VILLAGE OF ESTERO
PLANNING ZONING AND DESIGN BOARD MEETING
PACKET
MARCH 12, 2024, 04:30 PM

www.Estero-fl.gov

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

AGENDA

PLANNING ZONING AND DESIGN BOARD MEETING

9401 Corkscrew Palms Circle, Estero, Florida

March 12, 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 February 12, 2023 meeting minutes.**

      Attachment: 02132024 PZDB Minutes.pdf

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

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

   a. **Cell Phone Tower - Bella Terra - Zoning Amendment (DCI2023-E002) (District 7) 19980 Bella Terra Boulevard, ±12.44 acres, partially cleared located on Corkscrew Road, west of Bella Terra's entrance and south of Wild Blue.**

      Amendment to the Commercial Planned Development (CPD) to allow a ±178-foot AGL Monopole Wireless Facility.

Public Information Meeting was held September 12, 2023.

See Staff Report.

Planning Zoning and Design Board will make a recommendation to council.

Attachment: 1. Bella Terra Cell Tower - Staff Report.pdf
Attachment: 2. Staff Report Attachment A - Future Land Use Map.pdf
Attachment: 3. Staff Report Attachment B - Zoning Map.pdf
Attachment: 4. Staff Report Attachment C - Proposed Conditions.pdf
Attachment: 5. Staff Report Attachment D - Applicant Photo Simulation _ Balloon Study.pdf
Attachment: 6. Staff Report Attachment E - Balloon Study Affidavit.pdf
Attachment: 7. Staff Report Attachment F - Applicant Summary of Public Information Meeting.pdf
Attachment: 8. Staff Report Attachment G - Applicant Submittals.pdf
Attachment: 9. Bella Terra Cell Tower - Presentation.pdf

7. WORKSHOPS

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

a. The Goddard School for Early Childhood Development -- Development Order (DOS2024-E004)) (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 ± 14,330 sq. ft. learning center..

Review of the building architecture is requested.

Attachment: 1. The Goddard School - Site Plan.pdf
Attachment: 2. The Goddard School - Architectural Elevations and Monument Sign Drawing.pdf
Attachment: 3. The Goddard School - Landscape Plans.pdf
Attachment: 4. The Goddard School - Workshop Presentation.pdf

b. Coastal Palms Academy -- Development Order (DOS2024-E003) (District 4) 9600 Corkscrew Road, a vacant ± 3.5-acre site located on the southwest corner of River Ranch and Corkscrew Road - Zoned Commercial Planned Development (CPD).

Development Order for a 13,000 sq. ft. daycare.

Review of the building architecture is requested.

Attachment: 1. Coastal Palms Academy - Civil Site Plan.pdf
Attachment: 2. Coastal Palms Academy - Arch. Narrative and Exterior Material Palette.pdf
Attachment: 3. Coastal Palms Academy - Architectural Plans.pdf
Attachment: 4. Coastal Palms Academy - Monument Sign.pdf
Attachment: 5. Coastal Palms Academy - Workshop Presentation.pdf

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

9. BOARD COMMUNICATIONS

a. Next meeting - April 9, 2024

10. STAFF COMMUNICATIONS

a. Update on Development Projects

Attachment: 5. 2024 Project Review Presentation.pdf

11.ADJOURN

General Attachments

- Transcript.pdf

PLANNING ZONING AND DESIGN BOARD MEETING
TUESDAY, MARCH 12, 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.

04:31:38 [SOUNDING GAVEL]
04:31:40 >>Scotty Wood: GOOD AFTERNOON.
04:31:41 I WOULD LIKE TO CALL THE MARCH 12 MEETING OF THE VILLAGE OF
04:31:44 ESTERO PLANNING, ZONING, AND DESIGN BOARD TO ORDER.
04:31:47 WE ALWAYS START OUR MEETING WITH THE PLEDGE OF ALLEGIANCE.
04:31:50 SO PLEASE RISE.
04:31:54 [PLEDGE OF ALLEGIANCE]
04:32:08 THANK YOU.
04:32:11 TAMMY, WOULD YOU PLEASE CALL THE ROLL?
04:32:14 >>Tammy Duran: BOARD MEMBER WALLACE?
04:32:16 YOU'RE HERE.
04:32:27 >>Anthony Gargano: HERE.
04:32:29 >>Kristin Jeannin: HERE.
04:32:30 >>Michael Sheeley: HERE.
04:32:32 >>James Tatooles: HERE.
04:32:34 >>Scotty Wood: HERE.
04:32:35 >>Tammy Duran: BOARD MEMBER JONES IS ABSENT TONIGHT.
04:32:40 >>Scotty Wood: THANK YOU.

04:32:41 COULD I HAVE A MOTION TO APPROVE THE AGENDA?
04:32:43 >> SO MOVED.
04:32:44 >> SECOND.
04:32:45 >>Scotty Wood: ANY DISCUSSION?
04:32:45 ALL IN FAVOR SAY AYE.
04:32:48 ANY OPPOSED?
04:32:48 MOTION CARRIES.
04:32:51 THE NEXT ITEM IS THE CONSENT AGENDA, WHICH CONSISTS OF THE
04:32:56 MINUTES OF OUR FEBRUARY 13th MEETING.
04:32:59 I WOULD LIKE A MOTION TO APPROVE THE CONSENT AGENDA.
04:33:04 >>Anthony Gargano: SO MOVED.
04:33:05 >>Michael Sheeley: SECOND.
04:33:06 >>Scotty Wood: ANY DISCUSSION?
04:33:07 ALL IN FAVOR.
04:33:09 ANY OPPOSED?
04:33:09 MOTION CARRIES.
04:33:11 THIS EVENING'S AGENDA WE HAVE A PUBLIC HEARING FOLLOWED BY
04:33:16 TWO WORKSHOPS.

04:33:17 IN THE CASE OF THE PUBLIC HEARING, THAT IS A QUASI-JUDICIAL
04:33:25 PROCEDURE.
04:33:26 I HAVE A STATEMENT THAT I NEED TO READ PRIOR TO MARY, WHO
04:33:31 WILL GIVE AN INTRODUCTION TO THE ACTUAL ITEM ITSELF.
04:33:37 WHEN THIS BOARD IS SCHEDULED TO CONSIDER AND VOTE ON A
04:33:41 ZONING APPLICATION, DEVELOPMENT ORDER, OR OTHER
04:33:44 SITE-SPECIFIC APPLICATION, IT SITS IN A QUASI-JUDICIAL

04:33:49 CAPACITY.
04:33:50 THIS MEETING'S AGENDA INCLUDES SUCH AN ITEM.
04:33:53 IF YOU INTEND TO PROVIDE TESTIMONY ON THE QUASI-JUDICIAL
04:33:58 MATTER, BEFORE THE MATTER IS CALLED, YOU MUST FILL OUT A
04:34:01 PUBLIC SPEAKER'S CARD AND GIVE IT TO THE BOARD CLERK, TAMMY,
04:34:05 AND MUST BE SWORN IN BY THE BOARD ATTORNEY WHO IS NOT
04:34:10 PRESENT.
04:34:10 SO THIS EVENING, MARY WILL DO THE SWEARING IN.
04:34:14 ANYWAY, BEFORE THE MATTER BEGINS, ANY WRITTEN COMMUNICATIONS
04:34:19 THAT HAVE BEEN RECEIVED BEFORE THE CUTOFF DATE WILL BE
04:34:22 PLACED INTO THE PUBLIC RECORD.
04:34:23 BOARD MEMBERS WILL BE ASKED TO DISCLOSE ANY EX PARTE
04:34:27 COMMUNICATIONS.
04:34:28 BOARD MEMBERS WILL BE ASKED IF THEY HAVE A CONFLICT
04:34:31 REGARDING THE MATTER AND MUST DECLARE IT.
04:34:33 IF THEY DO, THEY WILL NOT BE ALLOWED TO PARTICIPATE IN BOARD
04:34:37 DISCUSSION OR VOTE ON THE MATTER.
04:34:39 THE VILLAGE DIRECTOR OF COMMUNITY DEVELOPMENT WILL INTRODUCE
04:34:43 THE MATTER AND THEN ASK THE APPLICANT TO MAKE A PRESENTATION
04:34:47 AND SUMMARIZE ANY RELATED AFFIDAVITS FROM APPLICANT'S
04:34:51 EXPERTS IN ATTENDANCE.
04:34:52 FOLLOWING THIS, THE DIRECTOR OF COMMUNITY DEVELOPMENT WILL
04:34:55 MAKE A PRESENTATION PROVIDING THE STAFF REPORT FINDINGS AND
04:34:59 RECOMMENDATIONS.
04:35:00 AFTER THIS, THE PUBLIC HEARING IS OPEN.

04:35:04 ANYONE WHO HAS BEEN SWORN IN MAY PROVIDE TESTIMONY.
04:35:09 IT'S IMPORTANT TO BE CONCISE AND LIMIT TESTIMONY TO FIVE
04:35:12 MINUTES OR LESS.
04:35:13 THE APPLICANT HAS THE RIGHT TO CROSS-EXAMINE ANY WITNESS,
04:35:16 INCLUDING THE PUBLIC, AND MAY PROVIDE REBUTTAL.
04:35:19 THE PUBLIC MAY NOT CROSS-EXAMINE WITNESSES BUT MAY REQUEST
04:35:23 THE BOARD OR DIRECT QUESTIONS -- TO DIRECT QUESTIONS ON
04:35:28 THEIR BEHALF TO EITHER THE APPLICANT OR COMMUNITY
04:35:30 DEVELOPMENT STAFF.
04:35:31 PERSONS WHO HAVE BEEN DETERMINED BY THE BOARD TO BE
04:35:36 INTERESTED PARTIES MAY CROSS-EXAMINE WITNESSES.
04:35:38 IF A PERSON REPRESENTS AN ORGANIZATION, EVIDENCE OF THEIR
04:35:42 AUTHORITY TO SPEAK FOR THE ORGANIZATION MUST BE PROVIDED.
04:35:45 IN MAKING THIS RECOMMENDATION OR DECISION, THE BOARD SHALL

04:35:49 CONSIDER THE EVIDENCE IN THE RECORD, THE PUBLIC'S INPUT AND
04:35:54 ANY RECOMMENDATIONS OF THE VILLAGE STAFF.
04:35:57 THE BOARD'S RECOMMENDATION SHALL BE BASED UPON COMPETENT
04:36:02 SUBSTANTIAL EVIDENCE IN THE RECORD OF THE PROCEEDING AND THE
04:36:05 APPLICABLE LAW.
04:36:07 SHOULD ANY APPLICATION BE DENIED, THE BOARD SHALL STATE
04:36:10 FINDINGS IN REGARD TO THE CRITERION OR CRITERIA THAT ARE NOT
04:36:14 MET.
04:36:15 NOW, WILL ALL OF THOSE WHO INTEND TO TESTIFY IN THIS MATTER
04:36:21 PLEASE RISE AND RAISE YOUR RIGHT HAND.
04:36:26 NANCY, I THINK YOU'VE BEEN DEPUTIZED TO ADMINISTER THE OATH.

04:36:30 >>Mary Gibbs: I THINK WE WILL HAVE THE CLERK DO THE OATH
04:36:34 BECAUSE I CAN'T SWEAR MYSELF IN.
04:36:36 >>Scotty Wood: ALL RIGHT.
04:36:37 TAMMY.
04:36:37 >>Tammy Duran: DO YOU SWEAR TO TELL THE TRUTH, THE WHOLE
04:36:39 TRUTH AND NOTHING BUT THE TRUTH?
04:36:42 >>Scotty Wood: THANK YOU.
04:36:50 >>Mary Gibbs: ON THE WRITTEN RECORD, WE HAVE E-COMMENTS THAT
04:36:52 WE FORWARDED TO YOU AS WELL AS THE APPLICANT.
04:36:55 WE RECEIVED SIX THAT WERE FOR THE CELL TOWER, THREE WERE
04:36:59 AGAINST, AND THERE WAS ONE GENERAL COMMENT.
04:37:03 >>Scotty Wood: BOARD MEMBERS, ANY EX PARTE COMMUNICATIONS?
04:37:06 >> NO.
04:37:07 >> NO.
04:37:07 >> NO.
04:37:08 >>Scotty Wood: NONE.
04:37:09 ANY CONFLICT OF INTEREST?
04:37:11 >> NO.
04:37:11 >> NO.
04:37:12 >> NO.
04:37:12 >>Scotty Wood: NONE.
04:37:13 YOU'RE IT.
04:37:26 >>Mary Gibbs: GOOD EVENING, EVERYBODY.
04:37:29 SO WE ARE HERE FOR THE PUBLIC HEARING FOR THE CELL TOWER AT
04:37:33 BELLA TERRA TONIGHT.

04:37:35 THIS IS A ZONING AMENDMENT TO ADD THE CELL TOWER.
04:37:40 THE PROPERTY IS LOCATED AT CORKSCREW ROAD AND BELLA TERRA
04:37:44 BOULEVARD.
04:37:45 THERE IS A 12-ACRE PIECE OF PROPERTY THAT IS AT THE NORTH
04:37:48 END OF BELLA TERRA THAT WAS ZONED COMMERCIAL -- CAN YOU HEAR
04:37:54 ME?
04:37:54 OKAY.
04:37:55 THAT WAS ZONED COMMERCIAL QUITE A FEW YEARS AGO WHEN THE
04:37:58 MAJORITY OF BELLA TERRA WAS ZONED RESIDENTIAL PLANNED
04:38:01 DEVELOPMENT, THE 12-ACRE PIECE OF PROPERTY ON THE FRONT WAS

04:38:04 REZONED TO COMMERCIAL PLAN DEVELOPMENT.
04:38:06 AND AT THE TIME WHEN IT WAS IN LEE COUNTY, IT WAS PLANNED TO
04:38:10 BE A PUBLIX SHOPPING CENTER.
04:38:13 BUT THAT NEVER CAME TO FRUITION.
04:38:16 SO IN THE MEANTIME, YEARS AGO, THE BELLA TERRA FOLKS
04:38:20 APPROACHED US AT THE VILLAGE AND SAID WE WANT TO CONTROL
04:38:23 WHAT GOES ON ON THIS PROPERTY.
04:38:25 WE DON'T WANT A PUBLIX SHOPPING CENTER.
04:38:27 WHAT CAN WE DO?
04:38:29 WE SAID IF YOU REALLY WANT TO CONTROL IT, YOU SHOULD BUY THE
04:38:32 PROPERTY AND THAT WAY YOU CAN USE IT FOR WHATEVER USES YOU
04:38:34 WANT.
04:38:35 THEY DID PURCHASE THE PROPERTY AND THEY ARE PLANNING TO DO
04:38:38 SOME RECREATIONAL TYPE USES IS WHAT I'M UNDERSTANDING IN THE
04:38:42 LONG TERM OR MAYBE SOME ADDITIONAL USES FOR THEIR CLUBHOUSE.

04:38:46 IN THE INTERIM, THEY ESTABLISHED A HUT WIRE COMMUNICATIONS
04:38:52 FACILITY ON A LITTLE PIECE OF THE PROPERTY AND THEY ARE
04:38:55 PROPOSING THIS CELL TOWER FROM BROADUS TOWERS TO BE LOCATED
04:38:58 ON A PIECE OF THE PROPERTY.
04:39:00 THAT'S HOW THIS CAME TO FRUITION.
04:39:05 WE HAD A PUBLIC INFORMATION MEETING BACK IN SEPTEMBER.
04:39:07 IT'S A LITTLE WHILE BACK, SO YOU MAY RECALL THAT A COUPLE OF
04:39:11 THE QUESTIONS THAT CAME UP AT THAT TIME WERE COULD THEY MOVE
04:39:15 THE FACILITY A LITTLE BIT FURTHER TO THE WEST.
04:39:17 I THINK THAT WAS A PLANNING, ZONING AND DESIGN BOARD
04:39:20 COMMENT.
04:39:20 CAN YOU MOVE IT FURTHER TO THE WEST?
04:39:24 IN WHICH CASE WE HAVE MET WITH THE APPLICANT AND THEY DON'T
04:39:27 REALLY THINK THEY CAN MOVE IT FURTHER WEST.
04:39:30 THEY WILL EXPLAIN THAT TONIGHT WHAT HAS HAPPENED SINCE THE
04:39:33 PUBLIC INFORMATION MEETING.
04:39:34 ANOTHER THING THAT CAME UP AT THE TIME FROM THE PUBLIC
04:39:38 COMMENT WAS THAT THEY FELT THAT THE TOWER MIGHT NOT PROVIDE
04:39:41 ADEQUATE SERVICE TO THE SOUTH PART OF BELLA TERRA BECAUSE
04:39:44 THE CELL SERVICE IS FAIRLY SPOTTY.
04:39:48 IN THE INTERIM, WE MET WITH THE APPLICANT SINCE PUBLIC
04:39:51 INFORMATION MEETING AND THEY ARE PROPOSING TO INCREASE THE
04:39:53 HEIGHT OF THE TOWER A LITTLE BIT TO PROVIDE SOME SERVICE TO
04:39:57 THE SOUTHERN PART OF BELLA TERRA.
04:39:59 THE REQUEST IS A LITTLE BIT DIFFERENT.

04:40:01 THEY ACTUALLY MOVED THE FACILITY A LITTLE CLOSER TO
04:40:03 CORKSCREW ROAD AND RAISED THE HEIGHT FROM 149 FEET TO 178
04:40:08 FEET.
04:40:09 THOSE ARE THE TWO DIFFERENCES THAT YOU'RE GOING TO HEAR
04:40:11 ABOUT TONIGHT THAT THE APPLICANT WILL EXPLAIN.
04:40:14 THE STAFF WAS RECOMMENDING APPROVAL AND WE'VE GOT A LOT OF

04:40:19 DETAIL IN THE STAFF REPORT.
04:40:21 WE'RE RECOMMENDING APPROVAL WITH CONDITIONS.
04:40:23 WE KIND OF LOOKED AT THE WHOLE SITUATION.
04:40:28 WE INITIALLY TOLD THEM THEY SHOULD MOVE THE LOCATION FURTHER
04:40:31 SOUTH, BUT THAT REALLY AFFECTS MORE RESIDENCES IN BELLA
04:40:35 TERRA.
04:40:36 NO MATTER WHERE YOU MOVE IT, THERE'S NOT REALLY A PERFECT
04:40:40 LOCATION.
04:40:40 WE'RE BALANCING THE NEED FOR THE CELL TOWER SERVICE IN THAT
04:40:43 AREA WITH THE FACT OF MINIMIZING THE ADVERSE AESTHETIC
04:40:48 IMPACTS TO THE NEIGHBORS.
04:40:49 SO WE'VE RECOMMENDED APPROVAL WITH THE CONDITIONS THAT I CAN
04:40:52 GO OVER WHEN WE GET TO THAT POINT.
04:40:54 THEY ALSO ASKED FOR A COUPLE OF DEVIATIONS.
04:40:58 ONE IS PRETTY MINOR, TO NOT PAVE THE LITTLE ACCESS WAY THAT
04:41:02 GOES INTO THE COMPOUND, AND THERE WILL BE MINIMAL TRAFFIC,
04:41:06 SO WE'RE RECOMMENDING APPROVAL OF THAT.
04:41:07 THE OTHER IS THE FALL RADIUS OF THE CELL TOWER BECAUSE OF
04:41:11 THE WAY THEY ARE DESIGNED, THEY ARE DESIGNED TO BREAK ONTO

04:41:15 THEMSELVES.
04:41:15 THEY WILL BE EXPLAINING THAT A LITTLE BIT.
04:41:17 I JUST WANTED TO GIVE YOU A KIND OF BRIEF SUMMARY OF THAT.
04:41:22 ONE OTHER THING I WANTED TO SAY TOO, THIS IS A PLANNING,
04:41:26 ZONING AND DESIGN BOARD WILL MAKE A RECOMMENDATION ON THIS.
04:41:29 BECAUSE IT IS AN AMENDMENT TO A PLANNED DEVELOPMENT, IT HAS
04:41:31 TO GO TO VILLAGE COUNCIL FOR THE FINAL APPROVAL.
04:41:33 TONIGHT WILL BE YOUR RECOMMENDATION, AND THEN WE'LL TAKE IT
04:41:37 TO VILLAGE COUNCIL AND THEY WILL MAKE THE DECISION.
04:41:39 IF YOU DON'T HAVE ANY QUESTIONS OF ME, I CAN TURN IT OVER TO
04:41:44 THE APPLICANT.
04:41:45 THEY HAVE A PRETTY DETAILED PowerPoint.
04:41:47 MATTANIAH JAHN WILL START OFF THE PRESENTATION.
04:42:05 I WANTED TO MENTION ONE MORE THING THAT I FORGOT, AND I'M
04:42:10 SURE THEY WILL BE HAPPY TO ADDRESS THIS.
04:42:12 ONE OF THE THINGS THAT WE TALKED ABOUT, BECAUSE THESE
04:42:16 TOWERS, IT'S A MONOPOLE, BUT WE ASKED ABOUT THE POSSIBILITY
04:42:20 OF MAKING IT DESIGNED TO LOOK LIKE A TREE.
04:42:23 THE APPLICANT SAID THAT THAT PRECLUDES THEIR ABILITY TO ADD
04:42:27 CO-LOCATIONS AND PLUS 178-FOOT TREE MIGHT NOT BE THE MOST
04:42:32 ATTRACTIVE THING.
04:42:35 PERSONALLY I LIKE THE TREE MYSELF, BUT I'VE BEEN PRETTY MUCH
04:42:37 SHOT DOWN BY EVERYBODY, INCLUDING MY OWN STAFF WHO SAID NO.
04:42:45 >>Scotty Wood: MARY, IN MY TRAVELS ACROSS EUROPE I'VE SEEN
04:42:48 PROBABLY 50 OF THE TREES, THEY DON'T LOOK LIKE TREES.

04:42:54 >>Mary Gibbs: I HAD TO SAY IT.
04:42:55 >>Mattaniah Jahn: GOOD EVENING.

04:42:57 I'M MATTANIAH JAHN, 935 MAIN STREET, SAFETY HARBOR, FLORIDA,
04:43:01 34695.
04:43:03 I HAVE TAKEN AN OATH.
04:43:04 I ALSO HAVE DARWIN FELIZ WITH VERIZON WIRELESS WITH ME
04:43:10 SHOULD YOU HAVE ANY QUESTIONS ABOUT VERIZON'S NEED FOR THE
04:43:13 TOWER.
04:43:13 HE HAS ALSO TAKEN AN OATH.
04:43:15 TO TIE INTO THE MONOPOLE CAMOUFLAGING, I HAVE SUCCESSFULLY
04:43:22 ZONED SITES THAT HAVE MONOPINE CAMOUFLAGING.
04:43:26 THOSE ARE SITES ON A TOWER IN GEORGIA SURROUNDED BY 70-FOOT
04:43:31 TALL TREES.
04:43:31 SO YOU HAVE A LOT OF CONTEXTUAL CUES.
04:43:34 UNFORTUNATELY, WE JUST DON'T HAVE THAT HERE.
04:43:36 IT IS DEFINITELY A TIME-HONORED AND VENERATED CAMOUFLAGING.
04:43:46 I UNDERSTAND WHY MS. GIBBS WOULD GO FOR IT.
04:43:49 YOU HAVE LITTLE LARGER VIEW SHEDS THAT MAY NOT WORK FOR IT.
04:43:53 ALL RIGHT.
04:43:54 I COME BEFORE YOU TODAY WITH STAFF RECOMMENDATION OF
04:43:56 APPROVAL FOR AN AMENDMENT TO THE CPD OR COMMERCIAL PLANNED
04:44:00 DEVELOPMENT, TO ADD THE SPECIFIC USE OF THIS 178-FOOT TALL
04:44:04 MONOPOLE-STYLE COMMUNICATION TOWER.
04:44:07 ON STRAP 20462603010-C-1.00 CE.
04:44:20 THIS PROPERTY IS SEMI CLEARED LANDS.

04:44:23 THAT'S PARTIALLY DEVELOPED AS A PARKING LOT AND THEN A FIBER
04:44:27 SWITCH HUT.
04:44:28 I'M GOING TO BE MOVING INTO AERIALS AND ZONING MAPS.
04:44:38 ALL THE MAPS THAT I SHOW YOU TODAY, UP WILL BE NORTH UNLESS
04:44:42 I STATE OTHERWISE.
04:44:43 RIGHT NOW I'M JUST SHOWING YOU A PROPERTY APPRAISER AERIAL
04:44:51 OF THE PARENT PARCEL WHICH HAS THAT LIGHT BLUE OUTLINE, AND
04:44:55 YOU CAN SEE THE ORANGE ARROW POINTING TO THE NORTHEAST
04:44:58 PORTION.
04:44:58 THE MONOPOLE IS PROPOSED IN THE NORTHEAST PORTION NEAR THE
04:45:02 INTERSECTION OF CORKSCREW AND BELLA TERRA BOULEVARD.
04:45:04 THIS IS A CLOSER VIEW.
04:45:08 AS YOU CAN SEE AS WE GET IN, WE'RE IN THAT NORTHEAST PORTION
04:45:12 THAT'S CLEARED.
04:45:13 AS YOU MOVE WEST, THE ELEVATION OF THE PROPERTY DROPS DOWN
04:45:16 AND IT ACTUALLY STARTS TO BECOME A BIT WET.
04:45:20 AT LEAST SEASONALLY.
04:45:24 THE OTHER THING TO KEEP IN MIND AS YOU LOOK AT THIS, THERE
04:45:26 ARE VERY FEW AREAS THAT AREN'T ALREADY DEVELOPED AS
04:45:30 RESIDENTIAL PARCELS OR SHOWN AS PRESERVED WETLANDS.
04:45:37 YOU HAVE A LOT OF SITUATIONS WHERE COMMUNITIES HAVE BEEN CUT
04:45:39 OUT AROUND CYPRESS HEADS, FUNCTIONING WETLANDS THERE.
04:45:43 THERE ARE VERY FEW OPTIONS FOR PLACING THE MONOPOLE ALONG
04:45:47 THIS AREA.

04:45:47 AND THAT BECOMES EVEN MORE, AND YOU MAY REMEMBER THIS FROM

04:45:51 THE LAST TIME I WAS BEFORE YOU, THAT BECOMES EVEN MORE
04:45:53 COMPLICATED BY THE FACT THAT ALL CELL TOWERS ARE LOCAL.
04:45:56 JUST LIKE THE LIGHTS THAT ARE OVER YOUR DAIS, IF YOU WERE TO
04:46:01 SHUT OFF THE LIGHTS OVER YOUR DAIS, YOU MAY HAVE SOME LIGHT
04:46:05 WHERE YOU ARE SITTING.
04:46:06 I SINCERELY DOUBT YOU WOULD HAVE ENOUGH LIGHT TO READ, EVEN
04:46:09 WITH THE REST OF THE LIGHTS IN THE ROOM ON.
04:46:11 CELL TOWERS ARE THE SAME WAY.
04:46:13 ALL RIGHT.
04:46:15 TO THE NORTH AND I'M GOING TO MOVE FORWARD ONE MORE TO GIVE
04:46:20 US A CLOSER AERIAL.
04:46:21 YOU CAN SEE, AGAIN, WE HAVE OUR PARENT PARCEL.
04:46:25 TO THE NORTH IS THE BELLA TERRA PERIMETER BUFFER WITH A
04:46:29 BERM.
04:46:29 THEN YOU GO INTO CORKSCREW ROAD AND THEN ON THE OTHER SIDE
04:46:33 IS WILD BLUE WITH ITS PERIMETER BUFFER.
04:46:38 TO THE SOUTH ARE THE REST OF THE PARENT PARCEL.
04:46:41 THEN WE GO INTO THE BELLA TERRA AMENITIES PARCEL.
04:46:46 THEN WE REACH RESIDENTIAL PROPERTIES WITHIN THE BELLA TERRA
04:46:49 COMMUNITY.
04:46:50 TO THE EAST ARE BELLA TERRA BOULEVARD.
04:46:54 THEN WE HAVE A LAKE AND MULTIFAMILY AND SINGLE-FAMILY
04:46:58 RESIDENTIAL AS WE MOVE FURTHER EAST.
04:47:01 TO THE WEST OR LEFT IS THE REST OF OUR PARENT PARCEL.
04:47:06 THEN WE MOVE ON TO A WATER STORAGE PARCEL FOR THE PRESERVE

04:47:09 AT CORKSCREW AND THEN TO THE PRESERVE AT CORKSCREW AND EAST
04:47:15 PARCEL.
04:47:16 AFTER THAT YOU WOULD BE REACHING RESIDENTIAL.
04:47:17 THE BELLA TERRA COMMUNITY THROUGH THE HOA WOULD LIKE TO KEEP
04:47:21 THE MONOPOLE AS PART OF A TELECOM CAMPUS IN THE NORTHEAST
04:47:26 CORNER OF THE PROPERTY.
04:47:27 SO THAT WAY THIS PARCEL CAN BE DEVELOPED AS ADDITIONAL
04:47:32 FUTURE RECREATIONAL COMMUNITY SERVICE FACILITIES WITHOUT THE
04:47:37 TELECOMMUNICATION USES INTERFERING WITH THE FUNCTION AND
04:47:41 FLOW OF THE PARCEL.
04:47:42 AND THAT'S WHY WE HAVE OUR LOCATION HERE.
04:47:45 I WOULD ALSO RESPECTFULLY SUBMIT THAT BASICALLY AS AN
04:47:49 INFRASTRUCTURE USE, YOU WOULD EXPECT IT TO BE UP WITH OTHER
04:47:55 INFRASTRUCTURE, LIKE WHERE CORKSCREW ROAD WOULD BE.
04:47:57 THIS IS JUST SHOWING THAT THE PARCEL IS ZONED COMMERCIAL
04:48:10 PLANNED DEVELOPMENT WITHIN THE CORKSCREW ROAD OVERLAY.
04:48:12 WE MEET THE REQUIREMENTS OF THE CORKSCREW ROAD OVERLAY.
04:48:14 AND THEN THE FUTURE LAND USE DESIGNATION IS NEIGHBORHOODS 1.
04:48:20 NOW, WHEN I TALK ABOUT MONOPOLE STYLE COMMUNICATION TOWER,
04:48:27 I'M TALKING ABOUT A TOWER LIKE YOU SEE ON THE SCREEN.

04:48:30 THIS IS AN EXAMPLE.
04:48:31 THAT IS THE TYPE OF TOWER THAT IS ONE SUPPORT POLE.
04:48:35 NO GUY WIRES OR SUPPORT IRONWORKS EXTENDING OUT FROM IT TO
04:48:39 KEEP IT UP.
04:48:39 IT'S COMPLETELY SUPPORTED BY ITS CENTRAL POLE, AND THEN YOU

04:48:43 HAVE EXTERNAL ANTENNAS ON A HEAD FRAME AT THE TOP.
04:48:47 THIS PROVIDES ADEQUATE SPACE FOR THE ANTENNAS AND RADIOS AS
04:48:52 WELL AS AIRFLOW FOR THOSE ANTENNAS AND RADIOS TO FUNCTION.
04:48:56 ONE THING TO KEEP IN MIND WHEN YOU START APPLYING
04:49:00 CAMOUFLAGES, FOR EXAMPLE, ONCE UPON A TIME I USED TO BE
04:49:03 ASKED WHY NOT TWO FLAGPOLES.
04:49:06 I MISS THOSE DESIGNS.
04:49:07 THAT WOULD BE LIKE PUTTING YOUR WIFI ROUTER IN YOUR ATTIC.
04:49:11 WOULD YOU COOK THEM.
04:49:13 YOU WOULD VOID THE WARRANTIES ON THE ANTENNAS AND RADIOS.
04:49:17 THE OTHER CONCERN WITH A MONOPINE IS ATTENUATION.
04:49:19 CELLULAR SIGNAL IS SO LOCAL BECAUSE IT IS VERY WEAK.
04:49:24 AND SO -- I WILL BE TALKING ABOUT THAT LATER, A CONCEPT
04:49:28 CALLED GROUND SCATTER AND THAT LED TO THE HEIGHT INCREASE
04:49:32 BETWEEN THE LAST TIME WE MET WITH EACH OTHER.
04:49:34 SO THE FOLIATED CANOPY WOULD ACTUALLY DO WHAT'S CALLED
04:49:40 ATTENUATE OR SCATTER A LITTLE BIT OF THE SIGNAL BEFORE IT
04:49:45 EVEN GOT OFF THE STARTING LINE, ESSENTIALLY, TO SERVE THE
04:49:47 AREA.
04:49:48 THE MONOPOLE IS DESIGNED WITH FALL ZONE TECHNOLOGY.
04:49:54 WHAT THAT MEANS IS THAT IT HAS A PREENGINEERED CRIMP POINT.
04:49:57 IN THE UNLIKELY EVENT OF A STRUCTURAL FAILURE IT WOULD FOLD
04:50:02 OVER ON ITSELF AND CONTAINED IN A 35-FOOT RADIUS ON THE
04:50:06 PARCEL.
04:50:07 THIS IS NOT NEW TECHNOLOGY.

04:50:08 THE EXAMPLE I NORMALLY USE IS THE KINGS ROAD I-75 EXIT.
04:50:13 WHEN CHARLEY CAME THROUGH, SOME OF YOU MIGHT REMEMBER THAT
04:50:17 THE LAMP POSTS WERE FOLDED OVER UPON THEMSELVES.
04:50:20 INTERSTATE LAMP POSTS ARE FUNDAMENTALLY THE SAME STRUCTURE
04:50:24 AS YOU'RE LOOKING AT HERE.
04:50:25 THEY WERE DESIGNED WITH FALL-ZONE TECHNOLOGY SO THAT WAY
04:50:28 THEY WOULD NOT FALL INTO THE ROAD AND IMPEDE THE INTERSTATE.
04:50:32 ALL RIGHT.
04:50:34 WE ARE REQUESTING THREE DEVIATIONS.
04:50:37 ONE IS THE ONE TIME TOWER HEIGHT SETBACK TO THE NORTH FROM
04:50:42 CORKSCREW ROAD.
04:50:43 THIS IS A TECHNICAL DEVIATION BECAUSE WHILE WE ARE
04:50:47 REQUESTING -- WHILE WE ARE REQUESTING A REDUCTION IN THAT
04:50:52 SETBACK, WE DO PROVIDE MORE THAN ONE TIMES TOWER HEIGHT
04:50:56 SEPARATION TO ANY RESIDENTIAL PROPERTIES IN THE AREA.
04:51:02 AND ALSO WE COMPENSATE FOR THE UNDERLYING CONCERN OF THE ONE

04:51:06 TIMES TOWER HEIGHT SETBACK THROUGH FALL ZONE TECHNOLOGY.
04:51:09 THERE ARE OTHER TOWER DESIGNS OUT THERE SUCH AS GUY WIRES
04:51:13 WHERE THEY HAVE THE WIRES EXTENDING OUT FROM THEM WHERE IN A
04:51:16 STORM THEY COULD THEORETICALLY FAIL IN AN AREA THAT COULD BE
04:51:20 UP TO THE FOOTPRINT BECAUSE THEY HAVE THOSE WIRES.
04:51:23 THIS DESIGN DOES NOT HAVE THAT.
04:51:24 THE NORTH SETBACK WOULD BE 99 FEET TO THE PROPERTY LINE.
04:51:32 99 FEET.
04:51:35 I AM CURRENTLY SHOWING YOU SHEET ZD-1.

04:51:45 I APOLOGIZE.
04:51:46 ZD 1.
04:51:52 THIS IS FROM YOUR PLAN SET -- THIS IS FROM YOUR PLAN SET IN
04:51:56 THE RECORD.
04:51:56 AND THIS JUST SHOWS THE MONOPOLE'S LOCATION ON THE PARENT
04:52:00 PARCEL.
04:52:01 AND YOU CAN SEE A SQUARE WITHIN A SQUARE IN THE NORTHEAST
04:52:04 PORTION WITH A RED ARROW POINTING TOWARDS IT.
04:52:07 THAT IS THE EQUIPMENT COMPOUND.
04:52:09 THAT WILL BE SURROUNDED BY THE CODE-REQUIRED LANDSCAPE
04:52:12 BUFFER OF SABAL PALMS AND A DOUBLE HEDGEROW.
04:52:15 ACCESS TO THE COMPOUND WILL BE TO THE EAST OVER TO THE
04:52:19 EXISTING PARKING LOT VIA TURF STONE PAVERS.
04:52:24 YOU SEE A CIRCLE WITHIN THE SQUARE.
04:52:27 THAT IS THE FALL ZONE RADIUS.
04:52:29 IT WILL BE COMPLETELY CONTAINED WITHIN BROADUS'S LEASE AREA
04:52:34 ON THE PARENT PARCEL.
04:52:36 THE LARGER CIRCLE IS CODE DEFAULT OF 100% TOWER HEIGHT
04:52:40 SHOWING THAT WE MEET THE CODE REQUIREMENTS TO THE EAST,
04:52:44 SOUTH, AND WEST.
04:52:45 IT'S JUST THE NORTH WHERE THE RELIEF IS BEING ASKED FOR.
04:52:50 >>Jim Wallace: THAT COULD FALL INTO A TRAFFIC LANE?
04:52:54 >>Mattaniah Jahn: IT COULD NOT BECAUSE OF THE FALL ZONE
04:53:00 TECHNOLOGY.
04:53:04 >>Scotty Wood: I HAVE A QUESTION.

04:53:05 IN THE MATERIAL WE RECEIVED THERE IS A LETTER DATED APRIL
04:53:08 26, 2023, FROM MICHAEL PLAHOVINSAK, PROFESSIONAL ENGINEER.
04:53:17 IN THAT, HE'S TALKING ABOUT THE FALL RADIUS OF THE POLE IN
04:53:21 THE EVENT OF A BIG WIND.
04:53:25 IT SAYS THIS MONOPOLE WILL BE DESIGNED TO ACCOMMODATE A
04:53:28 THEORETICAL FALL RADIUS.
04:53:30 THE UPPER 94 FEET OF THE POLE -- THIS IS WHEN IT WAS AT 145
04:53:35 FEET, NOT AT 178 FEET -- WILL BE DESIGNED TO MEET THE WIND
04:53:40 LOADS OF THE DESIGN.
04:53:40 HOWEVER, THE LOWER PORTION OF THE POLE WILL BE DESIGNED WITH
04:53:43 A MAXIMUM 10% EXTRA CAPACITY.
04:53:46 ASSUMING THE POLE HAS BEEN FABRICATED ACCORDING TO DESIGN

04:53:49 AND WELL MAINTAINED, IN THE EVENT OF A FAILURE TOO EXTREME
04:53:53 WIND AND COMPARABLE APPURTENANCE ANTENNA LOAD, WINDS IN
04:53:57 EXCESS OF THE DESIGN WIND LOAD IT WOULD YIELD OR BUCKLE AT
04:54:02 THE 55-FOOT ELEVATION.
04:54:03 THE YIELDED SECTION WOULD RESULT IN A MAXIMUM 94-FOOT FALL
04:54:09 RADIUS BUT MOST LIKELY WOULD REMAIN CONNECTED AND HANG FROM
04:54:13 THE STANDING SECTION.
04:54:15 BUT THE POINT IS, THERE'S STILL THE CHANCE THAT IT CAN HAVE
04:54:18 A FALL RADIUS AT 145 FEET, 94 FEET AT 178 FEET IT WOULD BE
04:54:25 120 SOMETHING FEET.
04:54:26 AND THAT COULD PUT IT ON THE TURN LANE AT CORKSCREW ROAD,
04:54:30 COULD IT NOT?
04:54:31 >>Mattaniah Jahn: SO THAT LETTER THAT YOU'RE READING IS FROM

04:54:34 AN EARLIER ITERATION OF THE TOWER.
04:54:37 THE COMMITMENT WOULD BE A SMALLER FALL ZONE IN THIS
04:54:40 INSTANCE.
04:54:40 BEING A GOOD ENGINEER, MR. PLAHOVINSAK DID SAY THEORETICAL
04:54:47 BECAUSE HE CAN'T CONTROL WHETHER THERE IS A 2,000-MILE AN
04:54:49 HOUR GUST OF WIND.
04:54:50 I WOULD SUBMIT TO YOU IN THAT INSTANCE WHILE THE MONOPOLE
04:54:54 UNDER SOMETHING LIKE A 2,000-MILE AN HOUR GUST OF WIND WOULD
04:54:57 NOT SUSTAIN ITS FALL ZONE IN THAT INSTANCE, WE PROBABLY
04:55:01 WOULD NOT SUSTAIN HABITATION OF FLORIDA.
04:55:05 ENGINEERS LIKE TO USE QUALIFYING WORDS JUST BECAUSE
04:55:11 THEORETICALLY YOU COULD HAVE SOME EXTREME EVENT.
04:55:16 >>Scotty Wood: OKAY.
04:55:18 >>Michael Sheeley: THAT LETTER IS BASED ON AN EARLIER
04:55:21 ITERATION OF THE POLE THAT WAS NOT DESIGNED WITH THE FALL
04:55:24 RADIUS THAT THIS POLE PROPOSED IS DESIGNED, IS THAT CORRECT?
04:55:27 >>Mattaniah Jahn: THAT IS CORRECT.
04:55:28 154 FEET IT HAD A LARGER FALL ZONE SETBACK.
04:55:33 OR FALL ZONE RADIUS.
04:55:37 >>Jim Wallace: YOU'RE SAYING THE POLE GOT TALLER BUT YOUR
04:55:40 FALL RADIUS GOT NARROWER, SMALLER.
04:55:42 >>Mattaniah Jahn: CORRECT.
04:55:43 AND THAT'S ACCOMPLISHED THROUGH ENGINEERING.
04:55:46 BASICALLY IT MEANS THAT THE FOUNDATION, THE LOWER PORTIONS
04:55:49 OF THE TOWER WILL BE STRONGER THAN THEY WERE ANTICIPATED TO

04:55:52 BE BACK WHEN THIS WAS 154 FEET TO --
04:55:56 >>Jim Wallace: WHAT GUARANTEES DO THE VILLAGE'S CITIZENS
04:55:59 HAVE THAT THAT WILL WORK?
04:56:01 >>Mattaniah Jahn: AS FAR AS THAT GOES, THIS IS DESIGNED IN
04:56:06 ACCORDANCE TO THE FLORIDA BUILDING CODE.
04:56:10 THE 8th EDITION AS WELL AS THE NATIONAL TIA CODE, WHICH
04:56:14 THE FLORIDA BUILDING CODE ADOPTS INTO IT.
04:56:17 THAT GOVERNS THINGS LIKE FALL ZONE RADII.

04:56:22 THERE ARE STANDARDS FOR THIS.
04:56:24 AGAIN, THIS IS NOT A NOVEL TECHNOLOGY.
04:56:26 THIS IS A PROVEN TECHNOLOGY.
04:56:29 THE ONLY EXAMPLE I HAVE FOR YOU IN FLORIDA OF A
04:56:33 MONOPOLE-TYPE FAILURE WOULD BE THE LAMP POSTS ON KINGS
04:56:36 HIGHWAY.
04:56:37 I PROBABLY COULD TAKE AND PULL UP A PICTURE OF A LATTICE
04:56:42 FOLDED OVER UPON ITSELF FROM HURRICANE MICHAEL.
04:56:44 SO THE FLORIDA BUILDING CODE PROCESS ENSURES COMPLIANCE.
04:56:50 >>Jim Wallace: I HAVE ONE OTHER NEOPHYTE SINCE WE'RE TALKING
04:56:53 ABOUT THIS.
04:56:53 EXCUSE ME.
04:56:57 TOTAL NEOPHYTE HERE.
04:56:58 RIGHT NOW YOU'RE SHOWING ONE SET OF ANTENNAS AT THE TOP OF
04:57:01 THE POLE.
04:57:02 NORMALLY IT'S BEEN MY EXPERIENCE OVER THE YEARS THAT THE
04:57:08 OWNER OF THE POLE INTENDS AT SOME TIME, PERHAPS IMMEDIATELY,

04:57:11 TO HAVE MORE THAN ONE SET, SOMETIMES TWO AND THREE.
04:57:15 HOW MANY DO YOU INTEND?
04:57:16 >>Mattaniah Jahn: THIS WOULD BE DESIGNED TO CO-LOCATE UP TO
04:57:18 FOUR SETS OF ANTENNAS.
04:57:20 >>Jim Wallace: WHAT WE'RE SEEING NOW COULD BE FOUR TIMES AS
04:57:23 MANY, COULD BE.
04:57:24 >>Mattaniah Jahn: FOR ANTENNAS, YES, THAT IS CORRECT.
04:57:26 >>Jim Wallace: FOR VISIBILITY, IT WOULD BE -- LET'S BE
04:57:30 HONEST, THE POLE, WE'VE ALL SEEN POLES WHERE THE ANTENNAS
04:57:33 ARE INTERNALIZED AND IF THEY ARE PAINTED GRAY, THEY TEND TO
04:57:38 DISAPPEAR IN THE SKY AND NOT SO NOTICED.
04:57:40 THIS IS MORE NOTICEABLE.
04:57:41 IF IT'S FOUR TIMES AS MUCH AT THE TOP OF THE POLE, DO YOU
04:57:45 NOT AGREE IT BECOMES MUCH MORE VISIBLE?
04:57:49 >>Mattaniah Jahn: SO WHEN YOU LOOK AT YOUR OVERALL
04:57:51 VISIBILITY PROFILE, I DON'T AGREE BECAUSE YOU'RE LOOKING AT
04:57:55 ANTENNAS THAT HAVE THOSE SAME DULL TONES AS THE TOWER
04:57:59 ITSELF.
04:58:00 AND THEY ARE ALSO SEE-THROUGH.
04:58:02 NOW, IF WE ARE TALKING SOMETHING LIKE A SHROUDED MONOPOLE OR
04:58:05 A BELL TOWER WHERE YOU PHYSICALLY ENCLOSE WHERE THOSE
04:58:08 ANTENNAS ARE WITH PANELS, YES, YOU WOULD BE INCREASING THE
04:58:11 BULK OF THE TOP PORTION BY FOUR.
04:58:13 BUT WITH THIS, IT'S --
04:58:17 >>Jim Wallace: IS THERE A REASON WHY -- YOU MAY SAY ECONOMIC

04:58:20 AND THAT IS A JUSTIFIABLE ANSWER, IS THERE A REASON THAT YOU
04:58:23 DIDN'T DO THE ANTENNAS INTERNALIZED?
04:58:27 >>Mattaniah Jahn: YES, I ACTUALLY TOUCHED ON THAT EARLIER.
04:58:30 SO MODERN ANTENNAS ARE LITERALLY TOO BIG TO FIT INSIDE THOSE

04:58:37 ENCLOSED CANISTERS.
04:58:38 THE TYPE OF ANTENNAS THAT HAVE ENOUGH LANES, ESSENTIALLY, TO
04:58:42 KEEP UP WITH THE TRAFFIC IN THE AREA BECAUSE THEIR ABILITY
04:58:45 TO HANDLE TRAFFIC OR CAPACITY IS A FUNCTION OF PHYSICS.
04:58:50 YOU HAVE TO HAVE ANTENNA ELEMENTS WITHIN IT, JUST LIKE YOU
04:58:52 HAVE TO HAVE LANES ON CORKSCREW ROAD, JUST LIKE HOW YOU
04:58:56 CAN'T SERVE THE AREA WITH A TWO-LANE CORKSCREW ROAD, WE
04:59:00 CANNOT -- OR VERIZON AND ALSO T-MOBILE CANNOT SERVE THE
04:59:05 TRAFFIC IN THIS AREA WITH THE TYPE OF ANTENNAS THAT WOULD
04:59:09 FIT INSIDE OF A UNIPOLE AND KEEP UP WITH THE TRAFFIC.
04:59:14 YOU WOULD ESSENTIALLY BUILD A FACILITY THAT IS OBSOLETE FROM
04:59:17 DAY ONE.
04:59:18 >>Jim Wallace: BUT WE DO SEE THEM.
04:59:20 ARE THOSE PEOPLE USING THE POLE FOR SOME OTHER PURPOSE?
04:59:23 >>Mattaniah Jahn: THOSE ARE TYPICALLY OLDER FACILITIES.
04:59:26 THE LAST TIME I ZONED A TOWER THAT WAS A UNIPOLE WAS IN
04:59:32 2018.
04:59:33 THOSE ARE USUALLY FACILITIES WHERE THEY ARE CONTINUING THE
04:59:36 EXISTING DEPLOYMENT, BUT AS THEY COME TO THE END OF THEIR
04:59:40 LIFE CYCLE, THEY ARE NORMALLY TRYING TO REPLACE THOSE WITH
04:59:44 ONES THAT HAVE EXTERNAL ANTENNAS.

04:59:46 >>Jim Wallace: I HAVE ONE LAST COMMENT.
04:59:48 ALL OF YOUR PHOTOGRAPHY SHOWING THAT THE ANTENNA OR THE POLE
04:59:53 IS NOT VERY VISIBLE ARE SHOT TYPICALLY FROM THE FRONT OF THE
04:59:57 BUILDING.
04:59:57 BUT THE VIEWS ARE TYPICALLY FROM THE BACK OF THE BUILDING,
05:00:00 FROM THE LANAI, FROM THE LIVING ROOM, FROM THE MASTER
05:00:03 BEDROOM.
05:00:03 BUT I NOTICED NONE OF THE PHOTOGRAPHY TAKEN ACROSS A LAKE,
05:00:07 FIELD, WHATEVER, WAS TAKEN FROM THE BACK OF THE HOME WHERE
05:00:15 THE VAST MAJORITY OF VIEWS WOULD BE.
05:00:16 NONE SHOW FOUR SETS OF ANTENNAS ON TOP.
05:00:19 IS THERE A REASON THAT WASN'T DONE SINCE IT'S MOST
05:00:22 REPRESENTATIVE OF WHAT THE VIEW WILL BE?
05:00:23 >>Mattaniah Jahn: SO WE CAN'T TAKE AND SHOW FROM BACK OF
05:00:27 HOUSES JUST BECAUSE WE CAN'T TRESPASS ON PEOPLE'S PRIVATE
05:00:31 LANDS.
05:00:32 IF YOU WOULD LIKE PHOTO SIMULATIONS THAT SHOW A FULL
05:00:37 CO-LOCATION OR THE TWO INITIAL DEPLOYMENTS, THAT IS
05:00:40 POSSIBLE.
05:00:41 WE WOULD NEED TO CONTINUE THE HEARING, BUT WE WOULD BE
05:00:43 WILLING TO PROVIDE THAT.
05:00:46 >>Jim Wallace: IT'S HARD TO JUDGE WHEN I HAVE A TREE CLOSE
05:00:48 TO THE CAMERA AND THERE'S NOTHING BEHIND IT.
05:00:50 IT LOOKS GREAT, BUT ON THE OTHER SIDE OF THE HOUSE, WHICH IS
05:00:54 PREDOMINANTLY WHERE THE VIEWS WOULD BE, THAT POLE MAY BE

05:00:57 VERY PROMINENT.
05:00:58 I DON'T KNOW, BECAUSE I CAN'T SEE.
05:01:01 >>Mattaniah Jahn: WHEN YOU NOTICE THE VIEWS THAT WERE
05:01:04 SELECTED, BECAUSE I ONLY HAVE RIGHT-OF-WAYS TO WORK WITH,
05:01:07 UNFORTUNATELY.
05:01:07 I TRIED TO HAVE THE CAMERAS PLACED IN AREAS WHERE YOU COULD
05:01:12 SEE IN BETWEEN BUILDINGS AND THINGS LIKE THAT, INSTEAD OF
05:01:14 TAKING A PICTURE STRAIGHT ON OF THE FRONT OF THE HOUSE AND
05:01:17 SAYING IT'S NOT VISIBLE.
05:01:18 YOU'LL NOTICE THAT WITH THE PHOTO SIMULATIONS WHEREVER
05:01:22 POSSIBLE IT'S TAKEN TO WHERE YOU HAVE THE CLEAREST VISIBLE
05:01:26 POSSIBLE FROM THE FRONT ROW.
05:01:28 >>Jim Wallace: THAT WASN'T MY PERCEPTION, BUT THAT'S FINE.
05:01:30 >>Kristin Jeannin: I ALSO LIKE THE SIMULATION 6 THAT'S FROM
05:01:36 CYPRESS SHADOWS BOULEVARD, I THINK THAT'S ESTERO PRESERVE, I
05:01:42 WONDER WHY THERE IS NOT A VIEW OUT FROM CORKSCREW ROAD.
05:01:45 YOU TOOK A PICTURE WHERE THERE ARE CYPRESS TREES IN THE WAY
05:01:50 OF THE VIEW, WHICH IS LOVELY FOR THEM AT THEIR ENTRY, BUT
05:01:53 THE MAJORITY OF THE PEOPLE THAT WILL SEE THIS ARE GOING TO
05:01:55 BE DRIVING EAST ON CORKSCREW ROAD AND THERE'S NO VIEW OF
05:01:58 THAT.
05:02:02 >>Mattaniah Jahn: VIEWS 7 AND 8 SHOW FROM WILD BLUE, AND
05:02:05 ALSO VIEW 1 SHOWS FROM THE INTERSECTION OF BELLA TERRA AND
05:02:10 CORKSCREW ROAD.
05:02:11 SO THEY THOUGHT THEY ADEQUATELY CAPTURED IT.

05:02:14 IF YOU WOULD LIKE AN ADDITIONAL PHOTO SIMULATION, THAT CAN
05:02:16 BE PROVIDED.
05:02:20 >>Kristin Jeannin: YOU'RE SAYING THOSE VIEWS, IN YOUR
05:02:25 OPINION, IS WHAT IT WOULD LOOK LIKE.
05:02:27 >>Mattaniah Jahn: YES.
05:02:30 >>Michael Sheeley: COULD I GO BACK TO THE LETTER FROM THE
05:02:32 ENGINEER?
05:02:33 WOULD YOU BE WILLING TO HAVE HIM PROVIDE A NEW LETTER TO
05:02:37 STAFF THAT IS BASED UPON THE CURRENT DESIGN OF THE POLE IN
05:02:42 TERMS OF THE FALL RADIUS?
05:02:44 >>Mattaniah Jahn: YES, AND WE WOULD ALSO BE WILLING TO
05:02:47 COMMIT TO THE 35-FOOT FALL RADIUS ON THE APPROVAL ON THE
05:02:50 FACE OF THIS ZONING APPROVAL AS A CONDITION SO THAT WAY IT'S
05:02:54 ALSO ENFORCEABLE UNDER YOUR CODE ENFORCEMENT.
05:02:57 >>Michael Sheeley: THANK YOU.
05:02:57 ARE THERE ANY OTHER QUESTIONS I CAN ANSWER AT THIS TIME?
05:03:05 >>Michael Sheeley: PLEASE CONTINUE.
05:03:06 >>Mattaniah Jahn: OKAY.
05:03:07 MOVING INTO ZD 2 AND THIS IS A CLOSER VIEW.
05:03:13 THIS, AGAIN, SHOWS THE 35 FALL ZONE RADIUS.
05:03:16 YOU SEE A CIRCLE IN THE MIDDLE.
05:03:18 THAT IS THE MONOPOLE CAISSONS SUPPORTING IT.

05:03:22 THE GRAY RECTANGLE OFF TO THE RIGHT IS THE TURF ZONE ACCESS
05:03:26 DRIVE.
05:03:26 THE RED MARKINGS ARE TWO PARKING SPACES TAKEN OUT OF

05:03:30 SERVICE.
05:03:30 THIS VIEW IS IMPORTANT BECAUSE IT SHOWS THAT THE EQUIPMENT
05:03:33 COMPOUND, WHICH IS THE SQUARE WITHIN THE SQUARE WILL BE
05:03:36 DESIGNED TO SUPPORT UP TO FOUR CARRIERS.
05:03:39 IT WILL BE ABLE TO -- CO-LOCATION IS PREFERRED UNDER YOUR
05:03:44 CODE, AND IT PREVENTS THE PROLIFERATION OF MULTIPLE TOWERS
05:03:48 WHEN YOU CAN DO IT WITH JUST ONE.
05:03:50 AND SO THAT MEANS NOTHING IF THERE'S NO EQUIPMENT SPACE AT
05:03:54 THE BOTTOM.
05:03:55 AS BOTH THE TOWER DESIGN AND THE COMPOUND MATCH.
05:04:02 THIS SHEET IS ZD 3, AND THIS JUST SHOWS THE SAME THING THAT
05:04:07 ZD 1 SHOWED EXCEPT WITHOUT THE AERIAL IN THE BACKGROUND.
05:04:11 IT'S LITERALLY JUST SIGHT PLAN LINE WORK WITHOUT THE
05:04:14 DISTRACTION OF AN AERIAL BEHIND IT.
05:04:16 THIS IS SHEET ZD 5.
05:04:23 THIS SHOWS THE ELEVATION OF THE MONOPOLE.
05:04:30 YOU CAN SEE THAT IT'S SHOWN WITH FOUR CO-LOCATIONS DRAWN IN.
05:04:34 THE FIRST TWO ARE DARKENED.
05:04:36 THAT'S GOING TO BE T-MOBILE.
05:04:38 VERIZON AT THE VERY TOP WITH THE RED ARROW WITH T-MOBILE
05:04:41 IMMEDIATELY UNDERNEATH IT.
05:04:42 TWO CO-LOCATIONS WITH THE LIGHT BLUE WILL BE MADE AVAILABLE
05:04:47 AT MARKET RATES.
05:04:49 THIS MONOPOLE WAS INCREASED 24 FEET SINCE THE PIM.
05:04:56 AT THAT TIME 149 FEET TO TOP OF TOWER, 154 TO LIGHTNING ROD.

05:05:00 NOW IT IS 175 FEET TO TOP OF TOWER, 178 TO TOP OF LIGHTNING
05:05:07 ROD.
05:05:07 THAT WAS BASED ON DISCUSSIONS WITH THE NEIGHBORS ABOUT
05:05:11 CONCERNS OF REACHING THE SOUTHERN PORTION OF BELLA TERRA.
05:05:14 IT'S ALMOST TWO MILES AWAY AND IT'S LITERALLY A QUESTION OF
05:05:17 PHYSICS.
05:05:18 IF I WERE TO SQUAT AND HIDE BASICALLY BEHIND THIS DAIS AND
05:05:22 YOU HAD MORE OBJECTS IN BETWEEN YOU AND ME, EVEN IF YOU
05:05:25 COULD SEE ME OR HEAR ME, YOU WOULD START LOSING CUES OF
05:05:30 COMMUNICATION, WHETHER THAT IS WHETHER I BECOME MUFFLED OR
05:05:34 YOU LOSE THINGS LIKE MY VISUAL CUES AND THE LIKE.
05:05:38 IT'S THE SAME STORY WITH COMMUNICATION TOWERS.
05:05:40 BECAUSE AS THEY SEND THE SIGNAL OUT, WHEN IT COMES BACK,
05:05:45 PARTS OF THAT SIGNAL GET LOST JUST BECAUSE THINGS LIKE TREES
05:05:49 SCATTER IT.
05:05:50 ALL RIGHT.
05:05:55 THIS IS SHEET ZD 4.
05:05:58 THIS SHOWS VERIZON LOCATED ON THE EAST SIDE AND T MOBILE

05:06:02 WILL BE LOCATED ON THE WEST SIDE.
05:06:04 MORE IMPORTANTLY, THIS SHOWS COMPLIANCE WITH YOUR
05:06:06 REQUIREMENT FOR THE LANDSCAPE BUFFER, WHICH WILL HAVE A
05:06:10 DOUBLE HEDGEROW AND SABAL PALMS.
05:06:15 >>Michael Sheeley: WHAT IS THE DIAMETER OF THE TOWER AT THE
05:06:17 BASE?
05:06:17 >>Mattaniah Jahn: THOSE USUALLY ARE 8 FEET ACROSS THEIR BASE

05:06:23 PLATE, ABOUT SIX FEET ACROSS THE ACTUAL SUPPORT OF THE
05:06:30 TOWER.
05:06:30 I'M GOING TO LOOK REAL QUICK AT MR. SAVALI TO MAKE SURE.
05:06:36 YEAH.
05:06:37 I HAD A MOMENT OF HESITATION JUST BECAUSE OF THE RECENT
05:06:41 ROLLOVER TO REVISION 8 OF THE FLORIDA BUILDING CODE.
05:06:46 >>Scotty Wood: FOLLOW-UP QUESTION ON THAT.
05:06:47 IS TOWER HEIGHT, BASE DESIGN AND ANCHORING MECHANISMS ARE
05:06:53 TAKEN INTO ACCOUNT DURING CONSTRUCTION TO ENHANCE STABILITY.
05:06:57 NOW, WHAT EFFECT DOES TAKING THE TOWER FROM 148 FEET TO 178
05:07:03 FEET HAVE ON THE BASE DESIGN AND THE ANCHORING MECHANISM?
05:07:07 >>Mattaniah Jahn: SO FUNCTIONAL, WHAT IT DOES IS IT MAKES
05:07:11 THE WALLS OF THE TOWER ITSELF, THE TUBE THAT'S THERE
05:07:15 THICKER.
05:07:16 SO THAT WAY THEY ARE ABLE TO HANDLE THE ADDITIONAL WIND
05:07:19 LOADS.
05:07:19 IT MAKES THE BASE PLATE MORE SUBSTANTIAL.
05:07:22 IT ALSO MAKES THE DRILLED CAISSON MORE SUBSTANTIAL.
05:07:27 THE CAISSON IS DEEPER IN THE GROUND, WIDER, MORE REBAR.
05:07:31 SO THERE'S MORE STRUCTURE THAT GOES INTO SUPPORTING IT WHILE
05:07:34 KEEPING A SIMILAR VISUAL PROFILE.
05:07:37 >>Scotty Wood: YOU'RE SAYING THEY ARE BEEFING UP THE BASE
05:07:39 DESIGN AND THE ANCHORING MECHANISMS TO ACCOUNT FOR THE EXTRA
05:07:42 30 FEET.
05:07:43 >>Mattaniah Jahn: CORRECT.

05:07:43 IT'S NO DIFFERENT THAN IF THE VILLAGE HALL HAD AN ADDITIONAL
05:07:49 FLOOR ADDED ON TO IT OR TWO OR THREE.
05:07:51 YOU WOULD HAVE TO REINFORCE THE SUPPORTS DOWN HERE,
05:07:54 PRESUMABLY.
05:07:55 ALL RIGHT.
05:08:03 NOW LET ME MOVE FORWARD INTO PHOTO SIMULATIONS.
05:08:09 UNFORTUNATELY THE VERSION I SENT OVER TO YOU AS SIMULATIONS
05:08:12 1 THROUGH 7.
05:08:13 IF YOU WOULD LIKE SIMULATION 8, WE CAN EITHER PULL IT FROM
05:08:15 THE FILE OR IF YOU HAVE A DOCUMENT CAMERA, I CAN SHOW IT ON
05:08:18 MY COMPUTER.
05:08:19 UNFORTUNATELY JUST DIDN'T MAKE IT INTO THE PowerPoint I
05:08:23 SENT YOU.
05:08:23 THIS IS SIMULATION ONE FROM THE INTERSECTION OF BELLA TERRA

05:08:32 BOULEVARD AND CORKSCREW ROAD.
05:08:34 BELLA TERRA IS TO THE LEFT.
05:08:36 CORKSCREW RUNS ACROSS AND TO THE RIGHT.
05:08:38 YOU CAN SEE THE BASE OF THE MONOPOLE IS OBSCURED.
05:08:42 THERE IS VISIBILITY.
05:08:43 THIS IS SIMULATION NUMBER TWO, AND THIS IS FROM LUCERA COURT
05:08:50 LOOKING WEST.
05:08:51 YOU CAN SEE THAT THERE IS VISIBILITY OF THE UPPER TWO-THIRDS
05:08:57 OF THAT.
05:08:59 >> FROM THE STREET BUT NOT FROM THE BACKYARD OF THE HOME.
05:09:03 >>Mattaniah Jahn: ANY TREES IN THE BACKGROUND WOULD OBSCURE

05:09:05 IT PRETTY EXTENSIVELY.
05:09:06 >>Jim Wallace: IT APPEARS THERE IS A FIELD IN THE BACK.
05:09:08 I'M SURE THEY HAVE A TOTAL VIEW.
05:09:12 >>Mattaniah Jahn: OF COURSE.
05:09:13 >>Jim Wallace: MAKE SURE THAT NOTHING IS MISREPRESENTED
05:09:15 HERE.
05:09:16 >>Mattaniah Jahn: ABSOLUTELY.
05:09:17 I WOULD HATE TO BE CALLED A LIAR BY THE DAIS.
05:09:21 ANYWAYS, THIS IS SIMULATION 3.
05:09:30 AS I DISCUSSED THIS IS TAKEN BETWEEN THE BUILDINGS.
05:09:32 YOU CAN SEE THE MONOPOLE IS IN BETWEEN.
05:09:34 THE UPPER THREE-QUARTERS IS VISIBLE.
05:09:36 NOW, ONE THING TO KEEP IN MIND, IF YOU NOTICE BEHIND THOSE
05:09:40 TOWNHOMES THAT ARE ON LARINO LOOP, THERE IS A TREE BUFFER
05:09:47 BEHIND THEM.
05:09:47 THE OAK TREES BACK THERE WOULD PROVIDE ADDITIONAL SCREENING
05:09:52 AND CREATE LESS VISIBILITY.
05:09:54 THIS IS SIMULATION 4, AND THIS IS TAKEN BETWEEN THE
05:10:01 BUILDINGS.
05:10:02 AGAIN, YOU CAN SEE IN THE BACKGROUND THE VEGETATION BEHIND
05:10:06 THE HOUSES DOES PROVIDE BUFFERING OF THE BOTTOM
05:10:12 THREE-QUARTERS OF IT.
05:10:12 SIMULATION 5 FROM VILLA PRESERVE LANE, AND THIS IS IN THE
05:10:23 PRESERVE AT CORKSCREW LOOKING NORTHEAST.
05:10:25 YOU CAN SEE THE PERIMETER BUFFER AT THIS DISTANCE IS ABLE TO

05:10:30 FULLY BUFFER THE MONOPOLE.
05:10:33 6 IS CYPRESS SHADOWS.
05:10:39 AND AS BOARD MEMBER JEANNIN -- DID I MISPRONOUNCE -- THIS IS
05:10:54 TAKEN ON THE SIDE OF THE ROAD INSTEAD OF DEEP NEAR THE
05:10:58 RIGHT-OF-WAY.
05:10:59 IF YOU WERE TO MOVE DEEPER INTO THE RIGHT-OF-WAY, THERE
05:11:01 WOULD BE A POINT WHERE YOU COULD OBTAIN VISIBILITY.
05:11:03 YOU MOST LIKELY WOULD BE IN THE TRAVEL LANES.
05:11:05 AT THIS DISTANCE, THOUGH, WHEN YOU'RE LOOKING AT THAT, YOU
05:11:09 WOULD BE LOOKING AT A SIZE IN BULK THAT IS SIMILAR TO

05:11:13 UTILITY POLES WITHIN THE RIGHT-OF-WAY, IF I MAY.
05:11:16 THIS IS SIMULATION 7 FROM WILD BLUE.
05:11:23 YOU CAN SEE THERE IS VISIBILITY OVER THERE.
05:11:27 THERE'S A LOT OF OPEN SPACE AT THE MOMENT WITH IMMATURE
05:11:30 VEGETATION.
05:11:31 I CAN PULL SIMULATION -- AGAIN, I APOLOGIZE.
05:11:39 I FAT FINGERED MY PHOTO SIMULATION.
05:11:41 I CAN PULL SIMULATION 8 FROM A VARIETY OF SOURCES IN THE
05:11:46 RECORD, WHETHER IT IS THE DECEMBER SUBMITTAL OR THE BALLOON
05:11:52 TEST IF YOU WOULD LIKE TO SEE IT.
05:11:54 WHAT YOU WILL SEE IS SOMETHING SIMILAR TO SIMULATION 1 WHICH
05:12:02 IS A HEALTHY BIT OF VISIBILITY WITH AN INTERVENING IMMATURE
05:12:06 BUFFER.
05:12:15 >>Kristin Jeannin: I THINK WE HAVE THE PRINT OF IT, TOO.
05:12:17 >>Mattaniah Jahn: YES, THAT IS THE SIMULATION YOU ARE

05:12:19 HOLDING UP, SIMULATION 8.
05:12:21 THAT IS CORRECT.
05:12:21 ALL RIGHT.
05:12:27 I'M GOING TO MOVE INTO THE RF NEED FOR VERIZON AND T-MOBILE.
05:12:31 THIS IS THE REASON THAT WE'RE HERE.
05:12:32 OTHERWISE WE WOULDN'T BE TAKING YOUR TIME OR YOUR CITIZENS'
05:12:36 TIME WITH THIS APPLICATION.
05:12:37 THIS IS A GENERAL PRIMER FROM THE RF PACKAGE THAT WAS
05:12:46 PROVIDED.
05:12:46 THERE ARE TWO FACTORS THAT GO ON WITH COMMUNICATION TOWERS.
05:12:50 COVERAGE AND CAPACITY.
05:12:53 COVERAGE IS BASICALLY THE EQUIVALENT OF DO YOU HAVE A ROAD
05:12:56 THERE TO HANDLE TRAFFIC?
05:12:58 CAPACITY IS DOES THAT ROAD HAVE ENOUGH LANES?
05:13:01 NORMALLY I WOULD BE SPEAKING ABOUT HOW CARRIERS FIGHT THE
05:13:04 SAME CONCURRENCY BATTLE THAT LOCAL JURISDICTIONS FIGHT AS
05:13:07 MORE PEOPLE MOVE INTO THE STATE.
05:13:09 HOWEVER, THIS IS A RAW COVERAGE SITE.
05:13:11 SO WE HAVEN'T EVEN REACHED -- THE ISSUE OF CAPACITY IS
05:13:15 SECONDARY.
05:13:16 THE FIRST GOAL IS TO GET COVERAGE OUT THERE.
05:13:19 SO THERE ARE CURRENTLY NINE VERIZON SITES THAT ARE TRYING TO
05:13:25 REACH THE AREA.
05:13:26 I WILL SHOW THEM ON THE SLIDES UPCOMING.
05:13:29 THEY PHYSICALLY CAN'T REACH FAR ENOUGH.

05:13:32 AND THAT'S JUST THE PHYSICS OF RF PROPAGATION.
05:13:36 ALL RIGHT.
05:13:39 I'M NOW SHOWING YOU VERIZON'S TOWER MAP.
05:13:44 AND THIS SHOWS THOSE NINE TOWERS.
05:13:48 YOU CAN SEE ALICO ROAD TO THE NORTH AND TO THE WEST.
05:13:52 YOU CAN SEE CORKSCREW ROAD RUNNING THROUGH THE MIDDLE.

05:13:55 I-75 TO THE WEST AND FLORIDA GULF COAST UNIVERSITY OFF TO
05:14:00 THE WEST.
05:14:01 BASICALLY THE EXISTING TOWERS IN THE AREA FORM I WOULD
05:14:09 ALMOST SAY A BACKWARD QUESTIONS MARK LOOKING SHAPE.
05:14:13 ESSENTIALLY THEY WERE LARGELY BUILT ALONG INTERSTATE 75 AND
05:14:17 THEN ALICO ROAD AND THEN THERE'S ONE OFF TO THE EAST.
05:14:22 SO THERE'S LITERALLY JUST NO TOWERS IN THIS AREA.
05:14:25 YOU CAN SEE VERIZON'S SEARCH RING.
05:14:31 THIS IS THE AREA THAT VERIZON ESTABLISHES BASED ON THEIR
05:14:35 COVERAGE LEVELS WHERE PUTTING A TOWER WOULD WORK WITH THEIR
05:14:39 NETWORK.
05:14:41 AND THESE HAVE TO WORK TOGETHER AS A NETWORK.
05:14:43 IF YOU PUT TWO OF THEM TOO CLOSE TOGETHER, THEY ARE GOING TO
05:14:46 BASICALLY TALK OVER EACH OTHER.
05:14:48 IF YOU PUT THEM TOO FAR APART, THEY END UP WITH GAPS IN
05:14:52 BETWEEN.
05:14:52 THIS IS VERIZON'S EXISTING COVERAGE.
05:14:57 GREEN IS RELIABLE AND RED IS UNRELIABLE.
05:14:59 YOU CAN SEE THE SOUTHERN TWO-THIRDS OF BELLA TERRA IS ALL

05:15:05 RED AND MOST OF THE AREA ALONG CORKSCREW ROAD FROM THE
05:15:09 EASTERN SIDE OF BELLA TERRA UNTIL YOU GET ABOUT I WANT TO
05:15:14 SAY A HALF A MILE FROM THE INTERSTATE IS UNRELIABLE SERVICE.
05:15:18 AND THEN THIS IS THE SERVICE THAT IS PROVIDED.
05:15:24 AS YOU CAN SEE, MOST OF BELLA TERRA IS COVERED WITH RELIABLE
05:15:30 SERVICE.
05:15:30 ONE THING THAT THE MAPS DON'T SHOW JUST BECAUSE THE WAY
05:15:33 VERIZON'S PROPAGATION SOFTWARE WORKS IS THRESHOLD RELATED
05:15:37 INSTEAD OF SHOWING GRADIENT, ALL THE SIGNAL LEVELS COME UP.
05:15:41 IF YOU ARE UNRELIABLE, IT'S MORE RELIABLE.
05:15:43 THAT'S WHERE THE LINE OF SIGHT COMES IN, THE INCREASED
05:15:49 HEIGHT.
05:15:50 THIS IS A LETTER FROM VERIZON WIRELESS TO THE VILLAGE JUST
05:15:57 CONFIRMING THAT THE ADDITIONAL HEIGHT WOULD HELP THEM
05:16:00 ESTABLISH BETTER SIGNAL LEVELS AT THE SOUTH END OF BELLA
05:16:03 TERRA.
05:16:04 AND THEN THIS IS JUST AN ILLUSTRATIVE DIAGRAM SHOWING GROUND
05:16:18 CLUTTER.
05:16:19 SO YOU CAN SEE IN THE UPPER IMAGE THERE IS A SHORTER TOWER,
05:16:25 AND YOU CAN SEE IT'S TRYING TO GET ITS SIGNAL THROUGH THE
05:16:31 TREES TO THE USER.
05:16:32 THE TALLER TOWER IS ABLE TO GET A BETTER CONNECTION.
05:16:35 IT'S LITERALLY THAT BASIC.
05:16:36 IT STARTS TO TURN INTO ENGINEERING AND THINGS I WENT TO LAW
05:16:40 SCHOOL FOR TO TRY TO AVOID EVEN THOUGH I WENT INTO THE MOST

05:16:44 MATH-ORIENTED PRACTICE I THINK I COULD FIND OTHER THAN TAX.
05:16:48 BUT WHEN YOU BOIL IT DOWN, IT IS WHAT YOU SEE ON THE

05:16:52 SCREENS.
05:16:52 IF YOU HAVE ANY QUESTIONS, MR. FELIZ CAN TAKE AND DIG INTO
05:16:58 IT DEEPER.
05:16:59 NOW I'M GOING INTO T-MOBILE.
05:17:01 THEY DO NOT HAVE AN RF ENGINEER HERE BECAUSE THEY ARE THE
05:17:04 SECOND CARRIER.
05:17:05 IT IS UNUSUAL TO HAVE TWO CARRIERS ON A TOWER FROM THE VERY
05:17:10 BEGINNING.
05:17:10 BUT IT IS SOMETHING THAT IS MORE COMMON AS YOU GET DOWN INTO
05:17:16 COLLIER COUNTY AND IS BECOMING MORE COMMON IN SOUTHWEST
05:17:20 FLORIDA JUST BECAUSE YOU'RE GROWING SO MUCH AND THE NEED IS
05:17:22 SO GREAT.
05:17:23 ALL RIGHT.
05:17:26 SO THIS SHOWS T-MOBILE'S CO-LOCATION IN THE AREA.
05:17:31 THEY ARE GENERALLY ALONG THE SAME I-75 TOWERS.
05:17:34 OFF TO THE EAST THEY HAVE SOME TOWERS THAT ARE A LITTLE
05:17:38 FURTHER AWAY.
05:17:38 BUT, AGAIN, YOU CAN SEE ALICO ROAD CALLED OUT TO THE NORTH
05:17:43 AND EAST.
05:17:44 CORKSCREW RUNS THROUGH THE MIDDLE, I-75 TO THE WEST AND I
05:17:46 ADDED A MARKER FOR FLORIDA GULF COAST UNIVERSITY.
05:17:49 YOU CAN SEE T-MOBILE'S COVERAGE IN THE AREA.
05:17:52 NOW, T-MOBILE PROVIDES A GREATER GRADIENT.

05:17:55 IT'S JUST THE WAY THEY DO THEIR MAPS.
05:17:57 GREEN IS RELIABLE.
05:17:58 BLUE IS NO SERVICE.
05:17:59 AND IF THERE'S NO COLOR ON THE MAP, IT'S BELOW BLUE, WHICH
05:18:04 IS NO SERVICE.
05:18:05 AS YOU CAN SEE IT'S RIGHT ON THE BORDER OF T-MOBILE'S
05:18:12 SERVICE BEING SPOTTY AT BEST, BEING POOR.
05:18:16 AND AS YOU CAN SEE, ONCE THE FACILITY COMES ALONG, EVEN AT
05:18:23 THE LOWER SECOND CO-LOCATION, VERIZON WILL BE ABLE TO
05:18:27 PROVIDE SERVICE TO MOST OF BELLA TERRA.
05:18:29 THE PRESERVE AT CORKSCREW, THE NEIGHBORHOOD TO THE EAST AND
05:18:32 WILD BLUE TO THE NORTH.
05:18:35 >>Jim Wallace: CAN I ASK A SILLY QUESTION?
05:18:37 THERE OBVIOUSLY ARE STILL EVEN AFTER YOU BUILT THIS TOWER,
05:18:41 OBVIOUSLY -- IT'S VERY OBVIOUS THERE IS AN EXTREME NEED FOR
05:18:44 THIS.
05:18:45 BUT YOU STILL HAVE AREAS HERE IN YOUR SIMULATION THAT SHOW
05:18:49 POOR SERVICE AFTER THE TOWER IS BUILT.
05:18:51 SO MY QUESTION IS, YOU'VE GOT 26,000 HOMES ABOUT TO BE BUILT
05:18:56 OUT IN THAT AREA.
05:18:59 WHAT HAPPENS THREE YEARS, FOUR YEARS, FIVE YEARS DOWN THE
05:19:01 ROAD?
05:19:02 ARE YOU GOING TO BE BACK HERE LOOKING FOR ANOTHER TOWER?
05:19:08 YOU SAID THE TOWERS CAN'T BE TOO CLOSE TO EACH OTHER, HOW

05:19:11 WILL YOU ADDRESS THAT FIVE YEARS FROM NOW OR NOT WORRIED

05:19:13 ABOUT IT AT THIS TIME?
05:19:15 >>Mattaniah Jahn: THE QUESTION BEFORE ME TODAY IS GET
05:19:18 COVERAGE SET UP.
05:19:19 YOU MAY SEE SOMETHING IN THE FUTURE JUST AS YOU MAY PERHAPS
05:19:23 SEE SOMETHING IN BETWEEN AS AN INFILL TOWER, WHICH IS LIKE
05:19:28 URBAN INFILL.
05:19:30 >>Jim Wallace: SMALLER TOWER?
05:19:32 >>Mattaniah Jahn: USUALLY, YES.
05:19:34 ESSENTIALLY WHAT WE'RE DOING, WHEN YOU LOOK, YOU SEE VERY
05:19:36 TALL TOWERS, TWO, THREE HUNDRED FEET AND THOSE ARE LIKE FIVE
05:19:40 MILES APART.
05:19:41 THOSE ARE LIKE THE SPINE OF THE SYSTEM.
05:19:44 >>Jim Wallace: WE'RE NOT CREATING A SITUATION WHERE WE WON'T
05:19:47 BE ABLE TO GIVE SERVICE TO THE PEOPLE IN THE FUTURE.
05:19:49 >>Mattaniah Jahn: CORRECT.
05:19:51 >>Jim Wallace: THANK YOU.
05:19:54 >> YOU KNOW, JIM, YOU'RE ALSO NOT ALLOWING FOR THE
05:19:58 IMPROVEMENT IN THE TECHNOLOGY.
05:20:00 WE SEE TECHNOLOGICAL ADVANCES YEAR AFTER YEAR AFTER YEAR.
05:20:06 I'M SITTING HERE LISTENING AND A CELL TOWER IS A CELL TOWER
05:20:12 IS A CELL TOWER.
05:20:13 NOBODY WANTS TO LOOK AT A CELL TOWER FROM THEIR BACKYARD,
05:20:16 THEIR FRONT YARD, BUT THERE'S NOT A CONSIDERATION, AND WE
05:20:20 HAVEN'T SPENT ANYTIME ON, WHICH IS PUBLIC SAFETY.
05:20:24 I THINK THE OTHER THING WHEN WE MAKE DECISIONS ON THESE

05:20:30 ISSUES, WE CAN SPEND A LOT OF TIME TRYING TO PUT A PARTY
05:20:35 DRESS ON A PIG, BUT A CELL TOWER IS A CELL TOWER.
05:20:40 YEAH, WE WANT TO CERTAINLY FOCUS ON THE AESTHETICS, MINIMIZE
05:20:52 THE AESTHETICAL PROBLEMS, BUT THERE IS AN ISSUE WITH REGARD
05:20:55 TO PUBLIC SAFETY.
05:20:57 WE LIVE IN AN AREA WHERE SIX MONTHS OF THE YEAR WE HAVE
05:21:01 HURRICANES.
05:21:02 WE HAVE HURRICANE SEASON.
05:21:02 I'VE HEARD NOTHING ABOUT DURING HURRICANE SEASON IF THERE IS
05:21:08 A POWER OUTAGE, AT THE FACILITY, AT THE CELL TOWER, WHAT DO
05:21:18 YOU HAVE WITH REGARD TO BACKUP POWER?
05:21:21 HOW LONG WILL THE BACKUP POWER LAST?
05:21:23 I THINK THOSE ARE EQUALLY AS IMPORTANT ISSUES AS THE
05:21:29 AESTHETICS.
05:21:30 >>Mattaniah Jahn: OF COURSE.
05:21:31 AND THAT IS VERY IMPORTANT BECAUSE IN FLORIDA, CELLULAR
05:21:36 PROVIDERS ARE A PART OF WHAT IS CALLED THE E-911 SYSTEM.
05:21:40 SO THEY FUNCTION -- IT BASICALLY FUNCTIONS TO TURN YOUR
05:21:44 PHONE INTO AN EMERGENCY BEACON.
05:21:49 THEY PROVIDE THE 911 CONNECTION.

05:21:50 LATER ON IN THIS PRESENTATION, I ACTUALLY HAVE CALL
05:21:51 STATISTICS FOR COLLIER COUNTY TO YOUR SOUTH AND IN ORLANDO
05:21:55 WAY OFF TO THE NORTHEAST.
05:21:56 ESSENTIALLY THESE FACILITIES HAVE TO STAY ONLINE.
05:22:01 SO THEY ARE EQUIPPED WITH A SOUND-DAMPENED, NOISE COMPLIANT,

05:22:08 EPA COMPLIANT GENERATOR FOR EACH CARRIER AT THE BASE INSIDE
05:22:13 THAT EQUIPMENT COMPOUND.
05:22:15 IT IS A PACKAGE GENERATOR.
05:22:16 USUALLY HAS ABOUT THREE DAYS OF FUEL.
05:22:20 IT USUALLY HAS ABOUT THREE DAYS OF FUEL.
05:22:23 AM I OFF BALANCE?
05:22:27 >> NATURAL GAS.
05:22:28 >>Mattaniah Jahn: OKAY.
05:22:29 THE FUEL VARIES.
05:22:30 IT CAN BE DIESEL OR NATURAL GAS.
05:22:33 BUT THAT KEEPS THEM ONLINE, AND THEN THE CARRIERS HAVE
05:22:36 EMERGENCY RESPONSE PLANS TO ENSURE THAT THOSE FACILITIES ARE
05:22:39 KEPT UP AND RUNNING DURING THE TIME OF CRISIS.
05:22:43 THE OTHER THING THAT HAPPENS IS YOU MAY HAVE NOTICED DURING
05:22:47 HURRICANES WHERE YOU DID HAVE SIGNAL, YOU MAY HAVE BARS BUT
05:22:51 YOU CAN'T CONNECT, THAT GOES BACK TO THE TRAFFIC SIDE OF
05:22:54 THINGS.
05:22:55 THAT IS THE EQUIVALENT OF WHAT WE SAW A COUPLE OF YEARS BACK
05:22:58 WHEN EVERYONE WAS TRYING TO LEAVE FLORIDA AND GO UP I-75 AND
05:23:01 THEY REVERSED THE LANES AND THERE STILL WASN'T ENOUGH LANES
05:23:04 ON I-75 TO GET EVERYONE OUT.
05:23:06 EVERYONE GETS ONTO THE CELLULAR NETWORK TO TRY TO CONNECT
05:23:10 AND GET INFORMATION AND THE EXISTING TOWERS WILL HAVE JUST
05:23:14 THAT MUCH MORE TRAFFIC.
05:23:17 ANOTHER THING TO KEEP IN MIND TO YOUR POINT, BOARD MEMBER

05:23:22 GARGANO, IS THAT -- HAVE IMPROVED IN THEIR CAPACITY OVER THE
05:23:27 YEARS.
05:23:27 AND THESE FACILITIES HAVE BEEN OUTFITTED WITH INCREASED
05:23:29 TRAFFIC CAPACITY.
05:23:31 WE'RE TALKING ABOUT PHYSICAL COVERAGE BECAUSE THE SIGNAL
05:23:33 CAN'T REACH, BUT THAT'S ONE OF THE REASONS THAT UNIPOLES ARE
05:23:36 OBSOLETE.
05:23:37 BACK IN THE DAY WHEN WE DIDN'T USE, WHEN WE STILL HAD LAND
05:23:41 LINES OR WHEN WE HAD FLIP PHONES AND DIDN'T HAVE AS MANY
05:23:45 CONNECTIONS, LIKE ONE PHONE PER FAMILY, TWO PHONES, WE HAD
05:23:50 THOSE BECAUSE WE HAD FEWER CONNECTIONS SO WE COULD HAVE
05:23:52 SMALLER ANTENNAS THAT DIDN'T NEED TO HAVE A RADIO ON THEM
05:23:57 AND HAVE AIRFLOW.
05:23:58 NOW THE ANTENNAS HAVE GOTTEN LARGER ON THEM SO THEY CAN
05:24:01 HANDLE THAT EXTRA TRAFFIC THAT WE PUT OUT THERE.
05:24:04 SO THAT'S ONE THING -- THAT'S ANOTHER WAY THAT THE INDUSTRY

05:24:08 WORKS TO KEEP UP WITH TRAFFIC WITHOUT TRYING TO -- ADDING A
05:24:12 NEW TOWER IS A LAST RESORT FOR CARRIERS.
05:24:15 IT'S WHEN THE OTHER SOLUTIONS DON'T WORK.
05:24:19 >>Anthony Gargano: I SPENT MY CAREER IN THE COMMUNICATIONS
05:24:21 INDUSTRY.
05:24:22 THERE'S ALSO THE ASPECT OF ADVANCES IN DIGITAL COMPRESSION
05:24:26 AND HOW THAT ALLOWS MORE CHANNELS IN THE EXISTING BANDWIDTH.
05:24:34 THE TECHNOLOGY ADVANCES WILL HELP AS WELL.
05:24:38 ANYWAY, MY ISSUE IS WE SHOULD SPEND AT LEAST SOME TIME ON

05:24:47 THE PUBLIC SAFETY ASPECT.
05:24:50 WE SPENT A LOT OF TIME ON THE AESTHETICS HERE.
05:24:53 I HAVE JUST TWO QUESTIONS.
05:24:54 WILL THE ADDITIONAL HEIGHT INVOLVE -- WILL THAT CHANGE THE
05:24:59 LIGHTING REQUIREMENT FOR THE TOWER?
05:25:01 >>Mattaniah Jahn: NO, IT WILL NOT CHANGE THE LIGHTING
05:25:03 REQUIREMENT FOR THE TOWER.
05:25:06 >>Anthony Gargano: MY OTHER QUESTION IS ONE OF TIMING
05:25:08 BECAUSE THE FIRST THING THAT WILL HAPPEN, IF THIS TOWER IS
05:25:13 APPROVED, IS PEOPLE ARE GOING TO SAY, WHEN ARE WE GOING TO
05:25:17 GET THE ADDED SERVICE?
05:25:18 WHEN IS IT GOING TO BE AVAILABLE?
05:25:20 SO WHAT IS THE TIMING?
05:25:22 >>Mattaniah Jahn: IT WILL PROBABLY BE BY END OF YEAR BECAUSE
05:25:24 I HAVE TO GET THROUGH YOUR DEVELOPMENT ORDER PROCESS.
05:25:27 HOPEFULLY WE'LL BE ABLE TO GO THROUGH A LIMITED DEVELOPMENT
05:25:30 ORDER AND THEN THROUGH THE BUILDING PERMIT PROCESS AND WE
05:25:32 HAVE TO GET THROUGH MANUFACTURING.
05:25:34 WE'RE HOPING BY END OF YEAR, SOONER IF WE CAN MAKE THAT
05:25:38 HAPPEN.
05:25:41 >>Anthony Gargano: SO IT IS A YEAR, NOT FIVE YEARS.
05:25:48 >>Mattaniah Jahn: THAT IS CORRECT.
05:25:49 JUST TO MOVE INTO SOME HOUSEKEEPING -- THIS IS JUST A CLOSER
05:25:54 VIEW SHOWING THE 5G BAN.
05:25:56 T-MOBILE GAVE US BOTH 4G AND 5G BAN.

05:26:00 T-MOBILE PROVIDED A LETTER TALKING ABOUT ADDITIONAL HEIGHT
05:26:03 WOULD HELP THEM REACH THE SOUTHERN END OF BELLA TERRA AS
05:26:06 WELL.
05:26:06 HOUSEKEEPING, WE -- HOT WIRE PROVIDED A WRITTEN CONSENT TO
05:26:16 HAVING THE MONOPOLE WITHIN 100% OF TOWER HEIGHT TO THEIR
05:26:20 FIBER HUT.
05:26:21 THEY ARE NOT WORRIED ABOUT THE MONOPOLE DAMAGING THEIR FIBER
05:26:23 HUT BECAUSE THEY ARE FAMILIAR WITH FALL ZONE TECHNOLOGY.
05:26:26 WE HELD A TWO-DAY VOLUNTARY COMMUNITY MEETING ON AUGUST THE
05:26:32 10th AND 11th BEFORE I CAME BEFORE YOU, BEFORE THE PIM
05:26:36 IN SEPTEMBER.
05:26:37 WE GENERALLY HAD SUPPORTIVE VIEWS.

05:26:39 I DON'T HAVE 100% AGREEMENT.
05:26:41 IF I WAS ABLE TO GET 100% AGREEMENT, YOU SHOULD BE VERY
05:26:44 SCARED OF ME.
05:26:45 IT WOULD PROBABLY MEAN I HAVE MIND-CONTROL CAPABILITIES.
05:26:50 OF COURSE, AT THAT TIME, THE CONCERN WAS ABOUT REACHING THE
05:26:52 SOUTH END AND IT HAS BEEN REVISED ACCORDINGLY.
05:26:58 THIS IS A LETTER FROM THE HOA JUST TALKING ABOUT THE
05:27:04 IMPORTANCE OF KEEPING THE TELECOM CAMPUS ON THE PROPERTY
05:27:08 WITH A SMALLER FOOTPRINT AND THAT'S SO THE REST OF THE
05:27:13 PROPERTY CAN FUNCTION AND SERVE AS RECREATIONAL FACILITIES.
05:27:16 WE HELD OUR BALLOON TEST ON JANUARY THE 7th AND AN
05:27:25 AFFIDAVIT IS ON FILE.
05:27:26 AND THEN I WOULD LIKE TO SHOW YOU 911 CALL STATISTICS.

