

VILLAGE OF ESTERO
PLANNING ZONING AND DESIGN BOARD MEETING
PACKET
FEBRUARY 13, 2024, 04:30 PM

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

AGENDA

PLANNING ZONING AND DESIGN BOARD MEETING

9401 Corkscrew Palms Circle, Estero, Florida

February 13, 2024, 04:30 pm

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

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

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

   a. **Consent Agenda**

      i. **Approval of December 12, 2023 meeting minutes.**

      Attachment: 12122023 PZDB Minutes.pdf

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

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

   a. **Downtown Estero Multi-Family Townhomes - Development Order, DOS2023-E009 (District 4) Multi-Family Townhomes located in the 34-acre Downtown Estero Development, east of US 41 and north of Broadway East.**

      Applicant is seeking to construct 10 multi-family townhomes within the Downtown Estero Development.

      Public Information Meeting was held January 10, 2023.

See Staff Report.

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

Attachment: 1. Downtown Estero Townhomes - Staff Report.pdf
Attachment: 2. Downtown Estero Townhomes - Civil Plans.pdf
Attachment: 3. Downtown Estero Townhomes - Architectural Plans.pdf
Attachment: 4. Downtown Estero Townhomes - Landscape Plans.pdf
Attachment: 5. Downtown Estero Townhouses - Presentation.pdf

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

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

a. Woodfield Mixed-Use Development Order -- DOS2024-E002 (District 6) ±46 vacant acres on the northwest corner of US 41 and Coconut Road.

Applicant is seeking to construct Phase I of the development.

Attachment: 1. Woodfield Phase 1 - Application for Public Information Meeting.pdf
Attachment: 2. Woodfield Phase 1 - Presentation.pdf

b. Via Coconut -- Zoning Amendment (District 4) 8990 Corkscrew Road, 21650 & 21750 Via Coconut Point, 21331, 21350 & 21351 Happy Hollow Lane. Properties are located on 20-acres, south of Corkscrew Road and west of Via Coconut Point Road.

Development Order was reviewed by Planning Zoning and Design Board on July 11, 2023 and approved.

Applicant seeks to revise the plans.

Attachment: 1. Via Coconut - Application - Public Information Meeting.pdf
Attachment: 2. Via Coconut - Presentation.pdf

c. 8111 Broadway East (Old Post Office)- Zoning Amendment DCI2024-E001(District 4) 8111 Broadway East located 200 feet east of US 41 on property originally developed by the U.S. Federal Government for a post office.

The property has been sold and the new owner is requesting minor changes to the Master Concept Plan and changes to the architectural elevations.

Attachment: 1. 8111 Broadway E. - Application for Public Information Meeting.pdf
Attachment: 2. 8111 Broadway E. - Master Concept Plan.pdf
Attachment: 3. 8111 Broadway E. - Architectural Elevations.pdf
Attachment: 4. 8111 Broadway E. - Landscape Plans.pdf
Attachment: 5. 8111 Broadway E. - Presentation.pdf

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

9. BOARD COMMUNICATIONS

a. Planning Zoning and Design Board Annual Report and Update on Development Projects

Attachment: 2023 PZDB Report.pdf
Attachment: 2024 Project Review PP new font.pdf

b. Next meeting - March 12, 2024

10. ADJOURN

General Attachments

- Transcript.pdf

PLANNING ZONING AND DESIGN BOARD MEETING
TUESDAY, FEBRUARY 13, 2024, 4:30 P.M.

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

04:30:06 >>Scotty Wood: I'D LIKE TO CALL THE FEBRUARY 13th MEETING
04:36:08 OF THE VILLAGE OF ESTERO PLANNING ZONING AND DESIGN BOARD TO
04:36:13 ORDER.
04:36:13 WE ALWAYS START OUR MEETING WITH THE PLEDGE OF ALLEGIANCE,
04:36:15 SO PLEASE RISE.
04:36:19 [PLEDGE OF ALLEGIANCE]
04:36:34 >>Scotty Wood: THANK YOU.
04:36:36 TAMMY, COULD YOU PLEASE CALL THE ROLL?
04:36:43 >>Anthony Gargano: HERE.
04:36:45 >>Kristin Jeannin: HERE VIA ZOOM.
04:36:48 >>Barry Jones: HERE.
04:36:49 >>Michael Sheeley: HERE.
04:36:51 >>James Tatooles: HERE.
04:36:54 >>Jim Wallace: HERE.
04:36:55 >>Scotty Wood: HERE.
04:36:57 >>Tammy Duran: OUR ATTORNEY, NANCY STROUD, IS VIA ZOOM.
04:37:00 >>Scotty Wood: I WOULD LIKE A MOTION TO APPROVE THE AGENDA.
04:37:04 >> SO MOVED.

04:37:05 >> SECOND.
04:37:06 >>Scotty Wood: ANY DISCUSSION?
04:37:08 ALL IN FAVOR?
04:37:10 AYE.
04:37:10 ANY OPPOSED?
04:37:11 OKAY.
04:37:12 BEFORE I ASK FOR A MOTION ON THE CONSENT AGENDA, MARY, YOU
04:37:16 HAVE AN INTRODUCTION TO MAKE?
04:37:19 >>Mary Gibbs: YES.
04:37:20 I JUST WOULD LIKE TO INTRODUCE -- WE HAVE A NEW PLANNER.
04:37:23 HER NAME IS AMY CHAVEZ.
04:37:26 SHE WILL BE IN PLANNING AND ZONING HELPING US.
04:37:28 TODAY IS HER SECOND DAY.
04:37:29 SO I THOUGHT I'D INTRODUCE HER TO THE FUN, PRE-VALENTINE'S
04:37:34 DAY FESTIVITIES TONIGHT.
04:37:36 I HAVE A SECOND ANNOUNCEMENT.
04:37:39 SO AS AMY IS COMING ON, JIM HART, WHO HAS BEEN OUR
04:37:42 DEVELOPMENT REVIEW MANAGER FOR A LONG TIME, VERY LONG, IS

04:37:47 RETIRING BECAUSE HE HAS FOUND OUT THAT SHOWING HIS VERY
04:37:52 FANCY CARS IN CARS SHOWS ALL OVER THE U.S. AND PLAYING
04:37:56 PICKLEBALL IS MORE FUN THAN WORKING WITH ME.
04:37:58 SO THIS IS GOING TO BE I THINK HIS LAST MEETING WITH
04:38:02 PLANNING ZONING AND DESIGN BOARD.
04:38:04 I WANT TO THANK HIM FOR ALL HIS MANY YEARS OF SERVICE AND
04:38:08 WISHING HIM TO TRASH EVERYBODY IN THE PICKLEBALL GAMES.

04:38:13 >> CONGRATULATIONS, JIM.
04:38:14 >> THANK YOU FOR YOUR SERVICE.
04:38:15 [APPLAUSE]
04:38:17 >>Scotty Wood: ON THAT NOTE, I WILL ASK FOR A MOTION TO
04:38:20 APPROVE THE CONSENT AGENDA, WHICH CONSISTS OF THE DECEMBER
04:38:24 12 MEETING MINUTES.
04:38:27 >>Michael Sheeley: SO MOVED.
04:38:30 >>James Tatooles: SECOND.
04:38:30 >>Scotty Wood: ANY DISCUSSION?
04:38:31 ALL IN FAVOR?
04:38:32 AYE.
04:38:34 ANY OPPOSED?
04:38:34 OKAY.
04:38:36 THIS EVENING'S AGENDA, WE HAVE ONE PUBLIC HEARING AND THREE
04:38:42 PUBLIC INFORMATION MEETINGS.
04:38:45 A LITTLE BIT ABOUT EACH.
04:38:47 IN THE CASE OF THE PUBLIC HEARING, THIS BOARD WILL MAKE A
04:38:52 DECISION ON THE MATTER SUBJECT TO THE PUBLIC HEARING.
04:38:54 ON THE OTHER THREE ITEMS THAT ARE PUBLIC INFORMATION
04:39:00 MEETINGS, NO DECISIONS ARE MADE.
04:39:01 THEY ARE AS THE NAME IMPLIES FOR PUBLIC INFORMATION.
04:39:05 AND THERE IS USUALLY DIALOGUE BETWEEN THE APPLICANT AND THE
04:39:09 BOARD AND THEN WE ALWAYS ASK FOR PUBLIC INPUT.
04:39:13 WE WILL ALSO ASK FOR PUBLIC INPUT DURING THE PUBLIC HEARING
04:39:18 AS WELL.

04:39:18 AND THEN AT THE VERY END OF THE MEETING, WE HAVE PUBLIC
04:39:22 INPUT FOR NON-AGENDA ITEMS.
04:39:24 ANYWAY, BEFORE WE START THE FIRST ITEM, WHICH IS A PUBLIC
04:39:29 HEARING, IT'S FOR WHAT IS REFERRED TO IN THE AGENDA AS
04:39:33 DOWNTOWN ESTERO MULTIFAMILY TOWNHOMES DEVELOPMENT ORDER.
04:39:38 THIS IS A PUBLIC HEARING AND THEREFORE WE ARE SUBJECT TO
04:39:44 QUASI-JUDICIAL PROCEEDINGS.
04:39:46 I NEED TO REVIEW A STATEMENT WITH YOU ABOUT HOW WE CONDUCT
04:39:50 BUSINESS AS SUCH IN A QUASI-JUDICIAL MATTER.
04:39:53 WHEN THIS BOARD IS SCHEDULED TO CONSIDER AND VOTE ON A
04:39:57 ZONING APPLICATION, DEVELOPMENT ORDER OR OTHER SITE-SPECIFIC
04:40:01 APPLICATION, IT SITS IN A QUASI-JUDICIAL CAPACITY.
04:40:06 IF YOU INTEND TO PROVIDE TESTIMONY ON THE QUASI-JUDICIAL
04:40:09 MATTER, BEFORE THE MATTER IS CALLED, YOU MUST FILL OUT A

04:40:12 PUBLIC SPEAKER'S CARD, GIVE IT TO THE BOARD CLERK AND MUST
04:40:15 BE SWORN IN BY THE BOARD ATTORNEY.
04:40:17 BEFORE THE MATTER BEGINS, ANY WRITTEN COMMUNICATIONS THAT
04:40:20 HAVE BEEN RECEIVED BEFORE THE CUTOFF DATE WILL BE PLACED
04:40:24 INTO THE PUBLIC RECORD.
04:40:25 BOARD MEMBERS WILL BE ASKED TO DISCLOSE ANY EX PARTE
04:40:30 COMMUNICATIONS.
04:40:30 BOARD MEMBERS WILL BE ASKED IF THEY HAVE A CONFLICT
04:40:32 REGARDING THE MATTER AND MUST DECLARE IT.
04:40:35 IF THEY DO, THEY WILL NOT BE ALLOWED TO PARTICIPATE IN BOARD
04:40:37 DISCUSSION OR VOTE ON THE MATTER.

04:40:39 THE VILLAGE DIRECTOR OF COMMUNITY DEVELOPMENT OR DESIGNEE
04:40:43 WILL INTRODUCE THE MATTER AND THEN ASK THE APPLICANT TO MAKE
04:40:47 A PRESENTATION AND SUMMARIZE ANY RELATED AFFIDAVITS FROM
04:40:52 APPLICANT'S EXPERTS IN ATTENDANCE.
04:40:54 FOLLOWING THIS, THE DIRECTOR OR STAFF DESIGNEE WILL MAKE A
04:40:58 PRESENTATION PROVIDING THE STAFF REPORT FINDINGS AND
04:41:01 RECOMMENDATIONS.
04:41:03 AFTER THIS, THE PUBLIC HEARING IS OPENED AND ANYONE WHO HAS
04:41:06 BEEN SWORN IN MAY PROVIDE TESTIMONY.
04:41:09 IT'S IMPORTANT TO BE CONCISE AND LIMIT TESTIMONY TO FIVE
04:41:12 MINUTES OR LESS.
04:41:13 THE APPLICANT HAS THE RIGHT TO CROSS-EXAMINE ANY WITNESS,
04:41:17 INCLUDING THE PUBLIC, AND MAY PROVIDE REBUTTAL.
04:41:20 THE PUBLIC MAY NOT CROSS-EXAMINE WITNESSES BUT MAY REQUEST
04:41:24 THE BOARD TO DIRECT QUESTIONS ON THEIR BEHALF TO EITHER THE
04:41:28 APPLICANT OR COMMUNITY DEVELOPMENT STAFF.
04:41:30 PERSONS WHO HAVE BEEN DETERMINED BY THE BOARD TO BE
04:41:33 INTERESTED PARTIES MAY CROSS-EXAMINE WITNESSES.
04:41:36 IF A PERSON REPRESENTS THE ORGANIZATION, EVIDENCE OF THEIR
04:41:40 AUTHORITY TO SPEAK FOR THE ORGANIZATION MUST BE PROVIDED.
04:41:43 IN MAKING ITS DECISION, THE BOARD SHALL CONSIDER THE
04:41:49 EVIDENCE IN THE RECORD, THE PUBLIC'S INPUT, AND ANY
04:41:53 RECOMMENDATIONS OF THE VILLAGE STAFF.
04:41:55 THE BOARD'S RECOMMENDATION OR DECISION SHALL BE BASED ON
04:42:00 COMPETENT SUBSTANTIAL EVIDENCE IN THE RECORD OF THE

04:42:02 PROCEEDING AND THE APPLICABLE LAW.
04:42:05 SHOULD ANY APPLICATION BE DENIED, THE BOARD SHALL STATE
04:42:09 FINDINGS IN REGARD TO THE CRITERION OR CRITERIA THAT ARE NOT
04:42:13 MET.
04:42:13 NOW, WILL ALL THOSE WHO INTEND TO TESTIFY IN THIS MATTER
04:42:18 PLEASE STAND AND RAISE YOUR RIGHT HAND?
04:42:21 NANCY, WOULD YOU ADMINISTER THE OATH, PLEASE?
04:42:26 >>Nancy Stroud: THANK YOU, MR. CHAIR.
04:42:27 DO YOU SWEAR OR AFFIRM TO TELL THE TRUTH, THE WHOLE TRUTH
04:42:30 AND NOTHING BUT THE TRUTH?

04:42:34 >>Scotty Wood: THANK YOU.
04:42:34 >>Nancy Stroud: THANK YOU.
04:42:37 >>Scotty Wood: MARY, WHAT DO WE HAVE IN THE WRITTEN RECORD?
04:42:41 >>Mary Gibbs: WE'VE GOT A COUPLE OF GENERAL E-COMMENTS.
04:42:45 I DON'T THINK THEY WERE SPECIFICALLY FOR DOWNTOWN ESTERO,
04:42:47 BUT THERE WERE SOME THAT JUST -- CONCERNS ABOUT
04:42:51 OVERDEVELOPMENT AND MULTIFAMILY UNITS.
04:42:55 >>Scotty Wood: THANK YOU.
04:42:56 NOW, BOARD MEMBERS, ANY EX PARTE COMMUNICATIONS?
04:43:04 >> NONE.
04:43:05 >> NO.
04:43:06 >> NO.
04:43:07 >> NO.
04:43:07 >>Scotty Wood: ANY CONFLICTS?
04:43:08 >>Michael Sheeley: YES, MR. CHAIRMAN.

04:43:10 I HAVE TO RECUSE MYSELF FROM THE DISCUSSION AND VOTING ON
04:43:13 THIS MATTER AS THE DEVELOPER, FLORIDA STAR DEVELOPMENT, IS A
04:43:17 CLIENT OF MINE ON OTHER PROJECTS.
04:43:19 >>Scotty Wood: THANK YOU.
04:43:19 LET THE RECORD SHOW THAT BOARD MEMBER SHEELEY HAS RECUSED
04:43:26 HIMSELF.
04:43:26 >>Mary Gibbs: MAY I SAY WE'LL GET THE FORM THAT HE DOES WILL
04:43:33 BE ATTACHED TO THE MINUTES AS REQUIRED BY FLORIDA STATUTE.
04:43:39 >>Scotty Wood: GO AHEAD AND INTRODUCE THE MATTER.
04:43:41 THIS IS YOUR SWAN SONG, JIM.
04:43:46 >>Jim Hart: OKAY.
04:43:47 THIS IS ACTUALLY THE THIRD DEVELOPMENT ORDER THAT WE'RE
04:43:49 SEEING ON THIS SITE.
04:43:51 THE FIRST ONE WAS THE INFRASTRUCTURE.
04:43:54 THE SECOND ONE WAS FOR THE APARTMENTS, 300 UNITS.
04:43:57 NOW THIS IS FOR THE TOWNHOMES AND THERE ARE TEN TWO-STORY
04:44:03 TOWNHOMES INCLUDED IN THIS DEVELOPMENT ORDER.
04:44:06 THE APPLICANT IS ESTERO LAND, LLC.
04:44:10 THE SITE IS LOCATED AT THE NORTHEAST CORNER OF 41 AND
04:44:13 BROADWAY.
04:44:17 TOTAL SITE SIZE IS ABOUT 34.5 ACRES.
04:44:21 THIS HAD ORIGINAL PUBLIC INFORMATION MEETING ON JANUARY 10
04:44:25 OF '23.
04:44:27 IT WAS ACTUALLY SUBMITTED FOR A DEVELOPMENT ORDER BACK JULY
04:44:32 20 OF 2023.

04:44:33 WE DO HAVE IT LOOKS LIKE TRIP GENERATION OF ADDITIONAL
04:44:42 TRANSPORTATION IS ABOUT 139 TWO-WAY TRIPS DAILY FOR THIS
04:44:47 SITE IN ADDITION TO THE PREVIOUSLY DISCUSSED ITEMS.
04:44:51 WE DID HAVE ONE STAFF RECOMMENDATION, PROVIDE AN UPDATED
04:44:59 CONSTRUCTION INFORMATION ON THE CONSTRUCTION ACTIVITIES
04:45:02 MANAGEMENT PLAN WITHIN 30 DAYS OF THE PLANNING ZONING AND

04:45:05 DESIGN BOARD APPROVAL.
04:45:06 OTHER THAN THAT, THE PLANS ARE IN COMPLIANCE WITH THE LAND
04:45:12 DEVELOPMENT CODE.
04:45:13 IF THERE ARE NO QUESTIONS, WE'LL ASK JOHN WOJDAK TO COME UP
04:45:22 AND EXPLAIN THE PROJECT.
04:45:56 >>John Wojdak: THANKS, JIM AND CONGRATULATIONS.
04:46:00 BUT SORRY TO SEE YOU GO.
04:46:04 THIS IS NOW THE SECOND.
04:46:06 LOST WALTER.
04:46:09 NOW WE'LL SEE WHO COMES NEXT.
04:46:10 FOR THE RECORD, JOHN WOJDAK WITH RESPEC.
04:46:14 THANKS, JIM, FOR THE INTRO.
04:46:18 THIS IS THE THIRD D.O. FOR THE DOWNTOWN ESTERO PROJECT.
04:46:22 IT WILL BE THE LAST ONE FOR THE RESIDENTIAL COMPONENT.
04:46:29 THE OVERALL PROPERTY WAS SOLD TO FLORIDA STAR -- OR FL STAR,
04:46:43 WHICH IS A LOCAL DEVELOPER OUT OF NAPLES.
04:46:46 NO CHANGES TO THE DESIGN OF THE PROJECT.
04:46:50 SAME TEAM AS WE'VE HAD, BOOTH DESIGN GROUP IS THE LANDSCAPE
04:46:54 ARCHITECT.

04:46:55 AND GARRETT IS HERE AND LRK ARCHITECTS IS THE ARCHITECT THAT
04:47:01 DID THE LARGER BUILDINGS AND THEY ARE ON ZOOM.
04:47:04 I THINK WE'RE FAMILIAR WITH THE SITE.
04:47:10 41 AND BROADWAY BASICALLY WRAPS AROUND THE RICK JOHNSON
04:47:14 CENTER SOUTH OF CYPRESS BEND AND THEN ADJACENT TO THE
04:47:18 RAILROAD TRACKS ON THE EAST.
04:47:22 34 ACRES.
04:47:24 ORIGINALLY ZONED BACK IN 2010, AMENDED IN '14.
04:47:29 310 UNITS, AND THIS IS THE FINAL TEN UNITS.
04:47:34 AND AS JIM MENTIONED, THE INFRASTRUCTURE D.O. AND THE
04:47:38 APARTMENT D.O., THOSE WERE BOTH APPROVED LAST YEAR.
04:47:44 ERP MOD WAS APPROVED LAST YEAR AND WE HAVE OUR NOTICE OF
04:47:48 INTENT FROM F.D.O.T. FOR THE DRIVEWAY.
04:47:53 SO THIS D.O. IS 10 TOWN HOUSE UNITS, WHICH ARE MARKET RATE
04:48:00 RENTAL IN TWO FIVE-UNIT BUILDINGS.
04:48:04 THE BUFFERS AND EVERYTHING WERE A PART OF THE
04:48:08 INFRASTRUCTURE, SO THIS IS ESSENTIALLY AN INTERIOR KIND OF
04:48:11 BUILD-OUT.
04:48:12 FROM OUR ORIGINAL PUBLIC INFORMATION MEETING, GENERALLY
04:48:20 EVERYTHING WAS FINE EXCEPT IT WAS LOUD AND CLEAR THAT WE
04:48:24 NEEDED TO BEEF UP THE ARCHITECTURE.
04:48:27 SO I THINK WE DID A GOOD JOB OF THAT, WHICH IS WHAT TOOK
04:48:31 SOME OF THE TIME TO COME BACK.
04:48:34 SO THAT WAS THE MAIN COMMENT FROM THE PUBLIC INFORMATION
04:48:37 MEETING.

04:48:38 A SITE RENDERING TO GIVE YOU AN IDEA WHERE THE TOWN HOUSES
04:48:45 ARE ON THE OVERALL SITE PLAN.

04:48:47 SO THEY ARE KIND OF ON THE SOUTH LEG TOWARDS BROADWAY.
04:48:52 THIS IS THE OVERALL SITE PLAN FOR THE PROJECT.
04:48:57 YOU CAN SEE THE OTHER APARTMENT BUILDINGS AND THEN THE TOWN
04:49:00 HOUSES AND THEN TO THE SOUTH OF THE TOWN HOUSES IS THE PARK
04:49:06 THAT WE'RE DOING ADJACENT TO BROADWAY, WHICH WAS PART OF THE
04:49:11 INFRASTRUCTURE D.O.
04:49:12 SO THIS IS THE SITE PLAN FOR THE UNITS.
04:49:14 WE DID ADD SOME BUMP-OUTS ON THE SIDES TO GIVE IT A LITTLE
04:49:19 RELIEF ON THE SIDE ELEVATIONS.
04:49:22 AND THEN THE FRONT ELEVATION, WHICH YOU'LL SEE IN THE
04:49:26 ARCHITECTURE, THE PORCHES STOOPS WERE MIXED UP A LITTLE BIT
04:49:33 TO KIND OF GIVE IT VARIATION ON THE FRONT.
04:49:36 BUT GENERALLY LOOPS AROUND, CONNECTS TO THE PARKING OF THE
04:49:39 EXISTING APARTMENTS.
04:49:41 THERE IS A SEPARATE LOADING AREA AND TRASH KIND OF DEDICATED
04:49:48 TO THESE UNITS.
04:49:49 THIS IS JUST A BUFFER EXHIBIT SHOWING ALL THE BUFFERS THAT
04:49:55 ARE IN PLACE AND KIND OF RELATIVE TO THE LOCATION OF THE
04:49:57 TOWN HOUSES.
04:49:59 AGAIN, ALL THE BUFFERS WERE INCLUDED IN THE INFRASTRUCTURE.
04:50:03 LANDSCAPE PLAN IS REALLY JUST ASSOCIATED WITH THE VEHICULAR
04:50:10 USE FOR THE PARKING AND BUILDING PERIMETER.
04:50:13 AND THEN GETTING INTO THE ARCHITECTURE, THIS IS JUST THE

04:50:21 FLOOR PLAN.
04:50:25 THEY ARE SINGLE SIDE UNIT, TWO STORY, TWO-CAR GARAGE IN EACH
04:50:30 ONE LOADED IN THE BACK AND THEN A PORCH ON THE SECOND FLOOR
04:50:35 KIND OF OVER THAT GARAGE.
04:50:38 AND THEN THE KIND OF FRONT IS RIGHT UP ON THE STREET.
04:50:43 AND THEN THESE ARE THE REVISED ELEVATIONS.
04:50:47 THE PRIOR DESIGN WAS KIND OF -- DIDN'T FULLY MATCH THE
04:50:54 LARGER RESIDENTIAL BUILDINGS, SO WITH THE REVISIONS THAT WE
04:50:58 MADE FROM THE COMMENTS, WE BASICALLY WENT AND MIMICKED THE
04:51:03 ARCHITECTURE OF THE LARGER BUILDINGS.
04:51:05 SO THAT'S FRONT AND REAR.
04:51:10 AND THEN THESE ARE THE SIDES.
04:51:13 SO WE ADDED THE BUMP-OUT, SMALL GABLE ON EACH END.
04:51:20 THIS IS THE MATERIALS.
04:51:25 I GAVE PHYSICAL BOARD TO CHAIRMAN WOOD SO YOU GUYS CAN SEE
04:51:32 THAT.
04:51:33 ROOF TILES ARE RIGHT HERE.
04:51:35 IT'S A BLENDED CLAY TILE.
04:51:39 SAME AS ON THE LARGER BUILDINGS.
04:51:41 AND THEN THE BUILDINGS ARE BLOCK AND STUCCO.
04:51:48 THAT IS A STUCCO SAMPLE THAT IS NOT THE COLOR.
04:51:51 THAT IS JUST THE TEXTURE EXAMPLE.
04:51:53 AND HERE IS A RENDERING OF KIND OF LOOKING AT ONE BUILDING
04:52:05 ON THE LEFT AND PART OF THE SECOND BUILDING ON THE RIGHT.

04:52:08 AND THEN THIS IS THE END OF THE SOUTHERN BUILDING.

04:52:15 AND THAT'S IT.
04:52:21 >>Scotty Wood: BEFORE I OPEN THE PUBLIC HEARING, ANY
04:52:23 QUESTIONS?
04:52:27 >>Anthony Gargano: WHAT IS THE PHASING ON THE PROJECT, JOHN?
04:52:30 >>John Wojdak: THE PHASING IS START WITH THE INFRASTRUCTURE,
04:52:34 OBVIOUSLY, AND THEN THE MULTIFAMILY D.O. IS APPROVED.
04:52:39 THEY ARE WORKING ON CDs FOR THAT TO GET IN FOR BUILDING
04:52:42 PERMIT.
04:52:45 SO THEN BASICALLY THE TIMING WOULD BE WE'RE STARTING NOW AND
04:52:51 THEN AS SOON AS THE PADS ARE READY FOR THE MULTIFAMILY
04:52:55 BUILDINGS THAT THE PERMITS WOULD BE READY AND ROLL RIGHT
04:52:58 INTO THOSE.
04:52:59 AND THEN ONCE THOSE ARE DONE, ROLL INTO THESE.
04:53:05 >>Scotty Wood: ANYONE ELSE?
04:53:08 >> I HAD ONLY ONE QUESTION TO JOHN ON THE SITE PLAN.
04:53:11 THESE ARE ALLEY LOADED DOUBLE CAR GARAGES, AND IF I'M
04:53:16 READING YOU RIGHT, I THINK THERE IS THE -- THE GUEST PARKING
04:53:21 IS ON THE ALLEY ON THE REAR OF THE BUILDING, AM I CORRECT?
04:53:26 >>John Wojdak: CORRECT.
04:53:27 >>Jim Wallace: HOW DO THE PEOPLE GET FROM THE GUEST PARKING
04:53:29 TO THE UNIT?
04:53:32 THERE'S NO ENTRY ON THAT SIDE.
04:53:39 >>John Wojdak: AROUND THE FRONT.
04:53:42 JIM, WE ALSO HAVE THE PARKING OUT IN FRONT ON THE STREET, SO
04:53:48 YOU BASICALLY HAVE A TWO-CAR GARAGE WITH THE UNIT WITH THE

04:53:52 DRIVEWAY, BUT IT'S NOT THE TWO-CAR GARAGE THAT YOU'RE
04:54:00 THINKING.
04:54:01 IT'S PRETTY TIGHT.
04:54:02 THE THOUGHT IS A LOT OF THE PARKING IN THE BACK WOULD
04:54:04 ACTUALLY BE UTILIZED BY THE RESIDENTS, AND IT IS BEHIND THE
04:54:07 GATE.
04:54:08 MOST GUESTS, IF THEY ARE NOT ESSENTIALLY BUZZED IN WOULD
04:54:14 UTILIZE THE ON-STREET PARKING DIRECTLY IN FRONT.
04:54:17 >>Jim Wallace: THIS IS A GATED ALLEY, ISN'T IT?
04:54:19 >>John Wojdak: THAT'S CORRECT.
04:54:21 >>Jim Wallace: IT'S GATED.
04:54:22 SO THE PEOPLE PARKING IN THE BACK ARE GUESTS OF THE
04:54:25 RESIDENTS OF THE TOWN HOUSES.
04:54:27 >>John Wojdak: CORRECT.
04:54:29 >>Jim Wallace: THEY WOULD WALK AROUND TO THE FRONT?
04:54:34 >>John Wojdak: OR GO THROUGH THE GARAGE.
04:54:36 >>Jim Wallace: THAT'S NOT REALLY THE WAY YOU WELCOME GUESTS
04:54:38 TYPICALLY.
04:54:39 I JUST DON'T SEE ANY SIDEWALKS -- I DON'T SEE ANYTHING
04:54:42 GETTING THEM FROM THE PARKING TO THE FRONT DOOR.

04:54:45 >>John Wojdak: WE JUST HAVE THE ONE SIDEWALK ON THE LEFT OF
04:54:49 THE SCREEN, JIM.
04:54:51 I UNDERSTAND WHAT YOU'RE SAYING.
04:54:55 >>Jim Wallace: YEAH.
04:54:56 YOU DON'T WANT PEOPLE WALKING IN THE ROAD AROUND THROUGH A

04:55:02 PARK TO GET TO A FRONT DOOR.
04:55:04 THAT'S A LONG WAY TO GO.
04:55:06 I'M SURE THERE'S SOMETHING YOU CAN DO THAT MAKES MORE SENSE.
04:55:15 >>Scotty Wood: ANYONE ELSE?
04:55:16 JIM, ANYTHING?
04:55:20 >>James Tatooles: I WAS GOING TO SAY I COMPLIMENT YOU ON THE
04:55:23 CHANGE IN THE ARCHITECTURE FROM WHAT WE FIRST SAW.
04:55:25 >>John Wojdak: THANKS.
04:55:30 >>Barry Jones: WHAT'S GOING ON WITH THE MAIL?
04:55:33 WHERE IS THE MAIL DELIVERY?
04:55:35 >>John Wojdak: IN THE CLUBHOUSE BUILDING.
04:55:37 >>Barry Jones: THIS IS PART OF THE MASTER ASSOCIATION.
04:55:40 >>John Wojdak: YEP.
04:55:41 >>Barry Jones: YOU'RE GATED.
04:55:43 DO YOU HAVE THE DEPTH FROM THE CROSSWALK TO THE GATE THERE?
04:55:47 >>John Wojdak: SO THE GATE IS RESIDENT ONLY, AND WE HAVE --
04:55:51 WE WORKED THAT OUT WITH JIM AND DAVE WILLEMS.
04:55:57 BECAUSE IT'S RESIDENT ONLY, WITHOUT HAVING THE TURNAROUND,
04:56:02 THE CONCERN ABOUT THE THRU DEPTH WAS IT'S MORE LIKELY FOR
04:56:07 SOMEONE TO GET STRANDED.
04:56:09 SO WE ACTUALLY HAVE IT UP CLOSE WITH SIGNAGE SO THAT YOU CAN
04:56:13 SEE IT AND LESS LIKELY TO MAKE --
04:56:16 >>Barry Jones: -- CARD READERS?
04:56:17 OR STICKER READERS?
04:56:19 HOW ARE YOU OPENING AND CLOSING THE GATES?

04:56:21 >>John Wojdak: I DON'T KNOW THE ANSWER TO THAT.
04:56:23 >>Barry Jones: I DON'T KNOW WHERE YOU WOULD BE MOUNTING YOUR
04:56:27 EQUIPMENT IN THAT AREA WITH IT THAT TIGHT.
04:56:31 >>John Wojdak: I DON'T KNOW IF IT WILL BE A CLICKER OR SOME
04:56:34 SORT OF RF TRANSPONDER.
04:56:37 >>Barry Jones: ON THE ARCHITECTURE, THE SIDES OF THE
04:56:41 BUILDING LOOKS GREAT.
04:56:42 MY CONCERN IS A LONG FLAT ROOF.
04:56:44 GO BACK TO THE IMAGES AND PRACTICALLY THE ENTIRE LENGTH OF
04:56:49 THIS BUILDING, ARE THEY 120 FEET, IS ONE LONG FLAT ROOF.
04:56:56 I DON'T KNOW HOW THE REST OF THE BOARD FEELS ABOUT THAT, BUT
04:56:59 THAT'S KIND OF ANTITHETIC TO EVERYTHING ELSE WE'VE BEEN
04:57:02 TRADITIONALLY DOING WITH BUILDINGS AND TRYING TO BREAK UP
04:57:05 THE STRAIGHT ROOFLINES.
04:57:08 >>John Wojdak: IT IS A FLAT RIDGE LINE, BUT WE HAVE THE
04:57:12 GABLE -- YOU KNOW, THAT'S WHY WE DID THE MIDDLE AND END

04:57:16 UNITS ARE GABLES.
04:57:17 >>Barry Jones: -- THE RIDGE LINE AND YOU STILL LOOK UP AND
04:57:19 SEE A LONG FLAT LINE.
04:57:21 ONE THING YOU DON'T SEE IN NATURE IS LONG STRAIGHT LINES.
04:57:25 >>John Wojdak: FROM THE STREET, AT GROUND LEVEL, YOU'RE
04:57:28 GOING TO SEE THE GABLES UP AND DOWN.
04:57:33 >>Barry Jones: IS THERE ANY OTHER CONCERN WITH THAT ISSUE?
04:57:35 IF NOT, I'LL LET IT DIE.
04:57:38 IT'S JUST NOT TYPICAL OF WHAT USED TO SEEING.

04:57:42 THOSE WERE MY ONLY QUESTIONS.
04:57:45 >>Scotty Wood: OKAY.
04:57:46 ON THAT NOTE, I'M GOING TO OPEN THE PUBLIC HEARING.
04:57:50 CARDS?
04:57:51 >>Tammy Duran: I HAVE ONE.
04:57:53 BOB, I THINK IT SAYS.
04:57:57 BOB?
04:57:58 NORHOUSE.
04:58:01 NO COMMENT.
04:58:04 OKAY.
04:58:05 CLARK, ARE YOU FOR THIS ONE?
04:58:13 >> TO THE BOARD, I LIVE RIGHT CLOSE BY THERE.
04:58:16 >>Scotty Wood: PLEASE STATE YOUR NAME AND WHERE YOU LIVE.
04:58:19 >> CLARK MacKENZIE, 20679 HIGHLANDS AVENUE.
04:58:23 >>Scotty Wood: THANK YOU.
04:58:25 >> AS I RECALL, DON'T LET THEM BE SO GREEDY.
04:58:33 THERE ARE WAY TOO MANY PEOPLE.
04:58:35 THERE'S NO LOW-INCOME HOUSING PART OF THIS AND IT'S ALL
04:58:38 ABOUT GREED AND DON'T LET THEM MAKE MORE APARTMENTS ON THIS
04:58:43 PROPERTY.
04:58:43 THEY HAVE ALREADY EXCEEDED THEIR LIMIT, AND THAT'S NOT NICE
04:58:47 TO THE PEOPLE THAT LIVE IN THE AREA.
04:58:49 ALL RIGHT?
04:58:49 SO I HOPE -- YOU KNOW, THERE ARE PLENTY OF PLACES THAT --
04:58:55 YOU GUYS DON'T EVEN LET ANY OF THE BUILDERS MANDATORY

04:58:59 LOW-INCOME HOUSING.
04:59:02 AND THEN THEY ARE JUST BEING GREEDY AND WHO CARES WHAT IT
04:59:06 LOOKS LIKE.
04:59:07 IT'S ALL BEHIND GATES AND STUFF.
04:59:11 ALL RIGHT.
04:59:11 PLEASE.
04:59:12 THANK YOU.
04:59:16 >>Tammy Duran: THAT'S ALL.
04:59:17 >>Scotty Wood: THAT'S IT.
04:59:18 ANY FURTHER BOARD DISCUSSION?
04:59:19 I WOULD LIKE TO CALL FOR A MOTION.
04:59:24 >>Anthony Gargano: I'LL MAKE A MOTION FOR APPROVAL.

04:59:29 >>Barry Jones: I'LL SECOND.
04:59:30 >>Scotty Wood: ANY DISCUSSION?
04:59:31 TAMMY, PLEASE CALL THE ROLL.
04:59:36 >>Mary Gibbs: MAY I JUST CLARIFY?
04:59:39 THAT INCLUDES THE CONDITION ABOUT THE CONSTRUCTION
04:59:41 MANAGEMENT PLAN?
04:59:44 >> YES.
04:59:47 >>Anthony Gargano: YES.
04:59:51 >>Kristin Jeannin: YES.
04:59:52 >>Barry Jones: YES.
04:59:54 >>James Tatooles: YES.
04:59:56 >>Jim Wallace: YES.
04:59:59 >>Scotty Wood: YES.

04:59:59 OUR NEXT ITEM, WE NOW MOVE TO PUBLIC INFORMATION MEETINGS
05:00:10 WHERE WE, AGAIN, DO NOT MAKE A DECISION.
05:00:12 THIS IS PURELY FOR INFORMATION.
05:00:16 AND THE FIRST ITEM IS THE WOODFIELD MIXED USE DEVELOPMENT
05:00:21 ORDER.
05:00:24 THE APPLICANT IS SEEKING TO CONSTRUCT PHASE ONE OF THE
05:00:27 DEVELOPMENT.
05:00:28 THIS IS A MULTIPHASE DEVELOPMENT AND THE ZONING FOR THIS
05:00:32 DEVELOPMENT HAS BEEN PREVIOUSLY APPROVED.
05:00:34 THE DEVELOPMENT ORDER NOW CONCERNS ITSELF WITH ARCHITECTURE
05:00:39 AND LAYOUT.
05:00:41 ON THAT NOTE, MARY, I GUESS YOU'RE GOING TO INTRODUCE IT.
05:00:52 >>Mary Gibbs: WELL, I THINK YOU ALREADY DID.
05:00:54 THIS WAS REZONED BY THE COUNCIL.
05:00:58 THIS IS THE PROPERTY THAT WAS A FORMER DEBRIS SITE WHEN WE
05:01:02 HAD THE HURRICANE, AND THIS IS THE 46 ACRES THAT THE COUNCIL
05:01:07 REZONED LAST JULY.
05:01:09 SO THEY ARE IN NOW FOR THE FIRST PHASE OF THE DEVELOPMENT
05:01:12 ORDER.
05:01:13 BECAUSE IT IS A LARGE PROJECT, IT'S GOING TO BE A COUPLE OF
05:01:15 PHASES.
05:01:15 THE FIRST PHASE IS SOME OF THE APARTMENT BUILDINGS BY U.S.
05:01:20 41.
05:01:21 SOME OF THE MIXED USE COMMERCIAL, AND THEN THE PERIMETER
05:01:24 BUFFERS AND LANDSCAPING.

05:01:25 SO I'M JUST GOING TO TURN IT OVER.
05:01:28 THEY'VE GOT A PowerPoint THAT GOES THROUGH A LOT OF
05:01:32 DETAIL.
05:01:32 I'LL TURN IT OVER TO ALEXIS CRESPO WHO WILL START FOR THE
05:01:37 DEVELOPER.
05:01:38 >>Alexis Crespo: THANK YOU.
05:01:38 GOOD EVENING.
05:01:39 ALEXIS CRESPO WITH RVi PLANNING + LANDSCAPE ARCHITECTURE.

05:01:42 THAT WAS A GREAT INTRO.
05:01:46 THANK YOU FOR NOTING THE ZONING APPROVAL.
05:01:48 WE WERE HERE BEFORE YOU LESS THAN A YEAR AGO AND MOVED
05:01:53 PRETTY QUICKLY THROUGH THE PROCESS.
05:01:55 THE VILLAGE COUNCIL APPROVED THE ZONING ON JULY 5th OF
05:01:58 LAST YEAR.
05:01:59 WE'VE BEEN WORKING WITH THE DESIGN TEAM ON SOME OF THE ITEMS
05:02:02 THAT YOU HAD NOTED WHEN WE WERE BEFORE YOU LAST RELATED TO
05:02:07 ARCHITECTURE, DESIGN, PUBLIC SPACES, ET CETERA.
05:02:09 JUST TO GIVE YOU A LITTLE BIT OF THE BACKGROUND OR IF ANYONE
05:02:14 IS ON ZOOM, THE SITE IS VERY RECOGNIZABLE.
05:02:25 WE'RE AT THE CORNER OF COCONUT ROAD AND U.S. 41.
05:02:28 WE'RE DIRECTLY ACROSS FROM THE COCONUT POINTE MALL.
05:02:30 THE SITE IS APPROXIMATELY 45 ACRES IN SIZE.
05:02:33 THE ZONING ALLOWS FOR A TOTAL OF 596 DWELLING UNITS.
05:02:37 THAT'S A MIX OF TOWNHOMES, MULTIFAMILY UNITS DISPERSED
05:02:41 THROUGHOUT THE SITE AS WELL AS 42,000 SQUARE FEET OF MEDICAL

05:02:44 OFFICE, 82,000 SQUARE FEET OF RETAIL, 260 HOTEL KEYS AND
05:02:51 6,000 SQUARE FEET OF CIVIC SPACE THAT THIS BOARD HELPED TO
05:02:54 GET ADOPTED.
05:02:55 THAT WAS A NEGOTIATED ITEM AT THE HEARINGS, AS I RECALL.
05:02:58 WE HAVE 31 CONDITIONS OF APPROVAL IN THE ZONING.
05:03:02 WE HAVE FILED A DEVELOPMENT ORDER PLAN FOR PHASE ONE TO
05:03:06 START IMPLEMENTING THOSE CONDITIONS.
05:03:08 THE D.O. REQUESTS 25,000 SQUARE FEET OF RETAIL AND 296
05:03:12 DWELLING UNITS.
05:03:13 AND WE DO HAVE A PRESENTATION.
05:03:17 WE'LL WALK YOU THROUGH THE VISUALS FOR TONIGHT.
05:03:20 THE ENTIRE DESIGN TEAM IS HERE, INCLUDING THE PROPERTY
05:03:22 OWNER, ROSS ABRAMSON WITH WOODFIELD DEVELOPMENT.
05:03:26 WE ALSO HAVE WALTER HUGHES WHO IS THE LEAD ARCHITECT ON THE
05:03:30 PROJECT.
05:03:30 MARK JACOBSON WITH LANDSCAPE ARCHITECTURE, SINA EBRAHIMI IS
05:03:36 OUR CIVIL ENGINEER, AND OTHERS AS WELL IF YOU HAVE ANY OTHER
05:03:40 QUESTIONS.
05:03:41 I'LL TURN IT OVER TO ROSS.
05:03:42 >> ROSS ABRAMSON WITH WOODFIELD DEVELOPMENT.
05:04:17 GREAT TO SEE YOU ALL AGAIN.
05:04:19 SO WHEN WE APPROVED THE ZONING MID LAST YEAR, WE HAD A
05:04:23 PRELIMINARY ARCHITECTURE THAT WAS DESIGNED AND REALLY THE
05:04:26 BIGGEST THING THAT YOU ALL ASKED US TO WORK ON WAS THE
05:04:29 ARCHITECTURAL DESIGN, THE PLACEMAKING ELEMENTS BECAUSE WE

05:04:32 REALLY HADN'T DUG INTO THE LANDSCAPE YET.
05:04:34 SO OVER THE LAST SEVEN MONTHS, WE'VE REALLY PUT A LOT OF
05:04:39 EFFORT INTO THE ARCHITECTURE AND THE LANDSCAPE ARCHITECTURE
05:04:42 AND THOSE PLACEMAKING ELEMENTS TO MAKE THIS A PLACE THAT THE

05:04:45 VILLAGE AND RESIDENTS AND GUESTS WANT TO COME AND SPEND
05:04:48 THEIR DAY.
05:04:50 SO I'M GOING TO BE HERE NEXT TO WALTER HUGHES, OUR ARCHITECT
05:04:55 WITH HUMPHREYS AND PARTNERS, AND LOOK FORWARD TO YOUR
05:04:58 FEEDBACK, BUT REALLY HOPE THAT YOU LIKE ALL THE THOUGHT THAT
05:05:03 WE'VE PUT INTO THE ARCHITECTURE AND THE LANDSCAPE.
05:05:07 >> HI.
05:05:08 MY NAME IS WALTER HUGHES WITH HUMPHREYS AND PARTNERS.
05:05:11 IF YOU REMEMBER FROM THE BEGINNING, THIS WHOLE SITE CREATED
05:05:21 A PLACE OF WELLNESS AND QUALITY OF LIFE.
05:05:23 THAT WAS THE WHOLE INTENT.
05:05:24 THAT WAS THE PLANNING BEHIND IT.
05:05:26 A CREATION OF A SERIES OF INTERCONNECTED PUBLIC SPACES.
05:05:30 THE BACKDROP WAS THE ARCHITECTURE.
05:05:36 ARCHITECTURE THAT ENHANCES THE THOUGHT.
05:05:38 THE WHOLE PROJECT IS DEVELOPED ON WHAT WE CALLED A PALM
05:05:41 BEACH MEDITERRANEAN MIZNER ARCHITECTURE.
05:05:45 AND THAT IS THE STOREFRONT OF THE EDGE OF THE PUBLIC SPACE.
05:05:50 THE MAIN CHARACTERISTICS OF THOSE, IT'S A VARIETY OF
05:05:55 ELEMENTS.
05:05:56 THIS IS TAKEN FROM THE CORNER OF 41 AND COCONUT LOOKING

05:06:02 TOWARD THE NORTHWEST.
05:06:04 IF YOU RECALL, THE PREVIOUS SESSIONS THERE WAS AN INTENT TO
05:06:07 BRING THAT GREEN THAT SITS ON THE WEST AND NORTH TOWARDS THE
05:06:12 GRAY AND NOISY AREA OF 41 AND COCONUT WITHIN THAT BUT
05:06:17 CREATING THE WATER, THE POND, THE CRESCENT THAT IS FRAMED BY
05:06:21 RETAIL.
05:06:21 TWO-STORY RESTAURANTS AND A PEDESTRIAN WALKWAY THAT LEADS
05:06:30 INTO THE CENTRAL PARK.
05:06:31 YOU SEE THE VARIETY OF THE ARCHITECTURE.
05:06:38 ARCHES, ARTICULATION, TOWERS, DIFFERENT BALCONIES.
05:06:42 ALL THAT WE TRIED TO INCORPORATE INTO OUR ARCHITECTURE.
05:06:45 THIS IS A SIMILAR ANGLE.
05:06:49 IF YOU LOOK BETWEEN THE TWO TOWERS, THAT IS WHERE THE
05:06:52 DIAGONAL WILL GO FROM THE WATER POND TOWARDS THE CENTRAL
05:06:56 PARK, TOWARDS THE STAGE AND THEN THE CIVIC BUILDING.
05:07:00 LOOK AT THE ROOF EAVES, FOR EXAMPLE.
05:07:02 LOOK AT THE NUMBER OF STORIES.
05:07:05 THERE IS A VARIETY FROM THREE STORIES TO FOUR STORIES.
05:07:09 TWO-STORY RESTAURANT IN THE CORNERS.
05:07:11 TOWERS THAT SIGNIFY THAT SOMETHING IS HAPPENING AT THAT
05:07:15 INTERSECTION.
05:07:16 BALCONIES.
05:07:17 A HUGE VARIETY OF BALCONIES.
05:07:19 YOU HAVE INSET BALCONIES.
05:07:21 YOU GOT OFFSET BALCONIES.

05:07:23 YOU HAVE BALCONIES THAT ARE CANTILEVERED.
05:07:25 YOU GET ORNATE STEEL IRONWORK ON THEM.
05:07:29 AND THESE ARE SOME OF THE PRECEDENT IMAGES.
05:07:33 YOU SEE THE SAME STORY.
05:07:34 LOOK AT FENESTRATION.
05:07:35 IF YOU LOOK AT THE DETAILS, YOU SEE MOST OF THE WINDOWS ARE
05:07:39 RECTANGULAR IN NATURE.
05:07:41 AND THAT'S WHAT WE TRIED TO DO IN OURS.
05:07:44 RECTANGULAR WINDOWS EVERY NOW AND THEN, YOU HAVE AN ARCH
05:07:51 WINDOW.
05:07:51 BEING IN THE RETAIL, THE CORNERS AND THE BASE.
05:07:55 SHOT FROM THE CORNER BEHIND THE POND TELLS THE STORY.
05:07:59 THAT LOOKS LIKE A BUILT OVER TIME VILLAGE.
05:08:02 THAT'S THE WHOLE INTENT.
05:08:05 IT'S A PLACE FOR PEOPLE TO COME IN WHO LIKE TO WALK THEIR
05:08:09 DOG, BUY, GO EAT, VISIT FRIENDS, ENJOY THE PARK.
05:08:14 IT'S NOT A COOKIE-CUTTER APARTMENT WHERE EVERYTHING LOOKS
05:08:16 THE SAME AND YOU GOT A REPETITIOUS ONE FLOOR, FIRST FLOORED,
05:08:21 SECOND, THIRD AND FOURTH.
05:08:23 IT'S ALL ABOUT VARIETY.
05:08:24 ON COLORS, AS STATED ON THE PREVIOUS IMAGE ON THE FIRST ONE,
05:08:28 IT'S MOSTLY NATURAL LINEN AS THE PRIMARY COLOR.
05:08:32 MAYBE SOME TAUPE THAT'S TYPICALLY SITTING AT THE BASE
05:08:36 BECAUSE THAT IS THE HEAVIER PORTION.
05:08:37 WITH SOME ACCENTS BEING MOSTLY DARK BRONZE USED ON RAILINGS

05:08:44 AND WINDOWS?
05:08:45 MAYBE SOME ACCENTS OF WHITE.
05:08:48 MOSTLY ON COLUMNS AND EAVES.
05:08:50 SO THAT IS THE COLOR PALETTE THROUGHOUT.
05:08:54 VERY SOFT, WARM COLORS.
05:09:04 LOWER LEFT, SEE THE PRECEDENT IMAGE, THE SEMI PRIVATE
05:09:07 COURTYARD SPACE.
05:09:08 WE USED THE SAME TOOL IN SOME OF THE BUILDINGS TO BREAK THAT
05:09:11 ELEVATION.
05:09:12 SEE THAT BUILDING ELEVATION ON THE LOWER SIDE.
05:09:15 THE MIDDLE OF IT, IT'S BROKEN INTO TWO PIECES WHERE YOU HAVE
05:09:18 THAT ENTRY POINT.
05:09:20 YOU'RE ACCESSING THE BUILDING AND THE COURTYARD SO IT'S NOT
05:09:27 ONE STRAIGHT LONG FACADE.
05:09:29 SIGNAGE, WE'RE STILL LOOKING AT.
05:09:31 WE DON'T HAVE THE FINAL WORD ON IT.
05:09:32 THIS IS AN INITIAL INTENT.
05:09:38 MAY BE SOMEWHAT DIFFERENT.
05:09:39 THIS IS THE ENTRY OF 41 LOOKING TOWARD THE CENTRAL PARK.
05:09:43 IF YOU RECALL, THE CENTRAL PARK IS FRAMED BY A CIVIC
05:09:46 BUILDING.
05:09:46 THAT IS THE FOCAL POINT OF A RAMBLER.

05:09:51 JUST LIKE YOU WOULD SEE IN BARCELONA.
05:09:54 WITH A MEDIAN, WALKABLE IN THE CENTER AND THEN TWO
05:09:57 SIDEWALKS.

05:09:59 THE CIVIC BUILDING RIGHT AT THE FOCAL POINT.
05:10:02 AROUND TO THE EDGE, AMENITY, TWO-STORY CLUBHOUSE, 14,000
05:10:06 SQUARE FEET ON THE WATER.
05:10:08 TO THE LEFT YOU SEE THE WALKABLE STREET AND THE RAMBLER ON
05:10:20 THE RIGHT AS PRODUCT TYPES, AS ANY VILLAGE WOULD HAVE, YOU
05:10:24 HAVE THREE STORIES.
05:10:25 YOU HAVE FOUR STORIES.
05:10:27 YOU HAVE RESTAURANTS.
05:10:27 YOU HAVE RETAIL, YOU HAVE TOWN HOUSES.
05:10:29 YOU HAVE AMENITIES, YOU HAVE OFFICE.
05:10:31 IT IS A VARIETY OF USES WHICH MAKES THIS A REAL VILLAGE.
05:10:38 THAT IS THE WHOLE INTENT.
05:10:48 >> ANOTHER ELEMENT WE WANT TO MAKE SURE THAT THERE WERE
05:10:52 INTERESTING DETAILS TO THE ARCHITECTURE AROUND THE ENTIRE
05:10:54 PROJECT, SO YOU COULD SEE FOR THIS EXAMPLE, SO THE
05:10:57 RENDERINGS ON TOP, BELOW ARE THE STRAIGHT ELEVATIONS.
05:11:00 YOU COULD GET A SENSE FROM THAT PERSPECTIVE AS WELL, BUT ALL
05:11:03 FOUR CORNERS OF THE BUILDING WE TRY TO HAVE THE NEAT
05:11:07 INTERESTING ARCHITECTURAL ELEMENTS.
05:11:08 A LOT OF THOUGHT INTO THOSE TWO-STORY RESTAURANTS.
05:11:12 THOSE ARE REALLY GOING TO BE OUR FEATURE RESTAURANTS AT THAT
05:11:14 MAIN CORNER THAT YOU COULD SEE VERY VISIBLY FROM 41 AND FROM
05:11:18 COCONUT ROAD.
05:11:19 YOU SEE THIS FANTASTIC PARK THAT WE HAVE AND THE LAKE AT THE
05:11:23 CENTER THERE.

05:11:24 THESE WOULD BE TWO-STORY, SOME TYPE OF CAST STONE ON THE
05:11:28 FACADE THERE.
05:11:29 AND THIS IS WHERE WE ARE REALLY FOCUSING A LOT OF OUR EFFORT
05:11:33 AND WHY WE HAVE A LOT OF THOSE DETAILS IN THE ARCHITECTURE
05:11:35 TO MAKE THIS A FANTASTIC PLACE TO ATTRACT SOME GREAT
05:11:39 RESTAURANT USES THERE.
05:11:40 THIS LOOKING FROM COCONUT ROAD AT WALDEN CENTER DRIVE.
05:11:49 THIS IS THE MAIN INTERSECTION AT THE SOUTH END OF THE
05:11:52 PROJECT.
05:11:52 WE HAVE DIFFERENT ELEMENTS ANCHORING THE CORNERS OF THE
05:11:55 BUILDING.
05:11:56 ROUND ELEMENT THERE RIGHT AT THE MAIN INTERSECTION.
05:11:58 WE HAVE THE BREAK IN THE BUILDING FACADE DOWN THE ENTIRE
05:12:02 ELEVATION THERE AND THEN THE MAIN OTHER FOCAL TOWER AT THE
05:12:06 RIGHT HAND OF THE SCREEN WHICH IS AT THE CRESCENT ROAD.
05:12:09 JUST REALLY TRYING TO MAKE EVERY FACADE OF THE BUILDING A
05:12:13 DIFFERENT EXPERIENCE AND PUSHING AND PULLING OF THE FACADE
05:12:17 AND THE ROOF LINE SO IT DIDN'T LOOK LIKE ONE LARGE BUILDING.

05:12:23 >> WE SHOULD NOTE ALSO PARKING.
05:12:25 PARKING IS ALWAYS HIDDEN WITHIN THE BLOCK THEMSELVES.
05:12:28 OTHER THAN PARALLEL SPACES, MOST OF THE PARKING IS HIDDEN
05:12:32 FROM PUBLIC VIEW.
05:12:34 THEY ARE INSIDE THE BLOCK.
05:12:35 SOME PUBLIC PARKING AS WELL, YES.
05:12:41 THERE IS SOME PARALLEL SPACES ON THE EDGES, WHICH WE WANT,

05:12:45 SO THOSE ARE NEEDED TO MAKE IT EVEN MORE WALKABLE.
05:12:50 >>Scotty Wood: HOW LONG IS THE BUILDING ALONG COCONUT ROAD?
05:12:53 WHAT IS ITS APPROXIMATE LENGTH?
05:12:59 >> THE ONE ON COCONUT.
05:13:03 I CAN LOOK IT UP.
05:13:04 I DON'T KNOW EXACTLY HOW LONG IT IS.
05:13:06 >>Scotty Wood: WHAT'S YOUR ESTIMATE?
05:13:08 >> MY ESTIMATE IS THAT'S PROBABLY 350 FEET.
05:13:14 >>Scotty Wood: YOU THINK SO?
05:13:15 >>Michael Sheeley: YEAH, I WOULD SAY ABOUT 300.
05:13:19 >>Scotty Wood: OKAY.
05:13:21 >> IN YOUR RENDERING, YOU'RE SHOWING THAT AS AN
05:13:23 INTERSECTION, AND IN THE APPLICATION IS ALSO ADDRESSES THE
05:13:26 POSSIBILITY OF A ROUNDABOUT.
05:13:31 >> WE HAVE ONE SLIDE AT THE END ON TRAFFIC.
05:13:33 BILLY HALLIDAY WILL HANDLE THE ANALYSIS.
05:13:37 THAT WAS A KIND OF COMEBACK ITEM.
05:13:39 ANALYZE THE TRAFFIC SIGNAL VERSUS THE ROUNDABOUT, DETERMINE
05:13:43 WHICH ONE IS THE BEST ACCOMMODATION OF TRAFFIC, IF THERE'S
05:13:47 SPACE WITHIN THE RIGHT-OF-WAY AND INSTALL THAT
05:13:51 ACCOMMODATION.
05:13:51 WE'LL HIT ON THAT AT THE END.
05:13:53 AND THEN ONE MORE THING HERE JUST TO SHOW, THIS IS LOOKING
05:13:58 FROM THAT CENTRAL PARK LOOKING TO THE SOUTHEAST AT THE
05:14:02 RESIDENTIAL AND MIXED USE BUILDING.

05:14:04 SO THE LEFT IS THE RESTAURANT ROW WHICH WILL HIT ON THE
05:14:07 LANDSCAPE AND THE PLACEMAKING ELEMENTS OF THAT.
05:14:10 THIS GIVES A SENSE OF THE RESIDENTIAL AMENITY ON THE TOP.
05:14:13 A FANTASTIC SKYLOUNGE THAT OVERLOOKS THE WHOLE CENTRAL PARK
05:14:17 AND RESTAURANT ROW AND THE HOTEL.
05:14:19 THE GROUND LEVEL BEING AN ACTIVE USE WITH THE RESTAURANT AND
05:14:23 AT THE TOP LEFT HERE AND THE TOP RIGHT ARE INSPIRATION
05:14:27 IMAGES OF WHAT WE HOPE TO ACHIEVE THERE.
05:14:31 A LOT OF GLASS, METAL CANOPY AND A LOT OF SPACE FOR OUTDOOR
05:14:34 SEATING THERE.
05:14:35 WE THOUGHT THAT WAS A GREAT IMAGE TO SHOW WHAT WE WERE
05:14:38 TRYING TO ACHIEVE THERE.
05:14:44 >>Barry Jones: A FEW QUESTIONS.
05:14:45 I LOVE THE LAKE OUT BY THE INTERSECTION AND EVERYTHING, BUT

05:14:48 UNFORTUNATELY ONE OF THE CHARACTERISTICS OF A LAKE IS THEY
05:14:51 TEND TO AMPLIFY SOUND.
05:14:53 YOU HAVE A LOT OF NOISE GOING ON AT THAT INTERSECTION AND
05:14:56 YOU HAVE A LOT OF PREMIUM STUFF HAPPENING ON THAT FACE
05:15:00 LOOKING OUT AT THAT.
05:15:01 IS THERE ANY WAY TO MITIGATE FOR THAT BY USING FOUNTAINS OR
05:15:04 SOMETHING THAT CREATES A WHITE NOISE TO MAYBE DEADEN SOME OF
05:15:07 THAT SOUND OR CREATE, FOR LACK OF A BETTER TERM, TREE WALL
05:15:13 AROUND THE BACK SIDE OF THE LAKE TO HELP SOFTEN THE SOUND
05:15:16 COMING INTO THAT AREA?
05:15:17 THAT'S JUST A THOUGHT WHEN I LOOK AT THE SITE PLAN.

05:15:21 >> GOOD POINT.
05:15:24 THERE'S A LITTLE BIT OF THAT GOING ON WITH THE WHITE NOISE
05:15:26 ALREADY.
05:15:27 GRANTED ALSO WE HAVE THE PUBLIC PART OF THE PROJECT ON THAT
05:15:32 WATER AS WELL.
05:15:33 SO IT'S NOT NECESSARILY ALL RESIDENTIAL OTHER THAN ONE STORY
05:15:36 ON ONE SIDE AND TWO LEVELS ON ONE SIDE.
05:15:39 THAT'S WHY WE PLACE IT WHERE WE PLACE IT AS WELL.
05:15:43 >>Barry Jones: AS A MEMBER OF THE PUBLIC, I TEND NOT TO SIT
05:15:46 OUTSIDE AT A RESTAURANT OR ON THE DECK OR THE SIDEWALK WHERE
05:15:51 ALL I CAN HEAR IS THE ROAD GOING BY.
05:15:52 IT CREATES VALUE FOR ME AS A USER TO HAVE A MORE INTIMATE
05:15:56 SPACE THERE BETTER DEFINED BETWEEN ME AND THE ROAD.
05:16:01 >> THE TREES WILL GROW EVENTUALLY, TOO.
05:16:03 BUT ALSO A TREE WALL OF SOME THAT WILL HELP TO THAT EFFECT
05:16:09 AS WELL.
05:16:09 >>Barry Jones: THE COLORS, I LIKE THEM, BUT IT SEEMS LIKE
05:16:12 THERE'S NOT MUCH CONTRAST.
05:16:16 THERE MAY BE AN OPPORTUNITY TO TAKE SOMETHING ON YOUR
05:16:18 RETURNS AND GO WITH A DARKER COLOR TO MAKE IT LOOK MORE
05:16:21 SHADED AND HELP ACCENTUATE THE DEPTH OF THE RETURN.
05:16:24 I DON'T KNOW.
05:16:25 >> MAYBE ADDING A THIRD COLOR OR TURNING THE SECONDARY INTO
05:16:29 SOMETHING DARKER.
05:16:30 >>Barry Jones: I'M AN ENGINEER.

05:16:33 I JUST PLAY ARCHITECT EVERY ONCE IN A WHILE.
05:16:36 BUT WHEN I LOOK AT THOSE RETURNS AND I LOOK AT THE
05:16:39 OPPORTUNITY FOR COLORS, IT SEEMS LIKE THAT IS THE WAY YOU
05:16:42 MAY BE ABLE TO HAVE THE MOST IMPACT TO ACCENTUATE YOUR INS
05:16:46 AND OUT ON THE BUILDINGS.
05:16:49 >> MAYBE THE TOWERS, MAYBE A TOWER ELEMENT OF THE THIRD
05:16:52 COLOR, PERHAPS.
05:16:55 >>Barry Jones: -- WHERE IT'S NOT A CONTINUOUS COLOR ACROSS
05:16:58 THE FACE OF THE BUILDING, WHERE YOU BREAK IT UP.
05:17:00 WE'LL LEAVE IT TO YOUR CREATIVITY.

05:17:02 >> WE TRY TO DO THAT WITH THE ARCHITECTURE ITSELF AND MAYBE
05:17:06 COLOR CAN HELP US EMPHASIZE IT.
05:17:09 >>James Tatooles: IT LOOKS LIKE IT IS A BLAND BIG MASS
05:17:13 RATHER THAN BEING BROKEN UP.
05:17:17 IT HAS TO BE BROKEN UP A LITTLE BIT, I THINK.
05:17:20 >> OKAY.
05:17:20 THE COLOR WILL DEFINITELY HELP IN THAT.
05:17:25 >>Michael Sheeley: I WANT TO ECHO ON YOUR COLOR COMMENT
05:17:27 BECAUSE I AGREED WITH THAT.
05:17:29 YOU'RE TRYING TO DO IT REALLY SOFT AND I CAN APPRECIATE
05:17:31 THAT, BUT IF YOU LOOK AROUND ESTERO, WE HAVE A LOT OF COLOR
05:17:35 IN ESTERO.
05:17:35 SO I WOULD ENCOURAGE YOU TO LOOK AT MAYBE ADDING SOME COLOR,
05:17:39 AS BARRY SUGGESTED, OR MAYBE ON YOUR AWNINGS, OR MAYBE SOME
05:17:44 CONTRAST WITH SOME DARKER COLORS BECAUSE IT'S FAIRLY

05:17:48 MONOCHROMATIC OVERALL AND I CAN APPRECIATE THAT BECAUSE IT
05:17:51 SERVES THIS KIND OF BACKDROP TO THE LANDSCAPING.
05:17:56 FOR INSTANCE, ON THE COCONUT ROAD SIDE, YOU MAY WANT TO LOOK
05:17:59 AT THAT.
05:18:00 >> I'M LOOKING AT THE RENDERING RIGHT NOW.
05:18:02 FOR EXAMPLE, YOU CAN SEE WE HAVE THREE TOWERS.
05:18:05 DO YOU FORESEE MAYBE THOSE TOWERS HAVING A DARKER COLOR ALL
05:18:09 THE WAY UP AND MAYBE TOWARD THE BASE?
05:18:11 >>Michael Sheeley: THAT'S UP TO YOU AS THE ARCHITECT TO PLAY
05:18:14 WITH IT AND LOOK AND SEE WHAT YOU THINK WORKS THE BEST.
05:18:17 I WOULD ALSO MENTION THIS VIEW IN PARTICULAR, I THINK JUST
05:18:20 FOR THE FUTURE, MY OPINION WOULD BE IF YOU ELEVATED YOUR
05:18:23 VIEWPOINT, IT WOULD HAVE MORE IMPACT BECAUSE YOU HAVE THIS
05:18:27 NICE CURVE AROUND THE FRONT OF THE LAKE AND YOU DON'T SEE IT
05:18:30 MUCH IN THIS VIEW.
05:18:32 IT'S A REALLY NICE FEATURE OF THIS PROJECT.
05:18:35 IF YOUR AERIAL WAS LOOKING DOWN, YOU WOULD SEE MORE OF THE
05:18:41 SHAPE AND THE BUILDINGS HUGGING THE LAKE.
05:18:43 >>Barry Jones: JUST MODIFY YOUR PERSPECTIVE.
05:18:45 >> WE HAVE A THOUSAND IMAGES.
05:18:51 >>James Tatooles: WHEN YOU LOOK AT THIS, YOU DON'T FEEL THE
05:18:53 CURVE.
05:18:54 >> DON'T FEEL THE DEPTH.
05:18:55 >> SIGNAGE MAYBE COVERS A LOT OF IT, TOO.
05:18:58 MAYBE HAVE TO DO SOMETHING DIFFERENT THERE.

05:19:01 >>Barry Jones: TAKE THE TOWERS AND CORNERS AND ALMOST LOOKS
05:19:05 LIKE AN OPEN AIR WALKWAY AND DO THOSE IN DARKER COLORS, IT
05:19:09 WOULD HELP BREAK THAT BUILDING UP.
05:19:13 I THINK WE BEAT COLORS TO DEATH.
05:19:15 DOES THIS DEVELOPMENT ORDER INCLUDE ANY PARKING GARAGES?
05:19:20 >> YES.

05:19:21 >>Barry Jones: THEY ARE ALL INTERNAL TO THE BUILDINGS --
05:19:23 >> THEY ARE BEHIND WHAT YOU'RE SEEING.
05:19:26 ON EITHER THE LEFT OR THE RIGHT YOU HAVE A PARKING GARAGE.
05:19:34 >>Barry Jones: THEY ARE INTERNAL TO THE BUILDINGS.
05:19:37 THERE'S NOT ANOTHER BUILDING THAT WE'RE NOT SEEING THE
05:19:38 ARCHITECTURE OF.
05:19:40 >> THAT'S RIGHT, YES.
05:19:41 >>Barry Jones: YOU CREATED SOME BEAUTIFUL PARKING GARAGES,
05:19:44 FIRST CLASS.
05:19:45 REALLY WELL DONE.
05:19:46 >> THANK YOU.
05:19:47 >> EXPENSIVE, BY THE WAY.
05:19:49 >>Barry Jones: YES, I UNDERSTAND.
05:19:52 >>Michael Sheeley: COULD YOU GO BACK TO THE COCONUT ROAD
05:19:55 RENDERING?
05:19:55 BECAUSE THAT I THINK IS ONE THAT PROBABLY CAUSES MOST
05:20:00 CONCERN.
05:20:02 YOU DON'T HAVE A LOT OF PLAY IN THAT FACADE, AND WITHOUT THE
05:20:05 MINOR VARIATION IN THERE, YOU PRETTY MUCH HAVE A FOUR-STORY

05:20:10 WALL.
05:20:11 I THINK I WOULD RECOMMEND YOU KIND OF LOOK AT TRYING TO
05:20:14 INCREASE YOUR DEPTH THERE, IS SOME OTHER SHADOWS OR THINGS
05:20:17 TO GET THAT TO READ A LITTLE BIT BETTER.
05:20:19 >>Barry Jones: WHAT'S ON YOUR GROUND FLOOR THERE?
05:20:21 IS THAT RESIDENTIAL?
05:20:24 >> RESIDENTIAL UNITS AND EXTENDED PATIOS.
05:20:28 A WALKWAY ALONG COCONUT ROAD AND THE REQUIRED LANDSCAPE
05:20:31 BUFFER.
05:20:32 >>Barry Jones: THAT'S YOUR BUILDING SETBACK THAT YOU'RE
05:20:34 SITTING AT CURRENTLY?
05:20:36 >> YES.
05:20:36 >> RESTAURANT IS TO THE RIGHT.
05:20:37 RIGHT AT THE END YOU'LL SEE A RESTAURANT.
05:20:40 >>Barry Jones: WOULD AN OUTDOOR CANTILEVER ROOFLINE CREATE A
05:20:46 PATIO, WOULD THAT BE AN ANCILLARY STRUCTURE THAT'S ATTACHED
05:20:49 TO THE PRIMARY STRUCTURE OR COUNT AS A PRIMARY?
05:20:53 IF YOU DID SOMETHING TO TRY AND CREATE INSTEAD OF ONE FOUR
05:20:57 STORY WALL, THE TWO STORY THAT HAD A RECESS.
05:21:00 I'M TRYING TO FIND OUT A WAY TO GET AWAY FROM THE FOUR STORY
05:21:03 VERTICAL BUILDING.
05:21:05 THE LANDSCAPE WILL HELP.
05:21:06 BUT THE OTHER COMPONENTS, THE SHEER MASS OF THE BUILDING AND
05:21:12 THE VERTICAL FACE IS A CHALLENGE.
05:21:17 >> YES.

05:21:18 I DON'T KNOW IF THE IMAGE DOES JUSTICE.
05:21:21 THE CORNER TOWER IS A ROUND BALCONY.

05:21:23 SO THAT'S ALL OPEN.
05:21:27 IT'S HARD TO SEE IN THAT RENDERING.
05:21:29 IT'S NOT A SOLID TOWER.
05:21:31 IT'S A ROUND CORNER BALCONY.
05:21:35 >> JUST TO THE RIGHT OF IT, I THINK IT'S KIND OF GETTING TO
05:21:37 WHAT YOU'RE MENTIONING, BARRY, JUST TO THE RIGHT, THERE ARE
05:21:40 FOUR WINDOWS THAT --
05:21:42 >>Mary Gibbs: SORRY TO INTERRUPT, BUT THERE IS A LOT OF
05:21:45 TALKING GOING ON AND IT IS REALLY HARD TO HEAR THE SPEAKERS.
05:21:49 >> ON EACH OF THE TWO BUILDING ELEMENTS, FOUR KIND OF ARCHED
05:21:53 ELEMENTS THERE, LIKE OUR STREET FACADE, THAT IS A BUMP-OUT
05:21:57 OF THE BUILDING WITH THE ROOF ABOVE IT AT THE GROUND LEVEL.
05:22:00 CAN'T REALLY SEE IT IN THE RENDERING.
05:22:02 IN THE ELEVATION, YOU CAN KIND OF SEE IT'S ONE FACADE BUMPED
05:22:06 OUT WITH A ROOF ABOVE IT.
05:22:08 WE DID TRY TO DIFFERENTIATE THAT.
05:22:16 >>Scotty Wood: COMMENT ABOUT LANDSCAPING.
05:22:19 AT THIS PARTICULAR PORTION OF THE SITE, WHEN YOU HAVE A
05:22:22 LARGE BUILDING THAT'S A TALL BUILDING, I THINK THAT THE
05:22:25 LANDSCAPING THAT GOES IN OUGHT TO BE LARGE AND TALL ALONG
05:22:28 WITH IT.
05:22:29 I'M TALKING ABOUT WHAT GOES IN, NOT WHAT GROWS.
05:22:34 >> WE HAVE A FANTASTIC LANDSCAPE ARCHITECT HERE, MARK

05:22:37 JACOBSON THAT IS ITCHING TO GET UP HERE AND PRESENT HIS
05:22:41 STUFF.
05:22:42 WE LOVE TO SHOW YOU WHAT WE HAVE PROPOSED.
05:22:45 >>Jim Wallace: BUT THAT POINT NEEDS TO BE WELL TAKEN THAT WE
05:22:48 DON'T NEED 10-FOOT AND 12-FOOT TREES.
05:22:53 WE NEED TREES GOING IN AT 18 AND 20 FEET.
05:22:56 CAN I MAKE ONE OTHER COMMENT?
05:23:01 THIS IS JIM WALLACE.
05:23:03 SORRY I'M REMOTE.
05:23:04 I KNOW IT LOOKS LIKE I'M IN ON THE RIVIERA, BUT I'M AFRAID
05:23:09 I'M HERE WITH A COLD.
05:23:11 I THINK YOU GUYS HIT IT OUT OF THE PARK.
05:23:16 I THINK IT'S A HOME RUN.
05:23:17 I CONGRATULATE YOU.
05:23:19 YOU REALLY LISTEN.
05:23:21 WE HAD AN INTERESTING CONSERVATION WHEN WE MET WITH YOU AND
05:23:26 WHEN YOU PRESENTED.
05:23:29 IT'S WONDERFUL TO HAVE AN APPLICANT THAT LISTENS AS MUCH AS
05:23:33 YOU PEOPLE DID.
05:23:35 I HAD TO CONGRATULATE YOU ON THE GREENSPACE THAT YOU HAVE ON
05:23:39 U.S. 41, THE PARK THAT IS NORTH OF THE INTERSECTION WHERE SO
05:23:44 MANY CARS WILL BE TURNING FROM U.S. 41 TO GET INTO THE
05:23:49 DEVELOPMENT, ISN'T IT NICE THAT WE HAVE A BEAUTIFUL PARK
05:23:51 THERE AS PART OF THE ENTRY INTO THE COMMUNITY.

05:23:54 IT MAKES A STATEMENT ABOUT THE COMMUNITY.

05:23:57 AND I JUST THINK IT'S WONDERFUL.
05:23:59 I DON'T KNOW WHETHER WE'RE TALKING ABOUT LANDSCAPING.
05:24:03 I HAVE TO SAY THE ONLY THING THAT -- COMMENT THAT I HAVE ON
05:24:07 THE CENTRAL PARK IS I THINK IT'S A BIG LAWN AND YOU HAVE
05:24:15 REALLY TAKEN IT SERIOUSLY IN MAKING IT AN INTERACTIVE PLACE
05:24:19 TO DO -- TO GIVE THE PUBLIC REASONS TO BE THERE.
05:24:24 WE HAD TALKED ABOUT THE WAY SANTANA ROAD DOES IT, THAT VERY
05:24:31 VIBRANT PARK.
05:24:32 YOU LISTENED TO THAT.
05:24:33 THE ONLY COMMENT I HAVE ON THE WHOLE THING IS YOU HAVE
05:24:40 SEATING WALLS.
05:24:41 I THOUGHT YOU HAD TALKED ABOUT PUTTING PLANTERS THAT WERE
05:24:46 SEEDING PLANTERS SO THAT WE'LL GET GREEN OFF THE GRASS.
05:24:53 IT LOOKS LIKE THEY ARE WALL SEATS AND I THINK IT IS A LOST
05:24:56 OPPORTUNITY.
05:24:57 YOU COULD MAKE THREE-FOOT WIDE PLANTERS WITH SEATING AND
05:25:02 CREATE AN OPPORTUNITY FOR ADDITIONAL COLOR AND EVERYTHING
05:25:06 ELSE THAT YOU COULD PUT IN.
05:25:07 I THOUGHT WE HAD TALKED ABOUT THAT.
05:25:09 BUT I HAVE TO CONGRATULATE YOU.
05:25:10 I THINK THIS IS ABSOLUTELY SPECTACULAR.
05:25:12 I JUST WANT TO KNOW WHEN ARE YOU GOING TO PUT THOSE VILLAS
05:25:16 UP FOR SALE SO I CAN PROVIDE A CONTRACT.
05:25:22 >> WE WOULD LOVE TO JUMP INTO OUR LANDSCAPE PRESENTATION
05:25:25 NOW, THE NEXT COUPLE OF SHEETS WHERE WE GO FURTHER INTO

05:25:29 THAT, INCLUDING SOME OF THE SEATING THAT MAY NOT BE SO
05:25:32 NOTICEABLE AT FIRST GLANCE.
05:25:33 THANK YOU VERY MUCH.
05:25:39 WE TRIED TO LISTEN TO EVERY COMMENT, ESPECIALLY THE
05:25:41 PLACEMAKING ONES BECAUSE WE KNOW THAT'S WHAT WILL MAKE THIS
05:25:44 PROJECT SPECIAL AND ALLOW PEOPLE TO COME AND STAY HERE FOR
05:25:46 THE DAY AND SPEND THEIR TIME.
05:25:48 SO THANK YOU.
05:25:54 >> MARK JACOBSON, LANDSCAPE ARCHITECT.
05:25:57 MY OFFICE IS IN BOCA RATON, FLORIDA.
05:26:01 REALLY EXCITED ABOUT THIS PROJECT.
05:26:04 IF YOU CAN SEE THE PLAN ON THE RIGHT, IT KIND OF GIVES YOU
05:26:07 AN OVERALL SITE PLAN OF OUR SITE.
05:26:11 I WANTED TO JUST RESPOND TO A COUPLE OF COMMENTS THAT I
05:26:14 HEARD EARLIER DURING THE ARCHITECTURAL PRESENTATION AND THAT
05:26:17 IS TWO THINGS.
05:26:18 ONE, WE HAVE ABOUT A THREE-QUARTER OF AN ACRE LAKE AT THE
05:26:22 ENTRY TO OUR PROJECT IN WHAT WE'RE CALLING CRESCENT PARK.
05:26:27 THAT SIGN MAYBE IS A LITTLE DAUNTING IN TERMS OF VISUAL
05:26:31 CONNECTION WITH THE LAKE FROM THE INTERSECTION.

05:26:32 BUT THE IDEA WAS THAT WHEN WE'RE AT THE INTERSECTION THAT WE
05:26:37 SEE INTO THE PROJECT, WE EVEN ASKED FOR A DEVIATION WHICH I
05:26:41 THINK WE HAVE SUPPORT FROM STAFF ON, THE FOUR-FOOT HEDGE
05:26:45 THAT JUST GOES FOR THE FIRST PORTION OF THE BUFFER ALONG
05:26:50 COCONUT AND 41 WHERE YOU'RE LOOKING AT THE LAKE.

05:26:55 I DIDN'T THINK IT WAS RIGHT FOR CARS TO BE SITTING AT THE
05:26:59 INTERSECTION.
05:27:00 WHEN YOU'RE SITTING AT YOUR CAR AT A CERTAIN ELEVATION TO
05:27:03 LOOK INTO OUR PROJECT AND IT BE BLOCKED BY A HEDGE.
05:27:06 SO WE WANT PEOPLE TO SEE IN.
05:27:08 WE HAVE ALL THE TREES.
05:27:10 WE'RE CREATING THAT SORT OF GREEN WALL OF BUFFER REALLY OUT
05:27:13 ON 41, BUT ALSO TWO ROWS OF THAT BUFFER ON THE CRESCENT
05:27:18 LOOP, TOO, AS YOU SEE IT.
05:27:21 WE DO HAVE A FOUNTAIN IN THE CENTER.
05:27:23 IT WILL BE ILLUMINATED.
05:27:26 WE'VE GOT ALL KINDS OF COLORFUL IDEAS FOR UMBRELLAS AND
05:27:29 SEATING THAT HAPPEN AT THE RETAIL SPACE UP ON THE ROAD, TOO.
05:27:33 SO, ROSS, IF YOU WANT TO GO MAYBE START.
05:27:37 THIS IS REALLY OUR CENTRAL GREEN.
05:27:41 IT IS THE CENTRAL FOCUS OF OUR WHOLE COMMUNITY.
05:27:44 WE HAVE THE CIVIC SITE TO THE NORTH.
05:27:46 WE'VE GOT HOTEL TO THE EAST, I'M FROM THE EAST COAST SO I'M
05:27:52 GETTING BACKWARDS ON MY NORTH, SOUTH, EAST.
05:27:55 TO THE WEST AND SOUTH WE HAVE APARTMENTS.
05:27:57 WE HAVE APARTMENTS.
05:27:58 AND YOU CAN SEE ON THIS PLAN WE'VE CREATED DIFFERENT ZONES.
05:28:02 OBVIOUSLY THE BIG AREA IN THE MIDDLE IS A VILLAGE GREEN.
05:28:05 WE HAVE A PERFORMING SHADE STRUCTURE THAT'S LABELED C.
05:28:10 WE DO HAVE A LOT OF SEAT WALLS.

