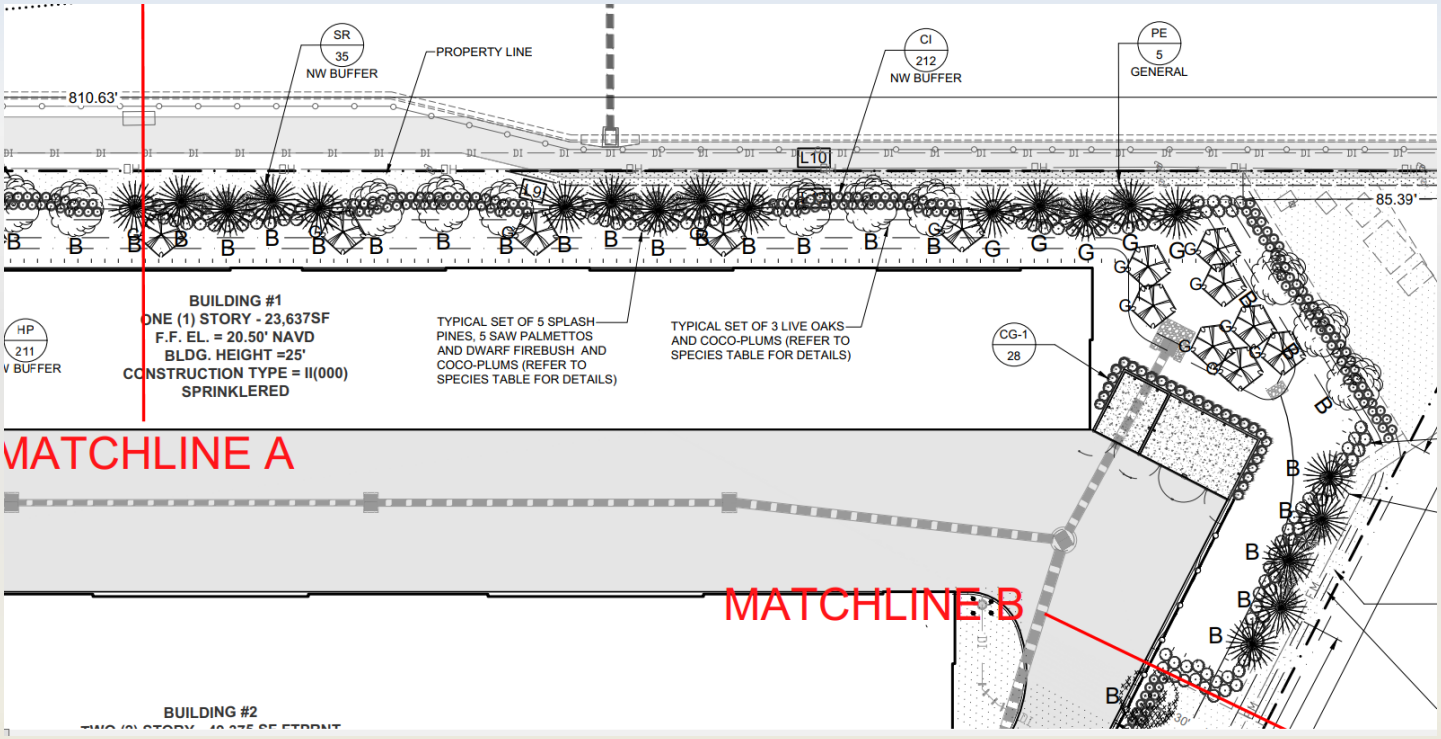
LANDSCAPING – SELF STORAGE



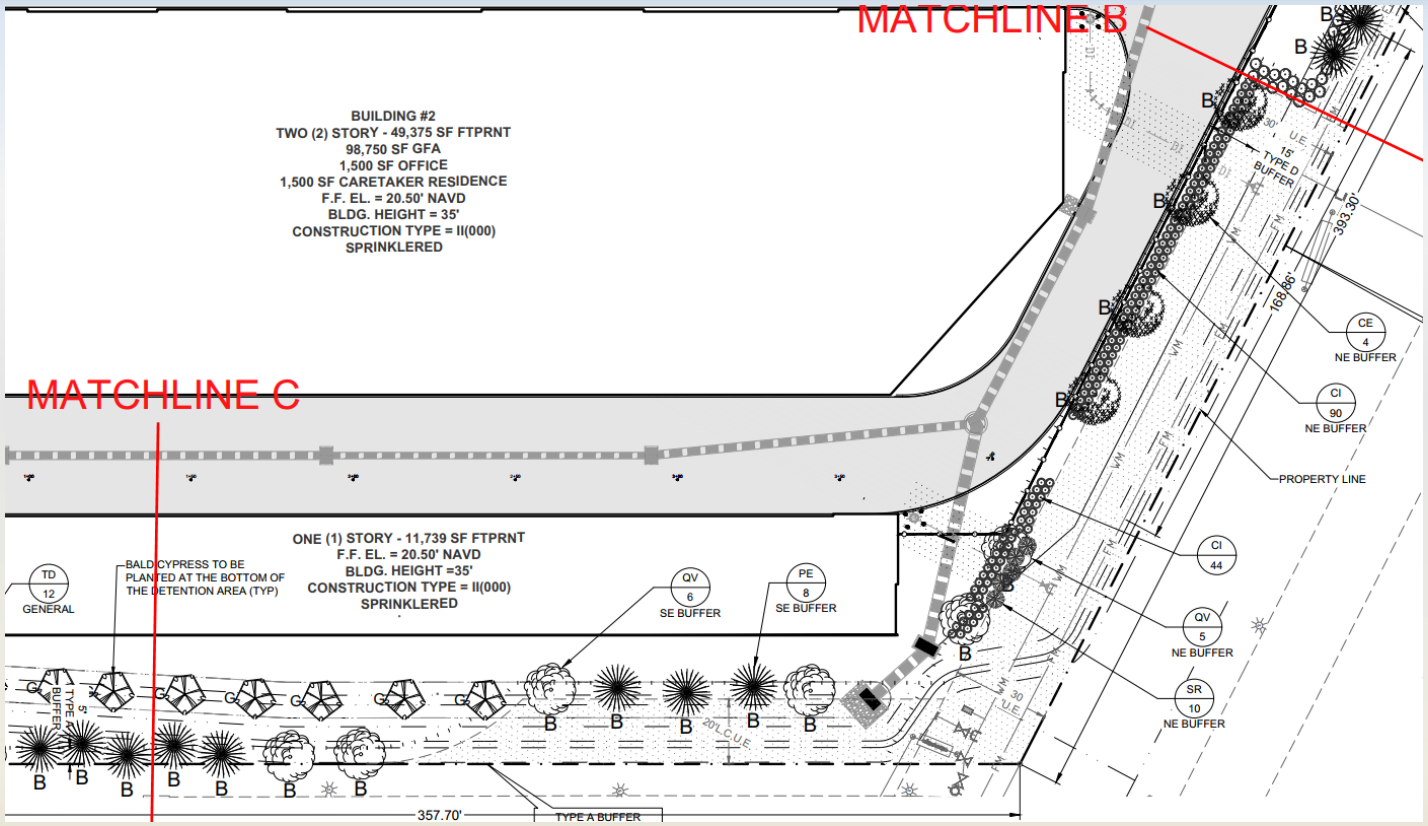
LANDSCAPING – DETENTION & PERIMETER



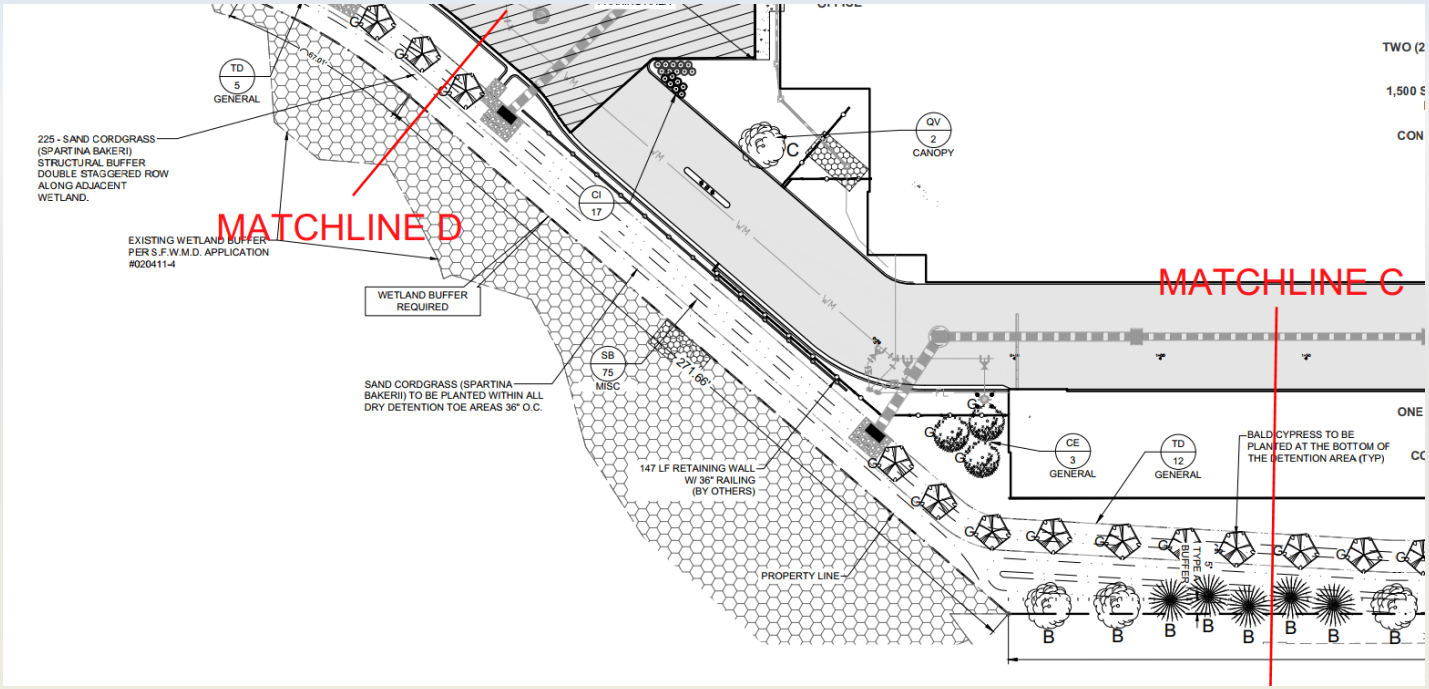
LANDSCAPING – DETENTION & PERIMETER



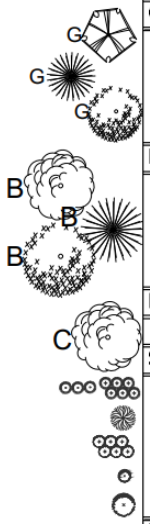
LANDSCAPING – DETENTION & PERIMETER



LANDSCAPING – DETENTION & PERIMETER



LANDSCAPING – SCHEDULE



SYMBOL	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SPECIFICATION*	STATUS
GENERAL TREES					
TD	45	BALD CYPRESS	TAXODIUM DISTICHUM	10' HT.; 2" CAL; 4' SPREAD	NATIVE
PE	10	SLASH PINE, SOUTH FLORIDA	PINUS ELLIOTTII v. densa	10' HT.; 2" CAL; 4' SPREAD	NATIVE
CE	8	SILVER BUTTONWOOD	CONOCARPUS ERECTUS SER	10' HT.; 2" CAL; 4' SPREAD	NATIVE
	63				
BUFFER TREES					
QV	26	LIVE OAK	QUERCUS VIRGINIANNA	10' HT.; 2" CAL; 4' SPREAD	NATIVE
PE	33	SLASH PINE, SOUTH FLORIDA	PINUS ELLIOTTII v. densa	10' HT.; 2" CAL; 4' SPREAD	NATIVE
CE	4	SILVER BUTTONWOOD	CONOCARPUS ERECTUS SER	10' HT.; 2" CAL; 4' SPREAD	NATIVE
	63				
PARKING TREES					
QV	2	LIVE OAK	QUERCUS VIRGINIANNA	10' HT.; 2" CAL; 4' SPREAD	NATIVE
SHRUBS & PERIMETER LANDSCAPING					
CI	363	RED TIP COCOPLUM	CHRYSOBALANUS ICACO	24" HT., #3 CONTAINER 36" O.C.	NATIVE
SR	51	SILVER SAW PALMETTO	SERENOA REPENS CINEREA	12" -18" #3 CONTAINER	NATIVE
HP	301	DWARF FIREBUSH	HAM ELIA PATENNS	24" HT., #3 CONTAINER 24" O.C.	NATIVE
CG-1	28	SMALL LEAF CLUSIA	CLUSIA GUTTIFERA	36" HT., #3 CONTAINER 24" O.C.	NATIVE
CG-2	15	SMALL LEAF CLUSIA	CLUSIA GUTTIFERA	5' HT. 10 GALLON	NATIVE
MISC					
SB	225	SAND CORDGRASS	SPARTINA BAKERII	24" HT., 12" SPR., #3 MIN.	NATIVE
TD		FAKAHATCHEE GRASS	TRIPSACUM DACTYLOIDES	24" HT., #3 CONTAINER 36" O.C.	NATIVE
SOD		BAHIA SOD	PASPALUM NOTATUM	SAND GROWN	NATIVE
MULCH		PINE STRAW MULCH		3" DEPTH THROUGHOUT	NATIVE

LANDSCAPING – SELF STORAGE

TREE IMAGES



Bald Cypress



Slash Pine



Silver Buttonwood



Live Oak

LANDSCAPING – INFRASTRUCTURE

SHRUBS IMAGES



Red Tip Coco Plum



Silver Saw Palmetto



Dwarf Firebush



Small Leaf Clusia

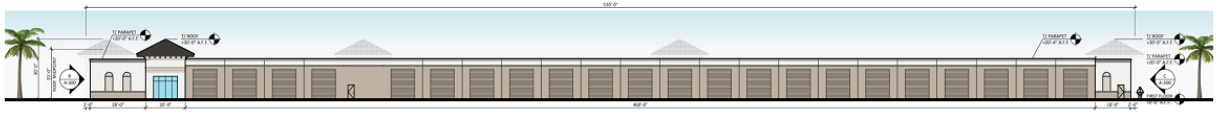


Sand Cordgrass

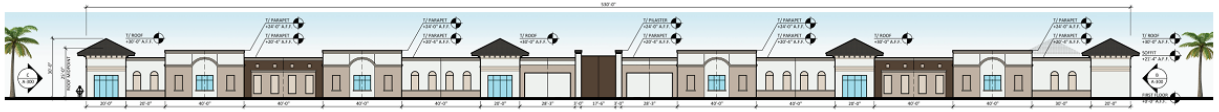


Fakahatchee Grass

BUILDING DESIGN

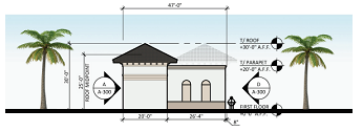


SOUTH ELEVATION

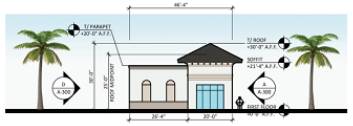


NORTH ELEVATION

MATERIAL LEGEND



EAST ELEVATION



WEST ELEVATION



EXTERIOR PAINT
EXTRA WHITE
SW 7006

EXTERIOR PAINT
SEAL SKIN
SW 7675

EXTERIOR PAINT
NATURAL TAN
SW7567

EXTERIOR PAINT
BALANCED BEIGE
SW 7037

EXTERIOR PAINT
VAN DYKE BROWN
SW7041

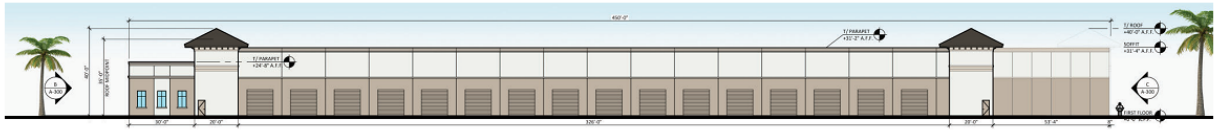
ROOF MATERIAL
TILCOR, ANTICA
CEDAR

WINDOW AND DOOR FRAMES
DARK BRONZE ANODIZED

GEIS COMPANIES

CORKSCREW PINES SELF STORAGE - BUILDING 1
LEE COUNTY, FLORIDA

BUILDING DESIGN

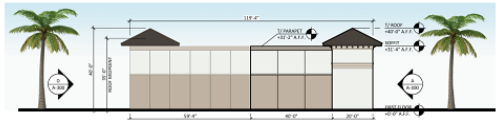


SOUTH ELEVATION

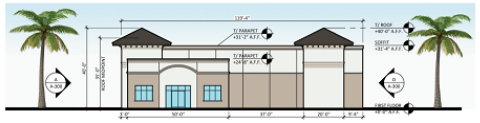


NORTH ELEVATION

MATERIAL LEGEND



EAST ELEVATION



WEST ELEVATION



EXTERIOR PAINT EXTRA WHITE SW 7006

EXTERIOR PAINT SEAL SKIN SW 7675

EXTERIOR PAINT NATURAL TAN SW7567

EXTERIOR PAINT BALANCED BEIGE SW 7037

EXTERIOR PAINT VAN DYKE BROWN SW7041

ROOF MATERIAL TILCOR, ANTICA CEDAR

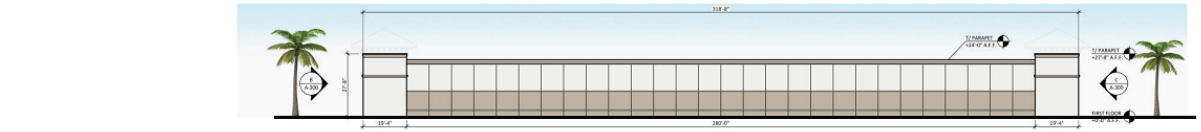
WINDOW AND DOOR FRAMES DARK BRONZE ANODIZED

GEIS COMPANIES

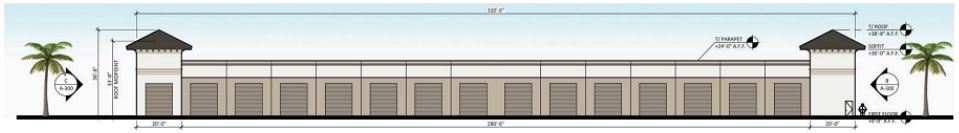
CORKSCREW PINES SELF STORAGE - BUILDING 2

LEE COUNTY, FLORIDA

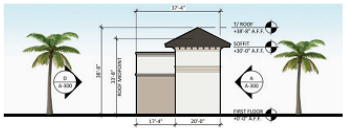
BUILDING DESIGN



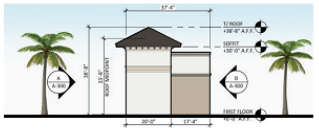
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

MATERIAL LEGEND



EXTERIOR PAINT
EXTRA WHITE
SW 7006

EXTERIOR PAINT
SEAL SKIN
SW 7675

EXTERIOR PAINT
NATURAL TAN
SW7567

EXTERIOR PAINT
BALANCED BEIGE
SW 7037

EXTERIOR PAINT
VAN DYKE BROWN
SW7041

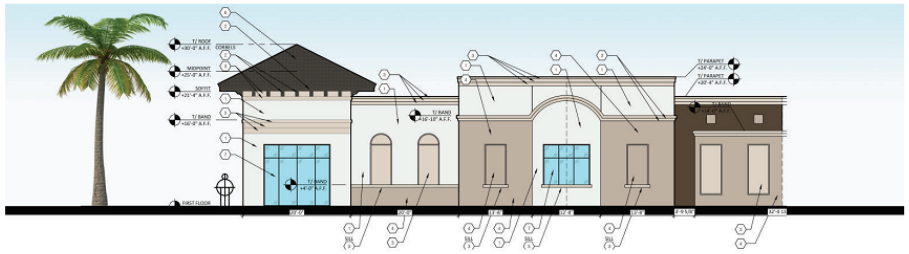
ROOF MATERIAL
TILCOR, ANTICA
CEDAR

WINDOW AND DOOR FRAMES
DARK BRONZE ANODIZED

GEIS COMPANIES

CORKSCREW PINES SELF STORAGE - BUILDING 3
LEE COUNTY, FLORIDA

BUILDING DESIGN



ENLARGED ELEVATION

MATERIAL LEGEND

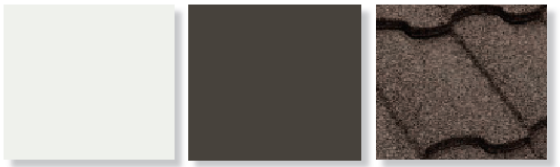
1. PAINT
SHERWIN WILLIAMS "EXTRA WHITE" #SW7006
2. PAINT
SHERWIN WILLIAMS "SEAL SKIN" #SW7675
3. PAINT
SHERWIN WILLIAMS "NATURAL TAN" #SW7049
4. PAINT
SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037
5. PAINT
SHERWIN WILLIAMS "VAN DYKE BROWN" #SW7041
6. TILCOR ROOF
STYLE: ANTICA, COLOR: CEDAR
7. STOREFRONT
KAWNEER - DARK BRONZE
8. PAINT - DOOR
SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037

NOTE:

1). 'T' = TEMPERED

2). 'S' = SPANDREL

3). TILT-WALL PAINT:
FIRST COAT: SHERWIN WILLIAMS LOXON PRIMER
SECOND COAT: SHERWIN WILLIAMS A-100 ACRYLIC PAINT
THIRD COAT: SHERWIN WILLIAMS A-100 ACRYLIC PAINT



EXTERIOR PAINT
EXTRA WHITE
SW 7006

EXTERIOR PAINT
SEAL SKIN
SW 7675

ROOF MATERIAL
TILCOR, ANTICA
CEDAR

EXTERIOR PAINT
NATURAL TAN
SW 7567

EXTERIOR PAINT
BALANCED BEIGE
SW 7037

WINDOW AND DOOR FRAMES
DARK BRONZE ANODIZED

GEIS COMPANIES

CORKSCREW PINES SELF STORAGE - DETAIL ELEVATION
LEE COUNTY, FLORIDA

BUILDING DESIGN



BUILDING 1 WITH VIEW OF BUILDING 2 IN BACKGROUND
STREET VIEW

MATERIAL LEGEND

① PAINT
SHERWIN WILLIAMS "EXTRA WHITE" #SW7006

② PAINT
SHERWIN WILLIAMS "SEAL SKIN" #SW7675

③ PAINT
SHERWIN WILLIAMS "NATURAL TAN" #SW7049

④ PAINT
SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037

⑤ PAINT
SHERWIN WILLIAMS "VAN DYKE BROWN" #SW7041

⑥ TILCOR ROOF
STYLE: ANTICA, COLOR: CEDAR

⑦ STOREFRONT
KAWNEER - DARK BRONZE

⑧ PAINT - DOOR
SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037

NOTE:
1). "T" = TEMPERED
2). "S" = SPANDREL
3). TILT-WALL PAINT:
FIRST COAT: SHERWIN WILLIAMS LOXON PRIMER
SECOND COAT: SHERWIN WILLIAMS A-100 ACRYLIC PAINT
THIRD COAT: SHERWIN WILLIAMS A-100 ACRYLIC PAINT

EXTERIOR PAINT
EXTRA WHITE
SW 7006

EXTERIOR PAINT
SEAL SKIN
SW 7675

EXTERIOR PAINT
NATURAL TAN
SW7567

EXTERIOR PAINT
BALANCED BEIGE
SW 7037

EXTERIOR PAINT
VAN DYKE BROWN
SW7041

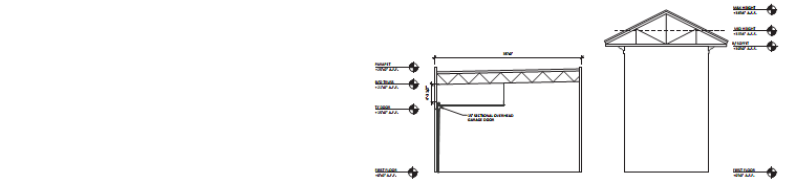
ROOF MATERIAL
TILCOR, ANTICA
CEDAR

WINDOW AND DOOR FRAMES
DARK BRONZE ANODIZED

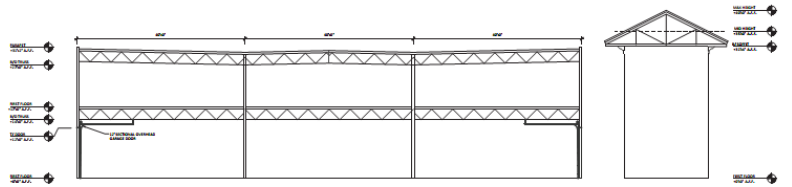
GEIS COMPANIES

CORKSCREW PINES SELF STORAGE- ELEVATION FROM STREET
LEE COUNTY, FLORIDA

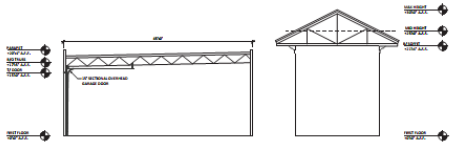
BUILDING DESIGN



BUILDING 3 SECTION



BUILDING 2 SECTION



BUILDING 1 SECTION

Flat Roof



Pitched Roof



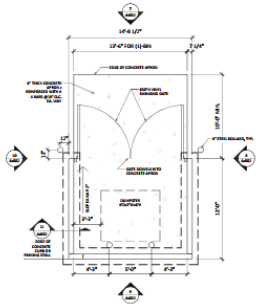
BUILDING CODE DIAGRAMS

GEIS COMPANIES

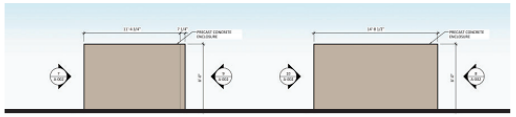
CORKSCREW PINES SELF STORAGE- BUILDING HEIGHTS
LEE COUNTY, FLORIDA

BUILDING DESIGN

PAINT
BALANCED BEIGE
SW 7037

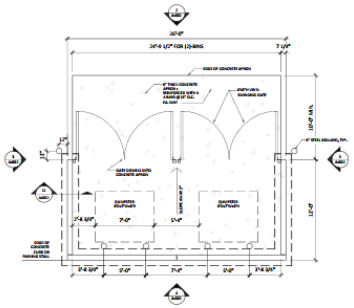


TRASH ENCLOSURE PLAN

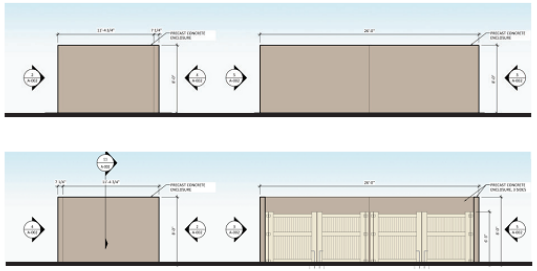


TRASH ENCLOSURE ELEVATIONS

VINYL GATE
COLOR: SANDSTONE



TRASH ENCLOSURE PLAN



TRASH ENCLOSURE ELEVATIONS

GEIS COMPANIES

CORKSCREW PINES SELF STORAGE - TRASH ENCLOSURE
LEE COUNTY, FLORIDA

BUILDING DESIGN



PARAPET

Incorporates wall geometry common to the Mission Revivial style, such as semicircular arches, flanked by horizontal cornice portions on each side

ROOF

Uses 6/12 slope roof with wide overhangs to shade the sides of the building. Includes exposed rafter elements at roof perimeter to accent the top-of-wall condition







MATERIALS

Roofing material simulates clay tiles that are typical of the Mission Revival style.
Painted precast concrete walls mimic the texture of stucco

GROUND LEVEL

Arched window forms are painted on to the exterior of the building that faces Corkscrew Rd, giving the illusion of decorative ground-level fenestration





GEIS COMPANIES

CORKSCREW PINES SELF STORAGE - MISSION REVIVAL ELEMENTS
LEE COUNTY, FLORIDA

BUILDING DESIGN



GEIS COMPANIES

CORKSCREW PINES SELF STORAGE - STREET VIEW 1
LEE COUNTY, FLORIDA

BUILDING DESIGN



GEIS COMPANIES

CORKSCREW PINES SELF STORAGE - STREET VIEW 2
LEE COUNTY, FLORIDA

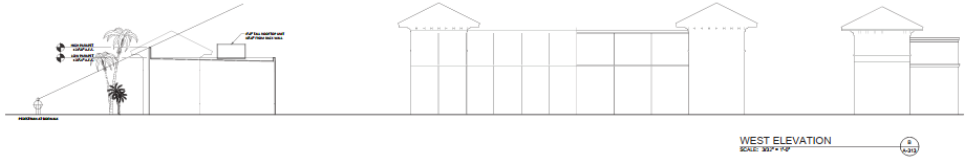
BUILDING DESIGN

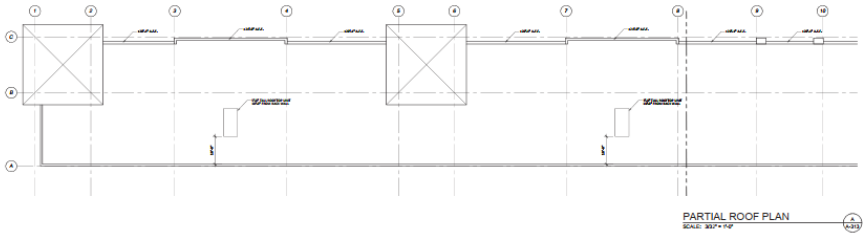


GEIS COMPANIES

CORKSCREW PINES SELF STORAGE - PEDESTRIAN VIEW
LEE COUNTY, FLORIDA

BUILDING DESIGN





CORKSCREW PINES SELF STORAGE - WEST SITE ELEVATION - RTU SITE LINE
LEE COUNTY, FLORIDA

BUILDING DESIGN





VIEW A - 1000' FROM SITE



VIEW B - 500' FROM SITE



VIEW C - 150' FROM SITE

GEIS COMPANIES

CORKSCREW PINES SELF STORAGE - WEST SITE ELEVATION - RTU SITE LINE

LEE COUNTY, FLORIDA

BUILDING DESIGN







VIEW D - 1000' FROM SITE



VIEW E - 500' FROM SITE



VIEW F - 150' FROM SITE

GEIS COMPANIES

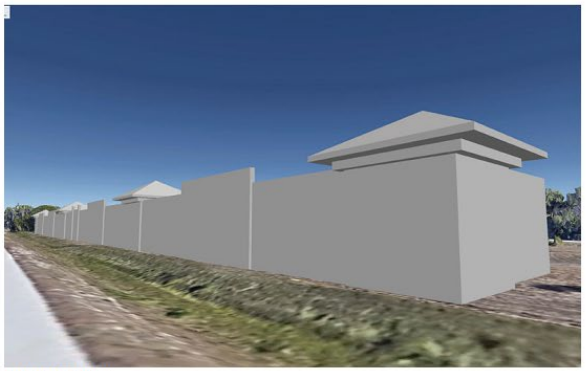
CORKSCREW PINES SELF STORAGE - WEST SITE ELEVATION - RTU SITE LINE

LEE COUNTY, FLORIDA

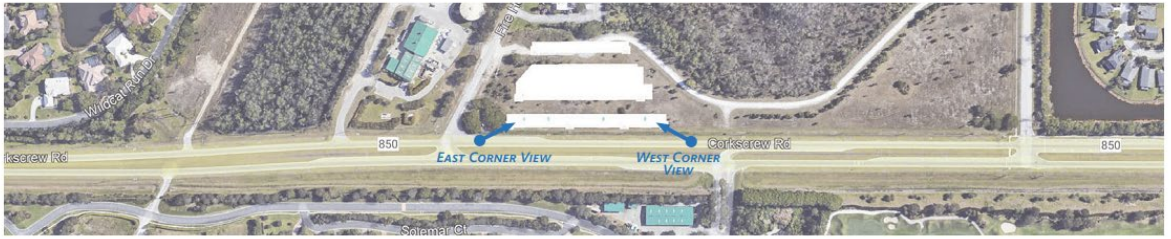
BUILDING DESIGN



EAST CORNER VIEW



WEST CORNER VIEW



GEIS COMPANIES

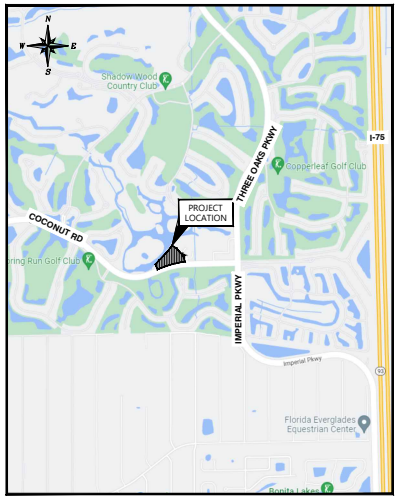
CORKSCREW PINES SELF STORAGE - WEST SITE ELEVATION - RTU SITE LINE
LEE COUNTY, FLORIDA

LIMITED DEVELOPMENT ORDER PLANS FOR

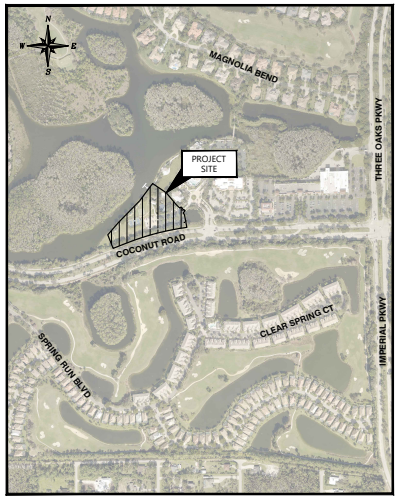
THE BROOKS OF BONITA SPRINGS CDD
PICKLEBALL FACILITY EXPANSION

PART OF SECTION 10, TOWNSHIP 47S, RANGE 25E,
LEE, FLORIDA

PREPARED FOR/OWNED BY:
BROOKS OF BONITA SPRINGS CDD AND
BROOKS OF BONITA SPRINGS II CDD
9920 COCONUT RD.
ESTERO, FLORIDA 34135
(239) 464 - 7114



PROJECT LOCATION
N.T.S.



PROJECT SITE
N.T.S.

SHEET INDEX

Sheet Number	Sheet Title
01	COVER SHEET
02	GENERAL NOTES
03	EXISTING CONDITIONS AND DEMO PLAN
04	MASTER SITE PLAN
05	PHASE 1 CONSTRUCTION
06	PHASE 2 CONSTRUCTION
07	PHASE 3 CONSTRUCTION
08	PAVING GRADING & DRAINAGE DETAILS
09	EROSION CONTROL PLAN

PROPERTY IDENTIFICATION

STRAP: 10-47-25-E3-42120.1982

ELEVATIONS BASED ON NORTH AMERICAN VERTICAL DATUM NAVD88. CONVERSION FROM NAVD88 TO NGVD29: NAVD88 +1.21=NGVD29.

REVISIONS

No.:	DATE:	DESCRIPTION:	APPROVED:
△	01/20/23	REVISED PER SFWMD & VOE COMMENTS	MCP
△	04/17/23	REVISED PER VOE COMMENTS	MCP

RWA ENGINEERING
6610 Willow Park Drive
Suite 200
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12800 University Drive
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Fort Myers, FL 33907
19503 S West Villages Pkwy
Unit A5
Venice, FL 34293
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Fax: (239) 597-0578
www.corkufi-rwa.com
Florida Certificates of Authorization
EB 7663 LB 6952

ENGINEER'S SEAL:

MICHAEL C. PAPPAS, STATE OF FLORIDA
LICENSE NO. 65010 PWA, INC.
STATE OF FLORIDA BUSINESS
CERTIFICATE NO. EB-0007663

DATE:	PROJECT No.:	SHEET No.:
NOV., 2022	220002.00.00	01 OF 9

GENERAL NOTES:

1. ALL ELEVATIONS REFERENCED WITHIN THIS PLAN SET ARE NORTH AMERICAN VERTICAL DATUM NAVD 88, UNLESS OTHERWISE STATED. CONVERSION TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) IS +1.21.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH ANY OTHER CONTRACTORS WHO MAY BE PERFORMING WORK AT THE PROJECT SITE.
3. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION, SIZE AND TYPE OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
4. EXISTING FACILITIES SHALL BE RESTORED TO A CONDITION EQUIVALENT TO THAT WHICH EXISTED PRIOR TO COMMENCEMENT OF CONSTRUCTION. NO SEPARATE PAYMENT WILL BE MADE FOR THIS WORK.
5. THE CONTRACTOR SHALL KEEP AND MAINTAIN ON SITE AN ACCURATE UP-TO-DATE SET OF AS-BUILT DRAWINGS. THESE DRAWINGS SHALL INCLUDE LOCATIONS AND ELEVATIONS OF MAINS, FITTINGS, VALVES, SERVICES, CASINGS AND OTHER APPURTENANCES AS WELL AS ANY DEVIATIONS IN THE PLANS. THESE AS-BUILT DRAWINGS SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE UPON COMPLETION OF THE WORK FOR HIS REVIEW AND USE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CITY, COUNTY, STATE OR LOCAL CONSTRUCTION PERMITS OR APPROVALS ETC., AND POSTING ALL REQUIRED BONDS, ETC. PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE ALL REQUIRED INSPECTIONS WITH UTILITY COMPANIES, CITY, COUNTY OR STATE AGENCIES AND THE OWNER'S REPRESENTATIVE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF TRAFFIC IN ACCORDANCE WITH CITY, COUNTY AND STATE REQUIREMENTS.
8. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE AND ALL UTILITY COMPANIES IN THE AREA 48 HOURS (MINIMUM) BEFORE BEGINNING CONSTRUCTION.
9. THE CONTRACTOR SHALL MAINTAIN COPIES OF ALL APPLICABLE PERMITS ON-SITE AND SHALL BE RESPONSIBLE TO ADHERE TO ALL PERMIT CONDITIONS DURING CONSTRUCTION.
10. SUBJECT PROPERTY LIES WITHIN FEMA FLOOD ZONE "AH/X" PER FLOOD INSURANCE RATE MAPS, MAP NUMBER 12071C0593G, DATED 12/07/2018.
11. TRASH COLLECTION WILL BE HANDLED VIA EXISTING FACILITIES.

DEMOLITION NOTES:

1. CONTRACTOR SHALL REMOVE EXISTING STRUCTURES, BUILDINGS, PILES, AND OTHER FEATURES WITHIN THE LIMITS OF THE PROJECT BOUNDARY. THIS SHALL INCLUDE CONCRETE PADS, FENCING UTILITY SERVICES, etc...
2. ALL ITEMS TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED AT THE EXPENSE OF THE CONTRACTOR, INCLUDING ALL DUMPING FEES, UNLESS OTHERWISE NOTED. ALL ITEMS SHALL BE REMOVED TO A DEPTH OF 2' BELOW EXISTING GRADE, OR 2' BELOW THE INVERT OF ANY PROPOSED UTILITIES. EXISTING UTILITIES, SERVICING BUILDINGS TO BE REMOVED SHALL BE PLUGGED BELOW EXISTING GRADE AND BROUGHT TO THE ATTENTION OF OWNER'S REPRESENTATIVE AND THE ENGINEER IMMEDIATELY.
3. EXISTING ASPHALT PAVEMENT TO BE REMOVED SHALL BE REMOVED TO A MINIMUM OF THE BOTTOM OF THE PROPOSED LIMEROCK IN PAVED AREAS AND TO 12" BELOW FINISHED GRADE IN UNPAVED AREAS. EXISTING LIMEROCK THAT HAS BEEN REMOVED MAY BE USED TO STABILIZED THE SUBGRADE OF THE PROPOSED PAVEMENT AREAS IF IT MEETS THE REQUIREMENTS AS NOTED IN THE ENGINEER'S TECHNICAL SPECIFICATIONS.
4. THIS PLAN IS NOT INTENDED TO BE ALL INCLUSIVE OF EXISTING FACILITIES OR MATERIALS TO BE REMOVED. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE SCOPE OF WORK IN REGARDS TO MODIFICATIONS OF THE SITE TO ACCOMMODATE PROPOSED IMPROVEMENTS. THIS PLAN DOES NOT ADDRESS EXISTING UNDERGROUND UTILITIES/FACILITIES WHICH MAY BE ENCOUNTERED DURING DEMOLITION OR IMPROVEMENTS. CONTRACTOR SHALL PROTECT AND/OR REPLACE THOSE EXISTING UTILITIES REQUIRED TO ACCOMMODATE THIS PROJECT. OTHER UNDERGROUND UTILITIES TO BE REMOVED OR ABANDONED SHALL BE DISCARDED, DISENGAGED OR REMOVED IN A MANNER CONSISTENT WITH INDUSTRY SAFETY STANDARDS, AS REQUIRED BY OWNER'S REPRESENTATIVE.
5. ALL ASPHALT PAVEMENT TO BE REMOVED SHALL BE MECHANICALLY SAW-CUT IN ORDER TO ENSURE CLEAN, STRAIGHT EDGES. CONTRACTOR SHALL COORDINATE THE LIMITS OF THE ASPHALT REMOVAL WITH THIS DEMOLITION PLAN.
6. CONTRACTOR SHALL COORDINATE THE REMOVAL OF THE EXISTING FACILITIES WITH THE OWNER'S REPRESENTATIVE WITH REGARDS TO WHEN THE INDIVIDUAL ITEMS ARE TO BE REMOVED.
7. CONTRACTOR SHALL PROVIDE A SAFE, OPERABLE SITE FOR EMPLOYEES AND PUBLIC FOR THE CONSTRUCTION AND FUNCTIONS THAT WILL CONTINUE TO OCCUR DURING THE CONSTRUCTION ACTIVITIES.

PAVING, GRADING & DRAINAGE NOTES:

1. ALL PAVING, GRADING AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF VILLAGE OF ESTERO.
2. ALL PIPE LENGTHS ARE PLUS OR MINUS AND ARE MEASURED FROM CENTER OF STRUCTURES UNLESS SHOWN OTHERWISE.
3. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTMENTS OF VALVE BOX COVERS, MANHOLE RIMS AND COVER, GRATES, ETC., NECESSARY TO MATCH FINAL GRADES AS SHOWN ON PLANS.
4. ALL UNPAVED AREAS DISTURBED DURING CONSTRUCTION SHALL BE GRASSED AND MULCHED UNLESS OTHERWISE SHOWN ON THE PLANS OR DETAILS.
5. EXISTING OFF-SITE DRAINAGE PATTERNS SHALL BE MAINTAINED DURING CONSTRUCTION.
6. CONFLICTS BETWEEN WATER AND STORM DRAINAGE ARE TO BE RESOLVED BY ADJUSTING WATER LINES AS NECESSARY UPON APPROVAL BY OWNER'S REPRESENTATIVE.
7. PROPOSED PAVERS SHALL BE PRIVATELY MAINTAINED. XXX ITS SUCCESSORS AND/ OR ASSIGNS, SHALL REPAIR AND/ OR REPLACE PAVERS THAT ARE DAMAGED BY XXX DURING MAINTENANCE, REPAIR AND/ OR REPLACEMENT OF THE WATER AND SEWER SYSTEMS.
8. CONTRACTOR SHALL NOTIFY THE ENGINEER AND COUNTY A MINIMUM OF 48 HOURS BEFORE EACH OF THE FOLLOWING PHASES OF CONSTRUCTION WILL BE READY FOR THE REQUIRED INSPECTIONS:
   A. DRAINAGE PIPE AFTER PLACEMENT AND PIPE JOINTS ARE SEALED AND BEFORE BACKFILLING;
   B. HEADWALL FOOTINGS;
   C. SUBGRADE;
   D. BASE;
   E. PRIME;
   F. EACH SURFACE COURSE;
   G. FINAL.
10. CONTRACTOR SHALL MAINTAIN THE PREVIOUSLY INSTALLED SILT FENCE.
11. UNLESS OTHERWISE SHOWN, DRAINAGE PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP).
12. FOR ALL INLETS AND DRAINAGE STRUCTURES, REFERENCE FDOT INDEXES NO. 425-052.

WATER, SEWER AND NON-POTABLE IRRIGATION NOTES:

1. ALL WATER, SEWER AND NON-POTABLE IRRIGATION CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF BONITA SPRINGS UTILITIES (BSU).
2. THE CONTRACTOR SHALL NOTIFY BONITA SPRINGS UTILITIES (BSU) AND THE ENGINEER 48 HOURS IN ADVANCE PRIOR TO ANY UTILITY CONSTRUCTION, FLUSHING, TESTING, SAMPLING OR CONNECTION TO EXISTING SYSTEMS.
3. ALL CONNECTIONS TO EXISTING MAINS SHALL BE MADE BY THE CONTRACTOR ONLY AFTER THE CONNECTION PROCEDURE AND HIS WORK SCHEDULE HAS BEEN REVIEWED AND APPROVED BY LEE COUNTY. THE CONTRACTOR SHALL NOTIFY LEE COUNTY A MINIMUM OF 72 HOURS IN ADVANCE OF THE CONNECTION.
4. CROSSOVER AND SEPARATION REQUIREMENTS:
   A. SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL UTILITY AUTHORITY AND SHALL NOT BE LESS THAN THE REQUIREMENTS OF FDEP INCLUDING CHAPTER 62-555.314 OF THE FAC.
   B. ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE FOLLOWING PIPELINES SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE:
   C. GRAVITY SANITARY SEWERS OR PRESSURE WASTEWATER FORCE MAINS WITH LESS THAN SIX FEET VERTICAL CLEARANCE.
   D. STORM SEWER WITH LESS THAN THREE FEET VERTICAL CLEARANCE.
5. WATER SYSTEM NOTES (WM):
   A. PVC WATER PIPE 4-INCH THROUGH 12-INCH DIAMETER SHALL CONFORM TO THE REQUIREMENTS OF AWWA C-900, DR 18 (CLASS 235). FITTINGS SHALL BE MECHANICAL JOINT DUCTILE IRON CONFORMING TO AWWA C-110,350 PSI MINIMUM PRESSURE RATING.
   B. PVC WATER PIPE 6-INCH THROUGH 12-INCH DIAMETER UNDER ROADWAY PAVEMENT BY DIRECT BURY SHALL CONFORM TO THE REQUIREMENTS OF DUCTILE IRON (CLASS 250) UNLESS SHOWN OTHERWISE ON PLANS.
   C. WATER SERVICE PIPE 2-INCH DIAMETER AND SMALLER SHALL BE POLYETHYLENE PIPING, PE 3408 (SDR 9, 200 PSI, ASTM D3350), CONFORMING TO AWWA C-901. PLACE PIPE IN SCHEDULE 40 PVC CASING UNDER PAVED AREAS.
   D. WATER DISTRIBUTION LINES SHALL HAVE A 3-FOOT MINIMUM COVER FROM FINISHED GRADE.
   E. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE GENERAL ALIGNMENT OF THE WATER LINE BY USING JOINT DEFLECTION OR BENDS AS APPLICABLE.
   F. ALL PVC PIPE USED FOR POTABLE WATER SHALL BE COLORED BLUE.
   G. ALL WATER METERS SHALL CONFORM TO AWWA C-700 OR NSF 61 STANDARDS.
   H. BACKFLOW PREVENTER ASSEMBLIES SHALL CONFORM TO AWWA-14 STANDARDS.
   I. FIRE HYDRANT ASSEMBLIES SHALL CONFORM TO AWWA C-502 STANDARDS.
6. GRAVITY SEWER PIPE NOTES:
   A. PVC GRAVITY SEWER PIPE AND FITTINGS 4-INCH THROUGH 15-INCH DIAMETER SHALL CONFORM TO THE REQUIREMENTS OF ASTM D-3034, SDR 26 (MIN.) AND SHALL BE GREEN IN COLOR.
7. NON-POTABLE IRRIGATION PIPE NOTES (IM):
   A. PVC IRRIGATION PIPE 4-INCH DIAMETER AND LARGER LOCATED IN NON-PAVED AREAS SHALL CONFORM TO THE REQUIREMENTS OF AWWA C-900, DR 18 (PRESSURE CLASS 150). FITTINGS SHALL BE MECHANICAL JOINT DUCTILE IRON.
   B. PVC IRRIGATION PIPE 3-INCH DIAMETER SHALL CONFORM TO THE REQUIREMENTS OF ASTM D2241, SDR 21 (PRESSURE CLASS 200).
   C. IRRIGATION SERVICE PIPE 2-INCH DIAMETER AND SMALLER SHALL BE POLYETHYLENE PIPING, PE 3408 (SDR 9, 200 PSI, ASTM D3350), CONFORMING TO AWWA C-901. PLACE PIPE IN SCHEDULE 40 PVC CASING UNDER PAVED AREAS.
   D. IRRIGATION DISTRIBUTION LINES SHALL HAVE A 3-FOOT MINIMUM COVER FROM FINISHED GRADE.
   E. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE GENERAL ALIGNMENT OF THE IRRIGATION LINE BY USING JOINT DEFLECTION OR BENDS AS APPLICABLE.
   F. CONFLICTS BETWEEN IRRIGATION AND STORM OR SEWER LINES AND STRUCTURES ARE TO BE RESOLVED BY ADJUSTING IRRIGATION LINES AS NECESSARY UPON APPROVAL BY THE ENGINEER.
   G. ALL PVC PIPE AND SERVICE TUBING USED FOR IRRIGATION SHALL BE COLORED PURPLE.

EXISTING VEGETATION AND CONSERVATION NOTES:

1. PRIOR TO COMMENCEMENT OF CONSTRUCTION, ALL EXISTING NATIVE VEGETATION NOT WITHIN THE LIMITS OF CONSTRUCTION SHALL BE FLAGGED TO BE PRESERVED. THE CONTRACTOR SHALL INSTALL ENVIROFENCE (OR EQUAL) BEYOND THE DRIPLINES OF THE RETAINED VEGETATION AND ALONG THE LIMITS OF CLEARING. THIS FENCE SHALL REMAIN ERECTED & MAINTAINED THROUGH THE DURATION OF THE CONSTRUCTION ACTIVITIES.
2. ALL EXOTIC VEGETATION AS DEFINED BY COUNTY SHALL BE REMOVED FROM THE SITE PRIOR TO PRELIMINARY ACCEPTANCE. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE SUBSEQUENT ANNUAL REMOVAL OF ALL EXOTIC VEGETATION, IN PERPETUITY.
3. SIGNAGE SHALL BE PLACED AROUND PRESERVE AREA TO IDENTIFY AND PROTECT PRESERVE AREA. S.F.W.M.D. SIGNAGE STANDARDS SHALL BE USED.
4. EXISTING NATIVE VEGETATION LOCATED WITHIN THE DEVELOPABLE AREA AND NOT CLEARED AS PART OF THIS PERMIT SHALL BE PROTECTED WITH BARRICADES. BARRICADES WILL REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION.

STANDARD ABBREVIATIONS:

(UNLESS OTHERWISE SHOWN, ABBREVIATIONS AND SYMBOLS ARE SET OUT IN FDOT STANDARD INDEX - FY 2020-21)

AD	AREA DRAIN / ATRIUM DRAIN	ID	INSIDE DIAMETER
ADA	AMERICAN WITH DISABILITIES ACT	INV	INVERT ELEVATION
AE	ACCESS EASEMENT	IRRIG	IRRIGATION
ARV	AIR RELEASE VALVE	LBE	LANDSCAPE BUFFER EASEMENT
BFP	BACKFLOW PREVENTER	LCEC	LEE COUNTY ELECT. COOPERATIVE
BL	BASE LINE	LME	LAKE MAINTENANCE EASEMENT
BOV	BLOW-OFF VALVE	LP	LOW POINT
BOC	BACK OF CURB	LL or ℄	LOT LINE
BOT	BOTTOM	LT	LEFT
BOW	BOTTOM OF WALL	LF	LINEAR FEET
CAP	CORRUGATED ALUMINUM PIPE	MH	MANHOLE
CATV	CABLE TV	MJ	MECHANICAL JOINT FITTING
CL	CONTROL ELEVATION	MES	MITERED END SECTION
CIP	CAST IN PLACE	NAVD	NORTH AMERICAN VERT. DATUM
CJ	CONTROL JOINT	NEIE	NORTH EAST INVERT ELEVATION
CL or ℄	CENTER LINE	NGVD	NATIONAL GEODETIC VERT. DATUM
CLR	CLEAR	NIC	NOT IN CONTRACT
CAP	CORRUGATED ALUMINUM PIPE	OC	ON CENTER
CMP	CORRUGATED METAL PIPE	OD	OUTSIDE DIAMETER
CMU	CONCRETE MASONRY UNIT	PC	POINT OF CURVATURE
CO	CLEAN OUT	PIV	POST INDICATOR VALVE
CS	CONTROL STRUCTURE	PL or ℄	PROPERTY LINE
CUE	LEE COUNTY UTILITY EASEMENT	PP	POWER POLE
DE	DRAINAGE EASEMENT	PSP	PERMANENT SAMPLE POINT
DIP	DUCTILE IRON PIPE	PT	POINT OF TANGENCY
DN	DOWN	PUE	PUBLIC UTILITY EASEMENT
DOT	DEPART. OF TRANSPORTATION	PV	PLUG VALVE
DIA	DIAMETER	PVC	POLY VINYL CHLORIDE PIPE
DR	DIMENSION RATIO	PVCF	POLYVINYL CHLORIDE FENCE
EJ	EXPANSION JOINT	PVI	POINT OF VERT. INTERSECTION
EL	ELEVATION	PS	PUMP STATION
ELEC	ELECTRICAL	RCP	REINFORCED CONCRETE PIPE
ELEV	ELEVATION	RT	RIGHT
EOP	EDGE OF PAVEMENT	RCWM	RECLAIMED WATER MAIN
EOW	EDGE OF WATER	RM	REUSE MAIN
ERCP	ELLIPTICAL REINF. CONC. PIPE	ROW	RIGHT OF WAY
FCD	FIRE CONTROL DISTRICT	R/W	RIGHT OF WAY
FDC	FIRE DEPARTMENT CONNECTION	(R)R	RADIUS
FDOT	FLORIDA DEPT. OF TRANSPORT.	S/W	SIDEWALK
FFE	FINISHED FLOOR ELEVATION	SWLK	SIDEWALK
FH	FIRE HYDRANT	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
FM	FORCE MAIN	STR	STORM STRUCTURE
FND	FOUNDATION	TBF	TEMPORARY BACKFLOW
FOC	FACE OF CURB	TBFO	TEMP. BLOW-OFF ASSEMBLY
FPL	FLORIDA POWER & LIGHT	TBR	TO BE REMOVED
FRCP	FIBER REINFORCED CONC. PIPE	TEMP	TEMPORARY
GALV	GALVANIZED	TBSP	TEMP. BACTERIAL SAMPLE POINT
GE	GRATE ELEVATION	TOB	TOP OF BANK
GV	GATE VALVE	TOS	TOE OF SLOPE
HDPE	HIGH DENSITY POLYETHYLENE	TOW	TOP OF WALL
HP	HIGH POINT	TSP	TEMPORARY SAMPLE POINT
		TYP	TYPICAL
		UNO	UNLESS NOTED OTHERWISE
		VG	VALLEY GUTTER
		WM	WATER MAIN
		YD	YARD DRAIN

SYMBOLS:

(UNLESS OTHERWISE SHOWN, ABBREVIATIONS AND SYMBOLS ARE SET OUT IN FDOT STANDARD INDEX - FY 2020-21.)

UTILITIES

(EXIST) (PROP)

- = BACKFLOW PREVENTER
- = GATE VALVE
- = REDUCER
- = WATER SERVICE (SINGLE)
- = WATER SERVICE (DOUBLE)
- = FIRE HYDRANT ASSEMBLY
- = FIRE DEPARTMENT CONNECTION
- = FORCE MAIN VALVE
- = PLUG VALVE
- = SANITARY MANHOLE
- = CLEAN-OUT (SINGLE)
- = CLEAN-OUT (DOUBLE)
- = STORM INLET/JUNCTION BOX
- = STORM FLARED END
- = STORM DRAIN MANHOLE
- = MITERED END SECTION
- = FLUME WITH RIP RAP
- = DRAINAGE FLOW ARROW (ALWAYS POINTS DOWN)

UTILITIES (CONTINUED)

- = 11.25° TO 90° BEND
- = TEE
- = CROSS
- = WYE
- = CHECK VALVE
- = POST INDICATOR VALVE
- = AIR RELEASE VALVE

MISCELLANEOUS

- = PARKING COUNT
- = NATIVE PRESERVE SIGN
- = LIGHT POLE
- = EXISTING POWER POLE
- = POWER POLE
- = POWER POLE WITH LIGHT
- = GUY WIRE
- = BOLLARD
- = EXISTING GRADE TEXT
- = PROPOSED GRADE TEXT
- = CURB RAMP TYPE PER FDOT INDEX 522-002, FY 2020-21
- = OAK TREE WITH DIAMETER
- = PALM TREE WITH DIAMETER

LINE TYPE LEGEND: (UNLESS OTHERWISE SHOWN)

STANDARD LINES:

- = PROJECT BOUNDARY LINE
- = R/W LINE
- = EASEMENT
- = CENTERLINE
- = SET-BACK LINE
- = DETENTION TOP OF BANK
- = DETENTION TOE OF SLOPE
- = MAJOR BASIN LINE
- = MINOR BASIN LINE
- = IRRIGATION (PROPOSED)
- = IRRIGATION (EXISTING)
- = SEWER FORCE MAIN (PROP)
- = SEWER FORCE MAIN (EXIST)
- = SANITARY SEWER (PROP)
- = SANITARY SEWER (EXIST)
- = STORM DRAIN (PROP)
- = STORM DRAIN (EXIST)
- = WATER MAIN (PROP)
- = WATER MAIN (EXIST)
- = FIRE LINE (PROP)
- = FIRE LINE (EXIST)
- = OVERHEAD ELECTRIC (EXIST)
- = NATURAL GAS (PROP)
- = NATURAL GAS (EXIST)
- = TURBIDITY BARRIER
- = SILT FENCE
- = ALIGNMENT STATIONING W/ 50' TICK MARKS (1+00, 2+00)

STANDARD HATCHES:

- = PAVEMENT
- = CONCRETE
- = BRICK PAVER
- = RIPRAP/GRAVEL
- = COMPACTED
- = EARTH
- = LAKE
- = LITTORAL AREA (OVER LAKE HTCH)
- = SAFE SIGHT DISTANCE TRIANGLE

"Call Before You Dig"

Call Sunshine State One Call, at 811 or 800-432-4770, two full days before digging in any easement, right-of-way or permitted use area.