05:27:29 THIS IS COLLIER COUNTY'S 911 CALL STATISTICS.
05:27:31 UNFORTUNATELY, THEY DON'T GIVE ME ANY FANCY REPORT, SO IT IS
05:27:34 A CUTOUT -- IT'S JUST A CUTOUT.
05:27:38 BUT IN COLLIER COUNTY, 83% OF ALL 911 CALLS IN 2022 OR 2021
05:27:44 CAME FROM 911 -- CAME FROM WIRELESS NUMBERS.
05:27:47 THAT'S 83% OF ALL CALLS.
05:27:50 IN ORANGE COUNTY, IN 2021 AND, AGAIN, THIS IS OLD DATA.
05:27:59 THIS IS FROM '21, 89% OF ALL 911 COUNTIES UP IN ORANGE
05:28:03 COUNTY CAME FROM WIRELESS CONNECTIONS.
05:28:06 AND OUR USE OF WIRELESS CONNECTIONS HAS ONLY INCREASED SINCE
05:28:12 THEN.
05:28:12 WE CUT THE CORD EVEN MORE.
05:28:14 WITH THAT, BROADUS RESPECTFULLY AGREES AND ADOPTS STAFF'S
05:28:20 REPORT AND CONDITIONS OF APPROVAL INTO ITS PRESENTATION.
05:28:23 BROADUS, VERIZON, T-MOBILE RESPECTFULLY REQUEST THE PLANNING
05:28:29 -- THE PDZB RECOMMEND APPROVAL OF THE MONOPOLE AS DEPICTED
05:28:34 IN THE STAFF REPORT WITH STAFF'S PROPOSED CONDITIONS OF
05:28:38 APPROVAL.
05:28:39 I'M AVAILABLE FOR ANY QUESTIONS YOU MAY HAVE AND JUST TO
05:28:42 SATISFY -- I RESERVE TIME FOR REBUTTAL.
05:28:49 >>Scotty Wood: ANY MORE QUESTIONS RIGHT NOW?
05:28:52 >>Michael Sheeley: NO, THANK YOU.
05:28:53 >>Scotty Wood: MARY, DO YOU WANT TO DO THE STAFF REPORT NOW
05:28:55 OR TAKE PUBLIC TESTIMONY?
05:28:57 >>Mary Gibbs: I THINK PUBLIC INPUT WOULD BE GOOD RIGHT NOW.

05:29:02 >>Scotty Wood: ON THAT NOTE, I WILL OPEN THE PUBLIC HEARING.
05:29:04 TAMMY, CARDS.
05:29:05 >>Tammy Duran: NOREENE.
05:29:07 AND THEN KEITH WILL BE AFTER NOREENE.
05:29:18 >> HI.
05:29:19 MY NAME IS NOREENE McCARTHY.
05:29:22 I AM AN OWNER IN BELLA TERRA.
05:29:24 I AM FOCUSING MOSTLY ON HEALTH ISSUES.

05:29:29 BUT I DO WANT TO COMMENT ON WHAT MR. WALLACE SAID.
05:29:32 YOU MENTIONED HOW THE SIMULATIONS WERE FROM THE FRONT OF THE
05:29:37 HOMES AND I ABSOLUTELY AGREE WITH YOU, AND I ALSO THINK IT
05:29:42 WOULD BE REALLY HELPFUL TO THE PEOPLE IN OUR COMMUNITY IF
05:29:46 THEY SAW THE MONOPOLE, WHAT IT WOULD LOOK LIKE WITH FOUR
05:29:50 CARRIERS ON IT.
05:29:52 TO ME IT LOOKS COMPLETELY DIFFERENT WHEN IT HAS FOUR
05:29:54 CARRIERS ON IT.
05:29:55 I AGREE WITH WHAT MR. WALLACE SAID.
05:29:58 MY ISSUE IS THE RADIO FREQUENCY WAVES.
05:30:03 NOW, NOTHING HAS BEEN PROVEN ONE WAY OR THE OTHER.
05:30:07 ARE THEY COMPLETELY SAFE?
05:30:09 ARE THEY UNSAFE?
05:30:10 MOST EXPERT ORGANIZATIONS AGREE THAT MORE RESEARCH IS
05:30:16 NEEDED, ESPECIALLY FOR ANY POSSIBLE LONG-TERM EFFECTS.
05:30:21 SO THE CELL TOWER WHERE IT IS POSITIONED NOW I THINK IT
05:30:29 WOULD BE BETTER IF IT WAS IN THE NORTHEAST -- NORTHWEST

05:30:35 CORNER OF OUR 12 ACRES TO HAVE US FURTHER APART, AWAY FROM
05:30:43 THE ACTUAL CELL TOWER.
05:30:45 BECAUSE RIGHT NOW WHERE THEY ARE WANTING TO PUT IT, I THINK
05:30:49 IT'S ONLY 350 FEET FROM THE CONDOS AND PROBABLY A LITTLE
05:30:56 FURTHER FROM THE AMENITY CENTER.
05:30:59 I WISH I HAD THAT MAP THAT SHE PUT UP BECAUSE THEN YOU COULD
05:31:03 REALLY SEE.
05:31:03 BUT OUR AMENITY CENTER WHERE WE HAVE BASKETBALL, HOCKEY,
05:31:09 VOLLEYBALL, TENNIS, PICKLEBALL, THE POOL, THE CHILDREN'S
05:31:15 PLAYGROUND, SO CLOSE TO THAT ANTENNA, THAT IT REALLY
05:31:20 CONCERNS ME THAT 10, 15 YEARS FROM NOW, I DON'T WANT TO HEAR
05:31:25 THAT, WELL, YOU KNOW, WE SEE A HIGH INCIDENCE OF CANCER AND
05:31:31 WE THINK IT COULD BE DUE TO THE CELL TOWER.
05:31:35 JUST LIKE THE MAIN EXAMPLE THAT COMES TO MY MIND IS BACK IN
05:31:39 THE '60s WITH THALIDOMIDE.
05:31:42 THAT WAS A DRUG PUT OUT TO HELP PREGNANT LADIES WITH NAUSEA.
05:31:48 AFTER THEY ALL TOOK IT, I THINK IT WAS FIRST USED IN THE UK.
05:31:51 AFTER THEY TOOK IT, THEN THEY FOUND OUT THAT THE BABIES HAD
05:31:55 SEVERE ISSUES -- LIMBS MISSING, REALLY SEVERE ISSUES.
05:32:02 AND I DON'T WANT TO FALL INTO THAT CATEGORY WITH THE CELL
05:32:07 TOWER.
05:32:07 I KNOW THE PEOPLE IN BELLA TERRA ARE IN THE BACK ARE REALLY
05:32:12 SUFFERING WITH NOT HAVING EFFECTIVE AND EFFICIENT PHONE USE,
05:32:19 BUT I JUST FEEL WE HAVE TO BE VERY CAREFUL WHERE WE'RE GOING
05:32:24 TO PUT THIS TOWER.

05:32:25 ALSO, IF IT ENDS UP BEING PASSED AND IT GOES INTO THE SPOT
05:32:30 THAT SHE WAS TALKING ABOUT NOW, AND WHEN AND IF WE DO
05:32:34 DEVELOP THE REST OF OUR 12 ACRES, WE'RE GOING TO BE EVEN
05:32:39 CLOSER TO THE TOWER RADIO FREQUENCY.

05:32:43 SO THAT REALLY -- THAT CONCERNS ME A LOT.
05:32:46 HERE IS THE CONDOS.
05:32:48 370 FEET AWAY RIGHT NOW AND I THINK AFTER 492 FEET AWAY FROM
05:32:57 THE TOWER IS WHEN THE ENERGY OFF THE TOWER WEAKENS.
05:33:01 SO THEY ARE 370 FEET AWAY AND I WOULD VENTURE THAT THE
05:33:05 AMENITIES IS A LITTLE FURTHER AWAY THAN THAT.
05:33:08 BASICALLY MY ISSUES ARE ABOUT FUTURE HEALTH RISKS.
05:33:13 AND THEY ARE STILL DOING STUDIES.
05:33:17 WE'RE NOT GOING TO KNOW FOR YEARS IF IT HAS AN EFFECT ON OUR
05:33:20 HEALTH.
05:33:21 SO MANY MEDICATIONS, NEW MEDICATIONS ARE PUT ON THE MARKET,
05:33:24 FOR INSTANCE, AND THEN AFTER THOUSANDS AND THOUSANDS OF
05:33:28 PEOPLE USE THAT MEDICATION, THEN THEY FIND OUT, OH, THERE IS
05:33:32 AN ISSUE.
05:33:34 WE HAVE TO TAKE THAT OFF THE MARKET OR WE CAN'T APPROVE IT
05:33:37 FOR WHAT IT WAS INITIALLY PUT OUT THERE FOR.
05:33:40 THAT IS MY MAJOR CONCERN.
05:33:42 I JUST DON'T WANT ANYTHING TO COME OUT IN 10 TO 20 YEARS AND
05:33:47 WE ALL SAY, OH, WE SHOULDN'T HAVE APPROVED THAT.
05:33:52 SHOULD HAVE MOVED IT TO ANOTHER SPOT.
05:33:53 I THINK IT'S SOMETHING WE REALLY HAVE TO LOOK AT.

05:33:56 I THINK THE OWNERS IN BELLA TERRA NEED SOME MORE TIME TO
05:34:00 CONSIDER THAT ISSUE AND REALLY THINK ABOUT IT BEFORE IT'S
05:34:06 APPROVED.
05:34:06 I DON'T KNOW THAT IT WAS DISCUSSED REALLY.
05:34:10 I KNOW THEY MENTIONED IT AT THE FIRST MEETING WE HAD BUT
05:34:14 MORE AND MORE INFORMATION COMES OUT FROM DIFFERENT AGENCIES.
05:34:19 AND I HAVE THIS FROM THE ENVIRONMENTAL HEALTH TRUST
05:34:23 ORGANIZATION.
05:34:24 THEY ARE STATING IN THEIR PAPER THAT THE PAST 25 YEARS OF
05:34:28 EXTENSIVE RESEARCH ON RADIO FREQUENCY DEMONSTRATES THAT THE
05:34:33 ASSUMPTIONS UNDERLYING FCC'S AND THE INTERNATIONAL
05:34:40 COMMISSION ON RADIATION PROTECTION ARE INVALID AND CONTINUE
05:34:47 TO PRESENT A PUBLIC HEALTH HARM.
05:34:49 AS MORE AND MORE INFORMATION COMES OUT LIKE THIS, IT REALLY
05:34:53 CONCERNS ME VERY MUCH.
05:34:54 THAT'S MY FEELINGS ON THIS WHOLE ISSUE.
05:34:57 >>Scotty Wood: THANK YOU.
05:34:59 >> ARE WE DONE?
05:35:00 THANK YOU.
05:35:05 >>Tammy Duran: KENNETH.
05:35:06 AND THEN JAMES IS AFTER KENNETH.
05:35:12 >> GOOD AFTERNOON.
05:35:12 MY NAME IS KENNETH MOSES, OFTEN CALLED KJ.
05:35:17 I AM THE ASSOCIATION PRESIDENT OF BELLA TERRA.
05:35:19 FIRST OFF, INTRODUCING MYSELF, I SIGNED OR YOU PROBABLY READ

05:35:22 MY NAME ON A LARGE NUMBER OF THE PIECES OF PAPER IN THAT
05:35:25 PACKET.
05:35:26 I APPRECIATE YOUR REVIEW.
05:35:27 ONE, I'VE GONE AHEAD AND MADE MYSELF AVAILABLE SO AS YOU
05:35:31 GUYS ENTER INTO YOUR DISCUSSION, IF THERE ARE ANY QUESTIONS
05:35:34 FROM AN HOA POINT, I'M HERE AS A RESOURCE TO HELP WITH THE
05:35:38 COMMENTS OR QUESTIONS THAT EVERYBODY HAS.
05:35:40 HOA WORLD TO GET ANYBODY -- TO GET 75 OR 80 PERCENT OF THE
05:35:46 COMMUNITY TO SAY, YEAH, THIS IS SOMETHING THAT'S IMPORTANT
05:35:50 TO US, THAT'S A HOME RUN.
05:35:52 I WALK INTO OUR HOA OFFICE EVERY DAY AND SOMETIMES HAVE TO
05:35:56 PUMP UP OUR ASSOCIATION STAFF WITH THE COMMENT, 50% PLUS
05:36:00 ONE.
05:36:00 IF WE DID 50% PLUS ONE TODAY, WE DID OUR JOBS BECAUSE WE
05:36:04 MADE A MAJORITY OF THE PEOPLE AT BELLA TERRA HAPPY.
05:36:07 SO WHEN YOU TALK ABOUT THE POLLING THAT WE DID WHERE IT WAS
05:36:11 OVER 77% OF THE COMMUNITY WANTED THE CELL PHONE TOWER, WHEN
05:36:17 YOU LOOK AT WE STARTED THIS PROJECT TWO YEARS AGO, I'VE BEEN
05:36:24 THE ASSOCIATION PRESIDENT FOR 18 MONTHS, I GIVE AN UPDATE IN
05:36:27 MY PRESIDENT'S REPORT EVERY SINGLE TIME TO JUST LIKE YOU
05:36:30 GUYS DO, DOZENS OF PEOPLE.
05:36:33 SO IT'S IN OUR MINUTES.
05:36:35 IT'S DISCUSSED EVERY TIME.
05:36:37 THIS HAS BEEN -- WELL, OTHER THAN A LITTLE BIT OF A --
05:36:44 CALAMITY, THE PROJECT I WORKED THE MOST ON AS PRESIDENT OF

05:36:47 BELLA TERRA, SO THIS IS ONE OF THE THINGS THAT OUR COMMUNITY
05:36:54 FEELS THE MOST COMPELLED ABOUT IN THE LARGEST MAJORITY.
05:36:59 I APPRECIATE THE GENTLEMAN HERE.
05:37:00 I'M NOT GOING TO BUTCHER YOUR NAME.
05:37:03 THANK YOU, SIR, FOR BRINGING UP THE SAFETY.
05:37:05 WE ALL HAD TO PATCHWORK OUR LIVES FOR THE LAST TWO OR THREE
05:37:08 YEARS, RUNNING INSIDE THE HOUSE WHEN A TEXT MESSAGE COMES OR
05:37:11 WHEN YOU NEED TO MAKE A CALL.
05:37:13 BUT HEAVEN FORBID YOU ARE ON A RUN OR BICYCLE RIDE WITH YOUR
05:37:16 KIDS AND SOMEONE FALLS AND YOU NEED TO GET IN TOUCH WITH
05:37:19 SOMEBODY, IT DOESN'T WORK.
05:37:20 WE HAVE PEOPLE REPORTING THAT BECAUSE GPS DOESN'T WORK, THEY
05:37:25 CAN'T GET THEIR FRIENDS AND FAMILY TO THEIR HOUSE.
05:37:28 THEY CAN'T GET A SERVICE PERSON TO THEIR HOUSE.
05:37:30 THIS IMPACTS YOUR LIFE.
05:37:32 IT'S NOT TIKTOK, IT'S NOT TEXTING.
05:37:35 IT'S NOT YouTube VIDEOS.
05:37:36 IT'S LIFE.
05:37:38 I WOULD ENCOURAGE YOU GUYS TO LOOK AT ALL OF THIS AND PUT
05:37:43 YOURSELVES IN OUR SHOES.
05:37:44 I MOVED INTO BELLA TERRA IN 2006.
05:37:47 I'M A NATIVE FLORIDIAN.

05:37:49 THIS IS THE FURTHEST NORTH I'VE EVER LIVED.
05:37:52 OUR SERVICE HAS BEEN PEAKS AND VALLEYS.
05:37:56 WHEN A NEW TOWER GOES IN, GREAT.

05:37:58 WHEN A NEW COMMUNITY GOES IN, DOWN.
05:38:01 AND RIGHT NOW WE'VE BEEN IN A PRETTY LONG VALLEY.
05:38:04 AND THIS IS A WAY TO ENSURE THAT WE'RE GOING TO BE AT A PEAK
05:38:06 FOR A REALLY LONG TIME.
05:38:08 THANK YOU.
05:38:11 >>Tammy Duran: JAMES AND THEN LOUIS.
05:38:17 >> I AM JAMES CHASSIS.
05:38:21 I LIVE IN BELLA TERRA.
05:38:23 I ALMOST AM THE VP OF THE HOA.
05:38:26 BUT AT THE TIME THIS ALL STARTED A LITTLE OVER TWO YEARS AGO
05:38:31 AND WANT TO HIGHLIGHT A LITTLE BIT OF MY BACKGROUND REALLY
05:38:34 QUICK TO HIGHLIGHT ON THIS.
05:38:35 I WAS NOT ON ANY COMMITTEE OR ACTIVITY, BUT I DO HAVE A
05:38:38 BACKGROUND IN TELECOMMUNICATIONS.
05:38:40 I'VE GOT AN UNDERGRAD DEGREE IN TELECOMMUNICATIONS.
05:38:43 I'VE GOT AN MBA WITH EMPHASIS IN I.S.
05:38:46 I SPENT 16 YEARS AS AN ADJUNCT FACULTY AT LAWRENCE TECH
05:38:51 UNIVERSITY TEACHING TELECOMMUNICATIONS AND ON TOP OF THAT
05:38:55 I'VE GOT 30 YEARS IN THE INDUSTRY.
05:38:57 WITH THAT ALSO WAS HERE FOR BOTH IRMA AND IAN AND IN BELLA
05:39:03 TERRA WITH NO WIFI, NO POWER, WE HAD NOTHING.
05:39:08 SO THAT MEANT THERE WAS NOBODY YOU COULD GET IN TOUCH WITH
05:39:11 ONCE THE POWER WENT OUT, ONCE YOU WERE LOCKED DOWN IN YOUR
05:39:15 HOUSE, THERE WAS NOBODY THAT YOU COULD COMMUNICATE TO.
05:39:19 EVEN ONCE LIGHTS CAME UP THE NEXT DAY AND THE HURRICANE WAS

05:39:21 GONE, PEOPLE IN ORDER TO BE ABLE TO MAKE PHONE CALLS OR GET
05:39:24 IN TOUCH WITH FAMILY HAD TO HOP IN THEIR CAR AND DRIVE ALL
05:39:27 THE WAY TO PUBLIX.
05:39:29 THAT'S WHY I ENDED UP BRINGING UP TO THE COMMUNITY AND
05:39:33 ASKED, HEY, COULD WE GET A GROUP TOGETHER -- AND THIS WASN'T
05:39:36 IN REGARDS TO PUTTING UP A CELL PHONE TOWER.
05:39:38 IT WAS IN REGARDS TO CAN WE LOOK AT WHAT CAN BE DONE TO
05:39:41 IMPROVE THE CELL COVERAGE IN BELLA TERRA AND IN OUR
05:39:45 COMMUNITY?
05:39:45 I ALSO SAID WHATEVER WE LOOK AT ALSO SHOULDN'T BE CARRIER
05:39:49 SPECIFIC.
05:39:50 AND WITH THAT, LOOK AT HOW WE CAN RESOLVE THIS PROBLEM FOR
05:39:53 EVERYONE.
05:39:54 WE LITERALLY CALLED ALL OF THE CARRIERS AND EVERY SINGLE ONE
05:39:58 OF THEM SAID WE HAVE NO PLAN OF RECORD TO COVER YOUR AREA
05:40:02 AND WE DO KNOW THAT IT IS AN ISSUE.
05:40:04 AT THAT POINT, THAT IS WHEN I HAD SUGGESTED TO BELLA TERRA
05:40:07 AND THE BOARD, WOULD YOU BE OPEN TO CONSIDERING ALLOWING A

05:40:10 TOWER COMPANY TO PUT A TOWER ON THE PROPERTY UP FRONT
05:40:15 BECAUSE THAT IS DEAD CENTER OF WHERE THE AREA IS THAT WE'RE
05:40:19 HAVING PROBLEMS WITH COVERAGE.
05:40:21 WITH THAT, THEY WERE OPEN TO IT.
05:40:24 THAT'S WHERE WE STARTED PURSUING IT.
05:40:26 AND ALSO AT THIS TIME, THAT'S WHY I WANTED TO KIND OF
05:40:28 IDENTIFY THOSE DISCUSSIONS STARTED TWO YEARS AGO IN JANUARY.

05:40:32 SO WE'RE LOOKING AT 26 MONTHS OF -- 26 MONTHS HAVE PASSED
05:40:38 SINCE THAT TIME.
05:40:39 OTHER THAN THIS TOWER, THERE IS NO PLAN OF RECORD FROM ANY
05:40:42 CARRIER FOR ANYTHING THAT WILL HELP RESOLVE THE COVERAGE
05:40:46 ISSUE.
05:40:46 THAT'S WHY I WANTED TO TOUCH ON A COUPLE OF THE THINGS
05:40:49 BECAUSE IT BECAME THE EMERGENCY SERVICES.
05:40:52 OBVIOUSLY, IF NOBODY CAN EVEN LET FAMILY KNOW THEY ARE STILL
05:40:55 ALIVE AFTER A HURRICANE AND HAVE TO DRIVE AS FAR AS PUBLIX
05:40:58 TO GET CELL PHONE COVERAGE, THAT'S A PROBLEM.
05:41:02 THAT'S ALSO WHY WHEN IT CAME DOWN TO THIS I WAS ONE OF THE
05:41:06 PEOPLE THAT WAS ADAMANT WHEN WE WERE TALKING, LET'S MAKE
05:41:09 SURE THAT WE HAVE A GENERATOR FOR BACKUP AND ON TOP OF THAT,
05:41:13 THAT'S WHY I SUGGESTED NATURAL GAS BECAUSE THERE IS A
05:41:16 NATURAL GAS LINE THAT RUNS DOWN CORKSCREW.
05:41:19 THAT WAY WE'RE NOT AT RISK OF RUNNING OUT OF PROPANE OR
05:41:23 ANYTHING ELSE WHERE YOU'VE GOT A CONTAINER FILLED WITH IT
05:41:26 AND SOMEBODY HAS TO KEEP UP WITH KEEPING IT FILLED.
05:41:28 SO MY OBJECTIVE OVERALL WITH WHAT WE ADDRESSED FOR THIS, CAN
05:41:34 WE FIND A SOLUTION THAT WILL COVER THE COMMUNITY AND CAN WE
05:41:37 FIND A SOLUTION THAT'S GOING TO BE RELIABLE AND TAKES CARE
05:41:41 OF ALL THE CARRIERS SO THAT WAY IT'S ALSO RELEVANT FOR
05:41:45 EVERYBODY WITHIN THE COMMUNITY.
05:41:48 JUST A COUPLE OF OTHER THINGS I WANT TO TOUCH ON REALLY
05:41:50 QUICK WITH THAT.

05:41:51 CAMOUFLAGE CAME UP.
05:41:53 AND THE THING THAT I ALWAYS MENTIONED WITH THAT IS ONCE YOU
05:41:56 START INVOLVING CAMOUFLAGE, WHETHER IT BE TO MAKE IT ALL
05:42:00 INTERNAL OR ANYTHING ELSE, YOU START MAKING A TRADE-OFF OF
05:42:04 PERFORMANCE FOR AESTHETICS.
05:42:05 ALSO, IF YOU WANT TO LOOK AT AESTHETICS, WHEN YOU WALK OUT
05:42:09 THIS DOOR, THE GLASS DOOR THAT'S RIGHT THERE, THE TOWER
05:42:13 THAT'S GOING TO BE PUT IN WILL LOOK VERY SIMILAR TO WHAT YOU
05:42:16 SEE WHEN YOU WALK OUT THAT DOOR.
05:42:17 I DON'T KNOW HOW MANY PEOPLE NOTICE IT OR IT EVENTUALLY
05:42:23 BLENDS INTO THE BACKGROUND AND IT'S SOMETHING YOU DON'T EVEN
05:42:25 THINK ABOUT ANYMORE.
05:42:26 WHEN YOU FIRST SEE IT, YOU NOTICE IT AND OVER TIME IT JUST
05:42:29 BECOMES IN THE BACKGROUND AND YOU DON'T EVEN THINK ABOUT IT

05:42:32 ANYMORE.
05:42:33 JUST ONE OF THE THINGS I WANTED TO HIGHLIGHT THERE.
05:42:35 AND THEN THE PICTURES, IF ANYBODY HAS ANY QUESTIONS IN
05:42:39 REGARDS TO THOSE, I'M ACTUALLY THE PERSON THAT TOOK THE
05:42:43 PICTURES AND SENT THEM TO BROADUS.
05:42:45 WHERE I TOOK THEM FROM, WE HAD GOTTEN A DIAGRAM FROM THE
05:42:51 VILLAGE OF ESTERO FOR ASKING US TO TAKE THE PICTURES AT
05:42:53 THESE LOCATIONS, AND I LITERALLY STOOD AT THE EXACT SPOT
05:42:58 WHERE I WAS ASKED TO TAKE THE PICTURES FROM.
05:43:00 FROM THAT PERSPECTIVE, IT WASN'T AN ISSUE OF MY SAYING I
05:43:03 WANT TO TAKE THIS FROM THE FRONT INSTEAD OF THE BACK OF

05:43:06 SOMEBODY'S YARD, I WAS JUST TAKING THEM FROM WHERE I WAS
05:43:10 REQUESTED TO TAKE THEM FROM.
05:43:12 IF THERE ARE ANY QUESTIONS AT ANY TIME, FEEL FREE TO ASK.
05:43:18 >> THANK YOU.
05:43:21 >>Tammy Duran: LOUIS.
05:43:32 >> GOOD AFTERNOON.
05:43:33 MY NAME IS LOUIS TANCREDI.
05:43:36 I RESIDE AT BELLA TERRA COMMUNITY AT 20317 ARDORE LANE.
05:43:43 I HAVE A MASTERS IN ELECTRICAL ENGINEERING.
05:43:45 AND HAD DESIGNED MANY COMPLEX RADAR AND COMPUTER SYSTEMS
05:43:50 DURING MY CAREER, INCLUDING A HUGE SYSTEM THAT WE BUILT AT
05:43:54 THE END OF THE ALEUTIAN CHAIN WATCHING THE RUSSIAN SKIES FOR
05:43:58 BOTH INCOMING AND ALSO CHECK THE BALLISTIC TESTING THEY DO
05:44:03 UP THERE.
05:44:03 I AM A MEMBER OF THE BELLA TERRA -- ACTUALLY FULL
05:44:08 DISCLOSURE, I AM A MEMBER OF THE BELLA TERRA BUILDING AND
05:44:11 TANGIBLE PLANNING COMMITTEE.
05:44:13 HOWEVER TODAY I'M REPRESENTING MYSELF AND OTHER CONCERNED
05:44:17 OWNERS IN BELLA TERRA.
05:44:18 LADY AND GENTLEMEN OF THE PLANNING ZONING AND DESIGN BOARD
05:44:24 AND FELLOW MEMBERS OF THE COMMUNITY, I STAND BEFORE YOU
05:44:27 TODAY TO ADDRESS THE PROPOSED CELL TOWER PROJECT IN THE
05:44:31 BELLA TERRA COMMUNITY.
05:44:32 IT IS EVIDENT TO ME AND OTHER OWNERS THAT THE CURRENT
05:44:36 REVISED PROPOSAL DOES NOT ALIGN WITH THE ORIGINAL OBJECTIVE

05:44:40 OF PROVIDING CELLULAR SERVICE TO THE SOUTH END OF THE BELLA
05:44:45 TERRA COMMUNITY.
05:44:46 WITH EXTREMELY POOR SERVICE TODAY OR NO SERVICE AT ALL.
05:44:52 THE NEWLY REVISED COVERAGE AREA MAPS THAT YOU'VE SEEN BEFORE
05:44:57 IN THE PACKET PRESENTED EARLIER STILL SHOW POOR OR NO
05:45:03 SERVICE IN THAT AREA BY BOTH SIMULATIONS THAT WERE DONE BY
05:45:09 VERIZON AND T-MOBILE.
05:45:10 I WOULD ALSO ADD, BY THE WAY, REGARDING THE FACT THAT WE'VE
05:45:15 INCREASED THE CELL TOWER TO 178 FEET, NOT ALL THE PROVIDERS
05:45:22 WILL STAY AT THAT HEIGHT.

05:45:25 THE NEXT PROVIDER WILL BE TEN FEET BELOW.
05:45:27 THE NEXT ONE BELOW THAT WILL BE ANOTHER TEN FEET BELOW.
05:45:30 BY THE TIME WE GET TO THE FOURTH ONE, THEY WILL BE DOWN AT
05:45:33 140 FEET.
05:45:33 SO THE FACT THAT WE HAVE A TOTAL TOWER -- TALLER TOWER ONLY
05:45:37 BENEFITS VERIZON.
05:45:39 WE DON'T SEE THE BENEFITS FROM THE OTHER PROVIDERS THAT WILL
05:45:41 STAND AT A LOWER LEVEL ON THAT TOWER.
05:45:43 IN ADDITION, THE LOCATION OF THE PROPOSED CELL TOWER ON
05:45:48 CORKSCREW ROAD AT THE ENTRANCE OF BELLA TERRA RAISES
05:45:53 SIGNIFICANT CONCERNS.
05:45:57 THE PROXIMITY OF THE TOWER TO THE CONDOS, THESE ARE CONDOS
05:46:00 IN BELLA TERRA WHICH THE PREVIOUS SPEAKER SPOKE ABOUT BEING
05:46:04 600 FEET.
05:46:05 AND HOMES IN THE IMMEDIATE AREA, INCLUDING THE HOMES NOT IN

05:46:09 BELLA TERRA BUT ACROSS THE STREET FROM CORKSCREW IN THE NEW
05:46:15 COMMUNITY WHICH THOSE HOMES ARE RIGHT ALONG CORKSCREW ROAD
05:46:21 AS THEY LOOK OUT.
05:46:22 NOT FROM THE SIMULATION PHOTOGRAPH THAT WAS DONE FROM THE
05:46:26 STREET IN THAT COMMUNITY, BUT IN THOSE HOMES.
05:46:29 IF YOU'RE SITTING ON THE LANAI, THEY WOULD BE LOOKING AT THE
05:46:32 TOWER DIRECTLY.
05:46:33 SO THE PROXIMITY OF THE TOWER TO THE CONDOS AND HOMES IN ITS
05:46:44 IMMEDIATE VICINITY POSES A POTENTIAL THREAT TO THE
05:46:47 WELL-BEING AND THE PROPERTY VALUES OF OUR OWNERS AND VISTA
05:46:51 BLUE OWNERS.
05:46:52 THE NEGATIVE IMPACT ON PROPERTY VALUE CANNOT BE OVERLOOKED.
05:46:56 AND WE MUST CONSIDER THE LONG-TERM CONSEQUENCES OF SUCH A
05:47:00 PLACEMENT.
05:47:01 ANOTHER CONCERN EXPRESSED BY OWNERS CLOSE TO THE TOWER IS
05:47:05 THE FEAR OF LONG-TERM EFFECT OF THE RADIATION EMITTED BY
05:47:08 THOSE TRANSMITTERS.
05:47:11 THIS IS A COMPLICATED ISSUE AS YOU CAN IMAGINE.
05:47:14 I CONTACTED THE FCC, THE AMERICAN CANCER SOCIETY, AND
05:47:17 FRANKLY I HAVE NOT BEEN ABLE TO CONCLUDE ANYTHING.
05:47:20 IT DOES REMIND ME OF PREVIOUS TECHNOLOGY OR PRODUCTS THAT
05:47:25 HAVE BEEN USED WHERE AGENCIES, GOVERNMENTAL AGENCIES FOR
05:47:28 YEARS IN MY MIND WERE NOT HONEST WITH DIRECTIVES AND LATER
05:47:38 ON FOUND OUT SOME PRODUCTS CREATED SIGNIFICANT HARM.
05:47:41 CIGARETTES COMES TO MIND.

05:47:44 PERSONALLY, I ALSO FEAR THAT THIS TOWER AT 178 FEET ON
05:47:48 CORKSCREW ROAD AND IN CLOSE PROXIMITY TO THE CLUBHOUSE AND
05:47:52 ALL THE COMMUNITY AMENITIES IS NOT CONSISTENT WITH THE
05:47:55 VILLAGE.
05:47:56 ACTUALLY, YOUR VISION OF A BEAUTIFUL PLACE TO LIVE AND PLAY.
05:48:01 FURTHERMORE, YOU HAVEN'T HEARD IT HERE, BUT IT HAS BEEN

05:48:08 BROUGHT TO OUR ATTENTION AND IT IS WRITTEN IN THE LEASE
05:48:12 AGREEMENT THAT BELLA TERRA HAS WITH BROADUS, THAT THERE ARE
05:48:16 SOME FINANCIAL BENEFITS TO US.
05:48:19 WELL, IF YOU LOOK AT THOSE BENEFITS, THEY ARE REALLY
05:48:22 INSIGNIFICANT.
05:48:22 THE RENT GENERATED FROM THE CELL TOWER REPRESENTS LESS THAN
05:48:30 ONE DOLLAR PER MONTH PER PROVIDER.
05:48:32 I SAY LESS BECAUSE WE HAVE TO PAY TAXES ON THAT DOLLAR.
05:48:36 AND THAT ASSUMES ONE PROVIDER.
05:48:40 OBVIOUSLY A SECOND PROVIDER WOULD ADD AN ADDITIONAL DOLLAR.
05:48:44 SO WITH THREE PROVIDERS UP THERE, EACH RESIDENT WOULD GET
05:48:47 ABOUT ONE DOLLAR A MONTH, THREE DOLLARS A MONTH.
05:48:50 TO ME THIS IS INSIGNIFICANT.
05:48:55 DOES NOT JUSTIFY THE POTENTIAL DEVALUATION OF PROPERTY
05:48:58 VALUES AND NEGATIVE EFFECTS ON OUR COMMUNITY.
05:49:00 THIS TOWER WAS TO ADDRESS POOR CELLULAR COVERAGE IN THE
05:49:06 SOUTH END OF BELLA TERRA, THE LOCATION AT THE EXTREME
05:49:09 NORTHEAST CORNER OF ESTERO AND THAT MEANS THAT 75% OF THE
05:49:15 TRANSMITTED SIGNAL WILL BE DIRECTED TOWARDS LEE COUNTY.

05:49:19 THAT MEANS NORTH OF CORKSCREW AND EAST OF BELLA TERRA.
05:49:24 ONLY 25% IS DIRECTED TOWARDS ESTERO AND ONLY A PORTION OF
05:49:28 THAT IS DIRECTED TOWARDS BELLA TERRA.
05:49:31 BUT IT STILL LEAVES THE SOUTH END OF BELLA TERRA AS YOU SAW
05:49:35 IN THE COVERAGE CHARTS WITH POOR OR NO COVERAGE AT ALL.
05:49:39 WAY DOWN AT THE END OF BELLA TERRA.
05:49:43 AND WE HAVE TO LOOK AT HOW MANY HOMES, HOW MANY OWNERS ARE
05:49:46 IMPACTED.
05:49:47 >>Scotty Wood: CAN YOU WRAP IT UP?
05:49:49 YOU'RE RUNNING OVER YOUR TIME.
05:49:51 YOU HAVE A FIVE MINUTE TIME LIMIT AND YOU ARE AT SIX MINUTES
05:49:55 NOW.
05:49:56 WRAP IT UP, PLEASE.
05:49:57 >> CAN I FINISH?
05:49:58 >>Scotty Wood: AS QUICKLY AS POSSIBLE.
05:50:00 >> THEREFORE I URGE YOU TO REEVALUATE ANY RECOMMENDED
05:50:04 CONSIDERATION FOR PERMIT.
05:50:05 CRUCIAL THAT WE PRIORITIZE THE WELL-BEING AND INTEREST OF
05:50:07 OUR RESIDENTS IN BELLA TERRA, CORKSCREW PRESERVE AND ESTERO
05:50:10 AND SPECIFICALLY ENSURE THAT THE PROPOSED PROJECTS ALIGN
05:50:13 WITH THE ORIGINAL OBJECTIVES AND VALUES OF OUR COMMUNITY.
05:50:16 THANK YOU.
05:50:20 >>Scotty Wood: THANK YOU.
05:50:24 >>Tammy Duran: I THINK IT SAYS REAS.
05:50:26 AND THEN TIM IS AFTER THAT.

05:50:29 >> REAS GRABER, 21027 TORRE DEL LAGO, BELLA TERRA.
05:50:42 I'M SPEAKING AS A RESIDENT.

05:50:45 WE MOVED IN BELLA TERRA IN 2012 AND MY WIFE RECENTLY WAS
05:50:55 DISABLED.
05:50:56 SO COMMUNICATIONS IS A BIG THING.
05:51:00 WE HAVE FRIENDS THAT LIVE TO THE BACK OF BELLA TERRA, AND
05:51:05 THEY HAVE LOST SOME COMMUNICATION.
05:51:08 WE HAD TO USE 911 THE OTHER DAY.
05:51:12 FORTUNATELY IT WENT THROUGH AND SOLVED THE PROBLEM.
05:51:17 TWO OF MY GOOD FRIENDS AND NEIGHBORS HAD A STROKE WITHIN THE
05:51:22 LAST SIX MONTHS, AND THEY SOLVED THEIR PROBLEM.
05:51:26 FORTUNATELY, THEY WERE ABLE TO COMMUNICATE.
05:51:28 MY CONCERN IS THERE'S 5,000 PEOPLE THAT LIVE IN BELLA TERRA,
05:51:32 AND WE NEED THIS CELL TOWER.
05:51:35 WE NEED COMMUNICATION.
05:51:37 YES, WE NEED IT, FIXED PROPERLY AND SO ON.
05:51:41 AND SAFETY AND SO ON.
05:51:44 THERE'S NO OTHER PLACE IN BELLA TERRA TO PUT IT.
05:51:47 WE HAVE BY THE ROAD, THAT 12 ACRES.
05:51:54 AS FAR AS I'M CONCERNED, IT'S A GOOD LOCATION.
05:51:57 SOME PEOPLE SAY, WELL, MOVE IT TO THE BACK OF BELLA TERRA.
05:52:01 WELL, EVERYBODY SAYS NOT IN MY BACKYARD.
05:52:04 IT'S A CATCH 22.
05:52:08 ALL I'M SPEAKING ON BEHALF OF IS THAT THERE ARE A LOT OF
05:52:13 PEOPLE IN BELLA TERRA AND OTHER DEVELOPMENTS ARE GOING TO BE

05:52:18 BUILDING TO THE EAST OF US.
05:52:22 WE HAVE, OF COURSE, CORKSCREW SHORES AND SO ON.
05:52:24 IT WILL ASSIST A LOT MORE THAN JUST BELLA TERRA.
05:52:29 THAT'S MY POINT.
05:52:32 THANK YOU FOR YOUR TIME.
05:52:36 >>Tammy Duran: AND THEN TIM.
05:52:44 >> GOOD AFTERNOON.
05:52:45 MY NAME IS TIM DEATON.
05:52:47 I HAVE A BACHELOR'S DEGREE IN ENGINEERING AND ALSO HOLD A
05:52:52 MASTERS AS WELL AS A DIPLOMA IN DATA COMMUNICATIONS FROM
05:52:57 MIT.
05:52:58 FOR OVER 15 YEARS, I'VE BEEN A VOLUNTEER ON THE TECHNOLOGY
05:53:00 ADVISORY BOARD FOR THE CITY OF BONITA SPRINGS.
05:53:04 I'M NOT SAYING THAT TO TELL YOU HOW SMART OF A GUY I AM,
05:53:07 ESPECIALLY AFTER HEARING FROM THESE TWO FELLOWS.
05:53:09 BUT I HAVE A LITTLE DIFFERENT PERSPECTIVE, I THINK, THAN
05:53:11 MOST PEOPLE DO AND I WOULD LIKE TO ADDRESS A FEW ISSUES
05:53:13 TODAY.
05:53:13 I HAVE BEEN RESEARCHING AND STUDYING TO TRY AND DEVELOP A
05:53:17 BETTER SET OF REGULATIONS FOR THE CITY OF BONITA SPRINGS
05:53:21 SEVERAL YEARS.
05:53:22 HAD THE GREAT OPPORTUNITY TO VISIT WITH THEM, A TREMENDOUS
05:53:25 NUMBER OF PEOPLE IN THE INDUSTRY.
05:53:26 I FOUND THEY ARE EXTREMELY INTERESTED IN SAFETY, IN ECONOMY

05:53:29 SO THAT THEY DON'T HAVE -- THEY CAN MAKE 170-FOOT TOWER AND

05:53:34 DON'T HAVE TO BUILD ANOTHER ONE IN THREE OR FOUR YEARS.
05:53:36 MAKING SURE THAT WE HAVE GOOD COVERAGE AND THEY HAVE A
05:53:40 REALLY HEAVY BURDEN DEALING WITH THE FCC, THE FAA, THE
05:53:45 T.I.A., WHICH IS ONE OF THE BETTER ORGANIZATIONS AND OSHA.
05:53:48 WHEN THEY BRING FORTH A PROPOSAL FOR A TOWER, IT IS PROBABLY
05:53:54 BETTER STUDIED THAN ALL OF US TOGETHER COULD POSSIBLY DO
05:53:59 WITH DEFERENCE TO YOU, OF COURSE.
05:54:01 A COUPLE OF THINGS I THINK IN EVERY INSTANCE THAT I HAVE
05:54:05 SEEN AND THE PEOPLE THAT I'VE WORKED WITH, THEY WANT TO MAKE
05:54:08 IT SIMPLE.
05:54:09 THEY WANT TO MAKE IT SAFE AND THEY WANT TO MAKE SURE IT DOES
05:54:12 AS LITTLE DISTURBANCE AS THEY ARE DOING THEIR CONSTRUCTION
05:54:14 AS ANYBODY ELSE CAN DO.
05:54:16 I WOULD LIKE TO ADDRESS A FEW ISSUES.
05:54:18 ONE OF THEM IS TRANSITORY NATURE.
05:54:21 WE SEE THE TOWER WHEN IT'S PUT UP, BUT WE DON'T SEE IT VERY
05:54:24 MUCH AFTER THAT.
05:54:25 JUST GIVE YOU AN EXAMPLE.
05:54:26 HOW MANY OF YOU HAVE SEEN AS TRAVELING NORTH ON 41 THE SIGN
05:54:29 THAT SAYS ESTERO VILLAGE.
05:54:32 YOU MAY HAVE SEEN IT ONCE, BUT AFTER YOU SEE IT ONCE, YOU'RE
05:54:35 PROBABLY NEVER GOING TO SEE IT AGAIN.
05:54:37 I HAPPENED TO NOTICE IT TODAY BECAUSE I WAS TRAVELING ON A
05:54:39 BICYCLE COMING UP SLOWLY.
05:54:41 NORMALLY WOULDN'T SEE THAT IN THE CAR.

05:54:43 AND MANY OF YOU DON'T SEE THE STOP SIGN AT THE END OF THE
05:54:46 STREET IN YOUR COMMUNITY, DO YOU?
05:54:48 IT'S THERE BUT YOU GO RIGHT THROUGH IT.
05:54:51 A LOT OF TIMES WE DON'T SEE THESE THINGS AND CELL TOWERS ARE
05:54:55 THAT WAY AND HAVE BEEN.
05:54:56 IF WE MAKE THEM LOOK LIKE A TREE, NO OFFENSE, BUT I THINK
05:54:59 THEY LOOK A LOT WORSE MYSELF.
05:55:01 A SECOND THING I WOULD LIKE TO ADDRESS, THE ACTIONS THAT YOU
05:55:07 TAKE CAN AFFECT OTHER PEOPLE AS WELL.
05:55:11 WHEN YOU SEE THAT YOU CAN PUT THESE THINGS TOGETHER AND I
05:55:14 WANT TO ESPECIALLY COMPLIMENT THE STAFF.
05:55:17 THEY DID A MUCH BETTER JOB ON THE RESEARCH WHEN I READ THE
05:55:21 MATERIALS THAT THEY PUT OUT THAN ANY I HAVE SEEN PREVIOUSLY.
05:55:24 FOR NONTECHNICAL FOLKS, THEY WERE TAKING A GOOD LOOK AT SOME
05:55:28 OF THE TECHNICAL THINGS.
05:55:29 THAT CAN AFFECT OTHER PEOPLE IN THE COMMUNITIES.
05:55:31 IT CAN AFFECT PEOPLE TO THE SOUTH OF YOU, THE TOWER IN JULY
05:55:35 OF 2022 THAT WENT IN OVER HERE ACTUALLY WAS AT&T, NEVER
05:55:43 REACHED ME, BUT IT ACTUALLY GAVE COVERAGE TO A COUPLE OF THE
05:55:48 AREAS.

05:55:48 IN TERMS OF PUBLIC SAFETY, THE CHAIRMAN OF OUR TECHNOLOGY
05:55:52 ADVISORY BOARD GENTLEMAN NAMED JIM KAUFMAN.
05:55:55 HE WAS FORMERLY THE STATE FIRE MARSHAL FOR THE STATE OF
05:56:00 MASSACHUSETTS AND HE'S DOWN HERE VOLUNTEERING AND DOING A
05:56:03 LOT OF WORK.

05:56:03 HE'S OUR CHAIRMAN.
05:56:04 HE TELLS US VERY CLEARLY BECAUSE OF SPOTTY CELL SERVICE, WE
05:56:09 HAVE A PUBLIC SAFETY ISSUE BECAUSE 911 CALLS DON'T GET
05:56:12 THROUGH OR THEY GET THROUGH TO THE WRONG PLACE AND IT'S
05:56:16 APPROXIMATELY, IT'S A MINIMUM OF THREE MINUTES AND GENERALLY
05:56:18 ABOUT SEVEN MINUTES BEFORE THAT GETS ROUTED TO THE CORRECT
05:56:22 PLACE SO THAT PERSON CAN GET PICKED UP AND TAKEN CARE OF.
05:56:26 SECOND THING IS THE RF WAS FREQUENTLY ADDRESSED.
05:56:29 I'M QUITE SENSITIVE TO RF.
05:56:31 I'VE SHIELDED THE BOXES IN MY HOUSE.
05:56:34 I'VE BEEN IN THE COMPUTER INDUSTRY SINCE 1977.
05:56:39 YOU GET MORE RF, BASED ON THE STUDIES I'VE READ, CARRYING
05:56:43 THAT CELL PHONE IN YOUR POCKET OR STICKING IT UP TO YOUR EAR
05:56:46 THAN YOU ARE EVER GOING TO GET FROM A TOWER.
05:56:49 I WOULDN'T WANT A CELL TOWER IN MY BACKYARD, BUT IF THEY
05:56:52 WANT TO BUILD IT, IT'S FINE WITH ME.
05:56:54 I WOULD REALLY OBJECT IF IT WAS AN ELECTRICAL LINE, BUT CELL
05:56:58 TOWER I THINK ARE JUST FINE.
05:56:59 I'VE NOT SEEN DIFFICULTY AND YOU DON'T SEE INTERFERENCE FROM
05:57:04 YOUR AM RADIOS WHEN YOU'RE AROUND CELL TOWERS AND YOU SEE
05:57:07 THAT WITH SOME OTHER THINGS.
05:57:09 FOURTH THING THAT I WOULD LIKE TO ADDRESS IS, MY PET PEEVE,
05:57:19 FOR OVER SIX YEARS, WE HAVE BEEN STUDYING THIS, GETTING
05:57:23 GREAT COOPERATION FROM THE INDUSTRY, BUT NO COOPERATION FROM
05:57:26 SOME OF THE FOLKS AROUND US.

05:57:28 I WOULD BE TAKING TO THE TECHNOLOGY ADVISORY BOARD A
05:57:31 PROPOSED COMMUNICATIONS FACILITY ORDINANCE.
05:57:33 THE SIMPLER WE CAN MAKE IT FOR THESE PEOPLE TO COME IN AND
05:57:38 SAY THIS IS WHAT WE PROPOSE, THE FEWER STUMBLING BLOCKS WE
05:57:44 CAN PUT IN THEIR WAY, THE MORE LIKELY WE ARE TO MAKE SURE WE
05:57:47 HAVE CONSISTENT CELL SERVICE.
05:57:48 I WOULD LIKE TO ENCOURAGE YOU TO MAKE A VERY STRONG
05:57:52 RECOMMENDATION TO THE VILLAGE COUNCIL TO ACCEPT THIS
05:57:55 PROPOSAL.
05:57:55 THANK YOU.
05:57:57 >>Scotty Wood: THANK YOU.
05:57:57 >>Tammy Duran: THAT WAS IT.
05:57:59 >>Scotty Wood: THAT'S IT.
05:58:00 >>Tammy Duran: YES.
05:58:01 >>Scotty Wood: OKAY.
05:58:02 WITH NO FURTHER PUBLIC INPUT, I WILL CLOSE THE PUBLIC

05:58:06 HEARING.
05:58:06 NOW, MARY, YOU WANT TO TAKE IT FROM HERE?
05:58:14 >>Mary Gibbs: I THINK IN TERMS OF HOW WE CONDUCT THE
05:58:16 HEARING, WE TYPICALLY NOW LET THE APPLICANT DO A BRIEF
05:58:20 REBUTTAL.
05:58:21 SHE MAY HAVE --
05:58:22 >>Scotty Wood: I'M SORRY.
05:58:23 I FORGOT TO ASK.
05:58:24 YOU ARE ENTITLED TO REBUTTAL.

05:58:34 >>Mattaniah Jahn: ALL RIGHT.
05:58:34 THERE WAS A LAUNDRY LIST OF ITEMS THAT WERE BROUGHT ALONG.
05:58:37 I'M GOING TO FIRST START WITH RF.
05:58:40 I HAVE DARWIN FELIZ WITH VERIZON WIRELESS.
05:58:46 WOULD YOU PLEASE STATE YOUR NAME AND ADDRESS FOR THE RECORD.
05:58:48 >> MY NAME IS DARWIN FELIZ.
05:58:51 RADIO FREQUENCY ENGINEER FOR VERIZON WIRELESS.
05:58:54 THE ADDRESS IS 7701 EAST TELECOM PARK WAY, TEMPLE TERRACE,
05:59:02 FLORIDA.
05:59:02 >> HAVE YOU TAKEN AN OATH TODAY?
05:59:04 >> YES.
05:59:04 >>Mattaniah Jahn: DOES VERIZON OPERATE ITS NETWORK WITHIN
05:59:07 FCC REQUIREMENTS?
05:59:10 >> THAT IS CORRECT.
05:59:10 VERIZON FOLLOWS ALL THE GUIDELINES WITH THE FCC SAFETY
05:59:16 RULES.
05:59:18 >>Mattaniah Jahn: WHEN YOU ARE CREATING YOUR PROPAGATION
05:59:20 MAPS, ARE YOU USING INFORMATION THAT IS CONFIDENTIAL AND
05:59:25 PROPRIETARY TO VERIZON THAT YOU CAN'T RELEASE TO THE PUBLIC,
05:59:27 THAT THE PUBLIC DOES NOT HAS AVAILABLE TO THEM THAT INFORMS
05:59:31 THE MAPS THAT WE SEE?
05:59:32 >> YEAH, THAT IS CORRECT.
05:59:33 YEAH, WE HAVE PROPRIETARY INFORMATION THAT WE HAVE TO EVEN
05:59:38 GO THROUGH -- CHECK WITH THE SUPERVISORS IN ORDER TO RELEASE
05:59:44 THAT KIND OF INFORMATION.

05:59:45 >>Mattaniah Jahn: DO YOU HAVE QUESTIONS FOR MR. FELIZ RIGHT
05:59:49 NOW JUST ON THE RF MATERIALS?
05:59:51 I BROUGHT HIM UP BECAUSE UNDER THE LAW, YOU CAN ASK IF
05:59:56 VERIZON OPERATES THEIR NETWORK IN COMPLIANCE WITH FCC SAFETY
05:59:59 REQUIREMENTS AND THAT'S IMPORTANT.
06:00:00 AND HE JUST PROVIDED THAT TESTIMONY.
06:00:03 IF YOU HAVE QUESTIONS ABOUT HIS MAPS, HE CAN --
06:00:05 >>Scotty Wood: ANYONE?
06:00:06 NO.
06:00:08 >>Mattaniah Jahn: THANK YOU SO MUCH.
06:00:09 FOR THE SAKE OF THE RECORD, I AM GOING TO BRING THE DAIS'
06:00:15 ATTENTION TO 47 USC SECTION 332 OF THE FEDERAL CODE.

06:00:20 IT IS TELECOM ACT OF 1996.
06:00:26 I'LL PROVIDE A COPY TO MS. DURAN AS WELL AS MS. GIBBS.
06:00:29 BUT AT SUB 7 B 4 IT RESTRICTS LOCAL GOVERNMENTS FROM
06:00:40 REGULATING THE PLACEMENT AND CONSTRUCTION OF COMMUNICATION
06:00:43 TOWERS ON RF EMISSIONS.
06:00:49 I WOULD RESPECTFULLY SUBMIT TO YOU TODAY THAT WHILE YOU MAY
06:00:51 HAVE PEOPLE WHO ARE PERHAPS EARNESTLY CONCERNED ABOUT RF
06:00:56 EMISSIONS, JUST LIKE HOW WE ARE EARNESTLY CONCERNED ABOUT
06:01:01 MANY THINGS IN OUR LIFE, IT DOESN'T RISE TO COMPETENT,
06:01:04 SUBSTANTIAL EVIDENCE.
06:01:05 ALL RIGHT.
06:01:22 YOU HEARD TALK ABOUT CONCERNS ABOUT REACHING TO THE SOUTH,
06:01:28 AND THAT'S EXACTLY WHY THE MONOPOLE'S HEIGHT WAS INCREASED.

06:01:33 LET'S SAY YOU COULD EVEN FIND A PROPERTY ON THE SOUTH END OF
06:01:36 BELLA TERRA THAT COULD BE REMOTELY COMPLIANT WITH YOUR CODE,
06:01:40 THAT COULD REMOTELY MEET THE REQUIREMENTS OF YOUR CODE, THE
06:01:44 SOUND PLANNING OBJECTIVES, MUCH LESS MEET THEM AS WELL AS
06:01:49 THIS SITE DOES, THEN YOU WOULD BE TALKING ABOUT A TOWER
06:01:53 EXCLUSIVELY A BELLA TERRA TOWER AND NOT AN INFRASTRUCTURE
06:01:57 THAT SERVES THE VILLAGE AT-LARGE.
06:01:59 YOU WOULD STILL HAVE THE PROBLEM OF A LACK OF SERVICE UP ON
06:02:03 THE NORTH END.
06:02:05 >>Jim Wallace: AND IT WOULDN'T BE ECONOMICALLY FEASIBLE,
06:02:08 RIGHT?
06:02:10 >>Mattaniah Jahn: THE CARRIERS ARE TRYING TO SERVE THE
06:02:14 ENTIRE U.S.
06:02:14 SO, YES, THEY HAVE BUDGETS JUST LIKE YOU AND ME.
06:02:19 IT'S EVEN MORE IMPORTANT WITH THE COLLOCATORS BECAUSE JUST
06:02:28 LIKE HOW IT WAS POINTED OUT DURING PUBLIC COMMENT, EACH
06:02:31 CO-LOCATER IS LOWER ON THE TOWER.
06:02:36 EVERY LOSS IN A FOOT OF HEIGHT COUNTS EVEN MORE IF YOU ARE
06:02:39 FURTHER DOWN THE TOWER.
06:02:40 I WOULD RESPECTFULLY SUBMIT TO YOU THAT PROPERTY VALUES WILL
06:02:45 NOT BE AFFECTED BY THE MONOPOLE.
06:02:49 I THINK THAT IS SOMETHING THAT IS COMMON KNOWLEDGE.
06:02:51 IF YOU WOULD LIKE EXPERT TESTIMONY AND COMPETENT SUBSTANTIAL
06:02:55 EVIDENCE, WE COULD TAKE AND PROVIDE THAT.
06:02:57 WE WOULD HAVE TO CONTINUE THE HEARING, BUT IF THAT IS

06:03:01 SOMETHING THAT STANDS BETWEEN YOU AND RECOMMENDATION OF
06:03:03 APPROVAL, OF COURSE, BROADUS WOULD BE WILLING TO PROVIDE
06:03:07 THAT.
06:03:07 AS FAR AS CONSISTENCY WITH THE VILLAGE OR CODE, LITERALLY
06:03:12 PROVIDES FOR A BALANCING ACT.
06:03:13 WE MEET MOST OF THE REQUIREMENTS, THE OBJECTIVE STANDARDS IN
06:03:18 YOUR CODE FOR ACHIEVING CONSISTENCY.
06:03:22 BECAUSE AT THE END OF THE DAY, CONSISTENCY ISN'T -- IT ISN'T

06:03:27 THROWING DARTS AT A DART BOARD.
06:03:29 YOU BASE A SUBJECTIVE DECISION OFF OF OBJECTIVE STANDARDS.
06:03:33 AND WITH THE EXCEPTION OF THE SEPARATION TO THE NORTH FROM A
06:03:37 RIGHT-OF-WAY, WHICH WE HAVE ENGINEERED AROUND, WE MEET THE
06:03:42 CODE REQUIRED SEPARATIONS AND THE ADDITIONAL HEIGHT, WHILE
06:03:47 IT IS MORE THAN WHAT YOU WOULD NORMALLY ALLOW, IT ALLOWS
06:03:50 CO-LOCATION.
06:03:51 IT ALLOWS TO YOU CONSOLIDATE TOWERS SO THAT WAY YOU NEED
06:03:55 FEWER TOWERS.
06:03:57 I CAN'T GO INTO FINANCIAL BENEFIT BECAUSE I'LL GET FIRED IF
06:04:07 I TRIED TO DO THAT.
06:04:10 I'M NOT ALLOWED TO DISCLOSE INFORMATION BUT THAT IS PART OF
06:04:13 THE HOA'S RECORDS.
06:04:16 I KNOW IT'S MORE THAN $4 A MONTH.
06:04:19 ONE DOLLAR PER CARRIER.
06:04:21 I BELIEVE THE PERSON WAS TRYING TO SPEAK IN TERMS OF PER
06:04:25 MEMBER.

06:04:26 BUT GROUND RENT DOES GET PAID TO THE BELLA TERRA HOA.
06:04:30 SO THAT IS A PLUS IN THIS INSTANCE INSTEAD OF A PRIVATE
06:04:32 PROPERTY OWNER.
06:04:33 YOUR EXAMPLE OUT TO THE WEST IS ACTUALLY MORE INTRUSIVE THAN
06:04:39 WHAT YOU WOULD BE APPROVING TODAY BECAUSE THAT TOWER IS
06:04:42 LIGHTED.
06:04:42 IT HAS LIGHTS AT NIGHT.
06:04:44 USUALLY THE LIGHTING IS -- PLACE UNLESS IT IS ABSOLUTELY
06:04:49 REQUIRED AND USUALLY THAT'S AT 200 FEET, JUST TO HELP
06:04:52 PROVIDE SOME CONTEXT ON THAT.
06:04:54 HELPS IN CONTEXT, NEIGHBOR TO THE SOUTH, COLLIER COUNTY,
06:05:00 JUST APPROVED A TOWER CODE WHERE THEY TOOK THE RESIDENTIAL
06:05:02 SEPARATION DOWN FROM TWO AND A HALF TIMES TOWER HEIGHT TO
06:05:05 ONE TIMES TOWER HEIGHT FOR NON-CAMOUFLAGED TOWERS, IF THAT
06:05:09 IS AT ALL HELPFUL.
06:05:11 AGAIN, JUST TO GIVE CONTEXT.
06:05:14 WITH THAT I AND MY TEAM ARE AVAILABLE FOR ANY QUESTIONS YOU
06:05:18 MAY HAVE AND WE WOULD RESPECTFULLY REQUEST THAT YOU
06:05:21 RECOMMEND APPROVAL.
06:05:21 >>Scotty Wood: THANK YOU.
06:05:22 ANYBODY ELSE, QUESTIONS?
06:05:24 OKAY, MARY.
06:05:29 >>Mary Gibbs: I JUST WANTED TO SAY A COUPLE OF THINGS.
06:05:34 OUR ATTORNEY IS NOT HERE TONIGHT, BUT MS. JAHN, PROBABLY
06:05:38 BUTCHERED YOUR NAME TOO, IS CORRECT ABOUT THE RADIO

06:05:41 FREQUENCY.
06:05:42 YOU CANNOT CONSIDER THAT.
06:05:44 THAT'S NOT ONE OF THE THINGS YOU LOOK AT.
06:05:46 WE ARE LOOKING AT IT FROM A ZONING PERSPECTIVE.

06:05:48 AND THE FINANCIAL BETWEEN THE HOA, THAT'S NOT AN ISSUE THAT
06:05:52 YOU WOULD CONSIDER AS WELL.
06:05:54 SO YOU'RE JUST LOOKING AT THE ZONING CONSIDERATIONS, WHETHER
06:05:58 YOU THINK IT SHOULD BE APPROVED, APPROVED WITH CONDITIONS OR
06:06:01 NOT APPROVED.
06:06:03 I'VE GOT SOME SUGGESTED CONDITIONS THAT ARE ATTACHED TO THE
06:06:08 STAFF REPORT WHICH BASICALLY SAYS IF YOU WANT TO APPROVE IT,
06:06:11 THE SCHEDULE OF USES IS AMENDED TO ADD THE USE OF THE
06:06:14 WIRELESS TELECOMMUNICATION FACILITY AND THAT ADOPTS THE SITE
06:06:17 PLAN THAT THEY HAVE PROVIDED, WHICH IS KIND OF LIKE YOUR
06:06:20 MASTER CONCEPT PLAN, BASICALLY.
06:06:24 THE HEIGHT IS LIMITED TO 178 FEET WHICH INCLUDES THE THREE
06:06:27 FOOT LIGHTNING ROD, LANDSCAPING AND BUFFERING IS PER SHOWN
06:06:30 ON THE SITE PLAN.
06:06:33 ONE THING I WANTED TO -- I MIGHT HAVE THIS INCORRECT, BUT I
06:06:37 THOUGHT I HAD A CONDITION THAT THE TOWER WOULD NOT CONTAIN
06:06:39 LIGHTS, WHICH I THINK YOU SAID IT HAD TO BE LIGHTED.
06:06:44 JUST ONE QUESTION ABOUT THAT AND THEY WOULD HAVE TO GET A
06:06:49 LIMITED DEVELOPMENT ORDER.
06:06:50 IN ORDER TO GET THE LIMITED DEVELOPMENT ORDER, WE NEED TO
06:06:52 SEE THE FAA APPROVAL.

06:06:54 MOSQUITO CONTROL, IF THEY HAVE ANY CONDITIONS, PORT
06:06:58 AUTHORITY DOES AN APPROVAL AND FOR A TALL STRUCTURES PERMIT.
06:07:02 THOSE ARE THE ADDITIONAL THINGS THAT HAVE TO BE LOOKED AT.
06:07:04 AND THEN DEPENDING ON WHAT YOU WANT TO DO, YOU HAVE
06:07:10 DIFFERENT OPTIONS OF WHATEVER YOU WANT TO DO TONIGHT.
06:07:12 YOU MAY WANT TO DISCUSS THAT.
06:07:14 YOU CAN CONTINUE IT IF YOU WANT ADDITIONAL INFORMATION.
06:07:18 YOU CAN ACT ON IT TONIGHT IF YOU WANT TO ADD SOME ADDITIONAL
06:07:23 CONDITIONS TO WHAT I HAVE.
06:07:24 YOU HAD BROUGHT UP WHETHER YOU WANTED SOME ADDITIONAL PHOTO
06:07:28 SIMULATIONS AND ALSO REVISED LETTER FROM THE ENGINEER.
06:07:32 THAT IS BASED ON 35-FOOT FALL ZONE.
06:07:36 IF YOU WANT TO CONSIDER THOSE, THAT COULD EITHER BE
06:07:39 ADDITIONAL CONDITIONS OR YOU COULD CONTINUE IT AND HAVE IT
06:07:42 COME BACK.
06:07:43 THOSE ARE REALLY KIND OF YOUR OPTIONS.
06:07:44 COULD I GET MS. JAHN TO CLARIFY THE LIGHTING OF THE TOWER?
06:07:50 I'M NOT SURE I HEARD THAT CORRECTLY.
06:07:56 >>Mattaniah Jahn: ALLOW ME TO DOUBLE CHECK.
06:07:57 BECAUSE RFA DETERMINATION NO HAZARD AND I'LL LOOK AT IT ONE
06:08:02 MORE TIME TO MAKE SURE I'M NOT ABOUT TO PUT MY FOOT IN MY
06:08:06 MOUTH.
06:08:07 SHOWED NO NEED FOR ILLUMINATION.
06:08:13 THE WAY THAT THE PORT AUTHORITY AND MOSQUITO CONTROL DEAL
06:08:17 WITH VISIBILITY OF THE TOWER AT NIGHT IS THEY ACTUALLY HAVE

06:08:20 A TAPE THAT RESPONDS TO THEIR NIGHT VISION CAMERAS.
06:08:26 >>Mary Gibbs: THAT WAS MY RECOLLECTION THAT WE HAVE IT TAPED
06:08:29 BUT NOT LIT.
06:08:32 >>Mattaniah Jahn: CORRECT.
06:08:32 >>Mary Gibbs: I WANTED TO MAKE SURE I HEARD THAT CORRECTLY.
06:08:35 AGAIN, IT'S UP TO THE BOARD WHAT YOU WANT TO DISCUSS AND
06:08:39 COME UP WITH A MOTION OR YOU HAVE A LITTLE DISCUSSION.
06:08:41 >>Scotty Wood: COMMENTS?
06:08:50 >>Anthony Gargano: I'LL MAKE A COMMENT.
06:08:52 I THINK WE'VE HEARD ENOUGH.
06:08:56 MY INTENT TONIGHT WOULD BE TO INTRODUCE A MOTION TO HAVE
06:08:59 THIS THING MOVE FORWARD.
06:09:05 FROM THE 60,000-FOOT LEVEL, IF YOU LOOK AT WHAT'S HAPPENING
06:09:09 NATIONWIDE, LESS THAN 35% OF THE HOMES HAVE LAND LINES.
06:09:16 DEVICES BECOME A CRITICAL PART OF OUR DAILY LIVING AS YOU
06:09:25 HEARD BASED ON MY COMMENT EARLIER, I'M VERY BIG ON PUBLIC
06:09:28 SAFETY ASPECTS.
06:09:29 ANYWAY, LET'S COME DOWN FROM THE 60,000-FOOT LEVEL AND LOOK
06:09:34 AT WHAT WE'RE LOOKING AT HERE LOCALLY.
06:09:37 WE'VE HEARD FROM THE HOA THAT 75% OF THE RESIDENTS WANT THIS
06:09:43 TOWER.
06:09:47 I FULLY AGREE WITH YOUR COMMENT BECAUSE A FEW YEARS BACK I
06:09:52 WAS THE BOARD PRESIDENT OF THE MASTER BOARD IN MY COMMUNITY.
06:09:58 AND TO GET -- WE ONLY GOT A 75% VOTE ONCE.
06:10:09 >>Jim Wallace: THAT WAS THE FREE PARTY.

06:10:10 [LAUGHTER]
06:10:11 >>Anthony Gargano: THAT WAS TO CHANGE THE 75% REQUIREMENT TO
06:10:13 70.
06:10:14 I APPLAUD YOU FOR YOUR EFFORTS.
06:10:19 I DON'T WANT TO STIFLE ANY DISCUSSION, BUT MY INTENT TONIGHT
06:10:26 IS TO INTRODUCE A MOTION.
06:10:27 THANK YOU.
06:10:29 >>James Tatooles: I'D LIKE TO MAKE A COMMENT.
06:10:31 I HAVE TO COMMEND THE BELLA TERRA HOMEOWNERS ASSOCIATION TO
06:10:36 BE FORWARD-THINKING IN BUYING THE PARCEL OF PROPERTY UP IN
06:10:41 FRONT OF THE PROPERTY AND GIVING YOU A LOCATION TO BE ABLE
06:10:45 TO DO SOMETHING LIKE A TOWER THAT WOULD HAVE BEEN OFFENSIVE
06:10:49 TO PUT IT IN ANY OTHER NEIGHBORHOOD.
06:10:54 YOU SAY IT WOULD PUT IT IN THIS GROUP, THAT GROUP, SOMEBODY
06:10:57 ELSE'S BACKYARD.
06:10:58 THIS IS THE LEAST OFFENSIVE LOCATION I COULD THINK OF IN
06:11:01 BELLA TERRA TO HAVE THIS TOWER THERE AND YET TO BE ABLE TO
06:11:05 SERVE THE COMMUNITY AS THE COMMUNITY WANTS TO BE SERVED.
06:11:08 FROM THAT POINT OF VIEW, I CAN SEE THERE WAS SOME AGREEMENT
06:11:14 -- I DON'T KNOW IF IT WAS 75% OR NOT, BUT TO BUY THAT
06:11:17 PROPERTY AND HAVE A LOCATION FOR TRANSPORTATION -- FOR
06:11:21 COMMUNICATION, LOCATION TO SERVE EVERYBODY, I THINK THAT

06:11:24 THAT ALSO POINTS OUT THAT THE COMMUNITY WAS LOOKING FORWARD
06:11:29 TO BE ABLE TO HAVE SOMETHING LIKE THIS EXIST.
06:11:34 >>Jim Wallace: I AGREE WITH YOU.

06:11:35 THIS MAY NOT BE THE PERFECT SOLUTION, BUT RIGHT NOW THESE
06:11:38 PEOPLE HAVE A DIRE NEED -- I MEAN DIRE NEED, SERIOUS NEED.
06:11:41 VERY OFTEN SOLUTIONS ARE NOT PERFECT.
06:11:44 THIS ONE MAY NOT BE PERFECT.
06:11:46 AND MAYBE IT WOULD BE NICE TO HAVE ANOTHER POLE HERE,
06:11:48 ANOTHER POLE THERE TO COMPLEMENT THIS ONE.
06:11:50 AND MAYBE THAT WILL HAPPEN SOMEDAY.
06:11:52 BUT THERE'S -- IN MY OPINION, WE CANNOT DENY THESE PEOPLE
06:11:57 THE VAST MAJORITY OF THE PEOPLE IN THE AREA THE USE OF THEIR
06:12:01 CELL PHONES, THE USE OF THE --
06:12:04 IT'S NOT PERFECT, BUT IT'S DAMN CLOSE.
06:12:10 >>Scotty Wood: I'M A NUT ON PUBLIC SAFETY.
06:12:12 PUBLIC SAFETY HAS BEEN RAISED AS AN ISSUE HERE AND
06:12:18 SPECIFICALLY THE INABILITY OF CERTAIN BELLA TERRA RESIDENTS
06:12:21 TO REACH FIRST RESPONDERS VIA WIRELESS.
06:12:26 THAT TO ME IS A GAME CHANGER AND IT MANDATES THAT THIS THING
06:12:30 BE APPROVED, THAT THIS TOWER BE APPROVED.
06:12:32 SO I'M IN SUPPORT OF IT.
06:12:35 ANYONE ELSE?
06:12:37 I'D LIKE TO ASK FOR A MOTION TO APPROVE THE STAFF REPORT
06:12:46 WITH ITS CONDITIONS WITH AN ADDITIONAL CONDITION THAT WE
06:12:50 EARLIER DISCUSSED WHICH IS TO ASK THAT MICHAEL PLAHOVINSAK
06:12:56 -- EXCUSE ME, I HAVE TROUBLE WITH THAT -- ISSUE A REVISED
06:13:03 LETTER TO HIS APRIL 26th LETTER THAT INDICATES THAT THE
06:13:09 NEW TOWER HEIGHT OF 178 FEET WILL INDEED PRODUCE THE SAME

06:13:15 FALL RADIUS OF 35 FEET, WHICH YOU AGREED TO.
06:13:20 >>Mattaniah Jahn: YES.
06:13:26 >>Anthony Gargano: YOU'VE EMBODY THE MOTION I WANT TO MAKE,
06:13:28 SO I WON'T REPEAT ALL THE CONDITIONS, BUT I'LL MAKE THE
06:13:30 MOTION THAT WE RECOMMEND TO VILLAGE COUNCIL APPROVAL ON THE
06:13:37 BASIS OF THE CONDITIONS SO STIPULATED BY STAFF AND THE
06:13:43 LETTER AS YOU HAVE COMMENTED ON.
06:13:46 >>James Tatooles: I'LL SECOND THAT MOTION.
06:13:47 >>Scotty Wood: ANY FURTHER DISCUSSION?
06:13:48 TAMMY, YOU CAN CALL THE ROLL.
06:13:55 >>Anthony Gargano: YES.
06:13:58 >>Kristin Jeannin: YES.
06:13:59 >>Michael Sheeley: YES.
06:14:01 >>James Tatooles: YES.
06:14:03 >>Jim Wallace: YES.
06:14:04 >>Scotty Wood: YES.
06:14:07 >>Mattaniah Jahn: THANK YOU FOR YOUR TIME TONIGHT.
06:14:09 >>Scotty Wood: THANK YOU.

06:14:10 MARY, DO YOU WANT THIS LETTER?
06:14:17 >>Mary Gibbs: SURE.
06:14:18 >>Scotty Wood: JIM, WOULD YOU GET IT DOWN TO MARY?
06:14:50 >>Tammy Duran: THE PEOPLE IN ZOOM, CAN YOU HEAR US?
06:14:55 >> YES.
06:14:55 >> YES.
06:15:04 >>Tammy Duran: THE PEOPLE IN ZOOM, CAN YOU HEAR US?

06:15:07 >> YES, WE CAN HEAR YOU.
06:15:09 >> YES.
06:15:10 >>Tammy Duran: YOUR PRESENTATION IS ABOUT TO START.
06:15:12 >> THANK YOU.
06:15:17 >>Mary Gibbs: WE HAVE TO GET THE APPLICANTS.
06:15:19 THEY WERE IN THE LOBBY WAITING.
06:15:23 >>Scotty Wood: WE'LL WAIT A COUPLE OF MINUTES.
06:15:26 COME ON IN, EVERYONE.
06:15:27 >> THANKS FOR HAVING US.
06:16:12 >>Scotty Wood: WE ARE NOW IN WORKSHOP MODE.
06:16:14 THE FIRST ITEM IS THE GODDARD SCHOOL.
06:16:17 >>Mary Gibbs: YES.
06:16:18 THIS IS A REQUEST FOR A DEVELOPMENT ORDER AT THREE OAKS
06:16:21 PARKWAY AND ARCOS AVENUE.
06:16:23 YOU MAY HAVE RECALLED IT WAS APPROVED ZONING FOR DR. PARA'S
06:16:29 VETERINARY FACILITY WHICH THEY NEVER BUILT.
06:16:32 NOW THE GODDARD SCHOOL IS LOOKING AT DOING A DAY CARE.
06:16:36 THERE IS A PUBLIC INFORMATION MEETING I THINK IN NOVEMBER
06:16:41 WHERE WE HAD SEVERAL CASES AND THEN THE COUNCIL OR THE BOARD
06:16:45 HAD SOME QUESTIONS ABOUT THE ARCHITECTURE AND THE COLORS,
06:16:48 KIND OF MONOCHROMATIC AND ARCHITECTURE NEEDED SOME REVISIONS
06:16:51 AND SOME WORK.
06:16:54 THEY HAVE REQUESTED TO HAVE A WORKSHOP TO HAVE THE
06:16:56 ARCHITECTS KIND OF DISCUSS SOME OF THE CHANGES THEY HAVE
06:16:58 MADE TO THE PLAN.

06:17:01 I THINK BRENT ADDISON, I THINK THE ARCHITECTS ARE ON ZOOM,
06:17:04 BUT BRENT ADDISON IS GOING TO EXPLAIN IT A LITTLE BIT.
06:17:11 >>Brent Addison: GOOD EVENING, EVERYONE.
06:17:13 BRENT ADDISON, FOR THE RECORD, WITH BANKS ENGINEERING.
06:17:15 SO AS MARY SAID, WE WERE HERE PREVIOUSLY.
06:17:21 WE HAVE SINCE SUBMITTED FOR A DEVELOPMENT ORDER AND JUST
06:17:25 RECEIVED COMMENTS I THINK IT WAS FRIDAY.
06:17:28 SO WE'RE GOING THROUGH THOSE.
06:17:29 BUT WE WANTED TO COME BACK.
06:17:33 I'LL DO A LITTLE BIT OF A SUMMARY JUST TO REMIND EVERYBODY
06:17:36 ABOUT THE PROJECT.
06:17:36 WE REALLY WANTED TO COME IN MORE AND TALK ABOUT THE UPDATE
06:17:43 TO THE ARCHITECTURE.
06:17:44 SO THIS IS THE GODDARD SCHOOL.

06:17:47 AGAIN, BRENT ADDISON FOR THE RECORD WITH BANKS ENGINEERING.
06:18:08 ON ZOOM WE HAVE MIKE THOMPSON WHO WILL BE THE OPERATOR, CHAD
06:18:14 WHEATLEY AND BRANDON GUY, THE DEVELOPERS AND PROPERTY
06:18:17 OWNERS.
06:18:18 AND THEN CHERYL SCHWEIKER FOR THE ARCHITECT.
06:18:22 HERE IS THE SITE, JUST TO REFRESH YOUR MEMORY.
06:18:26 WE'RE JUST SOUTH OF THE CAR WASH OFF OF THREE OAKS NEAR
06:18:30 CORKSCREW.
06:18:31 THIS IS JUST ANOTHER SUMMARY OF WHAT WE HAD IN THE PREVIOUS
06:18:37 FOR ROUGHLY 14,000 SQUARE FOOT EARLY DEVELOPMENT SCHOOL.
06:18:41 HERE ARE STREET VIEW PICTURES OF WHAT IT LOOKS LIKE TODAY.

06:18:50 LITTLE BIT OF EXISTING VEGETATION SURROUNDING THE PROPERTY.
06:18:55 HERE IS THE SITE PLAN.
06:18:57 SO WE HAVE TWO-STORY BUILDING HERE FOR THE SCHOOL WITH
06:19:03 PARKING ON THE SOUTH AND EAST SIDES OF THE BUILDING,
06:19:08 PLAYGROUND TO THE NORTH AND THEN A DETENTION AREA AROUND THE
06:19:13 PROPERTY HERE.
06:19:13 ARE THERE ANY QUESTIONS ON THE SITE PLAN BEFORE WE MOVE TO
06:19:20 ARCHITECTURE?
06:19:20 OKAY.
06:19:23 >>Mary Gibbs: WELL, I HAVE A QUESTION.
06:19:25 I WAS JUST WONDERING IN DRIVING BY THERE TODAY LOOKING AT
06:19:30 THE SIGNS, IS THE LANDSCAPING GOING TO BE REFRESHED OR
06:19:35 SUPPLEMENTED?
06:19:39 SEEMS TO BE SOME BUFFER ON THE THREE OAKS SIDE.
06:19:41 WHAT WERE YOU PLANNING ON DOING WITH THE LANDSCAPING?
06:19:45 >>Brent Addison: WE'LL TRY TO INCLUDE THE EXISTING MATERIAL
06:19:49 TREES AS MUCH AS POSSIBLE AND SUPPLEMENT THEM SO IT WOULD BE
06:19:53 BROUGHT UP TO CODE FOR SHRUBS AND THE OTHER TREES THAT ARE
06:19:55 REQUIRED.
06:19:56 USE AS MUCH OF THE EXISTING VEGETATION AS POSSIBLE.
06:19:59 >>Mary Gibbs: THANK YOU.
06:20:00 >>Brent Addison: ANY OTHER QUESTIONS ON THE SITE PLAN?
06:20:03 WITH THAT, I'LL TURN IT OVER TO CHERYL.
06:20:08 >> THANKS, BRENT.
06:20:09 GOOD EVENING, EVERYONE.

06:20:11 I'M CHERYL SCHWEIKER WITH JARMEL KIZEL ARCHITECTS.
06:20:16 WE DID APPEAR BEFORE YOU BACK IN NOVEMBER WITH OUR
06:20:19 PRELIMINARY ELEVATIONS AND DESIGN, WHICH BRENT IS SHOWING ON
06:20:24 THE SCREEN NOW.
06:20:25 WE REVIEWED THIS AT LENGTH AND GOT SOME FEEDBACK FROM YOUR
06:20:29 GROUP REGARDING SOME EMBELLISHMENTS THAT YOU WOULD LIKE TO
06:20:34 SEE ON THE BUILDING.
06:20:35 FOR REFERENCE, JUST TO REFRESH YOUR MEMORY, THIS WAS THE
06:20:38 PREVIOUS SUBMISSION.
06:20:40 AND IF WE SCROLL DOWN, YOU CAN SEE WE HAVE SUBMITTED REVISED

06:20:46 ELEVATIONS TAKING YOUR FEEDBACK INTO CONSIDERATION.
06:20:50 SO SOME OF THE THINGS THAT WE LOOKED AT REVISING ON THE
06:20:56 UPDATED DESIGN INCLUDES SOME MORE ARTICULATIONS TO THE
06:21:01 BUILDING AND ACCENTING THOSE ARTICULATIONS WITH A BOLDER
06:21:06 ACCENT COLOR ON THOSE SIDES OF THE BUILDING.
06:21:10 WE'VE ADDED SOME ADDITIONAL AWNINGS AND SHUTTERS OVER THE
06:21:16 WINDOWS, ACCENTUATED THE ROOFLINES WITH SOME CORBELS AND
06:21:21 MAKING THEM MORE PRONOUNCED OVER THE ENTRY, ADDING SOME
06:21:25 TOWER ELEMENTS TO THE CORNER AT THE ENTRY AND ALSO AT THE
06:21:28 CORNER AT THE INTERSECTION OF THE MAIN STREETS.
06:21:34 AND PROVIDED SOME ADDITIONAL GLAZING AND ENLARGED THE
06:21:38 GLAZING ON THE BUILDING FROM THE PREVIOUS SUBMISSION.
06:21:47 >>Brent Addison: THAT WAS THE RENDERING.
06:21:49 >> RIGHT, THAT IS THE 3D RENDERING OF THE REVISED BUILDING
06:21:53 AND WE ALSO PROVIDED SOME 2D ELEVATIONS.

06:21:57 >>Michael Sheeley: I WOULD SAY THE ELEVATIONS DON'T DO IT
06:22:07 JUSTICE AND THE 3D RENDERING --
06:22:10 >> RIGHT, THAT'S WHY WE WANTED TO SHOW THE 3D.
06:22:13 >>Michael Sheeley: MY ONLY COMMENT IS THAT THE BUILDING IS
06:22:16 STILL PRETTY MUCH A TWO-STORY BOX AND IT REALLY DOESN'T HAVE
06:22:20 MUCH ARTICULATION IN THE WALLS IN TERMS OF OFFSETS FORWARD
06:22:25 AND BACK.
06:22:26 AND LOOKING AT YOUR SITE PLAN, I DON'T THINK YOU HAVE REALLY
06:22:30 LIMITATIONS ON THE SITE ANYWAY TO DO THAT.
06:22:33 AND I WOULD ENCOURAGE PERHAPS A LITTLE MORE ARTICULATION IN
06:22:37 THE BUILDING ITSELF AND MAYBE LOOKING AT SOME ADDITIONAL
06:22:41 DETAIL ON THE BUILDING.
06:22:43 TO ME IT'S STILL PRETTY --
06:22:49 >> SURE.
06:22:50 THE FLOOR PLAN BRENT HAS UP ON THE SCREEN RIGHT NOW, HERE
06:22:55 YOU CAN SEE THE ARTICULATIONS.
06:22:56 WE TRY TO PREVENT TOO MUCH IN THE CLASSROOMS BECAUSE
06:23:01 SOMETIMES THERE IS A SUPERVISIONAL ISSUE WITH THE CHILDREN
06:23:04 IN THE ROOMS.
06:23:05 WE WANT TO HAVE CLEAR VIEWS.
06:23:06 SO WE WANTED TO TAKE THAT INTO CONSIDERATION AND ALSO
06:23:13 ARTICULATIONS BASED ON YOUR FEEDBACK.
06:23:16 WE'LL TAKE A LOOK AT THAT AND SEE IF WE CAN MAKE THEM
06:23:19 DEEPER.
06:23:19 >>Michael Sheeley: OPPORTUNITIES IN THE INFANTS AND

06:23:24 CHILDREN'S ROOM, THAT COULD BE DEEPER.
06:23:26 AND PERHAPS THE TWOS.
06:23:31 I UNDERSTAND WHAT YOU'RE SAYING ABOUT HAVING OFFSETS IN THE
06:23:33 SAME ROOM, CHILDREN CANNOT BE AROUND A CORNER OR SOMETHING,
06:23:38 BUT I THINK YOU HAVE OPPORTUNITIES IN THIS BUILDING TO
06:23:43 ARTICULATE IT FURTHER AND I WOULD ENCOURAGE YOU TO DO SO.

06:23:50 >>Jim Wallace: DON'T YOU THINK SOME OF THE ARTICULATION IN
06:23:52 THE WALLS IS EIGHT INCHES.
06:23:54 IF IT WAS JUST 16 INCHES, JUST A FULL BLOCK, YOU WOULD GET
06:23:58 MORE VERTICAL SHADOW LINES.
06:24:00 THE OTHER THING I THOUGHT WHEN I WAS LOOKING AT THIS, WHICH
06:24:03 SOMETHING THAT YOU ADDED, CHERYL, THAT I THOUGHT ADDED A LOT
06:24:06 BUT MAYBE YOU DIDN'T DO ENOUGH OF, AND I'LL DEFER TO MIKE ON
06:24:10 THIS, IS THAT THEY ADDED SOME AWNINGS IN A COUPLE OF PLACES.
06:24:15 IT DRAMATICALLY IMPROVED THE BUILDING.
06:24:17 MAYBE YOU NEED TO BE PUTTING AWNINGS ON MORE OR ALL OF THE
06:24:22 WINDOWS.
06:24:23 IT'S VERY LIMITED COST AND 8-INCH CORNER BLOCK AND 16-INCH
06:24:29 CORNER BLOCK, A MUCH STRONGER SHADOW LINE COULD REALLY GIVE
06:24:33 YOU WITHOUT RESTRICTING YOUR SIGHT PLAN.
06:24:38 >> ACTUALLY, WE DO HAVE A 16-INCH.
06:24:39 I JUST CHECKED IT AND WE ARE SHOWING A 16-INCH ARTICULATION.
06:24:44 >>Michael Sheeley: I THINK ON THE SCALE OF THE BUILDING
06:24:46 ITSELF THAT THAT IS MINIMAL AND THAT CAN BE INCREASED.
06:24:49 CAN YOU GO BACK TO THE RENDERING?

06:24:51 YEAH, THAT LOOKS SO MUCH BETTER.
06:24:57 I AGREE WITH JIM'S COMMENTS ABOUT THE AWNINGS.
06:25:00 I THINK THE MORE YOU COULD DO OF THAT TO INCREASE SHADOW AND
06:25:04 CONTRAST IS A GOOD THING.
06:25:06 BUT IT'S COME A LONG WAY AND WE THANK YOU FOR THAT.
06:25:11 >>Kristin Jeannin: IT WOULD BE NICE IF THE SIGN HAD MORE
06:25:13 TEXTURE AND COLOR TO IT TO MATCH THE BUILDING A LITTLE BIT
06:25:17 MORE.
06:25:17 >> I KNOW THE COLOR IS THEIR BRAND COLOR.
06:25:20 WE WOULD HAVE TO SEE IF THEY WOULD BE OPEN TO CHANGING THE
06:25:24 COLOR.
06:25:29 >>Brent Addison: MAYBE A ROOF ELEMENT OR SOMETHING SO IT
06:25:32 LOOKS A LITTLE MORE LIKE THE BUILDING MIGHT HELP TOO.
06:25:36 >> OKAY.
06:25:37 WE CAN LOOK AT THAT.
06:25:39 >>Jim Wallace: THE ONLY COMMENT I HAD ON THE MONUMENT SIGN
06:25:41 IS THAT SO OFTEN WE FIND VEGETATION, WHEN YOU ONLY HAVE A
06:25:45 TWO-FOOT BASE, WHICH IS WHAT I THINK YOU HAVE, IT DOESN'T
06:25:48 SHOW IT HERE, BUT THAT'S USUALLY THE RENDERER DOESN'T PUT
06:25:51 ANY.
06:25:52 YOU'RE PROBABLY GOING TO PUT SOME COLOR OR SOME LANDSCAPING
06:25:54 AT THE BASE OF THAT SIGN, SO WE TYPICALLY RECOMMEND THREE
06:25:59 FEET AT THE BASE SO THAT THE LANDSCAPING DOESN'T START TO
06:26:03 COVER YOUR SIGN.
06:26:05 >> OKAY.

06:26:05 >>Brent Addison: I THINK THAT SAYS TWO FEET ON THERE.
06:26:09 >> YEAH, I BELIEVE TWO FEET.

06:26:11 >>Brent Addison: I SEE WHAT YOU'RE SAYING.
06:26:14 >>Michael Sheeley: I WILL COMPLIMENT YOU ON THE RESIDENTIAL
06:26:17 NATURE OF THE DESIGN WHICH I THINK IS A FRIENDLY DESIGN FOR
06:26:20 CHILDREN.
06:26:20 I THINK YOUR APPROACH THERE AS FAR AS THE RESIDENTIAL LOOK
06:26:24 IS A GOOD APPROACH.
06:26:32 >> OKAY.
06:26:32 THANK YOU.
06:26:35 >>Kristin Jeannin: WHAT IS THE FENCE AROUND THE PLAY AREA?
06:26:38 >> IT IS A SIX-FOOT TALL BLACK ALUMINUM PICKET-STYLE FENCE.
06:26:55 >>Scotty Wood: ANYTHING ELSE?
06:27:00 >>Mary Gibbs: I HAVE A COMMENT TO TAG ON WITH THE SIGN.
06:27:02 I THINK BRENT KIND OF FIGURED THAT OUT.
06:27:04 YOU NEED TO HAVE THE 25% ARCHITECTURAL DETAIL AND I DON'T
06:27:08 THINK IT DOES.
06:27:09 BUT I DO LIKE THE HORSE HEAD.
06:27:11 I SAID THAT BEFORE AT THE LAST MEETING.
06:27:13 [LAUGHTER]
06:27:20 >>Jim Wallace: DOES THE ARCHITECTURAL DETAIL INCLUDE THE
06:27:21 BASE, MARY?
06:27:24 >>Mary Gibbs: USUALLY THEY DO THE DETAIL AT THE BASE AND
06:27:27 IT'S COVERED UP AND YOU CAN'T SEE IT.
06:27:29 TO THE LANDSCAPING AT THE BASE AND THEN DO IT ON THE SIDES

06:27:32 OR THE TOP.
06:27:36 >>Brent Addison: I THINK THERE WOULD BE SHRUBS ALL AROUND
06:27:38 THE BASE OF THE SIGN.
06:27:40 THEY ARE NOT PICTURED IN THIS RENDERING.
06:27:48 >> YES, THANK YOU.
06:27:49 >> THIS IS BRANDON GUY HERE, DEVELOPER.
06:27:52 I WANT TO UNDERSTAND BETTER THE ARTICULATION COMMENT, JUST
06:27:55 UNDERSTANDING THAT WE WERE THINKING THOSE ELEVATIONS LOOK
06:27:58 ROUGH.
06:27:58 I THINK WE ALL AGREE IT IS VERY HARD TO TELL.
06:28:00 AS WE'RE LOOKING AT THIS RIGHT HERE, WE WERE THINKING THOSE
06:28:05 ARE EIGHT INCHES AND YOU'RE THINKING 16.
06:28:07 FROM WHAT CHERYL IS SAYING, WE HAVE 16 HERE, AND WE ALSO
06:28:10 HAVE THE VERTICAL, CALL IT HORIZONTAL, RATHER, ARTICULATION.
06:28:15 WE ADD THE CROWN MOLD PIECE THAT KIND OF BREAKS UP TOP AND
06:28:19 BOTTOM, KIND OF BREAKS UP THE SPACE.
06:28:21 SINCE WE DO HAVE 16, WHICH IS WHAT YOU GUYS WERE LOOKING
06:28:23 FOR, IS THIS FURTHER ARTICULATION THAT YOU ARE LOOKING FOR?
06:28:28 IF SO, WE WOULD LOVE TO HAVE SOME GUIDANCE ON THAT.
06:28:35 >>Michael Sheeley: WE'RE NOT LOOKING FOR A MAGIC 16 INCHES.
06:28:37 IT'S UP TO THE ARCHITECT TO DESIGN THE BUILDING.
06:28:40 I'M JUST ENCOURAGING THAT YOU HAVE MORE RELIEF IN THAT
06:28:43 FACADE.
06:28:47 >> OKAY.

