# VILLAGE OF ESTERO
# PLANNING ZONING AND DESIGN BOARD MEETING
# PACKET
# AUGUST 10, 2021, 04:30 PM

www.Estero-fl.gov

**COVID-19 NOTICE:**

The Village Council Meeting will be conducted physically in Council Chambers at Village Hall, 9401 Corkscrew Palms Circle, with an opportunity to participate virtually. The meeting will be broadcasted live via the Village of Estero website https://estero-fl.gov/council/watch-meetings-online/. Access in Council Chambers will be limited in order to comply with the safety instructions relating to COVID-19. 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**

**August 10, 2021, 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.

   **Consent Agenda**

   a. **Approval of Meeting Minutes.**

      Approval of the December 15, 2020 Planning and Zoning Board Minutes, January 19, 2021 Planning and Zoning Board Minutes, and March 16, 2021 Planning and Zoning Board Minutes,

      **Attachment:** 12152020 PZB Minutes.pdf
      **Attachment:** 11921 PZB Minutes.pdf
      **Attachment:** 03162021 PZB Minutes.pdf

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

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

   a. **Corkscrew Pines CPD Rezoning Amendment (DCI2020-E002) (District 5) 21-acre vacant site on the south side of Corkscrew Road, east of Stoneybrook Golf Drive and south of Grandezza.**

      Applicant is requesting amendments to the zoning and Master Concept Plan previously approved by Lee County to change location of uses and heights, provide for a 24-hour convenience store with gas, and add a conversion factor to increase square footage for mini warehouse use.

- Public Information Meeting was held October 20, 2020.
- See Staff Report.
- Planning Zoning and Design Board will make a recommendation to Council.

**Attachment:** 1. Corkscrew Pines Staff Report for PZDB July 13_ 2021.pdf
**Attachment:** 2. Attachment A FLUM.pdf
**Attachment:** 3. Attachment B Zoning Map.pdf
**Attachment:** 4. Attachment C Staff Proposed Conditions.pdf
**Attachment:** 5. Attachment D Master Concept Plan.pdf
**Attachment:** 6. Attachment E Public Informational Meeting.pdf
**Attachment:** 7. Attachment F Pattern Book.pdf
**Attachment:** 8. Attachment G Applicant Compliance Statement.pdf
**Attachment:** 9. PowerPoint. Corkscrew Pines PZDB 08.01.2021.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. Marketplace at Coconut Point (District 6) -- Development Order 8001 Via Rapallo Drive, located on the southeast corner of US 41 and Via Rapallo Drive and north of Sweetwater Ranch Boulevard.**
Applicant proposing a free-standing 4,455 square foot fast food restaurant with drive through on the northern portion of the parcel and to the south, two retail buildings totaling 22,310 square feet. The center building has a 2,570 square foot fast food restaurant with a drive through at the southern end.

- Applicant will present site design, architecture and other details.

**Attachment:** 1. PIM Application. Marketplace at Coconut Pt..pdf
**Attachment:** 2. Site Plan_ Tree Disposition _ Conceptural Landscape Plan Marketplace.pdf
**Attachment:** 3. Elevations Retail I Marketplace.pdf
**Attachment:** 4. Elevations Retail II Marketplace.pdf
**Attachment:** 5. Gazebo _ Park Bench Marketplace.pdf
**Attachment:** 6. PowerPoint Marketplace at Coconut Point.pdf

**b. Estero Crossing Residential (District 5) -- Development Order 43-acre site is located west of I-75, south of Corkscrew Road and east of the Lowe's Plaza. The residential units are south of the proposed commercial tract.**
Applicant is preparing a development order for site plan approval for the multifamily residential units on the Estero Crossing site.

- Zoning Ordinance 2019-29

- Applicant will explain the overall site design and architecture.

**Attachment:** 1.Estero Crossing Residential PIM Application.pdf
**Attachment:** 2. Estero Crossing Residential PowerPoint.pdf
**Attachment:** Ordinance 2019-29 Approving Rezoning for Estero Crossing final adopted 012920.pdf

## 8. PUBLIC HEARINGS (Quasi-Judicial)

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

### a. Via Coconut (District 5) -- Rezoning (DCI2019-E003) & Right of Way Vacation (VAC2019-E001) 8990 Corkscrew Road, 21650 & 21750 Via Coconut Point, 21331, 21350 & 21351 Happy Hollow Lane. Properties are located south of Corkscrew Road and west of Via Coconut Road.

The request is for two actions:

(a) Request to rezone 20± acres from AG-2 to Estero Planned Development to allow 330 multi- family dwelling units, a maximum of 29,600 square feet of commercial use and 30 townhomes or a church.

(b) Vacation of Road Right of Way.

- Public Information Meeting was held January 21, 2020.
- See Staff Report
- Planning Zoning and Design Board will make a recommendation to Council.

**Attachment:** 1. Staff Report VIA Coconut.pdf
**Attachment:** 2. Attachment A FLUM.pdf
**Attachment:** 3. Attachment B Zoning Map.pdf
**Attachment:** 4. Attachment C Proposed Conditions.pdf
**Attachment:** 5. Attachment D PZB Meeting Summary PIM.pdf
**Attachment:** 6. Attachment E DRB Summary PIM.pdf
**Attachment:** 7. Attachment F Master Concept Plan.pdf
**Attachment:** 8. Attachment G Pattern Book 7-13-21.pdf
**Attachment:** 9. Attachment H Civic Plan Studio Review Report 7-13-2021.pdf
**Attachment:** 10. Attachment I Applicant Comprehensive Plan Narrative.pdf
**Attachment:** 11. PowerPoint Via Coconut 8.10.2021.pdf

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

## 10. BOARD COMMUNICATIONS

### a. Next meeting -- September 14, 2021

## 11. ADJOURN

# General Attachments

- Transcript.pdf

VILLAGE OF ESTERO
PLANNING ZONING AND DESIGN BOARD MEETING
TUESDAY, AUGUST 10, 2021, 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.

04:41:23 >>Tammy Duran: WE ARE READY TO START, CHAIRMAN WOOD.
04:41:26 YOU CAN START.
04:41:28 >>Scotty Wood: THANK YOU.
04:41:29 EVERYBODY, THIS IS SCOTTY WOOD.
04:41:31 I AM CHAIRING TONIGHT'S MEETING.
04:41:32 I HAD HOPED TO HAVE BEEN WITH YOU IN PERSON, BUT MY NORMAL
04:41:37 THREE-HOUR DRIVE TO THE ATLANTA AIRPORT, I HAD TO STOP AFTER
04:41:41 SEVEN HOURS, AND I MISSED MY PLANE.
04:41:45 I'M CHAIRING VIA ZOOM.
04:41:47 MY APOLOGIES.
04:41:48 WOULD YOU ALL PLEASE STAND FOR THE PLEDGE OF ALLEGIANCE.
04:41:50 [PLEDGE OF ALLEGIANCE]
04:42:09 >>Scotty Wood: THANK YOU.
04:42:10 TAMMY, WOULD YOU PLEASE CALL THE ROLL?
04:42:17 >>Anthony Gargano: HERE.
04:42:19 >>Kristin Jeannin: PRESENT.
04:42:20 >>Barry Jones: HERE.
04:42:22 >>Marlene Naratil: HERE.

04:42:24 >>Tammy Duran: BOARD MEMBER SHEELEY IS ABSENT TONIGHT.
04:42:26 >>James Tatooles: HERE.
04:42:31 >>Tammy Duran: BOARD MEMBER WALLACE IS NOT HERE YET IN ZOOM.
04:42:35 CHAIRMAN LEVITAN?
04:42:36 >>Howard Levitan: HERE.
04:42:38 >>Scotty Wood: HERE.
04:42:39 COULD I HAVE A MOTION TO APPROVE THE AGENDA?
04:42:46 >> SO MOVED.
04:42:47 >> I'LL MAKE THAT MOTION.
04:42:48 >> SECOND.
04:42:50 >>Marlene Naratil: I'LL SECOND THAT.
04:42:54 >>Scotty Wood: ALL IN FAVOR?
04:42:56 ANY OPPOSED?
04:42:57 CARRIES.
04:42:57 I'D LIKE A MOTION TO APPROVE THE CONSENT AGENDA --
04:43:02 >>Tammy Duran: CHAIRMAN WALLACE HAS JUST ATTENDED IN ZOOM,
04:43:06 SO HE IS ALSO HERE.

04:43:08 >>Scotty Wood: THANK YOU.
04:43:08 >>Jim Wallace: I HAVE READ THE MINUTES AND I AGREE WITH IT.
04:43:12 >>Scotty Wood: THANK YOU.
04:43:14 THE MINUTES FROM THE DECEMBER, JANUARY, AND MARCH PLANNING
04:43:17 AND ZONING BOARD MEETINGS CONSTITUTE THE CONSENT AGENDA, AND
04:43:21 I'D APPRECIATE A MOTION TO APPROVE THE CONSENT AGENDA.
04:43:25 >> SO MOVED.
04:43:30 >> SECOND.

04:43:31 >>Scotty Wood: ALL IN FAVOR?
04:43:32 AYE.
04:43:35 ANY OPPOSED?
04:43:35 OKAY.
04:43:37 WE'LL GET INTO THE BUSINESS OF THE EVENING.
04:43:40 BIG PICTURE, WE HAVE TWO PUBLIC HEARINGS AND TWO PUBLIC
04:43:43 INFORMATION MEETINGS.
04:43:44 WE WILL START FIRST WITH THE CORKSCREW PINES REZONING
04:43:52 AMENDMENT.
04:43:53 I WOULD LIKE TO ASK THROUGH A FRIENDLY REMINDER ALL OF THE
04:43:56 PRESENTERS THAT WE WANT TO LIMIT THE APPLICANT'S
04:44:00 PRESENTATION IN TOTO TO NO MORE THAN ONE HOUR.
04:44:04 WE HAVE A VERY FULL AGENDA AND IT'S GOING TO BE DIFFICULT, I
04:44:07 THINK, TO COMPLETE IT ON TIME UNLESS WE TRY AND KEEP OUR
04:44:10 COMMENTS AS CONCISE AS POSSIBLE.
04:44:12 ON THAT NOTE, I'LL TURN IT OVER TO MARY TO START THE
04:44:16 CORKSCREW PINES AGENDA.
04:44:17 BUT BEFORE I DO THAT, IT IS QUASI-JUDICIAL, SO I'M GOING TO
04:44:22 READ A STATEMENT REGARDING QUASI-JUDICIAL PROCEEDINGS.
04:44:25 WHEN THIS BOARD IS SCHEDULED TO CONSIDER AND VOTE ON A
04:44:29 ZONING APPLICATION, DEVELOPMENT ORDER OR OTHER SITE-SPECIFIC
04:44:32 APPLICATION, IT SITS IN A QUASI-JUDICIAL CAPACITY.
04:44:36 THIS MEETING'S AGENDA INCLUDES ITEMS SUBJECT TO
04:44:40 QUASI-JUDICIAL PROCEEDINGS.
04:44:42 IF YOU INTEND TO PROVIDE TESTIMONY ON THE QUASI-JUDICIAL

04:44:45 MATTER BEFORE THE MATTER IS CALLED, YOU MUST FILL OUT A
04:44:48 PUBLIC SPEAKER'S CARD AND GIVE IT TO THE VILLAGE CLERK AND
04:44:52 MUST BE SWORN IN BY THE BOARD ATTORNEY.
04:44:54 BEFORE THE MATTER BEGINS, ANY WRITTEN COMMUNICATIONS THAT
04:44:57 HAVE BEEN RECEIVED WILL BE PLACED INTO THE PUBLIC RECORD.
04:45:01 BOARD MEMBERS WILL BE ASKED TO DISCLOSE ANY EX PARTE
04:45:07 COMMUNICATIONS.
04:45:08 BOARD MEMBERS WILL BE ASKED IF THEY HAVE A CONFLICT
04:45:09 REGARDING THE MATTER AND MUST DECLARE IT.
04:45:11 IF THEY DO, THEY WILL NOT BE ALLOWED TO PARTICIPATE IN BOARD
04:45:16 DISCUSSION OR VOTE ON THE MATTER.
04:45:17 THE VILLAGE DIRECTOR OF COMMUNITY DEVELOPMENT OR STAFF
04:45:19 DESIGNEE WILL INTRODUCE THE MATTER AND THEN ASK THE

04:45:22 APPLICANT TO MAKE A PRESENTATION AND SUMMARIZE ANY RELATED
04:45:26 AFFIDAVITS FROM APPLICANT'S EXPERTS IN ATTENDANCE.
04:45:31 FOLLOWING THIS, THE DIRECTOR OF COMMUNITY DEVELOPMENT OR THE
04:45:34 STAFF DESIGNEE WILL MAKE A PRESENTATION PROVIDING THE STAFF
04:45:38 REPORT, FINDINGS, AND RECOMMENDATIONS.
04:45:39 AFTER THIS, THE PUBLIC HEARING IS OPENED.
04:45:42 ANYBODY WHO HAS BEEN SWORN IN MAY PROVIDE TESTIMONY.
04:45:46 IT IS IMPORTANT TO BE CONCISE AND LIMIT TESTIMONY TO FIVE
04:45:49 MINUTES OR LESS.
04:45:50 THE APPLICANT HAS THE RIGHT TO CROSS-EXAMINE ANY WITNESS,
04:45:54 INCLUDING THE PUBLIC, AND MAY PROVIDE REBUTTAL.
04:45:57 THE PUBLIC MAY NOT CROSS-EXAMINE WITNESSES, BUT MAY REQUEST

04:46:00 THE BOARD TO DIRECT QUESTIONS ON THEIR BEHALF TO EITHER THE
04:46:05 APPLICANT OR COMMUNITY DEVELOPMENT STAFF.
04:46:07 PERSONS WHO HAVE BEEN DETERMINED BY THE BOARD TO BE
04:46:09 INTERESTED PARTIES MAY CROSS-EXAMINE WITNESSES.
04:46:13 IF A PERSON REPRESENTS AN ORGANIZATION, EVIDENCE OF THEIR
04:46:16 AUTHORITY TO SPEAK FOR THE ORGANIZATION MUST BE PROVIDED.
04:46:19 SO WILL ALL OF THOSE WHO INTEND TO TESTIFY IN THIS MATTER
04:46:23 PLEASE STAND AND RAISE YOUR RIGHT HAND?
04:46:27 AND WILL THE BOARD ATTORNEY PLEASE ADMINISTER THE OATH.
04:46:31 >>Nancy Stroud: DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY
04:46:32 THAT YOU WILL GIVE TONIGHT WILL BE THE TRUTH, THE WHOLE
04:46:35 TRUTH AND NOTHING BUT THE TRUTH.
04:46:37 >> I DO.
04:46:38 >>Nancy Stroud: THANK YOU.
04:46:39 >>Scotty Wood: THANK YOU.
04:46:39 MARY, DO YOU HAVE ANY LETTERS OR OTHER WRITTEN
04:46:47 COMMUNICATIONS ON THE MATTER THAT HAVE BEEN RECEIVED?
04:46:50 AND IF SO, PLEASE STATE THAT THEY ARE PART OF THE PUBLIC
04:46:52 RECORD.
04:46:54 >>Mary Gibbs: YES, I DO.
04:46:55 WHEN I GET UP TO EXPLAIN THE CASE, I'M GOING TO DISCUSS THAT
04:46:58 FOR A LITTLE BIT.
04:46:59 >>Scotty Wood: THANK YOU.
04:47:00 BOARD MEMBERS, HAVE YOU HAD ANY EX PARTE COMMUNICATIONS?
04:47:05 IF SO, PLEASE DISCLOSE THE NATURE OF THE COMMUNICATION.

04:47:08 I SEE HOWARD'S HAND IS UP.
04:47:10 >>Howard Levitan: I HAVE HAD CONVERSATIONS WITH MARY GIBBS
04:47:15 AND NANCY STROUD, AND I'VE ALSO READ A COPY OF THE HEARING
04:47:20 EXAMINER'S REPORT DATED OCTOBER 15th, 2008.
04:47:24 >>Scotty Wood: THANK YOU.
04:47:25 ANYONE ELSE?
04:47:26 I'VE HAD A CONVERSATION WITH MARY GIBBS REGARDING THIS
04:47:32 MATTER AS WELL.
04:47:34 GO AHEAD, JIM.

04:47:43 >>James Tatooles: I RECEIVED COPIES OF SOME OF THE MATERIAL
04:47:46 THAT WENT TO MARY GIBBS, AND WHATEVER I HAD I FORWARDED TO
04:47:51 THEM AND ACTED UPON IT SO THAT IT WOULD GO INTO THE RECORD,
04:47:57 HAVE NOTHING TO DO WITH IT.
04:47:59 >>Scotty Wood: THANK YOU.
04:48:00 BOARD MEMBERS, DO ANY OF YOU HAVE A CONFLICT OF INTEREST
04:48:04 REGARDING THIS MATTER?
04:48:07 >> NO.
04:48:08 >> NO.
04:48:09 >> NO.
04:48:09 >>Scotty Wood: NO.
04:48:12 NO ONE?
04:48:13 THANK YOU.
04:48:13 OKAY, MARY, WOULD YOU PLEASE INTRODUCE THE MATTER?
04:48:22 >>Mary Gibbs: GOOD EVENING, EVERYBODY.
04:48:25 CAN EVERYBODY IN THE AUDIENCE HEAR ME?

04:48:28 >> YES.
04:48:28 >>Mary Gibbs: OKAY.
04:48:29 SOMETIMES I DON'T TALK LOUD ENOUGH.
04:48:31 FIRST OF ALL, I'M GOING TO REMIND EVERYBODY TO PLEASE TALK
04:48:35 INTO YOUR MICROPHONES WHEN YOU GO TO SPEAK.
04:48:37 SOMETIMES YOU SIT BACK AND THEN WE CAN'T GET IT ON THE
04:48:40 RECORD.
04:48:41 JUST A FRIENDLY REMINDER OF THAT.
04:48:43 THE FIRST CASE WE HAVE TONIGHT IS CORKSCREW PINES, AND IF
04:48:48 YOU'RE NOT FAMILIAR WITH THE PROPERTY, IT'S ABOUT A 20-ACRE
04:48:52 PIECE OF PROPERTY LOCATED ON THE SOUTH SIDE OF CORKSCREW
04:48:54 ROAD.
04:48:54 IT'S EAST OF STONEYBROOK GOLF DRIVE AND IT'S IN FRONT OF
04:48:59 PINEWOODS ELEMENTARY AND CLOSE TO THE ESTERO FIRE
04:49:03 DEPARTMENT, ONE OF THEIR STATIONS.
04:49:06 THE PROPERTY THAT IS THE SUBJECT OF TONIGHT'S REZONING
04:49:10 AMENDMENT REQUEST IS THE COMMERCIAL PART OF THE STONEYBROOK
04:49:14 DRI.
04:49:15 SO THE WHOLE STONEYBROOK PROJECT IS A DEVELOPMENT OF
04:49:18 REGIONAL IMPACT FROM SOME YEARS AGO THAT WAS APPROVED WHEN
04:49:20 IT WAS PART OF LEE COUNTY.
04:49:23 IT'S MOSTLY RESIDENTIAL, BUT THERE WAS A COMMERCIAL TRACT
04:49:26 THAT WAS APPROVED AS WELL.
04:49:27 SO THERE ARE CERTAIN USES IN THE STONEYBROOK COMMERCIAL
04:49:33 PLANNED DEVELOPMENT THAT WERE APPROVED BY THE COUNTY, AND

04:49:37 THAT WAS QUITE A FEW YEARS AGO.
04:49:39 I THINK MOST RECENTLY AROUND 2008.
04:49:42 THE USES WERE APPROVED FOR OFFICE, RETAIL, AND THERE WAS A
04:49:46 GAS STATION AND A MINI-WAREHOUSE USE APPROVED AS WELL.
04:49:50 THE PROPERTY HAS REMAINED VACANT SINCE THAT TIME.

04:49:53 SO NOW THE APPLICANT IS REQUESTING SOME MODIFICATIONS TO THE
04:49:58 ZONING OF THE SITE PLAN.
04:50:00 AND ONE OF THE MAIN CHANGES IS THAT THEY HAVE ASKED FOR
04:50:07 CHANGING THE 24-HOUR OPERATION.
04:50:10 SO THE GAS STATION CONVENIENCE STORE APPROVED BY THE COUNTY
04:50:14 HAD A STIPULATION THAT SAID NO 24-HOUR OPERATION.
04:50:18 SO THE APPLICANT IS ASKING TO CHANGE THAT BECAUSE THEY WOULD
04:50:21 LIKE TO BE OPEN 24 HOURS.
04:50:23 THE COUNTY STIPULATION IS A LITTLE BIT VAGUE.
04:50:26 IT JUST SAYS NO 24 HOUR.
04:50:28 IT'S A LITTLE UNCLEAR WHAT EXACTLY THAT MEANS.
04:50:31 THE APPLICANT IS ASKING TO RECONFIGURE THE LOTS TO PROVIDE A
04:50:34 LITTLE FLEXIBILITY, AND THEN MOVE SOME OF THE USES AROUND.
04:50:40 WHAT WE'LL GET INTO IS THE STAFF HAD A CONCERN WITH A LITTLE
04:50:44 BIT OF THAT BECAUSE WHEN YOU MOVE THE USES AROUND, IF YOU
04:50:46 CHANGE AND ALLOW OFFICE IN CERTAIN TRACTS ON THE EASTERN
04:50:50 PART OF THE PROPERTY, THAT ALSO ALLOWS A 65-FOOT HEIGHT.
04:50:55 SO THE STAFF HAD A CONCERN WITH THE 65-FOOT HEIGHT ON THE
04:50:58 EASTERN PART OF THE PROPERTY THAT HAD NOT BEEN APPROVED
04:51:01 PREVIOUSLY.

04:51:02 AND THE APPLICANT IS ALSO ASKING FOR WHAT THEY CALL A
04:51:05 CONVERSION FACTOR, WHICH BASICALLY WOULD GIVE YOU POTENTIAL
04:51:09 ADDITIONAL SQUARE FOOTAGE FOR THE MINI-WAREHOUSE BY SWAPPING
04:51:13 IT FOR SOME OTHER USES.
04:51:16 STAFF IS NOT RECOMMENDING THAT ADDITIONAL SQUARE FOOTAGE.
04:51:20 I THINK IF YOU APPROVE THAT, IT ACTUALLY CONFLICTS WITH THE
04:51:24 LANGUAGE OF THE SQUARE FOOTAGE LIMITATION IN THE DRI.
04:51:27 SO I DON'T KNOW LEGALLY IF YOU CAN DO THAT.
04:51:30 BUT SECONDLY, IT COULD RESULT IN ESSENTIALLY TWO
04:51:34 MINI-WAREHOUSE BUILDINGS SIMILAR IN SIZE AND HEIGHT TO THE
04:51:38 CUBE SMART ON BEN HILL GRIFFIN, WHICH I KNOW HAS BEEN AN
04:51:43 ISSUE WITH GRANDEZZA IN THE PAST.
04:51:45 SO WE'RE NOT RECOMMENDING THAT, BUT WE ARE RECOMMENDING
04:51:47 APPROVAL WITH CONDITIONS, BUT, AGAIN, WITH LIMITED -- WHAT
04:51:52 WE'RE RECOMMENDING FOR THE GAS STATION MINI-WAREHOUSE IS
04:51:54 LIMITING THE HOURS OF OPERATION TO 6 A.M. IN THE MORNING TO
04:51:58 11 P.M.
04:52:00 AND THEN NOT THE ADDITIONAL SQUARE FOOTAGE FOR THE
04:52:03 MINI-WAREHOUSE.
04:52:04 I DON'T WANT TO GET INTO DETAIL BECAUSE I KNOW THE APPLICANT
04:52:08 HAS A NICE PowerPoint THEY WANT TO EXPLAIN.
04:52:11 THE APPLICANT HAS A FEW OBJECTIONS THAT ARE OUTLINED IN WHAT
04:52:14 WE CALL THE EIGHT-DAY LETTER.
04:52:16 SO IF YOU RECALL WHEN WE RECENTLY CHANGED THE RULES OF
04:52:18 PROCEDURE FOR THE ZONING HEARINGS, WE ASKED THE APPLICANT TO

04:52:22 PROVIDE US A LETTER BASICALLY A WEEK BEFORE THE HEARING TO

04:52:27 STATE WHAT THEY DISAGREE WITH.
04:52:29 THE ATTEMPT IS TO NARROW DOWN THE ISSUES WE TALK ABOUT SO
04:52:33 THAT IF WE'RE ALL AGREEING THAT ENVIRONMENTAL IS NOT AN
04:52:37 ISSUE, WE DON'T NEED TO GET THE ENVIRONMENTAL EXPERT UP TO
04:52:41 TALK FOR 30 MINUTES ABOUT THINGS THAT NOBODY IS REALLY
04:52:43 CONCERNED.
04:52:44 SO WE'RE REALLY ATTEMPTING TO TRY TO LIMIT THE ISSUES TO
04:52:47 WHAT WE DON'T AGREE WITH.
04:52:49 THE APPLICANT IS GOING TO COVER THAT IN THEIR PRESENTATION.
04:52:53 UNDER OUR NEW RULES, THE APPLICANT HAS AN HOUR TO COVER THE
04:52:57 PRESENTATION, NOT INCLUDING QUESTIONS THAT YOU ASK.
04:53:00 AND THEN AFTER THAT, WE WOULD GO TO PUBLIC INPUT.
04:53:04 FOR THE PEOPLE THAT ARE HERE THAT WANT TO TALK, WE'VE GOT
04:53:07 SOME CARDS FROM PEOPLE THAT WOULD LIKE TO SPEAK. I JUST
04:53:10 WANT TO CAUTION IT MAY TAKE THE APPLICANT AN HOUR TO GO
04:53:13 THROUGH THE PowerPoint.
04:53:15 I DID ALSO RECEIVE IN TERMS OF PUBLIC INPUT, WE RECEIVED
04:53:19 WHAT WE CALL THE E-COMMENTS.
04:53:21 YOU CAN DO IT ELECTRONICALLY.
04:53:23 YOU CAN SEND THEM IN, AND THE CUTOFF DATE IS NOON YESTERDAY,
04:53:28 AND THEN WE E-MAIL ALL THOSE TO THE PLANNING AND ZONING
04:53:31 BOARD SO WE DON'T HAVE TO READ THEM INDIVIDUALLY.
04:53:33 BUT WE DID GET QUITE A FEW, SO WE GOT E-COMMENTS, 200
04:53:38 E-COMMENTS FROM GRANDEZZA, AND JUST TO QUICKLY TELL YOU,

04:53:42 THEY WERE SIMILAR IN NATURE.
04:53:44 THEY SAID THEY OBJECT TO THE 24 HOUR GAS STATION AND
04:53:48 ADDITIONAL HEIGHT OF 65 FEET.
04:53:50 AND THEN FROM STONEYBROOK, WE RECEIVED COMBINATION OF
04:53:54 E-MAILS IN WHAT WAS A PETITION, BUT THE PETITION WAS SIGNED
04:53:58 INDIVIDUALLY.
04:53:59 SO WE GOT A LOT OF E-MAILS.
04:54:01 325 SIGNATURES FROM STONEYBROOK THAT BASICALLY ALSO OBJECTED
04:54:05 TO THE 24/7.
04:54:07 SO I JUST WANTED TO SUMMARIZE THAT.
04:54:09 I'VE GOT A BIG STACK IF YOU WANT TO READ THEM INDIVIDUALLY.
04:54:13 BUT JUST TO GIVE YOU A QUICK SUMMARY.
04:54:15 WITH THAT BEING SAID, IF YOU DON'T HAVE ANY QUESTIONS, I CAN
04:54:18 TURN IT OVER TO THE APPLICANT.
04:54:22 >>Barry Jones: I WANT TO MAKE SURE I UNDERSTOOD.
04:54:24 THE STAFF WAS AGAINST THE CONVERSION AND THEY WERE AGAINST
04:54:26 THE HEIGHT ON THE EAST END AND THE USE OR JUST THE HEIGHT?
04:54:30 >>Mary Gibbs: THE HEIGHT ON THE EAST END, AND I'M SURE THE
04:54:33 APPLICANT WILL EXPLAIN IT IN MORE DETAIL.
04:54:36 BASICALLY THE HEIGHT ON THE EAST END BECAUSE THAT WAS NOT
04:54:39 APPROVED INITIALLY.
04:54:42 >>Barry Jones: I UNDERSTAND.
04:54:42 WASN'T THERE A CHANGE OF USE ON THE EAST END TO ALLOW?

04:54:47 >>Mary Gibbs: THE EXTRA HEIGHT IS ACTUALLY JUST FOR OFFICE
04:54:49 USE.

04:54:50 ALL THE OTHER USES ARE LIMITED TO 45 FEET.
04:54:54 >>Barry Jones: THANK YOU.
04:54:56 >>Mary Gibbs: ANY OTHER QUESTIONS?
04:54:58 IF NOT, I'LL TURN IT OVER TO THE APPLICANT WHICH -- DAN
04:55:03 DELISI WILL TALK FIRST.
04:55:05 WE HAVE A CROWD TONIGHT AND DON'T WANT TO SPREAD GERMS.
04:55:35 >>Daniel DeLisi: FOR THE RECORD, DAN DELISI.
04:55:37 I'M A LAND USE PLANNER.
04:55:38 I HAVE BEEN PRACTICING FOR 21 YEARS NOW.
04:55:41 I AM CERTIFIED.
04:55:43 I HAVE A MASTERS IN CITY PLANNING.
04:55:44 I'VE TESTIFIED BEFORE YOU ALL PRIOR AS AN EXPERT WITNESS.
04:55:50 SO I WILL BE DOING THAT AGAIN TODAY, UNLESS THERE IS, OF
04:55:54 COURSE, AN OBJECTION TO THAT.
04:55:57 LET ME START OUT BY -- AM I ABLE TO CONTROL THE
04:56:00 PowerPoint?
04:56:01 LET ME JUST INTRODUCE THE PROJECT TEAM WHO IS HERE WITH ME
04:56:07 TODAY.
04:56:08 MYSELF, OF COURSE, AL QUATTRONE IS THE ENGINEER, JOE
04:56:12 McHARRIS WORKED ON THE PATTERN BOOK AND THE BUILDING
04:56:14 DESIGN.
04:56:15 GREG DISERIO, LANDSCAPE DESIGN AND NEALE MONTGOMERY IS HERE.
04:56:21 I'LL GO THROUGH AN INTRODUCTION, GIVE AN OVERVIEW OF THE
04:56:24 PROJECT AND WHAT'S BEING PROPOSED IN THIS AMENDMENT.
04:56:27 AS MARY OUTLINED, THIS IS NOT A NEW REZONING.

04:56:30 IT'S BEEN ZONED COMMERCIAL SINCE 2002.
04:56:33 WE ARE ASKING FOR SOME VERY SPECIFIC THINGS TO BE CHANGED IN
04:56:37 THE EXISTING APPROVAL.
04:56:39 AND I'LL GO THROUGH THAT AND TALK A LITTLE BIT ABOUT THE
04:56:42 STAFF REPORT, MARY'S COMMENTS.
04:56:45 I'LL ASK GREG DISERIO TO TALK ABOUT THE LANDSCAPING AND
04:56:50 BUFFERS PROPOSED AND JOE McHARRIS TO TALK ABOUT THE
04:56:52 PATTERN BOOK AND DESIGN AND THEN I'LL GET BACK UP HERE AND
04:56:55 DO A BRIEF SUMMARY.
04:56:57 I DO NOT EXPECT THIS TO GO ANYWHERE NEAR AN HOUR.
04:57:00 AND THAT'S A COMMENT FOR GREG AND JOE AS WELL.
04:57:03 WE DO NOT WANT THIS TO GO ANYWHERE NEAR AN HOUR.
04:57:06 ALL RIGHT.
04:57:06 SO THE PROPERTY IS LOCATED ON THE SOUTH SIDE OF CORKSCREW
04:57:09 ROAD RIGHT IN BETWEEN STONEYBROOK GOLF DRIVE WHICH IS ON THE
04:57:13 WEST AND FIREHOUSE LANE, WHICH IS ON THE EAST.
04:57:16 THOSE OF YOU WHO DRIVE ALONG CORKSCREW ROAD EAST OF 75 WILL
04:57:21 RECOGNIZE THIS VACANT SITE BECAUSE PINEWOODS ELEMENTARY
04:57:25 ACCESSES ON STONEYBROOK GOLF DRIVE ON OUR WEST SIDE.

04:57:29 CERTAINLY, THOSE OF YOU WHO DRIVE THE ROAD IN THE MORNING OR
04:57:35 IN THE MID AFTERNOON SEE ALL THE CARS PARKED OUTSIDE WITH
04:57:39 THE SCHOOL PICKUP AND DROP-OFF LANE.
04:57:43 THIS IS THE ZONING MAP, NOT A WHOLE LOT TO SHOW HERE, EXCEPT
04:57:52 THAT ON YOUR ZONING MAP IT IS COLORED IN THE PINKISH COLOR
04:57:55 FOR COMMERCIAL.

04:57:55 IT IS, AS MARY SAID, PART OF THE STONEYBROOK DRI AND IT WAS
04:58:00 ORIGINALLY ZONED IN 1985 AS PART OF THAT DRI.
04:58:06 IT WASN'T CALLED STONEYBROOK BACK THEN, BUT THAT WAS WHEN IT
04:58:09 WAS ORIGINALLY ZONED FROM AGRICULTURE TO, AT THE TIME,
04:58:12 RESIDENTIAL.
04:58:13 THE ZONING WAS AMENDED IN 2002 TO DESIGNATE THE SITE AS
04:58:18 COMMERCIAL, AND THEN THE MOST RECENT AMENDMENT WAS IN 2008,
04:58:23 AS MARY MENTIONED.
04:58:25 THIS IS THE 2002 MASTER CONCEPT PLAN.
04:58:30 AND I SHOW THIS TO JUST LET YOU KNOW THE SITE DESIGN
04:58:37 GENERALLY HASN'T CHANGED SINCE 2002.
04:58:39 YOU COULD SEE THERE ARE TWO ACCESS POINTS ON THE STONEYBROOK
04:58:42 GOLF DRIVE AND THE MAIN ACCESS OR UNACCESS IS ON CORKSCREW
04:58:48 ROAD, AND THEN THE CONSERVATION AREA, WHICH IS THAT BIG
04:58:53 WETLAND ON THE SOUTH SIDE OF THE SITE IS THERE.
04:58:56 THAT'S BEEN PUT INTO CONSERVATION EASEMENT AND THE ROAD HUGS
04:59:00 THAT.
04:59:01 IT'S A PRETTY SET DESIGN OF THE SITE.
04:59:04 BUT THIS HAS BEEN IN PLACE SINCE 2002.
04:59:09 IN 2008, THE MASTER CONCEPT PLAN WAS AMENDED.
04:59:14 IT'S ESSENTIALLY THE SAME MASTER CONCEPT PLAN, EXCEPT IF YOU
04:59:17 NOTICE ON THE EAST SIDE OF THE SITE YOU HAVE THE
04:59:21 SELF-STORAGE, AND IT'S LAID OUT AS WE REMEMBER SELF-STORAGE
04:59:27 BUILDINGS BACK IN THE EARLY 2000s AND PRIOR AT THAT
04:59:32 BARRACK-STYLE OF SELF-STORAGE BUILDING, NOT AT ALL LIKE THE

04:59:36 MORE MODERN DESIGNS THAT YOU SEE NOW THAT ARE THREE STORIES
04:59:40 WITH A LOT OF ARCHITECTURAL FEATURES AND A LOT DIFFERENT IN
04:59:47 CHARACTER.
04:59:47 MARY OUTLINED IN THE STAFF REPORT VERY CLEARLY WHAT THE
04:59:55 PROJECT IS CURRENTLY ENTITLED FOR.
04:59:58 50,000 SQUARE FEET OF COMMERCIAL USES AND 151,000 SQUARE
05:00:03 FEET OF SELF-STORAGE.
05:00:06 AGAIN, WE'RE NOT ASKING TO INCREASE THE INTENSITY OF THE
05:00:10 USE.
05:00:10 WE DID ASK FOR THE TRIP CONVERSION, AND IT'S ALSO IN THE
05:00:16 STAFF REPORT, IF YOU READ THROUGH IT.
05:00:18 THE WAY WE ASKED FOR IT, THE INTENTION WAS TO ACTUALLY
05:00:24 DECREASE TRIPS BY CONVERTING RETAIL TO SELF-STORAGE.
05:00:28 IF YOU ADDED 30,000 ADDITIONAL SELF-STORAGE UNITS, YOU WOULD
05:00:32 HAVE TO DO A DECREASE OF RETAIL SO THAT THE NUMBER OF TRIPS

05:00:38 WERE CUT IN HALF.
05:00:40 WE LOOKED AT THE TRIP GENERATION FOR RETAIL.
05:00:42 WE LOOKED AT THE TRIP GENERATION FOR SELF-STORAGE, AND WE
05:00:45 WANTED TO MAKE SURE THAT ANY INCREASE IN SELF-STORAGE WOULD
05:00:50 DECREASE THE RETAIL SUCH THAT TRIPS WERE CUT IN HALF.
05:00:55 SO THAT WAS THE INTENT THERE, BUT OTHER THAN THAT, WE'RE NOT
05:00:59 ASKING FOR ANY CHANGES IN THE APPROVED COMMERCIAL INTENSITY
05:01:06 ON THE PLANNED DEVELOPMENT.
05:01:07 WHAT ARE WE ASKING FOR?
05:01:15 WE ARE ASKING FOR TWO PRIMARY THINGS.

05:01:21 I'LL GET TO ALL OF THE THINGS IN A SECOND.
05:01:24 BUT AT THE END OF THE DAY, WE SUBMITTED THIS APPLICATION
05:01:28 PRIMARILY TO ASK FOR 24-HOUR, REMOVAL OF THE PROHIBITION OF
05:01:36 THE 24-HOUR LIMITATION ON THE APPROVED GAS STATION.
05:01:41 SO THE GAS STATION IS APPROVED IN THE SCHEDULE OF USES, WHAT
05:01:46 IT SAYS IS NO 24-HOUR USE.
05:01:48 THAT'S ALL IT SAYS.
05:01:49 IT DOESN'T GIVE ANY MORE DEFINITION ON HOURS OF OPERATION.
05:01:53 WE'RE ASKING TO STRIKE THROUGH THAT AND ALLOW FOR 24-HOUR
05:01:57 USE OF THE GAS STATION.
05:01:59 WHILE WE'RE DOING IT, WE ALSO WANTED TO ASK FOR MORE
05:02:03 MODERN-STYLE OF SELF-STORAGE.
05:02:07 THREE-STORY BUILDING THAT WOULD LOOK NICER AND WE THOUGHT
05:02:13 THAT WOULD BE A POSITIVE CHANGE FOR THE DEVELOPMENT FOR
05:02:17 SURE.
05:02:18 IT'S SOMETHING THAT WE WOULD LIKE TO DO, AND IT'S ONE OF OUR
05:02:21 ASKS, BUT WE THOUGHT THAT WOULD BE SOMETHING THAT EVERYONE
05:02:25 CAN PRETTY MUCH AGREE TO.
05:02:27 WE WERE ASKED TO WORK WITH THE SCHOOL BOARD TO TRY AND COME
05:02:32 UP WITH A DROP-OFF/PICKUP LANE FOR PINEWOODS ELEMENTARY
05:02:37 SCHOOL SO THAT YOU DON'T HAVE THAT BACKUP OF TRIPS ON
05:02:43 CORKSCREW ROAD.
05:02:44 THE QUEUING THAT EXISTS RIGHT NOW, IF YOU'VE SEEN IT OR
05:02:49 EXPERIENCED IT, IT'S PRETTY INTENSE.
05:02:51 WHAT I WAS TOLD THIS MORNING IS THAT BACKED UP THROUGH THE

05:02:55 INTERCHANGE THIS MORNING.
05:02:56 IF YOU CAN IMAGINE HOW LONG THAT IS FROM STONEYBROOK GOLF
05:03:01 DRIVE ON THE EAST SIDE OF STONEYBROOK, ALL THE WAY TO THE
05:03:04 INTERCHANGE, IT'S CLEARLY NOT A SAFE SITUATION.
05:03:08 SO WE WERE ASKED TO SEE IF WE CAN ACCOMMODATE THAT ON THE
05:03:13 SITE, AND WE DID.
05:03:14 THAT'S PART OF THE CHANGE OF THE MASTER CONCEPT PLAN IS TO
05:03:18 ACCOMMODATE A PARENT PICKUP/DROP-OFF LANE ON THE SITE.
05:03:23 BUT AT THE END OF THE DAY, THAT'S NOT OUR ISSUE.
05:03:27 THAT'S NOT SOMETHING THAT WE SPECIFICALLY WENT IN TO ASK FOR
05:03:31 BECAUSE WE WANTED IT.

05:03:32 IT'S SOMETHING THAT IS A PUBLIC PURPOSE THAT WE THINK WE CAN
05:03:37 ACCOMMODATE.
05:03:38 AND TO PUT A FINER POINT ON IT, IT'S 10% OF THE COMMERCIAL
05:03:42 SITE.
05:03:42 IT'S NOT A SMALL ASK, BUT IT'S SOMETHING WE'RE CERTAINLY
05:03:47 WILLING TO ACCOMMODATE.
05:03:49 SO THOSE ARE THE MAJOR REASONS WHY WE ASKED FOR THE
05:03:55 AMENDMENT.
05:03:55 WHILE WE'RE IN THE AMENDMENT, OPENING UP THE ZONING, IT'S
05:04:00 NOT SOMETHING YOU TYPICALLY DO.
05:04:02 SO WHILE WE'RE IN THERE, YOU KNOW, WE ARE UPDATING THE
05:04:07 ORDINANCE.
05:04:08 THE DEVIATIONS TO BE CONSISTENT WITH THE LAND DEVELOPMENT
05:04:11 CODE.

05:04:11 WE'VE ASKED FOR THE TRIP CONVERSION AS MARY OUTLINED AND TO
05:04:17 AMEND THE TRACT LAYOUT.
05:04:20 THOSE ARE MUCH MORE INCIDENTAL THINGS THAT WE'RE ASKING FOR.
05:04:25 BUT I DO WANT TO MAKE IT CLEAR.
05:04:28 IF WE'RE NOT CONSIDERING, I APPRECIATE THE RECOMMENDATION OF
05:04:32 APPROVAL WITH CONDITIONS, BUT IF WE'RE NOT CONSIDERING THE
05:04:35 24-HOUR USE, IT'S NOT REALLY A RECOMMENDATION OF APPROVAL.
05:04:39 WE'RE NOT GETTING AN APPROVAL OF WHAT WE'RE FUNDAMENTALLY
05:04:43 ASKING FOR, AND THAT'S PRETTY KEY TO UNDERSTAND.
05:04:47 SO THE PROPOSED MASTER CONCEPT PLAN IS, AS YOU CAN SEE HERE,
05:04:53 YOU CAN SEE THERE'S JUST A LOT MORE DETAIL ON THE MASTER
05:04:56 CONCEPT PLAN THAN WHAT IS CURRENTLY APPROVED.
05:05:00 WE HAVE THE BUILDING ENVELOPES.
05:05:01 WE HAVE THE PARKING AREAS, AND, AGAIN, THE LAYOUT IS VERY
05:05:07 SIMILAR TO THE LAYOUT THAT'S BEEN APPROVED SINCE 2002.
05:05:11 WITH THAT, LET ME JUST HAVE GREG DISERIO COME UP AND TALK
05:05:18 ABOUT LANDSCAPING AND THEN JOE TO TALK ABOUT DESIGN AND I
05:05:21 WILL BE RIGHT BACK.
05:05:22 >>Neale Montgomery: BEFORE YOU DO THAT, CAN I ASK A
05:05:24 QUESTION?
05:05:27 >>Daniel DeLisi: YES, PLEASE.
05:05:29 >>Nancy Stroud: FOR THE RECORD, MS. MONTGOMERY, WILL YOU
05:05:32 IDENTIFY YOURSELF?
05:05:34 >>Neale Montgomery: I WANT TO GO BACK TO -- IS IT ON?
05:05:36 I WANT TO GO BACK TO THE SELF-STORAGE.

05:05:45 >>Nancy Stroud: THIS IS NEALE MONTGOMERY.
05:05:47 >>Neale Montgomery: YES, NEALE MONTGOMERY, FOR THE RECORD.
05:05:50 MR. DELISI, WHAT IS THE PERMITTED HEIGHT OF THE SELF-STORAGE
05:05:53 RIGHT NOW?
05:05:55 >>Daniel DeLisi: NEALE ASKED, IN CASE YOU CAN'T HEAR HER,
05:05:58 THE PERMITTED HEIGHT OF THE SELF-STORAGE IS 45 FEET.
05:06:04 >>Neale Montgomery: AND THERE IS A LIMITATION OF TWO

05:06:07 STORIES, BUT COULD THREE STORIES FIT IN 45 FEET?
05:06:11 >>Daniel DeLisi: ABSOLUTELY.
05:06:12 THREE STORIES CAN FIT IN 45 FEET.
05:06:16 >>Neale Montgomery: SO IN ORDER TO OBTAIN THE 24-HOUR USE
05:06:20 AND THE MORE OFFICE-STYLE SELF-STORAGE, WAS THE APPLICANT
05:06:25 REQUIRED TO SUBMIT A PATTERN BOOK?
05:06:28 >>Daniel DeLisi: YES, AND THAT'S WHAT JOE IS GOING TO TALK
05:06:32 ABOUT.
05:06:32 >>Neale Montgomery: AND ARE THERE A SERIES OF CONDITIONS
05:06:36 THAT ARE ABOVE AND BEYOND WHAT THE CURRENT LIMITATIONS ARE
05:06:39 FOR BASICALLY THOSE TWO ASKS?
05:06:42 >>Daniel DeLisi: YES, AND I'M GOING TO GET INTO THAT IN A
05:06:44 LITTLE BIT.
05:06:45 >>Neale Montgomery: THANK YOU.
05:06:53 >>Gregory Diserio: GOOD EVENING.
05:06:54 FOR THE RECORD, GREG DISERIO, REGISTERED LANDSCAPE ARCHITECT
05:06:58 PRACTICING IN SOUTH FLORIDA FOR 40 YEARS.
05:07:00 BRIEFLY, THE PLAN UP HERE SHOWS THE LANDSCAPE BUFFER FOR

05:07:05 THIS SITE.
05:07:06 SHOWS 25-FOOT BUFFER ALONG CORKSCREW ROAD, 25-FOOT
05:07:11 CONVENIENCE STORE BUFFER WHERE APPLICABLE.
05:07:15 20-FOOT -- OTHER THAN THAT, A 20-FOOT RIGHT-OF-WAY BUFFER.
05:07:21 YOUR TYPICAL BUFFERS BETWEEN THE LOTS.
05:07:22 10-FOOT BUFFER ON THE EAST PORTION OF THE SITE.
05:07:25 WE'RE SHOWING TWO CROSS-SECTIONS GENERALLY TO SCALE JUST TO
05:07:35 SHOW THE HEIGHT AND THE DISTANCE ON SOME VIEWS.
05:07:39 THE FIRST ONE WOULD BE FROM STONEYBROOK AND THEN THE OTHER
05:07:42 ONE WOULD BE FROM GRANDEZZA.
05:07:45 24 PARTICULAR ONE FROM STONEYBROOK, AGAIN, TO SCALE, IF
05:07:50 YOU'RE STANDING ON THE RESIDENTIAL BACKYARDS, LOOKING ACROSS
05:07:53 A LAKE AT THEIR EXISTING LANDSCAPE ALONG STONEYBROOK GOLF
05:08:00 DRIVE AND THEN OUR BUFFER THAT WOULD BE REQUIRED.
05:08:04 THAT WOULD GENERALLY SHOW THE LINE OF SIGHT THAT YOU WOULD
05:08:07 HAVE FROM THOSE RESIDENTIAL UNITS.
05:08:10 AGAIN, PROVIDED AN ELEVATION THERE SHOWING GENERALLY WHAT
05:08:16 THAT WOULD LOOK LIKE AFTER THE BUFFERS ARE INSTALLED WITH A
05:08:20 LITTLE MATURITY TO THEM.
05:08:21 THEN THE VIEW FROM GRANDEZZA, AGAIN, LOOKING FROM THE FRONT
05:08:25 YARD OF AN EXISTING RESIDENCE.
05:08:26 YOU LOOK ACROSS INTERNAL ROADWAY SYSTEM WHERE THEY HAVE SOME
05:08:32 EXISTING BUFFER PLANTINGS BETWEEN THE INTERNAL ROAD, GRAND
05:08:36 OAKS BOULEVARD.
05:08:39 EXISTING BUFFER TO CORKSCREW ROAD AND THEN, OF COURSE, OUR

05:08:42 PROPOSED BUFFER WOULD BE ALL ALONG CORKSCREW ROAD ITSELF.
05:08:46 SO THAT'S A GENERAL, AGAIN, ABOUT 475 FEET ACROSS FROM THE
05:08:51 EXISTING RESIDENCES TO WHERE THE BUILDING WOULD BE ON THIS

05:08:57 PARTICULAR SITE.
05:08:58 WITH THAT, I'LL TURN IT OVER TO JOE.
05:09:11 >>Joe McHarris: GOOD AFTERNOON, EVERYONE.
05:09:13 FOR THE RECORD, JOE McHARRIS WITH McHARRIS PLANNING
05:09:16 DESIGN.
05:09:17 WE'VE BEEN IN BUSINESS FOR OVER 23 YEARS, ALL MATTERS
05:09:21 RELATED TO PLANNING AND DESIGN.
05:09:23 I HAVE BEEN AN EXPERT WITNESS IN LEE COUNTY AND THE STATE OF
05:09:28 FLORIDA REGARDING THESE MATTERS, AND ON THE EDRC AND THE
05:09:34 DESIGN REVIEW BOARD HERE IN ESTERO FOR 15 PLUS YEARS.
05:09:39 THE LAST TWO OF THOSE WERE CHAIRMAN.
05:09:41 SO JUST MOVING FORWARD HERE WITH THE RETAIL DESIGN, I'D LIKE
05:09:49 TO SAY, FIRST, THAT WHATEVER BUILDING COMES INTO THIS
05:09:53 DEVELOPMENT WILL SET THE STANDARDS FOR THE WHOLE DEVELOPMENT
05:09:58 BECAUSE STAFF DID HAVE SOME QUESTIONS RELATED TO HOW DO YOU
05:10:02 CONTROL THE DESIGN.
05:10:03 SO IF A BUILDING COMES IN AND THEY PICK THREE COLORS OR FOUR
05:10:06 COLORS, THOSE ARE THE COLORS THAT WILL BE CONSISTENT
05:10:09 THROUGHOUT THE COMMUNITY.
05:10:10 IF THEY PICK A CERTAIN TILE ROOF, THAT WILL BE THE
05:10:13 CONSISTENCY THROUGHOUT.
05:10:16 THE DETAILING AND OTHER THINGS WILL HAVE TO BE CARRIED

05:10:18 THROUGH.
05:10:18 SO YOU WILL HAVE A UNIFIED DESIGN STANDARD THROUGHOUT THE
05:10:23 COMMUNITY AS RELATES TO THE RETAIL.
05:10:27 RETAIL IS, OBVIOUSLY, ONE STORY WITH UNDULATING AND VARIED
05:10:35 ROOFS THROUGHOUT, WHICH MAKE UP FOR GOOD ARCHITECTURE AND
05:10:39 DESIGN.
05:10:40 NOT ONLY AS THE ROOF GOES UP AND DOWN, BUT THE BUILDING'S
05:10:45 FRONT GOES IN AND OUT TO CREATE SMALLER MASSINGS.
05:10:48 THE NEXT.
05:10:55 ALL RIGHT.
05:10:56 AS MR. DELISI MENTIONED, THIS IS WHAT IS ORIGINALLY PLANNED
05:11:03 FOR THE SITE FOR STORAGE, WHICH IS METAL BUILDINGS WITH SOME
05:11:09 KIND OF A FAKE FRONT ON THE FRONT, NOT VERY POPULAR TODAY
05:11:17 ANYWHERE IN THE STATE AND THUS THIS THE REASON YOU'VE SEEN
05:11:21 THE TREND TO GO TO MORE BUILDINGS THAT LOOK LIKE OFFICE
05:11:26 BUILDINGS OR SOMETHING ELSE AND DOESN'T LOOK LIKE STORAGE
05:11:30 BUILDINGS.
05:11:31 MOST OF THESE BUILDINGS ARE GROUND LEVEL.
05:11:33 YOU CAN SEE FROM FOUR MILES AWAY AND KNOW EXACTLY WHAT THEY
05:11:36 ARE AS OPPOSED TO LIKE THE STORAGE FACILITY AT COCONUT POINT
05:11:43 WHICH WAS SEVERAL YEARS AGO PUT INTO THE WALL STREET JOURNAL
05:11:46 BECAUSE PEOPLE THOUGHT IT WAS THE HYATT HOTEL.
05:11:49 THAT'S HOW GOOD THEY LOOK COMPARED TO WHAT THEY USED TO
05:11:53 LOOK.
05:11:54 AND MY FIRM DID CONSULT ON THAT BUILDING AS WELL.

05:12:00 SO YOU HAVE A SELF-STORAGE BUILDING THAT DOESN'T WANT TO BE
05:12:04 ONE STORY, BUT IS ALLOWED TO BE 45-FEET TALL, PERIOD.
05:12:10 THAT'S THE MOST THAT THEY CAN GO WITH THE HEIGHT OF THE
05:12:14 BUILDING.
05:12:14 THEY ARE REQUESTING TO GO FROM TWO TO THREE STORIES.
05:12:19 IT REALLY DOESN'T AFFECT THE OVERALL SIZE OF THE BUILDING IF
05:12:24 THE OWNER WANTS TO KEEP IT AT 45 FEET, YOU'RE FITTING IN THE
05:12:28 SAME AMOUNT.
05:12:28 YOU'RE ADDING ANOTHER FLOOR TO THE 45 FEET SO YOU CAN GET
05:12:32 THREE STORIES IN A 45-FOOT BUILDING OR YOU CAN FIT TWO
05:12:36 STORIES IN A 45-FOOT BUILDING.
05:12:39 LITTLE BIT OF AMBIGUITY THERE AS TO HOW THE BUILDING WILL
05:12:46 LOOK WHEN IT'S DONE, BUT IT COULD GO AS HIGH AS 45 FEET AND
05:12:52 LOOK THREE STORIES NO MATTER WHAT.
05:12:54 AS MENTIONED EARLIER, THE PUBLIC STORAGE ON TIBURON WAY OVER
05:12:59 NEAR MIROMAR, THAT IS -- IF YOU LIVE ACROSS AND NOT HAPPY
05:13:08 BECAUSE IT IS THREE STORIES, BUT IT IS A GOOD-LOOKING
05:13:11 BUILDING WHEN YOU DRIVE BY.
05:13:12 THIS ONE WILL BE BUFFERED QUITE CLEARLY, AS GREG HAD
05:13:19 MENTIONED.
05:13:19 NEXT ITEM UP IS -- OH, JUST ONE MORE THING.
05:13:24 ALL THE ELEMENTS ON THE FIRST BUILDING THAT GO IN WILL BE ON
05:13:28 THE STORAGE BUILDING, WHETHER IT'S FIRST OR LAST, IT WILL
05:13:32 HAVE ALL THE SAME DETAILS.
05:13:33 THE CONVENIENCE FOOD AND BEVERAGE.

05:13:41 THE ONE THING IS THE GAS STATION IS AN APPROVED USE, BUT
05:13:48 BECAUSE WE HAVE DONE A VERY GOOD DESIGN PLAN BOOK, THE
05:13:54 BUILDING WILL BE BROKEN DOWN.
05:13:55 WILL NOT BE A CORPORATE STORE, WHOEVER DECIDES TO TAKE IT
05:14:03 OVER, IT WOULD BE BROKEN DOWN INTO MULTIPLE DIFFERENT,
05:14:06 SMALLER LOOKING BUILDINGS.
05:14:07 IT WILL HAVE THE SAME DETAILS AS THE REST OF THE COMMUNITY.
05:14:11 AND THE CANOPY WILL ALSO HAVE THE SAME DETAILS AND WILL BE
05:14:16 BROKEN DOWN JUST LIKE EVERYTHING ELSE WITHIN THE COMMUNITY
05:14:20 WITH A UNIFIED DESIGN THROUGHOUT.
05:14:23 LAST IS THE OFFICE USE.
05:14:33 AGAIN, A UNIFIED DESIGN THROUGHOUT.
05:14:38 THE BUILDING, AS EVERYTHING ELSE, WILL BE BROKEN DOWN BOTH
05:14:40 IN VERTICAL AND HORIZONTAL MASS.
05:14:43 THAT MEANS THE ROOF WILL GO UP AND DOWN AND THE BUILDING
05:14:47 WILL GO IN AND OUT, JUST LIKE EVERYTHING ELSE.
05:14:50 65 FEET IS WHAT THEY ARE ALLOWED TO DO, AND WE'RE SHOWING
05:14:55 ONE STORY WITH VARIED HEIGHT MASSING AND THE MAXIMUM OF WHAT
05:15:00 IT WOULD LOOK LIKE.
05:15:01 AGAIN, WITH THE DESIGN STANDARD SET IN PLACE AND THE BEAUTY
05:15:06 BOOK, THE DESIGN OF EITHER THE BIGGER BUILDING OR SMALLER

05:15:12 BUILDING WILL BE A UNIFIED LOOK THROUGHOUT AND OF HIGH
05:15:15 DETAIL.
05:15:15 DAN WANTED ME TO TALK ABOUT THIS.
05:15:25 ALL THE BUILDINGS THROUGHOUT WILL BE CONNECTED BY WALKWAYS

05:15:30 FROM THE STREET, FROM THE ENTRIES, AND FROM THE OTHER
05:15:35 BUILDINGS.
05:15:36 YOU DO NOT HAVE TO DRIVE IF YOU WANTED TO GO FROM ONE
05:15:39 CONVENIENCE TO ANOTHER OR FROM ONE PLACE TO ANOTHER, WHICH
05:15:43 IS VERY GOOD PLANNING AND IS PART OF THE WAY THIS WHOLE
05:15:49 PROPERTY HAS BEEN DESIGNED.
05:15:50 I THANK YOU.
05:16:10 >>Daniel DeLisi: I DO WANT TO BE CLEAR ON THE LANDSCAPE
05:16:13 BUFFERS.
05:16:14 AGAIN, DAN DELISI, FOR THE RECORD.
05:16:16 AS MARY POINTED OUT IN OUR STAFF REPORT, WHAT WE'RE
05:16:19 PROPOSING THAT IS DIFFERENT FROM THE EXISTING RESOLUTION IS
05:16:25 WE'RE PROPOSING AN ENHANCED BUFFER ALONG CORKSCREW ROAD AND
05:16:30 STONEYBROOK GOLF DRIVE.
05:16:32 SO CURRENT RESOLUTION REQUIRES ONE THING.
05:16:36 WE'RE PROPOSING TO ENHANCE THAT.
05:16:38 I WOULD ALSO LIKE TO NOTE IN THE STAFF REPORT, I THINK STAFF
05:16:41 TALKED ABOUT HOW YOU WILL BE ABLE TO SEE BUILDINGS.
05:16:46 AND THEN THE LINE OF SIGHT, WE'VE ALWAYS SHOWN THAT.
05:16:48 YOU CAN SEE BUILDINGS.
05:16:50 WE RECOGNIZE THAT YOU'LL BE ABLE TO SEE BUILDINGS AT 45 FEET
05:16:53 OR 65 FEET.
05:16:55 I DON'T BELIEVE THE STANDARD OF COMPATIBILITY IS WHETHER OR
05:16:58 NOT YOU SEE BUILDINGS.
05:17:02 IT'S WHETHER THE BUILDINGS ARE OFFENSIVE OR CREATE SOME

05:17:05 EXTERNAL IMPACT, WHICH WOULD NEED TO BE DEFINED.
05:17:09 SEEING A BUILDING, I SEE MY NEIGHBOR'S HOUSE.
05:17:12 I MEAN, WE SEE BUILDINGS ALL THE TIME FROM CORKSCREW ROAD.
05:17:15 BUFFERS, BY AND LARGE, AREN'T DESIGNED OR INTENDED TO SCREEN
05:17:19 BUILDINGS, BUT THEY ARE INTENDED TO CREATE A SEPARATION WITH
05:17:28 MINIMIZED EXTERNAL IMPACTS.
05:17:30 IN FACT, MOST OF THE COMMERCIAL BUFFERS ARE DESIGNED
05:17:33 SPECIFICALLY TO SCREEN PARKING LOTS AND CARS, NOT THE ACTUAL
05:17:38 BUILDING THEMSELVES.
05:17:39 I JUST WANTED TO POINT THOSE THINGS OUT.
05:17:44 THIS IS THE PICKUP/DROP-OFF LANE I TALKED ABOUT.
05:17:53 THE IDEA HERE IS PRETTY SIMPLE.
05:17:55 HE WANT TO GET PARENTS AND THEIR STUDENTS AND THEIR KIDS OFF
05:17:59 OF CORKSCREW ROAD, QUEUING ON CORKSCREW ROAD.
05:18:03 SO RIGHT NOW, THIS IS THE ACCESS DOWN HERE INTO PINEWOOD
05:18:08 ELEMENTARY SCHOOL.
05:18:10 PARENTS AND THEIR KIDS QUEUE UP ALL ALONG STONEYBROOK GOLF

05:18:15 DRIVE AND THEN ALL ALONG THE WEST ALONG CORKSCREW ROAD.
05:18:20 IT'S NOT A SAFE SITUATION.
05:18:22 I'D ENCOURAGE YOU ALL TO SEE IT FOR YOURSELF.
05:18:25 I THINK EVERYONE WHO'S SEEN IT, IT IS A STRIKING IMAGE, AND
05:18:30 THERE JUST AREN'T SOLUTIONS OUT THERE.
05:18:34 HERE, WHAT WE'RE PROPOSING IS THAT PARENTS WOULD COME IN ON
05:18:38 FIREHOUSE LANE.
05:18:40 THIS WOULD BE A DEDICATED LANE JUST FOR PICKUP AND DROP-OFF.

05:18:45 IT'S A SIGNIFICANT LENGTH.
05:18:47 IT GOES ALL THE WAY IN HERE AND INTO THE SCHOOL, AND THEN
05:18:50 THERE WOULD BE CIRCULATION WITHIN THE SCHOOL PROPERTY AND
05:18:53 THEN THEY'D COME BACK OUT ON STONEYBROOK GOLF DRIVE AND
05:18:57 LEAVE.
05:18:57 THE INTENT OF THAT, AGAIN, IS TO REMOVE THE QUEUING THAT IS
05:19:02 ON CORKSCREW ROAD RIGHT NOW.
05:19:05 WE HAVE HAD DISCUSSIONS WITH NEIGHBORS TO THE EXTENT THAT
05:19:15 PEOPLE WANTED TO MEET WITH US.
05:19:19 CERTAINLY, WE ARE OPEN TO CONTINUING TO MEET WITH PEOPLE, IF
05:19:22 PEOPLE STILL WANT TO MEET.
05:19:24 WE HAVE HEARD A NUMBER OF COMMENTS AND WE'VE TAKEN THEM TO
05:19:29 HEART AND CONSIDERATION.
05:19:30 I WILL SAY I HAVEN'T HEARD BACK AS TO WHETHER OR NOT WHAT
05:19:33 WE'VE PROPOSED SATISFIES ANYONE, BUT WE'RE STILL PROPOSING
05:19:37 THEM, NONETHELESS.
05:19:38 AND WE'RE CONSIDERING COMMENTS THAT WE HAVE HEARD FROM
05:19:41 PEOPLE.
05:19:41 WE HAVE HEARD THAT PEOPLE WANT LIMITATIONS ON DELIVERY TIMES
05:19:46 AND WE'RE WILLING TO ADD A CONDITION TO LIMIT DELIVERY
05:19:50 TIMES.
05:19:50 LIMITATIONS ON OUTDOOR MUSIC AT FUEL PUMPS, CONDITION ON
05:19:54 LOCATION OF TRASH AND RECYCLING.
05:19:58 WE HEARD THAT ON THE EXISTING GAS STATION PARCEL PEOPLE
05:20:04 WANTED TRASH AND RECYCLING MOVED TO THE FARTHER EAST SIDE OF

05:20:07 THAT, AS FAR AWAY FROM STONEYBROOK GOLF DRIVE AS POSSIBLE.
05:20:11 WE UNDERSTAND THAT.
05:20:12 AND A COMMITMENT TO ENHANCED PLANTING ON THE WEST SIDE OF
05:20:17 STONEYBROOK GOLF DRIVE.
05:20:18 IF YOU DRIVE ALONG STONEYBROOK GOLF DRIVE RIGHT NOW, YOU CAN
05:20:21 SEE IT'S FAIRLY SPARSELY PLANTED, AND THERE'S A LOT OF
05:20:24 EXOTIC VEGETATION IN THERE, WHICH WILL HAVE TO BE REMOVED AT
05:20:27 SOME POINT IN TIME.
05:20:30 WHEN THAT DOES GET REMOVED, THERE WILL BE GAPS.
05:20:33 AND IT WILL BE EASIER TO SEE WHATEVER COMMERCIAL DEVELOPMENT
05:20:36 GOES IN THERE.
05:20:37 AGAIN, THIS ISN'T A PROPOSAL FOR NEW COMMERCIAL DEVELOPMENT.
05:20:41 SOMETHING WILL GO IN THERE; IT'S JUST A QUESTION OF WHAT AND

05:20:45 HOW WE CAN MAKE IT MORE COMPATIBLE.
05:20:47 OUR VIEW IS THAT WE HAVE AN OPPORTUNITY THROUGH THIS PROCESS
05:20:51 BECAUSE WE ARE OPENING UP THE ZONING AND WE CAN PLACE NEW
05:20:55 CONDITIONS ON THE DEVELOPMENT THAT WILL ADDRESS SOME OF
05:20:58 THESE EXISTING CONDITIONS AND MAKE WHATEVER COMMERCIAL
05:21:02 DEVELOPMENT GOES IN THERE MORE COMPATIBLE.
05:21:04 THAT'S SOMETHING TO CONSIDER.
05:21:11 BUT THAT ONLY HAPPENS IF THIS MOVES FORWARD, AND THAT ONLY
05:21:16 HAPPENS WITH US RECEIVING WHAT WE'RE ASKING FOR IF WE'RE NOT
05:21:27 GETTING THE 24-HOUR USE, THERE'S NO POINT IN ASKING TO BE
05:21:30 HERE AND AMENDING THE ZONING.
05:21:32 LOOKING AT THE 24-HOUR USE AND EVERYTHING WE CAN ADD TO THIS

05:21:41 ZONING, THE ENHANCED LANDSCAPING, THE ADDITIONAL PLANTINGS
05:21:44 ON THE WEST SIDE OF STONEYBROOK GOLF DRIVE, THE LIMITATIONS
05:21:49 ON DELIVERIES, EVERYTHING ELSE THAT'S PART OF THIS, A
05:21:53 PATTERN BOOK, MIND YOU, THERE DOES NOT EXIST A PATTERN BOOK
05:21:56 IN THE EXISTING ZONING.
05:21:57 THERE'S NO DETAIL ON THE MASTER CONCEPT PLAN.
05:22:02 ONLY THE ACCESS POINTS.
05:22:04 TWO ON STONEYBROOK GOLF DRIVE.
05:22:06 THERE'S A LOT MORE DETAIL AND A LOT MORE CONDITIONS THAT ARE
05:22:10 BEING SELF-IMPOSED AND IMPOSED BY STAFF WHILE WE ARE OPENING
05:22:14 THIS UP.
05:22:15 SO I'D LIKE TO CONCLUDE BY JUST GIVING YOU OUR PERSPECTIVE
05:22:24 ON WHAT WE ARE GIVING OR GIVING UP AND WHAT WE'RE ASKING TO
05:22:31 RECEIVE IN THIS AMENDMENT.
05:22:32 IT'S AN OPPORTUNITY FOR SOLUTION FOR PINEWOODS ELEMENTARY
05:22:37 SCHOOL.
05:22:38 AND I UNDERSTAND.
05:22:46 IF THE ZONING DOESN'T GO FORWARD, THAT OPPORTUNITY MAY OR
05:22:48 MAY NOT BE LOST.
05:22:50 THEY HAVE TO MOVE FORWARD WITH THEIR EXISTING MASTER CONCEPT
05:22:54 PLAN.
05:22:55 IT DOES NOT INCLUDE A REVERSE FRONTAGE ROAD FOR PINEWOODS
05:23:00 ELEMENTARY.
05:23:01 IT'S PRETTY CUT AND DRY.
05:23:05 THERE'S SIGNIFICANT ENHANCED DESIGN COMMITMENTS.

05:23:09 LANDSCAPING ON THE WEST SIDE OF STONEYBROOK GOLF DRIVE,
05:23:12 ENHANCED BUFFERS, LIMITS ON DELIVERY HOURS.
05:23:15 ADDITIONAL CONDITIONS OF THE CPD THAT STAFF WOULD PUT IN.
05:23:20 I DO WANT TO ADD, THE OFFICE HEIGHT ON THE EAST SIDE, THAT
05:23:26 WAS SOMETHING THAT RESULTED FROM THE REDESIGN OF THE MASTER
05:23:31 CONCEPT PLAN.
05:23:33 IT'S NOT SOMETHING WE ASKED FOR, AND IT'S NOT SOMETHING WE
05:23:36 WANT.
05:23:37 SO THAT'S SOMETHING THAT CAN EASILY JUST BE WRITTEN OUT OF

05:23:42 THERE.
05:23:42 WE'RE NOT SPECIFICALLY LOOKING FOR A 65-FOOT-HIGH OFFICE
05:23:50 BUILDING OR THE ABILITY TO DO THAT ON THE EAST SIDE OF THE
05:23:52 PROJECT.
05:23:54 AND WE RECOGNIZE THAT WAS SOMETHING THAT RESULTED FROM WHAT
05:23:56 WE ASKED FOR, AND THAT'S SOMETHING THAT COULD EASILY BE
05:23:59 CLEANED UP.
05:24:00 SO THERE ARE ADDITIONAL CONDITIONS THAT CAN BE PLACED ON THE
05:24:05 CPD.
05:24:06 LIMITS FOR OUTDOOR SPEAKERS, PUBLIC GATHERING SPACE, AND A
05:24:09 GREATLY IMPROVED PROJECT DESIGN.
05:24:11 WHAT WE'RE ASKING TO RECEIVE IN ALL OF THIS IS 24-HOUR USE,
05:24:17 A SMALLER FOOTPRINT FOR SELF-STORAGE.
05:24:22 THE OPTION FOR THE TRADE-OFF ON RETAIL FOR SELF-STORAGE AND
05:24:27 AMENDING THE TRACT LAYOUT.
05:24:28 SO WITH THAT, I'LL BE HAPPY TO ENTERTAIN ANY QUESTIONS.

05:24:40 >>Howard Levitan: I HAVE A QUESTION.
05:24:43 DAN, A COUPLE OF QUESTIONS, I GUESS.
05:24:48 COULD YOU TELL US FROM YOUR PERSPECTIVE WHAT THE STATUS OF
05:24:51 THE ACCESS ROAD NEGOTIATIONS ARE WITH THE SCHOOL?
05:24:56 I ASSUME THEY WOULD HAVE TO PAY FOR THAT ROAD.
05:25:01 I HAVE A FEW MORE QUESTIONS BUT I'LL START OFF WITH THAT
05:25:03 ONE.
05:25:04 >>Daniel DeLisi: YEAH, WE HAVE BEEN IN REGULAR
05:25:06 COMMUNICATIONS WITH THE SCHOOL. THEY ARE MOVING FORWARD.
05:25:15 RIGHT NOW THEY HAVEN'T COMMITTED TO THAT.
05:25:19 ALL WE CAN COMMIT TO IS PROVIDING THEM THE OPPORTUNITY IN
05:25:22 THE MASTER CONCEPT PLAN.
05:25:24 >>Howard Levitan: WHO WOULD HAVE PAID FOR THAT, FOR THE
05:25:27 DEVELOPMENT OF THAT ROAD?
05:25:31 >>Daniel DeLisi: THE SCHOOL WOULD PAY FOR THAT.
05:25:33 >>Howard Levitan: THE SCHOOL, THAT'S WHY THEY HAVEN'T
05:25:36 COMMITTED AMONG OTHER THINGS.
05:25:37 ARE THERE OTHER ISSUES IN RESPECT TO THAT?
05:25:41 SOMEONE MENTIONED THERE WAS AN ENVIRONMENTAL ISSUE OR WATER
05:25:43 MAIN ISSUE WITH THE CONSERVATION AREA.
05:25:45 >>Daniel DeLisi: YOU WOULD HAVE TO DO A CROSSING OF AN AREA
05:25:49 THAT IS CURRENTLY A CONSERVATION EASEMENT.
05:25:53 AS YOU KNOW, I DEAL WITH THE WATER MANAGEMENT DISTRICT QUITE
05:25:59 EXTENSIVELY AND ON CONSERVATION EASEMENTS QUITE REGULARLY.
05:26:01 I DON'T THINK THAT WILL BE A PROBLEM OR HANG-UP.

05:26:05 I'VE CONVEYED THAT TO THE SCHOOL BOARD, BUT THAT IS ONE
05:26:11 THING THAT YOU WOULD HAVE TO DO WHEN YOU AMEND THE
05:26:13 ENVIRONMENTAL RESOURCE PERMIT.
05:26:17 >>Howard Levitan: OKAY.
05:26:18 I GUESS THE LAST QUESTION I HAD WAS, DEALT WITH WHAT JOE

05:26:22 McHARRIS SAID, WHICH IS BASICALLY THAT WITH YOUR STYLE OF
05:26:26 PATTERN BOOK THE FIRST BUILDING SETS THE STANDARD WITHIN THE
05:26:31 CONCEPT OF THE MATERIALS THAT YOU'VE PUT IN THE PATTERN
05:26:37 BOOK.
05:26:37 HOW DOES THAT GET ENFORCED?
05:26:43 I ASSUME YOU SELL OFF LOTS.
05:26:44 IS THAT GOING TO BE PART OF A RESTRICTIVE COVENANT OF SOME
05:26:49 SORT?
05:26:50 ARE YOU GUYS -- IS THE DEVELOPER GOING TO RETAIN CONTROL
05:26:54 OVER THESE DESIGNS OR HANDLE ALL OF THE VARIOUS DEVELOPMENT
05:26:59 ORDERS?
05:26:59 HOW DOES THAT EXACTLY WORK?
05:27:02 >>Daniel DeLisi: I MEAN, IT CAN WORK ANY NUMBER OF WAYS.
05:27:07 IT CAN WORK THROUGH THE VILLAGE WHICH APPROVES BUILDINGS.
05:27:14 IT CAN WORK THROUGH THE PROPERTY OWNERS ASSOCIATION THAT
05:27:19 WOULD HAVE TO BE SET UP TO MAINTAIN THE SITE.
05:27:22 YOU KNOW, IT'S --
05:27:27 >>Barry Jones: HOWARD, TYPICALLY THAT PATTERN BOOK WOULD RUN
05:27:30 WITH THE PROPERTY AND WHEN EACH LOT --
05:27:32 >>Howard Levitan: WAIT A SECOND.

05:27:34 I ASSUME THAT'S BARRY, BUT I WOULD LIKE TO HAVE THE
05:27:40 APPLICANT RESPOND TO THAT.
05:27:42 WE CAN TALK ABOUT THINGS LATER ON.
05:27:44 AFTER THE PUBLIC HEARING IS OVER.
05:27:46 MY CONCERN -- WELL, I'M ASKING QUESTIONS AT THIS POINT.
05:27:53 MY QUESTION IS HOW THAT'S GOING TO WORK?
05:27:58 AND THE ANSWER THAT, DAN, I'M HEARING IS YOU DON'T KNOW YET.
05:28:01 IT COULD TAKE THE FORM OF RESTRICTIONS.
05:28:03 IT COULD TAKE THE FORM OF LEADING IT TO THE VILLAGE TO
05:28:06 DETERMINE THAT AT THE TIME OF DEVELOPMENT ORDERS.
05:28:08 OR A PROPERTY ASSOCIATION.
05:28:11 I MEAN, I ASSUME THERE ARE LOTS OF DIFFERENT ALTERNATIVES.
05:28:15 BUT I WANTED TO KNOW IF YOU HAD A SCHEME THAT YOU HAD
05:28:18 THOUGHT ABOUT YET.
05:28:19 >>Daniel DeLisi: FROM MY PERSPECTIVE IT'S A CONDITION OF THE
05:28:23 ZONING.
05:28:23 I MEAN, ADHERENCE TO THE PATTERN BOOK AND ALSO A CONDITION I
05:28:30 BELIEVE YOUR LAND DEVELOPMENT CODE STILL REQUIRES THAT
05:28:33 THERE'S A CONSISTENT ARCHITECTURAL THEME WITHIN EACH
05:28:37 DEVELOPMENT.
05:28:37 >>Howard Levitan: OH, ABSOLUTELY.
05:28:39 >>Daniel DeLisi: SO IT'S NOT SOMETHING THAT'S DISCRETIONARY
05:28:43 ON BEHALF OF EITHER THE STAFF IN REVIEWING BUILDING PLANS OR
05:28:48 THE APPLICANT SUBMITTING THEM.
05:28:50 SO WHEN JOE TALKED ABOUT FIRST BUILDING IN, HE'S COMPLYING

05:28:55 WITH THE PATTERN BOOK, AND THAT SETS THE STANDARD, AND THEN

05:28:58 EVERY BUILDING AFTER THAT HAS TO COMPLY WITH THE LAND
05:29:02 DEVELOPMENT CODE.
05:29:04 AND THAT'S ENFORCED BY STAFF AT THE END OF THE DAY.
05:29:09 AS WITH EVERY CONDITION OF THE PLANNED DEVELOPMENT.
05:29:14 >>Howard Levitan: OKAY.
05:29:15 THAT'S ALL THE QUESTIONS I HAD.
05:29:16 THANK YOU, DAN.
05:29:18 >>Scotty Wood: ANYONE ELSE?
05:29:22 >>Jim Wallace: THIS IS JIM WALLACE.
05:29:24 CAN YOU HEAR ME?
05:29:25 >>Daniel DeLisi: YES.
05:29:28 >>Jim Wallace: I GUESS I'M HAVING DIFFICULTY DECIDING HOW
05:29:38 THERE WAS THIS RESTRICTION GIVEN TO THE GAS STATION HOURS
05:29:41 FROM 6 A.M. TO 11 P.M.
05:29:46 THERE HAS TO BE SOME REASONING BECAUSE PREVIOUSLY IT JUST
05:29:49 SAID NOT 24 HOURS.
05:29:50 IS THAT 23?
05:29:52 IS THAT 22?
05:29:53 IS THAT 21?
05:29:54 BECAUSE WHEN I LOOK AT THIS, THE PUMPS ARE ON THE NORTHEAST
05:29:59 CORNER, SO THERE'S NO OVERFLOW LIGHTING.
05:30:03 THERE'S NO NOISE ISSUES.
05:30:07 I DON'T THINK IT'S GOING TO INCREASE CRIME.
05:30:10 SO WHY CAN'T IT -- WHY ISN'T IT PERMISSIBLE THAT IT BE 24

05:30:18 HOURS?
05:30:19 I'M LOOKING FOR THE REASONING THAT STAFF DENIED IT.
05:30:21 I DID NOT SEE IT IN THE STAFF REPORT, SO I AM ASKING YOU WHY
05:30:27 -- AND I GUESS YOU BELIEVE IT SHOULD BE 24 HOURS.
05:30:30 I'M TRYING TO UNDERSTAND WHY IT IS AN ISSUE.
05:30:34 >>Nancy Stroud: MR. WALLACE, IF I MIGHT, AFTER THE
05:30:37 OPPORTUNITY TO ASK THE APPLICANT QUESTIONS, THE STAFF WILL
05:30:40 COME BACK UP AND ANSWER QUESTIONS.
05:30:42 SO I THINK THAT'S APPROPRIATELY DIRECTED TO THE STAFF, AND I
05:30:45 THINK THEY ARE PREPARED TO ANSWER THAT.
05:30:47 THEY ARE THE ONES SUGGESTING THE RESTRICTION.
05:30:54 >>Scotty Wood: ANY OTHER BOARD MEMBER QUESTIONS?
05:30:59 >>Barry Jones: I HAD A COUPLE OF QUESTIONS. YOU INDICATED
05:31:02 THAT IF YOU DIDN'T GET THE 24 HOUR, YOU DIDN'T WANT TO OPEN
05:31:07 IT UP.
05:31:07 IS THAT LIKE YOU WOULD WITHDRAW IF THE 24 HOUR WAS NOT
05:31:10 APPROVED?
05:31:11 I'M TRYING TO UNDERSTAND YOUR STATEMENT?
05:31:13 >>Daniel DeLisi: YES.
05:31:14 IF WE'RE NOT GOING TO GET WHAT WE'RE ASKING TO AMEND IN THE
05:31:19 ZONING RESOLUTION, THERE'S NO POINT IN ASKING FOR THE
05:31:24 AMENDMENT.
05:31:26 >>Barry Jones: YOU'RE ASKING FOR QUITE A FEW THINGS, BUT

05:31:29 PRIMARILY THE 24.
05:31:30 >>Daniel DeLisi: EXACTLY.

05:31:34 >>Barry Jones: YOU INDICATED WHEN YOU WERE TALKING ABOUT THE
05:31:36 -- THAT THE TRIPS WOULD BE CUT IN HALF, WAS THAT THE TRIPS
05:31:39 RELATED TO THE OFFICE PORTION ONLY OR THE WHOLE PROJECT?
05:31:43 >>Daniel DeLisi: NO, SORRY.
05:31:45 TO BE CLEAR ON THAT, IT'S THE TRIPS RELATED TO WHAT'S IN THE
05:31:49 CONVERSION.
05:31:50 SO WE WOULD BE INCREASING SELF-STORAGE AT HALF THE RATE OF
05:31:56 THE TRIPS OF DECREASING THE RETAIL.
05:31:59 >>Barry Jones: IS THERE SOME INFORMATION AS TO WHAT THE
05:32:02 TOTAL PERCENTAGE OF THAT IS WHEN YOU ADD IT ALL UP AT THE
05:32:05 END OF THE DAY?
05:32:07 >>Daniel DeLisi: IT'S GOING TO BE A REALLY INSIGNIFICANT
05:32:09 PERCENTAGE.
05:32:10 >>Barry Jones: OKAY.
05:32:11 JUST WANTED TO GET THERE.
05:32:14 WITH THE CHANGE IN THE MINI-WAREHOUSE GOING FROM SPREAD OUT
05:32:17 AND FLAT AND WHOLE LOT OF DRIVEWAY, IS THERE AN INCREASE IN
05:32:22 PERVIOUS OR OPEN SPACE AREA THAT CORRESPONDS TO THE CHANGE
05:32:25 IN THE DESIGN?
05:32:26 >>Daniel DeLisi: THERE WOULD BE NO INCREASE OR DECREASE.
05:32:29 >>Barry Jones: SO THE OPEN SPACE AREA WOULD REMAIN THE SAME
05:32:32 EVEN THOUGH YOU WERE GOING VERTICAL INSTEAD OF HORIZONTAL.
05:32:36 OKAY.
05:32:38 AND JUST PERSONAL, I DO EASEMENT VACATIONS ALL THE TIME,
05:32:43 TOO.

05:32:44 WE HAD ONE ON OIL WELL ROAD THAT WAS APPROVED PREVIOUSLY,
05:32:48 BUT THE BOARD HAD NOT APPROVED IT.
05:32:51 THEY WOULD STILL NOT ALLOW US TO DO IT.
05:32:54 WE HAD TO DO A SWAP.
05:32:55 GETTING A VACATION THROUGH THIS CURRENT BOARD IS A REAL
05:32:59 CHALLENGE.
05:32:59 A SWAP IS SOMETHING THAT THEY'LL ACCEPT AS OF LAST WEEK.
05:33:05 >>Daniel DeLisi: JUST TO BE CLEAR, I USED TO BE A GOVERNING
05:33:09 BOARD MEMBER AT THE WATER MANAGEMENT DISTRICT.
05:33:11 I WAS FORMERLY THE CHIEF OF STAFF.
05:33:13 I JUST DID A 94-ACRE CONSERVATION EASEMENT RELEASE UP IN
05:33:18 ORLANDO WORKING ON ADDITIONAL ONES.
05:33:20 I KNOW IT'S NOT EASY.
05:33:22 IT'S NOT -- AND YOU HAVE TO PROVIDE A NET POSITIVE INCREASE.
05:33:27 BUT IN THIS CASE -- SEE, I DON'T THINK THE BOARD WOULD DENY
05:33:34 IT BECAUSE THE PORTION OF THE EASEMENT IS NOT HABITAT.
05:33:38 I THINK IT'S UPLAND AREA.
05:33:41 IT'S NOT PART OF THE WETLAND.
05:33:46 WE HAVE TO DIG INTO THE PERMIT.

05:33:47 WE'D HAVE TO LOOK AT IT, IF THERE IS SOME SECONDARY WETLAND
05:33:53 IMPACT, THERE WOULD HAVE TO BE MITIGATION PROVIDED.
05:33:55 AT THE END OF THE DAY, THERE IS A FUNDAMENTALLY SAFETY ISSUE
05:33:58 HERE, AND I JUST DON'T SEE THE BOARD DENYING IT ON A SAFETY
05:34:01 ISSUE.
05:34:02 >>Barry Jones: WERE YOU TAKING THE STORMWATER OFF OF THAT

05:34:04 ROAD?
05:34:05 OR WAS THE STORMWATER FOR THAT ROAD TO BE HANDLED BY THE
05:34:08 SCHOOL BOARD?
05:34:10 >>Daniel DeLisi: YOU'D HAVE TO DO AN ERP MODIFICATION.
05:34:13 IT WOULD BE PART OF THE OVERALL STORMWATER SYSTEM.
05:34:16 THERE'S ALREADY AN ERP ON THE SITE AND WE'D HAVE TO TAKE IT
05:34:20 INTO THE SYSTEM.
05:34:21 SO MY GUESS IS THE PORTION THAT'S ON OUR PROPERTY WOULD BE
05:34:25 TAKEN IN ON OUR PROPERTY, THE PORTION THAT GETS ONTO THEIR
05:34:29 PROPERTY WOULD BE TAKEN IN ON THEIR PROPERTY.
05:34:31 >>Barry Jones: CERTAINLY A PUBLIC BENEFIT IF YOU TAKE YOUR
05:34:34 PORTION.
05:34:38 >>Marlene Naratil: I HAVE A QUESTION.
05:34:39 THE 24/7 FOR THIS MINI-MART USAGE, IT SEEMS TO ME IT'S
05:34:45 EXTREMELY IMPORTANT TO YOUR PLAN.
05:34:49 COULD YOU EXPLAIN TO THE RESIDENTS WHY YOU FEEL IT'S SO
05:34:52 IMPERATIVE TO HAVE THE FACILITY OPEN THAT MANY HOURS?
05:35:01 YOU HAVE OTHER PLACES TO GO TO GET GASOLINE VERY CLOSE BY.
05:35:05 I JUST WONDERED, WAS THERE A PARTICULAR REASON FOR THIS
05:35:10 INSISTENCE?
05:35:12 >>Daniel DeLisi: WHAT I CAN TELL YOU IS THAT'S THE REASON
05:35:14 WE'RE DOING THE AMENDMENT TO THE COMMERCIAL PLANNED
05:35:18 DEVELOPMENT.
05:35:18 AND SO WHETHER OR NOT THEY HAVE A GREAT REASON FOR OPENING
05:35:27 24 HOURS, I DON'T KNOW.

05:35:29 I DON'T OPERATE CONVENIENCE FOOD AND BEVERAGE STORES.
05:35:33 WHAT I CAN TELL YOU JUST FROM A ZONING STANDPOINT, IT'S
05:35:37 IMPORTANT TO THEM, AND THAT'S WHY WE'RE ASKING FOR THE
05:35:39 AMENDMENT.
05:35:42 IT'S A VERY IMPORTANT PIECE OF THE REQUEST.
05:35:47 >>Marlene Naratil: WHAT YOU'RE SAYING IS IT'S IMPORTANT TO
05:35:49 THE PERSON WHO IS GOING TO PURCHASE THIS PIECE OF PROPERTY
05:35:51 AND DEVELOP IT AS A 24/7 GASOLINE MINI-MART.
05:36:00 >>James Tatooles: I'D LIKE TO ASK, WHAT IS THE RATIONALE
05:36:03 FOR THE 24 HOURS, BUILDING ON WHAT MARLENE WAS SAYING.
05:36:08 I CAN SEE 24-HOUR GAS STATION THAT'S CLOSER TO THE RAMP AT
05:36:12 75 WHERE PEOPLE WOULD BE COMING OFF OF THE HIGHWAY GOING TO
05:36:16 THE RAMP, GETTING THEIR GAS OR GETTING WHATEVER THEY WANT
05:36:18 AND GETTING BACK ON TO THE HIGHWAY.
05:36:25 TO COME OUT TO THIS AREA, IF YOU ARE NOT A LOCAL RESIDENT,

05:36:29 WHY WOULD YOU COME HERE FOR A 24-HOUR GAS STATION NEED WHEN
05:36:33 IT'S SO FAR OUT OF THE WAY FROM WHERE THE TRAFFIC IS?
05:36:37 I JUST DON'T UNDERSTAND THE RATIONALE TO THAT.
05:36:41 AND THEN THE OTHER PART OF IT IS, PEOPLE WOULD BE COMING
05:36:45 FROM THE HIGHWAY, THE MAIN GROWTH OF THIS PROPERTY IS NOT
05:36:50 YET DEVELOPED TO THE EAST, SO I WOULD IMAGINE MOST OF YOUR
05:36:53 TRAFFIC WOULD BE COMING FROM THE WEST.
05:36:56 IF THEY COME TO THIS LOCATION, THEY WOULD TYPICALLY HAVE TO
05:36:59 MAKE A U-TURN AND GO BACK THE OTHER WAY ONCE THEY'VE
05:37:03 SATISFIED THEIR GAS OR CONVENIENCE NEEDS.

05:37:06 SO I JUST DON'T UNDERSTAND THE RATIONALE WHY PEOPLE WOULD
05:37:11 HAVE TO COME HERE FOR 24 HOURS.
05:37:13 >>Daniel DeLisi: I APPRECIATE THAT, AND I APPRECIATE THE
05:37:16 QUESTIONS ON WHY OPERATORS WANT 24 HOURS.
05:37:21 I THINK FROM THE PERSPECTIVE OF A PLANNING AND ZONING BOARD,
05:37:25 THE MORE PERTINENT QUESTION IS, WHAT ARE THE EXTERNAL
05:37:29 IMPACTS OF 24 HOURS?
05:37:30 THIS IS A ZONING ISSUE, SO WHAT IMPACTS ARE YOU CONCERNED
05:37:35 ABOUT WITH 24 HOURS?
05:37:36 AND HOW CAN THEY BE ADDRESSED IN THIS CPD AMENDMENT?
05:37:41 WHAT CONDITIONS WOULD YOU NEED TO PLACE ON THEM THAT YOU'D
05:37:44 BE CONCERNED WITH THAT WOULD CREATE A COMPATIBILITY CONCERN.
05:37:49 WHAT WE'RE HERE TODAY TO FIGURE OUT IS WHAT'S COMPATIBLE,
05:37:53 WHAT'S NOT COMPATIBLE, HOW CAN WE MAKE THINGS COMPATIBLE,
05:37:57 AND AT THE END OF THE DAY IS WHAT WE'RE PROPOSING, DOES THAT
05:38:01 LEAVE EVERYONE BETTER OFF IN THE WHOLE OR NOT?
05:38:06 AND THAT'S THE DECISION YOU'LL HAVE TO MAKE.
05:38:11 >>James Tatooles: ON THE POSITIVE SIDE, SINCE THIS HAS NOT
05:38:13 BEEN APPROVED IN A PREVIOUS TIME FRAME, WHEN WE'RE LOOKING
05:38:19 AT BARRACK-TYPE STORAGE FACILITIES, I COMPLIMENT YOU ON
05:38:23 CHANGING THE STORAGE FACILITIES AND TURNING IT INTO A
05:38:27 HANDSOME BUILDING.
05:38:28 I THINK THAT IS A POSITIVE IMPROVEMENT IN THE LAPSE OF TIME
05:38:32 TO THIS PROJECT.
05:38:34 I THINK THAT MOST EVERY STORAGE FACILITY THAT YOU SEE TODAY

05:38:37 LOOKS LIKE A VERY NICE BUILDING.
05:38:39 IT DOESN'T LOOK LIKE AN ARMY BARRACKS.
05:38:42 SO THAT'S A COMPLIMENT TO YOU.
05:38:48 >>Scotty Wood: ANY OTHER QUESTIONS?
05:38:53 >> CAN I ASK A QUESTION, A CLARIFICATION, SCOTTY?
05:38:56 >>Scotty Wood: YES.
05:38:57 >>Jim Wallace: I'M TRYING TO UNDERSTAND AND DIDN'T
05:38:59 UNDERSTAND IT FROM THE SITE PLAN, THAT WHEN THEY TALK ABOUT
05:39:01 THE 24 HOURS, DO THEY HAVE -- I SEE ALMOST THREE STRUCTURES.
05:39:06 THERE'S THE PUMP AND THERE IS A SMALLER BUILDING, AND THEN
05:39:10 THERE'S A LARGER BUILDING.

05:39:13 THIS IS TO DAN DELISI.
05:39:15 ARE THEY ASKING FOR 24 HOURS FOR ALL THREE OF THOSE?
05:39:24 >>Daniel DeLisi: I'M SORRY, FOR ALL THREE OF WHAT?
05:39:27 >>Jim Wallace: WELL, ON THE SITE PLAN, IT SHOWS ON THE NORTH
05:39:31 PART NEXT TO CORKSCREW ROAD, IT SHOWS THE PUMPS.
05:39:34 THEN IMMEDIATELY TO THE SOUTH OF THAT IT SHOWS A SMALL
05:39:38 BUILDING WHICH YOU'D ASSOCIATE WITH A GAS STATION, A
05:39:41 CONVENIENCE STORE, AND THEN THERE'S ANOTHER BUILDING SOUTH
05:39:45 OF THAT BUILDING WHICH IS A LARGER BUILDING.
05:39:49 ARE YOU ASKING FOR 24-HOUR OPEN ON ALL THREE OF THOSE?
05:39:55 >>Daniel DeLisi: SO WHAT WE'RE ASKING FOR IS TO REMOVE --
05:39:57 >>Tammy Duran: CAN'T SEE IT.
05:39:59 HOLD ON ONE SECOND.
05:40:00 >>Daniel DeLisi: I'M TRYING TO FIGURE OUT -- GET THE MASTER

05:40:03 CONCEPT PLAN UP SO I CAN SEE IT, TOO.
05:40:06 HOLD ON ONE SECOND.
05:40:13 >>Tammy Duran: IT'S ALL YOURS.
05:40:16 THERE YOU GO.
05:40:23 >>Daniel DeLisi: SO THE CONDITION AS IT CURRENTLY READS JUST
05:40:28 SAYS ON THE CONVENIENCE FOOD AND BEVERAGE STORE, WHICH
05:40:32 ENCOMPASSES ALL OF THIS.
05:40:34 >>Jim Wallace: OKAY.
05:40:35 THAT'S ALL.
05:40:35 >>Daniel DeLisi: WE'RE JUST REMOVING THE 24-HOUR LIMITATION
05:40:41 IN THE SCHEDULE OF USES.
05:40:43 >>Jim Wallace: SO IT DOES NOT INCLUDE PARCEL -- I CAN'T READ
05:40:47 IT -- BUT IT DOES NOT INCLUDE ANY OF THE PARCEL SOUTH OF
05:40:51 THAT.
05:40:52 IT IS JUST THE PUMPS AND THAT FIRST BUILDING TO THE SOUTH OF
05:40:55 IT.
05:40:56 >>Daniel DeLisi: YEAH.
05:40:57 IT DOES NOT INCLUDE THIS BUILDING DOWN HERE.
05:41:00 I IMAGINE IT WOULD INCLUDE THIS OVER HERE.
05:41:03 IT WOULD INCLUDE EVERYTHING WITHIN THIS PARCEL HERE BECAUSE
05:41:06 THAT'S ALL PART OF A CONVENIENCE FOOD AND BEVERAGE.
05:41:09 >>Jim Wallace: ALL RIGHT.
05:41:10 THAT'S WHAT I WANTED TO KNOW.
05:41:11 IT IS THE TYPICAL GAS STATION CONVENIENCE STORE.
05:41:14 >>Daniel DeLisi: YES.

05:41:14 >>Jim Wallace: THANK YOU.
05:41:18 >>Scotty Wood: I HAVE A QUESTION.
05:41:19 ARE YOU FAMILIAR WITH THE CONVENIENCE BUSINESS SECURITY ACT?
05:41:26 FLORIDA STATUTE 812.171.
05:41:29 THE REASON WHY I ASK IS THAT TO THE EXTENT YOU WANT A 24/7
05:41:36 HOURS OF OPERATION, YOU ARE SUBJECT TO THAT ACT BECAUSE THE
05:41:41 ACT DEFINES, A CONVENIENCE BUSINESS IS ANY PLACE OF THE

05:41:47 BUSINESS THAT IS PRIMARILY ENGAGED IN THE RETAIL SALE OF
05:41:50 GROCERIES OR BOTH GROCERIES AND GASOLINE, AND THAT IS OPEN
05:41:54 FOR BUSINESS AT ANY TIME BETWEEN THE HOURS OF 11 P.M. AND
05:41:57 5 A.M.
05:41:58 SO YOU WOULD BE SUBJECT TO THAT ACT.
05:42:01 AND THE QUESTION IS, ARE YOU WILLING TO STIPULATE THAT
05:42:06 WHOEVER PURCHASES THIS PARCEL TO DEVELOP A CONVENIENCE STORE
05:42:11 AND GAS STATION WILL INDEED BE IN COMPLIANCE WITH THE -- I
05:42:16 BELIEVE THERE ARE EIGHT SECURITY DEVICES AND STANDARDS THAT
05:42:20 THEY ARE REQUIRED FOR ANY BUSINESS OPEN 24/7?
05:42:26 >>Daniel DeLisi: YES.
05:42:26 WE ABSOLUTELY WILL BE IN COMPLIANCE WITH FLORIDA STATUTE.
05:42:33 I DO WANT TO SAY THAT IS A VERY GOOD POINT.
05:42:41 THERE ARE ALL SORTS OF STATUTES BEYOND JUST WHAT ESTERO
05:42:48 IMPOSES FOR SECURITY AND OTHER FACTORS THAT I THINK ARE OF
05:42:55 CONCERN TO PEOPLE.
05:42:56 SO WE HAVE TO BE IN COMPLIANCE WITH THE LAW AS WELL AS YOUR
05:43:00 ZONING CODES AND THE COMMERCIAL PLANNED DEVELOPMENT.

05:43:07 TO SAVE NEALE A TRIP UP HERE, ONE OF THOSE REQUIREMENTS IS
05:43:13 COMING BACK BEFORE YOU TO HAVE BUILDINGS AND DESIGN
05:43:19 REVIEWED.
05:43:23 ONE OF THOSE IS COMPLIANCE WITH ALL STAFF CONDITIONS AND
05:43:27 COMPLIANCE WITH ANY RESTRICTIONS IN THE COMMERCIAL PLANNED
05:43:30 DEVELOPMENT.
05:43:31 AS FAR AS DESIGN GOES AND AS FAR AS BUILDINGS AND ENSURING
05:43:37 THAT WE HAVE A CONSISTENT ARCHITECTURAL THEME THROUGHOUT THE
05:43:41 DEVELOPMENT, YOU ALL HAVE A PROCESS IN PLACE WHERE YOU WILL
05:43:46 REVIEW THAT AND ENSURE WE'RE IN COMPLIANCE WITH IT AS WELL
05:43:49 AS STAFF WILL REVIEW THAT AND MAKE SURE WE'RE IN COMPLIANCE
05:43:52 WITH IT.
05:43:56 >>Scotty Wood: ANY OTHER QUESTIONS?
05:43:59 >>Kristin Jeannin: YES, I'VE SEEN REFERENCE ENHANCED BUFFER
05:44:02 A FEW PLACES IN HERE, AND I UNDERSTAND THAT'S PROBABLY NOT
05:44:05 FULLY DESIGNED YET, BUT MAYBE FOR THE BOARD MEMBERS AND FOR
05:44:10 THE PUBLIC WE CAN TALK A LITTLE BIT ABOUT WHAT LEVEL OF
05:44:13 ENHANCEMENT WE'RE TALKING ABOUT FOR BUFFERS.
05:44:16 >>Daniel DeLisi: YEAH.
05:44:17 LET ME JUST BRIEFLY AND GREG WILL COME UP HERE TO GO INTO
05:44:26 ANY DETAILS, BUT WHAT WE INTEND TO DO ALONG CORKSCREW ROAD
05:44:30 IS ESSENTIALLY EXTEND THE ENHANCED CONVENIENCE FOOD AND
05:44:34 BEVERAGE STORE ALONG ALL OF CORKSCREW ROAD SO WE HAVE A
05:44:37 CONSISTENT -- A CONSISTENCY OF THE BUFFER.
05:44:41 BUT LET ME HAVE HIM RESPOND TO THAT.

05:44:50 >>Gregory Diserio: GREG DISERIO.
05:44:52 TYPICALLY WHAT'S INVOLVED WITH AN ENHANCED BUFFER IS USUALLY
05:44:55 AN UPSIZING OF PLANT MATERIAL.

05:44:58 AND WITH YOUR CONVENIENCE STORE BUFFER, YOUR TREES HAVE TO
05:45:00 GO IN AT A TALLER -- A LARGER SIZE, SAME WITH THE SHRUB
05:45:06 MATERIAL.
05:45:06 WE ALSO AUGMENT THE BUFFER WITH SOME ADDITIONAL GROUND COVER
05:45:10 AND SHRUB PLANTINGS AND THEN UNDULATING BERM ACROSS THE
05:45:14 FRONT OF IT IS TYPICALLY WHAT'S DONE WITH ENHANCEMENTS WITH
05:45:20 ANY TYPE OF BUFFER.
05:45:22 AND THEN WITH A SITE AS TIGHT AS THIS, USUALLY WE WANT TO
05:45:27 AUGMENT THAT AS WELL WITH PLACING GENERAL TREES IN THE
05:45:30 CRITICAL AREAS AS WELL TO HELP.
05:45:34 >>Kristin Jeannin: YOU ARE SAYING THE UPSIZES THAT YOU'D BE
05:45:38 REQUIRED FOR THAT GAS STATION AREA WOULD BE CONTINUED ALONG
05:45:41 THE LENGTH OF THE DEVELOPMENT?
05:45:43 >>Gregory Diserio: YES.
05:45:49 >>Daniel DeLisi: I DO WANT TO ADD ONE THING TO THAT.
05:45:52 WE DID COMMIT TO ALSO DOING PLANTINGS ON THE WEST SIDE OF
05:45:57 STONEYBROOK GOLF DRIVE IN ADDITION TO THE ENHANCED BUFFER
05:46:03 BECAUSE OF THOSE GAPS IN THE EXISTING LANDSCAPING, THAT
05:46:08 LANDSCAPING IS CLOSER TO THE RESIDENTIAL HOMES, SO IT WOULD
05:46:11 DO MORE OF A JOB TO BLOCK ANY VIEWS FROM THOSE RESIDENTS TO
05:46:14 THE COMMERCIAL.
05:46:15 >>Kristin Jeannin: THE EXTENT OF THAT IS REALLY FILLING THE

05:46:19 GAPS IN THE HEDGE AT THIS STAGE?
05:46:21 >>Daniel DeLisi: IT'S TO ENHANCE THE PLANTINGS THAT ARE
05:46:24 ALREADY OUT THERE, YEAH.
05:46:27 >>Scotty Wood: ANYONE ELSE?
05:46:28 OKAY.
05:46:29 BEFORE I OPEN THE PUBLIC HEARING, THERE WAS A QUESTION FOR
05:46:32 STAFF.
05:46:34 SO I SUGGEST THAT WE DEAL WITH THAT BEFORE WE OPEN THE
05:46:37 PUBLIC HEARING.
05:46:39 >>Daniel DeLisi: I DO WANT TO RESERVE THE RIGHT FOR
05:46:42 REBUTTAL.
05:46:43 >>Scotty Wood: YES.
05:46:55 >>Mary Gibbs: DO MY OWN WIPING.
05:46:57 SO THERE WAS A QUESTION ABOUT THE 24/7 AND HOW THE STAFF
05:47:02 CAME TO THE CONCLUSION OF WHAT THEY ARE RECOMMENDING,
05:47:05 BECAUSE STAFF WAS RECOMMENDING 6 A.M. TO 11 P.M.
05:47:08 SO JUST TO GIVE YOU A LITTLE BIT OF BACKGROUND, QUITE SOME
05:47:12 TIME AGO THE APPLICANTS CAME IN TO MEET WITH ME, PROBABLY 18
05:47:17 MONTHS AGO AND SAID, YOU KNOW, HEY, WE WANT TO DO THIS
05:47:20 24-HOUR GAS STATION, BUT THE CONDITION SAYS YOU CAN'T DO IT
05:47:25 BECAUSE IT DOESN'T ALLOW 24/7.
05:47:27 SO THEY WANTED TO DO SOMETHING ADMINISTRATIVELY, AND I SAID
05:47:31 YOU CAN'T DO THAT BECAUSE IT'S IN YOUR ZONING RESOLUTION, SO
05:47:35 YOU HAVE TO GO THROUGH A PUBLIC HEARING TO DO THAT.
05:47:36 SO THEY SAID, OKAY.

05:47:38 SO THEY FILED THE AMENDMENT, AND THEN WHAT I DID WAS I
05:47:42 LOOKED BACK WHEN THE COUNTY DID THE ZONING AND THE HEARING
05:47:48 EXAMINER, WHICH IS LIKE THE PLANNING AND ZONING BOARD, BUT
05:47:51 IT'S ONE PERSON REVIEWED THE ZONING AT THE TIME, I WENT BACK
05:47:54 TO THAT REPORT TO SEE IF I COULD GET ANY GUIDANCE OUT OF
05:47:58 THAT REPORT, LIKE WHAT THE ISSUE WAS AND WHY THAT CONDITION
05:48:01 WAS PUT IN WITH THE NO 24-HOUR OPERATION.
05:48:03 I WENT BACK AND RESEARCHED THAT WHOLE REPORT BUT IT REALLY
05:48:07 DID NOT PROVIDE ANY GUIDANCE.
05:48:08 SO I WAS LEFT AT WHAT WOULD BE A REASONABLE RECOMMENDATION?
05:48:12 WHEN YOU LOOK AROUND AT STONEYBROOK, THERE'S A LOT OF
05:48:18 RESIDENTIAL IN CLOSE PROXIMITY A FEW HUNDRED FEET AWAY.
05:48:21 SO WHAT I DID IS I LOOKED AT WHAT WAS AROUND THAT GENERAL
05:48:24 VICINITY.
05:48:24 IF YOU LOOK AT LIKE THE CVS PHARMACY, WHICH IS THE CLOSEST
05:48:30 KIND OF COMMERCIAL THING NEARBY, AND THEIR HOURS OF
05:48:33 OPERATION ARE 7 A.M. TO MIDNIGHT.
05:48:36 THEN I LOOKED AT DUFFY'S, WELL, THERE IS A RESTAURANT THAT'S
05:48:40 CLOSE BY.
05:48:41 THEIR OPERATION IS 11 A.M. TO 11 P.M.
05:48:44 IF YOU GO ACROSS THE STREET TO FORD'S GARAGE, THEY ARE OPEN
05:48:48 TO 11 P.M. -- 10 P.M. DURING THE WEEKDAYS AND 11 P.M. AT
05:48:54 WEEKENDS.
05:48:54 NOW, IF YOU GO OVER TO GRANDEZZA AND THE PUBLIX SHOPPING
05:49:01 CENTER, WHICH I THINK IS A DIFFERENT SCENARIO BECAUSE IT'S A

05:49:04 LARGE COMMERCIAL PIECE.
05:49:06 THERE AREN'T ANY RESIDENCES NEARBY, BUT THERE IS THE
05:49:08 7-ELEVEN GAS STATION THERE IS OPEN 24 HOURS.
05:49:12 THE McDONALD'S CLOSES AT 11 P.M.
05:49:16 DOMINO'S PIZZA CLOSES AT MIDNIGHT.
05:49:21 MIROMAR OUTLETS, THE SHELL GAS STATION IS OPEN FROM 6 A.M.
05:49:25 TO 10 P.M.
05:49:26 BASICALLY WHEN I LOOKED AT EVERYTHING AROUND IT AND
05:49:28 CONSIDERED THE RESIDENTIAL IN PROXIMITY HERE, I THOUGHT THAT
05:49:31 THE HOURS OF RECOMMENDATION WE RECOMMENDED WERE PRETTY
05:49:34 REASONABLE.
05:49:34 NOW, I ALSO WANTED TO JUST BRING UP ONE POINT ABOUT THE
05:49:39 SCHOOL, THE SCHOOL PROPOSAL TO HELP WITH THE ACCESS.
05:49:45 IT SEEMED LIKE A GOOD IDEA AT THE TIME.
05:49:47 IT WOULD BE MUTUALLY BENEFICIAL FOR THE APPLICANT AND FOR
05:49:50 THE SCHOOL TO HELP WITH THE BACKUP AND IF THEY ARE GOING TO
05:49:53 DO A GAS STATION HERE, YOU DON'T WANT A TRAFFIC BACKUP.
05:49:57 SO THE STAFF DID SUGGEST IT BE SOMETHING WORTH LOOKING INTO
05:50:01 BECAUSE IT COULD BE HELPFUL TO EVERYBODY.
05:50:03 WHEN I WROTE THE STAFF REPORT, WHICH WAS DATED IN JULY,
05:50:07 BECAUSE THIS WAS ORIGINALLY PLANNED TO COME TO THIS BOARD IN

05:50:12 JULY, BUT IT GOT POSTPONED.
05:50:14 WHEN I ORIGINALLY WROTE THE STAFF REPORT, I THINK WE PUT IN
05:50:17 THERE THAT THE SCHOOL DISTRICT STAFF WAS EVALUATING THE
05:50:21 PROPOSAL AT THE TIME.

05:50:23 SO SINCE THEN WE'VE BEEN TRYING TO FIGURE OUT IF THIS IS
05:50:27 GOING TO WORK OR NOT.
05:50:27 WE CONTACTED THE SCHOOL DISTRICT, THE PLANNING PERSON IN
05:50:32 CHARGE OF PLANNING AND CONSTRUCTION IS KATHIE EBAUGH, AND WE
05:50:36 TALKED TO HER.
05:50:37 THEY HAD CONVERSATIONS WITH LEE COUNTY BECAUSE LEE COUNTY IS
05:50:40 ALSO INVOLVED IN THIS.
05:50:41 AND LEE COUNTY WAS NOT ENTHUSIASTIC ABOUT THIS PROPOSAL AT
05:50:46 ALL.
05:50:47 SO WHAT I WAS TOLD BY THE SCHOOL DISTRICT STAFF IS THEY ARE
05:50:50 MEETING WITH LEE COUNTY.
05:50:52 THEY WERE NOT ENTHUSIASTIC.
05:50:54 THEY WERE NOT REALLY GENERALLY SUPPORTIVE OF IT, AND,
05:50:58 ADDITIONALLY, IF IT WAS GOING TO PROCEED, THEY MIGHT WANT
05:51:00 SOME TURN LANES.
05:51:01 THEY MAY NEED SOME ADDITIONAL IMPROVEMENTS, AND THE SCHOOL
05:51:05 DISTRICT STAFF JUST TOLD ME THEY HAVE THOUGHT ABOUT
05:51:07 BUDGETING WHEN IT WAS GOING TO BE A MILLION AND A HALF MAYBE
05:51:10 FOR THE ROAD ITSELF, BUT THESE ADDITIONAL COSTS I THINK HAVE
05:51:14 PRICED IT OUT OF THEIR BUDGET.
05:51:16 THEY BASICALLY TOLD ME AT THIS POINT IT'S A NO-GO.
05:51:20 THEY WOULD -- YOU KNOW, STILL, AS THE APPLICANT SAID IT
05:51:23 WOULD BE WORTH CONSIDERING IN THE FUTURE BECAUSE IT WOULD BE
05:51:25 REALLY GOOD IF WE COULD FIX THE SITUATION OR AMELIORATE IT
05:51:29 BACK THERE.

05:51:30 BUT AT THIS POINT IN TIME, IT SEEMS LIKE IT'S A NO-GO.
05:51:33 I JUST WANTED TO APPRISE YOU BECAUSE THE STAFF REPORT, AT
05:51:37 THE TIME I WROTE IT, WE DIDN'T HAVE THAT INFORMATION.
05:51:40 THEN JUST ONE COMMENT ON THE PATTERN BOOK, BECAUSE IT WAS
05:51:44 BROUGHT UP.
05:51:47 THE WAY THE PATTERN BOOK, THE WAY THIS PATTERN BOOK IS
05:51:49 STRUCTURED, THE FIRST BUILDING IN SETS THE STANDARD,
05:51:53 PERSONALLY, I'VE HAD SOME PHILOSOPHICAL DISCUSSIONS WITH JOE
05:51:56 McHARRIS ABOUT THIS.
05:51:57 WE DON'T NECESSARILY AGREE.
05:51:59 I THINK THAT THE COUNCIL REALLY DOESN'T LIKE THE VAGUENESS
05:52:04 OF THAT KIND OF PATTERN BOOK.
05:52:06 THEY WANT TO SEE WHAT THE PROJECT IS GOING TO LOOK LIKE.
05:52:09 WE HAD THIS ISSUE COME UP WITH ESTERO GRANDE.
05:52:11 A PROJECT INHERITED FROM THE COUNTY.
05:52:14 WE DID IT WHERE THE FIRST ONE CAME IN SET THE STANDARD.
05:52:17 YOU KNOW, WHAT HAPPENS IN REAL LIFE AS IT GETS PUT BACK ON

05:52:21 STAFF AND WE STRUGGLE TO TRY TO GET THE ARCHITECTS TO
05:52:23 UNDERSTAND AND THEN THE ATTORNEYS, NOT THESE ATTORNEYS, JUST
05:52:27 ATTORNEYS IN GENERAL SAY, OH, THAT'S NOT WHAT IT SAYS.
05:52:31 I CAN DO WHATEVER COLOR I WANT.
05:52:33 IT ENDS UP BEING VERY ARDUOUS.
05:52:35 JUST AS A POINT TO LET YOU KNOW THAT I THINK THE COUNCIL
05:52:38 WOULD REALLY LIKE TO SEE A LITTLE MORE SPECIFICITY.
05:52:40 I'M DONE.

05:52:43 >>Howard Levitan: I HAVE A QUESTION FOR MARY.
05:52:51 MARY, LET'S FOLLOW-UP ON THAT.
05:52:53 I WAS LOOKING AT THE DEFINITION OF PATTERN BOOK IN OUR NEW
05:52:56 LAND DEVELOPMENT CODE.
05:52:57 FIRST, I HAVE A QUICK QUESTION.
05:53:00 MAYBE NANCY HAS TO JUMP IN ON THIS.
05:53:02 BUT FROM THE STAFF'S POINT OF VIEW, I WANT TO MAKE CERTAIN
05:53:07 THAT THE LAND DEVELOPMENT CODE THAT IS IN ESTERO NOW, THE
05:53:12 NEW LAND DEVELOPMENT CODE IS THE APPLICABLE CODE FOR THIS
05:53:15 PROJECT.
05:53:17 IS THAT YOUR UNDERSTANDING, MARY?
05:53:19 >>Mary Gibbs: WELL --
05:53:21 >>Nancy Stroud: I THINK MARY AND I AGREE THAT THE APPLICABLE
05:53:23 CODE IS THE NEWLY ADOPTED CODE BECAUSE THE APPLICATION WAS
05:53:27 NOT COMPLETE AT THE TIME OF THE ADOPTION OF THE CODE.
05:53:33 SO THE CODE ITSELF SETS THAT TIME FRAME.
05:53:36 IT'S THE NEW CODE THAT APPLIES.
05:53:38 >>Howard Levitan: OKAY.
05:53:39 SO GIVEN THAT IT'S THE NEW CODE THAT APPLIES, THE DEFINITION
05:53:43 OF PATTERN BOOK WOULD ALSO APPLY.
05:53:49 AND THAT SAYS CLEARLY WHAT MARY JUST SAID, WHICH WAS THAT AN
05:53:57 EFFECTIVE PATTERN BOOK, AS I'M READING NOW, ILLUSTRATES THE
05:54:02 DESIGN AND CHARACTER OF THE DEVELOPMENT PROJECT AND PROVIDES
05:54:05 DETAILS ABOUT THE DESIGN SOLUTIONS TO CONDITIONS THAT ARE
05:54:08 SPECIFIC TO THE SITE OR TO TARGET MARKET.

05:54:13 PATTERN BOOKS ASSIST VILLAGE OFFICIALS AND THE COMMUNITY
05:54:17 DURING THE REZONING PROCESS IN VISUALIZING HOW A DEVELOPMENT
05:54:21 PROJECT WOULD FIT INTO THE COMMUNITY, HOW ITS CHARACTER
05:54:25 WOULD BE UNIFIED INTERNALLY AND TO WHAT EXTENT IT WOULD
05:54:28 IMPLEMENT POLICIES IN THE COMP PLAN AND THE STANDARDS AND
05:54:31 GUIDELINES IN THE LDC.
05:54:34 THEN I GO TO LOOK AT THE LDC, AND IT TALKS IN TERMS OF
05:54:39 REQUIRING ARCHITECTURAL ELEVATIONS THAT DEPICT THE
05:54:44 GENERALIZED ARCHITECTURAL THEME OR THEMES CHARACTERISTIC OF
05:54:49 ALL FACADES OF THE BUILDING, INCLUDING COLOR PALETTES.
05:54:54 SO THE WHOLE PURPOSE OF THIS WOULD BE TO MAKE CERTAIN THAT
05:55:00 THE DECISION MAKERS HAVE AN IDEA OF WHAT THIS PROJECT IS
05:55:05 GOING TO LOOK LIKE BEFORE IT GETS APPROVED FOR A REZONING

05:55:12 AND NOT TO BE DONE AT THE DEVELOPMENT ORDER STAGE WITH THE
05:55:19 FULL ITERATION OF A GENERALIZED PATTERN BOOK SETTING THE
05:55:24 STANDARD.
05:55:25 AM I CORRECT IN WHAT OUR LAND DEVELOPMENT CODE SAYS AND WHAT
05:55:30 THE DISCUSSIONS WITH COUNCIL SAY?
05:55:33 THAT WAS A QUESTION SORT OF, MARY.
05:55:39 >>Mary Gibbs: WELL, I DON'T HAVE THE LAND DEVELOPMENT CODE
05:55:41 IN FRONT OF ME, SO I DON'T HAVE IT MEMORIZED YET, BUT IF
05:55:47 YOU'RE READING IT, THAT IS REALLY WHAT COUNCIL WANTS, YES.
05:55:51 I AGREE.
05:55:52 >>Howard Levitan: OKAY.
05:55:52 SO THEN FOLLOWING UP ON THAT QUESTION, MR. DELISI MENTIONED

05:55:59 A WHOLE BUNCH OF THINGS THAT HE WOULD BE WILLING TO PROVIDE.
05:56:08 FOR EXAMPLE, THERE'S A WHOLE LIST OF THINGS.
05:56:11 LIMIT DELIVERY TIMES, LIMIT OUTDOOR MUSIC, LIMIT LOCATION OF
05:56:14 THE TRASH, MAINTENANCE OF THE SITE, COMMITMENT TO ENHANCED
05:56:19 PLANTINGS ALONG THE WEST SIDE OF STONEYBROOK, AND ELIMINATE
05:56:26 -- HE'S ALSO APPARENTLY AGREED TO ELIMINATE THE 65 FEET ON
05:56:31 THE EAST SIDE SO THERE WOULD BE NO SHIFTING OF OFFICE
05:56:37 BUILDINGS TO THE EAST SIDE, WHICH IS WHERE THE
05:56:41 MINI-WAREHOUSES WERE PREVIOUSLY ENTITLED.
05:56:48 YOUR REPORT CAME OUT IN JULY, AND I'M JUST WONDERING, HAS
05:56:52 THERE BEEN AN ATTEMPT TO NEGOTIATE THESE WITH STAFF AND PUT
05:56:56 THESE INTO CONDITIONS INTO THE RESOLUTION OR THE LIST OF
05:57:03 CONDITIONS BETWEEN WHEN YOU SENT THEM THE STAFF REPORT AND
05:57:11 NOW?
05:57:12 >>Mary Gibbs: WELL, THE CONDITIONS THAT DAN DELISI REFERRED
05:57:14 TO, FOR THE MOST PART, I THINK HE WORKED OUT WITH SOMEBODY
05:57:18 FROM THE COMMUNITY DEVELOPMENT DISTRICT, AND THERE WERE I
05:57:22 THINK FIVE OR SIX CONDITIONS HE REFERENCED WHEN HE TALKED,
05:57:25 AND THEY SENT THAT TO US.
05:57:26 SO WE DID INCORPORATE THAT IN OUR ATTACHMENT THAT HAS THE
05:57:30 CONDITIONS OF APPROVAL, IF YOU'RE GOING TO RECOMMEND
05:57:33 APPROVAL.
05:57:34 I DON'T REMEMBER THE EXACT NUMBERS.
05:57:35 I THINK IT WAS 21 THROUGH 25 OR SOMETHING.
05:57:37 THE ONLY ONE THAT I THINK THAT WAS NEW TO ME TONIGHT WAS THE

05:57:44 65-FOOT, WHICH I THINK HE SAID IF THEY GET THE 24/7
05:57:49 OPERATION, THEY WOULD NOT ASK FOR THE 65-FOOT ON THE EAST
05:57:54 PROPERTY.
05:57:55 BUT I STILL THINK THEY WANT THE OFFICE.
05:57:57 THAT WAS THE WAY I UNDERSTOOD IT.
05:57:59 >>Howard Levitan: YEAH, OKAY.
05:58:00 >>Mary Gibbs: MOST OF THE CONDITIONS, THEY ARE IN THE STAFF
05:58:02 REPORT.
05:58:02 >>Howard Levitan: SO DO YOU THINK -- AND THIS IS A QUESTION

05:58:05 FOR YOU -- DO YOU BELIEVE THAT THOSE CONDITIONS WOULD
05:58:12 MITIGATE ENOUGH OF THE ISSUES THAT YOU SAW IN THE 24/7
05:58:20 OPERATION TO CHANGE YOUR RECOMMENDATION TO -- WITH RESPECT
05:58:28 TO THAT?
05:58:29 IS.
05:58:29 >>Mary Gibbs: I THINK THE CONDITIONS ARE HELPFUL, BUT I
05:58:32 STILL THINK IT'S NOT APPROPRIATE FOR 24/7 IN THAT LOCATION
05:58:36 WITH THE RESIDENTIAL AROUND IT.
05:58:38 I THINK THOSE CONDITIONS WILL HELP MITIGATE A LITTLE BIT,
05:58:40 BUT I WOULD NOT CHANGE MY RECOMMENDATION.
05:58:44 >>Howard Levitan: OKAY.
05:58:44 THAT'S WHAT I ASKED.
05:58:45 THANK YOU.
05:58:47 >>Scotty Wood: ANY OTHER QUESTIONS FOR STAFF?
05:58:56 >>Anthony Gargano: I'D LIKE TO MAKE A COMMENT HERE.
05:58:57 SINCE THE QUESTION WAS PUT TO STAFF WITH REGARD TO THE 24/7

05:59:01 AND SINCE 24/7 SEEMS TO BE THE CORE ISSUE FOR THE APPLICANT,
05:59:07 I'D LIKE TO REMIND THE BOARD THAT WE'VE ALWAYS ADDRESSED
05:59:15 ISSUES WITH REGARD TO COMPATIBILITY.
05:59:17 IN FACT, EVEN MR. DELISI MADE THE COMMENT THAT THIS WAS ALL
05:59:22 ABOUT COMPATIBILITY.
05:59:23 AND IN THE PAST, WHEN THIS BOARD WAS CONSTITUTED AS A
05:59:26 PLANNING AND ZONING BOARD, WE'VE ALWAYS ADDRESSED ISSUES
05:59:30 WITH REGARD TO COMPATIBILITY WITH WHAT SURROUNDED THE
05:59:36 PARTICULAR PROPERTY.
05:59:40 AND I WOULD POINT OUT THAT PERHAPS TWO YEARS AGO, YEAR AND A
05:59:48 HALF AGO, AGAIN, WHEN THE BOARD WAS CONSTITUTED AS A
05:59:52 PLANNING AND ZONING BOARD, WE HAD AN APPLICATION FOR ESTERO
05:59:57 CROSSING.
05:59:59 AND ONE OF THE CONDITIONS WE IMPOSED THEN -- AND IF YOU LOOK
06:00:03 AT ESTERO CROSSING, IT'S KIND OF THE MIRROR IMAGE, IF YOU
06:00:06 WILL, ON THE OTHER SIDE OF I-75.
06:00:09 AND WE IMPOSED A CONDITION THEN THAT PRECLUDED 24/7, AGAIN,
06:00:18 BASED ON COMPATIBILITY BECAUSE OF SURROUNDING RESIDENTS.
06:00:24 I THINK THE STAFF RECOMMENDATION IS AN EXCELLENT ONE.
06:00:30 ONE OF THE THINGS THAT WE NEED TO OR LET ME SPEAK FOR
06:00:35 MYSELF, ONE OF THE THINGS I'VE ALWAYS LOOKED AT HERE WERE
06:00:38 THE DECISIONS WE MAKE WITH REGARD TO THEIR IMPACT ON THE
06:00:43 QUALITY OF LIFE OF OUR RESIDENTS.
06:00:46 I THINK THE STAFF RECOMMENDATION OR THE LIMITATION OF HOURS
06:00:54 IS -- OF THE LIMITATION OF HOURS IS COMPLETELY APPROPRIATE.

06:00:58 >>Nancy Stroud: MR. CHAIR, COULD I JUST ADD ANOTHER THING TO
06:01:03 THE STAFF REPORT?
06:01:03 MARY MENTIONED THAT SHE WAS CONCERNED ABOUT WHETHER THE
06:01:10 PROPOSED CONVERSION FACTOR WOULD BE ALLOWABLE UNDER THE
06:01:14 EXISTING DRI DEVELOPMENT ORDER, AND I DID LOOK AT THAT TO

06:01:19 SEE WHETHER THERE WAS ANY KIND OF CONVERSION FACTOR ALLOWED
06:01:24 IN THE DEVELOPMENT ORDER AND DID NOT SEE THAT.
06:01:28 I DID SEE INSTEAD THE RESTRICTION ON THE NUMBER OF SQUARE
06:01:32 FEET OF WAREHOUSING.
06:01:34 SO IF THIS BOARD WERE TO RECOMMEND -- IF YOU GET TO THE
06:01:40 QUESTION OF THE CONVERSION FACTOR AND IF YOU WERE TO
06:01:42 RECOMMEND THAT YOU THOUGHT THAT WAS OKAY, I WOULD HAVE TO
06:01:46 ADVISE THE APPLICANT THAT THEY HAVE TO COME BACK WITH AN
06:01:51 APPLICATION FOR AN AMENDMENT TO THE DRI TO ACTUALLY MAKE IT
06:01:54 CONSISTENT WITH THE DRI.
06:01:57 >>Scotty Wood: THANK YOU, NANCY.
06:02:00 >>Howard Levitan: SCOTTY, POINT OF ORDER.
06:02:02 I JUST THINK THAT BEFORE WE TALK ABOUT OUR OWN FEELINGS
06:02:08 ABOUT THIS CASE, I THINK WE OUGHT TO HEAR FROM THE PUBLIC.
06:02:15 >>Barry Jones: CAN I ASK MARY A QUESTION REAL QUICK?
06:02:18 SOMEBODY FROM LEE COUNTY OBJECTED TO THE ALTERNATE LANE FOR
06:02:23 THE SCHOOL.
06:02:25 WAS THAT LEE COUNTY TRANSPORTATION?
06:02:29 >>Mary Gibbs: I'M NOT SURE I WOULD SAY THEY OBJECTED TO IT.
06:02:32 I DO KNOW THEY MET WITH, YES, DEPARTMENT OF TRANSPORTATION,

06:02:36 AND THEY WERE GENERALLY NOT SUPPORTIVE OF THE CONCEPT.
06:02:40 >>Barry Jones: DID THEY HAVE AN ALTERNATIVE PLAN?
06:02:43 >>Mary Gibbs: NOT THAT I KNOW OF.
06:02:44 AGAIN, I WAS NOT AT THE MEETING, BUT THAT WAS TOLD TO ME BY
06:02:49 THE SCHOOL DISTRICT PERSON AND DAVID WILLEMS, OUR PUBLIC
06:02:51 WORKS DIRECTOR.
06:02:56 >>Barry Jones: ON THE MASTER CONCEPT PLAN --
06:03:02 >>Jim Wallace: IT'S JIM WALLACE.
06:03:04 I WOULD LIKE TO ASK A QUESTION OF MARY, IF I CAN, BEFORE YOU
06:03:06 GO TO THE PUBLIC.
06:03:10 >>Scotty Wood: YEAH, YOU CAN ASK A QUESTION.
06:03:11 >>Jim Wallace: ONE OF THE THINGS THAT WAS MENTIONED JUST NOW
06:03:16 WAS THE CLOSING HOURS OF VARYING RETAIL OPERATIONS.
06:03:20 I HEARD A LOT OF FAST FOOD AND RESTAURANTS, ET CETERA.
06:03:23 I ONLY HEARD ONE GAS STATION.
06:03:25 AND THE GAS STATION IS IN GRANDEZZA SHOPPING CENTER ADJACENT
06:03:29 TO GRANDEZZA, AND THAT GAS STATION IS IN REASONABLE
06:03:32 PROXIMITY TO RESIDENTIAL, AND IT IS 24 HOURS.
06:03:36 IF THIS IS PROPERLY BUFFERED, I JUST DON'T -- I CANNOT SEE
06:03:40 THE OBJECTION.
06:03:41 THERE'S NO LIGHTING OBJECTION.
06:03:42 THERE'S NO NOISE OBJECTION.
06:03:43 THERE'S NO CRIME OBJECTION.
06:03:45 I'M TRYING TO UNDERSTAND WHAT THE OBJECTION IS OF THIS SITE
06:03:49 BUT ACROSS THE STREET IN THE SHOPPING CENTER NEXT TO THE

06:03:52 GRANDEZZA THERE ISN'T ANY.

06:03:53 I WOULD LIKE MARY TO ADDRESS THAT.
06:03:57 >>Mary Gibbs: I ONLY -- THERE IS ONLY ONE GAS STATION.
06:04:01 IT IS VERY CLOSE, BUT IN MY OPINION, GRANDEZZA'S SITUATION
06:04:05 IS DIFFERENT BECAUSE YOU'VE GOT A LARGE SHOPPING CENTER WITH
06:04:09 ALL COMMERCIAL USES. A GAS STATION IS RIGHT THERE ON BEN
06:04:11 HILL GRIFFIN.
06:04:12 IT'S SURROUNDED BY COMMERCIAL USE.
06:04:14 THERE'S NO RESIDENTIAL ANYWHERE CLOSE TO IT.
06:04:15 SO TO ME, THAT'S A DIFFERENT SITUATION.
06:04:18 JUST LIKE WHEN YOU GET CLOSER TO THE INTERCHANGE, THAT TO
06:04:23 ME, IN MY OPINION, WOULD BE A MORE APPROPRIATE PLACE TO HAVE
06:04:26 A 24/7 OPERATION WHERE YOU HAVE PEOPLE TRAVELING ON THE
06:04:29 HIGHWAY AND STOPPING OFF THE INTERCHANGE.
06:04:31 SO THAT WAS MY RATIONALE.
06:04:35 >>Kristin Jeannin: ISN'T GRANDEZZA RIGHT ON THE OTHER SIDE
06:04:39 OF THAT?
06:04:39 >>Mary Gibbs: BUT IT'S HUNDREDS OF FEET AWAY BECAUSE YOU
06:04:41 HAVE A LARGE -- YOU HAVE BEN HILL GRIFFIN.
06:04:43 YOU'VE GOT THE GAS STATION.
06:04:45 YOU'VE GOT PARKING LOT.
06:04:46 YOU'VE GOT PUBLIX.
06:04:48 YOU'VE GOT ALL THESE OTHER STORES, AND THEN YOU'VE GOT
06:04:51 GRANDEZZA BEHIND IT.
06:04:53 >>Kristin Jeannin: ISN'T THERE SOMETHING BETWEEN --

06:04:56 >>Mary Gibbs: AND IT WAS DESIGNATED LIKE A COMMERCIAL NODE
06:04:58 WHEN GRANDEZZA WAS DEVELOPED, SO IT WAS ALWAYS SHOWN AS THE
06:05:03 COMMERCIAL NODE WHEN GRANDEZZA WAS DEVELOPED.
06:05:06 >>Kristin Jeannin: I SEE.
06:05:08 >>Barry Jones: MARY, ON THE MASTER CONCEPT PLAN, ON THE OPEN
06:05:12 SPACE CALCULATIONS, IT APPEARS OVERWHELMING AMOUNT OF THE
06:05:15 OPEN SPACE WAS IN THE CONSERVATION TRACT.
06:05:18 DO THESE TRACTS HAVE TO HAVE OPEN SPACE PER TRACT OR WAS IT
06:05:22 FOR THE TOTAL?
06:05:23 >>Mary Gibbs: IN THE APPROVAL, WHEN THEY DID THE COMMERCIAL,
06:05:26 THEY SHOWED 10% OPEN SPACE PER LOT, AND THEN THE
06:05:31 CONSERVATION AREA DID ACCOUNT FOR THE OPEN SPACE.
06:05:37 WE DIDN'T CHANGE THAT BECAUSE THEY DO HAVE AN APPROVED DRI,
06:05:39 SO WE'RE TRYING TO BE MINDFUL OF THAT, SO WE DIDN'T TRY TO
06:05:44 CHANGE ANY OF THOSE OPEN SPACE REQUIREMENTS.
06:05:45 >>Barry Jones: THANK YOU.
06:05:48 >>Scotty Wood: OKAY.
06:05:49 AT THIS POINT, I WOULD LIKE TO OPEN THE PUBLIC HEARING.
06:05:51 TAMMY, WOULD YOU CALL THE FIRST CARD THAT YOU HAVE?
06:05:56 >>Tammy Duran: MICHAEL MAURER.
06:06:03 >> THANK YOU, BOARD.
06:06:03 MY NAME IS MICHAEL MAURER.
06:06:05 I AM THE COMMERCIAL REAL ESTATE AGENT THAT REPRESENTS THE

06:06:08 OWNER OF THE SITE.
06:06:09 I WORK FOR WILLIAM RAVEIS COMMERCIAL REAL ESTATE.

06:06:12 I'VE BEEN A BROKER IN BONITA AND ESTERO SINCE 2004.
06:06:16 I'VE DONE A NUMBER OF GAS STATION DEALS IN THE PAST, AND I
06:06:20 WILL TELL YOU, THE REASON FOR THE 24 HOURS IS THAT THERE
06:06:24 HASN'T BEEN A GAS STATION BUILT IN THE PAST SIX, SEVEN YEARS
06:06:29 THAT HASN'T HAD 24 HOURS.
06:06:32 AND THE REASON IS THAT GAS STATIONS DON'T MAKE MONEY SELLING
06:06:37 GAS.
06:06:37 IT IS A LOSS LEADER.
06:06:38 JUST LIKE CVS DOESN'T MAKE MONEY SELLING DRUGS.
06:06:41 IT IS A LOSS LEADER.
06:06:43 THEY MAKE MONEY SELLING FOOD AND CONVENIENCE ITEMS.
06:06:46 THEY HAVE TO HAVE MAXIMUM HOURS TO DO IT TO MAKE IT
06:06:50 PROFITABLE.
06:06:50 LOGISTICALLY, THEY NEED TO BE ABLE TO DO DELIVERIES AT ALL
06:06:57 HOURS OF THE DAY.
06:06:57 THE TRUCKS ARE COORDINATED BETWEEN ALL THEIR STORES.
06:07:00 MOST OF THE DELIVERIES HAPPEN AT DIFFERENT HOURS, AT
06:07:04 DIFFERENT TIMES WITHOUT ANY SORT OF HEADS-UP TO THE
06:07:07 RESPECTIVE LOCATIONS.
06:07:08 I ALSO HEARD THAT THE GAS STATION WAS OUT IN THE MIDDLE OF
06:07:12 NOWHERE.
06:07:13 WELL, THAT MIDDLE OF NOWHERE IS COMING AND IT'S COMING FAST.
06:07:16 12,000 HOMES PLANNED TO THE EAST OF THE SITE AND NOT
06:07:20 ANYPLACE FOR PEOPLE TO GO TO GET ANY FOOD ITEMS.
06:07:23 IT IS THE CLOSEST LOCATION FOR A CONVENIENCE STORE TO THOSE

06:07:27 HOMES.
06:07:27 FINALLY, WHAT DOES THIS ALL COME DOWN TO?
06:07:34 COMES DOWN TO WE HAVE TO GET THE 24 HOURS OR WE'RE GOING TO
06:07:37 PULL THIS AND GO BACK TO THE DRAWING BOARD AND BUILD WHAT WE
06:07:39 HAVE NOW.
06:07:40 AND THE RIGHTS WE HAVE NOW DON'T ADHERE TO THE STRICT
06:07:42 PATTERN BOOK THAT YOU WOULD LIKE TO SEE.
06:07:46 WE CAN BUILD MINI-STORAGE WITH GARAGE DOORS SINGLE STORY.
06:07:49 WE DON'T WANT TO DO THAT.
06:07:51 WE WANT TO BUILD GOOD BUILDINGS AND BE GOOD STEWARDS TO THE
06:07:54 COMMUNITY.
06:07:54 THE MAIN IMPACT THAT YOU GUYS ARE CHARGED WITH IS HEALTH AND
06:07:57 SAFETY TO THE PUBLIC AND IMPACT ON THE QUALITY OF LIFE OF
06:07:59 RESIDENTS.
06:08:00 IF YOU HAVEN'T SEEN THE STACKING ISSUE IN THE MORNING AND
06:08:07 AFTERNOON, I INVITE YOU TO DO SO.
06:08:08 YOU HAVE A LIFE SAFETY ISSUE GOING ON RIGHT NOW AND SOMEBODY
06:08:10 IS GOING TO DIE.
06:08:11 THERE'S GOING TO BE AN ACCIDENT AND YOU HAVE THE OPPORTUNITY

06:08:13 NOW TO SET LAND ASIDE AND GIVE LEE COUNTY AND THE SCHOOL
06:08:19 BOARD AN OPPORTUNITY, NOT NOW.
06:08:20 THEY ARE BROKE.
06:08:21 WE KNOW THAT.
06:08:22 THEY HAVE NO MONEY, BUT RESIDENTS ARE COMING, AND MORE KIDS
06:08:24 ARE COMING, AND YOU'RE GOING TO NEED MORE SCHOOLS.

06:08:27 IF YOU PUT THIS DRIVEWAY IN, THIS SCHOOL WILL TAKE TRAFFIC
06:08:31 OFF OF CORKSCREW ROAD WHICH IS BEING FOUR-LANED.
06:08:34 YOU HAVE AN OPPORTUNITY TO GET THOSE KIDS OUT OF HARM'S WAY.
06:08:39 AND ALL WE'RE ASKING FOR IS 24-HOUR GAS STATION WITH NO
06:08:43 MUSIC AT NIGHT.
06:08:44 WE'LL SHUT THE CAR WASH OFF.
06:08:46 WE'LL LIMIT OUR OPERATIONAL STANDARDS TO ADHERE TO THE 24/7
06:08:50 RULE SET FORTH BY THE STATE OF FLORIDA.
06:08:52 THANK YOU.
06:08:57 >>Tammy Duran: FRED THOMAS, BILL REYNOLDS, GARY ISRAEL AND
06:09:00 HELEN SCHMIDT ARE THE NEXT SPEAKERS.
06:09:10 >> FOR THE RECORD, MY NAME IS BILL REYNOLDS.
06:09:13 I'M PRESIDENT OF THE HOMEOWNERS ASSOCIATION FOR STONEYBROOK.
06:09:19 TALK ON BEHALF OF THE CDC, THE COMMUNITY DEVELOPMENT
06:09:23 DISTRICT, WHICH THIS PROPERTY HAPPENS TO FALL INTO.
06:09:25 OVER THE LAST SEVERAL MONTHS, EILEEN HUFF, WHO IS THE
06:09:29 CHAIRPERSON AND MYSELF AND A FEW OTHER MEMBERS OF THE BOARDS
06:09:32 HAVE MET WITH DAN.
06:09:35 WE TALKED ABOUT THIS.
06:09:36 WE'VE GIVEN RECOMMENDATIONS.
06:09:38 WE PUT OUR RECOMMENDATIONS TOGETHER.
06:09:40 WE BASE IT ON THE FACT THAT IF IT HAPPENS, THIS IS WHAT WE
06:09:43 WOULD LIKE TO SEE FOR OUR COMMUNITY.
06:09:46 IF IT DOESN'T HAPPEN, THAT'S FINE, TOO.
06:09:49 BUT LET'S LOOK AT THIS OVERALL PICTURE.

06:09:52 LOOK AT ESTERO RIGHT NOW.
06:09:54 WE HAVE CORKSCREW ROAD FROM -- UP TO BEN HILL GRIFFIN.
06:10:00 YOU RUN OUT OF GREENSPACE THERE.
06:10:03 YOU'RE SCOURGE OF THE LAND PUTTING THINGS UP.
06:10:05 THE PIECE OF PARCEL WE'RE TALKING ABOUT IS THE LAST GREEN
06:10:08 PIECE GOING THAT WAY BEFORE HITTING WILDCAT RUN AND OTHER
06:10:11 DEVELOPMENTS.
06:10:12 MAKE A NICE PARK, MAKE EVERYBODY HAPPY.
06:10:14 WHEN WE LOOK AT WHAT WE AS RESIDENTS HAVE TO LOOK AT WHERE
06:10:18 THE GAS STATION IS GOING, IT'S LESS THAN 300 FEET FROM OUR
06:10:24 RESIDENTS.
06:10:24 RIGHT NOW, THE RESIDENTS ARE SUFFERING IN THAT PARTICULAR
06:10:26 PART OF THE DEVELOPMENT BECAUSE THE ROAD IS GOING IN AND THE
06:10:28 COUNTY ACCIDENTALLY TORE OUT THE TREES AND THEY LOST THEIR
06:10:31 PRIVACY TO THE BACKYARDS.

06:10:32 WE HAVE THE SCHOOL LINING UP ALL THE TIME IN THE MORNING
06:10:35 CAUSING DISTURBANCE TO THE PEOPLE.
06:10:37 WE PUT A GAS STATION IN, THERE'S GOING TO BE LIGHTING.
06:10:40 WE LOOK AT THE EAST OR THE WEST SIDE OF STONEYBROOK.
06:10:44 I-75 LET OUR BACK -- LIGHT OUR BACKYARDS UP TO PLAY BASEBALL
06:10:49 AT NIGHT.
06:10:49 WE'RE GETTING HIT HARD.
06:10:51 SO WE WANT TO THINK ABOUT THIS.
06:10:52 IF YOU PUT A GAS STATION, THERE WILL BE TRAFFIC.
06:10:55 WE ALREADY KNOW WE HAVE TRAFFIC FROM THE SCHOOL.

06:10:57 MENTIONED TODAY, THE TRAFFIC WAS ALL THE WAY BACK TO BEN
06:11:00 HILL GRIFFIN GOING BACK THERE.
06:11:02 NOW, WE'RE GOING TO TELL THESE PEOPLE BRINGING THEIR
06:11:05 CHILDREN TO SCHOOL, WELL, YOU CAN'T MAKE A RIGHT TURN TO GO
06:11:07 INTO THE SCHOOL, STOP-AND-GO LIGHT.
06:11:10 WE'LL DRIVE DOWN TO FIREHOUSE LANE AND COME BACK.
06:11:12 THAT AIN'T GOING TO WORK.
06:11:13 PEOPLE DON'T BELIEVE IN THAT.
06:11:15 THEY WILL GO WHERE THEY WANT TO GO.
06:11:17 STILL HAVE THE TRAFFIC GOING IN THERE.
06:11:18 WE'LL HAVE THE PEOPLE THAT LIVE THERE GETTING HAMMERED ALL
06:11:22 DAY LONG WITH NOISE FROM THE GAS STATION.
06:11:24 IF IT'S THERE 24/7, THERE'S GOING TO BE NOISE AND NO WAY YOU
06:11:28 CAN CONTROL THAT.
06:11:29 ANOTHER THING YOU LOOK AT IN DOING THIS IS THE FACTOR THAT
06:11:33 DEALS WITH THE GAS STATION ITSELF.
06:11:37 FOR 25 YEARS I WAS A FIRE INSPECTOR.
06:11:40 MY BAILIWICK WAS GAS STATION CONSTRUCTION AND MAINTENANCE
06:11:43 AND KEEPING THEM SAFE.
06:11:44 I LOOK AT THE PLANS THAT HAVE BEEN GIVEN TO ME, I DO NOT SEE
06:11:50 ANY SUMP ON THIS PROPERTY.
06:11:52 YOU DRILL IN THE GROUND TO LEVEL THE GAS STATION.
06:11:56 IF THERE IS A GAS LEAK, YOU CAN DROP A METER IN THERE, CHECK
06:11:59 FOR IT, PUMP IT OUT.
06:12:00 IF NOT, AND IT HAPPENS WITH A GAS STATION, THEY DO DEVELOP

06:12:04 LEAKS, IT WILL GO INTO OUR WETLAND AND PRESERVE.
06:12:07 YOU'RE PUTTING BLACK TOP AND BUILDINGS AND ROADS IN, THAT'S
06:12:12 COVERING UP THE GROUND THAT SOAKS UP WATER AND NOW WE HAVE A
06:12:14 FLOOD PROBLEM.
06:12:15 SO THOSE ARE THINGS WE HAVE TO LOOK PARTICULARLY.
06:12:17 BUT THEN YOU HAVE THE GAS STATION FOR 24 HOURS A DAY, WHO
06:12:21 HANGS OUT AT A GAS STATION?
06:12:26 WE'RE GOING TO HAVE KIDS AT THE SCHOOL.
06:12:27 WHAT'S TO SAY THEY AREN'T GOING TO GET A BAG OF POTATO
06:12:32 CHIPS, PRETZELS OR SOMETHING ELSE AND RUNNING THROUGH THE
06:12:34 TRAFFIC.

06:12:35 THE TRAFFIC WILL BE THERE NO MATTER WHICH WAY YOU LOOK AT
06:12:37 IT.
06:12:38 WE DISCUSSED IN SOME OF THE INFORMATION WE SENT TO THE
06:12:40 VILLAGE AND ALSO THE DEVELOPER ABOUT WHAT USE WE FELT FOR
06:12:44 OUR ROAD.
06:12:44 NUMBER ONE, YOU BRING A TANK TRUCK IN THERE WITH A THOUSAND
06:12:48 OR 2,000 GALLONS OF GASOLINE COMES OUT ON OUR DRIVE, WHICH
06:12:52 IS NOT MADE FOR COMMERCIAL USE, YOU'RE TALKING ABOUT
06:12:54 ANYWHERE FROM SIX TO EIGHT TONS OF PRESSURE ON THAT ROAD.
06:12:57 THEN WE LOOK AT IT LEAVING.
06:12:59 NOW, THERE ARE TWO WAYS TO LEAVE ACCORDING TO THE DEVELOPER.
06:13:02 RUN OUT OF TIME QUICKLY.
06:13:04 FIREHOUSE LANE HAS NOT GOT A STOP-AND-GO LIGHT.
06:13:07 IF WE MAKE THE TRAFFIC GO OUT THAT WAY WITH DELIVERY TRUCKS,

06:13:10 THEY'LL HAVE TO CROSS THREE LANES OF TRAFFIC TO GO BACK TO
06:13:13 THE LEFT WHICH PROTECTED.
06:13:16 ALSO TRYING TO SHOOT THE FIRE ENGINES OUT FROM THE
06:13:19 FIREHOUSE, NOT A SAFE FACTOR.
06:13:21 ONLY SAFE PLACE IS TO RUN EVERYTHING OFF OUR ROAD OUT
06:13:24 THROUGH THAT.
06:13:24 AND IT CAUSES A PROBLEM.
06:13:26 WE'RE GOING TO DISTURB THE LIVELIHOOD THAT WE'VE ENJOYED
06:13:30 HERE THE LAST 20 YEARS AND OUR PEOPLE DESERVE BETTER AND I
06:13:33 THANK YOU.
06:13:34 >>Tammy Duran: FRED THOMPSON, GARY --
06:13:43 [ APPLAUSE ]
06:13:43 FRED THOMPSON, GARY ISRAEL.
06:13:55 >> GOOD EVENING.
06:13:56 I'M FRED THOMPSON, THE PRESIDENT OF THE MASTER ASSOCIATION
06:13:59 OF GRANDEZZA.
06:14:00 THE GRANDEZZA MASTER PROPERTY OWNERS ASSOCIATION, WHICH WE
06:14:03 CALL THE MASTER, HAS REPRESENTED THE RESIDENTS OF 978 HOMES
06:14:10 ON THE NORTH SIDE OF CORKSCREW ROAD ACROSS PROPOSED
06:14:13 CORKSCREW PINES COMMERCIAL DEVELOPMENT HAS REVIEWED THE
06:14:17 REQUESTED AMENDMENTS TO THE PLANNED DEVELOPMENT ZONING.
06:14:20 OUR BOARD TOOK INTO CONSIDERATION THE FOLLOWING: THE
06:14:24 PROPOSED DEVELOPMENT IS ADJACENT TO TWO LARGE ESTABLISHED
06:14:27 RESIDENTIAL COMMUNITIES GRANDEZZA AND STONEYBROOK, AS WELL
06:14:31 AS A LARGE ELEMENTARY SCHOOL.

06:14:33 THE PRESENT ZONING CLASSIFICATION WAS PREVIOUSLY APPROVED BY
06:14:37 LEE COUNTY BOARD BEFORE THESE RESIDENTIAL COMMUNITIES WERE
06:14:40 DEVELOPED.
06:14:40 THE PROPOSED AMENDMENTS TO THE PROPERTY ZONING WOULD PERMIT
06:14:44 A GAS STATION, FOOD MART, CAR WASH ON THE NORTHWEST CORNER
06:14:50 OF THE DEVELOPMENT TO BE OPEN 24/7, CLOSE TO AND WITHIN
06:14:54 SIGHT OF EXISTING RESIDENTIAL PROPERTIES.

06:14:56 THE LIGHTING AND SIGNAGE FROM THE PROPOSED HIGHER HEIGHT
06:15:00 THAN THE DEVELOPMENT WILL EXACERBATE THE LIGHT POLLUTION
06:15:03 IMPACTING THE ADJACENT RESIDENTIAL COMMUNITIES.
06:15:06 FIVE, CONCERN THAT A 24/7 GAS STATION OPERATION MAY EXPOSE
06:15:12 OUR AREA TO LATE NIGHT CRIMINAL ACTIVITY.
06:15:16 IN LIGHT OF THESE FINDINGS, THE GRANDEZZA MASTER BOARD ASKED
06:15:20 THAT THE ESTERO PLANNING, ZONING, AND DESIGN BOARD AND THE
06:15:23 ESTERO VILLAGE BOARD CONCUR WITH THE STAFF RECOMMENDATIONS
06:15:26 AND TURN DOWN THE REQUESTED AMENDMENTS.
06:15:38 [ APPLAUSE ]
06:15:38 >>Tammy Duran: WE ASK THAT YOU NOT APPLAUSE SO WE CAN GET
06:15:41 THROUGH ALL THE SPEAKERS, PLEASE.
06:15:42 GARY ISRAEL.
06:15:43 >> THANK YOU.
06:15:43 GARY ISRAEL, STONEYBROOK COMMUNITY.
06:15:46 I THINK WE ALL KNOW BY THE TIMELINE OF THE CONSTRUCTION IN
06:15:53 THE STATE OF FLORIDA THAT THIS WIDENING OF CORKSCREW ROAD IS
06:15:58 NOT JUST GOING TO END HERE IN THE NEXT COUPLE OF MONTHS, AND

06:16:01 THAT'S THE LAST WE'LL EVER BE CONCERNED ABOUT CORKSCREW
06:16:04 ROAD.
06:16:05 I THINK IT'S GOING TO BE A MESS FOR THE FORESEEABLE FUTURE,
06:16:08 EVEN AFTER THE WIDENING IS DONE.
06:16:11 I'M NOT SURE WE WANT TO ENCOURAGE MORE TRAFFIC.
06:16:13 WE ALREADY HAVE SCUTTLEBUTT IN THE COMMUNITY IS THAT THE GAS
06:16:18 STATION UNDER CONSIDERATION IS A 7-ELEVEN.
06:16:21 I DON'T KNOW IF THAT'S TRUE OR NOT, BUT IF IT IS, WE HAVE
06:16:24 ONE ACROSS THE STREET IN GRAND OAKS, AND WE HAVE THREE OF
06:16:28 THEM IN A MILE AND A HALF STRETCH OF THREE OAKS PARKWAY.
06:16:31 I DON'T KNOW HOW MANY 7-ELEVENS ONE COMMUNITY CAN TOLERATE.
06:16:36 WE HAVE TO ALSO CONSIDER THE SAFETY AND CONVENIENCE OF THE
06:16:39 STUDENTS AND PARENTS ATTENDING PINEWOODS ELEMENTARY.
06:16:42 WHY SHOULD THEIR LIVES BE INCONVENIENCED FOR SOMETHING LIKE
06:16:47 THIS?
06:16:47 HOW ABOUT THE NOISE FACTOR FOR THE RESIDENTS OF STONEYBROOK?
06:16:53 LIKE BILL MENTIONED, WE ALREADY HAVE THE WONDERFUL LIGHTING
06:16:55 ALONG EXIT 123 AND I-75 THAT LITERALLY I CAN SEE ACROSS THE
06:17:02 CANAL IN MY BACKYARD, THE LIGHTS ARE SO BRIGHT.
06:17:07 IT'S ALMOST LIKE NOON AT MIDNIGHT.
06:17:11 LASTLY, I'VE BEEN TAUGHT SINCE I WAS A YOUNG BOY THAT
06:17:16 NOTHING GOOD EVER HAPPENS AFTER 11:00 AT NIGHT.
06:17:20 A 24-HOUR STATION, I DON'T THINK SO.
06:17:26 AND TO ONE COMMENT ABOUT ADDING TO THE CRIME, WE'RE ALREADY
06:17:31 SEEING AN UPTICK IN CRIME IN OUR COMMUNITY IN STONEYBROOK.