REV #	REVISION	DRAWN	CHECKED	DATE

RWA ENGINEERING

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Fort Myers, Florida 33907
(239) 597-0575 FAX: (239) 597-0578
www.consult-rwa.com
Florida Certificates of Authorization
EB 7663 LB6952

DATE: NOV., 2022
SEC 10 TWP 47S RGE 25E
DESIGNED: MCP
DRAWN: NDG
CHECKED:
HORIZ. SCALE (FULL): N/A
HORIZ. SCALE (HALF): N/A
VERT. SCALE (FULL): N/A
VERT. SCALE (HALF): N/A

CLIENT: BROOKS OF BONITA SPRINGS CDD AND BROOKS OF BONITA SPRINGS II CDD

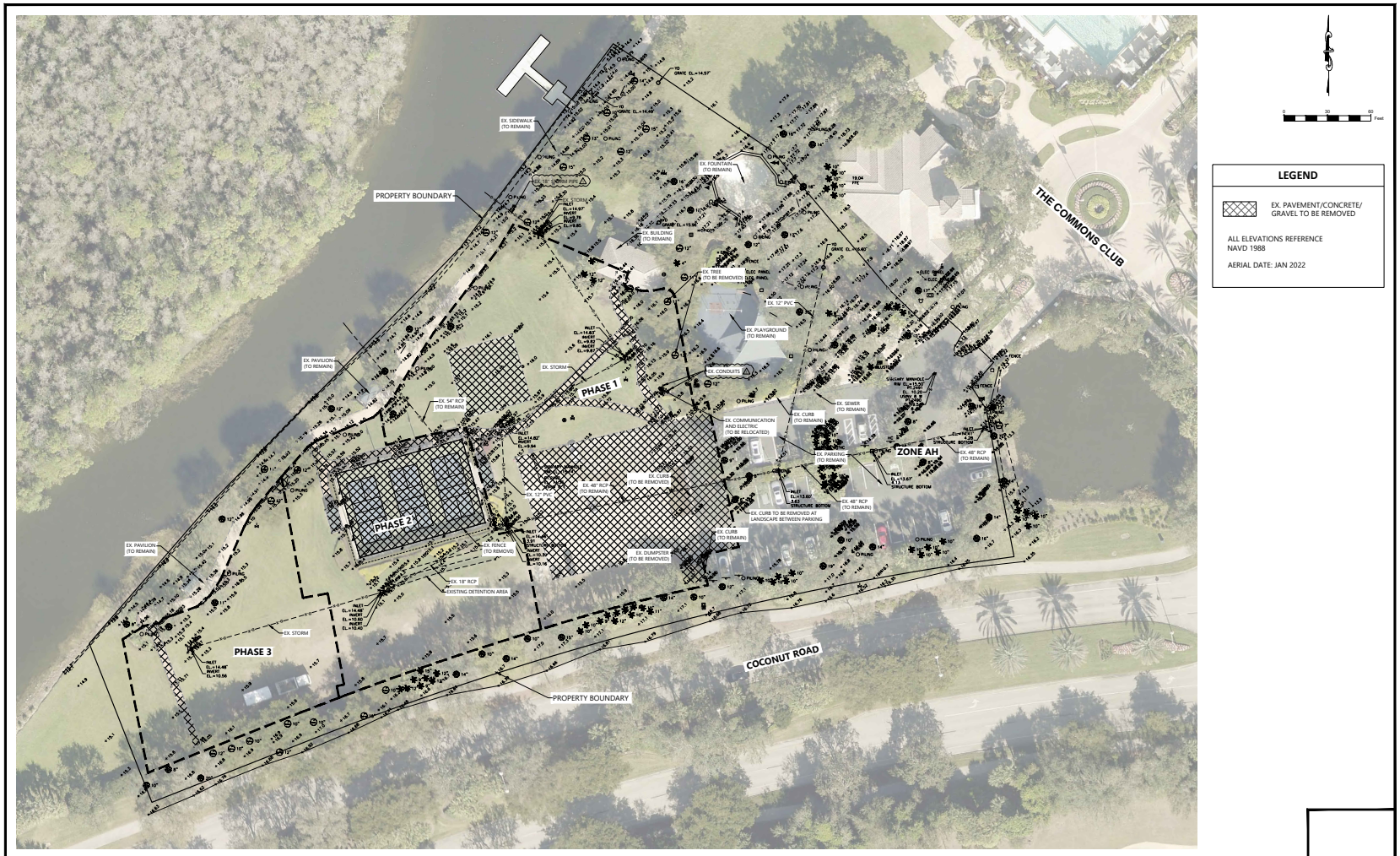
TITLE: GENERAL NOTES

PROJECT: THE BROOKS OF BONITA SPRINGS CDD PICKLEBALL FACILITY EXPANSION

PROJECT NO.: 220002.00.00
FILE NAME: 02 2200020100C GN01
SHEET NUMBER: 02 OF 9

MICHAEL C. PAPPAS
FLORIDA LICENSE NO. 60910

January 26, 2023 1:33 PM K:\2022\220002\31.09 The Brooks Pickleball Facilities\07 Civil Eng Design, Coren Plans\Current Plans\Sheet Files\02 2200020100C GN01.dwg



REV #	REVISION	DRAWN	CHECKED	DATE
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EB 7663 LB6952

DATE: NOV., 2022
SEC 10 TWP 47S RGE 25E
DESIGNED: MCP
DRAWN: NDG
HORIZ. SCALE (FULL): 1" = 30'
HORIZ. SCALE (HALF): 1" = 60'
VERT. SCALE (FULL): N/A
VERT. SCALE (HALF): N/A

CLIENT: BROOKS OF BONITA SPRINGS CDD AND BROOKS OF BONITA SPRINGS II CDD

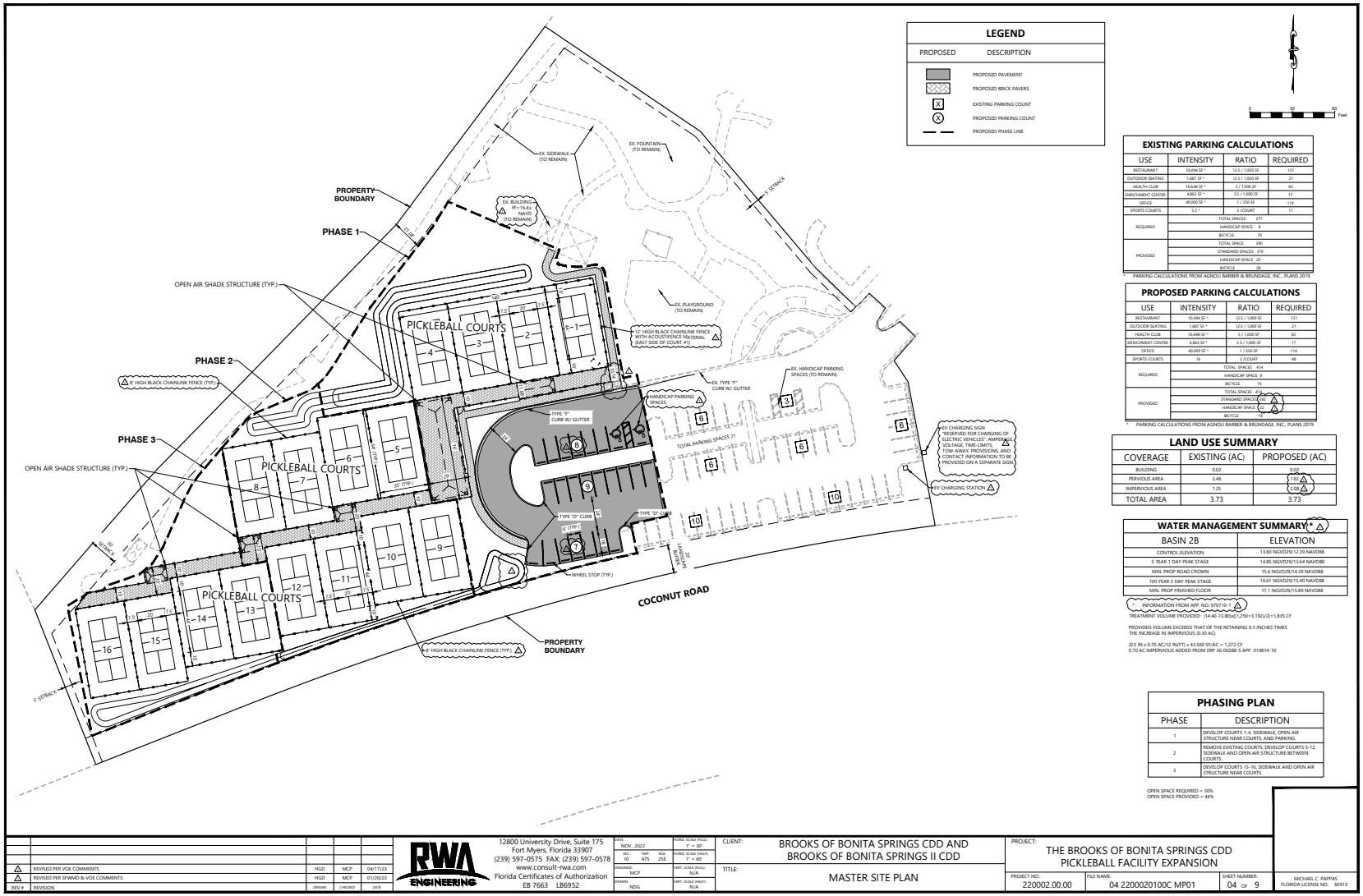
TITLE: EXISTING CONDITIONS AND DEMO PLAN

PROJECT: THE BROOKS OF BONITA SPRINGS CDD PICKLEBALL FACILITY EXPANSION

PROJECT NO.: 220002.00.00
FILE NAME: 03 2200020100C EX01
SHEET NUMBER: 03 OF 9

MICHAEL C. PAPPAS FLORIDA LICENSE NO. 60910

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EXISTING PARKING CALCULATIONS

USE	INTENSITY	RATIO	REQUIRED
RESTAURANT	10,494 SF *	12.5 / 1,000 SF	131
OUTDOOR SEATING	1,687 SF *	12.5 / 1,000 SF	21
HEALTH CLUB	16,648 SF *	5 / 1,000 SF	83
ENRICHMENT CENTER	4,863 SF *	3.5 / 1,000 SF	17
OFFICE	40,000 SF *	1 / 350 SF	114
SPORTS COURTS	3.5 *	3 /COURT	11
REQUIRED	TOTAL SPACES 377		
	HANDICAP SPACE 8		
	BICYCLE 19		
PROVIDED	TOTAL SPACE 390		
	STANDARD SPACES 370		
	HANDICAP SPACE 20		
	BICYCLE 28		

PARKING CALCULATIONS FROM AGNOLI BARBER & BRUNDAGE, INC., PLANS 2019

PROPOSED PARKING CALCULATIONS

USE	INTENSITY	RATIO	REQUIRED
RESTAURANT	10,494 SF *	12.5 / 1,000 SF	131
OUTDOOR SEATING	1,687 SF *	12.5 / 1,000 SF	21
HEALTH CLUB	16,648 SF *	5 / 1,000 SF	83
ENRICHMENT CENTER	4,863 SF *	3.5 / 1,000 SF	17
OFFICE	40,000 SF *	1 / 350 SF	114
SPORTS COURTS	16	3 /COURT	48
REQUIRED	TOTAL SPACES 414		
	HANDICAP SPACE 9		
	BICYCLE 19		
PROVIDED	TOTAL SPACES 414		
	STANDARD SPACES 392		
	HANDICAP SPACE 22		
	BICYCLE 28		

PARKING CALCULATIONS FROM AGNOLI BARBER & BRUNDAGE, INC., PLANS 2019

LAND USE SUMMARY

COVERAGE	EXISTING (AC)	PROPOSED (AC)
BUILDING	0.02	0.02
PERVIOUS AREA	2.46	1.63
IMPERVIOUS AREA	1.25	2.08
TOTAL AREA	3.73	3.73

WATER MANAGEMENT SUMMARY

BASIN 2B	ELEVATION
CONTROL ELEVATION	13.60 NGVD29/12.39 NAVD88
5 YEAR 1 DAY PEAK STAGE	14.85 NGVD29/13.64 NAVD88
MIN. PROP ROAD CROWN	15.6 NGVD29/14.39 NAVD88
100 YEAR 3 DAY PEAK STAGE	16.61 NGVD29/15.40 NAVD88
MIN. PROP FINISHED FLOOR	17.1 NGVD29/15.89 NAVD88

INFORMATION FROM APP. NO. 970710-1

TREATMENT VOLUME PROVIDED (14.40-13.80)x(1,250+3,192)/2=1,835 CF

PROVIDED VOLUME EXCEEDS THAT OF THE RETAINING 0.5 INCHES TIMES THE INCREASE IN IMPERVIOUS (0.30 AC)

(0.5 IN x 0.70 AC/12 IN/FT) x 43,560 SF/AC = 1,272 CF
0.70 AC IMPERVIOUS ADDED FROM ERP 36-0028B-5 APP 010814-10

PHASING PLAN

PHASE	DESCRIPTION
1	DEVELOP COURTS 1-4, SIDEWALK, OPEN AIR STRUCTURE NEAR COURTS, AND PARKING.
2	REMOVE EXISTING COURTS, DEVELOP COURTS 5-12, SIDEWALK AND OPEN AIR STRUCTURE BETWEEN COURTS.
3	DEVELOP COURTS 13-16, SIDEWALK AND OPEN AIR STRUCTURE NEAR COURTS.

OPEN SPACE REQUIRED = 30%
OPEN SPACE PROVIDED = 44%

REV #	REVISION	DRAWN	CHECKED	DATE
△	REVISED PER VOE COMMENTS	HGD	MCP	04/17/23
△	REVISED PER SFWMD & VOE COMMENTS	HGD	MCP	01/20/23

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EB 7663 LB6952

DATE: NOV., 2022
SEC. 10 TWP. 47S RGE. 25E
DESIGNED: MCP
DRAWN: NDG
HORIZ. SCALE (FULL): 1" = 30'
HORIZ. SCALE (HALF): 1" = 60'
VERT. SCALE (FULL): N/A
VERT. SCALE (HALF): N/A

CLIENT: BROOKS OF BONITA SPRINGS CDD AND BROOKS OF BONITA SPRINGS II CDD

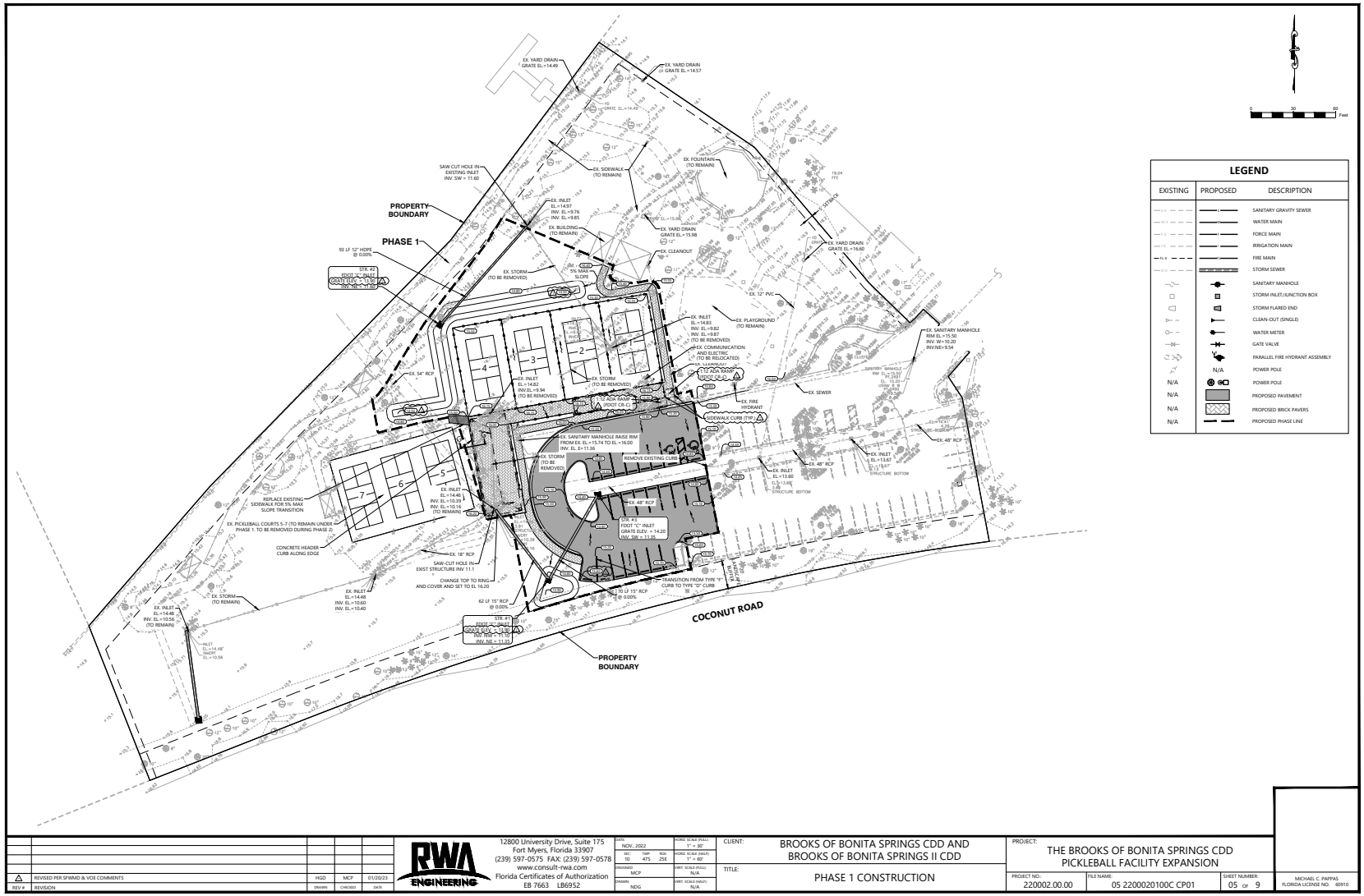
TITLE: MASTER SITE PLAN

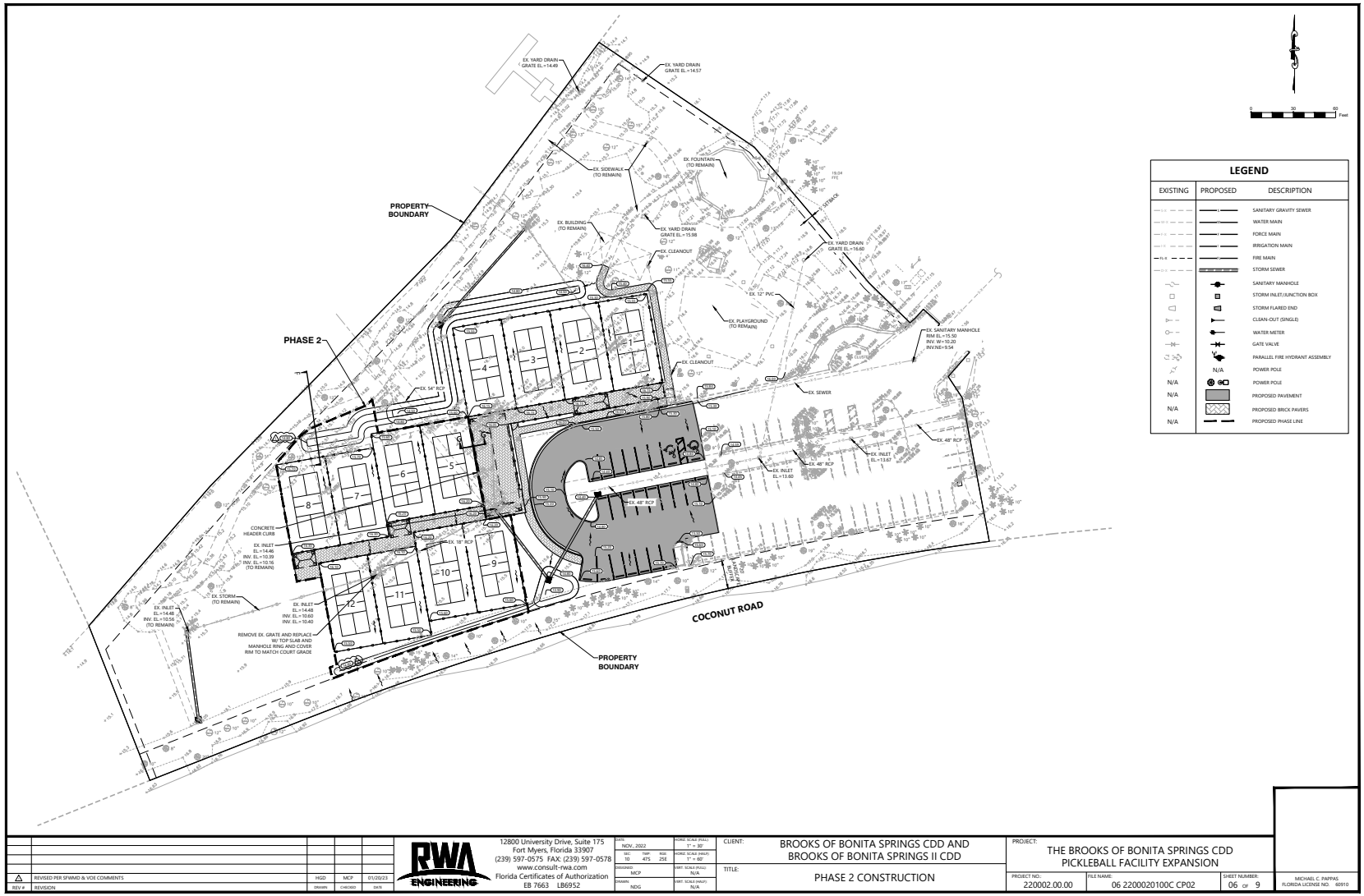
PROJECT: THE BROOKS OF BONITA SPRINGS CDD PICKLEBALL FACILITY EXPANSION

PROJECT NO.: 220002.00.00
FILE NAME: 04 2200020100C MP01
SHEET NUMBER: 04 OF 9

MICHAEL C. PAPPAS
FLORIDA LICENSE NO. 60910

April 17, 2023 1:45 PM K:\2020\220002.01 80 The Brooks Pickleball Facilities\07 Civil Eng. Design, Const Plans\Current Plans\Sheet Files\04 2200020100C MP01.dwg


PROPERTY BOUNDARY
PHASE 1
COCONUT ROAD
PROPERTY BOUNDARY
LEGEND
EXISTING
PROPOSED
DESCRIPTION
SANITARY GRAVITY SEWER
WATER MAIN
FORCE MAIN
IRRIGATION MAIN
FIRE MAIN
STORM SEWER
SANITARY MANHOLE
STORM INLET/JUNCTION BOX
STORM FLARED END
CLEAN-OUT (SINGLE)
WATER METER
GATE VALVE
PARALLEL FIRE HYDRANT ASSEMBLY
POWER POLE
POWER POLE
PROPOSED PAVEMENT
PROPOSED BRICK PAVERS
PROPOSED PHASE LINE
REVISED PER SFWMD & VOE COMMENTS
REV # REVISION
HGD MCP 01/20/23
DRAWN CHECKED DATE
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SEC. 10 TWP. 47S RGE. 25E
DESIGNED: MCP
DRAWN: NDG
HORIZ. SCALE (FULL): 1" = 30'
HORIZ. SCALE (HALF): 1" = 60'
VERT. SCALE (FULL): N/A
VERT. SCALE (HALF): N/A
CLIENT: BROOKS OF BONITA SPRINGS CDD AND BROOKS OF BONITA SPRINGS II CDD
TITLE: PHASE 1 CONSTRUCTION
PROJECT: THE BROOKS OF BONITA SPRINGS CDD PICKLEBALL FACILITY EXPANSION
PROJECT NO.: 220002.00.00
FILE NAME: 05 2200020100C CP01
SHEET NUMBER: 05 OF 9
MICHAEL C. PAPPAS FLORIDA LICENSE NO. 60910



REV #	REVISION	DRAWN	CHECKED	DATE
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DATE: NOV., 2022
SEC 10 TWP 47S RGE 25E
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HORIZ. SCALE (HALF): 1" = 60'
VERT. SCALE (FULL): N/A
VERT. SCALE (HALF): N/A

CLIENT: BROOKS OF BONITA SPRINGS CDD AND BROOKS OF BONITA SPRINGS II CDD

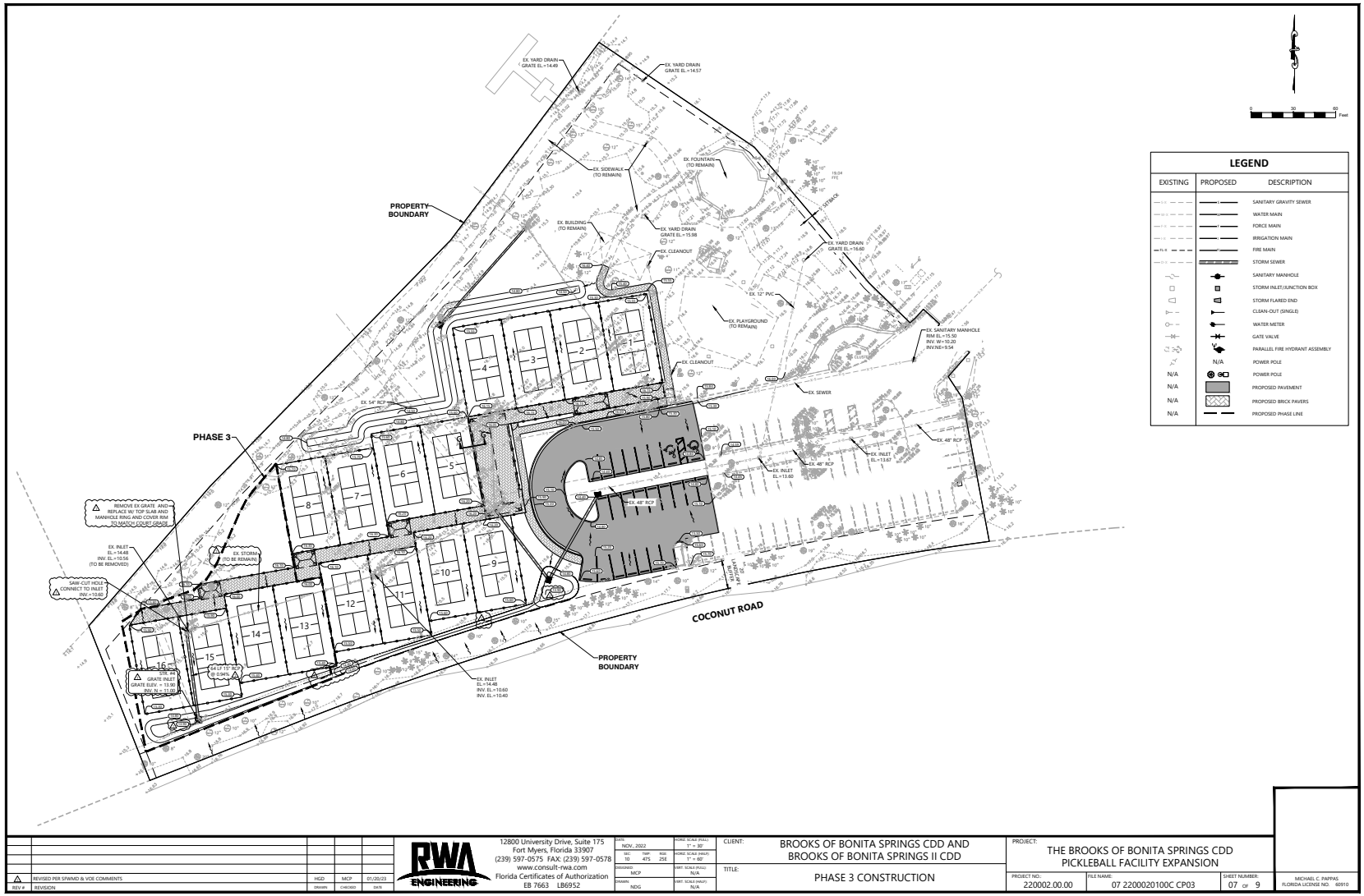
TITLE: PHASE 2 CONSTRUCTION

PROJECT: THE BROOKS OF BONITA SPRINGS CDD PICKLEBALL FACILITY EXPANSION

PROJECT NO.: 220002.00.00
FILE NAME: 06 2200020100C CP02
SHEET NUMBER: 06 OF 9

MICHAEL C. PAPPAS FLORIDA LICENSE NO. 60910

January 20, 2023 2:06 PM X:\2022\220002.00\06 The Brooks Pickleball Facilities\07 Civil Eng Design\ Cover Plans\Current Plans\Sheet Files\dtb 2200020100C CP02.dwg



REV #	REVISION	DRAWN	CHECKED	DATE
1	REVISED PER SFWMD & VOE COMMENTS	HGD	MCP	01/20/23

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DATE: NOV., 2022
SEC. 10 TWP. 47S RGE. 25E
DESIGNED: MCP
DRAWN: NDG
HORIZ. SCALE (FULL): 1" = 30'
HORIZ. SCALE (HALF): 1" = 60'
VERT. SCALE (FULL): N/A
VERT. SCALE (HALF): N/A

CLIENT: BROOKS OF BONITA SPRINGS CDD AND BROOKS OF BONITA SPRINGS II CDD

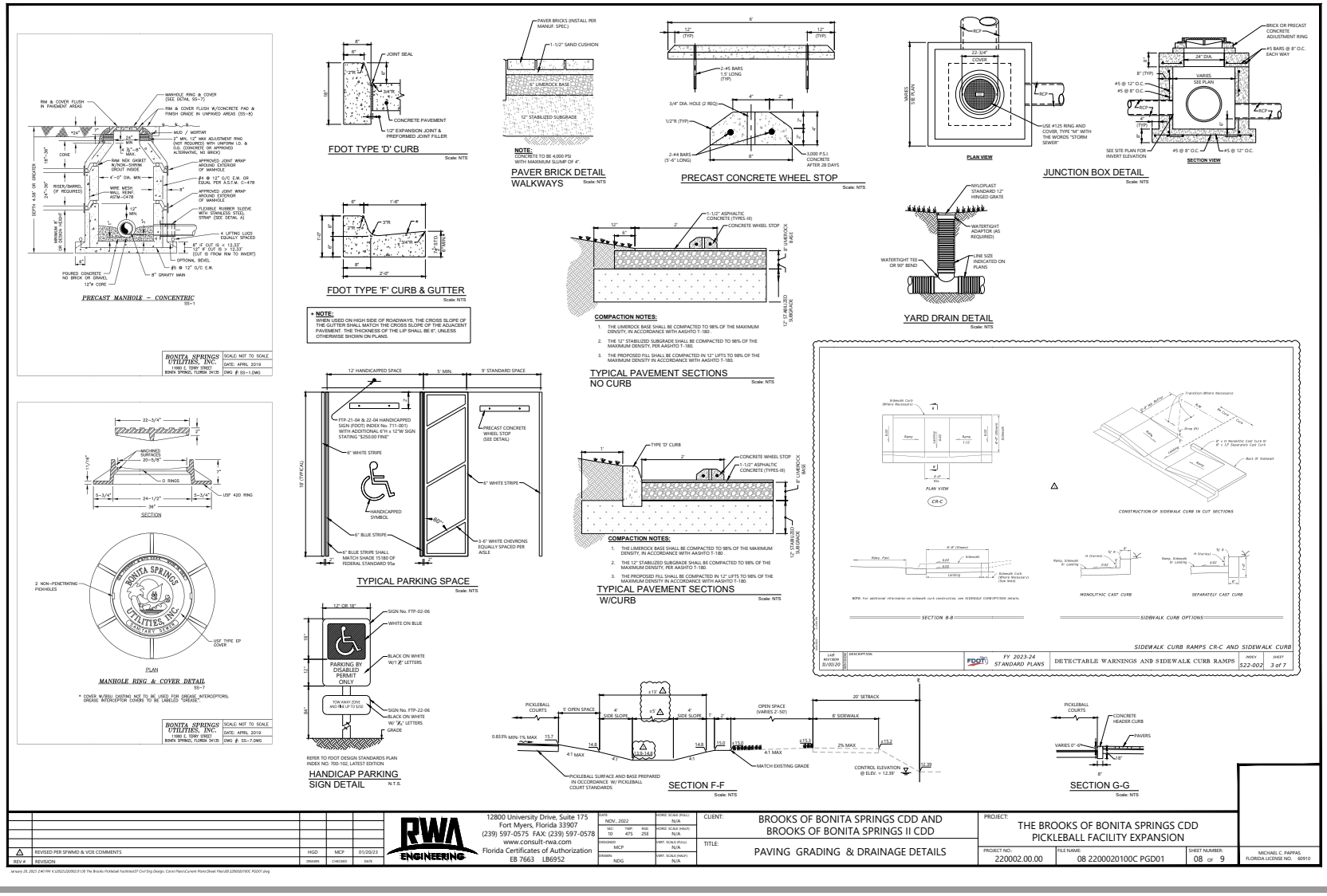
TITLE: PHASE 3 CONSTRUCTION

PROJECT: THE BROOKS OF BONITA SPRINGS CDD PICKLEBALL FACILITY EXPANSION

PROJECT NO.: 220002.00.00
FILE NAME: 07 2200020100C CP03
SHEET NUMBER: 07 OF 9

MICHAEL C. PAPPAS FLORIDA LICENSE NO. 60910

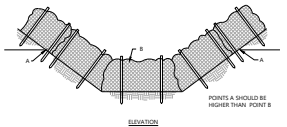
January 20, 2023 2:07 PM K:\2022\220002.00\03 The Brooks Pickleball Facilities\07 Civil Eng Design\ Cover Plans\Current Plans\Sheet Files\07 2200020100C CP03.dwg


PRECAST MANHOLE – CONCENTRIC
SS-1
BONITA SPRINGS UTILITIES, INC.
SCALE: NOT TO SCALE
DATE: APRIL 2019
DWG #: SS-1.DWG
MANHOLE RING & COVER
(SEE DETAIL SS-7)
RIM & COVER FLUSH W/CONCRETE PAD & FINISH GRADE IN UNPAVED AREAS (SS-8)
MORTAR
2" MIN, 12" MAX ADJUSTMENT RING (NOT REQUIRED WITH UNIFORM I.D. & O.D. (CONCRETE OR APPROVED ALTERNATIVE, NO BRICK)
RAM NEK GASKET W/NON-SHRINK GROUT INSIDE
APPROVED JOINT WRAP AROUND EXTERIOR OF MANHOLE
4'-0" DIA. MIN
#4 @ 12" O/C E.W. OR EQUAL PER A.S.T.M. C-478
WIRE MESH WALL REINF. ASTM-C478
FLEXIBLE RUBBER SLEEVE WITH STAINLESS STEEL STRAP (SEE DETAIL A)
4 LIFTING LUGS EQUALLY SPACED
OPTIONAL BEVEL
#5 @ 12" O/C E.W.
8" GRAVITY MAIN
POURED CONCRETE NO BRICK OR GRAVEL
12"ø CORE
FDOT TYPE 'D' CURB
Scale: NTS
JOINT SEAL
CONCRETE PAVEMENT
1/2" EXPANSION JOINT & PREFORMED JOINT FILLER
PAVER BRICK DETAIL
WALKWAYS
Scale: NTS
PAVER BRICKS (INSTALL PER MANUF. SPEC.)
1-1/2" SAND CUSHION
6" LIMEROCK BASE
12" STABILIZED SUBGRADE
NOTE:
CONCRETE TO BE 4,000 PSI WITH MAXIMUM SLUMP OF 4".
PRECAST CONCRETE WHEEL STOP
Scale: NTS
2-#5 BARS 1.5' LONG (TYP)
3/4" DIA. HOLE (2 REQ)
2-#4 BARS (5'-6" LONG)
1,000 P.S.I. CONCRETE AFTER 28 DAYS
JUNCTION BOX DETAIL
Scale: NTS
RCP
COVER
USE #125 RING AND COVER, TYPE "M" WITH THE WORDS "STORM SEWER"
PLAN VIEW
BRICK OR PRECAST CONCRETE ADJUSTMENT RING
#5 BARS @ 8" O.C. EACH WAY
SEE SITE PLAN FOR INVERT ELEVATION
SECTION VIEW
FDOT TYPE 'F' CURB & GUTTER
Scale: NTS
NOTE:
WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT. THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.
TYPICAL PAVEMENT SECTIONS
NO CURB
Scale: NTS
1-1/2" ASPHALTIC CONCRETE (TYPES-III)
CONCRETE WHEEL STOP
8" LIMEROCK BASE
12" STABILIZED SUBGRADE
COMPACTION NOTES:
1. THE LIMEROCK BASE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY, IN ACCORDANCE WITH AASHTO T-180.
2. THE 12" STABILIZED SUBGRADE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY, PER AASHTO T-180.
3. THE PROPOSED FILL SHALL BE COMPACTED IN 12" LIFTS TO 98% OF THE MAXIMUM DENSITY IN ACCORDANCE WITH AASHTO T-180.
YARD DRAIN DETAIL
Scale: NTS
NYLOPLAST STANDARD 12" HINGED GRATE
WATERTIGHT ADAPTOR (AS REQUIRED)
WATERTIGHT TEE OR 90° BEND
LINE SIZE INDICATED ON PLANS
12' HANDICAPPED SPACE
5' MIN.
9' STANDARD SPACE
FTP-21-04 & 22-04 HANDICAPPED SIGN (FDOT) INDEX No. 711-001) WITH ADDITIONAL 6"H x 12"W SIGN STATING "$250.00 FINE"
PRECAST CONCRETE WHEEL STOP (SEE DETAIL)
6" WHITE STRIPE
HANDICAPPED SYMBOL
6" BLUE STRIPE
6" BLUE STRIPE SHALL MATCH SHADE 15180 OF FEDERAL STANDARD 595a
3-6" WHITE CHEVRONS EQUALLY SPACED PER AISLE
TYPICAL PARKING SPACE
Scale: NTS
TYPICAL PAVEMENT SECTIONS
W/CURB
Scale: NTS
TYPE 'D' CURB
CONCRETE WHEEL STOP
1-1/2" ASPHALTIC CONCRETE (TYPES-III)
8" LIMEROCK BASE
12" STABILIZED SUBGRADE
COMPACTION NOTES:
1. THE LIMEROCK BASE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY, IN ACCORDANCE WITH AASHTO T-180.
2. THE 12" STABILIZED SUBGRADE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY, PER AASHTO T-180.
3. THE PROPOSED FILL SHALL BE COMPACTED IN 12" LIFTS TO 98% OF THE MAXIMUM DENSITY IN ACCORDANCE WITH AASHTO T-180.
SIDEWALK CURB RAMPS CR-C AND SIDEWALK CURB
PLAN VIEW
CR-C
CONSTRUCTION OF SIDEWALK CURB IN CUT SECTIONS
SECTION B-B
SIDEWALK CURB OPTIONS
MONOLITHIC CAST CURB
SEPARATELY CAST CURB
FDOT
FY 2023-24 STANDARD PLANS
DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS
INDEX 522-002
SHEET 3 of 7
LAST REVISION 01/01/20
DESCRIPTION:
SECTION
22-3/4"
MACHINED SURFACES
20-5/8"
O RINGS
USF 420 RING
24-1/2"
36"
PLAN
2 NON-PENETRATING PICKHOLES
BONITA SPRINGS UTILITIES, INC. SANITARY SEWER
USF TYPE EP COVER
MANHOLE RING & COVER DETAIL
SS-7
* COVER W/BOLT CASTING NOT TO BE USED FOR GREASE INTERCEPTORS; GREASE INTERCEPTOR COVERS TO BE LABELED "GREASE."
BONITA SPRINGS UTILITIES, INC.
SCALE: NOT TO SCALE
DATE: APRIL 2019
DWG #: SS-7.DWG
12" OR 18"
SIGN No. FTP-02-06
WHITE ON BLUE
PARKING BY DISABLED PERMIT ONLY
BLACK ON WHITE W/1'-0" LETTERS
"FOR VALET ZONE" AND THE UP TO SIGN
SIGN No. FTP-22-06
BLACK ON WHITE W/ 3"/4" LETTERS
GRADE
REFER TO FDOT DESIGN STANDARDS PLAN INDEX NO. 705-160, LATEST EDITION
HANDICAP PARKING
SIGN DETAIL
N.T.S.
PICKLEBALL COURTS
5' OPEN SPACE
4' SIDE SLOPE
45'
OPEN SPACE (VARIES 2'-10')
20' SETBACK
8' SIDEWALK
2% MAX
0.833% MIN-1% MAX
4:1 MAX
MATCH EXISTING GRADE
CONTROL ELEVATION @ ELEV. = 12.39'
PICKLEBALL SURFACE AND BASE PREPARED IN ACCORDANCE W/ PICKLEBALL COURT STANDARDS
SECTION F-F
Scale: NTS
CONCRETE HEADER CURB
PAVERS
VARIES 0"-6"
SECTION G-G
Scale: NTS
REVISED PER SFWMD & VOE COMMENTS
HGD
MCP
01/20/23
REV # REVISION
DRAWN CHECKED DATE
RWA ENGINEERING
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Florida Certificates of Authorization
EB 7663 LB6952
DATE: NOV., 2022
SEC 10 TWP 47S RGE 25E
DESIGNED: MCP
DRAWN: NDG
CHECKED:
HORIZ SCALE (FULL): N/A
HORIZ SCALE (HALF): N/A
VERT SCALE (FULL): N/A
VERT SCALE (HALF): N/A
CLIENT: BROOKS OF BONITA SPRINGS CDD AND BROOKS OF BONITA SPRINGS II CDD
TITLE: PAVING GRADING & DRAINAGE DETAILS
PROJECT: THE BROOKS OF BONITA SPRINGS CDD PICKLEBALL FACILITY EXPANSION
PROJECT NO.: 220002.00.00
FILE NAME: 08 2200020100C PGD01
SHEET NUMBER: 08 OF 9
MICHAEL C. PAPPAS FLORIDA LICENSE NO. 60910
January 20, 2023 2:40 PM X:\2022\220002\31.00 The Brooks Pickleball Facilities\07 Civil Eng Design, Const Plans\Current Plans\Sheet Files\08 2200020100C PGD01.dwg

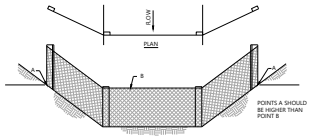
GENERAL NOTES:

1. 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 THE SURROUNDING AREAS ARE ESTABLISHED.
2. THE FOLLOWING MINIMUM REQUIREMENTS ARE RECOMMENDED: (REFERENCE FLORIDA DEVELOPMENT MANUAL, FDER, PPS 6-301 TO 6-500).
3. THESE BEST MANAGEMENT PRACTICES (BMP) ARE TYPICAL OF REQUIREMENTS FOR SOIL EROSION CONTROL PER LOCAL REQUIREMENTS. THEY MAY NOT CONSTITUTE COMPLETE REQUIREMENTS FOR COMPLIANCE WITH REGULATORY AGENCIES AND SPECIFIC PERMIT CONDITIONS.

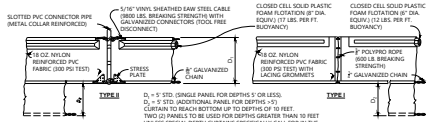
A) BMP 1.01 TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
B) BMP 1.05 SYNTHETIC SOCK BARRIER
C) BMP 1.06 SILT FENCE
D) BMP 1.08 STORM INLET DRAIN PROTECTION



PROPER PLACEMENT OF SYTHETIC SOCK BARRIER IN A DRAINAGE WAY Scale: NTS

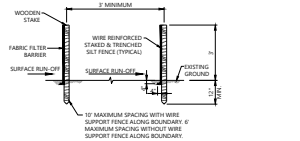


PROPER PLACEMENT OF A FILTER BARRIER IN A DRAINAGE WAY Scale: NTS



NOTICE:
COMPONENTS OF TYPES I AND II MAY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INFRINGEMENT ON THE PROPRIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AS APPROVED BY THE ENGINEER.

FLOATING TURBIDITY BARRIERS Scale: NTS



DOUBLE ROW STAKED SILT FENCE Scale: NTS

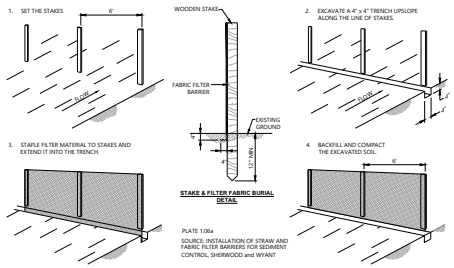
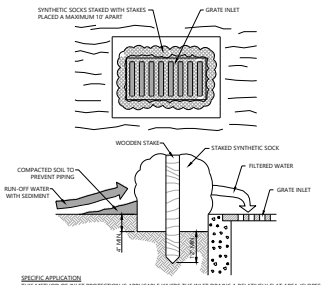


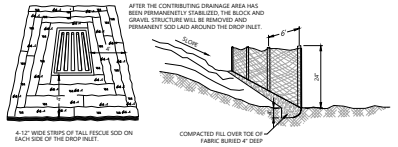
PLATE 1.06a
SOURCE: INSTALLATION OF STRAW AND FABRIC FILTER BARRIERS FOR SEDIMENT CONTROL, SHERWOOD and WYANT

CONSTRUCTION OF A FILTER BARRIER Scale: NTS

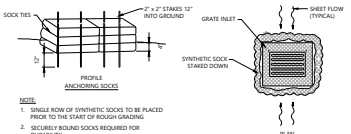


SPECIFIC APPLICATION
THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5 PERCENT) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.5 CFS) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

SYNTHETIC SOCK DROP INLET SEDIMENT FILTER Scale: NTS

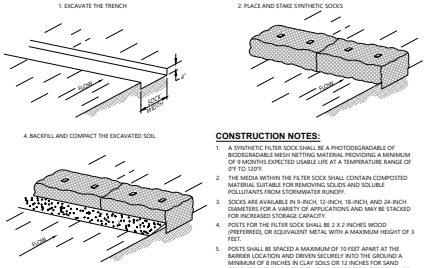


SEDIMENTATION / EROSION CONTROL DETAIL Scale: NTS



NOTE:
1. SINGLE ROW OF SYNTHETIC SOCKS TO BE PLACED PRIOR TO THE START OF ROUGH GRADING
2. SECURELY BOUND SOCKS REQUIRED FOR DURABILITY

TEMPORARY SYNTHETIC SOCK SEDIMENT BARRIER (TYPICAL FOR ALL GRATE INLETS) Scale: NTS

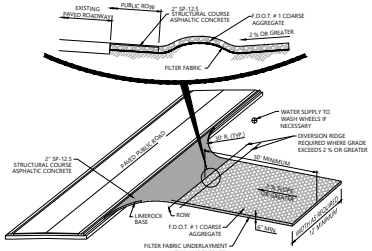


SOURCE:
FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL BY FDEP.

CONSTRUCTION NOTES:

1. A SYNTHETIC FILTER SOCK SHALL BE A PHOTODEGRADABLE OR BIODEGRADABLE MESH NETTING MATERIAL PROVIDING A MINIMUM OF 9 MONTHS EXPECTED USABLE LIFE AT A TEMPERATURE RANGE OF 0°F TO 120°F.
2. THE MEDIA WITHIN THE FILTER SOCK SHALL CONTAIN COMPOSTED MATERIAL SUITABLE FOR REMOVING SOLIDS AND SOLUBLE POLLUTANTS FROM STORMWATER RUNOFF.
3. SOCKS ARE AVAILABLE IN 8-INCH, 12-INCH, 18-INCH, AND 24-INCH DIAMETERS FOR A VARIETY OF APPLICATIONS AND MAY BE STACKED FOR INCREASED STORAGE CAPACITY.
4. POSTS FOR THE FILTER SOCK SHALL BE 2 X 2 INCHES WOOD (PREFERRED), OR EQUIVALENT METAL WITH A MAXIMUM HEIGHT OF 3 FEET.
5. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 8 INCHES IN CLAY SOILS OR 12 INCHES FOR SAND SOILS. FOR USE ON PAVEMENT, HEAVY CONCRETE BLOCKS SHALL BE USED BEHIND THE FILTER SOCKS FOR STABILIZATION.
6. A MINIMUM OF 1 FOOT OVERLAP IS REQUIRED WHEN JOINING TWO FILTER SOCKS TOGETHER. TWO STAKES MUST BE DRIVEN THROUGH BOTH ADJOINING ENDS.
7. FILTER SOCKS SHALL BE REMOVED OR CUT OPEN WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA IS PERMANENTLY STABILIZED.

CONSTRUCTION OF A SYNTHETIC SOCK BARRIER Scale: NTS



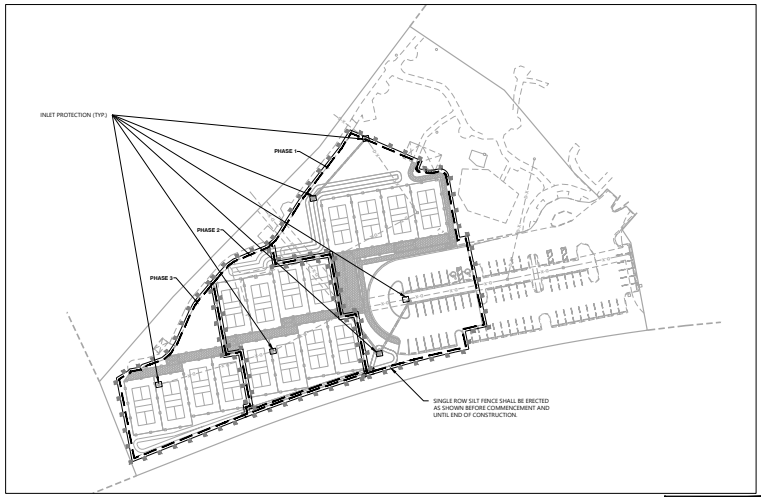
NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

BMP 1.01 TEMPORARY GRAVEL CONSTRUCTION ENTRANCE SOURCE: VIRGINIA DIVISION OF SOIL AND WATER CONSERVATION

SOURCE: Va SWCC PLATE 1.01a
BMP 1.01 TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE Scale: NTS



SILT FENCE LOCATION - PLAN VIEW Scale: 1" = 60'

REV #	REVISION	DRAWN	CHECKED	DATE

RWA ENGINEERING
12800 University Drive, Suite 175
Fort Myers, Florida 33907
(239) 597-0575 FAX: (239) 597-0578
www.consult-rwa.com
Florida Certificates of Authorization
EB 7663 LB6952

DATE: NOV., 2022
SEC. 10 TWP. 47S RGE. 25E
DESIGNED: MCP
DRAWN: NDG
HORIZ. SCALE (FULL): N/A
HORIZ. SCALE (HALF): N/A
VERT. SCALE (FULL): N/A
VERT. SCALE (HALF): N/A

CLIENT: BROOKS OF BONITA SPRINGS CDD AND BROOKS OF BONITA SPRINGS II CDD

TITLE: EROSION CONTROL PLAN

PROJECT: THE BROOKS OF BONITA SPRINGS CDD PICKLEBALL FACILITY EXPANSION

PROJECT NO.: 220002.00.00
FILE NAME: 09 2200020100C EC01
SHEET NUMBER: 09 OF 9

MICHAEL C. PAPPAS FLORIDA LICENSE NO. 60910

January 26, 2023 2:12 PM K:\2022\220002\31.01 The Brooks Pickleball Facilities\07 Civil Eng Design, Const Plans\Current Plans\Sheet Files\09 2200020100C EC01.dwg

PSM LLC
Pickleball Sound Mitigation

Pickleball Sound Assessment Report with Recommendations

For Brooks CDD and Brooks II CDD

Estero, FL
by

Dale H. Van Scoyk

April 25, 2023

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Appendix B – Pickleball Sound Mitigation LLC Paddle Blue List
Appendix C – Pickleball Sound Mitigation LLC Pickleball Ball Data
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I. Executive Summary

Pickleball is being played on three courts located near The Commons Club campus of amenities on Coconut Road; however, with the tremendous growth in popularity of the sport, both nationally and specifically with residents in The Brooks five developments, these courts are simply insufficient to meet the needs of hundreds of players.

To address this situation, it has been proposed that a new pickleball park be built, in three phases, culminating in the availability of 16 courts for enthusiasts.

The sound of pickleball play has become a contentious issue at some locations, so the Brooks CDD and Brooks II CDD have engaged Pickleball Sound Mitigation LLC to carefully analyze the proposed site to assure proper sound mitigation measures are applied and commercial and residential owners at surrounding properties are not adversely affected. The Village of Estero Noise Ordinances have also been researched to assure proper compliance with governmental requirements.

Pickleball Sound Mitigation LLC is an acoustics firm specializing in pickleball sound measurement and suppression solutions. Dale H. Van Scoyk, an acoustics engineer, has met on-site with The Brooks community leaders to review;

- The existing location buildings, elevations, vegetation, earth berms and barriers,
- The distances to closest existing residences at nearby Spring Run Golf Club, and to commercial and entertainment facilities at The Commons Club,
- Measurements of ambient noise levels, primarily from traffic on Coconut Road and from sound masking sources like the existing fountain and playground area.
- Measurements of the sound levels of pickleball hits at the Brooks courts using the two most popular outdoor pickleball balls – Franklin X-40 and Onyx Fuse G2.

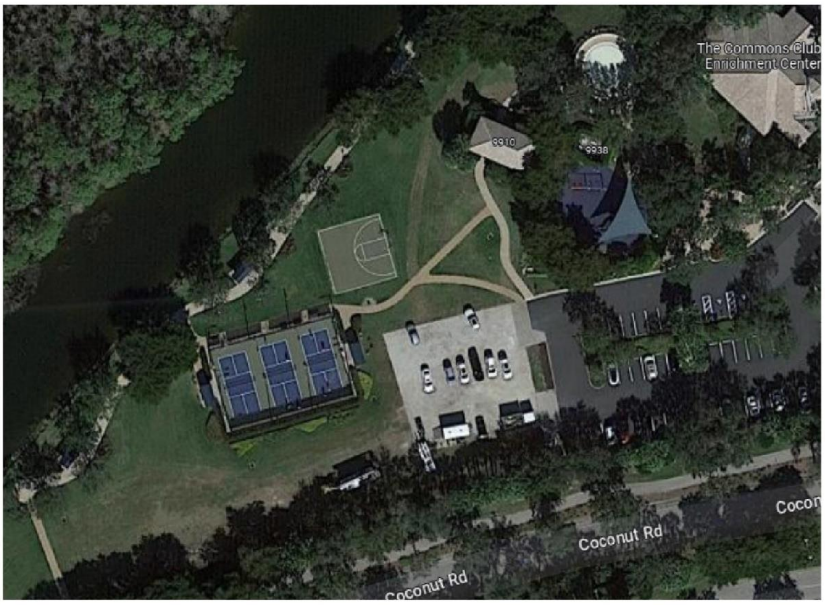
In addition to on-site inspection, satellite photography has been used for measurement of distances and elevations of the proposed courts and surrounding earth barriers and buildings. Sophisticated software used by PSM LLC enables the prediction of sound levels at various distances and models the effects of multiple types of mitigation options.

After thorough research and analysis, we believe the location and design of the proposed Brooks pickleball park will meet noise ordinances and not adversely affect residential owners or commercial functions "of reasonable people with normal sensitivities," both at The Commons area and at surrounding properties, provided the proposed and recommended sound mitigation measures are used.

II. Overview of the Site

The current three pickleball courts are located West of the parking lot, restrooms, children's playground (under the triangular sunshade), a circular fountain and the Enrichment Center -- all are in a park like setting along Coconut Road.

(North)



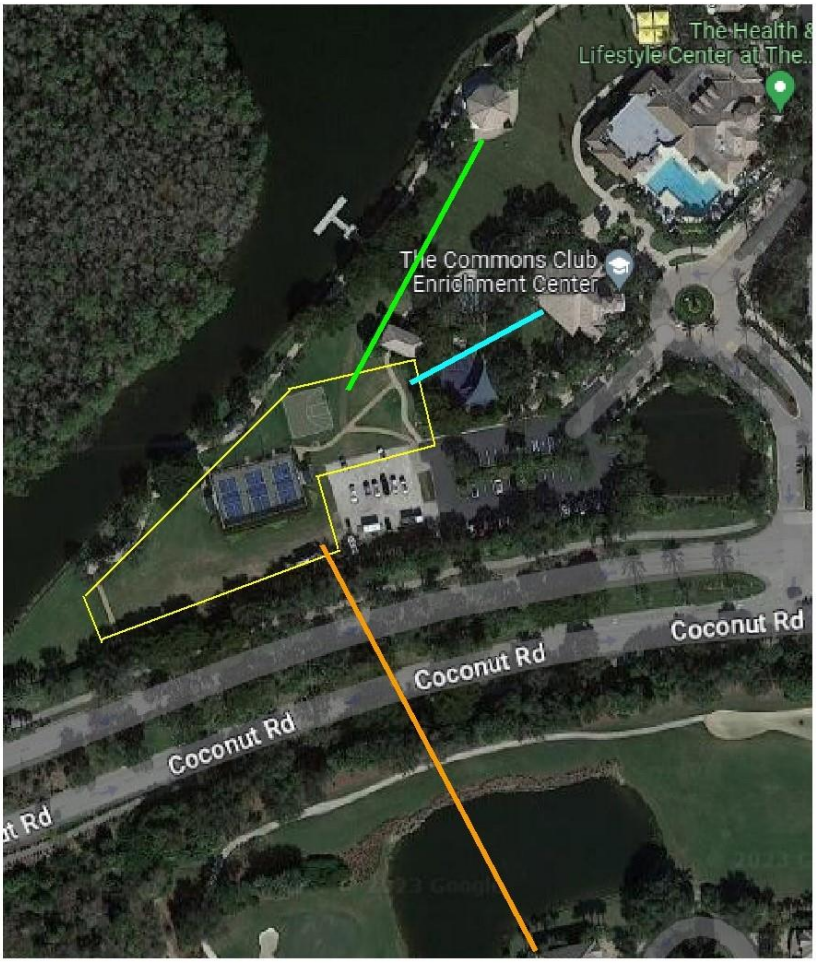
(South)

To the West and North of the courts is a water way and nature preserve. South of the courts is Coconut Road and further South is the Spring Run Golf Course, a pond and a condominium building. There is a 4-6 feet earth barrier on the North side of Coconut and an 8-10 feet earth barrier on the South side, both of which are between the pickleball courts and the Condominium.





The yellow outline shows the general area where the proposed courts will be added and gives perspective to how far the residential building (South of the pond) is from pickleball play.



Orange line distance to the Condominium in Spring Run – 479 ft

Blue line distance to Enrichment Center – 167 ft

Green line distance to Gazebo – 272 ft

The reason these three locations and distances are highlighted is that they represent the most likely areas to be sensitive to pickleball sounds.

- The condominiums, because they are residences,
- The Enrichment Center is totally indoors with no windows that open towards the courts, but there are presentations, seminars and “quiet” activities inside,
- The Gazebo is an open pavilion, hosting receptions, weddings and morning yoga and meditation sessions. The line of sight to the nearest planned pickleball courts is mostly blocked by the restroom building and the design calls for a 12 ft high fence with sound mitigation barriers on the East side of the courts nearest the Gazebo and Enrichment Center. A clusia hedge is planned for the North side.

A significant influence we found when doing on-site sound measurements is the circular fountain behind the restroom building, and near the Gazebo and Enrichment Center.



When measuring ambient noise levels, we were able to test with the fountain running and while it was shut off. This style fountain sprouts many small bursts of water upward and then they fall on a hard shallow surface. It is especially effective at masking the sounds of children playing in the fountain and the playground and pickleball playing in the distance on the other side.

The proposed design in Phase I one calls for the demolition of the basketball court and the addition of 4 pickleball courts. Phase II has the existing three pickleball courts demolished and 4 new pickleball courts to be built. Phase III has 8 pickleball courts being added running along Coconut Road.

All 16 courts will be aligned mostly North-South, so somewhat more sound pressure would be directed toward the North and South direction and less to the East and West. Sound from hits propagates primarily 90 degrees away from the paddle face, thus toward the North and South. Of course, there are mishits, mistakes, so it’s not 100% in this orientation.

(North)



III. A Description of Pickleball Sound Characteristics

Pickleball Sound

Pickleball is a game played with paddles, a ball, and a net on a court that is approximately one half the size of a tennis court. The paddles are made of wood, plastic, or composite materials, and the ball is made of plastic. The sound generated by pickleball is louder than the sound generated by tennis play, and it has a higher, more annoying, pitch. Homeowners in proximity to pickleball courts hear a louder sound than from tennis. At elevated sound level, pickleball sounds are considered as noise.

Properties of Pickleball Sound

Sound is generated when an object vibrates and excites the air molecules with which it is in contact. These vibrating air molecules create sound waves that radiate outward from the source of the sound at a speed of 1087 feet per second. As sound moves away from the source, it decreases in amplitude at a rate of 6 dB for each doubling of distance. The sound level or loudness is measured in decibels (dB). The louder the sound, the higher the dB level that is measured, and the more likely the sound will be an annoyance.

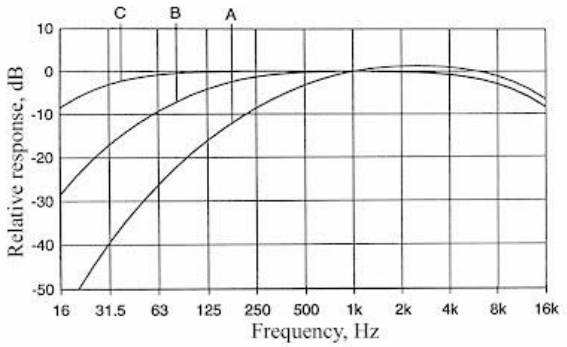
The tonal quality is the combination of low frequency and high frequency components of the sound. Frequency is measured in cycles per second or Hertz (Hz). Most sounds include a combination of low frequency booming tones and high frequency shrill or sharp tones. Pickleball sound is not a pure tone. There are multiple frequencies from each impact and different paddles produce different frequency patterns. Sound also varies with time. A steady state noise is continuous with little or no change in level or frequency content. Impulse noises have short duration and may or may not be repetitive and recurring.

Human Hearing and Annoyance

The human ear is sensitive to a sound's level (loudness), its frequency content, and its duration. The higher the sound level, the greater the annoyance becomes. Each 10 dB increase in sound level is perceived as a doubling in the sound level, which is a 100% increase. Each 6 dB increase is perceived as a 50% increase and each 3 dB increase is perceived as a 23% increase. The human ear is more sensitive to high frequency sounds than to low frequency sounds. It is also sensitive to the duration of a noise.

dBA vs. dBC

dBA and dBC are the two most common ways of weighting sound measurements. What this means is that the sound being measured is not measured equally at all frequencies. Below is a graph showing the actual measurement curves for A, B, and C.



<u>These are important because they are approximations of how the human ear actually hears sound.</u>

A sound level meter that measures the sound pressure level with a "flat" response will indicate the strength of low frequency sound with the same emphasis as higher frequency sounds. Yet our ear perceives low frequency sound to be of less loudness than higher frequency sound.

The A weighting curve is the most accurate approximation to the human ear at "normal" sound levels.

Unfortunately, human perception of loudness vis-a-vis frequency changes with loudness. When sound is very loud, 100 dB or more, the perception of loudness is more consistent across the audible frequency band. "B" and "C" Weightings reflect this trend. "B" weighting is rarely used these days.

Notice that "C" weighting is appropriate when measuring very loud sounds. A Rock Concert is an example of when it should be used.

(Source: Bruce Jellison, "Understanding sound terms")

Typical Sound Levels

Human hearing normally has a very large range of hearing capability, usually expressed in decibels above a selected sound pressure level of 20 micropascals and designated as zero dB. Human hearing has a lower sensitivity to low pitch sounds and readings of meters and sound software are usually adjusted to account for this by using the A scale. As will be seen on the chart below, a quiet library is usually about 40 dBA

This chart illustrates that sounds in the range of 60 to 75 dBA and comparable to the loudness of normal conversation and to the sound levels usually present in a busy restaurant.

Pickleball sound at 100 feet is usually under 70 dBA with no sound barrier and under 60 dBA with a ten ft high sound barrier. The height of the barrier can be adjusted to achieve sound level reduction with a basic goal of having pickleball sound not frequently exceed normal background sound levels.

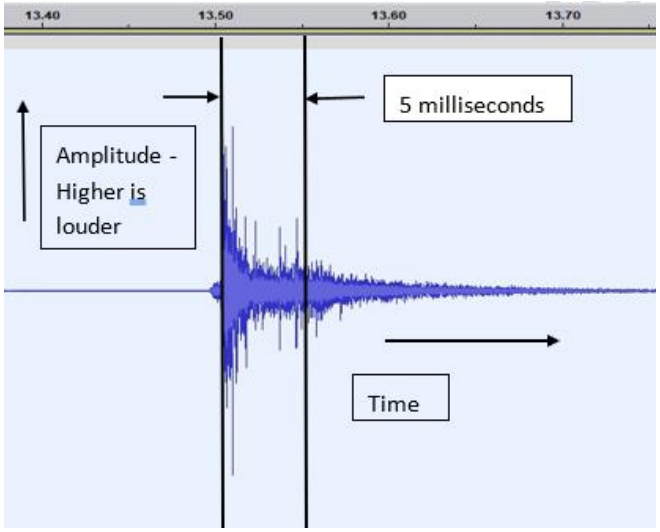


IV. The Measurement of Pickleball Sound Levels

Sound is a variation in air pressure over a period of time. A calibrated microphone connected to a device that measures the electrical output and records the peak sound pressure or averages the sound power over a defined period of time constitutes a sound measurement system. The measurements are generally done over time periods defined according to national measurement standards. In the US those standards are set by the American National Standards Institute or ANSI.

- **Slow** – This is a 1 second average of the high and low fluctuations over 1 second. This measurement is usually associated with a continuous sound.
- **Fast** - This is a 125 millisecond average of the high and low fluctuations over 125 milliseconds or 0.125 seconds.

Pickleball strikes have a usual time duration of about 10 to 20 milliseconds (ms).



PSM LLC recommends the Fast mode, which has a 125 ms averaging period, for measuring these short duration sounds.

The graphic represents the sound of one pickleball impact. In a game of pickleball, a rally will involve several impacts spaced by intervals of less than a second to more than 2 seconds until the rally is over. A game involves several rallies until a team wins. The result is that pickleball impacts will occur randomly during the duration of a game.

When pickleball play involves 2 or more courts, the sound from 2 or more games does not increase the maximum sound level. This is because each pickleball impact is a discrete event. The number of impacts per hour will increase from pickleball on multiple courts, but the measured sound levels will not increase. The occurrence of two 20 millisecond impacts at the same time is incredibly infrequent.

V. Village of Estero Noise Ordinances

We believe the applicable statute is:
Village of Estero, Florida Ordinance No. 2019 – 20 (adopted October 2, 2019)

The proposed project is also in Lee County and subject to Lee County Code Chapter 24 1 / 4 Noise Control; however, the Village of Estero Ordinance is an amended version of the Lee County Code and contains no substantive technical changes in definitions, limits or other sound related subjects.

Section 241/4-2. Findings and purpose.