06:28:48 IT'S HARD TO TELL WITH THESE ANGLES WHAT'S GOING ON THERE.

06:28:52 WE DID START OUT A LITTLE SHALLOWER THAN THAT AND HAD THE
06:28:55 EXACT SAME COMMENT YOU DID.
06:28:56 LET'S GET A LITTLE MORE ARTICULATION.
06:28:59 LET'S GET THE TOWER ON THE NORTHEAST CORNER -- SORRY,
06:29:03 NORTHWEST AND SOUTHEAST CORNER, WE THOUGHT THAT WAS A NICE
06:29:05 TOUCH.
06:29:05 WE TRIED TO TIE THAT IN.
06:29:09 WITH REGARD TO THE COMMENT ON THE AWNINGS, YOU'RE RIGHT, NO
06:29:12 AT HIGH-COST OPTION.
06:29:13 WE WERE TRYING TO BE STRATEGIC ABOUT WHERE WE HAD SPACE AND
06:29:17 KEEP IT I'LL CALL IT A BIT SYMMETRICAL AS FAR AS WHERE WE
06:29:22 WERE USING THE ACCENT PIECES.
06:29:23 THAT'S WHAT WE DID THERE.
06:29:25 SAME GOES WITH THE CORBELS.
06:29:26 THAT WAS OUR THOUGHT THERE.
06:29:32 THESE ELEVATIONS, NOT TERRIFIC TO LOOK AT ON A 2D.
06:29:36 >>Jim Wallace: THE BUILDING IS A BOX AND WINDOWS ARE ALL
06:29:40 BOXY.
06:29:40 THERE'S NOTHING BREAKING IT UP.
06:29:57 >>Kristin Jeannin: SO MUCH BETTER, THOUGH.
06:30:07 >> DO YOU FOLKS SEE AN ISSUE RELATIVE TO COLOR.
06:30:09 WE WENT BACK AND FORTH ON COLOR.
06:30:11 I CAN'T TELL YOU HOW MANY TIMES.
06:30:13 WE WANT TO REPRESENT WHAT YOU GUYS HAVE IN THE VILLAGE.
06:30:16 GOOGLE EARTH, DROVE AROUND AND LOOKED AT WHAT ELSE WAS

06:30:19 AROUND.
06:30:20 WE LANDED ON THIS COLOR WHERE WE LIKE IT A LOT.
06:30:23 IN THE RENDERING WE THINK IT SHOWS WELL.
06:30:25 IS THERE ANY OBJECTION TO THE COLOR ON HERE?
06:30:28 >>Kristin Jeannin: WE NEED TO SEE ACTUAL SAMPLES OF THE
06:30:30 COLOR BECAUSE COMPUTERS CAN LIE.
06:30:32 I THINK IT LOOKS NICE.
06:30:33 >>Michael Sheeley: THE RENDERING COLORS LOOK GOOD.
06:30:35 THE ELEVATION COLORS DO NOT.
06:30:37 >>Brent Addison: I THINK THEY DO HAVE THE SHERWIN WILLIAMS
06:30:40 NUMBERS IN HERE.
06:30:41 IT'S A BATTLE WITH EVERY ONE OF THESE WHEN WE DO THESE.
06:30:46 TO THEIR POINT, WE'RE IN THE DEVELOPMENT ORDER PROCESS RIGHT
06:30:54 NOW AND I THINK THE NEXT TIME WE'LL PROBABLY SEE YOU GUYS IS
06:30:57 HOPEFULLY AFTER STAFF SUFFICIENCY AND APPROVAL.
06:31:02 WE WANT TO MAKE SURE THE IDEA BEHIND THE WORKSHOP, I KNOW
06:31:05 YOU CAN'T TELL US HOW TO DESIGN THE BUILDING, BUT WE WANT TO
06:31:08 GET -- I THINK MY CLIENTS WANT A COMFORT LEVEL THAT WE'LL BE
06:31:11 REALLY CLOSE WHEN WE COME BACK IN.
06:31:14 >>Michael Sheeley: LET ME MAKE ANOTHER PRACTICAL COMMENT FOR

06:31:16 CHERYL.
06:31:17 THAT IS YOU HAVE MANY NUMEROUS EXTERIOR DOORS AND DON'T HAVE
06:31:20 ANY PROTECTION.
06:31:21 AND IN THIS CLIMATE AND WITH OUR HEAVY RAINFALLS IN THE
06:31:25 AFTERNOON, YOU REALLY NEED PROTECTION OVER THOSE DOORS.

06:31:28 SO THAT'S A PLACE YOU CAN PUT SOME MORE AWNINGS IS OVER THE
06:31:31 DOORS BECAUSE YOU'RE GOING TO GET WATER IN THOSE DOORS IF
06:31:34 YOU DON'T SOMEHOW PROTECT THEM AND THEY ARE NOT RECESSED.
06:31:37 THEY ARE RIGHT ON THE FACE OF THE BUILDING.
06:31:39 AND JUST FOR YOUR OWN PRACTICAL PURPOSES WITH THE BUILDING
06:31:41 DOWN THE ROAD, IT WOULD BE PRUDENT TO LOOK AT THAT.
06:31:45 >> THANK YOU.
06:31:45 OKAY WE'LL DO THAT.
06:31:46 >> LIKE THAT IDEA FOR SURE.
06:31:48 PRACTICALLY SPEAKING, TERRIFIC IDEA AND WILL GET A LITTLE
06:31:50 BIT OF ARCHITECTURE ON THE FACADE OF THE BUILDING AS WELL.
06:31:53 APPRECIATE THAT.
06:31:56 >>Michael Sheeley: THANK YOU.
06:31:59 >>James Tatooles: IF YOU WOULD GO BACK TO THE RENDERINGS FOR
06:32:02 A SECOND, LOOK AT HOW BUSY IT IS IN THE CORNER AND THEN WHEN
06:32:08 YOU LOOK BACK TO EACH SIDE, YOU END UP BEING IN A DESERT.
06:32:17 THERE'S NOTHING BACK THERE.
06:32:18 IT'S ALL FOCUSED RIGHT IN THE FRONT, SO YOU HAVE TO BALANCE
06:32:21 THE WHOLE VIEWING OF THE BUILDING, I THINK.
06:32:25 >>Brent Addison: YOU'RE TALKING ABOUT THIS KIND OF WIDE
06:32:28 PLANE HERE.
06:32:30 >>James Tatooles: ALL OF THE ARTICULATION IS IN THE FRONT BY
06:32:33 THE FRONT ENTRANCE.
06:32:33 AND THEN WHEN YOU GO TO THE TWO BACK CORNERS, THERE'S
06:32:37 NOTHING THERE BUT A BLANK WALL.

06:32:39 >>Brent Addison: THIS IS ANOTHER TOWER FEATURE.
06:32:41 I KNOW, AGAIN, 2D, IT'S HARD TO SEE.
06:32:44 THIS WOULD BE THE FRONT OF THE BUILDING HERE WITH THIS
06:32:48 CORNER ENTRY, SO THEY DID REFLECT THAT TOWER AT THE
06:32:53 NORTHWEST CORNER AS BRANDON WAS MENTIONING.
06:32:56 AND THEN STEPPED OUT THESE MIDDLE PIECES.
06:32:59 SO IT SOUNDS LIKE MAYBE, AGAIN, JUST TRYING TO GET ADVICE
06:33:05 HERE.
06:33:07 >>Michael Sheeley: AWNINGS ALONE MIGHT TAKE CARE OF JIM'S
06:33:10 CONCERN.
06:33:11 >>Brent Addison: YEAH.
06:33:12 AND I THINK COVER THE DOORWAYS.
06:33:15 >>Jim Wallace: LANDSCAPING TIGHTER TO THE BUILDING TO SOFTEN
06:33:18 SOME OF THE EDGES.
06:33:20 >>Brent Addison: WELL, IT'S THERE.
06:33:22 IT'S NOT BEEN RENDERED.

06:33:25 SO I ADDED IT TO THE END JUST IN CASE TO HAVE THE
06:33:28 CONVERSATION.
06:33:33 >>Jim Wallace: -- SOFTENS EVERYTHING, RIGHT?
06:33:38 >>Brent Addison: -- PERIMETER PLANTINGS REQUIRED IN THESE
06:33:41 PLANNERS THAT -- AND THESE PLANNERS WILL HELP WITH THAT.
06:33:46 WITHOUT HAVING IT IN THE RENDERING, IT'S HARD TO SEE.
06:33:49 JUST TO ADD TO THE WESTERN SIDE ALONG CORKSCREW, IF WE LOOK
06:33:54 BACK AT THOSE PICTURES, WE'VE GOT ALREADY MATURE TREES THAT
06:33:57 ARE GOING TO BE THERE BREAKING THAT UP AS WELL THAT YOU'RE

06:34:01 NOT GOING TO SEE A WHOLE LOT FROM CORKSCREW BY THE TIME THEY
06:34:04 PUT THE SHRUBS IN THERE AND HAVE THE MATURE TREES OVER
06:34:06 THERE.
06:34:07 THAT DEFINITELY HELPS.
06:34:09 >>Jim Wallace: THERE'S NOT ANYTHING THAT I CAN SEE.
06:34:12 MAYBE KRISTIN SEES IT BETTER.
06:34:15 THERE'S NOTHING CLOSE TO THE BUILDING THAT SOFTENS A CORNER.
06:34:18 >>Kristin Jeannin: THERE IS.
06:34:19 ON THE PARKING LOT SIDES.
06:34:21 FOUR BEDS.
06:34:22 >>Jim Wallace: IT'S JUST THERE.
06:34:23 >>Brent Addison: THE PLANTERS THAT WE HAVE AND ISLANDS IN
06:34:29 THE FRONT.
06:34:29 FROM THE STREET VIEW, IT WILL BE BROKEN.
06:34:33 >>Jim Wallace: YOU THINK IT WILL BE FINE.
06:34:35 >>Brent Addison: I'M NOT A LANDSCAPE ARCHITECT, BUT I THINK
06:34:40 ESPECIALLY ON THE WEST SIDE, I THINK THAT'S WHERE -- I THINK
06:34:44 THEY HAVE THE ADVANTAGE OF THE LANDSCAPING TO FIX THAT.
06:34:49 MAYBE NOT WHEN YOU'RE IN THE PARKING LOT BUT ON THE STREET
06:34:52 DRIVING BY, THERE ARE A LOT OF TREES THAT WILL BE OUT FRONT
06:34:55 OF THIS.
06:34:58 >> WHAT ARE YOUR FOLKS' THOUGHTS ON, WE DON'T ALWAYS HAVE,
06:35:02 IF YOU WANT TO GO BACK TO THE RENDERING, WE DON'T ALWAYS
06:35:05 HAVE AN OPPORTUNITY TO PUT THE OVERHANG ON LIKE WE HAVE
06:35:12 HERE, BUT MAYBE SOME SHUTTERS WE COULD DO, LIKE THOSE, I

06:35:15 AGREE WITH YOU, THAT WHITE BOX ESPECIALLY AT THE END ON BOTH
06:35:19 SIDES FEELS A LITTLE BARREN.
06:35:23 WE COULD POTENTIALLY MIX SHUTTERS IN.
06:35:26 WE DON'T HAVE THE HEIGHT -- PARDON ME, I CAN'T THINK OF THE
06:35:29 WORD I'M LOOKING FOR --
06:35:31 >> THE SOFFIT.
06:35:32 >> NO, NOT THE SOFFIT.
06:35:33 THE OVERHANG.
06:35:35 THE AWNING.
06:35:37 GEEZ, OH MAN.
06:35:38 WE DON'T HAVE THE ROOM TO PUT THE AWNING EVERYWHERE.
06:35:40 THAT IS ANOTHER REASON WE WERE SPARING WITH THAT FEATURE.

06:35:45 WE COULD MAYBE MIX IN WITH THE AWNINGS THE SAME MATERIAL,
06:35:49 WHICH IS A VERY DARK BROWN, LIKE A BRONZE COLOR, TO TIE INTO
06:35:53 THE EARTH TONES THAT ARE FAMILIAR WITH THIS AREA, WE COULD
06:35:57 POTENTIALLY DO SOME SHUTTERS IN LIEU OF THOSE AWNINGS AND
06:36:00 BREAK THAT UP A LOT WHICH I THINK WOULD HELP, ESPECIALLY IN
06:36:02 THE WHITE BOXES.
06:36:03 DO YOU GUYS HAVE ANY THOUGHTS ON THAT?
06:36:07 >>Jim Wallace: VERY LITTLE SETBACK FROM THE PARKING LOT TO
06:36:09 THE BUILDING, SO WHICHEVER YOU DO HAS TO BE ATTACHED TO THE
06:36:15 BUILDING.
06:36:20 SELF-EVIDENT.
06:36:21 >> THE AWNING ABOVE, WE HAVE CLEARER HEIGHT ON THAT AREA
06:36:25 THERE ABOVE THE WINDOW.

06:36:27 THE ONE IN THE WHITE IN THE WHITE AREA, WE DON'T HAVE ENOUGH
06:36:30 CLEARANCE TO PUT THAT AWNING ABOVE NECESSARILY WITHOUT
06:36:32 COVERING THE WINDOW ITSELF AND BLOCKING THE LIGHT.
06:36:35 SO THAT'S WHY WE DON'T HAVE THOSE AWNINGS EVERYWHERE.
06:36:39 I'M THINKING WE CAN BREAK THAT UP WITH SHUTTERS THAT MATCH
06:36:43 THE STYLE OF THAT TYPE OF AWNING, THE BRONZE COLORED AWNING.
06:36:48 >>Kristin Jeannin: I THINK THAT'S SOMETHING TO HAVE CHERYL
06:36:50 EXPLORE.
06:36:51 AS LONG AS YOU CAN BALANCE IT, I THINK THAT SUITS THE
06:36:53 ARCHITECTURAL STYLE.
06:36:55 >> THAT CULMINATION SEEMS LIKE IT WOULD BREAK THAT UP
06:36:58 NICELY.
06:36:58 WHERE WE HAVE ROOM, WHICH THOSE END ONES WE DO.
06:37:05 THE BIG WHITE PLANES, THE BOX WE MENTIONED EARLIER.
06:37:09 WE COULD CONSIDER THAT, CHERYL.
06:37:10 >> OKAY, SOUNDS GOOD.
06:37:15 >>Scotty Wood: ARE WE DONE?
06:37:16 >>Mary Gibbs: I HAVE A QUESTION.
06:37:17 JUST ON THE PAINT.
06:37:19 IT LOOKS LIKE THERE ARE TWO SHADES OF WHITE, BUT IT'S HARD
06:37:22 TO TELL.
06:37:24 THEY LOOK VERY SIMILAR.
06:37:25 IS ONE FOR TRIM?
06:37:27 >> YES, THERE IS THE TRIM ON THE HORIZONTAL BAND AND ON THE
06:37:30 TRIM AROUND THE WINDOWS.

06:37:35 >>Mary Gibbs: IT MIGHT BE THAT YOU CAN'T SEE THE SAMPLES BUT
06:37:38 THEY LOOK PRETTY SIMILAR.
06:37:40 >> THEY ARE SIMILAR.
06:37:41 WE WANTED TO GIVE THEM A LITTLE OFFSET FROM ONE ANOTHER, BUT
06:37:44 WE CAN LOOK AT MAYBE DARKENING THE ACCENT ONE A LITTLE BIT.
06:37:49 >>Michael Sheeley: I THINK IF YOU PROVIDE US PAINT SAMPLES
06:37:52 WE'LL HAVE A BETTER IDEA.
06:37:58 >> OR A LITTLE MORE CONTRAST IN THE COLORS.

06:38:00 FEEL A LITTLE HALF PREGNANT RIGHT NOW.
06:38:02 >>Kristin Jeannin: I KIND OF LIKE IT.
06:38:05 >> I CAN TELL YOU, I'LL FESS UP, WE STOLE THE IDEA FROM THE
06:38:11 SPACE DOWN THE ROAD.
06:38:12 THEY DID A HORIZONTAL.
06:38:15 AGAIN, TRYING TO UNDERSTAND HOW TO BETTER FIT IN THE
06:38:17 COMMUNITY.
06:38:18 THAT HORIZONTAL PIECE, THAT DETAIL WE ADDED IS ONE OF THE
06:38:20 IDEAS WE HAD.
06:38:21 THE COLOR OF IT, MAKE IT A BOLD COLOR, MAKE IT STICK OUT,
06:38:26 THEN, OH, IT IS A BOLD LINE KIND OF DETRACTING FROM THE REST
06:38:30 OF THE AESTHETIC OF THE BUILDING.
06:38:32 WE WENT WITH A SIMILAR COLOR SIMILAR TO WHAT HAWK DID.
06:38:37 COUPLE SHADES OFF, BUT PROBABLY NOT ENOUGH TO NOTICE IF
06:38:40 LOOKING AT A RENDERING OR A 2D IMAGE ON A COMPUTER.
06:38:43 BUT THAT WAS OUR THOUGHT THERE, KEEP IT KIND OF CLOSE BUT
06:38:46 SET IT OFF A LITTLE BIT.

06:38:48 AND THEN WE OBVIOUSLY REVERSED THAT COLOR WHEN WE GET IN THE
06:38:54 GREEN ELEMENT THERE, WE KEPT THAT SAME COLOR THERE SO YOU
06:38:57 GET THE CONTRAST THERE.
06:38:58 WE EVEN THOUGHT ABOUT GOING WITH THE OPPOSITE COLOR, TAKE
06:39:03 THE GREEN COLOR AND TRIM OUT THE WHITE.
06:39:05 IT DIDN'T LOOK TERRIFIC.
06:39:07 WE JUST -- SO THIS IS KIND OF WHERE WE LANDED.
06:39:10 BUT WE DID CONSIDER ALL THAT.
06:39:18 >>Scotty Wood: I THINK WE'RE DONE.
06:39:19 >>Mary Gibbs: DO WE NEED TO ASK FOR PUBLIC INPUT?
06:39:22 JUST FOR THE RECORD.
06:39:24 >>Scotty Wood: IS THERE ANY PUBLIC INPUT?
06:39:26 CALLING ALL PUBLIC INPUT.
06:39:33 >>Mary Gibbs: WE DON'T HAVE ANY E-COMMENTS EITHER ON THIS
06:39:36 CASE.
06:39:38 >>Brent Addison: THANK YOU GUYS.
06:39:39 APPRECIATE IT.
06:39:40 >> ALL RIGHT.
06:39:40 THANK YOU, EVERYBODY.
06:39:42 >> APPRECIATE IT, FOLKS.
06:39:43 >> THANK YOU, EVERYONE.
06:39:44 >> THANK YOU.
06:39:54 >>Scotty Wood: NOW WE MOVE TO THE COASTAL PALMS ACADEMY.
06:39:58 WHILE SHE SETS UP, I'LL BE RIGHT BACK.
06:40:01 GO AHEAD AND START WITHOUT ME.

06:40:22 >>Mary Gibbs: MOVING DOWN THE STREET AND CLOSER TO WHERE WE
06:40:24 ARE LOCATED, THE COASTAL PALMS ACADEMY IS ANOTHER ONE THAT
06:40:28 YOU HAD THE PUBLIC INFORMATION MEETING BACK IN NOVEMBER.
06:40:33 THERE WERE SIMILAR COMMENTS ABOUT THE ARCHITECTURE AND THE

06:40:35 COLORS AND TRYING TO MAKE SOME REVISIONS.
06:40:38 SO THE APPLICANT IS BACK.
06:40:41 THIS ONE IS AT RIVER RANCH ROAD AND CORKSCREW.
06:40:44 THE APPLICANT IS BACK TO KIND OF GO OVER THE CHANGES THAT
06:40:47 THEY HAVE MADE SINCE THAT LAST MEETING.
06:40:49 JOHN WOJDAK.
06:40:56 AS SOON AS WE GET THE RIGHT PowerPoint UP.
06:41:22 >>John Wojdak: GOOD EVENING.
06:41:23 FOR THE RECORD, JOHN WOJDAK WITH RESPEC.
06:41:26 HERE FOR THE PALMS DAY SCHOOL.
06:41:34 IT IS GOING TO BE THE OFFICIAL NAME.
06:41:36 I GOT THAT INFORMATION AFTER I PUT THE PowerPoint TOGETHER
06:41:41 AND WE'RE NOT ALLOWED TO CHANGE IT.
06:41:43 SO LIKE MARY SAID, WE WERE HERE FOR A WORKSHOP IN NOVEMBER.
06:41:49 AND THERE WERE SOME COMMENTS ON THE ARCHITECTURE ABOUT ITS
06:41:55 CONSISTENCY WITH THE FLORIDA VERNACULAR.
06:41:57 AND THERE WERE A FEW COMMENTS ON THE SITE PLAN KIND OF
06:42:01 RELATED TO STACKING AND SITE CIRCULATION.
06:42:07 THE ARCHITECT HAS BEEN WORKING ON THE DESIGN OF THE
06:42:10 BUILDING.
06:42:11 EUGENIA FROM DANIEL SCOTT TURNER DESIGNS IS HERE TO TALK

06:42:15 ABOUT THAT.
06:42:18 I'LL TOUCH ON A COUPLE OF THE SITE PLAN CHANGES THAT WE'VE
06:42:23 MADE.
06:42:23 WE BASICALLY WANTED TO GET YOUR FEEDBACK AND MAKE SURE WE'RE
06:42:26 HEADED IN THE RIGHT DIRECTION.
06:42:27 LIKE MARY SAID, THE SITE IS ON RIVER RANCH AND 41, NORTHWEST
06:42:34 CORNER.
06:42:35 APPARENTLY UNDEVELOPED.
06:42:36 IT'S NEXT TO THE VET.
06:42:39 COMMENTS WERE TRAFFIC CIRCULATION.
06:42:51 THE BUILDING STYLE, AND THEN THERE WAS A PUBLIC COMMENT
06:42:57 ABOUT TRAFFIC AT OUR PUBLIC INFORMATION MEETING.
06:43:05 >>Jim Wallace: WE ALSO HAD CONCERNS ABOUT WHERE THE PARKING
06:43:07 WAS IN THE FUTURE DEVELOPMENT AREA, IF THIS IS GOING TO BE
06:43:10 SHARED PARKING.
06:43:11 IT DIDN'T QUITE MAKE SENSE THAT THERE'S NO PARKING ALLOWED
06:43:16 ON THE SOUTH SIDE OF THE PROPERTY.
06:43:19 >>John Wojdak: I'LL TALK ABOUT THAT RIGHT NOW.
06:43:24 THIS IS THE UPDATED SITE PLAN.
06:43:27 >>Jim Wallace: THIS IS KICK IT DOWN THE ROAD OR --
06:43:29 >>John Wojdak: NO, BASICALLY -- WE'VE BASICALLY TAKEN, NOT
06:43:34 SHOWING THE FUTURE BUILDING.
06:43:35 WHAT WE HAD SHOWN WAS CONCEPTUAL.
06:43:39 THERE ARE NO PLANS FOR THAT AT THIS TIME.
06:43:41 SO WANTED TO FOCUS IT ON THE ACTUAL USE THAT WE'RE

06:43:45 PROPOSING.
06:43:45 THIS PARKS ITSELF.
06:43:50 WHAT YOU SEE ON THE REVISED SITE PLAN IS NOT RELYING ON
06:43:54 FUTURE PARKING AND WOULD NOT, YOU KNOW, ANY FUTURE USE
06:43:59 WOULDN'T BE UTILIZING THIS PARKING.
06:44:03 BUT CHANGES THAT WE MADE TO THE SITE, THERE WAS CONCERN
06:44:08 ABOUT THE PROXIMITY TO CORKSCREW.
06:44:10 WE MOVED THE ENTRANCE ABOUT A HUNDRED FEET TO THE SOUTH,
06:44:14 WHICH GAVE A MUCH LONGER THROAT UP TO THE DROP-OFF, WHICH
06:44:19 WE'VE KIND OF ALSO REFINED THAT, TOO, TO MAKE IT MORE OF A
06:44:23 LOOP.
06:44:24 IN TERMS OF THE BUILDING, THE SQUARE FOOTAGE HAS GONE DOWN
06:44:29 ABOUT 1300 FEET, WHICH TAKES THE STUDENT COUNT DOWN FROM 260
06:44:36 TO 225 AND THE EMPLOYEE COUNT GOES DOWN BY TWO, WHICH ALSO
06:44:42 THEN IN TURN REDUCES THE PARKING DEMAND.
06:44:46 THAT IS BLOWUP OF KIND OF WHAT THAT PICK-UP AND DROP OFF
06:44:59 LOOKS LIKE IN TERMS OF WHERE CARS COULD STACK.
06:45:01 WE DID -- DIDN'T HAVE A TON OF INFORMATION LAST TIME, BUT
06:45:06 DID WORK WITH THE OWNER JUST TO GET A LITTLE MORE DETAIL ON
06:45:11 PICKUP AND DROP-OFF.
06:45:13 IT'S NOT LIKE PINEWOODS OR BONITA HIGH THAT I SIT IN EVERY
06:45:18 DAY.
06:45:20 ABOUT 50% OF THE VEHICLES SHOW UP WITH TWO STUDENTS THAT ARE
06:45:26 SIBLINGS, AND THE DROP-OFF IN THE MORNING SPANS FROM ABOUT
06:45:31 6:30 TO 9 A.M.

06:45:34 >>Jim Wallace: 6:30 TO 9?
06:45:37 >>John Wojdak: 6:30 A.M. TO 9 A.M.
06:45:40 AND THEN IN THE AFTERNOON 2:30 P.M. TO 6 P.M.
06:45:49 >>Anthony Gargano: I HAVE A QUESTION.
06:45:51 HAS ANYBODY DRIVEN THIS AREA AT THOSE HOURS?
06:45:57 >> YEAH.
06:45:58 >>Anthony Gargano: I MEAN, I DON'T KNOW HOW YOU'RE GOING TO
06:46:01 DO IT.
06:46:03 >>John Wojdak: CORKSCREW IS BUSY, WE ALL KNOW THAT.
06:46:05 >>Anthony Gargano: BUSY?
06:46:06 BUSY?
06:46:07 TRY PARKING LOT.
06:46:10 >>John Wojdak: THERE WAS ONE CAR ON RIVER RANCH WHEN I DROVE
06:46:13 BY THERE ON CORKSCREW TODAY AT 4:30.
06:46:19 >>Anthony Gargano: ONE CAR?
06:46:21 >>John Wojdak: ONE CAR MAKING A RIGHT TURN.
06:46:23 THAT WAS IT.
06:46:24 >>Anthony Gargano: WE MUST HAVE DRIVEN BY THERE AT DIFFERENT
06:46:27 4:30s DIFFERENT DAYS.
06:46:32 >>John Wojdak: I DON'T WANT TO BELABOR THE POINT, BUT THE
06:46:37 SITE IS ENTITLED FOR 54,000 SQUARE FEET AND THE SCHOOL AND
06:46:44 THE AREA LEFT AS OFFICE OR COMMERCIAL THAT YOU CAN PARK IS

06:46:49 WAY LESS THAN THE FULL ENTITLEMENTS.
06:46:55 >>Jim Wallace: JOHN, I THINK YOU WOULD AGREE, YOU ARE A VERY
06:46:57 SMART GUY.

06:46:58 I'M SURE THE OWNER WOULD AGREE, EVEN IF IT MEETS THE LDC, IF
06:47:04 IT ISN'T PRACTICAL IF YOU ARE ONLY STACKING 19 CARS BUT IT
06:47:08 TAKES TWO MINUTES TO DROP THE KIDS OFF, THEN AT PEAK TIMES,
06:47:12 DO YOU HAVE A PROBLEM OR DON'T YOU HAVE?
06:47:15 IF IT MEETS THE CODE BUT DOESN'T WORK, THEN WHO CARES?
06:47:20 >>John Wojdak: WE DON'T BELIEVE WE HAVE A PROBLEM IN WORKING
06:47:24 WITH THE OWNER ON THIS REVISION --
06:47:26 >>Jim Wallace: NOT ABOUT HOW LONG IT TAKES SOMEBODY TO DROP
06:47:29 KIDS --
06:47:31 >>John Wojdak: WE SPENT A LOT OF TIME TALKING ABOUT HOW MANY
06:47:33 PEOPLE ARE THERE AT THE SAME TIME AND HOW MANY CARS.
06:47:35 WE DID WANT TO INTRODUCE THE SIGNAGE BECAUSE WE DIDN'T HAVE
06:47:41 THAT READY THE LAST TIME.
06:47:43 SO THIS IS THE INITIAL SIGN DESIGN.
06:47:46 I THINK WE MEET THE 25% WITH HAVING THE FEATURE UP AND
06:47:51 AROUND THE TOP.
06:47:52 THIS IS LDC COMPLIANT.
06:47:58 ANY FEEDBACK IS APPRECIATED.
06:48:00 I PERSONALLY KIND OF LIKE IT.
06:48:06 >>Michael Sheeley: I KIND OF LIKE IT, TOO, BUT I DON'T THINK
06:48:08 IT IS CONSISTENT AT ALL WITH THE ARCHITECTURE OF THE
06:48:09 BUILDING BECAUSE YOU HAVE LIKE THIS MODERN FLOW CURVE THING
06:48:13 AND YOU HAVE AN OLD FLORIDA BUILDING.
06:48:15 MAYBE TAKE ANOTHER LOOK AT THAT DESIGN.
06:48:18 >>John Wojdak: GOT IT.

06:48:19 THANK YOU.
06:48:20 >>Kristin Jeannin: IT MAY MEET CODE, BUT IT SEEMS HUGE.
06:48:25 >>John Wojdak: IT'S TALL, YEAH.
06:48:27 >>Jim Wallace: I'LL REPEAT THE SAME THING I SAID TO THE LAST
06:48:29 PEOPLE WHO WERE HERE, THAT IT'S GREAT WITH NO LANDSCAPING.
06:48:33 AS SOON AS YOU PUT LANDSCAPING IN FRONT OF THIS, IS THE
06:48:36 LANDSCAPING GOING TO OBSCURE YOUR MESSAGE OF A SCHOOL FOR
06:48:40 YOUNG LEARNERS AND PART OF THE PALMS DAY SCHOOL NAME.
06:48:44 IS THE BASE TALL ENOUGH THAT YOU COULD COME UP ANOTHER FOOT
06:48:47 OR TWO?
06:48:52 >>John Wojdak: I WAS GOING TO HAND IT OVER TO EUGENIA TO GO
06:48:56 THROUGH THE UPDATED ARCHITECTURAL DESIGN.
06:49:05 >> HI.
06:49:06 EUGENIA FORGANG WITH DANIEL SCOTT TURNER DESIGN.
06:49:10 THANK YOU FOR TAKING THE TIME TO MEET WITH US TODAY.
06:49:12 I KNOW WE'VE HAD A LOT OF CONVERSATION ABOUT COLORS AND I
06:49:14 KNOW THEY DON'T ALWAYS RENDER WELL ON SCREEN.
06:49:17 I HAVE A COUPLE OF PAINT SAMPLES FOR YOU GUYS TO PASS

06:49:20 AROUND.
06:49:21 OUR PRIMARY PAINT COLORS ARE GOING TO BE THE LINEN SAND AND
06:49:35 BRONZE BEIGE.
06:49:36 THOSE ARE GOING TO BE THE FIELD COLORS FOR THE BUILDING.
06:49:39 WE HAVE OUR FORT PIERCE GREEN AS KIND OF OUR ACCENT COLORS
06:49:42 FOR THE DOORS AND WINDOWS TRIM AS WELL AS THE HIDDEN FALLS
06:49:45 COLOR FOR THE CUPOLA.

06:49:48 OF COURSE, WE'LL GO WITH A GALVANIZED ROOFING.
06:49:53 JUST AS A REFRESHER FOR THE FLOOR PLAN FOR YOU GUYS, THE
06:49:57 CLIENT REALLY WANTS TO EMPHASIZE THE INDOOR/OUTDOORNESS OF
06:50:02 THE SITE.
06:50:03 SO ALL OF THE CLASSROOMS ARE OPENING UP TO DEEP PORCHES SO
06:50:06 THEY CAN ACCESS THOSE DURING THE DAYS.
06:50:09 WHEN IT'S A BEAUTIFUL DAY, THEY REALLY WANT TO MAKE SURE
06:50:12 THAT THE CHILDREN HAVE THE ABILITY TO HAVE THAT FLOW FROM
06:50:14 INDOOR AND OUTDOOR, A TON OF NATURAL LIGHT IS THE PRIMARY
06:50:18 GOAL OF THE SPACE.
06:50:20 SO YOU CAN SEE ALL OF THE CLASSROOMS ARE LOCATED ON THE
06:50:22 PERIMETER OF THE BUILDING AND MORE OF THOSE ADMIN FUNCTIONS
06:50:26 ARE IN THE INTERIOR SPACES.
06:50:28 THESE ARE GOING TO BE OUR PRIMARY ELEVATIONS.
06:50:33 WE UPDATED THE COLORS TO REFLECT THE PAINT SAMPLES THAT ARE
06:50:37 SHOWN FOR YOU GUYS TODAY.
06:50:38 WE'VE TAKEN SOME OF THE MORE, QUOTE, UNQUOTE, MODERN
06:50:42 ELEMENTS, AND REMOVED THOSE.
06:50:43 WE REALLY EMPHASIZED THE DOUBLE HUNG WINDOWS AS WELL AS
06:50:48 REALLY WANTING TO HAVE SOME CLERESTORY.
06:50:52 SO YOU CAN SEE THE PRIMARY ENTRY POINTS HAS A GREAT
06:50:57 CLERESTORY WINDOW THAT SIGNIFIES THE ENTRY.
06:51:01 ALONG CORKSCREW, WE WANTED TO BREAK UP THAT ELEVATION WITH
06:51:04 THE INFANT CLASSROOM, THE PRIMARY GABLE FEATURE.
06:51:07 SO WHEN YOU'RE LOOKING AT IT FROM BOTH PRIMARY STREETS,

06:51:13 YOU'VE GOT SOME VISUAL INTEREST.
06:51:16 WE'RE ALSO EMPHASIZING DEEP PORCHES THAT ARE FRAMING THE
06:51:21 CLASSROOM CONDITIONS AND REALLY BEGINNING TO BREAK UP THE
06:51:25 EXTERIOR.
06:51:25 SIMILAR, THIS IS THE BACK SIDE OF THE BUILDINGS.
06:51:29 THESE ARE NOT NECESSARILY -- THESE ARE MORE HIDDEN AWAY FROM
06:51:31 THE STREET.
06:51:33 AS YOU SEE THE SOUTH ELEVATIONS, WE ARE UTILIZING OVERHEAD
06:51:37 DOORS SO THAT THEY CAN HAVE THE INDOOR/OUTDOOR COMPONENT OF
06:51:42 THE CLASSROOMS.
06:51:42 BUT THOSE OVERHEAD DOORS ARE NOT FACING THE STREETS, AND
06:51:47 WE'RE REALLY EMPHASIZING THOSE DOUBLE-HUNG WINDOWS IN
06:51:51 DIFFERENT PATTERNS THROUGHOUT THE BUILDING SO WE CAN KIND OF
06:51:54 GET SOME VARIATION ON THE FACADES AS WELL AS YOU CAN SEE

06:51:59 THESE ARE GOING TO BE OUR PRIMARY ARTISTIC RENDERINGS OF THE
06:52:03 VIEW FROM CORKSCREW AS WELL AS THE CORNER OF RIVER RANCH AND
06:52:07 CORKSCREW.
06:52:07 YOU CAN SEE THE DIFFERENT ROOF SHAPES AND GABLES.
06:52:13 THE DEEP OVERHANG PORCHES CASTING SHADOWS ONTO THE BUILDING.
06:52:17 AND WHAT WE REALLY WANTED TO SHOW TO YOU GUYS TODAY IS -- I
06:52:23 GUESS IT DIDN'T GET INCLUDED.
06:52:25 YOU CAN SEE THE CARPORT FROM THE CORNER, AND THAT CARPORT IS
06:52:31 GOING TO BE A PERGOLA.
06:52:35 SO WE WANTED TO REALLY KIND OF EMPHASIZE THAT GARDEN-LIKE
06:52:39 FEELING THAT YOU GET ON THE SITE BY INTRODUCING A PERGOLA

06:52:43 WITH SOME TRELLIS ELEMENTS WHERE THEY CAN HAVE NATURAL
06:52:46 LANDSCAPING GOING UP THE PERGOLA AND REALLY GET TO SOFTEN UP
06:52:50 THAT CORNER CONDITION WHILE CREATING AN ENTRY POINT THAT
06:52:53 REALLY CAPTURES THE HEART OF THE SCHOOL.
06:53:01 >>Kristin Jeannin: I LIKE THE IDEA THAT YOU'RE DEMONSTRATING
06:53:03 HERE.
06:53:03 I THINK IF YOU MADE THE BASES OF THOSE PLANTER AREAS A
06:53:10 DIFFERENT MATERIAL OR A DIFFERENT COLOR IT MIGHT LOOK A
06:53:13 LITTLE BETTER.
06:53:14 I CAN'T REALLY EXPLAIN WHY.
06:53:16 I THINK MAYBE IT'S A LITTLE BIT BOXY OR GEOMETRIC AND
06:53:20 DOESN'T SEEM TO FIT WITH THE REST OF THE ARCHITECTURE AS IT
06:53:22 IS RIGHT NOW.
06:53:24 >> OKAY.
06:53:25 ABSOLUTELY.
06:53:28 >>Michael Sheeley: I REALLY LIKE THIS BUILDING.
06:53:30 I THINK IT'S A VERY GOOD ATTEMPT AT TRYING TO DO A LITTLE
06:53:34 BIT MORE MODERN TAKE ON OLD FLORIDA AND I THINK IT WILL FIT
06:53:37 IN WELL.
06:53:38 I LIKE THE CUPOLAS THAT ARE ON THE BUILDING.
06:53:40 THE LARGE OVERHANGS ARE VERY MUCH OLD FLORIDA.
06:53:44 THE WRAPAROUND PORCHES ARE GREAT, AND, OF COURSE, ALL OF
06:53:48 YOUR EXTERIOR DOORS ARE COVERED AS THEY SHOULD BE IN THIS
06:53:52 CLIMATE.
06:53:52 BUT I WOULD ENCOURAGE YOU WITH THE RENDERINGS, WHEN YOU COME

06:53:57 BACK, WE REALLY NEED TO HAVE COLORS ON THE RENDERINGS AND
06:54:01 TOP QUALITY RENDERINGS WITH LANDSCAPING, ET CETERA, WHICH
06:54:03 REALLY SHOW THIS DESIGN OFF A LOT BETTER.
06:54:06 >> ABSOLUTELY.
06:54:06 >>Michael Sheeley: IT'S A LITTLE HARD FOR ME PERSONALLY TO
06:54:10 SEE THE COLORS OF THIS BUILDING AND KIND OF UNDERSTAND THEM
06:54:14 IN THREE DIMENSIONS.
06:54:17 IT'S A BIT MONOCHROMATIC IN THE ELEVATIONS.
06:54:20 A COUPLE OF DIFFERENT YELLOWS GOING ON.
06:54:21 MAYBE WE DON'T REALLY SEE THE GREENS VERY MUCH.

06:54:24 I DON'T THINK UNTIL WE SEE THOSE COLORED RENDERINGS CAN WE
06:54:30 REALLY GIVE YOU AN OPINION ON HOW THE COLORS ARE.
06:54:34 >> ABSOLUTELY.
06:54:35 >>Scotty Wood: THE IMPORTANCE IS, LET ME JUST SHOW YOU.
06:54:37 THIS IS LINEN SAND WHEN IT'S PRINTED ON A PIECE OF PAPER.
06:54:42 AND THIS IS YOUR LINEN SAND SWATCH.
06:54:45 LOOK AT THE DIFFERENCE.
06:54:46 TOTALLY DIFFERENT.
06:54:50 THE COMPUTER TRIES TO DO IT BUT IT CAN'T.
06:54:55 >> YEAH, WHEN YOU PULL THE COLORS STRAIGHT FROM THE BENJAMIN
06:54:58 MOORE WEBSITE, THEY RENDER A LITTLE BIT DARKER.
06:55:01 DO WE LIKE THE COLORS WHEN YOU'RE SEEING THEM IN PERSON?
06:55:08 >>Scotty Wood: I THINK THEY ARE NICE.
06:55:10 >>Jim Wallace: LITTLE BIT EARTHY.
06:55:12 KIND OF NICE.

06:55:14 >>Michael Sheeley: DEFINITELY MADE GOOD PROGRESS.
06:55:18 >>Jim Wallace: I FORGET WHO WAS --
06:55:22 >>James Tatooles: CAN'T TELL HOW IT TIES TOGETHER WITHOUT
06:55:25 SHOWING THE LANDSCAPING TO GO IN THE RENDERING WITH THE
06:55:27 BUILDING ALSO.
06:55:28 THE BUILDING IS NICE, BUT IT'S BLAND.
06:55:32 PLAIN.
06:55:36 >>Michael Sheeley: THE GREENS OF THE LANDSCAPING WILL
06:55:38 ENHANCE THE COLORS OF THE BUILDING.
06:55:39 >> ABSOLUTELY.
06:55:40 I THINK THAT IS OUR LOGICAL NEXT STEP TO MAKE SURE YOU GUYS
06:55:42 CAN HAVE A BETTER UNDERSTANDING.
06:55:44 I'M GLAD TO HEAR ALL OF YOUR FEEDBACK.
06:55:46 >>Jim Wallace: YOU DON'T HAVE A LANDSCAPE PLAN TODAY.
06:55:50 >> WE DO NOT.
06:55:52 >>Jim Wallace: ALL RIGHT.
06:55:53 THAT'S FINE.
06:55:54 BUT YOU WILL.
06:55:54 >> WE WILL, OF COURSE.
06:55:56 >>Jim Wallace: YOU WILL INCLUDE SOME OF THAT IN YOUR
06:55:58 RENDERINGS.
06:56:00 >>Kristin Jeannin: SINCE YOU DON'T HAVE ONE, GRASSES WILL
06:56:02 LOOK REALLY GOOD WITH THE ARCHITECTURE.
06:56:04 ORNAMENTAL GRASSES.
06:56:06 >> ABSOLUTELY.

06:56:06 THANK YOU.
06:56:08 >>Kristin Jeannin: OTHER THINGS TOO.
06:56:10 AND SAW PALMETTO.
06:56:12 THAT WOULD BE REALLY NICE.
06:56:14 >> OKAY.
06:56:14 THANK YOU FOR YOUR TIME.

06:56:22 >> THANK YOU VERY MUCH.
06:56:23 >>Scotty Wood: CALLING ALL PUBLIC INPUT?
06:56:27 >>Mary Gibbs: WE DID RECEIVE ONE E-COMMENT CARD, THOUGH,
06:56:30 THAT YOU ALL GOT A COPY OF.
06:56:32 IT WAS RELATED TO THE TRAFFIC.
06:56:36 >>Scotty Wood: OKAY.
06:56:37 THANK YOU.
06:56:37 WE NOW MOVE TO -- OUR NEXT MEETING IS APRIL 9, BUT MARY HAS
06:56:50 SOMETHING THAT SHE WANTS TO TALK ABOUT.
06:56:53 >>Mary Gibbs: I WANTED TO TALK TO YOU ABOUT TWO THINGS.
06:56:56 FIRST OF ALL, JUST A REMINDER THAT TOMORROW WE HAVE AT THE
06:57:02 COUNCIL, INTERVIEWS FOR PLANNING ZONING AND DESIGN BOARD.
06:57:07 THE CURRENT MEMBERS WHOSE TERMS EXPIRE AT THE END OF APRIL
06:57:10 AND THEN WE HAD GONE OUT TO SEE IF ANYBODY ELSE WAS
06:57:15 INTERESTED.
06:57:15 SO THERE ARE NINE NEW APPLICANTS.
06:57:19 AND WE HAVE THE FOUR CURRENT MEMBERS.
06:57:21 AND THE COUNCIL WANTS TO HEAR FROM EVERYBODY TOMORROW JUST
06:57:24 LIKE A THREE-MINUTE QUICKIE OVERVIEW.

06:57:26 BECAUSE THE COUNCIL, SOME OF THE COUNCIL MEMBERS ARE NEW AND
06:57:29 ARE NOT REALLY FAMILIAR WITH EVERYBODY, EVEN THOUGH THEY
06:57:32 THINK PLANNING ZONING AND DESIGN BOARD IS DOING AN EXCELLENT
06:57:35 JOB.
06:57:36 REMINDER THAT WE'VE GOT THAT TOMORROW.
06:57:38 I KNOW MIKE SHEELEY, YOU HAVE TO ZOOM IN BECAUSE YOU'VE GOT
06:57:41 WORK, AND THAT'S FINE.
06:57:42 AND THEN ANTHONY HAS AN ALL-DAY MEETING, SO WE HAVE A VIDEO
06:57:47 OF YOU, WHICH DOES WORK.
06:57:49 WE TESTED IT TODAY.
06:57:50 THEN WE'LL HAVE THE OTHER PEOPLE TOMORROW.
06:57:52 THE MEETING GOES FROM 9 TO PROBABLY 10:30.
06:57:55 THEY ARE NOT GOING TO VOTE TOMORROW.
06:57:57 THEY ARE JUST GOING TO HEAR PEOPLE TALK.
06:57:59 THEY'LL MULL IT OVER AND COME BACK PROBABLY AT THE APRIL
06:58:03 3rd MEETING TO REAPPOINT EVERYBODY SO THAT WE DON'T HAVE A
06:58:07 LAPSE BECAUSE EVERYBODY -- THOSE TERMS WILL SPIRE APRIL
06:58:11 30th.
06:58:11 THAT WAS JUST MY REMINDER.
06:58:14 ALSO HAVE THIS PowerPoint, INCLUDED IT IN LAST MONTH'S
06:58:19 AGENDA.
06:58:20 UPDATE ON DEVELOPMENT PROJECTS THAT WE'VE DONE FOR COUNCIL,
06:58:24 AND I KEEP PUTTING IT ON THE AGENDA BUT BY THE TIME WE
06:58:28 FINISH WITH OUR HEARINGS, EVERYBODY LOOKS PRETTY EXHAUSTED.
06:58:30 I CAN RUN THROUGH IT TONIGHT OR YOU CAN HAVE IT IN YOUR

06:58:35 PACKET OR WE CAN WAIT AND SEE IF WE HAVE ANY NEW BOARD
06:58:40 MEMBERS BECAUSE THEY MAY APPOINT EXTRA MEMBERS.

06:58:43 I DON'T KNOW, AND WE CAN WAIT AND SEE --
06:58:45 >> HOW LONG DOES IT TAKE TO RUN THROUGH IT?
06:58:48 >>Mary Gibbs: IT TAKES LIKE 30 MINUTES.
06:58:50 I'M VERY LONG-WINDED.
06:58:54 >>Kristin Jeannin: I THINK IT'S A GOOD IDEA FOR NEW MEMBERS
06:58:56 TO SEE IT.
06:58:57 >>Mary Gibbs: I WAS THINKING THAT IF WE HAD ANY NEW MEMBERS,
06:59:00 THIS WOULD BE SOMETHING THAT WOULD BE REALLY HELPFUL.
06:59:02 WHEN I DID IT FOR THE COUNCIL, THEY REALLY LIKE IT BECAUSE
06:59:05 THEY ARE NOT AS INVOLVED AS YOU ARE WITH THE PROJECTS, SO
06:59:07 SOME OF THEM WERE A LITTLE SURPRISED AND I USUALLY TAKE MY
06:59:12 TIME WITH THE COUNCIL, BUT I CAN RUN THROUGH IT PROBABLY
06:59:17 LESS THAN 30.
06:59:18 LET'S WAIT UNTIL THE NEXT MEETING AND SEE IF WE HAVE NEW
06:59:21 MEMBERS AND I'LL DO IT THEN.
06:59:26 >>Scotty Wood: AT ONE POINT WE WERE NINE MEMBERS.
06:59:28 COUNCIL COULD VOTE TO DO THAT FOR ALL WE KNOW.
06:59:34 >>Jim Wallace: TONIGHT WE'RE FINISHING EARLY.
06:59:36 THE NEXT MEETING, WE MIGHT BE JAMMED UNTIL 9:00.
06:59:39 WE MAY NOT HAVE TIME FOR YOUR HALF HOUR.
06:59:42 WE'RE NOT BETTER TO DO IT NOW WHILE WE HAVE HALF AN HOUR?
06:59:47 [LAUGHTER]
06:59:49 >>Michael Sheeley: THE NEW MEMBERS NEED TO BE APPRISED.

06:59:53 >>Jim Wallace: GOING TO ANNOUNCE GIVING US A 20% PAY
06:59:56 INCREASE.
06:59:56 >>Mary Gibbs: I THINK WE GAVE YOU 20% MORE CANDY TONIGHT.
07:00:04 THAT'S YOUR BIG PERK OF THE EVENING.
07:00:08 >>Kristin Jeannin: I DIDN'T HEAR ANYTHING ABOUT TOMORROW.
07:00:11 AM I SUPPOSED TO BE HERE FOR THAT?
07:00:15 >>Mary Gibbs: MY APOLOGIES IF I DID NOT COMMUNICATE THIS
07:00:17 VERY WELL TO ANYBODY BECAUSE JIM WALLACE CALLED ME AND SAID
07:00:22 WHY IS THIS ON THE AGENDA.
07:00:23 AND I DIDN'T KNOW.
07:00:24 YOU ALL ARE NOT UP FOR REAPPOINTMENT.
07:00:27 SO WE'VE GOT BOARD MEMBER TATOOLES, BOARD MEMBER SHEELEY,
07:00:31 BOARD MEMBER GARGANO, I FORGOT THE CHAIR, CHAIR, YEAH,
07:00:39 SCOTTY WOOD.
07:00:40 THOSE FOUR TERMS ARE UP AT THE END OF APRIL.
07:00:45 WE JUST REALIZED ABOUT A MONTH AGO, EVERYBODY'S TERMS
07:00:49 EXPIRE.
07:00:49 BUT YOU THREE TERMS DO NOT EXPIRE UNTIL 2026.
07:00:54 JIM WALLACE, KRISTIN AND THEN BARRY JONES.
07:00:57 THOSE DON'T EXPIRE UNTIL 2026.
07:01:00 WE INITIALLY THOUGHT THAT WE WERE GOING TO JUST TAKE THE
07:01:03 CURRENT MEMBERS AND I THOUGHT THEY WERE GOING TO BE
07:01:05 REAPPOINTED BECAUSE THAT'S WHAT WE DID THE LAST TIME.
07:01:09 BUT THE LAST TIME, WE DIDN'T REALIZE BOARD MEMBERS WERE UP

07:01:13 FOR APPOINTMENT AND WE HAD TO DO LIKE AN EMERGENCY BASIS.

07:01:16 WE HAVE TO HAVE STAGGERED TERMS SO THAT EVERYBODY DOESN'T GO
07:01:20 OFF.
07:01:20 IT GETS A LITTLE COMPLICATED.
07:01:22 THIS TIME BECAUSE THE COUNCIL IS NEW, THEY SAID, WELL, WHY
07:01:24 DON'T WE REACH OUT AND SEE IF ANYBODY ELSE IS INTERESTED AS
07:01:27 WELL BECAUSE WE CAN GO UP TO NINE MEMBERS IF THEY WANT TO.
07:01:30 IT TURNED OUT THAT WE REACHED OUT.
07:01:34 WE HAVE SOME PEOPLE THAT APPLIED.
07:01:36 AND THE COUNCIL SAID, WELL, WE'LL INTERVIEW EVERYBODY, BUT
07:01:38 WE JUST TOOK THE CURRENT MEMBERS AND PUT THEIR OLD RESUM S
07:01:41 IN THERE AND SAID THAT'S WHAT YOU GET.
07:01:47 SO TOMORROW IS JUST GOING TO BE A SPECIAL MEETING OF COUNCIL
07:01:50 TO HEAR THERE EVERYBODY.
07:01:51 THEY GET THREE MINUTES TO SAY HERE'S WHY -- WE SAW ANTHONY'S
07:01:57 ALREADY.
07:01:58 I'M ON THE BOARD.
07:01:59 HERE'S WHAT I DO.
07:02:00 HERE'S WHY I WOULD LIKE TO CONTINUE.
07:02:01 AND WE TOLD THEM THAT ALL THE CURRENT BOARD MEMBERS ARE
07:02:04 INTERESTED IN REAPPOINTMENT.
07:02:05 BEING THAT THREE OF YOU ARE STILL ON THE BOARD FOR TWO MORE
07:02:12 YEARS, WE HAVE FOUR UP FOR REAPPOINTMENT, THEY HAVE A
07:02:14 CHOICE, DO THEY WANT TO REAPPOINT FOUR OR ADD TWO MORE AND
07:02:18 MAKE IT SIX?
07:02:20 BECAUSE WE CAN'T KICK OFF YOU OTHER THREE.

07:02:24 >>Kristin Jeannin: THANK YOU FOR CLARIFYING.
07:02:25 >>Mary Gibbs: MY LONG-WINDED EXPLANATION AND DIDN'T TELL THE
07:02:28 MEMBERS WHOSE TERMS DON'T EXPIRE BECAUSE WE WERE BUSY
07:02:33 FOCUSING ON THE OTHERS.
07:02:34 TOMORROW WE WILL SEE THREE OF YOU, IF YOU DON'T FORGET TO
07:02:42 COME, AND ONE ON ZOOM.
07:02:45 >>Michael Sheeley: DO I HAVE A ZOOM LINK FOR THAT?
07:02:48 >>Mary Gibbs: YES, DO WE NEED TO RESEND IT TO YOU?
07:02:51 >>Michael Sheeley: WOULD YOU PLEASE.
07:02:53 >>Mary Gibbs: THEY ARE GOING IN ORDER OF JUST HOW THE CLERK
07:02:55 PREPARED THE PACKETS.
07:02:58 SO SHE PUT THE EXISTING MEMBERS AT THE END.
07:03:00 AND I THINK SCOTTY IS THE LAST.
07:03:03 SO I THINK YOU ALL ARE AT THE END OF THE MEETING.
07:03:06 >>Michael Sheeley: IT'S AT THE BEGINNING OF THE MEETING.
07:03:09 >>Mary Gibbs: IT IS A SPECIAL MEETING.
07:03:10 IT IS THE ONLY THING THEY ARE DOING.
07:03:13 IT IS AN OFF WEDNESDAY.
07:03:14 NOT THE USUAL DAY.
07:03:16 WE DIDN'T --

07:03:19 >>Jim Wallace: JUST INTERVIEWING ONE PERSON AND THEN ANOTHER
07:03:22 PERSON AND ANOTHER PERSON.
07:03:24 >>Mary Gibbs: YEAH.
07:03:24 THAT'S WHY I THINK IT WILL PROBABLY BE AN HOUR AND A HALF
07:03:30 MAX BECAUSE THEY GET THREE MINUTES.

07:03:32 AND THEN THEY MAY WANT TO ASK THEM QUESTIONS.
07:03:34 THAT'S WHAT HAPPENED THE LAST TIME.
07:03:36 THEY ASKED THEM A FEW QUESTIONS AND THEN THERE'S NO VOTE.
07:03:39 THERE'S REALLY NO DISCUSSION AND THANK YOU FOR COMING AND
07:03:42 WE'LL BE BACK ON APRIL 3rd TO MAKE A DECISION.
07:03:47 >>Scotty Wood: IT STARTS AT 9:30.
07:03:49 >>Mary Gibbs: YES.
07:03:50 >>Scotty Wood: THE NORMAL TIME.
07:03:52 >>Mary Gibbs: NORMAL TIME BUT NOT THE NORMAL DAY.
07:03:57 >>Anthony Gargano: FOUR OR POSSIBLY SIX TERMS.
07:03:59 >>Mary Gibbs: SO WHEN THEY VOTE, I'M GOING TO PUT TOGETHER A
07:04:04 RESOLUTION, AND I'M THINKING THAT I NEED TO DO -- I'M
07:04:08 THINKING OF SUGGESTING THE THREE-YEAR TERMS BECAUSE
07:04:11 OTHERWISE YOU'LL ALL -- THEY WILL ALL COME DUE AT THE SAME
07:04:15 TIME BECAUSE YOU'VE GOT KRISTIN AND JIM WALLACE AND VARIOUS
07:04:21 TERMS EXPIRE IN 2026.
07:04:24 SO IF I MADE IT TWO-YEAR TERMS, YOU ARE ALL DUE AT THE SAME
07:04:27 TIME AND THAT'S JUST A NIGHTMARE.
07:04:29 I'M PROBABLY JUST GOING TO RECOMMEND THE THREE-YEAR TERM.
07:04:34 >>Scotty Wood: PREVIOUSLY WE'VE DONE -- YOU KNOW, THE
07:04:36 COUNCIL HAS CHOSEN TO APPOINT SOMEONE FOR A TWO-YEAR TERM
07:04:41 VERSUS A THREE-YEAR TERM OR EVEN A ONE-YEAR TERM IN ORDER TO
07:04:44 ACHIEVE PROPER STAGGERING.
07:04:48 THEY HAVE THAT AUTHORITY TO DO THAT.
07:04:51 >> THAT'S WHAT I RECALL THEM DOING.

07:04:56 >>Jim Wallace: IF YOU END UP WITH NINE PEOPLE YOU WANT THREE
07:04:59 ONE YEAR, THREE ANOTHER YEAR --
07:05:02 >> IDEALLY, YEAH.
07:05:05 >>Mary Gibbs: IT DIDN'T TURN OUT -- I WOULD HAVE LIKED TO
07:05:08 HAVE STAGGERED THEM A LITTLE BETTER.
07:05:10 >>Kristin Jeannin: DID YOU GET A GOOD AMOUNT OF APPLICANTS?
07:05:14 >>Mary Gibbs: NINE APPLICANTS PLUS FOUR EXISTING.
07:05:18 A LOT OF PEOPLE FROM HOAs, SOME THAT HAD, MAY HAVE BEEN ON
07:05:24 THE ARCHITECTURAL REVIEW COMMITTEE OF THEIR COMMUNITY.
07:05:28 ONE THAT HAD SOME TYPE OF ARCHITECTURE EXPERIENCE THAT
07:05:33 SEEMED LIKE POSSIBLY FROM A WHILE BACK.
07:05:38 ONE HAD SOME -- ONE WAS I THINK A CERTIFIED ARBORIST.
07:05:43 ONE HAD A LITTLE BIT OF ARCHITECTURAL.
07:05:47 >> ONE WAS A CONSTRUCTION GUY.
07:05:48 ONE WAS AN ARCHITECT.
07:05:49 ONE WAS A CFO.

07:05:50 >>Mary Gibbs: WE HAD A CFO AND I THINK SOMEONE THAT WAS A
07:05:55 CITY MANAGER FROM UP NORTH AND SOME -- WAS THERE A CPA?
07:06:03 >>Jim Wallace: ONE GUY WAS A FINANCIAL GUY.
07:06:05 I THOUGHT, WHY WOULD YOU WANT TO SERVE ON A PLANNING ZONING
07:06:09 BOARD?
07:06:10 BUT IF YOU FEEL YOU CAN MAKE A CONTRIBUTION, WHY NOT?
07:06:14 >>Mary Gibbs: I THINK ONE OF THEM HAD EXPERIENCE.
07:06:16 A COUPLE OF THEM HAD BEEN ON PLANNING AND ZONING BOARDS UP
07:06:19 NORTH, SO THERE WAS A LITTLE BIT OF EXPERIENCE THERE.

07:06:23 >> EXCEPT HE WAS A DENTIST.
07:06:26 >>Mary Gibbs: I DON'T REMEMBER THAT PART.
07:06:28 BUT ONE THING I WILL TELL YOU THAT WE'RE LOOKING AT, AND
07:06:36 THEN I THINK I TOLD YOU THIS AT THE PRIOR MEETING, JIM HART,
07:06:41 OUR ENGINEER, RETIRED BECAUSE HE WOULD RATHER PLAY
07:06:45 PICKLEBALL THAN COME HERE AND DO ALL THIS CLASSIC CAR STUFF.
07:06:51 HE IS GONE NOW.
07:06:52 I'M TRYING TO BE SOME ENGINEER, SOME KIND OF ENGINEER ON
07:06:55 BOARD TO HELP WITH OUR REVIEWS OF DEVELOPMENT ORDERS.
07:06:59 AMY IS HERE, BUT SHE IS A PLANNER LIKE ME, SO WE'RE NOT
07:07:03 ENGINEERS.
07:07:04 SO WE'RE TRYING TO GET AN ENGINEER ON BOARD, SO LOOKING AT
07:07:07 DIFFERENT OPTIONS FOR THAT BECAUSE WE RAN AN AD AND I GOT
07:07:11 SOMEBODY THAT HAD LIKE SOME CONSTRUCTION EXPERIENCE BUT NOT
07:07:15 ENGINEERING AND I GOT AN ASSISTANT GOLF PRO WHICH I THOUGHT
07:07:19 WOULD BE INTERESTING BUT PROBABLY NOT THAT RELEVANT.
07:07:22 I'M REACHING OUT TO SOME CONSULTANTS AND THEN ONE OF THE
07:07:25 THINGS THAT WE WERE LOOKING AT, TOO, IS TO HELP US WITH SOME
07:07:29 PRELIMINARY LIKE ARCHITECTURE DESIGN AND MAYBE LANDSCAPE
07:07:33 REVIEW HAVING BILL PRYSI AND JOE McHARRIS MAYBE HELP US AS
07:07:38 STAFF WITH SOME PROJECTS.
07:07:39 BECAUSE WE ASKED THEM IF THEY WANTED TO BE ON THE BOARD, GET
07:07:43 THE BOYS IN THE BAND BACK TOGETHER AND BE ON THE BOARD
07:07:47 BECAUSE WE HAVE THESE POSITIONS, AND THEY WERE LIKE NO.
07:07:50 HOW ABOUT IF YOU HELP US AND WE PAY YOU SOME MONEY.

07:07:55 THEY ARE LIKE, OH, MAYBE.
07:07:56 LOOKING AT THAT POSSIBILITY, TOO, OF GETTING US SOME STAFF
07:08:01 HELP BECAUSE WHEN YOU ACTUALLY -- JIM WAS A GOOD ENGINEER,
07:08:06 BUT WE CALLED HIM LIKE OUR LANDSCAPE ENGINEER BECAUSE YOU'RE
07:08:10 LOOKING AT PEOPLE'S LANDSCAPE PLANS, BUT YOU'RE NOT A
07:08:13 LANDSCAPE ARCHITECT AND YOU'RE LOOKING AT DIFFERENT THINGS,
07:08:17 BUT IF YOU ARE A CIVIL ENGINEER, YOU PROBABLY DON'T WANT TO
07:08:20 BE THE LANDSCAPE ARCHITECT OR THE ARCHITECT.
07:08:23 WE THOUGHT WE COULD USE A LITTLE SUPPLEMENTAL HELP.
07:08:26 THAT'S FROM A STAFF POINT OF VIEW WHAT I'M DOING NOW TO KEEP
07:08:29 MY SANITY.
07:08:31 >>Jim Wallace: I THINK THAT IS REALLY, REALLY SMART, MARY,

07:08:34 BECAUSE IT'S SO DIFFICULT FOR US IN A VERY, VERY SHORT TIME
07:08:38 FRAME, PARTICULARLY FOR MIKE AND FOR KRISTIN.
07:08:44 I'M MAKING GENERAL COMMENTS.
07:08:48 THEIR EXPERTISE IS SO VERTICAL AND SO HARD TO LOOK AT
07:08:51 SOMETHING AND IN A SHORT PERIOD OF TIME BE ABLE TO DIGEST
07:08:55 IT, DISCUSS IT AND ARTICULATE IT VERSUS YOU GUYS WHO HAVE
07:09:01 MORE TIME TO MULL IT OVER AND LOOK AT IT BEFORE IT GETS HERE
07:09:05 TO SAY, HEY, THIS IS MISSING AND THAT'S MISSING AND ALLOW
07:09:08 THE APPLICANT TO GO BACK AND MAYBE ADD WHAT'S MISSING BEFORE
07:09:13 IT GETS TO US.
07:09:15 >>Mary Gibbs: RIGHT.
07:09:16 SOMETIMES WE'RE KIND OF GUESSING AT WHAT YOU MIGHT THINK.
07:09:19 WE GIVE PEOPLE SOME COMMENTS ON THE ARCHITECTURE, WE'RE

07:09:22 LIKE, HMM, SHOULD WE TELL THEM TO ADD A CUPOLA, AND MIKE
07:09:26 GOES, WHERE DID YOU PUT THE CUPOLA, WHAT A STUPID IDEA THAT
07:09:29 IS AND WE'RE LIKE OH, NO.
07:09:31 WE'RE JUST TRYING TO ANTICIPATE, BUT IT'S DIFFICULT IF YOU
07:09:33 DON'T HAVE THAT BACKGROUND.
07:09:36 YOU ALL DON'T HAVE BACKUP PEOPLE.
07:09:40 IF ONE OF YOU IS OUT SICK OR DECIDES TO GET MARRIED AND GO
07:09:44 ON A HONEYMOON TO IRELAND OR SOMETHING, WE'RE KIND OF STUCK.
07:09:48 IT.
07:09:51 >>Jim Wallace: THERE'S A LOT OF STUFF FROM MY PERSPECTIVE I
07:09:53 FIND DIFFICULT.
07:09:54 IT'S IN THE LDC.
07:09:58 INTERCONNECTIVITY, SEATING, BIKE RACKS, OTHER STUFF THAT
07:10:04 WE'RE SUPPOSED TO LOOK AT OR MAKE SURE THAT ARE THERE THAT'S
07:10:11 HARD TO DO IN A SHORT PERIOD OF TIME.
07:10:13 YOU COULD DO IT AHEAD OF TIME BUT THEN YOU HAVE TO
07:10:15 ARTICULATE IT AND TO CHECK THOSE THINGS TO MAKE SURE THEY
07:10:18 ARE THERE.
07:10:19 I WOULD HAVE TO SAY I THINK THERE'S PROBABLY TIMES WHEN
07:10:22 STUFF GETS THROUGH THAT WE DON'T COMMENT ON IT THAT WE
07:10:25 SHOULD BE COMMENTING ON.
07:10:27 >>Mary Gibbs: ABSOLUTELY.
07:10:28 SOMETIMES WE HAVE ZONER REMORSE AFTER.
07:10:33 OOOH, YOU BROUGHT SOMETHING UP WE MISSED.
07:10:36 AND WE'RE LIKE, WELL, WE SHOULD HAVE CAUGHT THAT.

07:10:38 IT HELPS TO HAVE EVERYBODY'S INPUT.
07:10:44 I DID WANT TO TELL YOU, TOO, WHEN I DID THE PowerPoint
07:10:48 PRESENTATION TO THE COUNCIL, THEY WERE VERY IMPRESSED AND
07:10:51 THEY MADE SEVERAL COMMENTS.
07:10:52 SCOTTY WAS THERE THAT DAY AND THEY MADE SEVERAL COMMENTS
07:10:56 ABOUT WHAT A GOOD JOB PLANNING ZONING AND DESIGN BOARD WAS
07:10:59 DOING BECAUSE THEY WERE LIKE, AND I SHOWED THEM AT THE END A
07:11:02 LITTLE COMPARISON BETWEEN PROJECTS THAT WEREN'T IN ESTERO

07:11:05 COMPARED TO SOME PROJECTS THAT WERE IN ESTERO.
07:11:09 IT WAS A LITTLE SHOCKING.
07:11:11 SO THEY WERE LIKE, YEAH.
07:11:12 IT REALLY HELPS TO SHOW BECAUSE YOU'RE LOOKING AT SUBTLE
07:11:16 NUANCES OF THINGS, BUT LET'S LOOK AT THE BIG PICTURE.
07:11:19 THEY WERE VERY -- SCOTTY, YOU WERE THERE.
07:11:22 THOUGHT PRETTY IMPRESSED WITH THAT AND VERY APPRECIATIVE.
07:11:30 >>Kristin Jeannin: LOOK FORWARD TO SEEING IT.
07:11:32 IT WAS NICE THE LAST TIME.
07:11:33 >>Mary Gibbs: IT WAS KIND OF FUN.
07:11:35 >>Jim Wallace: I HAVE TO COMPLIMENT YOU.
07:11:37 ONE OF THE THINGS THAT YOU DID, I BELIEVE IT WAS YOU, WAS TO
07:11:40 INITIATE THE DIALOGUE WITH WOODFIELD THAT I KNOW NANCY WAS
07:11:48 VERY CONCERNED ABOUT AND OTHER PEOPLE WERE CONCERNED ABOUT
07:11:50 ARE WE TREADING LEGAL THINGS.
07:11:52 BUT BASED ON THAT MEETING THAT I HAD WITH THEM AND A COUPLE
07:11:56 OF OTHER PEOPLE DID AND THEN I LOOKED AT THE IMPROVEMENT IN

07:11:59 THEIR PRODUCT, I HOPE WE CONTINUE TO FIND WAYS TO DO
07:12:04 WORKSHOPS LIKE THAT.
07:12:05 IT JUST SEEMS TO BE SO PROACTIVE, CONSTRUCTIVE, CREATIVE,
07:12:10 ET CETERA.
07:12:11 ENDED UP WITH, I THINK, A BETTER PROJECT, MORE GREENSPACE,
07:12:15 MORE INTERACTIVE PARK.
07:12:16 WHOLE BUNCH OF THINGS THAT THEY DID BECAUSE WE SAT DOWN WITH
07:12:23 THEM AND INSPIRED THEM, QUESTION WHAT THEY WERE DOING,
07:12:27 WHATEVER IT IS.
07:12:29 >>Mary Gibbs: IT WASN'T REALLY MY IDEA.
07:12:31 THEY DID TELL ME THEY WANTED TO REACH OUT.
07:12:33 I TOLD THEM YOU'RE WELCOME TO MEET.
07:12:36 NOT EVERYBODY MEETS WITH DEVELOPERS AND THE SAME THING WITH
07:12:38 COUNCIL.
07:12:39 BUT THIS WAS A DIFFERENT PROJECT.
07:12:41 SO MANY ELEMENTS OF PLACE MAKING AND STUFF IN IT THAT THEY
07:12:45 REALLY WANTED TO MEET AND REALLY APPRECIATIVE THAT YOU ALL
07:12:48 MET WITH THEM AND GAVE THEM SOME IDEAS.
07:12:53 >> I THOUGHT IT WAS YOUR IDEA.
07:12:56 >>Mary Gibbs: NO, WISH I COULD TAKE CREDIT.
07:12:58 DIDN'T DISCOURAGE THEM.
07:13:01 >>Jim Wallace: THE GENTLEMAN, ROSS ABRAMSON, WAS VERY
07:13:04 HONEST.
07:13:05 HE SAID, WE KNOW RENTAL, BUT WE DON'T KNOW ANYTHING ELSE.
07:13:08 HE WAS VERY HONEST ABOUT WHAT THEY WERE DOING IN A MIXED

07:13:10 USE.
07:13:10 >>Mary Gibbs: THEY ARE IN FOR THE DEVELOPMENT ORDER.
07:13:13 YOU'LL GET TO SEE IT AGAIN.
07:13:14 >>Kristin Jeannin: IT'S EXCITING.

07:13:18 >>Mary Gibbs: WE HAVE THE HCA PROPERTY WHICH I THINK WILL BE
07:13:21 COMING IN AT SOME POINT AND THAT WILL BE ANOTHER BIG ONE
07:13:23 THAT WE REALLY NEED SOME INPUT FROM YOU ALL ON.
07:13:29 >>Scotty Wood: OKAY.
07:13:30 >>Michael Sheeley: LET'S WRAP IT UP, MR. CHAIRMAN.
07:13:32 >>Scotty Wood: MOTION TO ADJOURN GOING, GOING, GONE.
07:13:37 >>Michael Sheeley: THANK YOU.

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
February 13, 2024 4:30 p.m.

1. CALL TO ORDER: 4:35 p.m.

2. PLEDGE OF ALLEGIANCE:

3. ROLL CALL:

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

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

4. APPROVAL OF AGENDA:

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

5. BUSINESS:

(a) Consent Agenda

(1) Approval of December 12, 2023, meeting minutes.

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

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

(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.

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

Board Member Sheeley had to recuse himself as the developer is a client of his on other projects.

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

Presentation/Information by
John Wojdak, Delisi Fitgerald

Public Comment
In Person
Clark McKenzie, Estero

eComments
Joseph Bawolek, Pelican Sound

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

Motion: Motion to approve Development Order with condition to provide updated construction information in the Construction Activities Management Plan within 30 days of Planning Zoning and Design Board approval.

Motion by: Vice Chairman Gargano
Seconded by: Board Member Jones

Action: Approved Development Order with condition to provide updated construction information in the Construction Activities Management Plan within 30 days of Planning Zoning and Design Board approval.

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

7. PUBLIC INFORMATION MEETINGS

(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.

Staff Presentation/Comments
Mary Gibbs, Community Development Director

Presentation/Information by
Alexis Crespo, RVi Planning + Landscape Architecture
Ross Abramson, Woodfield Development
Walter Hughes, Humphreys & Partners
Mark Jacobson, Landscape Architecture
Billy Hattaway, Fehr & Peers

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

Public Comment
In Person
Marcus Cantos, Estero
Manuel Chambers, Meadowbrook
Gary Tasman, Lee County
Max Molloy, McGregor Isles
Mario DiBenedetto, Meadowbrook
Connie Mansfield, Marsh Landing

eComments
Alan Hill, Mariners Cove
Betty Stickel, Island Club

(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.

Staff Presentation/Comments
Mary Gibbs, Community Development Director

Presentation/Information by
Michael Henneman, Royal Properties & Riverside Investment & Atlantic Residential
John O'Donnell, Royal Properties & Riverside Investment & Atlantic Residential
Tyler Lamkey, Riverside Investment & Development
Mark Mclean, MHK Architecture

Charlie Krebs, Hole Montes/Bowman

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

Public Comment
None.

(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.

Staff Presentation/Comments
Mary Gibbs, Community Development Director

Presentation/Information by Village Consultants
Veronica Martin, TDM Consulting
Dean Martin, P.E., TDM Consulting
David Moore, Moore & Spence Architects
David Kulsveen, Landesco

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

Public Comment
None.

9. PUBLIC INPUT

None.

10. BOARD COMMUNICATIONS

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

This was deferred due to the lack of time.

Staff provided an update on the process for the Planning Zoning and Design Board reappointments.

(b) Next meeting – March 12, 2023

11. ADJOURNMENT: 7:43 pm.

_____
Tammy Duran
Deputy Village Clerk

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE
MICHAEL SHEELEY	PZDB
MAILING ADDRESS	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:
1761 SW WEDGEWOOD CT.	☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY
CITY / COUNTY	NAME OF POLITICAL SUBDIVISION:
FT. LAUDERDALE, FL 33308 BRO	VILLAGE OF ESTERO
DATE ON WHICH VOTE OCCURRED	MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies equally to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing the reverse side and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office MUST ABSTAIN from voting on a measure which inures to his or her special private gain or loss. Each elected or appointed local officer also is prohibited from knowingly voting on a measure which inures to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent organization or subsidiary of a corporate principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * * * * * * * * * * * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * * * * * * * * * * * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you otherwise may participate in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on other side)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Michael Sweeley, hereby disclose that on 2-13-24, 20 ____:

(a) A measure came or will come before my agency which (check one)

☐ inured to my special private gain or loss;

☒ inured to the special gain or loss of my business associate, FL Star Dev.;

___ inured to the special gain or loss of my relative, _____;

___ inured to the special gain or loss of _____, by whom I am retained; or

___ inured to the special gain or loss of _____, which is the parent organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

DOS 2023-E009 - Downtown Estero M/F TH.

2-13-24
Date Filed

Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED $10,000.

CE FORM 8B - EFF. 1/2000

PAGE 2

Bella Terra Monopole Cell Tower

Zoning Staff Report

for

Planning, Zoning and Design Board

PROJECT NAME:	**Bella Terra Monopole Cell Tower**
CASE TYPE:	**Amendment to Commercial Planned Development**
CASE NUMBER:	**DCI2023-E002**
PLANNING, ZONING AND DESIGN BOARD MEETING:	**March 12th, 2024**

SUMMARY OF REQUEST

Amendment to Commercial Planned Development to add the use of Wireless Communication Facility for a 178-foot AGL Monopole Wireless Facility on Bella Terra property at 19980 Bella Terra Blvd and Corkscrew Road.

STAFF RECOMMENDATION

Staff recommends approval with conditions (See Attachment C.)

The Planning, Zoning and Design Board will make a recommendation on this request to Village Council.

Changes Since Public Information Meeting
At the Public Information Meeting on September 12, 2023, the Planning, Zoning, and Design Board asked the applicant if the proposed tower could be moved further west on the parent parcel. The applicant responded that the tower would need to be located as far north as possible to maximize space on the property for future development. The proposed site plan now shows that the monopole will be located further north on the northeastern portion of the property.

Another issue discussed at the meeting was the need for cell service in the southern portion of Bella Terra. Subsequent to the PZDB meeting, the applicant has modified the request to increase the tower height from 148 feet to 178 feet AGL, in order to achieve stronger signal strength and less ground scatter. According to the applicant, the tower height increase would provide better and more reliable coverage to the residents in the southern portion of the Bella Terra Community.

GENERAL INFORMATION

Owner
Bella Terra of SW FL Inc.

Applicant
Broadus Towers, LLC.

Authorized Agent
Mattaniah S. Jahn, Esq.

Location
19980 Bella Terra Blvd

STRAP Number
20-46-26-E3-010C1.00CE

Size of Property
12.44 acres entire Commercial Planned Development. The proposed cell tower is located in a small, leased area within the CPD.

Surrounding Zoning

North	Unincorporated Lee County, then WildBlue Community
East	Bella Terra Blvd, then condominiums within Bella Terra – Residential Planned Development (RPD)
South	Bella Terra Community Center – Residential Planned Development (RPD)
West	Water retention area, then The Preserve at Corkscrew Community Center – Commercial Planned Development (CPD)

Zoning
Commercial Planned Development (CPD)

Comprehensive Plan Land Use Category
Village Neighborhood 1

Project History
Bella Terra was rezoned in 1986 from AG to Commercial Planned Development on the front 12 acres and Residential Planned Development on the remaining 990 acres (Resolution Z-86-112.) Bella Terra known at the time as The Habitat, was a Development of Regional Impact (DRI) which was also approved in 1986 under Resolution Z-86-112.

Public Information Meeting
A public information meeting was held by the Planning, Zoning and Design Board on September 12, 2023. The applicant provided a summary of the proposed project which is attached. The location and height of the tower have changed since the Public Information Meeting.

REQUEST

The applicant is requesting an amendment to the Commercial Planned Development zoning designation to add the use of Wireless Communication Facility and is requesting three deviations from the Land Development Code for a 178-foot-tall tower in Bella Terra off Corkscrew Road.

Project Description

The applicant requests an antenna supporting structure (monopole) 178 feet high to provide wireless cellular service for Verizon. The proposed Monopole Wireless Facility will be located off Corkscrew Road at 19980 Bella Terra Blvd. Bella Terra is zoned Residential Planned Development with a 12-acre parcel on Corkscrew Road zoned Commercial Planned Development. The commercial portion is vacant, except for a small Hotwire building and a 4,900-square foot lease area is proposed on the northeast side of the subject property. The facility will include the monopole with antennas, a 4 x 8-foot concrete pad for a generator, three 10 x 15- foot lease areas, all of which will be enclosed by an eight-foot chain-link fence with barbed wire surrounded by a fifteen-foot-wide landscape buffer. Additional equipment areas are proposed within the lease area for collocation purposes. Ground lighting is existing, and the applicant has stated that tower lighting is not proposed. The applicant has stated that the monopole will be completely dark at night and configured as a dull grey structure with external antennas on a minimal head frame to minimize visual impacts.

According to the applicant, the facility is necessary to improve the coverage and capacity of Verizon's cellular service and close a gap in service in the Bella Terra, WildBlue, and The Preserve at Corkscrew communities. Collocation space will be made available on the monopole for three other providers, including T-Mobile. Two future lease areas, each 10 x 15 feet, are proposed as equipment areas for the additional providers. Several revisions have been made based on comments made at the Public Information Meeting.

STAFF ANALYSIS

Height Details, Photo Simulation, and Balloon Study

The applicant revised the application on January 18, 2024, increasing the height of the proposed Monopole Tower from 148 feet to 178 feet to the top of the lightning rod. Documentation provided by the applicant shows the 178-foot monopole (175-foot pole, topped with a 3-foot lightning rod) in photo-simulations from numerous points in the surrounding area. (See Attachment D.) The applicant increased the height after the Public Information Meeting because of comments that service would still be lacking in the southern portion of Bella Terra.

The site is located in an area adjacent to The Preserve at Corkscrew development which includes residential units to the west and within the Bella Terra residential development to the east. The WildBlue development in Lee County is located north of the site across Corkscrew Road. South of the site is the Bella Terra Club House. The PZD Board suggested the applicant move the proposed tower further west on the parent parcel, however, the applicant stated that it would not be possible, and it would limit future development plans.

A Balloon Study was held on January 7, 2024 (See Attachment D.) The applicant has provided a Balloon Test Affidavit stating that the photo-stimulations provided accurately represent the location and height of the balloon as it would have been viewed from their respective locations. (See Attachment E.) The results of the Balloon Test show that the tower will be visible to some residents of Bella Terra and the WildBlue Community in Lee County. The residences in Bella Terra that are closest to the proposed monopole facility are located approximately 370 feet away to the east. The photos show the tower is not visible from Villa Preserve Lane, approximately

1,330 feet southwest of the proposed site or Cypress Shadows Blvd, approximately 1,925 feet west of the proposed site.

Transportation Analysis
Access to the site is through a new 12-foot wide turfstone paver access road off Bella Terra Boulevard. The proposed facility will be located adjacent to the Hotwire building. According to the applicant this is an unmanned facility with maintenance occurring approximately once a month. Vehicle trips are considered de minimis.

Environmental Analysis
The site is in the X flood zone which is described by FEMA as an area of minimal flood hazard. The facility will not impact environmentally critical or sensitive areas. The proposed facility will be located in partially cleared land with an existing Hotwire Communications maintenance building (approximately 192 sq. ft.) and asphalt parking area surrounded by grassy open space. The new facility will include a 15-foot landscape buffer consisting of sabal palms and a double row hedge of native shrubs.

Utilities
Power will be provided by FPL. Water and wastewater are not proposed as the facility will be unmanned. A generator will be present for use during loss of electric power to maintain service.

Comprehensive Plan Considerations
The site is designated in the Comprehensive Plan as Village Neighborhood 1. (See Attachment A.) This designation consists primarily of low-density residential uses with the potential for commercial uses of a minor commercial or neighborhood center scale. Wireless facilities are not specifically discussed in the Comprehensive Plan, however compatibility between uses is a consideration to protect existing and future residential neighborhoods. For example, one of the guiding principles of the Future Land Use Element of Estero's Comprehensive Plan is ensuring compatibility of new development, to protect the integrity of existing and future residential neighborhoods, as outlined below:

> ***Neighborhoods***
> *Estero is a Village of neighborhoods…some large, some small, some more established, some newer. Ensuring compatibility of new development to protect the integrity of existing and future residential neighborhoods is a key to sustaining the quality of life.*

Policy FLU-1.11.2 of the Plan, Residential Development Standards, provides several factors that should be evaluated to ensure that development proposals address whether the proposed use is compatible with adjacent uses, and other factors. One of the factors is whether the proposal contributes to the overall design, landscaping, and aesthetics that make up the community's character as a harmonious place with beauty, spaciousness, and a diversity of high quality residential and commercial development that positively contributes to the quality of life of Estero's residents.

The proposed tower location will be visible to several residents of Bella Terra on the north and northeast side of the community, some residents of The Preserve at Corkscrew located on the northeast side of the community, and some residents of the WildBlue Community across Corkscrew Road in Lee County.

This is a case when staff must balance the need for provision of adequate service and protection of residential areas. By moving the tower further north, the impacts to residences in Bella Terra

are less. WildBlue is located across and north of Corkscrew Road and is a considerable distance from the tower.

Staff would prefer a location further south, but Bella Terra would prefer to maximize their future plans for recreational uses for its residents on the 12-acre parcel.

There is no perfect location for a cell tower in this area. The applicant has tried to minimize impacts to residences with the location and design, while providing adequate cellular service.

Land Development Code Considerations
The LDC provides a hierarchy of zoning districts for locating Wireless Communication Facilities. Industrially zoned areas are preferred before commercial areas are evaluated. LDC Section 4-243E.4. states that the applicant shall adequately demonstrate that siting alternatives within higher ranked districts are not reasonable or feasible. There are no available parcels in any industrial zoning district nearby (See Attachment B.)

The proposed location is adjacent to residential areas in the Residential Planned Development zoning district. The applicant stated that there are plans for additional development on the subject property to provide amenities for the Bella Terra community. This is the reason the tower is proposed adjacent to Corkscrew Road.

Section 4-243 of the LDC contains additional standards for a Wireless Communication Facility. In part, this section provides that no antenna-supporting structure shall be permitted unless the applicant demonstrates that that the proposed antenna cannot be accommodated on an existing building, structure, or antenna supporting structure.

The applicant has stated that there is a lack of existing towers and tall structures within the search ring that Verizon could collocate upon. Therefore, the proposed facility location is necessary to fill a gap in coverage and capacity in the area.

The Code requires that:

> *Antennas shall be configured in a manner that is consistent with the character of the surrounding neighborhood and development, and shall be of a color that blends with the structure to which it is attached, so that adverse visual impacts on adjacent properties are minimized. Antenna concealment screening shall also be used, when possible.*

The applicant has stated that the proposed monopole will have a galvanized grey finish and be completely dark at night. All cabling will be contained within the monopole itself. However, LDC 4-243.4.E requires the monopole to be taped using reflective sheeting, starting at 20 feet above the surface, and at 10-foot intervals.

The proposed location is adjacent to a residential development on two sides: across a water retention area, then, The Preserve at Corkscrew, approximately 1,306 feet to the west and the Bella Terra community, approximately 451 feet to the east. The monopole will be moderately visible to come residents as shown in the attached photo-simulations. (See Attachment D.)

Staff would prefer that the monopole be designed to resemble a tree, to make it more compatible. The applicant has stated that this design precludes collocation opportunities and the Bella Terra HOA supports the monopole design.

Conclusion
Communication facilities are utilities that serve the public and provide a necessary service, however, they must also be found compatible with the adjacent neighborhoods. The applicant stated that the 178-foot monopole will be dull grey in color with external antennas on a minimal headframe. This design is comparable to other monopoles and consistent with the camouflage and screening requirements set forth in LDC 4-243.F.4. The tower will be moderately visible to approximately two dozen homes in Bella Terra, between 350-600 feet away.

Staff finds that, on balance, and with the recommended conditions, the requested Amendment will be consistent with the goals, objectives, and policies of the Comprehensive Plan.

Deviations
The applicant requested the following deviations for the Monopole Wireless Facility:

1. Deviation 1 is a *Turfstone Deviation* from LDC Section 5-304 to allow the use of turfstone pavers in lieu of a paved access road to the Monopole's compound. The applicant stated that this deviation would allow the access drive to be better integrated with the anticipated green spaces of the planned development of the parent parcel while achieving the stabilized access envisioned under the LDC.

   Staff agrees because the use of the road will be minimal. As such, staff recommends approval.

2. Deviation 2 is a *Tower Code Setback Deviation* from LDC Sec. 4-243.G.1 to allow a setback of 99 feet to the North in lieu of the required setback distance equal to the tower's height, 178 feet AGL. The applicant stated that this deviation would facilitate future development of the parent parcel as a recreational facility for the Bella Terra community. According to the application materials, the monopole has been designed to withstand winds up to 156 miles per hour. (See Attachment G.) LDC Section 4-243G.1 requires that the monopole be located a distance equal to the overall height from all lot lines of the property on which it is proposed, which would be 178 feet.

   Staff would prefer that the structure be setback further from Corkscrew Road and is concerned that if the structure were to fall in a hurricane for example, it could protrude into the turn lane. The applicant has provided Engineering analysis that this would not happen. Additionally, Lee County did not provide any adverse comment pertaining to their right of way on Corkscrew Road. As such, staff recommends approval.

3. Deviation 3 is a *Fall Zone Deviation* from LDC Section 4-243.G.1 which requires the fall zone radius to be equal to the tower height. The applicant stated that this deviation will allow future development of the parent parcel as a recreational facility for the residents of Bella Terra. The applicant revised the plan to show a fall zone radius of 35 feet, which they state will accomplish the sound planning objective outlined in Section 4-243.G.I. The revised proposal shows that an existing Hotwire structure is located within the new fall zone radius. Hotwire has provided a notarized letter of written consent to allow the reduction of the proposed monopole tower setback to 45-feet to Hotwire's property. The applicant provided an Engineer letter that stated that in the event of winds in excess of the design wind load (3-sec. gusted wind speed of 156 mph), the pole would yield/buckle in half and would most likely remain connected and hang from the standing section.

   As such and for the reasons stated above, staff recommends approval.

Other Comments

- Federal Airways & Airspace: The FAA determined that the proposed structure would not be a hazard to air navigation. However, that determination was made for a 155-foot AGL monopole. The proposed monopole height has since been increased to 178 feet AGL. Approval will be needed prior to issuance of a limited development order.
- Lee County Mosquito Control: Comments will be needed prior to issuance of a limited development order.
- Lee County Port Authority: Lee County Port Authority staff has reviewed this project and approved a Tall Structure Permit for the proposed monopole. However, the approval was granted for a 154-foot AGL monopole. The monopole height has since increased to 178 feet AGL. Approval will be needed prior to issuance of a limited development order.

REVIEW STANDARDS

Staff has proposed the following:

1. The Planned Development Amendment as conditioned will be consistent with the goals, objectives, and policies of the Comprehensive Plan.

2. The Planned Development Amendment as conditioned will comply with all applicable zoning district standards.

3. The Planned Development Amendment as conditioned will not conflict with any portion of the Land Development Code.

4. The Planned Development Amendment will address a community need. The proposed amendment will improve the coverage and capability of cellular service for the area.