05:28:13 WE DO ALSO HAVE SOME PLANTERS.
05:28:15 IT'S A LITTLE DIFFICULT TO SEE.
05:28:16 IF YOU LOOK DOWN IN THE CORNER D, THAT IS SORT OF A TROPICAL
05:28:20 FOREST WHERE WE INTRODUCE FLOWERING PLANTS, MELON PLANTS,
05:28:23 TROPICAL FOLIAGE, SEAT WALLS, RAISED PLANTERS.
05:28:28 ON THE UPPER RIGHT YOU SEE LABELED AS A WHICH IS AN
05:28:31 INTERACTIVE WATER ELEMENT THAT HAS SOUND AND POSSIBLY --
05:28:37 IT'S GOT WATER AND POSSIBLY SOUND.
05:28:41 THAT'S FRAMED BY A BIG CANOPY TREE FOR SHADE.
05:28:45 IF YOU LOOK IN THE AREA THAT'S LABELED -- RIGHT ACROSS FROM
05:28:50 THE HOTEL, SO IT'S A LARGE TREE.
05:28:53 BOTTOM RIGHT, WE'RE LOOKING AT A GIANT TREE WITH MULTIPLE
05:28:56 ROOTS WITH SEATING PEBBLES UNDER IT, SEATING STONES.
05:29:04 INTERACTIVE THINGS FOR SHADED AREAS, SUN AREAS.
05:29:07 IF YOU LOOK WHERE THE LETTER E IS LABELED, WE HAVE A SERIES
05:29:10 OF TRELLISES WITH BOUGAINVILLEA VINE THAT PEOPLE WALK

05:29:15 THROUGH AS THEY ARE GOING TO THE PARK.
05:29:17 EACH CORNER OF THE PARK IS CONNECTED TO THE BUILDINGS THAT
05:29:20 ARE ADJACENT TO IT.
05:29:22 I MIGHT SAY THAT THE ROADWAY TO THE NORTH OF OUR PARK IS A
05:29:26 ROADWAY THAT WE'RE THINKING ABOUT BEING ABLE TO CLOSE AT
05:29:30 CERTAIN TIMES OF THE DAY OR YEAR OR IF WE HAVE A FESTIVAL.
05:29:35 THAT ALLOWS US TO BRING IN FOOD TRUCKS RIGHT NEXT TO THE
05:29:39 PARALLEL PARKING, WHICH ON OUR SITE WE'VE GOT SEATING AREAS
05:29:43 SO PEOPLE CAN GRAB A TACO OR A HAMBURGER AND GO SIT OUT AND

05:29:48 EAT WITH A DRINK.
05:29:49 WE HAVE THE CIVIC SITE ON THE NORTH SIDE OF THAT WHERE WE
05:29:52 HAVE OPEN PLAZA ON LEFT AND RIGHT OF THAT BUILDING WITH
05:29:56 SHADED SEATING AREAS.
05:29:58 SO WE'VE REALLY TRIED TO THINK ABOUT ALL THE RELATIONSHIPS
05:30:01 BETWEEN THIS PARK AND THE ADJACENT USES.
05:30:03 SO YOU CAN KIND OF SEE ON THE RIGHT OF THAT -- YEAH, YOU CAN
05:30:10 KIND OF SEE -- DO YOU WANT TO GO BACK TO THAT ONE IMAGE
05:30:13 AGAIN?
05:30:14 ON THE RIGHT WHERE WE HAVE THE TRELLISES WALKING THROUGH AND
05:30:16 IMAGINE THAT BEING BOUGAINVILLEA VINE.
05:30:19 AND ON THE TOP IMAGE ON THE TOP RIGHT, THAT HAPPENS TO BE IN
05:30:21 THE SQUARE IN WEST PALM BEACH.
05:30:25 I WILL TELL YOU THAT WHENEVER YOU GO OUT THERE ON THE
05:30:28 WEEKEND, THERE'S A HUNDRED PEOPLE THERE WITH FAMILIES, WITH
05:30:31 KIDS.
05:30:32 THEY ARE SITTING IN THE GRASS.
05:30:33 THE KIDS ARE RUNNING AROUND.
05:30:35 IT'S REALLY AN EXCITING SPACE.
05:30:36 THIS ONE IS MORE OF THE SAME.
05:30:44 WE HAVE A CENTRAL SPINE WALKWAY THAT LEADS US ALL THE WAY
05:30:47 FROM THE CRESCENT LAKE ON A DIAGONAL GOING TO THE NORTHWEST
05:30:51 THAT WE END UP LANDING IN OUR CENTRAL GREEN.
05:30:54 ONCE WE GET TO THE CENTRAL GREEN, WE'VE GOT A SERIES OF
05:30:58 SEATING NICHES.

05:30:59 THAT'S WHERE WE HAVE POTENTIALLY RAISED PLANTERS.
05:31:02 WE ACTUALLY HAVE NATURAL CORAL STONE THAT WE ARE USING BOTH
05:31:06 FROM A TEXTURAL POINT OF VIEW AND FUNCTIONAL POINT OF VIEW
05:31:09 FOR SEATING.
05:31:10 WE'RE LOOKING AT COLORS, TEXTURES, EVEN SMELLS IN SOME CASES
05:31:14 WITH TYPES OF JASMINES AND DIFFERENT THINGS THAT GIVE ODOR.
05:31:21 >> YEAH, JIM, ON YOUR COMMENT ABOUT SEATING, BOTTOM LEFT,
05:31:24 IT'S A LITTLE DIFFICULT TO SEE BUT IN BETWEEN THE PALM TREES
05:31:27 ARE THE BIG CORAL STONES THAT WOULD BE USED FOR SEATING.
05:31:30 IN THIS DESIGN, JUST ABOVE WHERE IT SAYS A, THAT ROW OF
05:31:35 TREES THAT IS ADJACENT TO THAT ROAD THAT COULD POTENTIALLY
05:31:40 CLOSE OFF FOR FOOD TRUCK EVENTS OR ART EVENTS OR GREEN

05:31:43 MARKETS, WE HAVE ALL OF THOSE STONE SEATING BLOCKS UNDER THE
05:31:46 TREES, ALONG WITH THE WHOLE OR THE MAJORITY OF THE DIAGONAL
05:31:49 WHERE LETTER F IS, MORE OF THOSE SEATING BLOCKS.
05:31:54 SO THAT IF YOU WANT TO GRAB A BITE AND SIT OUT THERE OR IF
05:31:58 THERE IS A PERFORMANCE GOING ON, YOU COULD SIT ON THE
05:32:01 ELEVATED SEATING ELEMENTS.
05:32:10 >>Jim Wallace: I THINK IT'S WONDERFUL.
05:32:11 >> THESE ARE JUST SOME OF THE ACTIVITIES THAT WE'RE SHOWING.
05:32:14 POP-UP FLOWER SHOPS.
05:32:16 OF COURSE, WE'VE GOT BIKE STORAGE.
05:32:18 A COUPLE OF PICTURES OF TRAILS THAT WE'LL GET TO THAT GO
05:32:21 THROUGH OUR PRESERVE AREA TO THE NORTH AND WEST.
05:32:24 YOU SEE FOOD TRUCKS.

05:32:32 SO THIS NEXT SECTION HAPPENS TO BE THE LINK BETWEEN THE
05:32:35 CRESCENT PARK AND OUR CENTRAL GREEN.
05:32:37 IT'S A SERIES OF OUTDOOR SEATING AND DINING AREAS.
05:32:43 AND YOU CAN SEE IN THESE IMAGES WE'VE GOT CANOPIES,
05:32:47 TRELLISES, DIFFERENT THINGS.
05:32:51 HERE YOU CAN SEE ON THE BOTTOM RIGHT, BOTTOM RIGHT IS A
05:32:54 ROUNDABOUT.
05:32:55 THAT IS AN ACCESS TO GARAGES ON EACH SIDE AND ACTUALLY
05:32:58 HAPPENS TO WORK OUT THAT JUST TO THE RIGHT OF THAT IN THE
05:33:01 BOTTOM RIGHT, WE HAVE FOUR SPACES, TWO ON EACH SIDE FOR RIDE
05:33:05 SHARE.
05:33:05 SO WHEN PEOPLE COME HERE AND THEY GET DROPPED OFF, THEY GET
05:33:08 DROPPED OFF HERE, THEY ARE RIGHT ON OUR CENTER SPINE, SO
05:33:11 THEY ARE ABLE TO GO LEFT-RIGHT TO THE CRESCENT RESTAURANT
05:33:17 ROW.
05:33:17 NORTHWEST DOWN RESTAURANT ROW TO CENTRAL PARK.
05:33:20 EVERYTHING IS CONNECTED.
05:33:22 THAT IS A NICE CENTRAL POINT FOR PEOPLE TO GET IN AND OUT.
05:33:24 YOU'LL SEE RAISED SEATING AREAS JUST LIKE WE HAVE ON THE
05:33:29 RIGHT-HAND SIDE WITH COLORFUL UMBRELLAS, OUTDOOR FURNITURE,
05:33:33 TRELLISES, STONE CORAL BLOCKS, BOUGAINVILLEA, ALL KINDS OF
05:33:40 FLOWERS.
05:33:41 AND PROBABLY EVEN MUSIC.
05:33:43 SO WHEN YOU'RE OUTSIDE AND HEARING THIS SORT OF BACKGROUND,
05:33:48 AT THE SQUARE IN WEST PALM BEACH THEY KIND OF HAVE THIS

05:33:51 LIGHT MUSIC IN THE BACKGROUND THAT YOU'RE SORT OF HEARING,
05:33:54 EVEN THOUGH CARS ARE GOING BY.
05:33:56 YOU DON'T REALLY PERCEIVE THAT YOU'RE SITTING IN A VEHICULAR
05:34:01 ZONE.
05:34:02 OBVIOUSLY HERE WE DON'T HAVE ANY CARS, BUT AT LEAST THE
05:34:05 BACKGROUND NOISE DOES WELL.
05:34:07 THIS AREA IS JUST A TYPICAL STREETSCAPE.
05:34:13 WHAT WE TRIED TO DO AT ALL THE INTERSECTIONS IS HAVE

05:34:17 CLUSTERS OF PALM TREES, A FLOWERING TREE.
05:34:19 OF COURSE, THE PALM TREES WILL CHANGE.
05:34:21 FLOWERING TREES WILL CHANGE, TOO.
05:34:23 THEY WON'T ALL BE THE SAME AT EVERY INTERSECTION.
05:34:25 EVEN THE STREET TREES THAT WE'RE SHOWING SORT OF
05:34:27 REPETITIVELY THAT LINE UP WITH THE PARKING SPACES, THE
05:34:31 PARALLEL PARKING SPACES, INSTEAD OF ONE TREE IN A CERTAIN
05:34:35 AREA, WE MAY GO IN WITH A CLUSTER OF THREE PALMS.
05:34:38 WE MAY DO A FLOWERING TREE.
05:34:41 SO IT'S NOT WHEN YOU'RE WALKING DOWN THE STREET YOU DON'T
05:34:43 HAVE THIS MONOTONOUS ROW OF BOOM, BOOM, BOOM, ONE TREE EVERY
05:34:48 PLACE.
05:34:49 SO WE'RE INTRODUCING THOSE KINDS OF ELEMENTS.
05:34:51 AND YOU CAN SEE ON THIS ONE IT HAPPENS TO HIGHLIGHT THAT
05:34:54 THERE ARE A COUPLE OF BIG TREES ON EITHER SIDE OF THE CIVIC
05:34:57 SITE AND YOU HAVE THESE PUBLIC ACCESSES THAT KIND OF GO
05:35:01 THROUGH AND PENETRATE THE FACADE OF THE ARCHITECTURE IN

05:35:03 THOSE LOCATIONS.
05:35:04 THESE ARE TYPICAL STREETSCAPE IMAGES THAT YOU WOULD SEE.
05:35:11 THE ONE ON THE TOP HAPPENS TO REPLICATE WHAT I WAS JUST
05:35:15 TALKING ABOUT.
05:35:17 IN A COUPLE OF LOCATIONS, WE HAVE A GROUP OF THREE PALM
05:35:19 TREES AND MEDIUM ACCENT FLOWERING TREE UNDERNEATH IT.
05:35:24 YOU HAVE THE HEIGHT FOR THE ARCHITECTURE.
05:35:26 I CAN CERTAINLY SAY THAT WE'RE NOT GOING TO PUT TEN-FOOT
05:35:29 TREES IN HERE IF I HAVE ANYTHING TO SAY ABOUT IT.
05:35:32 SO THE ARCHITECTURE WILL BE COMPLEMENTED BY THE HEIGHT OF
05:35:35 THE PALMS.
05:35:36 AND THEN ALSO SOME HUMAN-SCALE LANDSCAPE, TOO.
05:35:39 BECAUSE WHEN YOU WALK BY A PALM TREE THAT'S TALL, ALL YOU
05:35:42 REALLY SEE IS THE TRUNK.
05:35:44 I DON'T KNOW IF YOU PERCEIVE IT IN HERE, BUT WE TIE THINGS
05:35:47 LIKE JASMINE VINES, ALLAMANDA VINES TO THE TRUNKS OF THE
05:35:54 PALMS SO YOU AS A PEDESTRIAN WALKING BY AREN'T JUST SEEING
05:35:58 STICKS.
05:35:58 WE'RE TRYING TO MAKE IT PERSONABLE.
05:36:00 WE WANT YOU TO HAVE A GOOD FEELING AS WALKING.
05:36:03 THESE STREETS ARE CURBLESS.
05:36:05 WE'RE NOT PROPOSING THAT HERE.
05:36:06 THAT'S WHY YOU DON'T SEE A CURB LINE IN THERE.
05:36:09 THIS IS THE PARK THAT SOMEBODY WAS REFERENCING THAT'S RIGHT
05:36:15 OFF 41.

05:36:16 IT IS THE ENTRY TO OUR COMMUNITY.
05:36:18 IT ALLOWS YOU TO COME IN AND MAKE YOUR FIRST DECISION
05:36:20 WHETHER YOU GO LEFT DOWN TO OUR CRESCENT PARK, WHETHER YOU
05:36:24 GO RIGHT TO OUR ENTRY PARK OR STRAIGHT, AND YOU END UP AT

05:36:29 OUR CIVIC NODE IN CENTRAL -- OUR MAIN CENTRAL CIVIC CENTER.
05:36:33 THIS PARTICULAR PARK, WE'RE TRYING TO PICK UP THINGS THAT
05:36:37 ARE A LITTLE BIT DIFFERENT.
05:36:38 YOU CAN SEE IN THE IMAGE ON THE TOP WHERE WE HAVE UNDULATING
05:36:43 LANDSCAPE.
05:36:43 IT'S SIMPLE.
05:36:44 IT'S GRASS THAT ROLLS.
05:36:46 WE HAVE SHADE TREES.
05:36:47 PEOPLE CAN HANG OUT AND SIT AND TALK.
05:36:51 YOU'RE PROBABLY SEEING THIS TREE A MILLION TIMES.
05:36:54 IT IS A METAL FRAME THAT ACTS AS AN ARMATURE FOR
05:36:58 BOUGAINVILLEA TO GROW UP, BUT DIFFERENT ELEMENTS LIKE THAT.
05:37:01 THE SLIDE BELOW WHERE WE HAVE LIGHTS STRUNG BETWEEN THE
05:37:05 TREES.
05:37:05 AND THEN WE ACTUALLY COME INTO OUR PARK.
05:37:08 YOU KNOW, OPEN CENTER IN THE MIDDLE FOR ACTIVITIES.
05:37:12 TOP LEFT CORNER, WE HAVE UNDULATING GRASS UNDER THE TREES.
05:37:16 BOTTOM RIGHT CORNER LABELED B, WE'VE ACTUALLY GOT A SERIES
05:37:21 OF HAMMOCKS.
05:37:22 SO UNDERNEATH THE TREE, YOU CAN GET A GROUP OF TWO OR THREE
05:37:26 PEOPLE THAT SIT ON A HAMMOCK AND YOU HAVE A WHOLE DIFFERENT

05:37:29 EXPERIENCE THAN JUST SITTING ON A PARK BENCH NEXT TO A
05:37:34 FOUNTAIN OR SOMETHING.
05:37:35 WE'VE TRIED TO INTEGRATE VERTICAL CHANGE AS WELL AS
05:37:39 HORIZONTAL CHANGE WITH LANDSCAPE TOPOGRAPHY AND TEXTURED
05:37:43 PAVEMENT.
05:37:44 WE HAVEN'T GONE INTO ALL THE DETAIL OF TEXTURED PAVEMENT BUT
05:37:48 THE IDEA WOULD BE TO INTRODUCE SOME.
05:37:49 WHERE YOU SEE D, THAT TO ME WOULD BE A BIG FOCAL TREE.
05:37:55 SOME LARGE, I DON'T KNOW THAT WE HAVE ANYTHING ON-SITE THAT
05:37:59 WE CAN RELOCATE THERE, BUT BRINGING IN SOMETHING LARGE, SO
05:38:03 WHEN YOU FIRST COME INTO THE SITE, YOU SEE THIS MAGNIFICENT
05:38:07 TREE AND GET A GOOD FEELING FOR GOING FORWARD.
05:38:10 THIS IS OUR MAIN ENTRY OFF COCONUT, AND WE'RE CALLING IT, I
05:38:20 THINK IT'S RAMBLA.
05:38:25 NOT QUITE LIKE IT IS IN BARCELONA.
05:38:28 WE DON'T HAVE RESTAURANTS AND KIOSKS AND ALL THE WONDERFUL
05:38:31 THINGS WE WOULD HAVE IN THE MIDDLE OF THE ROAD, BUT IN THIS
05:38:33 CASE WE'RE SHOWING A PATHWAY REPRESENTED ON THE TOP IMAGE
05:38:37 WITH MATCHED TREES AND PALMS.
05:38:41 OCCASIONALLY TRELLIS ARCHES WITH BOUGAINVILLEA, COUPLE OF
05:38:45 SEATING AREAS.
05:38:45 SPECIALTY PAVING IN THOSE AREAS.
05:38:47 WE'RE TRYING TO CREATE THIS BEAUTIFUL WALK COMING FROM
05:38:49 COCONUT ROAD ALL THE WAY UP TO THE MAIN PLAZA.
05:38:52 THIS SHOWS IN THE PLAN, OBVIOUSLY ORIENTED LEFT-RIGHT, BUT

05:38:58 IT'S VERTICAL AND GOES NORTH-SOUTH.
05:39:00 YOU CAN SEE SOME OF THE TRELLIS ELEMENTS AND WE'RE REPEATING
05:39:03 SOME OF THOSE ELEMENTS IN VARIOUS PARKS.
05:39:05 SO IT IS TO SOME EXTENT ABOUT REPETITION AND SEEING SOME OF
05:39:08 THE SAME ELEMENTS FROM ONE PLACE TO ANOTHER.
05:39:11 AND THEN LASTLY, LASTLY WE'RE LOOKING AT OUR CRESCENT PARK
05:39:18 WHICH REALLY IS OUR FEATURE FOR THE COMMUNITY RIGHT AT 41
05:39:22 AND COCONUT.
05:39:23 BOTTOM LEFT, WE ARE SHOWING SORT OF THIS PROMENADE SEATING
05:39:29 AREA THAT JUTS OUT INTO OUR ALMOST THREE-QUARTER ACRE LAKE
05:39:34 WHERE WE HAVE A RADIAL TRELLIS AND BOUGAINVILLEA COMING
05:39:38 DOWN.
05:39:38 THAT ALSO GIVES US THE OPPORTUNITY IN SORT OF THE CENTER OF
05:39:43 THAT RADIAL TRELLIS TO HAVE A TERMINAL VIEW AND A PUBLIC ART
05:39:48 ELEMENT.
05:39:49 SO AS YOU'RE COMING FROM THE CENTRAL PARK AND WALKING TO THE
05:39:54 SOUTHEAST ON RESTAURANT ROW AND YOU END UP AT THE CRESCENT
05:39:58 PARK, YOU'VE GOT THE TRELLIS BACKDROP.
05:40:01 YOU'VE GOT A BEAUTIFUL PIECE OF SCULPTURE IN THE FOREGROUND,
05:40:06 RESTAURANTS ON THE LEFT AND RIGHT.
05:40:08 REALLY TRYING TO CREATE A NICE VISUAL CONNECTION BETWEEN THE
05:40:11 TWO PUBLIC SPACES.
05:40:13 AND THEN THIS IS JUST A BLOWUP OF THE SAME.
05:40:16 YOU CAN SEE THAT WE STILL MAINTAIN OUR REQUIRED BUFFER AND
05:40:21 TREE COUNTS IN OUR BUFFER ADJACENT TO THE LAKE.

05:40:25 WHAT WE'RE LOOKING TO DO IS TAKE AWAY THE HEDGE SO WE CAN
05:40:27 GET PEOPLE TO SEE INTO THE SITE.
05:40:33 AS YOU SEE, WE DO HAVE A FOUNTAIN IN THE MIDDLE AND SEVERAL
05:40:40 LAYERS, TWO LAYERS OF CRESCENT SHAPED PALMS AND TREES BEFORE
05:40:44 WE GET TO THE OUTDOOR DINING.
05:40:47 THERE WERE A COUPLE OF IMAGES THAT WE MIGHT -- WELL, YOU CAN
05:40:52 SEE DOWN ON THE RIGHT-HAND SIDE A PIECE OF SCULPTURE IN WEST
05:40:58 PALM THAT KIND OF A NICE FOCAL POINT WITH TERMINATION WITH
05:41:04 COLOR.
05:41:05 YOU CAN SEE BY THE LETTERS A AND D, WE SORT OF HAVE THIS
05:41:08 LITTLE GREEN THING THAT JUTS INTO THE BUILDINGS.
05:41:11 THAT'S KIND OF A DIVIDER.
05:41:13 ROSS, THERE IS AN ELEMENT YOU SHOWED FROM THE SQUARE THAT
05:41:19 REALLY WHAT IT'S DOING IS SEPARATING OUR SORT OF RESIDENTIAL
05:41:23 SIDE FROM OUR RETAIL, FROM OUR RETAIL RESTAURANT.
05:41:26 AND IF YOU LOOK AT THE BOTTOM LEFT-HAND CORNER, YOU CAN SEE
05:41:29 HOW WE HAVE A LITTLE ARCH.
05:41:31 WE'VE GOT A LITTLE POCKET PARK WITH GREEN ON THE LEFT AND
05:41:34 RIGHT AND THE ARCHITECT HAS DONE A WONDERFUL JOB OF ADDING
05:41:37 COLOR AND SOME TEXTURE ON THAT BACK ELEMENT.
05:41:39 AND I THINK THAT IS THE SAME THING THAT OUR ARCHITECT IS
05:41:43 PROPOSING IN THOSE CRESCENT-SHAPED BUILDINGS.

05:41:46 SO THOSE ARE JUST SOME OF THE LITTLE FEATURES THAT YOU DON'T
05:41:49 NECESSARILY SEE IN A RENDERING OF THIS SIZE, BUT THOSE
05:41:53 THINGS ARE PLANNED TO HAPPEN.

05:41:55 I THINK THE LAST THING WE WERE GOING TO DISCUSS WAS OUR
05:42:00 PERIMETER.
05:42:03 SO THIS IS OUR OVERALL SITE PLAN, AND YOU SEE ALL THE COMMON
05:42:09 SPACES HIGHLIGHTED IN GREEN.
05:42:11 THERE WERE A COUPLE OF COMMON SPACES AND ELEMENTS THAT
05:42:14 AREN'T HIGHLIGHTED IN GREEN HERE BECAUSE THEY HAPPENED TO BE
05:42:16 IN PHASE TWO.
05:42:17 FOR EXAMPLE, ON THE BOTTOM LEFT-HAND CORNER WHERE THE BUFFER
05:42:22 STARTS AND WE HAVE A WALKWAY STARTING AT COCONUT ROAD GOING
05:42:25 UP, AND YOU CAN SEE IT LABELED AS E, THAT BEING A PATHWAY
05:42:29 THROUGH THE PRESERVE, WE HAVE A LITTLE PARK THERE THAT'S
05:42:32 SORT OF OUR ENTRY INTO THIS WALKWAY.
05:42:37 WE'VE GOT REQUIRED 50-FOOT BUFFERS ON THE WEST LABELED D, TO
05:42:43 THE NORTH LABELED C.
05:42:45 ALL OF THOSE BUFFERS HAVE REQUIREMENTS.
05:42:47 AGAIN, THEY ARE 50 FEET WIDE.
05:42:49 WE'RE REQUIRED TO HAVE 15 TREES EVERY 100 FEET.
05:42:53 WE'RE REQUIRED TO HAVE AT TIME OF PLANTING A FOUR-FOOT
05:42:56 HEDGE, DOUBLE WIDE GOING ALL THE WAY ON THE ENTIRE LENGTH.
05:43:01 WE'RE ALSO PROPOSING BASED ON OUR DEVELOPMENT ORDER A
05:43:04 SIX-FOOT HIGH CHAIN-LINK BLACK VINYL COATED CHAIN-LINK FENCE
05:43:09 WHICH WILL BE LANDSCAPED AS WELL.
05:43:10 AND, OF COURSE, THERE IS EXISTING VEGETATION THAT HAPPENS IN
05:43:12 THOSE AREAS AS WELL.
05:43:14 WE'VE GOT TO GO OUT AND CLEAR ALL THE EXOTIC MATERIAL OUT,

05:43:18 BRAZILIAN PEPPER AND SUCH, BUT THE REST OF IT WILL REMAIN.
05:43:21 THAT'S IT FOR LANDSCAPE.
05:43:28 >>Michael Sheeley: VERY NICELY DONE.
05:43:29 THANK YOU.
05:43:30 >> THANK YOU.
05:43:33 >>Kristin Jeannin: INCREDIBLE AMOUNT OF VARIETY AND
05:43:35 CREATIVITY IN THAT.
05:43:36 IT'S VERY EXCITING TO SEE.
05:43:38 I HAVE SO MANY POSITIVE AND EXCITING THINGS GOING ON HERE
05:43:44 THAT I LOVE AND COULD SPEND ALL DAY COMPLIMENTING IT.
05:43:50 TWO SORT OF -- ONE KIND OF GENERAL COMMENT AND ONE MORE
05:43:55 SPECIFIC COMMENT.
05:43:57 IF YOU CAN GO TO THE IMAGE OF THE VIEW TO THE CRESCENT PARK.
05:44:12 I WOULD MAYBE SUGGEST SOME KIND OF TEXTURE AT THE BASE OF
05:44:19 THE FEATURE AT THE BACK OF THE LAKE.
05:44:22 I'VE SEEN A LOT OF TIMES WHERE THERE'S THIS KIND OF CONCRETE
05:44:25 STRUCTURE AGAINST THE LAKE AND SOMETHING VERY COLD AND
05:44:27 UNINVITING ABOUT THAT.

05:44:28 SO I DON'T KNOW IF YOU WOULD DO SOME KIND OF TEXTURE OR
05:44:32 STONE OR FINISH ON THE BASE OF THAT OR JUST WITH LANDSCAPING
05:44:35 OR SOMETHING.
05:44:37 BUT THERE ARE MANY EXAMPLES AROUND THIS AREA WHERE PEOPLE
05:44:41 HAVE TRIED AN ELEMENT LIKE THIS AND IT DOESN'T WIN.
05:44:46 AND I THINK THAT'S WHY.
05:44:47 OTHER KIND OF GENERAL, REAL MORE GENERAL COMMENT IS, AGAIN,

05:44:56 I LOVE ALL THE VARIETY.
05:44:58 I LOVE THAT YOU'RE USING SO MANY DIFFERENT LANDSCAPE
05:45:01 ELEMENTS TO CREATE FEATURES THROUGHOUT THIS SITE.
05:45:03 I THINK IT'S GOING TO BE FANTASTIC FOR THE COMMUNITY.
05:45:09 IT'S KIND OF LIKE YOU REALLY COULD SPEND ALL DAY JUST KIND
05:45:13 OF EXPLORING WHAT'S GOING ON THROUGHOUT THIS SITE.
05:45:16 THAT'S WONDERFUL.
05:45:17 I WOULD BE -- IT'S A REAL CHALLENGE FOR LANDSCAPE ARCHITECTS
05:45:26 TO CREATE THAT DIVERSITY THROUGHOUT THE PROJECT WITH
05:45:34 DIFFERENT SPECIES, BUT STILL MAKE SURE THAT WE'RE USING
05:45:37 REALLY HEARTY AND TRIED AND TRUE MATERIALS AS MUCH AS
05:45:42 POSSIBLE.
05:45:43 ON DEVELOPMENTS LIKE THIS, I'VE ALSO SEEN JUST OVER A LITTLE
05:45:46 BIT OF TIME, SOMETIMES NOT MUCH TIME, ANYTHING THAT IS MORE
05:45:49 BORDER LINE PLANT MATERIAL JUST FADES AND IT REALLY CAN
05:45:54 DOWNGRADE THE SITE IF THE RIGHT MATERIALS AREN'T SELECTED.
05:45:59 THAT WOULD JUST BE MY WORD OF CAUTION WHEN GETTING INTO THE
05:46:04 NITTY-GRITTY OF SPECIFYING SPECIES.
05:46:12 >>Jim Wallace: KRISTIN, YOU'RE ABSOLUTELY RIGHT THAT THERE
05:46:15 ARE A LOT OF TALL BUILDINGS.
05:46:16 SO THERE ARE A LOT OF SHADED AREAS, RESTAURANT ROW AND
05:46:20 THINGS LIKE THAT THAT WILL NEVER SEE SUNLIGHT OR RARELY SEE
05:46:25 SUNLIGHT.
05:46:26 THAT IS A VERY, VERY GOOD POINT.
05:46:28 >> WE'VE WORKED ON SEVERAL MIXED USE PROJECTS IN THE PAST.

05:46:32 I HAVE TO TELL YOU, YOU'RE ABSOLUTELY RIGHT.
05:46:35 WHEN WE DESIGN THIS, YOU HAVE TO THINK ABOUT LONG AFTER
05:46:38 EVERYBODY IS GONE, THE MAINTENANCE AND WHAT IT'S GOING TO
05:46:41 TAKE.
05:46:41 AND YOU KNOW WHAT HAPPENS.
05:46:45 YOU HAVE TO MAKE IT SIMPLE ENOUGH SO IT CAN BE MAINTAINED BY
05:46:49 A COMPANY THAT YOU KNOW IS GOING TO END UP MAINTAINING IT.
05:46:52 IT'S ONE THING WHEN YOU'RE IN YOUR YARD AND YOU HAVE ALL
05:46:55 THESE TROPICAL PLANTS AND SPEND TIME TRIMMING IT, WE KNOW
05:46:59 WHAT'S GOING TO HAPPEN HERE.
05:47:00 WE HAVE TO DESIGN IT SO THAT IT WORKS FOR THAT AND THAT'S
05:47:03 THE INTENT.
05:47:10 >>Scotty Wood: I THINK THAT'S IT FOR LANDSCAPING AT THE
05:47:11 MOMENT.

05:47:12 ARE YOU GOING TO MOVE TO TRAFFIC?
05:47:16 >> WE WILL MOVE TO THE INTERSECTION, YES.
05:47:23 >> I LOVE THIS CONCEPT AND I APPLAUD THE THOUGHT AND
05:47:27 PLANNING THAT IS GOING INTO IT ALL.
05:47:29 JUST BEFORE WE START ON TRAFFIC, JUST A RELATED QUESTION.
05:47:34 TO THE EXTENT THAT THE PROJECT IS SUCCESSFUL, THIS HAS THE
05:47:43 POSSIBILITY OF DRAWING A LOT, A LOT OF PEOPLE.
05:47:47 CAN YOU COMMENT A LITTLE BIT ABOUT THE PARKING SITUATION AND
05:47:53 THE AVAILABILITY OF PARKING TO THE EXTENT THAT THIS IS AS
05:47:57 SUCCESSFUL AS YOU WANT IT TO BE.
05:48:01 >> I THINK WE'LL GO TO THE OVERALL SITE PLAN SO WE CAN SEE.

05:48:04 AND THIS HIGHLIGHTS THE ACCESS POINTS INTO THE PROJECT.
05:48:06 THROUGHOUT THE ENTIRE COMMUNITY, THERE IS GOING TO BE THE
05:48:09 PARALLEL STREET PARKING.
05:48:13 AND DOVER, KOHL AND HUMPHREYS DID A FANTASTIC JOB FROM THE
05:48:18 START DESIGNING EACH OF THE QUADRANTS OF THE PROJECT TO BE
05:48:21 SELF-SUFFICIENT IN PARKING SO THAT THERE IS ENOUGH PARKING
05:48:24 AND PROXIMATE AND CONVENIENT PARKING FOR EACH OF THE USES SO
05:48:28 THAT WE'RE NOT RELYING ON ENORMOUS GARAGES IN ONE QUADRANT
05:48:31 TO BE ABLE TO PARK THE TOWNHOMES THAT ARE IN THE TOP LEFT.
05:48:34 THAT'S KIND OF HOW WE THOUGHT THROUGH IT.
05:48:39 AND THEN AN ELEMENT OF THE GROUND LEVEL OF THE GARAGE THAT'S
05:48:41 DEDICATED TO RETAIL WILL HAVE GREAT SIGNAGE AND BE MONITORED
05:48:46 SO THAT RESIDENTS ARE NOT PARKING THERE AND THOSE PARKING
05:48:49 SPACES ARE RESERVED.
05:48:50 AND THEN YOU GET TO A CERTAIN POINT IN THE GARAGE AND GATED
05:48:54 SPACES UP FOR THE RESIDENTS.
05:48:55 SO THEY'LL WANT TO PARK UPSTAIRS BEHIND THE GATES TO PROTECT
05:48:59 THE VEHICLES A LITTLE BIT MORE.
05:49:01 WE PUT A LOT OF THOUGHT INTO THE PARKING.
05:49:08 >>Barry Jones: THE PUBLIC PARKING WITHIN THE BUILDINGS,
05:49:09 THAT'S FREE.
05:49:10 THAT'S NOT PAY FOR PARKING, RIGHT?
05:49:12 >> WE HAVEN'T MADE A DETERMINATION.
05:49:15 I'M NOT A RETAIL EXPERT.
05:49:20 >>Barry Jones: THE CHALLENGE IS WHEN YOU MAKE IT PAY FOR

05:49:23 PARKING, THEN YOU TAKE AWAY A LOT OF WHAT IS AVAILABLE OR
05:49:26 PRACTICALLY USED BY THE PUBLIC AND THEN THE STREET SIDE
05:49:29 PARKING AND STUFF THAT ISN'T PAY FOR PARKING THEN BECOMES
05:49:32 OVERTAXED.
05:49:33 I KNOW IT'S A BUSINESS CONSIDERATION AND IT'S ALSO A
05:49:36 FUNCTIONAL CONSIDERATION AS TO WHETHER YOU HAVE PROPERLY
05:49:40 PARKED IT OR NOT, CREATED A HINDRANCE TO GETTING TO THAT
05:49:43 PARKING.
05:49:44 IT WOULD JUST BE A QUESTION.
05:49:47 YOU'RE GOING TO PROPOSE WHAT YOU'RE GOING TO PROPOSE.

05:49:50 BUT THAT QUESTION WILL BE ASKED.
05:49:52 >> GREAT.
05:49:53 WE'LL DIG INTO THAT.
05:49:54 RIGHT NOW WE'RE TALKING TO SOME BROKERS TO REACH OUT TO
05:49:57 DIFFERENT RESTAURANT AND RETAIL USES AND WE'LL GET INTO THE
05:50:00 MANAGEMENT A LITTLE BIT MORE, WHAT IS BEST PRACTICE THERE.
05:50:05 IS IT SOME NOMINAL AMOUNT TO PAY, BUT THEN THE RETAIL
05:50:08 RESTAURANTS WILL VALIDATE PARKING, REALLY IT'S FREE, BUT WE
05:50:11 JUST DON'T WANT PEOPLE PARKING THERE AND LEAVING THEIR CAR
05:50:14 OVERNIGHT OR SOMETHING LIKE THAT.
05:50:15 WE'LL LOOK INTO BEST PRACTICES FOR THAT.
05:50:19 >>Barry Jones: THE MENTALITY ON THIS COAST IS DIFFERENT FROM
05:50:21 THE EAST COAST AS FAR AS WILLINGNESS TO PAY FOR PARKING.
05:50:26 >> I AGREE, YEAH.
05:50:29 >>Barry Jones: GOT IT.

05:50:33 >> I'LL TURN IT OVER TO BILLY TO TALK ABOUT THE
05:50:38 INTERSECTION.
05:50:38 >> GOOD EVENING, BOARD.
05:50:39 GOOD TO SEE YOU AGAIN.
05:50:40 OBVIOUSLY, WE HEARD A LOT OF COMMENTS AT THE LAST MEETING,
05:50:45 AND WE ADDRESSED ALL OF THOSE WHEN WE WENT TO COUNCIL AND WE
05:50:49 THINK THAT WE RESOLVED MUCH OF WHAT THE CONCERNS WERE
05:50:52 THROUGH THAT MEETING.
05:50:53 ONE OF THE THINGS THAT CAME UP HERE IN THE PREVIOUS MEETING
05:50:57 WAS IF YOU REMEMBER, WE HAD DONE OUR TRAFFIC COUNTS IN 2021,
05:51:02 AND THE CITY HAD DONE -- OR THE VILLAGE HAD DONE COUNTS IN
05:51:05 2023.
05:51:05 SO WE TOOK THOSE COUNTS AND WE RAN OUR MODEL AND IT DIDN'T
05:51:09 HAVE A NEGATIVE IMPACT.
05:51:11 IT DID NOT REDUCE THE ADOPTED LEVEL OF SERVICE OR THE LEVEL
05:51:14 OF SERVICE AT ANY OF THE INTERSECTIONS, IN OTHER WORDS, THE
05:51:16 LEVEL OF SERVICE AT EACH OF THE INTERSECTIONS STAYED THE
05:51:19 SAME EVEN WITH THE INCREASED TRIPS.
05:51:22 WE WERE ALSO ASKED TO ANALYZE AND LAY OUT THE ROUNDABOUT, SO
05:51:27 WE WORKED CLOSELY WITH KIMLEY-HORN.
05:51:29 YOU CAN SEE IN THIS IMAGE HERE THAT THERE ARE TWO LANES
05:51:32 GOING IN AND TWO LANES COMING OUT ON THE EAST SIDE OF THE
05:51:35 MODEL ROUNDABOUT, AND THEN SINGLE LANES IN THE OTHER
05:51:39 DIRECTIONS.
05:51:40 THE BENEFITS OF THE ROUNDABOUT IN ADDITION TO THE FACT THAT

05:51:44 THE LEVEL OF SERVICE IS BETTER WITH THE ROUNDABOUT THAN IT
05:51:48 IS WITH A SIGNAL, THEY ARE SAFER FOR ALL USERS.
05:51:53 IF YOU HAVE, WHICH WE HAVE A LOT OF, TROPICAL STORMS IN
05:51:56 FLORIDA AND THE POWER GOES OUT, YOU DON'T HAVE TO WORRY
05:51:58 ABOUT A SIGNAL BEING OUT AND FROM THE VILLAGE'S STANDPOINT,
05:52:02 MAINTENANCE IS LESS EXPENSIVE ON A ROUNDABOUT THAN IT WOULD

05:52:05 BE WITH A SIGNAL.
05:52:06 SO THOSE ARE THE THINGS THAT WE SEE THAT WOULD BE HELPFUL TO
05:52:10 THIS LOCATION.
05:52:11 IF THERE ARE QUESTIONS OR OTHER CONCERNS, I WOULD BE HAPPY
05:52:14 TO ADDRESS THEM.
05:52:15 >>Barry Jones: WHEN YOU SAY IT INCREASE THE LEVEL OF
05:52:18 SERVICE, I THINK YOU BURIED THE LEAD WHEN GOING FROM AN F TO
05:52:22 A B OR AN E TO AN A, SIGNIFICANTLY SUBSTANTIALLY INCREASE
05:52:27 THE LEVEL OF SERVICE AT THAT INTERSECTION.
05:52:29 >> AND THAT'S BECAUSE, GENERALLY SPEAKING, 75% MORE
05:52:32 EFFICIENT THAN A SIGNALIZED INTERSECTION BECAUSE YOU DON'T
05:52:34 HAVE ANY RED TIME.
05:52:38 I THINK NOWADAYS ONE THING WE DIDN'T HAVE TO DEAL WITH FOR
05:52:40 YEARS IS PEOPLE BEING ON THEIR CELL PHONES WHEN THEY ARE AT
05:52:43 THE LIGHT AND THEY DON'T PAY ANY ATTENTION, THE LIGHTS
05:52:46 CHANGE, PEOPLE ARE A HUNDRED FEET, 200 FEET AHEAD OF THEM
05:52:49 BEFORE THEY REALIZE THE LIGHT CHANGED.
05:52:52 YOU DON'T TEND TO HAVE THAT PROBLEM WITH ROUNDABOUTS BECAUSE
05:52:54 THE TRAFFIC TENDS TO KEEP MOVING.

05:52:55 >>Barry Jones: GOING EAST AND WEST, THERE SEEMS TO BE
05:52:59 TREMENDOUS ROOM FOR SOME LANDSCAPE ISLANDS THAT COULD BE
05:53:02 SOME PLACEMAKING PLACES THAT COULD LEND TO THE SOUTHERN
05:53:07 BOUNDARY OF YOUR PROPERTY.
05:53:09 I SEE A LOT OF ASPHALT STRIPING IN THERE RIGHT NOW ON THE
05:53:13 WESTBOUND, WEST SIDE, THAT SEEMS LIKE IT COULD BE A
05:53:17 LANDSCAPED MEDIAN IF SOMEBODY WANTED TO DO SOMETHING LIKE
05:53:20 THAT.
05:53:20 >> CERTAINLY IN THE CENTRAL ISLAND.
05:53:22 THE OTHER THING I WOULD LIKE TO POINT OUT, TOO, AS WELL WHEN
05:53:24 WE WORKED WITH KIMLEY-HORN ON THE LAYOUT, THE LAYOUT OF THIS
05:53:28 ROUNDABOUT IS SUCH THAT WE KEPT THE ROUNDABOUT WITHIN THE
05:53:30 EXISTING PAVED AREA.
05:53:32 SO WE'RE NOT ACTUALLY IMPACTING ON THE GREENSPACE OUTSIDE OF
05:53:36 THE INTERSECTION.
05:53:38 >>Barry Jones: I'M DOING MULTIPLE OF THESE IN COLLIER COUNTY
05:53:41 RIGHT NOW AT DIFFERENT INTERSECTIONS.
05:53:43 I AM A BIG FAN AND KIND OF WHY I SUGGEST WE LOOK AT IT.
05:53:47 I APPRECIATE YOU BRINGING THE LEVEL OF SERVICE ANALYSIS
05:53:49 BACK.
05:53:49 IT ALSO CREATES A DIFFERENTIAL ZONE, IF YOU WILL, BETWEEN
05:53:54 THE EASTERN PORTION OF COCONUT AS A COMMERCIAL FOUR-LANE,
05:53:58 MORE HIGH INTENSITY THAN ONCE YOU GET THROUGH THE
05:54:01 INTERSECTION.
05:54:01 YOU CHANGE CHARACTER BACK DOWN TO A TWO-LANE LOCAL ROAD.

05:54:05 SO IT HELPS DIFFERENTIATE BETWEEN THE FRONT END OF COCONUT
05:54:08 AND THE BACK END OF COCONUT THAT'S MORE OF A DIFFERENT

05:54:11 CHARACTER OF ROAD BY TAKING DOWN --
05:54:13 >> MANY TIMES IN LOCATIONS LIKE THIS, THEY ARE TREATED AS AN
05:54:16 ENTRY FEATURE.
05:54:17 IF YOU'VE BEEN TO SARASOTA LATELY, ALL THE ARTWORK IN THEIR
05:54:20 MODERN ROUNDABOUTS REALLY DOES A NICE JOB.
05:54:25 >>Scotty Wood: DO YOU HAVE THE RIGHT-OF-WAY TO DO THIS?
05:54:27 BECAUSE I'M A BIG FAN OF ROUNDABOUTS.
05:54:29 CLEARLY, THEY ARE MORE EFFICIENT.
05:54:31 CLEARLY.
05:54:37 >>Jim Wallace: ONE COMMENT ABOUT ROUNDABOUTS.
05:54:38 I LOVE ROUNDABOUTS, BUT THE RADIUS OF THE ROUNDABOUT IS SO
05:54:41 CRITICAL.
05:54:42 I DON'T PRETEND TO KNOW -- BARRY IS MORE PROFICIENT AT THIS
05:54:49 THAN I AM.
05:54:50 I LOOK AT OLD 41 AND TERRY STREET IN BONITA SPRINGS.
05:54:54 THEY PUT IN THAT ROUNDABOUT TO MAKE IT MORE EFFICIENT AND IT
05:54:57 HAS BECOME A BOTTLENECK.
05:55:00 THE ROUNDABOUT IS TOO SMALL.
05:55:04 SOMEBODY TRIED TO MAKE IT FIT AND IT'S BECOME JUST A TRAFFIC
05:55:08 JAM.
05:55:09 I DON'T KNOW WHAT THE SOLUTION IS.
05:55:10 I DO BELIEVE IN ROUNDABOUTS, BUT CERTAINLY NOT SMALL ONES
05:55:15 LIKE THEY HAVE IN BONITA SPRINGS.

05:55:18 >> YEAH, YOU MAY BE SPEAKING TO MANY ROUNDABOUTS.
05:55:21 THIS ROUNDABOUT WE ACTUALLY INCREASED THE INSCRIBED
05:55:25 DIAMETER.
05:55:26 SO WE'RE VERY COMFORTABLE THAT THAT'S NOT BEING AN ISSUE
05:55:29 HERE.
05:55:29 >>Barry Jones: WAS IT A 62, 65 OR DO YOU KNOW?
05:55:35 >> DON'T REMEMBER.
05:55:36 IT WAS NOT A 62.
05:55:42 >> GET BACK TO YOU ON THAT.
05:55:43 ON THE RIGHT-OF-WAY, SO WE ARE ABLE TO ACCOMMODATE IT WITHIN
05:55:46 THE PAVEMENT AREA.
05:55:48 HOWEVER, THAT DOES REQUIRE US TO RECONFIGURE THAT SOUTH
05:55:52 ENTRANCE, WHICH IS OUTSIDE OF THE RIGHT-OF-WAY.
05:55:54 SO WE SENT THIS TO THE TWO DIFFERENT PROPERTY OWNERS TO THE
05:55:57 SOUTHWEST AND TO THE SOUTHEAST.
05:55:59 THEY ARE REVIEWING IT, AND WE'RE TRYING TO WORK WITH THEM TO
05:56:03 GET THEIR APPROVAL AND WORK THROUGH WHATEVER KIND OF
05:56:05 EASEMENT IS REQUIRED TO IMPROVE ON THEIR PROPERTY.
05:56:08 >>Barry Jones: MARY, DO THEY HAVE A PROPORTIONATE SHARE
05:56:12 REQUIREMENT FOR THE SIGNAL, THE SOUTHERN PROPERTY?
05:56:15 >>Mary Gibbs: I DON'T BELIEVE SO.
05:56:16 THAT IS AN OLD DRI.
05:56:19 I'D HAVE TO GO BACK AND LOOK AT THAT, BUT IT'S PRETTY OLD.
05:56:22 >>Barry Jones: IF THERE IS AND IT RELIEVED THEM OF IT, IT

05:56:25 MIGHT BE A BENEFIT FOR THEM TO DO THE ROUNDABOUT.

05:56:27 YOU WOULDN'T HAVE A SIGNAL THEN.
05:56:30 >>Mary Gibbs: IF I MIGHT MAKE A COMMENT ABOUT THE
05:56:32 ROUNDABOUT, I WANT TO MAKE A COMMENT BECAUSE I THINK THERE'S
05:56:37 PROBABLY TRANSPORTATION AND TRAFFIC ISSUES ARE LIKE THE
05:56:40 NUMBER ONE ISSUE THAT PEOPLE IN THE AUDIENCE WANT TO HEAR
05:56:45 ABOUT.
05:56:45 THERE IS AN ENGINEERING CONVERSATION.
05:56:47 I'M NOT AN ENGINEER.
05:56:48 TO TRY TO KIND OF EXPLAIN THIS SITUATION, WHEN THE COUNCIL
05:56:53 APPROVED THE ZONING FOR THIS PROJECT, THEY SAID WE ARE GOING
05:56:56 TO LOOK AT WHAT MAKES MORE SENSE -- A ROUNDABOUT OR A
05:57:00 TRAFFIC SIGNAL.
05:57:01 AND THEY LEFT THAT DETERMINATION TO SEE BEFORE WE DO THE
05:57:05 FIRST DEVELOPMENT ORDER WHEN WE WOULD HAVE MORE DETAIL.
05:57:08 SO THAT'S THE PROCESS THAT WE'RE IN RIGHT NOW IS LOOKING AT
05:57:11 WHETHER THE ROUNDABOUT MAKES MORE SENSE, IS THERE ENOUGH
05:57:14 RIGHT-OF-WAY, CAN THAT BE ACCOMPLISHED?
05:57:15 WILL THAT BE A BETTER SOLUTION THAN THE TRAFFIC SIGNAL?
05:57:18 BECAUSE NOBODY WANTS TO HAVE TO BACK UP.
05:57:20 BUT I THINK AT THIS POINT IN TIME, WE DON'T HAVE ALL THE
05:57:23 ANSWERS BECAUSE THE DEVELOPMENT ORDER HAS COME IN AND WE'RE
05:57:26 JUST STARTING THAT EVALUATION.
05:57:27 I KNOW A LOT OF PEOPLE I THINK IN THE AUDIENCE ARE
05:57:29 WONDERING, OH, WILL SOMEBODY START RIPPING UP THE ROAD, IS
05:57:37 THERE A LIGHT, ROUNDABOUT, WE DON'T HAVE THE ANSWERS TO THAT

05:57:40 RIGHT YET.
05:57:41 ALSO, CAN YOU TALK INTO THE MICROPHONE?
05:57:45 >> YES, THANK YOU.
05:57:47 AND WE HEARD A LOT OF CONCERNS ABOUT THE TRAFFIC ANALYSIS
05:57:51 LAST TIME AND PEOPLE WANTING ANOTHER PERSON TO RUN THE MODEL
05:57:57 INDEPENDENTLY.
05:57:58 AS I SHARED WITH COUNCIL AT THE MEETING, OUR FIRM WORKS
05:58:02 NATIONALLY.
05:58:03 WE HAVE VALIDATED THE MIXED USE TRIP GENERATION ON OVER 300
05:58:06 PROJECTS THAT WE'VE WORKED ON.
05:58:08 SO THE ALTERNATIVE IS THAT YOU USE THE INSTITUTE OF TRAFFIC
05:58:11 ENGINEERS MANUAL FOR MIXED USE PROJECTS.
05:58:16 IN THE CASE OF THIS LOCATION, JUST BASED ON THE USES THAT
05:58:19 ARE IN HERE, OUR MODEL WAS ACTUALLY MORE CONSERVATIVELY THAN
05:58:23 THE ITE MIXED USE MODEL.
05:58:26 IF YOU BROUGHT IN ANOTHER FIRM TO RUN THAT MODEL USING ITE,
05:58:30 THEY WOULD SHOW LESS TRIPS THAN WE'RE SHOWING.
05:58:32 SO THE COUNCIL SEEMED TO BE COMFORTABLE WITH THAT.
05:58:34 SO THAT'S WHERE WE LEFT THINGS ON THAT FRONT.
05:58:38 OF COURSE, ADOPTED LEVEL OF SERVICE WAS NOT DIMINISHED BASED

05:58:42 ON OUR ANALYSIS WITH THE ROUNDABOUT OR THE ADDITIONAL TRIPS
05:58:48 FROM THE 2023 TRAFFIC DATA.
05:58:52 >>Mary Gibbs: BUT I THINK PEOPLE WANT TO UNDERSTAND AND BE
05:58:55 COMFORTABLE.
05:58:56 THERE ARE A LOT OF ENGINEERS.

05:58:57 I'M NOT AN ENGINEER.
05:58:58 I LIKE TO BRING IT DOWN TO MY LEVEL.
05:59:00 PEOPLE WANT TO BE COMFORTABLE THAT KNOWING THAT THERE'S NOT
05:59:03 GOING TO BE A HUGE BACKUP IF THERE IS A ROUNDABOUT OR A
05:59:06 SIGNAL, THAT IT'S NOT GOING TO BE A PROBLEM.
05:59:08 IT MIGHT MEET LEVEL OF SERVICE AND WE KNOW THE LEVEL OF
05:59:11 SERVICE IS SET LOW SO IT'S EASY TO MEET.
05:59:15 BUT WE WANT TO MAKE SURE OPERATIONALLY WE DON'T HAVE
05:59:18 PROBLEMS.
05:59:19 I THINK THAT'S WHAT WE'RE ALL TRYING TO WORK TOGETHER FOR
05:59:21 RIGHT NOW.
05:59:27 >>James Tatooles: LOOKING THIS AS A POTENTIAL BOTTLENECK
05:59:30 BECAUSE OF ALL THE NEW HIGH-RISES BEING BUILT JUST NORTH OF
05:59:33 THE HYATT HOTEL.
05:59:35 YOU'VE GOT THE HOTEL USE AND YOU'VE GOT THE RESIDENTIAL AND
05:59:38 YOU'RE COMING OUT OF THE COLONY, AND THIS IS THE ONLY ROUTE
05:59:42 OUT OF ALL OF THAT COMING THROUGH THIS ONE LITTLE SPOT.
05:59:48 I JUST SEE SO MUCH TRAFFIC THAT COULD POSSIBLY COME,
05:59:53 ESPECIALLY IF THERE WAS AN EVACUATION ORDER.
05:59:55 I DON'T KNOW IF YOU'D BE ABLE TO HANDLE AN EVACUATION ORDER
05:59:58 THROUGH THIS TYPE OF A BOTTLENECK INTERSECTION.
06:00:02 I CAN SEE THE OPPOSITE END OF IT WHERE PEOPLE WILL NOT BE
06:00:06 USING THAT ROAD AS A DAILY TRAFFIC BACK AND FORTH.
06:00:10 PEOPLE GO TO THE HOTEL TYPICALLY STAY IN THE HOTEL.
06:00:13 PEOPLE THAT LIVE IN THE COMMUNITIES AROUND THERE, I DON'T

06:00:18 KNOW IF YOU STUDIED THEIR TRAFFIC PATTERN.
06:00:21 TELL US A LITTLE BIT ABOUT ALL THAT TRAFFIC THAT'S TO THE
06:00:25 WEST OF THERE COMING THROUGH ONE SPOT AND HOW DO YOU SEE
06:00:30 THAT YOU'RE GOING TO BE ABLE TO HANDLE THAT.
06:00:33 >> WE ACTUALLY MODELED.
06:00:34 THE MODEL THAT WE RAN INCLUDED ALL THE 11 PROJECTS THAT HAVE
06:00:37 BEEN APPROVED WEST OF THIS INTERSECTION.
06:00:39 SO THAT WAS TAKEN INTO ACCOUNT AS PART OF THE TRAFFIC
06:00:42 ANALYSIS.
06:00:43 AND ONE OTHER THING TO KEEP IN MIND -- JUST GO BACK ONE
06:00:48 IMAGE.
06:00:48 UNLIKE SO MANY DEVELOPMENTS THAT ARE GETTING BUILT THESE
06:00:52 DAYS, YOU TYPICALLY HAVE ONE WAY IN AND ONE WAY OUT ON ONE
06:00:55 ROADWAY AND THAT'S GENERALLY HOW SO MUCH OF THE DEVELOPMENT
06:00:58 HAS HAPPENED HISTORICALLY.
06:01:02 NOTICE HERE MULTIPLE ENTRANCES AND EXITS ALONG 41 IN

06:01:06 ADDITION TO THE TWO ACCESS POINTS ALONG COCONUT ROAD.
06:01:10 SO THAT'S GOING TO HELP RELIEVE THE TRAFFIC SOMEWHAT.
06:01:15 WE DO BELIEVE THAT WHEN THE SIGNAL GOES INTO THE SUBDIVISION
06:01:18 TO THE SOUTH, A LOT OF THOSE NEIGHBORS WILL BE USING THAT
06:01:21 SIGNAL INSTEAD OF COMING OVER TO COCONUT ROAD.
06:01:29 >>James Tatooles: ONE THING I THINK THAT'S GOOD IS YOU
06:01:32 REALLY DON'T MAKE IT EASY TO DO A CUT-THRU.
06:01:36 >> CORRECT.
06:01:37 >>James Tatooles: SOME COMMUNITIES, THEY PUT IN A CENTRAL

06:01:40 STREET THROUGH THERE AND ALL OF A SUDDEN IT BECOMES A
06:01:43 SHORTCUT AROUND THE INTERSECTION.
06:01:44 I DON'T SEE THIS AS AFFORDING ANY SHORTCUTS THROUGH THE
06:01:48 INTERSECTION.
06:01:49 >> IT'S GOOD DESIGN.
06:01:54 >>Scotty Wood: ANYTHING ELSE?
06:01:57 >> THANK YOU.
06:01:58 >> THANK YOU.
06:01:58 >>Scotty Wood: THANK YOU.
06:01:59 I'LL OPEN IT FOR PUBLIC COMMENT.
06:02:04 ANY CARDS?
06:02:07 >>Tammy Duran: MARCUS.
06:02:08 AND THEN MANUEL.
06:02:11 >> THANK YOU.
06:02:12 MY NAME IS MARCUS CANTOS.
06:02:14 20291 CARTER ROAD IN ESTERO.
06:02:16 THANK YOU FOR TAKING MY QUESTION.
06:02:18 I HAVE A QUESTION.
06:02:19 IT'S NOT REALLY FOR THE DEVELOPER, BUT IT'S MORE FOR THE
06:02:23 COUNTY AND, OF COURSE, THE CITY.
06:02:25 THAT WAS A TEMPORARY LAND FILL FOR THE HURRICANES, WASN'T
06:02:28 IT?
06:02:30 >>Mary Gibbs: NOT A LAND FILL.
06:02:31 IT'S NOT A LAND FILL.
06:02:36 >> IT WAS VITAL TO HURRICANE RECOVERY.

06:02:38 HAS THE CITY OR THE COUNTY AND THE COUNTY MADE ALTERNATIVE
06:02:42 PROVISIONS FOR THE NEXT STORM SEASON?
06:02:46 THANK YOU.
06:02:47 >>Scotty Wood: IN THE CASE OF HURRICANE IRMA, ESTERO
06:02:50 RECREATIONAL PARK WAS USED.
06:02:52 >> IS THERE A PLACE TO GO WHEN THERE IS THIS BEAUTIFUL PLACE
06:02:56 WITH ALL THAT JUNK AND EVERYTHING ELSE THAT WE'RE GOING TO
06:02:59 NEED IF SOMETHING DOES HAPPEN?
06:03:00 >>Scotty Wood: AT THE MOMENT, YES, THERE IS.
06:03:03 >> OKAY.
06:03:04 THANK YOU.
06:03:04 >>Tammy Duran: MANUEL AND GARY.

06:03:13 >> MY NAME IS MANUEL CHAMBERS.
06:03:15 23406 OLD MEADOW BROOKS CIRCLE, ESTERO, FLORIDA.
06:03:21 ALSO PRESIDENT OF THE MEADOWBROOK HOA AND I HAVE A COUPLE OF
06:03:24 QUESTIONS.
06:03:25 I'LL GO RIGHT TO COCONUT ROAD AND HOW THE OVERUSE IN THE
06:03:31 ORIGINAL PLAN -- AND THE ORIGINAL PLAN WAS FOR A FOUR-WAY
06:03:36 COCONUT ROAD WITH A MEDIAN STRIP IN THE MIDDLE AND ALL WE
06:03:39 GOT WAS THE TWO WESTBOUND LANES.
06:03:43 WE NEED A FOUR-LANE ROAD TO HANDLE ALL THE TRAFFIC.
06:03:47 WE'RE STRESSING THE EAST END OF IT.
06:03:50 NOW WE'RE STRESSING THE WEST END.
06:03:52 THAT IS A COMBINATION OF ESTERO, BONITA AND LEE COUNTY.
06:03:56 BEFORE THEY DUG ONE SHOVEL OF DIRT THEY SHOULD HAVE HAD AN

06:04:01 INFRASTRUCTURE PLAN IN PLACE.
06:04:02 THAT SHOULD HAVE BEEN NUMBER ONE.
06:04:04 WE HAVE A TRAFFIC PROBLEM ON COCONUT ROAD.
06:04:07 NUMBER TWO, BEAUTIFUL COMMUNITY, BUT I DIDN'T HEAR A WORD
06:04:11 ABOUT WATER RETENTION.
06:04:12 AND WE HAVE FOUGHT ALL THE RUNOFF WATER ON THAT COMMUNITY
06:04:18 FOR YEARS.
06:04:18 FOR YEARS, BECAUSE THEY STOPPED AND NEVER DID ANYTHING FOR
06:04:22 THE WATER RETENTION.
06:04:23 WATER RETENTION OUGHT TO BE NUMBER ONE.
06:04:26 BEAUTIFUL BUILDINGS AND BEAUTIFUL PLANTS, THEY ARE GREAT.
06:04:30 WATER RETENTION SHOULD BE NUMBER ONE.
06:04:32 THANK YOU.
06:04:35 [APPLAUSE]
06:04:39 >>Tammy Duran: GARY AND MAX WILL BE NEXT.
06:04:42 >> GOOD EVENING.
06:04:43 I'M GARY TASMAN WITH CUSHMAN WAKEFIELD COMMERCIAL PROPERTY,
06:04:48 SOUTHWEST FLORIDA.
06:04:48 6566 DANIEL COURT IN LEE COUNTY.
06:04:54 I JUST WANT TO GIVE A LITTLE BIT OF PERSPECTIVE ON THE
06:04:57 PROJECT.
06:04:58 I ORIGINALLY STARTED WORKING ON THIS PROJECT AS A CONSULTING
06:05:03 ASSIGNMENT WITH CUSHMAN WAKEFIELD HEALTH CARE GROUP FOR LEE
06:05:07 HEALTH.
06:05:08 AND WE CAME IN WHEN LEE BROUGHT THE PROPERTY AND BROUGHT IN

06:05:16 THE BEST EXPERTS THAT WE COULD TO PLAN WHAT WAS GOING TO BE
06:05:21 AND WHAT IS NOW TURNING OUT TO BE A WORLD-CLASS PROJECT FOR
06:05:25 ESTERO.
06:05:26 WE DID A LOT OF RESEARCH.
06:05:29 WE DID THE ANALYSIS OF WHAT THE HIGHEST AND BEST USE OF THIS
06:05:33 PROPERTY COULD BE, HOW IT WOULD BENEFIT THE COMMUNITY THE
06:05:37 MOST.
06:05:38 LEE AT THE TIME WAS INTERESTED, AS YOU KNOW, AND FOCUSING ON

06:05:44 -- BROUGHT IN DOVER COLE, ONE OF THE WORLD'S LEADING
06:05:50 PLANNERS AND BROUGHT IN ALL THE EXPERTS THAT WE COULD.
06:05:53 THEN WE DID STAKEHOLDER MEETINGS.
06:05:55 WE HAD TWO SETS OF STAKEHOLDER MEETINGS WHERE WE LISTENED TO
06:06:00 GOVERNMENT, YOUR GROUP.
06:06:02 WE LISTENED TO THE RESIDENTIAL COMMUNITY.
06:06:05 WE LISTENED TO THE BUSINESSES, AND WE LISTENED TO THE
06:06:08 ADJOINING AREAS TO WHAT EVERYBODY FELT WERE GOING TO BE THE
06:06:14 MOST IMPORTANT ELEMENTS TO BRING THIS PROPERTY TO THE WEST
06:06:20 THAT IT COULD BE.
06:06:21 WHEN LEE DECIDED TO MOVE ON, WE WERE VERY SELECTIVE ON THE
06:06:28 GROUP THAT WE CHOSE TO SELL TO.
06:06:32 AS YOU ARE PROBABLY AWARE, WE HAD MULTIPLE OFFERS, AND THIS
06:06:35 GROUP WAS THE GROUP THAT WAS WILLING TO CARRY ON AND
06:06:40 ACTUALLY TAKE THE VISION THAT YOU GUYS ENDORSED ORIGINALLY,
06:06:44 THAT THE COMMUNITY ENDORSED, AND THAT GREW FROM THAT INTO A
06:06:50 WORLD-CLASS PROJECT, MUCH MORE SO THAN IT WAS ORIGINALLY.

06:06:54 SO I'M HERE TO JUST KIND OF GIVE YOU THAT PERSPECTIVE.
06:06:58 IN TERMS OF THE COMMENTS THAT WE HEAR ABOUT, THE TRAFFIC,
06:07:03 TRAFFIC IS TRAFFIC, BUT WHAT ARE THE THINGS THAT DOVER, KOHL
06:07:07 REALLY FOCUSED ON AND THAT WE LISTEN TO THE COMMUNITY AND
06:07:09 THE BUSINESSES ON WAS MAKE IT AS SELF-CONTAINED AS IT COULD
06:07:15 BE.
06:07:17 GIVE PEOPLE A REASON TO GET THERE AND STAY THERE.
06:07:19 THE RESTAURANTS THAT WE VISION FOR THIS, THE RETAIL WE
06:07:25 VISION FOR THIS, THE CENTRAL GREEN AREA, ALL OF THIS IS
06:07:29 GOING TO BE AS SELF-CONTAINED AS ANY PROJECT IN SOUTHWEST
06:07:33 FLORIDA COULD BE.
06:07:35 AGAIN, IT WAS WITH WORLD-CLASS VISIONARY PEOPLE AND THE
06:07:39 LEADERSHIP OF YOUR OWNERS THAT ARE TALKING TO YOU TODAY.
06:07:43 THANK YOU.
06:07:44 >>Scotty Wood: THANK YOU.
06:07:47 >>Tammy Duran: MAX AND THEN MARIO.
06:07:54 >> GOOD EVENING.
06:07:55 MY NAME IS MAX MOLLOY WITH FISCHLER PROPERTY COMPANY.
06:07:59 MY ADDRESS IS 5974 ADELE COURT IN LEE COUNTY AS WELL.
06:08:03 I'LL PROBABLY BE A LITTLE MORE BRIEF BUT I WOULD LIKE TO
06:08:07 SPEAK IN SUPPORT OF THIS PROJECT AS WELL.
06:08:09 FROM A LOCAL CITIZEN'S PERSPECTIVE AS WELL AS SOMEONE
06:08:13 INVOLVED IN COMMERCIAL REAL ESTATE.
06:08:14 I THINK THIS IS, AS THE BOARD SAID, RIGHT IN LINE WITH EVERY
06:08:18 SINGLE THING YOU WANT TO HAVE ON A COMMERCIAL CORRIDOR AND

06:08:21 THEN NOT ONLY THAT, BEING ABLE TO INCORPORATE A LOT OF THE
06:08:24 NEEDS AND THINGS THAT THIS COMMUNITY I THINK IS STILL IN
06:08:27 NEED OF, WHICH IS GOING TO BE HIGH AMENITY, HIGH CLASS
06:08:31 RETAIL AND RESIDENTIAL THAT, QUITE HONESTLY, CAN'T REALLY GO

06:08:34 ANYWHERE ELSE IN THE VILLAGE OF ESTERO, VERY LIMITED
06:08:37 PORTIONS OF LAND STILL AVAILABLE, AND THIS ONE I THINK IS A
06:08:40 TREMENDOUS PROJECT THAT REMINDS ME OF A LOT OF THE THINGS
06:08:42 YOU'RE SEEING INCORPORATED IN OTHER MASTER PLANNED
06:08:45 COMMUNITIES THROUGHOUT SOUTHWEST FLORIDA SUCH AS LAKEWOOD
06:08:47 RANCH AND OTHER PLACES IN SARASOTA COUNTY.
06:08:50 I LOOK FORWARD TO SEEING IT AND HOPEFULLY BEING A PART OF IT
06:08:53 AS WELL AND SEEING A LOT OF THESE RETAIL DEVELOPMENTS COME
06:08:56 THROUGH WHERE YOU CAN ACTUALLY COME TO A PLACE, STAY THERE,
06:08:59 NOT HAVE TO GET IN YOUR CAR AND BE ABLE TO ACTUALLY HAVE A
06:09:02 GOOD TIME THERE.
06:09:03 I LOOK FORWARD TO IT AND WANTED TO SPEAK IN SUPPORT OF THE
06:09:07 PROJECT.
06:09:07 >>Scotty Wood: THANK YOU.
06:09:08 >>Tammy Duran: MARIO AND CONNIE IS AFTER THAT.
06:09:18 >> THANK YOU.
06:09:19 MY NAME IS MARIO DEBENITO, 4114 DAHOON HOLLY COURT IN
06:09:24 ESTERO.
06:09:25 A LITTLE BIT OF A FOLLOW-UP TO WHAT WAS TALKED ABOUT WITH
06:09:31 THE WATER, I ASSUME YOU'VE DONE WATER STUDIES AND THE WATER
06:09:33 AND EVERYTHING IS GOING TO BE PROPERLY HANDLED.

06:09:37 >>Barry Jones: WATER MANAGEMENT DISTRICT BUT STAFF WILL ALSO
06:09:41 REVIEW THE STORMWATER MANAGEMENT PLANS.
06:09:44 >> TRAFFIC.
06:09:45 WHAT SCARES ME IS THAT THIS LAYOUT IS VERY, VERY SIMILAR TO
06:09:49 A SHOPPING CENTER DOWN IN NAPLES ON NEAPOLITAN AND 41.
06:09:54 MAKING A LEFT TURN.
06:09:56 IT'S VERY SIMILAR.
06:09:57 HEADING SOUTH, MAKING A LEFT TURN TO GO TO 41 OUT OF THE
06:09:59 SHOPPING CENTER AND YOU SOMETIMES HAVE TO WAIT THROUGH THREE
06:10:02 OR FOUR CIRCLES OF 41 TO GET OUT OF THE SHOPPING CENTER.
06:10:07 SO THIS IS GOING TO BE A VERY SIMILAR LAYOUT.
06:10:10 I DON'T CARE HOW NICE THE ARCHITECTURE IS AND THE
06:10:13 LANDSCAPING, I DON'T WANT TO SIT THERE TEN MINUTES OR 15
06:10:16 MINUTES EVERY TIME I WANT TO GET OUT OF MY HOUSE TO GO TO
06:10:19 SHOPPING OR SOMEPLACE.
06:10:21 THAT'S ANOTHER ONE.
06:10:21 THE OTHER THING WITH THE TRAFFIC, THERE'S ONE SIDEWALK.
06:10:25 PRETTY HEALTHY WALKING AND BIKING COMMUNITY AROUND HERE.
06:10:28 AND THERE'S ONE SIDEWALK ON THE SOUTH SIDE OF COCONUT ROAD
06:10:32 WHICH UNFORTUNATELY IS ALSO IN A PRETTY BAD STATE OF
06:10:36 DISREPAIR.
06:10:37 I DON'T KNOW WHO OWNS IT, BUT THAT'S SOMETHING THAT SHOULD
06:10:39 BE ADDRESSED.
06:10:40 RIGHT NOW WE'RE ABLE TO CROSS, GO ALL THE WAY TO 41 TO CROSS
06:10:45 TO COCONUT POINTE BECAUSE WE WALK THERE SOMETIMES OR BIKE.

06:10:49 NOW IF WE WANT TO COME TO THIS DEVELOPMENT WE HAVE TO GO
06:10:51 FROM THE SOUTH SIDE OF THE STREET AND CROSS OVER.
06:10:54 SINCE THERE'S NO SIDEWALK ON NORTH SIDE OF COCONUT ROAD, WE
06:10:57 HAVE TO GO THROUGH THIS CIRCLE IN ORDER TO WALK EITHER TO 41
06:11:02 OR TO THIS DEVELOPMENT.
06:11:03 SO I'D LIKE TO SEE SOME PROVISIONS FOR PEDESTRIAN TRAFFIC
06:11:07 HERE BECAUSE RIGHT NOW YOU'RE JUST ADDRESSING AUTO TRAFFIC
06:11:12 AND NOT PEDESTRIAN TRAFFIC.
06:11:15 I'D LIKE TO SEE SOME OF THAT.
06:11:17 THE EASIER TO MAKE PEDESTRIAN TRAFFIC, A LITTLE LESS VEHICLE
06:11:21 BURDEN YOU WOULD HAVE.
06:11:22 THAT WOULD BE MY COMMENT.
06:11:23 >> THANK YOU.
06:11:24 >>Tammy Duran: CONNIE AND THEN BARB IS AFTER THAT.
06:11:30 >> ONE LAST THING, I DIDN'T SEE ANYTHING FOR WHERE THE
06:11:34 DELIVERIES OR ANYTHING LIKE THAT ARE GOING TO BE HANDLED.
06:11:38 AND ALSO, THEY MADE A COMMENT THAT THE NORTH ENTRANCE MAY BE
06:11:44 CLOSED FOR SPECIAL OCCASIONS WHICH MEANS YOU'LL HAVE MORE
06:11:47 TRAFFIC COMING IN WITH TWO-THIRDS OF THE ACCESS.
06:11:49 THAT'S ANOTHER PROBLEM.
06:11:50 >>Barry Jones: MY UNDERSTANDING WAS THEY WERE ONLY CLOSING
06:11:53 THE NORTH ROAD ACROSS THE NORTH SECTION OF THE PARK.
06:11:57 >> NOT IN AND OUT TO THE VANDENBERG.
06:12:00 >>Barry Jones: BIG DIFFERENCE ON THIS ONE AND THE OTHER
06:12:02 SHOPPING CENTER, THEY HAVE THREE ACCESS POINTS OUT TO U.S.

06:12:05 41.
06:12:06 HUMAN NATURE SAYS ANYBODY IN THERE THEY WILL TAKE THE PATH
06:12:09 OF LEAST RESISTANCE.
06:12:11 THEM, IF THEY WANT TO GO SOUTH ON 41, THE OTHER INTERSECTION
06:12:14 IS FAILING, THAT TRAFFIC IS GOING TO FLOW BACK TO 41 AND
06:12:17 PULL IT OFF OF.
06:12:19 SO IT'S A LITTLE BIT DIFFERENT THAN WHAT YOU'RE SEEING ON
06:12:21 THE OTHER SHOPPING CENTER.
06:12:25 THE PACKAGE DROP-OFF WAS ON MY NOTES.
06:12:30 GOOD POINT.
06:12:31 HANDLING ALL THE AMAZON AND ALL THAT KIND OF STUFF.
06:12:34 >> OR JUST DELIVERIES TO THE RESTAURANTS AND RETAIL.
06:12:38 >>Barry Jones: GREAT SEEING THE UBER SPOTS.
06:12:40 ALSO NEED UBER FOR PACKAGES, FOR UBER EATS, AMAZON AND
06:12:44 EVERYBODY ELSE.
06:12:45 I DON'T KNOW HOW YOU INCORPORATE THAT, BUT PLACEMAKING
06:12:49 CONSIDERATION.
06:12:52 >>Scotty Wood: ADD CHARGING STATIONS TO IT, TOO.
06:12:57 >> THANK YOU.
06:12:59 >> HELLO.
06:13:02 I'M CONNIE MANSFIELD, 23203 MARSH LANDING BOULEVARD.
06:13:07 ALSO THE PRESIDENT OF MARSH LANDING COMMUNITY ASSOCIATION OF

06:13:11 ESTERO.
06:13:12 I APPLAUD THE MORE PIECES OF THE PUZZLE AND THEY ARE VERY
06:13:20 VISUALLY ATTRACTIVE.

06:13:22 I HAVE TWO CONCERNS THAT ARE FUNDAMENTAL AND DON'T HAVE
06:13:26 ANYTHING TO DO WITH PAINT OR ANYTHING ELSE.
06:13:28 THE FIRST ONE IS THE NORTH BOUNDARY OF THIS PROJECT, THE
06:13:34 BOUNDARY IS OUR SOUTHERN BOUNDARY OF OUR VILLAS.
06:13:38 THAT IS WIDE OPEN.
06:13:42 AND THEY MENTIONED EVEN THOUGH IT WASN'T IN THE DRAWINGS TO
06:13:45 BEGIN WITH, THE SIX FOOT LENGTH FENCE WITH A FOUR FOOT
06:13:50 DOUBLE ROW PLANTING.
06:13:54 THAT LEAVES THE PEOPLE ON THE OTHER SIDE IN MARSH LANDING
06:13:59 WHOSE BACKYARDS GO RIGHT UP TO THAT LOOKING AT A BLACK LINK
06:14:03 FENCE.
06:14:04 I DID HAVE A CONVERSATION WITH ALEXIS LATE THIS AFTERNOON
06:14:08 AND SHE SAID THEY WOULD WORK ON THAT TO MAKE IT AT LEAST
06:14:12 VISUALLY ATTRACTIVE.
06:14:13 WE NEED TO MAKE SURE THAT THE SECURITY IS THERE BECAUSE THE
06:14:19 WALKING TRAIL IS RIGHT ON THE OTHER SIDE.
06:14:21 SO YOU DON'T WANT PEOPLE TO BE ABLE TO WALK, BE IN THERE
06:14:24 WALKING AND THEN WANDER INTO THE BACKYARDS OF THESE PEOPLE
06:14:28 THAT ARE IN MARSH LANDING.
06:14:30 SO THAT IS A PRIMARY CONCERN.
06:14:32 THE SECOND CONCERN, IT'S A THING THAT'S NOT FUN TO TALK
06:14:38 ABOUT AND IT'S NOT PRETTY AND IT'S NOT CUTE.
06:14:41 WE'VE DONE A LITTLE BIT OF WORK WITH SINA ON THE WATER
06:14:50 OUTFLOW.
06:14:51 IT GOES INTO THE DITCHES, BUT THAT'S WHERE THE PLAN STOPS.

06:14:54 WHAT HAPPENS WHEN IT GETS IN THE DITCHES?
06:14:57 THOSE DITCHES GO THROUGH OUR PROPERTY.
06:14:59 AN INTERESTING COMMENT, THEY GO THROUGH OUR PROPERTY.
06:15:02 WE HAVE TO MAINTAIN THEM.
06:15:03 IN FACT, WE JUST HAD THEM DUG OUT LAST WEEK TO GET US
06:15:06 THROUGH STORM SEASON AGAIN.
06:15:09 NONE OF MARSH LANDING DRAINS INTO THOSE TWO DITCHES.
06:15:12 WE DRAIN DIRECTLY INTO HALFWAY CREEK TO THE NORTH BETWEEN US
06:15:17 AND FOUNTAIN LAKES.
06:15:22 WE'RE VERY CONCERNED ABOUT ADDITIONAL WATER COMING IN THERE.
06:15:28 WHEN WE GET TO SEASON AND STORMS, WE'RE ALMOST AT HEIGHT
06:15:33 THEN AND WHERE THE RUNOFF OF THIS LACK OF SEMI PERMEABLE
06:15:37 GROUND ANYMORE COMES IN, DOES IT DUMP IN THERE AND THEN
06:15:41 WE'RE STUCK WITH TRYING TO FIGURE OUT WHAT TO DO WITH IT.
06:15:45 BARRY?
06:15:45 >>Barry Jones: THEY HAVE A CONTROLLED DISCHARGE RATE WHERE
06:15:47 THEY HAVE TO RETAIN WATER IN THEIR SITE AND DISCHARGE AT A
06:15:51 SLOW RATE.

06:15:51 USUALLY CONTROLLED RATE AND JIM CAN TELL YOU WHAT IT IS FOR
06:15:54 THE AQUIFER BETTER THAN I CAN.
06:15:57 THAT PARTICULAR AREA, USUALLY TYPICALLY LESS THAN A
06:16:00 PRE- VERSUS POST.
06:16:02 EXISTING DEVELOPMENT IS PROBABLY DISCHARGING AT A HIGHER
06:16:05 RATE THAN IT WILL ONCE THEY PUT IN LAKES AND CONTROL
06:16:08 STRUCTURES THAT HOLD WATER BACK AND LET IT OUT AT A

06:16:11 CONTROLLED RATE.
06:16:12 >> OKAY.
06:16:12 WE DO HAVE AN ENGINEER ON RETENTION WHO IS WORKING WITH THEM
06:16:17 AS WELL.
06:16:17 I JUST WANT TO MAKE SURE THAT'S NOT SOMETHING WE'LL LET GO
06:16:20 OF.
06:16:21 BECAUSE IN THE FRONT, SOMEHOW THROUGH THE CONSTRUCTION PHASE
06:16:24 AND I'LL REPEAT THIS TO YOU, THE RETENTION POND GOT REDUCED.
06:16:28 SO WE FLOOD EVERY HEAVY RAIN IN THE FRONT OF OUR COMMUNITY
06:16:32 BECAUSE THERE'S NOT ENOUGH RETENTION.
06:16:34 I'VE HAD DAVID WILLEMS OUT THERE.
06:16:37 HE AGREES THERE'S NOT ENOUGH RETENTION THERE.
06:16:40 JUST ONE LITTLE THING I WOULD SAY, AND THIS IS FROM
06:16:48 EXPERIENCE.
06:16:49 WE'VE HAD A LOT OF DRAINAGE ISSUES IN MARSH LANDING.
06:16:52 REMEMBER, IT WAS ONE OF THE ORIGINAL COMMUNITIES.
06:16:54 FOR THOSE THAT DON'T KNOW, IT WAS THE GOLF COURSE FOR
06:16:56 FOUNTAIN LAKES AND WAS SOLD AND BECAME A COMMUNITY.
06:17:00 SO THAT'S WHY WE HAVE A LOT OF -- WE HAVE PONDS AND TREES.
06:17:08 MAKE SURE -- THIS SOUNDS STUPID -- BUT MAKE SURE THAT THE
06:17:12 GRADE IS -- THREE OF THE GRADES THAT WE HAD TO DEAL WITH
06:17:17 THAT WERE FLOODING WERE GOING BACKWARDS.
06:17:19 THEY WENT FOR YEARS WITH PEOPLE WORKING ON THEM AND NEVER
06:17:23 CHECKED THAT.
06:17:24 THAT IS A BIG DEAL FOR US.

