VILLAGE OF ESTERO
PLANNING ZONING AND DESIGN BOARD MEETING
PACKET
SEPTEMBER 10, 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

September 10, 2024, 04:30 pm

SCHEDULED MEETING CONVENES 4:30 P.M.

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 July 9, 2024 meeting minutes.**

      Attachment: 07092024 PZDB Minutes.pdf

6. **PUBLIC INFORMATION MEETING**

   (No votes are taken at Public Information Meetings)

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

   a. **Henning RMS CPD -- Rezoning (Pending Submittal) (District 4) Two parcels of property are located at 20741 and 20771 S. Tamiami Trail, east of US 41 and south of Broadway and the Estero Methodist Church.**

Applicant is seeking to rezone the properties currently zoned Commercial Planned Development (CPD) and Urban Commercial Redevelopment (UCR) to Commercial Planned Development.

The applicant plans to remove the existing buildings and redevelop the site with a 16,000 square foot commercial building.

Attachment: 1. Henning- RMS - Public Information Meeting - Application.pdf
Attachment: 2. Henning-RMS - Location Map.pdf
Attachment: 3. Henning-RMS - Presentation.pdf

7. PUBLIC HEARINGS (Quasi-Judicial)

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

a. University Highlands II -- Development Order (DOS2024-E005) (District 5) The property is located on Ben Hill Griffin Parkway north of Everblades Parkway North, and east of Tiburon Way. The site is part of the Timberland & Tiburon MPD/DRI.

The applicant seeks to build 2 buildings on a 6.37-acre vacant site, identified as Tract F-4. Each one-story building includes 4 units and totals 7,800 square feet.

The Public Information Meeting was held May 14, 2024.

See Staff Report

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

Attachment: 1. University Highlands II - Staff Report.pdf
Attachment: 2. University Highlands II - Civil Plans.pdf
Attachment: 3. University Highlands II - Architectual Plans.pdf
Attachment: 4. University Highlands II - Colored Elevations.pdf
Attachment: 5. University Highlands II - Landscape Plans.pdf
Attachment: 6. University Highlands II - Lighting Plans.pdf
Attachment: 7. University Highlands II - Presentation.pdf

b. Celebree School -- Development Order (DOS2024-E006) (District 4) 10351 Corkscrew Commons Drive. The property is located north of Corkscrew Road and west of Corkscrew Crossings Boulevard. The building previously operated as a Goodwill Retail & Donation Center.

The applicant seeks to modify the original site plan by replacing the loading zone with a playground and changing the color scheme of the building.

Public Information Meeting was held May 14, 2024.

See Staff Report

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

Attachment: 1. Celebree School - Staff Report.pdf
Attachment: 1.a. Staff Report Attachment - Drop Off-Pick Up Statement.pdf
Attachment: 1.b. Staff Report Attachment - Administrative Deviation Letter.pdf
Attachment: 2. Celebree School - Civil Plans.pdf
Attachment: 3. Celebree School - Color Option _1 Elevations - Celebree Branding Flatten _1_.pdf
Attachment: 4. Celebree School - Color Option _2 Elevations - Blustery Sky Option Flatten.pdf
Attachment: Celebree - Estero Presentation.pdf

c. Estero Townhomes EPD -- Rezoning (DCI2024-E003) (District 4) 21.4 acres located on the northeast corner of Corkscrew Road and Sandy Lane formerly known as The Colonnade. Continued from July 9th meeting. Applicant requests a rezoning for a 2-story townhome development. The property is currently zoned for a Continuing Care Facility.

The Public Information Meeting was held December 12, 2023.

The Planning Zoning and Design Review Board reviewed the case at its July 9th meeting and made several suggestions for the applicant to consider. The hearing was continued.

See Staff Report

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

Attachment: 1. Estero Townhomes - Staff Report.pdf
Attachment: 1.a. Attachment A - Future Land Use Map.pdf
Attachment: 1.b. Attachment B - Zoning Map.pdf
Attachment: 1.c. Attachment C - Zoning Conditions_REV_9-2-24.pdf
Attachment: 1.c.1. Exhibit 1. Schedule of Uses_8-27-24.pdf
Attachment: 1.c.2. Exhibit 2. Development Regulations 6-24-24.pdf
Attachment: 1.d. Attachment D - Master Concept Plan.pdf
Attachment: 1.e. Attachment E - Pattern Book.pdf
Attachment: 1.f. Attachment F - Applicant Information.pdf
Attachment: 2. Estero Townhomes - Presention.pdf

d. Estero Entertainment District - Development Order (DOS2024-E007) (District 4) The Village owned property is located at 9000 Williams Road on the north side of Williams Road and east of Via Coconut and the railroad right of way.

The 21± acres was rezoned to Estero Planned Development (EPD)

Public Information Meetings were held August 22 and November 14, 2023 and April 9, 2024. A Workshop was held June 11, 2024.

See Staff Report

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

Attachment: 1. Estero Entertainment District - Staff Report.pdf
Attachment: 2. Estero Entertainment District - Revised DO Plans.pdf
Attachment: 3. Estero Entertainment District - Revised Landscape Plans.pdf
Attachment: 4. Estero Entertainment District - Revised Photometric Plans.pdf
Attachment: 5. Estero Entertainment District - Presentation.pdf

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

9. BOARD COMMUNICATIONS

a. Next meeting - October 8, 2024

10.ADJOURN

General Attachments

- Transcript.pdf

ESTERO PLANNING ZONING AND DESIGN BOARD
TUESDAY, SEPTEMBER 10, 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.

04:31:50 >>Michael Sheeley: GOOD EVENING.
04:31:51 I WOULD LIKE TO CALL TO ORDER THE PLANNING ZONING AND DESIGN
04:31:55 BOARD MEETING OF SEPTEMBER 10, 2024.
04:31:59 THANK YOU ALL FOR COMING TONIGHT.
04:32:01 THE FIRST ITEM ON OUR AGENDA IS THE PLEDGE OF ALLEGIANCE.
04:32:05 I WOULD ASK YOU AFTER THE PLEDGE IF YOU WOULD REMAIN
04:32:08 STANDING.
04:32:09 WE WOULD LIKE TO HAVE A MOMENT OF SILENCE FOR OUR FORMER
04:32:11 CHAIRMAN SCOTTY WOOD WHO PASSED AWAY LAST MONTH.
04:32:16 SCOTTY SERVED AS CHAIRMAN OF THIS BOARD FOR NINE YEARS AND
04:32:20 IT WAS A PLEASURE TO SERVE WITH HIM.
04:32:21 I'M SURE EVERYBODY WOULD AGREE WITH THAT.
04:32:24 SCOTTY WAS VERY EXPERIENCED, FULL OF ENERGY, AND ALWAYS VERY
04:32:28 CHEERFUL, AND WE WILL MISS HIM.
04:32:31 IF YOU WOULD PLEASE RISE FOR THE PLEDGE OF ALLEGIANCE.
04:32:35 [PLEDGE OF ALLEGIANCE]
04:32:56 [MOMENT OF SILENCE]
04:32:59 >>Michael Sheeley: THANK YOU.

04:33:01 TAMMY, CAN YOU CALL THE ROLL, PLEASE?
04:33:10 >>Kristin Jeannin: HERE.
04:33:11 >> BOARD MEMBER JONES IS ABSENT TONIGHT.
04:33:13 >>Al Paivandy: HERE.
04:33:15 >>Michael Sheeley: HERE.
04:33:17 >>James Tatooles: HERE.
04:33:19 >>Jim Wallace: HERE.
04:33:21 >>Dan Williams: HERE.
04:33:23 >> CHAIRMAN GARGANO IS ABSENT TONIGHT.
04:33:25 OUR ATTORNEY NANCY STROUD IS IN HERE TODAY.
04:33:32 >>Nancy Stroud: IF I MIGHT, YOU'LL NOTICE THAT MR. SHEELEY
04:33:34 HAS GRACIOUSLY STEPPED UP TO BE OUR ACTING CHAIR THIS
04:33:37 EVENING.
04:33:37 NEXT MONTH'S MEETING, THE BOARD SHOULD ELECT A VICE-CHAIR.
04:33:42 WE STILL NEED TO DO THAT.
04:33:44 IN THE MEANWHILE, MR. SHEELEY HAS AGREED TO DO IT AND THANK
04:33:48 YOU VERY MUCH.
04:33:50 >>Michael Sheeley: THANK YOU.
04:33:52 DO YOU NEED A MOTION?

04:33:53 >>Nancy Stroud: I NEED A MOTION, YES, THANK YOU, FOR
04:33:56 APPROVAL OF MR. SHEELEY TO BE TONIGHT'S CHAIR OF THE BOARD.
04:33:59 >>James Tatooles: I MAKE THE MOTION.
04:34:03 >>Al Paivandy: SECOND.
04:34:04 >>Michael Sheeley: ALL IN FAVOR?
04:34:05 AYE.

04:34:06 MOTION CARRIES.
04:34:06 THANK YOU.
04:34:07 THE NEXT ITEM IS THE APPROVAL OF THE AGENDA FOR TONIGHT.
04:34:13 CAN I HAVE A MOTION TO THAT EFFECT?
04:34:17 >>Dan Williams: SO MOVED.
04:34:21 >> SECOND.
04:34:21 >>Michael Sheeley: ALL IN FAVOR, AYE.
04:34:23 OPPOSED LIKE SIGN.
04:34:24 MOTION CARRIES.
04:34:25 THE NEXT ITEM IS APPROVAL OF THE CONSENT AGENDA, WHICH IS
04:34:32 THE APPROVAL OF THE JULY 8, 2024 -- JULY 9, EXCUSE ME,
04:34:38 MEETING MINUTES.
04:34:39 I HAVE A MOTION TO APPROVE THE CONSENT AGENDA, PLEASE?
04:34:45 >>Dan Williams: SO MOVED.
04:34:46 >>Al Paivandy: SECOND.
04:34:47 >>Michael Sheeley: ALL IN FAVOR SAY AYE.
04:34:50 OPPOSED, LIKE SIGN.
04:34:51 MOTION CARRIES.
04:34:52 WE HAVE ONE PUBLIC INFORMATION MEETING AND FOUR PUBLIC
04:34:57 HEARINGS TONIGHT.
04:34:58 SO WE'VE GOT A LONG AGENDA.
04:35:00 I WOULD ASK THE BOARD MEMBERS TO TRY TO BE CONCISE IN YOUR
04:35:04 COMMENTS AND LET'S TRY TO GET THROUGH THIS AS WELL AS THE
04:35:09 PARTICIPANTS FROM THE COMMUNITY THAT ARE HERE.
04:35:14 IF YOU HEAR SPEAKERS TELLING THE BOARD THE SAME THING THAT

04:35:18 YOU WANT TO TELL THEM, IF YOU WOULDN'T MIND -- IT'S UP TO
04:35:22 YOU, BUT IF YOU WOULDN'T MIND NOT REPEATING THE SAME THING
04:35:25 OVER AND OVER, IT WOULD HELP US ON TIME TONIGHT.
04:35:28 THE FIRST ITEM IS A PUBLIC INFORMATION MEETING.
04:35:31 MARY WILL COME UP.
04:35:36 >>Mary Gibbs: YES.
04:35:37 CAN EVERYBODY HEAR ME?
04:35:38 I KNOW WHEN IT'S CROWDED, IT'S HARDER TO HEAR ME.
04:35:49 WE'LL HAVE TO TALK REALLY LOUD TONIGHT.
04:35:51 THE FIRST CASE WE HAVE IS A PUBLIC INFORMATION MEETING.
04:35:53 IT IS CALLED THE HENNING RMS CASE.
04:35:57 THIS IS GOING TO BE A REZONING CASE.
04:35:59 THERE ARE TWO PROPERTIES ON U.S. 41 THAT HAVE SPLIT ZONING,
04:36:05 TWO DIFFERENT KINDS OF ZONING.
04:36:07 THERE'S ALREADY AN EXISTING BUILDING ON THE PROPERTY.

04:36:10 THAT IS A REMODELING TYPE BUSINESS.
04:36:12 AND THE APPLICANT IS GOING TO REZONE THE ENTIRE PROPERTY TO
04:36:15 DO KIND OF A DESIGN CENTER COMMERCIAL USE.
04:36:18 I'M GOING TO LET THEM EXPLAIN WHAT THEY ARE DOING, WAYNE
04:36:23 ARNOLD FROM GRADY MINOR WILL KICK IT OFF.
04:36:27 >>Michael Sheeley: THANK YOU.
04:36:28 JUST A REMINDER, IN THE INFORMATION MEETINGS, THERE'S NO
04:36:38 VOTING.
04:36:51 >> THANK YOU.
04:36:52 GOOD EVENING.

04:36:52 I'M WAYNE ARNOLD.
04:36:54 CERTIFIED PLANNER WITH GRADY MINOR AND ASSOCIATES
04:36:56 REPRESENTING HENNING RMS DESIGN CENTER.
04:36:59 WITH US, WE HAVE SCOTT WILSON AND LINO PATEZ.
04:37:07 MAYBE I'LL SPEAK LOUDER AND LOWER IN THE MICROPHONE.
04:37:10 WE HAVE REPRESENTATIVES FROM HENNING RMS CONTRACTING HERE.
04:37:14 WE ALSO HAVE THE ARCHITECT FOR THE PROJECT, WHICH IS
04:37:18 STUDIO + HERE TO ANSWER SPECIFIC QUESTIONS IF YOU HAVE ANY
04:37:22 REGARDING THE ARCHITECTURE.
04:37:23 BUT I HAVE A SHORT PRESENTATION FOR OUR PUBLIC INFORMATION
04:37:26 MEETING.
04:37:26 SOME OF THESE ELEMENTS WILL FIND ITS WAY INTO OUR PATTERN
04:37:30 BOOK THAT WE'RE ALSO WORKING ON.
04:37:31 WE HAVE NOT YET SUBMITTED THE APPLICATION.
04:37:33 WE INTEND TO SUBMIT THE APPLICATION HOPEFULLY SHORTLY AFTER
04:37:37 OUR PUBLIC INFORMATION MEETING TONIGHT.
04:37:41 >>Mary Gibbs: CAN YOU SPEAK A LITTLE LOUDER, WAYNE?
04:37:45 JUST PRETENDING YOUR YELLING AT ME.
04:37:48 >>Wayne Arnold: AS MARY MENTIONED, THERE ARE TWO PROPERTIES
04:37:50 THAT COMPRISE THE PETITION LOCATED ON THE EAST SIDE OF U.S.
04:37:54 41, NORTH OF CORKSCREW ROAD, SOUTH OF BROADWAY.
04:37:57 THERE ARE TWO STRUCTURES ON THE SITE.
04:37:58 AS MARY MENTIONED, THE NORTH HALF OF THE SITE IS CURRENTLY
04:38:04 ZONED CPD AND THE SOUTH PART OF THE PROPERTY IS PART OF YOUR
04:38:08 REDEVELOPMENT COMMERCIAL DESIGNATION.

04:38:10 IT'S ONE OF YOUR NEWER ZONING DESIGNATIONS.
04:38:12 BUT THE IDEA IS TO COMBINE THESE INTO A SINGULAR CPD, ASK
04:38:16 FOR USES THAT INCLUDE THE CONTRACTING OFFICES, DESIGN CENTER
04:38:19 USES AND SOME OTHER COMPLEMENTARY USES AND WE'LL HAVE THOSE
04:38:24 AS ONE COMMON PLAN DEVELOPMENT.
04:38:26 THIS IS A BOUNDARY SURVEY.
04:38:28 YOU CAN SEE THAT IT'S DEFINED BY U.S. 41 ON THE WEST.
04:38:31 ESTERO COURT, WHICH IS A PARTIALLY IMPROVED CUL-DE-SAC TO
04:38:34 THE EAST.
04:38:35 AND TO THE SOUTH IS ANOTHER COMMERCIAL SITE.
04:38:39 LITTLE CLEARER IMAGE THERE.

04:38:40 YOU CAN SEE THE RELATIONSHIP TO THOSE.
04:38:43 >>Jim Wallace: THAT ESTERO CRESCENT IS AN EASEMENT THAT'S
04:38:48 ALREADY THERE?
04:38:49 >>Wayne Arnold: IT IS A PLATTED CUL-DE-SAC, YES, SIR.
04:38:51 SO THE SURROUNDING PROPERTY, YOU CAN SEE ON THE SITE WE HAVE
04:38:56 TWO COMMERCIAL BUILDINGS ON THE TOP IMAGE AND ACROSS THE
04:38:59 STREET USED CAR FACILITY, TO THE SOUTH WE HAVE OTHER
04:39:03 COMMERCIAL USERS.
04:39:05 JUST ANOTHER IMAGE SHOWING THE SURROUNDING PROPERTY AND
04:39:09 ZONING.
04:39:09 SO WE'RE SURROUNDED BY COMMERCIAL ZONING, CHURCH PROPERTY TO
04:39:12 THE NORTH AND UNDEVELOPED PROPERTY TO THE EAST.
04:39:17 SO THE PROPERTY IS ABOUT TWO ACRES.
04:39:19 WE'RE REZONING IT, AS I SAID FROM TWO ZONING DISTRICTS THAT

04:39:22 CURRENTLY ALLOW 21,000 SQUARE FEET IN THE EXISTING CPD AND
04:39:27 THE OTHER COMMERCIAL, WHATEVER WE COULD FIT ON THE ONE ACRE,
04:39:30 WE'RE ASKING FOR A TOTAL OF 16,000 SQUARE FEET, SO A
04:39:33 REDUCTION IN SQUARE FOOTAGE OVER WHAT'S BEEN PREVIOUSLY
04:39:36 APPROVED.
04:39:36 WE'LL HAVE ONE SINGLE UNIFIED BUILDING, UNIFIED
04:39:40 ARCHITECTURE, AND WE HAVE ACCESS PROPOSED TO BOTH U.S. 41
04:39:43 AND ESTERO COURT.
04:39:46 THIS IS A CONCEPTUAL SITE PLAN FOR THE PROPERTY.
04:39:51 I THINK I'LL GO TO THE COLOR IMAGE.
04:39:54 IT'S A LITTLE EASIER TO UNDERSTAND.
04:39:55 YOU CAN SEE THAT THE BUILDINGS IN THE CENTER OF THE SITE, WE
04:39:57 SHOW ACCESS ON THE NORTHERN PORTION OF U.S. 41.
04:40:00 WE HAVE TWO ACCESS POINTS ACTUALLY TO ESTERO COURT.
04:40:03 TO THE SOUTH WE HAVE ONE THAT WILL SERVE THE GENERAL PARKING
04:40:06 LOT FOR THE PROPERTY.
04:40:07 AND THE OTHER ONE THAT'S IN THE CENTER OF THE SITE ACTUALLY
04:40:10 GOES INTO A STORAGE WAREHOUSING COMPONENT THAT THE
04:40:13 CONTRACTING OFFICES WOULD USE.
04:40:15 THERE'S NO OUTDOOR STORAGE PROPOSED HERE, BUT THAT WOULD BE
04:40:18 THAT ACCESS AND IT'S CONSIDERED A LOADING ZONE FOR OUR
04:40:22 PLANS.
04:40:23 WE ARE IN THE U.S. 41 OVERLAY.
04:40:26 THERE ARE SOME SPECIAL BUFFER REQUIREMENTS.
04:40:28 IT REQUIRES AN UNDULATING BUFFER.