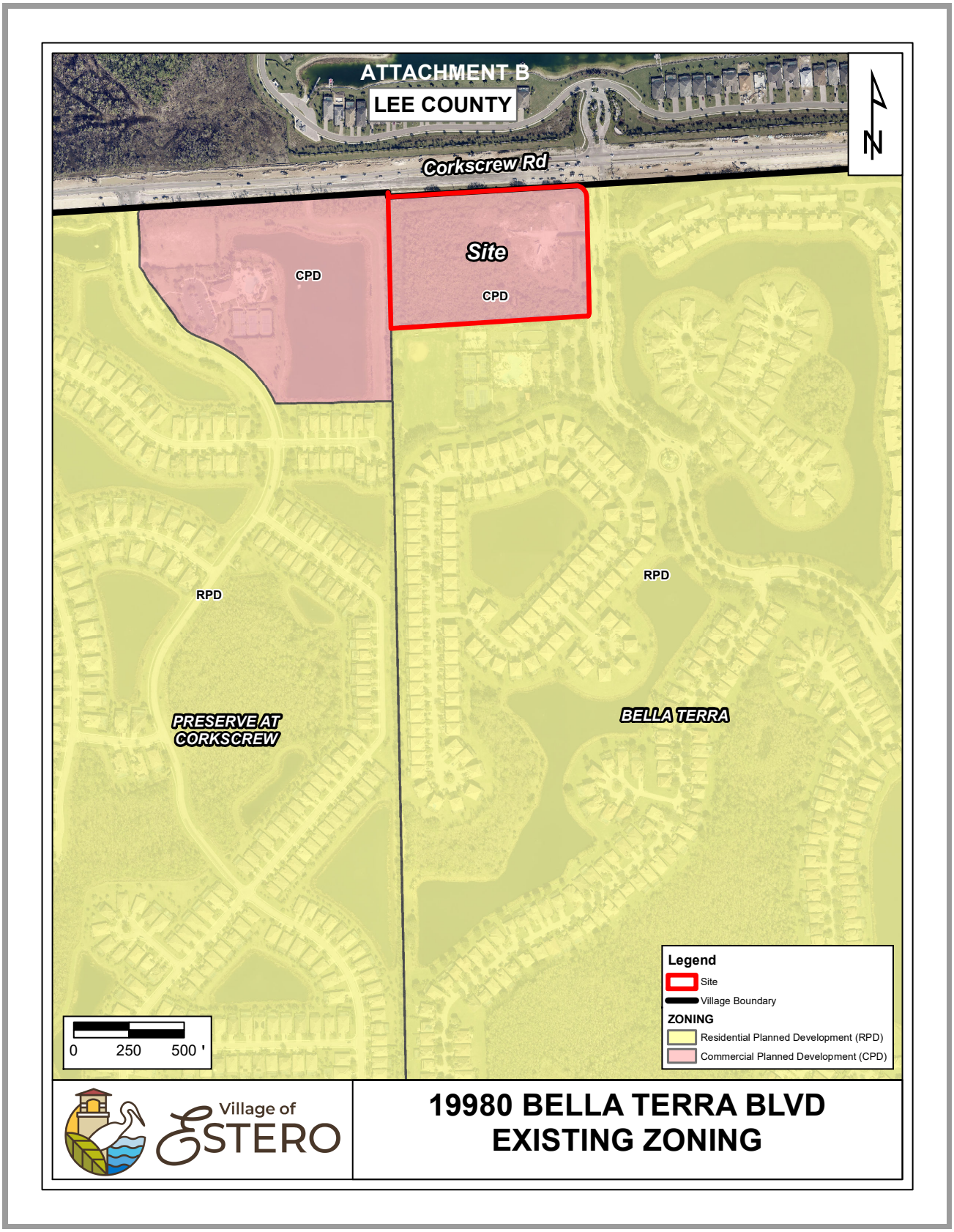
5. The Planned Development Amendment as conditioned will be compatible with existing and planned uses surrounding the subject land.

6. The Planned Development Amendment as conditioned will not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

ATTACHMENTS:

A. Future Land Use Map
B. Zoning Map
C. Proposed Conditions
D. Applicant Photo Simulation & Balloon Study
E. Balloon Study Affidavit
F. Applicant Summary of Public Information Meeting
G. Applicant Submittals


ATTACHMENT A
LEE COUNTY
Corkscrew Rd
Site
Wetlands
Village Neighborhood 1
Conservation
Conservation
Wetlands
Wetlands
Village Neighborhood 1
Wetlands
0 250 500 '
N
Legend
Site
Village Boundary
FUTURE LAND USE
Wetlands
Conservation
Village Neighborhood 1
Village of ESTERO
19980 BELLA TERRA BLVD
EXISTING FUTURE LAND USE


ATTACHMENT B
LEE COUNTY
Corkscrew Rd
N
Site
CPD
CPD
RPD
RPD
PRESERVE AT CORKSCREW
BELLA TERRA
0 250 500 '
Legend
Site
Village Boundary
ZONING
Residential Planned Development (RPD)
Commercial Planned Development (CPD)
Village of ESTERO
19980 BELLA TERRA BLVD
EXISTING ZONING

Attachment C

Bella Terra Monopole Cell Tower

19980 Bella Terra Blvd

Zoning Conditions

1. Schedule of Uses
   The Schedule of Uses for the CPD (Resolution Z-09-005) is amended to add the use “Wireless Communication Facility.”

2. Site Plan
   Development of, and location of the tower must be substantially in compliance with the site plan titled “Broadus Towers – Bella Terra,” sheets ZD-1 through ZD-8, revised date 02/06/2024.

3. Height
   Development of this project is limited to a maximum of a 178-foot monopole (including 3-foot lightning rod.)

4. Landscape
   Landscape buffer and fencing is as shown on the site plan.

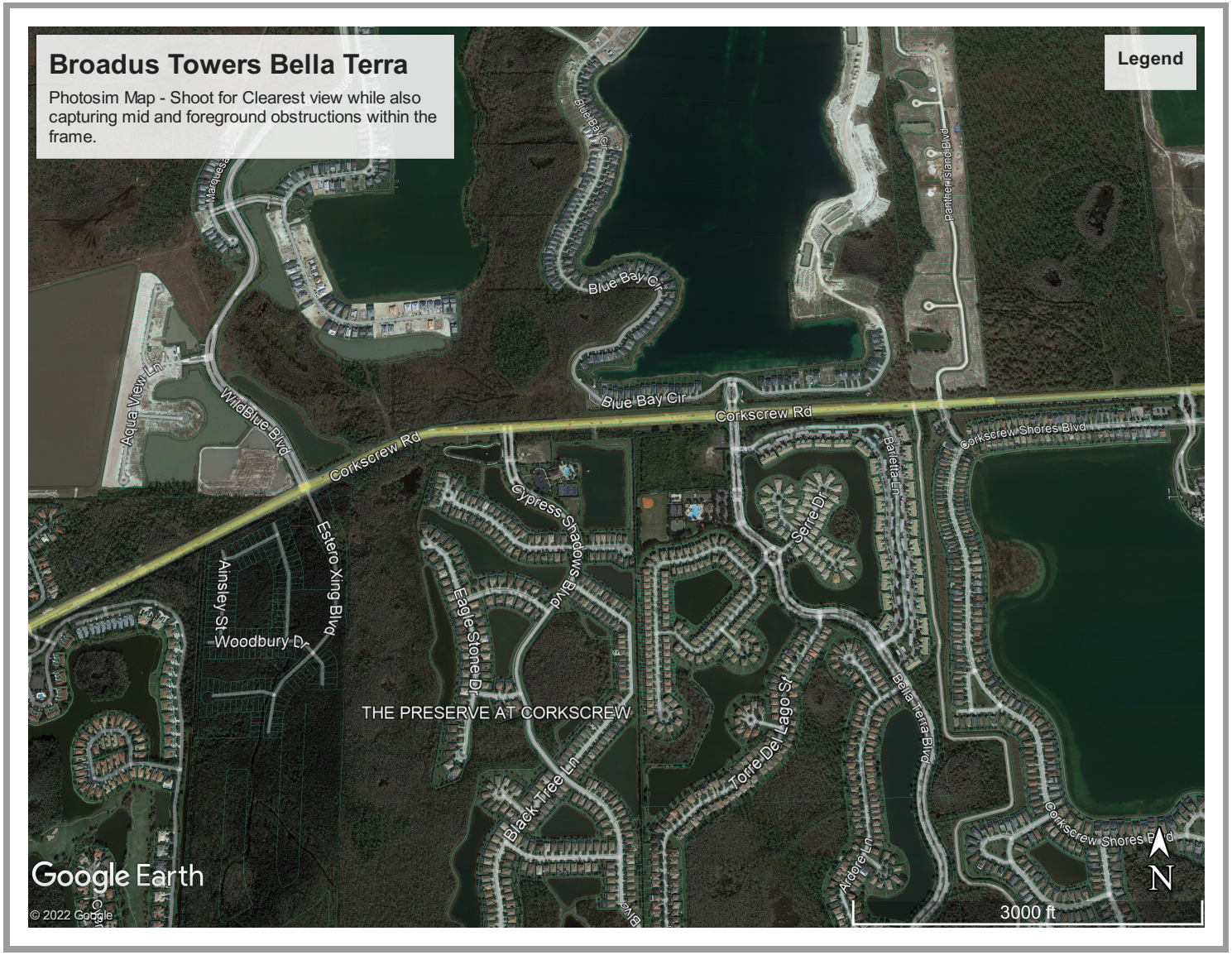
5. Tower Lighting
   The tower will not contain any lights on the tower including the top, but will be taped consistent with Land Development Code Section 4-143F.4.E.

6. Limited Development Order
   A Limited Development Order (LDO) will be required prior to building permit. Prior to LDO approval the following will be needed:
   a. FAA approval
   b. Lee County Mosquito Control conditions
   c. Lee County Port Authority approval
   d. Lee County Port Authority Tall Structures Permit approval.

7. Deviations 1, 2, and 3 are approved.

Attachment D

Applicant Photo Simulation & Balloon Study


Broadus Towers Bella Terra
Photosim Map - Shoot for Clearest view while also capturing mid and foreground obstructions within the frame.
Legend
Blue Bay Cir
Panther Island Blvd
Aqua View Ln
WildBlue Blvd
Corkscrew Rd
Cypress Shadows Blvd
Serre Dr
Barletta Ln
Corkscrew Shores Blvd
Estero Xing Blvd
Ainsley St
Woodbury Dr
Eagle Stone Dr
THE PRESERVE AT CORKSCREW
Black Tree Ln
Torre Del Lago St
Bella Terra Blvd
Ardgre Ln
Google Earth
© 2022 Google
3000 ft
N


Existing View
verizon
FL-101
19980 Bella Terra Blvd, Estero, FL
175ft. MONOPOLE
SIMULATION
View #1 from Corkscrew Road
approximately 350ft. northeast of site


Existing View
verizon
FL-101
19980 Bella Terra Blvd, Estero, FL
175ft. MONOPOLE
SIMULATION
View #2 from Lucera Court
approximately 830ft. southeast of site


Existing View
verizon
FL-101
19980 Bella Terra Blvd, Estero, FL
175ft. MONOPOLE
SIMULATION
View #3 from Larino Loop
approximately 1,060ft. south of site


Existing View
verizon
FL-101
19980 Bella Terra Blvd, Estero, FL
175ft. MONOPOLE
SIMULATION
View from #4 Larino Loop
approx. 1,290ft. south-southwest of site


verizon
FL-101
19980 Bella Terra Blvd, Estero, FL
175ft. MONOPOLE
NOT VISIBLE
View #5 from Villa Preserve Lane
approximately 1,330ft. southwest of site


CYPRESS SHADOWS BLVD
THE PRESERVE
AT CORKSCREW
verizon
FL-101
19980 Bella Terra Blvd, Estero, FL
175ft. MONOPOLE
NOT VISIBLE
View #6 from Cypress Shadows Blvd
approximately 1,925ft. west of site


Existing View
verizon
FL-101
19980 Bella Terra Blvd, Estero, FL
175ft. MONOPOLE
SIMULATION
View #7 from Blue Bay Circle
approximately 1,300ft. Northwest of site


Existing View
verizon
FL-101
19980 Bella Terra Blvd, Estero, FL
175ft. MONOPOLE
SIMULATION
View #8 from Blue Bay Circle
approximately 560ft. Northwest of site

GOULD
DIGITAL IMAGING

January 9, 2024

Mr. Alan Scivally
Vice President
Broadus Services, LLC
4 Country Place Circle
Arlington, TX 76016-2429

Re: Bella Terra Site
Gould Digital Imaging 175' Balloon Test Report

My name is Michael Gould, and I am owner and operator of Gould Digital Imaging. Broadus Services, LLC hired Gould Digital Imaging to perform various aspects of photographic imaging work in connection with the development of Verizon Wireless' telecommunications services network in the Estero, FL area.

I have over twenty-five years' experience working specifically with municipalities and telecommunications companies including T-Mobile, Inc., AT&T Wireless, Verizon Wireless, Nextel, Alltel, Cricket, Sprint PCS, COMPASS Technology Services, Inc., Crown Castle International, Vertical Bridge, and American Tower Corporation in preparing photographic simulations of telecommunications towers. I have a Bachelors Degree in Art from St. Mary's College of Maryland; over twenty years of professional experience in the field of digital photographic enhancement and I have produced approximately 6,000 photographic simulations for Verizon Wireless, AT&T, T-Mobile, Inc., American Tower Corp., and other telecommunications services companies.

Broadus Services hired Gould Digital Imaging to perform a "175 foot Balloon Test" at Verizon Wireless' Bella Terra site on Bella Terra Boulevard, in Estero, Florida. A balloon test is a visual reference of how tall a proposed structure would appear if constructed.

A four foot diameter red helium balloon is filled and raised above the proposed site on a measured line to the height of the proposed structure and anchored to the ground at the proposed site.

This balloon test was scheduled to take place on either Saturday, January 6th, 2024 for eight consecutive hours between the hours of 9:00am and 5:00pm, or

if weather conditions were poor, a second attempt would be made on Sunday, January 7th 2024 during the same timeframe. Due to extremely high wind and rain forecast for Saturday, the Sunday date was chosen.

At approximately 8:50am on Sunday, January 7th, 2024, the balloon was raised to a height of 175 feet to the bottom of the balloon and anchored approximately 10 feet east of the center of the proposed tower site.

The wind was blowing steadily southward at approximately 11 miles per hour through the first hour of the test with gusts blowing the balloon down considerably.

The wind remained high until after 11:00am and finally reduced to the point that the balloon flew directly above its anchor at approximately 1:00pm throughout the remainder of the test period.

The blimp was lowered at 5:00pm.

A number of community members came by during the day to witness the balloon test, including representatives of the Bella Terra Homeowners Association.

This report includes a screenshot of the wind forecast for the day beginning at 9:00am which was accurate throughout the day. It also includes a photograph of the balloon taken at 5:00pm while directly over its anchor.

In my professional opinion, the last three hours of the test reflect to a reasonable certainty the anticipated projection of the height and location of the tower if constructed at the Bella Terra site. If you need any additional information, please do not hesitate to call me at 770-617-2958 or e-mail at michael@goulddigitalimaging.com.

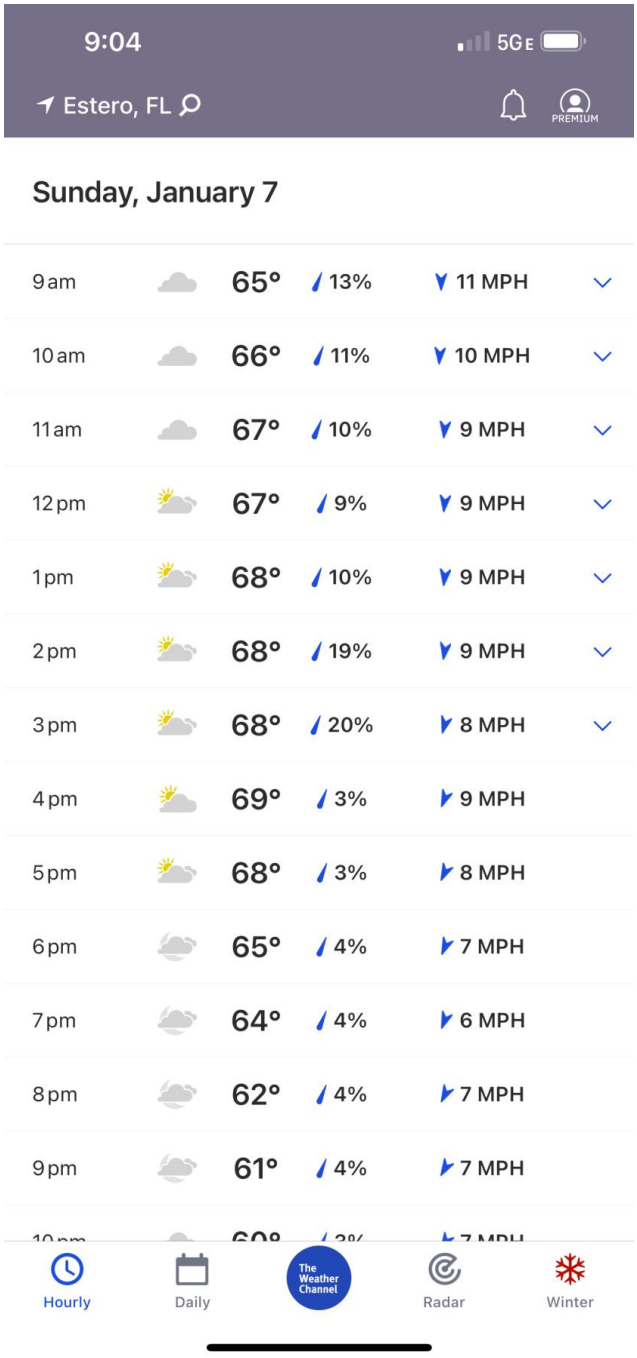
Sincerely,



Michael Gould

GOULD
DIGITAL IMAGING

890 ATLANTA STREET, SUITE 190
ROSWELL, GA 30075
770-617-2958 mobile
michael@goulddigitalimaging.com


9:04
5GE
Estero, FL
PREMIUM
Sunday, January 7
9 am 65° 13% 11 MPH
10 am 66° 11% 10 MPH
11 am 67° 10% 9 MPH
12 pm 67° 9% 9 MPH
1 pm 68° 10% 9 MPH
2 pm 68° 19% 9 MPH
3 pm 68° 20% 8 MPH
4 pm 69° 3% 9 MPH
5 pm 68° 3% 8 MPH
6 pm 65° 4% 7 MPH
7 pm 64° 4% 6 MPH
8 pm 62° 4% 7 MPH
9 pm 61° 4% 7 MPH
Hourly
Daily
The Weather Channel
Radar
Winter



Attachment E

Balloon Study Affidavit

Village of Estero, FL
BALLOON TEST AFFIDAVIT

BEFORE ME, the undersigned authority, personally appeared Michael Gould, who being by me first duly sworn, under oath, deposes and states as follows:

1. I am over eighteen (18) years of age and have personal knowledge of the matters contained herein.

2. I am the Owner of Gould Digital Imaging, LLC and have the authority to sign this affidavit.

3. I attest that on Sunday, January 7th, 2024, for eight consecutive hours between the hours of 9:00am and 5:00pm, a four-foot diameter red helium balloon was filled and raised to a height of 175' AGL, by my hand at coordinates 26°27'04.196878" N, 81°43' 49.239999" W

4. I further attest that the Photo-Simulations, attached hereto as exhibit "A," accurately represent the location and height of the balloon as it would have been viewed from their respective locations during the test.

AFFIANT FURTHER SAYETH NAUGHT

Michael Gould
Gould Digital Imaging, LLC

STATE OF Georgia
COUNTY OF Fulton

The foregoing instrument was acknowledged before me this 12th day of February 2024, by Michael Gould who is personally known to me or who has produced Drivers Lic as identification and who did take an oath.

ROBERT BOURNE NOTARY (SEAL) EXPIRES GEORGIA January 10, 2026 PUBLIC FULTON COUNTY

Notary Public
Robert Bourne
Printed Name of Notary

Attachment F

Applicant Summary of Public Information Meeting

FL-101 Bella Terra
Public Information Meeting Summary

Date of Meeting: 09/12/23

Time: 4:30 PM (starting time for all agenda items)

Location: Village of Estero Town Hall

Summary:

Ms. Jahn began her presentation at the request of the Planning and Zoning Design Board (PZDB). She began her presentation of the attached PowerPoint presentation. Ms. Jahn explained the general need for the tower and its general location. She discussed how the vegetation in the area would help buffer the tower. She stated that primary access would be from the private drive off Bella Terra Drive.

Ms. Jahn stated that this tower was necessary to fill a hole in the coverage and capacity of Verizon's cellular services. Ms. Jahn stated that the tower was being built by Broadus Towers, LLC (Broadus) for their client Verizon and that T-Mobile had interest in the tower. She stated that the tower would be designed to support up to 4 carriers' collocation, should more carriers wish to provide service in the area. Ms. Jahn then presented the photo simulations. Finally, Ms. Jahn stated that Broadus held a two-day community meeting on August the 10th and 11th with generally positive comments. She stated that the attendees of the August community meeting expressed concern that Verizon's improved RF coverage did not appear to reach the southern end of the Bella Terra Community (Bella Terra). She also indicated that some other concerns, primarily aesthetics based, were voiced by a few of the attendees.

Members of the public then commented on the project to the PZDB. Most comments were positive about the project and confirmed that service in and around Bella Terra is generally poor. Some members of the public spoke or asked questions on the following issues:

- Moving the Tower to the West end of the parcel

FL-101 Bella Terra
Public Information Meeting Summary

- Access for the tower
- The history of the parent parcel and Bella Terra's plans to develop the rest of it
- Concerns that the tower will not serve the southern end of Bella Terra.

Ms. Jahn then returned to the lecturn to address the comments raised by the public and answer questions from the PZDB. The PZDB asked if the tower could be moved further west on the parent parcel. Ms. Jahn indicated that she would look into it with Bella Terra but that they would rather have the tower moved north towards Corkscrew Road. Ms. Jahn discussed the fact that RF signal can only propagate so far and that the limitation was compounded by the Village's height cap of 148' above ground level. Once Ms. Jahn concluded their discussions and questions, the Public Information Meeting was closed.

Mattaniah S. Jahn, Esq. agent for Broadus Towers, LLC

Attachment G

Applicant Submittals

BROADUS TOWERS

SITE NAME:	**FL-101**
SITE ADDRESS:	**19980 BELLA TERRA BLVD ESTERO, FL**
COUNTY:	**LEE**
JURISDICTION:	**VILLAGE OF ESTERO, FL**
SITE TYPE:	**MONOPOLE TOWER**

NEW SITE DEVELOPMENT

SITE INFORMATION

SITE NAME:	FL-101
SITE ADDRESS:	19980 BELLA TERRA BLVD ESTERO, FL LEE COUNTY
LATITUDE:	26° 27' 04.196878" (26.451166°)
LONGITUDE:	-81° 43' 49.239999" (-81.730344°)
LAT/LONG TYPE:	NAD83
GROUND ELEVATION:	22'
CURRENT ZONING:	CPD
JURISDICTION:	VILLAGE OF ESTERO, FL
OCCUPANCY CLASSIFICATION:	U
TYPE OF CONSTRUCTION:	IIB
A.D.A. COMPLIANCE:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION
PROPERTY OWNER:	BELLA TERRA OF SW FL INC ALLIANT PROPERTY MGMT
CARRIER/APPLICANT:	VERIZON 500 HIDDEN RIDGE IRVING, TX 75038
ELECTRIC PROVIDER:	---- ----

PROJECT TEAM

ENGINEER FIRM:	BROADUS SERVICES 4 COUNTRY PLACE CIRCLE DALWORTHINGTON GARDENS, TX 76016 PH: (817) 349-3449
TOWER OWNER:	BROADUS TOWERS 4 COUNTRY PLACE CIRCLE DALWORTHINGTON GARDENS, TX 76016 PH: (817) 349-3449
CARRIER/APPLICANT:	VERIZON 500 HIDDEN RIDGE IRVING, TX 75038
SURVEYOR:	SMW ENGINEERING GROUP, INC. 158 BUSINESS CENTER DRIVE BIRMINGHAM, ALABAMA 35244 PH: (205) 252-6985

DRAWING INDEX

SHEET #	SHEET DESCRIPTION
T-1	TITLE SHEET
GN-1	OVERALL SITE PLAN
GN-2	ENLARGED OVERALL SITE PLAN
GN-3	OVERALL SITE PLAN
GN-4	ENLARGED COMPOUND LAYOUT
GN-5	TOWER ELEVATION
GN-6	ANTICIPATED DETAILS
GN-7	ELEVATION DETAILS
GN-8	ACCESS ROAD PLAN & PROFILE

ALL DRAWINGS CONTAINED HEREIN ARE FORMATTED FOR FULL SIZE. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

APPLICABLE CODES/REFERENCE DOCUMENTS

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

CODE TYPE:	CODE
BUILDING	2020
ELECTRICAL	2014

REFERENCE DOCUMENTS:
STRUCTURAL ANALYSIS: BY OTHERS
DATE:
MOUNT ANALYSIS: BY OTHERS

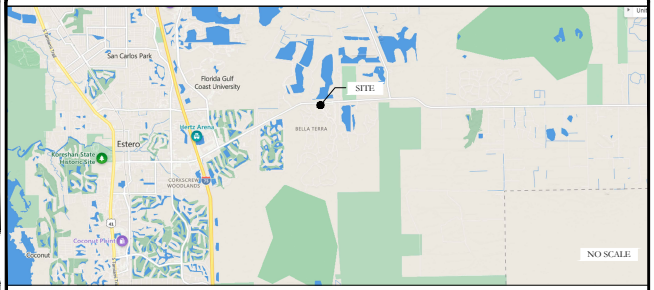
CALL FLORIDA ONE CALL
(800) DIG-TESS
CALL 3 WORKING DAYS
BEFORE YOU DIG!

NOTES:
PRIOR TO ACCESSING/ENTERING THE SITE YOU MUST CONTACT BROADUS TOWERS CONSTRUCTION MANAGER

THE HEIGHT OF THE TOWER WILL NOT BE INCREASED; NOR WILL THERE BE AN EXPANSION OF THE GROUND/LEASE AREA

THE PARTIES ABOVE HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

LOCATION MAP



DRIVING DIRECTIONS FROM LOCAL AIRPORT (SOUTHWEST FLORIDA INTERNATIONAL AIRPORT, 11000 TERMINAL ACCESS RD, FORT MYERS, FL 33913) DEPART AND HEAD WEST ON TERMINAL ACCESS RD. TAKE THE RAMP ON THE LEFT FOR I-75 AND HEAD TOWARD NAPLES / TAMPA.
KEEP LEFT, HEADING TOWARD NAPLES. AT EXIT 123, HEAD RIGHT ON THE RAMP FOR COUNTY HWY-850 TOWARD ESTERO / MIROMAR OUTLETS BLVD. BEAR LEFT, THEN BEAR LEFT ONTO CORKSCREW RD / COUNTY HWY-850. TURN RIGHT ONTO MIROMAR SQUARE BLVD. TURN LEFT TO STAY ON MIROMAR SQUARE BLVD. TURN LEFT ONTO STONEYBROOK GOLF BLVD. TURN RIGHT ONTO CORKSCREW RD / COUNTY HWY-850. TURN RIGHT ONTO BELLA TERRA BLVD. ARRIVE AT BELLA TERRA BLVD ON THE RIGHT. THE LAST INTERSECTION BEFORE YOUR DESTINATION IS MIDNIGHT BLUE CT. IF YOU REACH BARLETTA LN, YOU'VE GONE TOO FAR.

PROJECT DESCRIPTION

THE PURPOSE OF THIS PROJECT IS TO PROPOSE A NEW WIRELESS TOWER SITE.
FINAL SITE CONFIGURATION:
- (1) 40'X40' FENCED OFF COMPOUND
- (1) 12' SITE ACCESS GATE
- (1) COMMUNITY H-FRAME W/ METER BANK & HOFFMAN CABINET
- (1) 175' MONOPOLE TOWER WITH ANTENNAS
- NEW VERIZON 4'x11' EQUIPMENT PAD IN A 15'X25' LEASE AREA

EXECUTIVE DIRECTOR SIGNATURE _____ DATE _____

SUBJECT PARCEL
FL-101
PARCEL ID# 20-46-26-E-010C1.00CE
BELLA TERRA OF SW FL INC.
TRACT C-1
BELLA TERRA UNIT 1
FOLID ID: 10488049
INST. NO. 2018000252780
SE 1/4, SEC. 20, T-46-S, R-26-E
LEE COUNTY, FLORIDA

verizon
500 HIDDEN RIDGE,
IRVING, TX 75038

BROADUS TOWERS
4 COUNTRY PLACE CIRCLE
DALWORTHINGTON GARDENS
TEXAS 76016

BROADUS TOWERS SITE NAME:
FL-101

SITE ADDRESS:
19980 BELLA TERRA BLVD
ESTERO, FL

NEW
175'-0" MONOPOLE TOWER

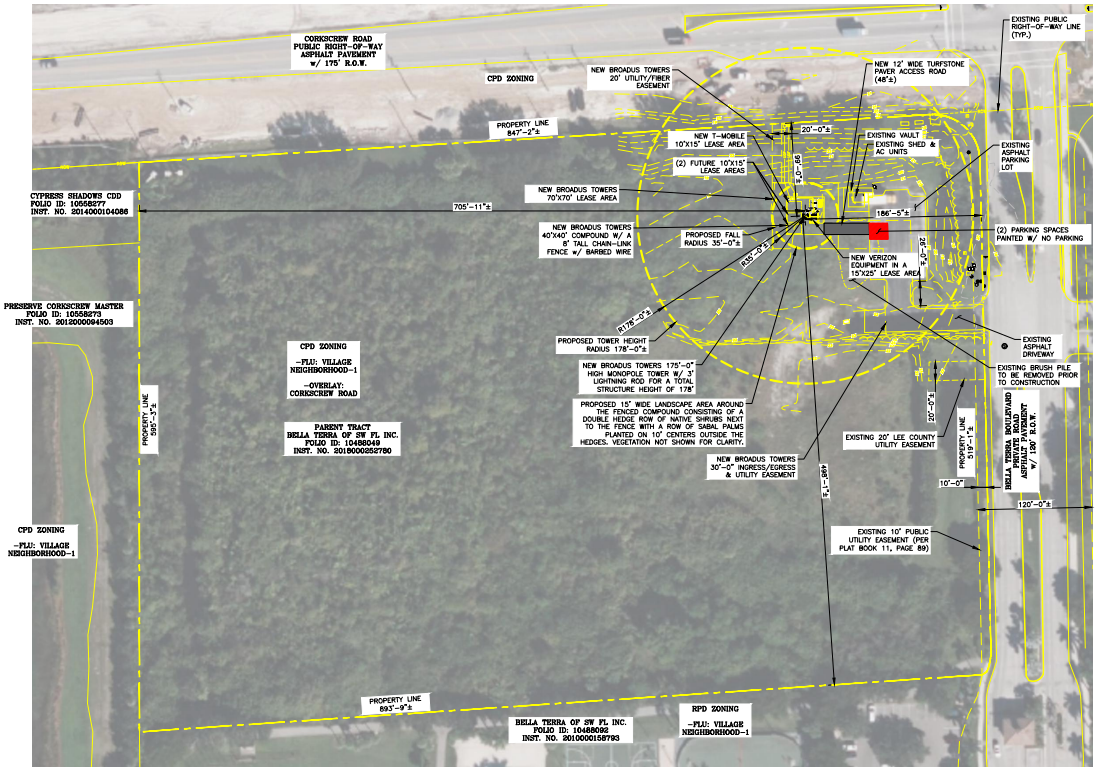
ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DRG. #/Z#
ZDA	02/14/2025	BMW	PRELIMINARY	----
ZDB	02/25/2025	BMW	PRELIMINARY	----
ZDC	02/28/2025	BMW	PRELIMINARY	----
ZDD	08/01/2025	WHS	PRELIMINARY	----
ZDE	10/27/2025	WHS	PRELIMINARY	----
ZDF	12/16/2025	SEL	PRELIMINARY	----
ZDG	02/06/2026	SEL	PRELIMINARY	----

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET NUMBER: T-1
REVISION: ZDG



1 OVERALL SITE PLAN
SCALE: 50' 25' 0 50' 1" = 50'-0" (FULL SIZE) 1" = 100'-0" (11x17)

EXECUTIVE DIRECTOR SIGNATURE DATE

SUBJECT PARCEL
FL-101
PARCEL ID# 20-46-26-E-010C1.00CE
BELLA TERRA OF SW FL INC.
TRACT C-1
BELLA TERRA UNIT 1
FOLIO ID: 10488049
INST. NO. 2018000252780
SE 1/4, SEC. 20, T-46-S, R-26-E
LEE COUNTY, FLORIDA

verizon
500 HIDDEN RIDGE,
IRVING, TX 75038

BROADUS TOWERS
4 COUNTRY PLACE CIRCLE
DALWORTHINGTON GARDENS
TEXAS 76016

BROADUS TOWERS SITE NAME:
FL-101

SITE ADDRESS:
19980 BELLA TERRA BLVD
ESTERO, FL

NEW
175'-0" MONOPOLE TOWER

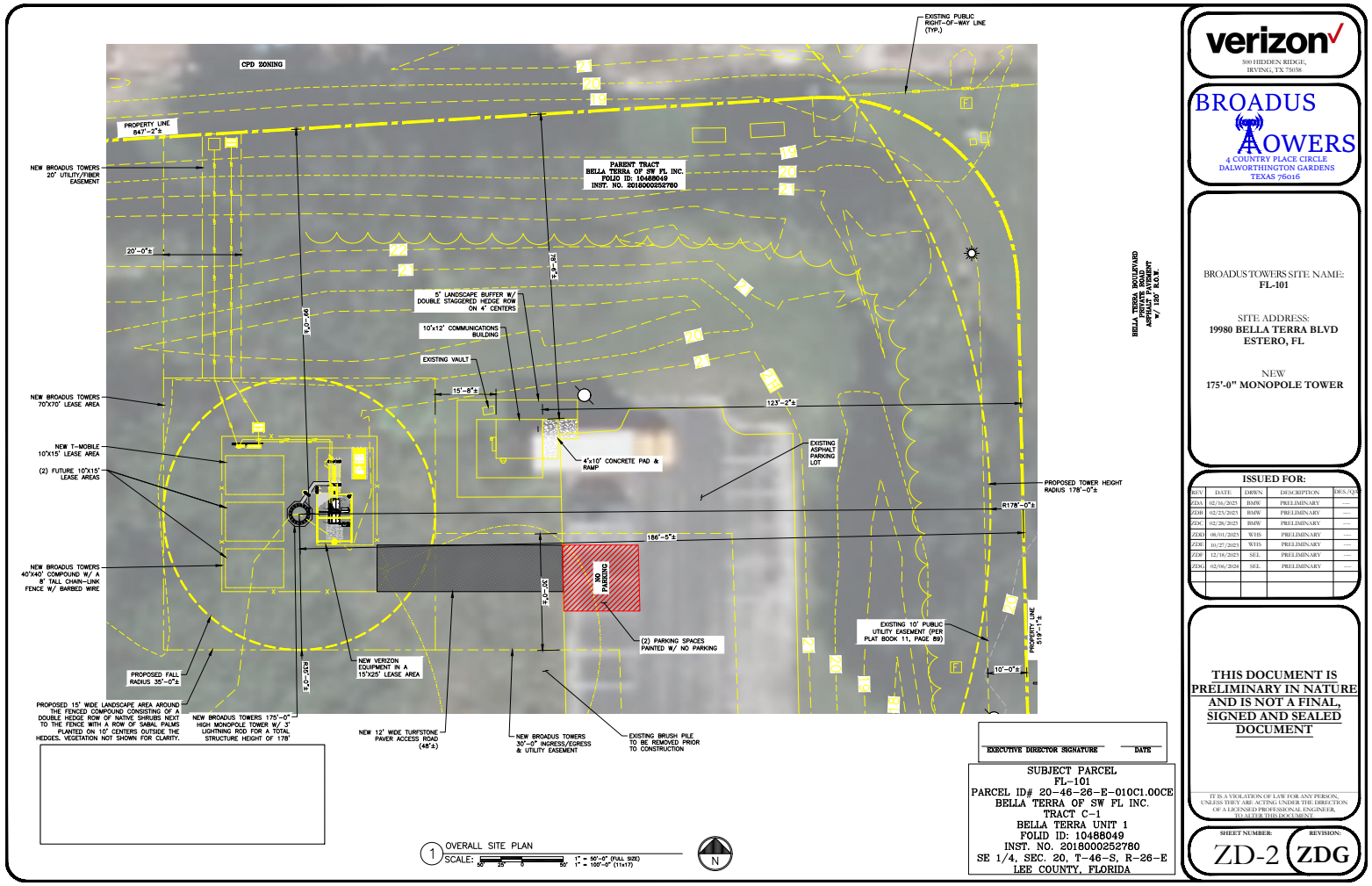
ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
ZDA	02/18/2025	BMW	PRELIMINARY	---
ZDB	02/25/2025	BMW	PRELIMINARY	---
ZDC	02/28/2025	BMW	PRELIMINARY	---
ZDD	08/01/2025	WHS	PRELIMINARY	---
ZDE	10/27/2025	WHS	PRELIMINARY	---
ZDF	12/18/2025	SEL	PRELIMINARY	---
ZDG	02/06/2026	SEL	PRELIMINARY	---

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SHEET NUMBER: ZD-1
REVISION: ZDG



verizon
500 HIDDEN RIDGE,
IRVING, TX 75038

BROADUS TOWERS
4 COUNTRY PLACE CIRCLE
DALWORTHINGTON GARDENS
TEXAS 76016

BROADUS TOWERS SITE NAME:
FL-101

SITE ADDRESS:
19980 BELLA TERRA BLVD
ESTERO, FL

NEW
175'-0" MONOPOLE TOWER

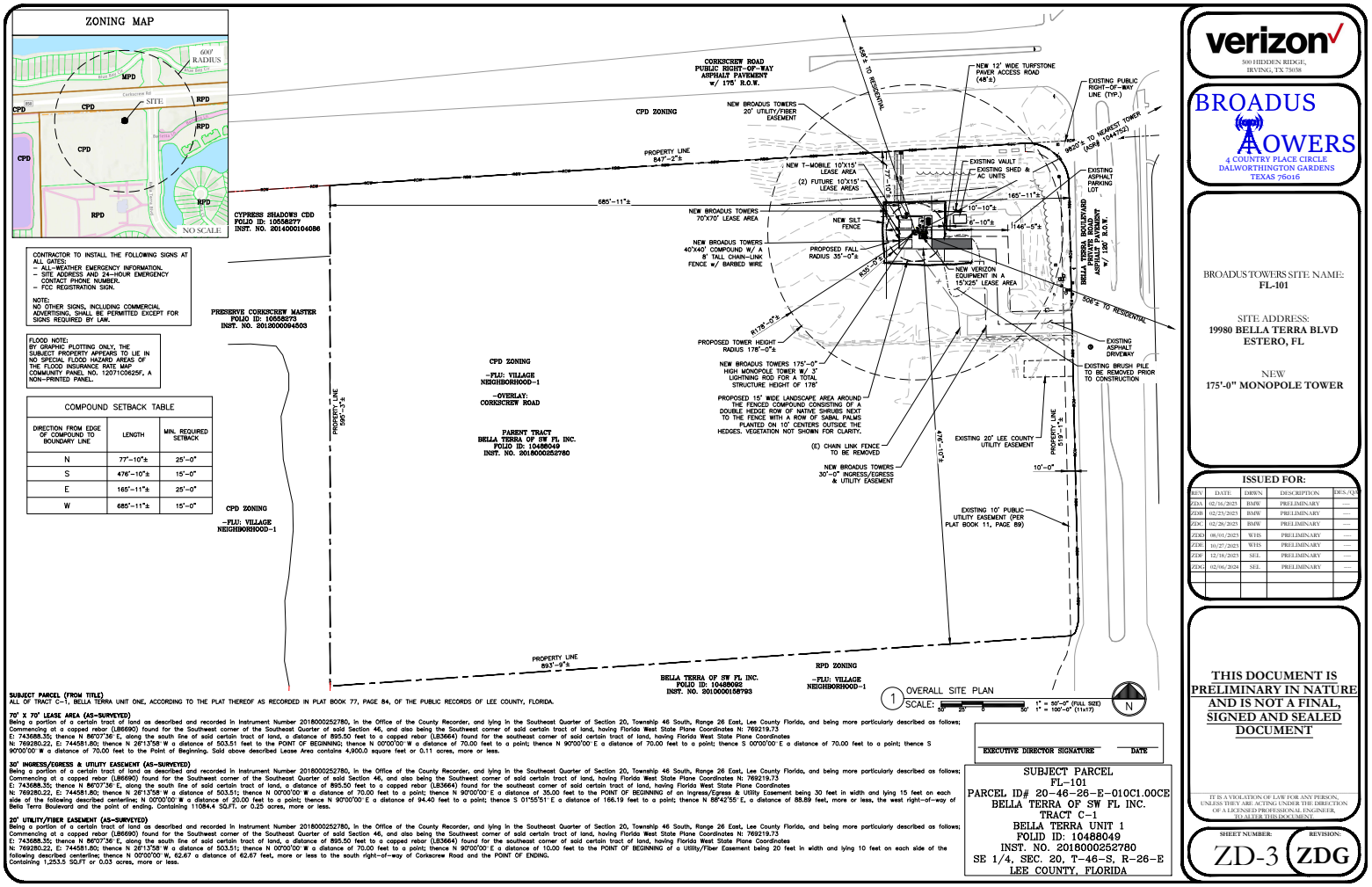
ISSUED FOR:

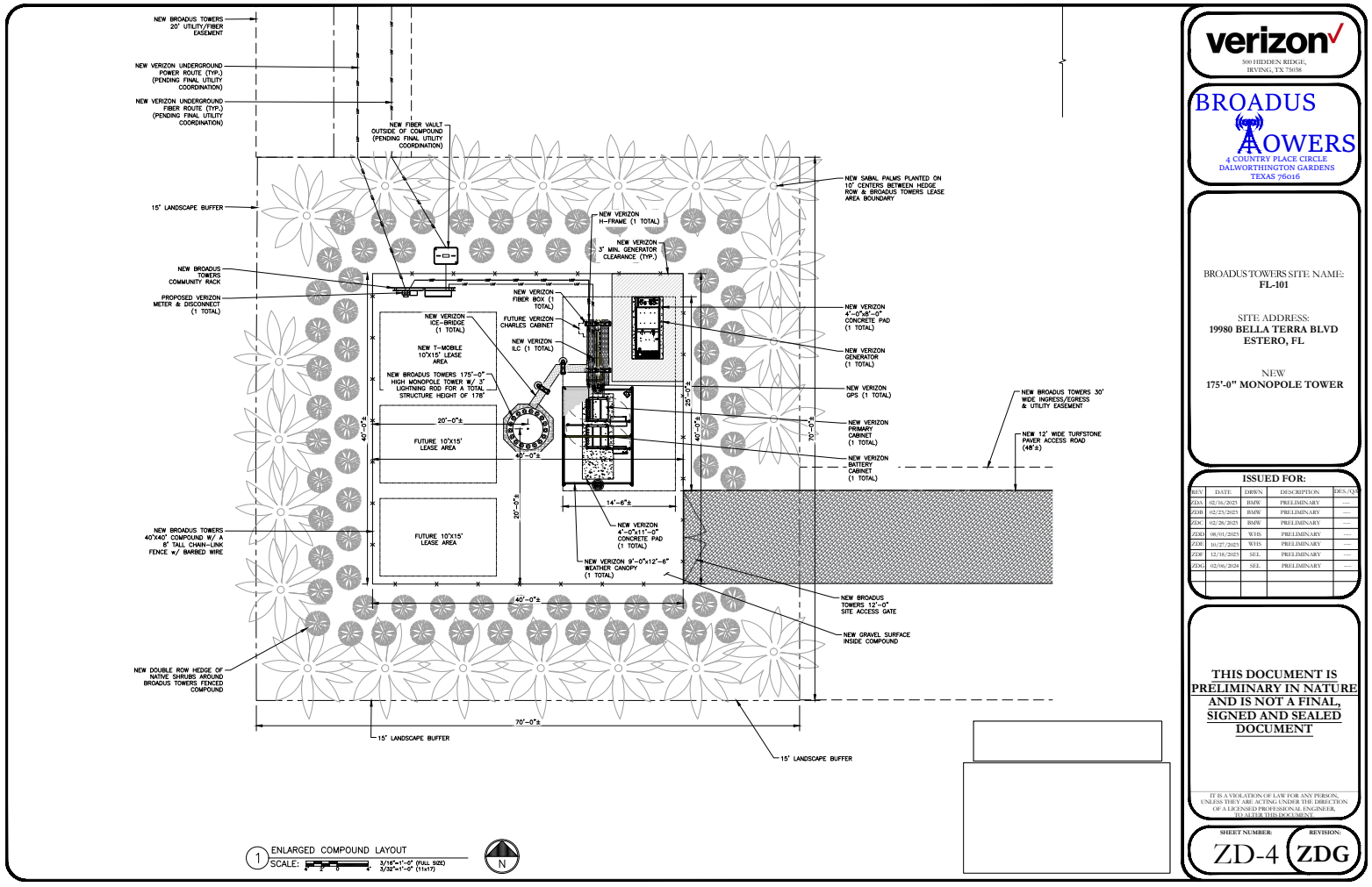
REV	DATE	DRWN	DESCRIPTION	DES./QA
ZDA	02/18/2025	BMW	PRELIMINARY	—
ZDB	02/25/2025	BMW	PRELIMINARY	—
ZDC	02/28/2025	BMW	PRELIMINARY	—
ZDD	08/01/2025	WHS	PRELIMINARY	—
ZDE	10/27/2025	WHS	PRELIMINARY	—
ZDF	12/16/2025	SEL	PRELIMINARY	—
ZDG	02/06/2026	SEL	PRELIMINARY	—

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SHEET NUMBER: ZD-2
REVISION: ZDG


ZONING MAP
SITE:
NO SCALE
CONTRACTOR TO INSTALL THE FOLLOWING SIGNS AT ALL GATES:
– ALL-WEATHER EMERGENCY INFORMATION.
– SITE ADDRESS AND 24-HOUR EMERGENCY CONTACT PHONE NUMBER.
– FCC REGISTRATION SIGN.
NOTE: NO OTHER SIGNS, INCLUDING COMMERCIAL ADVERTISING, SHALL BE PERMITTED EXCEPT FOR SIGNS REQUIRED BY LAW.
FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY APPEARS TO LIE IN NO SPECIAL FLOOD HAZARD AREAS OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 12071C0625F, A NON-PRINTED PANEL.
COMPOUND SETBACK TABLE
DIRECTION FROM EDGE OF COMPOUND TO BOUNDARY LINE | LENGTH | MIN. REQUIRED SETBACK
N | 77'-10"± | 25'-0"
S | 476'-10"± | 15'-0"
E | 165'-11"± | 25'-0"
W | 685'-11"± | 15'-0"
CORKSCREW ROAD PUBLIC RIGHT-OF-WAY ASPHALT PAVEMENT w/ 175' R.O.W.
CPD ZONING
NEW BROADUS TOWERS 20' UTILITY/FIBER EASEMENT
NEW 12' WIDE TURFSTONE PAVER ACCESS ROAD (48'±)
EXISTING PUBLIC RIGHT-OF-WAY LINE (TYP.)
PROPERTY LINE 847'-2"±
NEW T-MOBILE 10'X15' LEASE AREA
(2) FUTURE 10'X15' LEASE AREAS
EXISTING VAULT
EXISTING SHED & AC UNITS
EXISTING ASPHALT PARKING LOT
685'-11"±
NEW BROADUS TOWERS 70'X70' LEASE AREA
NEW SILT FENCE
NEW BROADUS TOWERS 40'X40' COMPOUND W/ A 8' TALL CHAIN-LINK FENCE w/ BARBED WIRE
PROPOSED FALL RADIUS 35'-0"±
NEW VERIZON EQUIPMENT IN A 15'X25' LEASE AREA
BELLA TERRA BOULEVARD PRIVATE ROAD ASPHALT PAVEMENT w/ 180' R.O.W.
CYPRESS SHADOWS CDD FOLIO ID: 10556277 INST. NO. 2014000104086
PRESERVE CORKSCREW MASTER FOLIO ID: 10555273 INST. NO. 2012000094503
PROPOSED TOWER HEIGHT RADIUS 178'-0"±
NEW BROADUS TOWERS 175'-0" HIGH MONOPOLE TOWER W/ 3' LIGHTNING ROD FOR A TOTAL STRUCTURE HEIGHT OF 178'
EXISTING ASPHALT DRIVEWAY
EXISTING BRUSH PILE TO BE REMOVED PRIOR TO CONSTRUCTION
CPD ZONING
–FLU: VILLAGE NEIGHBORHOOD–1
–OVERLAY: CORKSCREW ROAD
PROPOSED 15' WIDE LANDSCAPE AREA AROUND THE FENCED COMPOUND CONSISTING OF A DOUBLE HEDGE ROW OF NATIVE SHRUBS NEXT TO THE FENCE WITH A ROW OF SABAL PALMS PLANTED ON 10' CENTERS OUTSIDE THE HEDGES. VEGETATION NOT SHOWN FOR CLARITY.
PARENT TRACT BELLA TERRA OF SW FL INC. FOLIO ID: 10488049 INST. NO. 2018000252780
(E) CHAIN LINK FENCE TO BE REMOVED
EXISTING 20' LEE COUNTY UTILITY EASEMENT
NEW BROADUS TOWERS 30'–0" INGRESS/EGRESS & UTILITY EASEMENT
EXISTING 10' PUBLIC UTILITY EASEMENT (PER PLAT BOOK 11, PAGE 89)
PROPERTY LINE 893'–9"±
BELLA TERRA OF SW FL INC. FOLIO ID: 10488062 INST. NO. 2010000158793
RPD ZONING
–FLU: VILLAGE NEIGHBORHOOD–1
1 OVERALL SITE PLAN
SCALE: 1" = 50'–0" (FULL SIZE) 1" = 100'–0" (11x17)
EXECUTIVE DIRECTOR SIGNATURE DATE
SUBJECT PARCEL
FL–101
PARCEL ID# 20–46–26–E–010C1.00CE
BELLA TERRA OF SW FL INC.
TRACT C–1
BELLA TERRA UNIT 1
FOLIO ID: 10488049
INST. NO. 2018000252780
SE 1/4, SEC. 20, T–46–S, R–26–E
LEE COUNTY, FLORIDA
SUBJECT PARCEL (FROM TITLE)
ALL OF TRACT C–1, BELLA TERRA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 77, PAGE 84, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
70' X 70' LEASE AREA (AS–SURVEYED)
Being a portion of a certain tract of land as described and recorded in Instrument Number 2018000252780, in the Office of the County Recorder, and lying in the Southeast Quarter of Section 20, Township 46 South, Range 26 East, Lee County Florida, and being more particularly described as follows;
Commencing at a capped rebar (LB6690) found for the Southwest corner of the Southeast Quarter of said Section 46, and also being the Southwest corner of said certain tract of land, having Florida West State Plane Coordinates N: 769219.73
E: 743688.35; thence N 86°07'36" E, along the south line of said certain tract of land, a distance of 895.50 feet to a capped rebar (LB3664) found for the southeast corner of said certain tract of land, having Florida West State Plane Coordinates
N: 769280.22, E: 744581.80; thence N 26°13'58" W a distance of 503.51 feet to the POINT OF BEGINNING; thence N 00°00'00" W a distance of 70.00 feet to a point; thence N 90°00'00" E a distance of 70.00 feet to a point; thence S 00°00'00" E a distance of 70.00 feet to a point; thence S 90°00'00" W a distance of 70.00 feet to the Point of Beginning. Said above described Lease Area contains 4,900.0 square feet or 0.11 acres, more or less.
30' INGRESS/EGRESS & UTILITY EASEMENT (AS–SURVEYED)
Being a portion of a certain tract of land as described and recorded in Instrument Number 2018000252780, in the Office of the County Recorder, and lying in the Southeast Quarter of Section 20, Township 46 South, Range 26 East, Lee County Florida, and being more particularly described as follows;
Commencing at a capped rebar (LB6690) found for the Southwest corner of the Southeast Quarter of said Section 46, and also being the Southwest corner of said certain tract of land, having Florida West State Plane Coordinates N: 769219.73
E: 743688.35; thence N 86°07'36" E, along the south line of said certain tract of land, a distance of 895.50 feet to a capped rebar (LB3664) found for the southeast corner of said certain tract of land, having Florida West State Plane Coordinates
N: 769280.22, E: 744581.80; thence N 26°13'58" W a distance of 503.51; thence N 00°00'00" W a distance of 70.00 feet to a point; thence N 90°00'00" E a distance of 35.00 feet to the POINT OF BEGINNING of an Ingress/Egress & Utility Easement being 30 feet in width and lying 15 feet on each side of the following described centerline; N 00°00'00" W a distance of 20.00 feet to a point; thence N 90°00'00" E a distance of 94.40 feet to a point; thence S 01°55'51" E a distance of 166.19 feet to a point; thence N 88°42'55" E, a distance of 88.89 feet, more or less, the west right–of–way of Bella Terra Boulevard and the point of ending. Containing 11084.4 SQ.FT. or 0.25 acres, more or less.
20' UTILITY/FIBER EASEMENT (AS–SURVEYED)
Being a portion of a certain tract of land as described and recorded in Instrument Number 2018000252780, in the Office of the County Recorder, and lying in the Southeast Quarter of Section 20, Township 46 South, Range 26 East, Lee County Florida, and being more particularly described as follows;
Commencing at a capped rebar (LB6690) found for the Southwest corner of the Southeast Quarter of said Section 46, and also being the Southwest corner of said certain tract of land, having Florida West State Plane Coordinates N: 769219.73
E: 743688.35; thence N 86°07'36" E, along the south line of said certain tract of land, a distance of 895.50 feet to a capped rebar (LB3664) found for the southeast corner of said certain tract of land, having Florida West State Plane Coordinates
N: 769280.22, E: 744581.80; thence N 26°13'58" W a distance of 503.51; thence N 00°00'00" W a distance of 70.00 feet to a point; thence N 90°00'00" E a distance of 10.00 feet to the POINT OF BEGINNING of a Utility/Fiber Easement being 20 feet in width and lying 10 feet on each side of the following described centerline; thence N 00°00'00" W, 62.67 a distance of 62.67 feet, more or less to the south right–of–way of Corkscrew Road and the POINT OF ENDING.
Containing 1,253.5 SQ.FT or 0.03 acres, more or less.
verizon
500 HIDDEN RIDGE, IRVING, TX 75038
BROADUS TOWERS
4 COUNTRY PLACE CIRCLE DALWORTHINGTON GARDENS TEXAS 76016
BROADUS TOWERS SITE NAME: FL-101
SITE ADDRESS: 19980 BELLA TERRA BLVD ESTERO, FL
NEW 175'-0" MONOPOLE TOWER
ISSUED FOR:
REV | DATE | DRWN | DESCRIPTION | DES./QA
ZDA | 02/14/2025 | BMW | PRELIMINARY | —
ZDB | 02/25/2025 | BMW | PRELIMINARY | —
ZDC | 02/28/2025 | BMW | PRELIMINARY | —
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SHEET NUMBER: ZD-3
REVISION: ZDG


NEW BROADUS TOWERS 20' UTILITY/FIBER EASEMENT
NEW VERIZON UNDERGROUND POWER ROUTE (TYP.) (PENDING FINAL UTILITY COORDINATION)
NEW VERIZON UNDERGROUND FIBER ROUTE (TYP.) (PENDING FINAL UTILITY COORDINATION)
NEW FIBER VAULT OUTSIDE OF COMPOUND (PENDING FINAL UTILITY COORDINATION)
15' LANDSCAPE BUFFER
NEW BROADUS TOWERS COMMUNITY RACK
PROPOSED VERIZON METER & DISCONNECT (1 TOTAL)
NEW SABAL PALMS PLANTED ON 10' CENTERS BETWEEN HEDGE ROW & BROADUS TOWERS LEASE AREA BOUNDARY
NEW VERIZON H-FRAME (1 TOTAL)
NEW VERIZON 3' MIN. GENERATOR CLEARANCE (TYP.)
NEW VERIZON FIBER BOX (1 TOTAL)
FUTURE VERIZON CHARLES CABINET
NEW VERIZON ICE-BRIDGE (1 TOTAL)
NEW VERIZON ILC (1 TOTAL)
NEW T-MOBILE 10'X15' LEASE AREA
NEW BROADUS TOWERS 175'-0" HIGH MONOPOLE TOWER W/ 3' LIGHTNING ROD FOR A TOTAL STRUCTURE HEIGHT OF 178'
NEW VERIZON 4'-0"x8'-0" CONCRETE PAD (1 TOTAL)
NEW VERIZON GENERATOR (1 TOTAL)
NEW VERIZON GPS (1 TOTAL)
NEW VERIZON PRIMARY CABINET (1 TOTAL)
NEW VERIZON BATTERY CABINET (1 TOTAL)
NEW BROADUS TOWERS 30' WIDE INGRESS/EGRESS & UTILITY EASEMENT
NEW 12' WIDE TURFSTONE PAVER ACCESS ROAD (48'±)
20'-0"±
FUTURE 10'X15' LEASE AREA
40'-0"±
70'-0"±
20'-0"±
14'-6"±
NEW VERIZON 4'-0"x11'-0" CONCRETE PAD (1 TOTAL)
NEW VERIZON 9'-0"x12'-6" WEATHER CANOPY (1 TOTAL)
FUTURE 10'X15' LEASE AREA
NEW BROADUS TOWERS 40'X40' COMPOUND W/ A 8' TALL CHAIN-LINK FENCE w/ BARBED WIRE
NEW BROADUS TOWERS 12'-0" SITE ACCESS GATE
NEW GRAVEL SURFACE INSIDE COMPOUND
NEW DOUBLE ROW HEDGE OF NATIVE SHRUBS AROUND BROADUS TOWERS FENCED COMPOUND
70'-0"±
15' LANDSCAPE BUFFER
15' LANDSCAPE BUFFER
1 ENLARGED COMPOUND LAYOUT
SCALE: 3/16"=1'-0" (FULL SIZE) 3/32"=1'-0" (11x17)
N
verizon
500 HIDDEN RIDGE, IRVING, TX 75038
BROADUS TOWERS
4 COUNTRY PLACE CIRCLE
DALWORTHINGTON GARDENS
TEXAS 76016
BROADUS TOWERS SITE NAME:
FL-101
SITE ADDRESS:
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ESTERO, FL
NEW
175'-0" MONOPOLE TOWER
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SHEET NUMBER: ZD-4
REVISION: ZDG

NOTE:

LIGHTING.

A. EXCEPT FOR SECURITY LIGHTING AND SITE LIGHTING, OTHER TYPES OF LIGHTS, SIGNALS OR ILLUMINATION WILL ONLY BE PERMITTED ON AN ANTENNA-SUPPORTING STRUCTURE OR ANCILLARY APPURTENANCES WHERE LIGHTING IS REQUIRED BY THE FAA, FCC, THE VILLAGE, OR THE LEE COUNTY MOSQUITO CONTROL DISTRICT.

B. SECURITY LIGHTING. SECURITY LIGHTING AND SITE LIGHTING MAY BE PLACED IN ASSOCIATION WITH AN APPROVED EQUIPMENT ENCLOSURE. SITE LIGHTING MUST REMAIN UNLIT EXCEPT WHEN AUTHORIZED PERSONNEL ARE PRESENT AT THE FACILITY. SECURITY LIGHTING AND SITE LIGHTING MUST BE SHIELDED TO PREVENT LIGHT TRESPASS.

C. ALL ANTENNA-SUPPORTING STRUCTURES 150 FEET OR GREATER IN HEIGHT ABOVE GROUND LEVEL MUST BE ARTIFICIALLY LIGHTED AND MAINTAINED PURSUANT TO THE TECHNICAL REQUIREMENTS OF THE FEDERAL AVIATION ADMINISTRATION'S CURRENT ADVISORY CIRCULAR 70/7460-1K, OBSTRUCTION MARKING AND LIGHTING, AS AMENDED, OR OTHER APPROPRIATE AVIATION AUTHORITY. UNLESS PRE-EMPTED BY FAA OR FCC REGULATIONS, ALL LIGHTING MUST BE APPROVED IN CONJUNCTION WITH THE DEVELOPMENT ORDER FOR THE FACILITY.

D. IF THE HEIGHT OF A STRUCTURE UNDER CONSTRUCTION EQUALS OR EXCEEDS THE HEIGHT AT WHICH PERMANENT OBSTRUCTION LIGHTS ARE REQUIRED BY TH FAA, FCC OR THE DIVISION OF DEVELOPMENT SERVICES, TEMPORARY HIGH OR MEDIUM INTENSITY FLASHING LIGHTS MUST BE INSTALLED AT THAT LEVEL IN ACCORDANCE WITH ADVISORY CIRCULAR 70/7460-1K, OBSTRUCTION MARKING AND LIGHTING, AS AMENDED.

SIGNAGE.

1. SIGNS ON ANTENNA-SUPPORTING STRUCTURES, ANCILLARY APPURTENANCES, EQUIPMENT ENCLOSURES, OR ON ANY FENCE OR WALL ARE PROHIBITED UNLESS PERMITTED IN ACCORDANCE WITH THIS SUBSECTION.

2. IF HIGH VOLTAGE IS NECESSARY FOR THE OPERATION OF PROPOSED WIRELESS COMMUNICATIONS FACILITIES, "HIGH VOLTAGE-DANGER" AND "NO TRESPASS" WARNING SIGNS NOT GREATER THAN ONE SQUARE FOOT IN AREA MUST BE PERMANENTLY ATTACHED TO THE FENCE OR WALL AT INTERVALS OF NOT LESS THAN 40 FEET AND UPON THE ACCESS GATE, OR AS OTHERWISE REQUIRED BY THE FAA OR FCC.

3. A SIGN NOT GREATER THAN ONE SQUARE FOOT IN AREA MUST BE ATTACHED TO THE ACCESS GATE THAT INCLUDES THE FOLLOWING INFORMATION:
   3.A. FEDERAL REGISTRATION NUMBER, IF APPLICABLE;
   3.B. NAME OF PROPERTY OWNER, FACILITY OWNER, PROVIDERS, AND CONTACT PERSON; AND
   3.C. AN EMERGENCY CONTACT NUMBER FOR THE CONTACT PERSON.

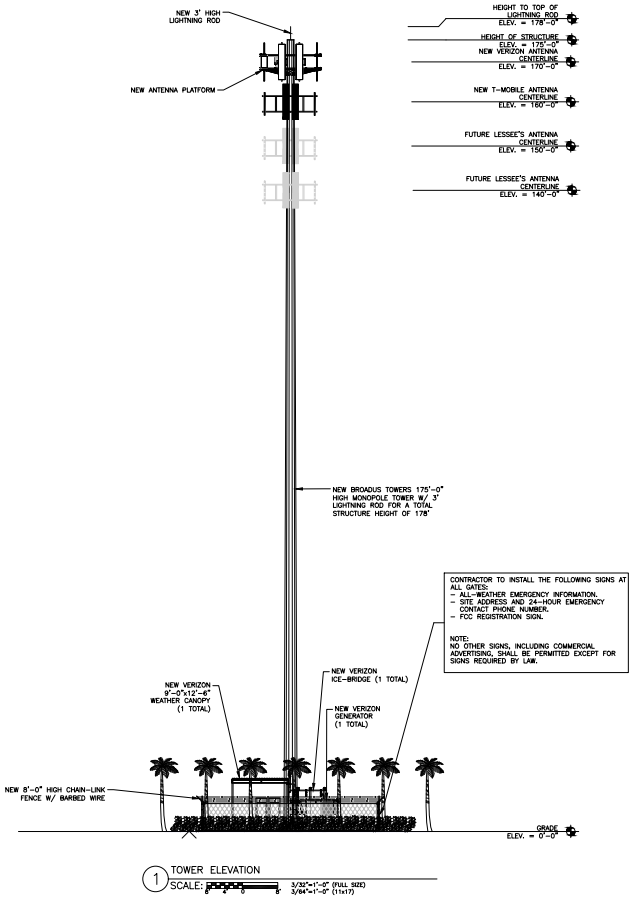
TAPING.

THE DEVELOPER OF A WIRELESS COMMUNICATIONS FACILITY SHALL INSTALL TAPING AROUND THE ANTENNA-SUPPORTING STRUCTURE IN CONFORMANCE WITH THE FOLLOWING:

1. THE TAPE SHALL BE SIX-INCH 3M DIAMOND GRADE™ VIP REFLECTIVE SHEETING, SERIES 3990.
2. THE TAPING SHALL START AT 20 FEET ABOVE SURFACE.
3. THE TAPING SHALL BE AT TEN-FOOT INTERVALS.
4. THE TAPE SHALL BE WRAPPED AROUND THE SUPPORT POLE AND OVERLAP BY ONE INCH FOR A GOOD SEAL.

ABANDONMENT OF COMMUNICATIONS FACILITY.

- UPON ABANDONMENT OF A REGISTRANT'S COMMUNICATIONS FACILITY IN THE PUBLIC RIGHT-OF-WAY, THE REGISTRANT SHALL NOTIFY THE VILLAGE, IN WRITING, WITHIN 90 DAYS. ADDITIONALLY, REGISTRANTS SHALL COMPLY WITH THE PROVISIONS OF SECTION 4-243.K.2, REGISTRATION FOR PLACING OR MAINTAINING SMALL WIRELESS FACILITIES IN PUBLIC RIGHTS-OF-WAY, RELATING TO BI-ANNUAL REGISTRATION AND UPDATING OF FACILITIES.
- THE VILLAGE MAY, AT ITS DISCRETION, DIRECT THE REGISTRANT BY WRITTEN NOTICE TO REMOVE ALL OR ANY PORTION OF SUCH ABANDONED FACILITY AT THE REGISTRANT'S SOLE EXPENSE IF THE VILLAGE DETERMINES THAT THE ABANDONED FACILITY'S PRESENCE INTERFERES WITH THE PUBLIC HEALTH, SAFETY OR WELFARE, WHICH SHALL INCLUDE, BUT NOT BE LIMITED TO, A DETERMINATION THAT SUCH FACILITY: (1) COMPROMISES SAFETY AT ANY TIME FOR ANY PUBLIC RIGHTS-OF-WAY USER OR DURING CONSTRUCTION OR MAINTENANCE ACTIVITIES IN PUBLIC RIGHTS-OF-WAY; (2) PREVENTS ANOTHER PERSON FROM LOCATING FACILITIES IN THE AREA OF PUBLIC RIGHTS-OF-WAY WHERE THE ABANDONED FACILITY IS LOCATED WHEN OTHER ALTERNATIVE LOCATIONS ARE NOT REASONABLY AVAILABLE; OR (3) CREATES A MAINTENANCE CONDITION THAT IS DISRUPTIVE TO THE PUBLIC RIGHTS-OF-WAY'S USE. IN THE EVENT OF (2) ABOVE, THE VILLAGE MAY REQUIRE THE THIRD PERSON TO COORDINATE WITH THE REGISTRANT THAT OWNS THE EXISTING FACILITY FOR JOINT REMOVAL AND PLACEMENT, WHERE AGREED TO BY THE REGISTRANT.
- IN THE EVENT THAT THE VILLAGE DOES NOT DIRECT THE REMOVAL OF THE ABANDONED FACILITY, THE REGISTRANT, BY ITS NOTICE OF ABANDONMENT TO THE VILLAGE, SHALL BE DEEMED TO CONSENT TO THE ALTERATION OR REMOVAL OF ALL OR ANY PORTION OF THE FACILITY BY THE VILLAGE OR ANOTHER PERSON AT SUCH THIRD PARTY'S COST.
- IF THE REGISTRANT FAILS TO REMOVE ALL OR ANY PORTION OF AN ABANDONED FACILITY WITHIN A REASONABLE PERIOD OF TIME, AS DIRECTED BY THE VILLAGE, BUT NOT TO EXCEED 60 DAYS, THE VILLAGE MAY PERFORM SUCH REMOVAL AND CHARGE THE COST OF THE REMOVAL AGAINST THE REGISTRANT.



1 TOWER ELEVATION
SCALE: 3/32"=1'-0" (FULL SIZE) 3/64"=1'-0" (11x17)

EXECUTIVE DIRECTOR SIGNATURE DATE

SUBJECT PARCEL
FL-101
PARCEL ID# 20-46-26-E-010C1.00CE
BELLA TERRA OF SW FL INC.
TRACT C-1
BELLA TERRA UNIT 1
FOLIO ID: 10488049
INST. NO. 2018000252780
SE 1/4, SEC. 20, T-46-S, R-26-E
LEE COUNTY, FLORIDA

verizon
500 HIDDEN RIDGE,
IRVING, TX 75038

BROADUS TOWERS
4 COUNTRY PLACE CIRCLE
DALWORTHINGTON GARDENS
TEXAS 76016

BROADUS TOWERS SITE NAME:
FL-101

SITE ADDRESS:
19980 BELLA TERRA BLVD
ESTERO, FL

NEW
175'-0" MONOPOLE TOWER

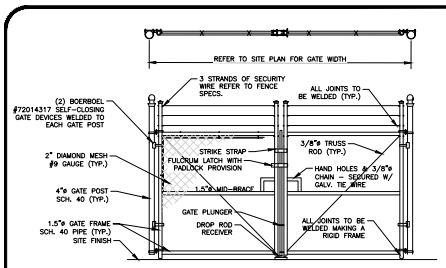
ISSUED FOR:

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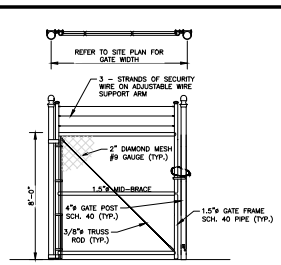
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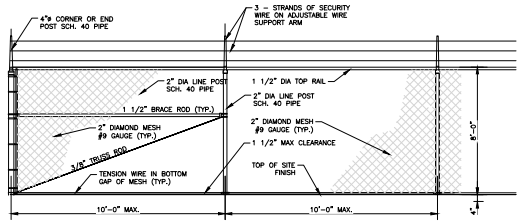
SHEET NUMBER: ZD-5
REVISION: ZDG



1 ELEVATION – PAIR OF GATES
SCALE: NOT TO SCALE



2 ELEVATION – SINGLE GATES
SCALE: NOT TO SCALE



3 TYPICAL FENCE ELEVATION
SCALE: NOT TO SCALE

COMPONENTS:

- 4" O.D x SCH 40 CORNER, TERMINAL & GATE POSTS.
- 2" O.D. x SCH 40 LINE POSTS SPACED 10" O.C. MAX.
- 1-1/2" O.D. x SCH 40 CONTINUOUS TOP RAIL.
- 2" x #9 GAUGE x 8' HIGH CHAIN-LINK FABRIC – 1.02 OZ.
- #7 GAUGE COIL SPRING BOTTOM TENSION WIRE.
- TRUSS ROD TO BE 3/8" DIA. GALV. STEEL W/GALV. STEEL TURNBUCKLE.
- POST TOPS TO BE PRESSED STEEL, MALLEABLE IRON WITH PRESSED STEEL EXTENSION ARM OR 1-PIECE ALUMINUM CASTING, WITH HOLE FOR TOP RAIL. FIT OVER TOP OF POST TO PREVENT WATER ENTRY.
- THREE (3) STRANDS OF CLASS III GALVANIZED BARBED WIRE.

VINYL INSERTS:

- NONE

CONSTRUCTION:

- ALL POSTS SET IN A MINIMUM 2500 PSI CONCRETE AS FOLLOWS:
  - 4"ø POST – 18"ø x 36" CONCRETE FOOTING.
  - 2"ø POST – 12"ø x 36" CONCRETE FOOTING.
- BRACE AND TRUSS ASSEMBLY AT EACH CORNER, TERMINAL AND GATE POST.
- ALL GATES SHALL HAVE "DUCK BILL" HOLD OPENS AT FULL OPEN
- ALL GATES SHALL HAVE AN IN-GROUND DROP ROD RECEIVER THAT ACCOMPANIES THE LATCH. (1-1/2" GALVANIZED PIPE TYP.)
- LATCH SHALL ACCEPT A PAD LOCK.

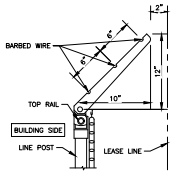
CODE

- ALL GALVANIZED PIPE TO CONFORM TO ASTM – A120
- ALL GALVANIZED CHAIN-LINK TO CONFORM TO ASTM – A392
- ALL GALVANIZED FITTINGS TO CONFORM TO ASTM – A153

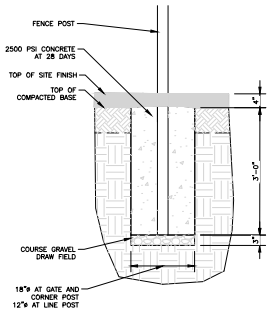
4 FENCE SPECIFICATIONS
SCALE: NOT TO SCALE

1. REFER TO SITE PLAN FOR FENCE OFFSET FROM LEASE LINE.
2. REFER TO FENCE SPECIFICATIONS FOR DETERMINATION AS TO THE USE OF BARBED WIRE OR SMOOTH WIRE.
3. REFER TO SITE PLAN FOR TYPE, SIZE AND QUANTITY OF GATES REQUIRED.
4. USE THESE DETAILS AS A GUIDE AND MINIMUM STANDARDS; OTHERWISE, MATCH EXISTING GATES AND FENCES.

5 FENCE NOTES
SCALE: NOT TO SCALE



6 WIRE ARM SUPPORT
SCALE: NOT TO SCALE



7 FOUNDATION
SCALE: NOT TO SCALE

EXECUTIVE DIRECTOR SIGNATURE DATE

SUBJECT PARCEL
FL-101
PARCEL ID# 20-46-26-E-010C1.00CE
BELLA TERRA OF SW FL INC.
TRACT C-1
BELLA TERRA UNIT 1
FOLIO ID: 10488049
INST. NO. 2018000252780
SE 1/4, SEC. 20, T-46-S, R-26-E
LEE COUNTY, FLORIDA

verizon
500 HIDDEN RIDGE, IRVING, TX 75038

BROADUS TOWERS
4 COUNTRY PLACE CIRCLE
DALWORTHINGTON GARDENS
TEXAS 76016

BROADUS TOWERS SITE NAME:
FL-101

SITE ADDRESS:
19980 BELLA TERRA BLVD
ESTERO, FL

NEW
175'-0" MONOPOLE TOWER

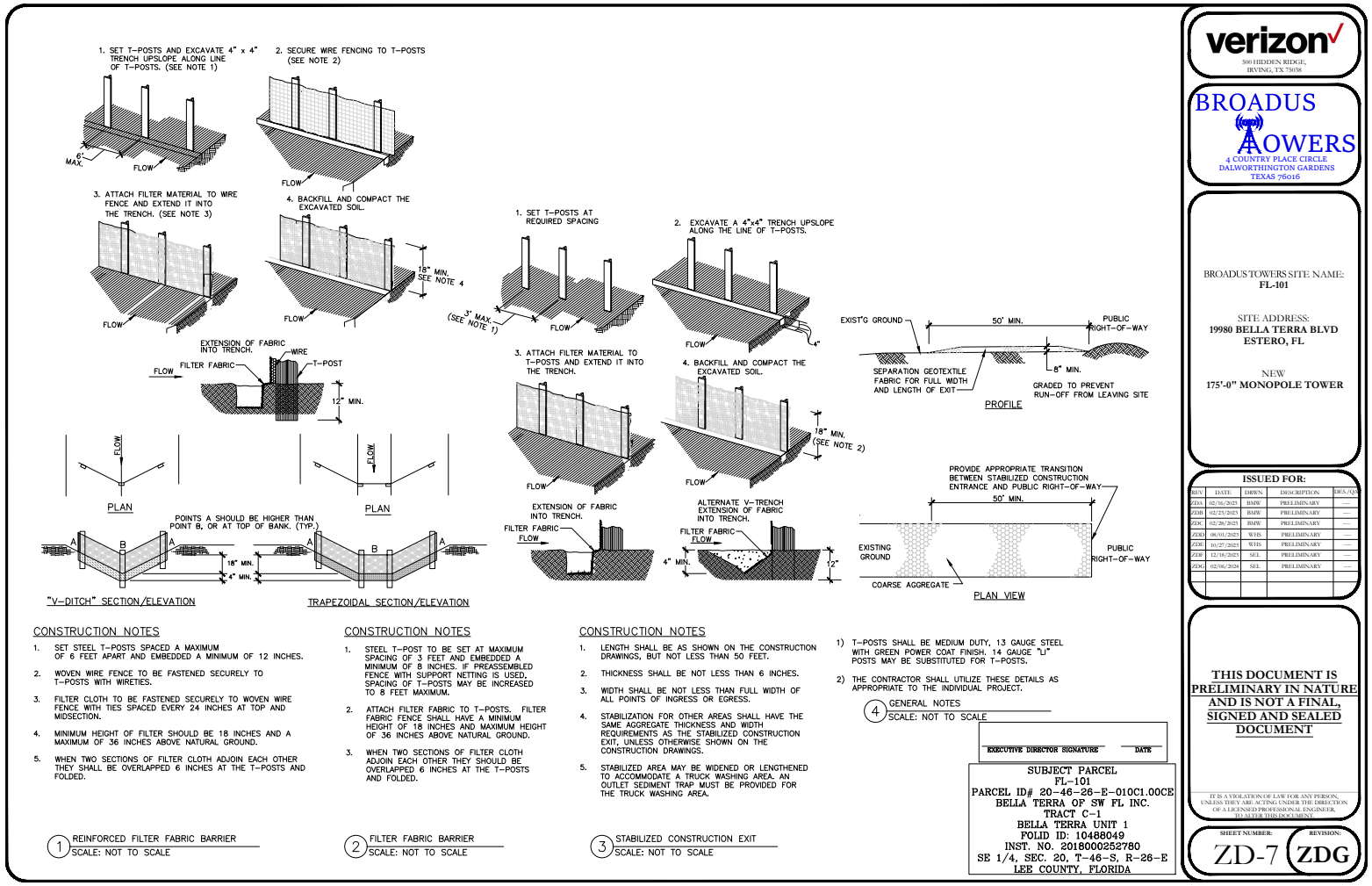
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SHEET NUMBER: ZD-6
REVISION: ZDG



CONSTRUCTION NOTES

1. SET STEEL T-POSTS SPACED A MAXIMUM OF 6 FEET APART AND EMBEDDED A MINIMUM OF 12 INCHES.
2. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO T-POSTS WITH WIRETIES.
3. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24 INCHES AT TOP AND MIDSECTION.
4. MINIMUM HEIGHT OF FILTER SHOULD BE 18 INCHES AND A MAXIMUM OF 36 INCHES ABOVE NATURAL GROUND.
5. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED 6 INCHES AT THE T-POSTS AND FOLDED.

(1) REINFORCED FILTER FABRIC BARRIER
SCALE: NOT TO SCALE

CONSTRUCTION NOTES

1. STEEL T-POST TO BE SET AT MAXIMUM SPACING OF 3 FEET AND EMBEDDED A MINIMUM OF 8 INCHES. IF PREASSEMBLED FENCE WITH SUPPORT NETTING IS USED, SPACING OF T-POSTS MAY BE INCREASED TO 8 FEET MAXIMUM.
2. ATTACH FILTER FABRIC TO T-POSTS. FILTER FABRIC FENCE SHALL HAVE A MINIMUM HEIGHT OF 18 INCHES AND MAXIMUM HEIGHT OF 36 INCHES ABOVE NATURAL GROUND.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHOULD BE OVERLAPPED 6 INCHES AT THE T-POSTS AND FOLDED.

(2) FILTER FABRIC BARRIER
SCALE: NOT TO SCALE

CONSTRUCTION NOTES

1. LENGTH SHALL BE AS SHOWN ON THE CONSTRUCTION DRAWINGS, BUT NOT LESS THAN 50 FEET.
2. THICKNESS SHALL BE NOT LESS THAN 6 INCHES.
3. WIDTH SHALL BE NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
4. STABILIZATION FOR OTHER AREAS SHALL HAVE THE SAME AGGREGATE THICKNESS AND WIDTH REQUIREMENTS AS THE STABILIZED CONSTRUCTION EXIT, UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION DRAWINGS.
5. STABILIZED AREA MAY BE WIDENED OR LENGTHENED TO ACCOMMODATE A TRUCK WASHING AREA. AN OUTLET SEDIMENT TRAP MUST BE PROVIDED FOR THE TRUCK WASHING AREA.

(3) STABILIZED CONSTRUCTION EXIT
SCALE: NOT TO SCALE

1) T-POSTS SHALL BE MEDIUM DUTY, 13 GAUGE STEEL WITH GREEN POWER COAT FINISH. 14 GAUGE "U" POSTS MAY BE SUBSTITUTED FOR T-POSTS.
2) THE CONTRACTOR SHALL UTILIZE THESE DETAILS AS APPROPRIATE TO THE INDIVIDUAL PROJECT.

(4) GENERAL NOTES
SCALE: NOT TO SCALE

EXECUTIVE DIRECTOR SIGNATURE _____ DATE _____

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BROADUS TOWERS
4 COUNTRY PLACE CIRCLE
DALWORTHINGTON GARDENS
TEXAS 76016

BROADUS TOWERS SITE NAME:
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SITE ADDRESS:
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ESTERO, FL

NEW
175'-0" MONOPOLE TOWER

ISSUED FOR:

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SHEET NUMBER: ZD-7
REVISION: ZDG



TURFSTONE
COLLECTION

PAVERS

Turfstone is a permeable paver produced with 5,000 psi concrete in a grid like design with voids. The openings can be filled with a variety of substances. Provides a firm "breathable" foundation, requires very little maintenance, combats soil erosion, an affordable alternative to traditional paving, and allows water to penetrate into the soil.

H x W x D	WEIGHT	UNITS/PALLET
15 3/4" x 23 5/8" x 3 1/8"	60lbs each	32 per pallet



USES: *Driveways, Parking Areas, Walkways, Paths, & Driving Ranges*
COLOR: *Pewter*

1 PROPOSED ACCESS ROAD PAVER SPECIFICATIONS
SCALE: NOT TO SCALE

EXECUTIVE DIRECTOR SIGNATURE _____ DATE _____

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ZDF	12/16/2025	SEL	PRELIMINARY	—
ZDG	02/06/2026	SEL	PRELIMINARY	—

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET NUMBER: ZD-8
REVISION: ZDG

Michael F. Plahovinsak, P.E.
18301 State Route 161, Plain City, Ohio 43064
(614) 398-6250 - mike@mfpeng.com

April 26, 2023

Broadus Towers

Re: Proposed 149-ft Monopole
Located in Lee Co., FL: FL-101 Bella Terra
MFP Project #: 23523-237 / TAPP Project Number: CP-0684

I understand that there may be some concern on the part of local building officials regarding the potential for failure of the proposed communication monopole. Communication structures are designed in accordance with the Telecommunications Industry Association TIA-222-H , "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures". This Structure is to be fabricated by TransAmerican Power Products

I will design this monopole to withstand a 3-sec. gusted wind speed of 156 mph as recommended by TIA-222-H for Lee Co., FL. The design will also conform to the requirements of the Florida Building Code (7Th Ed. 2020).

This monopole will be designed to accommodate a theoretical fall radius. The upper 94' of the pole will be designed to meet the wind loads of the design, however, the lower portion of the pole will be designed with a minimum 10% extra capacity. Assuming the pole has been fabricated according to my design, and well maintained, in the event of a failure due to extreme wind and comparable appurtenance antenna load (winds in excess of the design wind load), it would yield/buckle at the 55' elevation. The yielded section would result in a maximum 94' fall radius, but would most likely remain connected and hang from the standing section.

The structure will be designed with all of the applicable factors as required by the code. A properly designed, constructed and maintained pole has never collapsed; monopoles are safe structures with a long history of reliable operation.

I hope this review of the monopole design has given you a greater degree of comfort regarding the design capacity inherent in pole structures. If you have any additional questions please call me at 614-398-6250 or email mike@mfpeng.com.

Sincerely,

This item has been digitally signed and sealed by **Michael F. Plahovinsak, P.E. #66723** using a Digital Signature.

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Michael F. Plahovinsak, P.E.

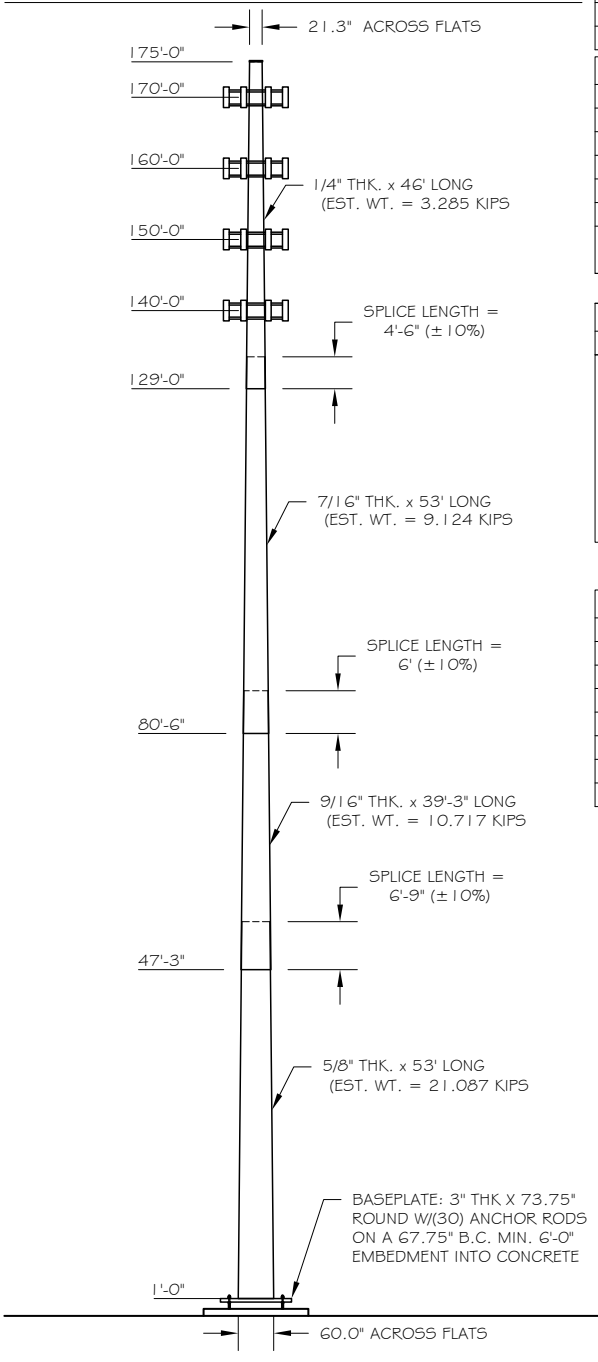
MICHAEL F. PLAHOVINSAK LICENSE No 66723 STATE OF FLORIDA PROFESSIONAL ENGINEER

APR 26 2023

TAPP
QUALITY STEEL POLES. DELIVERED.
2427 Kelly Lane
Houston, Texas 77066
281-444-8277

Page 1 of 1		Job Number:	23523-237
Eng: MFP		Customer Ref:	CP-0709
		Date:	1/3/2024
Structure:	175-FT MONOPOLE		
Site:	FL-101 BELLA TERRA		
Location:	LEE CO., FL / 26°27'4.2", -81°43'49.1"		
Owner:	BROADUS TOWERS		
Revision No.:	Revision Date:		

DESIGN			
Building Code:	FLORIDA BUILDING CODE (8th Ed. 2023)		
Design Standard:	TIA-222-H		
Wind Speed Load Cases:	ASCE-7-22 WIND SPEED		
Load Case #1:	156 MPH Design Wind Speed		
Load Case #2:	60 MPH Service Wind Speed		
Structure Class / Risk Category	Exposure Cat.	Topography Cat.	Crest Height
II	C	1	



EQUIPMENT LIST	
Elev.	Description
170	SEE SKETCH ON PAGE 2 FOR LOADING
170	SECTOR MOUNTS
160	(4) FFVV-65C-R3-V1 + (4) AIR6419 B41 + (8) RRU
160	SECTOR MOUNTS
150	(4) FFVV-65C-R3-V1 + (4) AIR6419 B41 + (8) RRU
150	SECTOR MOUNTS
140	(4) FFVV-65C-R3-V1 + (4) AIR6419 B41 + (8) RRU
140	SECTOR MOUNTS

ANTENNA FEED LINES ROUTED ON THE INSIDE OF THE POLE
POLE DESIGNED FOR A MAX 23-FT FALL RADIUS

STRUCTURE PROPERTIES					
Cross-Section: 18-Sided			Taper: 0.23707 in/ft		
Shaft Steel: ASTM A572 GR 65			Baseplate Steel: ASTM A572 GR 50		
Anchor Rods: 2.25 in. A615 GR. 75 X 7'-0"					
Sect.	Length (ft)	Thickness (in)	Splice (ft)	Top Dia. (in)	Bot Dia. (in)
1	46.00	0.2500	4.50	21.25	32.16
2	53.00	0.4375	6.00	30.59	43.15
3	39.25	0.5625	6.75	40.86	50.16
4	53.00	0.6250	0.00	47.44	60.00

This item has been digitally signed and sealed by **Michael F. Plahovinsak, P.E. #66723** using a Digital Signature.

Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

MICHAEL F. PLAHOVINSAK LICENSE No 66723 STATE OF FLORIDA PROFESSIONAL ENGINEER
1.3.2024

MICHAEL F. PLAHOVINSAK, P.E. #66723
Sole Proprietor - Independent Engineer
18301 S.R. 161, Plain City, OH 43064
614-398-6250 / mike@mfpeng.com

BASE REACTIONS FOR FOUNDATION DESIGN

Moment:	9990 ft-kip
Shear:	77 kip
Axial:	81 kip

tnxTower	Job: 175-ft Monopole - MFP #23523-237	Page: 1 of 7
Michael Plahovinsak, P.E. 18301 State Route 161 Plain City, OH 43064 Phone: 614-398-6250 FAX: mike@mfpeng.com	Project: FL-101 Bella Terra	Date: 11:10:39 01/03/24
	Client: CP-0709	Designed by: JC

Tower Input Data

The tower is a monopole.
This tower is designed using the TIA-222-H standard.
The following design criteria apply:

- Tower base elevation above sea level: 23.00 ft.
- Basic wind speed of 156 mph.
- Risk Category II.
- Exposure Category C.
- Simplified Topographic Factor Procedure for wind speed-up calculations is used.
- Topographic Category: 1.
- Crest Height: 0.00 ft.
- Deflections calculated using a wind speed of 60 mph.
- A non-linear (P-delta) analysis was used.
- Pressures are calculated at each section.
- Stress ratio used in pole design is 1.
- Local bending stresses due to climbing loads, feed line supports, and appurtenance mounts are not considered.