06:17:26 THANK YOU.
06:17:27 >> THANK YOU.
06:17:31 >>Tammy Duran: BARB, BUT I THINK SHE LEFT.
06:17:32 DID SHE LEAVE?
06:17:34 BARB?
06:17:34 I THINK SHE LEFT.
06:17:37 SO THAT'S IT.
06:17:38 WE'RE DONE.
06:17:39 THAT WAS MY LAST CARD.
06:17:40 >>Scotty Wood: I'LL CLOSE OFF PUBLIC INPUT.
06:17:43 YOU HAVE A LOT OF INPUT FROM THE BOARD AND FROM THE PUBLIC.
06:17:48 PLEASE TAKE THAT INTO ACCOUNT AS YOU MOVE IT FORWARD.
06:17:52 THANK YOU.
06:17:57 OF.

06:17:59 >> THANK YOU VERY MUCH.
06:18:00 >>Barry Jones: VERY WELL DONE.
06:18:38 >>Scotty Wood: OKAY.
06:19:36 NEXT ITEM.
06:19:38 VIA COCONUT.
06:19:40 >>Mary Gibbs: VIA COCONUT IS HERE FOR A PUBLIC INFORMATION
06:19:43 MEETING FOR A ZONING AMENDMENT.
06:19:46 AND THIS PROPERTY I'M SURE YOU RECALL, IT'S ON THE WEST SIDE
06:19:50 OF VIA COCONUT, SOUTH OF CORKSCREW ROAD.
06:19:52 IT IS KIND OF THE LONG SKINNY PROPERTY WE CALL THE BANJO
06:19:55 PROPERTY.

06:19:55 THEY ARE IN -- THEY ARE ACTUALLY TALKING ABOUT COMING IN NOW
06:20:02 TO MAKE SOME MODIFICATIONS.
06:20:04 IT WAS REZONED BY THE COUNCIL.
06:20:06 YOU ALL APPROVED THE DEVELOPMENT ORDER LAST JULY, AND THE
06:20:11 APPLICANT HAS RECENTLY COME IN AND TALKED TO US ABOUT MAKING
06:20:14 SOME CHANGES TO THE SITE PLAN.
06:20:16 THERE WILL BE SOME CHANGES TO THE PATTERN BOOK AND PROBABLY
06:20:18 SOME CHANGES TO ZONING CONDITIONS AS WELL.
06:20:21 I'M GOING TO TURN IT OVER TO THE APPLICANT AND LET THEM
06:20:23 EXPLAIN WHAT THEY ARE TALKING ABOUT AND WHY THEY ARE HERE.
06:20:26 MIKE HENNEMAN WILL BE THE FIRST SPEAKER.
06:20:32 >> THANK YOU, MARY.
06:20:34 MY NAME IS MICHAEL HENNEMAN.
06:20:38 I'M WITH ROYAL PROPERTIES AND THE SPONSOR FOR THE PROJECT
06:20:41 HERE.
06:20:41 TODAY WE HAVE WITH US OUR WHOLE TEAM.
06:20:47 IF ANYBODY HAS QUESTIONS LATER ON AFTER OUR PRESENTATION,
06:20:53 PLEASE FEEL FREE TO ASK THEM.
06:20:55 BUT OUR TEAM HASN'T CHANGED.
06:20:58 WE HAVE ROYAL PROPERTY HAS BROUGHT ON RIVER SIDE INVESTMENT,
06:21:04 BUT STILL RETAIN OUR ARCHITECT, MHK AND OUR CIVIL ENGINEER,
06:21:10 HOLES MONTES.
06:21:12 ALL THE LANDSCAPING, ZONING, AND OUR ZONING ATTORNEY, RICH
06:21:18 YOVANOVICH IS HERE TODAY WITH US.
06:21:20 AS MARY SAID, THE PURPOSE OF OUR MEETING WITH YOU AGAIN,

06:21:28 JUST TO GO OVER, YOU MIGHT BE GETTING TIRED OF MEETING WITH
06:21:33 US.
06:21:35 THIS HAS BEEN GOING ON FOR SIX YEARS THAT WE'VE BEEN HERE
06:21:38 TRYING TO GET THIS PROPERLY ZONED AND PROPERLY PLANNED.
06:21:43 BUT SOMETIMES GOOD THINGS TAKE A WHILE.
06:21:48 WE'RE PERSEVERING THROUGH IT AND THINK THAT, IN FACT, THE
06:21:52 SMALL CHANGES THAT WE HAVE COME UP WITH HERE TODAY ACTUALLY
06:21:57 BETTER THE PROJECT.
06:21:58 JUST TO MAKE SURE, BECAUSE SIX YEARS IS A LONG TIME, I WANT
06:22:05 YOU TO RECALL THAT WE DID GO THROUGH ABOUT A THREE AND A

06:22:08 HALF, FOUR-YEAR PERIOD WHERE WE CHANGED THE PROPERTY FROM
06:22:12 AG-1 TO ITS CURRENT ZONING MCP.
06:22:19 AND THEN WE TOOK ANOTHER YEAR AND A HALF TO MOVE IT THROUGH
06:22:23 THE DEVELOPMENT ORDER PROCESS, WHICH WE JUST ACHIEVED LAST
06:22:29 SUMMER.
06:22:29 I THINK THAT THIS SIX-YEAR PERIOD IS IMPORTANT.
06:22:38 THE REASON I BRING THAT UP IS BECAUSE MANY THINGS IN THE
06:22:42 WORLD HAVE CHANGED IN THE SIX-YEAR PERIOD.
06:22:44 SO WE NEED TO FIND THE PROJECT NEEDS TWEAKING.
06:22:50 I'LL USE THAT KIND OF SLANG WORD, SMALL MINOR CHANGES.
06:22:56 IN ESSENCE, THE PROJECT IS THE SAME AND YOU WILL SEE THAT
06:23:02 TODAY.
06:23:03 WE HAVE ALWAYS ACHIEVED AND WANT TO MAKE SURE THAT YOU
06:23:07 UNDERSTAND THAT IN NO WAY ARE WE COMING BACK TO YOU AND
06:23:12 TRYING TO BACKPEDAL AWAY FROM HAVING A QUALITY PROJECT HERE.

06:23:18 THIS IS GOING TO BE A QUALITY PROJECT AS WE HAVE ALWAYS SAID
06:23:21 THAT IT WOULD BE.
06:23:22 WITH THAT, I WOULD LIKE TO ALSO MAKE SURE THAT FOR MANY OF
06:23:29 THOSE YEARS, AND JUST OVER THE LAST YEAR, MY PARTNER, RICK
06:23:34 SCHMIDT AND I HAVE BEEN THE SPONSORS.
06:23:37 WE JUST BROUGHT ON A JOINT VENTURE PARTNER, JOHN O'DONNELL,
06:23:42 WITH RIVERSIDE INVESTMENT.
06:23:45 AND WITH THAT, JOHN HAS MUCH EXPERIENCE IN THE DEVELOPMENT
06:23:49 AREA.
06:23:49 THE PROJECT IS A LARGE ONE, AND IT'S PART OF THE REASON THAT
06:23:53 WE NEEDED FINANCIALLY TO BRING JOHN ALONG WITH US HERE.
06:23:57 I WANT TO TURN THE MICROPHONE OVER TO YOU NOW AND HAVE YOU
06:24:01 SAY A FEW WORDS ABOUT RIVERSIDE, BECAUSE I THINK IT'S
06:24:04 IMPORTANT THAT YOU KNOW WHO OUR NEW JOINT VENTURE PARTNER
06:24:07 IS.
06:24:10 >> AS MIKE SAID, I'M JOHN O'DONNELL.
06:24:14 I FOUNDED A COMPANY CALLED RIVERSIDE INVESTMENT AND
06:24:17 DEVELOPMENT TEN YEARS AGO IN 2014.
06:24:20 WE'RE A RELATIVELY SMALL COMPANY, BUT WE'VE DONE A NUMBER OF
06:24:25 DEALS.
06:24:25 WE'VE DONE ABOUT 5 MILLION SQUARE FEET OF DEVELOPMENT SINCE
06:24:29 2014, COMPLETED OUR FIRST BUILDING AT THE END OF 2016.
06:24:34 WE'VE BUILT ANYTHING FROM 112 UNIT APARTMENT BUILDING TO A
06:24:39 MILLION AND A HALF-SQUARE-FOOT OFFICE BUILDING.
06:24:42 DURING THAT TIME, WE WERE FORTUNATE ENOUGH TO OBTAIN

06:24:47 FINANCING THROUGH INSTITUTIONAL CAPITAL PARTNERS AND BANKS
06:24:52 OF ABOUT $5 BILLION.
06:24:54 AND THAT INCLUDED -- THAT INCLUDES BOTH CONSTRUCTION
06:24:58 FINANCING AND TAKE-OUT FINANCING AS WELL.
06:25:00 OUR BUILDINGS -- OUR INTENT, LIKE EVERY DEVELOPER SAYS, IS
06:25:08 TO BUILD THE BEST BUILDING IN THE BEST LOCATION.

06:25:11 WE DO HAVE THAT.
06:25:14 WE'VE DONE THAT REPETITIVELY AND WE HAVE A VERY CONSERVATIVE
06:25:20 TRACK RECORD IN DOING IT.
06:25:21 I'VE KNOWN MIKE NOW FOR PROBABLY 15 YEARS.
06:25:26 WE ARE JOINT VENTURE PARTNERS ON A MIXED USE PROJECT IN
06:25:29 CHICAGO AT THAT TIME.
06:25:31 AND IT TURNED OUT QUITE WELL.
06:25:34 I THINK WHEN HE SHOWED ME THIS PROJECT AND SUGGESTED WE
06:25:39 COULD BE PART OF IT, I WAS EXTRAORDINARILY EXCITED.
06:25:43 WE WERE ORIGINALLY IN CHICAGO ONLY, AND WE SINCE IN THE LAST
06:25:47 COUPLE OF YEARS HAVE STARTED A PROJECT IN CHARLOTTE, NORTH
06:25:51 CAROLINA, AND ARE ABOUT TO FINISH A PROJECT IN DENVER.
06:25:54 THESE ARE THE PROJECTS THAT WE'VE HAD.
06:25:58 THEY HAVE ALL TURNED OUT QUITE WELL.
06:26:00 SO THAT'S REALLY IT.
06:26:01 I CAN GIVE YOU A LOT OF OTHER REFERENCES IF YOU'D LIKE, BUT
06:26:08 IF YOU HAVE ANY QUESTIONS ABOUT IT, I'M HAPPY TO ANSWER ANY.
06:26:11 NOW I WOULD LIKE TO TURN THIS OVER TO MY PARTNER, TYLER
06:26:17 LAMKEY WHO WILL WALK YOU THROUGH THE MODIFICATIONS PROPOSED.

06:26:21 >> THANK YOU.
06:26:25 MY NAME IS TYLER LAMKEY WITH RIVERSIDE INVESTMENT AND
06:26:29 DEVELOPMENT.
06:26:29 WE ARE A CODEVELOPER WITH ROYAL PROPERTIES.
06:26:33 WE LISTED VERY SUCCINCTLY THE HANDFUL OF ITEMS THAT WE'RE
06:26:40 LOOKING TO CHANGE.
06:26:41 REALLY THIS COMES OUT OF, WE WERE NEW TO THE PROJECT LAST
06:26:43 YEAR AFTER THE DEVELOPMENT ORDER WAS COMPLETED.
06:26:47 MICHAEL AND HIS TEAM REALLY ASKED US TO DO TOP TO BOTTOM
06:26:51 REVIEW, LOOK AT THE MARKET AND REALLY UNDERSTAND, ARE WE
06:26:54 DELIVERING THE BEST PRODUCT WE CAN WITH ALL THAT WE KNOW
06:26:59 NOW, PARTICULARLY SIX YEARS AFTER THE INITIAL DESIGNS AND
06:27:03 IDEA WAS PUT TOGETHER.
06:27:04 WE WERE ABLE TO WORK WITH MHK ARCHITECTURE AND HOLES MONTES
06:27:10 TO COME UP WITH A HANDFUL OF PLAN DEVELOPMENT AMENDMENT
06:27:16 PROPOSALS, AND THEY ARE GOING TO GO INTO DETAIL WITH YOU
06:27:19 TODAY.
06:27:19 IN SHORT ORDER, REALLY BREAKS DOWN INTO FIVE DIFFERENT ITEMS
06:27:25 HERE.
06:27:25 DECREASING THE SIZE OF THE FOOTPRINTS OF THE BUILDINGS A, B
06:27:31 AND E, WHICH ARE THE MAIN BUILDINGS.
06:27:34 YOU'LL SEE WHICH ONES THOSE ARE.
06:27:35 INCREASING THE OPEN SPACE OF THE OVERALL DEVELOPMENT BY
06:27:38 40,000 SQUARE FEET, WHICH GOES FROM 35% UP TO 40% OF THE
06:27:43 ENTIRE SITE.

06:27:45 REVISIONS TO THE SITE PARKING LAYOUT, REDUCTION OF THE C AND
06:27:51 D BUILDINGS, SMALLER MIXED USE BUILDINGS, BY ONE STORY.

06:27:54 AND THEN ALSO IN CONJUNCTION WITH ALL OF THOSE THINGS
06:28:00 LOOKING TO REALLY INCREASE THE DISTRIBUTION OF AMENITIES
06:28:03 ACROSS ALL OF THE BUILDINGS.
06:28:04 PREVIOUSLY THEY WERE CENTRALLY LOCATED, WHICH WE FOUND IN
06:28:08 BETTER OPPORTUNITIES TO PLACE THOSE THROUGHOUT ALL THE
06:28:12 BUILDINGS NOW.
06:28:12 SO WHAT ARE WE NOT CHANGING?
06:28:17 MANY THINGS, WHICH YOU'LL SEE.
06:28:19 GENERAL BUILDING DESIGN, BUILDING SETBACKS, MAXIMUM BUILDING
06:28:22 HEIGHTS, ANY OF THE PUBLIC FACING DONATED LAND AREAS, ALL OF
06:28:25 THAT REMAINS COMPLETELY UNCHANGED.
06:28:28 UNIT COUNT, REQUIRED PARKING COUNT, COMMERCIAL SQUARE FOOT
06:28:34 AND MANY OTHER THINGS AS WELL.
06:28:36 WITH THAT, I'M GOING TO TURN THIS OVER TO CHARLIE KREBS WITH
06:28:40 HOLE MONTES, AND HE WILL SPEAK TO THE CIVIL SIDE OF THE
06:28:45 PLAN.
06:28:49 >> THANK YOU.
06:28:50 GOOD EVENING, MY NAME IS CHARLIE KREBS WITH HOLES MONTES.
06:28:53 AS YOU CAN SEE HERE, THIS IS THE NEW CONCEPTUAL SITE PLAN
06:28:57 THAT WE HAVE.
06:28:59 I WANT TO TAKE NOTE, AS TYLER WAS SAYING, WE'RE NOT CHANGING
06:29:04 ANY OF THE PARK, ANY OF THE OTHER AMENITIES THAT WE HAVE
06:29:07 ALONG THE ROADWAY, THE DOG PARK, ANY OF THE OPEN PEDESTRIAN

06:29:11 THAT WE HAVE ALREADY PROPOSED AND ALREADY GOT APPROVED.
06:29:14 WHAT WE'RE LOOKING AT CHANGING IS WE'RE KIND OF REEVALUATING
06:29:17 THE PARKING, REEVALUATING THE PARKING UP HERE TO TRY TO MAKE
06:29:21 IT A LITTLE MORE EFFICIENT, ALONG WITH THE PARKING ALONG THE
06:29:24 WEST SIDE TO PROVIDE DOUBLE ROW PARKING.
06:29:27 THE CHANGES THAT YOU'RE SEEING HERE RIGHT NOW AS TYLER
06:29:31 DISCUSSED JUST A SECOND AGO, THIS IS GOING TO RESULT IN
06:29:34 ALMOST A 40,000 SQUARE FOOT INCREASE IN THE OPEN SPACE AREA
06:29:38 OF THE PROJECT.
06:29:39 WHAT YOU'RE GOING TO SEE IS A POSSIBILITY OF US REEVALUATING
06:29:43 THIS LAKE A LITTLE BIT TO TRY TO EXPAND IT WHERE WE CAN.
06:29:47 THE WHOLE POINT OF THIS WILL HELP US PROVIDE ADDITIONAL
06:29:51 WATER, OR REDUCE THE AMOUNT OF VOLUME OF WATER THAT WE'LL
06:29:53 HAVE TO TREAT.
06:29:54 IF YOU REMEMBER THROUGH THE ZONING PROCESS, WE HAD A LOT OF
06:29:58 UNDERGROUND CELLS PROPOSED.
06:30:00 WE HOPE THIS WILL HELP US REDUCE THOSE.
06:30:02 >>Scotty Wood: I DIDN'T UNDERSTAND YOU.
06:30:04 YOU'RE SAYING THE VAULTS, HOPING NOT TO CONSTRUCT THE
06:30:07 UNDERGROUND VAULTS.
06:30:08 >> HOPING TO REDUCE THE NUMBER OF VAULTS REQUIRED BY
06:30:11 PROVIDING MORE OPEN SPACE, REDUCING THE RUNOFF, THE NUMBER
06:30:13 OF VAULTS WE HAVE TO PROVIDE HOPEFULLY WILL BE REDUCED.
06:30:16 >>Barry Jones: OPEN SPACE, I KEEP HEARING THAT TERM.

06:30:19 PERVIOUS, IMPERVIOUS?

06:30:21 >> PERVIOUS AND IMPERVIOUS.
06:30:24 >>Barry Jones: -- TURNED IT INTO PARKING.
06:30:27 >> WE REMOVED ABOUT 90,000 SQUARE FEET OF BUILDING AND
06:30:30 TURNED IT INTO 50,000 SQUARE FEET OF PARKING AND ABOUT
06:30:33 40,000 SQUARE FEET OF OPEN SPACE.
06:30:35 SO THAT OPEN SPACE IS GREENSPACE, SIDEWALKS THAT ARE NOT OUT
06:30:42 THERE RIGHT NOW.
06:30:42 SO WE ARE IMPROVING THAT AREA.
06:30:44 IT'S NOT JUST HARD SCAPE.
06:30:49 >>James Tatooles: WHAT DOES THAT DO TO THE NUMBER OF UNITS
06:30:51 AND MIX OF UNITS?
06:30:53 >> AS TYLER POINTED OUT, NOT CHANGING ANY OF THE UNITS OR
06:30:56 SQUARE FOOTAGE.
06:30:57 THE NUMBER OF UNITS IS STILL STAYING THE SAME AT 330.
06:31:01 IF TALKING ABOUT THE DISTRIBUTION, TWO BEDROOMS, THREE
06:31:04 BEDROOMS, I'LL LEAVE THAT FOR MHK TO COMMENT ON.
06:31:08 THAT'S INTERNAL TO THE BUILDING, SO I'LL LEAVE THAT TO THE
06:31:12 ARCHITECT.
06:31:13 YOU'RE NOW SEEING THESE AREAS HERE THAT WERE ALL OF THE
06:31:17 AMENITIES FOR EACH BUILDING BEFORE.
06:31:20 THOSE WERE ALL RAISED ABOVE.
06:31:21 SO NOW THOSE HAVE COME DOWN TO GROUND LEVEL, SO THAT'S --
06:31:25 BEFORE THAT WAS ALL SOLID IMPERVIOUS BECAUSE THERE WAS NO
06:31:28 WAY TO TURN THAT INTO GREENSPACE.
06:31:31 NOW WE HAVE THE ABILITY TO UTILIZE THAT AND MAKE IT

06:31:33 GREENSPACE, OFFSET THAT IMPERVIOUS AREA THAT IT WAS BECAUSE
06:31:37 WE NO LONGER HAVE ALL OF THE PARKING UNDERNEATH THE
06:31:40 BUILDING.
06:31:42 BEFORE WE HAD I THINK 106 SPACES FOR EACH OF THE THREE
06:31:45 BUILDINGS THAT WERE UNDERNEATH IT.
06:31:46 NOW THAT IS ALL GROUND LEVEL.
06:31:48 WE DO HAVE SOME PRIVATE GARAGES THAT ARE PROPOSED FOR EACH
06:31:52 BUILDING THAT YOU CAN SEE THERE.
06:31:54 BUT THAT NUMBER IS GREATLY REDUCED.
06:31:56 BUT WE'RE STILL MEETING THE REQUIRED 829 SPACES.
06:32:03 >>Scotty Wood: BUT YOU NO LONGER HAVE COVERED PARKING.
06:32:06 >> WE HAVE --
06:32:06 >>Scotty Wood: UNDER BUILDING PARKING.
06:32:08 >> WE HAVE GARAGE PARKING.
06:32:09 THESE SPACES RIGHT HERE ARE GOING TO BE GARAGES.
06:32:12 THEY WILL BE INSIDE THE BUILDING.
06:32:14 YOU'LL HAVE GARAGE DOORS THAT FUNCTION JUST LIKE ON A
06:32:16 SINGLE-FAMILY HOME.
06:32:17 AND THEN WE'RE LOOKING AT DOING CARPORTS OUT HERE IN BETWEEN
06:32:20 THE PARKING ISLANDS IN FRONT OF EACH ONE OF THE THREE

06:32:23 BUILDINGS.
06:32:23 YOU'LL HAVE COVERED PARKING FOR THE RESIDENTS OF THE
06:32:25 BUILDING TO UTILIZE, BUT IT JUST WON'T BE UNDER THE MAIN
06:32:28 BUILDING.
06:32:33 >>Michael Sheeley: PREVIOUSLY PODIUM PARKING UNDERNEATH.

06:32:36 >> THAT WAS ALL UNDERNEATH, THAT FIRST FLOOR WAS ALL GROUND
06:32:40 FLOOR PARKING.
06:32:45 >>Barry Jones: MY BIGGEST PROBLEM IS WITH THE BACKOUT
06:32:47 PARKING ON THE MAIN ENTRY ROAD.
06:32:50 >> WE'LL HAVE TO DO TRAFFIC CONTROL TO MAKE SURE.
06:32:52 >>Barry Jones: -- OR THOSE REQUIRED PARKING SPOTS, IF THERE
06:32:55 IS A WAY TO MAKE THEM UP.
06:32:58 >> THE THING I DID, BARRY, TO ADDRESS THAT THIS DOESN'T
06:33:01 BECOME A SPEEDWAY, THIS GOES ALL THE WAY ACROSS.
06:33:03 >>Barry Jones: I'M TALKING ABOUT THE MAIN ROAD COMING IN OFF
06:33:06 OF CORKSCREW, COMING IN DOWN THROUGH THERE AND YOU HAVE THE
06:33:08 BACKOUT PARKING SPOTS RIGHT THERE, JUST TO THE EAST OF THAT.
06:33:12 YEAH, THAT.
06:33:13 >> THIS WILL YOU BE PARALLEL PARKING.
06:33:15 NO, WE MADE THAT 30-DEGREE PARKING IN THE WAY OF THE
06:33:18 TRAFFIC.
06:33:18 YES, NO LONGER PARALLEL BUT IT IS ANGLED PARKING.
06:33:23 >>Barry Jones: THAT HELPS, BUT THAT WOULD STILL BE A CONCERN
06:33:26 WITH THAT MUCH VOLUME COMING IN THROUGH THERE TO DISPERSE IN
06:33:29 BOTH DIRECTIONS.
06:33:32 I DON'T KNOW IF PARALLEL PARKING WORKS THERE OR NOT OR MORE
06:33:36 EFFICIENT.
06:33:36 >> THIS IS MORE EFFICIENT ABOUT PROVIDING THE NUMBERS, WHICH
06:33:39 WE WERE GOING FOR.
06:33:40 NOT SAYING WE COULDN'T GO BACK AND TRY TO LOOK AT PARALLEL

06:33:43 PARKING IF WE CAN MAKE IT UP SOMEPLACE ELSE.
06:33:46 >>Barry Jones: -- PARKING ALONG THAT ROAD, DID YOU?
06:33:49 >> YEAH, ORIGINALLY THERE WAS PARALLEL PARKING.
06:33:52 >>Barry Jones: MAYBE THAT'S MORE INTRUSIVE THAN BACKOUT
06:33:55 PARKING, I DON'T KNOW, BECAUSE SOMEBODY HAS TO BACK UP.
06:33:58 >> IF IT WAS PERPENDICULAR PARKING, YES MORE INTRUSIVE.
06:34:02 BECAUSE ANGLED AND KEEP IT WITH THE FLOOR, I DON'T THINK
06:34:04 IT'S ANY MORE INTRUSIVE THAN IF YOU HAD PARALLEL PARKING.
06:34:08 BOTH WOULD REQUIRE TRAFFIC TO STOP.
06:34:10 PARALLEL PARKING YOU HAVE TO STOP AND YOU HAVE TO HOPE THE
06:34:12 CAR BEHIND YOU WOULD BE GRACIOUS ENOUGH FOR YOU TO BACK INTO
06:34:15 THE SPACE.
06:34:16 IN THIS CASE, YOU'LL BE ABLE TO PULL IN WITHOUT NECESSARILY
06:34:20 STOPPING TRAFFIC.
06:34:21 IT WILL BE THE BACKING OUT WHICH WILL BE THE SAME THING WHEN
06:34:23 YOU'RE PULLING OUT.

06:34:24 STILL HAVE TO WAIT FOR TRAFFIC TO STOP AND LET YOU GO.
06:34:28 SO IT HELPS YOU GETTING IN, BUT YOU HAVE THE SAME
06:34:30 RESTRICTION COMING OUT.
06:34:32 >>Barry Jones: PARALLEL, LOOKING AT FOUR SPOTS VERSUS 14.
06:34:37 LESS VOLUME.
06:34:38 >> THERE'S MORE SPACES THERE, SO MORE OPPORTUNITY TO
06:34:41 INTERACT WITH CROSS TRAFFIC, BUT I THINK THIS IS STILL NOT
06:34:44 ANY MORE RESTRICTIVE THAN IF YOU HAD PARALLEL.
06:34:47 >>Barry Jones: TWO BUILDINGS UP FRONT, ARE THOSE BOTH

06:34:49 COMMERCIAL BUILDINGS?
06:34:50 >> THIS IS COMMERCIAL AND THIS IS THAT SAME RESTAURANT THAT
06:34:52 WAS ORIGINALLY PROPOSED.
06:34:54 THESE TWO BUILDINGS HAVE NOT CHANGED.
06:34:57 >>Barry Jones: THE PARKING FOR THAT WILL HAVE TO GO TO DRY
06:35:00 RETENTION SOMEWHERE?
06:35:01 SOUTH OF THE BUILDING -- CAN'T READ THAT SCALE.
06:35:04 >> TALKING ABOUT THE RUNOFF FOR THOSE BUILDINGS?
06:35:08 >>Barry Jones: THE PARKING WILL HAVE TO GO TO DRY RETENTION
06:35:11 -- OR DETENTION VERSUS THE RESIDENTIAL.
06:35:14 >> ALL OF THIS COMMERCIAL AREA IN HERE, THOSE ARE GOING
06:35:17 FIRST INTO THOSE UNDERGROUND CELLS.
06:35:19 AND THEN WE HAVE A WEIR THAT WILL HOLD THAT IN AND PROVIDE
06:35:24 THAT RETENTION.
06:35:25 >>Barry Jones: I WAS WONDERING WHERE THE COMMERCIAL --
06:35:27 >> IT WILL ALL BE UNDERGROUND FOR THAT AREA IN THE CHAMBERS
06:35:31 AND A WEIR THAT WILL RETAIN IT BEFORE IT GOES TO THE LAKE.
06:35:36 >>Scotty Wood: YOU MENTIONED YOU'LL EXPAND THE LAKE.
06:35:38 THINKING OF EXPANDING THE LAKE, WHY IS THAT?
06:35:41 >> I LIKE THE LAKES BIGGER.
06:35:42 AS BARRY KNOWS, IF I CAN EXPAND THE LAKE EVEN A LITTLE BIT
06:35:45 IT HELPS REDUCE THE NUMBER OF UNDERGROUND CELLS.
06:35:49 IT'S NOT GOING TO MAKE A BIG IMPACT.
06:35:51 BUT WITH THE REDUCED SIZE OF THE FOOTPRINT, I MIGHT BE ABLE
06:35:53 TO PICK UP A FEW THOUSAND SQUARE FEET OF LAKE AREA, WHICH

06:35:57 DOESN'T SEEM LIKE MUCH BUT IN THE WORLD OF WATER MANAGEMENT,
06:36:00 THAT HAS A BIG IMPACT.
06:36:03 >> WILL WHERE THE OVERFLOW FROM THE LAKE GO?
06:36:06 >> WHAT DO YOU MEAN THE OVERFLOW?
06:36:08 >> THE DISCHARGE.
06:36:09 >> RIGHT NOW WORKING WITH LEE COUNTY, WATER MANAGEMENT
06:36:12 DISTRICT TO LOOK AT TRYING TO TAKE ALL OF THIS WATER FROM
06:36:16 THIS PROJECT AND VIA COCONUT AND RUN IT THROUGH THE PARK
06:36:19 DOWN TO CORKSCREW ROAD BECAUSE RIGHT NOW THE WEIR OUT THERE
06:36:26 AT CORKSCREW ROAD IS HIGHER THAN THE CONTROL STRUCTURE FOR
06:36:28 THE PARK OR THE CONTROL ELEVATION FOR THE PARK AND TWO OF
06:36:31 THE COMMERCIALS.

06:36:32 SO WE'RE TRYING TO WORK WITH LEE COUNTY AND THE VILLAGE TO
06:36:36 CHANGE THAT TO ROUTE THIS WATER THROUGH THE PARK, REDUCE
06:36:39 THAT WEIR DOWN SO THAT ALL OF THOSE PROPERTIES THAT ARE
06:36:42 ALONG CORKSCREW THAT GO INTO THAT BASIN WILL BE ABLE TO
06:36:46 RECOVER.
06:36:46 THIS WILL BE MORE LIKE A REGIONAL IMPROVEMENT.
06:36:50 SIMPLICITY-WISE, IT WOULD PROBABLY BE MUCH EASIER TO GO TO
06:36:53 VIA COCONUT, BUT THERE ARE SOME RESTRICTIONS WITH THE
06:36:55 RAILROAD GOING THAT WAY.
06:36:58 BUT FROM A REGIONAL IMPACT, I THINK IF WE CAN RUN IT THROUGH
06:37:02 THE PARK, THIS WILL PROVIDE AN IMPROVEMENT TO A LOT MORE
06:37:05 PROPERTIES THAN JUST OURS.
06:37:06 >>Scotty Wood: YOUR ORIGINAL APPROVAL HAD THE WATER

06:37:08 DISCHARGING TO THE DITCH, THE SEABOARD COASTLINE --
06:37:12 >> THE ZONING I THINK CONTEMPLATED GOING TO THE SEABOARD.
06:37:16 WHEN WE WENT THROUGH THE D.O. PROCESS, WORKING WITH THE
06:37:19 COUNTY AND THE VILLAGE FOR A WHILE WE DECIDED TO LOOK AT
06:37:21 TRYING TO RUN IT THROUGH THE PARK BECAUSE THIS WAS
06:37:24 ORIGINALLY SUPPOSED TO GO AND BE INCLUDED IN THE VIA COCONUT
06:37:27 WATER MANAGEMENT SYSTEM.
06:37:29 SO ALL OF THIS WATER WOULD HAVE GONE INTO THAT BASIN THREE
06:37:32 LAKE, WHICH IS OVER HERE IN THE PARK.
06:37:34 YOU CAN KIND OF SEE IT RIGHT THERE, BEFORE RUNNING ACROSS
06:37:36 THE PROPERTY TO THE RAILROAD.
06:37:38 WHILE THE COUNTY DOESN'T WANT TO CONTINUE TO PAY THE
06:37:41 RAILROAD AND MAINTAIN THAT EASEMENT AND THEY ASKED IF THERE
06:37:44 IS A POSSIBILITY TO LOOK AT CHANGING THE WAY THIS OPERATES
06:37:48 IN ORDER TO REMOVE THEM FROM THAT AGREEMENT.
06:37:51 SO THAT'S WHAT WE'VE BEEN TRYING TO WORK WITH THE COUNTY ON
06:37:53 DOING IS COMING UP WITH A CHANGE TO THE WAY THIS WATER
06:37:56 MANAGEMENT SYSTEM WORKS IN CONJUNCTION WITH THEIR PARK
06:37:59 PROCESS OR THE PARK PARCEL AND COCONUT ROAD AND COME UP WITH
06:38:03 KIND OF A REGIONAL IMPROVEMENT TO THE WATER MANAGEMENT
06:38:05 SYSTEM.
06:38:06 SO IT NOT JUST IMPROVES OUR OUTFALL, BUT THE PARK AND, LIKE
06:38:11 I SAID, TWO OR THREE ADJACENT COMMERCIAL PROPERTIES THAT
06:38:14 DISCHARGE INTO THAT SAME BASIN OF CORKSCREW ROAD BUT THE
06:38:17 CONTROLLING WEIR IS ABOUT SIX OR EIGHT INCHES HIGHER THAN

06:38:21 THEIR CONTROL ELEVATION.
06:38:22 THEY CAN NEVER REALLY RECOVER TO CONTROL WITHIN A TIMELY
06:38:26 FASHION.
06:38:29 >>Barry Jones: QUESTION.
06:38:30 HAPPY HOLLOW LANE, IF THEY LOSE THAT DRAINAGE EASEMENT ALONG
06:38:33 THE RAILROAD, WHERE WOULD THEY DISCHARGE TO?
06:38:37 OR ARE YOU STUBBING OUT TO PICK THEM UP?
06:38:40 >> NO, IF I UNDERSTAND -- I HAVEN'T LOOKED AT THIS BARRY --

06:38:43 BUT THE WAY I UNDERSTAND IT THEY KIND OF COME DOWN HERE AND
06:38:46 CULVERT CROSSING AND DITCH THAT ENDS UP COMING THIS WAY.
06:38:49 >>Barry Jones: ULTIMATELY ALL THIS WATER GOES TO A DITCH ON
06:38:52 THE NORTH SIDE OF CORKSCREW.
06:38:53 >> ULTIMATELY ALL THE WATER ENDS UP GOING TO THE ESTERO
06:38:56 RIVER.
06:38:56 HOW IT GETS THERE IS EITHER THROUGH THE RAILROAD OR SANDY
06:39:00 LANE AND CORKSCREW ROAD.
06:39:04 >> HAS THE ENGINEERING BEEN DONE TO SEE IF THE SANDY LANE
06:39:08 AREA CAN ACCOMMODATE THE DISCHARGE?
06:39:09 >> WORKING WITH THE VILLAGE ON THAT.
06:39:11 DAVID WILLEMS GAVE ME REVISIONS THAT THEY HAD MADE TO THAT
06:39:14 CONNECTION FOR THE PEDESTRIAN ACCESS THAT THEY ARE DOING,
06:39:16 AND WE'RE RUNNING THAT THROUGH OUR MODEL TO SEE WHAT THOSE
06:39:19 CHANGES HAVE AS AN IMPACT AND IF WE HAVE TO MAKE OTHER
06:39:22 ADJUSTMENTS.
06:39:23 YES, WE'VE BEEN WORKING ON THE VILLAGE WITH THAT AS WELL

06:39:25 WITH SANDY LANE BECAUSE WE WANT EVERYTHING TO WORK TOGETHER.
06:39:36 >>Scotty Wood: ANYONE ELSE?
06:39:37 >> I'LL TURN IT OVER TO THE ARCHITECT.
06:39:44 >> GOOD EVENING, EVERYONE.
06:39:46 MARK McLEAN, MHK ARCHITECTURE, TAMIAMI TRAIL EAST IN
06:39:51 NAPLES.
06:39:52 WHAT WE'RE BRINGING BEFORE YOU IS THE ARCHITECTURAL CHANGES.
06:39:59 ON PREVIOUS APPROVALS WE BROUGHT IN FRONT OF YOU, 330 UNITS
06:40:02 WHICH REMAINS UNCHANGED.
06:40:04 ON BUILDINGS A, B AND E FROM THE DESCRIPTION PREVIOUSLY
06:40:10 EXPLAINED TO YOU AS FAR AS REDUCING THE OVERALL BUILDING
06:40:13 FOOTPRINT TO ACCOMMODATE THE REALLOCATION OF THE AMENITY
06:40:18 SPACES WITHIN THE BUILDINGS TO GET THEM DOWN TO GRADE TO
06:40:21 INCREASE SOME OF OUR -- OR DECREASE THE OVERALL LOT
06:40:25 COVERAGE, WE REDUCED BUILDINGS C AND D IN ONE STORY HEIGHT,
06:40:30 BUT THE SETBACK UNITS COUNT, THE COMMERCIAL SQUARE FOOTAGE,
06:40:34 ALL OF THAT STAYED THE SAME.
06:40:35 IT'S BASICALLY FROM AN ARCHITECTURAL STANDPOINT, WE
06:40:37 RESHUFFLED THE DECK HERE A LITTLE BIT.
06:40:40 JUST IN A RESPONSE TO SOME OF THE MARKETING, GOING TO MARKET
06:40:44 SOME OF THE RESPONSES THAT WE WERE GETTING FROM POTENTIAL
06:40:49 LEASERS THAT WOULD BE IN THIS BUILDING.
06:40:51 IF YOU RECALL THE PREVIOUS BUILDING WHEN WE BROUGHT IT IN
06:40:54 FRONT OF YOU, THE AMENITY DECK THAT WAS HERE IN THE CENTER
06:40:56 OF THE SPACE WAS ACTUALLY THE UNDERBUILDING PARKING LEVEL.

06:41:00 SO WE WERE GETTING FEEDBACK FROM PEOPLE THAT SAID, YOU KNOW,
06:41:04 WHEN YOU GET INTO SOME OF THE OTHER LARGE FORMAT BUILDINGS
06:41:08 AND IT ALMOST BECOMES LIKE A PARKING GARAGE UNDERNEATH.
06:41:11 SO WE WERE GETTING FEEDBACK THAT IF WE COULD GET SOME

06:41:14 PRIVATE GARAGES AROUND THE PERIMETER OF THE BUILDING WITH
06:41:17 COVERED PARKING IN THE REAR, IT JUST FELT IT MADE FOR A
06:41:21 BETTER RENTED SPACE AND INSTEAD OF LOOKING INTO A CONCRETE
06:41:24 COURTYARD YOU'RE ACTUALLY LOOKING INTO AN AMENITY SPACE AT
06:41:28 GRADE.
06:41:29 YOU CAN SEE WE BROUGHT THE PARKING STRUCTURE OUT OF THIS.
06:41:31 IT ALSO ALLOWS US BECAUSE NOW WE'RE PLANTING AT GRADE, NOT
06:41:35 AN ELEVATED DECK, ALLOWS US TO GET A LITTLE MORE LUSH
06:41:38 LANDSCAPE FEELING HERE.
06:41:39 SO ONE OF THE QUESTIONS IN THE EARLIER ROUNDS THAT WE CAME
06:41:42 THROUGH, WHAT DID THIS BUILDING LOOK LIKE FROM THE ROAD
06:41:47 THERE, AND THIS IS A MUCH BETTER VIEW OF WHAT YOU SEE AS
06:41:50 YOU'RE DRIVING BY.
06:41:51 WE THINK IT REDUCED A LITTLE BIT OF THE CONCRETE MASS OF THE
06:41:55 BUILDING.
06:41:55 AGAIN, NONE OF THE UNIT COUNTS CHANGE.
06:41:58 STILL GIVES THE PRIVACY OF EACH ONE OF THE BUILDINGS TO THE
06:42:00 USER IN THE BUILDING.
06:42:01 IT GIVES SOME PRIVATE GARAGE ASPECTS TO THEM WHICH WE THINK
06:42:05 WILL MAKE IT HIGHER CALIBER RENTAL FOR THE COMMUNITY.
06:42:09 AS WE MOVE INTO THE CENTER PORTION OR TOWN SQUARE PORTION,

06:42:13 WE TOOK A FLOOR OUT OF THE BUILDINGS.
06:42:16 AS SHORT AND NARROW AS THE TOWN CENTER WAS, THERE WERE
06:42:18 PEOPLE THAT FELT THOSE TWO THREE-STORY BUILDINGS WERE A
06:42:21 LITTLE TALL.
06:42:21 SO IN RESHUFFLING THE THREE PRIMARY BUILDINGS, WE MOVED A
06:42:25 COUPLE OF UNITS OUT TO THOSE BUILDINGS AND BROUGHT THESE
06:42:28 DOWN.
06:42:29 AT THE END OF THE DAY, WE HAD AN APPROVAL FOR 330 UNITS AND
06:42:32 WE'RE STILL REQUESTING THE 330 UNITS.
06:42:35 WE HAVEN'T CHANGED ANY OF THE ARCHITECTURAL FLAIR, PER SE.
06:42:39 THIS WHAT YOU SEE WAS THE SECOND FLOOR OF THE BUILDING WAS
06:42:42 THE THIRD FLOOR AND THE COLUMNS MOVED THROUGH THE BUILDING.
06:42:47 THE LARGER BUILDINGS, AND I DON'T KNOW IF I CAN GO BACKWARDS
06:42:50 ON THIS, SO THE LARGER BUILDINGS, AS YOU CAN SEE, NONE OF
06:42:54 THE ARCHITECTURAL ROOF LINES CHANGED.
06:42:58 BASICALLY THAT POOL DECK THAT YOU SEE IN THAT IMAGE THERE
06:43:02 WAS AN ELEVATED DECK BEFORE.
06:43:04 WE MOVED IT DOWN TO GRADE.
06:43:05 AS WE RECHANGE TO ACCOMMODATE THE PARKING THAT WAS UNDER THE
06:43:08 POOL DECK TO THE BACK OF THE BUILDING, ARCHITECTURALLY WE
06:43:12 REALLY DIDN'T CHANGE THE FACADE OF THAT BUILDING FROM WHAT
06:43:16 PREVIOUSLY APPROVED.
06:43:17 ARCHITECTURALLY WE THINK IT'S SIMPLE.
06:43:19 WE'RE REALLY HAPPY THAT STAFF COOPERATED WITH US AND WORKED
06:43:22 WITH US TO GO THROUGH THIS BECAUSE WE WANTED TO MAKE SURE WE

06:43:25 WEREN'T MAKING ANY CHANGES THAT WOULD NEGATIVELY AFFECT OUR
06:43:27 APPROVALS THAT ARE CURRENTLY IN PLACE.
06:43:30 >>Scotty Wood: TWO-STORY BUILDINGS, WHAT WILL BE ON THE
06:43:32 SECOND FLOOR?
06:43:33 >> THOSE ARE APARTMENTS.
06:43:34 THOSE ARE RENTAL --
06:43:35 >>Scotty Wood: I GATHER THERE WILL NO LONGER BE ELEVATORS,
06:43:38 RIGHT?
06:43:41 >> THERE WOULDN'T BE A CODE REQUIREMENT FOR THEM, BUT WE
06:43:44 HAVE NOT TAKEN THE ELEVATORS OUT AS OF THIS MEETING.
06:43:50 >>Michael Sheeley: DID YOU REDUCE THE OVERALL AMOUNT OF
06:43:52 COMMERCIAL SPACE?
06:43:53 >> NO, SIR.
06:43:53 THE COMMERCIAL SQUARE FOOTAGE STAYED EXACTLY THE SAME.
06:43:55 WE MAY REALLOCATE SOME OF IT BECAUSE SOME MAY BECOME A
06:43:59 FITNESS AMENITY USABLE BY THE ENTIRE SPACE.
06:44:02 THE COMMERCIAL SQUARE FOOTAGE AGREED TO IN THE PREVIOUS
06:44:05 APPROVAL STAYS EXACTLY THE SAME.
06:44:07 THE FRONT TWO LINEAR BUILDINGS, RESTAURANT, RETAIL BUILDING,
06:44:10 WE HAVEN'T TOUCHED THOSE AT ALL.
06:44:12 THE GROUND FLOOR OF THESE TWO BUILDINGS THAT HAD THE RETAIL
06:44:15 IN IT, WE HAVEN'T TOUCHED THAT SQUARE FOOTAGE AT ALL.
06:44:17 >>James Tatooles: WHAT DO YOU HAVE IN THE TWO WINGS STICKING
06:44:22 OUT ON THE ROOF LINE?
06:44:24 >> ON THE PRIMARY BUILDINGS?

06:44:25 >>James Tatooles: YEAH, LOOKING AT -- THAT SPACE RIGHT THERE
06:44:30 AND THEN THE SAME THING ON THE OTHER SIDE.
06:44:34 >> THESE ARE FLAT ROOFS.
06:44:36 AS THIS BUILDING GOT CLOSER TO THE STREET WE WANTED TO BRING
06:44:38 THAT SCALE DOWN A LITTLE BIT.
06:44:40 WE DIDN'T WANT ALL FIVE STORIES RIGHT UP AGAINST THE STREET.
06:44:43 JUST TO STEP THAT UP AND STEP IT BACK JUST ARCHITECTURALLY,
06:44:46 IT FEELS BETTER MOVING AWAY FROM THE STREET SO YOU DON'T
06:44:48 HAVE THIS FIVE-STORY BUILDING RIGHT UP AGAINST --
06:44:51 >>James Tatooles: IS THAT AN APARTMENT UNIT UP THERE?
06:44:55 >> THIS IS ACTUALLY THE END OF THE CORRIDOR, SO THIS WOULD
06:44:57 BE THE ELEVATOR SHAFT FOR THIS BUILDING.
06:44:59 THERE IS AN APARTMENT HERE AND HERE, BUT THEY DO NOT HAVE
06:45:02 ACCESS OUT TO THE ROOF IF THAT'S WHAT YOU'RE ASKING.
06:45:05 >> WHY?
06:45:06 SEEMS LIKE A --
06:45:07 >> WELL, IT WOULD BE A GOOD CAPTURE, BUT FROM AN APARTMENT
06:45:10 RENTING STANDPOINT, I DON'T WANT PEOPLE WALKING ON MY ROOF.
06:45:12 IF WE COULD TURN IT INTO AN AMENITY, IT COULD BE GREAT, BUT
06:45:16 IT'S JUST ONE OF THOSE THINGS FROM A MAINTENANCE STANDPOINT,
06:45:19 YEAH, IT COULD GET A LITTLE HAIRY UP THERE.
06:45:25 >>Jim Wallace: THIS IS JIM WALLACE.

06:45:27 I'M ON REMOTE.
06:45:28 >> YES, SIR.
06:45:31 >>Jim Wallace: I'M TRYING TO UNDERSTAND THIS CONCEPTUALLY.

06:45:36 INITIAL I THOUGHT WHEN YOU SAID YOU GOT RID OF THE COURTYARD
06:45:38 DECK THAT THAT WAS BECOMING GREENSPACE.
06:45:41 OBVIOUSLY IT'S NOT BECOMING GREENSPACE.
06:45:43 IT'S A POOL AND A DECK.
06:45:47 THE FUNDAMENTAL CHANGE HERE CONCEPTUALLY IS THAT THE GROUND
06:45:52 FLOOR INSTEAD OF BEING PARKING IS PRIMARILY RESIDENTIAL NOW.
06:45:58 IT'S ALLOWED YOU TO REDUCE THE OVERALL SIZE OF THE BUILDING,
06:46:02 THEREBY GENERATING 90,000 SQUARE FEET OF GREENSPACE, LESS
06:46:06 50,000 FOR PARKING.
06:46:09 IS THAT ESSENTIALLY WHAT'S HAPPENED?
06:46:14 >> THAT'S ESSENTIALLY WHAT HAPPENED.
06:46:15 A LITTLE BIT OF THIS NOW THAT THIS SPACE ACTUALLY DECK LEVEL
06:46:20 SPACE, WHEN IT WAS ELEVATED, IT WAS ON A POST-TENSION SLAB.
06:46:24 THE WATER THAT HIT IT WAS TRULY WATER MANAGEMENT.
06:46:27 WE WERE GUTTERING IT AND CARRYING IT OFF THE SPACE.
06:46:29 THESE PLANTERS ARE NOW AT GRADE, SO THESE PLANTERS, IF IT
06:46:33 RAINS IN THOSE PLANTERS, IT DOES FILTER THROUGH THE SYSTEM.
06:46:37 ACTUALLY, WE'RE NOT MANAGING THE WATER WITHIN THOSE
06:46:40 COURTYARDS THE WAY YOU DO WITH AN ELEVATED COURTYARD WITH
06:46:43 GUTTERS AND DRAINAGE --
06:46:44 >>Jim Wallace: I APPRECIATE THAT, BUT YOU'RE NOT GENERATING
06:46:46 MUCH GREENSPACE THERE.
06:46:48 AM I UNDERSTANDING CONCEPTUALLY THAT PRIMARILY NOW THE
06:46:52 GROUND FLOOR OF THE BUILDING IS RESIDENTIAL APARTMENTS
06:46:57 RATHER THAN PARKING AND THEREFORE YOU'VE BEEN ABLE TO REDUCE

06:47:01 THE SIZE OF THE BUILDINGS, IS THAT WHAT THE CHANGE IS?
06:47:05 >> THE PERIMETER OF THE GROUND FLOOR OF THE BUILDING WAS
06:47:08 ALWAYS APARTMENTS AND THE PARKING GARAGE WAS CONTAINED
06:47:12 WITHIN THAT, AND THAT WAS SOME OF THE FEEDBACK WE GOT THAT
06:47:16 BECAUSE THE LINEAR PERIMETER OF THE BUILDING HAS ALWAYS BEEN
06:47:19 APARTMENTS, IT MADE THE GARAGE FEEL A LITTLE TOO ENCLOSED.
06:47:23 EVEN THOUGH IT WAS A PRIVATE GARAGE, IT WAS STILL A PRIVATE
06:47:26 GARAGE FOR A HUNDRED UNITS IN THE BUILDING.
06:47:29 PEOPLE JUST DIDN'T GET THE SENSE OF SECURITY THERE.
06:47:33 SO BY TAKING OUT SOME OF THE LINEAR APARTMENTS ON THE
06:47:37 PERIMETER OF THE BUILDING, TURNING THOSE INTO PRIVATE
06:47:39 GARAGES FOR PEOPLE WHO WANT TO RENT PRIVATE GARAGES AND THEN
06:47:42 MOVING THE PARKING OUT TO AN OBSERVABLE SECURED SPACE OR AN
06:47:46 OPEN SPACE, WE'RE JUST GETTING BETTER FEEDBACK FROM OUR
06:47:50 MARKETING THAT IT'S A BETTER OPTION TO GO WITH VERSUS THE
06:47:53 PARKING UNDER THE BUILDING.
06:47:56 >>Jim Wallace: OKAY.
06:47:57 I UNDERSTAND THE CHANGE.

06:47:58 I WAS TRYING TO THINK ABOUT HOW YOU GOT TO THE CHANGE AND
06:48:01 SAVED THE 90,000 SQUARE FEET OR 40,000 SQUARE FEET OF
06:48:05 GREENSPACE, WHICH I COMMEND YOU FOR GETTING IT UP TO WHERE
06:48:08 IT SHOULD BE.
06:48:09 I JUST WANTED TO CONFIRM WHAT WAS HAPPENING.
06:48:11 OKAY.
06:48:12 THANK YOU.

06:48:12 >> YES, SIR.
06:48:14 >>Barry Jones: COURTYARD SEEMS TO BE A GREAT APPLICATION FOR
06:48:17 A PERVIOUS PAVER BECAUSE IT'S LOW IMPACT, CAN SAVE A LOT OF
06:48:22 STORMWATER RUNOFF THERE AND GO RIGHT DOWN INTO THE SYSTEM.
06:48:25 >> WE WILL DEFINITELY TAKE THAT INTO CONSIDERATION.
06:48:34 >>Scotty Wood: ANYTHING ELSE?
06:48:35 >> WITH THAT, I WOULD LIKE TO TURN IT BACK OVER FOR CLOSING
06:48:38 STATEMENTS.
06:48:38 >>Mary Gibbs: CAN I ASK A QUESTION?
06:48:40 I'M NOT SURE I HEARD IF YOU ANSWERED THE QUESTION ABOUT THE
06:48:43 UNIT MIX.
06:48:45 >> THE UNIT MIX -- I'M SORRY IF I MISSED THAT.
06:48:47 THE UNIT MIX CHANGED SLIGHTLY BECAUSE OF MOVING THINGS
06:48:52 AROUND AND REDUCING THE BUILDING.
06:48:53 WE DID TAKE THE SQUARE FOOTAGE.
06:48:55 THE AVERAGE SQUARE FOOTAGE OF THE UNITS FROM WHEN WE WERE
06:48:58 HERE BEFORE WAS 1100 SQUARE FEET.
06:49:00 WE'RE STILL AT THE SAME AVERAGE UNIT BUT WE DID TO KIND OF
06:49:04 JINGA EVERYTHING TOGETHER, WE ADDED A HANDFUL OF STUDIOS
06:49:07 THAT WE DIDN'T HAVE PREVIOUSLY BUT THE UNIT MIX MOSTLY
06:49:11 STAYED THE SAME.
06:49:14 >>Mary Gibbs: WAS THERE MORE ONE BEDROOM OR JUST ADDING THE
06:49:17 STUDIO?
06:49:17 >> IT'S JUST ADDING THE STUDIO.
06:49:20 BUT THE STUDIO IS TECHNICALLY CLASSIFIED AS A ONE BEDROOM SO

06:49:24 OUR UNIT MATRIX DIDN'T CHANGE FROM THAT PERSPECTIVE.
06:49:27 >>Barry Jones: THESE ARE THE SAME COLORS AS THE ORIGINAL
06:49:29 COLOR PALETTE?
06:49:31 >> YES, SIR.
06:49:31 I'M NOT CHANGING COLORS.
06:49:32 I'M NOT DOING THAT AGAIN.
06:49:34 [LAUGHTER]
06:49:34 I'VE BEEN DOWN THAT ROAD.
06:49:37 NO, I MADE SURE WE KEPT THE SAME COLORS.
06:49:43 >> BOARD, THANK YOU VERY MUCH FOR LISTENING TO US TONIGHT.
06:49:47 WE WOULD APPRECIATE YOUR SUPPORT.
06:49:51 IF YOU HAVE ANY FURTHER QUESTIONS, PLEASE GET HOLD OF US.
06:49:55 BUT WE WOULD APPRECIATE YOUR SUPPORT IN MOVING THIS FORWARD.
06:49:59 THANK YOU AGAIN.

06:49:59 >>Scotty Wood: THANK YOU.
06:50:00 PUBLIC INPUT.
06:50:02 >> DO YOU HAVE ANY OTHER QUESTIONS?
06:50:04 WE'RE ALL HERE RIGHT NOW.
06:50:06 >>Scotty Wood: I DO WANT TO OPEN PUBLIC INPUT.
06:50:09 ANYTHING?
06:50:10 >>Tammy Duran: NOTHING.
06:50:10 >>Scotty Wood: I'LL CLOSE PUBLIC INPUT.
06:50:12 >>Mary Gibbs: MAY I MAKE A COMMENT, THOUGH?
06:50:14 YOU'RE SAYING WE APPRECIATE THE SUPPORT.
06:50:18 REMEMBER, THIS IS A PUBLIC INFORMATION MEETING.

06:50:19 SO THIS IS JUST STAGE ONE.
06:50:21 WE'VE NOT LOOKED AT THE APPLICATION.
06:50:25 WE HAVE HAD SOME PRELIMINARY MEETINGS, BUT JUST FROM THE
06:50:28 STAFF'S COMMENTS WHAT WE TOLD THE APPLICANT IS WHEN THIS
06:50:32 WENT TO COUNCIL, THAT UNDERBUILDING PARKING WAS SOMETHING
06:50:36 THAT THEY REALLY LIKED AND THAT WAS KIND OF THE BIG SELLING
06:50:40 POINT OF THE APARTMENTS AT THE TIME.
06:50:41 LOSING THE UNDER BUILDING PARKING, WE NEED TO GO BACK AND
06:50:47 TAKE A LOOK AT THAT.
06:50:48 THAT WOULD BE AN ITEM OF CONCERN.
06:50:50 WE TOLD THE APPLICANT WE NEED TO MAKE SURE THAT WITH THE
06:50:52 CHANGES, WHICH ARE A LOT OF VALUE ENGINEERING, WE WANT TO
06:50:55 MAKE SURE WE GET SOME EQUIVALENT PRODUCT TO GO BACK TO
06:50:58 COUNCIL BECAUSE WE DON'T WANT A DOWN-GRADE.
06:51:01 REMEMBER, THIS WAS KIND OF EXPLAINED TO COUNCIL THAT IT
06:51:04 WOULD BE SUPER LUXURY.
06:51:05 WE WANT TO MAKE SURE THAT IT RETAINS THOSE CHARACTERISTICS.
06:51:10 >>Barry Jones: ENHANCED BUFFER ON THE WEST SIDE WHERE ALL
06:51:12 THE ADDITIONAL PARKING HAS BEEN ADDED MIGHT BE A
06:51:15 CONSIDERATION.
06:51:15 >>Mary Gibbs: AND MAYBE SOME ENHANCEMENT IN THE FRONT
06:51:18 BECAUSE THE BUILDINGS, PARTS OF THE BUILDINGS WILL BE 40
06:51:21 FEET CLOSER I THINK TO THE ROAD THAN THE INITIAL PLANS.
06:51:25 THOSE ARE THINGS --
06:51:27 >>Barry Jones: THE BUILDING SHIFTED FORWARD --

06:51:30 >>Mary Gibbs: INTERNALLY.
06:51:32 NOT THE CLOSEST, BUT I BELIEVE THEY HAVE SHIFTED.
06:51:35 >> MARY, ACTUALLY, WHEN I LAID THESE OUT WITH THE HELP OF
06:51:38 MHK, GO BACK TO THE SITE PLAN, WE TOOK THIS LINE FROM WHERE
06:51:44 THE ORIGINAL BUILDINGS WERE.
06:51:46 SO I PULLED THEM TO WHERE THE BUILDINGS WERE IN RELATIONSHIP
06:51:50 TO VIA COCONUT.
06:51:51 SO THEY DIDN'T GET ANY CLOSER TO THE ROAD.
06:51:53 IN FACT, THEY GOT FARTHER AWAY FROM THE RAILROAD
06:51:57 RIGHT-OF-WAY.

06:51:57 >>Barry Jones: GOT SHALLOWER IN THE BACK, ADDED THE PARKING
06:52:01 IN THE BACK WHICH KIND OF IMPACTS THE PEOPLE ACROSS THE WAY
06:52:05 IF THAT IS A CONSIDERATION.
06:52:06 JUST ENHANCE THE BUFFER ALONG THE TRACKS.
06:52:09 >> WITH THAT, WE DID ADD ISLANDS, THAT ARE 20-FOOT ISLANDS
06:52:12 TO TAKE ADVANTAGE OF ADDING LANDSCAPING OUT THERE AS WELL TO
06:52:15 HELP SOFTEN THE BUILDINGS.
06:52:17 >>Barry Jones: IF WE DO GET A RAIL TO TRAILS, YOU CAN USE
06:52:20 THOSE TO ACCESS TO THE TRAILWAY BECAUSE YOU HAVE THE
06:52:23 ADDITIONAL ISLAND.
06:52:24 >> IF THAT DOES BECOME A LINEAR PARK, WE CAN PUT A SIDEWALK
06:52:27 IN AND CONNECT TO IT.
06:52:29 >>Mary Gibbs: ISN'T THE U PART OF THE BUILDING IS CLOSER TO
06:52:31 THE ROAD.
06:52:32 >> NO.

06:52:33 LIKE I SAID, ORIGINALLY, IF YOU GO BACK TO --
06:52:37 >>Barry Jones: THAT WOULD HAVE MADE THE LAKE SMALLER.
06:52:39 >> THIS LINE RIGHT HERE WE HELD --
06:52:41 >>Mary Gibbs: I'M NOT TALKING ABOUT THE LINE.
06:52:45 THE BACK OF THE U.
06:52:51 >> YOU'RE TALKING ABOUT THIS PART OF THE U DID GET CLOSER.
06:52:57 YOU'RE TALKING RIGHT HERE.
06:53:00 >>Mary Gibbs: RIGHT.
06:53:00 THE MIDDLE PIECES.
06:53:02 SO THE MIDDLE PIECE GOT CLOSER TO THE ROAD BECAUSE YOU'RE
06:53:07 TRYING TO PUT MORE SURFACE PARKING AND SOME CARPORTS IN THE
06:53:10 BACK.
06:53:10 >>Barry Jones: BEFORE WHEN THAT WAS UP ON THE DECK, YOU HAD
06:53:13 AN EIGHT-FOOT TALL WALL AGAINST THE LAKE.
06:53:16 TEN FOOT TALL WALL, 14, WHATEVER IT WAS, THAT YOU'RE NOW
06:53:20 LOSING THAT HARD LINE RIGHT AGAINST THE LAKE.
06:53:23 IT HELPS TO BRING THE COURTYARDS DOWN TO LAKE LEVEL AND YOU
06:53:26 LOSE THAT WALL EFFECT THAT YOU HAD.
06:53:28 SO IT GIVES THE COURTYARD MORE DEPTH.
06:53:30 >>Mary Gibbs: IT DID BREAK UP THE MASSING TO HAVE THE
06:53:32 UNDERBUILDING PARKING.
06:53:36 >>Jim Wallace: MARY, I HAVE TO SAY I THINK THIS IS A
06:53:38 SMARTER, MORE EFFICIENT ARCHITECTURAL FOOTPRINT.
06:53:44 IT SEEMS TO MAKE SENSE TO ME.
06:53:45 >>Barry Jones: MUCH MORE ECONOMICAL AND I UNDERSTAND IT.

06:53:49 PROBABLY WHY COULDN'T GET BUILT BECAUSE IT COST TOO MUCH.
06:53:55 >> I ALSO THINK WHEN YOU LOOK AT FROM VIA COCONUT, YOU ARE
06:53:58 GOING TO ACTUALLY BE ABLE TO TELL --
06:54:02 >>Mary Gibbs: YOU NEED TO GO -- MICHAEL, CAN YOU GO UP TO
06:54:05 THE MICROPHONE?
06:54:06 >> YOU'RE GOING TO BE ABLE TO TELL A GIGANTIC DIFFERENCE IN

06:54:08 THE FEEL BECAUSE IT HAS MORE DEPTH TO IT INSTEAD OF HITTING
06:54:12 THAT WALL WHERE THE GARAGE WAS.
06:54:15 >>Barry Jones: GIVES MORE DEPTH TO THE BUILDING.
06:54:17 >> YES, IT WILL.
06:54:18 YOU'LL BE ABLE TO SEE ALL OF THE LANDSCAPE THAT'S BEEN PUT
06:54:22 INTO THAT COURTYARD AREA.
06:54:24 >>Barry Jones: THE PRE-BEFORE WHERE IT SHOWS THE WALL AND
06:54:29 ALL THE GREENERY --
06:54:31 >> CORRECT.
06:54:33 >>James Tatooles: I'VE GOT A QUESTION ABOUT YOUR MARKETING.
06:54:35 WHAT DOES THIS DO WITH THE COST OF CONSTRUCTION INCREASING
06:54:40 AND THE DIFFERENCE IN THE PLAN, DIFFERENT SIZES OF UNITS?
06:54:47 WHAT IS YOUR RENT STRUCTURE NOW COMPARED TO WHAT IT WAS
06:54:50 BEFORE?
06:54:51 >> SAME.
06:54:52 SO REALLY, AGAIN, WE'RE -- THE RANGE IS GOING TO BE
06:54:57 SOMEWHERE BETWEEN 2,000 FOR THE SMALLEST UNITS ALL THE WAY
06:55:01 UP TO 4,000 FOR THE LARGEST UNITS.
06:55:04 EFFICIENCY OR STUDIO TYPE UNITS WILL BE THE SMALLEST ALL THE

06:55:09 WAY UP TO THREE BEDROOMS WHICH WILL BE THE LARGEST.
06:55:12 WE'RE ONLY TALKING ABOUT, AGAIN, A HANDFUL OF SMALL UNITS.
06:55:17 >>James Tatooles: BROUGHT UP BEFORE, YOU PROBABLY HEARD,
06:55:19 EVERYBODY TALKS ABOUT WORKFORCE UNITS AND COST OF LIVING AND
06:55:23 WHAT IT COSTS TO LIVE IN THIS AREA, AND IT'S A CONCERN.
06:55:28 SO I THINK THAT IT HAS TO BE ADDRESSED SO YOU CAN POINT YOUR
06:55:35 MARKETING PLAN AT YOUR REASONABLY CHARGING RENT THAT'S
06:55:39 AFFORDABLE FOR THE AREA.
06:55:41 IT'S GETTING TO BE MORE AND MORE EVIDENT THAT THERE'S NOT
06:55:49 RESIDENTIAL HOUSING AROUND HERE THAT'S AFFORDABLE AND MORE
06:55:54 AND MORE APARTMENTS ARE BEING BUILT AND LESS LOWER COST
06:55:58 UNITS ARE BEING BUILT.
06:56:00 FROM A MARKETING POINT OF VIEW, I'M RAISING THE QUESTION
06:56:04 BECAUSE IT'S GOING TO BE SOMETHING THAT'S GOING TO BE
06:56:06 BROUGHT OUT AND DISCUSSED I'M SURE IN THE FUTURE.
06:56:10 >>Barry Jones: IS THERE A WORKFORCE ELEMENT IN THE ZONING
06:56:12 ORIGINALLY?
06:56:12 NO.
06:56:20 >> I THINK OVERALL A POSITIVE CHANGE FOR THE PROJECT.
06:56:23 YOU'RE DOING WELL.
06:56:23 >> THANK YOU VERY MUCH.
06:56:24 >> THANK YOU.
06:56:25 >>Jim Wallace: JUST ONE LAST COMMENT.
06:56:27 I HAVE TO SAY THAT I THINK THIS IS AN IMPROVEMENT OVER THE
06:56:31 PREVIOUS DESIGN.

06:56:32 I THINK IT'S A BETTER PROJECT FOR ESTERO, IN MY OPINION.
06:56:39 >> I AGREE.

06:56:42 >>Anthony Gargano: NICE TO HAVE A PROJECT CHANGE BEFORE THE
06:56:44 PROJECT IS BUILT.
06:56:47 >>Michael Sheeley: TRUE.
06:56:51 >>Scotty Wood: I THINK THAT'S IT.
06:56:52 THANK YOU.
06:56:53 THE NEXT IS NOT GOING TO TAKE LONG.
06:57:05 THE LAST ONE WILL NOT TAKE LONG.
06:57:08 IF YOU HAVE TO GO, YOU GOTTA GO.
06:57:23 NOW WE'LL TALK ABOUT THE OLD POST OFFICE.
06:57:49 LET'S HEAR IT FOR THE OLD POST OFFICE.
06:57:55 >>Mary Gibbs: VERSUS THE OLD, OLD POST OFFICE.
06:57:57 SO THIS IS AN INFORMATION MEETING FOR A PROPOSED ZONING
06:58:02 AMENDMENT FOR THE OLD POST OFFICE, WHICH IS ON BROADWAY.
06:58:05 WE ALL KNOW WHERE IT IS.
06:58:07 THE PROPERTY HAS BEEN SOLD.
06:58:10 SO IT'S OWNED BY THE PRUITT TRUST NOW.
06:58:12 AND THEY ARE LOOKING AT MAKING SOME CHANGES.
06:58:16 WE TOLD THEM THEY NEED A ZONING AMENDMENT BECAUSE THEY NEED
06:58:20 TO MODIFY SOME DEVIATIONS AND THEY ARE LOOKING AT CHANGING
06:58:23 THE SCHEDULE OF USES A LITTLE BIT.
06:58:25 ALSO, THE PATTERN BOOK WILL BE CHANGING BECAUSE THE ORIGINAL
06:58:29 DESIGN, WHICH IS REALLY NICE, APPARENTLY IN TRYING TO SELL
06:58:34 IT NOBODY HAS BEEN ABLE OR HAS HAD THE MONEY TO MAKE IT LOOK

06:58:39 AS GOOD AS WE ENVISIONED IT WOULD BE.
06:58:41 SO THE PATTERN BOOK HAS GOT A LITTLE BIT DIFFERENT
06:58:44 ARCHITECTURAL STYLE NOW.
06:58:46 I'LL TURN IT OVER TO VERONICA MARTIN WHO WILL DO THE
06:58:51 EXPLANATION.
06:58:53 >> THANK YOU, MARY.
06:58:55 GOOD EVENING.
06:58:57 I HOPE MY PRESENTATION IS NOT AS LONG AS THE PREVIOUS THREE.
06:59:01 AGAIN, MY NAME IS VERONICA MARTIN.
06:59:07 I'M THE PLANNER WITH TDM CONSULTING.
06:59:09 I'M REPRESENTING THE APPLICANTS, THE PRUITT FAMILY REAL
06:59:12 ESTATE HOLDINGS, LLC, PRESENTING WITH ME HERE TONIGHT IS
06:59:17 DEAN MARTIN, P.E., WITH TDM CONSULTING, DAVID MOORE,
06:59:21 ARCHITECT WITH MOORE AND SPENCE ARCHITECTS, AND DAVID
06:59:25 KULSVEEN, LANDSCAPE ARCHITECT WITH LANDESCO, THE APPLICANTS
06:59:31 ARE ALSO HERE IN THE AUDIENCE IN CASE THERE ARE ANY DIRECT
06:59:35 QUESTIONS FOR THEM.
06:59:36 AS MARY SAID, WE ARE REQUESTING TO AMEND THE COMMERCIAL PLAN
07:00:01 DEVELOPMENT THAT WAS APPROVED IN 2020.
07:00:05 AGAIN, THIS SITE IS LOCALLY KNOWN AS THE OLD ESTERO POST
07:00:09 OFFICE.
07:00:09 THE APPLICANTS ARE A LOCAL FAMILY-OWNED ACCOUNTING FIRM WITH
07:00:15 OFFICES CURRENTLY LOCATED IN THE GULF PROFESSIONAL CENTER
07:00:19 ALONG SOUTH TAMIAMI TRAIL.

07:00:21 THEY PURCHASED THIS PROPERTY TO RELOCATE THEIR BUSINESS INTO

07:00:23 A FREE-STANDING COMMERCIAL BUILDING.
07:00:26 OUR REQUEST TONIGHT INCLUDES MINOR CHANGES TO THE MASTER
07:00:29 CONCEPT PLAN, THE ARCHITECTURAL ELEVATIONS.
07:00:34 WE ARE REDUCING THE SCHEDULE OF USES AND AMENDING THE
07:00:37 SCHEDULE OF DEVIATIONS.
07:00:41 THE FUTURE LAND USE AT THE PROPERTY IS URBAN COMMERCIAL.
07:00:48 AGAIN, THE PROPERTY IS COMMERCIAL PLANNED DEVELOPMENT.
07:00:53 THE ESTERO UNITED METHODIST CHURCH IS LOCATED TO THE SOUTH.
07:01:00 THERE IS COMMERCIAL TO THE NORTH AND THE WEST.
07:01:02 AND MR. DAN NOBLE'S PROPERTY, ZONED AG 2 IS LOCATED DIRECTLY
07:01:07 TO THE EAST OF THIS PROPERTY.
07:01:08 THE MASTER CONCEPT PLAN THAT WE PROVIDED IS ALMOST IDENTICAL
07:01:13 TO THE ONE THAT WAS APPROVED WITH ORDINANCE 2020-03 WITH THE
07:01:20 EXCEPTION OF THE AMENDED DEVIATIONS.
07:01:23 AS YOU CAN SEE, WE STILL KEPT -- ELIMINATED THE NEAREST
07:01:28 DRIVEWAY TO THE INTERSECTION WITH U.S. 41.
07:01:31 THE BUFFERS WILL BE PROVIDED ALONG ALL FOUR SIDES OF THE
07:01:34 PROPERTY.
07:01:35 PEDESTRIAN FACILITIES THAT ARE ADA COMPLIANT WILL BE
07:01:39 CONSTRUCTED ALONG BROADWAY.
07:01:41 SURFACE WATER DRAINAGE WILL CONTINUE TO FLOW TO THE
07:01:43 RETENTION POND IN THE NORTHWEST CORNER.
07:01:47 WE'RE ALSO PROVIDING A T TURNAROUND FOR FIRE TRUCK ACCESS TO
07:01:52 THE REAR OF THE BUILDING.
07:01:53 I APOLOGIZE, IT'S MY FAULT THAT THAT LINE WORK IS NOT SHOWN

07:01:57 ON THIS MASTER CONCEPT PLAN.
07:01:58 IT WAS SHOWN ON THE ORIGINAL MASTER CONCEPT PLAN FROM THE
07:02:03 ORDINANCE IN 2020.
07:02:04 AND IT WILL BE SHOWN WITH OUR RESUBMITTAL TO VILLAGE OF
07:02:08 ESTERO STAFF.
07:02:09 AGAIN, WE REDUCED THE SCHEDULE OF USES.
07:02:16 THE ORIGINAL ZONING RESOLUTION HAD MORE OF WHAT I WOULD
07:02:21 CONSIDER A SPECULATIVE SCHEDULE OF USES.
07:02:24 THIS ONE SPECIFIC TO THE ACCOUNTING FIRM WITH SOME OTHER
07:02:27 PROFESSIONAL USES.
07:02:28 I HAVE GONE FURTHER WITH THIS SLIDE AND WE HAVE ALSO
07:02:34 ELIMINATED THE RESTAURANT USE.
07:02:38 OUTDOOR DISPLAY OF MERCHANDISE WILL GO AWAY.
07:02:42 LAUNDRY AND DRY-CLEANING WILL GO AWAY.
07:02:44 BROADCAST STUDIOS WILL GO AWAY.
07:02:46 AS YOU CAN SEE, IT'S VERY, VERY LIMITED.
07:02:48 I DID ADD IN SOME ACCESSORY USES THAT ARE SPECIFIC TO THE
07:02:52 VILLAGE OF ESTERO'S LAND DEVELOPMENT CODE, SPECIFICALLY THE
07:02:56 ELECTRIC CHARGING STATIONS.
07:02:58 IN CASE THAT'S SOMETHING THAT THEY WOULD LIKE TO ADD TO

07:03:06 THEIR FACILITY.
07:03:07 THE SCHEDULE OF DEVIATIONS, WE DID REQUEST SIX -- SIX
07:03:15 DEVIATIONS.
07:03:15 DEVIATION NUMBER ONE HAS BEEN AMENDED TO PERMIT THE EXISTING
07:03:20 BUILDING TO BE SET BACK 14.5 FEET FROM THE EAST PROPERTY

07:03:26 LINE.
07:03:26 THE ORIGINAL REQUEST THAT WAS APPROVED WAS FOR 16 FEET.
07:03:32 HOWEVER, THE ARCHITECTURAL IMPROVEMENTS THAT ARE REQUIRED TO
07:03:36 RENOVATE A METAL BUILDING INTO A BUILDING THAT MEETS THE
07:03:41 VILLAGE OF ESTERO'S ARCHITECTURAL REQUIREMENTS DOES ENCROACH
07:03:45 A LITTLE MORE INTO THAT SETBACK THAN ANTICIPATED.
07:03:48 SO WE ARE REQUESTING A SETBACK OF 14.5 FEET.
07:03:53 DEVIATION NUMBER 2 REMAINS THE SAME --
07:03:57 >>Anthony Gargano: JUST TO CLARIFY, THAT IS A ONE AND A HALF
07:04:00 FOOT DIFFERENCE FROM ORIGINAL.
07:04:02 >> YES, SIR.
07:04:02 DEVIATION NUMBER TWO REMAINS THE SAME.
07:04:07 THE ONLY DIFFERENCE IS THAT WE REVISED THE LAND DEVELOPMENT
07:04:11 CODE SECTION TO REFLECT THE VILLAGE OF ESTERO'S LAND
07:04:14 DEVELOPMENT CODE BECAUSE ORIGINALLY WE WERE UTILIZING LEE
07:04:17 COUNTY'S LAND DEVELOPMENT CODE.
07:04:19 DEVIATION NUMBER THREE HAS BEEN AMENDED TO PERMIT THE BUFFER
07:04:25 ALONG THE EAST PROPERTY LINE TO ALSO BE 14.5 FEET WIDE.
07:04:30 AND, AGAIN, THE ORIGINAL REQUEST WAS FOR 16 FEET.
07:04:34 DEVIATION NUMBER 4 WAS APPROVED WITH THE ORIGINAL CPD.
07:04:41 HOWEVER, THE MASTER CONCEPT PLAN DID INCLUDE STAIRS TO THE
07:04:45 ABUTTING PROPERTY TO THE WEST.
07:04:47 DEVIATION NUMBER 4 HAS BEEN AMENDED TO ELIMINATE THOSE
07:04:52 STAIRS TO THE ABUTTING PROPERTY SINCE WE BELIEVE THE
07:04:56 PEDESTRIAN FACILITY ALONG BROADWAY THAT'S ADA COMPLIANT

07:05:00 PROVIDES A BETTER PEDESTRIAN INTERCONNECT WITH THE ABUTTING
07:05:03 PROPERTY.
07:05:04 DEVIATIONS 5 AND 6 REMAIN THE SAME WITH THE LAND DEVELOPMENT
07:05:11 CODE NUMBERS ADJUSTED TO REFLECT THE ESTERO LAND DEVELOPMENT
07:05:15 CODE.
07:05:15 THAT CONCLUDES THE ZONING PORTION OF THE PRESENTATION
07:05:21 TONIGHT.
07:05:22 I'M GOING TO BRING DEAN MARTIN UP TO DISCUSS TRAFFIC
07:05:26 FOLLOWED BY THE ARCHITECT AND THEN THE LANDSCAPE ARCHITECT.
07:05:31 >> THANK YOU.
07:05:39 >> DEAN MARTIN, TDM CONSULTING.
07:05:42 SHE ONLY GAVE ME ONE SLIDE.
07:05:44 >>Jim Wallace: EXCUSE ME.
07:05:45 I WOULD LIKE TO INTERJECT HERE.
07:05:47 JIM WALLACE.
07:05:48 THAT IS A LOT OF DEVIATION.

07:05:50 I'M TRYING TO ASK MYSELF WHAT JUSTIFIES THE DEVIATIONS?
07:05:56 WHAT BENEFITS IS ESTERO GOING TO GET FROM THESE DEVIATIONS?
07:06:03 >> AGAIN, SIR, THIS IS VERONICA MARKER WITH TDM CONSULTING
07:06:08 TO ANSWER YOUR QUESTION.
07:06:09 SO THE ORIGINAL ZONING ORDINANCE WE HAD REQUESTED DEVIATION
07:06:15 TO PERMIT A 16-FOOT SETBACK, BUILDING SETBACK TO THE EAST
07:06:21 PROPERTY LINE AND ALSO A 16-FOOT BUFFER WIDTH TO THE EAST
07:06:25 PROPERTY LINE.
07:06:26 WHEN WE WENT THROUGH THE BUILDING PLANS FOR THIS, TO MAKE

07:06:37 THE RENOVATIONS, WE REALIZED THAT WHEN YOU TAKE A METAL
07:06:41 BUILDING AND YOU HAVE TO ADD WHAT WE CALL A SKIN TO THAT
07:06:45 METAL BUILDING, YOU HAVE TO ADD A STRUCTURE TO SUPPORT THAT
07:06:50 SKIN, THAT STRUCTURE ENCROACHES INTO THE SETBACK.
07:06:53 SO WITHOUT THAT STRUCTURE AND THE SKIN, WE CANNOT BRING THIS
07:07:00 BUILDING INTO COMPLIANCE WITH ESTERO'S LAND DEVELOPMENT
07:07:03 CODE.
07:07:04 IT WOULD HAVE TO REMAIN A METAL BUILDING, WHICH, AGAIN, IS
07:07:08 PRETTY UGLY IF YOU'VE SEEN IT.
07:07:10 WE'RE ASKING FOR AN ADDITIONAL 1.5 FEET.
07:07:15 IN OUR DEVIATION REQUEST.
07:07:18 >>Mary Gibbs: EACH OF THOSE DEVIATIONS IS GOING TO BE
07:07:20 EXPLAINED WHEN WE COME BACK TO THE PUBLIC HEARING.
07:07:23 WE HAVE THE STAFF REPORT AND IT WILL EXPLAIN EACH OF THE
07:07:26 DEVIATIONS.
07:07:26 SOME OF THE DEVIATIONS ARE TYPICALLY YOU HAVE TO SHOW HOW
07:07:29 YOU'RE ENHANCING THE PROJECT, BUT IN THIS CASE, YOU'RE
07:07:32 TRYING TO RETROFIT AN OLD BUILDING, SO A COUPLE OF
07:07:35 DEVIATIONS ARE NEEDED TO HELP RETROFIT THAT BUILDING.
07:07:38 BUT ALL THOSE WILL BE EXPLAINED IN MORE DETAIL IS WHEN WE
07:07:42 COME BACK TO PUBLIC HEARING.
07:07:44 >>Jim Wallace: OKAY, MARY.
07:07:46 THANK YOU.
07:08:00 >> MY ONLY POINT FOR BRINGING THIS TO THE -- ON THE SLIDE
07:08:05 WAS TO POINT OUT THAT THE PD AMENDMENT IS PRODUCING LESS

07:08:09 TRAFFIC.
07:08:10 IF YOU LOOK AT THE LEFT-HAND SIDE OF THE SLIDE, YOU'LL SEE
07:08:16 THAT IT'S PRODUCING LESS TRAFFIC, WHAT WE'RE PROPOSING NOW,
07:08:19 VERSUS WHAT WAS PROPOSED BACK IN 2019 ON THE RIGHT-HAND
07:08:22 SIDE.
07:08:22 THE PEAK TRAFFIC ON THE RIGHT IS 33.
07:08:25 AND THE P.M. PEAK AND ONLY 16 ON BASICALLY HALF.
07:08:29 SO WE HAVE LESS IMPACT TO THE TRAFFIC.
07:08:34 >> IS THAT BECAUSE OF THE USE?
07:08:36 >> BECAUSE OF THE USE, YES, SIR.
07:08:38 >>Barry Jones: THAT INCLUDES OUTPATIENT MEDICAL OFFICE IN
07:08:41 YOUR TRIP GENERATION, RIGHT?