04:40:30 THIS IS A DEPICTION OF OUR PROPOSED LANDSCAPE DESIGN FOR THE
04:40:35 BUFFER TREATMENT ALONG BOTH U.S. 41 AND ESTERO COURT.
04:40:39 SOME OF THE ARCHITECTURAL STYLES THAT THEY HAVE BEEN LOOKING
04:40:42 AT, I'M NOT GOING TO SPEND A LOT OF THESE BUT MORE BASED ON
04:40:48 PRAIRIE ARCHITECTURAL STYLE.
04:40:49 WE CAN ANSWER ANY QUESTIONS YOU MAY HAVE ABOUT THAT.
04:40:53 NOT GOING TO GO THROUGH THE DETAILS.

04:40:54 HERE ARE INSPIRATIONAL IMAGES I CALL THEM AND THIS IS WHAT
04:40:57 THE CONCEPT FOR THE BUILDING AND THE DESIGN CENTER WILL LOOK
04:41:00 LIKE.
04:41:00 SORT OF THE DESIGN COMPONENT IN THE CENTER OF THE SITE
04:41:03 FLANKED BY THE BUSINESS OFFICES ON THE NORTH AND SOUTH OF
04:41:06 THAT COMPONENT.
04:41:07 HERE IS ANOTHER IMAGE GIVING YOU SOME IDEA OF SIGNAGE
04:41:11 PLACEMENT AND THE BUILDING.
04:41:13 LOOKING AT SOME SIGNAGE, MONUMENT SIGNS ON BOTH THE ESTERO
04:41:19 COURT AND A LARGER SIGN OBVIOUSLY ALONG U.S. 41.
04:41:24 THAT'S IN A NUTSHELL WHAT WE'RE PROPOSING TO DO.
04:41:28 I THINK OUR SCHEDULE OF USES, IT'S ASKING FOR COMPLEMENTARY
04:41:31 USES THAT ARE VERY SIMILAR TO WHAT'S PREVIOUSLY BEEN
04:41:35 APPROVED AND WILL COMPLEMENT THE CONTRACTING DESIGN CENTER
04:41:37 USES SUBJECT TO SOME GIVE OR TAKE FOR OTHER POTENTIAL USERS
04:41:41 ALONG THE WAY IF THE DESIGN CENTER DECIDES TO LEASE UP
04:41:44 ADDITIONAL SPACE FOR OTHERS.
04:41:46 THAT'S MY BRIEF PRESENTATION.

04:41:48 HAPPY TO ANSWER ANY QUESTIONS THAT YOU MAY HAVE.
04:41:55 >>Jim Wallace: THE ONLY QUESTION I HAVE AND I GUESS I SHOULD
04:41:57 DEFER TO MY COLLEAGUE NEXT TO ME, THE PLANTINGS, THE
04:42:01 LANDSCAPING SEEMS TO BE A LITTLE LIGHT.
04:42:03 12-FOOT TREES WITH 5-FOOT SPREAD.
04:42:05 DOESN'T REALLY SOUND LIKE MUCH OF A CANOPY TREE.
04:42:08 HAVE YOU THOUGHT OF THAT FURTHER DOWN THE ROAD?
04:42:13 >> OUR LANDSCAPE ARCHITECT IS GOING TO BE INVOLVED IN THE
04:42:15 PROJECT.
04:42:16 THESE WERE CONCEPTUAL IMAGES TO SHOW THE ARCHITECTURE, BUT
04:42:19 WE WILL BE IN COMPLIANCE, CERTAINLY, WITH THE ESTERO CODE.
04:42:22 >>Jim Wallace: BEING IN COMPLIANCE IS EASY.
04:42:25 >>Wayne Arnold: UNDERSTOOD.
04:42:26 I KNOW WHERE YOU'RE HEADED, SIR.
04:42:28 GOT IT.
04:42:29 >>Jim Wallace: I MEAN, IT'S A BEAUTIFUL BUILDING.
04:42:31 IT WOULD BE TOO BAD IF THE LANDSCAPING DIDN'T LIVE UP TO THE
04:42:34 ARCHITECTURE.
04:42:34 >>Wayne Arnold: I THINK WE HAVE GOOD OPPORTUNITIES FOR
04:42:36 LANDSCAPING, ESPECIALLY IN THE U.S. 41 BUFFER SINCE THAT IS
04:42:39 GOING TO BE AN ENHANCED BUFFER UNDER YOUR CODE.
04:42:49 >>Kristin Jeannin: I HAVEN'T SEEN THIS TYPE OF LIGHTING
04:42:50 WHERE IT IS BACKLIT LIKE THAT.
04:42:52 IS THAT SOMETHING THAT WE HAVE ANY OTHER PROJECTS THAT HAVE
04:42:57 LIGHTS LIKE THAT?

04:43:00 >>Mary Gibbs: WHICH LIGHTING ARE WE TALKING ABOUT?
04:43:04 >>Kristin Jeannin: WHAT IT LOOKS LIKE THEY HAVE RENDERED
04:43:06 HERE IS BACKLIT, LIKE GLOW IN THE BACK.

04:43:13 >>Wayne Arnold: THE SIGNAGE YOU'RE REFERRING TO.
04:43:15 >>Mary Gibbs: WAYNE, DO YOU HAVE DETAILS ON THE LIGHTING, OR
04:43:18 IS THAT A CONCEPTUAL DRAWING?
04:43:20 >>Wayne Arnold: WELL, THESE ARE ALL CONCEPTUAL IMAGES.
04:43:23 >>Mary Gibbs: USUALLY IT'S CHANNEL-LIT LETTERS, NOT LIKE
04:43:28 BACKLIT.
04:43:29 >>Wayne Arnold: YES, UNDERSTOOD, MARY.
04:43:31 I JUST MADE A NOTE OF THAT.
04:43:37 >>Mary Gibbs: I MIGHT MAKE ONE MORE NOTE THAT THE MONUMENT
04:43:40 SIGN IS SUPPOSED TO BE WIDER THAN TALLER.
04:43:43 I THINK THE CONCEPTUAL PLAN SHOWED IT REVERSED.
04:43:49 >>Michael Sheeley: OTHER COMMENTS FROM THE BOARD?
04:43:51 >>Kristin Jeannin: I DO THINK THOSE OPENINGS IN THE SIGN ARE
04:43:55 COOL, THOUGH.
04:43:56 >>Michael Sheeley: I LIKE THAT, TOO.
04:43:57 >>Wayne Arnold: THANK YOU.
04:43:59 >>Michael Sheeley: JIM, DAN?
04:44:02 >>James Tatooles: I THINK IT'S REFRESHING TO SEE A DESIGN
04:44:05 THAT DOESN'T LOOK LIKE IT CAME FROM ITALY.
04:44:09 [LAUGHTER]
04:44:10 >>Wayne Arnold: THANK YOU.
04:44:13 >>Michael Sheeley: MY COMMENTS ON THE ARCHITECTURE WOULD BE

04:44:15 AS YOU STRIVE TO GET KIND OF A PRAIRIE LOOK AND WE HAVE
04:44:19 APPROVED PREVIOUSLY ONE PRAIRIE STYLE BUILDING IN ESTERO, IS
04:44:24 MAYBE TAKE ANOTHER LOOK AT THE REFERENCE PHOTOS THAT YOU
04:44:30 HAD.
04:44:30 IT SEEMS TO ME THAT THE TOP PLANES, THE ROOF PLANES ARE
04:44:38 THICK AND IT REMINDS ME OF A VERTICAL MANSARD ROOF VERSUS A
04:44:42 FLAT PLANE.
04:44:45 SECONDLY, NORMALLY PRAIRIE HAS OTHER LARGE VERTICAL ELEMENTS
04:44:49 THAT MAYBE YOU SHOULD LOOK AT TRYING TO DO.
04:44:52 THAT'S ALL MY COMMENTS.
04:44:54 >>Wayne Arnold: THANK YOU FOR THE COMMENTS.
04:44:57 >>Michael Sheeley: ANYTHING ELSE?
04:45:00 >>Wayne Arnold: THANK YOU VERY MUCH.
04:45:01 APPRECIATE IT.
04:45:03 >>Nancy Stroud: NEED TO HEAR FROM THE PUBLIC.
04:45:06 >>Michael Sheeley: ANY PUBLIC COMMENTS ON THIS?
04:45:08 >>Tammy Duran: NOTHING.
04:45:08 >>Michael Sheeley: ANYONE HERE LIKE TO SPEAK ON THIS
04:45:10 PROJECT?
04:45:11 OKAY.
04:45:11 THANK YOU.
04:45:11 OUR NEXT ITEM IS A PUBLIC HEARING.
04:45:23 NANCY HAS SOME THINGS TO READ.
04:45:26 >>Nancy Stroud: THANK YOU.
04:45:27 THERE ARE FOUR PUBLIC HEARINGS TONIGHT.

04:45:30 I'LL JUST READ IT ONCE AND THEN WE'LL MAKE SURE AS WE GO
04:45:34 ALONG THAT PEOPLE ARE SWORN IF THEY ARE NOT SWORN AT THE
04:45:36 VERY BEGINNING.
04:45:37 BECAUSE WE HAVE FOUR QUASI-JUDICIAL HEARINGS TONIGHT, THE
04:45:47 BOARD PROCEEDS IN A QUASI-JUDICIAL PROCEDURE CAPACITY.
04:45:53 SO IF ANYONE IN THE AUDIENCE INTENDS TO PROVIDE TESTIMONY OR
04:45:57 ANYONE FROM THE APPLICANTS OR STAFF, THEY WILL BE SWORN IN
04:46:03 BY MYSELF IN A MOMENT AND ANYONE IN THE PUBLIC WHO WISHES TO
04:46:08 SPEAK AT ONE OF THE HEARINGS SHOULD FILL IN A PUBLIC
04:46:13 SPEAKERS CARD AND GIVE IT TO THE CLERK BEFORE THE ITEM IS
04:46:19 CALLED.
04:46:20 IN GENERAL, WE FIRST HEAR AN INTRODUCTION FROM THE VILLAGE
04:46:24 COMMUNITY DEVELOPMENT DIRECTOR AND THEN A PRESENTATION BY
04:46:25 THE APPLICANT AND THEN THE DIRECTOR MAY MAKE A PRESENTATION
04:46:31 IF NEEDED.
04:46:32 AFTER THAT, THE CHAIR WILL ALLOW ANYONE FROM THE AUDIENCE
04:46:36 WHO HAS BEEN SWORN IN TO PROVIDE TESTIMONY.
04:46:39 AND WE ASK THAT YOU MAKE YOUR COMMENTS CONCISELY.
04:46:43 OUR RULES OF PROCEDURE DON'T ALLOW COMMENTS EXCEEDING FIVE
04:46:47 MINUTES.
04:46:49 THE APPLICANT HAS A RIGHT TO CROSS-EXAMINE ANY WITNESSES AND
04:46:52 FOR REBUTTAL.
04:46:55 THE PUBLIC, IF THEY TESTIFY, CAN BE SUBJECT TO
04:46:59 CROSS-EXAMINATION, BUT THE PUBLIC WHO SPEAK WILL NOT BE
04:47:03 PERMITTED TO CROSS-EXAMINE THE APPLICANT'S WITNESSES OR THE

04:47:07 STAFF, BUT CAN REQUEST THE BOARD TO DIRECT QUESTIONS ON
04:47:10 THEIR BEHALF TO EITHER THE STAFF OR THE APPLICANT.
04:47:13 IF A PERSON REPRESENTS AN ORGANIZATION, WE ASK THAT YOU
04:47:18 PROVIDE EVIDENCE OF YOUR AUTHORITY TO SPEAK FOR THE
04:47:22 ORGANIZATION, AND ANY WRITTEN COMMUNICATIONS THAT HAVE BEEN
04:47:26 RECEIVED WILL BE RECEIVED ON THE QUASI-JUDICIAL RECORD,
04:47:33 PLACED IN THE PUBLIC RECORD BEFORE THE PRESENTATION ON THE
04:47:35 APPLICATION BEGINS.
04:47:37 EACH BOARD MEMBER WILL DISCLOSE ANY EX PARTE COMMUNICATION
04:47:41 THAT THEY MIGHT HAVE HAD ON EACH OF THE PARTICULAR
04:47:44 APPLICATIONS, AND ANY BOARD MEMBER THAT HAS A CONFLICT
04:47:49 REGARDING A PARTICULAR APPLICATION MUST DECLARE THAT
04:47:52 CONFLICT AND WILL NOT BE ALLOWED TO PARTICIPATE IN THE
04:47:55 DISCUSSION OR VOTE ON THE APPLICATION.
04:47:59 SO AT THIS TIME, WILL ALL THOSE WHO INTEND TO TESTIFY AT ANY
04:48:03 OF THE HEARINGS TONIGHT PLEASE STAND AND RAISE YOUR RIGHT
04:48:09 HAND AND I'LL ADMINISTER THE OATH.
04:48:13 THANK YOU.
04:48:16 DO YOU SOLEMNLY SWEAR THAT THE TESTIMONY THAT YOU WILL GIVE
04:48:21 TONIGHT IS THE TRUTH, THE WHOLE TRUTH, AND NOTHING BUT THE
04:48:23 TRUTH?

04:48:24 THANK YOU.
04:48:27 SO AT THIS POINT, BEGINNING WITH THE FIRST PUBLIC HEARING,
04:48:32 WHICH IS ON UNIVERSITY HIGHLANDS, I WOULD ASK FOR ANY BOARD
04:48:37 MEMBER WHO HAVE HAD ANY EX PARTE COMMUNICATIONS ABOUT THIS

04:48:41 MATTER TO PLEASE DISCLOSE IT AT THIS TIME.
04:48:44 >> NONE.
04:48:44 >> NO.
04:48:45 >> NO.
04:48:46 >> NO.
04:48:47 >>Nancy Stroud: IF THERE ARE ANY CONFLICTS, PLEASE LET US
04:48:50 KNOW.
04:48:50 >> NO.
04:48:51 >> NO.
04:48:52 >>Nancy Stroud: GREAT.
04:48:53 >>Michael Sheeley: THANK YOU.
04:48:54 MARY, ARE YOU DOING THIS ONE?
04:49:06 >>Mary Gibbs: OUR FIRST PUBLIC HEARING IS UNIVERSITY
04:49:07 HIGHLANDS.
04:49:09 THIS IS A REQUEST FOR A DEVELOPMENT ORDER.
04:49:11 THIS PROPERTY IS LOCATED ON BEN HILL GRIFFIN AT THE ENTRANCE
04:49:15 TO TIDEWATER COMMUNITY JUST SOUTH, IF YOU REMEMBER THE CUBE
04:49:20 SMART SELF-STORAGE THAT'S NOW PUBLIC STORAGE, JUST SOUTH OF
04:49:24 THAT.
04:49:24 THERE IS A VACANT SIX-ACRE TRACT THAT WAS PART OF THE WHOLE
04:49:28 UNIVERSITY HIGHLANDS, TIMBERLAND AND TIBURON DRI LARGE
04:49:32 PROJECT, THE SIX ACRE PIECE IS VACANT.
04:49:37 THE APPLICANT IS PROPOSING THE DEVELOPMENT ORDER FOR THE
04:49:40 MIDDLE PART OF THE SIX ACRES.
04:49:42 IT'S ABOUT TWO ACRES, PROPOSED FOR KIND OF A COMMERCIAL

04:49:45 STRIP CENTER, WHICH WOULD BE VERY SIMILAR TO THE STRIP
04:49:48 CENTER TO THE SOUTH, WHICH HE ALSO DEVELOPED THAT HAS THE
04:49:51 STARBUCKS AND THE TIDE CLEANERS AND SOME OF THOSE.
04:49:56 SO THE APPLICANT IS GOING TO EXPLAIN THE REQUEST FOR THE
04:49:59 DEVELOPMENT ORDER.
04:50:00 THERE WAS A PUBLIC INFORMATION MEETING THAT WE HELD IN MAY.
04:50:05 WE DID RECEIVE I THINK EIGHT E-COMMENTS CAME IN BEFORE THE
04:50:09 CUTOFF.
04:50:10 THE E-COMMENTS HAD CONCERNS -- THERE IS A ROAD MAINTENANCE
04:50:15 ISSUE AND WHO'S RESPONSIBLE FOR MAINTAINING SOME OF THE
04:50:18 ROADS.
04:50:18 THE SECOND ISSUE WAS WHAT OURS ARE THEY GOING TO BE OPEN
04:50:22 BECAUSE THE TIDEWATER RESIDENTIAL COMMUNITY IS JUST TO THE
04:50:25 WEST.
04:50:26 THOSE WERE TWO ISSUES THAT I THINK SOME OF THE PUBLIC IS
04:50:28 GOING TO TALK ABOUT TODAY.
04:50:31 WE DID HAVE IN HOURS OF -- AN HOURS OF OPERATION FOR