Tapered Pole Section Geometry

Section	Elevation ft	Section Length ft	Splice Length ft	Number of Sides	Top Diameter in	Bottom Diameter in	Wall Thickness in	Bend Radius in	Pole Grade
L1	175.00-129.00	46.00	4.50	18	21.2500	32.1552	0.2500	1.0000	A572-65 (65 ksi)
L2	129.00-80.50	53.00	6.00	18	30.5884	43.1530	0.4375	1.7500	A572-65 (65 ksi)
L3	80.50-47.25	39.25	6.75	18	40.8556	50.1606	0.5625	2.2500	A572-65 (65 ksi)
L4	47.25-1.00	53.00		18	47.4353	60.0000	0.6250	2.5000	A572-65 (65 ksi)

Tapered Pole Properties

Section	Tip Dia. in	Area in^2	I in^4	r in	C in	I/C in^3	J in^4	It/Q in^2	w in	w/t
L1	21.5392	16.6635	928.4153	7.4550	10.7950	86.0042	1858.0521	8.3333	3.3000	13.2
	32.6127	25.3168	3255.8745	11.3263	16.3348	199.3210	6516.0331	12.6608	5.2193	20.877
L2	32.0760	41.8682	4808.6330	10.7036	15.5389	309.4580	9623.5932	20.9381	4.6136	10.545
	43.7512	59.3158	13673.4917	15.1640	21.9217	623.7414	27364.9753	29.6636	6.8249	15.6
L3	42.8434	71.9383	14755.6736	14.3041	20.7546	710.9576	29530.7632	35.9760	6.2006	11.023
	50.8476	88.5511	27520.7946	17.6073	25.4816	1080.0277	55077.8017	44.2840	7.8383	13.935
L4	49.6956	92.8600	25706.9123	16.6177	24.0972	1066.8028	51447.6504	46.4388	7.2486	11.598
	60.8292	117.7852	52460.8421	21.0781	30.4800	1721.1562	104990.713 6	58.9038	9.4600	15.136

Tower Elevation ft	Gusset Area (per face) ft^2	Gusset Thickness in	Gusset Grade	Adjust. Factor A_f	Adjust. Factor A_r	Weight Mult.	Double Angle Stitch Bolt Spacing Diagonals in	Double Angle Stitch Bolt Spacing Horizontals in	Double Angle Stitch Bolt Spacing Redundants in
L1 175.00-129.00				1	1	1			
L2 129.00-80.50				1	1	1			
L3 80.50-47.25				1	1	1			

tnxTower	Job: 175-ft Monopole - MFP #23523-237	Page: 2 of 7
Michael Plahovinsak, P.E. 18301 State Route 161 Plain City, OH 43064 Phone: 614-398-6250 FAX: mike@mfpeng.com	Project: FL-101 Bella Terra	Date: 11:10:39 01/03/24
	Client: CP-0709	Designed by: JC

Tower Elevation ft	Gusset Area (per face) ft^2	Gusset Thickness in	Gusset Grade	Adjust. Factor A_f	Adjust. Factor A_r	Weight Mult.	Double Angle Stitch Bolt Spacing Diagonals in	Double Angle Stitch Bolt Spacing Horizontals in	Double Angle Stitch Bolt Spacing Redundants in
L4 47.25-1.00				1	1	1			

Feed Line/Linear Appurtenances - Entered As Area

Description	Face or Leg	Allow Shield	Exclude From Torque Calculation	Component Type	Placement ft	Total Number		C_AA_A ft^2/ft	Weight plf
1 5/8"	C	No	Yes	Inside Pole	170.00 - 1.00	18	No Ice	0.00	0.92
1 5/8"	C	No	Yes	Inside Pole	160.00 - 1.00	18	No Ice	0.00	0.92
1 5/8"	C	No	Yes	Inside Pole	150.00 - 1.00	18	No Ice	0.00	0.92
1 5/8"	C	No	Yes	Inside Pole	140.00 - 1.00	18	No Ice	0.00	0.92

Feed Line/Linear Appurtenances Section Areas

Tower Section	Tower Elevation ft	Face	A_R ft^2	A_F ft^2	C_AA_A In Face ft^2	C_AA_A Out Face ft^2	Weight K
L1	175.00-129.00	A	0.000	0.000	0.000	0.000	0.00
		B	0.000	0.000	0.000	0.000	0.00
		C	0.000	0.000	0.000	0.000	1.72
L2	129.00-80.50	A	0.000	0.000	0.000	0.000	0.00
		B	0.000	0.000	0.000	0.000	0.00
		C	0.000	0.000	0.000	0.000	3.20
L3	80.50-47.25	A	0.000	0.000	0.000	0.000	0.00
		B	0.000	0.000	0.000	0.000	0.00
		C	0.000	0.000	0.000	0.000	2.20
L4	47.25-1.00	A	0.000	0.000	0.000	0.000	0.00
		B	0.000	0.000	0.000	0.000	0.00
		C	0.000	0.000	0.000	0.000	3.05

Discrete Tower Loads

Description	Face or Leg	Offset Type	Offsets: Horz Lateral ft Vert ft	Azimuth Adjustment °	Placement ft		C_AA_A Front ft^2	C_AA_A Side ft^2	Weight K
Commscope NHHSS-45C-R2BT4 w/ mount pipe	A	From Face	3.00 0.00 0.00	0.0000	170.00	No Ice	15.90	9.48	0.12
Commscope NHHSS-65C-R2BT4 w/ mount pipe	A	From Face	3.00 0.00 0.00	0.0000	170.00	No Ice	11.35	9.57	0.09
Ericsson AIR6419 B41 w/ mount pipe	A	From Face	3.00 0.00 0.00	0.0000	170.00	No Ice	6.53	3.74	0.10
Commscope NHH-45C-R2B	B	From Face	3.00 0.00 0.00	0.0000	170.00	No Ice	15.90	9.48	0.11
Commscope NHHSS-65C-R2BT4 w/	B	From Face	3.00 0.00	0.0000	170.00	No Ice	11.35	9.57	0.09

tnxTower	Job: 175-ft Monopole - MFP #23523-237	Page: 3 of 7
Michael Plahovinsak, P.E. 18301 State Route 161 Plain City, OH 43064 Phone: 614-398-6250 FAX: mike@mfpeng.com	Project: FL-101 Bella Terra	Date: 11:10:39 01/03/24
	Client: CP-0709	Designed by: JC

Description	Face or Leg	Offset Type	Offsets: Horz Lateral ft / Vert ft / ft	Azimuth Adjustment °	Placement ft		C_AA_A Front ft^2	C_AA_A Side ft^2	Weight K
mount pipe			0.00						
Ericsson AIR6419 B41 w/ mount pipe	B	From Face	3.00 0.00 0.00	0.0000	170.00	No Ice	6.53	3.74	0.10
(2) Commscope NHH-65C-R2B w/ mount pipe	C	From Face	3.00 0.00 0.00	0.0000	170.00	No Ice	11.35	9.54	0.08
Ericsson AIR6419 B41 w/ mount pipe	C	From Face	3.00 0.00 0.00	0.0000	170.00	No Ice	6.53	3.74	0.10
(3) Ericsson 4408	A	From Face	2.00 0.00 0.00	0.0000	170.00	No Ice	0.55	0.28	0.01
(3) Ericsson 4490	B	From Face	2.00 0.00 0.00	0.0000	170.00	No Ice	1.39	0.92	0.07
(3) Ericsson 4890	C	From Face	2.00 0.00 0.00	0.0000	170.00	No Ice	2.70	1.25	0.07
Raycap OVP 12	A	From Face	2.00 0.00 0.00	0.0000	170.00	No Ice	3.78	2.51	0.03
Sector Mounts **	C	None		0.0000	170.00	No Ice	30.00	30.00	2.00
(2) Commscope FFVV-65C-R3-V1	A	From Face	3.00 0.00 0.00	0.0000	160.00	No Ice	21.12	11.22	0.21
Ericsson AIR6419 B41 w/ mount pipe	A	From Face	3.00 0.00 0.00	0.0000	160.00	No Ice	6.53	3.74	0.10
Commscope FFVV-65C-R3-V1	B	From Face	3.00 0.00 0.00	0.0000	160.00	No Ice	21.12	11.22	0.21
(2) Ericsson AIR6419 B41 w/ mount pipe	B	From Face	3.00 0.00 0.00	0.0000	160.00	No Ice	6.53	3.74	0.10
Commscope FFVV-65C-R3-V1	C	From Face	3.00 0.00 0.00	0.0000	160.00	No Ice	21.12	11.22	0.21
Ericsson AIR6419 B41 w/ mount pipe	C	From Face	3.00 0.00 0.00	0.0000	160.00	No Ice	6.53	3.74	0.10
(4) Ericsson 4460	A	From Face	2.00 0.00 0.00	0.0000	160.00	No Ice	2.56	1.98	0.11
(4) Ericsson 4480	B	From Face	2.00 0.00 0.00	0.0000	160.00	No Ice	2.80	1.38	0.09
Sector Mounts **	C	None		0.0000	160.00	No Ice	30.00	30.00	2.00
(2) Commscope FFVV-65C-R3-V1	A	From Face	3.00 0.00 0.00	0.0000	150.00	No Ice	21.12	11.22	0.21
Ericsson AIR6419 B41 w/ mount pipe	A	From Face	3.00 0.00 0.00	0.0000	150.00	No Ice	6.53	3.74	0.10
Commscope	B	From Face	3.00	0.0000	150.00	No Ice	21.12	11.22	0.21

tnxTower	Job: 175-ft Monopole - MFP #23523-237	Page: 4 of 7
Michael Plahovinsak, P.E. 18301 State Route 161 Plain City, OH 43064 Phone: 614-398-6250 FAX: mike@mfpeng.com	Project: FL-101 Bella Terra	Date: 11:10:39 01/03/24
	Client: CP-0709	Designed by: JC

Description	Face or Leg	Offset Type	Offsets: Horz Lateral ft Vert ft ft	Azimuth Adjustment °	Placement ft		C_AA_A Front ft^2	C_AA_A Side ft^2	Weight K
FFVV-65C-R3-V1			0.00 0.00						
(2) Ericsson AIR6419 B41 w/ mount pipe	B	From Face	3.00 0.00 0.00	0.0000	150.00	No Ice	6.53	3.74	0.10
Commscope FFVV-65C-R3-V1	C	From Face	3.00 0.00 0.00	0.0000	150.00	No Ice	21.12	11.22	0.21
Ericsson AIR6419 B41 w/ mount pipe	C	From Face	3.00 0.00 0.00	0.0000	150.00	No Ice	6.53	3.74	0.10
(4) Ericsson 4460	A	From Face	2.00 0.00 0.00	0.0000	150.00	No Ice	2.56	1.98	0.11
(4) Ericsson 4480	B	From Face	2.00 0.00 0.00	0.0000	150.00	No Ice	2.80	1.38	0.09
Sector Mounts **	C	None		0.0000	150.00	No Ice	30.00	30.00	2.00
(2) Commscope FFVV-65C-R3-V1	A	From Face	3.00 0.00 0.00	0.0000	140.00	No Ice	21.12	11.22	0.21
Ericsson AIR6419 B41 w/ mount pipe	A	From Face	3.00 0.00 0.00	0.0000	140.00	No Ice	6.53	3.74	0.10
Commscope FFVV-65C-R3-V1	B	From Face	3.00 0.00 0.00	0.0000	140.00	No Ice	21.12	11.22	0.21
(2) Ericsson AIR6419 B41 w/ mount pipe	B	From Face	3.00 0.00 0.00	0.0000	140.00	No Ice	6.53	3.74	0.10
Commscope FFVV-65C-R3-V1	C	From Face	3.00 0.00 0.00	0.0000	140.00	No Ice	21.12	11.22	0.21
Ericsson AIR6419 B41 w/ mount pipe	C	From Face	3.00 0.00 0.00	0.0000	140.00	No Ice	6.53	3.74	0.10
(4) Ericsson 4460	A	From Face	2.00 0.00 0.00	0.0000	140.00	No Ice	2.56	1.98	0.11
(4) Ericsson 4480	B	From Face	2.00 0.00 0.00	0.0000	140.00	No Ice	2.80	1.38	0.09
Sector Mounts	C	None		0.0000	140.00	No Ice	30.00	30.00	2.00

Load Combinations

Comb. No.	Description
1	Dead Only
2	1.2 Dead+1.0 Wind 0 deg - No Ice
3	0.9 Dead+1.0 Wind 0 deg - No Ice
4	1.2 Dead+1.0 Wind 90 deg - No Ice
5	0.9 Dead+1.0 Wind 90 deg - No Ice
6	1.2 Dead+1.0 Wind 180 deg - No Ice

tnxTower	Job: 175-ft Monopole - MFP #23523-237	Page: 5 of 7
Michael Plahovinsak, P.E. 18301 State Route 161 Plain City, OH 43064 Phone: 614-398-6250 FAX: mike@mfpeng.com	Project: FL-101 Bella Terra	Date: 11:10:39 01/03/24
	Client: CP-0709	Designed by: JC

Comb. No.	Description
7	0.9 Dead+1.0 Wind 180 deg - No Ice
8	Dead+Wind 0 deg - Service
9	Dead+Wind 90 deg - Service
10	Dead+Wind 180 deg - Service

Maximum Member Forces

Section No.	Elevation ft	Component Type	Condition	Gov. Load Comb.	Axial K	Major Axis Moment kip-ft	Minor Axis Moment kip-ft
L1	175 - 129	Pole	Max Tension	9	0.00	-0.00	-0.00
			Max. Compression	1	-19.92	1.52	5.76
			Max. Mx	4	-16.97	-1047.38	-1.21
			Max. My	2	-17.59	8.33	1011.87
			Max. Vy	4	49.36	-1047.38	-1.21
			Max. Vx	2	-46.91	8.33	1011.87
			Max. Torque	4			11.09
L2	129 - 80.5	Pole	Max Tension	1	0.00	0.00	0.00
			Max. Compression	6	-33.26	-24.16	-3378.43
			Max. Mx	4	-32.86	-3544.43	-18.99
			Max. My	2	-33.25	27.50	3392.56
			Max. Vy	4	56.89	-3544.43	-18.99
			Max. Vx	2	-54.41	27.50	3392.56
			Max. Torque	4			11.06
L3	80.5 - 47.25	Pole	Max Tension	1	0.00	0.00	0.00
			Max. Compression	6	-49.23	-36.88	-5237.29
			Max. Mx	4	-48.99	-5484.10	-31.57
			Max. My	2	-49.23	40.47	5251.61
			Max. Vy	4	62.31	-5484.10	-31.57
			Max. Vx	2	-59.84	40.47	5251.61
			Max. Torque	4			10.94
L4	47.25 - 1	Pole	Max Tension	1	0.00	0.00	0.00
			Max. Compression	6	-81.24	-57.32	-8614.46
			Max. Mx	4	-81.24	-8990.40	-51.96
			Max. My	2	-81.24	60.94	8628.93
			Max. Vy	4	69.37	-8990.40	-51.96
			Max. Vx	2	-67.00	60.94	8628.93
			Max. Torque	4			10.90

Maximum Tower Deflections - Service Wind

Section No.	Elevation ft	Horz. Deflection in	Gov. Load Comb.	Tilt °	Twist °
L1	175 - 129	24.625	9	1.3130	0.0057
L2	133.5 - 80.5	13.812	9	1.0750	0.0031
L3	86.5 - 47.25	5.359	9	0.6111	0.0010
L4	54 - 1	2.019	9	0.3546	0.0005

tnxTower

Michael Plahovinsak, P.E.
18301 State Route 161
Plain City, OH 43064
Phone: 614-398-6250
FAX: mike@mfpeng.com

Job	Page
175-ft Monopole - MFP #23523-237	6 of 7
Project	**Date**
FL-101 Bella Terra	11:10:39 01/03/24
Client	**Designed by**
CP-0709	JC

Critical Deflections and Radius of Curvature - Service Wind

Elevation	Appurtenance	Gov. Load Comb.	Deflection	Tilt	Twist	Radius of Curvature
ft			in	°	°	ft
170.00	Commscope NHHSS-45C-R2BT4 w/ mount pipe	9	23.246	1.2902	0.0079	43915
160.00	(2) Commscope FFVV-65C-R3-V1	9	20.514	1.2425	0.0070	14638
150.00	(2) Commscope FFVV-65C-R3-V1	9	17.864	1.1886	0.0061	8782
140.00	(2) Commscope FFVV-65C-R3-V1	9	15.348	1.1244	0.0052	6272

Maximum Tower Deflections - Design Wind

Section No.	Elevation	Horz. Deflection	Gov. Load Comb.	Tilt	Twist
	ft	in		°	°
L1	175 - 129	186.714	4	9.9835	0.0421
L2	133.5 - 80.5	104.830	4	8.1751	0.0228
L3	86.5 - 47.25	40.713	4	4.6456	0.0075
L4	54 - 1	15.339	4	2.6952	0.0035

Critical Deflections and Radius of Curvature - Design Wind

Elevation	Appurtenance	Gov. Load Comb.	Deflection	Tilt	Twist	Radius of Curvature
ft			in	°	°	ft
170.00	Commscope NHHSS-45C-R2BT4 w/ mount pipe	4	176.272	9.8105	0.0580	6157
160.00	(2) Commscope FFVV-65C-R3-V1	4	155.592	9.4485	0.0514	2049
150.00	(2) Commscope FFVV-65C-R3-V1	4	135.523	9.0390	0.0448	1225
140.00	(2) Commscope FFVV-65C-R3-V1	4	116.473	8.5503	0.0384	871

Pole Design Data

Section No.	Elevation	Size	L	L_u	Kl/r	A	P_u	ϕP_n	Ratio $\frac{P_u}{\phi P_n}$
	ft		ft	ft		in^2	K	K	
L1	175 - 129 (1)	TP32.1552x21.25x0.25	46.00	0.00	0.0	24.4702	-16.97	1431.51	0.012
L2	129 - 80.5 (2)	TP43.153x30.5884x0.4375	53.00	0.00	0.0	57.3406	-32.86	3354.43	0.010
L3	80.5 - 47.25 (3)	TP50.1606x40.8556x0.5625	39.25	0.00	0.0	85.6942	-48.99	5013.11	0.010
L4	47.25 - 1 (4)	TP60x47.4353x0.625	53.00	0.00	0.0	110.917 0	-72.55	6488.62	0.011

Pole Bending Design Data

Section No.	Elevation	Size	M_{ux}	ϕM_{nx}	Ratio $\frac{M_{ux}}{\phi M_{nx}}$	M_{uy}	ϕM_{ny}	Ratio $\frac{M_{uy}}{\phi M_{ny}}$
	ft		kip-ft	kip-ft		kip-ft	kip-ft	
L1	175 - 129 (1)	TP32.1552x21.25x0.25	1047.38	1085.28	0.965	0.00	1085.28	0.000
L2	129 - 80.5 (2)	TP43.153x30.5884x0.4375	3544.47	3607.57	0.983	0.00	3607.57	0.000
L3	80.5 - 47.25 (3)	TP50.1606x40.8556x0.5625	5484.19	6259.87	0.876	0.00	6259.87	0.000
L4	47.25 - 1 (4)	TP60x47.4353x0.625	7989.73	9443.42	0.846	0.00	9443.42	0.000

tnxTower	Job: 175-ft Monopole - MFP #23523-237	Page: 7 of 7
Michael Plahovinsak, P.E. 18301 State Route 161 Plain City, OH 43064 Phone: 614-398-6250 FAX: mike@mfpeng.com	Project: FL-101 Bella Terra	Date: 11:10:39 01/03/24
	Client: CP-0709	Designed by: JC

Pole Shear Design Data

Section No.	Elevation ft	Size	Actual V_u K	ϕV_n K	Ratio $\frac{V_u}{\phi V_n}$	Actual T_u kip-ft	ϕT_n kip-ft	Ratio $\frac{T_u}{\phi T_n}$
L1	175 - 129 (1)	TP32.1552x21.25x0.25	49.37	429.45	0.115	11.07	1159.81	0.010
L2	129 - 80.5 (2)	TP43.153x30.5884x0.4375	56.89	1006.33	0.057	10.95	3639.13	0.003
L3	80.5 - 47.25 (3)	TP50.1606x40.8556x0.5625	62.31	1503.93	0.041	10.90	6321.64	0.002
L4	47.25 - 1 (4)	TP60x47.4353x0.625	68.08	1966.68	0.035	10.88	9531.50	0.001

Pole Interaction Design Data

Section No.	Elevation ft	Ratio $\frac{P_u}{\phi P_n}$	Ratio $\frac{M_{ux}}{\phi M_{nx}}$	Ratio $\frac{M_{uy}}{\phi M_{ny}}$	Ratio $\frac{V_u}{\phi V_n}$	Ratio $\frac{T_u}{\phi T_n}$	Comb. Stress Ratio	Allow. Stress Ratio	Criteria
L1	175 - 129 (1)	0.012	0.965	0.000	0.115	0.010	0.992 ✔	1.000	4.8.2 ✔
L2	129 - 80.5 (2)	0.010	0.983	0.000	0.057	0.003	0.996 ✔	1.000	4.8.2 ✔
L3	80.5 - 47.25 (3)	0.010	0.876	0.000	0.041	0.002	0.888 ✔	1.000	4.8.2 ✔
L4	47.25 - 1 (4)	0.011	0.846	0.000	0.035	0.001	0.859 ✔	1.000	4.8.2 ✔

Section Capacity Table

Section No.	Elevation ft	Component Type	Size	Critical Element	P K	ϕP_{allow} K	% Capacity	Pass Fail
L1	175 - 129	Pole	TP32.1552x21.25x0.25	1	-16.97	1431.51	99.2	Pass
L2	129 - 80.5	Pole	TP43.153x30.5884x0.4375	2	-32.86	3354.43	99.6	Pass
L3	80.5 - 47.25	Pole	TP50.1606x40.8556x0.5625	3	-48.99	5013.11	88.8	Pass
L4	47.25 - 1	Pole	TP60x47.4353x0.625	4	-72.55	6488.62	85.9	Pass
							Summary	
						Pole (L2)	99.6	Pass
						RATING =	**99.6**	**Pass**

Michael F. Plahovinsak, P.E.
18301 State Route 161 W
Plain City, OH 43064
Phone: 614-398-6250
email: mike@mfpeng.com

Job	Page
175-ft monopole - MFP #23523-237	BP & AB Calc
Project	**Date**
FL-101 Bella Terra	1/3/2024
Client	**Designed by**
TAPP CP-0709	Mike

Anchor Rod and Base Plate Calculation

TIA-222-H

Factored Base Reactions:		***Pole Shape:***	***Anchor Rods:***	***Base Plate:***
Moment:	8991 ft-kips	18-Sided	(30) 2.25 in. A615 GR. 75	3 in. x 73.75 in. Round
Shear:	69 kips	***Pole Dia. (D_f):***	Anchor Rods Evenly Spaced	fy = 50 ksi
Axial:	81 kips	60.00 in	On a 67.75 in Bolt Circle	

Anchor Rod Calculation According to TIA-222-H section 4.9.9

ϕ_t , ϕ_v =	0.75	TIA 4.9.6
I_{bolts} =	17212.73	in^2 Momet of Inertia
P_u =	210	kips Tension Force
V_u =	2.3	kips Shear Force
Rnt =	325.00	kips Nominal Tensile Strength
Rnv =	198.80	kips (0.5 x fu x ag)
Stress Rating =	**86.0%**	Satisfies TIA-H 4.9.9

Base Plate Calculation According to TIA-222-H

ϕ =	0.90	TIA 4.7
M_{PL} =	504.1	in-kip Plate Moment
L =	6.3	in Section Length
Z =	14.1	Plastic Section Modulus
M_P =	706.9	in-kip Plastic Moment
ϕM_n=	636.2	in-kip Factored Resistance

Calculated Moment vs Factored Resistance

504.12 in-kip $\leq$ 636 in-kip

Stress Rating = **79.2%**

Anchor Rods Are Adequate	**86.0%** ☑
Base Plate is Adequate	**79.2%** ☑

FL-101 BELLA TERRA
178’ AGL MONOPOLE

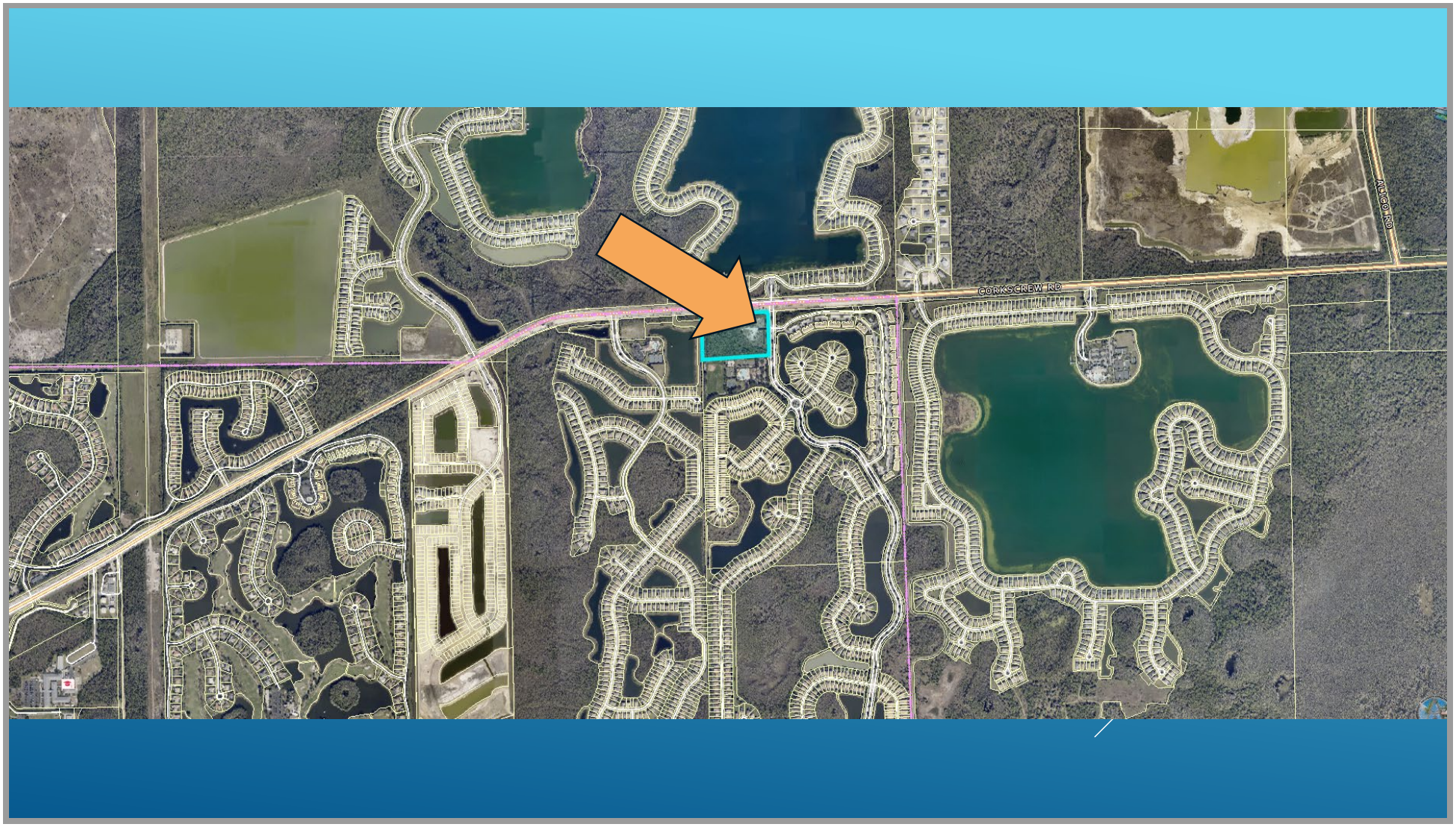
Broadus Towers, LLC

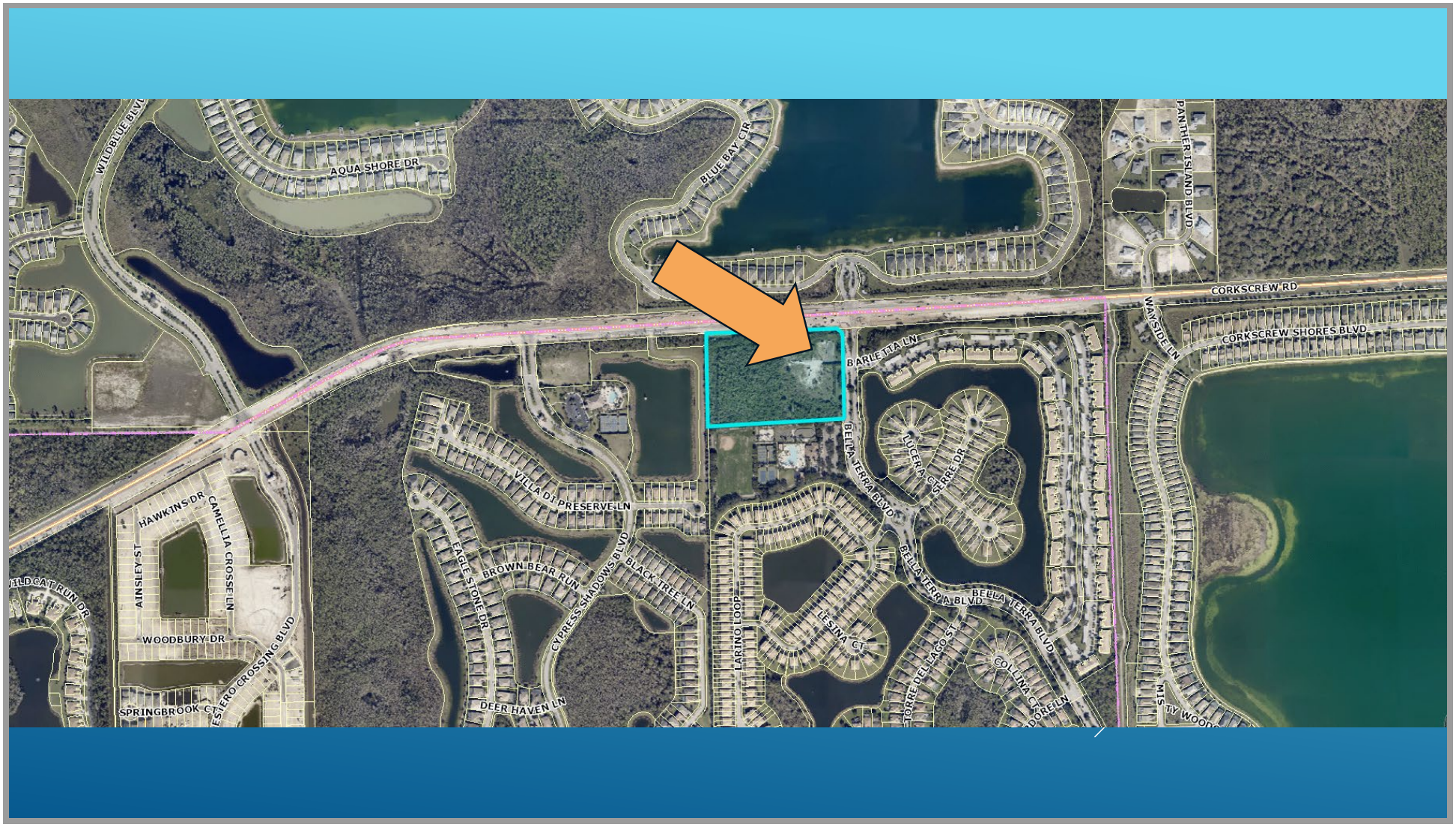
Case #: DCI2023-E002

Planning, Zoning, and Design Board – 03/12/2024

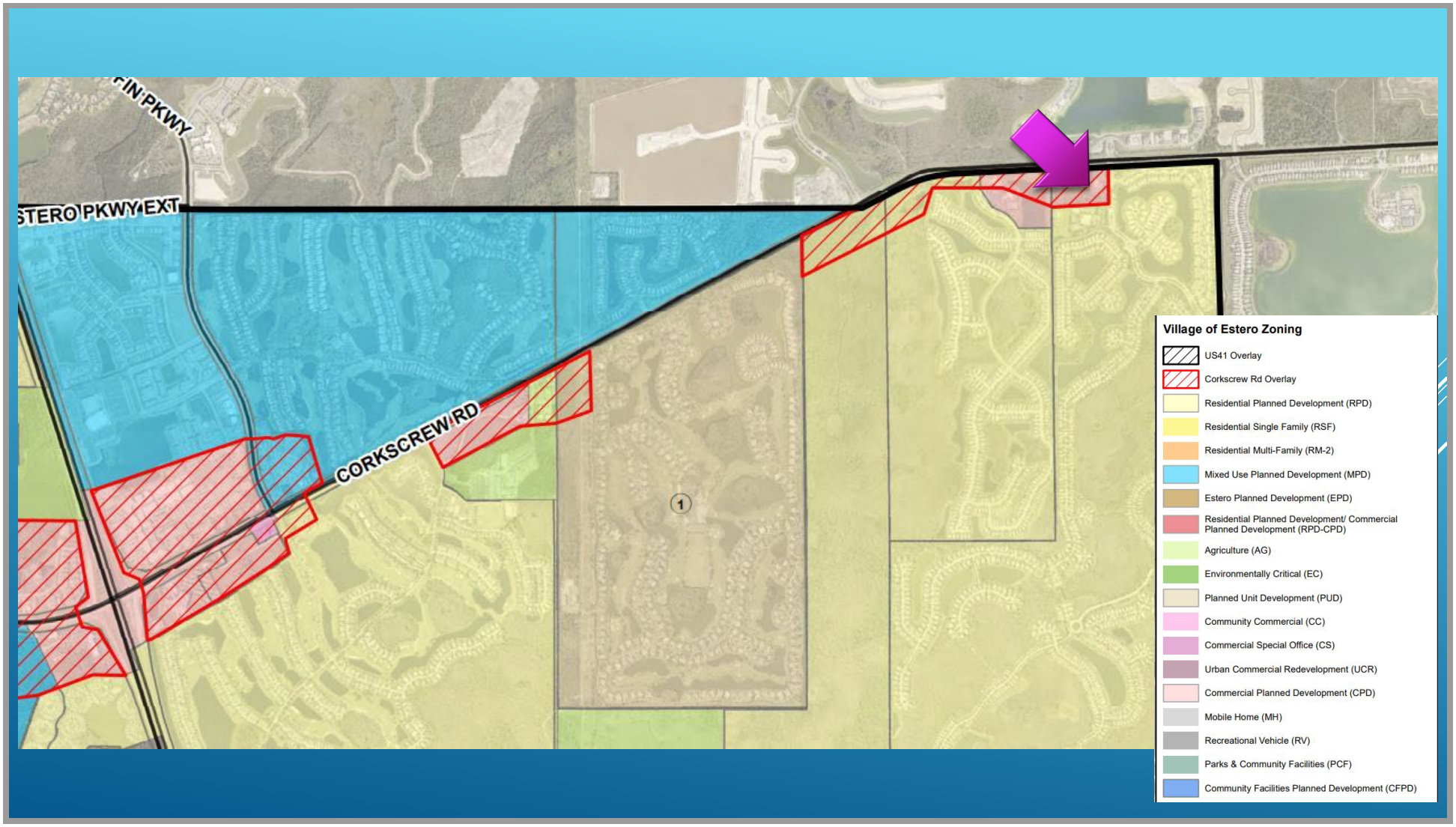
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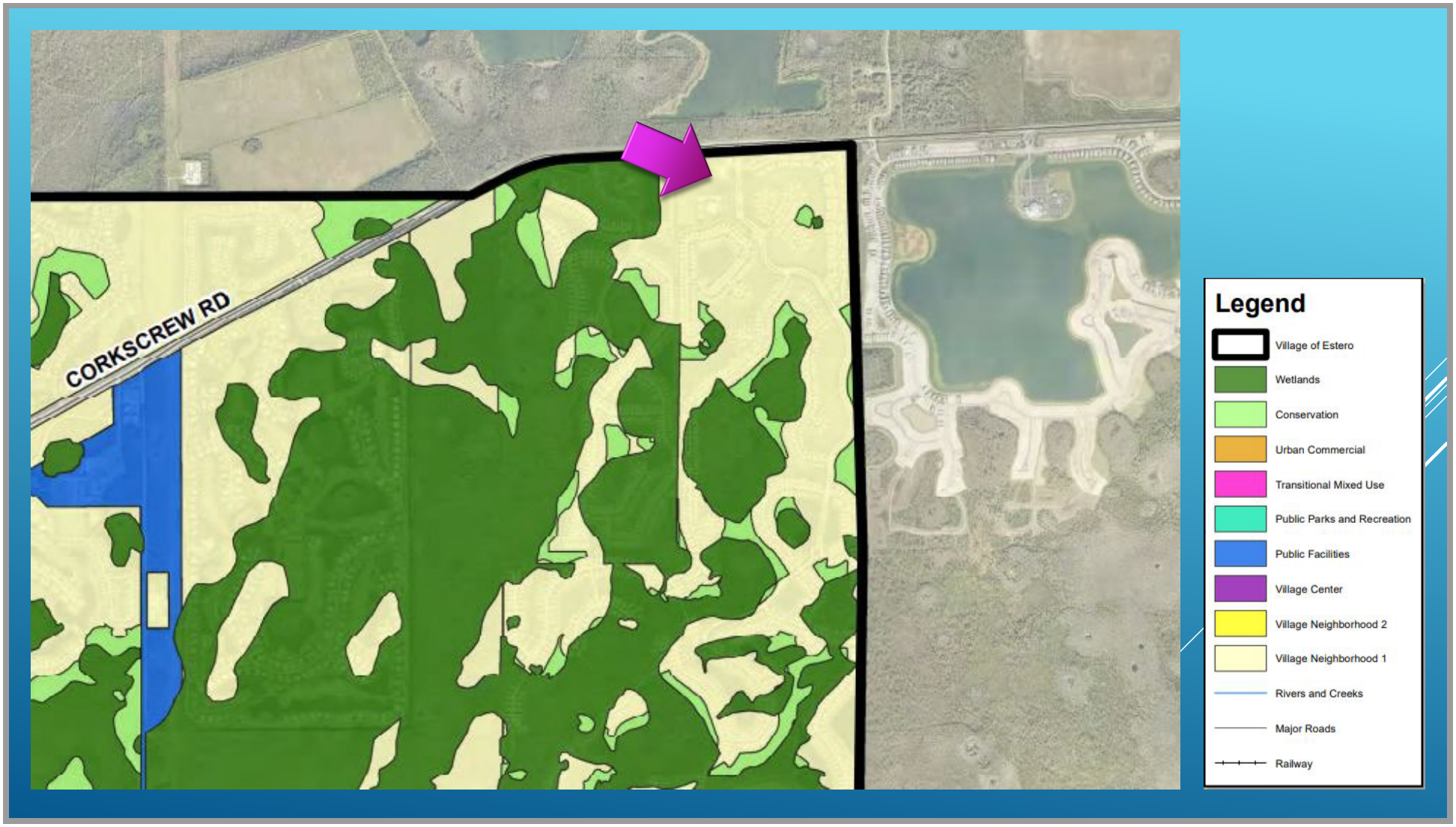
Mattaniah S. Jahn


CORKSCREW RD
ALICO RD


AQUA SHORE DR
BLUE BAY CIR
PANTHER ISLAND BLVD
CORKSCREW RD
CORKSCREW SHORES BLVD
WAYSIDE LN
BARLETTA LN
BELLA TERRA BLVD
LUCERA CERRE DR
VILLA DI PRESERVE LN
HAWKINS DR
CAMELLIA CROSSE LN
AINSLEY ST
WOODBURY DR
ESTERO CROSSING BLVD
SPRINGBROOK CT
EAGLE STONE DR
BROWN BEAR RUN
CYPRESS SHADOWS BLVD
BLACK TREE LN
DEER HAVEN LN
LARINO LOOP
LESINA CT
TORRE DEL LAGO ST
COLLINA CT
CORE LN


CORKSCREW RD
BELLA TERRA BLVD
BARLETTA LN
SERRE DR
S SHADOWS BLVD
0800R 00CE
0800C2 00CE
050C6 0000
21CA6 0000
21CA7 0000
210B3 00CE
210L2 0000
210B2 00CE
010C1 00CE
010F3 00CE
010F1 00CE
010F1 0040
010A4 0000
010B2 00CE
010L1 0000
2100A 0000

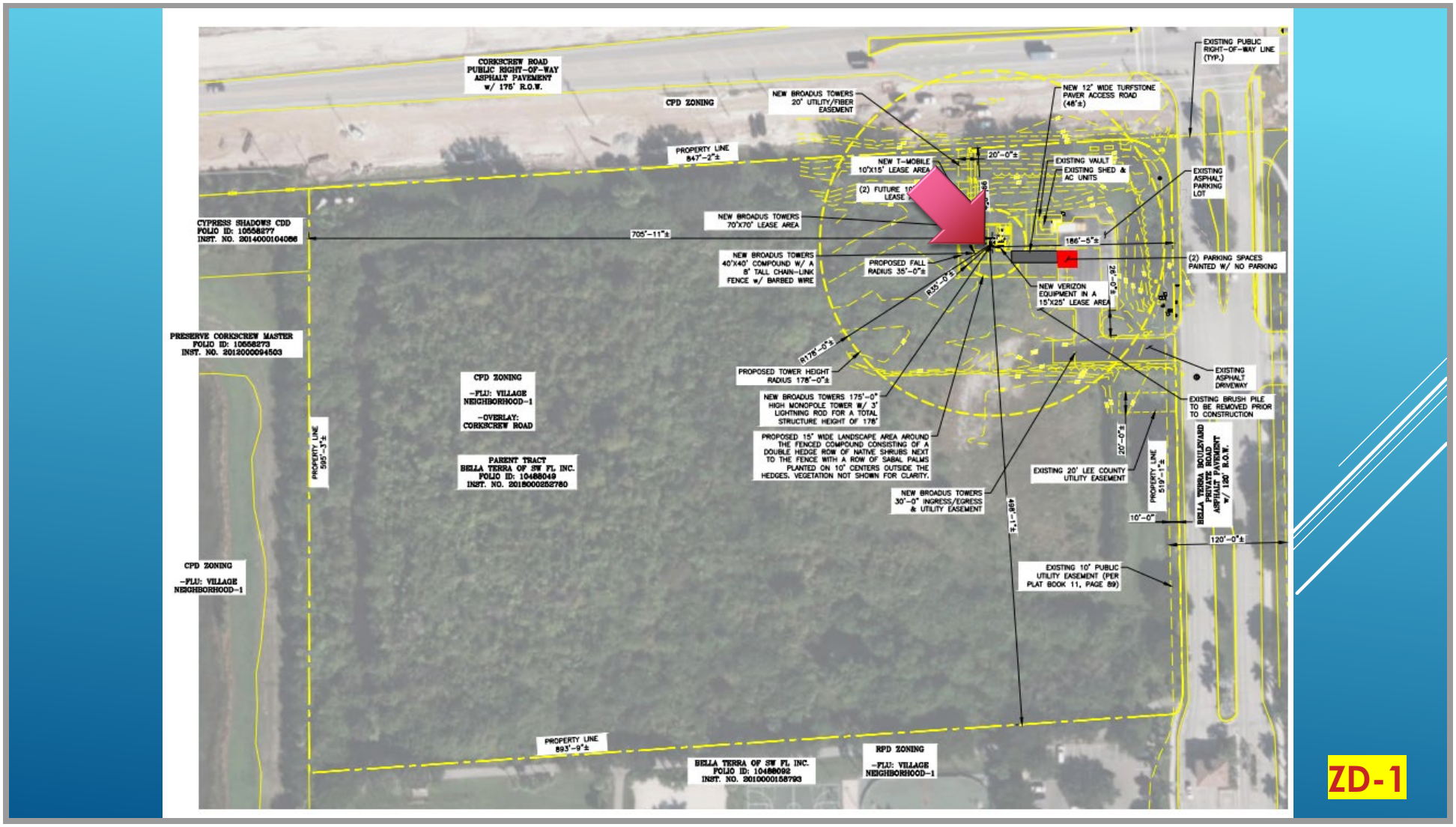

FIN PKWY
STERO PKWY EXT
CORKSCREW RD
1
Village of Estero Zoning
US41 Overlay
Corkscrew Rd Overlay
Residential Planned Development (RPD)
Residential Single Family (RSF)
Residential Multi-Family (RM-2)
Mixed Use Planned Development (MPD)
Estero Planned Development (EPD)
Residential Planned Development/ Commercial Planned Development (RPD-CPD)
Agriculture (AG)
Environmentally Critical (EC)
Planned Unit Development (PUD)
Community Commercial (CC)
Commercial Special Office (CS)
Urban Commercial Redevelopment (UCR)
Commercial Planned Development (CPD)
Mobile Home (MH)
Recreational Vehicle (RV)
Parks & Community Facilities (PCF)
Community Facilities Planned Development (CFPD)

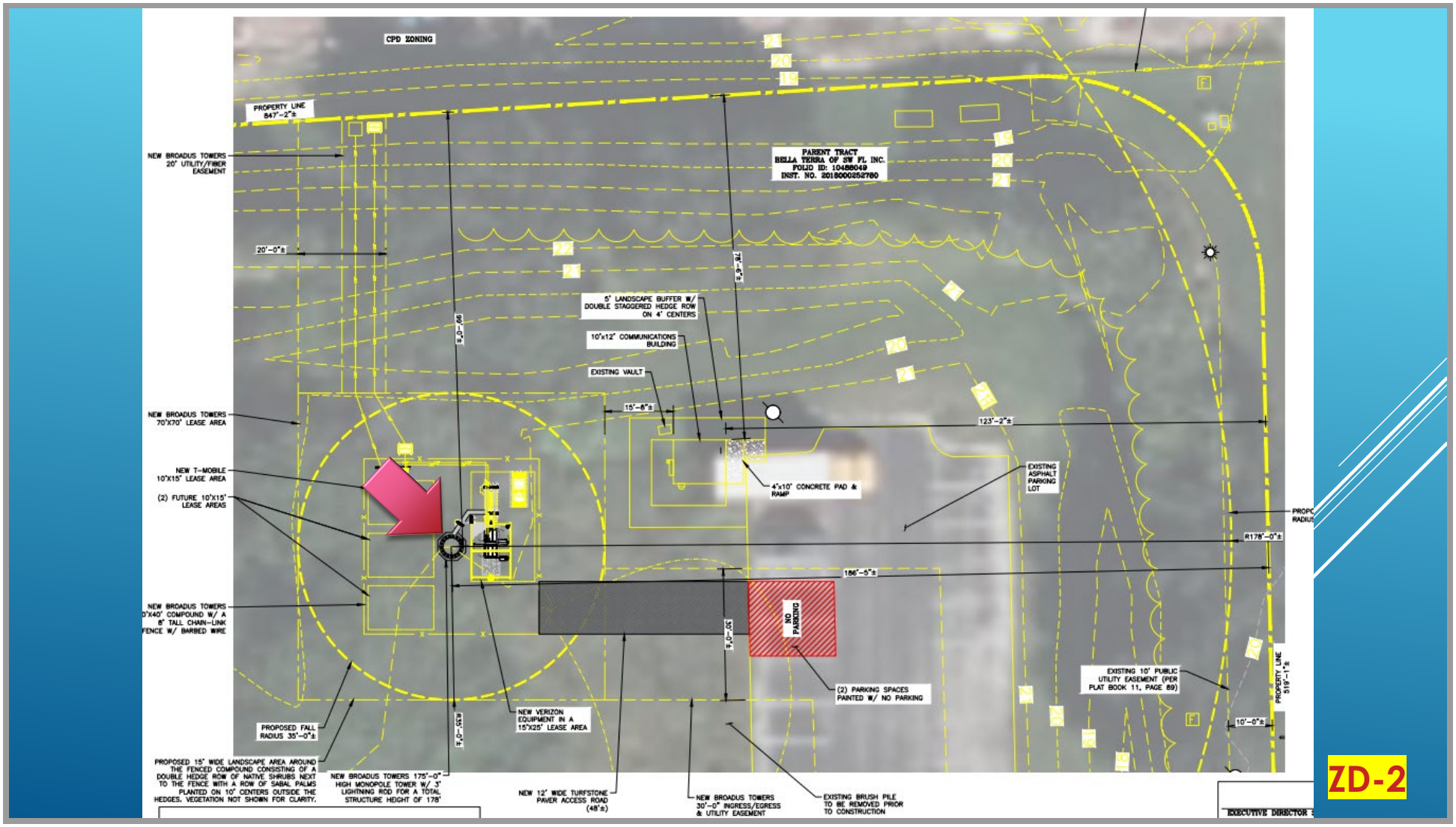

CORKSCREW RD
Legend
Village of Estero
Wetlands
Conservation
Urban Commercial
Transitional Mixed Use
Public Parks and Recreation
Public Facilities
Village Center
Village Neighborhood 2
Village Neighborhood 1
Rivers and Creeks
Major Roads
Railway

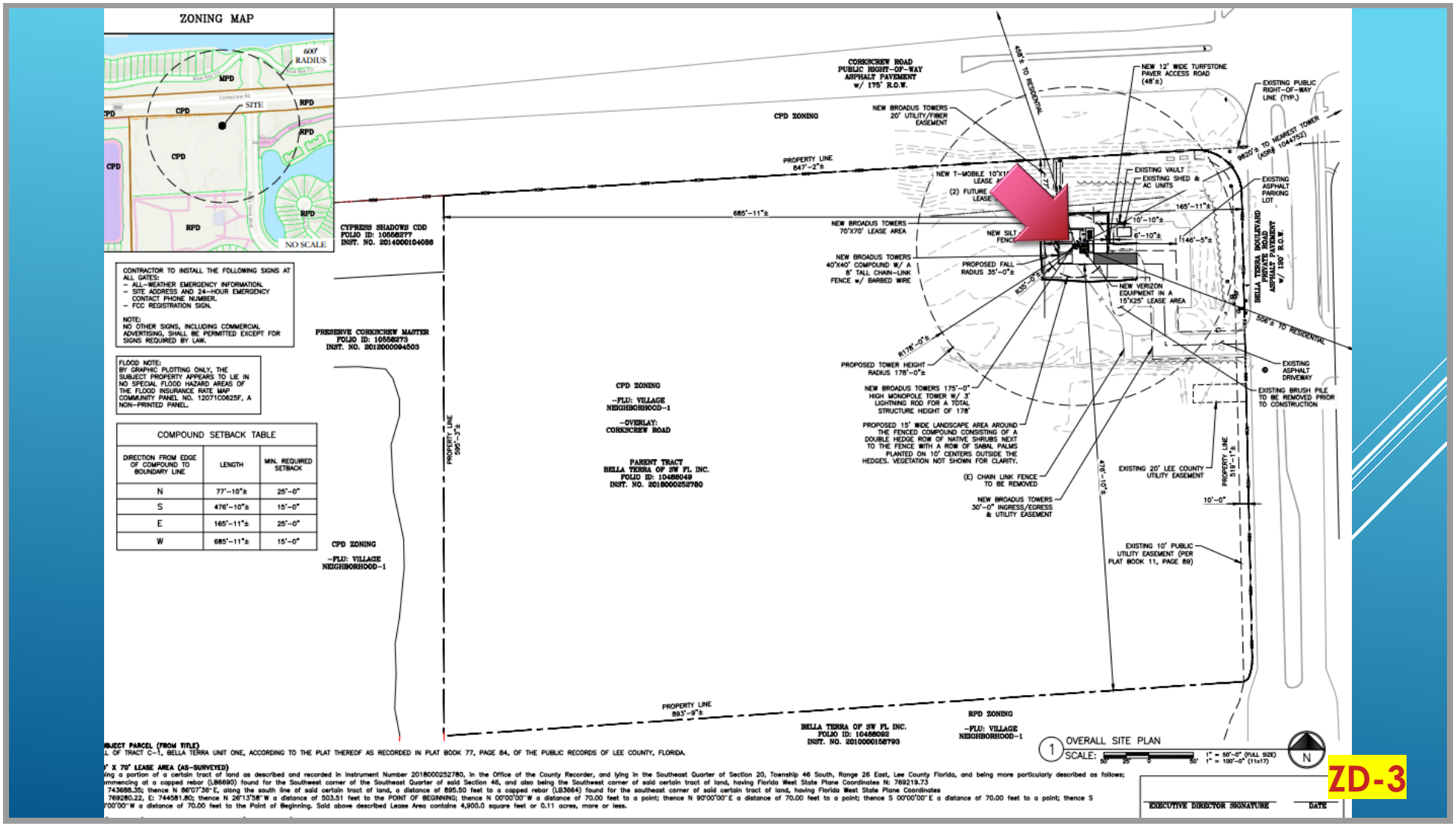
EXAMPLES AND SELECT PLAN SHEETS

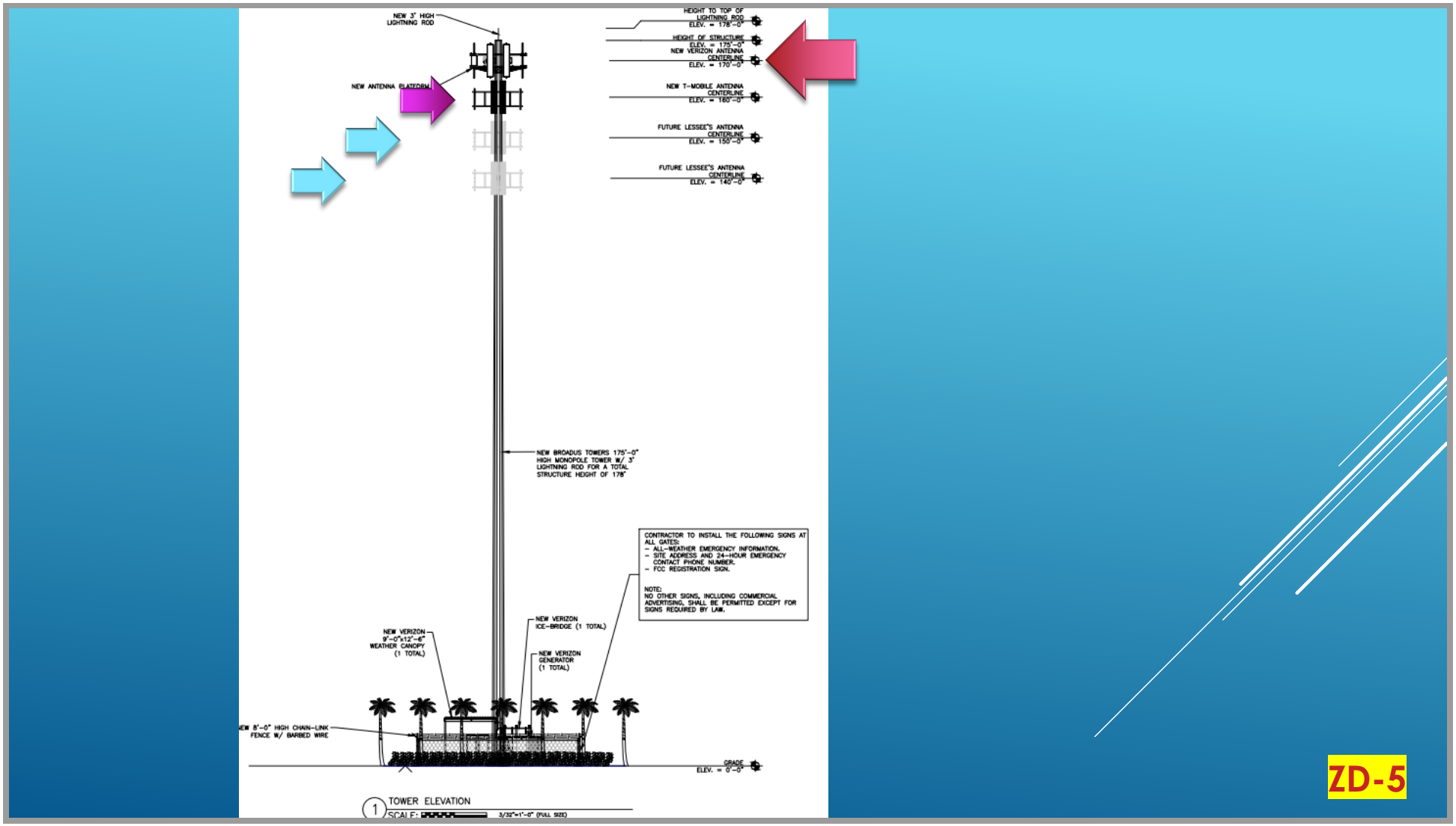
Mattaniah S. Jahn




CORKSCREW ROAD
PUBLIC RIGHT-OF-WAY
ASPHALT PAVEMENT
w/ 175' R.O.W.
CPD ZONING
NEW BROADUS TOWERS
20' UTILITY/FIBER
EASEMENT
PROPERTY LINE
847'-2"±
NEW T-MOBILE
10'X15' LEASE AREA
(2) FUTURE 10'
LEASE
NEW BROADUS TOWERS
70'X70' LEASE AREA
NEW BROADUS TOWERS
40'X40' COMPOUND W/ A
8' TALL CHAIN-LINK
FENCE w/ BARBED WIRE
PROPOSED FALL
RADIUS 35'-0"±
R35'-0"±
R176'-0"±
PROPOSED TOWER HEIGHT
RADIUS 178'-0"±
NEW BROADUS TOWERS 175'-0"
HIGH MONOPOLE TOWER W/ 3'
LIGHTNING ROD FOR A TOTAL
STRUCTURE HEIGHT OF 178'
PROPOSED 15' WIDE LANDSCAPE AREA AROUND
THE FENCED COMPOUND CONSISTING OF A
DOUBLE HEDGE ROW OF NATIVE SHRUBS NEXT
TO THE FENCE WITH A ROW OF SABAL PALMS
PLANTED ON 10' CENTERS OUTSIDE THE
HEDGES. VEGETATION NOT SHOWN FOR CLARITY.
NEW BROADUS TOWERS
30'-0" INGRESS/EGRESS
& UTILITY EASEMENT
20'-0"±
EXISTING VAULT
EXISTING SHED &
AC UNITS
NEW 12' WIDE TURFSTONE
PAVER ACCESS ROAD
(48'±)
EXISTING PUBLIC
RIGHT-OF-WAY LINE
(TYP.)
EXISTING
ASPHALT
PARKING
LOT
186'-5"±
(2) PARKING SPACES
PAINTED W/ NO PARKING
NEW VERIZON
EQUIPMENT IN A
15'X25' LEASE AREA
26'-0"±
EXISTING
ASPHALT
DRIVEWAY
EXISTING BRUSH PILE
TO BE REMOVED PRIOR
TO CONSTRUCTION
20'-0"±
EXISTING 20' LEE COUNTY
UTILITY EASEMENT
PROPERTY LINE
519'-1"±
10'-0"
BELLA TERRA BOULEVARD
PRIVATE ROAD
ASPHALT PAVEMENT
w/ 120' R.O.W.
120'-0"±
498'-1"±
EXISTING 10' PUBLIC
UTILITY EASEMENT (PER
PLAT BOOK 11, PAGE 89)
CYPRESS SHADOWS CDD
FOLIO ID: 10558277
INST. NO. 2014000104066
705'-11"±
PRESERVE CORKSCREW MASTER
FOLIO ID: 10558273
INST. NO. 2012000094503
CPD ZONING
-FLU: VILLAGE
NEIGHBORHOOD-1
-OVERLAY:
CORKSCREW ROAD
PARENT TRACT
BELLA TERRA OF SW FL INC.
FOLIO ID: 10488049
INST. NO. 2015000252780
PROPERTY LINE
395'-1"±
CPD ZONING
-FLU: VILLAGE
NEIGHBORHOOD-1
PROPERTY LINE
893'-9"±
BELLA TERRA OF SW FL INC.
FOLIO ID: 10488092
INST. NO. 2010000158793
RPD ZONING
-FLU: VILLAGE
NEIGHBORHOOD-1
ZD-1


CPD ZONING
PROPERTY LINE
847'-2"±
NEW BROADUS TOWERS
20' UTILITY/FIBER
EASEMENT
PARENT TRACT
BELLA TERRA OF SW FL INC.
FOLIO ID: 10488049
INST. NO. 2018000252780
20'-0"±
5' LANDSCAPE BUFFER W/
DOUBLE STAGGERED HEDGE ROW
ON 4' CENTERS
10'x12' COMMUNICATIONS
BUILDING
EXISTING VAULT
15'-6"±
123'-2"±
NEW BROADUS TOWERS
70'X70' LEASE AREA
NEW T-MOBILE
10'X15' LEASE AREA
(2) FUTURE 10'X15'
LEASE AREAS
4"x10' CONCRETE PAD &
RAMP
EXISTING
ASPHALT
PARKING
LOT
R178'-0"±
156'-5"±
NEW BROADUS TOWERS
0'X40' COMPOUND W/ A
8' TALL CHAIN-LINK
FENCE W/ BARBED WIRE
NO
PARKING
(2) PARKING SPACES
PAINTED W/ NO PARKING
EXISTING 10' PUBLIC
UTILITY EASEMENT (PER
PLAT BOOK 11, PAGE 89)
PROPERTY LINE
519'-1"±
10'-0"±
PROPOSED FALL
RADIUS 35'-0"±
NEW VERIZON
EQUIPMENT IN A
15'X25' LEASE AREA
PROPOSED 15' WIDE LANDSCAPE AREA AROUND
THE FENCED COMPOUND CONSISTING OF A
DOUBLE HEDGE ROW OF NATIVE SHRUBS NEXT
TO THE FENCE WITH A ROW OF SABAL PALMS
PLANTED ON 10' CENTERS OUTSIDE THE
HEDGES. VEGETATION NOT SHOWN FOR CLARITY.
NEW BROADUS TOWERS 175'-0"
HIGH MONOPOLE TOWER W/ 3'
LIGHTNING ROD FOR A TOTAL
STRUCTURE HEIGHT OF 178'
NEW 12' WIDE TURFSTONE
PAVER ACCESS ROAD
(48'±)
NEW BROADUS TOWERS
30'-0" INGRESS/EGRESS
& UTILITY EASEMENT
EXISTING BRUSH PILE
TO BE REMOVED PRIOR
TO CONSTRUCTION
ZD-2


ZONING MAP
600' RADIUS
SITE
MPD
CPD
RPD
NO SCALE
CONTRACTOR TO INSTALL THE FOLLOWING SIGNS AT ALL GATES:
– ALL–WEATHER EMERGENCY INFORMATION.
– SITE ADDRESS AND 24–HOUR EMERGENCY CONTACT PHONE NUMBER.
– FCC REGISTRATION SIGN.
NOTE:
NO OTHER SIGNS, INCLUDING COMMERCIAL ADVERTISING, SHALL BE PERMITTED EXCEPT FOR SIGNS REQUIRED BY LAW.
FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY APPEARS TO LIE IN NO SPECIAL FLOOD HAZARD AREAS OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 12071C0625F, A NON–PRINTED PANEL.
COMPOUND SETBACK TABLE
DIRECTION FROM EDGE OF COMPOUND TO BOUNDARY LINE | LENGTH | MIN. REQUIRED SETBACK
N | 77'–10"± | 25'–0"
S | 476'–10"± | 15'–0"
E | 165'–11"± | 25'–0"
W | 685'–11"± | 15'–0"
CORKSCREW ROAD PUBLIC RIGHT–OF–WAY ASPHALT PAVEMENT w/ 175' R.O.W.
CPD ZONING
NEW BROADUS TOWERS 20' UTILITY/FIBER EASEMENT
PROPERTY LINE 847'–2"±
NEW T–MOBILE 10'X10' LEASE AREA
(2) FUTURE LEASE
685'–11"±
NEW BROADUS TOWERS 70'X70' LEASE AREA
NEW SILT FENCE
NEW BROADUS TOWERS 40'X40' COMPOUND W/ A 8' TALL CHAIN–LINK FENCE w/ BARBED WIRE
PROPOSED FALL RADIUS 35'–0"±
R35'–0"±
R178'–0"±
PROPOSED TOWER HEIGHT RADIUS 178'–0"±
NEW BROADUS TOWERS 175'–0" HIGH MONOPOLE TOWER W/ 3' LIGHTNING ROD FOR A TOTAL STRUCTURE HEIGHT OF 178'
PROPOSED 15' WIDE LANDSCAPE AREA AROUND THE FENCED COMPOUND CONSISTING OF A DOUBLE HEDGE ROW OF NATIVE SHRUBS NEXT TO THE FENCE WITH A ROW OF SABAL PALMS PLANTED ON 10' CENTERS OUTSIDE THE HEDGES. VEGETATION NOT SHOWN FOR CLARITY.
(E) CHAIN LINK FENCE TO BE REMOVED
NEW BROADUS TOWERS 30'–0" INGRESS/EGRESS & UTILITY EASEMENT
NEW 12' WIDE TURFSTONE PAVER ACCESS ROAD (48'±)
EXISTING PUBLIC RIGHT–OF–WAY LINE (TYP.)
EXISTING VAULT
EXISTING SHED & AC UNITS
EXISTING ASPHALT PARKING LOT
10'–10"±
6'–10"±
165'–11"±
146'–5"±
NEW VERIZON EQUIPMENT IN A 15'X25' LEASE AREA
BELLA TERRA BOULEVARD PRIVATE ROAD ASPHALT PAVEMENT w/ 130' R.O.W.
EXISTING ASPHALT DRIVEWAY
EXISTING BRUSH PILE TO BE REMOVED PRIOR TO CONSTRUCTION
EXISTING 20' LEE COUNTY UTILITY EASEMENT
10'–0"
EXISTING 10' PUBLIC UTILITY EASEMENT (PER PLAT BOOK 11, PAGE 89)
CYPRESS SHADOWS CDD FOLIO ID: 10656277 INST. NO. 2014000104086
PRESERVE CORKSCREW MASTER FOLIO ID: 10656273 INST. NO. 2012000094503
CPD ZONING
–FLU: VILLAGE NEIGHBORHOOD–1
–OVERLAY: CORKSCREW ROAD
PARENT TRACT BELLA TERRA OF SW FL INC. FOLIO ID: 10488049 INST. NO. 2018000252780
PROPERTY LINE 895'–3"±
CPD ZONING
–FLU: VILLAGE NEIGHBORHOOD–1
PROPERTY LINE 893'–9"±
BELLA TERRA OF SW FL INC. FOLIO ID: 10488092 INST. NO. 2010000158793
RPD ZONING
–FLU: VILLAGE NEIGHBORHOOD–1
PROPERTY LINE 519'–1"±
1 OVERALL SITE PLAN
SCALE: 1" = 50'–0" (FULL SIZE) 1" = 100'–0" (11x17)
N
EXECUTIVE DIRECTOR SIGNATURE
DATE
ZD-3


NEW 3' HIGH LIGHTNING ROD
NEW ANTENNA PLATFORM
HEIGHT TO TOP OF LIGHTNING ROD ELEV. = 178'-0"
HEIGHT OF STRUCTURE ELEV. = 175'-0"
NEW VERIZON ANTENNA CENTERLINE ELEV. = 170'-0"
NEW T-MOBILE ANTENNA CENTERLINE ELEV. = 160'-0"
FUTURE LESSEE'S ANTENNA CENTERLINE ELEV. = 150'-0"
FUTURE LESSEE'S ANTENNA CENTERLINE ELEV. = 140'-0"
NEW BROADUS TOWERS 175'-0" HIGH MONOPOLE TOWER W/ 3' LIGHTNING ROD FOR A TOTAL STRUCTURE HEIGHT OF 178'
CONTRACTOR TO INSTALL THE FOLLOWING SIGNS AT ALL GATES:
- ALL-WEATHER EMERGENCY INFORMATION.
- SITE ADDRESS AND 24-HOUR EMERGENCY CONTACT PHONE NUMBER.
- FCC REGISTRATION SIGN.
NOTE:
NO OTHER SIGNS, INCLUDING COMMERCIAL ADVERTISING, SHALL BE PERMITTED EXCEPT FOR SIGNS REQUIRED BY LAW.
NEW VERIZON ICE-BRIDGE (1 TOTAL)
NEW VERIZON 9'-0"x12'-6" WEATHER CANOPY (1 TOTAL)
NEW VERIZON GENERATOR (1 TOTAL)
NEW 8'-0" HIGH CHAIN-LINK FENCE W/ BARBED WIRE
GRADE ELEV. = 0'-0"
1 TOWER ELEVATION
SCALE: 3/32"=1'-0" (FULL SIZE)

ZD-5

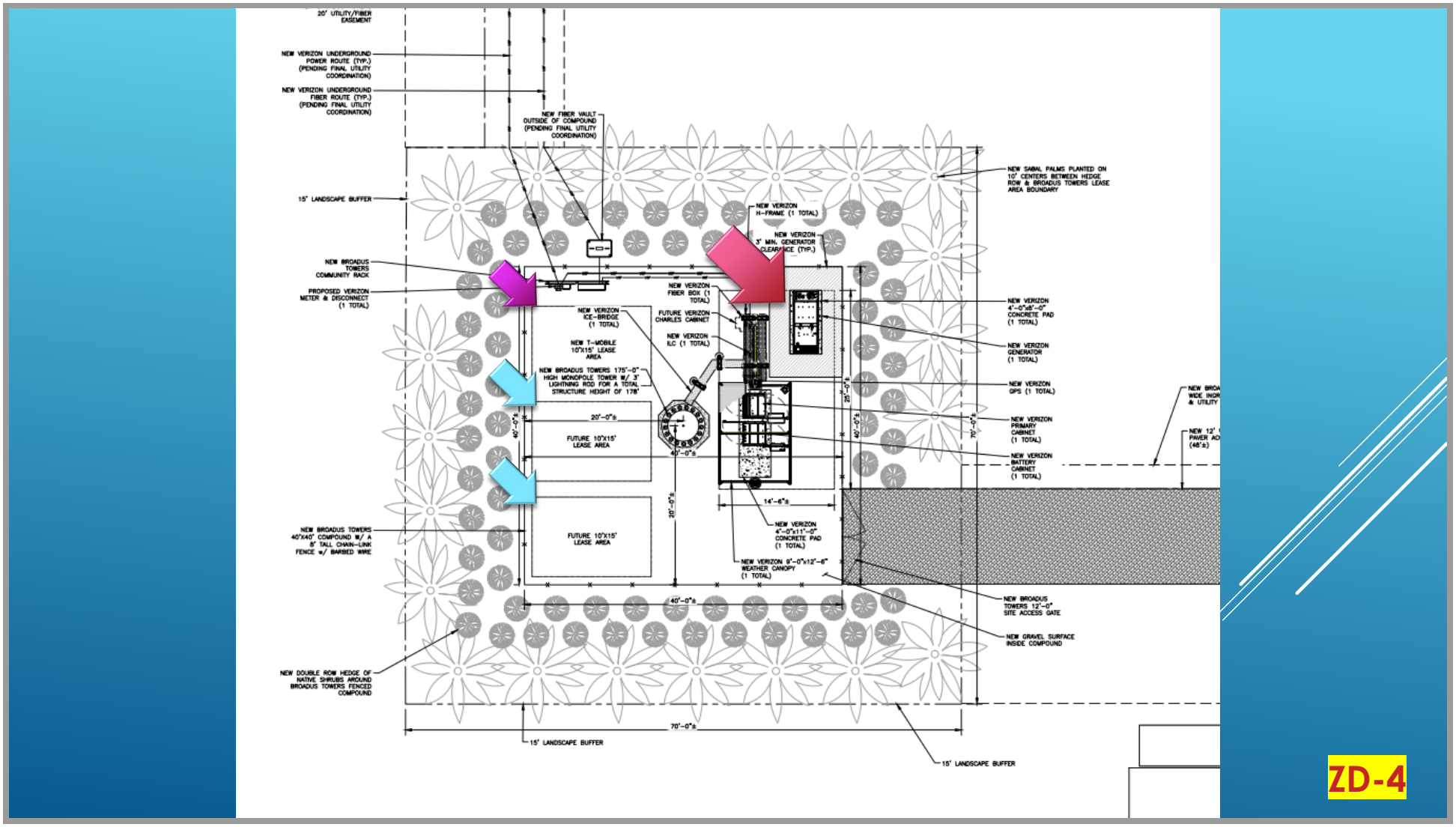

20' UTILITY/FIBER EASEMENT
NEW VERIZON UNDERGROUND POWER ROUTE (TYP.) (PENDING FINAL UTILITY COORDINATION)
NEW VERIZON UNDERGROUND FIBER ROUTE (TYP.) (PENDING FINAL UTILITY COORDINATION)
NEW FIBER VAULT OUTSIDE OF COMPOUND (PENDING FINAL UTILITY COORDINATION)
15' LANDSCAPE BUFFER
NEW BROADUS TOWERS COMMUNITY RACK
PROPOSED VERIZON METER & DISCONNECT (1 TOTAL)
NEW SABAL PALMS PLANTED ON 10' CENTERS BETWEEN HEDGE ROW & BROADUS TOWERS LEASE AREA BOUNDARY
NEW VERIZON H-FRAME (1 TOTAL)
NEW VERIZON 3' MIN. GENERATOR CLEARANCE (TYP.)
NEW VERIZON FIBER BOX (1 TOTAL)
NEW VERIZON ICE-BRIDGE (1 TOTAL)
FUTURE VERIZON CHARLES CABINET
NEW VERIZON ILC (1 TOTAL)
NEW T-MOBILE 10'X15' LEASE AREA
NEW BROADUS TOWERS 175'-0" HIGH MONOPOLE TOWER W/ 3' LIGHTNING ROD FOR A TOTAL STRUCTURE HEIGHT OF 178'
FUTURE 10'X15' LEASE AREA
FUTURE 10'X15' LEASE AREA
NEW BROADUS TOWERS 40'X40' COMPOUND W/ A 8' TALL CHAIN-LINK FENCE w/ BARBED WIRE
NEW VERIZON 4'-0"x8'-0" CONCRETE PAD (1 TOTAL)
NEW VERIZON GENERATOR (1 TOTAL)
NEW VERIZON GPS (1 TOTAL)
NEW VERIZON PRIMARY CABINET (1 TOTAL)
NEW VERIZON BATTERY CABINET (1 TOTAL)
NEW VERIZON 4'-0"x11'-0" CONCRETE PAD (1 TOTAL)
NEW VERIZON 9'-0"x12'-6" WEATHER CANOPY (1 TOTAL)
NEW BROADUS TOWERS 12'-0" SITE ACCESS GATE
NEW GRAVEL SURFACE INSIDE COMPOUND
NEW DOUBLE ROW HEDGE OF NATIVE SHRUBS AROUND BROADUS TOWERS FENCED COMPOUND
70'-0"±
15' LANDSCAPE BUFFER
15' LANDSCAPE BUFFER
ZD-4

PHOTO SIMULATIONS

Mattaniah S. Jahn


Broadus Towers Bella Terra
Photo Simulation Map
Legend
Sim 7
Sim 8
Sim 1
Sim 6
Sim 2
Sim 3
Sim 5
Sim 4
Blue Bay Cir
Corkscrew Rd
Aqua View Ln
WildBlue Blvd
Cypress Shadows Blvd
Ainsley St
Woodbury Dr
Estero Xing Blvd
Corkscrew Shores Blvd
Bella Terra Blvd
Black Tree Ln
THE PRESERVE AT CORKSCREW
Google Earth
© 2022 Google
3000 ft
N


Existing View
verizon
FL-101
19980 Bella Terra Blvd, Estero, FL
175ft. MONOPOLE
SIMULATION
View #1 from Corkscrew Road
approximately 350ft. northeast of site
Sim 1


Existing View
verizon
FL-101
19980 Bella Terra Blvd, Estero, FL
175ft. MONOPOLE
SIMULATION
View #2 from Lucera Court
approximately 830ft. southeast of site
Sim 2


Existing View
verizon
FL-101
19980 Bella Terra Blvd, Estero, FL
175ft. MONOPOLE
SIMULATION
View #3 from Larino Loop
approximately 1,060ft. south of site
Sim 3


Existing View
verizon
FL-101
19980 Bella Terra Blvd, Estero, FL
175ft. MONOPOLE
SIMULATION
View from #4 Larino Loop
approx. 1,290ft. south-southwest of site
Sim 4


verizon
FL-101
19980 Bella Terra Blvd, Estero, FL
175ft. MONOPOLE
NOT VISIBLE
View #5 from Villa Preserve Lane
approximately 1,330ft. southwest of site
Sim 5


THE PRESERVE
AT CORKSCREW
verizon
FL-101
19980 Bella Terra Blvd, Estero, FL
175ft. MONOPOLE
NOT VISIBLE
View #6 from Cypress Shadows Blvd
approximately 1,925ft. west of site
Sim 6


Existing View
verizon
FL-101
19980 Bella Terra Blvd, Estero, FL
175ft. MONOPOLE
SIMULATION
View #7 from Blue Bay Circle
approximately 1,300ft. Northwest of site
Sim 7


Existing View
verizon
FL-101
19980 Bella Terra Blvd, Estero, FL
175ft. MONOPOLE
SIMULATION
View #7 from Blue Bay Circle
approximately 1,300ft. Northwest of site
Sim 8

RF NEED – VERIZON

Mattaniah S. Jahn

COMPTON

Lee County, FL

Prepared by Verizon Wireless RF Engineering
Darwin Feliz
December 13, 2022

verizon

Introduction:

This Verizon proposed tower, Compton is needed to improve wireless service coverage to the near by communities and roads.

Coverage is the need to expand wireless service into an area that either has no service or bad service. The request for service often comes from customers or emergency personnel. Expansion of service could mean improving the signal levels in a large apartment complex or new residential community. It could also mean providing new service along a newly built highway.

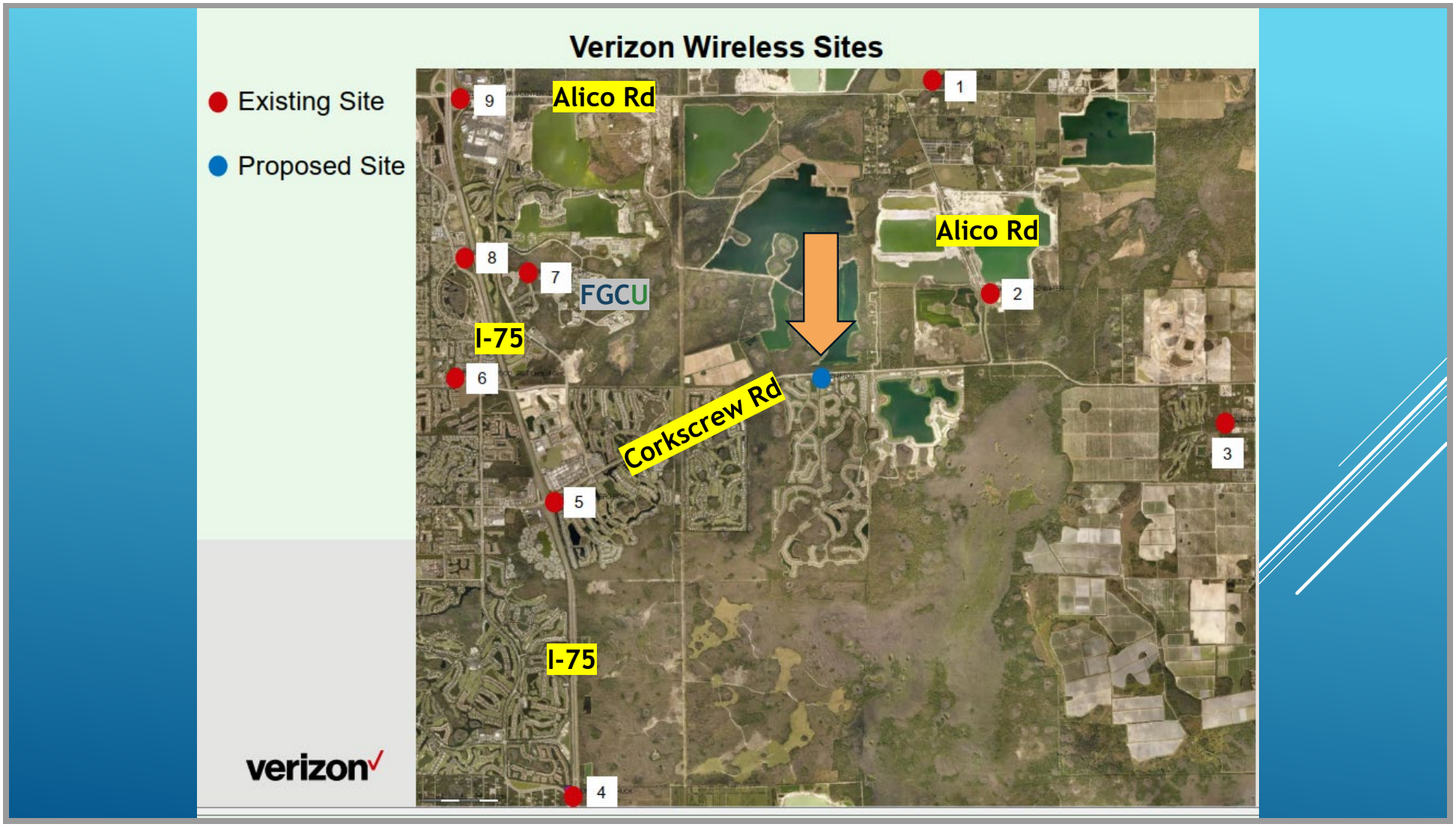
Capacity is the need for more wireless resources. Cell sites have a limited amount of resources to handle voice calls, data connections, and data volume. When these limits are reached, user experience quickly degrades. This could mean customers may no longer be able to make/receive calls nor be able to browse the internet. It could also mean that webpages will be very slow to download.

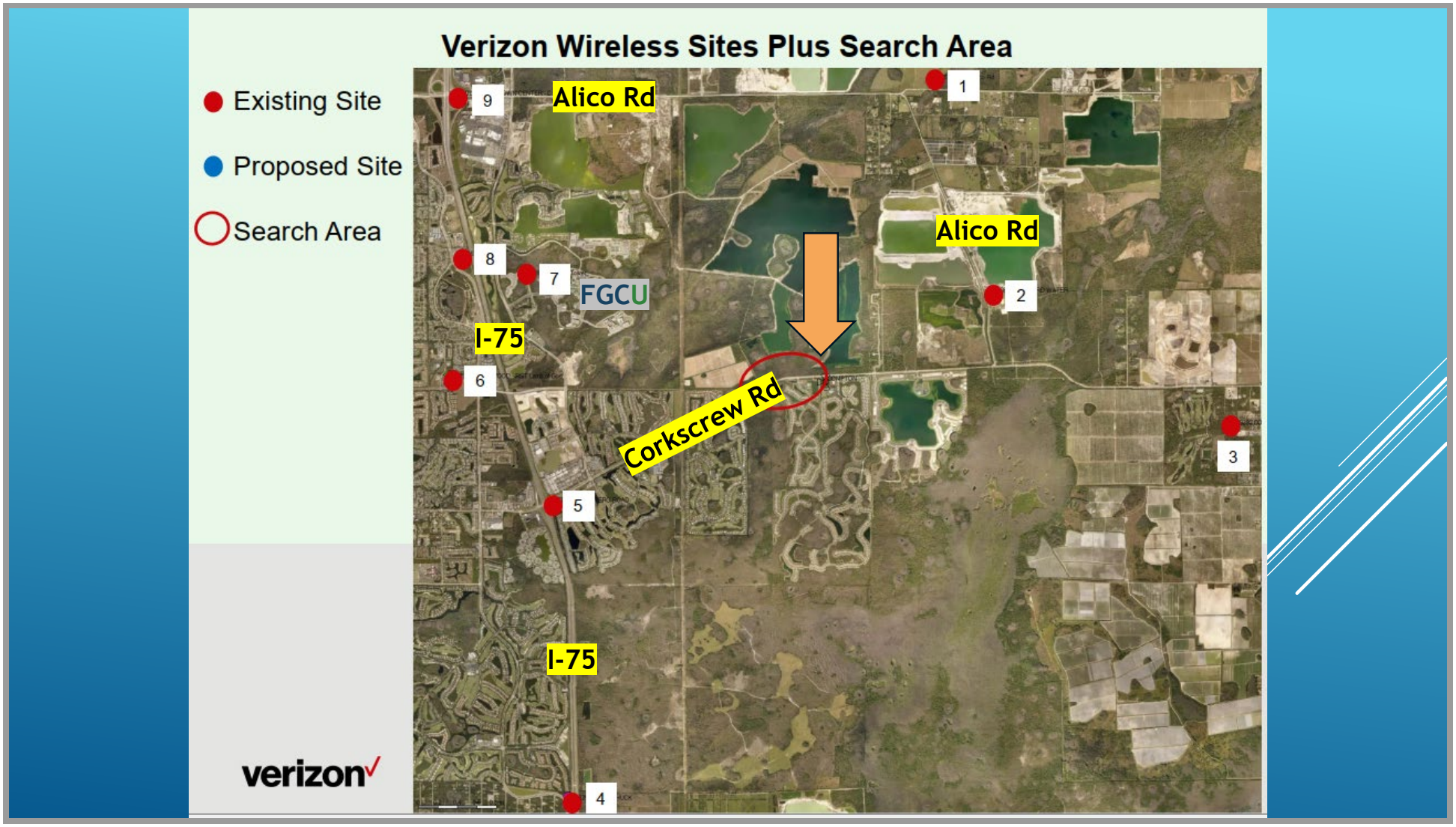
verizon

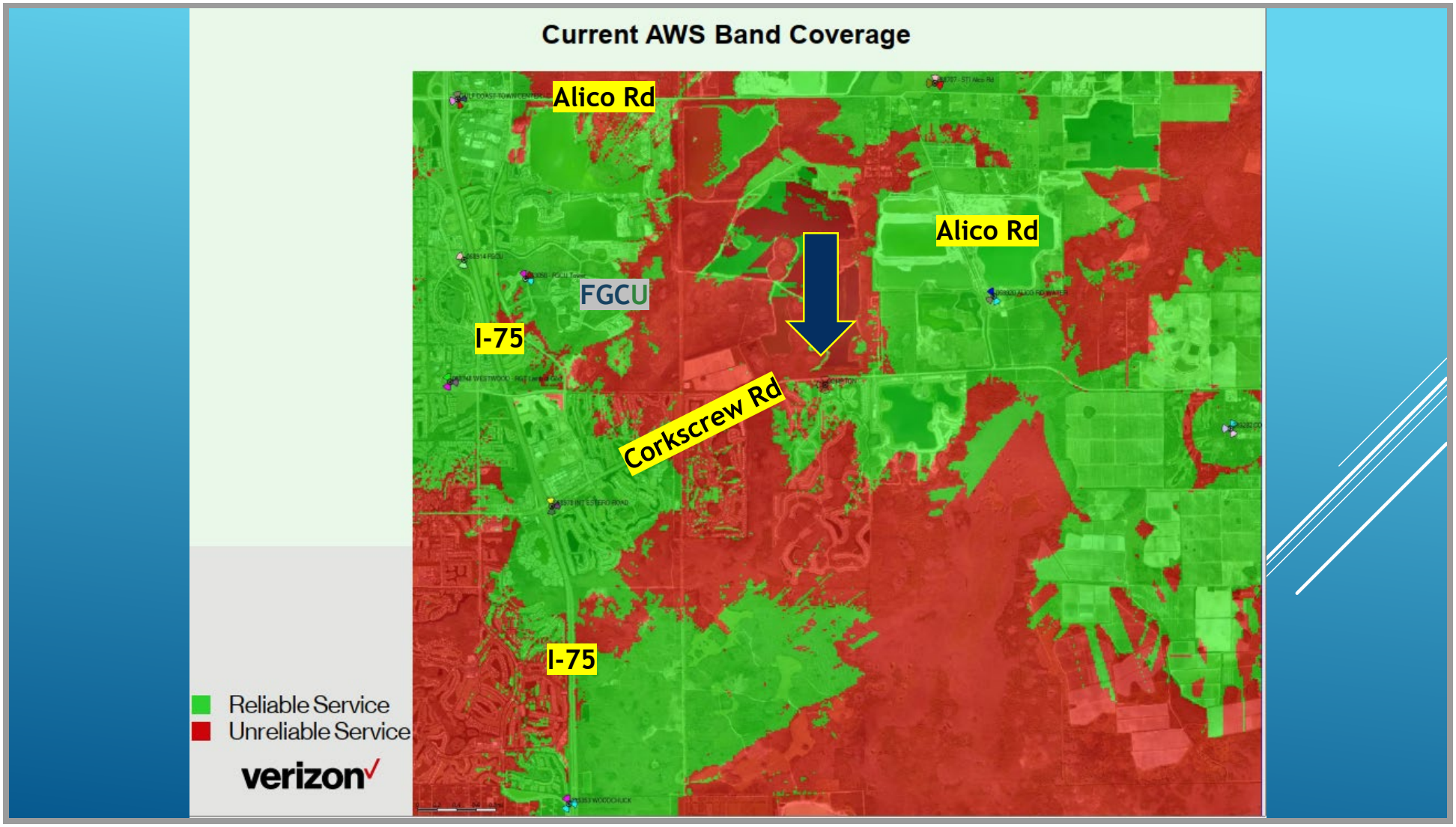
Verizon Wireless Existing Sites

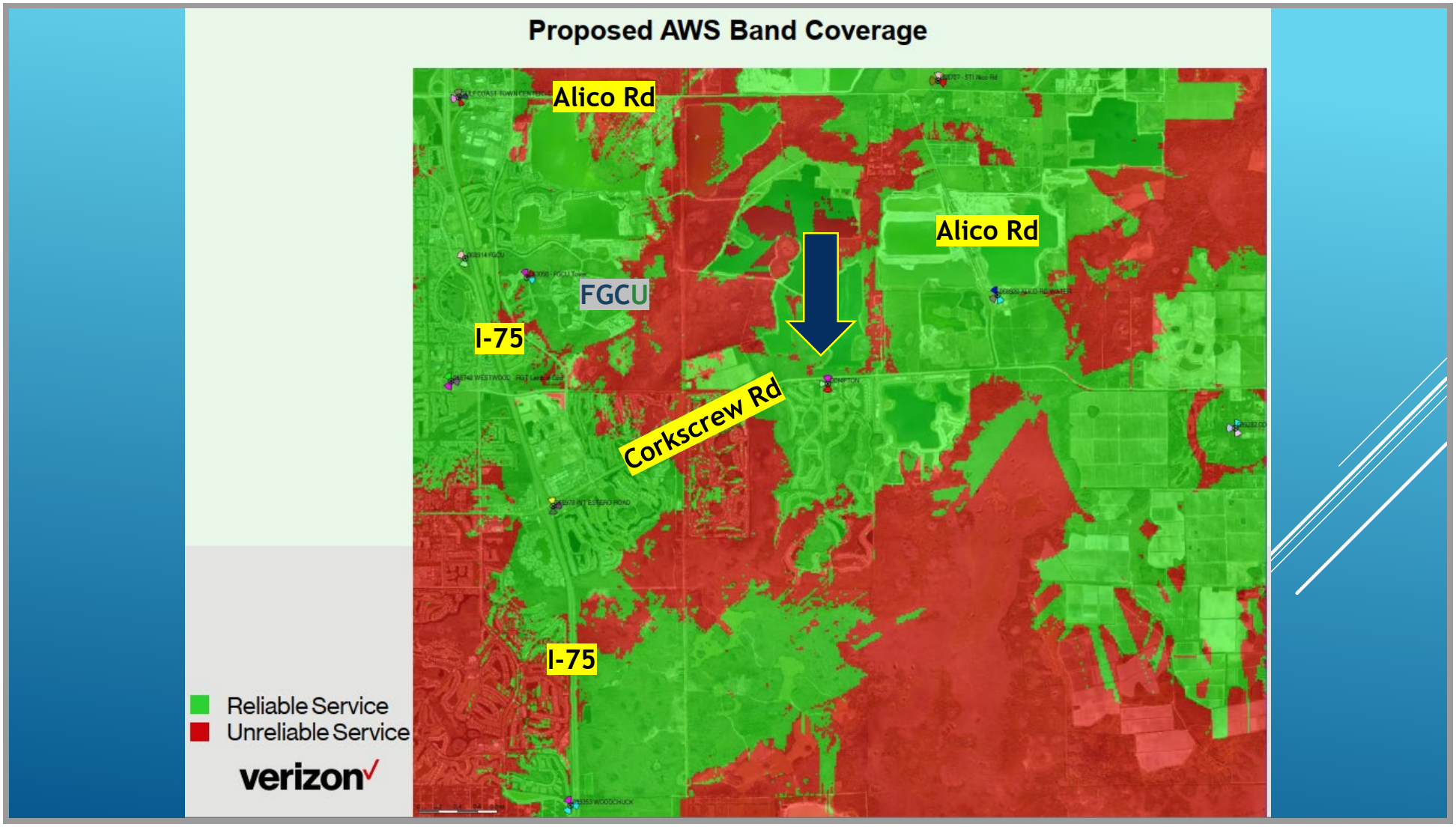
Map Site Number	VzW Site Name	Tower Height (ft)	Structure Type	Structure Owner	Latitude	Longitude
1	STI Alico Road	150	Flag/Uni pole	SBA Towers	26.495483	-81.713747
2	Alico Road Water	300	Guyed	Lee County BOCC	26.463961	-81.703894
3	Corkscrew	285	Lattice	Crown Castle	26.444489	-81.664818
4	Woodchuck	110	Flag/Uni pole	SBA Towers	26.388371	-81.773288
5	Int Estero Road	234	Lattice	State of Florida	26.432442	-81.77642
6	RGT Lamb of God	149	Monopole	American Towers Corp.	26.450753	-81.793254
7	FGCU Tower	285	Lattice	Lee County BOCC	26.466139	-81.781
8	FGCU	140	Flag/Uni pole		26.468883	-81.79105
9	Gulf Coast Town	108	Monopole	RowStar, LLC	26.492596	-81.792209
Proposed	Compton	149	Monopole	TBD	26.450666	-81.731589

verizon


Verizon Wireless Sites
Existing Site
Proposed Site
Alico Rd
Alico Rd
FGCU
I-75
I-75
Corkscrew Rd
1
2
3
4
5
6
7
8
9
verizon


Verizon Wireless Sites Plus Search Area
Existing Site
Proposed Site
Search Area
Alico Rd
Alico Rd
FGCU
I-75
I-75
Corkscrew Rd
1
2
3
4
5
6
7
8
9
verizon


Current AWS Band Coverage
Alico Rd
Alico Rd
FGCU
I-75
Corkscrew Rd
I-75
Reliable Service
Unreliable Service
verizon


Proposed AWS Band Coverage
Alico Rd
Alico Rd
FGCU
I-75
Corkscrew Rd
I-75
Reliable Service
Unreliable Service
verizon

October 13, 2023

Mary Gibbs
Community Development Department
9401 Corkscrew Palms Circle
Estero, FL 33928
noble@estero-fl.gov

RE: Letter of Need – Verizon - Compton (Broadus – FL-101 Bella Terra)
STRAP #20-46-26-E3-010C1.00CE; Folio ID: 10488049
Planned Development Amendment Request for a
Monopole Wireless Facility

Dear Ms. Gibbs:

This letter is to confirm Verizon's RF need to collocate upon a 178' AGL monopole wireless facility (Monopole) upon STRAP #20-46-26-E3-010C1.00CE; Folio ID: 10488049 within the Village of Estero, FL (Village). After a diligent review of the area, the proposed tower is the only known structure of sufficient height, that is available to meet Verizon's needs at this time. Verizon originally provided RF support materials and propagation maps supporting Broadus' application, with Verizon's antennas located with their center line at 140' above the ground.