07:08:43 >> THAT'S THE MOST -- IT PRODUCES THE MOST TRIPS FOR THE
07:08:47 SCHEDULE OF USES THAT WE HAD.
07:08:49 WHICH IS WHAT WE DO FOR ZONING.
07:08:52 >>Barry Jones: MORE SO THAN THE DRUGSTORE, PHARMACY TYPE
07:08:55 RETAIL.
07:08:55 >> CORRECT.
07:08:56 OBVIOUSLY LESS THAN WHAT THE USE IS REALLY GOING TO BE.
07:08:59 THE OFFICE.
07:09:03 >> THANK YOU.
07:09:06 >>Mary Gibbs: BEFORE THE NEXT PERSON COMES UP, I'LL ALSO ADD
07:09:09 THAT THEY ARE GOING TO ELIMINATE ONE OF THE DRIVEWAYS
07:09:12 BECAUSE THERE ARE TWO DRIVEWAYS, APPROVED IN THE OLD ZONING
07:09:17 ELIMINATED ONE DRIVEWAY, SO THEY ARE GOING TO ELIMINATE THAT

07:09:21 WESTERN-MOST DRIVEWAY.
07:09:23 WHICH WILL BE A TRAFFIC IMPROVEMENT.
07:09:28 >>Jim Wallace: THE FIRE DEPARTMENT IS OKAY WITH THAT?
07:09:30 >>Mary Gibbs: YEAH.
07:09:31 I DON'T BELIEVE THEY HAD ANY COMMENT.
07:09:34 IT'S JUST, THERE'S LIKE A U KIND OF LIKE TWO VERY CLOSE
07:09:38 ENTRIES INTO THE PROJECT, WHICH IS A -- WHICH IS BAD FROM A
07:09:43 TRAFFIC POINT OF VIEW.
07:09:44 >>Barry Jones: DEAN, QUICK QUESTION, HOW IS THE FINISHED
07:09:48 FLOOR RELATIVE TO FEMA ON THIS BUILDING?
07:09:50 ARE YOU GOING TO BE ABLE TO SAVE THE BUILDING OR IS IT TOO
07:09:54 LOW?
07:09:55 >> IT'S PRETTY LOW.
07:09:57 I HAVEN'T TALKED TO DAVID ABOUT THAT.
07:09:59 WE MIGHT HAVE TO DO SOME FLOOD-PROOFING POTENTIALLY.
07:10:05 >>Barry Jones: SEEM TO BE DOING A LOT OF WORK TO SAVE AN OLD
07:10:08 BUILDING AND PUTTING A LOT OF LIPSTICK ON IT WHERE IT MIGHT
07:10:10 NOT BE SALVAGEABLE BECAUSE OF THE ELEVATION AND FEMA MAPS.
07:10:15 JUST A QUESTION.
07:10:16 AND LOOKING AT THE SITE PLAN, TYPICALLY ALLOCATE 12 TO 15
07:10:21 PERCENT FOR DRY DETENTION AREA.
07:10:24 YOUR DETENTION AREA LOOKS LIKE 5 TO 7 PERCENT JUST
07:10:27 EYEBALLING IT.
07:10:29 >> I KNOW.
07:10:29 >>Barry Jones: ARE YOU GOING TO BE ABLE TO PUT YOUR PARKING

07:10:33 LOT HIGH ENOUGH TO STORE ALL YOUR WATER AND STAGE IT WITHOUT
07:10:33 HAVING THE PARKING LOT -- YOUR BUILDING?
07:10:36 THERE ARE A LOT OF CHALLENGES I SEE IN THE ENGINEERING.
07:10:39 >> THERE ARE A LOT OF CHALLENGES.
07:10:41 WHAT WE DID IN THE PAST WAS SIMPLY DO SOME MAINTENANCE ON
07:10:47 EXISTING WATER MANAGEMENT SYSTEM IN THE BACK AND WE REDUCED
07:10:50 THE IMPERVIOUS BY SEVERAL THOUSAND SQUARE FEET BY BEING MORE
07:10:54 EFFICIENT.

07:10:55 AND THAT WAS WHAT WE DID FOR THE WATER MANAGEMENT ERP MOD.
07:11:01 PART OF ERP FROM YEARS AND YEARS AGO.
07:11:03 WE'RE NOT PLANNING ON MODIFYING ANY OF THE STRUCTURES OR
07:11:10 ANYTHING LIKE THAT.
07:11:11 WE'RE SIMPLY MAINTAINING WHAT'S THERE AND MAKING IT BETTER
07:11:14 BECAUSE RIGHT NOW IT'S CHOKED WITH WEEDS AND SO FORTH.
07:11:17 THEY ARE GOING TO MAINTAIN IT.
07:11:18 AND WE'RE ALSO REDUCING IMPERVIOUS WHICH HELPS WITH THE
07:11:21 RUNOFF.
07:11:22 >>Barry Jones: ARE YOU GOING TO BE ABLE TO GET YOUR PEAK
07:11:24 STAGES BENEATH YOUR BUILDING ELEVATION WITH THAT SMALL A
07:11:27 DETENTION AREA?
07:11:28 >> WE DID BEFORE, YES, SIR.
07:11:29 IT'S A LITTLE TRICKY, BUT WE DID IT.
07:11:35 I WANT TO ANSWER THE QUESTION YOU BROUGHT UP ABOUT THE FIRE
07:11:39 TRUCK, THE FIRE DEPARTMENT.
07:11:40 ONE OF THE QUESTIONS THAT CAME UP BEFORE WAS WE HAD TO GIVE

07:11:45 THEM A TURNAROUND.
07:11:46 VERONICA MENTIONED IN HER PRESENTATION, NOT SHOWN IN THE
07:11:50 MASTER CONCEPT PLAN SO MUCH, BUT WE DID HAVE A STRIPING
07:11:53 TURNAROUND IN THE BACK.
07:11:56 MORE THAN STABILIZED.
07:11:59 IT'S ACTUALLY PAVED.
07:12:11 >> GOOD EVENING.
07:12:12 MY NAME IS DAVID MOORE WITH MOORE AND SPENCE ARCHITECTS.
07:12:16 I'M HERE TO TALK A LITTLE BIT ABOUT THE ARCHITECTURE AND
07:12:20 WHAT WE'RE PLANNING.
07:12:21 SO I DON'T LOSE TRACK OF THE QUESTION THAT CAME UP ABOUT THE
07:12:24 FLOOD ELEVATION AND FLOOR ELEVATION THIS BUILDING IS NOT IN
07:12:27 A FLOOD ZONE.
07:12:32 >>Barry Jones: IT'S IN AN X ZONE?
07:12:34 >> IT'S IN AN X ZONE.
07:12:36 FOR ALL OF US, WE NEVER HOPE TO SEE WHAT WE SAW A YEAR-PLUS
07:12:42 AGO, BUT WE HAD NO FLOODING ON THIS SITE.
07:12:44 I THINK THAT'S AT LEAST A GOOD THING.
07:12:49 I GUESS I'M FEELING I'M ALREADY BEHIND THE EIGHT BALL WHEN
07:12:57 MARY IS NOT LIKING THE ARCHITECTURE.
07:12:59 >>Mary Gibbs: I DIDN'T SAY THAT.
07:13:00 IT'S JUST DIFFERENT.
07:13:03 >> WHAT WE TRIED TO DO, AS YOU HEARD, THE CURRENT TENANTS
07:13:08 ARE THE OWNERS OF THE BUILDING, WHICH I THINK IS A LOT
07:13:11 DIFFERENT CHANGE FROM WHAT HAPPENED BEFORE WHEN YOU DIDN'T

07:13:13 HAVE SOMEBODY THAT WAS GOING TO BE IN THIS BUILDING.
07:13:16 AND THEY ARE PICKING UP ABOUT 50% OF THE SQUARE FOOTAGE
07:13:19 THEMSELVES AND THEN THEY WANT TO USE THE REST AS OTHER
07:13:23 PROFESSIONAL OFFICES AND THINGS LIKE THAT.

07:13:25 JUST TO GIVE YOU A LITTLE OF THEIR HISTORY, THEY HAVE ALL
07:13:29 GROWN UP IN ESTERO.
07:13:30 THEY ALL LIVE IN ESTERO.
07:13:31 SO THEY ARE VESTED IN THIS COMMUNITY.
07:13:34 THANK YOU.
07:14:00 SO AS MOST OF YOU ARE AWARE, THE LOWER ELEVATION SHOWS YOU
07:14:04 WHAT WE'VE GOT NOW, WHICH IS A TRADITIONAL METAL BUILDING.
07:14:08 THE QUESTIONS CAME UP EARLIER ABOUT WHY WE WERE NEEDING TO
07:14:13 INCREASE THAT -- DECREASE THE SETBACKS TO THE 14.5 FEET.
07:14:20 WELL, IN ORDER TO ACCOMMODATE OUR ELEVATIONS AND EVEN THE
07:14:23 PREVIOUS ELEVATIONS, I'M NOT SURE WHAT THEY HAD PLANNED, BUT
07:14:27 WE'RE LOOKING AT SKINNING THIS WITH METAL STEEL STUDS,
07:14:31 STRUCTURAL STUDS THAT WILL BE TO THE OUTSIDE OF THE BUILDING
07:14:33 TO CREATE THE NEW FACADES AND PARAPETS SO WE CAN HIDE THAT
07:14:38 EXISTING LOW SLOPE METAL ROOF SO IT WON'T LOOK LIKE A METAL
07:14:42 BUILDING.
07:14:43 ALL HIDDEN WITH PARAPET WALLS THAT WILL EXTEND ABOVE.
07:14:46 TO DO THAT, THE STRUCTURE HAS TO BE STRONG ENOUGH TO HANDLE
07:14:50 THAT, PLUS IN ORDER TO CREATE THE VARIATIONS IN WALL PLAINS
07:14:55 TO MEET THE REQUIREMENTS, THE TOP ELEVATION, EVEN THE KIND
07:15:00 OF COLORS IN THE BUILDING KIND OF SHOW THE DIFFERENT DEPTHS,

07:15:05 THE LIGHTER COLOR BEING FURTHER FORWARD, THE DARKER COLOR
07:15:08 BEING FURTHER BACK.
07:15:09 TO CREATE THOSE STEPS AND TO HAVE THE EIGHT-INCH DEPTHS THAT
07:15:13 WE HAVE TO HAVE, THEY KIND OF REQUESTED, WE'VE GOT TO HAVE A
07:15:19 MINIMUM DEPTH OF WALL TO GET THE EIGHT INCH AND STILL HAVE
07:15:23 TO HAVE ENOUGH ROOM TO DO THE PARAPET FOR THE OTHER PORTION.
07:15:26 WE END UP BEING ABOUT 14 INCHES IN COMPLETE WALL THICKNESS
07:15:30 BETWEEN THE METAL STUDS, THE INSTALLATION AND THE EXTERIOR
07:15:34 SURFACING.
07:15:35 PREVIOUSLY, THE SETBACK WAS JUST OVER 16 FEET TO THE
07:15:41 BUILDING, THE REDUCTION WAS DONE 16 BECAUSE NEEDS TO BE 20,
07:15:47 GIVEN TO 16 PREVIOUSLY, THAT DIDN'T GIVE ANY ADDITIONAL
07:15:50 SPACE TO ADD THIS ADDITIONAL STRUCTURE THAT WE HAVE TO
07:15:53 CREATE.
07:15:54 SO THAT'S WHERE THE 14.5 REQUEST CAME FROM.
07:15:58 WE CAN NOW ADD ABOUT 14 INCHES TO WRAP THE BUILDING AND GIVE
07:16:03 YOU MORE OF THE LOOK.
07:16:05 A CHANGE FROM THE PREVIOUS DESIGN WHICH HAD MORE EXTERIOR
07:16:11 STOREFRONTS ON THE WEST SIDE AND THEN ON THE SOUTH SIDE, THE
07:16:16 TENANT NOW, THEY ARE NOT NEEDING ALL THOSE DIFFERENT
07:16:20 STOREFRONTS.
07:16:21 WANTED TO CONTROL THAT ACCESS TO THE BUILDING.
07:16:24 SO OUR ENTRANCE IS ONLY GOING TO BE NOW FROM THE SOUTH SIDE.
07:16:30 SO WE'VE CREATED A NEW TOWER ENTRY FEATURE AT THAT LOCATION
07:16:35 BRINGING IN THE TILE, THE ARCHES.

07:16:45 THIS IS JUST A CLOSER LOOK AT THAT.
07:16:48 WHAT LANDSCAPING YOU SEE THE GREATEST EXTENT WE CAN START
07:16:54 DUPLICATING IT.
07:16:57 LANDSCAPE WILL TALK ABOUT THAT.
07:17:00 DOES TRY TO REPLICATE WHAT LANDSCAPING WILL BE IN FRONT OF
07:17:03 THE BUILDING.
07:17:04 THIS IS THE PROPOSED WEST SIDE, WHICH, AGAIN, WE TRIED TO DO
07:17:12 DIFFERENT PARAPET HEIGHTS TO BREAK IT UP.
07:17:15 THREE DIFFERENT PLAINS THAT COME OUT, FURTHEST BEING 14
07:17:18 INCHES OUT AND THEN STEPS BACK 4 INCHES AND THEN 4 INCHES
07:17:21 FURTHER BACK SO THAT WE'VE GOT SOME MOVEMENT IN THE WALLS.
07:17:24 IT'S NOT JUST ONE FLAT PLAIN.
07:17:27 WE PUT AWNINGS OVER THE WINDOWS.
07:17:29 BANDING AROUND THE WINDOWS AND THEN THREE DIMENSIONAL
07:17:34 PARAPET CAP AT THE TOP AND BRACKETS AROUND THE TOWER.
07:17:38 AGAIN, TRYING TO --
07:17:43 AND THEN THIS IS THE REAR SIDE.
07:17:46 I APOLOGIZE.
07:17:47 THERE WAS A COMMENT THAT STAFF MADE.
07:17:50 IN LOOKING AT THE PREVIOUS APPLICATION, ONE OF THE THINGS
07:17:53 YOU CAN HEAR, WE'RE TRYING TO CHANGE AS LITTLE AS WE CAN ON
07:17:56 THIS APPLICATION.
07:17:58 IT ALREADY WENT THROUGH A LOT AND WAS REVIEWED.
07:18:01 LOOKING AT SOME OF THE ORIGINAL ELEVATIONS THAT WERE DONE,
07:18:04 THE FIRST SUBMITTAL DID VERY LITTLE TO THE BACK.

07:18:07 THE SECOND ONE THAT I SAW RETURNED SOME OF THE ARCHITECTURE
07:18:11 AROUND THE CORNERS, BUT IT LEFT THE CENTER STILL THE METAL
07:18:15 WALL PANELS.
07:18:17 I UNDERSTAND THERE WAS SOME DISCUSSION BEFORE THAT FINALLY
07:18:20 GOT APPROVED THAT THAT CENTER SECTION WAS GOING TO NEED TO
07:18:23 BE FINISHED TO MATCH THE REST, EITHER BE STUCCO OR A METAL
07:18:28 FINISH.
07:18:29 THAT'S SOMETHING THAT WE CAN STILL LOOK TO DO AND WE'LL TALK
07:18:31 WITH STAFF ABOUT WHAT NEEDS TO HAPPEN THERE.
07:18:35 PROBABLY ONE OF THE BIGGEST THINGS THAT WE'RE TRYING TO
07:18:41 ACCOMPLISH WITH OUR PLAN IS TRYING TO GET SOME WINDOWS AND
07:18:45 SOME DAYLIGHTING INTO THESE INTERIOR OFFICE SPACES.
07:18:49 I KNOW THE GENTLEMAN NEXT DOOR, THERE WERE LOTS OF
07:18:53 DISCUSSIONS AND THINGS THAT WENT ON BEFORE.
07:18:55 WE UNDERSTAND HIS CONCERNS AND TRYING TO BE SENSITIVE TO
07:18:57 THAT IN THE PRIVACY OF NOT WANTING PEOPLE TO LOOK OUT THE
07:19:02 WINDOWS AND LOOKING INTO HIS RESIDENTIAL PROPERTY.
07:19:04 SO WHAT WE'RE PROPOSING AT THE MOMENT IS THESE WINDOWS ARE
07:19:10 ACTUALLY UP HIGH.
07:19:11 THE BOTTOM OF THE SILL IS AT LIKE FIVE FEET EIGHT UP HIGH,
07:19:15 SO EVEN THEY LOOK LIKE A LOT OF WINDOW LOOKING AT, THEY ARE
07:19:19 ACTUALLY ABOVE MOST PEOPLE'S EYE LEVEL.

07:19:21 UNLESS YOU MAKE AN ACTUAL ATTEMPT, THE EIGHT FOOT WALL,
07:19:26 BECAUSE OF THE BUFFER REQUIREMENTS, WHAT WAS APPROVED BEFORE
07:19:29 WAS HAVING THE EIGHT FOOT WALL, SUPPOSED TO BE 20-FOOT

07:19:33 BUFFER, THAT HAD TO BE REDUCED WITH AN 8-FOOT WALL.
07:19:37 SO THE ORIGINAL APPROVAL WAS FOR 8-FOOT WALL, LETTING THE
07:19:42 BUILDING WALL ACT AS PART OF THE BUFFER AND THEN PICK THE
07:19:45 WALL UP AGAIN ON THE OTHER SIDE.
07:19:46 PART OF THAT WAS IN THE ATTEMPT OR THE DESIRE TO TRY TO SAVE
07:19:52 SOME EXISTING VEGETATION AND PINE TREES AND THINGS THAT WERE
07:19:55 ON THAT EAST SIDE.
07:19:58 THE OWNERS, THIS WOULD BE WHERE THEIR SUITE IS.
07:20:05 THEY REALLY FEEL THAT THERE IS A NEED TO GET DAYLIGHTING
07:20:08 INTO THAT SPACE.
07:20:09 I CAN GO INTO A WHOLE LITANY OF WHY DAY LIGHTING IS GOOD IN
07:20:13 AN OFFICE SPACE AS FAR AS LIGHTING AND HEALTH AND THOSE.
07:20:16 EVEN ENERGY EFFICIENCY CODES ALL ENCOURAGE DAYLIGHTING.
07:20:21 WE'RE WANTING TO FIND A WAY THROUGH STAFF, WORKING WITH THE
07:20:26 CURRENT TENANT NEXT DOOR TO ACCOMPLISH THAT IN A POSITIVE
07:20:31 WAY.
07:20:32 OUR ATTEMPT RIGHT NOW IS TO RAISE THE WINDOWS SO THAT THERE
07:20:34 ISN'T A VISUAL LOOKING DOWN.
07:20:38 I HAD PREPARED THIS DRAWING TO KIND OF SHOW A LITTLE BIT
07:20:41 ABOUT THE VISION SIGHT LINE.
07:20:45 THE LEFT SIDE, IF YOU WERE INSIDE THE BUILDING, WE
07:20:49 ESTABLISHED THAT THE KIND OF STANDARD VISUAL HEIGHT OF THE
07:20:54 AVERAGE MALE PERSON IS 5'8".
07:20:57 I LOOKED THAT UP.
07:20:58 I DIDN'T KNOW THAT UNTIL I LOOKED IT UP.

07:21:00 WE SET THE WINDOWS, ACTUALLY, I THINK IT'S 5'6" AND SET THE
07:21:03 WINDOWS AT 5'8".
07:21:05 IF YOU WERE TO TURN AND LOOK OUT THAT WINDOW, WITHOUT MAKING
07:21:09 AN EFFORT TO TRY TO LOOK OVER INTO THE NEIGHBORS, YOU CAN
07:21:12 SEE THAT EVERYTHING THAT'S HATCHED IS BELOW THE EYE LEVEL.
07:21:16 SO MAKING A DELIBERATE EFFORT TO LOOK IN THERE, YOU NOW
07:21:22 CAN'T SEE INTO THE PROPERTY.
07:21:24 YOU'LL CATCH THE TOP PART OF THE ROOF ELEVATION.
07:21:27 THAT'S HOW WE ESTABLISHED THIS INITIAL REQUEST FOR THE
07:21:30 WINDOWS TO BE AT THAT HEIGHT.
07:21:32 I KNOW IN TALKING WITH MY CLIENT, THEY WERE OPEN TO OTHER
07:21:37 OPTIONS.
07:21:39 IF IT WAS LOOKING AT THE POSSIBILITY OF LET'S TAKE SOME OF
07:21:43 THESE EXISTING PINE TREES DOWN THAT ARE ACTUALLY SOMEWHAT OF
07:21:49 A HAZARD TO THE BUILDING AS IT IS BECAUSE THEY ARE SO CLOSE,
07:21:53 IF THEY COULD DO A HEAVIER LANDSCAPE BUFFER.
07:21:56 PUT THE WALL IN AND DO A HEAVIER BUFFER TO OFFSET REMOVING
07:22:02 TREES.

07:22:03 I'M NOT SURE THAT ANY OF THEM QUALIFY AND I'LL LET THE
07:22:07 LANDSCAPE ARCHITECT TALK TO THAT, THAT ANY QUALIFY AS
07:22:10 HERITAGE TREES OR NOT.
07:22:11 THERE ARE A COUPLE OF OAK TREES THAT ARE REALLY CLOSE TO THE
07:22:14 PROPERTY LINE.
07:22:16 JUST DUE TO AGE OF THE TREES, THE BUILDING BEING CLOSE BY,
07:22:20 HAVING BEEN TRIMMED OVER THE YEARS, THE MAJORITY OF THE TREE

07:22:23 IS GROWING OUT OVER THE NEIGHBOR'S PROPERTY NOW AND THEY ARE
07:22:27 NOT PARTICULARLY PRETTY OAK TREES.
07:22:30 IT MAY BE POSSIBLE TO LOOK AT THAT AS AN OPTION TO PUT THAT
07:22:35 WALL IN, PUT THE VEGETATION IN AND THEN MY CLIENT CAN HAVE
07:22:38 WINDOWS BEHIND THAT WALL ALL DAY LONG THAT THEY WOULD BE
07:22:41 HAPPY ABOUT.
07:22:42 THIS COULD GIVE YOU AN IDEA WITH THE CURRENT KIND OF
07:22:47 LANDSCAPING THAT WE SEE IN THERE.
07:22:49 SAW PALMETTOS DOWN LOW, ADDING I THINK MAHOGANY, ADDITIONAL
07:22:56 PINES.
07:22:58 I KIND OF TRIED TO REPLICATE THE NUMBER OF TREES IN THERE
07:23:01 NOW.
07:23:02 ONE POSSIBILITY IS EVEN IF WE DO THE WINDOWS IS INCREASING
07:23:06 THE LANDSCAPING.
07:23:09 >>Jim Wallace: A QUICK QUESTION ON THOSE WINDOWS.
07:23:12 ARE ANY OF THOSE WINDOWS EGRESS WINDOWS?
07:23:16 >> NO.
07:23:16 IT'S ALL FIXED STOREFRONT.
07:23:18 THERE'S NO REQUIREMENT FOR -- IN A COMMERCIAL THERE'S NO
07:23:21 REQUIREMENT FOR ACTUAL EGRESS WINDOW.
07:23:24 OUR DOORS IN THE FRONT AND THE REAR WOULD QUALIFY.
07:23:28 >>Jim Wallace: OKAY.
07:23:30 >>Barry Jones: IS THIS BUILDING, THE FRAME, THE SKIN YOU'RE
07:23:34 PUTTING AGAINST THE BUILDING, PUTTING AGAINST THE FACE OF
07:23:37 THE EXISTING BUILDING AND TRIMMING THE EAVES OFF?

07:23:41 >> YES.
07:23:42 WORK A NEW INTERIOR GUTTER AND DOWNSPOUT SYSTEM TO CATCH THE
07:23:46 WATER COMING DOWN THE SLOPE BECAUSE THE PARAPET -- YOUR
07:23:50 EXISTING SLOPE ROOF WILL BE COMING DOWN WITH A PARAPET GOING
07:23:52 BACK BY IT.
07:23:54 WE'LL HAVE AN INTERNAL GUTTER TO COLLECT THE WATER AND COME
07:23:57 OUT.
07:23:57 IT WILL LOOK MORE LIKE A FLAT ROOF BUILDING IN A SENSE
07:24:02 BECAUSE YOU WON'T SEE THE SLOPE METAL ROOF ANYMORE.
07:24:07 >>Barry Jones: THE BUILDING HAS A 30 PLUS OR MINUS OVERHANG.
07:24:12 YOU'RE CUTTING THAT 30 INCHES OFF.
07:24:15 >> YES, PUTTING A PARAPET BY IT.
07:24:17 >>Barry Jones: YOUR FRAME IS AS TIGHT TO THE BUILDING AS YOU
07:24:21 CAN GET.

07:24:22 >> YES, RIGHT UP AGAINST THE METAL FRAME.
07:24:24 THERE ARE ADVANTAGES TO THE CLIENT TO BUILD THE BUILDING
07:24:27 THAT WAY BECAUSE THEY WILL BE ABLE TO BUILD THE EXTERIOR
07:24:30 WORK AND NOW THE METAL SKIN STAYS, THEY CAN START INTERIOR
07:24:34 IMPROVEMENTS.
07:24:35 >>Barry Jones: WILL THE WINDOWS HAVE A LONGER SILL BECAUSE
07:24:38 THE WINDOW IS ON THE OUTSIDE OF THE FRAME?
07:24:41 >> YES, EXACTLY.
07:24:43 >>Jim Wallace: JUST ONE COMMENT.
07:24:46 I BUILT ONLY ONE OF THESE.
07:24:48 YOU MAY HAVE DONE MANY.

07:24:49 I BUILT A STRUCTURE LIKE THIS AROUND A TEMPORARY BUILDING,
07:24:53 BUT IT WAS A TEMPORARY BUILDING.
07:24:57 CERTAINLY WE STRUGGLED WITH ADDING WINDOWS AND ADDING LOTS
07:25:01 OF WINDOWS, BUT IT WAS A TEMPORARY STRUCTURE.
07:25:06 ONLY INTENDED TO BE THERE A COUPLE OF YEARS.
07:25:09 WHEN I SAY TEMPORARY, IT WAS THERE FOR ABOUT TWO, TWO AND A
07:25:12 HALF YEARS.
07:25:13 IT WAS THE SALES CENTER FOR RAPALLO.
07:25:16 WE DID IT SUCCESSFULLY BUT WE DIDN'T BUILD A NEW STRUCTURE
07:25:23 BECAUSE WE COULDN'T GET IT PERMITTED WHERE IT WAS.
07:25:28 THAT'S THE ONLY REASON WE DIDN'T BUILD A SEPARATE STRUCTURE.
07:25:33 WE BOUGHT TRAILERS AND MOBILE HOME AND BUILT AROUND THEM, IS
07:25:38 THERE A REASON WHY YOU'RE NOT JUST BULLDOZING THE EXISTING
07:25:41 BUILDING AND BUILDING A NEW CVS BUILDING?
07:25:48 >> ECONOMICS.
07:25:49 BASICALLY THE SQUARE FOOTAGE IN THE BUILDING IS THERE.
07:25:52 IN LOOKING AT THE COST TO DEMO THE BUILDING, HAVE TO
07:25:55 COMPLETELY DEVELOP THE SITE, THEY CAN ENCLOSE THIS BUILDING
07:26:01 MUCH MORE ECONOMICAL.
07:26:03 >>Jim Wallace: YOU'RE CONFIDENT -- I ONLY DID IT ONCE, BUT
07:26:08 IT WAS ONLY FOR A BUILDING THAT WOULD LAST TWO, THREE YEARS
07:26:11 AND THEN WE TOOK IT ALL APART AND TOOK IT AWAY.
07:26:14 YOU'RE CONFIDENT THAT THIS SKIN, IF YOU WOULD, THAT YOU'RE
07:26:19 CALLING IT, PARTICULARLY THE ROOF SYSTEM, IS GOING TO LAST
07:26:21 FOR 30, 40, 50 YEARS?

07:26:25 >> ABSOLUTELY.
07:26:26 I PROBABLY HAVE BUILDINGS OUT THERE CLOSE TO THAT OLD
07:26:31 ALREADY.
07:26:32 >>Jim Wallace: OKAY.
07:26:33 TERRIFIC.
07:26:39 >> THIS IS JUST SOME SAMPLES OF WHAT THE MONUMENT SIGN AND
07:26:44 DUMPSTER ENCLOSURE WOULD LOOK LIKE.
07:26:46 THE CLIENT IS NOT HUNDRED PERCENT.
07:26:48 STILL MAINTAINING THE OPPORTUNITY TO DO A MONUMENT SIGN.
07:26:51 WITH THE KIND OF CHANGES WE'RE TALKING ABOUT DOING, THEY MAY

07:26:54 SIMPLY JUST DO A SIGN ON THE FACE OF THE BUILDING.
07:26:56 WITH THE WAY THE LANDSCAPING IS IN THE FRONT OF THE
07:26:59 BUILDING, THE MONUMENT SIGN WOULD ALMOST START TO GET LOST.
07:27:02 SO THEY ARE THINKING THEY ARE JUST GOING TO USE SIGNAGE
07:27:04 ACTUALLY UP ON THE FACE OF THE ENTRY.
07:27:07 THESE SHOW THE INITIAL COLOR SELECTIONS THAT WE PRESENTED TO
07:27:15 THE CLIENT THAT THEY LIKE WITH THE CEMENT TILE, THE AWNINGS.
07:27:27 >>Michael Sheeley: DAVID, COULD YOU GO BACK TO SOME OF YOUR
07:27:30 SIDE VIEWS OF THE BUILDING?
07:27:31 A COUPLE OF COMMENTS.
07:27:34 KEEP GOING, IF YOU WOULD.
07:27:35 LIKE THAT.
07:27:38 YOU RECOGNIZE, I RECOGNIZE HAVING PREVIOUSLY WORKED ON THIS
07:27:43 BUILDING THE DIFFICULTY IN TRYING TO SKIN THIS METAL
07:27:47 BUILDING AND MAKE IT WORK.

07:27:49 WHAT I WOULD ENCOURAGE YOU TO DO IS FIRST TRY TO DO SOME
07:27:56 ENHANCED RENDERINGS WITH SHADOWS TO REALLY SHOW THE DEPTH
07:28:00 DIFFERENCE YOU'VE GOT GOING ON.
07:28:02 IT LOOKS VERY FLAT.
07:28:03 I KNOW IT'S NOT VERY FLAT.
07:28:05 I KNOW YOU HAVE CERTAIN LIMITATIONS WITH THE PARKING AND
07:28:08 SIDEWALK AND THAT STUFF.
07:28:09 SECONDLY, I WOULD ENCOURAGE YOU TO EXPLORE A LITTLE BIT MORE
07:28:13 COLOR TO THIS BUILDING.
07:28:14 IT'S QUITE MONOCHROMATIC, EVEN THOUGH THAT'S KIND OF
07:28:18 POPULAR.
07:28:18 IN ESTERO WE HAVE A LOT OF COLOR.
07:28:20 I WOULD ENCOURAGE YOU TO REVISIT THE COLORS.
07:28:23 OTHER THAN THAT, I DON'T HAVE ANY PARTICULAR ISSUES WITH THE
07:28:27 DESIGN.
07:28:27 I THINK YOU'RE DOING ABOUT ALL YOU CAN DO WITH THIS
07:28:32 BUILDING.
07:28:33 >> I KNOW YOU'RE FAMILIAR WITH IT.
07:28:34 I WAS STILL TRYING TO FIGURE OUT HOW YOU WERE GOING TO BUILD
07:28:37 A CORNER TOWER.
07:28:39 >>Michael Sheeley: I ONLY DID PRELIMINARIES.
07:28:40 [LAUGHTER]
07:28:48 >>Barry Jones: ONLY LAST QUESTION RELATIVE TO THE SITE, YOU
07:28:50 HAD A USE FOR OUTDOOR DISPLAY AND MERCHANDISE RELATED TO
07:28:54 RETAIL SALES.

07:28:55 WAS THAT BEING ELIMINATED?
07:28:57 >> YES, SIR.
07:28:59 >>Barry Jones: IT WAS STILL IN THE PROPOSED USE THAT I SAW.
07:29:02 OKAY.
07:29:05 >>Scotty Wood: ANYTHING ELSE?
07:29:08 >> NO.

07:29:13 >> THANK YOU.
07:29:18 >> DAVID WITH LANDESCO LANDSCAPE ARCHITECTURE.
07:29:21 GO OVER THE LANDSCAPE WITH YOU.
07:29:24 THIS IS THE LANDSCAPE PLAN THAT BASICALLY HAS THE BREAKDOWN
07:29:31 OF THE REQUIREMENTS ON THE CHART TO THE LEFT AND ALL THE
07:29:35 AREAS, TOTALS ON THE TOP ON THE LEFT.
07:29:39 AND THE PLANT SCHEDULE WHICH IS ALL NATIVE EXCEPT FOR THE
07:29:44 COLOR VINES THAT ARE USED AND THE TIGHT SPACES ALONG THE
07:29:49 WEST SIDE OF THE BUILDING AND THE FRONTAGE JUST DUE TO THE
07:29:54 PURE LACK OF SPACE.
07:29:56 SO TO KIND OF DRESS THAT UP AND ADD SOME COLOR AND INTEREST
07:30:00 TO IT, TO THE ARCHITECTURE, THAT'S THE ROUTE WE WENT WITH
07:30:04 THAT.
07:30:04 WE HAVE A TYPE D BUFFER ALONG THE RIGHT-OF-WAY TO THE SOUTH
07:30:12 THERE, WHICH IS A 20-FOOT WIDE BUFFER, FIVE TREES AND 66
07:30:19 SHRUBS, DOUBLE STAGGERED HEDGEROW PER HUNDRED LINEAR FEET
07:30:23 AND THEN YOU HAVE COMMERCIAL TO THE WEST AND TO THE NORTH,
07:30:27 WHICH IS A TYPE A BUFFER, FIVE TREES, AND NO SHRUBS.
07:30:33 AND THEN ON THE EAST SIDE YOU HAVE A WALL 20-FOOT WIDE,

07:30:37 WHICH HAS BEEN DEVIATED TO 14.5 FEET FOR THE PORTIONS NORTH
07:30:43 AND SOUTH OF THE BUILDING AND THEN TEN TREES AND 30 SHRUBS
07:30:48 PER LINEAR FOOT -- OR SORRY PER HUNDRED LINEAR FOOT.
07:30:52 HERE IS A LITTLE COLOR LANDSCAPE RENDERING WITH A BREAKOUT
07:30:59 OF THE TREES, SHRUBS, GRASSES, AND THOSE VINES I WAS TELLING
07:31:03 YOU ABOUT TO KIND OF DRESS UP THE COLUMNS AND JUST FRONT AND
07:31:10 WEST SIDE WHERE IT'S NARROW.
07:31:12 QUITE A BIT OF LANDSCAPING ALONG THE ROAD WITH THE PASSAGE,
07:31:18 THE CONCRETE SIDEWALK.
07:31:22 ADD SOME INTEREST THERE AND DRESS UP THE FRONTAGE OF THE
07:31:28 PROJECT.
07:31:28 THE DETENTION AREA IS FILLED WITH BALD CYPRESS WHICH ARE
07:31:34 WATER-LOVING TREES, DO WELL SUBMERSED.
07:31:40 THEY ARE SEMI EVERGREEN AND THEY ALSO DO HELP TO CARRY OFF
07:31:46 SOME OF THE WATER THROUGH TRANSPIRATION.
07:31:49 I DO WANT TO TALK ABOUT THE EAST SIDE, THE EAST BUFFER HERE.
07:31:56 WITH THE LIGHT SITUATION COMING INTO THE BUILDING, I FEEL
07:32:01 LIKE IT WOULD PROBABLY BE BEST TO ELIMINATE THESE FIVE PINE
07:32:07 TREES FOR MULTIPLE REASONS.
07:32:09 OUTSIDE OF THE DAYLIGHT, THE ROOT ZONE, FOR ONE, WITH THE
07:32:14 IMPACT FROM THE FENCE THAT WOULD BE GOING IN, THAT COULD
07:32:19 DAMAGE THOSE PINE TREE ROOTS, WHICH WOULD ULTIMATELY END UP
07:32:23 PROBABLY KILLING THE TREE, MUCH LIKE ADDING ANY KIND OF DIRT
07:32:28 OVER THE ROOTS.
07:32:29 THEY DON'T DO WELL.

07:32:30 THE PINE BARK BEETLE WOULD COME IN AND MAKE THEM SUSCEPTIBLE
07:32:35 TO DECAY AND WHICH WOULD LIKELY HAPPEN AND THEN IT IS A

07:32:40 PROBLEM FOR THE STRUCTURE ITSELF, A HAZARD WITH THE PALM
07:32:46 TREE FALLING DOWN, BASICALLY.
07:32:48 I FEEL LIKE THOSE FIVE PINE TREES AT MINIMUM SHOULD PROBABLY
07:32:50 BE SWAPPED OUT AND THAT WOULD ALSO PLAY TO THE EXTRA
07:32:55 DAYLIGHT THAT THEY NEED IN THAT SPACE SO WE COULD GO WITH
07:32:58 SOMETHING LOWER GROWING, A MEDIUM-SIZED TREE, MAYBE USING AN
07:33:05 UPRIGHT COLUMN TYPE TREE LIKE CRAPE MYRTLE THAT'S NATIVE,
07:33:09 LIKE MUSKOGEE OR NATCHEZ AND ALTERNATE WITH SOME TALLER
07:33:15 TREES THAT ARE COLUMN THERE LIKE THE EAST PALATKA HOLLY.
07:33:18 IT IS AN EVERGREEN, SO THEY ARE GOING TO GET CONTINUED
07:33:21 FOLIAGE, GREEN SCREENING THERE TO HELP BLOCK AND SCREEN AS
07:33:27 THE BUFFER IS INTENDED TO DO.
07:33:28 HERE IS A LOOK AT THE EXISTING TREES.
07:33:35 AS YOU CAN SEE TO THE EAST OF THE BUILDING OUTSIDE OF THE
07:33:39 WALL AREA, WHICH COULD ALSO BE AS THE WALL -- WELL, THE WALL
07:33:46 IS NOT IN THAT SECTION, SORRY.
07:33:48 BUT THERE ARE FIVE PINE TREES THERE, TWO OAKS.
07:33:53 I WAS OUT AT THE SITE EARLIER, A MAGNOLIA ON THE NORTH END
07:33:56 THERE, THE NORTHWEST CORNER HAS BEEN -- PROBABLY WENT IN THE
07:34:03 STORM.
07:34:03 IT'S NO LONGER THERE.
07:34:05 ONE OF THE PINE TREES ALONG THE SOUTHWEST CORNER ALSO ARE
07:34:10 GONE.

07:34:11 KIND OF MAKES THAT ARGUMENT A LITTLE EASIER TO REMOVE THOSE
07:34:16 TREES WHEN TWO OF THEM ARE ALREADY GONE.
07:34:18 HERE IS A LOOK AT THE ELEVATIONS THAT SOUTH, YOU CAN SEE IT
07:34:24 IS DRESSED UP PRETTY NICE FROM THE ROAD.
07:34:27 IT'S GOT A LOT OF CHANGE IN HEIGHTS, MEDIUM AND LARGE TREES,
07:34:35 PALMS, UNDERSTORY OF GRASSES AND SHRUBS, SOME THAT ARE
07:34:39 PERENNIAL -- NOT PERENNIAL, SOME THAT ARE EVERGREEN AND SOME
07:34:43 THAT ARE DECIDUOUS, SO YOU'LL HAVE A CONSTANT SCREEN THERE.
07:34:48 THE NORTH END, IT'S BEEFED UP PRETTY GOOD CONSIDERING IT IS
07:34:53 A COMMERCIAL TO COMMERCIAL ADJACENCY.
07:34:58 THE EAST SIDE THERE YOU CAN SEE THOSE TALL PINES THAT REALLY
07:35:02 PROBABLY DO NEED TO -- WE NEED TO BRING IN SOME MEDIUM SIZED
07:35:08 TREES IN THERE ANYWAY TO HELP SCALE THAT BUILDING.
07:35:11 GET BACK TO THE BUILDING SIZE, AND THEN THE WEST SIDE.
07:35:20 ANOTHER COMMERCIAL ADJACENCY.
07:35:21 YOU'VE GOT A LOT OF PARKING THERE, SO THE LARGER GUMBO-LIMBO
07:35:25 ARE NATIVES AND THE EVERGREEN WILL ADD INTEREST.
07:35:32 THE TREE IS A PRETTY NICE SPECIMEN IF YOU CAN GET THEM OF
07:35:36 DECENT SIZE FROM THE START.
07:35:40 >>Jim Wallace: YOU DID SAY ALL THOSE TREES WOULD BE
07:35:42 UNDERPLANTED, RIGHT?
07:35:45 >> ALL THE TREES ON THE EAST SIDE?
07:35:48 >>Jim Wallace: I'M TALKING ON YOUR PERIMETER PLAN.
07:35:53 >> YOU SAID UNDERPLANTED?

07:35:55 OH, YES, YES.

07:36:01 >>Jim Wallace: NOTHING IS SHOWN ON THE CROSS SECTION.
07:36:03 >> YEAH, YEAH.
07:36:04 DOUBLE STAGGERED HEDGEROW ON THE SOUTH.
07:36:07 THE EAST WILL BE 30 SHRUBS PER HUNDRED LINEAR FOOT, WHICH IS
07:36:13 BASICALLY A SINGULAR HEDGEROW.
07:36:15 AND THEN NOT REQUIRED ON THE NORTH OR THE WEST BECAUSE OF
07:36:21 THE COMMERCIAL TO COMMERCIAL ADJACENCY.
07:36:24 GO BACK TO THAT PLAN THERE.
07:36:27 SO YOU CAN SEE THE HEDGE.
07:36:30 IT'S IN LIKE A TEAL COLOR ON THE EAST AND THEN YOU'VE GOT
07:36:35 QUITE A FEW DIFFERENT TYPES, GRASSES AND SHRUBS ON THE SOUTH
07:36:39 THERE ALONG -- ON THE ROAD RIGHT-OF-WAY.
07:36:45 >>Kristin Jeannin: I APOLOGIZE.
07:36:46 DID YOU SAY THAT THE HERITAGE TREES, THE PINE TREES --
07:36:52 YOU'RE SAYING MAYBE WILL COME OUT ARE HERITAGE TREES?
07:36:56 >> NO, NONE OF THE TREES ON-SITE ARE HERITAGE TREES.
07:36:59 THE LARGEST TREES ARE PINES, AND THEY ARE 17 INCHES IN DBH.
07:37:09 LIKE I SAID, I WAS OUT THERE TODAY.
07:37:11 TOOK SOME PICTURES.
07:37:12 I CAN'T PROBABLY PUT THEM ON HERE, BUT THEY ARE NOT IN THE
07:37:15 GREATEST SHAPE FOLLOWING THE STORM AND THEY ARE PROBABLY
07:37:18 OLDER TREES, OBVIOUSLY, TO BE THAT SIZE.
07:37:21 BEING CLOSE TO THE BUILDING LIKE THAT AS YOU CAN IMAGINE AND
07:37:27 THEY ARE KIND OF FRAGILE AS IT IS, ISN'T PROBABLY THE BEST
07:37:31 IDEA TO LEAVE THOSE, ESPECIALLY WHERE THE ROOT ZONE IS

07:37:38 PRETTY TIGHT JUST BASED ON THE PURE SIZE --
07:37:44 >>Kristin Jeannin: YOU'RE BASICALLY SAYING THAT YOUR CURRENT
07:37:47 PLAN HAS THEM STAYING BUT YOU'RE PROBABLY GOING TO MAKE A
07:37:51 CHANGE TO THAT.
07:37:52 >> YES, MA'AM, FOR THOSE FIVE TREES THAT REMAIN CURRENTLY
07:37:55 RIGHT THERE TO THE EAST OF THE BUILDING.
07:37:58 ANY OTHER QUESTIONS?
07:38:07 >>Barry Jones: IS THERE A PERIMETER BERM THAT GOES ALONG THE
07:38:10 EAST SIDE OF THE BUILDING OR STORMWATER SHEDS OFF TO THE
07:38:14 EAST?
07:38:21 >> DEAN MARTIN, FOR THE RECORD.
07:38:23 YEAH, IT'S ALREADY GRADED TO DRAIN TO THE NORTHWEST INTO
07:38:27 THAT DETENTION AREA.
07:38:29 >>Barry Jones: NO, I'M TALKING ABOUT THE BUILDING EAST OF
07:38:32 THE BUILDING RIGHT NOW.
07:38:37 >> IT FLOWS STRAIGHT TO THE EAST, YES, SIR.
07:38:40 >>Barry Jones: YOU'RE NOT GOING TO BUILD A PERIMETER BERM
07:38:43 THROUGH THERE THAT WOULD NECESSITATE TAKING THOSE TREES OUT
07:38:46 ANYWAY.
07:38:47 >> WASN'T PLANNING ON IT.

07:38:48 >>Barry Jones: THE WATER COMING OFF THAT BUILDING, THAT WILL
07:38:51 BE CAPTURED BACK INTO THE SITE AND THE ONLY THING THAT WOULD
07:38:54 RUN OFF TO THE EAST WOULD BE THE OPEN SPACE BETWEEN THE
07:38:57 BUILDING LINE AND THE PROPERTY LINE.
07:38:59 >> CORRECT.

07:38:59 DAVID MENTIONED THERE WOULD BE AN INTERNAL COLLECTION SYSTEM
07:39:02 FOR THE ROOF RUNOFF.
07:39:04 SO THAT WOULD BE DIRECTED TO THE DETENTION AREA.
07:39:10 >>Barry Jones: THANK YOU.
07:39:11 >>Scotty Wood: ANYONE ELSE?
07:39:14 >>Mary Gibbs: I HAVE ONE COMMENT.
07:39:16 I DID SUGGEST TO VERONICA THAT THEY REACH OUT TO THE
07:39:22 NEIGHBOR.
07:39:22 I KNOW SHE'S REACHED OUT TO THE NEIGHBOR BEFORE MULTIPLE
07:39:25 TIMES AND HE RECENTLY CAME IN LAST WEEK TO MEET WITH ME AND
07:39:29 HE HAD SOME CONCERNS, SO I ASKED HER AGAIN IF SHE COULD
07:39:32 REACH OUT TO THE NEIGHBOR AND SEE IF THEY CAN WORK SOMETHING
07:39:34 OUT.
07:39:36 >>Scotty Wood: I GATHER THERE'S NO PUBLIC CARDS.
07:39:38 THANK YOU.
07:39:41 MARY, I THINK YOU HAVE A COUPLE OF THINGS TO SAY BEFORE WE
07:39:48 --
07:39:48 >>Mary Gibbs: I HAVE A SUGGESTION AND A COUPLE OF THINGS TO
07:39:52 SAY.
07:39:53 I DID HAVE A PowerPoint PRESENTATION ON THE AGENDA TONIGHT
07:39:59 THAT WAS THE SAME THING WE HAD SHOWED TO THE COUNCIL A
07:40:03 COUPLE OF WEEKS AGO ABOUT AN UPDATE OF DEVELOPMENT PROJECTS,
07:40:07 BUT I KNOW TONIGHT IT'S TOO LATE AND I KNOW A BOARD MEMBER
07:40:10 HAS AN ISSUE WITH SITTING TOO LONG, MEDICAL ISSUE.
07:40:13 SO I'M SUGGESTING WE DO THAT MAYBE AT THE NEXT MEETING WHERE

07:40:18 WE HAVE MORE TIME.
07:40:20 THAT'S MY VALENTINE'S GIFT.
07:40:24 >>Anthony Gargano: IT'S AVAILABLE ONLINE.
07:40:26 I LOOK A LOOK AT IT AND WHAT AN OUTSTANDING PRESENTATION.
07:40:29 >>Mary Gibbs: IT IS MORE FUN IN PERSON IF WE HAVE TIME.
07:40:31 AND YOU CAN SEE THE FRUITS OF YOUR LABOR, WHICH IS REALLY --
07:40:34 I WOULD REALLY LIKE TO SHOW YOU BECAUSE IT IS PRETTY
07:40:37 INTERESTING.
07:40:37 AND THEN I DID WANT TO GIVE YOU A QUICK UPDATE.
07:40:42 THE PLANNING ZONING DESIGN BOARD REAPPOINTMENTS BECAUSE YOU
07:40:45 KNOW FOUR MEMBERS ARE UP FOR REAPPOINTMENT.
07:40:48 I ASKED YOU ALL IF YOU WERE INTERESTED.
07:40:50 YOU SAID YES.
07:40:51 WE TALKED TO THE COUNCIL.
07:40:52 WE STILL HAVE THOSE TWO VACANT POSITIONS THAT HAVE NEVER
07:40:55 BEEN FILLED YET.

07:40:57 AND SO THE COUNCIL WANTED TO ADVERTISE.
07:41:01 WE PUT A LITTLE AD ON OUR WEBSITE AND IN THE PAPER TO FILL
07:41:05 VACANCY.
07:41:06 WE TRIED TO REACH OUT BECAUSE THEY WANT TO REVIEW --
07:41:09 TYPICALLY, WE POST IT AND THEN THE COUNCIL WILL REVIEW IT AT
07:41:13 A MEETING.
07:41:13 I'M NOT SURE IF THEY WANT TO INTERVIEW PEOPLE.
07:41:16 THEY ALREADY KNOW ALL OF YOU SO WE TOOK YOUR RESUM S FROM
07:41:19 WHEN YOU HAD APPLIED BEFORE AND WE'LL PUT THEM IN THE PACKET

07:41:23 WITH ANY NEW PEOPLE THAT WE HAVE.
07:41:24 I THINK WE HAVE THE AD THAT SAYS IT'S OPEN UNTIL THIS
07:41:30 FRIDAY, FEBRUARY 16.
07:41:32 SO WE'LL SEE WHAT WE GET, IF THERE ARE ANY OTHER PEOPLE THAT
07:41:35 ARE INTERESTED.
07:41:36 THEN WE'LL FORWARD THOSE TO THE COUNCIL.
07:41:38 AND THEN I THINK AT THE MARCH MEETING, I THINK THEY ARE
07:41:41 GOING TO EITHER DECIDE IF THEY WANT TO INTERVIEW OR WHAT
07:41:44 THEY WANT TO DO, IT WILL BE AT THE MARCH MEETING BECAUSE THE
07:41:47 APPOINTMENTS, I THINK YOUR APPOINTMENTS RUN OUT AT THE END
07:41:49 OF APRIL.
07:41:50 SO WE HAVE TIME TO DO THAT.
07:41:51 BUT I JUST WANTED TO GIVE YOU AN UPDATE OF WHERE WE WERE
07:41:54 WITH THAT PROCESS.
07:41:55 AND THEN ONE OTHER THING I WANTED TO MENTION, TOO, IS THAT
07:42:01 -- AND IF YOU SAW IN THE PowerPoint, IT SHOWED LIKE WHAT
07:42:03 HAPPENED WITH SOME OF THESE PROJECTS, BUT ONE OF THE THINGS
07:42:06 I WANT TO ADD TO THAT IS IF YOU REMEMBER THE SCHOOL SITE ON
07:42:10 THREE OAKS PARKWAY, THE 72 ACRES THAT WAS OWNED BY THE
07:42:13 SCHOOL DISTRICT AND SOMEBODY HAD ASKED ME BEFORE WHAT'S
07:42:16 GOING ON WITH THAT AND I DIDN'T SAY ANYTHING, BUT THE
07:42:20 VILLAGE RECENTLY PURCHASED THAT PROPERTY.
07:42:21 WE COULDN'T SAY ANYTHING AT THE TIME BECAUSE IT WASN'T -- IT
07:42:26 WAS IN PROCESS.
07:42:29 THAT'S A REALLY GOOD THING I THINK FOR GREENSPACE AND WATER

07:42:35 RETENTION.
07:42:35 THE SCHOOL BOARD COULD HAVE SOLD IT TO SOMEBODY ELSE.
07:42:38 THERE WAS A LOT OF DEVELOPER INTEREST, SO I THINK THAT WAS A
07:42:41 REALLY GOOD THING.
07:42:43 >>Anthony Gargano: THEY ARE NOT GOING TO BUILD PICKLEBALL
07:42:46 COURTS THERE, RIGHT?
07:42:47 >>Mary Gibbs: NO, I DON'T THINK SO.
07:42:48 JIM WOULD LIKE THAT, THOUGH.
07:42:49 HE'S VOTING FOR PICKLEBALL COURTS.
07:42:51 AND EVERYBODY ELSE IS SAYING WATER RETENTION.
07:42:53 AND THEN I THINK THAT'S ALL I HAD, UNLESS YOU HAVE ANY
07:42:58 QUESTIONS.

07:42:59 JUST HAPPY VALENTINE'S DAY TO EVERYBODY.
07:43:02 >> AND TO YOU, TOO.
07:43:03 >>Mary Gibbs: YOUR LITTLE SNACKS FROM MARYANN.
07:43:06 >>Scotty Wood: THANK YOU AGAIN FOR YOUR SERVICE, JIM.
07:43:09 >> THANKS.
07:43:12 >>Scotty Wood: MOTION TO ADJOURN.
07:43:14 >> SECOND.
07:43:15 >>Scotty Wood: ALL IN FAVOR?
07:43:16 AYE.
07:43:17 WE'RE DONE.

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

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

DRAFT MINUTES

Planning Zoning and Design Board Meeting

Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
December 12, 2023 4:30 p.m.

1. CALL TO ORDER: 4:50 p.m.

2. PLEDGE OF ALLEGIANCE:

3. ROLL CALL:

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

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

4. APPROVAL OF AGENDA:

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

5. BUSINESS:

(a) Consent Agenda

(1) Approval of November 14, 2023, meeting minutes.

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

6. **PUBLIC INFORMATION MEETINGS**

(a) Estero Storage LLC – Zoning Amendment (No application submitted) (District 4)
10251 Arcos Avenue located on a ± 7-acre vacant site east of the Estero Medical Center, off Arcos Avenue in the Plaza Del Sol Commercial Planned Development (CPD)

Applicant seeks zoning amendment for Parcel "G" in the Plaza Del Sol CPD to allow for a mixed-use project that includes storage, hotel, retail / restaurant / medical office, and associated infrastructure. Property was zoned for Assisted Living Facility (Phoenix) that was never developed.

Staff Presentation/Comments
Mary Gibbs, Community Development Director

Presentation/Information by
Dan DeLisi, DeLisi, Inc.
John Wojdak, P.E., RESPEC

Public Comment
None.

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

(b) The Goddard School for Early Childhood Development – Development Order (No application submitted) (District 4)
10100 Arcos Avenue, located on the east side of Three Oaks Parkway, on the corner of Quente Way and Arcos Avenue, and south of Classic Car Wash.

Applicant seeks to construct an 11,650 sq. ft. learning center.

Staff Presentation/Comments
Jim Hart, Development Review Manager

Presentation/Information by Village Consultants
Brent Addison, P.E., Banks Engineering
Mike Thompson, Goddard School for Early Childhood Development
Cheryl Schweiker, AIA, Jarmel/Kizel Architects & Engineers

Public Comment
None.

Board Questions or Comments
Board Members Wallace, Tatooles, Jones, and Vice Chairman Gargano.

(c) Home2 Suites – Zoning Amendment (No application submitted) (District 6)
The hotel site is located in Coconut Point Mall south of the movie theater on the northwest corner of Via Coconut and Via Monte Carlo Way. The property is currently used as a parking lot.

Applicant is seeking a zoning amendment to allow a 111-room hotel.

Staff Presentation/Comments
Jim Hart, Development Review Manager

Presentation/Information by Village Consultants
Neale Montgomery, Pavese Law Firm
Mitul Patel, Peachtree Group
Lee Shuman, Peachtree Group
Jeremy M. Pettit, P.E., Ingenium Enterprises, Inc – Civil Engineering & Planning
Christopher Allred AIA, The RBA Group

Public Comment
None.

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

(d) Toll Brothers Estero Townhomes – Zoning Amendment (No application submitted)
(District 4)
21.4 acres located on the northeast corner of Corkscrew Road and Sandy Lane formerly known as The Colonnade.

Applicant requests a rezoning for a townhome development with 171 townhome units and amenities. The property is currently zoned for a Continuing Care Facility.

Staff Presentation/Comments
Mary Gibbs, Community Development Director

Presentation/Information by Village Consultants
Josephine Medina, RVi Planning
Dustin Bowersett, Toll Brothers
Noelle Vilim, Atwell

Public Comment
In Person
Nancy Foley, The Groves
Chloe Maris, Galleria Condo Association
Dan O'Berski, Trinity Commercial Group

eComments
Gen Guanci, The Groves
James Sites, The Groves
Terri Wesselman, The Groves
Alexei Piljan, The Groves
Monika Wysocki, The Groves
Julie Sitter, The Groves
Michelle Claman, The Groves
Yvonne Murray, The Groves

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

9. PUBLIC INPUT

None.

10. BOARD COMMUNICATIONS

(a) Next meeting – December 12, 2023

11. ADJOURNMENT: 7:27 pm.

_____
Tammy Duran
Deputy Village Clerk

Village of ESTERO

DESIGN REVIEW BOARD
Staff Report

PROJECT NAME
Downtown Estero Townhomes
CASE NUMBER
DOS2023-E009
MEETING DATE
February 13, 2024
REQUEST
Development Order for the Downtown Estero Townhomes
APPLICANT
Estero Land LLC
LOCATION
Project site is located on the northeast comer of U.S. 41 and Broadway Avenue East on Estero Village Way
PROPERTY SIZE
34.41 acres (Total Project)
ZONING
The property is zoned as Mixed Use Planned Development (MPD) Z-10-017
PUBLIC INFORMATION MEETING DATES
The PZDB Public Information Meeting was held on January 10, 2023. A Development Order application was submitted on July 20, 2023.

Staff Recommendation
Staff recommends approval of the Development Order with the following condition:

1. Provide updated construction information in the Construction Activities Management Plan within 30 days of Planning Zoning and Design Board approval.

The PZDB should review the project for compliance with general criteria of the Land Development Code and, in particular, the following facets:

1. Building architecture and colors
2. Site lighting elements and colors, including parking lot poles and fixtures
3. Connectivity
4. Landscaping and buffers for overall design and compatibility with the building and surrounding area

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

Project Summary
The overall Downtown Estero project consists of 310 multiple-family units, and approximately 30,000 SF of commercial uses. This development order includes the construction of 10 townhomes (market rate rental apartments) in two 2-story buildings.

Request
The applicant is asking for approval of a Development Order for the construction of 10 townhomes (market rate rental apartments) in 2 buildings. All of these improvements will be along Estero Village Way which will be constructed as a part of DOS2022-E006 Downtown Estero Infrastructure. This project was reviewed by the PZDB at a Public Information Meeting on January 10, 2023. Staff has also reviewed the plans in detail. The plans meet the technical requirements of the Land Development Code.

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

Trip Generation
Downtown Estero Townhomes

	Weekday A.M. Peak Hour			**Weekday P.M. Peak Hour**			**Daily**
Land Use							
	In	Out	Total	In	Out	Total	(2-way)
Apartments (10 Units)	1	3	4	3	2	5	139

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

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

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

Lighting

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

Landscaping

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

Architecture

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

Signage

There are no proposed monument signs included in this application.

DOWNTOWN ESTERO TOWNHOUSES

DEVELOPMENT ORDER PLANS

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

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

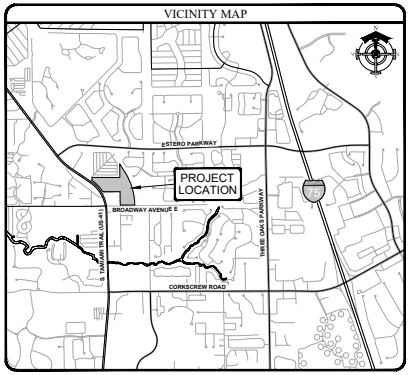
CONSULTANTS

ENGINEER	LANDSCAPE ARCHITECT	SURVEY
DELISI FITZGERALD, INC. 1605 HENDRY ST. FORT MYERS, FL 33901 (239) 418-0691	BOOTH DESIGN GROUP 140 2ND ST. N., STE. 302 ST. PETERSBURG, FL 33701 (727) 821-3699	BANKS ENGINEERING 10511 SIX MILE CYPRESS PKWY., STE. 101 FORT MYERS, FL 33966 (239) 939-5490

UTILITY PROVIDERS

WATER & SEWER	ELECTRIC	TELEPHONE
LEE COUNTY UTILITIES 1500 MONROE ST. FORT MYERS, FL 33901 (239) 533-8161	FLORIDA POWER AND LIGHT (FPL) 2425 TYGERTAIL ST. FORT MYERS, FL 33901 (239) 332-9154	CENTURYLINK 2820 CANDO ST. FORT MYERS, FL 33916 (239) 336-2008
CABLE	**GAS**	**FIRE DISTRICT**
COMCAST CABLE 12641 CORPORATE LAKES DR. FORT MYERS, FL 33913 (239) 432-1805	TECO GAS 5501 ENTERPRISE PKWY. FORT MYERS, FL 33905 (239) 690-5513	IONA-McGREGOR FIRE PROTECTION & RESCUE SERVICE DISTRICT 13981 GMSLER BLVD. FORT MYERS, FL 33908 (239) 425-5536

VICINITY MAP



SHEET INDEX

NO.	DESCRIPTION
1	COVER SHEET, VICINITY MAP AND INDEX
2	AERIAL AND EXISTING CONDITIONS PLAN
3	DEMOLITION AND CLEARING PLAN
4	MASTER SITE PLAN
5	SITE LAYOUT, SIGNING AND MARKING PLAN
6	PAVING, GRADING AND DRAINAGE PLAN
7	UTILITY PLAN
8	PAVING AND DRAINAGE DETAILS
9	LEE COUNTY UTILITIES DETAILS
10	EROSION CONTROL PLAN

REVISIONS SUMMARY

REV.	DATE	DESCRIPTION	REVISED SHEETS

CONSTRUCTION INFORMATION

Always call 811 two full business days before you dig

CALL BEFORE YOU DIG: 811

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

ENGINEER OF RECORD:
JOHN T. McGRAW, P.E. (FOR THE FIRM)
FLORIDA P.E. NO. 58177

OWNER / DEVELOPER:
ESTREO LAND, LLC
2529 KRAFTWOOD #201
ANGLETON, TX 77515

PROJECT:
DOWNTOWN ESTERO TOWNHOUSES

PLAN REVISIONS		
#	DATE	DESCRIPTION

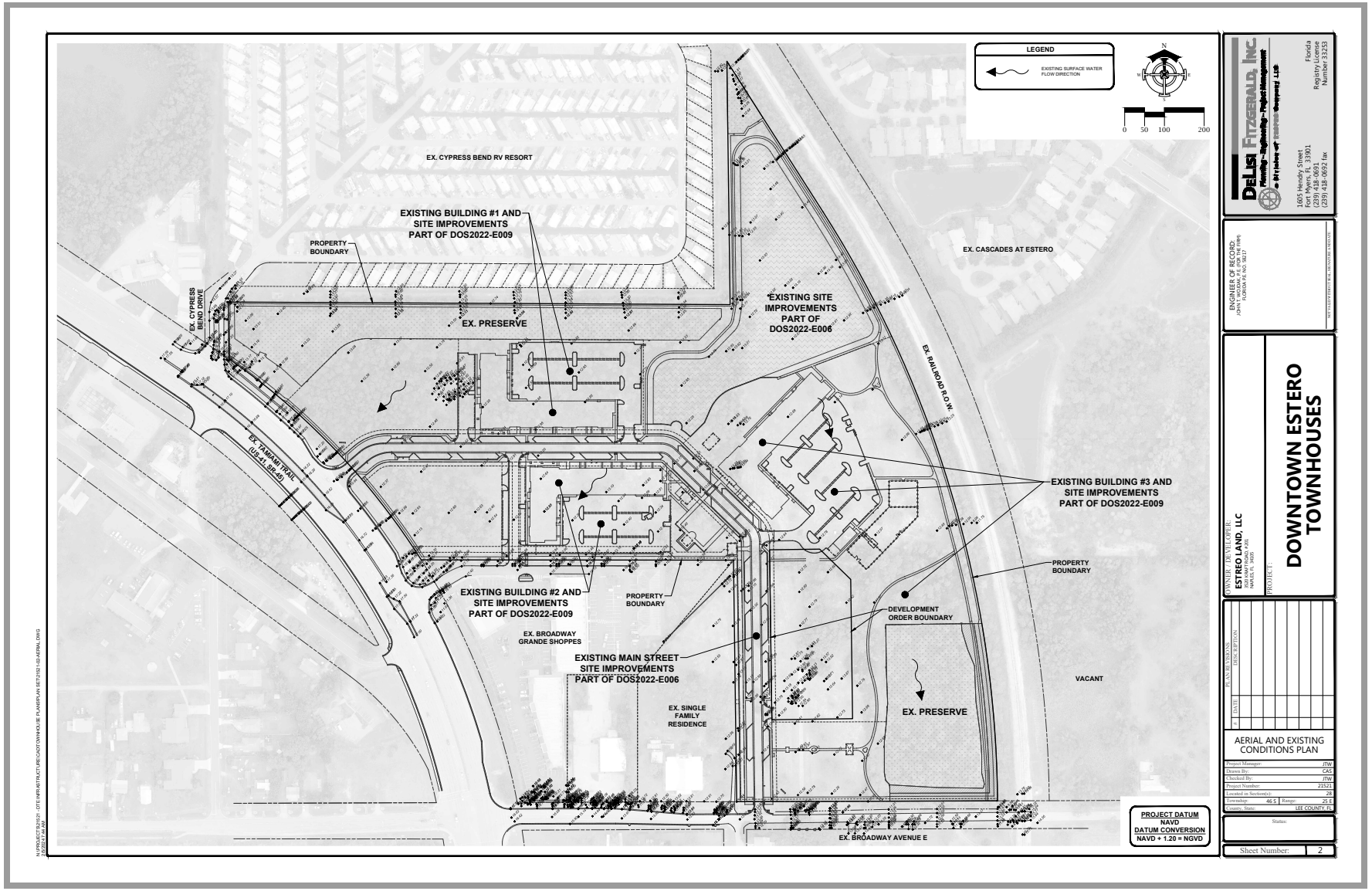
COVER SHEET, VICINITY MAP AND INDEX

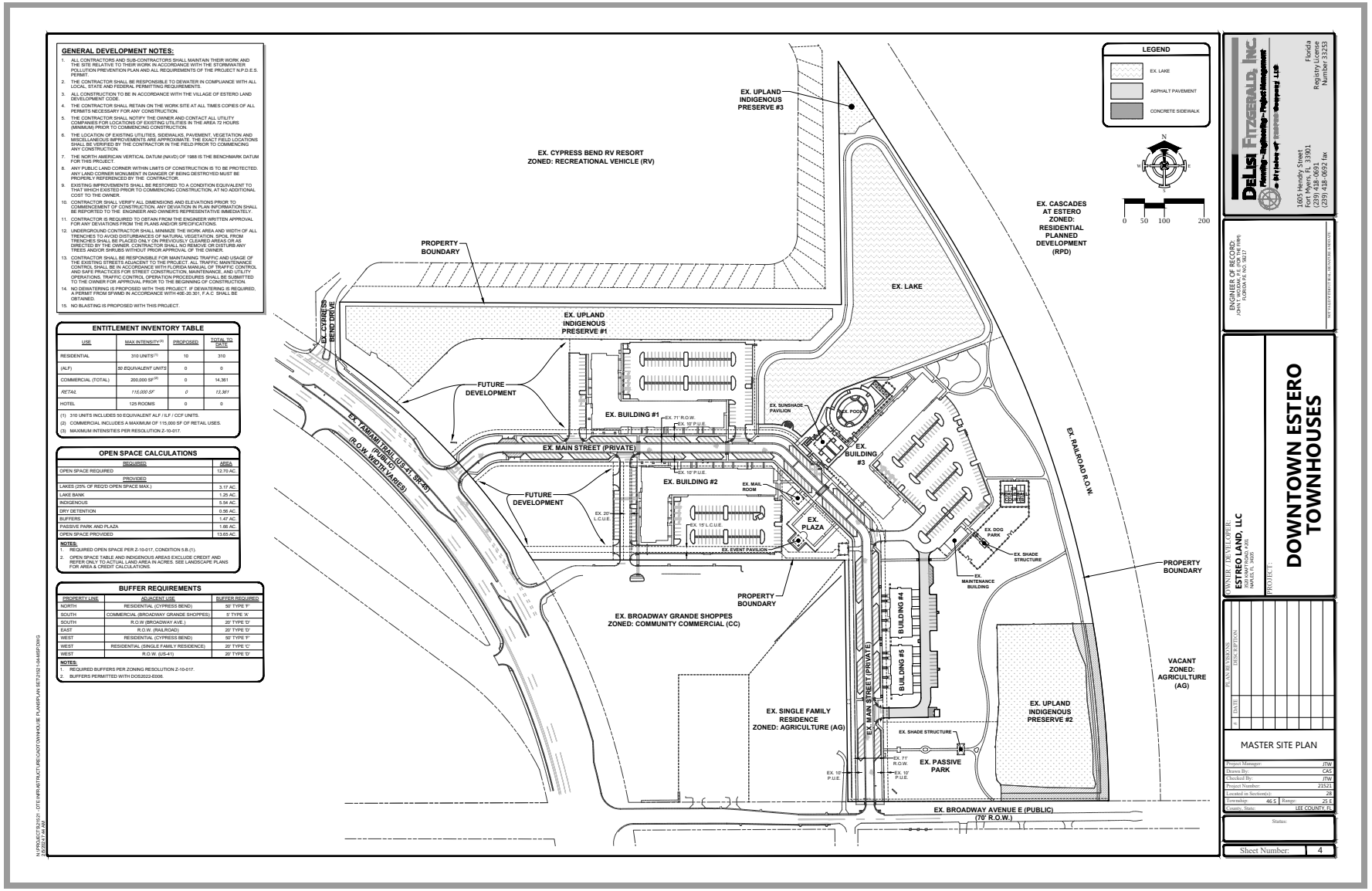
Project Manager:	JTW
Drawn By:	CAS
Checked By:	JTW
Project Number:	21521
Located in Section(s):	28
Township: 46 S	Range: 25 E
County, State:	LEE COUNTY, FL

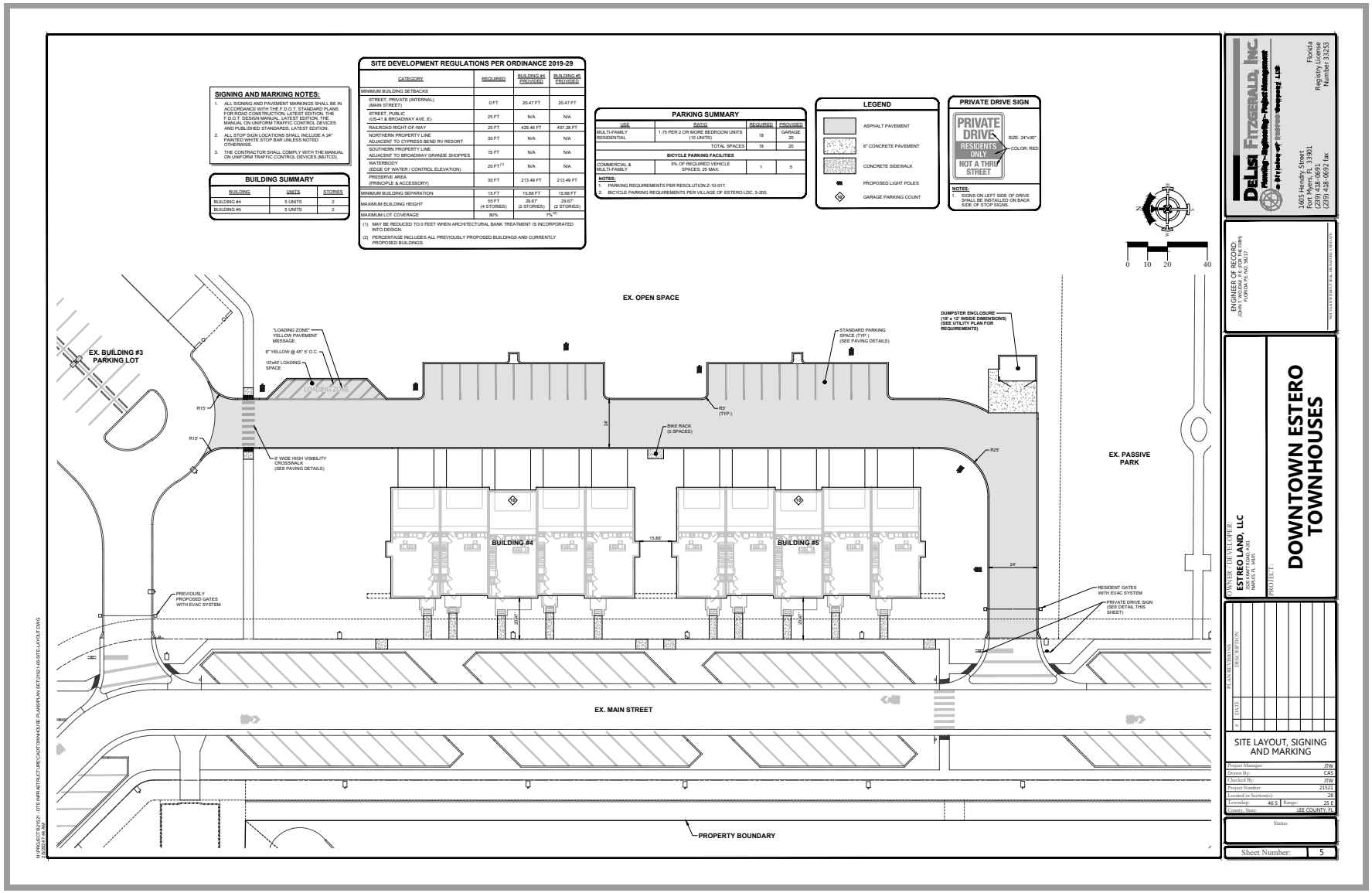
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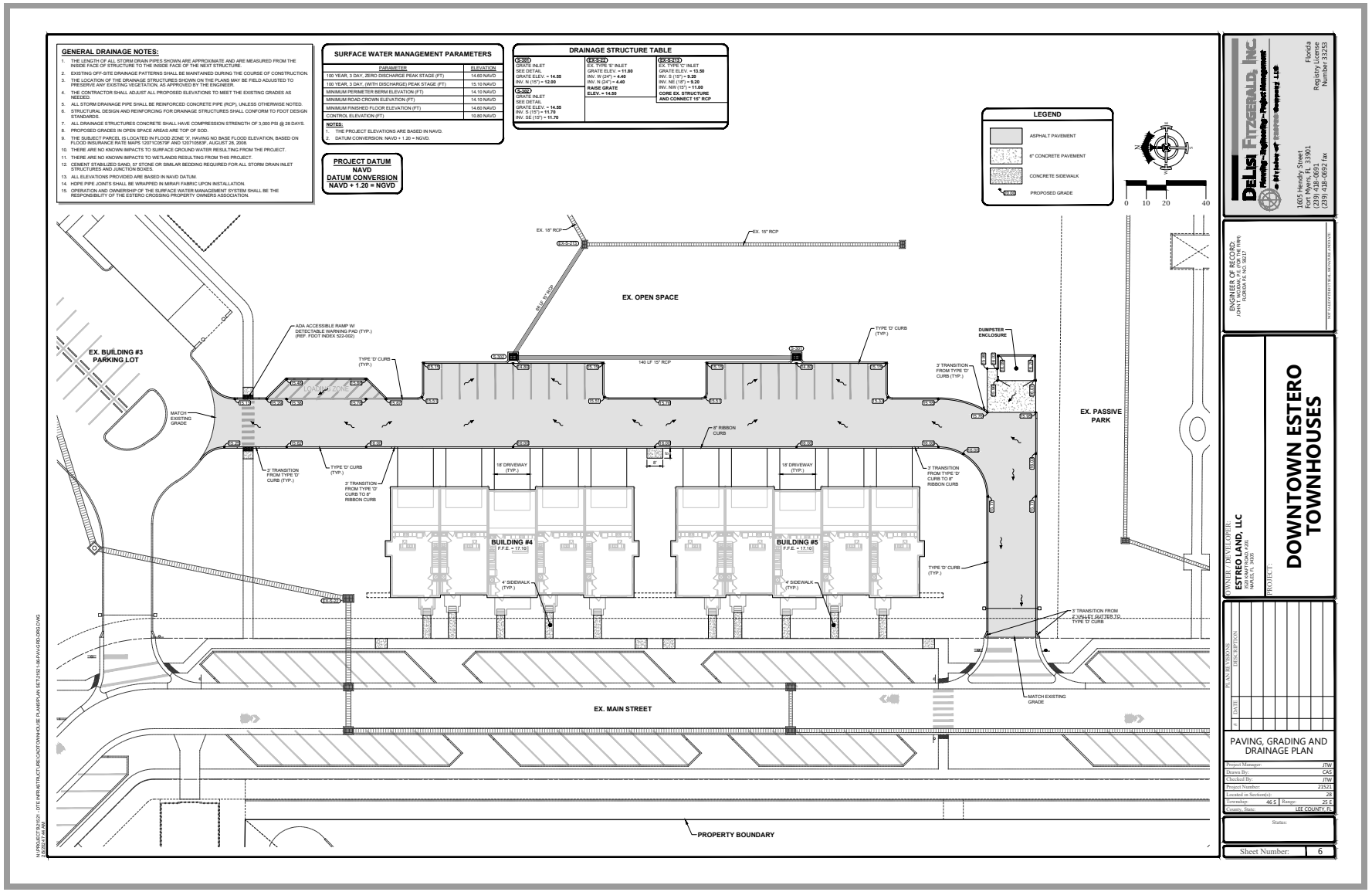
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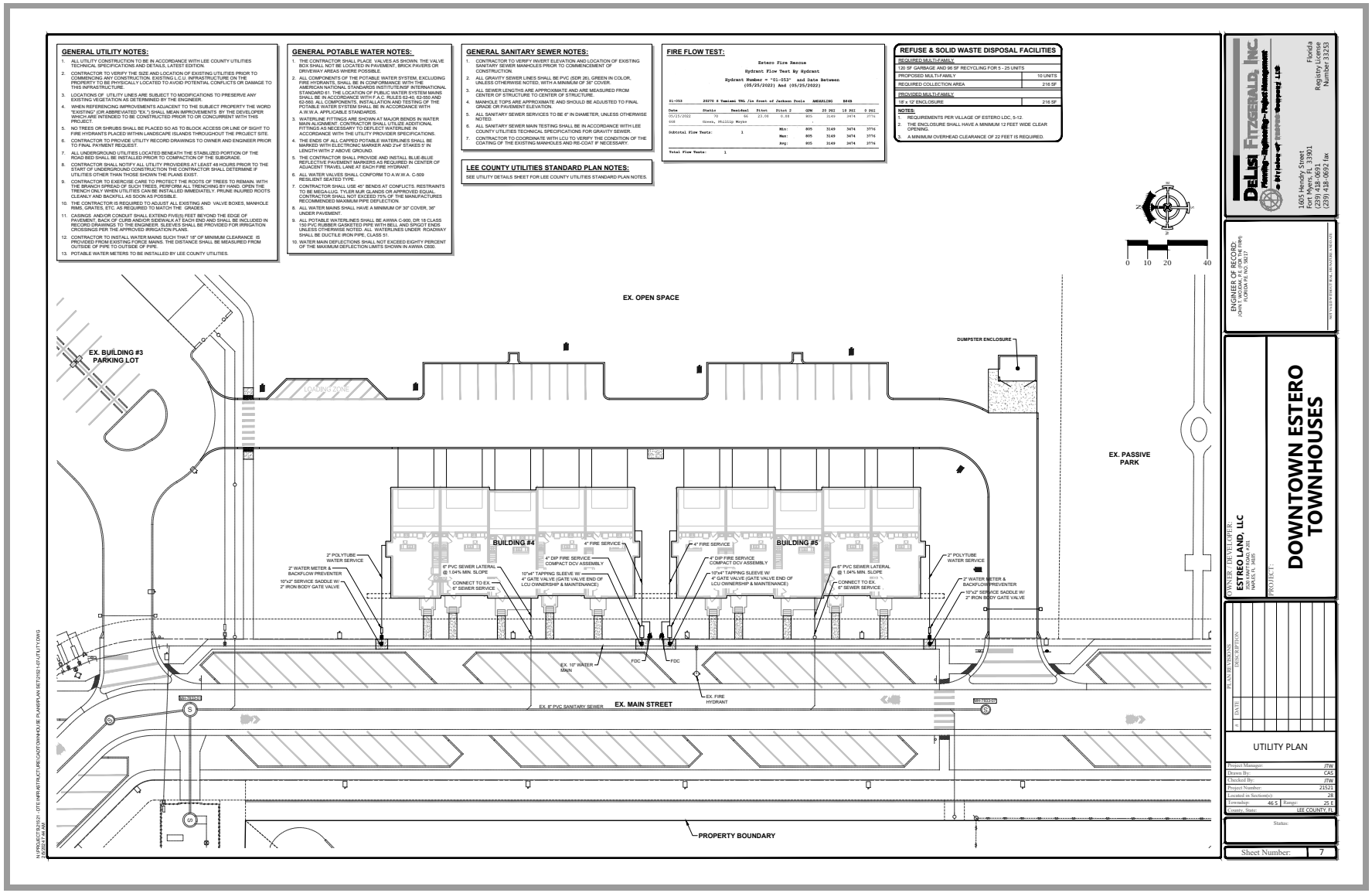
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2/7/2017 4:49:57 PM