04:50:36 CONSUMPTION OF ALCOHOL RECOMMENDED CONDITION, BUT IN TALKING
04:50:39 TO THE APPLICANT, HE HAS AGREED THAT HE WOULD LIMIT THE
04:50:43 HOURS OF OUTDOOR SEATING, IF THEY HAVE A RESTAURANT, THEY
04:50:46 WOULD LIMIT THE OUTDOOR SEATING TO 10 P.M. ON WEEKDAYS AND I
04:50:52 THINK IT WAS 11 P.M. ON WEEKENDS.
04:50:55 BUT THEY'LL EXPLAIN THAT.
04:50:59 AND ONE OF THE SPEAKERS TONIGHT, DR. WHITE, HAS A LITTLE
04:51:05 PowerPoint THAT HE WANTED TO SHOW THAT'S GOT THREE SLIDES I

04:51:08 THINK.
04:51:08 TYPICALLY WE REQUEST WHETHER IT'S OKAY WITH THE BOARD.
04:51:13 I DID SHARE IT WITH THE APPLICANT.
04:51:15 EVERYBODY HAS SEEN IT.
04:51:16 JUST EXPLAINS HIS POINT.
04:51:17 IF YOU'RE OKAY WITH THAT, HE WOULD LIKE TO EXPLAIN THAT AS
04:51:20 WELL.
04:51:20 >>Michael Sheeley: ANY OBJECTIONS FROM THE BOARD?
04:51:21 NO.
04:51:22 THANK YOU.
04:51:23 >>Mary Gibbs: OKAY.
04:51:23 SO I WILL TURN IT OVER TO JOHN CONROY, THE APPLICANT.
04:51:32 >> HELLO, BOARD.
04:51:34 GREAT TO SEE YOU AGAIN.
04:51:34 MY NAME IS JOHN CONROY.
04:51:36 MANAGER OF SOUTH REAL ESTATE GROUP, WHICH IS MY COMPANY.
04:51:40 WE DID LIKE MARY SAID, THE FIRST PHASE OF UNIVERSITY
04:51:46 HIGHLANDS ONE FROM THE CHASE BANK BUILDING UP TO THE LEE
04:51:49 HEALTH BUILDING.
04:51:50 NOW THIS IS THE SECOND PHASE OF UNIVERSITY HIGHLANDS.
04:51:53 SO WE ARE PROPOSING TWO 7800-SQUARE-FOOT MULTI-TENANT
04:52:00 BUILDINGS TO GO ON THIS.
04:52:02 WE DID HAVE A PUBLIC INFORMATION MEETING, WHICH WENT VERY
04:52:06 WELL IN MAY.
04:52:10 WE'VE GOTTEN EVERYTHING TAKEN CARE OF WITH THE STAFF.

04:52:13 HOPING FOR DEVELOPMENT ORDER APPROVAL TONIGHT.
04:52:16 MY NAME IS JOHN CONROY WITH SOUTH REAL ESTATE GROUP.
04:52:20 MICHAEL JORGENSEN, OUR ARCHITECT FROM SOUTH FLORIDA
04:52:23 ARCHITECTURE IF WE HAVE ANY QUESTIONS THERE.
04:52:25 WE ALSO HAVE LUIS BOLIVAR FROM PENINSULA ENGINEERING WHO IS
04:52:29 OUR CIVIL ENGINEER.
04:52:31 YOU'LL SEE OUR PROPERTY, HERE IS AN AERIAL OF WHERE IT IS
04:52:34 ALONG BEN HILL GRIFFIN PARKWAY.
04:52:37 PUBLIC STORAGE TO THE NORTH.
04:52:39 GRANDEZZA TO THE EAST, TIDEWATER TO THE WEST AND THE
04:52:43 APARTMENTS TO THE SOUTH.
04:52:44 THE PROPERTY IS 6.3 ACRES.
04:52:48 LIKE MARY MENTIONED, IT'S PART OF THE TIMBERLAND AND TIBURON

04:52:52 MPD AND DRI, THE ENTIRE 900 ACRES FROM ESTERO PARKWAY DOWN
04:52:57 TO CORKSCREW ROAD.
04:52:58 WE DID HAVE A MINOR D.O. FOR PARTIAL FILL IN THIS BACK IN
04:53:04 2016.
04:53:05 LIKE I MENTIONED, TONIGHT, WE ARE SEEKING DEVELOPMENT ORDER
04:53:07 FOR TWO 7800-SQUARE-FOOT RETAIL BUILDINGS.
04:53:11 ON THE DESIGN CONCEPT, WE KNOW WE HAD TO, OBVIOUSLY, STICK
04:53:16 WITH ESTERO DESIGN, BUT WE ALSO WANTED TO KIND OF
04:53:20 INCORPORATE SOME OF THE TIDEWATER COMMUNITY.
04:53:22 WE KNOW THAT THIS IS THE ENTRANCE TO TIDEWATER.
04:53:24 SO WE WANTED TO BE MINDFUL OF THAT.
04:53:26 SO WE TOOK SOME OF THE OLD FLORIDA AND COASTAL PIECES OF THE

04:53:32 ARCHITECTURE AT TIDEWATER AND TRIED TO BLEND THE TWO STYLES.
04:53:34 IN THE DESIGN REVIEW BOARD MEETING WE HAD IN MAY, EVERYONE
04:53:38 SEEMED TO LIKE THE DESIGN OF THE BUILDINGS.
04:53:41 THERE WERE TWO MAIN COMMENTS FROM THAT.
04:53:43 ONE OF WHICH WAS TO RAISE THE FRONT TOWER ELEMENTS JUST FOR
04:53:46 INCREASED DIFFERENTIATION, AND THEN THE OTHER WE TALKED AT
04:53:49 LENGTH, ACTUALLY, ABOUT THE DUMPSTER ENCLOSURES NOT BEING
04:53:53 RIGHT AT THE ENTRANCE OF WHERE THE CARS COME IN.
04:53:56 WE'LL TAKE A LOOK AT THAT TONIGHT.
04:53:59 THIS SHOWS THE VEHICULAR ACCESS AND CONNECTIVITY.
04:54:05 ON THIS PROPERTY, BECAUSE OF THE DRI THAT WAS DONE BACK IN
04:54:08 THE '90s, WE ARE REQUIRED TO GET ALL OF OUR ACCESS FROM
04:54:13 TIBURON WAY.
04:54:15 WE CANNOT GET ANY ACCESS OFF BEN HILL.
04:54:17 WE CANNOT GET ANY ACCESS OFF TIDEWATER KEY OR EVERBLADES
04:54:21 PARKWAY.
04:54:21 SO SIMILAR TO THE PARCEL ON THE SOUTH WHERE ALL THE ACCESS
04:54:25 IS FROM THE BACK, HIGHLANDS OAKS DRIVE, THIS PROPERTY AS
04:54:31 WELL WILL BE ACCESSED FROM TIBURON WAY.
04:54:35 WE'RE GOING TO HAVE PARKING AREAS THAT ARE SHARED BETWEEN
04:54:38 THE TWO BUILDINGS AND WE'RE ANTICIPATING INTERCONNECTION TO
04:54:42 FUTURE DEVELOPMENT ON THE NORTH END AND THE SOUTH END.
04:54:46 OBVIOUSLY, PEDESTRIAN ACCESS AND CONNECTIVITY IS EXTREMELY
04:54:50 IMPORTANT AS WELL TO US.
04:54:51 WE HAVE A PEDESTRIAN CONNECTION TO BEN HILL GRIFFIN.

04:54:54 WE ALSO HAVE ONE TO TIBURON WAY.
04:54:56 WE'LL HAVE PAVERED CROSSWALKS, A PAVERED BREEZEWAY BETWEEN
04:55:00 THE BUILDINGS AND PATIO SPACE FOR RESTAURANTS.
04:55:04 THAT'S, OF COURSE, FUTURE TENANT DEPENDENT.
04:55:07 WE DO NOT HAVE ANY LEASES FOR THIS AS OF RIGHT NOW.
04:55:09 WE'RE NEGOTIATING MULTIPLE LOIs, BUT WE DO NOT KNOW THE
04:55:14 FINAL TENANT MAKEUP OF THE PROJECT WHICH IS TYPICAL FOR AT
04:55:17 THIS POINT.
04:55:20 >>Michael Sheeley: THAT OUTDOOR DINING IS THE BREEZEWAY

04:55:22 AREA?
04:55:22 >> THERE IS A BREEZEWAY.
04:55:24 WE DO HAVE LANDSCAPE ROOM ON THE SIDES OF THE BUILDING, KIND
04:55:27 OF ON THE SOUTH END AND THE NORTH END, THAT COULD ALSO, BUT,
04:55:31 YES, THE PLAN IS FOR THE PATIO AREA TO BE IN BETWEEN THE
04:55:35 BUILDINGS.
04:55:38 >>Michael Sheeley: THANK YOU.
04:55:39 >>John Conroy: THESE ARE COLORED RENDERINGS OF THE PROJECT.
04:55:41 AGAIN, YOU'LL SEE I THINK KIND OF A MEDITERRANEAN BASE, BUT,
04:55:48 AGAIN, TRYING TO BRING IN SOME OF THE COASTAL LOOKS, SOME OF
04:55:51 THE COASTAL COLORS TO MATCH WITH THE TIDEWATER COMMUNITY.
04:55:57 HERE IS A RENDERING FROM THE CORNER.
04:56:01 WE DID RAISE THE PARAPET.
04:56:03 SORRY, NOT THE PARAPET, THE TOWER ELEMENTS ON THE FRONT
04:56:08 TOWERS.
04:56:09 THEY ARE NOW HIGHER THAN THE TOWER ELEMENTS ON THE REAR OF

04:56:12 THE BUILDING.
04:56:14 THIS IS A VIEW OF THE NEW DUMPSTER LOCATION.
04:56:20 THE DUMPSTERS INITIALLY WERE TOWARDS THE ENDS -- LET ME GO
04:56:25 BACK REAL QUICK.
04:56:26 SORRY.
04:56:27 THEY WERE KIND OF TOWARDS THE ENTRANCES OF THOSE TWO ACCESS
04:56:30 ROADS.
04:56:31 THAT'S WHAT WE DID IN THE SOUTH PARCEL.
04:56:34 I DO AGREE THAT IT'S NOT THE BEST THING TO SEE WHEN YOU'RE
04:56:38 GOING INTO THE STARBUCKS DRIVE THROUGH THERE.
04:56:42 ON THIS, WE DID MOVE THEM TO THE MIDDLE SO THAT THEY ARE NOT
04:56:45 THE FIRST THING THAT YOU SEE WHEN YOU COME IN.
04:56:47 AND WE ALSO WANTED TO SHOW THAT WE ARE LANDSCAPING THAT
04:56:51 PRETTY WELL.
04:56:53 WE'RE GOING TO HAVE TREES AROUND IT AND LANDSCAPE IT SO THAT
04:56:57 IT'S NOT AN EYESORE.
04:57:00 HERE IS AN AERIAL PICTURE VIEW.
04:57:07 YOU SEE THE TWO PROPERTIES OR THE OUTPARCELS TO THE NORTH
04:57:11 AND TO THE SOUTH.
04:57:12 THAT WOULD BE FOR FUTURE DEVELOPMENT, AND THOSE ARE THE TWO
04:57:15 7800-SQUARE-FOOT MULTI-TENANT BUILDINGS THERE.
04:57:18 WITH THAT, ANY QUESTIONS OR COMMENTS FROM THE BOARD?
04:57:24 >>Michael Sheeley: DO YOU HAVE A LANDSCAPE PLAN?
04:57:26 >>John Conroy: YES, WE DO.
04:57:30 >>Kristin Jeannin: MY ONLY COMMENT ON THAT IS THAT YOUR

04:57:35 RENDERING DOESN'T EXACTLY MATCH THE PLAN, BUT THAT'S OKAY.
04:57:38 WHAT CONCERNS ME MOST ABOUT IT IS THE SIZE OF THE MATERIAL
04:57:45 AROUND THE DUMPSTERS.
04:57:46 LIKE ALL OF YOUR CONTAINER MATERIAL, MEANING THINGS THAT
04:57:49 AREN'T TREES, SHRUBS, YOU'VE GOT 3 GALLONS AND 1 GALLONS,

04:57:53 NOTHING LARGER.
04:57:58 >>John Conroy: I DON'T KNOW HOW THAT COMPARES TO WHAT WE DID
04:58:00 ON THE OTHER ONE.
04:58:02 >>Kristin Jeannin: THREE GALLONS NO BIGGER THAN 18 INCHES
04:58:05 TYPICALLY.
04:58:06 UP AGAINST THE CONCRETE WALLS WHERE YOUR DUMPSTERS ARE,
04:58:09 SOMETHING TALLER.
04:58:10 >>John Conroy: OKAY.
04:58:11 I'M SURE WE CAN MAKE THAT STIPULATION FOR SURE.
04:58:18 >>Jim Wallace: I HAVE ONE COMMENT.
04:58:20 AN INCONSISTENCY.
04:58:20 SOMETHING I THINK YOU OVERLOOKED.
04:58:23 ON THE ELEVATION FROM YOUR ARCHITECT, IT SHOWS THE DUMPSTER
04:58:27 DOORS AS ONLY BEING TWO DOORS ON 27 FEET.
04:58:33 I THINK THAT'S SUPPOSED TO BE TWO SETS OF TWO DOORS.
04:58:37 OTHERWISE YOUR DOORS ARE 13.5 FEET LONG, AND THEY WOULD BE
04:58:42 OPENING INTO THE PARKING LOT DRIVEWAY.
04:58:45 I THINK THAT'S JUST AN INCONSISTENCY.
04:58:48 BECAUSE IT'S ON YOUR ARCHITECTURALS, I TAKE THE
04:58:52 ARCHITECTURALS TO BE WHAT'S PROBABLY GOING TO BE ON YOUR

04:58:55 DRAWINGS RATHER THAN THE RENDERINGS, WHICH I THINK ARE
04:58:57 SHOWING IT THE WAY YOU REALLY INTENDED, AS TWO SETS.
04:59:00 >>John Conroy: YES, I WOULD AGREE WITH THAT.
04:59:03 WE CAN CLEAN THAT UP.
04:59:05 FOR SURE.
04:59:10 >>Michael Sheeley: OTHER QUESTIONS OR COMMENTS?
04:59:18 >>John Conroy: ALSO, I DID WANT TO SAY ONE THING.
04:59:20 SORRY.
04:59:21 MARY DID SEND ME OVER SOME OF THE COMMENTS ON OPERATING
04:59:25 HOURS.
04:59:25 AGAIN, WE DO NOT HAVE OUR TOTAL TENANT MIX FOR THIS YET, SO
04:59:31 WHAT MARY AND I WERE TALKING ABOUT IS THAT WE WOULD BE, OF
04:59:35 COURSE, REASONABLE OPERATING HOURS.
04:59:36 I THINK MARY AND MAYBE SOME OF THE NEIGHBORS WOULD LIKE
04:59:39 SOMETHING A LITTLE BIT MORE SPECIFIC ON THAT.
04:59:42 LIKE I DID SAY TO MARY, WE ARE ABSOLUTELY WILLING FOR ANY
04:59:46 OUTDOOR DINING TO BE LIMITED TO 10 P.M. DURING THE WEEKDAYS
04:59:50 AND 11 P.M. ON WEEK NIGHTS, WHICH BASED ON MY RESEARCH OF
04:59:55 FORD'S GARAGE AND TEXAS ROADHOUSE AND OTHER RESTAURANTS IN
04:59:59 THE AREA IS CONSISTENT WITH THOSE OPERATING HOURS.
05:00:01 WE WOULD BE FINE WITH THAT.
05:00:04 AND WE CAN LIMIT OURSELVES TO THAT.
05:00:06 >>Jim Wallace: THAT COURTYARD AREA, I'M SURE THERE ARE
05:00:10 CREATIVE WAYS THAT YOUR ARCHITECT CAN CREATE NOISE ABATEMENT
05:00:14 WALLS, IF YOU WOULD AND CENTER GATEWAY TO COME INTO THE

05:00:18 COURTYARD SO THAT THOSE NOISE ABATEMENT WALLS ARE NOT

05:00:22 PREVENTING PEOPLE FROM SEEING THE COURTYARD OR ENTERING IT,
05:00:26 BUT ARE KEEPING THE SOUND WITHIN THE COURTYARD AREA BECAUSE
05:00:29 YOU'RE WORRIED ABOUT WHAT'S GOING WEST.
05:00:32 >>John Conroy: TOTALLY.
05:00:33 100%.
05:00:34 THAT'S AGAIN MOST LIKELY GOING TO BE AT THE TENANT BUILD-OUT
05:00:38 PHASE WHEN THEY COME OUT AND DO THE BUILD-OUT ON WHAT THEY
05:00:42 WANT THAT BUILD-OUT.
05:00:43 WE'RE JUST DELIVERING A SHELL.
05:00:44 >>Jim Wallace: YOU'RE WILLING TO COMMIT TO THAT NOW --
05:00:48 >>John Conroy: TO WHAT EXACTLY?
05:00:49 >>Jim Wallace: YOU HAVE A LARGE OPENING TO THE COURTYARD
05:00:52 AREA CURRENTLY, AND THAT SOUND OBVIOUSLY WOULD BE TRAVELING
05:00:55 WEST, WHICH I THINK WOULD BE THE CONCERN OF THE TIDEWATER
05:00:58 PEOPLE, WHETHER OR NOT THEY'LL HEAR IT OR NOT IS A SEPARATE
05:01:01 ISSUE.
05:01:01 BUT YOU ARE COMMITTING NOW THAT IF YOU'RE GOING TO HAVE
05:01:05 SOUND IN THAT COURTYARD AT LATER HOURS, THAT YOU WOULD HAVE
05:01:09 STRUCTURES THAT WOULD WORK AS NOISE ABATEMENT TO KEEP AS
05:01:14 MUCH OF THE SOUND AS POSSIBLE WITHIN THE COURTYARD.
05:01:18 >>John Conroy: WHAT I'M SAYING NOW IS WE WOULDN'T LET ANYONE
05:01:21 OUTSIDE PAST THOSE HOURS IS WHAT I WAS -- YES, HAPPY TO DO
05:01:27 THAT.
05:01:27 >>Jim Wallace: YOU'RE COMMITTING TO THE 10:00.