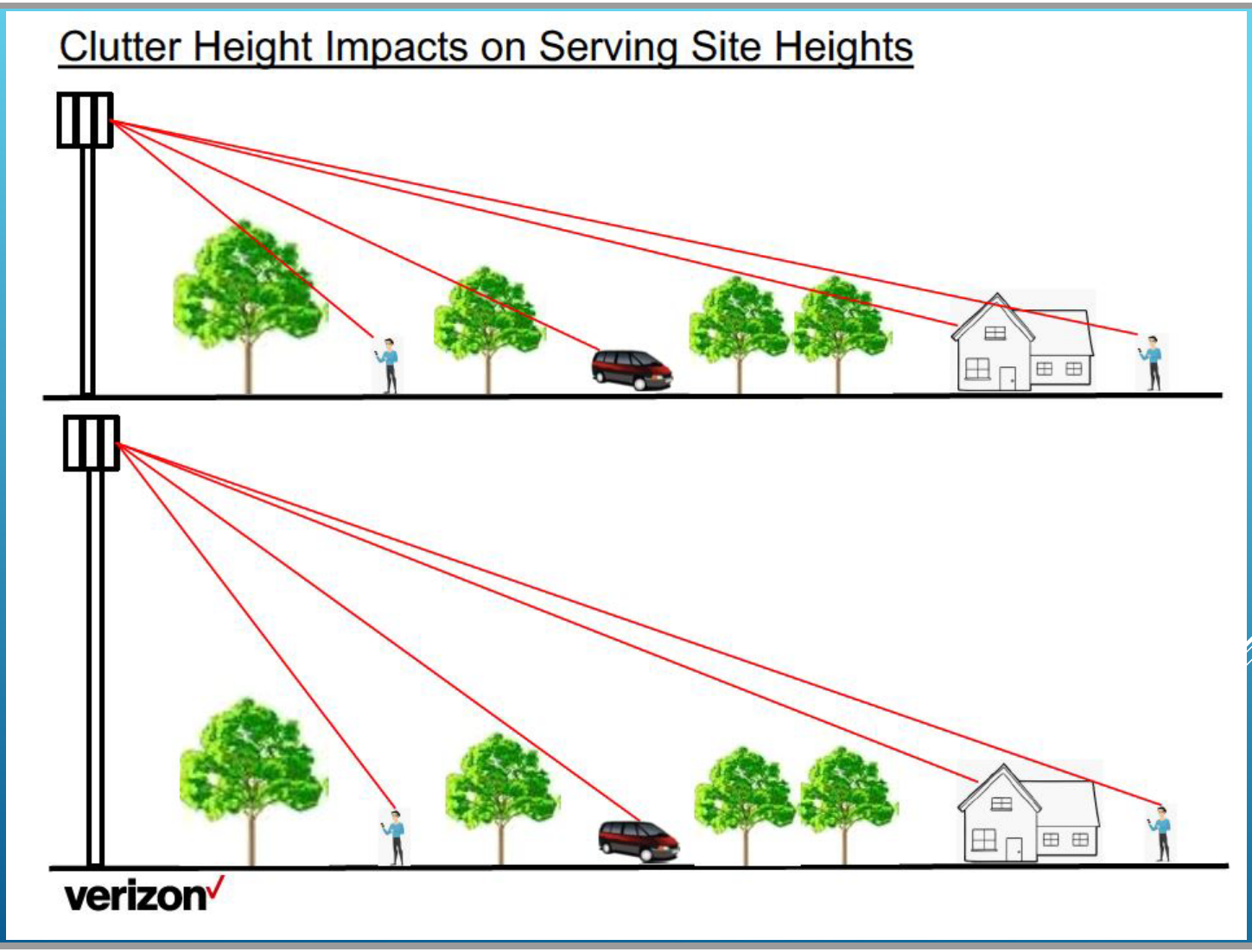
During the pendency of the application, several members of the Bella Terra Community (Bella Terra) expressed concern that Verizon's reliable signal levels will not be able to reach the southern portions of Bella Terra. The cellular frequencies that the FCC licenses to cellular carriers in the US are strongly affected by the built and natural environment. Objects such as houses and trees can scatter cellular signals and reduce the coverage range for reliable signals (ground scatter). The primary method to account for ground scatter is to increase the height of the antennas sending out the signal so that they may get above more of the objects creating the ground scatter and achieve a better line of sight to the cellular devices around the tower.

I have reviewed Verizon's Radio Frequency propagations and proprietary Radio Frequency metrics. If the Village were to approve a tower tall enough to allow Verizon to set its antenna center line at 170' above the ground, the antennas would be subject to less ground scatter, which would allow Verizon to achieve stronger signal levels and more reliable cellular connections to cellular devices in the southern portion of the Bella Terra Community.

Thank you for your time on this important project serving the Eastern portion of the Village of Estero.

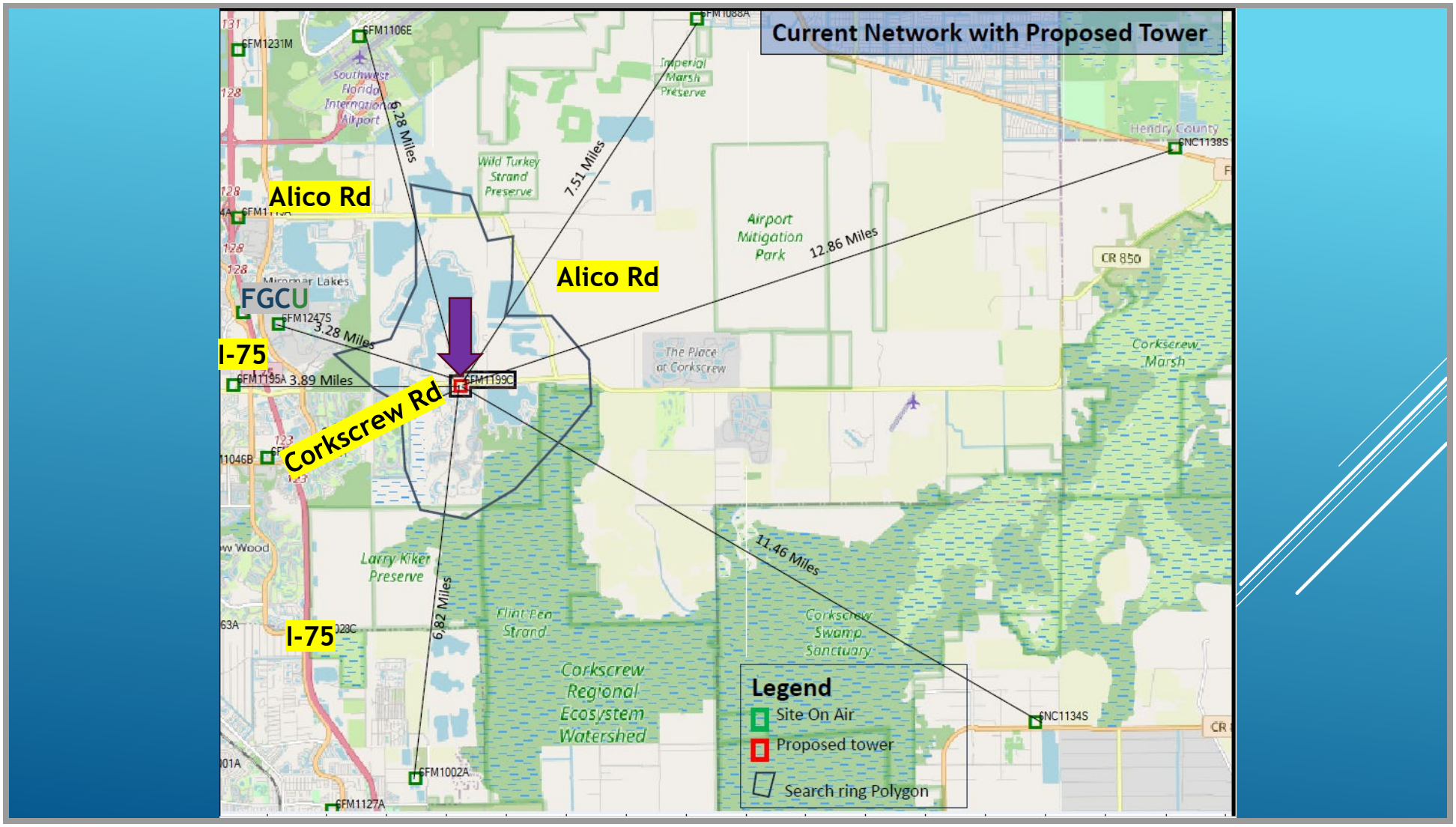
Sincerely,

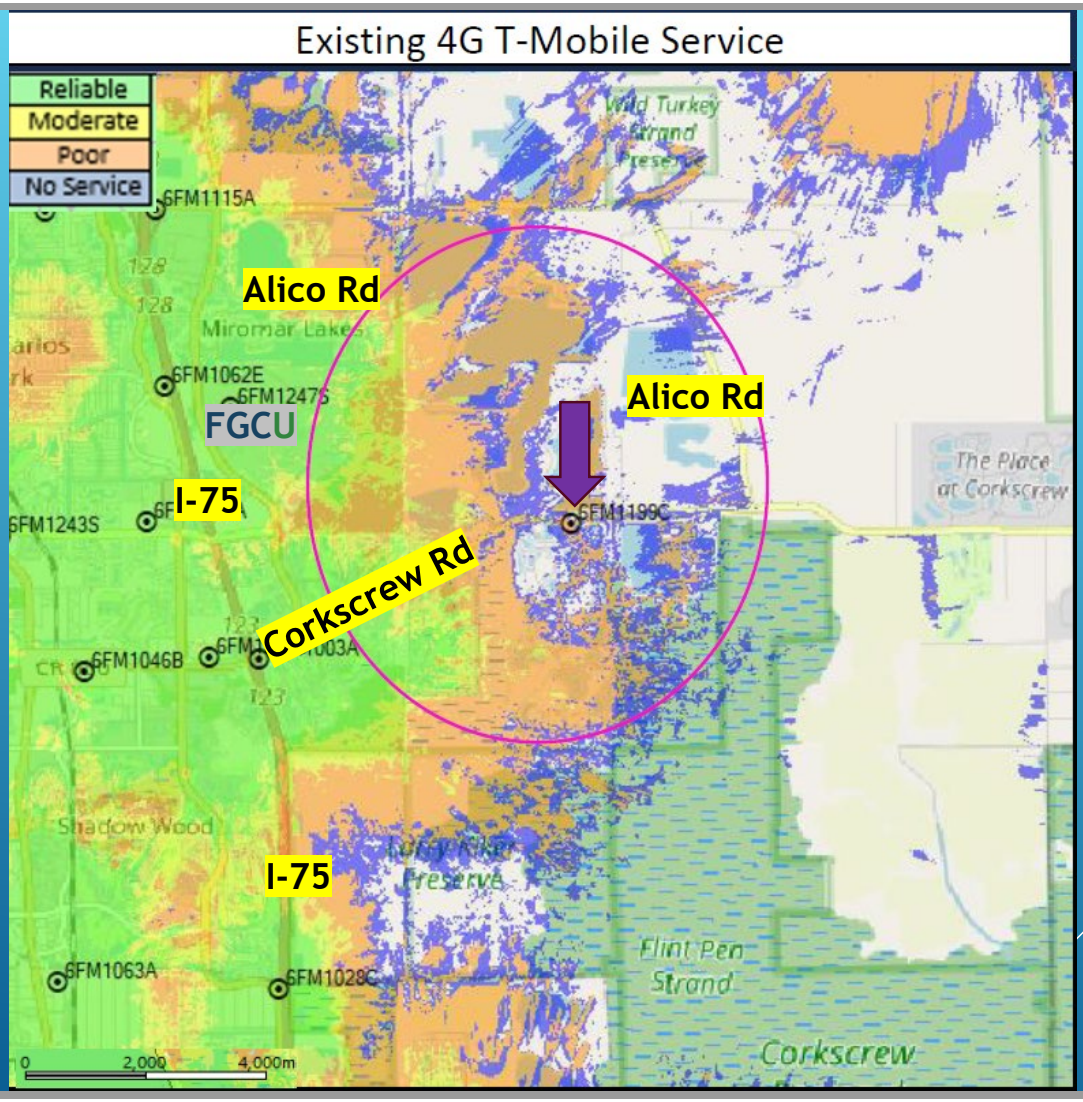
William Compton
Senior Engineer - RF Design
Verizon Wireless

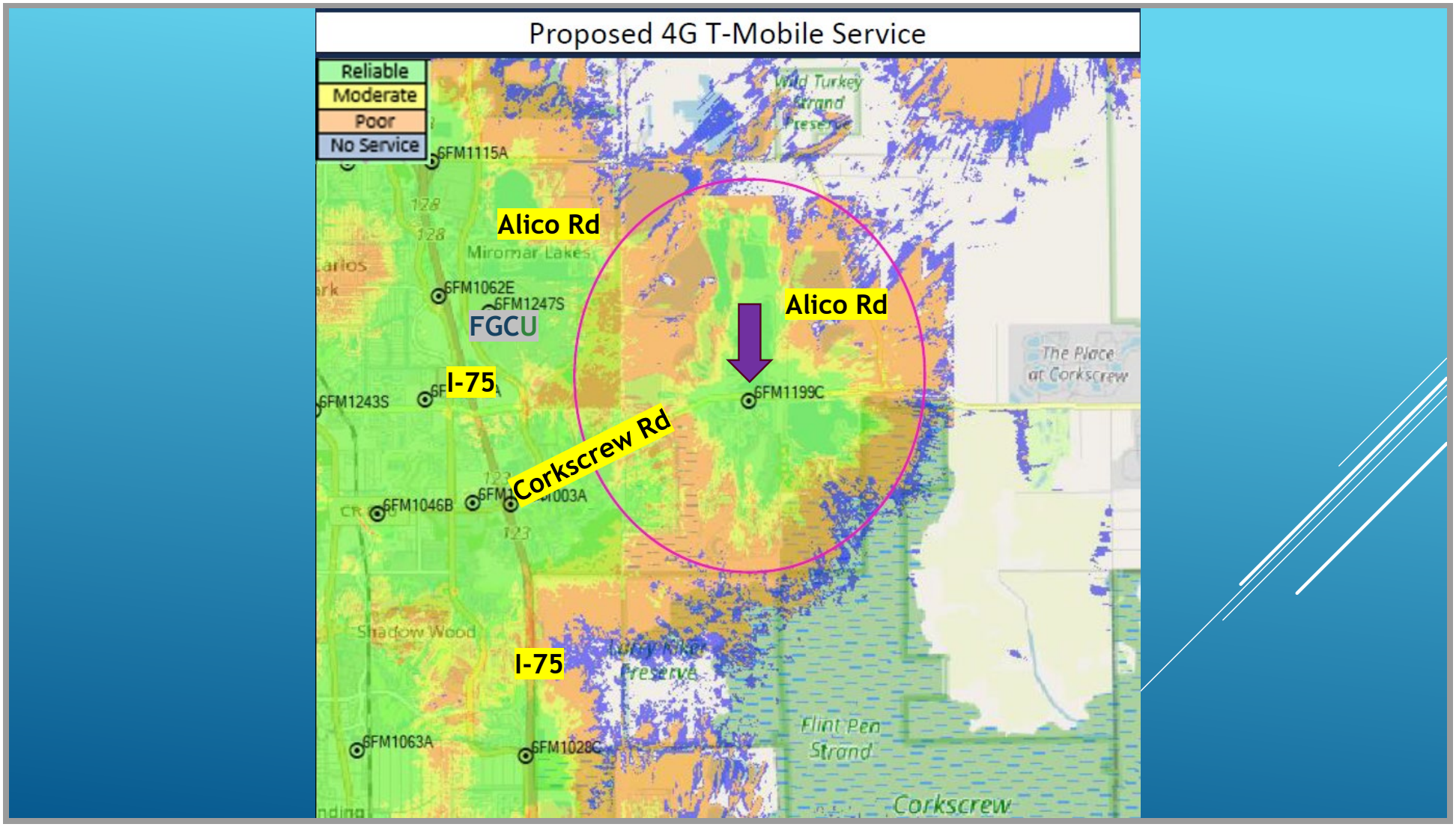

Clutter Height Impacts on Serving Site Heights
verizon

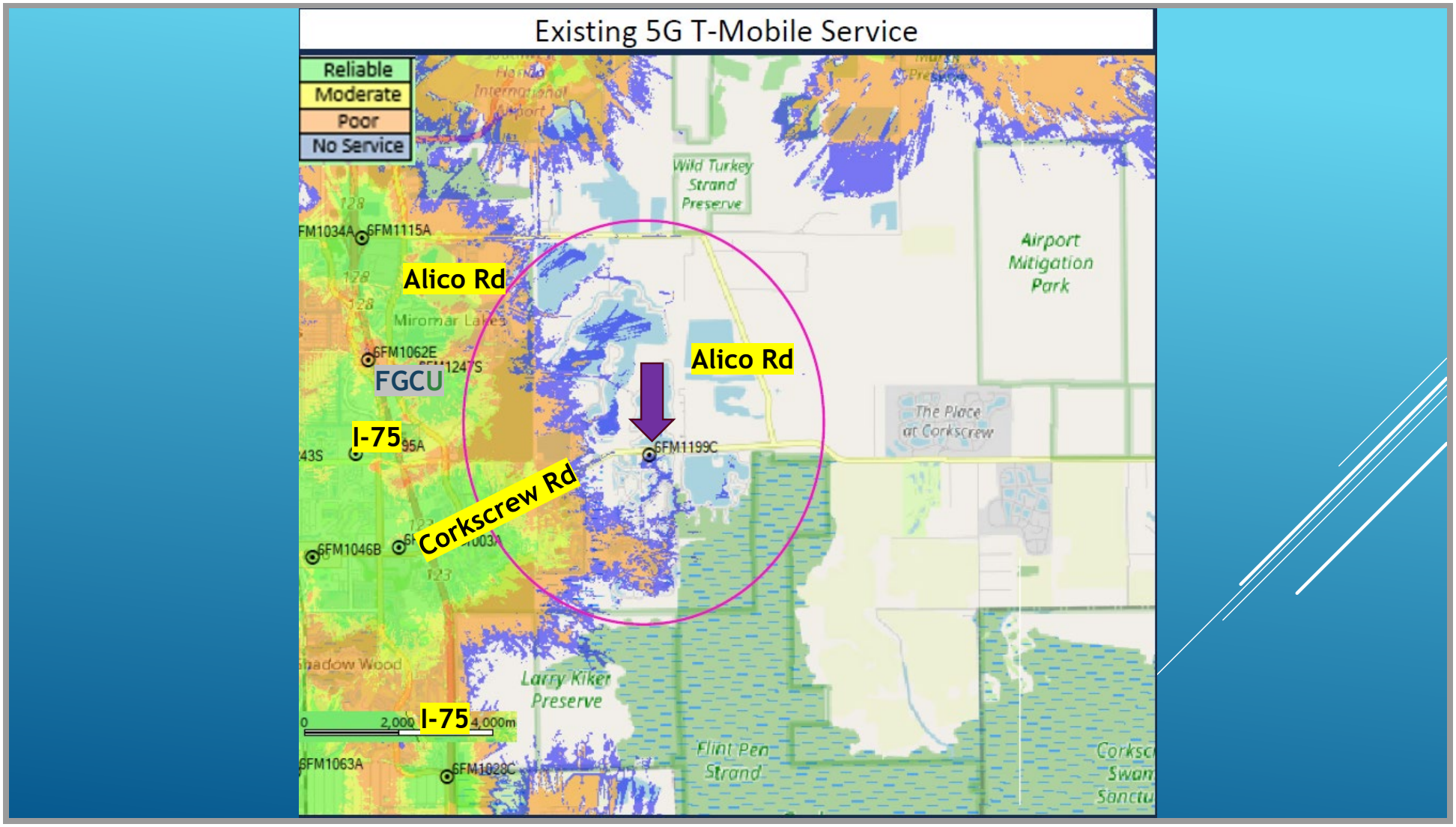
RF NEED – T-MOBILE

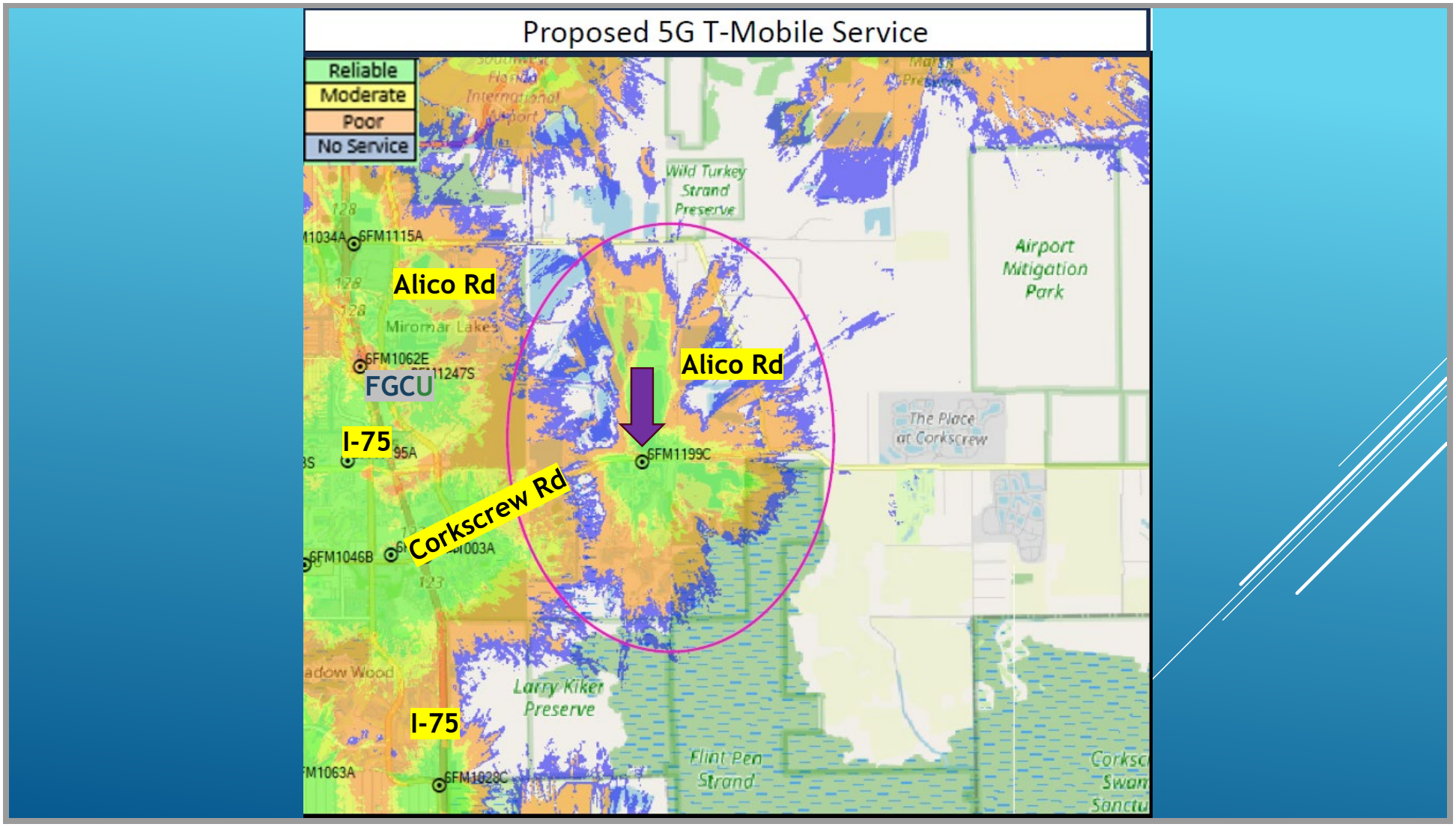
Mattaniah S. Jahn


Current Network with Proposed Tower
Alico Rd
Alico Rd
FGCU
I-75
I-75
Corkscrew Rd
6.28 Miles
7.51 Miles
12.86 Miles
3.28 Miles
3.89 Miles
6.82 Miles
11.46 Miles
CR 850
Hendry County
Imperial Marsh Preserve
Wild Turkey Strand Preserve
Airport Mitigation Park
The Place at Corkscrew
Corkscrew Marsh
Larry Kiker Preserve
Flint Pen Strand
Corkscrew Swamp Sanctuary
Corkscrew Regional Ecosystem Watershed
Legend
Site On Air
Proposed tower
Search ring Polygon


Existing 4G T-Mobile Service
Reliable
Moderate
Poor
No Service
Alico Rd
Alico Rd
FGCU
I-75
I-75
Corkscrew Rd
6FM1115A
6FM1062E
6FM1247S
6FM1243S
6FM1199C
6FM1046B
6FM1063A
6FM1028C
Miromar Lakes
Shadow Wood
Flint Pen Strand
Corkscrew
The Place at Corkscrew
0
2,000
4,000m


Proposed 4G T-Mobile Service
Reliable
Moderate
Poor
No Service
Alico Rd
Alico Rd
FGCU
I-75
I-75
Corkscrew Rd
6FM1115A
6FM1062E
6FM1247S
6FM1243S
6FM1199C
6FM1046B
6FM1063A
6FM1028C
Miromar Lakes
Shadow Wood
Wild Turkey Strand Preserve
The Place at Corkscrew
Flint Pen Strand
Corkscrew


Existing 5G T-Mobile Service
Reliable
Moderate
Poor
No Service
Alico Rd
Alico Rd
FGCU
I-75
I-75
Corkscrew Rd
6FM1034A
6FM1115A
6FM1062E
6FM1199C
6FM1046B
6FM1063A
6FM1028C
Wild Turkey Strand Preserve
Airport Mitigation Park
Miromar Lakes
The Place at Corkscrew
Larry Kiker Preserve
Flint Pen Strand
Shadow Wood
0
2,000
4,000m


Proposed 5G T-Mobile Service
Reliable
Moderate
Poor
No Service
Alico Rd
Alico Rd
FGCU
I-75
I-75
Corkscrew Rd
6FM1115A
6FM1062E
6FM1199C
6FM1046B
6FM1028C
Wild Turkey Strand Preserve
Airport Mitigation Park
Miromar Lakes
The Place at Corkscrew
Larry Kiker Preserve
Flint Pen Strand

Mary Gibbs
Community Development Department
9401 Corkscrew Palms Circle
Estero, FL 33928
noble@estero-fl.gov

RE: Letter of Need – T-Mobile – 6FM1199C (Broadus – FL-101 Bella Terra)
STRAP #20-46-26-E3-010C1.00CE; Folio ID: 10488049
Planned Development Amendment Request for a
Monopole Wireless Facility

Dear Ms. Gibbs:

This letter is to confirm T-Mobile's RF need to collocate upon a 178' AGL monopole wireless facility (Monopole) upon STRAP #20-46-26-E3-010C1.00CE; Folio ID: 10488049 within the Village of Estero, FL (Village). After a diligent review of the area, the proposed tower is the only known structure of sufficient height, that is available to meet T-Mobile's needs at this time. T-Mobile originally provided RF support materials and propagation maps supporting Broadus' application, with T-Mobile's antennas located with their center line at 130' above the ground.

During the pendency of the application, several members of the Bella Terra Community (Bella Terra) expressed concern that T-Mobile's reliable signal levels will not be able to reach the southern portions of Bella Terra. The cellular frequencies that the FCC licenses to cellular carriers in the US are strongly affected by the built and natural environment. Objects such as houses and trees can scatter cellular signals and reduce the coverage range for reliable signals (ground scatter). The primary method to account for ground scatter is to increase the height of the antennas sending out the signal so that they may get above more of the objects creating the ground scatter and achieve a better line of sight to the cellular devices around the tower.

I have reviewed T-Mobile's Radio Frequency propagations and proprietary Radio Frequency metrics. If the Village were to approve a tower tall enough to allow T-Mobile to set its antenna center line at 160' above the ground, the antennas would be subject to less ground scatter, which would allow T-Mobile to achieve stronger signal levels and more reliable cellular connections to cellular devices in the southern portion of the Bella Terra Community.

Thank you for your time on this important project serving the Eastern portion of the Village of Estero.

Sincerely,

Olga Maffeo

Olga Maffeo
Sr Engineer, Radio Frequency
T-Mobile

HOUSEKEEPING

Mattaniah S. Jahn

Notarized Written Consent to Reduce Setback for Communication Tower

Re: Broadus Towers, LLC – FL-101 Bella Terra
STRAP 20-46-26-E3-0101C1.00CE

1. I am Pete Ferreira, I am at least 18 years of age and my address is 1467 Railhead Blvd., Naples, FL 34410.
2. I am the Regional Vice President - Construction for Hotwire Communications and have the authority to execute this affidavit.
3. Hotwire Communications Owns a fiber telecommunications facility located on STRAP 20-46-26-E3-0101C1.00CE (the "Fiber Hut"). Broadus Towers, LLC (Broadus) proposes to construct a 178' AGL monopole style communication tower (Monopole) on Parcel No 20-46-26-E3-0101C1.00CE, neighboring the Fiber Hut to the West.
4. Staff for the Village of Estero typically require the Monopole to be separated from structures like the Fiber Hut by 100% of the tower height, 178' in this instance.
5. I consent to Broadus' request and have no objection to the reduction of the required 178' tower setback to 45' to my property.

Name: Pete Ferreira

10/08/2023
Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 8th day of OCTOBER, 2023, by PETE FERREIRA who is personally known to me or who has produced N/A as identification.

Notary Public State of Florida
Sandra M Melvin
My Commission HH 288325
Expires 7/26/2026

(SEAL)

Notary Public
SANDRA M. MELVIN
Printed Name of Notary

Hotwire Consent

January 10, 2024

Matt A. Noble, AICP, CFM
Principal Planner
Community Development Department
9401 Corkscrew Palms Circle
Estero, FL 33928

RE: Bella Terra Project
Tower Height and HOA review

Dear Mr. Noble:

As President of the Bella Terra Homeowners Association this letter is to explain how the Tower Committee works within the Bella Terra HOA.

The Bella Terra residents originally authorized the tower project via survey referendum, it was one of our highest participation votes of the residents in recent years. The survey was merely to obtain the membership's consensus on whether the parcel should be used for the tower project the fine details of de
time, the tower has
in addition to the t
communicated the w
open monthly meeti
anecdotal responses.
about their view. Th
to all.

The tower project's
the community inter
area of much consid
hours have been sp
development is con
footprint as possibl
improved for our re
the tower is situated
"deadspace" which cannot be used for future amenity development.

Thank you in advance for your assistance in this matter. Please do not hesitate to contact me if I am able to provide you with additional information.

Page **1** of **2**

The tower project's location on the parcel is a matter of high sensitivity to our residents because the community intends to develop the rest of the parcel. Our front 12+ acre parcel has been an area of much consideration and scrutiny within our community over the past few years. Many hours have been spent trying to best understand the use of this property as far as future development is concerned. Ideally, we would like to create a utility area with as small of a footprint as possible in the northeast corner of the parcel, leaving as much raw land to be improved for our residents' enjoyment through development of additional amenities. The way the tower is situated in the current proposal provides that maximization and eliminates areas of "deadspace" which cannot be used for future amenity development.

Bella Terra HOA Preference Letter

For calendar year 2021

Wireline – 9,153
Wireless – 153,427
VoIP – 14,493
SMS – 270
Unclassified – 5,327



Collier County 911 Call Statistics

A message was sent to you regarding record request #22-9347:

RE: PUBLIC RECORDS REQUEST

Dear Aya Abunada,

The Orange County Sheriff's Office received a public information request from you on 05/13/2022. Your request mentioned:

Please provide us with the statistics on the percentage of 911 calls made on land line vs. Wireless phones in Orange County in 2021.

Please find the response received from Communications:

According to the 2021 report provided to us by the Orange County 911 Office, the categories you describe breakdown as follows:

Land line **124,028**

Wireless **1,024,672**

If you need further information, please contact Orange County 911 Office.

Thank you.

If you have any questions or need additional information, please feel free to respond to this message or contact us at 407-254-7280.

Sincerely,

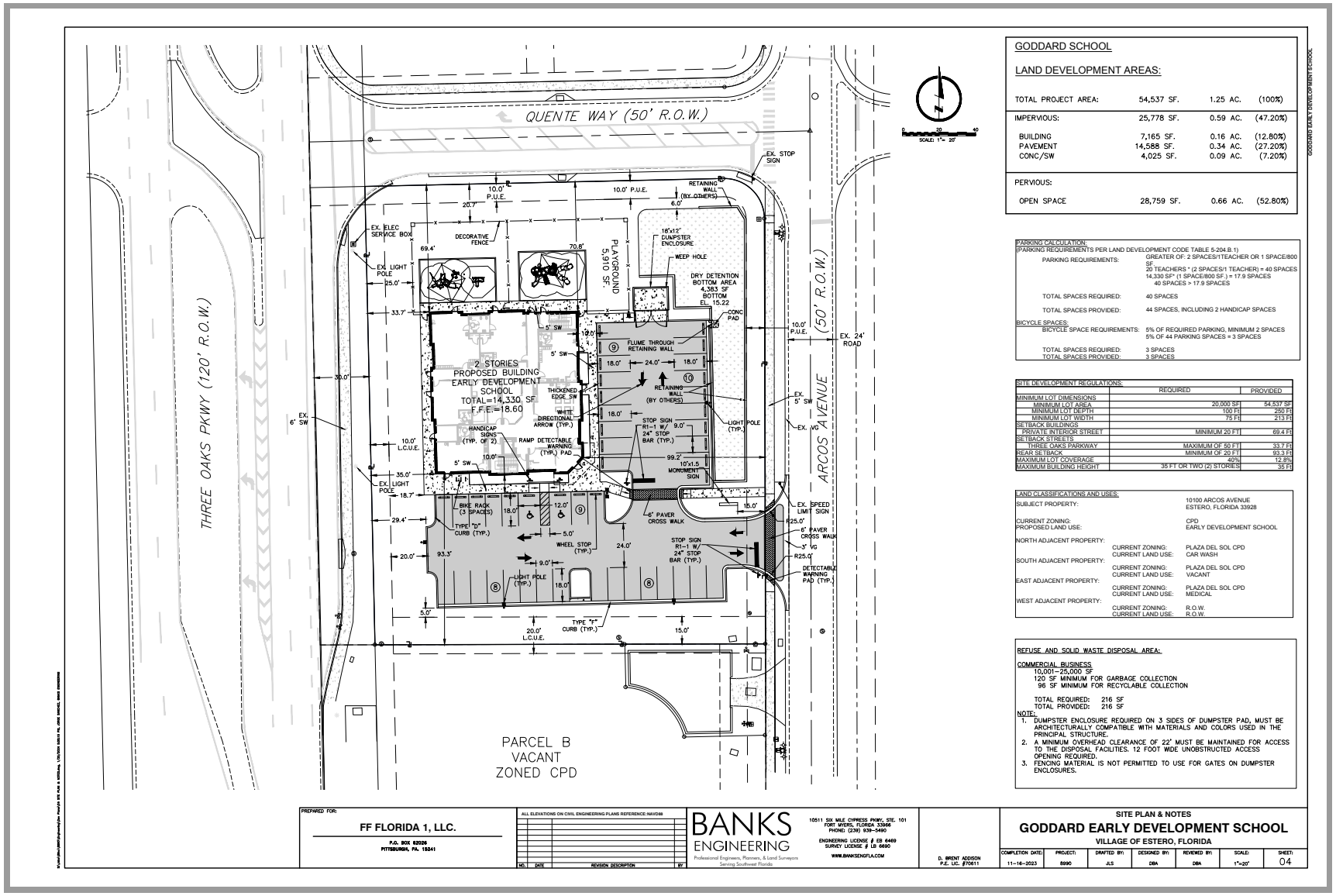
Orange County Sheriff's Office
Records Section

Orange County 911 Call Statistics

BELLA TERRA
178’ AGL MONOPOLE TOWER



BELLA TERRA
178’ AGL MONOPOLE TOWER



GODDARD SCHOOL

LAND DEVELOPMENT AREAS:

TOTAL PROJECT AREA:	54,537 SF.	1.25 AC.	(100%)
IMPERVIOUS:	25,778 SF.	0.59 AC.	(47.20%)
BUILDING	7,165 SF.	0.16 AC.	(12.80%)
PAVEMENT	14,588 SF.	0.34 AC.	(27.20%)
CONC/SW	4,025 SF.	0.09 AC.	(7.20%)
PERVIOUS:			
OPEN SPACE	28,759 SF.	0.66 AC.	(52.80%)

PARKING CALCULATION:
(PARKING REQUIREMENTS PER LAND DEVELOPMENT CODE TABLE 5-204.B.1)

PARKING REQUIREMENTS: GREATER OF: 2 SPACES/1TEACHER OR 1 SPACE/800 SF.
20 TEACHERS * (2 SPACES/1 TEACHER) = 40 SPACES
14,330 SF* (1 SPACE/800 SF.) = 17.9 SPACES
40 SPACES > 17.9 SPACES

TOTAL SPACES REQUIRED: 40 SPACES

TOTAL SPACES PROVIDED: 44 SPACES, INCLUDING 2 HANDICAP SPACES

BICYCLE SPACES:
BICYCLE SPACE REQUIREMENTS: 5% OF REQUIRED PARKING, MINIMUM 2 SPACES
5% OF 44 PARKING SPACES = 3 SPACES

TOTAL SPACES REQUIRED: 3 SPACES
TOTAL SPACES PROVIDED: 3 SPACES

SITE DEVELOPMENT REGULATIONS:

	REQUIRED	PROVIDED
MINIMUM LOT DIMENSIONS		
MINIMUM LOT AREA	20,000 SF	54,537 SF
MINIMUM LOT DEPTH	100 Ft	250 Ft
MINIMUM LOT WIDTH	75 Ft	213 Ft
SETBACK BUILDINGS		
PRIVATE INTERIOR STREET	MINIMUM 20 FT	69.4 Ft
SETBACK STREETS		
THREE OAKS PARKWAY	MAXIMUM OF 50 FT	33.7 Ft
REAR SETBACK	MINIMUM OF 20 FT	93.3 Ft
MAXIMUM LOT COVERAGE	40%	12.8%
MAXIMUM BUILDING HEIGHT	35 FT OR TWO (2) STORIES	35 Ft

LAND CLASSIFICATIONS AND USES:

SUBJECT PROPERTY: 10100 ARCOS AVENUE, ESTERO, FLORIDA 33928

CURRENT ZONING: CPD
PROPOSED LAND USE: EARLY DEVELOPMENT SCHOOL

NORTH ADJACENT PROPERTY: CURRENT ZONING: PLAZA DEL SOL CPD; CURRENT LAND USE: CAR WASH

SOUTH ADJACENT PROPERTY: CURRENT ZONING: PLAZA DEL SOL CPD; CURRENT LAND USE: VACANT

EAST ADJACENT PROPERTY: CURRENT ZONING: PLAZA DEL SOL CPD; CURRENT LAND USE: MEDICAL

WEST ADJACENT PROPERTY: CURRENT ZONING: R.O.W.; CURRENT LAND USE: R.O.W.

REFUSE AND SOLID WASTE DISPOSAL AREA:

COMMERCIAL BUSINESS
10,001–25,000 SF
120 SF MINIMUM FOR GARBAGE COLLECTION
96 SF MINIMUM FOR RECYCLABLE COLLECTION

TOTAL REQUIRED: 216 SF
TOTAL PROVIDED: 216 SF

NOTE:
1. DUMPSTER ENCLOSURE REQUIRED ON 3 SIDES OF DUMPSTER PAD, MUST BE ARCHITECTURALLY COMPATIBLE WITH MATERIALS AND COLORS USED IN THE PRINCIPAL STRUCTURE.
2. A MINIMUM OVERHEAD CLEARANCE OF 22' MUST BE MAINTAINED FOR ACCESS TO THE DISPOSAL FACILITES. 12 FOOT WIDE UNOBSTRUCTED ACCESS OPENING REQUIRED.
3. FENCING MATERIAL IS NOT PERMITTED TO USE FOR GATES ON DUMPSTER ENCLOSURES.

PREPARED FOR:
FF FLORIDA 1, LLC.
P.O. BOX 82026
PITTSBURGH, PA. 15241

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD88

NO.	DATE	REVISION DESCRIPTION	BY

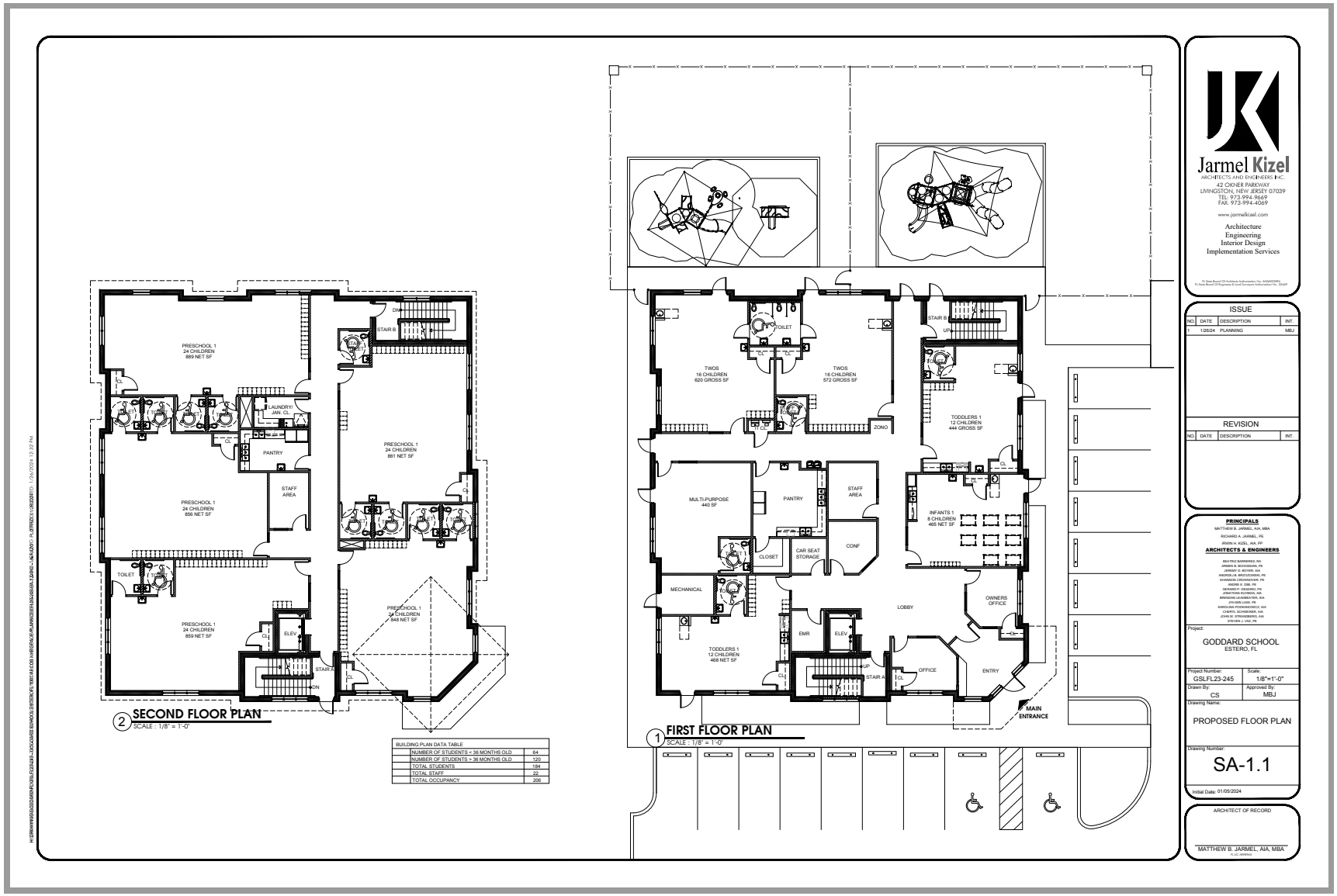
BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving Southwest Florida
10511 SIX MILE CYPRESS PKWY, STE. 101
FORT MYERS, FLORIDA 33966
PHONE: (239) 939-5490
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKSENGFLA.COM

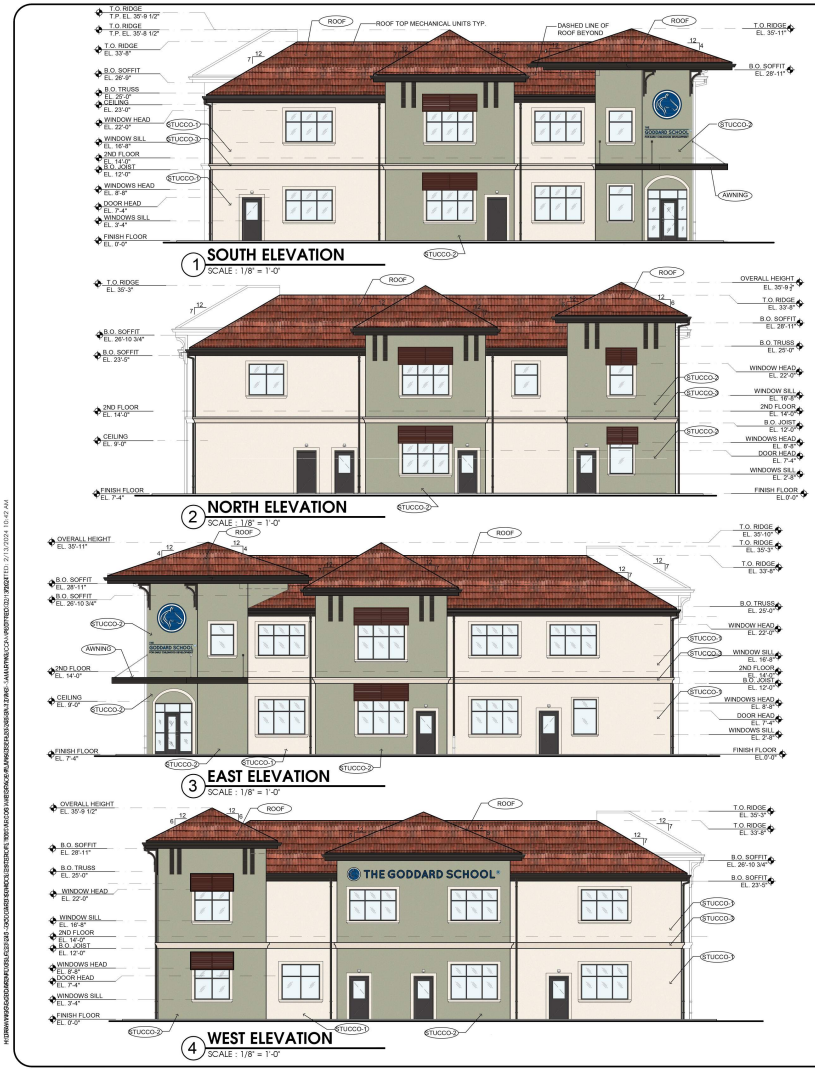
D. BRENT ADDISON
P.E. LIC. #70611

SITE PLAN & NOTES
GODDARD EARLY DEVELOPMENT SCHOOL
VILLAGE OF ESTERO, FLORIDA

COMPLETION DATE:	PROJECT:	DRAFTED BY:	DESIGNED BY:	REVIEWED BY:	SCALE:	SHEET:
11-16-2023	8990	JLS	DBA	DBA	1"=20'	04

GODDARD EARLY DEVELOPMENT SCHOOL


PRESCHOOL 1
24 CHILDREN
889 NET SF
PRESCHOOL 1
24 CHILDREN
861 NET SF
PRESCHOOL 1
24 CHILDREN
856 NET SF
PRESCHOOL 1
24 CHILDREN
859 NET SF
PRESCHOOL 1
24 CHILDREN
848 NET SF
LAUNDRY/
JAN. CL.
PANTRY
STAFF
AREA
TOILET
ELEV.
STAIR A
STAIR B
STAIR C
DN
UP
2 SECOND FLOOR PLAN
SCALE : 1/8" = 1'-0"
BUILDING PLAN DATA TABLE
NUMBER OF STUDENTS < 36 MONTHS OLD 64
NUMBER OF STUDENTS > 36 MONTHS OLD 120
TOTAL STUDENTS 184
TOTAL STAFF 22
TOTAL OCCUPANCY 206
TWOS
16 CHILDREN
620 GROSS SF
TWOS
16 CHILDREN
572 GROSS SF
TODDLERS 1
12 CHILDREN
444 GROSS SF
ZONO
MULTI-PURPOSE
440 SF
PANTRY
STAFF
AREA
CONF
CAR SEAT
STORAGE
CLOSET
INFANTS 1
8 CHILDREN
465 NET SF
MECHANICAL
LOBBY
OWNERS
OFFICE
TODDLERS 1
12 CHILDREN
468 NET SF
EMR
ELEV.
OFFICE
ENTRY
MAIN
ENTRANCE
1 FIRST FLOOR PLAN
SCALE : 1/8" = 1'-0"
Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.
42 OKNER PARKWAY
LIVINGSTON, NEW JERSEY 07039
TEL: 973-994-9669
FAX: 973-994-4069
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Architecture
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ISSUE
NO. DATE DESCRIPTION INT.
1 1/26/24 PLANNING MBJ
REVISION
NO. DATE DESCRIPTION INT.
PRINCIPALS
MATTHEW B. JARMEL, AIA, MBA
RICHARD A. JARMEL, PE
IRWIN H. KIZEL, AIA, PP
ARCHITECTS & ENGINEERS
Project:
GODDARD SCHOOL
ESTERO, FL
Project Number: GSLFL23-245
Scale: 1/8"=1'-0"
Drawn By: CS
Approved By: MBJ
Drawing Name:
PROPOSED FLOOR PLAN
Drawing Number:
SA-1.1
Initial Date: 01/05/2024
ARCHITECT OF RECORD
MATTHEW B. JARMEL, AIA, MBA



EXTERIOR MATERIAL SCHEDULE

LABEL	MANUFACTURER	SIZE / TYPE	FINISH / COLOR
STOREFRONT	KAWNEER	TRIFAB 451T / 350 PER DOOR SCHEDULE	DARK BRONZE
DOOR	-	PER DOOR SCHEDULE	DARK BRONZE
FIXED WINDOW	TBD	TBD	DARK BRONZE
STUCCO-1	DRYVIT	-	SAND PEBBLE FINISH COLOR: SW 7104
STUCCO-2	DRYVIT	-	SAND PEBBLE FINISH COLOR: SW 6178
STUCCO-3	DRYVIT		SAND PEBBLE FINISH COLOR: SW 6140
GUTTER-1	-	6" ALUMINUM TYPE 'K' W/ LEAF SCREEN AND 6" LEADERS	TBD
VINYL-1	ROYAL BUILDING PRODUCTS	COLORSCAPES TRIPLE 4 PERFORATED SOFFIT NOM. THICKNESS 0.042"	WHITE (REF. NOTE 2 BELOW)
KNOX-1	KNOX BOX	3200 SERIES W/ RECESSED MOUNT FLANGE, HINGE DOOR, & TAMPER SWITCH	DARK BRONZE (REF. NOTE 2 BELOW)
ROOF	BRAVA	SPANISH TILE	TERRA COTTA
TRIM	TBD	-	TBD

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PROGRESS DRAWINGS NOT FOR CONSTRUCTION

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ARMEN B. BOYADJIAN, PE
JEREMY O. BOYER, AIA
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SHANNON CROWCROFT, PE
ERIC J. DAHL, AIA
EDWARD F. DZIABIS, PE
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BRENDAN LAUBSCHUTZR, AIA
JYH MIN LIAW, PE
KAROLINA PODKOWICZ, AIA
CHERYL SCHREIBER, AIA
JOHN W. STRAMBERG, AIA
KEVIN J. VAZ, PE

Project:
GODDARD SCHOOL
ESTERO, FL

Project Number:	Scale:
GSLFL23-245	1/8"=1'-0"
Drawn By:	Approved By:
JE	MBJ

Drawing Name:
PROPOSED ELEVATIONS

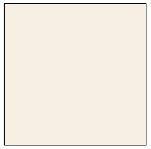
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SA-1.2

Initial Date: 01/05/2024

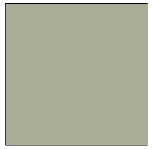
ARCHITECT OF RECORD
MATTHEW B. JARMEL, AIA, MBA



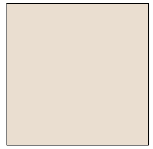
WINDOW/DOOR FRAMES
DARK BRONZE



STUCCO-1
COLOR: SW 7104 - COTTON WHITE



STUCCO-2
COLOR: SW 6178 - CLARY SAGE



STUCCO-3
COLOR: SW 6140 - MODERATE WHITE



ROOF
SPANISH TILE - TERRA COTTA

EXTERIOR MATERIAL SCHEDULE

LABEL	MANUFACTURER	SIZE / TYPE	FINISH / COLOR
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ROOF	BRAVA	SPANISH TILE	TERRA COTTA
TRIM	TBD	-	TBD

H:\DRAWINGS\GODDARD\FLGSFL23-245 - GODDARD SCHOOL ESTERO\FL\1001 ARCOS ART\SPACE PLANS\GSFL23-245-A1.DWG CSCHWIKER PLOTTED: 1/26/2024 1:12 PM

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GERARDO F. DESIDERIO, PE
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JOHN MEHLUNIE, PE
KAROLINA PODKANOWICZ, AIA
CHERYL SCHWIKKER, AIA
JOHN M. STRAWBERRO, AIA
STEVEN J. VAZ, PE

Project:
GODDARD SCHOOL
ESTERO, FL

Project Number:	Scale:
GSLFL23-245	1/8"=1'-0"
Drawn By:	Approved By:
---	MBJ

Drawing Name:
MATERIAL SAMPLE BOARD

Drawing Number:
SA-1.3

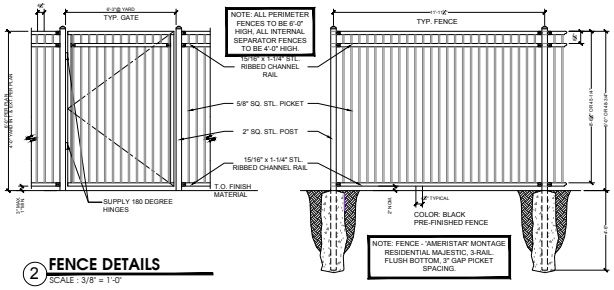
Initial Date: 01/05/2024

ARCHITECT OF RECORD

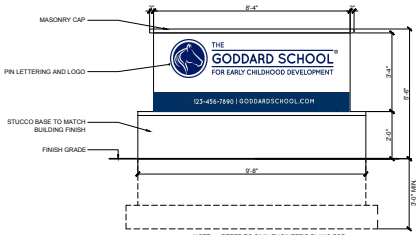
MATTHEW B. JARMEL, AIA, MBA

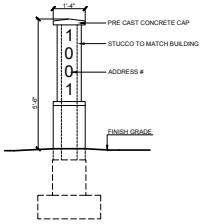


4 BUILDING SIGN ELEVATIONS
SCALE : 1/2" = 1'-0"

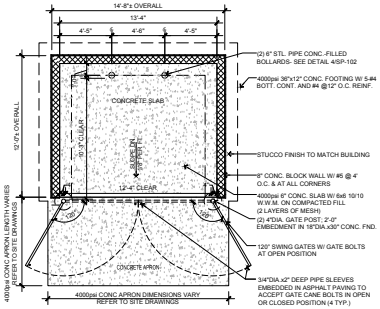


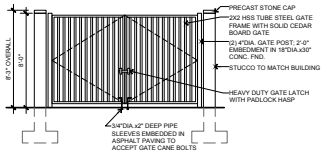
2 FENCE DETAILS
SCALE : 3/8" = 1'-0"





3 MONUMENT SIGN ELEVATIONS
SCALE : 1/2" = 1'-0"





1 DUMPSTER ENCLOSURE DETAILS
SCALE : 1/4" = 1'-0"

H:\DRAWINGS\GODDARD\PLOTS\LFCH24-2JO\GMS\SHEETS\SA-1.4.DWG, 1/26/2024 12:35 PM, PLOTTED BY: RUSSELL FISCHER

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STEVEN J. VAZ, PE

Project:
GODDARD SCHOOL
ESTERO, FL

Project Number:	Scale:
GSLFL23-245	1/8"=1'-0"
Drawn By:	Approved By:
CS	MBJ

Drawing Name:
SITE DETAILS

Drawing Number:
SA-1.4

Initial Date: 01/05/2024

ARCHITECT OF RECORD
MATTHEW B. JARMEL, AIA, MBA



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ARCHITECTS & ENGINEERS

Project:
GODDARD SCHOOL
ESTERO, FL

Project Number:	Scale:
GSLFL23-245	1/8"=1'-0"
Drawn By: CS	Approved By: MBJ

Drawing Name:
RENDERING

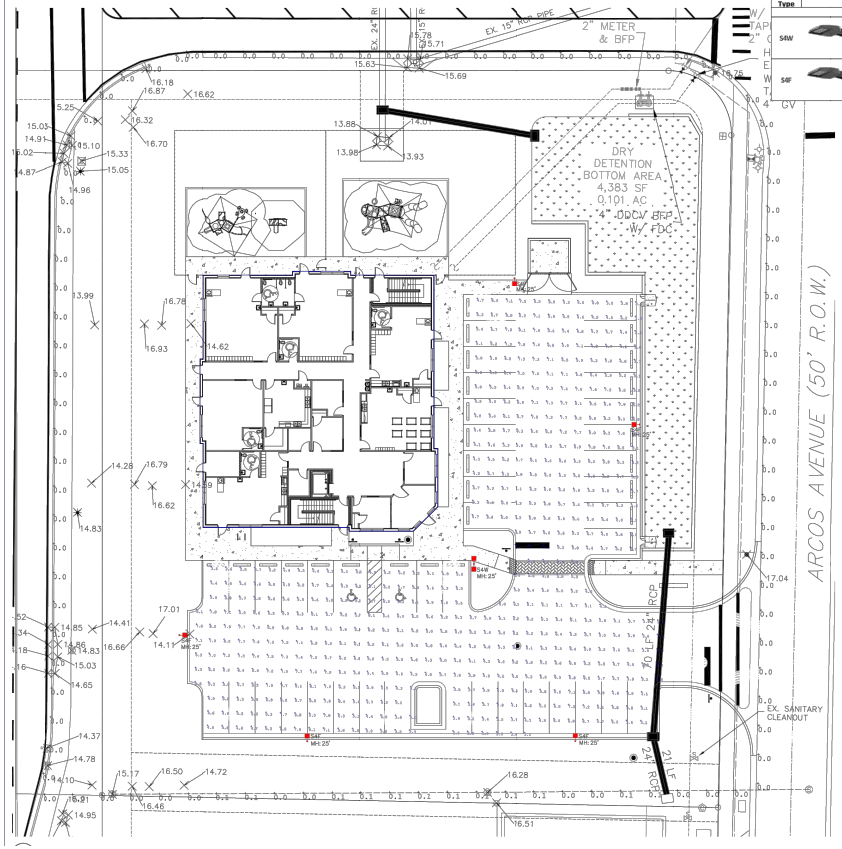
Drawing Number:
SA-1.5

Initial Date: 01/05/2024

ARCHITECT OF RECORD
MATTHEW B. JARMEL, AIA, MBA

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking + Drive	Illuminance	Fc	5.55	9.2	2.5	2.22	3.68
Property Line	Illuminance	Fc	0.01	0.1	0.0	N.A.	N.A.

Fixture Type	Reference Image	Description	Dimming Interface	Product Registration ID	Lamps, CCT, Lumen, Optics, CRI	Input Voltage	Fixture Wattage	Mounting, Finishes, Remarks & Other Notes
FIXTURE TYPES								
S4W		LED AREA LIGHT TYPE 4 WIDE DISTRIBUTION WITH HOUSE SIDE SHEILD	0-10V	CLI BIRCAMCTX-P4W	(2) LED MODULE, 21000lm, 3000K, 70CRI	UNV	160	2 HEADS @ 180° MOUNTED @ 25'-0" AFG.
S4F		LED AREA LIGHT TYPE 4 FORWARD DISTRIBUTION WITH HOUSE SIDE SHEILD	0-10V	CLI BIRCAMCTX-P4F	LED MODULE, 21000lm, 3000K, 70CRI	UNV	160	MOUNTED @ 25'-0" AFG.



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Project:
GODDARD SCHOOL
ESTERO, FL

Project Number:	Scale:
GSLFL23-245	1/8"=1'-0"
Drawn By: CS	Approved By: MBJ

Drawing Name:
SITE PHOTOMETRICS

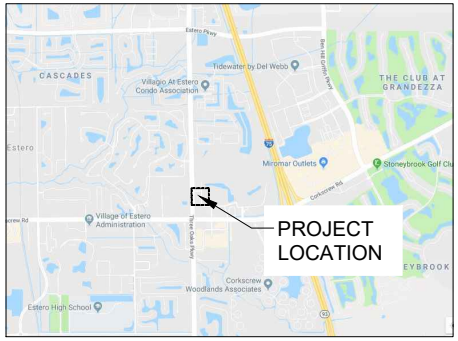
Drawing Number:
SA-1.6

Initial Date: 01/05/2024

ARCHITECT OF RECORD
MATTHEW B. JARMEL, AIA, MBA

LANDSCAPE PLANS
FOR
GODDARD
EARLY DEVELOPMENT SCHOOLS
ESTERO. FLORIDA

LOCATION MAP



PREPARED FOR:

BANKS ENGINEERING, Inc.
10511 Six Mile Cypress Parkway
Fort Myers, Florida 33966

SHEET INDEX

COVER	COVER SHEET
L-1	SITE LANDSCAPE DATA
L-2	LANDSCAPE PLAN & PLANT LIST
L-3	DETAILS AND NOTES
L-4	IRRIGATION PLAN

DMJA
DAVID M. JONES, JR. AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS AND PLANNERS
2221 McGregor Blvd.
Fort Myers, Florida 33901
Phone: (239) 337 - 5525
Fax: (239) 337 - 4494
L.A. LICENSE: LC C000063

PROJECT INFORMATION:
GODDARD EARLY DEVELOPMENT SCHOOL
ESTERO , FL

PREPARED FOR:
BANKS ENGINEERING, Inc.
10511 Six Mile Cypress Parkway
Fort Myers, Florida 33966

CONSULTANT:

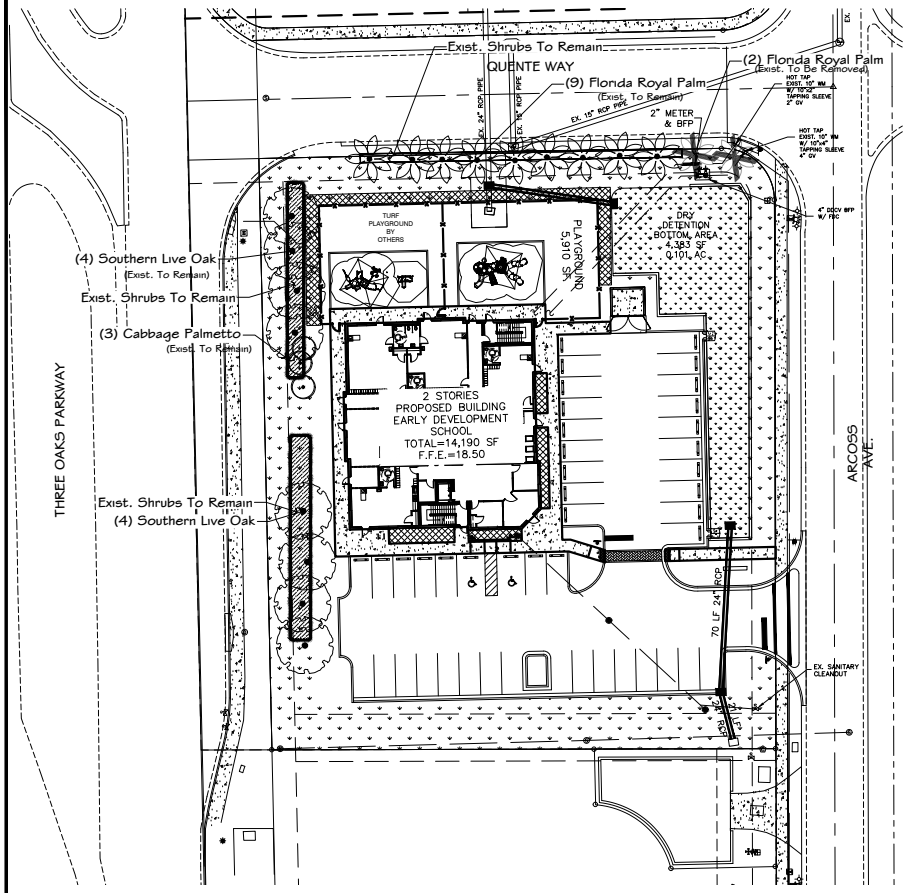
DESIGN PROFESSIONAL:
GREGORY J. DISERIO, RLA
RLA NO. 6HE DATE:
STATE OF FLORIDA

PROJECT NO.	224001
PROJECT MGR.	GREG DISERIO
FILE NAME:	GODDARD SCHOOL LS
DESIGNER:	GJD
CAD TECH:	GJD
CHECKED BY:	GJD
ISSUED FOR:	SITE PERMITTING

ISSUED DATE: JAN. 22, 2024
REVISIONS:

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
COVER



SITE LANDSCAPE CALCULATIONS

SCALE 1" = 20'

0' 10' 20' 40' 60'

GENERAL LANDSCAPE NOTES

1. THE QUALITY OF ALL PLANT MATERIAL WILL MEET THE STANDARDS FOR FLORIDA GRADE NO.1 (or better), AS GOVERNED IN "GRADES AND STANDARDS FOR NURSERY PLANTS".
2. ALL PLANTED TREES AND PALMS WILL HAVE A 3" DEEP SAUCER CONSTRUCTED FROM THE TRUNK OF THE TREE OR PALM. MINIMUM OF 4' DIAMETER.
3. ALL PLANTING BEDS SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF MULCH AND SHALL BE WEED FREE. MULCH SHALL BE GRADE B OR BETTER. CONTRACTOR SHALL REMOVE ANY VEGETATIVE GROWTH AND APPLY A PRE-EMERGENT WEED KILLER PER SPECIFICATIONS PRIOR TO MULCHING.
4. NO CODE REQUIRED PLANTINGS SHALL BE INSTALLED IN EASEMENTS. ABOVE CODE PLANTINGS SHALL BE REPLACED AT THE OPTION AND COST OF DEVELOPER SHOULD FUTURE UTILITY WORK REQUIRE REMOVAL.
5. ANY AND ALL EXOTIC VEGETATION INCLUDING: EARLEAF ACACIA, WOMAN'S TONGUE, BISHOPWOOD, AUSTRAILIAN PINE, CARROTWOOD, ROSEWOOD, AIR POTATO, MURRAY RED GUM, WEEPING FIG, CUBAN LAUREL FIG, JAPANESE CLIMBING FERN, OLD WORD CLIMBING FERN, MELALEUCA, DOWNY ROSE MYRTLE, CHINESE TALLOW, BRAZILLIAN PEPPER, FLORIDA HOLLY, TROPICAL SODA APPLE, JAVA PLUM, ROSE APPLE, CORK TREE AND WEDELIA, ON THE PROPERTY SHALL BE COMPLETELY REMOVED AND DISPOSED OF OFF SITE BY THE CONTRACTOR. THE SITE SHALL BE MAINTAINED FREE OF INVASIVE EXOTIC VEGETATION IN PERPETUITY.
6. TREES SHALL BE A MINIMUM OF 12'-14' IN HEIGHT WITH A 3" CALIPER MEASURED AT 1' ABOVE GROUND LEVEL WITH A SIX FOOT CANOPY UNLESS SPECIFIED AS 20' TALL TREES PER PLAN AND PLANT LIST.
7. A MINIMUM OF 100% OF THE CODE BUFFER TREES AND SHRUBS SHALL BE OF A NATIVE SPECIES.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE LOCATIONS OF ALL UTILITIES AND ALL SITE CONDITIONS PRIOR TO THE START OF LANDSCAPE INSTALLATION.
9. FERTILIZER SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND VILLAGES OF ESTERO OR LOCAL ORDINANCES
10. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINE GRADE ALL PLANTING AND SODDING AREAS PRIOR TO PLANT OR SOD INSTALLATION. CONTRACTOR SHALL OBTAIN OWNER APPROVAL OF FINAL GRADES.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE TAKEOFFS. PLANT LIST IS PROVIDED FOR REFERENCE ONLY.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE UNTIL FINAL ACCEPTANCE AND IN COMPLIANCE WITH SPECIFICATIONS.
13. CONTRACTOR SHALL REMOVE ALL TAGS, TAPE AND SUPPORTS (EXCEPT STAKING GUYS) FROM ALL PLANTINGS PRIOR TO FINAL ACCEPTANCE.
14. ALL AREAS OF THE SITE NOT PLANTED SHALL BE SODDED IN ACCORDANCE WITH PLANS. REFER TO ENGINEERING PLANS FOR ADDITIONAL SPECIFICATIONS.
15. THE REQUIRED PLANTINGS SHALL BE IRRIGATED IN ACCORDANCE WITH LDC REQUIREMENTS. REFER TO CONSTRUCTION DOCUMENTS FOR COMPLETE IRRIGATION PLANS.
16. THE PARKING LOTS SHALL BE SLEEVED FOR IRRIGATION BY THE LANDSCAPE CONTRACTOR. COORDINATE WITH CIVIL ENGINEERING PLANS.
17. ALL BASE ROCK SHALL BE REMOVED FROM LANDSCAPE PARKING ISLANDS.
18. PRIOR TO CERTIFICATE OF COMPLIANCE NO TREES SHALL BE PLANTED WHERE THEY INTERFERE WITH BUILDINGS, UTILITIES, SITE DRAINAGE, VIEWS, SIGNS, OR WHERE THEY WILL REQUIRE FREQUENT PRUNING TO AVOID POWER LINES AT MATURE HEIGHTS IN PERPETUITY UNLESS A WRITTEN STATEMENT IS PROVIDED PER LDC SEC. 10-421.A.5.
19. THE CONTRACTOR SHALL PROVIDE (PRESSURE COMPENSATING SCREENS) AS NECESSARY TO REDUCE OR ELIMINATE OVERSPRAY INTO STREETS, WALKS OR OTHER AREAS AS DICTATED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
20. PLANS PREPARED FOR DEVELOPMENT ORDER APPROVAL. REFER TO ADDITIONAL LANDSCAPE CONSTRUCTION DOCUMENTS FOR COURTYARD PLANTINGS.

TOTAL SITE =54,491 SF (1.25 acre)

OPEN SPACE REQUIREMENTS

OPEN SPACE REQUIRED
CPD = 30%
1.25 acres (54,528 SF) X 30% = 16,358 SF REQUIRED.
OPEN SPACE (PER HATCHING) PROVIDED = 19,398 SF.

INDIGENOUS OPEN SPACE REQUIREMENTS
NOT APPLICABLE- SITE IS VOID OF NATIVE VEGETATION

GENERAL TREE REQUIREMENTS
1 TREE PER 3,500 SF OF SITE
54,528/ 3500=16 MINIMUM TREES REQUIRED AND xx PROVIDED AT 1:1 CREDITS.
NOTE: 16' TREES MAY BE USED AT A 2:1 CREDIT FOR GENERAL TREES. GENERAL TREE REQUIREMENTS MAY NOT BE REDUCED MORE THE 50%. A MAXIMUM OF 14 -16' TREES MAY BE USED AT 2:1 CREDIT TOWARDS GENERAL TREES
(CREDIT TREES, IF ANY, DEPICTED IN PLANT LIST)

INTERNAL PARKING LANDSCAPE REQUIREMENTS

INTERNAL LANDSCAPE AREAS OF 10% OF THE PARKING AREA IS REQUIRED.
14,438 SF VEHICULAR USE AREA x10% =1,438 SF MINIMUM REQUIRED AND 1,745PROVIDED PER HATCHING.

1 TREE PER 250 SF = 6 TREES REQUIRED AND PROVIDED NO MORE THAN
10% OF PLANTING AREA TO BE IN TURF. A MINIMUM OF x SHRUBS or GROUNDCOVERS ARE PROVIDED.

1438 sf / 6 sf per plant = 239 plants. Internal parking area 100% planted.

WATER MANAGEMENT PLANTING REQUIREMENTS

PER SECTION 33-111(d) OF SUBDIVISION 1 OF ESTERO PLANNING COMMUNITY REGULATIONS:

DETENTION BASINS MUST BE PLANTED WITH WETLAND SPECIES AT 36" OC THROUGHOUT THE BASIN.

BUILDING PERIMETER PLANTING REQUIREMENTS
14,330 SF. BLDG X 10% = 1,433 SF OF BUILDING PERIMETER PLANTING REQUIRED AND xx SF. PROVIDED.
APPROXIMATELY xx SHRUBS/GROUNDCOVERS PROVIDED

BUFFER REQUIREMENTS:

PROJECT NORTH BUFFER (Quente Way)
RESOLUTION Z-03-039
Type D Buffer required 15' wide with 5 trees per 100 lf and a double staggered hedgerow to be maintained @ 36".

195'/100' X 5 = 10 trees required and provided
195'/100 X 66 = 129 shrubs required and provided

PROJECT EAST BUFFER (Arcos Ave)
RESOLUTION Z-03-039
Type D Buffer required 15' wide with 5 trees per 100 lf and a double staggered hedgerow to be maintained @ 36".

200'/100' X 5 = 10 trees required and provided
200'/100' X 66 = 132 shrubs required and provided

PROJECT SOUTH BUFFER (adjacent property)
Type A Buffer required 5' wide with 4 trees per 100 lf and no shrubs required.

165'/100' X 4 = 7 trees required and provided

PROJECT WEST BUFFER (Three Oaks Pkwy)
Type D Buffer required 20' wide with 5 trees per 100 lf and a double staggered hedgerow to be maintained @ 36".

219'/100' X 5 = 11 trees required and provided
219'/100' X 66 = 145 shrubs required and provided

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DMJA
DAVID M. JONES, JR. AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS AND PLANNERS

2221 McGregor Blvd.
Fort Myers, Florida 33901
Phone: (239) 337 - 5525
Fax: (239) 337 - 4494

L.A. LICENSE: LC C000063

PROJECT INFORMATION:

GODDARD EARLY DEVELOPMENT SCHOOL

ESTERO , FL

PREPARED FOR:

BANKS ENGINEERING, Inc.
10511 Six Mile Cypress Parkway
Fort Myers, Florida 33966

CONSULTANT:

DESIGN PROFESSIONAL:

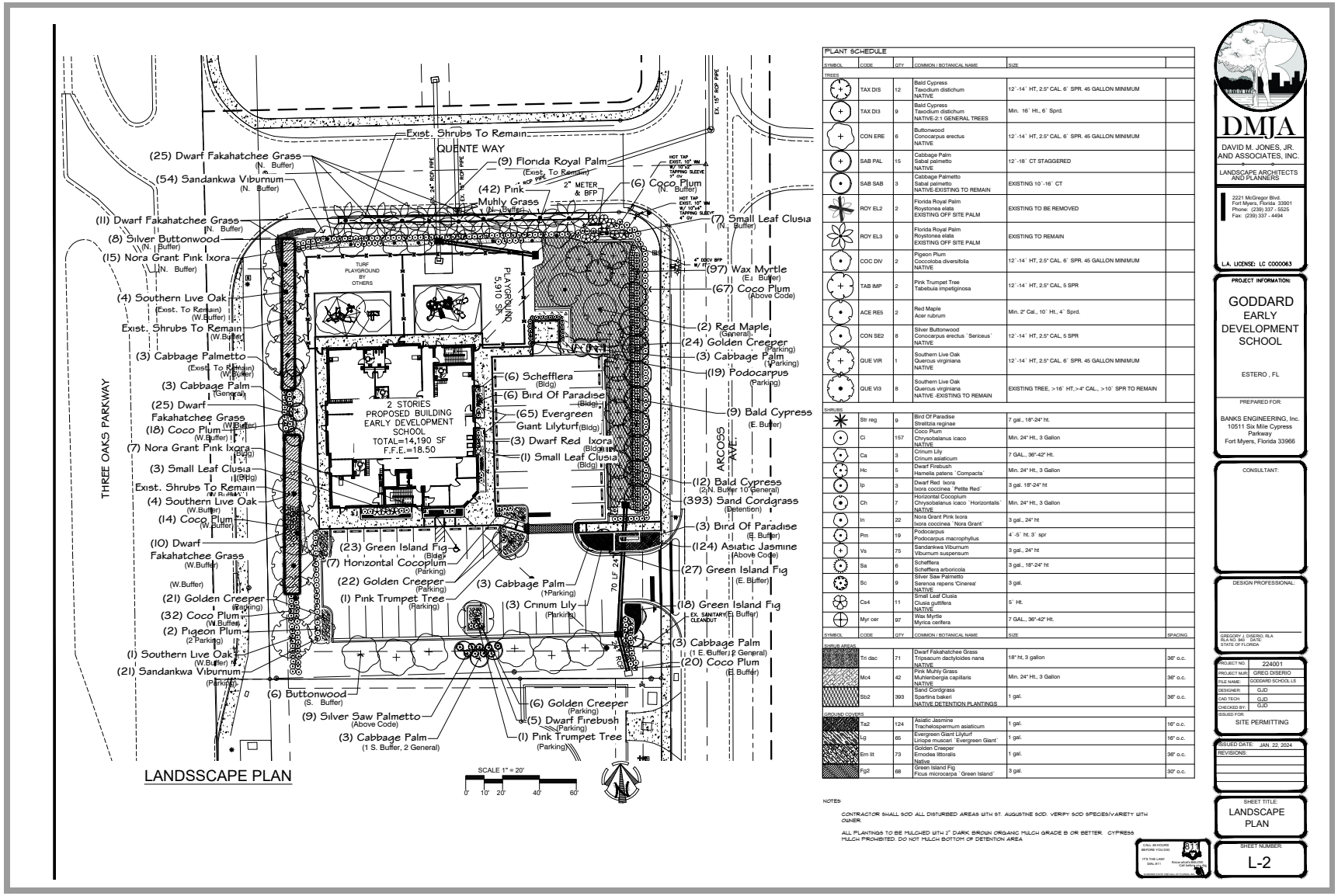
GREGORY J. DISERIO, RLA
RLA NO. 940 DATE:
STATE OF FLORIDA

PROJECT NO.	224001
PROJECT MGR.	GREG DISERIO
FILE NAME:	GODDARD SCHOOL LS
DESIGNER:	GJD
CAD TECH:	GJD
CHECKED BY:	GJD
ISSUED FOR:	SITE PERMITTING

ISSUED DATE: JAN. 22, 2024
REVISIONS:

SHEET TITLE:
SITE LANDSCAPE DATA

SHEET NUMBER:
L-1



PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE
TREES				
	TAX DIS	12	Bald Cypress Taxodium distichum NATIVE	12`-14` HT, 2.5" CAL. 6` SPR. 45 GALLON MINIMUM
	TAX DI3	9	Bald Cypress Taxodium distichum NATIVE-2:1 GENERAL TREES	Min. 16` Ht., 6` Sprd.
	CON ERE	6	Buttonwood Conocarpus erectus NATIVE	12`-14` HT, 2.5" CAL. 6` SPR. 45 GALLON MINIMUM
	SAB PAL	15	Cabbage Palm Sabal palmetto NATIVE	12`-18` CT STAGGERED
	SAB SAB	3	Cabbage Palmetto Sabal palmetto NATIVE-EXISTING TO REMAIN	EXISTING 10`-16` CT
	ROY EL2	2	Florida Royal Palm Roystonea elata EXISTING OFF SITE PALM	EXISTING TO BE REMOVED
	ROY EL3	9	Florida Royal Palm Roystonea elata EXISTING OFF SITE PALM	EXISTING TO REMAIN
	COC DIV	2	Pigeon Plum Coccoloba diversifolia NATIVE	12`-14` HT, 2.5" CAL. 6` SPR. 45 GALLON MINIMUM
	TAB IMP	2	Pink Trumpet Tree Tabebuia impetiginosa	12`-14` HT, 2.5" CAL, 5 SPR
	ACE RE5	2	Red Maple Acer rubrum	Min. 2" Cal., 10` Ht., 4` Sprd.
	CON SE2	8	Silver Buttonwood Conocarpus erectus `Sericeus` NATIVE	12`-14` HT, 2.5" CAL, 5 SPR
	QUE VIR	1	Southern Live Oak Quercus virginiana NATIVE	12`-14` HT, 2.5" CAL. 6` SPR. 45 GALLON MINIMUM
	QUE VI3	8	Southern Live Oak Quercus virginiana NATIVE -EXISTING TO REMAIN	EXISTING TREE, >16` HT,>4" CAL., >10` SPR TO REMAIN
SHRUBS				
	Str reg	9	Bird Of Paradise Strelitzia reginae	7 gal., 18"-24" ht.
	Cl	157	Coco Plum Chrysobalanus icaco NATIVE	Min. 24" Ht., 3 Gallon
	Ca	3	Crinum Lily Crinum asiaticum	7 GAL., 36"-42" Ht.
	Hc	5	Dwarf Firebush Hamelia patens `Compacta`	Min. 24" Ht., 3 Gallon
	Ip	3	Dwarf Red Ixora Ixora coccinea `Petite Red`	3 gal. 18"-24" ht
	Ch	7	Horizontal Cocoplum Chrysobalanus icaco `Horizontalis` NATIVE	Min. 24" Ht., 3 Gallon
	In	22	Nora Grant Pink Ixora Ixora coccinea `Nora Grant`	3 gal., 24" ht
	Pm	19	Podocarpus Podocarpus macrophyllus	4`-5` ht. 3` spr
	Vs	75	Sandankwa Viburnum Viburnum suspensum	3 gal., 24" ht
	Sa	6	Schefflera Schefflera arboricola	3 gal., 18"-24" ht
	Sc	9	Silver Saw Palmetto Serenoa repens `Cinerea` NATIVE	3 gal.
	Cs4	11	Small Leaf Clusia Clusia guttifera NATIVE	5` Ht.
	Myr cer	97	Wax Myrtle Myrica cerifera	7 GAL., 36"-42" Ht.
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE / SPACING
SHRUB AREAS				
	Tri dac	71	Dwarf Fakahatchee Grass Tripsacum dactyloides nana NATIVE	18" ht, 3 gallon / 36" o.c.
	Mc4	42	Pink Muhly Grass Muhlenbergia capillaris NATIVE	Min. 24" Ht., 3 Gallon / 36" o.c.
	Sb2	393	Sand Cordgrass Spartina bakeri NATIVE-DETENTION PLANTINGS	1 gal. / 36" o.c.
GROUND COVERS				
	Ta2	124	Asiatic Jasmine Trachelospermum asiaticum	1 gal. / 16" o.c.
	Lg	65	Evergreen Giant Lilyturf Liriope muscari `Evergreen Giant`	1 gal. / 16" o.c.
	Ern lit	73	Golden Creeper Ernodea littoralis Native	1 gal. / 36" o.c.
	Fg2	68	Green Island Fig Ficus microcarpa `Green Island`	3 gal. / 30" o.c.

NOTES:

CONTRACTOR SHALL SOD ALL DISTURBED AREAS WITH ST. AUGUSTINE SOD. VERIFY SOD SPECIES/VARIETY WITH OWNER.