LEGEND
EXISTING SURFACE WATER FLOW DIRECTION
0 50 100 200
EX. CYPRESS BEND RV RESORT
EXISTING BUILDING #1 AND SITE IMPROVEMENTS PART OF DOS2022-E009
PROPERTY BOUNDARY
EX. CASCADES AT ESTERO
EX. CYPRESS BEND DRIVE
EX. PRESERVE
EXISTING SITE IMPROVEMENTS PART OF DOS2022-E006
EX. RAILROAD R.O.W.
EX. TAMIAMI TRAIL (US-41, SR-45)
EXISTING BUILDING #3 AND SITE IMPROVEMENTS PART OF DOS2022-E009
PROPERTY BOUNDARY
EXISTING BUILDING #2 AND SITE IMPROVEMENTS PART OF DOS2022-E009
PROPERTY BOUNDARY
DEVELOPMENT ORDER BOUNDARY
EX. BROADWAY GRANDE SHOPPES
EXISTING MAIN STREET SITE IMPROVEMENTS PART OF DOS2022-E006
VACANT
EX. SINGLE FAMILY RESIDENCE
EX. PRESERVE
EX. BROADWAY AVENUE E
PROJECT DATUM
NAVD
DATUM CONVERSION
NAVD + 1.20 = NGVD
DeLisi Fitzgerald, Inc.
Planning · Engineering · Project Management
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1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0691
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FLORIDA PE NO. 58217
OWNER / DEVELOPER:
ESTREO LAND, LLC
PROJECT:
DOWNTOWN ESTERO TOWNHOUSES
PLAN REVISIONS
NO. DATE DESCRIPTION
AERIAL AND EXISTING CONDITIONS PLAN
Project Manager: JTW
Drawn By: CAL
Checked By: JTW
Project Number: 21521
Located in Section(s): 28
Township: 46 S Range: 25 E
County, State: LEE COUNTY, FL
Status:
Sheet Number: 2


GENERAL DEVELOPMENT NOTES:
1. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL MAINTAIN THEIR WORK AND THE SITE RELATIVE TO THEIR WORK IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND ALL REQUIREMENTS OF THE PROJECT N.P.D.E.S. PERMIT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO DEWATER IN COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL PERMITTING REQUIREMENTS.
3. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE VILLAGE OF ESTERO LAND DEVELOPMENT CODE.
4. THE CONTRACTOR SHALL RETAIN ON THE WORK SITE AT ALL TIMES COPIES OF ALL PERMITS NECESSARY FOR ANY CONSTRUCTION.
5. THE CONTRACTOR SHALL NOTIFY THE OWNER AND CONTACT ALL UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES IN THE AREA 72 HOURS (MINIMUM) PRIOR TO COMMENCING CONSTRUCTION.
6. THE LOCATION OF EXISTING UTILITIES, SIDEWALKS, PAVEMENT, VEGETATION AND MISCELLANEOUS IMPROVEMENTS ARE APPROXIMATE. THE EXACT FIELD LOCATIONS SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO COMMENCING ANY CONSTRUCTION.
7. THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 IS THE BENCHMARK DATUM FOR THIS PROJECT.
8. ANY PUBLIC LAND CORNER WITHIN LIMITS OF CONSTRUCTION IS TO BE PROTECTED. ANY LAND CORNER MONUMENT IN DANGER OF BEING DESTROYED MUST BE PROPERLY REFERENCED BY THE CONTRACTOR.
9. EXISTING IMPROVEMENTS SHALL BE RESTORED TO A CONDITION EQUIVALENT TO THAT WHICH EXISTED PRIOR TO COMMENCING CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER.
10. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DEVIATION IN PLAN INFORMATION SHALL BE REPORTED TO THE ENGINEER AND OWNER'S REPRESENTATIVE IMMEDIATELY.
11. CONTRACTOR IS REQUIRED TO OBTAIN FROM THE ENGINEER WRITTEN APPROVAL FOR ANY DEVIATIONS FROM THE PLANS AND/OR SPECIFICATIONS.
12. UNDERGROUND CONTRACTOR SHALL MINIMIZE THE WORK AREA AND WIDTH OF ALL TRENCHES TO AVOID DISTURBANCES OF NATURAL VEGETATION. SPOIL FROM TRENCHES SHALL BE PLACED ONLY ON PREVIOUSLY CLEARED AREAS OR AS DIRECTED BY THE OWNER. CONTRACTOR SHALL NO REMOVE OR DISTURB ANY TREES AND/OR SHRUBS WITHOUT PRIOR APPROVAL OF THE OWNER.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND USAGE OF THE EXISTING STREETS ADJACENT TO THE PROJECT. ALL TRAFFIC MAINTENANCE AND CONTROL SHALL BE IN ACCORDANCE WITH FDOT MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET CONSTRUCTION. MAINTENANCE OF TRAFFIC OPERATIONS, TRAFFIC CONTROL OPERATION PROCEDURES SHALL BE SUBMITTED TO THE OWNER FOR APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.
14. NO DEWATERING IS PROPOSED WITH THIS PROJECT. IF DEWATERING IS REQUIRED, A PERMIT FROM SFWMD IN ACCORDANCE WITH 40E-20.301, F.A.C. SHALL BE OBTAINED.
15. NO BLASTING IS PROPOSED WITH THIS PROJECT.
ENTITLEMENT INVENTORY TABLE
USE | MAX INTENSITY(3) | PROPOSED | TOTAL TO DATE
RESIDENTIAL | 310 UNITS(1) | 10 | 310
(ALF) | 50 EQUIVALENT UNITS | 0 | 0
COMMERCIAL (TOTAL) | 200,000 SF(2) | 0 | 14,361
RETAIL | 115,000 SF | 0 | 13,361
HOTEL | 125 ROOMS | 0 | 0
(1) 310 UNITS INCLUDES 50 EQUIVALENT ALF / ILF / CCF UNITS.
(2) COMMERCIAL INCLUDES A MAXIMUM OF 115,000 SF OF RETAIL USES.
(3) MAXIMUM INTENSITIES PER RESOLUTION Z-10-017.
OPEN SPACE CALCULATIONS
REQUIRED | AREA
OPEN SPACE REQUIRED | 12.79 AC.
PROVIDED
LAKES (25% OF REQ'D OPEN SPACE MAX.) | 3.17 AC.
LAKE BANK | 1.25 AC.
INDIGENOUS | 5.54 AC.
DRY DETENTION | 0.56 AC.
BUFFERS | 1.47 AC.
PASSIVE PARK AND PLAZA | 1.66 AC.
OPEN SPACE PROVIDED | 13.65 AC.
NOTES:
1. REQUIRED OPEN SPACE PER Z-10-017, CONDITION 5.B.(1).
2. OPEN SPACE TABLE AND INDIGENOUS AREAS EXCLUDE CREDIT AND REFER ONLY TO ACTUAL LAND AREA IN ACRES. SEE LANDSCAPE PLANS FOR AREA & CREDIT CALCULATIONS.
BUFFER REQUIREMENTS
PROPERTY LINE | ADJACENT USE | BUFFER REQUIRED
NORTH | RESIDENTIAL (CYPRESS BEND) | 50' TYPE 'F'
SOUTH | COMMERCIAL (BROADWAY GRANDE SHOPPES) | 5' TYPE 'A'
SOUTH | R.O.W (BROADWAY AVE.) | 20' TYPE 'D'
EAST | R.O.W. (RAILROAD) | 20' TYPE 'D'
WEST | RESIDENTIAL (CYPRESS BEND) | 50' TYPE 'F'
WEST | RESIDENTIAL (SINGLE FAMILY RESIDENCE) | 20' TYPE 'C'
WEST | R.O.W. (US-41) | 20' TYPE 'D'
NOTES:
1. REQUIRED BUFFERS PER ZONING RESOLUTION Z-10-017.
2. BUFFERS PERMITTED WITH DOS2022-E006.
LEGEND
EX. LAKE
ASPHALT PAVEMENT
CONCRETE SIDEWALK
0 50 100 200
EX. UPLAND INDIGENOUS PRESERVE #3
EX. CYPRESS BEND RV RESORT ZONED: RECREATIONAL VEHICLE (RV)
EX. CASCADES AT ESTERO ZONED: RESIDENTIAL PLANNED DEVELOPMENT (RPD)
PROPERTY BOUNDARY
EX. LAKE
EX. UPLAND INDIGENOUS PRESERVE #1
EX. CYPRESS BEND DRIVE
FUTURE DEVELOPMENT
EX. BUILDING #1
EX. 71' R.O.W.
EX. 50' P.U.E.
EX. SUNSHADE PAVILION
EX. POOL
EX. MAIN STREET (PRIVATE)
EX. BUILDING #3
EX. TAMIAMI TRAIL (US 41, SR 45) (PUBLIC) (R.O.W. WIDTH VARIES)
EX. BUILDING #2
EX. MAIL ROOM
EX. 10' P.U.E.
EX. 20' L.C.U.E.
EX. 15' L.C.U.E.
EX. PLAZA
EX. EVENT PAVILION
EX. RAILROAD R.O.W.
EX. DOG PARK
EX. SHADE STRUCTURE
EX. MAINTENANCE BUILDING
PROPERTY BOUNDARY
EX. BROADWAY GRANDE SHOPPES ZONED: COMMUNITY COMMERCIAL (CC)
BUILDING #4
BUILDING #5
EX. MAIN STREET (PRIVATE)
VACANT ZONED: AGRICULTURE (AG)
EX. SINGLE FAMILY RESIDENCE ZONED: AGRICULTURE (AG)
EX. UPLAND INDIGENOUS PRESERVE #2
EX. SHADE STRUCTURE
EX. 77' R.O.W.
EX. 10' P.U.E.
EX. PASSIVE PARK
EX. BROADWAY AVENUE E (PUBLIC) (70' R.O.W.)
DeLisi Fitzgerald, Inc
Planning • Engineering • Project Management
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0691
(239) 418-0692 fax
Florida Registry License Number 33253
ENGINEER OF RECORD
JOHN T. McCABE, P.E. (FOR THE FIRM)
FLORIDA PE NO. 58217
OWNER / DEVELOPER:
ESTERO LAND, LLC
PROJECT:
DOWNTOWN ESTERO TOWNHOUSES
PLAN REVISIONS
NO. | DATE | DESCRIPTION
MASTER SITE PLAN
Project Manager: JTW
Drawn By: CAS
Checked By: JTW
Project Number: 21521
Located in Section(s): 28
Township: 46 S Range: 25 E
County, State: LEE COUNTY, FL
Status:
Sheet Number: 4
N:\PROJECTS\21521 - DTE IMPRATTRACTURE\CADD\WHMOUSE PLANPLAN SET\21521-MASEP.DWG
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SIGNING AND MARKING NOTES:
1. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE F.D.O.T. STANDARD PLANS FOR ROAD CONSTRUCTION, LATEST EDITION, THE F.D.O.T. DESIGN MANUAL, LATEST EDITION, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND PUBLISHED STANDARDS, LATEST EDITION.
2. ALL STOP SIGN LOCATIONS SHALL INCLUDE A 24" PAINTED WHITE STOP BAR UNLESS NOTED OTHERWISE.
3. THE CONTRACTOR SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
BUILDING SUMMARY
BUILDING | UNITS | STORIES
BUILDING #4 | 5 UNITS | 2
BUILDING #5 | 5 UNITS | 2
SITE DEVELOPMENT REGULATIONS PER ORDINANCE 2019-29
CATEGORY | REQUIRED | BUILDING #4 PROVIDED | BUILDING #5 PROVIDED
MINIMUM BUILDING SETBACKS
STREET, PRIVATE (INTERNAL) (MAIN STREET) | 0 FT | 20.47 FT | 20.47 FT
STREET, PUBLIC (US-41 & BROADWAY AVE. E) | 25 FT | N/A | N/A
RAILROAD RIGHT-OF-WAY | 25 FT | 429.46 FT | 457.28 FT
NORTHERN PROPERTY LINE ADJACENT TO CYPRESS BEND RV RESORT | 30 FT | N/A | N/A
SOUTHERN PROPERTY LINE ADJACENT TO BROADWAY GRANDE SHOPPES | 15 FT | N/A | N/A
WATERBODY (EDGE OF WATER / CONTROL ELEVATION) | 20 FT (1) | N/A | N/A
PRESERVE AREA (PRINCIPLE & ACCESSORY) | 30 FT | 213.49 FT | 213.49 FT
MINIMUM BUILDING SEPARATION | 15 FT | 15.88 FT | 15.88 FT
MAXIMUM BUILDING HEIGHT | 55 FT (4 STORIES) | 29.67' (2 STORIES) | 29.67' (2 STORIES)
MAXIMUM LOT COVERAGE | 80% | 7% (2) |
(1) MAY BE REDUCED TO 0 FEET WHEN ARCHITECTURAL BANK TREATMENT IS INCORPORATED INTO DESIGN.
(2) PERCENTAGE INCLUDES ALL PREVIOUSLY PROPOSED BUILDINGS AND CURRENTLY PROPOSED BUILDINGS.
PARKING SUMMARY
USE | RATIO | REQUIRED | PROVIDED
MULTI-FAMILY RESIDENTIAL | 1.75 PER 2 OR MORE BEDROOM UNITS (10 UNITS) | 18 | GARAGE: 20
TOTAL SPACES | | 18 | 20
BICYCLE PARKING FACILITIES
COMMERCIAL & MULTI-FAMILY | 5% OF REQUIRED VEHICLE SPACES, 25 MAX. | 1 | 5
NOTES:
1. PARKING REQUIREMENTS PER RESOLUTION Z-10-017.
2. BICYCLE PARKING REQUIREMENTS PER VILLAGE OF ESTERO LDC, 5-205.
LEGEND
ASPHALT PAVEMENT
6" CONCRETE PAVEMENT
CONCRETE SIDEWALK
PROPOSED LIGHT POLES
GARAGE PARKING COUNT
PRIVATE DRIVE SIGN
PRIVATE DRIVE
RESIDENTS ONLY
NOT A THRU STREET
SIZE: 24"x30"
COLOR: RED
NOTES:
1. SIGNS ON LEFT SIDE OF DRIVE SHALL BE INSTALLED ON BACK SIDE OF STOP SIGNS.
0 10 20 40
EX. BUILDING #3 PARKING LOT
"LOADING ZONE" YELLOW PAVEMENT MESSAGE
6" YELLOW @ 45° 5' O.C.
10'x40' LOADING SPACE
Building Code
R15'
R15'
6' WIDE HIGH VISIBILITY CROSSWALK (SEE PAVING DETAILS)
EX. OPEN SPACE
STANDARD PARKING SPACE (TYP.) (SEE PAVING DETAILS)
DUMPSTER ENCLOSURE (10' x 12' INSIDE DIMENSIONS) (SEE UTILITY PLAN FOR REQUIREMENTS)
R3' (TYP.)
24'
BIKE RACK (5 SPACES)
R25'
EX. PASSIVE PARK
BUILDING #4
BUILDING #5
15.88'
24'
PREVIOUSLY PROPOSED GATES WITH EVAC SYSTEM
RESIDENT GATES WITH EVAC SYSTEM
PRIVATE DRIVE SIGN (SEE DETAIL THIS SHEET)
EX. MAIN STREET
PROPERTY BOUNDARY
N:\PROJECTS\21521 - DTE IMPRATTRACTURES\CAD\TOWNHOUSE PLANS\PLAN SET\21521-LS-SITE LAYOUT.DWG
2/7/2021 7:44 AM
DeLisi FITZGERALD, INC
Planning • Engineering • Project Management
A Division of Passero Companies, LLC
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0691
(239) 418-0692 fax
Florida Registry License Number 33253
ENGINEER OF RECORD
JOHN T. McGAW, P.E. (FOR THE FIRM)
FLORIDA PE NO. 58217
THE CONSTRUCTION PLANS, SPECIFICATIONS, AND DESIGN CONCEPTS CONTAINED HEREIN ARE THE PROPERTY OF DELISI FITZGERALD, INC. AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF DELISI FITZGERALD, INC.
OWNER / DEVELOPER:
ESTREO LAND, LLC
2529 KRAFTWAY AVE.
NAPLES, FL 34105
PROJECT:
DOWNTOWN ESTERO TOWNHOUSES
PLAN REVISIONS
NO. | DATE | DESCRIPTION
SITE LAYOUT, SIGNING AND MARKING
Project Manager: JTW
Drawn By: CAS
Checked By: JTW
Project Number: 21521
Located in Section(s): 28
Township: 46 S Range: 25 E
County, State: LEE COUNTY, FL
Status:
Sheet Number: 5


GENERAL DRAINAGE NOTES:
1. THE LENGTH OF ALL STORM DRAIN PIPES SHOWN ARE APPROXIMATE AND ARE MEASURED FROM THE INSIDE FACE OF STRUCTURE TO THE INSIDE FACE OF THE NEXT STRUCTURE.
2. EXISTING OFF-SITE DRAINAGE PATTERNS SHALL BE MAINTAINED DURING THE COURSE OF CONSTRUCTION.
3. THE LOCATION OF THE DRAINAGE STRUCTURES SHOWN ON THE PLANS MAY BE FIELD ADJUSTED TO PRESERVE ANY EXISTING VEGETATION, AS APPROVED BY THE ENGINEER.
4. THE CONTRACTOR SHALL ADJUST ALL PROPOSED ELEVATIONS TO MEET THE EXISTING GRADES AS NEEDED.
5. ALL STORM DRAINAGE PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP), UNLESS OTHERWISE NOTED.
6. STRUCTURAL DESIGN AND REINFORCING FOR DRAINAGE STRUCTURES SHALL CONFORM TO FDOT DESIGN STANDARDS.
7. ALL DRAINAGE STRUCTURES CONCRETE SHALL HAVE COMPRESSION STRENGTH OF 3,000 PSI @ 28 DAYS.
8. PROPOSED GRADES IN OPEN SPACE AREAS ARE TOP OF SOD.
9. THE SUBJECT PARCEL IS LOCATED IN FLOOD ZONE 'X', HAVING NO BASE FLOOD ELEVATION, BASED ON FLOOD INSURANCE RATE MAPS 12071C0579F AND 12071C0583F, AUGUST 28, 2008.
10. THERE ARE NO KNOWN IMPACTS TO SURFACE GROUND WATER RESULTING FROM THE PROJECT.
11. THERE ARE NO KNOWN IMPACTS TO WETLANDS RESULTING FROM THIS PROJECT.
12. CEMENT STABILIZED SAND, 57 STONE OR SIMILAR BEDDING REQUIRED FOR ALL STORM DRAIN INLET STRUCTURES AND JUNCTION BOXES.
13. ALL ELEVATIONS PROVIDED ARE BASED IN NAVD DATUM.
14. HDPE PIPE JOINTS SHALL BE WRAPPED IN MIRAFI FABRIC UPON INSTALLATION.
15. OPERATION AND OWNERSHIP OF THE SURFACE WATER MANAGEMENT SYSTEM SHALL BE THE RESPONSIBILITY OF THE ESTERO CROSSING PROPERTY OWNERS ASSOCIATION.
SURFACE WATER MANAGEMENT PARAMETERS
PARAMETER | ELEVATION
100 YEAR, 3 DAY, ZERO DISCHARGE PEAK STAGE (FT) | 14.60 NAVD
100 YEAR, 3 DAY, (WITH DISCHARGE) PEAK STAGE (FT) | 15.10 NAVD
MINIMUM PERIMETER BERM ELEVATION (FT) | 14.10 NAVD
MINIMUM ROAD CROWN ELEVATION (FT) | 14.10 NAVD
MINIMUM FINISHED FLOOR ELEVATION (FT) | 14.60 NAVD
CONTROL ELEVATION (FT) | 10.80 NAVD
NOTES:
1. THE PROJECT ELEVATIONS ARE BASED IN NAVD.
2. DATUM CONVERSION: NAVD + 1.20 = NGVD.
PROJECT DATUM
NAVD
DATUM CONVERSION
NAVD + 1.20 = NGVD
DRAINAGE STRUCTURE TABLE
D-30D
GRATE INLET
SEE DETAIL
GRATE ELEV. = 14.55
INV. N (15") = 12.00
D-30D
GRATE INLET
SEE DETAIL
GRATE ELEV. = 14.55
INV. S (15") = 11.70
INV. SE (15") = 11.70
EX-S-24
EX. TYPE 'E' INLET
GRATE ELEV. = 11.80
INV. W (24") = 4.40
INV. N (24") = 4.40
RAISE GRATE
ELEV. = 14.55
EX-S-21D
EX. TYPE 'C' INLET
GRATE ELEV. = 13.50
INV. S (15") = 9.20
INV. NE (18") = 9.20
INV. NW (15") = 11.00
CORE EX. STRUCTURE
AND CONNECT 15" RCP
LEGEND
ASPHALT PAVEMENT
6" CONCRETE PAVEMENT
CONCRETE SIDEWALK
PROPOSED GRADE
0 10 20 40
EX. 18" RCP
EX. 15" RCP
EX. 6" X 8" RCP
EX. OPEN SPACE
EX. BUILDING #3
PARKING LOT
ADA ACCESSIBLE RAMP W/
DETECTABLE WARNING PAD (TYP.)
(REF. FDOT INDEX 522-002)
TYPE 'D' CURB
(TYP.)
MATCH
EXISTING
GRADE
140 LF 15" RCP
DUMPSTER
ENCLOSURE
3' TRANSITION
FROM TYPE 'D'
CURB (TYP.)
EX. PASSIVE
PARK
8" RIBBON
CURB
3' TRANSITION
FROM TYPE 'D'
CURB TO 8"
RIBBON CURB
18' DRIVEWAY
(TYP.)
BUILDING #4
F.F.E. = 17.10
BUILDING #5
F.F.E. = 17.10
4' SIDEWALK
(TYP.)
3' TRANSITION FROM
2' VALLEY GUTTER TO
TYPE 'D' CURB
EX. MAIN STREET
PROPERTY BOUNDARY
Fitzgerald, Inc
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A Division of Passero Company, LLC
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Fort Myers, FL 33901
(239) 418-0691
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Florida
Registry License
Number 33253
ENGINEER OF RECORD
JOHN T. WOJDA, P.E. (FOR THE FIRM)
FLORIDA PE NO. 58217
DOWNTOWN ESTERO
TOWNHOUSES
OWNER / DEVELOPER:
ESTREO LAND, LLC
2529 KNETTACH AVE.
DAVIS, CA 95616
PROJECT:
PLAN REVISIONS
NO. DATE DESCRIPTION
PAVING, GRADING AND
DRAINAGE PLAN
Project Manager: JTW
Drawn By: CAS
Checked By: JTW
Project Number: 21521
Located in Section(s): 28
Township: 46 S Range: 25 E
County, State: LEE COUNTY, FL
Status:
Sheet Number: 6


GENERAL UTILITY NOTES:
1. ALL UTILITY CONSTRUCTION TO BE IN ACCORDANCE WITH LEE COUNTY UTILITIES TECHNICAL SPECIFICATIONS AND DETAILS, LATEST EDITION.
2. CONTRACTOR TO VERIFY THE SIZE AND LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. EXISTING L.C.U. INFRASTRUCTURE ON THE PROPERTY TO BE PHYSICALLY LOCATED TO AVOID POTENTIAL CONFLICTS OR DAMAGE TO THIS INFRASTRUCTURE.
3. LOCATIONS OF UTILITY LINES ARE SUBJECT TO MODIFICATIONS TO PRESERVE ANY EXISTING VEGETATION AS DETERMINED BY THE ENGINEER.
4. WHEN REFERENCING IMPROVEMENTS ADJACENT TO THE SUBJECT PROPERTY THE WORD "EXISTING" (OR ABBREVIATED "EX.") SHALL MEAN IMPROVEMENTS BY THE DEVELOPER WHICH ARE INTENDED TO BE CONSTRUCTED PRIOR TO OR CONCURRENT WITH THIS PROJECT.
5. NO TREES OR SHRUBS SHALL BE PLACED SO AS TO BLOCK ACCESS OR LINE OF SIGHT TO FIRE HYDRANTS PLACED WITHIN LANDSCAPE ISLANDS THROUGHOUT THE PROJECT SITE.
6. CONTRACTOR TO PROVIDE UTILITY RECORD DRAWINGS TO OWNER AND ENGINEER PRIOR TO FINAL PAYMENT REQUEST.
7. ALL UNDERGROUND UTILITIES LOCATED BENEATH THE STABILIZED PORTION OF THE ROAD BED SHALL BE INSTALLED PRIOR TO COMPACTION OF THE SUBGRADE.
8. CONTRACTOR SHALL NOTIFY ALL UTILITY PROVIDERS AT LEAST 48 HOURS PRIOR TO THE START OF UNDERGROUND CONSTRUCTION THE CONTRACTOR SHALL DETERMINE IF UTILITIES OTHER THAN THOSE SHOWN THE PLANS EXIST.
9. CONTRACTOR TO EXERCISE CARE TO PROTECT THE ROOTS OF TREES TO REMAIN. WITH THE BRANCH SPREAD OF SUCH TREES, PERFORM ALL TRENCHING BY HAND. OPEN THE TRENCH ONLY WHEN UTILITIES CAN BE INSTALLED IMMEDIATELY. PRUNE INJURED ROOTS CLEANLY AND BACKFILL AS SOON AS POSSIBLE.
10. THE CONTRACTOR IS REQUIRED TO ADJUST ALL EXISTING AND VALVE BOXES, MANHOLE RIMS, GRATES, ETC. AS REQUIRED TO MATCH THE GRADES.
11. CASINGS AND/OR CONDUIT SHALL EXTEND FIVE(5) FEET BEYOND THE EDGE OF PAVEMENT, BACK OF CURB AND/OR SIDEWALK AT EACH END AND SHALL BE INCLUDED IN RECORD DRAWINGS TO THE ENGINEER. SLEEVES SHALL BE PROVIDED FOR IRRIGATION CROSSINGS PER THE APPROVED IRRIGATION PLANS.
12. CONTRACTOR TO INSTALL WATER MAINS SUCH THAT 18" OF MINIMUM CLEARANCE IS PROVIDED FROM EXISTING FORCE MAINS. THE DISTANCE SHALL BE MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE.
13. POTABLE WATER METERS TO BE INSTALLED BY LEE COUNTY UTILITIES.
GENERAL POTABLE WATER NOTES:
1. THE CONTRACTOR SHALL PLACE VALVES AS SHOWN. THE VALVE BOX SHALL NOT BE LOCATED IN PAVEMENT, BRICK PAVERS OR DRIVEWAY AREAS WHERE POSSIBLE.
2. ALL COMPONENTS OF THE POTABLE WATER SYSTEM, EXCLUDING FIRE HYDRANTS, SHALL BE IN CONFORMANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE/NSF INTERNATIONAL STANDARD 61. THE LOCATION OF PUBLIC WATER SYSTEM MAINS SHALL BE IN ACCORDANCE WITH F.A.C. RULES 62-40, 62-550 AND 62-560. ALL COMPONENTS, INSTALLATION AND TESTING OF THE POTABLE WATER SYSTEM SHALL BE IN ACCORDANCE WITH A.W.W.A. APPLICABLE STANDARDS.
3. WATERLINE FITTINGS ARE SHOWN AT MAJOR BENDS IN WATER MAIN ALIGNMENT. CONTRACTOR SHALL UTILIZE ADDITIONAL FITTINGS AS NECESSARY TO DEFLECT WATERLINE IN ACCORDANCE WITH THE UTILITY PROVIDER SPECIFICATIONS.
4. THE ENDS OF ALL CAPPED POTABLE WATERLINES SHALL BE MARKED WITH ELECTRONIC MARKER AND 2"x4" STAKES 5' IN LENGTH WITH 2' ABOVE GROUND.
5. THE CONTRACTOR SHALL PROVIDE AND INSTALL BLUE-BLUE REFLECTIVE PAVEMENT MARKERS AS REQUIRED IN CENTER OF ADJACENT TRAVEL LANE AT EACH FIRE HYDRANT.
6. ALL WATER VALVES SHALL CONFORM TO A.W.W.A. C-509 RESILIENT SEATED TYPE.
7. CONTRACTOR SHALL USE 45° BENDS AT CONFLICTS. RESTRAINTS TO BE MEGA-LUG, TYLER NUR GLANDS OR APPROVED EQUAL. CONTRACTOR SHALL NOT EXCEED 75% OF THE MANUFACTURES RECOMMENDED MAXIMUM PIPE DEFLECTION.
8. ALL WATER MAINS SHALL HAVE A MINIMUM OF 30" COVER, 36" UNDER PAVEMENT.
9. ALL POTABLE WATERLINES SHALL BE AWWA C-900, DR 18 CLASS 150 PVC RUBBER GASKETED PIPE WITH BELL AND SPIGOT ENDS UNLESS OTHERWISE NOTED. ALL WATERLINES UNDER ROADWAY SHALL BE DUCTILE IRON PIPE, CLASS 51.
10. WATER MAIN DEFLECTIONS SHALL NOT EXCEED EIGHTY PERCENT OF THE MAXIMUM DEFLECTION LIMITS SHOWN IN AWWA C600.
GENERAL SANITARY SEWER NOTES:
1. CONTRACTOR TO VERIFY INVERT ELEVATION AND LOCATION OF EXISTING SANITARY SEWER MANHOLES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. ALL GRAVITY SEWER LINES SHALL BE PVC (SDR 26), GREEN IN COLOR, UNLESS OTHERWISE NOTED, WITH A MINIMUM OF 36" COVER.
3. ALL SEWER LENGTHS ARE APPROXIMATE AND ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
4. MANHOLE TOPS ARE APPROXIMATE AND SHOULD BE ADJUSTED TO FINAL GRADE OR PAVEMENT ELEVATION.
5. ALL SANITARY SEWER SERVICES TO BE 6" IN DIAMETER, UNLESS OTHERWISE NOTED.
6. ALL SANITARY SEWER MAIN TESTING SHALL BE IN ACCORDANCE WITH LEE COUNTY UTILITIES TECHNICAL SPECIFICATIONS FOR GRAVITY SEWER.
7. CONTRACTOR TO COORDINATE WITH LCU TO VERIFY THE CONDITION OF THE COATING OF THE EXISTING MANHOLES AND RE-COAT IF NECESSARY.
LEE COUNTY UTILITIES STANDARD PLAN NOTES:
SEE UTILITY DETAILS SHEET FOR LEE COUNTY UTILITIES STANDARD PLAN NOTES.
FIRE FLOW TEST:
Estero Fire Rescue
Hydrant Flow Test By Hydrant
Hydrant Number = '01-053' and Date Between
(05/25/2022) And (05/25/2022)
01-053 29270 S Tamiami TRL /in front of Jackson Pools ANDERLONI 8848
Date Static Residual Pitot Pitot 2 GPM 20 PSI 10 PSI 5 PSI
05/23/2022 50 46 22.00 0.85 805 3149 3474 3776
Gross, Phillip Wayne
Subtotal Flow Tests: 1
Min: 805 3149 3474 3776
Max: 805 3149 3474 3776
Avg: 805 3149 3474 3776
Total Flow Tests: 1
REFUSE & SOLID WASTE DISPOSAL FACILITIES
REQUIRED MULTI-FAMILY
120 SF GARBAGE AND 96 SF RECYCLING FOR 5 - 25 UNITS
PROPOSED MULTI-FAMILY 10 UNITS
REQUIRED COLLECTION AREA 216 SF
PROVIDED MULTI-FAMILY
18' x 12' ENCLOSURE 216 SF
NOTES:
1. REQUIREMENTS PER VILLAGE OF ESTERO LDC, 5-12.
2. THE ENCLOSURE SHALL HAVE A MINIMUM 12 FEET WIDE CLEAR OPENING.
3. A MINIMUM OVERHEAD CLEARANCE OF 22 FEET IS REQUIRED.
EX. OPEN SPACE
EX. BUILDING #3 PARKING LOT
LOADING ZONE
DUMPSTER ENCLOSURE
EX. PASSIVE PARK
BUILDING #4
BUILDING #5
2" POLYTUBE WATER SERVICE
2" WATER METER & BACKFLOW PREVENTER
10"x2" SERVICE SADDLE W/ 2" IRON BODY GATE VALVE
6" PVC SEWER LATERAL @ 1.04% MIN. SLOPE
CONNECT TO EX. 6" SEWER SERVICE
4" FIRE SERVICE
4" DIP FIRE SERVICE COMPACT DCV ASSEMBLY
10"x4" TAPPING SLEEVE W/ 4" GATE VALVE (GATE VALVE END OF LCU OWNERSHIP & MAINTENANCE)
EX. 10" WATER MAIN
FDC
EX. FIRE HYDRANT
EX. 8" PVC SANITARY SEWER
EX. MAIN STREET
PROPERTY BOUNDARY
0 10 20 40
ENGINEER OF RECORD
JOHN T. WIDMAN, P.E. (FOR THE FIRM)
FLORIDA PE NO. 58217
DeLisi FITZGERALD, INC
Planning • Engineering • Project Management
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Fort Myers, FL 33901
(239) 418-0691
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Florida
Registry License
Number 33253
OWNER / DEVELOPER:
ESTERO LAND, LLC
PROJECT:
DOWNTOWN ESTERO TOWNHOUSES
PLAN REVISIONS
NO. DATE DESCRIPTION
UTILITY PLAN
Project Manager: JTW
Drawn By: CAS
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Project Number: 21521
Located in Section(s): 28
Township: 46 S Range: 25 E
County, State: LEE COUNTY, FL
Status:
Sheet Number: 7



LRK

671 Front Street
Suite 220
Celebration, FL 34747
407.566.2575 AA 26002089

Client:

FLSTAR DEVELOPMENT

941 North Meridian Street
Indianapolis, IN 46204

Consultants Direct to Owner:

DELISI FITZGERALD, INC.
CIVIL ENGINEER

Consultants:

FL STAR

ESTERO TOWNHOMES

U.S. Hwy 41
Estero, FL

Development Order Submittal | November 21, 2023

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LRK Project Number: 01.21041.02

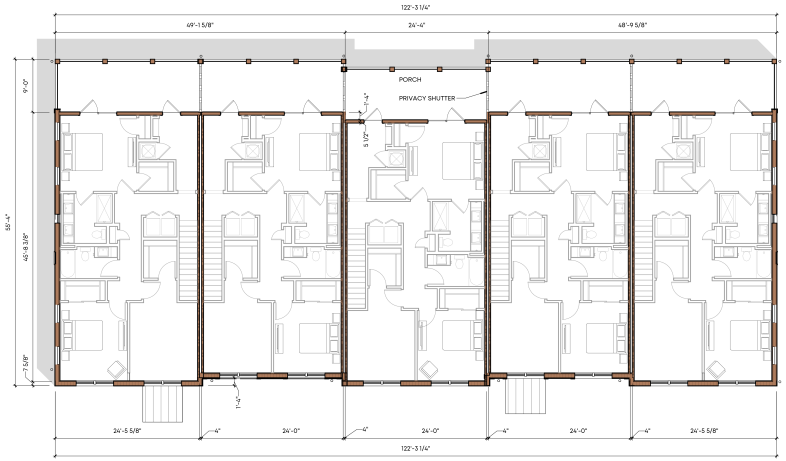
Project Name:
ESTERO TOWNHOMES

U.S. Hwy 41
Estero, FL

Date and Issue

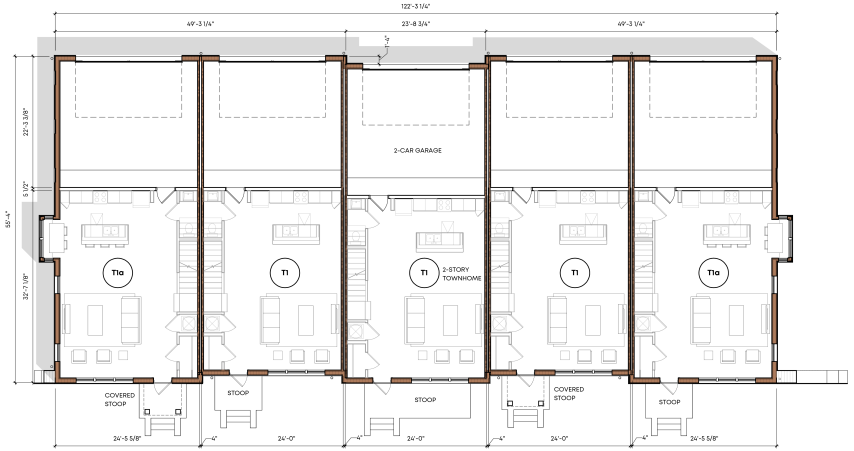
D.O. Submittal 11.21.2023

ESTERO TOWNHOMES - 01.21041.02



7 OVERALL FLOOR PLAN - LEVEL 02

SCALE: 1/8" = 1'-0"



17 OVERALL FLOOR PLAN - LEVEL 01

SCALE: 1/8" = 1'-0"

11/20/2023 4:34:24 PM C:\Revit Projects\01041-Estero TH-Central-R22_jmoshammoc@LRK2.rvt

LRK

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Suite 220
Celebration, FL 34747
407.566.2575 AA 26002089

Client:

FLSTAR DEVELOPMENT

941 North Meridian Street
Indianapolis, IN 46204

Issues and Revisions

Date	Issued / Revised
11.21.23	Development Order Submittal

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Seal

LRK Project Number: 01.21041.02

Project Name:
ESTERO TOWNHOMES
U.S. Hwy 41
Estero, FL

Drawing Name:
OVERALL BUILDING PLANS

Drawn By: SWM
Checked By: VWB

A101







MATERIAL LEGEND

A STUCCO SW 6078 REALIST BEIGE	D STUCCO SW 6203 SPARE WHITE
B STUCCO SW 6079 DIVERSE BEIGE	E CONCRETE ROOF TILE CAPISTRANO
C STUCCO SW 0011 CREWEL TAN	F SW 6083 SABLE

LRK

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Seal

LRK Project Number: 01.21041.01

Project Name:
ESTERO TOWNHOMES
U.S. Hwy 41
Estero, FL

Drawing Name:
BUILDING ELEVATIONS

Drawn By: SWM
Checked By: VWB

A201



LRK

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Client:

FLSTAR DEVELOPMENT

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Issues and Revisions

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Seal

LRK Project Number: 01.21041.01

Project Name:
ESTERO TOWNHOMES
U.S. Hwy 41
Estero, FL

Drawing Name:
PERSPECTIVES

Drawn By: SWM
Checked By: VWB

A202



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Client:

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Seal

LRK Project Number: 01.21041.01

Project Name:

ESTERO TOWNHOMES

U.S. Hwy 41
Estero, FL

Drawing Name:

PERSPECTIVES

Drawn By: SWM

Checked By: VWB

A203

DOWNTOWN ESTERO

S. TAMIAMI TRAIL | ESTERO, FLORIDA 33928

CONSULTANTS

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Architect	LRK INC. 671 FRONT STREET #220 CELEBRATION, FLORIDA
Civil Engineer	DELISI FITZGERALD 1605 HENDRY STREET FORT MYERS, FLORIDA

PROJECT SITE VICINITY MAP



INDEX OF DRAWINGS

DRAWING	DRAWING TITLE	DO SUBMITTAL
COVER	COVER	03/01/2023
LC1.00	LANDSCAPE CALCULATIONS AND SCHEDULES	03/01/2023
L1.00	OVERALL SITE PLAN	03/01/2023
L1.01	LANDSCAPE DEVELOPMENT KEY	03/01/2023
L1.02	LANDSCAPE DEVELOPMENT PLAN	03/01/2023
LD-1	HARDSCAPE DETAILS	03/01/2023
LD-2	LANDSCAPE DETAILS	03/01/2023
LD-3	IRRIGATION DETAILS	03/01/2023
LD-4	LANDSCAPE SPECIFICATIONS	03/01/2023
LD-5	IRRIGATION SPECIFICATIONS	03/01/2023

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

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

DOWNTOWN ESTERO
PROJECT NUMBER: 2107

GENERAL NOTES

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

PLANT MATERIAL SCHEDULE: VUA

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

QTY	CODE	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	DROUGHT TOLERANCE	NOTES
TREES AND PALMS							
4	BS	BURSERA SIMARUBA	GUMBO LIMBO	12' HT. X 5' SPD., 3" CAL.	YES	YES	GENERAL TREE REQ.
8	COS	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	12' HT. x 4' SPD. 2" CAL.	YES	YES	GENERAL TREE REQ.
7	CSB	CORDIA SEBESTENA	ORANGE GEIGER TREE	10' HT. X 4.5'-5' SPD., 2" CAL.	YES	YES	GENERAL TREE REQ.
2	HIS	HIBISCUS 'STANDARD'	TREE-FORM HIBISCUS	6-7' HT. x 3-4' SPR., 30" C.T.	YES	YES	
9	ROY	ROYSTONEA ELATA	FLORIDA ROYAL PALM	8' GW., 24' O.A.	YES	YES	
SHRUBS AND GROUNDCOVERS							
148	CI	CHRYSOBALANUS ICACO	GREEN COCOPLUM	7 GAL. 36" HT.	YES	YES	
210	CIH	CHRYSOBALANUS 'HORIZONTALIS'	HORIZONTAL COCOPLUM	3 GAL. 12" HT. x 18" SPR., DENSE	YES	YES	
150	HPD	HAMELIA NODOSA	DWARF FIREBUSH	3 GAL. 16"-18" HT. X 14" SPD.	YES	YES	
25	MUH	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	3 GAL. 18-24" HT. X 12"-14" SPD.	YES	YES	
175	PQ	PASPALUM QUADRIFARIUM	EVERGREEN PASPALUM	3 GAL. 20-24" HT. FULL	YES	YES	
296	VOBS	VIBURNUM OBOVATUM 'MRS SCHILLERS'	MRS SCHILLER'S DELIGHT VIBURNUM	7 GAL. 28" HT. x 18" SPD., FULL	YES	YES	
80	ZP	ZAMIA PUMILA	COONTIE	3 GAL. 20"-22" HT. X 10" SPD.	YES	YES	

IDENTIFIES V.U.A. LANDSCAPE MATERIAL

PLANT MATERIAL SCHEDULE

PLANT MATERIAL NOTES:
1. THE CONTRACTOR SHALL BID AND BE RESPONSIBLE FOR THE PLANT SIZE AND NOT SOLELY BY THE CONTAINER. CONTAINER IS PROVIDED AS A MIN. SIZE
2. THE GENERAL CONTRACTOR/LANDSCAPE CONTRACTOR SHALL PERFORM A MIN. OF 3 SOIL TEST FROM VARIOUS LOCATION AROUND SITE AFTER FILL HAS BEEN COMPLETED. TEST SHALL BE SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO ANY PLANTS BEING INSTALLED. SITES LARGER THEN 10 ACRES SHALL HAVE A MIN. OF 5 SOILS SAMPLES TESTED.
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QTY	CODE	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	DROUGHT TOLERANCE	NOTES
TREES AND PALMS							
4	HIS	HIBISCUS 'STANDARD'	TREE-FORM HIBISCUS	6-7' HT. x 3-4' SPR., 30" C.T.	YES	YES	
6	IAE	ILEX ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	10' HT. X 5' SPD., FULL TO BASE, 2" CAL	YES	YES	GENERAL TREE REQ.
5	ROY	ROYSTONEA ELATA	FLORIDA ROYAL PALM	8' GW., 24' O.A.	YES	YES	SEE PLAN FOR DBL. NOTE
8	VM	VEITCHIA MERRILLII	CHRISTMAS PALM	10' CT	NO	YES	
SHRUBS AND GROUNDCOVERS							
20	ADM	ASPARAGUS DENSIFLORUS 'MEYERSII'	FOXTAIL FERN	3 GAL 12-14" HT. x 10-12" SPD.	NO	NO	
8	CA	CRINUM AUGUSTUM 'QUEEN EMMA'	QUEEN EMMA CRINUM LILY	7 GAL. 36" HT. MIN. x 30-36" SPD.	NO	YES	
120	EG	EVOLVULUS GLOMERATUS 'BLUE MY MIND'	BLUE DAZE 'BLUE MY MIND'	1 GAL 6-8" HT. FULL	NO	YES	
15	HPD	HAMELIA NODOSA	DWARF FIREBUSH	3 GAL. 16"-18" HT. X 14" SPD.	YES	YES	
85	IX	IXORA 'RED TAIWAN DWARF'	RED TAIWAN IXORA	3 GAL. 20" HT. X 12" SPD., FULL	NO	YES	
90	IXN	IXORA 'NORA GRANT'	IXORA NORA GRANT	3 GAL. 20" HT. X 12" SPD., FULL	NO	YES	
40	PN	PSYCHORTIA NERVOSA	WILD COFFEE	3 GAL. 20" HT. x 12" SPD.	YES	YES	
58	POM	PODOCARPUS MACROPHYLLA	PODOCARPUS	7 GAL. 28" HT. x 16" SPD., DENSE	NO	YES	
280	TJV	TRACHELOSPERMUM JAS. VARIEGATED	VARIEGATED CONFEDERATE JASMINE	1 GAL., 10-12" SPD.	NO	YES	

LANDSCAPE MATERIAL QUANTITIES

SHREDDED HARDWOOD MULCH, COLOR COCOA BROWN	VERIFY
ST. AUGUSTINE FLORATAM (SOD)	VERIFY
HYDROSEED (2)	VERIFY
BAHIA SOD (SOD 3)	VERIFY

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

FENCING MATERIAL SCHEDULE

I.D.	QTY.	TYPE	SPECIFICATION
F-1	1	VEHICULAR ENTRY GATE	6' HT. COMMERCIAL GRADE ALUMINUM PICKET DOUBLE GATE W/ DOUBLE TOP RAIL. COLOR: BLACK, WITH MOTORIZED SWING GATE OPERATOR BY OWNER.

NOTES:
- CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL FENCING TYPES AND GATES
- CONTRACTOR TO COORDINATE WITH OWNER FOR ALL ACCESS REQUIREMENTS AT GATES AND PEDESTRIAN GATES

GENERAL TREE REQUIREMENTS

1 TREE PER 3,500 S.F. OF PHASED DEVELOPED AREA

1,498,756 S.F.

	REQUIRED	PROVIDED	DIFFERENCE
1,489,756/3,500	426	25	
SEPARATE SUBMITTAL			
BUFFER TREES		260	
VUA TREES		71	
COMMON AREA TREES		95	
TOTAL TREES		451	+25

LANDSCAPED OPEN SPACE

MINIMUM 35% OF PARCEL AREA

SF PARCEL AREA

	REQUIRED	PROVIDED
PERCENTAGE	35%	N.A.
AREA IN S.F.	N.A.	N.A.

**INDIGENOUS PRESERVE TO COUNT TOWARD OPEN SPACE REQ.

VEHICULAR USE AREA LANDSCAPE REQUIREMENTS

TOTAL VEHICULAR USE AREA (VUA) **15,933 S.F.**

DESCRIPTION	QUANTITY REQUIRED	PERCENTAGE REQUIRED	QUANTITY PROVIDED
INTERIOR LANDSCAPING AREA	1,593 S.F.	10%(VUA)	22,978 S.F.
TOTAL CANOPY TREES	7 TOTAL	1,593 / 250 S.F.	28

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317 554-6710

DOWNTOWN ESTERO
ESTERO, FLORIDA

SIGNATURE & SEAL

FL Registration: LC26000471

DO PLANS

ISSUE DATE

NO.	DESCRIPTION	DATE
1	DO PLANS	01-01-22

REVISIONS

NO.	COMMENTS	DATE

SHEET INFORMATION

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DRAWN BY	HB/GS
CHECKED BY	HB

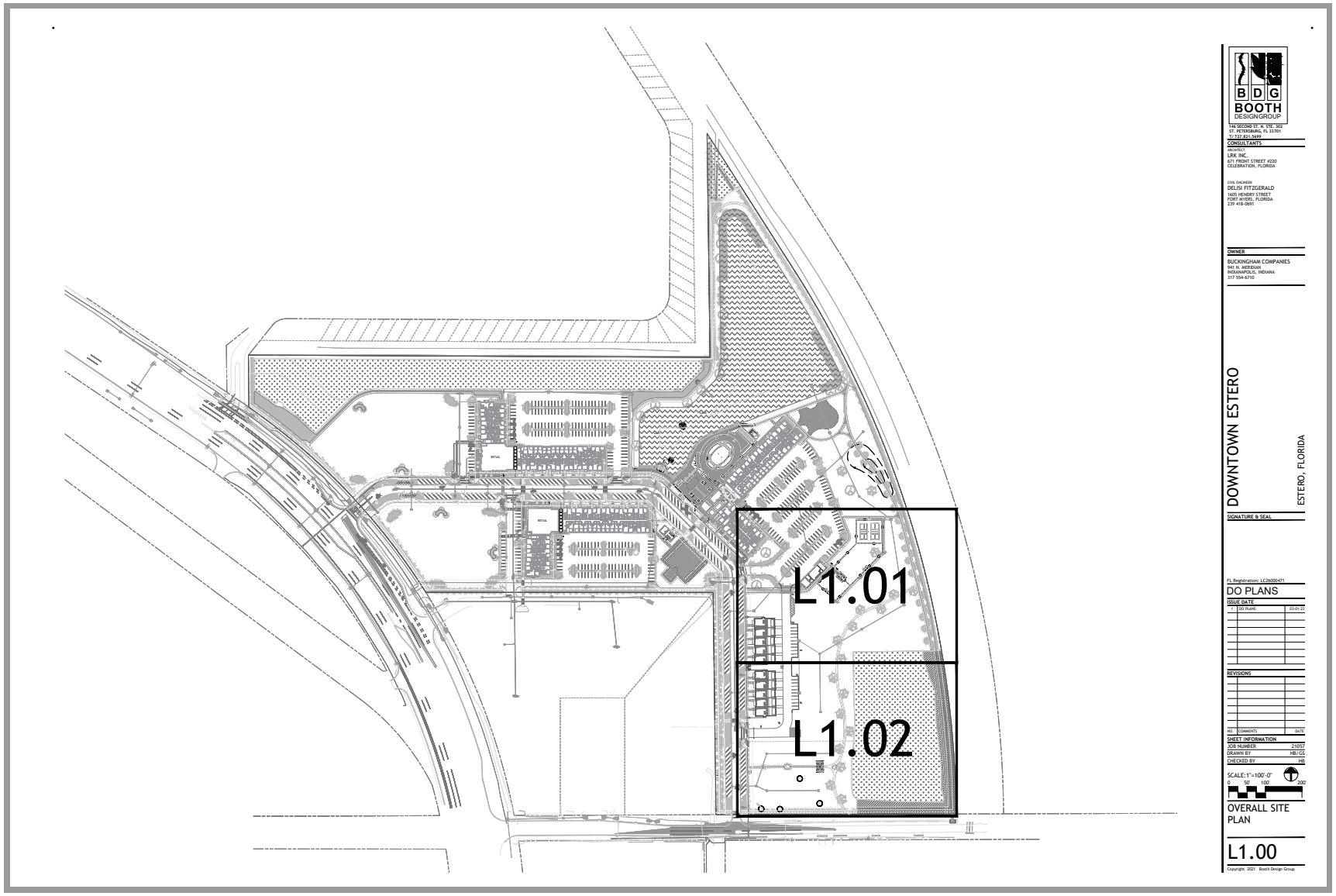
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LANDSCAPE CALCULATIONS AND SCHEDULES

LC-1

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NO.	COMMENTS	DATE

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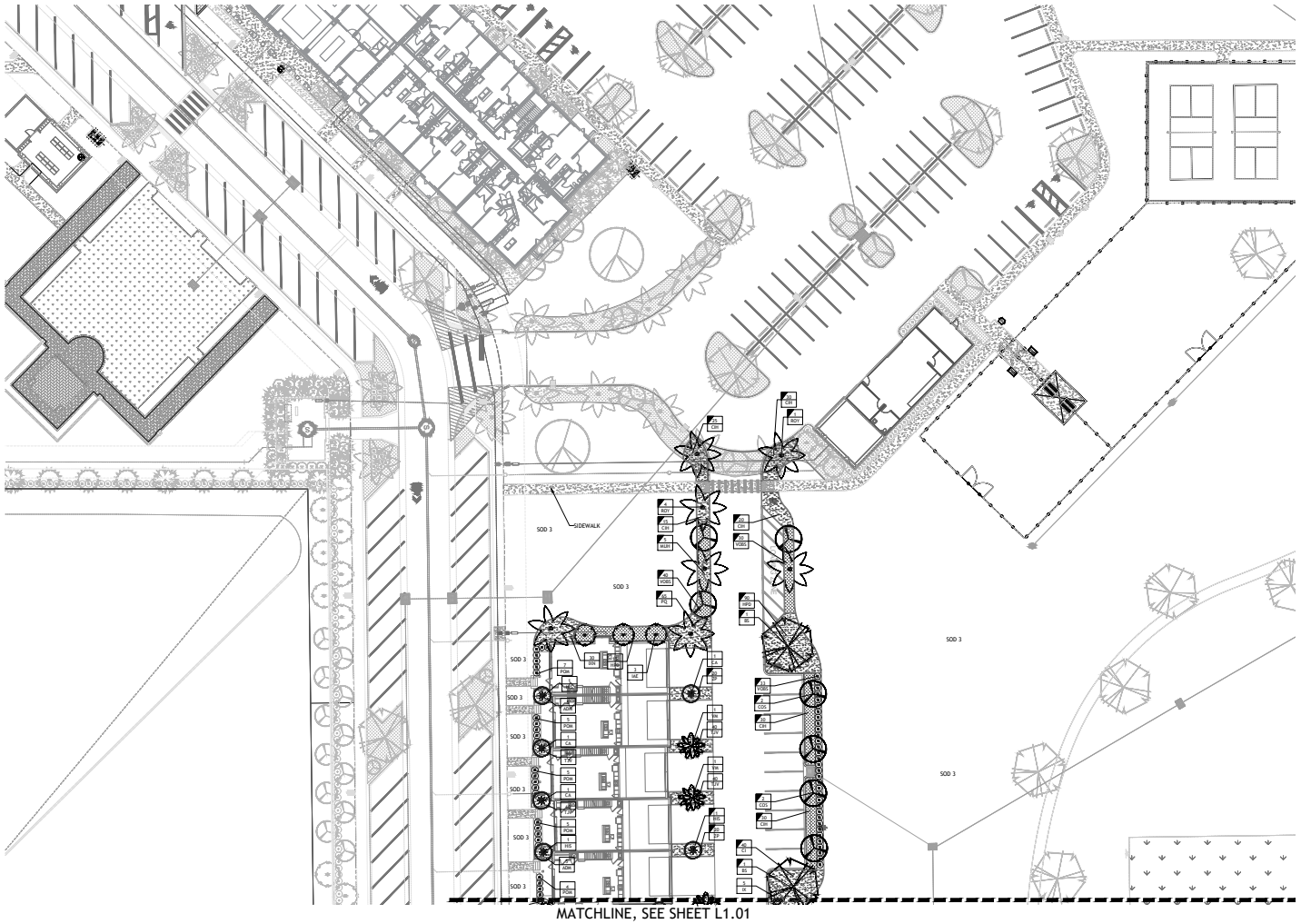
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CHECKED BY	HB

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OVERALL SITE PLAN

L1.00

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DOWNTOWN ESTERO

ESTERO, FLORIDA

SIGNATURE & SEAL

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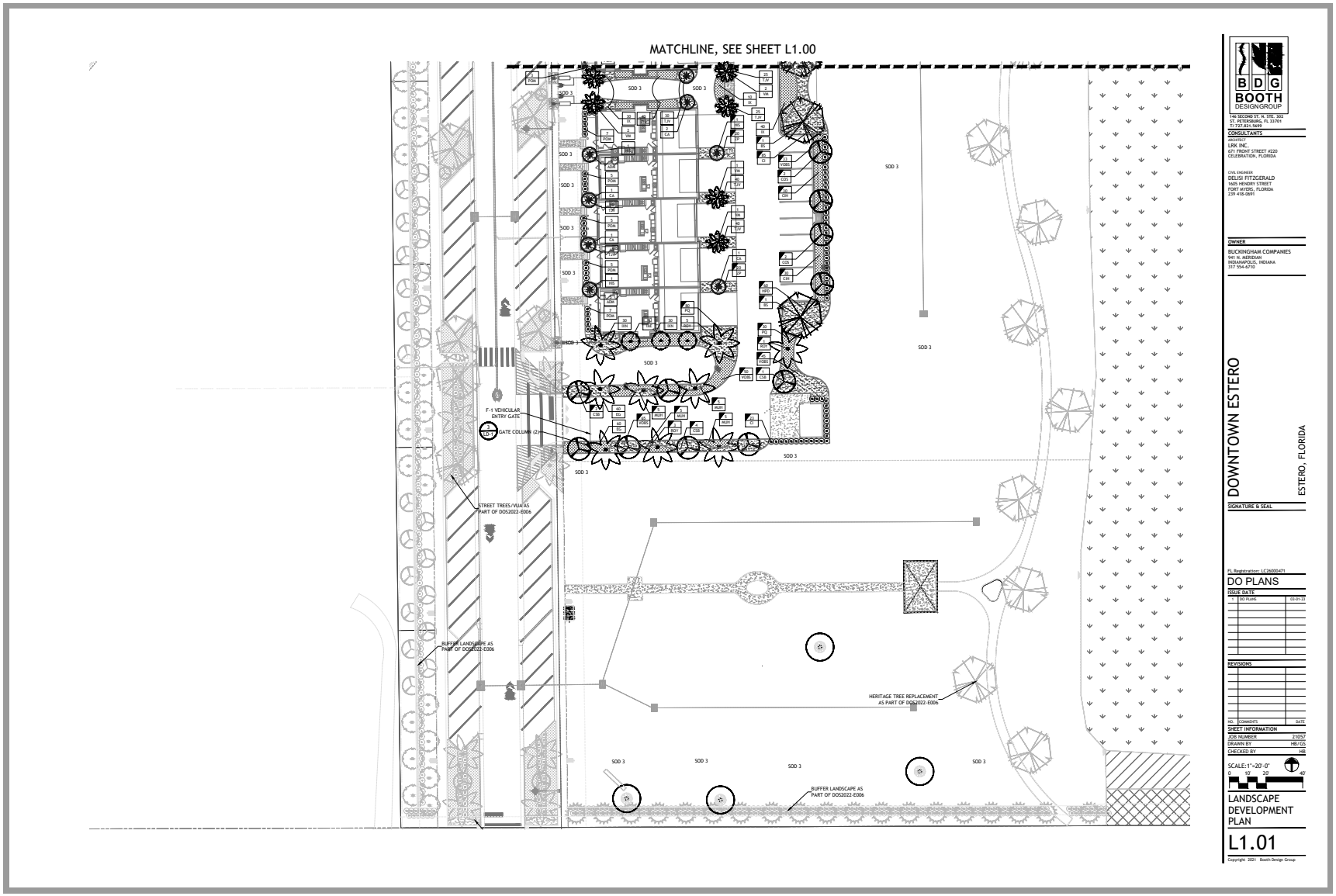
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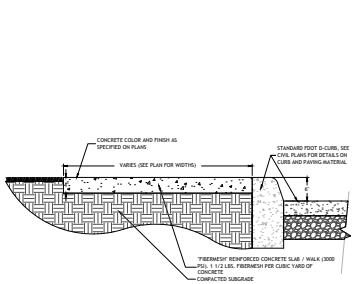
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LANDSCAPE DEVELOPMENT PLAN

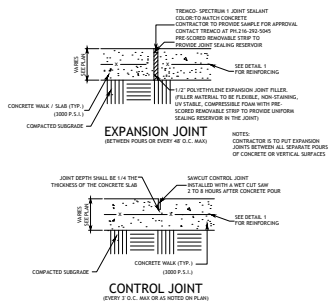
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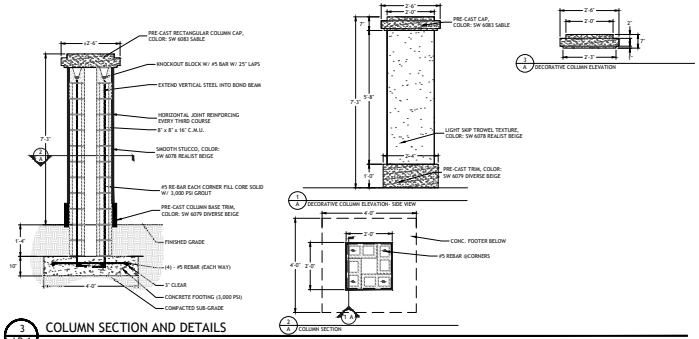

MATCHLINE, SEE SHEET L1.00
F-1 VEHICULAR ENTRY GATE
GATE COLUMN (2)
STREET TREES/VIA AS PART OF DOS2022-E006
BUFFER LANDSCAPE AS PART OF DOS2022-E006
HERITAGE TREE REPLACEMENT AS PART OF DOS2022-E006
BUFFER LANDSCAPE AS PART OF DOS2022-E006
SOD 3
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SHEET INFORMATION
JOB NUMBER 21057
DRAWN BY HB/GS
CHECKED BY HB
SCALE:1"=20'-0"
0 10 20 40
LANDSCAPE DEVELOPMENT PLAN
L1.01
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1 LD-1 4" CONC. WALK
SCALE 1"=1'-0"



2 LD-1 CONCRETE JOINT DETAILS
N.T.S.



3 LD-1 COLUMN SECTION AND DETAILS
SCALE 1/2"=1'-0"

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DOWNTOWN ESTERO
ESTERO, FLORIDA

SIGNATURE & SEAL

FL Registration: LC26000471

DO PLANS

ISSUE DATE

1	DO PLANS	01-01-22

REVISIONS

NO.	COMMENTS	DATE

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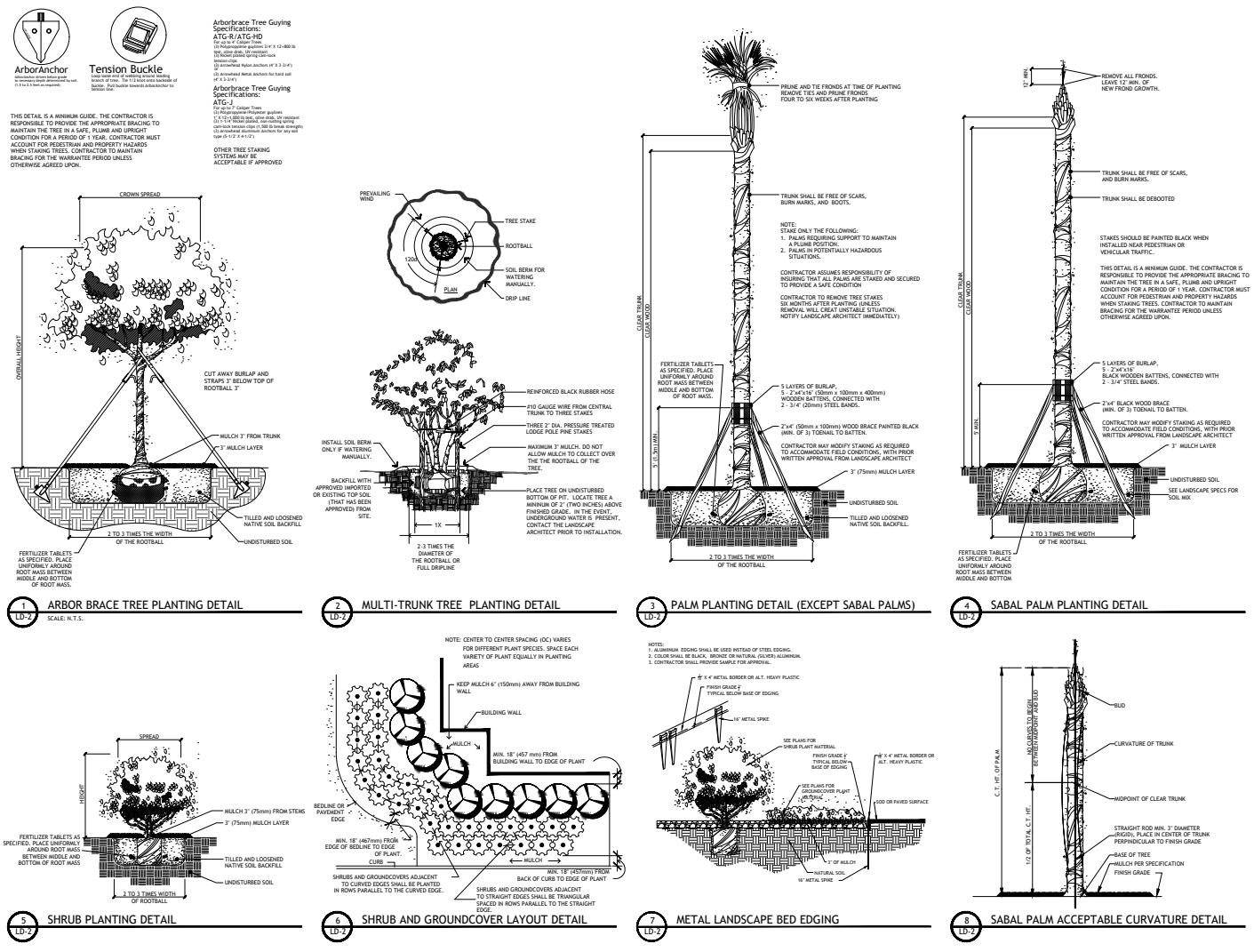
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NO SCALE

HARDSCAPE DETAILS

LD-1

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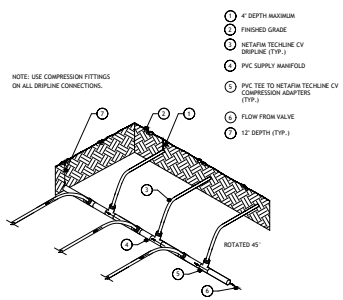
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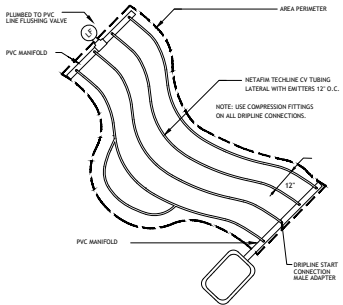
LANDSCAPE DETAILS

LD-2

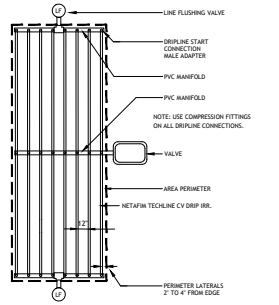
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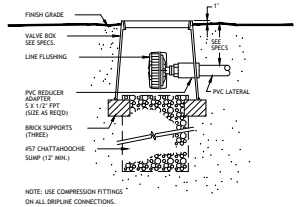
1 LD-3 EMITTER CENTER FEED SUPPLY MANIFOLD



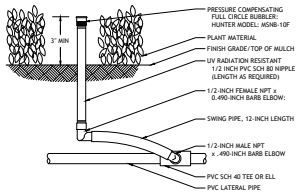
2 LD-3 EMITTER LAYOUT - IRREGULAR AREA/CURVES



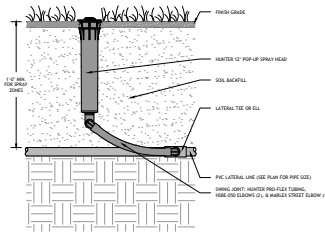
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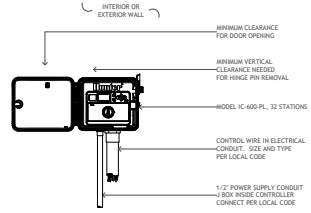
4 LD-3 EMITTER LINE FLUSHING VALVE



5 LD-3 BUBBLER DETAIL

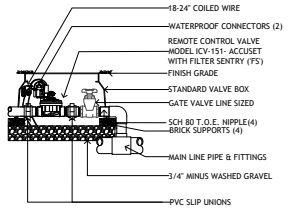


6 LD-3 HUNTER SPRAY HEAD - 12" POP-UP
SCALE 3"=1'-0"

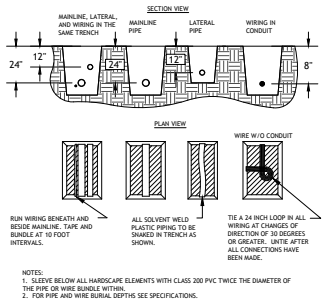


"NOTE"
30, STATION MODEL CONTROLLER. MOUNT CONTROLLER WITH LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 or 220 VAC SOURCE.

7 LD-3 I-CORE IRRIGATION CONTROLLER DETAIL

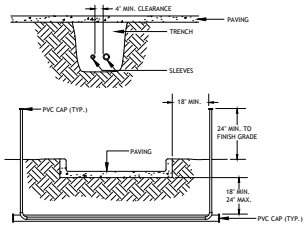


8 LD-3 HUNTER ICV-151G-FS-AS VALVE
SCALE: N.T.S.



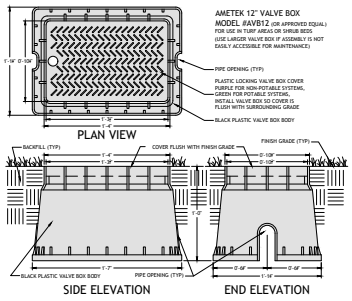
NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH CLASS 200 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS SEE SPECIFICATIONS.

9 LD-3 PIPE AND WIRE TRENCHING DETAIL
SCALE



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

10 LD-3 SLEEVING DETAIL
SCALE



11 LD-3 VALVE BOX DETAIL
SCALE

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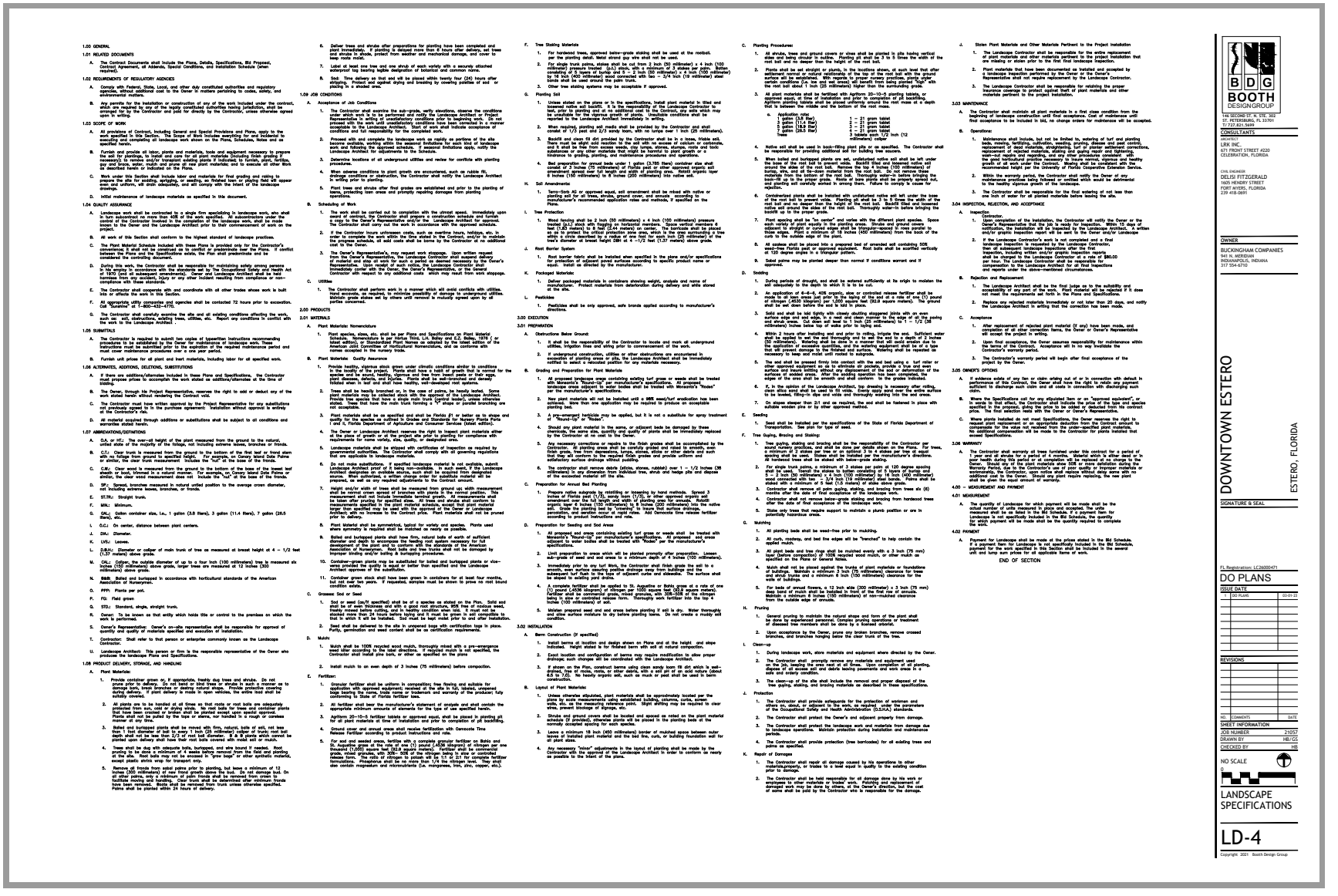
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NO SCALE

IRRIGATION DETAILS

LD-3

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1.00 GENERAL

1.01 RELATED DOCUMENTS

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

1.02 REQUIREMENTS OF REGULATORY AGENCIES

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

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

1.03 SCOPE OF WORK

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

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

C. Work under this Section shall include labor and materials for final grading and raking to remove all debris, rocks, and clods 2" and greater in size, such that the finish field soil appear even and uniform, will drain adequately, and will comply with the lines of the landscape drawings.

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

1.04 QUALITY ASSURANCE

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

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

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

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

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

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

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

1.05 SUBMITTALS

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

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

1.06 ALTERNATES, DELETIONS, SUBSTITUTIONS

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

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

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

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

1.07 ABBREVIATIONS/DEFINITIONS

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

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

C. C.R.: Clear wood is measured from the ground to the bottom of the base of the lowest leaf petiole (i.e. Florida royal palm) or frond stem (i.e. Sabal palm, Phoenix palm, Pindo palm, Coconut palm). The clear wood measurement does not include the "hull" at the base of the fronds.

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

E. St.Stk.: Straight trunk.

F. MIN.: Minimum.

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

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

J. DIA.: Diameter.

K. LVS.: Leaves.

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

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

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

O. PPT: Planta per pot.

P. FG: Field grown

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

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

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

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

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

1.08 PRODUCT DELIVERY, STORAGE, AND HANDLING

A. Plant Materials:

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

2. All plants are to be handled at all times so that roots shall not be exposed to sun, wind, cold or drying winds. No root balls for trees and container plants that have been damaged or broken shall be planted except upon special approval. Plants shall not be pulled by the tops or stems, nor handled in a rough or careless manner at any time.

3. Balled and burlapped plants shall be moved with firm, natural balls of soil, not less than the diameter and depth recommended by the American Standard for Nursery Stock. Depth shall not be less than 2/3 of root ball diameter. B & B plants which cannot be planted upon delivery shall have their root balls covered with moist soil or mulch.

4. Trees shall be dug with adequate balls, burlapped, and who bound if needed. Root balls shall be firm and intact. Container trees shall be sufficiently rooted in the container to hold the soil together at the site. Root balls may not be smashed in "pony balls" or other synthetic materials, except plastic shrink wrap for transport only.

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

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

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

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

1.09 JOB CONDITIONS

A. Acceptance of Job Conditions

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

2. Proceed with and complete the landscape work as rapidly as portions of the site become available, working within the seasonal limitations for each kind of landscape operation involved. Any operation must be postponed if, in the Landscape Architect's opinion, unfavorable weather or other conditions detrimental to quality, notify the Landscape Architect for adjustments to the Schedule.

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

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

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

B. Scheduling of Work

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

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

3. The Owner's Representative's, may request work stoppage. Upon written request from the Owner's Representative, the Contractor shall immediately stop work, regardless of method, and at no cost to the Owner, until written notification by the Owner's Representative. Upon receipt of such notice, the Landscape Contractor shall immediately notify the Owner, the Owner's Representative, or the General Contractor with respect to any additional costs which may result from work stoppage.

C. Utilities

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

2.00 PRODUCTS

2.01 MATERIALS

A. Plant Material Nomenclature

1. Plant species, sizes, etc. shall be per Plans and Specifications on Plant Material Schedule. Nomenclature is per Hortus Third, L.H. Bailey and E.Z. Bailey, 1976 / or Standardized Plant Nomenclature, 1942 edition, prepared by the Council of the American Joint Committee on Horticultural Nomenclature, and as conforms with common names accepted in the nursery trade.

B. Plant Materials: Quality Assurance

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

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

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

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

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

6. Do not make any substitutions. If specified landscape material is not available, submit Landscape Architect proof of it being non-available. In such event, if the Landscape Architect agrees, substitution will be permitted only after specified material is proven to be unavailable from all sources. Base bid must be on specified materials. If substitutions will be proposed, as well as any required adjustments to the Contract amount.

7. Hold materials under trees and shrubs to be removed from ground use until treatment shall be made to prevent the spread of disease or insects. Do not remove plants from areas designated to remain undisturbed. All measurements shall be taken after pruning for specified sizes. All trees and shrubs shall conform to measurements specified in the Plant Schedule or detailed on the Plans. Plants shall not be taller or smaller than specified nor be used with the approval of the Owner or Landscape Architect; with no increase to the Contract price. Plant materials shall not be pruned prior to delivery.

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

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

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

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

C. Grasses, Sod or Seed

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

2. Seed shall be delivered to the site in unopened bags with analysis sheet in place. Purity, germination and weed content shall be as certification requirements.

D. Mulch

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

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

E. Fertilizer:

1. Granular fertilizer shall be uniform in composition; free flowing and suitable for application with standard commercial equipment. Furnish to the Owner, in legible printed form, the following: name, trade name or trademark and warranty of the producer; fully conforming to State of Florida fertilizer laws.

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

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

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

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

F. Tree Staking Materials

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

2. For single trunk palms, staking shall be cut from 2 inch (50 millimeter) x 4 inch (100 millimeter) pressure treated (p.t.) stock, with a minimum of 3 stakes per palm. Stakes shall be 8 feet (2.4 meters) long. Top of stakes shall be notched to hold 12 gauge (2.5 millimeter) by 18 inch (460 millimeter) wood connected with ten – 3/4 inch (19 millimeter) steel bands shall be used around the palm trunk.

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

G. Planting Soil

1. Unless stated on the plans or in the specifications, install plant material in tilled and loosened native soil backfill. It is the responsibility of the Landscape Contractor to test, prior to planting and as an additional cost to the Contract, any soils which may be questionable for plant growth. Unsatisfactory conditions shall be reported to the Landscape Architect immediately in writing.

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

3. Backfill and clean fill dirt provided by the Contractor shall be in a loose, friable soil. There shall be no hard clods greater than 2 inches in diameter or particles of carbonate, lime, or soil of any kind from excess weeds, tree limbs, stones, construction debris, toxic substances or any other materials that might be harmful to plant growth or a hindrance to grading, planting, and maintenance procedures and operations.

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

H. Soil Amendments

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

I. Tree Protection

1. Wood barrels shall be 2 inch (50 millimeters) x 4 inch (100 millimeters) pressure treated (p.t.) stock, with a minimum of 3 stakes per barrel. Stakes shall be 8 feet (2.40 meters) long to 9 feet (2.4 meters) on center. The barricade shall be placed so as to protect the critical protection zone area, which is the area surrounding a tree that is a minimum spread over full length and width of planting area. Radial organic layer 6 inches (150 millimeters) to 8 inches (200 millimeters) into native soil.

J. Root Barrier Systems

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

K. Packaged Materials

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

L. Pesticides

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

3.00 EXECUTION

3.01 PREPARATION

A. Obstructions Below Ground:

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

2. If underground construction, utilities or other obstructions are encountered in excavation of planting holes or pits, the Landscape Architect shall be immediately notified to adjust or relocate plantings as directed.

B. Grading and Preparation for Plant Materials

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

2. New plant materials will not be installed until a 95% weed/turf eradication has been achieved. More than one application may be required to produce an acceptable planting bed.

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

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

5. Any irregularities in the surface resulting in the finish grades shall be accomplished by the Contractor. All planting areas shall be carefully graded and raked to smooth, even finish grades, free from depressions, irregularities, stones, roots or other debris and such that they will conform to the required finish grades and provide uniform and smooth surfaces when mowed with lawn mowers.

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

C. Preparation for Annual Bed Planting

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

D. Preparation for Seeding and Sod Areas

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

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

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

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

5. Moisten prepared seed area and areas during fertilizing if soil is dry. Water thoroughly and allow surface moisture to dry before planting lawns. Do not create a muddy soil condition.

3.02 INSTALLATION

A. Berm Construction (if specified)

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

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

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

B. Layout of Plant Materials:

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

2. Shrubs and ground covers shall be located and spaced as noted on the plant material schedule. Plants shall be staggered in rows, as placed in the planting beds at the normally accepted spacing for each species.

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

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

C. Planting Procedures:

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

2. Plants shall be set straight or plumb, in the locations shown, at such level that after settlement normal or natural relationship of the top of the root ball of the plant to the surface of the surrounding soil will be maintained. Under no circumstances shall the top of the root ball project above the surface of the soil. Container grown plants shall be set with the root ball about 1 inch (25 millimeters) higher than the surrounding grade.

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

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

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

5. When balled and burlapped plants are set, undisturbed native soil shall be left under the base of the root ball to prevent settle. Backfill tilled and loosened native soil around the sides of the root ball. Remove the top 4 inches (100 millimeters) of burlap, wire, and all the non-degradable material from the root ball. Do not remove these materials from the bottom of the root ball. Thoroughly moisten before bringing the plant into the planting pit. Set plant on a 3 inch (75 millimeters) layer of backfill soil and planting soil carefully worked in among them. Failure to comply is cause for rejection.

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

7. Plant spacing shall be "on center" and varies with the different plant species. Space plants as noted on the plant material schedule. Plants shall be staggered in rows, as placed in the planting beds at the normally accepted spacing for each species. Shrubs shall be placed as not to protect the critical protection zone area, which is the area surrounding a tree that is a minimum spread over full length and width of planting area. Radial organic layer 6 inches (150 millimeters) to 8 inches (200 millimeters) into native soil.

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

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

D. Sodding

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

2. An application of 6-6-6, 50% organic, slow, or controlled release fertilizer shall be made to all lawn areas (set prior to the laying of the sod at a rate of one (1) pound (.4536 kilogram) per 1,000 square feet (92.9 square meters). The ground shall be wet down before the sod is laid in place.

3. Solid sod shall be laid tightly with close, staggered joints with an even surface edge and end edge, in a neat and clean manner to the edge of all the paving walks, curbs, and drives. Sod shall be rolled with a roller weighing not less than 1 – 1/2 (38 millimeters) inches thick by means of water prior to laying.

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

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

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

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

E. Seeding

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

F. Tree Guying, Bracing and Staking:

1. Tree guying, staking and bracing shall be the responsibility of the Contractor per sound nursery practices, and shall be done per details shown on the Plans. For trees, a minimum of three stakes per tree, guyed or staked, is to be installed per plant spacing detail and, where guying is required, in accordance with the manufacturer's directions. All guying and trees shall be shaped with below-grade staking.