(a) Estero finds that excessive, loud and raucous noise degrades the environment of the village to a degree that:
  (1) Is harmful to the health, welfare, and safety of its inhabitants and visitors;
  (2) Interferes with the comfortable enjoyment of life and property;
  (3) Interferes with the well-being, tranquility;
  (4) Can cause and aggravate health problems

(b) ……..

(c) This chapter is enacted to protect, preserve, and promote the health, safety, welfare, peace and quiet of the residents of Estero through the reduction, control, and preventive of excessive, loud and raucous noises that unreasonably disturb, alarm, injure, or endanger the comfort, repose, health, peace, or safety of reasonable persons with normal sensitivities.

Section 241/4-3 Definitions.

A-weighted level (dBA): The sound pressure level in decibels as measured using the A-weighting network on a sound level meter. The unit of measurement is the dBA. Sound level meter settings shall be for slow response.

Impulsive sound: A sound of short duration, usually less than one (1) second, with an abrupt onset and rapid decay. Examples of sources of impulsive sound include explosions and drop forge impacts.

Noise level. As referenced in this chapter, the noise level is the sound pressure level as measured in dBA unless otherwise specified. A measurement of noise must be at least five (5) dB above the ambient noise level.

Residential use: Land that is primarily for living and sleeping, parks, hospitals, schools, institutional, nursing homes or the individual plots within a mobile home park or any land use that is not commercial or industrial.

Sound source: The location from which the impermissible sound level or noise disturbance is emanating.

Section 241/4-f. Prohibited acts.

(a) Maximum permissible sound levels by receiving land. No person shall operate or cause to be operated any source of sound in such a manner as to create a sound level which exceeds the limits set forth for the receiving land use category in Table 1 when measured at or within the real property line of the receiving land.

Table 1. Sound Levels by Receiving Land Use

Land Use Category	*Time*	*Sound Level Limit dBA*
Residential, public space, or agricultural	7:00 a.m.—10:00 p.m.	66
	10:00 p.m.—7:00 a.m.	55
Commercial or business	7:00 a.m.—10:00 p.m.	72
	10:00 p.m.—7:00 a.m.	65
Manufacturing or industrial	At all times	75

(1) Correction for character of sound.

(a) For … pure tone…shall be reduced by five (5) dBA.

(b) For any source of impulsive sound which is of short duration with an abrupt onset, the maximum sound level limits set forth in Table 1 shall be increased by ten (10) dBA from 7:00 a.m. to 10:00 p.m.

Conclusions:

Based on the ordinance definitions and the limits in Table 1, with corrections for character of sound, we believe –

- The question of Land Use Category is not clearcut; however, the area where the proposed pickleball courts will be placed and the surrounding nature walk, children's playground, play fountain, and outdoor seating seem more like a public park than a commercial or business area, in our opinion. This is taking a conservative approach to setting noise limits, since commercial/business standards allow 6 dBA higher Sound Level Limits.
- Pickleball play creates an impulse sound; therefore, the correction factor of adding 10 dBA to the limit is appropriate.

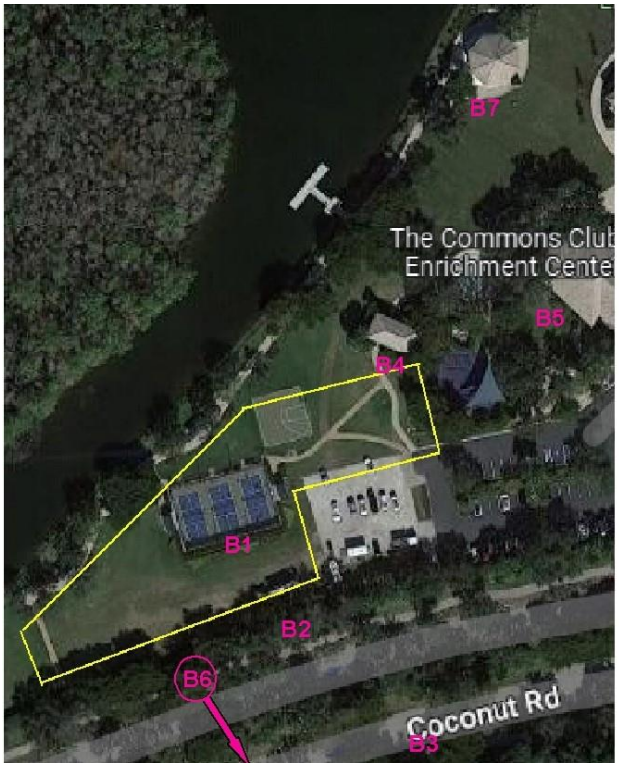
From 7:00 a.m. – 10:00 p.m. the limit is 66 dBA + 10 dB = 76 dBA

- In our opinion, the Village of Estero Code, adopted from Lee County, was written primarily to regulate continuous noise issues, like from motorcycles, cars, or amplified music, but does not adequately address the measurement and limitation of other impulse sound noise, in particular the characteristics of sound from pickleball play. Requiring that all measurements be made with the meter setting in Slow mode (1 second average), does not reflect the effect of random interval, 10-20 millisecond duration sounds. In fact, the longer averaging period tends to understate the actual noise effect. **We urge the Village of Estero (and Lee County) to consider changing the measurement method for pickleball play to FASmax -- A-weighted, Fast mode (125 millisecond average) with limitation(s) on maximum allowed sound pressure in dBA.**

VI. Field Test Results

On-site sound measurements were recorded at six locations near the proposed courts on Friday, April 14, at 9:00-11:20 a.m. The wind was light, less than 8 mph, and the temperature was 77° Fahrenheit. The details of equipment and methodology can be found in Appendix A, along with the specific readings at each location.

Point	Location Description	Measurement	Purpose
B1	Next to the existing courts on the south side approx 45 ft from nearest player	* Measure sound without play * Measure sound with Onyx ball * Measure sound with Franklin X-40	Determine sound levels with and without play. Determine difference between Onyx and Franklin balls.
B2	North of Coconut Road, South of courts approx 100 ft from nearest player	* Measure sound (with Franklin X-40)	Determine noise level from traffic.
B4	South of restroom bldg	* Measure sound (with Franklin X-40)	Determine current noise levels with play
B5	Next to West side of Enrichment Center	* Measure sound (with Franklin X-40)	Determine current noise levels with play. Determine effect of fountain noise.
B6	At Spring Run condominium	* Measure sound (with Franklin X-40)	Determine noise level, primarily from traffic.
B7	At Gazebo	* Measure sound (with Franklin X-40)	Determine current noise levels with play. Determine effect of fountain noise.



Results:

1. The first measurements taken at **B2** just North of Coconut Road gave ambient noise levels that averaged 65.9 dBA in Slow mode and 65.8 with Fast mode. The maximum was 70.6 dBA in Slow mode. The readings in either mode never got below 56.1 dBA. Primarily coming from traffic on Coconut Road, the **average ambient Slow sound level at this location is approximately 65.8 dBA**,
2. Next, measurements were taken at **B1** approximately 40 ft South of the nearest players on the existing center court. A variety of scenarios were tested: with no one playing, with all courts in use, with Onyx Fuse G2 balls and with Franklin X-40 balls, in Fast and in Slow mode.
   With no one playing, the average ambient sound pressure was 57.6 dBA. This is from the background noise at this location generated by traffic.
   Average maximum readings in Slow mode for both Onyx ball play and Franklin ball play were **63.5 dBA** and **65.5 dBA** respectively**. This indicates the difference in sound pressure between the two ball models is only about 2.0 dB.** This is very near the same findings from laboratory testing of these two balls. See Appendix C.

In Fast mode the Franklin balls measured an average of **73.8 dBA.** In Slow mode they measured **65.5 dBA**. This is an example of Slow mode potentially understating the results by having a longer averaging period.

3. At **B4** next to the restrooms and about 150 ft away from the nearest court, while pickleball play was in action, the **Slow reading of average maximum sound levels was 74.5 dBA**. **This means the ambient noise was higher than at B1 next to the courts! We believe the source of noise here is from the fountain.**
4. At **B5** just to the West of the Enrichment Center, about 325 ft away from the nearest current court, while play was in action, the **Slow reading of average maximum sound levels was 70.2 dBA. The lowest Slow recorded level was 66.6 dBA. The primary sources of noise here are traffic and the fountain.** In fact, while taking measurements, we could barely hear pickleball play, although we could see it.
5. At **B6** next to the Condominium building, we could not see or hear pickleball play, but we were informed it was happening. **The ambient noise Slow average maximum measured 79.0, which is primarily coming from traffic on Coconut Road.** A contributing factor is the pond, because sound propagates more over water than land.
6. At **B7**, the Gazebo, measurements were first taken **without the fountain and registered a Slow average maximum of 73.4 dBA. With the fountain running, the Slow average maximum reading was 76.6. T**here were some issues with maintenance equipment and furniture set-up requiring exclusion of some readings.

Conclusions:

Point	Ave Slow dBA	Comments
B1, no play	57.6	Next to the current courts, when there was no play was the quietest reading in the area.
B1, with play	65.5	Even when there was pickleball being played, the average maximum reading was below maximum ordinance limits of 76 dBA
B2	65.8	Somewhat away from the courts but next to Coconut Rd, the ave maximum was the same.
B4	74.5	Moving away from the current courts but toward the fountain and traffic resulted in a higher ave maximum.
B5	70.2	Next to the Enrichment Center the contribution of sound levels from existing pickleball is not as much as from the fountain and traffic.
B6	79	At a distance of over 400 ft and with earth barriers, the sound from pickleball is not a factor.
B7, no fountain	73.4	Even with no fountain, the ambient sound levels are high, with little to no contribution from pickleball play.
B7, with fountain	76.6	With the fountain on, the sound of pickleball is almost totally masked.

VII. Pickleball Sound Mitigation Methods

Limitations on the times that pickleball can be played are common. For instance, when homes are within 400 ft, it is not unusual for play to be limited to daytime only.

While an effective **sound barrier** near pickleball courts can reduce the pickleball sound levels, this requires the sound barrier to block the line-of-sight path. When the elevation of the courts is lower than the receiving point, the barrier may be able to be lower and still achieve the same mitigation results.

Effective sound barriers are made of heavy material. That includes earth, concrete walls, very thick vegetation such as tall thick hedges and mass loaded vinyl. Barriers can be sound reflecting or absorbing; several companies manufacture hanging sound barrier materials of both types. Examples include the frequently used mass-loaded vinyl sheets called Acoustifence™, supplied by Acoustiblok™ and quilted fiberglass layers attached to mass-loaded vinyl sheets, like those offered by Insul-Quilt™, which also offers basic mass-loaded vinyl. See Appendix D.

Mass-loaded vinyl that weighs about one pound per sq. ft. is durable and designed to hang on chain link fencing. The barrier must be high enough to block line of sight and account for diffraction (bending) of sound over/around the barrier. The professional acoustic modeling software Noise Tools is used to calculate the anticipated reduction in sound level.

Changing the **court orientation** 90 degrees can achieve a small reduction in noise levels for sound coming from the direction parallel to the net. This is because a slightly lower sound level is generated to the side of a paddle than from the front or the back of the paddle. The sound level to the side of a paddle is 3 to 5 dB less than from the front of the paddle, but this is not a constant, due to the movement of players on the court.

Sound masking is the introduction of a second sound that will override or interfere with the bothersome sound. Common outdoor masking sounds include the sound from a fountain, a waterfall, or ocean waves. Masking sound can also be artificially created with speakers to simulate any ambient sound. These masking sounds literally “swallow up” a lower level offensive sound, but the offending sound is now replaced by a higher level masking sound.

At private pickleball courts, the required use of **quieter balls and paddles** can mitigate the sound levels. At public or semi-public courts, however, it is difficult to police restricted use policies. Paddle tests and ball tests are conducted by Pickleball Sound Mitigation LLC in Pittsburg, PA in our custom-built anechoic chamber. In fact, USA Pickleball, the sport’s national governing body, has selected PSM LLC to help develop sound standards for equipment. Limiting which manufacturers and models of paddles and balls can be

used is one of the last choices of most pickleball players; however, in Appendices B and C are updated lists of paddle recommendations and of ball characteristics.

Please note that the difference in noise levels for the Onyx Fuse G2 and Franklin X-40 balls is relatively small, 2.1 dB, when measured in the laboratory test chamber.

VIII. Predicted Sound Levels at Receivers, Sourced from the New Courts

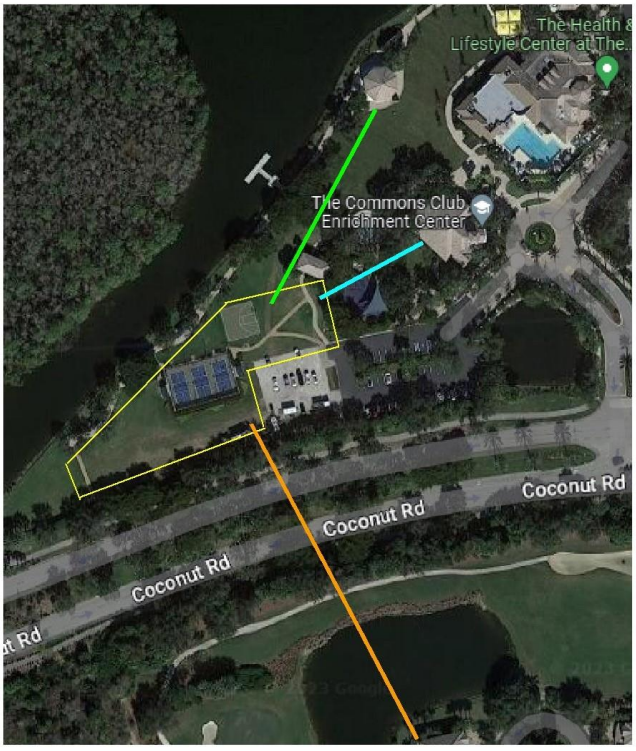
NoiseTools.net software is an international sound prediction and modeling tool used by Pickleball Sound Mitigation LLC. The most common pickleball paddle frequency for "loud" hits is 1200 Hz and the Sound Power Level can be as high as 108 dB at the point of impact. The height of the source and the receiver are both set at 5 ft (*1,5m*), except for the Spring Run condominium building, which is two-story, 21 ft (*6,4m*)

The primary locations for concern are:

Orange line distance to the **Condominium in Spring Run** – 479 ft (*146m*)

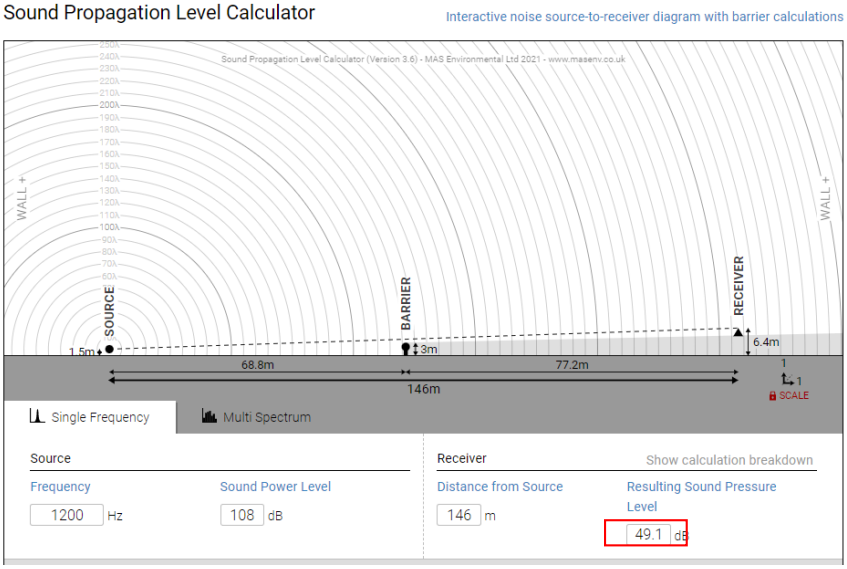
Blue line distance to **Enrichment Center** – 167 ft (*50,9m*)

Green line distance to **Gazebo** – 272 ft (*82,9m*)

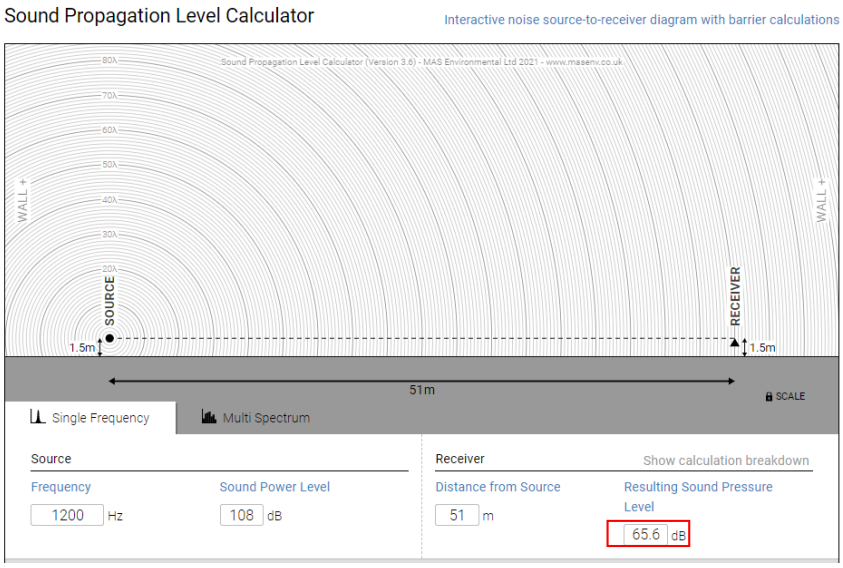


There is an earth barrier 10 ft (*3m*) high on the South side of Coconut Road 226 ft (*68,8m*) from the source point.

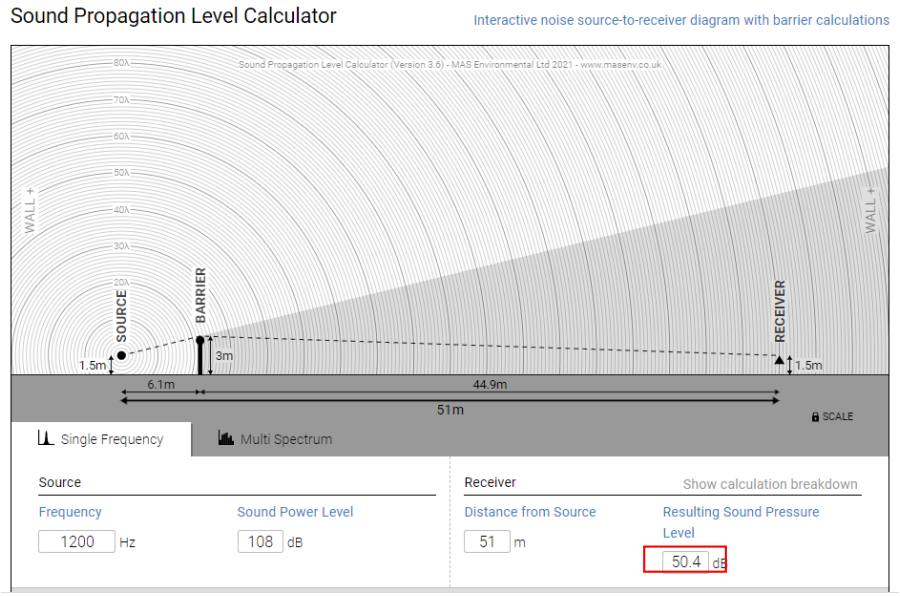
Predicted Sound Pressure Level at the Condominium (Gold line) is 49.1 dB



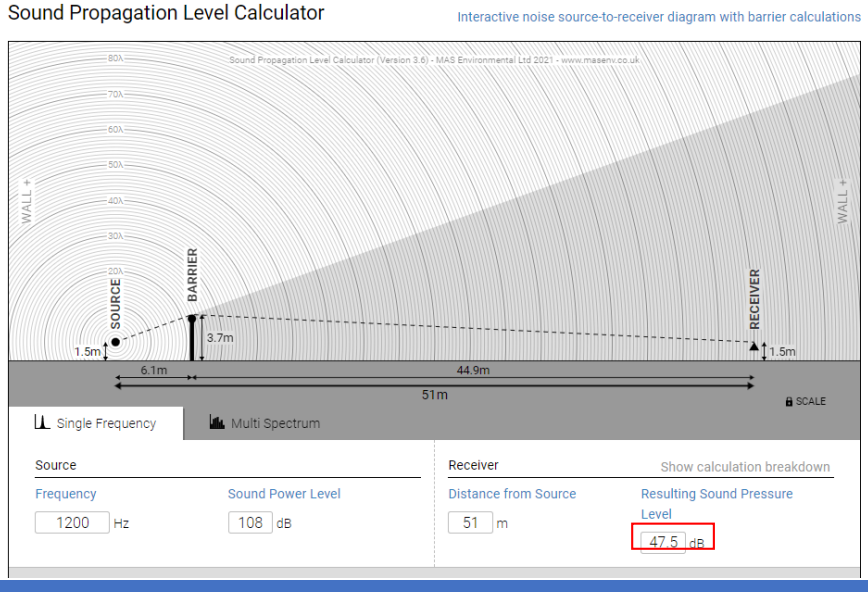
Without a barrier, predicted Sound Pressure Level at the Enrichment Center (Blue line) due to the proposed courts is 65.6 dB



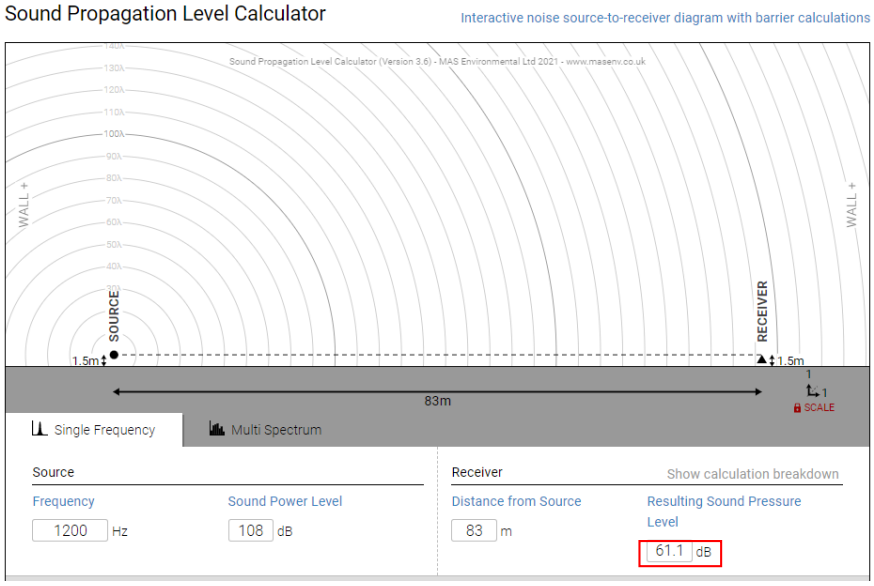
With a 10 ft (3,0m) sound barrier on the East side of the nearest court, the predicted Sound Pressure Level at the Enrichment Center (Blue line) is 50.4 dB.



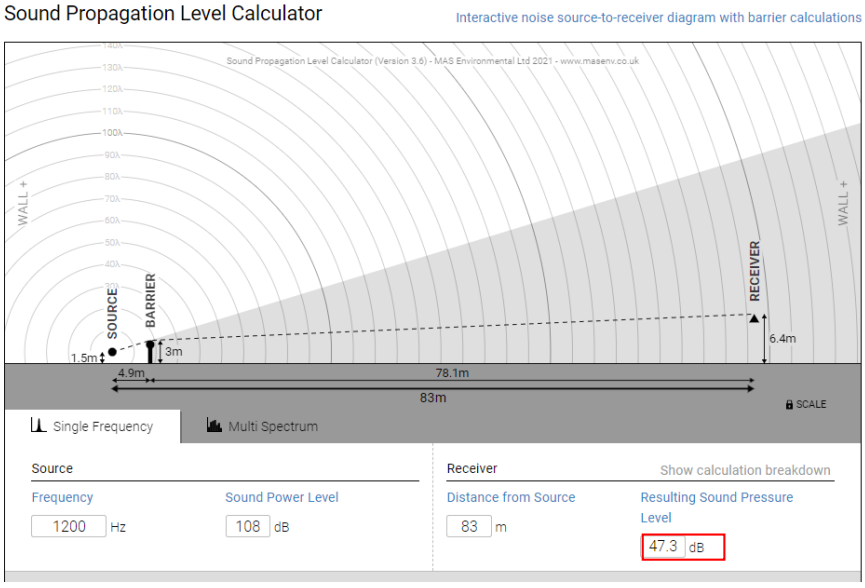
With a 12 ft (3,7m) sound barrier on the East side of the nearest court, the predicted Sound Pressure Level at the Enrichment Center (Blue line) is 47.5 dB



Without a barrier Predicted Sound Pressure at the Gazebo (Green line) is 61.1 dB.



With a 10 ft high sound barrier on the North fence of the nearest courts, the Predicted Sound Pressure at the Gazebo (Green line) is 47.3 dB.



Summary Table of Ordinances, Common Goals and Predicted Noise Levels

Receiver Location	Ordinance Limit dBA	Common Residential Goal	Without Barrier dBA	With 10 ft Barrier dBA	With 12 ft Barrier dBA
Condominium	76.0	50.0	49.1		
Enrichment Center	76.0	50.0	65.6	50.4	47.5
Gazebo	76.0	50.0	61.1	47.3	

IX. Conclusions and Recommendations

Attention has been focused on three areas:

- The residential Condominium building in Spring Run,
- The Enrichment Center in The Commons area,
- The Gazebo in The Commons area.

Two factors are important:

- Compliance with applicable noise ordinances,
- Acceptance of sound levels by “reasonable persons with normal sensitivities.”

After measurements of the ambient sound levels, review of the present and planned mitigation elements, predicted sound levels from the proposed expansion of courts and consideration of the noise ordinances and our experience with the generally recognized standards for acceptable sound levels in other communities in the U.S., we have the following conclusions:

Condominium Buildings at Spring Run

The combination of sound loss over the 479 ft distance and the existing earth barriers along Coconut Road mean that sound pressure levels created by the pickleball play at the planned additional courts will be negligible. The ambient (traffic) noise is already relatively high and residents are very likely to not even notice a change after all 16 courts are added.

There are no recommended changes related to this location.

The Enrichment Center at The Commons area

The predicted sound pressure level at the outside wall of Enrichment Center without any sound barrier on the East fence of the nearest planned court is 65.6 dBA. This is

significantly below the noise ordinance maximum limit of 76 dBA and below the current measured background noise level of 70.2 dBA.

Regardless of noise ordinances, there is a general goal for pickleball sound mitigation of achieving sound pressure levels at or below the ambient noise level and preferably no more than 50 dBA. This threshold has been found to be acceptable by most people, even in residential areas.

With a 10 ft high barrier, using mass-loaded vinyl curtains hung on a chain link fence, the predicted maximum level is 50.4 dBA, very near the goal. With a 12 ft high barrier, the predicted maximum level is 47.b dBA

It is our recommendation that a minimum 10 ft high barrier using reflective mass-loaded sound curtains, similar to AcoustiFence™ or equivalent, be installed as planned along the entire Eastern fence of the four Phase I courts. There should be no gaps at the top or bottom, or between panels. Attention to construction design should be given to ensure proper stability in case of high winds.

The Gazebo at The Commons area

The predicted sound pressure level at the Gazebo without any sound barriers is 61.1 dBA. This is significantly below the noise ordinance maximum limit of 76 dBA and more than 10 dB below the current measured background noise level of 73.4 dBA without the fountain and 76.6 dBA with the fountain running.

With the addition of a sound barrier on the North fence of the four Phase I courts, the maximum sound pressure level is predicted to drop to 47.3 dBA. This is well below the 50 dBA threshold goal.

It is our understanding this is a somewhat more user sensitive area, since there are yoga and meditation sessions held some mornings. There are two sound mitigation solutions proposed.

It is our recommendation that during especially sound sensitive periods, the fountain be turned on to mask pickleball and other sounds (lawn maintenance equipment, etc.) This naturally pleasing sound mitigation solution will cost very little, since the fountain is already installed, and be very effective. The fountain blocks both playground noise and pickleball noise.

It is also our recommendation that the proposed design be modified to have a 10' high barrier using reflective mass-loaded sound curtains, similar to AcoustiFence™ or equivalent, installed on the North side of the Phase I pickleball courts.

At a minimum, it should extend from the Western edge of this section for at least three courts (90 ft) towards the East. There should be no gaps at the top or bottom, or between panels. Attention to construction design should be given to ensure proper stability in case of high winds.



We recommend <u>not</u> restricting play to specific models of paddles or balls. This policy is difficult to enforce, costly for recreational players and very unpopular with higher skilled players who are training for local and national competitions. It is a tool, but a "last resort" type of approach, to be reserved for very difficult noise mitigation situations.

X. Author's Credentials

Dale Van Scoyk is a graduate of Purdue University, awarded a BS degree in Electrical Engineering. He has MBA training from Arizona State University.

He has over 25 years experience with industrial equipment design and manufacturing. He has written white papers and delivered presentations for the Institute of Electrical & Electronic Engineers (IEEE) on electromagnetic noise measurement and suppression, as well as light wave spectrum analysis, perceived light pollution and LED light technology topics.

Dale is a resident of Bonita Springs, FL and a year-round pickleball competitor in Wisconsin and Florida. He is a USA Pickleball Certified Referee, an Ambassador and a PPR Certified Pickleball Instructor. He has worked with multiple municipalities, communities and residential owners in California, the Midwest and Florida on new installations and tennis court conversions for use as pickleball courts in residential areas, where noise abatement techniques were required.

XI. Disclaimer

The sound levels in this report are as measured or they are estimates of what levels should be expected. Actual levels will vary over time, and they are player and equipment dependent. Sound level is probabilistic, meaning that it has averages and other statistical characteristics including standard deviations and sound level probability distribution curves, but pickleball sound level has no exact single level.

This report makes no guarantee of performance of the sound mitigation methods described. In addition, it is not possible to determine what any person believes is an acceptable sound level. The measurements and estimates of background sound levels are also probabilistic in nature; these levels will vary from one neighborhood to another and from one measurement method to another over time.

Our recommendations for sound barrier types assume that the site will have proper structural support, designed by others. This should include an analysis of the wind loading limitations of fences and a plan to protect installed sound barriers from flood water.

Appendix A – On-Site Measurement of Sound

On-site sound measurements were recorded by an experienced acoustic engineer and sound technician at six locations near the proposed courts on Friday, April 14, 2023 between 9:00-11:20 a.m. The wind was light, less than 8 mph, the sky was partly cloudy, and the temperature was 77° Fahrenheit.

A Dayton Audio calibrated microphone, model UMM-6 with digital output was connected to an HP laptop running Windows 11 and REW sound measurement software. Ambient dBA sound pressure measurements were taken from a 4 ft height, consistent with the specifications in the applicable Village of Estero ordinances.







Summary Table:

Point	Ave Slow dBA	Comments
B1, no play	57.6	Next to the current courts, when there was no play was the quietest reading in the area.
B1, with play	65.5	Even when there was pickleball being played, the average maximum reading was below maximum ordinance limits of 76 dBA
B2	65.8	Somewhat away from the courts but next to Coconut Rd, the ave maximum was the same.
B4	74.5	Moving away from the current courts but toward the fountain and traffic resulted in a higher ave maximum.
B5	70.2	Next to the Enrichment Center the contribution of sound levels from existing pickleball is not as much as from the fountain and traffic.
B6	79	At a distance of over 400 ft and with earth barriers, the sound from pickleball is not a factor.
B7, no fountain	73.4	Even with no fountain, the ambient sound levels are high, with little to no contribution from pickleball play.
B7, with fountain	76.6	With the fountain on, the sound of pickleball is almost totally masked.

Raw Data (averages at bottom in boxes):

B1 – SOUTH OF COURTS

Playing

SLOW MAX	**SLOW MIN**
75.4	52.3
58.7	59.6
62.9	60.4
62.2	59.8
58.9	55.7
64.5	60
60.3	57
60.6	55.1
60.6	55.1
60	56.7
60.6	56.9
67.1	56.8
63	56.8
62.7	57.1

Playing

FAST MAX	**FAST MIN**
67.9	54.9
66.2	51
78.8	55
72.3	57.7
78.1	53.2
69.9	49.6
77.8	49.2
72.7	51.8
71	53.6
74.2	52.7
75.7	58.2
72.5	58.6
78	55.4
73.5	53.9

Not Playing

SLOW MAX	SLOW MIN
60.5	57.1
55.2	51.9
55.9	53.2
64.2	59.2
56.7	53
59.3	56.4
58.5	53.7
52.7	50.6
53.9	50.6
58.6	53.9
57.55	53.96

ONYX SLOW MAX	ONYX SLOW MIN
64.4	63.3
63.2	59.1
63.5	57.8
61.8	55.6
65.1	59.6
64	58.2
64.7	54.2
62.1	55.8
62.9	58.5
63.5	53.4
63.5	57.6

FRANKLIN SLOW MAX	FRANKLIN SLOW MIN
68.7	60.2
66.9	60.4
65.8	58.5
67.7	58.2
66.4	59.6
67	59.8
65.5	55.9
62.3	57.1
66.3	57.4
58.7	56.6
65.5	58.4

B2 – NORTH SIDE COCONUT ROAD

Playing with Franklin

SLOW MAX	SLOW MIN
62.3	57.8
69.6	59.1
65.5	64.2
65.5	59.4
65.5	56.1
65.5	56.1
65.5	56.1
70.6	56.1
65.3	57.7
63.8	59.5
65.91	58.21

Playing with Franklin

FAST MAX	FAST MIN
68.7	57.8
67.6	60.2
63.7	58.2
65.2	58.2
66.3	63.4
66.8	63.4
64.6	59.6
60	59.6
68.3	59.6
66.5	62.6
65.77	60.26

B4 – NEAR RESTROOMS

Playing

SLOW MAX	SLOW MIN
74.8	73.1
75.5	74.7
73.2	72.4
74	72.7
73.5	72.9
76.3	72.9
74.6	72.9
74.3	73.3
75.2	73.5
74	73.3
74.54	73.17

Playing

FAST MAX	FAST MIN
73.7	71.4
78.8	72.8
75.7	72.3
77	71.6
76.6	72
72.1	69
71.9	68.7
71.1	68.7
71.2	67.8
72.8	65.5
74.09	69.98

B5 – ENRICHMENT CENTER

Playing

SLOW MAX	SLOW MIN
68	66.6
70.3	69.2
71.8	70.8
71.8	70.3
68.8	68.4
70	68.9
69.7	68.6
70.6	69.4
70	69.5
71.1	69.1
70.21	69.08

Playing

FAST MAX	FAST MIN
73.9	68.6
75.3	72.9
76.2	72.2
72.6	69.2
70.9	69.8
71.3	70.2
73.5	69.9
72.5	69.1
72.9	67.8
72.2	69.2
73.13	69.89

B6 – SPRING RUN CONDOMINIUM

Playing

SLOW MAX	SLOW MIN
81	79.5
80.8	77.8
79	77.7
81.1	79
78.4	75.7
75.7	73.3
79.8	73.8
78.4	75.8
77.9	75.6
77.9	75.1
79.00	76.33

Playing

FAST MAX	FAST MIN
81.7	75.1
84.7	75.2
76.5	75.1
83	74.1
76.2	74.8
81.5	78.8
85.8	76.6
78.4	76.5
75.4	73.7
78.1	74
80.13	75.39

Appendix B – Pickleball Sound Mitigation LLC Paddle Blue List

The Pickleball Paddle Blue List

Quieter Pickleball Paddles

List updated: April 8, 2023

Introduction: The following paddles have been selected and qualified for 'Blue List' status through a testing procedure that uses a combination of metrics in addition to loudness (sound pressure). THis includes the 'pitch' and duration of the sound produced when a pickleball is struck by a paddle.

These metrics were selected after reviewing with players and non-players the characteristics of a typical pickleball hit including input from some who consider impulse sounds of this type to be annoying.

The resulting criteria were established by PSM LLC in 2022 as a means of recommending paddles to communities and pickleball clubs that are attempting to mitigate the sound of pickleball.

Test Procedure: PSM LLC is a pickleball acoustics consulting firm. We have built an echo free (or anechoic) chamber for testing pickleballs and paddles. A calibrated microphone is mounted in this chamber and a computer outside the chamber analyzes the microphone output.

Criteria: The paddles listed have a sound pressure level (SPL) below that generated by standard ½ inch thick fiberglass faced paddles. In addition, these paddles have a main pitch below 1.000 Hz and a decay time of the primary vibration mode under 5 milliseconds.

Using This List: PSM LLC updates the list as it tests and identifies additional paddles that meet the criteria.

Updating This List: To arrange additional paddle or pickleball testing, contact PSM LLC via email at rmu@pickleballsound.com.

For an updated version of The Blue List, see the PSM LLC website (pickleballsound.com) as well as the Pickleball Sound Mitigation Facebook group page. The Pickleball Paddle Blue List is copyright free.

THE PICKLEBALL PADDLE BLUE LIST

PICKLEBALL SOUND MITIGATION LLC

www.pickleballsound.com

Updated: April 8, 2023

(paddles listed alphabetically by vendor name)

Paddle Vendor	Paddle Model Name	Notes
CRBN	1 and 1x	
CRBN	2	
Diadem	Vice	1
Diadem	Warrior	
E6	16s	
Electrum	E Pro II	
Franklin	Pro Series 16 mm	2
Gearbox	CX11	
Gearbox	CX14	
Gearbox	GX5 and GX6	
Joola	Ben Johns 16 mm	
Joola	Simone Jardim 16 mm	
Joola	Radius	
Master Athletics	Q1	1
One More	Vibe	
One More	Pro Custom	
Pro Drive	DRIVE	
Pro Kennex	Pro Speed	
Pro Kennex	Ovation	
Selkirk	Amped Epic	
Selkirk	Vanguard Invikta	
TMPR	Tantrum and TC-16	
Wild Monkeys	Grizzly	
Wolfe	Bite	

These older models meet the criteria but availability is unknown

Patriot Pickleball	Sniper
Your Pickleball Place	Maxor and Whisper QT

Notes:

1) This model is not USA Pickleball Approved for sanctioned tournament play

2) Formerly the Ben Johns model

Rev 1.6

Appendix C – Pickleball Sound Mitigation LLC Pickleball Ball Data (03/09/2023)

Brand	Model	Condition	dBA	Raw delta	Broken-in Dura 40 Reference
Dura yellow	Fast 40	Brand new	87.4	0db	0.5
Dura neon	Fast 40	Brand new	87.0	-0.4	0.1
Dura yellow		Slightly worn	86.9	-0.5	0 db
Dura neon		Slightly worn	86.8	-0.6	-0.1
Dura yellow		used	86.4	-1	-0.5
Franklin	X	new	86.3	-1.1	-0.6
Core	Outdoor	new	86.1	-1.3	-0.8
Wilson	32	new	85.8	-1.6	-1.1
Engage	Tour	new	85.7	-1.7	-1.2
Franklin	X	used	85.4	-2	-1.5
Monarch	Tournament	new	85.1	-2.3	-1.8
Penn		new	85.0	-2.4	-1.9
Gamma	indoor	new	84.7	-2.7	-2.2
Aviana		new	84.7	-2.7	-2.2
Ianoni		new	83.8	-3.6	-3.1
Onyx	Fuse	new	83.3	-4.1	-3.6
Jugs	infoor	new	83.1	-4.3	-3.8
Onix	Pure 2	very used	82.8	-4.6	-4.1
Monarch	Outdoor	new	81.6	-5.8	-5.3
Gamma	Foam	Not a Pickleball	77.7	-9.7	-9.2

Notes:

1) These ball tests were done in a high bay anechoic chamber. Each ball model was dropped onto the face of a paddle held in a vice and a microphone picked up the sound for procession. Ten drops were used for each model ball and the average sound level measured is shown above.

2) The Dura Fast 40 ball was the loudest but it varied with the wear evident on the ball. Even the color of the Dura Fast 40 mattered, at least in these tests, but no very much.

3) The slightly worn Dura Fast 40 was selected as our reference sound level for a variety of reasons.

4) PSM LLC would be pleased to test additional ball models if you can arrange to send at least two of any other model to our office in Pittsburgh. We would retain any ball types sent to us for future testing. You can call us at 412-780-4575

Appendix D – Recommended Vendors for Barrier Walls

- **Aoustiblock**,, AcoustiFence™ Tampa, FL, 813-980-1400,
  https://acoustiblok.com/acoustiblok-soundproofing-product-lines/acoustifence-noise-reducing-fences/
- **eNoise Control**, Noblesville, IN 866-481-2024,
  https://www.enoisecontrol.com/
- **Insul-Quilts™** South El Monte, CA 833-853-6444,
  https://www.insulquilt.com/

PSM LLC
Pickleball Sound Mitigation

Pickleball Sound Assessment Report with Recommendations

For Brooks CDD and Brooks II CDD

PLAYGROUND ADDENDUM

by

Dale H. Van Scoyk

April 28, 2023

I.	Overview of the Playground Area	Page 1
II.	Predicted Sound Levels with Multiple Barrier Heights	Page 2
III.	Conclusions and Recommendations	Page 5
IV.	The Author's Credentials	Page 6
V.	Disclaimer	Page 6

I. Overview of the Playground Area

Pickleball Sound Mitigation LLC has been requested to analyze the effects of pickleball play on individuals in the playground area due to sound coming from the closest court in the planned Phase I expansion.



It is assumed there will be a sound curtain barrier on the fence between the court and the playground; however, we researched what the maximum sound pressure levels would be:

- Without a barrier,
- With a 10 ft high barrier, and
- With a 12 ft high barrier.

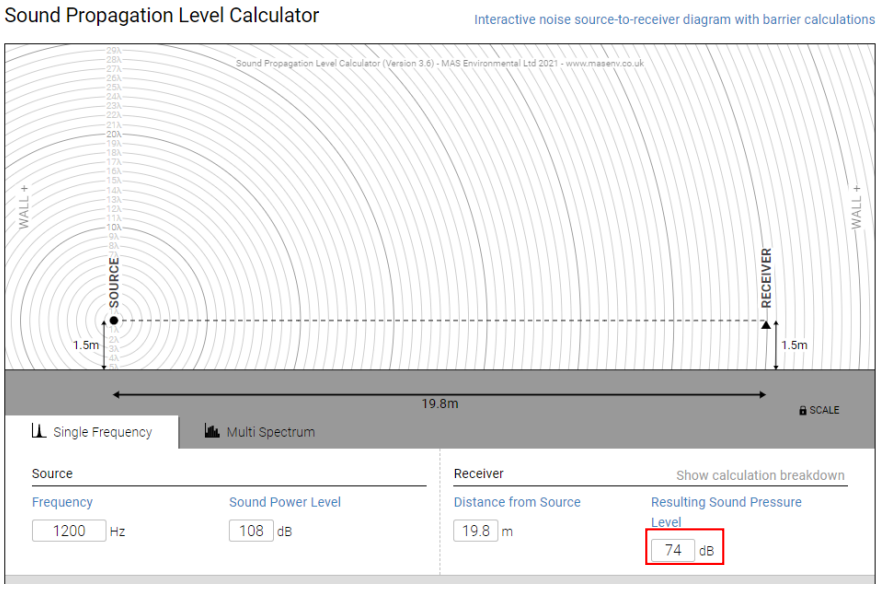
Recall that the **Village of Estero limits maximum sound levels to 76 dBA** from 7:00 a.m. to 10:00 p.m., after correcting +10 dB for impulse sound characteristics.

II. Predicted Sound Levels with Multiple Barrier Heights

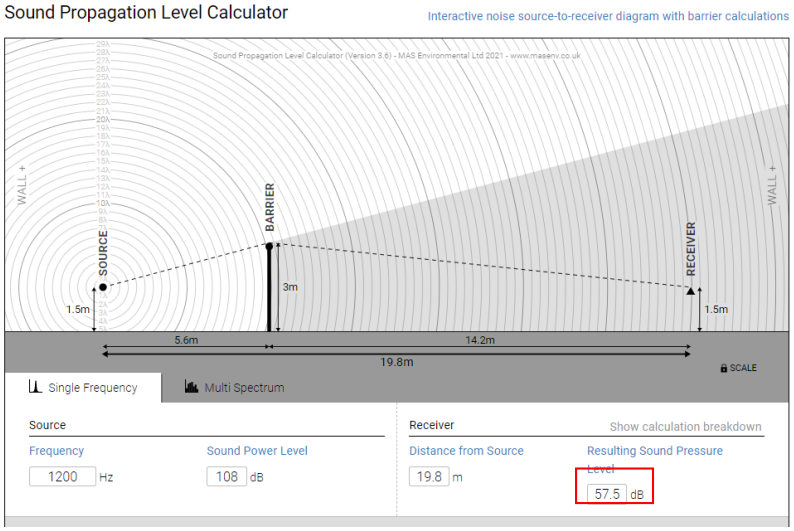
Assumptions:

- The maximum sound power of a hit is 108 dB
- The frequency at the loudest hit is 1200 Hz
- The height of both the source (pickleball strikes) and receiver are 5 ft (**1,5m**)
- The source point is the intersection of the center line and non-volley zone line
- The receiver point is the center of the playground area
- The distance from source to fence is 18 ft (**5,6m**)
- The distance from source to the receiver is 65 ft (**19,8m**)

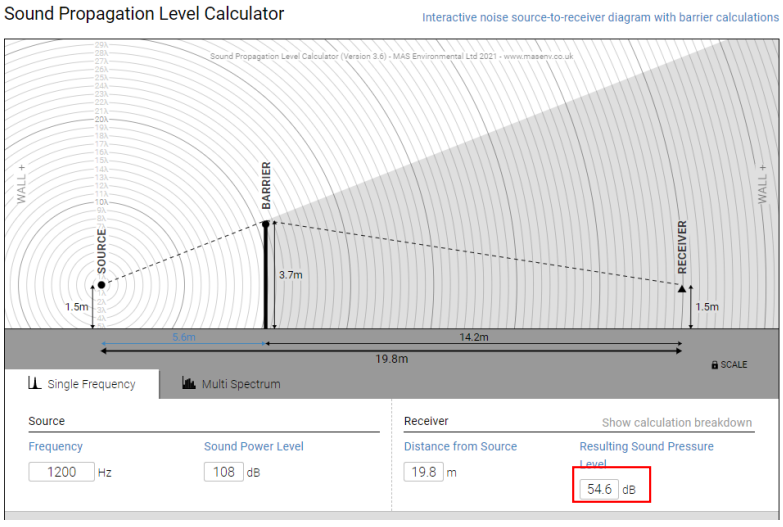
Without a sound barrier, the Predicted Sound Pressure at the Playground due to the pickleball play at the proposed new court is 74.0 dB.



With a 10 ft (3,0m) sound barrier, the predicted Sound Pressure Level at the Playground due to pickleball play at the proposed new court is 57.5 dB.



With a 12 ft (3,7m) sound barrier, the predicted Sound Pressure Level at the Playground due to pickleball play at the proposed new court is 54.6 dB.



Summary Table of Predicted Sound Levels and Limits

Receiver Location	Ordinance Limit dBA	Common Residential Goal	Without Barrier dBA	With 10 ft Barrier dBA	With 12 ft Barrier dBA
Condominium	76.0	50.0	49.1		
Enrichment Center	76.0	50.0	65.6	50.4	47.5
Gazebo	76.0	50.0	61.1	47.3	
Gazebo	76.0	50.0	74.0	57.5	54.6

As shown, without a barrier the sound levels will be uncomfortably close to the limits established by the Village. With a 10 ft or 12 ft barrier, as planned, the levels are within Noise Ordinance limits, but not quite to levels one would strive for in a residential or "indoor" environment.

There are two other factors we suggest considering:

1. The ambient (background) noise level at the Enrichment Center, next to the Playground, without the fountain running measured average maximum of **73.4 dBA.** With the fountain running, the average maximum reading was **76.6.** The ambient readings from the restroom area on the other side of the playground was **74.5 dBA.**
    - It's already relatively noisy at the playground due to nearby traffic, as high or higher than the contribution of sound from the new pickleball courts.
    - When the fountain is on, it drowns out the pickleball sounds and practically everything else.
2. THIS IS A PLAYGROUND!
    - One expects noise from children playing…it's probably a source of noise, if kids are there playing.
    - At play areas, noise can add to excitement, so it is more of a benefit than a burden.

III. Conclusions and Recommendations

Attention has now been focused on four areas:

- The residential Condominium building in Spring Run,
- The Enrichment Center in The Commons area,
- The Gazebo in The Commons area,
- The Playground area.

Two factors are important:

- Compliance with applicable noise ordinances,
- Acceptance of sound levels by “reasonable persons with normal sensitivities.”

With the recommended changes in the original Report, all areas are in compliance with Village of Estero noise ordinances, including the playground area.

In addition, the existing ambient noise levels, the opportunities for noise masking with the fountain, the nature of a playground as a sound source, versus an area of concern for noise all lead us to conclude “reasonable persons with normal sensitivities” will not be troubled by pickleball play on the other side of the barrier between the courts and the playground.

There are no recommended changes related to this location.



I. Author's Credentials

Dale Van Scoyk is a graduate of Purdue University, awarded a BS degree in Electrical Engineering. He has MBA training from Arizona State University.

He has over 25 years experience with industrial equipment design and manufacturing. He has written white papers and delivered presentations for the Institute of Electrical & Electronic Engineers (IEEE) on electromagnetic noise measurement and suppression, as well as light wave spectrum analysis, perceived light pollution and LED light technology topics.

Dale is a resident of Bonita Springs, FL and a year-round pickleball competitor in Wisconsin and Florida. He is a USA Pickleball Certified Referee, an Ambassador and a PPR Certified Pickleball Instructor. He has worked with multiple municipalities, communities and residential owners in California, the Midwest and Florida on new installations and tennis court conversions for use as pickleball courts in residential areas, where noise abatement techniques were required.

II. Disclaimer

The sound levels in this report are as measured or they are estimates of what levels should be expected. Actual levels will vary over time, and they are player and equipment dependent. Sound level is probabilistic, meaning that it has averages and other statistical characteristics including standard deviations and sound level probability distribution curves, but pickleball sound level has no exact single level.

This report makes no guarantee of performance of the sound mitigation methods described. In addition, it is not possible to determine what any person believes is an acceptable sound level. The measurements and estimates of background sound levels are also probabilistic in nature; these levels will vary from one neighborhood to another and from one measurement method to another over time.

Our recommendations for sound barrier types assume that the site will have proper structural support, designed by others. This should include an analysis of the wind loading limitations of fences and a plan to protect installed sound barriers from flood water.

The Brooks of Bonita Springs CDD

Pickleball Facility Expansion

(LDO2022-E051)

PLANNING ZONING & DESIGN BOARD

Public Hearing

May 9, 2023

4:30 pm

1

Presentation Overview:

- Request
- Background
- Plan Details
- Stipulations
  - Noise Impact Study (DRAFT)
- Conclusion

2

Request:

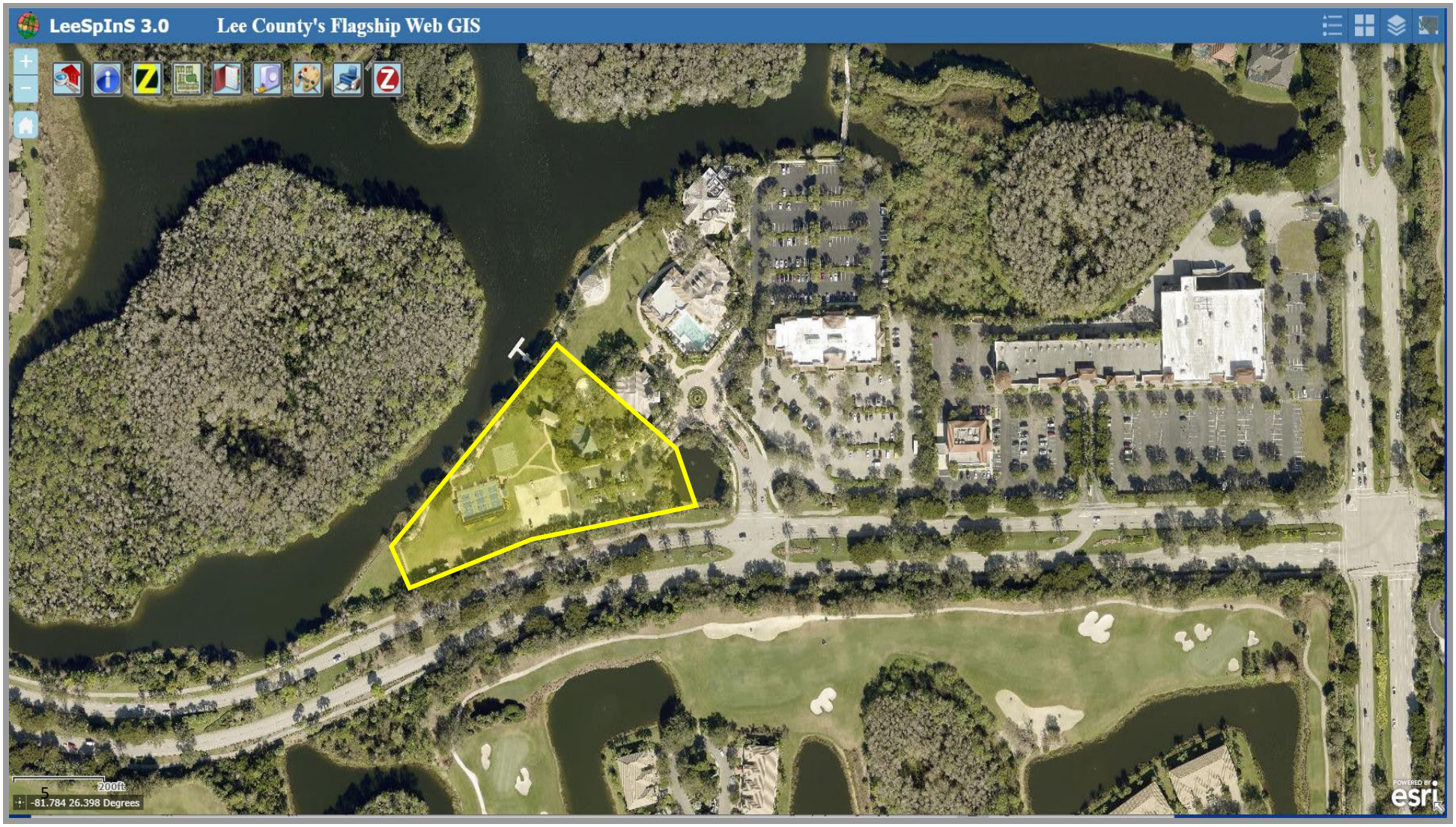
- Limited Development Order (LDO2022-E051)
  - Phased Expansion of Existing Pickleball Facility
    - Up to 16 Pickleball Courts and Supporting Infrastructure

Background:

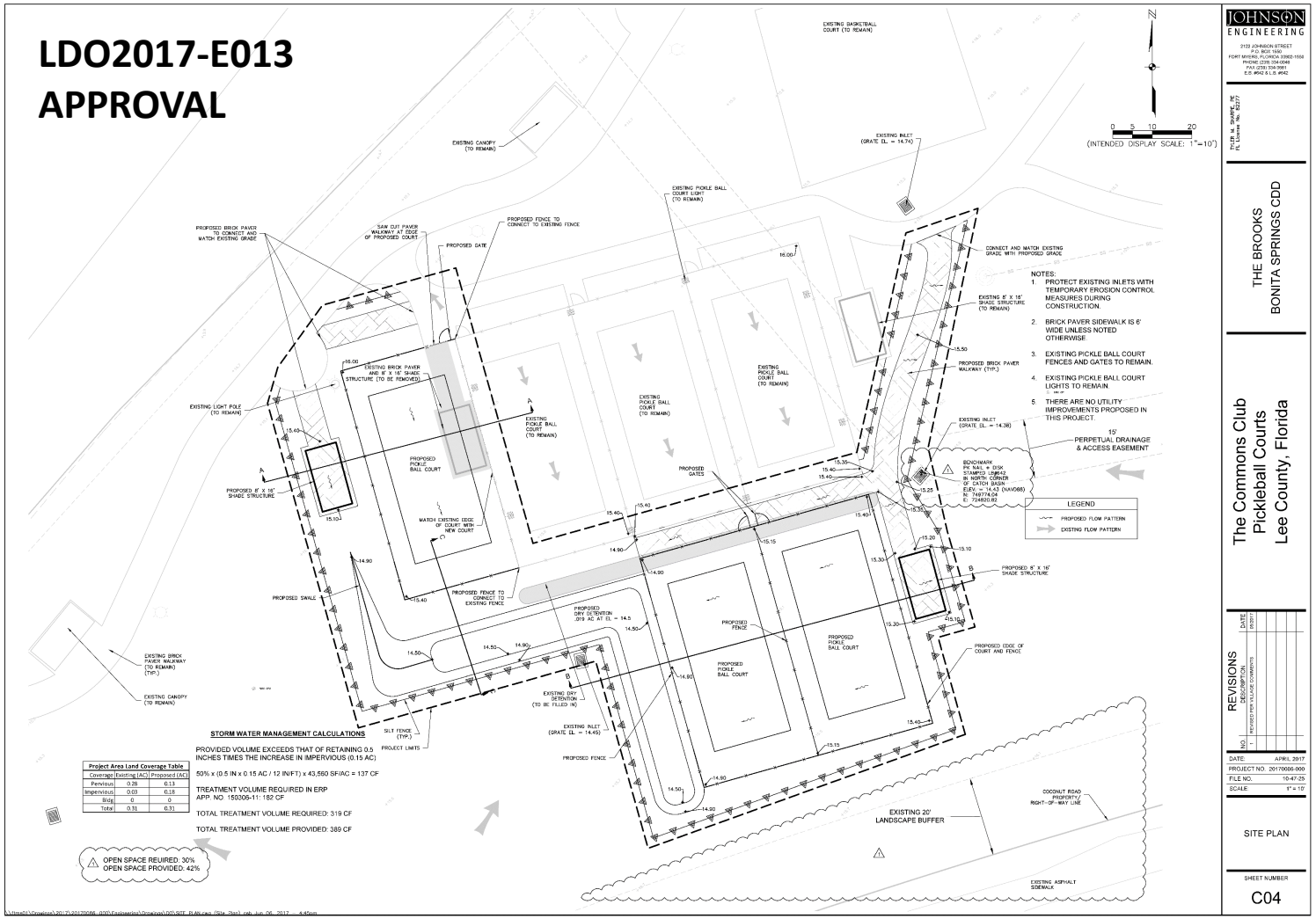
- 3 existing pickleball courts (LDO2015-00095) and 3 future courts approved (LDO2017-E013)
- Extremely high demand for more pickleball courts
- CDD Board directive to seek approval to expand existing facility

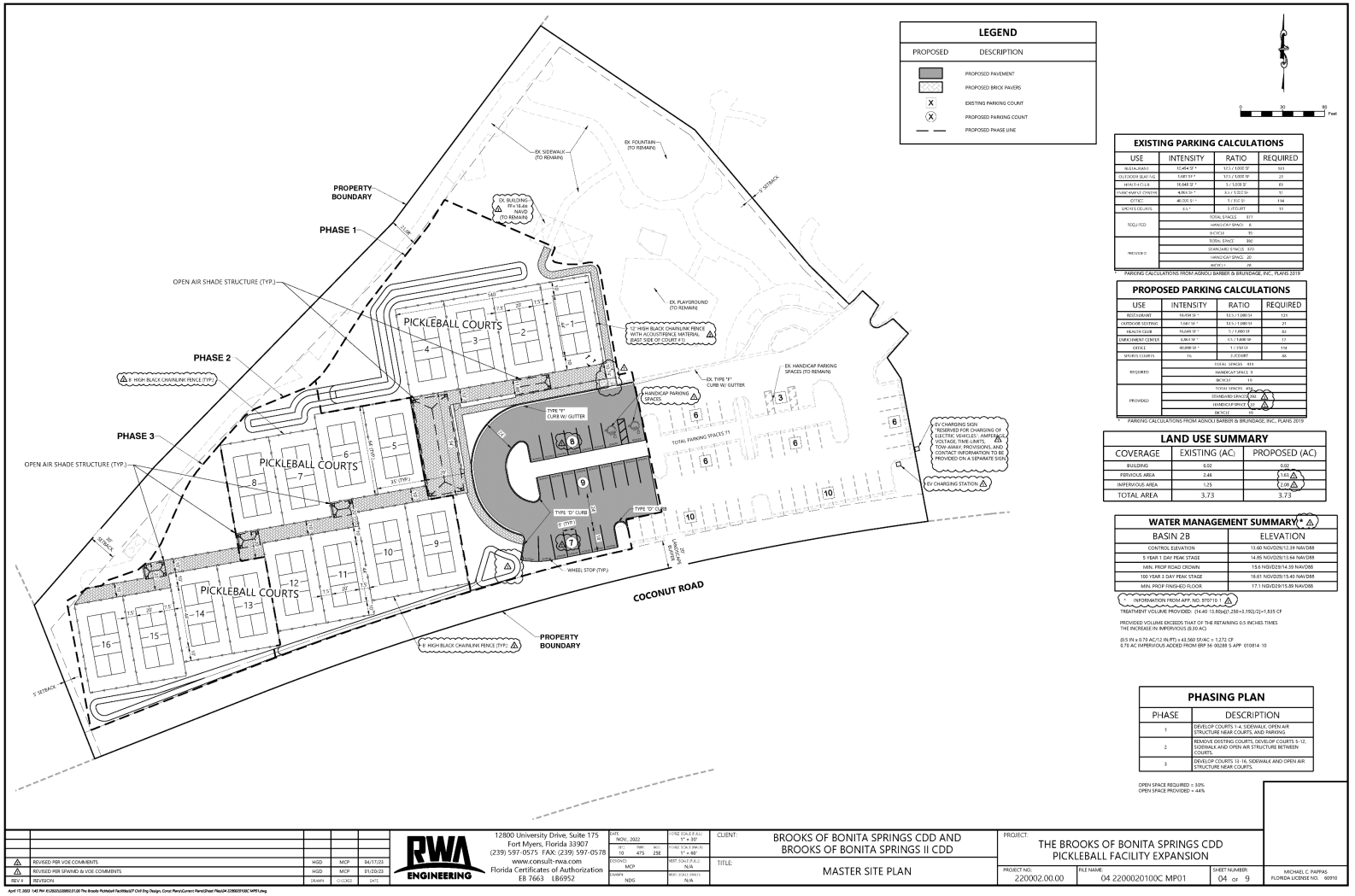
3


Ross Dress for Less
Mediterranean Drive
Villaglo
Rodizio Grill Brazilian Steakhouse Estero
Target
Olive Garden Italian
Plaza del Lago Dr
Coconut Point
Fashion Dr
Hyatt Place Coconut Point
Morning Side Condo Association
Via Coconut Point
Apple Coconut Point
Divieto Ristorante
Angel Way
California Pizza Kitchen at Coconut Point
TownePlace Suites by Marriott Fort Myers...
City Mattress
Dillard's
Via Sardinia St
Via Villaglo
Coconut Rd
Chops City Grill
Lee Health Coconut Point
Spring Run Blvd
Spring Run Golf Club
Shadow Wood Community
Oakwilde Blvd
Tree Crest Ct
Oakglen Ln
Foxberry Ln
Silver Leaf Ln
Hollow Pine Dr
Orchid Ridge Ln
Mossy Trail
Shady Knoll Dr
Ginger Pointe Ct
Cidderberry Dr
Bay Meadow
Ivy Pine Ln
Magnolia Bend
Brooks Fishing Club
Copperleaf Golf Club
Three Oaks Pkwy
Foxtail Creek Ct
Jasmine Lake Dr
Private Club - The Rookery
The Commons Club Enrichment Center
A.N.Y. Pizzeria
Cape Roman Rd
Lighthouse Bay at The Brooks
Clear Spring Ct
Imperial Pkwy
American House
Layers
Google
Imagery ©2023 Google, Imagery ©2023 Maxar Technologies, U.S. Geological Survey, Map data ©2023 Google
United States
Terms


LeeSpInS 3.0
Lee County's Flagship Web GIS
200ft
-81.784 26.398 Degrees
esri

LDO2017-E013
APPROVAL





EXISTING PARKING CALCULATIONS

USE	INTENSITY	RATIO	REQUIRED
RESTAURANT	11,434 SF *	12.5 / 1,000 SF	143
OUTDOOR SEATING	5,687 SF *	12.5 / 1,000 SF	71
HEALTH CLUB	16,648 SF *	5 / 1,000 SF	83
FUNCTIONAL CENTER	4,954 SF *	3.5 / 1,000 SF	17
OFFICE	40,200 SF *	5 / 1,000 SF	114
SPORTS COURTS	8 *	3 / COURT	11
TOTAL REQUIRED	TOTAL SPACES	377	
	HANDICAP SPACES	8	
	BICYCLE	19	
PROVIDED	TOTAL SPACE	392	
	STANDARD SPACES	370	
	HANDICAP SPACE	20	
	BICYCLE	20	

PARKING CALCULATIONS FROM AGNOLI BARBER & BRUNDAGE, INC., PLANS 2019

PROPOSED PARKING CALCULATIONS

USE	INTENSITY	RATIO	REQUIRED
RESTAURANT	10,958 SF *	12.5 / 1,000 SF	137
OUTDOOR SEATING	1,687 SF *	12.5 / 1,000 SF	21
HEALTH CLUB	16,648 SF *	5 / 1,000 SF	83
ENRICHMENT CENTER	4,861 SF *	3.5 / 1,000 SF	17
OFFICE	40,200 SF *	5 / 1,000 SF	114
SPORTS COURTS	16	3 / COURT	48
REQUIRED	TOTAL SPACES	414	
	HANDICAP SPACES	9	
	BICYCLE	19	
PROVIDED	TOTAL SPACES	412	
	STANDARD SPACES	392	
	HANDICAP SPACE	20	
	BICYCLE	20	

PARKING CALCULATIONS FROM AGNOLI BARBER & BRUNDAGE, INC., PLANS 2019

LAND USE SUMMARY

COVERAGE	EXISTING (AC)	PROPOSED (AC)
BUILDING	0.02	0.02
PERVIOUS AREA	2.48	1.63
IMPERVIOUS AREA	1.25	2.09
TOTAL AREA	3.73	3.73

WATER MANAGEMENT SUMMARY *

BASIN 2B	ELEVATION
CONTROL ELEVATION	13.60 NGVD29/12.39 NAVD88
5 YEAR 1 DAY PEAK STAGE	14.85 NGVD29/13.64 NAVD88
MIN. PROP ROAD CROWN	15.6 NGVD29/14.39 NAVD88
100 YEAR 3 DAY PEAK STAGE	16.61 NGVD29/15.40 NAVD88
MIN. PROP FINISHED FLOOR	17.11NGVD29/15.80 NAVD88

INFORMATION FROM APP. NO. 970710-1

TREATMENT VOLUME PROVIDED: (14.40 -13.60x[(7.25E+3.19)/2]=1,835 CF

PROVIDED VOLUME EXCEEDS THAT OF THE RETAINING 0.5 INCHES TIMES THE INCREASE IN IMPERVIOUS (3.10 AC)

(0.5 IN x 0.70 AC/12 IN/FT) x 43,560 SF/AC = 1,272 CF
0.70 AC IMPERVIOUS ADDED FROM ERP SK 002B 5 APP 010814-10

PHASING PLAN

PHASE	DESCRIPTION
1	DEVELOP COURTS 1-4, SIDEWALK, OPEN AIR STRUCTURE NEAR COURTS, AND PARKING.
2	REMOVE EXISTING COURTS, DEVELOP COURTS 5-12, SIDEWALK AND OPEN AIR STRUCTURE BETWEEN COURTS.
3	DEVELOP COURTS 13-16, SIDEWALK AND OPEN AIR STRUCTURE NEAR COURTS.