06:17:35 RASHES ARE CAR BREAK-INS AND OTHER THINGS GOING ON, WE DON'T
06:17:40 NEED TO EXACERBATE THE PROBLEM.
06:17:42 THANK YOU.

06:17:43 >>Tammy Duran: HELEN SIMICH.
06:17:46 >> HELEN SIMICH.
06:17:53 I LIVE IN STONEYBROOK, NOT TOO FAR FROM THE PLANNED
06:17:55 DEVELOPMENT.
06:17:56 I APPRECIATE HAVING THIS OPPORTUNITY TO SHARE MY OPINION ON
06:17:59 THINGS.
06:18:00 I'M A LIFETIME RESIDENT -- WELL, NOT EXACTLY LIFETIME, BUT I
06:18:04 CALL ESTERO MY HOME.
06:18:05 I LIVE HERE ALL YEAR.
06:18:07 IT'S TRULY IMPORTANT TO ME THE QUALITY OF LIFE.
06:18:11 NOW, I'M PROBABLY PART OF THE PROBLEM.
06:18:13 I'VE LIVED HERE 20-SOME YEARS.
06:18:17 I CAN'T REALLY -- PEOPLE WANT TO COME AND ENJOY THE SAME
06:18:23 THINGS I DO ON A DAILY BASIS.
06:18:24 BUT I CAN SEE NOTHING BUT -- AND THIS IS GOING TO SOUND
06:18:28 TERRIBLE -- BUT YOU CAN PUT LIPSTICK ON A PIG AND IT'S STILL
06:18:31 A PIG.
06:18:32 THAT'S WHAT I'M HEARING TONIGHT FROM WHAT'S BEING SAID.
06:18:37 IT'S STILL A GAS STATION.
06:18:38 IT'S STILL GOING TO BE STORAGE AND RETAIL.
06:18:42 THEY SAID, WELL, THE BUDGET FOR THE SCHOOL WOULDN'T ALLOW TO
06:18:46 MAKE REPAIRS TO THE ROAD.

06:18:48 I'M PAYING FOR THAT.
06:18:49 THAT'S IN MY TAXES.
06:18:51 SO WHO IS GOING TO TAKE CARE OF THIS ONCE THE PEOPLE THAT
06:18:53 HAVE MADE THEIR PROFITS FROM IT AND THEY HAVE LEFT.
06:18:57 IT'S GOING TO IMPACT NOT ONLY THE LIVES OF PEOPLE LIKE ME,
06:19:02 HOMEOWNERS, THE CHILDREN.
06:19:04 THEY ARE TALKING WALKWAYS.
06:19:06 THAT'S MORE ACCESS FOR CHILDREN WHO ARE ON THEIR BIKES AND
06:19:10 ADULTS AND WHAT HAVE YOU.
06:19:12 AGAIN, THAT'S PART OF OUR LIFESTYLE HERE.
06:19:14 I SEE NO BENEFIT TO THE VILLAGE OR ANY OF THE COMMUNITIES IN
06:19:19 ESTERO TO GO FORWARD WITH THIS.
06:19:22 I PLEAD WITH YOU THAT YOU CONSIDER THAT.
06:19:24 THANK YOU.
06:19:27 >>Tammy Duran: MARK RUSSET, SHARON IRELY, AND SHARON
06:19:31 FENSTERMAKER.
06:19:35 >> HELLO.
06:19:43 MARK RUSSET, RESIDENT OF STONEYBROOK.
06:19:46 I'D LIKE TO SPEAK IN OPPOSITION TO THE 24/7 OPERATION.
06:19:49 BASED ON A HEALTH AND SAFETY ISSUE, AND I WOULD LIKE TO READ
06:19:56 AN ARTICLE FROM A, QUOTE, SCIENCE DAILY, THAT WAS WRITTEN
06:20:01 OCTOBER 4, 2018.
06:20:03 A STUDY LED BY ENVIRONMENTAL HEALTH SCIENTISTS AT COLUMBIA
06:20:07 UNIVERSITY EXAMINED THE RELEASE OF VAPORS FROM GAS STATION
06:20:12 VENT PIPES FINDING EMISSIONS WERE TEN TIMES HIGHER THAN THE

06:20:15 ESTIMATES USED IN SETBACK REGULATIONS USED TO DETERMINE HOW
06:20:20 CLOSE SCHOOLS, PLAYGROUNDS, PARKS CAN BE SITUATED TO THIS
06:20:25 FACILITY.
06:20:25 GASOLINE VAPORS CONTAIN A NUMBER OF TOXIC CHEMICALS, NOTABLY
06:20:31 BENZENE, A CARCINOGEN.
06:20:32 THE RESEARCHERS ATTACHED GAS FLOWMETERS TO VENTING PIPES AT
06:20:40 TWO LARGE GAS STATIONS IN THE MIDWEST AND THE NORTHWEST AND
06:20:42 TOOK MEASUREMENTS OVER A THREE-WEEK PERIOD.
06:20:45 THEY REPORTED AVERAGE DAILY EVAPORATIVE LOSSES OF SEVEN AND
06:20:51 NINE GALLONS OF LIQUID GASOLINE RESPECTIVELY OR 1.4 POUNDS
06:20:55 AND 1.7 POUNDS PER 1,000 GALLONS DISPENSED AT THE PUMP.
06:21:01 BY COMPARISON, THE CALIFORNIA AIR POLLUTION CONTROL OFFICERS
06:21:07 ASSOCIATION USED AN ESTIMATE OF .11 POUNDS PER THOUSAND
06:21:13 GALLONS.
06:21:14 BASED ON CALIFORNIA'S EMISSION ESTIMATES, THE CALIFORNIA
06:21:20 RESOURCE BOARD DETERMINED THAT SETBACK REGULATIONS OF 300
06:21:25 FEET WERE 91 METERS FROM LARGE GAS STATIONS SIMILAR, SHOULD
06:21:32 BE AT LEAST 300 FEET.
06:21:34 SIMILAR LAWS EXIST IN MANY BUT NOT ALL STATES AND LOCATIONS.
06:21:38 IN URBAN AREAS, LIKE NEW YORK CITY, SOME GAS STATIONS ARE
06:21:41 LOCATED DIRECTLY ADJACENT TO APARTMENT BUILDINGS.
06:21:46 THE STUDY ALSO SIMULATES HOW THE FUEL VAPOR WAS CARRIED IN
06:21:52 THE AIR TO ASSESS POTENTIAL SHORT AND MEDIUM TERM BENZENE
06:22:00 EXPOSURE, COMPARING THEIR MEASUREMENTS TO THREE ESTABLISHED
06:22:03 THRESHOLDS.

06:22:03 THE CALIFORNIA OFFICE OF ENVIRONMENTAL HEALTH HAZARD
06:22:07 ASSESSMENT, ONE-HOUR REFERENCE EXPOSURE LEVEL, CALLED REL,
06:22:13 FOR BENZENE, DEFINED AS CONTINUOUS HOUR OF EXPOSURE TO THE
06:22:17 CHEMICAL WAS EXCEEDED AT BOTH GAS STATIONS AT DISTANCES
06:22:22 GREATER THAN 50 METERS AT THE MIDWEST GAS STATION, IT WAS
06:22:27 EXCEEDED ON TWO DIFFERENT DAYS AT A DISTANCE GREATER THAN 50
06:22:32 METERS AND ONCE AS FAR AS 160 METERS.
06:22:36 THE AGENCY FOR TOXIC SUBSTANCES AND DISEASE REGISTRY MINIMAL
06:22:42 RISK LEVEL FOR BENZENE EXPOSURE OVER A PERIOD BETWEEN TWO
06:22:52 WEEKS AND A YEAR WAS EXCEEDED WITHIN SEVEN OR EIGHT METERS
06:22:56 OF THE TWO GAS STATIONS.
06:22:59 A LESS STRINGENT MEASURE USED FOR SHORT-TERM EXPOSURE AT
06:23:04 FIRST RESPONDERS, THE AMERICAN INDUSTRIAL HYGIENE
06:23:07 ASSOCIATION EMERGENCY RESPONSE PLANNING OUTSIDE WAS NOT
06:23:12 EXCEEDED.
06:23:13 I DON'T WANT TO READ ANY MORE OF THIS.
06:23:16 I MEAN, WE HAVE AN ISSUE HERE THAT IT'S BAD ENOUGH HAVING
06:23:19 THE GAS STATION.
06:23:21 IF YOU MAKE IT 24/7, WE'RE JUST COMPOUNDING THE PROBLEM.
06:23:25 IT'S A DANGER.
06:23:27 IT'S A PROBLEM, ESPECIALLY FOR THE CHILDREN AND RESIDENTS

06:23:30 THAT LIVE IN THE AREA.
06:23:31 THANK YOU FOR YOUR TIME.
06:23:33 >>Tammy Duran: SHARON IRELY.
06:23:44 >> MY NAME IS SHARON IRELY, AND I DO WILL I HAVE IN

06:23:49 STONEYBROOK.
06:23:49 I HAPPEN TO BE ONE OF THE FORTUNATE ONES THAT LIVE ON
06:23:52 WAYMOUTH RUN THAT OUR PRIVACY WAS TORN DOWN BY ACCIDENT,
06:23:57 THAT THE TREES ALONG CORKSCREW.
06:24:02 TO MY SURPRISE, I DIDN'T REALIZE THAT THE 7-ELEVEN AT GRAND
06:24:08 OAK WAS OPEN 24/7.
06:24:10 IT MAKES NO SENSE TO HAVE A GAS STATION TO ME THAT'S LESS
06:24:17 THAN A MILE FROM THAT GAS STATION, LET ALONE LESS THAN A
06:24:21 MILE THAT'S TO THE GAS STATION THAT'S AT MIROMAR OUTLETS.
06:24:27 YOU GOT THE SHELL GAS STATION.
06:24:29 AND THEN TO HAVE IT 24/7, THERE'S NO WAY I THINK THAT SHOULD
06:24:35 BE ALLOWED, ONLY BECAUSE, LIKE THEY SAID, WE'RE HAVING
06:24:38 PROBLEMS OF PEOPLE BREAKING INTO CARS AND EVERYTHING ELSE.
06:24:44 THAT'S MY ONLY OBJECTION IS SAFETY.
06:24:47 THANK YOU.
06:24:50 >>Tammy Duran: SHARON FENSTERMAKER.
06:24:56 >> HI.
06:24:56 I'M ALSO A STONEYBROOK RESIDENT.
06:24:59 ACTUALLY, A LOT OF THESE PEOPLE IN THIS ROOM, THEY ARE ON
06:25:05 YOUR SIDE, MORE ON MY SIDE, BECAUSE IF I HAD MY WAY, THERE
06:25:08 WOULD BE NO GAS STATION, PERIOD.
06:25:12 I DON'T SEE ANY REASON THAT YOUR CLIENT WOULD WANT TO PUT A
06:25:17 GAS STATION THERE OTHER THAN TO -- OR RETURN ON HIS
06:25:25 INVESTMENT.
06:25:25 YOU MENTIONED THAT THIS WAS THROUGH LEE COUNTY EIGHT YEARS

06:25:31 AGO.
06:25:32 SO I'M NOT SURE.
06:25:34 13 YEARS AGO, BACK IN 2008.
06:25:38 SO I'M NOT SURE IF THAT POINT IN TIME THAT THERE WAS AS MANY
06:25:42 GAS STATIONS IN OUR AREA AS THERE IS NOW.
06:25:45 I MAPPED IT OUT.
06:25:47 IN A 1.7-MILE RADIUS, WE HAVE FIVE GAS STATIONS.
06:25:55 SO OTHER THAN A RETURN ON YOUR CLIENT'S INVESTMENT, I SEE NO
06:25:58 REASON AT ALL TO HAVE A SIXTH.
06:26:00 THAT'S JUST MY PERSONAL OPINION.
06:26:03 I DO WORRY ABOUT -- YOU HAD MENTIONED ABOUT THE PROPERTY
06:26:08 VALUE, ESPECIALLY ON WAYMOUTH, AND WOULD YOU REALLY WANT TO
06:26:15 LIVE ON THAT STREET WITH THOSE BRIGHT LIGHTS CONSTANTLY FROM
06:26:19 DUSK TILL DAWN?
06:26:21 I DON'T SEE ANY REASON TO HAVE THE GAS STATION AT ALL, EVEN
06:26:26 AT 6 A.M. TO 11 P.M.
06:26:29 ALL YOU'RE GOING TO DO IS ADD OUR CHILDREN, PUT OUR CHILDREN

06:26:35 AT RISK.
06:26:36 LIKE I SAID, THE PROPERTY LOSS FOR THE PEOPLE ON WAYMOUTH IS
06:26:41 GOING TO BE ENORMOUS AND POSSIBLY ALL OF THE STONEYBROOK
06:26:45 RESIDENTS.
06:26:46 I WANTED TO POINT OUT THAT IF YOU DO GO THROUGH WITH THIS,
06:26:52 WHY CAN YOU NOT PUT THE GAS PUMPS ON THE NORTHEAST --
06:26:57 SOUTHEAST END, NOT THE NORTHWEST?
06:27:00 BECAUSE ALL YOU'RE GOING TO DO IS BRING IT CLOSER TO OUR

06:27:05 RESIDENTS, NOT FURTHER AWAY.
06:27:07 ANOTHER THING IS, THE GENTLEMAN MENTIONED A LOT OF THINGS
06:27:12 THAT WOULD BE -- THAT THEY WOULD MAKE SURE WOULD HAPPEN.
06:27:19 I HATE TO SAY IT, WORDS ARE CHEAP.
06:27:22 YOU'RE SAYING IT NOW, BUT CAN YOU GUARANTEE, AND I DON'T
06:27:26 THINK YOU COULD.
06:27:27 WHEN AND IF THIS GOES THROUGH, WILL YOUR EMPLOYEES FOR THE
06:27:36 SAFETY OF OUR CHILDREN AND FOR THE SAFETY OF ALL THE
06:27:39 RESIDENTS IN THE AREA, WILL THERE BE BACKGROUND CHECKS ON
06:27:42 THOSE PEOPLE?
06:27:42 ALSO, I DON'T KNOW IF THERE IS A DISTANCE BETWEEN SELLING
06:27:54 ALCOHOL AND THE SCHOOL, BUT IF THERE IS, WAS IT SURVEYED AND
06:28:00 DO YOU MEET THOSE REQUIREMENTS?
06:28:01 IN OTHER WORDS, DO YOU ALL KNOW RIGHT NOW THAT I AM TOTALLY
06:28:07 AGAINST THIS?
06:28:08 BUT IF IT GOES THROUGH, I WOULD DEFINITELY NOT HAVE 24/7.
06:28:12 THANK YOU VERY MUCH FOR YOUR TIME.
06:28:14 HAVE A WONDERFUL EVENING.
06:28:15 >>Tammy Duran: BOB LINDGREN, PETER DRESSILY, BILL BANFIELD.
06:28:35 >> MY NAME IS BOB LINDGREN.
06:28:37 I LIVE AT 11800 SOLEMAR COURT JUST NORTH OF CORKSCREW ROAD
06:28:41 AND JUST NORTH OF THE PROPOSED PINES DEVELOPMENT.
06:28:45 I'VE BEEN THERE FOR JUST OVER TEN YEARS.
06:28:49 I DID SEND AN E-MAIL TO THE BOARD ON JUNE 17th AND BRIEFLY
06:28:52 STATED MY CONCERNS, WHICH CO-CHAIR MR. WOOD KINDLY

06:28:59 ACKNOWLEDGED SAID WOULD BE CONSIDERED BY THE BOARD AND PART
06:29:02 OF THE RECORD.
06:29:03 ALTHOUGH I'VE BEEN HERE THAT PERIOD OF TIME, I MENTIONED I
06:29:06 NEVER APPEARED BEFORE THE ESTERO PUBLIC OFFICIALS.
06:29:08 I THANK YOU FOR ALL THE HARD WORK THAT'S BEEN DONE IN
06:29:12 CREATING AND DEVELOPING IT IN A MANNER IN WHICH PEOPLE LOVE
06:29:16 TO VISIT AND LOVE TO CALL HOME.
06:29:18 A PART OF THAT HARD WORK HAS ALREADY BEEN MENTIONED.
06:29:21 THAT IS OVER 500 PAGES OF THE ESTERO LAND DEVELOPMENT CODE.
06:29:25 THREE SEPARATE ZONING CODES HAVE AN IMPACT ON MY PROPERTY
06:29:30 AND ALL THREE HAVE GOOD INTENT, BUT THANKFULLY WITHIN THOSE
06:29:34 CODES YOU ACKNOWLEDGE THAT THE PEOPLE LIVING ON BOUNDARIES
06:29:37 OF ADJOINING ZONES CAN BE NEGATIVELY AFFECTED BY THE CODES

06:29:40 IN ADJACENT ZONES.
06:29:42 THAT SAID, THE MOST PRESSING CONCERNS I'VE POINTED OUT AND
06:29:47 PERSONALLY AFFECTED TO ME AND MANY GRANDEZZA RESIDENTS ARE
06:29:50 THE CHANGES BEING REQUESTED BY CORKSCREW PINES DEVELOPER ARE
06:29:54 REALLY TWOFOLD.
06:29:55 THE FIRST ONE HAS BEEN MENTIONED NUMEROUS TIMES, AND THAT'S
06:29:58 SAFETY.
06:29:59 I'D SAY ESPECIALLY THE REQUEST FOR THE 24 OPERATION OF THE
06:30:03 GAS STATION AND THE CONVENIENCE STORE.
06:30:04 NUMEROUS STUDIES SHOW THAT CRIME INCREASES WHEN STORES
06:30:09 OPERATE THROUGHOUT THE NIGHT.
06:30:11 THAT'S A FACT.

06:30:12 THE CURRENT OPERATING HOURS LIMITATION WAS SET FOR VERY GOOD
06:30:16 REASON.
06:30:17 THOSE GOOD REASONS STILL EXIST TODAY.
06:30:21 IN FACT, FLORIDA STATUTE THAT WAS MENTIONED EARLIER, I
06:30:23 BELIEVE, AND LET ME QUOTE FROM THAT.
06:30:26 IT SAYS, ADDITIONALLY SECURITY MEASURES ARE -- ADDITIONAL
06:30:30 SECURITY MEASURES ARE REQUIRED WHEN CONVENIENCE BUSINESSES
06:30:32 AT WHICH A MURDER, ROBBERY, SEXUAL BATTERY, AGGRAVATED
06:30:37 ASSAULT, AGGRAVATED BATTERY, KIDNAPPING OR FALSE
06:30:40 IMPRISONMENT HAS OCCURRED IN CONJUNCTION WITH THE OPERATION
06:30:44 OF THAT BUSINESS.
06:30:45 THEY MUST HAVE ONE OF THE FOLLOWING ADDITIONAL SECURITY
06:30:48 MEASURES IN PLACE BETWEEN THE HOURS OF 11 P.M. AND 5 A.M.
06:30:54 AND THOSE MEASURES INCLUDE AT LEAST TWO EMPLOYEES ON THE
06:30:58 PREMISES AT ALL TIMES, A SECURED SAFETY ENCLOSURE, A
06:31:03 SECURITY GUARD OR OFF-DUTY LAW ENFORCEMENT OFFICER ON THE
06:31:07 PREMISES, LOCKED PREMISES WITH BUSINESS CONDUCTED THROUGH AN
06:31:11 INDIRECT PASSAGE WINDOW, END QUOTE.
06:31:13 SO IT'S A FACT, OPERATING A BUSINESS AT NIGHT IS MORE
06:31:16 DANGEROUS TO THE EMPLOYEES, THE NEIGHBORHOOD, AND THE WHOLE
06:31:19 COMMUNITY.
06:31:20 IN ADDITION, CONSIDERING THERE'S A SCHOOL THAT'S BEEN
06:31:25 MENTIONED IN THE IMMEDIATE AREA, WHICH IS ZONED DIFFERENTLY,
06:31:28 AND THE FIRE AND ENVIRONMENTAL HAZARDS THAT A GAS STATION
06:31:33 POSE ALLOWING A GAS STATION AT ALL IS A BIT TROUBLING TO ME.

06:31:37 MY SECOND CONCERN IS THE GREATER FLEXIBILITY, IF THAT'S
06:31:41 GRANTED FOR BUILDING HEIGHTS, BUILDING USES, AND BUILDING
06:31:45 LOCATIONS THROUGHOUT THE SITE AS THEY'RE REQUESTING, THE
06:31:49 AMOUNT OF VISUAL POLLUTION, NOISE POLLUTION AND LIGHT
06:31:52 POLLUTION TO THE SURROUNDING NOW FULLY DEVELOPED RESIDENTIAL
06:31:56 AREAS WILL GREATLY INCREASE.
06:31:57 I DON'T THINK THE OVERALL COMMERCIAL BENEFIT TO ESTERO IS
06:32:03 DIMINISHED AT ALL IF YOU TURN DOWN THESE CHANGES, AND THE
06:32:06 ADJACENT RESIDENTIAL COMMUNITIES ARE GOING TO BE FOREVER

06:32:09 HARMED IF YOU APPROVE THEM.
06:32:11 I RESPECTFULLY ASK YOU TO NOT GO ALONG WITH THIS.
06:32:17 THANK YOU.
06:32:22 >> GOOD EVENING.
06:32:22 MY NAME IS PETER DERSLY.
06:32:25 I AM A RESIDENT OF GRANDEZZA.
06:32:27 I APPRECIATE THE PROFESSIONAL MANNER IN WHICH THIS
06:32:31 PROCEEDING IS BEING CONDUCTED, AND ESPECIALLY THE STAFF
06:32:34 REPORT AND THE MAIL-OUT MATERIAL WHICH WAS AVAILABLE TO US
06:32:37 SO WE CAN ALL UNDERSTAND EXACTLY WHAT'S HAPPENING.
06:32:39 I AM PERSONALLY OPPOSED TO THE 24/7 OPERATION, MAINLY FOR
06:32:46 THE REASON OF COMPATIBILITY.
06:32:49 THAT'S A BIG ISSUE.
06:32:52 MANY RESIDENTS LIVING CLOSE BY.
06:32:55 IT JUST DOES NOT MAKE SENSE.
06:32:57 WE ARE THE VILLAGE OF ESTERO, NOT THE CITY OR METROPOLIS OF

06:33:03 ESTERO.
06:33:03 I BEG THIS BOARD AND THE COUNCIL GOING FORWARD TO KEEP IT AS
06:33:06 A VILLAGE AND DON'T LET IT TURN INTO SOMETHING THAT YOU MAY
06:33:11 HAVE SEEN ON THE EAST COAST.
06:33:13 THE ONE THING THAT REALLY CONCERNS ME IS IT SEEMS LIKE
06:33:18 THERE'S A THREAT ON THE TABLE THAT IF YOU DON'T GIVE ME WHAT
06:33:22 I WANT, THE CONCESSIONS THAT WE PUT ON THE TABLE WILL NOT BE
06:33:28 GRANTED.
06:33:29 I ALSO FOUND IT QUITE UNPROFESSIONAL TO SAY THAT IF I DON'T
06:33:34 GET WHAT I WANT, WE COULD PUT BUILDINGS UP WITH GARAGE
06:33:38 DOORS, AND THAT'S WHAT YOU'LL GET.
06:33:41 I ASK THAT YOU PLEASE CONSIDER THAT AS YOU MAKE YOUR
06:33:46 DECISION.
06:33:46 THANK YOU VERY MUCH.
06:33:48 [ APPLAUSE ]
06:33:50 >>Tammy Duran: BILL BANFIELD.
06:33:54 >> THANK YOU VERY MUCH.
06:33:55 I ALSO AGREE WITH THE PREVIOUS GENTLEMAN.
06:33:57 I FOUND IT TERRIBLY UNPROFESSIONAL TO BASICALLY THREATEN
06:34:00 THAT THERE'S GOING TO BE NO ACCESS OR ANY ROAD FOR THE
06:34:03 ELEMENTARY SCHOOL UNLESS WE GET WHAT WE WANT HERE.
06:34:07 IT'S ALL OFF THE TABLE.
06:34:09 WE'LL SEE WHAT WE CAN DO.
06:34:10 AT THE END OF THE DAY, IT'S ABOUT BUSINESS.
06:34:12 THERE WERE NO SURPRISES HERE.

06:34:13 THIS STARTED IN 2002.
06:34:15 NOBODY CHANGED THE RULES ABOUT THE 24-HOUR ACCESS.
06:34:19 IT'S BEEN IN PLACE NEARLY TWO DECADES.
06:34:21 WHAT HAPPENED IS THE PURCHASER, A LAND SPECULATOR, WHICH IS
06:34:23 WHAT YOU'RE SUPPOSED TO BE, IT'S GOOD BUSINESS, YOU EITHER

06:34:26 UPGRADE THE LAND, WHICH DEVELOP IT.
06:34:28 ONCE AGAIN, I'M A BUSINESSMAN, I UNDERSTAND.
06:34:30 OR YOU FLIP IT OR YOU WORK WITH THE ENVIRONMENTAL LAWS.
06:34:33 YOU WORK WITH THE CURRENT PROPERTY VALUATIONS, WHAT'S
06:34:36 DIFFERENT HERE IS THEY KNOW WHAT THEY BOUGHT, THEY
06:34:39 SPECULATED.
06:34:39 THEY PURCHASED IT, AND NOW THEY WANT TO CHANGE IT.
06:34:42 THEY WANT TO CHANGE IT FROM WHAT WE ESTABLISHED FROM WHAT
06:34:45 YOUR PREDECESSOR, FROM WHAT LEE COUNTY ESTABLISHED, AND IT
06:34:48 WILL INTRODUCE MORE NEGATIVE AND DELETERIOUS IMPACTS SUCH AS
06:34:52 NOISE.
06:34:53 KEEP THE GAS PUMPS QUIET.
06:34:55 MY PROBLEM DRIVING AROUND IS NOT THE GAS PUMP NOISE.
06:34:58 IT IS THE KIDS IN THE CARS OR ANYONE ELSE.
06:35:00 I KNOW THAT MAKES ME FEEL A LOT OLDER THAN I REALLY AM.
06:35:03 YOU CAN'T TELL ME HOW QUIET THOSE CARS ARE GOING TO BE AT 3
06:35:06 IN THE MORNING WHEN THEY ARE PEALING OFF 75 GETTING READY TO
06:35:12 GO TO IMMOKALEE AT 90 MILES AN HOUR.
06:35:13 YOU CAN'T CONTROL THAT.
06:35:14 AS FAR AS LOITERING, CRIME, WHY DO YOU THINK EVERY

06:35:14 CONVENIENCE STORE HAS A SIGN, NO LOITERING, NO DRINKING,
06:35:17 DON'T PARK HERE, NO OVERNIGHT, BECAUSE THAT'S WHAT PEOPLE DO
06:35:19 THERE.
06:35:19 WE'VE ALSO NOTICED THE IMPACT IN CRIME.
06:35:22 WHILE IT IS NOT NECESSARILY CAUSATIVE, IT MIGHT BE A
06:35:25 CORRELATION.
06:35:25 BUT THE FACT IS WE'VE HAD AN UPTICK IN STONEYBROOK.
06:35:29 THE RESIDENTS DON'T WANT THIS.
06:35:30 THE BUSINESSMEN WANT THIS.
06:35:32 I HAVE NO PROBLEM WITH THE BUSINESSMEN.
06:35:34 BUT WE DIDN'T CHANGE THE RULES FOR THE BUSINESSMEN.
06:35:36 THEY MADE A BAD BUSINESS DECISION.
06:35:40 CUT YOUR LOSSES.
06:35:41 DONATE THE LAND TO THE SCHOOL.
06:35:42 LET THEM HAVE AN IDEA PERHAPS FOR THE RIGHT-OF-WAY FOR THE
06:35:46 LAND.
06:35:47 IF YOU'RE TRULY A CONCERNED CORPORATE CITIZEN, YOU CAN STILL
06:35:50 HAVE THE UPGRADE OF THE LAND FOR THAT LANE FOR PARKING.
06:35:53 BECAUSE THIS MORNING WHEN YOU REFERENCED HOW BAD THE TRAFFIC
06:35:55 WAS, THAT WASN'T BECAUSE OF THE SCHOOL.
06:35:58 THAT TRAFFIC HAS BEEN THERE FOREVER.
06:35:59 IT'S ONLY BECAUSE WE HAVE ONE LANE FOR THE NEXT TWO YEARS.
06:36:02 THAT'S WHY THE TRAFFIC IS SO BAD.
06:36:03 I FEEL BAD FOR THE BUSINESSMEN.
06:36:05 AT SOME POINT, THEIR COMMERCIAL REAL ESTATE AGENT OR

06:36:07 PREVIOUS OWNERS MADE A BAD BUSINESS DECISION.

06:36:10 THEY ARE TRYING TO PUT A 24 HOUR AREA WHERE IT WASN'T
06:36:12 APPROVED AND SHOULD NOT BE, AND I THINK THEY SHOULD CUT
06:36:15 THEIR LOSSES AND MOVE ON.
06:36:17 THANK YOU VERY MUCH.
06:36:17 [ APPLAUSE ]
06:36:22 >>Tammy Duran: LOURDES PRICE.
06:36:36 >> HELLO.
06:36:37 I'M LOURDES PRICE.
06:36:38 I'M ANOTHER RESIDENT OF STONEYBROOK, AND THE ONE THAT GOT
06:36:41 THAT PETITION GOING AROUND.
06:36:43 I HEARD ABOUT THIS GAS STATION ABOUT A MONTH AGO, AND I JUST
06:36:48 COULD NOT BELIEVE THAT IN THAT ROAD THAT GOES TO PINEWOOD
06:36:54 ELEMENTARY ANYBODY WOULD THINK WOULD BE A GOOD IDEA TO PUT A
06:36:57 GAS STATION ON THAT PARTICULAR CORNER.
06:37:00 WE TALK ABOUT DIFFERENT POSSIBILITIES, BUT THE END RESULT,
06:37:03 WE ARE THE VILLAGE.
06:37:04 WE ELECTED EVERYBODY, AND YOU GUYS HAVE DONE A GREAT JOB FOR
06:37:09 PARKS, FROM ACQUIRING LAND TO BE ABLE TO EXPAND AND ALL THE
06:37:13 THINGS THAT THE VILLAGE WANTS TO HAVE.
06:37:16 TRAILS, BIKING THINGS YOU'RE WORKING ON.
06:37:21 IT'S GREAT.
06:37:21 BUT BACK IN 2008 OR WHATEVER YEAR IT WAS THAT -- OR 2, THE
06:37:27 PROCESS, THAT LEE COUNTY DECIDED THEY WERE GOING TO DO THAT,
06:37:30 THERE WAS NO VILLAGE.

06:37:30 SO LEE COUNTY DID WHAT THEY THOUGHT IT WOULD BE.
06:37:33 OKAY, PEOPLE ARE COMING.
06:37:34 WE NEED TO START PREPARING FOR PROPERTIES AND FOR GROWTH AND
06:37:37 WHAT HAVE YOU.
06:37:37 WELL, THIS WHOLE THING HAS CHANGED AND SHOULD BE ABLE TO
06:37:42 CHANGE AND MOLD TO THAT.
06:37:43 WE ARE THE VILLAGE.
06:37:44 WE ARE THE VOTERS.
06:37:45 AND IN ONE MONTH, I DON'T KNOW HOW MANY PETITIONS WE GOT
06:37:48 SIGNED AND HOW MANY PEOPLE GOT INTO IT, BUT HUNDREDS OF
06:37:52 PEOPLE ARE SAYING, WE DON'T WANT THIS.
06:37:55 I THINK THE VILLAGE NEEDS TO STAND UP TO THE LEE COUNTY AND
06:37:59 SAY THIS IS OUR PEOPLE, THIS IS OUR RESIDENTS, AND WE WANT
06:38:03 TO BE ABLE TO HAVE WHAT WE THINK IS PROPER FOR US TO HAVE.
06:38:06 AND WE SHOULD HAVE A VOTE, A REAL VOTE ON THE ELECTION,
06:38:10 WHATEVER TIME YOU WANT IT, IN WHICH THE CITIZENS OF ESTERO,
06:38:13 THE RESIDENTS OF ESTERO, ARE ABLE TO VOTE WHETHER OR NOT
06:38:17 THEY WANT THESE KIND OF THINGS.
06:38:19 WE WANT THE GROWTH THAT YOU GUYS HAVE PLANNED SO FAR.
06:38:22 VERY GOOD.
06:38:23 BUT EVERY ONCE IN A WHILE, YOU HEAR PEOPLE COMPLAINING ABOUT
06:38:26 TOO MANY APARTMENTS.
06:38:27 WHEN YOU ASK, IT WAS THE LEE COUNTY THAT DID ALL OF THAT.

06:38:30 YOU THINK YOU HAVE YOUR HANDS TIED UP BECAUSE LEE COUNTY DID
06:38:33 IT.

06:38:34 AND I DON'T THINK SO.
06:38:36 WE VOTED FOR YOU.
06:38:37 YOU'RE DOING A GREAT JOB AND WE WILL SUPPORT YOU FOR DOING
06:38:40 THE RIGHT THING.
06:38:41 A GAS STATION ANYWHERE AT THE ENTRY AND I DON'T KNOW HOW
06:38:44 MANY FEET TO THE ELEMENTARY SCHOOL, YOU KNOW, I MEAN, WHEN
06:38:48 THERE'S A LOT OF TRAFFIC ALREADY, IT'S JUST NOT THE RIGHT
06:38:52 CHOICE.
06:38:56 I THOUGHT TO MYSELF, WHAT, SO YOU'RE TELLING ME NOW THAT IF
06:38:59 I DON'T GIVE YOU THE GAS STATION WITH A 24-HOUR OPERATION
06:39:03 YOU'RE GOING TO THEN BUILD WHATEVER YOU WANT TO BASED ON
06:39:06 WHATEVER CODES WERE DONE MANY YEARS AGO OR WHENEVER?
06:39:10 I THINK WE NEED TO MOVE SLOWLY AND GET OUR BOARD, MEANING
06:39:15 YOU PEOPLE AND YOUR CODES AND THINGS, FEELS GOOD WITH THE
06:39:20 VILLAGE, MANAGE OUR WAY OF BEING, THAT THAT'S WHAT YOU WANT
06:39:23 TO DO.
06:39:24 YOU'RE DOING IT VERY WELL.
06:39:26 DON'T LET THE LEE COUNTY OR THE OTHER PEOPLE, WE'LL BACK YOU
06:39:32 GUYS UP IF YOU STAND UP AGAINST.
06:39:34 I THINK TO HAVE A GAS STATION THERE IS JUST NOT A GOOD IDEA.
06:39:39 AND IF IT HAS TO BE THERE, THEN IT SHOULD BE AT THE OPPOSITE
06:39:43 END OF THE SITE.
06:39:44 NOW, HOW WOULD THAT DEAL WITH THE FIRE STATION?
06:39:50 LET THEM DEAL WITH THAT BUT WE DON'T WANT TO DEAL WITH IT AT
06:39:52 PINEWOOD ELEMENTARY SCHOOL.

06:39:55 I HAVE THREE GRANDKIDS GOING THERE AND THEIR SAFETY IS VERY
06:39:58 IMPORTANT TO ME.
06:39:59 ACTUALLY, MOST OF THEM ARE WALKERS.
06:40:01 THEY ARE NOT WALKING FROM STONEYBROOK.
06:40:05 THEY ARE LITERALLY -- THEY WALK OUT AND THEY PICK THEM UP
06:40:08 AND SO ON.
06:40:09 IT'S NOT GOOD.
06:40:10 IT'S JUST NOT GOOD.
06:40:12 THANK YOU SO MUCH.
06:40:14 THANK YOU TO ALL THOSE THAT SIGNED THE PETITION, AND DID ALL
06:40:17 THAT.
06:40:18 I THINK YOU GUYS GOT TO -- THANK YOU.
06:40:26 >>Tammy Duran: SCOTT ROURKE.
06:40:29 >>Mary Gibbs: TAMMY, HOW MANY CARDS ARE LEFT?
06:40:31 IS THIS THE LAST CARD?
06:40:33 JUST CHECKING.
06:40:34 >> SCOTT ROURKE.
06:40:36 A NEW RESIDENT TO STONEYBROOK.
06:40:38 I JUST MOVED IN IN MARCH.

06:40:39 AND IF THIS WOULD HAVE BEEN IN PLACE AT THE TIME WE
06:40:41 PURCHASED, I WOULD HAVE HAD SERIOUS RESERVATIONS ABOUT
06:40:46 PURCHASING AT ALL.
06:40:47 NOT ONLY DOES THAT IMPACT THE RESIDENTS OF STONEYBROOK, IT
06:40:55 IMPACTS THE ENTIRE COMMUNITY BASED ON THEIR TAXES.
06:40:58 SO PART OF THE PROPOSAL WAS TO BUILD THE CAR POOL LANE.

06:41:05 WELL, THE DEVELOPER WANTS TO PUT THAT BURDEN ON THE SCHOOL
06:41:08 DISTRICT.
06:41:10 THE AGENT FOR THE PURCHASER OF IT SAID THAT, QUOTE, UNQUOTE,
06:41:15 THAT THE DISTRICT NOW ADMITS DOES NOT HAVE MONEY.
06:41:18 SO WHY PUT THAT ADDITIONAL BURDEN ONTO THE SCHOOL SYSTEM.
06:41:23 WHERE IS THE SCHOOL SYSTEM GOING TO GET THAT MONEY?
06:41:26 FROM US, THE TAXPAYERS.
06:41:28 THINK ABOUT THAT, PLEASE, BEFORE YOU CAST YOUR VOTE.
06:41:30 THE BUFFER ZONE, THE DEVELOPER SAID, QUOTE, UNQUOTE, THAT
06:41:36 IT'S TIGHT, AT LEAST ONE OF THE REPRESENTATIVES FOR THEM,
06:41:41 WITH IT BEING SO TIGHT, JUST BECAUSE ONE OF THE BOARD
06:41:45 MEMBERS BROUGHT UP THE FACT THAT THE STAFF DID NOT BRING A
06:41:49 CONCERN FOR A LIGHT OR LIGHTING DOESN'T MEAN THAT THAT LIGHT
06:41:55 CONCERN DOES NOT EXIST.
06:41:58 AS YOU'VE HEARD FROM PREVIOUS PEOPLE COMING UP HERE, THE
06:42:01 LIGHT IS A FACTOR.
06:42:04 THERE ARE OTHER FACTORS TO BE INVOLVED WITH THAT TYPE OF A
06:42:09 BUSINESS OF A GAS STATION.
06:42:11 I DON'T KNOW THE ANSWER.
06:42:13 I'D LIKE FOR YOU GUYS TO DO YOUR DUE DILIGENCE AND FIND OUT.
06:42:18 WITH THAT TYPE OF BUSINESS, DOES THAT AFFECT THE NEIGHBORING
06:42:21 HOMEOWNERS' PROPERTY INSURANCE?
06:42:24 DOES THAT GO UP?
06:42:25 BECAUSE IT IS A FLAMMABLE TYPE OF A BUSINESS AND THERE ARE
06:42:30 IDIOTS OUT THERE THAT DON'T KNOW HOW TO OPERATE GAS PUMPS

06:42:34 THAT DO CAUSE FIRE.
06:42:36 THANK GOODNESS THAT IF THIS DOES GO IN, THE FIRE DEPARTMENT
06:42:39 IS SO CLOSE IN PROXIMITY.
06:42:41 I AGREE WITH THE PREVIOUS LADY, HER STATEMENT, IF THIS DOES
06:42:46 GO THROUGH, WHY NOT CONSIDER FLIP FLOPPING THE LOCATIONS,
06:42:50 PUT THE GAS STATION ON THE OTHER SIDE?
06:42:54 ANOTHER THING TO CONSIDER IS THE OFFICE BUILDING.
06:42:57 WHAT IS THE MAXIMUM OCCUPANCY FOR THAT BUILDING?
06:43:03 AND WHAT IS THE PARKING THAT'S GOING TO BE THERE SHOULD THAT
06:43:09 BUILDING BE FULLY OCCUPIED?
06:43:11 AND WITH THAT IN PLACE, WHAT IS THE ADDITIONAL BURDEN ON THE
06:43:16 INFRASTRUCTURE TO THE ROADS, THE INTERSECTIONS, THE
06:43:21 INCREASING DELAY IN PEOPLE SITTING AT LIGHTS WITH THE
06:43:25 TRAFFIC BASED ON THAT OFFICE BUILDING GOING IN THERE?
06:43:28 AS FAR AS DELIVERY RESTRICTIONS, YEAH, IT'S GOING TO GO IN

06:43:36 THE MIDDLE OF THE NIGHT.
06:43:37 THEY ADMIT DELIVERIES DO HAPPEN IN THE MIDDLE OF THE NIGHT.
06:43:40 IT'S GOING TO HAPPEN MULTIPLE TIMES.
06:43:42 SO THAT NOISE DOES ALSO TRANSFER OVER INTO THE NEARBY
06:43:48 RESIDENTS.
06:43:48 THERE ARE A LOT OF FACTORS, AS THE PREVIOUS LADY SAID, TAKE
06:43:57 YOUR TIME, GO SLOW ON THIS.
06:43:59 DON'T DO A KNEE-JERK.
06:44:01 THE FIRST PROPOSAL IS NOT ALWAYS THE BEST.
06:44:03 THERE MIGHT BE BETTER OPTIONS DOWN THE ROAD IF THIS DOES NOT

06:44:06 GO THROUGH.
06:44:06 I HOPE THAT YOU VOTE TO VOTE THIS DOWN.
06:44:09 THANK YOU.
06:44:11 [ APPLAUSE ]
06:44:14 >>Tammy Duran: THAT WAS THE LAST COMMENT CARD.
06:44:21 >>Scotty Wood: THANK YOU, TAMMY. I WILL THEN CLOSE THE
06:44:25 PUBLIC HEARING.
06:44:29 >>Brian Intihar: ACTUALLY, WE DID RESERVE THE RIGHT FOR
06:44:31 REBUTTAL.
06:44:31 >>Scotty Wood: I WAS JUST ABOUT TO SAY YOU DO HAVE THE
06:44:33 OPPORTUNITY FOR REBUTTAL.
06:44:34 GO AHEAD.
06:44:34 >>Brian Intihar: BRIAN INTIHAR.
06:44:39 I'M ONE OF THE PRINCIPALS OF THE OWNERSHIP GROUP OF THE
06:44:41 PROPERTY IN QUESTION.
06:44:43 I'VE BEEN A RESIDENT OF ESTERO AND OWNED HOMES IN ESTERO
06:44:46 SINCE 2003.
06:44:48 I'M A PLANNER BY EDUCATION, MOVING OUR DAUGHTER INTO FGCU
06:44:53 SATURDAY MORNING, SO WE'RE DEFINITELY PEOPLE WHO ARE VERY
06:44:55 MUCH INVESTED IN THE COMMUNITY AND DOING THE RIGHT THING.
06:44:59 AT THE END OF THE DAY, WE'VE OWNED THE PROPERTY FOR A NUMBER
06:45:02 OF YEARS BECAUSE I BELIEVE ONE OF THE BOARD MEMBERS HAD
06:45:05 INDICATED TIME KIND OF HELPS YOU DETERMINE WHAT THE RIGHT
06:45:09 THING TO DO WITH REALLY ANY PIECE OF PROPERTY, AS THE MARKET
06:45:13 CHANGES AND THE MARKET SHIFTS.

06:45:14 WE HAVE A COMMERCIAL PIECE OF PROPERTY ON A CORRIDOR THAT'S
06:45:18 PRIMARILY SERVICING A LOT OF RESIDENTIAL ROOFTOPS THAT ARE
06:45:22 CURRENTLY EXISTING, HAVE EXISTED, AND WILL BE EXISTING AS
06:45:25 YOU GO FURTHER EAST.
06:45:26 WE SEE THIS AS A GREAT OPPORTUNITY BASICALLY TO LOOK FROM A
06:45:30 PLANNING PERSPECTIVE AT HOW CAN WE IMPROVE BASED UPON WHAT
06:45:35 THE CURRENT APPROVALS AND CURRENT PERMITTED USES, CURRENT
06:45:40 PLAN FOR THE PROPERTY IS IN COOPERATION WITH OUR NEIGHBORS,
06:45:45 WITH THE VILLAGE, AND WITH THE COMMUNITY AS A WHOLE.
06:45:52 I'VE HEARD LOUD AND CLEAR WHAT EVERYONE HAD TO SAY THIS
06:45:57 EVENING, BUT AT THE SAME TIME, WE HAVE AN OPPORTUNITY RIGHT

06:46:02 NOW AS A COUPLE OF PEOPLE INDICATED TO ADDRESS AN ISSUE, SET
06:46:06 ASIDE SOME PROPERTY FOR A SCHOOL LANE TO POTENTIALLY
06:46:09 MITIGATE A PROBLEM, WHEN AND IF THE SCHOOL IS ABLE TO COME
06:46:13 AROUND WITH THE FUNDING TO ADDRESS IT.
06:46:15 WE ALSO HAVE THE OPPORTUNITY TO IMPLEMENT STRONGER DESIGN
06:46:21 ELEMENT RESTRICTIONS FOR THE OVERALL PROJECT, THAT WOULDN'T
06:46:26 OTHERWISE NECESSARILY BE REQUIRED TO BE IMPLEMENTED, AND WE
06:46:31 ALSO HAVE THE OPPORTUNITY THROUGH THE 24-HOUR REQUEST, WHICH
06:46:37 SAFETY AND SECURITY HAS BEEN THE NUMBER ONE ISSUE THAT
06:46:40 EVERYONE HAS SAID IT WOULD BE A NEGATIVE FOR THE GAS
06:46:45 STATION.
06:46:46 HOWEVER, SAFETY AND SECURITY FROM OWNING AND OPERATING A
06:46:50 NUMBER OF GAS STATIONS OVER THE YEARS, HAVING A 24-HOUR
06:46:55 OPERATION IS ACTUALLY SIGNIFICANTLY SAFER THAN ONE THAT

06:46:58 CLOSES DOWN IN THE EVENING.
06:47:00 WHEN YOU HAVE A SITE THAT CLOSES DOWN IN THE EVENING, IT'S
06:47:03 MORE OF AN OPPORTUNITY FOR PEOPLE TO BREAK IN, PEOPLE TO
06:47:07 STEAL THINGS, PEOPLE TO HAVE OTHER THINGS HAPPEN BECAUSE
06:47:10 THERE ISN'T ACTIVITY ON THE PREMISES.
06:47:12 WE ACTUALLY KNOW FROM EXPERIENCE.
06:47:15 AS IT PERTAINS TO THE MINI-STORAGE, WE WERE BASICALLY
06:47:20 LOOKING FOR AN OPPORTUNITY TO MORE MODERNIZE WHAT THE
06:47:26 DEVELOPMENT, WHAT THE AESTHETICS OF THAT USE COULD BE AT THE
06:47:30 PROPERTY.
06:47:30 WE'RE NOT LOOKING TO INCREASE THE HEIGHTS ON THE EASTERN
06:47:34 SIDE OF THE PROPERTY, AS WAS PREVIOUSLY INDICATED AND WOULD
06:47:38 LIKE TO CONFIRM THAT FOR EVERYONE'S EDIFICATION.
06:47:41 AND AS FAR AS TRYING TO DO SOME ADDITIONAL THINGS IN TERMS
06:47:45 OF BUFFERS AND MAKE THE PROJECT MORE APPEALING FOR THE
06:47:49 NEIGHBORS, FOR THE RESIDENTS, AND MAYBE SOME OF THE OTHER
06:47:52 SITES THAT MAY HAVE PREVIOUSLY BEEN DEVELOPED OR PREVIOUSLY
06:47:56 EXIST, WE OBVIOUSLY BELIEVE WE TRIED TO ADDRESS THAT TO THE
06:47:59 BEST OF OUR ABILITY THROUGH THE REVISED MASTER CONCEPT PLAN
06:48:02 AS WELL AS THE PATTERN BOOK THAT WE'VE SET FORTH.
06:48:05 AGAIN, OUR REQUEST FOR THE 24 HOURS, OUR REQUEST FOR THE
06:48:10 MINI-STORAGE WERE FOR WAYS TO HOPEFULLY IMPROVE UPON WHAT IS
06:48:17 AN EXISTING OPPORTUNITY TO COMMERCIALLY DEVELOP THIS PIECE
06:48:20 OF PROPERTY IN A BETTER WAY THAT'S MORE CONSISTENT AND MORE
06:48:24 COMPATIBLE WITH HOW THE COMMUNITY HAS DEVELOPED AND HOW THE

06:48:27 COMMUNITY HAS EVOLVED, AS WELL AS PROVIDE AN OPPORTUNITY
06:48:31 THROUGH THIS PROCESS TO ADDRESS WHAT ALSO WAS AN ISSUE FOR
06:48:35 THE SCHOOL FROM A PUBLIC HEALTH SAFETY STANDPOINT GOING
06:48:38 FORWARD.
06:48:38 I THINK THAT CONCLUDES OUR PRESENTATION.
06:48:46 THANK YOU.
06:48:56 >>Scotty Wood: OKAY.

06:48:57 BEFORE WE CALL FOR A MOTION, I'D LIKE TO BRING IT BACK TO
06:49:02 THE BOARD AND GIVE ANYONE ON THE BOARD THE OPPORTUNITY TO
06:49:05 SPEAK REGARDING THIS APPLICATION.
06:49:07 WE CAN START, HOWARD, YOUR HAND IS UP.
06:49:13 GO AHEAD.
06:49:14 >>Howard Levitan: WELL, I THINK THAT DAN DELISI SAID WHAT
06:49:22 THE THRESHOLD QUESTION IS.
06:49:23 AND THAT IS, WHAT ARE THE IMPACTS, NEGATIVE IMPACTS TO THE
06:49:28 SURROUNDING AREA OF 24/7 OPERATION AND CAN THEY BE MADE
06:49:33 COMPATIBLE?
06:49:33 I HAVEN'T HEARD A LOT OF SUGGESTIONS ABOUT THAT OTHER THAN A
06:49:40 LIST OF SOME LIMITATIONS THAT THE DEVELOPER MIGHT BE WILLING
06:49:44 TO DO.
06:49:46 WHEN I ASKED MARY IF THEY CHANGED THE NATURE OF THE STAFF
06:49:52 RECOMMENDATION, SHE SAID NO.
06:49:53 SO THE THRESHOLD QUESTION IS WHERE WE STAND ON 24/7, BECAUSE
06:50:01 IF I HAVE PROBLEMS, WHICH I DO, WITH SOME OF THE OTHER
06:50:06 PROPOSALS WITH RESPECT TO LET'S SAY THE ADEQUACY OF THE

06:50:10 PATTERN BOOK, THE SHIFTING OF USES, ESPECIALLY TO THE EAST
06:50:16 SIDE, THE CONVERSION FACTORS, RELEVANT IF THE DEVELOPER SAYS
06:50:25 IT'S 24/7 OR NOTHING.
06:50:28 WE DON'T HAVE TO GET TO THOSE.
06:50:30 SO MAYBE THE EASIEST WAY TO DEAL WITH THIS IS TO POLL THE
06:50:36 BOARD AS TO WHERE THEY STAND ON 24/7.
06:50:41 BECAUSE IF THERE'S NO WAY THAT WE CAN PROPOSE A MITIGATION
06:50:48 STRATEGY THAT WILL WORK, THEN THERE'S NO REASON TO SPEND A
06:50:56 WHOLE LOT MORE TIME TRYING TO WORK THIS WHOLE THING OUT.
06:51:00 IN MY HEART OF HEARTS, I WOULD BELIEVE THAT IF THE DEVELOPER
06:51:04 WERE WILLING TO LIVE WITH REASONABLE HOURS OF OPERATION, WE
06:51:10 COULD COME UP WITH A WAY TO MAKE THIS AS COMPATIBLE AS
06:51:16 POSSIBLE.
06:51:17 WE CAN'T DENY A GAS STATION WITH CONVENIENCE STORE BECAUSE
06:51:21 IT'S IN THE PRIOR ZONING.
06:51:23 IT WAS AGREED TO BY LEE COUNTY IN 2008, BUT THEY WENT ON TO
06:51:29 SAY NO 24-HOUR OPERATION, WHATEVER THAT MEANS.
06:51:37 AND I THINK THAT WE HAVE A RIGHT TO COME UP WITH WHAT WOULD
06:51:41 BE A REASONABLE STANDARD FOR THAT SINCE NOBODY SEEMS TO HAVE
06:51:46 A DEFINITION OF THAT.
06:51:51 I'LL ALSO NOTE THAT IN THE ACTUAL SCHEDULE OF USES, IT ALSO
06:51:56 SAYS MUST MEET THE AESTHETIC REQUIREMENTS IMPOSED BY THE
06:52:02 PRIOR PLANNING PANEL PROVISIONS ADOPTED IN THE LDC.
06:52:07 WE DID HAVE STANDARDS FOR GASOLINE STATIONS AT THAT POINT IN
06:52:11 TIME.

06:52:11 WAY BACK WHEN.
06:52:14 SO IF THE BOARD FEELS THAT THERE IS NO WAY TO ACCEPT 24/7,
06:52:26 WHICH IS AN ADDITIONAL -- IT'S NOT AN ENTITLEMENT AS OF

06:52:30 TODAY, THEN WE HAVE TO COME UP WITH A REASONABLE WAY TO DEAL
06:52:36 WITH THIS.
06:52:38 THE DEVELOPER SORT OF SAID IT'S THAT WAY OR NOTHING.
06:52:42 AND SO WHY DON'T WE LOOK AT THE THRESHOLD QUESTION FIRST,
06:52:47 AND THEN IF WE COULD -- IF THE ANSWER IS THE BOARD FEELS
06:52:51 THAT 24/7 IS ACCEPTABLE, THEN WE CAN TRY TO MITIGATE.
06:52:57 THAT WOULD BE MY FIRST COMMENT.
06:52:59 I HAVE OTHERS IN RESPECT TO THE REST OF THE PROPOSAL.
06:53:05 BUT I THINK THERE'S NO REASON TO GET TO THAT IF WE ARE BEING
06:53:10 GIVEN AN EITHER-OR SITUATION.
06:53:18 >>Jim Wallace: SCOTTY, JIM WALLACE.
06:53:20 I AGREE WITH HOWARD IN MANY RESPECTS, PARTICULARLY IN TERMS
06:53:23 OF THE PATTERN BOOK.
06:53:25 IT JUST ISN'T DETAILED ENOUGH.
06:53:27 WE REALLY DON'T HAVE A GUARANTEE OF WHAT THE BUILDINGS WOULD
06:53:30 LOOK LIKE.
06:53:31 AND I THINK THAT'S AN IMPORTANT PART OF WHAT HASN'T BEEN
06:53:35 GIVEN ENOUGH DISCUSSION IS WHETHER VISUALLY THIS WOULD BE AN
06:53:40 ATTRACTIVE ADDITION TO THE SOUTH SIDE OF CORKSCREW ROAD.
06:53:42 THE OTHER THING WE HAVEN'T TALKED ABOUT, AND I GUESS IT'S
06:53:46 REALLY THE APPLICANTS, THE DEVELOPER'S DECISION, IS WE'VE
06:53:50 HEARD A LOT ABOUT A 24-HOUR GAS STATION AT THE CORNER OF

06:53:55 STONEYBROOK GOLF DRIVE AND CORKSCREW ROAD.
06:53:57 WE HAVEN'T HEARD FROM THE CITIZENS, AND MAYBE IT WOULD BE
06:54:00 THE SAME ANSWER, MAYBE IT WOULDN'T BE THE SAME ANSWER, ABOUT
06:54:04 A 24 HOUR GAS STATION AT FIREHOUSE ROAD.
06:54:08 IS THE OBJECTION STONEYBROOK GOLF DRIVE, THE ENTRANCE INTO
06:54:16 THE COMMUNITY OR JUST THE CONCEPT OF A 24-HOUR GAS STATION?
06:54:23 WHICH -- I GUESS I DON'T KNOW THE CORRECT TERM -- BUT A
06:54:25 VESTED RIGHT.
06:54:26 IF THE DEVELOPER SAYS IT HAS TO BE AT THAT EXACT LOCATION,
06:54:31 I'M NOT WILLING TO DEVIATE AT ALL, THEN THAT'S ONE
06:54:35 DISCUSSION.
06:54:36 IF THE DEVELOPER SAID, NO, I WOULD MOVE IT UP THE ROAD A
06:54:39 QUARTER OF A MILE TO TREE HOUSE DRIVE AND IN THEIR OPINION
06:54:44 STILL BE PROFITABLE TO THEM, BUT WOULD NOT HAVE THE IMPACT
06:54:48 THAT THE RESIDENTS ARE CONCERNED ABOUT, IS THAT A DIFFERENT
06:54:52 CONSIDERATION?
06:54:53 IS THAT ENOUGH GIVE BY THE DEVELOPER FOR US TO LOOK AT
06:54:58 TRYING TO FIND A SOLUTION HERE?
06:55:03 >>Anthony Gargano: SCOTTY.
06:55:04 IT'S ANTHONY.
06:55:05 >>Scotty Wood: GO AHEAD, ANTHONY.
06:55:06 >>Anthony Gargano: THAT'S NOT THE APPLICATION.
06:55:09 THE APPLICATION STANDS AS IT IS.
06:55:12 AS FAR AS THE LOCATION OF THE GAS STATION.
06:55:15 AND THE APPLICATION IS FOR A DEVIATION FROM THE 24/7.

06:55:22 AGAIN, I GO BACK TO THE ISSUE OF COMPATIBILITY.
06:55:26 I'D ALSO LIKE TO POINT OUT THAT 4300 FEET DOWN CORKSCREW
06:55:31 ROAD THERE'S ANOTHER GAS STATION THAT OPERATES FROM 6 A.M.
06:55:38 TO MIDNIGHT.
06:55:39 SO IT'S NOT AN ABSOLUTE REQUIREMENT THAT THERE BE 24/7.
06:55:45 I THINK THE APPLICANT HAS MADE IT CLEAR THAT IT'S 24/7 OR
06:55:57 NOTHING IN THIS APPLICATION.
06:55:59 I THINK THAT'S WHAT WE SHOULD CONSIDER.
06:56:05 >>Scotty Wood: ANYONE ELSE?
06:56:06 I WOULD LIKE THE OPINION FROM EACH BOARD MEMBER ON THE CORE
06:56:13 ISSUE OF 24/7.
06:56:15 24/7, YES OR NO.
06:56:18 >>Anthony Gargano: IT'S NO FOR ME.
06:56:22 >>Scotty Wood: GO RIGHT DOWN THE LINE.
06:56:23 >>Kristin Jeannin: NO.
06:56:25 >>Barry Jones: I THINK IT WOULD DETERMINE, BASED ON WHERE IT
06:56:28 WAS SET, 24 HOUR EAST END OF THE PROJECT WOULD BE COMPARABLE
06:56:34 WITH THE FIRE STATION BUT WOULDN'T HAVE AS MUCH IMPACT TO
06:56:37 THE RESIDENTIAL.
06:56:38 SO I'M NOT TOTALLY OPPOSED TO 24/7, BUT THERE WOULD HAVE TO
06:56:43 BE MITIGATION TAKEN.
06:56:45 >>Scotty Wood: OKAY.
06:56:46 NEXT.
06:56:48 >>Marlene Naratil: RIGHT NOW, MY VOTE WOULD BE NO.
06:56:51 I DON'T SEE ANY POSSIBILITIES OF MITIGATION OTHER THAN GOING

06:56:54 FROM THE 24/7 TO THE PROPOSED HOURS IN THE STAFF REPORT.
06:57:02 >>Scotty Wood: JIM?
06:57:06 >>James Tatooles: I BELIEVE THIS IS A CONFLICTED AREA OF
06:57:09 CONSIDERATION, THINKING ABOUT THE FREEDOM OF BUSINESSES TO
06:57:13 DO SOMETHING THAT THEY THINK IS THEIR PREROGATIVE.
06:57:16 BUT ON THE OTHER HAND, I FEEL JUST LIKE ANTHONY DOES, THAT
06:57:19 IF SOMETHING IS ZONED TO BE APPROVED, BUT YET IT'S
06:57:24 INCOMPATIBLE FOR OTHER REASONS, I THINK THE INCOMPATIBILITY
06:57:32 FIRST.
06:57:33 I THINK THAT 24 HOURS IS NOT NECESSARY AT THIS LOCATION.
06:57:36 >>Scotty Wood: HOWARD?
06:57:39 >>Howard Levitan: THE SIMPLE ANSWER WOULD BE NO.
06:57:42 BUT I THINK IT'S A LITTLE MORE COMPLICATED.
06:57:45 WE DO NOT HAVE AN APPLICATION FOR A GAS STATION ON THE EAST
06:57:52 SIDE.
06:57:53 THAT'S SOMETHING IF THEY CAME BACK TO US, MAYBE WE WOULD
06:57:55 LOOK AT IT.
06:57:56 BUT, YOU KNOW, THE EAST SIDE GETS CLOSER TO GRANDEZZA.
06:58:03 SO, YOU KNOW, WHOSE OX GETS GORED?
06:58:09 THERE ARE A LOT OF DIFFERENT ISSUES WITH RESPECT TO THAT.
06:58:11 WHEN I LOOKED AT THE COMPREHENSIVE PLAN WITH RESPECT TO --

06:58:19 IT'S IN THE FUTURE LAND USE SECTION, WITH RESPECT TO
06:58:23 COMMERCIAL DEVELOPMENT, IT TELLS US WHAT WE NEED TO DO.
06:58:28 IT SAID WE HAVE TO DEVELOP, THE VILLAGE SHALL EVALUATE --
06:58:32 I'M READING FROM FLU 1-10.2.

06:58:36 THE VILLAGE SHALL EVALUATE ESTABLISHING A REVIEW PROCESS FOR
06:58:41 MANAGING IMPACTS OF ANY NEW OR EXPANDING COMMERCIAL
06:58:44 DEVELOPMENT OR USE WITHIN A CRITICAL DISTANCE OF EXISTING
06:58:48 RESIDENTIAL USES.
06:58:51 CONSIDERATION OF SUCH A PROCESS MAY INVOLVE ESTABLISHING
06:58:54 LIMITATIONS AND CONTROLS ASSOCIATED WITH NOISE, LIGHT,
06:58:58 SECURITY, AESTHETIC APPEARANCE, BUFFERING, HOURS OF
06:59:02 OPERATION, AND ACCESS TO ENSURE COMPATIBILITY OF PROPOSED
06:59:06 COMMERCIAL ACTIVITY WITH NEARBY RESIDENCES.
06:59:09 I THINK THAT'S WHAT WE'RE DOING.
06:59:10 AND I DON'T SEE A WAY THAT THAT WORKS ON A 24/7 BASIS
06:59:18 BECAUSE THOSE HOURS FROM 11 TO WHATEVER IN THE MORNING ARE
06:59:22 THE ONES THAT CAUSE WHERE THE IMPACTS ARE THE GREATEST WITH
06:59:27 RESPECT TO NOISE AND LIGHT AND SECURITY AND ALL OF THOSE
06:59:31 OTHER ISSUES.
06:59:32 SO I THINK WE WOULDN'T BE DOING OUR JOB IF WE DIDN'T SAY NO
06:59:35 TO 24/7.
06:59:37 AND I LOOKED AND I SEE NO REQUIREMENT THAT WE DO THIS, THAT
06:59:45 THE APPLICANT WHEN ASKED WHY DO YOU NEED IT, HE SAID, WELL,
06:59:50 THAT'S THE ONLY WAY THEY BUILD GAS STATIONS NOW.
06:59:53 AND I DON'T THINK -- I THINK THAT'S AN ECONOMIC REASON, AND
06:59:57 I THINK THAT'S FINE.
06:59:58 I UNDERSTAND IT COMPLETELY, BUT I THINK WE WOULD NOT BE
07:00:03 DOING OUR JOB TO ALLOW THAT.
07:00:04 SO I SAY NO.

07:00:07 >>Scotty Wood: OKAY.
07:00:08 MY VIEW OF IT IS ALSO A NO.
07:00:14 IF YOU LOOK AT FBI TABLE 15, WHICH I DID, BECAUSE I'M A NUT
07:00:19 ON PUBLIC SAFETY.
07:00:20 I WAS CONCERNED ABOUT SAFETY WHEN I FIRST SAW THIS
07:00:24 APPLICATION.
07:00:24 9.1% OF ALL OF THE ROBBERIES IN THE UNITED STATES OF AMERICA
07:00:29 OCCUR AT CONVENIENCE STORES AND GAS STATIONS.
07:00:33 THE VAST MAJORITY OF THEM OCCUR AFTER THE HOUR OF 8 P.M. TO
07:00:38 3 A.M.
07:00:39 AND SO I HAVE A CONCERN ABOUT PUBLIC SAFETY, AND, THEREFORE,
07:00:44 I'M A NO ON 24/7.
07:00:47 THE RESULT OF OUR STRAW POLL IS WE HAVE ONE POTENTIAL YES --
07:00:55 ACTUALLY, TWO POTENTIAL YESES, AND WE HAVE FIVE NOES.
07:00:59 I WANT TO -- I THINK MAYBE THE BEST THING TO DO IS TO
07:01:06 INDICATE -- ASK THE APPLICANT IF THEY WANT US TO RULE ON
07:01:10 THIS TONIGHT KNOWING THAT YOU'RE GOING TO GET FIVE NO VOTES

07:01:15 OR DO YOU WANT TO CONTINUE THIS AND LOOK AT OPTIONS?
07:01:19 THOSE ARE REALLY YOUR CHOICES.
07:01:25 >>Daniel DeLisi: YES, WE WOULD LIKE A RULING.
07:01:28 WE DO NOT WANT A CONTINUANCE.
07:01:35 [ APPLAUSE ]
07:01:39 >>Scotty Wood: OKAY.
07:01:39 I WOULD LIKE TO CALL FOR A MOTION FROM ANY OF THE BOARD
07:01:43 MEMBERS.

07:01:45 >>Anthony Gargano: I MAKE A MOTION THAT WE DENY THE
07:01:47 APPLICANT'S REQUESTED RELIEF.
07:01:50 >>Scotty Wood: IS THERE A SECOND?
07:01:52 >>Marlene Naratil: I'LL SECOND IT.
07:01:53 >>Scotty Wood: IS THERE ANY FURTHER DISCUSSION?
07:01:59 >>Mary Gibbs: MAY I SAY SOMETHING?
07:02:01 THIS IS A RECOMMENDATION TO COUNCIL.
07:02:04 SO WHEN YOU MAKE THE MOTION TO DENY IT, YOU'RE MAKING THE
07:02:07 RECOMMENDATION TO COUNCIL BECAUSE, AS A REMINDER, COUNCIL
07:02:10 HAS THE DECISION ON THIS.
07:02:12 JUST WANT TO CLARIFY THAT.
07:02:17 >>Scotty Wood: ANY FURTHER DISCUSSION?
07:02:18 TAMMY, WOULD YOU CALL THE ROLL, PLEASE?
07:02:21 >>Tammy Duran: BOARD MEMBER GARGANO.
07:02:24 >>Anthony Gargano: AYE IN FAVOR OF DENIAL.
07:02:28 >>Kristin Jeannin: I'M IN FAVOR OF THE DENIAL.
07:02:31 >>Barry Jones: YES ON THE MOTION.
07:02:36 >>Marlene Naratil: LET ME ASK.
07:02:39 THIS IS THE MOTION TO DENY.
07:02:42 YES.
07:02:44 >>Tammy Duran: BOARD MEMBER SHEELEY IS ABSENT.
07:02:46 >>James Tatooles: I GO FOR DENIAL.
07:02:50 >>Jim Wallace: NO.
07:03:01 >>Howard Levitan: YES, I'M IN FAVOR OF DENIAL.
07:03:04 >>Scotty Wood: YES.

07:03:07 >>Mary Gibbs: MAY I JUST CLARIFY?
07:03:11 BOARD MEMBER WALLACE IS SAYING NO, MEANING HE'S IN FAVOR OF
07:03:14 NOT DENYING?
07:03:16 OKAY.
07:03:16 I JUST WANT TO MAKE SURE EVERYONE IS ON THE SAME PAGE.
07:03:19 >>Jim Wallace: CORRECT.
07:03:20 MY NO IS THAT I AM NOT IN FAVOR OF DENYING.
07:03:32 >>Scotty Wood: THAT CONCLUDES THE ITEM.
07:03:34 >>Tammy Duran: CAN WE TAKE A FEW MINUTES BREAK WHILE
07:03:38 EVERYONE CLEARS OUT?
07:03:39 >>Scotty Wood: LET'S TAKE A TEN-MINUTE BREAK.
07:03:41 [RECESS]
07:15:10 >>Tammy Duran: CHAIRMAN WOOD, WE'RE READY FOR YOU.

07:15:14 >>Scotty Wood: PLEASE TAKE YOUR SEATS.
07:15:15 OKAY.
07:15:28 ARE WE READY?
07:15:29 THE NEXT ITEM ON THE AGENDA IS A PUBLIC INFORMATION MEETING,
07:15:39 AND NO VOTES ARE TAKEN AT PUBLIC INFORMATION MEETINGS, AND
07:15:44 THE SUBJECT IS THE MARKETPLACE AT COCONUT POINT DISTRICT 6.
07:15:47 IT IS AN APPLICATION FOR A DEVELOPMENT ORDER AT 8001 VIA
07:15:54 RAPALLO DRIVE, LOCATED ON THE SOUTHEAST CORNER OF U.S. 41
07:15:57 AND VIA RAPALLO DRIVE AND NORTH OF SWEETWATER RANCH
07:16:02 BOULEVARD.
07:16:02 MARY, GO AHEAD.
07:16:04 >>Mary Gibbs: I'M GOING TO BE BRIEF BECAUSE I KNOW WE'VE GOT

07:16:09 THREE MORE CASES TO GO THROUGH, AND WE'VE GOT A 9:00 CURFEW.
07:16:14 ONE OF OUR BOARD MEMBERS NEEDS TO LEAVE, AND WE MIGHT LOSE A
07:16:17 QUORUM.
07:16:17 MAYBE THE NEXT TWO INFORMATION MEETING PEOPLE APPLICANTS CAN
07:16:22 BE BRIEF AS WELL.
07:16:23 MARKETPLACE AT COCONUT POINT IS IN FRONT OF RAPALLO, PART OF
07:16:29 THE COCONUT POINT DRI, AND THEY ARE PROPOSING A DEVELOPMENT
07:16:33 ORDER FOR SOME RETAIL AND A FAST FOOD RESTAURANT, AND
07:16:38 THERE'S A VACANT TRACT THAT WAS FORMERLY PLANNED TO BE THE
07:16:43 LUCKY'S GROCERY STORE, BUT LUCKY'S WASN'T SO LUCKY AND THEY
07:16:48 DEFUNCT.
07:16:50 NOW THERE IS AN EMPTY SPACE FOR SOMETHING ELSE.
07:16:52 I AM GOING TO TURN IT OVER TO THE APPLICANTS AND LET THEM
07:16:58 EXPLAIN IT.
07:16:59 I DID ASK THEM TO REACH OUT TO THE NEIGHBORS, SO I KNOW
07:17:02 THERE ARE A COUPLE OF PEOPLE FROM RAPALLO HERE WHO WANT TO
07:17:07 SPEAK.
07:17:09 AND -- ONE OTHER THING I WANTED TO SAY IS THAT ARCHITECTURE
07:17:13 AND THE LANDSCAPING, ALL THESE PLANS HAVE TO BE APPROVED BY
07:17:17 OAK BROOK PROPERTIES BECAUSE OF THE DRI, AND THEY HAVE NOT
07:17:21 APPROVED THEM YET, BUT THEY HAVE BEEN WORKING WITH THE
07:17:23 APPLICANT.
07:17:24 IT'S A LITTLE PRELIMINARY.
07:17:25 THEY MAY HAVE SOME EXTRA COMMENTS.
07:17:27 I'LL TURN IT OVER.

07:17:29 IS IT GOING TO BE JEFF -- JEFF WILLIAMS WILL BE THE FIRST
07:17:34 SPEAKER.
07:17:42 >>Jeff Williams: THANK YOU, EVERYBODY.
07:17:44 MY NAME IS JEFF WILLIAMS.
07:17:45 I'M WITH KONOVER SOUTH REPRESENTING THE DEVELOPER.
07:17:48 ALSO WITH ME TODAY IS EDWARD McDONALD WITH THOMAS
07:17:51 ENGINEERING, THE ENGINEER OF RECORD ON THIS PROJECT.
07:17:54 WE'RE ALSO USING McHARRIS PLANNING AND DESIGN.
07:17:57 KONOVER SOUTH IS A FLORIDA-BASED COMMERCIAL DEVELOPER.

07:18:01 WE'VE BEEN IN FLORIDA FOR 50 YEARS.
07:18:04 OUR CURRENT OWNER AND CEO DAVID COPPA IS A THIRD-GENERATION
07:18:08 OWNER.
07:18:09 WE ARE LONG-TERM OWNERS OF OUR PROPERTY.
07:18:12 WHY THAT'S IMPORTANT IN DEVELOPMENTS IS WE BUILD THE
07:18:14 DEVELOPMENTS AND WE ALSO OWN THEM AND MAINTAIN THEM LONG
07:18:17 TERM.
07:18:18 OUR INTEREST IS A LONG-TERM INVESTMENT.
07:18:20 I WANT TO BRING UP BEFORE WE START THAT THIS DEVELOPMENT IS
07:18:24 USING ALL APPROVED AND PLANNED USES FOR THIS PARCEL THAT ARE
07:18:29 CURRENT APPROVED USES AND DENSITIES WITHIN THE COCONUT POINT
07:18:32 DRI.
07:18:32 WE ARE NOT REQUESTING ANY VETERINARIANS.
07:18:35 WE ARE NOT REQUESTING ANY WAIVERS.
07:18:37 WE ARE NOT REQUESTING ANY RELIEF.
07:18:39 WE ARE ONLY WORKING WITHIN THE VESTED RIGHTS ALREADY

07:18:42 ATTRIBUTED TO THIS PROPERTY.
07:18:43 WE'VE WORKED VERY CLOSELY WITH COCONUT POINT'S NORTH VILLAGE
07:18:47 ASSOCIATION AND OAK BROOK PROPERTIES OVER THE PAST SEVERAL
07:18:50 YEARS TO GET TO THE POINT WHERE WE ARE TODAY.
07:18:52 AND EARLY LAST WEEK, WE HAD A MEETING WITH SOME OF THE
07:18:55 RESIDENTS AND LEADERS OF RAPALLO'S HOA.
07:18:58 SO AT REQUEST, I WILL TRY TO BE AS BRIEF AND POSSIBLE AND GO
07:19:05 THROUGH OUR BRIEF PRESENTATION.
07:19:07 THE FIRST SLIDE HERE SHOWS AN OUTLINE OF COCONUT POINT.
07:19:15 HERE IS THE MAIN RETAIL AREA.
07:19:17 THE RED OUTLINE HERE IS OUR PROPOSED TEN-ACRE PARCEL WITH
07:19:22 RAPALLO BEHIND IT.
07:19:23 CLOSER OUTLINE OF THE SPECIFIC PROPERTY WHICH WE'LL BE
07:19:28 DEVELOPING.
07:19:28 THE NEXT PAGE HERE IS JUST A DIAGRAM.
07:19:33 IT'S HARD TO READ HERE IN YELLOW, BUT SHOWING THE APPROVED
07:19:38 RIGHTS ON THIS PARCEL.
07:19:39 AND WE'VE PULLED THEM UP HERE ON THE NEXT SLIDE.
07:19:42 THE CURRENT DEVELOPMENT APPROVALS ALLOW FOR 90,000 SQUARE
07:19:46 FEET OF COMMERCIAL DEVELOPMENT WITH 20,000 SQUARE FEET OF
07:19:48 OFFICE SPACE.
07:19:50 THE CONCEPTUAL OPEN SPACE PLAN WAS RIGHT UNDER 20%.
07:19:54 WE ARE SIGNIFICANTLY LESS IN OUR DENSITY THAN THE ALLOWABLE
07:19:59 110,000 SQUARE FEET.
07:20:01 IN FACT, WITH OUR AGREEMENT TO PURCHASE THIS PROPERTY, WE

07:20:04 ARE LIMITED TO 75,000 AT THE MAXIMUM.
07:20:06 SO WE ARE DEVELOPING SIGNIFICANTLY LESS INTENSE PARCEL THAN
07:20:13 CURRENTLY ALLOWED.
07:20:14 ON THE PROPOSED SITE PLAN, YOU'LL SEE OVER ON THE RIGHT OUR
07:20:20 PROPOSED IMPERVIOUS AREA AND BUILDING AREA.

07:20:22 WE'RE CURRENTLY SHOWING A PROPOSED OPEN SPACE OF 53.8%
07:20:26 COMPARED TO THE 19.6.
07:20:29 SO THAT'S A LOT MORE GREENSPACE ON THIS PROPERTY THAN WE
07:20:32 NEED TO HAVE.
07:20:33 THAT PERCENTAGE WILL GO DOWN A LITTLE BIT WHEN WE DEVELOP
07:20:36 THE ANCILLARY PARCEL, AS MARY MENTIONED; HOWEVER, OUR
07:20:40 OVERALL GREENSPACE WILL BE SIGNIFICANT.
07:20:41 THIS NEXT SLIDE HERE SHOWS THE PLANNED ACCESS POINTS ON THIS
07:20:51 DEVELOPMENT.
07:20:52 AS YOU MAY OR MAY NOT KNOW, BOTH END POINTS HAVE A FULL
07:20:55 ACCESS CUT ONTO 41, WHICH ARE ALREADY IN PLACE.
07:20:59 IT WAS PREVIOUSLY PLANNED FOR SIX POINTS OF ACCESS ON THIS
07:21:02 PARCEL.
07:21:02 FOUR ON THE REAR ROAD AND ONE ON EACH SIDE.
07:21:07 WHAT WE ARE PROPOSING IS SIGNIFICANTLY LESS INTENSIVE ACCESS
07:21:19 POINTS.
07:21:19 TWO FULL CUTS ALREADY ACCESSING.
07:21:21 WE'RE NOT PURSUING ANY ADDITIONAL ACCESS OFF OF U.S. 41, AND
07:21:25 WE'VE LIMITED THE REAR ACCESS POINTS TO TWO FROM THE CURRENT
07:21:28 FOUR.

07:21:28 OUR NEXT SLIDE SHOWS OUR RESIDENTIAL -- SORRY, OUR PROPOSED
07:21:40 PEDESTRIAN WALKWAYS.
07:21:41 SO EVERYTHING HIGHLIGHTED IN YELLOW ON THIS PLAN IS A PAVED
07:21:46 PEDESTRIAN WALKWAY WITH THE GOAL BEING IF YOU ENTER THIS
07:21:50 DEVELOPMENT AT ANY OF THE GIVEN POINTS, YOU CAN MAKE IT TO
07:21:54 ANY AND ALL OF THE BUILDINGS WITHIN THIS DEVELOPMENT BY
07:21:57 PAVED WALKWAYS. SO AS YOU CAN SEE, THERE'S A SIGNIFICANT
07:22:00 AMOUNT OF WALKWAYS PAVING IN CONNECTIONS OUT TO U.S. 41.
07:22:04 OUR NEXT PLAN SHOWS OUR PROPOSED DEDICATED PUBLIC SPACES.
07:22:14 SO THESE ARE GREENSPACES WITHIN OUR OVERALL GREENSPACE PLAN
07:22:19 WHERE WE ARE CONSERVING OUT AREAS TO PUT PUBLIC AMENITIES
07:22:22 SUCH AS GAZEBOS, BENCHES, OTHER SITTING AREAS, COVERED BIKE
07:22:28 PARKING, THINGS OF THAT SORT.
07:22:30 SO ALL OF OUR BUILDINGS WILL HAVE A SIGNIFICANT AMOUNT OF
07:22:34 GREENSPACE.
07:22:35 AS YOU SEE THIS PORTION HERE, THIS WILL HAVE A GAZEBO RIGHT
07:22:40 HERE AND AN OPEN GREENSPACE WHERE YOU CAN COME AND SIT ON
07:22:44 THE LAWN.
07:22:45 YOU CAN WALK YOUR DOG, KIDS CAN PLAY, AND IT WOULD BE A VERY
07:22:49 NICE VIEW NEXT TO THIS RETENTION POND THAT WE HAVE GOING IN
07:22:53 HERE, PRETREATMENT POND.
07:22:55 BRINGS US TO THE NEXT SLIDE.
07:22:59 PROPOSED DETENTION POND, THIS IS PART OF THE MASTER STORM
07:23:03 SYSTEM THAT IS ALREADY IN PLACE.
07:23:05 THIS PROVIDES THE REQUIRED WATER QUALITY ON-SITE, WHICH

07:23:09 MEANS ALL OF THE WATER THAT DRAINS OFF THIS SITE GOES INTO

07:23:12 THIS POND, IS PRETREATED BEFORE GOING INTO THE MASTER
07:23:15 SYSTEM, AND THIS IS A SIGNIFICANTLY LARGER POND THAN IS
07:23:18 REQUIRED FOR THIS SITE.
07:23:20 WE UNDERSTAND THE IMPORTANCE OF WATER MANAGEMENT IN
07:23:22 SOUTHWEST FLORIDA, IN THIS AREA PARTICULARLY, SO WE'VE
07:23:27 PLANNED THIS ALL ALONG.
07:23:28 AND ALSO, ANY DENSITY OF FUTURE IMPROVEMENTS OVER ON THE
07:23:36 CURRENT VACANT PARCEL ARE ALREADY INCLUDED WITHIN THE WATER
07:23:39 CALCULATIONS.
07:23:40 THE NEXT SLIDE IS SHOWING OUR PROPOSED DRIVE-THROUGH
07:23:46 ACCESSES.
07:23:47 SO WE HAVE TWO PROPOSED DRIVE-THROUGH LOCATIONS.
07:23:50 ONE HERE ON THE NORTH END, WHICH IS A FREE-STANDING
07:23:53 FAST-FOOD RESTAURANT.
07:23:55 IT SHOWS A DOUBLE DRIVE-THROUGH LANE WITH SIGNIFICANT AMOUNT
07:23:58 OF PARK HOLDING OR QUEUING THROUGH THE DRIVE-THROUGH TO KEEP
07:24:02 TRAFFIC OUT OF THE REST OF THE DEVELOPMENT.
07:24:04 WE ALSO SHOW ON OUR SOUTHERN RETAIL BUILDING HERE A
07:24:07 DRIVE-THROUGH THAT WRAPS ALL THE WAY AROUND THE BUILDING AND
07:24:11 HAS A SIGNIFICANT AMOUNT OF STACKING AS WELL.
07:24:14 BOTH OF THE DRIVE-THROUGHS HAVE A PULL BYPASS LANE WHICH IS
07:24:17 A FULL SIZE SECONDARY LANE THAT GOES AROUND THE
07:24:19 DRIVE-THROUGH.
07:24:20 SO SHOULD YOU WANT TO LEAVE THE DRIVE-THROUGH AT ANY POINT,

07:24:22 YOU CAN.
07:24:23 ADDITIONALLY, SOMETHING THAT WAS VERY, VERY KEY TO THIS
07:24:28 DEVELOPMENT IS WE WANTED TO MAINTAIN AS MUCH SEPARATION
07:24:32 VISUALLY AND INTENSITY-WISE FROM THE RESIDENTIAL PARCELS AS
07:24:35 POSSIBLE.
07:24:36 SO THAT IS THE REASON THAT WE HAVE THE DRIVE-THROUGHS, AND
07:24:39 SINCE ALL OF THE BUILDINGS UP ALONG THE ROAD ON U.S. 41 AND
07:24:43 WE HAVE TAKEN THE DRIVE-THROUGHS AND WRAPPED THEM AROUND THE
07:24:45 BUILDING.
07:24:45 SO THE AREAS WHERE PEOPLE ARE LOOKING AT THE MENU BOARDS AND
07:24:48 WHERE THEY ARE ORDERING THEIR FOOD, THOSE WILL BE IN BETWEEN
07:24:51 THE BUILDINGS AND U.S. 41.
07:24:53 SO IF YOU ARE A RESIDENTIAL MEMBER -- A RESIDENT OF RAPALLO,
07:24:58 YOU WILL HAVE PRETTY SIGNIFICANTLY SIZED LANDSCAPING BERM
07:25:02 THAT'S IN PLACE AT RAPALLO.
07:25:04 YOU WILL HAVE THE ROAD.
07:25:05 YOU'LL HAVE ANOTHER SIGNIFICANT LANDSCAPING BUFF ON OUR
07:25:09 PORTION OF THE SITE, AND THEN YOU WILL HAVE ALL THE INTERNAL
07:25:12 DEVELOPMENT AND THEN YOU WILL HAVE THE BUILDINGS AND THEN
07:25:15 YOU WILL HAVE THE DRIVE-THROUGH LANE.
07:25:16 SO THERE'S NO POSSIBILITY TO HAVE ANY MORE SHIELDING OF
07:25:19 DRIVE-THROUGHS -- DRIVE-THROUGH TRAFFIC THAN WE HAVE PUT ON
07:25:23 THIS SITE.

07:25:24 I WOULD LIKE TO ADD THAT THIS PROPERTY WAS PLANNED FOR, FOR
07:25:28 DRIVE-THROUGHS AND VESTED WITH THOSE RIGHTS.

07:25:31 THIS PROPERTY WITHIN THE COCONUT POINT DRI PLANNED FOR TWO
07:25:35 FAST-FOOD USES WITH DRIVE-THROUGHS.
07:25:36 I BELIEVE THE ENTIRETY OF COCONUT POINT IS ALLOWED FOUR.
07:25:40 TWO OF THOSE WERE ALLOCATED TO THIS SPOT.
07:25:42 SO ONE OF THE REASONS THAT HAPPENED IS IN THE MASTER
07:25:45 PLANNING OF THE AREA, THEY DIDN'T WANT A FREE-FOR-ALL OF
07:25:50 DRIVE-THROUGHS ANYWHERE AMONGST U.S. 41, ANYWHERE THROUGH
07:25:53 ESTERO, ANYWHERE IN THE DRI IN COCONUT POINT SO THEY
07:25:59 ALLOCATED THIS PROPERTY FOR 50% OF THOSE.
07:26:01 THIS PROPERTY HAS ALWAYS BEEN PLANNED AND ALWAYS BEEN VESTED
07:26:04 WITH THE RIGHTS AND INTENT TO HAVE DRIVE-THROUGHS.
07:26:06 SKIP OVER TO JUST OUR CONCEPTUAL LANDSCAPE PLAN.
07:26:13 AS EVERYBODY PROBABLY KNOWS, THE LANDSCAPE REQUIREMENTS
07:26:16 WITHIN ESTERO AND ADDITIONALLY WITHIN COCONUT POINT ARE VERY
07:26:19 STRINGENT.
07:26:20 THE ENTIRETY OF THIS SITE ALREADY HAS LANDSCAPE PERIMETER
07:26:23 ALL AROUND IT.
07:26:24 WE ARE ADDING TO THAT.
07:26:26 ON THE EASTERN PORTION OF OUR SITE, THIS IS A SIGNIFICANT
07:26:30 LANDSCAPING BUFFER AND BERM.
07:26:33 AS I MENTIONED BEFORE, THERE IS AN EXISTING LANDSCAPE BUFFER
07:26:36 AND BERM JUST ON THE WESTERN PORTION OF THE RESIDENTIAL
07:26:40 PROPERTY.
07:26:40 AND THEN FULL LANDSCAPING THROUGHOUT THE ENTIRETY OF THE
07:26:45 DEVELOPMENT.

07:26:46 AS YOU CAN SEE, A PRETTY CONSISTENT BERM ALL THE WAY
07:26:48 THROUGH.
07:26:49 THIS JUST SHOWS CONCEPTUALLY FROM AN AERIAL STANDPOINT WHAT
07:26:54 THE PROXIMITY OF THE LANDSCAPING TO ALL THE DIFFERENT
07:26:57 BUILDINGS AND THE SCALE OF IT AS WELL.
07:26:59 AND THEN I'D ALSO ADD ON A RETENTION POND, WE HAVE A LOT OF
07:27:02 WET SPECIES OF PLANTS THAT WILL BE IN THIS POND.
07:27:04 WE HAVE AN ENHANCED BUFFER ALL THE WAY AROUND THE POND, SO
07:27:08 THERE'S A SIMILAR POND I BELIEVE TO THE NORTH JUST SOUTH OF
07:27:11 THE HERTZ BUILDING WHERE YOU HAVE A LOT OF THOSE PLANTS THAT
07:27:15 GROW WELL AND THRIVE IN THE RETENTION PONDS, BUT ALSO HELP
07:27:20 VISUALLY MAKE IT MORE APPEALING.
07:27:22 PROPOSED ARCHITECTURE, I WON'T SPEND TOO MUCH TIME ON THIS,
07:27:34 AS MARY SAID.
07:27:35 EVERYTHING THAT WE DO ON THIS DEVELOPMENT HAS TO BE APPROVED
07:27:37 BY THE NORTH VILLAGE ASSOCIATION FIRST.
07:27:39 WHAT'S PERTINENT FOR YOU GUYS TO KNOW IS WE HAVE TWO LAYERS
07:27:44 OF SHIELDING TO MAKE SURE THAT THESE DEVELOPMENTS ARE DONE
07:27:47 PROPERLY.

07:27:47 SO WE HAVE TO MAKE SURE WE ABIDE BY THE VILLAGE OF ESTERO,
07:27:51 BUT FIRST THROUGH THE NORTH VILLAGE ASSOCIATION.
07:27:53 FOR THOSE WHO DON'T KNOW, THE NORTH VILLAGE ASSOCIATION HAS
07:27:56 A VERY SIGNIFICANT DESIGN CRITERIA.
07:27:59 I BELIEVE THE BOOK IS 90 SOME PAGES LONG.
07:28:02 AND EVERYTHING FROM THE SEPARATION OF ROOFS TO THE MASSING

07:28:05 TO THE STYLE OF ARCHITECTURE THAT HAS TO BE USED, TO THE
07:28:09 COLOR SCHEME THAT HAS TO BE USED TO THE TYPE OF LIGHTING AND
07:28:13 SCONCES YOU CAN HAVE, ANY INTERNAL WAYFINDING SIGNS,
07:28:18 EVERYTHING IS DICTATED TO THAT.
07:28:19 IT IS A VERY HIGH CRITERIA.
07:28:21 I'M SURE EVERYONE HERE HAS BEEN WITHIN COCONUT POINT AND THE
07:28:25 OTHER NICER DEVELOPMENTS WITHIN ESTERO.
07:28:27 THIS WILL BE NO DIFFERENT.
07:28:29 SO WE'LL HAVE ALL OF THOSE SAME CHARACTERISTICS AND FEATURES
07:28:32 THAT EVERYBODY HAS COME TO KNOW WHILE FREQUENTING COCONUT
07:28:36 POINT.
07:28:37 JUST NOTE THAT ALL THE BUILDINGS WILL BE FOUR-SIDED
07:28:40 ARCHITECTURE.
07:28:41 WHAT THAT MEANS, IF YOU'RE LOOKING AT THE BACK OF THE HOUSE
07:28:43 AREA OR THE REAR PORTIONS OF ANY OF THE BUILDINGS, THEY WILL
07:28:46 BE BUILT THE SAME AS THE SIDE OR THE FRONT.
07:28:49 SO THEY'LL HAVE THE SAME ARCHITECTURAL REQUIREMENTS.
07:28:52 PROPOSING THE DRIVE-THROUGH AREAS WILL BE COVERED, WHICH IS
07:29:00 NICE.
07:29:01 ANYBODY EVER ORDERED OR PICKED UP A COFFEE IN THE RAIN, IT'S
07:29:04 NICE TO HAVE THAT COVERED.
07:29:06 IT LOOKS FANTASTIC AS WELL.
07:29:08 AS MARY SAID, ONCE WE MAKE OUR FIRST FULL SUBMITTAL, WHICH
07:29:15 WILL HAVE OUR ARCHITECTURAL ELEVATIONS, 3D ELEVATIONS,
07:29:19 COLORED ELEVATIONS, AT THAT TIME, THOSE WILL BE FULLY

07:29:23 APPROVED BY THE NORTH VILLAGE ASSOCIATION AS WELL.
07:29:24 SO WITH THAT BEING SAID, WE'LL LEAVE IT UP TO ALL THE
07:29:29 RESIDENTS AND GUESTS TONIGHT.
07:29:30 WE'RE HAPPY TO ANSWER ANY QUESTIONS, LISTEN TO ANY COMMENTS
07:29:33 OR CONCERNS YOU MAY HAVE.
07:29:43 >>Mary Gibbs: MAY I MENTION THAT WE GOT A COUPLE OF
07:29:45 E-COMMENT CARDS FROM RAPALLO RESIDENTS THAT I THINK WERE
07:29:49 SENT TO YOU IN THE E-MAILS THAT YOU ALL GOT.
07:29:51 I ALSO WANTED TO MENTION ONE OTHER THING BEFORE WE GO TO THE
07:29:55 PUBLIC, STAFF HAD A MEETING, A PRE-APPLICATION MEETING WITH
07:29:59 THE APPLICANT.
07:30:00 SO ONE OF THE THINGS -- WELL, WE BROUGHT UP A COUPLE OF
07:30:03 THINGS TO LOOK AT.
07:30:04 ONE OF THEM, NOT TO BELABOR YOUR FAVORITE CONVERSATION OF
07:30:06 THE NIGHT, BUT 24/7 OPERATION FOR THE McDONALD'S FAST

07:30:13 FOOD, AND WE BROUGHT UP OUR CONCERNS THAT THAT IS PROBABLY
07:30:18 NOT APPROPRIATE RIGHT IN FRONT OF RAPALLO.
07:30:21 SO THAT'S SOMETHING -- THAT IS AN ISSUE.
07:30:23 AND THEN THE SECOND THING WE BROUGHT UP TO THE APPLICANT
07:30:26 JUST TO CONSIDER OR THAT THEY BROUGHT UP, ACTUALLY, IS THE
07:30:30 POTENTIAL -- POTENTIALLY A DEVIATION FOR THE SIGN BECAUSE,
07:30:35 AS JEFF MENTIONED, THE COCONUT POINT BEAUTY BOOK HAS CERTAIN
07:30:40 SIGNS IN CERTAIN LOCATIONS.
07:30:43 SOMEHOW, ONE OF THE SIGNS THAT WAS BUILT IN ANOTHER
07:30:45 LOCATION, SOMEHOW THEY ENDED UP BEING DIFFERENT.

07:30:49 SO THEY MAY SWAP ONE OF THE SIGNS FOR LIKE A LARGER SIGN
07:30:53 WITH A SMALLER SIGN.
07:30:55 THEY ARE LOOKING INTO THAT RIGHT NOW.
07:30:56 WE MAY SEE A DEVIATION FOR THAT.
07:30:58 >>Jeff Williams: THE LOCATION OF THE HERTZ HEADQUARTERS WAS
07:31:03 ORIGINALLY PLANNED FOR RETAIL DEVELOPMENT.
07:31:05 AND WITHIN THE MASTER SITE -- OR THE MASTER SIGN PLAN, IT
07:31:10 HAD ALLOCATED A RETAIL SIGN TO THAT AREA.
07:31:13 WHEN THAT DEVELOPMENT CAME IN, THE NORTH VILLAGE ASSOCIATION
07:31:18 AND THE DRI WORKING WITH THE VILLAGE PROBABLY AT THAT TIME
07:31:23 WAS LEE COUNTY, THEY SWAPPED SOME OF THE SIGNS AROUND.
07:31:27 THE SIGNS HAVE A CRITERIA AND A PREPLAN PUT TOGETHER BY THE
07:31:30 NORTH VILLAGE ASSOCIATION AND THE BEAUTY BOOK, AS I
07:31:33 DESCRIBED, THEY STILL ALSO HAS TO ACCOMMODATE THE VILLAGE
07:31:36 CODE AS WELL.
07:31:37 THE SIGN PERMITTING IS TYPICALLY ON A SEPARATE PERMIT,
07:31:41 SEPARATE APPROVAL PROCESS, IS THAT RIGHT?
07:31:43 >>Mary Gibbs: EXCEPT IF IT'S MONUMENT SIGNS, IT WILL BE
07:31:48 REVIEWED BY THIS BOARD AS WELL.
07:31:49 I SUSPECT THEY WILL PROBABLY SEE THAT SIGN.
07:31:51 >>Jeff Williams: THE COMMENT ON ANY OF OUR BUSINESSES FOR
07:31:53 24/7, WE DON'T HAVE ANY PLANS OR ANY INTENT ON HAVING ANY OF
07:31:57 THE TENANTS ON OUR DEVELOPMENT OPEN 24/7.
07:32:00 WE'RE CURRENTLY GOING TO BE WORKING WITH ALL OF OUR TENANTS
07:32:03 AND THE NORTH VILLAGE ASSOCIATION TO HAVE A FULL HOURS OF

07:32:06 OPERATION PLAN FOR EACH AND EVERY TENANT.
07:32:09 IN THE CONVERSATIONS THAT WE'VE HAD WITH THE RESIDENTS AND
07:32:11 THE FINDINGS THAT WE HAVE WHEN WE SUBMIT OUR RESIDENTIAL
07:32:14 IMPACT STUDY WILL HELP INFORM THAT.
07:32:16 SO WHEN WE COME TO OUR FIRST FULL SUBMITTAL AND SUBMIT OUR
07:32:19 FULL PACKAGE TO GET IN THE QUEUE FOR THE DEVELOPMENT ORDER,
07:32:22 WE WILL BE PRESENTING A FULL HOURS OF OPERATION PLAN AT THAT
07:32:26 TIME.
07:32:27 BUT WHAT I CAN TELL EVERYBODY, NICE SIGH OF RELIEF, THERE'S
07:32:30 NOT GOING TO BE ANY 24/7 BUSINESSES ON THIS PROPERTY.
07:32:33 I DON'T KNOW HOW YOU FIT A GAS STATION IN THOSE BUILDINGS,

07:32:39 BUT -- IT SOUNDED EARLIER THAT EVERYBODY WANTED ANOTHER GAS
07:32:45 STATION.
07:32:45 [ LAUGHTER ]
07:32:50 >>Barry Jones: THIS DEVELOPMENT ORDER COMING IN FOR JUST THE
07:32:52 INFRASTRUCTURE, FOR ONE OF THE BUILDINGS AT A TIME OR ALL
07:32:55 THREE BUILDINGS AT ONCE?
07:32:56 >>Jeff Williams: SO THE DEVELOPMENT ORDER WILL BE COMING IN
07:32:58 FOR ALL THE INFRASTRUCTURE AND FOR THE TWO RETAIL BUILDINGS.
07:33:01 OUR AGREEMENT WITH THE FAST FOOD USER IS THEY ARE BUILDING
07:33:04 THEIR BUILDING THEMSELVES.
07:33:05 SO ON THAT PLAN, WE'LL DO ALL THE PERIMETER LANDSCAPING.
07:33:08 WE'LL BRING ALL THE UTILITIES WITHIN AND THEN THEY WILL
07:33:12 SUBMIT FOR THEIR OWN PLANS.
07:33:13 IN AN IDEAL WORLD, WHICH IS WHAT WE'RE TRYING TO TIME UP

07:33:16 NOW, WE MAY COME IN WITH UNISON WITH THEM AND THEN ALL THEIR
07:33:20 PLANS WILL BE WITHIN OUR PLANS AS WELL.
07:33:22 IDEALLY, EVERYTHING GETS SUBMITTED SOUP TO NUTS FOR THE
07:33:26 ENTIRE DEVELOPMENT.
07:33:27 >>Barry Jones: THE DETENTION POND, IS THAT ALL WET?
07:33:30 IS THAT PARTIAL DRY AND PARTIAL WET?
07:33:34 >> HAVE EDWARD COME UP AND ANSWER THAT.
07:33:38 >>Barry Jones: COMMERCIAL REQUIRES DRY PRETREATMENT FIRST.
07:33:42 >>Edward McDonald: EDWARD McDONALD, THOMAS ENGINEERING,
07:33:46 YES, THAT'S ALL DRY DETENTION POND.
07:33:50 IT'S PRETREATMENT.
07:33:51 HALF INCH OF WATER QUALITY BEFORE OVERFLOWING.
07:33:54 I BELIEVE BASIN 5A, WHOLE MONTES DID IMPROVEMENTS BACK IN
07:33:58 2019-20.
07:33:59 THE POND IS ABOUT TWICE THE SIZE IT NEEDS TO BE.
07:34:03 >>Barry Jones: IT'S ALL DRY.
07:34:06 >>Edward McDonald: ALL DRY.
07:34:11 >>Scotty Wood: HOWARD.
07:34:11 >>Howard Levitan: THANK YOU, SCOTTY.
07:34:12 WHEN WE DID THE ZONING FOR THE HILTON GARDEN INN IN 2018,
07:34:22 THERE WAS A SET-ASIDE ON THIS PROPERTY FOR PARKING SPACES
07:34:27 FOR THE EMPLOYEES OF THE HOTELS.
07:34:30 IT LOOKED TO ME LIKE HALF OF THAT WAS IN YOUR LAKE.
07:34:35 >>Jeff Williams: THERE IS A RECORDED EASEMENT AND THE
07:34:40 EASEMENT ALLOWS FOR THE PARKING AREA TO BE REMOVED.

07:34:42 WHEN WE COME IN FOR OUR SUBMITTAL, WE'LL HAVE TO DEDICATE
07:34:45 THE AREA WHERE I BELIEVE IT'S UP TO 15 PARKS.
07:34:49 OUR SET-ASIDE FOR THE USE OF THE HOTEL, AND THE REASON BEING
07:34:52 IS WHEN THE ORIGINAL APPLICATION FOR THE HOTEL WAS MADE,
07:34:56 IT'S MY UNDERSTANDING THAT THEY ANTICIPATED BEING DEFICIENT
07:34:59 BY A CERTAIN AMOUNT OF PARKS, SO WE AGREED WITH THE SELLER
07:35:02 TO HAVE AN EASEMENT THAT WE WOULD ACCOMMODATE THEIR

07:35:05 DEFICIENCY ON OUR PROPERTY.
07:35:06 THAT EASEMENT IS RECORDED AND WE'LL ABIDE BY IT AND HAVE IT
07:35:10 LAID OUT ON OUR PLANS.
07:35:12 >>Barry Jones: PARKING BEING L 1.1 OR L 1.2.
07:35:16 WHICH TRACT?
07:35:17 PLACING IT AT THE FAR NORTH END AWAY FROM THE HOTEL KIND OF
07:35:24 REMOVES THE --
07:35:26 >>Jeff Williams: THE EASEMENT REQUIRES IT TO BE IN A
07:35:31 CONVENIENT LOCATION THAT GIVES US THE ABILITY TO MOVE IT
07:35:33 AROUND.
07:35:34 SO IT WILL PROBABLY MOVE FROM A TEMPORARY EASEMENT TO A
07:35:36 PERMANENT EASEMENT SINCE WE DON'T CURRENTLY HAVE A
07:35:39 DEVELOPMENT PLAN ON THAT SOUTHERN END OF THE PARCEL AND
07:35:42 WHICH WHEN WE SUBMIT FOR OUR PLANS, WE WILL HAVE IT AS CLOSE
07:35:46 TO THE HOTEL LOCATION AS WE CAN.
07:35:48 >>Barry Jones: YOU'RE ALSO THE OWNER OF THE 3.34 ACRES THAT
07:35:51 LUCKY'S WAS GOING TO BE?
07:35:53 >>Jeff Williams: YEAH.

07:35:54 WE ARE CONTRACTED TO PURCHASE EVERYTHING FROM SWEETWATER UP
07:35:56 TO VIA RAPALLO.
07:35:58 >>Barry Jones: YOU'VE GOT THE OPTION TO PUT IT ON THE
07:36:00 SOUTHERN TRACT NEXT TO THE HOTEL.
07:36:01 >>Jeff Williams: YES.
07:36:02 AND THEN, OBVIOUSLY, THERE'S A SHARED PARKING AGREEMENT
07:36:05 THROUGHOUT THE ENTIRETY OF THE DEVELOPMENT.
07:36:08 >>Howard Levitan: I WASN'T DONE YET.
07:36:10 I WOULD LIKE TO TAKE THE FLOOR BACK, IF I COULD.
07:36:13 I WOULD JUST ASK WITH RESPECT TO THAT ASPECT THAT STAFF
07:36:22 MAYBE OUGHT TO TAKE A LOOK AT THAT.
07:36:25 MY RECOLLECTION WAS THAT WE WERE PRETTY INTENT ON MAKING
07:36:30 CERTAIN THERE WERE ADEQUATE CROSSWALKS WHERE THE EMPLOYEES
07:36:34 COULD GET TO THAT ADDITIONAL PARKING, AND I DIDN'T REALIZE
07:36:38 THERE WAS GOING TO BE A TEMPORARY EASEMENT UNTIL THIS THING
07:36:40 GOT DEVELOPED.
07:36:41 SECOND QUESTION THAT OCCURRED IN HILTON GARDEN INN WAS THAT
07:36:46 AT THE SAME TIME WE WERE REACTING TO STORMWATER MANAGEMENT
07:36:51 DEFICIENCIES IN THE NORTH ASSOCIATION AREA BECAUSE OF
07:36:55 FLOODING THAT OCCURRED IN RAPALLO DURING THE HURRICANE,
07:37:01 HURRICANE IRMA.
07:37:03 AND MY RECOLLECTION OF THAT.
07:37:05 AGAIN, I DIDN'T GO BACK AND LOOK AT THIS.
07:37:08 MY RECOLLECTION WAS THAT NED DEWHIRST MADE THE
07:37:13 REPRESENTATIONS THAT THERE WAS SUFFICIENT -- THEY HAD MADE

07:37:19 SUFFICIENT CHANGES IN THE STORMWATER MANAGEMENT SYSTEM --
07:37:23 THING FOR RAPALLO AND FOR THE HILTON GARDEN INN, BUT THAT
07:37:27 WHEN WE GOT TO THIS PARTICULAR PARCEL, MORE CHANGES HAD TO

07:37:31 BE MADE.
07:37:33 AND I WOULD LIKE STAFF TO FOLLOW UP ON THAT AS WELL.
07:37:36 SO THAT WOULD BE -- THOSE ARE THE ONLY COMMENTS I HAVE OTHER
07:37:41 THAN THE FACT THAT I LOOK FORWARD TO YOUR FULL-COLOR
07:37:44 ELEVATIONS BECAUSE THE PICTURES AND THE ARCHITECTURALS ARE
07:37:51 NOT COMPLIANT RIGHT NOW.
07:37:57 >>Scotty Wood: I'D LIKE TO MAKE A COMMENT.
07:37:59 YOU MENTIONED IN YOUR PRESENTATION REGARDING LANDSCAPING THE
07:38:01 WORDS "FULL" AND "ENHANCED."
07:38:03 I JUST WANT TO MAKE A SUGGESTION THAT WHEN YOU COME BACK FOR
07:38:06 A PUBLIC HEARING, THAT YOU DEFINE WHAT YOU MEAN BY "FULL"
07:38:09 AND "ENHANCED."
07:38:10 AND THE RATIONALE FOR SAYING THAT IS THAT YOU ARE NEXT TO A
07:38:16 RESIDENTIAL COMMUNITY THAT IS REASONABLY MATURE.
07:38:20 AND I THINK THAT THE PLANTINGS THAT YOU PROPOSE SHOULD
07:38:25 REFLECT COMPATIBILITY TO USE THAT WORD WE'VE BEEN USING
07:38:29 TONIGHT, WHAT DOES IS ALREADY ESTABLISHED THERE.
07:38:33 BECAUSE I THINK IF YOU PUT IN LITTLE STICK PLANTS NEXT TO
07:38:38 SEMI MATURE TREES, IT'S GOING TO LOOK FUNNY.
07:38:42 ANYONE ELSE ON THE BOARD WITH COMMENTS BEFORE I OPEN IT FOR
07:38:46 PUBLIC COMMENT?
07:38:52 >>James Tatooles: I LIVE RIGHT ACROSS THE STREET FROM WHERE

07:38:54 THIS PROJECT IS GOING, SO I DO HAVE A SPECIAL INTEREST IN
07:38:57 THIS.
07:38:57 WHO ARE THE TWO TENANTS FOR THE DRIVE-THROUGHS?
07:38:59 >>Jeff Williams: WE CAN'T DIVULGE THE NAMES AT THIS TIME.
07:39:02 WHEN WE SUBMIT THEM AND SUBMIT THE PLANS FOR THIS
07:39:06 SPECIFICALLY, WE'LL BE ABLE TO.
07:39:07 WHAT I CAN TELL YOU IS THEY ARE BOTH NATIONAL USERS.
07:39:10 ONE IS A NATIONAL COFFEE USER, BEST IN CLASS USER, AND THE
07:39:13 OTHER IS A NATIONAL FAST FOOD.
07:39:15 >>James Tatooles: WE HEARD RUMORS OF WHO WILL GO THERE, SO I
07:39:19 WON'T MENTION IT TO PROTECT THEIR SECRECY.
07:39:21 THE OTHER PORTION I HAVE, THE OTHER QUESTION I HAVE IS, WHAT
07:39:25 OTHER TENANTS DO YOU FORESEE IN THE OTHER BUILDING?
07:39:29 >>Jeff Williams: WE'VE ALWAYS LOOKED AT THIS DEVELOPMENT AS
07:39:33 THE PORTION OF COCONUT POINT, WHICH IS KIND OF YOUR EVERYDAY
07:39:37 COMMERCIAL DEVELOPMENT.
07:39:40 NEIGHBORHOOD RESTAURANTS, DAILY SERVICES, MEDICAL SERVICES,
07:39:46 DENTAL USES, LOCAL RESTAURANTS, NATIONAL RESTAURANTS, COFFEE
07:39:50 SHOPS LIKE WE HAVE, THOSE TYPES OF USES.
07:39:53 THAT PLAN HAS NOT CHANGED EVEN SINCE OUR PRIOR APPLICATION
07:39:57 WHERE WE HAD A GROCER.
07:39:59 IT WAS GOING TO BE THE SAME TYPE OF DEVELOPMENT.
07:40:03 YOU'LL SEE A DRY CLEANER.
07:40:04 THERE COULD BE A SMALL BUSINESS OFFICE AS WELL.
07:40:07 >>James Tatooles: WHAT DO YOU ENVISION ON THE PARCEL THAT'S

07:40:09 NOT SHOWN HERE AS FAR AS DEVELOPMENT --
07:40:12 >>Jeff Williams: WE'RE NOT AT THAT POINT IN OUR PLAN YET.
07:40:15 I WOULD HAVE LOVED TO HAVE THAT SHOWN ON HERE NOW, BUT WE
07:40:18 DON'T HAVE A CURRENT PLAN ON THAT.
07:40:21 BUT WHAT I CAN TELL YOU IS IT IS OBVIOUSLY WITHIN -- WE'LL
07:40:26 BE WITHIN ALL THE APPROVED AND ALLOCATED USES AS WELL.
07:40:29 WE'RE NOT PLANNING ANYTHING BEYOND THAT.
07:40:31 >>James Tatooles: I CAN TELL YOU THE CONCERNS WITH SOME OF
07:40:33 THE RESIDENTS THAT TALKED TO ME AND DISCUSSED THIS, THAT
07:40:39 THEY DO NOT WANT TO TAKE AWAY FROM THE ENTRANCE INTO RAPALLO
07:40:45 BECAUSE THAT'S THE MAIN ENTRANCE.
07:40:46 AND HERTZ ACCOMMODATED US ON THE OTHER SIDE BY PUTTING THEIR
07:40:49 OPEN SPACE ALONG OUR DRIVEWAY.
07:40:53 AND YOU'VE GOT THE OPEN SPACE ON THE OTHER SIDE.
07:40:56 >>Jeff Williams: SURE.
07:40:57 >>James Tatooles: I JUST QUESTION HAVING THAT IN FRONT OF
07:41:01 THE HOTEL INSTEAD OF HAVING IT ALONGSIDE OUR ENTRANCE.
07:41:04 >>Jeff Williams: THOSE ARE TWO DIFFICULT CHOICES.
07:41:07 DO YOU WANT THE COMMERCIAL BUILDING CLOSER TO THE RESIDENTS
07:41:09 OR DO YOU WANT THE COMMERCIAL BUILDINGS FARTHER AWAY?
07:41:13 OUR HOPE IS THAT WITH THE FINAL LANDSCAPING PLAN, THE FINAL
07:41:17 DEVELOPMENT, THE ADDITIONAL SCREENING THAT WE'RE GOING TO
07:41:20 PUT IN, WHICH I WOULD ADD TO THE PREVIOUS COMMENT, UPON OUR
07:41:24 OFFICIAL APPLICATION, WE WILL HAVE ALL THE CALCULATION
07:41:28 TABLES IN A FULL LANDSCAPE PLAN THAT SHOWS WHERE WE ARE

07:41:31 ABOVE AND BEYOND THE REQUIREMENTS AND SHOW THE ANTICIPATED
07:41:33 HEIGHTS OF EACH TREE AT MATURITY AND AT INSTALLATION.
07:41:37 SO THAT WILL BE THERE.
07:41:39 WHEN WE TOOK A MACRO LOOK AT IT, WE THOUGHT THAT THE OVERALL
07:41:43 IMPACT TO THE COMMUNITY WAS BEST SERVED WITH THIS TYPE OF
07:41:48 LAYOUT, HAVING THE BUILDINGS AWAY FROM THE RESIDENTIAL
07:41:52 NEIGHBORHOOD.
07:41:52 EVEN THOUGH THAT REAR ROAD IS PLANNED AS THE MAIN ROAD TO
07:41:56 SERVE THIS COMMERCIAL DEVELOPMENT, WE STILL WANTED TO
07:41:58 MAINTAIN AS MUCH OF THE INTERNAL TRAFFIC AWAY FROM THAT AS
07:42:01 POSSIBLE.
07:42:03 >>James Tatooles: TO BUILD ON WHAT SCOTTY SAID, SINCE WE DO
07:42:06 HAVE MATURE TREES AND ALL MATURE LANDSCAPING ON THE OTHER
07:42:09 SIDE OF THE STREET, IT WOULD BE IMPERATIVE AS FAR AS I'M
07:42:13 CONCERNED TO MAKE SURE THAT WE'VE GOT ADEQUATE SIZES OF THE
07:42:18 PLANTING THERE INSTEAD OF HAVING A SMALL STICK THAT WILL
07:42:21 GROW WELL IN 20 YEARS.
07:42:22 >>Jeff Williams: THERE IS NO LACK OF DETAIL OR REQUIREMENT
07:42:27 AND COMPLIANCE REQUIRED WITHIN THE COMBINATION OF COCONUT
07:42:29 POINT AND THE ESTERO CODE.
07:42:32 SO WE WILL CERTAINLY MEET AND EXCEED THOSE REQUIREMENTS.

07:42:37 >>Marlene Naratil: ARE YOU GOING TO BE PURSUING THE TRAFFIC
07:42:39 SIGNAL THERE?
07:42:40 >>Jeff Williams: SO MY UNDERSTANDING WITH SPEAKING WITH NED
07:42:44 AND THE NORTH VILLAGE ASSOCIATION IS THAT THE WAY THIS

07:42:47 DEVELOPMENT WAS PLANNED IS THAT WHEN THE DEVELOPMENT IS IN
07:42:52 PLACE AND A TRAFFIC SIGNAL IS WARRANTED, IT IS UPON COCONUT
07:42:56 POINT'S RESPONSIBILITY TO BRING THAT UP TO SERVICE, WHETHER
07:43:00 THAT'S ONE TRAFFIC SIGNAL, WHETHER IT'S TWO TRAFFIC SIGNALS,
07:43:03 THAT'S UP TO THE WARRANT STUDY WHICH WE'LL HAVE TO DO
07:43:07 PROBABLY BEFORE AND AFTER THE DEVELOPMENT AS WELL.
07:43:11 >>Marlene Naratil: IT TAKES SO LONG FOR THE HIGHWAY
07:43:13 DEPARTMENT TO GRANT THE WARRANTS.
07:43:15 >>Jeff Williams: SURE.
07:43:16 TWO OTHER ITEMS OF POINT IS THAT BOTH OF THESE INTERSECTIONS
07:43:19 WERE PLANNED FOR THIS DEVELOPMENT.
07:43:22 SO YOU HAVE DOUBLE LANES.
07:43:25 YOU HAVE THE FULL SIGNAL ACCESSES ALREADY IN PLACE.
07:43:27 SO WHEN THE TRAFFIC SIGNALS GO IN, THERE WILL BE LITTLE TO
07:43:30 NO ADJUSTMENT TO THE ACTUAL ROADWAYS.
07:43:32 SO THE CURRENT ACCESS POINTS ARE ALREADY PLANNED TO CARRY
07:43:36 WHATEVER COMMERCIAL TRAFFIC WILL COME IN THROUGH THERE.
07:43:39 AND OUR UNDERSTANDING AS WELL IS THAT THE F.D.O.T.
07:43:42 REQUIREMENTS ON THIS PROPERTY, SINCE IT'S A MASTER PLANNED
07:43:46 ACCESS COMMUNITY, MEANING THAT ALL OF THE ACCESS POINTS WERE
07:43:50 PUT IN PLACE AHEAD OF TIME PRIOR TO THE DEVELOPMENT WITH
07:43:54 CONSIDERATION FOR ALL THE FUTURE PLANNED DEVELOPMENT THAT IN
07:43:57 ORDER TO CHANGE THAT, THAT WARRANT STUDY HAS TO BE DONE ONCE
07:44:01 THE NEW BUSINESSES ARE OPENED AND OPERATED.
07:44:04 YOU HAVE TO WAIT UNTIL THE BUSINESSES ARE OPEN, REDO THE

07:44:07 TRAFFIC STUDY AND THEN SEE AT THAT POINT IF IT TRIGGERS THE
07:44:11 WARRANT, IN WHICH CASE THEN WE WOULD HAVE TO GO IN AND PUT
07:44:14 THE TRAFFIC SIGNAL IN OR ADJUST THE SOUTHERN TRAFFIC SIGNAL
07:44:17 FROM THE EMERGENCY SIGNAL WHICH IT IS NOW TO A FULL SIGNAL.
07:44:20 >>James Tatooles: I'VE GOT ANOTHER QUESTION.
07:44:22 AND THIS IS TO JIM.
07:44:24 JIM, SINCE YOU DID SUCH A GREAT JOB OF DEVELOPING RAPALLO,
07:44:28 AND WE'RE TALKING ABOUT HAVING SOMETHING THAT'S COMPATIBLE
07:44:32 WITH THE LOCAL AREA, HOW DO YOU FEEL ABOUT THE DESIGN OF
07:44:37 THIS PROJECT AS IT'S BEING DEVELOPED IN FRONT OF YOUR
07:44:43 PROJECT.
07:44:45 >>Jim Wallace: IS THAT ADDRESSED TO ME?
07:44:47 >>James Tatooles: YES, IT WAS.
07:44:48 >>Jim Wallace: WELL, I HAVEN'T SEEN IT YET TO ADD TO HOWARD.
07:44:55 WHAT WE HAVE IS SOME BLACK-AND-WHITE LINEARS OF ELEVATIONS.
07:44:58 I THINK WE NEED TO SEE MORE THAN THAT.
07:45:01 AND I'M SURE WE WILL.

07:45:02 ONE OTHER POINT TALKING, THERE WAS SOME CONCERN ABOUT
07:45:06 STORMWATER MANAGEMENT.
07:45:09 ORIGINALLY, RAPALLO WAS ONLY REQUIRED TO HAVE 14 ACRES OF
07:45:13 LAKES, AND WE HAVE 24 ACRES OF LAKES.
07:45:18 AND SO TEN MORE THAN IS REQUIRED.
07:45:21 THE PROBLEM THAT HAPPENED IN IRMA, AS WE DETERMINED WAS THAT
07:45:23 THE FPL EASEMENTS WEST OF FOUNTAIN LAKES AND MARSH LANDING
07:45:29 HAD FILLED IN COMPLETELY, SO THE WATER COULDN'T GET OUT

07:45:32 DOWNSTREAM, SO IT BACKED UP INTO HALFWAY CREEK AND INTO
07:45:37 RAPALLO.
07:45:38 MY UNDERSTANDING IS SOUTH FLORIDA WATER TREATMENT AND LEE
07:45:41 COUNTY HAVE RECTIFIED THAT, AND SO I THINK IT'S A 60-FOOT
07:45:48 OPENING AND THE FPL EASEMENT HAS BEEN CLEANED OUT ON A
07:45:51 PERMANENT BASIS.
07:45:53 COCONUT POINT IS AN OUTSTANDING DEVELOPMENT.
07:45:56 IF THEY ARE FOLLOWING THE ARCHITECTURAL GUIDELINES OF
07:45:59 COCONUT POINT, COCONUT POINT TOOK A LOT OF THEIR FEELING
07:46:06 FROM WHAT WAS IN RAPALLO.
07:46:08 SO IF THEY DO A GOOD JOB, LIKE SIMON DID, LIKE WE DID AT
07:46:12 RAPALLO, THEN I'M SURE IT WILL BE COMPATIBLE.
07:46:17 >>Jeff Williams: I'D LIKE TO ADD TO THAT AS WELL.
07:46:20 WHILE I'M FULLY CONFIDENT IN OUR ABILITY FROM ALL THE
07:46:24 CONVERSATIONS WE'VE HAD AND KNOWING THIS COMMUNITY, I MOVED
07:46:26 TO ESTERO 20 YEARS AGO MYSELF, WE'RE CONFIDENT IN OUR
07:46:30 ABILITY TO BUILD A DEVELOPMENT THAT FITS IN WITH THE CURRENT
07:46:33 DEVELOPMENT, BUT ALSO, WE ARE REQUIRED, THE NORTH VILLAGE
07:46:37 ASSOCIATION HAS TO SIGN OFF ON ALL OF OUR ELEVATIONS.
07:46:41 IN ORDER TO SIGN OFF ON ALL OF OUR ELEVATIONS, ALL OF OUR
07:46:44 IMPROVEMENTS, WHAT THEY ARE SIGNING OFF ON IS THAT THEY ARE
07:46:47 CERTIFYING THAT THEY ARE WITHIN COMPLIANCE FROM THAT
07:46:52 PREDETERMINED BOOK THAT GUIDES EVERY SINGLE ITEM THAT I
07:46:55 MENTIONED BEFORE.
07:46:56 SO THERE'S NO SCENARIO IN WHICH THIS DEVELOPMENT DOESN'T

07:47:00 MEET ALL OF THE REQUIREMENTS ARCHITECTURALLY OF WHAT IS
07:47:03 ALREADY IN PLACE WITHIN RAPALLO AND COCONUT POINT.
07:47:06 I BELIEVE RAPALLO IS PART OF THE NORTH VILLAGE ASSOCIATION
07:47:09 AS WELL.
07:47:09 SO THERE'S PLENTY OF BACKSTOPS AND SAFETY NETS FOR US.
07:47:13 >>Jim Wallace: THIS IS JIM WALLACE.
07:47:15 I MIGHT TAKE EXCEPTION TO THAT ONLY IN THE FACT THAT THE
07:47:18 NORTH VILLAGE ASSOCIATION IN THE PAST, AND YOU CAN UPDATE ME
07:47:24 IF I'M INCORRECT, HAS BEEN THE BOARD MEMBERS, DESIGN REVIEW
07:47:29 BOARD MEMBERS OF THE NORTH VILLAGE ASSOCIATION HAVE BEEN
07:47:32 EMPLOYEES OF OAK BROOK PROPERTIES, NOT RESIDENTS OF RAPALLO.
07:47:36 AND SO WHEN YOU'RE APPROVING YOUR OWN STUFF, IT GETS EASY TO
07:47:41 APPROVE IT.

07:47:42 I'D LIKE TO HEAR YOUR RESPONSE TO THAT.
07:47:47 >>Howard Levitan: CAN I RAISE A POINT OF ORDER.
07:47:49 THIS IS A PUBLIC INFORMATION MEETING.
07:47:51 IT REALLY IS FOR THE PUBLIC TO UNDERSTAND THE PROCESS AND
07:47:57 WHAT THE DEVELOPER IS ASKING FOR.
07:47:59 I THINK WE OUGHT TO MOVE ON TO THE PUBLIC ASPECT OF THIS.
07:48:05 >>Howard Levitan: SCOTTY, CAN I MAKE ONE COMMENT ON THE SITE
07:48:08 PLAN?
07:48:08 I NOTICED THAT THE PUBLIC, CALLED THE PUBLIC LAWN AREA WITH
07:48:13 SEATING IS SITUATED BETWEEN THE PARKING LOT FOR THE FAST
07:48:18 FOOD RESTAURANT AND ANOTHER GENERIC PARKING.
07:48:22 WOULDN'T THAT BE BETTER SERVING THE PUBLIC IF THAT

07:48:24 GREENSPACE WAS NEXT TO VIA VILLAGIO RATHER THAN -- IT JUST
07:48:31 DOESN'T SEEM TO MAKE SENSE TO ME.
07:48:33 CAN SOMEONE EXPLAIN WHY IT'S DONE THAT WAY?
07:48:39 >>Jeff Williams: THE THOUGHT PROCESS WAS TO KEEP A
07:48:41 GREENSPACE AREA WHERE PEOPLE CAN EAT OUTSIDE CLOSER TO THE
07:48:45 BUILDING SO THAT ALL OF THE FOOT TRAFFIC FOR ANYONE WANTING
07:48:49 TO EAT OUTSIDE DIDN'T HAVE TO CROSS THE ENTIRETY OF THE
07:48:51 SHOPPING CENTER.
07:48:52 SO THAT SPECIFIC LOCATION, DESIGN IT WIDE ENOUGH TO BE ABLE
07:48:55 TO PUT IN TABLES, CHAIRS, UMBRELLAS, SOMETHING ALONG THOSE
07:49:00 LINES SO PEOPLE CAN EAT OUTSIDE AND HAVE CLOSE PROXIMITY TO
07:49:04 WHERE THEY GOT THE FOOD.
07:49:06 >>Jim Wallace: ARE YOU SAYING THAT'S OUTDOOR DINING OR
07:49:09 PUBLIC LAWN SPACE WITH SEATING?
07:49:11 THERE IS A BIG DIFFERENCE TO ME.
07:49:13 >>Jeff Williams: IT'S DESIGNATED AS A GREENSPACE AREA WHERE
07:49:16 WE WILL REQUIRE OUR TENANT TO PUT IN PEDESTRIAN AMENITIES,
07:49:20 AND THE PLAN FOR US HAS ALWAYS BEEN SOME SORT OF OUTDOOR
07:49:23 SEATING.
07:49:24 WE'RE CERTAINLY OPEN TO TAKE A LOOK AT THAT.
07:49:28 >>Scotty Wood: LET'S MOVE ON TO PUBLIC INPUT.
07:49:31 >>Barry Jones: VIA VILLAGIO NORTH OF THE RETENTION POND.
07:49:42 >>Scotty Wood: TAMMY, DO WE HAVE ANY CARDS?
07:49:45 >>Tammy Duran: YES, WE DO.
07:49:46 DAVID YELLEN.

07:49:59 >> GOOD EVENING.
07:49:59 MY NAME IS DAVID YELLEN, AND I AM A RESIDENT OF RAPALLO.
07:50:03 AS A BUSINESSMAN AND AS ALSO A RESIDENT OF RAPALLO, I'M
07:50:08 THRILLED TO SEE GROWTH AND NEW IDEAS IN DEVELOPING THE
07:50:15 COMMUNITY.
07:50:15 I ABSOLUTELY HAVE NO PROBLEM WITH A COFFEE SHOP, BECAUSE I
07:50:18 THINK RAPALLO, AS A WHOLE, WOULD PROBABLY ENDORSE THAT AND
07:50:22 EMBRACE THAT QUITE WELL.
07:50:23 ON THE OTHER HAND, A FAST-FOOD RESTAURANT, QUITE FRANKLY, I

07:50:27 DON'T THINK IT FITS.
07:50:29 FOR A NUMBER OF REASONS.
07:50:32 IN TALKING TO A NUMBER OF MY COUNTERPARTS, IN DRIVING
07:50:39 THROUGH LEE COUNTY, THERE ARE NO FAST FOOD RESTAURANTS IN
07:50:45 COMMUNITIES THAT ARE BASICALLY DEEMED TO BE RESIDENTIAL.
07:50:50 I'M ALSO CONCERNED ABOUT THE TRAFFIC, THE TRAFFIC FLOW,
07:50:55 ESPECIALLY FOR PEDESTRIANS, SAFETY, PEOPLE ON BIKES WALKING
07:51:00 AROUND, ET CETERA.
07:51:01 TRASH, NOW THAT I HEAR THAT THERE'S POTENTIALLY OUTDOOR
07:51:07 DINING ONE FORM OR ANOTHER, YOU'RE GOING TO HAVE I'LL CALL
07:51:13 RETAIL TRASH AS WELL AS THE TRASH THAT GETS PICKED UP FROM
07:51:16 THE COMMERCIAL VENDORS WHO PICK IT UP ON A REGULAR BASIS AND
07:51:20 IT'S GOING TO BE NOT ONLY TRASH AROUND AND ADDITIONALLY MORE
07:51:24 NOISE.
07:51:24 NOT TO MENTION ODORS FROM SMELLING AND COOKING AND WHERE
07:51:30 THERE'S GREASE, THERE'S ALWAYS THE POTENTIAL FOR FIRE.

07:51:33 I ALSO FEEL SOMETHING LIKE A FAST-FOOD RESTAURANT THAT IT
07:51:39 WILL DIMINISH OUR PROPERTY VALUES, NOT TO MENTION THAT
07:51:42 HAVING AD SIGNS FOR A FAST-FOOD RESTAURANT OUT FRONT TOTALLY
07:51:50 TAKE AWAY FROM THE AUSTERITY OF THE PROPERTY.
07:51:53 NOT TO MENTION, AND I'M SURE THIS IS PROBABLY FLUID, BUT
07:51:59 IT'S STILL SOMETHING TO BE CONSIDERED IS THE HOURS OF
07:52:03 OPERATION.
07:52:03 I HEARD FOLKS TALK BEFORE ABOUT ANYTHING HAPPENS BETWEEN
07:52:08 8 A.M. AND -- 8 P.M. AND 3 A.M., THAT THERE ARE NOT A LOT OF
07:52:15 THINGS THAT HAPPEN THAT ARE GOOD, ESPECIALLY WITH CRIME.
07:52:19 LASTLY, I WOULD ASK EACH ONE OF YOU INDIVIDUALLY A
07:52:24 RHETORICAL QUESTION.
07:52:26 HOW WOULD YOU LIKE TO LIVE RIGHT ACROSS THE STREET FROM A
07:52:29 FAST-FOOD RESTAURANT?
07:52:31 THANK YOU.
07:52:34 >>Tammy Duran: FRANK MOSER AND CHRIS RENIKEN.
07:52:46 >> YES.
07:52:47 THANK YOU.
07:52:47 MY NAME IS FRANK MOSER.
07:52:51 I'VE BEEN LIVING IN RAPALLO FOR 13 YEARS.
07:52:54 FIRST TWO AS A TENANT AND THEN AS HOMEOWNERS.
07:52:59 WE'VE BEEN HEAVILY INVOLVED IN BOTH RAPALLO AND ESTERO
07:53:05 MATTERS OVER THOSE 13 YEARS.
07:53:10 I WAS RAPALLO PRESIDENT IN 2013 WHEN OAK BROOK DEVELOPMENT
07:53:14 NED DEWHIRST ANNOUNCED HERTZ MOVED ACROSS THE STREET FROM

07:53:20 OUR RAPALLO RESIDENCES.
07:53:27 AND WE WORKED, NED AND I AND OUR COMMUNITY WORKED THOSE
07:53:33 PROBLEMS OUT.
07:53:33 THE HERTZ INSTALLATION WITHOUT A FEW EXCEPTIONS, WAS REALLY
07:53:40 QUITE SUCCESSFUL AND PEOPLE WERE GENERALLY VERY HAPPY WITH

07:53:43 IT.
07:53:44 I'VE BEEN RAPALLO'S COMMUNITY LEADER, IN QUOTES, COMMUNITY
07:53:47 LEADER TO THE ESTERO COUNCIL OF COMMUNITY LEADERS FOR THE
07:53:50 LAST TEN YEARS.
07:53:51 I LED A GROUP OF ESTERO RESIDENTS OPPOSED TO THE RESERVE AT
07:53:56 COCONUT POINT'S 220 APARTMENTS ON 6.6 ACRES.
07:54:00 YOU'LL REMEMBER THAT.
07:54:02 WE GOT THE NUMBER REDUCED TO 180, AND THAT'S WHAT'S UNDER
07:54:07 CONSTRUCTION NOW.
07:54:08 IT'S THAT KIND OF FLEXIBILITY AND ADAPTABILITY THAT WE'VE
07:54:11 BEEN QUITE SUCCESSFUL WITH, AND I'M REALLY QUITE PLEASED
07:54:14 WITH.
07:54:15 BUT WE'VE GOT 540 HOMES IN RAPALLO WITH OUR CLUBHOUSE,
07:54:22 POOLS, AND OTHER COMMON FACILITIES INCLUDED, IT'S WORTH OVER
07:54:27 $200 MILLION.
07:54:29 I MEAN, TO ME, THAT'S ALMOST A QUARTER OF A BILLION DOLLARS
07:54:34 THAT WE 540 OWNERS SHARE.
07:54:38 IT'S A HUGE NUMBER.
07:54:40 NOW WE HAVE THESE PROPOSED NEW BUILDINGS TO CONSIDER.
07:54:46 WE WENT THROUGH A CONSIDERATION OF LUCKY'S, WHAT WAS IT, TWO

07:54:51 YEARS AGO, TOPS, I SUPPOSE.
07:54:57 WE WERE IN FAVOR OF IT.
07:54:58 WE REALLY LIKED THE IDEA OF LUCKY'S.
07:55:01 THERE WASN'T A WHOLE LOT OF SERIOUS OPPOSITION TO IT.
07:55:04 BUT ON THE OTHER HAND, WE ARE DEAD SET AGAINST THIS
07:55:09 SUGGESTED -- THIS PROPOSAL FOR FAST FOOD, SPECIFICALLY FOR
07:55:13 McDONALD'S, RIGHT OUTSIDE OUR GATE.
07:55:17 WHEN ONE ENTERS RAPALLO FROM U.S. 41, YOU ENTER OUR
07:55:25 COMMUNITY DRIVING EAST ON VIA RAPALLO.
07:55:29 IT'S OUR STREET.
07:55:30 BUT VIA RAPALLO WILL SOON BECOME McDONALD'S PRIMARY ROUTE.
07:55:38 McDONALD'S TRAFFIC WILL BE UPSETTING.
07:55:42 PERHAPS HUNDREDS OF CARS PER DAY WILL BE ON THAT TRACK RIGHT
07:55:46 OUTSIDE OUR GATE, NOT TO MENTION SIGNAGE THAT IS DIRECTING
07:55:49 THEM ALL IN THAT WAY.
07:55:52 AM I OUT OF TIME?
07:55:53 FORGIVE ME.
07:55:54 LET ME CUT TO THE BOTTOM.
07:56:01 WE DON'T WANT A FAST FOOD PLACE AT OUR RAPALLO FRONT DOOR.
07:56:06 THANK YOU.
07:56:07 [ APPLAUSE ]
07:56:13 >>Tammy Duran: CHRIS RENKEN.
07:56:14 THEN IT WILL BE GARY CHART AFTER THAT.
07:56:17 >> CHRIS REEKIN, ALSO A RESIDENT OF RAPALLO.
07:56:21 MY WIFE AND I USE VIA VILLAGIO TO GO TO THE MALL, WALKING

07:56:30 ALL THE TIME.

07:56:30 THERE'S ONLY ONE SIDEWALK.
07:56:31 IT'S ON THE EAST SIDE OF VIA -- WHATEVER HOW YOU SAY IT.
07:56:40 ANYWAY, I JUST SEE THAT BEING A SAFETY ISSUE.
07:56:43 I'M ALSO A CYCLIST AS WELL AS A LOT OF OTHER PEOPLE IN
07:56:48 RAPALLO, AND VIA VILLAGIO IS A VERY SMALL TWO-LANE ROAD.
07:56:54 YOU CAN BARELY GET TWO CARS AND A BIKE ON IT.
07:56:59 THERE'S NO BIKE LANE.
07:57:01 NOT TO MENTION THE ADDED TRAFFIC, AS EVERYBODY ELSE
07:57:04 MENTIONED, THE NOISE POLLUTION, 41 HAS BECOME A RACETRACK.
07:57:12 WE KIND OF FACE 41.
07:57:15 WE HEAR THE TRAFFIC EVERY DAY.
07:57:17 SITTING AT THE POOL, WE HEAR THE TRAFFIC EVERY DAY.
07:57:19 THIS IS ONLY GOING TO ADD TO IT.
07:57:25 LIKE DAVE AND FRANK HAS SAID, WE DO NOT WANT A McDONALD'S.
07:57:31 WE CAN PROBABLY LIVE WITH A STARBUCKS, BUT NOT A
07:57:34 McDONALD'S.
07:57:34 IT WOULD BRING THE VALUE OF RAPALLO DOWN.
07:57:45 IT IS A BEAUTIFUL COMMUNITY.
07:57:47 AGAIN, I'M FOR PROGRESS, BUT I JUST DON'T SEE A McDONALD'S
07:57:50 HAPPENING.
07:57:50 ALONG WITH THE NOISE POLLUTION, I DON'T KNOW WHAT THE
07:57:56 ARCHITECTURAL FEATURES OF THE LIGHTING WILL BE, BUT TWO
07:58:02 YEARS AGO, THEY PUT A LANDING STRIP OUT ON 41.
07:58:07 WE WERE THREE FLOORS UP.

07:58:08 ALL WE SEE NOW LOOKING OUT OUR LANAI AT NIGHT IS 41 LIGHTS.
07:58:14 WE'RE GOING TO LOOK OUT NOW AND SEE PARKING LOT LIGHTS,
07:58:18 BUILDING LIGHTS.
07:58:19 SO IT'S NOT JUST NOISE POLLUTION.
07:58:21 IT'S LIGHT POLLUTION, TRASH.
07:58:24 SO PLEASE CONSIDER THAT WHEN YOU MAKE YOUR DECISION WHENEVER
07:58:28 THAT HAPPENS.
07:58:29 THANK YOU.
07:58:37 >> GOOD EVENING.
07:58:38 I'M GARY CHART.
07:58:41 I'M A RESIDENT OF RAPALLO AND HAVE BEEN FOR THE LAST SIX
07:58:44 YEARS.
07:58:44 I'M ALSO A RETIRED POLICE OFFICER AND RETIRED TRAFFIC
07:58:49 REPORTER, SO I'VE BEEN FLYING OVER LOCATIONS SUCH AS RAPALLO
07:58:54 AND THE ROADWAYS FOR MANY YEARS.
07:58:56 MY FIRST CONCERN IS SAFETY.
07:59:00 WITH THE INGRESS AND EGRESS POINTS BEING ON VIA VILLAGIO,
07:59:06 VIA VILLAGIO IS A ONE-LANE EACH WAY ROADWAY AND THAT WILL
07:59:10 GET CONGESTED IN A HURRY.
07:59:12 I HAVE A CONCERN ABOUT THEM INTERFERING, THE VEHICLES
07:59:16 INTERFERING WITH EMERGENCY VEHICLES COMING OFF OF SWEETWATER
07:59:21 ROAD.
07:59:21 STOP SIGN VISIBILITY AT EVERY INTERSECTION RIGHT NOW IS VERY

07:59:26 POOR.
07:59:28 THEY ARE HARD TO SEE.

07:59:30 CARS DON'T PAY -- DRIVERS DON'T PAY ATTENTION, AND THERE ARE
07:59:35 MANY MISSED ACCIDENTS ALONG THAT ROADWAY.
07:59:38 THERE'S ALSO SPEEDING ALONG VIA VILLAGIO, AS IT IS A
07:59:42 PERIMETER ROAD FOR US BETWEEN VIA COCONUT POINT AND THE
07:59:47 MALL.
07:59:48 WITH POINTS OF EGRESS ON VIA RAPALLO HEADED OUT TO 41.
07:59:54 BICYCLE AND SAFETY TRAFFIC IS, BICYCLE AND PEDESTRIAN
08:00:01 TRAFFIC, EXCUSE ME, IS OF UTMOST CONCERN.
08:00:03 THE SIDEWALK IS ON THE WEST SIDE OF VIA VILLAGIO ROAD,
08:00:07 MEANING THAT WE HAVE -- ON THE EAST SIDE NEED TO CROSS OVER
08:00:12 VIA VILLAGIO EITHER WITH OUR BICYCLES OR BY FOOT IN ORDER TO
08:00:15 GET TO THE SIDEWALKS.
08:00:17 I DON'T SEE BASED ON THE PLANS SO FAR ANY WAY TO CIRCUMVENT
08:00:25 THAT WITHOUT TEARING UP OUR SHRUBBERY AND OUR LANDSCAPING ON
08:00:29 THE EAST SIDE OF THE ROADWAY.
08:00:31 CONGESTION, VEHICLE STACKING.
08:00:35 VIA VILLAGIO AND VIA COCONUT POINT IS GOING TO BECOME A
08:00:41 MAJOR INTERSECTION ONCE THE APARTMENTS GET OCCUPIED AND
08:00:46 MOVED INTO.
08:00:48 VIA VILLAGIO AND VIA RAPALLO, VIA RAPALLO IS A TWO-LANE OR A
08:00:52 THREE-LANE ROADWAY EACH WAY, BUT VIA VILLAGIO IS A ONE-LANE,
08:00:57 SO IT WILL STUFF A LOT OF TRAFFIC AT THAT INTERSECTION.
08:01:01 THE SAME THING WITH SWEETWATER ROAD.
08:01:04 SOME EXAMPLES OF THE TRAFFIC FLOW PROBLEMS EXIST WITH THE
08:01:07 CHICK-FIL-A ACROSS THE ROAD, THE WENDY'S UP BY PUBLIX, AND

08:01:12 THE WALGREENS PARKING LOT ACROSS THE ROAD AS WELL.
08:01:16 IN CONCLUSION, I RESPECT THE RIGHT OF ANY BUSINESS TO GROW
08:01:19 AND PROSPER; HOWEVER, I EXPECT CONSIDERATION OF PUBLIC
08:01:23 SAFETY TO BE A CRITICAL ELEMENT OF ANY BUSINESS PLAN.
08:01:27 THE PROPOSAL OF TWO DRIVE-THROUGH FOOD PURVEYORS ON ONE
08:01:31 SMALL PARCEL WILL HAVE A DAMAGING IMPACT ON THE QUALITY OF
08:01:34 LIFE FOR OUR NEIGHBORHOOD AND CREATE AN UNSAVORY ENVIRONMENT
08:01:40 FOR THE COMMUNITY.
08:01:40 PLEASE FIND ALTERNATIVE TENANTS FOR YOUR PARCEL THAT WILL
08:01:44 ADD TO THE IMPROVEMENT OF OUR PROPERTY VALUES.
08:01:46 THANK YOU.
08:01:48 [ APPLAUSE ]
08:01:49 >>Tammy Duran: THAT WAS THE LAST COMMENT CARD.
08:01:52 >>Scotty Wood: THANK YOU.
08:01:53 I WILL THEN CLOSE PUBLIC COMMENT.
08:01:57 THIS ENDS THIS PARTICULAR PUBLIC INFORMATION MEETING.
08:02:01 I WANT TO THANK THE APPLICANT FOR THEIR PRESENTATION AND FOR
08:02:04 THE MEMBERS OF THE PUBLIC FOR THEIR COMMENTS.
08:02:06 THAT CONCLUDES THIS ITEM.

08:02:10 MARY, I WANT TO ASK YOU A QUESTION.
08:02:12 YOU MENTIONED THAT A BOARD MEMBER HAD TO LEAVE EARLY.
08:02:17 DO YOU WANT TO SWITCH THE SECOND PUBLIC INFORMATION MEETING
08:02:24 FOR THE PUBLIC HEARING ON VIA COCONUT?
08:02:31 >>Mary Gibbs: WELL, I THINK THERE ARE SOME PEOPLE HERE IN
08:02:34 THE AUDIENCE MAYBE FOR ESTERO CROSSING.

08:02:37 SO I THINK THERE ARE ESTERO CROSSING RESIDENTS HERE THAT
08:02:44 WANTED TO HEAR ABOUT ESTERO CROSSING.
08:02:46 I DON'T THINK THERE'S ANYBODY HERE FOR VIA COCONUT.
08:02:52 >>Tammy Duran: THEY ARE ALL HERE FOR VIA COCONUT.
08:02:54 I DON'T HAVE ANYBODY --
08:02:56 >>Mary Gibbs: CAN I JUST ASK A QUESTION.
08:02:58 WHO IS HERE FOR VIA COCONUT?
08:03:00 YOU ARE GENOVA PEOPLE.
08:03:10 >>Howard Levitan: SCOTTY, CAN I JUMP IN ON THIS?
08:03:12 >>Scotty Wood: GO AHEAD, HOWARD.
08:03:13 >>Howard Levitan: I'M CONCERNED, MARY, THAT WE'RE GETTING TO
08:03:16 A LATE HOUR.
08:03:18 THERE'S A TREMENDOUS AMOUNT OF WORK TO BE DONE WITHIN THE
08:03:21 VIA COCONUT PUBLIC HEARING.
08:03:23 WOULD IT BE BEST TO DEAL WITH THAT ISSUE OF HOW WE'RE GOING
08:03:30 TO BE ABLE TO GET THROUGH THAT BY 9:00?
08:03:33 AND WHETHER OR NOT IT'S APPROPRIATE TO DO THAT AND COMPRESS
08:03:41 IT INTO A SHORT PERIOD OF TIME WHEN THERE ARE SO MANY --
08:03:46 IT'S A VOLUMINOUS -- IT'S VOLUMINOUS MATERIALS THAT WERE
08:03:50 GIVEN TO US.
08:03:56 >>Mary Gibbs: THE APPLICANT FOR VIA COCONUT KNOW THEY HAVE
08:03:59 AN HOUR -- THEY HAVE A MAX HOUR.
08:04:01 SO NO MATTER WHAT WE DO --
08:04:03 >>Howard Levitan: IT'S NOT JUST THEM, IT'S THE PUBLIC AND
08:04:07 US.

08:04:07 THERE'S NO WAY THAT WE CAN GET THIS DONE IN AN HOUR.
08:04:18 >>Nancy Stroud: IF I COULD JUST ADD, IT IS POSSIBLE FOR THE
08:04:21 APPLICANT TO GET STARTED, AND THEN FOR YOU TO CONTINUE THE
08:04:25 MEETING IF THE APPLICANT WANTS TO DO THAT.
08:04:29 SO THERE'S NO REQUIREMENT THAT YOU FINISH TONIGHT, BUT THE
08:04:33 APPLICANT MIGHT WANT TO AT LEAST PRESENT WHAT IT CAN IN THE
08:04:37 TIME IT HAS.
08:04:39 AND YOU CAN ALWAYS EXTEND THE TIME.
08:04:41 I KNOW THIS PROBABLY IS NOT A GOOD PRECEDENT TO SET.
08:04:45 BUT A VOTE COULD BE TAKEN OF THE BOARD TO EXTEND THE TIME
08:04:48 PAST 9:00.
08:04:52 >>Howard Levitan: I WOULD LIKE TO SUGGEST THAT WE SCHEDULE
08:04:59 -- WHATEVER TIME IS LEFT, WE STILL HAVE ANOTHER PUBLIC
08:05:01 INFORMATION MEETING THAT WE HAVE PEOPLE FOR, I ASSUME.
08:05:05 BUT MY CONCERN IS THAT BIFURCATING IT, WE'RE NOT GOING TO DO

08:05:11 JUSTICE TO THIS, AND THIS IS A SERIOUS PROJECT, LONG
08:05:16 PROJECT.
08:05:17 I'M WONDERING WHETHER OR NOT WE SHOULD CONTINUE THAT CASE,
08:05:23 PUBLIC HEARING TO, LET'S SAY, 1:00 AT THE SEPTEMBER MEETING.
08:05:30 THAT WOULD BE MY SUGGESTION IS TO START AT 1:00 AND GO
08:05:36 THROUGH AND FINISH IT ALL IN ONE MEETING.
08:05:41 >>Jim Wallace: HOWARD, THIS IS JIM. INSTEAD OF DOING
08:05:43 SEPTEMBER, CAN WE NOT DO A SECOND MEETING IN AUGUST IN, SAY,
08:05:47 TWO WEEKS?
08:05:48 SCOTTY, WHAT DO YOU THINK?

08:05:50 >>Scotty Wood: I THINK IT'S A -- MARY IS CAUCUSING RIGHT NOW
08:05:56 WITH NANCY.
08:05:56 I WANT TO HEAR FROM MARY.
08:06:01 >>Jim Wallace: MY CONCERN IS WE GET TO SEPTEMBER AND WE FIND
08:06:03 OUT WE HAVE FOUR THEN, PLUS THESE TWO, WE WON'T BE ABLE TO
08:06:08 FINISH THEM EITHER.
08:06:11 >>Howard Levitan: I THINK WE CAN SCHEDULE FOR SEPTEMBER
08:06:14 KNOWING WE HAVE THIS MEETING, THIS PARTICULAR SUBJECT.
08:06:19 SO WE WOULDN'T BE BUMPING THEM.
08:06:23 WE WOULD DEAL WITH IT BASED ON THE SCHEDULE.
08:06:27 TOO MANY PROJECTS THESE DAYS.
08:06:30 >>Mary Gibbs: IN TALKING TO THE APPLICANT FOR VIA COCONUT,
08:06:34 THEY SAID IF YOU WANTED TO DO A SECOND MEETING IN AUGUST,
08:06:38 THEY COULD JUST COME BACK THEN, I THINK.
08:06:41 AND THEN WE COULD DO THE PUBLIC INFORMATION MEETING FOR
08:06:45 ESTERO CROSSING TONIGHT.
08:06:50 >>Scotty Wood: I WOULD WANT TO POLL THE BOARD ON WHETHER OR
08:06:53 NOT IF WE MET TWO WEEKS FROM TODAY, AUGUST 24th, IS THAT A
08:06:57 MEETING THAT THE BOARD MEMBERS COULD MAKE?
08:07:02 >>James Tatooles: FINE WITH ME.
08:07:03 >>Jim Wallace: OKAY WITH ME.
08:07:07 >>Barry Jones: AT 1:00, NO.
08:07:14 >>Scotty Wood: IT WOULDN'T BE 1:00.
08:07:15 IT WOULD BE AT 4:30.
08:07:23 >> I'M OKAY.

08:07:26 >>Jim Wallace: I'M OKAY.
08:07:33 >>Howard Levitan: I'M MORE THAN WILLING TO DO IT BY ZOOM.
08:07:37 >>Jim Wallace: WE CAN DO IT THE SAME WAY WE DID THIS ONE BY
08:07:40 ZOOM.
08:07:40 >> AS LONG AS WE HAVE A QUORUM IN THE ROOM.
08:07:44 >>Mary Gibbs: WHICH IS WHAT WE NEED TO FIND OUT.
08:07:45 ARE YOU TALKING AUGUST 20?
08:07:49 SORRY, 24th AT 4:30, WILL WE HAVE A QUORUM IN THE ROOM?
08:07:57 >>Scotty Wood: THAT'S WHY I ASKED.
08:08:00 >>Mary Gibbs: TWO, THREE, FOUR -- FIVE.
08:08:06 WE WILL HAVE A QUORUM IN THE ROOM ON THE 24th.

08:08:13 >> MIKE SHEELEY SHOULD BE BACK.
08:08:16 MIGHT MAKE IT SIX.
08:08:21 >>Mary Gibbs: AUGUST 24th, 4:30.
08:08:36 >>Nancy Stroud: WOULD YOU LIKE TO TAKE A VOTE TO MAKE IT
08:08:40 OFFICIAL?
08:08:40 >>Howard Levitan: I MOVE TO CONTINUE THE CASE OF VIA COCONUT
08:08:43 TO AUGUST 24th AT 4:30.
08:08:48 >> SECOND.
08:08:49 >>Scotty Wood: CALL THE ROLL, TAMMY.
08:08:53 >>Anthony Gargano: YES.
08:08:56 >>Kristin Jeannin: YES.
08:08:57 >>Barry Jones: YES.
08:08:59 >>Marlene Naratil: YES.
08:09:00 >>James Tatooles: YES.