05:01:30 >>John Conroy: 10:00 WEEKDAYS, 11:00 WEEKENDS.
05:01:33 YES, SIR.
05:01:35 >>Michael Sheeley: I THINK ANOTHER ISSUE OF THE RESIDENTS IS
05:01:37 THE ROADWAY MAINTENANCE.
05:01:39 CAN YOU ADDRESS --
05:01:40 >>John Conroy: YEAH, ABSOLUTELY.
05:01:42 FOR THE LAST 30 YEARS, 20 YEARS, ALL THE ROADWAYS INTERNAL
05:01:47 TO THIS DRI WERE GOVERNED BY AN ASSOCIATION, T & T
05:01:52 ASSOCIATION.
05:01:53 THAT INCLUDED THE STORMWATER MANAGEMENT AND ALL THE ROAD
05:01:56 MAINTENANCE.
05:01:56 SO WE, ALONG WITH ALL THE OTHER PROPERTIES IN THE DRI, PAID
05:02:00 A PRO RATA SHARE FOR ALL THE STORMWATER MANAGEMENT AND ALL
05:02:04 OF THE ROAD MAINTENANCE.
05:02:06 RECENTLY, JUST LAST FALL, I BELIEVE, WE HAD A BIG
05:02:12 NEGOTIATION WITH THE VILLAGE OF ESTERO, THE T-AND-T
05:02:16 ASSOCIATION, WHICH I'M ON THE BOARD OF, ABOUT HANDING OVER,
05:02:19 ESPECIALLY THE STORMWATER MANAGEMENT TO THE VILLAGE OF
05:02:22 ESTERO BECAUSE THIS WAS THE ONLY STORMWATER MANAGEMENT
05:02:25 SYSTEM THAT WAS NOT GOVERNED AND MAINTAINED BY THE VILLAGE.
05:02:31 BECAUSE OF ALL THE STORMWATER ISSUES WE'VE HAD, THE VILLAGE
05:02:34 WANTED THAT.
05:02:35 IT ALL MADE SENSE.

05:02:36 SO WE DID HAND OVER ALL THE STORMWATER MANAGEMENT AND A LOT
05:02:40 OF THE INTERNAL ROADWAYS TO THE VILLAGE OF ESTERO.

05:02:44 TIBURON WAY BEHIND MY PROPERTY IS NOW OWNED AND MAINTAINED
05:02:48 BY THE VILLAGE.
05:02:49 EVERBLADES PARKWAY IS NOW OWNED AND MAINTAINED BY THE
05:02:53 VILLAGE, AND IN THAT T&T ASSOCIATION TIDEWATER COMMUNITY
05:02:58 WANTED TO KEEP AND OWN TIDEWATER KEY BOULEVARD AND THEY
05:03:03 WANTED TO KEEP TIBURON WAY TO THE NORTH.
05:03:06 SO IT WAS TRANSFERRED OVER TO THEM TO OWN AND MAINTAIN WHICH
05:03:12 AGAIN WAS BASED ON WHAT THE BOARD AGREED OR THE BOARD VOTED
05:03:18 IS WHAT TIDEWATER WANTED.
05:03:19 SO THAT'S WHERE WE ARE RIGHT NOW.
05:03:21 IF WE WANTED TO GO BACK TO THE PRO RATA SHARE THAT WE HAD
05:03:30 NINE MONTHS AGO, WE COULD KIND OF I GUESS REVERSE THAT.
05:03:34 THERE ARE SOME BOARD MEMBERS OF THE T&T ASSOCIATION THAT ARE
05:03:36 HERE TONIGHT.
05:03:37 I DON'T KNOW IF THEY WANT TO SPEAK ON THAT AT ALL.
05:03:40 AGAIN, WE WENT THROUGH A VERY ARDUOUS PROCESS TO HAND OVER
05:03:43 TO THE VILLAGE AND TO HAND OVER TO TIDEWATER BECAUSE THAT'S
05:03:46 WHAT THE VILLAGE AND TIDEWATER WANTED.
05:03:49 THAT'S WHERE WE'RE AT RIGHT NOW.
05:03:52 >>Michael Sheeley: MARY, CAN YOU CONFIRM THAT INFORMATION?
05:03:55 >>Mary Gibbs: YES, BUT I THINK I WOULD LIKE TO COMMENT BUT
05:03:58 AFTER THE SPEAKERS.
05:03:59 I KNOW THE NEIGHBORS WANT TO TALK AND EXPLAIN THEIR VIEW.
05:04:01 AND THEN I WANT TO PROVIDE A COUPLE OF COMMENTS OF WHAT I
05:04:05 THINK IS GOING ON.

05:04:06 I'LL WAIT UNTIL EVERYBODY SPEAKS ABOUT IT.
05:04:10 >>Michael Sheeley: THANK YOU.
05:04:11 I'LL MENTION A COUPLE OF COMMENTS ON THE ARCHITECTURE.
05:04:14 I THINK THAT THE CHANGES YOU'VE MADE ARE POSITIVE.
05:04:16 I THINK THE BUILDING LOOKS GOOD.
05:04:18 I THINK IT'S CONSISTENT WITH THE COMMUNITY.
05:04:20 I THINK YOU DID A GOOD JOB THERE.
05:04:22 >>John Conroy: THANK YOU VERY MUCH.
05:04:23 APPRECIATE IT.
05:04:23 >>Michael Sheeley: ANYTHING ELSE FROM THE BOARD?
05:04:26 THANK YOU.
05:04:27 >>John Conroy: ABSOLUTELY.
05:04:28 >>Michael Sheeley: PUBLIC COMMENT?
05:04:31 >>Tammy Duran: YES, DR. ALAN WHITE WILL GO FIRST AND I'LL
05:04:35 PULL UP HIS PowerPoint.
05:04:59 >> MY NAME IS ALAN WHITE.
05:05:01 I AM A VILLAGE RESIDENT AND ALSO A HOMEOWNER AT TIDEWATER.
05:05:04 SO I'D LIKE TO SHARE SOME THOUGHTS.
05:05:07 THERE ARE A NUMBER OF US HERE TONIGHT THAT WOULD LIKE TO

05:05:10 ADDRESS THE CONCERNS.
05:05:11 THIS IS MAYBE SEVERAL MONTHS AGO, THIS WAS NOT AN ISSUE -- I
05:05:16 MEAN IT'S BEEN AN ISSUE, THE ROAD MAINTENANCE ISSUE, BUT NOW
05:05:20 THAT WE HAVE A PROPOSAL TO BUILD SOMETHING THERE, IT KIND OF
05:05:23 CHANGES THE EQUATION FOR MANY OF THE RESIDENTS HERE.
05:05:25 OBVIOUSLY, THIS IS THE LOCATION AFTER TALKING ABOUT IT.

05:05:31 I WANT TO MAKE SURE BECAUSE EVERYBODY THAT LIVES IN OUR
05:05:35 SUBDIVISION LIKES VISUALS.
05:05:38 THAT'S WHY I'LL ADDRESS SOME OF THE ISSUES AND I THINK YOU
05:05:40 ALL CAN APPRECIATE IT.
05:05:42 THIS IS KIND OF SOMEWHAT REDUNDANT IN THE FACT THAT WE KNOW
05:05:45 WHERE THIS IS GOING TO BE PLACED.
05:05:48 BUT ONE OF THE THINGS VERY SIGNIFICANT HERE IS THAT THE ONLY
05:05:51 ACCESS THAT YOU CAN GET TO THESE SOON TO BE THREE
05:05:55 FACILITIES, COMPLEXES, CAN ONLY BE ACCESSED THROUGH THE
05:05:58 ROADS IN TIDEWATER.
05:05:59 THAT TIDEWATER OWNS.
05:06:02 THAT WILL BE ON TIDEWATER KEY AND ALSO TIBURON, WHICH IS THE
05:06:05 NORTH SIDE OF IT.
05:06:07 THE VILLAGE AS IT RIGHTLY POINTED OUT ON TIBURON WAY, ON
05:06:13 SOUTH, IS NOW MAINTAINED BY THE VILLAGE AS WELL AS THE NORTH
05:06:16 AND SOUTH LOOP OF THE EVERBLADES.
05:06:18 HOWEVER, THE MAIN ACCESS ROADS, WHICH I'LL SHARE WITH YOU
05:06:21 RIGHT HERE, THIS IS AN AERIAL.
05:06:22 IF YOU CAN LOOK UP AT THE TOP WHERE THE RED LINE STARTS AT
05:06:25 THE VERY TOP, THAT IS ESTERO PARKWAY.
05:06:28 FROM ESTERO PARKWAY, THAT IS TIBURON WAY.
05:06:31 AS YOU TAKE IT ALL THE WAY THROUGH THE RED, IT RUNS INTO
05:06:34 TIDEWATER KEY.
05:06:35 THAT IS WHAT THE RESIDENTS OWN RIGHT NOW.
05:06:39 IF YOU SEE THE BLUE, THAT'S HIGHLIGHTED -- THAT'S WHAT THE

05:06:42 VILLAGE HAS RIGHT NOW.
05:06:44 BUT -- SO THE ONLY WAY YOU CAN ACCESS TIBURON, THE TWO
05:06:49 ENTRANCES TO THE BACK IS THROUGH WHAT WE OWN.
05:06:52 THIS IS ANOTHER ILLUSTRATION WHICH HIGHLIGHTS THAT IF YOU
05:06:59 KNOW BEN HILL GRIFFIN ROAD WHEN IT RUNS NORTH AND SOUTH,
05:07:03 WHEN IT PASSES THE NORTH LOOP OF THE EVERBLADES PARKWAY,
05:07:07 THERE IS NO LEFT TURN.
05:07:09 SO THE NEXT STREET UP IS TIDEWATER KEY.
05:07:11 THAT'S THE ONLY WAY THAT YOU CAN GET IN.
05:07:15 YOU CAN'T EVEN GET IN OFF OF EVERBLADES PARKWAY.
05:07:17 SO YOU TURN LEFT AND COMING RIGHT IN THROUGH OUR PROPERTY
05:07:22 AND ACCESSING IT ON THE BACK SIDE.
05:07:24 THESE ARE OUR CONCERNS THAT THERE'S GOING TO BE THREE
05:07:28 COMMERCIAL DEVELOPMENTS.
05:07:32 ONE, TWO AND THREE, AND ALL THE ACCESS WILL BE ON OUR

05:07:35 PROPERTY.
05:07:35 MONTHS AGO, WE DID NOT KNOW THIS.
05:07:37 THE RESIDENTS DID NOT KNOW THAT THIS WAS GOING TO HAPPEN.
05:07:40 SO THE VIEWPOINT IS WITH THE TRAFFIC STUDY THAT WAS BEING
05:07:45 CONDUCTED THERE'S GOING TO BE 843 VEHICLES PER DAY COMING IN
05:07:50 AND OUT OF THAT AREA.
05:07:51 COMPARED TO 700 PLUS TIDEWATER DURING THE WINTER SEASON.
05:07:57 SO IN -- WHEN ALL THREE OF THESE ARE DEVELOPED, THAT'S GOING
05:08:01 TO BE OVER 2400 VEHICLES A DAY THAT'S GOING TO BE GOING OVER
05:08:06 THOSE TWO ROADS.

05:08:07 SO WE THINK THAT IT'S ONLY FAIR THAT IF THE EXCESSIVE WEAR
05:08:16 AND TEAR, SIGNIFICANT INCREASE IN WEAR AND TEAR SHOULD BE
05:08:18 BORN BY THE DEVELOPER.
05:08:19 AND THIS IS SOMETHING THAT WE THINK, AGAIN, DUE TO THE
05:08:22 SIGNIFICANT INCREASE, AT LEAST TRIPLING THE TRAFFIC,
05:08:26 INCLUDING INDUSTRIAL TRUCKS, THERE WILL BE LARGE TRUCKS THAT
05:08:30 WILL BE SERVICING THESE THREE FACILITIES AT SOME POINT IN
05:08:33 TIME.
05:08:33 SO THAT'S GOING TO INTENSIFY THE TRAFFIC AS WELL.
05:08:37 SO WE THINK THAT THE ROAD COSTS, SINCE THE ACCESS, THE
05:08:41 ENTIRE ACCESS CAN ONLY BE ACCESS, BECAUSE EVEN OFF ESTERO
05:08:45 PARKWAY, THE FIRST ROAD YOU TURN IN ON IS TIBURON.
05:08:49 SO YOU'LL BE COMING IN.
05:08:50 AND IF YOU'RE GOING ACROSS ESTERO PARKWAY JUST BEFORE THE
05:08:55 BRIDGE, YOU CAN'T TURN LEFT THERE.
05:08:57 SO WE'RE REALLY LIMITED, SO THE TWO ROADS, TIDEWATER KEY AND
05:09:02 TIBURON WAY ARE GOING TO BE USED SIGNIFICANTLY AND NONE OF
05:09:06 US ANTICIPATED THIS.
05:09:07 WE'RE NOT AGAINST DEVELOPMENT.
05:09:08 WE JUST WANT IT TO BE DONE FAIRLY.
05:09:10 AND THIS IS GOING TO IMPACT THE RESIDENTIAL COSTS
05:09:13 SIGNIFICANTLY.
05:09:14 SO WE THINK BECAUSE OF THE INTENSE TRAFFIC THAT'S GOING TO
05:09:18 BE TRAVELING DOWN THESE ROADWAYS THAT WE OWN, THAT HE SHOULD
05:09:24 BEAR THE RESPONSIBILITY FOR MAINTAINING THESE ROADS.

05:09:26 THAT'S WHAT WE THINK IS FAIR.
05:09:28 HE CAN DO IT HOWEVER HE WANTS.
05:09:30 CERTAINLY THIS CAN BE FACTORED INTO THE LEASE.
05:09:32 WE JUST WANT TO MAKE SURE THAT YOU'RE AWARE OF IT.
05:09:34 THINGS HAVE CHANGED.
05:09:35 THE VILLAGE HAS WORKED VERY WELL WITH US, BUT THIS IS A NEW
05:09:38 DEVELOPMENT AND WE THINK IT'S SOMETHING THAT SHOULD BE
05:09:40 FACTORED IN.
05:09:41 THANK YOU.
05:09:42 >>Michael Sheeley: THANKS VERY MUCH.
05:09:45 >>Tammy Duran: STEVEN.

05:09:49 >> SIR, COULD YOU HELP ME UNDERSTAND, APPARENTLY THE PARCEL
05:09:53 WAS MAINTAINED -- THE GENTLEMAN BEFORE YOU SAID IT WAS
05:09:55 MAINTAINED I BELIEVE BY A DIFFERENT GROUP UNTIL IT WAS
05:09:58 TRANSFERRED OVER TO TIDEWATER.
05:10:00 SO WHAT WAS THE INTENT OF THAT TRANSFER ORIGINALLY?
05:10:06 >> WELL, THE INTENT LAST YEAR, BECAUSE WE HAD SIGNIFICANTLY
05:10:10 -- WE HAD SIGNIFICANT MANAGEMENT WATER ISSUES THAT WERE
05:10:16 INVOLVED T&T.
05:10:18 T&T IS AN UMBRELLA ORGANIZATION THAT HAD MANAGED TIDEWATER,
05:10:24 CUBE STORAGE, THE SIX ACRE PARCEL YOU'RE TALKING ABOUT AND
05:10:29 THE SPORTS ARENA AREA NEXT DOOR.
05:10:31 SO THE VILLAGE DECIDED THAT LAST JULY, JULY 26 THEY HAD A
05:10:37 HEARING WHERE THEY WERE GOING TO SIGN THE AGREEMENT TO TAKE
05:10:39 OVER THOSE ROADS.

05:10:41 ALL OF THEM EXCEPT TIDEWATER HAD SAID BECAUSE WE HAVE PAVERS
05:10:45 ON TIDEWATER KEY COMING IN AND THERE WERE A FEW PAVERS ON
05:10:49 THE TIBURON WAY JUST ON THE OTHER SIDE OF ESTERO PARKWAY FOR
05:10:54 AESTHETICS THAT THEY WOULD KEEP THEM.
05:10:57 HOWEVER, NONE OF US KNEW THIS DEVELOPMENT WAS GOING TO OCCUR
05:11:01 AND THAT WE WOULD HAVE TRIPLE, IF NOT QUADRUPLE TRAFFIC
05:11:04 COMING IN ON THOSE ROADS.
05:11:06 THE ONLY WAY YOU COULD GET TO THIS DEVELOPMENT IS THROUGH
05:11:09 OUR ROADS.
05:11:10 SO THAT'S WHY WE'RE SAYING AS RESIDENTS THAT HAVE TO FOOT
05:11:14 THE BILL ON THIS WITH OUR HOA DUES, WE THINK IT'S
05:11:17 APPROPRIATE THAT THE DEVELOPER PAY FOR MAINTAINING THOSE
05:11:22 ROADS SINCE THE ONLY WAY YOU CAN GET TO HIS FACILITY IS
05:11:26 THROUGH OUR ROADS.
05:11:29 >>Jim Wallace: I'M TRYING TO UNDERSTAND WHY THE VILLAGE OF
05:11:31 ESTERO TOOK RESPONSIBILITY FOR WOULD APPEAR TO BE THE
05:11:37 MAJORITY OF THE ROADS BUT NOT THOSE PARTICULAR ROADS.
05:11:40 WHAT WAS THE REASON FOR NOT DOING THAT?
05:11:42 AT YOUR INSISTENCE?
05:11:44 >> NO.
05:11:44 THE PAVERS WERE EXISTING ALREADY.
05:11:47 THEY JUST WILL NOT TAKE OVER A ROAD THAT HAS PAVERS.
05:11:51 >>Jim Wallace: ROAD WITH PAVERS.
05:11:54 >> ROAD WITH PAVERS.
05:11:56 PAVERS ON TIDEWATER KEY AND TIBURON WAY ON THE NORTH SIDE.