ALL PLANTINGS TO BE MULCHED WITH 2" DARK BROWN ORGANIC MULCH GRADE B OR BETTER. CYPRESS MULCH PROHIBITED. DO NOT MULCH BOTTOM OF DETENTION AREA

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GODDARD EARLY DEVELOPMENT SCHOOL

ESTERO , FL

PREPARED FOR:

BANKS ENGINEERING, Inc.
10511 Six Mile Cypress Parkway
Fort Myers, Florida 33966

CONSULTANT:

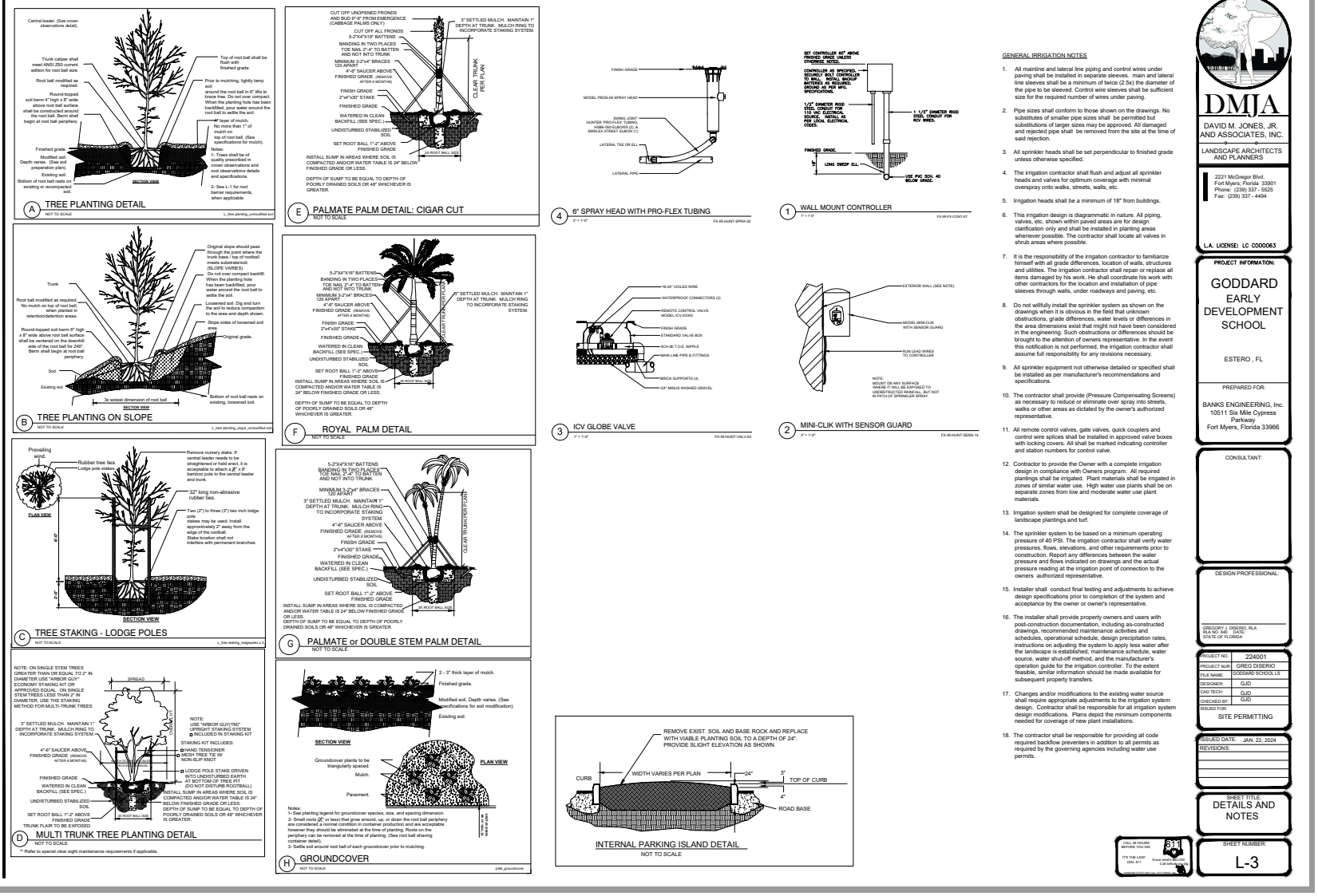
DESIGN PROFESSIONAL:

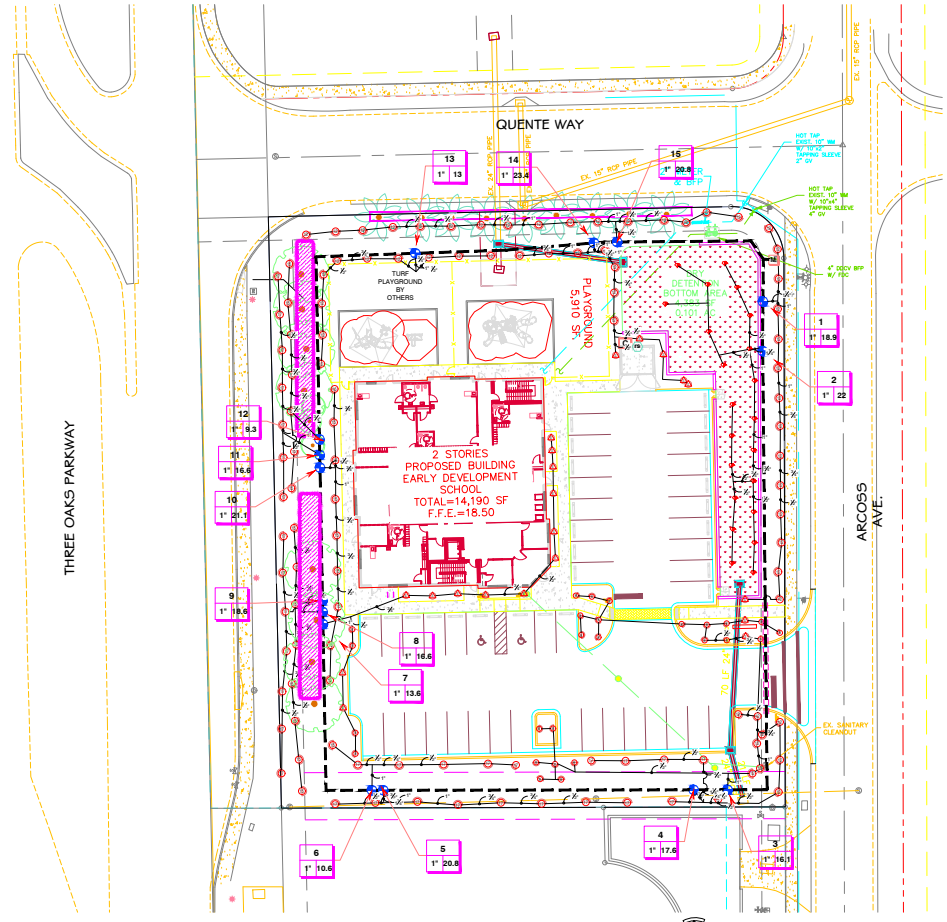
GREGORY J. DISERIO, RLA
RLA NO. 843 DATE:
STATE OF FLORIDA

PROJECT NO.	224001
PROJECT MGR.	GREG DISERIO
FILE NAME:	GODDARD SCHOOL LS
DESIGNER:	GJD
CAD TECH:	GJD
CHECKED BY:	GJD
ISSUED FOR:	SITE PERMITTING
ISSUED DATE:	JAN. 22, 2024
REVISIONS:	

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L-2


A TREE PLANTING DETAIL
NOT TO SCALE
B TREE PLANTING ON SLOPE
NOT TO SCALE
C TREE STAKING - LODGE POLES
NOT TO SCALE
D MULTI TRUNK TREE PLANTING DETAIL
NOT TO SCALE
** Refer to special clear sight maintenance requirements if applicable.
E PALMATE PALM DETAIL: CIGAR CUT
NOT TO SCALE
F ROYAL PALM DETAIL
NOT TO SCALE
G PALMATE or DOUBLE STEM PALM DETAIL
NOT TO SCALE
H GROUNDCOVER
NOT TO SCALE
4 6" SPRAY HEAD WITH PRO-FLEX TUBING
3 ICV GLOBE VALVE
1 WALL MOUNT CONTROLLER
2 MINI-CLIK WITH SENSOR GUARD
INTERNAL PARKING ISLAND DETAIL
NOT TO SCALE
GENERAL IRRIGATION NOTES
1. All mainline and lateral line piping and control wires under paving shall be installed in separate sleeves. main and lateral line sleeves shall be a minimum of twice (2.5x) the diameter of the pipe to be sleeved. Control wire sleeves shall be sufficient size for the required number of wires under paving.
2. Pipe sizes shall conform to those shown on the drawings. No substitutes of smaller pipe sizes shall be permitted but substitutions of larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of said rejection.
3. All sprinkler heads shall be set perpendicular to finished grade unless otherwise specified.
4. The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum coverage with minimal overspray onto walks, streets, walls, etc.
5. Irrigation heads shall be a minimum of 18" from buildings.
6. This irrigation design is diagrammatic in nature. All piping, valves, etc. shown within paved areas are for design clarification only and shall be installed in planting areas whenever possible. The contractor shall locate all valves in shrub areas where possible.
7. It is the responsibility of the irrigation contractor to familiarize himself with all grade differences, location of walls, structures and utilities. The irrigation contractor shall repair or replace all items damaged by his work. He shall coordinate his work with other contractors for the location and installation of pipe sleeves through walls, under roadways and paving, etc.
8. Do not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences, water levels or differences in the area dimensions exist that might not have been considered in the engineering. Such obstructions or differences should be brought to the attention of owners representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.
9. All sprinkler equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
10. The contractor shall provide (Pressure Compensating Screens) as necessary to reduce or eliminate over spray into streets, walks or other areas as dictated by the owner's authorized representative.
11. All remote control valves, gate valves, quick couplers and control wire splices shall be installed in approved valve boxes with locking covers. All shall be marked indicating controller and station numbers for control valve.
12. Contractor to provide the Owner with a complete irrigation design in compliance with Owners program. All required plantings shall be irrigated. Plant materials shall be irrigated in zones of similar water use. High water use plants shall be on separate zones from low and moderate water use plant materials.
13. Irrigation system shall be designed for complete coverage of landscape plantings and turf.
14. The sprinkler system to be based on a minimum operating pressure of 40 PSI. The irrigation contractor shall verify water pressures, flows, elevations, and other requirements prior to construction. Report any differences between the water pressure and flows indicated on drawings and the actual pressure reading at the irrigation point of connection to the owners authorized representative.
15. Installer shall conduct final testing and adjustments to achieve design specifications prior to completion of the system and acceptance by the owner or owner's representative.
16. The installer shall provide property owners and users with post-construction documentation, including as-constructed drawings, recommended maintenance activities and schedules, operational schedule, design precipitation rates, instructions on adjusting the system to apply less water after the landscape is established, maintenance schedule, water source, water shut-off method, and the manufacturer's operation guide for the irrigation controller. To the extent feasible, similar information should be made available for subsequent property transfers.
17. Changes and/or modifications to the existing water source shall require appropriate adjustments to the irrigation system design. Contractor shall be responsible for all irrigation system design modifications. Plans depict the minimum components needed for coverage of new plant installations.
18. The contractor shall be responsible for providing all code required backflow preventers in addition to all permits as required by the governing agencies including water use permits.
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Fort Myers, Florida 33901
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Fax: (239) 337 - 4494
L.A. LICENSE: LC C000063
PROJECT INFORMATION:
GODDARD EARLY DEVELOPMENT SCHOOL
ESTERO , FL
PREPARED FOR:
BANKS ENGINEERING, Inc.
10511 Six Mile Cypress Parkway
Fort Myers, Florida 33966
CONSULTANT:
DESIGN PROFESSIONAL:
GREGORY J. DISERIO, RLA
RLA NO. 646 DATE:
STATE OF FLORIDA
PROJECT NO. 224001
PROJECT MGR. GREG DISERIO
FILE NAME: GODDARD SCHOOL LS
DESIGNER: GJD
CAD TECH: GJD
CHECKED BY: GJD
ISSUED FOR:
SITE PERMITTING
ISSUED DATE: JAN. 22, 2024
REVISIONS:
SHEET TITLE:
DETAILS AND NOTES
SHEET NUMBER:
L-3



IRRIGATION PLAN

SCALE 1" = 20'

0' 10' 20' 40' 60'

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	ARC	GPM	RADIUS
	Hunter PROS-06-PRS30 ES-515 Shrub Spray, 30 psi regulated 6in. Pop-Up. Co-molded wiper seal with UV Resistant Material.	8	EST	0.65	5'x15'
	Hunter PROS-06-PRS30 SS-530 Shrub Spray, 30 psi regulated 6in. Pop-Up. Co-molded wiper seal with UV Resistant Material.	13	SST	1.3	5'x30'
	Hunter PROS-06-PRS30 08H Shrub Spray, 30 psi regulated 6in. Pop-Up. Co-molded wiper seal with UV Resistant Material.	17	180	0.47	8'
	Hunter PROS-06-PRS30 08Q Shrub Spray, 30 psi regulated 6in. Pop-Up. Co-molded wiper seal with UV Resistant Material.	9	90	0.24	8'
	Hunter PROS-06-PRS30 12H Shrub Spray, 30 psi regulated 6in. Pop-Up. Co-molded wiper seal with UV Resistant Material.	52	180	1.3	12'
	Hunter PROS-06-PRS30 12Q Shrub Spray, 30 psi regulated 6in. Pop-Up. Co-molded wiper seal with UV Resistant Material.	4	90	0.67	12'
	Hunter PROS-06-PRS30 15H Shrub Spray, 30 psi regulated 6in. Pop-Up. Co-molded wiper seal with UV Resistant Material.	24	180	1.86	15'
	Hunter PROS-06-PRS30 15Q Shrub Spray, 30 psi regulated 6in. Pop-Up. Co-molded wiper seal with UV Resistant Material.	1	90	0.97	15'
	Hunter PROS-06-PRS30 17H Shrub Spray, 30 psi regulated 6in. Pop-Up. Co-molded wiper seal with UV Resistant Material.	31	180	2.37	17'
	Hunter PROS-06-PRS30 17Q Shrub Spray, 30 psi regulated 6in. Pop-Up. Co-molded wiper seal with UV Resistant Material.	2	90	1.15	17'
	Hunter AFB 10 Adjustable Flow Bubbler, 1/2in. FIPT, stainless steel screw adjustment.	22	360	1	3'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter ICV-G 1in., 1-1/2in., 2in., and 3in. Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.
C	Hunter I2C-1600-PL 16 Station Outdoor Modular Controller. With one ICM-800 Module. Commercial Use. Plastic Cabinet.
RS	Hunter MINI-CLIK Rain Sensor, mount as noted
M	Water Meter 3/4" IRRIGATION METER & BACK FLOW PER ENGINEERING PLANS
	Irrigation Lateral Line: PVC Class 200 SDR 21
	Irrigation Mainline: PVC Class 200 SDR 21
	Pipe Sleeve: PVC Class 200 SDR 21

DMJA

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ISSUED DATE: JAN. 22, 2024
REVISIONS:

SHEET TITLE:
IRRIGATION PLAN

SHEET NUMBER:
L-4

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THE
GODDARD SCHOOL®
FOR EARLY CHILDHOOD DEVELOPMENT
VILLAGE OF ESTERO
PLANNING, ZONING, & DESIGN REVIEW BOARD
WORKSHOP MEETING | MARCH 12, 2024

APPLICANT REPRESENTATIVES

TENANT

Mike Thompson

OWNER

Chad Wheatley
Brandon Guy

ENGINEER

Brent Addison, P.E.

ARCHITECT

Cheryl Schweiker, AIA

PROJECT LOCATION



The project site is located in the Plaza Del Sol Subdivision on the SE corner of Quente Way & Three Oaks Parkway

THE GODDARD SCHOOL FOR EARLY CHILDHOOD DEVELOPMENT

REQUEST FOR APPROVAL

Requesting Development Order approval for the construction of:

- **± 14,330 SF Early Development School**
- **± 5,910 SF Playground**
- **Parking**
- **Paving, Grading, and Drainage**
- **Utility Connections to Lee County Utilities**



THE GODDARD SCHOOL® FOR EARLY CHILDHOOD DEVELOPMENT


BANKS
ENGINEERING
BRENT ADDISON, P.E.

EXISTING CONDITIONS

View looking west from Arcos Ave



View looking east from Three Oaks Parkway

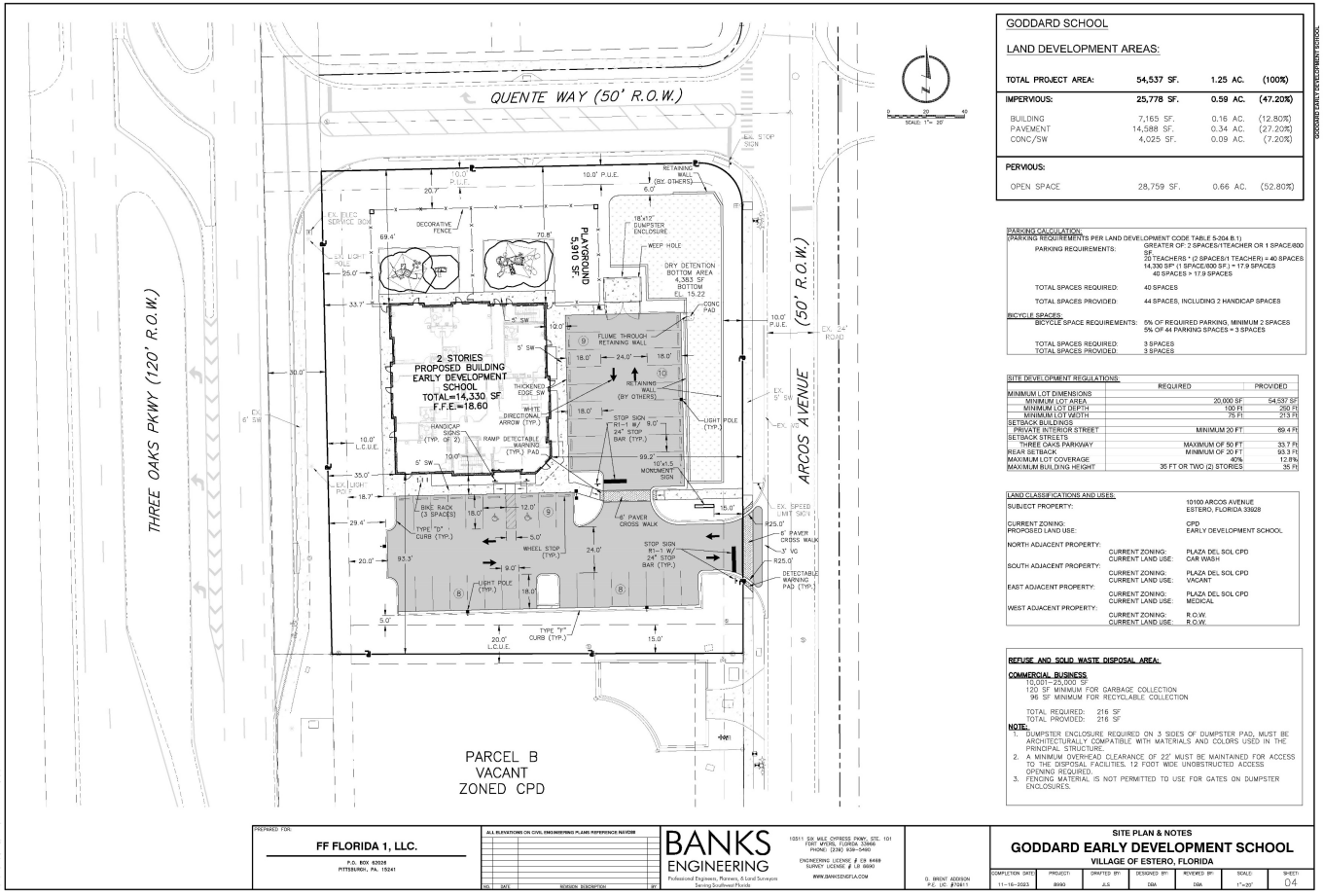




View looking south from Quente Way

THE GODDARD SCHOOL FOR EARLY CHILDHOOD DEVELOPMENT

SITE PLAN



GODDARD SCHOOL

LAND DEVELOPMENT AREAS:

TOTAL PROJECT AREA:	54,537 SF.	1.25 AC.	(100%)
IMPERVIOUS:	25,778 SF.	0.59 AC.	(47.20%)
BUILDING	7,165 SF.	0.16 AC.	(12.80%)
PAVEMENT	14,588 SF.	0.34 AC.	(27.20%)
CONC/SW	4,025 SF.	0.09 AC.	(7.20%)
PERVIOUS:			
OPEN SPACE	28,759 SF.	0.66 AC.	(52.80%)

PARKING CALCULATION:

PARKING REQUIREMENTS PER LAND DEVELOPMENT CODE TABLE 5-304 B.1)

PARKING REQUIREMENTS: GREATER OF: 2 SPACES/1TEACHER OR 1 SPACE/800 SF.
20 TEACHERS * (2 SPACES/1 TEACHER) = 40 SPACES
14,330 SF/ (1 SPACE/800 SF.) = 17.9 SPACES
40 SPACES > 17.9 SPACES

TOTAL SPACES REQUIRED: 40 SPACES

TOTAL SPACES PROVIDED: 44 SPACES, INCLUDING 2 HANDICAP SPACES

BICYCLE SPACES:

BICYCLE SPACE REQUIREMENTS: 5% OF REQUIRED PARKING, MINIMUM 2 SPACES
5% OF 44 PARKING SPACES = 3 SPACES

TOTAL SPACES REQUIRED: 3 SPACES
TOTAL SPACES PROVIDED: 3 SPACES

SITE DEVELOPMENT REGULATIONS:

	REQUIRED	PROVIDED
MINIMUM LOT DIMENSIONS		
MINIMUM LOT AREA	20,000 SF.	54,537 SF.
MINIMUM LOT DEPTH	100 Ft.	260 Ft.
MINIMUM LOT WIDTH	75 Ft.	213 Ft.
SETBACK BUILDINGS		
PRIVATE INTERIOR STREET	MINIMUM 20 FT.	69.4 Ft.
SETBACK STREETS		
THREE OAKS PARKWAY	MAXIMUM OF 50 FT.	33.7 Ft.
REAR SETBACK:	MINIMUM OF 20 FT.	93.3 Ft.
MAXIMUM LOT COVERAGE	40%	12.8%
MAXIMUM BUILDING HEIGHT	35 FT OR TWO (2) STORIES	35 Ft.

LAND CLASSIFICATIONS AND USES:

SUBJECT PROPERTY:		10100 ARCOS AVENUE ESTERO, FLORIDA 33928
CURRENT ZONING:		CPD
PROPOSED LAND USE:		EARLY DEVELOPMENT SCHOOL
NORTH ADJACENT PROPERTY:	CURRENT ZONING:	PLAZA DEL SOL CPD
	CURRENT LAND USE:	CAR WASH
SOUTH ADJACENT PROPERTY:	CURRENT ZONING:	PLAZA DEL SOL CPD
	CURRENT LAND USE:	VACANT
EAST ADJACENT PROPERTY:	CURRENT ZONING:	PLAZA DEL SOL CPD
	CURRENT LAND USE:	MEDICAL
WEST ADJACENT PROPERTY:	CURRENT ZONING:	R.O.W.
	CURRENT LAND USE:	R.O.W.

REFUSE AND SOLID WASTE DISPOSAL AREA:

COMMERCIAL BUSINESS
10,001 - 25,000 SF
120 SF MINIMUM FOR GARBAGE COLLECTION
96 SF MINIMUM FOR RECYCLABLE COLLECTION

TOTAL REQUIRED: 216 SF
TOTAL PROVIDED: 216 SF

NOTE:
1. DUMPSTER ENCLOSURE REQUIRED ON 3 SIDES OF DUMPSTER PAD, MUST BE ARCHITECTURALLY COMPATIBLE WITH MATERIALS AND COLORS USED IN THE PRINCIPAL STRUCTURE.
2. A MINIMUM OVERHEAD CLEARANCE OF 22' MUST BE MAINTAINED FOR ACCESS TO THE DISPOSAL FACILITIES. 12 FOOT WIDE UNOBSTRUCTED ACCESS OPENING REQUIRED.
3. FENCING MATERIAL IS NOT PERMITTED TO USE FOR GATES ON DUMPSTER ENCLOSURES.

PREPARED FOR:
FF FLORIDA 1, LLC.
P.O. BOX 62028
PITTSBURGH, PA. 15241

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE NAVD88

NO.	DATE	REVISION DESCRIPTION	BY

BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving Southwest Florida

10511 SW MILE CYPRESS PKWY, STE. 101
FORT MYERS, FLORIDA 33966
PHONE: (239) 939-5490
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKSENGFLA.COM

G. BRENT ADDISON
P.E. LIC. #70411

SITE PLAN & NOTES
GODDARD EARLY DEVELOPMENT SCHOOL
VILLAGE OF ESTERO, FLORIDA

COMPLETION DATE:	PROJECT:	DRAFTED BY:	DESIGNED BY:	REVIEWED BY:	SCALE:	SHEET:
11-16-2023	8080	JLS	DBA	DBA	1"=20'	04

THE GODDARD SCHOOL
FOR EARLY CHILDHOOD DEVELOPMENT

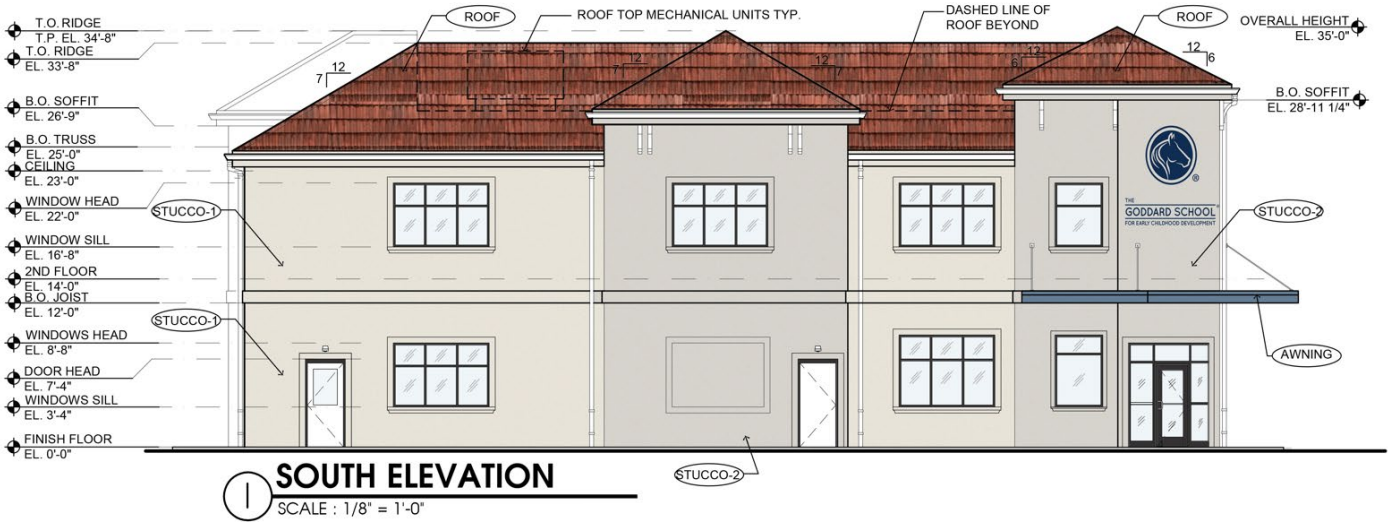

JarmelKizel
ARCHITECTS AND ENGINEERS INC.
CHERYL SCHWEIKER, AIA

Original Architectural Plans

SOUTH ELEVATION



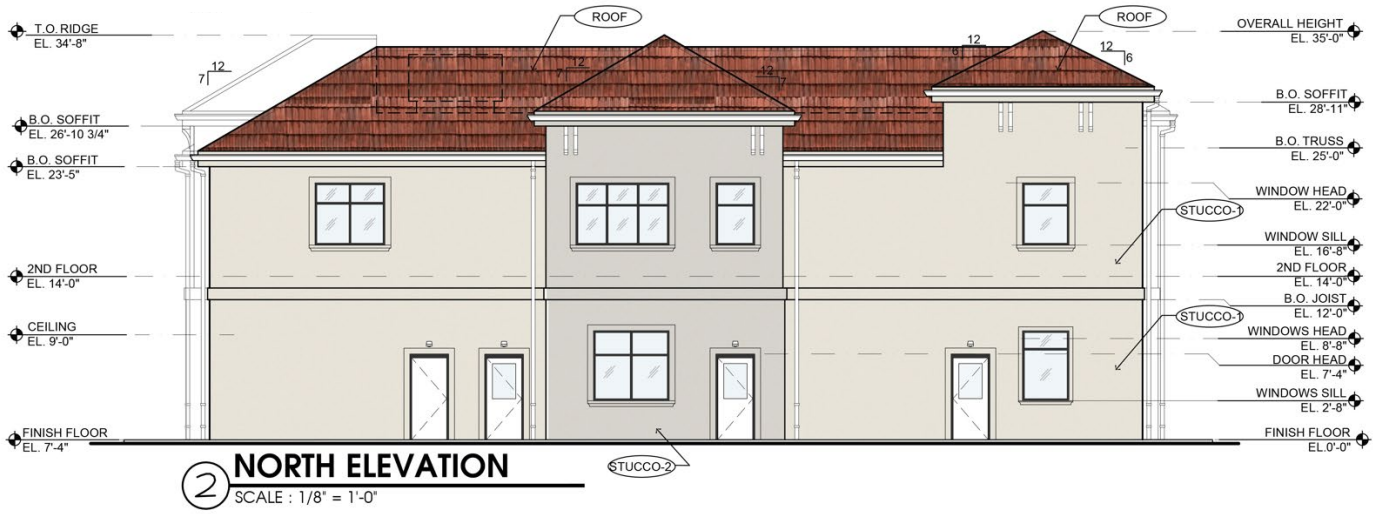
4 BUILDING SIGN ELEVATIONS
SCALE : 1/2" = 1'-0"



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

THE GODDARD SCHOOL
FOR EARLY CHILDHOOD DEVELOPMENT

NORTH ELEVATION



2 NORTH ELEVATION
SCALE : 1/8" = 1'-0"

THE GODDARD SCHOOL® FOR EARLY CHILDHOOD DEVELOPMENT

EAST ELEVATION



4 BUILDING SIGN ELEVATIONS
SCALE : 1/2" = 1'-0"



3 EAST ELEVATION
SCALE : 1/8" = 1'-0"

THE GODDARD SCHOOL FOR EARLY CHILDHOOD DEVELOPMENT

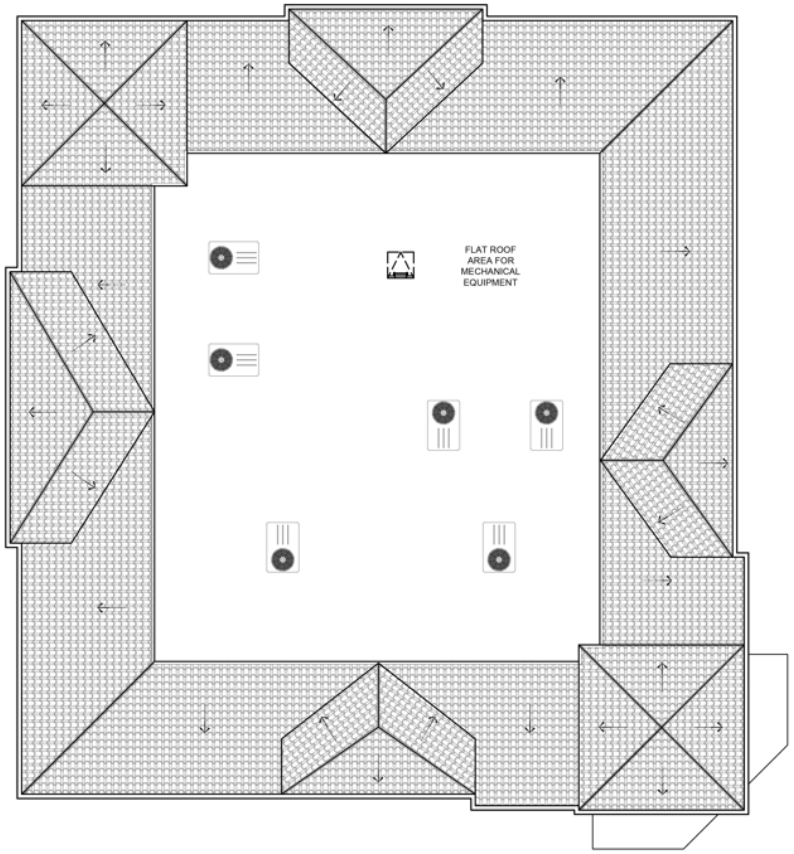
WEST ELEVATION



4 WEST ELEVATION
SCALE : 1/8" = 1'-0"

THE GODDARD SCHOOL® FOR EARLY CHILDHOOD DEVELOPMENT

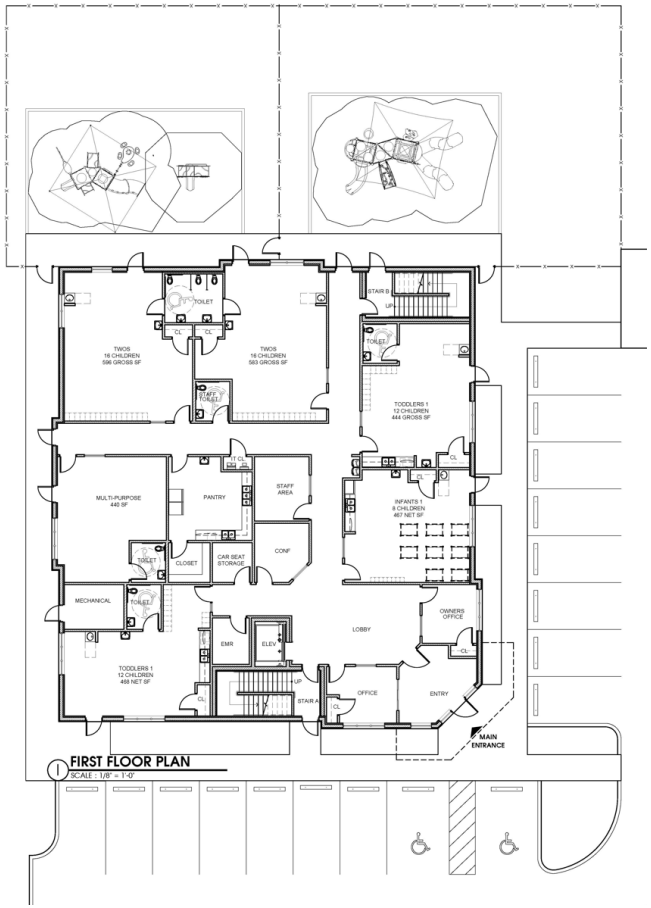
ROOF PLAN

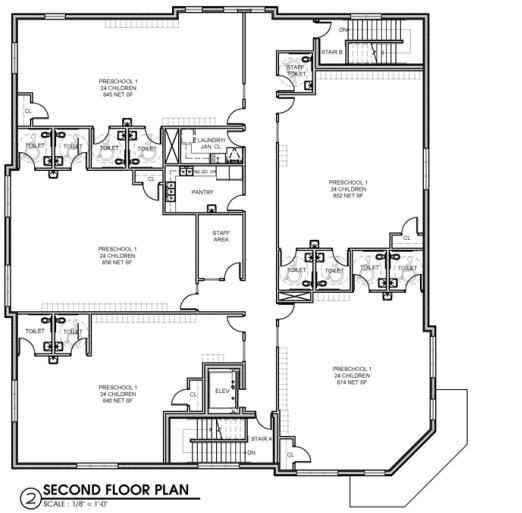


5 ROOF PLAN
SCALE: 1/8"=1'-0"

THE GODDARD SCHOOL® FOR EARLY CHILDHOOD DEVELOPMENT

FIRST & SECOND FLOOR PLAN





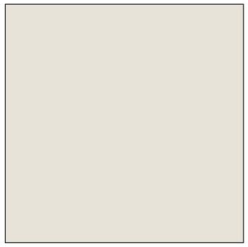
BUILDING PLAN DATA TABLE		
	NUMBER OF STUDENTS < 36 MONTHS OLD	84
	NUMBER OF STUDENTS > 36 MONTHS OLD	100
	TOTAL STUDENTS	184
	TOTAL STAFF	22
	TOTAL OCCUPANCY	206

THE GODDARD SCHOOL® FOR EARLY CHILDHOOD DEVELOPMENT

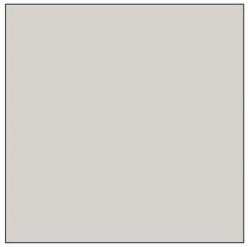
MATERIAL SAMPLE BOARD



WINDOW/DOOR FRAMES
DARK BRONZE



STUCCO-1
COLOR: SW 7009 - PEARLY WHITE



STUCCO-2
COLOR: SW 7647 - CRUSHED ICE



ROOF
SPANISH TILE - TERRA COTTA

EXTERIOR MATERIAL SCHEDULE

LABEL	MANUFACTURER	SIZE / TYPE	FINISH / COLOR
STOREFRONT	KAWNEER	TRIFAB 451T / 350 PER DOOR SCHEDULE	DARK BRONZE
DOOR	-	PER DOOR SCHEDULE	DARK BRONZE
FIXED WINDOW	TBD	TBD	DARK BRONZE
STUCCO-1	DRYVIT	-	SAND PEBBLE FINISH COLOR: SW 7009
STUCCO-2	DRYVIT	-	SAND PEBBLE FINISH COLOR: SW 7647
GUTTER-1	-	6" ALUMINUM TYPE 'K' W/ LEAF SCREEN AND 6" LEADERS	TBD
VINYL-1	ROYAL BUILDING PRODUCTS	COLORSCAPES TRIPLE 4 PERFORATED SOFFIT NOM. THICKNESS 0.042"	WHITE (REF. NOTE 2 BELOW)
KNOX-1	KNOX BOX	3200 SERIES W/ RECESSED MOUNT FLANGE, HINGE DOOR, & TAMPER SWITCH	DARK BRONZE (REF. NOTE 2 BELOW)
ROOF	BRAVA	SPANISH TILE	TERRA COTTA
TRIM	TBD	-	TBD

THE GODDARD SCHOOL® FOR EARLY CHILDHOOD DEVELOPMENT

Updated Architectural Plans

ARCHITECTURAL RENDERING



THE GODDARD SCHOOL® FOR EARLY CHILDHOOD DEVELOPMENT

SOUTH ELEVATION



4 BUILDING SIGN ELEVATIONS
SCALE : 1/2" = 1'-0"



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

NORTH ELEVATION



2 NORTH ELEVATION
SCALE : 1/8" = 1'-0"

THE GODDARD SCHOOL® FOR EARLY CHILDHOOD DEVELOPMENT

EAST ELEVATION



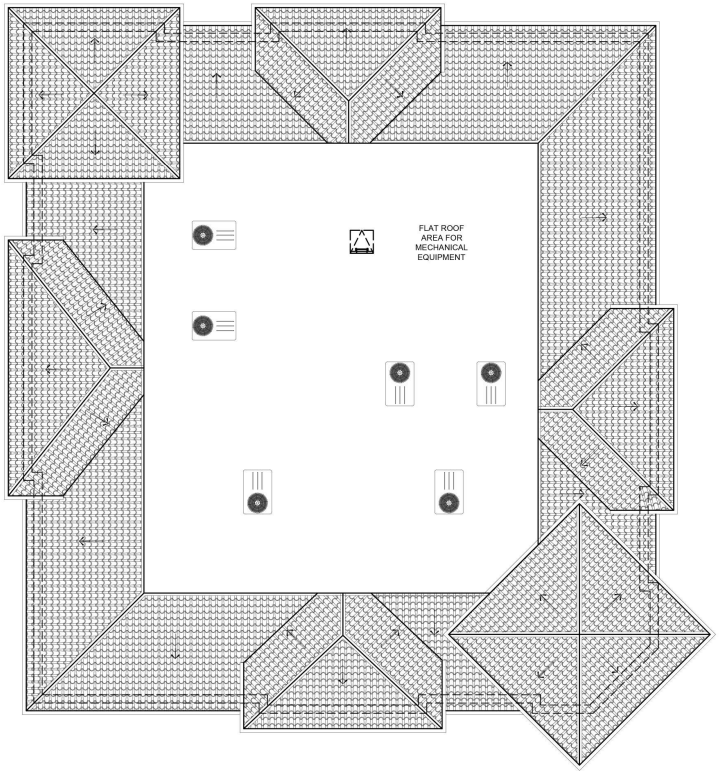
WEST ELEVATION



4 WEST ELEVATION
SCALE : 1/8" = 1'-0"

THE GODDARD SCHOOL FOR EARLY CHILDHOOD DEVELOPMENT

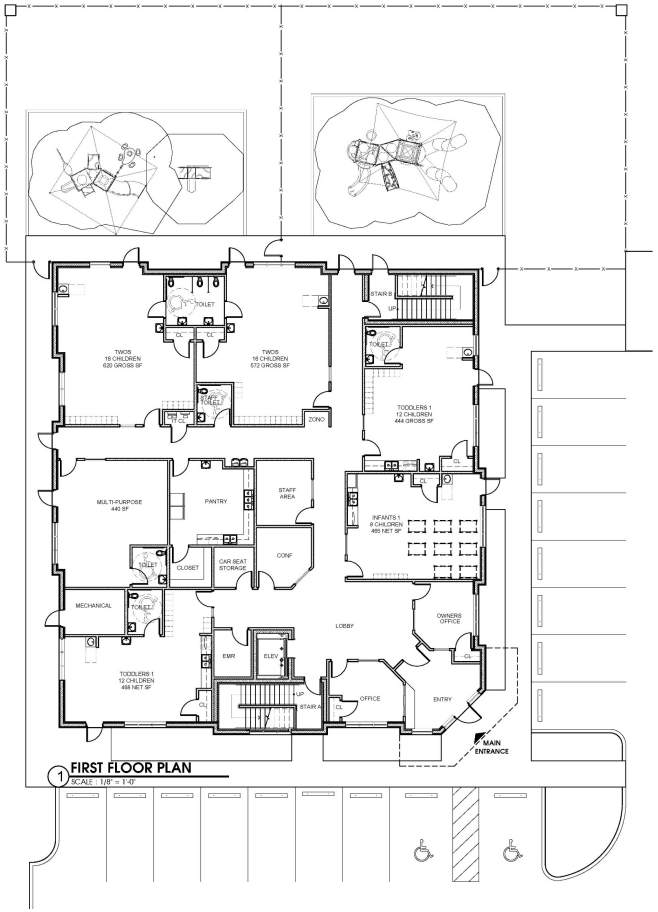
ROOF PLAN

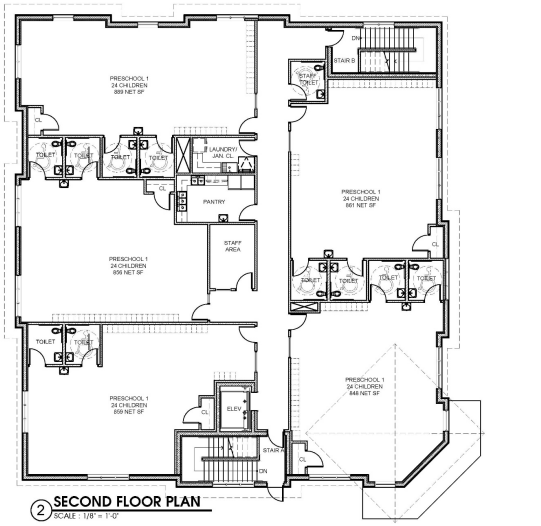


5 ROOF PLAN
SCALE: 1/8"=1'-0"

THE GODDARD SCHOOL® FOR EARLY CHILDHOOD DEVELOPMENT

FIRST & SECOND FLOOR PLAN





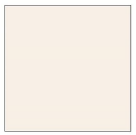
BUILDING PLAN DATA TABLE	
NUMBER OF STUDENTS < 36 MONTHS OLD	64
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TOTAL STAFF	22
TOTAL OCCUPANCY	206

THE GODDARD SCHOOL® FOR EARLY CHILDHOOD DEVELOPMENT

MATERIAL SAMPLE BOARD



WINDOW/DOOR FRAMES
DARK BRONZE



STUCCO-1
COLOR: SW 7104 - COTTON WHITE



STUCCO-2
COLOR: SW 6178 - CLARY SAGE



STUCCO-3
COLOR: SW 6140 - MODERATE WHITE



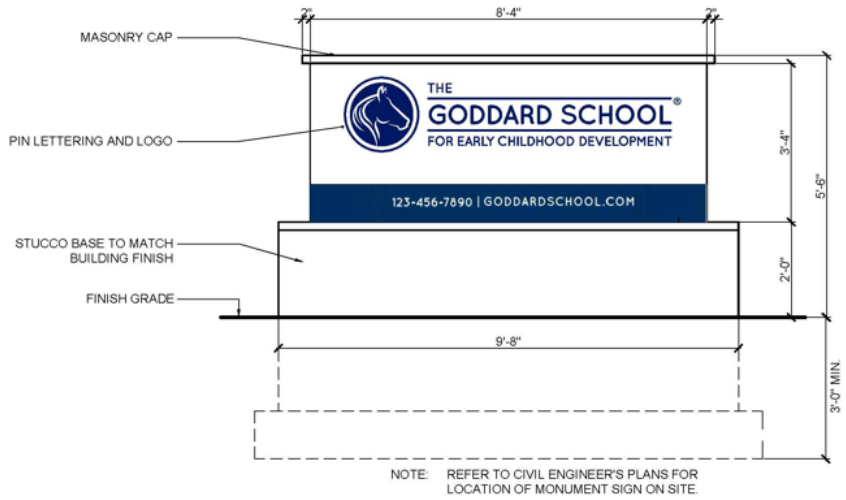
ROOF
SPANISH TILE - TERRA COTTA

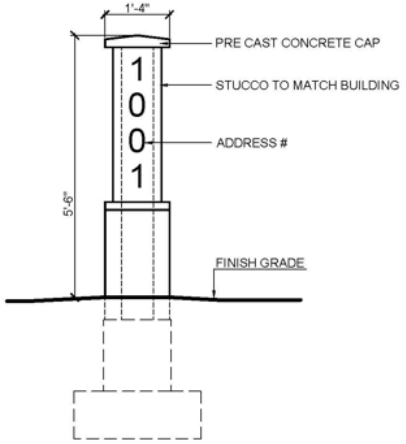
EXTERIOR MATERIAL SCHEDULE

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FIXED WINDOW	TBD	TBD	DARK BRONZE
STUCCO-1	DRYVIT	-	SAND PEBBLE FINISH COLOR: SW 7104
STUCCO-2	DRYVIT	-	SAND PEBBLE FINISH COLOR: SW 6178
STUCCO-3	DRYVIT		SAND PEBLLE FINISH COLOR: SW 6140
GUTTER-1	-	6" ALUMINUM TYPE 'K' W/ LEAF SCREEN AND 6" LEADERS	TBD
VINYL-1	ROYAL BUILDING PRODUCTS	COLORSCAPES TRIPLE 4 PERFORATED SOFFIT NOM. THICKNESS 0.042"	WHITE (REF. NOTE 2 BELOW)
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ROOF	BRAVA	SPANISH TILE	TERRA COTTA
TRIM	TBD	-	TBD

THE GODDARD SCHOOL® FOR EARLY CHILDHOOD DEVELOPMENT

MONUMENT SIGN ELEVATIONS

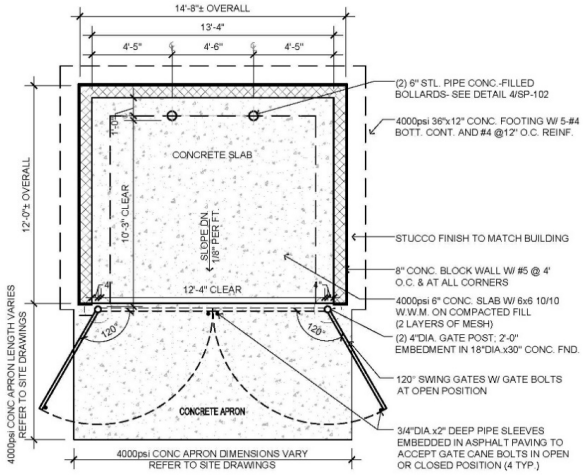




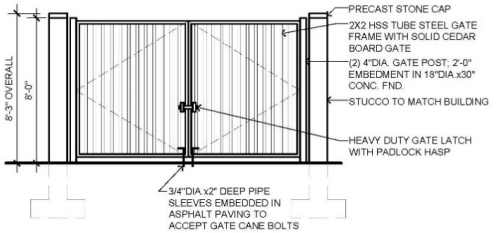
3 MONUMENT SIGN ELEVATIONS

SCALE : 1/2" = 1'-0"

DUMPSTER ENCLOSURE DETAILS

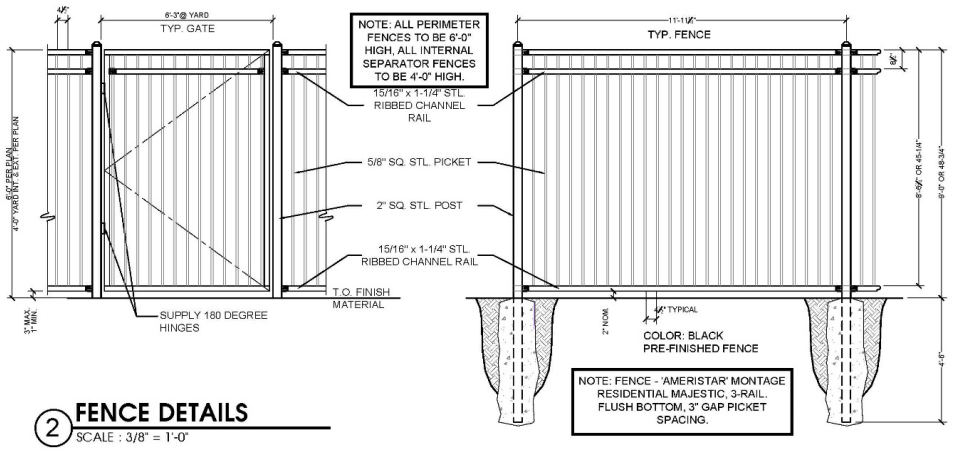


1 DUMPSTER ENCLOSURE DETAILS
SCALE : 1/4" = 1'-0"



THE GODDARD SCHOOL® FOR EARLY CHILDHOOD DEVELOPMENT

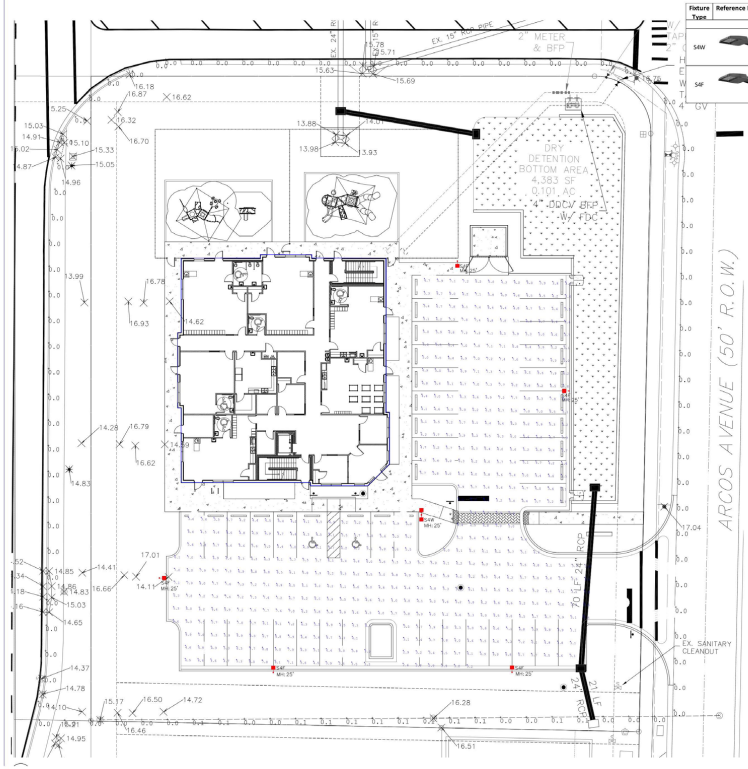
FENCE DETAILS



2 FENCE DETAILS
SCALE : 3/8" = 1'-0"

SITE PHOTOMETRICS

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking + Drive	Illuminance	Fc	5.55	9.2	2.5	2.22	3.68
Property Line	Illuminance	Fc	0.01	0.1	0.0	N.A.	N.A.



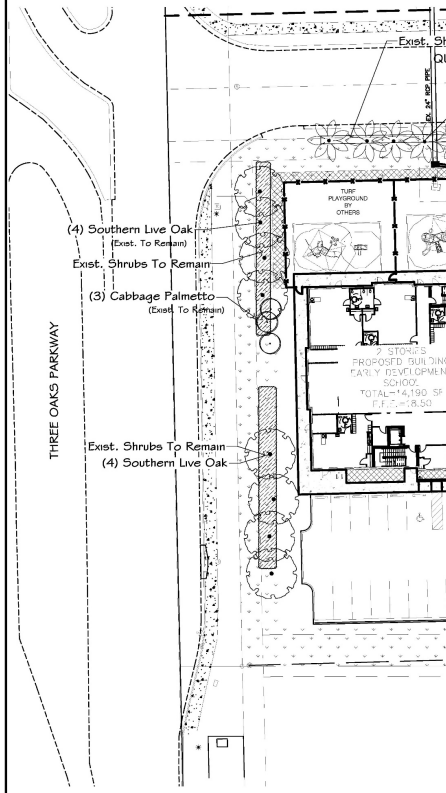
Fixture Type	Reference Image	Description	Dimming Interface	Product Registration ID	Lamps, CCT, Lumen, Optics, CRI	Input Voltage	Fixture Wattage	Mounting, Finishes, Remarks & Other Notes
FIXTURE TYPES								
S4W		LED AREA LIGHT TYPE 4 WIDE DISTRIBUTION WITH HOUSE SIDE SHIELD	0-10V	CLI BRCAMCTX-P4W	(2) LED MODULE, 21000lm, 3000K, 70CRI	UNV	160	2 HEADS @ 180° MOUNTED @ 25'-0" AFG.
S4F		LED AREA LIGHT TYPE 4 FORWARD DISTRIBUTION WITH HOUSE SIDE SHIELD	0-10V	CLI BRCAMCTX-P4F	LED MODULE, 21000lm, 3000K, 70CRI	UNV	160	MOUNTED @ 25'-0" AFG.

THE GODDARD SCHOOL FOR EARLY CHILDHOOD DEVELOPMENT


QUESTIONS?

Additional Information

SITE LANDSCAPE DATA



SITE LANDSCAPE CALCULATIONS

SCALE 1" = 20'

0' 10' 20' 40' 60'

GENERAL LANDSCAPE NOTES

1. THE QUALITY OF ALL PLANT MATERIAL WILL MEET THE STANDARDS FOR FLORIDA GRADE NO.1 (or better), AS GOVERNED IN "GRADES AND STANDARDS FOR NURSERY PLANTS".
2. ALL PLANTED TREES AND PALMS WILL HAVE A 3" DEEP SAUCER CONSTRUCTED FROM THE TRUNK OF THE TREE OR PALM. MINIMUM OF 4' DIAMETER.
3. ALL PLANTING BEDS SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF MULCH AND SHALL BE WEED FREE. MULCH SHALL BE GRADE B OR BETTER. CONTRACTOR SHALL REMOVE ANY VEGETATIVE GROWTH AND APPLY A PRE-EMERGENT WEED KILLER PER SPECIFICATIONS PRIOR TO MULCHING.
4. NO CODE REQUIRED PLANTINGS SHALL BE INSTALLED IN EASEMENTS. ABOVE CODE PLANTINGS SHALL BE REPLACED AT THE OPTION AND COST OF DEVELOPER SHOULD FUTURE UTILITY WORK REQUIRE REMOVAL.
5. ANY AND ALL EXOTIC VEGETATION INCLUDING: EARLEAF ACACIA, WOMAN'S TONGUE, BISHOPWOOD, AUSTRALIAN PINE, CARROTWOOD, ROSEWOOD, AIR POTATO, MURRAY RED GUM, WEEPING FIG, CUBAN LAUREL FIG, JAPANESE CLIMBING FERN, OLD WORD CLIMBING FERN, MELALEUCA, DOWNY ROSE MYRTLE, CHINESE TALLOW, BRAZILIAN PEPPER, FLORIDA HOLLY, TROPICAL SODA APPLE, JAVA PLUM, ROSE APPLE, CORK TREE AND WEDELIA, ON THE PROPERTY SHALL BE COMPLETELY REMOVED AND DISPOSED OF OFF SITE BY THE CONTRACTOR. THE SITE SHALL BE MAINTAINED FREE OF INVASIVE EXOTIC VEGETATION IN PERPETUITY.
6. TREES SHALL BE A MINIMUM OF 12'-14' IN HEIGHT WITH A 3" CALIPER MEASURED AT 1' ABOVE GROUND LEVEL WITH A SIX FOOT CANOPY UNLESS SPECIFIED AS 20' TALL TREES PER PLAN AND PLANT LIST.
7. A MINIMUM OF 100% OF THE CODE BUFFER TREES AND SHRUBS SHALL BE OF A NATIVE SPECIES.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE LOCATIONS OF ALL UTILITIES AND ALL SITE CONDITIONS PRIOR TO THE START OF LANDSCAPE INSTALLATION.
9. FERTILIZER SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND VILLAGES OF ESTERO OR LOCAL ORDINANCES
10. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINE GRADE ALL PLANTING AND SODDING AREAS PRIOR TO PLANT OR SOD INSTALLATION. CONTRACTOR SHALL OBTAIN OWNER APPROVAL OF FINAL GRADES.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE TAKEOFFS. PLANT LIST IS PROVIDED FOR REFERENCE ONLY.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE UNTIL FINAL ACCEPTANCE AND IN COMPLIANCE WITH SPECIFICATIONS.
13. CONTRACTOR SHALL REMOVE ALL TAGS, TAPE AND SUPPORTS (EXCEPT STAKING GUYS) FROM ALL PLANTINGS PRIOR TO FINAL ACCEPTANCE.
14. ALL AREAS OF THE SITE NOT PLANTED SHALL BE SODDED IN ACCORDANCE WITH PLANS. REFER TO ENGINEERING PLANS FOR ADDITIONAL SPECIFICATIONS.
15. THE REQUIRED PLANTINGS SHALL BE IRRIGATED IN ACCORDANCE WITH LDC REQUIREMENTS. REFER TO CONSTRUCTION DOCUMENTS FOR COMPLETE IRRIGATION PLANS.
16. THE PARKING LOTS SHALL BE SLEEVED FOR IRRIGATION BY THE LANDSCAPE CONTRACTOR. COORDINATE WITH CIVIL ENGINEERING PLANS.
17. ALL BASE ROCK SHALL BE REMOVED FROM LANDSCAPE PARKING ISLANDS.
18. PRIOR TO CERTIFICATE OF COMPLIANCE NO TREES SHALL BE PLANTED WHERE THEY INTERFERE WITH BUILDINGS, UTILITIES, SITE DRAINAGE, MBWS, SIGNS, OR WHERE THEY WILL REQUIRE FREQUENT PRUNING TO AVOID POWER LINES AT MATURE HEIGHTS IN PERPETUITY UNLESS A WRITTEN STATEMENT IS PROVIDED PER LDC SEC.10-421.A.5.
19. THE CONTRACTOR SHALL PROVIDE (PRESSURE COMPENSATING SCREENS) AS NECESSARY TO REDUCE OR ELIMINATE OVERSPRAY INTO STREETS, WALKS OR OTHER AREAS AS DICTATED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
20. PLANS PREPARED FOR DEVELOPMENT ORDER APPROVAL. REFER TO ADDITIONAL LANDSCAPE CONSTRUCTION DOCUMENTS FOR COURTYARD PLANTINGS.

TOTAL SITE =54,491 SF (1.25 acre)

OPEN SPACE REQUIREMENTS

OPEN SPACE REQUIRED
CPD = 30%
1.25 acres (54,528 SF) X 30% = 16,358 SF REQUIRED.
OPEN SPACE (PER HATCHING) PROVIDED = 16,396 SF.

INDIGENOUS OPEN SPACE REQUIREMENTS
NOT APPLICABLE- SITE IS VOID OF NATIVE VEGETATION

GENERAL TREE REQUIREMENTS
1 TREE PER 3,500 SF OF SITE
54,529/ 3500=16 MINIMUM TREES REQUIRED AND xx PROVIDED AT 1:1 CREDITS.
NOTE: 16' TREES MAY BE USED AT A 2:1 CREDIT FOR GENERAL TREES. GENERAL TREE REQUIREMENTS MAY NOT BE REDUCED MORE THE 50%. A MAXIMUM OF 14 -16' TREES MAY BE USED AT 2:1 CREDIT TOWARDS GENERAL TREES.
(CREDIT TREES, IF ANY, DEPICTED IN PLANT LIST)

INTERNAL PARKING LANDSCAPE REQUIREMENTS

INTERNAL LANDSCAPE AREAS OF 10% OF THE PARKING AREA IS REQUIRED.
14,438 SF VEHICULAR USE AREA x10% =1,438 SF MINIMUM REQUIRED AND 1,745PROVIDED PER HATCHING.

1 TREE PER 250 SF = 6 TREES REQUIRED AND PROVIDED NO MORE THAN
10% OF PLANTING AREA TO BE IN TURF. A MINIMUM OF x SHRUBS or GROUNDCOVERS ARE PROVIDED.

1438 sf / 6 sf per plant = 239 plants. Internal parking area 100% planted.

WATER MANAGEMENT PLANTING REQUIREMENTS

PER SECTION 33-111(d) OF SUBDIVISION 1 OF ESTERO PLANNING COMMUNITY REGULATIONS:

DETENTION BASINS MUST BE PLANTED WITH WETLAND SPECIES AT 36" OC THROUGHOUT THE BASIN.

BUILDING PERIMETER PLANTING REQUIREMENTS
14,330 SF. BLDG X 10% = 1,433 SF OF BUILDING PERIMETER PLANTING REQUIRED AND xx SF. PROVIDED.
APPROXIMATELY xx SHRUBS/GROUNDCOVERS PROVIDED

BUFFER REQUIREMENTS:

PROJECT NORTH BUFFER (Quente Way)
RESOLUTION Z-03-039
Type D Buffer required 15' wide with 5 trees per 100 lf and a double staggered hedgerow to be maintained @ 36".

195'/100' X 5 = 10 trees required and provided
195'/100 X 66 = 129 shrubs required and provided

PROJECT EAST BUFFER (Arcos Ave)
RESOLUTION Z-03-039
Type D Buffer required 15' wide with 5 trees per 100 lf and a double staggered hedgerow to be maintained @ 36".

200'/100' X 5 = 10 trees required and provided
200'/100' X 66 = 132 shrubs required and provided

PROJECT SOUTH BUFFER (adjacent property)
Type A Buffer required 5' wide with 4 trees per 100 lf and no shrubs required.

165'/100' X 4 = 7 trees required and provided

PROJECT WEST BUFFER (Three Oaks Pkwy)
Type D Buffer required 20' wide with 5 trees per 100 lf and a double staggered hedgerow to be maintained @ 36".

215'/100' X 5 = 11 trees required and provided
215'/100' X 66 = 145 shrubs required and provided

DMJA
DAVID M. JONES, JR. AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS AND PLANNERS
2321 McGregor Blvd.
Fort Myers, Florida 33901
Phone: (239) 337 - 5525
Fax: (239) 337 - 4494
L.A. LICENSE: LC 0000053

PROJECT INFORMATION:

GODDARD EARLY DEVELOPMENT SCHOOL

ESTERO , FL

PREPARED FOR:

BANKS ENGINEERING, Inc.
10511 Six Mile Cypress Parkway
Fort Myers, Florida 33966

CONSULTANT:

DESIGN PROFESSIONAL:

GREGORY J. DISERIO, R.L.A.
R.L.A. NO. 940 DATE:
STATE OF FLORIDA

PROJECT NO.	224001
PROJECT MGR.	GREG DISERIO
FILE NAME	GODDARD SCHOOL LS
DESIGNER	GJD
CAD TECH	GJD
CHECKED BY	GJD
ISSUED FOR:	SITE PERMITTING

ISSUED DATE: JAN. 22, 2024
REVISIONS:

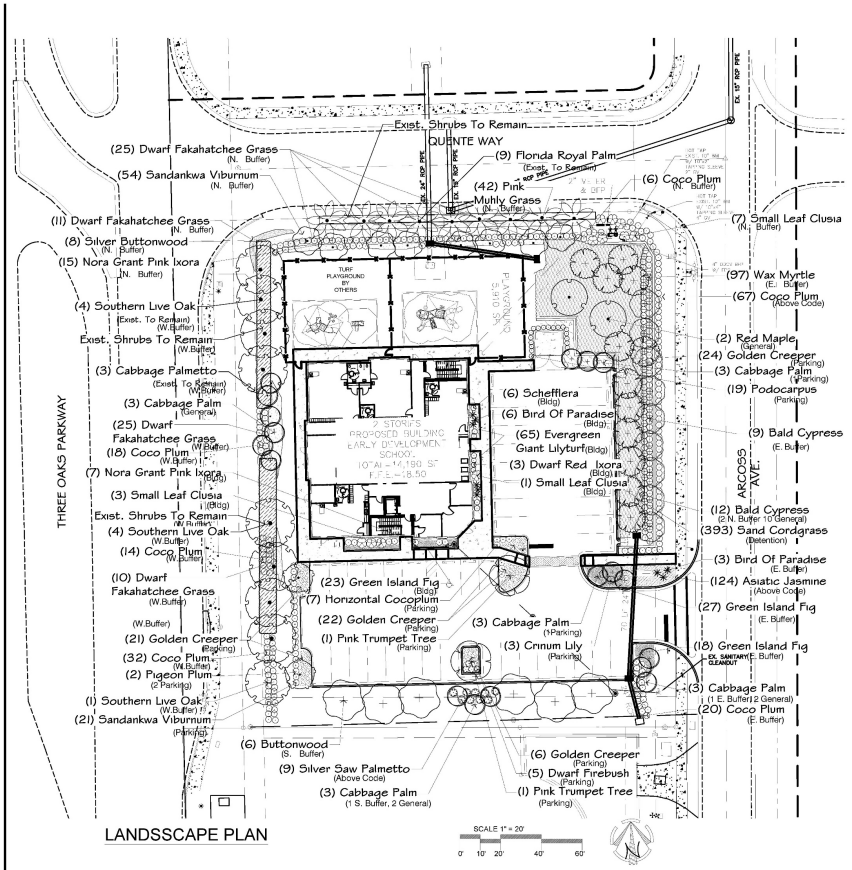
SHEET TITLE:
SITE LANDSCAPE DATA

SHEET NUMBER:
L-1

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

THE GODDARD SCHOOL® FOR EARLY CHILDHOOD DEVELOPMENT

LANDSCAPE PLAN



LANDSSCAPE PLAN

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE
TREES				
	TAX DIS	12	Bald Cypress Taxodium distichum NATIVE	12`-14` HT, 2.5" CAL, 6` SPR, 45 GALLON MINIMUM
	TAX DIS	9	Bald Cypress Taxodium distichum NATIVE-2:1 GENERAL TREES	Min. 16` Ht, 6` Sprd.
	CON ERE	6	Buttonwood Conocarpus erectus NATIVE	12`-14` HT, 2.5" CAL, 6` SPR, 45 GALLON MINIMUM
	SAB PAL	15	Cabbage Palm Sabal palmetto NATIVE	12`-18` CT STAGGERED
	SAB BAB	3	Cabbage Palmetto Sabal palmetto NATIVE-EXISTING TO REMAIN	EXISTING 10`-16` CT
	ROY EL2	2	Florida Royal Palm Roystonea elata EXISTING OFF SITE PALM	EXISTING TO BE REMOVED
	ROY EL3	9	Florida Royal Palm Roystonea elata EXISTING OFF SITE PALM	EXISTING TO REMAIN
	COC DIV	2	Pigeon Plum Coccoloba diversifolia NATIVE	12`-14` HT, 2.5" CAL, 6` SPR, 45 GALLON MINIMUM
	TAB IMP	2	Pink Trumpet Tree Tabebuia impetiginosa	12`-14` HT, 2.5" CAL, 5 SPR
	ACE RE5	2	Red Maple Acer rubrum	Min. 2" Cal., 10` Ht., 4` Sprd.
	CON SE2	8	Silver Buttonwood Conocarpus erectus `Sericeus` NATIVE	12`-14` HT, 2.5" CAL, 5 SPR
	QUE VIR	1	Southern Live Oak Quercus virginiana NATIVE	12`-14` HT, 2.5" CAL, 6` SPR, 45 GALLON MINIMUM
	QUE VI3	8	Southern Live Oak Quercus virginiana NATIVE -EXISTING TO REMAIN	EXISTING TREE, >16` HT, >4" CAL., >10` SPR TO REMAIN
SHRUBS				
	Str reg	9	Bird Of Paradise Strelitzia reginae	7 gal., 18"-24" ht.
	Ci	157	Coco Plum Chrysobalanus icaco NATIVE	Min. 24" Ht., 3 Gallon
	Cli	3	Crinum Lily Crinum asiaticum	7 GAL., 36"-42" Ht.
	Hc	5	Dwarf Firebush Hamelia patens `Compacta`	Min. 24" Ht., 3 Gallon
	Ip	3	Dwarf Red Ixora Ixora coccinea `Petite Red`	3 gal. 18"-24" ht.
	Ch	7	Horizontal Cocoplum Chrysobalanus icaco `Horizontalis` NATIVE	Min. 24" Ht., 3 Gallon
	In	22	Nora Grant Pink Ixora Ixora coccinea `Nora Grant`	3 gal., 24" ht.
	Pm	19	Podocarpus Podocarpus macrophyllus	4`-5` ht. 3` spr
	Vs	75	Sandankwa Viburnum Viburnum suspensum	3 gal., 24" ht
	Sa	6	Schefflera Schefflera arboricola	3 gal., 18"-24" ht
	Sc	9	Silver Saw Palmetto Serenoa repens `Cinerea` NATIVE	3 gal.
	Ce4	11	Small Leaf Clusia Clusia guttifera NATIVE	5` Ht.
	Myr cer	97	Wax Myrtle Myrica cerifera	7 GAL., 36"-42" Ht.
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE / SPACING
SHRUB AREAS				
	Tri dac	71	Dwarf Fakahatchee Grass Tripsacum dactyloides nana NATIVE	18" ht, 3 gallon / 36" o.c.
	Mc4	42	Pink Muhly Grass Muhlenbergia capillaris NATIVE	Min. 24" Ht., 3 Gallon / 36" o.c.
	Sc2	393	Sand Cordgrass Spartina bakeri NATIVE DETENTION PLANTINGS	1 gal. / 90" o.c.
GROUND COVERS				
	Ta2	124	Asiatic Jasmine Trachelospermum asiaticum	1 gal. / 16" o.c.
	Lg	65	Evergreen Giant Lilyturf Liriope muscari `Evergreen Giant`	1 gal. / 16" o.c.
	Em lit	73	Golden Creeper Emodea littoralis Native	1 gal. / 36" o.c.
	Fg2	68	Green Island Fig Ficus microcarpa `Green Island`	3 gal. / 30" o.c.

NOTES:

CONTRACTOR SHALL SOD ALL DISTURBED AREAS WITH ST. AUGUSTINE SOD. VERIFY SOD SPECIES/VARIETY WITH OWNER.

ALL PLANTINGS TO BE MULCHED WITH 2" DARK BROWN ORGANIC MULCH GRADE B OR BETTER. CYPRESS MULCH PROHIBITED. DO NOT MULCH BOTTOM OF DETENTION AREA

CALL BEFORE YOU DIG 811 IT'S THE LAW! (SUNSHINE ONE CALL OF FLORIDA, INC.)

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PROJECT INFORMATION:
GODDARD EARLY DEVELOPMENT SCHOOL
ESTERO , FL

PREPARED FOR:
BANKS ENGINEERING, Inc
10511 Six Mile Cypress Parkway
Fort Myers, Florida 33966

CONSULTANT:

DESIGN PROFESSIONAL:
GREGORY J. DISERIO, RLA
FLA REG NO. C-3577
STATE OF FLORIDA

PROJECT NO	224001
PROJECT MGR	GREG DISERIO
FILE NAME	GODDARD SCHOOL.LS
DESIGNER	GJD
CAD TECH	GJD
CHECKED BY	GJD

ISSUED FOR:
SITE PERMITTING

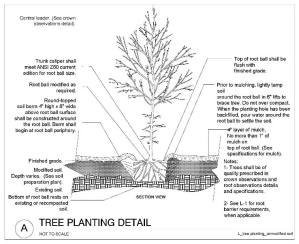
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REVISIONS:

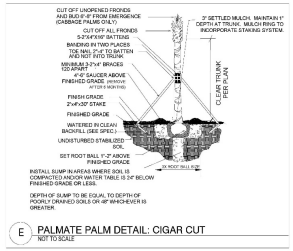
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LANDSCAPE PLAN

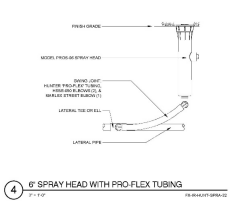
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L-2

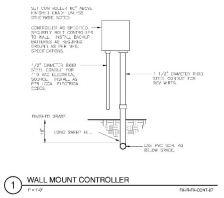
THE GODDARD SCHOOL
FOR EARLY CHILDHOOD DEVELOPMENT

DETAILS & NOTES



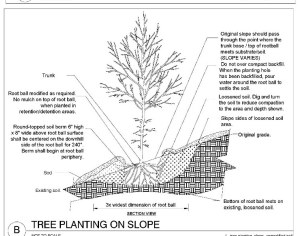


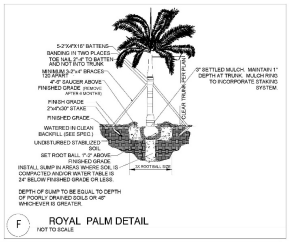


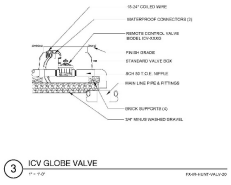


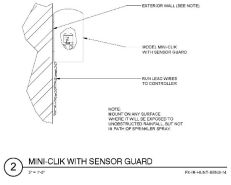
GENERAL IRRIGATION NOTES

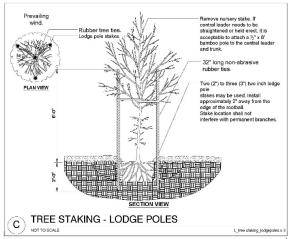
1. All mainline and lateral line piping and control wires under paving shall be installed in separate sleeves. main and lateral line sleeves shall be a minimum of twice (2.5x) the diameter of the pipe to be sleeved. Control wire sleeves shall be sufficient size for the required number of wires under paving.
2. Pipe sizes shall conform to those shown on the drawings. No substitutes of smaller pipe sizes shall be permitted but substitutions of larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of said rejection.
3. All sprinkler heads shall be set perpendicular to finished grade unless otherwise specified.
4. The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum coverage with minimal overspray onto walks, streets, walls, etc.
5. Irrigation heads shall be a minimum of 18" from buildings.
6. This irrigation design is diagrammatic in nature. All piping, valves, etc. shown within paved areas are for design clarification only and shall be installed in planting areas whenever possible. The contractor shall locate all valves in shrub areas where possible.
7. It is the responsibility of the irrigation contractor to familiarize himself with all grade differences, location of walls, structures and utilities. The irrigation contractor shall repair or replace all items damaged by his work. He shall coordinate his work with other contractors for the location and installation of pipe sleeves through walls, under roadways and paving, etc.
8. Do not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences, water levels or differences in the area dimensions exist that might not have been considered in the engineering. Such obstructions or differences should be brought to the attention of owners representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.
9. All sprinkler equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
10. The contractor shall provide (Pressure Compensating Screens) as necessary to reduce or eliminate over spray into streets, walks or other areas as dictated by the owner's authorized representative.
11. All remote control valves, gate valves, quick couplers and control wire splices shall be installed in approved valve boxes with locking covers. All shall be marked indicating controller and station numbers for control valve.
12. Contractor to provide the Owner with a complete irrigation design in compliance with Owners program. All required plantings shall be irrigated. Plant materials shall be irrigated in zones of similar water use. High water use plants shall be on separate zones from low and moderate water use plant materials.
13. Irrigation system shall be designed for complete coverage of landscape plantings and turf.
14. The sprinkler system to be based on a minimum operating pressure of 40 PSI. The irrigation contractor shall verify water pressures, flows, elevations, and other requirements prior to construction. Report any differences between the water pressure and flows indicated on drawings and the actual pressure reading at the irrigation point of connection to the owners authorized representative.
15. Installer shall conduct final testing and adjustments to achieve design specifications prior to completion of the system and acceptance by the owner or owner's representative.
16. The installer shall provide property owners and users with post-construction documentation, including as-constructed drawings, recommended maintenance activities and schedules, operational schedule, design precipitation rates, instructions on adjusting the system to apply less water after the landscape is established, maintenance schedule, water source, water shut-off method, and the manufacturer's operation guide for the irrigation controller. To the extent feasible, similar information should be made available for subsequent property transfers.
17. Changes and/or modifications to the existing water source shall require appropriate adjustments to the irrigation system design. Contractor shall be responsible for all irrigation system design modifications. Plans depict the minimum components needed for coverage of new plant installations.
18. The contractor shall be responsible for providing all code required backflow preventers in addition to all permits as required by the governing agencies including water use permits.

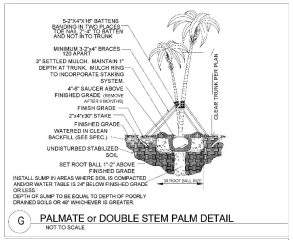


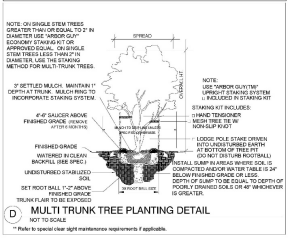


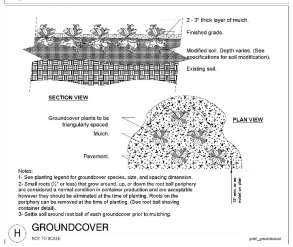


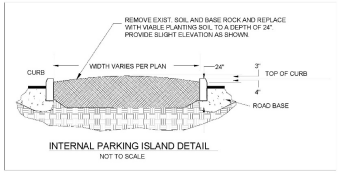












DMJA
DAVID M. JONES, JR. AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS AND PLANNERS
2221 McGregor Blvd.
Fort Myers, Florida 33901
Phone: (239) 337 - 3525
Fax: (239) 337 - 4494
L.A. #0015F, C.0002063

GODDARD EARLY DEVELOPMENT SCHOOL

ESTERO , FL

PREPARED FOR:

BANKS ENGINEERING, Inc.
10511 Six Mile Cypress Parkway
Fort Myers, Florida 33966

CONSULTANT:

DESIGN PROFESSIONAL:
GREGORY J. DISERIO, RLA
FLA NO. 0AC 0001234
STATE OF FLORIDA

PROJECT NO:	224001
PROJECT MGR:	GREG DISERIO
FILE NAME:	GODDARD SCHOOL LS
DESIGNED BY:	GJD
DRAWN BY:	GJD
CHECKED BY:	GJD

ISSUED FOR: SITE PERMITTING

ISSUED DATE: JAN. 22, 2024
REVISIONS:

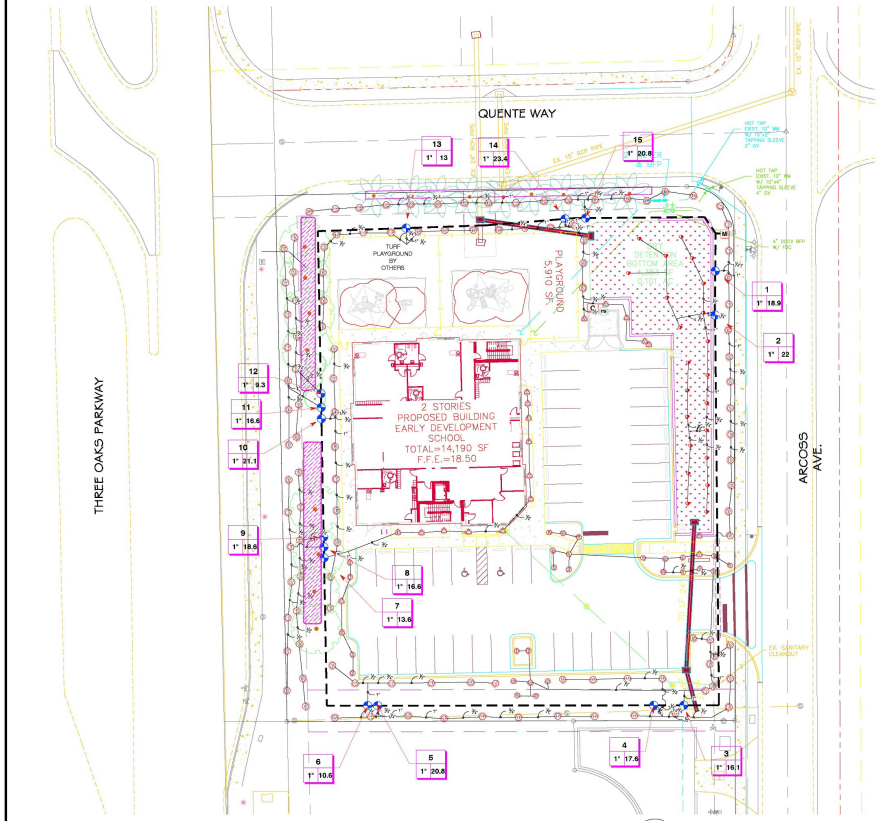
SHEET TITLE: DETAILS AND NOTES

SHEET NUMBER: L-3

811 IT'S THE LAW! (SPL.811) Know what's below. Call before you dig.

THE GODDARD SCHOOL® FOR EARLY CHILDHOOD DEVELOPMENT

IRRIGATION PLAN



IRRIGATION PLAN

SCALE 1" = 20'
0' 10' 20' 40' 60'

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	ARC	GPM	RADIUS
	Hunter PROS-06-PRS30 ES-515 Shrub Spray, 30 psi regulated 6in. Pop-Up. Co-molded wiper seal with UV Resistant Material.	8	EST	0.65	5'x15'
	Hunter PROS-06-PRS30 SS-530 Shrub Spray, 30 psi regulated 6in. Pop-Up. Co-molded wiper seal with UV Resistant Material.	13	SST	1.3	5'x30'
	Hunter PROS-06-PRS30 08H Shrub Spray, 30 psi regulated 6in. Pop-Up. Co-molded wiper seal with UV Resistant Material.	17	180	0.47	8'
	Hunter PROS-06-PRS30 08Q Shrub Spray, 30 psi regulated 6in. Pop-Up. Co-molded wiper seal with UV Resistant Material.	9	90	0.24	8'
	Hunter PROS-06-PRS30 12H Shrub Spray, 30 psi regulated 6in. Pop-Up. Co-molded wiper seal with UV Resistant Material.	52	180	1.3	12'
	Hunter PROS-06-PRS30 12Q Shrub Spray, 30 psi regulated 6in. Pop-Up. Co-molded wiper seal with UV Resistant Material.	4	90	0.67	12'
	Hunter PROS-06-PRS30 15H Shrub Spray, 30 psi regulated 6in. Pop-Up. Co-molded wiper seal with UV Resistant Material.	24	180	1.86	15'
	Hunter PROS-06-PRS30 15Q Shrub Spray, 30 psi regulated 6in. Pop-Up. Co-molded wiper seal with UV Resistant Material.	1	90	0.97	15'
	Hunter PROS-06-PRS30 17H Shrub Spray, 30 psi regulated 6in. Pop-Up. Co-molded wiper seal with UV Resistant Material.	31	180	2.37	17'
	Hunter PROS-06-PRS30 17Q Shrub Spray, 30 psi regulated 6in. Pop-Up. Co-molded wiper seal with UV Resistant Material.	2	90	1.15	17'
	Hunter AFB 10 Adjustable Flow Bubbler, 1/2in. FIPT, stainless steel screw adjustment.	22	360	1	3'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter ICV-G 1in., 1-1/2in., 2in., and 3in. Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.
C	Hunter I2C-1600-PL 16 Station Outdoor Modular Controller. With one ICM-900 Module. Commercial Use. Plastic Cabinet.
	Hunter MINI-CLIK Rain Sensor, mount as noted
M	Water Meter 5/4" IRRIGATION METER & BACK FLOW PER ENGINEERING PLANS
	Irrigation Lateral Line: PVC Class 200 SDR 21
	Irrigation Mainline: PVC Class 200 SDR 21
	Pipe Sleeve: PVC Class 200 SDR 21

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2221 McGregor Blvd.
Fort Myers, Florida 33901
Phone: (239) 337 - 5535
Fax: (239) 337 - 4484
L.A. LICENSE: LC C000053

PROJECT INFORMATION:
GODDARD EARLY DEVELOPMENT SCHOOL
ESTERO , FL

PREPARED FOR:
BANKS ENGINEERING, Inc.
10511 Six Mile Cypress Parkway
Fort Myers, Florida 33966

CONSULTANT:

DESIGN PROFESSIONAL:
GREGORY J. DISERIO, RLA
RLA NO. 040 DATE:
STATE OF FLORIDA

PROJECT NO.	224001
PROJECT MGR.	GREG DISERIO
FILE NAME	GODDARD SCHOOL1.9
DESIGNER	GJD
CAD TECH.	GJD
CHECKED BY:	GJD
ISSUED FOR:	SITE PERMITTING

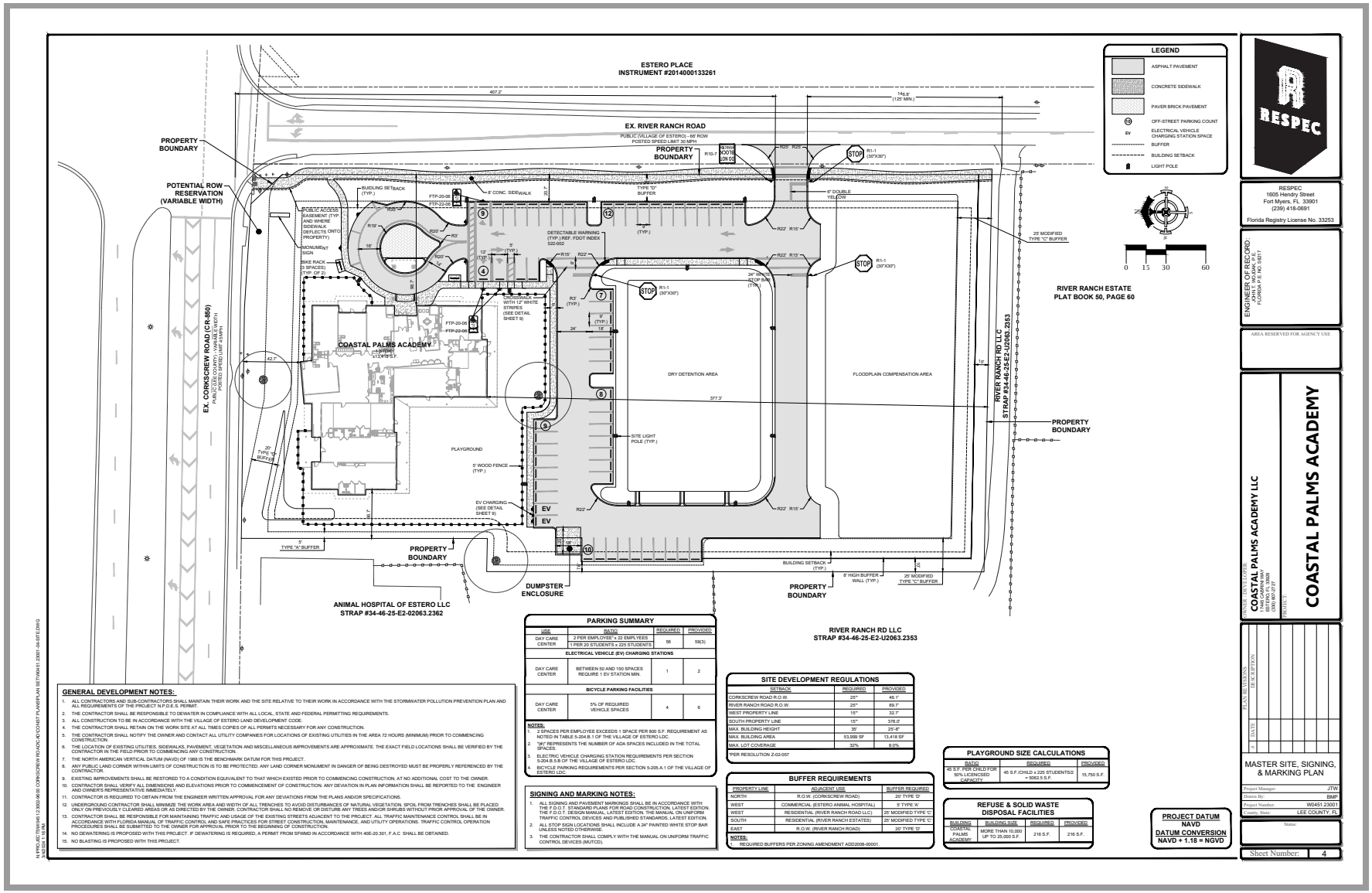
ISSUED DATE: JAN. 22, 2024
REVISIONS

SHEET TITLE:
IRRIGATION PLAN

SHEET NUMBER:
L-4

811 CALL 48 HOURS BEFORE YOU DIG IT'S THE LAW! DIAL 811 Know what's below. Call before you dig.

THE GODDARD SCHOOL® FOR EARLY CHILDHOOD DEVELOPMENT


ESTERO PLACE
INSTRUMENT #2014000133261
EX. RIVER RANCH ROAD
PUBLIC (VILLAGE OF ESTERO) - 66' ROW
POSTED SPEED LIMIT 30 MPH
PROPERTY BOUNDARY
POTENTIAL ROW RESERVATION (VARIABLE WIDTH)
EX. CORKSCREW ROAD (CR-850)
PUBLIC (LEE COUNTY) - 66' ROW
POSTED SPEED LIMIT 45 MPH
COASTAL PALMS ACADEMY
1-STORY
11,419 S.F.
PLAYGROUND
5' WOOD FENCE (TYP.)
DRY DETENTION AREA
FLOODPLAIN COMPENSATION AREA
SITE LIGHT POLE (TYP.)
EV CHARGING (SEE DETAIL SHEET 9)
DUMPSTER ENCLOSURE
ANIMAL HOSPITAL OF ESTERO LLC
STRAP #34-46-25-E2-02063.2362
RIVER RANCH RD LLC
STRAP #34-46-25-E2-U2063.2353
RIVER RANCH ESTATE
PLAT BOOK 50, PAGE 60
RIVER RANCH RD LLC
STRAP #34-46-25-E2-U2063.2353
LEGEND
ASPHALT PAVEMENT
CONCRETE SIDEWALK
PAVER BRICK PAVEMENT
OFF-STREET PARKING COUNT
ELECTRICAL VEHICLE CHARGING STATION SPACE
BUFFER
BUILDING SETBACK
LIGHT POLE
GENERAL DEVELOPMENT NOTES:
1. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL MAINTAIN THEIR WORK AND THE SITE RELATIVE TO THEIR WORK IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND ALL REQUIREMENTS OF THE PROJECT N.P.D.E.S. PERMIT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO DEWATER IN COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL PERMITTING REQUIREMENTS.
3. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE VILLAGE OF ESTERO LAND DEVELOPMENT CODE.
4. THE CONTRACTOR SHALL RETAIN ON THE WORK SITE AT ALL TIMES COPIES OF ALL PERMITS NECESSARY FOR ANY CONSTRUCTION.
5. THE CONTRACTOR SHALL NOTIFY THE OWNER AND CONTACT ALL UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES IN THE AREA 72 HOURS (MINIMUM) PRIOR TO COMMENCING CONSTRUCTION.
6. THE LOCATION OF EXISTING UTILITIES, SIDEWALKS, PAVEMENT, VEGETATION AND MISCELLANEOUS IMPROVEMENTS ARE APPROXIMATE. THE EXACT FIELD LOCATIONS SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO COMMENCING ANY CONSTRUCTION.
7. THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 IS THE BENCHMARK DATUM FOR THIS PROJECT.
8. ANY PUBLIC LAND CORNER WITHIN LIMITS OF CONSTRUCTION IS TO BE PROTECTED. ANY LAND CORNER MONUMENT IN DANGER OF BEING DESTROYED MUST BE PROPERLY REFERENCED BY THE CONTRACTOR.
9. EXISTING IMPROVEMENTS SHALL BE RESTORED TO A CONDITION EQUIVALENT TO THAT WHICH EXISTED PRIOR TO COMMENCING CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER.
10. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DEVIATION IN PLAN INFORMATION SHALL BE REPORTED TO THE ENGINEER AND OWNER'S REPRESENTATIVE IMMEDIATELY.
11. CONTRACTOR IS REQUIRED TO OBTAIN FROM THE ENGINEER WRITTEN APPROVAL FOR ANY DEVIATIONS FROM THE PLANS AND/OR SPECIFICATIONS.
12. UNDERGROUND CONTRACTOR SHALL MINIMIZE THE WORK AREA AND WIDTH OF ALL TRENCHES TO AVOID DISTURBANCES OF NATURAL VEGETATION. SPOIL FROM TRENCHES SHALL BE PLACED ONLY ON PREVIOUSLY CLEARED AREAS OR AS DIRECTED BY THE OWNER. CONTRACTOR SHALL NO REMOVE OR DISTURB ANY TREES AND/OR SHRUBS WITHOUT PRIOR APPROVAL OF THE OWNER.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND USAGE OF THE EXISTING STREETS ADJACENT TO THE PROJECT. ALL TRAFFIC MAINTENANCE CONTROL SHALL BE IN ACCORDANCE WITH FLORIDA MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS. TRAFFIC CONTROL OPERATION PROCEDURES SHALL BE SUBMITTED TO THE OWNER FOR APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.
14. NO DEWATERING IS PROPOSED WITH THIS PROJECT. IF DEWATERING IS REQUIRED, A PERMIT FROM SFWMD IN ACCORDANCE WITH 40E-20.301, F.A.C. SHALL BE OBTAINED.
15. NO BLASTING IS PROPOSED WITH THIS PROJECT.
PARKING SUMMARY
USE | RATIO | REQUIRED | PROVIDED
DAY CARE CENTER | 2 PER EMPLOYEE + 22 EMPLYEES / 1 PER 20 STUDENTS x 225 STUDENTS | 56 | 59(3)
ELECTRICAL VEHICLE (EV) CHARGING STATIONS
DAY CARE CENTER | BETWEEN 50 AND 150 SPACES REQUIRE 1 EV STATION MIN. | 1 | 2
BICYCLE PARKING FACILITIES
DAY CARE CENTER | 5% OF REQUIRED VEHICLE SPACES | 4 | 6
NOTES:
1. 2 SPACES PER EMPLOYEE EXCEEDS 1 SPACE PER 800 S.F. REQUIREMENT AS NOTED IN TABLE 5-204.B.1 OF THE VILLAGE OF ESTERO LDC.
2. "(#)" REPRESENTS THE NUMBER OF ADA SPACES INCLUDED IN THE TOTAL SPACES.
3. ELECTRIC VEHICLE CHARGING STATION REQUIREMENTS PER SECTION 5-204.B.5.B OF THE VILLAGE OF ESTERO LDC.
4. BICYCLE PARKING REQUIREMENTS PER SECTION 5-205.A.1 OF THE VILLAGE OF ESTERO LDC.
SIGNING AND MARKING NOTES:
1. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE F.D.O.T. STANDARD PLANS FOR ROAD CONSTRUCTION, LATEST EDITION, THE F.D.O.T. DESIGN MANUAL, LATEST EDITION, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND PUBLISHED STANDARDS, LATEST EDITION.
2. ALL STOP SIGN LOCATIONS SHALL INCLUDE A 24" PAINTED WHITE STOP BAR UNLESS NOTED OTHERWISE.
3. THE CONTRACTOR SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
SITE DEVELOPMENT REGULATIONS
SETBACK | REQUIRED | PROVIDED
CORKSCREW ROAD R.O.W. | 25'* | 46.1'
RIVER RANCH ROAD R.O.W. | 25'* | 69.7'
WEST PROPERTY LINE | 15'* | 32.7'
SOUTH PROPERTY LINE | 15'* | 378.0'
MAX. BUILDING HEIGHT | 35' | 25'-4"
MAX. BUILDING AREA | 53,999 SF | 13,418 SF
MAX. LOT COVERAGE | 32% | 8.0%
*PER RESOLUTION Z-02-057
BUFFER REQUIREMENTS
PROPERTY LINE | ADJACENT USE | BUFFER REQUIRED
NORTH | R.O.W. (CORKSCREW ROAD) | 20' TYPE 'D'
WEST | COMMERCIAL (ESTERO ANIMAL HOSPITAL) | 5' TYPE 'A'
WEST | RESIDENTIAL (RIVER RANCH ROAD LLC) | 25' MODIFIED TYPE 'C'
SOUTH | RESIDENTIAL (RIVER RANCH ESTATES) | 25' MODIFIED TYPE 'C'
EAST | R.O.W. (RIVER RANCH ROAD) | 20' TYPE 'D'
NOTES:
1. REQUIRED BUFFERS PER ZONING AMENDMENT ADD2008-00001.
PLAYGROUND SIZE CALCULATIONS
RATIO | REQUIRED | PROVIDED
30 S.F. PER CHILD FOR 50% LICENCSED CAPACITY | 45 S.F./CHILD x 225 STUDENTS/2 = 5062.5 S.F. | 15,750 S.F.
REFUSE & SOLID WASTE DISPOSAL FACILITIES
BUILDING | BUILDING SIZE | REQUIRED | PROVIDED
COASTAL PALMS ACADEMY | MORE THAN 10,000 UP TO 25,000 S.F. | 216 S.F. | 216 S.F.
PROJECT DATUM
NAVD
DATUM CONVERSION
NAVD + 1.18 = NGVD
RESPEC
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0691
Florida Registry License No. 33253
ENGINEER OF RECORD:
BRIAN M. PICKETT, P.E.
FLORIDA P.E. NO. 59577
AREA RESERVED FOR AGENCY USE
PREPARED FOR:
COASTAL PALMS ACADEMY LLC
11440 CHERRY HWY
ESTERO, FL 33928
(239) 992-7272
PROJECT:
COASTAL PALMS ACADEMY
NO. DATE REVISION DESCRIPTION
MASTER SITE, SIGNING, & MARKING PLAN
Project Manager: JTW
Drawn By: BMP
Project Number: W0451.23001
County, State: LEE COUNTY, FL
Status:
Sheet Number: 4

Village of Estero, Florida
9401 Corkscrew Palms Circle

Re: Exterior Material Palette and Narrative for
Palms Day School

Revised December 21st., 2023

To Whom it May Concern

Please find attached the concept design elevations, perspective and proposed exterior finishes for the new preschool at 9600 Corkscrew Road (@River Ranch).