08:09:02 >>Jim Wallace: YES.
08:09:06 >>Howard Levitan: YES.
08:09:07 >>Scotty Wood: YES.
08:09:11 >>Mary Gibbs: LET ME JUST APOLOGIZE TO THE NEIGHBORS THAT
08:09:13 HAVE BEEN SITTING HERE FOR A REALLY LONG TIME.
08:09:16 I'M VERY SORRY THAT YOU HAVE TO COME BACK.
08:09:20 MAYBE WE CAN GET FOOD AT THE NEXT MEETING.
08:09:34 >>Scotty Wood: WE WILL MOVE ON TO OUR SECOND PUBLIC
08:09:36 INFORMATION MEETING.
08:09:37 ESTERO CROSSING RESIDENTIAL DISTRICT FIVE, DEVELOPMENT ORDER
08:09:41 FOR 43-ACRE SITE LOCATED WEST OF I-75, SOUTH OF CORKSCREW
08:09:47 ROAD, BENEATH THE LOWE'S PLAZA.
08:09:50 THE RESIDENTIAL UNITS ARE SOUTH OF THE PROPOSED COMMERCIAL
08:09:53 TRACT.
08:09:54 MARY, GO AHEAD.
08:10:01 >>Mary Gibbs: JUST NEED A MINUTE FOR THE CROWD TO CLEAR OUT
08:10:03 BECAUSE IT'S A LITTLE NOISY.
08:10:04 I THINK YOU ALREADY INTRODUCED IT, CO-CHAIR WOOD.
08:10:08 >>Scotty Wood: LET ME SAY ONE THING BEFORE PEOPLE LEAVE,
08:10:11 SOME OF YOU KNOW I'M ON THE BOARD OF LEE HEALTH, AND TODAY,
08:10:15 LEE HEALTH HAS 447 PATIENTS IN THEIR HOSPITALS WITH
08:10:20 COVID-19.
08:10:22 17 LITTLE CHILDREN ARE IN A CHILDREN'S HOSPITAL AND A RISING
08:10:27 PERCENTAGE OF THE PATIENTS ARE PEOPLE WHO HAVE BEEN
08:10:30 PREVIOUSLY VACCINATED.

08:10:31 SO I JUST WANT TO WARN PEOPLE TO JUST BE AWARE OF THIS AND
08:10:35 BE CAREFUL.
08:10:38 >>Mary Gibbs: THANK YOU.
08:10:39 BUT THEY ALREADY LEFT.
08:10:40 WE'LL WARN THEM BEFORE THEY COME BACK AT THE NEXT MEETING.
08:10:42 YOU ALREADY INTRODUCED ESTERO CROSSING.
08:10:47 I THINK YOU'RE ALL FAMILIAR WITH THE PROJECT BECAUSE IT'S

08:10:50 EAST OF LOWE'S.
08:10:53 YOU'VE SEEN THE COMMERCIAL BUILDINGS FOR THE DEVELOPMENT
08:10:55 ORDER AND THE INFRASTRUCTURE DEVELOPMENT ORDER.
08:10:57 THE PROPERTY IS BEING CLEARED RIGHT NOW.
08:10:59 THE APPLICANT IS COMING BACK WITH RESIDENTIAL UNITS, AND
08:11:03 THEY WILL EXPLAIN WHAT THEY ARE UP TO.
08:11:06 TURN IT OVER TO JOHN WOJDAK.
08:11:14 >>John Wojdak: THANKS, MARY.
08:11:15 GOOD EVENING, EVERYBODY.
08:11:16 EVEN THOUGH THE OTHER CASE GOT CONTINUED, I'LL STILL IN THE
08:11:20 INTEREST OF TIME TRY AND BE BRIEF AS IT IS GETTING LATE.
08:11:24 I'M JOHN WOJDAK WITH DELISI FITZGERALD.
08:11:28 WE ARE THE CIVIL ENGINEER ON THE ESTERO CROSSING PROJECT,
08:11:31 AND WE'RE HERE TONIGHT TO TALK ABOUT THE RESIDENTIAL
08:11:34 COMPONENT OF THAT.
08:11:42 BY NOW, YOU GUYS ARE PROBABLY SICK OF SEEING THIS SLIDE AND
08:11:46 ME TALKING ABOUT IT.
08:11:47 AS MARY MENTIONED, THE SITE BETWEEN CORKSCREW WOODLANDS AND

08:11:50 LOWE'S ON THE SOUTH SIDE OF CORKSCREW.
08:11:52 THIS A COLORED OVERVIEW OF THE SITE.
08:11:58 THE AREAS SHADED OUT ARE WHAT WE ALREADY HAVE A DEVELOPMENT
08:12:01 ORDER FOR, WHICH INCLUDES THE REVERSE FRONTAGE ROAD, THE
08:12:06 COMMERCIAL AREA FOR JUST THE TWO BUILDINGS IN THE CENTER,
08:12:11 AND ALL THE PERIMETER BUFFERS AROUND THE SITE AS WELL AS THE
08:12:16 TWO LAKES WITHIN THE RESIDENTIAL AS THEY SUPPORT THE
08:12:22 INFRASTRUCTURE OF THE ROAD.
08:12:23 SO TONIGHT WE'RE HERE TO TALK ABOUT THE BUILD OUT OF THE
08:12:28 RESIDENTIAL, WHICH WILL BE ONE PHASE, ONE DEVELOPMENT ORDER
08:12:33 FOR THE RESIDENTIAL COMPONENT.
08:12:36 IT'S 306 UNITS CONSISTENT WITH OUR ZONING, AND THIS IS THE
08:12:46 ENGINEERING SITE PLAN TO GET THE SCALE A LITTLE BIGGER, JUST
08:12:51 FYI, NORTH IS ROTATED TO THE LEFT ON THIS PLAN, BUT YOU CAN
08:12:55 SEE THE DETAIL OF THE BUILDINGS AND THE PARKING LOT.
08:13:01 THERE'S SIX BUILDINGS THAT ARE ROUGHLY 50 UNITS EACH.
08:13:07 THE MIXED-USE BUILDING IS PLAN BOTTOM LEFT HERE, WHICH HAS
08:13:16 COMMERCIAL COMPONENT ON THE FIRST FLOOR, SO THAT'S A LITTLE
08:13:20 LESS UNITS.
08:13:20 AND THEN THIS BUILDING HERE HAS A LITTLE MORE UNITS TO MAKE
08:13:23 UP FOR THAT.
08:13:24 THE CLUBHOUSE IS KIND OF FRONT AND CENTER AS YOU COME DOWN
08:13:28 THE ENTRY DRIVE.
08:13:31 THE LAKE, BECAUSE THE ORIGINAL PLAN WAS DEVELOPED FOR WHEN
08:13:35 WE STARTED A HIGHER NUMBER OF UNITS, SINCE THE UNITS WENT

08:13:38 DOWN THROUGH THE ZONING PROCESS THAT FREED UP A LITTLE DIRT
08:13:42 AND WE'VE ACTUALLY KIND OF EXPANDED THE LAKE AND SOME OPEN
08:13:45 SPACES WITH THAT AREA THAT WE DIDN'T NEED FOR PARKING AND

08:13:49 DRIVE AISLES.
08:13:50 THIS IS KIND OF BACK TO THE COLORED PLAN AND HIGHLIGHTING
08:14:01 SOME OF THE AMENITY AREAS.
08:14:03 I WAS GOING TO HAVE HUNTER BOOTH, OUR LANDSCAPE ARCHITECT GO
08:14:07 THROUGH THIS, BUT I'M GOING TO GO THROUGH IT.
08:14:09 IF THERE ARE QUESTIONS, PLEASE SPEAK UP AND HUNTER CAN COME
08:14:12 UP AND ANSWER THOSE.
08:14:13 BUT LIKE I SAID, THIS HIGHLIGHTS THE MAIN AMENITY CLUBHOUSE,
08:14:19 WHICH IS FLANKED BETWEEN THE TWO BUILDINGS AS YOU COME DOWN
08:14:24 THE ENTRY ROAD, KIND OF THE DOG PARK, KIND OF GREENSPACE
08:14:29 AREA TO THE EAST, AND THEN A KIND OF SECONDARY AMENITY AT
08:14:32 THE SOUTH END OF THE LAKE BETWEEN THOSE TWO BUILDINGS.
08:14:38 HERE'S A BLOWUP OF THE CLUBHOUSE THAT JUST SHOWS SOME OF THE
08:14:43 AMENITIES WITH THE POOL.
08:14:46 THERE ARE CABANAS, OUTDOOR SEATING, FIRE PIT, ALL THE KIND
08:14:51 OF LUXURY APARTMENT AMENITIES THAT YOU'RE SEEING WITH NEW
08:14:55 PROJECTS.
08:14:58 IT WOULD BE A BULKHEAD ALONG THE LAKE, WHICH IS CONSISTENT
08:15:01 WITH THE ZONING THAT JUST KIND OF CREATES A KIND OF HARD
08:15:04 EDGE FOR THE POOL OVERLOOKING THE LAKE.
08:15:08 AND THIS IS JUST KIND OF AN OVERVIEW OF THE LAKE WITH THE
08:15:16 TREES AROUND IT.

08:15:17 WE DO HAVE A PERIMETER PATH THAT GOES ALL THE WAY AROUND THE
08:15:20 LAKE, AND THEN KIND OF TEES OFF TO THE SOUTH AMENITY, WHICH
08:15:25 WOULD BE A PAVILION BUILDING, SOME ADDITIONAL SEATING,
08:15:30 GRILLING, THINGS LIKE THAT.
08:15:31 SO, YEAH, OVER ON THE LEFT IS A BLOWUP OF THE DOG PARK,
08:16:03 WHICH IS SEPARATE, SMALL -- SMALL AND LARGE DOG AREA.
08:16:08 THIS GARAGE HERE IS THE ON-SITE MAINTENANCE BUILDING, WHICH
08:16:13 ALSO HAS AN INTERIOR DOG WASH AREA FOR PET OWNERS.
08:16:18 AND THROUGHOUT THE SLIDES ARE SOME OF THE LANDSCAPE SPECIES
08:16:22 THAT WILL BE USED FOR THE LANDSCAPING.
08:16:27 ESSENTIALLY, SINCE THE PERIMETER BUFFERS WERE DONE WITH THE
08:16:31 INFRASTRUCTURE DO, THE LANDSCAPING AS PART OF THIS DO WILL
08:16:35 BE YOUR VEHICULAR USE AND PARKING AREAS, BUILDING PERIMETERS
08:16:38 AND THEN ADDITIONAL LANDSCAPING AROUND THE AMENITY AREAS.
08:16:42 AND THIS IS THE PLANT PALETTE, WHICH IS CONSISTENT WITH THE
08:16:48 PATTERN BOOK.
08:16:49 HERE'S KIND OF A TYPICAL KIND OF PLANTING PLAN FOR THE
08:16:59 LANDSCAPE ISLANDS AND THE PARKING AREAS.
08:17:03 AND THEN I'M DEFINITELY NOT AN ARCHITECT, SO I'M GOING TO
08:17:09 TURN IT OVER TO GERARD NADEAU FROM CHARLAN BROCK TO TALK
08:17:16 THROUGH THE ARCHITECTURE OF THE BUILDINGS.
08:17:18 OH, WAS THERE ONE MORE SLIDE?
08:17:24 APOLOGIES.
08:17:28 SO THIS IS A RENDERING OF THE LANDSCAPING OVERLAID ON THE
08:17:35 BUILDING FACADE KIND OF AS YOU WOULD BE LOOKING AT IT FROM

08:17:38 THE PARKING AREAS.
08:17:39 AND THEN I KNOW ACCESS KIND OF COMES UP A LOT ON SOME OF
08:17:48 THESE APARTMENT PROJECTS, AS TO HOW THAT'S HANDLED.
08:17:53 SO WE DIDN'T WANT KIND OF THE VIEW FROM THE STREET TO BE
08:17:56 KIND OF A WALLED IN FENCE FEEL.
08:18:00 SO THERE IS A PERIMETER FENCE AROUND THE PRESERVE, AND THEN
08:18:03 IT CONNECTS TO THE CORNER OF THE BUILDING AND THEN ACCESS
08:18:06 CONTROL IS AT THE BUILDING.
08:18:07 THEN AS YOU COME SOUTH ON THE ENTRY ROAD, THIS IS ALL PUBLIC
08:18:12 CIRCULATION TO THE FRONT OF THE CLUBHOUSE WHERE THE LEASING
08:18:17 OFFICE WOULD BE, AND THEN THERE ARE GATES OFF TO THE SIDE,
08:18:20 WHICH WOULD HAVE EMERGENCY ACCESS AND RESIDENT WOULD BE
08:18:27 AUTOMATIC AND THEN A KEYPAD FOR GUESTS.
08:18:31 RIGHT HERE, THIS MIXED USE BUILDING, SINCE IT HAS A
08:18:33 COMMERCIAL COMPONENT, IT'S ON THE PUBLIC SIDE OF THE GATE SO
08:18:39 IT'S UNRESTRICTED PUBLIC ACCESS TO THE COMMERCIAL.
08:18:52 >>Gerard Nadeau: GOOD EVENING, MEMBERS OF THE BOARD.
08:18:53 IT'S MY PLEASURE TO BE HERE TO INTRODUCE OUR PROJECT TO YOU.
08:18:56 MY NAME IS GERARD NADEAU.
08:19:00 I'M PROJECT MANAGER WITH CHARLAN BROCK, THE ARCHITECTS FOR
08:19:06 ESTERO CROSSING.
08:19:07 THIS SLIDE IS FROM THE PATTERN BOOK.
08:19:10 WE'RE PLACING IT UP HERE TO KIND OF FRAME THE PROJECT THAT
08:19:14 WE'VE DESIGNED AS CONSISTENT WITH THE PATTERN BOOK.
08:19:19 WE'VE ADHERED TO THE DESIGN APPROACH AND THE BUILDING

08:19:23 ELEMENTS THAT YOU SEE HERE LISTED.
08:19:27 BUT I ALSO WANTED TO BRING UP THIS IDEA OF MEDITERRANEAN
08:19:34 FLAVOR AS A KIND OF LAID-BACK, CASUAL, CELEBRATORY ATTITUDE
08:19:39 TOWARDS THE BUILDING.
08:19:40 AS WELL AS THIS KIND OF IDEA OF CLEAN MODERN MASSING OF THE
08:19:46 ARCHITECTURE.
08:19:48 AND THIS IDEA OF TIMELESS AND -- HERE WE GO.
08:19:56 GRACEFUL ARCHITECTURE.
08:19:57 SO THIS IS A RENDERING OF THE MIXED USE RETAIL BUILDING FROM
08:20:02 THE REVERSE ACCESS ROAD, AND WE'VE SHOWN THIS FOR SEVERAL
08:20:06 REASONS.
08:20:06 ONE IS WE WANTED TO FEATURE THE PROMINENT CORNER WITH THE
08:20:11 TOWER AND THE BALCONIES, AND THEN STRETCHING BACK, WE HAVE A
08:20:15 FIRST FLOOR RETAIL WITH STOREFRONTS.
08:20:19 THERE'S A 12-FOOT FLOOR TO CEILING HEIGHT FOR THE RETAIL
08:20:22 AREAS AND 9-FOOT 4 CEILING HEIGHT FOR THE RESIDENTIAL UNITS.
08:20:27 TWO FLOORS OF RESIDENTIAL UNITS ALONG THE GROUND FLOOR OF
08:20:32 RETAIL, AND THEN THERE IN THE BACK YOU SEE OUR CLUBHOUSE
08:20:36 KIND OF PEEKING OUT.
08:20:38 SO THIS FEATURES A VERY KIND OF GRACEFUL DESIGN.
08:20:45 SO WHAT WE'RE TRYING TO EMPHASIZE HERE IS THIS KIND OF

08:20:48 CLEAN, MODERN MASSING, AND THE GRACEFULNESS OF THE LINES OF
08:20:52 THE BUILDING.
08:20:53 SO WE HAVE THIS PROMINENT CORNER FEATURE AND THEN A BUILDING
08:20:57 THAT HAS VERY GRACEFUL LINES DOWN TO THE END WHERE WE HAVE

08:21:02 ENTRANCES AT THE REAR OF THE BUILDING AS WELL.
08:21:06 AND THE QUESTION CAME UP, THIS IS VERY UNUSUAL.
08:21:09 WE ADDED A SLIDE TO THIS PRESENTATION AT THE REQUEST OF A
08:21:14 BOARD MEMBER TO DO A DIRECT COMPARISON BETWEEN WHAT WE
08:21:18 PRESENTED IN THE PATTERN BOOK, WHICH WE UNDERSTAND IS PART
08:21:22 OF THE ZONING ORDINANCE FOR THIS PROJECT, WITH THE DESIGN
08:21:26 THAT WE'RE AT NOW.
08:21:27 AND WE FEEL THAT THE COLORATION OF THE BUILDING REQUIRED
08:21:33 SOME REFINEMENT.
08:21:34 SO WE'RE CONSISTENT WITH THE PREVIOUS VERSION IN THAT WE
08:21:40 HAVE A VERY SIMILAR COLOR PALETTE, BUT WITH THIS IDEA OF A
08:21:45 GRACEFUL BUILDING IS ALSO THE IDEA OF HARMONY.
08:21:48 SO WE WERE INTERESTED IN ESTABLISHING A COLOR SCHEME THAT
08:21:53 WAS CONSISTENT WITH THE PREVIOUS RENDERING OF THE PROJECT
08:21:56 THAT WAS IN HARMONY WITH THE ARCHITECTURE, AND IN HARMONY
08:22:02 WITH THIS IDEA OF PLACEMAKING, WHICH IS A VERY IMPORTANT
08:22:06 ASPECT OF THIS PROJECT.
08:22:07 SO WE HAVE THE MEDITERRANEAN STYLE.
08:22:10 WE WANT THE COLOR TO HELP EMPHASIZE THIS KIND OF CLEAN,
08:22:16 MODERN MASSING AND GRACE OF THE BUILDING.
08:22:18 SO WHEN YOU HAVE LIGHT AND DARK COLORS, DARK TENDS TO
08:22:26 RECEDE, EVEN IF IT IS A LITTLE, SLIGHTLY DARKER.
08:22:30 AND THE BRIGHTER COLORS ASSUME PROMINENCE.
08:22:33 IN OUR BUILDING, WE HAVE THESE VERY PROMINENT CORNERS WITH
08:22:37 TOWER FEATURES.

08:22:38 WE HAVE THESE BALCONIES THAT ARE AT THE ENDS OF THE
08:22:43 BUILDING.
08:22:43 WE HAVE ENTRANCES AT THOSE LOCATIONS, AND WE WANTED TO MAKE
08:22:49 SURE THAT THESE TOWER ELEMENTS WERE PROMINENT IN THE
08:22:53 BUILDING.
08:22:54 AND WE REALIZED THAT WITH THE COLOR SCHEME OF THE PREVIOUS
08:22:58 RENDERING, THOSE ELEMENTS, WHICH WE FELT WERE PROMINENT
08:23:02 TENDED TO RECEDE A LITTLE BIT BECAUSE OF THE COLORATION.
08:23:06 SO TOWERS ARE VERY IMPORTANT LANDMARKS IN A PROJECT.
08:23:09 THEY ARE VERY IMPORTANT TO PLACEMAKING.
08:23:11 THEY MARK THE ENTRANCE, BUT THEY ALSO KIND OF REPRESENT AS
08:23:15 ASPIRATION FOR THE COMMUNITY, THAT KIND OF VERTICALITY.
08:23:19 SO WHAT WE WANTED, WE WANTED THAT ASPIRATIONAL ASPECT OF THE
08:23:24 CORNERS AND THE TALL ELEMENTS, BUT WE ALSO WANTED THAT KIND
08:23:28 OF GRACEFUL LINE.
08:23:30 SO THERE'S A CONSISTENCY HERE IN THAT THE ARCHITECTURE IS
08:23:33 MUSICAL.

08:23:35 THE PREVIOUS SCHEME SEEMED TO KIND OF EMPHASIZE RHYTHM TO
08:23:40 THE BUILDING AT THE EXPENSE OF THE LINE, THAT GRACEFUL LINE
08:23:46 THAT ITSELF HAS A RHYTHM.
08:23:48 AND THEN AGAIN, WE WANTED TO KIND OF EMPHASIZE THE
08:23:52 PLACEMAKING ASPECT OF THE PROJECT.
08:23:55 GOING BACK, THIS IS JUST A GROUND FLOOR PLAN SHOWING THE
08:24:03 1500 SQUARE FEET OF RETAIL ALONG THE REVERSE FRONTAGE ROAD.
08:24:10 AND THEN MOVING AHEAD -- WHOOPS -- THESE ARE THE ELEVATIONS

08:24:15 WHERE WE'VE CALLED OUT A LOT OF THE FEATURES.
08:24:19 ARCHED OPENINGS.
08:24:20 WE HAVE CORBELS ON THE FLATTER OPENINGS.
08:24:23 WE HAVE CORBELS UNDERNEATH ALL OF THE EAVES.
08:24:26 ONE THING THAT THIS ALSO SHOWS YOU IS THAT KIND OF RHYTHM OF
08:24:31 THE BUILDING WHERE AT THE ENDS WE HAVE THAT KIND OF
08:24:34 VERTICALITY, AND THEN THAT LINE OF THE MASSING OF THE
08:24:39 BUILDING, THE PLAY OF SHADOWS, AND THEN ALSO HAVING THAT
08:24:46 ATTIC BAND OF THE SLIGHTLY DARKER COLOR KIND OF REDUCES THE
08:24:50 MASSING OF THE BUILDINGS.
08:24:51 THE BUILDINGS AREN'T THAT LARGE THERE.
08:24:53 THEY ARE AT MOST 36 MEDIAN ROOF HEIGHT.
08:24:57 WE HAVE 50-FOOT PEAK, BUT IT KIND OF BRINGS THE SCALE OF THE
08:25:01 BUILDING DOWN SLIGHTLY.
08:25:04 AGAIN, WE'RE EMPHASIZING THE LINE OF THE BUILDING WHICH
08:25:07 STILL HAS A LOT OF RHYTHM.
08:25:10 THIS IS THE MATERIAL PALETTE.
08:25:11 WE'VE MADE THE NAVAJO WHITE PRIMARY, THE FARROW SECONDARY,
08:25:17 FRENCH ROAST IS FOR ACCENTS.
08:25:19 WE LIKE A BLENDED TILE, BRONZE COLORATION FOR THE METAL
08:25:27 WINDOWS AND STOREFRONTS AND THEN RAILINGS ARE IN THE DARK
08:25:31 BROWN.
08:25:32 THIS IS THE TYPE ONE BUILDING ACROSS THE CORNER FROM THE
08:25:35 TYPE ONE RETAIL.
08:25:37 THE EMPHASIS IS ON THE ENTRANCES, THE VERTICALITY, THE SORT

08:25:41 OF LANDMARKING OF THE CORNERS, AND THAT GRACEFUL LINE OF THE
08:25:45 BUILDING AS IT CONTINUES DOWN THE STREET.
08:25:48 >>Marlene Naratil: CAN I ASK A QUESTION?
08:25:50 THE COLOR SCHEMES, ARE SOME OF THE BUILDINGS DONE --
08:25:53 [INAUDIBLE] -- DARK BROWN AND THEN THE OTHERS WHOLE GROUP OF
08:25:59 COLORS, NAVAJO, ARE THERE TWO DIFFERENT PATTERNS THAT ARE
08:26:05 DONE?
08:26:05 THEY ARE NOT ALL GOING TO BE THE SAME COLOR THEN.
08:26:10 >>Gerard Nadeau: THERE IS A CONSISTENCY IN THE COLORATION
08:26:12 OF THE BUILDING.
08:26:14 THIS IS NOT A COOKIE-CUTTER PROJECT.
08:26:16 WE HAVE THREE DIFFERENT APARTMENT TYPES THAT RELATE TO EACH
08:26:21 OTHER IN TERMS OF THE ENTRANCES.

08:26:23 BUT THE RHYTHM WITH THE HIPPED ROOF AND GABLES ARE ALL
08:26:26 DIFFERENT, BUT THERE IS A CONSISTENT COLORATION FOR ALL THE
08:26:29 BUILDINGS THAT IS PART OF THE PLACEMAKING.
08:26:32 KIND OF CONSISTENCY THAT YOU CAN READILY IDENTIFY, BUT THERE
08:26:36 ARE VARIED ELEMENTS, THE SIZES OF THE BUILDINGS ARE
08:26:39 DIFFERENT.
08:26:41 >>Marlene Naratil: [INAUDIBLE]
08:26:48 >>Barry Jones: I THINK ONE WAS FROM THE ORIGINAL AND ONE IS
08:26:50 WHAT THEY ARE PROPOSING.
08:26:51 >>Marlene Naratil: [INAUDIBLE] YOU'RE NOT MIXING IT.
08:26:56 >>Gerard Nadeau: NO.
08:26:57 WE'RE GOING CONSISTENTLY WITH THE REFINED COLOR SCHEME THAT

08:26:59 WE DEVELOPED.
08:27:04 >>Howard Levitan: ARE THERE MEMBERS OF THE PUBLIC THERE THAT
08:27:07 ARE GOING TO SPEAK ON THIS?
08:27:09 >>Tammy Duran: NO, WE DON'T HAVE ANYTHING.
08:27:11 >>Howard Levitan: I GUESS I WOULD LIKE TO HAVE OUR GENERAL
08:27:14 DISCUSSION THEN NOW RATHER THAN LATER.
08:27:19 BECAUSE I HAVE SOME COMMENTS ABOUT WHAT HAS JUST BEEN SAID.
08:27:23 >>Mary Gibbs: WE DO HAVE ONE PERSON IN THE PUBLIC OR TWO.
08:27:27 DID YOU WANT TO SPEAK?
08:27:29 NO.
08:27:29 DOES ANYBODY --
08:27:33 >>Howard Levitan: YEAH, I WOULD LIKE TO SPEAK.
08:27:35 I'M SORRY.
08:27:35 >>Mary Gibbs: I WAS TRYING TO VERIFY.
08:27:38 WE HAVE PUBLIC HERE, BUT I THINK THEY ARE JUST OBSERVING.
08:27:41 OKAY.
08:27:41 GO AHEAD.
08:27:47 >>Scotty Wood: HOWARD, YOU CAN GO FIRST.
08:27:49 >>Howard Levitan: COULD YOU GO TO PAGE 15 OF YOUR SLIDES?
08:27:52 ONE MORE UP.
08:28:35 HERE WE ARE.
08:28:35 THIS WAS THE SLIDE THAT YOU WERE TALKING ABOUT THE
08:28:39 DIFFERENCE BETWEEN THE PATTERN BOOK AND YOUR NEW DESIGN.
08:28:48 I DON'T HAVE THIS PAGE IN MY HANDOUT.
08:28:53 WHY DON'T I HAVE IT?

08:28:58 >> IT WAS RELAYED TO US --
08:29:00 >>Mary Gibbs: MAY I ANSWER THAT QUESTION?
08:29:02 >>Howard Levitan: SURE.
08:29:03 >>Mary Gibbs: I ASKED THEM TO PROVIDE SOMETHING THAT SHOWED
08:29:08 IT SIDE BY SIDE, BECAUSE IN WHAT WE HAD SUBMITTED, IT WAS
08:29:12 TOO CONFUSING TO TRY TO FIGURE IT OUT.
08:29:15 SO WE JUST GOT THIS AND SWAPPED OUT THE ONE PAGE TODAY JUST
08:29:20 SO IT WOULD HELP YOU -- I DIDN'T SEND YOU A SEPARATE COPY
08:29:24 BECAUSE I THINK WE JUST SWAPPED OUT THE PowerPoint.

08:29:28 >>Howard Levitan: OKAY.
08:29:28 ALL RIGHT.
08:29:29 I THINK IT'S HELPFUL, MARY, THAT WE HAVE IT, BUT I THINK
08:29:35 THAT WE'RE ENTITLED TO IT WITHIN THE TIME FRAMES THAT WE
08:29:40 HAVE SET IN OUR PROCEDURES BECAUSE I WOULD HAVE SPENT A
08:29:48 WHOLE LOT MORE TIME ON THIS PROJECT HAD I KNOWN THAT THEY
08:29:52 HAVE MADE SUCH A CHANGE FROM THE PATTERN BOOK, BECAUSE WE
08:29:57 WERE PRETTY SPECIFIC IN THE ZONING AT THE COUNCIL LEVEL AS
08:30:01 TO WHAT WE WANTED THIS PROJECT TO LOOK LIKE.
08:30:04 AND IT WAS NEGOTIATED BACK AND FORTH IN DIFFERENT
08:30:09 ITERATIONS.
08:30:10 AND TO NOW HEAR THAT IT'S CHANGING AT THE DEVELOPMENT ORDER
08:30:15 STAGE AND IT'S NOT EVEN CONSISTENT WITHIN THESE PICTURES
08:30:20 BECAUSE SOME ARE DARKER THAN OTHERS AND IT'S VERY DIFFICULT
08:30:23 TO LOOK AT THE CHANGES, AND WE'RE ALSO BEING TOLD THAT WE'VE
08:30:29 SHADED OUT THE COMMERCIAL AREAS BECAUSE THEY'VE ALREADY

08:30:34 RECEIVED A DEVELOPMENT ORDER, BUT THE WHOLE PROJECT IS
08:30:37 SUPPOSED TO BE DONE BASED ON A PATTERN BOOK AND BASED ON A
08:30:44 UNIFIED DESIGN SCHEME.
08:30:47 SO I WANT TO KNOW WHAT HAS CHANGED AND I WOULD LIKE TO SEE
08:30:53 THE DIFFERENT FACADES AGAINST THE PATTERN BOOK LIKE THIS
08:30:56 SHOWS, AND WE MAY BE TOLD BY THE COUNCIL AT SOME POINT, WAIT
08:31:04 A MINUTE, THAT'S NOT WHAT WE APPROVED BECAUSE IF IT'S
08:31:08 SUBSTANTIALLY DIFFERENT FROM WHAT THE COUNCIL APPROVED, IT
08:31:12 DOESN'T MEET THE ZONING.
08:31:14 IT MAY WELL BE IT'S BETTER.
08:31:18 I DON'T KNOW, BECAUSE I HAVEN'T REALLY SPENT A LOT OF TIME.
08:31:21 I DIDN'T HAVE THIS EXHIBIT.
08:31:22 BUT I THINK THAT'S AN ISSUE, AND IT'S ONE THAT I THINK WE'RE
08:31:31 GOING TO WANT TO DEAL WITH.
08:31:34 WE'RE IN A PUBLIC INFORMATION MEETING, THIS IS PRELIMINARY.
08:31:36 WE HAVEN'T SEEN ALL THIS STUFF, BUT WHEN WE DO, JUST I WANT
08:31:42 TO MAKE CERTAIN YOU UNDERSTAND WHAT THE ISSUE IS.
08:31:47 >>Jim Wallace: THIS IS JIM WALLACE.
08:31:49 I AGREE WITH HOWARD 100%.
08:31:51 WE TALK ABOUT WHITE AND GRAY CANNOT BE THE PREDOMINANT COLOR
08:31:57 OF THE BUILDINGS, AND YET NOW WE'RE BEING TOLD THAT NAVAJO
08:32:00 WHITE -- AND I LOVE NAVAJO WHITE, I'VE USED IT MANY, MANY
08:32:05 TIMES -- NAVAJO WHITE IS NOW THE PRIMARY COLOR.
08:32:09 THAT JUST RUNS IN THE FACE OF WHAT WE HAVE SAID IS
08:32:11 PERMISSIBLE IN ESTERO.

08:32:13 >>Howard Levitan: AND THIS SHOULDN'T COME AS A SURPRISE TO
08:32:17 ANYBODY ON THE DEVELOPMENT TEAM BECAUSE WE'VE BEEN TALKING
08:32:20 ABOUT THIS FOREVER.
08:32:25 >>John Wojdak: HOWARD, THIS IS JOHN WOJDAK FROM DELISI
08:32:29 FITZGERALD.

08:32:29 I'M NOT SURPRISED BY YOUR COMMENT, JUST SO WE'RE CLEAR.
08:32:32 WE DID ADD THIS SLIDE.
08:32:35 THE IMAGE ON THE BOTTOM RIGHT ON THIS SLIDE IS JUST SMALL
08:32:41 AND NOT NEXT TO THE CORRESPONDING IMAGE FROM WHAT WE'RE
08:32:46 PROPOSING.
08:32:47 SO WE ADDED THIS TO PUT THEM SIDE BY SIDE ON THE SAME SHEET.
08:32:51 THE BUILDING DESIGN ITSELF I THINK IF YOU TAKE THE COLORS
08:32:55 AWAY, THE BUILDING DESIGN, IT REALLY HASN'T CHANGED.
08:32:59 AND WE CAN PROVIDE ELEVATIONS SIDE BY SIDE, PATTERN BOOK TO
08:33:05 WHAT WE'RE SHOWING NOW.
08:33:07 THERE'S OBVIOUSLY BEEN SOME REFINEMENTS AS THEY'VE WORKED
08:33:10 THROUGH ACTUALLY BUILDING THE BUILDINGS WITH BLOCK COURSING
08:33:14 AND HOW YOU TIE THE ROOF TO THE WALL AND THINGS LIKE THAT.
08:33:17 BUT THE OVERALL DESIGN OF THE BUILDING IS THE SAME.
08:33:20 THE COLORS, I UNDERSTAND YOUR COMMENT.
08:33:24 I CAN'T DISAGREE WITH YOU, OBVIOUSLY, THAT WHAT WE'RE
08:33:28 SHOWING, IT'S DIFFERENT THAN THE PATTERN BOOK.
08:33:31 I AGREE WITH THAT.
08:33:32 I THINK THE COLORS ARE SIMILAR, BUT THE PREDOMINANT COLOR IS
08:33:37 LIGHTER THAN KIND OF MORE VARIATION IN THE PATTERN BOOK.

08:33:42 >>Howard Levitan: JOHN, I WOULD LIKE TO READ TO YOU THAT
08:33:45 PARAGRAPH IN THE ZONING ORDINANCE.
08:33:48 IT SAYS THE PATTERN BOOK IS NOT CONCEPTUAL.
08:33:52 PHOTOGRAPHIC IMAGES MAY BE ILLUSTRATIVE BUT DEVELOPMENT MUST
08:33:56 BE IN SUBSTANTIAL COMPLIANCE WITH THE PATTERN BOOK,
08:33:59 INCLUDING A CONSISTENT ARCHITECTURAL AND LANDSCAPING THEME
08:34:02 FOR ALL COMMERCIAL AND RESIDENTIAL DEVELOPMENT.
08:34:05 I MEAN, IT COULDN'T BE ANY CLEARER THAN THAT WHEN WE DID IT,
08:34:08 AND WE DID IT FOR A REASON.
08:34:12 I'M JUST WONDERING, WHY ARE WE HERE NOW AT DEVELOPMENT ORDER
08:34:16 STAGE WITH A NEW PATTERN BOOK, A NEW PLAN?
08:34:20 >>John Wojdak: I WOULD DISAGREE WITH THAT A LITTLE BIT,
08:34:22 HOWARD.
08:34:23 IT'S NOT A NEW PLAN.
08:34:24 LIKE I SAID, THE BUILDING, IT'S A REFINEMENT OF THE SAME
08:34:29 BUILDING.
08:34:29 IT'S WHERE WHAT PARTICULAR COLORS ARE ON THE BUILDING.
08:34:35 I AGREE THAT IT'S DIFFERENT.
08:34:40 THE COMMERCIAL, I SHADED THAT OUT ON THE SITE PLAN.
08:34:43 WE'RE NOT INTENTIONALLY NOT SHOWING THE COMMERCIAL
08:34:46 ARCHITECTURE.
08:34:47 WHEN WE SUBMIT, WE CAN SHOW THE COMMERCIAL ELEVATIONS WITH A
08:34:52 SIDE BY SIDE OF THE RESIDENTIAL TO DEMONSTRATE CONSISTENCY,
08:34:56 AND IF THE COLORS NEED TO BE MORE IN LINE WITH THE PATTERN
08:35:02 BOOK THAN KIND OF WHAT THE ARCHITECT HAS REFINED, THEN TO BE

08:35:06 CONSISTENT WITH THE ZONING WE OBVIOUSLY WANT TO BE

08:35:09 CONSISTENT WITH THE ZONING.
08:35:12 >>Jim Wallace: DOES THAT MEAN, JOHN, THAT YOU HAVE CHANGED
08:35:14 THE COLOR PALETTE OF THE COMMERCIAL?
08:35:18 >>John Wojdak: WE HAVE NOT CHANGED.
08:35:19 >>Jim Wallace: WELL, YOU'RE SAYING CONSISTENT.
08:35:22 RIGHT NOW, THE RESIDENTIAL IS PRIMARILY WHITE, AND YOU'RE
08:35:24 SAYING THE COMMERCIAL THEN IS GOING TO BE PRIMARILY WHITE?
08:35:30 >>Howard Levitan: NO, BECAUSE THEY HAVE STONE AND THEY HAVE
08:35:33 DARKER COLORS IN THE COMMERCIAL.
08:35:34 WHAT YOU GUYS APPROVED.
08:35:40 >>Jim Wallace: RIGHT, EXACTLY.
08:35:41 >>Howard Levitan: WHERE ARE WE ON THIS PROJECT?
08:35:44 IT'S STARTING TO BE COMPLETELY DIFFERENT FROM WHAT WAS
08:35:47 ZONED.
08:35:48 >>John Wojdak: I DISAGREE.
08:35:49 >>Howard Levitan: JOHN, WE'RE TELLING YOU WHAT THE ISSUE IS.
08:35:53 YOU GUYS HAVE TO DEAL WITH THIS ISSUE WHEN YOU FILE FOR YOUR
08:35:57 DEVELOPMENT ORDER.
08:35:58 THIS IS A PRELIMINARY INFORMATION MEETING.
08:36:01 THAT'S FINE.
08:36:02 PUBLIC INFORMATION MEETING.
08:36:03 WE'VE GIVEN YOU THE COMMENT.
08:36:07 AND IT MAY BE A BETTER DESIGN, BUT IF IT'S A DIFFERENT
08:36:11 DESIGN, WE'RE NOT THE ONES THAT ARE GOING TO DEAL WITH IT

08:36:15 ULTIMATELY.
08:36:17 >>Kristin Jeannin: WHAT'S THE PROCESS THAT THEY WANT TO
08:36:20 CHANGE THE COLOR SCHEME?
08:36:22 >>Howard Levitan: IN ESTERO, WE HAVE A LONG-STANDING
08:36:25 REQUIREMENT FOR PATTERN BOOKS, AND WE LIKE THE PROJECT TO
08:36:27 STAY THE WAY THE PATTERN BOOK IS.
08:36:30 >>Jim Wallace: RIGHT ON.
08:36:31 >>Howard Levitan: IT DOESN'T CHANGE AFTER THE ZONING.
08:36:34 >>John Wojdak: THE PROCESS WOULD BE TO CHANGE THE ZONING AND
08:36:36 I CAN ASSURE YOU WE DON'T WANT TO DO THAT.
08:36:39 >>Howard Levitan: I KNOW YOU DON'T WANT TO DO THAT, SO WHY
08:36:41 ARE WE DOING THIS THEN?
08:36:43 WHY ARE YOU COMING UP WITH THESE CHANGES AT A LATE DATE?
08:36:47 AND THEN TO GIVE US AN EXHIBIT WE HAVEN'T EVEN SEEN, I DON'T
08:36:51 KNOW, JOHN.
08:36:52 I'M DISAPPOINTED.
08:36:53 I KNOW YOU KNOW BETTER THAN THAT.
08:36:55 >>John Wojdak: THE THOUGHT WAS COULD WE DO SOMETHING
08:36:59 DIFFERENT WITH THE COLORS TO HELP ACCENTUATE THE BUILDING?
08:37:03 IT'S THE SAME COLOR PALETTE.
08:37:05 OBVIOUSLY, THE LIGHTER COLOR IS MORE PREDOMINANT.
08:37:09 IF WE NEED TO CHANGE IT, WE NEED TO CHANGE IT.
08:37:13 I HEAR THE COMMENT.

08:37:14 >>Howard Levitan: THIS ISN'T A RENEGOTIATION.
08:37:17 THIS WHOLE PROJECT WAS THE SUBJECT OF A TREMENDOUS EFFORT

08:37:24 FOR YEARS.
08:37:25 >>John Wojdak: FIVE YEARS.
08:37:26 >>Howard Levitan: AND MUCH NEGOTIATION, AND YOU KNOW THAT.
08:37:28 AND FOR US TO GO BACK TO COUNCIL AND SAY, OH, BY THE WAY, WE
08:37:32 DIDN'T NECESSARILY AGREE WITH YOU GUYS SO WE'RE GOING TO
08:37:36 CHANGE IT, THEY WOULD GIVE ME MY HEAD ON A PLATE.
08:37:44 >>James Tatooles: I AGREE WITH YOU HOWARD.
08:37:46 THE QUESTION, WHEN YOU GOT APPROVAL AND IT WAS APPROVED AND
08:37:48 EVERYTHING WAS FINE AND DANDY, WHO CAME UP WITH THE IDEA TO
08:37:51 CHANGE IT?
08:37:53 >>Kristin Jeannin: JUST PUT IT IN YOUR NEXT PROJECT BECAUSE
08:37:55 IT'S GREAT.
08:37:56 >>Howard Levitan: IT MAY BE A GREAT DESIGN, AND IT MAY BE AN
08:38:00 UPDATE, BUT WE DON'T MAKE THAT DECISION.
08:38:03 >>John Wojdak: IF IT'S GREAT, IT NEEDS TO BE GREAT AND
08:38:06 CONSISTENT WITH THE PATTERN BOOK.
08:38:07 >>Howard Levitan: WELL, THEN TAKE IT BACK TO THE COUNCIL.
08:38:10 >>John Wojdak: OR WE'LL CHANGE IT TO WHAT'S IN THE PATTERN
08:38:14 BOOK.
08:38:17 >>James Tatooles: YOU'VE BEEN FOREWARNED.
08:38:19 >>Howard Levitan: YEAH, YOU'VE BEEN TOLD.
08:38:20 >>John Wojdak: UNDERSTOOD.
08:38:21 SO THE COLOR ISSUE ASIDE, ARE THERE ANY OTHER COMMENTS ON
08:38:27 THE ARCHITECTURE BESIDES THE COLOR CONSISTENCY WITH THE
08:38:30 PATTERN BOOK?

08:38:33 >>Howard Levitan: WELL, I'M NOT SURE, JOHN, THAT IT'S
08:38:35 EXACTLY JUST THE COLOR.
08:38:37 BECAUSE AS I LOOKED AT THOSE SIDE BY SIDES IN THE NEW
08:38:41 EXHIBIT, THERE WERE SOME -- THERE WERE DIFFERENTIATIONS IN
08:38:48 THE BUILDING.
08:38:49 THERE WERE SOME CHANGES.
08:38:49 >>Kristin Jeannin: SHOULDN'T THERE BE SOME LEEWAY FOR BETTER
08:38:55 DESIGN TO HAPPEN IN THE PROCESS?
08:38:57 >>John Wojdak: THEY ARE OBVIOUSLY NOT 100% CONSISTENT.
08:38:59 THERE ARE SOME DESIGN FEATURES THAT ARE DIFFERENT.
08:39:00 >>Howard Levitan: THAT'S WHAT THE CONCEPT OF SUBSTANTIAL
08:39:03 COMPLIANCE IS ALL ABOUT.
08:39:05 >>John Wojdak: UNDERSTOOD.
08:39:06 I'M NOT ARCHITECT.
08:39:09 IF YOU TAKE THE COLORS OUT, JUST STRAIGHT-FACE TEST, TO ME
08:39:15 THE BUILDINGS, WHAT'S IN THE PATTERN BOOK IS CONSISTENT WITH
08:39:19 WHAT WE'RE PRESENTING, COLORS ASIDE.
08:39:22 >>Howard Levitan: THAT WILL BE SOMETHING, I GUESS, WE'LL
08:39:24 LOOK AT.

08:39:28 >>Jim Wallace: SCOTTY, ISN'T IT THE APPLICANT'S
08:39:31 RESPONSIBILITY TO MAKE SURE THIS -- NOT OUR RESPONSIBILITY
08:39:33 -- TO MAKE A DECISION.
08:39:36 IT'S HIS RESPONSIBILITY TO HAVE ARCHITECTURE THAT IS
08:39:39 CONSISTENT WITH THE PATTERN BOOK.
08:39:40 DON'T LAY IT ON US.

08:39:42 >>Scotty Wood: JIM, THAT'S WHAT I WAS ABOUT TO SAY.
08:39:45 [ LAUGHTER ]
08:39:45 THANK YOU.
08:39:46 THE PATTERN BOOK IS THE PATTERN BOOK IS THE PATTERN BOOK.
08:39:53 THAT'S THE MESSAGE FROM THIS BOARD.
08:39:57 >>Mary Gibbs: MAY I MAKE ONE COMMENT, THOUGH?
08:40:00 BECAUSE POOR JOHN IS GETTING BEAT UP A LOT TONIGHT.
08:40:02 I'M THE ONE THAT ASKED FOR SIDE BY SIDE BECAUSE I COULDN'T
08:40:06 MAKE SENSE OUT OF IT.
08:40:08 THAT IS MY FAULT.
08:40:09 I DON'T WANT HIM TO GET BEAT UP FOR THAT.
08:40:11 YOU CAN BEAT HIM UP FOR SOME OTHER THINGS, BUT NOT THAT.
08:40:15 >>Scotty Wood: I THINK IT'S A GOOD IDEA, MARY, BECAUSE IT
08:40:18 POINTED OUT THE PROBLEM.
08:40:18 >>Mary Gibbs: WELL, I THINK IF THEY COME BACK FOR MAYBE A
08:40:23 WORKSHOP OR SOMETHING, THE SIDE BY SIDES FOR THE DESIGN AND
08:40:25 THE COLOR MIGHT BE HELPFUL.
08:40:28 >>Howard Levitan: I THINK THAT'S A GOOD SUGGESTION.
08:40:33 >>John Wojdak: I THINK WHAT WE WOULD DO IS GO AHEAD AND TAKE
08:40:35 THE COMMENTS TODAY INTO ACCOUNT.
08:40:38 SUBMIT THE DEVELOPMENT ORDER.
08:40:39 LET STAFF TAKE A LOOK AT IT, AND THEN TAKE ANY OF THAT
08:40:45 FEEDBACK FROM STAFF AND THEN COME BACK FOR A WORKSHOP.
08:40:47 SO WE CAN INCORPORATE STAFF COMMENTS AS WELL.
08:40:52 >>Jim Wallace: JOHN, I HAVE ONE OTHER COMMENT.

08:40:55 I HAVE ONE OTHER COMMENT.
08:40:57 I COULDN'T UNDERSTAND WHY YOUR WALKWAY AROUND THE LAKE IS
08:41:02 DIRECTLY IN FRONT OF THE LANAIS OF THE RESIDENCES.
08:41:08 ISN'T THAT A PRIVACY ISSUE?
08:41:10 I'VE JUST NEVER SEEN IT DONE.
08:41:14 >>John Wojdak: THE THOUGHT PROCESS ON THAT, JIM, IS THE
08:41:16 POTENTIAL FOR THE FIRST-FLOOR UNITS TO BE ABLE TO EXIT THE
08:41:21 LANAI AND GET RIGHT ON THE PATH.
08:41:25 BASICALLY USE THE PATH AROUND THE LAKE AS A WAY TO GET
08:41:28 AROUND THE NEIGHBORHOOD VERSUS USING THE PARKING LOT SIDE.
08:41:30 IF WE WANTED TO GO TO SOUTH AMENITY.
08:41:35 >>Jim Wallace: I UNDERSTAND THAT.
08:41:36 YOU DON'T THINK THAT IS A HUGE PRIVACY ISSUE OR MAYBE
08:41:39 RENTERS DON'T CARE ABOUT PRIVACY?
08:41:41 >>Kristin Jeannin: I'VE LIVED IN HOUSES THAT HAVE THIS, AND

08:41:44 IT'S A GREAT MANIPULATIVE.
08:41:46 AS A LANDSCAPE ARCHITECT, I THINK --
08:41:48 >>Barry Jones: -- APARTMENT COMPLEXES RECENTLY LIKE THIS AND
08:41:50 EVEN A RESIDENTIAL NEIGHBORHOOD THAT HAS A PATH AROUND THE
08:41:53 LAKE BEHIND HOUSES.
08:41:56 IT'S NOT THAT FAR OUT OF THE MARKET.
08:42:01 >>Marlene Naratil: [INAUDIBLE]
08:42:07 >>James Tatooles: [INAUDIBLE]
08:42:08 >>Marlene Naratil: [INAUDIBLE]
08:42:09 >>John Wojdak: AND THERE WILL BE LANDSCAPING IN BETWEEN

08:42:11 THERE, JIM.
08:42:12 BUILDING PARAMETER STUFF RIGHT UP AGAINST THE BUILDING.
08:42:15 OBVIOUSLY, IT'S NOT SUPER TALL, BUT IT DOES PROVIDE SOME
08:42:21 SEPARATION.
08:42:23 >>Jim Wallace: AS LONG AS YOU'VE THOUGHT ABOUT IT.
08:42:34 >>Scotty Wood: OKAY.
08:42:35 ARE WE DONE?
08:42:37 >>John Wojdak: WE'RE DONE.
08:42:38 >>Scotty Wood: I THINK WE'RE DONE.
08:42:39 OKAY.
08:42:42 >>Howard Levitan: THANK YOU, JOHN.
08:42:44 >>John Wojdak: THANK YOU, GUYS.
08:42:49 >>Mary Gibbs: MAY I ASK A QUESTION?
08:42:51 >>Scotty Wood: HOWARD.
08:42:51 >>Howard Levitan: I HAVE SOMETHING TO ADD, IF I COULD.
08:42:55 GO AHEAD, MARY.
08:42:57 >>Mary Gibbs: I WAS GOING TO ASK A QUESTION I MEANT TO ASK
08:43:00 EARLIER BUT WE LAUNCHED RIGHT INTO THE CASES.
08:43:02 I KNOW WE'RE GOING TO HAVE THIS MEETING IN AUGUST FOR VIA
08:43:05 COCONUT.
08:43:06 THE SEPTEMBER MEETING IS LOOKING TO BE BOOKED UP WITH A LOT
08:43:11 OF CASES AS WELL.
08:43:12 THINK ABOUT WHETHER WE WANT TO START EARLIER WITH THE
08:43:18 SEPTEMBER DATE.
08:43:19 I THINK IT WILL BE LIKE THIS OR MAYBE WORSE.

08:43:22 JUST WANTED TO BRING THAT UP FOR THOUGHT.
08:43:27 >>Howard Levitan: I WOULD LIKE TO SUGGEST -- I MEAN, IF YOU
08:43:30 HAVE SCHEDULING FOR TWO HUGE CASES LIKE WE HAD TODAY, WE'RE
08:43:39 NEVER GOING TO GET THROUGH ON ANY KIND OF -- ANY MEETING
08:43:43 THAT YOU HAVE PUBLIC INFORMATION MEETINGS OR WHATEVER.
08:43:46 THE PUBLIC INFORMATION MEETING SHOULDN'T TAKE AS LONG, BUT
08:43:52 IT SORT OF DEPENDS.
08:43:54 I DIDN'T ANTICIPATE THAT WE WOULD GET ALL THESE PEOPLE OUT
08:43:56 THAT DON'T LIKE McDONALD'S.
08:43:58 I ALSO HAVE A SUGGESTION FOR THE SEPTEMBER MEETING, AND IT
08:44:08 DEALS WITH THE WHOLE ISSUE OF COLORS AND MEDITERRANEAN

08:44:14 DESIGN BECAUSE THE PLANNING BOARD MEMBERS MAY NOT BE AWARE,
08:44:21 BUT I THINK THAT SOME OF US ARE AWARE THAT THE COUNCIL HAS
08:44:26 TAKEN AN APPEAL OF A DECISION THAT WE DID AT OUR LAST
08:44:32 MEETING WITH RESPECT TO THE FIFTH-THIRD BANK BUILDING.
08:44:38 THEY FELT THAT THEY DID NOT LIKE THE DESIGN OF THAT BUILDING
08:44:45 AND THE ARCHITECTURE.
08:44:45 AND IT WAS NOT SUFFICIENTLY MEDITERRANEAN FOR THEM.
08:44:49 SO THEY ARE GOING TO DEAL WITH THAT AT THEIR SEPTEMBER
08:44:53 MEETING.
08:44:54 AND WE HAVE NOW HAD SOME ISSUES ABOUT COLOR, AND WE WILL
08:44:59 HAVE ANOTHER ISSUE ABOUT COLOR I'M ANTICIPATING WHEN WE
08:45:04 START SEEING THE ARCHITECTURAL ELEVATIONS AND RENDERINGS FOR
08:45:09 SCOTTY'S FAVORITE PROJECT, WEST BAY.
08:45:12 AND MY SUGGESTION IS THAT I THINK WE NEED A WORKSHOP TO GO

08:45:19 OVER SOME OF THE ISSUES WITH RESPECT TO COLORS PARTICULARLY,
08:45:26 BUT ALSO THE MEDITERRANEAN DESIGN ELEMENTS THAT WE'VE PUT IN
08:45:30 THE LAND DEVELOPMENT CODE JUST TO MAKE SURE THAT WE'RE ALL
08:45:33 ON THE SAME PAGE AS TO WHAT IT IS THAT THE VILLAGE HAS ASKED
08:45:36 FOR, AND I AM IN THE PROCESS OF PREPARING JUST AN
08:45:45 EXPLANATION AND A DETAILED PAPER, IF YOU WILL, ABOUT THOSE
08:45:48 ISSUES THAT I WILL HAVE READY IN TIME TO HAND OUT TO GIVE TO
08:45:52 EVERYBODY WITHIN THE TIME FRAME FOR THE AGENDA OF THE
08:46:00 SEPTEMBER MEETING, WHICH IS ON THE 13th OR 14th.
08:46:04 WHENEVER IT IS IN SEPTEMBER.
08:46:09 >>Mary Gibbs: IT'S THE 14th.
08:46:13 >>Howard Levitan: 14th.
08:46:14 I WOULD LIKE TO ASK WITH EVERYBODY'S PERMISSION THAT WE DO A
08:46:18 WORKSHOP AN HOUR, SHOULDN'T BE MUCH MORE THAN AN HOUR ON
08:46:23 THOSE ISSUES JUST TO MAKE SURE WE'RE ALL ON THE SAME PAGE
08:46:27 AND THAT WE'RE BEING CONSISTENT WITH WHAT I THINK THE
08:46:30 COUNCIL IS NOW LOOKING FOR, BECAUSE OBVIOUSLY THEY HAVE SOME
08:46:35 STRONG OPINIONS, ESPECIALLY SOME OF THE NEWER FOLKS, ABOUT
08:46:40 WHAT IT IS THAT WE DID IN THE COMP PLAN AND THE LAND
08:46:45 DEVELOPMENT CODE WITH RESPECT TO ARCHITECTURE AND COLORS.
08:46:50 >>Scotty Wood: HOWARD, ARE YOU PROPOSING THEN THAT WE MIGHT
08:46:54 MEET AN HOUR EARLIER THAN SAY 4:30?
08:46:57 >>Howard Levitan: I WAS HOPING IN SEPTEMBER BECAUSE MARY HAS
08:46:59 A BIG SCHEDULE, THAT WE COULD AT LEAST TRY TO MEET AT 1:00.
08:47:04 I WILL BE THERE.

08:47:06 I HAVE PLANS TO BE THERE.
08:47:09 I HAVE PLANE TICKETS.
08:47:11 I HOPE SO.
08:47:14 I THINK THESE DAYS WITH THEM CANCELING FLIGHTS AND ALL THIS,
08:47:17 I'M COMING IN A DAY EARLY JUST SO WE DON'T HAVE THAT
08:47:20 PROBLEM.
08:47:21 I WANT TO MAKE CERTAIN THAT WE AT LEAST HAVE SOME KIND OF

08:47:26 CONSENSUS THAT IT'S OKAY TO HAVE A WORKSHOP AMONG US ABOUT
08:47:29 THOSE ISSUES SO THAT WE CAN AT LEAST TALK ABOUT THEM BEFORE
08:47:34 THESE CASES START TO COME DOWN THE PIKE, AND IT WOULD BE
08:47:37 BETTER IF WE HAD ENOUGH TIME.
08:47:45 >>Jim Wallace: CAN WE DO THIS ON THE 24th?
08:47:50 >>Anthony Gargano: WHEN WE COMBINED THE BOARDS, WE WERE TOLD
08:47:53 AT THE TIME THAT BECAUSE THE BOARDS WERE BEING COMBINED,
08:47:55 THERE MAY BE A NECESSITY TO DO TWO MEETINGS A MONTH.
08:48:00 I FOR ONE CAN'T MAKE A 1:00 MEETING.
08:48:03 PERHAPS IT'S TIME TO VISIT THE ORIGINAL SUGGESTION OF HAVING
08:48:12 EXTRA MEETINGS, OF HAVING TWO MEETINGS A MONTH AS REQUIRED.
08:48:18 >>Jim Wallace: SCOTTY, COULDN'T WE HAVE -- CAN WE HAVE A
08:48:24 WORKSHOP MEETING BEFORE OR AFTER OUR AUGUST 24th MEETING?
08:48:28 COULDN'T WE HAVE THE PUBLIC MEETING ON THE 24th AND THEN
08:48:32 END THAT MEETING AND START A WORKSHOP FOR AN HOUR?
08:48:35 >>Howard Levitan: I'M NOT GOING TO BE READY TO GIVE THIS TO
08:48:39 YOU UNTIL THE SEPTEMBER MEETING, BUT WE COULD CERTAINLY HAVE
08:48:43 A WORKSHOP, HAVE -- IF WE'RE HAVING A MEETING ANYWAY, MARY

08:48:47 MAY HAVE ANOTHER CASE FOR IT.
08:48:49 I DON'T KNOW.
08:48:50 >>Kristin Jeannin: WORKSHOP CAN BE ALL ZOOM.
08:48:54 >>Scotty Wood: MARY, SOMETHING YOU CAN SQUEEZE INTO THE
08:48:57 AUGUST MEETING THAT OTHERWISE WOULD HAVE BEEN SEPTEMBER?
08:49:01 >>Mary Gibbs: I THINK THAT'S GOING TO BE A LITTLE TRICKY
08:49:03 WITH NOTICE REQUIREMENTS.
08:49:07 I'LL HAVE TO TAKE A LOOK.
08:49:09 YEAH, MAYBE AN INFORMATION MEETING.
08:49:11 HAVE TO HAVE 14 DAYS' NOTICE.
08:49:13 IS THAT 14 DAYS?
08:49:20 >>Howard Levitan: I WANT TO REALLY BE IN ESTERO FOR THAT
08:49:22 MEETING, FOR THE WORKSHOP.
08:49:24 I WOULD PREFER NOT TO DO THAT UNTIL SEPTEMBER.
08:49:27 IF NO ONE WANTS TO MEET EARLIER, THEN WE MAY HAVE TO DO
08:49:31 ANOTHER SEPTEMBER MEETING.
08:49:39 >>Jim Wallace: I WON'T BE AVAILABLE ON THE 14th.
08:49:46 >>Howard Levitan: JIM SAID HE WOULD NOT BE IN ESTERO ON THE
08:49:49 14th.
08:49:50 WILL YOU BE ABLE TO BE ON ZOOM, JIM?
08:49:52 >>Jim Wallace: I DON'T KNOW.
08:49:53 I'M FLYING.
08:49:54 CHANCES ARE NOT.
08:49:55 I'M COMING OUT OF CANADA, SYRACUSE SO WHO KNOWS.
08:50:02 >>Scotty Wood: PROBABLY NOT.

08:50:06 >>Jim Wallace: RIGHT NOW I'M ON AN ISLAND IN THE MIDDLE OF
08:50:09 THE ST. LAWRENCE RIVER.
08:50:11 >>Howard Levitan: YOU'VE GOT GOOD WIFI ANYWAY.

08:50:15 I'LL LET MARY WORK IT OUT.
08:50:18 I GUESS I DON'T HEAR REALLY ANY OBJECTIONS TO HAVING A
08:50:21 WORKSHOP, AND WE'LL TRY TO SCHEDULE IT AS SOON AS WE CAN.
08:50:27 >>James Tatooles: WE'RE BETTER OFF TO DISCUSS THE QUESTIONS
08:50:30 IN A WORKSHOP THAN DOING THEM IN FRONT OF AN AUDIENCE THAT
08:50:35 WE'RE WASTING THEIR TIME AS WELL AND THEY DON'T KNOW WHAT
08:50:37 THEY ARE LOOKING AT.
08:50:39 >>Howard Levitan: I AGREE 100%.
08:50:41 I JUST WANT TO GET THE ISSUES BEHIND US SO THAT WE CAN --
08:50:45 BECAUSE WE HAVE LOTS OF CASES COMING UP THAT ARE GOING TO
08:50:49 INVOLVE COLORS AND THE MEDITERRANEAN ARCHITECTURE.
08:50:54 IN DIFFERENT ITERATIONS, INCLUDING THIS ONE NOW.
08:51:00 >>Scotty Wood: MARY, I WOULD ASK -- MAYBE STICK A PIM AGENDA
08:51:05 ITEM INTO THE SECOND AUGUST MEETING IF SOMEBODY IS READY AND
08:51:10 WE CAN MEET THE NOTICE REQUIREMENTS.
08:51:13 >>Mary Gibbs: I WAS JUST LOOKING AT THE CALENDAR, AND YOU
08:51:15 WOULD HAVE TO HAVE SIGNS POSTED TODAY.
08:51:17 SO THAT WON'T.
08:51:19 BUT I DO HAVE -- INTERESTINGLY, I DO HAVE TWO PAINTING
08:51:23 PERMITS THAT ARE ANXIOUS TO COME BACK.
08:51:34 >>Howard Levitan: THAT IS THE SAME ISSUE, ISN'T IT?
08:51:36 >>Mary Gibbs: ONE IS THE EXTRA SPACE STORAGE WANTS TO COME

08:51:39 BACK FOR THE REVISIT.
08:51:41 >>Howard Levitan: THAT'S GOING TO TAKE HOURS.
08:51:44 >>Mary Gibbs: THE OTHER ONE, WAIT.
08:51:48 THE TIDES CONDO THAT WAS WHITE AND GRAY.
08:51:53 THEY THOUGHT THEY WERE ON TONIGHT, BUT, NO.
08:51:56 SO I DON'T KNOW.
08:51:58 I'LL LOOK AND SEE, BUT I'LL LOOK AND SEE.
08:52:01 >>Scotty Wood: FAIR ENOUGH.
08:52:04 >>Barry Jones: I WOULD LIKE TO TAKE A MOMENT AND REFLECT
08:52:06 BACK THAT A LOT OF THE COMMENTS WE HEARD TODAY IN THE PUBLIC
08:52:10 INFORMATION MEETING DISCUSSED PEOPLE NOT WANTING USES THAT
08:52:15 ARE ALLOWABLE UNDER THE EXISTING ZONING.
08:52:18 SO I THINK IT'S IMPORTANT THAT WE HELP THE PUBLIC UNDERSTAND
08:52:23 THAT AS DESIGN REVIEW, NOT THE ZONING, BUT DESIGN REVIEW,
08:52:28 IT'S NOT IN OUR PURVIEW TO SAY AN ALLOWED USE IS NO LONGER
08:52:33 ACCEPTABLE.
08:52:34 AND HELP THE PUBLIC UNDERSTAND THAT THE USES ARE ALREADY
08:52:39 DEFINED IN THE ZONING.
08:52:40 SO WE'RE NOT CAPABLE OF ELIMINATING THOSE TYPES OF USES,
08:52:48 PEOPLE NOT WANTING A DRIVE-THROUGH RESTAURANT THERE WHEN THE
08:52:51 DRIVE-THROUGH RESTAURANT IS ALLOWED IN THE ZONING.
08:52:55 >>Scotty Wood: THAT'S A FAIR COMMENT.
08:52:57 >>Barry Jones: WE ALWAYS TRY TO TAKE A MOMENT AT OUR
08:53:00 HEARINGS AND MAKE SURE PEOPLE UNDERSTOOD WHAT THE SCOPE OF
08:53:04 THE POWER THAT WE WERE GRANTED WAS FOR EACH PARTICULAR CASE

08:53:09 WHEN WE STARTED GETTING THOSE TYPE OF OBJECTIONS.
08:53:12 >>Mary Gibbs: IF I COULD SAY SOMETHING, WE TRY TO DO THAT,
08:53:15 TOO, SO WHEN WE KNEW THAT SOME OF THE STONEYBROOK PEOPLE, WE
08:53:19 KNEW THEY WERE WORKING ON A PETITION, AND WE TALKED TO THEM
08:53:22 TO MAKE IT CLEAR THAT -- ABOUT THE GAS STATION.
08:53:26 NOW, THE OTHER ONES WITH THE SECRET FAST-FOOD RESTAURANT, I
08:53:30 DIDN'T KNOW THERE WERE PEOPLE -- WE ASKED THEM TO REACH OUT
08:53:33 TO THE NEIGHBORS, AND THEN THE NEIGHBORS, ONE OF THEM
08:53:37 CONTACTED ME AFTER BECAUSE THEY HADN'T REACHED OUT TO THEM.
08:53:40 I DIDN'T KNOW THOSE NEIGHBORS WERE COMING.
08:53:41 WE DO TRY TO EXPLAIN THAT WHEN WE CAN.
08:53:45 >>Howard Levitan: LET ME ADDRESS BARRY'S POINT, BECAUSE I
08:53:48 THINK IT'S A GOOD ONE, BUT I DON'T THINK IT'S AS SIMPLE AS
08:53:51 THAT.
08:53:52 LIKE ANYTHING ELSE IN THIS PLANNING WORLD, THERE DOESN'T
08:53:56 SEEM TO BE AS SIMPLE.
08:53:57 SO, FOR EXAMPLE, WITH RESPECT TO THE GAS STATION, THERE WAS
08:54:05 THAT PROVISION, NO 24 HOUR OPERATION.
08:54:10 WHAT DOES THAT MEAN?
08:54:12 IS 23:59 OKAY?
08:54:16 SO THERE WERE OTHER CONDITIONS IN THAT ZONING ORDINANCE.
08:54:20 AND THE ZONING ORDINANCE SAID, FOR EXAMPLE, YOU HAVE TO
08:54:24 STILL BE CONSISTENT WITH THE LEE PLAN AT THE TIME OF
08:54:26 DEVELOPMENT ORDER.
08:54:27 IT ALSO SAID, WHICH IS WHAT THESE TWO NORMAL PROVISIONS ARE,

08:54:32 HAS TO BE COMPLIANT WITH THE LAND DEVELOPMENT CODE AT THE
08:54:35 TIME OF DEVELOPMENT ORDER.
08:54:36 SO OUR COMP PLAN HAS PROVISIONS THAT SAY WHEN YOU DO A
08:54:44 COMMERCIAL DEVELOPMENT, YOU CAN LOOK AT HOURS OF OPERATION,
08:54:48 BLAH, BLAH, BLAH, NOISE, AND ALL OF THE REST OF THE THINGS.
08:54:51 I READ THAT COMMENT TO YOU.
08:54:52 AND THAT'S OUR COMP PLAN.
08:54:54 NOW, IS IT -- DO THEY HAVE A VESTED RIGHT TO NOT HAVE HOURS
08:54:58 OF OPERATION?
08:55:01 OR CAN WE DO REASONABLE HOURS OF OPERATION?
08:55:05 MARY PUT IN ALSO THERE HOURS OF OPERATION FOR THE
08:55:10 MINI-WAREHOUSE WITH A STORAGE FACILITY IN HER STAFF REPORT.
08:55:15 DID WE HAVE THE RIGHT TO DO THAT?
08:55:18 I WOULD ARGUE THAT BASED ON THE LANGUAGE, THE CONDITIONS
08:55:21 ABOUT COMPLIANCE WITH THE COMP PLAN AND THE LAND DEVELOPMENT
08:55:25 CODE, YES, THAT THOSE -- WE'RE NOT CHANGING ANYTHING.
08:55:30 NANCY MAY DISAGREE AND NEALE ABSOLUTELY WOULD DISAGREE.
08:55:41 >>Jim Wallace: NEALE WOULD ABSOLUTELY DISAGREE.
08:55:43 >>Howard Levitan: YEAH, I AGREE.
08:55:44 SO ALL OF THOSE ISSUES GOING TO GET HASHED OUT SOMEWHERE AND
08:55:50 MAYBE DETERMINED BY HIGHER POWERS THAN US.

08:55:55 >>Barry Jones: IT WAS MORE OF IS A GAS STATION ALLOWED.
08:55:58 YOU CAN'T TELL THEM THEY CAN'T HAVE A GAS STATION.
08:56:00 >>Howard Levitan: ABSOLUTELY.
08:56:01 THAT IS CLEARLY VESTED AND WE ALL KNEW THAT.

08:56:04 AND THAT'S SOMETHING THAT THE PUBLIC --
08:56:06 >>Barry Jones: [INAUDIBLE]
08:56:08 >>Howard Levitan: WELL, WE'RE GOING TO LOOK AT THAT ONE REAL
08:56:10 CLOSE.
08:56:11 DON'T WORRY ABOUT IT.
08:56:13 >>Scotty Wood: THE OTHER OBSERVATION I WOULD MAKE --
08:56:16 >>Nancy Stroud: I ACTUALLY DID LOOK AT THE QUESTION OF
08:56:19 WHETHER THE GAS STATION COULD BE LIMITED IN HOURS OF
08:56:22 OPERATION AND HOW YOU WOULD DO THAT, AND THE STAFF AND I
08:56:27 WORKED TOGETHER TO PUT ON EVIDENCE THAT WOULD FORM A
08:56:32 REASONABLE BASIS FOR LIMITING THE HOURS OF OPERATION.
08:56:36 SO I'M CONFIDENT THAT WE HAVE THE ABILITY TO DO THAT IF
08:56:41 THERE'S A REASONABLE BASIS.
08:56:42 HOWARD HAD ASKED THE QUESTION AT THE BEGINNING OF THE
08:56:47 HEARING ABOUT WHAT CODE APPLIED AND, OF COURSE, THE NEW CODE
08:56:51 APPLIES WHICH, AGAIN, ALLOWS US TO LIMIT HOURS OF OPERATION.
08:56:55 SO I THINK THAT WAS A FAIRLY EASY LEGAL QUESTION, THANK
08:57:01 GOODNESS, BECAUSE IT'S A VERY IMPORTANT ONE FOR ESTERO,
08:57:04 OBVIOUSLY.
08:57:08 >>Jim Wallace: WE'VE SEEN THE CAR WASH AT THE VINES.
08:57:12 WE'VE SEEN TODAY NO McDONALD'S AT RAPALLO.
08:57:15 WE'VE SEEN NO GAS STATION AT STONEYBROOK.
08:57:19 I DON'T KNOW, DO WE HAVE THE RIGHT TO DO ANY OF THAT?
08:57:22 NO.
08:57:23 >>Nancy Stroud: IT'S VERY CASE DEPENDENT.

08:57:25 AND SO IN THE EXAMPLE OF THE FAST FOOD RESTAURANT, I THINK
08:57:30 IT'S VERY CLEAR THAT THEY HAVE A DRI.
08:57:31 THEY HAVE AN ENTITLEMENT TO THAT USE AND BARRY IS RIGHT.
08:57:36 THAT'S NOT SOMETHING THAT WE ARE GOING TO CHANGE WITHOUT
08:57:39 REALLY GETTING INTO LEGAL ISSUES.
08:57:41 WE CAN CONDITION THE IMPACTS OF THAT.
08:57:47 >>Howard Levitan: WAIT A MINUTE, NANCY BECAUSE THEY MAY HAVE
08:57:49 THE RIGHT TO THE USE BUT MAYBE THEY DON'T HAVE A RIGHT TO A
08:57:52 DOUBLE-STACKED ENTRANCE.
08:57:55 >>Nancy Stroud: EXACTLY.
08:57:57 >>Howard Levitan: AND THERE ARE ALL SORTS OF THINGS, ISSUES,
08:58:00 THAT ARE GOING TO COME UP WITH THAT DEVELOPMENT AS IT MOVES
08:58:06 FORWARD.
08:58:06 SAME THING WITH A FAST-FOOD AT THE END CAP OF ONE OF THOSE
08:58:11 RETAIL BUILDINGS AND HOW WE GET OUR WALKABILITY AND PROTECT
08:58:16 THE BIKE GUYS AND ALL THIS.
08:58:19 THAT'S NOT DONE-DEAL YET.

08:58:21 THE USE IS ONE THING.
08:58:22 >>Nancy Stroud: THE USE IS ONE THING, BUT THE POWER OF THE
08:58:25 DEVELOPMENT ORDER AND THE CRITERIA THAT ARE IN THE CODE
08:58:28 REGARDING COMPATIBILITY AND ALL THE ISSUES THAT YOU USED
08:58:33 THAT COME UP THAT YOU NEED TO LOOK AT CAREFULLY FOR
08:58:36 MITIGATION IS STILL HERE WITH THE BOARD.
08:58:40 IT'S JUST THAT WE CAN'T SAY AS SOME OF THE PUBLIC COMMENT,
08:58:46 THEY JUST DIDN'T WANT THE USE AT ALL.

08:58:48 WELL, THAT'S JUST KIND OF --
08:58:50 >>Howard Levitan: THAT'S NOT GOING TO FLY.
08:58:54 >>Nancy Stroud: BUT THE BOARD CAN DEAL WITH THE IMPACTS OF
08:58:56 THAT USE.
08:58:57 THAT WILL BE ONE THING I'M SURE YOU WILL BE LOOKING AT VERY
08:59:02 CAREFULLY.
08:59:04 >>Jim Wallace: NANCY, THOSE USES ARE DEMAND DRIVEN.
08:59:08 THE ONLY REASON THEY WANT TO BUILD THEM IS BECAUSE THERE'S
08:59:11 DEMAND FOR THEM.
08:59:12 THEY HAVE TO BE SOMEWHERE.
08:59:13 THEY CAN'T JUST BE FLOATING AROUND IN THE AIR.
08:59:17 UNFORTUNATELY, WE'RE LEFT TO DEAL WITH THAT NIMBY.
08:59:22 I LOVE COFFEE OR I LOVE FAST FOOD BUT DON'T WANT IT NEXT
08:59:27 DOOR TO ME.
08:59:28 THOSE ARE ISSUES AS WE HAVE FEWER AND FEWER LAND AVAILABLE
08:59:31 AND HIGHER DENSITY OF POPULATION, THAT'S AN ISSUE THAT WE AS
08:59:34 A GROUP ARE REALLY GOING TO HAVE TO -- WE'RE SEEING IT.
08:59:37 THE LAST TWO MONTHS, WE'VE HAD TO FACE THREE OF THEM.
08:59:40 >>Nancy Stroud: EXACTLY RIGHT.
08:59:41 AND LEE COUNTY'S WAY TO DEAL WITH USES WAS TO ALLOW A LOT OF
08:59:49 DIFFERENT USES.
08:59:49 SO WE HAVE THAT LEGACY THAT WE'RE DEALING WITH.
08:59:53 IF WE WERE STARTING FROM THE BEGINNING, WE MIGHT NOT HAVE
08:59:56 COMMERCIAL USES THAT ARE SO EXTENSIVE FOR ANY PROPERTY.
09:00:01 BUT THAT'S WHAT WE HAVE ON SOME OF THE CASES.

09:00:04 AGAIN, IT'S VERY CASE SPECIFIC, SO YOU HAVE TO LOOK AT ALL
09:00:07 OF THE ZONING -- EARLIER ZONING RESOLUTIONS IF IT'S A DRI,
09:00:11 YOU HAVE TO LOOK AT ALL THE CONDITIONS OF THE DRI AND PARSE
09:00:14 THROUGH ALL OF THAT.
09:00:16 >>Howard Levitan: WE HAVE OUR FRIEND MARY TO BE RESPONSIBLE
09:00:19 FOR ALL OF THAT STUFF.
09:00:25 >>Scotty Wood: AS WE LOOK AT ALL THE THINGS, IN PARTICULAR
09:00:28 THE LEGACY CASES, THE LEGACY CASES ARE A FORM OF PRECEDENT,
09:00:33 AND WE HAVE TO BE VERY CAREFUL ABOUT MAKING ADDITIONAL
09:00:37 PRECEDENTS BECAUSE THEY'LL COME BACK TO HAUNT US.
09:00:41 MY SIX YEARS ON THIS BOARD, I'VE SEEN THAT HAPPEN MORE THAN
09:00:45 ONCE.
09:00:48 >>Barry Jones: WE'RE PUSHING UP AGAINST THE 9:00 HOUR.

09:00:54 >>Scotty Wood: MY ATOMIC CLOCK ON MY COMPUTER SAYS 9 P.M.
09:01:00 >>James Tatooles: IS THERE ANY MERIT TO COMPATIBILITY VERSUS
09:01:04 ZONING?
09:01:04 IF SOMETHING IS ALLOWED UNDER THE ZONING STATUTES BUT PEOPLE
09:01:12 FEEL IT IS AN INCOMPATIBLE USE, ANY MERIT TO THE
09:01:15 INCOMPATIBLE USE?
09:01:16 >>Nancy Stroud: WELL, IF YOU HAVE AN ENTITLEMENT TO A USE,
09:01:20 THEN THE COMPATIBILITY CRITERIA ISN'T GOING TO TAKE AWAY
09:01:24 FROM THAT ENTITLEMENT.
09:01:25 AGAIN, THEN THAT GOES BACK TO HOW DO YOU MITIGATE THE
09:01:29 IMPACTS OF THAT USE?
09:01:31 WHERE IS THAT USE GOING TO BE LOCATED ON THE SITE?

09:01:34 WHAT PEDESTRIAN CONNECTIVITY AND BUFFERING AND ALL THE OTHER
09:01:37 THINGS THAT YOU LOOK AT IN A DEVELOPMENT ORDER COME INTO
09:01:40 PLAY THEN.
09:01:41 BUT THE USE YOU'RE NOT GOING TO BE ABLE TO SAY YOU JUST
09:01:45 CAN'T HAVE THAT USE, UNFORTUNATELY.
09:01:50 >>Kristin Jeannin: AND REPEAT, A MOTION TO ADJOURN.
09:01:53 >>Barry Jones: SECOND.
09:01:55 >>Marlene Naratil: ALL IN FAVOR?
09:01:59 >> WE ARE ADJOURNED.
09:02:00

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**DRAFT**

# FINAL ACTION AGENDA/MINUTES

## Planning and Zoning Board Meeting

**Village of Estero**
**9401 Corkscrew Palms Circle**
**Estero, FL 33928**
**December 15, 2020 4:00 p.m.**

**1. CALL TO ORDER:** 4:00 p.m.

**2. PLEDGE OF ALLEGIANCE:** Led by Chairman Wood

**3. ROLL CALL:**

Present: Chairman Scotty Wood (via teleconference), and Board Members Tim Allen (via teleconference), Marlene Naratil, Anthony Gargano, James Tatooles, and John Yarbrough.

Also present: Village Land Use Counsel Nancy Stroud (via teleconference), Community Development Director Mary Gibbs, and Deputy Village Manager Kyle Coleman

**4. APPROVAL OF AGENDA:**

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

**5. BUSINESS:**

**(a) Public Hearings**

Boardmember 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. There were no ex-parte communications or conflicts of interest noted.

(1) School Property Three Oaks Parkway (CPA2020-E001) (District 4)
68.5-acre undeveloped parcel, south of Copper Oaks, southeast of the Post Office and bounded by Three Oaks Parkway on the west and I-75 on the east. School District of Lee County is requesting a Comprehensive Plan Amendment to develop an elementary and middle school. Public Information Meeting was held October 27, 2020.

**Staff Presentation/Comments:**
Mary Gibbs, Community Development Director
Kathy Eastley, Senior Planner

**Presentation/Information by:**
Dana Hume, Johnson Engineering
Leah Holmes. Johnson Engineering
Kathie Ebaugh, Lee County School Board

**Public Comment:**
**In-Person**
Tim Murphy, Copper Oaks
Jeff Ocean, Copper Oaks
Barry Freedman, ECCL

**eComments**
Patrick McGary, Spring Ridge

**Board Questions or Comments**:
Board Members Gargano, Naratil, Allen, Yarbrough, Tatooles, and Chairman Wood

**Motion:** Motion to approve a continuance for 30 days.

**Motion by:** Board Member Tatooles
**Seconded by:** Board Member Yarbrough

**Action:** Approved a continuance for 30 days.

**Vote:**
Aye: Board Members Allen, Tatooles, Yarbrough, Naratil and Chairman Wood
Nay: Board Member Gargano
Abstentions:

**(b) Workshop**

(1) Land Development Code – Part 2C

**Staff Presentation/Comments:**
Mary Gibbs, Community Development Director
Nancy Stroud, Village Land Use Counsel

**Presentation/Information by:**
Craig Richardson, Clarion
David Henning, Clarion

**Public Comment:** None.

**Board Questions or Comments**:
Board Members Gargano, Naratil, Allen, Yarbrough, and Chairman Wood

**6. PUBLIC INPUT:** None.

**7. BOARD COMMUNICATIONS:** None.

**(a) Next meeting January 19, 2021**

A motion to adjourn was made and duly passed.

**8. ADJOURNMENT:** 6:47 pm

_____
Tammy Duran
Deputy Village Clerk

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**

# FINAL ACTION AGENDA/MINUTES

## Planning and Zoning Board Meeting

**Village of Estero**
**9401 Corkscrew Palms Circle**
**Estero, FL 33928**
**January 19, 2021 4:00 p.m.**

1. **CALL TO ORDER:** 4:00 p.m.

2. **PLEDGE OF ALLEGIANCE:** Led by Chairman Wood

3. **ROLL CALL:**

   Present: Chairman Scotty Wood (via teleconference), and Board Members Tim Allen (via teleconference) Arrived 4:30 p.m., Marlene Naratil, Anthony Gargano, James Tatooles, and John Yarbrough.

   Also present: Village Land Use Counsel Nancy Stroud (via teleconference), Community Development Director Mary Gibbs, Senior Planner Kathy Eastley, and Deputy Village Clerk Tammy Duran

4. **APPROVAL OF AGENDA:**

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

5. **BUSINESS:**

   **(a) Public Hearings**

   Village Land Use Counsel Stroud 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.

Chairman Wood received several emails from residents regarding the school property. Chairman Wood fowared the emails to staff and the Board. Vice Mayor Errington also received emails regarding the school property from residents. She forwarded the emails to staff and the Board. No conflict of interst has been noted.

(1) School Property Three Oaks Parkway (CPA2020-E001) (District 4) continued from December 15, 2020 meeting.
68.5-acre undeveloped parcel, south of Copper Oaks, southeast of the Post Office and bounded by Three Oaks Parkway on the west and I-75 on the east.

- School District of Lee County is requesting a Comprehensive Plan Amendment to develop an elementary and middle school.

- Public Information Meeting was held October 27, 2020.

**Staff Presentation/Comments:**
Mary Gibbs, Community Development Director
Kathy Eastley, Senior Planner

**Presentation/Information by:**
Dana Hume, P.E., Johnson Engineering, Inc.

**Board Questions or Comments**:
Board Members Gargano, Naratil, Allen, Tatooles, Yarbrough, and Chairman Wood

**Public Comment:**
**In Person:**
Scott Gulik
Jeff Ocean, Copper Oaks
MaryBeth Ocean, Copper Oaks
Barry Freeman, Representing ECCL
Shawn Meyer
Theresa Vitanza, Rookery Pointe
David Wasjak, Estero Springs Development
Edward Fronz, Copper Oaks

**eComment:**
Joe Mancini, Silver Palms
Mary Ann Mancini
Susan Cesareo, Village Cesareo
Terry and Susan Johnson
Shawn Adams
Barbara Fresco
Kris Scharping
Karen and Kos Skruodys, Villagio
Linda and Wayne Lesperance

Michelle Woods
Guillermo and Evelyn Barbosa
Ed Weil
Ron Zacher, Belle Lago
Cathy Horne, Stoneybrook
Romona Novitski, Bella Terra
Barbara Wells, Bella Terra
Julie Johnston, Copper Oaks

**Board Questions or Comments**:
Board Members Gargano, Naratil, Allen, Yarbrough, and Chairman Wood

**Motion:** Motion to approve recommendation as drafted by staff to the Village Council.

**Motion by:** Board Member Tatooles
**Seconded by:** Board Member Yarbrough

**Action:** Approved recommendation as drafted by staff to the Village Council.

**Vote:**
Aye: Board Members Allen, Tatooles, Yarbrough, Naratil and Chairman Wood
Nay: Board Member Gargano
Abstentions:

The meeting went into recess at 6:14 p.m. and reconvened at 6:25 p.m.

There were no ex-parte communications or conflicts of interest noted.

(3) Pavich Estero PD (DCI2019-E002) (District 5) *continued from September 15,* 2020.

21250 Happy Hollow Lane and 8910 Corkscrew Road, located on the south side of Corkscrew and west of Via Coconut.

Request to rezone from AG-2 to Estero Planned Development for a mix of office, retail and restaurant in one building totaling 10,000± S.F.

- Public Information Meeting was held May 21, 2019.

- The Pattern Book was reviewed by the Design Review Board June 26, 2019.

**Staff Presentation/Comments:**
Mary Gibbs, Community Development Director
Kathy Eastly, Senior Planner

**Presentation/Information by:**
Fred Drovdlic, AICP, Waldrop Engineering
Matthew Kraig, AIA, MHK Architecture
Sabrina McCabe, PLA, Waldrop Engineering

**Public Comment: None.**

**Board Questions or Comments**:
Board Members Gargano, Naratil, Allen, Yarbrough, and Chairman Wood

**Motion:** Motion to approve recommendation of request to rezone from AG-2 to Estero Planned Development for a mix of office, retail and restaurant in one building totaling 10,000± S.F to Village Council.

**Motion by:** Board Member Gargano
**Seconded by:** Board Member Naratil

**Action:** Approved recommendation to rezone from AG-2 to Estero Planned Development for a mix of office, retail and restaurant in one building totaling 10,000± S.F to Village Council.

**Vote:**
Aye: Board Members Allen, Tatooles, Gargano, Yarbrough, Naratil and Chairman Wood
Nay:
Abstentions:

(2) Capital Improvements Ordinance
Review Ordinance 2021-01 updating the Village Capital Improvement Schedule for fiscal year 2020-2021 and adopting the most recent School District Capital Improvement Plan.

**Staff Presentation/Comments:**
Mary Gibbs, Community Development Director
Kathy Eastly, Senior Planner

**Board Questions or Comments**: None.

**Public Comment:** None.

**Motion:** Motion to recommend approval of Capital Improvements Ordinance to Village Council.

**Motion by:** Board Member Gargano
**Seconded by:** Board Member Naratil

**Action:** Approved recommendation to approve Capital Improvements Ordinance to Village Council.

**Vote:**
Aye: Board Members Allen, Tatooles, Gargano, Yarbrough, Naratil and Chairman Wood
Nay:
Abstentions:

**6. PUBLIC INPUT:** None.

**7. BOARD COMMUNICATIONS:**

Board Member Gargano.

(a) **Next meeting February 16 , 2021**

A motion to adjourn was made and duly passed.

**8. ADJOURNMENT:** 8:13 pm

_____
Tammy Duran
Deputy Village Clerk

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**DRAFT**

# FINAL ACTION AGENDA/MINUTES

## Planning and Zoning Board Meeting

**Village of Estero**
**9401 Corkscrew Palms Circle**
**Estero, FL 33928**
**March 16, 2021 5:30 p.m.**

**1. CALL TO ORDER:** 4:00 p.m.

**2. PLEDGE OF ALLEGIANCE:** Led by Chairman Wood

**3. ROLL CALL:**

Present: Chairman Scotty Wood, and Board Members Marlene Naratil, Anthony Gargano, James Tatooles, and John Yarbrough. Absent: Boardmember Tim Allen.

Also present: Village Land Use Counsel Nancy Stroud (via teleconference), Community Development Director Mary Gibbs, Senior Planner Kathy Eastley, 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 December 1, 2020 meeting minutes.

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

**(b) Public Hearing**

Village Land Use Counsel Stroud 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. There were no ex-parte communications or conflicts of interest noted.

(1) Joe's Fresh Catch – 2COP (District 6) (COP2021-E001) 23050 Via Villagio, Unit 113, Coconut Point Mall, located between Five Guys and Moe's Southwest Grill, and previously occupied by Subway.

Joe's Fresh Catch seafood market/café is requesting approval for consumption on premises of alcoholic beverages (2COP) for the café and outdoor seating area.

.

**Staff Presentation/Comments:**
Mary Gibbs, Community Development Director
Kathy Eastley, Senior Planner

**Presentation/Information by:**
Angela Pomerleau, Owner

**Board Questions or Comments**:
Board Members Gargano, Naratil, Allen, Tatooles, Yarbrough, and Chairman Wood

**Public Comment:**
**eComment:**
Evan and Barbara Miller, Tidewater

**Board Questions or Comments**:
Board Members Gargano, Naratil, Tatooles, Yarbrough, and Chairman Wood

**Motion:** Motion to approve the consumption of alcoholic beverages (2COP) for the café and outdoor seating area with staff recommendations.

**Motion by:** Board Member Gargano
**Seconded by:** Board Member Naratil

**Action:** Approved the consumption of alcoholic beverages (2COP) for the café and outdoor seating area with staff recommendations.

**Vote:**
Aye: Board Members Gargano, Tatooles, Yarbrough, Naratil and Chairman Wood
Nay:

Abstentions:

The meeting went into recess at 7:32 p.m. and reconvened at 7:38 p.m.

There were no ex-parte communications or conflicts of interest noted.

**(c) Public Information Meetings**

(1) AT&T Cell Tower (District 1) (SEZ2020-E0101 and VAR2020-E001)
3231 Coconut Road, located on the property of Bonita Springs #2753 Benevolent and Protective Order of Elks, west of US 41 and south of Coconut Road.

Review Special Exception request in CS Zoning District to allow a wireless telecommunications facility; and variance to allow the construction of a 150-foot monopole 103 feet from the southern property line instead of the required 150-foot setback.

**Staff Presentation/Comments:**
Mary Gibbs, Community Development Director

**Presentation/Information by:**
Andy Rotenstreich, Baker, Donelson, Bearman, Caldwell & Berkowitz, PC

**Public Comment:**
**In Person:**
Dick Glading, Pelican Landing
Evan Cohen, Pelican Landing
John McFadden, Pelican Landing
Scott Creager, Pelican Landing
Jack Lienesch, Pelican Landing

**eComment:**
Wallace Wade, Pelican Landing

**Board Questions or Comments**:
Board Members Gargano, Naratil, Tatooles, Yarbrough, and Chairman Wood

(2) The Grove - University Highlands (District 5) 6.3± acre vacant parcel located on the west side of Ben Hill Griffin Parkway, south of Cube Smart Self Storage and adjacent to Tidewater.

Rezoning to allow outdoor consumption of alcohol in restaurant/bar area, outdoor "food court" area, hotel/motel and/or retail uses.

**Staff Presentation/Comments:**
Mary Gibbs, Community Development Director

**Presentation/Information by:**
John Conroy, South Real Estate Group

**Board Questions or Comments**:
Board Members Gargano, Naratil, Tatooles, Yarbrough, and Chairman Wood.

**Public Comment:**
**In Person:**
Steven Novak, Tidewater
Cedric Anderson, Grandezza
Paul Lesser, Tidewater

**eComments:**
Virginia Kowalski, Tidewater
Rosemary T Mcavoy, Tidewater
Elizabeth Marotta, Grandezza
Linda Anderson, Grandezza
James Rollero, Tidewater
Gerald Backe, Grandezza Cypress Cove
William Donovan, Tidewater
Steven Novak, Tidewater
Weldon Webb, Tidewater
Susan Debrincat, Tidewater
Joseph Mastascusa, Tidewater
Gilbert Rosenthal, Tidewater
Lora Rosenthal, Tidewater
Debra Beaver, Tidewater By Del Webb
Philip Costello, Tidewater
Kathleen Hankins, Tidewater
Theodore Pantelis, Tidewater
Sherry Zisk, Tidewater
Carl Cascio, Tidewater
Teresa Pereiro, Tidewater
Linda Passett, Tidewater
Terry Shaffer, Tidewater
Olga G Alvarez, Tidewater
Terry & Robin Cosgrove, Tidewater
Stephen Zisk, Tidewater
Karen Butler, Tidewater

Kristine Mueller, Tidewater
Greg Gierhart, Tidewater
John & Cindy Wolf, Tidewater
Michael Patricelli, Grandezza
Tim Sheedy, Tidewater
Victor Ciurcina, Tidewater
Paul Whiteside, Tidewater
Laurie Keenan, Tidewater
Dave Passarello, Tidewater
Tom Reinhardt, Tidewater
Marilyn Terjesen Iosue, Tidewater
Becky And Robert Osterberg, Tidewater
Patricia Polster, Tidewater
Laura Ponzio, Tidewater
Dianne Fabii, Tidewater
Karen & Edward Scolamiero, Tidewater
Gary And Karen Butler, Tidewater
Arnold & Debbie Most, Tidewater
Juliet & Joe Rygel, Tidewater
Hope Sunshine, Tidewater
Vincent Marketta, Tidewater
Robert Sherwood, Tidewater
Robert Staehle, Tidewater
Linda Baird, Tidewater

The meeting went into recess at 7:32 p.m. and reconvened at 7:40 p.m.

**6. PUBLIC INPUT:** None.

**7. BOARD COMMUNICATIONS:**

(a) **Next meeting Training Session; date to be determined**

A motion to adjourn was made and duly passed.

**8. ADJOURNMENT:** 8:18 pm

_____
Tammy Duran
Deputy Village Clerk

**Zoning Staff Report**

**Planning Zoning & Design Board Public Hearing**

| | |
|---|---|
| **PROJECT NAME:** | **Corkscrew Pines CPD Rezoning** |
| **CASE TYPE:** | **Planned Development Rezoning** |
| **CASE NUMBER:** | **DCI2020-E002** |
| **PLANNING ZONING & DESIGN BOARD DATE:** | **July 13, 2021** |

## SUMMARY OF REQUEST

The applicant is requesting an amendment to the Commercial Planned Development Zoning for a 21-acre parcel on the south side of Corkscrew Road, east of Stoneybrook Golf Drive and west of Fire House Lane.

The property is part of the larger Corkscrew Pines Development of Regional Impact (DRI) which includes the residential area of Stoneybrook and the subject property. The subject property is zoned commercial but is vacant except for the Estero Fire District Station.

The request is to:

- Adjust the Master Concept Plan to reconfigure and add lots.
- Change the location of uses and height that have previously been approved.
- Increase square footage for mini warehouse use through a “conversion” factor.
- Provide for a 24-hour convenience store with gas.
- Potentially set aside land area for a reverse frontage road for Pinewoods Elementary School.

The applicant is not requesting to amend the DRI.

## STAFF RECOMMENDATION

Staff recommends approval of a modified application, specifically to:

1. Limit the hours of convenience store/gas station from 6:00 am to 11:00 p.m. daily.
2. Limit the 65-foot (maximum 4-story) height for office use to the previously approved parcels only (western portion of site).
3. Eliminate the conversion factor.

## GENERAL INFORMATION

*Applicant*
Brian M. Intihar, Cypress Creek Properties, LTD

*Owners*
Cypress Creek Properties, Ltd. – Parcels 2-7
Estero Fire Protection and Rescue – Parcel 1
Stoneybrook CDD – Tract G, Conservation Area

*Authorized Agent*
Daniel DeLisi, DeLisi, Inc.

*Additional Agents*
Neale Montgomery, Pavese Law Firm
Al Quattrone, Quattrone & Associates, Inc.
Joe McHarris, McHarris Planning and Design
Gregory Diserio, David M. Jones, Jr. and Associates, Inc.

*Location*
The property is on the south side of Corkscrew Road, east of Stoneybrook Golf Drive and west of Fire House Lane. Nine parcels are part of the proposal; STRAP numbers are:

| | | |
|---|---|---|
| 25-46-25-E3-3000A.00CE | 25-46-25-E3-3000D.0000 | 25-46-25-E3-3000G.0000 |
| 25-46-25-E3-3000B-0000 | 25-46-25-E3-3000E.0000 | 25-46-25-E3-3000H.00CE |
| 25-46-25-E3-3000C.0000 | 25-46-25-E3-3000F.00CE | 25-46-25-E3-3000I.00CE |

*Zoning*
Commercial Planned Development

*Comprehensive Plan Category*
Village Neighborhood 1 – 13± acres
Wetlands – 8 acres

*Project History*
Corkscrew Pines is a Development of Regional Impact that was originally approved in 1985 by Lee County. The property was rezoned from AG to preliminary PUD. Stoneybrook is the residential portion of the development. In 2002, Resolution Z-02-010 rezoned 21 acres from residential to CPD. A 2008 amendment (Resolution Z-08-058) approved 50,000 square feet of commercial and 151,000 square feet of mini-warehouse on this site with the mini-warehouse use limited to the eastern section of the property. The mini-warehouse at that time was designed as multiple single or two-story warehouse structures. The development specifically prohibited the 24-hour operation of convenient store/gas station. Maximum building heights were approved for 65-feet (four stories) for office use only, and 45 feet (three stories) for all other uses.

*Surrounding Zoning and Land Use*
North Corkscrew Road and Grandezza residential community – RPD/Village Neighborhood 1

East Lee County Utilities Pinewoods Potable Water Treatment Facility – AG/Public Facilities

South Pinewoods Elementary School and Stoneybrook residential community – AG and RPD/Village Neighborhood 1

West Stoneybrook residential community – RPD/Village Neighborhood 1

*Public Information Meeting*
A Public Information Meeting was held at the Planning and Zoning Board on October 20, 2020. The applicant provided documentation regarding issues discussed at the meeting which is attached. Issues discussed included lighting and access.

## STAFF ANALYSIS

Staff has evaluated the request and has provided a summary of proposed changes in the chart below. A comparison of the approved Master Concept Plan and proposed Master Concept Plan is also provided. Following the Comparison is a summary of the staff-identified issues, along with a description of the project's Pattern Book, proposed uses, transportation analysis, Comprehensive Plan analysis, and deviations.

**Comparison Chart**

| | Current Approval – 21 acres | Proposed – 21 acres |
|---|---|---|
| Number of Parcels | 5 tracts | 7 parcels (Tract S-2 is now Parcels 2, 3, and 4) and 1 drainage tract |
| Maximum Square Feet | 151,000 sq.ft. Mini-Warehouse<br>50,000 sq.ft. commercial (retail/office) | 151,000 sq. ft. Mini-Warehouse<br>50,000 sq. ft. commercial (retail/office)<br>*Conversion Factor to allow add'l 30,000 sq. ft. of Mini-Warehouse |
| Maximum Height | 65-feet for Office only (office allowed only on western portion of development); 45-feet other uses | 65-feet for Office only (office allowed on all portions of development);<br>45-feet other uses |
| Hours of Operation | 24-hour operation prohibited for Convenience Store with Gas | 24-hour operation of Convenience Store with Gas |
| Allowed Uses | Mini-Warehouse on Tract S-2; Office and restaurant/retail on Tracts S-3 through S-5 | Mini-Warehouse Parcels 2 and 6; Convenience Store/Gas on Parcel 7 only; Office, retail and restaurant allowed on all parcels |
| Conversion Factor | None on this property | Ability to convert office/retail for 30,000 sq. ft. additional Warehouse: Mini-Warehouse |
| Access | Stoneybrook Golf Drive and Corkscrew Road | Stoneybrook Golf Drive and Corkscrew Road |
| Reverse Frontage Road | None | Proposed to provide land area for vehicle stacking for school with access from Fire House Lane. |

**MASTER CONCEPT PLAN**

The Master Concept Plan has been reconfigured for additional parcels instead of some larger tracts. A comparison of the approved Plan with the proposed Plan is shown below. The project has access from Corkscrew Road via Stoneybrook Golf Drive, and a proposed right in/right out from Corkscrew Road. No access is proposed to Fire House Lane. The area shown in white is a conservation (wetland) tract. Parcel 1 is the existing fire station which is not affected by the rezoning.

The proposed Master Concept Plan shows an existing internal access road called Newbridge Court. Changes to this access include having a dead-end at Fire House Lane, as well as providing an area south of the existing right-of-way for a reverse frontage road to reduce traffic impacts of pick-up and drop-off for Pinewoods Elementary School. A deviation would be needed for the dead-end at Fire House Lane.

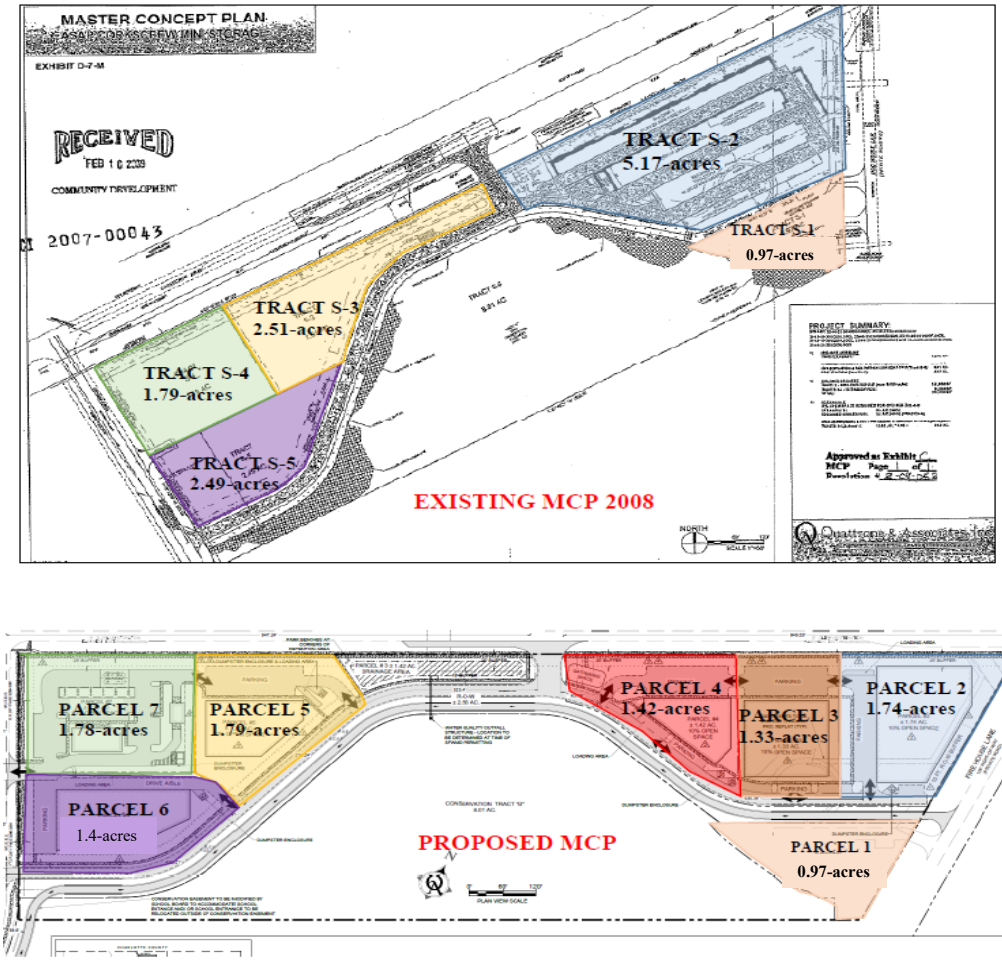



Figure 1- Current and Proposed MCP

**IDENTIFIED ISSUES**

- **24-hour operation** – Staff is not in support of the 24-hour operation of the Convenience Store with Gas due to the potential impacts on the adjacent residential community. This proposed use is located within 300 feet of residential development. In the approved zoning, there was a condition that 24-hour operation was prohibited. This condition is somewhat unclear as it did not list specific hours. The applicant is requesting 24-hour operation. Staff recommends hours from 6:00 a.m. to 11:00 p.m. daily.

- **Building height on eastern portion of development** – The development has current approvals for 65-foot office structures on the western half of the development. Other uses are limited to 45-feet in height. The addition of office use on Parcels 2, 3, and 4 (the area of former Tract S-2) could result in 65-foot buildings at the east end of the development. Building height of 65-feet in this area is not appropriate. Staff does not recommend this change.

- **Pattern Book** – The Pattern Book provides black and white sketches of a Mediterranean theme. The proposed colors in the Pattern Book are numerous. It is difficult to envision what this project will look like, given the broad variety of uses and lack of specificity in the Pattern Book. No maximum heights are shown in the Pattern Book. Staff is proposing a condition to address this vagueness.

- **Conversion Factor** – The applicant proposes a "conversion factor," based upon vehicle trips, to allow commercial square footage to be converted to storage use with a limitation of an additional 30,000 square feet of Mini-Warehouse. This could increase the amount of Mini-Warehouse to 181,000 square feet which exceeds the limit of 151,000 square feet in the DRI. Additionally, this could allow two 45' tall buildings in two different locations with a total of 181,000 square feet. For comparison purposes, this would be approximately the size of two Cube Smart self-storage buildings similar to the one on Ben Hill Griffin Parkway near Tidewater.

The applicant explains:

> *The purpose of the conversion table is to allow for additional self-storage area without increasing the external impacts of the use. According to the Institute of Transportation Engineers, retail square footage converts to self-storage at a rate of 44 square feet of retail to 1,000 square feet of self-storage while providing the same number of external trips. The applicant has revised the proposed change to require this to be limited to 30,000 square feet of self-storage and at a rate of 88 square feet of retail for every 1,000 square feet of self-storage. This proposal doubles the reduction in commercial area thereby reducing the external trips in half.*

Staff does not recommend the conversion factor.

- **Reverse Frontage Road** – The applicant has been working with the Village and School District staff to set aside land area that could be used by the School District for additional stacking area for pick-up and drop-off of students at Pinewoods Elementary School. This could be beneficial to help resolve vehicle stacking issues for the school. The School District is currently evaluating this proposal.

## PROPOSED SCHEDULE OF USES

The proposed Schedule of Uses shows:

- Parcel 1, Fire Station is currently constructed on this parcel and no changes are proposed.
- Parcel 2 is proposed to have additional new uses of offices and restaurants in addition to mini warehouse.
- Parcels 3 through 7 are grouped together for purposes of allowed uses which include a wide variety of commercial activities from Banks and Business Services, Food and Hardware Stores to Health Care Facilities, Assisted Living, and Personal Services.
    - Convenience Food & Beverage, with 12 gas pumps and an ancillary Car Wash use is limited to Parcel 7.
    - Warehouse: Public, Mini-Warehouse use is limited to Parcel 6.

The amendment shifts certain uses within the development, and building height associated with those uses. For example, all of the proposed parcels would now be allowed Office use with the maximum building height of 65-feet/four stories whereas Office (and the 65-foot building height) was previously limited to the western Tracts S-3, S-4, and S-5. The two potential locations of mini warehouse are shown in Figure 2 below. Staff has proposed a few changes to the Schedule of Uses in the attached conditions.

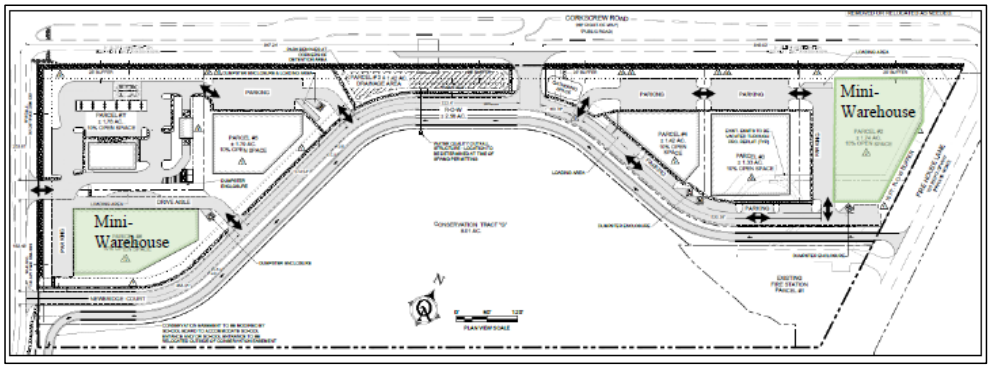



Figure 2 - Mini-Warehouse Locations (proposed)

## PATTERN BOOK

- *Architecture*
  The development proposes a Mediterranean style of architecture with tiled roofs, arches, stucco, wrought-iron window grilles, and ornamental doors. The Pattern Book contains black and white sketches bur includes general colors and material standards. All roofs will be a mix of flat and barrel concrete (tile) with a mix of metal where appropriate, according to the applicant.

  A large variety of colors is proposed which include bright greens and blues, as well as grays. These colors may be appropriate as accent colors but not as a primary color of a structure. The color palette is broad and should be more specific.

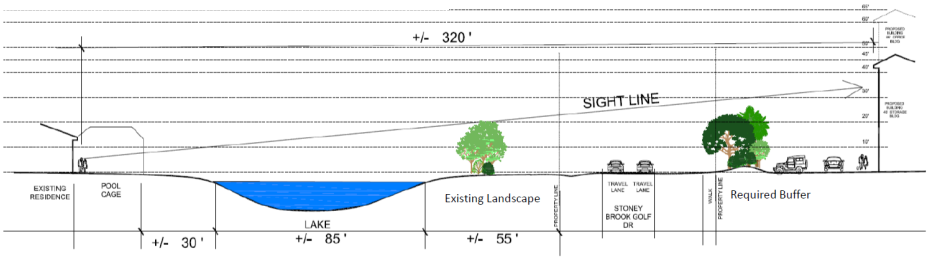
  Drive Thru Facilities are proposed to be allowed on Parcels 3 – 7. The Pattern Book includes standards such as covered drive thru lanes, and detailing consistent with the associated building.

- *Building Height*
  The project currently allows for a maximum building height of 3 stories (45 feet) for most uses in the development, and four stories (65 feet) for Office use only. Changes are proposed to allow 65 feet/4 stories on the eastern end of the site where office is proposed. Office use was not allowed on the area of former Tract S-2 which is now the area for Parcel 2, 3 and 4.

  Four story, 65-foot tall office buildings appear to be out of character for the area. This was approved for the westernmost Tracts (S-3, S-4, and S-5) previously. No maximum height for architectural features is shown.

  The application includes an analysis of Line of Sight from residential units west of Stoneybrook Golf Drive, and from Grandezza at the east end of the development as shown below:

  Line of Sight/Stoneybrook





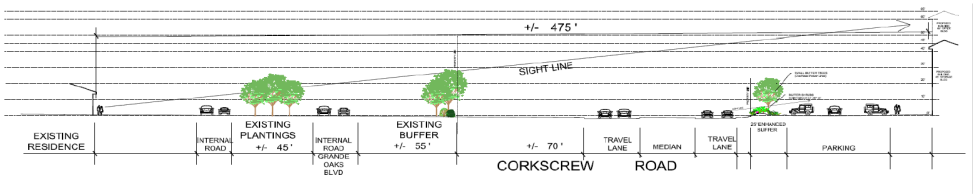


View from residential units on the west side of Stoney Brook Golf Drive

The residences are approximately 220-feet from the far edge of the right-of-way for Stoneybrook Golf Drive. The trees in the analysis are over 20-feet in height according to the drawing, and some of the trees appear to approach 25-feet in height. It is not clear if the trees in this drawing are depicted accurately. The height of the trees is misleading. Trees at time of planting are generally 12-14 feet in height. Even if the trees are 20-25 feet high several years after planting, the buildings will still be visible at 45 feet or 65 feet.

The Line of Sight from Grandezza to the eastern portion of the project is shown below. There is no detail shown regarding visibility of the 65-foot tall buildings. Grandezza residences are at least 300 feet from the development area.

Line of Sight/Grandezza




Line of Sight From Grandezza

Clarification should be provided (prior to Council first reading) pertaining to the visual appearance of the 45-foot and 65-foot buildings from Grandezza and Stoneybrook, and the type, timing and opacity of buffers shown in the drawings.

- *Public Gathering Space*
  A Public Gathering Space is shown on the Master Concept Plan centrally located in the development along Corkscrew Road, west of Parcel 4. The Pattern Book provides details of the proposed theme and improvements. Additional bench seating is proposed along Corkscrew Road at the four corners of the detention area.

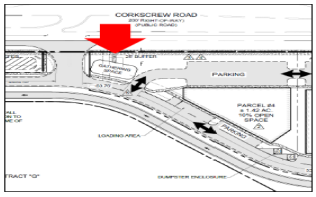



Figure 3 – Public Gathering Space

*Interconnectivity* –
Vehicular and pedestrian access is proposed via a network of roads and sidewalks that will interconnect and, where possible, extend beyond the development area.

*Signage* –
Directory signage includes monument signs, building signs, and wayfinding signs. A deviation is requested for the sign setback from the right-of-way from 15-feet to 10-feet along Corkscrew Road to avoid location in the buffer vegetation.

*Buffers and Landscaping* –
The development is subject to standard landscape buffers in Section 5-406, and the Convenience Store is subject to additional standards in Section 5-412 C. The applicant proposes the following landscape buffers:

- 25-foot Type “D” Buffer (enhanced) along Corkscrew Road with a berm and required landscaping;
- 25-foot Type “D” Buffer for Convenience Store, corner of Corkscrew Road with an undulating 3-foot high berm and required landscaping;
- 20-foot Type “D” Buffer (enhanced) along Stoneybrook Golf Drive with berm and shrubs maintained at 48” height;
- 10-foot Type “D” buffer (subject to deviation for reduced width) along Fire House Lane, all required landscaping will be placed in the buffer;
- 5-foot Type “A” buffer between Parcel 7 (Convenience Store/Gas) and Parcels 5 and 6;
- 5-foot Type “A” buffer between commercial parcels;
- Deviation for a required Type “D” Buffer along Newbridge Court, requested by applicant as a deviation from the Reverse Frontage Road.

*Open Space* –
The development has a minimum required 30% Open Space, and a minimum of 10% Open Space per parcel.

- *Reverse Frontage Road*
  Tract G is the Conservation Area owned by the Stoneybrook CDD that is subject to a Conservation Easement. The applicant proposes allowance for a reverse frontage road to be dedicated to the School District to construct a road adjacent to this area, and the proposed road will traverse the western portion of the area, necessitating amendment to the Conservation Easement. Staff is unsure if the Stoneybrook CDD, owner of the underlying property, consents to this use as no documentation was provided in the application.

**OTHER ITEMS**

- *Transportation*

  A Traffic Impact Statement (TIS) was submitted for the proposed development. The analysis is based upon the following uses which would result in the highest net new external vehicle trips:

| | |
|---|---|
| Retail | 45,000 square feet |
| Gas/Convenience Store | 5,000 square feet and 12 fueling positions |
| Mini-Warehouse | 151,0000 square feet |

  The applicant's analysis indicates peak hour trips ranging from 574 to 653. The applicant states that the proposal does not increase the intensity of currently approved uses.

  Access to the site remains as previously approved with two access connections to Stoneybrook Golf Drive and a direct connection to Corkscrew Road (right-in, right-out), subject to deviation. No access for the commercial development is proposed via Fire House Lane.

  The reverse frontage road is proposed to be an area that would alleviate stacking issues related to pick-up and drop-off at Pinewoods Elementary school. Access to the road would be from Fire House Lane. The road would be located adjacent to Newbridge Court (south)which will provide internal circulation within the commercial development.

  There is a potential issue identified by staff regarding the reverse frontage road. The area of the road is located in a conservation easement held by the South Florida Water Management District. A modification of the easement may be required prior to permitting the road. The applicant has stated that the School District will be the agency responsible for permitting and constructing the reverse frontage road.

  The need for turn lanes will be evaluated at time of the development order.

- *Environmental*

  The project area consists of vacant land, right-of-way, and a fire station. Tract G is a wetland which is the conservation area.

- *Flood*

  There are no floodways designated on the site and the site is not within a Special Flood Hazard Area. The area is in Zone X which is a flood insurance rate zone that corresponds to the areas of 0.2 percent annual chance of flooding.

- *Stormwater Management*

  The Corkscrew Pines development was permitted on 880 acres, and most phases of the project have been constructed. The current commercial development area stormwater will be managed with dry pretreatment areas which will discharge to the on-site southern wetland through pretreatment control structures based upon the requirements of the original permit.

  A control elevation of 16.8' NGVD was previously established.

  Further review of this item will occur at development order which could result in plan revisions.

- *Utilities*

  Lee County Utilities has provided a letter of regarding availability of potable water and wastewater service for development. Water and sewer lines are currently in operation adjacent to the property.

  Sanitary sewer service will be provided by the Three Oaks Facility, and potable water will be provided through the Pinewood Water Treatment Plant.

  Solid waste – Individual trash enclosures are proposed for each for the parcels. Lee County solid waste has reviewed the proposal. Additional details will be reviewed at time of local development order

- *Fire*

  Estero Fire has reviewed the proposal and responded that they would appreciate the installation of a controlled emergency signal on Corkscrew Road and Fire House Lane due to increased traffic at the intersection. They also requested an auto-turn path analysis for Fire Department apparatus.

  The district noted that all non-residential building must comply with the minimum radio strength requirements, and that any traffic calming devices must be approved by the District prior to installation.

  The installation of a controlled emergency signal is a requirement of Zoning Condition 13 which states:

  13. Emergency Traffic Signal

  Prior to completion of the mini warehouse development, the applicant must cooperate with the Lee County School District and the Estero Fire and Rescue District to obtain an emergency traffic signal for the Firehouse Lane and Corkscrew Road. Cooperation includes the sharing of proportionate costs associated with the purchase, permitting and installation of the emergency signal, and its future maintenance.

  The applicant responded that the proposed commercial project will not increase traffic as no access to Fire House Lane is proposed. Staff recommends retaining this condition of approval.

  An auto turn path analysis will be required at the time of local development order.

- *Specific Use Standards*

  The Estero LDC contains additional standards for specific uses such as Convenience Store with Gas (Section 4-115) and Self-Storage (Section 4-136). These standards include additional

setbacks and other dimensional standards, limits to hours of operation, and other mitigation measures based upon the use.

- Convenience Store with Gas Additional standards include a minimum street setback of 50 feet for arterials or collectors, and canopy standards. Section 5-707 D. has supplemental design standards for Automobile Service Station use. These standards were also contained in the Transitional Land Development Code.

- Self-Storage Standards include a minimum setback of 660 feet from the edge of any Residential District or residential development, maximum use of two colors on wall facades visible from off-site area, colors shall be neutral.

**COMPREHENSIVE PLAN**




The property is in the Village Neighborhood 1 and Wetlands Future Land Use Categories and was allowed commercial uses within the Corkscrew Pines DRI. The wetlands are being preserved through a conservation easement.

FLU 1.2.6 Village Neighborhood 1. This category is "…characterized by predominantly residential uses and lower densities with the potential for commercial uses of a minor commercial or neighborhood center scale".

Staff Comment: The development was previously approved for 50,000 square feet of commercial use to include office, retail, and personal services. This meets the neighborhood center square footage recommended for Village Neighborhood 1. The mini-storage use is not a large trip generator and is not counted toward these maximums based upon the criteria in FLU 1.5.1.

FLU 1.5.1 Commercial Site Location Standards. This policy identifies commercial categories such as Minor Commercial, Neighborhood Commercial, Community Commercial and Regional Commercial.

Staff Comment: The site commercial maximum of 50,000 square feet meets the Neighborhood Commercial standard of 30,000 square feet to 100,000 square feet. The site is located at an intersection of an arterial and collector roadways.

Corkscrew Road Overlay
The site is located within the Corkscrew Road Overlay and subject to the standards in Section 3-803 of the LDC. This section requires criteria such as Street-Front Activity, visually attractive Street Corners, and specific dimensional standards to create a main street character along the transportation corridor. This site is located east of I-75, which was previously exempted from the dimensional setbacks in the prior code, however the current code does not include this exemption. The project is required to comply with current code standards when the site is developed – these standards include minimum and maximum setbacks, some of which are in conflict with other required specific use standards such as for Convenience Store with Gas use.

The applicant has requested a deviation from the setbacks in the overlay district.

**DEVIATIONS**

1. LDC Section 10-416(d)(3) and Section 33-351 which require a type D buffer separating commercial development from a right-of-way to allow for no buffer requirement to the reverse frontage road to the south and a reduced buffer of 10-feet in width on the eastern boundary of the property.

   Staff Comment: Under the 2021 Estero LDC, this deviation is to Sections 5-406 B.3 and 4. which requires a Type "D" buffer between commercial development and right-of-way. Newbridge Court is a private right-of-way that will provide access between the seven parcels, and is immediately adjacent to the commercial use. The buffer requires 20-feet in width. The request appears to state that the buffer is required due to the proposed reverse frontage road to serve the school, which is not the case. Some amount of landscaping between the development and the right-of-way would be appropriate. Staff is proposing an alternate buffer condition.

2. LDC Section 33-229 which requires that buildings outside of the highway interchange areas be limited to a maximum height of 45-feet, to allow for a maximum height of 65-feet for office uses.

   Staff Comment: The height for office uses was previously approved by Lee County for 65 feet. The office uses were on specific tracts. Office uses are now proposed to be located on any tract, necessitating the need for a deviation. The deviation is from Section 3-705.C. which allows a 45-foot maximum height. An additional 10 feet can be added for architectural features per Section 10-304. The original approval for 65 feet limited the buildings to 4-story, but total height was set at 65 feet. Staff is recommending the 65-foot height only on the tracts that were previously approved by Lee County.

3. LDC Section 6-301.C-2 (formerly 33-385(a)(3) and Section 30-153 (3)(e)) which require the sign setback a minimum of 15 feet from the right-of-way to allow for 10 feet along Corkscrew Road.

   Staff Comment: The applicant explains this request by stating that architecturally pleasing monument signs will be located within the Corkscrew Road buffer which requires a hedge row. If the sign were to be located the required minimum of 15 feet from the right-of-way it would need to be placed behind the hedge row. If the deviation is granted the sign will be placed in front of the hedge row. At this time, there is not enough detail relating to the number of signs and locations to justify approval of the deviation.

4. LDC Section 3-803 E. which requires a maximum setback of 25 feet from Corkscrew Road to allow for a minimum setback of 25 feet.

   Staff Comment: The site is located within the Corkscrew Road Overlay District. The request to change the minimum setback to the maximum setback will allow parking to be located along Corkscrew Road, which is contrary to the intent of the overlay district to encourage buildings closer to the road. However, the use of the overlay east of I-75 has been sporadic and it has not developed as a "Main Street" area. The applicant is providing an enhanced buffer and gathering area to provide some social activity. Staff does not object to approving this deviation.

5. LDC Section 5-304 A.1.A.1 which requires a minimum connection separation of 125 feet along local roads to allow for a connection separation of 63 feet on the east side of the entrance from Corkscrew Road to the property.

Staff Comment: This section of the Code requires a separation distance of 125 feet on a local road. The applicant is seeking a separation distance of 63.76 feet from the right-in/right-out to the driveway for Parcel 4 on Newbridge Court. The configuration of the parcel does not allow for additional separation due to the proposed 'building area'. Staff is concerned that stacking may interfere with this driveway and may create safety issues. Staff is not supportive of this deviation.

6. LDC Section 5-707(D) which requires 40-foot side setbacks for all structures to allow for a 20-foot side setback for an ancillary car wash from the internal parcel line between parcels 7 and 5.

   Staff Comment: Staff believes a 40-foot setback is not needed for a small ancillary car wash building, adjacent to another commercial parcel. Staff supports this deviation.

   Staff has identified that two additional deviations are necessary:
   1. A deviation for a dead-end instead of a cul-de-sac on the eastern end of the property adjacent to Fire House Lane.
   2. Intersection separation spacing for the access on Corkscrew Road that does not appear to meet the required 125 feet.

## FINDINGS AND CONCLUSIONS

Staff has reviewed the request and suggests the following findings if the Planning Zoning and Design Board wishes to recommend approval:

1. The applicant has provided sufficient justification for some portions of the zoning amendment through demonstrating compliance with the Comprehensive Plan, the Land Development Code, and other applicable codes. Other portions as noted in this report are not justified or compliant with the LDC and Comprehensive Plan.

2. The application, as recommended with staff conditions, may be found generally compatible with existing uses in the surrounding area. The 24-hour operation, 65-foot building height at the eastern end of the project, and Warehouse, Public Mini-Warehouse on Parcel 6 are not compatible with the surrounding area.

3. Approval of the request should not place an undue burden upon existing transportation or planned infrastructure facilities.

4. Urban services will be available and adequate to serve the proposed use.

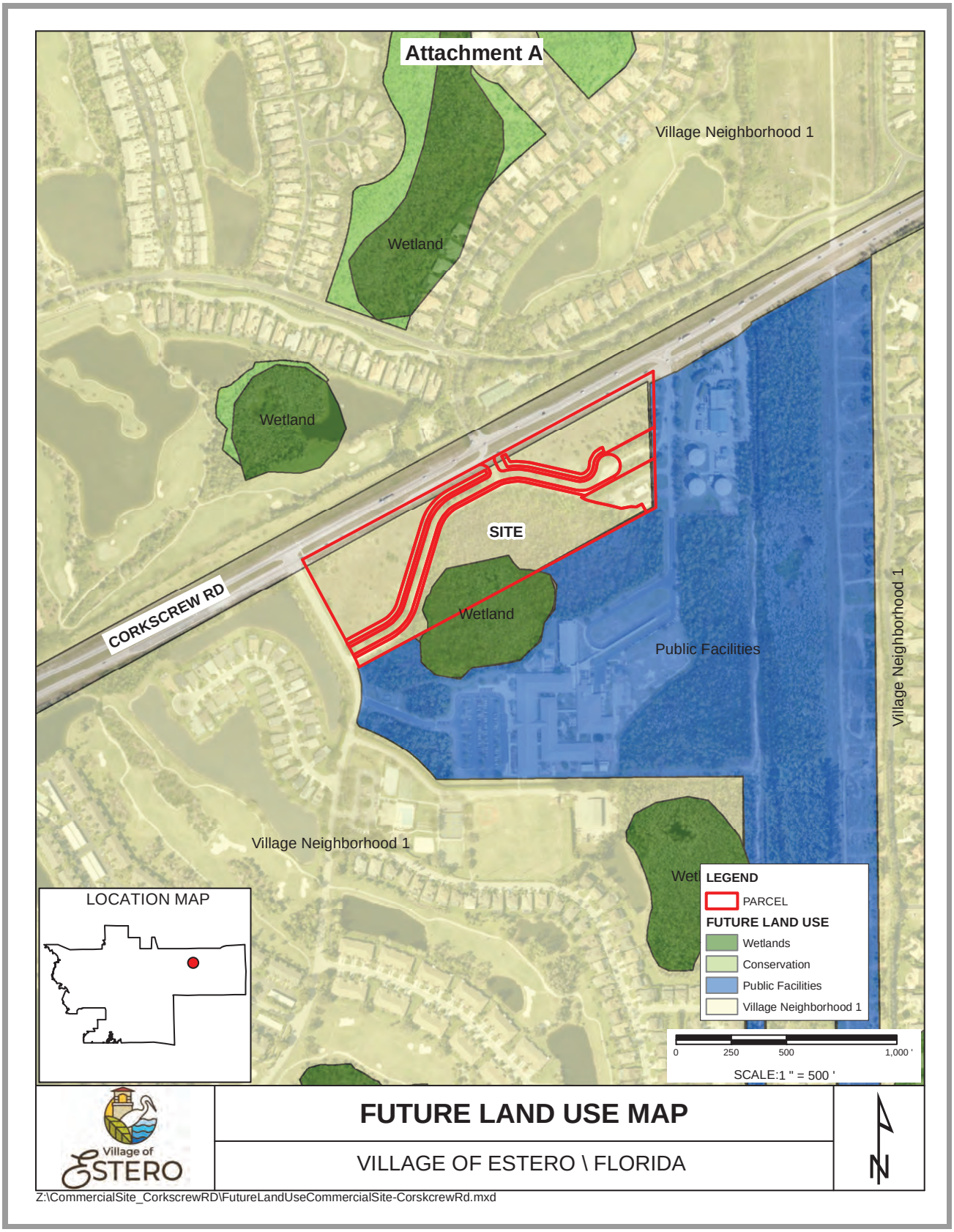
5. The request should not adversely affect environmentally critical areas and natural resources which have been protected in a conservation easement through the DRI and zoning.

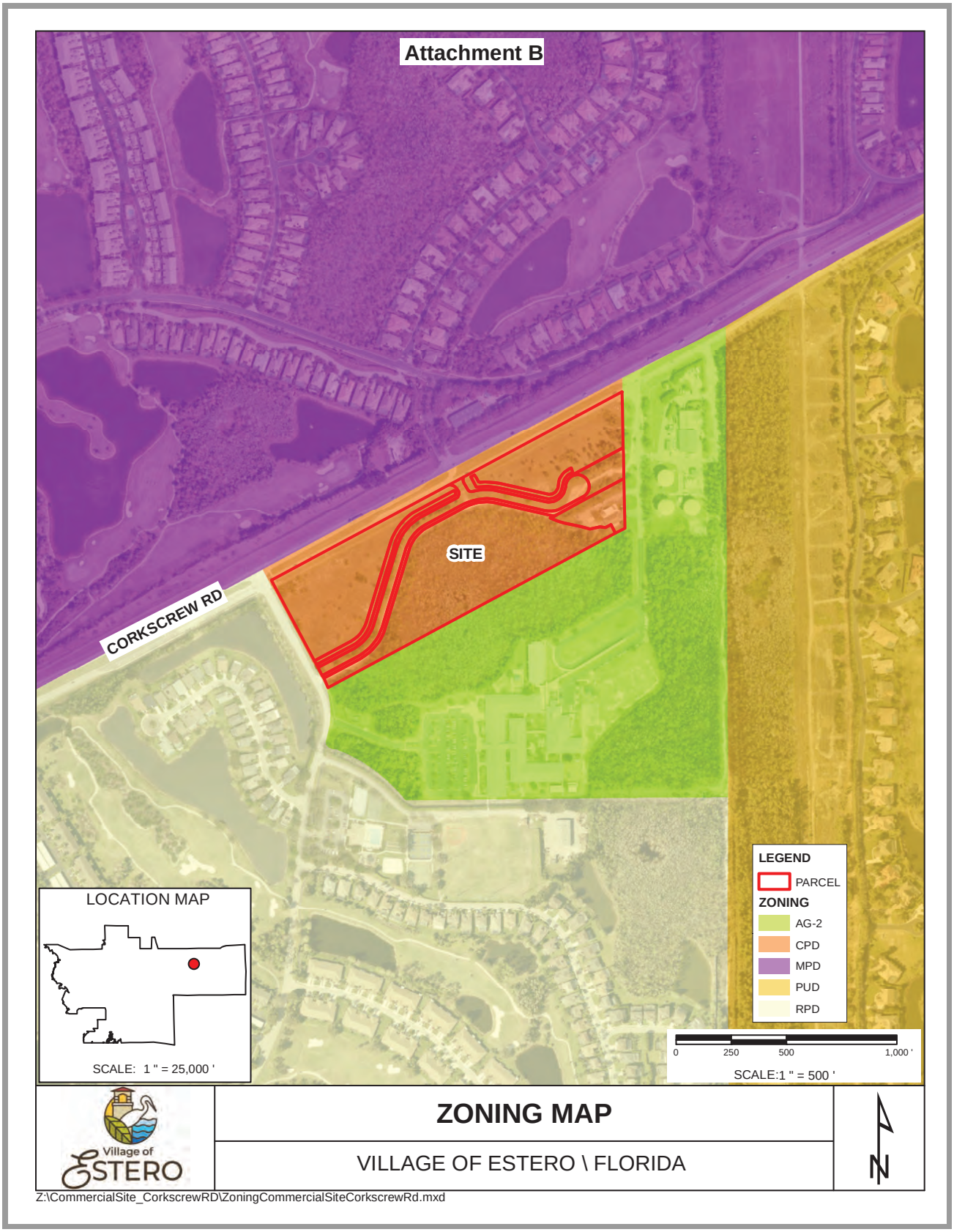
6. The proposed conditions will provide sufficient safeguards to the public interest.

7. The deviations recommended for approval are appropriate and will enhance the planned development.

**ATTACHMENTS**

A. Future Land Use Map
B. Zoning Map
C. Staff Proposed Conditions
D. Master Concept Plan
E. Public Information Meeting
F. Pattern Book
G. Applicant Compliance Narrative


Attachment A
Village Neighborhood 1
Wetland
Wetland
SITE
CORKSCREW RD
Wetland
Public Facilities
Village Neighborhood 1
Village Neighborhood 1
LOCATION MAP
LEGEND
PARCEL
FUTURE LAND USE
Wetlands
Conservation
Public Facilities
Village Neighborhood 1
0
250
500
1,000 '
SCALE:1 " = 500 '
Village of ESTERO
FUTURE LAND USE MAP
VILLAGE OF ESTERO \ FLORIDA
N
Z:\CommercialSite_CorkscrewRD\FutureLandUseCommercialSite-CorskcrewRd.mxd


Attachment B
SITE
CORKSCREW RD
LEGEND
PARCEL
ZONING
AG-2
CPD
MPD
PUD
RPD
LOCATION MAP
SCALE: 1 " = 25,000 '
0
250
500
1,000 '
SCALE:1 " = 500 '
Village of ESTERO
ZONING MAP
VILLAGE OF ESTERO \ FLORIDA
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# Attachment C
# Corkscrew Pines CPD

## Proposed Zoning Conditions

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1. Master Concept Plan

Development of this project must be consistent with the Master Concept Plan (MCP) titled "Corkscrew Pines Master Concept Plan", stamped "Received February 9, 2021" except that the MCP shall be amended prior to Council First Reading to show all of the buffers on the map, including those buffers required between proposed parcels consistent with the Pattern Book.

2. Prior Approvals

The approval and conditions granted by Resolution Z-08-053 and Z-02-010 for the CPD zoning and DRI Development Order shall remain in full force and effect except as modified by this Ordinance. Condition 8 of Z-02-010 is eliminated.

3. Development Parameters

This project is limited to a maximum of 50,000 square feet of Commercial Use and 151,000 square feet of ~~Warehouse, Public, Mini-Warehouse~~ Self Storage. Uses must be consistent with the Schedule of Uses below.

4. Maximum Building Height

65-feet (four stories) for Office use only on Parcel 5, Parcel 6, and Parcel 7. All other parcels and uses are limited to 45-feet (three stories), including architectural features.

5. Uses and Site Development Regulations

The following uses and limits apply to the project:

a. Schedule of Uses

Parcel 1 (Fire Station Site)
Accessory uses and structures permitted ancillary to a permitted principal use
Administrative Offices
Emergency Medical Services Station
Essential Services
Essential Service Facilities, Group I
Fences, Walls
Fire Station
Sheriff's Station
Signs in accordance with LDC Chapter 6
~~Storage: Indoor Only~~ ~~**LDC 34-3001**~~

Parcel 2
Accessory uses and structures permitted ancillary to a permitted principal use

Administrative Offices
Business Services, Group I (excluding bail bonding, blood banks, blood donor stations, day labor services, check exchanges, collection agencies, detective agencies, personal investigation servises and real estate agents)
Essential Services
Essential Service Facilities, Group I
Fences, Walls
Parking Lot: Accessory only
Restaurants, Groups I, II, and III~~, per Condition 8~~
Signs in accordance with LDC Chapter 6
~~Storage: Indoor Only~~ ~~**LDC 34-3001**~~
~~Warehouse, Public, Mini Warehouse~~
Self Storage

Parcels 3-7
Accessory uses and structures permitted ancillary to a permitted principal use
Administrative Offices
Animal Clinic (no outdoor runs or dog obedience training)
Assisted Living Facility
ATM (automatic teller machine)
Banks and financial establishments, Group I and Group II (excluding Federal reserve banks and Security/Commodity Exchanges)
Business Services, Group I (excluding bail bonding, blood banks, blood donor stations, day labor services, check exchanges, collection agencies, detective agencies, personal investigation servises and real estate agents)
Clothing stores, general
Consumption on Premises, Indoor Only (limited to and in conjunction with a standard restaurant). Outdoor Consumption on Premises must receive approval per the Land Development Code
Convenience Food & Beverage, with 12 gas pumps and an ancillary Car Wash – ONE ONLY – restricted to Parcel 7. Hours of operation are limited to 6 a.m. to 11 p.m. daily
Day care center, adult, child
Drive-through facility for any permitted use
Essential Services
Essential Service Facilities, Group I
Fences, Walls
Food Stores, Group I (excluding supermarket)
Gift and souvenir shop
Hardware store (limited to 5,000 square feet of gross floor area)
Health care facility, Group III
Hobby, toy and gameshops
Laundry or dry cleaning, Group I
Medical Office
Paint, glass and wallpaper store (limited to a maximum of 5,000 square feet of gross floor area only
Parking Lot: Accessory only

Personal services, Group I (excluding coin-operated laundry and laundromat)
Pet Services (no outdoor runs or dog obedience training)
Pet Shop
Pharmacy/drug store (NO 24-hour operation)
Place of Worship
Restaurants, Groups I, II, and III~~, per condition 8~~
Signs in accordance with LDC Chapter 6
Specialty retail shops, Groups I and II
~~Storage: Indoor Only~~ ~~**LDC 34-3001**~~
Studios
~~Warehouse, Public, Mini-Warehouse, Parcel 6 only~~ (this use cannot meet the required 660-foot setback from residential district or residential development)

b. Property Development Regulations

| | |
|---|---|
| Minimum Lot Size - | 10,000 square feet |
| Minimum Lot Width - | 100 square feet |
| Minimum Lot Depth - | 100 square feet |
| Minimum Open Space - | 30% |
| Maximum Lot Coverage - | 40% |
| Street / Front (Corkscrew Road) - | ~~25-feet~~ 35-feet |
| Street / Front (Internal street) | 20-feet |
| Corner - | 25-feet |
| Side - | 15-feet |
| Rear - | 25-feet |
| Water body - | 25-feet |
| Accessory Structures - | 10-feet |
| Minimum Building Separation - | ½ the sum of building heights, but not less than 20-feet |
| Maximum Height - | 65-feet / 4-stories for Office Use Only on Parcel 5, Parcel 6, or Parcel 7, all other uses and parcels are limited to 45-feet / 3-stories |

6. Additional Use Standards

The Convenience Store with Gas and the Mini-Warehouse Self-Storage uses are required to comply with the additional use standards Section 4-115 and 4-136 of the Land Development Code.

7. Hours of Operation

Hours of operation for the self-storage facility are Monday through Sunday 6:00 a.m. to 10:00 p.m. Customers may access their storage units only during these hours of operation.

8. Radio Enhancement

The owner or owner's representative shall conduct an assessment model at the time of development order to determine if the minimum radio signal's strength for the fire department communication is in compliance with NFPA1:11.10, NFPA 1221:11.3.9,

standards for inbound and outbound signal strength and quality. If minimum signal strength is not available, the applicant shall install radio enhancement in the building.

9. No Blasting
No development blasting is permitted as part of this project.

10. Utilities
The project must be connected to centralized potable water service and centralized sewer service.

11. Pattern Book
The project must be consistent with the Pattern Book entitled "Corkscrew Pines Pattern Book" date stamped "Received February 8, 2021" which demonstrates the project will be developed in a cohesive Mediterranean Architectural style with a consistent color theme. White, gray, and bright colors are specifically prohibited from being a predominant color. The Mini-Warehouse Self-Storage building(s) shall be designed to appear as an office building.

12. Buffers
As part of local development order approval for the project, the development order plans must demonstrate buffering consistent with the Master Concept Plan, the Land Development Code, and the Pattern Book. As part of local development order approval, all required buffer plantings must be 100% native vegetation.

13. Public Gathering Area
The applicant shall provide details regarding the improvements associated with the Public Gathering Areas at the time of the first development order.

14. Concurrency
Approval of this rezoning does not constitute a finding that the proposed project meets the regulatory concurrency requirements set forth in the Land Development Code and the Comprehensive Plan. The developer is required to demonstrate compliance with mandatory concurrency requirements prior to issuance of a local development order.

15. Lee County Development Order and Right-of-Way Permit
A Lee County Type 'D' Limited Review Development Order (LDO) and Right-of-Way (ROW) permit will be required from Lee County for offsite and utility improvements within the County maintained right-of-way.

16. Green Building Standards and Residential Impact Standards
The applicant will provide sufficient information at the time of development order to demonstrate compliance with Green Building Standards (LDC 5-8) and Residential Impact Standards (5-13).

17. Land Development Code (LDC)
Where the Village LDC is referenced in these conditions of approval for implementation of the condition at the time of development order, the LDC in effect at the time of the development order shall be applicable.

18. Delivery Hours
Service and delivery will be limited to 6:00 am to 7:00 pm. Service Delivery Vehicles and trash/recycling pick up entering or exiting the property between 6:30 am to 8:00 am and 1:30 pm to 3:00 pm will be directed to use the Corkscrew Road entrance only and will be directed not to access or leave the property from Stoneybrook Golf Drive. The developer or it successor will install signage along Stoneybrook Golf Drive indicating that idling of trucks along Stoneybrook Golf Drive is prohibited. Signage and delivery details will be provided at the time of local development order.

19. Lighting
The development must comply with the commercial lighting standards found in LDC Section 5-6. Street, parking lot and building lighting must be shielded so that light is directed downward to reduce light spillage to off-site parcels. Wall signage and lighting will also be reviewed at the time of development order to ensure that lighting does not adversely impact nearby residential areas.

20. Outdoor Music
Outdoor music at fuel pumps is prohibited from 7:00 pm to 9:00 am.

21. Trash Locations
Trash and recycle containers on Parcels 6 and 7 must be placed on the East side of those parcels.

22. Maintenance
The developer or its successor will maintain the site free of any trash and debris and must maintain the property in accordance with LDC Sections 1-903, 1-904 and 1-905.

23. Stoneybrook Landscaping
As part of the development order for Parcel 7, the developer or its successor will fill in gaps in the vegetation along the west side of Stoneybrook Golf Drive adjacent to Parcels 6 & 7. Vegetation will include Cocoplum, planted by the developer at 3 feet in height and maintained by the Stoneybrook CDD at 8 feet. The intent is to create a continuous vegetative hedge along the west side of Stoneybrook Golf Drive.

22. Construction Traffic Management Plan
Construction traffic must use the Corkscrew Road entrance only, and is prohibited from using Stoneybrook Golf Drive to access the site. A Construction Traffic Management Plan shall be submitted with the Development Order application indicating construction hours of operation and access limitations.

23. Newbridge Court
Newbridge Court shall terminate at the east end of the development, therefore improvements at time of development order must include an adequate cul-de-sac, as well as an emergency access gate for emergency services access.

24. Deviations
The following deviations were requested:

1. LDC Section 10-416(d)(3) and Section 33-351 which requires a Type D Buffer separating commercial development from a right-of-way to allow for no buffer requirement to the reverse frontage road to the south and a reduced buffer of 10-feet in width on the eastern boundary of the property.
   **APPROVED for a ten-foot buffer on the eastern boundary. A 10-foot buffer with 4 trees per 100 lineal feet and a continuous hedge shall also be required along the length of Newbridge Court in-lieu of the required Type "D" buffer.**

2. LDC Section 33-229 which requires that buildings outside of the highway interchange areas be limited to a maximum height of 45-feet, to allow for a maximum height of 65-feet for office uses.
   **APPROVED for Parcels 5, 6, and 7 and DENIED for Parcels 2, 3, and 4.**

3. LDC Section 6-301.C-2 which requires the sign setback be a minimum of 15-feet from the right-of-way to allow for 10-feet along Corkscrew Road.
   **This deviation does not provide adequate detail and is DENIED**

4. LDC Section 3-803 E. which requires a maximum setback of 25-feet from Corkscrew Road to allow for a minimum setback of 25-feet.
   **APPROVED**

5. LDC Section 5-304 A.1.A.1 which requires a minimum connection separation of 125-feet along local roads to allow for a connection separation of 63-feet along the internal parking lot aisle on the east side of the entrance from Corkscrew Road to the property.
   **DENIED**

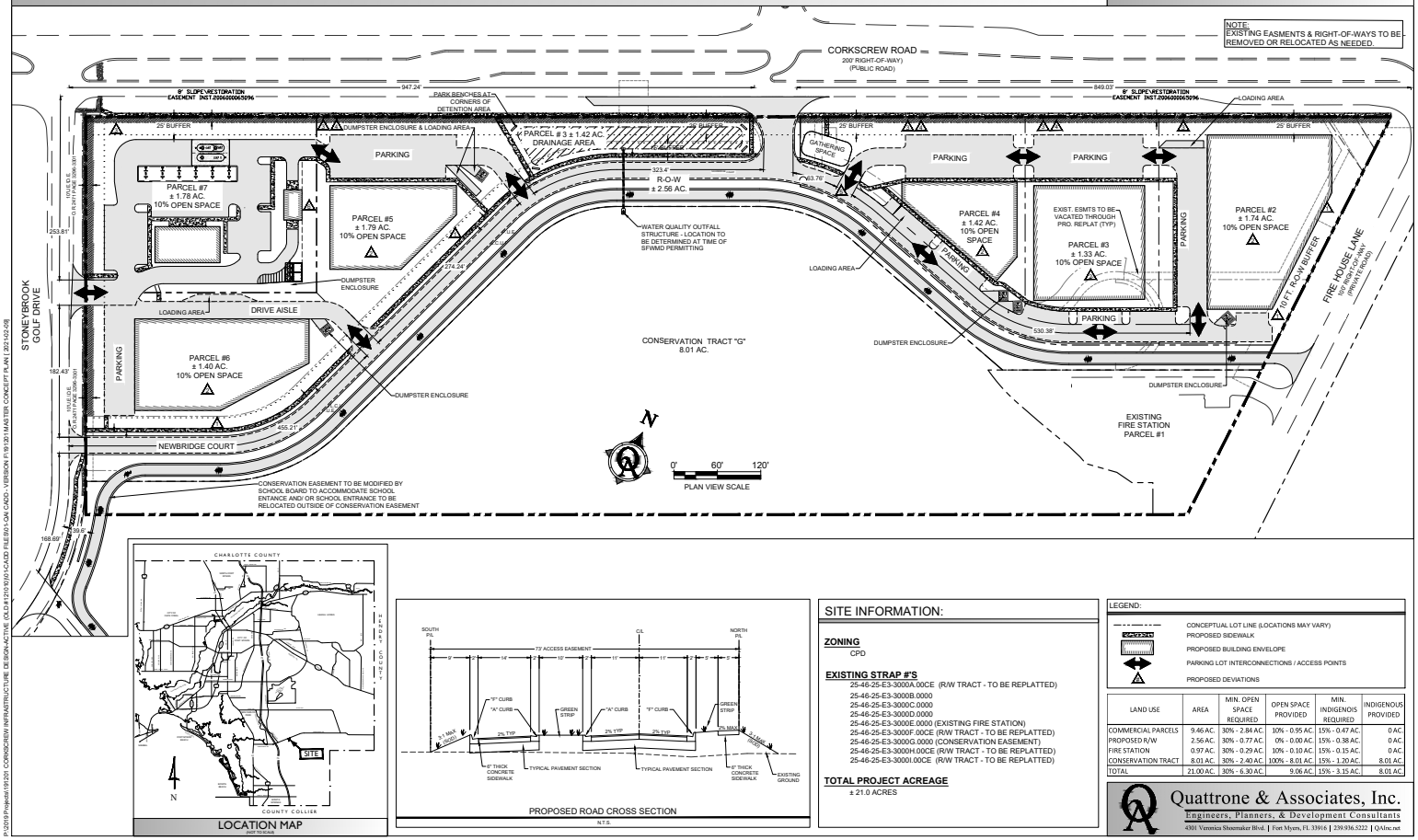
6. LDC Section 5-707(D) which requires 40-foot side setbacks for all structures, to allow for a 20-foot side setback for ancillary car wash from the internal parcel line between parcels 7 and 5.
   **APPROVED**

RECEIVED FEBRUARY 9, 2021

# CORKSCREW PINES

LOCATED IN SECTION 25, TOWNSHIP 46-S, RANGE 25-E, LEE COUNTY, FLORIDA

## MASTER CONCEPT PLAN




### SITE INFORMATION:

**ZONING**
CPD

**EXISTING STRAP #'S**
25-46-25-E3-3000A.00CE (R/W TRACT - TO BE REPLATTED)
25-46-25-E3-3000B.0000
25-46-25-E3-3000C.0000
25-46-25-E3-3000D.0000
25-46-25-E3-3000E.0000 (EXISTING FIRE STATION)
25-46-25-E3-3000F.00CE (R/W TRACT - TO BE REPLATTED)
25-46-25-E3-3000G.0000 (CONSERVATION EASEMENT)
25-46-25-E3-3000H.00CE (R/W TRACT - TO BE REPLATTED)
25-46-25-E3-30001.00CE (R/W TRACT - TO BE REPLATTED)

**TOTAL PROJECT ACREAGE**
± 21.0 ACRES

LEGEND:
- CONCEPTUAL LOT LINE (LOCATIONS MAY VARY)
- PROPOSED SIDEWALK
- PROPOSED BUILDING ENVELOPE
- PARKING LOT INTERCONNECTIONS / ACCESS POINTS
- PROPOSED DEVIATIONS

| LAND USE | AREA | MIN. OPEN SPACE REQUIRED | OPEN SPACE PROVIDED | MIN. INDIGENOIS REQUIRED | INDIGENOUS PROVIDED |
|---|---|---|---|---|---|
| COMMERCIAL PARCELS | 9.46 AC. | 30% - 2.84 AC. | 10% - 0.95 AC. | 15% - 0.47 AC. | 0 AC. |
| PROPOSED R/W | 2.56 AC. | 30% - 0.77 AC. | 0% - 0.00 AC. | 15% - 0.38 AC. | 0 AC. |
| FIRE STATION | 0.97 AC. | 30% - 0.29 AC. | 10% - 0.10 AC. | 15% - 0.15 AC. | 0 AC. |
| CONSERVATION TRACT | 8.01 AC. | 30% - 2.40 AC. | 100% - 8.01 AC. | 15% - 1.20 AC. | 8.01 AC. |
| TOTAL | 21.00 AC. | 30% - 6.30 AC. | 9.06 AC. | 15% - 3.15 AC. | 8.01 AC. |

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Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd. | Fort Myers, FL 33916 | 239.936.5222 | QAInc.net

P:\2019 Projects\19\20\ CORKSCREW INFRASTRUCTURE DESIGN-ACTIVE (OLD-#1210.01)\5-CAD\ FILES\0-1 QAI CADD - VERSION P-19\1201 MASTER CONCEPT PLAN ( 2021-02-09)

Attachment E - PIM

**CORKSCREW PINES CPD AMENDMENT**
**PUBLIC INFORMATIONAL MEETING**

**Meeting Date:** October 20, 2020
**Time:** 5:30pm
**Location:** 9401 Corkscrew Palms Circle, 1st FL, Estero, FL 33928
**Attendees:**

Planning and Zoning Board Members:
Chairman Scotty Wood and Board Members Marlene Naratil, Tim Allen and Anthony Gargano.

Also present: Community Development Director Mary Gibbs, Village Land Use Counsel Nancy Stroud, Senior Planner Kathy Eastley, and Deputy Village Clerk Tammy Duran.

Meeting Summary:

Mr. DeLisi provided an overview of the proposed project which included the location, the conceptual site plan and the requested amendments. He noted that all uses contemplated are approved with two primary modifications requested: for 24 hour gas station, location and improved design of self-storage as conversion table to add additional on-site self-storage with a net positive benefit in terms of external trips.
.

**Board Questions or Comments and Response:**

- Question Lighting: will there be overflow into Stoney Brook?

  Response: Mr. McHarris responded by stating that the code requires that there will be no off-sit spillage. Lighting is only for on-site safety.

- Question about the lighting on the storage building.

  Response: no need for lighting. Maybe some accent lighting as a design feature.

- Question about the design features shown in the pattern book within the public gathering spaces?

  Response: Mr. McHarris pointed out that the intent was to have an attractive outdoor pavilion to provide shaded space.

- Question about the ingress/egress to Corkscrew Road?

  Response: May have a left in, but the access will be permitted by Lee County.

- Question about the amount of Impervious surface and stormwater retention. What is that flow direction?

  Response: We have submitted a stormwater plan which shows that there will be dry pre-treatment for water quality prior to discharge into a master stormwater system. The stormwater will then discharge into the wetland area to the south, consistent with existing water management permits.

- Question about the gas station. Most gas stations need entry off the main street. Have you been speaking with gas stations?

  Response: Yes. Gas stations like locations with traffic lights.

**General Comment:**

Compliments on the school drop off/pick up lane and the change of the type of self-storage buildings. There were no comments on the 24 hour operation for the gas station.

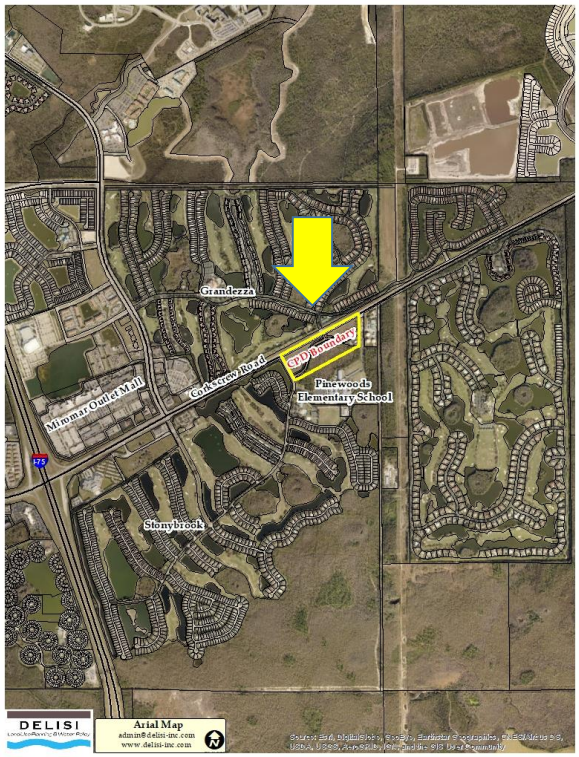
# Corkscrew Pines Pattern Book

RECEIVED FEBRUARY 8, 2021

**Property Location:**
Corkscrew Road and Stoneybrook Golf Drive

Corkscrew Pines, Corkscrew Road and Stoneybrook Golf Drive, Estero FL

# Site location






# Estero Grande Overall Design Concept

Our inspiration for the design style comes from within the Village of Estero and is **Mediteranean**.