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

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

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

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

G. Mulching

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

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

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

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

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

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

H. Pruning

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

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

I. Clean-up

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

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

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

J. Protection

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

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

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

4. The Contractor shall provide protection (tree barricades) for all existing trees and palms as specified.

K. Repair of Damages

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

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

3.03 MAINTENANCE

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

B. Operations:

1. Maintenance shall include, but not be limited to, watering of turf and planting, replacement of dead plants, weeding, mulching, pruning, disease and insect control, replacement of stakes, guys, straightening, repair of planting saucer corrections, replacement of rejected materials, staking and guying repair and tightening, wash-out repairs and regrading, and any other procedures consistent with horticultural practices necessary to promote and maintain a normal and healthy growth of all work under the Contract. Pruning shall be completed with the recommended height per the University of Florida Cooperative Extension Service.

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

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

3.04 INSPECTION, REJECTION, AND ACCEPTANCE

A. Inspection

1. Contractor.

1. Upon completion of the installation, the Contractor will notify the Owner or the Owner's Representative and/or the Landscape Architect in writing that the work is ready for inspection. A punch list of items to be completed or corrected and a written and/or graphic inspection report will be sent to the Owner and/or Landscape Architect.

2. If plant materials are not completed and a final landscape inspection is requested by the Landscape Contractor, then all subsequent inspections shall be charged to the Contractor for each inspection, including written and/or graphic inspection reports, at the rate of $80.00 per hour for the Landscape Architect or at a rate of $80.00 per hour for the Owner's Representative and/or Owner, with all costs for compensation to the Landscape Architect for all final inspections and reports to be under the above-mentioned circumstances.

B. Rejection and Replacement

1. The Landscape Architect shall be the final judge as to the suitability and acceptability of any part of the work. Plant material will be rejected if it does not meet the requirements set forth in the Plans and Specifications.

2. All rejected materials immediately or not later than 20 days, and notify the Landscape Architect in writing that the correction has been made.

C. Acceptance

1. After replacement of rejected plant material (if any) have been made, and completion of all other correction items, the Owner or Owner's Representative will accept the project in writing.

2. Upon final acceptance, the Owner assumes responsibility for maintenance within the terms of the Contract. Acceptance will in no way terminate the Contractor's warranty period.

3. The Contractor's warranty period will begin after final acceptance of the project by the Owner.

3.05 OWNER'S OPTIONS

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

B. Where the Specifications call for any stipulated item or an "approved equivalent", or is vague in that effect, the Contractor shall indicate the price of the type and species specified. The Owner reserves the right to select any of the items listed, at the price submitted by the Contractor. The Contractor shall confer with the Owner or Owner's Representative in this regard.

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

3.06 WARRANTY

A. The Contractor shall warranty all trees furnished under this contract for a period of 1 year and all shrubs for a period of 1 months, from date of acceptance and agrees to repair faulty planting and turf or completion will be replaced at no charge to the Owner. Trees shall mean all plant materials over 10ft or more definition during the Warranty Period, due to the Contractor's use of poor quality or improper materials or workmanship. Plant materials replaced during the warranty period shall be given an additional year to the Owner. Should any plant require replacing, the new plant shall be given the equal amount of warranty.

4.00 – MEASUREMENT AND PAYMENT

4.01 MEASUREMENT

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

4.02 PAYMENT

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

END OF SECTION

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DO PLANS

ISSUE DATE

#	DO PLANS	01-01-21

REVISIONS

NO.	COMMENTS	DATE

SHEET INFORMATION

JOB NUMBER 21057
DRAWN BY HB/GS
CHECKED BY HB

NO SCALE

LANDSCAPE SPECIFICATIONS

LD-4

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SECTION 02441 – IRRIGATION

PART 1 –GENERAL

1.01 RELATED DOCUMENTS

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

B. Related work specified or as shown elsewhere:

1. SECTION 02930 – LANDSCAPE

1.02 SCOPE OF WORK

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

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

1.03 QUALITY ASSURANCE

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

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

1.04 JOB CONDITIONS

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

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

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

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

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

1.05 SUBMITTALS

A. Submit the following:

1. Submit proposed work schedule.

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

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

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

1.06 DEFINITIONS AND ABBREVIATIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

PART 2 – MATERIALS

2.01 PRODUCTS

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

B. Available Manufacturers:

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

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

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

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

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

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

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

F. Pipe Fittings:

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

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

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

G. Sprinkler Risers and Connectors:

1. Shrub risers are to be Schedule 40.

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

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

H. Valves:

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

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

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

I. Sprinkler Heads:

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

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

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

J. Valve Boxes:

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

K. Automatic Control System:

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

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

L. Sleeves and Conduits:

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

M. Control Wiring:

1. Connections between the automatic controllers and the electric control valves shall be made with direct burial wire AWG_U.F. #14_600 volt. Use red for pilot wire and white for common wire, install in accordance with valve manufacturer's specifications and wire chart. Wiring shall occupy the same trench and shall be installed along the same route as pressure supply or lateral lines wherever practical. Where wiring is run in trenches which are more than one (1) foot deep and no lateral line is in trench, the wiring shall be taped to bottom of main line at intervals of not more than ten (10) feet. Where more than one (1) wire is placed in a trench, the wires of different colors only is placed in a trench, place under a continuous strip of subgrade: use pressure_treated southern yellow pine, 1" x 3", and attach to board at (6) foot intervals. An expansion curl shall be provided within three (3) feet of each wire connection and at least every one hundred (100) feet in length. Expansion curls shall be formed by wrapping at least five (5) turns of wire around a pipe 1" (or more) in diameter, then withdrawing pipe. All splices shall be made with pen_lite fasteners. All control wiring or tubing routed beneath or through pavements, walks, curbs and/or other structural elements shall be run through P.V.C. Schedule 40 conduit of sufficient diameter for wire pulling. All conduit and sleeves for irrigation pipes and control wiring shall be installed by the irrigation sub-contractor. The 120 volt electrical power to the controller location to be furnished by the Owner.

N. Valves:

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

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

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

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

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

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

O. Filters:

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

P. Backflow Prevention: (if applicable)

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

Q. Emitter Pipe:

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

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

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

PART 3 – EXECUTION

3.01 SYSTEM DESIGN

A. General:

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

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

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

D. Emitter Pipe Locations:

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

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

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

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

3.02 INSTALLATION

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

B. Layout

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

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

C. Excavation/Trenching:

1. Trenches shall be dug straight. Trench bottoms shall be at true gradient providing support to pipe through its entire length and shall be free from rocks, clods, debris and sharp_edged objects. The minimum depth of lines measured to top of pipe, unless otherwise noted, shall be as follows:
a. Main lines and quick coupler lines shall be 18".
b. Lateral sprinkler lines shall be 12".
c. Non_pressure rotor head lines shall be 15".
d. Emitter lines shall be 4"below finish grade.
e. Provide minimum cover of 18" for all control wiring.

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

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

D. Water Connection:

1. Connect irrigation system to existing source on site. Connection shall include but may not be limited to the installation of backflow preventer, gate valve, and quick coupler valve in meter box in accordance with applicable State or municipal codes. Coordinate with authorized persons in order to minimize irrigation downtime. Required modifications and/or relocations of equipment associated with the existing well shall be included in the irrigation work.

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

E. Circuit Valves:

1. Provide union on downstream side.

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

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

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

F. Piping

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

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

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

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

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

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

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

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

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

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

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

J. Sprinkler Heads and Adjustment:

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

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

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

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

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

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

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

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

3.03 SYSTEM CHECK

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

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

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

3.04 AS BUILT RECORDS AND ADDITIONAL EQUIPMENT

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

1. Location of water supply.

2. Tie_in and Owner furnished electrical service and disconnects.

3. Location of valve controllers and other control equipment.

4. Routing and sizing of sprinkler pipes.

5. Location and type of sprinkler heads.

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

7. Routing of zone control valve electrical wiring.

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

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

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

3.05 WARRANTY

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

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

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

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

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

END OF SECTION

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DOWNTOWN ESTERO

ESTERO, FLORIDA

SIGNATURE & SEAL

FL Registration: LC26000471

DO PLANS

ISSUE DATE

NO.	DO PLANS	01-01-21

REVISIONS

NO.	COMMENTS	DATE

SHEET INFORMATION

JOB NUMBER	21057
DRAWN BY	HB/GS
CHECKED BY	HB

NO SCALE

IRRIGATION SPECIFICATIONS

LD-5

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DOWNTOWN ESTERO TOWNHOUSES – PZDB DO APPROVAL MEETING

ESTERO, FL
FEBRUARY 13, 2024

PROJECT TEAM

FL Star, *Owner/Developer*

BOOTH DESIGN GROUP, *Landscape Architecture*

LRK ARCHITECTS, *Architect*

RESPEC, *Civil Engineering*

DOWNTOWN ESTERO - TOWNHOUSES

VICINITY MAP



PROJECT INFORMATION

PROJECT INFORMATION

- AREA: 34.4 ACRES
- ZONING: MIXED USE PLANNED DEVELOPMENT (MPD)
- RESOLUTIONS: Z-10-017, ADD2014-00157
- ROADWAY FRONTAGE: US 41 & BROADWAY AVE. E.

CURRENT ENTITLEMENTS

- 310 DWELLING UNITS
- 200,000 SQUARE FEET OF COMMERCIAL USES (115,000 MAX RETAIL)
- APPROVED USES INCLUDE TYPICAL COMMERCIAL/RETAIL USES

HISTORY

- REZONE APPLICATION FILED IN 2009 TO REZONE TO MIXED USE, APPROVED BY BOCC ON MARCH 7, 2011, MODIFIED BY ADMINISTRATIVE AMENDMENT IN 2014 FOR CURRENT MCP
- SFWMD & FDOT PERMITS APPROVED
- INFRASTRUCTURE AND MULTI-FAMILY DO’s APPROVED

PIM – JANUARY 10, 2023

DO REQUEST

- 10 TOWNHOUSE RENTAL UNITS (2 – 5 UNIT BUILDINGS)
- ASSOCIATED DRIVE AISLE, PARKING, UTILITY CONNECTIONS AND LANDSAPING
- CONNECTS TO ROADS AND UTILITIES ASSOCIATED WITH THE INFRASTRUCTURE DO; COMPLETELY INTERNAL PROJECT.

PZDB COMMENTS

- BOARD MEMBERS GENERALLY ACCEPTING OF USE, LOCATION AND LAYOUT.
- PRIMARY COMMENTS FOCUSED ON ARCHITECTURE
  - BUILDING ELEVATIONS UPDATED FOLLOWING PZDB REVIEW

OVERALL SITE PLAN



OVERALL SITE PLAN

GENERAL DEVELOPMENT NOTES:

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

ENTITLEMENT INVENTORY TABLE

USE	MAX. INTENSITY(2)	PROPOSED	TOTAL TO DATE
RESIDENTIAL	310 UNITS(1)	10	310
(ALF)	50 EQUIVALENT UNITS	0	0
COMMERCIAL (TOTAL)	200,000 SF(2)	0	14,361
RETAIL	*115,000 SF*	*0*	*12,361*
HOTEL	125 ROOMS	0	0

(1) 310 UNITS INCLUDES 50 EQUIVALENT ALF / ILF / CCF UNITS.
(2) COMMERCIAL INCLUDES A MAXIMUM OF 115,000 SF OF RETAIL USES.
(3) MAXIMUM INTENSITIES PER RESOLUTION Z-10-017.

OPEN SPACE CALCULATIONS

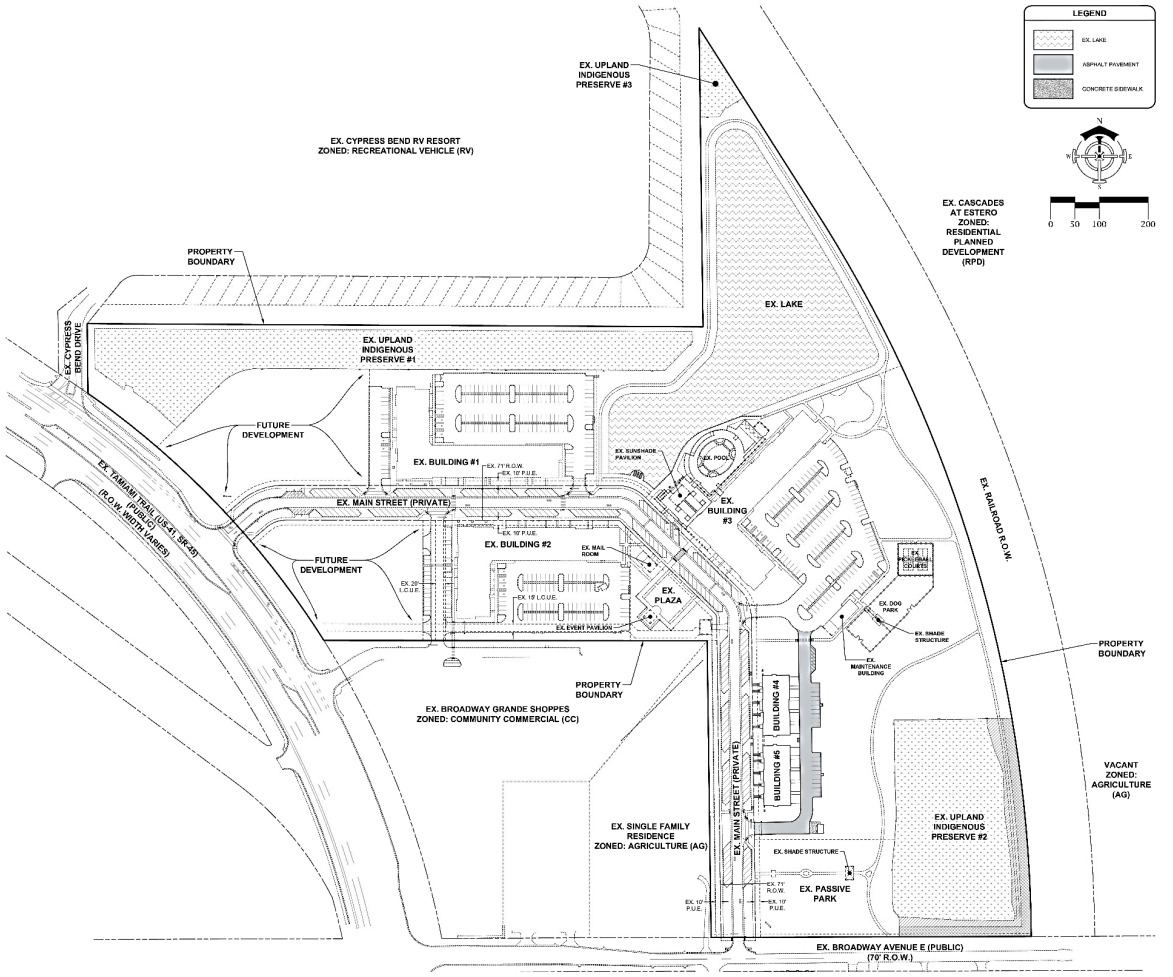
REQUIRED	AREA
OPEN SPACE REQUIRED	12.79 AC.
PROVIDED	
LAKES (25% OF REQ'D OPEN SPACE MAX.)	3.17 AC.
LAKE BANK	1.22 AC.
INDIGENOUS	5.94 AC.
DRY DETENTION	0.86 AC.
BUFFERS	1.47 AC.
PASSIVE PARK AND PLAZA	1.66 AC.
OPEN SPACE PROVIDED	13.65 AC.

NOTES:
1. REQUIRED OPEN SPACE PER Z-10-017, CONDITION 5.B.(1).
2. OPEN SPACE TABLE AND INDIGENOUS AREAS EXCLUDE CREDIT AND REFER ONLY TO ACTUAL LAND AREA IN ACRES. SEE LANDSCAPE PLANS FOR AREA & CREDIT CALCULATIONS.

BUFFER REQUIREMENTS

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

NOTES:
1. REQUIRED BUFFERS PER ZONING RESOLUTION Z-10-017.
2. BUFFERS PERMITTED WITH DOS2022-E006.



TOWNHOUSE SITE PLAN

SIGNING AND MARKING NOTES:

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

BUILDING SUMMARY

BUILDING	UNITS	STORIES
BUILDING #4	5 UNITS	2
BUILDING #5	5 UNITS	2

SITE DEVELOPMENT REGULATIONS PER ORDINANCE 2019-29

CATEGORY	REQUIRED	BUILDING #4 PROVIDED	BUILDING #5 PROVIDED
MINIMUM BUILDING SETBACKS			
STREET, PRIVATE (INTERNAL) (MAIN STREET)	0 FT	20.47 FT	20.47 FT
STREET, PUBLIC (US-41 & BROADWAY AVE. E)	25 FT	N/A	N/A
RAILROAD RIGHT-OF-WAY	25 FT	479.46 FT	457.26 FT
NORTHERN PROPERTY LINE ADJACENT TO CYPRESS BEND RV RESORT	30 FT	N/A	N/A
SOUTHERN PROPERTY LINE ADJACENT TO BROADWAY GRANDE SHOPPES	15 FT	N/A	N/A
WATERBODY (EDGE OF WATER / CONTROL ELEVATION)	20 FT(1)	N/A	N/A
PRESERVE AREA (PRINCIPLE & ACCESSORY)	30 FT	212.49 FT	213.49 FT
MINIMUM BUILDING SEPARATION	15 FT	15.88 FT	15.88 FT
MAXIMUM BUILDING HEIGHT	55 FT (4 STORIES)	29.67' (2 STORIES)	29.67' (2 STORIES)
MAXIMUM LOT COVERAGE	80%	7%(2)	

(1) MAY BE REDUCED TO 0 FEET WHEN ARCHITECTURAL BANK TREATMENT IS INCORPORATED INTO DESIGN.
(2) PERCENTAGE INCLUDES ALL PREVIOUSLY PROPOSED BUILDINGS AND CURRENTLY PROPOSED BUILDINGS.

PARKING SUMMARY

USE	RATIO	REQUIRED	PROVIDED
MULTI-FAMILY RESIDENTIAL	1.75 PER 2 OR MORE BEDROOM UNITS (10 UNITS)	18	GARAGE 20
	TOTAL SPACES	18	30
BICYCLE PARKING FACILITIES			
COMMERCIAL & MULTI-FAMILY	5% OF REQUIRED VEHICLE SPACES, 25 MAX.	1	5

NOTES:
1. PARKING REQUIREMENTS PER RESOLUTION Z-10-017.
2. BICYCLE PARKING REQUIREMENTS PER VILLAGE OF ESTERO LDC, I-235.

LEGEND

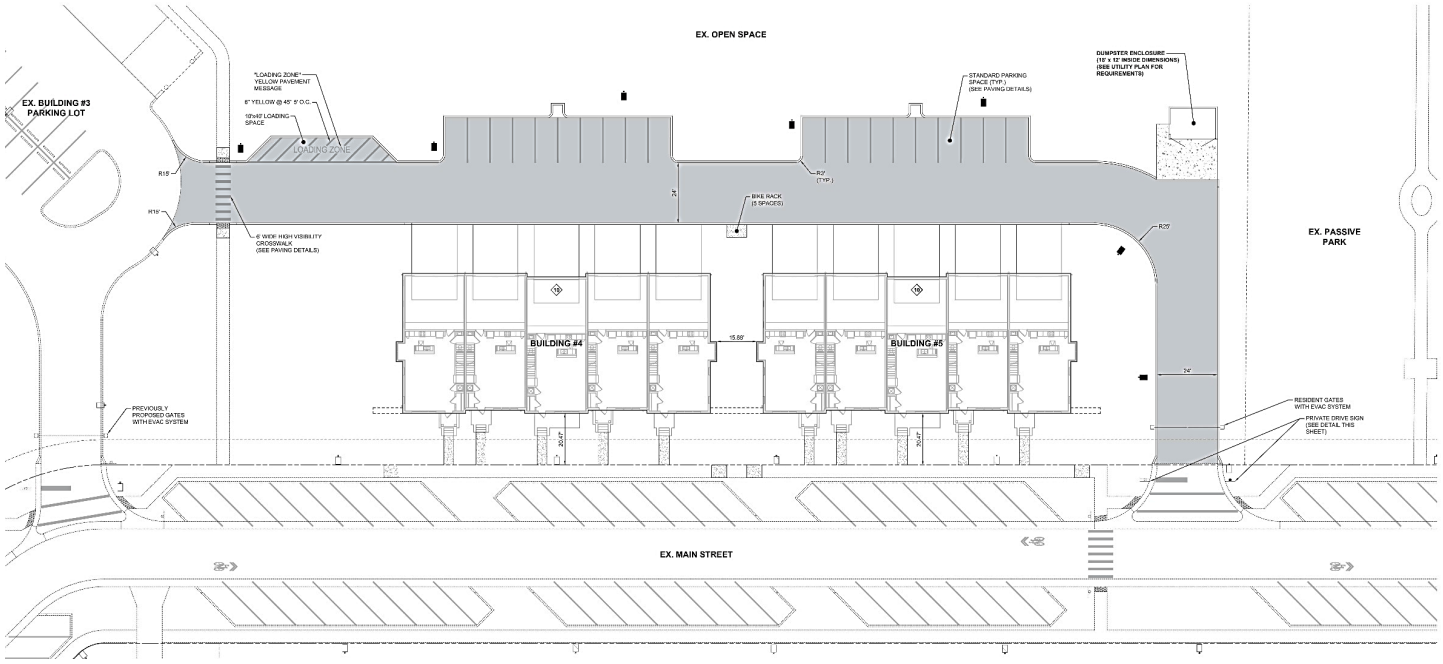
- ASPHALT PAVEMENT
- 6" CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- PROPOSED LIGHT POLES
- GARAGE PARKING COUNT

PRIVATE DRIVE SIGN



SIZE: 24"x30"
COLOR: RED

NOTES:
1. SIGNS ON LEFT SIDE OF DRIVE SHALL BE INSTALLED ON BACK SIDE OF STOP SIGNS.



LANDSCAPE/HARDSCAPE DESIGN - BUFFERS



TYPE "A" BUFFER

MINIMUM WIDTH -5'
MINIMUM NUMBER OF TREES -4 TREES/100 L.F.
MINIMUM NUMBER OF SHRUBS -20 SHRUBS/100L.F.

TYPE "C" BUFFER

MINIMUM WIDTH- 20'
MINIMUM NUMBER OF TREES- 10 TREES/100 L.F.
MINIMUM NUMBER OF SHRUBS- 36" STAGGERED DOUBLE ROW HEDGE

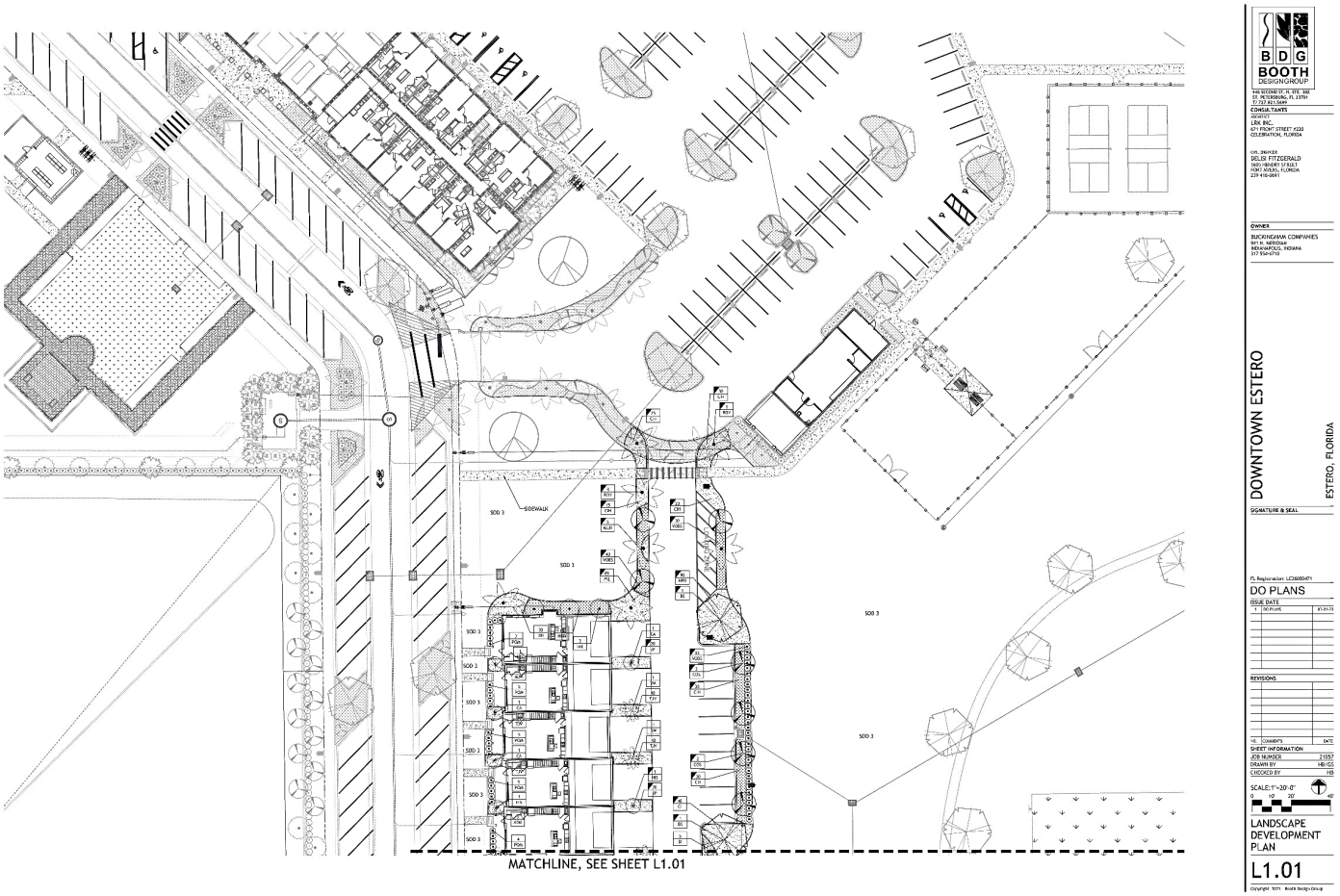
TYPE "D" BUFFER

MINIMUM WIDTH- 20'
MINIMUM NUMBER OF TREES- 5 TREES/100 L.F.
MINIMUM NUMBER OF SHRUBS- 36" STAGGERED DOUBLE ROW HEDGE

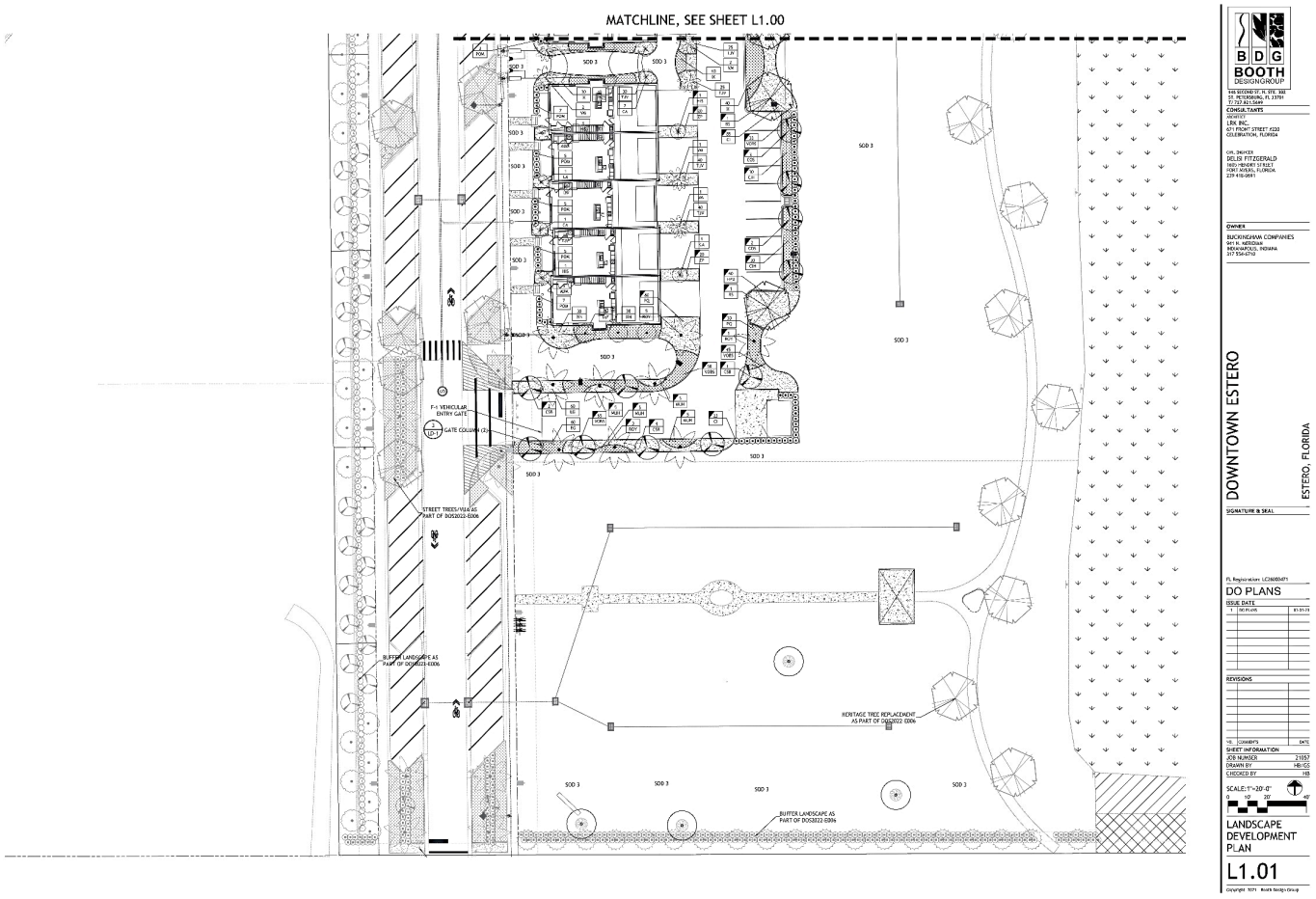
TYPE "F" BUFFER

MINIMUM WIDTH- 50'
MINIMUM NUMBER OF TREES- 10 TREES/100 L.F.
MINIMUM NUMBER OF SHRUBS- 36" STAGGERED DOUBLE ROW HEDGE

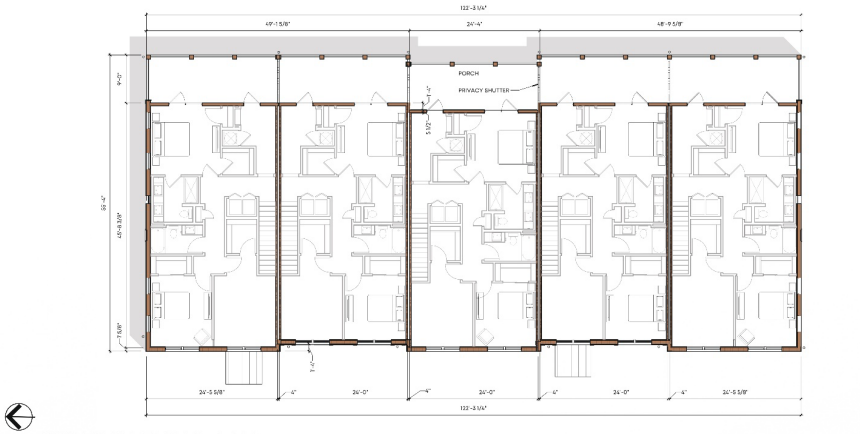
LANDSCAPE DESIGN



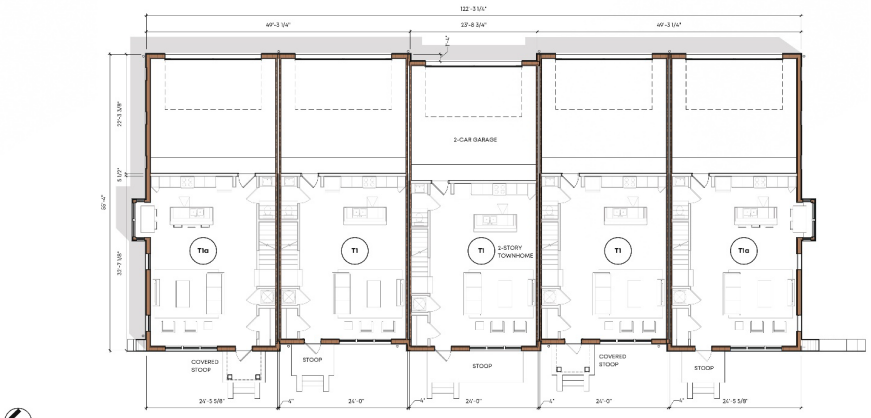
LANDSCAPE DESIGN



ARCHITECTURAL DESIGN - FLOORPLANS



7 OVERALL FLOOR PLAN - LEVEL 02
SCALE: 1/8" = 1'-0"



17 OVERALL FLOOR PLAN - LEVEL 01
SCALE: 1/8" = 1'-0"

ARCHITECTURAL DESIGN – FRONT & REAR ELEVATIONS





ARCHITECTURAL DESIGN – SIDE ELEVATIONS





ARCHITECTURAL DESIGN - MATERIALS

MATERIAL LEGEND

A
STUCCO SW 6078
REALIST BEIGE

B
STUCCO SW 6079
DIVERSE BEIGE

C
STUCCO SW 0011
CREWEL TAN

D
STUCCO SW 6203
SPARE WHITE

E
CONCRETE ROOF TILE
CAPISTRANO



F
SW 6083
SABLE

ARCHITECTURAL DESIGN – PERSPECTIVES



ARCHITECTURAL DESIGN – PERSPECTIVES



QUESTIONS

THANK YOU!

QUESTIONS?

APPLICATION FOR PUBLIC INFORMATION MEETING
PLANNING ZONING AND DESIGN REVIEW BOARD
VILLAGE OF ESTERO

REQUEST IS FOR: Public Information Meeting pursuant to LDC Section 2-401

1. Applicant/Project Name: Woodfield Estero Phase I Development Order
2. Address: 23201, 23241 & 23281 Lyden Drive, Estero, FL 33928
3. Strap Number: See attached.
4. Application Number: To Be Determined

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

- ☐ Comprehensive Plan Amendment
- ☐ Planned Development - Amendment or Final Plan Approval
- ☐ Conventional Rezoning
- ☐ Bar Special Permit
- ☐ Planned Development Zoning
- ☐ Variance
- ☐ Special Exception
- X Development Order

6. Project Description (Brief description of project and need for application.)

Development Order application to allow for horizontal improvements and infrastructure, along with 296 dwelling units and 20,000 SF of commercial uses. The site is 46.5+/-acres and is located at the southwest corner of US 41 and Coconut Road.

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.

ACrespo

Signature

1/9/2023

Date

Alexis Crespo

Print Name

Village of Estero | 9401 Corkscrew Palms Circle | Estero, FL 33928 | Phone: 239.221.5035 | Fax: 239.494.5343 | www.Estero-fl.gov

Updated 11/16/2021


February 13, 2024
WOODFIELD ESTERO PLANNED DEVELOPMENT
DEVELOPMENT ORDER
S TAMIAMI TR
VILLAGE CENTER SHOPS
WOODFIELD

INTRODUCTION

The Woodfield Estero Planned Development property is a 45.6 acre site on the northwest corner of US 41 and Coconut Road in Estero, Florida. The site has a 7.6 acre indigenous preserve area along the western and northern boundaries and some existing street infrastructure, including one access point from Coconut Road at Walden Center Drive, that was constructed as part of a previous development plan.

The site is very well located, with Coconut Point Mall just across the street on the east side of US 41. It is currently zoned for mixed-use development under the Estero Planned Development (EPD) classification, and specifically the Tier 3, Village Center designation.

The Woodfield Estero Planned Development master plan will provide a new mixed-use center that offers signature public open spaces, connected walking and biking paths, a variety of housing types and commercial uses, as well as a civic building for private and community events, all which come together to create a complete neighborhood centered on community and quality of life.



Figure 1: Site and Context Map

PHASE I & II - DEVELOPMENT PROGRAM

Project Phasing

The first phase of the project will include the planned development master infrastructure, including stormwater retention, roadways, utilities, perimeter landscape buffers along the western, northern and eastern (US-41 frontage), and traffic signal or roundabout, at Coconut Road and Walden Center Drive.

The second phase shall include Quadrant 1 (as shown in the Pattern Book) and shall include a minimum of 35,000 s.f. of commercial space along with the central park, the US-41 park, public component of restaurant row and the Rambla Street. The hotel may be constructed together with Quadrant 1 or at any time after the Phase I infrastructure. No more than 300 residential certificates of occupancy may be approved until the hotel is under construction.

DEVELOPMENT PROGRAM	
LAND USE	**GROSS FLOOR AREA/UNITS**
Retail/Dining[1]	25,000 sq. ft.
Multifamily	296 units



COLOR PALETTE

The following color pallette shall guide the wall and trim paints for the project. These colors have been selected to match the Spanish Colonial Revival style and the architectural precedents shown on pages 32 and 33. Warm, natural tones with hints of limestone will set this project apart and create the timeless aesthetic that Spanish Colonial Architecture is known for.

ACCENT COLOR
- Balcony Railings & Columns
- Corbels
- Window & Door Frames

Bronze

SECONDARY WALL COLOR
- Smooth Stucco
- Paired with Pure White or Taupe Architectural Trims

Tony Taupe

PRIMARY WALL COLOR
- Smooth Stucco
- Paired with Taupe, Pure White, and/or Limestone Architectural Trims

A La Mode

ACCENT COLOR
- Architectural Trim
- Columns & Niches

Pure White



STONE-FINISH TILE



CONCRETE BARREL TILE ROOF
- Blend of terracota and taupe tones





(Right) Crescent Road Aerial View:
On US-41 & Coconut Road looking west


LE BISTRO
TRATTORIA

ARCHITECTURAL STYLE PRECEDENTS



Tower & Retail window inspiration



Via Mizner on Worth Avenue in Palm Beach, FL



Ornate balcony railings



Restaurant windows



Las Olas Blvd. in Fort Lauderdale, FL



Paseo Chapala Mixed-Use Development in Santa Barbara, CA



White Elephant Hotel, Palm Beach, FL

CRESCENT ROAD RENDERING



Cresecnt Road retail and residential rendering

ARCHITECTURAL STYLE PRECEDENTS



Facade Articulation



Santa Barbara Cottage Hospital, Santa Barbara, CA



Pedestrian Bridge



White Elephant Hotel, Palm Beach, FL



Architectural towers

CRESCENT ROAD RENDERING





View from US-41 & Coconut Road Intersection



ARCHITECTURAL STYLE PRECEDENTS



Building corner tower detail



Facade articulation



Building connection detail



Gable roof-line element

COCONUT ROAD RENDERING





View from Coconut Road at Walden Center Drive

ARCHITECTURAL STYLE PRECEDENTS



Gable roof-line element



Building corner tower detail & building entrance



Project entrance signage



Project entrance signage



Project entrance signage

US-41 ENTRANCE RENDERING





Main Entrance View from US-41

ARCHITECTURAL STYLE PRECEDENTS



Pura Vida, Palm Beach, FL



West Palm Beach Mixed-Use



Espanola Way, Miami Beach, FL



Residentail Sky Lounge



Residentail Sky Lounge

MIXED-USE BUILDING RENDERING





Residential & Retail Building View from Central Park

CENTRAL GREEN




A. Interactive Water Feature


B. Event Lawn


D. Tropical Garden


E. Trellis with Vine

CENTRAL GREEN



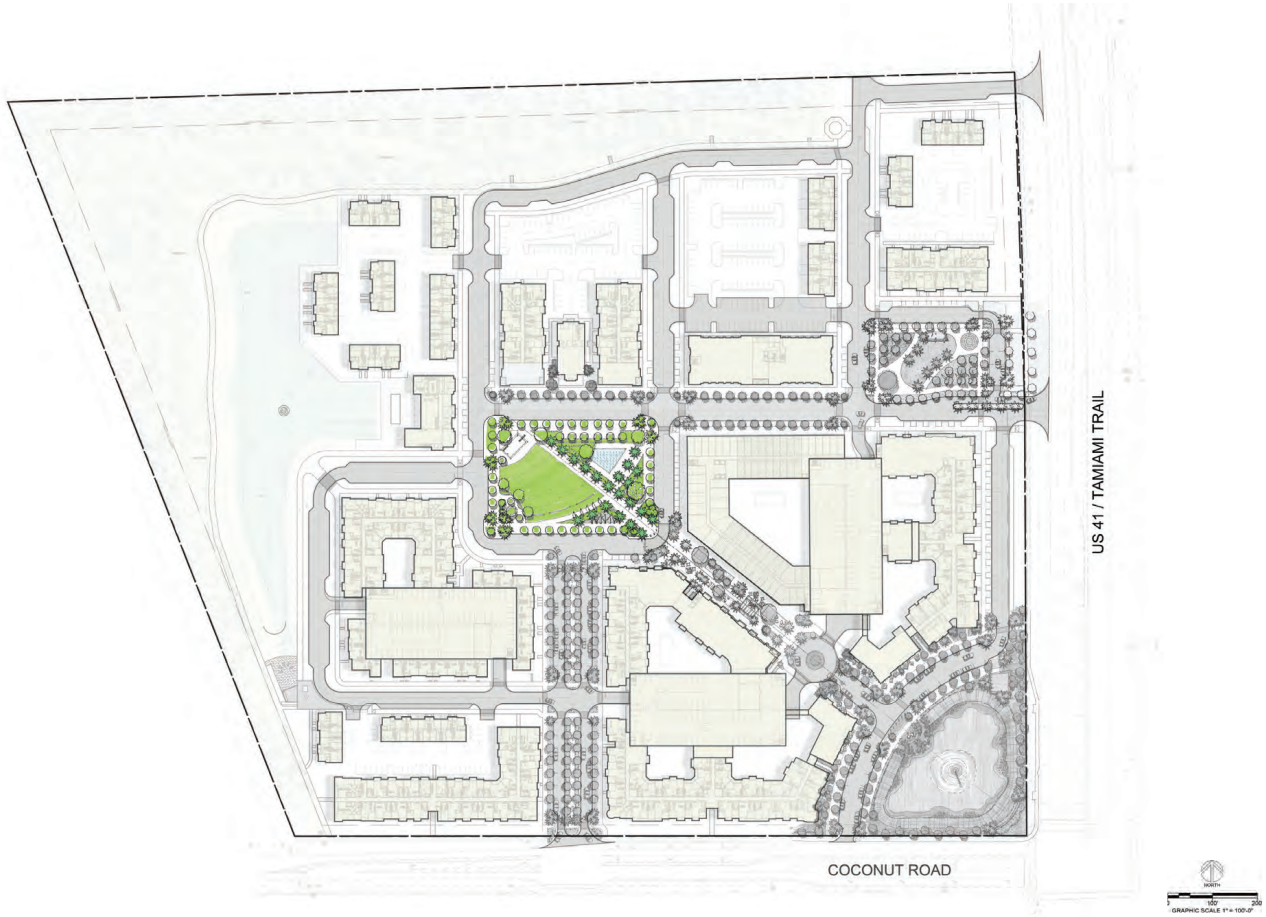
Interactive Water Feature



Pavilion



Pedestrian Promenade



COMMUNITY ELEMENTS









COMMUNITY ELEMENTS



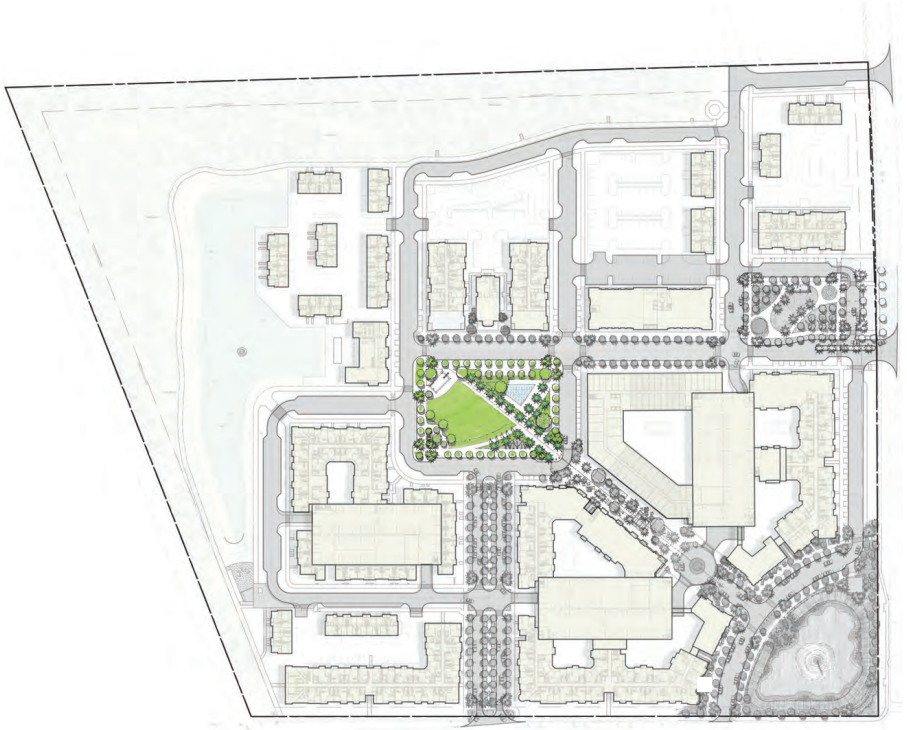




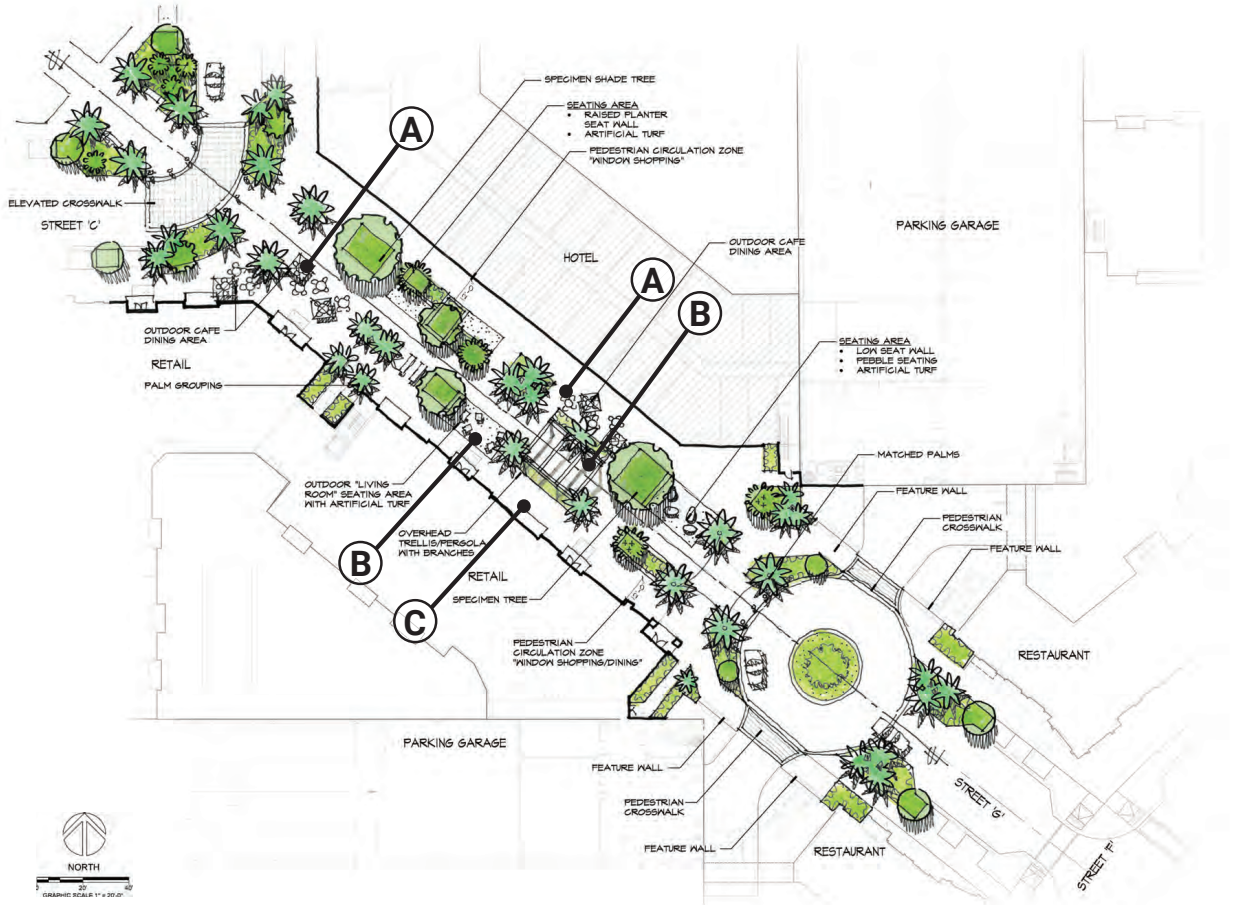








RESTAURANT ROW





Outdoor Dining



Seating Area



Seating Area

RESTAURANT ROW



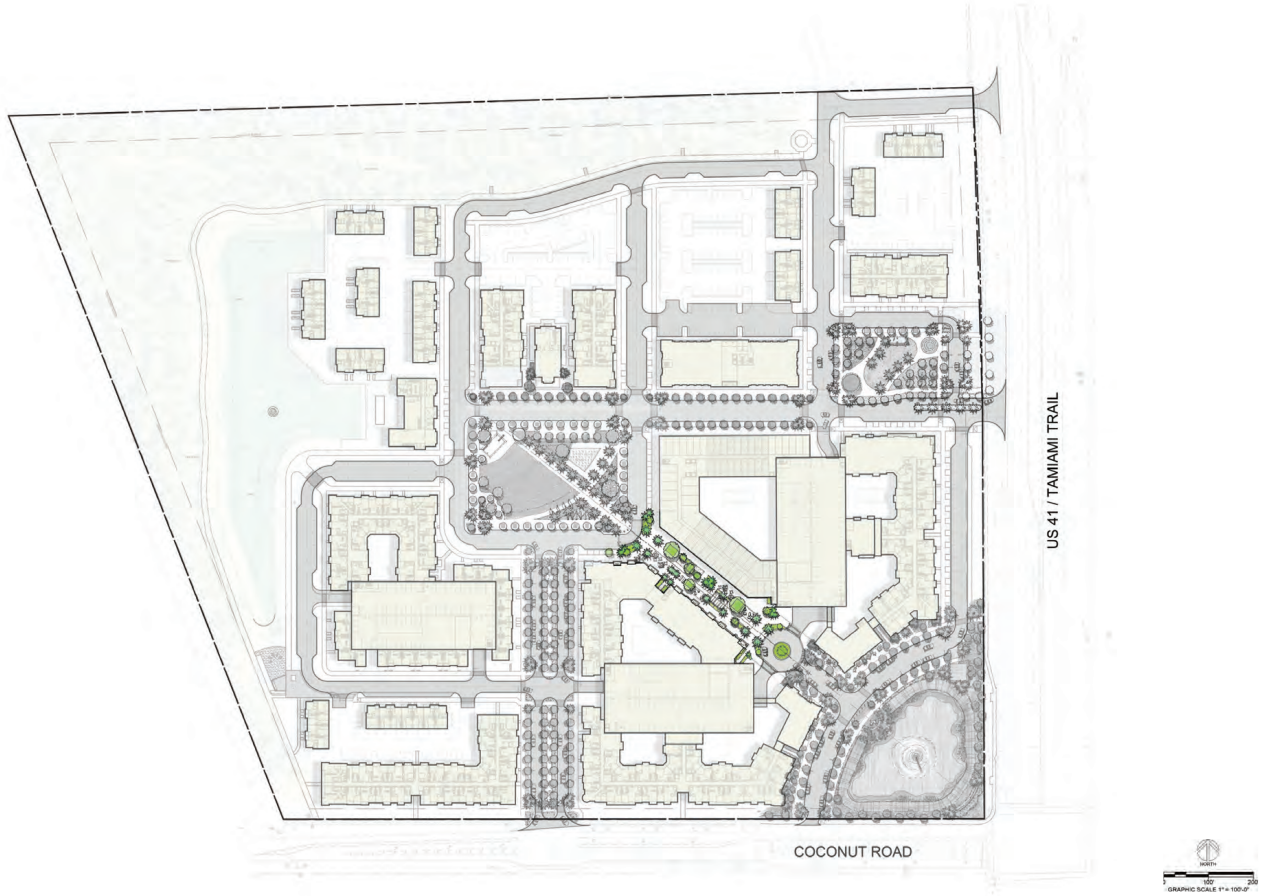
Outdoor Dining



Seating Area



Storefront Retail



STREETSCAPE





Commercial/ Hotel Frontage



Retail Frontage



Retail/ Park Frontage

STREETSCAPE



Commercial/ Hotel Frontage



Retail Frontage





NEIGHBORHOOD PARK





Seating Park



Hammock Park



Open Lawn/ Seating

NEIGHBORHOOD PARK



Seating Park



Specimen Tree



Open Lawn/ Seating



RAMBLA STREET





View from Coconut Road



Seating Area/ Trellis with Vine



RAMBLA STREET



Bosque of Trees



Bosque of Trees



Bosque of Trees



CRESCENT LAKE PARK




A. Restaurant/ Outdoor Seating


B. Lake Fountain


C. Public Focal Art Feature


D. Residential Frontage

CRESCENT LAKE PARK



Lake Overlook/ Pergola



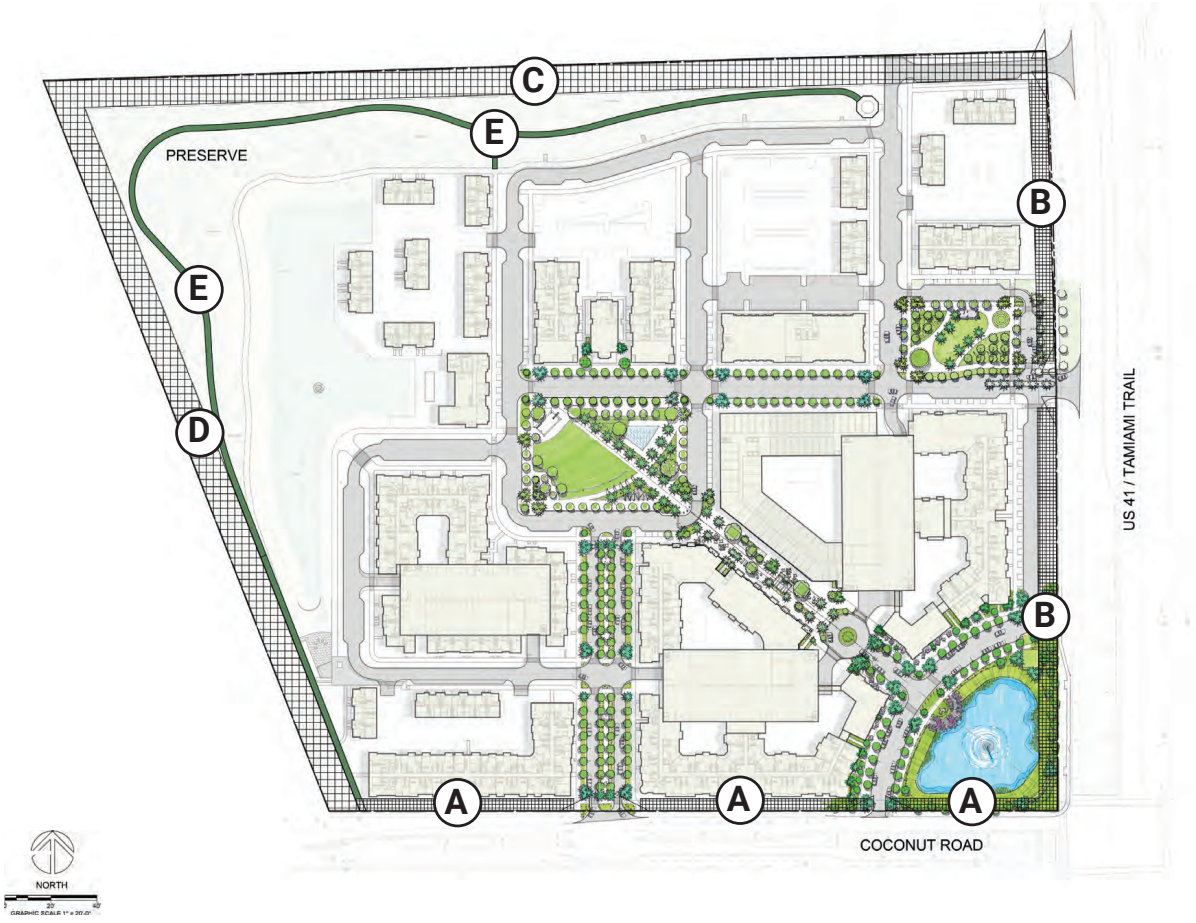
Lake Overlook/ Pergola



Trellis with Vines



LANDSCAPE BUFFER





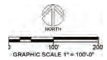
Environmental Walkway



Environmental Walkway

LANDSCAPE BUFFER

BUFFER LANDSCAPE REQUIREMENTS			TREES	TREES
TAG	DESCRIPTION	TOTAL L.F.	REQUIRED	PROVIDED
A	**SOUTH - COCONUT ROAD**	1085	54	X
	BUFFER TYPE 'D'			
	20' WIDE MIN			
	5 TREES PER 100 LINEAR FEET			
	DOUBLE STG ROW HEDGE 36" HT.			
B	**EAST - US 41 TAMIAMI TRAIL**	1135	57	X
	BUFFER TYPE 'D'			
	20' WIDE MIN (30'-32' PROVIDED)			
	5 TREES PER 100 LINEAR FEET			
	DOUBLE STG ROW HEDGE 36" HT.			
C	**NORTH - EXISTING PRESERVE**	1750	263	X
	BUFFER TYPE 'F'			
	50' WIDE MIN			
	15 TREES PER 100 LINEAR FEET			
	DOUBLE STG ROW HEDGE 48" HT.			
D	**WEST - EXISTING PRESERVE**	1371	206	X
	BUFFER TYPE 'F'			
	50' WIDE MIN			
	15 TREES PER 100 LINEAR FEET			
	DOUBLE STG ROW HEDGE 48" HT.			



MOBILITY + ACCESS

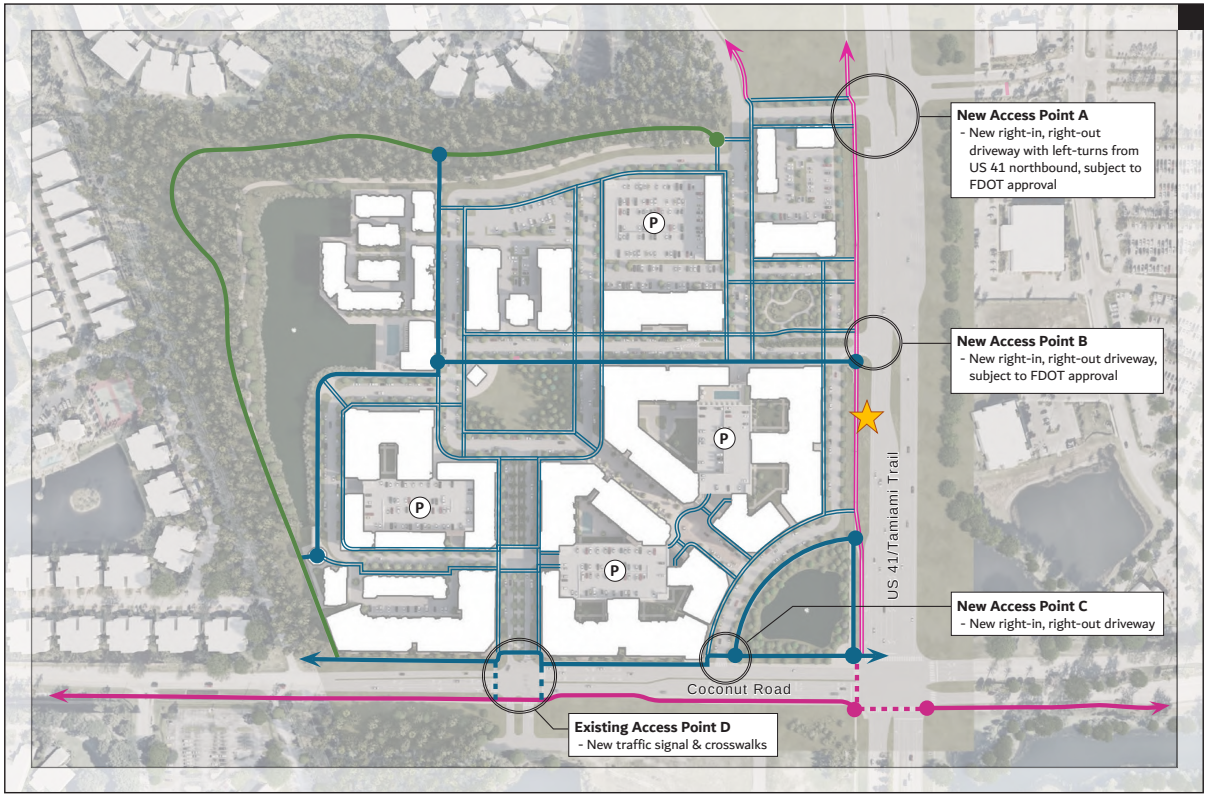


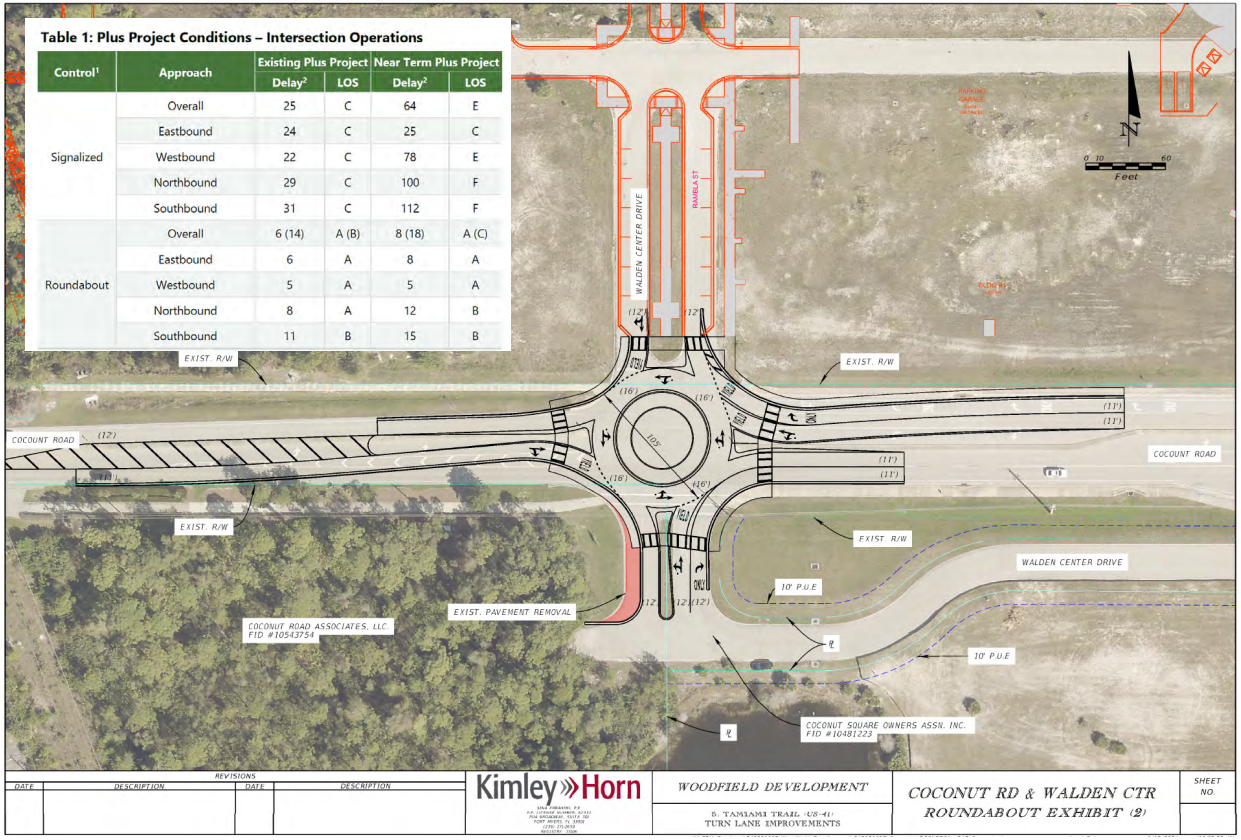
Figure 4: Mobility + Site Access Plan

PROPOSED ROUNDABOUT

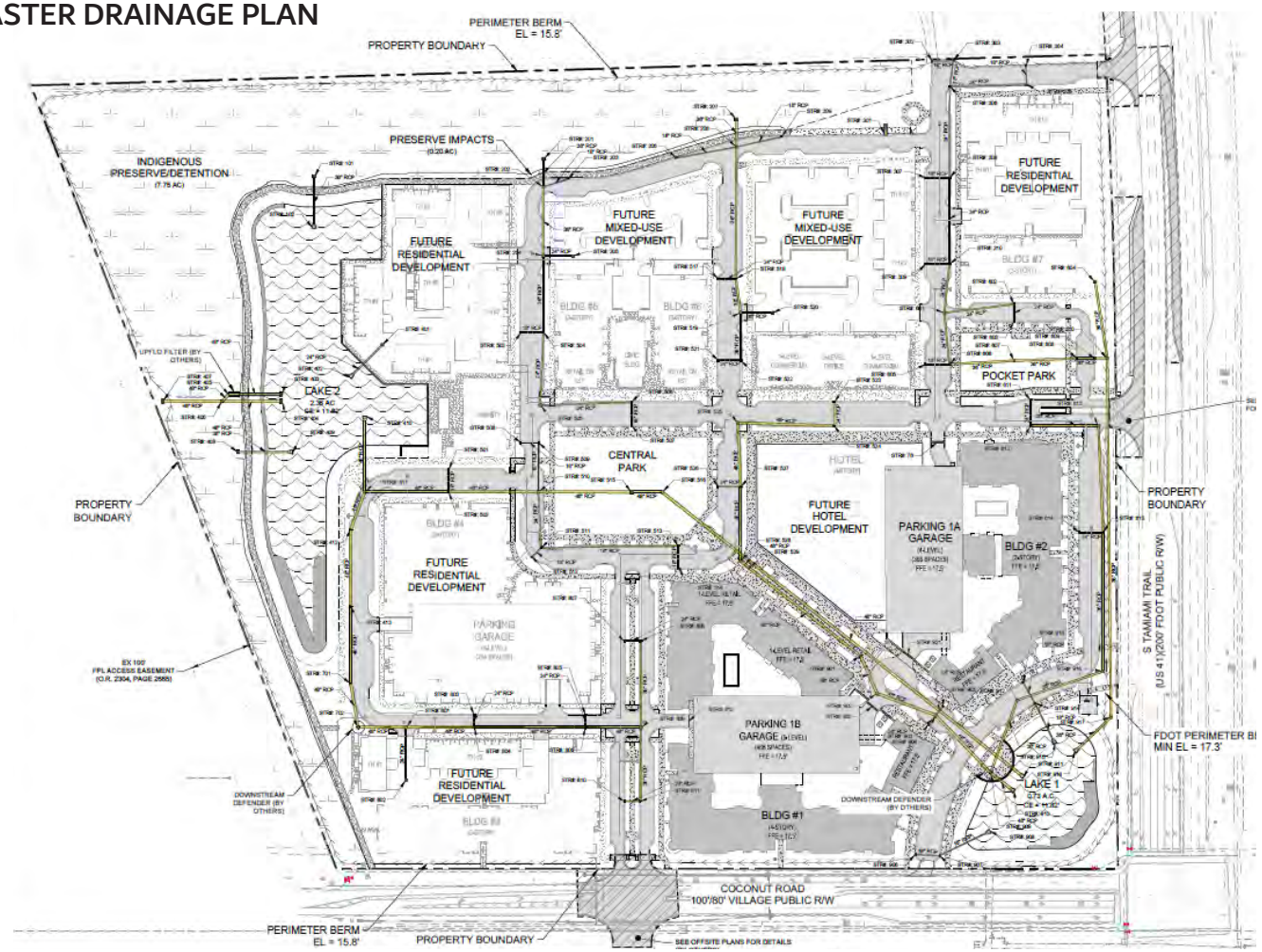
The developer will be responsible for the installation of a traffic light or roundabout as a site-related improvement at the intersection of Coconut Road and Walden Center Drive. If sufficient right-of-way is available and a roundabout is elected by the Village, the roundabout will be constructed in the existing right-of-way. The roundabout or traffic light, roadway connections, and pedestrian connections must be installed prior to the issuance of the first Certificate of Compliance within the planned development. The roundabout or traffic light is not eligible for impact fee credits.

Table 1: Plus Project Conditions – Intersection Operations

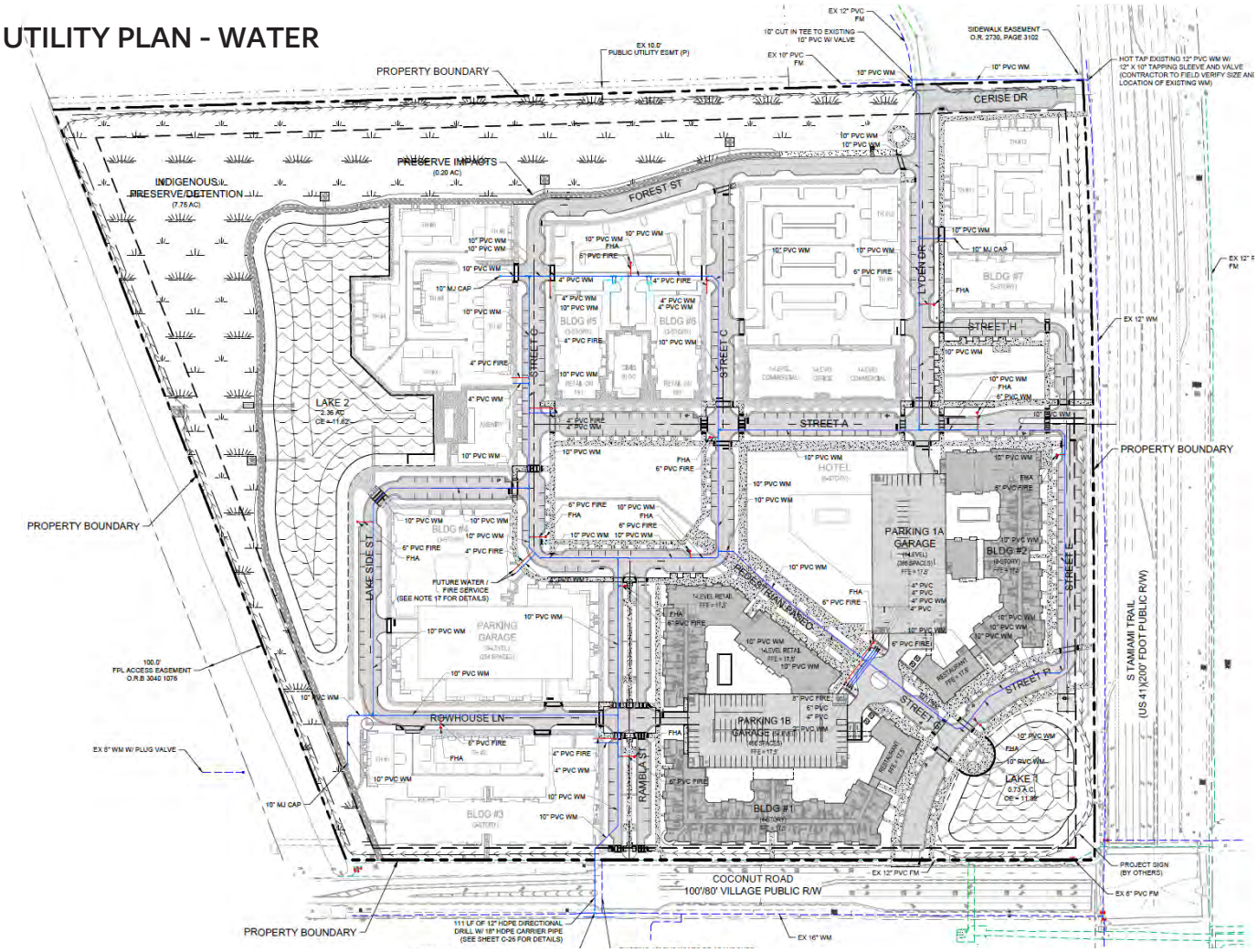
Control[1]	Approach	Existing Plus Project		Near Term Plus Project	
		Delay[2]	LOS	Delay[2]	LOS
Signalized	Overall	25	C	64	E
	Eastbound	24	C	25	C
	Westbound	22	C	78	E
	Northbound	29	C	100	F
	Southbound	31	C	112	F
Roundabout	Overall	6 (14)	A (B)	8 (18)	A (C)
	Eastbound	6	A	8	A
	Westbound	5	A	5	A
	Northbound	8	A	12	B
	Southbound	11	B	15	B



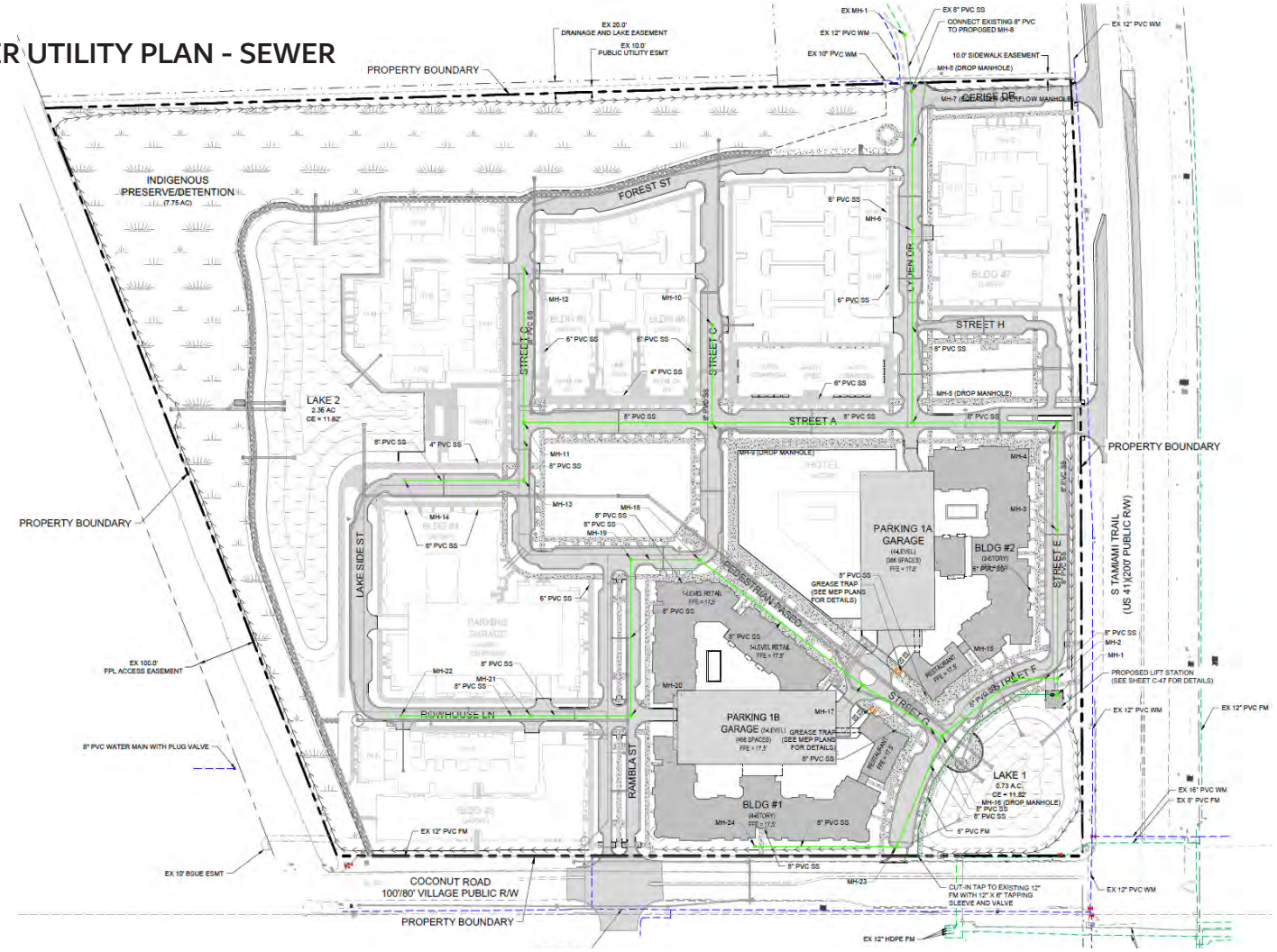
MASTER DRAINAGE PLAN



MASTER UTILITY PLAN - WATER



MASTER UTILITY PLAN - SEWER



WOODFIELD
DEVELOPMENT

APPLICATION REQUEST FOR PLANNING ZONING AND DESIGN BOARD PUBLIC INFORMATIONAL MEETING IN THE VILLAGE OF ESTERO

REQUEST IS FOR: Public Informational Meeting pursuant to Land Development Code.

1. Applicant/Project Name: Estero 5, LLC/Via Coconut EPD
2. Address: Various see attached
3. Strap Number: Various see attached
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 _____ (Specify)
- ☐ Planned Development Zoning
- ☐ Variance
- ☐ Special Exception
- ☐ Vacation

6. Project Description (Brief description of project and need for application.)

Reduce/modify residential building footprint, modify locations of parking areas, and reduce mixed-use buildings C & D to 2 stories.

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

1/18/2024
Date

THE VILLAGE OF ESTERO
DEPARTMENT OF COMMUNITY DEVELOPMENT
9401 Corkscrew Palms Circle
Estero, Florida 33928
Phone (239) 221-5036

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

RVi

VIA COCONUT MPD
STRAP LIST

Strap No.	Address	Property Owner
34-46-25-E4-0100C.0170	21750 VIA COCONUT POINT	ESTERO 5, LLC.
33-46-25-E2-U1971.2349	8990 CORKSCREW RD	ESTERO 5, LLC.
33-46-25-E3-U1971.2299	ACCESS UNDETERMINED	ESTERO 5, LLC.
33-46-25-E3-U1969.2320	21650 VIA COCONUT POINT	ESTERO 5, LLC.
33-46-25-E2-U1963.2334	21350 HAPPY HOLLOW LN	ESTERO 5, LLC.
33-46-25-E3-U1973.2285	ACCESS UNDETERMINED	ESTERO 5, LLC.
33-46-25-E2-U1967.2334	21351 HAPPY HOLLOW LN	ESTERO 5, LLC.
33-46-25-E2-U1967.2342	21331 HAPPY HOLLOW LN	ESTERO 5, LLC.