05:12:02 >>Michael Sheeley: THANK YOU, SIR.
05:12:04 >>Tammy Duran: STEVEN.
05:12:08 >> THANK YOU.
05:12:09 I'M STEVE NOVAK, 10613 JACKSON SQUARE DRIVE.
05:12:14 I LIVE IN TIDEWATER BY DEL WEBB.
05:12:18 I'M ALSO THE PRESIDENT OF THE TIDEWATER BY DEL WEBB
05:12:22 HOMEOWNERS ASSOCIATION AND ALSO A MEMBER OF THE T&T UMBRELLA

05:12:26 ASSOCIATION BOARD OF DIRECTORS.
05:12:31 SO ANYTHING YOU WANT TO KNOW ABOUT THE STREETS AND THE
05:12:34 ROADS, YOU CAN ASK ME.
05:12:36 I SUPPORT MR. CONROY'S PROPOSED PLAN TO BUILD TWO RETAIL
05:12:41 BUILDINGS IN THE EMPTY PARCEL ADJACENT TO TIDEWATER BY DEL
05:12:43 WEBB.
05:12:45 AND I APPRECIATE HIS EFFORTS TO DESIGN THE DEVELOPMENT TO
05:12:48 COMPLEMENT THE COASTAL ARCHITECTURE OF TIDEWATER.
05:12:51 I AM, HOWEVER, CONCERNED WITH VEHICLE ACCESS TO THE
05:12:55 PROPERTY.
05:12:56 FIRST OF ALL, I WANT TO CLARIFY THAT THERE'S NORTHBOUND AND
05:12:59 SOUTHBOUND ACCESS AND NOT ALL OF THE ACCESS IS ONLY ON OUR
05:13:05 PROPERTY.
05:13:06 FOR EXAMPLE, IF YOU'RE TRAVELING SOUTHBOUND ON BEN HILL
05:13:11 GRIFFIN TOWARDS CORKSCREW ROAD FROM ESTERO PARKWAY, THE
05:13:15 FIRST RIGHT TURN IS TIDEWATER KEY BOULEVARD, WHICH IS A
05:13:19 PRIVATELY OWNED STREET.
05:13:23 THE SECOND TURN IS EVERBLADES PARKWAY, WHICH ALSO HAS ACCESS

05:13:27 TO TIBURON WAY.
05:13:30 SO TRAFFIC COMING FROM THAT WAY, IF IT WAS MADE TO BYPASS
05:13:35 TIDEWATER'S ENTRANCE, WOULD BE ABLE TO USE EVERBLADES
05:13:39 PARKWAY TO GET TO TIBURON.
05:13:41 I'LL GET TO THAT IN A MOMENT.
05:13:43 THE TRAFFIC COMING FROM CORKSCREW TO ESTERO PARKWAY AS DR.
05:13:49 WHITE POINTED OUT, HAS NO ACCESS THERE OTHER THAN TO COME
05:13:52 DOWN AND TAKE THE LEFT TURN INTO TIDEWATER KEY BOULEVARD.
05:13:59 LET ME JUST EXPLAIN ABOUT THE DEEDING OF THE PROPERTY AS
05:14:04 PART OF THE DISSOLUTION OF THE T&T UMBRELLA ASSOCIATION, THE
05:14:09 VILLAGE OF ESTERO, THE T&T UMBRELLA ASSOCIATION AND
05:14:12 TIDEWATER AGREED ON HOW THE ROADS WOULD BE DIVIDED UP.
05:14:17 THE VILLAGE OF ESTERO CLEARLY POINTED OUT, AS DR. WHITE
05:14:21 SAID, THAT THEY WERE NOT INTERESTED IN ANY ROADS THAT HAD
05:14:25 PAVERS ON THEM, MAINTAINING THEM.
05:14:27 AND TIDEWATER WANTED TO HAVE CONTROL OVER ITS OWN ENTRANCE.
05:14:33 THE ACTUAL TIBURON WAY PART HEADING TO ESTERO PARKWAY AND
05:14:37 TIDEWATER KEY BOULEVARD ENTRANCE ARE PLATTED TOGETHER.
05:14:41 AND THE VILLAGE SAID THEY WEREN'T INTERESTED IN THE TIME IT
05:14:44 WOULD TAKE TO SEPARATE THOSE AS PART OF THE DISSOLUTION
05:14:48 PROCESS.
05:14:49 SO WE, THE TIDEWATER BOARD OF DIRECTORS, VOTED TO TAKE BACK
05:14:54 POSSESSION OF THE TIDEWATER KEY ENTRANCE.
05:14:58 WE KNOW THAT IT'S A PRIVATELY OWNED AND PRIVATELY MAINTAINED
05:15:03 ROADWAY THAT SERVES AS THE ENTRANCE TO OUR COMMUNITY.

05:15:07 WHILE WE KNOW WE CANNOT RESTRICT ACCESS TO TIBURON WAY FROM
05:15:11 OUR ENTRANCE WAY, IT WOULD BE A TREMENDOUS AID IN REDUCING
05:15:14 VEHICLE TRAFFIC AT OUR ENTRANCE IF THE VILLAGE AND/OR LEE

05:15:19 COUNTY COULD PLACE A TRAFFIC SIGN JUST BEFORE OUR ENTRANCE
05:15:22 INFORMING TRAFFIC TRAVELING SOUTHBOUND ON BEN HILL GRIFFON
05:15:27 FROM ESTERO PARKWAY THAT THE RETAIL ENTRANCE IS AT THE
05:15:32 SECOND RIGHT, WHICH IS EVERBLADES PARKWAY.
05:15:35 THAT WOULD PROBABLY REDUCE A GREAT AMOUNT OF TRAFFIC THAT
05:15:38 WOULD BE COMING IN THERE.
05:15:39 WE'VE ASKED AND HAD IT ANSWERED MANY TIMES BY LEE COUNTY
05:15:45 ABOUT PUTTING IN A LEFT TURN FROM CORKSCREW ROAD AND IT'S
05:15:50 BEEN ANSWERED, NO, THAT'S NOT EVER GOING TO HAPPEN.
05:15:54 WE'RE TRYING TO MAKE THE BEST OF THIS.
05:15:56 IF WE CAN COME UP WITH A WAY THAT THE BURDEN FOR MAINTENANCE
05:16:00 ON OUR ROADS IS NOT ON THE BACKS, SOLELY ON THE BACKS OF THE
05:16:04 RESIDENTS OF TIDEWATER HERE, THAT WOULD BE A GREAT SOLUTION.
05:16:10 THANK YOU.
05:16:10 >>Michael Sheeley: THANK YOU.
05:16:12 >>Tammy Duran: KARL.
05:16:24 >> MY NAME IS KARL CASHEW.
05:16:27 I HAVE A Ph.D. IN ACOUSTICS AND 56 YEARS IN ACOUSTICS AND
05:16:31 NOISE CONTROL.
05:16:32 I LIVE IN TIDEWATER AT 10673 JACKSON SQUARE DRIVE.
05:16:38 WE'VE BEEN HERE TWICE BEFORE WITH PROPOSED DEVELOPMENTS THAT
05:16:46 IMPOSE NOISE ON THE TIDEWATER COMMUNITY, A SENIOR COMMUNITY,

05:16:50 WHERE FOLKS GO TO BED BY 9:00, 10:00.
05:16:54 SO THERE'S AN ISSUE OF WHAT'S GOING TO HAPPEN WHEN WE HAVE A
05:16:59 RESTAURANT.
05:17:00 IT'S NOT JUST THE PEOPLE SITTING DOWN AT THE TABLES.
05:17:04 IT'S THE MUSIC THAT COMES.
05:17:06 IT'S THE CARS GOING IN AND OUT AT 10 OR 11:00 AT NIGHT.
05:17:10 THE HOMES ON TORCH KEY ARE ONLY A HUNDRED, 200 FEET AWAY,
05:17:18 I'M SORRY, 200 TO 300 FEET AWAY.
05:17:20 THOSE PEOPLE ARE GOING TO HEAR THE NOISE.
05:17:25 IF YOU LOOK AT THE PLANS, YOU SEE, ONE, NO NOISE MITIGATION
05:17:31 IN THE PLANS.
05:17:31 THERE IS A PROMISE FOR NOISE MITIGATION, BUT THERE'S NO WAY
05:17:35 TO KEEP THE CARS FROM BEING QUIET AS THEY ARE COMING AND
05:17:39 GOING PAST 9:00 AT NIGHT.
05:17:42 EVEN IF NOISE MITIGATION WAS PUT IN AND THE DEVELOPER WAS
05:17:49 ABLE TO MEET THE 55 DBA NOISE LIMIT AFTER 10:00, THAT
05:17:56 DOESN'T MEAN THAT PEOPLE WON'T BE BOTHERED BY THE NOISE
05:17:59 BECAUSE THE BACKGROUND NOISE IN THE COMMUNITY IS SOMEWHERE
05:18:02 BETWEEN 40 AND 45 DB.
05:18:05 SO WE'RE LOOKING AT WHAT EVENTUALLY WILL HAPPEN.
05:18:10 OUR NUISANCE COMPLAINTS BECAUSE THE PEOPLE WILL BE BOTHERED
05:18:14 BY THE NOISE LEVELS THAT ARE IN THE COMMUNITY THAT ARE
05:18:17 CAUSED BY EITHER THE VENT FANS, THE AIR CONDITIONING
05:18:21 SYSTEMS, THE MUSIC, PEOPLE TALKING, CARS COMING AND GOING.
05:18:26 IT IS A SERIOUS ISSUE, AND IT'S NOT GOING TO BE RESOLVED BY

05:18:32 HAVING A RESTAURANT.
05:18:33 THIS IS THE KIND OF FACILITY THAT SHOULD HAVE A 9 TO 5 KIND
05:18:38 OF RETAIL OPERATION OR MAYBE SOMETHING ELSE, LIKE ASSISTED
05:18:45 LIVING OR MORE SENIOR HOMES.
05:18:46 IT'S NOT THE KIND OF PLACE THAT IS GOING TO MAKE PEOPLE IN
05:18:51 TIDEWATER AND PERHAPS EVEN GRANDEZZA HAPPY WITH WHAT'S GOING
05:18:57 ON AT NIGHT.
05:18:58 IT SIMPLY DOES NOT WORK.
05:19:01 WE'VE HAD TWO EXPERIENCES WITH FOOD TRUCKS AND CAR WASHES
05:19:05 WHERE IT BECAME CLEAR IT WASN'T GOING TO WORK.
05:19:07 THIS IS NOT THAT MUCH DIFFERENT.
05:19:09 I WOULD SUGGEST THAT THERE BE A REQUIREMENT THAT WE DO NOT
05:19:14 DO STUFF AT NIGHT AT THIS FACILITY.
05:19:18 IT SIMPLY WON'T WORK NEXT TO A SENIOR COMMUNITY.
05:19:21 THANK YOU.
05:19:23 >>Michael Sheeley: THANK YOU, SIR.
05:19:24 >>Tammy Duran: THAT'S ALL.
05:19:26 >>Michael Sheeley: WOULD ANYBODY ELSE LIKE TO SPEAK THAT'S
05:19:29 HERE TONIGHT?
05:19:29 WE'LL BRING IT BACK TO THE BOARD FOR ANY DISCUSSION.
05:19:34 MARY?
05:19:35 >>Mary Gibbs: I WANTED TO TALK A LITTLE BIT ABOUT THE ROAD
05:19:39 ACCESS ISSUE BECAUSE IT'S A BIG TOPIC.
05:19:43 THIS IS PART OF A DRI DEVELOPMENT OF REGIONAL IMPACT DONE
05:19:47 MANY YEARS AGO THAT COVERED THE WHOLE GRANDEZZA AND

05:19:51 UNIVERSITY HIGHLANDS AND ALL THAT PROPERTY.
05:19:54 AT THE TIME, THOSE ROADS WERE PUT ON THEIR PLAN SO IT WAS IN
05:19:58 THE APPROVED DRI, AND THE ROADS THEY SHOWED YOU AT TIBURON
05:20:03 WAY, THAT WAS THE ACCESS ROAD.
05:20:05 THERE WERE CONDITIONS PUT IN THAT THEY COULD NOT HAVE ACCESS
05:20:07 OFF OF BEN HILL OR TIDEWATER KEY, SO THEY HAVE TO ADHERE TO
05:20:12 THAT.
05:20:12 THEY DO HAVE TO GET THE ACCESS FROM THE REVERSE FRONTAGE
05:20:16 ROAD.
05:20:17 AND THEN THERE WERE RECENT CONVERSATIONS, THE VILLAGE DID
05:20:22 TAKE OVER MAINTENANCE OF PART OF THAT THAT ARE WORKING WITH
05:20:25 HERTZ ARENA ON SOME OTHER PROJECTS AND THE STORMWATER WAS
05:20:29 PART OF IT.
05:20:30 I THINK THEY AGREED TO TAKE THE ROAD MAINTENANCE BUT NOT FOR
05:20:33 THE OTHER TWO SEGMENTS BECAUSE THEY HAVE PAVER BRICKS AND
05:20:36 IT'S MORE EXPENSIVE TO MAINTAIN AND WE DON'T HAVE INTEREST
05:20:38 IN THAT.
05:20:39 SO WE DID TAKE OVER A PART OF THE ROAD MAINTENANCE.
05:20:43 I UNDERSTAND THERE WERE ONGOING DISCUSSIONS WITH THE VILLAGE
05:20:47 MANAGER ABOUT THAT LAST WEEK.
05:20:48 THAT'S NOT A DEAD ISSUE.

05:20:51 I THINK HE TOLD ME THAT IT COULD COME BACK UP.
05:20:53 BUT AT THIS POINT, WE'RE NOT TAKING OVER MAINTENANCE.
05:20:57 IN THE DRI THAT WAS APPROVED, EVEN THOUGH THEY ARE SAYING
05:21:01 THAT THE TRAFFIC IS GOING TO INCREASE FROM THE COMMERCIAL ON

05:21:04 THESE PARCELS, THE DRI APPROVED COMMERCIAL ON THESE PARCELS.
05:21:08 SO THE TRAFFIC IMPACTS WERE WORKED INTO THE DRI THAT COVERED
05:21:13 THIS.
05:21:13 EVEN THOUGH IT IS NEW TRIPS BECAUSE THE PROPERTY IS VACANT,
05:21:16 IT WAS TRIPS THAT WERE ALREADY CONSIDERED.
05:21:19 I THINK I TALKED TO OUR ATTORNEY WHO I THINK SOME OF THESE
05:21:24 PEOPLE HAD A MEETING WITH THE VILLAGE MANAGER LAST WEEK, I
05:21:29 THINK OUR ATTORNEY, NOT NANCY, WE HAVE OUR GENERAL SERVICES
05:21:32 ATTORNEY, WAS SOMEHOW INVOLVED AND I TALKED TO HIM ABOUT
05:21:35 THAT IN TERMS OF WHETHER -- HE TOLD ME THAT THE MAINTENANCE
05:21:39 ISSUE IS REALLY BETWEEN THE HOA AND THE DEVELOPER.
05:21:44 JOHN CONROY AND THE DEVELOPER.
05:21:45 IT'S NOT REALLY A VILLAGE ISSUE, ALTHOUGH THE VILLAGE MAY
05:21:48 COME BACK AT SOME POINT AND TAKE OVER MAINTENANCE.
05:21:51 LIKE I SAID, IT'S NOT A DEAD ISSUE BUT NOT REALLY AN ISSUE
05:21:54 FOR THE DEVELOPMENT ORDER CONSIDERATION TONIGHT.
05:21:58 AND THEN I WANTED TO SAY JUST ONE OTHER THING TOO REGARDING
05:22:03 THE HOURS OF OPERATION OR THE NOISE.
05:22:08 WE DID PUT SOME RESTRICTIONS, SO WE DO HAVE PRECEDENT.
05:22:11 WE PUT SOME RESTRICTIONS ON WHEN ALL THESE CAME IN, IF YOU
05:22:15 REMEMBER THE VINES NEIGHBORHOOD WAS CONCERNED ABOUT THE
05:22:17 DISTANCE.
05:22:17 SO WE HAD HOURS OF OPERATION RESTRICTION AND THEN A
05:22:20 MARKETPLACE, IF YOU REMEMBER THE McDONALD'S AND THE
05:22:23 MILLER'S ALE HOUSE, WE HAD HOURS OF OPERATION RESTRICTION.

05:22:27 WE DO HAVE PRECEDENT FOR THAT.
05:22:29 SO I THINK THAT JOHN CONROY IS AGREEING TO THAT.
05:22:33 WE DID HAVE SOME PROPOSALS BEFORE THAT HE CAME IN WITH A
05:22:38 FOOD TRUCK PARK AND THE CAR WASH THAT WE TRIED TO DISCOURAGE
05:22:42 BECAUSE WE KNEW THOSE WERE VERY NOISY AND THAT WOULD BE
05:22:45 DETRIMENTAL TO THE NEIGHBORS.
05:22:48 WE THOUGHT THIS KIND OF COMMERCIAL PROJECT, WHETHER IT HAS A
05:22:51 RESTAURANT OR NOT, WOULD BE MORE COMPATIBLE, AND THERE IS A
05:22:54 WALL ADJACENT TO TIBURON.
05:22:56 SO THERE IS A WALL BETWEEN THIS PROJECT AND THE COMMUNITY.
05:23:02 WE FEEL LIKE WITH THE HOURS OF NO OUTDOOR SEATING AND BEING
05:23:06 IN THE PATIO AREA, LIKE IN BETWEEN THE BUILDINGS, NOT LIKE
05:23:09 IN THE BACK, THAT THE 10 A.M. -- OR THE 10 P.M. AND 11 P.M.
05:23:14 WOULD BE REASONABLE.
05:23:18 >>Michael Sheeley: THIS PROPERTY WAS ALREADY ZONED
05:23:20 COMMERCIAL.
05:23:21 >>Mary Gibbs: YES.