This style is ideal for the South Florida climate and is utilized in most all of the local residential and commercial developments in the village.

The mixture and details of classic features from the Florida Mediteranean style and the village, creates a distinct look. Maintaining these details, and colors from the local designs, will ensure this project adds to the Estero community and its identity.





*The Village of Estero's "Mediteranean Style" is the Design inspiration for our design style, details, and colors*

Corkscrew Pines, Corkscrew Road and Stoneybrook Golf Drive, Estero FL

# Mediteranean Design Narrative

**Mediterranean Design consist of the following:**

*Tiled Roof*

- *One of the defining characteristics of Mediterranean architecture is their tiled roofs. These roofs mirror Spanish and Mexican missions, which were comprised of with a half-tube shape that promotes water runoff.*

*Arches*

- *Most Mediterranean building incorporate/feature some form of the arch, which not only elevate their aesthetic but can allow for lighter and sturdier walls.*

*Stucco*

- *Mediterranean climates call for stucco walls to protect the exterior surface from rain, humidity, sunlight, and extreme heat.*

*Wrought-Iron Window Grills*

- *Window grills are often used to elevate their aesthetic with ornate designs.*

*Ornamental Doors*

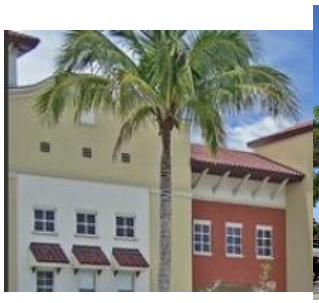
- *Many Mediterranean buildings feature ornamental wooden doors with wrought-iron details and ornate carved surrounds for doors and openings.*

*Taupe/Beige or Earth Tone Exterior*

- *Due to the stucco used to build these structures, most Mediterranean buildings have a taupe/beige or earth tone exterior walls, providing a stunning visual contrast to their roofs.*

**Typical Design Elements of the Mediteranean Style:**

- *Impression of height*
- *Light multi-colored stucco exterior walls*
- *Smooth and or textured stucco/siding*
- *Prominent one story loggias/elements*
- *Recessed doors and/or windows on exterior*
- *Often a tower or a form suggestive of a tower*
- *Gable, hipped and parapet roofs*
- *Visor roofs common above windows*
- *Undulating roof lines*
- *Metal/Tile roofs*
- *Grillwork and other consistent detailing*
- *Simple lines and Simple massing*
- *High wall to window ratio (except where retail is concerned)*
- *Gable with curvilinear parapet walls*
- *Stepped walls*
- *Stucco trim/details*







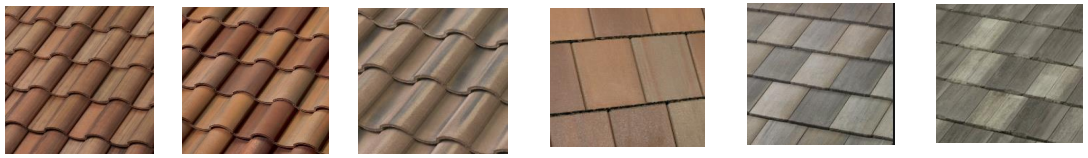


Design inspiration for design style, details, and colors. All work will meet the villages LDC Design Standards

# Colors/Material Design Standards

**Mediteranean Material Standards Proposed:**

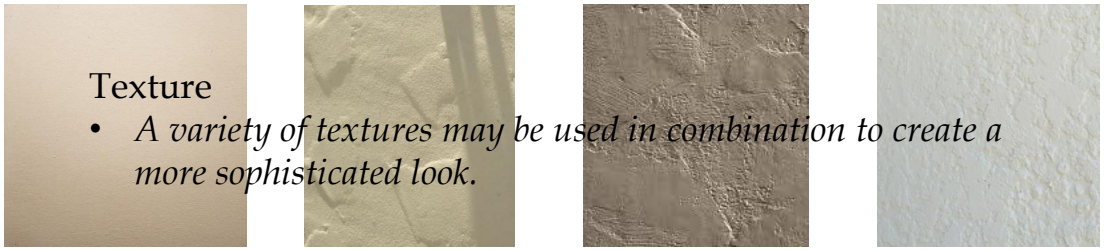
**Roofs –** *Concrete roof tiles (or similiar) with a unified Look of either flat or "barrel" style. Colors will range for earth tones to warm greys*



**Walls-** *will be traditional block and stucco. Variation in texture will be used as a way to add interest and beak up walls*

Texture

- *A variety of textures may be used in combination to create a more sophisticated look.*

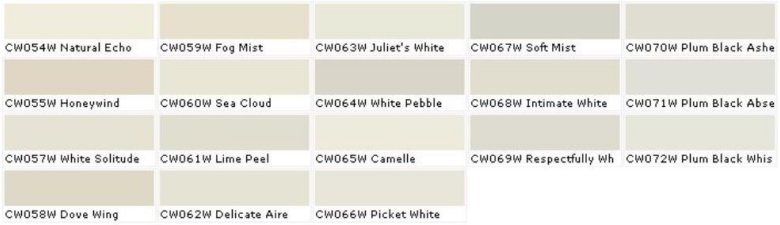


No texture | light texture | Medium texture | Heavy texture

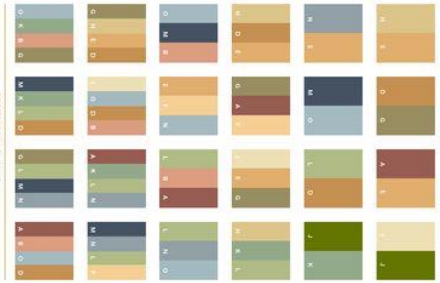
# Mediteranean Colors/Material Design Standards

**We will use a mixture of the followings color palettes:**

**Proposed Taupe and soft tan tones**




**Proposed earth tones colors**



- *Bright whites and greys will not be allowed as prominent colors*
- *Both earth tones and off whites are indicative of mediteranean design. Color and accents will be used to highlight and also break down the massing of the building much like what is shown on Page three with the existing inspirational buildings.*

**Accent Materials:**

**Where appropriate and to add detailing to a façade we suggest providing stone to Impact areas throughout the project in a consistent manner. Stone colors will complement the colors and design of the building.**



Mountain Ledge - Eldorado Stone
eldoradostone.com



RoughCut - Stone Veneer Limestones ...
eagle-stone.com · In stock




Hillstone - Stone Veneer Fieldstones ...
eagle-stone.com · In stock



Eldorado Stone Archives - Thompson ...
thompsonbldg.com




eldorado-stone - New Enterprise Stone ...
nesl.com

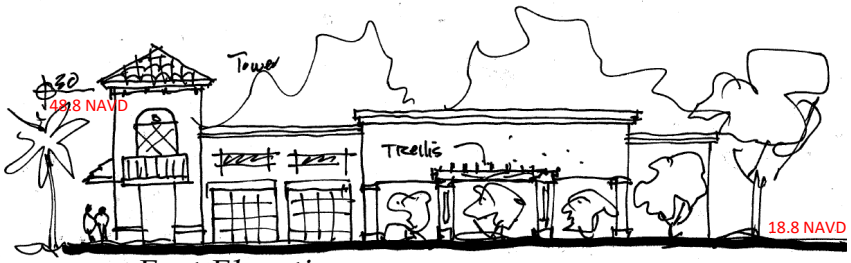
# Composition and Design

## Retail

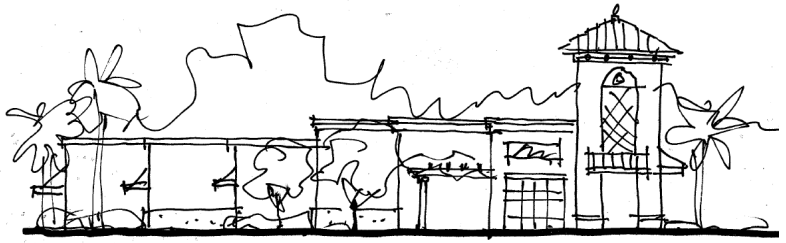
- **One story** buildings with multi layer rooflines
- Tower forms added
- Massing broken down in both vertical and horizontal areas
- Stucco walls with color accents
- Decorative Parapets
- Common Soffit/wall treatments
- Common, but varied window style and treatments
- Unified colors and details
- Pedestrian integration
- Mediteranean style design




- *Corkscrew Elevation*




- *East Elevation*



- *West Elevation*

# Composition and Design

## Storage Building

- Mediteranean style design
- Roofing and elements consistent with all projects
- Tower forms
- Massing broken down in both vertical and horizontal areas
- Stucco walls with color accents
- Decorative Parapets
- Common Soffit/wall treatments
- Common, but varied window style and treatments
- Unified colors and details
- Pedestrian integration




*Storage building design*

Corkscrew Pines, Corkscrew Road and Stoneybrook Golf Drive, Estero FL

# Storage Building Design

**Above Fixed Floor (AFF)*



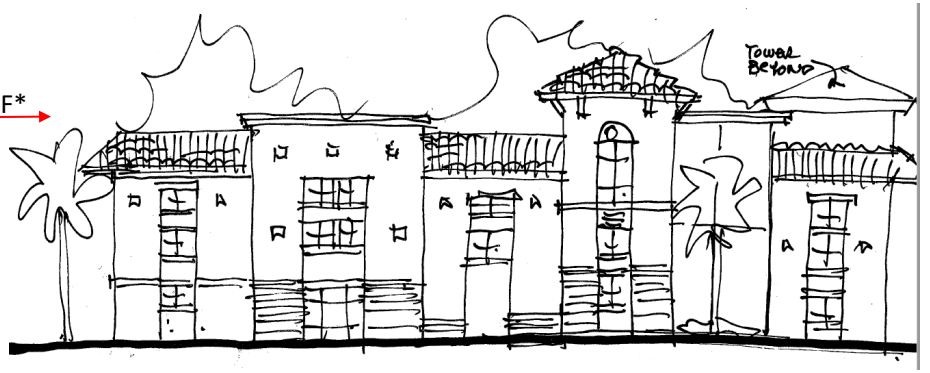
- *North Elevation*




- *West Elevation*




- *East Elevation*

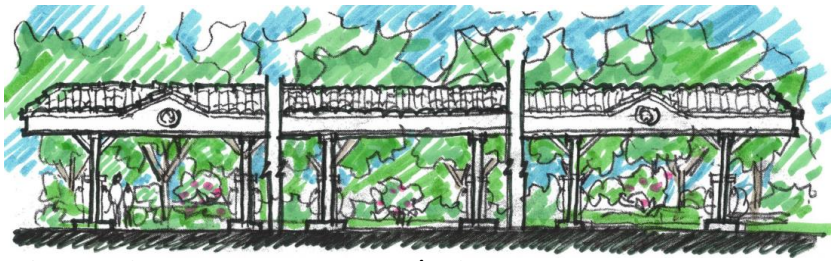



- *South Elevation*

# Composition and Design

## Service Station and Canopy Design

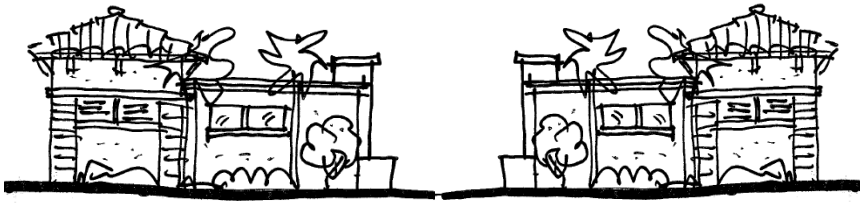
- Mediteranean style design
- Consistent design theme with overall project
- Consistent style roofing and roof elements
- Stucco walls with textured accents
- Parapet & mansard roofing intermixed with hip and or gables
- Common soffit/wall treatments
- Common window treatments
- Consistent colors and materials
- Roof height/line changes
- Pedestrian integration



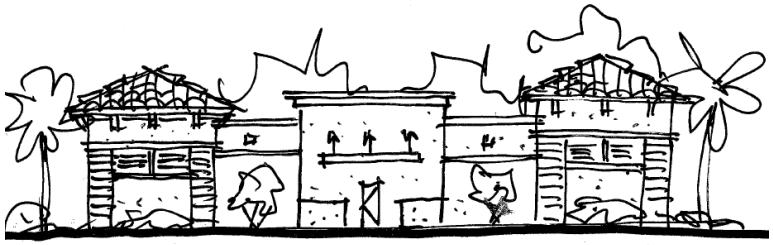
*Convenience store canopy design*



- *Corkscrew Elevation (North)*



- ***East** and **West** Elevation*



- *South Elevation*

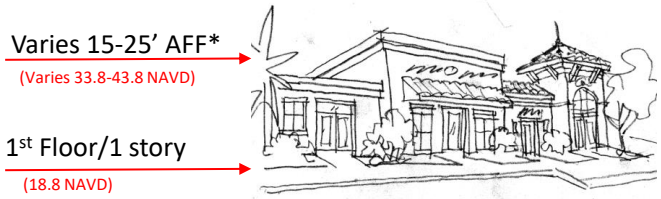
Corkscrew Pines, Corkscrew Road and Stoneybrook Golf Drive, Estero FL

# Composition and Design

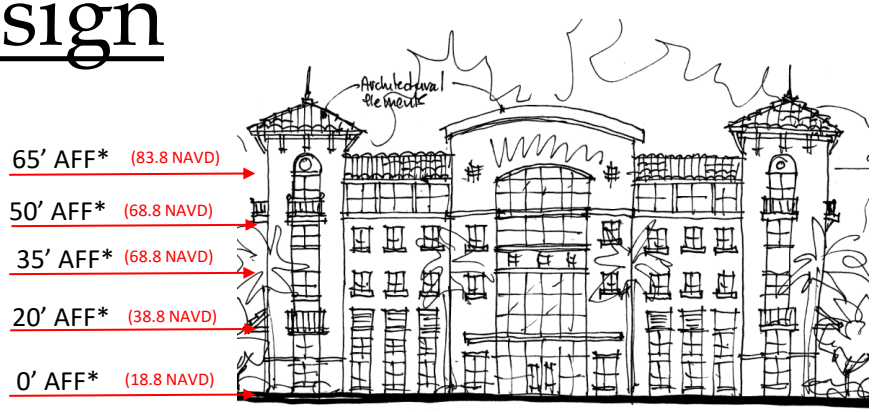
**Above Fixed Floor (AFF)*

## Office Building

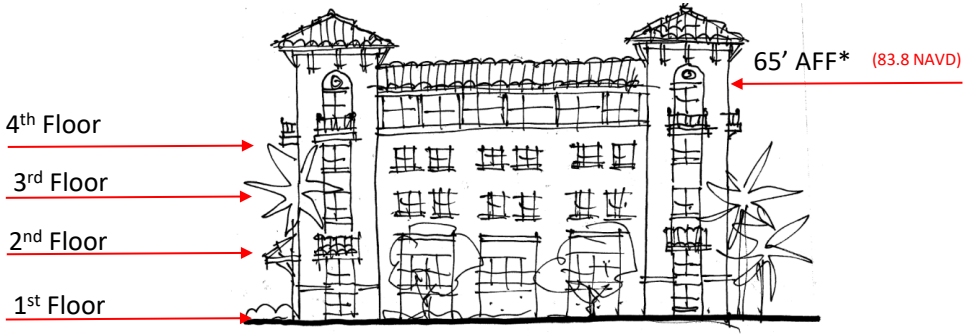
- Mediteranean style design
- Consistent design theme with overall project
- Consistent style roofing and roof elements
- Massing broken down in both vertical and horizontal areas
- Stucco walls with detailed accents using texture and colors
- Decorative Parapets
- Roof changes
- Common Soffit/wall treatments
- Common Window treatments
- Common use of development colors




- *Alternative one story office elevation*




- *Corkscrew Elevation (south elevation Similar)*




- *East and West elevation*

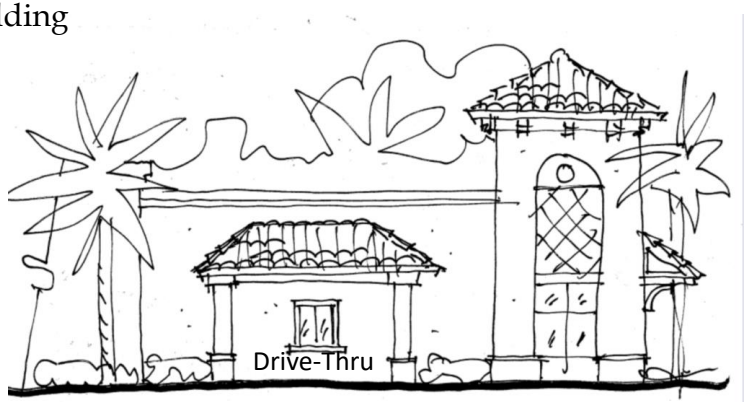
# Composition and Design

## Drive Thru Standards (if provided)

- Mediteranean style design
- Drive thu's are on the list of approved uses
- Drive thru lane must be covered
- Detailing consistent with the associated building




Front/Rear Elevations




Side Elevations

# Composition and Design

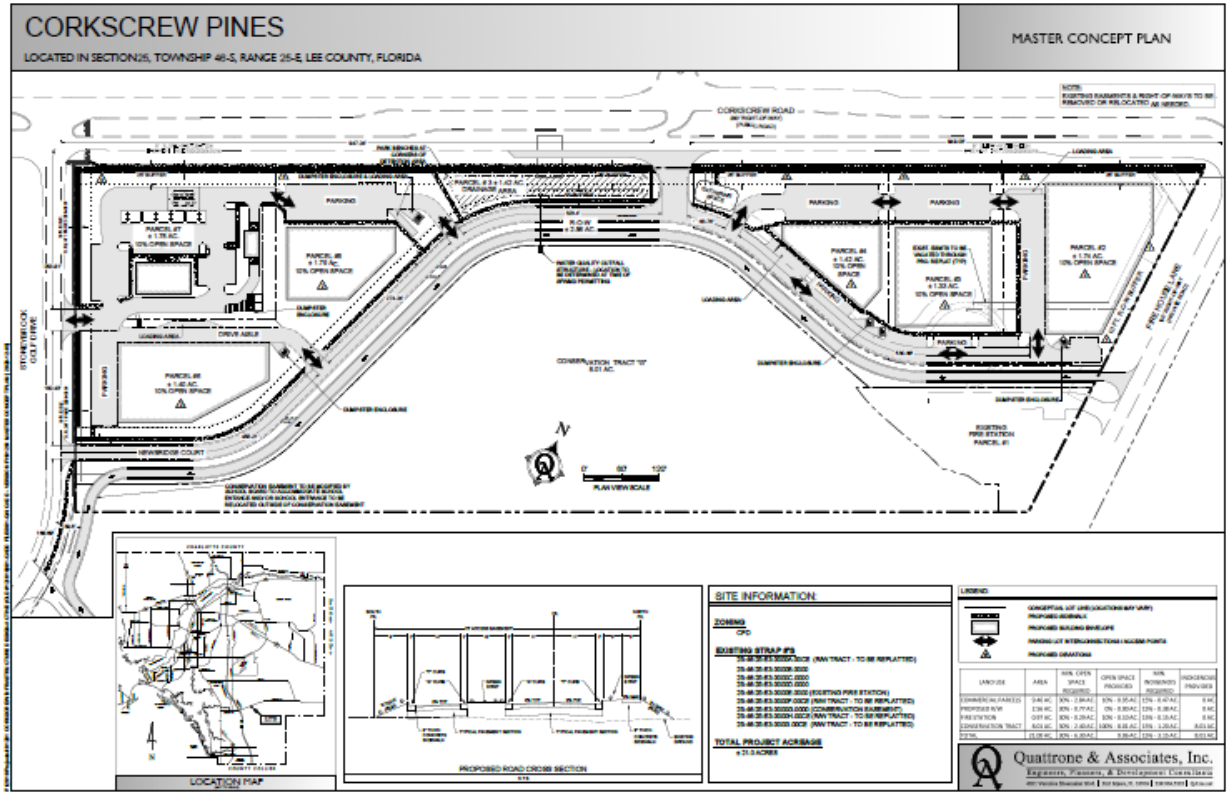
## Corkscrew Pines Building Streetscape



- *Corkscrew Road partial elevation with out landscaping*

Corkscrew Pines, Corkscrew Road and Stoneybrook Golf Drive, Estero FL

# Master Concept Plan



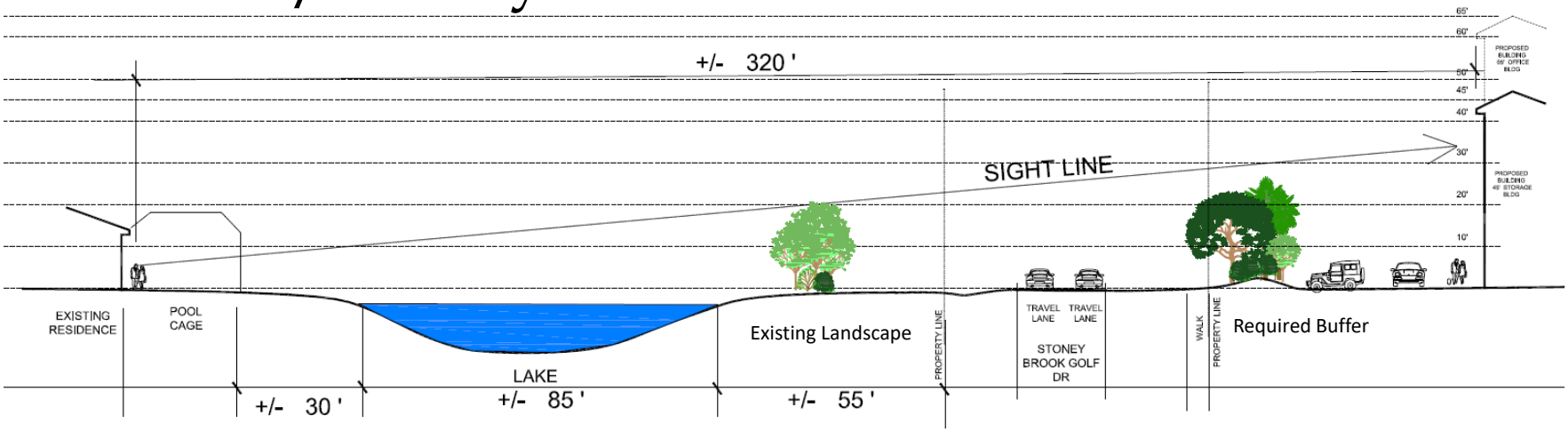
Corkscrew Pines, Corkscrew Road and Stoneybrook Golf Drive, Estero FL

# Line of Site/Section Locations



Corkscrew Pines, Corkscrew Road and Stoneybrook Golf Drive, Estero FL

# Line of Site/Stoney Brook




Convenience Store Beyond

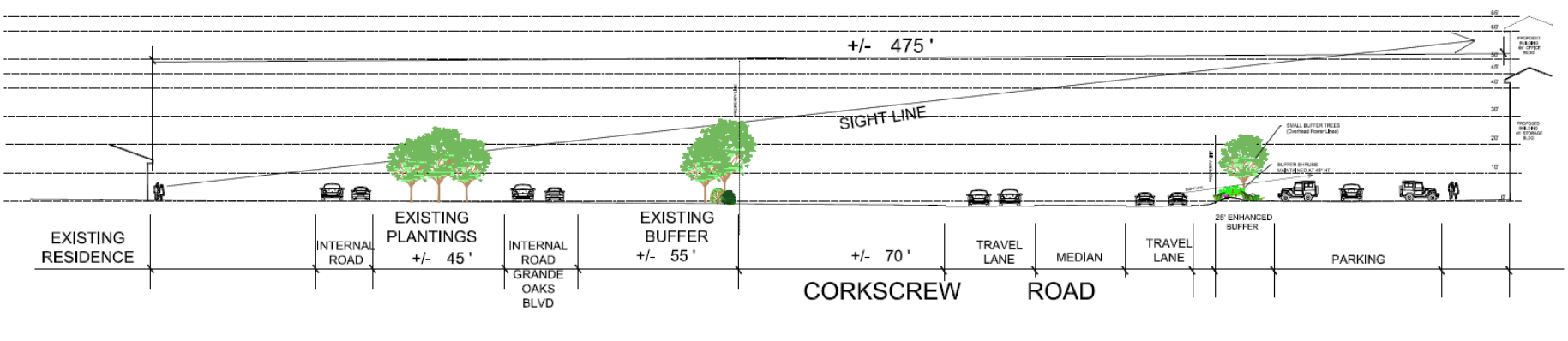



Landscape buffers

View from residential units on the west side of Stoney Brook Golf Drive

Corkscrew Pines, Corkscrew Road and Stoneybrook Golf Drive, Estero FL

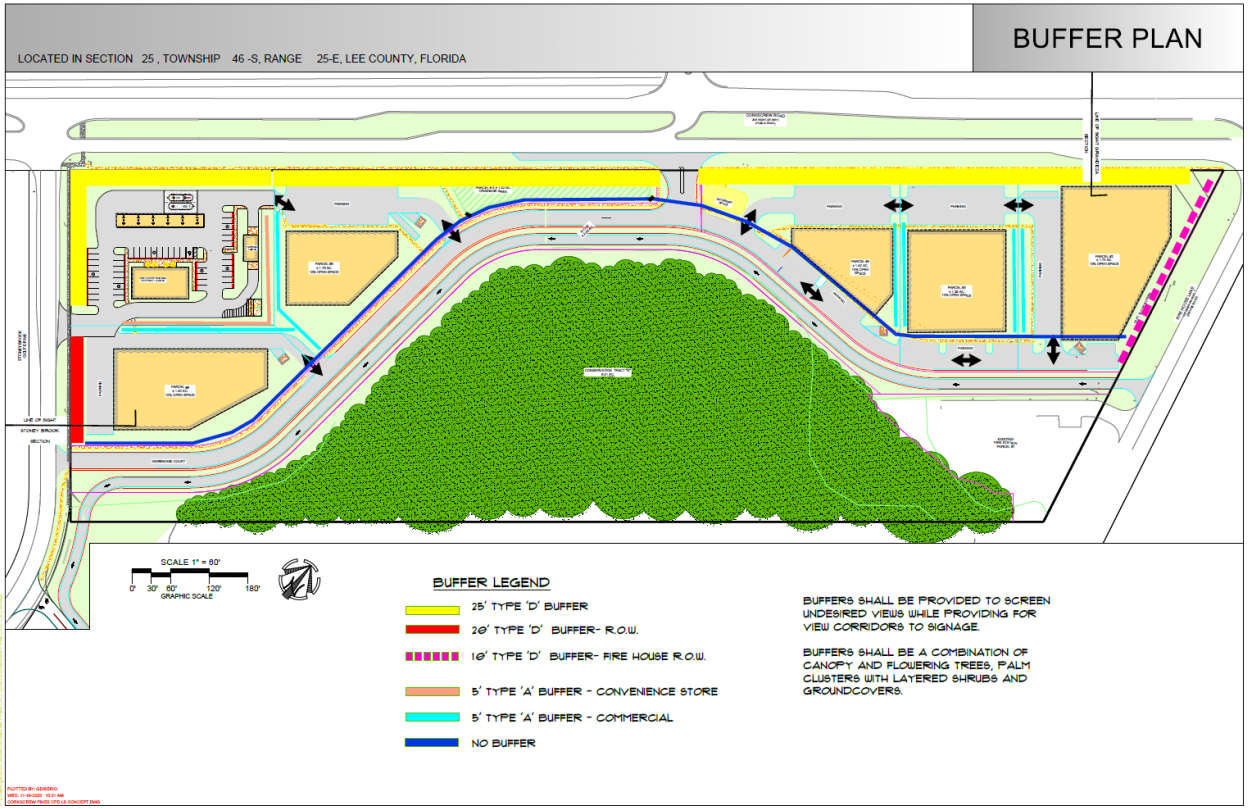
# Line of Site/Grandezza




Line of Sight From Grandezza

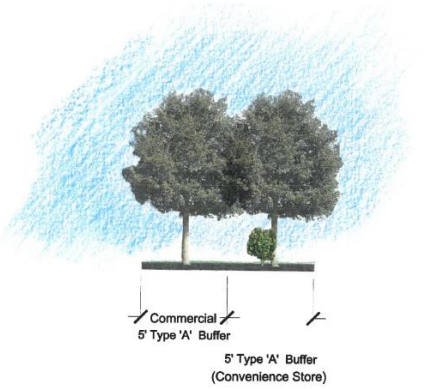
Corkscrew Pines, Corkscrew Road and Stoneybrook Golf Drive, Estero FL

# Landscape Buffer Diagram-MCP



# Buffers (Type A and Convenience Store Buffers)

**Images Not to scale*






5' TYPE 'A' BUFFER
CONVENIENCE STORE TO INTERNAL PARCEL
TYPICAL SECTION AND PLAN VIEW PER 100'.
FOUR TREES PER 100' WITH A SINGLE SHRUB ROW.



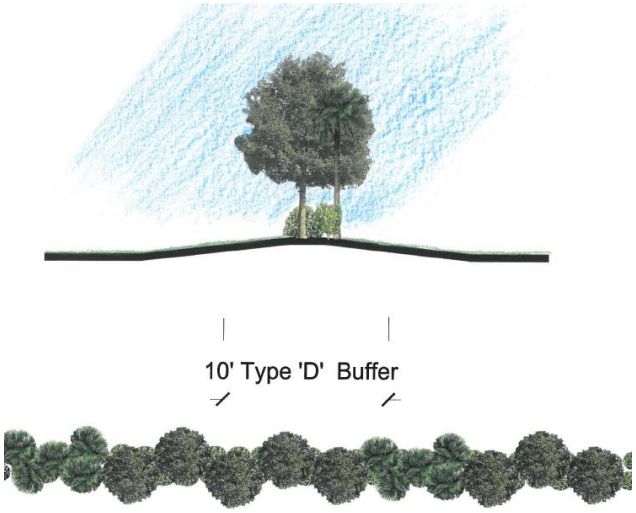



25' CONVENEINCE STORE BUFFER
TYPICAL SECTION AND PLAN VIEW PER 100'
FIVE TREES AND A DOUBLE SHRUBS ROW PER 100',
WITH 2'-3' UNDULATING BERM.

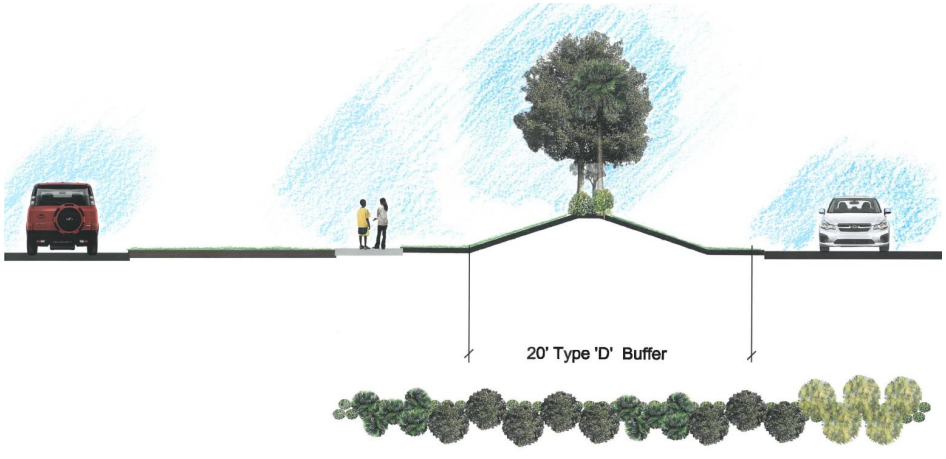
Corkscrew Pines, Corkscrew Road and Stoneybrook Golf Drive, Estero FL

# Buffers (10' and 20' Type D)

**Images Not to scale*

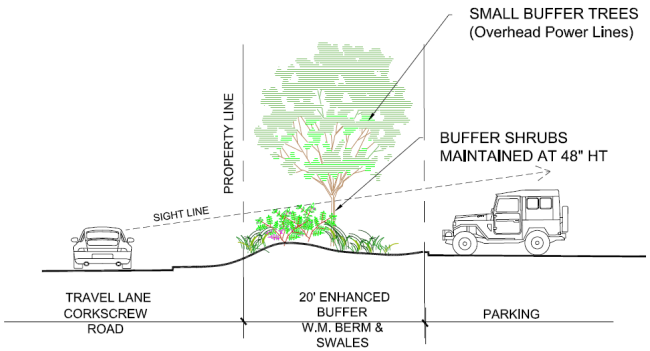



10' TYPE 'D' BUFFER
TYPICAL SECTION AND PLAN VIEW PER 100'
FIVE TREES AND A DOUBLE SHRUBS ROW PER 100'.




20' TYPE 'D' BUFFER
TYPICAL SECTION AND PLAN VIEW PER 100'
FIVE TREES AND A DOUBLE SHRUBS ROW PER 100'.

# Enhanced Buffers

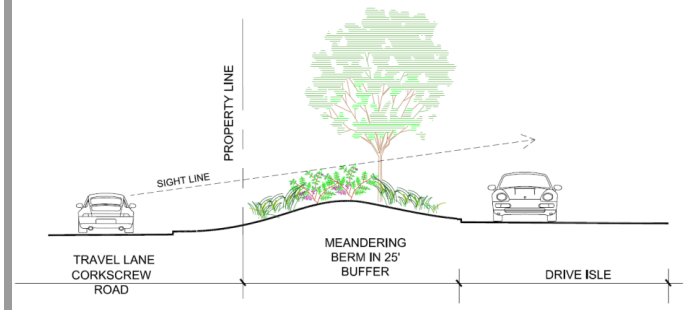



20' ENHANCED BUFFER
N.T.S.

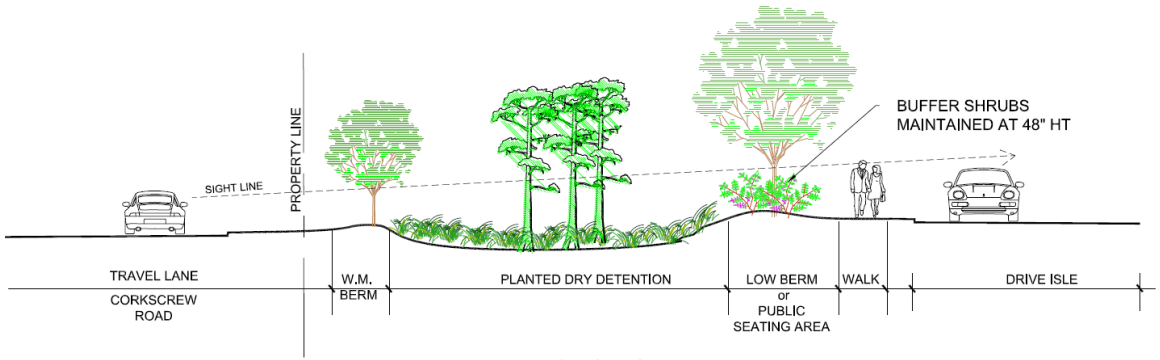
**Images Not to scale*

Corkscrew Pines, Corkscrew Road and Stoneybrook Golf Drive, Estero FL

# Landscape Buffer Sections




SECTION
25' CONVIENCE STORE BUFFER
N.T.S.




SECTION
THROUGH ENTRY OPEN SPACE
N.T.S.

**Images Not to scale*

Corkscrew Pines, Corkscrew Road and Stoneybrook Golf Drive, Estero FL

# Landscape Conceptual Design



# Landscape Design Materials

CORKSCREW PINES

LOCATED IN SECTION 25 , TOWNSHIP 46 -S, RANGE 25-E, LEE COUNTY, FLORIDA

PLANT SAMPLING IMAGE BOARD



SOUTH FLORIDA SLASH PINE



LIVE OAK



HOLLY SPP.



GREEN BUTTONWOOD



SHADY LADY BLACK OLIVE



CRAPE MYRTLE SPP.



COCOPLUM



SILVER PALMETTO



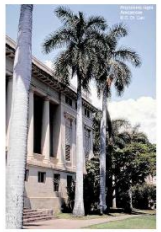
MUHLY GRASS



CORDGRASS & NATIVE GRASS SPP



SABAL PALM CLUSTERS



ROYAL PALM



ARBICOLA SPP.



PLUMBAGO



PITCH APPLE



SIMPSON STOPPER

PLANT MATERIAL:

- SAMPLE LANDSCAPE PALETTE
- NATIVE & ADAPTED PLANTS
- CANOPY TREES TO DECREASE HEAT ISLANDS, PROVIDE VISUAL SCREENING FROM ADJACENT PROPERTIES.
- ORNAMENTALS TO PROVIDE SEASONAL COLOR.
- LANDSCAPE LAYERING WILL INCLUDE GROUNDCOVER GROUPINGS.
- PROVIDE PLANT DIVERSITY.

Corkscrew Pines, Corkscrew Road and Stoneybrook Golf Drive, Estero FL

# Hardscape/Lighting Design Standards



Decorative Fencing (6'-0" max height, if used)



Preserve Chain Link Fencing (black coated)

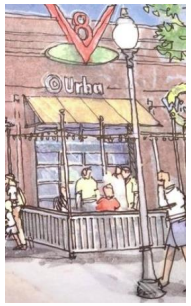


Paver and Patterns



Stamped concrete







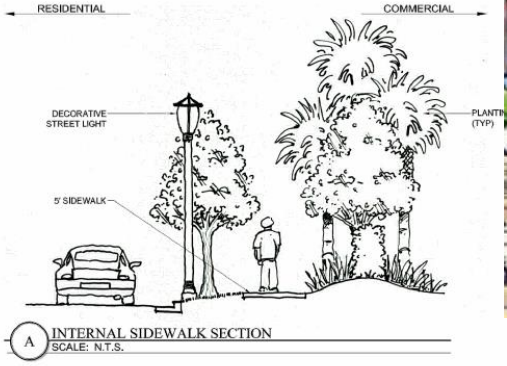

lighting Examples. all lighting to be consistent and meet local codes



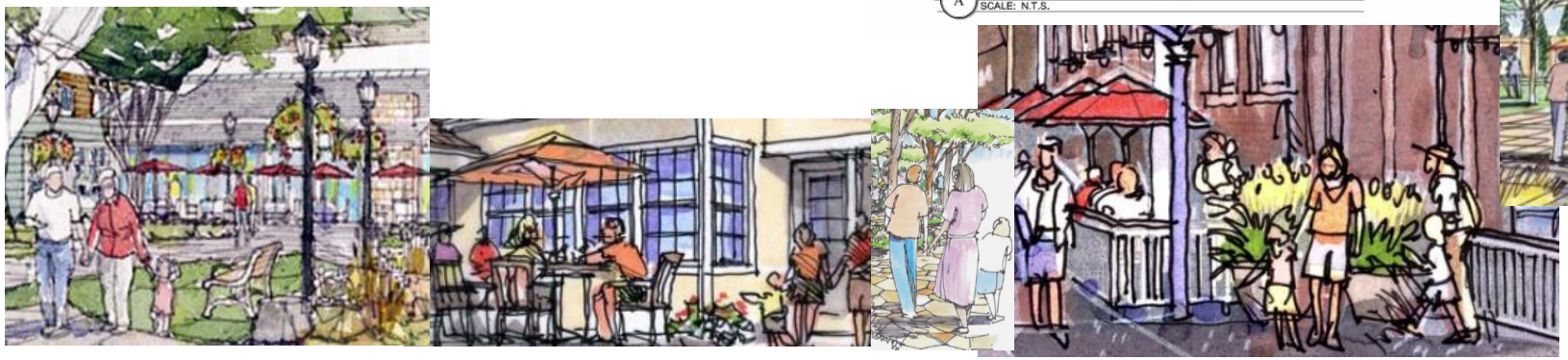
Tree Lined Sidewalks

# Interconnectivity Standards

Corkscrew Pines is a vehicular and pedestrian-friendly mixed-use community. This requires a planned network of roads and sidewalks. Each element within the project will have interconnectivity between each other and when possible extend beyond the community (see attached diagram showing interconnectivity concept).





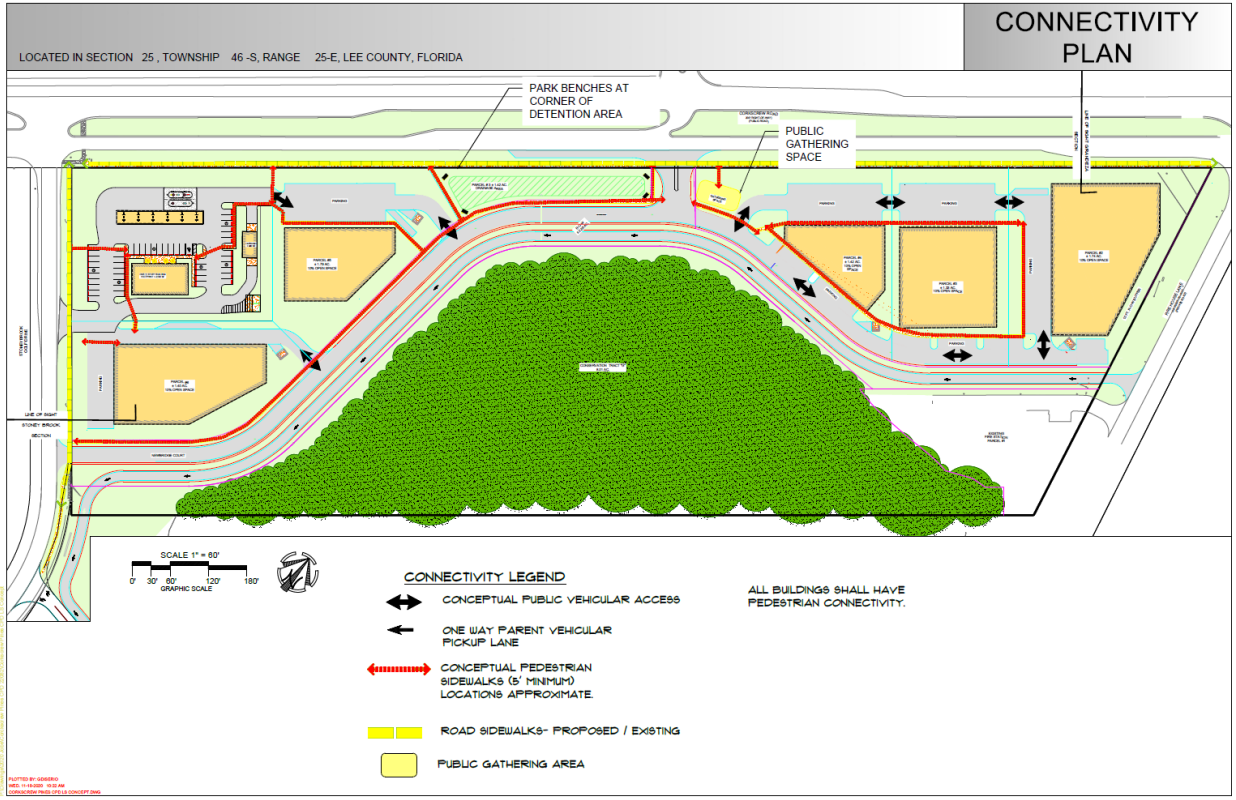



Outdoor seating area shown are representative of our door dining associated with restaurants or other uses.

Interconnectivity will also provide opportunity for outside enjoyment.

Corkscrew Pines, Corkscrew Road and Stoneybrook Golf Drive, Estero FL

# Pedestrian Interconnectivity Diagram



# Public Gathering Space

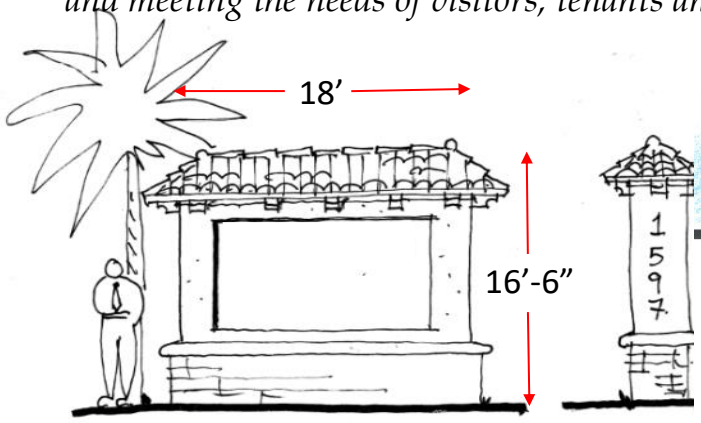


Public Gathering Space

- Consistent mediteranean design theme with overall project
- Park benches
- Trellis style shade structures
- Landscaping

# Signage

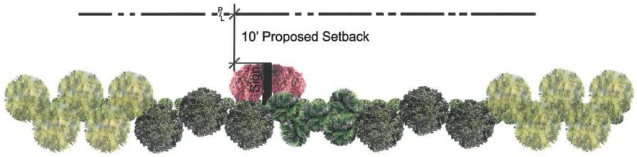
*The intent of our signage (Directory signage, Monument, Building signage, and Wayfinding signage) shall be well planned for vertical as well as horizontal applications. These signs will take into account the design standards (mediteranean style) and patterns as established in this book while adhering to local codes, and meeting the needs of visitors, tenants and residents.*







**SIGNAGE EXHIBIT**




25’ TYPE ‘D’ ENHANCED BUFFER
TYPICAL SECTION AND PLAN VIEW PER 100’
FIVE TREES AND A DOUBLE SHRUBS ROW PER 100’.

Project Signage

- Consistent Mediteranean design theme with overall project
- Consistent style materials and roof elements
- Wider than tall
- **All** signage will comply with the villages sign standards and will be further addressed at time of development order

DELISI
Land Use Planning & Water Policy

Attachment G

# CORKSCREW PINES CPD AMENDMENT
# REQUEST STATEMENT
# (REVISED 10-8-2020)

## Introduction

The attached application is to amend the ASAP Storage CPD zoning (Corkscrew Pines CPD) to make changes to the Schedule of uses, property development regulations and site plan, to among other things, add a new reverse frontage road for the benefit of the Pinewoods Elementary School to alleviate morning and afternoon traffic, pursuant to school drop-off and pick-up, along Corkscrew Road. The subject property is part of the Stonybrook DRI and is already entitled for the uses and intensities being requested in the amendment application.

## Entitlement History

The original approval and subsequent amendments to the CPD property have long designated the subject property for commercial uses. The Stonybrook DRI was originally approved in 1985 in ZAB-85-128 where the subject property was designated as part of the residential development. In 2002, the subject 20-acre property was rezoned from residential to commercial planned development in Z-02-010. The 2002 zoning amendment decreased the residential units in the Stonybrook DRI, increased the commercial floor area and added a fire station location to serve the area. In 2008, an amendment to the CPD was granted shifting restructuring the allowable commercial floor area to the currently approved 50,000 square feet of commercial (retail or office) and 151,000 square feet of self-storage/mini-warehouse use. The 2008 amendment located the self-storage use on the eastern corner of the property, designed as multiple single-story warehousing units with each unit having an exterior garage door.

As the Corkscrew Road corridor has developed through the 2000s and Pinewoods Elementary School has expanded, the drop-off/pick up times in the morning and afternoon have become increasingly problematic with cars cued along Corkscrew Road waiting in long lines. To ameliorate this situation the applicant of the proposed amendment is redesigning the site plan to accommodate a dedicated reverse frontage road for the school, removing the drop-off/pick-up lines from cueing in Corkscrew road through allocating a portion of the developable property. Necessary agreements will need to be in place to protect the property owner of liability, permit access and compensate the developer for the improvements.

**Adjacent Uses**

The subject property is in an area of existing development and infrastructure that supports the proposed use. The subject property is located along Corkscrew Road at the northeast corner of the Stonybrook DRI. The fire station is built and located at the southeast corner of the subject property. The commercial development area is located on the north and west of the fire station and the north side of the wetland preserve area that was designated in the CPD. Pinewoods Elementary School is located to the south of the subject property and on the south side of the wetland preserve.

To the east of the subject property is the Lee County Utilities potable water treatment facility. To the west is the Stonybrook residential community. Specifically, there is nearly 100 feet of Stonybrook Golf Drive right of way and 110 foot plus width lake separating the subject property from the closest residential units. To the north of the subject property is Corkscrew Road and the Grandezza community on the north side of Corkscrew Road.

**Access:**

The subject property is located on the south side of the Corkscrew Road. Access is provided via Corkscrew Road and Stonybrook Golf Drive. With 1,800 feet of frontage along Corkscrew Road, the current approved site plan, and the site plan as amended show one additional access point on Corkscrew Road. The pick-up/drop-off access for Pinewoods Elementary School will be via Firehouse Lane, to keep the school traffic separate from the commercial traffic.

**Zoning Justification:**

The subject property was originally zoned CPD (Commercial Planned Development) in 2002. After the 2008 amendment the zoning allows for 151,000 square feet of self-storage and 50,000 square feet of retail/commercial floor area. The amendment is not seeking any changes to the overall allowable entitlements. The proposed amendment seeks to do the following:

1. Amend the master concept plan to accommodate a drop-off/pick-up travel way for parents going to Pinewoods Elementary School. This travel lane for the school would fix a significant traffic and safety issue that currently exists with parents and students queuing in the Corkscrew Road right of way. Amendments to the master concept plan also include showing a slightly difference parcel configuration with the ability to make minor modifications to parcel lines to accommodate various uses.
2. Amend the property development regulations accordingly.
3. Amend the Schedule of Uses to, among other things, allow for 24-hour operations for the convenience food and beverage store and the drugstore/pharmacy
4. Clarify that “car wash” is an accessory use to the Convenience Food and Beverage Store.
5. Add 3 deviation requests needed because of the road and the change to the future land use categories in the newly adopted Estero Plan.
6. Add a trip conversion for the commercial and self-storage use in the zoning.

The proposed development of the subject property complies with the Village of Estero Land Development Code. A brief description of how the proposed development satisfies these criteria is presented below. This proposed development meets or exceeds all the requirements of the LDC and the DRI governing development of the property. Below is an analysis of how the proposal addressed the required finding in LDC Section 34-145(d)(3):

**a. The applicant has proved entitlement to the rezoning by demonstrating compliance with the Estero Plan, this land development code, and any other applicable code or regulation; and**

*Below is an analysis of how the proposed development is consistent with the Village of Estero's newly adopted comprehensive plan.*

*The application meets the requirements of the Estero Land Development code and design guidelines, as demonstrated in the attached Pattern Book. In addition, the design requirements in LDC Chapter 33-402-406 have been incorporated into the site plan and the pattern book. The project will construct sidewalks along Corkscrew Road and incorporate a greenspace/dry detention area in the middle of the project along Corkscrew Road that meets the requirements of LDC Section 33-404 and 405. LDC Section 33-406, which requires a maximum setback along Corkscrew Road does not apply to properties located east of I-75. The proposed amendments remain consistent with Chapter 33 of the Land Development Code.*

**b. The request, including the use of TDR or affordable housing bonus density units, is consistent with the densities, intensities and general uses set forth in the Lee Plan; and**

*The proposed plan does not utilize TDRs or bonus density. The proposed use is consistent with the allowable intensities of development in the proposed Village of Estero Plan.*

**c. The request is compatible with existing or planned uses in the surrounding area; and**

*This request creates a net improvement with the functioning and interrelation of uses in the area by accommodating a much-needed school travel lane for Pinewoods Elementary. With this drop-off/pick-up lane, the current traffic problems within the neighborhood and along Corkscrew Road during school opening and closing hours will be alleviated. This will enhance the functional relationship between the surrounding neighborhood and the School.*

*The proposed development is an in-fill project. There are existing developments on all sides surrounding this property as well as the availability of public services. Because the project "fills in" an area surrounded by existing development, not only does this proposal cure an existing issue of compatibility between adjacent uses, but special*

*attention was paid in the design of the subject property's development to ensure that the proposed uses would be compatible and complimentary with all surrounding uses. Given its location along Corkscrew Road, adjacent to a fire station and on the north side of a large wetland preserve, the subject property is ideal for the proposed uses. The uses are fundamentally the same and have been determined to be compatible.*

*The changes to the Schedule of Uses in this amendment include allowing for a 24 hour convenience food and beverage store and proposing a multi-story self storage facility, rather than the previously designed barrack style development. The Convenience food and beverage use is limited to only parcel 7. Other changes requested move uses away from the adjacent residential development on the west.*

*The 24-hour convenience food and beverage use, Parcel 7 is located nearly 300 feet from the closest residential unit. The actual use itself and any gas pumps will be located even farther. Separating the residential development from the Convenience food and beverage store is a lake, a buffer area around the lake, Stoneybrook Golf Drive and then an additional buffer designed specifically for Convenience Food and Beverage stores consisting of 25 feet, an undulating berm and a hedge maintained at 4-5 feet. The combination of landscaping material, the berm, the distances and the vegetation between Parcel 7 and the closest residential use will serve to block any sound or visual disturbance from the use in nighttime hours.*

*The proposed change to the self-storage use is to allow the use to be built vertically rather than the old fashion barrack style, and to allow the use to also be located on Parcel 6. The visual aesthetics of the modern multi-story self-storage facilities are a vast improvement over the older style developments. As shown in the pattern book, the building will have appropriate use of articulation and colors to create a use that both looks appealing and is functionally very passive and low impact on the surrounding neighborhood.*

*The only change to the uses on Parcel 6 is the inclusion of the self-storage facility as an option on the parcel. Currently Parcel 6 is allowed for a multi-story office building, a use that will visually look similar to the self-storage building, except the self-storage building would only be allowed at 45 feet, 20 feet lower than the existing permitted office use. The currently approved office use will include more traffic and more activity. The proposed change to allow for the self-storage use on Parcel 6 does not create an issue of compatibility. The pattern book contains line of sight drawing to show the view of the multi-story office building and self-storage use from the closest residential unit. The office building is permitted to be taller and therefore will be more visible.*

**d. Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and**

*A major part of this proposal is to accomodate a drop-off/pick-up lane for the Pinewoods Elementary School. This travel lane for the school would fix a significant traffic and safety issue that currently exists with parents and students queuing in the Corkscrew Road right of way.*

*The project has direct access to Corkscrew Road on the north and Stonybrook Golf Drive on the west. The project will develop a reserve frontage road to provide access to the majority of parcels within the Planned Development. The transportation impacts of the project were evaluated through the prior DRI processes. No new external trips are being added as a result of this amendment.*

*The proposed self-storage use is a very low generator of trips. The use itself is very passive creating almost no impacts to the transportation infrastructure. The Convenience Food and Beverage use relies heavily on pass-by trips, trips that are on the road already that will stop in for convenience along an already planned route. Two of the central uses within the existing planned development have a diminished impact on the surrounding roadway infrastructure.*

**e. Where applicable, the request will not adversely affect environmentally critical areas and natural resources.**

*The proposed amendments to the existing approved commercial planned development do not request any change to the already permitted development footprint. The preserve area within the CPD has already been designated preserve and the development areas have already been cleared for development. As a result, the request will not adversely affect environmentally critical areas or natural resources.*

**f. In the case of a planned development rezoning or mine excavation planned development, the decision of the Hearing Examiner must also be supported by the formal findings required by sections 34-377(a)(2) and (4).**

*As stated above, proposed use is appropriate at the subject location. Conditions of the existing PD and DRI address any potential impacts of the proposed use.*

**g. Where the change proposed is within a future urban area category, the Hearing Examiner must also find that urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.**

*Water and sewer service is currently available in the area via Lee County Utilities and will be available for the project. A letter of service availability is included in the CPD amendment application. The property is within the Estero Fire District and fire/EMS service are available. The proposed amendments do not change the approved entitlement for the project, therefore the amendment has no impact on road capacity. All other services are adequate to accommodate the proposed changes.*

**h. If the rezoning is to Compact PD, the recommendation of the Hearing Examiner must also include findings regarding the provisions set forth in section 32-504(a).**

*The rezoning is not a Compact PD.*

**i. That the level of access and traffic flow (i.e. median openings, turning movements etc.) is sufficient to support the proposed development intensity.**

*The project has direct access to Corkscrew Road on the north and Stonybrook Golf Drive on the west. The project will develop a reserve frontage road to provide access to the majority of parcels within the Planned Development. The proposed amendments do not change the approved entitlement for the project, therefore the amendment has no increase in the impact on road capacity.*

**j. If the hearing concerns a mine excavation planned development, that the request meets the criteria and standards set forth in chapter 12**

*The proposed request does not concern mining activity.*

## VILLAGE PLAN ANALYSIS

***FLU-1.2.1 FUTURE LAND USE CATEGORIES.***
*The subject property is entirely located within the Village Neighborhood 1 land use category. The table in Policy FLU 1.2.1 allows neighborhood commercial uses consistent with the adopted zoning resolution.*

**FLU 1.2.6 VILLAGE NEIGHBORHOOD 1. The Village Neighborhood 1 areas are characterized by predominantly residential uses of lower densities with the potential for commercial uses of a minor commercial or neighborhood center scale.**

**A. Uses: Predominant land uses in Village Neighborhood 1 will be lower density residential uses with the potential to allow minor commercial or limited neighborhood center scale commercial, assisted living facilities, public and quasi-public uses, in each case through a public hearing process. Higher densities greater than 4 du/ac, commercial development greater than neighborhood centers, and industrial land uses are not permitted.**

*The Existing Commercial Planned Development allows for a small neighborhood center with 50,000 sq. ft. of commercial development and a self-storage facility. The proposed amendment does not request any increase to the entitlements. The development program is well within the neighborhood center scale of development permitted in the Village Neighborhood 1 land use category.*

**FLU-1.5 COMMERCIAL SITE LOCATION STANDARDS. The siting of commercial developments shall be controlled by location standards. These standards are intended to avoid proliferation of commercial strip development by identifying appropriate locations for commercial uses to meet the needs of residents and visitors and to be compatible with existing residential neighborhoods or residential uses.**

*The Corkscrew Pines CPD has been determined to meet site location standards through the approval of the existing zoning which allows 151,000 square feet of self-storage and 50,000 sq. ft. of commercial floor area. In accordance with Policy FLU-1.5.1, self-storage is not a use that needs to meet site location standards. The retail uses will be less than 50,000 square feet, meeting the definition of a neighborhood center or two minor commercial developments. The commercial development is located at the intersections of Corkscrew Road with Stonybrook Golf Drive (a private collector road) and Firehouse Lane, with direct access to all three roads.*

**FLU-1.5.1 Commercial development levels are categorized as minor, neighborhood, community, or regional scale. The Village assigns intensities to these commercial levels according to the context and accessibility of the commercial development described below. See Map TR-1 for Functional Classifications of roadways.**

**The location standards specified in Subsections A-D will apply to the following commercial developments: shopping centers, free-standing retail or service establishments, restaurants, convenience food stores, automobile dealerships, gas stations, car washes, and other commercial development generating large volumes of traffic. These location standards will not apply to the following: banks and savings and loan establishments without drive-in facilities; hotels or motels; marinas; general, medical, or professional offices; industrial, warehouse, or wholesale development; clubs, as defined in the Land Development Code (commercial clubs excepted); and other similar development.**

**B. Neighborhood Commercial**

**1. Provides for the sale of specialty goods and convenience goods and personal services, such as food, drug, sundries, and hardware items and has an overall gross floor area range of 30,000 to 100,000 square feet.**

**2. Must be located at the intersection of an arterial and a collector or two arterials so that direct access is provided to both intersecting roads. Such direct access may be provided via an internal access road to either intersecting road.**

*The maximum development intensity of the commercial uses that need to comply with site location standard is 50,000 square feet. The property development has restaurants, retail and*

*convenience food and beverage stores within the schedule of uses. As stated above, the development is at the intersection of a private collector road (Stonybrook Golf Drive) and an arterial road (Corkscrew Road) and therefore meets the definition of neighborhood commercial. The retail portion of the CPD will have direct access to both the arterial road the collector road.*

**FLU-1.10 DESIGN OF COMMERCIAL USES. Attractively designed and high quality commercial uses can be allowed in the Village Center and Transitional Mixed Use and Urban Commercial future land use categories, and in minor commercial and neighborhood centers of the Neighborhood Village Future Land Use category. The objective is to promote Estero's quality of life and diverse local economy by fostering the development of targeted economic areas, as a preference over the development of strip commercial centers, in order to provide a diverse employment and economic base while meeting the commercial, professional, and service needs of the people who live, work, and play within the community. (Note: Lee Plan Objective 19.2)**

*The proposed development is located adjacent to the Estero Fire Station and north of a large preserve area separating the development from Pinewoods Elementary School. The Pattern Book that has been submitted demonstrates the project's commitment to quality commercial design in accordance with FLU-1.10. The proposed zoning amendment includes a change to the property development regulations to allow the building of a much more attractive self-storage facility than the type that is currently allowed and designed the master concept plan. The proposed self-storage will look more similar to a very attractive office building, whereas the approved self-storage is the older style, single story barrack style development.*

**FLU-1.10.1 COMMERCIAL DEVELOPMENT FORM. To permit orderly and well-planned commercial development at appropriate locations, all applications for commercial development will be reviewed and evaluated as to their compatibility with adjacent and nearby uses, including consideration of the following:**

**A. Traffic and access impacts (rezoning and development orders);**

*The subject property is zoned Commercial Planned Development (CPD) and allowed to build up to 50,000 square feet of commercial floor area and 151,000 square feet of self-storage. The proposed amendments do not change the allowable development on the site. Therefore, the proposed requested changes have no impact to transportation or the road network.*

**B. Architectural and landscape architectural design (rezoning and development orders);**

*The application includes a pattern book which demonstrated the developer's commitment to a tasteful and attractive architectural style. The pattern book has demonstrated a*

*sensitivity to surrounding uses and creating a visual style that will continue to enhance the community.*

**C. Site planning, interconnectivity, and public space (rezoning and development orders)**

*The Commercial Planned Development site plan contains a reverse frontage road providing access for the commercial parcels, minimizing curb cuts along Corkscrew Road. In addition to the reverse frontage road, the plan shows connections though parking areas further providing easy of movement through the site.*

*Public open space is being provided on both sides of the access point along Corkscrew Road. On the east side of the access will be a small pocket park with a shaded area and seating designed in accordance with Page 25 of the Pattern Book. On the west side of the access will be a dry detention area with sidewalks constructed on all four sides and benches for seating and gathering. Both will create an entry feature into the commercial development.*

**D. Screening, landscaping and buffering (rezoning and development orders);**

*The CPD amendment will comply with the Village of Estero's buffer requirements, providing attractive landscaping along Corkscrew Road as well as adequate buffering to the residential units to the west. The application to amend the existing CPD proposes an enhanced buffer along Corkscrew Road, with the hedge maintained higher to create more screening of parking areas and add to the visual experience of the traveling public. The pattern book contains line of sight drawing from both the closes residential unit within Stoneybrook and the closest unit within Grandezza. Given the distances and existing landscape, enhanced by the project's proposed landscape buffers, future development will not have a negative impact on surrounding uses.*

**E. Availability and adequacy of services and facilities (rezoning and development orders);**

*The subject property is in an area with development on all sides. Urban services are available and sufficient to meet the development that is already approved in the Commercial Planned Development.*

**F. Impact on adjacent land uses and surrounding neighborhoods (rezoning);**

*The proposed amendments to the CPD will not have any negative impacts on surrounding uses. The site is well isolated from residential development on the south and east. To the west are residential units with the closest unit over 200 feet from the property line and nearly 300 feet from the convenience food and beverage location where 24 hour operations are being requested. In addition to the existing setback, the subject property will be required to install a 25' landscaped buffer along Stonybrook Golf Drive. The combination of the buffer separation,*

*the road and nearly 300' of additional separation will more than mitigate for any potential off-site impacts.*

*The existing CPD already allows for an office building use at 65 feet in the western parcels within the CPD. The request to relocate the self-storage use at a maximum of 45' to the western parcels would be of lesser impact than the permitted office use. A line of sight drawing has been included demonstrating the visual impact of the self-storage use and the office use to the closest residential unit in Stoneybrook.*

*To the north of the subject property is Grandezza. The closest residential units are over 350 feet from the eastern side of the CPD and over 500 feet from where any proposed change to the CPD is being requested and approximately 750 feet from the Convenience food and beverage establishment. A line of site drawing has been submitted which demonstrates that the distances, combined with the landscaping in Grandezza and the proposed buffers will greatly minimize any visual impacts.*

**G. Proximity to other similar centers (rezoning); and**

*The subject property is not proximate to other centers. The property was designated for commercial development in 2002 in order to provide for the needs of the nearby residential uses along Corkscrew Road.*

**H. Environmental considerations (rezoning and development orders).**

*There are no impacts to environmentally sensitive areas. The area designated for development has already been cleared for development.*

**FLU-1.10.2 COMMERCIAL DEVELOPMENT STANDARDS. New commercial developments should be designed to arrange uses in an integrated and cohesive unit in order to address compatibility with the adjacent and nearby uses by adhering to the following standards:**

**A. provide visual harmony and screening;**

*The proposed development will incorporate required buffers on the west and north where screening is needed. On the south, the property is screened and buffered by an 8-acre preserve area and on the east, the property is adjacent to a wastewater treatment plant and a fire station.*

**B. reduce dependence on the automobile;**

*As shown in the pattern book, the proposed development is providing pedestrian connections to the sidewalks along Stonybrook Golf Drive and Corkscrew Road. The subject property will be easily and conveniently accessible by pedestrians.*

**C. promote pedestrian movement within the development and connectivity to adjacent and nearby uses where such uses are compatible;**

*As shown in the pattern book, the proposed development is providing pedestrian connections to the sidewalks along Stonybrook Golf Drive and Corkscrew Road. The subject property will be easily and conveniently accessible by pedestrians.*

**D. utilize joint parking, access and loading facilities;**

*If applicable or needed the property is designed to allow joint parking by and between the tenants of the commercial center.*

**E. avoid negative impacts on surrounding land uses and traffic circulation;**

*The proposed amendment has a significant positive impact on surrounding land uses and traffic circulation. The proposed change to the master concept plan provides a dedicated reverse frontage road for the benefit of Pinewoods Elementary School. Currently parent drop off and pick up lines extend out into Corkscrew Road creating morning and afternoon traffic and safety hazards. With the proposed dedicated land through the applicant's property, the drop-off/pick-up traffic can be removed from Corkscrew Road and rerouted through the subject property providing a direct benefit to the School and the surrounding properties.*

**F. protect natural resources; and**

*The proposed plan of development show no impacts to any environmentally sensitive land. The potion of the property that will be developed has already been cleared for development.*

**G. provide necessary services and facilities where they are inadequate to serve the proposed use.**

*The subject property is located in an area where all public services are available with adequate capacity to serve the proposed development.*

**H. Large scale nonresidential establishments will incorporate development design techniques to integrate the establishment into the surrounding community. Such design techniques will include:**

**Creation of a series of smaller, well defined customer entrances to break up long facades and provide pedestrian scale and variety, that may be achieved through the use of liner buildings.**

1. **limited number and size of signs.**

2. **landscaping and use of pocket parks and courtyards adequate to soften large building masses.**

*The commercial portion of the property is less than 10 acres of actual commercial development. The subject CPD could not be defined as "large scale".*

**FLU-1.10.3 Encourage commercial developments within the Village of Estero to provide interconnect opportunities with adjacent commercial uses in order to minimize access points onto primary road corridors; and residential developments to provide interconnect opportunities with commercial areas, including, but not limited to, bike paths and pedestrian accessways. Connections to existing residential neighborhoods will be encouraged and will not be precluded by the commercial development's design.**

*As shown in the pattern book, the proposed development is providing pedestrian connections to the sidewalks along Stonybrook Golf Drive and Corkscrew Road. The subject property will be easily and conveniently accessible by pedestrians.*

**Summary:**

As detailed in Section 34-145(d)(3) of the Land Development Code, the attached application demonstrates the following:

1. The applicant is compliant with the Land Development Code and other applicable codes or regulations;
2. The request will meet or exceed all performance and location standards;
3. The requested plan is consistent with the intensities and general uses set forth in the Estero Comprehensive Plan;
4. The request is compatible with the existing uses in the surrounding areas;
5. Adequate infrastructure exists to accommodate this development; and
6. The request will not adversely affect environmentally critical areas and natural resources.

Based on compliance with these, and other regulations, we respectfully submit that this zoning application will not place an undue burden upon existing transportation or planned infrastructure facilities. Over and above that, the proposed change to the master concept plan provides a public benefit by accommodating a drop-off/pick-up travel way for parents going to Pinewoods Elementary School. This travel lane for the school would fix a significant traffic and safety issue that currently exists with parents and students queuing in the Corkscrew Road right of way. The proposed uses are appropriate at the subject location and are compatible with existing uses in the surrounding area. For these reasons, the requested amendment should be approved.

# CORKSCREW PINES CPD AMENDMENT

ESTERO PLANNING BOARD

AUGUST 10TH, 2021

# PROJECT TEAM

- Land Use Planner: Daniel DeLisi, AICP, DeLisi, Inc.
- Engineer: Al Quattrone, P.E., Quattrone & Associates
- Building Design: Joe McHarris, McHarris Planning & Design
- Landscape Design: Greg Disario, RLA, David Jones & Associates
- Legal Counsel: Neale Montgomery, Pavese Law Firm

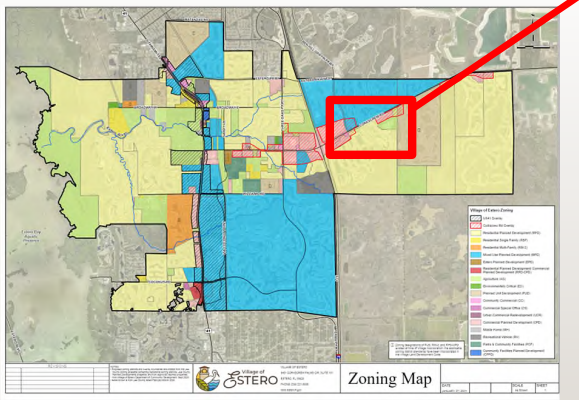
# PROPERTY LOCATION

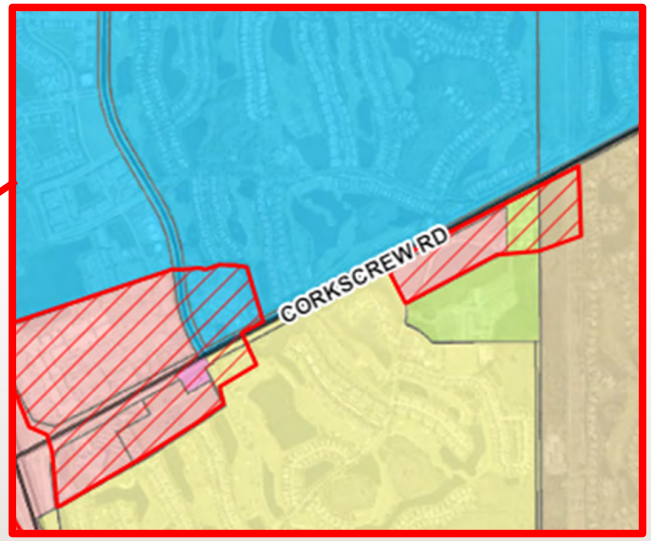
- North side of Pinewoods Elementary School
- Southeast corner of Corkscrew Road and Stoneybrook Golf Drive



# ZONING MAP

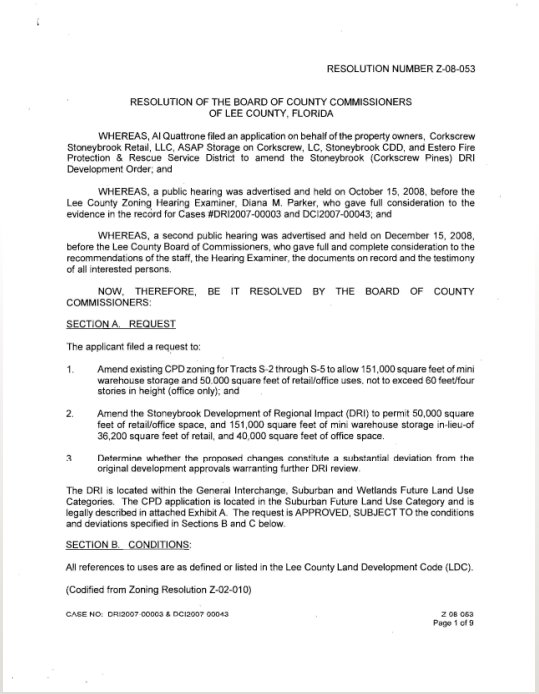
- Commercial Planned Development
- Part of the Stoneybrook DRI



# EXISTING 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



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.

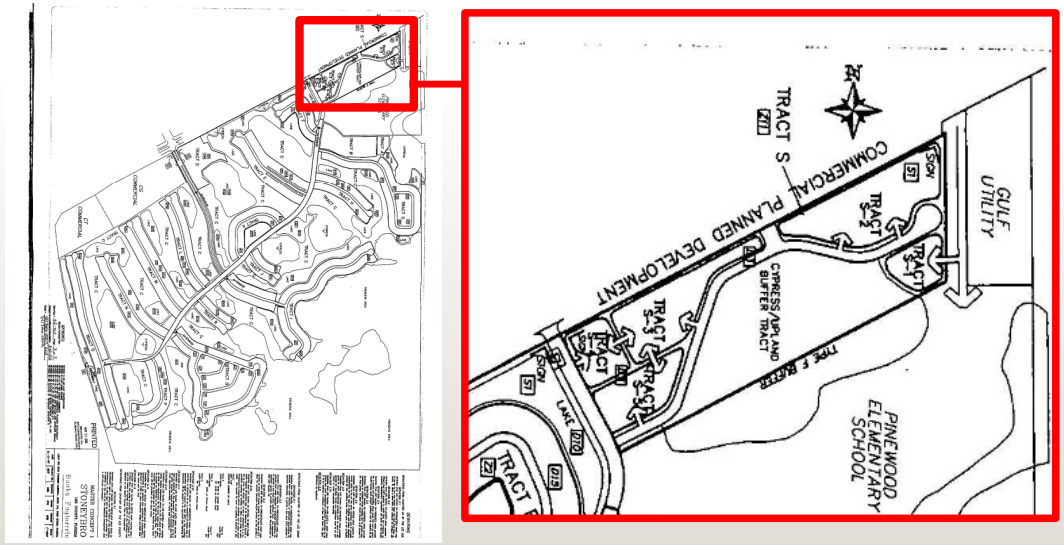
SECTION B. CONDITIONS:

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

# 2002 MCP




RESOLUTION NUMBER Z-02-010

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

WHEREAS, an application was filed by the property owner, U.S. Home Corporation, to amend the Stoneybrook DRI Development Order #8384-40 and rezone 21.1± acres from Residential Planned Development (RPD) to Commercial Planned Development (CPD); and

WHEREAS, a public hearing was advertised and held on March 5, 2001, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DRI2000-00013 and DCI2000-00046; and

WHEREAS, a second public hearing was advertised and held on May 6, 2002 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:

a. amend the Stoneybrook DRI Development Order #3-8384-40, as amended, and DRI Map H, as amended, to decrease the total number of multiple-family units from 640 to 600, to decrease the total number of single-family units from 1,200 to 1,085, to increase retail commercial floor area from 200,000 square feet to 236,200 square feet; and to increase office floor area from 100,000 square feet to 140,000 square feet; and

b. determine whether the proposed changes constitute a substantial deviation under the §380.06(19), Florida Statutes requiring further Development of Regional Impact review; and

c. amend an existing RPD to rezone approximately 21.1± acres from RPD to CPD to permit the development of a fire station and commercial and office uses, all not to exceed 65 feet in height.

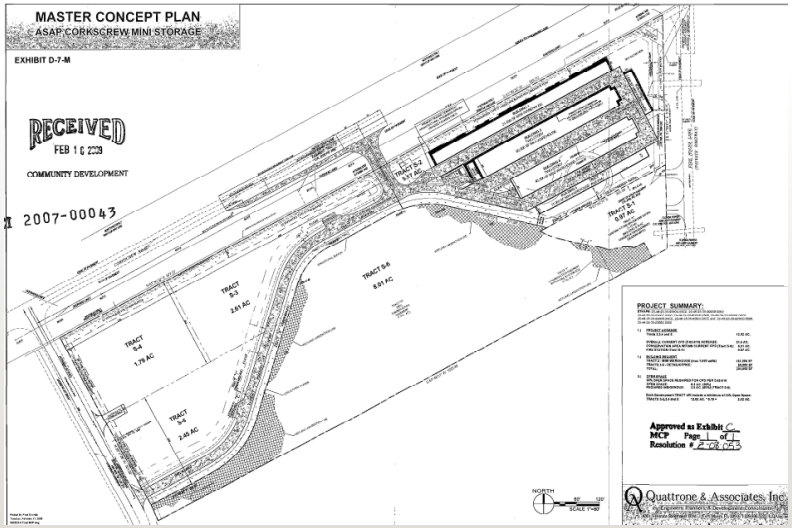
The property is located in the General Interchange, Suburban and Wetlands Land Use Categories and legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

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

CASE NO: DRI2000-00013 & DCI2000-00046 Z-02-010
Page 1 of 6

# 2008 MCP




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

# EXISTING ZONING

- Allows 50,000 square feet of Retail/Office and 151,000 square feet of Self Storage
- Property Development Regulations adopted define parcel dimensions and height

1. Master Concept Plan/Development Parameters

The development of this project must be consistent with the 1-page Master Concept Plan entitled "Master Concept Plan - ASAP Corkscrew Mini Storage," date stamped received FEB 18 2009 attached as Exhibit C, except as modified by the conditions below. This development must comply with all requirements of the Lee County Land Development Code at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

Development is limited to 151,000 square feet of floor area of mini warehouse use and 50,000 square feet of commercial floor area. Uses must meet the commercial site location standards of Lee Plan Policy 6.1.2.

**TRACT S-2**

| | |
|---|---|
| Minimum Area Dimensions: | |
| Minimum Lot Size | 4.5 acres |
| Minimum Depth | 400 square feet |
| Minimum Width | 200 square feet |
| Maximum Height | 45 feet |
| Maximum Lot Coverage | 45% |
| Minimum Open Space | 30% |
| Minimum Setbacks: | |
| Corkscrew Road | 25 feet |
| Front (internal street) | 20 feet |
| Corner | 25 feet |
| Side | 15 feet |
| Rear | 25 feet |
| Water body | 25 feet (20 feet accessory structure) |
| Accessory Structures | 10 feet |
| Minimum Building Separation | ½ the sum of building heights, but not less than 20 feet |

**TRACTS S-3 THROUGH S-5**

| | |
|---|---|
| Minimum Area Dimensions: | |
| Minimum Lot Size | 10,000 square feet |
| Minimum Depth | 100 square feet |
| Minimum Width | 100 square feet |
| Maximum Height | 45 feet / three stories and 65 feet / 4-stories (office only) |
| Maximum Lot Coverage | 40% |
| Minimum Open Space | 30% |
| Minimum Setbacks: | |
| Corkscrew Road | 25 feet |
| Front (internal street) | 20 feet |
| Corner | 25 feet |
| Side | 15 feet |
| Rear | 25 feet |
| Water body | 25 feet (20 ft accessory structure) |
| Accessory Structures | 10 feet |
| Minimum Building Separation | ½ the sum of building heights, but not less than 20 feet |
| General Project Notes: | No blasting is requested |

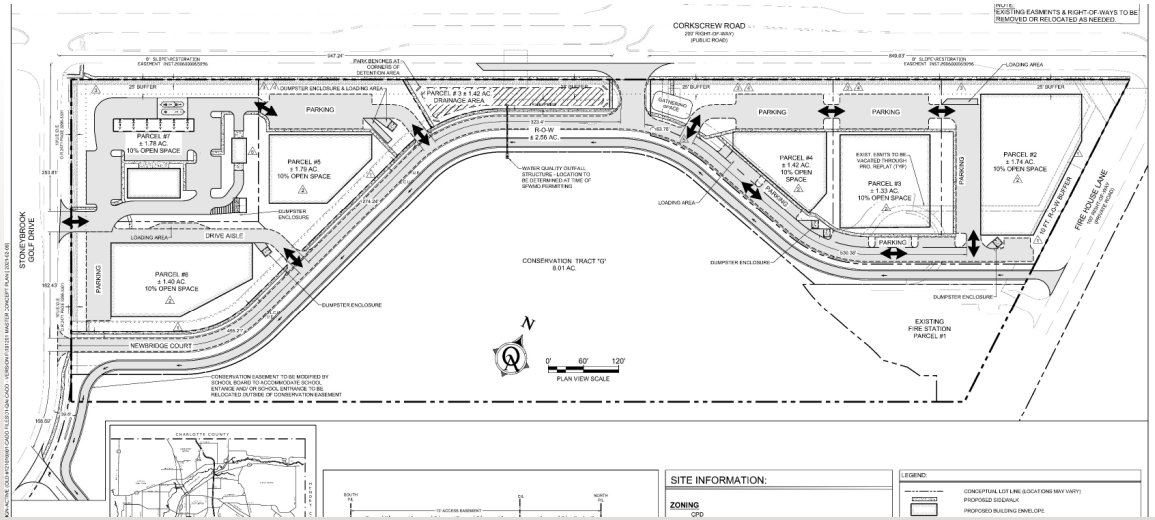
# Proposed Amendment

1. Change the Schedule of Uses to remove restriction on 24-Hour Use for Convenience Food and Beverage Store
2. Change Property Development Regulations and options of location for the Self Storage Parcel
3. Adding a Drop-off/Pick-up land for Pinewoods Elementary School

# Additional/ Less Significant Amendments

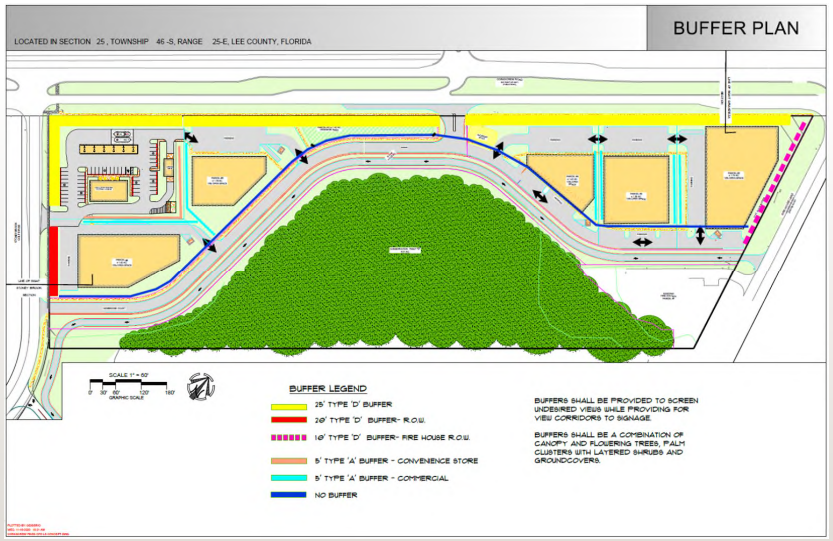
1. Update ordinance/deviations to be consistent with the current land development code
2. Allow a trip conversion for additional self-storage area
3. Amend Tract Layout

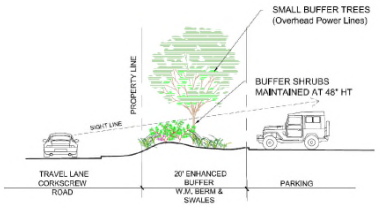
# PROPOSED MCP



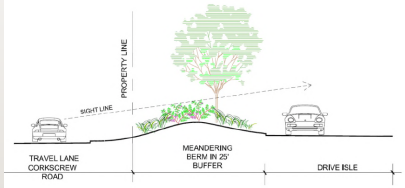
- Submitted Pattern Book

# LANDSCAPE BUFFERS




20' ENHANCED BUFFER
N.T.S.




SECTION
25' CONVIENCE STORE BUFFER
N.T.S.

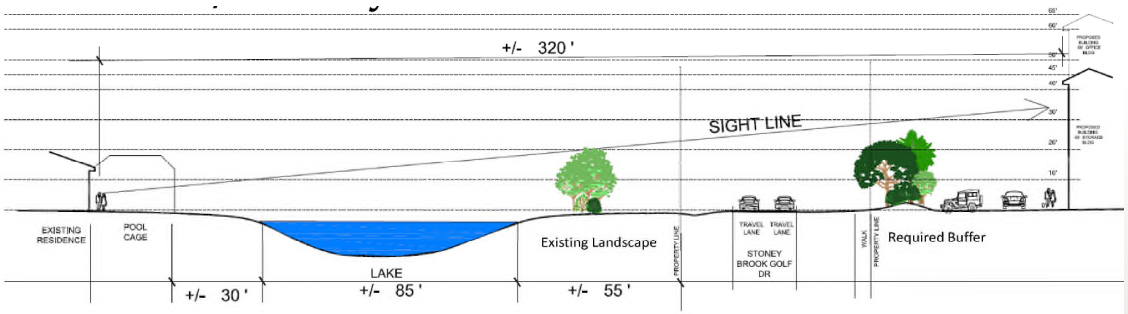
# LINE OF SITE LOCATIONS

- Submitted Pattern Book



# VIEW FROM STONEY BROOK

- Submitted Pattern Book



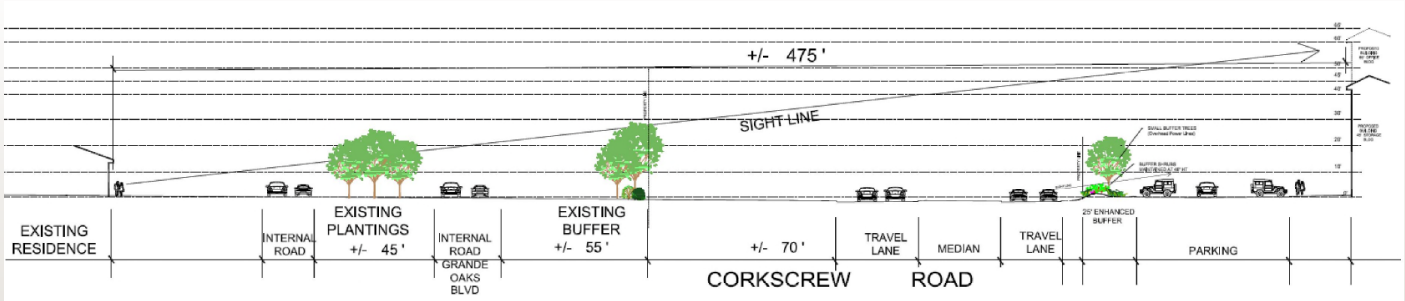




View from residential units on the west side of Stoney Brook Golf Drive

# VIEW FROM GRANDEZZA

- Submitted Pattern Book




Line of Sight From Grandezza

➢ Submitted Pattern Book

# RETAIL DESIGN

❑ First building in sets the standard for materials, colors and design details

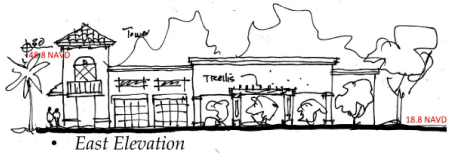
## Composition and Design

Retail

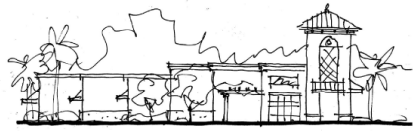
- **One story** buildings with multi layer rooflines
- Tower forms added
- Massing broken down in both vertical and horizontal areas
- Stucco walls with color accents
- Decorative Parapets
- Common Soffit/wall treatments
- Common, but varied window style and treatments
- Unified colors and details
- Pedestrian integration
- Mediteranean style design




- *Corkscrew Elevation*

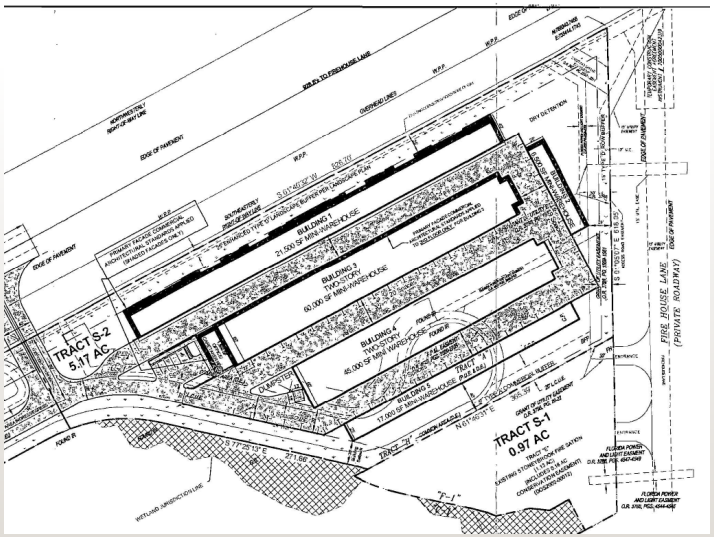



- *East Elevation*



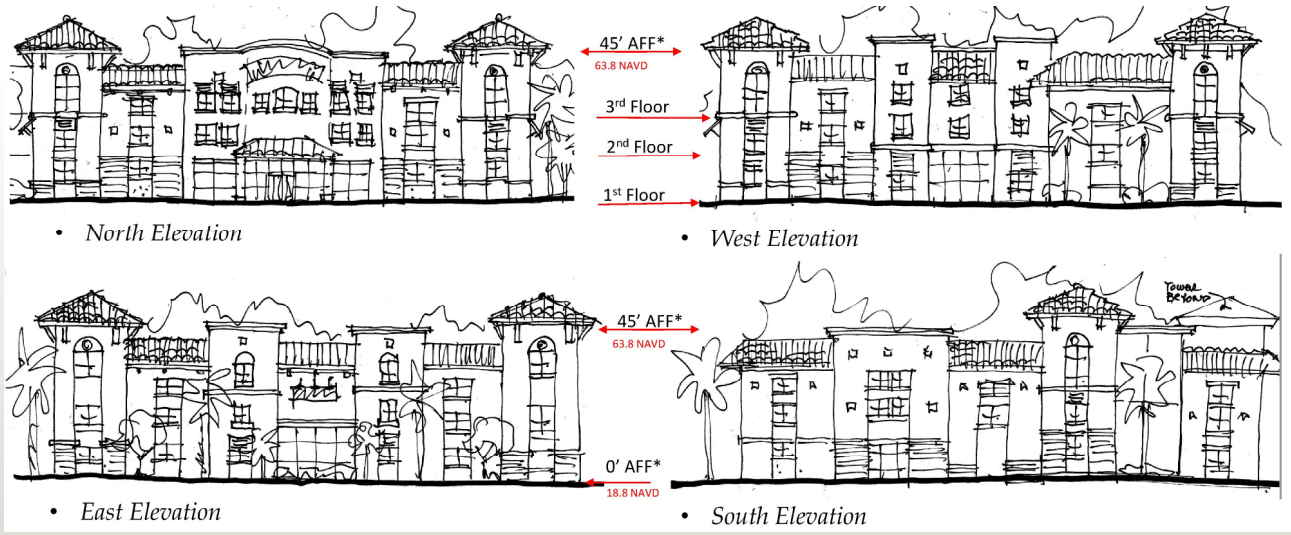
- *West Elevation*

# PERMITTED
# SELF STORAGE



# PROPOSED SELF STORAGE

- Submitted Pattern Book




- *North Elevation*
- *West Elevation*
- *East Elevation*
- *South Elevation*

# CONVENIENCE FOOD AND BEVERAGE

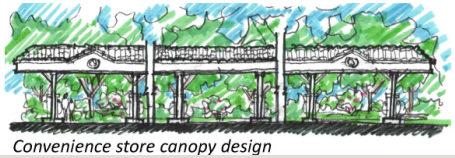
- Submitted Pattern Book

- Adding Design Commitments and detail to existing approved use
- Adding landscaping on west side of Stoneybrook Golf Drive to buffer existing approved use

## Composition and Design

Service Station and Canopy Design

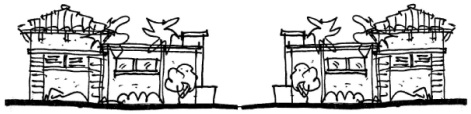
- Mediteranean style design
- Consistent design theme with overall project
- Consistent style roofing and roof elements
- Stucco walls with textured accents
- Parapet & mansard roofing intermixed with hip and or gables
- Common soffit/wall treatments
- Common window treatments
- Consistent colors and materials
- Roof height/line changes
- Pedestrian integration



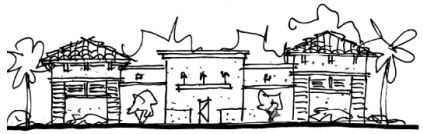
*Convenience store canopy design*



- *Corkscrew Elevation (North)*



- ***East** and **West** Elevation*



- *South Elevation*

➢ Submitted Pattern Book

# OFFICE DESIGN

## Composition and Design

**Above Fixed Floor (AFF)*

### Office Building

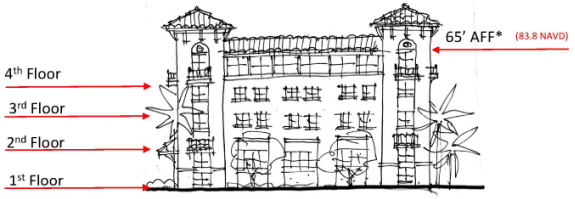
- Mediteranean style design
- Consistent design theme with overall project
- Consistent style roofing and roof elements
- Massing broken down in both vertical and horizontal areas
- Stucco walls with detailed accents using texture and colors
- Decorative Parapets
- Roof changes
- Common Soffit/wall treatments
- Common Window treatments
- Common use of development colors




• *Alternative one story office elevation*



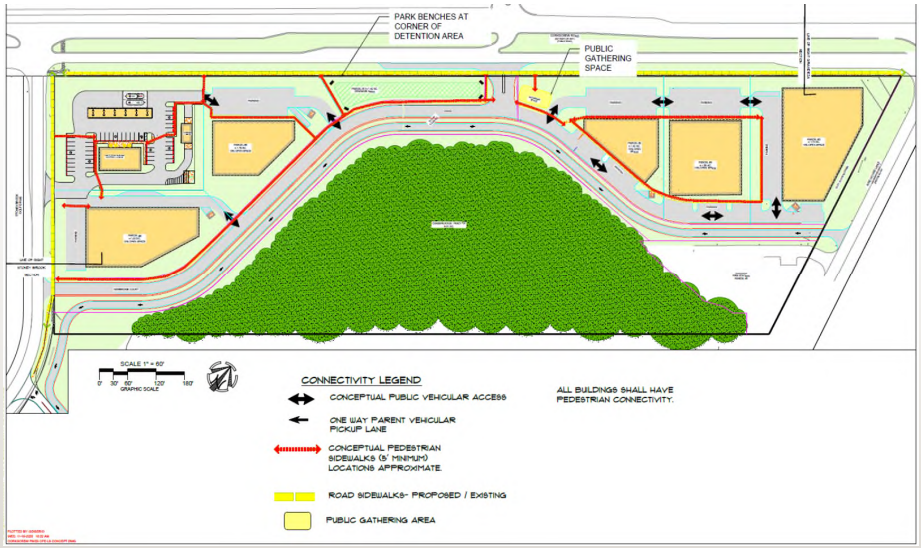

• *Corkscrew Elevation (south elevation Similar)*




• *East and West elevation*

- Submitted Pattern Book

# PEDESTRIAN CIRCULATION



➢ Submitted Pattern Book

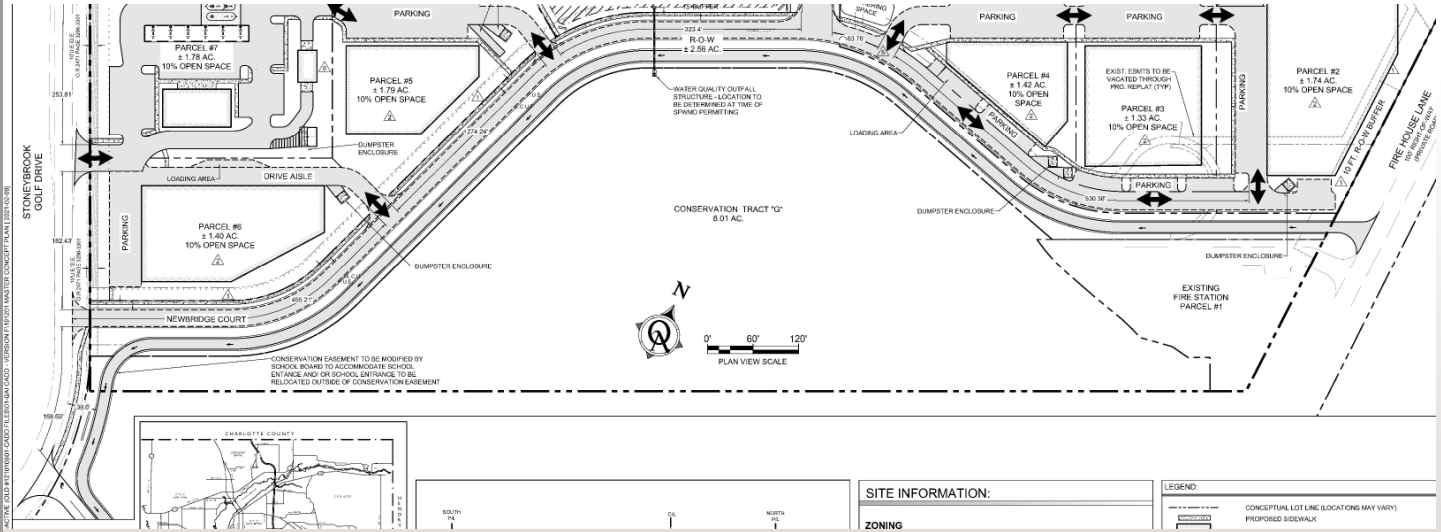
# PUBLIC GATHERING AREA



Public Gathering Space

- Consistent mediteranean design theme with overall project
- Park benches
- Trellis style shade structures
- Landscaping

# PINEWOODS ELEMENTARY
# PICK-UP/DROP-OFF LANE



# DISCUSSIONS WITH NEIGHBORS

- Limitations on Delivery Times
- Limitation on outdoor music at fuel pumps
- Condition on location of trash and recycling locations
- Condition requiring maintenance of the site
- Commitment to enhance planting on the west side of Stoneybrook Golf Drive

## COMPATIBILITY

- The proposed conditions make the amendments more compatible with surrounding uses than the current approval.
- With enhanced landscaping on the west side of Stoneybrook Golf Drive, and proposed conditions on the Convenience Food and Beverage, visuals and other external impacts will be more obscured than current approval
- The proposed change to the Self-Storage use is much more visually appealing than current approval

# CONCLUSION

- What we are Giving
  - Opportunity for the solution for Pinewoods Elementary School
  - Significantly enhanced design commitments
  - Landscaping on west side of Stoneybrook Golf Drive
  - Enhanced buffers
  - Limits on delivery hours
  - Additional conditions of the CPD
  - Limits on outdoor speakers at fuel pumps
  - Public gathering space and enhanced site design
  - Greatly improved project design and aesthetics

- What We are Receiving
  - 24-hour Convenience Food and Beverage
  - Smaller footprint self-storage
  - Option for trade off of retail for self-storage
  - Amend tract layout

# QUESTIONS?

# ESTERO INCORPORATION

CHAPTER 2015-193

Committee Substitute for House Bill No. 983

An act relating to the Village of Estero, Lee County; amending chapter 2014-249, Laws of Florida; providing continuing effect of certain developments of regional impact; delaying compliance with state-shared revenue requirements; authorizing millage levied by the Estero Fire Rescue District to be used for certain purposes; revising the corporate and council district boundaries; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Paragraph (c) of subsection (7) and subsection (8) of section 12 of chapter 2014-249, Laws of Florida, are amended to read:

Section 12. Referendum election; transition.—

(7) TRANSITIONAL LAND DEVELOPMENT REGULATIONS.—To implement the transitional comprehensive land use plan when adopted, the village shall, in accordance with the procedures required by the laws of the state, adopt ordinances providing for land use development regulations within the corporate limits. Until the village adopts the ordinances:

(c) Subsequent to the adoption of a local comprehensive land use plan and Subject to general law, the council is fully empowered to amend, supersede, enforce, or repeal the transitional land use development regulations, or any portion thereof, by ordinance. All approved developments of regional impact (DRIs) located within the jurisdictional boundaries of and existing on the date of incorporation of the village are not required to submit a notice of proposed change application to adopt a new DRI development order as required by s. 380.06(15)(h), Florida Statutes. Effective December 31, 2014, any existing DRI development orders are deemed subject to the jurisdiction of the village without the need to amend the existing DRI development order. Jurisdiction over existing DRI development orders by the village is subject to, without limitation, all rights, entitlements, covenants, and commitments adopted in DRI development orders and zoning adopted in conjunction with or pursuant to the DRI development order before December 31, 2014, including, without limitation, all rights and entitlements included in any local development orders or plats adopted pursuant to the DRI development order and related zoning. The village shall recognize the property rights and interests held by property owners under such DRI development orders and all other vested property rights held by such property owners as such rights and entitlements existed on or before December 31, 2014.

(8) STATE-SHARED REVENUES.—The village shall be entitled to participate in all revenue sharing programs of the state effective April 1, 2015. The provisions of s. 218.23(1), Florida Statutes, shall be waived for the purpose of conducting audits and financial reporting through the end of fiscal

1

CODING: Words stricken are deletions; words underlined are additions.

Village of Estero Building and Permitting Services
9401 Corkscrew Palms Circle
Estero, FL 33928
Tel # (239) 221-5036 | Fax # (239) 319-2235 | devanas@estero-fl.gov

# APPLICATION REQUEST FOR DESIGN REVIEW BOARD PUBLIC INFORMATIONAL MEETING IN THE VILLAGE OF ESTERO

**[LDC Section 33-54]**

**REQUEST IS FOR:** Public Informational Meeting pursuant to LDC Section 33-54 (a) & (b)

1. Applicant: Thomas Engineering Group, LLC - Edward McDonald
2. Project Name: Marketplace at Coconut Point
3. Address: 8001 Via Rapallo Drive, Estero, FL 33928
4. Strap Number: 04-47-25-E2-3001C.0000
5. Application Number:

6. Type of Application (check appropriate type(s) ):

- ☐ Monument Sign
- ☐ Limited Review Development Order
- ☐ Architecture
- ☒ Development Order
- ☐ Landscaping & Buffers
- ☐ Other _____ (Specify)

7. Project Description. (Brief description of project and reason for application.)

Prop. Retail Development consisting of 4,455 SF fast food restaurant, two retail buildings totaling 22,310 SF Retail Buildings w/ a 2,570 SF fast food end cap w/ drive thru.
Site improvements reflecting required landscape buffers, drive thru stacking, pedestrian walkways and public spaces through out the site. Site circulation with access points at Via Villagio Pkwy. and Sweetwater /blvd. consistent with the master plan.

8. Application shall be accompanied by an electronic copy of the detail plans, illustrating the scope of the project including all four (4) sides of the building, easements, and landscape plans. The plans shall define what is being requested and the existing conditions. Pursuant to Ordinance 15-01, plans and specifications are to be prepared by a registered architect or registered engineer.

Signature

Date 07/23/2021

(Updated 11/2015 - thru Ord. 13-10) P:\WEBPage\...\ContinuanceDeferral.doc) Page 1

# SITE DEVELOPMENT PLANS
FOR
# MARKETPLACE AT COCONUT POINT
## U.S. 41 & SWEETWATER RANCH
SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST
VILLAGE OF ESTERO
LEE COUNTY, FL

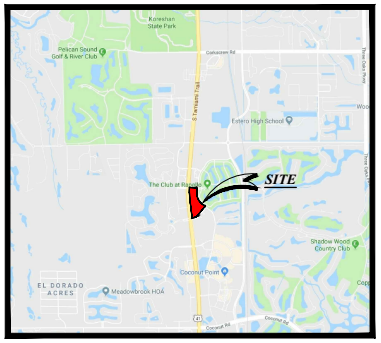
### VICINITY \ AERIAL MAP







### LOCATION MAP




### SHEET INDEX


| PLANS BY THOMAS ENGINEERING | |
|---|---|
| COVER SHEET | C-1.0 |
| SITE PLANS | C-5.0 |
| TREE DISPOSITION PLANS | L-1.0 - L-1.3 |
| LANDSCAPE PLANS | L-2.0 - L-2.4 |
| **PLANS BY MCHARRIS PLANNING & DESIGN** | |
| RETAIL I & RETAIL II | |
| FLOOR PLANS | A-3.0 |
| FRONT AND BACK ELEVATIONS | A-4.0 |
| SIDE ELEVATIONS | A-4.1 |


### PROJECT CONTACTS

DEVELOPER/NEW OWNER
KONOVER SOUTH
431 FAIRWAY DRIVE
DEERFIELD BEACH, FL 33441
JEFF WILLIAMS
(954) 354-8296

ARCHITECT
McHARRIS PLANNING & DESIGN
11338 BONITA BEACH RD, SUITE 103
BONITA SPRINGS, FL 34135
(239) 948-6888

CIVIL ENGINEER
THOMAS ENGINEERING GROUP
1502 W. FLETCHER AVE., SUITE 101
TAMPA, FLORIDA 33612
EDWARD M. McDONALD, P.E.
(813) 379-4100
emcdonald@thomaseg.com

LANDSCAPE ARCHITECT
THOMAS ENGINEERING GROUP
6300 NW 31ST AVE
FT. LAUDERDALE, FLORIDA 33309
MICHAEL GROSSWIRTH
(954) 202-7000
mgrosswirth@thomaseg.com

LAND SURVEYOR
EBI SURVEYING
8415 SUNSTATE STREET
TAMPA, FL 33634
HENRY A. KILBURN, PSM
(813) 886-6080

### UTILITY CONTACTS

SEWER
BONITA SPRINGS UTILITIES, INC.
11900 EAST TERRY STREET
BONITA SPRINGS, FL 34135
(239) 992-0711

WATER
BONITA SPRINGS UTILITIES, INC.
11900 EAST TERRY STREET
BONITA SPRINGS, FL 34135
(239) 992-0711

NATURAL GAS
TECO PEOPLES GAS
5901 ENTERPRISE PARKWAY
FORT MYERS, FL 33905
(239) 690-5517

TELEPHONE
CENTURYLINK
3530 KRAFT RD. UNIT #100
NAPLES, FL 34105

ELECTRIC
FLORIDA POWER & LIGHT
4105 15TH AVE SW
NAPLES, FL 34116
(239) 353-6092

### PREPARED BY

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
1502 W FLETCHER AVE., SUITE 101
TAMPA, FLORIDA 33612
PH: (813) 379-4100
FX: (813) 379-4040
www.ThomasEngineeringGroup.com

### LEGAL DESCRIPTION

LEGAL DESCRIPTION:

TRACT "NC", COCONUT POINT AREA-1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGES 1 THROUGH 13, OF THE PUBLIC RECORDS OF LEE COUNTY FLORIDA.

### DATUM NOTE:

CONTROL BENCHMARK:
STATION IS A STANDARD FLORIDA DEPARTMENT OF TRANSPORTATION 4"X4" CONCRETE MONUMENT WITH BRASS DISK LOCATED 2.1 MILES NORTH ALONG STATE ROAD 45 FROM ITS INTERSECTION WITH OLD U.S. 41
EL.: 12.87' (NAVD88)

TBM #1:
STATION IS A NAIL AND DISK STAMPED "EBI LB-7652" LOCATED 100.2' WEST OF THE NORTHEAST CORNER OF THE SUBJECT PARCEL.
EL.: 14.40' (NAVD88)

TBM #2:
STATION IS A NAIL AND DISK STAMPED "EBI LB-7652" LOCATED 140' SOUTHWEST OF THE SOUTHEAST CORNER OF THE SUBJECT PARCEL
EL.: 15.09' (NAVD88)

### FEMA NOTE:

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "AE" (BASE FLOOD EL.: "14.8 AND 15") ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 125124, PANEL NUMBER 0091, SUFFIX F, EFFECTIVE 8/28/2008, FOR LEE COUNTY, FLORIDA.

Printed on Wednesday, July 28, 2021, 7:42 AM by Humberto Ruiz

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
OFFICES
FORT MYERS, FL (239) 690-5517
NAPLES, FL (239) 353-6092
MIAMI, KENNEDY BLVD.
SUITE 407
TAMPA, FL (813) 379-4100
FT. LAUDERDALE, FLORIDA 33309

REVISIONS

| REV. | DATE | COMMENT | BY |
|---|---|---|---|
| | | | |

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PERMIT SET

PROJECT No.: FT170063
DRAWN BY: HR
CHECKED BY: EMM
DATE: 06/16/2016
SCALE: AS NOTED
CAD I.D.: FT170063-C-1.0.DWR

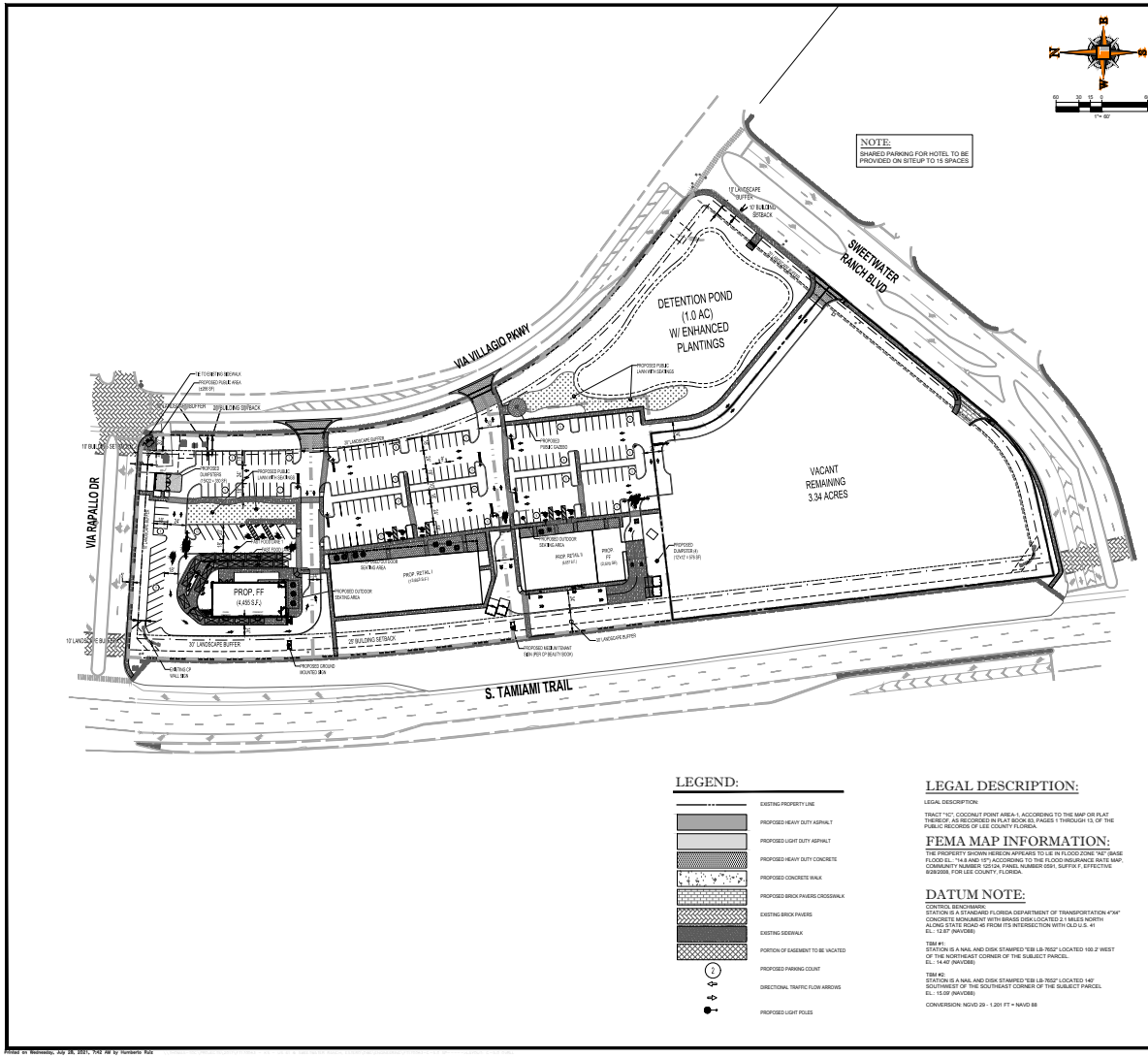
PROJECT:
MARKETPLACE AT COCONUT POINT
FOR
KONOVER SOUTH
US 41 & SWEETWATER RANCH
VILLAGE OF ESTERO
LEE COUNTY, FL

THOMAS ENGINEERING GROUP
1502 W. FLETCHER AVE, SUITE 101
TAMPA, FLORIDA 33612
Phone: (813) 379-4100
Fax: (813) 379-4040
www.ThomasEngineeringGroup.com

STATE OF FLORIDA
No. 71615
EDWARD M. McDONALD, P.E.
July 28, 2021
FLORIDA LICENSE No. 71615
FLORIDA BUSINESS CERT. OF AUTH. No. 27026

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
C-1.0
OF ---




## SITE DATA

| | |
|---|---|
| ADDRESS: | 8001 VIA RAPALLO DR ESTERO, FL 33928 |
| JURISDICTION: | VILLAGE OF ESTERO |
| CURRENT USE: | VACANT |
| PROPOSED USE: | COMMERCIAL |
| ZONING DESIGNATION: | MPD - COCONUT POINT DRI |
| STRAP #: | 04-47-25-E2-3001C.0000 |
| PARCEL SIZE: | 9.61 A.C. ± 418,612 SF |
| FLOOR AREA RATIO: | 0.066 (6.6%) |
| BUILDING HEIGHT MAX: | 3 STORIES / 45 FEET MAX |
| PROP. F.A.R. | 6.0% |

| LANDSCAPE BUFFERS: | REQUIRED | PROVIDED |
|---|---|---|
| FRONT (W): | 30 FEET | 30 FEET |
| SIDE (N): | 20 FEET | 20 FEET |
| SIDE (S): | 20 FEET | 30 FEET |
| REAR (E): | 20 FEET | 20 FEET |

| BUILDING SETBACKS: | REQUIRED | PROVIDED |
|---|---|---|
| FRONT (W): | 25 FEET | 25 FEET |
| SIDE (N): | 10 FEET | 10 FEET |
| SIDE (S): | 10 FEET | 10 FEET |
| REAR (E): | 25 FEET | 25 FEET |

| PARKING: | REQUIRED | PROVIDED |
|---|---|---|
| FF: | 4,455 SF(13/1000) = 58 SPACES<br>500 SF (13/1000) = 7 SPACES | 51 SPACES |
| RETAIL I: | 14,562 SF (1/350) = 42 SPACES<br>725 SF (1/350) = 2 SPACES | 41 SPACES |
| FOOD/BEV: | 2,570 SF (8/1000) = 21 SPACES<br>550 SF (8/1000) = 5 SPACES | 26 SPACES |
| RETAIL II: | 6,657 SF (1/350) = 19 SPACES<br>1,535 SF (1/350) = 5 SPACES | 54 SPACES |
| TOTAL MIN PARKING | = 158 SPACES | 172 SPACES |

TOTAL MAX PARKING ALLOWED = 158 X 120% = 15 = 205 SPACES
TOTAL PARKING PROVIDED = 172 SPACES

| DRIVE THRU STACKING: | REQUIRED | PROVIDED |
|---|---|---|
| FF-LANE 1 | 5 SPACES FROM ORDER BOX | 8 SPACES |
| FF-LANE 2 | 5 SPACES FROM ORDER BOX | 7 SPACES |
| FOOD/BEV | 5 SPACES FROM ORDER BOX | 8 SPACES |

TOTAL EXISTING PERVIOUS AREA: 418,602 S.F. (9.61 ACRES) - 100%

REQUIRED OPEN SPACE: 19.65% OR 1.9 AC (PER DRI MASTER PLAN)
PROVIDED OPEN SPACE: 53.8% OR 5.17 AC

| TOTAL PROP. PERVIOUS AREA: | 359,780 S.F. (5.96 ACRES) -62.06% |
|---|---|
| PROPOSED POND AREA: | 34,593 S.F. (0.79 ACRES) -8.26% |
| PROPOSED LANDSCAPING AREA: | 225,189 S.F. (5.17 ACRES) -53.80% |
| TOTAL PROP. IMPERVIOUS AREA: | 158,819 S.F. (3.65 ACRES) -37.94% |
| PROPOSED BUILDING AREA: | 27,335 S.F. (0.63 ACRES) -6.53% |
| VEHICLE USE AREA: | 101,990 S.F. (2.34 ACRES) -24.36% |
| PROPOSED S/W-DUMPSTER-PAVERS-CURB: | 29,495 S.F. (0.68 ACRES) -7.05% |

| PHASE I | 273,176 S.F. (6.27 ACRES) |
|---|---|
| PROP. PERVIOUS AREA: | 122,140 S.F. (2.80 ACRES) -44.71% |
| PROPOSED POND AREA | 34,593 S.F. (0.79 ACRES) -12.66% |
| PROPOSED LANDSCAPING AREA: | 87,547 S.F. (2.01 ACRES) -32.05% |
| PROP. IMPERVIOUS AREA: | 151,036 S.F. (3.47 ACRES) -55.29% |
| PROPOSED BUILDING AREA: | 27,335 S.F. (0.63 ACRES) -10.01% |
| VEHICLE USE AREA: | 96,076 S.F. (2.21 ACRES) -35.05% |
| PROPOSED S/W-DUMPSTER-PAVERS-CURB: | 27,625 S.F. (0.63 ACRES) -10.11% |

| PHASE I | 1045,426 S.F. (3.34 ACRES) |
|---|---|
| PROP. PERVIOUS AREA: | 137,640 S.F. (3.16 ACRES) -94.65% |
| PROP. IMPERVIOUS AREA: | 7,783 S.F. (0.18 ACRES) -5.35% |
| VEHICLE USE AREA: | 5,913 S.F. (0.14 ACRES) -4.07% |
| PROPOSED S/W-DUMPSTER-PAVERS-CURB: | 1,870 S.F. (0.04 ACRES) -1.29% |

REFUSE & SOLID WASTE FACILITIES:

| RETAIL BUILDING SQ FT = 12,242 SF: | REQUIRED | PROVIDED |
|---|---|---|
| GARBAGE COLLECTION SQ FT: | 120 | 144 |
| RECYCLABLE COLLECTION SQ FT: | 96 | 144 |

| RETAIL BUILDING SQ FT = 8,443 SF | REQUIRED | PROVIDED |
|---|---|---|
| GARBAGE COLLECTION SQ FT: | 80 | 144 |
| RECYCLABLE COLLECTION SQ FT: | 48 | 144 |

| OSR BUILDING SQ FT = 4,455 SF | REQUIRED | PROVIDED |
|---|---|---|
| GARBAGE COLLECTION SQ FT: | 60 | 165 |
| RECYCLABLE COLLECTION SQ FT: | 24 | 165 |

## LEGEND:

- EXISTING PROPERTY LINE
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED CONCRETE WALK
- PROPOSED BRICK PAVERS CROSSWALK
- EXISTING BRICK PAVERS
- EXISTING SIDEWALK
- PORTION OF EASEMENT TO BE VACATED
- PROPOSED PARKING COUNT
- DIRECTIONAL TRAFFIC FLOW ARROWS
- PROPOSED LIGHT POLES

## LEGAL DESCRIPTION:

LEGAL DESCRIPTION:

TRACT "1C", COCONUT POINT AREA-1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGES 1 THROUGH 13, OF THE PUBLIC RECORDS OF LEE COUNTY FLORIDA.

## FEMA MAP INFORMATION:

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "AE" (BASE FLOOD EL. "14.0 AND 15") ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER: 125124, PANEL NUMBER 0591, SUFFIX F, EFFECTIVE 8/28/2008, FOR LEE COUNTY, FLORIDA.

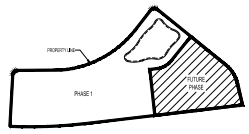
## DATUM NOTE:

CONTROL BENCHMARK:
STATION IS A STANDARD FLORIDA DEPARTMENT OF TRANSPORTATION 4"X4" CONCRETE MONUMENT WITH BRASS DISK LOCATED 2.1 MILES NORTH ALONG U.S. 41 AND 45' FROM ITS INTERSECTION WITH OLD U.S. 41
EL.: 12.87 (NAVD88)

TBM #1:
STATION IS A NAIL AND DISK STAMPED "EBI LB-7652" LOCATED 100.2' WEST OF THE NORTHEAST CORNER OF THE SUBJECT PARCEL.
EL.: 14.40' (NAVD88)

TBM #2:
STATION IS A NAIL AND DISK STAMPED "EBI LB-7652" LOCATED 140' SOUTHWEST OF THE SOUTHEAST CORNER OF THE SUBJECT PARCEL
EL.: 15.09' (NAVD88)

CONVERSION: NGVD 29 - 1.201 FT = NAVD 88




PHASING KEY MAP
N.T.S.

THOMAS ENGINEERING GROUP
CIVIL ENGINEERING · PROJECT MANAGEMENT · LAND PLANNING · LANDSCAPE ARCHITECTS
CA#28295 LA#6667
4950 W. KENNEDY BLVD. SUITE 600 TAMPA, FL 33609
PHONE: (813) 379-4100 FAX: (813) 379-4040
CERT OF AUTH. No. 27326

REVISIONS

| REV. | DATE | COMMENT | BY |
|---|---|---|---|
| | | | |

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PERMIT SET

PROJECT No: FTT170063
DRAWN BY: HM
CHECKED BY: EMM
DATE: 08/18/2018
SCALE: AS NOTED
CAD I.D.: FTT170063-C-5.0.SP

PROJECT:

**MARKETPLACE AT COCONUT POINT**

FOR

**KONOVER SOUTH**

US 41 & SWEETWATER RANCH
VILLAGE OF ESTERO
LEE COUNTY, FL

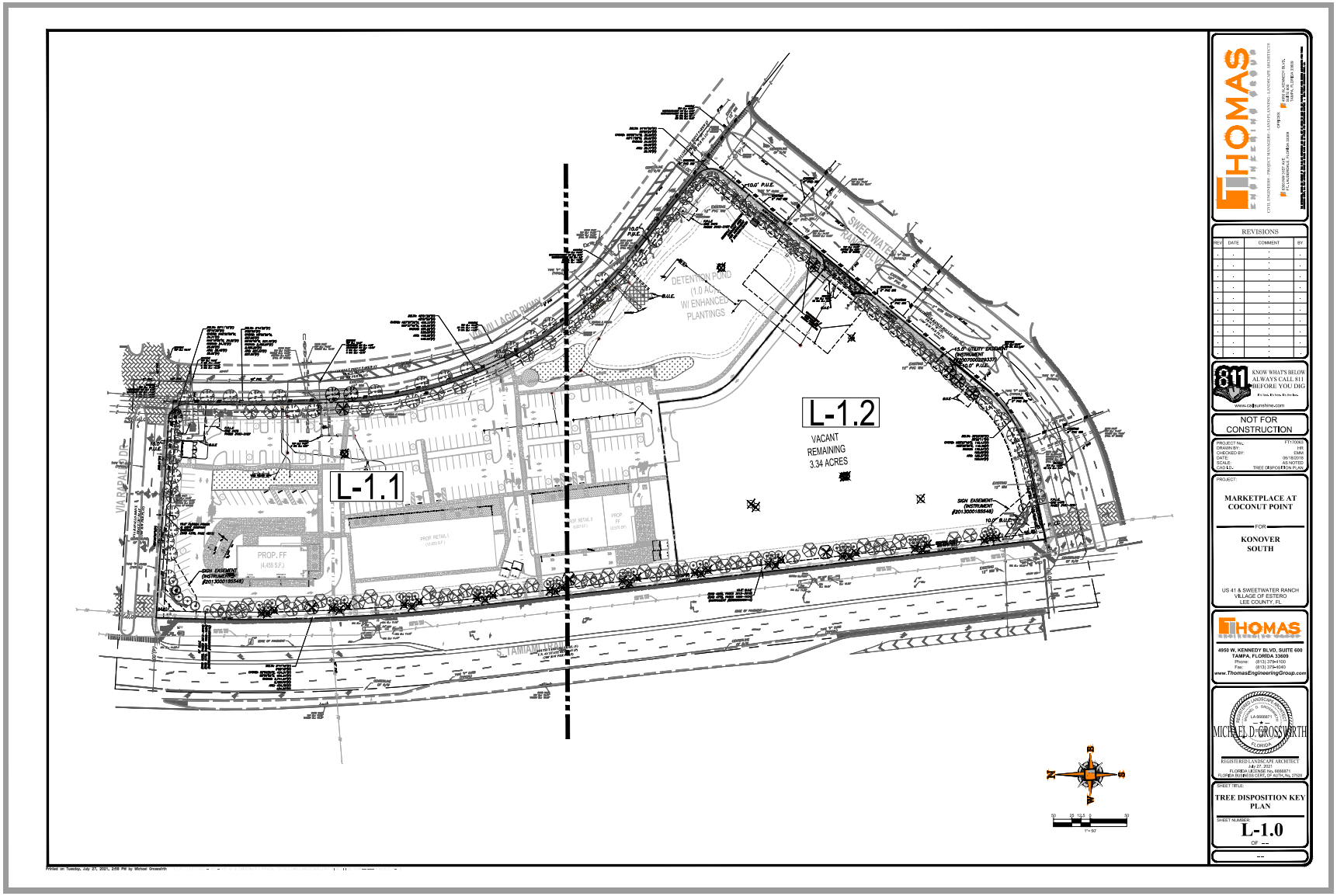
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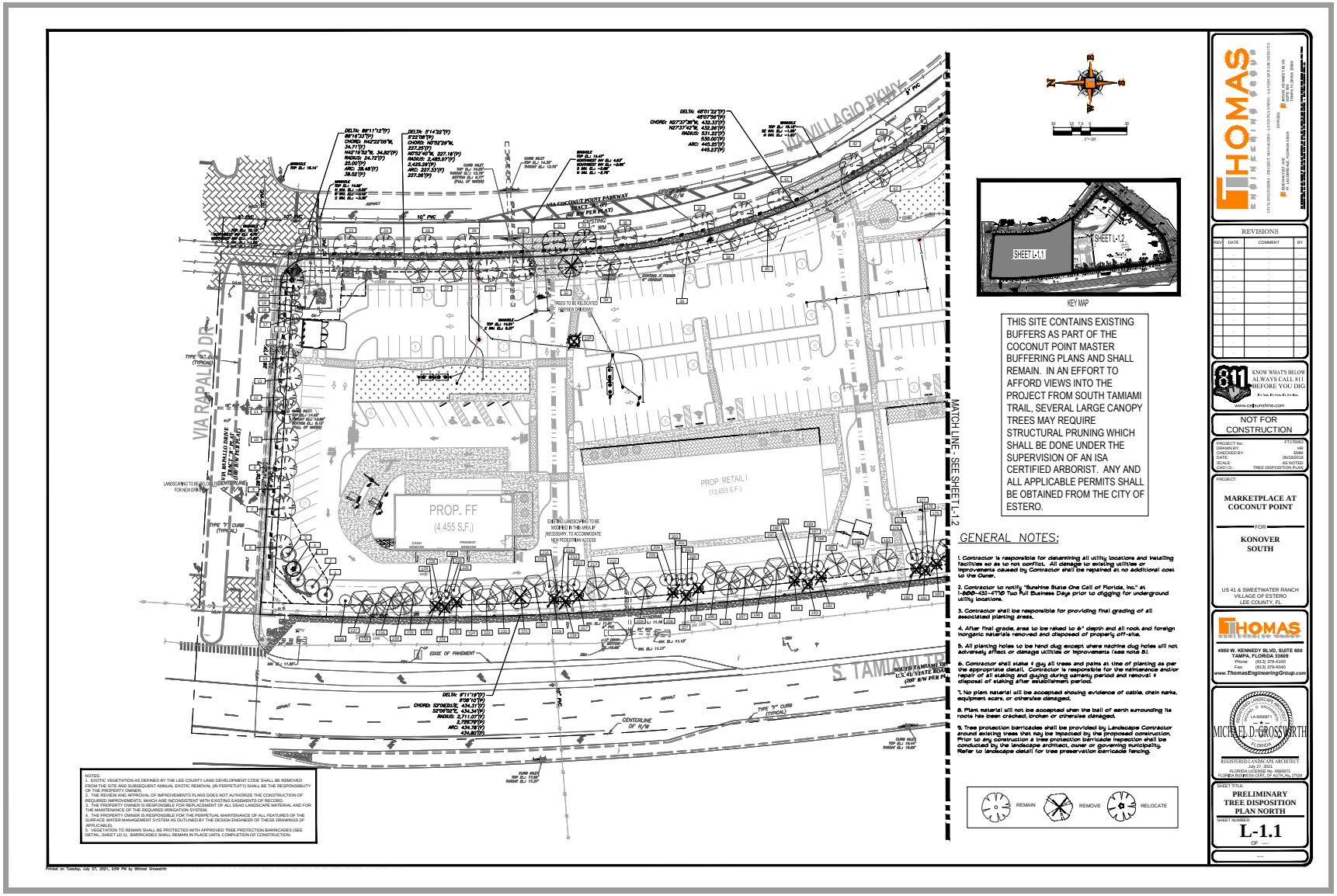
STATE OF FLORIDA No. 71615
EDWARD M. MacDONALD, P.E.
July 29, 2021
FLORIDA LICENSE No. 71615
FLORIDA BUSINESS CERT. OF AUTH. No. 27326

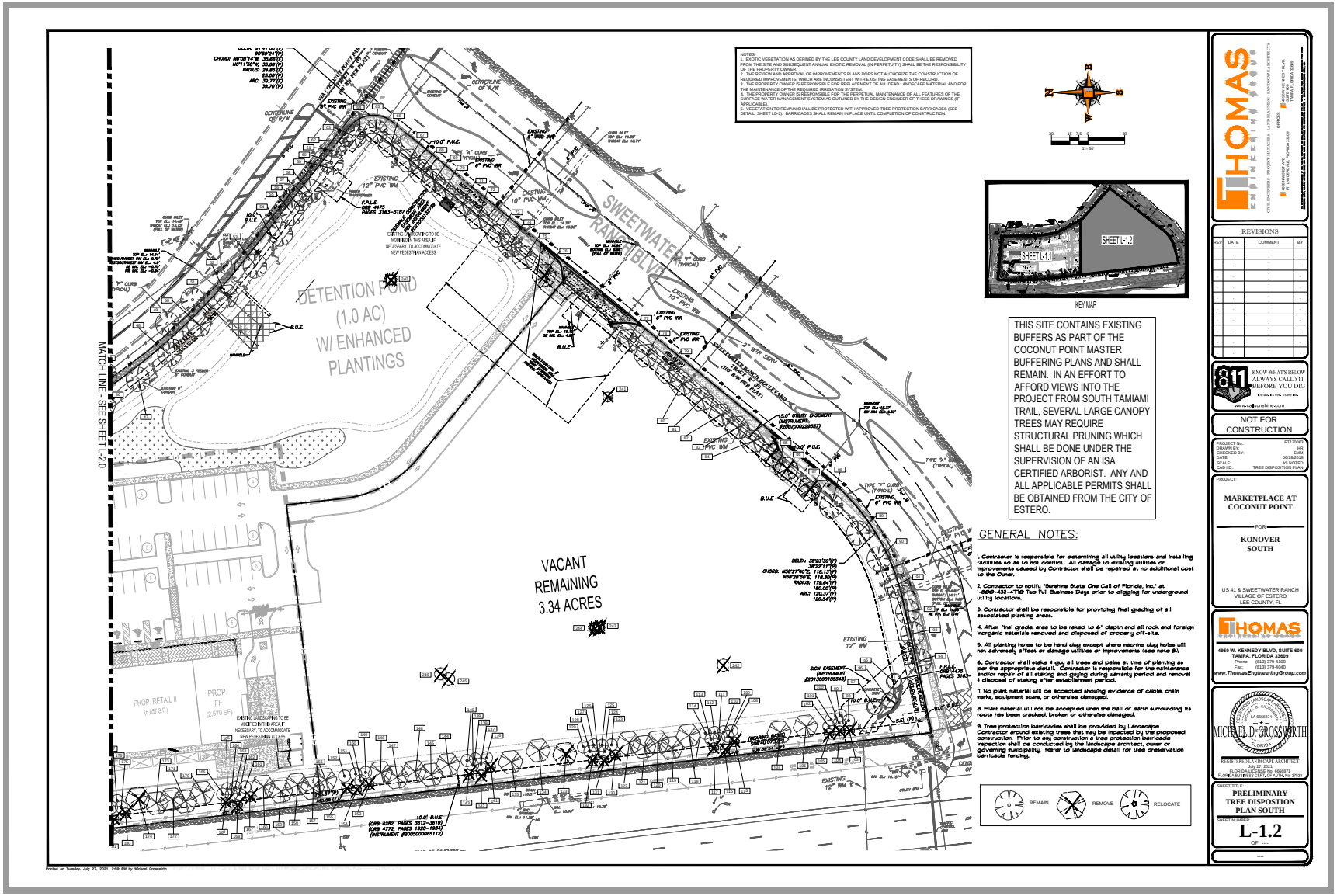
SHEET TITLE:
**OVERALL SITE PLAN**

SHEET NUMBER:
**C-5.0**
OF ---

Printed on Wednesday, July 28, 2021, 7:42 AM by Humberto Ruiz


L-1.1
L-1.2
VACANT
REMAINING
3.34 ACRES
DETENTION POND
(1.0 AC.)
W/ ENHANCED
PLANTINGS
SWEETWATER RANCH BLVD
VILLAGIO PKWY
VIA RAPALLO DR
LAMAIA LN
PROP. FF
(14.85 S.F.)
SIGN EASEMENT
(INSTRUMENT
#2013000185546)
10.0' U.E.
100' P.U.E.
50 25 12.5 0 50
1"= 50'
THOMAS ENGINEERING GROUP
REVISIONS
REV DATE COMMENT BY
811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
www.callsunshine.com
NOT FOR CONSTRUCTION
PROJECT No.: FTY70063
DRAWN BY: HR
REVIEWED BY: MG
DATE: 09/16/2019
SCALE: AS NOTED
CAD I.D.: TREE DISPOSITION PLAN
PROJECT:
MARKETPLACE AT COCONUT POINT
FOR
KONOVER SOUTH
US 41 & SWEETWATER RANCH
VILLAGE OF ESTERO
LEE COUNTY, FL
THOMAS ENGINEERING GROUP
4950 W. KENNEDY BLVD, SUITE 600
TAMPA, FLORIDA 33609
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LANDSCAPE ARCHITECTURE
LA 0666871
MICHAEL D. GROSSWIRTH
FLORIDA
REGISTERED LANDSCAPE ARCHITECT
July 27, 2021
FLORIDA LICENSE No. 6666871
FLORIDA BUSINESS CERT. OF AUTH. No. 27928
SHEET TITLE:
TREE DISPOSITION KEY PLAN
SHEET NUMBER
L-1.0
OF --


VIA VILLAGGIO PKWY.
VIA COCONUT POINT PARKWAY
VIA RAPALLO DR.
VIA MALLORCA DRIVE
S. TAMIAMI TR.
SOUTH TAMIAMI TRAIL
U.S. 41/ STATE ROAD 45
PROP. FF
(4,455 S.F.)
PROP. RETAIL I
(13,653 S.F.)
MATCH LINE - SEE SHEET L-1.2
SHEET L-1.1
SHEET L-1.2
KEY MAP
THIS SITE CONTAINS EXISTING BUFFERS AS PART OF THE COCONUT POINT MASTER BUFFERING PLANS AND SHALL REMAIN. IN AN EFFORT TO AFFORD VIEWS INTO THE PROJECT FROM SOUTH TAMIAMI TRAIL, SEVERAL LARGE CANOPY TREES MAY REQUIRE STRUCTURAL PRUNING WHICH SHALL BE DONE UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST. ANY AND ALL APPLICABLE PERMITS SHALL BE OBTAINED FROM THE CITY OF ESTERO.
GENERAL NOTES:
1. Contractor is responsible for determining all utility locations and installing facilities so as to not conflict. All damage to existing utilities or improvements caused by Contractor shall be repaired at no additional cost to the Owner.
2. Contractor to notify "Sunshine State One Call of Florida, Inc." at 1-800-432-4770 Two full Business Days prior to digging for underground utility locations.
3. Contractor shall be responsible for providing final grading of all associated planting areas.
4. After final grade, area to be raked to 6" depth and all rock and foreign inorganic materials removed and disposed of properly off-site.
5. All planting holes to be hand dug except where machine dug holes will not adversely affect or damage utilities or improvements (see note 8).
6. Contractor shall stake 4 guy all trees and palms at time of planting as per the appropriate detail. Contractor is responsible for the maintenance and/or repair of all staking and guying during warranty period and removal & disposal of staking after establishment period.
7. No plant material will be accepted showing evidence of cable, chain marks, equipment scars, or otherwise damaged.
8. Plant material will not be accepted when the ball of earth surrounding its roots has been cracked, broken or otherwise damaged.
9. Tree protection barricades shall be provided by Landscape Contractor around existing trees that may be impacted by the proposed construction. Prior to any construction a tree protection barricade inspection shall be conducted by the landscape architect, owner or governing municipality. Refer to landscape detail for tree preservation barricade fencing.
REMAIN
REMOVE
RELOCATE
NOTES:
1. EXOTIC VEGETATION AS DEFINED BY THE LEE COUNTY LAND DEVELOPMENT CODE SHALL BE REMOVED FROM THE SITE AND SUBSEQUENT ANNUAL EXOTIC REMOVAL (IN PERPETUITY) SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
2. APPROVAL OF THIS ARRANGEMENT OF IMPROVEMENTS PLANS DOES NOT AUTHORIZE THE CONSTRUCTION OF ALL SUCH IMPROVEMENTS, WHICH ARE INCONSISTENT WITH EXISTING EASEMENTS OF RECORD.
3. THE PROPERTY OWNER IS RESPONSIBLE FOR REPLACEMENT OF ALL DEAD LANDSCAPE MATERIAL AND FOR THE MAINTENANCE OF THE REQUIRED IRRIGATION SYSTEM.
4. THE PROPERTY OWNER IS RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF ALL FEATURES OF THE SURFACE WATER MANAGEMENT SYSTEM AS OUTLINED BY THE DESIGN ENGINEER OF THESE DRAWINGS (IF APPLICABLE).
5. VEGETATION TO REMAIN SHALL BE PROTECTED WITH APPROVED TREE PROTECTION BARRICADES (SEE DETAIL, SHEET LD-3). BARRICADES SHALL REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION.
REVISIONS
NOT FOR CONSTRUCTION
MARKETPLACE AT COCONUT POINT
FOR
KONOVER SOUTH
US 41 & SWEETWATER RANCH
VILLAGE OF ESTERO
LEE COUNTY, FL
4950 W. KENNEDY BLVD, SUITE 600
TAMPA, FLORIDA 33609
www.ThomasEngineeringGroup.com
MICHAEL D. GROSSWIRTH
REGISTERED LANDSCAPE ARCHITECT
July 27, 2021
FLORIDA LICENSE No. 6666871
FLORIDA BUSINESS CERT. OF AUTH. No. 27328
PRELIMINARY TREE DISPOSITION PLAN NORTH
L-1.1

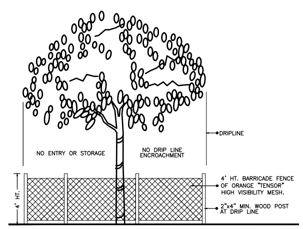

DETENTION POND
(1.0 AC)
W/ ENHANCED
PLANTINGS
VACANT
REMAINING
3.34 ACRES
SWEETWATER RANCH BLVD
MATCH LINE - SEE SHEET L-2.0
PROP. RETAIL II
(6,657 S.F.)
PROP.
FF
(2,570 SF)
NOTES:
1. EXOTIC VEGETATION AS DEFINED BY THE LEE COUNTY LAND DEVELOPMENT CODE SHALL BE REMOVED FROM THE SITE AND SUBSEQUENT ANNUAL EXOTIC REMOVAL (IN PERPETUITY) SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
2. THE REVIEW AND APPROVAL OF IMPROVEMENTS PLANS DOES NOT AUTHORIZE THE CONSTRUCTION OF REQUIRED IMPROVEMENTS, WHICH ARE INCONSISTENT WITH EXISTING EASEMENTS OF RECORD.
3. THE PROPERTY OWNER IS RESPONSIBLE FOR REPLACEMENT OF ALL DEAD LANDSCAPE MATERIAL AND FOR THE MAINTENANCE OF THE REQUIRED IRRIGATION SYSTEM.
4. THE PROPERTY OWNER IS RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF ALL FEATURES OF THE SURFACE WATER MANAGEMENT SYSTEM AS OUTLINED BY THE DESIGN ENGINEER OF THESE DRAWINGS (IF APPLICABLE).
5. VEGETATION TO REMAIN SHALL BE PROTECTED WITH APPROVED TREE PROTECTION BARRICADES (SEE DETAIL, SHEET LD-1). BARRICADES SHALL REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION.
SHEET L-1.1
SHEET L-1.2
KEY MAP
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REMAIN
REMOVE
RELOCATE
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TAMPA, FL 33609 (813) 379-4300
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FT. LAUDERDALE, FLORIDA 33309
REVISIONS
REV | DATE | COMMENT | BY
811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
www.callsunshine.com
NOT FOR CONSTRUCTION
PROJECT No: ST170063
DRAWN BY: HR
CHECKED BY: MDG
DATE: 06/18/2018
SCALE: AS NOTED
CAD I.D.: TREE DISPOSITION PLAN
PROJECT:
MARKETPLACE AT COCONUT POINT
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LANDSCAPE ARCHITECTURE
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MICHAEL D. GROSSWIRTH
FLORIDA
REGISTERED LANDSCAPE ARCHITECT
July 27, 2021
FLORIDA LICENSE No. 6666871
FLORIDA BUSINESS CERT. OF AUTH. No. 27328
SHEET TITLE:
PRELIMINARY TREE DISPOSITION PLAN SOUTH
SHEET NUMBER:
L-1.2
OF ---

## EXISTING TREE DISPOSITION CHART

### KONOVER SOUTH - ESTERO, FL

| TREE NO. | BOTANICAL NAME | COMMON NAME | DBH (ins.) | CONDITION | DISPOSITION | COMMENTS |
|---|---|---|---|---|---|---|
| 1 | Cocos nucifera | Coconut Palm | 11 | Fair | REMAIN | |
| 2 | Cocos nucifera | Coconut Palm | 11 | Fair | REMAIN | |
| 3 | Cocos nucifera | Coconut Palm | 12 | Fair | REMAIN | |
| 4 | Cocos nucifera | Coconut Palm | 10 | Fair | REMAIN | |
| 5 | Cocos nucifera | Coconut Palm | 11 | Fair | REMAIN | |
| 6 | Roystonea elata | Royal Palm | 17 | Fair | REMAIN | |
| 7 | Bizmarkia nobili | Bizmark Palm | 16 | Good | REMAIN | |
| 8 | Bizmarkia nobili | Bizmark Palm | 17 | Good | REMAIN | |
| 9 | Roystonea elata | Royal Palm | 15 | Good | REMAIN | |
| 10 | Roystonea elata | Royal Palm | 17 | Good | REMAIN | |
| 11 | Roystonea elata | Royal Palm | 17 | Good | REMAIN | |
| 12 | Bizmarkia nobili | Bizmark Palm | 16 | Good | REMAIN | |
| 13 | Bizmarkia nobili | Bizmark Palm | 17 | Good | REMAIN | |
| 14 | Roystonea elata | Royal Palm | 19 | Good | REMAIN | |
| 15 | Roystonea elata | Royal Palm | 17 | Good | REMAIN | |
| 16 | Ligustrum lucidum | Glossy Privet | multi | Good | REMAIN | |
| 17 | Ligustrum lucidum | Glossy Privet | multi | Good | REMAIN | |
| 18 | Roystonea elata | Royal Palm | 18 | Good | REMAIN | |
| 19 | Ligustrum lucidum | Glossy Privet | multi | Good | REMAIN | |
| 20 | Ligustrum lucidum | Glossy Privet | multi | Good | REMAIN | |
| 21 | Roystonea elata | Royal Palm | 21 | Good | Relocate | |
| 22 | Roystonea elata | Royal Palm | 19 | Good | REMAIN | |
| 23 | Phoenix dactylifera | Date Palm | 19 | Good | REMAIN | |
| 24 | Phoenix dactylifera | Date Palm | 18 | Good | REMAIN | |
| 25 | Quercus virginiana | Live Oak | 16 | Good | REMAIN | |
| 26 | Phoenix dactylifera | Date Palm | 17 | Good | REMAIN | |
| 27 | Quercus virginiana | Live Oak | 10 | Good | REMAIN | |
| 28 | Phoenix dactylifera | Date Palm | 15 | Good | REMAIN | |
| 29 | Phoenix dactylifera | Date Palm | 21 | Good | REMAIN | |
| 30 | Phoenix dactylifera | Date Palm | 17 | Good | REMAIN | |
| 31 | Phoenix dactylifera | Date Palm | 15 | Good | Relocate | |
| 32 | Quercus virginiana | Live Oak | 14 | Good | remove | |
| 33 | Phoenix dactylifera | Date Palm | 17 | Good | Relocate | |
| 34 | Quercus virginiana | Live Oak | 13 | Good | REMAIN | |
| 35 | Phoenix dactylifera | Date Palm | 15 | Good | REMAIN | |
| 36 | Phoenix dactylifera | Date Palm | 26 | Good | REMAIN | |
| 37 | Phoenix dactylifera | Date Palm | 15 | Good | REMAIN | |
| 38 | Quercus virginiana | Live Oak | 18 | Good | REMAIN | |
| 39 | Phoenix dactylifera | Date Palm | 17 | Good | REMAIN | |
| 40 | Quercus virginiana | Live Oak | 16 | Good | REMAIN | |
| 41 | Phoenix dactylifera | Date Palm | 23 | Good | REMAIN | |
| 42 | Phoenix dactylifera | Date Palm | 12 | Good | REMAIN | |
| 43 | Quercus virginiana | Live Oak | 14 | Good | REMAIN | |
| 44 | Phoenix dactylifera | Date Palm | 16 | Good | REMAIN | |
| 45 | Phoenix dactylifera | Date Palm | 17 | Good | REMAIN | |
| 46 | Phoenix dactylifera | Date Palm | 14 | Good | REMAIN | |
| 47 | Phoenix dactylifera | Date Palm | 20 | Good | REMAIN | |
| 48 | Phoenix dactylifera | Date Palm | 21 | Good | REMAIN | |
| 49 | Phoenix dactylifera | Date Palm | 14 | Good | REMAIN | |
| 50 | Quercus virginiana | Live Oak | 14 | Good | REMAIN | |
| 51 | Phoenix dactylifera | Date Palm | 15 | Good | REMAIN | |
| 52 | Quercus virginiana | Live Oak | 15 | Good | REMAIN | |
| 53 | Phoenix dactylifera | Date Palm | 22 | Good | REMAIN | |
| 54 | Phoenix dactylifera | Date Palm | 22 | Good | REMAIN | |
| 55 | Roystonea elata | Royal Palm | 16 | Good | REMAIN | |
| 56 | Ligustrum lucidum | Glossy Privet | multi | Good | REMAIN | |
| 57 | Ligustrum lucidum | Glossy Privet | multi | Good | REMAIN | |
| 58 | Roystonea elata | Royal Palm | 16 | Good | REMAIN | |
| 59 | Ligustrum lucidum | Glossy Privet | multi | Good | REMAIN | |
| 60 | Roystonea elata | Royal Palm | 14 | Good | REMAIN | |
| 61 | Ligustrum lucidum | Glossy Privet | multi | Good | REMAIN | |
| 62 | Ligustrum lucidum | Glossy Privet | multi | Good | REMAIN | |
| 63 | Roystonea elata | Royal Palm | 16 | Good | REMAIN | |
| 64 | Ligustrum lucidum | Glossy Privet | multi | Good | REMAIN | |
| 65 | Roystonea elata | Royal Palm | 17 | Good | REMAIN | |
| 66 | Quercus virginiana | Live Oak | 7 | Good | REMAIN | |
| 67 | Bucidas buceras | Shady Lady Black Olive | 10 | Good | REMAIN | |
| 68 | Bucidas buceras | Shady Lady Black Olive | 9 | Good | REMAIN | |
| 69 | Bucidas buceras | Shady Lady Black Olive | 9 | Good | REMAIN | |
| 70 | Bucidas buceras | Shady Lady Black Olive | 9 | Good | REMAIN | |
| 71 | Quercus virginiana | Live Oak | 11 | Good | REMAIN | |
| 72 | Bucidas buceras | Shady Lady Black Olive | 9 | Good | REMAIN | |
| 73 | Bucidas buceras | Shady Lady Black Olive | 9 | Good | REMAIN | |
| 74 | Bucidas buceras | Shady Lady Black Olive | 10 | Good | REMAIN | |
| 75 | Bucidas buceras | Shady Lady Black Olive | 10 | Good | REMAIN | |
| 76 | Quercus virginiana | Live Oak | 12 | Good | remove | |
| 77 | Quercus virginiana | Live Oak | 11 | Good | REMAIN | |
| 78 | Bucidas buceras | Shady Lady Black Olive | 11 | Good | REMAIN | |
| 79 | Bucidas buceras | Shady Lady Black Olive | 10 | Good | REMAIN | |
| 80 | Bucidas buceras | Shady Lady Black Olive | 10 | Good | REMAIN | |
| 81 | Bucidas buceras | Shady Lady Black Olive | 10 | Good | REMAIN | |
| 82 | Quercus virginiana | Live Oak | 13 | Good | REMAIN | |
| 83 | Bucidas buceras | Shady Lady Black Olive | 10 | Good | REMAIN | |
| 84 | Bucidas buceras | Shady Lady Black Olive | 10 | Good | REMAIN | |
| 85 | Bucidas buceras | Shady Lady Black Olive | 10 | Good | remove | |
| 86 | Bucidas buceras | Shady Lady Black Olive | 11 | Good | remove | |
| 87 | Quercus virginiana | Live Oak | 9 | Good | remove | |
| 88 | Roystonea elata | Royal Palm | 17 | Good | REMAIN | |
| 89 | Roystonea elata | Royal Palm | 17 | Good | REMAIN | |
| 90 | Roystonea elata | Royal Palm | 16 | Good | REMAIN | |
| 91 | Roystonea elata | Royal Palm | 18 | Good | REMAIN | |
| 92 | Bizmarkia nobili | Bizmark Palm | 19 | Good | REMAIN | |
| 93 | Bizmarkia nobili | Bizmark Palm | 17 | Good | REMAIN | |
| 94 | Bizmarkia nobili | Bizmark Palm | 17 | Good | REMAIN | |
| 95 | Cocos nucifera | Coconut Palm | 10 | Good | REMAIN | |
| 96 | Cocos nucifera | Coconut Palm | 11 | Good | REMAIN | |
| 97 | Cocos nucifera | Coconut Palm | 13 | Good | REMAIN | |
| 98 | Sabal palmetto | Cabbage Palm | 13 | Fair | REMAIN | |
| 99 | Sabal palmetto | Cabbage Palm | 14 | Fair | REMAIN | |
| 100 | Sabal palmetto | Cabbage Palm | 19 | Fair | REMAIN | |
| 101 | Sabal palmetto | Cabbage Palm | 17 | Fair | REMAIN | |
| 102 | Sabal palmetto | Cabbage Palm | 12 | Fair | REMAIN | |
| 103 | Myrica cerifera | Wax Myrtle | multi | poor | remove | |
| 104 | Myrica cerifera | Wax Myrtle | multi | poor | remove | |
| 105 | Myrica cerifera | Wax Myrtle | multi | poor | remove | |
| 106 | Quercus virginiana | Live Oak | 13 | Good | REMAIN | |
| 107 | Quercus virginiana | Live Oak | 17 | Good | REMAIN | |
| 108 | Sabal palmetto | Cabbage Palm | 13 | Fair | REMAIN | |
| 109 | Sabal palmetto | Cabbage Palm | 13 | Fair | REMAIN | |
| 110 | Sabal palmetto | Cabbage Palm | 12 | Fair | REMAIN | |
| 111 | Sabal palmetto | Cabbage Palm | 14 | Fair | REMAIN | |
| 112 | Sabal palmetto | Cabbage Palm | 14 | Fair | REMAIN | |
| 113 | Sabal palmetto | Cabbage Palm | 12 | Fair | REMAIN | |
| 114 | Sabal palmetto | Cabbage Palm | 12 | Fair | REMAIN | |
| 115 | Myrica cerifera | Wax Myrtle | multi | poor | remove | |
| 116 | Myrica cerifera | Wax Myrtle | multi | poor | remove | |
| 117 | Myrica cerifera | Wax Myrtle | multi | poor | remove | |
| 118 | Bucidas buceras | Shady Lady Black Olive | 10 | Good | REMAIN | |
| 119 | Bucidas buceras | Shady Lady Black Olive | 14 | Good | REMAIN | |
| 120 | Bucidas buceras | Shady Lady Black Olive | 10 | Good | REMAIN | |
| 121 | Bucidas buceras | Shady Lady Black Olive | 12 | Good | REMAIN | |
| 122 | Bucidas buceras | Shady Lady Black Olive | 10 | Good | REMAIN | |
| 123 | Sabal palmetto | Cabbage Palm | 13 | Fair | REMAIN | |
| 124 | Sabal palmetto | Cabbage Palm | 13 | Fair | REMAIN | |
| 125 | Sabal palmetto | Cabbage Palm | 15 | Fair | REMAIN | |
| 126 | Sabal palmetto | Cabbage Palm | 13 | Fair | REMAIN | |
| 127 | Sabal palmetto | Cabbage Palm | 13 | Fair | REMAIN | |
| 128 | Sabal palmetto | Cabbage Palm | 13 | Fair | REMAIN | |
| 129 | Sabal palmetto | Cabbage Palm | 13 | Fair | REMAIN | |
| 130 | Myrica cerifera | Wax Myrtle | multi | poor | remove | |
| 131 | Myrica cerifera | Wax Myrtle | multi | poor | remove | |
| 132 | Myrica cerifera | Wax Myrtle | multi | poor | remove | |
| 133 | Quercus virginiana | Live Oak | 15 | Good | remove | |
| 134 | Quercus virginiana | Live Oak | 16 | Good | REMAIN | |
| 135 | Quercus virginiana | Live Oak | 16 | Good | REMAIN | |
| 136 | Sabal palmetto | Cabbage Palm | 12 | Fair | REMAIN | |
| 137 | Sabal palmetto | Cabbage Palm | 16 | Fair | REMAIN | |
| 138 | Sabal palmetto | Cabbage Palm | 14 | Fair | REMAIN | |
| 139 | Sabal palmetto | Cabbage Palm | 14 | Fair | REMAIN | |
| 140 | Sabal palmetto | Cabbage Palm | 14 | Fair | REMAIN | |
| 141 | Myrica cerifera | Wax Myrtle | multi | poor | remove | |
| 142 | Myrica cerifera | Wax Myrtle | multi | poor | remove | |
| 143 | Myrica cerifera | Wax Myrtle | multi | poor | remove | |
| 144 | Quercus virginiana | Live Oak | 12 | Good | REMAIN | |
| 145 | Quercus virginiana | Live Oak | 19 | Good | REMAIN | |
| 146 | Quercus virginiana | Live Oak | 10 | Good | REMAIN | |
| 147 | Quercus virginiana | Live Oak | 17 | Good | REMAIN | |
| 148 | Quercus virginiana | Live Oak | 15 | Good | REMAIN | |
| 149 | Sabal palmetto | Cabbage Palm | 11 | Fair | REMAIN | |
| 150 | Sabal palmetto | Cabbage Palm | 16 | Fair | REMAIN | |
| 151 | Sabal palmetto | Cabbage Palm | 15 | Fair | REMAIN | |
| 152 | Sabal palmetto | Cabbage Palm | 14 | Fair | REMAIN | |
| 153 | Myrica cerifera | Wax Myrtle | multi | poor | remove | |
| 154 | Myrica cerifera | Wax Myrtle | multi | poor | remove | |
| 155 | Myrica cerifera | Wax Myrtle | multi | poor | remove | |
| 156 | Bucidas buceras | Shady Lady Black Olive | 11 | Good | REMAIN | |
| 157 | Bucidas buceras | Shady Lady Black Olive | 13 | Good | REMAIN | |
| 158 | Bucidas buceras | Shady Lady Black Olive | 10 | Good | REMAIN | |
| 159 | Bucidas buceras | Shady Lady Black Olive | 11 | Good | REMAIN | |
| 160 | Bucidas buceras | Shady Lady Black Olive | 12 | Good | REMAIN | |
| 161 | Sabal palmetto | Cabbage Palm | 16 | Fair | REMAIN | |
| 162 | Sabal palmetto | Cabbage Palm | 14 | Fair | REMAIN | |
| 163 | Sabal palmetto | Cabbage Palm | 12 | Fair | REMAIN | |
| 164 | Sabal palmetto | Cabbage Palm | 15 | Fair | REMAIN | |
| 165 | Sabal palmetto | Cabbage Palm | 15 | Fair | REMAIN | |
| 166 | Sabal palmetto | Cabbage Palm | 10 | Fair | REMAIN | |
| 167 | Myrica cerifera | Wax Myrtle | multi | poor | remove | |
| 168 | Myrica cerifera | Wax Myrtle | multi | poor | remove | |
| 169 | Myrica cerifera | Wax Myrtle | multi | poor | remove | |
| 170 | Quercus virginiana | Live Oak | 14 | Good | REMAIN | |
| 171 | Quercus virginiana | Live Oak | 11 | Good | REMAIN | |
| 172 | Quercus virginiana | Live Oak | 15 | Good | REMAIN | |
| 173 | Quercus virginiana | Live Oak | 11 | Good | REMAIN | |
| 174 | Quercus virginiana | Live Oak | 11 | Good | remove | |
| 175 | Sabal palmetto | Cabbage Palm | 14 | Fair | REMAIN | |
| 176 | Sabal palmetto | Cabbage Palm | 12 | Fair | REMAIN | |
| 177 | Sabal palmetto | Cabbage Palm | 14 | Fair | REMAIN | |
| 178 | Sabal palmetto | Cabbage Palm | 17 | Fair | REMAIN | |
| 179 | Sabal palmetto | Cabbage Palm | 15 | Fair | REMAIN | |
| 180 | Myrica cerifera | Wax Myrtle | multi | poor | remove | |
| 181 | Myrica cerifera | Wax Myrtle | multi | poor | remove | |
| 182 | Myrica cerifera | Wax Myrtle | multi | poor | remove | |
| 183 | Quercus virginiana | Live Oak | 13 | Good | REMAIN | |
| 184 | Quercus virginiana | Live Oak | 15 | Good | REMAIN | |
| 185 | Quercus virginiana | Live Oak | 13 | Good | REMAIN | |
| 186 | Sabal palmetto | Cabbage Palm | 14 | Fair | REMAIN | |
| 187 | Sabal palmetto | Cabbage Palm | 13 | Fair | REMAIN | |
| 188 | Sabal palmetto | Cabbage Palm | 16 | Fair | REMAIN | |
| 189 | Sabal palmetto | Cabbage Palm | 16 | Fair | REMAIN | |
| 190 | Sabal palmetto | Cabbage Palm | 13 | Fair | REMAIN | |
| 191 | Sabal palmetto | Cabbage Palm | 13 | Fair | REMAIN | |
| 192 | Myrica cerifera | Wax Myrtle | multi | poor | remove | |
| 193 | Myrica cerifera | Wax Myrtle | multi | poor | remove | |
| 194 | Myrica cerifera | Wax Myrtle | multi | poor | remove | |
| 195 | Bucidas buceras | Shady Lady Black Olive | 13 | Good | REMAIN | |
| 196 | Bucidas buceras | Shady Lady Black Olive | 13 | Good | REMAIN | |
| 197 | Bucidas buceras | Shady Lady Black Olive | 11 | Good | REMAIN | |
| 198 | Bucidas buceras | Shady Lady Black Olive | 12 | Good | REMAIN | |
| 199 | Bucidas buceras | Shady Lady Black Olive | 11 | Good | REMAIN | |
| 200 | Sabal palmetto | Cabbage Palm | 12 | Fair | REMAIN | |
| 201 | Sabal palmetto | Cabbage Palm | 15 | Fair | REMAIN | |
| 202 | Sabal palmetto | Cabbage Palm | 10 | Fair | REMAIN | |
| 203 | Sabal palmetto | Cabbage Palm | 13 | Fair | REMAIN | |
| 204 | Sabal palmetto | Cabbage Palm | 12 | Fair | REMAIN | |
| 205 | Sabal palmetto | Cabbage Palm | 12 | Fair | REMAIN | |
| 206 | Myrica cerifera | Wax Myrtle | multi | poor | remove | |
| 207 | Myrica cerifera | Wax Myrtle | multi | poor | remove | |
| 208 | Myrica cerifera | Wax Myrtle | multi | poor | remove | |
| 209 | Quercus virginiana | Live Oak | 10 | Good | REMAIN | |
| 210 | Quercus virginiana | Live Oak | 13 | Good | REMAIN | |
| 211 | Quercus virginiana | Live Oak | 11 | Good | REMAIN | |
| 212 | Sabal palmetto | Cabbage Palm | 12 | Fair | REMAIN | |
| 213 | Sabal palmetto | Cabbage Palm | 15 | Fair | REMAIN | |
| 214 | Sabal palmetto | Cabbage Palm | 19 | Fair | REMAIN | |
| 215 | Sabal palmetto | Cabbage Palm | 14 | Fair | REMAIN | |
| 216 | Sabal palmetto | Cabbage Palm | 16 | Fair | REMAIN | |
| 217 | Myrica cerifera | Wax Myrtle | multi | poor | remove | |
| 218 | Myrica cerifera | Wax Myrtle | multi | poor | remove | |
| 219 | Myrica cerifera | Wax Myrtle | multi | poor | remove | |
| 220 | Quercus virginiana | Live Oak | 10 | Good | REMAIN | |
| 221 | Quercus virginiana | Live Oak | 13 | Good | remove | |
| 222 | Quercus virginiana | Live Oak | 12 | Good | REMAIN | |
| 223 | Quercus virginiana | Live Oak | 12 | Good | REMAIN | |
| 224 | Quercus virginiana | Live Oak | 13 | Good | REMAIN | |
| 225 | Sabal palmetto | Cabbage Palm | 12 | Fair | REMAIN | |
| 226 | Sabal palmetto | Cabbage Palm | 18 | Fair | REMAIN | |
| 227 | Sabal palmetto | Cabbage Palm | 12 | Fair | REMAIN | |
| 228 | Sabal palmetto | Cabbage Palm | 14 | Fair | REMAIN | |
| 229 | Sabal palmetto | Cabbage Palm | 15 | Fair | REMAIN | |
| 230 | Myrica cerifera | Wax Myrtle | multi | poor | remove | |
| 231 | Myrica cerifera | Wax Myrtle | multi | poor | remove | |
| 232 | Myrica cerifera | Wax Myrtle | multi | poor | remove | |
| 233 | Bucidas buceras | Shady Lady Black Olive | 11 | Good | REMAIN | |
| 234 | Bucidas buceras | Shady Lady Black Olive | 11 | Good | REMAIN | |
| 235 | Bucidas buceras | Shady Lady Black Olive | 11 | Good | REMAIN | |
| 236 | Bucidas buceras | Shady Lady Black Olive | 11 | Good | REMAIN | |
| 237 | Bucidas buceras | Shady Lady Black Olive | 12 | Good | REMAIN | |
| 238 | Sabal palmetto | Cabbage Palm | 12 | Fair | REMAIN | |
| 239 | Pinus elliottii | Slash Pine | 13 | Fair | remove | |
| 240 | Pinus elliottii | Slash Pine | 14 | Fair | remove | |
| 241 | Malealuca | Paper Tree | 5,5,6 | poor | remove | |
| 242 | Sabal palmetto | Cabbage Palm | 13 | poor | remove | |
| 243 | Pinus elliottii | Slash Pine | 11 | poor | remove | |
| 244 | Pinus elliottii | Slash Pine | 4 | poor | remove | |
| 245 | Sabal palmetto | Cabbage Palm | 15 | poor | remove | |
| 246 | Sabal palmetto | Cabbage Palm | 15 | poor | remove | |