OPEN SPACE REQUIRED = 30%
OPEN SPACE PROVIDED = 44%

REV #	REVISION	DRAWN	CHECKED	DATE
2	REVISED PER VOE COMMENTS	HGD	MCP	04/17/23
1	REVISED PER SFWMD & VOE COMMENTS	HGD	MCP	01/20/23

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Fort Myers, Florida 33907
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www.consult-rwa.com
Florida Certificates of Authorization
EB 7663 LB6952

DATE: NOV., 2022
SCALE: 1" = 30'
CLIENT: MCP
DESIGNED: NDG
DRAWN: HGD
CHECKED: MCP
APP'D: 25E
REF. SCALE P.S.: N/A
VERT. SCALE: N/A

CLIENT: BROOKS OF BONITA SPRINGS CDD AND BROOKS OF BONITA SPRINGS II CDD

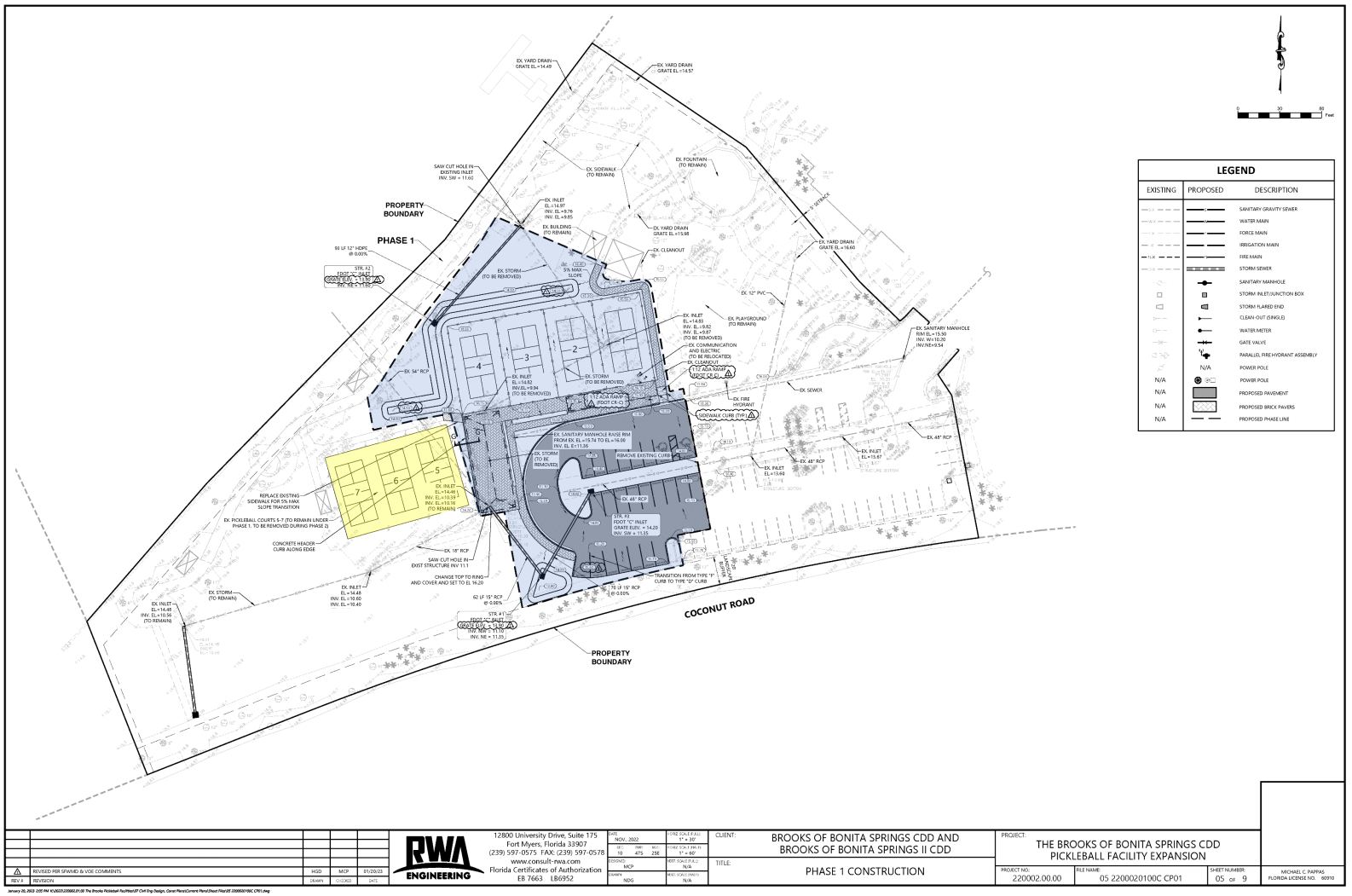
TITLE: MASTER SITE PLAN

PROJECT: THE BROOKS OF BONITA SPRINGS CDD PICKLEBALL FACILITY EXPANSION

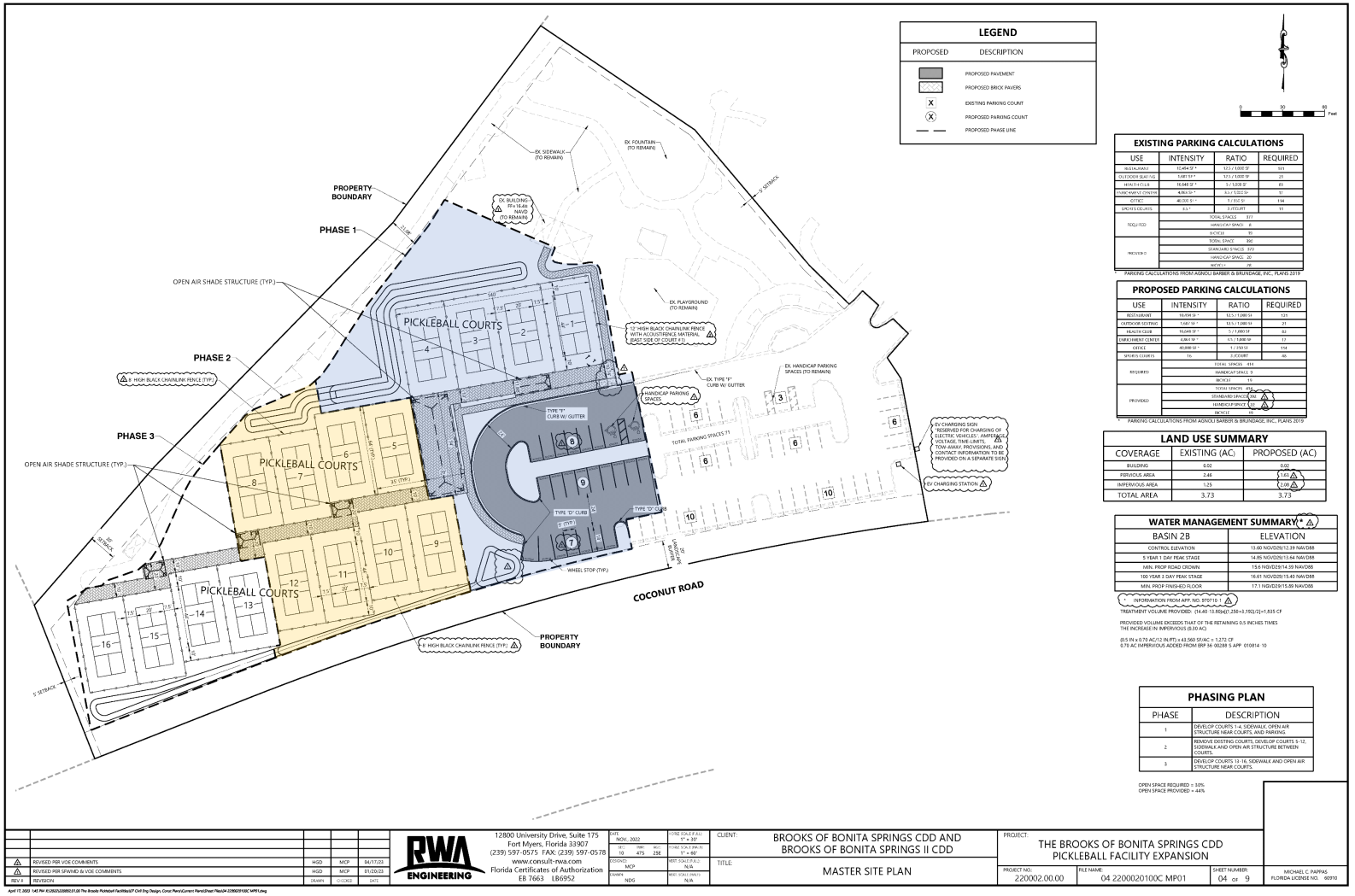
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FILE NAME: 04 2200020100C MP01
SHEET NUMBER: 04 OF 9

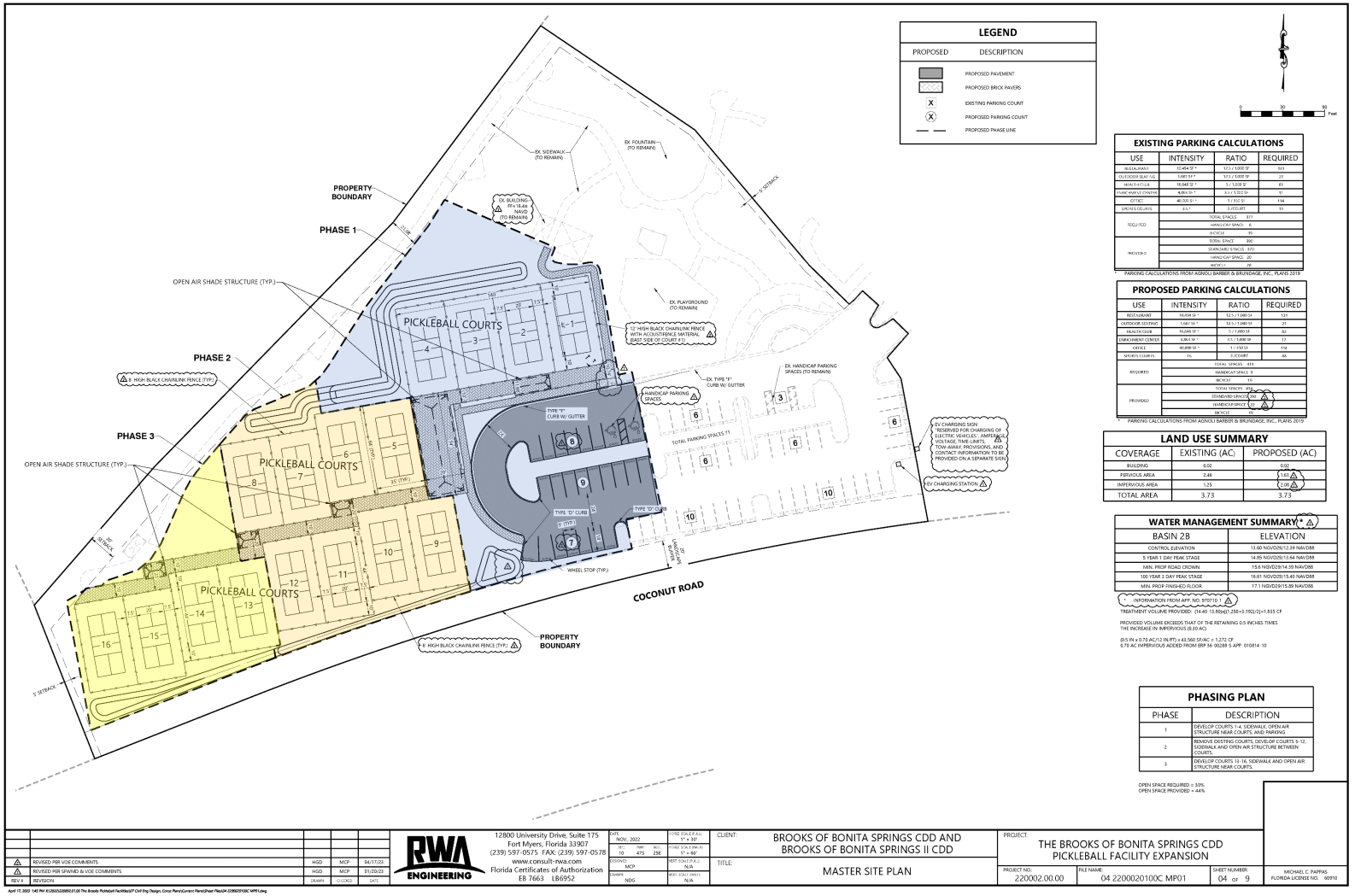
MICHAEL C. PAPPAS
FLORIDA LICENSE NO. 60910

April 17, 2023 1:45 PM K:\2022\220002.00\100 The Brooks Pickleball Facilities\07 Civil Eng Design, Const Plans\Current Plans\Sheet Files\04 2200020100C MP01.dwg


PROPERTY BOUNDARY
PHASE 1
PROPERTY BOUNDARY
COCONUT ROAD
EX. SIDEWALK (TO REMAIN)
EX. FOUNTAIN (TO REMAIN)
EX. BUILDING (TO REMAIN)
EX. CLEANOUT
EX. PLAYGROUND (TO REMAIN)
EX. SANITARY MANHOLE RIM EL.=15.90 INV. W=10.30 INV.NE=9.54
EX. SEWER
EX. FIRE HYDRANT
HANDIVALE CURB (TYP.)
EX. 48" RCP
EX. 54" RCP
EX. 18" RCP
EX. 12" PVC
EX. STORM (TO BE REMOVED)
EX. STORM (TO REMAIN)
EX. INLET EL.=14.87 INV. EL.=9.76 INV. EL.=9.65
EX. YARD DRAIN GRATE EL.=14.49
EX. YARD DRAIN GRATE EL.=14.57
EX. YARD DRAIN GRATE EL.=15.98
EX. YARD DRAIN GRATE EL.=16.60
EX. INLET EL.=14.83 INV. EL.=9.67 INV. E.=9.56 (TO BE REMOVED)
EX. COMMUNICATION AND ELECTRIC (TO BE RELOCATED)
EX. CLEANOUT
TYP. ADA RAMP (FDOT D-9)
17' ADA RAMP (FDOT CR-1)
EX. INLET EL.=13.82 INV.EL.=9.04 (TO BE REMOVED)
EX. INLET EL.=14.49 INV. EL.=10.39 INV. EL.=10.16 (TO REMAIN)
EX. INLET EL.=13.69
EX. INLET EL.=13.67
EX. SANITARY MANHOLE RAISE RIM FROM EX. EL.=13.74 TO EL.=16.00 INV. EL. E=11.36
EX. STORM (TO BE REMOVED)
REMOVE EXISTING CURB
STR. 1 FDOT "C" INLET GRATE ELEV. = 14.20 INV. SW = 11.35
STR. 2 FDOT "C" INLET GRATE ELEV. = 13.35 INV. NW = 11.10 INV. NE = 11.35
STR. 42 FDOT "C" INLET GRATE EL. = 13.35 INV. SW = 9.60
90 LF 12" HDPE @ 0.00%
62 LF 15" RCP @ 0.00%
75 LF 15" RCP @ 0.65%
5% MAX SLOPE
REPLACE EXISTING SIDEWALK FOR 5% MAX SLOPE TRANSITION
EX. PICKLEBALL COURTS 5-7 (TO REMAIN UNDER PHASE 1. TO BE REMOVED DURING PHASE 2)
CONCRETE HEADER CURB ALONG EDGE
SAW CUT HOLE IN EXIST STRUCTURE INV 11.1
CHANGE TOP TO RING AND COVER AND SET TO EL 16.20
TRANSITION FROM TYPE "F" CURB TO TYPE "D" CURB
SAW CUT HOLE IN EXISTING INLET INV. SW = 11.60
EX. INLET EL.=14.48 INV. EL.=10.40
EX. INLET EL.=14.48 INV. EL.=10.56 (TO REMAIN)
EX. STORM (TO REMAIN)
1
2
3
4
5
6
7
LEGEND
EXISTING
PROPOSED
DESCRIPTION
SANITARY GRAVITY SEWER
WATER MAIN
FORCE MAIN
IRRIGATION MAIN
FIRE MAIN
STORM SEWER
SANITARY MANHOLE
STORM INLET/JUNCTION BOX
STORM FLARED END
CLEAN-OUT (SINGLE)
WATER METER
GATE VALVE
PARALLEL FIRE HYDRANT ASSEMBLY
POWER POLE
PROPOSED PAVEMENT
PROPOSED BRICK PAVERS
PROPOSED PHASE LINE
0
30
60
Feet
REVISED PER SFWMD & VOE COMMENTS
HGD
MCP
01/20/23
REV. #
REVISION
DRAWN
CHECKED
DATE
RWA ENGINEERING
12800 University Drive, Suite 175
Fort Myers, Florida 33907
(239) 597-0575 FAX: (239) 597-0578
www.consult-rwa.com
Florida Certificates of Authorization
EB 7663 LB6952
DATE: NOV., 2022
DESIGNED: MCP
DRAWN: NDG
CHECKED: HGD
HOR. SCALE: 1" = 30'
VERT. SCALE: N/A
CLIENT: BROOKS OF BONITA SPRINGS CDD AND BROOKS OF BONITA SPRINGS II CDD
TITLE: PHASE 1 CONSTRUCTION
PROJECT: THE BROOKS OF BONITA SPRINGS CDD PICKLEBALL FACILITY EXPANSION
PROJECT NO.: 220002.00.00
FILE NAME: 05 2200020100C CP01
SHEET NUMBER: 05 OF 9
MICHAEL C. PAPPAS
FLORIDA LICENSE NO. 60910

8


PROPERTY BOUNDARY
PHASE 1
PHASE 2
PHASE 3
OPEN AIR SHADE STRUCTURE (TYP.)
PICKLEBALL COURTS
EX. BUILDING - FF= 16.46 NAVD (TO REMAIN)
EX. SIDEWALK (TO REMAIN)
EX. FOUNTAIN (TO REMAIN)
EX. PLAYGROUND (TO REMAIN)
5' SETBACK
12' HIGH BLACK CHAINLINK FENCE WITH ACOUSTIBENCE MATERIAL (EAST SIDE OF COURT #1)
6' HIGH BLACK CHAINLINK FENCE (TYP.)
HANDICAP PARKING SPACES
EX. HANDICAP PARKING SPACES (TO REMAIN)
EX. TYPE "E" CURB W/ GUTTER
TYPE "E" CURB W/ GUTTER
TYPE "D" CURB
TOTAL PARKING SPACES 77
RV CHARGING SIGN "RESERVED FOR CHARGING OF ELECTRIC VEHICLES - AMPERAGE, VOLTAGE, TIME LIMITS, TOW-AWAY, PROVISIONS, AND CONTACT INFORMATION TO BE PROVIDED ON A SEPARATE SIGN."
EV CHARGING STATION
WHEEL STOP (TYP.)
COCONUT ROAD
6' HIGH BLACK CHAINLINK FENCE (TYP.)
PROPERTY BOUNDARY
LEGEND
PROPOSED
DESCRIPTION
PROPOSED PAVEMENT
PROPOSED BRICK PAVERS
EXISTING PARKING COUNT
PROPOSED PARKING COUNT
PROPOSED PHASE LINE
0 30 60 Feet
EXISTING PARKING CALCULATIONS
USE
INTENSITY
RATIO
REQUIRED
RESTAURANT
OUTDOOR SEATING
HEALTH CLUB
FUNCTION HALL/ GYM/ETC
OFFICE
SPORTS COURTS
TOTAL REQ'D
PROVIDED
TOTAL SPACES 377
HANDICAP SPACES 8
BICYCLE 10
TOTAL SPACE 392
STANDARD SPACES 372
HANDICAP SPACE 20
BICYCLE 10
PARKING CALCULATIONS FROM AGNOLI BARBER & BRUNDAGE, INC., PLANS 2019
PROPOSED PARKING CALCULATIONS
USE
INTENSITY
RATIO
REQUIRED
RESTAURANT
OUTDOOR SEATING
HEALTH CLUB
ENRICHMENT CENTER
OFFICE
SPORTS COURTS
REQUIRED
TOTAL SPACES 414
HANDICAP SPACE 9
BICYCLE 15
PROVIDED
TOTAL SPACES 414
STANDARD SPACES 392
HANDICAP SPACE 22
BICYCLE 20
PARKING CALCULATIONS FROM AGNOLI BARBER & BRUNDAGE, INC., PLANS 2019
LAND USE SUMMARY
COVERAGE
EXISTING (AC)
PROPOSED (AC)
BUILDING
PERVIOUS AREA
IMPERVIOUS AREA
TOTAL AREA
3.73
3.73
WATER MANAGEMENT SUMMARY
BASIN 2B
ELEVATION
CONTROL ELEVATION
13.60 NGVD29/12.39 NAVD88
5 YEAR 1 DAY PEAK STAGE
14.85 NGVD29/13.64 NAVD88
MIN. PROP ROAD CROWN
15.6 NGVD29/14.39 NAVD88
100 YEAR 3 DAY PEAK STAGE
16.61 NGVD29/15.40 NAVD88
MIN. PROP FINISHED FLOOR
17.1 NGVD29/15.80 NAVD88
INFORMATION FROM APP. NO. 970710-1
TREATMENT VOLUME PROVIDED: (14.40 -13.60x[(7.25E+3.19)/1]=1,815 CF
PROVIDED VOLUME EXCEEDS THAT OF THE RETAINING 0.5 INCHES TIMES THE INCREASE IN IMPERVIOUS (3.30 AC)
(0.5 IN x 0.70 AC /12 IN/FT) x 43,560 SF/AC = 1,272 CF
0.70 AC IMPERVIOUS ADDED FROM ERP SW 002B S APP 010814-10
PHASING PLAN
PHASE
DESCRIPTION
1
DEVELOP COURTS 1-4, SIDEWALK, OPEN AIR STRUCTURE NEAR COURTS, AND PARKING.
2
REMOVE EXISTING COURTS, DEVELOP COURTS 5-12, SIDEWALK AND OPEN AIR STRUCTURE BETWEEN COURTS.
3
DEVELOP COURTS 13-16, SIDEWALK AND OPEN AIR STRUCTURE NEAR COURTS.
OPEN SPACE REQUIRED = 30%
OPEN SPACE PROVIDED = 44%
REVISED PER VOE COMMENTS
REVISED PER SFWMD & VOE COMMENTS
REVISION
RWA ENGINEERING
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Fort Myers, Florida 33907
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EB 7663 LB6952
DATE: NOV., 2022
CLIENT: BROOKS OF BONITA SPRINGS CDD AND BROOKS OF BONITA SPRINGS II CDD
TITLE: MASTER SITE PLAN
PROJECT: THE BROOKS OF BONITA SPRINGS CDD PICKLEBALL FACILITY EXPANSION
PROJECT NO.: 220002.00.00
FILE NAME: 04 2200020100C MP01
SHEET NUMBER: 04 OF 9
MICHAEL C. PAPPAS
FLORIDA LICENSE NO. 60910



EXISTING PARKING CALCULATIONS

USE	INTENSITY	RATIO	REQUIRED
RESTAURANT	10,434 SF *	12.5 / 1,000 SF	131
OUTDOOR SEATING	5,687 SF *	12.5 / 1,000 SF	71
HEALTH CLUB	16,648 SF *	5 / 1,000 SF	83
FUNCTION/ACTIVITY CENTER	4,954 SF *	3.5 / 1,000 SF	17
OFFICE	40,200 SF *	5 / 1,000 SF	114
SPORTS COURTS	6.5 *	2 / COURT	13
REQUIRED	TOTAL SPACES 377		
	HANDICAP SPACES 8		
	BICYCLE 19		
PROVIDED	TOTAL SPACE 392		
	STANDARD SPACES 372		
	HANDICAP SPACES 20		
	BICYCLE 20		

PARKING CALCULATIONS FROM AGNOLI BARBER & BRUNDAGE, INC., PLANS 2019

PROPOSED PARKING CALCULATIONS

USE	INTENSITY	RATIO	REQUIRED
RESTAURANT	10,434 SF *	12.5 / 1,000 SF	131
OUTDOOR SEATING	5,687 SF *	12.5 / 1,000 SF	71
HEALTH CLUB	16,648 SF *	5 / 1,000 SF	83
ENRICHMENT CENTER	4,954 SF *	3.5 / 1,000 SF	17
OFFICE	40,200 SF *	5 / 1,000 SF	114
SPORTS COURTS	16	3 / COURT	48
REQUIRED	TOTAL SPACES 414		
	HANDICAP SPACES 9		
	BICYCLE 19		
PROVIDED	TOTAL SPACES 412		
	STANDARD SPACES 392		
	HANDICAP SPACES 20		
	BICYCLE 20		

* PARKING CALCULATIONS FROM AGNOLI BARBER & BRUNDAGE, INC., PLANS 2019

LAND USE SUMMARY

COVERAGE	EXISTING (AC)	PROPOSED (AC)
BUILDING	0.02	0.02
PERVIOUS AREA	2.48	1.63
IMPERVIOUS AREA	1.25	2.09
TOTAL AREA	3.73	3.73

WATER MANAGEMENT SUMMARY *

BASIN 2B	ELEVATION
CONTROL ELEVATION	13.60 NGVD29/12.39 NAVD88
5 YEAR 1 DAY PEAK STAGE	14.85 NGVD29/13.64 NAVD88
MIN. PROP ROAD CROWN	15.6 NGVD29/14.39 NAVD88
100 YEAR 3 DAY PEAK STAGE	16.61 NGVD29/15.40 NAVD88
MIN. PROP FINISHED FLOOR	17.1 NGVD29/15.89 NAVD88

INFORMATION FROM APP. NO. 970710-1

TREATMENT VOLUME PROVIDED: (14.40 -13.60x[(7.25E+3.19)/1]=1,835 CF

PROVIDED VOLUME EXCEEDS THAT OF THE RETAINING 0.5 INCHES TIMES THE INCREASE IN IMPERVIOUS (3.10 AC)

(0.5 IN x 0.70 AC/12 IN/FT) x 43,560 SF/AC = 1,272 CF
0.70 AC IMPERVIOUS ADDED FROM ERP SK 002B S APP 070814-10

PHASING PLAN

PHASE	DESCRIPTION
1	DEVELOP COURTS 1-4, SIDEWALK, OPEN AIR STRUCTURE NEAR COURTS, AND PARKING.
2	REMOVE EXISTING COURTS, DEVELOP COURTS 5-12, SIDEWALK AND OPEN AIR STRUCTURE BETWEEN COURTS.
3	DEVELOP COURTS 13-16, SIDEWALK AND OPEN AIR STRUCTURE NEAR COURTS.

OPEN SPACE REQUIRED = 30%
OPEN SPACE PROVIDED = 44%

A	REVISED PER VOE COMMENTS	MGD	MCP	04/17/23
A	REVISED PER SFWMD & VOE COMMENTS	MGD	MCP	01/20/23
REV #	REVISION	DRAWN	CHECKED	DATE

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DATE: NOV., 2022
SCALE: 1" = 30'
DESIGNED: MCP
DRAWN: NDG
CHECKED: MCP
REF. SCALE: N/A
REF. SCALE: N/A

CLIENT: BROOKS OF BONITA SPRINGS CDD AND BROOKS OF BONITA SPRINGS II CDD

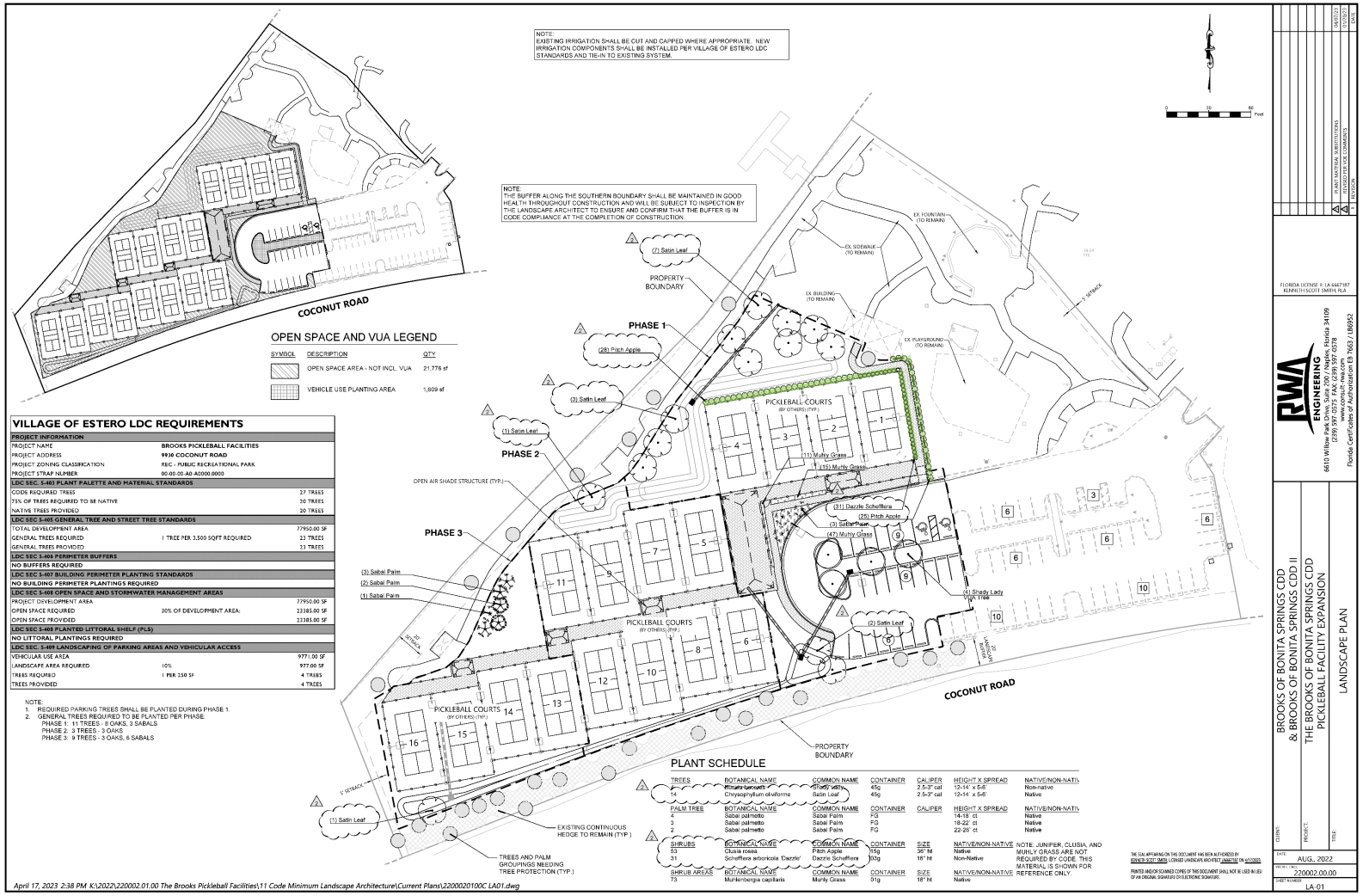
TITLE: MASTER SITE PLAN

PROJECT: THE BROOKS OF BONITA SPRINGS CDD PICKLEBALL FACILITY EXPANSION

PROJECT NO.: 220002.00.00
FILE NAME: 04 2200020100C MP01
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MICHAEL C. PAPPAS
FLORIDA LICENSE NO. 60910

April 17, 2023 1:45 PM K:\2022\220002.00\00 The Brooks Pickleball Facilities\07 Civil Eng Design\ Const Plans\Current Plans\Sheet Files\04 2200020100C MP01.dwg


NOTE:
EXISTING IRRIGATION SHALL BE CUT AND CAPPED WHERE APPROPRIATE. NEW IRRIGATION COMPONENTS SHALL BE INSTALLED PER VILLAGE OF ESTERO LDC STANDARDS AND TIE-IN TO EXISTING SYSTEM.
NOTE:
THE BUFFER ALONG THE SOUTHERN BOUNDARY SHALL BE MAINTAINED IN GOOD HEALTH THROUGHOUT CONSTRUCTION AND WILL BE SUBJECT TO INSPECTION BY THE LANDSCAPE ARCHITECT TO ENSURE AND CONFIRM THAT THE BUFFER IS IN CODE COMPLIANCE AT THE COMPLETION OF CONSTRUCTION.
COCONUT ROAD
OPEN SPACE AND VUA LEGEND
SYMBOL DESCRIPTION QTY
OPEN SPACE AREA - NOT INCL. VUA 21,776 sf
VEHICLE USE PLANTING AREA 1,609 sf
VILLAGE OF ESTERO LDC REQUIREMENTS
PROJECT INFORMATION
PROJECT NAME BROOKS PICKLEBALL FACILITIES
PROJECT ADDRESS 9930 COCONUT ROAD
PROJECT ZONING CLASSIFICATION REC - PUBLIC RECREATIONAL PARK
PROJECT STRAP NUMBER 00-00-00-A0-A0000.0000
LDC SEC. 5-483 PLANT PALETTE AND MATERIAL STANDARDS
CODE REQUIRED TREES 27 TREES
75% OF TREES REQUIRED TO BE NATIVE 20 TREES
NATIVE TREES PROVIDED 20 TREES
LDC SEC. 5-485 GENERAL TREE AND STREET TREE STANDARDS
TOTAL DEVELOPMENT AREA 77950.00 SF
GENERAL TREES REQUIRED 1 TREE PER 3,500 SQFT REQUIRED 23 TREES
GENERAL TREES PROVIDED 23 TREES
LDC SEC. 5-486 PERIMETER BUFFERS
NO BUFFERS REQUIRED
LDC SEC. 5-487 BUILDING PERIMETER PLANTING STANDARDS
NO BUILDING PERIMETER PLANTINGS REQUIRED
LDC SEC. 5-488 OPEN SPACE AND STORMWATER MANAGEMENT AREAS
PROJECT DEVELOPMENT AREA 77950.00 SF
OPEN SPACE REQUIRED 30% OF DEVELOPMENT AREA: 23385.00 SF
OPEN SPACE PROVIDED 23385.00 SF
LDC SEC. 5-489 PLANTED LITTORAL SHELF (PLS)
NO LITTORAL PLANTINGS REQUIRED
LDC SEC. 5-491 LANDSCAPING OF PARKING AREAS AND VEHICULAR ACCESS
VEHICULAR USE AREA 9771.00 SF
LANDSCAPE AREA REQUIRED 10% 977.00 SF
TREES REQUIRED 1 PER 250 SF 4 TREES
TREES PROVIDED 4 TREES
NOTE:
1. REQUIRED PARKING TREES SHALL BE PLANTED DURING PHASE 1.
2. GENERAL TREES REQUIRED TO BE PLANTED PER PHASE.
PHASE 1: 11 TREES - 8 OAKS, 3 SABALS
PHASE 2: 3 TREES - 3 OAKS
PHASE 3: 9 TREES - 3 OAKS, 6 SABALS
PROPERTY BOUNDARY
PHASE 1
PHASE 2
PHASE 3
PICKLEBALL COURTS (BY OTHERS) (TYP.)
OPEN AIR SHADE STRUCTURE (TYP.)
EX. FOUNTAIN (TO REMAIN)
EX. SIDEWALK (TO REMAIN)
EX. BUILDING (TO REMAIN)
EX. PLAYGROUND (TO REMAIN)
5' SETBACK
20' BUFFER
EXISTING CONTINUOUS HEDGE TO REMAIN (TYP.)
TREES AND PALM GROUPINGS NEEDING TREE PROTECTION (TYP.)
PLANT SCHEDULE
TREES BOTANICAL NAME COMMON NAME CONTAINER CALIPER HEIGHT X SPREAD NATIVE/NON-NATIV
PALM TREE BOTANICAL NAME COMMON NAME CONTAINER CALIPER HEIGHT X SPREAD NATIVE/NON-NATIV
SHRUBS BOTANICAL NAME COMMON NAME CONTAINER SIZE NATIVE/NON-NATIVE
SHRUB AREAS BOTANICAL NAME COMMON NAME CONTAINER SIZE NATIVE/NON-NATIVE
NOTE: JUNIPER, CLUSIA, AND MUHLY GRASS ARE NOT REQUIRED BY CODE. THIS MATERIAL IS SHOWN FOR REFERENCE ONLY.
BROOKS OF BONITA SPRINGS CDD
& BROOKS OF BONITA SPRINGS CDD II
THE BROOKS OF BONITA SPRINGS CDD
PICKLEBALL FACILITY EXPANSION
LANDSCAPE PLAN
AUG., 2022
220002.00.00
LA-01
April 17, 2023 2:38 PM K:\2022\220002.01.00 The Brooks Pickleball Facilities\11 Code Minimum Landscape Architecture\Current Plans\220002100C LA01.dwg

Stipulations:

- ***STIPULATION:*** *Phase 1 will be required to receive a Certificate of Compliance prior to commencing construction of any subsequent phase. Additionally, prior to the construction of any subsequent phase, a Noise Impact Study will be provided to Village that models the proposed applicable pickleball court's noise impact to surrounding residential properties.*

  If the Noise Impact Study confirms pickleball activity associated with proposed courts applicable to that phase will violate the Village's sound level limits in Article IV. – Noise ("Estero Noise Control Ordinance") in place at the time of the original LDO approval, the Brooks CDD will submit to the Village staff a noise mitigation plan. If the noise mitigation plan cannot reduce the noise below the applicable sound level limits, then that phase of the LDO shall be deemed withdrawn.

- ***STIPULATION:*** *If it is determined based on legitimate documented complaints received from adjacent property owners that the noise or light created by the pickleball play creates an adverse impact, remediation of the impact must be accomplished within 180 days of the written determination from the Village. Noise or light levels may be mitigated through the placement of noise absorbing materials on the fencing, lighting modifications, types or use of paddles and balls, reduced hours of play, and/or other modifications.*

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Stipulations:

- ***STIPULATION:*** *Within 30 days of approval of development order, the property owner (currently identified as The Brooks of Bonita Springs Community Development District) must send a letter to every owner of record within 750 feet of the Pickleball Facility area. This letter must include a designated phone number to be used to register a complaint in the event they are disturbed by noise or court lighting related to the pickleball play or facility. If the contact information changes in the future, a new letter must be sent out in accordance with this condition. A copy of said letter will be provided to the Village of Estero Director of Community Development for inclusion in the official file for this case. All complaints received by the CDD shall be submitted to the Community Development Director regarding noise or court light from pickleball play or facility operations.*

- ***STIPULATION:*** *Prior to issuance of a Certificate of Compliance, an existing D-buffer containing a minimum of 5 trees/100 feet and a double hedge row consistent with Section 5-406. Any missing trees or hedges 60" high material missing or damaged by construction to be replaced in-kind.*

- ***STIPULATION:*** *Prior to final inspection for a certificate of compliance pursuant to §5-604, site verified foot candle readings must be provided demonstrating that the outdoor lighting, as installed, conforms with the proposed photometrics and the letter of substantial compliance provided by a registered professional engineer must include a certification that the outdoor lighting is in compliance with this code. Please be reminded that at the time of inspection for issuance of a Certification of Compliance, initial illumination may not exceed 0.5 foot candles as measured at the property line, or 0.0 foot candles measured at 10 feet from the property line onto adjacent residentially zoned property or use.*

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Stipulations:

- ***STIPULATION:*** *Prior to commencement of any site work, a Vegetation Removal Permit must be obtained from Village Staff at 239-221-5036. All SWPPP Erosion control measures must be in place. This stipulation is required for each phase of the development.*
- ***STIPULATION:*** *Stormwater Pollution Prevention Plan (SWP3). For all projects one acre in size and larger, a notice of intent (N01) must be filed with FDEP in Tallahassee in accordance with DEP Document No. 62-621.*
- ***STIPULATION:*** *Stormwater Pollution Prevention Plan (SWP3). Prior to start of construction activities, the applicant must submit a SWP3 using the FDEP template found on the FDEP website. The map for the project must depict all BMPs called out in the SWP3. A copy of the certification of the form must be signed by all applicable contractors/subcontractors and submitted to the Village. At least 48 hours prior to the start of any construction activity, provide documentation to the Village Community Development Director that the N0I has been filed with DEP and all fees are paid.*
- ***STIPULATION:*** *Maintain a copy of the SWP3 on site, at all times, for review by the Village [7-205E2B2]*
- ***STIPULATION:*** *Inlet protection to be provided for catch basins prior to the start of Phase 1.*

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Noise Impact Study (DRAFT):

- **Summary & Conclusion:**
  - ***Proposed Pickleball Facility (All Phases) "will meet noise ordinances and not adversely affect residential owners or commercial functions 'of reasonable people with normal sensitivities,' both at The Commons area and at surrounding properties, provided the proposed and recommended sound mitigation measures are used."***

    - ***Residential (Spring Run Condominium):***
      - ***NO RECOMMENDED CHANGES.***

    - ***The Enrichment Center at The Commons Club:***
      - ***RECOMMENDATION:*** *MINIMUM 10 FT HIGH BARRIER USING REFLECTIVE MASS-LOADED SOUND CURTAINS, SIMILAR TO ACOUSTIFENCE™ OR EQUIVALENT, BE INSTALLED AS PLANNED ALONG THE ENTIRE EASTERN FENCE OF THE FOUR PHASE I COURTS.*
      - ***PROVIDING:*** *12 FT HIGH BARRIER WITH ACOUSTIFENCE AND ENHANCED LANDSCAPING MATERIAL ALONG ENTIRE EASTERN FENCE OF PHASE I. APPLICANT DESIRES A 10 FT HIGH BARRIER WITH ACOUSTIFENCE PER RECOMMENDATION AND FOR SAFETY.*

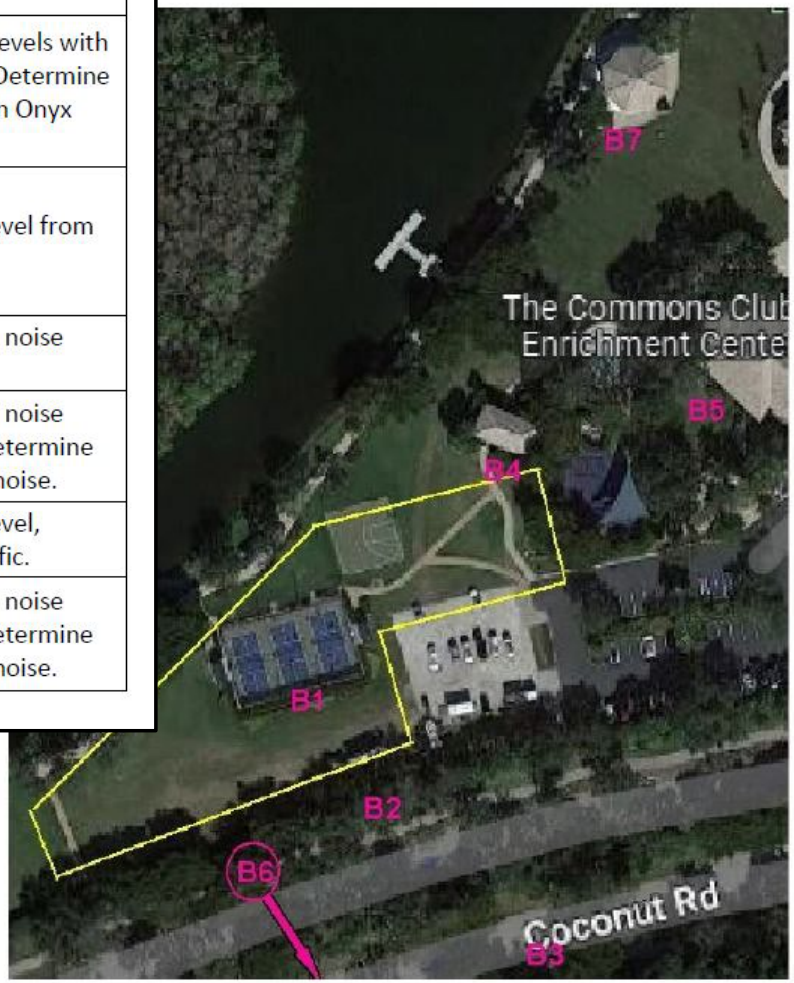
15

Noise Impact Study (DRAFT):

- **Summary & Conclusion:**
  - ***The Gazebo at the Commons Club:***
    - ***RECOMMENDATION:*** *FOUNTAIN TO BE TURNED ON DURING "SOUND SENSITIVE PERIODS." PROVIDE A 10 FT HIGH BARRIER USING REFLECTIVE MASS-LOADED SOUND CURTAINS, SIMILAR TO ACOUSTIFENCE™ OR EQUIVALENT.*
    - ***PROVIDING:*** *8 - 10 FT HIGH BARRIER WITH ACOUSTIFENCE AND ENHANCED LANDSCAPING MATERIAL. APPLICANT WILLING TO STIPULATE THAT FOUNTAIN BE USED DURING "SOUND SENSITIVE PERIODS" TO AID IN ASSURING COMPLIANCE WITH 76 dBA MAX.*
  - ***Playground at the Commons Club:***
    - ***NO RECOMMENDED CHANGES.***

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Point	Location Description	Measurement	Purpose
B1	Next to the existing courts on the south side approx 45 ft from nearest player	* Measure sound without play * Measure sound with Onyx ball * Measure sound with Franklin X-40	Determine sound levels with and without play. Determine difference between Onyx and Franklin balls.
B2	North of Coconut Road, South of courts approx 100 ft from nearest player	* Measure sound (with Franklin X-40)	Determine noise level from traffic.
B4	South of restroom bldg	* Measure sound (with Franklin X-40)	Determine current noise levels with play
B5	Next to West side of Enrichment Center	* Measure sound (with Franklin X-40)	Determine current noise levels with play. Determine effect of fountain noise.
B6	At Spring Run condominium	* Measure sound (with Franklin X-40)	Determine noise level, primarily from traffic.
B7	At Gazebo	* Measure sound (with Franklin X-40)	Determine current noise levels with play. Determine effect of fountain noise.



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Conclusions:

Point	Ave Slow dBA	Comments
B1, no play	57.6	Next to the current courts, when there was no play was the quietest reading in the area.
B1, with play	65.5	Even when there was pickleball being played, the average maximum reading was below maximum ordinance limits of 76 dBA
B2	65.8	Somewhat away from the courts but next to Coconut Rd, the ave maximum was the same.
B4	74.5	Moving away from the current courts but toward the fountain and traffic resulted in a higher ave maximum.
B5	70.2	Next to the Enrichment Center the contribution of sound levels from existing pickleball is not as much as from the fountain and traffic.
B6	79	At a distance of over 400 ft and with earth barriers, the sound from pickleball is not a factor.
B7, no fountain	73.4	Even with no fountain, the ambient sound levels are high, with little to no contribution from pickleball play.
B7, with fountain	76.6	With the fountain on, the sound of pickleball is almost totally masked.

PICKLEBALL SOUND MITIGATION LLC



Summary Table of Predicted Sound Levels and Limits

Receiver Location	Ordinance Limit dBA	Common Residential Goal	Without Barrier dBA	With 10 ft Barrier dBA	With 12 ft Barrier dBA
Condominium	76.0	50.0	49.1		
Enrichment Center	76.0	50.0	65.6	50.4	47.5
Gazebo	76.0	50.0	61.1	47.3	
Playground	76.0	50.0	74.0	57.5	54.6

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Conclusion:

- Consistent with the Land Development Code.
- Agreement with stated stipulations.
- Draft Noise Impact Study concludes consistency with *"Estero Noise Control Ordinance."*
- We respectfully request approval of LDO2022-E051 by the PZDB.

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Questions?

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APPLICATION FOR PUBLIC INFORMATION MEETING
PLANNING ZONING AND DESIGN BOARD
VILLAGE OF ESTERO

REQUEST IS FOR: Public Information Meeting pursuant to LDC Section 2-401

1. Applicant/Project Name: Estero 4.2
2. Address: 19950 S. Tamiami Trail, Estero, FL 33928
3. Strap Number: 21-46-25-E4-U1817.2582
4. Application Number:

5. Type of Application (check appropriate type(s)):

- ☐ Comprehensive Plan Amendment
- ☐ Planned Development - Amendment or Final Plan Approval
- ☐ Conventional Rezoning
- ☐ Bar Special Permit
- ☐ Planned Development Zoning
- ☐ Variance
- ☐ Special Exception
- ☑ Development Orders

6. Project Description (Brief description of project and need for application.)

Development of the 4.2 acres with two non-residential buildings including a 4,000+/- SF dental office and a 18,000 +/- SF shell commercial building. The DO would include the supporting infrastructure for the project including the access from US 41, parking, utilities, perimeter buffers and stormwater management system.

7. Application shall be accompanied by an electronic copy of the site plans drawn to scale, illustrating a detailed overview of the project. The plans shall define what is being requested and the deviation or change from the permitted and/or existing conditions.

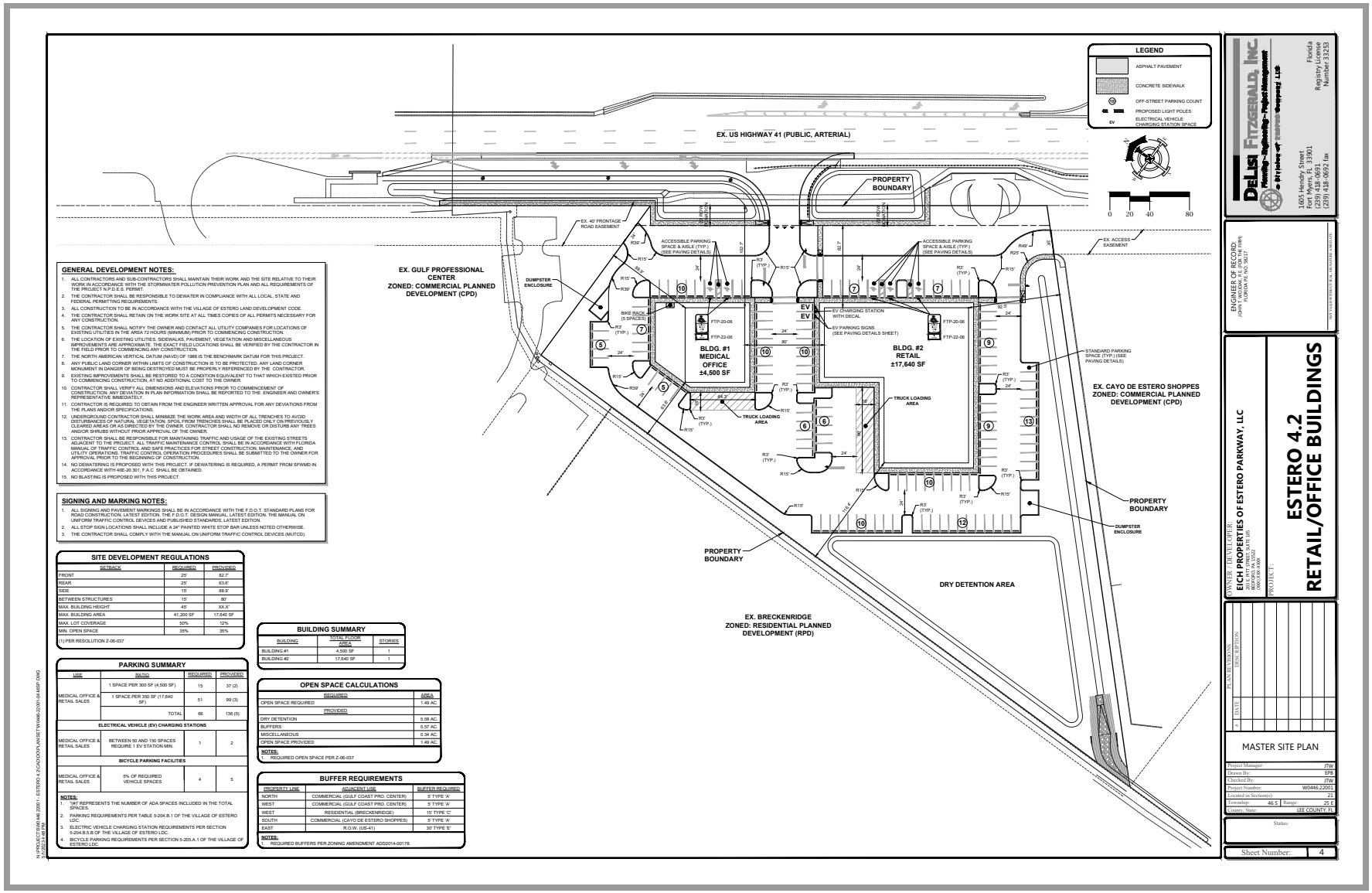
Signature

4/19/22
Date

Todd Eichelberger
Print Name

Village of Estero | 9401 Corkscrew Palms Circle | Estero, FL 33928 | Phone: 239.221.5035 | Fax: 239.494.5343 | www.Estero-fl.gov

Updated 11/17/2021



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 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 CONTROL SHALL BE IN ACCORDANCE WITH FLORIDA MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET 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. 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).

SITE DEVELOPMENT REGULATIONS

SETBACK	REQUIRED	PROVIDED
FRONT	25'	82.7'
REAR	25'	63.6'
SIDE	15'	88.9'
BETWEEN STRUCTURES	15'	80'
MAX. BUILDING HEIGHT	45'	XX.X'
MAX. BUILDING AREA	41,200 SF	17,640 SF
MAX. LOT COVERAGE	50%	12%
MIN. OPEN SPACE	35%	35%

1) PER RESOLUTION Z-06-037

BUILDING SUMMARY

BUILDING	TOTAL FLOOR AREA	STORIES
BUILDING #1	4,500 SF	1
BUILDING #2	17,640 SF	1

PARKING SUMMARY

USE	RATIO	REQUIRED	PROVIDED
MEDICAL OFFICE & RETAIL SALES	1 SPACE PER 300 SF (4,500 SF)	15	37 (2)
	1 SPACE PER 350 SF (17,640 SF)	51	99 (3)
	TOTAL	66	136 (5)
ELECTRICAL VEHICLE (EV) CHARGING STATIONS			
MEDICAL OFFICE & RETAIL SALES	BETWEEN 50 AND 150 SPACES REQUIRE 1 EV STATION MIN.	1	2
BICYCLE PARKING FACILITIES			
MEDICAL OFFICE & RETAIL SALES	5% OF REQUIRED VEHICLE SPACES	4	5

NOTES:
1. "XX" REPRESENTS THE NUMBER OF ADA SPACES INCLUDED IN THE TOTAL SPACES.
2. PARKING REQUIREMENTS PER TABLE 5-204.B.1 OF THE VILLAGE OF ESTERO LDC.
3. ELECTRIC VEHICLE CHARGING STATION REQUIREMENTS PER SECTION 5-204.B.5.B OF THE VILLAGE OF ESTERO LDC.
4. BICYCLE PARKING REQUIREMENTS PER SECTION 5-205.A.1 OF THE VILLAGE OF ESTERO LDC.

OPEN SPACE CALCULATIONS

REQUIRED	AREA
OPEN SPACE REQUIRED	1.49 AC.
PROVIDED	
DRY DETENTION	0.58 AC.
BUFFERS	0.57 AC.
MISCELLANEOUS	0.34 AC.
OPEN SPACE PROVIDED	1.49 AC.

NOTES:
1. REQUIRED OPEN SPACE PER Z-06-037

BUFFER REQUIREMENTS

PROPERTY LINE	ADJACENT USE	BUFFER REQUIRED
NORTH	COMMERCIAL (GULF COAST PRO. CENTER)	5' TYPE 'A'
WEST	COMMERCIAL (GULF COAST PRO. CENTER)	5' TYPE 'A'
WEST	RESIDENTIAL (BRECKENRIDGE)	15' TYPE 'C'
SOUTH	COMMERCIAL (CAYO DE ESTERO SHOPPES)	5' TYPE 'A'
EAST	R.O.W. (US-41)	30' TYPE 'E'

NOTES:
1. REQUIRED BUFFERS PER ZONING AMENDMENT ADD2014-00178.