05:23:23 >>Michael Sheeley: IN OUR CODE, IS THIS MORE RESTRICTIVE FOR
05:23:27 THE HOURS OF OPERATION THAN IN OUR CODE ALREADY?
05:23:33 >>Mary Gibbs: IN OUR CODE, THERE IS NO REALLY REQUIREMENT OF
05:23:36 HOURS OF OPERATION LIMITATION.
05:23:38 SO WE DON'T HAVE -- WHAT WE DO HAVE IN THE VILLAGE AND THE
05:23:42 COUNTY IS A DECIBEL LIMIT.
05:23:44 SO PEOPLE GET THAT CONFUSED WITH THE HOURS OF OPERATION, BUT
05:23:48 LIKE AT 10 P.M., YOU GO TO NIGHTTIME DECIBEL READINGS, SO

05:23:52 YOU CAN'T HAVE REALLY LOUD MUSIC AFTER 10 P.M.
05:23:55 NOW, THE DECIBEL READING IS SOMETIMES PROBLEMATIC BECAUSE
05:24:00 IT'S ENFORCED BY THE SHERIFF AND SOMETIMES THEY ARE BUSIER
05:24:04 DEALING WITH TRAFFIC ACCIDENTS AND THINGS LIKE THAT THAN
05:24:07 DECIBEL READINGS.
05:24:08 BUT THERE IS NO LIKE VILLAGE HOURS OF OPERATION RESTRICTIONS
05:24:13 IN GENERAL.
05:24:14 SO WE KIND OF DO IT CASE BY CASE.
05:24:16 IF SOMETHING IS CLOSE TO THE NEIGHBORS, WE HAVE THE
05:24:19 RESIDENTIAL IMPACT STANDARDS IN THE CODE AND LIKE 300 FEET
05:24:24 AWAY.
05:24:24 THIS IS PRETTY CLOSE TO THE 300-FOOT LIMIT.
05:24:27 >>Michael Sheeley: THANK YOU.
05:24:28 WOULD THE DEVELOPER LIKE TO RESPOND TO ANYTHING THAT'S BEEN
05:24:30 SAID?
05:24:36 >> THANK YOU VERY MUCH.
05:24:37 NO.
05:24:39 I GUESS MY ONLY THING IS WE HAVE BEEN WORKING ON THIS
05:24:41 PROPERTY FOR A NUMBER OF YEARS.
05:24:43 WE'VE PROPOSED A LOT OF THINGS THAT WE THOUGHT MAYBE THE
05:24:46 NEIGHBORHOOD WOULD LIKE.
05:24:47 WE THOUGHT IT WAS NEVER FOOD TRUCKS.
05:24:50 IT WAS ACTUALLY KIND OF OUTDOOR NICE DINING.
05:24:52 BUT WE'VE TRIED SOME CREATIVE THINGS.
05:24:56 THEY HAVE NOT GONE OVER VERY WELL WITH THE COMMUNITY.

05:24:59 WE'VE WORKED VERY WELL OR MANY TIMES WITH THE HOA.
05:25:02 I'VE DONE VILLAGE HALL MEETINGS WITH THEM TRYING TO GIVE
05:25:06 THEM SOMETHING THAT THEY LIKE.
05:25:07 WE ARE VERY SENSITIVE TO THE NOISE ISSUE.
05:25:11 WE WILL, OF COURSE, ABIDE BY ANY NOISE ORDINANCES BY ESTERO.
05:25:16 LIKE MARY SAID, WE HAVE NO REQUIREMENT TO LIMIT OUR HOURS OF
05:25:21 OPERATION, BUT WE ARE WILLING TO DO THAT TO BE CONSISTENT
05:25:24 WITH OTHER RESTAURANTS IN THE AREA.
05:25:28 YEAH, WE WANT TO WORK AND BE FRIENDLY NEIGHBORS.
05:25:34 >>Michael Sheeley: IS YOUR TEAM WILLING TO COOPERATE IN THE
05:25:37 EASEMENT OF THE ENTRY ROAD THERE?
05:25:41 >>John Conroy: I MEAN, I TOTALLY UNDERSTAND WHAT THEY ARE
05:25:43 SAYING.

05:25:43 AND IF WE WANTED TO GO BACK TO KIND OF OUR PRO RATA
05:25:48 MAINTENANCE OF WHAT IT WAS KIND OF BACK IN THE T&T
05:25:51 ASSOCIATION, I THINK WE WOULD BE WILLING TO WORK WITH THAT.
05:25:56 THE TRAFFIC STUDY THAT'S IN THIS DEVELOPMENT ORDER IS BASED
05:26:00 ON CONCEPTUAL USES.
05:26:03 TRAFFIC STUDIES ARE ALL CONCEPTUAL.
05:26:06 SO WHAT THE TRAFFIC STUDY IS SAYING BASED ON THE MIX OF
05:26:09 TENANTS COULD BE MORE, COULD BE LESS, ET CETERA.
05:26:12 IF WE WANTED TO DISCUSS GOING BACK TO OUR PRO RATA SHARE
05:26:19 THAT WE HAD IN THE T&T ASSOCIATION, WE WOULD BE WILLING TO
05:26:22 DO THAT.
05:26:24 >>Michael Sheeley: THANK YOU.

05:26:25 OTHER QUESTIONS FROM THE BOARD.
05:26:26 >>Jim Wallace: I'M WONDERING WHY -- AND MAYBE I'M JUST DUMB.
05:26:40 I DON'T KNOW WHY THE PLANNING ZONING BOARD IS BEING ASKED.
05:26:43 I KIND OF FEEL LIKE WE ARE BEING ASKED TO BE KING SOLOMON IN
05:26:48 WHO OWNS THE ROADS AND MAINTAINS THE ROADS.
05:26:50 AND THAT SEEMS TO BE A HUGE ISSUE.
05:26:54 I DON'T KNOW.
05:26:55 NANCY, MAYBE YOU CAN TALK TO THIS.
05:26:57 I DON'T KNOW THAT THAT'S OUR MANDATE.
05:26:59 THE SECOND POINT I HAVE IS PROXIMITY TO COMMERCIAL, THAT'S
05:27:06 NO DIFFERENT THAN RAPALLO IS NEXT TO COCONUT POINTE TOWN
05:27:11 CENTER.
05:27:11 A DOUBLE-EDGED SWORD.
05:27:13 ON ONE SIDE, YOU CAN WALK TO RESTAURANTS AND YOU CAN WALK TO
05:27:16 THE STARBUCKS AND YOU CAN BIKE TO PLACES, ET CETERA.
05:27:19 SO PEOPLE SEE IT AS A PERCEIVED ADDED VALUE WHICH TRANSLATES
05:27:25 INTO ADDED VALUE TO THE PROPERTY ITSELF, THE WORTH OF THE
05:27:27 PROPERTY.
05:27:28 THE FLIP SIDE OF THAT IS IT COMES WITH SOMETHING, AND THAT
05:27:32 IS INCREASED TRAFFIC TYPICALLY.
05:27:35 I KNOW THAT OUR PEOPLE, AND I CAN ONLY REALLY TALK TO THE
05:27:40 COCONUT POINTE PEOPLE, PEOPLE SAY, GEE, I WISH THERE WAS NO
05:27:45 TRAFFIC ON VIA VILLAGIO.
05:27:48 THAT'S PART OF WHAT REDUCES THE TRAFFIC ON ANOTHER ROAD.
05:27:50 IT'S A DOUBLE-EDGED SWORD.

05:27:55 HOW DO YOU GET THE CONVENIENCE OF HAVING COMMERCIAL AND
05:27:59 RESTAURANTS AND EVERYTHING ELSE CLOSE PROXIMITY WITHOUT
05:28:02 TAKING WHAT COMES WITH IT, WHICH IS TRAFFIC NOISE?
05:28:05 THE ONLY THING I CAN SAY, IF IT'S BEFORE 10:00, EVERYTHING
05:28:14 SHUTS DOWN BY 10 OR EARLY, THEN THE TRAFFIC IS GOING TO BE
05:28:22 NOTHING AFTER.
05:28:23 PEOPLE DON'T DRIVE AROUND PARKING LOTS FOR THE SAKE OF
05:28:26 DRIVING AROUND PARKING LOTS.
05:28:27 UNFORTUNATELY, IT'S A DOUBLE EDGED SWORD.

05:28:32 >> I BELIEVE THERE ARE 385 HOMES IN TIDEWATER.
05:28:35 I KNOW THAT SOME RESIDENTS HAVE COME VOICING THEIR CONCERNS.
05:28:39 I'VE ALSO HAD DOZENS OF E-MAILS AND REQUESTS, PEOPLE
05:28:42 REACHING OUT TO ME ASKING FOR RESTAURANTS SO THAT THEY CAN
05:28:45 WALK TO RESTAURANTS.
05:28:47 AGAIN, BACK TO YOUR DOUBLE EDGED SWORD, SOME PEOPLE
05:28:50 APPRECIATE THAT CONVENIENCE.
05:28:52 SOME PEOPLE DON'T WANT THAT CONVENIENCE.
05:28:54 BUT ULTIMATELY THIS IS WHAT THE PROPERTY IS ZONED FOR.
05:28:59 THIS WAS ALL DONE A LONG TIME AGO.
05:29:01 LIKE MARY SAID, ALL THE INFRASTRUCTURE, ALL THE TRIPS,
05:29:04 EVERYTHING WAS CONSIDERED 25 YEARS AGO WHEN THIS WAS DONE.
05:29:08 THE ZONING OF THE SPECIFIC PARCELS WAS ALL DONE 25 YEARS
05:29:12 AGO.
05:29:12 WE PURCHASED A COMMERCIAL PROPERTY.
05:29:14 WE SHOULD BE ENTITLED TO DEVELOP COMMERCIAL.

05:29:17 THESE ARE ALL ALLOWED USES IN THE CODE.
05:29:22 LIKE MARY SAID, WE'RE NOT -- WE ARE ABIDING BY ALL THE CODE
05:29:27 RULES.
05:29:30 >>Jim Wallace: NANCY, WOULD YOU ADDRESS WHETHER OR NOT WE
05:29:33 ARE BEING MANDATED TO DECIDE OR GIVE AN OPINION ON ROAD
05:29:40 OWNERSHIP OR WHO PAYS WHAT COSTS?
05:29:42 I DON'T THINK WE SHOULD BE, BUT I'M NOT AN ATTORNEY.
05:29:46 >>Nancy Stroud: WELL, THEY ARE INTERNAL ROADWAYS.
05:29:50 -- THEY ARE INTERNAL, NOT PUBLIC ROADWAYS.
05:29:52 WE SHOULD BE CONCERNED ABOUT THE PUBLIC ROADWAYS, BUT THE
05:29:56 INTERNAL ROADWAYS ARE REALLY A CONTRACT ISSUE BETWEEN THE
05:30:01 HOMEOWNERS AND HANDLED BY THE HOMEOWNER ASSOCIATION.
05:30:05 I THINK IT PROBABLY WOULD NOT BE A GOOD IDEA FOR THE BOARD
05:30:09 TO TRY AND GET INVOLVED IN THAT, REALLY, WHICH IS A PRIVATE
05:30:15 ISSUE OF THE HOMEOWNERS.
05:30:17 I THINK THAT'S WHAT THE GENERAL COUNSEL OF THE VILLAGE HAS
05:30:23 SAID.
05:30:23 >>Mary Gibbs: JUST TO CLARIFY, THE PUBLIC DOES DRIVE ON
05:30:27 THOSE ROADS.
05:30:27 IT'S NOT GATED.
05:30:28 SO THEY ARE OPEN TO THE PUBLIC.
05:30:30 THE GATE IS BEHIND THOSE ROADS.
05:30:32 EVEN THOUGH JUST THE ONE PART IS MAINTAINED BY THE VILLAGE.
05:30:37 >>Nancy Stroud: RIGHT.
05:30:38 IT'S NOT PUBLICLY OWNED, RIGHT.

05:30:41 ACCESS IS ALLOWED BY THE PUBLIC BUT IT'S NOT LIKE BEN HILL
05:30:44 GRIFFIN OR ANY OF THE OTHER COUNTY OR LOCAL ROADS THAT ARE
05:30:48 PUBLICLY OWNED.
05:30:50 >>Michael Sheeley: IS IT YOUR OPINION, NANCY, WE COULDN'T
05:30:52 HAVE A CONDITION DEFINED FOR THE DEVELOPER TO PAY PRO RATA

05:30:58 FOR THE ROADWAYS?
05:31:00 >>Nancy Stroud: I DON'T THINK THAT'S REALLY WITHIN YOUR
05:31:02 PURVIEW.
05:31:03 >>Michael Sheeley: THANKS FOR BRINGING THAT UP, JIM.
05:31:06 OTHER QUESTIONS FROM THE BOARD?
05:31:11 >>John Conroy: ANY ADDITIONAL QUESTIONS FOR ME?
05:31:13 THANK YOU.
05:31:15 >>Michael Sheeley: COMMENTS, DISCUSSION?
05:31:16 I WOULD ENTERTAIN A MOTION.
05:31:25 >>Jim Wallace: I HAVE ONE RECOMMENDATION.
05:31:27 I DID NOT BRING IT UP.
05:31:30 I SHOULD HAVE.
05:31:31 ON THE REAR ELEVATION OF THE BUILDING, SEEMS MAYBE THE
05:31:39 ARCHITECT SHOULD TAKE A QUICK LOOK AT IT.
05:31:41 I FOUND THAT THE REAR ELEVATION SEEMED TO BE, I DON'T KNOW,
05:31:46 IT NEEDED -- COMPARED TO THE OTHER THREE ELEVATIONS, THE
05:31:50 REAR ELEVATION SEEMED TO BE NEEDING SOMETHING.
05:31:56 BORING, NEEDED MORE ACCENT.
05:31:58 IT JUST WASN'T AS GOOD AS THE OTHER THREE.
05:32:12 >>Michael Sheeley: IS THERE ANYTHING SPECIFIC THAT YOU WOULD

05:32:14 LIKE TO INCLUDE?
05:32:16 >>Jim Wallace: I'M SITTING BESIDE TWO VERY QUALIFIED
05:32:19 ARCHITECTS.
05:32:21 WE'RE NOT SUPPOSED TO PLAY ARCHITECT, ARE WE?
05:32:27 >>Michael Sheeley: THANK YOU FOR THAT.
05:32:28 I WOULD ENTERTAIN A MOTION IF ANYONE WOULD LIKE.
05:32:33 TO APPROVE WITH CONDITIONS.
05:32:44 YES.
05:32:44 DO WE HAVE A SECOND?
05:32:45 TAMMY, CAN YOU CALL --
05:32:48 >>Mary Gibbs: MAY I ASK A QUESTION.
05:32:51 YOU'RE APPROVING IT WITH THE STAFF STIPULATIONS AND THEN THE
05:32:54 ADDITIONAL STIPULATION OF THE UPSIZING THE MATERIALS BY THE
05:32:59 DUMPSTERS AND NO OUTDOOR DINING AFTER 10 P.M. ON WEEKDAYS
05:33:05 AND 11 P.M. ON WEEKENDS.
05:33:07 >>Michael Sheeley: YES.
05:33:08 AGREE WITH THAT?
05:33:09 >>Al Paivandy: YES.
05:33:09 THE NOISE CONTROL AND THE HOURS, THE DUMPSTER, OF COURSE.
05:33:14 IT WAS BROUGHT UP AND I BELIEVE THE LANDSCAPING WAS
05:33:16 MENTIONED ALSO.
05:33:21 >>Michael Sheeley: THANK YOU.
05:33:21 TAMMY.
05:33:25 >>Kristin Jeannin: YES.
05:33:28 >>Al Paivandy: YES.

05:33:29 >>Michael Sheeley: YES.

05:33:31 >>James Tatooles: YES.
05:33:32 >>Jim Wallace: YES.
05:33:34 >>Dan Williams: YES.
05:33:37 >>Michael Sheeley: THE MOTION CARRIES.
05:33:38 THANK YOU ALL.
05:33:38 WE'LL TAKE A FIVE-MINUTE BREAK, PLEASE.
05:33:59 [FIVE-MINUTE BREAK]
05:36:58 >>Michael Sheeley: THE NEXT ITEM IS THE DEVELOPMENT ORDER
05:37:01 FOR CELEBREE SCHOOL.
05:37:15 >>Mary Gibbs: IS THE MIKE ON NOW?
05:37:16 >>Michael Sheeley: CELEBREE SCHOOL.
05:37:19 >>Nancy Stroud: BEFORE WE GET STARTED, LET'S HAVE ANY EX
05:37:22 PARTE COMMUNICATION DISCLOSURES.
05:37:24 HAS ANYONE TALKED OUTSIDE OF THIS MEETING TO ANY OF THE
05:37:28 PARTIES?
05:37:29 YOU'RE SHAKING YES, BUT YOU MEAN NO.
05:37:33 NO COMMUNICATIONS, AND NO CONFLICTS.
05:37:37 CORRECT?
05:37:37 THANK YOU.
05:37:38 >>Michael Sheeley: THANK YOU.
05:37:40 >>Mary Gibbs: ALL RIGHT.
05:37:41 CELEBREE SCHOOL IS IN FOR DEVELOPMENT ORDER.
05:37:48 YOU MAY RECALL THIS IS THE OLD GOODWILL BUILDING.
05:37:52 GOODWILL IS MOVING ACROSS THE STREET, SO THIS IS THE

05:37:54 EXISTING BUILDING ON THE NORTH OF CORKSCREW AND SOUTH OF THE
05:37:59 ARCOS AVENUE.
05:38:01 THEY ARE ASKING FOR THE DEVELOPMENT ORDER TO DO A REMODELING
05:38:07 TO DO THE DAY CARE AND THEN THEY'LL ADD A PLAYGROUND IN THE
05:38:12 BACK.
05:38:12 THEY ARE ALSO ASKING FOR MINOR DEVIATION FOR REDUCING BY TWO
05:38:17 PARKING SPACES.
05:38:18 AT THE PUBLIC INFORMATION MEETING, ONE OF THE ISSUES THAT
05:38:25 CAME UP INITIALLY IS THAT THEIR FIRST ARCHITECTURAL
05:38:27 RENDERING, THEY WERE GOING TO REPAINT AND IT WAS GOING TO BE
05:38:30 WHITE, LIKE PREDOMINANTLY WHITE OR GRAY AND THE PLANNING
05:38:34 ZONING AND DESIGN BOARD SAID GO BACK AND REVISIT THE COLORS
05:38:37 BECAUSE WE HAVE A PROHIBITION OF PREDOMINANTLY WHITE AND
05:38:40 GRAY.
05:38:41 THEY WENT BACK TO REVISIT THE COLORS, AND THEN ONE OF THE --
05:38:44 I THINK THEY ARE GOING TO EXPLAIN IN THE PRESENTATION, WHEN
05:38:47 THEY CAME BACK AND KIND OF SHOWED THE STAFF WHAT THE COLORS
05:38:50 WERE, WE THOUGHT THEY WERE A LITTLE BIT BLAND BECAUSE IT WAS
05:38:53 VERY BEIGY AND DIDN'T HAVE MUCH DIFFERENTIATION OR CONTRAST
05:39:00 WITH THE COLORS.
05:39:01 WE SUGGESTED THEY RETHINK THAT A LITTLE BIT AND PROVIDE A
05:39:04 LITTLE MORE CONTRAST, MAYBE LIGHTEN UP ONE OF THE COLORS,
05:39:07 PUT IN SOME CONTRAST.