**NOTE: Per SEC. 33 -1313 Heritage Trees as defined as having 20" dbh or greater are to be mitigated 1:1 with min. 20' ht replacement tree;**
***(for sites with 2+ acres of impervious area)***
**Per SEC. 10-415.b.2 & 10-420.j.2. Salvaged Healthy Existing Native Trees that are Relocated/Preserved with a min. 4" dbh can be creditted**




**TREE PRESERVATION BARRICADE FENCING DETAIL**
N.T.S.

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
OFFICES: 6300 NW 31ST AVE, FT. LAUDERDALE, FLORIDA 33309 — 4950 W. KENNEDY BLVD., SUITE 600, TAMPA, FLORIDA 33609

REVISIONS

| REV | DATE | COMMENT | BY |
|---|---|---|---|
| . | . | . | . |

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PROJECT No.: FT170063
DRAWN BY: HR
CHECKED BY: EMM
DATE: 06/18/2018
SCALE: AS NOTED
CAD I.D.: TREE DISPOSITION PLAN

PROJECT:
**MARKETPLACE AT COCONUT POINT**
FOR
**KONOVER SOUTH**
US 41 & SWEETWATER RANCH
VILLAGE OF ESTERO
LEE COUNTY, FL

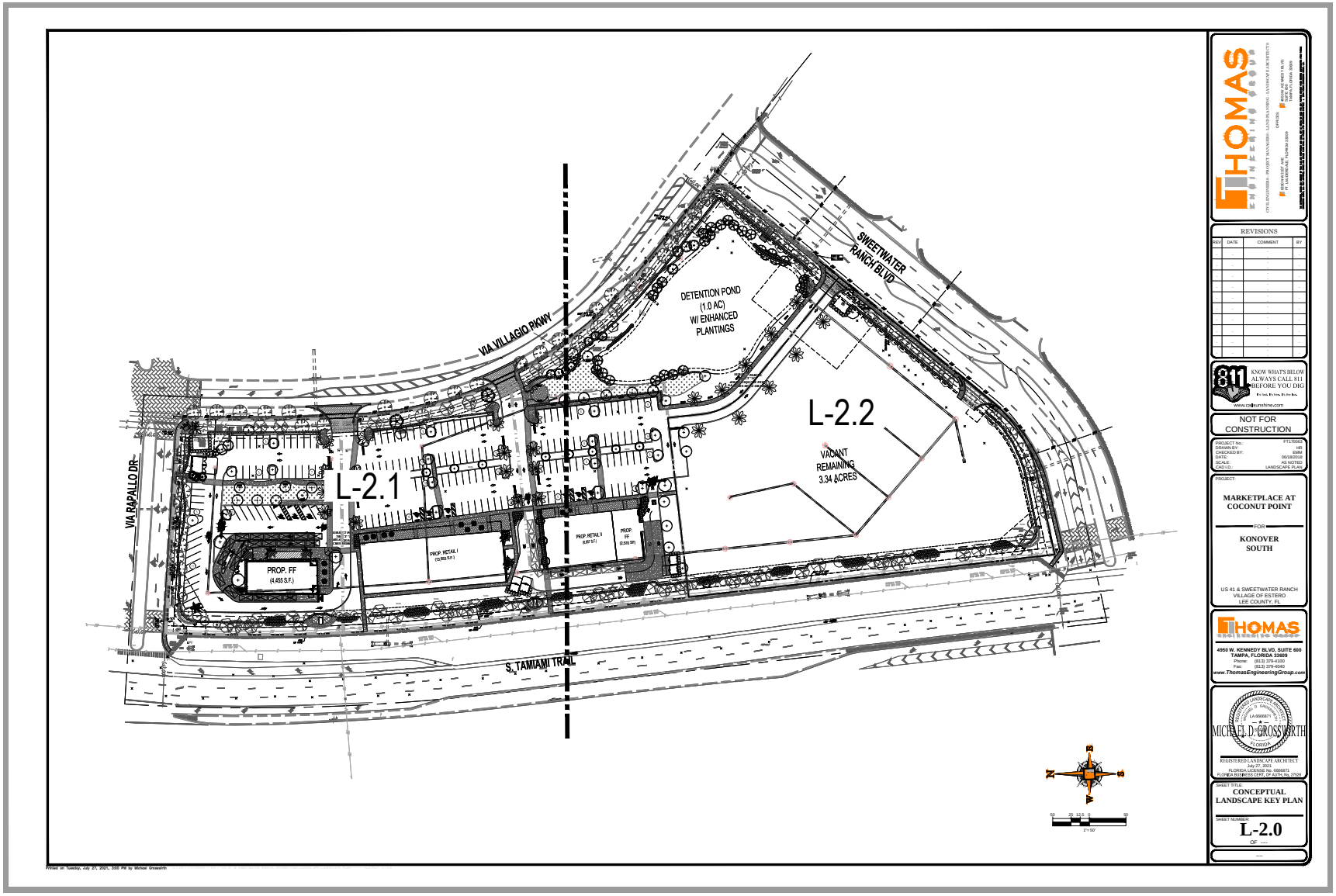
THOMAS ENGINEERING GROUP
4950 W. KENNEDY BLVD, SUITE 600
TAMPA, FLORIDA 33609
Phone: (813) 379-4100
Fax: (813) 379-4040
www.ThomasEngineeringGroup.com

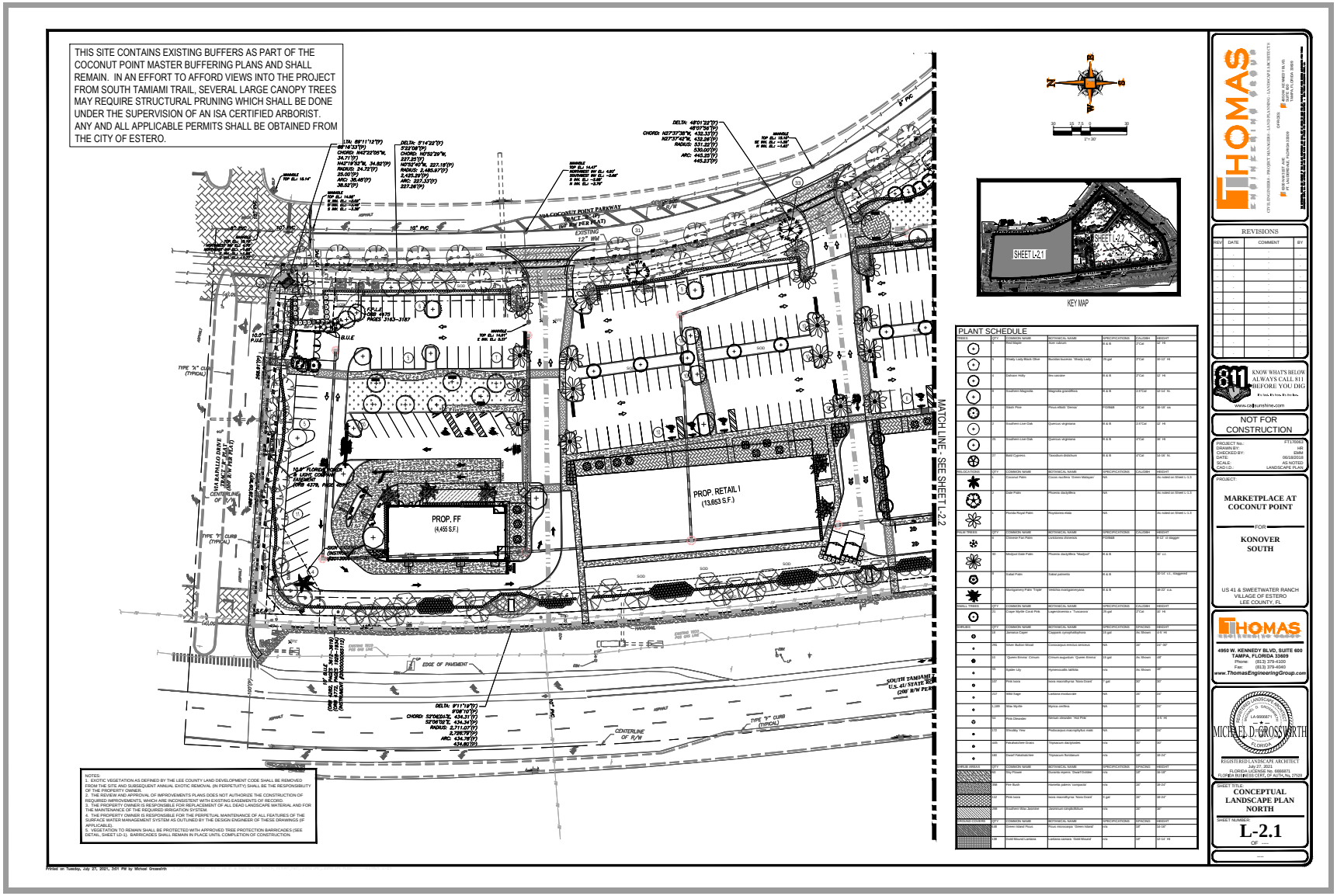
MICHAEL D. GROSSWIRTH
REGISTERED LANDSCAPE ARCHITECT
July 27, 2021
FLORIDA LICENSE No. 6666871
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

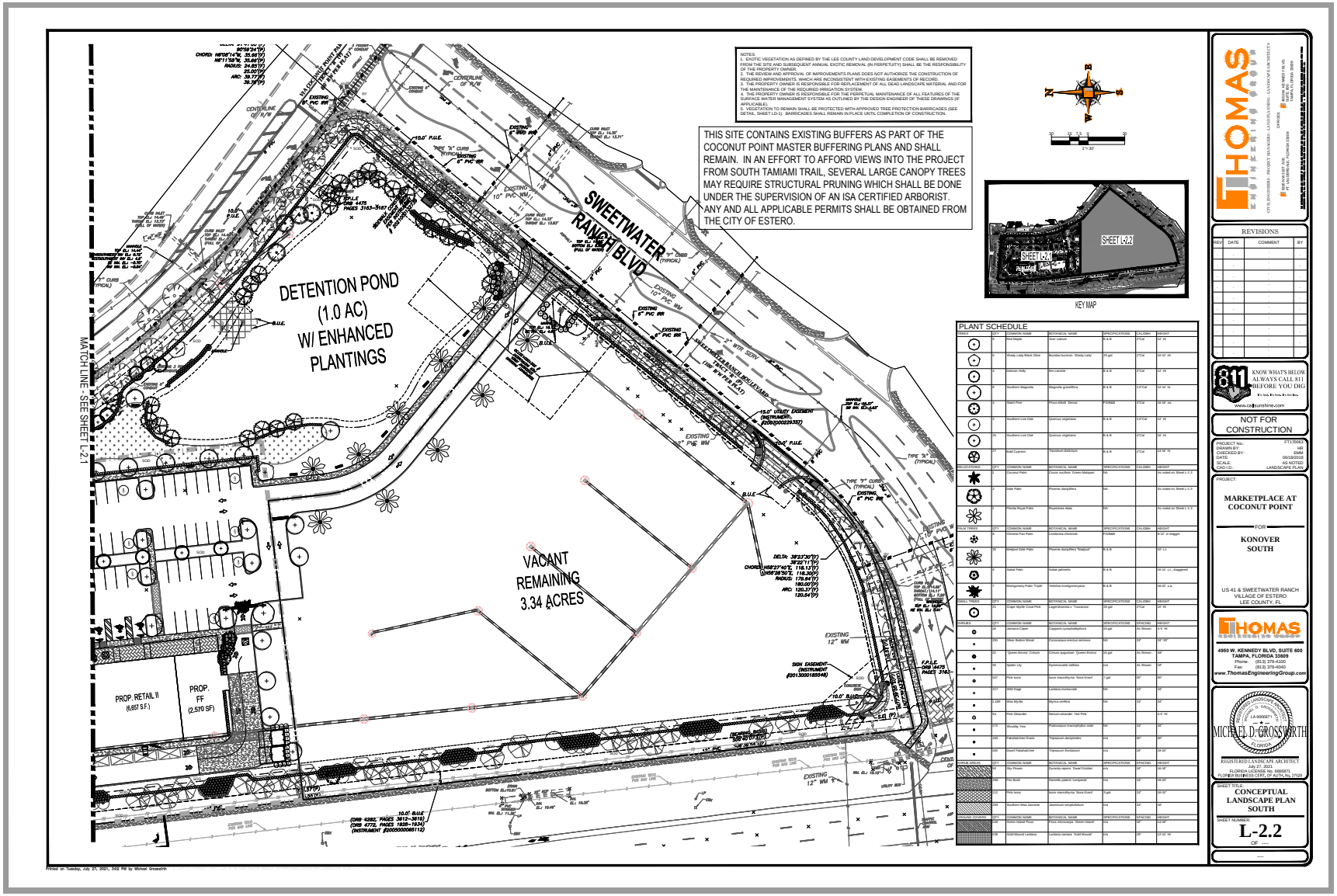
SHEET TITLE:
**TREE DISPOSITION CHARTS, NOTES & DETAILS**
SHEET NUMBER:
**L-1.3**
OF ----

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Printed on Tuesday, July 27, 2021, 2:59 PM by Michael Grosswirth

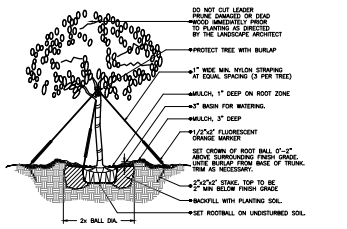

VIA VILLAGIO PKWY
SWEETWATER RANCH BLVD
DETENTION POND (1.0 AC) W/ ENHANCED PLANTINGS
L-2.2
VACANT REMAINING 3.34 ACRES
L-2.1
VIA RAPALLO DR
PROP. FF (4,455 S.F.)
PROP. RETAIL I
PROP. RETAIL II
PROP. FF
S. TAMIAMI TRAIL
THOMAS ENGINEERING GROUP
REVISIONS
REV DATE COMMENT BY
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NOT FOR CONSTRUCTION
PROJECT No: 5T170063
DRAWN BY: HM
CHECKED BY: MG
DATE: 06/19/2018
SCALE: AS NOTED
CAD I.D.: LANDSCAPE PLAN
PROJECT:
MARKETPLACE AT COCONUT POINT
FOR
KONOVER SOUTH
US 41 & SWEETWATER RANCH
VILLAGE OF ESTERO
LEE COUNTY, FL
THOMAS ENGINEERING GROUP
4950 W. KENNEDY BLVD, SUITE 600
TAMPA, FLORIDA 33609
Phone (813) 379-4100
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www.ThomasEngineeringGroup.com
LANDSCAPE ARCHITECTURE
LA 6666871
MICHAEL D. GROSSWIRTH
FLORIDA
REGISTERED LANDSCAPE ARCHITECT
July 27, 2021
FLORIDA LICENSE No. 6666871
FLORIDA BUSINESS CERT. OF AUTH. No. 27328
SHEET TITLE:
CONCEPTUAL LANDSCAPE KEY PLAN
SHEET NUMBER:
L-2.0
OF ----
50 25 12.5 0 50
1"= 50'


THIS SITE CONTAINS EXISTING BUFFERS AS PART OF THE COCONUT POINT MASTER BUFFERING PLANS AND SHALL REMAIN. IN AN EFFORT TO AFFORD VIEWS INTO THE PROJECT FROM SOUTH TAMIAMI TRAIL, SEVERAL LARGE CANOPY TREES MAY REQUIRE STRUCTURAL PRUNING WHICH SHALL BE DONE UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST. ANY AND ALL APPLICABLE PERMITS SHALL BE OBTAINED FROM THE CITY OF ESTERO.
PROP. FF (4,455 S.F.)
PROP. RETAIL I (13,653 S.F.)
MATCH LINE - SEE SHEET L-2.2
SHEET L-2.1
SHEET L-2.2
KEY MAP
PLANT SCHEDULE
NOTES:
1. EXOTIC VEGETATION AS DEFINED BY THE LEE COUNTY LAND DEVELOPMENT CODE SHALL BE REMOVED FROM THE SITE AND SUBSEQUENT ANNUAL EXOTIC REMOVAL (IN PERPETUITY) SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
2. THE REVISED ARRANGEMENT OF IMPROVEMENTS PLANS DOES NOT AUTHORIZE THE CONSTRUCTION OF ALTERED IMPROVEMENTS, WHICH ARE INCONSISTENT WITH EXISTING EASEMENTS OF RECORD.
3. THE PROPERTY OWNER IS RESPONSIBLE FOR REPLACEMENT OF ALL DEAD LANDSCAPE MATERIAL AND FOR THE MAINTENANCE OF THE REQUIRED IRRIGATION SYSTEM.
4. THE PROPERTY OWNER IS RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF ALL FEATURES OF THE SURFACE WATER MANAGEMENT SYSTEM AS OUTLINED BY THE DESIGN ENGINEER OF THESE DRAWINGS (IF APPLICABLE).
5. VEGETATION TO REMAIN SHALL BE PROTECTED WITH APPROVED TREE PROTECTION BARRICADES (SEE DETAIL, SHEET L2-1). BARRICADES SHALL REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION.
THOMAS ENGINEERING GROUP
REVISIONS
KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
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MARKETPLACE AT COCONUT POINT
FOR
KONOVER SOUTH
US 41 & SWEETWATER RANCH
VILLAGE OF ESTERO
LEE COUNTY, FL
4950 W. KENNEDY BLVD, SUITE 600
TAMPA, FLORIDA 33609
Phone: (813) 379-4100
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MICHAEL D. GROSSWIRTH
REGISTERED LANDSCAPE ARCHITECT
July 27, 2021
FLORIDA LICENSE No. 6666871
FLORIDA BUSINESS CERT. OF AUTH. No. 27328
CONCEPTUAL LANDSCAPE PLAN NORTH
L-2.1

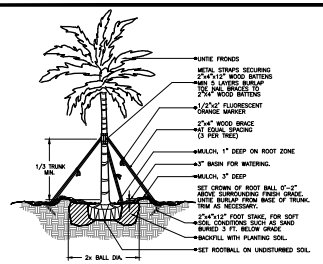

SWEETWATER RANCH BLVD
DETENTION POND
(1.0 AC)
W/ ENHANCED
PLANTINGS
VACANT
REMAINING
3.34 ACRES
PROP. RETAIL II
(6,657 S.F.)
PROP.
FF
(2,570 SF)
MATCH LINE - SEE SHEET L-2.1
THIS SITE CONTAINS EXISTING BUFFERS AS PART OF THE COCONUT POINT MASTER BUFFERING PLANS AND SHALL REMAIN. IN AN EFFORT TO AFFORD VIEWS INTO THE PROJECT FROM SOUTH TAMIAMI TRAIL, SEVERAL LARGE CANOPY TREES MAY REQUIRE STRUCTURAL PRUNING WHICH SHALL BE DONE UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST. ANY AND ALL APPLICABLE PERMITS SHALL BE OBTAINED FROM THE CITY OF ESTERO.
KEY MAP
PLANT SCHEDULE
REVISIONS
NOT FOR CONSTRUCTION
MARKETPLACE AT COCONUT POINT
KONOVER SOUTH
US 41 & SWEETWATER RANCH
VILLAGE OF ESTERO
LEE COUNTY, FL
CONCEPTUAL LANDSCAPE PLAN SOUTH
L-2.2

## PLANT SCHEDULE

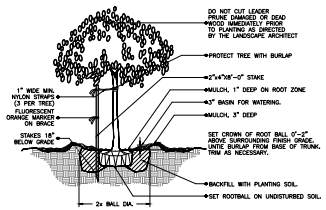
| TREES | QTY | COMMON NAME | BOTANICAL NAME | SPECIFICATIONS | CALIPER | HEIGHT | SPREAD | NATIVE | XERIC | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|
| | 1 | Red Maple | Acer rubrum | B & B | 3"Cal | 12' Ht | 4'-5' | Yes | Medium | |
| | 5 | Shady Lady Black Olive | Bucida buceras 'Shady Lady' | 25 gal | 2"Cal | 10-12' Ht | 4-5' | Yes | High | 4' CT |
| | 4 | Dahoon Holly | Ilex cassine | B & B | 3"Cal | 12' Ht | 5' | Yes | High | 4' ct |
| | 8 | Southern Magnolia | Magnolia grandiflora | B & B | 2.5"Cal | 12-14' Ht. | 4' | Yes | High | 5' ct. |
| | 4 | Slash Pine | Pinus elliotii 'Densa' | FG/B&B | 4"Cal | 16-18' ca | | Yes | High | |
| | 2 | Southern Live Oak | Quercus virginiana | B & B | 2.5"Cal | 12' Ht | 4-5' | Yes | High | 4' ct |
| | 25 | Southern Live Oak | Quercus virginiana | B & B | 4"Cal | 16' Ht | 5-6' | Yes | High | 4' ct |
| | 27 | Bald Cypress | Taxodium distichum | B & B | 4"Cal | 14-16' Ht. | 5-6' | Yes | High | 4' CT |
| PALM LOCATIONS | QTY | COMMON NAME | BOTANICAL NAME | SPECIFICATIONS | CALIPER | HEIGHT | SPREAD | NATIVE | XERIC | REMARKS |
| | 5 | Coconut Palm | Cocos nucifera 'Green Malayan' | NA | | As noted on Sheet L-2.3 | | No | Medium | |
| | 2 | Date Palm | Phoenix dactylifera | NA | | As noted on Sheet L-2.3 | | No | | |
| | 5 | Florida Royal Palm | Roystonea elata | NA | | As noted on Sheet L-2.3 | | Yes | High | |
| PALM TREES | QTY | COMMON NAME | BOTANICAL NAME | SPECIFICATIONS | CALIPER | HEIGHT | SPREAD | NATIVE | XERIC | REMARKS |
| | 6 | Chinese Fan Palm | Livistona chinensis | FG/B&B | | 8-12' ct staggar | | No | Medium | |
| | 30 | Medjool Date Palm | Phoenix dactylifera 'Medjool' | B & B | | 10' c.t. | | No | High | 10' wood to nut |
| | 8 | Sabal Palm | Sabal palmetto | B & B | | 10-14' c.t., staggered | 10' | Yes | High | |
| | 17 | Montgomery Palm 'Triple' | Veitchia montgomeryana | B & B | | 14-22' o.a. | 9-10' | No | Medium | 10, 12, 16' gw; Matched |
| SMALL TREES | QTY | COMMON NAME | BOTANICAL NAME | SPECIFICATIONS | CALIPER | HEIGHT | SPREAD | NATIVE | XERIC | REMARKS |
| | 21 | Crape Myrtle Coral Pink | Lagerstroemia x `Tuscarora` | 25 gal | 2"Cal | 10' Ht | 4' | No | High | |
| SHRUBS | QTY | COMMON NAME | BOTANICAL NAME | SPACING | SPACING | HEIGHT | SPREAD | NATIVE | XERIC | REMARKS |
| | 14 | Jamaica Caper | Capparis cynophallophora | 15 gal | As Shown | 4-5' Ht | 4-5' | Yes | High | |
| | 261 | Silver Button Wood | Conocarpus erectus sericeus | NA | 24" | 24"-30" | 18-24" | Yes | High | full to base |
| | 10 | `Queen Emma` Crinum | Crinum augustum `Queen Emma` | 15 gal | As Shown | 48" | 48" | No | Medium | Full to base |
| | 55 | Spider Lily | Hymenocallis latifolia | n/a | As Shown | 18" | 18" | Yes | High | |
| | 107 | Pink Ixora | Ixora macrothyrsa `Nora Grant` | 7 gal | 30" | 30" | 24" | No | Medium | Full to base |
| | 217 | Wild Sage | Lantana involucrata | NA | 24" | 24" | 24" | Yes | High | Full to base |
| | 1,189 | Wax Myrtle | Myrica cerifera | NA | 24" | 24" | 18" | Yes | High | full to base |
| | 56 | Pink Oleander | Nerium oleander `Hot Pink` | | | 4-5' Ht | 3-4' | No | High | |
| | 172 | Shrubby Yew | Podocarpus macrophyllus maki | NA | 24" | 24" | 18-24" | No | Medium | full to base |
| | 445 | Fakahatchee Grass | Tripsacum dactyloides | n/a | 30" | 30" | 24" | Yes | High | Full to base |
| | 160 | Dwarf Fakahatchee | Tripsacum floridanum | n/a | 18" | 18-24" | 18" | Yes | High | |
| SHRUB AREAS | QTY | COMMON NAME | BOTANICAL NAME | SPECIFICATIONS | SPACING | HEIGHT | SPREAD | NATIVE | XERIC | REMARKS |
| | 50 | Sky Flower | Duranta repens `Dwarf Golden` | n/a | 18" | 24-30" | 18-30" | Yes | High | Full |
| | 658 | Fire Bush | Hamelia patens `compacta` | n/a | 24" | 24-36" | 18-24" | Yes | High | Full to base |
| | 112 | Pink Ixora | Ixora macrothyrsa `Nora Grant` | 3 gal | 24" | 24-36" | 18-24" | No | Medium | Full to base |
| | 258 | Southern Wax Jasmine | Jasminum simplicifolium | n/a | 24" | 24" | 18" | No | Medium | Full to base |
| GROUND COVERS | QTY | COMMON NAME | BOTANICAL NAME | SPECIFICATIONS | SPACING | HEIGHT | SPREAD | NATIVE | XERIC | REMARKS |
| | 2,148 | Green Island Ficus | Ficus microcarpa `Green Island` | n/a | 18" | 24-30" | 18-30" | No | Medium | |
| | 638 | Gold Mound Lantana | Lantana camara `Gold Mound` | n/a | 18" | 12-14" Ht | 18-30" | Yes | High | sterile species |



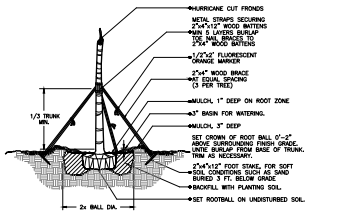

(2" cal. and over)
LARGE TREE PLANTING DETAIL
N.T.S.



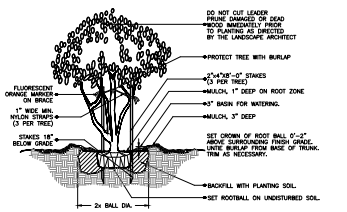

LARGE PALM PLANTING DETAIL
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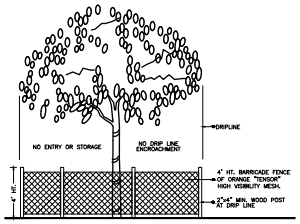

(2" cal. and under)
SMALL TREE PLANTING DETAIL
N.T.S.



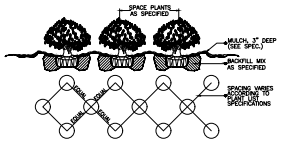

CIGARED SABAL
PALM PLANTING DETAIL
N.T.S.



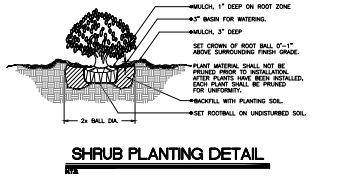

MULTI- TRUNK AND SMALL TREE
(2" cal. and under) PLANTING DETAIL
N.T.S.




TREE PRESERVATION
BARRICADE FENCING DETAIL
N.T.S.




SHRUB / GROUNDCOVER
SPACING / PLANTING DETAIL
N.T.S.




SHRUB PLANTING DETAIL
N.T.S.

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| CAD I.D.: | LANDSCAPE PLAN |

PROJECT:
MARKETPLACE AT COCONUT POINT
FOR
KONOVER SOUTH
US 41 & SWEETWATER RANCH
VILLAGE OF ESTERO
LEE COUNTY, FL

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STATE OF FLORIDA
REGISTERED LANDSCAPE ARCHITECT
July 27, 2021
FLORIDA LICENSE No. 6666871
FLORIDA BUSINESS CERT. OF AUTH. No. 27328

SHEET TITLE:
LANDSCAPE SCHEDULE, NOTES & DETAILS
SHEET NUMBER:
L-2.3
OF ---

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## LANDSCAPE GENERAL NOTES

**A. SCOPE OF WORK**
1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS CONTRACT UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

**B. PROTECTION OF EXISTING STRUCTURES**
1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THIS CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.

**C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS, EXISTING OR OTHERWISE, CAUSED BY CARELESS OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP – LINE OR THE SPILLING OF OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP – LINE.

2. NO MATERIALS SHALL BE BURNED WHERE THE HEAT WILL DAMAGE ANY PLANT, TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY PERCENT (20%) PER INCH OVER FOUR INCHES (4") CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES, OR AS MAY BE REQUIRED BY THE REGULATING GOVERNMENT AGENCY, WHICHEVER IS GREATER. CALIPER SHALL BE MEASURED AT BREAST HEIGHT OR FOUR FEET (4') ABOVE SURROUNDING GROUND.

**D. MATERIALS**
1. SUBMITTALS: GENERAL SAMPLES OF PLANTING MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER. UPON APPROVAL OF SAMPLES, DELIVERY OF MATERIALS MAY BEGIN.
MATERIALS SAMPLE SUBMITTALS
MULCH ONE (1) CUBIC FOOT
TOPSOIL ONE (1) CUBIC FOOT
PLANTS ONE (1) REPRESENTATIVE SAMPLE OF EACH VARIETY

2. PLANT MATERIALS

A) GENERAL: PLANT SPECIES, SIZES, & QUANTITIES SHALL, AT A MINIMUM, CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH "GRADES AND STANDARDS FOR NURSERY PLANTS" PARTS I AND II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA NO. 1 AS AN ABSOLUTE MINIMUM UNLESS OTHERWISE SUPERSEDED BY A FLORIDA FANCY DESIGNATION, AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL – BRANCHED AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE, AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

B) MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE TOP OF ROOT BALL (TRUNK FLARE) AND/OR ACROSS THE AVERAGE SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C) INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH PRELIMINARY APPROVAL SHALL NOT SUPERSEDE THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF BALLS OR ROOTS, LATENT DEFECTS OR INJURIES, PRESENCE OF INSECTS, AND OTHER CONDITIONS THAT MAY HAVE OCCURRED SINCE THE NURSERY INSPECTION. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

D) AMENDED PLANTING SOIL: PLANTING SOIL FOR USE IN BACK FILLING PLANTING HOLES SHALL BE FORTY PERCENT (40%) TOPSOIL AND SIXTY PERCENT (60%) SAND AND BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND OBTAINED FROM A WELL–DRAINED, ARABLE SITE. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND SHALL BE FREE FROM HEAVY CLAY, COARSE SAND, STONES, LIME, LUMPS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, OR NOXIOUS WEEDS. IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. PH RANGE SHALL BE 5.0 TO 7.0 INCLUSIVE.

E) SAND SHALL BE CLEAN, WELL DRAINING NATIVE SAND. IF REQUESTED, CONTRACTOR SHALL AT ANY TIME AND AT NO COST TO OWNER, SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND PROPOSED FOR USE UNDER THIS CONTRACT FOR APPROVAL BY OWNER.

**E. WATER**
1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE GROWTH OF PLANTS AND SHALL NOT CONTAIN HARMFUL NATURAL OR MAN – MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SUCH SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

**F. COMMERCIAL FERTILIZER**
1. COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORMULA; IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.
FIFTY PERCENT (50%) OF THE NITROGEN SHALL BE DELIVERED FROM NATURAL ORGANIC SOURCES. THE FOLLOWING FERTILIZERS SHALL BE USED AND APPLIED AT RATES AS SUGGESTED BY MANUFACTURER'S SPECIFICATIONS:
1. SHRUBS AND TREES – MILORGANITE, OR APPROVED EQUAL
2. ANNUALS AND GROUNDCOVERS – OSMOCOTE/SIERRA BLEND 14 – 14 – 14
3. SOD – 8 – 8 – 8
IN ADDITION TO SURFACE APPLIED FERTILIZERS, ALL CONTAINER GROWN AND FIELD GROWN PLANT MATERIAL SHALL RECEIVE "AGRIFORM" PLANTING TABLETS 24 – 10 – 5 FORMULA, 21 GRAM OR EQUAL. THESE TABLETS SHALL BE PLACED AT THE RATE AND DEPTH SPECIFIED BY MANUFACTURER.

**G. MULCH**
1. MULCH SHALL BE FROM SHREDDED WOOD DERIVED FROM MELALEUCA OR OTHER INVASIVE TREE SPECIES AND SHALL BE STERILIZED TO EFFECTIVELY ELIMINATE ALL SEEDS, SPORES, ETC. AND RENDER THEM BARREN.

2. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT AND APPLIED AT A DEPTH OF THREE INCHES (3"). MULCH IS TO BE KEPT 2-3" FROM THE STEM OF ALL GROUNDCOVERS & 3-6" FROM THE TRUNK OF ALL TREES & PALMS.

3. MULCH SHALL BE GRADE 'B' SHREDDED, AND SHALL BE APPLIED EVENLY AND SMOOTH TO PLANTED AREAS.

4. NO RED OR COLORED MULCH SHALL BE ACCEPTED UNLESS SPECIFIED ACCORDINGLY. NO CYPRESS MULCH OR PINE BARK SHALL BE USED.

**H. DIGGING AND HANDLING**
1. PROTECT ROOT SYSTEMS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS, WATER EROSION, AND OTHER HARMFUL CRITERIA AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT BREAKING AND DRYING OUT DURING LOADING, TRANSIT, AND UNLOADING/PLANTING. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS, AND IN ACCORDANCE WITH "GRADES AND STANDARDS FOR NURSERY PLANTS" FLORIDA PUBLICATION. NO PLANT WITH A ROOTBALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. THE ROOTS SHALL NOT BE CUT WITHIN THE MINIMUM SPREAD SPECIFIED IN THE PLANT LIST. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT IN MOVING AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS BY "GRADES AND STANDARDS FOR NURSERY PLANTS" FLORIDA PUBLICATION. PRUNING PRACTICED OTHER THAN MINIMAL PRUNING OF FRONDS, PRIMARILY TO REACH A "CLEAR TRUNK" SPECIFICATION, MAY CONSTITUTE REJECTION, OF ALL PALMS SUBJECTED TO SUCH PRACTICE. LIKEWISE, EXCESSIVE PRUNING OR "SHAVING" OF ROOT BALLS TO MEET "CLEAR TRUNK" CRITERIA MAY CONSTITUTE REJECTION ONSITE. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL ON THE PLANTING DETAILS SHEET.

5. EXCAVATION OF PLANTING HOLES SHALL BE DONE USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS, AND PREPARED SUB-BASES.

**I. CONTAINER GROWN STOCK**
1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL – ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION, AND SHALL MEET MINIMUM SPECIFICATIONS IN THE PLANT LIST.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GOWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. PLANT ROOTS BOUND IN CONTAINERS OR WITH CIRCLING ROOTS SHALL NOT BE ACCEPTABLE.

4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NEED AUTHORIZATION FROM THE OWNER. LIKEWISE, SUBSTITUTION OF CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE BALLED AND BURLAPPED/FIELD GROWN WILL NEED AUTHORIZATION FROM THE OWNER AND LA OF RECORD PRIOR TO THE ORDERING OF ANY MATERIALS.

5. ALL PLANT MATERIALS SHALL MEET THE MINIMUM SPECIFICATIONS LISTED IN THE PLANT SCHEDULE; SIZE (HEIGHT/SPREAD) SPECIFICATIONS TAKE PRECEDENCE OVER GALLON SIZES (IF GALLON SIZES ARE SPECIFIED).

**J. COLLECTED STOCK**
1. WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED ON THE PLANT LIST SCHEDULE, THE MINIMUM SIZES OF ROOT BALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

**K. NATIVE STOCK**
1. PLANTS COLLECTED FROM WILD OR NATIVE STAND SHALL BE CONSIDERED GROWN WHEN THEY HAVE BEEN SUCCESSFULLY REESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

**L. MATERIALS LIST**
1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN A BIDDER'S TAKE OFF AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSION OF BIDS. DRAWING SHALL TAKE PRECEDENCE. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE. WHERE NO GALLON SIZE IS SPECIFIED ON CONTAINERIZED SHRUBS OR GROUNDCOVERS, THE HEIGHT & SPREAD SPECIFICATIONS SHALL PREVAIL.

**M. FINE GRADING**
1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS.

**N. PLANTING PROCEDURES**
1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN UP WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM THE SITE. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY AFFECT THE VIABILITY OF THE PLANTS TO BE INSTALLED, HE/SHE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S CONSTRUCTION MANAGER OR DESIGNEE.

2. DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE PROHIBITED TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY THE JURISDICTIONAL MUNICIPALITY

3. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES. INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORM WATER LINES, CABLE AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES.

4. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO MINIMUM DEPTH OF APPROXIMATELY 20% GREATER THAN THE RECOMMENDED PLANTING SOIL DEPTH – UNLESS OTHERWISE SPECIFIED BY JURISDICATIONAL CODE. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ONSITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE OR CONTACT OWNER'S CONSTRUCTION MANAGER OR DESIGNEE FOR RESOLUTION.
CONTRACTOR IS TO ENSURE THAT ALL COMPACTED SOIL, ROAD ROCK, & EXCESS DEBRIS SHALL BE REMOVED & A 24" LAYER OF NON-LIMEROCK PLANTING SOIL FAVORABLE TO SHRUB GROWTH & SUSTAINABILITY EXISTS OVER ALL PLANTING AREAS. TREE PITS SHALL BE EXCAVATED & BACKFILLED WITH PLANTING SOIL TO A MINIMUM DEPTH OF 30".

5. RECOMMENDED PLANTING SOIL DEPTH IS GENERALLY AS FOLLOWS:
ALL TREES AND TALL SHRUBS (INDICATED AS 'SHRUBS' & 'SHRUBS AREAS' ON THE PLANT SCHEDULE) SHALL BE PLANTED WITH A MINIMUM OF 12" TOPSOIL AROUND AND BENEATH THE ROOTBALL; MINIMUM TOPSOIL SHALL BE 6" FOR LOW SHRUBS/GROUNDCOVER AREAS AND 2" FOR SODDED GRASS AREAS.
THE MINIMUM TOPSOIL DEPTHS ARE IN ADDITION TO A MINIMUM NON-LIMEROCK SOIL DEPTH OF 10"-18", CONSISTING OF EXISTING UNDISTURBED OR NATIVE SOIL THAT WAS STORED/STOCKPILED ON SITE AND REUSED, OR CLEAN IMPORTED PLANTING SOIL WITH A RANGE OF ORGANIC MATTER BETWEEN 3-5% CONTAINING NO STONES GREATER THAN AN INCH AND A HALF IN DIAMETER IN ANY DIRECTION. TOPSOIL DEPTHS PLUS PLANTING SOIL/EXISTING NATIVE SOIL MINIMUM DEPTHS ARE IN ADDITION TO ANY LIMESTONE/LIMEROCK SUBGRADE, & IN ADDITION TO EXCAVATION WIDTHS REQUIRED FOR TREE PITS AS SHOWN ON THE PLANTING DETAILS.
PURSUANT TO THE ABOVE, THE TOTAL MINIMUM DEPTH OF VIABLE NON-LIMEROCK PLANTING SOIL, INCLUDING EXISTING VIABLE UNDISTURBED/OR STOCKPILED SOIL (IF PRESENT), REQUIRED TO BE PROVIDED ABOVE ANY LIMESTONE/LIMEROCK SUBGRADE CONDITION SHALL BE 12" MINIMUM TOTAL NON-LIMEROCK SOIL DEPTH FOR SOD AREAS; 16" MINIMUM TOTAL NON-LIMEROCK SOIL DEPTH FOR GROUNDCOVERS; 24" MINIMUM TOTAL NON-LIMEROCK SOIL DEPTH FOR SHRUBS/SHRUB AREAS; AND 30" MINIMUM TOTAL NON-LIMEROCK SOIL DEPTH FOR TREE PITS. DESIGNATION OF 'TREES,' 'SHRUBS'/'SHRUB AREAS,' AND 'GROUNDCOVERS' SHALL BE CONSISTENT WITH THE LABELING OF PLANT MATERIALS SHOWN ON THE LANDSCAPE PLAN'S PLANT SCHEDULE, WITH THE EXCEPTION OF COMMON TURFGRASSES WHICH MAY BE INDICATED AS 'GROUNDCOVERS.' NONE OF THE ABOVE MINIMUMS SHALL PRECLUDE THE CONTRACTOR FROM EXCAVATING & PROVIDING SOIL IN ACCORDANCE WITH NOTE N.4 OR N.9. IMPORTED PLANTING SOIL SHALL BE IN ACCORDANCE WITH NOTE D.2.D.
IT IS THE CONTRACTORS RESPONSIBILITY TO VISIT THE SITE & TAKE REASONABLE MEASURES AS PART OF DUE DILIGENCE TO DETERMINE THE EXTENT OF EXCAVATION REQUIRED & TO DETERMINE THE AMOUNT OF PLANTING SOIL NECESSARY TO ENSURE LONG-TERM SUSTAINABILITY & SURVIVAL OF THE PLANT MATERIALS IN ACCORDANCE WITH THIS CONTRACT.

6. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
7. GENERAL: COMPLY WITH FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. PLANTS SHALL BE PROTECTED UPON ARRIVAL AT THE SITE BY BEING THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS SHALL NOT REMAIN UNPROTECTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

8. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE THE PLANTING WITH THE IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION ITEMS AND PLANTS.

9. ALL PLANTING HOLES SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD TO NURSERY STOCK 280.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL AS SPECIFIED HEREIN BEFORE (SEE MATERIALS, SECTION D). TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE PLANTING DETAIL THAT ADDRESSES THIS CONDITION. POOR DRAINAGE CONDITIONS TYPICALLY HAVE A PERCOLATION RATE OF 4" OR LESS PER HOUR, AS DETERMINED BY THE GEOTECHNICAL ENGINEER. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURE AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL RECOMMENDED.

10. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS, CURBS, PAVING, AND OTHER HARDSCAPE MATERIALS WHILE INSTALLING TREES.

11. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION D (MATERIALS) OF THESE SPECIFICATIONS. IN ADDITION, EACH PLANTING HOLE SHALL RECEIVE 21-GRAM "AGRIFORM" PLANTING TABLETS PER MANUFACTURER'S SPECIFICATIONS OR AS FOLLOWS:
- TWO (2) TABLETS PER 1 GAL. PLANT
- THREE (3) TABLETS PER 3 GAL. PLANT
- FOUR (4) TABLETS PER 10 GAL. PLANT
LARGER MATERIAL
-TWO (2) TABLETS PER HALF INCH (1/2") OF TRUNK CALIPER

12. TREES AND SHRUBS SHALL BE SET STRAIGHT AND AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE TOP OF THE ROOT SYSTEM (FOR SHRUBS AND GROUNDCOVER) OR TRUNK FLARE (TREES AND PALMS) WILL STAND ONE (1) TO TWO (2) INCHES ABOVE FINAL GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PLANTING HOLE. PLANTING SOIL MIXTURE SHALL BE BACKFILLED AND THOROUGHLY TAMPED AROUND THE BALL AND SHALL BE SETTLED BY WATER AFTER TAMPING.

13. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, TURNING SOIL IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET OR OTHER TAMPING DEVICE. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, ETC., SHALL BE PULLED FROM UNDERNEATH.

14. PRUNING: FOR DAMAGED OR BROKEN LIMBS, EACH TREE SHALL BE PRUNED TO PRESERVE THE NATURAL CHARACTER OF THE SPECIES. ALL SUCKER GROWTH SHALL BE COMPLETELY REMOVED PRIOR TO DIGGING.

15. SHRUBS AND GROUNDCOVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED IN THE PLANT LIST. CULTIVATE ALL MASS PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE OF ALL DEBRIS, TILL 4" OF PLANTING SOIL MIX INTO THE NEWLY TILLED PLANTING BED FOR GENERAL NUTRIENT DISBURSEMENT. MASS PLANTING BED IS NOW READY TO RECEIVE HOLES FOR NEW PLANTS. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

16. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE LANDSCAPE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO ENSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. TREES SHALL USE ARBORTIE AS PER DETAIL SHEET. PALMS SHALL USE WOOD BRACING PER DETAIL SHEET.

17. MULCHING: PROVIDE A THREE INCH (3") MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUNDCOVER AND VINE BED AND TREE PIT (FOR TREES AND PALMS, MIN. THREE INCH (3") FROM EDGE OF TRUNKS). – UNLESS OTHERWISE REQUIRED BY LOCAL CODES AND SPECIFIED AS SUCH.

18. SYSTEMIC HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER OR THEIR DESIGNEE, A SYSTEMIC HERBICIDE SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. AFTER MULCH HAS BEEN APPLIED TO PLANTING BEDS AND TREE RINGS, TREAT ALL MULCHED AREAS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER.

**O. LAWN SODDING**
STENOTAPHRUM SECUNDATUM, V. 'FLORITAM' UNLESS OTHERWISE NOTED. (ST. AUGUSTINE SOLID SOD).
1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING:
COMPLETE IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A GRASS LAWN ACCEPTABLE TO THE OWNER AND GOVERNING AGENCIES.

2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND OTHER DEBRIS, AND THE SOIL BROUGHT TO AN EVEN PREPARED GRADE TO ALLOW FOR SOIL PREPARATION BELOW.

3. SOIL PREPARATION: PREPARE LOOSE BED FOUR INCHES (4") DEEP. APPLY FERTILIZER AT A RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. APPLICATION SHALL BE UNIFORM, UTILIZING COMMERCIAL BROADCAST SPREADERS. MIX FERTILIZER THOROUGHLY WITH THE SOIL TO A DEPTH OF THREE INCHES (3"). HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY TO PREPARE FOR SOD INSTALLATION.

4. SODDING: THE CONTRACTOR SHALL SOD ALL THE PERVIOUS AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS TO CREATE A UNIFORM, NEW TURF BLANKET FOR THE SITE. ALL PERVIOUS AREAS TO REMAIN THAT ARE DISTURBED BY CONSTRUCTION & NOT SHOWN TO HAVE SHRUBS OR GROUNDCOVER ON THE LANDSCAPE PLAN SHALL BE SODDED BY CONTRACTOR. ALL SOD OFF-SITE OR IN THE RIGHT-OF-WAY (DEDICATED OR OTHERWISE) SHALL BE BAHIA 'ARGENTINE' SOLID SOD UNLESS OTHERWISE NOTED.

A) THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETY TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS, AND DISEASE OF ANY KIND. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER TO MAKE A SOLID, SODDED LAWN AREA.

B) SOD SHALL BE LAID IN ROWS WITH EVERY OTHER ROW STAGGERED HALFWAY BETWEEN THE NEXT TO INSURE NO CONTINUOUS STACKED JOINTS. SEW JOINTS OF SOD TO INSURE A TIGHT FIT AT JOINTS, WITH GAPS NO GREATER THAN 1" BETWEEN SOD PANELS.

C) SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A FOUR INCH (4") MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED TO THOROUGHLY MOISTEN THE SOIL BENEATH. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND AS APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN.

5. DURING DELIVERY, PRIOR TO ADD DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE INSTALLED DURING THE DAY OF ITS ARRIVAL.

6. LAWN MAINTENANCE:

A) WITHIN THE SITE, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS UNTIL CERTIFICATION OF ACCEPTABILITY BY OWNER OR AS IN THE ORIGINAL WORK SCOPE AND PROCESS (INCLUDING REGRADING IF NECESSARY).

B) WATER EVERY DAY FOR FOURTEEN (14) SUCCESSIVE DAYS, THEN WATER THREE (3) TIMES PER WEEK (AT EVEN INTERVALS) UNTIL FULLY ESTABLISHED OR UNTIL AUTOMATIC IRRIGATION SYSTEM IS FULLY OPERATIONAL AND PROGRAMMED ACCORDINGLY. COORDINATE WATERING SCHEDULE WITH NATURAL RAINFALL. RAINFALL EVENTS IN DURATION OF TWENTY (20) MINUTES OR MORE THAT PRODUCE MORE THAN A HALF INCH (1/2") OF PRECIPITATION WILL NEGATE THE NEED FOR WATERING OF THE FOLLOWING DAY IF PREVIOUSLY SCHEDULED. ALL WATERING SHALL BE OF SUFFICIENT QUANTITY TO WET OR RESTORE WATER TO A DEPTH OF FOUR INCHES (4").

**P. CLEANUP**
1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

**Q. PLANT MATERIAL MAINTENANCE**
1. ALL PLANTS AND PLANTING MATERIALS INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER OR OWNER'S DESIGNEE. MAINTENANCE AFTER THE CERTIFICATION OF AN ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF NINETY (90) CALENDAR DAYS COMMENCING AFTER ACCEPTANCE (SEE NEXT SECTION).

**R. MAINTENANCE (ALTERNATIVE BID ITEM)**

1. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR LANDSCAPE AND IRRIGATION MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST PER MONTH BASIS.

**S. GUARANTEE**
1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER OR OWNER'S DESIGNEE. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR CARE & MAINTENANCE OF THE PLANT MATERIAL UNTIL THE END OF ESTABLISHMENT OR 60 DAYS AFTER FINAL LANDSCAPE CERTIFICATION BY THE LANDSCAPE ARCHITECT, WHICHEVER IS LATER, & SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AS NEEDED TO ENSURE ADEQUATE WATER IS SUPPLIED TO THE PLANT MATERIALS DURING ESTABLISHMENT. AT THE END OF THE ESTABLISHMENT PERIOD, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THE IRRIGATION TIMECLOCK IS ADJUSTED TO A NORMAL WATERING CYCLE PER THE IRRIGATION WATERING SCHEDULE SHOWN ON THE IRRIGATION PLANS.

2. THE LIFE AND SATISFACTORY CONDITION OF ALL SOD INSTALLED BY THE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF NINETY (90) CALENDAR DAYS, COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNERS OR OWNER'S DESIGNEE.

3. REPLACEMENT: ANY PLANT NOT IN A HEALTHY, THRIVING GROWING CONDITION SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. SHOULD THE OWNER ELECT, TREES AND PALMS MAY BE GIVEN A PERIOD OF NINETY (90) DAYS BEFORE REMOVAL TO ALLOW THE CONTRACTOR TO RESURRECT THE TREE OR PALM IN QUESTION AND BRING IT TO A THRIVING, HEALTHY CONDITION. ALL REPLACEMENTS SHALL BE PLANTS OF LIKE KIND, CONDITION AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED, PLANTED, AND MULCHED AS SPECIFIED WITHIN THESE SPECIFICATIONS, AT NO ADDITIONAL COST TO THE OWNER. ANY REPAIRS FROM THIS REPLACEMENT MATERIAL SHALL BE SOLELY THE CONTRACTOR'S RESPONSIBILITY. REPLACEMENT MATERIAL SHALL BE GUARANTEED TO A ONE (1) YEAR PERIOD FROM THE DAY OF REPLACEMENT ACCEPTANCE BY THE OWNER. SHOULD REPLACEMENT MATERIAL FAIL WITHIN THE GUARANTEE PERIOD, OWNER MAY OPT FOR A CREDIT OF THE MONETARY AMOUNT FOR THE REPLACEMENT MATERIALS AT A RATE OF THE ORIGINAL CONTRACT BID RATE, IN LIEU OF AN ADDITIONAL REPLACEMENT.

4. IN THE EVENT THE OWNER ELECTS NOT TO CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER OR THEIR DESIGNEE, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH OF ITEMS UNDER REPLACEMENT WARRANTY. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

**T. FINAL INSPECTION AND ACCEPTANCE OF WORK**
1. FINAL INSPECTION BY OWNER OR THEIR DESIGNEE AT THE END OF THE GUARANTEE PERIOD SHALL INCLUDE PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY PLANTS NOT MEETING THE CRITERIA OF HEALTHY, VIGOROUS, AND THRIVING AT THIS TIME, AND THAT HAVE NOT ALREADY BEEN REPLACED PREVIOUSLY UNDER SAID WARRANTY, SHALL BE SUBJECT TO THE SAME ONE (1) YEAR GUARANTEE 9OR AS SPECIFIED BY THE OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

**U. GRADING AND DRAINAGE NOTES**
1. PRIOR TO COMMENCING ANY EXCAVATION WORK, THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE "DIG SAFE" NOTIFICATION PROCEDURES PROMOTED BY THE RESPECTIVE UTILITY COMPANIES IN FLORIDA, CALL FLORIDA SUNSHINE AT 811.

2. CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY INTO EXISTING, PROVIDING VERTICAL CURVES OR ROUNDINGS AT ALL TOP AND BOTTOM OF SLOPES.

3. PITCH EVENLY BETWEEN SPOT GRADES. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM SLOPE OF ONE-EIGHTH INCH (1/8") PER FOOT. ANY DISCREPANCIES NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE OWNER PRIOR TO CONTINUING WORK.

4. WHERE NEW PAVING OR EARTHWORK MEETS EXISTING PAVING OR EARTHWORK, SMOOTHLY BLEND LINE AND GRADE OF EXISTING WITH NEW, WHERE EXISTING VEGETATION IS TO REMAIN, MEET EXISTING GRADES; DO NOT FILL ABOVE BASAL FLARE OF EXISTING TREES.

**V. UTILITY PLAN NOTES**
1. CONTRACTOR SHALL INSTALL SCHEDULE 80 PVC CONDUIT (SLEEVES) FOR ALL IRRIGATION PIPING UNDER ALL PAVEMENT AREAS TO CONNECT ALL LANDSCAPE AREAS.

**W. SITE PREPARATION**
1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL MEET THE OWNER AND IDENTIFY TREES AND SHRUBS WHICH ARE TO BE PROTECTED AS WELL AS THOSE WHICH ARE TO BE REMOVED. DO NO CLEARING WITHOUT A CLEAR UNDERSTANDING OF EXISTING CONDITIONS TO BE PRESERVED.

2. TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED BY THE INSTALLATION OF FENCING AT THE DRIP LINE OR AS DIRECTED BY THE OWNER (SEE LANDSCAPE DETAIL SHEET). PROTECTIVE FENCING SHALL BE INSTALLED PRIOR TO CONSTRUCTION, PROTECTIVE FENCING SHALL BE SUFFICIENT TO PREVENT CONSTRUCTION EQUIPMENT FROM COMPACTING SOIL AT THE ROOT ZONE AND DAMAGING TRUNKS AND BRANCHES.

3. IF, IN ORDER TO PERFORM EXCAVATION WORK, IT SHOULD BECOME NECESSARY TO CUT ROOTS OF PLANTS TO BE SAVED, SUCH ROOTS SHALL BE CUT NEATLY WITH A SMOOTH CLEAN CUT BY A SHARP SAW, COVERED WITH BURLAP, AND KEPT MOIST UNTIL ROOTS ARE BACK FILLED. TEARS OR JAGGED CUTS TO ROOTS ARE UNACCEPTABLE.

4. TREE AND SHRUB REMOVAL SHALL INCLUDE THE FILLING, CUTTING, GRUBBING OUT OF ENTIRE ROOT SYSTEMS AND SATISFACTORY OFF-SITE DISPOSAL OF ALL TREES, SHRUBS, STUMPS, VEGETATIVE AND EXTRANEOUS DEBRIS PRODUCED BY THE REMOVAL OPERATIONS.

5. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE INSIDE AND OUTSIDE THE LIMITS OF CONSTRUCTION DUE TO HIS CONTRACT OPERATIONS.

6. ALL REFUSE, DEBRIS, UNSUITABLE MATERIALS AND MISCELLANEOUS MATERIALS TO BE REMOVED SHALL BE LEGALLY DISPOSED OF OFF-SITE BY CONTRACTOR.

7. ALL INVASIVE EXOTIC VEGETATION SHALL BE DISPOSED OF OR TREATED AS PER THE LOCAL OR REGIONAL GOVERNING AUTHORITIES, REQUIREMENTS OR RECOMMENDATIONS.

**X. ROOT CONTROL BARRIER**
1. ROOT CONTROL PRODUCT SHALL BE A BIOLOGICAL BARRIER PRODUCT. PRODUCT SHALL BE 810-BARRIER ROOT CONTROL SYSTEM, AS MANUFACTURED BY BBA FIBERWEB/REEMAY, INC. AND DISTRIBUTED BY HORT ENTERPRISES, INC. SEE WWW.BIOBARRIER.COM FOR ADDITIONAL INFORMATION AND PRODUCT SPECIFICATION.
HORT ENTERPRISES, INC.
P.O. BOX 2448
POMPANO BEACH, FL 33061
1-800-966-4678

2. PRODUCT SHALL BE A BIOLOGICAL BARRIER UTILIZING LIME-RELEASE CAPSULES INTEGRATED INTO A GEOTEXTILE FABRIC. ACTIVE HERBICIDE SHALL BE A TRIFLURALIN, AND MINIMUM TIME RELEASE OF EFFECTIVE PRODUCT SHALL BE 1-5 YEARS IN THE MOST ADVERSE CONDITIONS FOR SUCH A PRODUCT. ALTERNATIVELY, A RIGID PHYSICAL ROOT BARRIER SUCH AS 'DEEP ROOT' HARD PLASTIC AT LEAST 24" IN DEPTH SHALL BE USED.

3. PRODUCT SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS FOR ROOT CONTROL SYSTEMS.

4. USE PRODUCT WHERE TREES ARE WITHIN TEN FEET (10') OR LESS OF HARDSCAPE SURFACES OR UTILITIES INCLUDING BUT NOT LIMITED TO CURBS, SIDEWALKS, STEPS, ROADWAYS, WATER & SEWER LINES. SMALL TREES THAT TYPICALLY MATURE AT 18' HEIGHT OR LESS REQUIRE ROOT BARRIERS WHERE SMALL TREES ARE WITHIN SIX FEET (6') OR LESS OF HARDSCAPE SURFACES OR UTILITIES. EXISTING TREES TO BE PRESERVED (THAT ARE NOT WITHIN TEN FEET (10') OF ANY NEW UTILITIES) DO NOT REQUIRE ROOT BARRIERS. ROOT BARRIERS ARE NOT REQUIRED WHERE PROPOSED TREES ARE LOCATED ADJACENT TO D-TYPE CURBING.

5. USE 36" DEPTH OPTION WHEN USING A BIOLOGICAL ROOT BARRIER. USE 24" DEPTH OPTION WHEN USING RIGID PLASTIC, PHYSICAL ROOT BARRIER SUCH AS 'DEEP ROOT'.

6. WHERE CONDITIONS REQUIRE PRODUCT AS SET FORTH IN NO. 4 ABOVE, USE PRODUCT IN EITHER DIRECTION FROM THE CENTER OF THE TRUNK ALONG LINEAR FEATURES SUCH AS CURBS, WALKWAYS, ETC. THE INTENT OF THIS SPECIFICATION IS TO PROVIDE A ROOT CONTROL SYSTEM WHERE ROOTS WOULD LIKELY CAUSE PHYSICAL DAMAGE TO ADJACENT HARDSCAPE SURFACES, FOUNDATIONS, UTILITIES, OR OTHER ELEMENTS THAT MAY RECEIVE DAMAGE FROM ROOT SYSTEMS OF TREES. REFER TO NO. 5 ABOVE FOR THE REQUIRED DEPTH OF THE ROOT BARRIERS. THE USE OF ROOT BARRIERS SHALL BE MINIMUM 6' OVERALL LENGTH FROM THE CENTER OF THE TRUNK PARALLEL TO LINEAR FEATURES TO BE PROTECTED FOR SMALL TREES, OR MINIMUM 10' OVERALL LENGTH FROM THE CENTER OF THE TRUNK FOR MEDIUM TO LARGE MATURING SHADE TREES. MINIMUM LENGTHS OF ROOT BARRIER PRODUCTS MAY BE INCREASED BASED ON LENGTH GRAPHICALLY DEPICTED ON PLAN, OR AT THE DISCRETION OF THE LANDSCAPE INSPECTOR. IN PARKING LOT ISLANDS ONLY, THE ROOT BARRIER LENGTH SHALL BE PROVIDED FOR THE FULL LENGTH OF FEATURE (UTILITY, STRUCTURE, OR PAVEMENT) TO BE PROTECTED.

**Y. IRRIGATION**
1. CONTRACTOR TO PROVIDE AN IRRIGATION DESIGN FOR BOTH LAWN AND BED AREAS UNLESS ALREADY PROVIDED BY THE LANDSCAPE ARCHITECT AS PART OF THE CONTRACT DOCUMENTS. DESIGN TO BE SUBMITTED TO PROJECT LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTOR TO VERIFY STATIC PRESSURE PRIOR TO DESIGN. CONTRACTOR IS RESPONSIBLE FOR ANY PRESSURE REDUCING DEVICES REQUIRED TO MEET PRESSURE REQUIREMENTS. SYSTEM DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS, AND CONTROLLERS. ALL SLEEVES IN PAVEMENT AREAS MUST BE SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFLOW PREVENTION DEVICE INSTALLATION AND PERMITTING. CONTRACTOR SHALL NOT INSTALL IRRIGATION IN RIGHT-OF-WAY UNLESS REQUIRED BY CITY. NETAFIM DRIP IRRIGATION TO BE INSTALLED IMMEDIATELY AROUND BUILDING TO PREVENT WATER SPRAY ON BUILDING, WALKS, AND WINDOWS. NETAFIM PIPING TO BE BURIED JUST BENEATH SOIL SURFACE AND COVERED, INSTALLED BY AN OWNER APPROVED CONTRACTOR.

2. DESIGNED SYSTEM SHALL CONSIST OF AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM PROVIDING 100% COVERAGE WITH 100% OVERLAP, AND CONTAINING A RAIN SENSOR INSTALLED BY AN OWNER APPROVED CONTRACTOR. THIS SYSTEM SHALL BE INSTALLED AND OPERATIONAL WITHIN TEN (10) DAYS OF THE INITIAL LANDSCAPE INSTALLATION.

**SITE NOTES**
1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES IN THE SITE SURVEY OR DISPOSITION PLAN TO THE OWNER & LANDSCAPE ARCHITECT OF RECORD PRIOR TO STARTING WORK. ANY OVERHEAD POWERLINES, UNDERGROUND UTILITIES, EXISTING TREES, ETC. IN CONFLICT WITH PROPOSED LANDSCAPING, INCLUDING FPL RIGHT-TREE-RIGHT-PLACE GUIDELINES, SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE OR DESIGNEE, AND TO THE LANDSCAPE ARCHITECT OF RECORD PRIOR TO SUBJECT PLANT MATERIAL INSTALLATION. FAILURE TO NOTIFY THE LANDSCAPE ARCHITECT & OWNER OF ANY DISCREPANCIES SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND WILL RESULT IN THE CONTRACTOR MOVING OR REPLACING THE PLANT MATERIAL AT THEIR OWN EXPENSE. LARGE MATURING SHADE TREES (THOSE THAT TYPICALLY GROW TO A SPREAD OR HEIGHT GREATER THAN 25 FEET) SHALL NOT BE PLANTED WITHIN 20 FEET OF ANY OTHER LARGE MATURING SHADE TREES UNLESS OTHERWISE SPECIFICALLY SHOWN ON THE LANDSCAPE PLAN. CONTRACTOR SHALL NOT WILLFULLY INSTALL PLANT MATERIALS IN CONFLICT WITH EXISTING OR PROPOSED SITE FEATURES.

**GENERAL PLANTING NOTES**
1. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THIS DRAWING.
2. ALL BIODEGRADABLE BURLAP SHALL BE UNTIED AND PULLED DOWN TO EXPOSE THE TOP 1/3 OF THE BALL. WIRE BASKETS AND OTHER NON-BIODEGRADABLE MATERIALS ATTACHED TO PLANTS SHALL BE REMOVED PRIOR TO PLANTING. CARE SHALL BE TAKEN NOT TO BREAK OR DISTURB ROOT BALL OF PLANTS.
3. ALL PLANTS SHALL BE WATERED BY HAND IN SUFFICIENT QUANTITIES TO THOROUGHLY WET ENTIRE ROOT SYSTEM IMMEDIATELY AFTER PLANTING.
4. PLANTS SHALL BE GUARANTEED TO A PERIOD OF ONE (1) YEAR AFTER ACCEPTANCE OF THE PROJECT AND SHALL BE VIGOROUS AND THRIVING AT THE END OF THE GUARANTEE PERIOD. SEE SECTIONS S, GUARANTEE FOR MORE DETAILS.
5. CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND SHALL REPORT ANY CONFLICTS TO THE OWNER.
6. CONTRACTOR SHALL FAMILIARIZE HIM/HER -SELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER OR OWNER'S DESIGNEE IN WRITING WITHIN SEVEN (7) CALENDAR DAYS OF NOTICE TO PROCEED.
7. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES AND OBTAIN AS-BUILT INFORMATION. DRAWINGS WERE PREPARED ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN (7) CALENDAR DAYS OF NOTICE TO PROCEED OF ANY DISCREPANCIES.
8. CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES FORTY-EIGHT (48) HOURS MINIMUM PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES AND OTHER OBSTRUCTIONS AND COORDINATE WITH OWNER'S DESIGNEE IN WRITING PRIOR TO INITIATING OPERATIONS.
9. CONTRACTOR SHALL TAG AND NUMBER ALL PLANT MATERIAL TO BE RELOCATED. THE CONTRACTOR SHALL FULLY ASSIST AND COORDINATE THIS WORK WITH THE OWNER'S DESIGNEE PRIOR TO INITIATING FIELD DIGGING THE TREES.
10. LOCATIONS OF RELOCATED PLANT MATERIAL ARE APPROXIMATED ON THE DRAWINGS. EXACT LOCATIONS OF RELOCATED PLANT MATERIAL WILL BE CLARIFIED BY THE OWNER'S DESIGNEE ON SITE.
11. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS.
12. TYPICALLY, SHRUB AND GROUNDCOVER PLANTINGS ARE SHOWN IN MASS PLANTING BEDS. PLANTS SHALL BE PLACED ON A LINEAR SPACING CONFIGURATION AROUND BUILDING FOUNDATION AS SHOWN ON DRAWING. PLANT CENTER TO CENTER DIMENSIONS (O.C.) ARE LISTED ON THE PLANT LIST. FOR PERIMETER AND PARKING ISLAND SPACING, USE THE TRIANGULAR SPACING METHOD.
13. CONTRACTOR SHALL FIELD STAKE THE LOCATIONS OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE OWNER'S DESIGNEE.
14. CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO ALL EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S DESIGNEE.
15. ALL PLANTING AREAS, UNLESS OTHERWISE NOTED, SHALL INCLUDE A THREE INCH (3") LAYER OF MULCH AS PER THE SPECIFICATIONS.
16. ALL TREES PLANTED IN LAWN AREAS SHALL RECEIVE A THREE-FOOT DIAMETER (3') MULCH RING AT DEPTH OF THREE INCHES (3").
17. ALL EXISTING TREES TO REMAIN IN LAWN AREA SHALL RECEIVE A MULCH RING TWO FEET (2') OUT FROM EDGE OF TRUNK OR TO THE LIMIT OF THE ADJACENT LAWN AREA AT A DEPTH OF THREE INCHES (3") AS PER SPECIFICATIONS.
18. ANY SUBSTITUTIONS IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE OWNER'S DESIGNEE IN WRITING. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY THE OWNER'S DESIGNEE BEFORE PLANTING CAN BEGIN.
19. PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE EVENT OF QUANTITY DISCREPANCIES, THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
20. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND THE PROJECT MANUAL AND SPECIFICATIONS FOR FURTHER AND COMPLETE INSTRUCTIONS.
21. ALL UTILITY BOXES, CLEANOUTS, ETC., SHALL BE PAINTED GREEN IF IN GRASS AREAS AND BROWN IF IN MULCH AREAS.
22. THIS SITE MAY CONTAIN EXISTING TREES WHICH REQUIRE TRIMMING AND/OR PRUNING. THE LANDSCAPE COMPANY/CONTRACTOR MUST HAVE A CERTIFIED ARBORIST ON STAFF TO ENSURE PROPER ISA HORTICULTURAL PROCEDURES ARE FOLLOWED REGARDING THE TRIMMING, PRUNING, TRANSPLANTING, ETC. OF THESE TREES.

**GENERAL EXISTING TREE & TREE RELOCATION NOTES:**
1. NO PLANT MATERIAL WILL BE ACCEPTED SHOWING EVIDENCE OF CABLE, CHAIN MARKS, EQUIPMENT SCARS, OR OTHERWISE DAMAGED.
2. ALL ROOT-PRUNING & CANOPY TRIMMING ACTIVITIES SHALL BE CONDUCTED UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST UTILIZING BEST MANAGEMENT PRACTICES TO ENSURE VIABILITY OF EXISTING TREES; NO TREE CANOPY SHALL BE TRIMMED BY MORE THAN 25%.
3. ROOT-PRUNE ALL TREES FOR THE MINIMUM TIME SPECIFIED PRIOR TO TRANSPLANTING OPERATIONS. PALMS DO NOT REQUIRE ANY ROOT PRUNING & SHALL BE TRANSPLANTED IMMEDIATELY.
4. ANSI A300(PART 6)-2005 MUST BE ADHERED TO IN ITS ENTIRETY FOR ALL RELOCATING/ TRANSPLANTING OF TREES. TRANSPLANTING OBJECTIVES SHALL BE ESTABLISHED PRIOR TO BEGINNING THE OPERATION. THESE OBJECTIVES AS WELL AS A LOG WITH DATES OF ALL ROOT PRUNING & TRANSPLANTATION RELATED ACTIVITIES MUST BE RECORDED IN A REPORT FORMAT & DELIVERED TO THE APPROPRIATE OWNER'S DESIGNEE. THE CONTRACTOR SHALL AT ANY TIME & AT NO COST TO THE OWNER BY ABLE TO FURNISH THE RELOCATION REPORT FOR TREES SPECIFIED TO BE RELOCATED UNDER THIS CONTRACT.
5. LIQUIDATED DAMAGES MAY BE ASSESSED TO THE CONTRACTOR FOR TREES SPECIFIED TO BE RELOCATED THAT DIE AS A RESULT OF IMPROPER TRANSPLANTING PROCEDURES.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING HEALTH OF THE RELOCATED TREES AND SHALL RE-INSTALL THEM IN THE SAME CONDITION AS WHEN REMOVED.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER IRRIGATION OF THE RELOCATED TREES. FINAL TRANSPLANTATION LOCATION SHALL BE ROUGH GRADED & IRRIGATION SYSTEM INSTALLED & FULLY FUNCTIONAL SO AS TO PROVIDE ADEQUATE WATER & ENSURE VIABILITY. SUPPLEMENTAL IRRIGATION MAY BE NECESSARY DURING TRANSPLANTATION OR STORAGE.
8. SUPPLEMENTAL IRRIGATION (IF NECESSARY), SHALL BE APPLIED SO THAT THERE IS A TOTAL OF 3 GALLONS/PER DAY/PER CALIPER INCH OF SUBJECT TREE TO BE TRANSPLANTED.
9. ANY NECESSARY TREE TRIMMING SHALL BE IN ACCORDANCE WITH THE JURISDICTIONAL PRUNING STANDARDS PRIOR TO ANY CONSTRUCTION WORK TAKING PLACE.
10. TREES & PALMS TO BE RELOCATED SHALL BE PROTECTED WITH TREE PROTECTION BARRICADES PRIOR TO A CLEARING PERMIT OR ANY DEMOLITION OR CONSTRUCTION WORK TAKING PLACE ON SITE. TRANSPLANTATION SHALL OCCUR FOLLOWING DEMOLITION, ROUGH GRADING, & INSTALLATION OF FUNCTIONAL IRRIGATION SYSTEM, BUT PRIOR TO ANY IMPERVIOUS SURFACES ARE POURED. TREES TO BE RELOCATED SHALL BE MOVED FROM ORIGINAL LOCATION TO FINAL PLANTING LOCATION ONE TIME ONLY.

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
OFFICES:
6300 NW 31ST AVE
FT. LAUDERDALE, FLORIDA 33309
4950 W. KENNEDY BLVD.
SUITE 600
TAMPA, FLORIDA 33609

REVISIONS

| REV | DATE | COMMENT | BY |
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| DRAWN BY: | HR |
| CHECKED BY: | EMM |
| DATE: | 06/18/2018 |
| SCALE: | AS NOTED |
| CAD I.D.: | LANDSCAPE PLAN |

PROJECT:

**MARKETPLACE AT COCONUT POINT**

FOR

**KONOVER SOUTH**

US 41 & SWEETWATER RANCH
VILLAGE OF ESTERO
LEE COUNTY, FL

THOMAS ENGINEERING GROUP
**4950 W. KENNEDY BLVD, SUITE 600**
**TAMPA, FLORIDA 33609**
Phone: (813) 379-4100
Fax: (813) 379-4040
*www.ThomasEngineeringGroup.com*



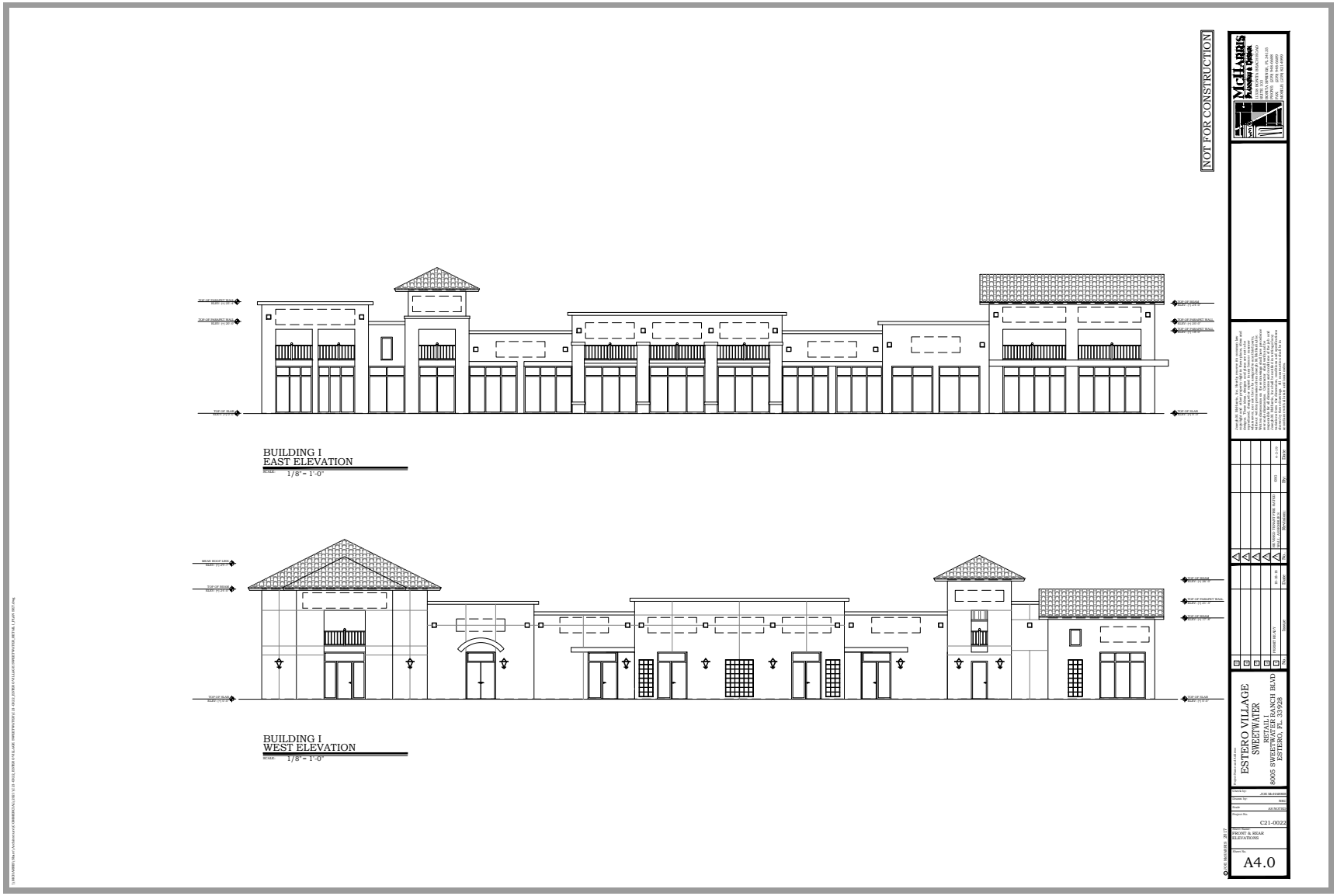

REGISTERED LANDSCAPE ARCHITECT
July 27, 2021
FLORIDA LICENSE No. 6666871
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:
**LANDSCAPE GENERAL NOTES**

SHEET NUMBER:
**L-2.4**
OF ----

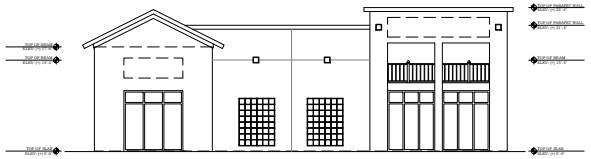
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Printed on Tuesday, July 27, 2021, 3:02 PM by Michael Grosswirth


NOT FOR CONSTRUCTION
BUILDING I
EAST ELEVATION
SCALE: 1/8" = 1'-0"
BUILDING I
WEST ELEVATION
SCALE: 1/8" = 1'-0"
McILRAITH ARCHITECTS
ESTERO VILLAGE
SWEETWATER
RETAIL I
8005 SWEETWATER RANCH BLVD
ESTERO, FL. 33928
C21-0022
FRONT & REAR
ELEVATIONS
A4.0



BUILDING I
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING I
NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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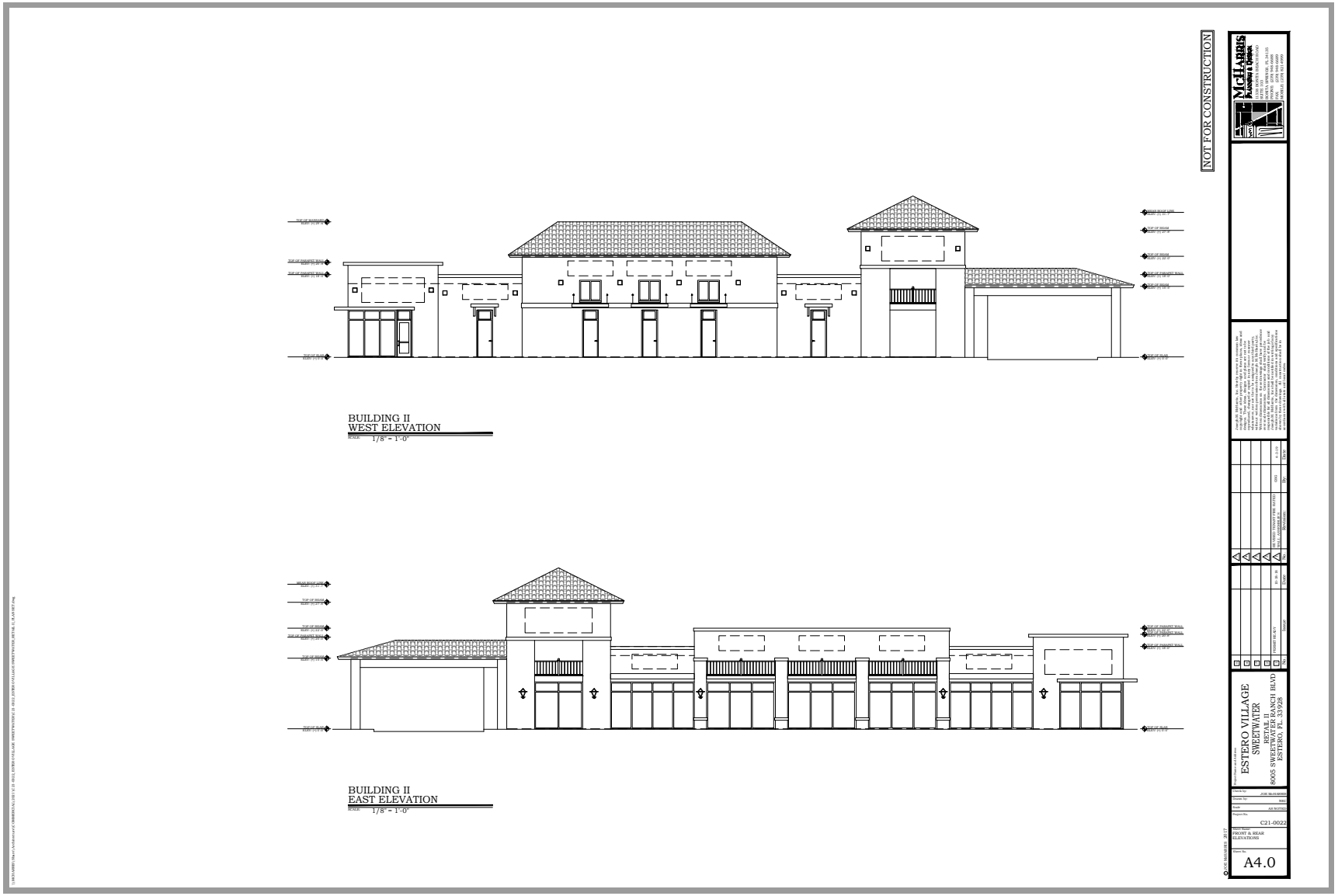
McHARRIE ARCHITECTS
11 TARPON BAY DRIVE
NAPLES, FLORIDA 34108
PHONE: (239) 594-0999
FAX: (239) 594-0998
WEBSITE: COMMERCIAL-ARCHITECTS.COM

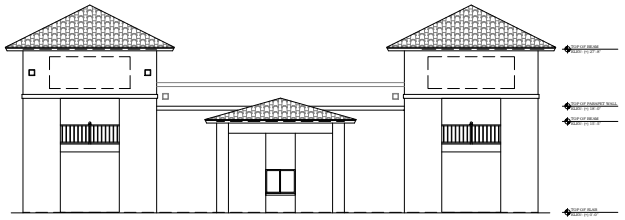
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SWEETWATER
RETAIL 1
8005 SWEETWATER RANCH BLVD
ESTERO, FL. 33928

C21-0022

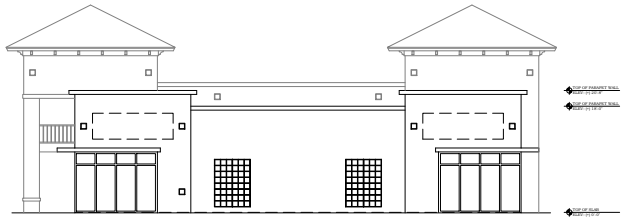
EXISTING
FLOOR PLAN

A4.1


NOT FOR CONSTRUCTION
BUILDING II
WEST ELEVATION
1/8" = 1'-0"
BUILDING II
EAST ELEVATION
1/8" = 1'-0"
ESTERO VILLAGE
SWEETWATER
RETAIL II
8005 SWEETWATER RANCH BLVD
ESTERO, FL. 33928
C21-0022
FRONT & REAR
ELEVATIONS
A4.0



BUILDING II
SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



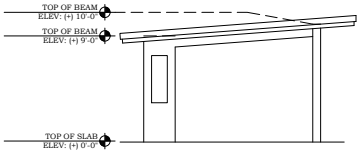
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NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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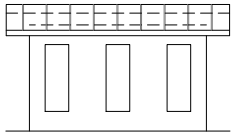
McHARG
ARCHITECTS
1 THUNDERBIRD WAY, SUITE B
DUNCAN, OKLAHOMA 73533
PHONE: (580) 970-0000
FAX: (580) 970-0001
WEBSITE: WWW.MCHARG.COM

ESTERO VILLAGE
SWEETWATER
RETAIL II
8005 SWEETWATER RANCH BLVD
ESTERO, FL 33928

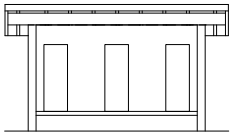
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| Drawn by: | JOE MARRS |
| Drawn by: | MEL |
| Scale: | AS NOTED |
| Project No. | C21-0022 |
| Sheet Name: | EXISTING FLOOR PLAN |
| Sheet No. | A4.1 |



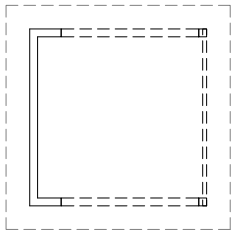

GAZEBO
SIDE ELEVATION
SCALE: 1/4" = 1'-0"



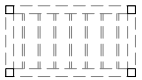
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SCALE: 1/4" = 1'-0"



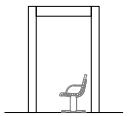
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SCALE: 1/4" = 1'-0"



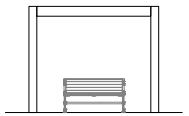
GAZEBO
FLOOR PLAN
SCALE: 1/4" = 1'-0"



PARK BENCH
TRELLIS PLAN
SCALE: 1/4" = 1'-0"



PARK BENCH
SIDE ELEVATION
SCALE: 1/4" = 1'-0"



PARK BENCH
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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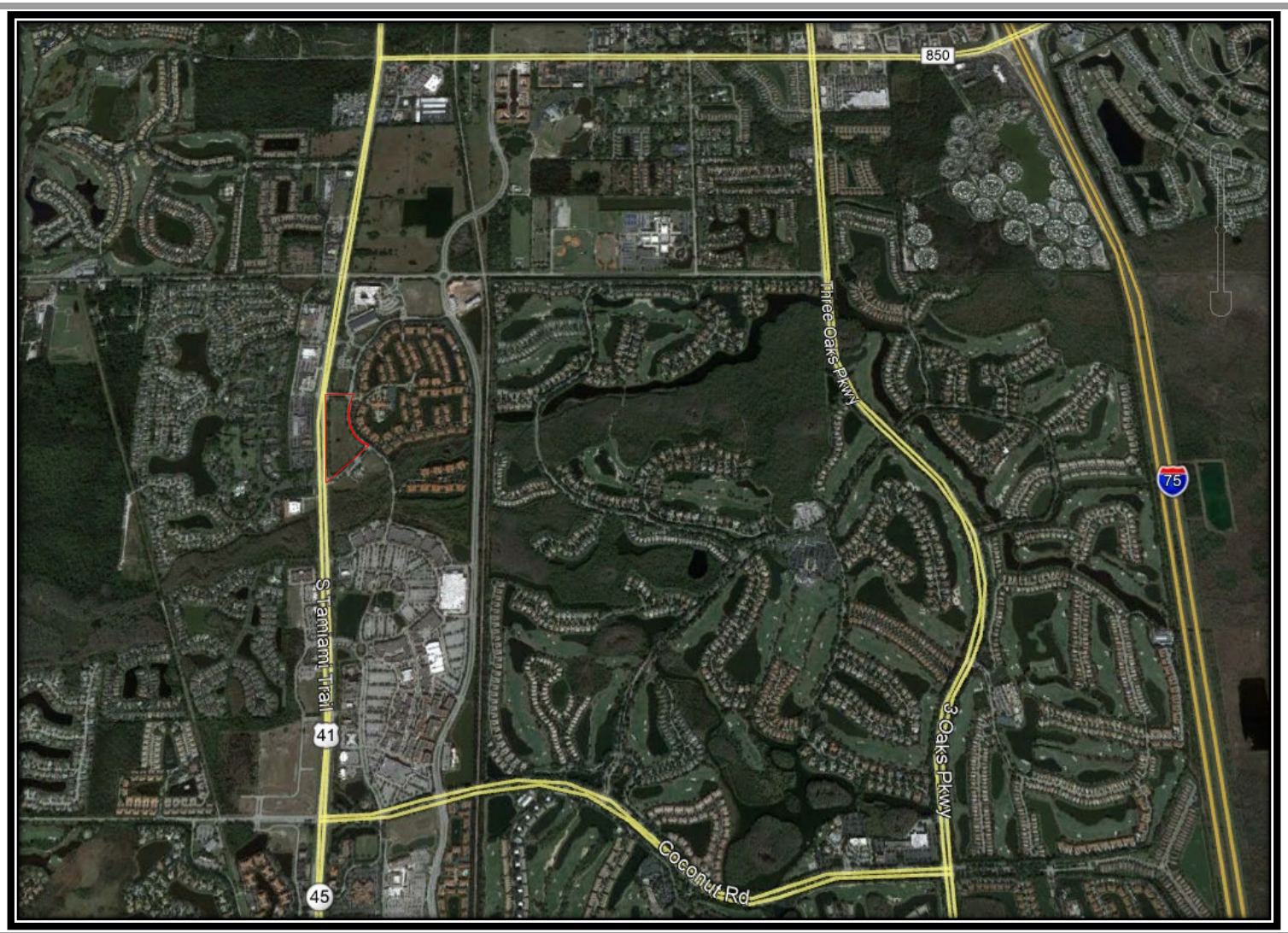
McLarnis Associates
Landscape Architecture
11 TARPON BEACH BLVD
ESTERO, FLORIDA 33928
PHONE: (239) 992-6660
FAX: (239) 992-6669
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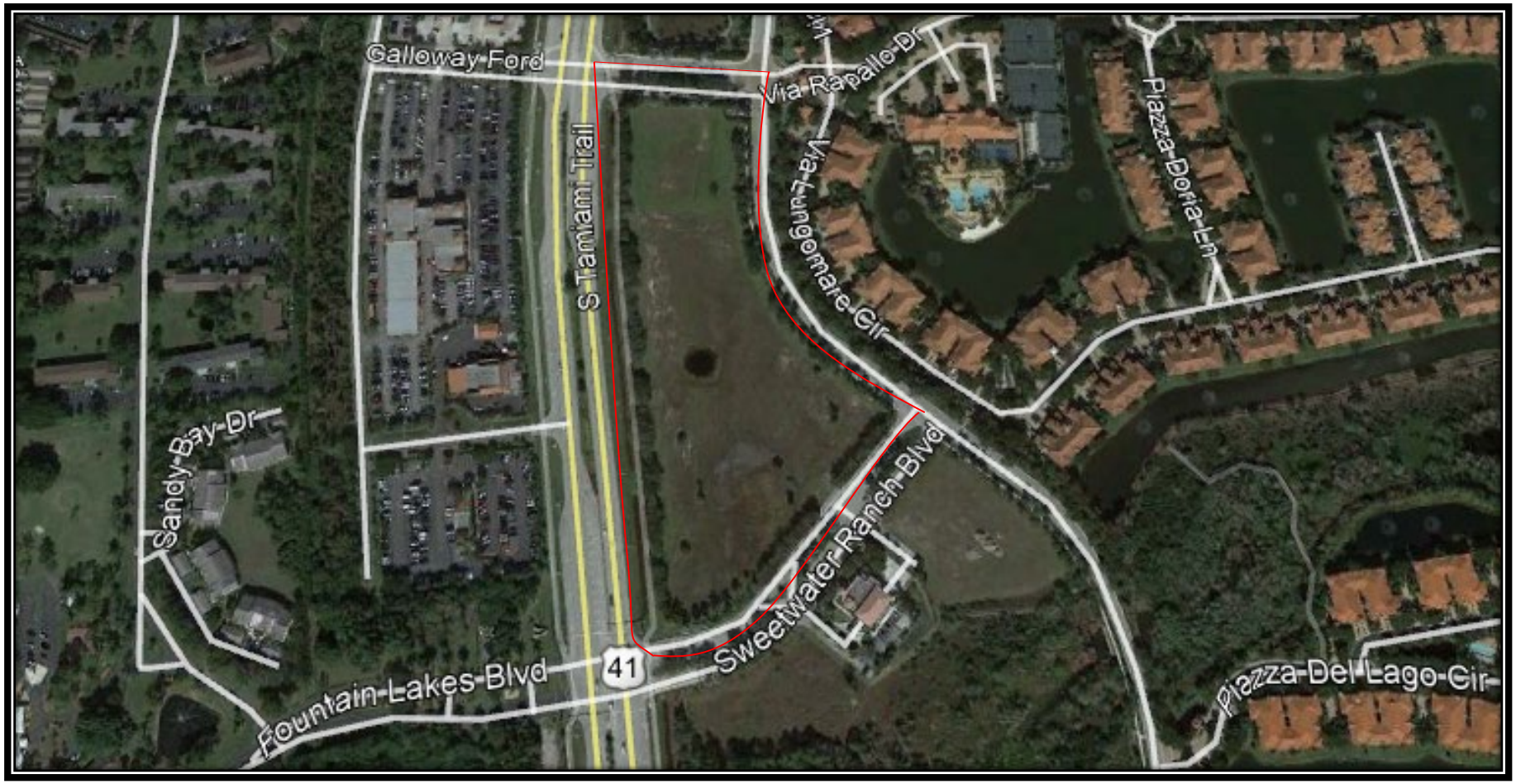
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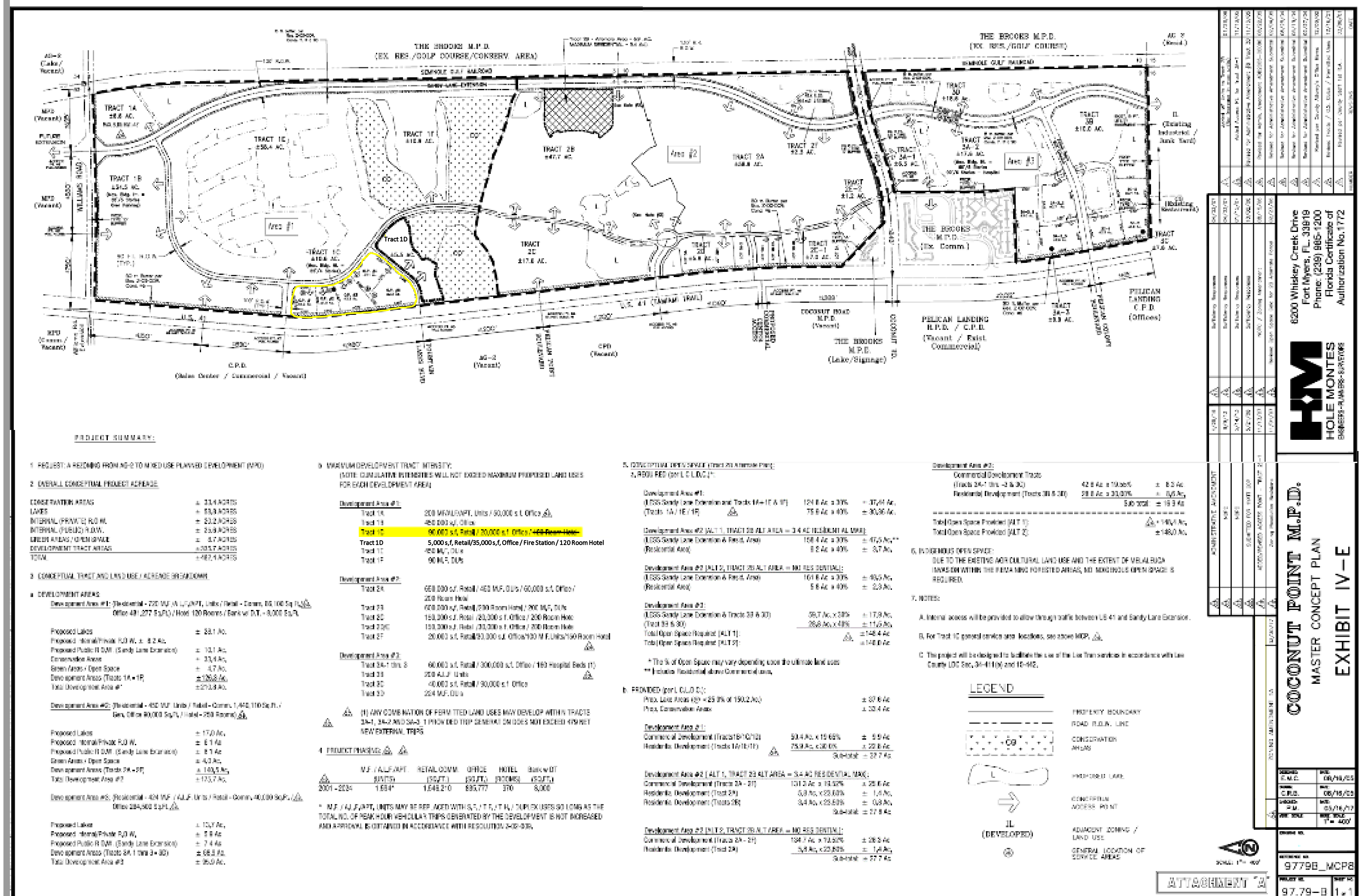
Drawn by: JOE MASSIMO
Checked by: MKL
Scale: AS NOTED
Project No.: C21-0022
Sheet Name: GAZEBO & PARK BENCH PLANS & ELEVATIONS
Sheet No.: A4.2

# MARKETPLACE AT COCONUT POINT
# PLANNING, ZONING & DESIGN REVIEW BOARD

August 10th, 2021


850
Three Oaks Pkwy
75
S Tamiami Trail
41
3 Oaks Pkwy
Coconut Rd
45


Galloway-Ford
Via-Rapallo-Dr
S-Tamiami-Trail
Via-Lungomare-Cir
Piazza-Doria-Ln
Sandy-Bay-Dr
Fountain-Lakes-Blvd
41
Sweetwater-Ranch-Blvd
Piazza-Del-Lago-Cir




# Coconut Point M.P.D. Master Concept Plan

by
Hole Montes

Last Amendment
April 25th, 2016

## Master Concept Plan
**developed by**
## Hole Montes

Max. Development Tract Intensity:
- 90,000 SF Commercial
- 20,000 SF Office

Conceptual Open Space – Commercial Development
- 19.65%

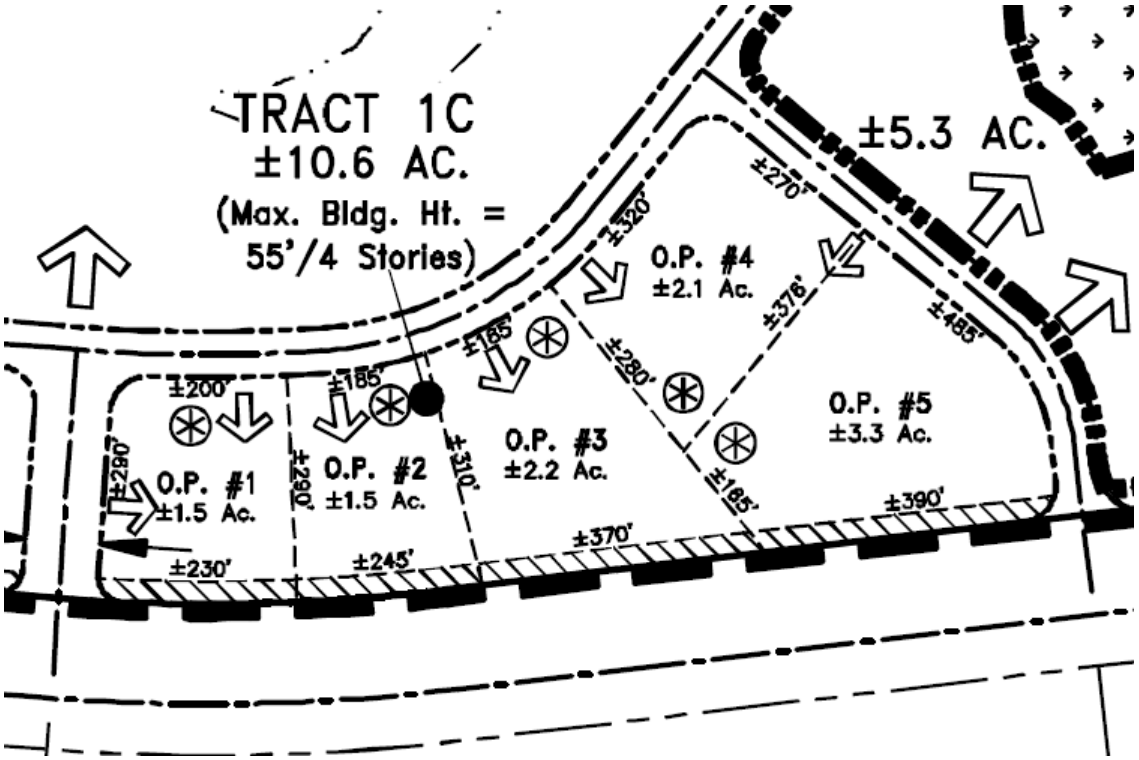
## Proposed Site Plan
**developed by**
## Thomas Engineering Group

Proposed Development – Retail & Two Fast Food Users

- Impervious Area – 158,819 SF
  - Building Area – 27,335 SF

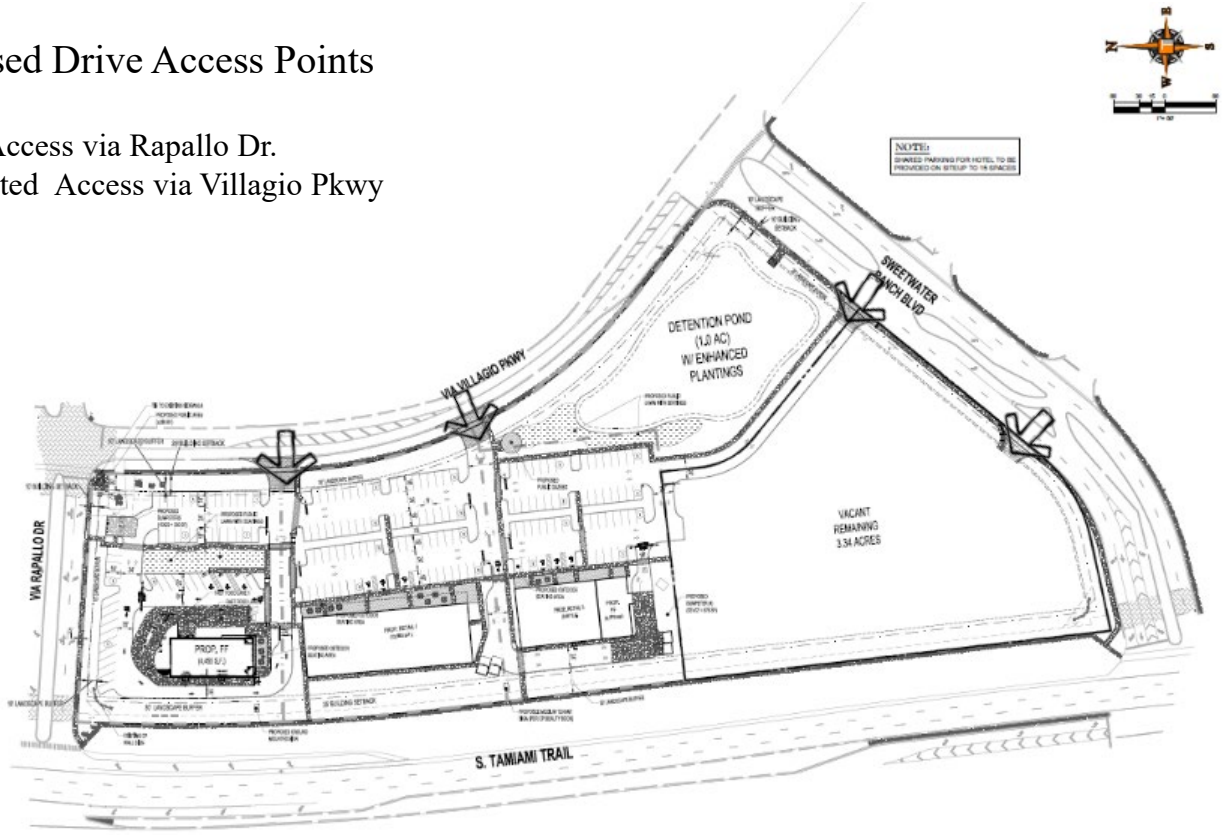
- Proposed Pervious Area – 259,782 SF
  - Proposed Open Space – 53.8% or 225,189 SF
  - Proposed Stormwater Pond 34,593 SF

Coconut Point M.P.D.
Master Concept Plan Drive
Access Points



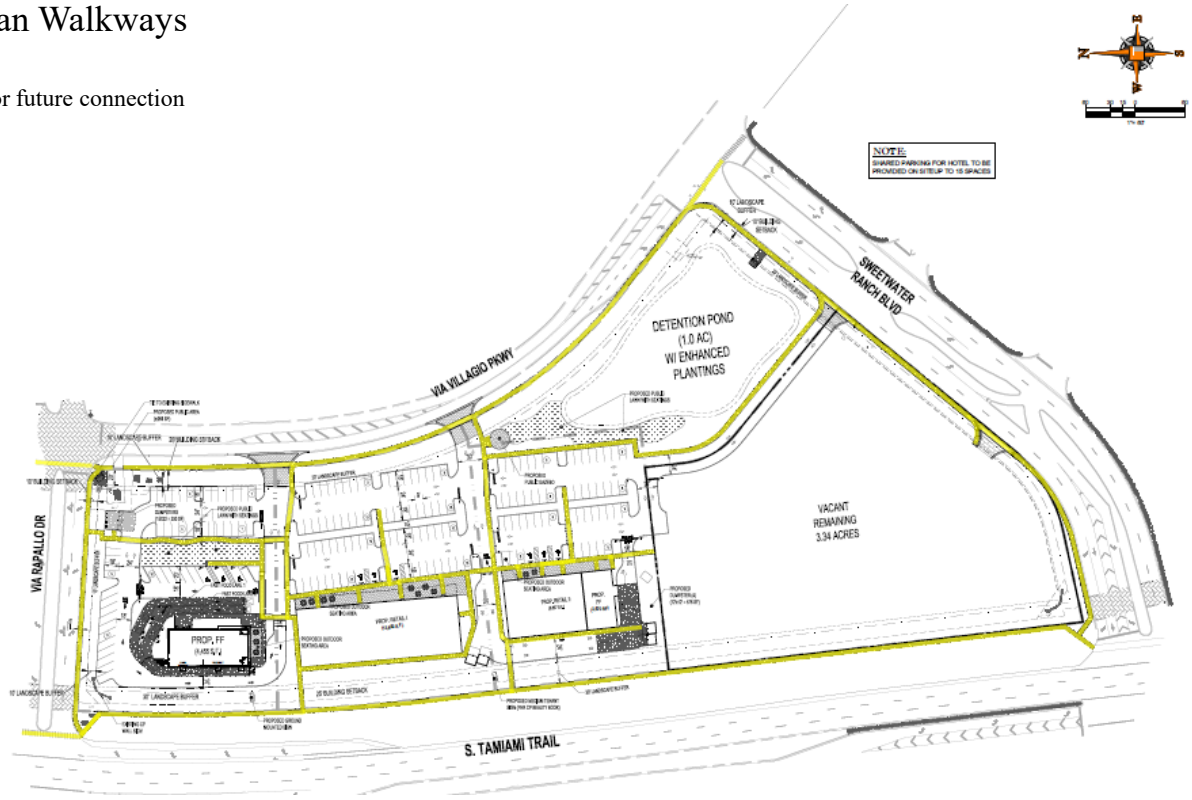
## Proposed Drive Access Points

- No Access via Rapallo Dr.
- Limited Access via Villagio Pkwy



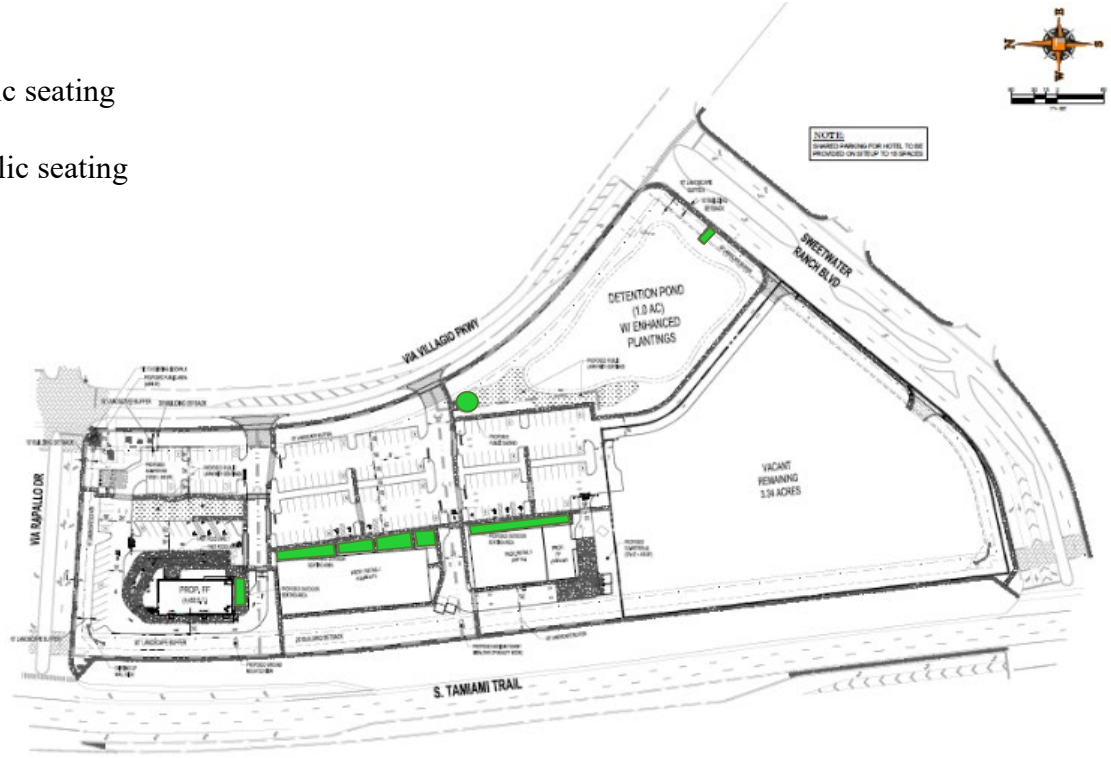
## Proposed Pedestrian Walkways

- Branches to vacant lot for future connection
- Easily accessible



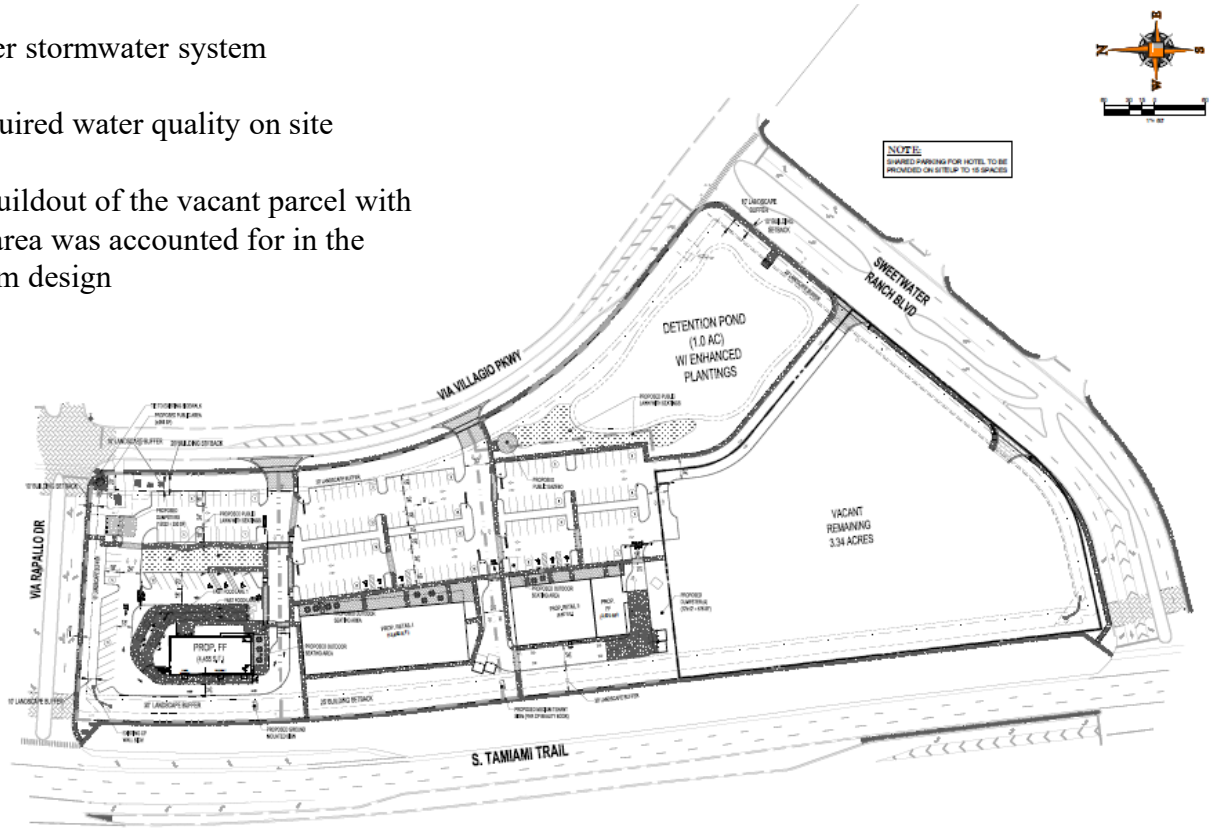
## Public Space

- Lawn with public seating
- Pavers with public seating



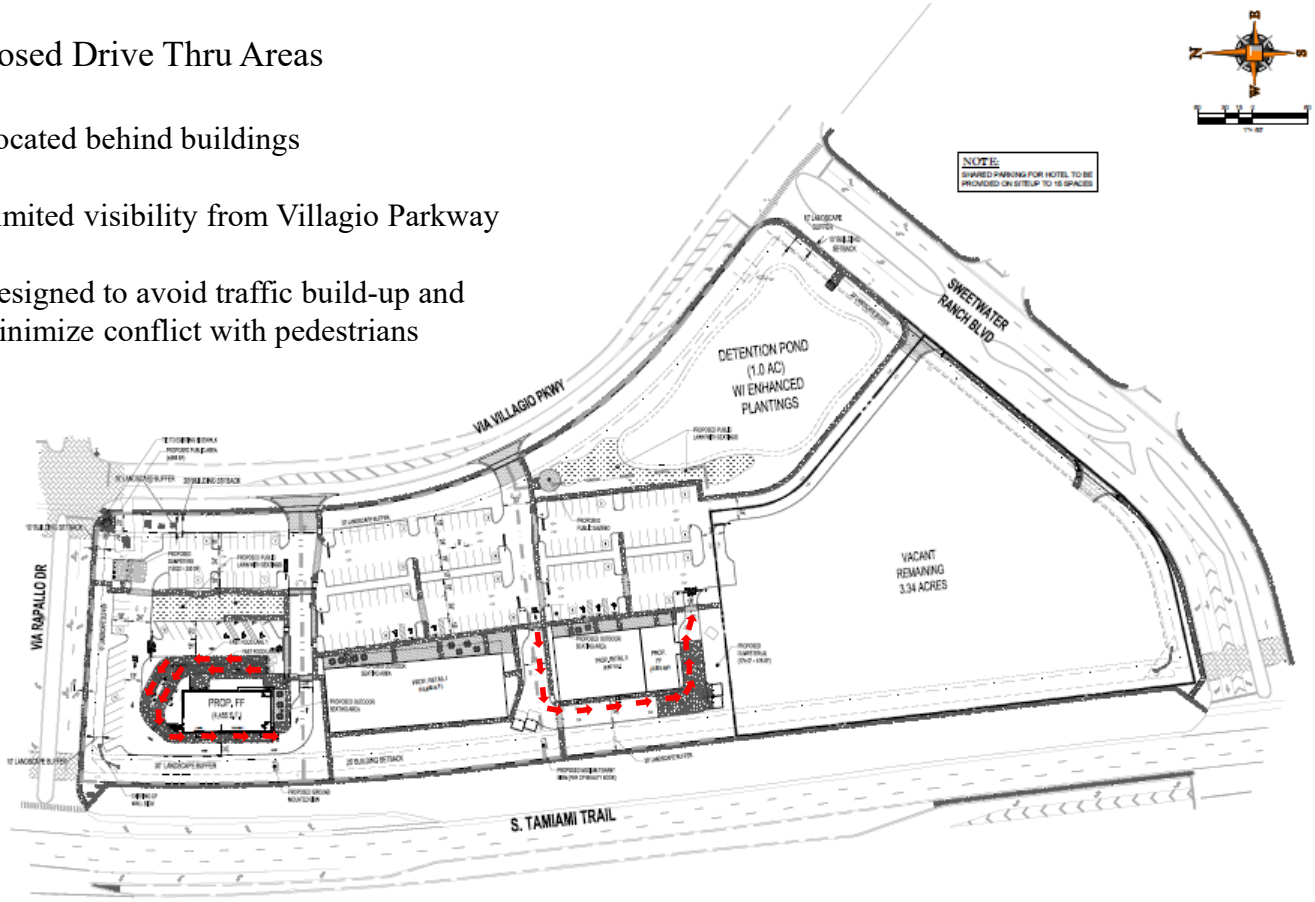
## Proposed Detention Pond

- Part of master stormwater system
- Provides required water quality on site
- The future buildout of the vacant parcel with impervious area was accounted for in the master system design



## Proposed Drive Thru Areas

- Located behind buildings
- Limited visibility from Villagio Parkway
- Designed to avoid traffic build-up and minimize conflict with pedestrians



# Conceptual Landscape Plan

Thomas Engineering Group




## Proposed Landscape Plan

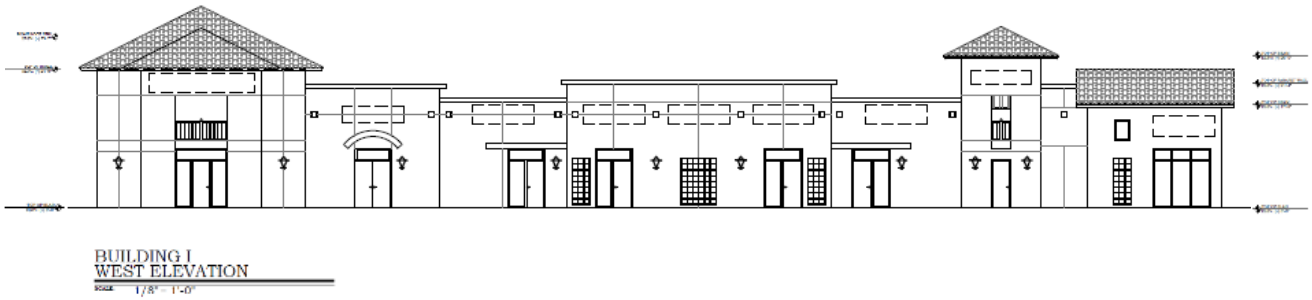
- Buffers; Enhance existing buffers where needed
- Public spaces with seating
- Screening dumpsters
- Screening drive-thru lanes

# Proposed Architectural Design

McHarris Planning & Design
Joe McHarris

- Mediteranean Design (in Keeping with Coconut Point DRG's)

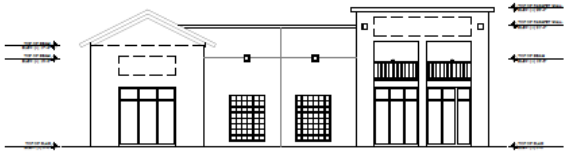


- 4 sided design



BUILDING I
SOUTH ELEVATION
1/8" = 1'-0"



BUILDING I
NORTH ELEVATION
1/8" = 1'-0"

NOT FOR CONSTRUCTION

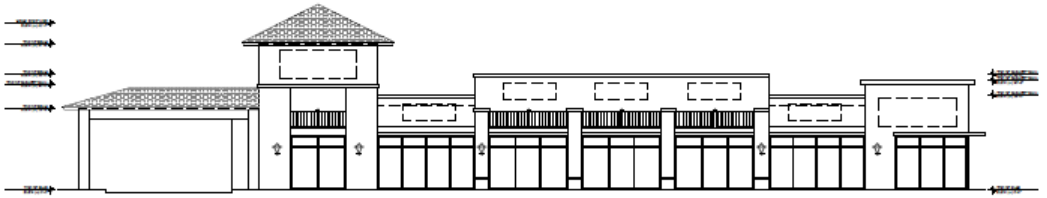
ESTERO VILLAGE
SWEETWATER
8005 SWEETWATER RANCH BLVD
ESTERO, FL 33928

A4.1

- Varying Roof lines and styles creating the look of individual buildings



BUILDING II
WEST ELEVATION
1/8" = 1'-0"



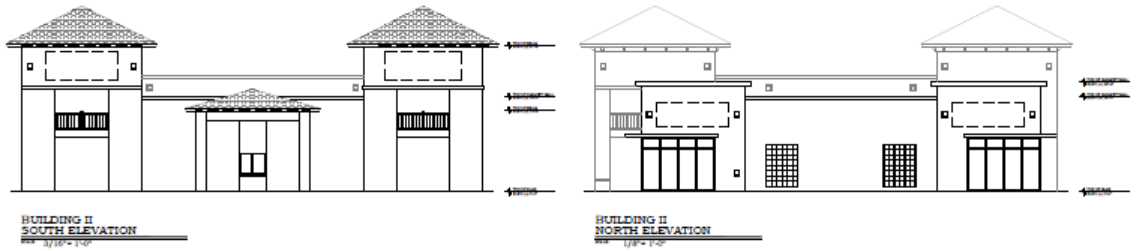
BUILDING II
EAST ELEVATION
1/8" = 1'-0"

NOT FOR CONSTRUCTION

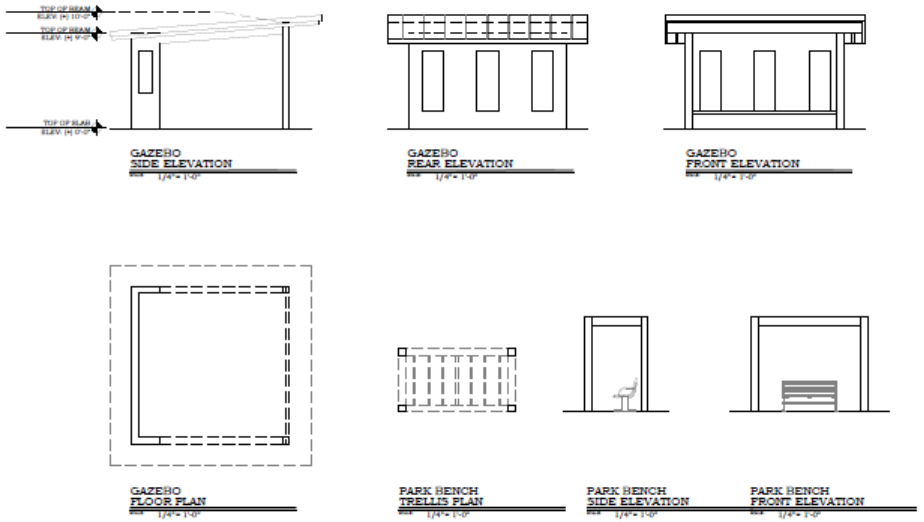
ESTERO VILLAGE
SWEETWATER
RETAIL II

A4.0

- Regional mater of stucco/stucco detailing with parapet and tile roofs



- Regional mater of stucco/stucco detailing with parapet and tile roofs






## Unified Colors and Details

NEW SOUTHERN BLEND

1HBCS0100



Paint Color (Base) 1/P1

SW 7012
**Creamy**

View Details

Paint Color (Base) 2/P2

SW 9110
**Malabar**

View Details

Paint Color (Accent Trim) 3/P3

SW 9115
**Cowboy Boots**

View Details

# APPLICATION REQUEST FOR PLANNING ZONING AND DESIGN BOARD PUBLIC INFORMATION MEETING IN THE VILLAGE OF ESTERO

**REQUEST IS FOR**: Public Information Meeting pursuant to Land Development Code.

1. Applicant/Project Name: Keith Gelder/Estero Crossing Residential Area
2. Address: 2639 Professional Circle, Suite 101
3. Strap Number: 35-46-25-E1-U2192.2338
4. Application Number:

5. Type of Application (check appropriate type(s) ):

- ☐ Comprehensive Plan Amendment
- ☐ Planned Development –Amendment or Final Plan Approved
- ☐ Conventional Rezoning
- ☐ Plat
- ☒ Other: Development Order (Specify)
- ☐ Planned Development Zoning
- ☐ Variance
- ☐ Special Exception
- ☐ Vacation

6. Project Description (Brief description of project and need for application.)

Construction of the residential portion of Estero Crossing including 6 residential buildings, amenity center, and associated parking lots. Application is needed to gain a development order dor the Estero Crossing Residential project.

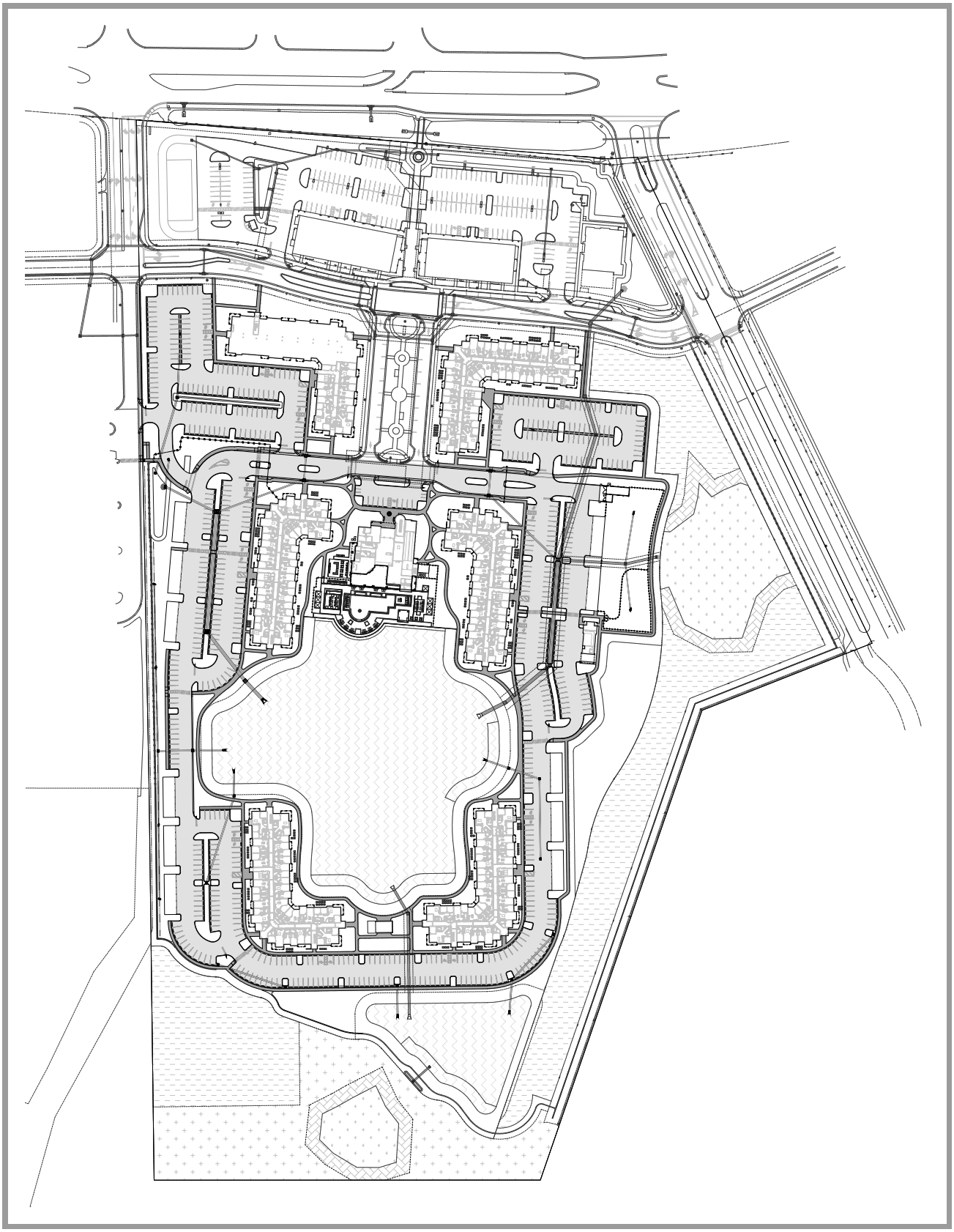
7. Application shall be accompanied by an electronic copy of the site plans drawn to scale, illustrating a detailed overview of the project. The plans shall define what is being requested and the deviation or change from the permitted and/or existing conditions.

Signature — 7/22/2021 Date

John T. Wojdak, P.E. Printed Name — john@delisifitzgerald.com Email/Phone

**THE VILLAGE OF ESTERO**
**DEPARTMENT OF COMMUNITY DEVELOPMENT**
**9401 CORKSCREW PALMS CIRCLE**
**ESTERO, FLORIDA 33928**
**PHONE (239) 221-5036**

Page 1






# AT ESTERO CROSSINGS

## P.Z.D.B. P.I.M.

ESTERO, FL

AUGUST 2021

STOCK when QUALITY matters

cba charlan • brock • architects Impacting Lives Together

BDG BOOTH DESIGN GROUP landscape architecture • planning • urban design

DeLisi Fitzgerald, Inc. Planning – Engineering – Project Management

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26 ACCESSORY BUILDINGS


*note: the following images and renderings are conceptual. final construction plans shall be in substantial conformance and achieve the design intent with outlined shown in.*

## VICINITY MAP




CORSA AT ESTERO CROSSINGS

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## RESIDENTIAL SITE PLAN



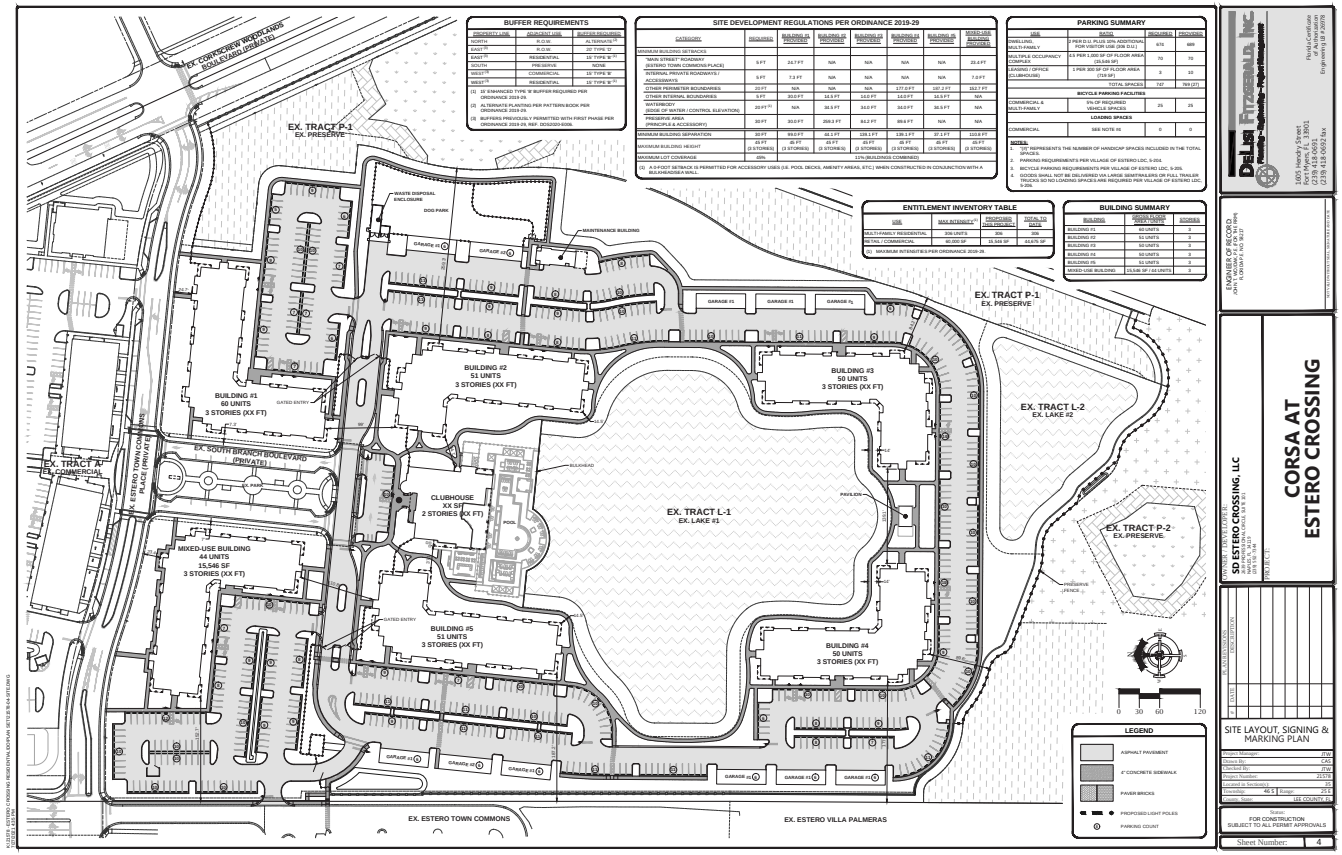
COMMERCIAL CROSSING NOT PART OF RESIDENTIAL PLAN

LANDSCAPE BUFFERS NOT PART OF RESIDENTIAL PLAN

CORSA AT ESTERO CROSSINGS

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# MASTER PLAN




BUFFER REQUIREMENTS

| PROPERTY LINE | ADJACENT USE | BUFFER REQUIRED |
|---|---|---|
| NORTH | R.O.W. | ALTERNATE [1] |
| EAST [2] | R.O.W. | 20' TYPE 'D' |
| EAST [3] | RESIDENTIAL | 15' TYPE 'B' [1] |
| SOUTH | PRESERVE | NONE |
| WEST [3] | COMMERCIAL | 15' TYPE 'B' |
| WEST [3] | RESIDENTIAL | 15' TYPE 'B' [1] |

(1) 15' ENHANCED TYPE 'B' BUFFER REQUIRED PER ORDINANCE 2019-29
(2) 20' TYPE 'D' BUFFER EXISTING PER PATTERN BOOK PER ORDINANCE 2019-29
(3) BUFFERS PREVIOUSLY PERMITTED WITH FIRST PHASE PER ORDINANCE 2019-29, REF: DOS2020-6056.

SITE DEVELOPMENT REGULATIONS PER ORDINANCE 2019-29

| CATEGORY | REQUIRED | BUILDING #1 PROVIDED | BUILDING #2 PROVIDED | BUILDING #3 PROVIDED | BUILDING #4 PROVIDED | BUILDING #5 PROVIDED | MIXED-USE BUILDING PROVIDED |
|---|---|---|---|---|---|---|---|
| MINIMUM BUILDING SETBACKS: | | | | | | | |
| "MAIN STREET" ROADWAY (ESTERO TOWN COMMONS PLACE) | 5 FT | 24.7 FT | N/A | N/A | N/A | N/A | 22.4 FT |
| INTERNAL PRIVATE ROADWAYS / ACCESSWAYS | 5 FT | 7.3 FT | N/A | N/A | N/A | N/A | 7.3 FT |
| OTHER PERIMETER BOUNDARIES | 20 FT | N/A | N/A | N/A | 177.3 FT | 197.7 FT | 152.7 FT |
| OTHER INTERNAL BOUNDARIES | 5 FT | 20.0 FT | 14.5 FT | 14.0 FT | 14.0 FT | 14.5 FT | N/A |
| WATERBODY (EDGE OF WATER / CONTROL ELEVATION) | 20 FT [1] | N/A | 34.9 FT | 34.0 FT | 34.0 FT | 34.5 FT | N/A |
| PRESERVE AREA (PRINCIPLE & ACCESSORY) | 20 FT | 20.0 FT | 258.3 FT | 84.2 FT | 89.4 FT | N/A | N/A |
| MINIMUM BUILDING SEPARATION: | 20 FT | 89.0 FT | 48.1 FT | 138.1 FT | 135.1 FT | 37.1 FT | 110.8 FT |
| MAXIMUM BUILDING HEIGHT | 45 FT (3 STORIES) | 45 FT (3 STORIES) | 45 FT (3 STORIES) | 45 FT (3 STORIES) | 45 FT (3 STORIES) | 45 FT (3 STORIES) | 45 FT (3 STORIES) |
| MAXIMUM LOT COVERAGE: | 45% | | | 11% (BUILDINGS COMBINED) | | | |

(1) A 2-FOOT SETBACK IS PERMITTED FOR ACCESSORY USES (I.E. POOL DECKS, AMENITY AREAS, ETC.) WHEN CONSTRUCTED IN CONJUNCTION WITH A SCREENENCED WALL.

PARKING SUMMARY

| USE | BASIS | REQUIRED | PROVIDED |
|---|---|---|---|
| DWELLING MULTI-FAMILY | 2 PER D.U. PLUS 25% ADDITIONAL FOR VISITOR USE (506 D.U.) | 675 | 689 |
| MULTIPLE OCCUPANCY COMPLEX | 2.5 PER 1,000 SF OF FLOOR AREA (28,546 SF) | 70 | 70 |
| LEASING / OFFICE (CLUBHOUSE) | 1 PER 300 SF OF FLOOR AREA (7,518 SF) | 3 | 10 |
| | TOTAL SPACES | 747 | 769 (21) |
| BICYCLE PARKING FACILITIES | | | |
| COMMERCIAL & MULTI-FAMILY | 5% OF REQUIRED VEHICLE SPACES | 25 | 25 |
| LOADING SPACES | | | |
| COMMERCIAL | SEE NOTE #5 | 0 | 0 |

NOTES:
1. "(21)" REPRESENTS THE NUMBER OF HANDICAP SPACES INCLUDED IN THE TOTAL SPACES.
2. PARKING REQUIREMENTS PER VILLAGE OF ESTERO LDC, S-9.
3. BICYCLE PARKING REQUIREMENTS PER VILLAGE OF ESTERO LDC, S-20.
4. GOODS SHALL NOT BE DELIVERED VIA LARGE SEMITRAILERS OR FULL TRAILER TRUCKS SO NO LOADING SPACES ARE REQUIRED PER VILLAGE OF ESTERO LDC S-20.

ENTITLEMENT INVENTORY TABLE

| USE | MAX INTENSITY [1] | PROPOSED (THIS PROJECT) | TOTAL TO DATE |
|---|---|---|---|
| MULTI-FAMILY RESIDENTIAL | 506 UNITS | 506 | 506 |
| RETAIL / COMMERCIAL | 80,000 SF | 15,546 SF | 15,546 SF |

(1) MAXIMUM INTENSITIES PER ORDINANCE 2019-29.

BUILDING SUMMARY

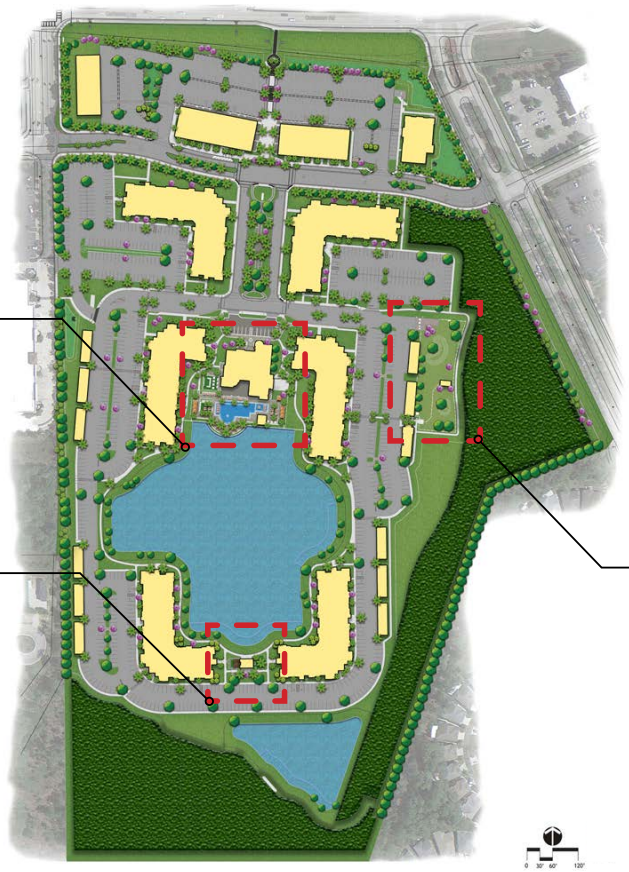
| BUILDING | RESIDENTIAL UNITS / RETAIL | STORIES |
|---|---|---|
| BUILDING #1 | 60 UNITS | 3 |
| BUILDING #2 | 51 UNITS | 3 |
| BUILDING #3 | 50 UNITS | 3 |
| BUILDING #4 | 50 UNITS | 3 |
| BUILDING #5 | 51 UNITS | 3 |
| MIXED-USE BUILDING | 15,546 SF / 44 UNITS | 3 |

DeLisi Fitzgerald, Inc.
Planning • Zoning • Project Management
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0691
(239) 418-0692 fax
Florida Certificate of Authorization Engineering EB 26004

ENGINEER OF RECORD
JEFFREY A. BROWN, P.E.
FLORIDA P.E. NO. 56127

PROJECT NO. 21718
DATE: 4/19/21
FOR CONSTRUCTION
SUBJECT TO ALL PERMIT APPROVALS
Sheet Number: 4

## SITE PLAN



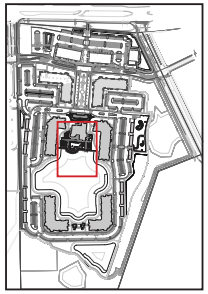

CORSA AT ESTERO CROSSINGS

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## MAIN AMENITY

1. RESORT POOL
2. COVERED AMENITY
3. CABANAS
4. LOUNGE AREA
5. AFTER HOURS LOUNGE





ROYAL PALM* 22' O.A.
4' GREY WOOD



CHRISTMAS PALM
12' O.A.



COCONUT PALM 24' O.A.
8' GREY WOOD

* FLORIDA NATIVE SPECIES

CORSA AT ESTERO CROSSINGS

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## SECONDARY AMENITIES

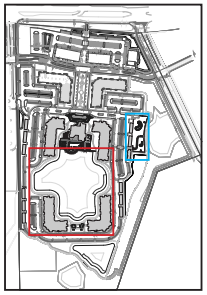





WEEPING WILLOW
12-14' O.A.

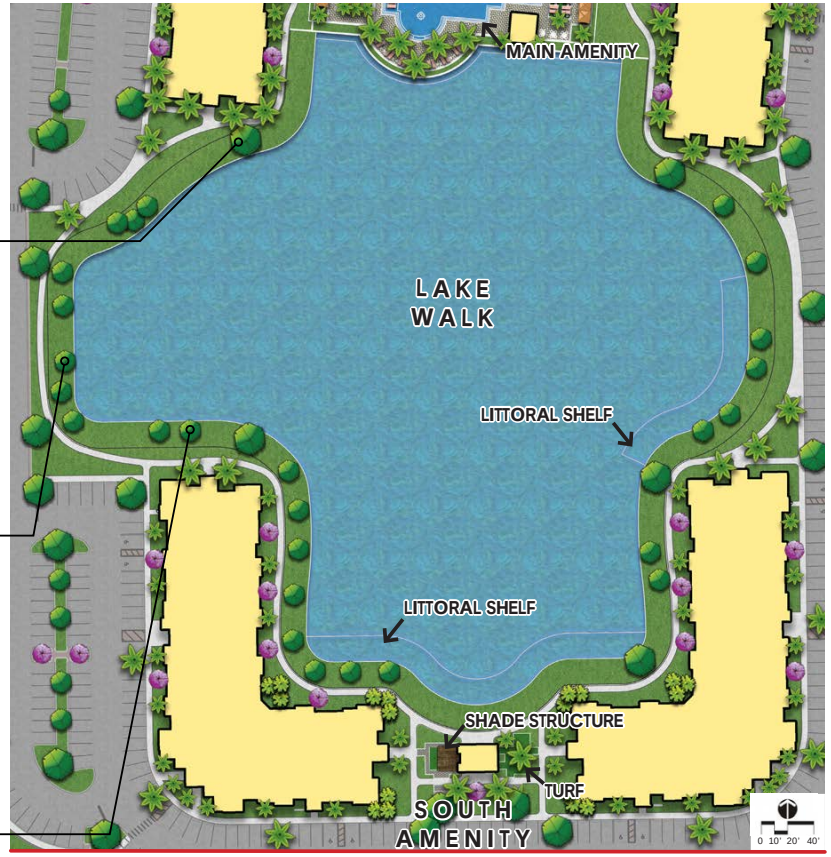


BALD CYPRESS*
10' O.A.