RVi Planning + Landscape Architecture • 28100 Bonita Grande Drive, Suite 305 • Bonita Springs, FL 34135 • 239.405.7777 • www.rviplanning.com

Via Coconut

Planned Development Amendment

VIA COCONUT
Mixed Use Development



Public Information Meeting
February 13, 2024

Presentation Agenda

Project Team

Project Location

Approved Planned Development

Proposed Planned Development Amendment

Updated Master Site Plan

Updated Architecture

Q&A

VIA COCONUT
Mixed Use Development

2

Project Team

Developers: Royal Properties & Riverside Investment & Atlantic Residential

Architecture: MHK Architecture

Civil Engineer: Holes Montes

Landscape Architect: ALD

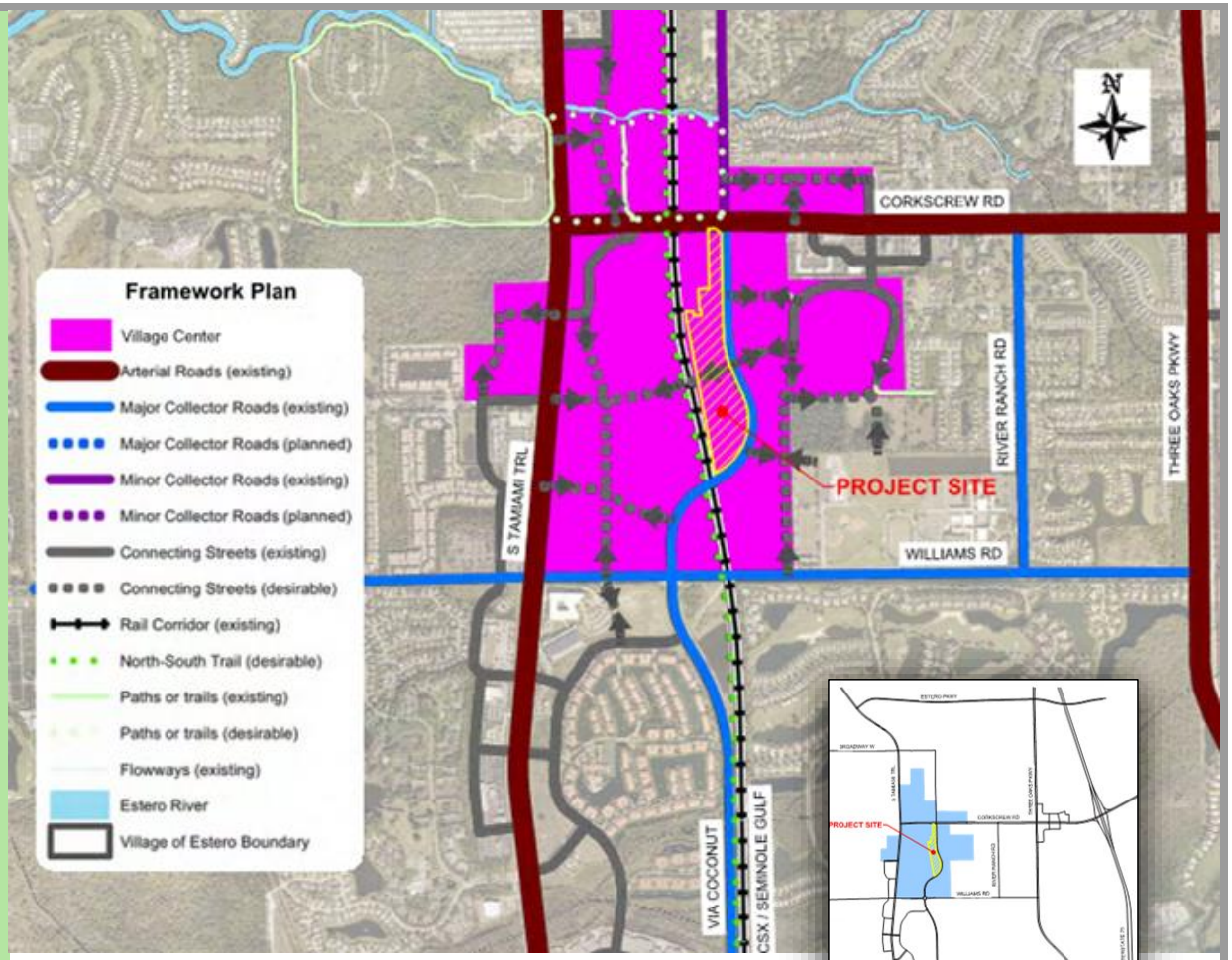
Zoning Consultant: RVI Planning

Zoning Attorney: Coleman Yovanovich & Koester

VIA COCONUT
Mixed Use Development

3

Project Location



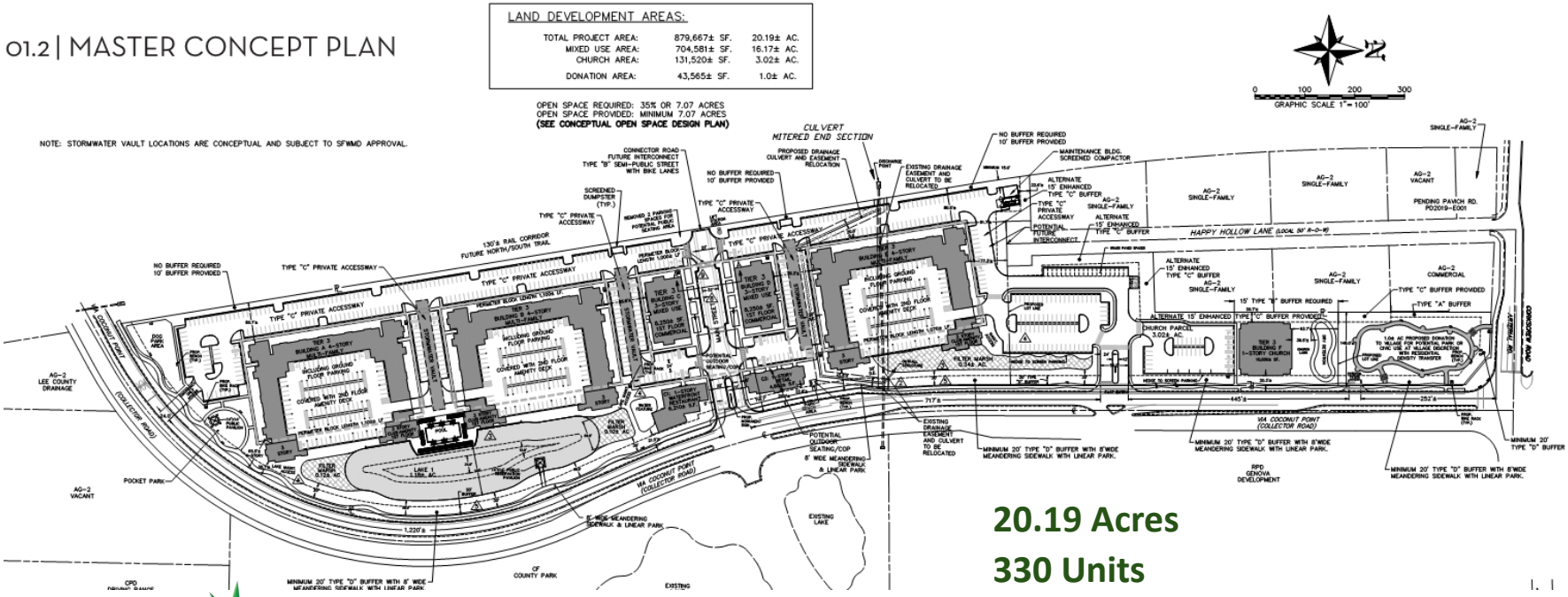
VIA COCONUT
Mixed Use Development

Village Center Connectivity Map

4

Approved Planned Development - MCP

01.2 | MASTER CONCEPT PLAN



VIA COCONUT
Mixed Use Development

20.19 Acres

330 Units

829 Required Parking Stalls

308,000 SF (35%) **open space**

5

Proposed Planned Development Amendment

- Decrease footprints for buildings A,B,E
- Increase site open space area by ~40,000 SF (5% increase)
- Revisions to site parking layout
- Reduction of 1 story for buildings C&D
- **No changes to:**
  - Building setbacks
  - Maximum building heights
  - Public donated land area
  - Unit count
  - Required parking count
  - Commercial SF

VIA COCONUT
Mixed Use Development

6

Proposed Master Site Plan

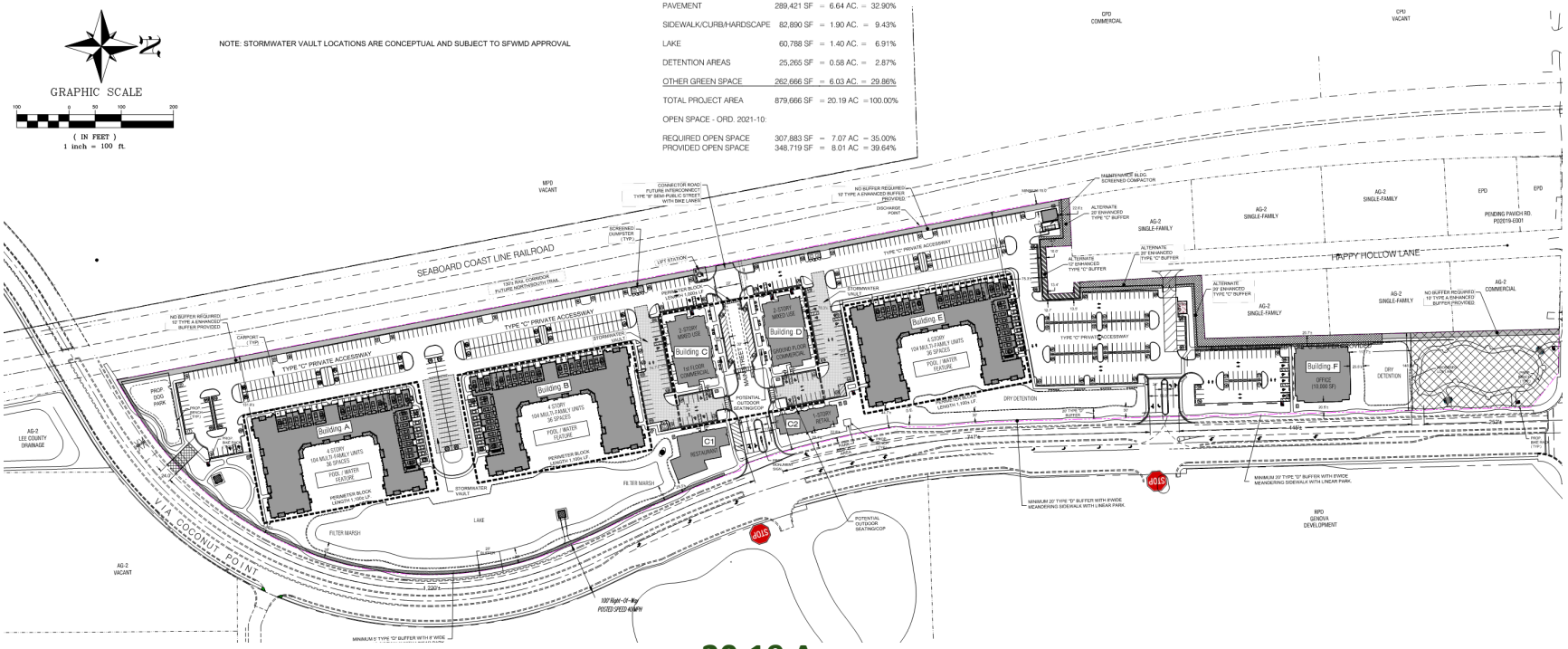
GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

NOTE: STORMWATER VAULT LOCATIONS ARE CONCEPTUAL AND SUBJECT TO SFWMD APPROVAL

PROPOSED LAND COVER

BUILDING	158,636 SF	= 3.64 AC. =	18.03%
PAVEMENT	289,421 SF	= 6.64 AC. =	32.90%
SIDEWALK/CURB/HARDSCAPE	82,890 SF	= 1.90 AC. =	9.43%
LAKE	60,788 SF	= 1.40 AC. =	6.91%
DETENTION AREAS	25,265 SF	= 0.58 AC. =	2.87%
OTHER GREEN SPACE	262,666 SF	= 6.03 AC. =	29.86%
TOTAL PROJECT AREA	879,666 SF	= 20.19 AC. =	100.00%
OPEN SPACE - ORD. 2021-10:			
REQUIRED OPEN SPACE	307,883 SF	= 7.07 AC. =	35.00%
PROVIDED OPEN SPACE	348,719 SF	= 8.01 AC. =	39.64%



20.19 Acres

829 Required Parking Stalls (unchanged)

Parking Layout Revised

348,719 SF (39.64%) **open space** (+40,000 SF or 5% increase)

VIA COCONUT
Mixed Use Development

7

Proposed Architecture Overall

- 330 Units (unchanged)
- Buildings A, B, E, footprint reduced
- Buildings C & D reduced by 1 story in height
- Setbacks, Unit Count and Commercial SF unchanged



VIA COCONUT
Mixed Use Development

8

Proposed Architecture Buildings A,B,E

- Building A, B, E footprints reduced
- Removed street facing parking wall
- Courtyard amenity enhanced and moved to grade level
- Landscaping at courtyards increased

VIA COCONUT
Mixed Use Development



9

Proposed Architecture Buildings A,B,E

- Building A, B, E footprints reduced
- Courtyard amenity enhanced and moved to grade level
- Landscaping at courtyards increased



VIA COCONUT
Mixed Use Development

10

Proposed Architecture Buildings C & D

- Buildings C & D reduced by 1 floor in height



VIA COCONUT
Mixed Use Development

11

Questions

VIA COCONUT

Mixed Use Development



APPLICATION FOR PUBLIC INFORMATION MEETING
PLANNING ZONING AND DESIGN BOARD
VILLAGE OF ESTERO

REQUEST IS FOR: Public Information Meeting pursuant to LDC Section 2-401

1. Applicant/Project Name: Pruitt Family Real Estate Holdings, LLC / 8111 Broadway East
2. Address: 8111 Broadway E, Estero, FL
3. Strap Number: 28-46-25-E2-U1923.2494
4. Application Number:

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

- ☐ Comprehensive Plan Amendment
- ☒ Planned Development - Amendment or Final Plan Approval
- ☐ Conventional Rezoning
- ☐ Bar Special Permit
- ☐ Planned Development Zoning
- ☐ Variance
- ☐ Special Exception
- ☐ Development Orders

6. Project Description (Brief description of project and need for application.)

Revise the architectural elevations, revise the schedule of deviations and schedule of uses, and revise the conditions of approval.

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.

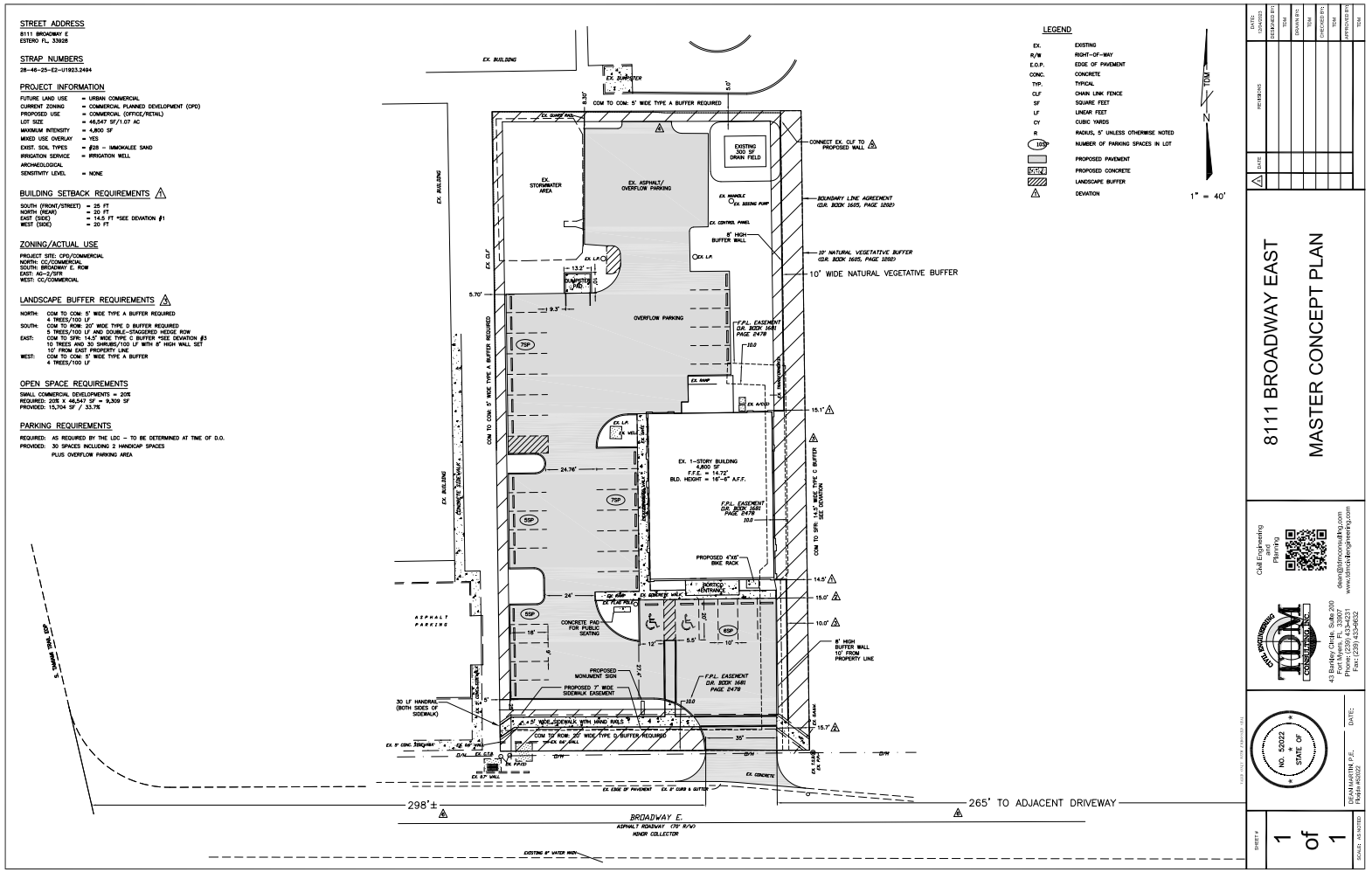
Veronica Martin
Signature

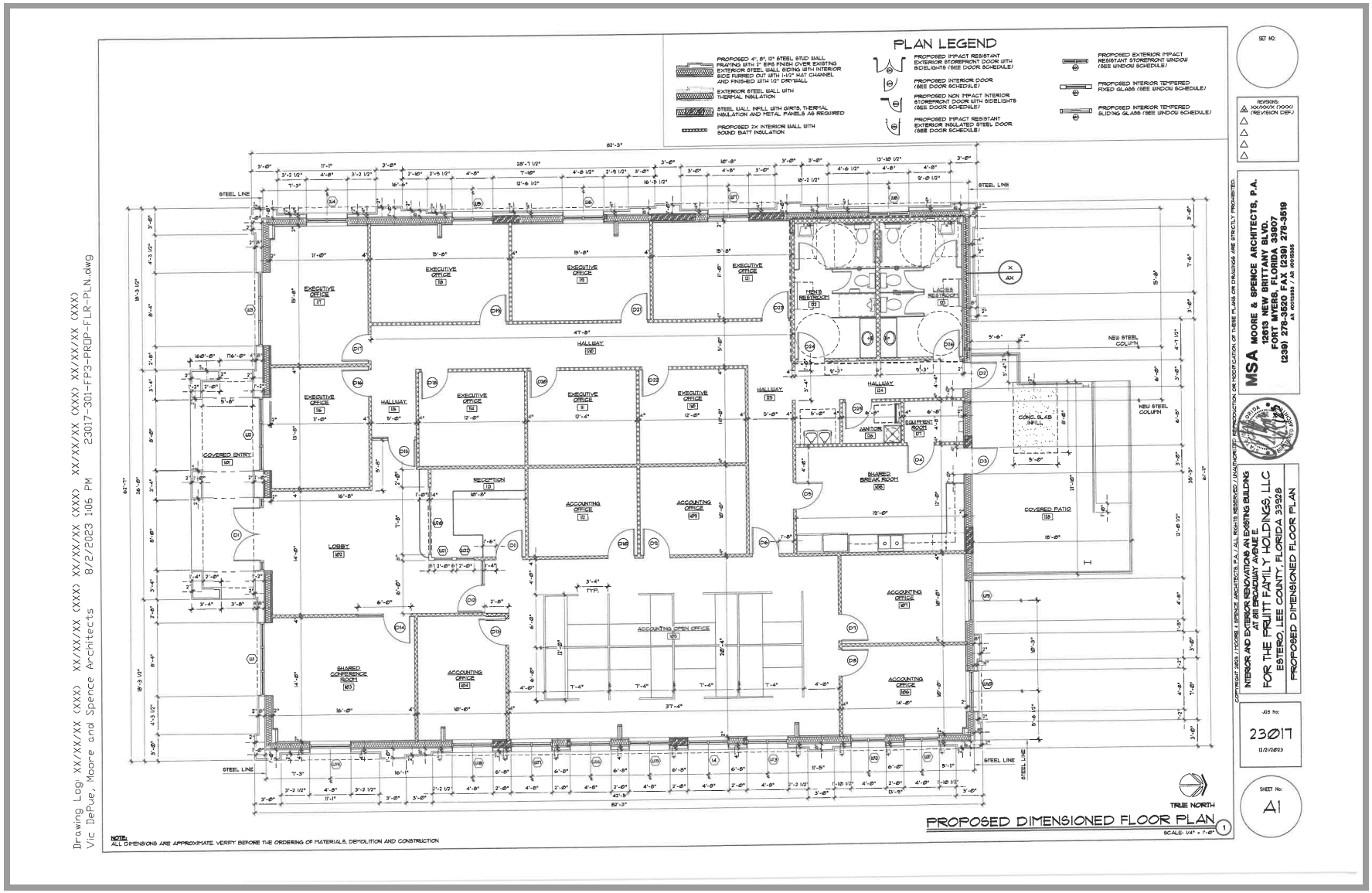
1-16-2024
Date

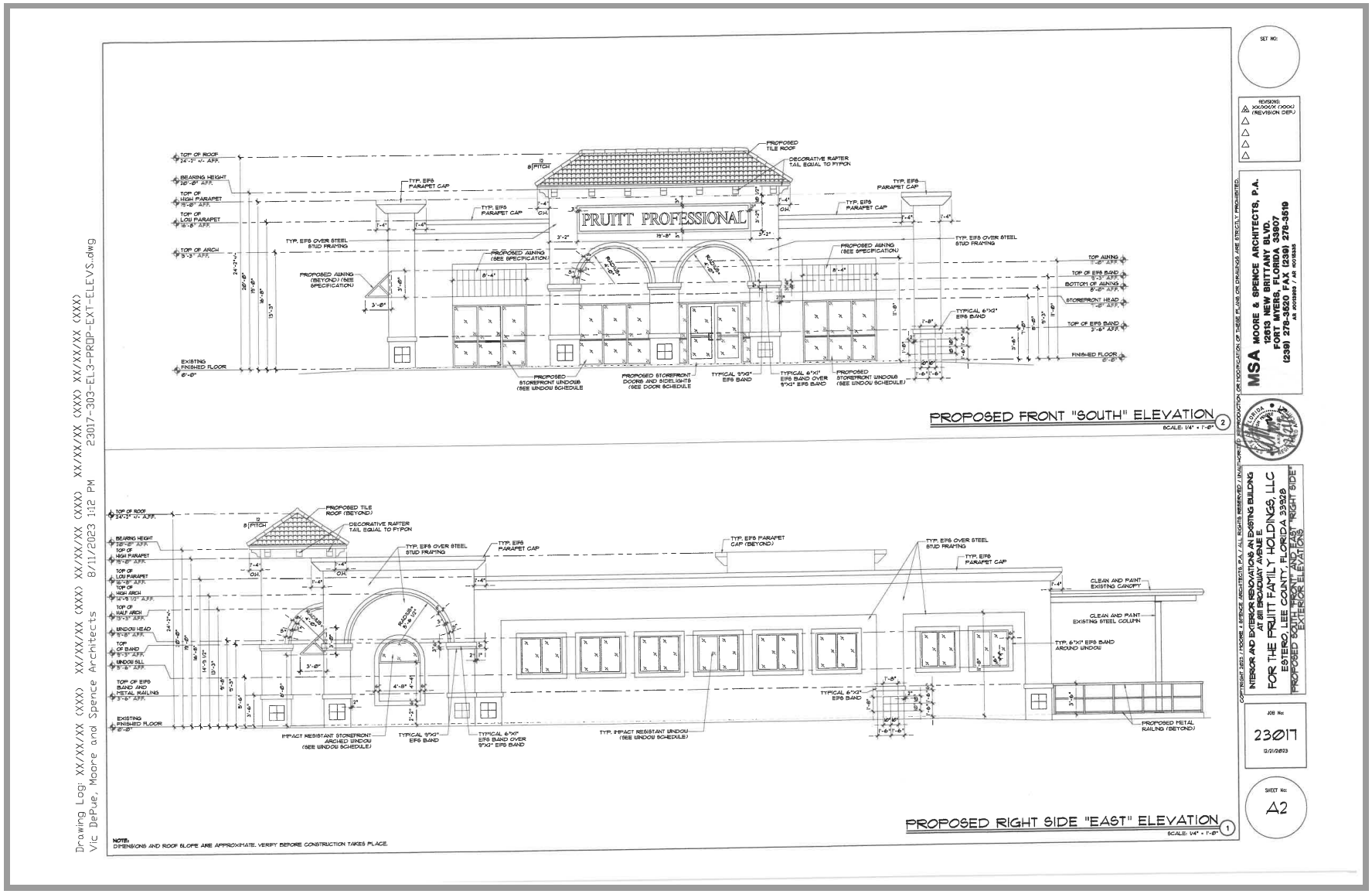
Veronica Martin
Print Name

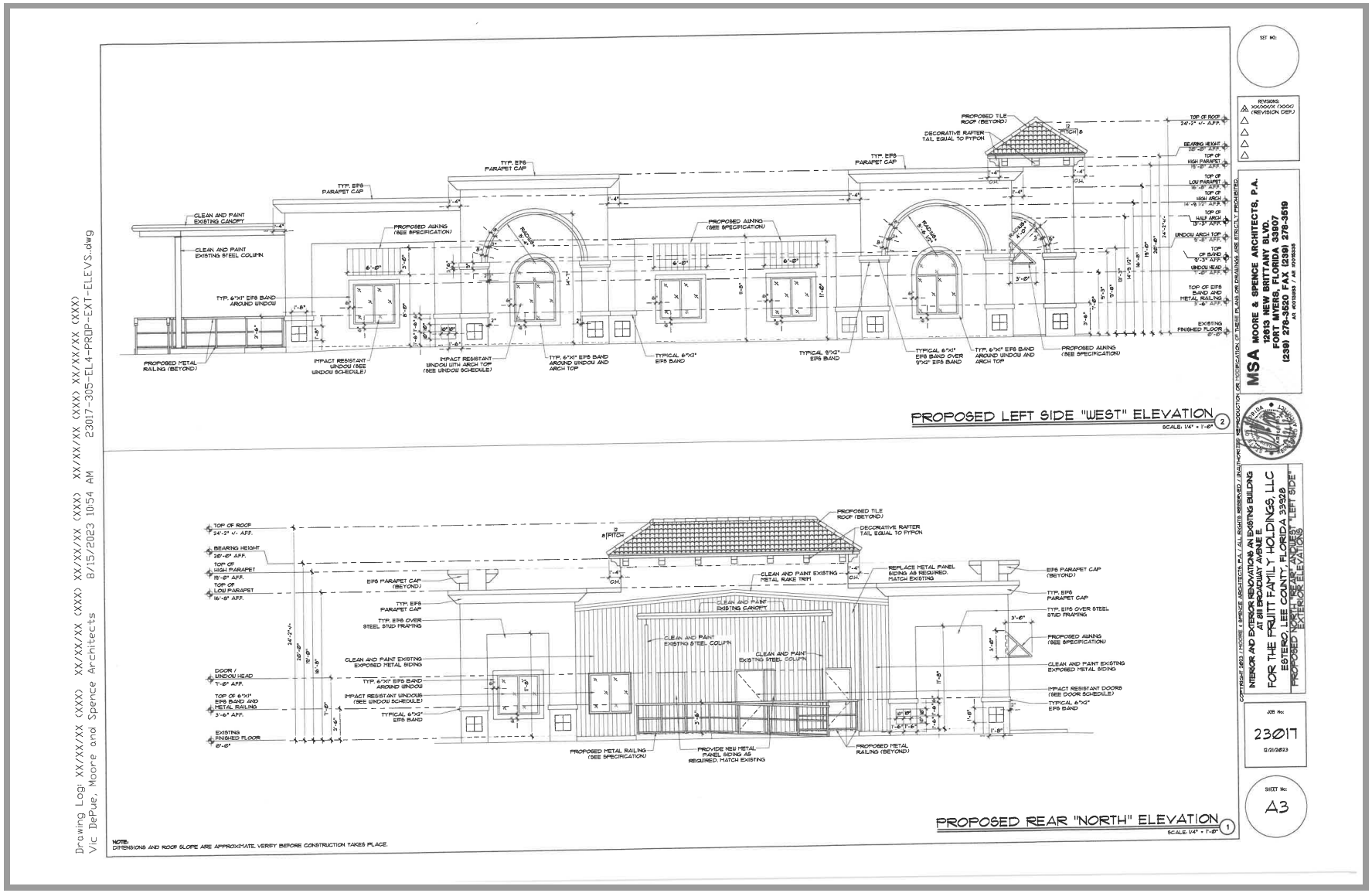
Village of Estero | 9401 Corkscrew Palms Circle | Estero, FL 33928 | Phone: 239.221.5035 | Fax: 239.494.5343 | www.Estero-fl.gov

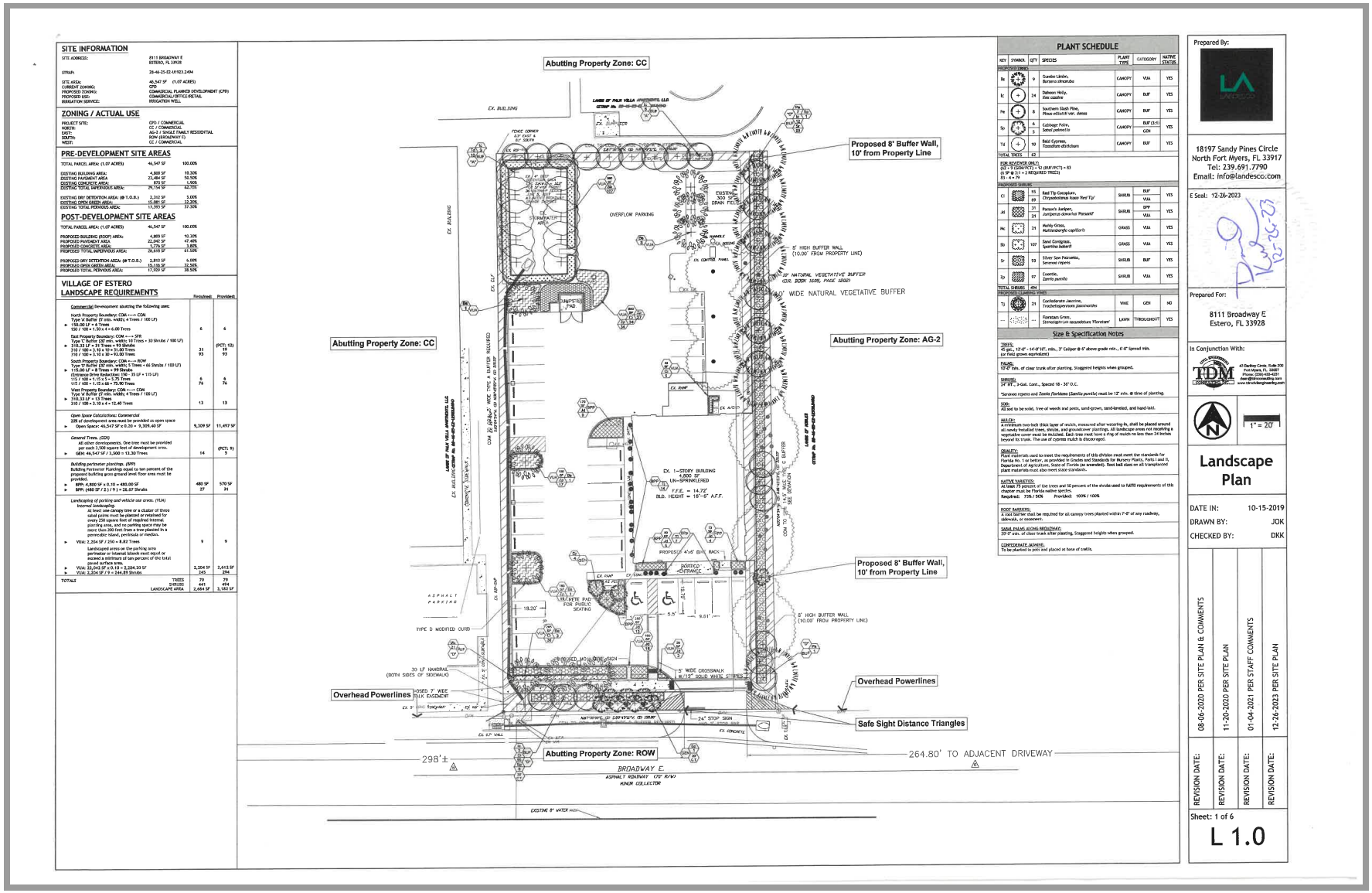
Updated 11/17/2021

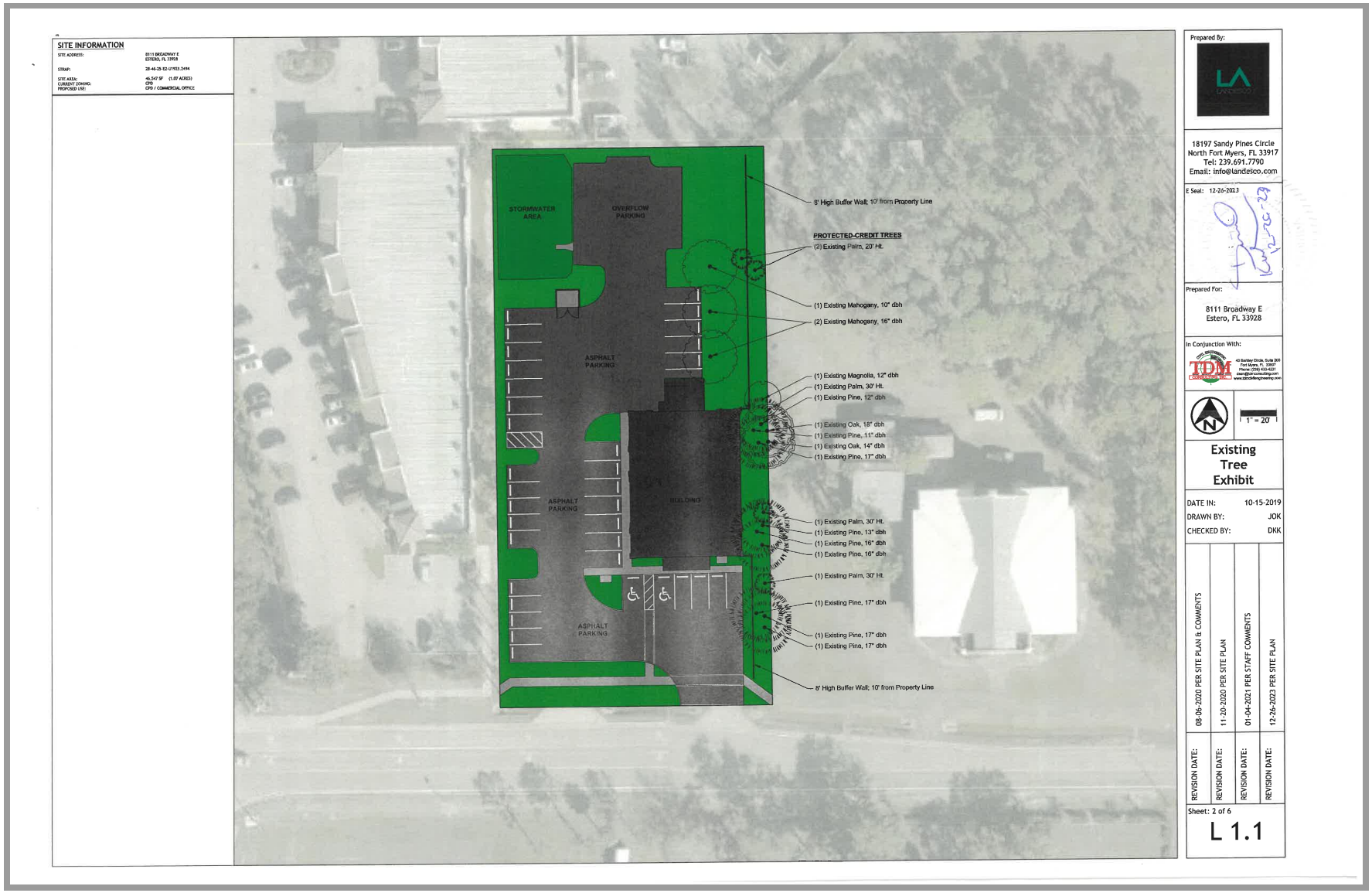

STREET ADDRESS
8111 BROADWAY E
ESTERO FL, 33928
STRAP NUMBERS
28-46-25-E2-U1923.2494
PROJECT INFORMATION
FUTURE LAND USE = URBAN COMMERCIAL
CURRENT ZONING = COMMERCIAL PLANNED DEVELOPMENT (CPD)
PROPOSED USE = COMMERCIAL (OFFICE/RETAIL)
LOT SIZE = 46,547 SF/1.07 AC
MAXIMUM INTENSITY = 4,800 SF
MIXED USE OVERLAY = YES
EXIST. SOIL TYPES = #28 – IMMOKALEE SAND
IRRIGATION SERVICE = IRRIGATION WELL
ARCHAEOLOGICAL SENSITIVITY LEVEL = NONE
BUILDING SETBACK REQUIREMENTS
SOUTH (FRONT/STREET) = 25 FT
NORTH (REAR) = 20 FT
EAST (SIDE) = 14.5 FT *SEE DEVIATION #1
WEST (SIDE) = 20 FT
ZONING/ACTUAL USE
PROJECT SITE: CPD/COMMERCIAL
NORTH: CC/COMMERCIAL
SOUTH: BROADWAY E. ROW
EAST: AG-2/SFR
WEST: CC/COMMERCIAL
LANDSCAPE BUFFER REQUIREMENTS
NORTH: COM TO COM: 5' WIDE TYPE A BUFFER REQUIRED 4 TREES/100 LF
SOUTH: COM TO ROW: 20' WIDE TYPE C BUFFER REQUIRED 5 TREES/100 LF AND DOUBLE-STAGGERED HEDGE ROW
EAST: COM TO SFR: 14.5' WIDE TYPE C BUFFER *SEE DEVIATION #3 10 TREES AND 30 SHRUBS/100 LF WITH 8' HIGH WALL SET 10' FROM EAST PROPERTY LINE
WEST: COM TO COM: 5' WIDE TYPE A BUFFER 4 TREES/100 LF
OPEN SPACE REQUIREMENTS
SMALL COMMERCIAL DEVELOPMENTS = 20%
REQUIRED: 20% X 46,547 SF = 9,309 SF
PROVIDED: 15,704 SF / 33.7%
PARKING REQUIREMENTS
REQUIRED: AS REQUIRED BY THE LDC – TO BE DETERMINED AT TIME OF D.O.
PROVIDED: 30 SPACES INCLUDING 2 HANDICAP SPACES PLUS OVERFLOW PARKING AREA
LEGEND
EX. EXISTING
R/W RIGHT-OF-WAY
E.O.P. EDGE OF PAVEMENT
CONC. CONCRETE
TYP. TYPICAL
CLF CHAIN LINK FENCE
SF SQUARE FEET
LF LINEAR FEET
CY CUBIC YARDS
R RADIUS, 5' UNLESS OTHERWISE NOTED
NUMBER OF PARKING SPACES IN LOT
PROPOSED PAVEMENT
PROPOSED CONCRETE
LANDSCAPE BUFFER
DEVIATION
1" = 40'
EX. BUILDING
EX. DUMPSTER
COM TO COM: 5' WIDE TYPE A BUFFER REQUIRED
EX. SIGNS
EX. STORMWATER AREA
EX. ASPHALT/ OVERFLOW PARKING
EXISTING 300 SF DRAIN FIELD
CONNECT EX. CLF TO PROPOSED WALL
EX. MANHOLE
EX. IRRIGATION PUMP
BOUNDARY LINE AGREEMENT (O.R. BOOK 1685, PAGE 1892)
EX. CONTROL PANEL
8' HIGH BUFFER WALL
10' NATURAL VEGETATIVE BUFFER (O.R. BOOK 1685, PAGE 1892)
EX. L.P.
10' WIDE NATURAL VEGETATIVE BUFFER
EX. CLF
13.2'
DUMPSTER ENCLOSURE
5.70'
9.3'
OVERFLOW PARKING
F.P.L. EASEMENT O.R. BOOK 1681 PAGE 2479
10.0
75P
EX. RAMP
EX. A/C UNIT
COM TO COM: 5' WIDE TYPE A BUFFER REQUIRED
15.1'
EX. L.P.
EX. WELL
24.76'
EX. 1-STORY BUILDING 6,800 SF F.F.E. = 14.72' BLD. HEIGHT = 18'-6" A.F.F.
F.P.L. EASEMENT O.R. BOOK 1681 PAGE 2479
10.0
COM TO SFR: 14.5' WIDE TYPE C BUFFER SEE DEVIATION
PROPOSED 4'X6' BIKE RACK
14.5'
NORTH ENTRANCE
24'
55P
15.0'
CONCRETE PAD FOR PUBLIC SEATING
10.0'
8' HIGH BUFFER WALL 10' FROM PROPERTY LINE
PROPOSED MONUMENT SIGN
PROPOSED 7' WIDE SIDEWALK EASEMENT
F.P.L. EASEMENT O.R. BOOK 1681 PAGE 2479
10.0
30 LF HANDRAIL (BOTH SIDES OF SIDEWALK)
5' WIDE SIDEWALK WITH HAND RAILS
15.7'
COM TO ROW: 20' WIDE TYPE C BUFFER REQUIRED
EX. 6" WM
EX. 5' CONC. SIDEWALK
EX. 6" WM
EX. 8" WM
EX. CONCRETE
EX. EDGE OF PAVEMENT
EX. 2' CURB & GUTTER
298'±
265' TO ADJACENT DRIVEWAY
BROADWAY E.
ASPHALT ROADWAY CSY R/W
MINOR COLLECTION
EXISTING 8" WATER MAIN
8111 BROADWAY EAST
MASTER CONCEPT PLAN
Civil Engineering
Land Planning
Planning
TDM CONSULTING, INC.
43 Barkley Circle, Suite 200
Fort Myers, FL 33907
Phone: (239) 433-4231
Fax: (239) 433-4632
dean@tdmconsulting.com
www.tdmcivilengineering.com
NO. 52022
STATE OF
DEAN MARTIN, P.E.
Florida #52022
DATE:
SHEET #
1 of 1


PLAN LEGEND
PROPOSED 4", 6", 8" STEEL STUD WALL FRAMING WITH 2" EPS FINISH OVER EXISTING EXTERIOR STEEL WALL SIDING WITH INTERIOR SIDE FURRED OUT WITH 1-1/2" HAT CHANNEL AND FINISHED WITH 1/2" DRYWALL
EXTERIOR STEEL WALL WITH THERMAL INSULATION
STEEL WALL INFILL WITH GIRTS, THERMAL INSULATION AND METAL PANELS AS REQUIRED
PROPOSED 2X INTERIOR WALL WITH SOUND BATT INSULATION
PROPOSED IMPACT RESISTANT EXTERIOR STOREFRONT DOOR WITH SIDELIGHTS (SEE DOOR SCHEDULE)
PROPOSED INTERIOR DOOR (SEE DOOR SCHEDULE)
PROPOSED NON IMPACT INTERIOR STOREFRONT DOOR WITH SIDELIGHTS (SEE DOOR SCHEDULE)
PROPOSED IMPACT RESISTANT EXTERIOR INSULATED STEEL DOOR (SEE DOOR SCHEDULE)
PROPOSED EXTERIOR IMPACT RESISTANT STOREFRONT WINDOW (SEE WINDOW SCHEDULE)
PROPOSED INTERIOR TEMPERED FIXED GLASS (SEE WINDOW SCHEDULE)
PROPOSED INTERIOR TEMPERED SLIDING GLASS (SEE WINDOW SCHEDULE)
STEEL LINE
EXECUTIVE OFFICE
HALLWAY
RECEPTION
LOBBY
COVERED ENTRY
ACCOUNTING OFFICE
ACCOUNTING OPEN OFFICE
SHARED CONFERENCE ROOM
SHARED BREAK ROOM
MEN'S RESTROOM
LADIES RESTROOM
JANITOR
EQUIPMENT ROOM
CONC. SLAB INFILL
NEW STEEL COLUMN
COVERED PATIO
TRUE NORTH
PROPOSED DIMENSIONED FLOOR PLAN
SCALE: 1/4" = 1'-0"
NOTE: ALL DIMENSIONS ARE APPROXIMATE. VERIFY BEFORE THE ORDERING OF MATERIALS, DEMOLITION AND CONSTRUCTION
SET NO:
REVISIONS
XX/XX/XX (XXX) (REVISION DES.)
MSA MOORE & SPENCE ARCHITECTS, P.A.
12613 NEW BRITTANY BLVD.
FORT MYERS, FLORIDA 33907
(239) 278-3520 FAX (239) 278-3519
AR 0013383 / AR 0035355
INTERIOR AND EXTERIOR RENOVATIONS AN EXISTING BUILDING AT 8111 BROADWAY AVE E.
FOR THE PRUITT FAMILY HOLDINGS, LLC
ESTERO, LEE COUNTY, FLORIDA 33928
PROPOSED DIMENSIONED FLOOR PLAN
JOB No: 23017
12/1/2023
SHEET No: A1
Drawing Log: XX/XX/XX (XXX) XX/XX/XX (XXX) XX/XX/XX (XXX) XX/XX/XX (XXX) XX/XX/XX (XXX)
Vic DePue, Moore and Spence Architects 8/2/2023 1:06 PM 2301-7-301-FP3-PROP-FLR-PLN.dwg


PRUITT PROFESSIONAL
PROPOSED FRONT "SOUTH" ELEVATION
SCALE: 1/4" = 1'-0"
PROPOSED RIGHT SIDE "EAST" ELEVATION
SCALE: 1/4" = 1'-0"
NOTE: DIMENSIONS AND ROOF SLOPE ARE APPROXIMATE. VERIFY BEFORE CONSTRUCTION TAKES PLACE.
Drawing Log: XX/XX/XX (XXX) XX/XX/XX (XXX) XX/XX/XX (XXX) XX/XX/XX (XXX) XX/XX/XX (XXX)
Vic DePue, Moore and Spence Architects 8/11/2023 1:12 PM 23017-303-EL3-PROP-EXT-ELEVS.dwg
MSA MOORE & SPENCE ARCHITECTS, P.A.
12613 NEW BRITTANY BLVD.
FORT MYERS, FLORIDA 33907
(239) 278-3620 FAX (239) 278-3519
AA #0013883 / AR #0015333
FOR THE PRUITT FAMILY HOLDINGS, LLC
AT 8111 BROADWAY AVENUE E.
ESTERO, LEE COUNTY, FLORIDA 33928
INTERIOR AND EXTERIOR RENOVATION AN EXISTING BUILDING
PROPOSED SOUTH "FRONT" AND EAST "RIGHT SIDE" EXTERIOR ELEVATIONS
JOB No: 23017
12/1/2023
SHEET No: A2
SET NO:
REVISIONS: XX/XX/XX (XXX) (REVISION DESC.)


PROPOSED LEFT SIDE "WEST" ELEVATION
SCALE: 1/4" = 1'-0"
PROPOSED REAR "NORTH" ELEVATION
SCALE: 1/4" = 1'-0"
NOTE:
DIMENSIONS AND ROOF SLOPE ARE APPROXIMATE. VERIFY BEFORE CONSTRUCTION TAKES PLACE.
MSA MOORE & SPENCE ARCHITECTS, P.A.
9051 NEW BRITTANY BLVD.
FORT MYERS, FLORIDA 33907
(239) 278-3520 FAX (239) 278-3519
INTERIOR AND EXTERIOR RENOVATIONS AN EXISTING BUILDING
AT 811 BROADWAY AVENUE E
FOR THE FRUITT FAMILY HOLDINGS, LLC
ESTERO, LEE COUNTY, FLORIDA 33928
PROPOSED NORTH, REAR AND PROPOSED "LEFT SIDE" EXTERIOR ELEVATIONS
JOB No: 23017
SHEET No: A3
Drawing Log: XX/XX/XX (XXX) XX/XX/XX (XXX) XX/XX/XX (XXX) XX/XX/XX (XXX)
Vic DePue, Moore and Spence Architects 8/15/2023 10:54 AM 23017-305-EL4-PROP-EXT-ELEVS.dwg


SITE INFORMATION
SITE ADDRESS: 8111 BROADWAY E ESTERO, FL 33928
STRAP: 28-46-25-02-U1923.2494
SITE AREA: 46,547 SF (1.07 ACRES)
CURRENT ZONING: CPD
PROPOSED ZONING: COMMERCIAL PLANNED DEVELOPMENT (CPD)
PROPOSED USE: COMMERCIAL/OFFICE/RETAIL
IRRIGATION SERVICE: IRRIGATION WELL
ZONING / ACTUAL USE
PROJECT SITE: CPD / COMMERCIAL
NORTH: CC / COMMERCIAL
EAST: AG-2 / AGRICULTURAL-RESIDENTIAL
SOUTH: ROW (BROADWAY E)
WEST: CC / COMMERCIAL
PRE-DEVELOPMENT SITE AREAS
TOTAL PARCEL AREA: (1.07 ACRES) 46,547 SF 100.00%
EXISTING BUILDING AREA: 4,800 SF 10.30%
EXISTING PAVEMENT AREA: 23,484 SF 50.50%
EXISTING CONCRETE AREA: 870 SF 1.90%
EXISTING TOTAL IMPERVIOUS AREA: 29,154 SF 62.70%
EXISTING DRY DETENTION AREA: (@ T.O.B.) 2,303 SF 5.00%
EXISTING OPEN GREEN AREA: 15,089 SF 32.30%
EXISTING TOTAL PERVIOUS AREA: 17,393 SF 37.30%
POST-DEVELOPMENT SITE AREAS
TOTAL PARCEL AREA: (1.07 ACRES) 46,547 SF 100.00%
PROPOSED BUILDING (ROOF) AREA: 4,800 SF 10.30%
PROPOSED PAVEMENT AREA: 22,040 SF 47.40%
PROPOSED CONCRETE AREA: 1,779 SF 3.80%
PROPOSED TOTAL IMPERVIOUS AREA: 28,619 SF 61.50%
PROPOSED DRY DETENTION AREA: (@ T.O.B.) 2,813 SF 6.00%
PROPOSED OPEN GREEN AREA: 15,116 SF 32.50%
PROPOSED TOTAL PERVIOUS AREA: 17,929 SF 38.50%
VILLAGE OF ESTERO LANDSCAPE REQUIREMENTS
Required
Provided
Abutting Property Zone: CC
Abutting Property Zone: AG-2
Abutting Property Zone: ROW
Proposed 8' Buffer Wall, 10' from Property Line
Overhead Powerlines
Safe Sight Distance Triangles
298'±
264.80' TO ADJACENT DRIVEWAY
BROADWAY E.
PLANT SCHEDULE
Size & Specification Notes
Prepared By:
18197 Sandy Pines Circle
North Fort Myers, FL 33917
Tel: 239.691.7790
Email: info@landescc.com
E Seal: 12-26-2023
Prepared For:
8111 Broadway E
Estero, FL 33928
In Conjunction With:
1" = 20'
Landscape Plan
DATE IN: 10-15-2019
DRAWN BY: JOK
CHECKED BY: DKK
08-06-2020 PER SITE PLAN & COMMENTS
11-20-2020 PER SITE PLAN
01-04-2021 PER STAFF COMMENTS
12-26-2023 PER SITE PLAN
Sheet: 1 of 6
L 1.0


SITE INFORMATION
SITE ADDRESS: 8111 BROADWAY E ESTERO, FL 33928
STRAP: 28-46-25-E2-01923.2494
SITE AREA: 46,547 SF (1.07 ACRES)
CURRENT ZONING: CPD
PROPOSED USE: CPD / COMMERCIAL OFFICE
STORMWATER AREA
OVERFLOW PARKING
ASPHALT PARKING
ASPHALT PARKING
BUILDING
ASPHALT PARKING
8' High Buffer Wall; 10' from Property Line
PROTECTED-CREDIT TREES
(2) Existing Palm, 20' Ht.
(1) Existing Mahogany, 10" dbh
(2) Existing Mahogany, 16" dbh
(1) Existing Magnolia, 12" dbh
(1) Existing Palm, 30' Ht.
(1) Existing Pine, 12" dbh
(1) Existing Oak, 18" dbh
(1) Existing Pine, 11" dbh
(1) Existing Oak, 14" dbh
(1) Existing Pine, 17" dbh
(1) Existing Palm, 30' Ht.
(1) Existing Pine, 13" dbh
(1) Existing Pine, 16" dbh
(1) Existing Pine, 16" dbh
(1) Existing Palm, 30' Ht.
(1) Existing Pine, 17" dbh
(1) Existing Pine, 17" dbh
(1) Existing Pine, 17" dbh
8' High Buffer Wall; 10' from Property Line
Prepared By:
LA LANDESCO
18197 Sandy Pines Circle
North Fort Myers, FL 33917
Tel: 239.691.7790
Email: info@landesco.com
E Seal: 12-26-2023
Prepared For:
8111 Broadway E
Estero, FL 33928
In Conjunction With:
TDM CONSULTING
N
1" = 20
Existing Tree Exhibit
DATE IN: 10-15-2019
DRAWN BY: JOK
CHECKED BY: DKK
REVISION DATE: 08-06-2020 PER SITE PLAN & COMMENTS
REVISION DATE: 11-20-2020 PER SITE PLAN
REVISION DATE: 01-04-2021 PER STAFF COMMENTS
REVISION DATE: 12-26-2023 PER SITE PLAN
Sheet: 2 of 6
L 1.1

TREES

SOUTHERN SLASH PINE
Pinus elliottii var. densa



DAHOON HOLLY
Ilex cassine



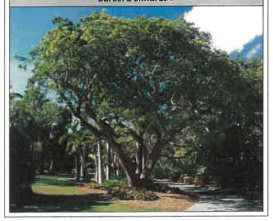
BALD CYPRESS
Taxodium distichum



CABBAGE PALM
Sabal palmetto



GUMBO LIMBO
Bursera simaruba



SHRUBS

RED TIP COCOPLUM
Chrysobalanus Icaco 'Red Tip'



PARSON'S JUNIPER
Juniperus davurica



SILVER SAW PALMETTO
Serenoa repens



COONTIE
Zamia pumila



GRASSES

PINK MUHLY GRASS
Muhlenbergia capillaris



SAND CORDGRASS
Spartina bakerii



VINES

CONFEDERATE JASMINE
Trachelospermum jasminoides



Prepared By:

LA LANDESCO

18197 Sandy Pines Circle
North Fort Myers, FL 33917
Tel: 239.691.7790
Email: info@landesco.com

E Seal: 12-26-2023

Prepared For:

8111 Broadway E
Estero, FL 33928

In Conjunction With:

TDM

N

1" = 20'

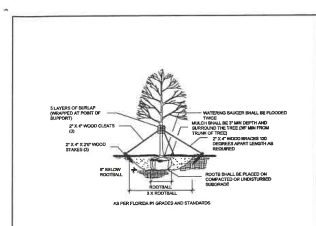
Plant List

DATE IN:	10-15-2019
DRAWN BY:	JOK
CHECKED BY:	DKK

REVISION DATE:	REVISION DATE:	REVISION DATE:	REVISION DATE:
08-06-2020 PER SITE PLAN & COMMENTS	11-20-2020 PER SITE PLAN	01-04-2021 PER STAFF COMMENTS	12-26-2023 PER SITE PLAN

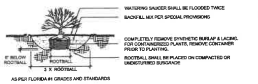
Sheet: 3 of 6

L 1.2



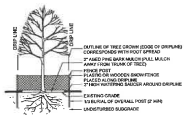
1 DECIDUOUS TREE PLANTING

- RAISE AND REPLANT ANY SHRUBS WHICH SETTLE MORE THAN 50 mm AFTER PLANTING & WATERING IN
- SHRUBS SHALL BE SET PLUMB
- SHRUB SHALL BE PLANTED SO THAT GROWN IS 50mm MIN. ABOVE FINISHED GRADE AFTER SETTLEMENT
- WATER BY FLOODING TWICE IN FIRST TWO HOURS AFTER PLANTING. WATER & MAINTAIN AS PER STANDARD SPECIFICATIONS

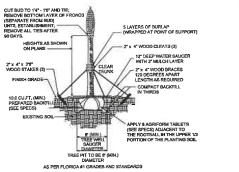


AS PER FLORIDA #1 GRADES AND STANDARDS

2 SHRUB PLANTING



3 TREE PROTECTION



AS PER FLORIDA #1 GRADES AND STANDARDS

4 PALM PLANTING & STAKING

PLAN NOTES

1. REPAIR EXISTING TURF AREAS DISTURBED BY/DURING CONSTRUCTION (SOD).
2. CONTRACTOR SHALL LOCATE THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
3. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PROPOSED PLANTINGS AS SHOWN ON DRAWING. PLANTING MATERIALS SHOWN ON PLAN TAKE PRECEDENCE TO THOSE OF THE PLANT LIST/SCHEDULE.
4. ALL PLANT MATERIALS SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO. 1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS" PART I AND "GRADES AND STANDARDS FOR NURSERY PLANTS" PART II, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES TALLAHASSEE.
5. ALL PLANT MATERIAL SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANTS ORIGINAL GRADE PRIOR TO DIGGING.
6. ALL PLANTS SHALL BE BALLED AND WRAPPED AS SPECIFIED.
7. CONTAINER GROWN STOCK SHALL NOT BE USED/ACCEPTED IF IT IS ROOT BOUND. ALL WRAPPING MATERIAL MADE OF PLASTICS, OR SYNTHETICS, SHALL BE REMOVED AT TIME OF PLANTING.
8. ALL PLANTS SHALL BE WATERED WITHIN FIRST 24 HOURS OF PLANTING. WATERING SHALL BE THOROUGH IN ORDER TO ENSURE THAT ALL AIR POCKETS ARE REMOVED FROM ROOT BALL AREA.
9. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL NEW PLANTINGS, INCLUDING SOD. SOD SHALL BE WATERED UNTIL TIME OF KNITTING.
10. TREES OUTSIDE OF PLANTING BED AREAS SHALL RECEIVE 3' DIAMETER MULCH RING.
11. ALL PLANTS AND STAKES SHALL BE SET PLUMB AT TIME OF PLANTING, UNLESS OTHERWISE NOTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASSURE PLANTS REMAIN PLUMB UNTIL END OF GUARANTEE PERIOD.
12. INFORMATION IN "NOTES" TAKES PRECEDENCE OVER INFORMATION IN "DETAILS".
13. CONTRACTOR SHALL VERIFY SITE CONDITIONS AND INFORMATION ON DRAWINGS AND PROMPTLY REPORT ANY DISCREPANCIES AND/OR DEVIATIONS FROM INFORMATION SHOWN/WRITTEN ON THE PLAN.
14. THE OWNER IS NOT RESPONSIBLE FOR UNAUTHORIZED CHANGES OR EXTRA WORK REQUIRED TO CORRECT UNREPORTED DISCREPANCIES.

FLORIDA EXOTIC AND INVASIVE PLANT SPECIES REMOVAL

THE FOLLOWING HIGHLY INVASIVE PLANTS MUST BE REMOVED FROM THE DEVELOPMENT AREA, IF IT EXISTS, AND THE PROPERTY MUST BE MAINTAINED FREE OF INVASIVE EXOTICS IN PERPETUITY. TO DATE A LIST OF SPECIES CONSIDERED INVASIVE AND EXOTIC CAN BE FOUND AT HTTP://WWW.FLEPPC.ORG. ALSO SEE FLORIDA EXOTIC PEST PLANT COUNCIL'S INVASIVE PLANT LIST. PLANTS LISTED AS CATEGORY I INVASIVE SPECIES ARE STRICTLY PROHIBITED.

SITE ANALYSES OF WETLAND AND PROTECTED WILDLIFE AREAS

THE EXTENT OF DEVELOPMENT SHOWN ON THIS PLAN MAY BE EFFECTED BY ANALYSES OF THE PRESENCE OF WETLAND AREAS AND PROTECTED WILDLIFE HABITAT. THIS LEVEL OF ANALYSIS IS REQUIRED BY FEDERAL, STATE AND/OR LOCAL DEVELOPMENT REGULATIONS, AND HAS NOT BEEN PERFORMED BY LANDESCO, PLLC. WE THEREFORE TAKE NO RESPONSIBILITY FOR THE DEPICTION OF THIS LEVEL OF INFORMATION.

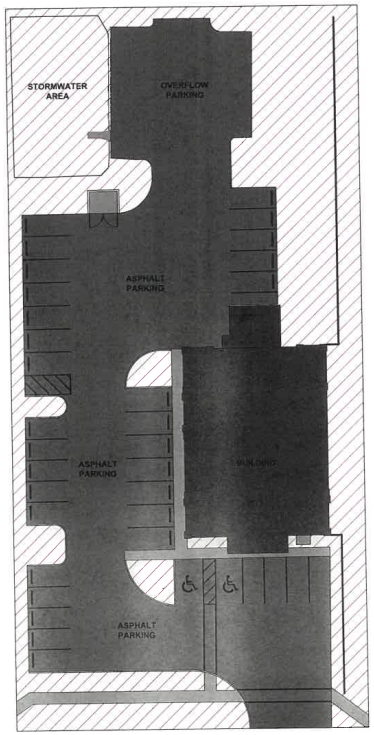
LANDSCAPING AND IRRIGATION NOTES

1. PLANT MATERIAL USED SHALL MEET THE STANDARDS OF FLORIDA #1 OR BETTER AS SET OUT IN THE GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II, DEPARTMENT OF AGRICULTURE, STATE OF FLORIDA (AS AMENDED).
2. ROOT BALL SIZES ON ALL TRANSPLANTED MATERIALS MUST MEET STATE STANDARDS.
3. 75% OF THE REQUIRED TREES AND 50% OF THE SHRUBS SHALL BE NATIVE VARIETIES. 100% OF THE REQUIRED TREE AND SHRUB SPECIES DEPICTED ARE CONSIDERED NATIVE FLORIDA SPECIES.
4. TREES ADJACENT TO WALKWAYS, BIKE PATHS AND RIGHT-OF-WAYS MUST BE MAINTAINED WITH EIGHT FEET (8') OF CLEARANCE AND BE CLEAR OF VEHICULAR SIGHT TRIANGLES. REQUIRED HEDGES MUST BE PLANTED IN UNINTERRUPTED ROWS SO AS TO FORM A CONTINUOUS UNBROKEN SCREEN WITHIN A MINIMUM OF ONE YEAR AFTER TIME OF PLANTING.
5. A MINIMUM THREE-INCH THICK LAYER OF MULCH, MEASURED AFTER WATERING-IN, SHALL BE PLACED AROUND ALL NEWLY INSTALLED TREES, SHRUBS, AND GROUNDCOVER PLANTINGS. ALL LANDSCAPE AREAS NOT RECEIVING A VEGETATIVE COVER MUST BE MULCHED. EACH TREE MUST HAVE A RING OF MULCH NO LESS THAN 24 INCHES BEYOND ITS TRUNK. THE USE OF CYPRESS MULCH IS DISCOURAGED.
6. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN PERPETUITY IN A HEALTHY AND VIGOROUS CONDITION. TREE AND PALM STAKING AND TEMPORARY BARRICADES SHALL BE REMOVED WITHIN 12 MONTHS AFTER INSTALLATION.
7. ALL CODE REQUIRED TREES SHALL BE A MINIMUM OF 10 FEET IN HEIGHT AFTER INSTALLATION, HAVE A 3-INCH CALIPER (AT 12 INCHES ABOVE THE GROUND) AND A FOUR-FOOT WIDE CANOPY. PALMS MUST HAVE A MINIMUM OF 10 FEET OF CLEAR TRUNK/WOOD AT TIME OF PLANTING. TREES LOCATED ALONG ARTERIAL ROADS MUST HAVE A MINIMUM 3-INCH CALIPER (AT 12 INCHES ABOVE GROUND) AT THE TIME OF INSTALLATION.
8. SHRUBS SHALL BE A MINIMUM OF 24 INCHES IN HEIGHT ABOVE THE ON-SITE ADJACENT PAVEMENT SURFACE TO BE BUFFERED AND/OR SCREENED, WHEN MEASURED AT THE TIME OF PLANTING. ALL SHRUBS INTENDED FOR SCREENING MUST BE A MINIMUM OF 3-GALLON CONTAINER SIZE AT TIME OF PLANTING AND 36 INCHES IN HEIGHT WITHIN 12 MONTHS OF PLANTING. SHALL BE MAINTAINED AT A HEIGHT NO LESS THAN 36 INCHES ABOVE THE ADJACENT PAVEMENT REQUIRED TO BE BUFFERED AND/OR SCREENED, EXCEPT FOR VISIBILITY AT INTERSECTIONS AND WHERE PEDESTRIAN ACCESS IS PROVIDED, WHICH SHALL BE MAINTAINED AT 24 INCHES ABOVE NEAREST ROADWAY, MAXIMUM.
9. CANOPY TREES SHALL NOT BE PLANTED WITHIN SEVEN FEET OF ANY ROADWAY, SIDEWALK, OR PUBLIC UTILITY UNLESS AN ACCEPTABLE ROOT BARRIER MATERIAL IS INSTALLED BETWEEN THE TREE AND THE ROADWAY, SIDEWALK, OR PUBLIC UTILITY.
10. IRRIGATION REQUIRED. THE IRRIGATION SYSTEM SHALL BE OPERATED BY AN AUTOMATIC IRRIGATION CONTROLLER. ALL LANDSCAPE AREAS, INCLUDING PARKING LOT ISLANDS, WILL BE ASSOCIATIVELY SLEEVED FOR IRRIGATION. A MOISTURE (RAIN) SENSOR SHALL BE INCLUDED IN THE IRRIGATION SYSTEM AND LOCATED ON THE SITE SO THAT IT WILL RECEIVE DIRECT RAINFALL, NOT IMPEDED BY OTHER OBJECTS. THE IRRIGATION SYSTEM SHALL BE DESIGNED IN A WAY THAT ELIMINATES THE APPLICATION OF WATER TO IMPERVIOUS AREAS. IRRIGATION SYSTEMS SHALL BE DESIGNED FOR REGULAR USE AREAS, WITH IRRIGATION ZONES ASSIGNED ACCORDINGLY TO AVOID IMPACTS ON UNIQUE NATIVE VEGETATION. IT SHALL BE RETAINED ON THE DEVELOPMENT SITE. IRRIGATION CONTRACTOR SHALL PROVIDE A SYSTEM THAT PROVIDES HEAD TO HEAD OR 100% COVERAGE WITH SPRAY HEADS OR OTHER APPROVED DEVICE.

PROHIBITED INVASIVE EXOTICS

Common Name	Scientific Name
Earleaf acacia	Acacia auriculiformis
Women's tongue	Albizia lebbeck
Stenopwood	Bischofia javanica
Australian Pines	All Casuarina species
Carrotwood	Cupianopsis anacardioides
Rosewood	Dalbergia sissoo
Air potato	Dioscorea alata
Murray red gum	Eucalyptus camaldulensis
Weeping fig	Ficus benjamina
Cuban laurel fig	Ficus microcarpa
Japanese Climbing fern	Lygodium japonicum
Old World climbing fern	Lygodium microphyllum
Melaleuca, paper tree	Melaleuca quinquenervia
Downy rose myrtle	Rhodomyrtus tomentosa
Chinese tallow	Sapium sebiferum
Brazilian pepper, Florida holly	Schinus terebinthifolius
Tropical soda apple	Solanum viarum
Java plum	Syzygium cumini
Rose apple	Syzygium jambos
Cork tree	Thespesia populnea
Wedelia	Wedelia trilobata

OPEN SPACE DIAGRAM



OPEN SPACE
15,116 SF

Prepared By:
LA LANDESCO
18197 Sandy Pines Circle
North Fort Myers, FL 33917
Tel: 239.691.7790
Email: info@landesco.com

E Seal: 12-26-2023

Prepared For:
8111 Broadway E
Estero, FL 33928

In Conjunction With:
TIDM CONSULTING, INC.
42 Danley Circle, Suite 200
Fort Myers, FL 33907
Phone: (239) 433-4331
dean@tidmconsulting.com
www.tidmconsulting.com

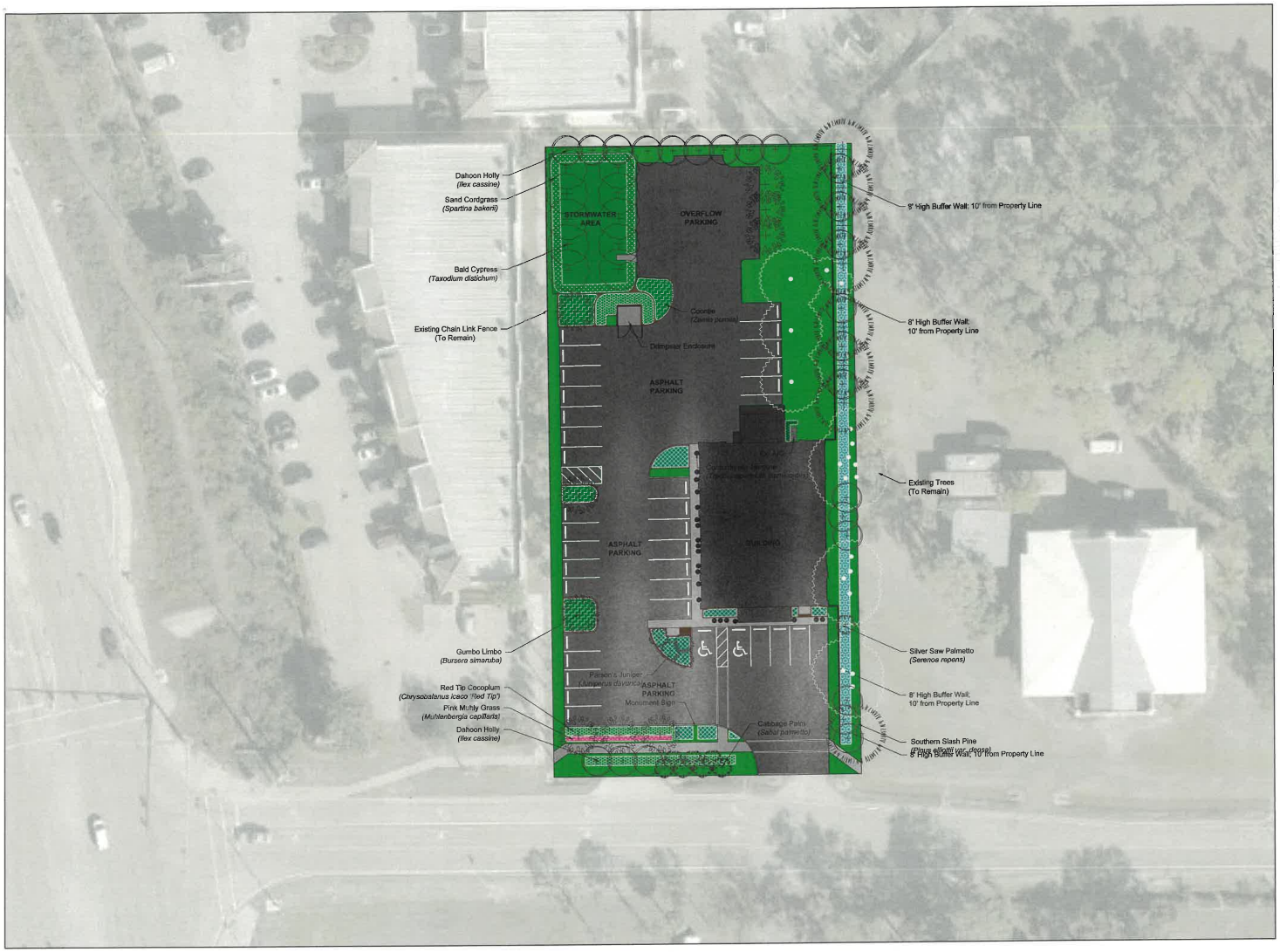
N
1" = 20'

Details, Notes & Open Space

DATE IN: 10-15-2019
DRAWN BY: JOK
CHECKED BY: DKK

REVISION DATE:	REVISION DATE:	REVISION DATE:	REVISION DATE:
08-06-2020 PER SITE PLAN & COMMENTS	11-20-2020 PER SITE PLAN	01-04-2021 PER STAFF COMMENTS	12-26-2023 PER SITE PLAN

Sheet: 4 of 6
L 2.0



Prepared By:

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North Fort Myers, FL 33917
Tel: 239.691.7790
Email: info@landesco.com

E Seal: 12-26-2023

Prepared For:

8111 Broadway E
Estero, FL 33928

In Conjunction With:

1" = 20

Color Rendered Landscape Plan

DATE IN:	10-15-2019
DRAWN BY:	JOK
CHECKED BY:	DKK

REVISION DATE:	REVISION DATE:	REVISION DATE:	REVISION DATE:
08-06-2020 PER SITE PLAN & COMMENTS	11-20-2020 PER SITE PLAN	01-04-2021 PER STAFF COMMENTS	12-26-2023 PER SITE PLAN

Sheet: 5 of 6

L 2.1



Prepared By:

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North Fort Myers, FL 33917
Tel: 239.691.7790
Email: info@landesco.com

E Seal: 12-26-2023

Prepared For:

8111 Broadway E
Estero, FL 33928

In Conjunction With:

1" = 20'

Landscape Elevations

DATE IN:	10-15-2019
DRAWN BY:	JOK
CHECKED BY:	DKK

REVISION DATE:	REVISION DATE:	REVISION DATE:	REVISION DATE:
08-06-2020 PER SITE PLAN & COMMENTS	11-20-2020 PER SITE PLAN	01-04-2021 PER STAFF COMMENTS	12-26-2023 PER SITE PLAN

Sheet: 6 of 6

L 2.2

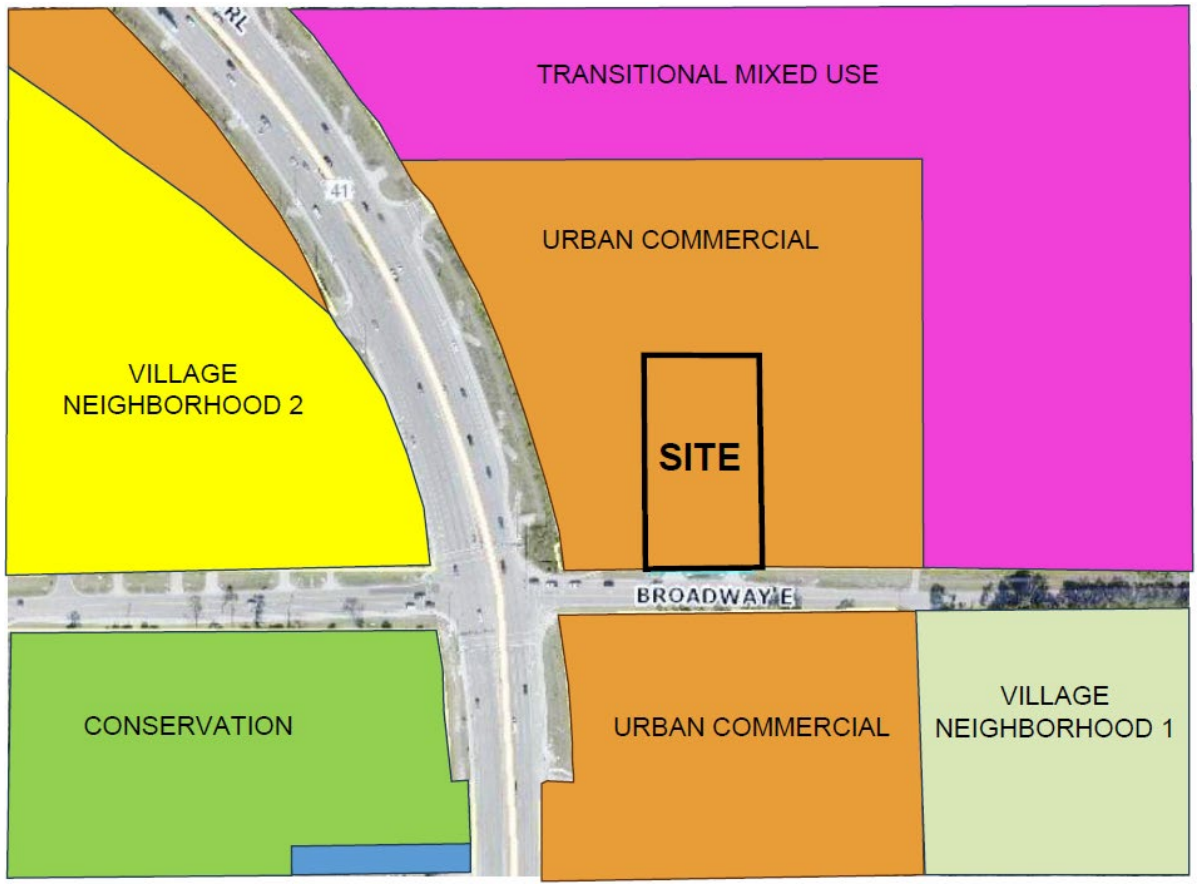
8111 BROADWAY E. DCI2024-E001

PZDB - FEBRUARY 13, 2024

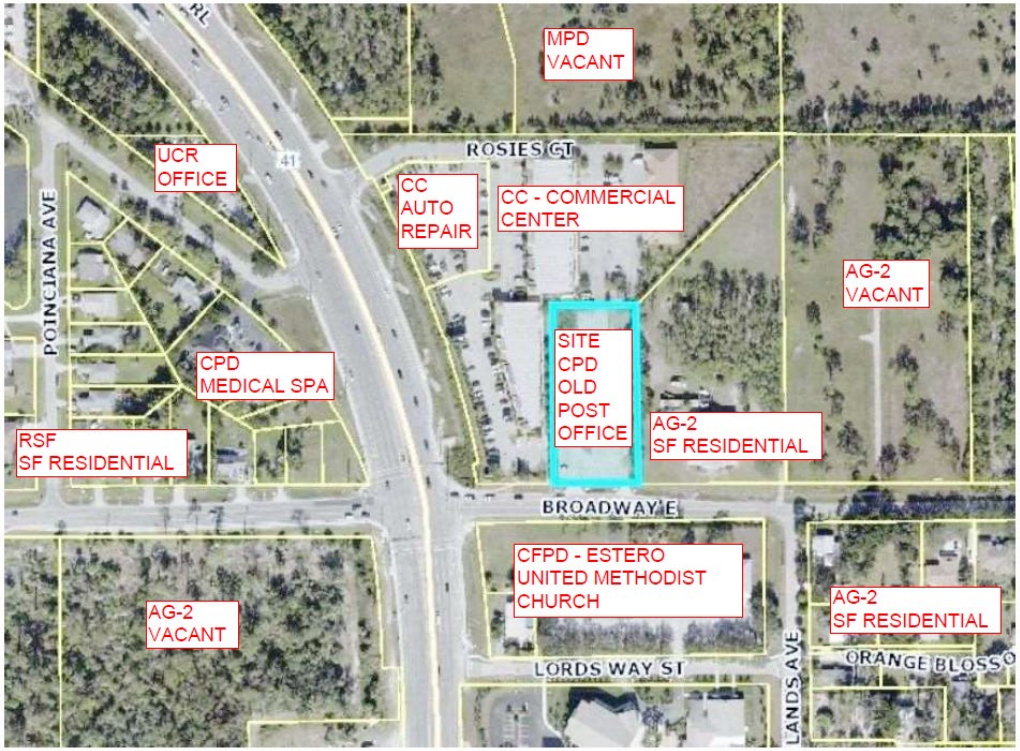
AREA LOCATION MAP
8111 BROADWAY E.



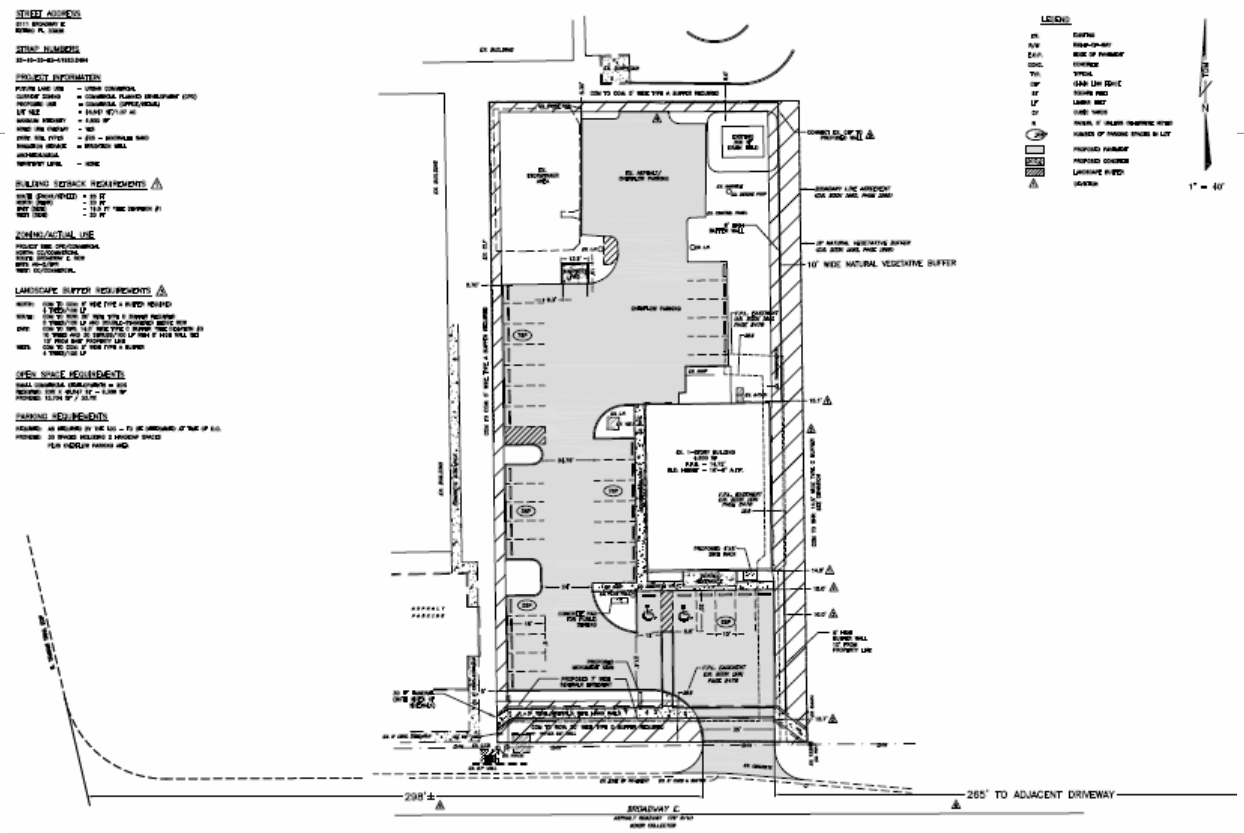
FUTURE LAND USE MAP



SURROUNDING ZONING AND EXISTING USES MAP



MASTER CONCEPT PLAN



SCHEDULE OF USES

PRINCIPAL USES

Banks and Financial Institutions (No Drive-Thru)

Broadcast Studio, Commercial Radio and Television

Drugstore, Pharmacy

~~Laundry or Dry Cleaning Services~~

Medical or Dental Lab

Office, General Business

Office, Medical

Outpatient Care Facilities

Personal Services, Groups I and II

~~Restaurant, Standard (No Outdoor Seating)~~

Retail Sales, Groups I and II

Utility, Minor

ACCESSORY USES

Accessory Uses/Recreation Facilities– Decks & similar facilities

Automated Teller Machine (ATM)

Bike Parking Rack

Electric Vehicle (EV) Level 1 or 2 Charging Station

Fences/Walls

Outdoor Display of Merchandise (Accessory to Retail Use Only)

SCHEDULE OF DEVIATIONS

1. A deviation from **LDC Section 3-705.C Intensity and Dimensional Standards**, which requires a 20-foot building setback to the east property line. Request to permit a 14.5 foot building setback from the East property line.

2. A deviation from **LDC Section 3-705.C Intensity and Dimensional Standards**, which requires that parking or internal roads or drives be located a minimum of 20 feet from the east property line. Request to permit the existing driveway and parking lot to be located 15 feet from the East property line.