05:39:08 AND THE OWNER OF THE SCHOOL HAS TOLD ME THEY WANTED IT TO BE
05:39:13 FUN FOR KIDS.

05:39:14 WHEN YOU GO TO GET DROPPED OFF, YOU HAVE SOMETHING FUN AND
05:39:17 IT WAS LOOKING VERY BLAND.
05:39:19 I THINK THEY HAVE A NEW ITERATION THEY WANT TO SHOW YOU
05:39:22 TONIGHT.
05:39:23 AGAIN, LIKE I SAID, THEY HAVE A SMALL PARKING DEVIATION, AND
05:39:31 I THINK THAT'S REALLY THE MAIN POINTS.
05:39:33 I WILL TURN IT OVER TO THE APPLICANTS.
05:39:36 THE ARCHITECT WILL BE SPEAKING FIRST, WHOSE NAME I ALREADY
05:39:44 FORGOT.
05:39:44 IS IT SCOTT?
05:39:45 SORRY.
05:39:46 STUART.
05:39:58 SORRY.
05:39:59 >> STUART ROGERS, COLLIERS ENGINEERING AND DESIGN, 5471
05:40:04 WATERS AVENUE IN TAMPA.
05:40:05 WE WERE HERE A FEW MONTHS AGO WITH A PRELIMINARY INFORMATION
05:40:12 MEETING AND DISCUSSED THIS PROJECT.
05:40:14 YOU HAD A FEW CONCERNS.
05:40:17 SO WE WENT BACK AND HAVE BEEN ADDRESSING THOSE CONCERNS.
05:40:21 WE HOPE THAT TODAY AFTER LOOKING AT WHAT WE'VE CHANGED THAT
05:40:27 WE'LL BE ABLE TO GET OUR DEVELOPMENT ORDER AND GET THE
05:40:29 PROJECT MOVING.
05:40:31 I'LL GO THROUGH QUICKLY SOME OF THE THINGS WE TALKED ABOUT
05:40:36 THE FIRST TIME TO REFRESH YOUR MEMORY AND WE'LL GET DOWN TO
05:40:40 TWO OR THREE ISSUES THAT REALLY YOU HAD CONCERNS WITH LAST

05:40:43 TIME.
05:40:43 SO THIS LOCATION OF THE SITE, CORKSCREW ROAD AND CORKSCREW
05:40:49 CROSSINGS.
05:40:51 JUST TO GIVE YOU A SENSE OF THE NEIGHBORHOOD, THERE'S GAS
05:40:54 STATIONS ON EITHER SIDE ALONG THE FRONTAGE OF CORKSCREW
05:40:58 ROAD.
05:40:58 BEHIND IT IS ANOTHER PRESCHOOL AND THERE'S ALSO A HOTEL
05:41:03 BEHIND IT.
05:41:03 SO THAT'S THE IMMEDIATE SURROUNDING.
05:41:07 LITTLE BIT MORE OF A BLOWUP, THE CURRENT PROJECT IS A
05:41:13 GOODWILL STORE HAS AN ACCESS OFF OF -- TWO ACCESSES.
05:41:16 ONE OFF OF THE EAST SIDE RIGHT AS YOU COME OFF OF CORKSCREW
05:41:21 ROAD AND ONE IN THE BACK ON THE NORTH SIDE.
05:41:23 IT MEANS CURRENT ZONING LAND USE.
05:41:30 THERE IS THE AERIAL OF THE SITE, OF THE CURRENT GOODWILL
05:41:35 STORE.
05:41:35 THIS IS THE OLD SITE PLAN THAT WAS APPROVED FOR THE GOODWILL
05:41:40 STORE.
05:41:40 YOU'LL NOTICE IN THE BACK THERE IS A DROP-OFF WITH A CANOPY.

05:41:46 THERE'S ALSO A LOADING DOCK BACK THERE.
05:41:49 THOSE ARE GOING TO BE REMOVED AND THAT'S WHERE WE'RE GOING
05:41:51 TO PUT THE PLAYGROUND.
05:41:52 SO WE'LL BE TAKING OUT THE TRUCK WELL THERE.
05:41:57 THIS IS THE SITE PLAN, AND YOU CAN SEE ON THE NORTH SIDE OF
05:42:03 THE BUILDING, THE KIND OF HATCHED AREA, IS THE NEW

05:42:06 PLAYGROUND.
05:42:07 AND WE HAD TO RECONFIGURE THE DUMPSTER TO GET THE PLAYGROUND
05:42:12 AREA IN.
05:42:13 THE PLAYGROUND AREA, WE'RE KEEPING THAT LITTLE ROOF OVER
05:42:16 THAT WAS THE DROP-OFF AREA.
05:42:20 SO THAT WILL BE A LITTLE ROOFED OVER PART OF THE PLAYGROUND.
05:42:23 SO IT WILL HAVE OUTDOOR AND KIND OF UNDER ROOF TYPE
05:42:28 PLAYGROUND.
05:42:28 A COUPLE OF ITEMS THAT WERE OF CONCERN TO YOU GUYS WHEN WE
05:42:34 WERE HERE BEFORE.
05:42:35 THE FIRST WAS TRAFFIC CIRCULATION.
05:42:40 THE CONCERN WAS IF YOU'RE COMING IN FROM THE SOUTH, GOING
05:42:44 NORTH ON CORKSCREW, MAKING A LEFT INTO THE PROPERTY, WOULD
05:42:48 THAT CAUSE A QUEUING PROBLEM THERE.
05:42:53 WE DID HIRE A TRAFFIC CONSULTANT.
05:42:55 WE TOOK A LOOK AT THAT, AND THEIR OPINION WAS THE NUMBERS
05:42:59 SAY IT'S NOT A PROBLEM, BUT WE LOOKED AT IT AND DECIDED TO
05:43:04 MAKE THAT A NO ENTRY RIGHT THERE.
05:43:08 SO THAT DRIVEWAY WILL BE JUST OUT, NO INS.
05:43:11 SO TRAFFIC WILL HAVE TO CONTINUE NORTH, TURN LEFT AND COME
05:43:14 IN THAT NORTH DRIVEWAY.
05:43:17 THAT DOES REALLY TWO THINGS, I THINK.
05:43:19 ONE, IT ALLAYS THAT CONCERN FOR THE LEFT TURNING TRAFFIC
05:43:23 COMING IN.
05:43:24 SECONDLY, THAT L-SHAPED PART OF THE PARKING LOT NOW IS ONLY

05:43:27 ONE WAY.
05:43:28 FOR SAFETY OF PEOPLE COMING IN AND COMING OUT, THEY WILL
05:43:34 ONLY BE WORRIED ABOUT TRAFFIC COMING ONE DIRECTION.
05:43:36 ANOTHER THING THAT WE DID, YOU CAN'T TELL IT ON THE SITE
05:43:40 PLAN, BUT ALL THE SITE PLANS UP AGAINST THE BUILDING WILL
05:43:42 HAVE A SIGN AS DROP-OFF AREA ONLY.
05:43:46 SO EMPLOYEES WILL NOT BE ABLE TO PARK IN THOSE SPOTS.
05:43:48 THEY'LL HAVE TO PARK IN THE PERIMETER SPOTS, WHICH THAT IS
05:43:55 REALLY ENOUGH FOR THE DROP-OFF TRAFFIC.
05:43:59 SO THOSE PEOPLE WILL ALL HAVE ACCESS TO A SIDEWALK THAT'S ON
05:44:03 THE BUILDING SIDE OF THE PARKING PLACES, AND THEY WON'T HAVE
05:44:07 TO GO BACK OUT IN THE ROAD AND WALK TO GET TO THE BUILDING.
05:44:11 I DID INCLUDE IN YOUR PACKET AN EXPLANATION OF HOW THE
05:44:17 PICKUP AND DROP-OFF WORKS FOR THESE SCHOOLS.
05:44:20 THERE'S NO BELL TIME ON THESE THINGS.

05:44:23 THEY HAVE A MIX OF FULL-TIME STUDENTS THAT WILL GO THE WHOLE
05:44:26 DAY.
05:44:27 THEY HAVE PART-TIME STUDENTS THAT ONLY DO HALF DAY.
05:44:29 AND PICKUPS AND DROP-OFFS ARE OVER A TWO-, THREE-HOUR PERIOD
05:44:35 DEPENDING ON WHEN THE PARENTS GO TO WORK USUALLY.
05:44:38 THE PARENTS ARE REQUIRED TO WALK THE STUDENTS IN AND CHECK
05:44:44 THEM IN FOR SECURITY PURPOSES.
05:44:45 THE SAME WAY IN THE EVENING WHEN THEY ARE PICKED UP, THEY
05:44:48 HAVE TO GO IN AND PICK UP THE STUDENT AND WALK THEM BACK TO
05:44:51 THE VEHICLE, SO WE DON'T HAVE STUDENTS WANDERING THROUGH THE

05:44:54 PARKING LOT AT ANY TIME BY THEMSELVES.
05:44:56 THERE WILL ALWAYS BE SOME SORT OF GUARDIAN OR PARENT WITH
05:44:59 THEM.
05:44:59 SO THE CHANGES WE MADE WERE THE TRAFFIC CIRCULATION.
05:45:03 WE SIGNED ALL THE PARKING THAT'S UP AGAINST THE BUILDING AS
05:45:07 DROP-OFF ONLY, SO EMPLOYEES COULD PARK IN THE PERIMETER
05:45:12 SPOTS.
05:45:12 SO THOSE WERE THE MAIN TWO ITEMS THAT WE CHANGED.
05:45:16 SO THIS IS JUST A GRAPHIC SHOWING NO LEFT TURN SIGN, A DO
05:45:21 NOT ENTER SIGN.
05:45:24 WE DID ALSO HAVE A PARKING STUDY.
05:45:25 THERE WAS SOME CONCERN THAT WE HAD ENOUGH PARKING.
05:45:28 ESTERO CODE IS THE MOST RESTRICTIVE CODE WE'VE SEEN FOR
05:45:33 PARKING.
05:45:34 REQUIRES 49.
05:45:36 IF THE ITE MANUAL IS A NATIONAL MANUAL, THEY STUDIED 19
05:45:41 PRESCHOOLS AROUND THE COUNTRY, AND THEY DO SOME MATHEMATICAL
05:45:45 WIZARDRY.
05:45:46 AND BASED ON THAT REQUIREMENT, WE WOULD BE NEEDING 42
05:45:51 SPACES.
05:45:51 YOUR CODE REQUIRES 49.
05:45:53 THEN WE HAD OUR TRAFFIC CONSULTANT DO A PARKING STUDY OF TWO
05:45:57 DIFFERENT FACILITIES, VERY SIMILAR TO THIS ONE IN PASCO
05:46:01 COUNTY.
05:46:02 IT WAS VERY INTERESTING.

05:46:03 VERY SIMILAR AREA WHERE YOU GET OFF THE INTERSTATE.
05:46:06 IT WAS LIKE ONE BLOCK DOWN.
05:46:07 TWO PRESCHOOLS RIGHT NEXT TO EACH OTHER, VERY SIMILAR TO THE
05:46:11 WAY THIS ONE IS GOING TO BE.
05:46:13 WE WERE ABLE TO COUNT BOTH PRESCHOOLS, EVERY HOUR.
05:46:18 AS A RESULT, THE AVERAGE, IF YOU DO BY STUDENT, THE AVERAGE
05:46:22 WORKED OUT TO 36 SPACES FOR THIS NUMBER OF STUDENTS, WHICH
05:46:25 IS 176.
05:46:27 ALSO, IF YOU USE THE COUNTY CODES, THERE WAS 38 WAS THE
05:46:31 AVERAGE.
05:46:32 TYPICALLY WE'VE DONE THESE ALL OVER THE COUNTRY FOR SEVERAL

05:46:37 BRANDS.
05:46:38 THEY ARE ALL VERY, VERY SIMILAR.
05:46:40 NORMALLY YOU WOULD SAY 35 TO 40 IS THE NORM.
05:46:43 YOUR CODE SAYS 49.
05:46:45 WE'RE PROPOSING 47.
05:46:47 IT STILL EXCEEDS ALL OF THESE OTHER REQUIREMENTS.
05:46:50 WE FEEL LIKE IT'S GOT PLENTY OF PARKING.
05:46:52 THIS IS JUST AN ILLUSTRATION OF THE TRAFFIC PATTERN.
05:46:56 WE WANTED TO MAKE SURE WE HAD THAT ADDRESSED.
05:46:59 I THINK WE GOT THOSE CONCERNS ADDRESSED.
05:47:02 THERE WERE THREE REALLY ITEMS THAT WE TALKED ABOUT.
05:47:05 ONE WAS PARKING.
05:47:06 ONE WAS THIS.
05:47:07 THE ACCESS.

05:47:08 AND THE THIRD WAS THE COLOR.
05:47:11 I'M KIND OF DONE WITH THE FIRST TWO.
05:47:13 WE CAN TALK ABOUT THEM OR WE CAN TALK ABOUT -- WAIT UNTIL
05:47:17 THE ARCHITECT TALKS ABOUT THE COLOR.
05:47:20 >>Michael Sheeley: WHERE DID YOU LOSE THE TWO SPACES ON THE
05:47:23 SITE PLAN?
05:47:28 >>Stuart Rogers: ACTUALLY, I THINK WE JUST LOST ONE RIGHT BY
05:47:31 WHERE THE DUMPSTER USED TO BE IN ORDER TO GET THAT NORTHEAST
05:47:36 CORNER OF THE PLAYGROUND.
05:47:40 THERE WERE DIFFERENT PARKING REQUIREMENTS FOR THE GOODWILL
05:47:43 THAN THE PRESCHOOL.
05:47:44 I THINK THEY HAD 48 AND WE LOST ONE OF THEM, 47.
05:47:49 THAT'S WHERE WE LOST ONE.
05:47:54 >>Jim Wallace: I HAVE A QUESTION AS WELL OR MORE OF A
05:47:57 PONDERANCE.
05:47:59 I THINK I HAVE TO COMMEND YOU THAT THE PARENTS HAVE TO BRING
05:48:05 THE CHILD, OBVIOUSLY, TO THE SCHOOL AND TO THE FOYER AND
05:48:10 CHECK WITH THE STAFF, ESCORT THE CHILD TO THE CLASSROOM
05:48:12 WHICH I THINK IS WONDERFUL AND THEN ASK ANY QUESTIONS OF THE
05:48:16 TEACHER TO GIVE THEM INSTRUCTIONS, WHATEVER.
05:48:17 WHAT I QUESTION IS THAT YOUR TOTAL DROP-OFF ESTIMATED TIME
05:48:25 IS THREE TO FIVE MINUTES.
05:48:27 THE REASON I QUESTION THAT OR PONDER THAT IS THAT I'M
05:48:31 IMAGINING SOMEONE HAS TO PARK THEIR CAR AND THEN MAYBE THEY
05:48:35 HAVE TO TAKE A CHILD OUT OF A CAR SEAT AND PROBABLY HAVE TO

05:48:38 TAKE A CHILD OUT OF A CAR SEAT, GATHER THEIR THINGS, WALK
05:48:43 FROM THE CAR TO THE ENTRANCE AND THEN DO ALL THE THINGS I'VE
05:48:47 JUST COMPLIMENTED YOU ON AND THEN WALK BACK TO THEIR CAR,
05:48:53 PICK UP THEIR PHONE AND CALL WHOEVER.
05:48:55 START THE CAR AND DRIVE OUT OF THE PARKING SPACE.
05:48:59 I WOULD BE SURPRISED IF THAT COULD BE DONE IN THREE TO FIVE
05:49:03 MINUTES.