RED MAPLE*
12' O.A.




CORSA AT ESTERO CROSSINGS

* FLORIDA NATIVE SPECIES

8

## LANDSCAPE CHARACTER

### Sample Landscape Palette

**PLANTINGS**

- Palms and ornamentals trees
- Stately shade trees will be used in the parking lot medians to help decrease heat island effect
- Layers of landscaping will reduce visibility of the community from surrounding properties and provide noise attenuation

**LANDSCAPE**

Including buffers, the indigenous area, landscaped areas and the pond, the entire site as planned is over 50% pervious (green)

* Buffers, indigenous aea, and the pond not part of residential plan


DURANTA STANDARD*


JATROPHA

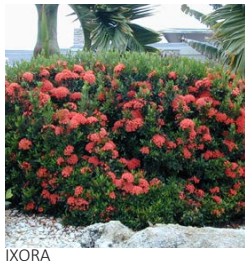

TIBOUCHINA


SABAL PALM*


ALEXANDER PALM


ROYAL PALM*


GREEN ISLE FICUS


IXORA


MUHLY GRASS*


EVERGREEN PASPALUM


DWARF FIREBUSH*

CORSA AT ESTERO CROSSINGS

* FLORIDA NATIVE SPECIES

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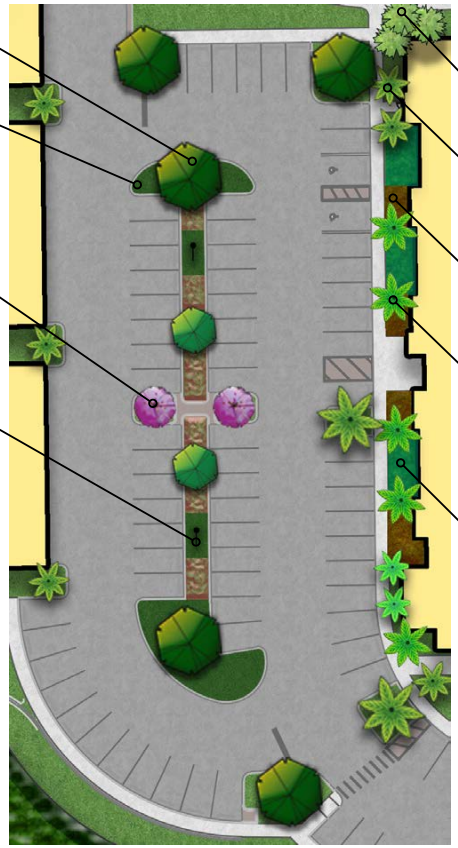
## PARKING LOT PLAN

SHADE TREES TO REDUCE THE HEAT ISLAND EFFECT

LOW SHRUBS IN MEDIAN NOSING FOR VISIBILITY

ORNAMENTAL TREES ACCENTING THE MEDIAN

LIGHT POSTS



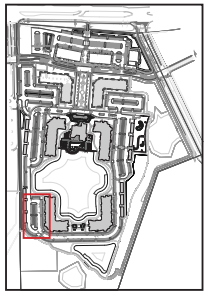
CLUSTER OF PALMS TO FRAME BUILDING CORNERS

PALMS FRAMING BUILDING ENTRANCES

LOW FLOWERING SHRUBS IN FRONT OF WINDOWS

PALMS FRAMING ARCHITECTURAL FEATURES

LOW HEDGE TO HIDE AC UNITS WHILE PREVENTING WINDOW OBSTRUCTION



CORSA AT ESTERO CROSSINGS

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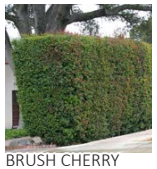
## RESIDENTIAL LANDSCAPE CHARACTER



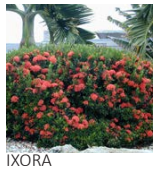

FOXTAIL PALM


ALEXANDER PALM


JATROPHA


BRUSH CHERRY


DURANTA*


IXORA


PODOCARPUS 'PRINGLES'*

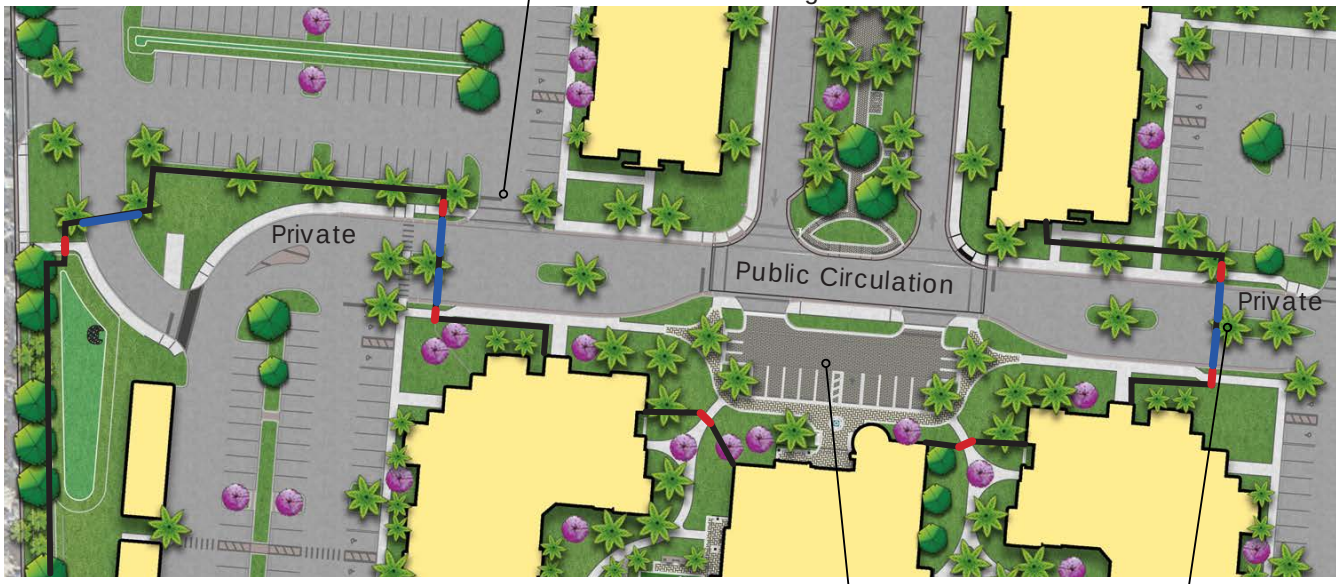

'BLUE MY MIND' BLUE DAZE

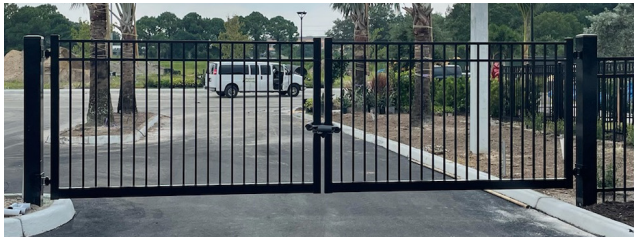
CORSA AT ESTERO CROSSINGS

* FLORIDA NATIVE SPECIES

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## ACCESS GATES



*Example of proposed automated residential gate. Gates located off street to minimize their visibility from frontage road*

CORSA AT ESTERO CROSSINGS

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## ARCHITECTURAL CHARACTER

### "Mediterranean" Style Architecture

The "Mediterranean" style embraces the historical design of the Mediterranean regions with the modernity of "Florida Coastal" style of architecture. Exterior elements such as **smooth finished stucco**, **barrel tile roofs**, **arched openings** and **detailed gables** give the Mediterranean flavor. The clean modern massing of the architecture and the resort atmosphere created by lush landscaping and inviting amenity spaces, lend towards the "Florida Coastal" style. This elegant composition achieves a **harmonious** and **stylish** design of architecture that is timeless, graceful and will enhance the community of the Village of Estero for years to come.

### Design Approach

Create a design that is timeless and graceful

- Barrel tiled roofs of warm and rich texture.
- Detailed roof gables with simple but enhancing design elements.
- Stylized windows – respectful yet contemporary.
- Stucco finish – blending of classic and modern styles.
- Balconies with rustic wood detailing and strategically placed arches.
- Identifiable and inviting building entries.
- Architecture and exterior spaces that create a resort style experience.



* PREVIOUS PATTERN BOOK RENDERING

CORSA AT ESTERO CROSSINGS

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## TYPE 1 MIXED USE BUILDING - RENDER

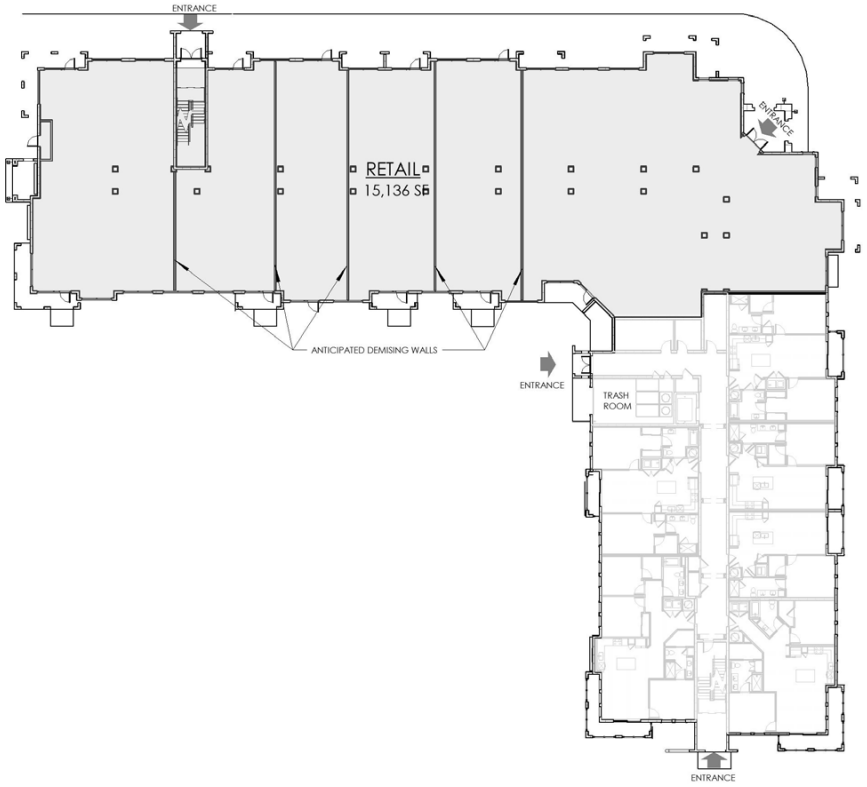


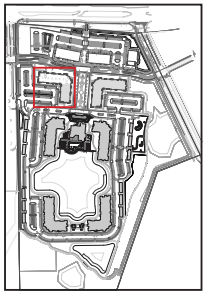

CORSA AT ESTERO CROSSINGS

* CONCEPTUAL LANDSCAPE SUBJECT TO CHANGE

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## TYPE 1 MIXED USE BUILDING - FLOOR PLAN



**TYPE I - MIXED USE BUILDING - FLOOR PLAN** N

CORSA AT ESTERO CROSSINGS

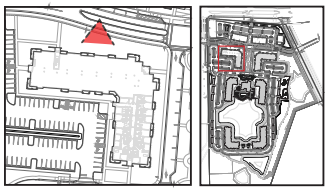
15

## TYPE 1 MIXED USE BUILDING - ELEVATION




**TYPE I - MIXED USE BUILDING - FRONT ELEVATION**





CORSA AT ESTERO CROSSINGS

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## MATERIALS / COLOR SHEET




CORSA AT ESTERO CROSSINGS

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## TYPE 1 BUILDING - RENDER

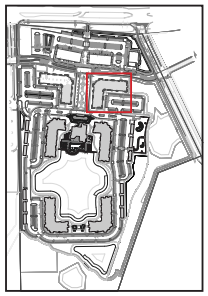


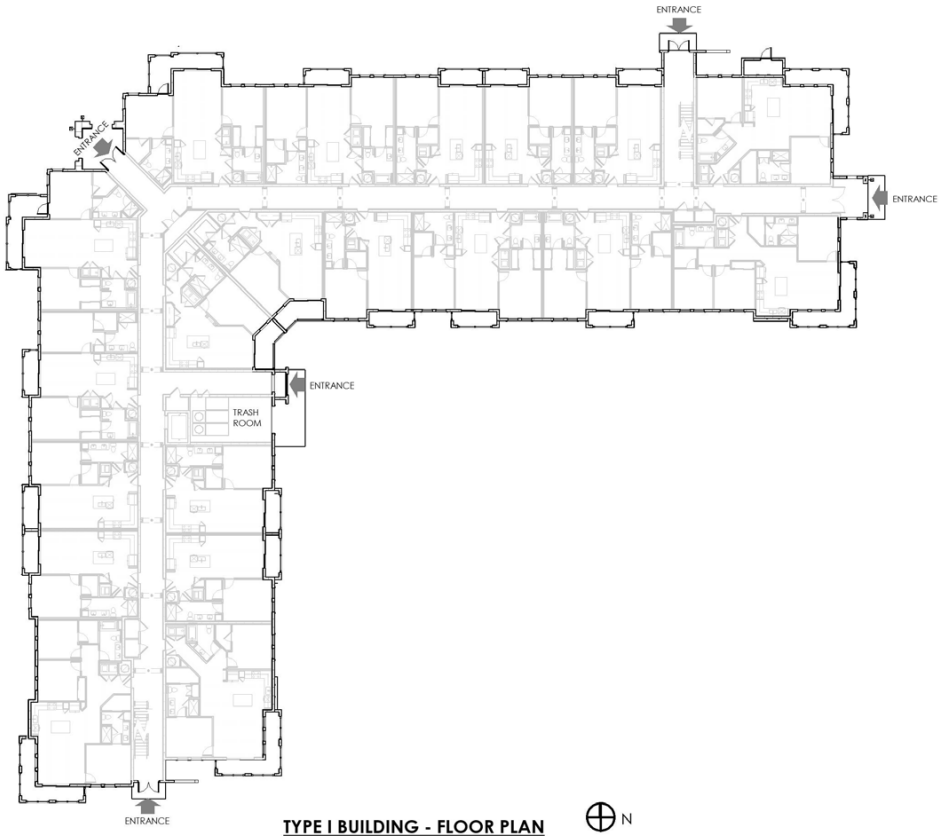
CORSA AT ESTERO CROSSINGS

* CONCEPTUAL LANDSCAPE SUBJECT TO CHANGE

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## TYPE 1 BUILDING - FLOOR PLAN






TYPE I BUILDING - FLOOR PLAN

N

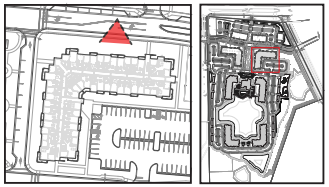
CORSA AT ESTERO CROSSINGS

## TYPE 1 BUILDING - ELEVATION




**TYPE I BUILDING - FRONT ELEVATION**

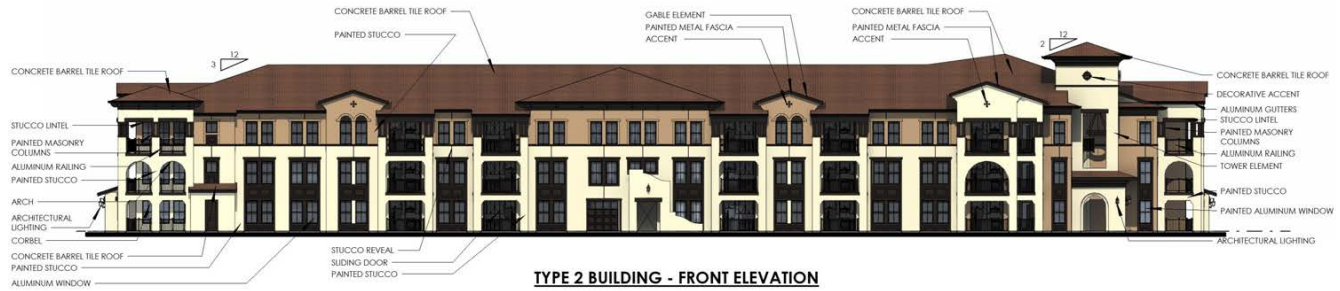




CORSA AT ESTERO CROSSINGS

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## TYPE 2 BUILDING - ELEVATION




**TYPE 2 BUILDING - FRONT ELEVATION**





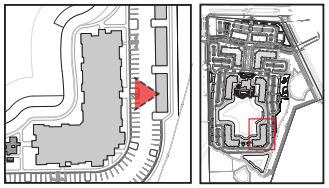
CORSA AT ESTERO CROSSINGS

## TYPE 3 BUILDING - ELEVATION




**TYPE 3 BUILDING - FRONT ELEVATION**





CORSA AT ESTERO CROSSINGS

22

## CLUBHOUSE - RENDER

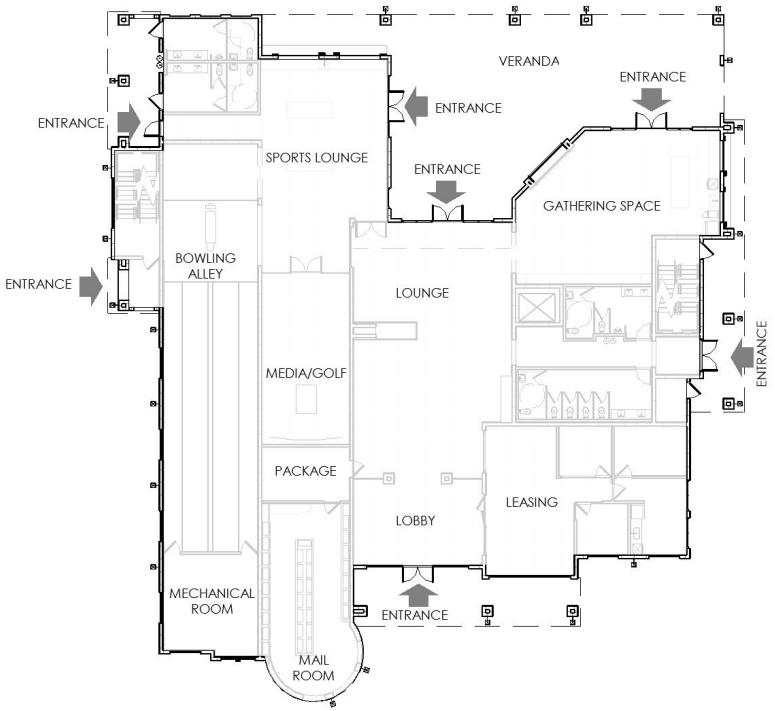


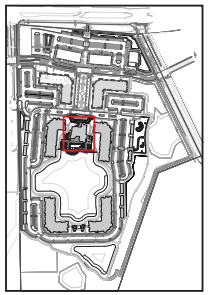
CORSA AT ESTERO CROSSINGS

* CONCEPTUAL LANDSCAPE SUBJECT TO CHANGE

23

## CLUBHOUSE - FLOOR PLAN



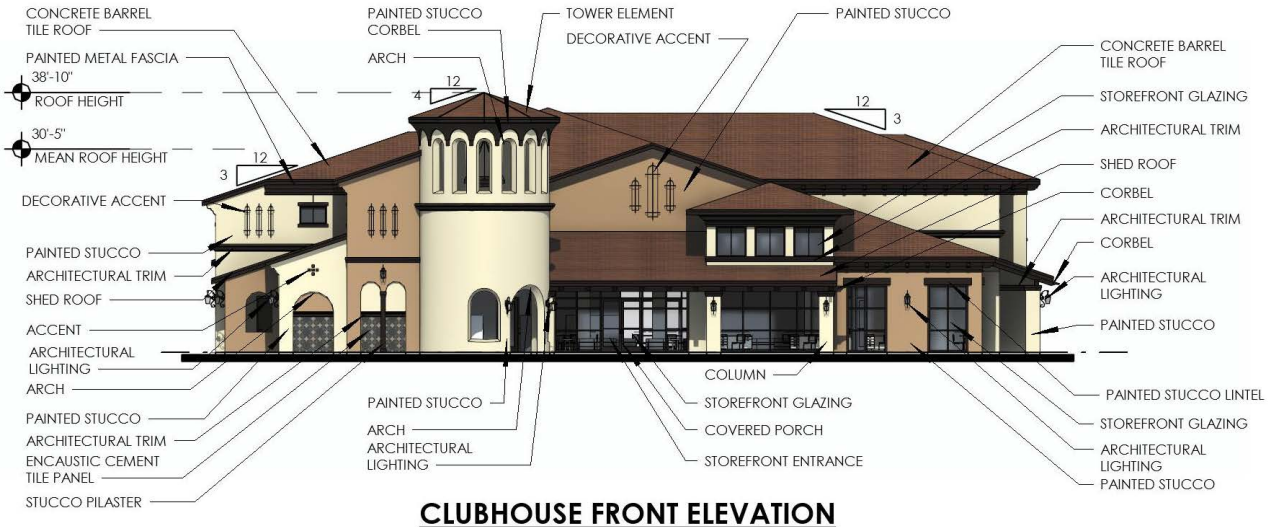
**FIRST FLOOR - CLUBHOUSE**

N

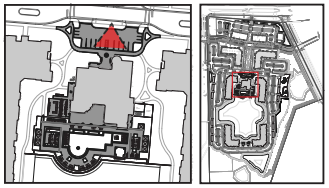
CORSA AT ESTERO CROSSINGS

24

## CLUBHOUSE - ELEVATION




**CLUBHOUSE FRONT ELEVATION**





CORSA AT ESTERO CROSSINGS

25

## ACCESSORY BUILDINGS

1



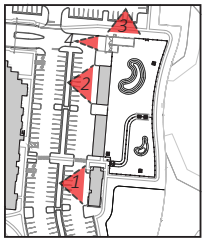

**MAINTENANCE BUILDING - FRONT ELEVATION**

2

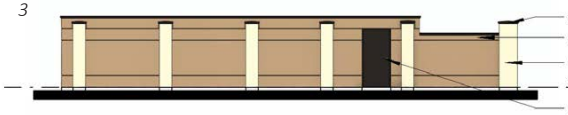



**GARAGE 6 BAY - FRONT ELEVATION**



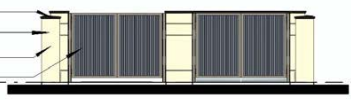



3




**TRASH COMPACTOR - FRONT ELEVATION**

4



**TRASH COMPACTOR - RIGHT ELEVATION**

**VILLAGE OF ESTERO, FLORIDA**
**ZONING**
**ORDINANCE NO. 2019 - 29**

**AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, APPROVING WITH CONDITIONS A REZONING FROM COMMERCIAL PLANNED DEVELOPMENT TO MIXED USE PLANNED DEVELOPMENT TO ALLOW A MULTIPLE FAMILY AND COMMERCIAL DEVELOPMENT ON PROPERTY LOCATED 1,000 FEET WEST OF INTERSTATE 75 AND SOUTH OF CORKSCREW ROAD CONSISTING OF APPROXIMATELY 43 ACRES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS, ESTERO CROSSING, LLC** represented by Keith Gelder, Stock Development (the "Applicant"), filed applications to amend the Transitional Comprehensive Plan by adding a new Policy, and for a rezoning from Commercial Planned Development to Mixed Use Planned Development for a property located at 10500 Corkscrew Road, Estero, FL, consisting of approximately 43 acres (the "Property"); and

**WHEREAS,** the Property STRAP number is 35-46-25-E1-42192.2338, and the Property is legally described in Exhibit A attached hereto; and

**WHEREAS,** the Applicant requested a rezoning from the Commercial Planned Development District (CPD) to Mixed Use Planned Development District (MPD) (Case number DCI2015-00001); and

**WHEREAS,** the Applicant is now requesting a maximum of 306 multiple-family units, and 60,000 square feet of commercial uses including one vertically integrated mixed use tract; and

**WHEREAS,** the Applicant has requested several deviations; and

**WHEREAS,** the public information meeting was held on June 16, 2015 and after a duly noticed public hearing held on March 29, 2016 and continued to February 21, 2017 and March 21, 2017, the Planning and Zoning Board recommended transmittal of the Comprehensive Plan Amendment and approval with conditions of the rezoning request, including deviations; and

**WHEREAS,** a duly noticed first reading for the rezoning ordinance was held before the Village Council on May 24, 2017 and was continued; and

**WHEREAS,** on May 24, 2017, the Council voted to not transmit the proposed Comprehensive Plan Amendment, and continued the zoning case indefinitely to give the applicant the opportunity to be considered under the new Comprehensive Plan which then was being prepared; and

**WHEREAS,** the Comprehensive Plan was adopted by the Village Council on June 13, 2018; and

**WHEREAS,** the Plan is adopted and became effective on November 21, 2019; and

**WHEREAS,** the applicant has revised its zoning application and requests that the application be reviewed under the new Comprehensive Plan; and

**WHEREAS,** the Planning and Zoning Board considered the revised request on February 19, 2019, with a tie vote (motion to approve failed); and

**WHEREAS,** the applicant made additional revisions to the request after the Planning and Zoning Board meeting; and

**WHEREAS,** after the application was subsequently revised, a duly noticed continued first reading was held before the Village Council on October 16, 2019; and

**WHEREAS,** at the first reading on October 16, 2019, the Council requested that specific items be addressed by the applicant prior to second reading, and the applicant subsequently revised the application; and

**WHEREAS,** a duly noticed second reading and public hearing was held before the Village Council on January 29, 2020, at which time the Village Council gave consideration to the evidence presented by the Applicant and the Village staff, the recommendations of the Planning and Zoning Board and the comments of the public.

**NOW, THEREFORE,** be it ordained by the Village Council of the Village of Estero, Florida:

**Section 1. Rezoning.**

The Village Council approves with conditions the rezoning of the Property from Commercial Planned Development District (CPD) to Mixed Use Planned Development District (MPD), to allow residential and commercial use as outlined below, and subject to the following conditions and deviations.

**Section 2. Conditions.**

1. Master Concept Plan

Development of this project must be consistent with the Master Concept Plan (MCP) titled "Estero Crossing", stamped "Received January 14, 2020", except as modified by the conditions below.

2. Development Parameters

Development is permitted at a maximum as follows:

- 60,000 square feet of commercial use
- 306 multi-family units
- Mixed use on Tract M/U (included in the totals above)

3. Maximum Building Height

Commercial - 45 feet (3-story) for commercial buildings (including architectural features)

Residential and Mixed Use Buildings - 45 feet (3-story) with additional 5 feet for architectural features

4. Uses and Site Development Regulations

The following limits apply to the project and uses:

a. Schedule of Uses
See attached Exhibit C.
Agricultural Uses are not permitted uses within this planned development.

b. Site Development Regulations
See attached Exhibit D.

5. Traffic Signal

The developer, successor or assigns (owner) is responsible for a proportionate share of the cost of signalization at the intersection of Corkscrew Road and Estero Town Commons Place, as part of Phase I and prior to issuance of any development order.

6. Reverse Frontage Road

a. The construction of the reverse frontage road and traffic signal at Estero Town Commons Place and Corkscrew Road must be complete and fully

operational prior to the issuance of the first certificate of compliance for vertical development within the planned development.

b. The reverse frontage road will contain planted medians as depicted in the Pattern Book (see condition 18 herein) to create an attractive streetscape. The reverse frontage road access must meet the 125-foot connection separation Land Development Code (LDC) standard for a local street.

7. Right-of-Way

The developer is responsible as part of the first development order for dedication of additional right-of-way for storage/stacking of vehicles at Estero Town Commons Place to accommodate additional turn lane(s), if the Community Development Director determines this is needed.

8. Construction Traffic

Heavy construction vehicles serving the project (vehicles having more than 2 axles) are prohibited from accessing the property via Corkscrew Woodlands Boulevard. Staff will review and approve, at the time of Development Order, a plan for management of construction traffic including but not limited to posting of signs and other methods of communication.

9. Phasing

a. The first phase of the project will include construction of the reverse frontage road, and the traffic signal at Corkscrew Road and Estero Town Commons Place.

b. The second phase of the project will include a minimum of 20,000 square feet of commercial development, all placemaking elements on the north side of the frontage road, and the public park. Remaining phases are as shown on the Master Concept Plan.

10. Bonus Density

The Bonus Density request has been withdrawn by the applicant.

11. Maintenance

All common areas including, but not limited to, the reverse frontage road and the platted portion of Corkscrew Woodlands Boulevard, shall be maintained in perpetuity by a Property Owners Association or similar entity that will consist of both the residential and commercial parcels.

12. Hours of Operation

Hours of Operation are limited to 5 a.m. to midnight 7 days a week for all commercial uses.

13. No Blasting

No development blasting is permitted as part of this project.

14. Utilities

Water and sewer services are available to the site, and this development must connect to those services as part of any local development order for the site.

15. Elevators and Construction Materials

Residential buildings will be constructed with concrete block materials and will include elevators as proposed by the applicant.

16. Public Park

The park shown on the Master Concept Plan shall be open to the public and designed to include shade trees and seating areas through a public easement or similar document or condition acceptable to the Village attorney at time of development order.

17. Outdoor Display/Storage

No outdoor display or outdoor storage is allowed on any of the commercial parcels.

18. Pattern Book

The development must be consistent with the Pattern Book "Estero Crossing" dated January 2020. Specific details of the Placemaking elements including, but not limited to, a landmark or fountain feature, paseo, courtyard area, pocket park, and raised pedestrian connections will be provided prior to Design Review Board approval.

The Pattern Book is not conceptual. Photographic images may be illustrative, but development must be in substantial compliance with the Pattern Book, including a consistent architectural and landscape theme for all commercial and residential development.

Signage, as shown in the Pattern Book, is illustrative for design purposes and must be in compliance with the Land Development Code and of a consistent color and design scheme with the buildings, except where deviations may be granted.

19. Sidewalk & Pedestrian Connections

a. Sidewalks and pedestrian connections must be provided consistent with the Pattern Book and Land Development Code. The proposed secondary egress on the west side of the residential project must be a full access with pedestrian connection to the property to the west (currently Lowe's Plaza).

b. Pedestrian walkways will be provided through parking lots to each entrance to the residential buildings as part of the local development order. Main Paseo walkways will be raised and constructed of paver bricks or similar materials.

20. Entrance Gates/Gatehouses

Entrance gates and/or gatehouses shall be in conformance with the Land Development Code for location, access, stacking, and turn-around except as may be granted by deviation.

21. Billboard

The billboard located on the commercial parcel shall be removed in conjunction with the issuance of a local development order for the commercial property and prior to any certificate of completion being granted.

22. Hurricane Evacuation

The property developer shall provide a hurricane evacuation plan and any mitigation, as necessary, in accordance with LDC section 2-485 prior to approval of the first local development order for residential uses.

23. Buffers

As part of local development order approval, the development order plans must demonstrate buffering consistent with the Master Concept Plan, the Land Development Code, and the Pattern Book.

As part of local development order approval, all buffer plantings must be 100% native vegetation.

Residential perimeter buffers will be planted as part of the first phase of the residential project, along with any work associated with indigenous preserves.

24. Protected Species

As part of local development order approval, a current protected species survey must be submitted for the project site. For development in any areas that would impact gopher tortoises, a gopher tortoise management plan must be submitted to staff for review and approval. This plan must include information on onsite or offsite relocation efforts as reviewed and approved by the Florida Fish and Wildlife Conservation Commission (FFWCC).

Issuance of a vegetation removal permit for development in any areas that would impact gopher tortoises does not authorize the property owner to commence construction until such time as all other applicable state or federal permits are obtained. Prior to excavation and moving of any gopher tortoises, a copy of the appropriate gopher tortoise permit issued by the FFWCC must be submitted to the Village Community Development Director.

25. Open Space & Indigenous Preserve

Development order plans must depict open space in compliance with the approved Master Concept Plan open space calculations table.

Development order plans must also depict the preservation of 9.12 acres with credits of indigenous preserves in compliance with the approved Master Concept Plan as detailed in the Open Space and Indigenous Plan sheet.

26. Replanting Plan

In accordance with the South Florida Water Management District Environmental Resource Permit (Exhibit 3.2, Page 5 of 9 of the Permit), the replanting within the enhanced wetlands in the preserve area shall consist of 3-gallon pine trees to achieve a density of 220 trees per acre and scattered clusters of shrubs when there are fewer than 200± live native trees per acre greater than 10 feet in height, in addition to the enhanced buffer requirements set forth in the Pattern Book.

27. Vehicular/Pedestrian Impacts

Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the LDC may be required to obtain a local development order. Additional right-of-way may be required to accommodate storage/stacking of vehicles at Estero Town Commons Place/Corkscrew Road.

28. Concurrency

Approval of this rezoning does not constitute a finding that the proposed project meets the concurrency requirements set forth in LDC Chapter 2 and the Comprehensive Plan. The developer is required to demonstrate compliance with all concurrency requirements prior to issuance of a local development order.

29. Solid Waste Management

As part of any local development order approval for vertical development, the development order plans must include facilities in compliance with LDC Section 10-261 and Solid Waste Ordinance #11-27 for the pick-up/disposal of solid waste and recyclables. The minimum area required for and specific locations of these facilities, as well as the architectural and design features, will be reviewed at the time of local development order application.

30. Mixed Use Building

The mixed use building will include commercial uses on the first floor and residential uses above.

31. Promenade and Public Open Space Area

The promenade within the commercial area and the public open space area as defined on the Master Concept Plan may be used for outdoor seating in conjunction with restaurants. Outdoor service of alcohol beverages will require consumption on premises approval by the Planning and Zoning Board in order to review hours of operation and other relevant factors. Outdoor entertainment will require a temporary or special event permit.

32. Land Development Code (LDC) References

Where the Village LDC is referenced in these conditions of approval for implementation of the condition at the time of development order, the LDC in effect at the time of the development order approval shall be applicable.

33. Public Access Easement

Consistent with the Village Comprehensive Plan, placemaking elements including the pedestrian plaza roads and reverse frontage road, public park, promenade and public open space, and sidewalks shall be accessible to the public through dedication of a public access easement in favor of the Village of Estero and acceptable to the Village Attorney.

**Section 3. Deviations.**

*Deviation 1 (Overhead power lines)*

Deviation from LDC Section 33-112 requiring all utilities be located underground unless located within a public right-of-way to allow the existing overhead lines on the south side of Corkscrew Road to remain overhead within the existing FPL easement.

This deviation is approved for existing overhead lines only. New or replacement lines must be underground.

*Deviation 2 (Setback from Corkscrew Road)*

Deviation from LDC Section 33-400 regulating setbacks within the Corkscrew Road Overlay, to allow the proposed site Development Regulations (Exhibit D) included with this application as part of this approval.

This deviation is approved.

*Deviation 3 (Setback from Corkscrew Road)*

Deviation from LDC 34-2192 (b) (5) requiring parking lots, access streets and drives to be setback a minimum of 75 feet from the Corkscrew Road right-of-way to allow a minimum setback of 20 feet for parking lots on Corkscrew Road instead of 75 feet.

This deviation is approved.

*Deviation 4 (Package store separation)*

Deviation from Estero LDC Section 34-1263(e) providing that package stores may not be located closer than 500 feet to a park or dwelling unit to allow a 90-foot separation for all uses internal to the property.

This deviation is approved.

*Deviation 5 (Second monument sign)*

Deviation from LDC Section 30-153(3)(a) that allows each individual establishment one (1) ground-mounted sign and Section 33-383(9) which prohibits offsite directional signage sign to allow a second ground-mounted sign in the commercial area to identify the Residential portion of the overall development.

This deviation is approved.

*Deviation 6 (Offsite directional sign)*

Deviation from LDC Section 30-181(a)(1)a. that allows a maximum of a 64-square foot non-illuminating directional sign to be placed along an arterial street within 500 feet of the nearest intersection involving a turning movement to the development but shall not be placed closer than 50 feet from the intersection to allow an illuminated directional sign at the intersection of Corkscrew Road and Estero Town Commons Place (aka the entrance to Lowe's shopping center) with a 10-foot setback from the intersection. The deviation is for the residential project identification sign only.

This deviation is approved.

*Deviation 7 (Sign setbacks)*

Deviation from LDC Sections 33-385(a)(3) and 30-153(3)(e) requiring the sign setback be a minimum of 15 feet from the right-of-way. The applicant is requesting to install the Residential Project Identification Sign and the Commercial Outparcel Monument Signs at a 10-foot setback from Corkscrew Road.

This deviation is approved.

*Deviation 8 (Building height)*

Deviation from LDC Section 33-229 which limits the building height outside of the Interstate Highway Interchange Area to a maximum of 3 stories or 45 feet, whichever is less, to allow an additional 5 feet for architectural features, for a maximum building height of 50 feet (3 stories) for the residential and mixed use components within this development.

This deviation is approved.

*Deviation 9 (Connection separation for residential road along public park)*

Deviation from LDC Section 10-285(a) which requires a minimum roadway connection separation distance of 125 feet for local roads, to allow for a separation of 74 feet for the two one-way streets on the east and west side of the public park on the Master Concept Plan.

This deviation is approved.

*Deviation 10 (Landscape buffers)*

Deviation from LDC Section 33-351 that requires a 20 foot Type D Buffer between roadways and commercial & multi-family residential uses, to eliminate the buffer requirement along the internal frontage roadway and instead provide an enhanced streetscape plan.

This deviation is approved subject to the frontage road landscape plan contained in the Pattern Book.

*Deviation 11 (Gates)*

Deviation from LDC Section 34-1748(1)d.1. which states that access gates must be located a minimum of 100 feet back from the existing or planned intersection street right-of-way or easement to allow a minimum setback of 40 feet for the secondary access location.

This deviation is approved.

*Deviation 12 (Connection separation for the mixed use parcel)*

Deviation from LDC Section 10-285(a) [Table 1] which requires a minimum roadway connection for separation distance of 60' for access roads or accessways to allow a minimum separation of 48' for the mixed use parcel access from the internal accessway serving the multi-family portion of the project.

This deviation is approved.

**Section 4. Findings and Conclusions.**

Based upon an analysis of the application and the standards for approval in the Land Development Code, the Council finds and concludes as follows:

1. The applicant has provided sufficient justification for the rezoning by demonstrating compliance with the Land Development Code.

2. The rezoning is consistent with the densities and uses in the Village Comprehensive Plan with the proposed conditions.

3. Urban services will be available and adequate to serve the proposed use.

4. The proposed uses, with the recommended conditions, are appropriate at the subject location.

5. There will be additional trips generated by the project, but there will be fewer trips generated on the roadways than if developed under the existing commercial zoning. Approval of the request will not place an undue burden upon existing transportation facilities because Interchange improvements have begun construction in October 2019. There is an intersection level of service issue that will necessitate a traffic light for operational safety and which is addressed by a condition of approval.

6. The recommended conditions to the Master Concept Plan and rezoning provide sufficient safeguards to the public interest and are reasonably related to impacts on the public's interest created by or expected from the proposed development.

7. The deviations recommended for approval:

   (a) Enhance the planned development; and

   (b) Preserve and promote the general intent of the LDC to protect the public, health, safety and welfare.

**Section 5. Exhibits.**

The following exhibits are attached to this Ordinance and incorporated by reference:

| | |
|---|---|
| Exhibit A | Legal Description |
| Exhibit B | Master Concept Plan stamped Received January 14, 2020 |
| Exhibit C | Schedule of Uses |
| Exhibit D | Site Development Regulations |
| Exhibit E | Pattern Book dated January 2020 |

**Section 6. Conflicts.**

All Ordinances or Resolutions, or parts of Ordinances or Resolutions, granting prior approvals on the Property which are in conflict with this Ordinance shall be repealed to the extent of such conflict upon the effective date of this Ordinance.

**Section 7. Severability.**

Should any section, paragraph, sentence, clause, phrase or other part of this Ordinance subsequent to its effective date be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as a whole or any portion thereof, other than the part so declared to be invalid.

**Section 8. Effective Date.**

This Ordinance shall take effect immediately upon adoption.

**PASSED** on first reading this 16th day of October, 2019.

**PASSED AND ADOPTED BY THE VILLAGE COUNCIL** of the Village of Estero, Florida on second reading this 29th day of January, 2020.

Attest:

By: Kathy Hall
Kathy Hall, MMC, Village Clerk

**VILLAGE OF ESTERO, FLORIDA**

By: Bill Ribble
Bill Ribble, Mayor

Reviewed for legal sufficiency:

By: Nancy E. Stroud
Nancy E. Stroud, Village Land Use Attorney

| Vote: | AYE | NAY |
|---|---|---|
| Mayor Ribble | ✓ | |
| Vice Mayor Errington | ✓ | |
| Councilmember Levitan | ✓ | |
| Councilmember McLain | ✓ | |
| Councilmember Boesch | ✓ | |
| Councilmember Batos | ✓ | |
| Councilmember Wilson | absent | |

# EXHIBIT A

## PROPERTY DESCRIPTION

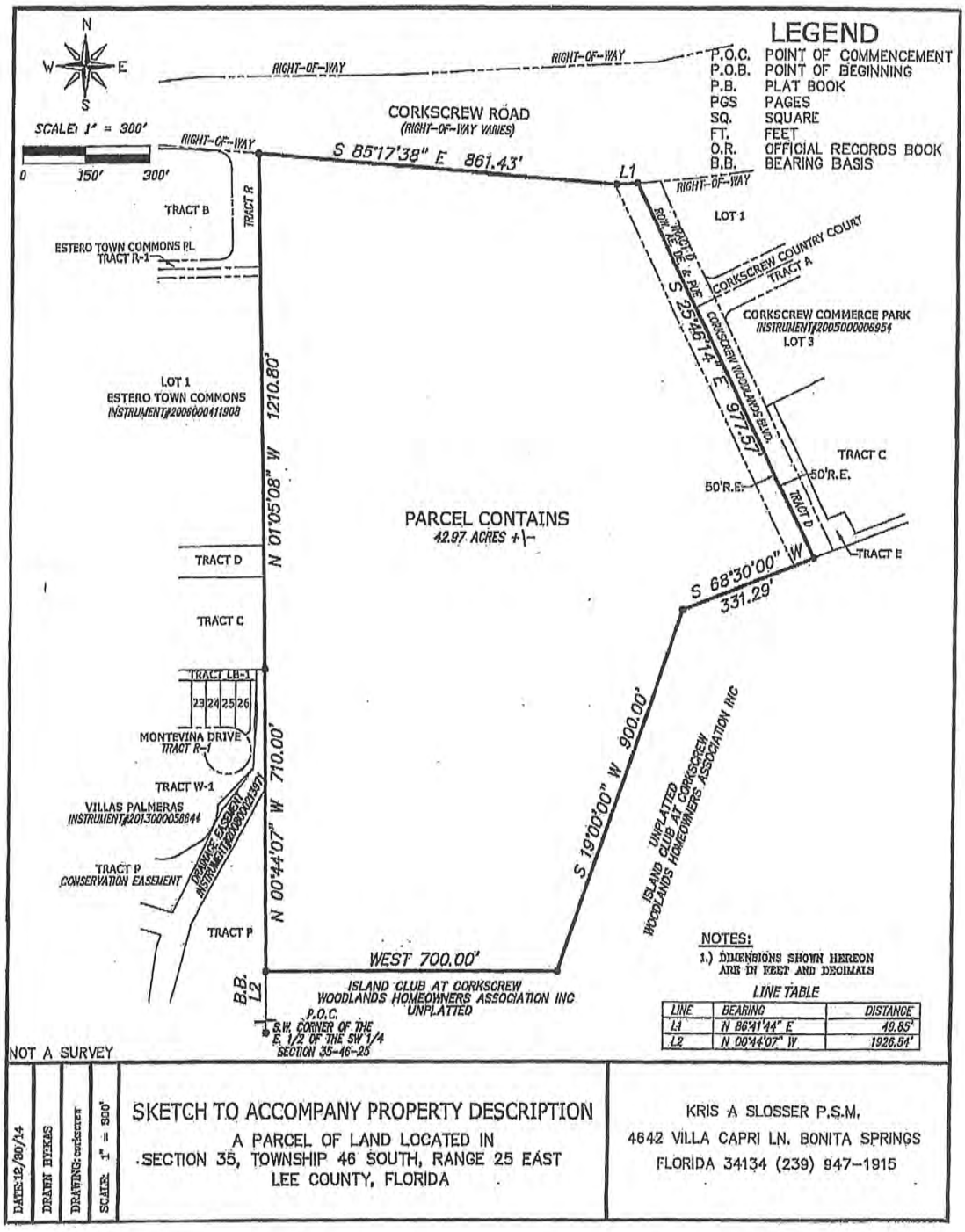
A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 35, TOWNSHIP 46 SOUTH, RANGE 25 EAST, AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:
STARTING AT THE SOUTHWEST CORNER OF THE EAST ONE HALF (E 1/2) OF THE SOUTHWEST ONE QUARTER (SW 1/4) OF SAID SECTION 35; THENCE N00°44'07"W ALONG THE WEST LINE OF SAID FRACTION FOR 1926.54 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE N00°44'07"W ALONG SAID WEST LINE FOR 710.00 FEET TO THE SOUTHWEST CORNER OF THE EAST ONE HALF (E 1/2) OF THE NORTHWEST ONE QUARTER (NW 1/4) OF SAID SECTION 35; THENCE N01°05'08"W ALONG THE WEST LINE OF SAID FRACTION FOR 1210.80 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD; THENCE S85°17'38"E ALONG SAID RIGHT-OF-WAY FOR 861.43 FEET; THENCE N86°41'44"E ALONG SAID LINE FOR 49.85 FEET; THENCE S25°46'14"E FOR 977.57 FEET; THENCE S68°30'00W FOR 331.29 FEET; THENCE S19°00'00"W FOR 900.00 FEET; THENCE WEST FOR 700.00 FEET TO THE POINT OF BEGINNING.

12/30/14

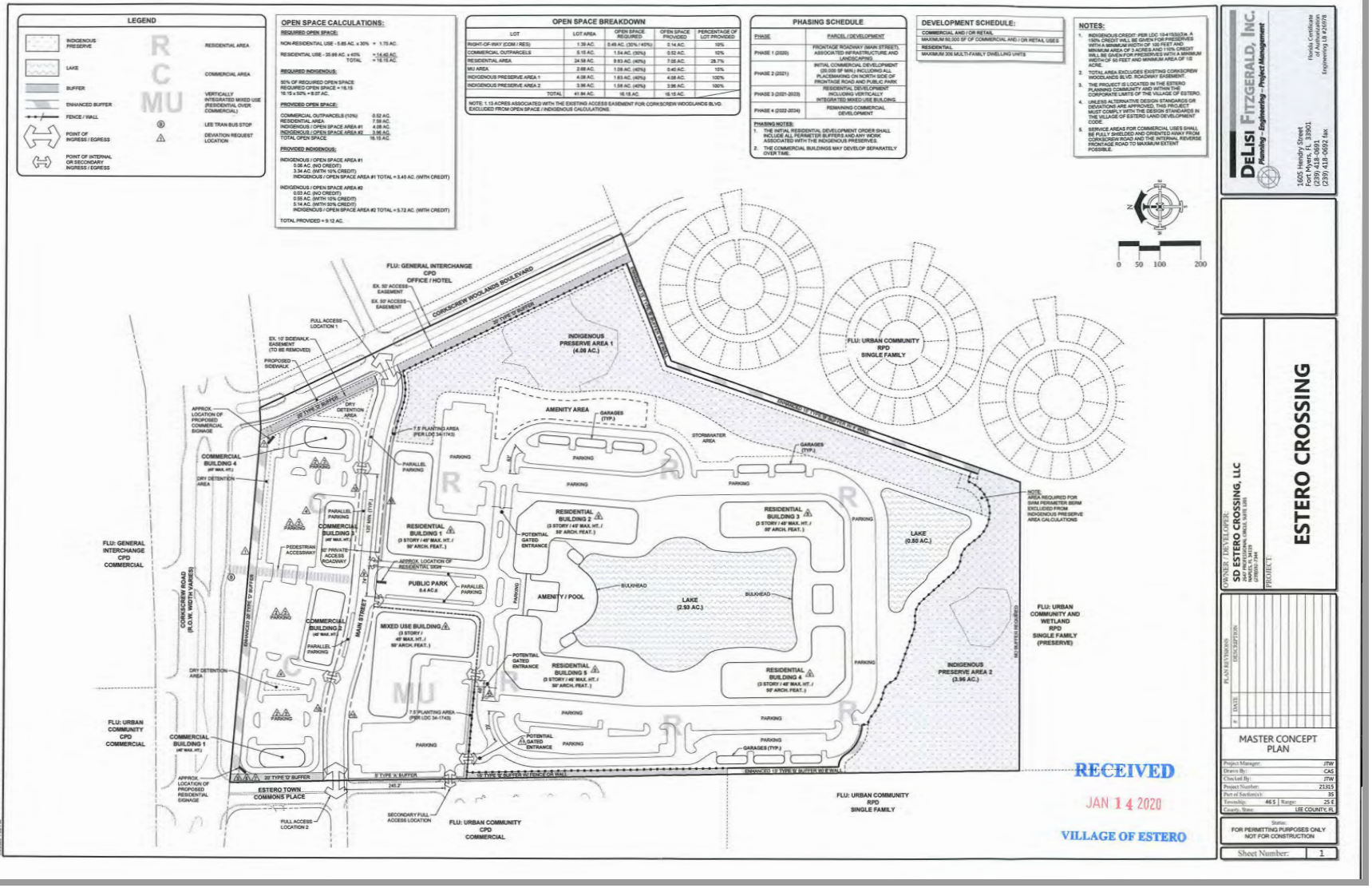
KRIS A. SLOSSER, STATE OF FLORIDA, (P.S.M. #5560)
SEE ATTACHED SKETCH

NOT A SURVEY

| | | | |
|---|---|---|---|
| DATE 12/30/14 | DRAWN BY KAS | PROPERTY DESCRIPTION<br>A PARCEL OF LAND LOCATED IN<br>SECTION 35, TOWNSHIP 46 SOUTH, RANGE 25 EAST<br>LEE COUNTY, FLORIDA | KRIS A SLOSSER P.S.M.<br>4642 VILLA CAPRI LN. BONITA SPRINGS<br>FLORIDA 34134 (239) 947-1915 |


N
W
E
S
SCALE: 1" = 300'
0
150'
300'
LEGEND
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
P.B. PLAT BOOK
PGS PAGES
SQ. SQUARE
FT. FEET
O.R. OFFICIAL RECORDS BOOK
B.B. BEARING BASIS
CORKSCREW ROAD
(RIGHT-OF-WAY VARIES)
RIGHT-OF-WAY
S 85°17'38" E 861.43'
L1
TRACT B
TRACT R
ESTERO TOWN COMMONS PL
TRACT R-1
LOT 1
ESTERO TOWN COMMONS
INSTRUMENT#2006000411908
1210.80'
N 01°05'08" W
TRACT D
TRACT C
TRACT LB-1
23 24 25 26
MONTEVINA DRIVE
TRACT R-1
TRACT W-1
VILLAS PALMERAS
INSTRUMENT#2013000058841
DRAINAGE EASEMENT
INSTRUMENT#2000000058841
TRACT P
CONSERVATION EASEMENT
TRACT P
710.00'
N 00°44'07" W
B.B.
L2
WEST 700.00'
P.O.C.
S.W. CORNER OF THE
E 1/2 OF THE SW 1/4
SECTION 35-46-25
ISLAND CLUB AT CORKSCREW
WOODLANDS HOMEOWNERS ASSOCIATION INC
UNPLATTED
S 19°00'00" W 900.00'
UNPLATTED
ISLAND CLUB AT CORKSCREW
WOODLANDS HOMEOWNERS ASSOCIATION INC
S 68°30'00" W
331.29'
TRACT E
TRACT D
50'R.E.
50'R.E.
TRACT C
S 25°46'14" E 977.57'
CORKSCREW WOODLANDS BLVD
ROW DEDICATED IN PLAT
TRACT D & TRACT E
CORKSCREW COUNTRY COURT
TRACT A
CORKSCREW COMMERCE PARK
INSTRUMENT#2005000006951
LOT 3
LOT 1
PARCEL CONTAINS
42.97 ACRES +/-
NOTES:
1.) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS
LINE TABLE
LINE | BEARING | DISTANCE
L1 | N 86°41'44" E | 49.85'
L2 | N 00°44'07" W | 1926.54'
NOT A SURVEY
DATE: 12/30/14
DRAWN BY: KAS
DRAWING: conSecter
SCALE: 1" = 300'
SKETCH TO ACCOMPANY PROPERTY DESCRIPTION
A PARCEL OF LAND LOCATED IN
SECTION 35, TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA
KRIS A SLOSSER P.S.M.
4642 VILLA CAPRI LN. BONITA SPRINGS
FLORIDA 34134 (239) 947-1915

# EXHIBIT B


LEGEND
INDIGENOUS PRESERVE
LAKE
BUFFER
ENHANCED BUFFER
FENCE / WALL
POINT OF INGRESS / EGRESS
POINT OF INTERNAL OR SECONDARY INGRESS / EGRESS
RESIDENTIAL AREA
COMMERCIAL AREA
VERTICALLY INTEGRATED MIXED USE (RESIDENTIAL OVER COMMERCIAL)
LEE TRAN BUS STOP
DEVIATION REQUEST LOCATION
OPEN SPACE CALCULATIONS:
REQUIRED OPEN SPACE:
NON-RESIDENTIAL USE - 5.65 AC. x 30% = 1.75 AC.
RESIDENTIAL USE - 35.99 AC. x 40% = 14.40 AC.
TOTAL = 16.15 AC.
REQUIRED INDIGENOUS:
50% OF REQUIRED OPEN SPACE
REQUIRED OPEN SPACE = 16.15
16.15 x 50% = 8.07 AC.
PROVIDED OPEN SPACE:
COMMERCIAL OUTPARCELS (10%) 0.52 AC.
RESIDENTIAL AREA 7.59 AC.
INDIGENOUS / OPEN SPACE AREA #1 4.08 AC.
INDIGENOUS / OPEN SPACE AREA #2 3.96 AC.
TOTAL OPEN SPACE 16.15 AC.
PROVIDED INDIGENOUS:
INDIGENOUS / OPEN SPACE AREA #1
0.08 AC. (NO CREDIT)
3.34 AC. (WITH 10% CREDIT)
INDIGENOUS / OPEN SPACE AREA #1 TOTAL = 3.40 AC. (WITH CREDIT)
INDIGENOUS / OPEN SPACE AREA #2
0.03 AC. (NO CREDIT)
0.55 AC. (WITH 10% CREDIT)
5.14 AC. (WITH 50% CREDIT)
INDIGENOUS / OPEN SPACE AREA #2 TOTAL = 5.72 AC. (WITH CREDIT)
TOTAL PROVIDED = 9.12 AC.
OPEN SPACE BREAKDOWN
LOT | LOT AREA | OPEN SPACE REQUIRED | OPEN SPACE PROVIDED | PERCENTAGE OF LOT PROVIDED
RIGHT-OF-WAY (COM / RES) 1.39 AC. 0.48 AC. (30% / 40%) 0.14 AC. 10%
COMMERCIAL OUTPARCELS 5.15 AC. 1.54 AC. (30%) 0.52 AC. 10%
RESIDENTIAL AREA 24.58 AC. 9.83 AC. (40%) 7.05 AC. 28.7%
MU AREA 2.88 AC. 1.09 AC. (40%) 0.40 AC. 15%
INDIGENOUS PRESERVE AREA 1 4.08 AC. 1.63 AC. (40%) 4.08 AC. 100%
INDIGENOUS PRESERVE AREA 2 3.96 AC. 1.58 AC. (40%) 3.96 AC. 100%
TOTAL 41.84 AC. 16.15 AC. 16.15 AC.
NOTE: 1.13 ACRES ASSOCIATED WITH THE EXISTING ACCESS EASEMENT FOR CORKSCREW WOODLANDS BLVD. EXCLUDED FROM OPEN SPACE / INDIGENOUS CALCULATIONS.
PHASING SCHEDULE
PHASE | PARCEL / DEVELOPMENT
PHASE 1 (2020) FRONTAGE ROADWAY (MAIN STREET), ASSOCIATED INFRASTRUCTURE AND LANDSCAPING
PHASE 2 (2021) INITIAL COMMERCIAL DEVELOPMENT (20,000 SF MIN.) INCLUDING ALL PLACEMAKING ON NORTH SIDE OF FRONTAGE ROAD AND PUBLIC PARK
PHASE 3 (2021-2023) RESIDENTIAL DEVELOPMENT INCLUDING VERTICALLY INTEGRATED MIXED USE BUILDING
PHASE 4 (2022-2024) REMAINING COMMERCIAL DEVELOPMENT
PHASING NOTES:
1. THE INITIAL RESIDENTIAL DEVELOPMENT ORDER SHALL INCLUDE ALL PERIMETER BUFFERS AND ANY WORK ASSOCIATED WITH THE INDIGENOUS PRESERVES.
2. THE COMMERCIAL BUILDINGS MAY DEVELOP SEPARATELY OVER TIME.
DEVELOPMENT SCHEDULE:
COMMERCIAL AND / OR RETAIL
MAXIMUM 80,000 SF OF COMMERCIAL AND / OR RETAIL USES
RESIDENTIAL
MAXIMUM 306 MULTI-FAMILY DWELLING UNITS
NOTES:
1. INDIGENOUS CREDIT: PER LDC 10-415(b)(3)a. A 100% CREDIT WILL BE GIVEN FOR PRESERVES WITH A MINIMUM WIDTH OF 100 FEET AND MINIMUM AREA OF 3 ACRES AND 110% CREDIT WILL BE GIVEN FOR PRESERVES WITH A MINIMUM WIDTH OF 50 FEET AND MINIMUM AREA OF 1/2 ACRE.
2. TOTAL AREA EXCLUDES EXISTING CORKSCREW WOODLANDS BLVD. ROADWAY EASEMENT.
3. THE PROJECT IS LOCATED IN THE ESTERO PLANNING COMMUNITY AND WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ESTERO.
4. UNLESS ALTERNATIVE DESIGN STANDARDS OR DEVIATIONS ARE APPROVED, THIS PROJECT MUST COMPLY WITH THE DESIGN STANDARDS IN THE VILLAGE OF ESTERO LAND DEVELOPMENT CODE.
5. SERVICE AREAS FOR COMMERCIAL USES SHALL BE FULLY SHIELDED AND ORIENTED AWAY FROM CORKSCREW ROAD AND THE INTERNAL REVERSE FRONTAGE ROAD TO MAXIMUM EXTENT POSSIBLE.
FLU: GENERAL INTERCHANGE CPD OFFICE / HOTEL
CORKSCREW WOODLANDS BOULEVARD
INDIGENOUS PRESERVE AREA 1 (4.08 AC.)
FLU: URBAN COMMUNITY RPD SINGLE FAMILY
AMENITY AREA
GARAGES (TYP.)
STORMWATER AREA
RESIDENTIAL BUILDING 1 (3 STORY / 40' MAX. HT. / 50' ARCH. FEAT.)
RESIDENTIAL BUILDING 2 (3 STORY / 40' MAX. HT. / 50' ARCH. FEAT.)
RESIDENTIAL BUILDING 3 (3 STORY / 40' MAX. HT. / 50' ARCH. FEAT.)
RESIDENTIAL BUILDING 4 (3 STORY / 40' MAX. HT. / 50' ARCH. FEAT.)
RESIDENTIAL BUILDING 5 (3 STORY / 40' MAX. HT. / 50' ARCH. FEAT.)
LAKE (0.80 AC.)
LAKE (2.93 AC.)
AMENITY / POOL
PUBLIC PARK 0.4 AC.±
MIXED USE BUILDING (3 STORY / 40' MAX. HT. / 50' ARCH. FEAT.)
COMMERCIAL BUILDING 1
COMMERCIAL BUILDING 2
COMMERCIAL BUILDING 3
COMMERCIAL BUILDING 4
MAIN STREET
ESTERO TOWN COMMONS PLACE
CORKSCREW ROAD (PLSTR. WIDTH VARIES)
FLU: GENERAL INTERCHANGE CPD COMMERCIAL
FLU: URBAN COMMUNITY CPD COMMERCIAL
FLU: URBAN COMMUNITY AND WETLAND RPD SINGLE FAMILY (PRESERVE)
INDIGENOUS PRESERVE AREA 2 (3.96 AC.)
FLU: URBAN COMMUNITY CPD COMMERCIAL
NOTE: AREA REQUIRED FOR SWM PERIMETER BERM EXCLUDED FROM INDIGENOUS PRESERVE AREA CALCULATIONS
RECEIVED
JAN 14 2020
VILLAGE OF ESTERO
DeLisi Fitzgerald, Inc.
Planning · Engineering · Project Management
1605 Hendry Street
Fort Myers, FL 33901
(239) 433-5500
(239) 418-0692 fax
Florida Certificate of Authorization #EB 2626
Engineering LB #26978
OWNER / DEVELOPER:
SD ESTERO CROSSING, LLC
PROJECT:
ESTERO CROSSING
PLAN REVISIONS
# DATE DESCRIPTION
MASTER CONCEPT PLAN
Project Manager: JTW
Drawn By: CAS
Checked By: JTW
Project Number: 21315
Part of Section(s): 35
Township: 46 S Range: 25 E
County, State: LEE COUNTY, FL
Status: FOR PERMITTING PURPOSES ONLY NOT FOR CONSTRUCTION
Sheet Number: 1

# Exhibit C

**ESTERO CROSSING**

**Schedule of Uses**

---

**Parcel C (Commercial)**

Accessory Uses and Structures

Administrative Offices

Animals: Clinic – no outside runs or kennel

ATM (Automatic Teller Machine)

Banks and Financial Establishments: Group I

Bar or Cocktail Lounge - only in conjunction with and accessory to a Restaurant, indoor only. Outdoor COP will require approval by the Planning and Zoning Board

Business Services: Group I

Cleaning and Maintenance Services

Clothing Stores, General

Convenience Food and Beverage Store – no fuel pumps

Consumption on Premises – only in conjunction with a restaurant (indoor only, outdoor COP will require approval by the Planning and Zoning Board)

Day Care Center, Child, Adult

Drive Thru – limited to two, not in conjunction with a freestanding use. Any drive-thru must be designed to accommodate pedestrian movement through the use of raised crosswalk areas

Drugstore – limited to one

Essential Service Facilities: Group I

Excavation: Water retention and dry detention

Food and Beverage Service, Limited

Food Stores: Group I

Gift and Souvenir Shop

Hardware Store (less than 20,000 square feet)

Health Care Facilities: Group III

Hobby, Toy and Game Shops

Household and Office Furnishings, Group I

Insurance Companies

Laundry or Dry Cleaning: Group I

Medical Office

Package Store – limited to one

Parking Lot: Accessory

Paint, Glass and Wallpaper

Personal Services: Groups I, II (beauty and health spa only), III and IV (no escort services, palm readers or tattoo parlors)

Pet Services

Pet Shop

Pharmacy

Post Office

Real Estate Sales Office

Recreation Facilities: Commercial: (gymnasium or athletic club only)

Restaurant, Fast Food (no stand-alone fast food with drive thru)

Restaurants: Groups I, II and III

Schools: Commercial

Signs in accordance with Land Development Code

Specialty Retail Shops: Groups I, II, III (excluding firearms) and IV

Temporary Uses – in compliance with LDC 34-3041, limited to Christmas Tree Sales (LDC 34-3043), Temporary Contractors Office (LDC 34-3044) and Seasonal Farmers Market (LDC 34-3048)

Variety Store

**Parcel R (Residential)**

Accessory Structures – detached garages, maintenance building, storage shed (architecture must match primary structure)

Administrative Offices

Rental Leasing Office

Club, Private

Dwelling Units, Multi-family

Entrance Gates and Gatehouse (per Pattern Book)

Excavation: water retention and dry detention

Fences and Walls

Recreational Facilities – personal, private on-site

Residential Accessory Uses – including but not limited to fountain, pool, car wash station, playground, dog park, BBQ, gazebo, etc.

Signs, in accordance with Land Development Code

Temporary Uses – in compliance with LDC 34-3041, limited to Temporary Contractors Office and Equipment Storage (LDC 34-3044) in conjunction with construction of the residential portion of the project

**Parcel MU (Residential/Commercial Mixed Use)**

All uses listed under Parcel R to be located on 2nd and 3rd floor of building

Commercial uses to be located on 1st floor, must be complementary to residential use

**Preserve Areas**

Passive Recreation Facilities* (hiking trails, nature study, outdoor education, boardwalk, etc.)

* Such facilities and improvements shall obtain applicable permits that are reviewed and coordinated with Village of Estero staff

# EXHIBIT D

DeLisi Fitzgerald, Inc.
*Planning – Engineering – Project Management*

## Estero Crossing MPD
## Site Development Regulations:

| Site Development Regulations | | | |
|---|---|---|---|
| | **C (Commercial)** | **R (Residential)** | **MU (Residential/ Commercial MU)** |
| **Development Criteria** | | | |
| Minimum Setback from Corkscrew Road Right-of-Way | 20-foot Min. | N/A | N/A |
| Minimum Setback from Corkscrew Woodlands Road EOP | 20-feet | N/A | N/A |
| Minimum Setback from 'Main Street' Roadway | 5-feet | 5-feet | 5-feet |
| Min. Setback from Internal Private Roadways/Accessways | N/A | 5-feet | 5-feet |
| Minimum Setback from Other Perimeter Boundaries | 20-feet | 20-feet | 20-feet |
| Minimum Setback from other Internal Boundaries | 5-feet | 5-feet | 5-feet |
| Minimum Separation between Buildings | 20-feet Min. | 30-feet Min. | 30-feet Min. |
| Maximum Building Height | 3-stories (45 feet) | 3-stories (45 feet) | 3-stories (45 feet) |
| Maximum Lot Coverage | 45 percent | 45 percent | 45 percent |
| Waterbody Setback (To Edge of Water/Control Elev.) | N/A | 20-feet[1] | N/A |
| Preserve Area Setback(principle and accessory) | N/A | 30-feet | 30-feet |
| **Minimum Lot Area and Dimensions** | | | |
| Area | 20,000 SF | N/A | 20,000 SF |
| Width | 100-feet | N/A | 100-feet |
| Depth | 200-feet | N/A | 200-feet |

**Notes:**
1. A 0-foot setback is permitted for accessory uses (i.e. pool decks, amenity areas, etc.) when constructed in conjunction with a bulkhead/sea wall.

**EXHIBIT E**









# ESTERO CROSSING

ESTERO, FL

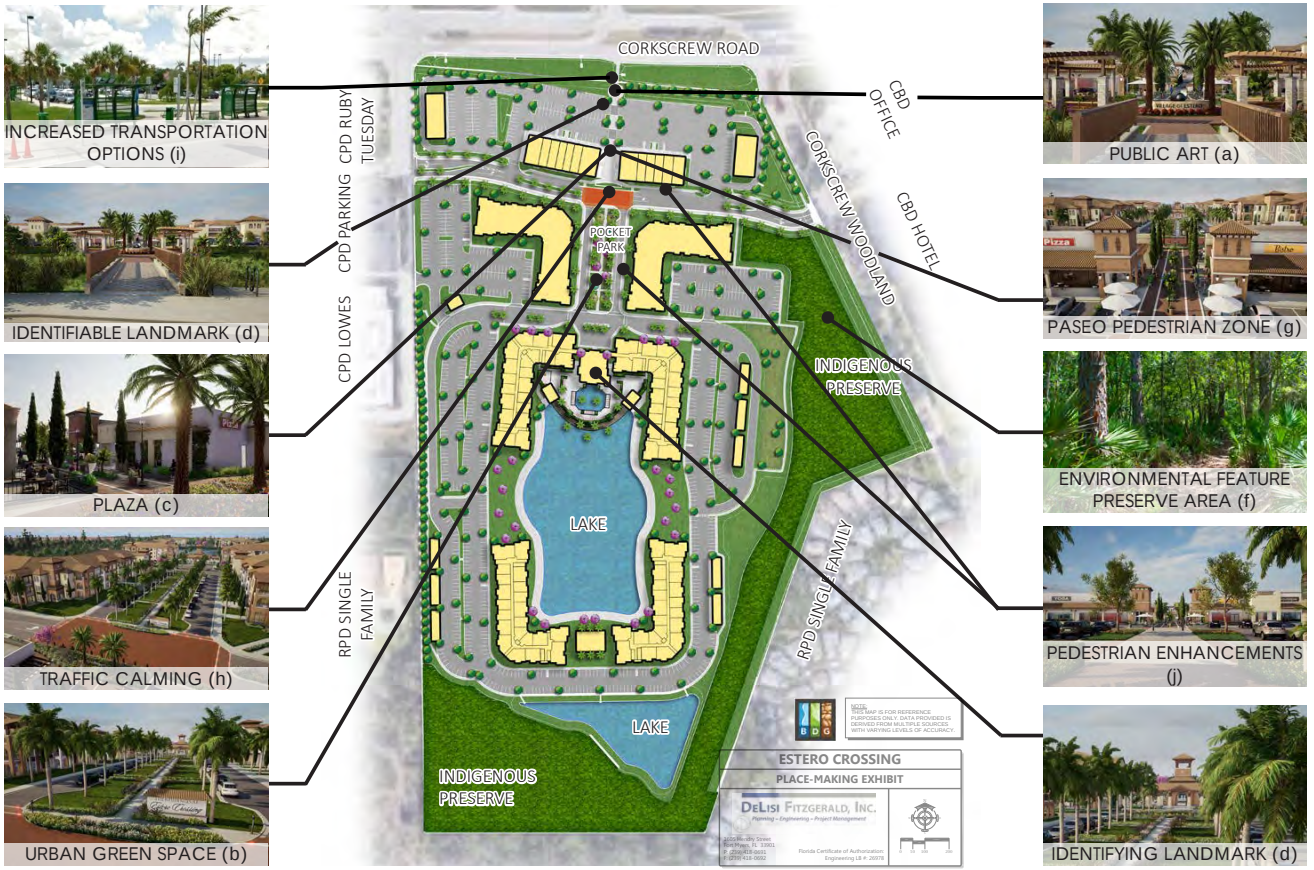
JANUARY 2020

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*note: the following images and renderings are conceptual. final construction plans shall be in substantial conformance and achieve the design intent with outlined shown in.*

## PLACEMAKING EXHIBIT




ESTERO CROSSING

2

## PLACEMAKING EXHIBIT - PUBLIC ART




*VIEW FROM CORKSCREW ROAD LOOKING SOUTH*

ESTERO CROSSING

3

## PLACEMAKING EXHIBIT - IDENTIFYING LANDMARK



*VIEW LOOKING SOUTH TOWARD ARCHITECTUAL ICON*

ESTERO CROSSING

4

## PLACEMAKING EXHIBIT - PLAZA




*VIEW WITHIN PASEO PEDESTRIAN PLAZA*

## PLACEMAKING EXHIBIT - PLAZA




*VIEW LOOKING NORTH TOWARD PASEO PEDESTRIAN PLAZA*

## PLACEMAKING EXHIBIT - TRAFFIC CALMING/PEDESTRIAN ENHANCEMENTS




*VIEW OF THE RAISED CROSSWALK BETWEEN POCKET PARK AND PEDESTRIAN PLAZA*

## PLACEMAKING EXHIBIT - URBAN GREEN SPACE




*VIEW LOOKING SOUTH TOWARD THE POCKET PARK*

## PLACEMAKING EXHIBIT - PASEO PEDESTRIAN ZONE




*BIRDSEYE VIEW LOOKING SOUTH OF PASEO PEDESTRIAN PLAZA*

## PLACEMAKING EXHIBIT - PASEO PEDESTRIAN ZONE




*VIEW LOOKING SOUTH TOWARD PASEO PEDESTRIAN PLAZA*

## PLACEMAKING EXHIBIT - PUBLIC ART




*VIEW OF ART INSTALLATION LOOKING SOUTH FROM CORKSCREW ROAD*

## PLACEMAKING EXHIBIT - ENVIRONMENTAL FEATURE: PRESERVATION AREA



*VIEW OF PRESERVATION AREA*

## PLACEMAKING EXHIBIT - PEDESTRIAN ENHANCEMENTS




*VIEW OF PEDESTRIAN CORRIDOR SOUTH FROM ART INSTALLATION TO THE PASEO PLAZA*

## VICINITY MAP




ESTERO CROSSING

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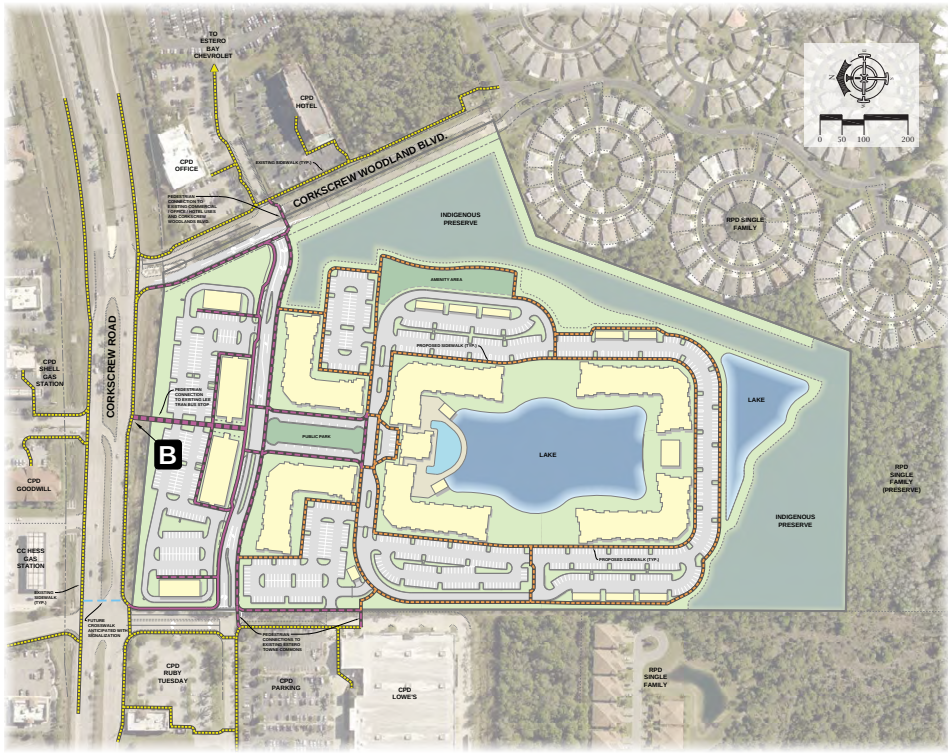
## OVERALL SITE PLAN




ESTERO CROSSING

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# CONNECTIVITY




**LEGEND**

- CONCEPTUAL PUBLIC PEDESTRIAN SIDEWALK / PATHWAYS (5' MIN.)
- CONCEPTUAL INTERNAL PEDESTRIAN SIDEWALK / PATHWAYS
- EX. PEDESTRIAN SIDEWALK
- PROPOSED BUILDING
- PROPOSED PARKING/ PAVEMENT
- PROPOSED AMENITY AREAS
- PRESERVE AREAS
- PROPOSED LAKE

**B** EXISTING LEE TRAN BUS STOP

*All commercial buildings shall have pedestrian interconnectivity.*

ESTERO CROSSING

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## CONNECTIVITY

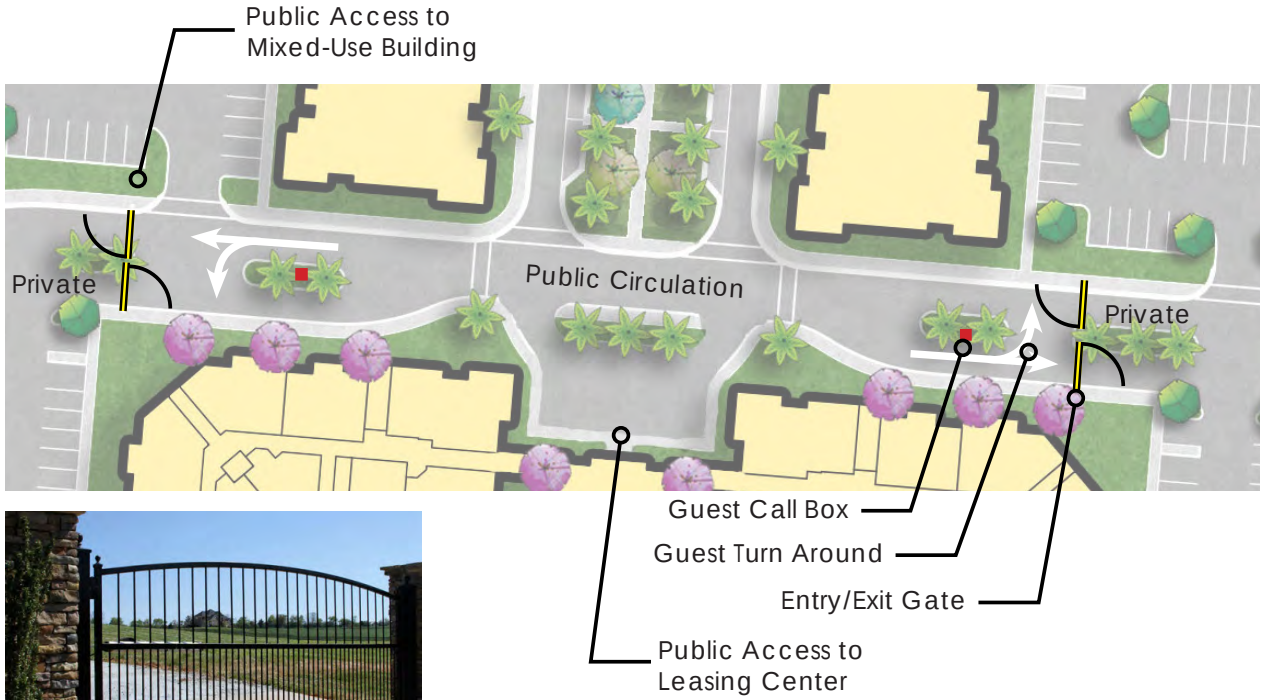
### PEDESTRIAN CIRCULATION

- 1.75 miles interconnecting sidewalk
- Pathways create connections from parking lot to buildings and interior pond promenade with shaded seating areas
- Wider sidewalk along frontage road encourages use of paths, linking open spaces of community



*Design features like these provide refuge and attract users at Baldwin Park, Orlando*

## ACCESS CONTROL






*Example of proposed automated residential gate. Gates located off street to minimize their visibility from frontage road*

ESTERO CROSSING

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## AMENITY SITE PLAN

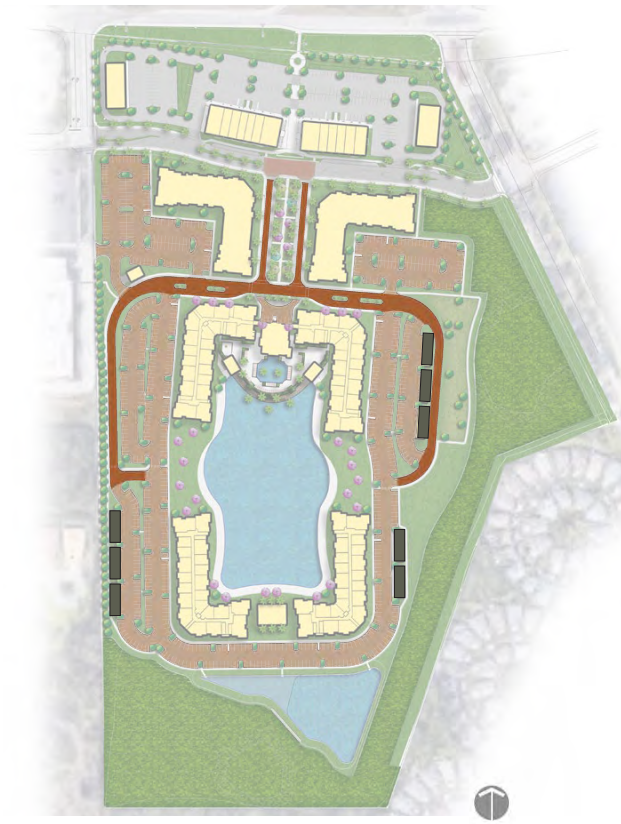



1 ENTRY SIGNAGE
2 POCKET PARK
3 PLANTED MEDIAN
4 OUTDOOR GRILL AREA
5 ARCHITECTURAL ICON
6 LOOKOUT AREA
7 PEDESTRIAN PROMENADE
8 LOUNGE
9 FLOATING DOCK
10 POOL
11 FOUNTAIN
12 DOG PARK AREA
13 ALUMINUM PICKET FENCE

ESTERO CROSSING

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## PARKING PLAN



**Paved Area: Connection to Community**
Support and enhance Estero's residential character

**Parking Spots in Residential Area**
304 Total Dwelling Units (Parking Per LDC)

**Detached Parking Garages**

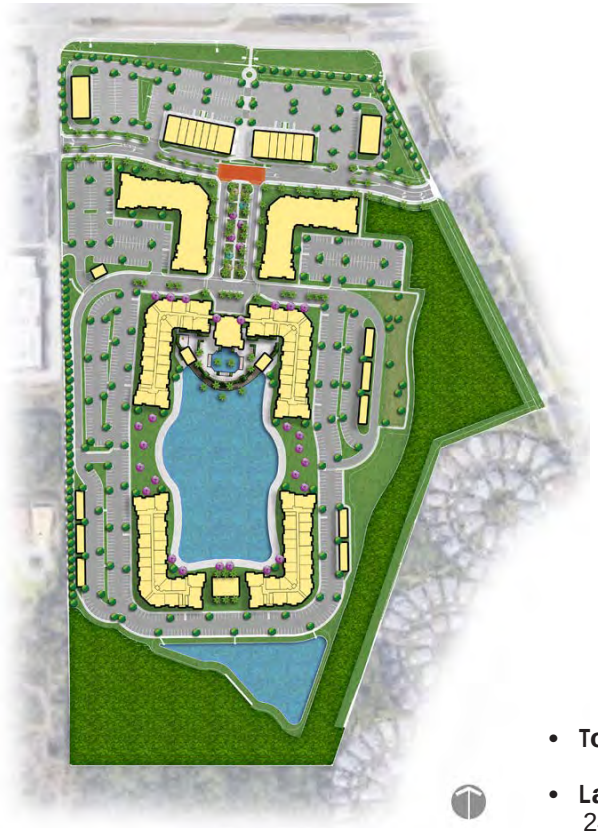


*example of proposed detached parking garage*

ESTERO CROSSING

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## PERVIOUS AREA



**Landscaped Area:**
12.1 Acres *(±28% Total)*

*Refers to planted areas which are designed, installed and maintained*

**Indigenous Area:**
8 Acres (±21% Total) *Protection of natural environment*

*Also referred to as native area*

**Pond Area:**
3.9 Acres *(±9% Total)*

- **Total Residential Site:** ±43 Acres
- **Landscaped Areas + Indigenous Area + Pond:** 24 Acres *(±56% Total Site)*

ESTERO CROSSING

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## LANDSCAPE CHARACTER

### Sample Landscape Palette

**PLANTINGS**

- Palms and ornamentals trees
- Stately shade trees will be used in the parking lot medians to help decrease heat island effect
- Layers of landscaping will reduce visibility of the community from surrounding properties and provide noise attenuation

**LANDSCAPE**

Including buffers, the indigenous area, landscaped areas and the pond, the entire site as planned is over 50% pervious (green)


JATROPHA


ORANGE GEIGER


SABAL PALM


PINK TABEBUIA


RIBBON PALM


ROYAL PALM


GREEN ISLE FICUS


HEDGE HIBISCUS


MUHLY GRASS


COONTIE


LANTANA

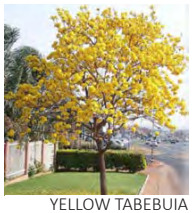
ESTERO CROSSING

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## POCKET PARK

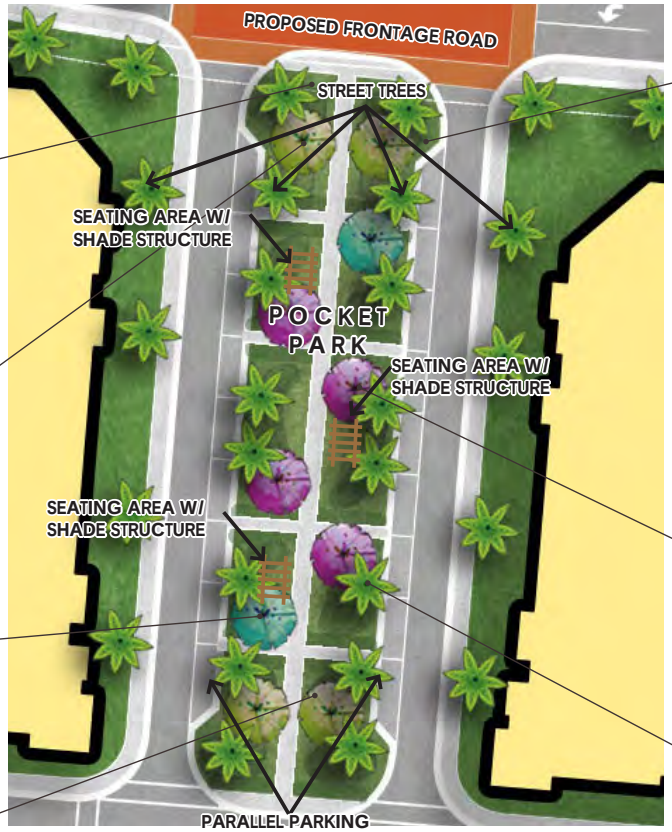
### Conceptual and Planting Plan


LANTANA (*depressa*)*
24" HT.


YELLOW TABEBUIA
12-14' O.A.


SHADY LADY BLACK OLIVE
12-14' O.A.


MUHLY GRASS* 3 GAL





SOCIETY GARLIC* AND
BULBINE MIX 20-30" HT.


PINK TABEBUIA
12-14' O.A.


ROYAL PALMS* 22' O.A.
4' GREY WOOD

* FLORIDA NATIVE SPECIES

ESTERO CROSSING

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## POCKET PARK

### Landscape Character

- The lawn area within the pocket park will be bermed to create interesting undulation in the landscape and frame the space
- Native, adapted and non-invasive plants will be utilized
- The park will be accessible to the public and maintained to the standards of the grounds inside the multi-family development
- There will be seating areas with shade structures alternating along the central pathway and shade trees to provide a simple, yet attractive and comfortable amenity.

*Promotes higher quality of life with park space (Policy No. 19.6)*



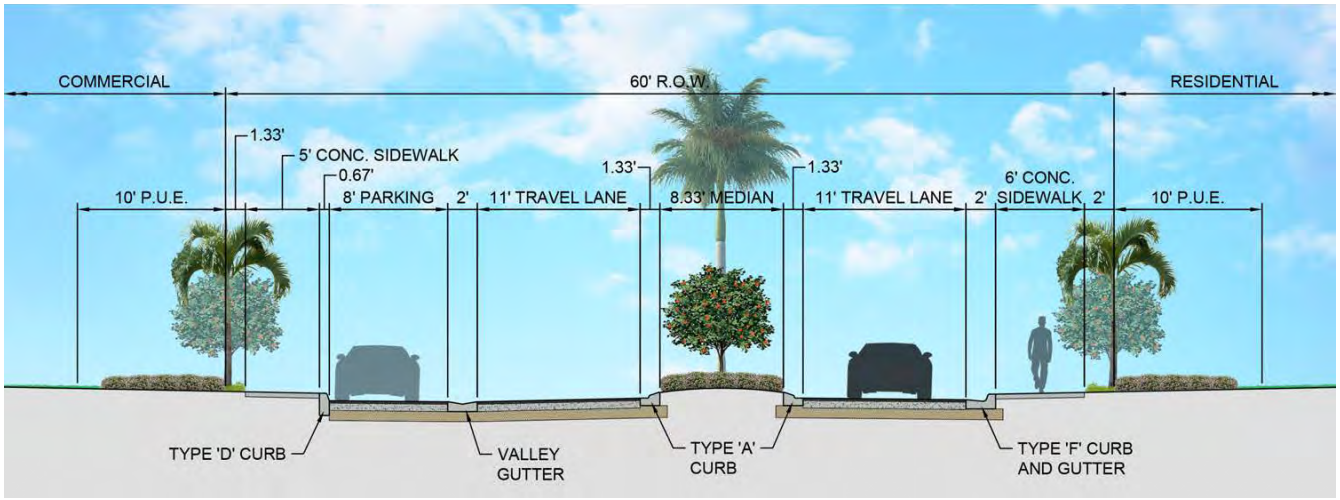
BIRDS EYE PERSPECTIVE




ELEVATED PERSPECTIVE

## FRONTAGE ROAD

### Street Section




*Transportation Connectivity: Linkage of multi-use sites*

# FRONTAGE ROAD LANDSCAPE PLAN




PROPOSED PLANT MATERIAL LEGEND

SPECIMEN PALM TREES: SYLVESTER DATE PALM, CHINESE FAN PALM,RIBBON FALM BISMARK PALM
STREET TREES: ROYAL PALM 20' HT MIN

MEDIUM PALMS: ALEXANDER PALM, MULE PALM, CHRISTMAS PALM, MONTGOMERY PALM,SABAL PALM

ORNAMENTAL TREES: BLACK OLIVE, GREEN BUTTONWOOD, HOLLY SPECIES,SILVER BUTTONWOOD STANDARDS,DECIDE SPECIES,CLUSIA,TABEBUIA

ORNAMENTAL TREES SMALL: INDIAN HAWTHORN STD,LIGUSTRUM, HIBISCUS STD, TIBOCHINA,SILVER BUTTONWOOD STANDARDS,DECIDE SPECIES,CLUSIA,JATROPHA

HEDGES: VIBURNUMS, PODOCARPUS, COCOPLUM, SHEFFLERA, JAPANESE BOXWOOD,DWF CLUSIA

MEDIUM SHRUBS: PLUMBAGO, COONTIE, ORNAMENTAL GRASSES, FIRESUH, HOLLYS, SILVER BUTTONWOODS, ARBOCOLA,HOSA

SMALL GROUNDCOVERS: DWARF CONFEDERATE JASMINE, VARIEGATED DWARF CONFEDERATE JASMINE, FLAX LILY, JUNIPER, INDIAN HAWTHORN, CARISSA EMERALD BLANKET, LANTANA, BOUGAINVILLEA, BLUE DAZE

1 STREET TREES
20' ROYAL PALMS AT 30' OC.

2 STREET TREE/PARKING BUFFER
20' ROYAL PALMS AT 30' OC. 12' ORNAMENTAL TREE AT 30'(ALTERNATING WITH STREET TREE)
DOUBLE ROW HEDGE 30" MIN

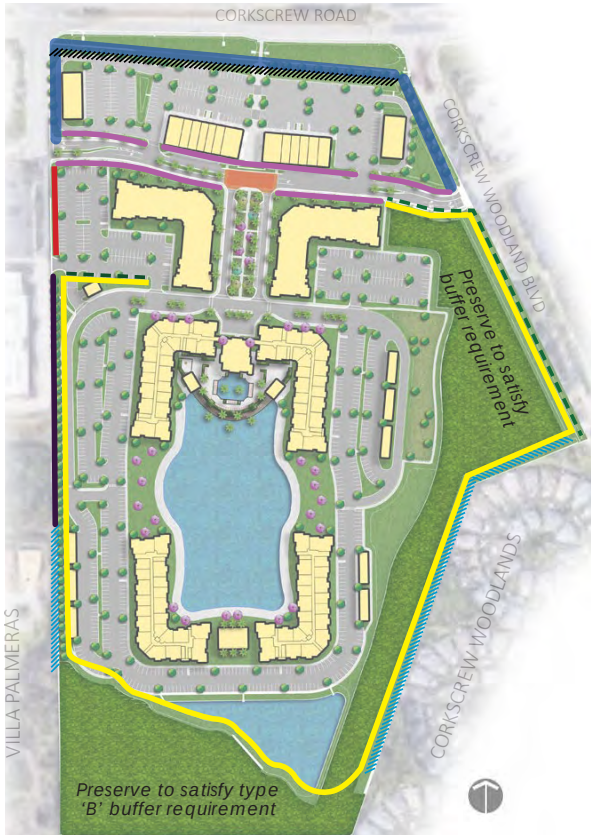
3 COMMERCIAL BUILDINGS/REDUCED ROADWAY SETBACK
15' MEDIUM PALMS AT 30' OC. 8' SMALL ORNAMENTAL TREE AT 30'(ALTERNATING WITH MEDIUM PALM
SINGLE ROW HEDGE 30" MIN

ESTERO CROSSING

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## LANDSCAPE BUFFERS

### OVERALL BUFFER PLAN




Buffers are implemented to separate use areas, create a sense of place and obstruct undesired views. They are often a combination of layered plant materials and built structures such as walls, fences and berms. Many of the buffers implemented at Estero Crossing are 'enhanced', meaning they are designed to exceed the minimum requirements.

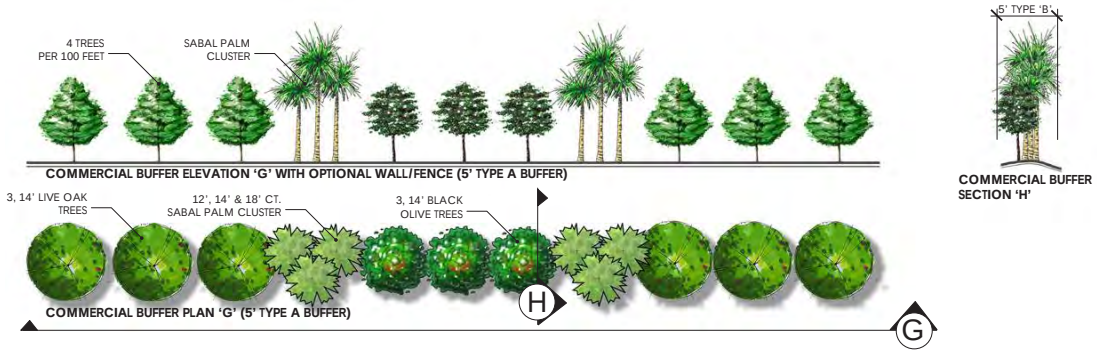
- 5' Type 'A' Buffer
- Decorative Landscape plus 7.5' wide strip outside wall/fence per LDC
- 15' Type 'B' Buffer
- *Enhanced* 15' Type 'B' Buffer
- 20' Type 'D' Buffer
- *Enhanced* 20' Type 'D' Buffer
- Residential Project Fence/Wall
- Enhanced Streetscape (Alternate to 20' Type 'D' Buffer)

ESTERO CROSSING

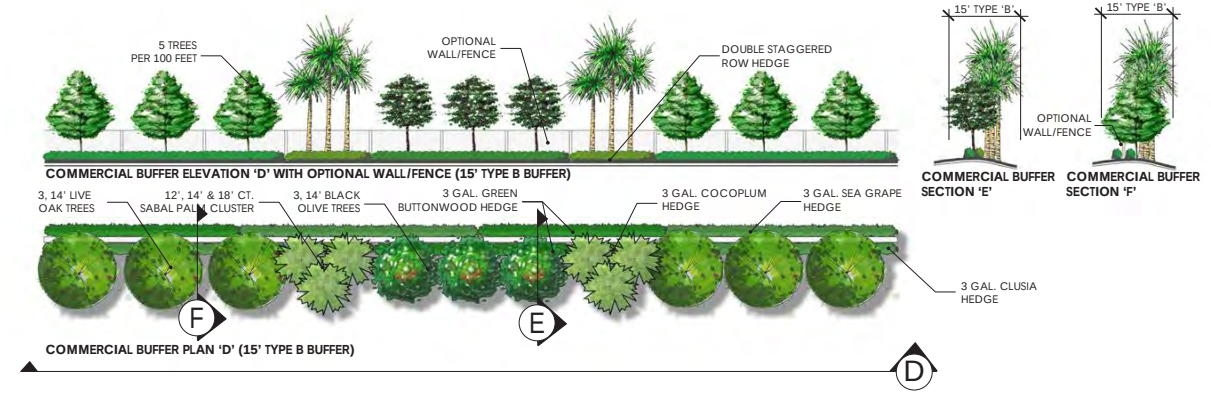
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## LANDSCAPE BUFFERS

### Concept and Type ‘A’ Buffer (4 Trees/ 100 LF)




### Concept and Type ‘B’ Buffer (5 Trees/ 100 LF with Double Hedge Row)



## LANDSCAPE BUFFERS

### CORKSCREW ROAD
### Type 'D' Buffer (enhanced) (5 Trees/ 100LF with Double Hedge Row)

Enhanced buffer to include:

Taller Trees

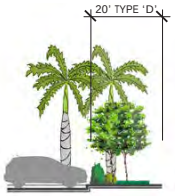
- Cabbage Palm clusters at 16', 18' and 20' overall heights and Royal Palms at 20' height (code minimum 12'-14')

Taller Hedge

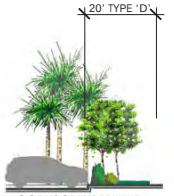
- 36" and 48" staggered double row hedge (code minimum 36")

Additional Plantings

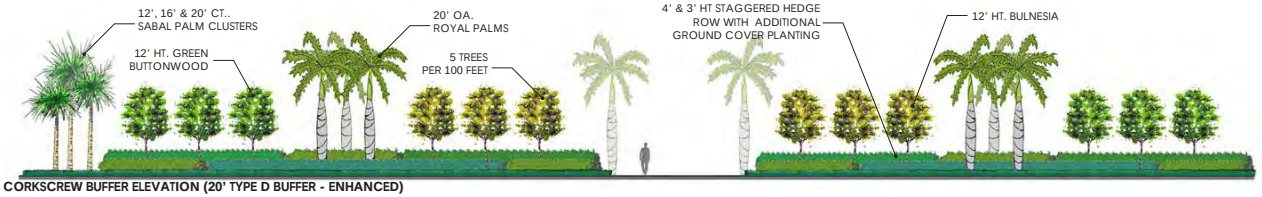
- Grasses, low shrubs and ground covers throughout buffer



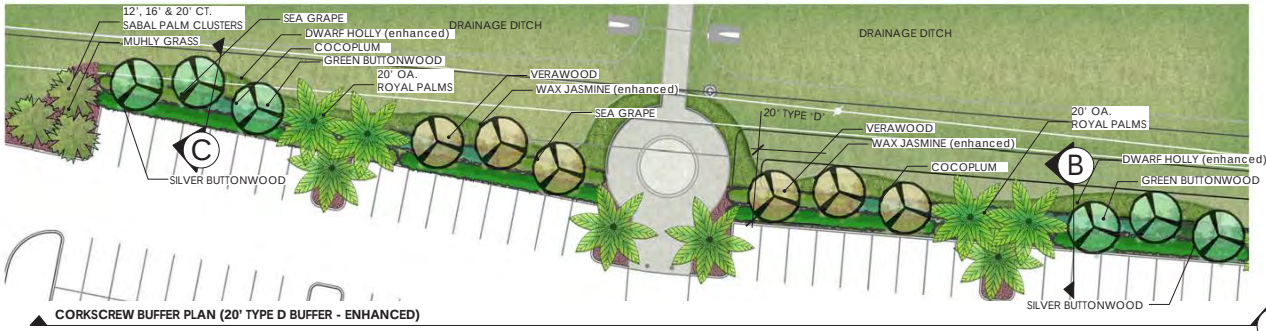
CORKSCREW BUFFER SECTION 'B'



CORKSCREW BUFFER SECTION 'C'



CORKSCREW BUFFER ELEVATION (20' TYPE D BUFFER - ENHANCED)



CORKSCREW BUFFER PLAN (20' TYPE D BUFFER - ENHANCED)

ESTERO CROSSING

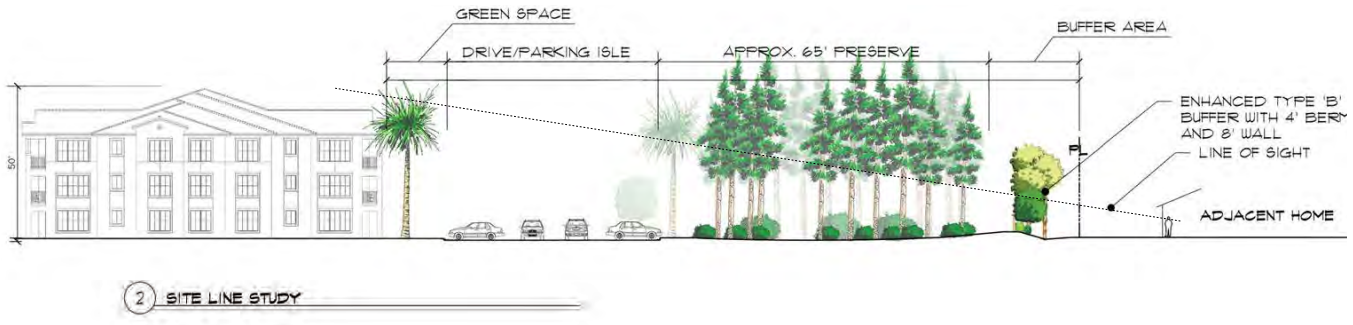
29

## LINE OF SIGHT STUDY - ISLAND CLUB

**ISLAND CLUB BUFFER:**
**ENHANCED *TYPE 'B' BUFFER***

- Proposed buffer will block sight line from adjacent residential areas:
  - 4' berm and 8' pre-cast wall
  - Solid clusia hedge, planted 42" O.C. and maintained at 4'
  - Cabbage palm clusters as shown, 7.5' O.C.
  - (138) shade trees planted 15' O.C. @ 14' height, alternating (4) Live Oaks and (4) Shady Lady Black Olive Trees




ESTERO CROSSING

30

## LINE OF SIGHT STUDY - ISLAND CLUB



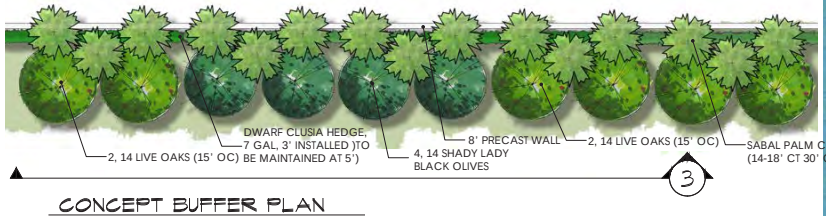
Ⓐ EXISTING PRESERVE VIEW



Ⓑ EXISTING PRESERVE VIEW

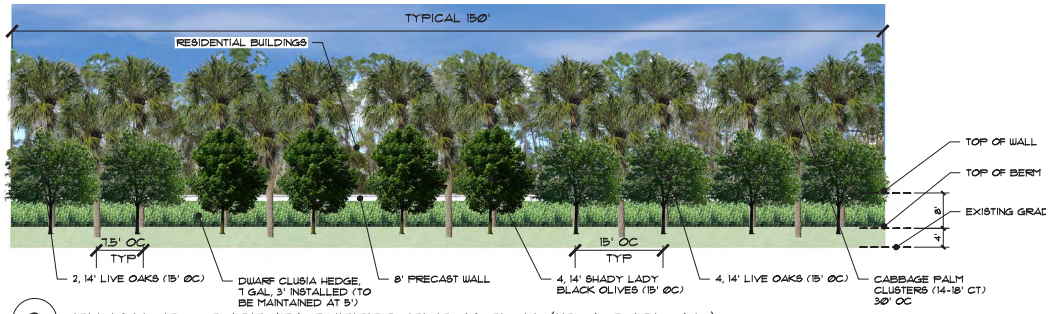


Ⓒ EXISTING PRESERVE VIEW




CONCEPT BUFFER PLAN




3 ENHANCED TYPE 'B' BUFFER ELEVATION (150' TYPICAL)



8' privacy wall of pre-cast, painted concrete on top of 4' berm along buffer (full buffer not shown)

ESTERO CROSSING

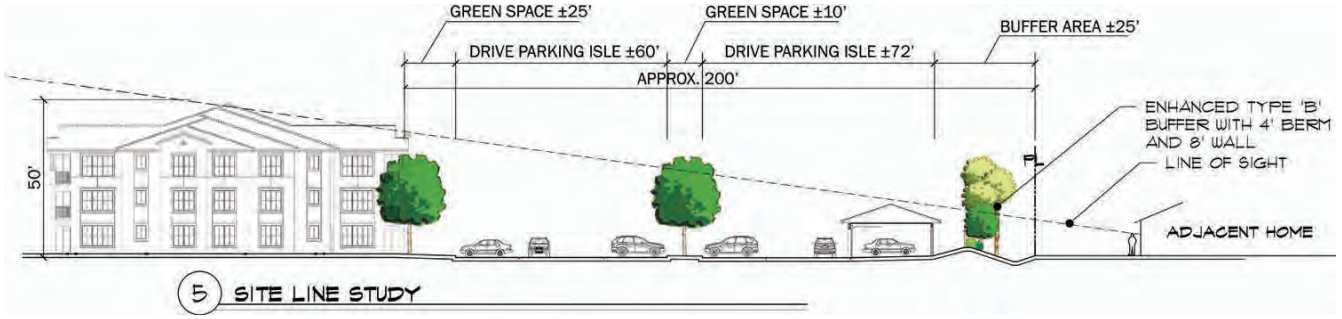
31

## LINE OF SIGHT STUDY - VILLA PALMERAS

### VILLA PALMERAS BUFFER: *ENHANCED TYPE 'B' BUFFER*

- Proposed buffer will block sight line from adjacent residential areas:
  - 4' berm and 8' pre-cast wall
  - Solid clusia hedge, planted 42" O.C. and maintained at 4'
  - Cabbage palm clusters as shown, 7.5' O.C.
  - (138) shade trees planted 15' O.C. @ 14' height, alternating (4) Live Oaks and (4) Shady Lady Black Olive Trees (*Policy No. 19.3.3*)



## LINE OF SIGHT STUDY - VILLA PALMERAS



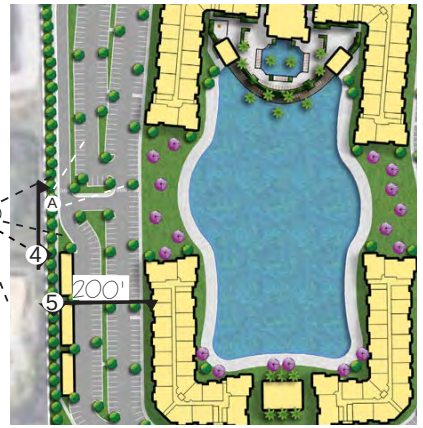
Ⓐ EXISTING VIEW

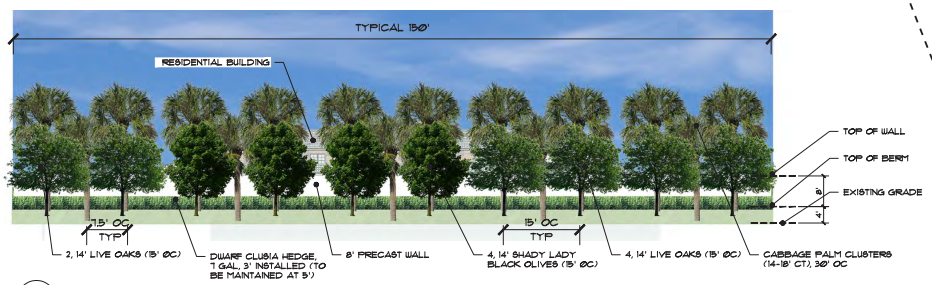


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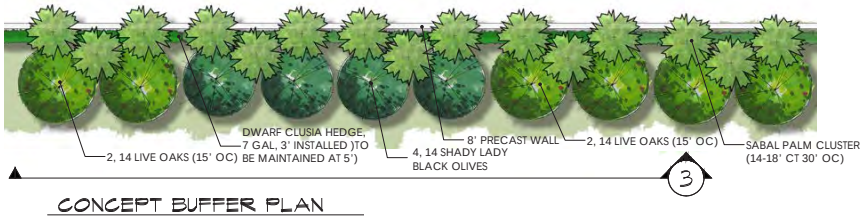


Ⓒ EXISTING VIEW




4 ENHANCED TYPE 'B' BUFFER ELEVATION (150' TYPICAL)




CONCEPT BUFFER PLAN



8' privacy wall of pre-cast, painted concrete along buffer (full buffer not shown)

ESTERO CROSSING

33

## ARCHITECTURAL CHARACTER

### "Mediterranean" Style Architecture

The "Mediterranean" style embraces the historical design of the Mediterranean regions with the modernity of "Florida Coastal" style of architecture. Exterior elements such as **white smooth finished stucco**, **barrel tile roofs**, **arched openings** and **detailed gables** give the Mediterranean flavor. The clean modern massing of the architecture and the resort atmosphere created by lush landscaping and inviting amenity spaces, lend towards the "Florida Coastal" style. This elegant composition achieves a **harmonious** and **stylish** design of architecture that is timeless, graceful and will enhance the community of the Village of Estero for years to come.

### Design Approach

Create a design that is timeless and graceful

- Barrel tiled roofs of warm and rich texture.
- Detailed roof gables with simple but enhancing design elements.
- Stylized windows – respectful yet contemporary.
- White smooth finished stucco – blending of classic and modern styles.
- Balconies with rustic wood detailing and respectfully placed arches.
- Identifiable and inviting building entries.
- Architecture and exterior spaces that create a resort style experience.

## ARCHITECTURAL CHARACTER

Samples of "Mediterranean" Style Architecture (Residential)




Mixed-Use Perspective

## ARCHITECTURAL CHARACTER

### Quality Construction

Below are examples of Multi-family product constructed by Stock Development.
The units in Estero Crossing will be similar to examples pictured below.





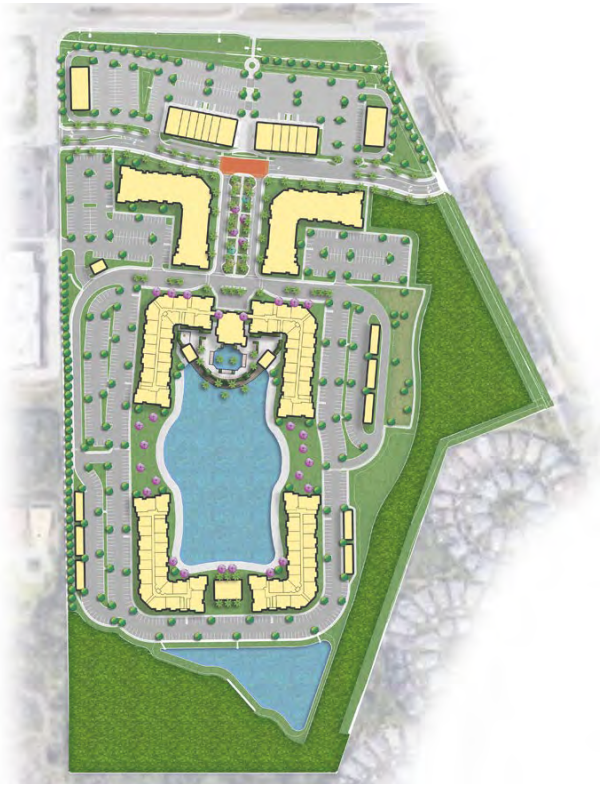




## ARCHITECTURAL CHARACTER

### Building Layout

- Entry point provides a view of an intuitive and inviting arrival experience.
- Arrangement of buildings on site starts with tallest buildings towards the center with the smaller buildings and parking at edges, therefore softening the line of site from adjacent properties.
- Apartment and amenities maximize the lake views by framing the lake yet still provide ample open and green spaces between buildings.
- Resort style pool and contemporary amenities that create a desired lifestyle



*proposed building layout*

## ARCHITECTURAL CHARACTER

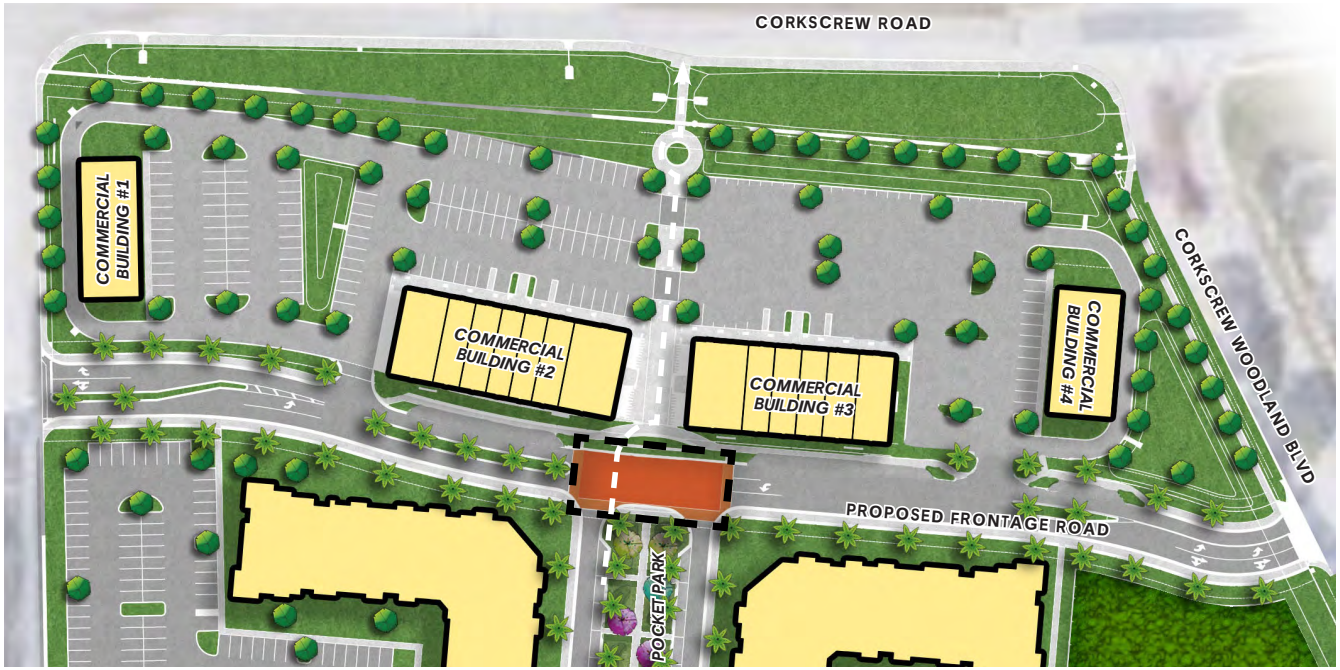
### Multi-Family Perspective



## COMMERCIAL PLAN

### UNIFIED COMMERCIAL PLAN

- Provide a clearly marked crosswalk (highlighted above) for safe pedestrian access
- The proposed landscaping will exceed code requirements:
  - The tree lined frontage road creates a sense of arrival
  - Vegetative buffers shield the property from the noise and views of surrounding roads




ESTERO CROSSING 39

## COMMERCIAL CHARACTER

### Proposed Architecture

The commercial component of the project will incorporate the following element of the land development code of the Villages of Estero, Chapter 10 & 53

- Use of covered pedestrian arcades
- Incorporation of overhangs
- Display windows over 50% of main facade under pedestrian covered walkway
- Tower elements
- Peaked roof
- Outdoor seating areas
- Incorporation of pergolas




*Commercial renderings showing architecture for Estero Crossing; Product of GMA Architecture*

## COMMERCIAL CHARACTER

### Proposed Architecture (continued)

- Incorporation of iron work
- Architectural elements withing the towers
- Use of trim and corbels
- Peaked roofs at covered walkways with concrete tile as roofing elements
- Variation of roof lines
- Column with defined shaft and base
- Defined pedestrian courtyards




*Commercial renderings showing architecture for Estero Crossing; Product of GMA Architecture*

## SIGN CONCEPTS

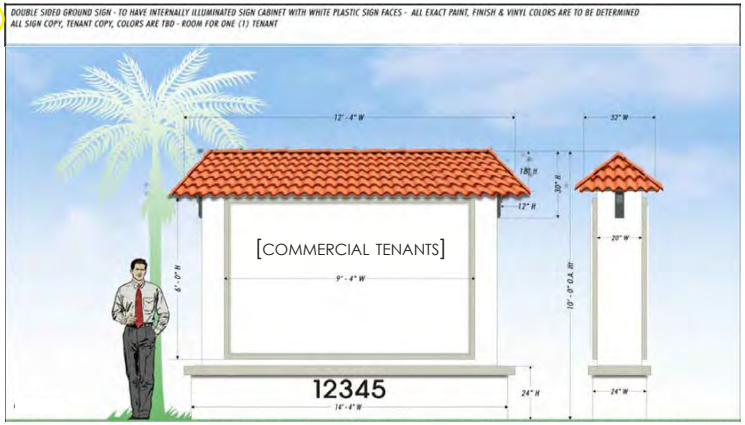
1 DOUBLE SIDED GROUND SIGN - TO HAVE REVERSE LIT CHANNEL LETTERS FLOAT MOUNTED ONTO SIGN FACE - ALL EXACT PAINT, FINISH & VINYL COLORS ARE TO BE DETERMINED
HALO LIT CHANNEL LETTERS TO BE ILLUMINATED (Copy to read: "Estero Crossing") USING WHITE LED LIGHTING







2 DOUBLE SIDED GROUND SIGN - TO HAVE INTERNALLY ILLUMINATED SIGN CABINET WITH WHITE PLASTIC SIGN FACES - ALL EXACT PAINT, FINISH & VINYL COLORS ARE TO BE DETERMINED
ALL SIGN COPY, TENANT COPY, COLORS ARE TBD - ROOM FOR ONE (1) TENANT




ESTERO CROSSING

42

## CONSULTANT TEAM

**STOCK DEVELOPMENT,** *Developer*

**BOOTH DESIGN GROUP,** *Landscape Architecture*

**DELISI, INC.,** *Land Use Planning*

**McMAHON ASSOCIATES,** *Transportation Engineers & Planners*

**CBA ARCHITECTS,** *Architect*

**GMA ARCHITECTS AND PLANNERS,** *Architect*

**WINDHAM STUDIO, INC.,** *Landscape Architect*

**PAVESE LAW FIRM,** *Attorney*

**DELISI FITZGERALD, INC.,** *Civil Engineering*

***Via Coconut Rezoning***
**Zoning Staff Report**

**For Planning Zoning & Design Board**

| | |
|---|---|
| **PROJECT NAME:** | **Via Coconut EPD** |
| **CASE TYPE:** | **Planned Development Rezoning – Vacation of Right-of-Way** |
| **CASE NUMBERS:** | **DCI2019-E003 AND VAC2019-E001** |
| **PLANNING ZONING & DESIGN BOARD DATE:** | **August 10, 2021** |

## SUMMARY OF REQUEST

The applicant is requesting a rezoning from Agriculture to Estero Planned Development (EPD) for a ±20-acre parcel on the west side of Via Coconut Point south of Corkscrew Road and across from Genova.

The proposal is for a Tier 3 Development that would allow a mixed-use project consisting of:

- 330 Multi-family apartment units and 30 Townhomes (17.8 units per acre);
- 29,600 square feet of commercial use;
- Church or other uses such as Townhomes;
- Public Amenities.

A companion application has been submitted to vacate an existing 66-foot wide right-of-way on the property. The vacation application is reviewed by Village Council and, when submitted concurrent with a rezoning application, the PZDB makes a recommendation on the request.

## STAFF RECOMMENDATION

Staff recommends approval of both requests (rezoning and vacation of right-of-way, with the conditions in Attachment C, for the reasons outlined in this staff report.

## GENERAL INFORMATION

*Applicant*
Estero 5, LLC - Roderick Schmidt, Manager

*Owners*
Stephanie Miller Trust (4 parcels)
CP Land Investment, LLC
Wildcat Hollow LLP
MM Estero FL, LLC
Seymour Pond 28, LLC

*Authorized Agent*
Stacy Hewitt, Banks Engineering

*Location*
The subject properties are located at 8990 Corkscrew Road; 21650 & 21750 Via Coconut Point; 21331, 21350 and 21351 Happy Hollow Lane; and access undetermined for two parcels. The STRAP numbers are 34-46-25-E4-0100C.0170; 33-46-25-E2-U1971.2349; 33-46-25-E3-U1971.2299; 33-46-25-E3-U1969.2320; 33-46-25-E2-U1963.2334; 33-46-25-E3-U1973.2285; 33-46-25-E2-U1967.2334; and 33-46-25-E2-U1967.2342.

*Surrounding Zoning and Land Use*

North — Corkscrew Road then MPD (vacant) and AG (Happy Hollow Lane) – Village Center Land Use

East — Via Coconut Point then Genova Condominiums (EPD) and Estero Park (CF) – Village Center and Public Parks and Recreation Land Use

South — Via Coconut Point right-of-way, CSX/Gulf Seminole Railroad Corridor and AG

West — Happy Hollow Lane residential lots and greenhouse (AG-2), CSX/Gulf Seminole Railroad Corridor, and undeveloped North Point DRI (MPD) – Village Center Land Use

*Zoning*
Agriculture

*Comprehensive Plan Land Use Category*
Village Center

*Public Information Meetings*
A Public Information Meeting was held at the Planning and Zoning Board on January 21, 2021. The applicant provided documentation regarding issues discussed at the meeting which is attached.

A meeting was held with the Design Review Board January 22, 2020 pertaining to the Pattern Book. See attachment.

## STAFF ANALYSIS

The applicant is proposing a rezoning from Agriculture to Estero Planned Development (EPD). This is the specific zoning district that is required in the Village Center Land Use category. The property is primarily vacant except for two single family lots on Happy Hollow Lane.

The applicant is requesting Village Center Tier 3 Development which allows for mixed use and:

- A base residential density of up to 15 units per acre with a maximum of 20 units per acre based upon accepted incentive offers;
- Higher non-residential intensity; and
- Maximum building heights between 60 and 70 feet.

Via Coconut proposes 330 units with a residential density of 17.8 dwelling units per acre (based on 20-acre total project site), 29,600 square feet of commercial use, and a potential 10,000 square foot church or up to 30 townhomes, or other approved uses. Maximum height proposed is 4 stories, inclusive of architectural features, or 59 feet. By comparison, Genova, the condominium project across the street on Via Coconut, is a residential Tier 2 development with 12 dwelling units per acre with a maximum building height of 4 stories or 45 feet.

The higher level of density and additional height are to be determined by Village Council based upon incentive offers and findings of significant public benefits which may include innovative landscaping and street design, offsite improvements, dedication of onsite public spaces, public trails, gathering spaces, enhanced parking design (under building parking), or other similar items.

The Village Center standards include goals such as creating socially vital centers; safe streets for walking and bicycling; fostering interconnection and walkability; and human scale. These standards along with comprehensive plan policies, are the basis of analysis of the proposal.

**MASTER CONCEPT PLAN**

The applicant has provided a Master Concept Plan that shows:

- Three U-Shaped three and four-story residential buildings, each with 102 units;
- A commercial mixed-use area with two three-story buildings with 24 residential units and retail, personal service, or office uses; and two single story retail/restaurant buildings;
- A potential 10,000 square foot church or 30 townhomes on 3 acres (or other uses);
- A ±1-acre civic/park area at the north end of the site proposed to be dedicated to the Village.

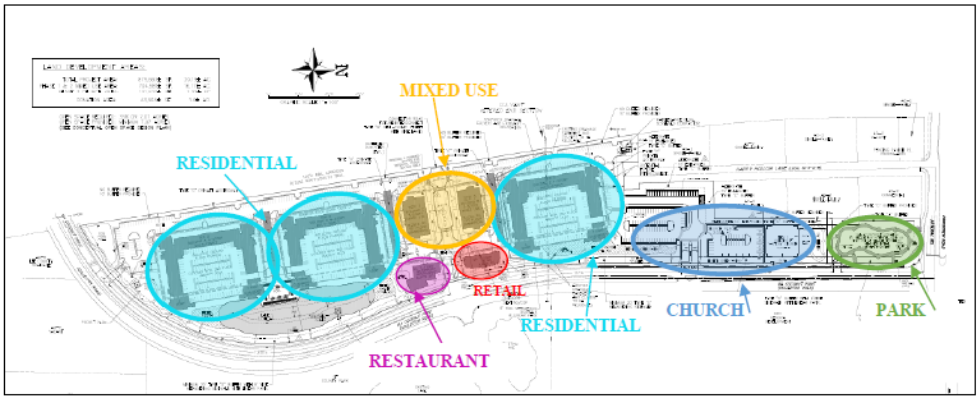


Figure 1- Use Areas

*Parking*
A combination of surface parking, on-street parking, and residential ground floor level parking is proposed. Some of the residential parking will be concealed on the ground level of the residential buildings topped with a 2nd floor amenity deck, and surface parking will be located to the rear of the residential buildings and adjacent to the church. Small surface lots and on-street parking will serve the Main Street area.

*Perimeter Buffers and Landscaping*
Via Coconut Point – A 20-foot Type "D" Buffer with enhanced landscaping (taller trees).

Railroad - A 10-foot buffer with landscaping - no buffer is required.

Happy Hollow Lane residences - A 15-foot Type "C" Buffer including an 8-foot wall and enhanced landscaping.

Corkscrew Road – A 20-foot Type "D" Buffer on the north end of the project, and a Type "A" Buffer between the park parcel and greenhouse property on Happy Hollow Lane.

- Buffers are limited to perimeter areas as the LDC does not require internal buffers in mixed-use developments.
- The applicant proposes to install and maintain median landscaping on Via Coconut from the proposed new entrance to Estero Community Park to Williams Road.
- The development is providing the required 35% Open Space of 7.07 acres.

*Main Street Area*
This area includes two vertical mixed-use buildings with commercial on the first level and residences above. The area will be delineated by street pavers, and the project entry will be flanked by two single-story buildings, one for a restaurant and the other for retail. The on-street parking, restaurant, and retail uses will contribute to a social interaction in the development.

A future interconnection to the west is proposed, as well as a potential future connection to Happy Hollow Lane.

**PATTERN BOOK**

A Tier 3 development is required to provide a detailed Pattern Book with illustrative site plan and facade detailing.

The architectural style is described by the applicant as "Mediterranean underlying design with coastal inspired architectural flavor". Varying rooflines, mass, light and shadow are stated as key components of the design.

The material palette "consists of subtle flavors of Mediterranean architecture including orange to off-red barrel concrete roof tiles, contrasting simple beige and cream colors on the stucco walls, bronze railing, painted eave corbels…"

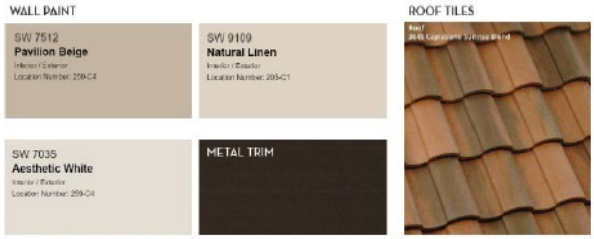



Figure 2- Via Coconut Color Palette

The color palette consists of warm, neutral earth tones as shown left, with contrasting brightly colored trim, cornices and columns.

*Building Height*

The project proposes three 4-story multi-family residential structures with three residential levels and first floor parking concealed by an open deck with residential amenities above. Maximum height proposed is 59 feet. Two 3-story mixed use buildings are proposed along Main Street with a maximum building height of 55 feet. Main Street also includes two single-story commercial buildings with a maximum height of 35 feet. The church proposes a height of approximately 38 feet. The townhome proposes a height of two stories, 35 feet.



Figure 3- Residential Architecture

The submitted elevations and sections show that the U-shaped residential buildings utilize step-back from 3 stories to 4 stories to minimize massing along Via Coconut.

*Vehicular and Pedestrian Connections/interconnections*

Connections include access points along Via Coconut to the site, as well as potential future connections to Happy Hollow Lane and a Main Street connection to the west which would allow future access to the west side of Tamiami Trail to and through the railroad right-of-way. These are consistent with the Framework Plan in the LDC, shown below.

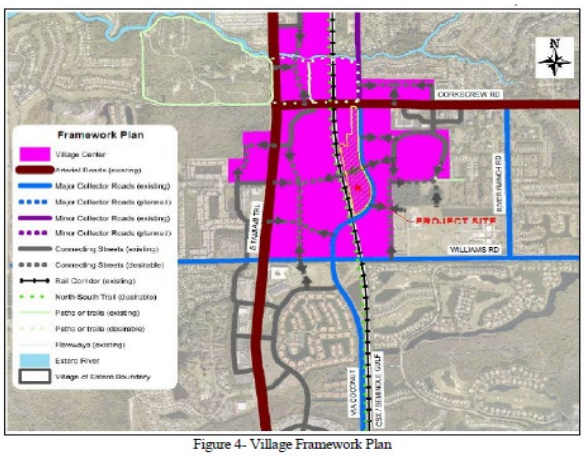



Figure 4- Village Framework Plan

*Schedule of Uses*
The proposed Schedule of Uses includes a variety of residential, commercial and institutional uses, and a summary is provided below:

- Residential uses include Live-Work, Multi-Family, Townhomes, and existing Single-Family.
- Commercial Uses include a variety of retail, office, and personal service uses with more intense commercial uses including Research & Development Laboratories and Printing and Publishing.
- Institutional Uses include Clubs, Cultural Facilities (non-commercial), Library, Parks, Place of Worship, Post Office, Schools (commercial) and infrastructure-related uses.

**STAFF ANALYSIS**

- Vacation Request
  The applicant is requesting to vacate a right-of-way 66 feet wide extending in a north-south direction in the southeastern portion of the site. A vacation is needed because the easement is platted (Plat Book 1, Page 59) in the Public Records. The road right-of-way is no longer needed as Via Coconut Point has been constructed subsequently to provide road access.

- Transportation
  Via Coconut Point is a four-lane divided major collector road and is under the jurisdiction of the Village of Estero. The site has approximately 3,000 feet of frontage on the west side of Via Coconut Point and proposes several access points as shown on the diagram below.

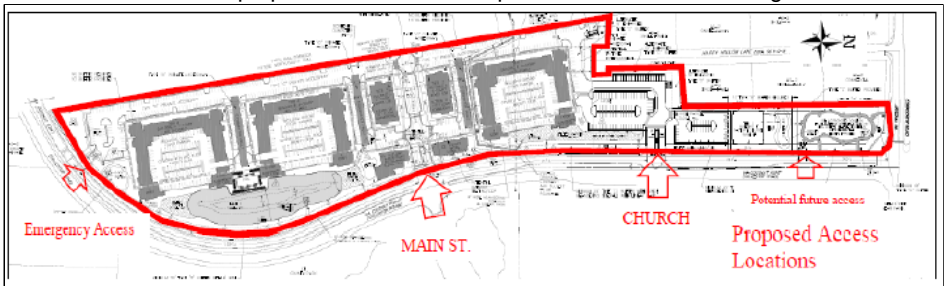


Figure 5- Access Locations

The proposed development will create 2,896 net new vehicle trips daily. The Traffic Impact Statement (TIS) evaluation of impacts in the 2025 buildout year of the project shows Corkscrew Road between US 41 and Three Oaks Parkway will continue to operate at a Level of Service (LOS) “C”, but the LOS between Three Oaks Parkway and I-75 will be a “D” due to pre-existing issues. The LOS between Via Coconut Point between Corkscrew Road and Williams Road will operate at a LOS “D”.

The TIS concludes that “No roadway capacity improvements are required on Via Coconut Point from Corkscrew Road to Coconut Road as this road segment is shown to operate within the LOS standards in 2025, both with and without the addition of the project traffic.” Intersections, include the two proposed for the development will operate at an acceptable LOS of “C”.

Staff has reviewed the TIS which resulted in some modifications, including changing the southernmost access point to an Emergency-Only access. Other items included intersection safety concerns and site distance issues which have been resolved.

- Environmental
  The project area consists of vacant land and single family residences. The submittal materials state that there are no Rare and Unique Upland Habitats on the site, nor are there any Existing and Historic Flowways.

  There are no jurisdictional wetlands or heritage trees on the site.

- Flood Issues
  The site is not located within a floodway but does fall partly within the Special Flood Hazard Area (Zone AH) and partly in the X Zone (which is outside of the Special Flood Hazard Area). Zone AH is the flood insurance rate zone that corresponds to the areas of 1 percent annual chance of shallow flooding with a constant water-surface elevation (usually areas of ponding) where average depths are between 1 and 3 feet.

  This development will need to provide mitigation for hurricane sheltering due to its location in the hurricane storm surge area. This will be determined at development order.

- Stormwater Management
  A master stormwater management system is currently in place for the area, including Estero Community Park and the Via Coconut Point right-of-way.

  The applicant proposes to collect and treat site stormwater runoff in a stormwater lake and filter marsh treatment system. Storage vaults are proposed under paved areas which will also be used to pre-treat the runoff before transfer to the lake for eventual discharge to the railroad right-of-way as permitted through SFWMD.

  Staff has reviewed the information and had requested clarification on several issues which the applicant adequately addressed. Additional stormwater review will occur at development order.

- Utilities
  Lee County Utilities has provided a letter of regarding availability of potable water and wastewater service for Via Coconut.

  Sewer service will be provided by the Three Oaks Water Reclamation Facility, and potable water will be provided through the Pinewoods Water Treatment Plant.

  A trash compactor will be used for the residential solid waste, and two dumpster locations are proposed for the commercial solid waste.

- Fire
  Estero Fire has reviewed the proposal and requested an auto-turn for the entrance and exits of the property, as well as the proposed road surface to ensure that a large fire apparatus can maneuver the roadways. The Applicant has provided this documentation and confirmed that the surface will take the weight of a large fire truck.

  Estero Fire also requested an assessment model to determine necessity of radio enhancement regarding adequacy of signal strength. Staff recommends a condition to ensure that this requirement is part of the review at development order.

- Estero Planned Development Analysis
  The LDC contains criteria for Estero Planned Developments dependent upon the Tier.

- Section 3-707
  The goals of the Village Center area include creating an active and social neighborhood environment with mixed uses and a focus on walking and biking, both within and to the development. Via Coconut does not propose gates to restrict access to the site.

  - *DEVELOPMENT TIER, DENSITY, AND HEIGHT*
    The project is a Tier 3 development which allows for higher residential and commercial density mixed-use neighborhoods consistent with the goals for a "Village Center". The base density allows up to 15 units per acre, with 15.1 - 20 if incentive offers are accepted. The proposed development is requesting a density of 17.8 units per acre. (Mixed use can calculate density on the entire 20 acres.) The request for additional density requires a determination by the Council regarding the incentive offers and public benefits commensurate with the additional density.

    The applicant outlines the proposed incentive offers in its Pattern Book. Upon evaluation, staff believes the more significant offers include:

    - Main Street connection;
    - Pocket park;
    - Dog park;
    - Ungated development;
    - Parking under residential buildings;
    - Vertical mixed-use;
    - Potential land donation to Village;
    - Removal of the billboard on property (suggested by staff);
    - Median landscaping on Via Coconut Point;
    - Fishing pier on lake.

    The map below shows the public spaces proposed in the development, including the Main Street and public seating area in the center of the project and the 'linear park' on the outer edge. The public area also includes the dog park and pocket park at the south, and the land dedication at the northern end of the site. The linear park allows for an active edge to the community, and the social vitality and gathering aspects include the lake with fishing pier, pocket park, dog park and retail area.




Figure 6- Public Areas

The incentive offers provide a level of public benefit that are, in staff's opinion, sufficient to support the requested residential density for a Tier 3 Village Center project.

Non-residential density includes 29,600 square feet of commercial which is comprised of vertical mixed use along the Main Street area, as well as a proposed restaurant near Via Coconut. There is also a potential 10,000 square foot church proposed which may alternatively be used for townhomes.

The mix of uses is an important aspect of a Tier 3 development and therefore needs to be assured from the outset through the phases of construction. The MCP includes a note pertaining to phasing. Staff is suggesting a condition in the ordinance to ensure that the project develops as proposed.

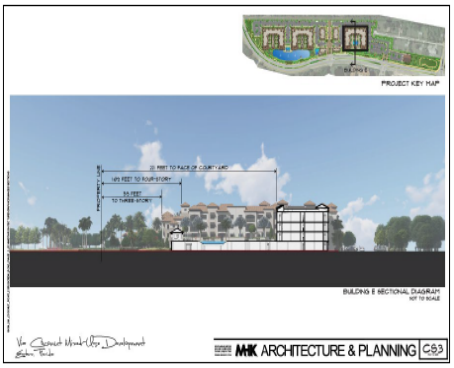



Figure 7- Cross Section of Residential Building

Height - The residential buildings anchor the site at the southern end, both in terms of activity and massing/height. A Tier 3 development is allowed a base building height of up to 60 feet and increases up to 70 feet based upon incentive offers. The Via Coconut 4-story residential buildings are proposed to be 59 feet high, inclusive of architectural details.

The applicant has attempted to minimize the massing and height of the buildings by stepping back the structure, as shown in the section left. This graphic shows the 3-story portion setback 59 feet from Via Coconut Point and a 109-foot setback to the 4-story portion of the structure. The façade is broken up in both height and scale as the u-shaped building has a second level open air amenity space above the parking garage.

The proposed Mediterranean "with Coastal" style architecture has some similar features compared to adjacent Village Center developments:

- Genova (Italianate) - The barrel tile roofs are similar, as is vertical fenestration of the facades. Genova has liner buildings to minimize the massing;
- Pavich (Old Florida) - in the use of colors with light beige and tan with bronze accents and similar design;
- Colonnade (Old Florida) – proposed continuing care project is not similar in design.

The building construction is proposed to be concrete block with a smooth stucco finish. The 4-story residential buildings will provide 4 elevators with one for each tower, while the mixed use buildings, C and D, will each have one elevator.

- Connectivity - Access to the community is via Main Street, the main entry which also allows for connections to a potential future trail on the railroad right-of-way and through to US 41. A connection is also proposed through Happy Hollow Lane. These connections could be both vehicular and/or pedestrian to allow access to and from neighborhoods west of US 41 and north of Corkscrew Road, meeting one of the goals of the EPD district.

  The linear site does pose unique challenges with regard to connectivity and much of the activity is clustered on the southern half of the site. A linear sidewalk runs the length of the project along Via Coconut Point.

  Access to Estero Park is a key factor for connectivity, however the lack of pedestrian crossings on Via Coconut Point could pose challenges to pedestrian access to the park.

Based upon the above analysis, staff recommends that the proposal is consistent with the EPD General Criteria, the Tier 3 requirements, and the requirement for public benefits and incentives.

- Review of Plan by Civic Plan Studio
  The Village retained an architect and designer from Civic Plan Studio in St. Petersburg to conduct an urban design review of this project, similar to what the Village did on the recent Estero Crossing mixed use project. Civic Plan Studio reviewed the Pattern Book and provided a professional opinion based upon best practices for walkable urbanism and placemaking. (See attached documents.) They provided suggestions which have been shared with the applicant for their consideration. There are also suggestions for the Village to consider as well. In addition to the more minor technical items and suggestions, some primary suggestions include:

  - Consideration of townhome development in lieu of a church on the proposed church parcel;
  - Crosswalk(s) for Via Coconut;
  - Consideration of a liner building to screen parking;
  - Some variation in architecture of the mixed use buildings which may be too similar to the residential buildings.

The applicant is reviewing those suggestions.

**COMPREHENSIVE PLAN ANALYSIS**

The project is located in the Village Center, an area that the Comprehensive Plan describes as the heart of the Village of Estero. This area has specific goals to create socially vital centers which could support relatively intense commercial and residential development. The walkable, mixed

use areas have anticipated uses that include housing, employment, hospital, shopping, office, hotel, recreation, park and civic uses.

***Comprehensive Plan Policies***

***FLU-1.1.1*** *This policy supports high quality development standards, pedestrian circulation, and community amenities; and encourages higher density, compact mixed-use development;*

Staff Comment: Via Coconut EPD is a higher density development (17.8 du/ac) that proposes compliance with the high quality and visual appearance desired by the Village. The mix of uses includes non-residential commercial and church uses, but the development is primarily a residential development. There is an element of vertical mixed use to support the Tier 3 designation.

***FLU 1.2.10 Village Center***
Village Center is that area in the heart of the Village that is intended to include a hub of activity and commercial/residential mixed uses that create a social center that is walkable, safe, and attractive, and located proximate to existing residential neighborhoods, state parks and the Estero River, and major transportation corridors.

Staff Comment: The policy defines the future development of the center of the Village, and Via Coconut is in compliance with many of the goals of this policy. The proposed Tier 3 development includes:

- The provision of public benefits includes a 1-acre land donation to the Village, enhanced buffers and landscaping, median landscaping, public dog park and pocket park, fishing pier, first level screened residential parking, and Main Street connector;

***FLU-1.9.1 MIXED USE DEVELOPMENT FORM.*** *The Village encourages mixing of complementary residential and nonresidential uses on a single site to reduce vehicle miles travelled, support pedestrian, bicycle and transit opportunities and activate street and public spaces with pedestrians for greater economic, recreational and social opportunities resulting in built environments and landscapes that provide a true sense of place*

Staff Comment: Via Coconut placemaking features include urban green space in the linear park and pocket park. There is some hidden parking for the residential units, a filter marsh is provided as an environmental feature, and the project has vertical mixed use in the center of the site. There are pedestrian connections. All of these components will create a defined and active community with pedestrian and bicycle interconnections.

**DEVIATIONS**

The applicant requested ten deviations from the Village's Land Development Code, but has withdrawn three. Discussion of each request along with the applicant's explanation and staff recommendations are below.

1. **Request from Land Development Code (LDC) 10-416(c)(2)c. to allow minimum 10-foot internal landscape areas. All required internal landscape areas area now proposed to meet the minimum 18-foot dimension.**

   WITHDRAWN

2. **A request to deviate from Land Development Code (LDC) 5-411.D.5. which states that no code required trees or shrubs may be located in any utility or drainage easement to allow code required plantings where the drainage easement for the filter marsh by Building E abutting Via Coconut Point conflicts with the buffer.**

   Applicant Justification: The development plan incorporates best practices for compact surface water management design to minimize impacts on connectivity and walkability by incorporating the below features consistent with LDC Section 3-707.K.:

   a. Unified surface water management system for entire tract;
   b. Includes deviations addressed below to minimize the amount of land devoted to lakes and to allow flexibility in the lake maintenance easements (Deviation 4); to allow for a higher percentage of bulkheads (Deviation 3); and to allow reduced setbacks along a collector roadway (Deviation 5);
   c. Proposed underground storage vaults as encouraged in Tier 3 to include storm water detained underground;
   d. Provides filter marshes.

   The LDC allows utility or drainage easements to encroach into required buffers; however, no code required trees or shrubs may be located in any utility or drainage easement unless a written statement is provided by the entity holding the beneficial interest in the easement. The project has a unified surface water management system so the entity holding the beneficial interest will be the property owner's association.

   Staff Comment: Staff has reviewed this request and no issue was identified with the deviation.

   Staff recommends APPROVAL of the deviation limited to the filter marsh abutting Building E.

3. **A request to deviate from Land Development Code (LDC) 5-408.I.6. which states hardened shoreline structures may comprise up to 20 percent of an individual lake shoreline; to allow hardened shoreline structures to comprise up to 40 percent.**

   Applicant Justification*:* The compact design practices incorporate public amenities that foster social vitality and walkability in the Village Center area. This minimizes the amount of land devoted to lakes and potential impacts on connectivity and walkability.

   A compensatory littoral zone equal to the linear footage of the shoreline structure will be provided within the same lake meeting the following criteria:

   a. A five-foot wide littoral shelf planted with herbaceous wetland plants to provide 50 percent coverage at the time of planting. To calculate the littorals for this shelf design, indicate the number of linear feet of shoreline multiplied by 50 percent for the plant coverage at the time of planting; or
   b. An 8:1 slope littoral shelf with herbaceous wetland plants to provide 50 percent coverage at the time of planting; or
   c. An equivalent littoral shelf design as approved by the Director.

The deviation enhances the achievement of the objectives of the planned development and will preserve and promote the general intent to protect the public health, safety, and welfare.

Staff Comment: Staff agrees that this deviation will minimize the lake area needed while providing for stormwater management and an amenity for residents and the general public. The deviation enhances the development.

Staff recommends APPROVAL for those portions of the lake that abut Buildings A & B and the pool area between those buildings. The equivalent littoral shelf design will be reviewed at time of development order.

4. **A request to deviate from Land Development Code (LDC) 7-601.F.1. which requires 20-foot wide lake maintenance easements to allow no lake maintenance easement areas along Via Coconut Point and to allow the lake maintenance access areas as shown on the master concept plan.**

   Applicant Justification: Again, compact design practices and fostering social vitality and walkability is the justification for this deviation. This deviation would reduce the land area devoted to surface water management areas and achieve the urban design sought in Tier 3 developments in the Village Center.

   Staff Comment: Adequate information has been provided regarding access to the lake for maintenance purposes.

   Staff recommends APPROVAL of the deviation adjacent to buildings, pool area, and parking lots as depicted on MCP.

5. **A request to deviate from Land Development Code (LDC) 7-206.G.3.A.1(b) which requires a setback for water retention of 50 feet for collector roads to allow a water retention setback of 30 feet from Via Coconut Point.**

   Applicant Justification: The LDC allows deviation of this standard to be authorized by the Director. The applicant seeks to reduce the land area dedicated to water management in order to adhere to the principles of a compact development, and has included other practices such as filter marshes and underground vaults to promote this principle. The sidewalk, enhanced landscaping and a non-mountable curb will further screen and protect the area from pedestrians and the travel lanes of Via Coconut. The applicant provided a graphic to show the view of the lake from the travel lanes of Via Coconut.

   Staff Comment: The applicant has shown that the lake will be 41 feet and the filter marsh will be 43 feet from the travel lanes of Via Coconut Point resulting in minimal safety concerns. A non-mountable curb and buffer landscaping will protect wayward vehicles.

   Staff recommends APPROVAL as shown on the Master Concept Plan, and with the non-mountable curb features.

6. **A request to deviate from Land Development Code (LDC) 10-416(d)(6) which requires a wall setback 25 feet from the property line or a hedge setback 20 feet from the property line when roads, drives or parking areas are located less than 125**

**feet from an existing single-family residential lot; to allow an alternate Type C Buffer enhancement with the wall setback 15 feet from the property line.**

WITHDRAWN

7. **A request to deviate from Land Development Code (LDC) 5-204.B.1. non-residential parking requirement to allow 29,600 SF of commercial uses to provide 1 parking space per 450 square feet to allow the place of worship to provide 1 parking space per 5 seats, and to allow a total of 8 amenity parking spaces.**

   Applicant Justification: Compact design practices and public amenities foster social vitality and walkability in the Village Center area. LDC Section 3-707.R.4.B regarding public benefits and Incentive Offers in Tier 3 states:

   > "Off-street parking. (Medium-High Value). Development plans with deviation requests for reduced on-site parking levels which are accompanied by plans for either centralized off-street parking or structured parking facilities especially in non-residential areas will be viewed as high value offers. Such plans may include requests for deviations to reduce the required number of on-site parking requirements under the Land Development Code."

   Total parking required by the LDC is 982 spaces or 1,011 spaces with outdoor seating, while parking proposed with deviation is 891 spaces. This results in a reduction of 9.3-11.9% (the latter with outdoor seating) of the required parking. The mixed use project is under unified control with shared centralized off-street parking with varying peak use times. Bicycle parking will be provided.

   Staff Comment: The applicant has provided sufficient demonstration to support the 9-12% reduction of parking.

   Staff recommends APPROVAL of this deviation for reduction in parking. If a church is not developed, parking will be calculated per code for the alternative uses.

8. **A request to deviate from Land Development Code (LDC) Appendix C Section B.14.A.1 and illustration Appendix D Section D.1. which requires 24-foot pavement for Category A private local streets to allow 11-foot travel lanes or 22-foot pavement on the proposed Main Street (connecting street) as shown on the MCP. Minimum right-of-way widths shall not apply;**

   Applicant Justification: This deviation is included in Section 2-506.C.2 where administrative deviations are authorized. The proposed development incorporates compact design practices while including several public amenities fostering social vitality and walkability in the Village Center area. The request allows further compactness by allowed reduced land area devoted to pavement, and Comprehensive Plan Policy 1.9.4.3 encourages narrow lane widths and on-street parking. The deviation enhances the achievement of the objectives of the planned development and will preserve and promote the general intent to protect the public health, safety, and welfare.

   Staff Comment: Staff does not believe there is an issue with the minimal reduced lane width from 12-foot lanes to 11-foot lanes, as this can function as traffic calming in a high activity area.

Staff recommends APPROVAL limited to the “Main Street”.

9. **A request to deviate from Land Development Code (LDC) 3-707.H.3.A and Figure 3-707.T.3 which provide typical cross-sections of connecting streets to allow the proposed Main Street (connecting street) as shown on the MCP;**

   - From 10.5-foot travel lanes to allow 11-foot travel lanes;
   - Add 5-foot bike lanes;
   - From 7.5-foot parking dimension to allow 8-foot parking dimension;
   - From 14-foot sidewalk with tree wells to allow two 8-foot sidewalks with a 13.5-foot planting strip.

   Applicant Justification: The incorporation of compact design practices into the Tier 3 development fosters social vitality and walkability in the Village Center area. This deviation allows further compactness by reducing land area devoted to pavement. Variations are allowed by deviation depending on the uses along such streets and as long as the provisions of the General Criteria in Section 3-707.B are met, including without limitation, the goals of connectivity and walkability. The General Criteria is met or exceeded. Comprehensive Plan Policy 1.9.2.F.1 encourages narrow lane widths and on-street parking. The deviation enhances the achievement of the objectives of the planned development and will preserve and promote the general intent to protect the public health, safety, and welfare.

   Staff Comment: This deviation seeks to allow for a cross-section that includes bike lanes and slightly increases the lane and parking widths. The addition of a 13.5-foot planting strip and reduction of sidewalk widths from 13 feet to 8 feet is an alternative design that will provide sufficient pedestrian and bike access on Main Street.

   Staff recommends APPROVAL limited to the “Main Street”.

10. **Request to deviate from Land Development Code (LDC) 34-2013(a) and 34-2015(2)d to allow back out parking along the proposed Main Street connector road.**

    WITHDRAWN

## FINDINGS OF FACT

Staff has proposed findings of fact below for PZDB consideration:

1. The applicant has provided sufficient justification for the zoning amendment by demonstrating compliance with the Comprehensive Plan, the Land Development Code, and other applicable codes.

2. The request with the proposed conditions will meet or exceed all performance and locational standards set forth for the potential uses allowed by the request.

3. The request is consistent with the densities, intensities and general uses set forth in the Village of Estero Comprehensive Plan.

4. The proposed uses are compatible with existing or planned uses in the surrounding area and will be served by streets with the capacity to carry traffic generated by the development.

5. Urban services are available and adequate to serve the proposed use.

6. The request will not adversely affect environmentally critical areas and natural resources.

7. The mix of uses is appropriate at the subject location.

8. The deviations recommended for approval:

    a. Enhance the planned development; and

    b. Preserve and promote the general intent of the LDC to protect the public health, safety and welfare.

9. The proposal, as conditioned, is consistent with the general criteria of the Estero Planned Development zoning district as follows:

    a. Goals The mixed-use of the site will promote social vitality in the area and create a walkable community.

    b. Reasonable Standards The applicant has used physical form and the relationship of the building with the landscaping and public space to meet the Village Center goals.

    c. Accessibility Accessible public spaces are provided, and onsite interconnections and connections with adjoining properties align with the objectives of the Village Center.

    d. Streets A connected street network has been designed to allow for future connections to the west and to Happy Hollow Lane.

    e. Street Design The street design includes pavers to delineate the entry, and crosswalks in the commercial area will promote walkability.

    f. Lots and Blocks The linear site does not allow for a standard grid lot and block layout but connectivity is proposed to the north and the west.

    g. The Visual Edge A visual edge is created by the landscaping and linear park/sidewalk along Via Coconut Point.