DeLisi Fitzgerald, Inc. Planning • Engineering • Project Management
A Division of Passero Associates, 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. MCDAN, P.E. (FOR THE FIRM)
FLORIDA PE NO. 58217

OWNER / DEVELOPER:
EICH PROPERTIES OF ESTERO PARKWAY, LLC
201 E. KITT STREET, SUITE 105
OTSEGO, MN 55362
(000) XXX-XXXX

PROJECT:
ESTERO 4.2
RETAIL/OFFICE BUILDINGS

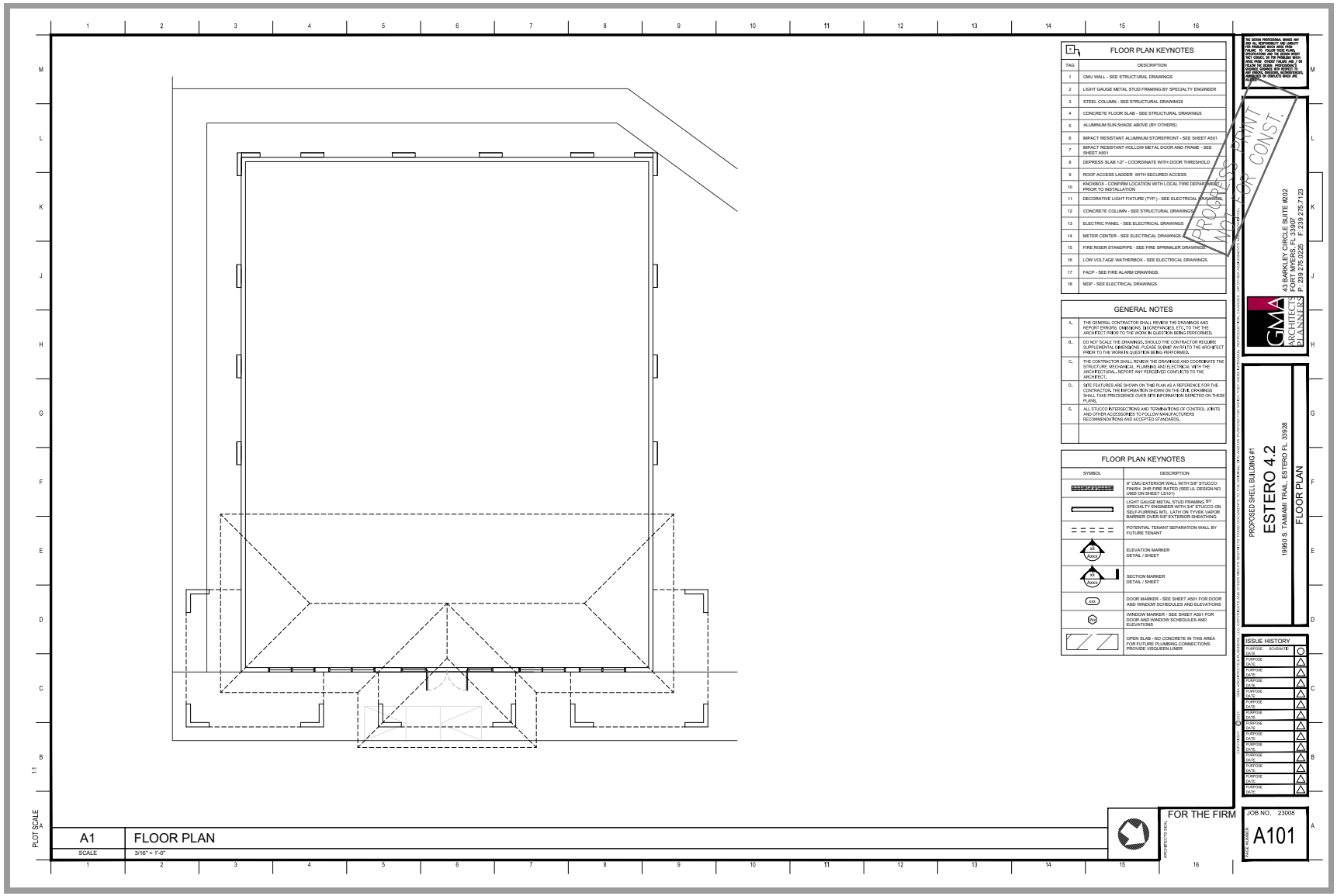
PLAN REVISIONS

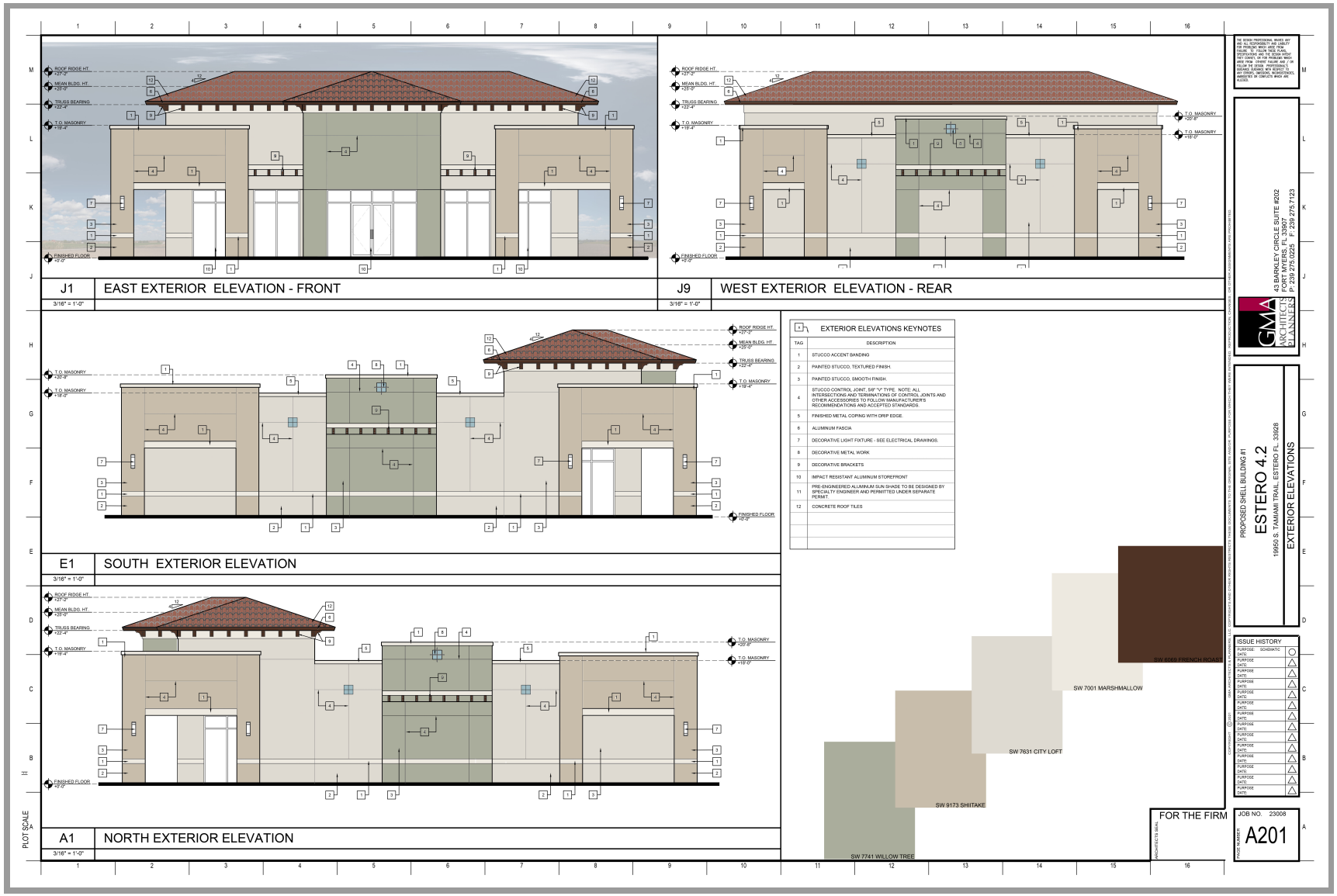
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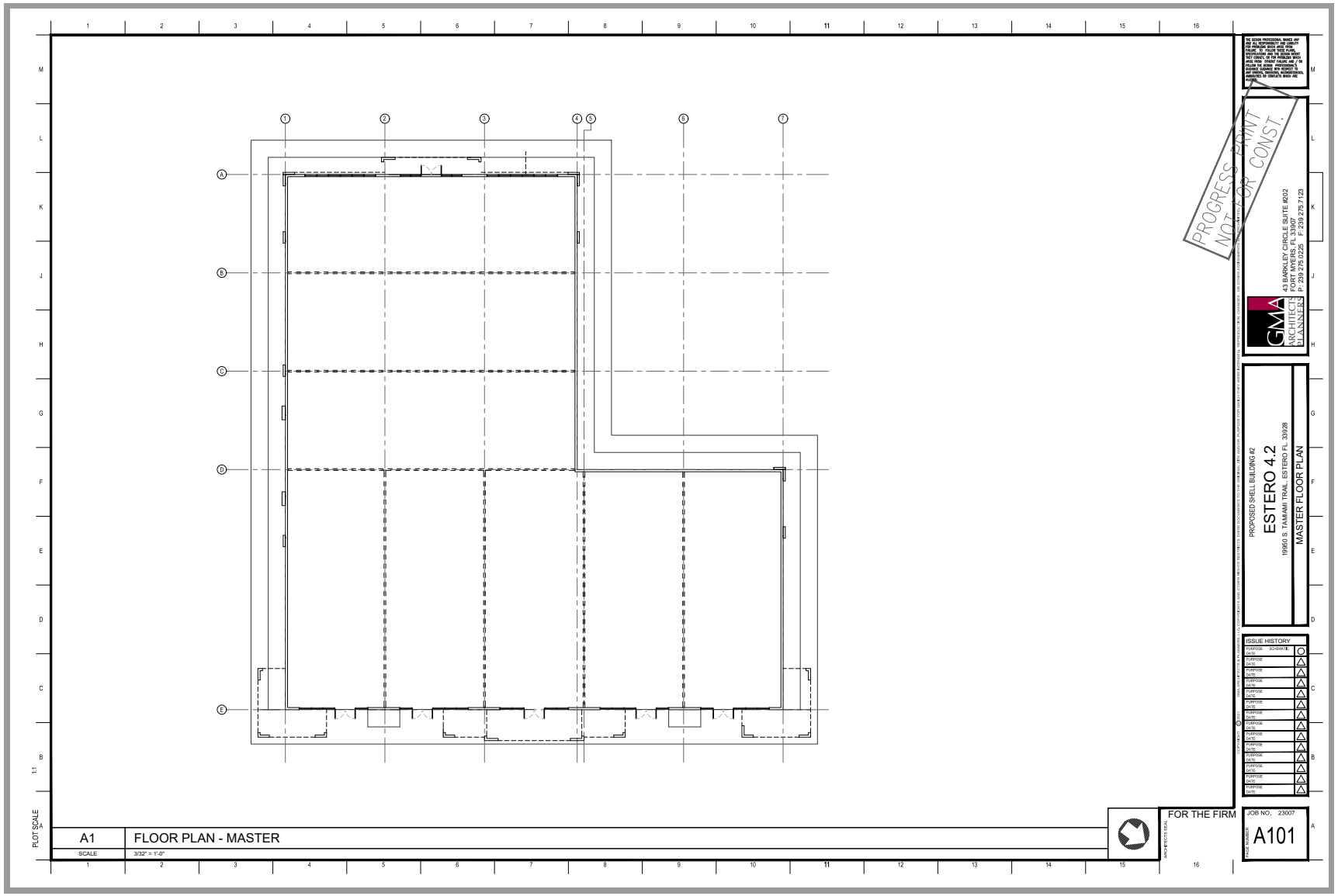
MASTER SITE PLAN

Project Manager:	JTW
Drawn By:	EPG
Checked By:	JTW
Project Number:	W0446.22001
Located in Section(s):	21
Township: 46 S	Range: 25 E
County, State:	LEE COUNTY, FL
Status:	
Sheet Number:	4

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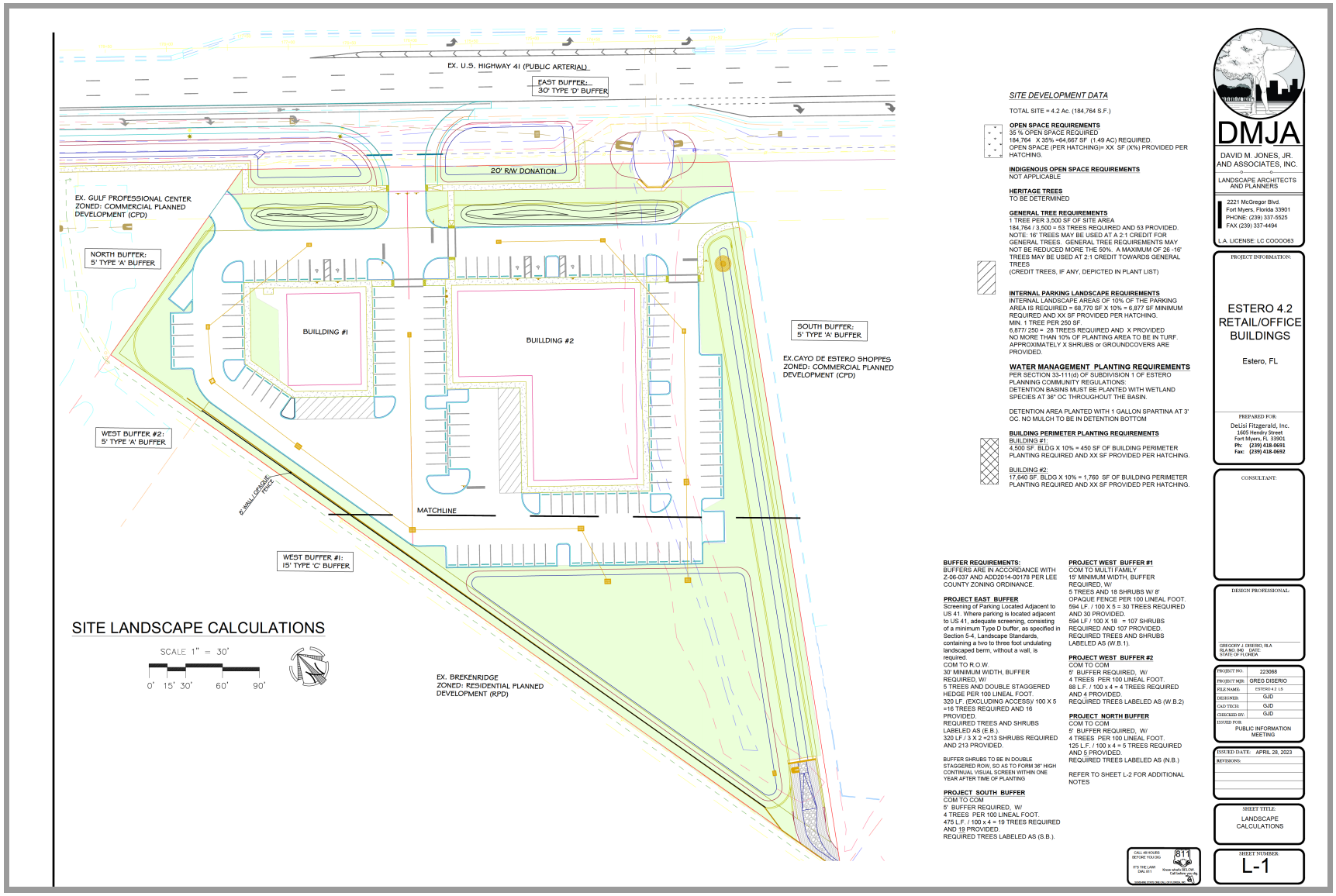

FLOOR PLAN KEYNOTES
TAG
DESCRIPTION
1 CMU WALL - SEE STRUCTURAL DRAWINGS
2 LIGHT GAUGE METAL STUD FRAMING BY SPECIALTY ENGINEER
3 STEEL COLUMN - SEE STRUCTURAL DRAWINGS
4 CONCRETE FLOOR SLAB - SEE STRUCTURAL DRAWINGS
5 ALUMINUM SUN SHADE ABOVE (BY OTHERS)
6 IMPACT RESISTANT ALUMINUM STOREFRONT - SEE SHEET A501
7 IMPACT RESISTANT HOLLOW METAL DOOR AND FRAME - SEE SHEET A501
8 DEPRESS SLAB 1/2" - COORDINATE WITH DOOR THRESHOLD
9 ROOF ACCESS LADDER WITH SECURED ACCESS
10 KNOXBOX - CONFIRM LOCATION WITH LOCAL FIRE DEPARTMENT PRIOR TO INSTALLATION
11 DECORATIVE LIGHT FIXTURE (TYP.) - SEE ELECTRICAL DRAWINGS
12 CONCRETE COLUMN - SEE STRUCTURAL DRAWINGS
13 ELECTRIC PANEL - SEE ELECTRICAL DRAWINGS
14 METER CENTER - SEE ELECTRICAL DRAWINGS
15 FIRE RISER STANDPIPE - SEE FIRE SPRINKLER DRAWINGS
16 LOW VOLTAGE WATHERBOX - SEE ELECTRICAL DRAWINGS.
17 FACP - SEE FIRE ALARM DRAWINGS.
18 MDP - SEE ELECTRICAL DRAWINGS.
GENERAL NOTES
A. THE GENERAL CONTRACTOR SHALL REVIEW THE DRAWINGS AND REPORT ERRORS, OMISSIONS, DISCREPANCIES, ETC, TO THE THE ARCHITECT PRIOR TO THE WORK IN QUESTION BEING PERFORMED.
B. DO NOT SCALE THE DRAWINGS, SHOULD THE CONTRACTOR REQUIRE SUPPLEMENTAL DIMENSIONS, PLEASE SUBMIT AN RFI TO THE ARCHITECT PRIOR TO THE WORK IN QUESTION BEING PERFORMED.
C. THE CONTRACTOR SHALL REVIEW THE DRAWINGS AND COORDINATE THE STRUCTURE, MECHANICAL, PLUMBING AND ELECTRICAL WITH THE ARCHITECTURAL. REPORT ANY PERCEIVED CONFLICTS TO THE ARCHITECT.
D. SITE FEATURES ARE SHOWN ON THIS PLAN AS A REFERENCE FOR THE CONTRACTOR. THE INFORMATION SHOWN ON THE CIVIL DRAWINGS SHALL TAKE PRECEDENCE OVER SITE INFORMATION DEPICTED ON THESE PLANS.
E. ALL STUCCO INTERSECTIONS AND TERMINATIONS OF CONTROL JOINTS AND OTHER ACCESSORIES TO FOLLOW MANUFACTURERS RECOMMENDATIONS AND ACCEPTED STANDARDS.
FLOOR PLAN KEYNOTES
SYMBOL
DESCRIPTION
8" CMU EXTERIOR WALL WITH 5/8" STUCCO FINISH. 2HR FIRE RATED (SEE UL DESIGN NO. U905 ON SHEET LS101)
LIGHT GAUGE METAL STUD FRAMING BY SPECIALTY ENGINEER WITH 3/4" STUCCO ON SELF-FURRING MTL. LATH ON TYVEK VAPOR BARRIER OVER 5/8" EXTERIOR SHEATHING
POTENTIAL TENANT SEPARATION WALL BY FUTURE TENANT
ELEVATION MARKER DETAIL / SHEET
SECTION MARKER DETAIL / SHEET
DOOR MARKER - SEE SHEET A501 FOR DOOR AND WINDOW SCHEDULES AND ELEVATIONS
WINDOW MARKER - SEE SHEET A501 FOR DOOR AND WINDOW SCHEDULES AND ELEVATIONS
OPEN SLAB - NO CONCRETE IN THIS AREA FOR FUTURE PLUMBING CONNECTIONS. PROVIDE VISQUEEN LINER
PROPOSED SHELL BUILDING # 1
ESTERO 4.2
19960 S. TAMIAMI TRAIL, ESTERO FL. 33928
FLOOR PLAN
ISSUE HISTORY
PURPOSE
SCHEMATIC
DATE
GMA ARCHITECTS PLANNERS
4101 PARKWAY CIRCLE, SUITE #202
FORT MYERS, FL 33907
P: 239.275.0225 F: 239.275.7123
PROPOSED PERMIT SET NOT FOR CONST.
FOR THE FIRM
ARCHITECT'S SEAL
JOB NO. 23008
SHEET NUMBER
A101
A1
FLOOR PLAN
SCALE
3/16" = 1'-0"
PLOT SCALE
1:1


J1
EAST EXTERIOR ELEVATION - FRONT
3/16" = 1'-0"
J9
WEST EXTERIOR ELEVATION - REAR
3/16" = 1'-0"
E1
SOUTH EXTERIOR ELEVATION
3/16" = 1'-0"
A1
NORTH EXTERIOR ELEVATION
3/16" = 1'-0"
EXTERIOR ELEVATIONS KEYNOTES
TAG
DESCRIPTION
1 STUCCO ACCENT BANDING
2 PAINTED STUCCO, TEXTURED FINISH.
3 PAINTED STUCCO, SMOOTH FINISH.
4 STUCCO CONTROL JOINT, 5/8" "V" TYPE. NOTE: ALL INTERSECTIONS AND TERMINATIONS OF CONTROL JOINTS AND OTHER ACCESSORIES TO FOLLOW MANUFACTURER'S RECOMMENDATIONS AND ACCEPTED STANDARDS.
5 FINISHED METAL COPING WITH DRIP EDGE.
6 ALUMINUM FASCIA
7 DECORATIVE LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS.
8 DECORATIVE METAL WORK
9 DECORATIVE BRACKETS
10 IMPACT RESISTANT ALUMINUM STOREFRONT
11 PRE-ENGINEERED ALUMINUM SUN SHADE TO BE DESIGNED BY SPECIALTY ENGINEER AND PERMITTED UNDER SEPARATE PERMIT
12 CONCRETE ROOF TILES
SW 6006 FRENCH ROAST
SW 7001 MARSHMALLOW
SW 7631 CITY LOFT
SW 9173 SHIITAKE
SW 7741 WILLOW TREE
GMA ARCHITECTS PLANNERS
43 BARKLEY CIRCLE SUITE #202
FORT MYERS, FL 33907
P. 239.275.0225 F. 239.275.7123
PROPOSED SHELL BUILDING #1
ESTERO 4.2
19950 S. TAMIAMI TRAIL ESTERO FL. 33928
EXTERIOR ELEVATIONS
ISSUE HISTORY
FOR THE FIRM
JOB NO. 23008
A201


PROGRESS PRINT
NOT FOR CONST.
GMA
ARCHITECTS
PLANNERS
4101 PARK LILY CIRCLE, SUITE #202
FORT MYERS, FL 33905
P: 239 275.0225 F: 239 275.7123
PROPOSED SHELL BUILDING #2
ESTERO 4.2
19960 S. TAMIAMI TRAIL, ESTERO FL, 33928
MASTER FLOOR PLAN
ISSUE HISTORY
FOR THE FIRM
JOB NO. 23007
A101
A1
FLOOR PLAN - MASTER
SCALE
3/32" = 1'-0"
PLOT SCALE
1:1


G1
EAST EXTERIOR ELEVATION - FRONT
SCALE 3/16" = 1'-0"
A1
NORTH EXTERIOR ELEVATION
SCALE 3/16" = 1'-0"
EXTERIOR ELEVATIONS KEYNOTES
TAG DESCRIPTION
1 STUCCO ACCENT BANDING
2 PAINTED STUCCO, TEXTURED FINISH.
3 PAINTED STUCCO, SMOOTH FINISH.
4 STUCCO CONTROL JOINT, 5/8" "V" TYPE. NOTE: ALL INTERSECTIONS AND TERMINATIONS OF CONTROL JOINTS AND OTHER ACCESSORIES TO FOLLOW MANUFACTURER'S RECOMMENDATIONS AND ACCEPTED STANDARDS.
5 FINISHED METAL COPING WITH DRIP EDGE.
6 ALUMINUM FASCIA
7 DECORATIVE LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS.
8 DECORATIVE METAL WORK
9 DECORATIVE BRACKETS
10 IMPACT RESISTANT ALUMINUM STOREFRONT
11 PRE-ENGINEERED ALUMINUM SUN SHADE TO BE DESIGNED BY SPECIALTY ENGINEER AND PERMITTED UNDER SEPARATE PERMIT.
12 CONCRETE ROOF TILES
SW 6069 FRENCH ROAST
SW 7001 MARSHMALLOW
SW 7631 CITY LOFT
SW 9173 SHIITAKE
SW 7741 WILLOW TREE
GMA ARCHITECTS PLANNERS
40 BARKLEY CIRCLE SUITE #202
FORT MYERS, FL 33907
P: 239.275.0225 F: 239.275.7123
PROPOSED 18,000 SQ. FT. SHELL BUILDING
ESTERO 4.2
19950 S. TAMIAMI TRAIL, ESTERO FL. 33928
EXTERIOR ELEVATIONS
ISSUE HISTORY
FOR THE FIRM
JOB NO. 23007
A201
PLOT SCALE 1:1


H1
EAST EXTERIOR ELEVATION - FRONT
SCALE 3/16" = 1'-0"
D1
NORTH EXTERIOR ELEVATION
SCALE 3/16" = 1'-0"
SW 6068 FRENCH ROAST
SW 7001 MARSHMALLOW
SW 7631 CITY LOFT
SW 9173 SHIITAKE
SW 7741 WILLOW TREE
GMA ARCHITECTS PLANNERS
43 BARKLEY CIRCLE SUITE #202
FORT MYERS, FL 33907
P. 239.275.8585 F. 239.275.7123
PROPOSED 18,000 SQ. FT. SHELL BUILDING
ESTERO 4.2
19950 S. TAMIAMI TRAIL ESTERO FL. 33928
EXTERIOR ELEVATIONS
ISSUE HISTORY
FOR THE FIRM
JOB NO. 23007
A202


EX. U.S. HIGHWAY 41 (PUBLIC ARTERIAL)
EAST BUFFER:
30' TYPE 'D' BUFFER
20' R/W DONATION
EX. GULF PROFESSIONAL CENTER
ZONED: COMMERCIAL PLANNED
DEVELOPMENT (CPD)
NORTH BUFFER:
5' TYPE 'A' BUFFER
BUILDING #1
BUILDING #2
SOUTH BUFFER:
5' TYPE 'A' BUFFER
EX.CAYO DE ESTERO SHOPPES
ZONED: COMMERCIAL PLANNED
DEVELOPMENT (CPD)
WEST BUFFER #2:
5' TYPE 'A' BUFFER
E. WALL LOCATE FENCE
MATCHLINE
WEST BUFFER #1:
15' TYPE 'C' BUFFER
SITE LANDSCAPE CALCULATIONS
SCALE 1" = 30'
0' 15' 30' 60' 90'
EX. BREKENRIDGE
ZONED: RESIDENTIAL PLANNED
DEVELOPMENT (RPD)
SITE DEVELOPMENT DATA
TOTAL SITE = 4.2 Ac. (184,764 S.F.)
OPEN SPACE REQUIREMENTS
35 % OPEN SPACE REQUIRED
184,764 X 35% =64,667 SF (1.49 AC) REQUIRED.
OPEN SPACE (PER HATCHING)= XX SF (X%) PROVIDED PER HATCHING.
INDIGENOUS OPEN SPACE REQUIREMENTS
NOT APPLICABLE
HERITAGE TREES
TO BE DETERMINED
GENERAL TREE REQUIREMENTS
1 TREE PER 3,500 SF OF SITE AREA
184,764 / 3,500 = 53 TREES REQUIRED AND 53 PROVIDED.
NOTE: 16" TREES MAY BE USED AT A 2:1 CREDIT FOR GENERAL TREES. GENERAL TREE REQUIREMENTS MAY NOT BE REDUCED MORE THE 50%. A MAXIMUM OF 26 -16" TREES MAY BE USED AT 2:1 CREDIT TOWARDS GENERAL TREES
(CREDIT TREES, IF ANY, DEPICTED IN PLANT LIST)
INTERNAL PARKING LANDSCAPE REQUIREMENTS
INTERNAL LANDSCAPE AREAS OF 10% OF THE PARKING AREA IS REQUIRED = 68,770 SF X 10% = 6,877 SF MINIMUM REQUIRED AND XX SF PROVIDED PER HATCHING.
MIN. 1 TREE PER 250 SF.
6,877/ 250 = 28 TREES REQUIRED AND X PROVIDED
NO MORE THAN 10% OF PLANTING AREA TO BE IN TURF.
APPROXIMATELY X SHRUBS or GROUNDCOVERS ARE PROVIDED.
WATER MANAGEMENT PLANTING REQUIREMENTS
PER SECTION 33-111(d) OF SUBDIVISION 1 OF ESTERO PLANNING COMMUNITY REGULATIONS:
DETENTION BASINS MUST BE PLANTED WITH WETLAND SPECIES AT 36" OC THROUGHOUT THE BASIN.
DETENTION AREA PLANTED WITH 1 GALLON SPARTINA AT 3' OC. NO MULCH TO BE IN DETENTION BOTTOM
BUILDING PERIMETER PLANTING REQUIREMENTS
BUILDING #1:
4,500 SF. BLDG X 10% = 450 SF OF BUILDING PERIMETER PLANTING REQUIRED AND XX SF PROVIDED PER HATCHING.
BUILDING #2:
17,640 SF. BLDG X 10% = 1,760 SF OF BUILDING PERIMETER PLANTING REQUIRED AND XX SF PROVIDED PER HATCHING.
BUFFER REQUIREMENTS:
BUFFERS ARE IN ACCORDANCE WITH Z-06-037 AND ADD2014-00178 PER LEE COUNTY ZONING ORDINANCE.
PROJECT EAST BUFFER
Screening of Parking Located Adjacent to US 41. Where parking is located adjacent to US 41, adequate screening, consisting of a minimum Type D buffer, as specified in Section 5-4, Landscape Standards, containing a two to three foot undulating landscaped berm, without a wall, is required.
COM TO R.O.W.
30' MINIMUM WIDTH, BUFFER REQUIRED, W/
5 TREES AND DOUBLE STAGGERED HEDGE PER 100 LINEAL FOOT.
320 LF. (EXCLUDING ACCESS)/ 100 X 5 =16 TREES REQUIRED AND 16 PROVIDED.
REQUIRED TREES AND SHRUBS LABELED AS (E.B.).
320 LF./ 3 X 2 =213 SHRUBS REQUIRED AND 213 PROVIDED.
BUFFER SHRUBS TO BE IN DOUBLE STAGGERED ROW, SO AS TO FORM 36" HIGH CONTINUAL VISUAL SCREEN WITHIN ONE YEAR AFTER TIME OF PLANTING
PROJECT SOUTH BUFFER
COM TO COM
5' BUFFER REQUIRED, W/
4 TREES PER 100 LINEAL FOOT.
475 L.F. / 100 x 4 = 19 TREES REQUIRED AND 19 PROVIDED.
REQUIRED TREES LABELED AS (S.B.).
PROJECT WEST BUFFER #1
COM TO MULTI FAMILY
15' MINIMUM WIDTH, BUFFER REQUIRED, W/
5 TREES AND 18 SHRUBS W/ 8' OPAQUE FENCE PER 100 LINEAL FOOT.
594 LF. / 100 X 5 = 30 TREES REQUIRED AND 30 PROVIDED.
594 LF / 100 X 18 = 107 SHRUBS REQUIRED AND 107 PROVIDED.
REQUIRED TREES AND SHRUBS LABELED AS (W.B.1).
PROJECT WEST BUFFER #2
COM TO COM
5' BUFFER REQUIRED, W/
4 TREES PER 100 LINEAL FOOT.
88 L.F. / 100 x 4 = 4 TREES REQUIRED AND 4 PROVIDED.
REQUIRED TREES LABELED AS (W.B.2)
PROJECT NORTH BUFFER
COM TO COM
5' BUFFER REQUIRED, W/
4 TREES PER 100 LINEAL FOOT.
125 L.F. / 100 x 4 = 5 TREES REQUIRED AND 5 PROVIDED.
REQUIRED TREES LABELED AS (N.B.)
REFER TO SHEET L-2 FOR ADDITIONAL NOTES
811
DMJA
DAVID M. JONES, JR. AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS AND PLANNERS
2221 McGregor Blvd.
Fort Myers, Florida 33901
PHONE: (239) 337-5525
FAX (239) 337-4494
L.A. LICENSE: LC C0000063
PROJECT INFORMATION:
ESTERO 4.2
RETAIL/OFFICE
BUILDINGS
Estero, FL
PREPARED FOR:
DeLisi Fitzgerald, Inc.
1605 Hendry Street
Fort Myers, FL 33901
Ph: (239) 418-0691
Fax: (239) 418-0692
CONSULTANT:
DESIGN PROFESSIONAL:
GREGORY J. DISERIO, RLA
ISSUED DATE: APRIL 28, 2023
REVISIONS:
SHEET TITLE:
LANDSCAPE CALCULATIONS
SHEET NUMBER:
L-1



PRELIMINARY LANDSCAPE PLANTING PLAN

SCALE 1" = 20'

0' 10' 20' 40' 60'

DMJA
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PROJECT INFORMATION:
ESTERO 4.2 RETAIL/OFFICE BUILDINGS
Estero, FL

PREPARED FOR:
DeLisi Fitzgerald, Inc.
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Ph: (239) 418-0691
Fax: (239) 418-0692

CONSULTANT:

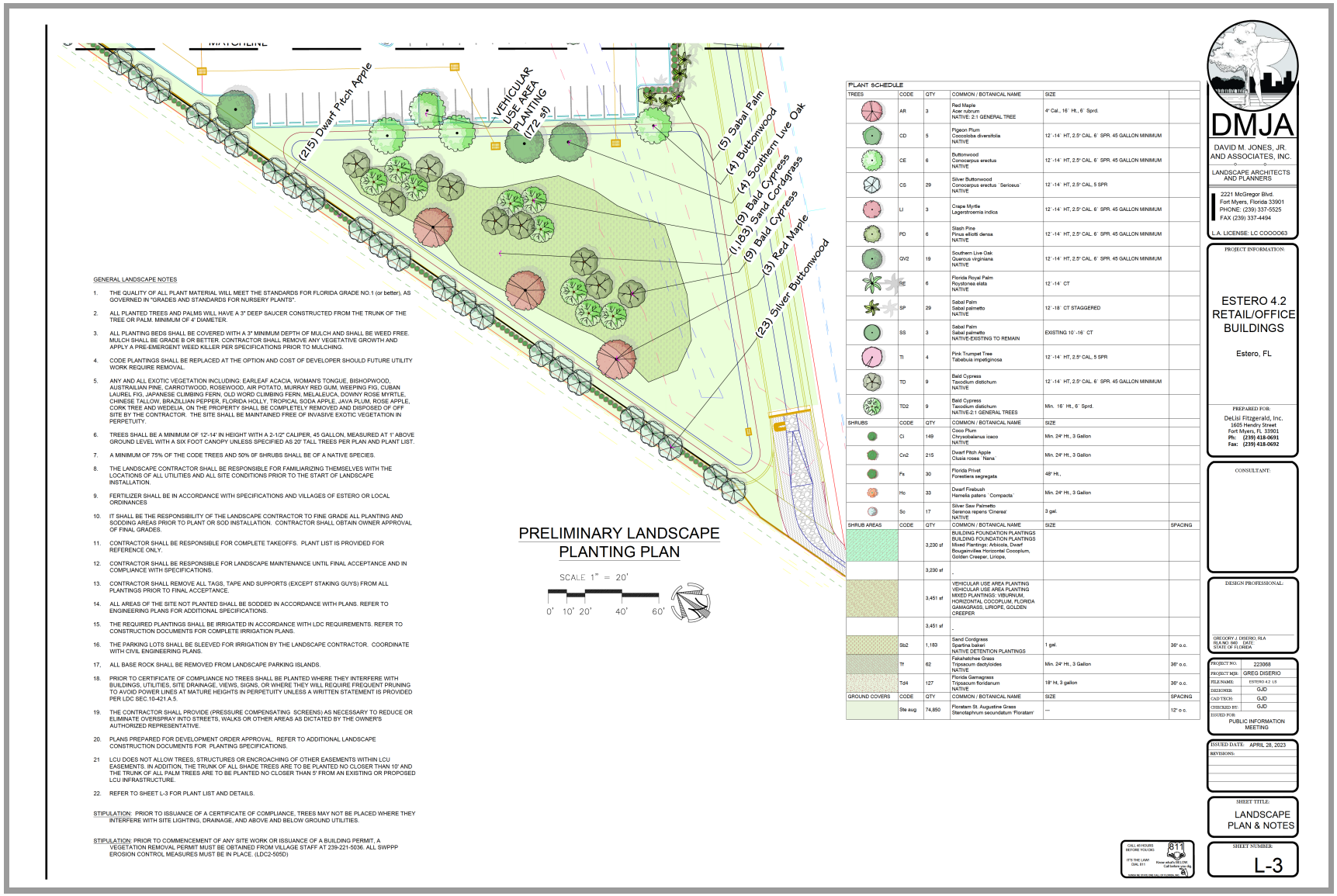
DESIGN PROFESSIONAL:
GREGORY J. DISERIO, RLA
FLA.NO. 660 DATE:
STATE OF FLORIDA

PROJECT NO.	223068
PROJECT MGR.	GREG DISERIO
FILE NAME	ESTERO 4.2 LS
DESIGNER	GJD
CAD TECH	GJD
CHECKED BY	GJD
ISSUED FOR:	PUBLIC INFORMATION MEETING

ISSUED DATE: APRIL 28, 2023
REVISIONS:

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L-2



PRELIMINARY LANDSCAPE PLANTING PLAN

SCALE 1" = 20'

0' 10' 20' 40' 60'

GENERAL LANDSCAPE NOTES

1. THE QUALITY OF ALL PLANT MATERIAL WILL MEET THE STANDARDS FOR FLORIDA GRADE NO.1 (or better), AS GOVERNED IN "GRADES AND STANDARDS FOR NURSERY PLANTS".
2. ALL PLANTED TREES AND PALMS WILL HAVE A 3" DEEP SAUCER CONSTRUCTED FROM THE TRUNK OF THE TREE OR PALM. MINIMUM OF 4' DIAMETER.
3. ALL PLANTING BEDS SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF MULCH AND SHALL BE WEED FREE. MULCH SHALL BE GRADE B OR BETTER. CONTRACTOR SHALL REMOVE ANY VEGETATIVE GROWTH AND APPLY A PRE-EMERGENT WEED KILLER PER SPECIFICATIONS PRIOR TO MULCHING.
4. CODE PLANTINGS SHALL BE REPLACED AT THE OPTION AND COST OF DEVELOPER SHOULD FUTURE UTILITY WORK REQUIRE REMOVAL.
5. ANY AND ALL EXOTIC VEGETATION INCLUDING: EARLEAF ACACIA, WOMAN'S TONGUE, BISHOPWOOD, AUSTRAILIAN PINE, CARROTWOOD, ROSEWOOD, AIR POTATO, MURRAY RED GUM, WEEPING FIG, CUBAN LAUREL FIG, JAPANESE CLIMBING FERN, OLD WORD CLIMBING FERN, MELALEUCA, DOWNY ROSE MYRTLE, CHINESE TALLOW, BRAZILLIAN PEPPER, FLORIDA HOLLY, TROPICAL SODA APPLE, JAVA PLUM, ROSE APPLE, CORK TREE AND WEDELIA, ON THE PROPERTY SHALL BE COMPLETELY REMOVED AND DISPOSED OF OFF SITE BY THE CONTRACTOR. THE SITE SHALL BE MAINTAINED FREE OF INVASIVE EXOTIC VEGETATION IN PERPETUITY.
6. TREES SHALL BE A MINIMUM OF 12'-14' IN HEIGHT WITH A 2-1/2" CALIPER, 45 GALLON, MEASURED AT 1' ABOVE GROUND LEVEL WITH A SIX FOOT CANOPY UNLESS SPECIFIED AS 20' TALL TREES PER PLAN AND PLANT LIST.
7. A MINIMUM OF 75% OF THE CODE TREES AND 50% OF SHRUBS SHALL BE OF A NATIVE SPECIES.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE LOCATIONS OF ALL UTILITIES AND ALL SITE CONDITIONS PRIOR TO THE START OF LANDSCAPE INSTALLATION.
9. FERTILIZER SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND VILLAGES OF ESTERO OR LOCAL ORDINANCES
10. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINE GRADE ALL PLANTING AND SODDING AREAS PRIOR TO PLANT OR SOD INSTALLATION. CONTRACTOR SHALL OBTAIN OWNER APPROVAL OF FINAL GRADES.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE TAKEOFFS. PLANT LIST IS PROVIDED FOR REFERENCE ONLY.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE UNTIL FINAL ACCEPTANCE AND IN COMPLIANCE WITH SPECIFICATIONS.
13. CONTRACTOR SHALL REMOVE ALL TAGS, TAPE AND SUPPORTS (EXCEPT STAKING GUYS) FROM ALL PLANTINGS PRIOR TO FINAL ACCEPTANCE.
14. ALL AREAS OF THE SITE NOT PLANTED SHALL BE SODDED IN ACCORDANCE WITH PLANS. REFER TO ENGINEERING PLANS FOR ADDITIONAL SPECIFICATIONS.
15. THE REQUIRED PLANTINGS SHALL BE IRRIGATED IN ACCORDANCE WITH LDC REQUIREMENTS. REFER TO CONSTRUCTION DOCUMENTS FOR COMPLETE IRRIGATION PLANS.
16. THE PARKING LOTS SHALL BE SLEEVED FOR IRRIGATION BY THE LANDSCAPE CONTRACTOR. COORDINATE WITH CIVIL ENGINEERING PLANS.
17. ALL BASE ROCK SHALL BE REMOVED FROM LANDSCAPE PARKING ISLANDS.
18. PRIOR TO CERTIFICATE OF COMPLIANCE NO TREES SHALL BE PLANTED WHERE THEY INTERFERE WITH BUILDINGS, UTILITIES, SITE DRAINAGE, VIEWS, SIGNS, OR WHERE THEY WILL REQUIRE FREQUENT PRUNING TO AVOID POWER LINES AT MATURE HEIGHTS IN PERPETUITY UNLESS A WRITTEN STATEMENT IS PROVIDED PER LDC SEC.10-421.A.5.
19. THE CONTRACTOR SHALL PROVIDE (PRESSURE COMPENSATING SCREENS) AS NECESSARY TO REDUCE OR ELIMINATE OVERSPRAY INTO STREETS, WALKS OR OTHER AREAS AS DICTATED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
20. PLANS PREPARED FOR DEVELOPMENT ORDER APPROVAL. REFER TO ADDITIONAL LANDSCAPE CONSTRUCTION DOCUMENTS FOR PLANTING SPECIFICATIONS.
21. LCU DOES NOT ALLOW TREES, STRUCTURES OR ENCROACHING OF OTHER EASEMENTS WITHIN LCU EASEMENTS. IN ADDITION, THE TRUNK OF ALL SHADE TREES ARE TO BE PLANTED NO CLOSER THAN 10' AND THE TRUNK OF ALL PALM TREES ARE TO BE PLANTED NO CLOSER THAN 5' FROM AN EXISTING OR PROPOSED LCU INFRASTRUCTURE.
22. REFER TO SHEET L-3 FOR PLANT LIST AND DETAILS.

STIPULATION: PRIOR TO ISSUANCE OF A CERTIFICATE OF COMPLIANCE, TREES MAY NOT BE PLACED WHERE THEY INTERFERE WITH SITE LIGHTING, DRAINAGE, AND ABOVE AND BELOW GROUND UTILITIES.

STIPULATION: PRIOR TO COMMENCEMENT OF ANY SITE WORK OR ISSUANCE OF A BUILDING PERMIT, A VEGETATION REMOVAL PERMIT MUST BE OBTAINED FROM VILLAGE STAFF AT 239-221-5036. ALL SWPPP EROSION CONTROL MEASURES MUST BE IN PLACE. (LDC2-505D)

PLANT SCHEDULE

TREES	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	
	AR	3	Red Maple Acer rubrum NATIVE; 2:1 GENERAL TREE	4" Cal., 16` Ht., 6` Sprd.	
	CD	5	Pigeon Plum Coccoloba diversifolia NATIVE	12`-14` HT, 2.5" CAL. 6` SPR. 45 GALLON MINIMUM	
	CE	6	Buttonwood Conocarpus erectus NATIVE	12`-14` HT, 2.5" CAL. 6` SPR. 45 GALLON MINIMUM	
	CS	29	Silver Buttonwood Conocarpus erectus `Sericeus` NATIVE	12`-14` HT, 2.5" CAL, 5 SPR	
	LI	3	Crape Myrtle Lagerstroemia Indica	12`-14` HT, 2.5" CAL. 6` SPR. 45 GALLON MINIMUM	
	PD	6	Slash Pine Pinus elliotti densa NATIVE	12`-14` HT, 2.5" CAL. 6` SPR. 45 GALLON MINIMUM	
	QV2	19	Southern Live Oak Quercus virginiana NATIVE	12`-14` HT, 2.5" CAL. 6` SPR. 45 GALLON MINIMUM	
	RE	6	Florida Royal Palm Roystonea elata NATIVE	12`-14` CT	
	SP	29	Sabal Palm Sabal palmetto NATIVE	12`-18` CT STAGGERED	
	SS	3	Sabal Palm Sabal palmetto NATIVE-EXISTING TO REMAIN	EXISTING 10`-16` CT	
	TI	4	Pink Trumpet Tree Tabebuia impetiginosa	12`-14` HT, 2.5" CAL, 5 SPR	
	TD	9	Bald Cypress Taxodium distichum NATIVE	12`-14` HT, 2.5" CAL. 6` SPR. 45 GALLON MINIMUM	
	TD2	9	Bald Cypress Taxodium distichum NATIVE-2:1 GENERAL TREES	Min. 16` Ht., 6` Sprd.	
SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	
	Ci	149	Coco Plum Chrysobalanus icaco NATIVE	Min. 24" Ht., 3 Gallon	
	Cn2	215	Dwarf Pitch Apple Clusia rosea `Nana`	Min. 24" Ht., 3 Gallon	
	Fs	30	Florida Privet Forestiera segregata	48" Ht.,	
	Hc	33	Dwarf Firebush Hamelia patens `Compacta`	Min. 24" Ht., 3 Gallon	
	Sc	17	Silver Saw Palmetto Serenoa repens `Cinerea` NATIVE	3 gal.	
SHRUB AREAS	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	SPACING
		3,230 sf	BUILDING FOUNDATION PLANTINGS BUILDING FOUNDATION PLANTINGS Mixed Plantings: Arbicola, Dwarf Bougainvillea Horizontal Cocoplum, Golden Creeper, Liriope,		
		3,230 sf	,		
		3,451 sf	VEHICULAR USE AREA PLANTING VEHICULAR USE AREA PLANTING MIXED PLANTINGS: VIBURNUM, HORIZONTAL COCOPLUM, FLORIDA GAMAGRASS, LIROPE, GOLDEN CREEPER		
		3,451 sf	,		
	Sb2	1,183	Sand Cordgrass Spartina bakeri NATIVE DETENTION PLANTINGS	1 gal.	36" o.c.
	Tf	62	Fakahatchee Grass Tripsacum dactyloides NATIVE	Min. 24" Ht., 3 Gallon	36" o.c.
	Td4	127	Florida Gamagrass Tripsacum floridanum NATIVE	18" ht, 3 gallon	36" o.c.
GROUND COVERS	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	SPACING
	Ste aug	74,850	Floratam St. Augustine Grass Stenotaphrum secundatum `Floratam`	---	12" o.c.

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PHONE: (239) 337-5525
FAX (239) 337-4494
L.A. LICENSE: LC C000063

PROJECT INFORMATION:

ESTERO 4.2
RETAIL/OFFICE BUILDINGS

Estero, FL

PREPARED FOR:
DeLisi Fitzgerald, Inc.
1605 Hendry Street
Fort Myers, FL 33901
Ph: (239) 418-0691
Fax: (239) 418-0692

CONSULTANT:

DESIGN PROFESSIONAL:
GREGORY J. DISERIO, RLA
FLA NO. 6451 DATE:
STATE OF FLORIDA

PROJECT NO.	223068
PROJECT MGR.	GREG DISERIO
FILE NAME	ESTERO 4.2 LS
DESIGNER	GJD
CAD TECH.	GJD
CHECKED BY:	GJD

ISSUED FOR:
PUBLIC INFORMATION MEETING

ISSUED DATE: APRIL 28, 2023
REVISIONS:

SHEET TITLE:
LANDSCAPE PLAN & NOTES

SHEET NUMBER:
L-3

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! (SAVE 811)
Know what's BELOW. Call before you dig.


Tripsacum floridanum
Dwarf Fakahatchee Grass
Roystonea elata - Royal Palm
Hamelia patens
Fire Bush
41 (PUBLIC ARTERIAL)
DONATION
Chrysobalanus icaco
Cocoplum
Quercus virginiana-Live Oak
Tabebuia impetiginos Pink Tabebuia
Pinus elliottii densa
BUILDING #1
BUILDING #2
BUILDING FOUNDATION PLANTINGS (2,106 sf)
BUILDING FOUNDATION PLANTINGS (1,104 sf)
VEHICULAR USE AREA PLANTING (2,508 sf)
VEHICULAR USE AREA PLANTING (972 sf)
(6) Coco Plum
(623) Fakahatchee Grass
(09)
(45)
Sabal palmetto - Sabal Palm
(215) Dwarf Red Apple
(1,163) Sand Cordgrass
Taxodium distichum
Ernodea littoralis
Golden Creeper
Conocarpus erectus-Green Buttonwood
Acer rubrum-Red Maple
Conocarpus erectus 'Sericeus' - Silver Buttonwood
Clusia guttifera
Small Leaf Clusea
SCALE 1" = 20'
0' 10' 20' 40' 60'
DMJA
DAVID M. JONES, JR. AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS AND PLANNERS
2221 McGregor Blvd.
Fort Myers, Florida 33901
PHONE: (239) 337-5525
FAX (239) 337-4494
L.A. LICENSE: LC COOOO63
PROJECT INFORMATION:
ESTERO 4.2
RETAIL/OFFICE
BUILDINGS
Estero, FL
PREPARED FOR:
DeLisi Fitzgerald, Inc.
1605 Hendry Street
Fort Myers, FL 33901
Ph: (239) 418-0691
Fax: (239) 418-0692
CONSULTANT:
DESIGN PROFESSIONAL:
GREGORY J. DISERIO, RLA
RLA NO. 840 DATE:
STATE OF FLORIDA
PROJECT NO. 23068
PROJECT MGR. GREG DISERIO
FILE NAME: ESTERO 4.2 LS
DESIGNED: GJD
CAD TECH: GJD
CHECKED BY: GJD
ISSUED FOR: PUBLIC INFORMATION MEETING
ISSUED DATE: APRIL 28, 2023
REVISIONS:
SHEET TITLE:
PLANT IMAGES
SHEET NUMBER:
L-4
CALL 48 HOURS BEFORE YOU DIG
811



ESTERO 4.2- PUBLIC INFORMATION MEETING

ESTERO, FL

May 9, 2023

INTRODUCTION

MAY 9, 2023 PZDB PUBLIC INFORMATION MEETING

PURPOSE FOR PUBLIC INFORMATION MEETING

- REVIEW THE ESTERO 4.2 PROJECT
- INTRODUCE EICH PROPERTIES AND DESIGN TEAM
- REVIEW PRELIMINARY DESIGN FOR THE PROJECT
- INTEND TO FILE DEVELOPMENT ORDER FOR THE DEVELOPMENT OF 22,140 SF+/- OF COMMERCIAL SPACE.

CONSULTANT TEAM

EICH PROPERTIES, *Developer*

DAVID M. JONES & ASSOCIATES, *Landscape Architecture*

GMA ARCHITECTS, *Architect*

DELISI FITZGERALD, INC., *Civil Engineering*

ESTERO 4.2

VICINITY MAP



3

PROJECT INFORMATION & HISTORY

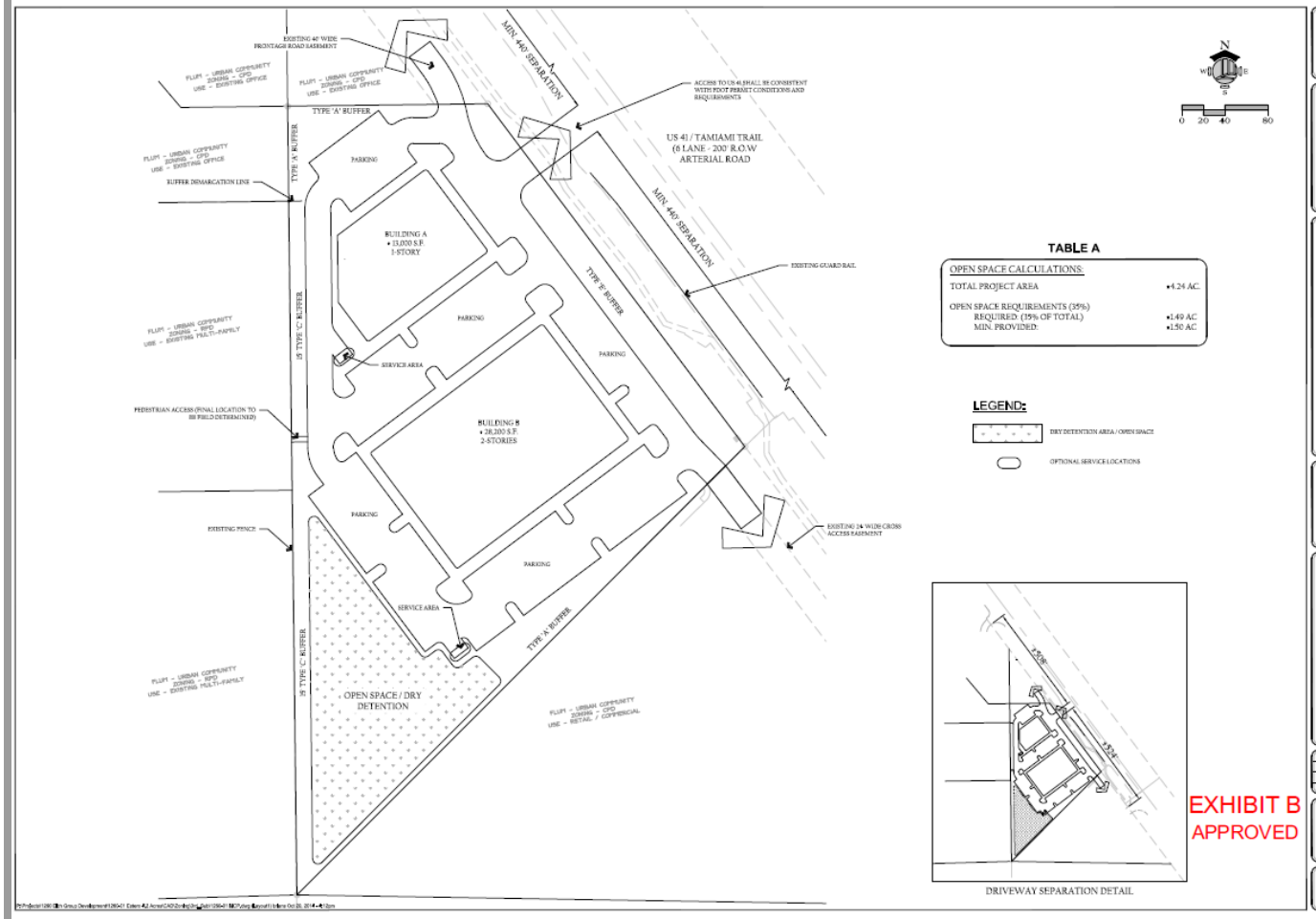
PROJECT INFORMATION

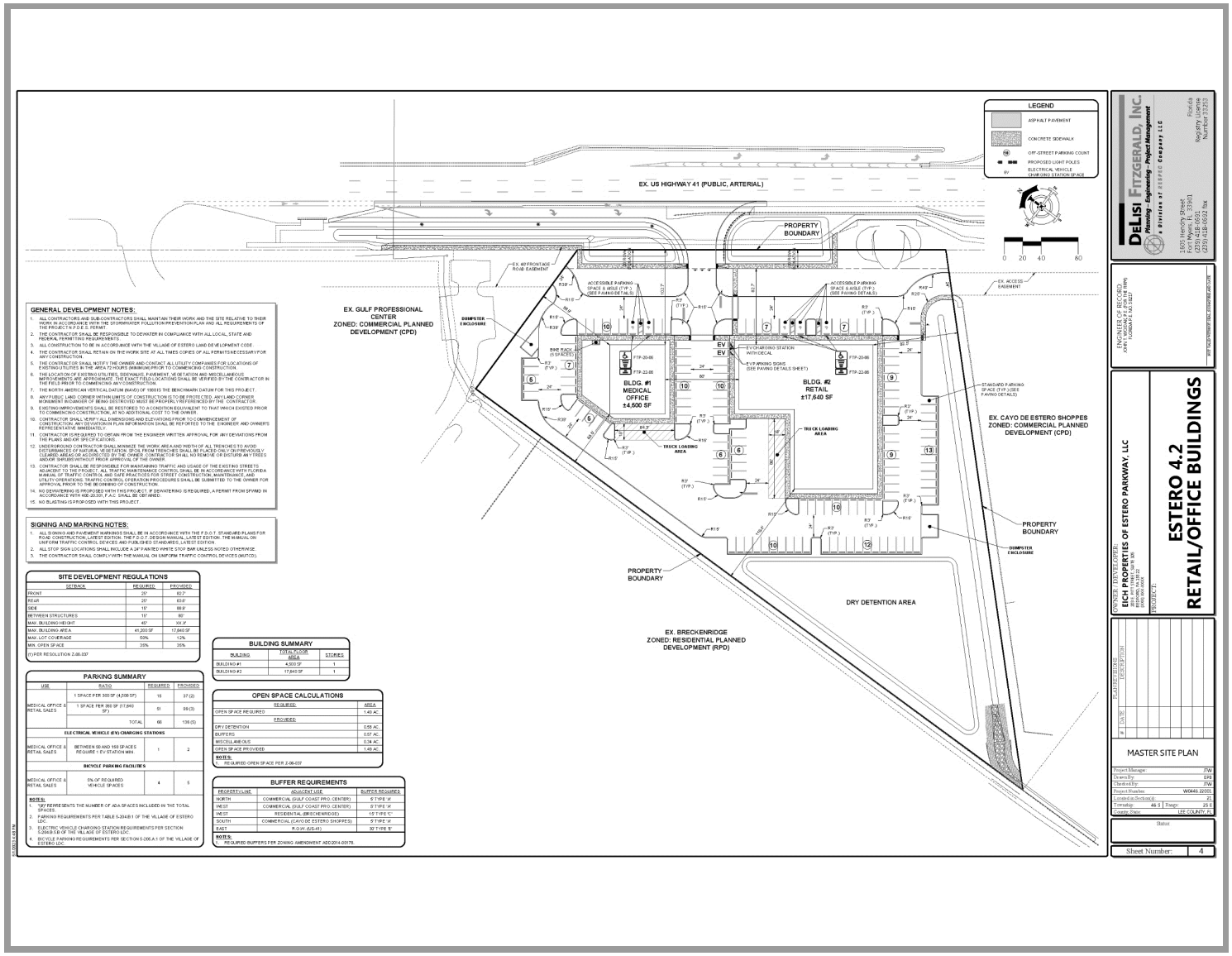
- AREA: 4.2 ACRES
- ZONING: COMMERCIAL PLANNED DEVELOPMENT (CPD)
- RESOLUTIONS: Z-06-037, ADD2014-00178
- ROADWAY FRONTAGE: US 41
- ENTITLEMENTS: 41,200 SF MAX (RETAIL/OFFICE/RESTAURANT)

PERMITTING SUMMARY

- REZONE APPLICATION FILED IN 2005 TO REZONE TO COMMERCIAL PLANNED DEVELOPMENT, APPROVED BY BOCC ON JUNE 5, 2006
- ZONING MODIFIED BY ADMINISTRATIVE AMENDMENT IN 2014 FOR CURRENT MCP
- SFWMD ERP 36-08410-P ISSUED IN 2020
- FDOT PERMITTING NEARLY COMPLETE

MASTER CONCEPT PLAN





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'S F.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 SHOWN ON THE PLANS ARE APPROXIMATE. ALL 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 CONSTRUCTION BY THE CONTRACTOR, 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 AND ROADS. THE F.D.O.T. DESIGN STANDARDS, LATEST EDITION, THE F.D.O.T. STANDARD SPECIFICATIONS, THE MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET 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. 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" P.M.RATED WHITE STOP BAR UNLESS NOTED OTHERWISE.
3. THE CONTRACTOR SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

SITE DEVELOPMENT REGULATIONS

SETBACK	REQUIRED	PROVIDED
FRONT	25'	82.2'
REAR	25'	63.6'
SIDE	15'	88.9'
BETWEEN STRUCTURES	15'	86'
MAX. BUILDING HEIGHT	45'	XX.X'
MAX. BUILDING AREA	41,200 SF	17,640 SF
MAX. LOT COVERAGE	50%	12%
MIN. OPEN SPACE	35%	35%

1) PER RESOLUTION Z-06-037

BUILDING SUMMARY

BUILDING	TOTAL FLOOR AREA	STORIES
BUILDING #1	4,600 SF	1
BUILDING #2	17,640 SF	1

PARKING SUMMARY

USE	RATIO	REQUIRED	PROVIDED
MEDICAL OFFICE & RETAIL SALES	1 SPACE PER 300 SF (4,600 SF)	15	37 (2)
	1 SPACE PER 350 SF (17,640 SF)	51	99 (3)
	TOTAL	66	136 (5)
ELECTRICAL VEHICLE (EV) CHARGING STATIONS			
MEDICAL OFFICE & RETAIL SALES	BETWEEN 65 AND 100 SPACES REQUIRE 1 EV STATION MIN.	1	2
BICYCLE PARKING FACILITIES			
MEDICAL OFFICE & RETAIL SALES	5% OF REQUIRED VEHICLE SPACES	4	5

NOTES:
1. "XX" REPRESENTS THE NUMBER OF ADA SPACES INCLUDED IN THE TOTAL SPACES.
2. PARKING REQUIREMENTS PER TABLE 5-204.B.1 OF THE VILLAGE OF ESTERO LDC.
3. ELECTRIC VEHICLE CHARGING STATION REQUIREMENTS PER SECTION 5.20.6.B.5 OF THE VILLAGE OF ESTERO LDC.
4. BICYCLE PARKING REQUIREMENTS PER SECTION 5.20.6.A.1 OF THE VILLAGE OF ESTERO LDC.

OPEN SPACE CALCULATIONS

	AREA
REQUIRED:	
OPEN SPACE REQUIRED	1.49 AC.
PROVIDED:	
DRY DETENTION	0.58 AC.
BUFFERS	0.57 AC.
MISCELLANEOUS	0.34 AC.
OPEN SPACE PROVIDED	1.49 AC.

NOTES:
1. REQUIRED OPEN SPACE PER Z-06-037

BUFFER REQUIREMENTS

PROPERTY LINE	ADJACENT USE	BUFFER REQUIRED
NORTH	COMMERCIAL (GULF COAST PRO. CENTER)	6' TYPE 'A'
WEST	COMMERCIAL (GULF COAST PRO. CENTER)	6' TYPE 'A'
WEST	RESIDENTIAL (BRECKENRIDGE)	15' TYPE 'C'
SOUTH	COMMERCIAL (CAYO DE ESTERO SHOPPES)	6' TYPE 'A'
EAST	R.O.W. (US-41)	30' TYPE 'E'

NOTES:
1. REQUIRED BUFFERS PER ZONING AMENDMENT ADD2014-00178.