We envision a contemporary interpretation of the Florida vernacular, drawing inspiration from the historic material availability of the Southwest portion of the peninsula. The building will respond to environmental site conditions, being elevated on a plinth of slatted decking outlined in a decorative chippendale railing.

Roll formed galvanized steel roofing covers the pronounced and extended roof lines - providing shaded areas for outdoor play. The school will be wrapped in a wide band rainscreen core and protruded wings of horizontal banded siding. These forms, along with the stepped pitches of the roof lines are derived from the homestead cottage style where additions to the original structure would have evolved over time.

Respectfully Submitted,



Daniel S. Turner
Owner / Principal, DSTD

Daniel
Scott
Turner
Design

4203 Montrose Blvd
Suite 375
Houston, Texas 77006

(512) 801-3380

danielscottturner.com

Exterior Material Palette for Palms Day School

Roofing

Galvanized Steel (roll formed)
MBCI Metals or equal



Soffits

Heart Cypress 1x10 Shiplap And Columns
locally sourced



Sheathing

6" Exposed Smooth Lap-Siding
Integral color top coat

Large format Horizontal Shiplap Siding
Smooth faced James Hardie or equal with 3/8" reveal



Field Paint, Trims, Railings and Accents

Benjamin Moore - Element Guard or equal

LAP SIDING FIELD
Linen Sand

SHIPLAP SIDING FIELD
Bronzed Beige

WINDOW TRIMS
HIGH TRIMS - CUPOLA AND FACIAS
Hidden Falls

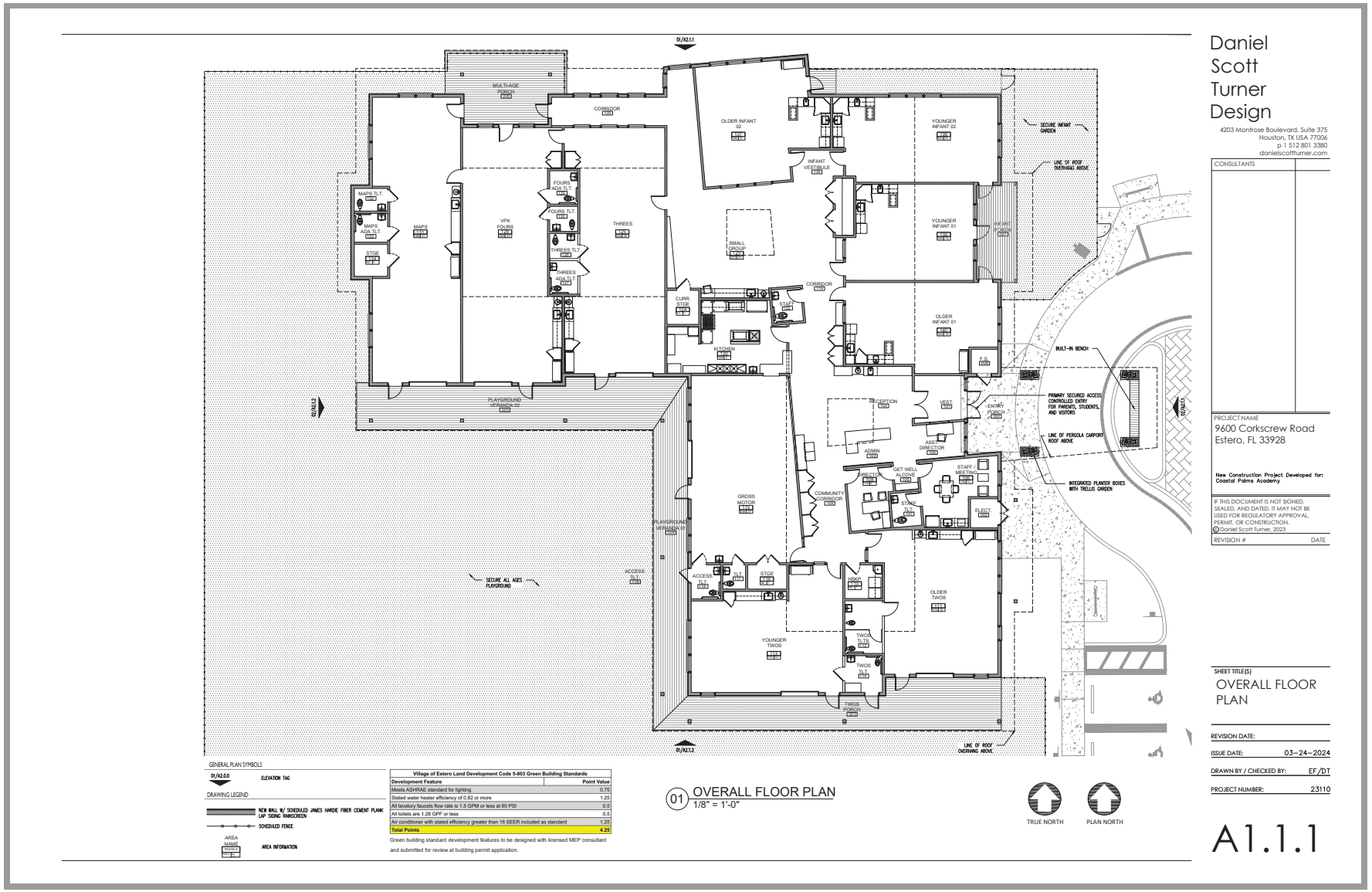
CHIPPENDALE RAILING ACCENT
Fort Pierce Green

OTHER TRIMS / ACCENT
Hidden Falls



Daniel Scott Turner Design

danielscottturner.com



GENERAL PLAN SYMBOLS

01/A2.0.0 ELEVATION TAG

DRAWING LEGEND

NEW WALL W/ SCHEDULED JAMES HARDIE FIBER CEMENT PLANK LAP SIDING RAINSCREEN

SCHEDULED FENCE

AREA NAME 000SF

AREA INFORMATION

Village of Estero Land Development Code 5-803 Green Building Standards	
Development Feature	Point Value
Meets ASHRAE standard for lighting	0.75
Stated water heater efficiency of 0.82 or more	1.25
All lavatory faucets flow rate is 1.5 GPM or less at 60 PSI	0.5
All toilets are 1.28 GPF or less	0.5
Air conditioner with stated efficiency greater than 16 SEER included as standard	1.25
Total Points	4.25

Green building standard development features to be designed with licensed MEP consultant and submitted for review at building permit application.

01 OVERALL FLOOR PLAN
1/8" = 1'-0"

TRUE NORTH

PLAN NORTH

Daniel Scott Turner Design
4203 Montrose Boulevard, Suite 375
Houston, TX USA 77006
p 1 512 801 3380
danielscottturner.com

CONSULTANTS

PROJECT NAME
9600 Corkscrew Road
Estero, FL 33928

New Construction Project Developed for:
Coastal Palms Academy

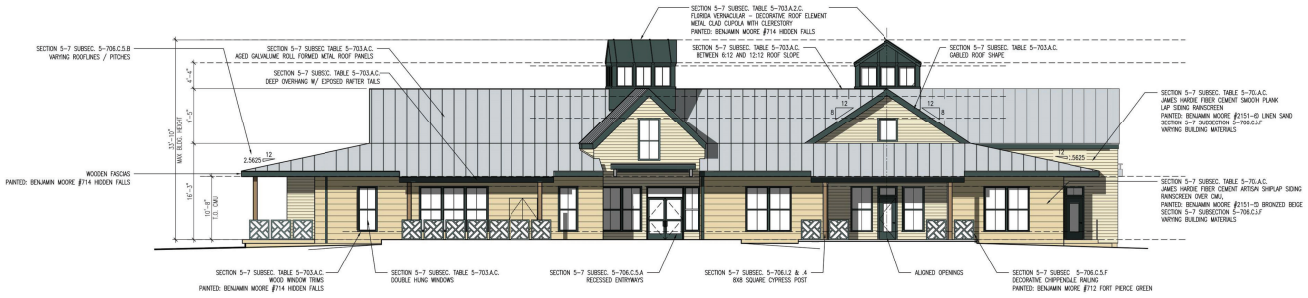
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REVISION # DATE

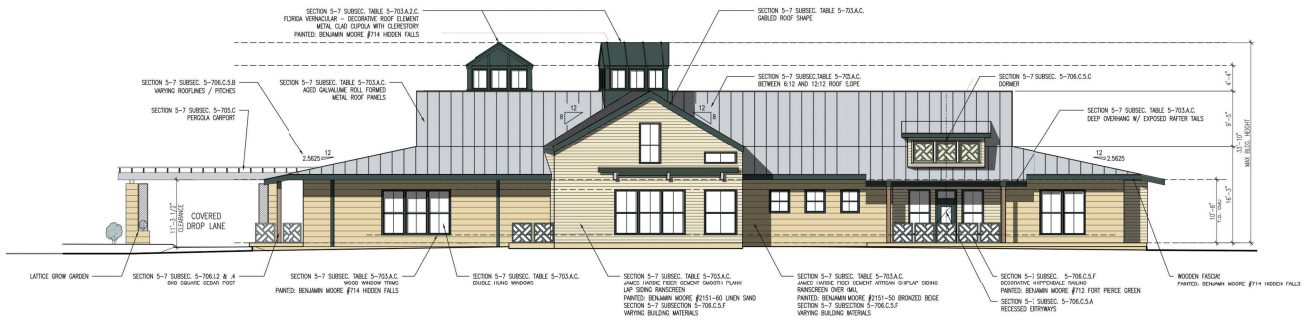
SHEET TITLE(S)
OVERALL FLOOR PLAN

REVISION DATE:
ISSUE DATE: 03-24-2024
DRAWN BY / CHECKED BY: EF/DT
PROJECT NUMBER: 23110

A1.1.1



02 EAST ELEVATION (RIVER RANCH)
1/8" = 1'-0"



01 NORTH ELEVATION (CORKSCREW)
1/8" = 1'-0"

Daniel
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CONSULTANTS

PROJECT NAME
Palms Day School
9600 Corkscrew Road
Estero, FL 33928

New Construction Project Developed for:
Coastal Palms Academy

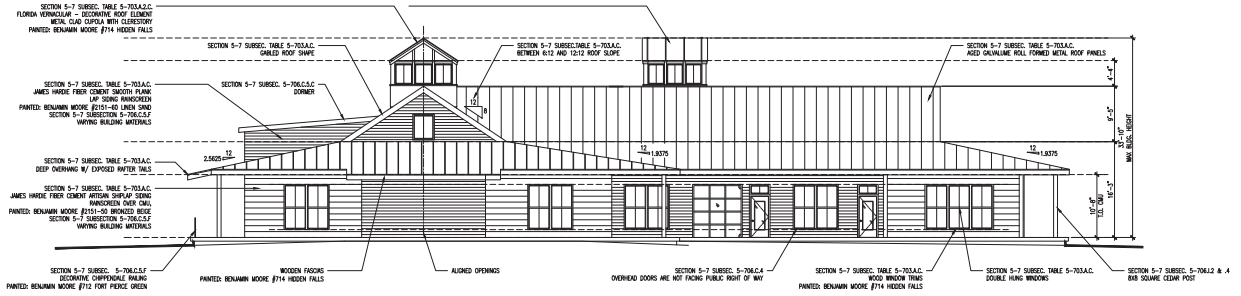
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REVISION # DATE

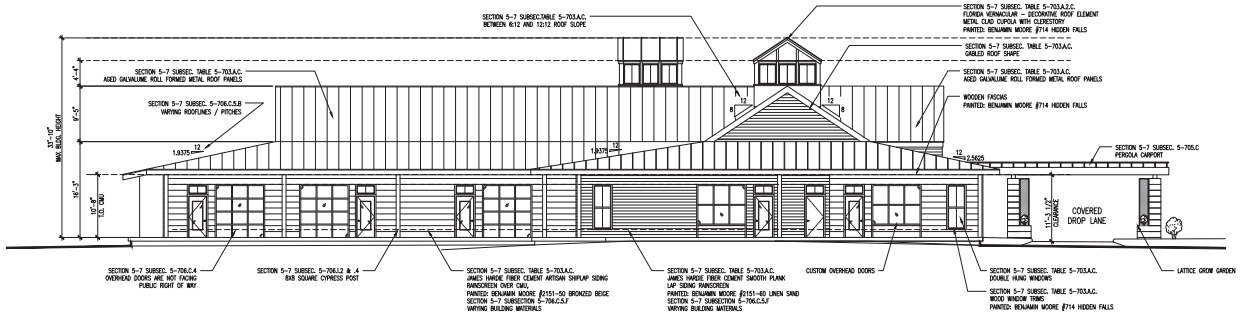
SHEET TITLE(S)
PRIMARY
ELEVATIONS

REVISION DATE:
ISSUE DATE: 03-04-2024
DRAWN BY / CHECKED BY: EF/DT
PROJECT NUMBER: 2310

A2.1.1



02 WEST ELEVATION
1/8" = 1'-0"



01 SOUTH ELEVATION
1/8" = 1'-0"

Daniel
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Design
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p 1 512 801 3380
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CONSULTANTS

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9600 Corkscrew Road
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REVISION # DATE

SHEET TITLE(S)
PRIMARY ELEVATIONS

REVISION DATE:
ISSUE DATE: 03-04-2024
DRAWN BY / CHECKED BY: EF/DT
PROJECT NUMBER: 23110

A2.1.2



02 VIEW FROM CORNER
NTS



01 VIEW FROM CORKSCREW
NTS

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Design

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Houston, TX USA 77006
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CONSULTANTS

PROJECT NAME
9600 Corkscrew Road
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New Construction Project Developed for:
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REVISION # DATE

SHEET TITLE(S)
CONCEPT
RENDERINGS

REVISION DATE:
ISSUE DATE: 03-04-2024
DRAWN BY / CHECKED BY: EF/DT
PROJECT NUMBER: 2310

A2.2.1



01 VIEW OF ENTRY
NTS

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Scott
Turner
Design

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Houston, TX USA 77006
p 1 512 801 3380
danielscottturner.com

CONSULTANTS

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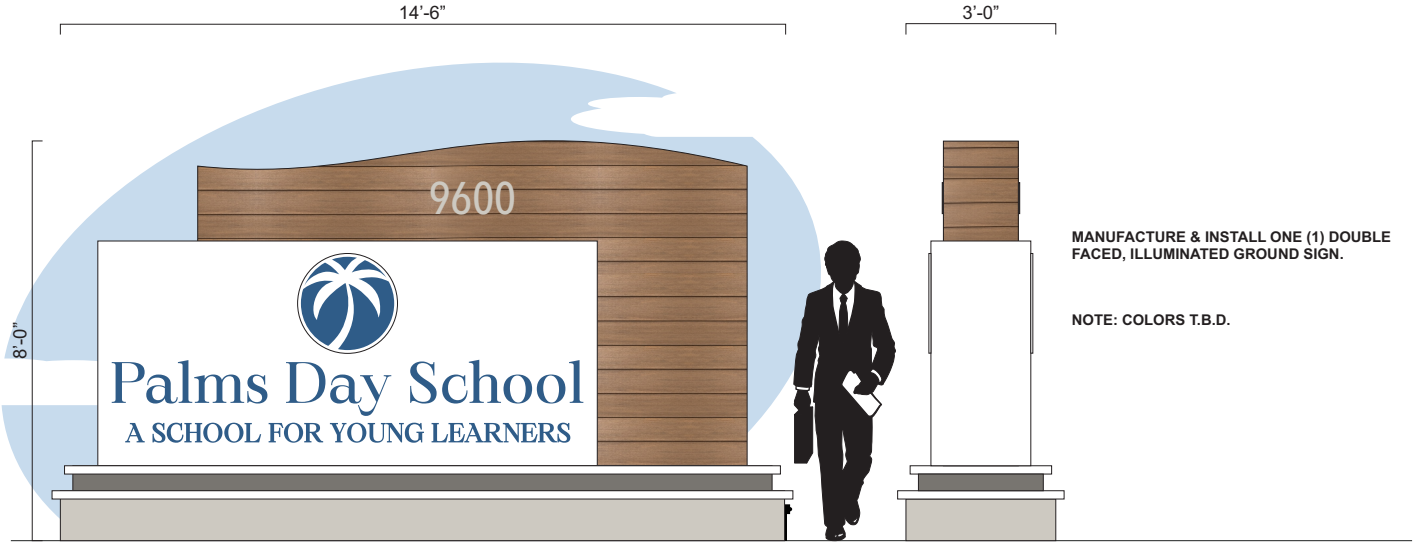
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REVISION # DATE

SHEET TITLE(S)
CONCEPT
RENDERINGS

REVISION DATE:
ISSUE DATE: 03-04-2024
DRAWN BY / CHECKED BY: EF/DT
PROJECT NUMBER: 2310

A2.2.2



MANUFACTURE & INSTALL ONE (1) DOUBLE FACED, ILLUMINATED GROUND SIGN.

NOTE: COLORS T.B.D.

Concept

LEE DESIGNS
3300 PALM AVENUE, FT. MYERS, FL 33901
PHONE: 239.278.4245
FAX: 239.278.3912

ALL ELECTRICAL WORK TO BE DONE IN COMPLIANCE WITH NFPA 70-20 NEC 2020

ISA MEMBER

UL REGISTERED MARK REG#: E216325

This sign, including but not limited to, all plastic of similar componants therof, has been designed in compliance with the 2023 Florida Building Code 8th EDITION, 1609 Wind Loads, ASCE/SEI 7-22 Wind Loads, 3107, NFPA 70-20 NEC 2020

Village of Estero Jurisdiction

Max sign height allowed is 17'-0". If 100 - 300 ft of frontage Max Sq Ft allowed is 72.0 Sq Ft.

Sign is 8'-0" high Sign is utilizing 45.0 Sq Ft

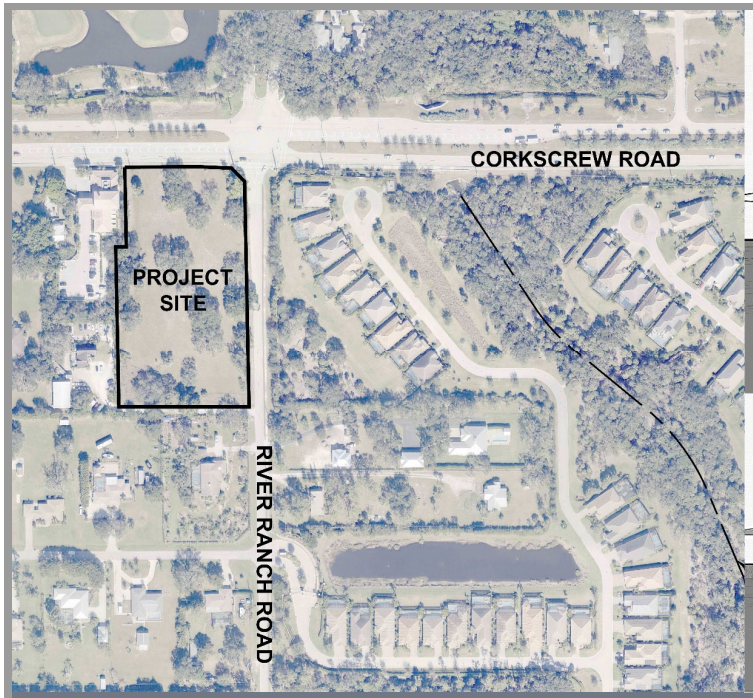
CUSTOMER APPROVAL:

SIGNATURE

DATE

JOB DESCRIPTION:						PROJECT MANAGER:	DESIGNER:
Ground						Elisha White	MB
COMPANY:	DRAWING NUMBER:	INITIAL DRAWING DATE:	REVISION	REVISION	REVISION		
Palms Day School	24-0015 01 E	1/17/2024	1/25 C	1/26 D	1/31 E	Rev E - Developed new "Coastal Concept"	
CONTACT:	PHONE:	E-MAIL:				SCALE: 3/8" = 1'-0"	
ADDRESS: 9600 Corkscrew Estero Fl	FILEPATH: Z:\grfx\P Jobs\Palms Day School\Estero, 9600 Corkscrew\E\24-0015, Package\Drawings\24-0015 01 E Palms Day School - Ground.cdr					SHEET 1 of 1	

THIS DESIGN IS THE EXCLUSIVE PROPERTY OF LEE DESIGNS LLC AND IS NOT TO BE USED IN WHOLE OR PART BY ANY OTHER PARTIES WITHOUT WRITTEN PERMISSION BY LEE DESIGNS LLC DIMENSIONS AND COLORS MAY VARY SLIGHTLY DUE TO LIMITATIONS WITH FABRICATION MATERIALS







COSTAL PALMS ACADEMY- PUBLIC INFORMATION MEETING

ESTERO, FL

March 12, 2024

CONSULTANT TEAM

DEREK BURKHOLDER, *Developer*

DAVID M. JONES & ASSOCIATES, *Landscape Architecture*

DMJA
DAVID M. JONES, JR. AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS • SITE PLANNERS

DANIEL SCOTT TURNER DESIGN, *Architect*

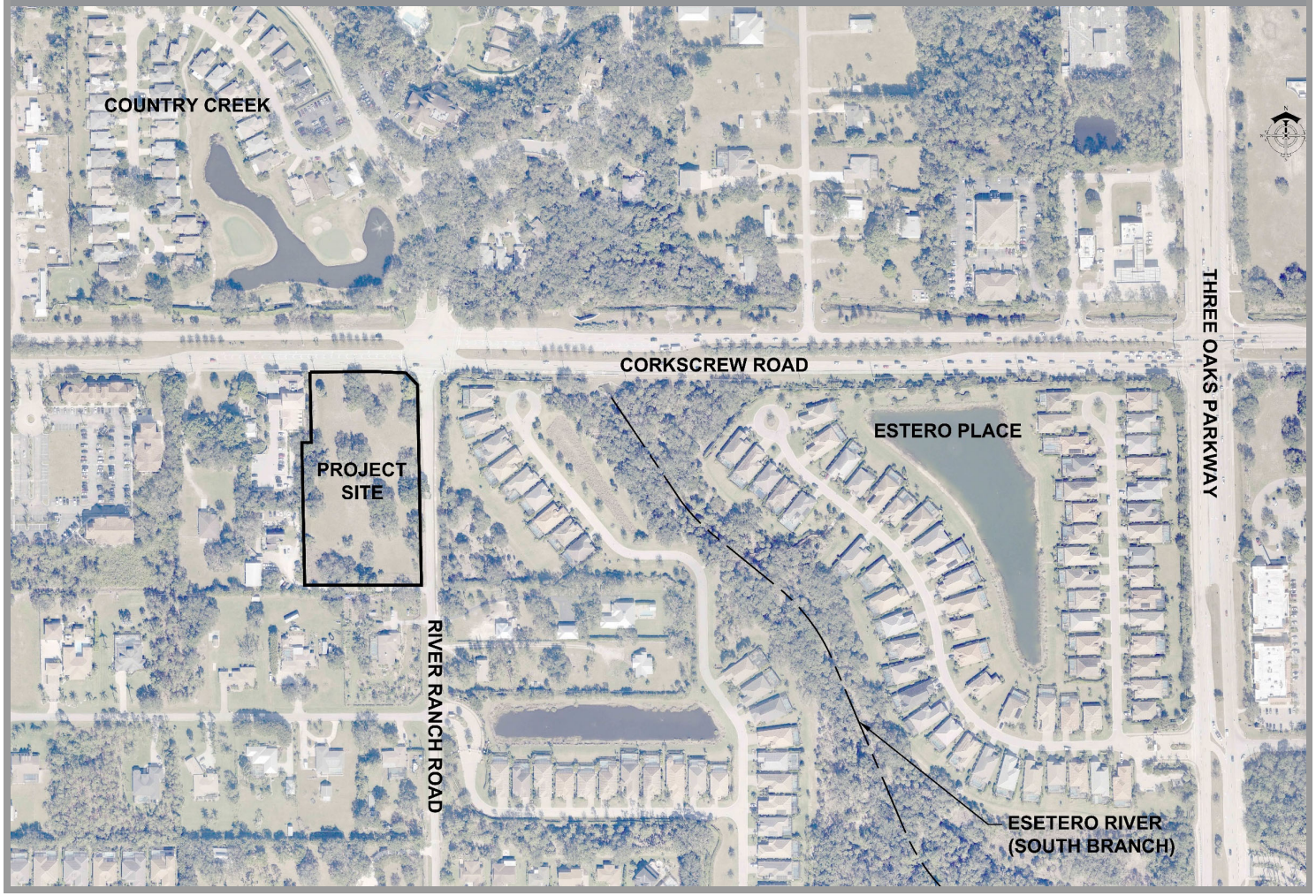
Daniel
Scott
Turner
Design

RESPEC, *Civil Engineering*

RESPEC

ESTERO 4.2

VICINITY MAP



PROJECT INFORMATION & ENTITLEMENTS

PROJECT SITE INFORMATION

- AREA: 3.74 ACRES
- ZONING: COMMERCIAL PLANNED DEVELOPMENT (CPD)
- RESOLUTIONS: Z-02-057, ADD2008-00001
- ROADWAY FRONTAGE: CORKSCREW ROAD, RIVER RANCH ROAD
- ENTITLEMENTS: 53,999 S.F. OF COMMERCIAL USES
  (40% MAX LOT COVERAGE)
  35 FEET (2 STORIES) MAX HEIGHT

PROPOSED PROJECT

- 13,400 +/- SF DAYCARE/PRE-SCHOOL
- 225 CHILDREN/STUDENTS FROM INFANT TO PRE-SCHOOL AGE (22 STAFF)
- OUTDOOR PLAYGROUND/LEARNING AREA

PIM SUMMARY

SUMMARY OF NOVEMBER 14, 2023 PZDB PUBLIC INFORMATION MEETING

- INTRODUCED DEREK BURKHOLDER AND DESIGN TEAM
- PROVIDED OVERVIEW OF ENTITILEMENTS
- REVIEW THE COASTAL PALMS ACADEMY PRELIMINARY DESIGN FOR THE PROJECT

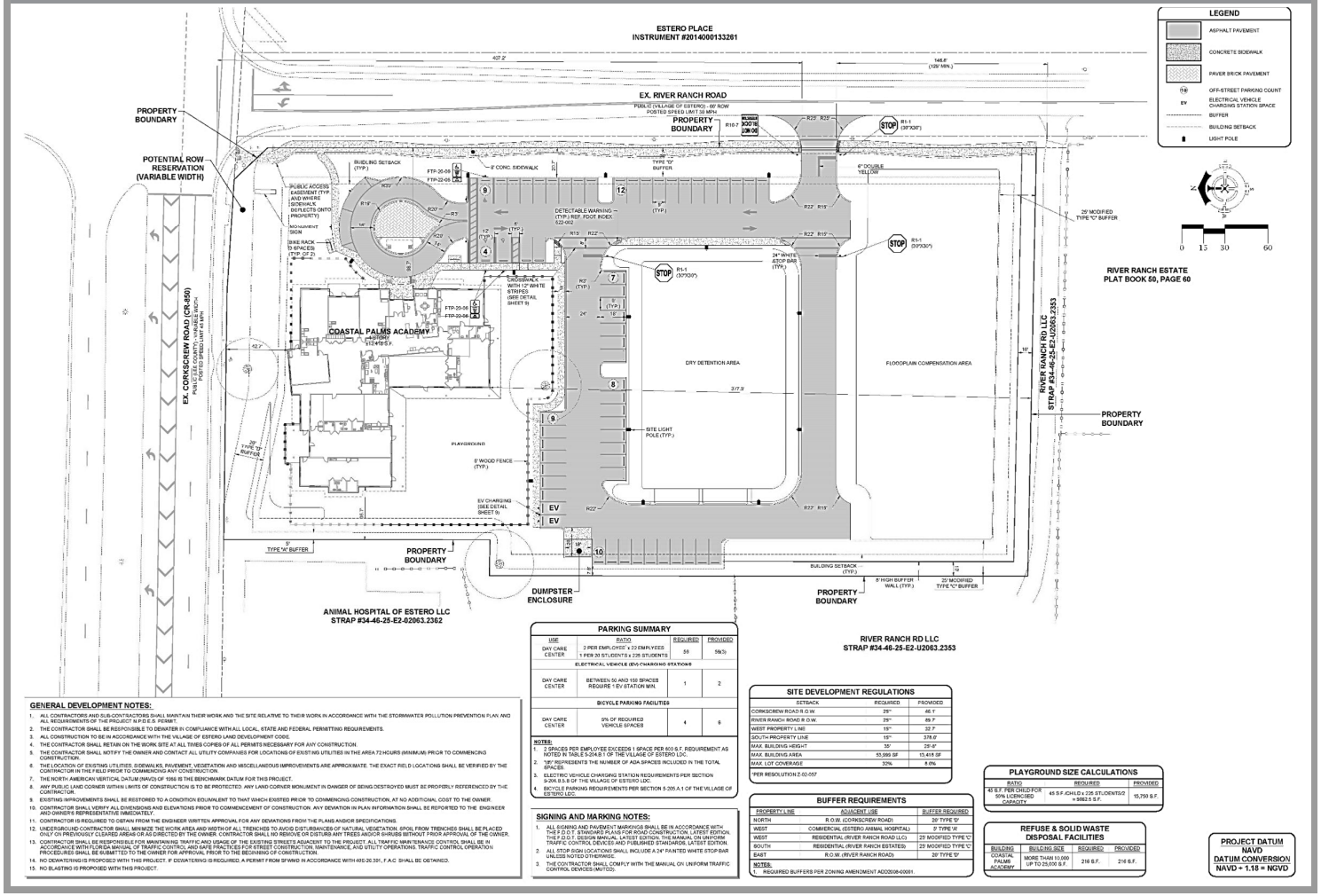
PZDB COMMENTS

- BOARD MEMBERS GENERALLY ACCEPTING OF USE, LOCATION, AND LAYOUT.
- TRAFFIC CIRCULATION ON-SITE; TRAFFIC CONGESTION OFF-SITE
- ON-SITE PARKING SUFFICIENCY
- DELINEATE HOW PROPOSED BUILDING STYLE MEETS FLORIDA VERNACULAR

GOAL FOR TODAY'S WORKSHOP

- REVIEW MASTER SITE PLAN
  - SHIFTED SITE ENTRANCE LOCATION
  - REVISED STUDENT DROP-OFF AREA
  - LANDSCAPE – HERITAGE TREE MITIGATION
- INTRODUCE PROJECT MONUMENT SIGN
- REVIEW ARCHITECTURAL ELEVATIONS FOR CONSISTENCY WITH FLORIDA VERNACULAR
  - UPDATED BUILDING RENDERINGS AND ELEVATIONS
  - REDUCED BUILDING AREA (± 1,300 S.F.)
  - MAXIMUM OCCUPANCY – 22 EMPLOYEES, 225 STUDENTS
- *CONFIRM PROJECT IS ON THE RIGHT TRACK*

MASTER 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 LAND CORNER MONUMENT IN DANGER OF BEING DESTROYED MUST BE PROPERLY REFERENCED BY THE CONTRACTOR.
9. EXISTING IMPROVEMENTS SHALL BE RESTORED TO A CONDITION EQUIVALENT TO THAT WHICH EXISTED PRIOR TO COMMENCING CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER.
10. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DEVIATION IN PLAN INFORMATION SHALL BE REPORTED TO THE ENGINEER AND OWNER'S REPRESENTATIVE IMMEDIATELY.
11. CONTRACTOR IS REQUIRED TO OBTAIN FROM THE ENGINEER WRITTEN APPROVAL FOR ANY DEVIATIONS FROM THE PLANS AND/OR SPECIFICATIONS.
12. UNDERGROUND CONTRACTOR SHALL MINIMIZE THE WORK AREA AND WIDTH OF ALL TRENCHES TO AVOID DISTURBANCES OF NATURAL VEGETATION. SPOIL FROM TRENCHES SHALL BE PLACED ONLY ON PREVIOUSLY CLEARED AREAS OR AS DIRECTED BY THE OWNER. CONTRACTOR SHALL NO REMOVE OR DISTURB ANY TREES AND/OR SHRUBS WITHOUT PRIOR APPROVAL OF THE OWNER.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND USAGE OF THE EXISTING STREETS ADJACENT TO THE PROJECT. ALL TRAFFIC MAINTENANCE CONTROL SHALL BE IN ACCORDANCE WITH FLORIDA MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS. TRAFFIC CONTROL OPERATION PROCEDURES SHALL BE SUBMITTED TO THE OWNER FOR APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.
14. NO DEWATERING IS PROPOSED WITH THIS PROJECT. IF DEWATERING IS REQUIRED, A PERMIT FROM SFWMD IN ACCORDANCE WITH 40E-20.301, F.A.C. SHALL BE OBTAINED.
15. NO BLASTING IS PROPOSED WITH THIS PROJECT.

PARKING SUMMARY

USE	RATIO	REQUIRED	PROVIDED
DAY CARE CENTER	2 PER EMPLOYEE* x 22 EMPLYEES 1 PER 30 STUDENTS x 225 STUDENTS	59	59(3)
ELECTRICAL VEHICLE (EV) CHARGING STATIONS			
DAY CARE CENTER	BETWEEN 50 AND 150 SPACES REQUIRE 1 EV STATION MIN.	1	2
BICYCLE PARKING FACILITIES			
DAY CARE CENTER	5% OF REQUIRED VEHICLE SPACES	4	6

NOTES:
1. 2 SPACES PER EMPLOYEE EXCEEDS 1 SPACE PER 600 S.F. REQUIREMENT AS NOTED IN TABLE 5-204.B.1 OF THE VILLAGE OF ESTERO LDC.
2. "(8)" REPRESENTS THE NUMBER OF ADA SPACES INCLUDED IN THE TOTAL SPACES.
3. ELECTRIC VEHICLE CHARGING STATION REQUIREMENTS PER SECTION 5-204.B.5.B OF THE VILLAGE OF ESTERO LDC.
4. BICYCLE PARKING REQUIREMENTS PER SECTION 5-205.A.1 OF THE VILLAGE OF ESTERO LDC.

SIGNING AND MARKING NOTES:

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

SITE DEVELOPMENT REGULATIONS

SETBACK	REQUIRED	PROVIDED
CORKSCREW ROAD R.O.W.	25'*	46.1'
RIVER RANCH ROAD R.O.W.	25'*	89.7'
WEST PROPERTY LINE	15'*	37.7'
SOUTH PROPERTY LINE	15'*	378.0'
MAX. BUILDING HEIGHT	35'	25'-9"
MAX. BUILDING AREA	55,999 SF	13,419 SF
MAX. LOT COVERAGE	30%	5.0%

*PER RESOLUTION Z-02-057

BUFFER REQUIREMENTS

PROPERTY LINE	ADJACENT USE	BUFFER REQUIRED
NORTH	R.O.W. (CORKSCREW ROAD)	20' TYPE 'D'
WEST	COMMERCIAL (ESTERO ANIMAL HOSPITAL)	5' TYPE 'A'
WEST	RESIDENTIAL (RIVER RANCH ROAD LLC)	25' MODIFIED TYPE 'C'
SOUTH	RESIDENTIAL (RIVER RANCH ESTATES)	25' MODIFIED TYPE 'C'
EAST	R.O.W. (RIVER RANCH ROAD)	20' TYPE 'D'

NOTES:
1. REQUIRED BUFFERS PER ZONING AMENDMENT ADD2008-00001.

PLAYGROUND SIZE CALCULATIONS

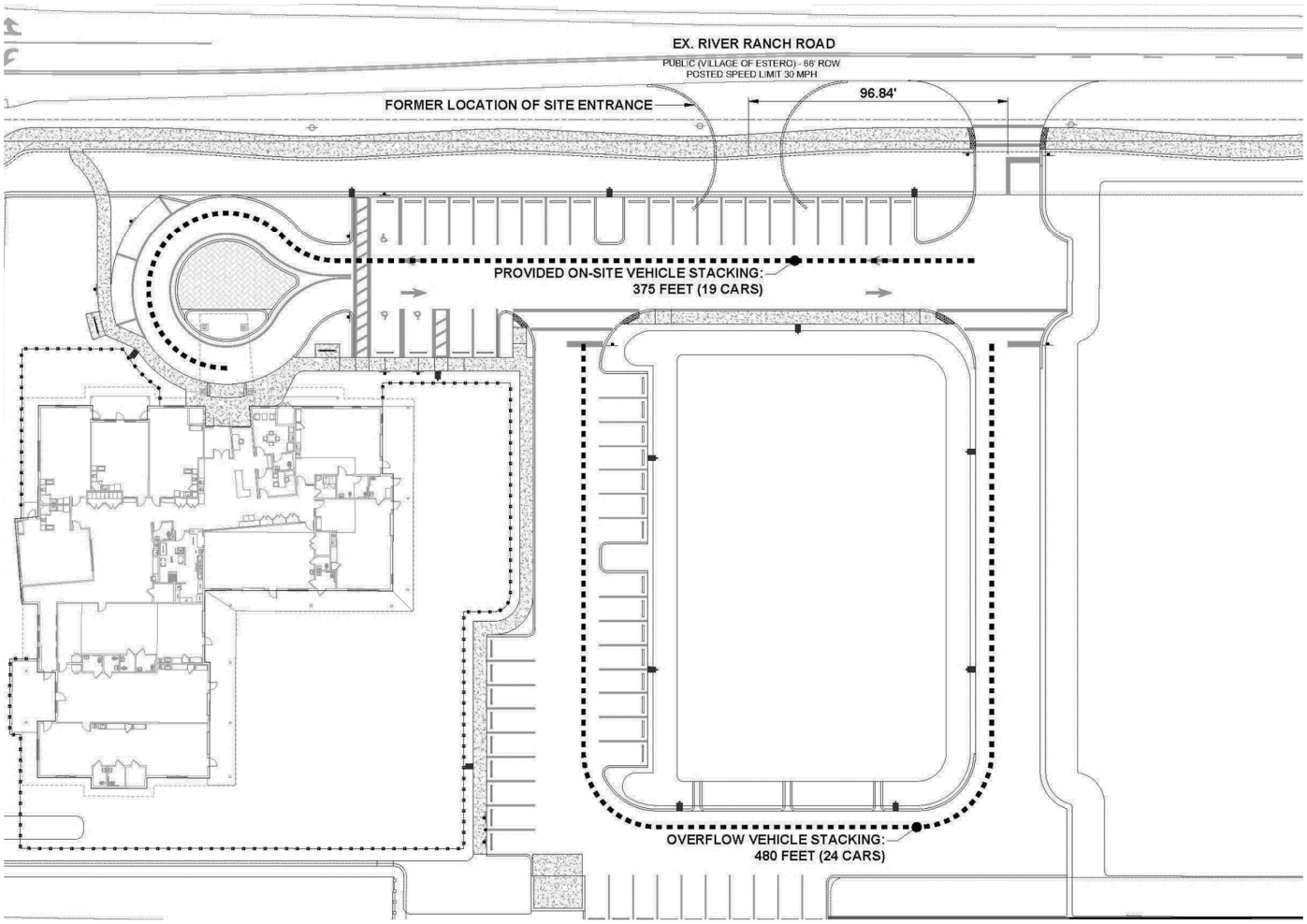
RATIO	REQUIRED	PROVIDED
45 S.F. PER CHILD FOR 50% LICENSED CAPACITY	45 S.F./CHILD x 225 STUDENTS/2 = 9562.5 S.F.	15,759 S.F.

REFUSE & SOLID WASTE DISPOSAL FACILITIES

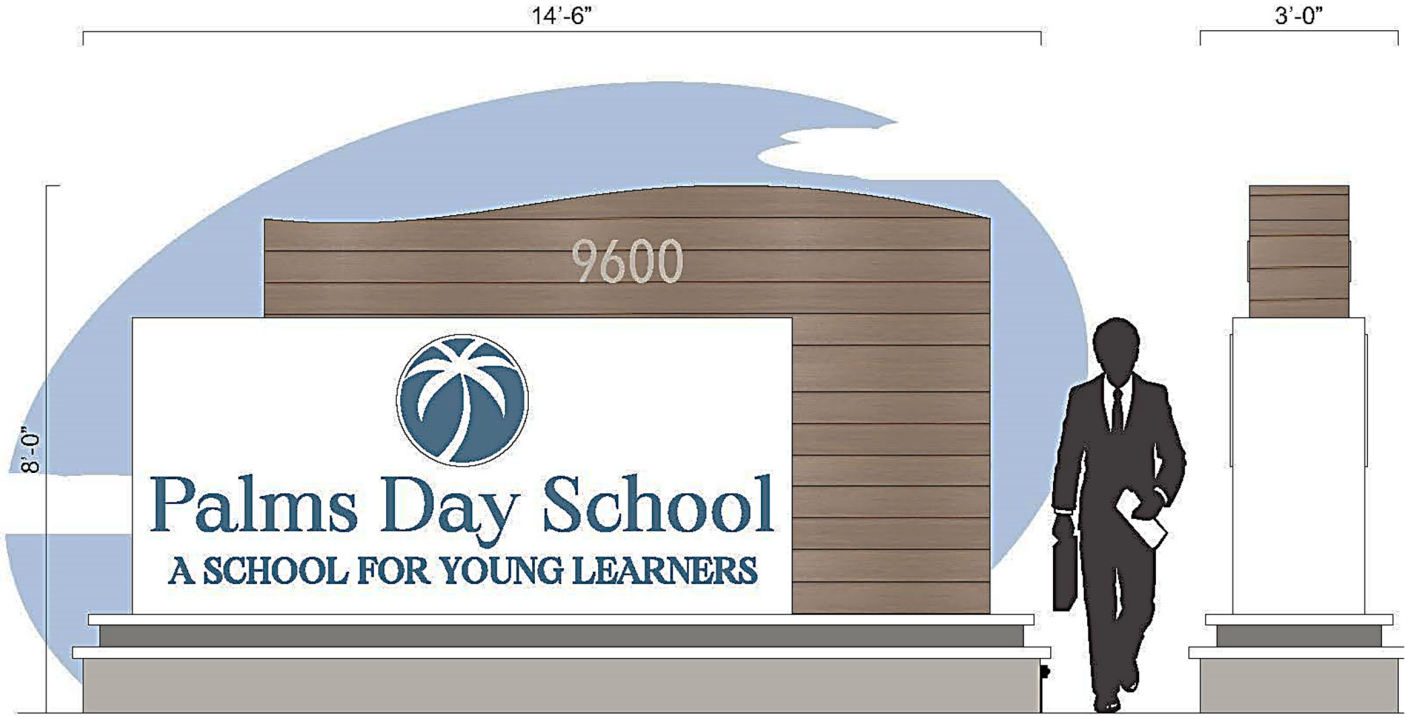
BUILDING	BUILDING SIZE	REQUIRED	PROVIDED
COASTAL PALMS ACADEMY	MORE THAN 10,000 UP TO 25,000 S.F.	216 S.F.	216 S.F.

PROJECT DATUM
NAVD
DATUM CONVERSION
NAVD + 1.18 = NGVD

MASTER SITE PLAN – RELOCATED ENTRANCE AND VEHICLE STACKING



PROJECT MONUMENT SIGN



ARCHITECTURAL RENDERINGS & COLOR PALETTE

Roofing

Galvanized Steel (roll formed)
MBCI Metals or equal



Soffits

Heart Cypress 1x10 Shiplap And Columns
locally sourced



Sheathing

6" Exposed Smooth Lap-Siding
Integral color top coat

Large format Horizontal Shiplap Siding
Smooth faced James Hardie or equal with 3/8" reveal



Field Paint, Trims, Railings and Accents

Benjamin Moore - Element Guard or equal

LAP SIDING FIELD
Linen Sand

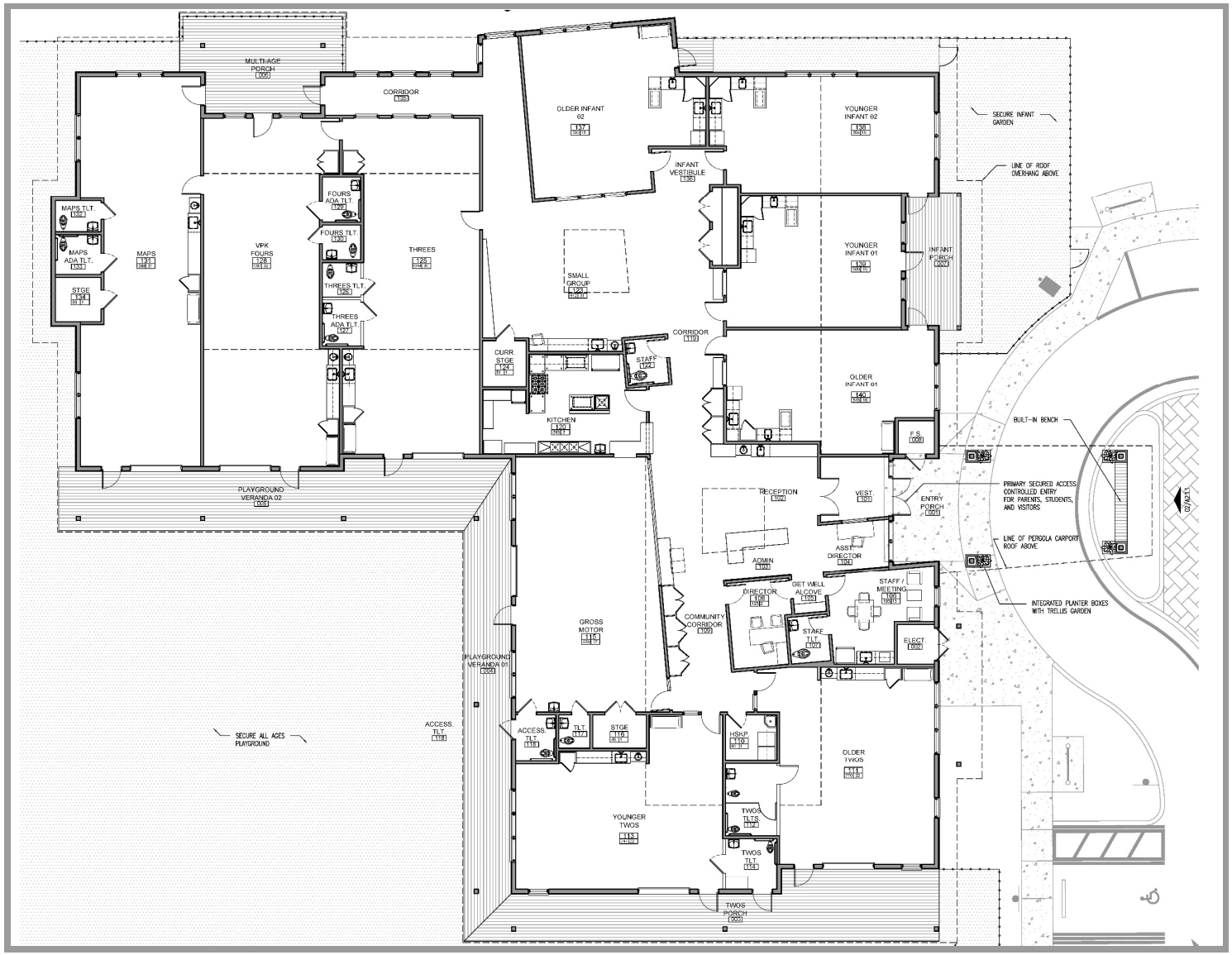
SHIPLAP SIDING FIELD
Bronzed Beige

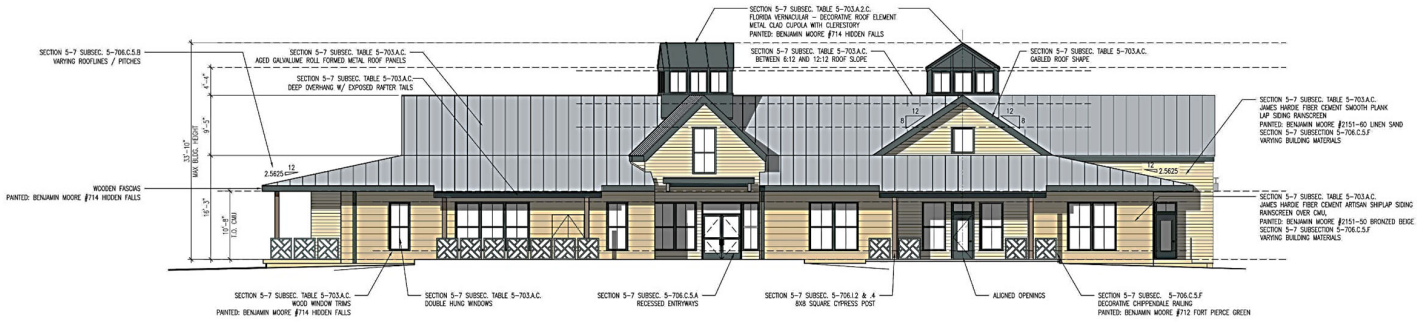
WINDOW TRIMS
HIGH TRIMS - CUPOLA AND FACIAS
Hidden Falls

CHIPPENDALE RAILING ACCENT
Fort Pierce Green

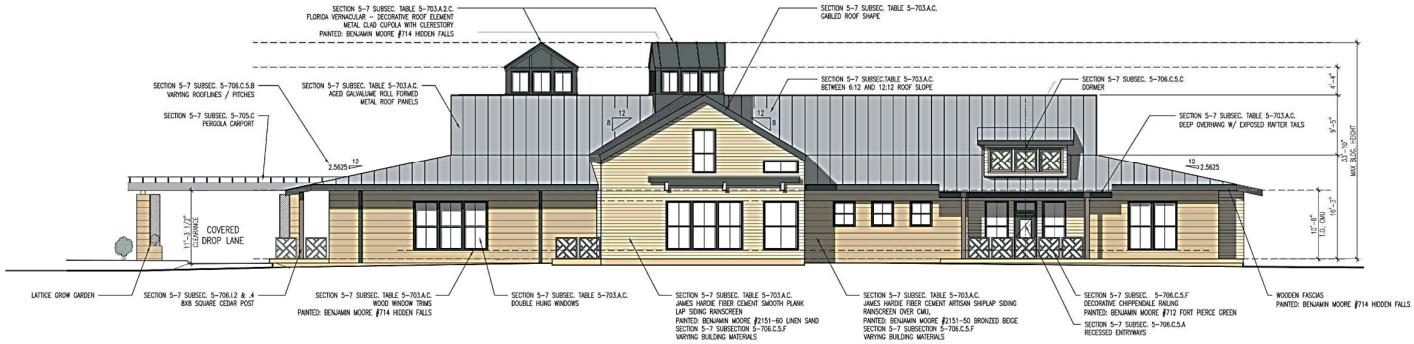
OTHER TRIMS / ACCENT
Hidden Falls



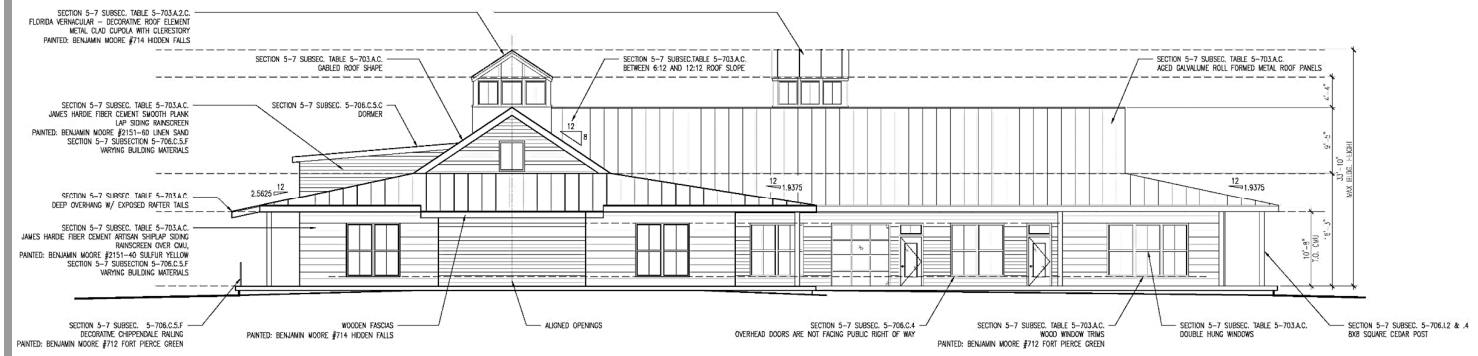

MULTI-AGE PORCH 006
CORRIDOR 133
OLDER INFANT 02 137
YOUNGER INFANT 02 138
SECURE INFANT GARDEN
LINE OF ROOF OVERHANG ABOVE
INFANT VESTIBULE 136
MAPS TLT. 132
MAPS ADA TLT. 133
MAPS 131
VPK FOURS 128
FOURS ADA TLT. 126
FOURS TLT. 130
THREES 125
THREES TLT. 129
THREES ADA TLT. 127
STGE 134
SMALL GROUP 122
YOUNGER INFANT 01 139
INFANT PORCH 007
CORRIDOR 119
CURR. STGE 124
STAFF 123
KITCHEN 120
OLDER INFANT 01 140
F.S. 008
BUILT-IN BENCH
PLAYGROUND VERANDA 02 005
RECEPTION 102
VEST. 101
ENTRY PORCH 001
PRIMARY SECURED ACCESS CONTROLLED ENTRY FOR PARENTS, STUDENTS, AND VISITORS
ASST. DIRECTOR 104
ADMIN 103
LINE OF PERGOLA CARPORT ROOF ABOVE
GET WELL ALCOVE 105
STAFF / MEETING 106
DIRECTOR 108
INTEGRATED PLANTER BOXES WITH TRELLIS GARDEN
COMMUNITY CORRIDOR 109
GROSS MOTOR 115
STAKE TLT. 107
ELECT. 002
PLAYGROUND VERANDA 01 004
SECURE ALL AGES PLAYGROUND
ACCESS. TLT. 116
ACCESS. TLT. 117
STGE 118
HSKP. 110
OLDER TWOS 111
YOUNGER TWOS 113
TWOS TLTS 112
TWOS TLT. 114
TWOS PORCH 003



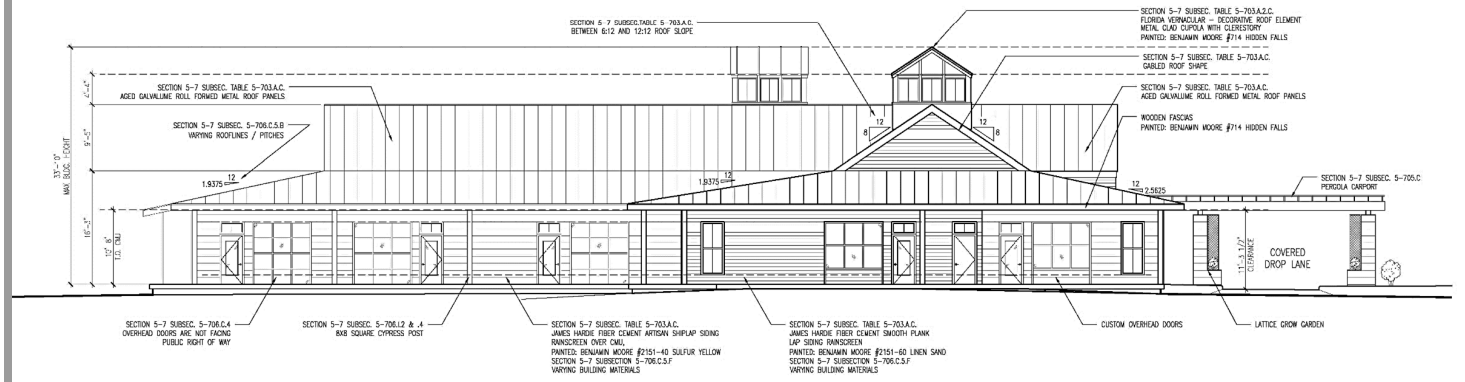
02 EAST ELEVATION (RIVER RANCH)
1/8" = 1'-0"



01 NORTH ELEVATION (CORKSCREW)
1/8" = 1'-0"



02 WEST ELEVATION
1/8" = 1'-0"



01 SOUTH ELEVATION
1/8" = 1'-0"



02 VIEW FROM CORNER
NTS



01 VIEW FROM CORKSCREW
NTS

QUESTIONS

THANK YOU!

QUESTIONS?


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

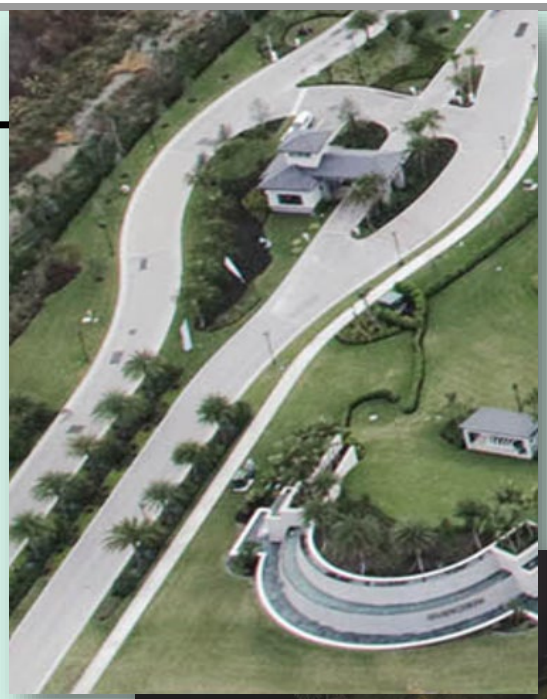
4

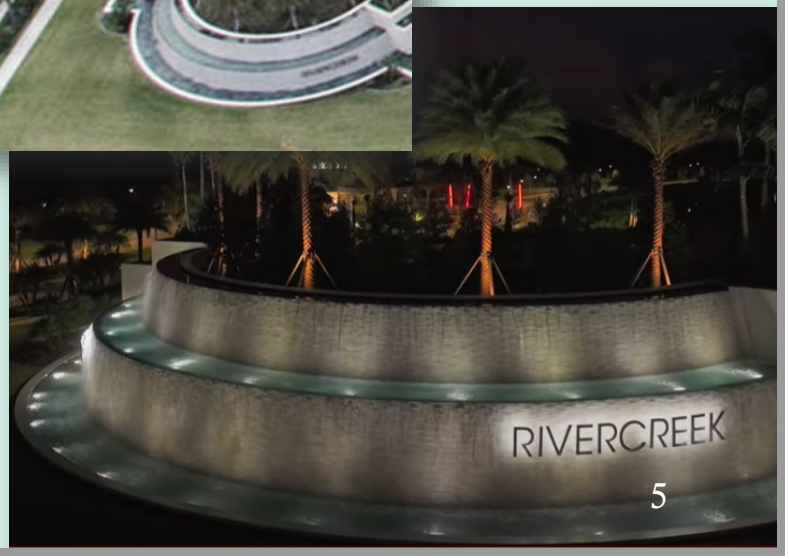
RIVERCREEK ON CORKSCREW ROAD

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



RIVERCREEK

345 HOMES SOLD TO DATE

CONSTRUCTION STARTED ON CLUBHOUSE AND RECREATION SITE.





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)**


ESTERO
CROSSINGS
Placemaking Elements
Art Scupture
Peseo

OUTDOOR SEATING







CORSA

ESTERO CROSSINGS RESIDENTIAL





11

ESTERO CROSSINGS BUILDING #6

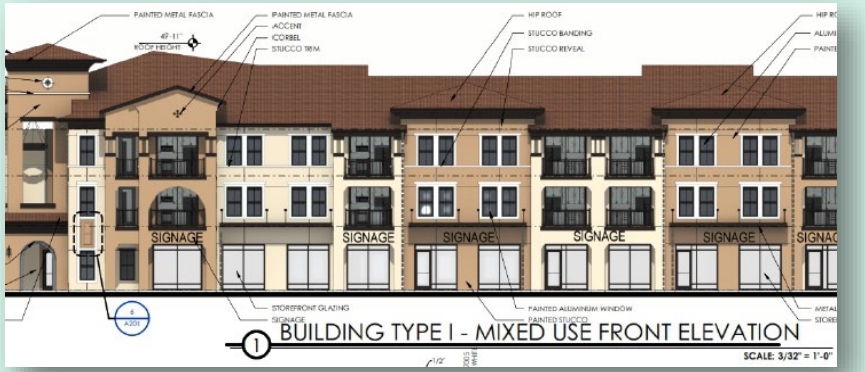




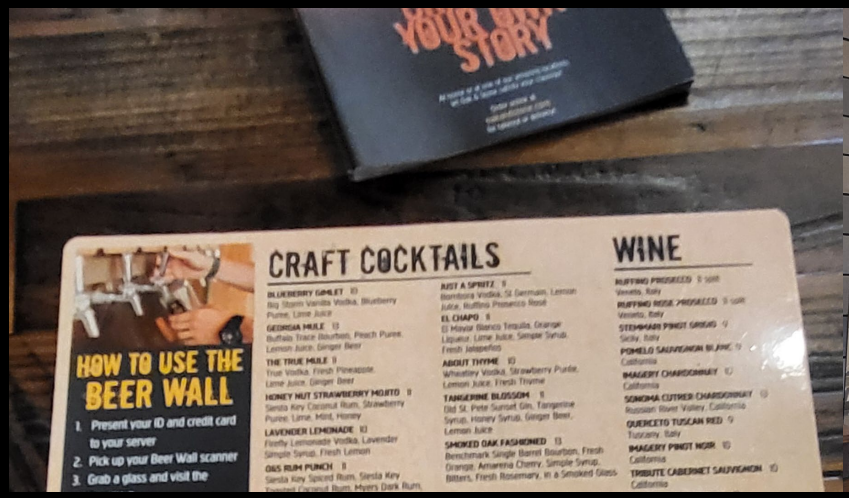
MIXED USED PERSPECTIVE - PATTERN BOOK

Residential Building with 1st Floor Commercial Coming Soon

- My Salon
- Ivybrook Academy
- And more…



12





OAK & STONE – NOW OPEN!

13







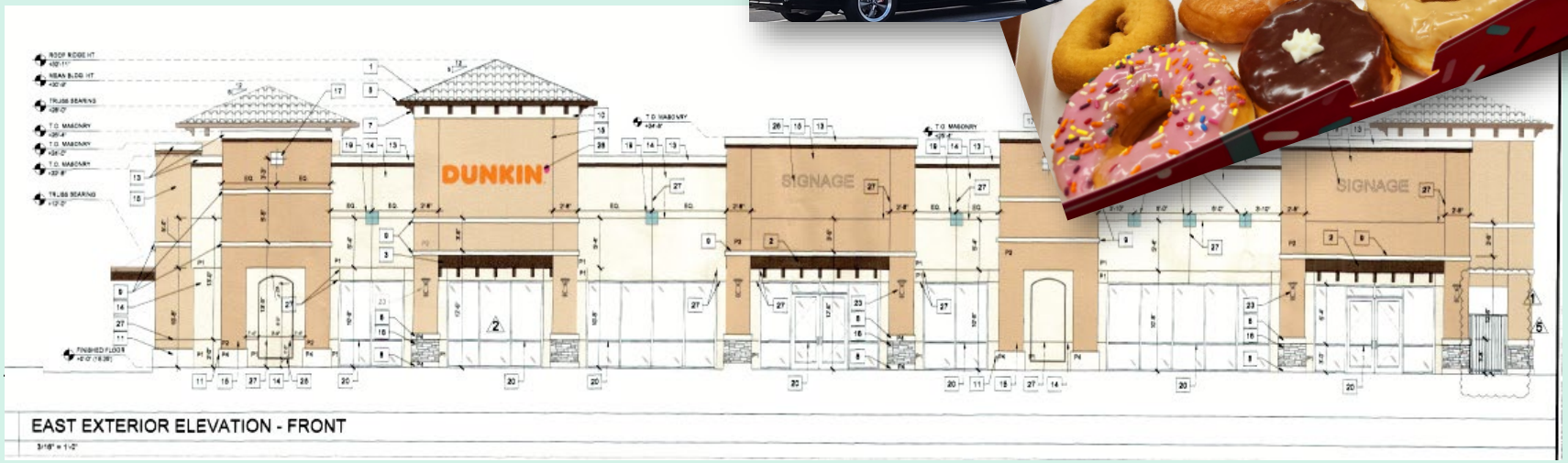
OPENED
DECEMBER 2023

PROVIDING
INDOOR &
OUTDOOR
SEATING

ESTERO CROSSINGS

Last commercial building along Corkscrew Road





ORANGETHEORY & RESTORE HYPER WELLNESS









CHIP COOKIE

16

WAWA (FORMER RUBY TUESDAY)

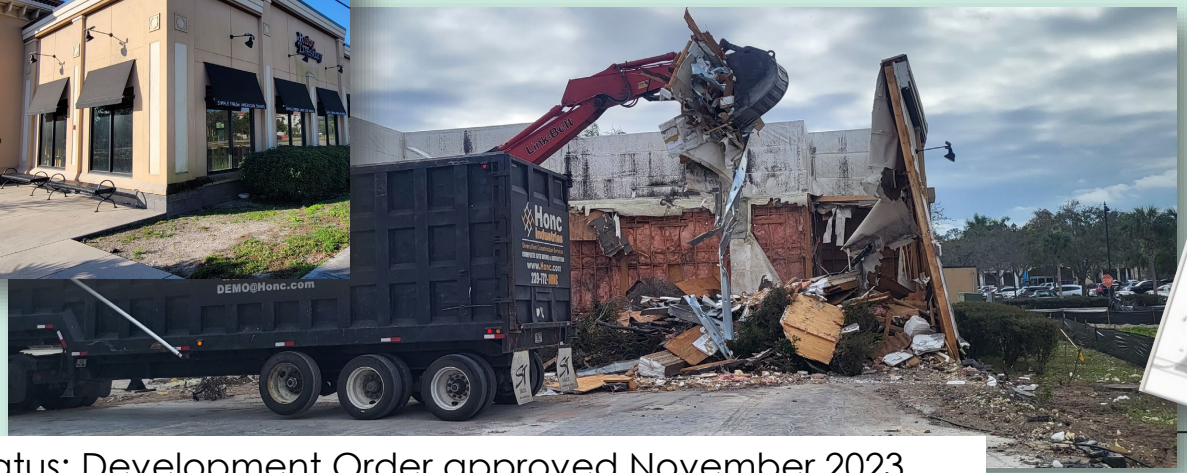
Corkscrew Road (Lowe's Plaza)

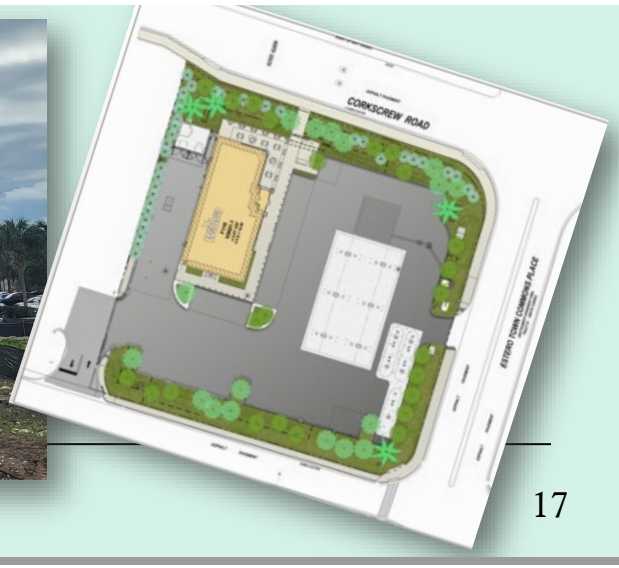
DEMOLITION COMPLETED



* 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

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

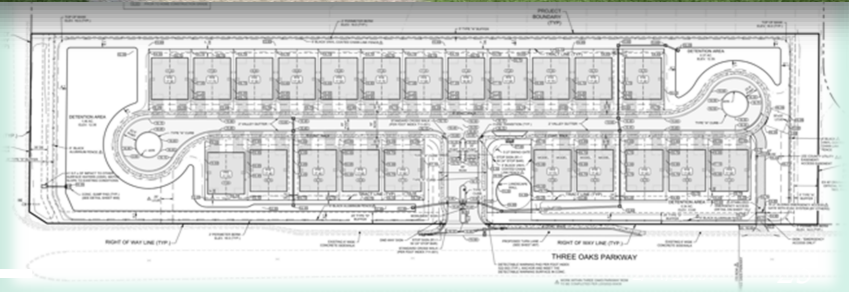


DR Horton

44 Single-Family Attached Homes







Rezoned from Commercial to Residential

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 SIGN AT SOUTHERN 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

BUSINESS PERMITS 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

PRIME HEALTH URGENT CARE

CORKSCREW ROAD & BEN HILL GRIFFIN PKWY IN THE SHOPPES AT GRANDE OAKS





VISTA ORTHODONTICS

SOUTH OF PUBLIX ON CORKSCREW ROAD & US 41 (OLD BLOCKBUSTER BUILDING)

31

FACE FOUNDRIE

LOCATED IN COCONUT POINT MALL





EDISON EYE CARE

LOCATED IN THE SHOPPES AT UNIVERSITY HIGHLANDS

32

WARBY PARKER

LOCATED IN COCONUT POINT MALL







PGA SUPERSTORE

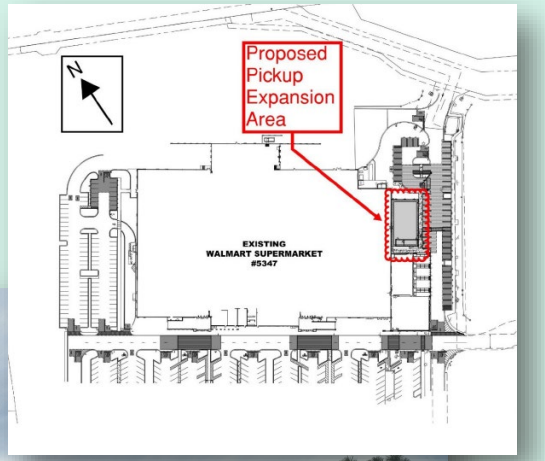
27,700 SQ. FT. REMODEL
FORMERLY BARNES & NOBLE

33

WALMART EXPANSION

NE CORNER OF US 41 AND ESTERO PARKWAY

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





34

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



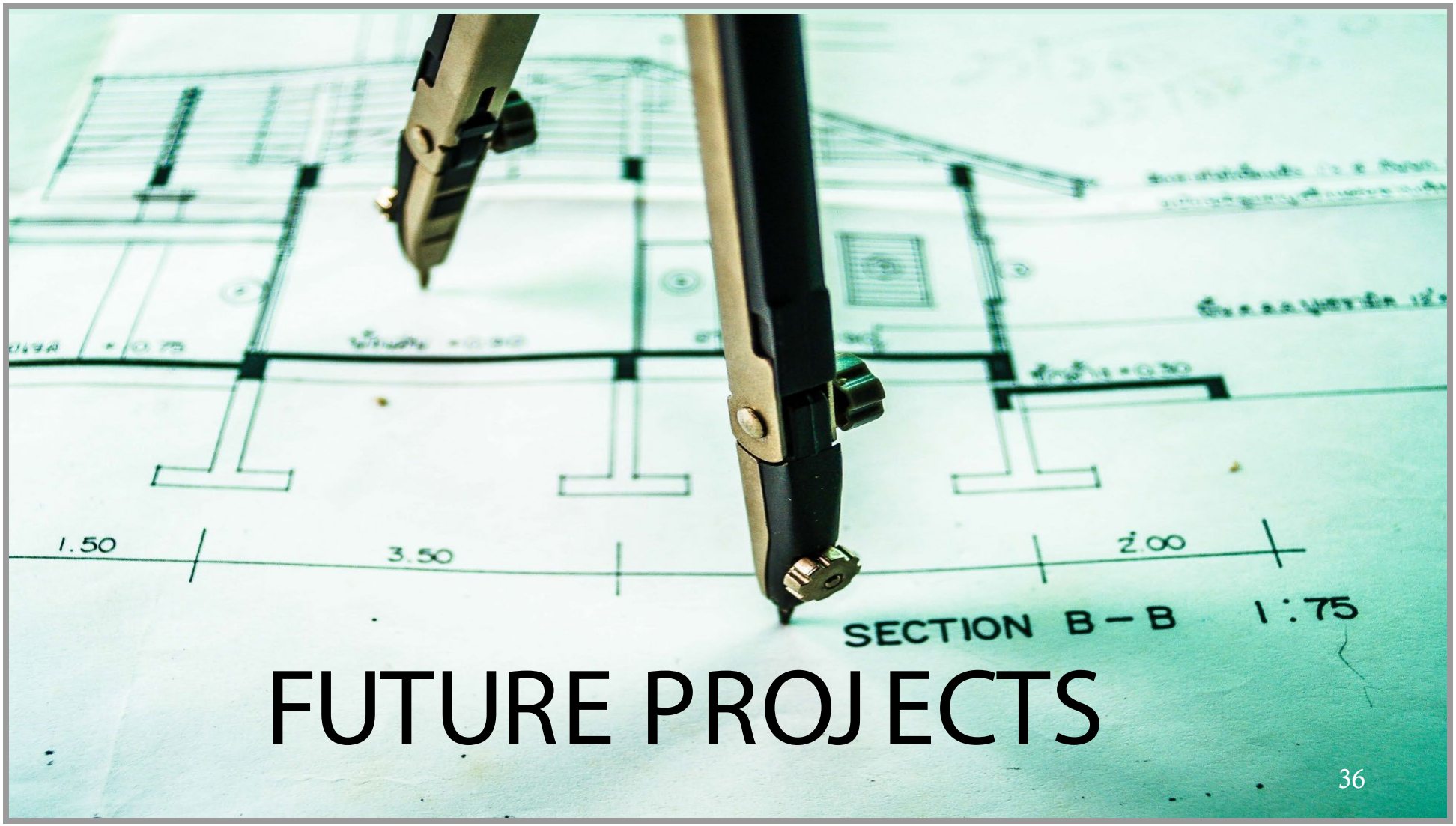








35



FUTURE PROJECTS



MARKETPLACE PROJECT

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

37

HILTON GARDEN INN

2.16 ACRE PARCEL SOUTHEAST FROM THE MARKETPLACE







Status: Building Permit under review

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

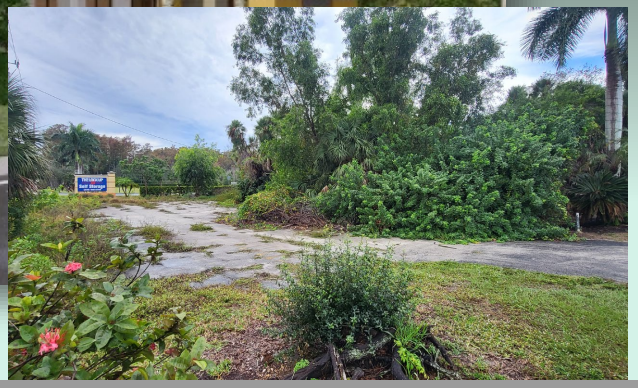
38

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

Goodwill Industries of Southwest Florida, Inc.

RELOCATING TO SE Corner of Corkscrew Road & Three Oaks Parkway







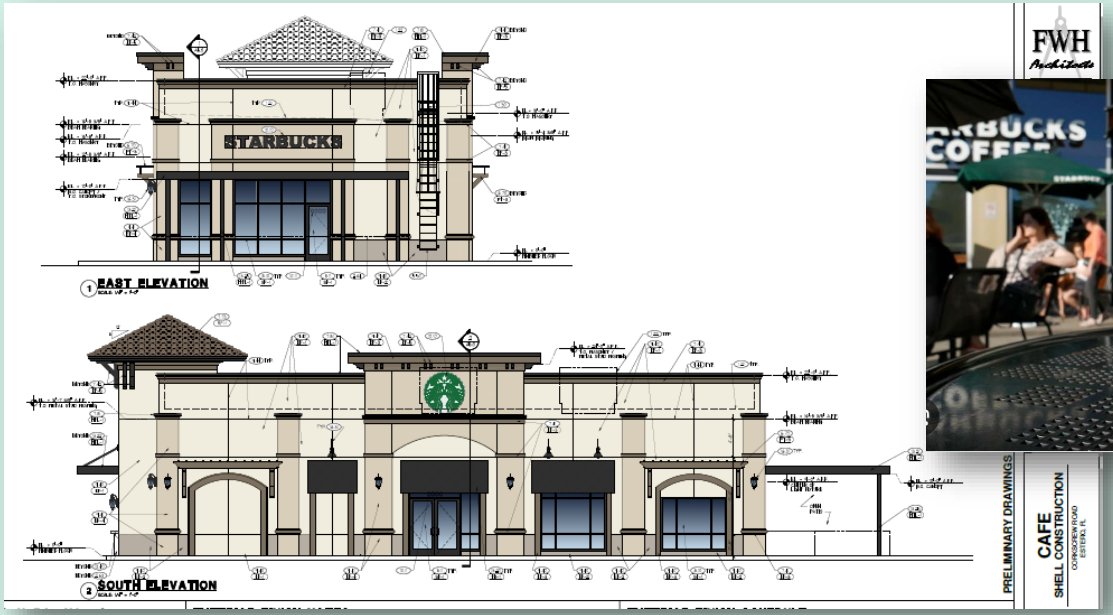
GOODWILL INDUSTRIES

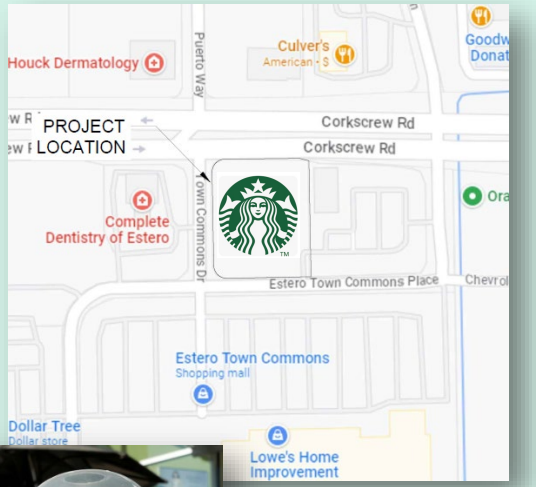
- Development Order approved by PZDB
- Replat under review – goes to Council
- Applicant paid proportionate share of traffic signal
- Small preserve in NW corner
- Heritage Tree Preservation

40

STARBUCKS

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







Status: Development Order submitted January 2024

2/11/20XX 41

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

42

PROPOSED DAY CARES & PRE-SCHOOLS

GODDARD SCHOOL

SE Corner of Quente Way & Three Oaks Parkway

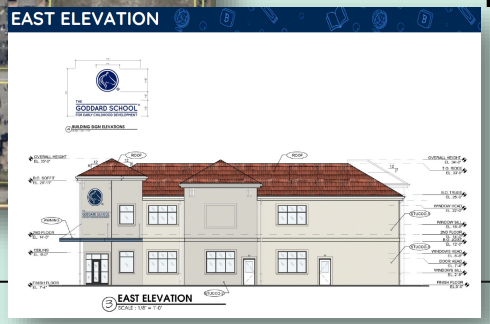


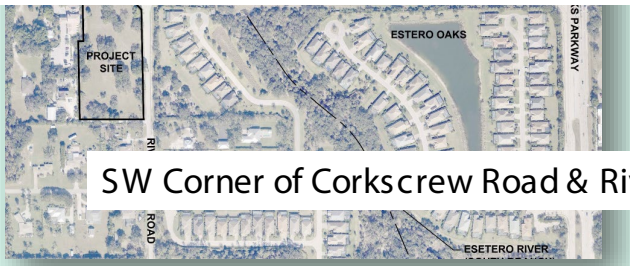
2-STORY 14,190 SQ. FT.

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

43

HOME2 SUITES 4- STORY, 111 ROOM HOTEL

STATUS: PIM held at PZDB December 2023 – No applications

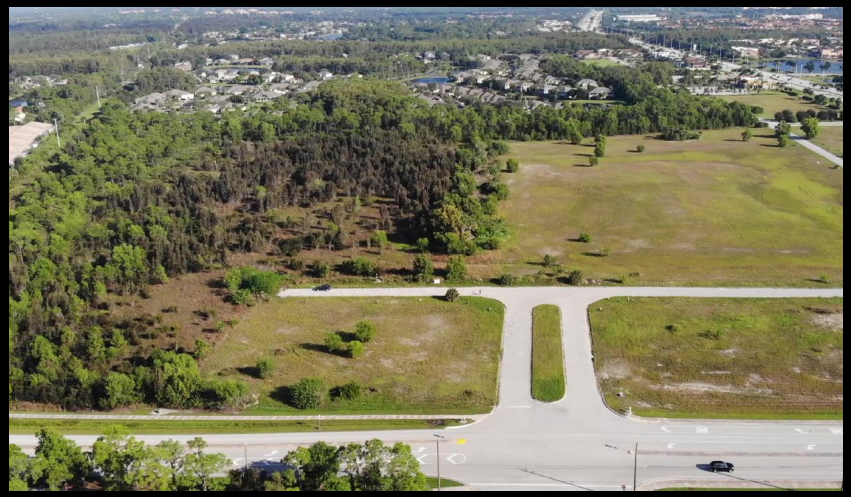






2.37-acres at Coconut Point Mall between the cinema and Via Coconut

44





WOODFIELD

40-ACRES NW CORNER OF US 41 & COCONUT ROAD

Rezoning to Estero Planned Development approved July 5, 2023

45



- 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

46



175-Foot-Tall Monopole



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

BELLA TERRA CELL TOWER

PROPERTY OWNED BY BELLA TERRA



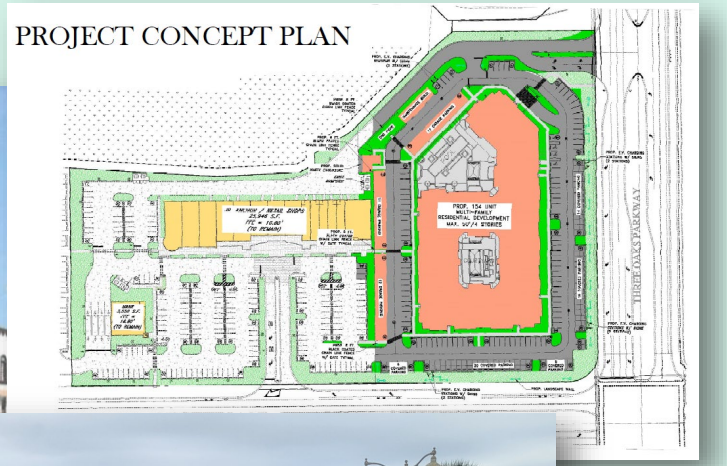
47

COCONUT POINT RESIDENCES

AT BROOKS TOWN CENTER

Status: Building Permit submitted December 2023







Demolish Winn Dixie
Construct 154 Unit Multi-family Building

48

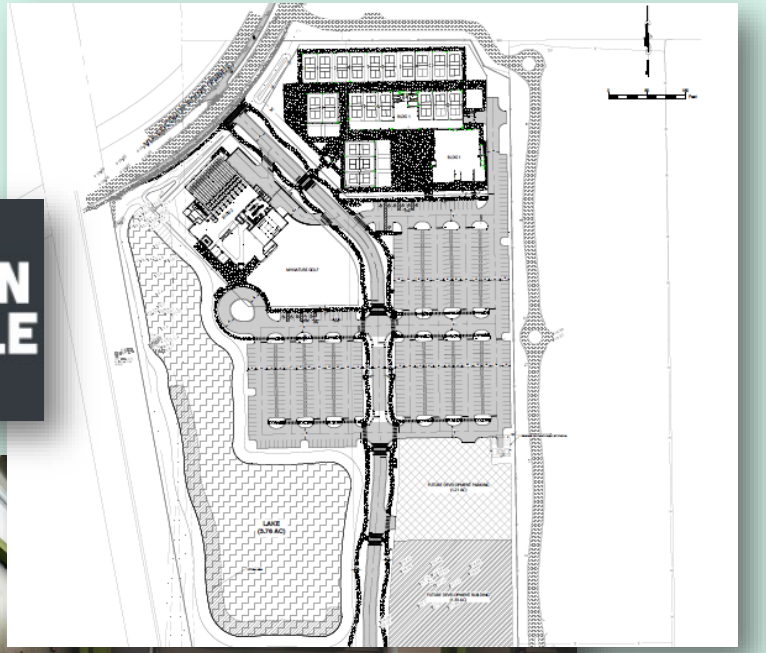
VILLAGE PROPERTY

HIGH5

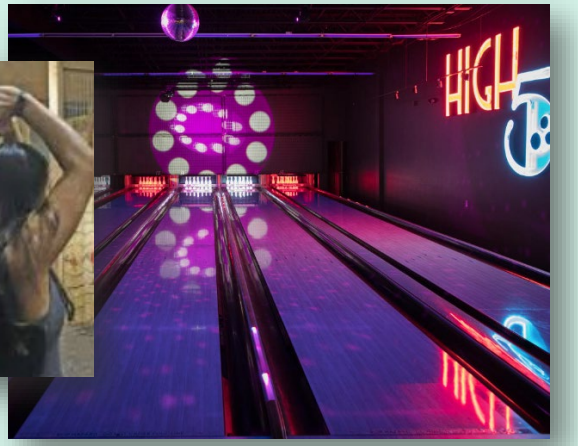
CHICKEN N PICKLE

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

- Rezoning Approved
- Development Order in process

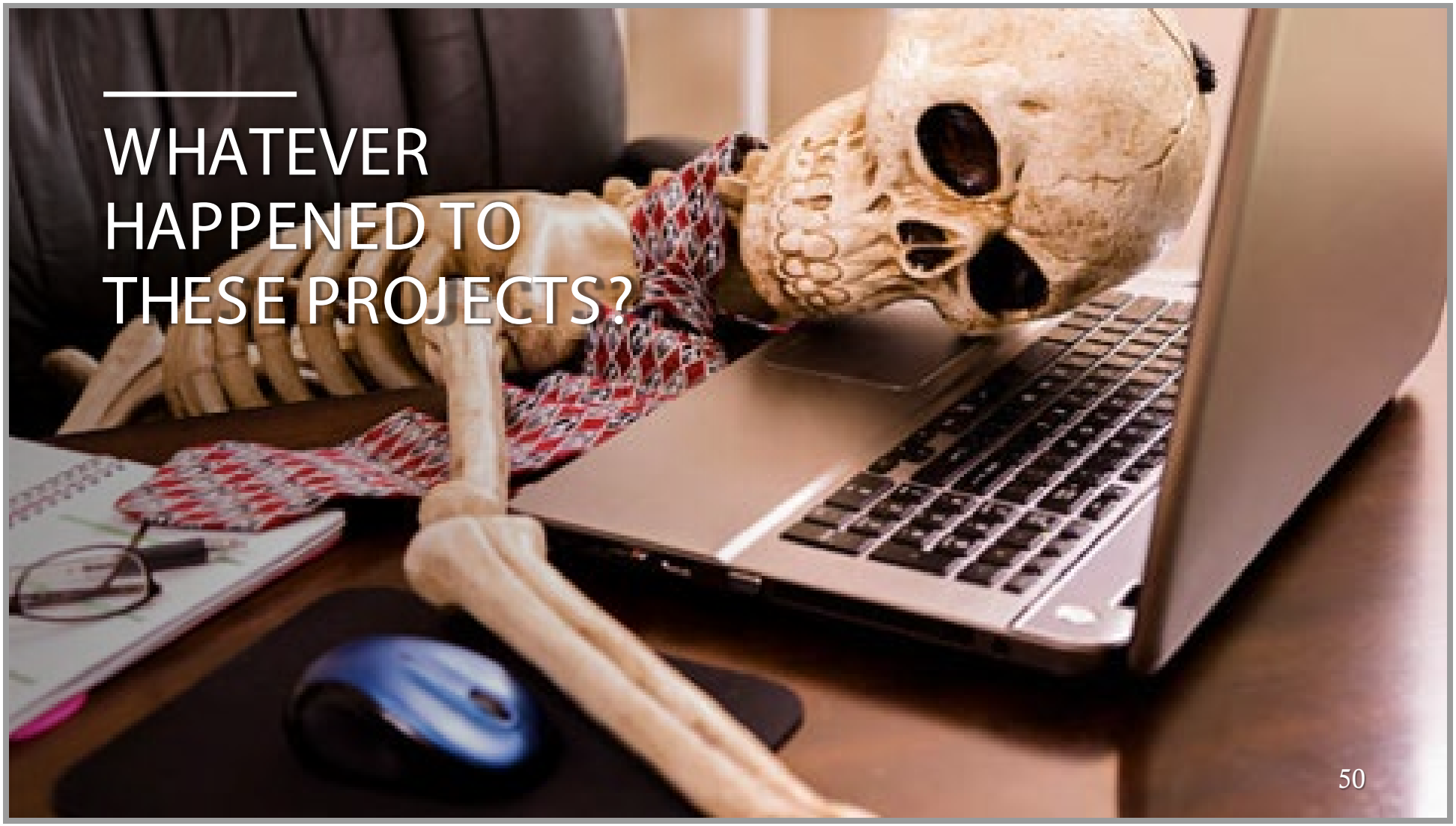








49


WHATEVER HAPPENED TO THESE PROJECTS?
50

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





51



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

52

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

53

GENOVA SINGLE-FAMILY

CORNER OF CORKSCREW ROAD & VIA COCONUT

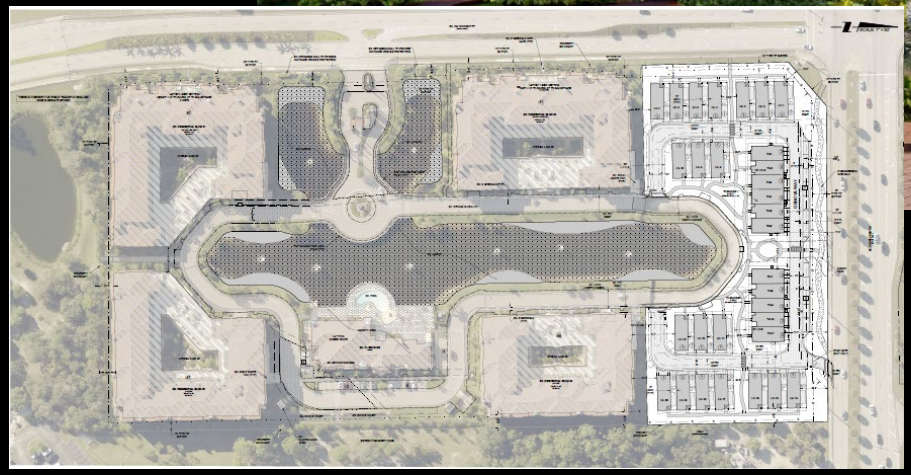
31 ATTACHED VILLAS & TOWNHOMES

ZONING AMENDMENT APPROVED

DEVELOPMENT ORDER APPLICATION SUBMITTED NOVEMBER 2023

FINAL PHASE





54


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
55

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



56



NORTH POINT - HCA

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

57

POP QUIZ?



Estero Location

59



Not in Estero

60





Estero Location

61





Not in Estero

62

Signs


Car Wash
CAR WASH
Unlimited
ModMembership
CAR WASH
GULFCOAST
MOTORCYCLES
FREE

63

Village Code and Review by PZDB:

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

64