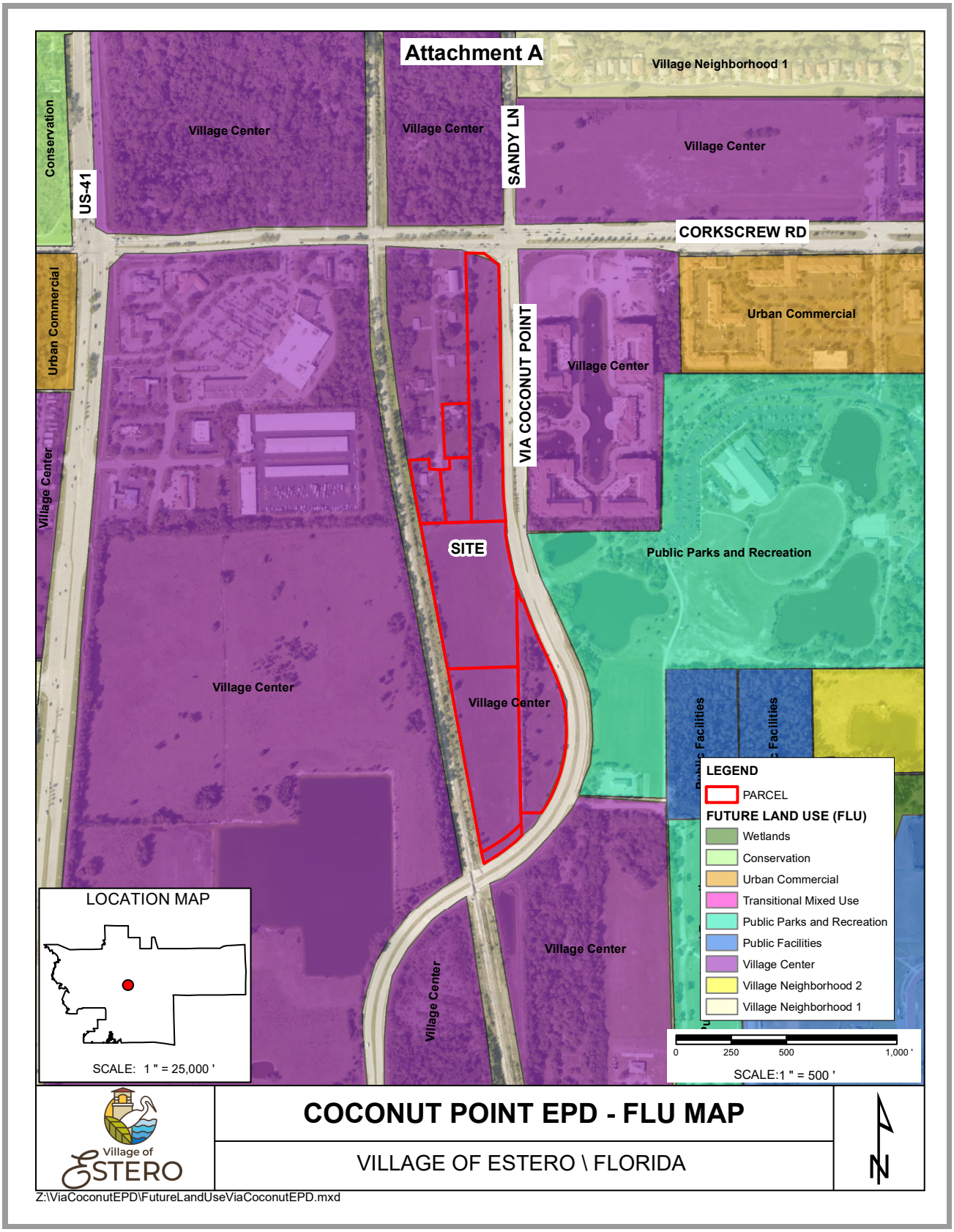
    h. Architecture The building design and colors are consistent with the Village architectural standards, and the massing of the buildings has been minimized with the use of step backs, varying roof heights and facade fenestration.

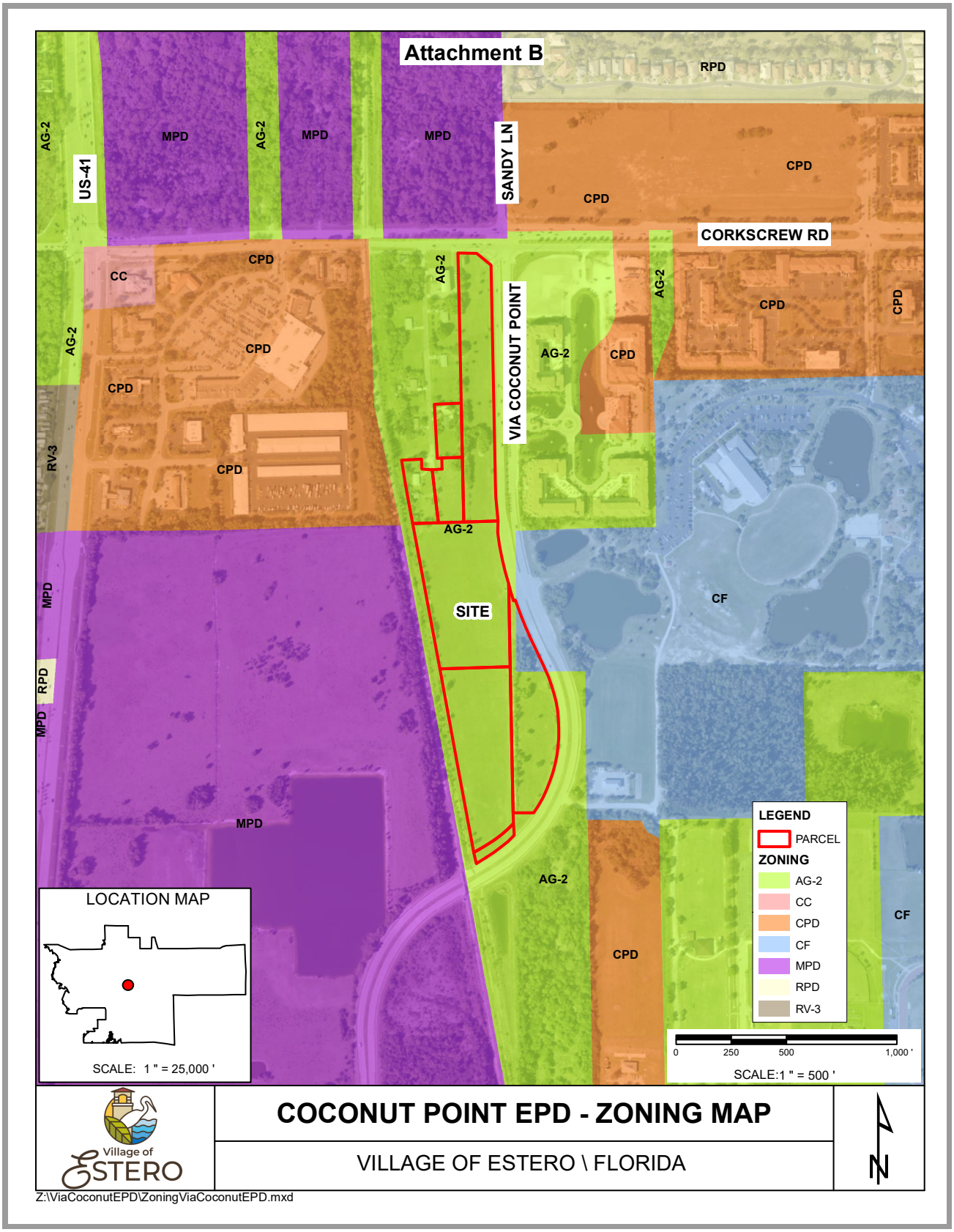
    i. Quality of Buildings Concrete block construction is proposed, and elevators will be in all building over two stories.

Staff recommends approval of the rezoning, subject to the conditions included in Attachment C, and approval of the right-of-way vacation.

**ATTACHMENTS**

A. Future Land Use Map
B. Zoning Map
C. Recommended Conditions
D. PZB Public Information Meeting Information
E. DRB Pattern Book Information Meeting
F. Tiered Development Plan (Master Concept Plan)
G. Pattern Book
H. Civic Plan Studio Review Document
I. Applicant Comprehensive Plan Compliance Narrative


Attachment A
Village Neighborhood 1
Conservation
Village Center
Village Center
SANDY LN
Village Center
US-41
CORKSCREW RD
Urban Commercial
Urban Commercial
VIA COCONUT POINT
Village Center
Village Center
SITE
Public Parks and Recreation
Village Center
Village Center
Public Facilities
Village Center
Village Center
LEGEND
PARCEL
FUTURE LAND USE (FLU)
Wetlands
Conservation
Urban Commercial
Transitional Mixed Use
Public Parks and Recreation
Public Facilities
Village Center
Village Neighborhood 2
Village Neighborhood 1
LOCATION MAP
SCALE: 1 " = 25,000 '
0 250 500 1,000 '
SCALE:1 " = 500 '
Village of ESTERO
COCONUT POINT EPD - FLU MAP
VILLAGE OF ESTERO \ FLORIDA
N
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Attachment B
US-41
SANDY LN
CORKSCREW RD
VIA COCONUT POINT
SITE
AG-2
MPD
CPD
RPD
RV-3
CC
CF
LEGEND
PARCEL
ZONING
AG-2
CC
CPD
CF
MPD
RPD
RV-3
LOCATION MAP
SCALE: 1 " = 25,000 '
0
250
500
1,000 '
SCALE:1 " = 500 '
Village of ESTERO
COCONUT POINT EPD - ZONING MAP
VILLAGE OF ESTERO \ FLORIDA
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# Attachment C
# Via Coconut EPD

## Proposed Zoning Conditions

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1. Master Concept Plan

   Development of this project must be consistent with the Master Concept Plan (MCP) titled "Via Coconut Master Concept Plan", stamped "Received July 14, 2021" except that the phasing note on the MCP shall be removed prior to the first Council hearing.

2. Development Parameters

   This project is limited to a maximum of 330 multi-family dwelling units, 29,600 square feet of commercial use, and a 10,000 square foot church or 30 townhomes in lieu of a church. Uses must be consistent with the Schedule of Uses below.

3. Maximum Building Height

   59 feet (four stories) for Residential Buildings A, B, and E
   55 feet (three stories) for Buildings C and D
   35 feet for Buildings C-1 and C-2
   38 feet for Building F
   35 feet for Townhomes
   Maximum height includes architectural features

4. Uses and Site Development Regulations

   The following uses and limits apply to the project:

   a. Schedule of Uses

      Accessory uses per Land Development Code
      ~~Agricultural Uses, continuation of bona fide use only~~
      Animal Clinic (no outdoor dog runs)
      Auto Parts Store
      Bait & Tackle Shop
      Banks & Financial institutions
      Bar (limited to indoor only and accessory to a restaurant. Outdoor COP will require a public hearing at PZDB)
      Broadcast Studio, Commercial Radio & Television
      Cinemas and theaters
      Cleaning & Maintenance Services
      Clubs, lodges, or community-oriented associations
      Community Gardens

Consumption on Premises (limited to indoor only in conjunction with a restaurant outdoor COP will require a public hearing at the PZDB)
Contractors and Builders Group I
Convenience Food and Beverage Store without gas service
~~Convention center or Exhibition hall~~
Counseling, nonresidential
Cultural Facility, noncommercial
Day Care Center
Drugstore
Dwelling,
- Live-Work (located in Main Street area)
- Multiple-Family
- Single-Family (existing only)
- Townhomes

~~Factory Outlets (Point of Manufacture Only)~~
Grocery store or food market
Hardware Store
Household and office Furnishings
Insurance Companies
Dryclean & laundry services
Library
Medical or dental lab
Models: Model Unit
Nature center
Newspaper/periodical publishing establishment
Non-store Retailers
Office, general business
Office, medical
Outpatient care facilities
Parcel & Express Services
Package Store
Park, Village, County, or State
Personal Services Group I
Pet Services
Photofinishing Laboratory
Place of Worship
Post Office
Printing & Publishing (books, printing, cards, etc.)
Recreation Facilities, indoor
~~Religious Facility~~
Rental or Leasing Establishment
Repair Shop, household
Research & Development Laboratories
Restaurant, convenience
Restaurant, Fast casual or Fast food (no drive through)
Restaurant, standard
Retail sales group I

~~Schools, elementary, middle, or high~~
Signs in compliance with LDC Chapter 6
Storage: Indoor Only (accessory)
Studios (artists, interior decorators, modeling, photographers, painters, potters, recording, sculptors, etc.)
~~Temporary Uses~~
~~Transportation Services (nonemergency transport/auto rental with driver/taxicabs/limo with driver provided)~~
Used Merchandise Stores
Utility, minor
Vocational or trade school

b. Property Development Regulations

| | |
|---|---|
| Minimum Lot Area: | 7,500 square feet |
| Minimum Lot Width: | 100 feet |
| Minimum Lot Depth: | 75 feet |
| Minimum Building Separation: | 15 feet (only in locations as shown on Master Concept Plan) |
| Maximum Lot Coverage: | 50% |
| Maximum Height: | 4 stories/59 feet to top of architectural features (46'4" to midpoint between eave and ridge) |

Alternate Townhome Property Development Regulations

| | |
|---|---|
| Minimum Lot Area: | 700 square feet |
| Minimum Lot Width: | 19 feet |
| Minimum Lot Depth: | 38 feet |
| Minimum Building Separation: | 0 feet/10 feet where not adjoining |
| Maximum Lot Coverage: | Not Applicable |
| Maximum Height: | 2 stories/35 feet |

Minimum Building Setbacks:

| | |
|---|---|
| Street, Principal & Accessory: | |
| Via Coconut Point: | 1-story: 20 feet minimum<br>3-story: 30 feet minimum<br>4-story: 65 feet minimum |
| Main Street Connector: | 5 feet minimum, 38 feet maximum |
| ~~Corkscrew Road:~~ | ~~0 feet minimum, no maximum~~ |
| Happy Hollow Lane: | 20 feet minimum |
| Side: | 15 feet Principal & Accessory (none internal to the PD) |
| Rear: | 15 feet Principal/5 feet Accessory (none internal to the PD) |
| Waterbody: | 0 feet Principal & Accessory |
| Minimum Open Space: | 35% |

5. Connectivity

Pedestrian and road connections to the RR ROW and Happy Hollow Lane will be provided at time of local development order. Need for a crosswalk will be determined at time of development order. At time of development order, the applicant will also evaluate Happy Hollow Lane to determine if a turnaround or cul-de-sac is needed.

6. Radio Enhancement

The owner or owner's representative shall conduct an assessment model at the time of development order to determine if the minimum radio signal's strength for the fire department communication is in compliance with NFPA1:11.10, NFPA 1221:11.3.9, standards for inbound and outbound signal strength and quality. If minimum signal strength is not available, the applicant shall install radio enhancement in the building.

7. No Blasting

No development blasting is permitted as part of this project.

8. Utilities

The project will be developed with underground utilities, including electric. The project must be connected to centralized potable water service and centralized sewer service at time of development order.

9. Pattern Book

The project must be consistent with the Pattern Book entitled "Via Coconut Pattern Book" date stamped "Received July 14, 2021". The Pattern Book may need to be revised to incorporate suggestions of the Village's design consultant.

10. Median Landscaping

The applicant has offered to install and maintain median landscaping on Via Coconut from the proposed new entrance to Estero Community Park to Williams Road. Applicant will work with the Village Public Works staff to develop an acceptable palette. Time of installation will be determined by the Village.

11. Buffers

As part of local development order approval for the project, the development order plans must demonstrate buffering consistent with the Master Concept Plan and the Pattern Book which show enhanced buffers and landscaping, as well as compliance with the Land Development Code. As part of local development order approval, all required buffer plantings must be 100% native vegetation.

12. Public Gathering Areas

The applicant shall provide details regarding the improvements associated with the Public Gathering Areas at the time of the first development order.

13. Concurrency

Approval of this rezoning does not constitute a finding that the proposed project meets the regulatory concurrency requirements set forth in the Land Development Code and the Comprehensive Plan. The developer is required to demonstrate compliance with mandatory concurrency requirements prior to issuance of a local development order.

14. Project Phasing

The project will be phased to ensure that commercial uses are developed concurrently with residential uses to ensure the mixed use nature of the development.

Phasing is as follows:

Phase 1: Building A, B, C, C2, D & E
Phase 2: Building C1
Phase 3: Building F

A minimum of three commercial buildings (C, C1, C2 or D) must receive a certificate of compliance prior to issuance of a certificate of compliance for a second residential building. A permit for the third residential building will not be issued until 75% of the square footage of the commercial buildings is occupied by non-residential establishments.

15. Green Building Standards, Residential Impact Standards, and Hurricane Preparedness

The applicant will provide sufficient information at the time of development order to demonstrate compliance with Green Building Standards (LDC 5-8), Residential Impact Standards (5-13), and compliance with the Hurricane Preparedness (LDC 7-5).

16. Land Development Code (LDC)

Where the Village LDC is referenced in these conditions of approval for implementation of the condition at the time of development order, the LDC in effect at the time of the development order shall be applicable. Any subsequent amendments to the local development order shall require compliance with the Land Development Code in effect at the time.

17. Incentive Offerings

The Applicant's incentive offerings, and the time by which each offering must be completed, are incorporated into this zoning approval as part of the Master Concept Plan and Pattern Book.

18. Billboard Removal

The applicant has agreed to remove the billboard located in the northwest section of the project along Corkscrew Road. The billboard must be removed prior to any transfer of property to the Village or as part of the first development order for the project, whichever occurs first.

19. Maintenance

The Applicant will maintain in good condition in perpetuity the linear park, pocket park, dog park, lake and filter marsh, and the median landscaping of Via Coconut Point Road from the proposed new entrance to Estero Community Park to Williams Road. The Via Coconut Point Road median landscaping must be constructed prior to the issuance of a Certificate of Occupancy of the first residential building unless the Public Works Director determines a different timeframe. The linear park, pocket park, and dog park must be constructed prior to occupancy of Building A as shown on the Master Concept Plan.

20. Building Construction

Buildings will be constructed of concrete block, and all buildings greater than 2 story will contain elevators.

21. Construction Traffic Management Plan

A Construction Traffic Management Plan shall be submitted with the Development Order application indicating construction hours of operation, and access, equipment and staging details. The Plan shall designate a contact person for construction issues, such as noise, dust, etc.

22. Deviations

The following deviations were requested:

1. Former request from Land Development Code (LDC) 10-416(c)(2)c. to allow minimum 10-foot internal landscape areas. All required internal landscape areas area now proposed to meet the minimum 18-foot dimension.

   WITHDRAWN

2. A request to deviate from Land Development Code (LDC) 5-411.D.5. which states that no code required trees or shrubs may be located in any utility or drainage easement to allow code required plantings where the drainage easement for the filter marsh by Building E abutting Via Coconut Point conflicts with the buffer.

   Staff recommends APPROVAL of the deviation limited to the filter marsh abutting Building E.

3. A request to deviate from Land Development Code (LDC) 5-408.I.6. which states hardened shoreline structures may comprise up to 20 percent of an individual lake shoreline; to allow hardened shoreline structures to comprise up to 40 percent.

   Staff recommends APPROVAL for those portions of the lake that abut Buildings A & B and the pool area between those buildings. The equivalent littoral shelf design will be reviewed at time of development order.

4. A request to deviate from Land Development Code (LDC) 7-601.F.1. which requires 20-foot wide lake maintenance easements to allow no lake maintenance easement areas along Via Coconut Point and to allow the lake maintenance access areas as shown on the master concept plan.

   Staff recommends APPROVAL of the deviation adjacent to buildings, pool area, and parking lots as depicted on MCP.

5. A request to deviate from Land Development Code (LDC) 7-206.G.3.A.1(b) which requires a setback for water retention of 50 feet from collector roads to allow a water retention setback of 30 feet from Via Coconut Point.

   Staff recommends APPROVAL as shown on the Master Concept Plan, and with the non-mountable curb features.

6. A request to deviate from Land Development Code (LDC) 10-416(d)(6) which requires a wall setback 25 feet from the property line or a hedge setback 20 feet from the property line when roads, drives or parking areas are located less than 125 feet from an existing single-family residential lot; to allow an alternate Type C Buffer enhancement with the wall setback 15 feet from the property line.

   WITHDRAWN

7. A request to deviate from Land Development Code (LDC) 5-201.1. non-residential parking requirement to allow 29,600 SF of commercial uses to provide 1 parking space per 450 square feet and to allow the place of worship to provide 1 parking space per 5 seats and a total of 8 amenity parking spaces.

   Staff recommends APPROVAL of this deviation for reduction in parking. If a church is not developed, parking will be evaluated per code for the alternative use.

8. A request to deviate from Land Development Code (LDC) Appendix C Section B.14.A.1. and illustration Appendix D Section D.1. which requires 24-foot pavement for Category A private local streets to allow 11-foot travel lanes or 22-foot pavement on the proposed Main Street (connecting street) as shown on the MCP. Minimum right-of-way widths shall not apply.

   Staff recommends APPROVAL limited to the “Main Street”.

9. A request to deviate from Land Development Code (LDC) 3-707.H.3.A and Figure 3-707.T.3 which provides typical cross-sections of connecting streets to allow the proposed Main Street (connecting street) as shown on the MCP;

- From 10.5-foot travel lanes to all 11-foot travel lanes;
- Add 5-foot bike lanes;
- From 7.5-foot parking dimension to allow 8-foot parking dimension;
- From 14-foot sidewalk with tree wells to allow two 8 foot sidewalks 13.5-foot planting strip.

Staff recommends APPROVAL limited to the “Main Street”.

10. A former request to deviate from Land Development Code (LDC) 34-2013(a) and 34-2015(2)d to allow back out parking along the proposed Main Street connector road.

    WITHDRAWN

BANKS ENGINEERING

Professional Engineers, Planners & Land Surveyors

# Via Coconut MPD
# Estero Planned Development
# Summary of Planning & Zoning Board
# Public Informational Meeting

The applicant presented the proposed Via Coconut MPD Estero Planned Development at a Public Informational Meeting before the Planning and Zoning Board on January 21, 2020. The request was agenda item no. 5(c)(1).

The applicant presented the proposed rezoning from AG-2 to a Tier 3 Estero Planned Development. Although the official minutes are not available at this time, below is an excerpt of the January 22nd Article and Meeting Summary posted on the Village of Estero Website.

***Public Information Meeting***

**Via Coconut MPD**



A public information meeting was then conducted for the property called Via Coconut located south of Corkscrew Road, west on Via Coconut Road across from Genova.

This property is under review for a rezoning which would allow for 330 multi-family dwelling units and a maximum of 59,600 square feet of commercial retail/office or medical office space with an option to convert 30,000 square feet of commercial space to 124 hotel rooms.

The applicant described this mixed-use development to include a linear park, pocket park, dog park, filter marshes and water features throughout, a waterfront restaurant, a resort-type pool, public pavilion over the lake, lush landscaping, 330 luxury residential units with commercial store fronts along the main street. Their target residents include empty nesters/retirees and young professionals, with rents in the range of $2,000 monthly.

The architecture is considered British West Indies with varying roof lines; the maximum height will be at 59 feet for elevator towers or decorative embellishments. The buildings will be white accented with dark bronze, include stone cladding, awnings and Bermuda shutters.

There will be three paver enhanced entrances to the development from Via Coconut Road. The applicant will also be providing landscaping for the Via Coconut Road medians.

**Public Comment**: Four Genova residents spoke of their concerns regarding stormwater issues, parking and the number of residents in the proposed Via Coconut community.

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**Planning and Zoning Board questions/comments:**

*Question: What do you mean when you say high end rental and then say you are providing diverse alternative housing – how does that match? (how is product adding to diversity in the Village Center Area?)*

**Response: The proposed product type adds to the diversity of housing alternatives in the Village Center Area as a whole. There is senior housing to the northeast, gated condominium community to the east, workforce housing to the south and the subject request adds luxury apartments in a mixed-use community.**

*Comment: Meet with Genova prior to returning*

**Response: The applicant held a meeting with the Genova residents at the Genova Club Room on February 12, 2020 at 11:00 a.m. Approximately 47 individuals attended the meeting and expressed comments and questions similar to those raised at the Public Information Meeting with a consistent theme from majority of resident that showed up and reflected by a raise of hands was the request for removal of the hotel use. There were a number of positive comments as well but the hotel use was causing a grave concern. As a concession and consistent with the applicant's philosophy to being a good neighbor and after deep consideration, the applicant has decided to remove the hotel from the request.**

**Notice for this meeting was was provided as follows:**

- **Genova community newsletter on February 7, 2020**
- **Notice posted at Genova club house on February 7, 2020 (attached with sign-in sheets and photos)**
- **Notice emailed to attendees that filled out comment cards at the Village of Estero Planning & Zoning Board meeting on January 21, 2020**

*Question: Condos or Rentals?*

**Response: The project will consist of luxury rentals.**

*Question: What is the target market/demographics/rent?*

**Response: The applicant is targeting 2 major groups: empty nesters/retirees, and young professionals, with or without children. At the Public Information Meeting, it was stated that the Via Coconut project would likely average $1.74 per SF; about $2,000/month. The local average is $1.65/SF. We anticipate rates ranging from 1-bedroom at ±752 SF at $1,800 – 3-bedroom at ±1,287 SF at $2,500.**

*Question: Will you allow vacation rentals?*

**Response: That is not anticipated nor the intent. Typically 6, 9 or 12-month leases. Any subleases require review and approval.**

*Question: Will there be a playground for children?*

**Response: The proposed plans do not include a playground, but have several open space areas for playing and interacting in both the internal amenities and within the public amenity areas.**

*Question: Where will Main Street residents park?*

**Response: The Mixed Use luxury apartment residents on Main Street will park in one of the many parking spaces provided in the shared parking lot provided for the public, retail users and residents.**

*Question/Comments: How much of a parking reduction are you requesting? Would like to understand thought process. The number of necessary parking spaces is seriously underestimated.*

**Response: Deviation 7 is a request to deviate from Land Development Code (LDC) Section 34-2020(b) non-residential parking requirements to allow 29,600 SF of commercial uses to provide 1 parking space per 450 square feet and to allow a total of 8 amenity parking spaces.**

**Justification: The proposed Tier 3 mixed-use development design incorporates compact design practices while incorporating several public amenities fostering social vitality and walkability in the Village Center Area. LDC Sec. 33-518(g)(2) regarding Public benefits and Incentive Offers in Tier 3 states,**

**"Off-street parking. (Medium-High Value). Development plans with deviation requests for reduced on-site parking levels which are accompanied by plans for either centralized off-street parking or structured parking facilities. especially in non-residential areas will be viewed as high value offers. Such plans may include requests for deviations to reduce the required number of on-site parking requirements under the land development code."**

**The parking calculations for the proposed development plan per LDC requirements are shown below:**

| | | |
|---|---|---|
| **Restaurant: 6,210 SF @ 12.5 per 1,000 =** | **77.63** | |
| **Potential Outdoor Seating or Adjustments at Final Building Design: 2,290 SF @ 12.5 Per 1,000 =** | **28.63*** | |
| **Retail/Office: 21,100 SF @ 1 per 350 =** | **60.29** | |
| **Church: Up to 450 seats @ 1/5 seats =** | **90** | |
| **Multi-Family: 330 DU @ 2 per unit =** | | **660** |
| **Plus 10% for guests =** | | **66** |
| **Amenity: 8,000 SF at 3.5 per 1,000 =** | **28** | |
| **Total Parking Per LDC =** | **982 spaces (1,011 spaces if outdoor seating or adjustments*)** | |
| **Total Parking Provided with Deviation =** | **891 spaces (only 9.3% reduction or 11.9% if outdoor seating or adjustments*)** | |

**Tier 3 considers reduced parking a medium-high value incentive offer that is highly encouraged, however does not provide specifics for the amount of reduction. It has long been documented and recognized in the Estero LDC and Lee County LDC that mixed use projects have reduced parking demands. The Estero LDC provides for parking reductions ranging from 20% to 60% for compact communities and the Lee County LDC provides for parking reductions ranging from 40% to 60% for properties in the Mixed Use Overlay. Although the project is not a Tier 4 compact community, the requested reduction of 9.3-11.9% is minimal compared to these existing code reduction examples provided for mixed use projects.**

**The proposed development is mixed use under unified control with shared centralized off-street parking with varying peak use times making the requested parking reduction**

**appropriate for the compact development plan. Bicycle parking will be provided pursuant to code requirements. The design of the off-street parking lots are thoughtful, appropriately buffered, and traffic calming. The residential buildings have been uniquely designed to provide ground level parking areas covered with a second-floor amenity deck surrounded on 3 sides by the 4-story buildings scaled down to three stories closest to Via Coconut and a single-story façade screening the parking area from Via Coconut. The proposed development is an urban mixed-use development with reduced parking ratios as encouraged by the Estero PD zoning district. All parking spaces that are not located within the residential buildings will be available as common parking spaces for the development. There are 483 common parking spaces located within the pedestrian shed of the mixed-use commercial area plus an addition 90 church spaces which way exceeds the 167 spaces that would be required for commercial uses without the requested deviation. The project is for neighborhood commercial uses and residential uses, not cinemas or high parking demand uses. Some of the customers will be from the residential uses on-site which will not require parking spaces. It should be noted that the provided 2 parking spaces per unit for the residential does not take into consideration the number of bedrooms per unit which results in a lower parking demand. A recent multi-family parking demand study was conducted and submitted as part of a rezoning application in Lee County and is attached for reference. The study found an average highest parking demand based upon number of units of 1.39 spaces per unit and an average highest parking demand based upon number of bedrooms of 0.83 spaces per bedroom. The study included guest and clubhouse parking in these rates. The study also provided the highest ITE Parking Generation Manual, 5th Edition rates for LUC 221 – Mid-Rise Multi-Family of 1.31 per dwelling unit and 0.77 per bedroom. Although not yet finalized, the anticipated unit mix is 73 one-bedrooms; 206 two-bedrooms and 51 three-bedrooms for a total of 638 bedrooms. Below is a summary of the residential parking demands for the Via Coconut Development utilizing the calcluations found in the study:**

| | Average Highests Parking Demand Per Unit – Study (1.39) | Average Highest Parking Demand Per Bedroom – Study (0.83) | ITE Parking Generation Per Unit (1.31) | ITE Parking Generation Per Bedroom (0.77) |
|---|---|---|---|---|
| 330 Units/±638 bedrooms + 10% guests and 8,000 SF clubhouse | 459 | 530 | 432 | 492 |

**Based on this study, the maximum amount of parking spaces required would be 530 spaces, inclusive of guest and clubhouse versus the 754 parking spaces required per the Village of Estero Land Development Code for the 330 dwelling units at 2 spaces per unit plus 10 percent for guests and 3.5 spaces per 1,000 square feet of the 8,000 square feet of clubhouse area. This results in a reduction of 224 spaces demonstrating that ample parking is provided for the proposed uses. The requested deviation is a reduction of 120 spaces.**

**It should also be noted that in the City of Bonita Springs, the parking required would be 97± parking spaces less based upon a requirement of 1.5 spaces per 1-bedroom and 1.75 spaces per 2-bedroom unit for the current unit mix. The City of Fort Myers also has a requirement of 1.5 spaces per 1-bedroom unit.**

**This deviation is internal to the site and has no impact to surrounding properties. The deviation enhances the achievement of the objectives of the planned development and will preserve and promote the general intent to protect the public health, safety and welfare.**

*Question - Asked if there are elevator towers*
**Response: Some of the towers are elevators and some are architectural embellishments.**

*Question: Is the meandering pathway the existing sidewalk?*
**Response: The existing sidewalk is ±5 feet which is being redeveloped and expanded to 8 feet in width.**

*Question: Will there be any (outdoor/recreational) equipment in the pocket park?*
**Response: There is a shade structure and open lawn play area.**

*Question: What is the acreage of the pocket park and the dog park?*
**Response: Below is a summary of the public amenity areas:**
**±3.65 acres of public benefit space (18% of project area) designed to benefit the citizens of the Village of Estero including:**

- **±1-acre land donation to Village of Estero with density transfer**
- **±1.72 acres/±0.5-mile Linear Park with 8' sidewalk, lush landscaping, pavilion, fishing pier, benches**
    - **Additional ±0.19 acre/±0.05 mile located on donation parcel for total of ±1.91 acres and ±0.55 mile Linear Park**
- **±0.23 acre lawn area with pavilion**
- **±0.18 acre Dog Park**
- **±0.52 acre Main Street/Connector Street *with bike lanes for future connection to Estero Park, railway parcel to west & eventually US 41***

*Question: Is that parking along the west area of the site and i*s the turning radius enough for fire equipment even when lots is full?
**Response: Yes, there is parking along the west side and the radius is adequate and was run with the fire equipment when the lot is full. As indicated at the meeting, Village staff sends the application to the Fire District for review prior to approval.**

*Question: How many swimming pools are there?*
**Response: The previous plans had one swimming pool, however an additional swimming pool has been added on the northern residential building E amenity deck for a total of two swimming pools.**

*Question: Is there a fitness area, with tennis, Pickleball courts, etc?*
**Response: There are no tennis or pickleball courts proposed. There are open areas on internal amenity decks and within the public lawn area and pavilion for outdoor yoga or exercise opportunities as well as the linear park and meandering sidewalk. Each of the residential buildings include a club amenity area on the first floor in one corner of the building. Fitness studios may be some of the users in the neighborhood commercial and mixed use area.**

*Question: Have you considered an emergency alert/blue light system for parking areas?*

**Response: The applicant's team has found on other projects that a phone in an individual's pocket is quicker than a blue light system. Additionally, the blue light system can sometimes cause a negative effect by giving the perception that the subject area is not a safe place.**

*Question: If a non-resident wants to fish in the pond, where will they park?*
**Response: They will park in one of the many available parking spaces. The revised plan provides additional common parking spaces since prior submittal.**

*Question: What is the number of covered vs. uncovered parking?*
**Response: There are 891 spaces total: 483 on street plus an addition 90 church spaces (uncovered) and 106 covered per residential building (318 total covered).**

*Question: How much open space is provided and how much pervious vs. impervious surfaces? Landscape plans call out impervious 534,000 SF and pervious 178,000 SF*
**Response: The previous plan proposed 30% open space. The plans have been revised to reflect 35% open space for the mixed use project. Open space and impervious surface areas are not always the same, for instance public use areas such as plazas may count as open space even if they are impervious and up to 20% of recreation open space areas may consist of impervious surface.**

*Question: Will the entire property be irrigated and where will the water come from – lake or well?*
**Response: The entire property will be irrigated as required by code. Details have not been worked out yet and will be determined at the time of development order. Typically irrigation is provided from the lake with a recharge well to fill the lake if necessary.**

*Question: What is the plan for the landscaping along Via Coconut*
**Response: Landscape planting in Via Coconut Point median will be consistent and compatible with that which is provided to the north by Genova.**

*Comment: Stormwater retention is a serious concern among the Board. With 12.28 AC of impervious surface, there are questions regarding the site's ability to adequately deal with stormwater. Looking at 100 year rain events.*
**Response: This project was already included in a 2008 agreement between Lee County and property owners for a drainage pipe for this property, Genova property and Via Coconut Point. The project will not exceed the approved discharge rate. SFWMD will review the stormwater management system to assure we do not negatively impact stormwater in the area. The property currently has an uncontrolled discharge and through the review process we will be required to meet an established discharge rate which will improve drainage in the area.**

*Comment: Board stated they wanted stormwater retained in parking lot with a lower elevation than the building and parking underneath.*
**Response: This project was already included in a 2008 agreement between Lee County and property owners for a drainage pipe for this property, Genova property and Via Coconut Point. The project will not exceed the approved discharge rate. SFWMD will review the stormwater management system to assure we do not negatively impact stormwater in the area. The property currently has an uncontrolled discharge and through the review process we will be required to meet an established discharge rate which will improve drainage in the area. The stormwater system will be designed to**

**protect the parking and buildings from flooding.**

*Comment: Board thought the railroad ditch wouldn't hold much water.*
**Response: This project was already included in a 2008 agreement between Lee County and property owners for a drainage pipe for this property, Genova property and Via Coconut Point. The project will not exceed the approved discharge rate. SFWMD will review the stormwater management system to assure we do not negatively impact stormwater in the area. The property currently has an uncontrolled discharge and through the review process we will be required to meet an established discharge rate which will improve drainage in the area. The railroad ditch will be used for conveyance to the Estero River and not for storage.**

*Comment: Need more information on the 2.3 acre commercial*
**Response: The request has been revised to remove the hotel use and the parcel is proposed to include a 10,000 SF place of worship and a land donation to the Village of Estero for park or civic use while transferring the residential density and utilizing the open space from the parcel. The Master Concept Plan and Pattern Book have been revised to reflect a conceptual plan for this area.**

*Question: Is the 2.3 AC of future commercial development included in the Open Space calculations?*
**Response: The 2.3 acre future commercial development previously presented was to provide its own open space requirement when developed. The previous plan proposed 30% open space for the project. The plans have been revised to reflect 35% open space for the mixed use project. Open space and impervious surface areas are not always the same, for instance public use areas such as plazas may count as open space even if they are impervious and up to 20% of recreation open space areas may consist of impervious surface.**

*Question: What is the mix of studio, 1,2,3 bedroom apts.?*
**Response: The current intended mix is provided below:**

- **1 Bd – 73**
- **2 Bd – 206**
- **3 Bd – 51**

*Comments: Concerns about the parking on Main Street: it could become a bottleneck; don't like the parallel parking; ingress/egress concerns, especially during rush hour; and the public parking for retail, parks, fishing, restaurants. Concerned people will park on Via Coconut Point. It is too long to walk to public amenities from Main Street.*
**Response: They will park in one of the many available parking spaces. The revised plan provides additional common parking spaces since prior submittal. Please see parking deviation and justification provided in previous response.**

*Comments: Board wants applicant to remember that this development will be a transition site from residential areas to the Town Center. It is important that it not be too dense or mass.*
**Response: The request has been revised to remove the hotel use and the parcel is proposed to include a 10,000 SF place of worship and a land donation to the Village of Estero for park or civic use while transferring the residential density and utilizing the open space from the parcel. The Master Concept Plan and Pattern Book have been revised to reflect a conceptual plan for this area.**

*Question: Could fire/rescue access be provided to the development through Happy Hollow Lane?*

**Response: The Master Concept Plan demonstrates a potential future interconnect with Happy Hollow Lane. The applicant agrees to a condition that an access easement for a potential future interconnect will be provided.**

*Question: Will the noise from the trash compactors (?) on the north perimeter disturb the single family* residents?

**Response: An enclosure is required around the trash compactor and an enhanced buffer with a wall is provided between the compactor and the adjacent single-family residences which are on AG-2 zoned property with the house setback approximately 130 feet from the property line.**

*Comment: Board said too dense and urged to think about density*

**Response: The applicant began preliminary meetings and coordination with Village staff around 2 years ago. One of the initial plans presented at the meetings included higher density with taller buildings and did not include the desired connector street. The applicant proactively adjusted their requested density and height early on in the process and added the desired connector road and provided multiple public incentives. Below is a chart comparing the proposed plan from November 2018 to the current plan.**

| **November 2018 Proposed Plan** | **Current Proposed Plan** |
|---|---|
| **523 units**<br>**(20 units per acre on 26.15 acres)**<br>**Gated access**<br>**Bifurcated commercial and residential** | **330 units - ±37% reduction**<br>**(16.4 units per acre on 20.19 acres)**<br>**Non-gated access**<br>**Vertically & horizontally integrated mixed use buildings** |
| **4-5 stories** | **3-4-stories - 1 story reduction**<br>**Minimized massing with tiered building heights and screened parking** |
| **44,600 SF commercial** | **±29,600 SF commercial & 10,000 SF church**<br>**(removed hotel for Genova)** |
| **no connector street and no public amenities** | ***Connector street and several public amenities:***<br>***- ±3.65 acres of Public Amenities (18% of project area) including:***<br>***• ±1 acre land donation to Village of Estero with residential density transfer (frontage constructed with linear park with 8' sidewalk and lush landscaping)***<br>***• Main Street connector street (±0.52 ac) with bike lanes for future connection to Estero Park, railway parcel to west & eventually US 41***<br>***• ±1.91 acres/±0.55-mile Linear Park with 8' sidewalk, lush landscaping, fishing pier, benches, etc.***<br>• ***±1.72 acres/±.5-mile plus additional ±0.19 acre/±0.05 mile located on donation parcel*** |

- ***±0.23 acre Lawn area with pavilion***
- ***±0.18 acre Dog Park***

*Comment: Recommend we meet with Fire District regarding front of buildings/courtyards*
**Response: As indicated by Ms. Gibbs at the meeting, the Fire District will be sent plans as part of the staff review. It is assumed that the buildings and parking will be sprinkled.**

*Comment: Commend the group for taking public facilities into consideration. A big one worked on 20 years ago is allowing the connection to Estero Community Park.*
**Response: Acknowledged. Thank you.**

*Comment: Have not seen another project do this with the public amenities – bravo.*
**Response: Acknowledged. Thank you.**

**Public Comments from Genova Residents**

*Comment/Question: Very concerned about the stormwater management and the maintenance of the* system. Do not want the flow blocked or backing up. Will there be a perpetual maintenance agreement for railway ditch?
**Response: This project was already included in a 2008 agreement between Lee County and property owners for a drainage pipe for this property, Genova property and Via Coconut Point. The project will not exceed the approved discharge rate. SFWMD will review the stormwater management system to assure we do not negatively impact stormwater in the area. The property currently has an uncontrolled discharge and through the review process we will be required to meet an established discharge rate which will improve drainage in the area. The subject propertery will participate in a proportionate share agreement for maintenance with the others owners of the properties that are a part of the drainage agreement.**

*Comment: On street parking on Main Street could become more like a "drive-thru parking lot".*
**Response: The only on street parking are the parallel spaces along Main Street which then connects to the internal parking lots for the site.**

*Comment: Fewer parking spaces and narrow roads create problems. It feels too congested, too dense, too compressed.*
**Response: Please see parking response provided above. Mixed use projects have reduced parking demands. The only requested "narrow road" is the proposed Main Street connector street which is actually requesting a deviation to provide an 11 foot lane instead of a 10.5 foot lane required by Village Center connector street standards contained in Chapter 33 which is different from the Chapter 10 requirements of 12 foot lanes.**

*Comment: There are too many units for the number of parking spaces.*
**Response: Please see parking response provided above. Mixed use projects have reduced parking demands and ample parking is provided for the proposed mixture of uses.**

*Comment: Concern of 660 cars entering Via Coconut in the mornings*

**Response: It is anticipated that the residents will be a mixture of working individuals and retirees. The reality is not all residents leave their unit and return to their unit at the same time. The trip generation data utilized in the TIS report is based on locally and nationally accepted practices in terms of estimating trips from a particular land use. For the multi-family land use, the data that is in the report is based on surveys collected all over the Country and is based on a traditional multi-family community. The data has also been confirmed by studies conducted locally in Southwest Florida to be an accurate representation of the trip generation potential of a community such as proposed in the Via Coconut project. The total trip generations less internal capture trips from the TIS are summarized below:**

- **AM Peak Hour:**
  - **277 total trips**
    - **133 trips entering**
    - **144 trips exiting**
- **PM Peak Hour:**
  - **287 total trips**
    - **152 trips entering**
    - **135 trips exiting**

*Comment: Everyone who spoke was very opposed to a hotel on the commercial portion. Some* discussion regarding the type/brand of hotel which might be built.

**Response: The request has been revised to remove the hotel use.**

*Comment: Genova is too congested and there is not enough parking.*

**Response: Genova is a residential development that does not contain a mixture of uses and still received a parking deviation. As previously stated, one of the deviations is to allow for the travel lanes to be ½ foot wider than code and to allow parallel parking spaces ½ foot wider than code.**

*Question: Why not put commercial on Corkscrew instead of in middle*

**Response: Commercial is proposed on the desired Main Street connector road which location was predetermined by the Village Center Connectivity Map.**

# MEETING NOTICE

## Wednesday, February 12, 2020 at 11:00 AM

## Proposed Development Near Genova

As some of you are already aware, on January 21, 2020, there was a Public Information Meeting at the Village of Estero Planning & Zoning Board regarding the proposed Via Coconut Mixed-Use Estero Planned Development across Via Coconut Point. A number of Genova residents attended that meeting and asked questions. The project also went before the Village of Estero Design Review Board on January 22, 2020. Attorney Noel Davies and the development team for the project are hosting a special meeting at the Genova Club Room on **Wednesday, February 12, 2020 at 11:00 AM** to answer any additional questions about the project.

| Name | email | Address |
|---|---|---|
| Bob Grech | rjg1234@aol.com | D-301 |
| Ralph & Diane Kendall | | A-214 |
| Tom & Mary Mueller | | C-214 |
| Diane Nash | | B-409 |
| Don & Linda Saponara | | A-311 |
| F. Buratto | | A 407 |
| Robert Pofflenberger | | C 308 |
| Jane Brown | | C 407 |

| Name | Email | Address |
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| Fred Sweeney | FREDSWEENEYFL@GMAIL.COM | 21450 Unit 206 |
| Pete Godshaw | | 21450 Strada Nuova [redacted] #210 |
| | | 21460 Unit #201 |
| Chris Englehart | Englehart.Chris@gmail.com | |
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| Linda Vaucault | | 21460 #412 |
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February 12, 2020

| Name | Email | address |
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| BETH WARNER | WW1490@AOL.COM | B402 |









BANKS ENGINEERING

Professional Engineers, Planners & Land Surveyors

# Via Coconut MPD
# Estero Planned Development
# Summary of Design Review Board Public Hearing

The applicant presented the proposed Via Coconut MPD Estero Planned Development at an Estero PD Public Hearing pursuant to LDC Sec. 33-520(a)(4) before the Design Review Board on January 22, 2020. The request was agenda item no. 5(b)(2).

The applicant presented the proposed pattern book for the Tier 3 Estero Planned Development. Although the official minutes are not available at this time, below is an excerpt of the January 23rd Article and Meeting Summary posted on the Village of Estero Website:

**Via Coconut MPD**



Representatives for this property were requesting review of their Pattern Book. They are in the process of requesting a rezoning to allow for 330 multi-family dwelling units, and a maximum of 59,600 square feet of commercial retail/office or medical office space with an option to convert 30,000 square feet of commercial space to 124 hotel rooms.

The applicant described this mixed-use development to include a 4.5-mile-long linear park with lush landscaping, pocket park, public dog park, filter marshes and water features throughout, a waterfront restaurant, a resort-type pool, public pavilion and fishing pier over the lake and 330 luxury residential units.

The architecture is considered British West Indies with varying roof lines; the maximum height will be at 59 feet for elevator towers or decorative embellishments. The masonry buildings will be white accented with dark bronze, and include stone cladding, awnings, Bermuda shutters and large overhangs.

The road connection from the Estero Community Park to US 41 bisects this property so they've designed their main street with mixed-use buildings and commercial store fronts.

Landscaping includes palms, royal poinciana, Hong Kong orchid, red maples, green button trees, cypress and pine trees.

There will be three paver enhanced entrances to the development from Via Coconut Road. The applicant will also be providing landscaping for the Via Coconut Road medians.

This property is located south of Corkscrew Road, west on Via Coconut Road across from Genova, and is in the Village Center (**Presentation**).

The Board voted to continue this item to a date uncertain due to concerns about the need for some color to break up the scale of the buildings, the brackets need to be more delicate, among other suggestions.

**Design Review Board questions/comments:**

Vice-Chairman Sheeley:

*Comment: Not really a true multiuse community project – apartment blocks that don't*



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*relate to the main street element with little interaction between residents and public.*
**Response: It should be noted that two other Board members complemented the site plan. The proposed plan provides civic park uses all along the entire frontage mixed with a proposed church and potential park at the north which transitions to residential, then horizontal and verical mixed use, back to residential then ends with larger civic areas on the south with interconnects to the future Rail Trail, Estero Park and Happy Hollow Lane.**

*Comment: Straight line of buildings instead of trying to bury with site planning.*
**Response: It should be noted that two other Board members complemented the site plan. The site was redesigned based upon initial meetings and feedback from Village staff over 2 years ago to create a balance of public amenities and connections with the future Rail Trail and Main Street connector road.**

*Comment: Buildings plain, lacking detail, monochromatic – additional color and other detail treatments on the buildings would help immensely*
**Response: We have updated and addressed this concern with some additional arches and additional colors in the color palette, along with new colors.**

*Comment: Commercial building cold not warm like apartment*
**Response: We applied the same treatment as the apartment buildings to these commercial buildings to keep harmony within the development.**

Board Member Glass:

*Comment: Straight line, but buildings broken up well.*
**Response: Acknowledged. Thank you.**

*Comment: Detailing in brackets should be more delicate for West Indies*
**Response: Buildings have moved towards Mediterranean and there are no longer brackets.**

*Comment: Pull the building to the ground better:*
- *Would be much more successful if started with 2-story on end then 3, then 4*
- *Lots of techniques to drop scale – horizontal banding, a base, landscaping, lower Christmas palms around base to break it up*
- *Wing ends*
- *Little more play with color*

**Response: We have adjusted scaling, landscape and colors as requested.**

Chariman Jones:

*Question: Is the north 2.3 covered by pattern book – if sold off it will need to match?*
**Response: The Master Concept Plan and Pattern Book has been revised to reflect a church and potential park in this area.**

*Question: Will hotel be in same height restriction – will it tower over single-family?*
**Response: The request has been revised to remove the hotel use and the parcel is proposed to include a 10,000 SF place of worship and a land donation to the Village of Estero for park or civic use while transferring the residential density and utilizing the open space from the parcel. The Master Concept Plan and Pattern Book have been revised to reflect a conceptual plan for this area.**

*Comment: Great job on site plan given geographic limitations and planned improvements.*
**Response: Acknowledged. Thank you.**

*Question: How are pedestrians crossing Via Coconut to get to park/path? Are we creating a mid-block crossing or are they hiking to Corkscrew and around*
**Response: Pedestrians will utilize the cross walk at Corkscrew Road until such time as the connection to the park is made.**

*Question: Will Main Street be a public easement granted to the Village or remain private ownership?*
**Response: Main Street is proposed as a type "B" semi-public street with private ownership and a public easement.**

*Question: Is there any room for drop off zone for restaurant for uber riders*
**Response: The site plan does not currently accommodate a drop off zone, however there is ample parking provided as demonstrated in the deviations and justifications.**

*Question: Who will build sidewalk across railway?*
**Response: The MCP provides for future connection however construction across railway is not proposed as part of this application.**

*Question: Will applicant maintain Median landscaping?*
**Response: The applicant will be required to maintain the median landscaping as part of a condition of approval consistent with Genova.**

*Comment:* Guess staff is reviewing *median landscaping plans to verify they meet criteria for trees within clear zones since it's a curvy road.*
**Response: Staff will review the proposed median landscaping which will be consistent and compatible with that which is provided to the north by Genova.**

*Question: Is water feature by restaurant lined?*
**Response: Yes, there is a lined water feature proposed by the restaurant.**

*Question: Do the marsh areas have a foot of water in wet season and dry during dry season?*
**Response: Yes.**

*Comment: Beware of mosquitos with the marsh*
**Response: Acknoldedged.**

*Question: Is there bike storage?*
**Response: Yes. The garages provide bike storage and required bike racks will be provided.**

*Comment: Additional colors would break up scale of buildings. Elevation slides show more color and texture and break up the building but they disappeared in the rendering.*
**Response: We have changed the color palette and added an additional color.**

*Question: Will the 2.3 remain agricultural?*
**Response: Agricultural Use Affidavits have been submitted as part of the application**

**requesting to continue until such time as a development order is approved.**

*Comment: Greenway may need a Public restroom facility.*
**Response: There are restroom facilities at the Estero Community Park and within some of the commercial establishments within the vicinity of the project.**

*Comment: Straight line, but buildings broken up well.*
**Response: Acknowledged. Thank you.**

**Public Comments**

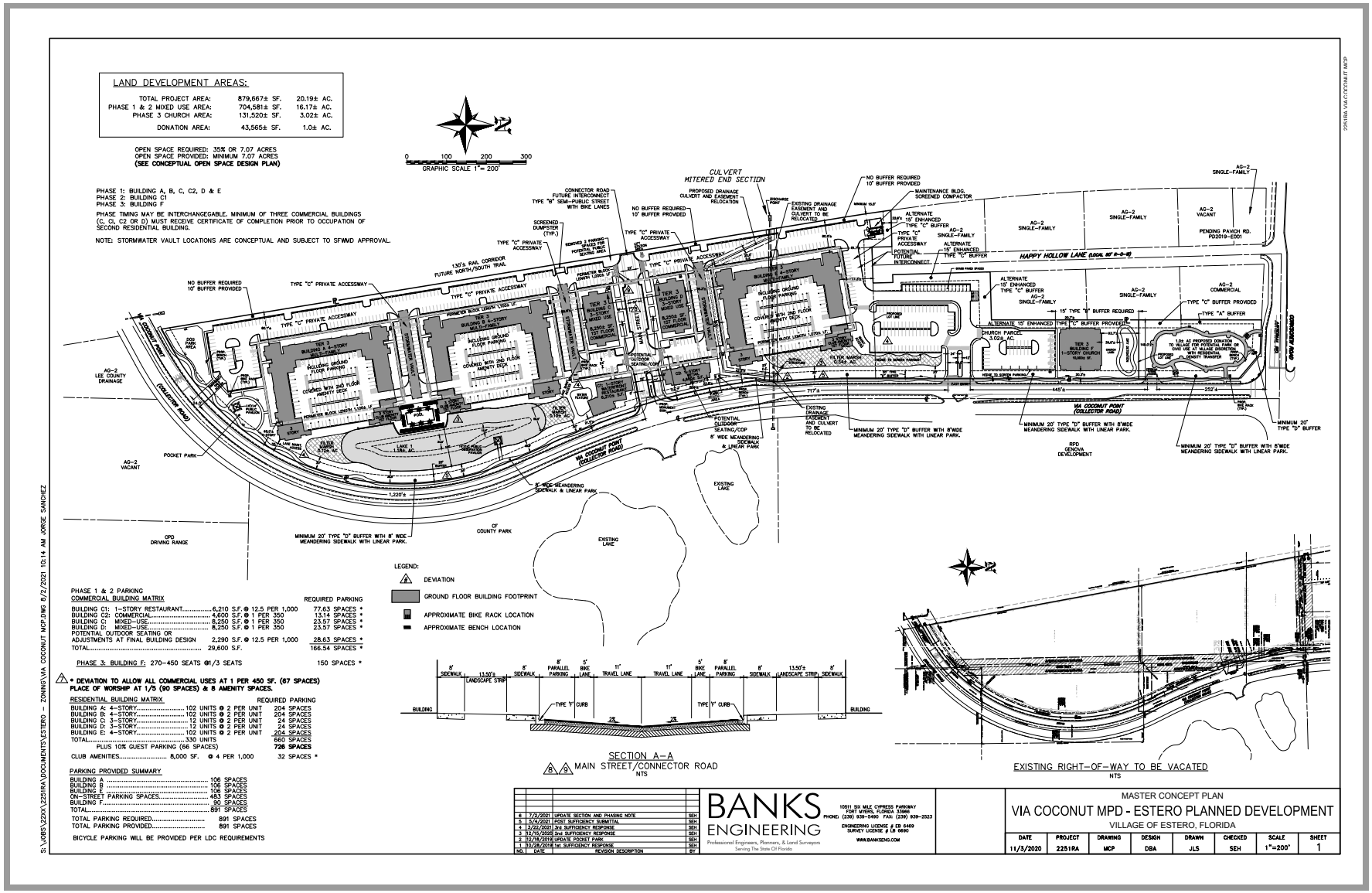
*Comment: Safety crossing is main concern.*
**Response: Pedestrians will utilize the cross walk at Corkscrew Road until such time as the connection to the park is made.**

*Comment: Buildings are plain.*
**Response: We would suggest simple, not plain, but please review the new architecture.**

*Comment/question: Across from Genova is Colonnade so lots of traffic materializing – how much traffic?*
**Response: Please see submitted Traffic Impact Statement.**

*Comment: Seems like amenities are for residents.*
**Response: The project provides for ample private amenities such as the 3 second floor amenity decks, swimming pools and 3 indoor club amenity areas. The public amenities are along the project perimeter and through Main Street connecting to the future Rail Trail. There are ±3.65 acres of public benefit space (18% of project area) designed to benefit the citizens of the Village of Estero including:**

- **±1-acre land donation to Village of Estero with density transfer**
- **±1.91 acres/±0.55-mile Linear Park with 8' sidewalk, lush landscaping, pavilion, fishing pier, benches**
  - **±1.72 acres/±.5-mile plus additional ±0.19 acre/±0.05 mile located on donation parcel**
- **±0.23 acre lawn area with pavilion**
- **±0.18 acre Dog Park**
- **±0.52 acre Main Street/Connector Street *with bike lanes for future connection to Estero Park, railway parcel to west & eventually US 41***


LAND DEVELOPMENT AREAS:
TOTAL PROJECT AREA: 879,667± SF. 20.19± AC.
PHASE 1 & 2 MIXED USE AREA: 704,581± SF. 16.17± AC.
PHASE 3 CHURCH AREA: 131,520± SF. 3.02± AC.
DONATION AREA: 43,565± SF. 1.0± AC.
OPEN SPACE REQUIRED: 35% OR 7.07 ACRES
OPEN SPACE PROVIDED: MINIMUM 7.07 ACRES
(SEE CONCEPTUAL OPEN SPACE DESIGN PLAN)
GRAPHIC SCALE 1" = 200'
PHASE 1: BUILDING A, B, C, C2, D & E
PHASE 2: BUILDING C1
PHASE 3: BUILDING F
PHASE TIMING MAY BE INTERCHANGEGABLE. MINIMUM OF THREE COMMERCIAL BUILDINGS (C, C1, C2 OR D) MUST RECEIVE CERTIFICATE OF COMPLETION PRIOR TO OCCUPATION OF SECOND RESIDENTIAL BUILDING.
NOTE: STORMWATER VAULT LOCATIONS ARE CONCEPTUAL AND SUBJECT TO SFWMD APPROVAL.
CULVERT MITERED END SECTION
HAPPY HOLLOW LANE (LOCAL 80' R-O-W)
VIA COCONUT POINT (COLLECTOR ROAD)
LEGEND:
DEVIATION
GROUND FLOOR BUILDING FOOTPRINT
APPROXIMATE BIKE RACK LOCATION
APPROXIMATE BENCH LOCATION
PHASE 1 & 2 PARKING
COMMERCIAL BUILDING MATRIX
REQUIRED PARKING
BUILDING C1: 1-STORY RESTAURANT..... 6,210 S.F. @ 12.5 PER 1,000 77.63 SPACES *
BUILDING C2: COMMERCIAL..... 4,600 S.F. @ 1 PER 350 13.14 SPACES *
BUILDING C: MIXED-USE..... 8,250 S.F. @ 1 PER 350 23.57 SPACES *
BUILDING D: MIXED-USE..... 8,250 S.F. @ 1 PER 350 23.57 SPACES *
POTENTIAL OUTDOOR SEATING OR ADJUSTMENTS AT FINAL BUILDING DESIGN 2,290 S.F. @ 12.5 PER 1,000 28.63 SPACES *
TOTAL..... 29,600 S.F. 166.54 SPACES *
PHASE 3: BUILDING F: 270-450 SEATS @1/3 SEATS 150 SPACES *
* DEVIATION TO ALLOW ALL COMMERCIAL USES AT 1 PER 450 SF. (67 SPACES) PLACE OF WORSHIP AT 1/5 (90 SPACES) & 8 AMENITY SPACES.
RESIDENTIAL BUILDING MATRIX
REQUIRED PARKING
BUILDING A: 4-STORY..... 102 UNITS @ 2 PER UNIT 204 SPACES
BUILDING B: 4-STORY..... 102 UNITS @ 2 PER UNIT 204 SPACES
BUILDING C: 3-STORY..... 12 UNITS @ 2 PER UNIT 24 SPACES
BUILDING D: 3-STORY..... 12 UNITS @ 2 PER UNIT 24 SPACES
BUILDING E: 4-STORY..... 102 UNITS @ 2 PER UNIT 204 SPACES
TOTAL..... 330 UNITS 660 SPACES
PLUS 10% GUEST PARKING (66 SPACES) 726 SPACES
CLUB AMENITIES..... 8,000 SF. @ 4 PER 1,000 32 SPACES *
PARKING PROVIDED SUMMARY
BUILDING A ..... 106 SPACES
BUILDING B ..... 106 SPACES
BUILDING E ..... 106 SPACES
ON-STREET PARKING SPACES..... 483 SPACES
BUILDING F ..... 90 SPACES
TOTAL..... 891 SPACES
TOTAL PARKING REQUIRED..... 891 SPACES
TOTAL PARKING PROVIDED..... 891 SPACES
BICYCLE PARKING WILL BE PROVIDED PER LDC REQUIREMENTS
SECTION A-A
MAIN STREET/CONNECTOR ROAD
NTS
EXISTING RIGHT-OF-WAY TO BE VACATED
NTS
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Professional Engineers, Planners, & Land Surveyors
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SURVEY LICENSE # LB 6690
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NO. DATE REVISION DESCRIPTION BY
6 7/2/2021 UPDATE SECTION AND PHASING NOTE SEH
5 5/4/2021 POST SUFFICIENCY SUBMITTAL SEH
4 3/22/2021 3rd SUFFICIENCY RESPONSE SEH
3 12/15/2020 2nd SUFFICIENCY RESPONSE SEH
2 12/18/2019 UPDATE POCKET PARK SEH
1 10/28/2019 1st SUFFICIENCY RESPONSE SEH
MASTER CONCEPT PLAN
VIA COCONUT MPD - ESTERO PLANNED DEVELOPMENT
VILLAGE OF ESTERO, FLORIDA
DATE 11/3/2020
PROJECT 2251RA
DRAWING MCP
DESIGN DBA
DRAWN JLS
CHECKED SEH
SCALE 1"=200'
SHEET 1
S:\JOBS\2200\2251RA\DOCUMENTS\ESTERO - ZONING\VIA COCONUT MCP.DWG 8/2/2021 10:14 AM JORGE SANCHEZ


the Village of ESTERO
PATTERN BOOK
VIA COCONUT
Mixed Use Development
PROJECT TEAM
BANKS ENGINEERING
MHK ARCHITECTURE & PLANNING
ARCHITECTURAL LAND DESIGN INCORPORATED

# DESIGN STANDARDS INDEX


**01. SITE PLAN**

01.1 | Site Location and Connectivity
01.2 | Conceptual Master Plan
01.3 | Public Amenities/Public Easement Map

**02. ARCHITECTURE**

02.1 | Architectural Style
02.2 | Building Design Details
02.3 | Architectural Elevations

**03. LANDSCAPE**

03.1 | Landscape Plan
03.2 | Site Lighting
03.3 | Feature Lake and Pool Deck Section
03.4 | Plant Species

**04. TANGIBLE BENEFITS AND INCENTIVE OFFERINGS**



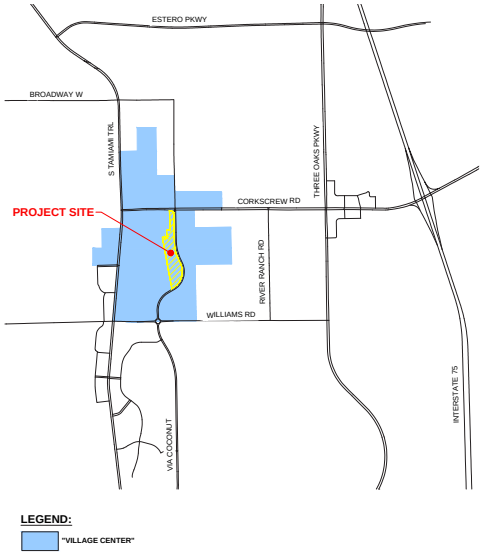

VIA COCONUT
Mixed Use Development

BANKS ENGINEERING MHK ARCHITECTURE & PLANNING

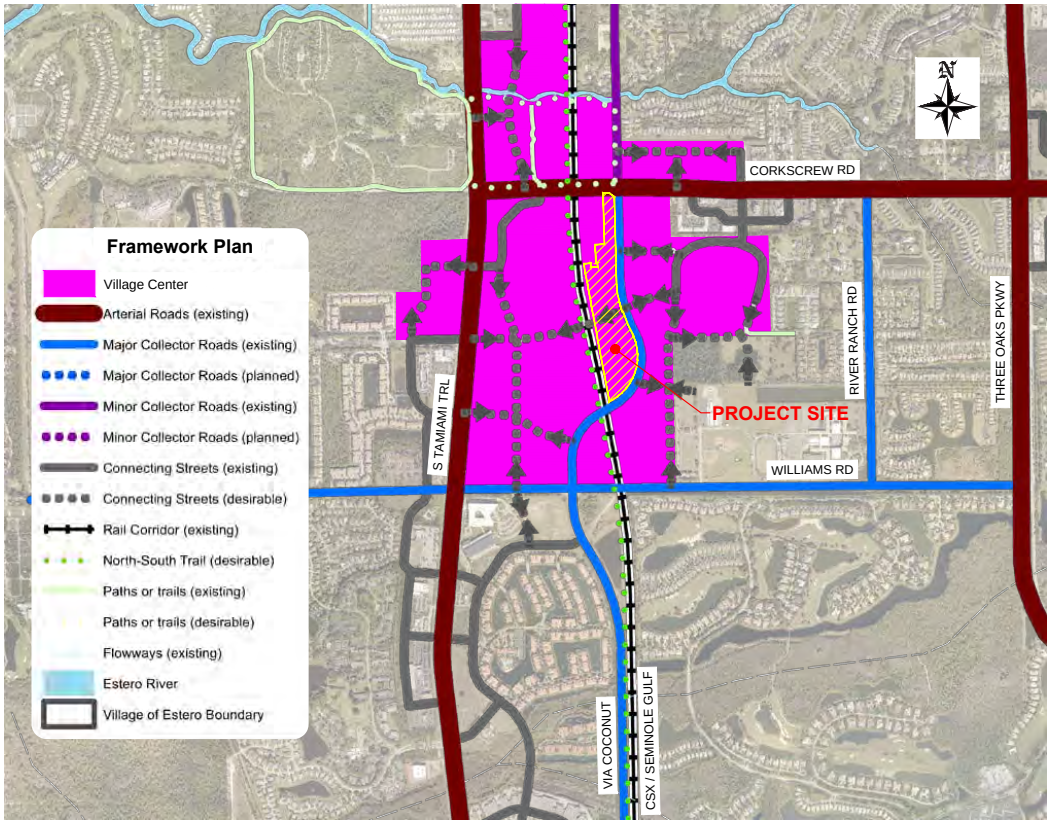
# 01. SITE PLAN



## 01.1 | SITE LOCATION AND CONNECTIVITY




VILLAGE CENTER CONNECTIVITY MAP




VIA COCONUT
Mixed Use Development

BANKS ENGINEERING MHK ARCHITECTURE & PLANNING

# 01.2 | MASTER CONCEPT PLAN

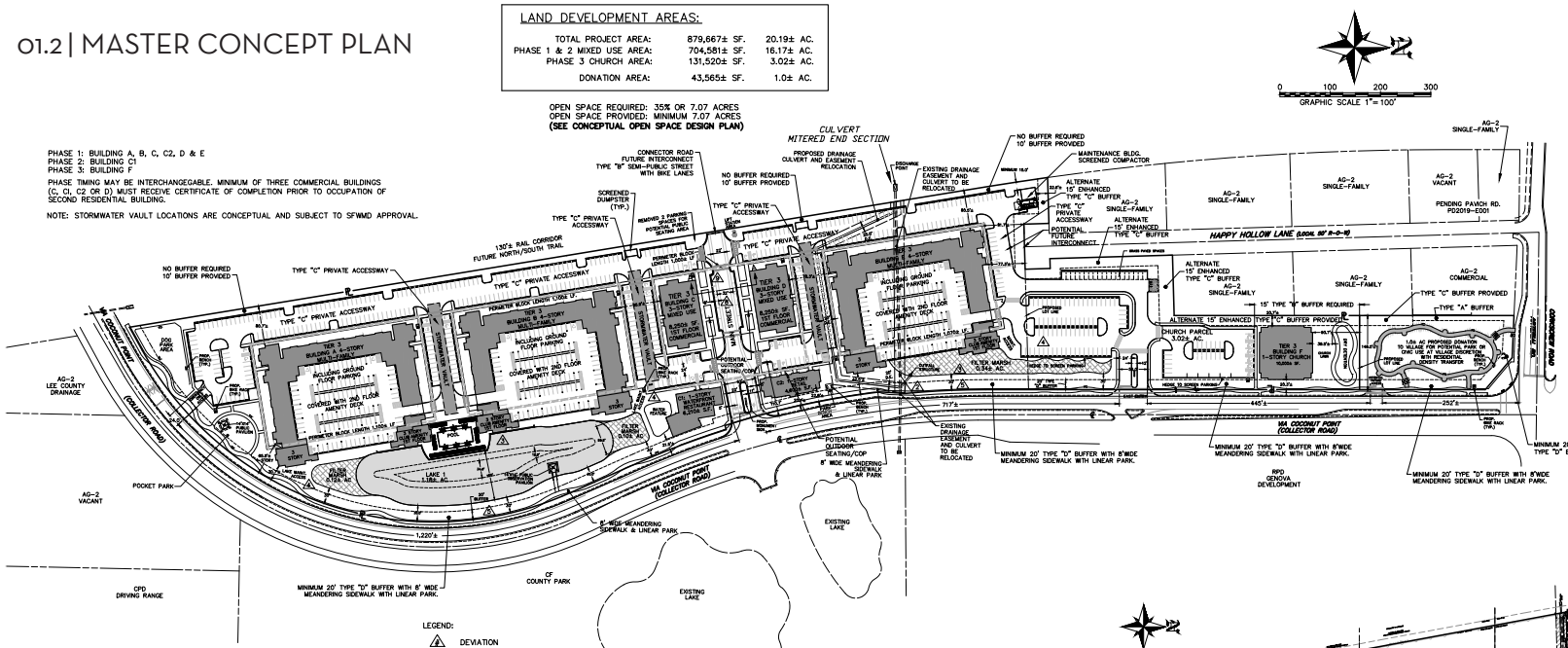
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OPEN SPACE REQUIRED: 35% OR 7.07 ACRES
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**(SEE CONCEPTUAL OPEN SPACE DESIGN PLAN)**

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NOTE: STORMWATER VAULT LOCATIONS ARE CONCEPTUAL AND SUBJECT TO SFWMD APPROVAL.




LEGEND:
- DEVIATION
- GROUND FLOOR BUILDING FOOTPRINT
- APPROXIMATE BIKE RACK LOCATION
- APPROXIMATE BENCH LOCATION

PHASE 1 & 2 PARKING

| COMMERCIAL BUILDING MATRIX | | REQUIRED PARKING |
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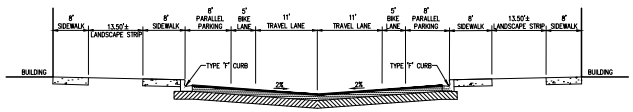
⚠ *** DEVIATION TO ALLOW ALL COMMERCIAL USES AT 1 PER 450 SF. (67 SPACES) PLACE OF WORSHIP AT 1/5 (90 SPACES) & 8 AMENITY SPACES.**

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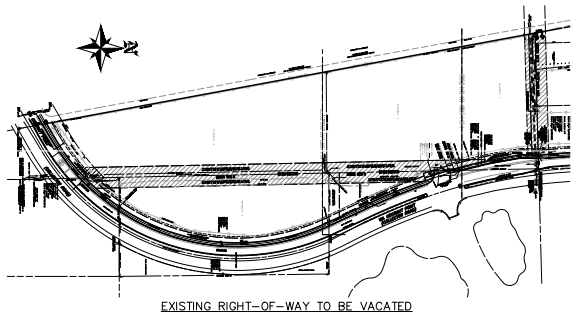
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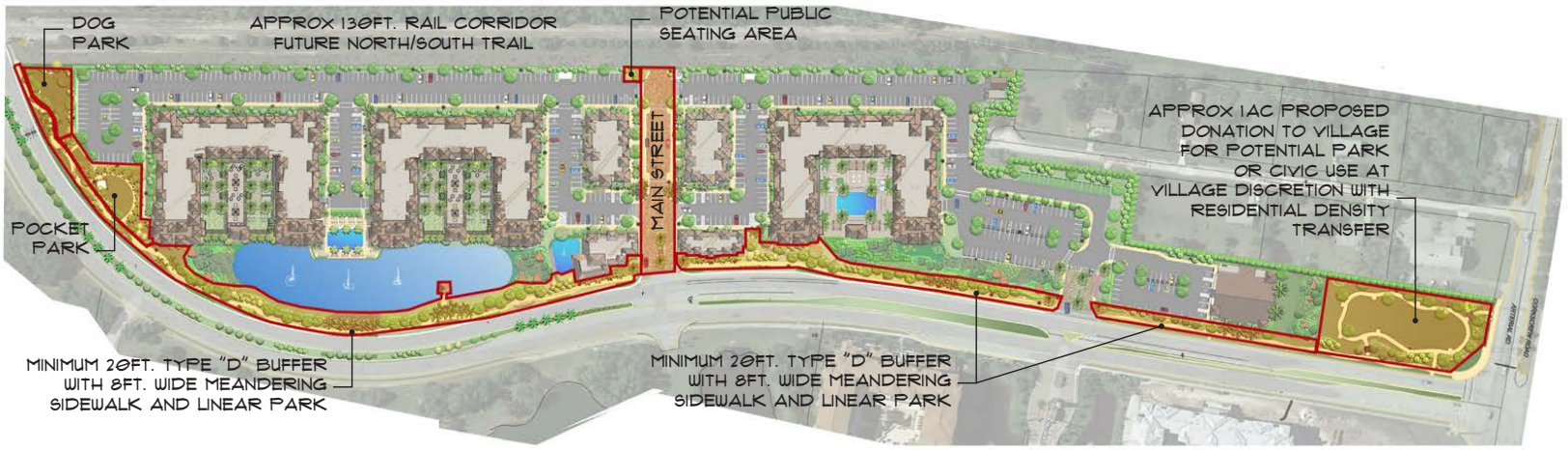

SECTION A–A
⚠6 ⚠9 MAIN STREET/CONNECTOR ROAD
NTS



EXISTING RIGHT-OF-WAY TO BE VACATED
NTS

VIA COCONUT
Mixed Use Development

BANKS ENGINEERING | MHK ARCHITECTURE & PLANNING | AD ARCHITECTURAL LAND DESIGN




PUBLIC AMENITIES/PUBLIC EASEMENT MAP

LEGEND

PUBLIC AMENITIES/PUBLIC EASEMENT

VIA COCONUT
Mixed Use Development

BANKS ENGINEERING MHK ARCHITECTURE & PLANNING AD ARCHITECTURAL LAND DESIGN



# 02.
# ARCHITECTURE



## 02.1 | ARCHITECTURAL STYLE

The proposed development provides Architectural Diversity and High-Quality Development consistent with LDC Section 33-517. The variety of architecture and landscaping is of the highest quality and the variety of uses include unifying and compatible features throughout the site, which features are also compatible and cohesive with the Village Center Area and neighboring developments.

The architecture of Via Coconut will be a Mediterranean underlying design with coastal inspired architectural flavor. We feel it will be refreshing to the Village of Estero while being contextual to its neighboring Mediterranean and Old Florida designed properties. The massing of the buildings is well articulated while respecting the human scale and character of the community.

Varying rooflines, depictions of materials and the creating of light, mass and shadow are key components to this design. The buildings include three-story stepped back elements from the remaining 4-story building masses. This massing change is stepped back from the perimeter lake and linear park creating a delicate footprint along the street frontage on Via Coconut.

Additionally, the bulk of the development's parking is concealed within the first level of the building with units wrapping around the perimeter. This creates a centralized lower massing element with an elevated amenity deck as an amenity to the users. The architecture and public spaces are designed under the standards of the Village Center Area and share characteristics of neighboring properties that help generate a sense of connectivity and cohesive framework in the Village Center Area.

The material pallete consists of subtle flavors of Mediterranean architecture including an orange to off red barrel concrete roof tiles, contrasting simple beige and cream colors in the stucco walls, bronze railing, painted eave corbels, sections of stucco for texture as well a mixture of these colors. These texture, colors and details will create a cinematic experience through the neighborhood.

We feel the project represents the highest of quality and appropriateness of our coastal environment while maintaining the Village's desire to present a Mediterranean community theme, delicately fitting into the surrounding context of the community.

# 02.1 | ARCHITECTURAL STYLE

## Design Features

The architecture of Via Coconut fits under the category of Mediterranean architecture that are deemed acceptable by Village standards. The development's architecture is influenced by the neighboring community's Mediterranean style. The buildings include clean lines with timeless stucco textures and stepped towers with timeless corbels. The buildings also include a simple, three toned color pallets. The rooflines are simplified by hipped roof configurations and vertical roof plane changes giving the buildings a sense of well-proportioned massing. The building includes large windows with dark bronze aluminum finishes. The architectural style fits nicely within the framework of the existing Mediterranean influence of the community.

The proposed Via Coconut development compliments and blends with the adjacent Genova condominium development which is in the Mediterranean style as well as the proposed new Pavich building adjacently North of this site which is Old Florida style.

The development incorporates the following façade treatments:

- Each building contains a clearly defined entryway with stepped building massing to help identify the building entrance.
- The buildings include a wide variety of varying rooflines, pitches and roof shapes. The primary roof is a concrete barrel roof system with varying perimeter undulating hip roof lines and hip roof tower elements.
- The mixed-use oriented structures along the main street entrance-way include transparent display windows and provide visibility into the building's interior.
- The project consistently includes large overhangs and functional awning features.
- The buildings consistently include well-articulated building massing and avoid the use of blank wall areas. The building includes appropriate ornamentation with a variety of building materials including flat concrete roof tiles, architectural brackets and a mixture of smooth and scored stucco applications.
- The buildings has several well-articulated roof parapets and tower elements creating a variety of vertical roof plane changes.



## 02.1 | ARCHITECTURAL STYLE

### Design Features

Each commercial and mixed-use structure within the development includes large display windows at the street level on all commercial street frontages. The building colors for Via Coconut are in the soft and neutral range including earth tones. The trim colors are contrasting dark bronze to help transition the softness of the building walls to the roof color.

The anticipated construction materials are as follows:

- Buildings walls: concrete block construction, with a smooth stucco finish, painted with soft colors, off white.
- Stone veneer (light beige) in some areas.
- Interior finishes: Stucco walls painted, ceramic tile for restrooms and ceramic tile with carpet for floors.
- Building A, B, and C will provide 4 elevators each tower. (manufacturer by Kone or Schindler elevators)
- Buildings C and D will have one elevator each building. (manufacturer by Kone or Schindler elevators)
- Stairways: Cast in place concrete
- All building lighting will enhance entrances and main features of buildings points.
- Slabs: Concrete slabs, post tension reinforced concrete.
- Storefront and windows: Dark bronze aluminum storefront.
- Hand rails: Dark bronze aluminum
- Awnings: Frame dark bronze
- Brackets: Prefabricated, with dark bronze finish
- Roof system: The structure will be with prefabricated trusses, and tile roof system
- Circulation sidewalks and paths: Concrete and concrete tiles



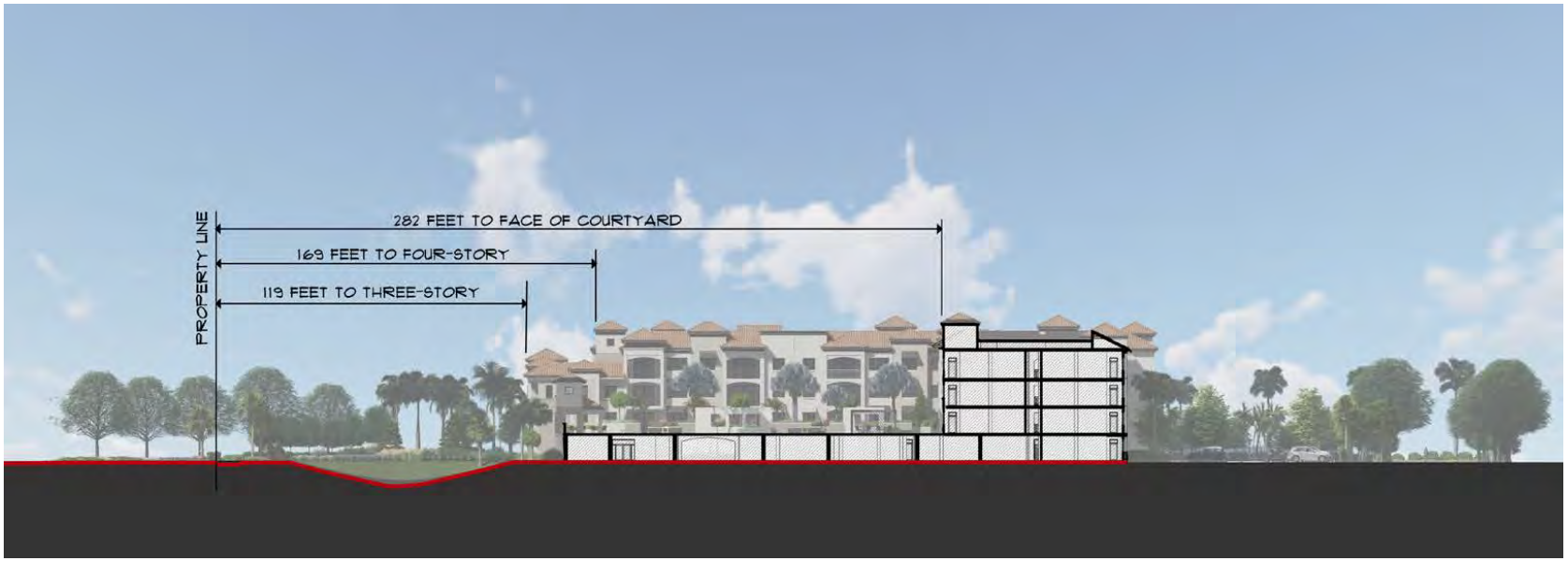
# 02.2
# BUILDING DESIGN DETAILS








PROJECT KEY MAP




BUILDING A SECTIONAL DIAGRAM
NOT TO SCALE




PROJECT KEY MAP




BUILDING B SECTIONAL DIAGRAM
NOT TO SCALE

VIA COCONUT
Mixed Use Development

BANKS ENGINEERING MHK ARCHITECTURE & PLANNING




PROJECT KEY MAP




BUILDING E SECTIONAL DIAGRAM
NOT TO SCALE

VIA COCONUT
Mixed Use Development

BANKS ENGINEERING MHK ARCHITECTURE & PLANNING



VIEW OF LAKE AT VIA COCONUT POINT

PROJECT KEY MAP

VIA COCONUT
Mixed Use Development

BANKS ENGINEERING MHK ARCHITECTURE & PLANNING



VIEW OF BUILDING "A" AT VIA COCONUT POINT



PROJECT KEY MAP

VIA COCONUT
Mixed Use Development

BANKS ENGINEERING MHK ARCHITECTURE & PLANNING
















VIA COCONUT
Mixed Use Development

BANKS ENGINEERING MHK ARCHITECTURE & PLANNING


KEY MAP




VIA COCONUT
Mixed Use Development

BANKS ENGINEERING MHK ARCHITECTURE & PLANNING

VILLAGE OF ESTERO PATTERN BOOK | 26




VIA COCONUT
Mixed Use Development

BANKS ENGINEERING MHK ARCHITECTURE & PLANNING




VIA COCONUT
Mixed Use Development

BANKS ENGINEERING MHK ARCHITECTURE & PLANNING AD ARCHITECTURAL LAND DESIGN




VIA COCONUT
Mixed Use Development

BANKS ENGINEERING MHK ARCHITECTURE & PLANNING




VIA COCONUT
Mixed Use Development

BANKS ENGINEERING MHK ARCHITECTURE & PLANNING




VIA COCONUT
Mixed Use Development

BANKS ENGINEERING MHK ARCHITECTURE & PLANNING


KEY MAP


KEY MAP


KEY MAP


KEY MAP

# 02.3 | BUILDING DESIGN DETAILS

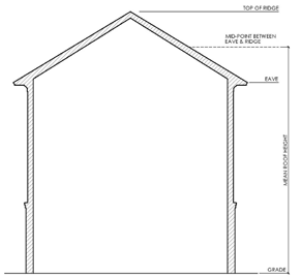
## Building Height Determination

**Land Development Code** | Village of Estero, Florida

**SEC. 33-229. MAXIMUM HEIGHT.**

Buildings outside of the Interstate Highway Interchange Areas are limited to a maximum of three stories or 45 feet, whichever is less, in height. Elements that enhance visibility, create focal points or amenities, such as turrets, sculpture, clock tower and corner accentuating rooflines, may exceed the maximum height limitations with an approved variance or deviation.

**Sec. 34-2171. Measurement.**



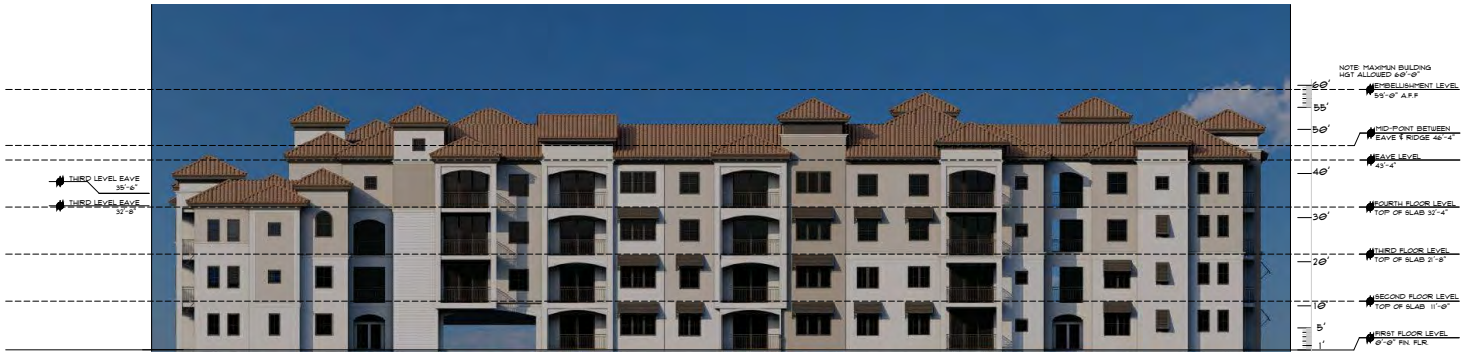
(a) Except as provided in this subdivision, the height of a building or structure is measured as the vertical distance from grade* to the highest point of the roof surface of a flat or Bermuda roof, to the deck line of a mansard roof, and to the mean height level between eaves and ridge of gable, hip and gambrel roofs, and to the highest point of any other structure (excluding fences and walls). *For purposes of this subdivision, grade is the average elevation of the street or streets abutting the property measured along the centerline of the streets, at the points of intersection of the streets with the side lot lines (as extended) and the midpoint of the lot frontage. (1) In areas within the Coastal Building Zone and other flood prone areas (as defined in Chapter 6 Articles III and IV of the LDC), height of a building is the vertical distance from the minimum required flood elevation to the highest point of the roof surface of a flat or Bermuda roof, to the deck line of a mansard roof, to the mean height level between eaves and ridge of gable, hip and gambrel roofs. (2) Fences, walls, and buffers are measured in accordance with section 34-1744 and section 10-416






## 02.3 | BUILDING DESIGN DETAILS

Building Elevations: Buildings A, B and E




South Elevation




North Elevation

## 02.3 | BUILDING DESIGN DETAILS

Building Elevations: Buildings A, B and E




West Elevation




East Elevation

## 02.3 | BUILDING DESIGN DETAILS

Building Elevations: Buildings C and D




West Elevation




East Elevation

## 02.3 | BUILDING DESIGN DETAILS

Building Elevations: Buildings C and D




South Elevation




North Elevation

## 02.3 | BUILDING DESIGN DETAILS

Building Elevations: Building C1




West Elevation




East Elevation




South Elevation




North Elevation

## 02.3 | BUILDING DESIGN DETAILS

Building Elevations: Building C2




West Elevation




East Elevation






## 02.3 | BUILDING DESIGN DETAILS

Building Elevations: Building F




South Elevation




North Elevation

## 02.3 | BUILDING DESIGN DETAILS

Building Elevations: Building F



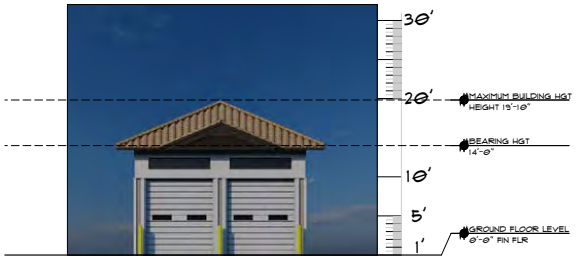

East Elevation



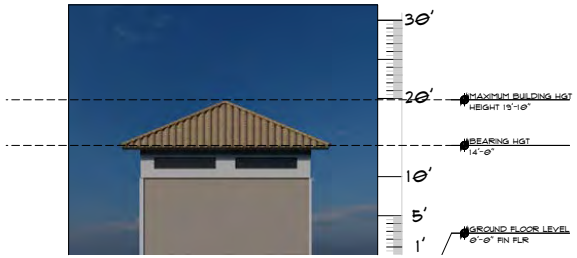

West Elevation

## 02.3 | BUILDING DESIGN DETAILS

Building Elevations: Maintenance Building




South Elevation




North Elevation




East Elevation




West Elevation

## 02.3 | BUILDING DESIGN DETAILS
Monument Sign

**DESCRIPTION:**

New, double faced monument sign with backlit metal logo, lettering, and address numerals internally illuminated. LED lighting to match brand colors. Metal lettering to be mounted to with 1-1/2" standoffs.

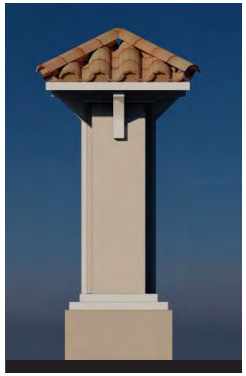
Monument to be constructed of C.M.U. with a stucco finish.



ISOMETRIC VIEW



ELEVATION VIEW


ELEVATION VIEW

# 02.3 | BUILDING DESIGN DETAILS

## Equipment Screening and Enclosures

### DUMPSTER ENCLOSURE

**DESCRIPTION:**

Enclosures are to be three sided structures constructed of CMU with three coat finish. Gates are to be welded, multi-slat .938 tongue and groove gate system (not see-through).

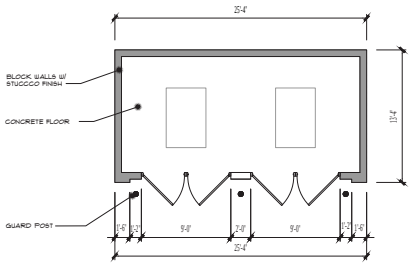
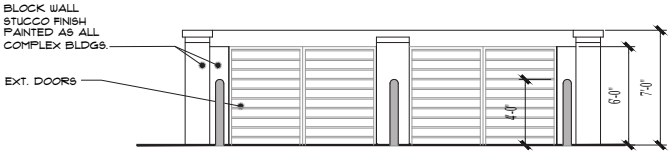
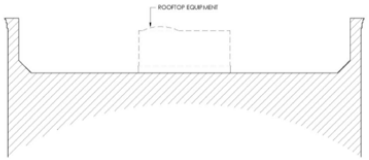





ILLUSTRATION FOR REFERENCE ONLY




### ROOFTOP EQUIPMENT SCREENING



## 02.3 | BUILDING DESIGN DETAILS
### Materials and Color Palette

**SEC. 33-334. BUILDING COLOR.**

(a) The colors for commercial structures must be neutral, warm earth tones or subdued pastels. Where applicable, commercial buildings may use brightly colored trims, cornices, or columns that may be reinforced to create a special effect or setting. However, these contrasts must create a harmonious impact, complementing the principal structure as well as existing surrounding building structures.

(b) Brighter colors can be utilized to create focal points of interest in locations including on doors, windows and architectural details. Buildings should not exceed three colors on one architectural detail in composite. Contrasting accent colors of any wall, awning or other feature must be limited to no more than ten percent of the total area for any single facade.



WALL PAINT

SW 7512
**Pavilion Beige**
Interior / Exterior
Location Number: 250-C4

SW 9109
**Natural Linen**
Interior / Exterior
Location Number: 205-C1

SW 7035
**Aesthetic White**
Interior / Exterior
Location Number: 259-C4

METAL TRIM

ROOF TILES



# 03.1 LANDSCAPE PLAN



# 03.1 | LANDSCAPE PLAN
## Landscape Features

- **INTERWEAVING PUBLIC ROW AND VIA COCONUT MPD FRONTAGE**
  integrating Via Coconut Point Road ROWs with Via Coconut MPD's linear park, 8' sidewalk and landscaping to create seamless ROW and inviting street-side environment.
- **ENHANCED LANDSCAPE BUFFERING ALONG VIA COCONUT**
  enhanced 14-18' trees, enhanced hedge shrub 36" at installation, additional ground covers with additional shrub layers
- **FILTER MARSHES**
  along 8' sidewalk within linear park with variety of grasses and aquatic plants including seasonal plantings (Red Maples, Bald Cypress, etc.)
- **LABEL PLANTINGS**
  for educational purposes
- **CANTILEVERED PLANTERS**
  along part of deck and building to conceal seasonal fluctuation of lake
- **ENHANCED PERIMETER BUFFER PLANTINGS**
  with additional tree and shrub plantings exceeding code
- **ENHANCED INTERNAL LANDSCAPING**
  with oversized 14' tall canopy trees in islands
- **INCREASED PLANT SIZES**
  for the buildings for key areas
- **MEDIAN PLANTINGS**
  to emulate median plantings to the north
- **FLOWERING TREES AND SEASONAL PLANTINGS**
- **LARGE SPECIMEN PALMS**
  at entry and in select areas; Date palms or Royal Palms
- **ENHANCEMENTS TO LANDSCAPE**
  trees along rail corridor and desirable north/south trail along the west where no buffer is required and enhancements to north buffer to Happy Hollow Lane residential
- **STREET TREES**
  per plan to blend with proposed plantings for adjacent Genova development



VIA COCONUT
Mixed Use Development

## 03.1 | OVERALL LANDSCAPE PLAN




### LEGEND

- (A) ENTRY
  - A1. Pavers
  - A2. Signage
- (B) WATER FEATURE
  - B1. Fountain
  - B2. Littoral Plantings
  - B3. Lake
  - B4. Water Feature
- (C) MARSH / FILTER POND
  - C1. Littoral plantings/ Grasses
  - C2. Cypress Maple Trees
- (D) FISHING PIER
  - D1. Stocked lake for Fishing
  - D2. Educational Informational Placques
- (E) MEDIAN LANDSCAPE
- (F) FLOWERING TREES
- (G) MEANDERING PATHWAY
  - G1. Benches
  - G2. 8' Wide Concrete Path
- (H) AMENITY DECK
  - H1. Fire pit
  - H2. Trellis
  - H3. Speciman Planting
  - H4. Pool
- (I) ENHANCED LANDSCAPE BUFFER
  - I1. Mature Plantings
  - I2. Variety of Species
  - I3. Label Plantings for education purposes
- (J) DOG PARK
  - J1. Perimeter Fence
- (K) POCKET PARK (with shade structure)
- (L) RESORT STYLE POOL DECK
- (M) VIA COCONUT BUFFER PLANTINGS
  - Enhanced Plantings 14'-18' Trees
  - Hedge Shrub 36" at Installation
  - Additional Groundcovers and shrub layers
- (N) ENHANCED PERIMETER BUFFER PLANTINGS
  - Additional tree and shrub plantings exceeding code
- (O) CANOPY TREES
  - Oversized Canopy trees in Islands 14' tall
- (P) SPECIMAN PALM TREES
  - P1. Royal Palms/ Date Palms 12'-14' ct
- (Q) BENCHES/ BIKE RACKS
  - Q1. Bike Racks
  - Q2. Benches
- (R) ART
  - Art/Sculpture
- (S) PARK
  - S1. 8' Pathway
  - S2. Trellis
- (T) POTENTIAL PUBLIC SEATING AREA
- (U) CONCEPTUAL SITE LIGHTING
- (V) 8' WALL (15' from Property Line)

VIA COCONUT
Mixed Use Development

BANKS ENGINEERING | MHK ARCHITECTURE & PLANNING | AD ARCHITECTURAL LAND DESIGN

# 03.1 | LANDSCAPE PLAN



KEY MAP




LEGEND

- (A) ENTRY
  - A1. Pavers
  - A2. Signage
- (B) WATER FEATURE
  - B1. Fountain
  - B2. Littoral Plantings
  - B3. Lake
  - B4. Water Feature
- (C) MARSH / FILTER POND
  - C1. Littoral plantings/ Grasses
  - C2. Cypress Maple Trees
- (D) FISHING PIER
  - D1. Stocked lake for Fishing
  - D2. Educational Informational Placques
- (E) MEDIAN LANDSCAPE
- (F) FLOWERING TREES
- (G) MEANDERING PATHWAY
  - G1. Benches
  - G2. 8' Wide Concrete Path
- (H) AMENITY DECK
  - H1. Fire pit
  - H2. Trellis
  - H3. Speciman Planting
  - H4. Pool
- (I) ENHANCED LANDSCAPE BUFFER
  - I1. Mature Plantings
  - I2. Variety of Species
  - I3. Label Plantings for education purposes
- (J) DOG PARK
  - J1. Perimeter Fence
- (K) POCKET PARK (with shade structure)
- (L) RESORT STYLE POOL DECK
- (M) VIA COCONUT BUFFER PLANTINGS
  - Enhanced Plantings 14'-18' Trees
  - Hedge Shrub 36" at Installation
  - Additional Groundcovers and shrub layers
- (N) ENHANCED PERIMETER BUFFER PLANTINGS
  - Additional tree and shrub plantings exceeding code
- (O) CANOPY TREES
  - Oversized Canopy trees in Islands 14' tall
- (P) SPECIMAN PALM TREES
  - P1. Royal Palms/ Date Palms 12'-14' ct
- (Q) BENCHES/ BIKE RACKS
  - Q1. Bike Racks
  - Q2. Benches
- (R) ART
  - Art/Sculpture
- (S) PARK
  - S1. 8' Pathway
  - S2. Trellis
- (T) POTENTIAL PUBLIC SEATING AREA
- (U) CONCEPTUAL SITE LIGHTING
- (V) 8' WALL (15' from Property Line)

Scale: 1"=30'
0 15 30 60 120

VIA COCONUT
Mixed Use Development

BANKS ENGINEERING | MHK ARCHITECTURE & PLANNING | AD ARCHITECTURAL LAND DESIGN

## 03.1 | LANDSCAPE PLAN



KEY MAP



## 03.1 | LANDSCAPE PLAN



KEY MAP




VIA COCONUT
Mixed Use Development

BANKS ENGINEERING MHK ARCHITECTURE & PLANNING AD ARCHITECTURAL LAND DESIGN

# 03.1 | LANDSCAPE PLAN



KEY MAP



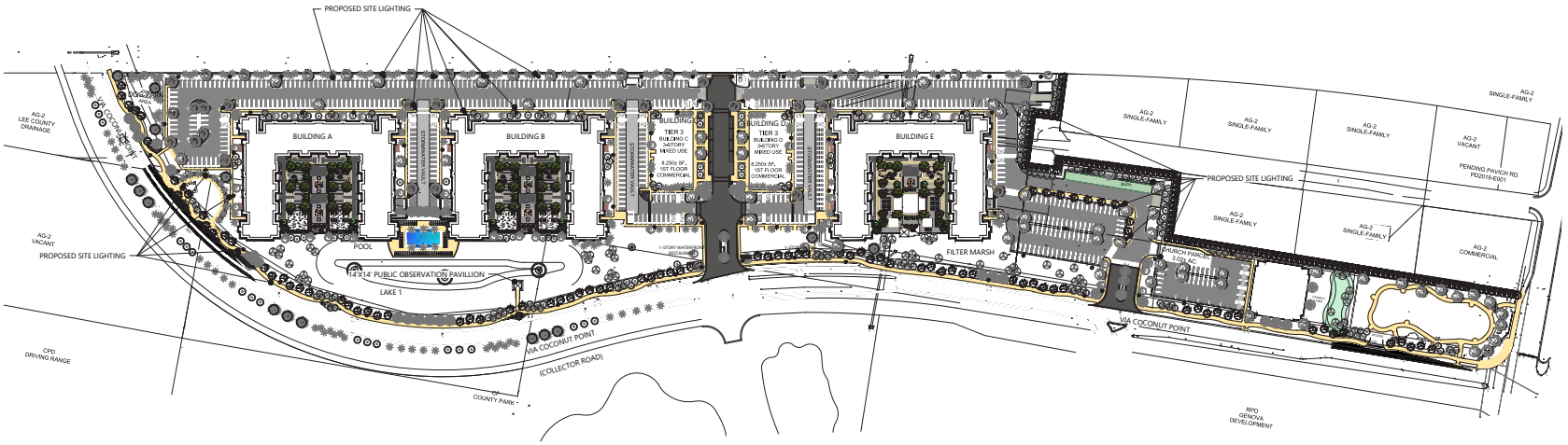

LEGEND

- A ENTRY
  - A1. Pavers
  - A2. Signage
- B WATER FEATURE
  - B1. Fountain
  - B2. Littoral Plantings
  - B3. Lake
  - B4. Water Feature
- C MARSH / FILTER POND
  - C1. Littoral plantings/ Grasses
  - C2. Cypress Maple Trees
- D FISHING PIER
  - D1. Stocked lake for Fishing
  - D2. Educational Informational Placques
- E MEDIAN LANDSCAPE
- F FLOWERING TREES
- G MEANDERING PATHWAY
  - G1. Benches
  - G2. 8' Wide Concrete Path
- H AMENITY DECK
  - H1. Fire pit
  - H2. Trellis
  - H3. Speciman Planting
  - H4. Pool
- I ENHANCED LANDSCAPE BUFFER
  - I1. Mature Plantings
  - I2. Variety of Species
  - I3. Label Plantings for education purposes
- J DOG PARK
  - J1. Perimeter Fence
- K POCKET PARK (with shade structure)
- L RESORT STYLE POOL DECK
- M VIA COCONUT BUFFER PLANTINGS
  - Enhanced Plantings 14'-18' Trees
  - Hedge Shrub 36" at Installation
  - Additional Groundcovers and shrub layers
- N ENHANCED PERIMETER BUFFER PLANTINGS
  - Additional tree and shrub plantings exceeding code
- O CANOPY TREES
  - Oversized Canopy trees in Islands 14' tall
- P SPECIMAN PALM TREES
  - P1. Royal Palms/ Date Palms 12'-14' ct
- Q BENCHES/ BIKE RACKS
  - Q1. Bike Racks
  - Q2. Benches
- R ART
  - Art/Sculpture
- S PARK
  - S1. 8' Pathway
  - S2. Trellis
- T POTENTIAL PUBLIC SEATING AREA
- U CONCEPTUAL SITE LIGHTING
- V 8' WALL (15' from Property Line)

VIA COCONUT
Mixed Use Development

BANKS ENGINEERING MHK ARCHITECTURE & PLANNING

## 03.2 | SITE LIGHTING

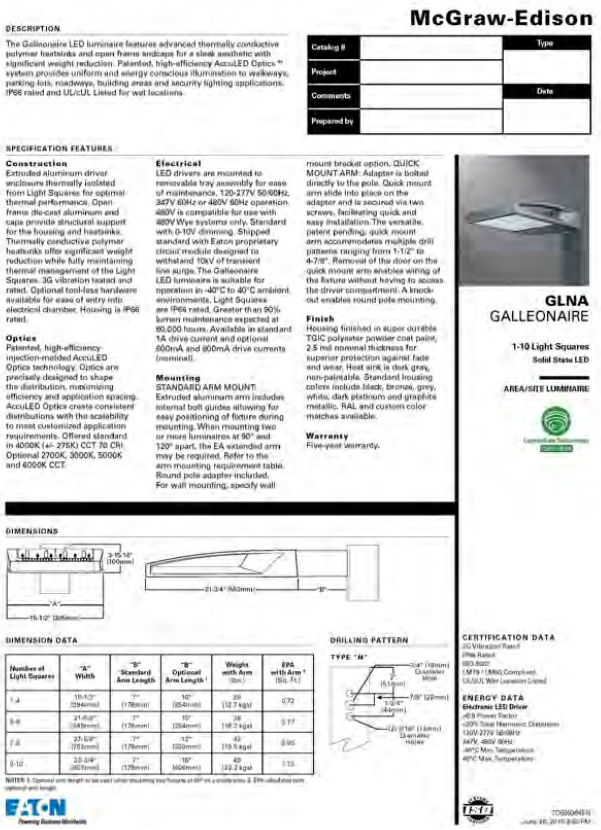



### SITE LIGHTING LEGEND

| SYMBOL | QTY. | SPEC. |
|---|---|---|
| ◉ | 103 | 20' GLNA GALLEONAIRE POLE LIGHT<br>-mounted to 20' pole<br>-solid state LED<br>-to be installed with cut off shields for neighboring properties |

Quantities and locations shown are conceptual

## 03.2 | SITE LIGHTING



McGraw-Edison

DESCRIPTION

The Galleonaire LED luminaire features advanced thermally conductive polymer heatsinks and open frame endcaps for a sleek aesthetic with significant weight reduction. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

Catalog # | Type
Project | 
Comments | Date
Prepared by | 

SPECIFICATION FEATURES

**Construction**
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Open frame die-cast aluminum end caps provide structural support for the housing and heatsinks. Thermally conductive polymer heatsinks offer significant weight reduction while fully maintaining thermal management of the Light Squares. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

**Optics**
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution, maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 2700K, 3000K, 5000K and 6000K CCT.

**Electrical**
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleonaire LED luminaire is suitable for operation in -40°C to 40°C ambient environments. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 530mA and 700mA drive currents (nominal).

**Mounting**
STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

**Finish**
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is dark gray, non-paintable. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

**Warranty**
Five-year warranty.

GLNA
GALLEONAIRE

1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE

DIMENSIONS

DIMENSION DATA

| Number of Light Squares | "A" Width | "B" Standard Arm Length | "B" Optional Arm Length † | Weight with Arm (lbs.) | EPA with Arm † (Sq. Ft.) |
|---|---|---|---|---|---|
| 1-4 | 15-1/2" (394mm) | 7" (178mm) | 10" (254mm) | 39 (17.7 kg) | 0.72 |
| 5-6 | 21-5/8" (549mm) | 7" (178mm) | 10" (254mm) | 38 (18.3 kg) | 0.77 |
| 7-8 | 27-5/8" (701mm) | 7" (178mm) | 12" (320mm) | 43 (19.5 kg) | 0.95 |
| 9-10 | 33-3/4" (857mm) | 7" (178mm) | 18" (460mm) | 49 (22.2 kg) | 1.13 |

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.

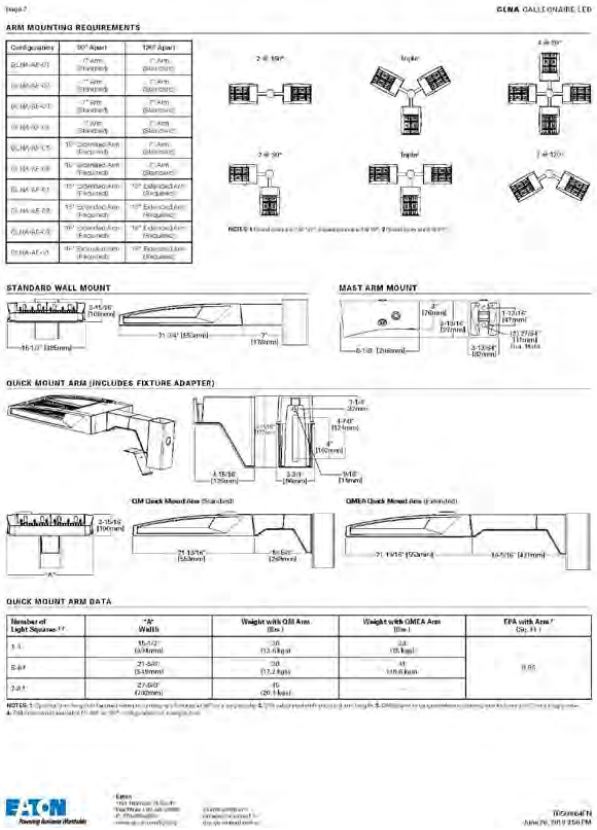
DRILLING PATTERN

TYPE "N"

CERTIFICATION DATA
UL Wet Location Listed
ISO 9001
IP66 / NEMA Type 4X
UL/cUL Wet Location Listed

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V, 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature

EATON



GLNA GALLEONAIRE LED

ARM MOUNTING REQUIREMENTS

| Configuration | 90° Apart | 120° Apart |
|---|---|---|
| GLNA-AA-(1-4) | 7" Arm (Standard) | 7" Arm (Standard) |
| GLNA-AA-(5-6) | 7" Arm (Standard) | 7" Arm (Standard) |
| GLNA-AA-(7-8) | 7" Arm (Standard) | 7" Arm (Standard) |
| GLNA-AA-(9-10) | 7" Arm (Standard) | 7" Arm (Standard) |
| GLNA-AF-(1-4) | 10" Extended Arm (Required) | 7" Arm (Standard) |
| GLNA-AF-(5-6) | 10" Extended Arm (Required) | 10" Extended Arm (Required) |
| GLNA-AE-(7-8) | 12" Extended Arm (Required) | 10" Extended Arm (Required) |
| GLNA-AE-(9-10) | 18" Extended Arm (Required) | 10" Extended Arm (Required) |
| GLNA-AT-(1-4) | 18" Extended Arm (Required) | 12" Extended Arm (Required) |

NOTE: 1. Round pole is 3.5" O.D. Tenon is 3.5" O.D. 2. Tenon is 4.5" O.D.

STANDARD WALL MOUNT

MAST ARM MOUNT

QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)

QM Quick Mount Arm (Standard)

QMEA Quick Mount Arm (Extended)

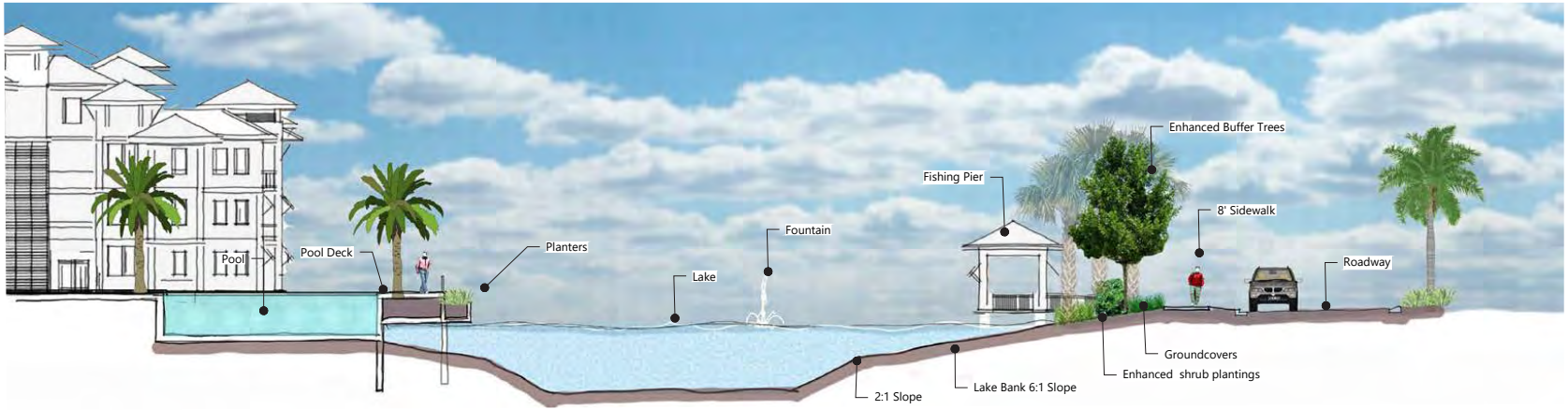
QUICK MOUNT ARM DATA

| Number of Light Squares | "A" Width | Weight with QM Arm (lbs.) | Weight with QMEA Arm (lbs.) | EPA with Arm † (Sq. Ft.) |
|---|---|---|---|---|
| 1-4 | 15-1/2" (394mm) | 38 (17.3 kg) | 38 (17.3 kg) | 0.72 |
| 5-6† | 21-5/8" (549mm) | 38 (17.3 kg) | 43 (19.5 kg) | |
| 7-8† | 27-5/8" (701mm) | 45 (20.4 kg) | | |

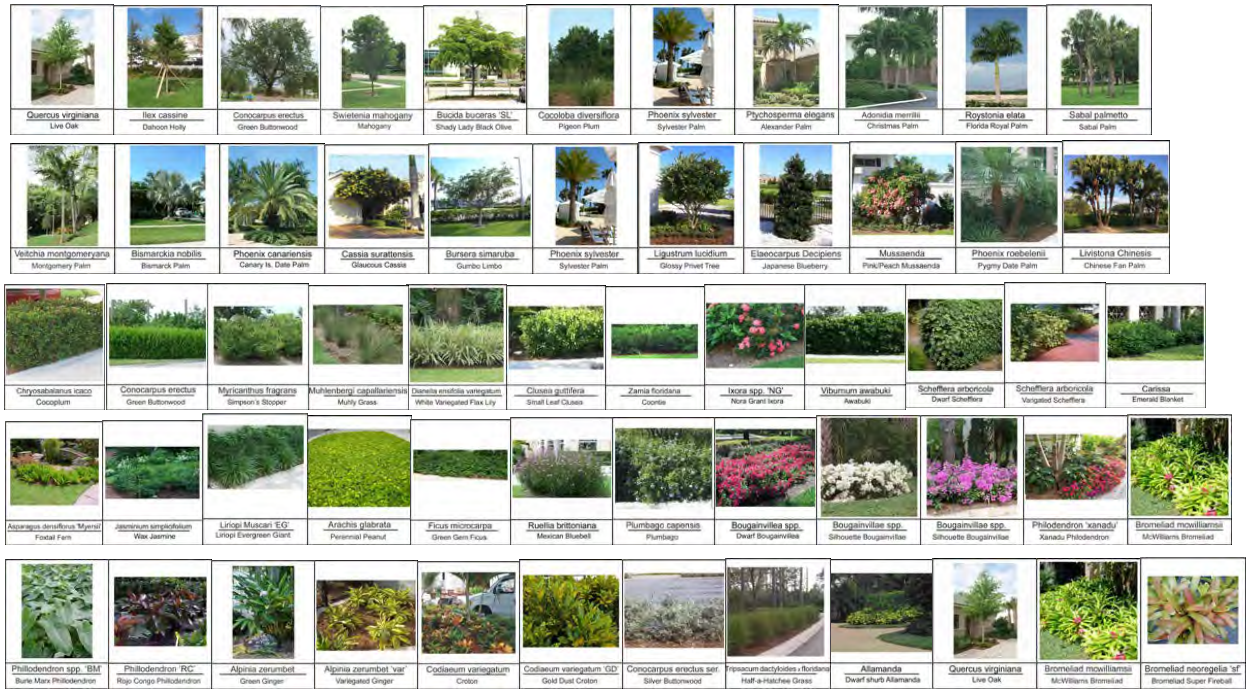
NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length. † Two luminaires mounted at 90° on single pole. ‡ Two luminaires mounted at 90° on single pole, weight of pole not included.

EATON

## 03.3 | FEATURE LAKE AND POOL DECK SECTION



## 03.4 | PLANTING PALETTE




PROPOSED FILTER MARSH PLANT PALLETTE

Plants shown are conceptual in Nature. Additional plantings may be used



# 04. SIGNIFICANT TANGIBLE PUBLIC BENEFITS AND INCENTIVE OFFERINGS

## Social Vitality

1. **MAIN STREET (CONNECTING STREET/±0.52-ACRE),** the ultimate public gathering place as a high-quality, destination promoting place-making businesses including restaurants, coffee shops and fitness studios.
2. **PLACE OF WORSHIP** (10,000 square feet) has been included in the development plan providing an additional publicly accessible gathering place.
3. **±1-ACRE LAND DONATION TO VILLAGE OF ESTERO** for potential park or civic use at Village discretion (valued at ±1.5 million for a corner parcel) with residential density transfer.
4. **±1.91-ACRES/±0.55-MILE LINEAR PARK** with lush, greater-than-Code landscaping along Via Coconut Point frontage with interconnected public amenities for sitting, gazing and interacting with public spaces. (±1.72 acres/±.5-mile plus additional ±0.19 acre/±0.05 mile located on donation parcel)
5. **14' X 14' PUBLIC LAKE OBSERVATION PAVILION/FISHING PIER** interconnected by the 8' sidewalk within the linear park and will include educational informational plaques.
6. **PUBLIC PARK BENCH AREAS** interconnected by the 8' sidewalk within the linear park.
7. **±0.23-ACRE PUBLIC LAWN AREA WITH PAVILION** interconnected by the 8' sidewalk within the linear park.
8. **±0.18-ACRE PUBLIC DOG PARK** interconnected by the 8' sidewalk within the linear park with benches, perimeter fence, and hedge.
9. **VERTICAL AND HORIZONTAL MIXED-USE DEVELOPMENT:** integrated mixed-use neighborhood with higher residential densities and mixed uses along the street frontage promoting place-making businesses including restaurants, coffee shops and fitness studios.
10. **STREET FRONT SHOPS** located along Main Street (connecting street) and 8' sidewalk within the linear park.
11. **UPSCALE WATERFRONT RESTAURANT** located along Main Street (connecting street) and 8' sidewalk within the linear park.
12. **NOT AGE-RESTRICTED. DIVERSE HOUSING** – Via Coconut MPD is designed as a housing alternative for varying needs of the Village of Estero. The community will not be age restricted.



# 04. SIGNIFICANT TANGIBLE PUBLIC BENEFITS AND INCENTIVE OFFERINGS

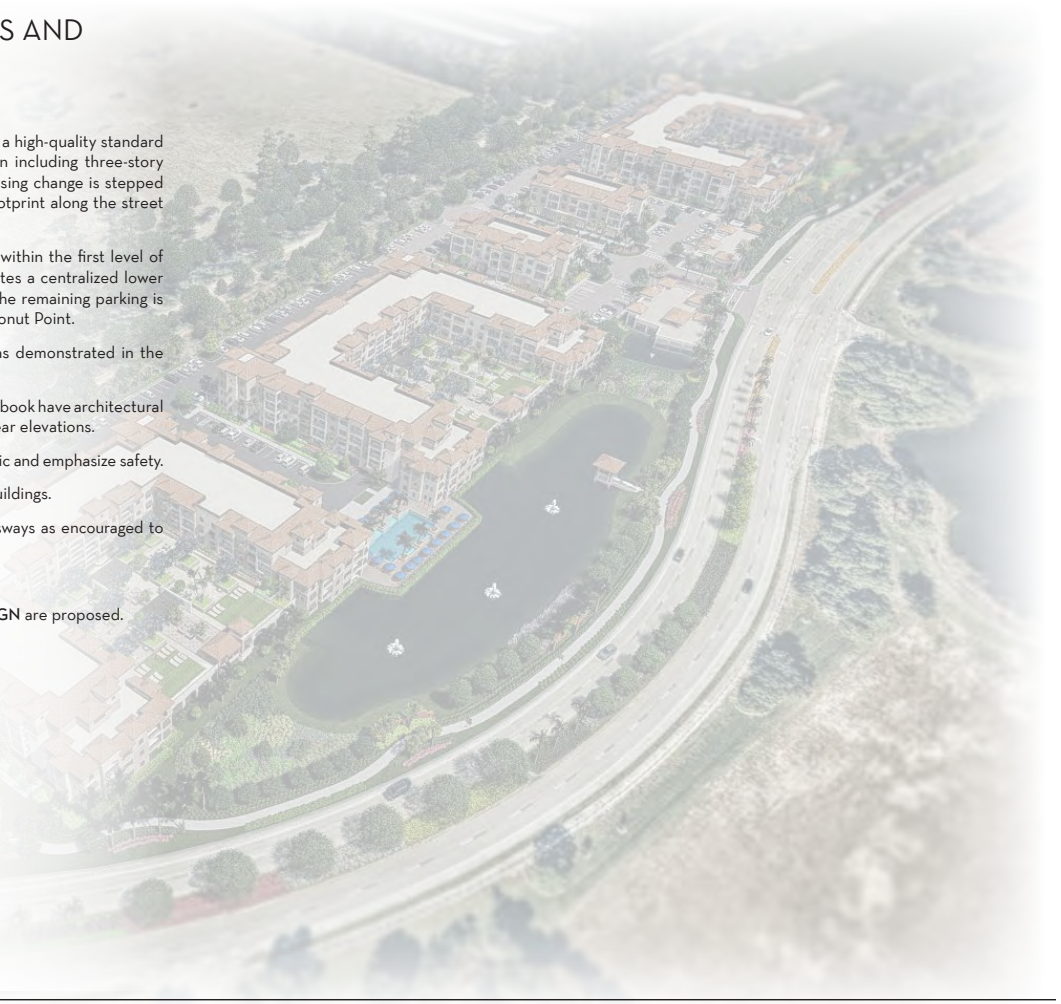
## Connectivity

13. **DESIRABLE CONNECTOR STREET:** Main Street provides a vital segment of the desired connector between Pelican Sound Drive and the future west entrance to Estero Community Park shown on the Framework Plan to connect to Corkscrew Palms Boulevard and Williams Road. It also provides for future connection to the proposed SUN Trail Rail Corridor shared use path with reservation for potential future seating area.
14. **±0.56-MILE 8' PUBLIC MEANDERING SIDEWALK ALONG VIA COCONUT POINT** within the linear park that will interconnect with Village's planned Estero Community Park west entrance shared use path proposed to connect to Williams Road. (±0.51-mile plus additional ±0.05-mile located on donation parcel)
15. **BIKE LANES ON MAIN STREET** (connecting street) will connect to the Village's planned bike lanes on Via Coconut Point and Village's planned Estero Community Park west entrance shared use path proposed to connect to Williams Road.
16. **PROMOTE WALKABILITY WITH INTERCONNECTED SIDEWALKS.** Internal sidewalks interconnect with public sidewalks external to the community on Via Coconut Point.
17. **MIXED-USE PEDESTRIAN SHED** – All residential units are within pedestrian shed of proposed Main Street commercial uses and the proposed on-site private and public amenities.
18. **NON-GATED COMMUNITY** – The proposed development does not include entry gates.

# 04. SIGNIFICANT TANGIBLE PUBLIC BENEFITS AND INCENTIVE OFFERINGS

## Architecture

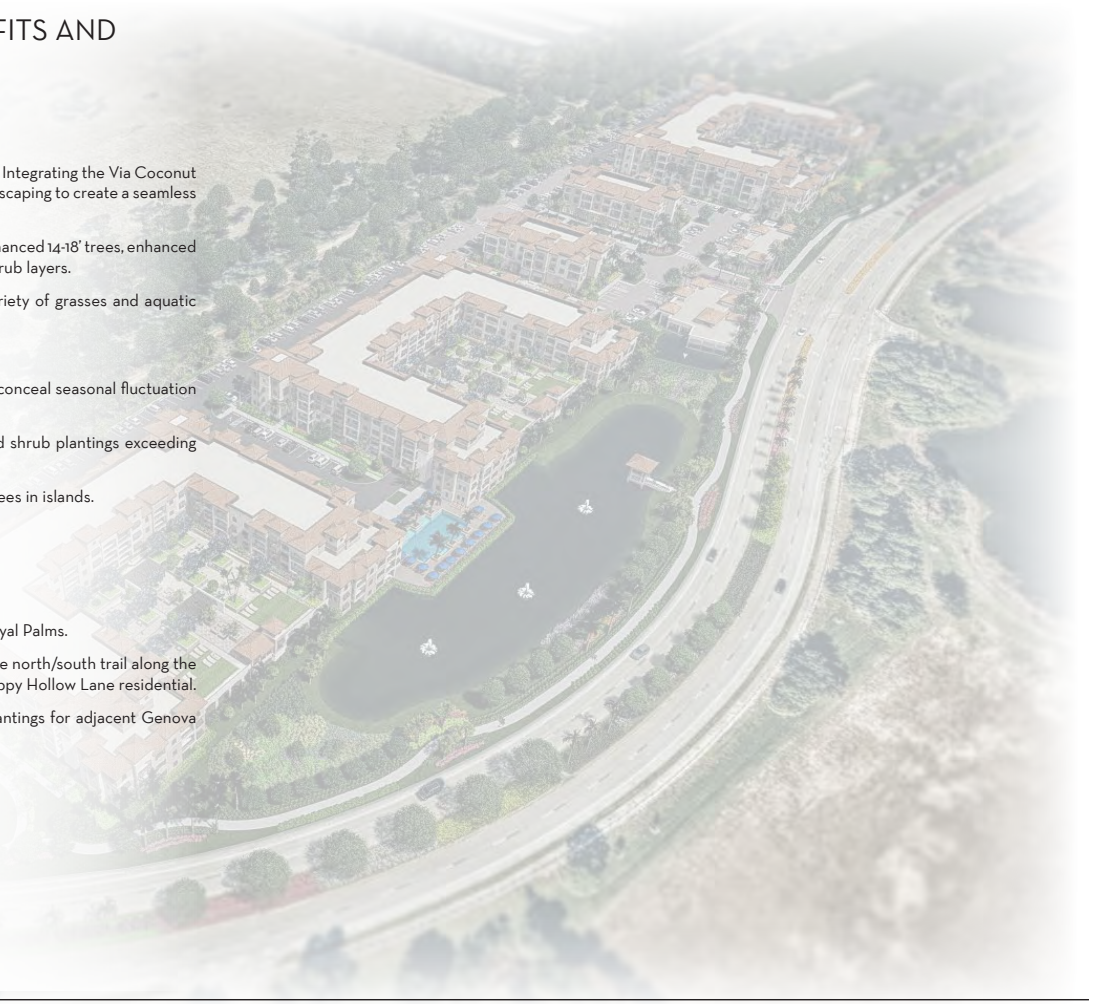
19. **EXCEPTIONAL DESIGN** – The architecture depicted in the pattern book sets a high-quality standard for the Village Center Area and includes a unique residential building design including three-story stepped back elements from the remaining 4-story building masses. This massing change is stepped back from the perimeter water features and linear park creating a delicate footprint along the street frontage on Via Coconut.
20. **SCREENED PARKING** - The bulk of the development's parking is concealed within the first level of the residential buildings with units wrapping around the perimeter. This creates a centralized lower massing element with an elevated amenity deck as an amenity to the users. The remaining parking is located behind the buildings or is appropriately visually buffered from Via Coconut Point.
21. **VARYING BUILDING HEIGHTS** are provided throughout the development as demonstrated in the pattern book.
22. **360-DEGREE URBAN LOOK.** All the building elevations depicted in the pattern book have architectural design elements typical of front elevations so it will appear that there are no rear elevations.
23. **ENTRY PAVERS AND LANDSCAPED SIGNAGE** at each entry point to calm traffic and emphasize safety.
24. **SCULPTURE FEATURES** on Main Street (connecting street) near mixed use buildings.
25. **ON-STREET PARKING** on Main Street (connecting street) and internal accessways as encouraged to calm traffic.
26. **STREET FURNITURE** is proposed.
27. **BEST PRACTICES FOR COMPACT SURFACE WATER MANAGEMENT DESIGN** are proposed.
28. **BEST PRACTICES FOR BLOCK LENGTHS** are proposed.
29. **LAKE AND WATER FEATURES** along the 8' sidewalk within the linear park.
30. **FOUNTAINS** included in lake and water features.



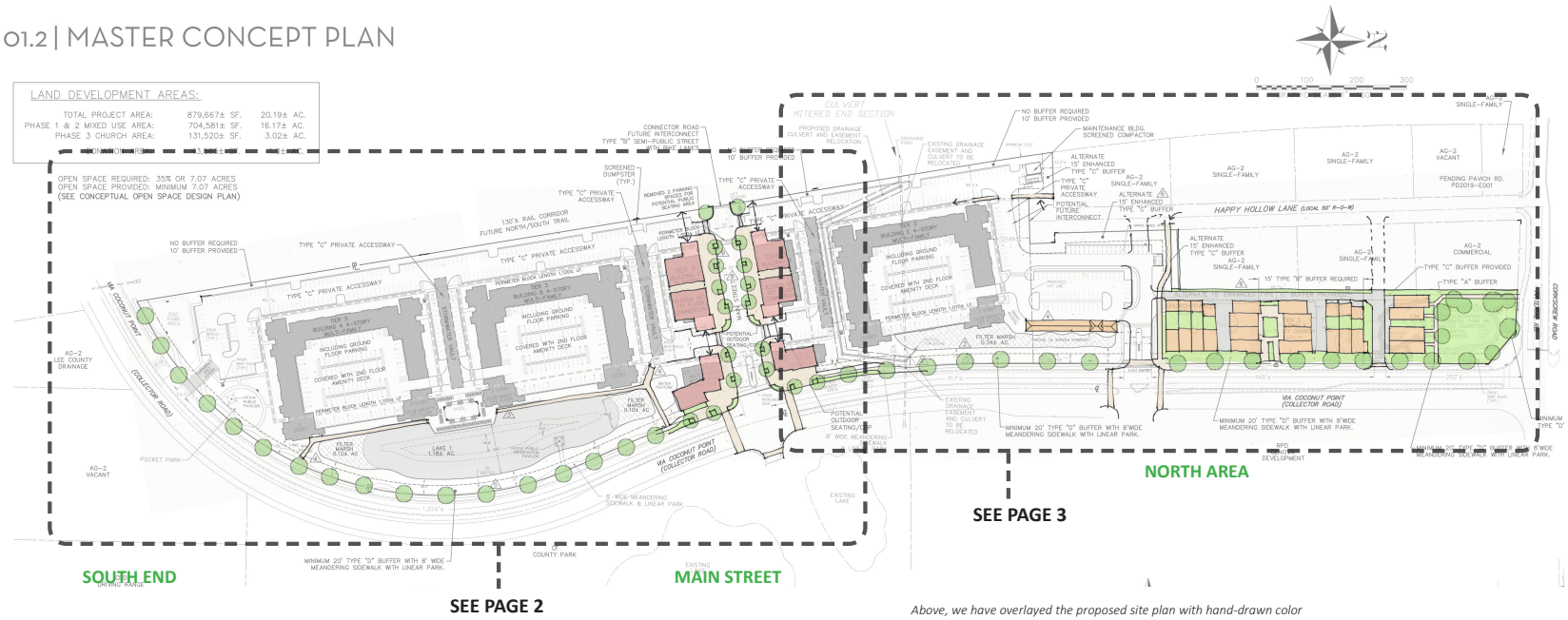
# 04. SIGNIFICANT TANGIBLE PUBLIC BENEFITS AND INCENTIVE OFFERINGS

## Landscaping

31. **INTERWEAVING PUBLIC ROW AND VIA COCONUT MPD FRONTAGE**- Integrating the Via Coconut Point Road ROWs with Via Coconut MPD's linear park, 8' sidewalk and landscaping to create a seamless ROW and a more inviting street-side environment.
32. **ENHANCED LANDSCAPE BUFFERING ALONG VIA COCONUT** with enhanced 14-18' trees, enhanced hedge shrub 36" at installation, additional ground covers and additional shrub layers.
33. **FILTER MARSHES** along the 8' sidewalk within the linear park with a variety of grasses and aquatic plantings including seasonal plantings, Red Maples, Bald Cypress, etc.
34. **LABEL PLANTINGS** for educational purposes.
35. **CANTILEVERED PLANTERS** along part of the deck and building to help conceal seasonal fluctuation of lake.
36. **ENHANCED PERIMETER BUFFER PLANTINGS** with additional tree and shrub plantings exceeding code.
37. **ENHANCED INTERNAL LANDSCAPING** with oversized 14' tall canopy trees in islands.
38. **INCREASED PLANT SIZES** for the buildings for key areas.
39. **MEDIAN PLANTING** to emulate median plantings to the north.
40. **FLOWERING TREES** and seasonal plantings.
41. **LARGE SPECIMEN PALMS** at entry and in select areas; Date palms or Royal Palms.
42. **ENHANCEMENTS TO LANDSCAPE** trees along rail corridor and desirable north/south trail along the west where no buffer is required and enhancements to north buffer to Happy Hollow Lane residential.
43. **STREET TREES** as shown on landscape plans to blend with proposed plantings for adjacent Genova development.



## 01.2 | MASTER CONCEPT PLAN




*Above, we have overlayed the proposed site plan with hand-drawn color drawings to illustrate and highlight recommendations and show alternatives to the proposed plan concept.*

### INTRODUCTION

Civic Plan Studio has reviewed the Pattern Book for the proposed VIa Coconut Mixed Use Development. We were asked to provide a professional opinion on the site plan and architecture based on the best practices for walkable urbanism and placemaking.

CIVIC PLAN STUDIO

**URBAN DESIGN REVIEW**
for the
**VILLAGE OF ESTERO**
JULY 23. 2021

### GENERAL COMMENTS

1. The inclusion of the "Main Street" with a potential connection to the property to the west is a positive attribute of the site plan. Special attention should be given to this element of the plan to maximize its placemaking potential. However, we feel that the architecture of the buildings that line the Main Street should be more varied and distinguished from the purely residential portions of the plan.
2. The three large buildings provide a well-defined block structure. However, we have noted several locations where pedestrian connections can be improved. The key to promoting pedestrian activity is to accommodate the shortest path between two points.
3. Some consideration should be given to the potential for future development of the residential properties on Happy Hollow Lane. It seems likely these properties will redevelop in the future and pedestrian and vehicular connections should be planned ahead of this development.
4. To improve pedestrian safety, reduce turning radii along the curbs where possible to slow vehicle speeds at the crossing. Wide turning radii may be required for fire and truck access, but where possible, use tighter radii to reduce vehicular speed.
5. We recommend that the city plan for improvements to the pedestrian crossing facilities at primary intersections along Via Coconut Point. Given that this area has been designated as the "Village Center" it should be planned and improved so as to encourage safe pedestrian and bike activity. In addition to the crosswalks, consider street trees which will narrow the visual corridor and induce slower vehicle speeds.
6. We recommend a continuous row of shade trees along Via Coconut Point, ideally located between the curb and shared path.

1



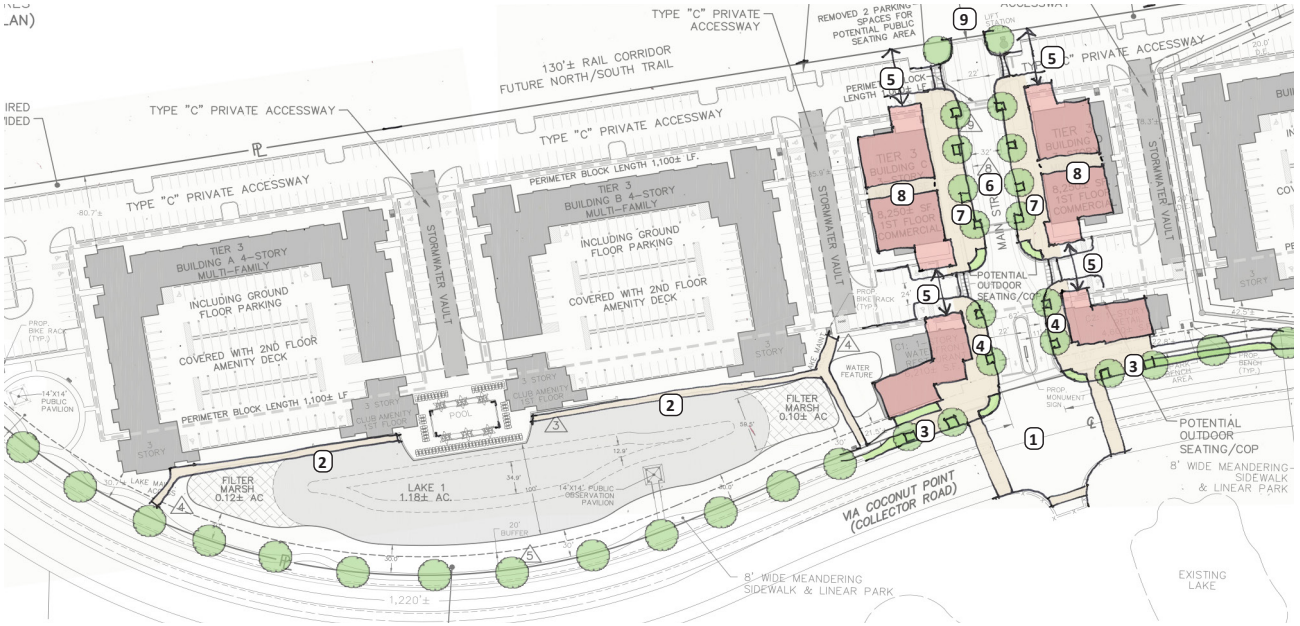
*2.1: Good example of usable sidewalk space (but missing shade trees).*



*2.2: Attention to pavement design using flush curbs and bollards, street trees and seating.*



*2.3: The streetscape design used overhead light fixtures to enhance the placemaking potential of the street.*



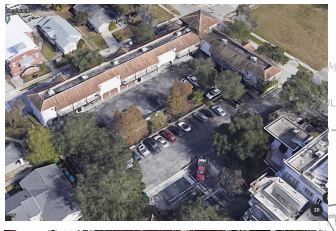

## SOUTH-MAIN STREET AREA

1. Recommend that the city plan pedestrian crossing improvements at the intersection with Via Coconut Point. We recommend that the city consider whether the right turn lane is required as it increases the crossing distance for pedestrians.
2. Sidewalk along west side of lake to achieve better pedestrian connections with the permeter sidewalk
3. Transition to an urban streetscape in front of commercial buildings along Via Coconut Point. Use wide sidewalks, low ground cover and street trees to allow views of commercial activity.
4. Maintain minimum 15 feet from curb to building face (appears to be less in current plan)
5. To maintain the "Main Street" character, reduce the distance between the buildings to provide a more continuous "street wall" condition and to hide parking behind.
6. We support the inclusion of bike lanes and parallel parking on this street.
7. Give special attention to the pedestrian zone with ample sidewalks and dining areas (already shown). The streetscape should include shade trees (preferred over palms), pedestrian scaled lighting, and seating. The sidewalk clear zone should be minimum 8 feet wide and extend to the storefront without excessive landscaping between the storefront at the sidewalk. The area of paving should exceed the area of landscaping in these areas. See example photos.
8. A breezeway through the buildings will make rear parking more viable.
9. We strongly support this proposed future connection to the property to the west.

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**URBAN DESIGN REVIEW**
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JULY 23. 2021

**2**

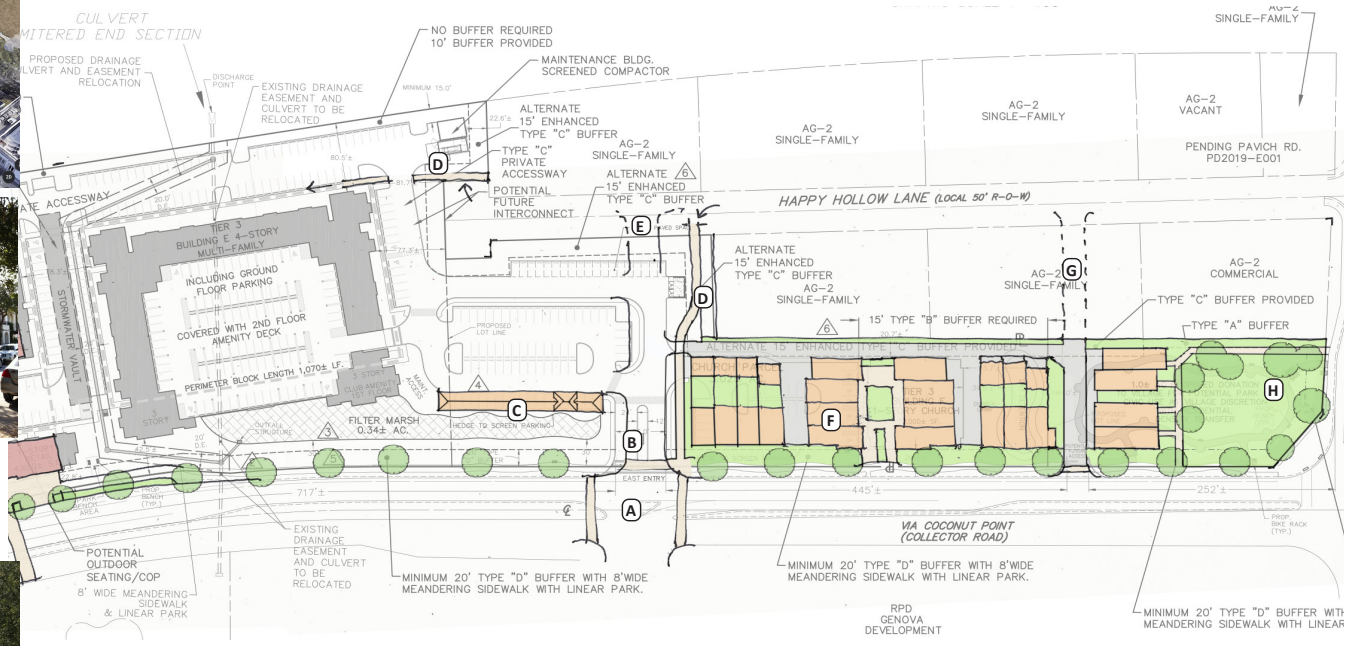




*3.1 and 3.2 Top image shows an aerial view of a 2-story liner building that has parking below and apartments above. Note the parking tucked under the building on the side facing the parking lot. The street-level view is shown in the image directly above. and residential units above. (See item C)*



*3.3: Townhouse units may be suitable for the site and provide some variety in building scale. (See Item F)*




## NORTH AREA

A. Recommend that the city plan for pedestrian crossing improvements at this intersection
B. Consider a reduction in the overall lane width of this entrance. Are two exit lanes necessary?
C. We recommend a "liner building" to hide the large parking lot and create a more interesting and continuous "roofscape" along Via Coconut Point. The liner building accommodates parking on the ground level (basically and extended garage) and may have residential units above as shown photo 3.1. Alternatively, the liner building may be a single story structure, ideally broken up into several sections with architectural features compatible with the architectural style.
D. Provide pedestrian connections to Happy Hollow Lane (more important than vehicular connections).
E. Plan for a future street connection to Happy Hollow Lane to eliminate dead end condition and provide better circulation and fire access.
F. There are multiple options for the narrow, northern portion of the development. The lot depth will comfortably support townhouse development with rear vehicular access which could also serve future development to the west. The townhouses units can face Via Coconut Point, or face internal courtyards. Both conditions are shown in the drawing.
G. Potential service connection to future development.
H. We recommend lining the proposed greenspace with townhouses (or other residential building type) to help "activate" the greenspace (park amenities are not shown on this drawing).

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**URBAN DESIGN REVIEW**
for the
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*4.1: Sketch overlay, Mixed-use building*

The proposed mixed-use buildings which line both sides of the Main Street are too similar to the residential buildings. There can be more variety within the architectural vocabulary of the development while adhering to the designated style. The massing can be simplified to better reflect an urban building type that reinforces the "Main Street" character.

In addition, the streetscape should be carefully designed to promote pedestrian activity and al fresco dining, typically, this means more paved areas than landscape areas. Shade trees are better suited than palms to create a comfortable environment in our tropical climate.









**EXAMPLE MEDITERRANEAN-INSPIRED MIXED-USE BUILDINGS**

A. Simple massing with horizontal emphasis at the cornice/overhang line.
B. Roofs are not overly complex (i.e., no arbitrary ups and downs unless following the building massing).
C. Storefronts are ample and may be arched or a simple rectangular openings, but are larger than the openings above.
D. The facade is not is not overly complex with a lot of "ins and outs" except where there is a desire to carve out public space (see example above).
E. The facade may be asymmetrically composed.



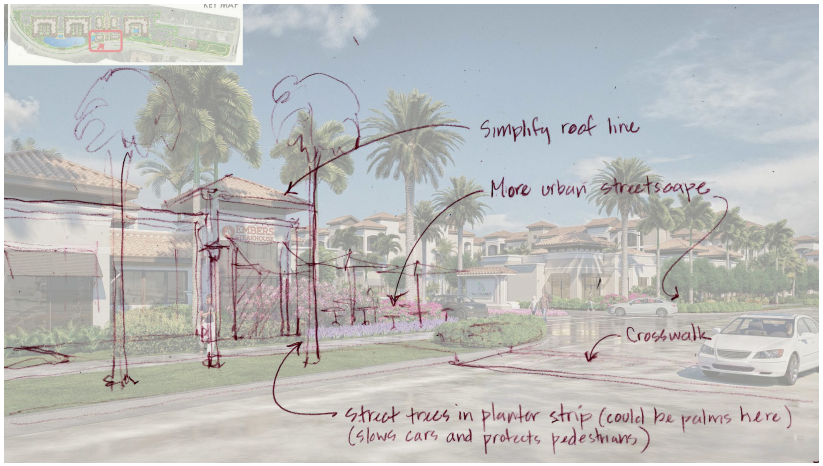
CIVIC PLAN STUDIO

**URBAN DESIGN REVIEW**
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JULY 23. 2021




*5.1: Sketch overlay*

The massing and roof line seems overly complex for the scale of the building, with too many vertical divisions. The massing and roof line could be simplified to create a "calmer" composition and give better emphasis to selected vertical elements.




*5.2: Sketch overlay*

5.2(upper rifght): In order to emphasize the "urban" nature of the proposed Main Street, the frontage along Via Coconut Point should transition from the meandering path to a more urban streetscape with wide sidewalks, pedestrian-scaled lighting, and low landscaping with street trees. Currently, the landscaping obscures visibility of the commercial uses.

5.3 (lower right): Like the mixed-use buildings, the single story commercial buildings should incorporate more varied architectural style that distinguished them from the residential buildings. The massing and roof line may be simplified. Vertical elements should be separated by longer stretches of horizontal emphasis.




*5.3: Sketch overlay*

CIVIC PLAN STUDIO

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JULY 23. 2021

**5**

BANKS ENGINEERING

Professional Engineers, Planners & Land Surveyors

# Via Coconut MPD
# Estero Planned Development Zoning District

## Supplemental New Comprehensive Plan Narrative

**DCI2019-E003**
**Revised March 2021**

The applicant is requesting rezoning approval of ±20.19 acres from Agricultural (AG-2) to Estero Planned Development Zoning District (PD) for the proposed Via Coconut MPD: a first-class Village Center destination for Estero citizens which includes socially vital and integral public amenities and public gathering spaces throughout a Tier 3 mixed-use development. It also includes a maximum of 330 multi-family dwelling units, 29,600 square feet of commercial retail, office or medical office space, a 10,000 square foot place of worship, ±1-acre donation to Village of Estero and various public amenities. Proposed building heights vary throughout the development with a maximum height of 4 stories or 59 feet to top of embellishments (46'4" to mid-point between eave and ridge).

Since the original application, the Village of Estero has adopted a new Comprehensive Plan. This supplemental narrative demonstrates how the project complies with these policies.

The proposed Via Coconut MPD is consistent with the Village of Estero Comprehensive Plan. The following policies are relevant to the subject application:

> *FLU-1.1.1 Support the unique character and quality of life within the Estero community by managing growth and development and by maintaining and executing comprehensive plan policies, Land Development Code (LDC) regulations, and other planning tools that:*
>
> *A. Implement and maintain high quality development standards for architecture, landscape architecture, hardscaping, site planning, landscaping and buffering, signage, lighting designs and visual appearance of developments, transportation facilities, pedestrian circulation and community amenities including public spaces and parks within mixed use and non-residential developments;*
> *B. Promote the use of low impact design, sustainable energy, water, and other environmental features;*
> *C. Encourage higher density, compact mixed-use development in designated locations as a means of increasing internal capture and reducing overall vehicle miles travelled;*
> *D. Promote targeted industries in appropriate areas of Estero—e.g.: healthcare, arts and culture, technology, and Class A office facilities;*
> *E. Encourage the redevelopment of underutilized commercial and residential lands for older properties seeking to comply with current comprehensive plan policies and LDC standards; and*

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*F. Facilitate public participation in the land development approval process by having the owner or agent applying for Planned Developments, Rezonings, Variances, Special Exceptions, Plan Amendments, and other amendments and Development Orders, within the Village, participate in a public information meeting pursuant to adopted Village regulations and policies.*

The site is located within the Village Center future land use category which encourages higher density mixed use developments. The proposed pattern book demonstrates and requires high quality architecture, landscaping and buffering, lighting and visual appearance as well as providing a vital portion of a Village desired connector street and pedestrian circulation and several public amenities and public spaces. The compact mixed-use development plan increases internal capture by providing residential, commercial and civic uses on the same parcel. The schedule of uses for the site includes targeted industries and seeks to develop/redevelop underutilized lands in the heart of the Village of Estero to comply with the Village Center vision and standards for this area. The application is being processed as an Estero Planned Development and has participated in the required Planning & Zoning Board public information meeting and Design Review Board public hearing. The applicant held voluntary additional meetings with Village staff, Genova residents, various Councilmembers, a Design Review Board member and the Estero Council of Community Leaders and incorporated changes to the development plan in response to feedback received in order to facilitate participation in the land development approval process. The application is consistent with Policy FLU 1.1.1.

The Village Center future land use category is provided below:

*POLICY FLU-1.2.10: VILLAGE CENTER. The Village Center area is characterized by primarily undeveloped or underdeveloped land lying near US 41 in the heart of the Village of Estero. The Village Center is intended to improve the quality of life for Estero's residents and visitors by providing a variety of neighborhood and housing types and more diverse economic activity in the heart of Estero. The specific goals of the Village Center include creating: socially vital centers supportive of business both big and small, a central location for a hospital with full range of medical services, neighborhoods and streets that are safe and attractive for walking and bicycling, the preservation of community history, and the protection of the environment, particularly along the Estero River. Urban services are in place or readily expandable to support relatively intense commercial and residential development in the Village Center. The Village Center area has some of the larger undeveloped parcels of land left in the Village in close proximity to Village Neighborhoods, Transitional Mixed-Use areas, major attractions of the County and State parks and Estero River, and major corridors of the CSX Railway, US 41 and Corkscrew Road.*

*A. Uses: Uses in the Village Center include housing, employment, hospital, shopping, office, hotel, recreation, park and civic uses. Public schools, assisted living, public and quasi-public uses are allowed in the Village Center future land use category.*

The proposed master concept plan includes a walkable, bikeable mixed-use environment that creates a socially vital center with interconnecting pedestrian vias which parallel the featured lake along Via Coconut Point and Main Street (connecting street) with a blend of integrated vertical and horizontal mixed uses. The proposed development will improve the quality of life for Estero's residents and visitors by providing additional housing and neighborhood types, park and civic uses and more diverse economic activity in the heart of Estero. Main Street includes bicycle lanes

that will connect to the Village's planned bike lanes on Via Coconut Point, Village planned Estero Community Park west entrance shared use path to connect to Williams Road and proposed shared use path along the rail corridor. An area has been reserved for a potential future seating area where Main Street connects to the rail corridor. Urban services are in place to support the proposed commercial, residential and civic development. Approval of the request will provide appropriate development within the Village Center adjacent to the Estero Park, major corridor of the CSX Railway and Corkscrew Road. The proposed schedule of uses provides for housing, employment, shopping, office, recreation, park and civic uses. The proposed rezoning is consistent with Policy FLU-1.2.10.A.

B. *Development type: Future development in this category is encouraged to be interconnected neighborhoods and mixed-use of low to midrise residential, commercial and mixed use building types in an urban form and including passive and active recreation facilities.*

The proposed development provides a socially vital vertically and horizontally integrated mixed-use development plan with midrise residential, commercial and mixed use buildings and includes various recreational facilities for public use as well as internal recreational facilities for the residents. The proposed Main Street provides a vital segment of the desired connector between Pelican Sound Drive and the future west entrance to Estero Community Park shown on the Framework Plan to connect to Corkscrew Palms Boulevard and Williams Road. It also provides for future connection to the proposed SUN Trail Rail Corridor shared use path with a reservation for potential future seating area. The proposed rezoning is consistent with Policy FLU-1.2.10.B.

C. *Density/Intensity: Landowners in the Village Center Area may develop within the standard density range with one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre); however the Village encourages land to be developed or redeveloped with a greater mix of uses and higher densities per a tiered system described further below, with up to a maximum of 27 dwelling units per acre when the highest degree of walkable mixed-use pattern is achieved, subject to the public hearing process. Commercial development must not exceed 2 FAR.*

As encouraged by the Village, the project is proposed to be developed with a greater mix of uses and higher densities per the tiered system with a walkable, bikeable mixed-use pattern being pursued through the public hearing process. The proposed rezoning is consistent with Policy FLU-1.2.10.C. The applicant began preliminary meetings and coordination with Village staff around 2 years ago, including density discussions in conjunction with the tier system set forth in your Code for the Village Center Area in the Estero Planned Development Zoning District. The applicant's initial plan presented at the preliminary meetings included significantly higher density with significantly taller buildings and did not include the desired connector street nor the many different public benefits and incentive offerings that are now included. Following feedback from the Village at these preliminary meetings, the applicant proactively adjusted their requested density and height early on in the process and added the desired connector road and provided multiple public incentives for a walkable, mixed-use development, all of which are described in detail in the submitted Narrative and Incentive Offerings List. Below is a chart comparing the proposed plan from November 2018 to the current plan. The most significant to note is that Tiers 1 and 2 do not require a publicly accessible gathering space. Tier 3 requires a publicly accessible gathering

space which is being accommodated by the proposed Main Street mixed use area and excessive public amenities. The proposed intensities exceed the Tier 2 non-residential limitations provided in Sec. 3-707.N.1.A.2 of 2.5% of the total land area, which confirms the project as a Tier 3 development. Tier 3 has a standard base density up to 15 with additional densities up to 20 if incentive offers are accepted as providing significant public benefits. Although the multiple incentive offers justify a maximum request (density of 20), the applicant is only requesting a density of 16.4 units per acre.

| **November 2018 Proposed Plan** | **Current Proposed Plan** |
|---|---|
| 523 units<br>(20 units per acre on 26.15 acres) | 330 units - 193 unit/±37% reduction<br>(16.4 units per acre on 20.19 acres) |
| Gated access | Non-gated access |
| Bifurcated commercial and residential | Vertically & horizontally integrated mixed use buildings |
| 4-5 stories | 3-4-stories – 1-story reduction<br>Minimized massing with tiered building heights and screened parking |
| 44,600 SF commercial | ±29,600 SF commercial & 10,000 SF Church<br>(removed hotel for Genova) |
| No connector street and no public amenities | Connector street and several public amenities:<br>- ±3.65 acres of Public Amenities (18% of project area) including:<br>• ±1 acre land donation to Village of Estero with residential density transfer (frontage constructed with linear park with 8' sidewalk and lush landscaping)<br>• Main Street connector street (±0.52 ac) with bike lanes for future connection to Estero Park, railway parcel to west & eventually US 41<br>• ±1.72 acres/±0.5-mile Linear Park with 8' sidewalk, lush landscaping, fishing pier, benches, etc.<br>• Additional ±0.19 acre/±0.05 mile located on donation parcel for toral of ±1.91 acres and ±0.55 mile Linear Park<br>• ±0.23 acre Lawn area with pavilion<br>• ±0.18 acre Dog Park |

*D. Implementation: The Village Center is implemented through LDC standards, plans, and incentives that address the community's need for a central civic and economic core that is connected to surrounding residential neighborhoods, commercial areas, the Estero River, the Old Estero area, the Estero Community Park, and other parks and recreational facilities…*

> *2. The Land Development Code provisions that implement the Village Center future land use category consider such reasonable guidelines as are necessary in order to foster predictable built results and higher quality public spaces by using physical form (rather than separation of uses) as the organizing principle for achieving such objectives. Such guidelines may consider designating locations where different building form standards apply, the relationship of buildings to the public space, public standards for such elements in the public space as sidewalks, travel lanes, on street parking, street trees, street furniture, and other aspects of the urban built environment that may be applicable to foster interconnection, social vitality and walkability in the Village Center Area. The Land Development Code provisions may also consider other alternative types of reasonable guidelines that may accomplish such goals in a different or complementary manner...*
>
> *4. The Land Development Code provides standards for four levels of development in the Village Center Area that will contribute to a walkable mixed-use environment in the Village Center Area: …*
>
> *c. Tier 3 accommodates mixed-use neighborhoods with similar attributes as Tier 2 but with higher levels of non-residential uses as well…*

The proposed development provides a socially vital, interconnected mixed-use development plan that includes various high quality public spaces as demonstrated by the provided master concept plan and pattern book. The proposed Main Street provides a vital segment of the desired connector between Pelican Sound Drive and the future west entrance to Estero Community Park shown on the Framework Plan to connect to Corkscrew Palms Boulevard and Williams Road. It also provides for future connection to the proposed SUN Trail Rail Corridor shared use path with a reservation for potential future seating area and a potential future interconnect to Happy Hollow Lane. The various public spaces are interconnected by the linear park and 8' meandering sidewalk along the project's frontage. On street parking, street trees and street furniture are also provided. The proposed intensities exceed the Tier 2 non-residential limitations provided in Sec. 3-707.N.1.A.2 of 2.5% of the total land area, which confirms the project as a Tier 3 development. Compliance with the LDC standards is provided in the Narrative of Request. The proposed rezoning is consistent with Policy FLU-1.2.10.D.