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Planning – Engineering – Project Management
A Division of Estero Company LLC
1500 Hendry Street, Fort Myers, FL 33901
(239) 418-0691 (239) 418-0692 fax
Florida Registry License Number 31233

ENGINEER OF RECORD: JOHN J. WOOLEY, P.E. (FOR THE FIRM) CERTIFICATE # 31233

OWNER / DEVELOPER: EICH PROPERTIES OF ESTERO PARKWAY, LLC

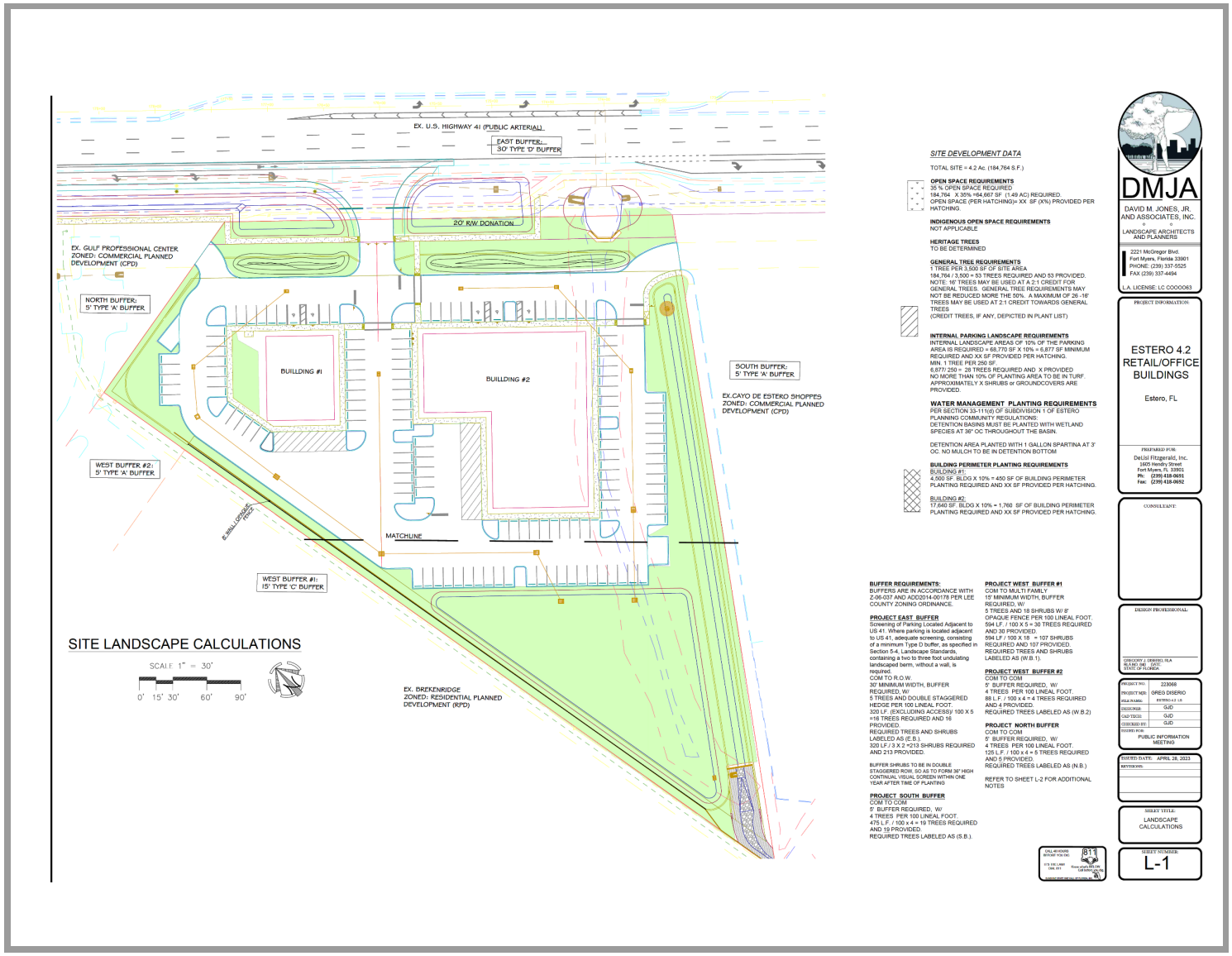
PROJECT:
ESTERO 4.2
RETAIL/OFFICE BUILDINGS

#	DATE	DESCRIPTION

MASTER SITE PLAN

Project Manager:	JTW
Drawn By:	DFB
Checked By:	JTW
Project Number:	W0446.22001
Located in Section(s):	21
Township: 46 S	Range: 25 E
County Seat:	LEE COUNTY, FL
Status:	

Sheet Number: 4



SITE DEVELOPMENT DATA

TOTAL SITE = 4.2 Ac. (184,764 S.F.)

OPEN SPACE REQUIREMENTS
35 % OPEN SPACE REQUIRED
184,764 X 35% =64,667 SF (1.49 AC) REQUIRED.
OPEN SPACE (PER HATCHING)= XX SF (X%) PROVIDED PER HATCHING

INDIGENOUS OPEN SPACE REQUIREMENTS
NOT APPLICABLE

HERITAGE TREES
TO BE DETERMINED

GENERAL TREE REQUIREMENTS
1 TREE PER 3,500 SF OF SITE AREA
184,764 / 3,500 = 53 TREES REQUIRED AND 53 PROVIDED.
NOTE: 16' TREES MAY BE USED AT A 2:1 CREDIT FOR GENERAL TREES. GENERAL TREE REQUIREMENTS MAY NOT BE REDUCED MORE THE 50%. A MAXIMUM OF 26 -16' TREES MAY BE USED AT 2:1 CREDIT TOWARDS GENERAL TREES
(CREDIT TREES, IF ANY, DEPICTED IN PLANT LIST)

INTERNAL PARKING LANDSCAPE REQUIREMENTS
INTERNAL LANDSCAPE AREAS OF 10% OF THE PARKING AREA IS REQUIRED = 68,770 SF X 10% = 6,877 SF MINIMUM REQUIRED AND XX SF PROVIDED PER HATCHING.
MIN. 1 TREE PER 250 SF
6,877/ 250 = 28 TREES REQUIRED AND X PROVIDED
NO MORE THAN 10% OF PLANTING AREA TO BE IN TURF. APPROXIMATELY X SHRUBS or GROUNDCOVERS ARE PROVIDED.

WATER MANAGEMENT PLANTING REQUIREMENTS
PER SECTION 33-111(d) OF SUBDIVISION 1 OF ESTERO PLANNING COMMUNITY REGULATIONS:
DETENTION BASINS MUST BE PLANTED WITH WETLAND SPECIES AT 36" OC THROUGHOUT THE BASIN.

DETENTION AREA PLANTED WITH 1 GALLON SPARTINA AT 3' OC. NO MULCH TO BE IN DETENTION BOTTOM

BUILDING PERIMETER PLANTING REQUIREMENTS
BUILDING #1:
4,500 SF. BLDG X 10% = 450 SF OF BUILDING PERIMETER PLANTING REQUIRED AND XX SF PROVIDED PER HATCHING.

BUILDING #2:
17,640 SF. BLDG X 10% = 1,760 SF OF BUILDING PERIMETER PLANTING REQUIRED AND XX SF PROVIDED PER HATCHING.

BUFFER REQUIREMENTS:
BUFFERS ARE IN ACCORDANCE WITH Z-06-037 AND ADD2014-00178 PER LEE COUNTY ZONING ORDINANCE.

PROJECT EAST BUFFER
Screening of Parking Located Adjacent to US 41. Where parking is located adjacent to US 41, adequate screening, consisting of a minimum Type D buffer, as specified in Section 5-4, Landscape Standards, containing a two to three foot undulating landscaped berm, without a wall, is required.
COM TO R.O.W.
30' MINIMUM WIDTH, BUFFER REQUIRED, W/
5 TREES AND DOUBLE STAGGERED HEDGE PER 100 LINEAL FOOT.
320 LF. (EXCLUDING ACCESS)/ 100 X 5 =16 TREES REQUIRED AND 16 PROVIDED.
REQUIRED TREES AND SHRUBS LABELED AS (E.B.).
320 LF / 3 X 2 =213 SHRUBS REQUIRED AND 213 PROVIDED.

BUFFER SHRUBS TO BE IN DOUBLE STAGGERED ROW, SO AS TO FORM 36" HIGH CONTINUAL VISUAL SCREEN WITHIN ONE YEAR AFTER TIME OF PLANTING

PROJECT SOUTH BUFFER
COM TO COM
5' BUFFER REQUIRED, W/
4 TREES PER 100 LINEAL FOOT.
475 L.F. / 100 x 4 = 19 TREES REQUIRED AND 19 PROVIDED.
REQUIRED TREES LABELED AS (S.B.).

PROJECT WEST BUFFER #1
COM TO MULTI FAMILY
15' MINIMUM WIDTH, BUFFER REQUIRED, W/
5 TREES AND 18 SHRUBS W/ 8' OPAQUE FENCE PER 100 LINEAL FOOT.
594 LF. / 100 X 5 = 30 TREES REQUIRED AND 30 PROVIDED.
594 LF / 100 X 18 = 107 SHRUBS REQUIRED AND 107 PROVIDED.
REQUIRED TREES AND SHRUBS LABELED AS (W.B.1).

PROJECT WEST BUFFER #2
COM TO COM
5' BUFFER REQUIRED, W/
4 TREES PER 100 LINEAL FOOT.
88 L.F. / 100 x 4 = 4 TREES REQUIRED AND 4 PROVIDED.
REQUIRED TREES LABELED AS (W.B.2)

PROJECT NORTH BUFFER
COM TO COM
5' BUFFER REQUIRED, W/
4 TREES PER 100 LINEAL FOOT.
125 L.F. / 100 x 4 = 5 TREES REQUIRED AND 5 PROVIDED.
REQUIRED TREES LABELED AS (N.B.)

REFER TO SHEET L-2 FOR ADDITIONAL NOTES

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L.A. LICENSE: LC C000063

PROJECT INFORMATION
ESTERO 4.2
RETAIL/OFFICE
BUILDINGS
Estero, FL

PREPARED FOR:
DeLisi Fitzgerald, Inc.
1605 Hendry Street
Fort Myers, FL 33901
Ph: (239) 418-0691
Fax: (239) 418-0692

CONSULTANT:

DESIGN PROFESSIONAL:
GREGORY J. DISERIO, RLA
REG.LAN.NO. 6670
STATE OF FLORIDA

PROJECT NO.	223068
PROJECT MGR.	GREG DISERIO
FILE NAME:	ESTERO 4.2 L.R.
DESIGNED:	GJD
CAD TECH:	GJD
CHECKED BY:	GJD

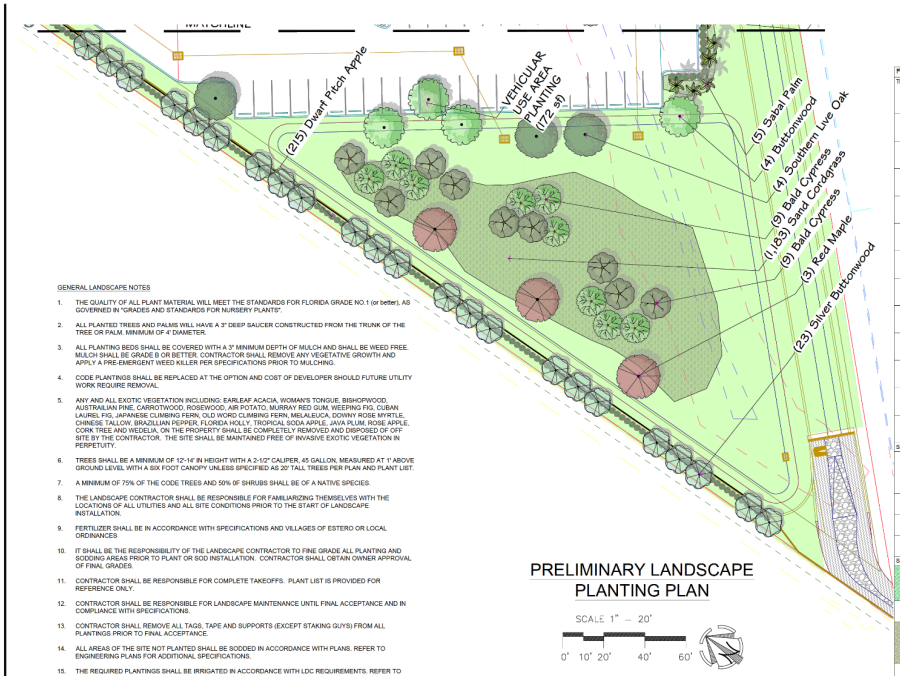
ISSUED FOR:
PUBLIC INFORMATION MEETING

ISSUED DATE: APRIL 28, 2023
REVISIONS:

SHEET TITLE:
LANDSCAPE CALCULATIONS

SHEET NUMBER:
L-1


20' R/W DONATION
BUILLDING #1
BUILLDING #2
BUILDING FOUNDATION PLANTINGS (2,126 sf)
BUILDING FOUNDATION PLANTINGS (1,104 sf)
VEHICULAR USE AREA PLANTING (769 sf)
VEHICULAR USE AREA PLANTING (2,508 sf)
(40) Fakahatchee Grass
(12) Florida Privet
(6) Silver Saw Palmetto
(9) Coco Plum
(6) Sabal Palm
(1) Pink Trumpet Tree
(7) Florida Gamagrass
(3) Slash Pine
(5) Silver Saw Palmetto
(9) Coco Plum
(3) Sabal Palm
(43) Coco Plum
(5) Florida Gamagrass
(3) Southern Live Oak
(13) Dwarf Firebush
(6) Florida Royal Palm
(16) Florida Gamagrass
(2) Pink Trumpet Tree
(23) Florida Gamagrass
(16) Florida Gamagrass
(1) Southern Live Oak
(3) Slash Pine
(6) Silver Saw Palmetto
(1) Pigeon Plum
(20) Dwarf Firebush
(3) Southern Live Oak
(30) Coco Plum
(15) Florida Gamagrass
(1) Pink Trumpet Tree
(8) Coco Plum
(2) Southern Live Oak
(1) Pigeon Plum
(22) Fakahatchee Grass
(8) Sabal Palm
(1) Buttonwood
(18) Florida Privet
(45) Florida Gamagrass
(6) Sabal Palm
(3) Crape Myrtle
(1) Buttonwood
(1) Southern Live Oak
(2) Pigeon Plum
(1) Southern Live Oak
(1) Pigeon Plum
(4) Southern Live Oak
(6) Silver Buttonwood
(5) Sabal Palm
8' WALL/ OPAQUE FENCE
MATCHLINE
PRELIMINARY LANDSCAPE PLANTING PLAN
SCALE 1" = 20'
0' 10' 20' 40' 60'
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PROJECT INFORMATION:
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CONSULTANT:
DESIGN PROFESSIONAL:
GREGORY J. DISERIO, RLA
LICENSE NO. 6667
STATE OF FLORIDA
PROJECT NO. 223068
PROJECT MGR. GREG DISERIO
FILE NAME: L2 LSC 4.2
DESIGNER GJD
CAD TECH GJD
CHECKED BY GJD
ISSUED FOR: PUBLIC INFORMATION MEETING
ISSUED DATE: APRIL 28, 2023
REVISIONS:
SHEET TITLE:
LANDSCAPE PLAN
SHEET NUMBER:
L-2



PRELIMINARY LANDSCAPE PLANTING PLAN

SCALE 1" – 20'

0' 10' 20' 40' 60'

GENERAL LANDSCAPE NOTES

1. THE QUALITY OF ALL PLANT MATERIAL WILL MEET THE STANDARDS FOR FLORIDA GRADE NO.1 (or better), AS GOVERNED IN "GRADES AND STANDARDS FOR NURSERY PLANTS".
2. ALL PLANTED TREES AND PALMS WILL HAVE A 3' DEEP SAUCER CONSTRUCTED FROM THE TRUNK OF THE TREE OR PALM. MINIMUM OF 4' DIAMETER.
3. ALL PLANTING BEDS SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF MULCH AND SHALL BE WEED FREE. MULCH SHALL BE GRADE B OR BETTER. CONTRACTOR SHALL REMOVE ANY VEGETATIVE GROWTH AND APPLY A PRE-EMERGENT WEED KILLER PER SPECIFICATIONS PRIOR TO MULCHING.
4. CODE PLANTINGS SHALL BE REPLACED AT THE OPTION AND COST OF DEVELOPER SHOULD FUTURE UTILITY WORK REQUIRE REMOVAL.
5. ANY AND ALL EXOTIC VEGETATION INCLUDING: EARLEAF ACACIA, WOMAN'S TONGUE, BISHOPWOOD, AUSTRALIAN PINE, CARROTWOOD, ROSEWOOD, AIR POTATO, MURRAY RED GUM, WEEPING FIG, CUBAN LAUREL FIG, JAPANESE CLIMBING FERN, OLD WORD CLIMBING FERN, MELALEUCA, DOWNY ROSE MYRTLE, CHINESE TALLOW, BRAZILLIAN PEPPER, FLORIDA HOLLY, TROPICAL SODA APPLE, JAVA PLUM, ROSE APPLE, CORK TREE AND WEDELIA, ON THE PROPERTY SHALL BE COMPLETELY REMOVED AND DISPOSED OF OFF SITE BY THE CONTRACTOR. THE SITE SHALL BE MAINTAINED FREE OF INVASIVE EXOTIC VEGETATION IN PERPETUITY.
6. TREES SHALL BE A MINIMUM OF 12'-14' IN HEIGHT WITH A 2-1/2" CALIPER, 45 GALLON, MEASURED AT 1' ABOVE GROUND LEVEL WITH A SIX FOOT CANOPY UNLESS SPECIFIED AS 20' TALL TREES PER PLAN AND PLANT LIST.
7. A MINIMUM OF 75% OF THE CODE TREES AND 50% OF SHRUBS SHALL BE OF A NATIVE SPECIES.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE LOCATIONS OF ALL UTILITIES AND ALL SITE CONDITIONS PRIOR TO THE START OF LANDSCAPE INSTALLATION.
9. FERTILIZER SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND VILLAGES OF ESTERO OR LOCAL ORDINANCES
10. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINE GRADE ALL PLANTING AND SODDING AREAS PRIOR TO PLANT OR SOD INSTALLATION. CONTRACTOR SHALL OBTAIN OWNER APPROVAL OF FINAL GRADES.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE TAKEOFFS. PLANT LIST IS PROVIDED FOR REFERENCE ONLY.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE UNTIL FINAL ACCEPTANCE AND IN COMPLIANCE WITH SPECIFICATIONS.
13. CONTRACTOR SHALL REMOVE ALL TAGS, TAPE AND SUPPORTS (EXCEPT STAKING GUYS) FROM ALL PLANTINGS PRIOR TO FINAL ACCEPTANCE.
14. ALL AREAS OF THE SITE NOT PLANTED SHALL BE SODDED IN ACCORDANCE WITH PLANS. REFER TO ENGINEERING PLANS FOR ADDITIONAL SPECIFICATIONS.
15. THE REQUIRED PLANTINGS SHALL BE IRRIGATED IN ACCORDANCE WITH LDC REQUIREMENTS. REFER TO CONSTRUCTION DOCUMENTS FOR COMPLETE IRRIGATION PLANS.
16. THE PARKING LOTS SHALL BE SLEEVED FOR IRRIGATION BY THE LANDSCAPE CONTRACTOR. COORDINATE WITH CIVIL ENGINEERING PLANS.
17. ALL BASE ROCK SHALL BE REMOVED FROM LANDSCAPE PARKING ISLANDS.
18. PRIOR TO CERTIFICATE OF COMPLIANCE NO TREES SHALL BE PLANTED WHERE THEY INTERFERE WITH BUILDINGS, UTILITIES, SITE DRAINAGE, VIEWS, SIGNS, OR WHERE THEY WILL REQUIRE FREQUENT PRUNING TO AVOID POWER LINES AT MATURE HEIGHTS IN PERPETUITY UNLESS A WRITTEN STATEMENT IS PROVIDED PER LDC SEC.10-421.A.5.
19. THE CONTRACTOR SHALL PROVIDE (PRESSURE COMPENSATING SCREENS) AS NECESSARY TO REDUCE OR ELIMINATE OVERSPRAY INTO STREETS, WALKS OR OTHER AREAS AS DICTATED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
20. PLANS PREPARED FOR DEVELOPMENT ORDER APPROVAL. REFER TO ADDITIONAL LANDSCAPE CONSTRUCTION DOCUMENTS FOR PLANTING SPECIFICATIONS.
21. LCU DOES NOT ALLOW TREES, STRUCTURES OR ENCROACHING OF OTHER EASEMENTS WITHIN LCU EASEMENTS. IN ADDITION, THE TRUNK OF ALL SHADE TREES ARE TO BE PLANTED NO CLOSER THAN 10' AND THE TRUNK OF ALL PALM TREES ARE TO BE PLANTED NO CLOSER THAN 5' FROM AN EXISTING OR PROPOSED LCU INFRASTRUCTURE.
22. REFER TO SHEET L-3 FOR PLANT LIST AND DETAILS.

STIPULATION: PRIOR TO ISSUANCE OF A CERTIFICATE OF COMPLIANCE, TREES MAY NOT BE PLACED WHERE THEY INTERFERE WITH SITE LIGHTING, DRAINAGE, AND ABOVE AND BELOW GROUND UTILITIES.

STIPULATION: PRIOR TO COMMENCEMENT OF ANY SITE WORK OR ISSUANCE OF A BUILDING PERMIT, A VEGETATION REMOVAL PERMIT MUST BE OBTAINED FROM VILLAGE STAFF AT 239-221-5036. ALL SWPPP EROSION CONTROL MEASURES MUST BE IN PLACE. (LDC2-505D)

PLANT SCHEDULE

TREES	CODE	QTY	COMMON / BOTANICAL NAME	SIZE
	AR	3	Red Maple Acer rubrum NATIVE: 2:1 GENERAL TREE	4" Cal., 16 ' Ht., 6 ' Sprd.
	CD	5	Pigeon Plum Coccoloba diversifolia NATIVE	12 '-14 ' HT, 2.5" CAL. 6 ' SPR. 45 GALLON MINIMUM
	CE	6	Buttonwood Conocarpus erectus NATIVE	12 '-14 ' HT, 2.5" CAL. 6 ' SPR. 45 GALLON MINIMUM
	CS	29	Silver Buttonwood Conocarpus erectus ' Sericeus ' NATIVE	12 '-14 ' HT, 2.5" CAL. 5 SPR
	LI	3	Crape Myrtle Lagerstroemia indica	12 '-14 ' HT, 2.5" CAL. 6 ' SPR. 45 GALLON MINIMUM
	PD	6	Slash Pine Pinus elliotti densa NATIVE	12 '-14 ' HT, 2.5" CAL. 6 ' SPR. 45 GALLON MINIMUM
	Qv2	19	Southern Live Oak Quercus virginiana NATIVE	12 '-14 ' HT, 2.5" CAL. 6 ' SPR. 45 GALLON MINIMUM
	RE	6	Florida Royal Palm Roystonea elata NATIVE	12 '-14 ' CT
	SP	29	Sabal Palm Sabal palmetto NATIVE	12 '-18 ' CT STAGGERED
	SS	3	Sabal Palm Sabal palmetto NATIVE-EXISTING TO REMAIN	EXISTING 10 '-16 ' CT
	TI	4	Pink Trumpet Tree Tabebuia impetiginosa	12 '-14 ' HT, 2.5" CAL. 5 SPR
	TD	9	Bald Cypress Taxodium distichum NATIVE	12 '-14 ' HT, 2.5" CAL. 6 ' SPR. 45 GALLON MINIMUM
	TD2	9	Bald Cypress Taxodium distichum NATIVE-2:1 GENERAL TREES	Min. 16 ' Ht., 6 ' Sprd.
SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	SIZE
	Ci	149	Coco Plum Chrysobalanus icaco NATIVE	Min. 24" Ht., 3 Gallon
	Cn2	215	Dwarf Pitch Apple Clusia rosea ' Nana '	Min. 24" Ht., 3 Gallon
	Fs	30	Florida Privet Forestiera segregata	48" Ht.,
	Ho	33	Dwarf Firebush Hamelia patens ' Compacta '	Min. 24" Ht., 3 Gallon
	Sc	17	Silver Saw Palmetto Serenoa repens ' Cinerea ' NATIVE	3 gal.
SHRUB AREAS	CODE	QTY	COMMON / BOTANICAL NAME	SIZE / SPACING
		3,230 sf	BUILDING FOUNDATION PLANTINGS BUILDING FOUNDATION PLANTINGS Mixed Plantings: Adiscia, Dwarf Bougainvillea Horizontal Cocoplum, Golden Creeper, Liriope,	
		3,230 sf	-	
		3,451 sf	VEHICULAR USE AREA PLANTING VEHICULAR USE AREA PLANTING MIXED PLANTINGS: VIBURNUM, HORIZONTAL COCOPLUM, FLORIDA GAMAGRASS, LIRIOPE, GOLDEN CREEPER	
		3,451 sf	-	
	Sb2	1,183	Sand Cordgrass Spartina bakeri NATIVE DETENTION PLANTINGS	1 gal. / 36" o.c.
	TF	62	Palashatchee Grass Tripsacum dactyloides NATIVE	Min. 24" Ht., 3 Gallon / 36" o.c.
	Tr4	127	Florida Gamagrass Tripsacum floridanum NATIVE	18" ht, 3 gallon / 36" o.c.
GROUND COVERS	CODE	QTY	COMMON / BOTANICAL NAME	SIZE / SPACING
	Ste aug	74,850	Floratam St. Augustine Grass Stenotaphrum secundatum 'Floratam'	--- / 12" o.c.

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PROJECT INFORMATION:

ESTERO 4.2 RETAIL/OFFICE BUILDINGS

Estero, FL

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DeLisi Fitzgerald, Inc.
1605 Hendry Street
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fax: (239) 418-0692

CONSULTANT:

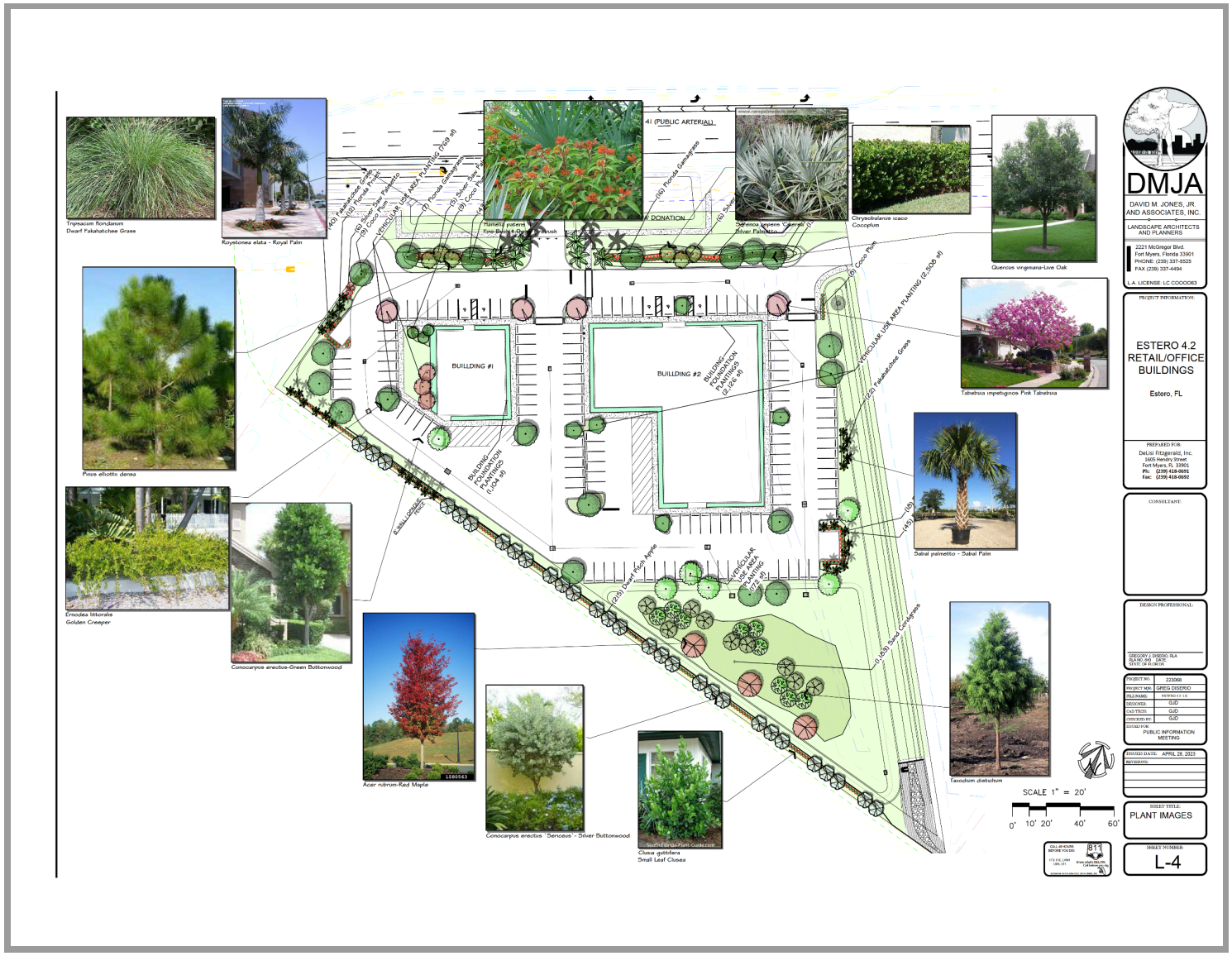
DESIGN PROFESSIONAL:
GREGORY J. DISERIO, RLA
LICENSE NO. 6667254
STATE OF FLORIDA

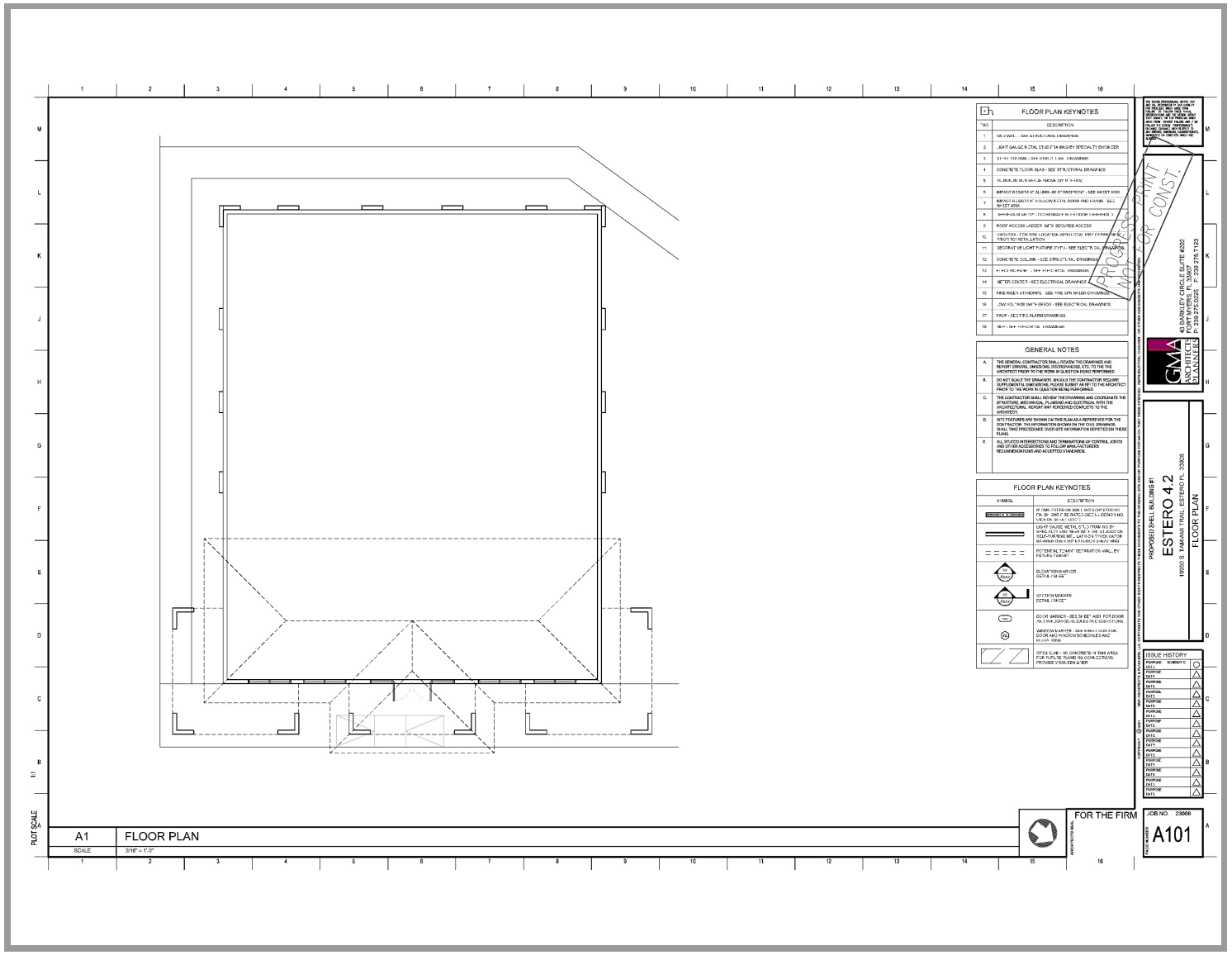
PROJECT NO.: 223068
PROJECT MGR.: GREG DISERIO
FILE NAME: L3 LDO K2 L3
DESIGNER: GJD
CAD TECH: GJD
CHECKED BY: GJD
ISSUED FOR: PUBLIC INFORMATION MEETING

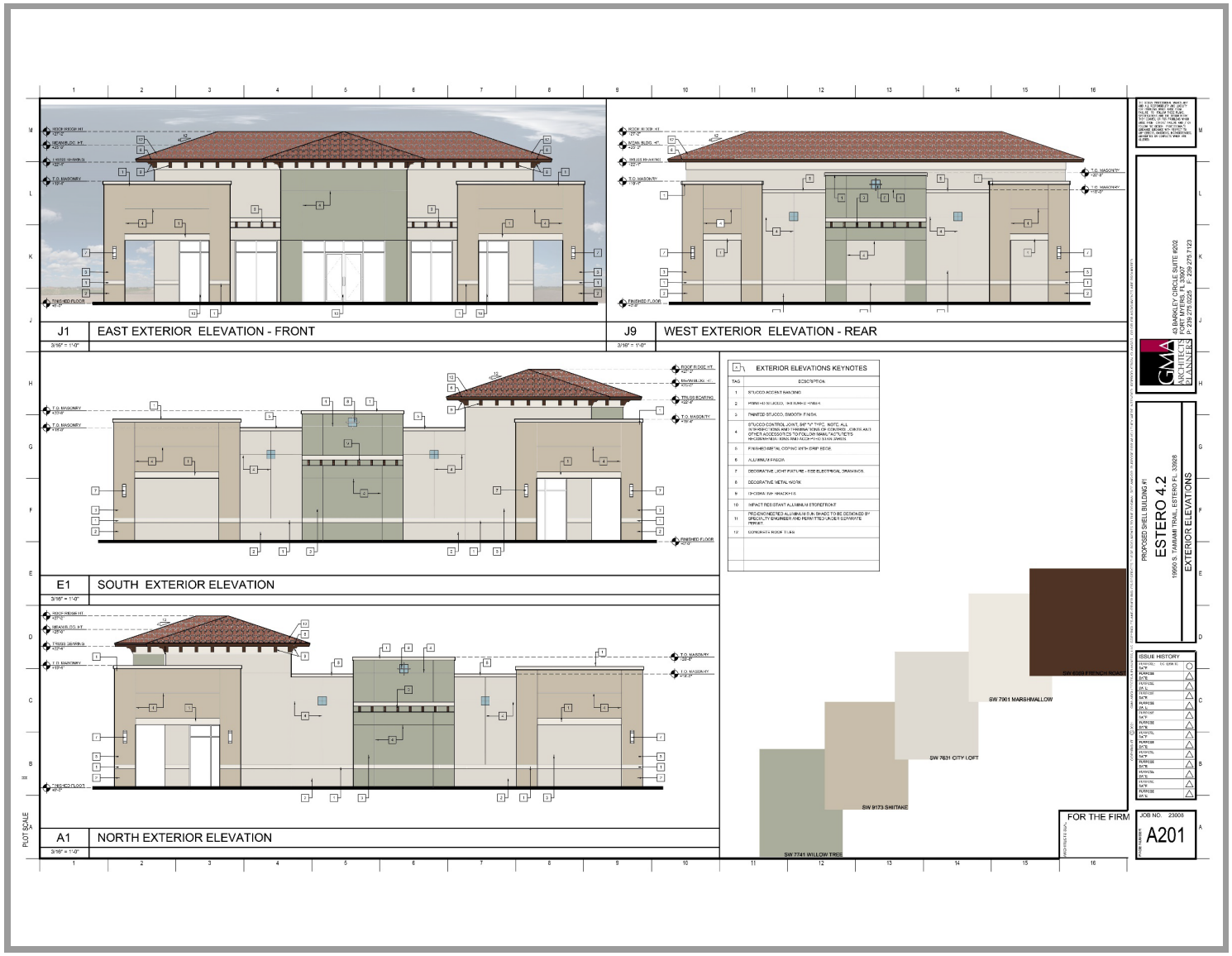
ISSUED DATE: APRIL 28, 2023
REVISIONS:

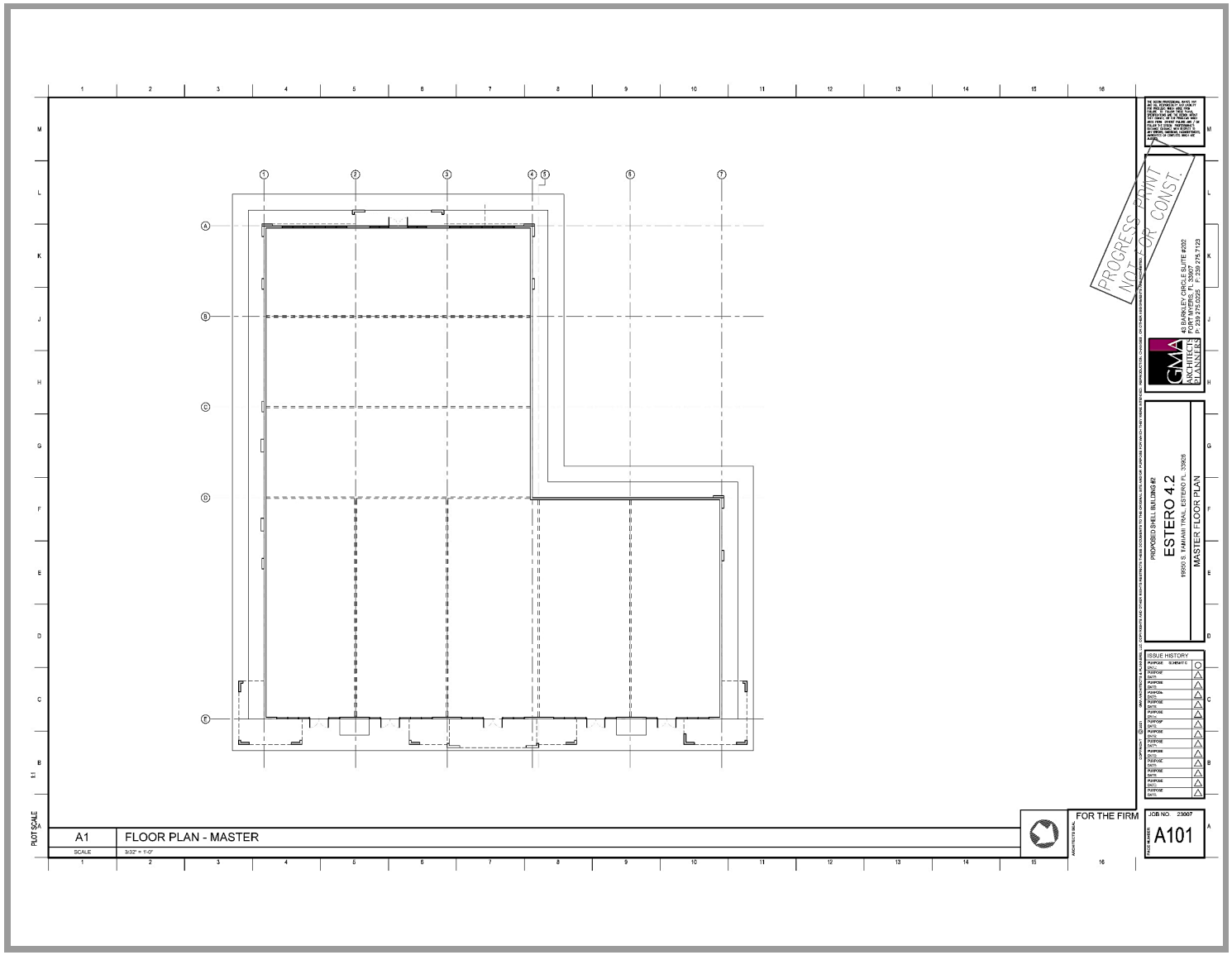
SHEET TITLE:
LANDSCAPE PLAN & NOTES

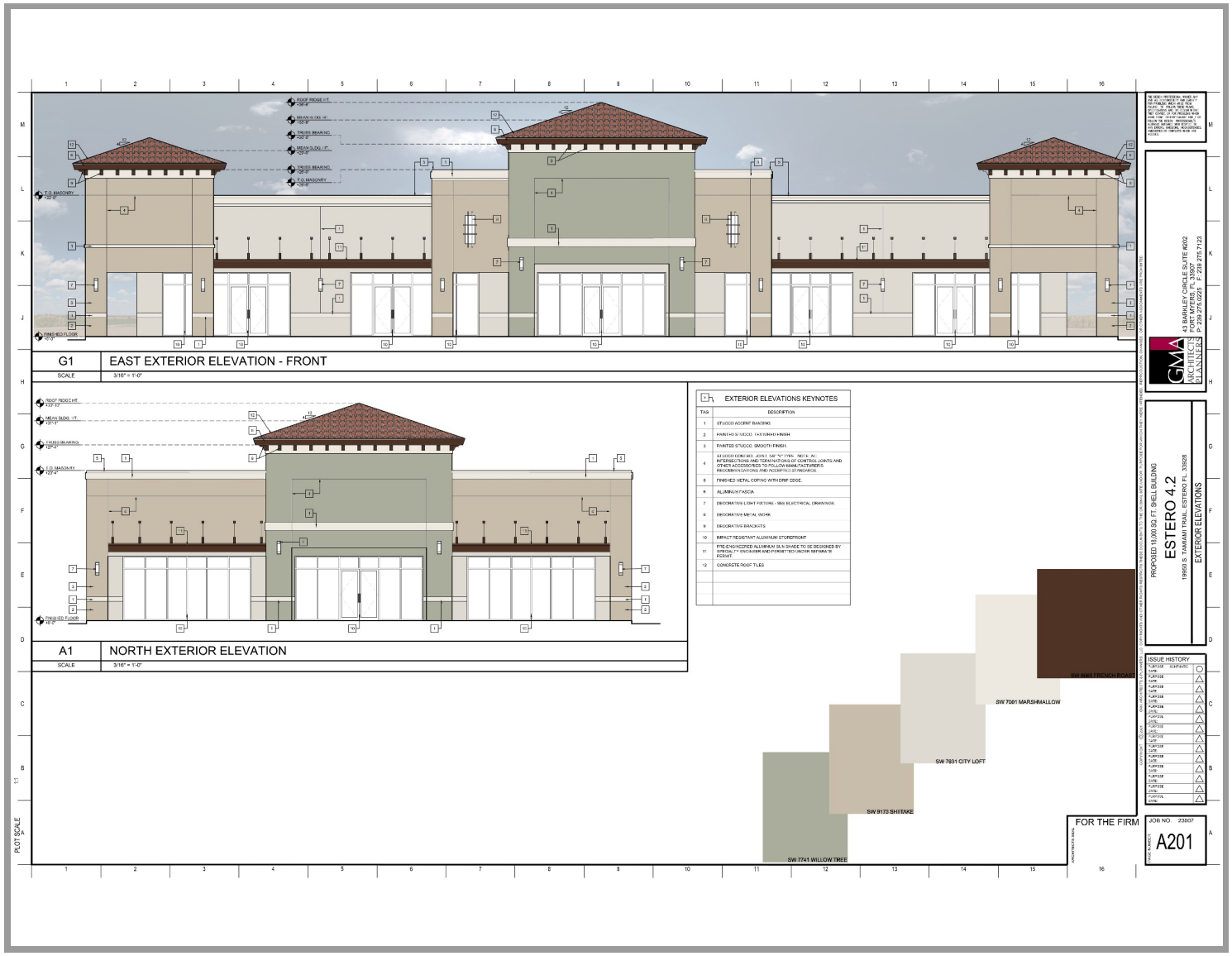
SHEET NUMBER:
L-3


41 (PUBLIC ARTERIAL)
BUILDING #1
BUILDING #2
V. DONATION
Tripsacum floridanum
Dwarf Fakahatchee Grass
Koyetonea elata - Royal Palm
Pinus elliottii densa
Ernodea littoralis
Golden Creeper
Conocarpus erectus-Green Buttonwood
Acer rubrum-Red Maple
Conocarpus erectus "Sericeus" - Silver Buttonwood
Clusia guttifera
Small Leaf Clusia
Chrysobalanus icaco
Cocoplum
Quercus virginiana-Live Oak
Tabebuia impetiginos Pink Tabebuia
Sabal palmetto - Sabal Palm
Taxodium distichum
SCALE 1" = 20'
0' 10' 20' 40' 60'
DMJA
DAVID M. JONES, JR. AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS AND PLANNERS
2221 McGregor Blvd.
Fort Myers, Florida 33901
PHONE: (239) 337-5525
FAX (239) 337-4494
L.A. LICENSE: LC CCCCCE3
ESTERO 4.2
RETAIL/OFFICE
BUILDINGS
Estero, FL
PREPARED FOR:
DeLisi Fitzgerald, Inc.
1605 Hendry Street
Fort Myers, FL 33901
Ph: (239) 418-0691
Fax: (239) 418-0692
DESIGN PROFESSIONAL:
GREGORY J. DISERIO, RLA
223068
GREG DISERIO
GJD
GJD
GJD
PUBLIC INFORMATION MEETING
ISSUED DATE: APRIL 28, 2023
PLANT IMAGES
L-4


FLOOR PLAN KEYNOTES
GENERAL NOTES
FLOOR PLAN KEYNOTES
PROCESS PRINT NOT FOR CONST.
GMA ARCHITECTS PLANNERS
43 BARKLEY CIRCLE SUITE #202
FORT MYERS, FL 33907
P: 239.275.0225 F: 239.275.7123
PROPOSED SHELL BUILDING #1
ESTERO 4.2
19500 S. TAMIAMI TRAIL, ESTERO FL. 33928
FLOOR PLAN
ISSUE HISTORY
FOR THE FIRM
JOB NO. 2308B
A101
A1
FLOOR PLAN
SCALE
3/16" = 1'-0"
PLOT SCALE


J1
EAST EXTERIOR ELEVATION - FRONT
3/16" = 1'-0"
J9
WEST EXTERIOR ELEVATION - REAR
3/16" = 1'-0"
E1
SOUTH EXTERIOR ELEVATION
3/16" = 1'-0"
A1
NORTH EXTERIOR ELEVATION
3/16" = 1'-0"
EXTERIOR ELEVATIONS KEYNOTES
TAG
DESCRIPTION
1 STUCCO ACCENT BANDING
2 PAINTED STUCCO, SMOOTH FINISH
3 PAINTED STUCCO, SMOOTH FINISH
4 STUCCO CONTROL JOINT, SEE "A" TYPE. NOTE: ALL DISSIMILAR MATERIALS AND THERMATIONS OR EDGINGS, JOINTS AND OTHER ACCESSORIES TO FOLLOW MANUFACTURER'S DETAILS AND SPECIFICATIONS
5 FINISHED METAL COPING WITH DRIP EDGE
6 ALUMINUM FASCIA
7 DECORATIVE LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS
8 DECORATIVE METAL WORK
9 TERRACOTTA "BRACKETS"
10 IMPACT RESISTANT ALUMINUM STOREFRONT
11 PRE-ENGINEERED ALUMINUM SUNSHADES TO BE DESIGNED BY SPECIALTY ENGINEER AND PERMITTED UNDER SEPARATE PERMIT
12 CONCRETE ROOF TILES
SW 7741 WILLOW TREE
SW 9173 SHIITAKE
SW 7631 CITY LOFT
SW 7901 MARSHMALLOW
SW 6089 FRENCH ROAST
GMA ARCHITECTS
43 BARKLEY CIRCLE SUITE #202
FORT MYERS, FL 33907
P: 239.275.7123
PROPOSED SHELL BUILDING #1
ESTERO 4.2
19900 S. TAMIAMI TRAIL, ESTERO FL. 33928
EXTERIOR ELEVATIONS
ISSUE HISTORY
FOR THE FIRM
JOB NO. 23008
A201
PLOT SCALE


PROGRESS PRINT
NOT FOR CONST.
GMA
ARCHITECTS
PLANNERS
ESTERO 4.2
MASTER FLOOR PLAN
ISSUE HISTORY
FOR THE FIRM
JOB NO. 23007
A101
A1
FLOOR PLAN - MASTER
SCALE
PLOT SCALE


G1
EAST EXTERIOR ELEVATION - FRONT
SCALE
3/16" = 1'-0"
A1
NORTH EXTERIOR ELEVATION
SCALE
3/16" = 1'-0"
EXTERIOR ELEVATIONS KEYNOTES
TAG
DESCRIPTION
1 STUCCO ACORNT BANDING
2 PAINTED STUCCO, TEXTURED FINISH.
3 PAINTED STUCCO, SMOOTH FINISH.
8 FINISHED METAL COPING WITH DRIP EDGE.
9 ALUMINUM FASCIA
10 DECORATIVE LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS.
11 DECORATIVE METAL WORK
12 DECORATIVE BRACKETS
13 IMPACT RESISTANT ALUMINUM STOREFRONT
14 PRE-ENGINEERED ALUMINUM SLN SHADE TO BE DESIGNED BY APPROVED FABRICATOR AND PERMIT TECH UNDER SEPARATE PERMIT
15 CONCRETE ROOF TILES
SW 7741 WILLOW TREE
SW 9173 SHIITAKE
SW 7531 CITY LOFT
SW 7001 MARSHMALLOW
SW 6081 FRENCH ROAST
GMA
GMA ARCHITECTS PLANNERS
43 BARKLEY CIRCLE SUITE #202
FORT MYERS, FL 33907
P: 239.275.7123
F: 239.275.0021
PROPOSED 18,000 SQ. FT. SHELL BUILDING
ESTERO 4.2
19900 S. TAMIAMI TRAIL, ESTERO FL. 33928
EXTERIOR ELEVATIONS
ISSUE HISTORY
FOR THE FIRM
JOB NO. 23007
A201


H1
EAST EXTERIOR ELEVATION - FRONT
SCALE
3/16" = 1'-0"
D1
NORTH EXTERIOR ELEVATION
SCALE
3/16" = 1'-0"
SW 7631 CITY LOFT
SW 9173 SHIITAKE
SW 7741 WILLOW TREE
43 BARKLEY CIRCLE, SUITE #202
FORT MYERS, FL 33907
P: 239.275.6220 F: 239.275.7123
PROPOSED 18,000 SQ. FT. SHELL BUILDING
ESTERO 4.2
19950 S. TAMIAMI TRAIL, ESTERO FL, 33928
EXTERIOR ELEVATIONS
ISSUE HISTORY
FOR THE FIRM
JOB NO. 23007
A202

QUESTIONS

THANK YOU!

QUESTIONS?

APPLICATION FOR PUBLIC INFORMATION MEETING
PLANNING ZONING AND DESIGN BOARD
VILLAGE OF ESTERO

REQUEST IS FOR: Public Information Meeting pursuant to LDC Section 2-401

1. Applicant/Project Name: Lee County Homes Associates IV, LLLP / RiverCreek Phase 3 and Recreation Site
2. Address: 12840 Corkscrew Road and 20161 Camellia Crosse Lane, Estero FL 33928
3. Strap Number: 30-46-26-E3-020F2.0000, 30-46-26-E2-0200A.00CE
4. Application Number: Phase 3 - DOS2023 - E0_____ / Recreation Site - DOS2023-E003

5. Type of Application (check appropriate type(s)):

- ☐ Comprehensive Plan Amendment
- ☐ Planned Development - Amendment or Final Plan Approval
- ☐ Conventional Rezoning
- ☐ Bar Special Permit
- ☐ Planned Development Zoning
- ☐ Variance
- ☐ Special Exception
- ☒ Development Orders

6. Project Description (Brief description of project and need for application.)

RiverCreek - Phase Three consists of 200 single family lots on approximately 56.25 acres. The total community will consist of 554 single family homes, and a common recreation area. The total project area is 395.6 acres. The community recreation campus consists of a 14,546 SF clubhouse, with a pool area, tennis, pickleball and bocce courts, play area outdoor sports court and association parking located on platted Tract "A" of RiverCreek - Phase One, consisting of approximately 4.29 acres.

7. Application shall be accompanied by an electronic copy of the site plans drawn to scale, illustrating a detailed overview of the project. The plans shall define what is being requested and the deviation or change from the permitted and/or existing conditions.

Signature — April 14, 2023 (Date)

John Asher, Land Development Director

Print Name

Village of ESTERO

RIVERCREEK

PHASE THREE & RECREATION CENTER

DEVELOPMENT ORDER

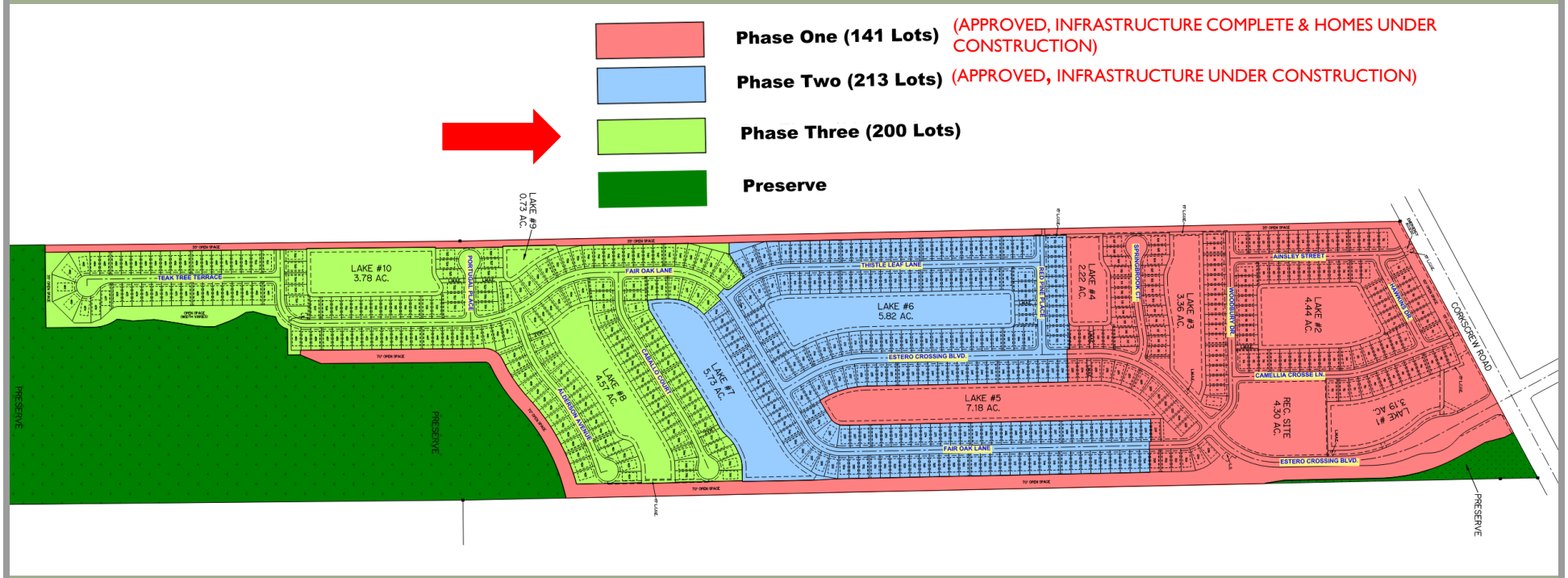
(f.k.a. Corkscrew Crossing)

PLANNING ZONING & DESIGN BOARD MEETING - May 9, 2023

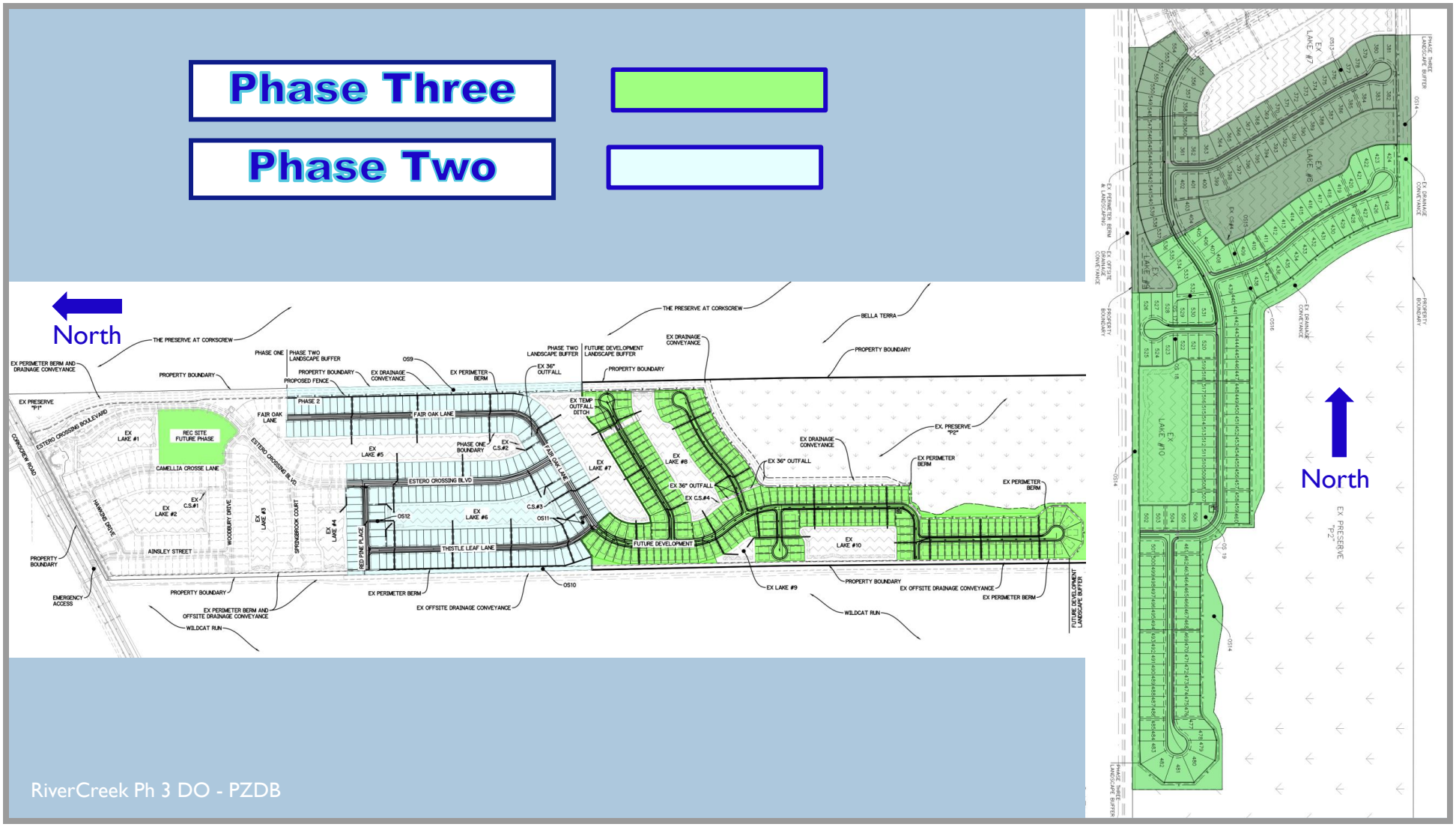
Lee County Homes Associates IV, LLLP


PROPOSED SITE PLAN
554 D.U. (Single Family Homes)
North
Wildcat Run
SITE PLAN FOR
CORKSCREW CROSSING
Bella Terra
Preserve at Corkscrew
RiverCreek Ph 3 DO - PZDB

PROJECT PHASING



RiverCreek Ph 3 DO - PZDB


Phase Three
Phase Two
North
THE PRESERVE AT CORKSCREW
BELLA TERRA
PROPERTY BOUNDARY
EX PERIMETER BERM AND DRAINAGE CONVEYANCE
EX PRESERVE "P1"
ESTERO CROSSING BOULEVARD
CORKSCREW ROAD
REC SITE FUTURE PHASE
CAMELLIA CROSSE LANE
PHASE ONE
PHASE TWO LANDSCAPE BUFFER
PROPOSED FENCE
PHASE 2
FAIR OAK LANE
EX DRAINAGE CONVEYANCE
EX PERIMETER BERM
OS9
EX 36" OUTFALL
FUTURE DEVELOPMENT LANDSCAPE BUFFER
EX TEMP OUTFALL DETCH
PHASE ONE BOUNDARY
ESTERO CROSSING BLVD
THISTLE LEAF LANE
FUTURE DEVELOPMENT
EX. PRESERVE "P2"
EX 36" OUTFALL
EX C.S.#4
EX PERIMETER BERM
EX LAKE #10
EX LAKE #9
EX OFFSITE DRAINAGE CONVEYANCE
WILDCAT RUN
FUTURE DEVELOPMENT LANDSCAPE BUFFER
HAWKINS DRIVE
WOODBURY DRIVE
SPRINGBROOK COURT
RED PINE PLACE
AINSLEY STREET
EMERGENCY ACCESS
OS10
OS11
OS12
C.S.#3
EX C.S.#1
EX C.S.#2
EX LAKE #1
EX LAKE #2
EX LAKE #3
EX LAKE #4
EX LAKE #5
EX LAKE #6
EX LAKE #7
EX LAKE #8
PHASE THREE LANDSCAPE BUFFER
EX LAKE #7
EX LAKE #8
EX LAKE #9
EX LAKE #10
EX DRAINAGE CONVEYANCE
EX PRESERVE "P2"
OS14
OS15
OS16
OS18
OS19
North
RiverCreek Ph 3 DO - PZDB