3. A deviation from **LDC Section 5-406.B.3 Buffer Types**, which requires a Type C buffer to be a minimum of 20 feet wide with 10 trees and 30 shrubs per 100 linear feet with an 8-foot high solid fence. Request to permit a 14.5 foot wide Type C buffer along the East property line, to permit the remodeled building to act as the “wall” for 80 linear feet, and to permit the remainder of the wall to be made of PVC or similar material.

4. A deviation from **LDC Section 5-304.B.3 Cross-Access Between Adjoining Developments**, which requires that adjacent commercial uses must provide interconnections for vehicular traffic and that all adjacent parking lots must connect. Request to permit the site not provide a vehicular interconnect or shared access to the adjacent property to the north and west.

SCHEDULE OF DEVIATIONS

5. A deviation from **LDC Section 5-506 Appearance**, which requires that all fences and walls on each property be of uniform materials, design, and color. Request to permit both the existing chain link fence and proposed buffer wall to be of different materials, design and color.

6. A deviation from **LDC Section 5-304.A.1.A Connection Separation**, which requires a connection separation distance of 330 feet on Collector Roads. Request to permit a connection separation distance of 265± feet to the nearest residential driveway to the east and 298± feet to U.S. 41 to the west.

TRAFFIC IMPACT STUDY ANALYSIS

TRAFFIC IMPACT STUDY ANALYSIS

PD AMENDMENT
TIS - 2023

Table 1. Raw Trip Generation – Potential Medical-Dental Office Building (LUC 720)

4.800 Square Feet of Gross Floor Area:

A. Daily Average Vehicle Trip Ends, Weekday
T = 42.97 (4.800) – 108.01 = **98 (49 entering, 49 exiting)**

B. A.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street)
Ln (T) = 0.90 Ln (4.800) + 1.34 = **16 (13 entering, 3 exiting)**

C. P.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street)
T = 4.07 (4.800) – 3.17 = **16 (5 entering, 11 exiting)**

Source: TDM, 2023

CPD REZONING
TIS - 2019

Table 1. Raw Trip Generation – Proposed Lawn and Garden Supply Store (LUC 817)

4.800 Square Feet of Gross Floor Area:

A. Daily Average Vehicle Trip Ends, Weekday
T = 68.10 (4.800) = **326 (163 entering, 163 exiting)**

B. A.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street)
T = 2.43 (4.800) = **12 (6 entering, 6 exiting)**

C. P.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street)
T = 6.94 (4.800) = **33 (16 entering, 17 exiting)**

Source: TDM, 2019

ARCHITECTURAL ELEVATIONS

SOUTH ELEVATION

EXISTING VS PROPOSED



PROPOSED SOUTH ELEVATION (STREET VIEW)



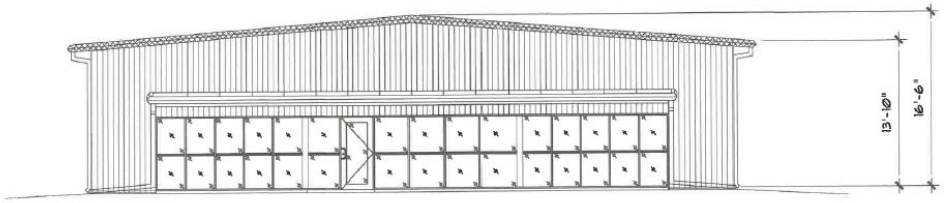
EXISTING SOUTH ELEVATION (STREET VIEW)

MS

SOUTH ELEVATION



PROPOSED SOUTH ELEVATION (STREET VIEW)

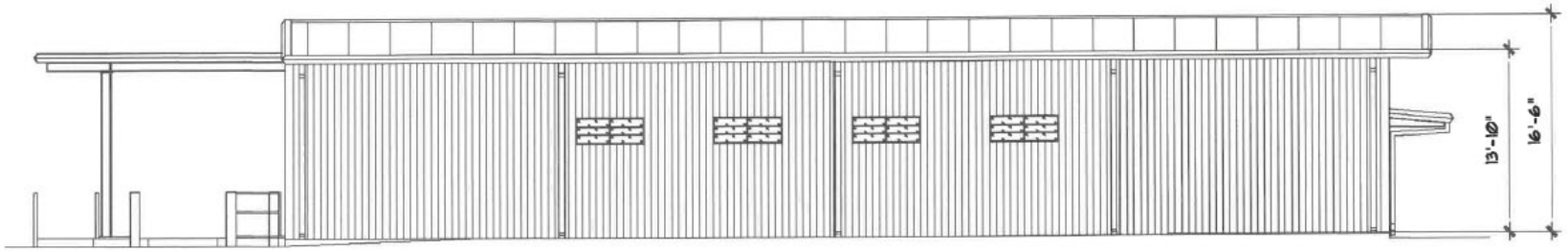


EXISTING SOUTH ELEVATION (STREET VIEW)

MSA
MOORE & SPENCE



PROPOSED WEST ELEVATION

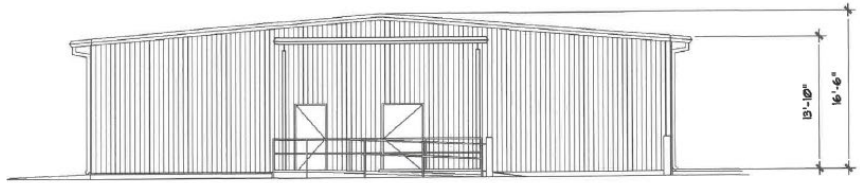


EXISTING WEST ELEVATION

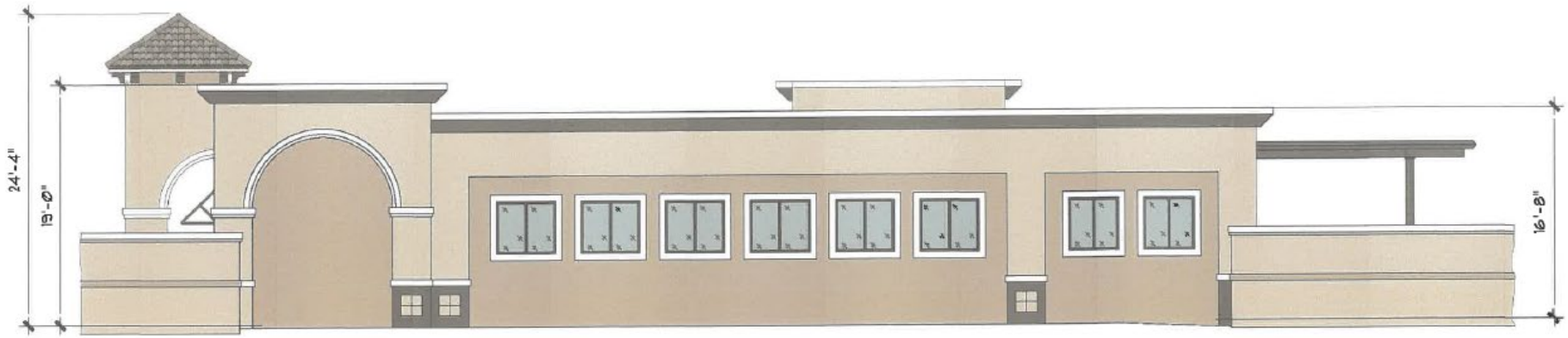
NORTH ELEVATION



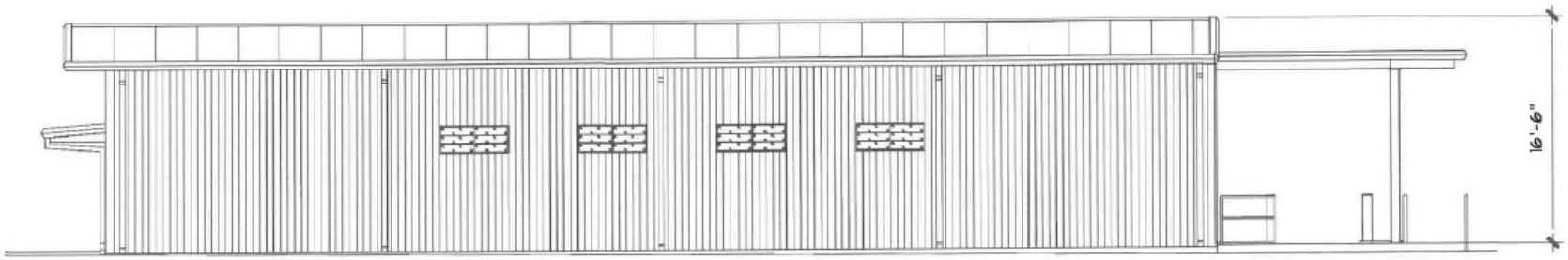
PROPOSED NORTH ELEVATION



EXISTING NORTH ELEVATION

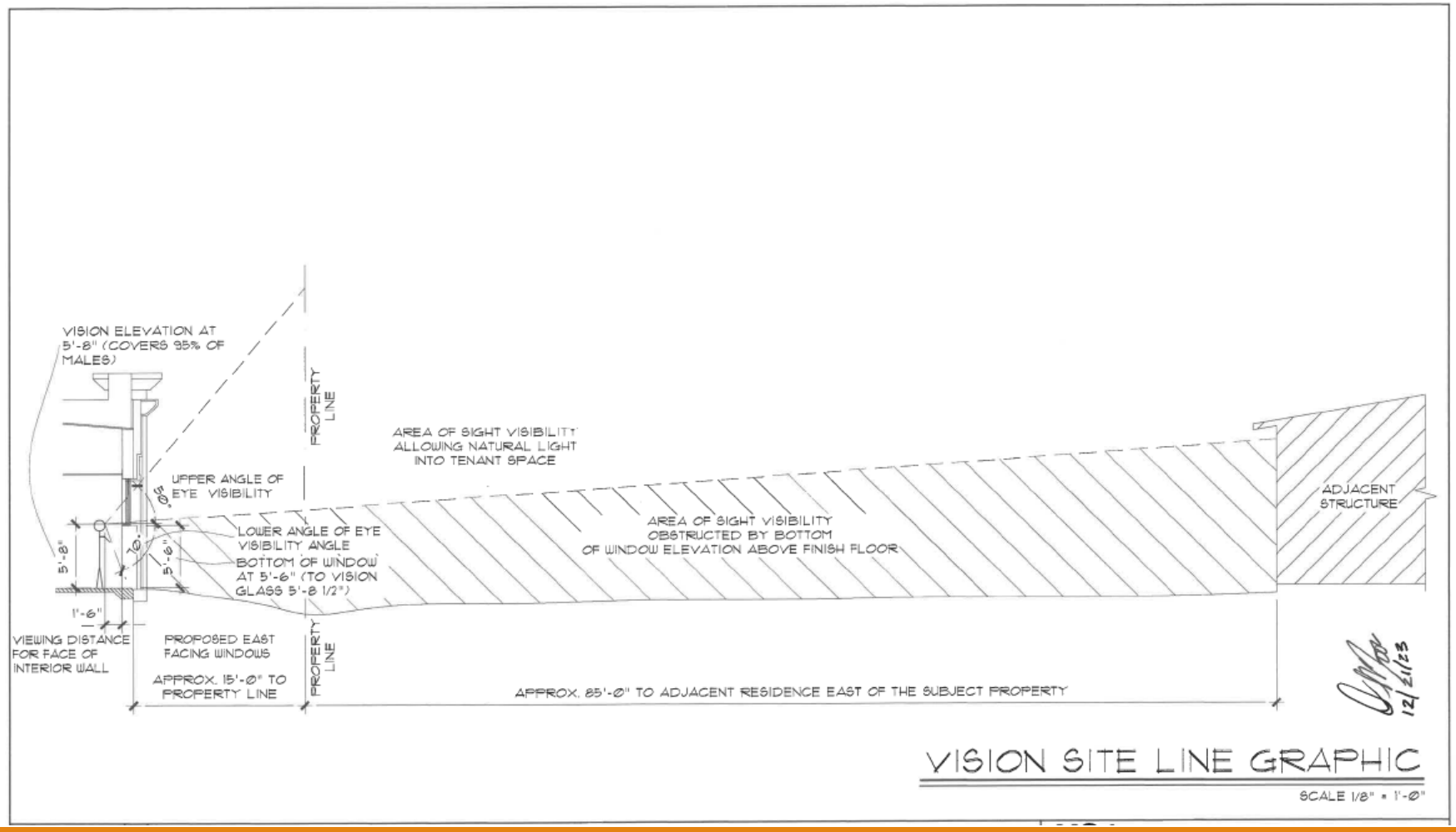


PROPOSED EAST ELEVATION



EXISTING EAST ELEVATION

MSA

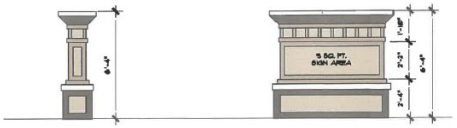

VISION ELEVATION AT 5'-8" (COVERS 95% OF MALES)
PROPERTY LINE
AREA OF SIGHT VISIBILITY ALLOWING NATURAL LIGHT INTO TENANT SPACE
UPPER ANGLE OF EYE VISIBILITY
ADJACENT STRUCTURE
LOWER ANGLE OF EYE VISIBILITY ANGLE
BOTTOM OF WINDOW AT 5'-6" (TO VISION GLASS 5'-8 1/2")
AREA OF SIGHT VISIBILITY OBSTRUCTED BY BOTTOM OF WINDOW ELEVATION ABOVE FINISH FLOOR
5'-8"
5'-6"
1'-6"
VIEWING DISTANCE FOR FACE OF INTERIOR WALL
PROPOSED EAST FACING WINDOWS
APPROX. 15'-0" TO PROPERTY LINE
PROPERTY LINE
APPROX. 85'-0" TO ADJACENT RESIDENCE EAST OF THE SUBJECT PROPERTY
12/21/23
VISION SITE LINE GRAPHIC
SCALE 1/8" = 1'-0"



PROPOSED EAST ELEVATION (WITH LANDSCAPE BUFFER)

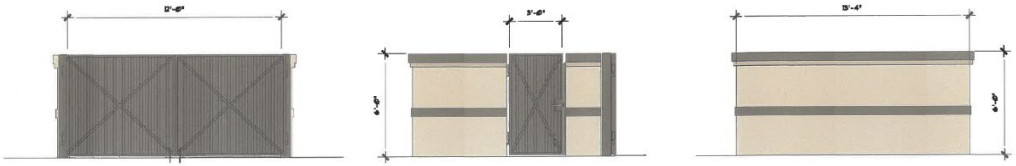
MONUMENT SIGN & DUMPSTER ENCLOSURE

MONUMENT SIGN & DUMPSTER ENCLOSURE



SIGN STREET VIEW

SIGN SIDE VIEW



DUMPSTER FRONT VIEW

DUMPSTER SIDE VIEW

DUMPSTER REAR VIEW

MSA
MOORE & SPENCE ARCHITECTS, P.A.

A9

COLORS & MATERIALS



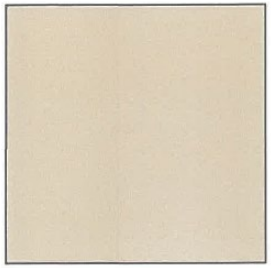
CEMENT TILE
EAGLE—CAPISTRANO
BROWN-GRAY RANGE



METAL AWNING



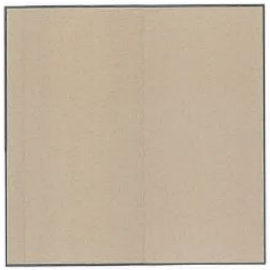
CORBEL BRACKET
(HIGH DENSITY EPS FOAM WITH
TRIMSTONE COATING)



SOFTER TAN
SW6141

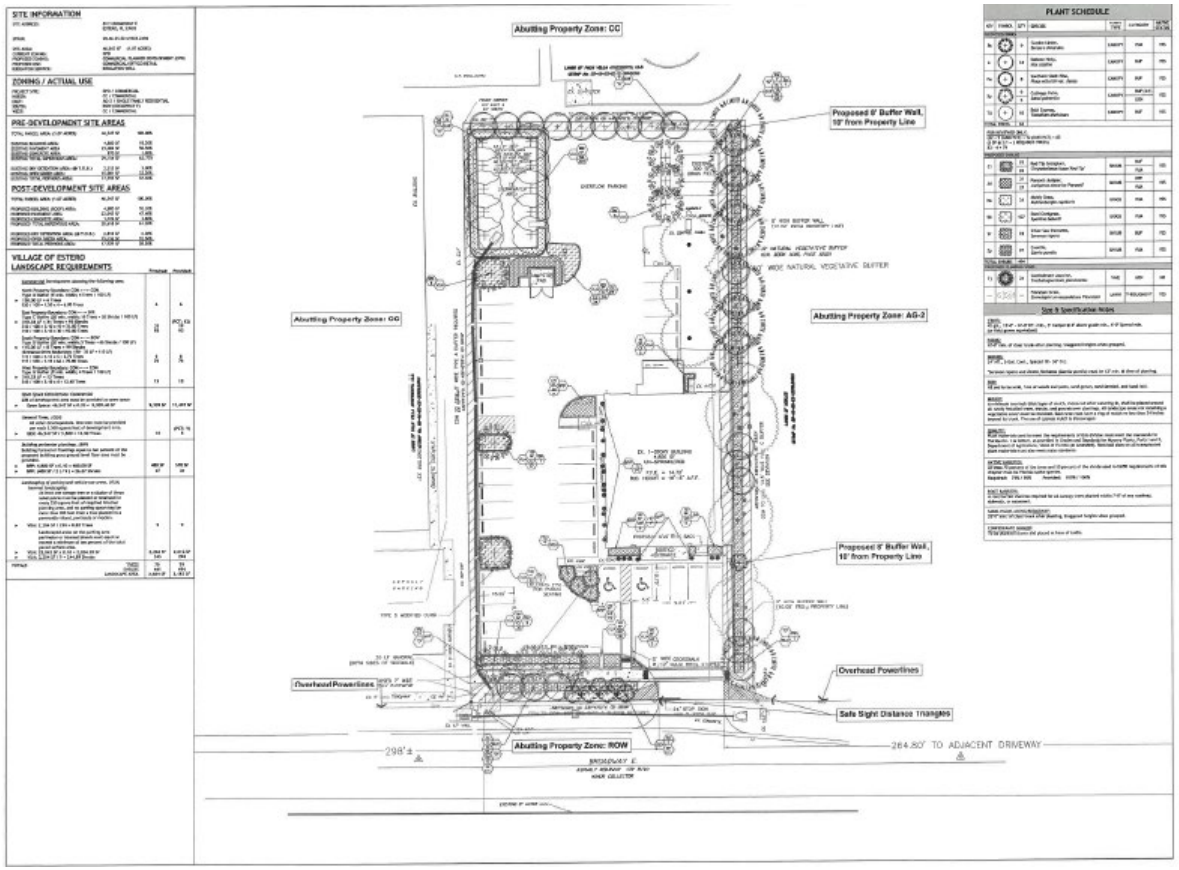


PROTÉGÉ BRONZE
SW6153

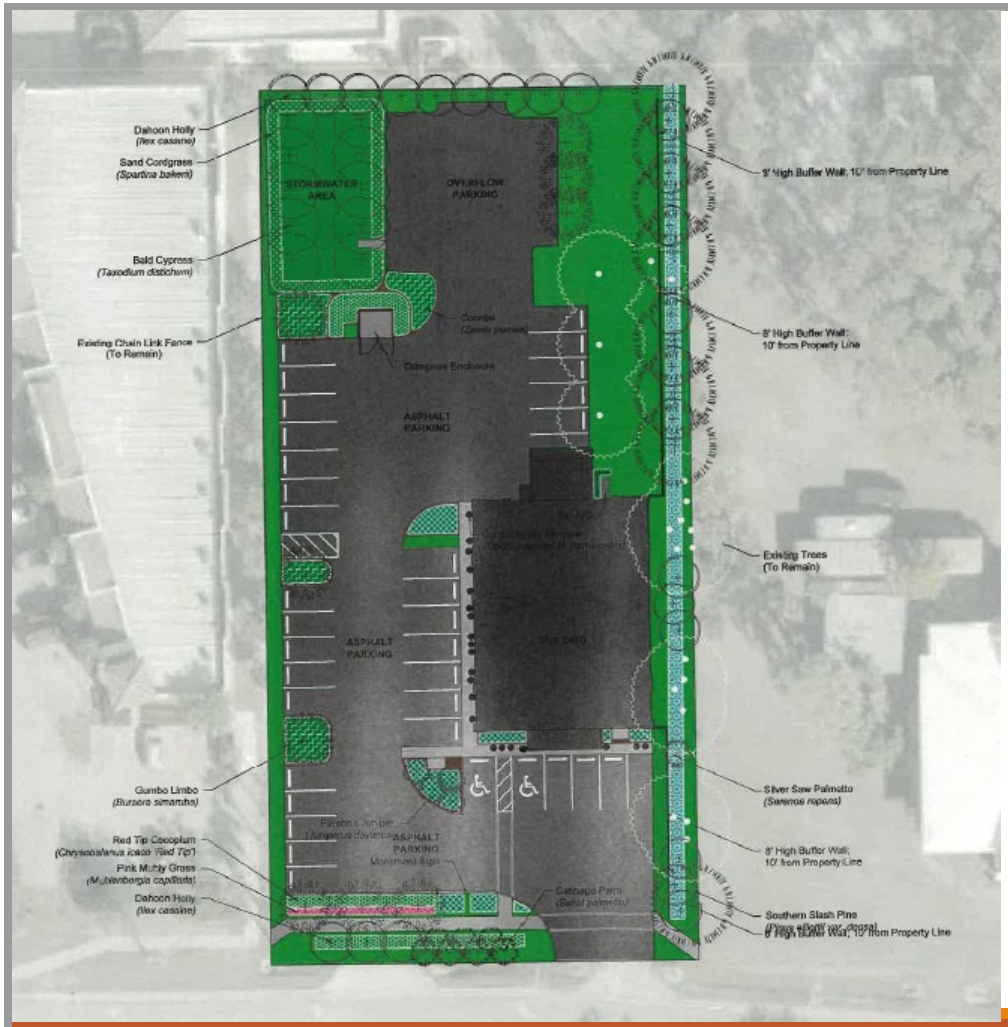


BASKET BEIGE
SW6143

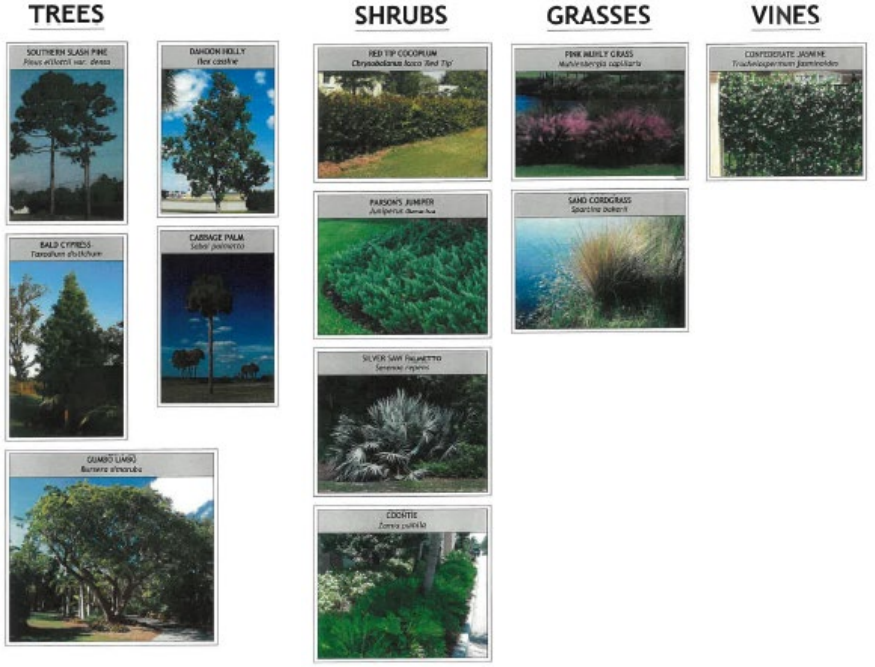
LANDSCAPING



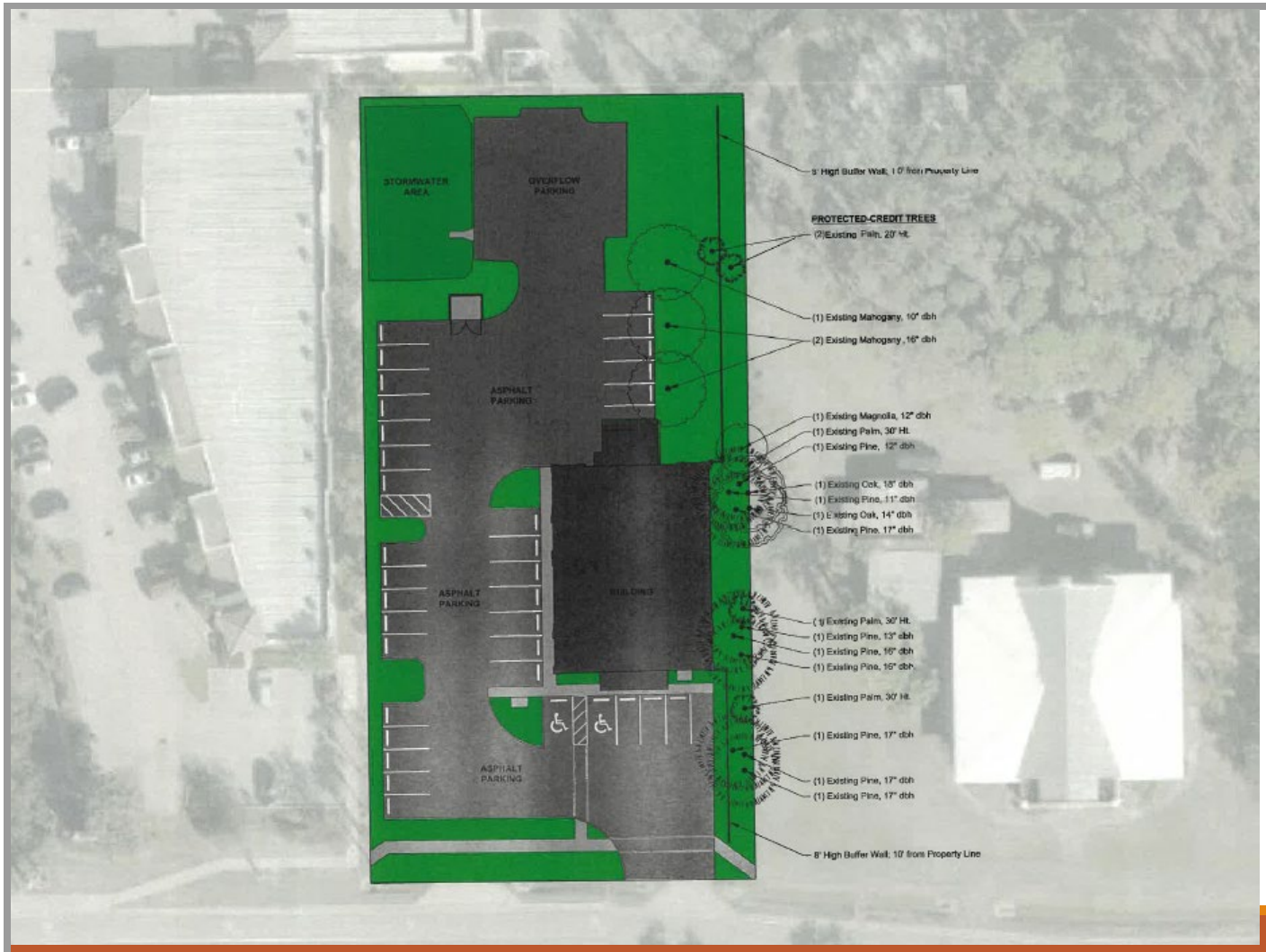
LANDSCAPING PLAN



COLOR LANDSCAPING PLAN WITH PLANT LIST



EXISTING TREE EXHIBIT



LANDSCAPING ELEVATIONS



SOUTH



NORTH



EAST



WEST

QUESTIONS

VILLAGE OF ESTERO, FLORIDA

Planning, Zoning & Design Board

2023 Annual Report to the Village Council

INTRODUCTION

The Village of Estero Planning, Zoning & Design Board (PZDB) serves as the Village's State required Local Planning Agency. The PZDB is responsible for conducting all public hearings on zoning requests for proposed Estero land developments and then makes recommendations to the Village Council and/or takes actions itself on variances, deviations, development orders and special exceptions. Also, in its role as the overseer of the design and review of approved developments and portions thereto, all Development Order applications must be reviewed and acted upon by the PZDB, independently of the Village Council. The PZDB usually meets monthly (13 meetings were held in 2023) to review and decide action items and to conduct workshops and Public Information Meetings (PIM). A PIM is a session where applicants can make presentations, questions can be asked by the public or the Board, but no decisions are made. Public input is invited and encouraged at all PZDB meetings. The PZDB is directly accountable to the Village Council. The Board members serve staggered terms. Currently, the District 3 Village Councilmember, who is also the Mayor, serves as the liaison to the PZDB. The Village Director of Community Development and staff provide necessary staff support, field studies, developer/owner dialogue and reports and recommendations to the PZDB. The Village has also retained a prominent land use attorney who advises the PZDB on all legal matters that come before the PZDB. The efforts of Village staff and the land use attorney are immeasurably helpful to the PZDB, enabling it to conduct its assigned responsibility.

THE GOAL OF THE PZDB

Under Florida Statutes, landowners have the right to develop their properties on a basis that complies with local and state statutes, codes and ordinances. The PZDB has the goal of overseeing the development, redevelopment and other changes to various properties within the Village in such a way that Estero grows responsibly. This means that proposals need to be consistent with the Village's Comprehensive Plan and Land Development Code (LDC) and are consistent or complementary with the values and design concepts that Estero created over a continuum predating its incorporation in 2014 and continuing as an incorporated government. The Comprehensive Plan identifies what is important to Estero's residents, and these items are contained in the Plan's Vision Statement and other portions of the Plan.

PZDB activity also includes monitoring and planning to make sure that the Village infrastructure is able to support new development without overtaxing existing infrastructure. The PZDB, being the Local Planning Agency under the State of Florida Community Planning Act, recommends to the Village Council, after review of land development regulations and development proposals, whether they are consistent with the Village Comprehensive Plan. In concert with the Village Council and staff, the PZDB properly evaluates development proposals' effect on infrastructure

and makes necessary recommendations to the Village Council to ensure that Village growth occurs responsibly and in a fashion that maintains the safe and efficient operation of the Village. When landowners and their developer partners seek to develop, they must have approved zoning, apply for a Development Order, and receive approval from the PZDB prior to obtaining a building permit. The PZDB seeks to effectively serve several constituencies. First the residents, second the Village Council, and third, landowners who wish to develop or redevelop properties within the Village.

PZDB PROCESS

The PZDB reviews a wide variety of requests from landowners, developers or their representatives. These items range from minor changes to reviewing complex zoning change proposals and Comprehensive Plan Amendments.

The PZDB conducts zoning and Development Order public hearings in a quasi-judicial capacity. Quasi-judicial hearings occur regarding site-specific zoning and Development Order applications. The purpose of a quasi-judicial procedure, which is somewhat more formal than normal public hearings, is to assure due process to all concerned parties and to bring evidence to the PZDB (and ultimately the Village Council) that allows the PZDB to apply the existing adopted regulations/policies/requirements to a specific application (i.e., to determine whether the application for the requested action meets the existing requirements). Presenters and witnesses are sworn in and the members of the Board must disclose any ex-parte communications and any conflicts of interest. The hearing is open to the public with public comment encouraged either in person or by correspondence. Witnesses are subject to cross-examination.

PZDB RULES OF PROCEDURE

With the assistance of the Village Director of Community Development and the Village Land Use Attorney, the PZDB developed formal rules of procedure that it follows as it considers zoning applications, Development Order applications, and other matters. These rules were adopted pursuant to the authority of the Village LDC, Section 2-302.A.10. The purpose of these rules of procedure is to provide for the orderly conduct of the business of the PZDB. They are intended to ensure a reasonable and consistent process, to promote the orderly and efficient conduct of public proceedings, and to ensure the fair and impartial treatment of each person who appears before the Board. It should also be noted that the Board is scrupulous in its adherence to the Florida “Sunshine Laws”, and deviations from those laws are not tolerated in any way.

Once the Board has completed its review of a matter heard in any quasi-judicial proceeding, the Board’s decision or recommendation shall be based on competent substantial evidence in the record of the proceeding, public input, staff input, and the applicable law. Should any application be denied, the Board shall state its findings regarding the criterion or criteria that are not met.

2023 PZDB ACTIVITY

When the Board or Council approves an application for development, it can take several years for the approved development to be completed. In addition, Estero, like most of Florida, is a rapidly growing community experiencing high demand for quality residential development thus

creating an environment where multiple projects are underway simultaneously. There are numerous developments in various stages ranging from initial land acquisition, planning, application submission, zoning approval, Development Order approval, permitting and construction.

In our 2022 Annual report we noted that "It is not possible to accurately predict how, if at all, recent high inflation, higher loan interest rates, supply chain issues or Hurricane Ian aftermath will impact Estero's development. It is a fact that Estero is a strong, highly regarded and desirable place to live and work."

Despite the uncertainty, 2023 development and infrastructure activity was robust. Developers recognized a demographic trend towards smaller residential and/or rental products. Multi family, rental apartments, town homes and even hotel projects constituted the majority of residential development. Estero is now 90% developed. The largest undeveloped parcel is 100 acres in size, located east of US41 and north of Willams Road.

The commercial/retail side saw several new projects approved including restaurants, banks, office, medical office, and day care. The largest approved development is the Woodfield project located on 46 acres immediately west of US41 and north of Coconut Road, directly across from the Coconut Point Mall. It will be a mixed-use development that includes retail, office and residential.

Renovations and/or expansions were approved for several existing residential communities including expansion of pickleball court facilities and renovation of clubhouses, amenity centers and parking facilities.

The Village approved plans to develop the South portion of Estero River Park as a low impact park setting featuring scenic walking trails. Also approved were designs for Village entrance signage that will greet individuals as they enter Estero.

The Village also developed and the PZDB approved plans for the 19-acre tract of Village owned land on the north side of Williams Road just east of Via Coconut. This property will be utilized for indoor and outdoor recreation featuring new Pickleball courts, indoor recreational activities and restaurants operated by private partners.

PROJECTS OUTSIDE THE VILLAGE

There are several projects in Lee County and the City of Bonita Springs that will affect the Village and are worth noting:

Corkscrew Road Area East of I-75:

The Place at Estero, 2,895 residential units; Wild Blue, 2,064 residential units; Verdana Village, 2,400 residential units and commercial; Corkscrew Shores, 1423 units; Kingston, 10,000 residential units and commercial; Florida Farm Development (FFD), 5208 units. These projects total 24,000 new residential units and will have significant traffic impacts. Corkscrew Road is a county-maintained road and the Village will coordinate with Lee County to accommodate the

anticipated traffic flow from these non-Estero developments.

Coconut Road Area west of US 41:

The Ritz Carlton Residences is a twin high-rise development with marina and restaurant north of the Hyatt Regency resort (formerly the Weeks Fish Camp site). Construction is underway.

The PZDB also engaged in governance related activities during the year. In response to an increase in interest driven by Hurricane Ian, an Ordinance establishing Standards for Elevated Single-Family homes requiring enhanced appearance and visual screening of support structures was recommended to the Village Council and adopted.

HURRICANE IAN AFTERMATH

We can never forget that on September 28, 2022, Category 4 Hurricane Ian struck Estero. An unprecedented 14-foot storm surge inundated the communities principally along West Broadway, Pelican Sound and the West Bay Club, rendering hundreds of homes and condominiums severely damaged or uninhabitable. Thousands of homes throughout Estero were also damaged. Ian was the worst hurricane in Florida history and number 3 nationwide in terms of damage ($112 billion).

The Village continued to support Estero victims with many services. The massive storm debris site at US41 and Coconut Road is gone. In most areas it is difficult to tell that such devastation occurred, but there are still many people who are rebuilding their lives, principally in the hardest hit areas. Much of the Village's work involves requiring proper permitting which may seem like an unnecessary exercise, but it is very important to protect Estero residents from unscrupulous contractors who prey upon innocent victims in the aftermath of a major storm. Village staff was severely impacted by the influx of necessary permit requests and has worked tirelessly to reduce the backlog. Permits increased by 23% over the prior year. 2023 saw the highest number of permits issued since Estero incorporated in 2014.

THE OUTLOOK FOR ESTERO IN 2024

Growth will continue but at a more measured pace within Estero because the Village is 90% developed. Future projects principally outside Estero, as noted earlier, will increase the impact of growth requiring infrastructure investment. As previously noted, this growth takes several years to mature but it requires advance planning to provide necessary infrastructure including not only roads, storm water management, water supply and utilities, but also public safety (police, fire, and EMS), public education, recreation and other essential public services.

The work of Village staff, the Village Council and the Planning, Zoning and Design Board continues. The goal remains responsible development.

Respectfully submitted to the Residents of Estero and the Village Council.

The Village of Estero Planning, Zoning and Design Board

Scotty Wood, Chairman
Anthony Gargano, Vice Chairman
Kristin Jeannin
Barry Jones
Mike Sheeley
James Tatooles
Jim Wallace


UPDATE ON DEVELOPMENT PROJECTS
VILLAGE COUNCIL WORKSHOP
JANUARY 24, 2024

AGENDA

- **PROJECTS UNDER CONSTRUCTION & RECENTLY COMPLETED PROJECTS**
- **NEW BUSINESSES & REMODELS**
- **FUTURE PROJECTS**
- **WHATEVER HAPPENED TO…?**
- **SUMMARY**



2

PROJECTS UNDER CONSTRUCTION & RECENTLY COMPLETED



THESE PROJECTS HAVE BEEN REVIEWED BY:

PLANNING ZONING & DESIGN BOARD

- Development Orders
- Monument Signs
- Rezonings (Recommendations to Council)

VILLAGE COUNCIL

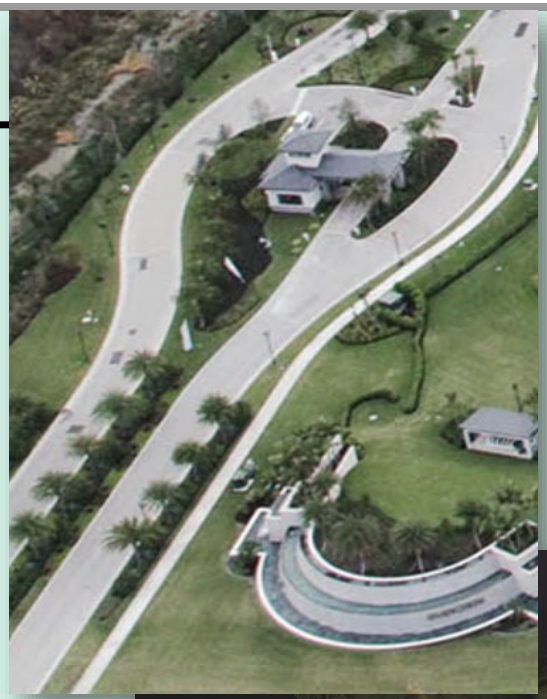
- Rezonings (Decision)
- Plats

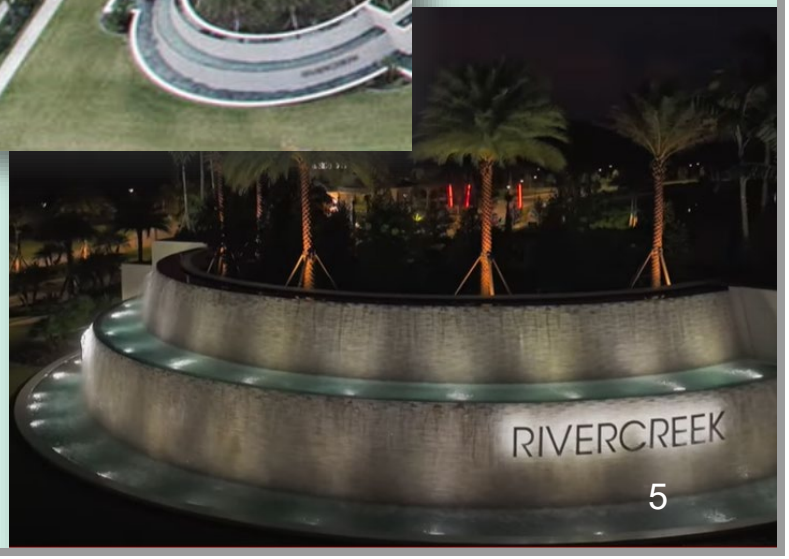
4

RIVERCREEK ON CORKSCREW ROAD
EAST OF WILDCAT RUN

(FORMERLY KNOWN AS CORKSCREW CROSSING)

FRONT ENTRANCE COMPLETED





5

RIVERCREEK





GL Homes – 554 residential sites on 400-acres with a 200 acre preserve area.

Developer financial contribution to Village for Environmental Mitigation



6

RIVERCREEK

345 HOMES SOLD TO DATE

CONSTRUCTION STARTED ON CLUBHOUSE AND RECREATION SITE.







7

ESTERO CROSSINGS

43-Acres located on Corkscrew Road west of I-75



View from Corkscrew Road looking south



Mixed Use Planned Development

- **Stock Development**
- **300 Multi-Family Residential Units - Corsa**
- **60,000 sq. ft. Commercial along Corkscrew Road**
- **15,546 sq. ft. included on1st floor of building #6 (Vertical Mixed-Use)**

8


ESTERO
CROSSINGS
Placemaking Elements
Art Sculpture
Paseo
9

OUTDOOR SEATING







10

CORSA

ESTERO CROSSINGS RESIDENTIAL





11

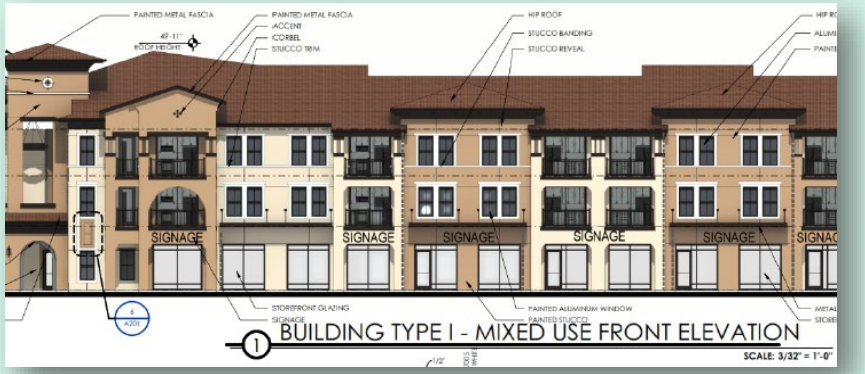
ESTERO CROSSINGS BUILDING #6





Residential Building with 1st Floor Commercial Coming Soon

- My Salon
- Ivybrook Academy
- And more…



12





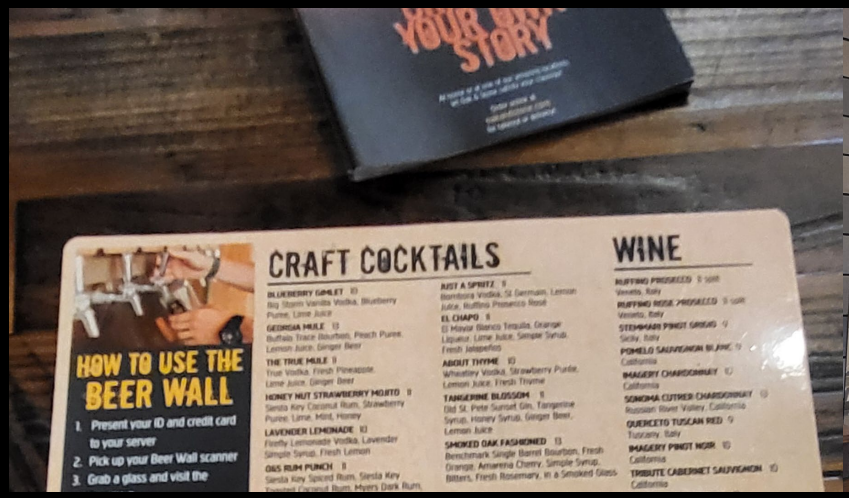


OAK & STONE RESTAURANT

NOW OPEN!!!!

PROVIDING INDOOR & OUTDOOR SEATING

13





OAK & STONE – NOW OPEN!
50 KINDS OF DRAFT BEER!

14

ORANGETHEORY & RESTORE HYPER WELLNESS





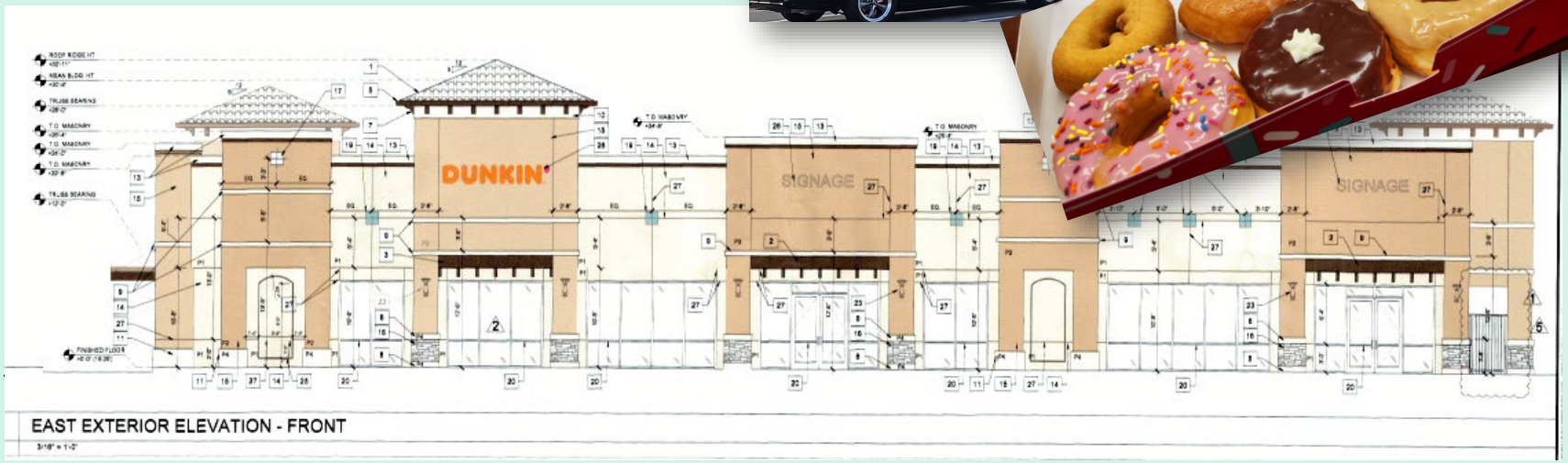
CHIP COOKIE

15

ESTERO CROSSINGS

Last commercial building along Corkscrew Road





16

WAWA (FORMER RUBY TUESDAY)

Corkscrew Road (Lowe's Plaza)

DEMOLITION COMPLETED



* Proportionate share of traffic signal paid





Status: Development Order approved November 2023
Building Permit under review

17

EYEBUILD

FORMERLY GINSBERG EYE

East of Village Hall on Corkscrew Road



14,952 ± Sq. Ft. building



Consistent *Architectural Theme* in office park

18

THE SHOPPES AT UNIVERSITY HIGHLANDS

BEN HILL GRIFFIN PARKWAY NORTH OF MIROMAR OUTLETS MALL





LEE HEALTH



20,820 sq. ft. Comprehensive Care Center

Providing family medicine, imaging, lab services & adult rehabilitation

- Architecture is consistent with Lee Health design and shopping plaza

20







THREE60 WINE

COMING SOON

Three60 Wine at the Shoppes University Highlands

21

SPRING RUN CLUBHOUSE

LOCATED OFF COCONUT ROAD



Expansion of Clubhouse, Outdoor Bar/Dining, Pool Restroom & Bocce Ball Court



Residential Project

22

MILAN VILLAS
10-ACRE SITE

Located on Three Oaks Parkway and Williams Road

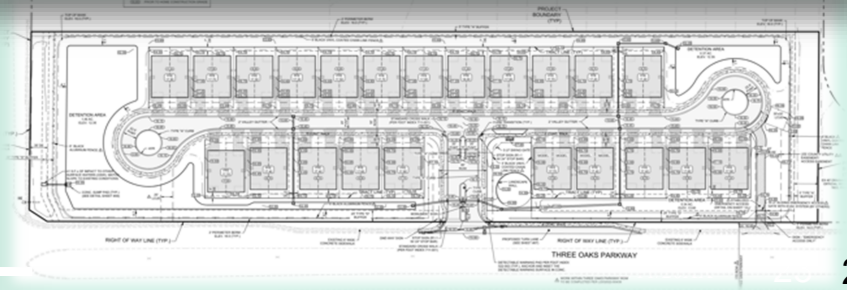


DR Horton

44 Single-Family Attached Homes







Rezoned from Commercial to Residential

23

WEST BAY CLUB – THE ISLAND





West of US 41 – end of Williams Road



Fill process scheduled to start in May

High Rise Building

Approved Zoning & Development Order

Status: Erosion control fencing installed

24

DOWNTOWN ESTERO MIXED USE PROJECT

Status: New owner - Land clearing under way





US 41 & Broadway



- **310 DWELLING UNITS**
- **COMMERCIAL PARCEL ALONG US 41**
- **10 TOWNHOMES NOW UNDER REVIEW**

25

VILLAGE OF ESTERO IDENTIFICATION SIGNS

THREE OAKS PARKWAY S
BOUNDARY



1 of 3 CONSTRUCTED

26



NEW BUSINESSES AND REMODELS

27

PROJECTS REVIEWED BY PZDB

- Exterior Renovation
- Monument Signs
- Repaint Permits (Change in Color Schemes)

PROJECTS REVIEWED BY STAFF

- Interior Remodels
- New Business – Use Permits
- Wall Signs
- Repaint Permits (Similar Colors)

28

TRENDS



2023 Gas Station Gourmet

2024 Health & Wellness



29

MEDICAL REJUVENATION

Corkscrew Palms on Corkscrew Road

VITAMIN IV THERAPY and more



AEON
REGENERATIVE & AESTHETIC MEDICINE



REHABILITATIVE MEDICINE

Galleria on Corkscrew Road

30

FACE FOUNDRIE

LOCATED IN COCONUT POINT MALL





EDISON EYE CARE

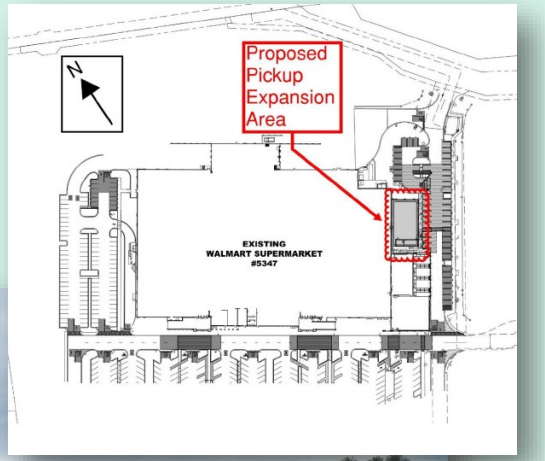
LOCATED IN THE SHOPPES AT UNIVERSITY HIGHLANDS

31

WALMART EXPANSION

NE CORNER OF US 41 AND ESTERO PARKWAY

- 5,800 sq. ft. addition to south side of building
- Development Order under review





32

Commercial Remodel

810 BILLIARDS

MIROMAR OUTLETS formerly Neiman Marcus "Last Call"

- Renovation Building permit issued
- Currently completing the interior demolition
- Billiards, Bowling, Ax Throwing, Golf, and Food and Drinks



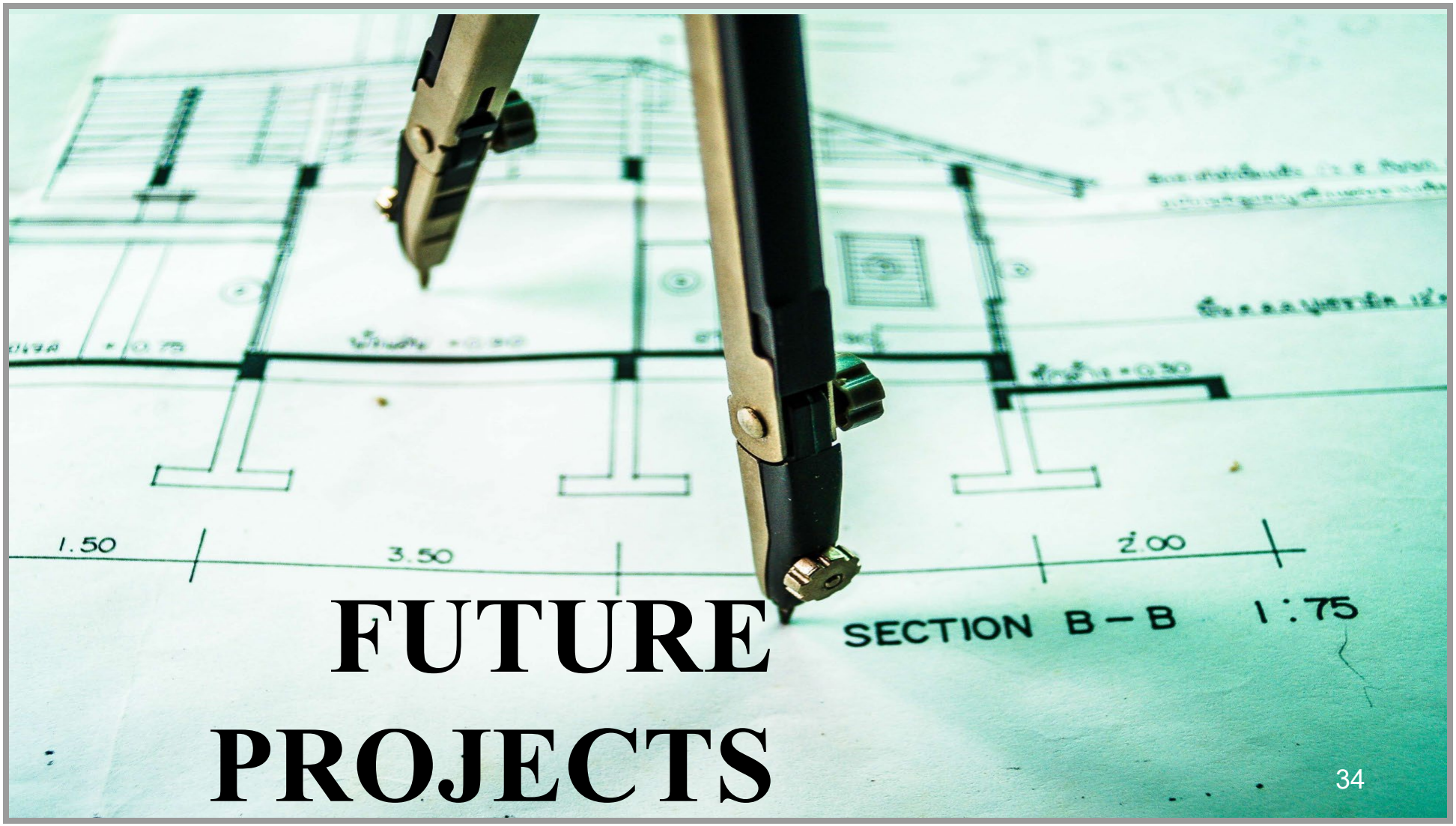








33


1.50
3.50
2.00
SECTION B – B 1:75
FUTURE PROJECTS
34



MARKETPLACE PROJECT

Miller's Ale House, McDonalds, Starbucks & Retail Stores

35

HILTON GARDEN INN

2.16 ACRE PARCEL SOUTHEAST FROM







Status: Building Permit under review

Development Order Approved for 70,800 square feet - 115 room, 5-story hotel

36

ABBIATI DENTAL OFFICE BUILDING

US 41 & Fountain Lakes Boulevard



Development Order approved for 10,000 Sq. Ft. dental/medical and 1,950 sq. ft. general office

37

Goodwill Industries of Southwest Florida, Inc.

RELOCATING TO SE Corner of Corkscrew Road & Three Oaks Parkway







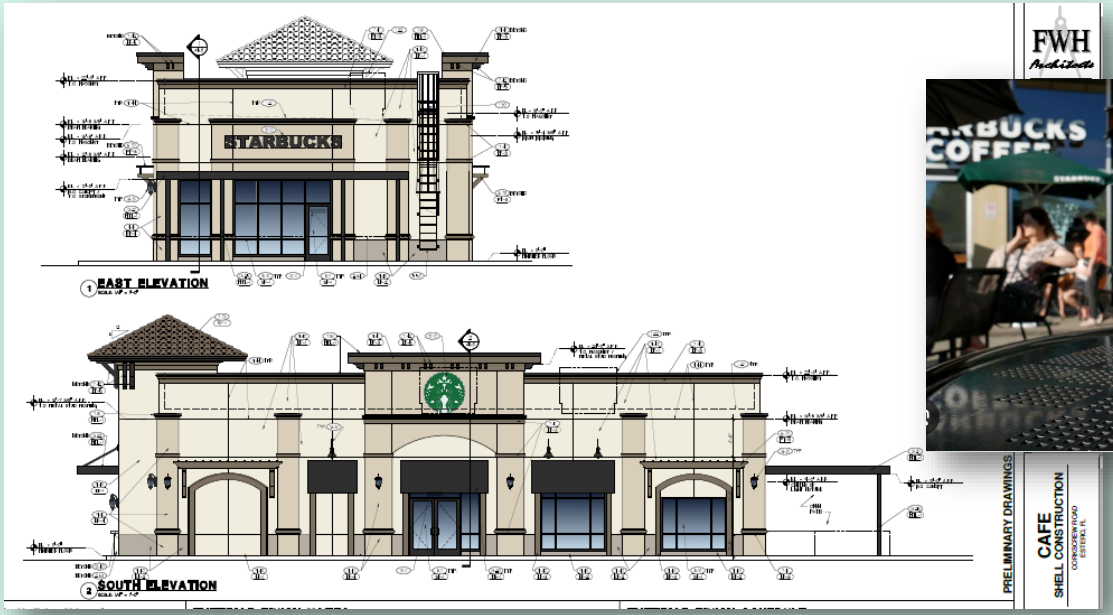
GOODWILL INDUSTRIES

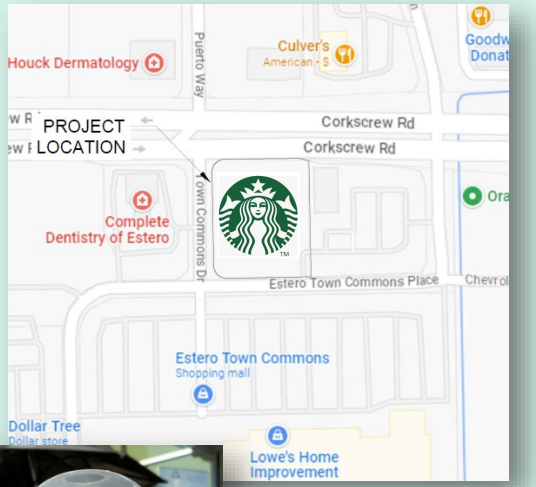
- Development Order approved by PZDB
- Replat under review – goes to Council
- Applicant paid proportionate share of traffic signal
- Small preserve in NW corner
- Heritage Tree Preservation

38

STARBUCKS

1.5-acre Parcel on Corkscrew Road
(LOWE'S PLAZA ADJACENT TO WAWA)







Status: Development Order submitted January 2024

39

COMING SOON
CULVER'S AT COCONUT POINT

LOCATED AT US 41 & PELICAN COLONY BOULEVARD ON US 41







- Development Order Approved
- Building Permit approved January 2024

40

PROPOSED DAY CARES & PRE-SCHOOLS

GODDARD SCHOOL



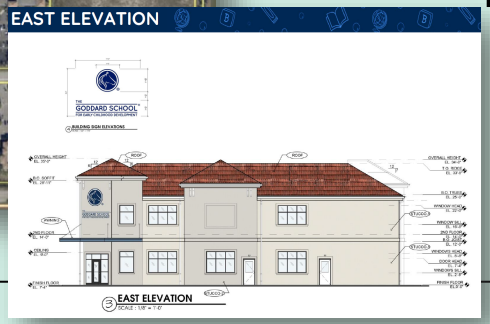
SE Corner of Quente Way & Three Oaks Parkway

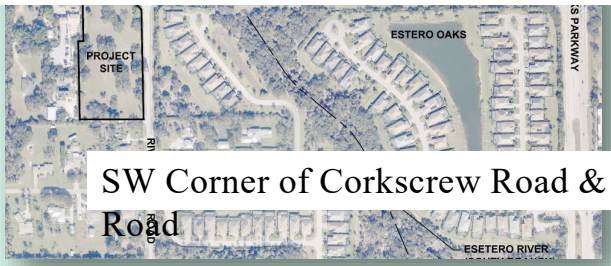
2-STORY 14,190 SQ. FT.

EARLY DEVELOPMENT SCHOOL

STATUS: Both held PIMs at PZDB – Coastal Palms Academy submitted Development Order January 17, 2024







SW Corner of Corkscrew Road & River Ranch Road

COASTAL PALMS ACADEMY

3.84-ACRES

14,700± SQ. FT. DAYCARE/PRE-SCHOOL

41

HOME2 SUITES 4- STORY, 111 ROOM HOTEL

STATUS: PIM held at PZDB December 2023 – No applications

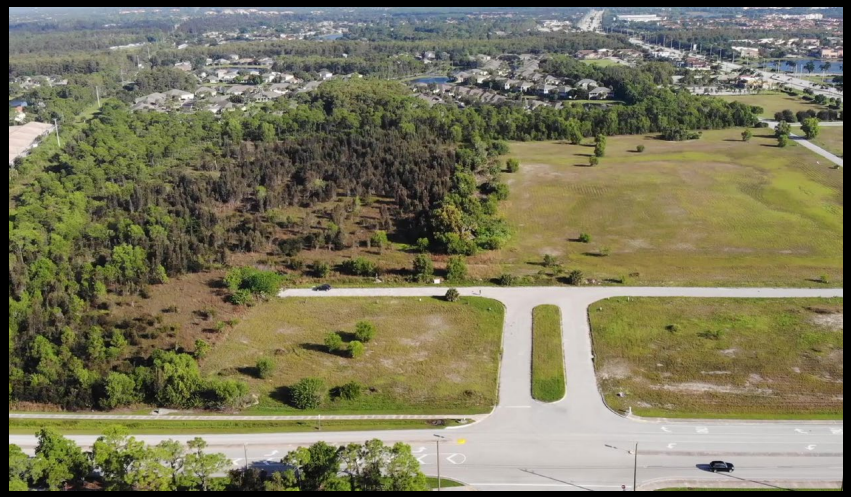






2.37-acres at Coconut Point Mall between the cinema and Via Coconut

42





WOODFIELD

40-ACRES NW CORNER OF US 41 & COCONUT ROAD

Rezoning to Estero Planned Development approved July 5, 2023

43



- 42,000 sq. ft. of office, including medical office
- 62,000 sq. ft. of retail
- 20,000 sq. ft. of dining
- Civic space
- 260-room hotel
- 596 residential units

WOODFIELD – MIXED-USE DEVELOPMENT

STATUS: Development Order for 1st phase submitted January 2024

44



175-Foot-Tall Monopole



Status: Zoning Amendment under review - Balloon test conducted January 2024

BELLA TERRA CELL TOWER

PROPERTY OWNED BY BELLA TERRA



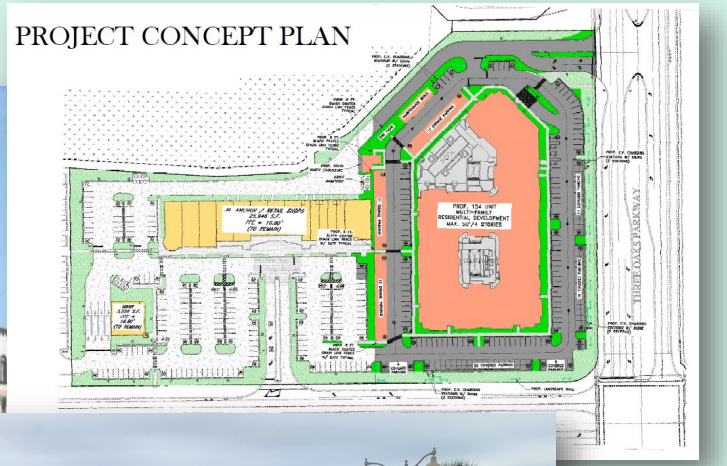
45

COCONUT POINT RESIDENCES

AT BROOKS TOWN CENTER

Status: Building Permit submitted December 2023







Demolish Winn Dixie
Construct 154 Unit Multi-family Building

46

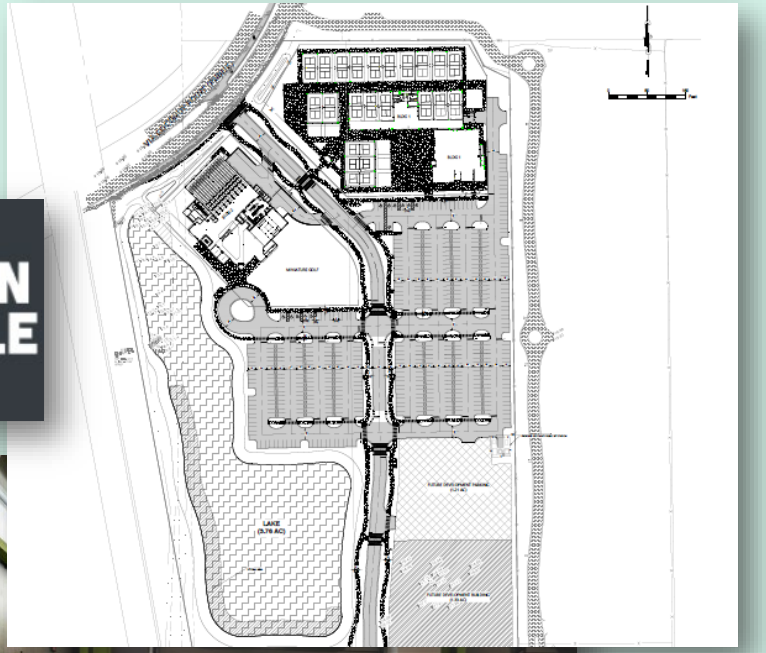
VILLAGE PROPERTY

HIGH 5

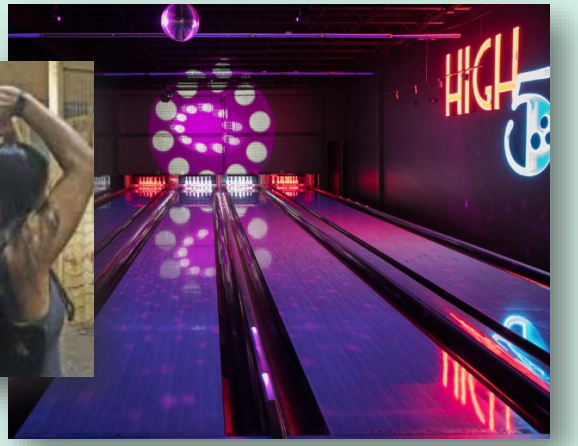
CHICKEN N PICKLE

20± Acres north side of Williams Road, east of Via Coconut Point & railroad ROW

- Rezoning Approved
- Development Order in process









47


WHATEVER HAPPENED TO THESE PROJECTS?
48

PHOENIX SITE
PLAZA DEL SOL CPD

North of Corkscrew Road

Currently Zoned for Assisted Living Facility





PROPOSED ZONING AMENDMENT

- Change in site plan for Parcel G East
- Change in use from Assisted Living Facility to:
  - Mix of Self Storage, Commercial and Hotel
  - Zoning Amendment submitted January 17, 2024





49



Status: Zoning Amendment PIM held December 2023

COLONNADE

NE Corner of Corkscrew Road & Sandy Lane

21 Acre Site under contract – Toll Brothers
Approved as a Continuing Care Facility
New Proposal for 171 Townhomes

50

PAVICH OFFICE BUILDING

On Corkscrew Road - West of Via Coconut





- **Council approved Rezoning**
- **9,000 sq. ft. building**
- **Applicant has withdrawn Development Order August 2023, due to economy**

51

GENOVA SINGLE-FAMILY

CORNER OF CORKSCREW ROAD & VIA COCONUT

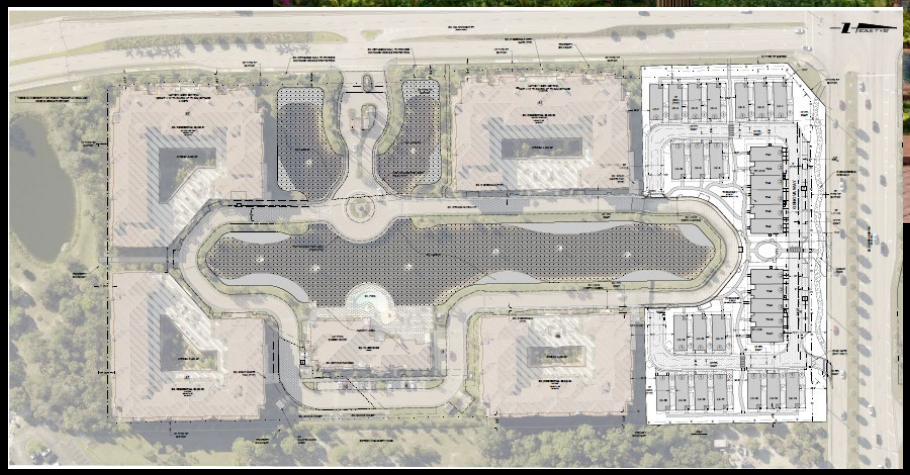
31 ATTACHED VILLAS & TOWNHOMES

ZONING AMENDMENT APPROVED

DEVELOPMENT ORDER APPLICATION SUBMITTED NOVEMBER 2023

FINAL PHASE





52


VIA COCONUT
ACROSS FROM GENOVA
DEVELOPMENT ORDER
APPROVED JULY 2023
Mixed Use Development
• Multi-Family & Commercial
• Main Street Area
Status: Applicant proposing revisions to site plan
53

OLD POST OFFICE

8111 BROADWAY E.



1 acre site east of US 41

- Rezoned from AG to Commercial Planned Development
- Development Order approved for redevelopment of 4,800 sq. ft. building





Status: Property Recently Sold-Applicant has submitted revisions to plan

54



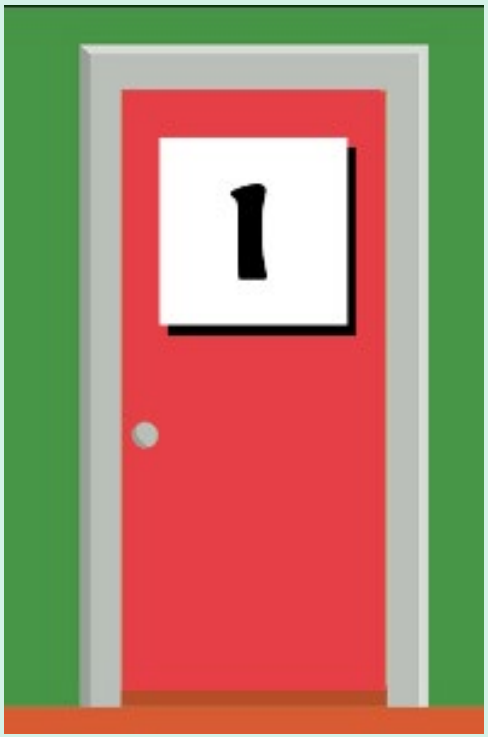
NORTH POINT - HCA

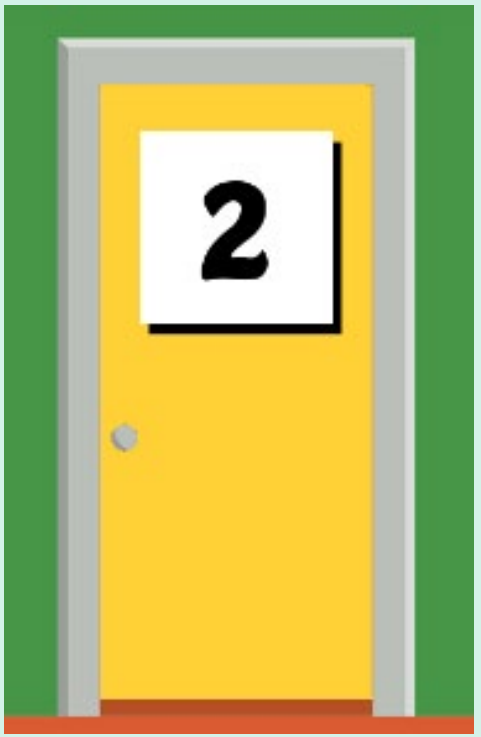
- ± 100-acres
- NE corner of US 41 & Williams Rd.
- Mixed Use – Village Center Land Use
- No application submitted

?

55

POP QUIZ ?





57



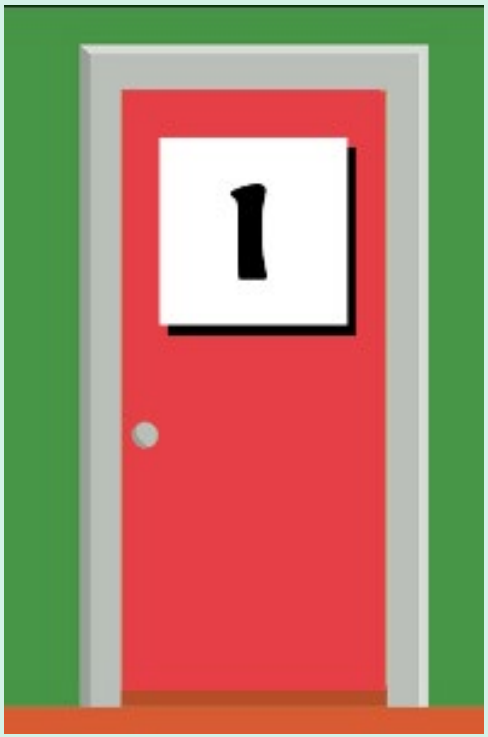
Estero Location

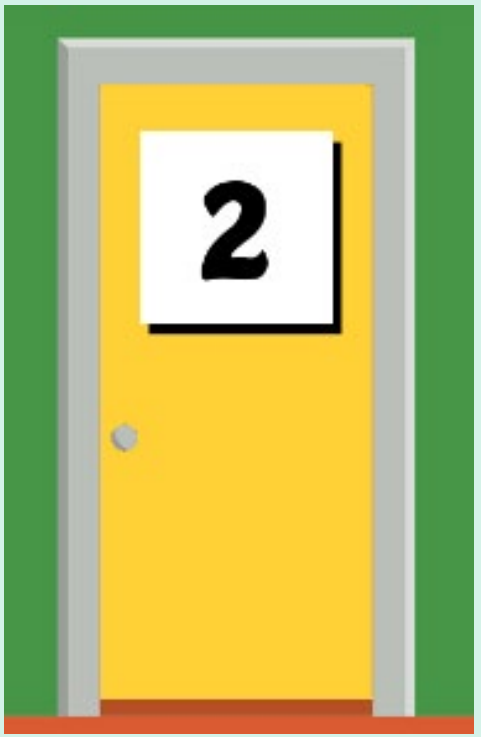
58



Not in Estero

59





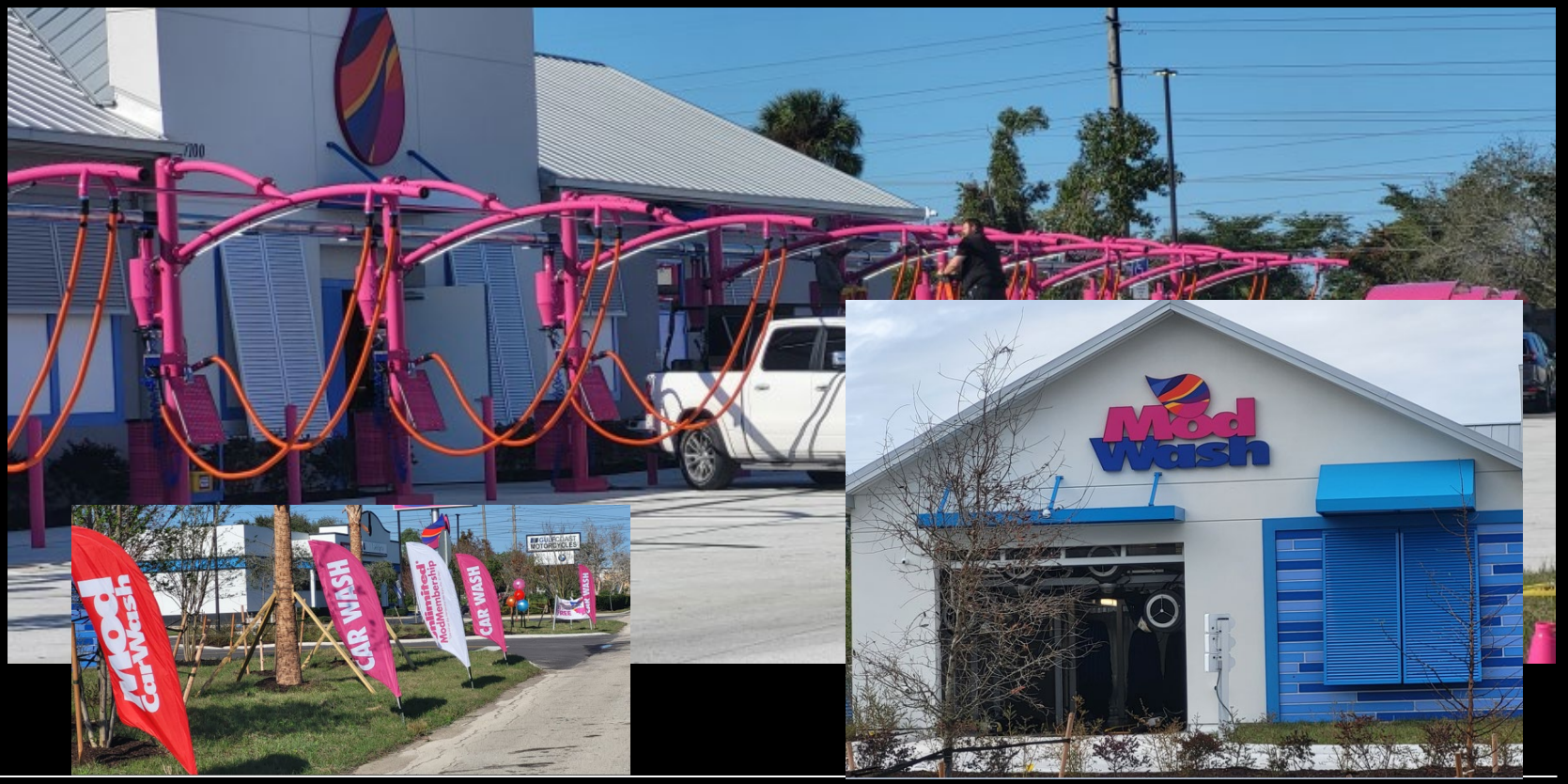
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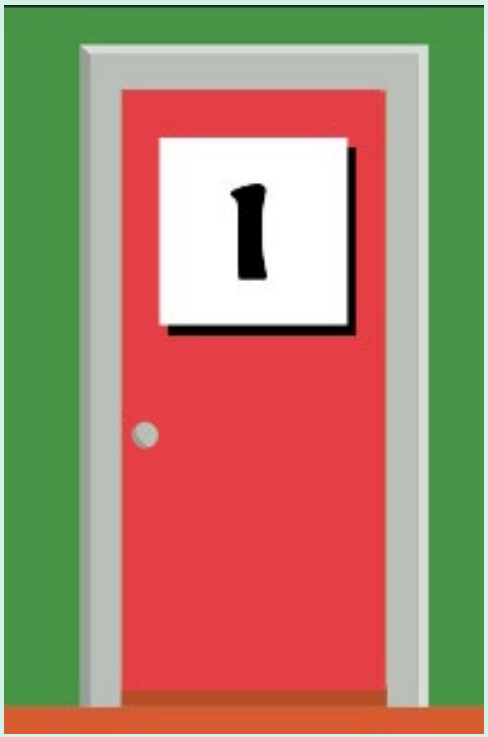
Estero Location

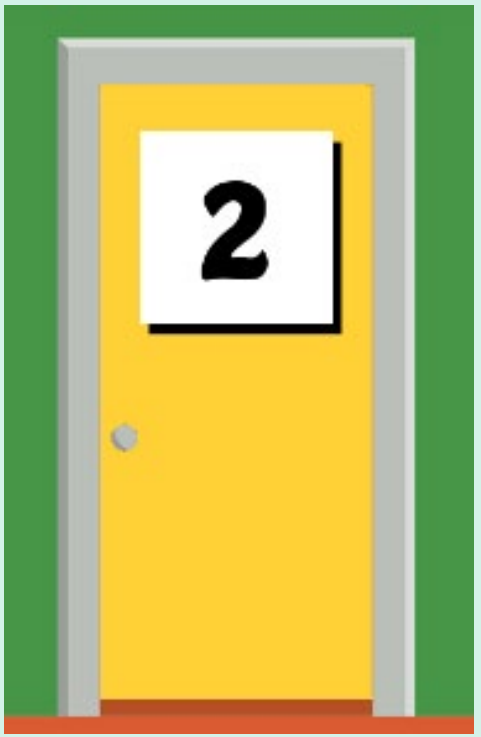
61



Not in Estero

62





63


CORSA
AT ESTERO CROSSINGS




SKY FOOD MART


STOP
AutoZone


ACE
Sunshine Hardware
AutoZone
PHARMACY
cricket


CAR WASH
CAR WASH

64

Conclusion
Village Code and Review by PZDB:

- Makes a Significant Difference
- Results in High Quality Projects
- Retains Village Character

65