*E. Public Benefits: The Land Development Code provides minimum standards for each tier and describes public benefits that developers may offer to obtain specified density/intensity incentives in each tier. Public benefits shall be calibrated to the needs of each Tier and the particular proposed development plan, and must meet or exceed the goals and objectives of the comprehensive plan; meet or exceed the general land development code criteria for the Village Center; and create significant public benefit appropriate to the tier and the particular*

*development plan. Base and maximum residential densities will be set by the Village Council during the planned development rezoning process based on its determination of an application's compliance with this comprehensive plan and the specific standards and requirements for each tier. Increases in base residential densities may be allowed after consideration of incentive offers as provided in the Land Development Code. Densities cannot exceed the top of the following ranges:…*

*3. Tier 3: Base level is up to 15 dwelling units per acre of Tier 3 land plus up to 5 dwelling units per acre of Tier 3 land after consideration of accepted incentive offers, for a maximum of 20 dwelling units per acre of Tier 3 land…*

*Additional density above the base level up to the maximum density may be granted through the planned development process based on accepted incentive offers providing specific public benefits, such as enhanced interconnectivity, preservation of indigenous vegetation, innovative landscaping and street design, offsite improvements, dedication of onsite public spaces, public trails, gathering spaces, river trail easement, river buffer, civic building site, architectural excellence, enhanced parking design ( under building parking), or other similar items as specified in more detail in the Land Development Code.*

The proposed rezoning is consistent with Policy FLU-1.2.10.E. The amount of non-residential uses proposed deem the project a Tier 3 development. Tier 3 allows additional densities (up to 20 units per acre/404 units) if incentive offers are accepted as providing significant public benefits. The Applicant's thoughtful project design deliberately elevated public benefits as the leading element and the site's incentive offers are numerous and truly provide the type of public benefits contemplated by the Village Center Area and Tier 3. Enhanced interconnectivity, innovative landscaping and street design, offsite improvements, onsite public spaces, public trails, gathering spaces, architectural excellence and enhanced parking design are included in the several incentive offers. The requested additional density (16.4 units per acre/330 units) is only 1.4 units above the base density of up to 15 in Tier 3, which is consistent with the Applicant's approach to focus firstly on a true, place-making destination for the public, and only secondarily on residential density. The project's numerous incentive offers provide significant public benefits and meet or exceed the goals and objectives of the comprehensive plan; meet or exceed the general land development code criteria for the Village Center, and include:

**Social Vitality:**

(1) **Main Street (connecting street/±0.52-acre)**, the ultimate public gathering place as a high-quality, destination promoting place-making businesses including restaurants, coffee shops and fitness studios.
(2) **Place of Worship** (10,000 square feet) has been included in the development plan providing an additional publicly accessible gathering place.
(3) **±1-acre Land Donation to Village of Estero** for potential park or civic use at Village discretion (valued at ±$1.5 million for a corner parcel) with residential density transfer.
(4) **±1.91-acres/±0.55-mile Linear park** with lush, greater-than-Code landscaping along Via Coconut Point frontage with interconnected public amenities for sitting, gazing and

interacting with public spaces. (±1.72 acres/±.5-mile plus additional ±0.19 acre/±0.05 mile located on donation parcel)

(5) **14' x 14' public lake observation pavilion/fishing pier** interconnected by the 8' sidewalk within the linear park and will include educational informational plaques.
(6) **Public park bench areas** interconnected by the 8' sidewalk within the linear park.
(7) **±0.23-acre Public lawn area with pavilion** interconnected by the 8' sidewalk within the linear park.
(8) **±0.18-acre Public dog park** interconnected by the 8' sidewalk within the linear park with benches, perimeter fence, and hedge.
(9) **Vertical and Horizontal mixed-use development:** integrated mixed-use neighborhood with higher residential densities and mixed uses along the street frontage promoting place-making businesses including restaurants, coffee shops and fitness studios.
(10) **Street front shops** located along Main Street (connecting street) and 8' sidewalk within the linear park.
(11) **Upscale Waterfront restaurant** located along Main Street (connecting street) and 8' sidewalk within the linear park.
(12) **Not Age-Restricted. Diverse Housing –** Via Coconut MPD is designed as a housing alternative for varying needs of the Village of Estero. The community will not be age restricted.

**Connectivity:**

(13) **Desirable connector street:** Main Street provides a vital segment of the desired connector between Pelican Sound Drive and the future west entrance to Estero Community Park shown on the Framework Plan to connect to Corkscrew Palms Boulevard and Williams Road. It also provides for future connection to the proposed SUN Trail Rail Corridor shared use path with reservation for potential future seating area.
(14) **±0.56-mile 8' public meandering sidewalk along Via Coconut Point** within the linear park that will interconnect with Village's planned Estero Community Park west entrance shared use path proposed to connect to Williams Road. (±0.51-mile plus additional ±0.05-mile located on donation parcel)
(15) **Bike lanes on Main Street** (connecting street) will connect to the Village's planned bike lanes on Via Coconut Point and Village's planned Estero Community Park west entrance shared use path proposed to connect to Williams Road.
(16) **Promote walkability with interconnected sidewalks.** Internal sidewalks interconnect with public sidewalks external to the community on Via Coconut Point.
(17) **Mixed-Use Pedestrian Shed –** All residential units are within pedestrian shed of proposed Main Street commercial uses and the proposed on-site private and public amenities.
(18) **Non-gated community –** The proposed development does not include entry gates.

**Architecture:**

(19) **Exceptional design** – The architecture depicted in the pattern book sets a high-quality standard for the Village Center Area and includes a unique residential building design including three-story stepped back elements from the remaining 4-story building masses. This massing change is stepped back from the perimeter water features and linear park creating a delicate footprint along the street frontage on Via Coconut.

(20) **Screened Parking** - The bulk of the development's parking is concealed within the first level of the residential buildings with units wrapping around the perimeter. This creates a centralized lower massing element with an elevated amenity deck as an amenity to the users. The remaining parking is located behind the buildings or is appropriately visually buffered from Via Coconut Point.
(21) **Varying building heights** are provided throughout the development as demonstrated in the pattern book.
(22) **360-Degree Urban Look.** All the building elevations depicted in the pattern book have architectural design elements typical of front elevations so it will appear that there are no rear elevations.
(23) **Entry pavers and landscaped signage** at each entry point to calm traffic and emphasize safety.
(24) **Sculpture features** on Main Street (connecting street) near mixed use buildings.
(25) **On-street parking** on Main Street (connecting street) and internal accessways as encouraged to calm traffic.
(26) **Street furniture** is proposed.
(27) **Best Practices for compact surface water management design** are proposed.
(28) **Best Practices for block lengths** are proposed.
(29) **Lake and water features** along the 8' sidewalk within the linear park.
(30) **Fountains** included in lake and water features.

**Landscaping:**

(31) **Interweaving Public ROW and Via Coconut MPD frontage-** Integrating the Via Coconut Point Road ROWs with Via Coconut MPD's linear park, 8' sidewalk and landscaping to create a seamless ROW and a more inviting street-side environment.
(32) **Enhanced landscape buffering along Via Coconut** with enhanced 14-18' trees, enhanced hedge shrub 36" at installation, additional ground covers and additional shrub layers.
(33) **Filter marshes** along the 8' sidewalk within the linear park with a variety of grasses and aquatic plantings including seasonal plantings, Red Maples, Bald Cypress, etc.
(34) **Label Plantings** for educational purposes.
(35) **Cantilevered planters** along part of the deck and building to help conceal seasonal fluctuation of lake.
(36) **Enhanced perimeter buffer plantings** with additional tree and shrub plantings exceeding code.
(37) **Enhanced internal landscaping** with oversized 14' tall canopy trees in islands.
(38) **Increased plant sizes** for the buildings for key areas.
(39) **Median Planting** to emulate median plantings to the north.
(40) **Flowering trees** and seasonal plantings.
(41) **Large specimen palms** at entry and in select areas; Date palms or Royal Palms.
(42) **Enhancements to Landscape** trees along rail corridor and desirable north/south trail along the west where no buffer is required and enhancements to north buffer to Happy Hollow Lane residential.
(43) **Street trees** as shown on landscape plans to blend with proposed plantings for adjacent Genova development.

*F. Density Calculation: With respect to these base and maximum residential density calculations:*

*1. For land in Tier 1-only, densities are calculated based on the definition of "Density" of the comprehensive plan, thus excluding non-residential land in Tier 1.*

*2. For land in Tiers 2, 3, and 4, densities are calculated based on this definition except that non-residential land is included for these tiers only.*

The proposed rezoning is consistent with Policy FLU-1.2.10.F. The proposed development is a Tier 3 project which includes non-residential land in the density calculations.

*FLU-1.3.10 To maintain the Village's aesthetic standards, billboards are prohibited. The Village will implement an amortization program for existing billboards.*

The proposed rezoning is consistent with and furthers Policy FLU-1.3.10. The proposed development will result in removal of an existing billboard within the development upon construction of that phase.

*FLU-1.5.1 Commercial development levels are categorized as minor, neighborhood, community, or regional scale. The Village assigns intensities to these commercial levels according to the context and accessibility of the commercial development described below. See Map TR-1 for Functional Classifications of roadways.*

*The location standards specified in Subsections A-D will apply to the following commercial developments: shopping centers, free-standing retail or service establishments, restaurants, convenience food stores, automobile dealerships, gas stations, car washes, and other commercial development generating large volumes of traffic. These location standards will not apply to the following: banks and savings and loan establishments without drive-in facilities; hotels or motels; marinas; general, medical, or professional offices; industrial, warehouse, or wholesale development; clubs, as defined in the Land Development Code (commercial clubs excepted); and other similar development.*

*A. Minor Commercial*

1. *Provides for the sale of convenience goods and services and has a gross floor area less than 30,000 square feet.*
2. *Must be located (except where this plan provides specific exceptions) on or within 330 feet of the right of way of local and collector, local and arterial, or collector and collector roads; at the intersection of collector and arterial and arterial and arterial roads; or within a residential planned development provided it is located and designed primarily to meet the commercial needs of the residents of the development.*
3. *When developed as part of a Mixed Use planned development, Estero Planned Development or Compact planned development, and meeting the use limitations, modified setback standards, signage limitations, and landscaping provisions, retail*

*uses may deviate from the locational requirements and maximum square footage limitations through compliance with design standards of this plan and approval by the Village Council.*

4. *Village Council may approve applications for minor commercial centers that do not comply with the location standards of subsection 2 above for such centers but which are consistent with design standards of this plan. …*

The proposed rezoning is consistent with Policy FLU-1.5.1. The proposed development includes minor commercial development as part of an Estero Planned Development. The proposed development plan includes 29,600 square feet of commercial retail, office or medical office space within mixed use buildings and stand-alone commercial buildings located within 330 feet of the intersection of Via Coconut Point, a collector roadway, and the proposed Main Street connector street.

*FLU-1.9.1 MIXED USE DEVELOPMENT FORM. The Village encourages mixing of complementary residential and nonresidential uses on a single site to reduce vehicle miles travelled, support pedestrian, bicycle and transit opportunities and activate streets and public spaces with pedestrians for greater economic, recreational and social opportunities resulting in built environments and landscapes that provide a true sense of place.*

A. *The Village Center and Transitional Mixed Use future land use categories are intended to accommodate mixed use development patterns, and the Village Neighborhood categories allow for a limited mix of use in suitable locations, subject to compatibility standards.*
B. *Mixed use development shall be limited to uses that are complementary rather than conflicting, as those terms are specified in the definition of mixed use found in the Definitions section. The ultimate determination of allowable commercial uses will be through a public hearing process and will be based upon the needs of the Village, character of the surrounding area, the compatibility of the uses, and the characteristics of the transportation network.*
    1. *Carefully mixing complementary uses can reduce overall trip lengths, support pedestrian, bicycle and transit opportunities and create pedestrian friendly streetscapes. Mixed uses will be encouraged within individual buildings (e.g. residential above retail or office space) but may be located in separate buildings that can be easily reached using publicly accessible sidewalks and streets.*

       *Mixed Use areas will provide for placemaking including, without limitation, public gathering places, civic uses, such as green spaces or community centers, and other placemaking public amenities described further below.*

       *Mixed-use patterns will be integrated within an overall design framework to create a pedestrian friendly, human scale environment, through objective, measurable compatibility standards including size, scale, proportion, and*

*materials detailed in the land development regulations. Flexibility in design will allow for choice and variety in architectural style.*

C. *Forms of mixed use development include horizontal mixed use, integrated horizontal mixed use, and vertical mixed use:*

1. *Horizontal mixed use includes single use buildings on distinct parcels in one overall development project. This is the simplest form of mixed use in that basic proximity and pedestrian and bicycle connectivity between residences and nonresidential destinations affords the reduction of vehicle miles travelled. This form requires buffering between residential and nonresidential uses. Neighborhood commercial centers with direct pedestrian/bicycle infrastructure linking to residential areas is an example of horizontal mixed use.*
2. *Integrated horizontal mixed use includes single use buildings on distinct parcels in one overall development project. Integration of the project is achieved through placement of nonresidential uses within ¼-mile walking distance to residences, and with placemaking design elements so that separate uses are perceived as unified live, work, play, and shop destinations. Placemaking design elements are spaces and infrastructure meant to function for public access, use, and interaction. Context driven and accessible to the public through dedication of a public access easement, examples of placemaking design elements include indoor or outdoor spaces, walkable streets, environmental features, or public art.*
   a. *Public art (monuments, community engaged, professionally designed, fixed or temporary, etc.)*
   b. *Urban green space (passive open space, greenways, activated park, urban farms, etc.)*
   c. *Plaza (primarily solid surface for passive open space or activated with furnishings, furnishings can be fixed or flexible)*
   d. *Identifiable landmark (fountain, clock tower, etc.)*
   e. *Hidden off-street parking (mid-block parking structures with liner buildings)*
   f. *Environmental feature (rain garden, signature trees, watercourse, roadside bioswale, etc.)*
   g. *Paseo or via (pedestrian promenade free from cars)*
   h. *Traffic calming enhancements (roundabout or rotary, rumble strips, parklets, speed tables, etc.)*

   *Placemaking requires bicycle and pedestrian infrastructure as appropriate per the Federal Highway Administration's list of proven safety countermeasures including (in coordination with local fire departments):*

   1. *Safety Edge*
   2. *Roundabouts*

3. *Corridor Access Management*
4. *Backplates with Retroreflective Borders*
5. *Longitudinal Rumble Strips and Stripes on 2-Lane Roads*
6. *Enhanced Delineation and Friction for Horizontal Curves*
7. *Medians and Pedestrian Crossing Islands in Urban and Suburban Areas*
8. *Pedestrian Hybrid Beacon*

*Implementation of a "Road Diet" or Roadway Reconfiguration to slow traffic and accommodate non motorized travel is also an example of a traffic calming enhancement.*

i. *Increasing options of transportation (overlapping connections and multiple options for public transportation)*
j. *Pedestrian enhancements (widened sidewalks exceeding 6 feet, pedestrian crossing islands, pedestrian hybrid beacon, paver surfaces for pedestrians, wayfinding signage, etc. )*

*Recognizing that integrated design is more challenging, incentives for this form of development include higher allowable density and intensity, and relief from development standards which shall be implemented in the land development code, such as:*

*Buffering between uses is not required; cumulative parking requirements for integrated horizontal mixed-use projects could be reduced based on sharing of facilities for residential and nonresidential uses with alternating peak demands; stormwater facilities, utility and transportation infrastructure, and common area maintenance can also be shared.*

*3. Vertical mixed use includes residential and nonresidential uses in the same building. A development project with vertical mixed-use buildings as the primary building type (fewer than half of the buildings are single use buildings) constitutes a vertical mixed-use development project. Vertical mixed-use projects shall be integrated with placemaking design elements that are context driven and accessible to the public, so that the development project is perceived as unified live, work, play, and shop destination. Recognizing the increased complexity of permitting, constructing, financing, and managing vertical mixed-use projects, the Village shall implement incentives for this form of development including the highest allowable density and intensity, and relief from development standards which shall be implemented through the land development code, such as:*

*The allowable density per the Future Land Use category may be calculated using the gross acreage of the project; buffering between uses is not required; cumulative parking requirements for integrated horizontal mixed-use projects could be reduced based on sharing of facilities for residential and nonresidential uses with alternating peak demands; stormwater facilities, utility and transportation infrastructure, and common area maintenance can also be shared.*

The Via Coconut MPD is a proposed high-quality walkable and bikeable mixed-use center that incorporates socially vital and varying public gathering spaces interconnected by an 8' meandering sidewalk which parallels the featured lakes and provides lush, greater-than-Code landscaping and a linear park connecting to public areas such as a dog park, a public pavilion and lawn area, a 14'x14' public observation pavilion and fishing pier on the lake and park bench areas along Via Coconut Point. The plan incorporates the desired connecting road Main Street which provides a blend of integrated vertical and horizontal mixed uses along the street frontage promoting place-making businesses including restaurants, coffee shops and fitness studios. Main Street provides a vital connection that includes bike lanes and aligns with the future west entrance to Estero Community Park and provides for future connection to and through the rail corridor. The proposal includes a maximum of 330 multi-family dwelling units, 29,600 square feet of commercial retail, office or medical office space, a 10,000 square foot place of worship, ±1-acre donation to Village of Estero along with the various public amenities. All nonresidential uses are within ¼ mile walking distance of the proposed residences. A bulk of the development's parking is concealed within the first level of the residential buildings. This creates a centralized lower massing element with an elevated amenity deck as an amenity to the users. The remaining parking is located behind the buildings or is appropriately visually buffered from Via Coconut Point. The proposed schedule of uses originated from the Estero Planned Development uses provided in the LDC and has been diligently tailored with further limitations in coordination with staff to ensure complimentary uses. The request is consistent with Policy FLU-1.9.1.

*FLU-1.9.2 MIXED USE DEVELOPMENT STANDARDS. Development standards and criteria for mixed use development shall accomplish the following desired attributes:*

- *A. Provisions for outdoor livability, including interconnected pedestrian and bike facilities, public plazas, and seating.*
- *B. Well defined centers and edges with public or civic space creating an element around which other development is located. When necessary, development density and intensity will gradient from the center to the edge suitable to integrated surrounding land uses.*
- *C. Development plans will create focal points of signature buildings, civic spaces, natural amenities, and other prominent features through placement or street layout.*
- *D. Local climate and history will dictate the architectural and landscape design and natural methods of cooling and heating will be encouraged. Evaluate Green Building techniques as an alternative way to provide open space.*
- *E. Streets and roads will be fronted by design features including sidewalks which define and contribute to a pedestrian street character. Building design, placement, and entrances will be at a pedestrian scale and oriented towards streets or other public space such as parks or squares.*
- *F. The street system will be designed to provide safe access to, through (where feasible), and within each development in a way that equally serves automobile and nonautomobile modes of transportation with the following considerations:*
    1. *Narrow traffic lanes and other traffic calming techniques to maintain safe multimodal transportation.*
    2. *An interconnected street system with a pedestrian circulation system to connect the nonresidential uses with residential uses and areas,*

*extended to adjacent sites at the least intrusive locations, with interconnections. The intent is to provide multiple vehicular, bicycle, and pedestrian linkages to adjacent local destinations, including residential neighborhoods, as an alternative to arterial and collector roads, except where such connections are precluded by physical layout of natural environmental features. Link pedestrian routes and bikeways with the street system or other public space such as parks or squares avoiding routes through parking lots and other locations out of the public realm.*

3. *A system of alleyways for service vehicles and access to parking.*
4. *Convenient access to transit facilities.*
5. *Sidewalks shaded by rows of street trees.*
6. *Automobile-oriented uses will have a limited number of driveways, and drive-in or drive-up windows will be located to avoid conflict with pedestrian and bicycle traffic. Auto-centric uses may not be allowed as incompatible with residential uses or will be strictly limited especially relative to the interface of pedestrian and bicycle traffic with drive throughs.*
7. *Additional provisions to achieve the goals of development of walkable environments may be established in the Land Development Code.*

G. *Large scale development design techniques should integrate the establishment into the surrounding community. Such design techniques will include:*
   1. *Creation of a series of smaller, well defined customer entrances to break up long facades and provide pedestrian scale and variety, that may be achieved through the use of liner buildings.*
   2. *Limited number and size of signs.*
   3. *Landscaping and use of pocket parks and courtyards and other placemaking design elements adequate to soften large building masses.*

H. *Crime Prevention Through Environmental Design (CPTED) guidelines will be incorporated to the maximum extent possible.*

I. *Parking areas will be designed to minimize intrusiveness and impacts on the pedestrian character, through the following techniques:*
   1. *On-street parking with landscaping and design features, such as corner and midstreet bump outs, that afford traffic calming and produce a comfortable and safe pedestrian environment will be promoted.*
   2. *Parking lot locations will not separate pedestrian areas including sidewalks, squares, and plazas from the front of buildings containing the primary entrance.*
   3. *Parking lots will be screened from all streets, sidewalks, and open spaces, and will be designed to maintain or enhance the street edge.*
   4. *Parking lots will be designed with safe pedestrian connections to business entrances and public space to create a park-once environment.*
   5. *Reduction of paved parking areas will be evaluated wherever practicable through measures such as provision of shared parking and parking structures to serve multiple uses and alternative paving materials. Large expanses of pavement will be discouraged. Reduced ratios of required parking for non-residential uses for integrated horizontal mixed use and vertical mixed use projects will be evaluated in the land development regulations.*

*J. Public space and landscaping will be provided that includes:*

*1. Public areas will provide adequate urban landscaping that includes street trees, planted areas, and street furniture.*

*2. Required surface and storm water management facilities will be designed integrally with civic spaces, and as a physical or visual amenity that provides usable open space or an aesthetic feature that resembles natural areas.*

*3. Paved areas (including parking) will require overhead shading from tree canopy or building features based on factors such as scale of development and performance standards.*

*K. Connectivity and Buffering: Mixed use developments will be well integrated both internally and externally.*

*1. Automotive, pedestrian and/or bicycle connections to adjacent commercial development will be provided.*

*2. Connections to existing residential neighborhoods will be encouraged and will not be precluded by the Mixed Use Development's design.*

*3. Buffering of uses internal to an integrated horizontal mixed use or vertical mixed use development are not required.*

*4. Buffering from adjacent developments, when deemed absolutely necessary, will not preclude future interconnectivity.*

The request is consistent with Policy FLU-1.9.2. The project incorporates several public amenities with provisions for outdoor livability, including interconnected pedestrian and bike facilities, public places, and seating. Publicly accessible gathering places are a primary feature of the site, including Main Street (connecting street) with bicycle lanes connecting to the Village proposed Via Coconut Point bicycle lanes, proposed Estero Community Park shared use path to connect to Williams Road and proposed shared use path along the rail corridor with a reservation for potential future seating area, a long, 8' meandering sidewalk and linear park, a dog park, a public pavilion and lawn area, a 14'x14' public observation pavilion/fishing pier on the lake, park bench areas, a religious institution/place of worship and an overall socially vital center with significant benefits to the public for congregating. The public spaces are central to the site planning and are designed to drive public accessibility, both socially and physically, in a connected and walkable manner. The site design provides the public and civic spaces along the project's edges while providing for the mixed use development internal to the site and along the proposed Main Street.

Main Street provides a vital segment of the desired connector between Pelican Sound Drive and the future west entrance to Estero Community Park shown on the Framework Plan to connect to Corkscrew Palms Boulevard and Williams Road which will provide an alternative to collector and arterial roads. The implementation of this connector road at the project's center, as well as on-street parking, paver entries, pedestrian crosswalks, and narrow lane widths calm traffic and emphasize pedestrian safety. Parking spaces are located within or behind the proposed buildings or are appropriately visually buffered from Via Coconut Road. A parking deviation is included as encouraged in the LDC for the proposed mixed use development under unified control with shared centralized off-street parking with varying peak use times.

The public areas provide enhanced landscaping that includes street trees, planted areas, and street furniture. The lake and filter marshes are designed integrally with the linear park as a

physical and visual amenity with fountains, a public lake observation pavilion/fishing pier, and educational informational plaques.

> *FLU-1.12.1 Along the Village's major corridors (Estero Parkway, U.S. 41, Corkscrew Road, and Three Oaks Parkway) and along the minor corridors (Broadway, Williams Road, Coconut Road, and Via Coconut Point), consider establishing corridor conscious development standards for the built environment that provide a pleasing and safe public realm for motorists, bicyclists, pedestrians and transit users. Such development standards should be based on planning for the various corridors to ensure these routes are functional and safe while identifying opportunities for enhanced conditions along the roadways to include, where appropriate: buildings oriented toward the street, bicycle racks, shaded pedestrian links and trails, plazas connecting from the right-of-way to buildings, transit stop accommodations, and buffering.*

The request is consistent with Policy FLU-1.12.1. The project incorporates a ±1-acre land donation to the Village of Estero for a potential park or civic use at Village discretion (valued at ±$1.5 million for a corner parcel) with residential density transfer at the intersection of the major corridor of Corkscrew Road and minor corridor of Via Coconut Point. The Via Coconut Point corridor will be enhanced by approval of the project which will provide landscaping in the median to emulate the median plantings to the north and will expand the existing 5' sidewalk to provide an 8' meandering sidewalk which parallels the featured lakes and provides lush, greater-than-Code landscaping and a linear park connecting to public areas such as a dog park, a public pavilion and lawn area, a 14'x14' public observation pavilion and fishing pier on the lake and park bench areas.

> *TRA-1.2.4 During the review of comprehensive plan amendments, rezonings, zoning amendments, and development order applications, applicants must provide an evaluation addressing potential for addition of new interconnections between communities, creation of pedestrian and vehicular interconnection, and addition of new connections to the surrounding road network.*

The proposed rezoning is consistent with Policy TRA-1.2.4. The proposed Main Street provides a vital segment of the desired connector between Pelican Sound Drive and the future west entrance to Estero Community Park shown on the Framework Plan to connect to Corkscrew Palms Boulevard and Williams Road which will provide an alternative to collector and arterial roads. Main Street also includes bicycle lanes connecting to the Village proposed Via Coconut Point bicycle lanes, proposed Estero Community Park shared use path to connect to Williams Road and proposed shared use path along the rail corridor. The project also includes a potential future interconnect to Happy Hollow Lane.


VIA COCONUT
Mixed Use Development
VIA COCONUT
ESTERO PLANNED
DEVELOPMENT
PLANNING, ZONING & DESIGN BOARD
AUGUST 10, 2021
PROJECT TEAM
ROYAL PROPERTIES
CYK
COLEMAN | YOVANOVICH | KOESTER
BANKS ENGINEERING
WALDROP ENGINEERING
PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
MHK ARCHITECTURE & PLANNING
ARCHITECTURAL LAND DESIGN INCORPORATED
TR TRANSPORTATION CONSULTANTS, INC
DEXBENDER ENVIRONMENTAL CONSULTING

# PROJECT TEAM

- **KELLY KENEFICK** – Estero 5, LLC (Applicant)/Royal Properties (Developer)
- **RICH YOVANOVICH, ESQ.** – Land Use Attorney
- **STACY ELLIS HEWITT, AICP & ALEXIS CRESPO, AICP** – Land Planners
- **MATTHEW KRAGH, AIA & MARK MCLEAN** - Architects
- **CHRISTIAN ANDREA, RLA, ASLA** – Landscape Architect
- **D. BRENT ADDISON, P.E.** – Civil Engineer
- **TED TREESH** – Transportation Planner
- **TYLER KING** – Dex Bender Environmental Consulting

VIA COCONUT
Mixed Use Development

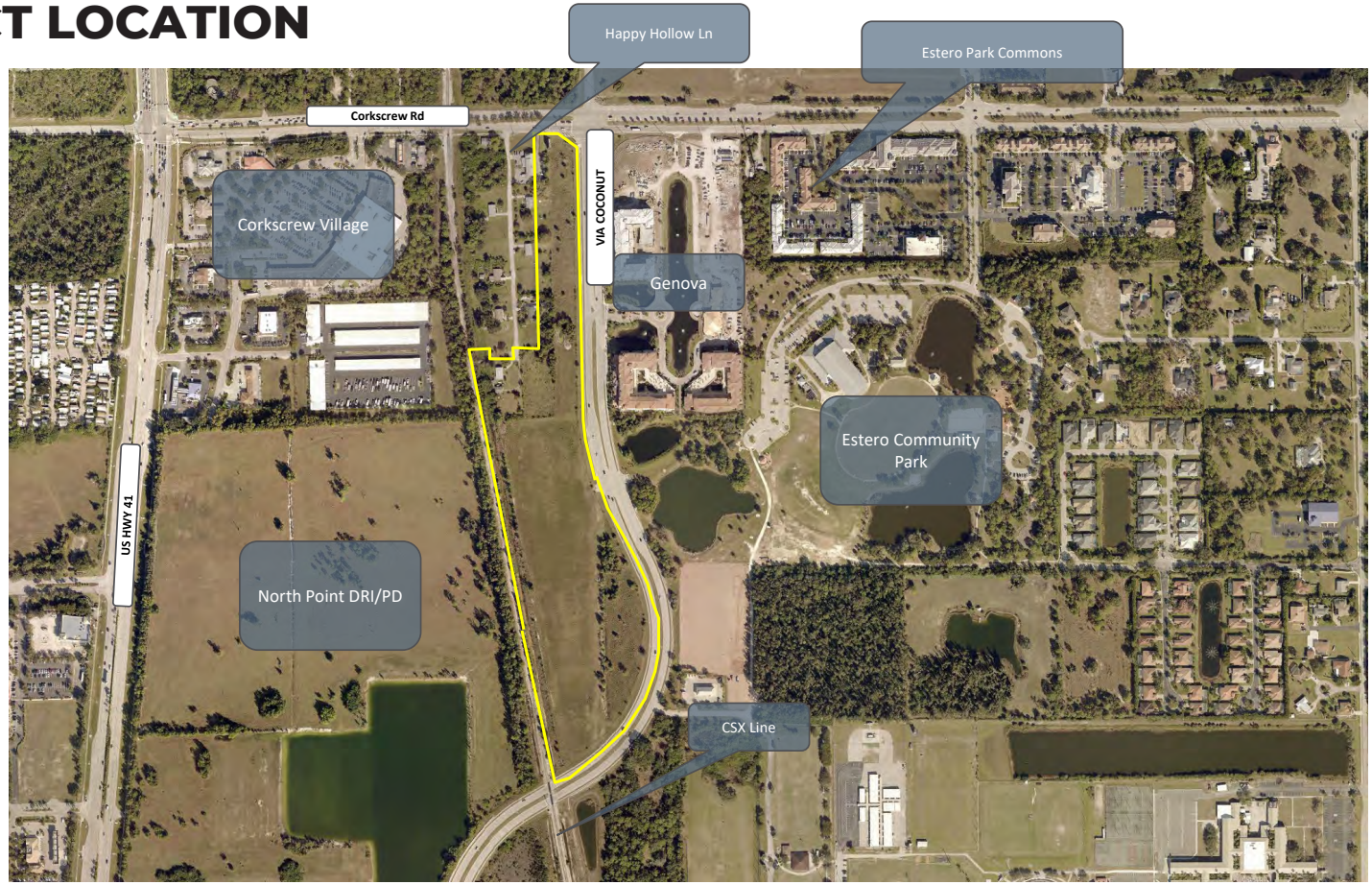
ROYAL PROPERTIES | CYK COLEMAN | YOVANOVICH | KOESTER | BANKS ENGINEERING | WALDROP ENGINEERING | MHK ARCHITECTURE & PLANNING | TR TRANSPORTATION CONSULTANTS, INC | DEXBENDER ENVIRONMENTAL CONSULTING

VILLAGE OF ESTERO

# PRESENTATION OUTLINE

- **REQUEST OVERVIEW** – Rich Yovanovich, Esq.
- **ESTERO 5, LLC VISION** – Kelly Kenefick
- **VIA COCONUT VISION & BUILT FORM** – Matt Kragh, AIA
- **LANDSCAPE ARCHITECTURE** – Christian Andrea, PLA
- **PLANNING OVERVIEW & CONCLUSIONS** – Alexis Crespo, AICP

# PROJECT LOCATION




VIA COCONUT
Mixed Use Development

ROYAL PROPERTIES | CYK COLEMAN | YOVANOVICH | KOESTER | BANKS ENGINEERING | WALDROP ENGINEERING | MHK ARCHITECTURE & PLANNING | TR TRANSPORTATION CONSULTANTS, INC | DEXBENDER ENVIRONMENTAL CONSULTING

VILLAGE OF ESTERO

# REQUEST SUMMARY OUTLINE

- Rezone ±20.19 acres in Village Center FLU from the Agriculture (AG) District to the Estero Planned Development (EPD) District

- Tier 3 project
  - 330 Multi-family apartment units (16.4 units per acre) 29,600 square feet of commercial use
  - Church or other uses such as 30 Townhomes (17.8 units per acre)
  - Public Amenities

- +/- 1-acre donation to the Village of Estero

- Proposed building heights vary throughout the development with a maximum height of 4 stories or 59 feet

- Companion vacation of 66-foot-wide right-of-way



VIA COCONUT
Mixed Use Development

ROYAL PROPERTIES | CYK COLEMAN | YOVANOVICH | KOESTER | BANKS ENGINEERING | WALDROP ENGINEERING | MHK ARCHITECTURE & PLANNING | TR TRANSPORTATION CONSULTANTS, INC | DEXBENDER ENVIRONMENTAL CONSULTING

VILLAGE OF ESTERO

# 8 Day Letter Summary

- Schedule of uses – revisions to bar and consumption on premises uses
- Newly proposed condition relating to outdoor seating and consumption on premises
- Urban design recommendations, except agreement for townhomes as alternative to church
- Modifications to phasing outlined in staff report condition 14

# ROYAL PROPERTIES VISION

KELLY KENEFICK
Estero 5, LLC/Royal Properties

VIA COCONUT
Mixed Use Development

ROYAL PROPERTIES | CYK COLEMAN | YOVANOVICH | KOESTER | BANKS ENGINEERING | WALDROP ENGINEERING | MHK ARCHITECTURE & PLANNING | AD ARCHITECTURAL LAND DESIGN | TR TRANSPORTATION CONSULTANTS, INC | DEXBENDER ENVIRONMENTAL CONSULTING

VILLAGE OF ESTERO





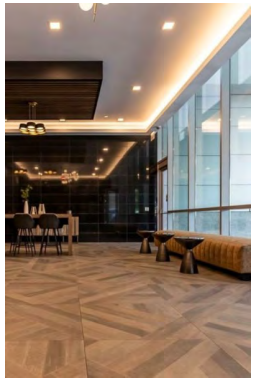
**Royal Properties**











VIA COCONUT
Mixed Use Development

ROYAL PROPERTIES | CYK COLEMAN | YOVANOVICH | KOESTER | BANKS ENGINEERING | WALDROP ENGINEERING | MHK ARCHITECTURE & PLANNING | AD ARCHITECTURAL LAND DESIGN | TR TRANSPORTATION CONSULTANTS, INC | DEXBENDER ENVIRONMENTAL CONSULTING

VILLAGE OF ESTERO

# ARCHITECTURE & SITE DESIGN

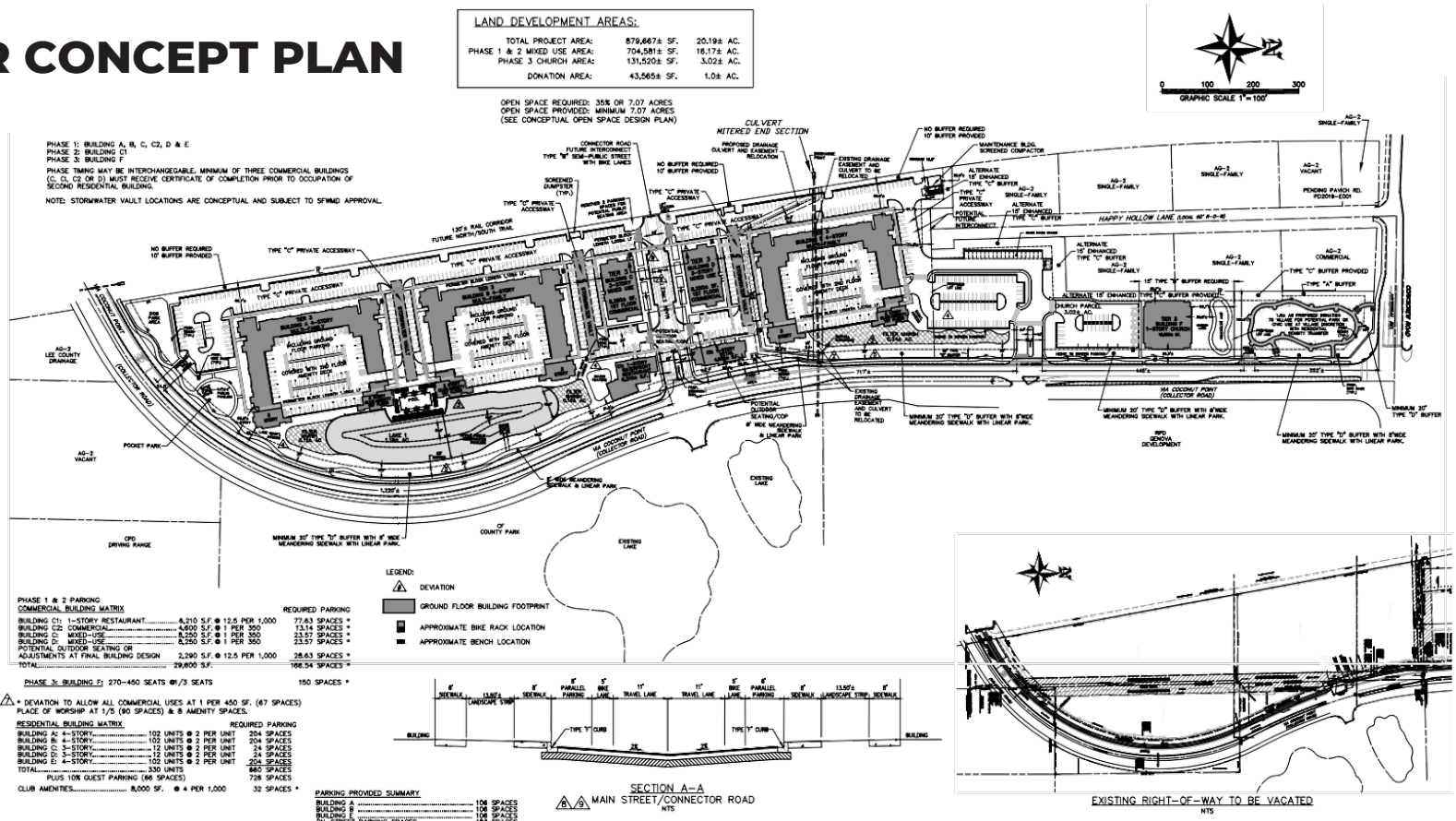
MATTHEW KRAGH, AIA
MHK Architecture and Planning

VIA COCONUT
Mixed Use Development

ROYAL PROPERTIES | CYK COLEMAN | YOVANOVICH | KOESTER | BANKS ENGINEERING | WALDROP ENGINEERING | MHK ARCHITECTURE & PLANNING | TR TRANSPORTATION CONSULTANTS, INC | DEXBENDER ENVIRONMENTAL CONSULTING

VILLAGE OF ESTERO

# MASTER CONCEPT PLAN




**VIA COCONUT**
Mixed Use Development

ROYAL PROPERTIES · CYK COLEMAN | YOVANOVICH | KOESTER · BANKS ENGINEERING · WALDROP ENGINEERING · MHK ARCHITECTURE & PLANNING · TR TRANSPORTATION CONSULTANTS, INC · DEXBENDER ENVIRONMENTAL CONSULTING

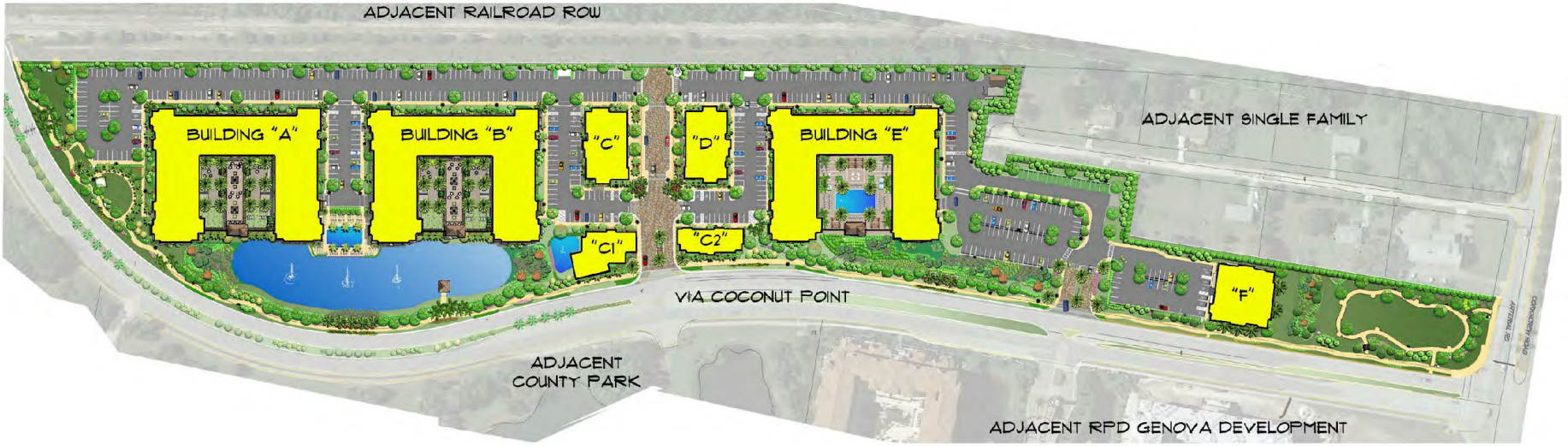
**VILLAGE OF ESTERO**




VIA COCONUT
Mixed Use Development

ROYAL PROPERTIES | CYK COLEMAN | YOVANOVICH | KOESTER | BANKS ENGINEERING | WALDROP ENGINEERING | MHK ARCHITECTURE & PLANNING | TR TRANSPORTATION CONSULTANTS, INC | DEXBENDER ENVIRONMENTAL CONSULTING

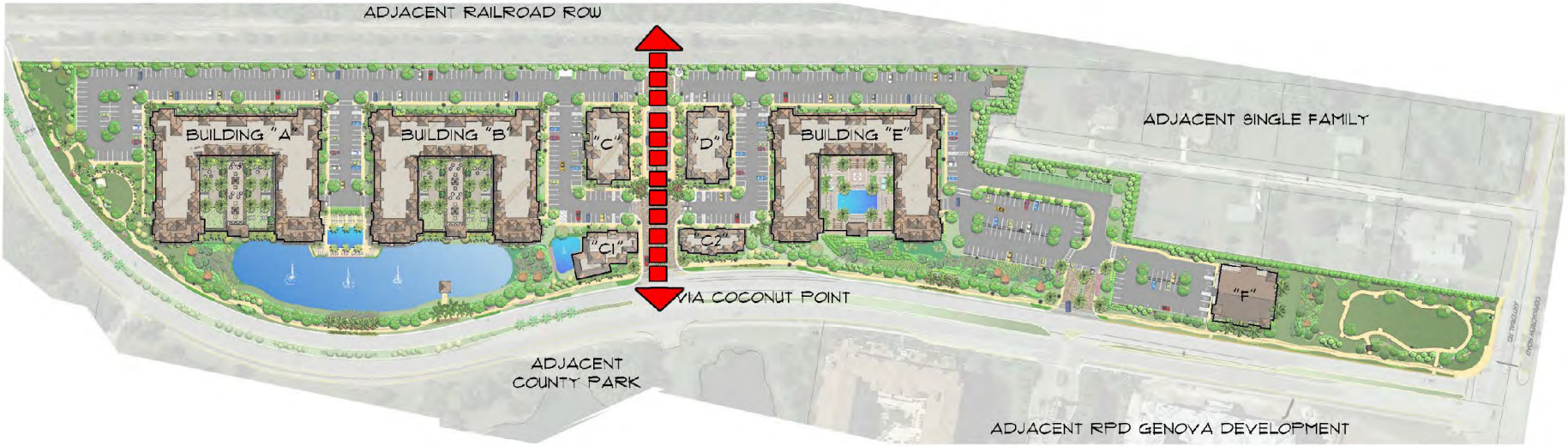
VILLAGE OF ESTERO




VIA COCONUT
Mixed Use Development

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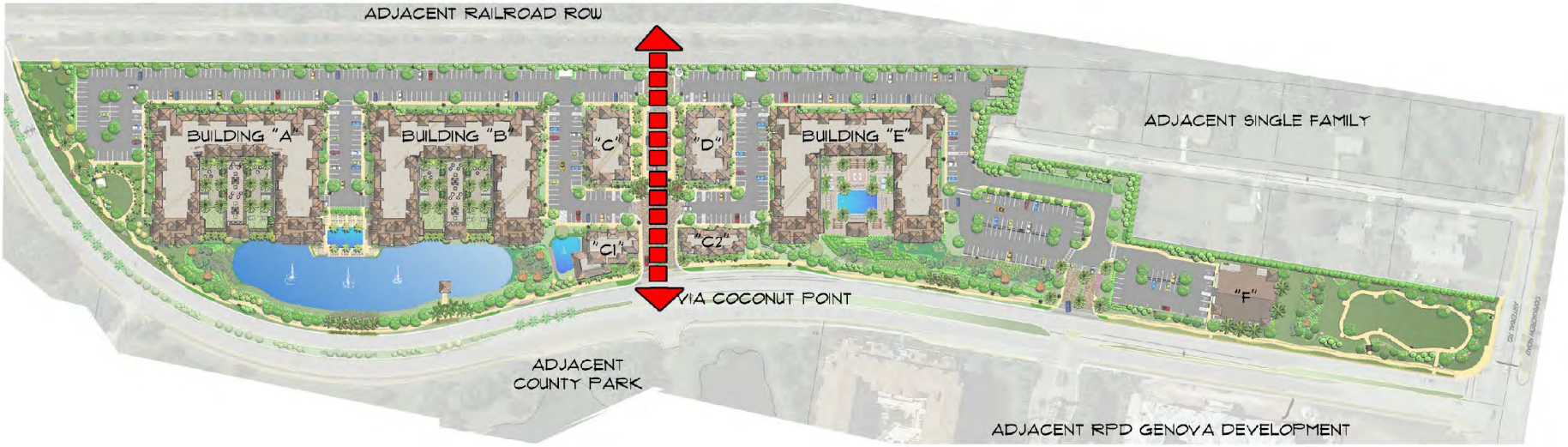
VILLAGE OF ESTERO




VIA COCONUT
Mixed Use Development

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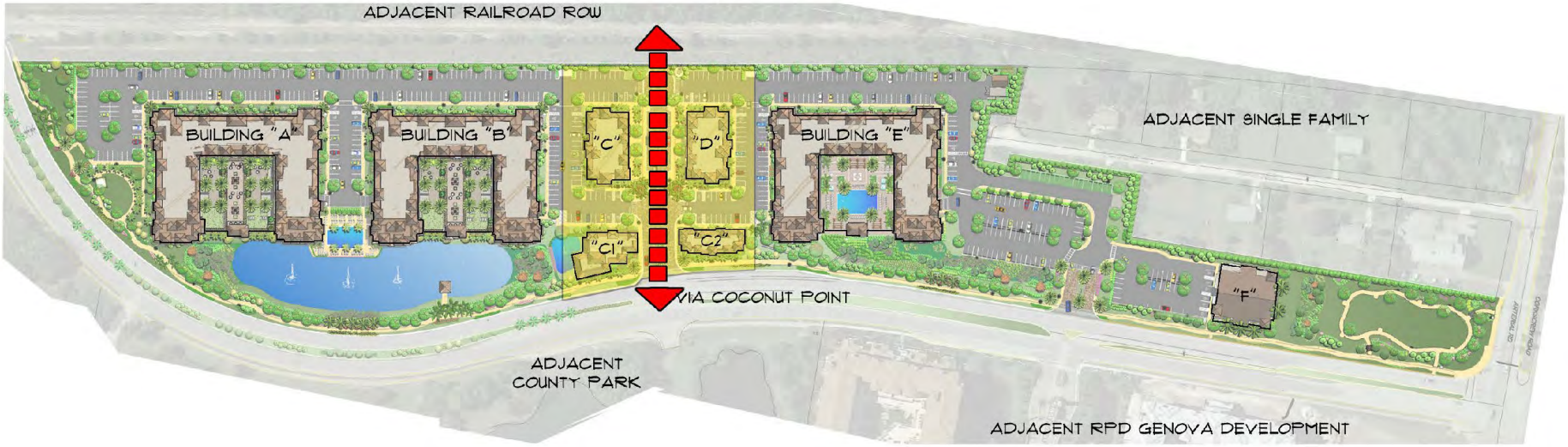
VILLAGE OF ESTERO




VIA COCONUT
Mixed Use Development

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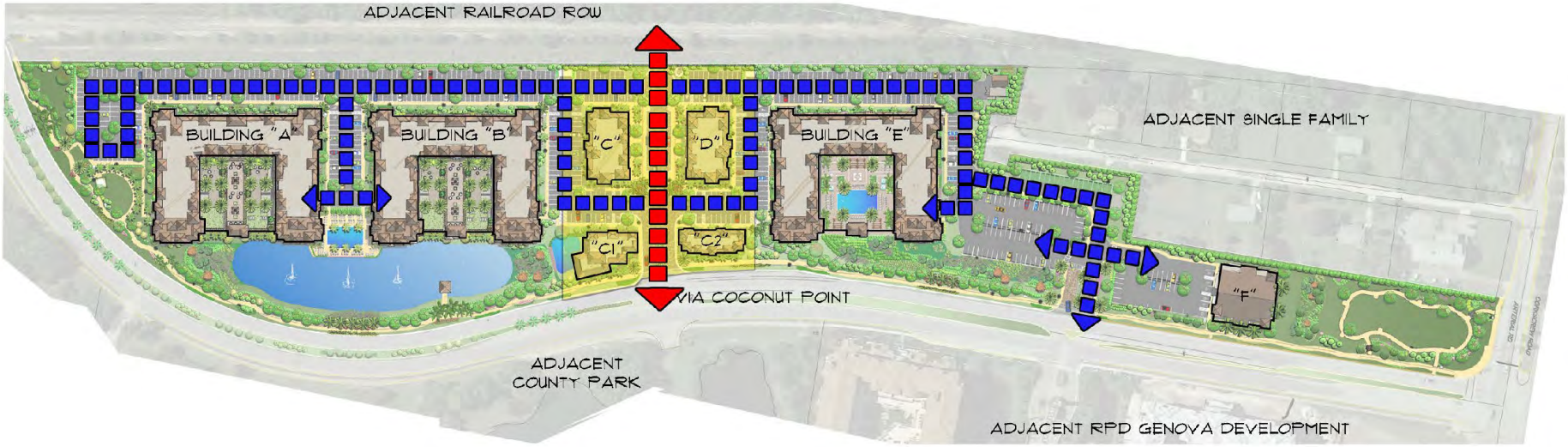
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VIA COCONUT
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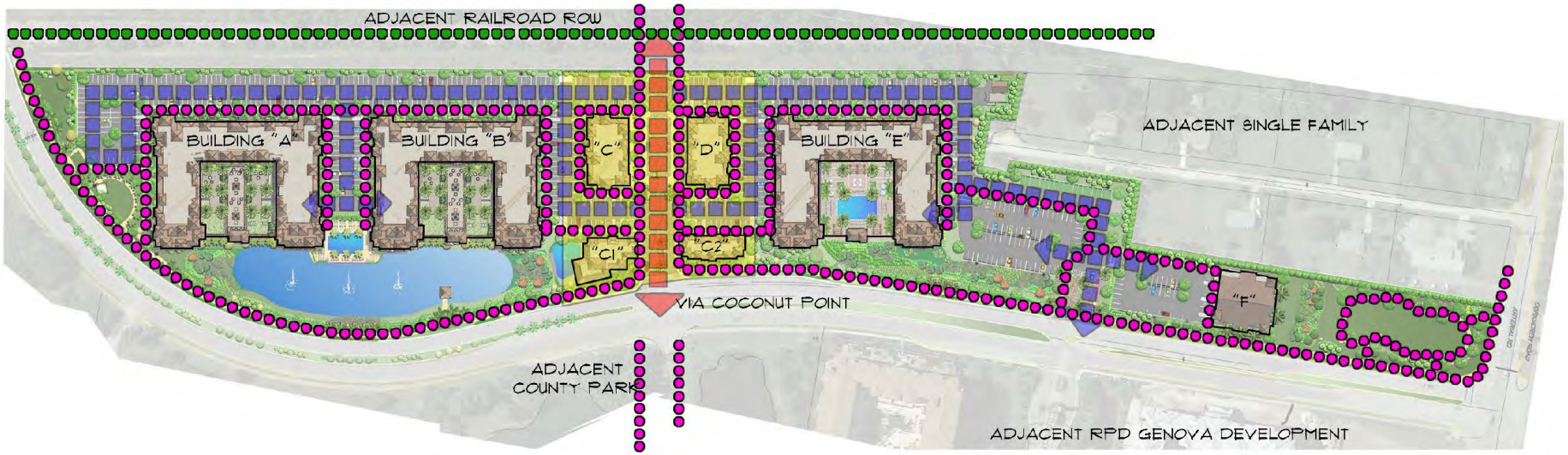
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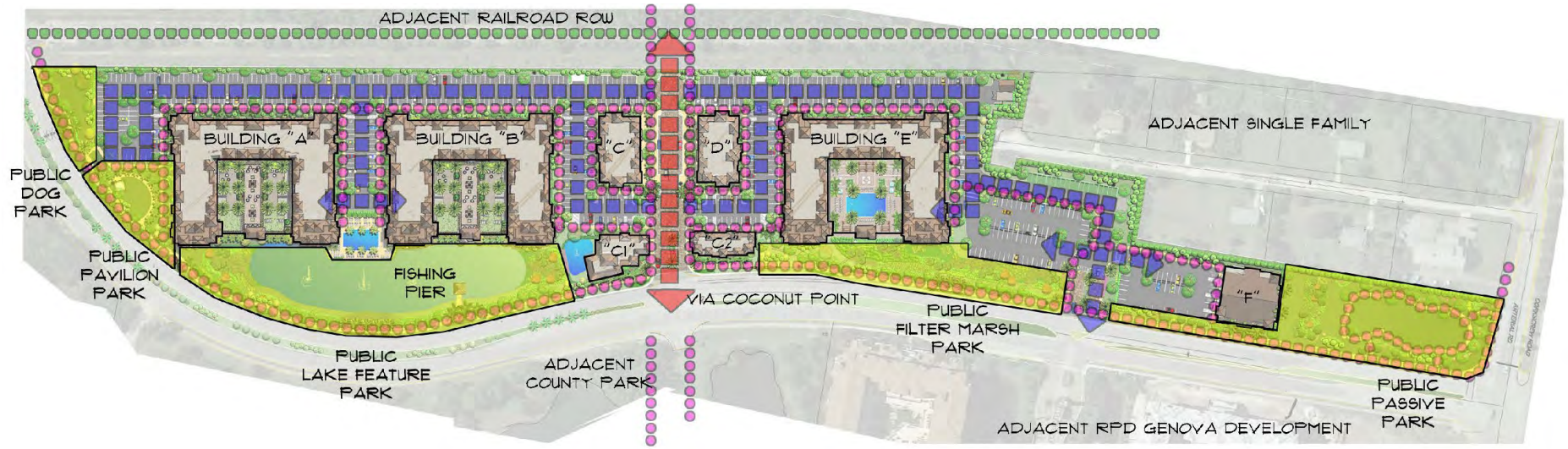
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VIA COCONUT
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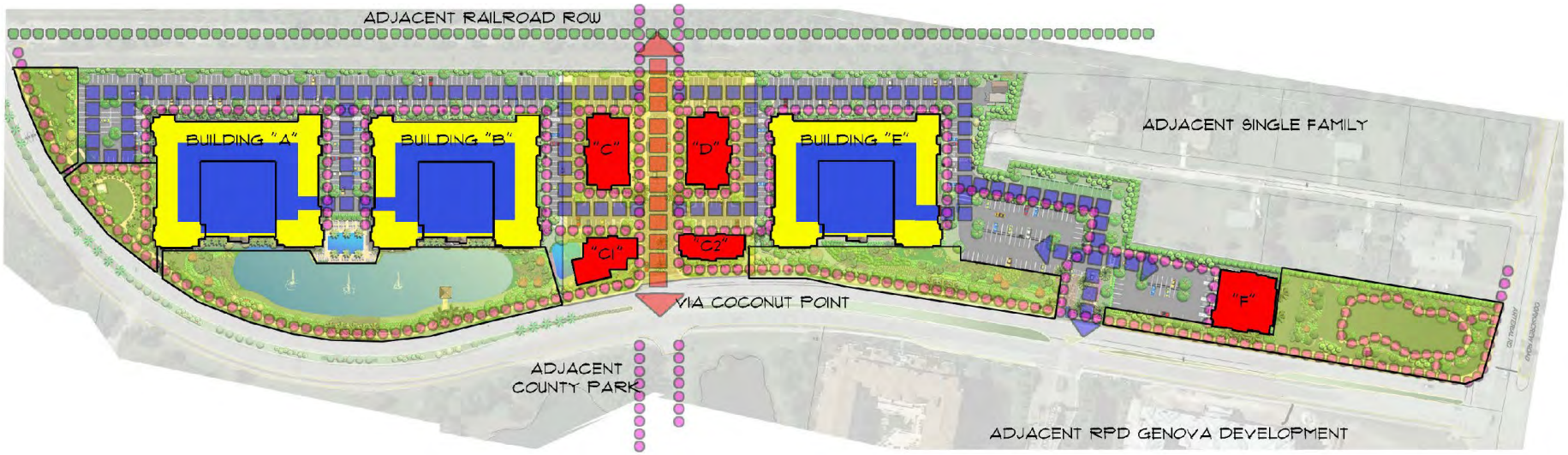
VILLAGE OF ESTERO




VIA COCONUT
Mixed Use Development

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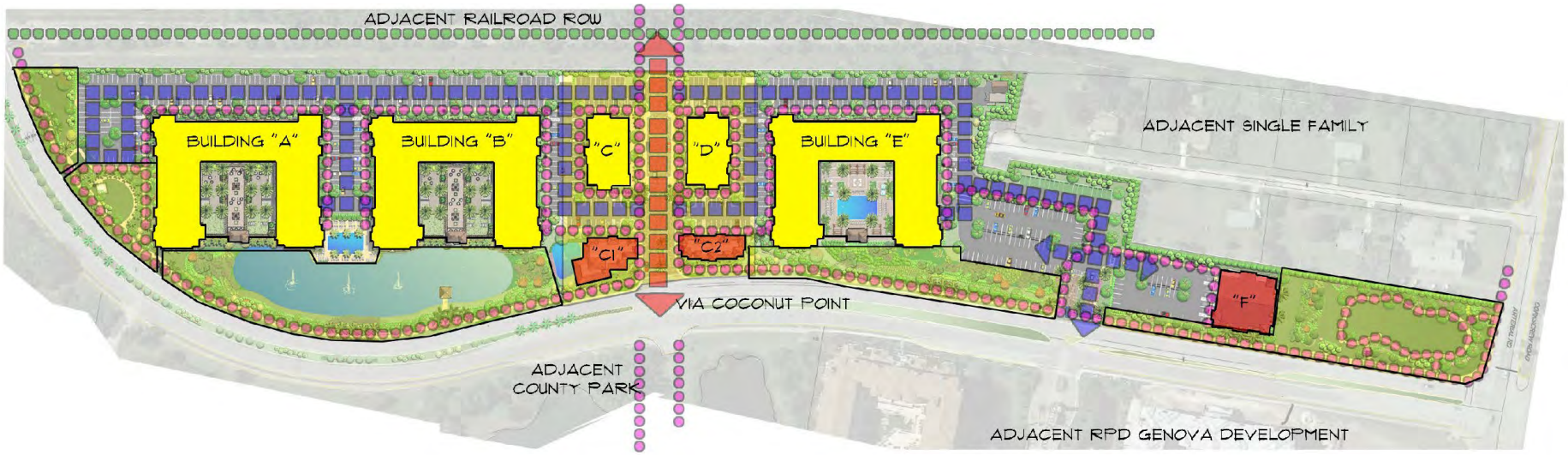
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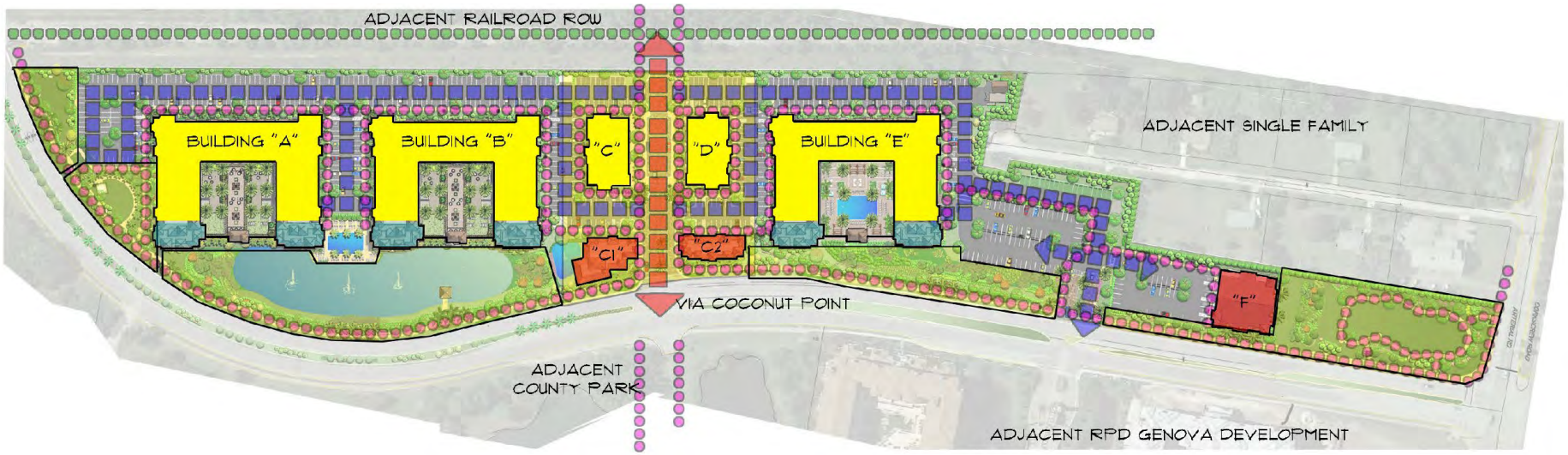
VILLAGE OF ESTERO




VIA COCONUT
Mixed Use Development

ROYAL PROPERTIES · CYK COLEMAN | YOVANOVICH | KOESTER · BANKS ENGINEERING · WALDROP ENGINEERING · MHK ARCHITECTURE & PLANNING · TR TRANSPORTATION CONSULTANTS, INC · DEXBENDER ENVIRONMENTAL CONSULTING

VILLAGE OF ESTERO




VIA COCONUT
Mixed Use Development

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VILLAGE OF ESTERO




PROJECT KEY MAP




BUILDING A SECTIONAL DIAGRAM
NOT TO SCALE

VIA COCONUT
Mixed Use Development

ROYAL PROPERTIES · CYK COLEMAN | YOVANOVICH | KOESTER · BANKS ENGINEERING · WALDROP ENGINEERING · MHK ARCHITECTURE & PLANNING · TR TRANSPORTATION CONSULTANTS, INC · DEXBENDER ENVIRONMENTAL CONSULTING

VILLAGE OF ESTERO




PROJECT KEY MAP




BUILDING B SECTIONAL DIAGRAM
NOT TO SCALE

VIA COCONUT
Mixed Use Development

ROYAL PROPERTIES | CYK COLEMAN | YOVANOVICH | KOESTER | BANKS ENGINEERING | WALDROP ENGINEERING | MHK ARCHITECTURE & PLANNING | TR TRANSPORTATION CONSULTANTS, INC | DEXBENDER ENVIRONMENTAL CONSULTING

VILLAGE OF ESTERO




PROJECT KEY MAP

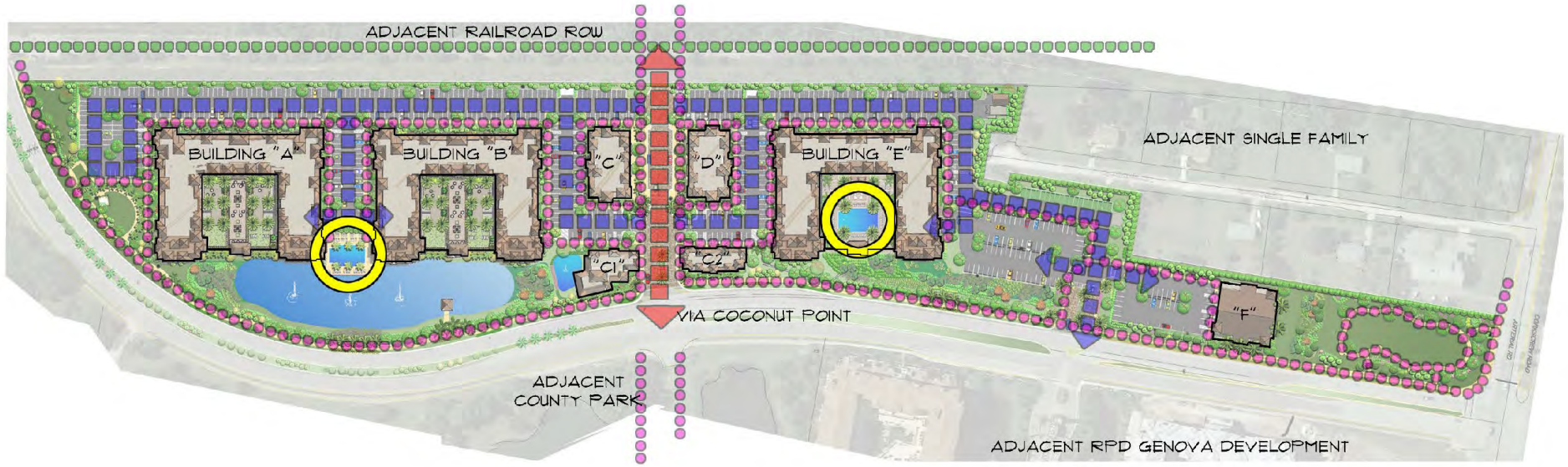



BUILDING E SECTIONAL DIAGRAM
NOT TO SCALE

VIA COCONUT
Mixed Use Development

ROYAL PROPERTIES | CYK COLEMAN | YOVANOVICH | KOESTER | BANKS ENGINEERING | WALDROP ENGINEERING | MHK ARCHITECTURE & PLANNING | AD ARCHITECTURAL LAND DESIGN | TR TRANSPORTATION CONSULTANTS, INC | DEXBENDER ENVIRONMENTAL CONSULTING

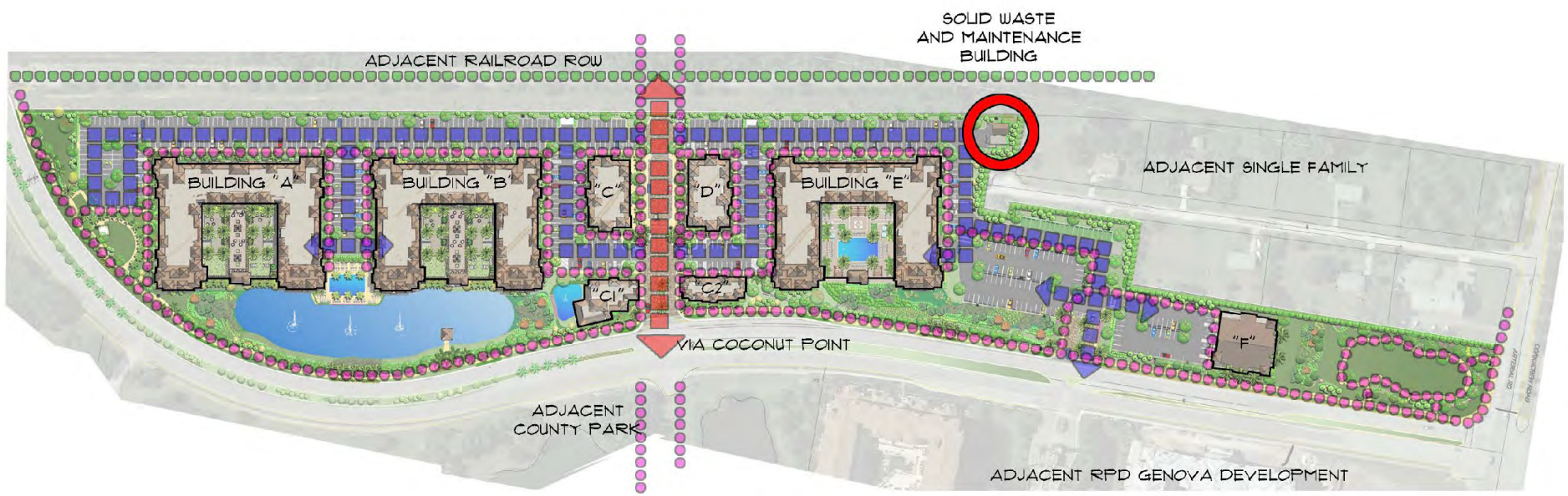
VILLAGE OF ESTERO




VIA COCONUT
Mixed Use Development

ROYAL PROPERTIES | CYK COLEMAN | YOVANOVICH | KOESTER | BANKS ENGINEERING | WALDROP ENGINEERING | MHK ARCHITECTURE & PLANNING | TR TRANSPORTATION CONSULTANTS, INC | DEXBENDER ENVIRONMENTAL CONSULTING

VILLAGE OF ESTERO




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Mixed Use Development

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VILLAGE OF ESTERO




| BUILDING "A", "B" & "E" | |
|---|---|
| FDC (OUTSIDE OF WALL, A/C) | 8,512 |
| STAIRS, LOBBY & CORRIDORS | 6,482 |
| BALCONIES | 1,609 |
| GARAGE | 37,826 |
| CLUB AMENITY | 2,317 |
| TRASH AND MECHANICAL | 1,471 |
| TOTAL GROUND FLOOR | 58,697 |

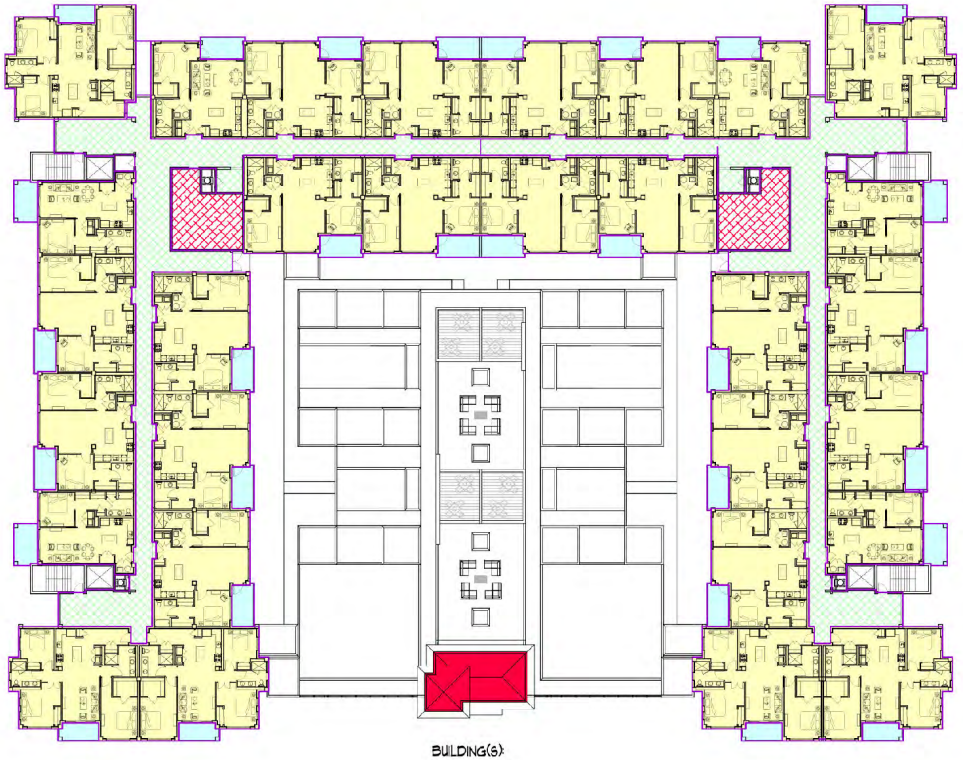
NOTE:
THIS PLAN TAKEOFF REPRESENTS
SQUARE FOOTAGES FOR BUILDING "A", "B" & "E"
BUILDING "B" IS A MIRROR IMAGE OF "A" & "E"

GROUND FLOOR PLAN 1
SCALE: 1/16" = '-0"

VIA COCONUT
Mixed Use Development

ROYAL PROPERTIES | CYK COLEMAN | YOVANOVICH | KOESTER | BANKS ENGINEERING | WALDROP ENGINEERING | MHK ARCHITECTURE & PLANNING | TR TRANSPORTATION CONSULTANTS, INC | DEXBENDER ENVIRONMENTAL CONSULTING

VILLAGE OF ESTERO



BUILDING(S)
"A" - "B" - "E"
2ND FLOOR

| BUILDING "A", "B" & "E" | |
|---|---|
| FBC (OUTSIDE OF WALL A/C) | 35,236 |
| STAIRS, LOBBY & CORRIDORS | 5,617 |
| BALCONIES | 2,906 |
| DECK AMENITY | 935 |
| TRASH AND MECHANICAL | 1,886 |
| TOTAL SECOND FLOOR | 45,195 |

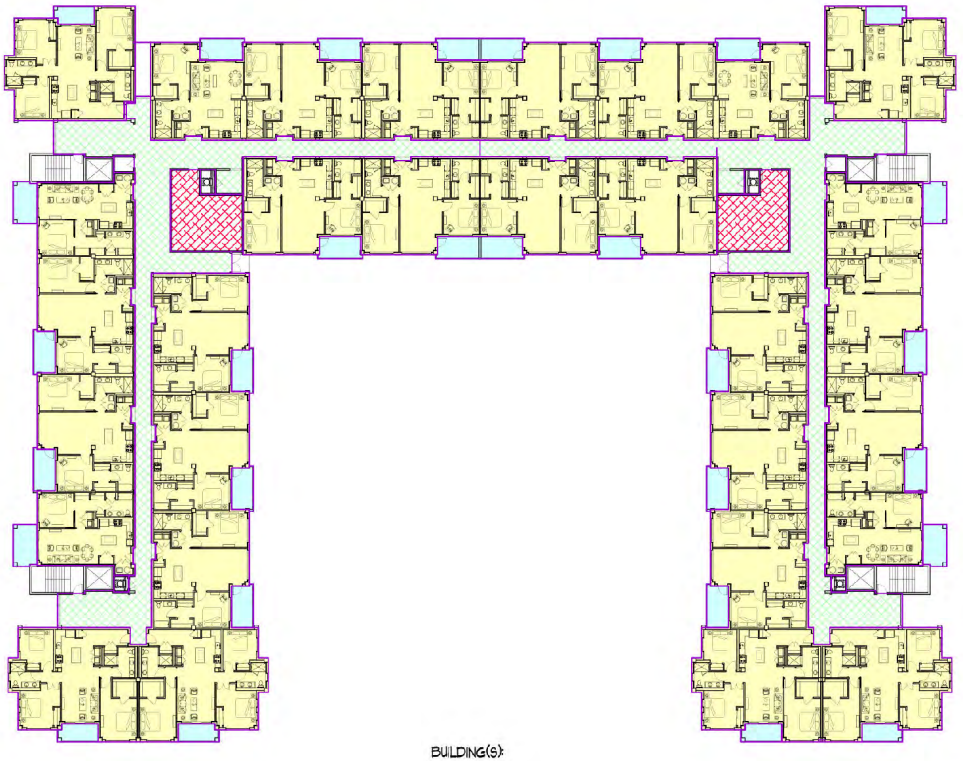
NOTE:
THIS PLAN TAKEOFF REPRESENTS
SQUARE FOOTAGES FOR BUILDING "A", "B" & "E"
BUILDING "B" IS A MIRROR IMAGE OF "A" & "E"

2ND FLOOR PLAN
SCALE 1/16" = 1'-0"

VIA COCONUT
Mixed Use Development

ROYAL PROPERTIES | CYK COLEMAN | YOVANOVICH | KOESTER | BANKS ENGINEERING | WALDROP ENGINEERING | MHK ARCHITECTURE & PLANNING | TR TRANSPORTATION CONSULTANTS, INC | DEXBENDER ENVIRONMENTAL CONSULTING

VILLAGE OF ESTERO



BUILDING(S):
"A" - "B" - "E"
3RD FLOOR

| BUILDING "A", "B" & "E" | |
|---|---|
| FBC (OUTSIDE OF WALL A/C) | 39,206 |
| STAIRS, LOBBY & CORRIDORS | 6,637 |
| BALCONIES | 2,386 |
| TRASH AND MECHANICAL | 1,085 |
| TOTAL THIRD FLOOR | 49,144 |

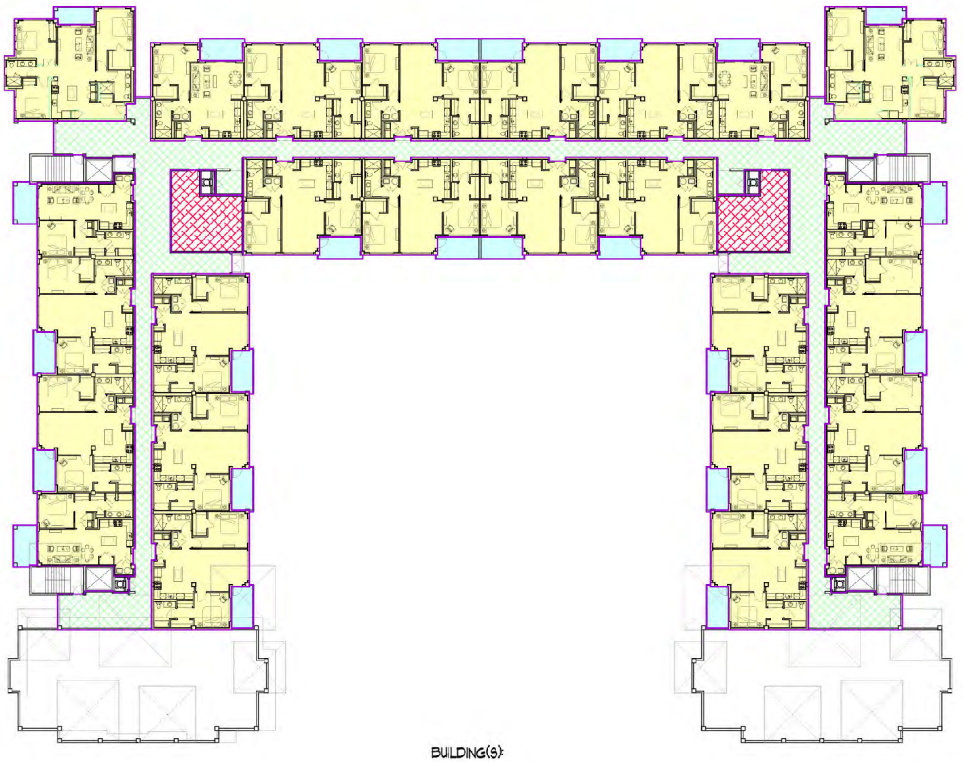
NOTE:
THIS PLAN TAKEOFF REPRESENTS
SQUARE FOOTAGES FOR BUILDING "A", "B" & "E"
BUILDING "B" IS A MIRROR IMAGE OF "A" & "E"

3RD FLOOR PLAN
SCALE: 1/16" = 1'-0"

VIA COCONUT
Mixed Use Development

ROYAL PROPERTIES | CYK COLEMAN | YOVANOVICH | KOESTER | BANKS ENGINEERING | WALDROP ENGINEERING | MHK ARCHITECTURE & PLANNING | TR TRANSPORTATION CONSULTANTS, INC | DEXBENDER ENVIRONMENTAL CONSULTING

VILLAGE OF ESTERO



BUILDING(S):
"A" - "B" - "E"
4TH FLOOR

BUILDING "A", "B" & "E"

| | |
|---|---|
| FDC (OUTSIDE OF WALL A/C) | 29,585 |
| STAIRS, LOBBY & CORRIDORS | 8,815 |
| BALCONIES | 2,672 |
| TRASH AND MECHANICAL | 1,085 |
| TOTAL THIRD FLOOR | 72,157 |

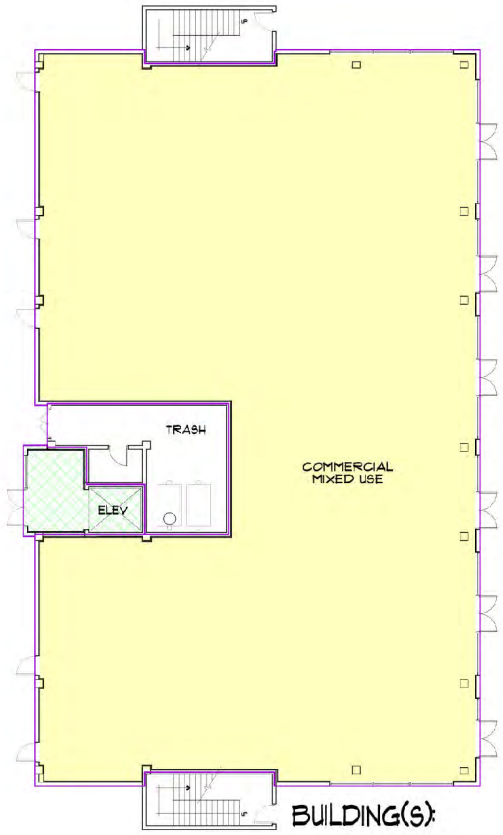
NOTE:
THIS PLAN TAKEOFF REPRESENTS
SQUARE FOOTAGES FOR BUILDING "A", "B" & "E"
BUILDING "B" IS A MIRROR IMAGE OF "A" & "E"

4TH FLOOR PLAN
SCALE 1/16" = 1'-0"

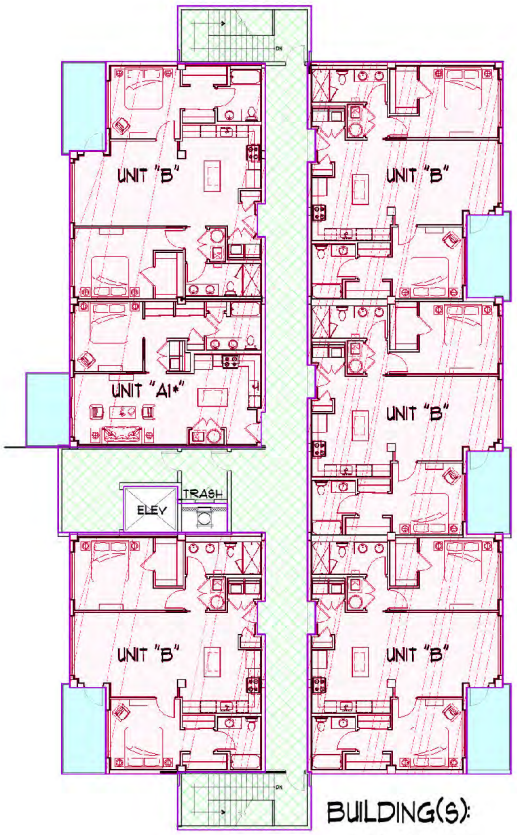
VIA COCONUT
Mixed Use Development

ROYAL PROPERTIES | CYK COLEMAN | YOVANOVICH | KOESTER | BANKS ENGINEERING | WALDROP ENGINEERING | MHK ARCHITECTURE & PLANNING | TR TRANSPORTATION CONSULTANTS, INC | DEXBENDER ENVIRONMENTAL CONSULTING

VILLAGE OF ESTERO




BUILDING(S):
"C" & "D"
GROUND FLOOR




BUILDING(S):
"C" & "D"
2ND & 3RD FLOOR(S)

COMMERCIAL MIXED USE

| | |
|---|---|
| 1ST FLR. FBC (OUTSIDE OF WALL A/C) | 8,322 |
| 1ST FLR. LEASEABLE SPACE (NOT IN TOTAL) | 7,387 |
| 1ST & 2ND STAIRS, LOBBY AND CORRIDORS | 1,911 |
| 3RD STAIRS, LOBBY AND CORRIDORS (NOT SHOWN) | 1,911 |
| TRASH AND STORAGE | 484 |
| 2ND FLR. LIVING A/C SPACE | 6,811 |
| 2ND FLR. BALCONIES | 619 |
| 3RD FLR. LIVING A/C SPACE (NOT SHOWN) | 6,811 |
| 3RD FLR. BALCONIES (NOT SHOWN) | 619 |
| TOTAL UNDER ROOF | 27,488 |
| TOTAL U/R BOTH "C" & "D" | 54,976 |

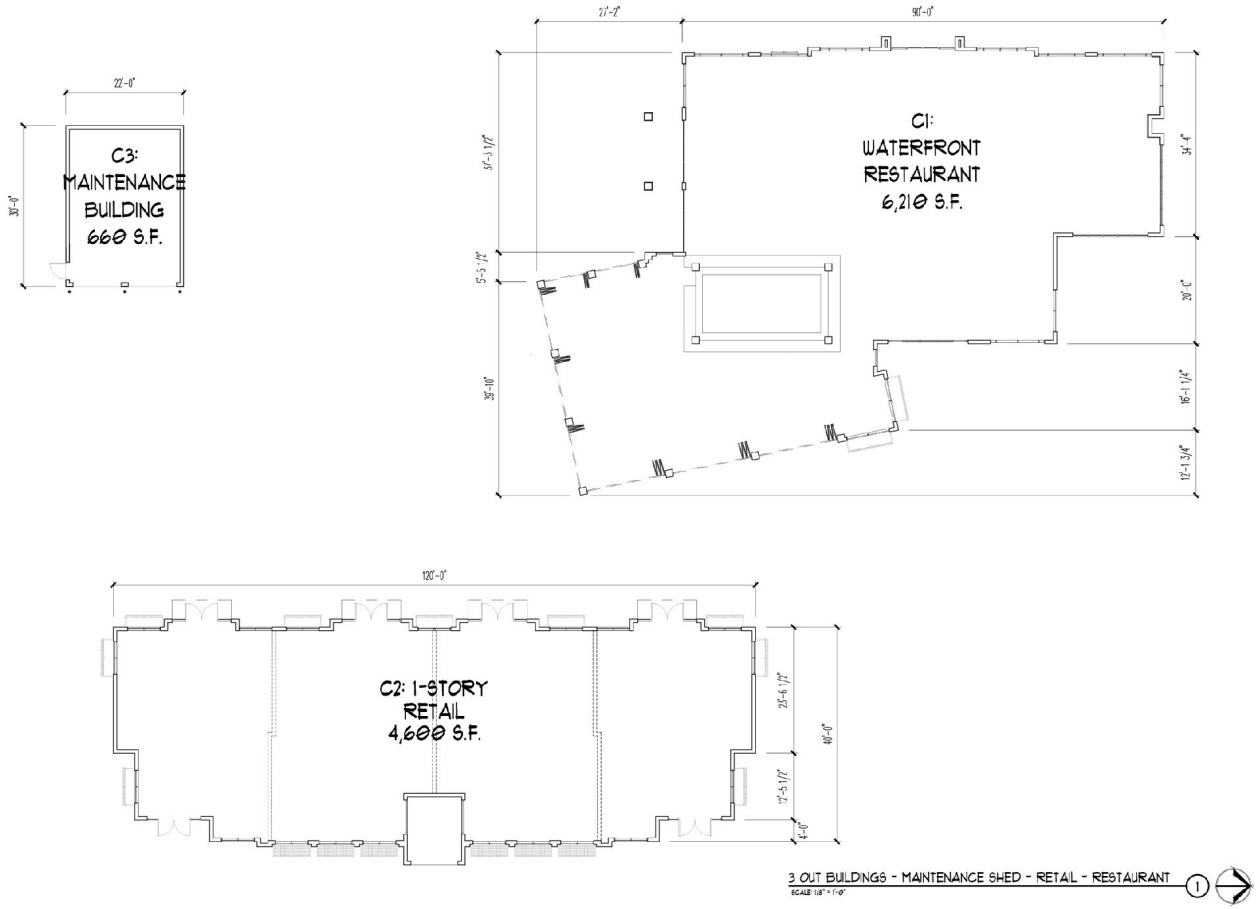
NOTE:
THIS PLAN TAKEOFF REPRESENTS
SQUARE FOOTAGES FOR BUILDING "C" & "D"
BUILDING "D" IS A MIRROR IMAGE OF "C"

MIXED USE BUILDINGS "C" AND "D" (1)
SCALE 1/8" = 1'-0"

VIA COCONUT
Mixed Use Development

ROYAL PROPERTIES | CYK COLEMAN | YOVANOVICH | KOESTER | BANKS ENGINEERING | WALDROP ENGINEERING | MHK ARCHITECTURE & PLANNING | TR TRANSPORTATION CONSULTANTS, INC | DEXBENDER ENVIRONMENTAL CONSULTING

VILLAGE OF ESTERO




VIA COCONUT
Mixed Use Development

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VILLAGE OF ESTERO



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Mixed Use Development

ROYAL PROPERTIES | CYK COLEMAN | YOVANOVICH | KOESTER | BANKS ENGINEERING | WALDROP ENGINEERING | MHK ARCHITECTURE & PLANNING | AD ARCHITECTURAL LAND DESIGN | TR TRANSPORTATION CONSULTANTS, INC | DEXBENDER ENVIRONMENTAL CONSULTING

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VILLAGE OF ESTERO

## 02.3 | BUILDING DESIGN DETAILS

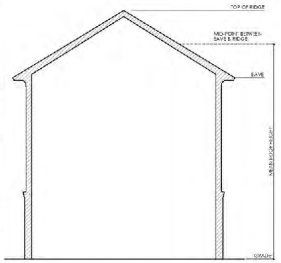
### Building Height Determination

**Land Development Code** | Village of Estero, Florida

**SEC. 33-229. MAXIMUM HEIGHT.**

Buildings outside of the Interstate Highway Interchange Areas are limited to a maximum of three stories or 45 feet, whichever is less, in height. Elements that enhance visibility, create focal points or amenities, such as turrets, sculpture, clock tower and corner accentuating rooflines, may exceed the maximum height limitations with an approved variance or deviation.

**Sec. 34-2171. Measurement.**



(a) Except as provided in this subdivision, the height of a building or structure is measured as the vertical distance from grade* to the highest point of the roof surface of a flat or Bermuda roof, to the deck line of a mansard roof, and to the mean height level between eaves and ridge of gable, hip and gambrel roofs, and to the highest point of any other structure (excluding fences and walls). *For purposes of this subdivision, grade is the average elevation of the street or streets abutting the property measured along the centerline of the streets, at the points of intersection of the streets with the side lot lines (as extended) and the midpoint of the lot frontage. (1) In areas within the Coastal Building Zone and other flood prone areas (as defined in Chapter 6 Articles III and IV of the LDC), height of a building is the vertical distance from the minimum required flood elevation to the highest point of the roof surface of a flat or Bermuda roof, to the deck line of a mansard roof, to the mean height level between eaves and ridge of gable, hip and gambrel roofs. (2) Fences, walls, and buffers are measured in accordance with section 34-1744 and section 10-416







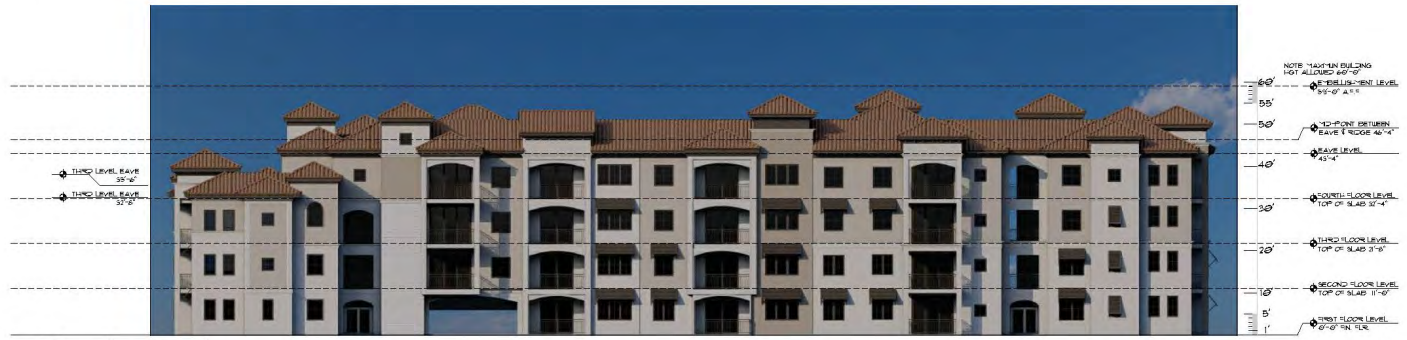
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VILLAGE OF ESTERO

## 02.3 | BUILDING DESIGN DETAILS

Building Elevations: Buildings A, B and E



South Elevation



North Elevation

## 02.3 | BUILDING DESIGN DETAILS

Building Elevations: Buildings A, B and E



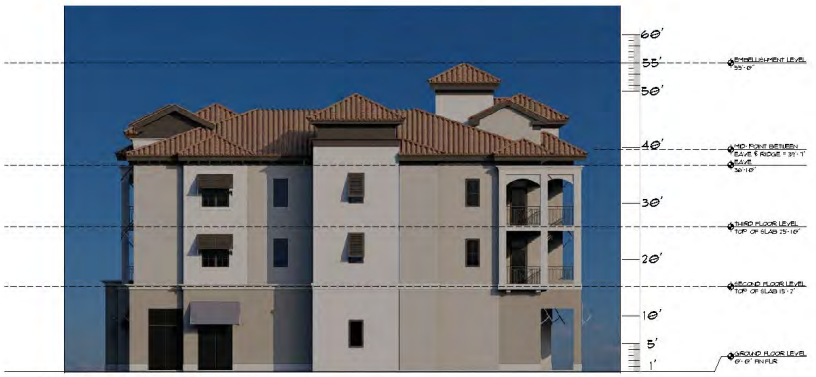
West Elevation



East Elevation

## 02.3 | BUILDING DESIGN DETAILS

Building Elevations: Buildings C and D




West Elevation




East Elevation

VIA COCONUT
Mixed Use Development

ROYAL PROPERTIES | CYK COLEMAN | YOVANOVICH | KOESTER | BANKS ENGINEERING | WALDROP ENGINEERING | MHK ARCHITECTURE & PLANNING | TR TRANSPORTATION CONSULTANTS, INC | DEXBENDER ENVIRONMENTAL CONSULTING

VILLAGE OF ESTERO

## 02.3 | BUILDING DESIGN DETAILS

Building Elevations: Buildings C and D




South Elevation




North Elevation

VIA COCONUT
Mixed Use Development

ROYAL PROPERTIES | CYK COLEMAN | YOVANOVICH | KOESTER | BANKS ENGINEERING | WALDROP ENGINEERING | MHK ARCHITECTURE & PLANNING | TR TRANSPORTATION CONSULTANTS, INC | DEXBENDER ENVIRONMENTAL CONSULTING

VILLAGE OF ESTERO

## 02.3 | BUILDING DESIGN DETAILS

Building Elevations: Building C1




West Elevation




East Elevation




South Elevation




North Elevation

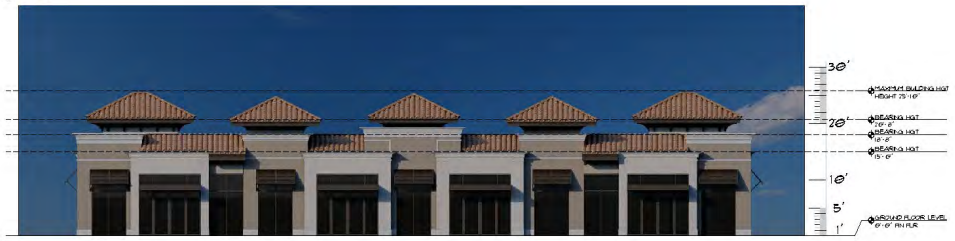
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VILLAGE OF ESTERO

## 02.3 | BUILDING DESIGN DETAILS

Building Elevations: Building C2




West Elevation




East Elevation







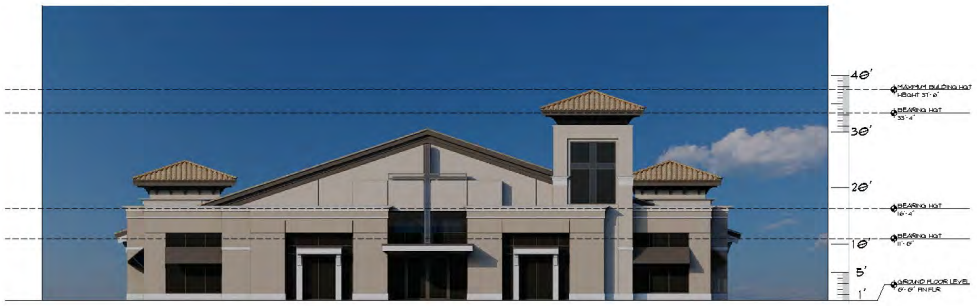
VIA COCONUT
Mixed Use Development

ROYAL PROPERTIES | CYK COLEMAN | YOVANOVICH | KOESTER | BANKS ENGINEERING | WALDROP ENGINEERING | MHK ARCHITECTURE & PLANNING | TR TRANSPORTATION CONSULTANTS, INC | DEXBENDER ENVIRONMENTAL CONSULTING

VILLAGE OF ESTERO

## 02.3 | BUILDING DESIGN DETAILS

Building Elevations: Building F




South Elevation




North Elevation

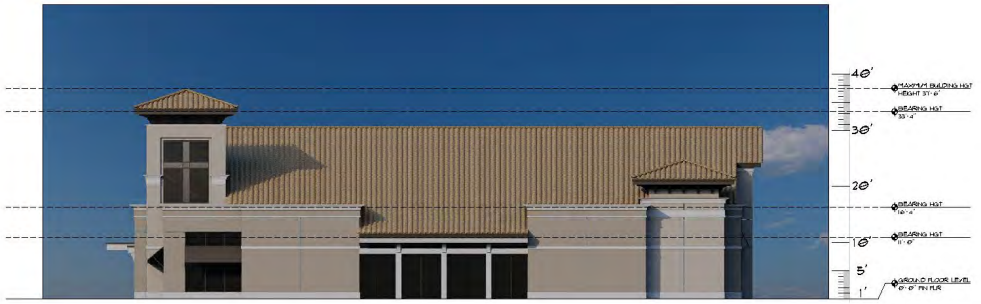
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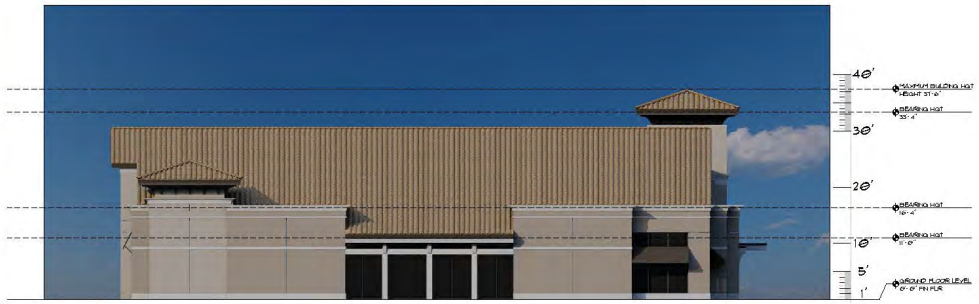
VILLAGE OF ESTERO

## 02.3 | BUILDING DESIGN DETAILS

Building Elevations: Building F




East Elevation




West Elevation

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Mixed Use Development

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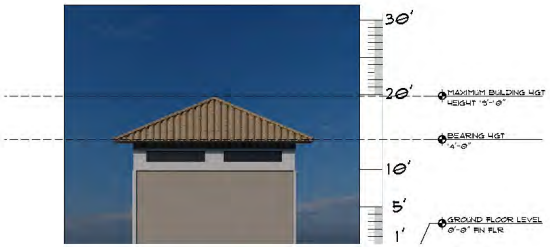
VILLAGE OF ESTERO

## 02.3 | BUILDING DESIGN DETAILS

Building Elevations: Maintenance Building




South Elevation




North Elevation




East Elevation




West Elevation

VIA COCONUT
Mixed Use Development

ROYAL PROPERTIES · CYK COLEMAN | YOVANOVICH | KOESTER · BANKS ENGINEERING · WALDROP ENGINEERING · MHK ARCHITECTURE & PLANNING · TR TRANSPORTATION CONSULTANTS, INC · DEXBENDER ENVIRONMENTAL CONSULTING

VILLAGE OF ESTERO

## 02.3 | BUILDING DESIGN DETAILS
Monument Sign

**DESCRIPTION:**

New, double faced monument sign with backlit metal logo, lettering, and address numerals internally illuminated. LED lighting to match brand colors. Metal lettering to be mounted to with 1-1/2" standoffs.

Monument to be constructed of C.M.U. with a stucco finish.



ISOMETRIC VIEW



ELEVATION VIEW


ELEVATION VIEW

VIA COCONUT
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VILLAGE OF ESTERO

## 02.3 | BUILDING DESIGN DETAILS
Equipment Screening and Enclosures

**DESCRIPTION:**

Enclosures are to be three sided structures constructed of CMU with three coat finish. Gates are to be welded, multi-slat .938 tongue and groove gate system (not see-through).

### DUMPSTER ENCLOSURE

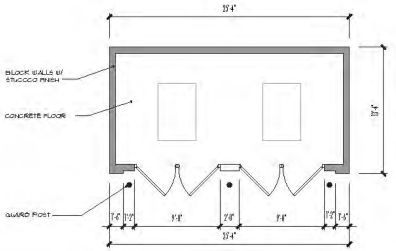
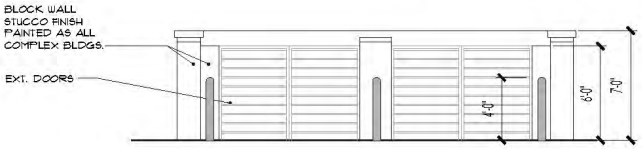




ILLUSTRATION FOR REFERENCE ONLY




### ROOFTOP EQUIPMENT SCREENING



## 02.3 | BUILDING DESIGN DETAILS
### Materials and Color Palette

**SEC. 33-334. BUILDING COLOR.**

(a) The colors for commercial structures must be neutral, warm earth tones or subdued pastels. Where applicable, commercial buildings may use brightly colored trims, cornices, or columns that may be reinforced to create a special effect or setting. However, these contrasts must create a harmonious impact, complementing the principal structure as well as existing surrounding building structures.

(b) Brighter colors can be utilized to create focal points of interest in locations including on doors, windows and architectural details. Buildings should not exceed three colors on one architectural detail in composite. Contrasting accent colors of any wall, awning or other feature must be limited to no more than ten percent of the total area for any single facade.



WALL PAINT

SW 7512
**Pavilion Beige**
Interior / Exterior
Location Number: 250-C4

SW 9109
**Natural Linen**
Interior / Exterior
Location Number: 205-C1

SW 7035
**Aesthetic White**
Interior / Exterior
Location Number: 256-C4

METAL TRIM

ROOF TILES




VIA COCONUT
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## 02.1 | ARCHITECTURAL STYLE

The proposed development provides Architectural Diversity and High-Quality Development consistent with LDC Section 33-517. The variety of architecture and landscaping is of the highest quality and the variety of uses include unifying and compatible features throughout the site, which features are also compatible and cohesive with the Village Center Area and neighboring developments.

The architecture of Via Coconut will be a Mediterranean underlying design with coastal inspired architectural flavor. We feel it will be refreshing to the Village of Estero while being contextual to its neighboring Mediterranean and Old Florida designed properties. The massing of the buildings is well articulated while respecting the human scale and character of the community.

Varying rooflines, depictions of materials and the creating of light, mass and shadow are key components to this design. The buildings include three-story stepped back elements from the remaining 4-story building masses. This massing change is stepped back from the perimeter lake and linear park creating a delicate footprint along the street frontage on Via Coconut.

Additionally, the bulk of the development's parking is concealed within the first level of the building with units wrapping around the perimeter. This creates a centralized lower massing element with an elevated amenity deck as an amenity to the users. The architecture and public spaces are designed under the standards of the Village Center Area and share characteristics of neighboring properties that help generate a sense of connectivity and cohesive framework in the Village Center Area.

The material pallete consists of subtle flavors of Mediterranean architecture including an orange to off red barrel concrete roof tiles, contrasting simple beige and cream colors in the stucco walls, bronze railing, painted eave corbels, sections of stucco for texture as well a mixture of these colors. These texture, colors and details will create a cinematic experience through the neighborhood.

We feel the project represents the highest of quality and appropriateness of our coastal environment while maintaining the Village's desire to present a Mediterranean community theme, delicately fitting into the surrounding context of the community.

## 02.1 | ARCHITECTURAL STYLE

### Design Features

The architecture of Via Coconut fits under the category of Mediterranean architecture that are deemed acceptable by Village standards. The development's architecture is influenced by the neighboring community's Mediterranean style. The buildings include clean lines with timeless stucco textures and stepped towers with timeless corbels. The buildings also include a simple, three toned color pallets. The rooflines are simplified by hipped roof configurations and vertical roof plane changes giving the buildings a sense of well-proportioned massing. The building includes large windows with dark bronze aluminum finishes. The architectural style fits nicely within the framework of the existing Mediterranean influence of the community.

The proposed Via Coconut development compliments and blends with the adjacent Genova condominium development which is in the Mediterranean style as well as the proposed new Pavich building adjacently North of this site which is Old Florida style.

The development incorporates the following façade treatments:

- Each building contains a clearly defined entryway with stepped building massing to help identify the building entrance.
- The buildings include a wide variety of varying rooflines, pitches and roof shapes. The primary roof is a concrete barrel roof system with varying perimeter undulating hip roof lines and hip roof tower elements.
- The mixed-use oriented structures along the main street entrance-way include transparent display windows and provide visibility into the building's interior.
- The project consistently includes large overhangs and functional awning features.
- The buildings consistently include well-articulated building massing and avoid the use of blank wall areas. The building includes appropriate ornamentation with a variety of building materials including flat concrete roof tiles, architectural brackets and a mixture of smooth and scored stucco applications.
- The buildings has several well-articulated roof parapets and tower elements creating a variety of vertical roof plane changes.



## 02.1 | ARCHITECTURAL STYLE

### Design Features

Each commercial and mixed-use structure within the development includes large display windows at the street level on all commercial street frontages. The building colors for Via Coconut are in the soft and neutral range including earth tones. The trim colors are contrasting dark bronze to help transition the softness of the building walls to the roof color.

The anticipated construction materials are as follows:

- Buildings walls: concrete block construction, with a smooth stucco finish, painted with soft colors, off white.
- Stone veneer (light beige) in some areas.
- Interior finishes: Stucco walls painted, ceramic tile for restrooms and ceramic tile with carpet for floors.
- Building A, B, and C will provide 4 elevators each tower. (manufacturer by Kone or Schindler elevators)
- Buildings C and D will have one elevator each building. (manufacturer by Kone or Schindler elevators)
- Stairways: Cast in place concrete
- All building lighting will enhance entrances and main features of buildings points.
- Slabs: Concrete slabs, post tension reinforced concrete.
- Storefront and windows: Dark bronze aluminum storefront.
- Hand rails: Dark bronze aluminum
- Awnings: Frame dark bronze
- Brackets: Prefabricated, with dark bronze finish
- Roof system: The structure will be with prefabricated trusses, and tile roof system
- Circulation sidewalks and paths: Concrete and concrete tiles



VIA COCONUT
Mixed Use Development

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VILLAGE OF ESTERO




VIA COCONUT
Mixed Use Development

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VILLAGE OF ESTERO

# LANDSCAPE ARCHITECTURE

## CHRISTIAN ANDREA, PLA
Architectural Land Design

VIA COCONUT
Mixed Use Development

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## 03.1 | LANDSCAPE PLAN

### Landscape Features

- **INTERWEAVING PUBLIC ROW AND VIA COCONUT MPD FRONTAGE**
  integrating Via Coconut Point Road ROWs with Via Coconut MPD's linear park, 8' sidewalk and landscaping to create seamless ROW and inviting street-side environment.
- **ENHANCED LANDSCAPE BUFFERING ALONG VIA COCONUT**
  enhanced 14-18' trees, enhanced hedge shrub 36" at installation, additional ground covers with additional shrub layers
- **FILTER MARSHES**
  along 8' sidewalk within linear park with variety of grasses and aquatic plants including seasonal plantings (Red Maples, Bald Cypress, etc.)
- **LABEL PLANTINGS**
  for educational purposes
- **CANTILEVERED PLANTERS**
  along part of deck and building to conceal seasonal fluctuation of lake
- **ENHANCED PERIMETER BUFFER PLANTINGS**
  with additional tree and shrub plantings exceeding code
- **ENHANCED INTERNAL LANDSCAPING**
  with oversized 14' tall canopy trees in islands
- **INCREASED PLANT SIZES**
  for the buildings for key areas
- **MEDIAN PLANTINGS**
  to emulate median plantings to the north
- **FLOWERING TREES AND SEASONAL PLANTINGS**
- **LARGE SPECIMEN PALMS**
  at entry and in select areas; Date palms or Royal Palms
- **ENHANCEMENTS TO LANDSCAPE**
  trees along rail corridor and desirable north/south trail along the west where no buffer is required and enhancements to north buffer to Happy Hollow Lane residential
- **STREET TREES**
  per plan to blend with proposed plantings for adjacent Genova development



# 03.1 | OVERALL LANDSCAPE PLAN




## LEGEND

- A ENTRY
  - A1. Pavers
  - A2. Signage
- B WATER FEATURE
  - B1. Fountain
  - B2. Littoral Plantings
  - B3. Lake
  - B4. Water Feature
- C MARSH / FILTER POND
  - C1. Littoral plantings/ Grasses
  - C2. Cypress Maple Trees
- D FISHING PIER
  - D1. Stocked lake for Fishing
  - D2. Educational Informational Placques
- E MEDIAN LANDSCAPE
- F FLOWERING TREES
- G MEANDERING PATHWAY
  - G1. Benches
  - G2. 8' Wide Concrete Path
- H AMENITY DECK
  - H1. Fire pit
  - H2. Trellis
  - H3. Speciman Planting
  - H4. Pool
- I ENHANCED LANDSCAPE BUFFER
  - I1. Mature Plantings
  - I2. Variety of Species
  - I3. Label Plantings for education purposes
- J DOG PARK
  - J1. Perimeter Fence
- K POCKET PARK (with shade structure)
- L RESORT STYLE POOL DECK
- M VIA COCONUT BUFFER PLANTINGS
  - Enhanced Plantings 14'-18' Trees
  - Hedge Shrub 36" at Installation
  - Additional Groundcovers and shrub layers
- N ENHANCED PERIMETER BUFFER PLANTINGS
  - Additional tree and shrub plantings exceeding code
- O CANOPY TREES
  - Oversized Canopy trees in Islands 14' tall
- P SPECIMAN PALM TREES
  - P1. Royal Palms/ Date Palms 12'-14' ct
- Q BENCHES/ BIKE RACKS
  - Q1. Bike Racks
  - Q2. Benches
- R ART
  - Art/Sculpture
- S PARK
  - S1. 8' Pathway
  - S2. Trellis
- T POTENTIAL PUBLIC SEATING AREA
- U CONCEPTUAL SITE LIGHTING
- V 8' WALL (15' from Property Line)

**VIA COCONUT**
Mixed Use Development

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**VILLAGE OF ESTERO**

# 03.1 | LANDSCAPE PLAN



KEY MAP




LEGEND

- (A) ENTRY
  - A1. Pavers
  - A2. Signage
- (B) WATER FEATURE
  - B1. Fountain
  - B2. Littoral Plantings
  - B3. Lake
  - B4. Water Feature
- (C) MARSH / FILTER POND
  - C1. Littoral plantings/ Grasses
  - C2. Cypress Maple Trees
- (D) FISHING PIER
  - D1. Stocked lake for fishing
  - D2. Educational Informational Placques
- (E) MEDIAN LANDSCAPE
- (F) FLOWERING TREES
- (G) MEANDERING PATHWAY
  - G1. Benches
  - G2. 8' Wide Concrete Path
- (H) AMENITY DECK
  - H1. Fire pit
  - H2. Trellis
  - H3. Specimen Planting
  - H4. Pool
- (I) ENHANCED LANDSCAPE BUFFER
  - I1. Mature Plantings
  - I2. Variety of Species
  - I3. Label Plantings for education purposes
- (J) DOG PARK
  - J1. Perimeter Fence
- (K) POCKET PARK (with shade structure)
- (L) RESORT STYLE POOL DECK
- (M) VIA COCONUT BUFFER PLANTINGS
  - Enhanced Plantings 14'-18' Trees
  - Hedge Shrub 36" at Installation
  - Additional Groundcovers and shrub layers
- (N) ENHANCED PERIMETER BUFFER PLANTINGS
  - Additional tree and shrub plantings exceeding code
- (O) CANOPY TREES
  - Oversized Canopy trees in islands 14' tall
- (P) SPECIMEN PALM TREES
  - P1. Royal Palms/ Date Palms 12'-14' ct
- (Q) BENCHES/ BIKE RACKS
  - Q1. Bike Racks
  - Q2. Benches
- (R) ART
  - Art/Sculpture
- (S) PARK
  - S1. 8' Pathway
  - S2. Trellis
- (T) POTENTIAL PUBLIC SEATING AREA
- (U) CONCEPTUAL SITE LIGHTING
- (V) 8' WALL (15' from Property Line)

Scale: 1" = 30' (0, 15, 30, 60, 120)

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## 03.1 | LANDSCAPE PLAN



KEY MAP




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# 03.1 | LANDSCAPE PLAN



KEY MAP




LEGEND

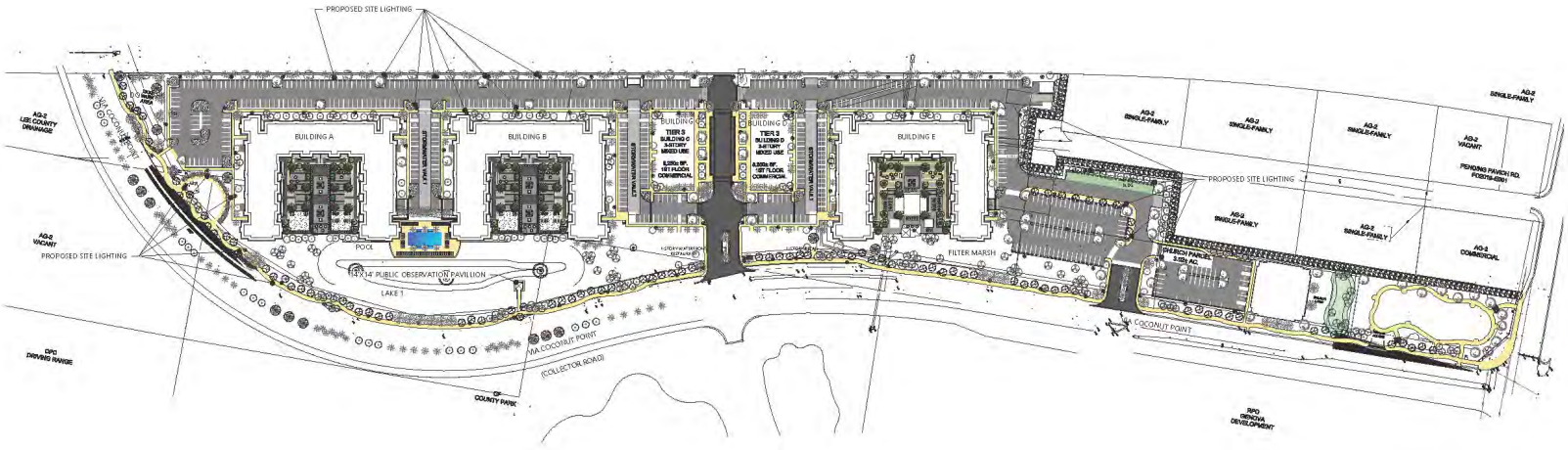
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  - Oversized Canopy trees in Islands 14' tall
- P SPECIMAN PALM TREES
  - P1. Royal Palms/ Date Palms 12'-14' ct
- Q BENCHES/ BIKE RACKS
  - Q1. Bike Racks
  - Q2. Benches
- R ART
  - Art/Sculpture
- S PARK
  - S1. 8' Pathway
  - S2. Trellis
- T POTENTIAL PUBLIC SEATING AREA
- U CONCEPTUAL SITE LIGHTING
- V 8' WALL (15' from Property Line)

VIA COCONUT
Mixed Use Development

ROYAL PROPERTIES | CYK COLEMAN | YOVANOVICH | KOESTER | BANKS ENGINEERING | WALDROP ENGINEERING | MHK ARCHITECTURE & PLANNING | TR TRANSPORTATION CONSULTANTS, INC | DEXBENDER ENVIRONMENTAL CONSULTING

VILLAGE OF ESTERO

## 03.2 | SITE LIGHTING




### SITE LIGHTING LEGEND

| SYMBOL | QTY. | SPEC. |
|---|---|---|
| ◉ | 103 | 20' GLNA GALLEONAIRE POLE LIGHT<br>-mounted to 20' pole<br>-solid state LED<br>-to be installed with cut off shields for neighboring properties |

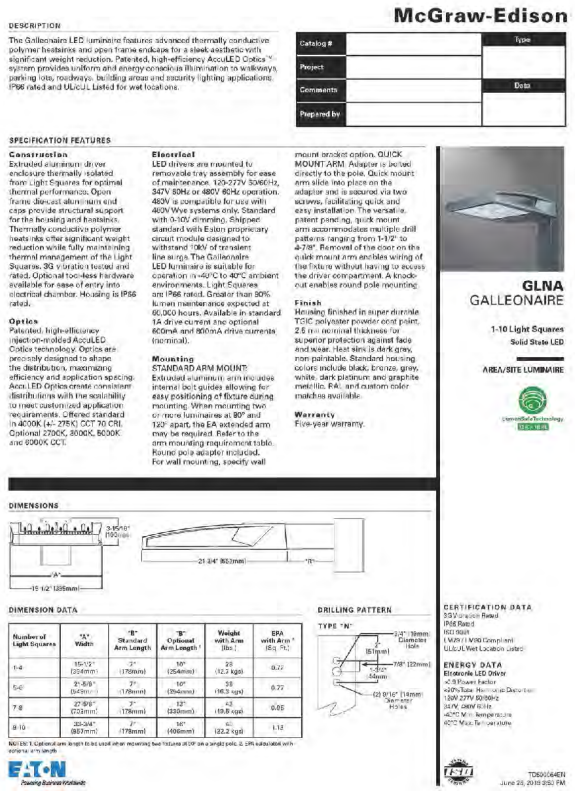
Quantities and locations shown are conceptual

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Mixed Use Development

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VILLAGE OF ESTERO

03.2 | SITE LIGHTING



McGraw-Edison

DESCRIPTION

The Galleonaire LED luminaire features advanced thermally conductive polymer heatsinks and open frame enclosure for a sleek aesthetic with significant weight reduction. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy-conscious illumination on walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

| Catalog # | | Type |
|---|---|---|
| Project | | |
| Comments | | Date |
| Prepared by | | |

SPECIFICATION FEATURES

**Construction**
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Open frame diecast aluminum end caps provide structural support for the housing and heatsinks. Thermally conductive polymer heatsinks offer significant weight reduction while fully maintaining thermal management of the Light Squares. 3G vibration tested and rated. Optional tool-less Hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

**Optics**
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution, maximizing efficiency and application spacing. AccuLED Optics ensure consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 2700K, 3000K, 5000K and 6000K CCT.

**Electrical**
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 400V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleonaire LED luminaire is suitable for operation in -40°C to 40°C ambient environments. Light Squares are IP66 rated. Greater than 80% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA and 800mA drive currents (nominal).

**Mounting**
STANDARD ARM MOUNT:
Extruded aluminum arm includes internal slot guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to ø7⅝". Removal of the cover on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

**Finish**
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is dark grey, non painable. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

**Warranty**
Five-year warranty.

GLNA
GALLEONAIRE

1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE

DIMENSIONS

DIMENSION DATA

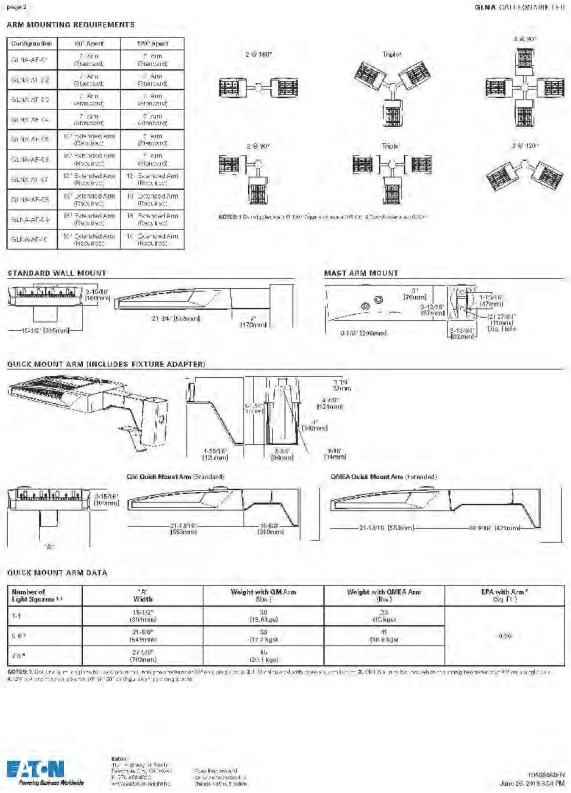
| Number of Light Squares | "A" Width | "B" Standard Arm Length | "B" Optional Arm Length † | Weight with Arm * (lbs.) | EPA with Arm * (Sq. Ft.) |
|---|---|---|---|---|---|
| 1-4 | 15-1/2" (394mm) | 3" (178mm) | 10" (254mm) | 28 (12.7 kgs) | 0.22 |
| 5-6 | 21-5/8" (549mm) | 3" (178mm) | 10" (254mm) | 38 (16.3 kgs) | 0.72 |
| 7-8 | 27-7/8" (708mm) | 3" (178mm) | 13" (330mm) | 43 (19.6 kgs) | 0.85 |
| 9-10 | 33-3/4" (857mm) | 3" (178mm) | 16" (406mm) | 51 (22.2 kgs) | 1.12 |

DRILLING PATTERN

TYPE "N"

CERTIFICATION DATA
cULus Wet Location Listed
IP66 Rated
ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V 277V 50/60Hz
347V, 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature

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ARM MOUNTING REQUIREMENTS

| Configuration | 90° Apart | 120° Apart |
|---|---|---|
| GL1A-AF-C | 7" Arm (Standard) | 7" Arm (Standard) |
| GL1A-SE-C2 | 7" Arm (Standard) | 7" Arm (Standard) |
| GL1A-SE-D2 | 7" Arm (Standard) | 7" Arm (Standard) |
| GL1A-SE-C4 | 7" Arm (Standard) | 7" Arm (Standard) |
| GL1A-AF-C6 | 10" Extended Arm (Black only) | 7" Arm (Standard) |
| GL1A-AF-C8 | 10" Extended Arm (Black only) | 7" Arm (Standard) |
| GL1A-SE-C6 | 13" Extended Arm (Black only) | 13" Extended Arm (Black only) |
| GL1A-SE-C8 | 13" Extended Arm (Black only) | 13" Extended Arm (Black only) |
| GL1A-AF-C10 | 16" Extended Arm (Black only) | 16" Extended Arm (Black only) |
| GL1A-SE-C10 | 16" Extended Arm (Black only) | 16" Extended Arm (Black only) |

2 @ 180° Triple 2 @ 120°

2 @ 90° Triple

STANDARD WALL MOUNT

MAST ARM MOUNT

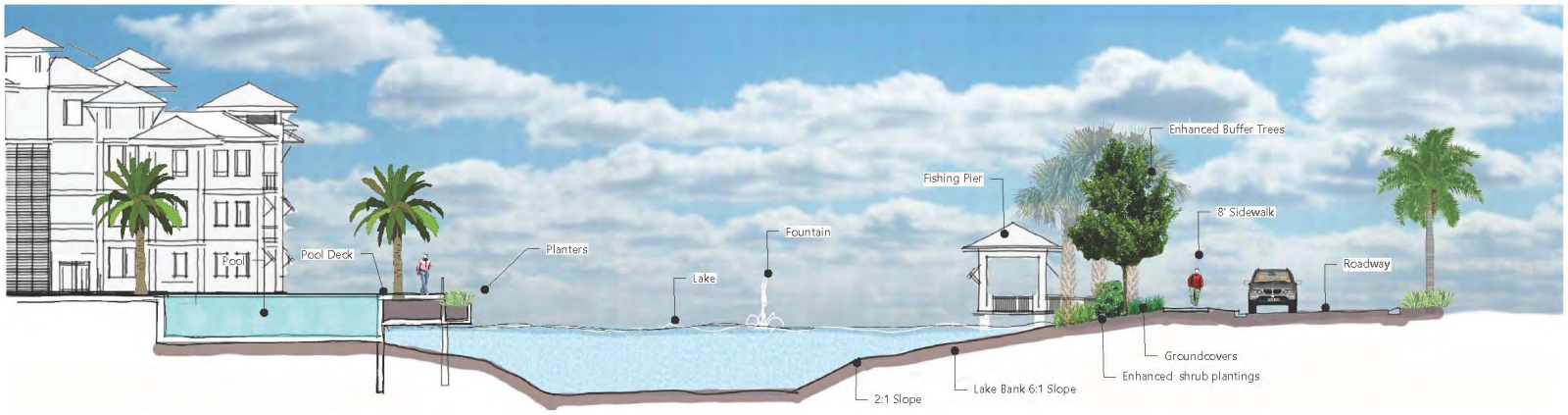
QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)

QUICK MOUNT ARM DATA

| Number of Light Squares †† | "A" Width | Weight with GM Arm (lbs.) | Weight with QMEA Arm (lbs.) | EPA with Arm * (Sq. Ft.) |
|---|---|---|---|---|
| 1-4 | 15-1/2" (394mm) | 30 (13.6 kgs) | 35 (15.9 kgs) | 0.22 |
| 5-6 † | 21-5/8" (549mm) | 38 (17.2 kgs) | 43 (19.5 kgs) | 0.72 |
| 7-8 * | 27-7/8" (708mm) | 46 (20.9 kgs) | | |

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## 03.3 | FEATURE LAKE AND POOL DECK SECTION




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## 03.4 | PLANTING PALETTE




### PROPOSED FILTER MARSH PLANT PALLETTE

Plants shown are conceptual in Nature. Additional plantings may be used




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Mixed Use Development

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# PLANNING OVERVIEW

ALEXIS CRESPO, AICP
Waldrop Engineering

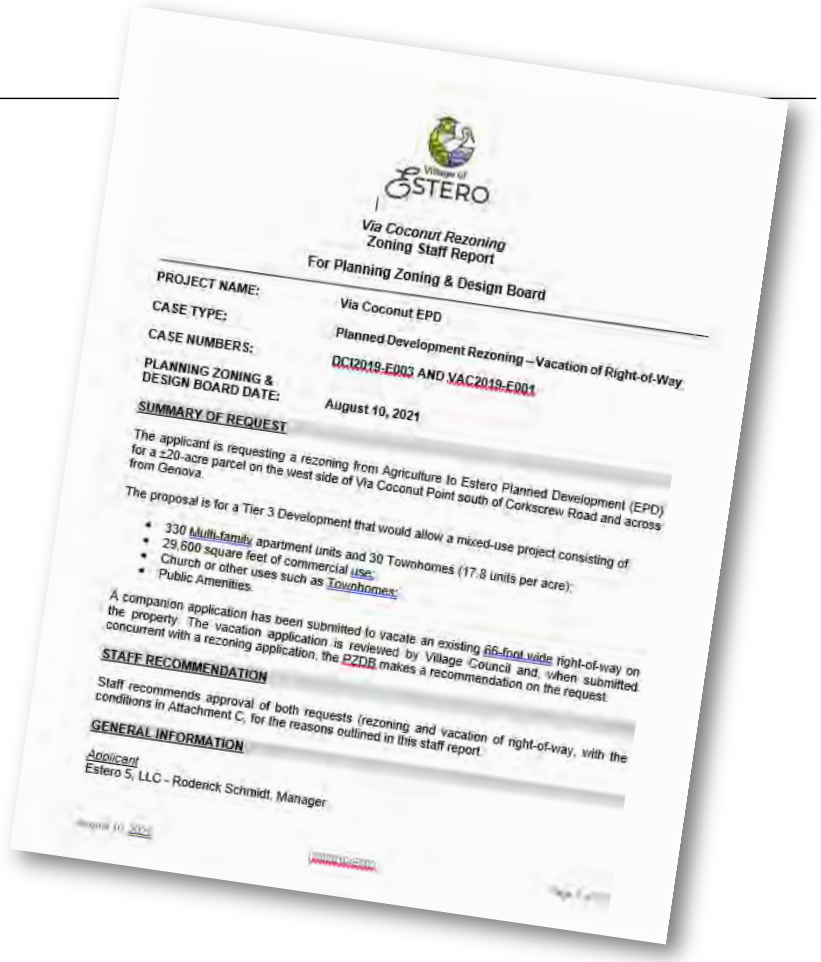
STACY HEWITT
Banks Engineering

VIA COCONUT
Mixed Use Development

VILLAGE OF ESTERO

# STAFF REPORT

- Staff Recommendation of APPROVAL
- Consistent with the Comprehensive Plan & LDC
- Provides the public benefits consistent with Tier 3 densities
- 22 Conditions of approval
- Applicant in agreement with all conditions except for minor changes in “8 Day” Letter
- Approval of all deviations (except those withdrawn)



Village of ESTERO

Via Coconut Rezoning
Zoning Staff Report
For Planning Zoning & Design Board

PROJECT NAME: Via Coconut EPD

CASE TYPE: Planned Development Rezoning – Vacation of Right-of-Way

CASE NUMBERS: DCI2019-E003 AND VAC2019-E001

PLANNING ZONING & DESIGN BOARD DATE: August 10, 2021

SUMMARY OF REQUEST

The applicant is requesting a rezoning from Agriculture to Estero Planned Development (EPD) for a ±20-acre parcel on the west side of Via Coconut Point south of Corkscrew Road and across from Genova.

The proposal is for a Tier 3 Development that would allow a mixed-use project consisting of

- 330 Multi-family apartment units and 30 Townhomes (17.8 units per acre);
- 29,600 square feet of commercial use;
- Church or other uses such as Townhomes;
- Public Amenities.

A companion application has been submitted to vacate an existing 66-foot wide right-of-way on the property. The vacation application is reviewed by Village Council and, when submitted concurrent with a rezoning application, the PZDB makes a recommendation on the request.

STAFF RECOMMENDATION

Staff recommends approval of both requests (rezoning and vacation of right-of-way, with the conditions in Attachment C, for the reasons outlined in this staff report.

GENERAL INFORMATION

Applicant
Estero 5, LLC - Roderick Schmidt, Manager

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Mixed Use Development

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# Outdoor Seating & COP

- Condition 4.a. Schedule of Uses:
  - Bar (limited to two within the planned development ~~indoor only and accessory to a restaurant~~. Outdoor COP will comply with Condition 22. ~~require a public hearing at PZDB~~)
  - Consumption on Premises (~~limited to indoor only in conjunction with a restaurant~~ outdoor COP will comply with Condition 22.~~ require a public hearing at the PZDB~~)

# Outdoor Seating & COP

- Proposed New Condition: Condition 22. Outdoor seating in conjunction with consumption on premises is permitted in locations shown on the master concept plan and at the restaurant building C1 abutting the water feature and Via Coconut. Prior to local development order approval for any outdoor seating areas in conjunction with consumption on premises must demonstrate the following:

  a. The development order site plan must show the proposed location and square footage of the outdoor seating area in compliance with above locations.

  b. Outdoor Consumption on Premises is limited to 10 a.m. to 11 p.m. Sunday through Thursday, and 10 a.m. to 12 am., Friday and Saturday.

  c. The site plan must identify noise mitigation measures, including building orientation, perimeter plantings, water fountains, and/or other sound reducing materials to ensure the development will be in compliance with the County Noise Ordinance, as amended.

  d. The site plan must demonstrate that outdoor noise activity including, but not limited to music, live entertainment, or other activities that utilize amplified speaker systems or similar sound systems, are designed and installed to direct noise internal to the project along Main Street, and/or towards the Via Coconut right-of-way. Nothing in this condition will preclude compliance with the Noise Control Ordinance internal to the PD.

  e. For the purposes of this condition, outdoor seating shall be defined as roofed or non-roofed areas of a restaurant, bar, clubhouse, recreational facility or mixed use building which are not enclosed.

  f. This approval does not prohibit the owner from obtaining a Temporary Use Permit, or a special event permit.

# Outdoor Seating & COP




VIA COCONUT
Mixed Use Development

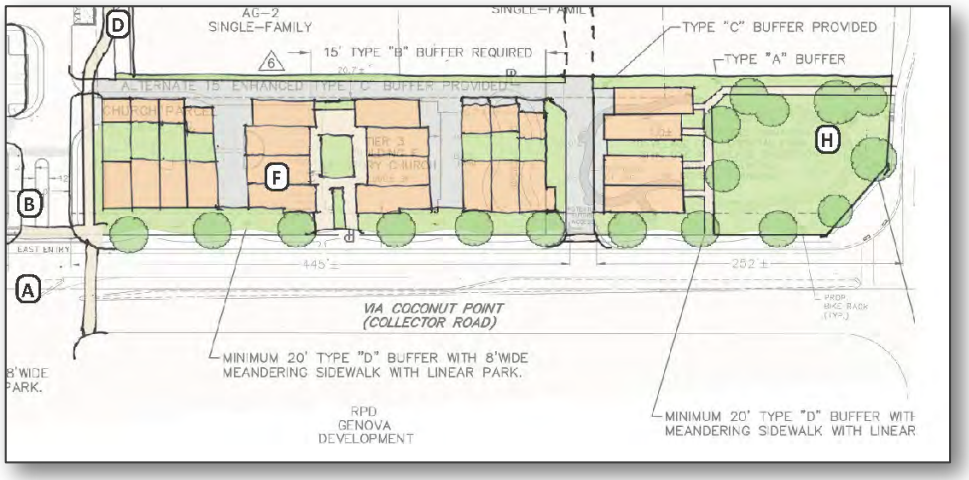
ROYAL PROPERTIES | CYK COLEMAN | YOVANOVICH | KOESTER | BANKS ENGINEERING | WALDROP ENGINEERING | MHK ARCHITECTURE & PLANNING | TR TRANSPORTATION CONSULTANTS, INC | DEXBENDER ENVIRONMENTAL CONSULTING

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# Urban Design Comments

- Agree to townhomes as alternative to church
- Pattern Book & Architectural Design addresses input from Staff, Community Stakeholders, PZDB members & Village Council
- Request of recommendation of approval for Pattern Book as proposed






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Mixed Use Development

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# Phasing Condition 14

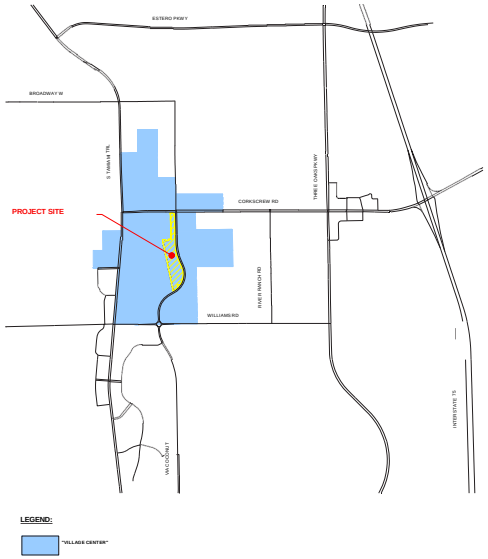
14.Project Phasing

The project will be phased to ensure that commercial uses are developed concurrently with residential uses to ensure the mixed use nature of the development.

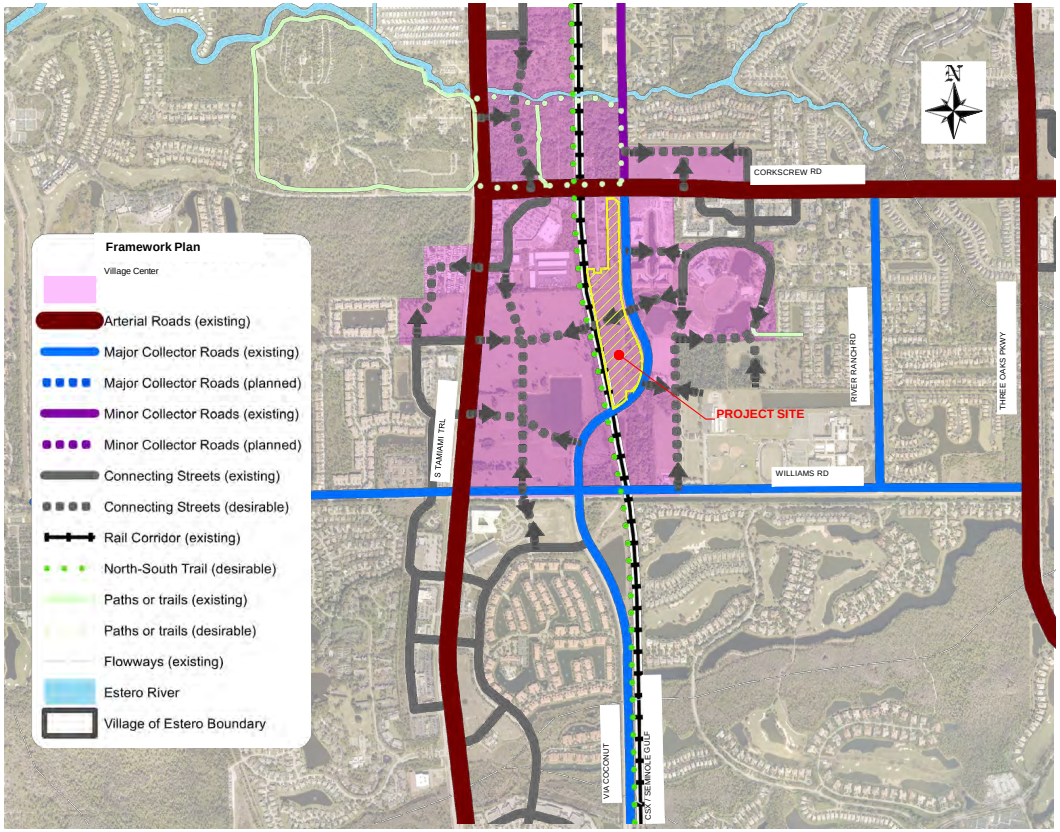
Phasing is as follows and may be interchangeable:
Phase 1: Building A, B, C, C2, D & E
Phase 2: Building C1
Phase 3: Building F or Townhomes

A minimum of three commercial buildings (C, C1, C2 or D) must receive a certificate of compliance prior to issuance of a certificate of compliance for a second residential building. A permit for the third residential building will not be issued until ~~75~~ 25% of the square footage of the commercial buildings is occupied by non-residential establishments.

# SITE LOCATION AND CONNECTIVITY




VILLAGE CENTER CONNECTIVITY MAP



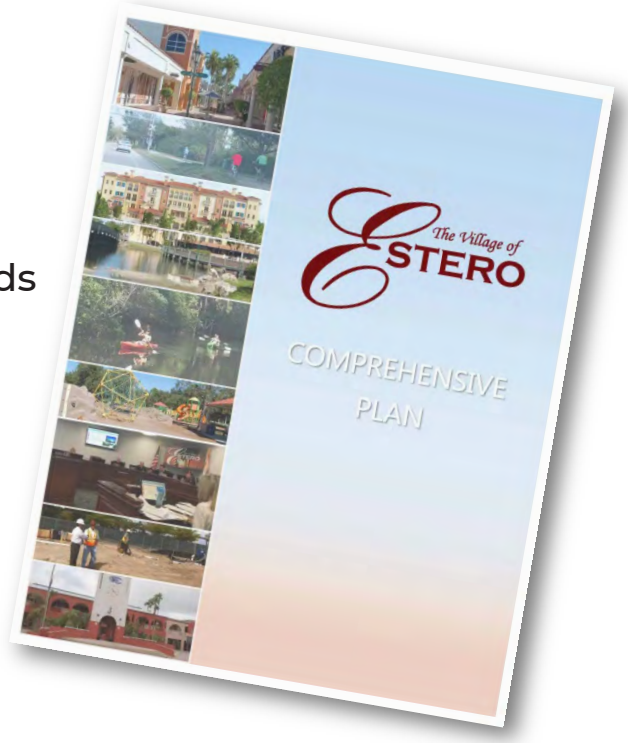

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Mixed Use Development

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# COMPREHENSIVE PLAN COMPLIANCE

- ✓FLU Policy 1.1.1 – Unique Character & Quality of Life
- ✓FLU Policy 1.2.10 - Village Center & Tier 3 Density Standards
- ✓FLU Policy 1.3.10 – Removal of Billboard
- ✓FLU Policy 1.5.1 – Minor Commercial Standards
- ✓FLU Policy 1.9.1 & 2 – Mixed Use Development Form & Standards
- ✓FLU Policy 1.12.1 – Corridor Conscious Development Standards
- ✓TRA Policy 1.2.4 – Connectivity




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Mixed Use Development

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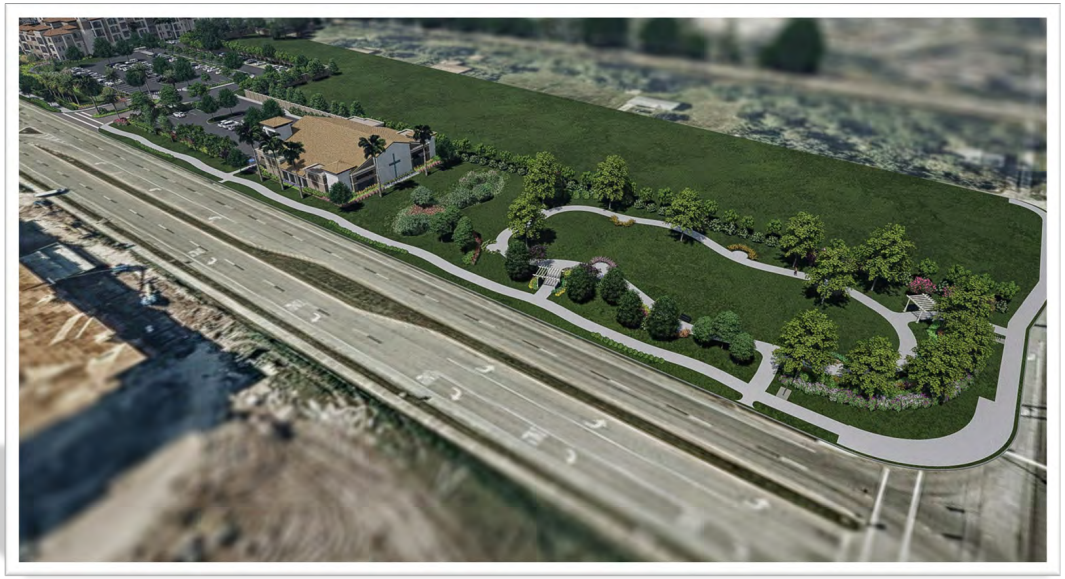
# LDC SEC. 3-707.B – GENERAL CRITERIA

- ✓Accessibility
- ✓Village Center Goals
- ✓Minimum Standards
- ✓Connected Street Network
- ✓Street Design
- ✓Lots & Blocks
- ✓Visual Edge
- ✓Architecture
- ✓Quality of Buildings



# LDC SEC. 3-707.0 – TIER 3 CRITERIA

- Greater Mix Of Uses
  - ✓Vertically integrated mixed-use buildings
  - ✓Tier 3 achieved through EPD rezone
  - ✓Acreage occupied non-residential uses contribute to density calculation
  - ✓No maximum FAR
- Gathering Places
  - ✓Mandatory Publicly Accessible Gathering Place
  - ✓Outdoor Parks, Religious Institutions, Civic Spaces, Businesses, Pedestrian/Passive Amenities
  - ✓One Primary Publicly Accessible Open Space/"Third Place"



VIA COCONUT
Mixed Use Development

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VILLAGE OF ESTERO

# PUBLIC BENEFITS & ENHANCEMENTS

## SOCIAL VITALITY

1. MAIN STREET DESIGN
2. PLACE OF WORSHIP
3. ±1-ACRE LAND DONATION TO VILLAGE
4. LINEAR PARK
5. PUBLIC LAKE OBSERVATION PAVILION/FISHING PIER
6. PUBLIC PARK BENCH AREAS
7. PUBLIC LAWN AREA WITH PAVILION
8. PUBLIC DOG PARK
9. VERTICAL AND HORIZONTAL MIXED-USE DEVELOPMENT
10. STREET FRONT SHOPS
11. UPSCALE WATERFRONT RESTAURANT
12. NOT AGE-RESTRICTED. DIVERSE HOUSING

## CONNECTIVITY

13. DESIRABLE CONNECTOR STREET
14. 8' PUBLIC MEANDERING SIDEWALK ALONG VIA COCONUT POINT
15. BIKE LANES ON MAIN STREET
16. PROMOTE WALKABILITY WITH INTERCONNECTED SIDEWALKS
17. MIXED-USE PEDESTRIAN SHED
18. NON-GATED COMMUNITY

## BUILT FORM

19. EXCEPTIONAL DESIGN
20. SCREENED PARKING
21. VARYING BUILDING HEIGHTS
22. 360-DEGREE URBAN LOOK
23. ENTRY PAVERS AND LANDSCAPED SIGNAGE
24. SCULPTURE FEATURES
25. ON-STREET PARKING
26. STREET FURNITURE
27. BEST PRACTICES FOR COMPACT SURFACE WATER MANAGEMENT DESIGN
28. BEST PRACTICES FOR BLOCK LENGTHS
29. LAKE AND WATER FEATURES
30. FOUNTAINS

## LANDSCAPE

31. INTERWEAVING PUBLIC ROW AND VIA COCONUT MPD FRONTAGE
32. ENHANCED LANDSCAPE BUFFERING ALONG VIA COCONUT FILTER MARSHES
33. LABEL PLANTINGS
34. CANTILEVERED PLANTERS
35. ENHANCED PERIMETER BUFFER PLANTINGS
36. ENHANCED INTERNAL LANDSCAPING
37. INCREASED PLANT SIZES
38. MEDIAN PLANTING
39. FLOWERING TREES
40. LARGE SPECIMEN PALMS
41. ENHANCEMENTS TO LANDSCAPE.
43. STREET TREES

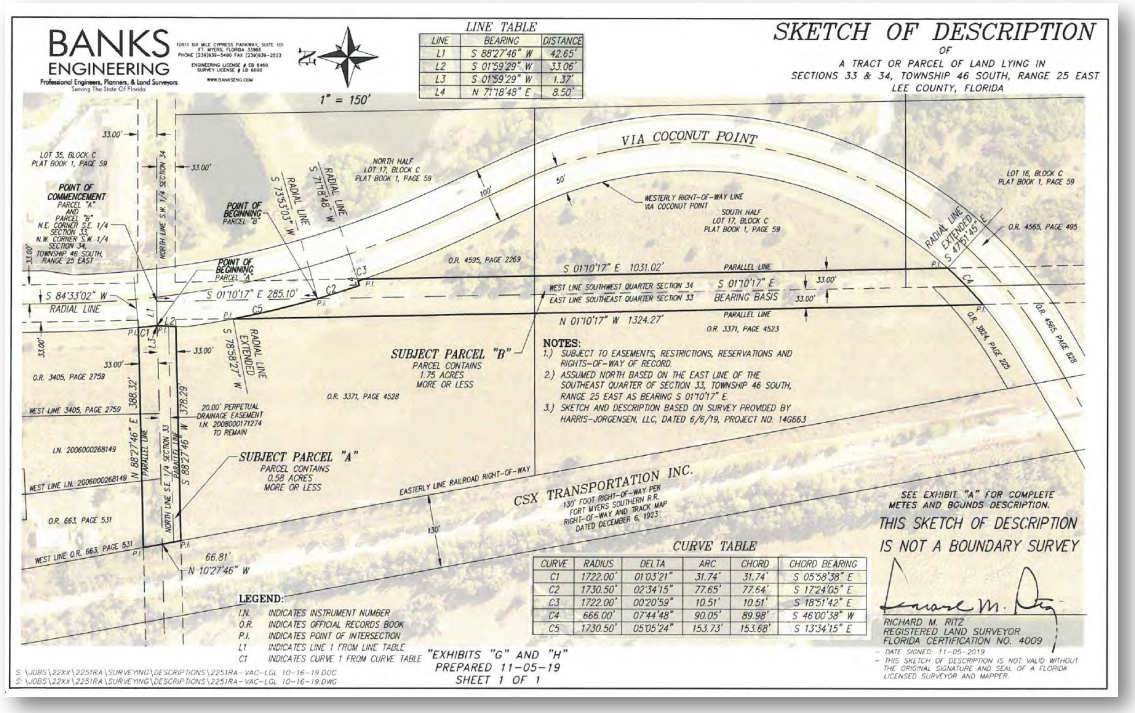
VIA COCONUT
Mixed Use Development

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VILLAGE OF ESTERO

# RIGHT-OF-WAY VACATION

- 66 foot wide extending in a north-south direction in the southeastern portion of the site
- Easement is platted (Plat Book 1, Page 59) in the Public Records.
- The road right-of-way is no longer needed due to construction of Via Coconut Point
- Obtained required letters of no objection



# COMMUNITY ENGAGEMENT

- Required P&Z Public Information Meeting January 21, 2020
- Design Review Board Pattern Book hearing January 22, 2020
- Additional community meeting conducted on February 12, 2020
- Stakeholder engagement throughout design and zoning review process
- No public opposition upon removal of hotel use
- Broad support from adjacent property owners and community/business leaders



VIA COCONUT
Mixed Use Development

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VILLAGE OF ESTERO

# CONCLUSIONS

- Quality mixed use development in form of Estero PD consistent with Village Center FLU
- Lower density, intensity and height than allowed by the LDC & Comprehensive Plan
- Significant public benefits exceeding Tier 3 criteria
- Consistent with LDC review criteria and Comprehensive Plan
- Broad community support
- Staff Recommendation of APPROVAL
- In agreement with all conditions with minor exceptions in 8 Day Letter
- Request PZDB Recommendation of APPROVAL with proposed changes in 8 Day Letter

VIA COCONUT
Mixed Use Development

ROYAL PROPERTIES | CYK COLEMAN | YOVANOVICH | KOESTER | BANKS ENGINEERING | WALDROP ENGINEERING | MHK ARCHITECTURE & PLANNING | TR TRANSPORTATION CONSULTANTS, INC | DEXBENDER ENVIRONMENTAL CONSULTING

VILLAGE OF ESTERO


VIA COCONUT
Mixed Use Development
VIA COCONUT
ESTERO PLANNED
DEVELOPMENT
PLANNING, ZONING & DESIGN BOARD
AUGUST 10, 2021
PROJECT TEAM
ROYAL PROPERTIES
CYK
COLEMAN | YOVANOVICH | KOESTER
BANKS ENGINEERING
WALDROP ENGINEERING
PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
MHK ARCHITECTURE & PLANNING
ARCHITECTURAL LAND DESIGN INCORPORATED
TR TRANSPORTATION CONSULTANTS, INC
DEXBENDER ENVIRONMENTAL CONSULTING