Phase One Status
RiverCreek Ph 3 DO - PZDB


Phase Two Status
RiverCreek Ph 3 DO - PZDB

Phase Three



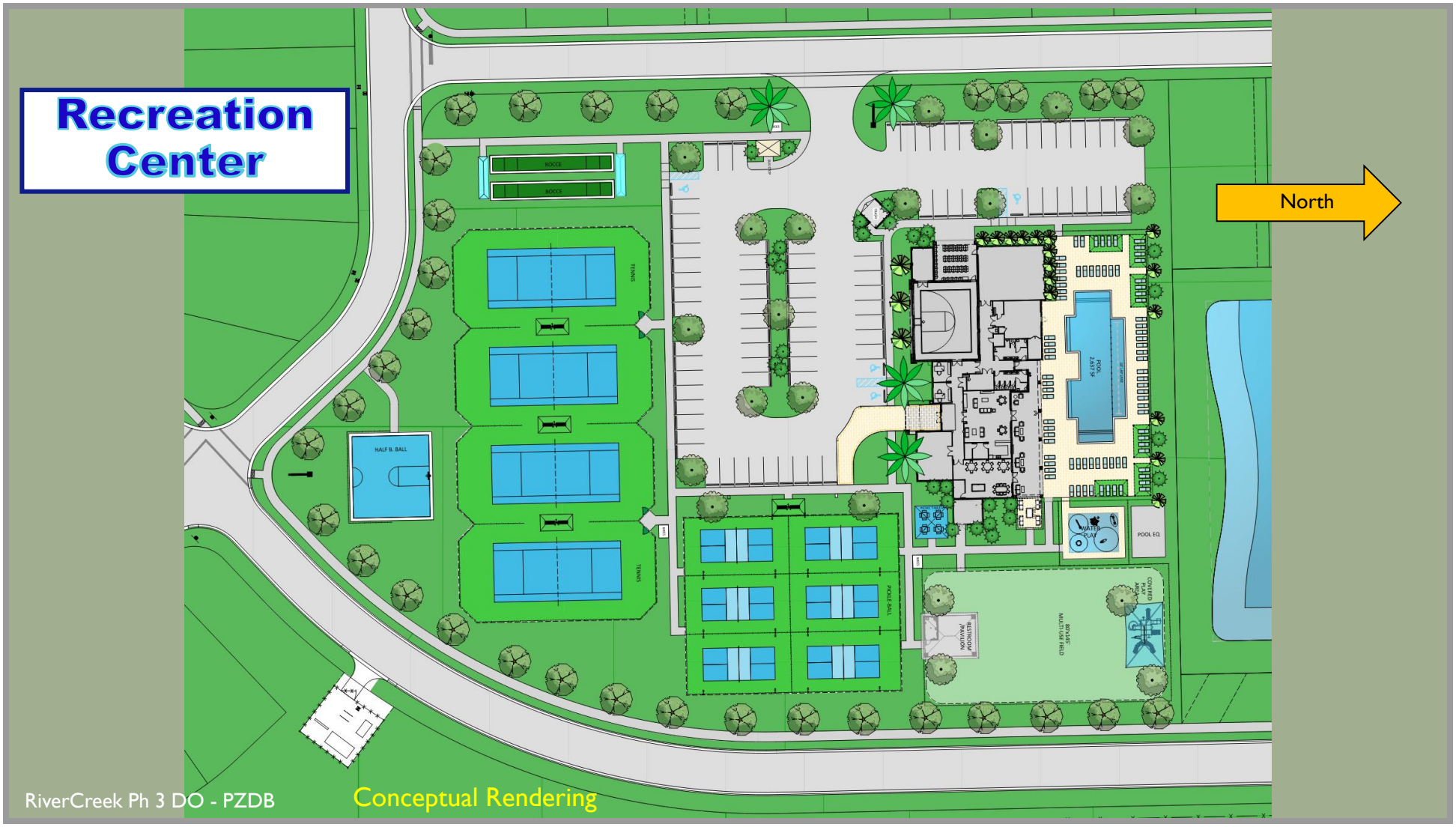


RiverCreek Ph 3 DO - PZDB

Phase 3 - Questions



RiverCreek Ph 3 DO - PZDB


Recreation Center
North
BOCCE
BOCCE
TENNIS
TENNIS
HALF B. BALL
PICKLE BALL
POOL 2,625 SF
WATER PLAY
POOL EQ
COVERED PLAY AREA
RESTROOM / PAVILION
RELAID MULTI USE FIELD
RiverCreek Ph 3 DO - PZDB
Conceptual Rendering


Clubhouse
Conceptual Rendering
RiverCreek Ph 3 DO - PZDB

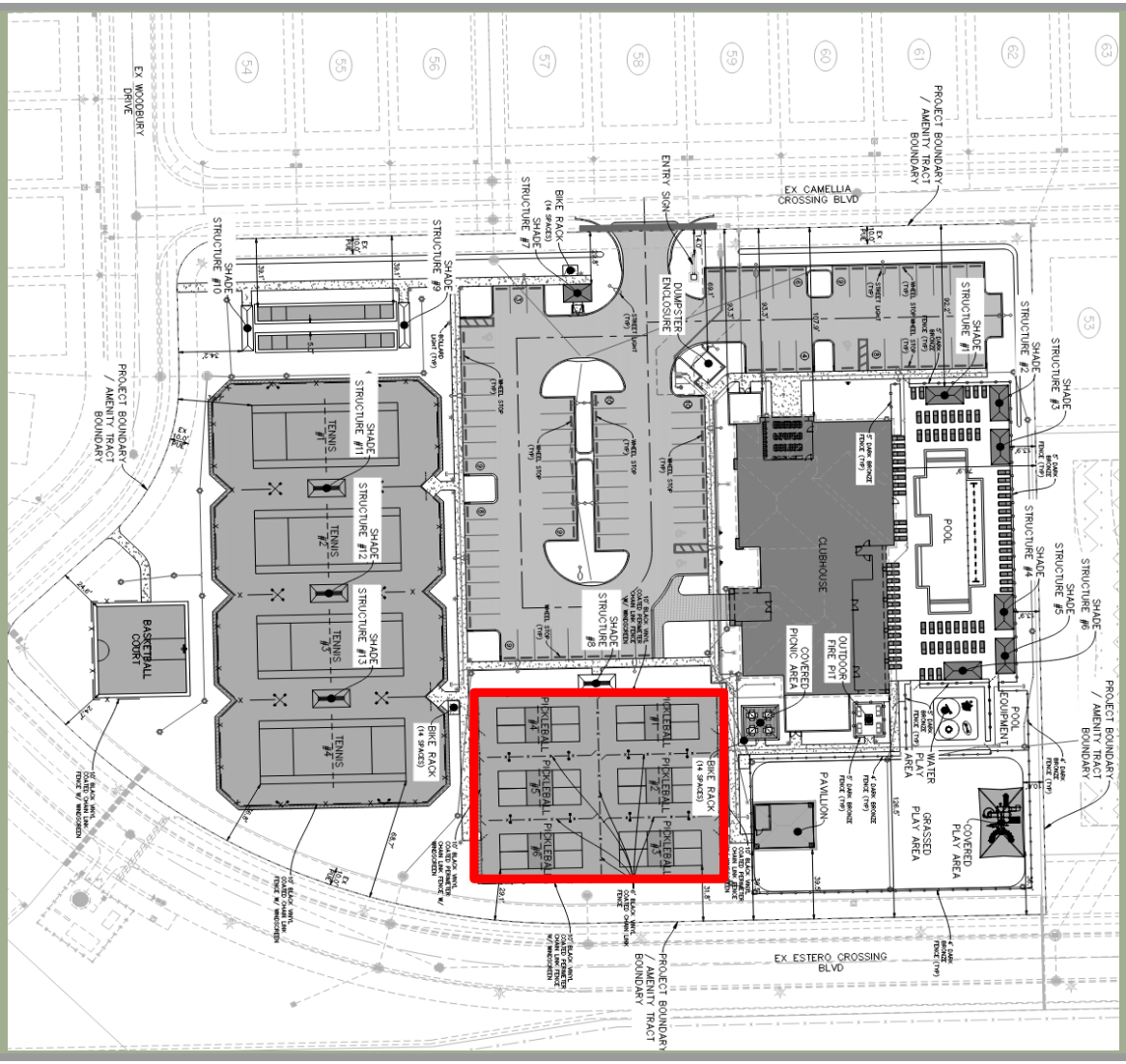

Bocce & Tennis
RiverCreek Ph 3 DO - PZDB
Conceptual Rendering


Pickleball & Play Area
Conceptual Rendering
RiverCreek Ph 2 & Rec PIM


Fire Pit & Splash Pad
RiverCreek Ph 3 DO - PZDB
Conceptual Rendering

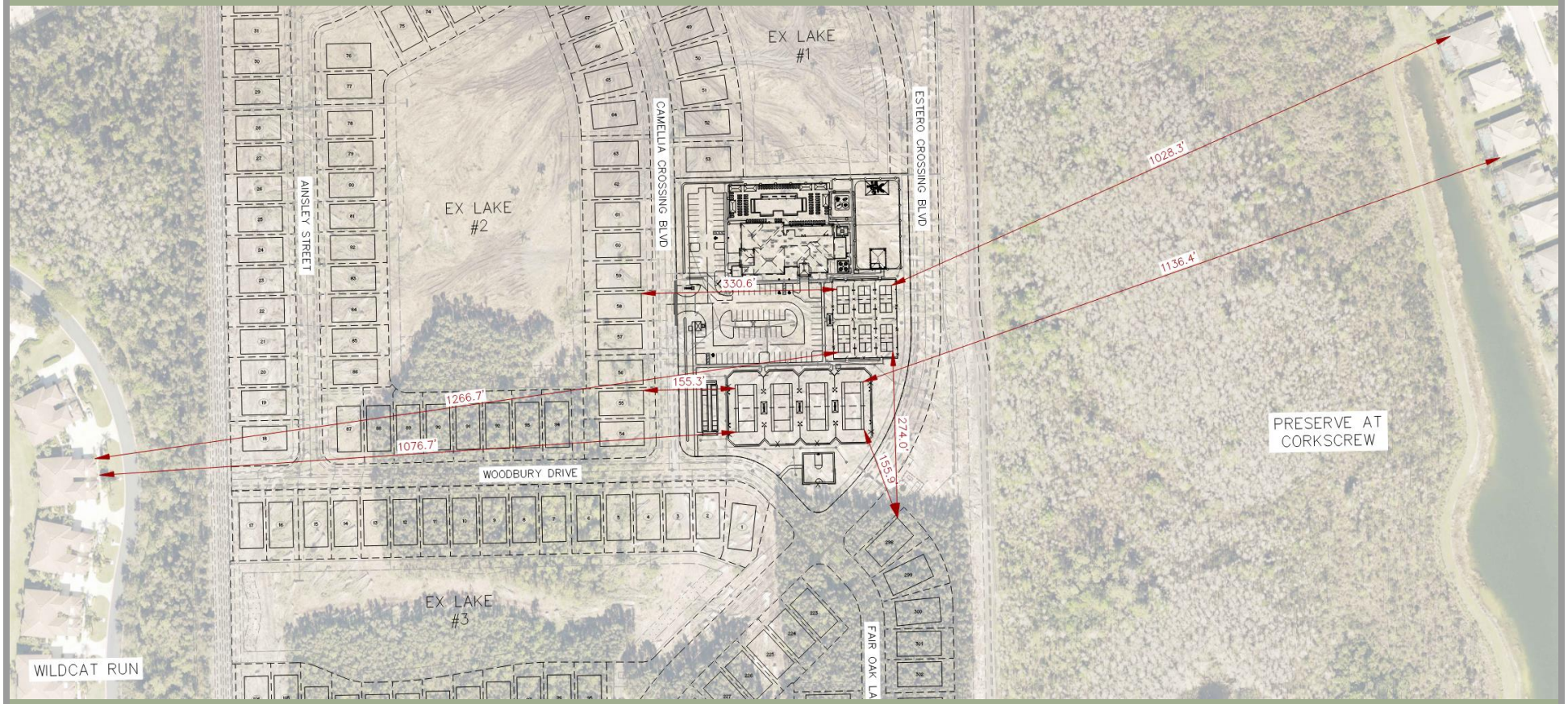

Pool
RiverCreek Ph 3 DO - PZDB
Conceptual Rendering

Site Plan



RiverCreek Ph 3 DO - PZDB

Aerial Photograph



RiverCreek Ph 3 DO - PZDB

Pickleball Noise

1. To the best of our knowledge all pickleball noise complaints from residents in the Village of Estero have come from **existing communities** when the community **added pickleball courts after residents had purchased their homes** and lived there for extended periods. The future residents in RiverCreek are fully aware of the location of the Recreation Center and the associated tennis and pickleball prior to selecting their lot, purchasing their home and moving in. There will be **no surprises or complaints** from tennis or pickleball noise.

2. RiverCreek will be a "family" community and not an active adult, age restricted community. It is anticipated that a majority of the residents will be families, and **many have selected their lot specifically based on its close proximity to the Recreation Center,** understanding the proposed activities and associated noises.

3. Based on our experience in **dozens** of other residential communities throughout the State we have **not had any noise complaints**. Thus, we are not planning to install walls or the acoustical sound dampening panels because its unsightly and blocks air flow to the courts. In most of our past and current communities we have homes much closer to the pickleball courts than we have in RiverCreek and we have never had any resident noise complaints.

4. The proposed RiverCreek pickleball courts are **331'** and **274'** from the nearest building envelopes. The key for us is **informing buyers prior to their purchase** that they will be located near the various amenities such as pickleball and there will be the associated noise. The proposed community site plan in the center of the Sales Center on the large "topo" table clearly shows the Recreation Center and the location of the pickleball and tennis courts. There is also a large scale model of the Recreation Center that also highlights the courts.

RiverCreek Ph 3 DO - PZDB

Pickleball Noise

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

Image from the Community Sales Website:



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

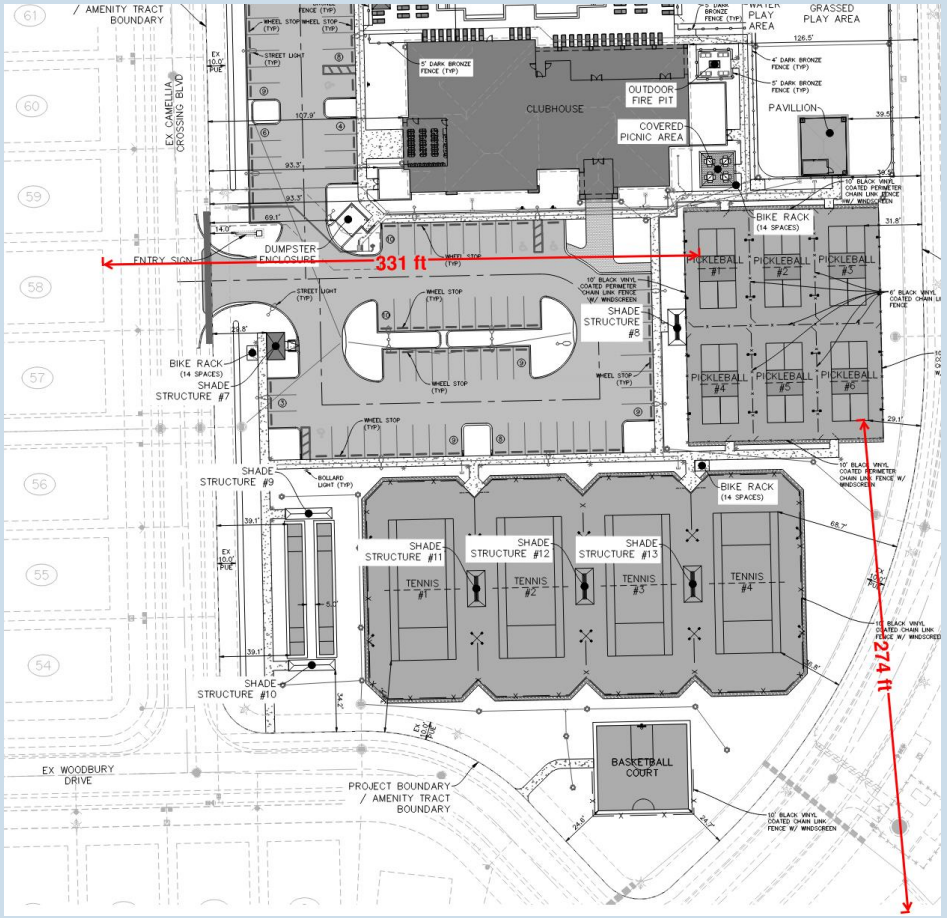


RiverCreek Ph 3 DO - PZDB

Pickleball Noise

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

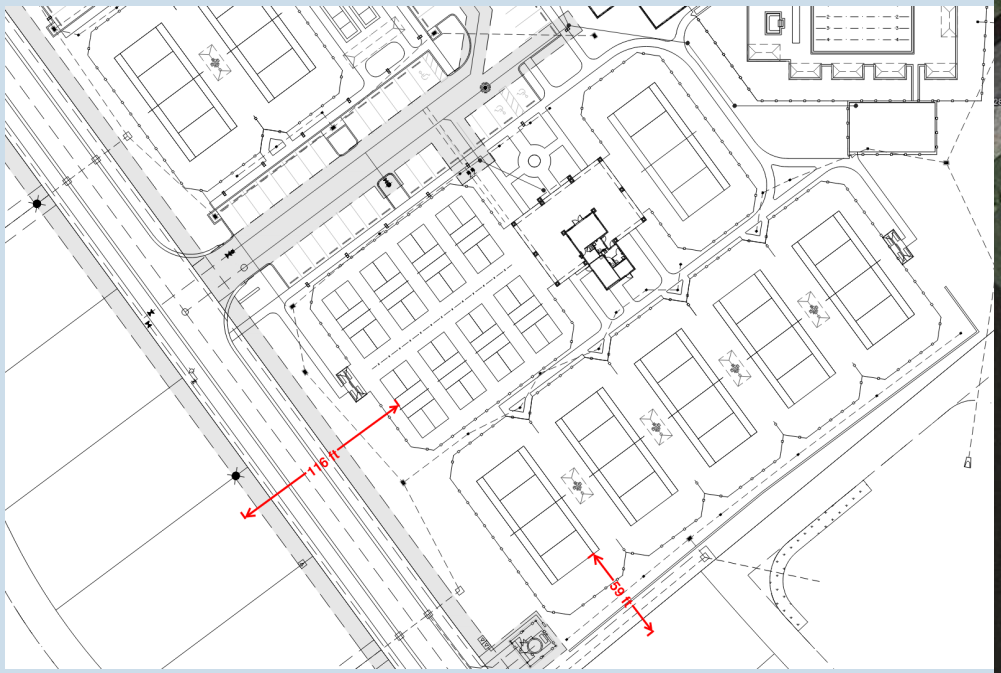
RiverCreek Recreation Center Site Plan



RiverCreek Ph 3 DO - PZDB

Pickleball Noise

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

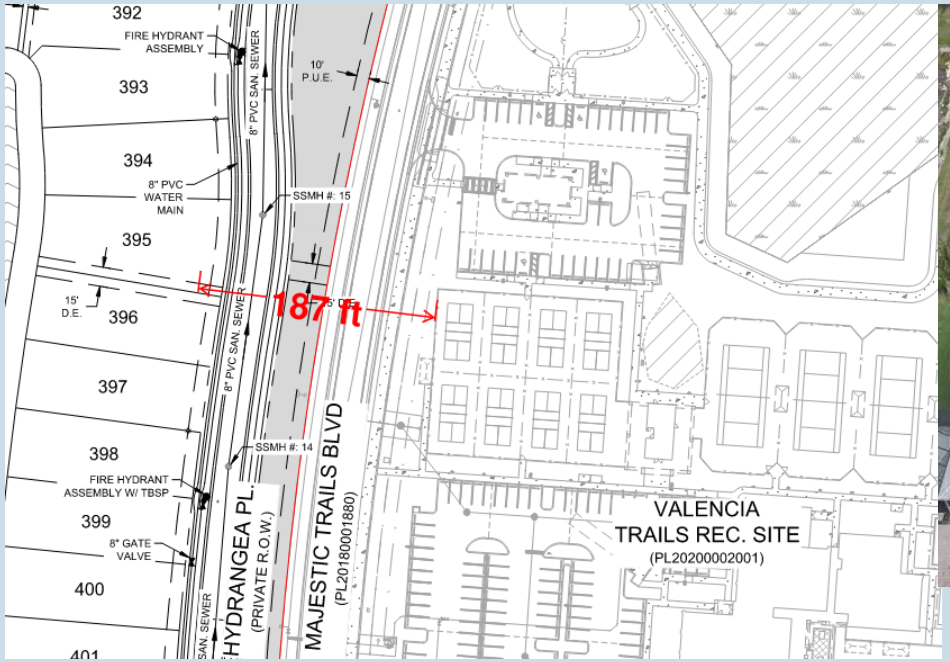




RiverCreek Ph 3 DO - PZDB

Pickleball Noise

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





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

RiverCreek Ph 3 DO - PZDB

Pickleball Noise

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

6. If noise complaints ever arose the HOA has the **ability to limit or restrict the type of pickleball balls and paddles** that can be used. However, one of our "racquet" pros stated that **because the current equipment on the market today is significantly quieter** than a few years ago they have **never had to enforce any type restriction** due to complaints.

7. When the various Sales Staff in these projects were questioned about potential for **noise complaints**, they stated that **there had been none**, and that **with the impact glass (double pane)** that is standard for all the windows, there was **little chance for the pickleball sounds to be heard inside the homes**.

8. It is understood that the RiverCreek project must adhere to the Village's previous LDC including the Noise Ordinance standard of 66 dBa between 7 AM and 10 PM. Please be aware that **pickleball play will be limited to the hours between 8 AM to 8 PM**. Addition research indicates pickleball has been shown to produce 60 – 70 dBa at a 100' distance from the source, and the sound is reduced by 6 dBa for every 100' distance from the source. Thus, the **noise at the closest homes will be significantly under the 66 dBa standard**.

RiverCreek Ph 3 DO - PZDB

Pickleball Noise

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

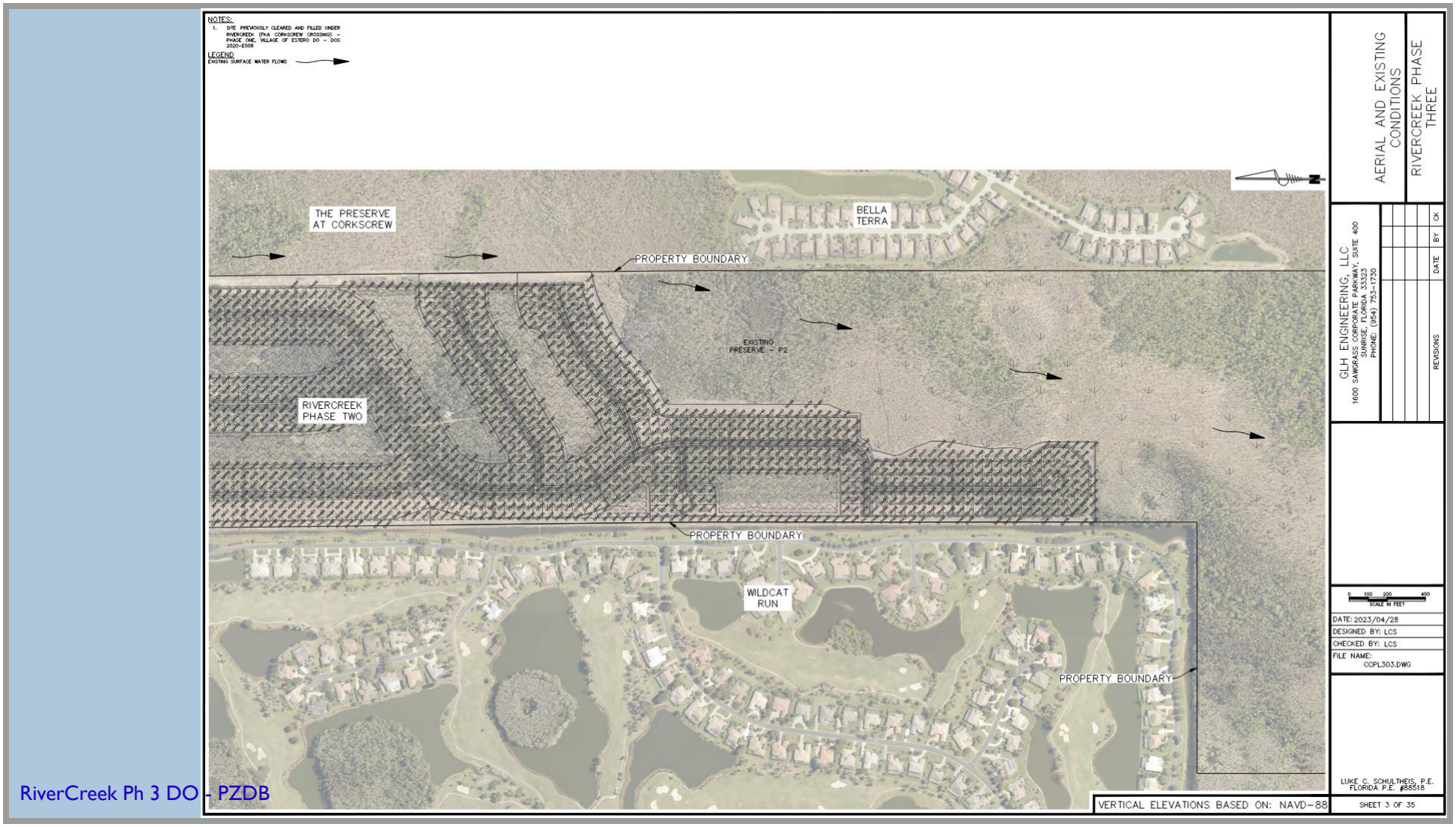
Glass Product Type and Thickness	STC Rating	OITC Rating
½" Monolithic Glass	36	33
¼" Glass + ½" Air + ¼" Glass IGU	35	28
¼" Glass / 0.030" PVB / ¼" Glass Laminate	38	34
1/8" Glass / 0.030" PVB / 1/8" Glass + ½" Air + ¼" Glass IGU	39	31

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

RiverCreek Ph 3 DO - PZDB

Pickleball Noise - Questions





RiverCreek Ph 3 DO - PZDB

NOTES

1. EXISTING IS DEFINED AS EITHER PREVIOUSLY PERMITTED OR EXISTING.
2. FINAL DIMENSIONS OF ALL LOTS SHALL BE PROVIDED WITH THE RESPECTIVE PHASE.
3. PER ORDINANCE 2019-25 EXHIBIT A 18A, THE PLANS MUST DELINEATE A PRESERVE CONTAINING A MINIMUM OF 218± ACRES. REQUIRED PRESERVE PREVIOUSLY PLATTED UNDER RIVERCREEK - PHASE ONE.

EX PRESERVE "P1" AREA = 2.10 AC.
EX PRESERVE "P2" AREA = 222.27 AC.
TOTAL EX PRESERVE AREA = 224.37 AC.

LEGEND

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

WATER MANAGEMENT SUMMARY

WATER MANAGEMENT PARAMETER	BASIN		
	BASIN 2	BASIN 3	BASIN 4
LAKES	1&2	3-6	7-10
CONTROL ELEVATION (FT-NAVD)	16.8	16.3	15.8
25-YEAR, 3-DAY RAINFALL (INCHES)	10.8		
100-YEAR, 3-DAY RAINFALL (INCHES)	13.5		
PEAK 25-YEAR, 3-DAY RAINFALL (FT-NAVD)	18.90	18.77	18.84
PEAK 100-YEAR, 3-DAY RAINFALL (FT-NAVD)	19.77	19.71	19.77
FEMA ELEVATION (FT-NAVD)	NOT MAPPED	NOT MAPPED	NOT MAPPED
MINIMUM ROAD ELEVATION (FT-NAVD)	19.1	19.1	19.1
MINIMUM FINISHED FLOOR ELEVATION (FT-NAVD)	19.8	19.8	19.8
MINIMUM PERIMETER BERM (FT-NAVD)	19.1	19.1	19.1

PHASES

PHASE THREE (LOTS 355-554) [200 LOTS]
PHASE 3A (PH3A) - LOTS 355-404 & 537-554 [68 LOTS]

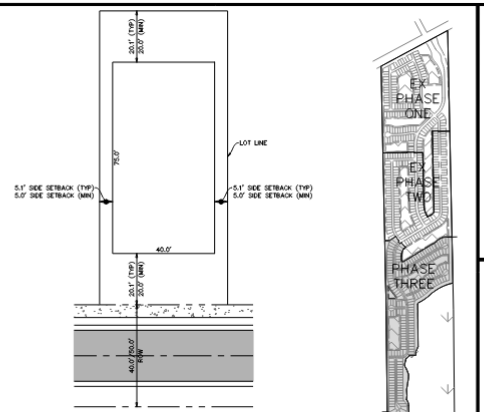
A) ISSUANCE OF A BUILDING PERMIT: (THE FOLLOWING ITEMS MUST BE COMPLETED FOR THE VILLAGE OF ESTERO TO ISSUE A BUILDING PERMIT IN THIS PHASE)
1. RECORDATION OF THE PLAT BY THE VILLAGE OF ESTERO.
2. WATER SERVICE FOR TEMPORARY FIRE PROTECTION FOR VERTICAL CONSTRUCTION ACCEPTABLE TO ESTERO FIRE RESCUE AND BUILDING OFFICIAL.
3. COMPLETION OF STABILIZED ACCESS ROAD.
4. FILLED AND COMPACTED TO HOLD-DOWN GRADE FOR LOT REQUESTING BUILDING PERMIT (HOLD DOWN TO BE DETERMINED BY DEVELOPER AND CONTRACTOR, NOT TO EXCEED 12 INCHES FROM FINISHED FLOOR ELEVATION).
5. P.E. CERTIFIED COMPACTION RESULTS FOR LOT REQUESTING BUILDING PERMIT.
6. INSTALLATION OF ALL UNDERGROUND UTILITIES TO SERVE THE PROPOSED LOTS (INFRASTRUCTURE DOES NOT REQUIRE CERTIFICATION FROM LCU, LCDOH, OR FDEP).
7. EXCAVATION AND STABILIZATION (SOD) OF OF LAKES 7 & 8.

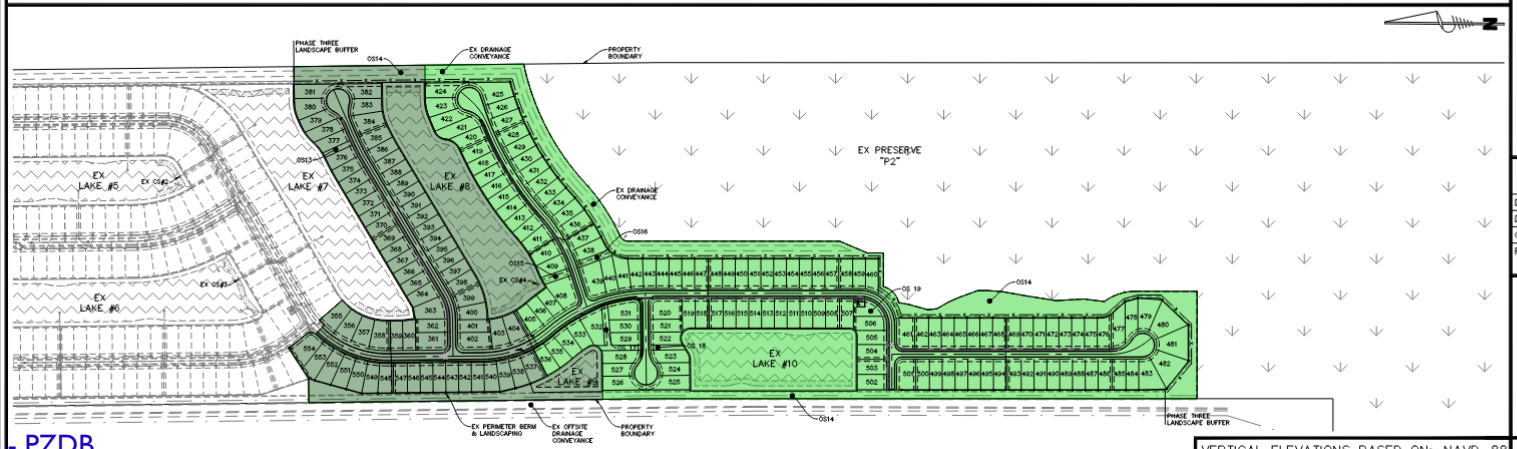
B) ISSUANCE OF C.O. (CERTIFICATE O F OCCUPANCY): (THE FOLLOWING ITEMS MUST BE COMPLETED FOR THE VILLAGE OF ESTERO TO ISSUE A C.O. IN THIS PHASE)
1. PRELIMINARY ACCEPTANCE OF UTILITIES TO SERVE PROPOSED LOTS (INFRASTRUCTURES REQUIRES CERTIFICATION FROM LCU, LCDOH, AND FDEP).
2. INSTALLATION OF DRAINAGE INFRASTRUCTURE WITHIN PHASE 3A.
3. ROADWAYS WITHIN PHASE 3A PAVED (FIRST LIFT ONLY).
4. INSTALLATION AND ACTIVATION OF DRY UTILITIES.
5. PARTIAL CERTIFICATION OF PHASE 3A FROM SFWMD.
6. COMPLETION OF LAKES 7 & 8 (SOD, LANDSCAPING & LITTORALS). (BASED ON CONSTRUCTION TIMING AND WATER LEVELS WITHIN THE PROJECT, THE LITTORAL PLANTINGS MAY NOT BE PLANTED, NOTE THE LITTORAL SHELVES HAVE BEEN BONDED UNDER DOS2020-E0008. THE LITTORAL PLANTINGS WILL BE PLANED IN LATE SPRING JUST BEFORE WATER LEVELS RISE IN THE WET SEASON TO ENSURE THE GREATEST CHANCE OF PLANT SURVIVAL).
7. INSTALLATION OF EAST LANDSCAPE BUFFER ADJACENT TO PHASE THREE LOTS (ZONE 1 & ALL OF THE LBE).

PHASE 3B (PH3B) - LOTS 405-536 [132 LOTS]

A) ISSUANCE OF A BUILDING PERMIT: (THE FOLLOWING ITEMS MUST BE COMPLETED FOR THE VILLAGE OF ESTERO TO ISSUE A BUILDING PERMIT IN THIS PHASE)
1. RECORDATION OF THE PLAT BY THE VILLAGE OF ESTERO.
2. WATER SERVICE FOR TEMPORARY FIRE PROTECTION FOR VERTICAL CONSTRUCTION ACCEPTABLE TO ESTERO FIRE RESCUE AND BUILDING OFFICIAL.
3. COMPLETION OF STABILIZED ACCESS ROAD.
4. FILLED AND COMPACTED TO HOLD-DOWN GRADE FOR LOT REQUESTING BUILDING PERMIT (HOLD DOWN TO BE DETERMINED BY DEVELOPER AND CONTRACTOR, NOT TO EXCEED 12 INCHES FROM FINISHED FLOOR ELEVATION).
5. P.E. CERTIFIED COMPACTION RESULTS FOR LOT REQUESTING BUILDING PERMIT.
6. INSTALLATION OF ALL UNDERGROUND UTILITIES TO SERVE THE PROPOSED LOTS (INFRASTRUCTURE DOES NOT REQUIRE CERTIFICATION FROM LCU, LCDOH, OR FDEP).
7. EXCAVATION AND STABILIZATION (SOD) OF OF LAKES 9 & 10.

B) ISSUANCE OF C.O. (CERTIFICATE O F OCCUPANCY): (THE FOLLOWING ITEMS MUST BE COMPLETED FOR THE VILLAGE OF ESTERO TO ISSUE A C.O. IN THIS PHASE)
1. PRELIMINARY ACCEPTANCE OF UTILITIES TO SERVE PROPOSED LOTS (INFRASTRUCTURES REQUIRES CERTIFICATION FROM LCU, LCDOH, AND FDEP).
2. INSTALLATION OF DRAINAGE INFRASTRUCTURE WITHIN PHASE 3B.
3. ROADWAYS WITHIN PHASE 3B PAVED (FIRST LIFT ONLY).
4. INSTALLATION AND ACTIVATION OF DRY UTILITIES.
5. PARTIAL CERTIFICATION OF PHASE 3B FROM SFWMD.
6. COMPLETION OF LAKES 9 & 10 (SOD, LANDSCAPING & LITTORALS). (BASED ON CONSTRUCTION TIMING AND WATER LEVELS WITHIN THE PROJECT, THE LITTORAL PLANTINGS MAY NOT BE PLANTED, NOTE THE LITTORAL SHELVES HAVE BEEN BONDED UNDER DOS2020-E0008. THE LITTORAL PLANTINGS WILL BE PLANED IN LATE SPRING JUST BEFORE WATER LEVELS RISE IN THE WET SEASON TO ENSURE THE GREATEST CHANCE OF PLANT SURVIVAL).





VERTICAL ELEVATIONS BASED ON: NAVD-88

RiverCreek Ph 3 DO - PZDB

SITE & PHASING PLAN
RIVERCREEK PHASE THREE

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

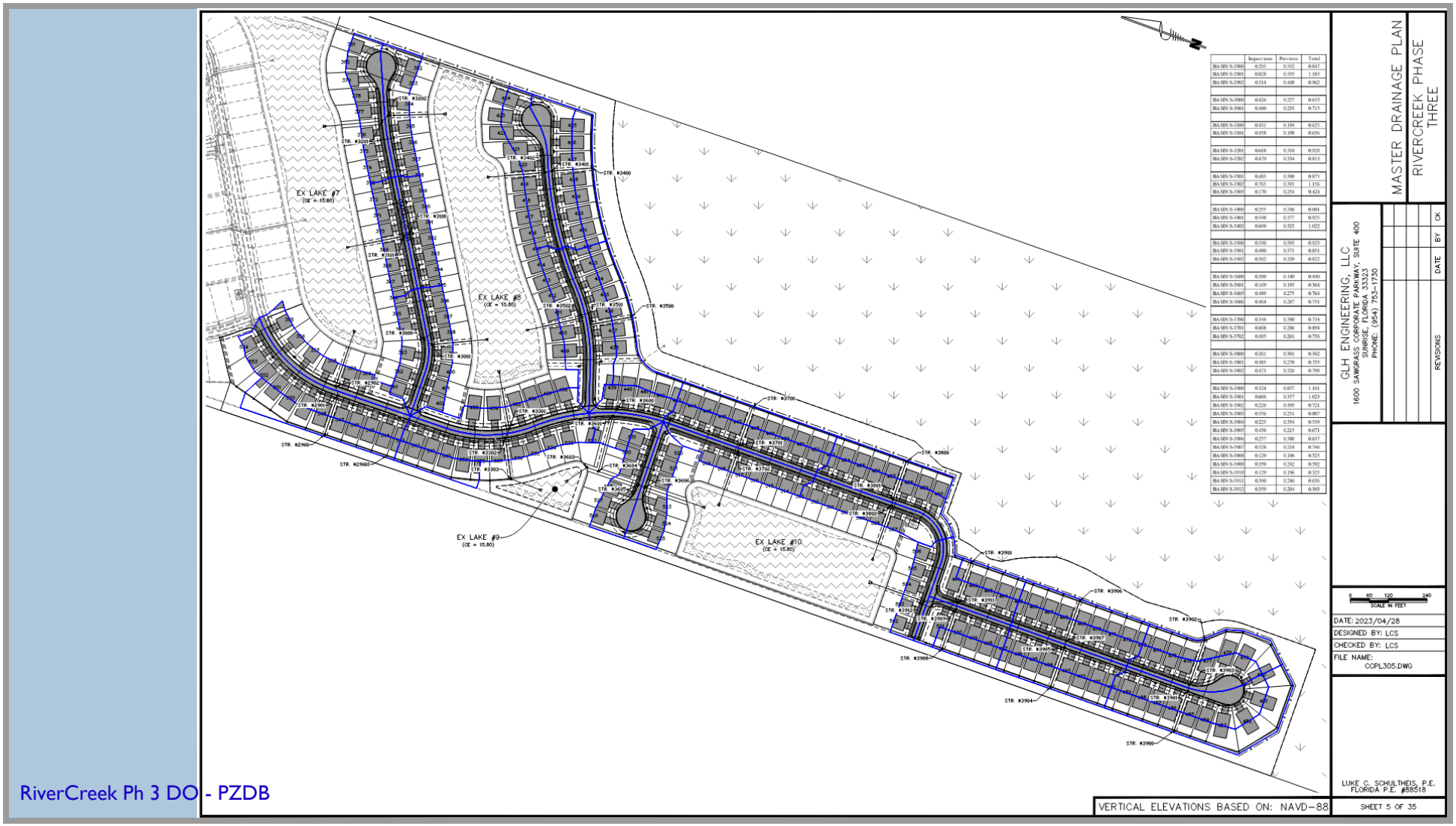
REVISIONS	DATE	BY	CK

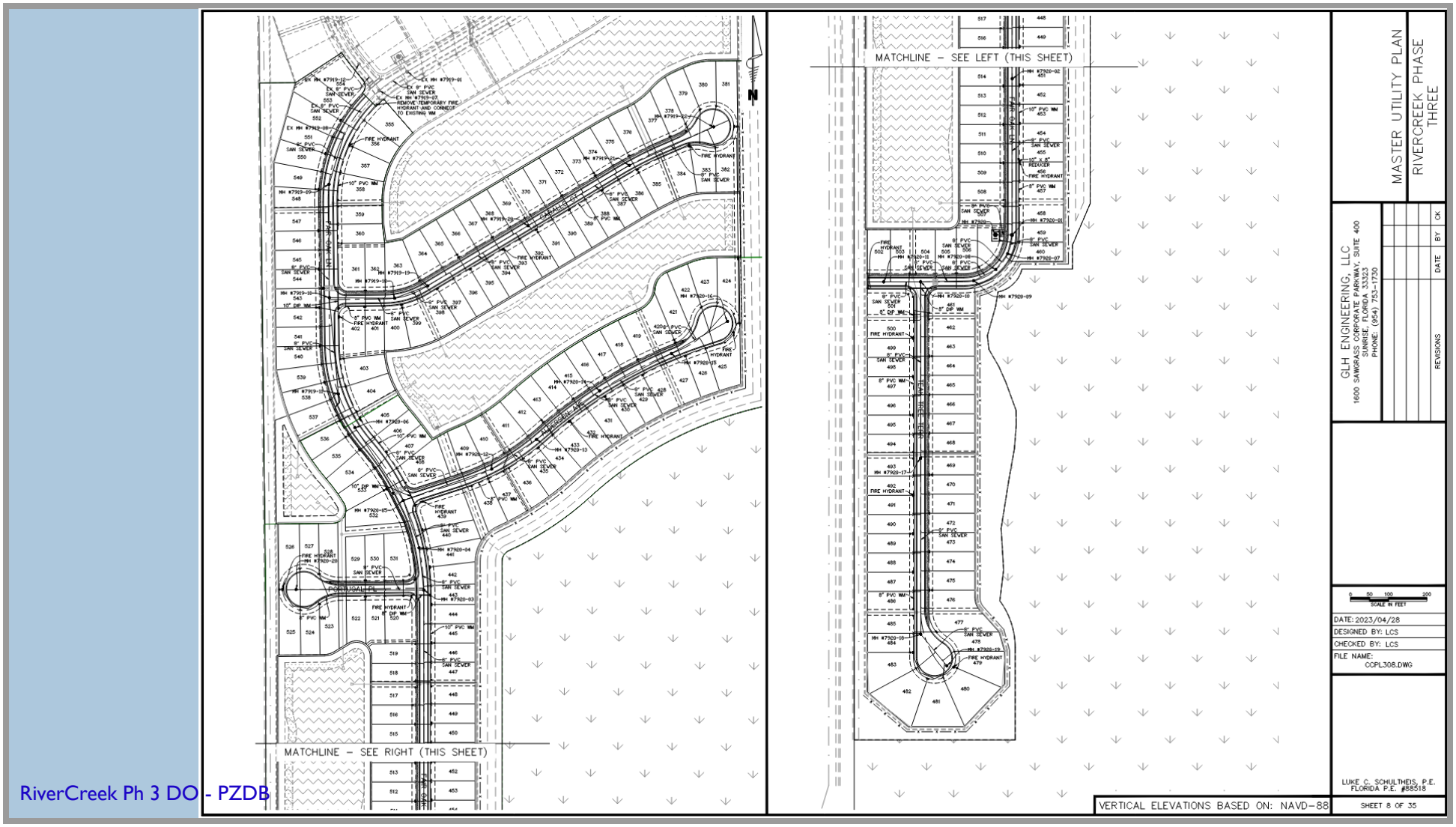
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DATE: 2023/04/28
DESIGNED BY: LCS
CHECKED BY: LCS
FILE NAME: CCPL304.DWG

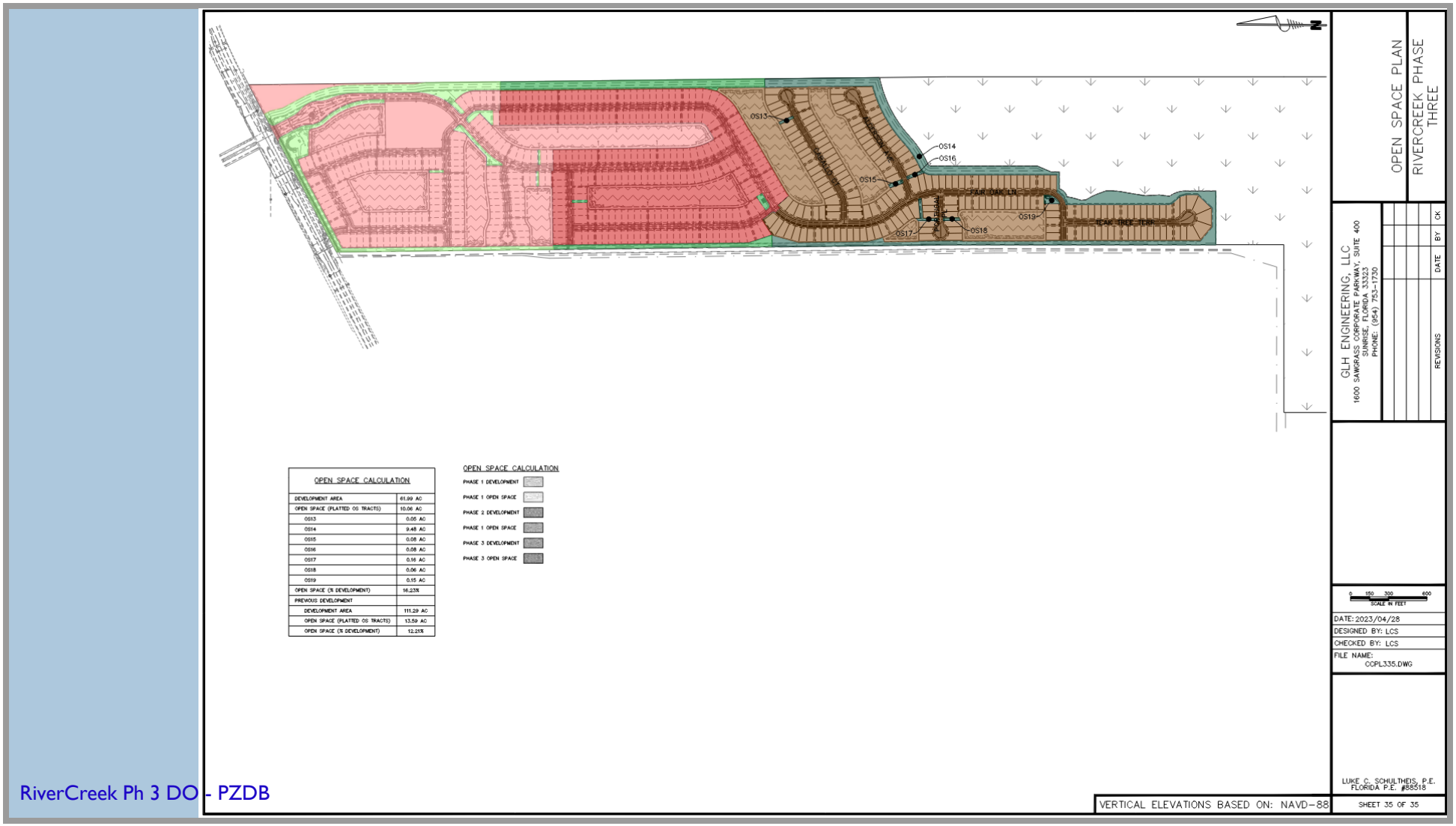
LUKE C. SCHULTHEIS, P.E.
FLORIDA P.E. #88518

SHEET 4 OF 35

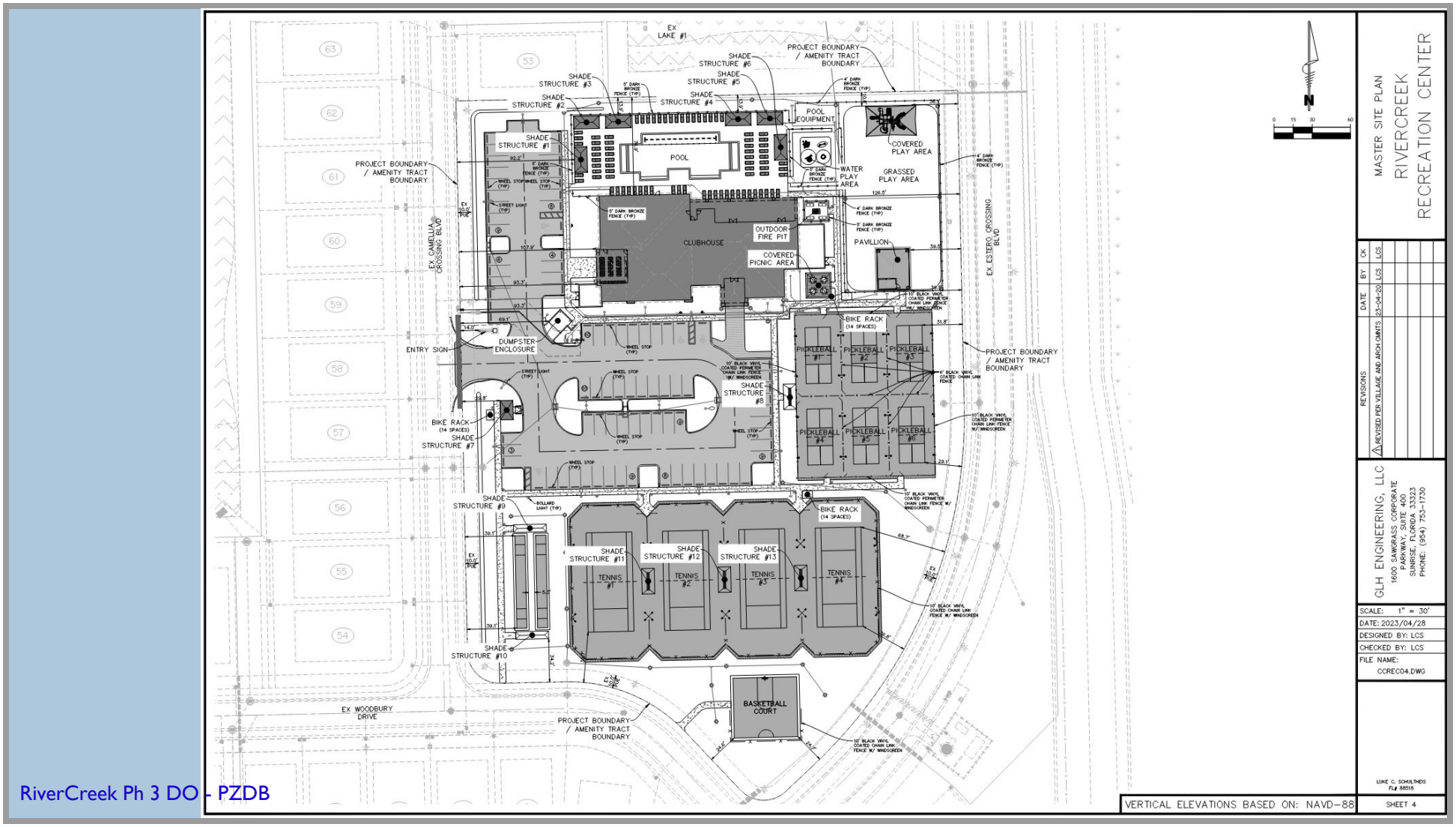

MASTER DRAINAGE PLAN
RIVERCREEK PHASE THREE
GLH ENGINEERING, LLC
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730
REVISIONS
DATE
BY
CK
SCALE IN FEET
DATE: 2023/04/28
DESIGNED BY: LCS
CHECKED BY: LCS
FILE NAME: CCPL305.DWG
LUKE C. SCHULTHEIS, P.E.
FLORIDA P.E. #88518
SHEET 5 OF 35
VERTICAL ELEVATIONS BASED ON: NAVD-88
EX LAKE #7
EX LAKE #8
EX LAKE #9
EX LAKE #10
RiverCreek Ph 3 DO - PZDB



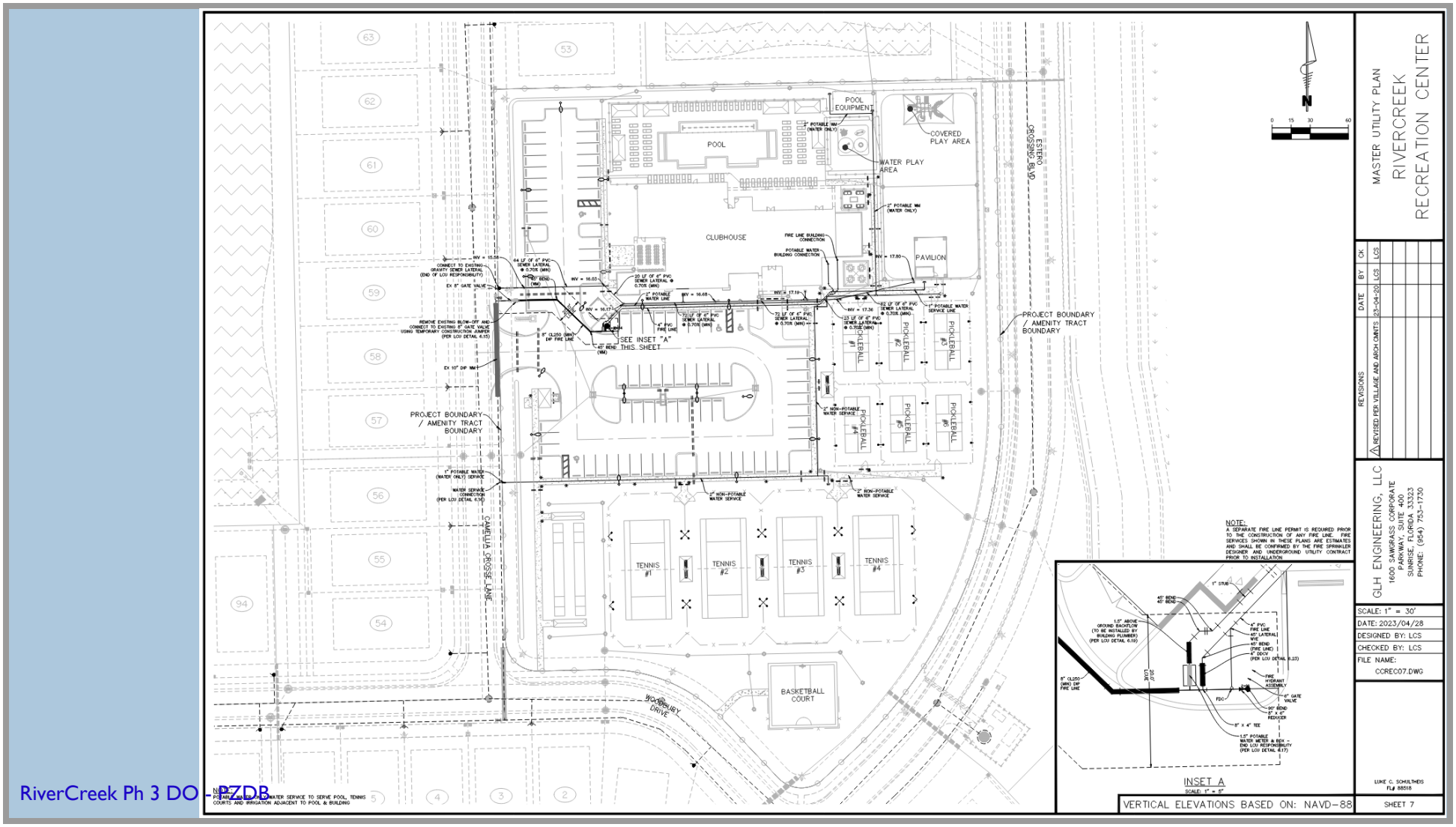
RiverCreek Ph 3 DO - PZDB



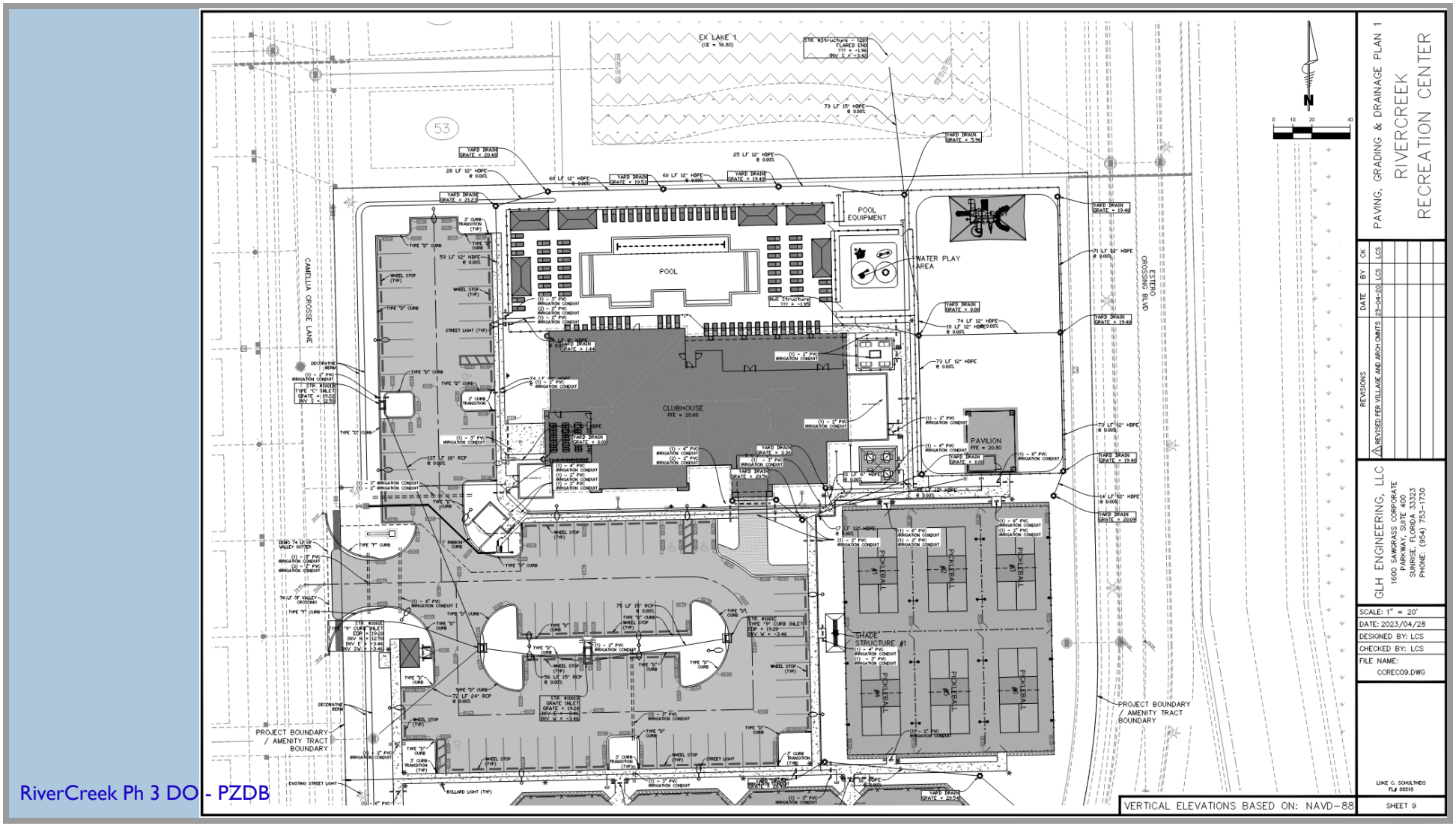
RiverCreek Ph 3 DO - PZDB



RiverCreek Ph 3 DO - PZDB



RiverCreek Ph 3 DO - PZDB


PAVING, GRADING & DRAINAGE PLAN 1
RIVERCREEK
RECREATION CENTER
REVISIONS
REVISED PER VILLAGE AND ARCH COMMTS
DATE
23-04-20
BY
LCS
CK
LCS
GLH ENGINEERING, LLC
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730
SCALE: 1" = 20'
DATE: 2023/04/28
DESIGNED BY: LCS
CHECKED BY: LCS
FILE NAME: CORECO9.DWG
LUKE C. SCHULTHEIS
FL# 88518
SHEET 9
VERTICAL ELEVATIONS BASED ON: NAVD-88
EX LAKE 1
POOL
POOL EQUIPMENT
WATER PLAY AREA
CLUBHOUSE
PAVILION
SHADE STRUCTURE #1
PICKLEBALL
CAMELLIA GROSSE LANE
CROSSING BLVD
PROJECT BOUNDARY / AMENITY TRACT BOUNDARY
RiverCreek Ph 3 DO - PZDB

APPLICATION FOR PUBLIC INFORMATION MEETING
PLANNING ZONING AND DESIGN BOARD
VILLAGE OF ESTERO

REQUEST IS FOR: Public Information Meeting pursuant to LDC Section 2-401

1. Applicant/Project Name: Genova Virtual Gate Project
2. Address: 21530 Strada Nuova Circle, Estero FL 33928
3. Strap Number:
4. Application Number:

5. Type of Application (check appropriate type(s)):

- ☐ Comprehensive Plan Amendment
- ☒ Planned Development - Amendment or Final Plan Approval
- ☐ Conventional Rezoning
- ☐ Bar Special Permit
- ☐ Planned Development Zoning
- ☐ Variance
- ☐ Special Exception
- ☐ Development Orders

6. Project Description (Brief description of project and need for application.)

Genova One and Genova Two Residents Are seeking Approval from the Village of Estero to request A Modification to the gate Access to the Community, from being marked 24-hours a day to An Automated Virtual System.

7. Application shall be accompanied by an electronic copy of the site plans drawn to scale, illustrating a detailed overview of the project. The plans shall define what is being requested and the deviation or change from the permitted and/or existing conditions.

Susan H. Majka
Signature

4/21/23
Date

Susan H. Majka
Print Name

Applicant's Summary Letter & Exhibits

April 7, 2023
Mary Gibbs, FAICP
Community Development Director
9401 Corkscrew Palms Circle
Estero, FL 33928

Dear Mary,

On behalf of The Club at Genova ("Community"), the Condominium Associations of Genova One and Genova Two (together as the "Applicant") are submitting this Application for a Planned Development Public Hearing in The Village of Estero to request a modification to the gate access to the Community from being manned 24-hours a day to an automated virtual system. Due to the massive cost of the current contract with our gate company, which is estimated to increase by a further 25% upon renewal the summer of 2023, the Genova residents came together to form a committee to explore alternatives that would provide cost savings and ease of access for residents while maintaining the same level of security.

As part of this resident initiative, the committee reached out to multiple vendors and scheduled presentations for the residents to explain how the virtual system would work and receive feedback from all. Education meetings were held with residents on the following days and a FAQs sheet (Exhibit A) was distributed to further explain the systems:

- November 11,2022 – 36 owners attended this session.
- November 17, 2022 – 12 owners attended this session.

The vendor that was selected during our presentation was the Envera System (Exhibit B) which will be able to do both requirements, reduce access control costs and improve security at Genova. This system will include security cameras and kiosks for visitors to interface with virtual gate guards and provide credentials for entry. Due to the efficacy of the system, it is anticipated that access times to the Community will be equivalent or less than with the current structure which will avoid any concerns for vehicle stacking.

Additionally, we surveyed all residents on February 6, 2023, to confirm they would like us to pursue this change with the Village of Estero (Exhibit C). We were pleased to see that out of 131 total units in the Community, 110 units participated in the survey (84% of the Community) and a total of 74 units or 67%, voted in favor of continuing to pursue this change with the Village of Estero (Exhibit D). It is expected that once this change is approved by the Village of Estero, another formal vote will take place in the Community before proceeding with the change in vendors.

It is important to note that our Community does not experience high traffic volume. We requested our current gate company to provide statistics for visitors from June 2022 – Feb 16, 2023, and discovered that for this 8.5 month period, an average of 502 visitor vehicles/delivery vendors entered the Community monthly. This is an average of less than 17 cars per day. When you combine the reduction in time it will take a visitor to access the Community, thanks to the new system and the low average number of visitors coming to Genova daily, there should not be any issues with vehicle stacking. We are not modifying the gates and nothing else will change from when the project was approved. We are only improving the access to the Community while reducing a significant cost in our budget.

It is anticipated that the annual savings after the Envera system is installed will be between $140,000-$180,000 per year (based on the 25% contract renewal increase in July 2023). This represents a significant reduction of approximately 20%-25% in our annual budget.
We hope you approve our request to be able to have a better system in the community while assisting our residents in securing savings on annual basis.

Sincerely,
Dan Olson, Virtual Gate Committee Co-Chair
Genova One Association

Susan Majka, Virtual Gate Committee Co-Chair
Genova Two Association

Exhibit A

Genova Automated Guest Access Control
Frequently Asked Questions

Envera Virtual Gate Guard

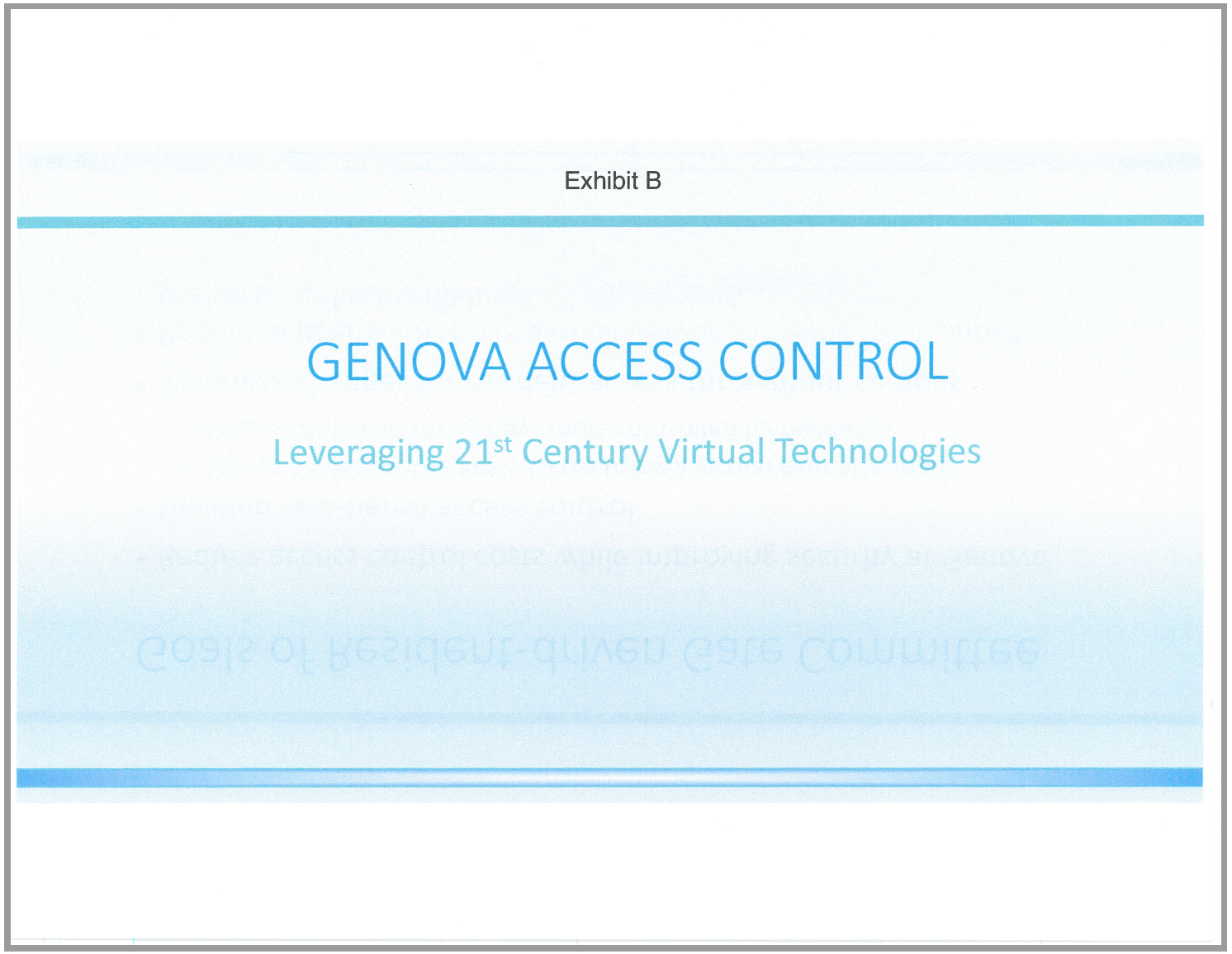
- **What is the warranty on the Envera equipment?**
  - Pricing includes warranty for all equipment for life of agreement.
- What provisions are made for equipment operation during lightning strikes and power outages?
  - Envera will install a battery back-up and secondary internet line for power outages so that gates will default to the open position until the power and/or internet are operational.
- **How does Envera handle deliveries?**
  - Genova determines the post orders used by Envera Gate Guards to determine how to handle all non-resident entry requests including deliveries (e.g. Fed Ex, Amazon, etc.).
- **How will emergency vehicles gain entry to the Genova property with the Envera equipment?**
  - All first responders gain automatic entry to the property via various methods, as determined by the community at installation. Methods include gate guard granting entry, knox key, or siren sound.
- **Where are the Envera Call Center Personnel and support technicians located?**
  - Call Center Personnel are located in Sarasota FL and Technicians are spread across the state in Sarasota, Fort Myers, Naples, Miami, Venice locations.
- How do residents gain entry/exit when cycling or walking?
  - Residents continue to use the pedestrian gates located on via Coconut or the pedestrian gate at the guard house as they do currently. A new option for residents is to use the Envera gate kiosk if they need the vehicle gates opened.
- **What happens if the gates are inoperable, especially during non-business hours.**
  - Inform the virtual gate guard at the kiosk and a technician will be called out.

myQ Smart Community Access (Liftmaster)

- **How will residents enter the elevator lobby?**
  - Same as residents do currently, use your card key.
- **How will my guest/personal vendor enter the Elevator Lobby?**
  - Guests can dial you from the directory on the intercom located outside the lobby.
  - Residents can also proactively send your guest a virtual guest pass, so that they can enter without calling the resident.
- **Can I enter the elevator lobby area using my phone?**
  - Yes, with the myQ Community app you can utilize the press-to-unlock feature.
- **How will I create a virtual guest pass for my guest?**

  - Residents can attend a training session held on site to learn how to operate the myQ app or visit this link for a video tutorial on app use: (228) How to Set Up and Use the myQ Community App for Residents | Support - YouTube

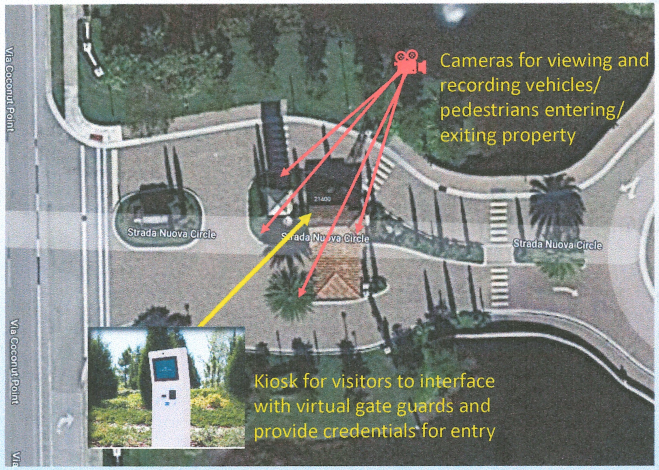
- **How will I gain access without my phone?**
  - Same as residents do currently, using your card key.
- **How will I download the myQ app?**
  - Residents can attend a training session held on site to learn how to obtain and operate the myQ app. This training will take place before installation to ensure residents are comfortable with myQ Community app use.
- **Do I have to use the myQ app?**
  - No. Residents can choose to have their guest use the intercom outside the elevator lobby to call your phone so that the resident can grant or deny their access.
- **Is this app different than the Envera app?**
  - Yes.
- **Who is installing the Liftmaster system?**
  - Action Automatic Door & Gate
- **Where are the Liftmaster technicians located?**
  - Technicians are located in the Fort Myers area.


Exhibit B
GENOVA ACCESS CONTROL
Leveraging 21st Century Virtual Technologies

Goals of Resident-driven Gate Committee

- Reduce access control costs while improving security at Genova
- Develop two-tiered access control
  - Access control at the Entry Gates using a virtual gate attendant
  - Access control at the Lobby Doors controlled by residents
- Minimize changes for resident access throughout campus
- Provide a positive ID record of all visitors entering the Genova property and our buildings

Two Layer approach to Access control



Envera Sytems Virtual Guard Technology at the gates

LiftMaster CAPXS Video communications in lobbies





Smart video communications allows residents to control visitor access to buildings from anywhere with visual confirmation

Envera Systems

access your life with community security solutions

About Envera Systems

- At Envera Systems, we understand the unique needs of community security. It is our mission to partner with communities and provide security through industry-leading technology and superior customer service. Having secured hundreds of gated community entrances, clubhouses, pools, and other amenities, we have the experience needed to protect the assets of homeowner associations, condominium associations, and community development districts.
- We'll work with your community to tailor a security program that fits your needs and budget. Our industry-leading Central Station oversees it all, operating 24 hours a day, 365 days a year to guarantee that we're there when your community needs protection. From screening visitors, to monitoring and retrieving video, as well as managing resident databases, our security guards make it a priority to provide best-in-class service.
- Envera can be your all-inclusive security provider. We handle the complete cycle of services from installation to implementation, monitoring, and servicing of equipment. It's the Envera Difference.
- Envera employs over 300 individuals in our Corporate and Branch Offices and provides services in Florida, Georgia, and Texas, securing hundreds of communities.

About Envera Systems

- **Installation:** With our own team of installers, we make sure that every project is done professionally and in a timely manner. Our Installation Team is provided with ongoing training and held to the standards of each municipality that we work in to ensure that all systems meet the required codes. A team of installers is located in your area, including an Installation Supervisor to oversee all local projects.
- **Implementation:** When you hire Envera for your security needs, our Implementation Team is there to plan what will happen prior to the system turning on. They assist in permitting, installation timelines, ordering of Internet lines, and introduction meetings for residents as needed. A team member is assigned as your main point of contact.
- **Service:** If equipment needs to be serviced or replaced, Envera's Service Team can perform emergency repairs and standard maintenance. We cannot do our job effectively if your equipment is not working properly.
- **Monitoring:** Envera's Central Monitoring Operations Center operates 24 hours a day, 365 days a year. Our licensed guards are provided ongoing training to prepare for any situation that may arise. Every community has certain needs and regulations that are listed as post orders for all guards to follow. Our Customer Service and Community Support Teams are also ready to assist with database management, video retrieval, incident reports, and questions from residents, property managers, or developers.
- **Account Management:** Each Envera customer has an assigned Account Manager once a project is activated. An Envera Account Manager is able to assist the association with any questions, concerns, updates, and more.

About Envera Systems

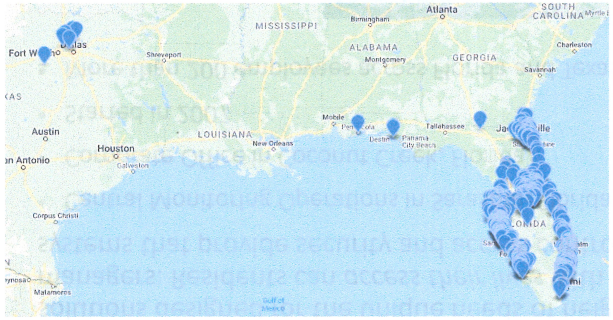
Secure your association and strengthen community value with cost-efficient, technology-based solutions designed for the unique needs of neighborhoods, residential developers, and property managers. Residents can *access their lives* with Envera as a community's full-service provider and systems that provide security and access control without being obtrusive to life.

- Central Monitoring Operations in Sarasota, Florida
- Corporate Office in Coconut Creek, Florida
- Started in 2007
- More than 200 employees across Florida and Texas



Relationships & Clients

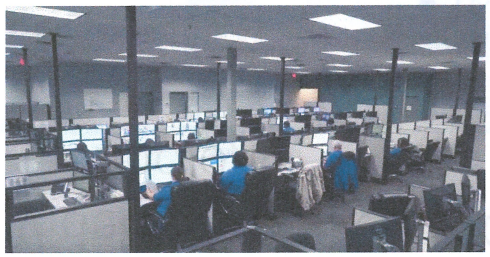
- Servicing 800+ communities
  - 450+ utilizing Virtual Gate Guard systems



- Partner with 25+ developers
  - Pulte Homes
  - Neal Communities
  - Kolter Homes
  - Lennar Homes
  - Mattamy Homes
  - Meritage Homes
  - Taylor Morrison
  - Toll Brothers
- Partner with 30+ property management firms
  - Access Management
  - FirstService Residential
  - Castle Group
  - Leland Management
  - Associa
  - Evergreen Lifestyles Management
  - CMA Management
  - Greenacre Properties

Envera's Virtual Guards

- Trained remote agents
- Guards share responsibilities and costs
- Advanced technology connects each agent to a community
- Real-time human intervention and communication at entrances and amenities
- Detailed reporting
- 24/7 supervision and in-house training
- Cost-efficient and affordable for associations and developers





Video: Virtual Gate Guard with Driver's License Technology



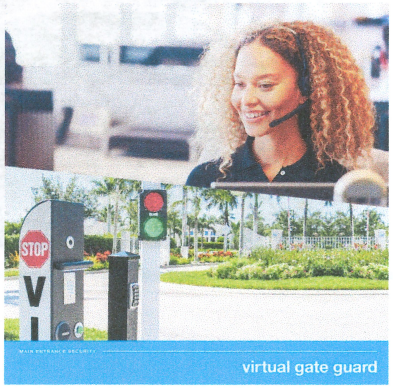
Gated Community Entrance Solutions

Virtual Gate Guard

- Envera Kiosk System™ connects visitors and vendors at an entrance with a virtual guard for verification
- Different options for enhanced and expedited verification by ID or QR code
- Includes strategically placed cameras:
  - Capture and archive drivers faces
  - Capture and archive license plates (vehicle owner information can be retrieved by Envera)
  - Capture and archive entrance footage and activity including vehicle make and model
- Record of each permitted visitor and denied transaction
- Includes MyEnvera, a resident web portal and app for each visitor management by residents
- Heightened security and visitor verification to provide communities with a complete system

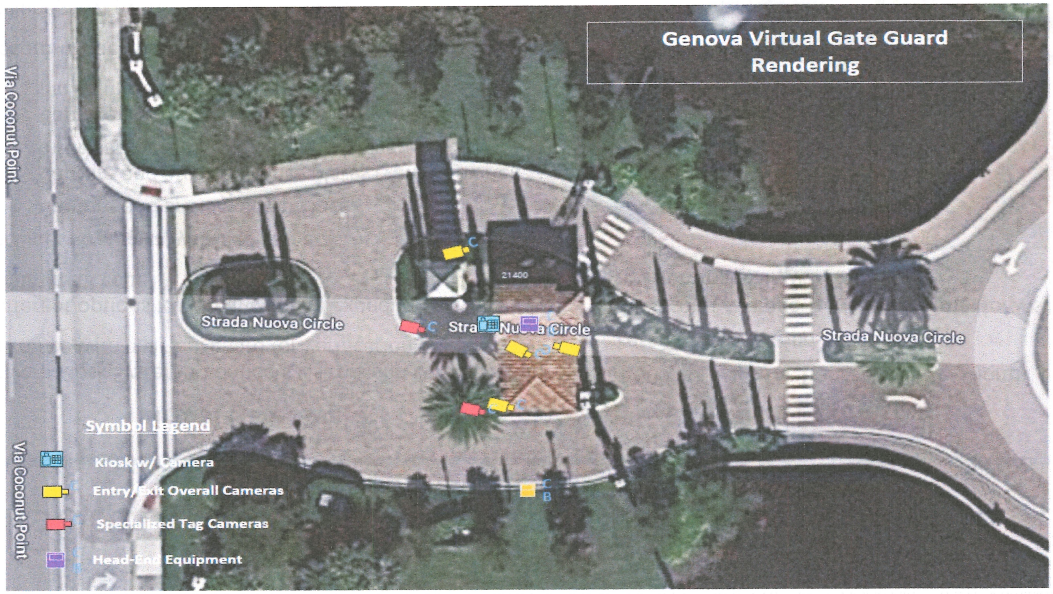
Statistics

- 1,000,000+ Visitor Transactions Per Month
- Less Than 10 Second Response Time
- 45 Second Average Transaction Time (for visitors who are not automatically verified)



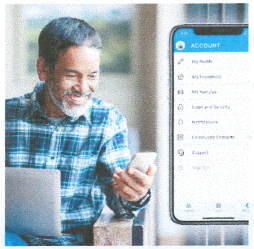
virtual gate guard

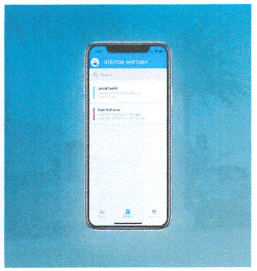
Equipment Layout

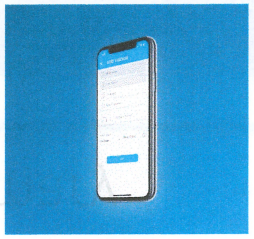


MyEnvera

- Web portal and mobile app included with the Virtual Gate Guard and Guard Module Solutions
- Assists residents and their visitors with smooth and simple verification at the entrance
- Residents can:
  - Update visitor list
  - Expedite entry by adding permanent visitors
  - Updated household & profile information
  - Receive email/text notifications when a visitor arrives
- Property managers, developers, and community staff can:
  - Update the community list of approved visitors and vendors
  - Access reports and data about the community







Return on Investment Summary

VGG Purchase Option	Envera Installation Investment	Envera Monitoring Investment	Envera TOTAL Annual Investment	Average Annual Cost for Ramco Guards	Annual Savings
	A	B	A + B = C	D	D - C
Year 1	$ 29,775	$ 32,252	$ 62,027	$ 175,000	$ 112,973
Year 2	$ -	$ 32,252	$ 32,252	$ 175,000	$ 142,748
Year 3	$ -	$ 32,252	$ 32,052	$ 175,000	$ 142,748
Year 4	$ -	$ 32,252	$ 32,252	$ 175,000	$ 142,748
Year 5	$ -	$ 32,252	$ 32,252	$ 175,000	$ 142,748
				Five Year Savings	$ 683,965

The Envera Difference



Questions From Previous Meeting

- Warranty of equipment – pricing includes warranty of all equipment during life of agreement
- Power Outages & Lighting Strikes – Envera will install battery back-up and a secondary internet line for power outages so gates will default to open until power and/or internet is back up
- Post Orders – every community will have a list of specific orders for Envera Guards to use to allow automatic entry – Amazon, Fed-Ex, etc.
- First Responders – all first responders are allowed automatic entry either with guard opening gate immediately or a siren sound that opens the gate

Links for Additional Information on Virtual Gate Guard Solution

- https://enverasystems.com/virtual-gate-guard/
- https://enverasystems.com/solutions/virtual-gate-guard/virtual-gate-guard-with-automatic-drivers-license-recognition/
- https://enverasystems.com/virtual-gate-guard-with-drivers-license-technology/


ENVERA®

Exhibit C

GENOVA RESIDENT BALLOT-VIRTUAL GATE INITIATIVE

1. Should the Virtual Gate Committee Members continue to move forward with seeking approval from the Village of Estero Planning, Zoning and Design Council, to eliminate the current manned front gate guardhouse and replace it with a 24 x 7 virtually manned kiosk for guest access to our community?

   Yes _____

   No_____

   Please check your preference above and complete the below information and Return your Ballot to the Clubhouse, no later than February 5, 2023 or mail your Ballot to:

   The Club at Genova
   21471 Strada Nuova Circle
   Estero, FL 33928

   Please Note: If you would like to learn more about Envera Systems and LiftMaster Virtual Gate technology, please check your email for additional presentation documents, along with FAQ's and interactive URLs to demonstrate how the systems work.

_____ _____

Signature of Unit Owner(s) Unit Number

_____ _____

Printed Name of Unit Owner(s) Date

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VIRTUAL GATE INITIATIVE BALLOT RESULTS

On behalf of the Virtual Gate Initiative Committee, below are the voting results.

VIRTUAL GATE INITIATIVE BALLOT

	Total Rec'd	Percentage of Vote
NO	36	33%
YES	74	67%
TOTAL (as of 02/06/23)	**110**	

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AGENDA ITEM SUMMARY SHEET
Planning, Zoning and Design Board
May 9, 2023

Agenda Item:

Review of Ordinance 2023-05, approving an update to the Capital Improvements Element which includes the Capital Improvement Program approved for Fiscal Year 2022/2023.

Description:

Florida law requires all cities and counties to include its five-year Capital Improvement Plan within the Capital Improvement Element of the Comprehensive Plan and update it on an annual basis by ordinance. The law also requires the Capital Improvement Plan approved by the local school district to be included in the Plan.

The Council adopted the Capital Improvement Plan for Fiscal Year 2022/2023 on July 20, 2022. Updates to the Capital Improvement Plan can be incorporated into the Comprehensive Plan annually by ordinance in lieu of a comprehensive plan amendment. The most recent school district Capital Improvement Plan (2023-2027) will also be included. Please note that the Village Council does not approve the Lee County School District Work Plan.

Action Requested:

Recommend that Village Council adopt Ordinance 2023-05.

Financial Impact:

No additional financial impact not already included in the budget. Minor cost of newspaper advertisement.

Attachments:

1. Ordinance No. 2023-05

VILLAGE OF ESTERO, FLORIDA

ORDINANCE NO. 2023 – 05

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, APPROVING UPDATES TO THE CAPITAL IMPROVEMENTS ELEMENT TO UPDATE THE CAPITAL IMPROVEMENTS SCHEDULE FOR FISCAL YEAR 2022/2023 AND ADOPT THE MOST RECENT LEE COUNTY SCHOOL DISTRICT CAPITAL IMPROVEMENT PLAN; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Florida Statute 163.3177(3)(a) requires Comprehensive Plans to contain a Capital Improvements Element, and a schedule of capital improvements for a 5-year period; and

WHEREAS, Florida Statutes Section 163.3177(3)(b) states that the Capital Improvements Element must be reviewed on an annual basis, and further that modifications to update the 5-year Capital Improvements Element schedule may be accomplished by ordinance and may not be deemed an amendment to the Comprehensive Plan; and

WHEREAS, the Village of Estero adopted its first Capital Improvements Element, including its 5-year Capital Improvements Element Schedule on June 13, 2018; and

WHEREAS, the Village of Estero, Lee County, Florida, held public hearings on its Capital Improvement Program as required by the Village Charter Section 8(7)(b); and

WHEREAS, the Village reviewed and adopted its most recent Capital Improvement Program by Resolution 2022-19 on July 20, 2022 pursuant to Village Charter Section 8(7)(b) and now desires to update the Capital Improvements Element Schedule pursuant to Florida Statutes Section 163.3177(3)(b).

NOW, THEREFORE, be it ordained by the Village Council of the Village of Estero, Florida:

Section 1. Purpose.

The purpose of this Ordinance is to update the Capital Improvements Program schedule that is now a part of the Comprehensive Plan. This amending ordinance may be referred to as the "Capital Improvement Element Schedule Update 2022".

Section 2. Adoption of the Capital Improvements Element Schedule Update 2022.

The Village Council hereby amends its Capital Improvement Element Schedule to reflect the latest adopted Capital Improvement Projects for the Village and incorporates the latest adopted Lee County School District Work Plan, attached hereto as Exhibits A and B, respectively.

Section 3. Conflict.

All ordinances, resolutions, official determinations or parts thereof previously adopted or entered by the Village or any of its officials and in conflict with this Ordinance are hereby repealed to the extent inconsistent herewith.

Section 4. Severability.

If any provision of this Ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable.

Section 5. Effective Date.

This Ordinance shall take effect immediately upon adoption.

PASSED on first reading this X day of MONTH, 2023.

PASSED AND ADOPTED BY THE VILLAGE COUNCIL of the Village of Estero, Florida this X day of MONTH, 2023.

By: _____ By: _____
Carol Sacco, Village Clerk Jon McLain, Mayor

Reviewed for legal sufficiency:

By: _____
Nancy Stroud, Esq., Village Land Use Attorney

Exhibit A: Village of Estero Capital Improvement Projects
Exhibit B: Lee County School District 2023-2027 Five Year Capital Improvement Plan

Vote:	AYE	NAY
Mayor McLain	____	____
Vice Mayor Ribble	____	____
Councilmember Fayhee	____	____
Councilmember Fiesel	____	____
Councilmember Lopez	____	____
Councilmember Ward	____	____
Councilmember Zalucki	____	____

Capital Improvement Program - FY 2022-2023

	Project Name	Estimated Project Cost	Funding Source	Budget FY 22-23	Budget FY 23-24	Budget FY 24-25	Budget FY 25-26	Budget FY 26-27	Total Cost
	Roadway Improvements								
1	Corkscrew Rd Paths, Landscaping & Street Lighting	$ 13,663,100	RIF	$ -	$ -	$ -	$ -	$ -	$ -
1			GF	$ 5,441,000	$ 4,485,900	$ -	$ -	$ -	$ 9,926,900
1			LDOT		$ 3,046,200	$ -	$ -	$ -	$ 3,046,200
2	River Ranch Road Improvements	$ 5,827,100	RIF	$ 2,948,350	$ -	$ -	$ -	$ -	$ 2,948,350
2	(Drainage, Road, Bike/Ped)		GF	$ 1,500,000	$ -	$ -	$ -	$ -	$ 1,500,000
2			GT	$ 1,227,000	$ -	$ -	$ -	$ -	$ 1,227,000
3	Broadway W. Phase 1 Improvements (US41-Breckenridge)	$ 2,615,000	GT	$ -	$ -	$ -	$ 900,000	$ -	$ 900,000
3	(Road, Bike/Ped, Drainage)		RIF	$ -	$ -	$ -	$ -	$ -	$ -
3			GF	$ -	$ 972,900	$ -	$ 742,100	$ -	$ 1,715,000
4	Broadway W. Phase 2 Improvements	$ 2,463,200	GT	$ -	$ -	$ -	$ -	$ -	$ -
4	(Breckenridge-Pine Tree Ln.)(Road, Bike/Ped, Drainage)		RIF	$ -	$ -	$ -	$ -	$ -	$ -
4			GF	$ -	$ -	$ -	$ -	$ -	$ -
5	Williams Road Widening (US41 - Via Coconut)	$ 4,429,300	RIF	$ 600,000	$ -	$ -	$ -	$ -	$ 600,000
5			GT	$ 267,500	$ -	$ -	$ -	$ -	$ 267,500
6	Via Coconut Point Extension (South)	$ 2,784,600	RIF	$ -	$ -	$ -	$ -	$ -	$ -
	Village of Estero Sub-total (all funding sources)			$ 11,983,850	$ 5,458,800	$ -	$ 1,642,100	$ -	$ 19,084,750

Capital Improvement Program - FY 2022-2023

	Project Name	Estimated Project Cost	Funding Source	Budget FY 22-23	Budget FY 23-24	Budget FY 24-25	Budget FY 25-26	Budget FY 26-27	Total Cost
	Intersection Improvements								
1	US-41 - Pelican Colony Traffic Signal	$ 960,000	Developer	$ 828,000	$ -	$ -	$ -	$ -	$ 828,000
2	Williams Road-Atlantic Gulf Drive Intersection	$ 3,757,800	RIF	$ -	$ -	$ 600,000	$ -	$ -	$ 600,000
2			GT	$ 460,000	$ -	$ 2,389,600	$ -	$ -	$ 2,849,600
2			GF	$ -	$ -	$ -	$ -	$ -	$ -
3	Corkscrew Rd-Three Oaks Pkwy. Intersection Improvements	$ 428,000	LDOT	$ -	$ 428,000	$ -	$ -	$ -	$ 428,000
4	US41-Coconut Road Intersection Improvements	$ 746,400	Other	$ -	$ -	$ -	$ -	$ -	$ -
5	US41-Williams Rd Intersection Improvements	$ 288,500	RIF	$ -	$ -	$ -	$ -	$ -	$ -
5			GT	$ -	$ -	$ -	$ -	$ -	$ -
5			GF	$ -	$ -	$ -	$ -	$ -	$ -
6	Coconut Road - Coconut Shores Roundabout	$ 879,400	Other	$ -	$ -	$ -	$ -	$ -	$ -
6			RIF	$ -	$ 144,300	$ -	$ -	$ -	$ 144,300
6			GT	$ -	$ -	$ -	$ -	$ -	$ -
6			GF	$ -	$ -	$ -	$ -	$ -	$ -
7	US41-Pelican Sound Intersection Improvements	$ 1,257,900	Developer	$ -	$ -	$ -	$ -	$ -	$ -
8	US41-Corkscrew Rd Intersection Improvements	$ 510,300	Other	$ -	$ -	$ -	$ -	$ -	$ -
9	Coconut Road - Meadowbrook Roundabout	$ 960,500	Other	$ -	$ -	$ -	$ -	$ -	$ -
9			RIF	$ -	$ -	$ -	$ 155,900	$ -	$ 155,900
9			GT	$ -	$ -	$ -	$ -	$ -	$ -
9			GF	$ -	$ -	$ -	$ -	$ -	$ -
10	North Point Railroad Crossing	$ 250,000	RIF	$ -	$ -	$ -	$ -	$ -	$ -
11	Coconut Road - El Dorado Roundabout	$ 1,022,400	Other	$ -	$ -	$ -	$ -	$ -	$ -
11			RIF	$ -	$ -	$ -	$ -	$ -	$ -
11			GT	$ -	$ -	$ -	$ -	$ -	$ -
11			GF	$ -	$ -	$ -	$ -	$ -	$ -
	Village of Estero Sub-total (all funding sources)			$ 460,000	$ 144,300	$ 2,989,600	$ 155,900	$ -	$ 3,749,800

Capital Improvement Program - FY 2022-2023

	Project Name	Estimated Project Cost	Funding Source	Budget FY 22-23	Budget FY 23-24	Budget FY 24-25	Budget FY 25-26	Budget FY 26-27	Total Cost
	Bike-Pedestrian Improvements								
1	Coconut Road Crosswalks	$ 252,800	GF	$ 177,800	$ -	$ -	$ -	$ -	$ 177,800
2	Williams Road Bike-Ped Improvements (East of Via Coconut)	$ 5,348,300	GF		$ 2,384,150	$ -	$ -	$ -	$ 2,384,150
2			RIF	$ 2,914,150	$ 290,000	$ -	$ -	$ -	$ 3,204,150
3	Intersection Safety Improvement Study	$ 110,000	GF	$ 110,000	$ -	$ -	$ -	$ -	$ 110,000
4	Sandy Lane & Broadway E Bike-Ped Improvements	$ 3,951,510	GF	$ 483,480	$ -	$ -	$ -	$ -	$ 483,480
4			RIF	$ 1,572,900	$ 1,572,900	$ -	$ -	$ -	$ 3,145,800
5	Corkscrew Road Shared Use Path (3Oaks-Sandy)	$ 7,175,600	GF	$ -	$ -	$ -	$ -	$ -	$ -
5			RIF	$ -	$ -	$ -	$ -	$ -	$ -
6	Coconut Rd Sidewalk (Oakwild to Via Coconut)	$ 833,600	GF	$ -	$ -	$ -	$ -	$ 150,000	$ 150,000
6			RIF	$ -	$ -	$ -	$ -	$ -	$ -
6			FDOT	$ -	$ -	$ 330,000	$ -	$ 353,600	$ 683,600
7	Coconut Sidewalk (Via Coconut to U S41)	$ 570,600	GF	$ -	$ -	$ -	$ -	$ -	$ -
7			RIF	$ -	$ -	$ -	$ -	$ -	$ -
7			FDOT	$ -	$ -	$ -	$ 190,000	$ -	$ 190,000
8	Corkscrew Shared Use Path (Koreshan to U S 41)	$ 624,600	GF	$ -	$ -	$ -	$ -	$ -	$ -
8			RIF	$ -	$ -	$ -	$ -	$ -	$ -
8			FDOT	$ -	$ -	$ -	$ 190,000	$ -	$ 190,000
9	Corkscrew Palms Blvd. Sidewalks	$ 109,800	County	$ -	$ -	$ -	$ -	$ -	$ -

Capital Improvement Program - FY 2022-2023

	Project Name	Estimated Project Cost	Funding Source	Budget FY 22-23	Budget FY 23-24	Budget FY 24-25	Budget FY 25-26	Budget FY 26-27	Total Cost
10	Via Coconut Point Roundabouts Improvements	$ 1,278,200	GF	$ -	$ -	$ -	$ -	$ -	$ -
10			RIF	$ -	$ -	$ -	$ -	$ -	$ -
10			FDOT	$ -	$ -	$ 524,000	$ -	$ 754,200	$ 1,278,200
11	Corkscrew Rd Bike-Ped Improvements (E of US41)	$ 14,682,500	GF	$ -	$ -	$ -	$ -	$ -	$ -
11			RIF	$ -	$ -	$ -	$ -	$ -	$ -
11			Lee County	$ -	$ -	$ -	$ -	$ -	$ -
12	Coconut Rd Shared Use Path	$ 2,175,800	GF	$ -	$ -	$ 313,300	$ -	$ 1,862,500	$ 2,175,800
12			RIF	$ -	$ -	$ -	$ -	$ -	$ -
13	Williams Rd West Bike-Ped Improvements (West of US41)	$ 1,920,600	GF	$ -	$ -	$ -	$ -	$ 303,600	$ 303,600
13			RIF	$ -	$ -	$ -	$ -	$ -	$ -
14	Broadway E. Shared Use Path (Sandy Ln to Three Oaks & Estero Pkwy)	$ 3,292,700	GF	$ -	$ -	$ -	$ -	$ -	$ -
14			RIF	$ -	$ -	$ -	$ -	$ -	$ -
15	SUN Trail Estero Parkway South	$ 7,139,500	GF	$ -	$ -	$ -	$ -	$ -	$ -
15			RIF	$ -	$ -	$ -	$ -	$ -	$ -
16	SUN Trail Estero Parkway North	$ 5,773,800	GF	$ -	$ -	$ -	$ -	$ -	$ -
16			RIF	$ -	$ -	$ -	$ -	$ -	$ -
17	FPL Shared Use Path (East I-75)	$ 2,396,300	GF	$ -	$ -	$ -	$ -	$ -	$ -
18	Utility Shared Use Path (West US 41)	$ 5,221,700	GF	$ -	$ -	$ -	$ -	$ -	$ -
18			RIF	$ -	$ -	$ -	$ -	$ -	$ -
	Village of Estero Sub-total (all funding sources)			$ 5,258,330	$ 4,247,050	$ 313,300	$ -	$ 2,316,100	$ 12,134,780

Capital Improvement Program - FY 2022-2023

	Project Name	Estimated Project Cost	Funding Source	Budget FY 22-23	Budget FY 23-24	Budget FY 24-25	Budget FY 25-26	Budget FY 26-27	Total Cost
	Landscaping Improvements								
1	US41 Median Landscaping	$ 540,000	FDOT	$ -	$ -	$ -	$ -	$ -	$ -
1			GF	$ 540,000	$ -	$ -	$ -	$ -	$ 540,000
2	US-41 Monument Signs	$ 552,000	GF	$ 480,000	$ -	$ -	$ -	$ -	$ 480,000
3	I-75 Monument Signs	$ 816,000	GF	$ -	$ -	$ -	$ -	$ -	$ -
4	Three Oaks Parkway Monument Signs	$ 492,000	GF	$ 420,000	$ -	$ -	$ -	$ -	$ 420,000
5	Ben Hill Griffin Monument Sign	$ 276,000	GF	$ -	$ -	$ -	$ -	$ -	$ -
6	Corkscrew Road Monument Sign	$ 276,000	GF	$ -	$ -	$ -	$ -	$ -	$ -
7	Via Coconut Point Landscape Improvements (Williams - Coconut)	$ 5,624,300	GF	$ -	$ -	$ -	$ -	$ -	$ -
8	Ben Hill Griffin Pkwy Landscape Improvements	$ 2,274,000	GF	$ 2,094,000	$ -	$ -	$ -	$ -	$ 2,094,000
9	I-75 Landscaping	$ 1,680,000	FDOT	$ 825,000	$ -	$ -	$ -	$ -	$ 825,000
9			GF	$ 100,000	$ -	$ -	$ -	$ -	$ 100,000
10	US41 Shoulder Landscape Improvements	$ 4,448,800	GF	$ -	$ -	$ -	$ -	$ -	$ -
11	Three Oaks Parkway Landscape Improvements (Excluding Brooks)	$ 4,009,400	GF	$ -	$ -	$ -	$ -	$ -	$ -
12	Corkscrew Road Landscape Improvements West (US-41 to I-75)	$ 4,208,000	GF	$ -	$ -	$ -	$ -	$ -	$ -
	Village of Estero Sub-total (all funding sources)			$ 3,634,000	$ -	$ -	$ -	$ -	$ 3,634,000

Capital Improvement Program - FY 2022-2023

	Project Name	Estimated Project Cost	Funding Source	Budget FY 22-23	Budget FY 23-24	Budget FY 24-25	Budget FY 25-26	Budget FY 26-27	Total Cost
	Parks & Recreation								
1	Estero on the River Master Plan	$ 252,000	GF	$ 252,000	$ -	$ -	$ -	$ -	$ 252,000
2	Estero Community Park Expansion Master Plan	$ 150,000	GF	$ 150,000	$ -	$ -	$ -	$ -	$ 150,000
3	Estero Community Park Improvements	$ 24,725,900	Partner	$ -	$ -	$ -	$ -	$ -	$ -
3			PIF	$ 600,000	$ -	$ 300,000	$ -	$ -	$ 900,000
3			RIF	$ -	$ -	$ -	$ -	$ -	$ -
3			GF	$ 4,950,000	$ 1,600,000	$ 2,800,000	$ -	$ -	$ 9,350,000
4	Estero on the River Improvements	$ 4,700,000	GF	$ 2,250,000	$ -	$ 2,200,000	$ -	$ -	$ 4,450,000
4			PIF	$ -	$ -	$ -	$ -	$ -	$ -
	Village of Estero Sub-total (all funding sources)			$ 8,202,000	$ 1,600,000	$ 5,300,000	$ -	$ -	$ 15,102,000

	Project Name	Estimated Project Cost	Funding Source	Budget FY 22-23	Budget FY 23-24	Budget FY 24-25	Budget FY 25-26	Budget FY 26-27	Total Cost
	Stormwater Improvements								
1	Estero River North Branch Drainage Improvements	$ 2,072,300	GF	$ 1,964,250	$ -	$ -	$ -	$ -	$ 1,964,250
3	Estero River Sediment Removal (West of US 41)	$ 2,705,500	GF	$ 30,000	$ -	$ -	$ 2,556,400	$ -	$ 2,586,400
4	Estero River Sediment Removal (Railroad to Sandy Ln)	$ 766,800	GF	$ -	$ -	$ -	$ -	$ -	$ -
5	Villagio-Estero Pkwy Drainage Improvements	$ 2,050,500	Estero/Lee	$ -	$ -	$ -	$ -	$ -	$ -
6	US-41 Drainage Improvements Design (Williams-Corkscrew)	$ 72,000	FDOT	$ -	$ -	$ -	$ -	$ -	$ -
	Village of Estero Sub-total (all funding sources)			$ 1,994,250	$ -	$ -	$ 2,556,400	$ -	$ 4,550,650

Capital Improvement Program - FY 2022-2023

	Project Name	Estimated Project Cost	Funding Source	Budget FY 22-23	Budget FY 23-24	Budget FY 24-25	Budget FY 25-26	Budget FY 26-27	Total Cost
	Utility Improvements								
1	Package WWTP UEP Design & Permitting	$ 420,000	Grants	$ -	$ -	$ -	$ -	$ -	$ -
1			PA	$ -	$ -	$ -	$ -	$ -	$ -
1			GF	$ 105,000	$ -	$ -	$ -	$ -	$ 105,000
2	Broadway W UEP Design & Permitting	$ 1,475,000	Grants	$ -	$ -	$ -	$ -	$ -	$ -
2			PA	$ -	$ -	$ -	$ -	$ -	$ -
2			GF	$ 885,000	$ -	$ -	$ -	$ -	$ 885,000
2	Broadway E UEP Design & Permitting	$ 1,550,000	Grants	$ -	$ -	$ -	$ -	$ -	$ -
2			PA	$ -	$ -	$ -	$ -	$ -	$ -
2			GF	$ 930,000	$ -	$ -	$ -	$ -	$ 930,000
3	Estero Bay Village UEP	$ 1,920,000	Grants	$ -	$ 480,000	$ -	$ -	$ -	$ 480,000
3			PA	$ -	$ -	$ -	$ -	$ -	$ -
3			GF	$ -	$ 1,440,000	$ -	$ -	$ -	$ 1,440,000
3	Sunny Groves UEP	$ 2,160,000	Grants	$ -	$ 540,000	$ -	$ -	$ -	$ 540,000
3			PA	$ -		$ -	$ -	$ -	$ -
3			GF	$ -	$ 1,620,000	$ -	$ -	$ -	$ 1,620,000
3	Cypress Bend UEP	$ 1,118,160	Grants	$ -	$ 279,540	$ -	$ -	$ -	$ 279,540
3			PA	$ -	$ -	$ -	$ -	$ -	$ -
3			GF	$ -	$ 838,620	$ -	$ -	$ -	$ 838,620

Capital Improvement Program - FY 2022-2023

	Project Name	Estimated Project Cost	Funding Source	Budget FY 22-23	Budget FY 23-24	Budget FY 24-25	Budget FY 25-26	Budget FY 26-27	Total Cost
	Estero River Heights UEP	$ 7,560,000	Grants	$ -	$ -	$ -	$ -	$ -	$ -
			PA	$ -	$ -	$ -	$ -	$ -	$ -
			GF	$ -	$ -	$ -	$ -	$ -	$ -
	Charring Cross UEP	$ 2,880,000	Grants	$ -	$ -	$ -	$ -	$ -	$ -
			PA	$ -	$ -	$ -	$ -	$ -	$ -
			GF	$ -	$ -	$ -	$ -	$ -	$ -
	Sherrill & Luetich UEP	$ 6,120,000	Grants	$ -	$ -	$ -	$ -	$ -	$ -
			PA	$ -	$ -	$ -	$ -	$ -	$ -
			GF	$ -	$ -	$ -	$ -	$ -	$ -
	Trailside UEP	$ 6,840,000	Grants	$ -	$ -	$ -	$ -	$ -	$ -
			PA	$ -	$ -	$ -	$ -	$ -	$ -
			GF	$ -	$ -	$ -	$ -	$ -	$ -
	Broadway E-Highlands UEP	$ 4,200,000	Grants	$ -	$ -	$ -	$ -	$ -	$ -
			PA	$ -	$ -	$ -	$ -	$ -	$ -
			GF	$ -	$ -	$ -	$ -	$ -	$ -
	Sandy Ln-Groves UEP	$ 5,160,000	Grants	$ -	$ -	$ -	$ -	$ -	$ -
			PA	$ -	$ -	$ -	$ -	$ -	$ -
			GF	$ -	$ -	$ -	$ -	$ -	$ -
	Tanglewood UEP	$ 1,440,000	Grants	$ -	$ -	$ -	$ -	$ -	$ -
			PA	$ -	$ -	$ -	$ -	$ -	$ -
			GF	$ -	$ -	$ -	$ -	$ -	$ -
	GF			$ 1,920,000	$ 3,898,620	$ -	$ -	$ -	$ 5,818,620

Capital Improvement Program - FY 2022-2023

	Project Name	Estimated Project Cost	Funding Source	Budget FY 22-23	Budget FY 23-24	Budget FY 24-25	Budget FY 25-26	Budget FY 26-27	Total Cost
	Building Facilities								
1	Public Works Storage Facility	$ 354,000	GF	$ -	$ -	$ -	$ -	$ -	$ -
2	Village Hall	$ 4,914,000	GF	$ -	$ -	$ -	$ -	$ -	$ -
3	Performing Arts Center	$ 20,000,000	Private	$ -	$ -	$ -	$ -	$ -	$ -
3			GF	$ -	$ -	$ -	$ -	$ -	$ -
	Village of Estero Sub-total (all funding sources)			$ -	$ -	$ -	$ -	$ -	$ -

	Project Name	Estimated Project Cost	Funding Source	Budget FY 22-23	Budget FY 23-24	Budget FY 24-25	Budget FY 25-26	Budget FY 26-27	Total Cost
	Land Acquisition								
1	SUN Trail	$ 30,000,000	GF	$ -	$ -	$ -	$ -	$ -	$ -
1			RIF	$ -	$ -	$ -	$ -	$ -	$ -
1			Debt	$ -	$ -	$ -	$ -	$ -	$ -
	Village of Estero Sub-total (all funding sources)			$ -	$ -	$ -	$ -	$ -	$ -
	Total	$ 223,660,910		$ 33,185,430	$ 20,122,510	$ 9,456,900	$ 4,734,400	$ 3,423,900	$ 65,724,980
	Village total			$ 33,452,430	$ 15,348,770	$ 8,602,900	$ 4,354,400	$ 2,316,100	$ 58,255,980

Estero Road Impacts Fees
Estero Gas Tax
Estero General Fund
Park Impact Fee (include public land aqcu
Non-Estero Funding Source

LEE COUNTY SCHOOL DISTRICT
Capital Plan
2023-2027

ESTIMATED REVENUE Current Revenue	Actual 21/22	22/23	23/24	24/25	25/26	26/27	FIVE YEAR TOTAL
Taxes	150,524,279	192,842,612	212,127,000	226,976,000	238,325,000	250,241,000	1,120,511,612
Sales Tax	115,530,518	108,631,948	111,890,906	111,913,284	114,711,116	118,152,449	565,299,703
Impact Fees	35,591,196	34,605,000	39,796,000	41,786,000	43,875,000	45,191,000	205,253,000
CO & DS	3,554,405	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	8,000,000
PECO Maintenance	0	0	0	0	0	0	0
Charter Schools Revenue	6,450,051	6,975,000	7,533,000	8,136,000	8,787,000	9,490,000	40,921,000
Safety & Security State Grant	1,313,419	0	0		0	0	0
Misc.	599,904	466,000	482,000	499,000	516,000	531,000	2,494,000
Interest	687,384	851,000	999,000	1,086,000	1,352,000	1,212,000	5,500,000
Current Revenue sub-total	314,251,157	345,971,560	374,427,906	391,996,284	409,166,116	426,417,449	1,947,979,315
Additional Revenue							
Fund Balance - Unallocated	304,574,082	393,814,200	406,488,398	454,434,377	621,462,010	517,730,197	393,814,200
DEBT PROCEEDS							
Certificate of Participation (COPs)	0	228,482,195	217,306,728	447,000,000	125,000,000	0	**1,017,788,923**
TOTAL ESTIMATED REVENUE	**618,825,239**	**968,267,956**	**998,223,032**	**1,293,430,661**	**1,155,628,126**	**944,147,646**	**3,359,582,439**
APPROPRIATIONS							
EAST ZONE CONSTRUCTION PROJECTS	36,236,017	127,546,996	165,095,712	278,444,884	177,500,000	0	748,587,592
SOUTH ZONE CONSTRUCTION PROJECTS	2,015,870	60,133,976	38,205,751	34,500,000	34,500,000	0	167,339,727
WEST ZONE CONSTRUCTION PROJECTS	0	11,300,000	12,500,000	19,800,000	60,000,000	60,000,000	163,600,000
MAJOR MAINTENANCE REPAIRS/RENOVATIONS	51,168,616	163,191,452	132,908,583	98,643,833	100,894,583	86,544,833	582,183,284
TECHNOLOGY	33,843,518	43,583,142	18,415,000	25,090,000	37,255,000	32,295,000	156,638,142
EQUIPMENT/BUSES	9,059,390	23,177,451	15,600,000	15,675,000	15,750,000	15,850,000	86,052,451
CHARTER SCHOOLS	110,348	0	10,606,350	11,348,800	11,916,250	12,512,050	46,383,450
TRANSFERS	22,450,051	22,975,000	23,533,000	24,136,000	24,787,000	25,490,000	120,921,000
BANK FEES	4,368	0	0	0	0		0
DEBT SERVICE	70,122,860	109,871,540	126,924,259	164,330,134	175,295,096	165,477,069	741,898,098
TOTAL APPROPRIATIONS	**225,011,038**	**561,779,558**	**543,788,655**	**671,968,651**	**637,897,929**	**398,168,952**	**2,813,603,745**
ALLOCATED FUND BAL CARRYFORWARD							
CARRYFORWARD/RESERVE FUTURE PROJ.**	**393,814,200**	**406,488,398**	**454,434,377**	**621,462,010**	**517,730,197**	**545,978,694**	**545,978,694**
ADJUSTMENTS TO FUND BALANCE							**18.41%**
TOTAL APPROPRIATIONS AND RESERVES	**618,825,239**	**968,267,956**	**998,223,032**	**1,293,430,661**	**1,155,628,126**	**944,147,646**	**3,359,582,439**

****Is not an indication of available funding due to restrictions applicable to various sources of capital funding.**

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LEE COUNTY SCHOOL DISTRICT
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SCHOOL PROJECTS

Prj #	PROJECT	STUDENT SEATS	21/22	22/23	23/24	24/25	25/26	26/27	Five Year Total
A.	**EAST ZONE CONSTRUCTION PROJECTS**								
	LAND EAST ZONE SCHOOLS		7,160,008	4,500,000	4,000,000				**8,500,000**
7257	AMANECER ELEMENTARY (J)	1,034	3,106,389	53,461,720					**53,461,720**
7066	EAST ZONE PK-8 INNOVATION SCHOOL	1,600	61,703	4,938,297	42,500,000	42,500,000			**89,938,297**
7254	EAST MIDDLE MM	1,345	5,607,535	27,800					**27,800**
7258	MM ADDITION (LAMS)		420,405	7,429,296					**7,429,296**
	EAST MIDDLE		0	5,000,000	42,500,000	42,500,000			**90,000,000**
	EAST MIDDLE	1,345			5,000,000	45,000,000	45,000,000		**95,000,000**
7046	GATEWAY HIGH (MMM)	2,200	6,123,868	131,143					**131,143**
*	EAST HIGH	1,900			5,000,000	57,500,000	57,500,000		**120,000,000**
	EAST HIGH				5,000,000	57,500,000	57,500,000		**120,000,000**
7255	RIVERDALE HIGH REMODEL		698,343	32,150,829	32,150,828				**64,301,657**
2310	JAMES STEPHENS PRE-K REMODEL		11,740						**0**
	G WEAVER HIPPS PRE-K CENTER			8,000,000	8,000,000				**16,000,000**
	VARSITY LAKES SIDEWALK/BUS ACCESS			1,843,706					**1,843,706**
7169	VPAA REMODEL		13,046,027	10,064,205	15,944,884	15,944,884			**41,953,973**
	EAST TECHNICAL CENTER**				5,000,000	17,500,000	17,500,000		**40,000,000**
	SUB-TOTAL EAST ZONE PROJECTS		**36,236,017**	**127,546,996**	**165,095,712**	**278,444,884**	**177,500,000**	**0**	**748,587,592**

***** East Technical School is estimated at a total cost of $100M, This plan assumes that $60M of the cost will come from outside sources.**

Prj #	PROJECT	STUDENT SEATS	21/22	22/23	23/24	24/25	25/26	26/27	Five Year Total
B.	**SOUTH ZONE CONSTRUCTION PROJECTS**								
7068	FRANKLIN PARK ELEMENTARY REBUILD		588,497	32,205,752	32,205,751				**64,411,503**
	CYPRESS LAKE MIDDLE REBUILD		0		6,000,000	34,500,000	34,500,000		**75,000,000**
	BONITA ELEMENTARY REMODEL		0	6,000,000					**6,000,000**
7067	SOUTH K-8 AAAA	1,600	840,442	4,657,658					**4,657,658**
7256	FORT MYERS TECH REMODEL		586,931	17,270,566					**17,270,566**
	SUB-TOTAL SOUTH ZONE PROJECTS		**2,015,870**	**60,133,976**	**38,205,751**	**34,500,000**	**34,500,000**	**0**	**167,339,727**

Prj #	PROJECT	STUDENT SEATS	21/22	22/23	23/24	24/25	25/26	26/27	Five Year Total
C.	**WEST ZONE CONSTRUCTION PROJECTS**								
	WEST ZONE LAND PURCHASES				6,000,000				**6,000,000**
	WEST HIGH					5,000,000	60,000,000	60,000,000	**125,000,000**
	WEST HIGH ADDITION			5,000,000	6,500,000	6,500,000			**18,000,000**
	CAPE CORAL TECH ADDITION			6,300,000		8,300,000			**14,600,000**
	SUB-TOTAL - WEST ZONE PROJECTS		**0**	**11,300,000**	**12,500,000**	**19,800,000**	**60,000,000**	**60,000,000**	**163,600,000**
TOTAL	**- SCHOOL CONSTRUCTION PROJECTS**		**38,251,887**	**198,980,972**	**215,801,463**	**332,744,884**	**272,000,000**	**60,000,000**	**1,079,527,319**

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Prj #	PROJECT	21/22	22/23	23/24	24/25	25/26	26/27	Total
D.	**SMALL CAPITAL PROJECTS**							
7182	PORTABLES	677,314	1,329,007	324,208	324,208	324,208	324,208	**2,625,839**
7142	COUNTYWIDE HVAC	4,000,157	5,831,439	5,145,000	5,145,000	5,145,000	5,145,000	**26,411,439**
7189	SCHOOL IMPROVEMENTS MAINTENANCE PROJECTS	32,335,762	125,543,643	107,226,500	85,070,250	88,010,500	73,598,250	**479,449,143**
7064	SAFETY TO LIFE	1,911,750	2,915,000	2,900,000	2,900,000	2,900,000	2,900,000	**14,515,000**
7188	SCHOOL IMPROVEMENTS CONSTRUCTION PROJEC	1,029,954	10,591,135	9,125,000	125,000	125,000	125,000	**20,091,135**
9105	SAFETY	40,135	826,804	557,875	57,875	57,875	57,875	**1,558,304**
9110	FACILITY DEV & PROG SVCS	5,249	370,001	22,000	22,500	23,000	23,500	**461,001**
9144	SECURITY	10,948,775	12,403,743	5,322,000	2,622,000	1,872,000	1,872,000	**24,091,743**
9240	TRANSPORTATION	0	1,190,309	0	0	0	0	**1,190,309**
9113	PLANNING	108,377	136,352	100,000	100,000	100,000	100,000	**536,352**
7007	BAND UNIFORMS	111,143	176,201	115,000	115,000	115,000	115,000	**636,201**
	SMALL CIP PROJECTS	0	250,000	250,000	250,000	250,000	250,000	**1,250,000**
E.	**CAPITALIZED PERSONNEL**							
7995	INFORMATION TECH SUPPORT	0	84,954	116,000	122,000	128,000	134,000	**584,954**
7999	FACILITIES PROJECT MGMT/PLANNING/TECH SUPP	0	1,542,864	1,705,000	1,790,000	1,844,000	1,900,000	**8,781,864**
	TOTAL OTHER CAPITAL PROJECTS	**51,168,616**	**163,191,452**	**132,908,583**	**98,643,833**	**100,894,583**	**86,544,833**	**582,183,284**
F.	**TECHNOLOGY**							
2282	ATLAS REFRESH	7,260,632	12,089,716	200,000	200,000	9,000,000	10,000,000	**31,489,716**
9132	TECH EQUIPMENT/SOFTWARE	26,582,887	31,493,427	18,215,000	24,890,000	28,255,000	22,295,000	**125,148,427**
	TOTAL - TECHNOLOGY	**33,843,518**	**43,583,142**	**18,415,000**	**25,090,000**	**37,255,000**	**32,295,000**	**156,638,142**
G.	**EQUIPMENT AND BUSES**							
7145&	SCHOOL EQUIPMENT	1,279,529	4,297,217	2,450,000	2,525,000	2,600,000	2,700,000	**14,572,217**
7146	DEPARTMENT EQUIPMENT	6,731	2,050,275	2,000,000	2,000,000	2,000,000	2,000,000	**10,050,275**
7149	FURNITURE ROTATION	521,442	1,869,334	1,000,000	1,000,000	1,000,000	1,000,000	**5,869,334**
6817	BUILDING SERVICES	149,914	150,000	150,000	150,000	150,000	150,000	**750,000**
7192	PURCHASE OF BUSES	7,101,774	14,810,625	10,000,000	10,000,000	10,000,000	10,000,000	**54,810,625**
	TOTAL - EQUIPMENT/BUSES	**9,059,390**	**23,177,451**	**15,600,000**	**15,675,000**	**15,750,000**	**15,850,000**	**86,052,451**
H.	**CHARTER SCHOOLS**							
	CHARTER SCHOOLS - TAX REVENUE	0	0	10,606,350	11,348,800	11,916,250	12,512,050	**46,383,450**
	CHARTER SCHOOLS - SAFETY GRANT	110,348	0	0	0	0	0	0
	TOTAL CHARTER SCHOOLS	**110,348**	**0**	**10,606,350**	**11,348,800**	**11,916,250**	**12,512,050**	**46,383,450**

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Prj #	PROJECT	21/22	22/23	23/24	24/25	25/26	26/27	Total
I.	**TRANSFERS**							
9600	TRANSFER FOR CHARTER SCHOOLS - PECO	6,450,051	6,975,000	7,533,000	8,136,000	8,787,000	9,490,000	**40,921,000**
9600	TRANSFER FOR MAINTENANCE	16,000,000	16,000,000	16,000,000	16,000,000	16,000,000	16,000,000	**80,000,000**
	TOTAL TRANSFERS	**22,450,051**	**22,975,000**	**23,533,000**	**24,136,000**	**24,787,000**	**25,490,000**	**120,921,000**
	BANK FEES	4,368						**0**
J.	**DEBT SERVICE**							
	29900 FY11 QSCB	744,798	2,028,819	2,023,819	2,023,819	2,023,819	0	**8,100,276**
	29501 FY12B COPs	23,312,642	6,755,938	0	0	0	0	**6,755,938**
	29301 FY13 COPs	248,619	4,566,530	0	0	0	0	**4,566,530**
	29302 FY14A COPs	4,482,953	4,491,913	4,557,663	4,633,913	8,305,713	23,393,113	**45,382,315**
	29201 FY14B COPs	7,794,507	7,796,000	7,840,750	7,937,000	7,696,500	0	**31,270,250**
	29500 FY16A COPs	3,795,254	3,797,000	3,794,000	3,794,850	3,792,600	3,791,200	**18,969,650**
	29401 FY17A COPs	1,618,748	12,144,762	18,423,747	18,653,080	15,188,878	0	**64,410,467**
	29502 FY17B COPs	3,826,348	3,829,888	7,880,780	7,878,972	7,878,336	7,883,756	**35,351,732**
	29802 FY19 COPs - Gateway High (MMM)	12,041,539	12,038,271	12,034,104	12,038,539	12,037,838	12,035,738	**60,184,490**
	29802 FY19 COPs - Lehigh High Addtion	857,438	858,979	855,896	856,211	856,162	856,012	**4,283,260**
	29601 FY20 COPs - Middle School MM	7,018,980	7,021,250	7,013,500	7,013,750	7,015,250	7,017,250	**35,081,000**
	FY23 COPS (Sales Tax 6 yr repayment)	0	44,500,000	44,500,000	44,500,000	44,500,000	44,500,000	**222,500,000**
	FY24 COPs (20 yr repayment)	0		18,000,000	18,000,000	18,000,000	18,000,000	**72,000,000**
	FY25 COPs (20 yr repayment)				37,000,000	37,000,000	37,000,000	**111,000,000**
	FY26 COPs (20 yr repayment)	0				11,000,000	11,000,000	**22,000,000**
	Fund 29701 FY12 FP&L Lease Agreement	168,758	42,190	0	0	0		**42,190**
	29702 FY17 Bus Loan	4,212,274	0	0	0	0		**0**
	TRANSFER TO DEBT SERVICE	**70,122,860**	**109,871,540**	**126,924,259**	**164,330,134**	**175,295,096**	**165,477,069**	**741,898,098**
	Value of 50% Mill	75,262,139	96,421,306	106,063,500	113,488,000	119,162,500	125,120,500	
	Debt Service as % of 50% mill	36.3%	18.3%	35.4%	66.0%	72.1%	60.8%	
	Statutory Debt Limit (75%)	112,893,209	144,631,959	159,095,250	170,232,000	178,743,750	187,680,750	
	Debt Service as % of 75% mill	24.2%	12.2%	23.6%	44.0%	48.0%	40.5%	

The debt service limits are based solely on debt to be reimbursed from Capital Outlay Millage and does not include debt paid from any other source such as Sales Tax or Impact Fees.

****Difference between FY23 budgeted amounts for Capital on previous pages and the Capital Plan is due to anticipated COPs and related expenditures for the construct of new schools, additions and major renovation projects scheduled in the next five years.**

Village of ESTERO

Memorandum

TO: Planning Zoning and Design Board

FROM: Mary Gibbs

DATE: April 28, 2023

RE: June Meeting Schedule

The June 13th Planning Zoning and Design Board is expected to have a full agenda with at least two zoning cases, a third potential case, and possible development orders. One zoning case is Genova, an amendment to modify its manned gatehouse to an automated gate entry. The other case is Coconut Road EPD (Woodfield Development), the 40+ acre site property at the northwest corner of US 41 and Coconut Road. These are both quasi-judicial hearings and I expect some members of the public will be in attendance for both hearings.

I am providing this in advance for your scheduling purposes in the event the meeting runs late. We are receiving other requests for Public Information Meetings so we may need to schedule a second meeting in late June or move cases to the July meeting agenda. We will have a better idea of the caseload by the end of next week, and would like to discuss this at the May 9th PZDB meeting.

Village of Estero | 9401 Corkscrew Palms Circle | Estero, FL 33928 | Phone: 239.221.5035 | Fax: 239.494.5343 | www.Estero-fl.gov