05:49:04 I THINK IT'S MORE LIKE 8 TO 10 MINUTES.
05:49:07 SO MY QUESTION IS, THERE IS THE HYPOTHETICAL.
05:49:11 THERE IS THE THEORY AND THERE'S REALITY.
05:49:13 MY QUESTION IS AS A PROFESSIONAL, IF IT IS 8 TO 10 MINUTES,
05:49:21 IF THAT'S THE REALITY, HOW DOES THAT IMPACT YOUR TRAFFIC
05:49:24 STUDY?
05:49:25 >> SO THE PARKING STUDIES WERE NOT BASED ON THAT NUMBER.
05:49:28 THEY WERE BASED ON ACTUAL COUNTS AT ACTUAL FACILITIES.
05:49:32 WHERE THEY COUNTED AT ALL TIMES DURING THE DAY HOW MANY
05:49:35 PEOPLE WERE PARKED THERE AND THEN THEY CAME UP WITH A RATIO
05:49:40 OF THE MAXIMUM THAT WERE EVER PARKED THERE AT ANY POINT
05:49:42 DURING THE DAY DIVIDED BY THE NUMBER OF STUDENTS.
05:49:45 IT WASN'T BASED ON THAT 3 TO 5.
05:49:47 >>Jim Wallace: WERE THOSE FACILITIES -- I MEAN, SOME OF THIS
05:49:49 IS A LONG WALK FROM A PARKING SPACE DOWN TO --
05:49:52 >> THEY ARE ALL PRETTY SIMILAR.
05:49:54 ALL ON AN ACRE, ACRE AND A HALF.
05:49:56 ONLY SO MANY WAYS TO LAY THEM OUT.

05:49:58 >>Jim Wallace: THEY ARE COMPARABLE.
05:50:00 >> YEAH.
05:50:00 >>Jim Wallace: ALL RIGHT.
05:50:01 YOU SATISFIED ME.
05:50:02 >> YES, THEY ARE VERY COMPARABLE.
05:50:03 >>Jim Wallace: THESE ARE VERY FAST PARENTS.
05:50:05 [LAUGHTER]
05:50:07 >>Stuart Rogers: ALL I COULD SAY TO THAT, IF THEY ARE
05:50:10 ANYTHING LIKE ME, THEY ARE ALWAYS IN A HURRY.
05:50:18 >>Dan Williams: I WOULD LIKE TO COMMEND YOU FOR THE FLOW OF
05:50:20 TRAFFIC THROUGH THERE.
05:50:20 IT SOLVES A LOT OF CONCERNS.
05:50:22 THE SECOND THING, I TAKE IT YOU PUT INTO CONSIDERATION IN
05:50:26 YOUR REQUIREMENTS FOR HANDICAP PARKING THAT EXIST.
05:50:29 >>Stuart Rogers: YES.
05:50:31 >>Michael Sheeley: THANK YOU.
05:50:33 >>Stuart Rogers: I WOULD LIKE TO INTRODUCE MATTHEW VON
05:50:36 DOHRE.
05:50:37 HE IS THE ARCHITECT AND CAN TALK TO YOU ABOUT SOMETHING I
05:50:41 KNOW NOTHING ABOUT AND THAT'S COLORS.
05:51:07 >> GOOD EVENING, BOARD.
05:51:08 STUART MENTIONED, MY NAME IS MATTHEW VON DOHRE, COLLIERS
05:51:13 DESIGN, SENIOR ARCHITECT ON THE PROJECT.
05:51:16 WE WORKED CLOSELY WITH MARY REVIEWING DIFFERENT COLORS,
05:51:19 LOOKING THROUGH WHAT WAS PART OF THE VILLAGE OF ESTERO TO

05:51:23 TRY TO BRIGHTEN THE BUILDING UP A LITTLE BIT, CHANGE THE
05:51:25 LOOK OF IT FROM CURRENT GOODWILL STORE THAT HAS THE SALMON
05:51:30 AND YELLOW COLORS.

05:51:31 WE DID REALIZE LOOKING BACK THAT A LOT OF THE WHITE COLOR ON
05:51:34 THE BUILDING WAS PREVIOUS TO THE VILLAGE OF ESTERO.
05:51:36 THAT WAS PREVIOUS, MORE OF A COUNTY APPROVAL PROCESS.
05:51:39 WE'RE LOOKING AT HAVING THE WHITE COLOR AND IN THE LAST
05:51:42 MEETING IT WAS DISCUSSED THAT WE HAD TOO MUCH WHITE ON THE
05:51:46 BUILDING, WE HAD TO STEP BACK FROM THAT.
05:51:48 WORKING THROUGH MARY AND THE PRESENTATION, THIS IS THE
05:51:52 CURRENT GOODWILL AS IT STANDS DOWN THE STREET.
05:51:55 LOTS OF WHITE ON THE TRIM, TRELLISES, KIND OF SALMON COLOR
05:51:59 ON THE TOP PORTION AND LIGHTER YELLOW AT THE MID.
05:52:03 IT IS A WHITE STONE AROUND THE BASE OF THE BUILDING, THE
05:52:06 PERIMETER OF THE BUILDING AS WELL.
05:52:08 THIS DOES NOT HAVE OUR CURRENT SLIDE.
05:52:16 WE DID SUBMIT A RENDERING.
05:52:20 APPARENTLY IT'S NOT IN THIS PRESENTATION.
05:52:22 WHAT I CAN PRESENT TO YOU ACTUAL COLOR SWATCHES AND THE
05:52:27 STONE SAMPLES.
05:52:28 PASS THEM DOWN IF YOU LIKE.
05:52:44 >>Mary Gibbs: TAMMY, THE LINK ONLINE DOES HAVE THE CORRECT
05:52:48 COLORS IN THE PRESENTATION.
05:52:50 JUST SAYING.
05:52:53 I DO WANT TO CLARIFY FOR ONE THING, SOME OF THE PICTURES YOU

05:52:56 MIGHT SEE, THE ROOF IS NOT PINK.
05:52:58 IT LOOKS VERY PINK IN ONE OF THESE COLORS.
05:53:02 IT SCARED ME.
05:53:07 >>Kristin Jeannin: THIS GREEN IS ONLY GOING AT THE LOGO,
05:53:10 CORRECT?
05:53:10 WHERE?
05:53:16 I DON'T SEE IT.
05:53:22 >> THIS IS OUR CURRENT, AGAIN, THE CURRENT ELEVATION WE'RE
05:53:26 SUBMITTING.
05:53:26 THE BRAND'S COLORS ITSELF, THE BLUE COLOR, PARAKEET GREEN
05:53:34 THE TWO MAIN COLORS THE BRAND HAS.
05:53:38 BEING CAREFUL BEING CONCERNED ABOUT THE COLORS OF ESTERO,
05:53:42 NOT TRYING TO BE TOO BRIGHT, TOO BOLD.
05:53:45 LITTLE MORE RESERVED, BLENDING WITH THE COMMUNITY.
05:53:48 BLUE MORE OF ACCENT TRIM SIMILAR TO WHAT GOODWILL DID IN
05:53:51 TERMS OF HAVING THE SALMON COLOR ALONG THE TOP.
05:53:54 LOOKING AT THE BLUE AROUND MAYBE THE TOP OF THE BUILDING.
05:53:57 LIGHTER COLOR, ALABASTER MORE THE MAIN BODY COLOR AND
05:54:01 VERTICAL AND HORIZONTAL TRIM NATURAL LINEN.
05:54:04 LITTLE MORE OF A WARMER BROWN COLOR ON THAT.
05:54:07 AND THEN KEEP THE BRAND COLORS, LITTLE POP OF COLOR.
05:54:12 GREEN PARAKEET COLOR ON EXISTING AWNINGS ON THE BUILDING AND
05:54:15 THE SIGNAGE AS WELL OVER THE FRONT.
05:54:18 >>Jim Wallace: AS I LOOK AT THIS, IS THE CELEBREE SCHOOL
05:54:22 LETTERING SUPPOSED TO BE IN WHITE?

05:54:24 REVERSED OUT OF THE BLUE?
05:54:26 I CAN BARELY SEE IT.
05:54:29 SUPPOSED TO BE WHITE?
05:54:31 >> THE SCHOOL DOES HAVE TWO OPTIONS.
05:54:32 THE COLOR WE'RE SHOWING CURRENTLY AS THE LOGO IS BLUE AND
05:54:36 GREEN.
05:54:36 >>Jim Wallace: PRESUME YOU WOULD WANT PEOPLE TO SEE THE
05:54:39 NAME.
05:54:39 >> CORRECT.
05:54:40 THERE IS AN OPTION.
05:54:41 WE CAN CHANGE THE COLOR TO WHITE LETTERING WITH GREEN.
05:54:47 THAT IS ONE OPTION THAT THE BRAND HAS.
05:54:51 >>Michael Sheeley: THE EXISTING ROOF IS TO REMAIN ON THE
05:54:54 BUILDING.
05:54:54 >> YES, SIR.
05:54:55 THERE ARE SOME VARIATIONS OF THE COLOR IN TERMS OF SOFTWARE
05:54:58 WE'RE USING.
05:54:59 SOME OF IT LOOKS A LOT MORE PINK.
05:55:04 >>Kristin Jeannin: ACTUALLY, THE AWNING IS GREEN.
05:55:07 >> IT'S BOTH ON THE RIGHT AND LEFT SIDE, TWO WINDOWS ON EACH
05:55:10 END OF THE BUILDING, AWNINGS ABOVE THOSE AND PAINTED WITH
05:55:13 THE GREEN COLOR, ON THE SOUTH SIDE OF THE BUILDING, MAIN
05:55:16 ROAD, A COUPLE OF AWNINGS PAINTED THE GREEN.
05:55:20 >>Jim Wallace: THE GREEN IS ONLY ON THE AWNINGS.
05:55:24 >> AWNINGS AND SIGNAGE.

05:55:30 >> THE LESS THE BETTER.
05:55:33 >>Al Paivandy: WHAT IS THE COLOR OF THE EXISTING ROOF?
05:55:35 WE HAVE SO MANY DIFFERENT COLORS GOING ON.
05:55:40 >> IT'S A LITTLE BIT MORE OF AN ORANGE, LITTLE DARKER THAN
05:55:44 THE RENDERING BUT NOT AS PINK AS IT SHOWED ON EARLIER
05:55:49 RENDERINGS.
05:55:50 THIS IS AN EXISTING PHOTOGRAPH.
05:55:56 >> TERRA-COTTA.
05:55:58 >> CORRECT, TO CLARIFY FOR THE BOARD, EXISTING ROOF IS TO
05:56:01 REMAIN.
05:56:01 WE'RE NOT CHANGING THE ROOF COLOR.
05:56:04 JUST PAINTING THE BUILDING ITSELF.
05:56:08 >>Mary Gibbs: DO YOU HAVE THE REALLY BAD PICTURE?
05:56:16 >> THE ROOF GOT A LITTLE MORE RED.
05:56:19 THESE ARE ONES WE ORIGINALLY TALKED TO MARY ABOUT.
05:56:21 THEY ARE A LOT MORE BROWN.
05:56:23 A LOT MORE BLAND COLORING.
05:56:26 WE TRIED TO TONE THE COLORS DOWN A LITTLE BIT.
05:56:29 AGAIN, TRYING TO MAKE THE COLORS STAND OUT.
05:56:34 LITTLE MORE TANS.
05:56:36 TODAY WE'RE PRESENTING AGAIN A LITTLE MORE BLEND OF COLORS,

05:56:40 FOUR DIFFERENT COLORS ALONG WITH THE STONE BASE TO GIVE IT
05:56:44 MORE CHARACTER.
05:56:46 >>Jim Wallace: I HAVE TO SAY IT'S VERY HARD.
05:56:48 THE COLOR VARIATION ON THE ROOF IS DIFFERENT ON ALL THREE.

05:56:53 I PRESUME THAT THE COLOR VARIATION IS THE SAME FOR THE OTHER
05:56:58 COLORS.
05:56:58 THE THREE YOU'RE SHOWING US HAVE THREE VERY, VERY DIFFERENT
05:57:03 HUES OF COLORS.
05:57:04 I'M WONDERING WHICH ONE IS REAL.
05:57:09 >>Kristin Jeannin: THAT'S WHAT THE SAMPLES ARE FOR.
05:57:11 >> WE TRIED TO MATCH THE TERRA-COTTA COLOR THE BEST THROUGH
05:57:15 SOFTWARES.
05:57:15 ONE WAS TOO PINK, TOO RED.
05:57:17 TRIED TO STEP BACK TO MORE ORANGE COLOR.
05:57:20 IT VARIES.
05:57:21 THE ORIGINAL PICTURE IS CLOUDY DAY, SO THE COLORS WERE A LOT
05:57:25 MORE GRAY, A LOT MORE DARKER THAN THE SUNLIGHT, BRIGHT SUN.
05:57:30 IT HAS AN EFFECT ON THE COLORS OF IT.
05:57:32 >>Michael Sheeley: THE ORIGINAL EXISTING BUILDING, WHAT ARE
05:57:34 THE BLUE PANELS BELOW THE WINDOWS?
05:57:37 >> WINDOW COVERINGS OR STICKERS THAT GOODWILL HAD OVER THE
05:57:40 WINDOWS.
05:57:41 THOSE WILL BE REMOVED.
05:57:43 >>Michael Sheeley: GO BACK TO THE PINK ONE, PLEASE?
05:57:47 THIS ONE YOU DIDN'T HAVE THE GREEN AWNINGS OR DID YOU?
05:57:51 >> NO.
05:57:51 WE WERE TRYING TO STICK -- THE BUILDING ORIGINALLY DOES HAVE
05:57:55 BLUE AWNINGS ON IT.
05:57:56 IF YOU LOOK ON AGAIN BOTH ENDS OF THE BUILDING, THERE ARE

05:58:00 BLUE AWNINGS EXISTING ON THE BUILDING.
05:58:02 THEY ARE METAL.
05:58:05 STANDING SEEM.
05:58:07 >>Michael Sheeley: MY OPINION, I THINK THE DARK BLUE IS A
05:58:10 LITTLE BIT TOO STRONG FOR THE BUILDING.
05:58:14 IF YOU GO BACK TO THE PINK ONE, THE BLUE THAT YOU HAD ON
05:58:18 THERE WHICH IS MORE OF A MUTED GRAY-BLUE WOULD LOOK BETTER.
05:58:24 THAT'S MY OPINION.
05:58:26 ANYBODY ELSE?
05:58:27 >>Kristin Jeannin: I AGREE.
05:58:28 >>Jim Wallace: ISN'T THAT A GRAY BUILDING?
05:58:31 >>Kristin Jeannin: IT'S BLUE-GRAY.
05:58:33 NOT THAT IT MAKES IT BETTER.
05:58:34 I GET THAT THERE IS A BRANDING THING.
05:58:36 IT IS A SCHOOL, SO COLOR IS APPROPRIATE.
05:58:39 I THINK THAT THE MUTED ONE LOOKS BETTER AND WITHOUT THE
05:58:43 GREEN AWNINGS ALSO LOOKS BETTER.

05:58:47 THE BOTTOM LINE IS I DON'T FEEL LIKE YOU NAILED IT IN THE
05:58:53 LAST ONE.
05:58:54 >>Jim Wallace: THE ONLY PROBLEM I HAVE, THE LDC I THINK
05:58:57 SPECIFICALLY SAYS GRAY IS NOT OUR FAVORITE COLOR.
05:59:01 >> GRAY AND WHITE.
05:59:02 >>Jim Wallace: WHAT YOU'RE SHOWING US HERE IS A BATTLESHIP
05:59:06 GRAY WITH A WARM GRAY.
05:59:10 >> I HAVE SMALLER SAMPLES WE CAN SHARE.

05:59:13 THE SAMPLES THEMSELVES, ANYTIME YOU DO THE PRINTOUTS OR
05:59:16 PHOTOGRAPHS, A LOT OF TIMES THE COLORS TURN MORE GRAY.
05:59:22 >>Michael Sheeley: YOUR RENDERINGS DON'T DO YOU ANY FAVORS.
05:59:25 >>Jim Wallace: CAN WE GO TO THE -- NOT THE PREFERRED ONE.
05:59:30 >>Kristin Jeannin: THE MUTED ONE.
05:59:32 >>Jim Wallace: THIS ONE HERE.
05:59:34 THIS IS NOT THE ONE THAT YOU'RE RECOMMENDING.
05:59:37 >> NO, SIR.
05:59:37 THE FIRST ONE IS THE COLORS WE PASSED AROUND.
05:59:41 THIS PALATE IS A -- THIS PALETTE IS A LITTLE MORE GRAY.
05:59:50 >>Jim Wallace: WE DON'T HAVE THE BATTLESHIP GRAY.
05:59:52 >> THE RAINSTORM GRAY WE DID FIND USED IN ANOTHER
05:59:55 DEVELOPMENT FOR -- IT HAS BEEN USED WITHIN THE VILLAGE.
06:00:04 >>Kristin Jeannin: I'M TRYING TO GET YOU TO A POINT WHERE
06:00:07 THIS IS BETTER.
06:00:08 >> LET ME ADD QUICK.
06:00:09 THE BRAND COLORS THEMSELVES, WE USE THE COLORS INTERNAL IN
06:00:11 THE BUILDING.
06:00:12 THE BLUES AND GREENS ARE USED INSIDE THE BUILDING.
06:00:15 HELPS TIE THE BUILDING TOGETHER.
06:00:16 >>Kristin Jeannin: IF WE STUCK WITH THE NATURAL LINEN AND
06:00:21 ALABASTER COLORS WITH THE MORE MUTED BLUE AND MAYBE NOT THE
06:00:26 GREEN, I THINK THAT MIGHT WORK.
06:00:29 BUT I THINK WE NEED TO SEE IT PROBABLY.
06:00:32 >>Mary Gibbs: I THINK THE OWNER WANTS TO SPEAK.

06:00:37 I THINK SHE WANTED THE GREEN.
06:00:40 KAREN, DO YOU WANT TO COME UP?
06:00:42 THE OWNER KAREN CALLAHAN.
06:00:46 >> I WAS WONDERING IF -- BECAUSE THEY ARE OUR BRAND COLORS
06:00:56 AND EVEN IF WE COULD DO LIKE LESS OF THEM MAYBE, IF YOU WANT
06:01:00 MORE OF THE SCHOOL IN THE ALABASTER AND THE LINEN, MAYBE IF
06:01:05 WE JUST DID THE CENTER OVER THE MAIN DOOR WITH OUR BLUE AND
06:01:10 MAYBE THE TWO END CAPS, THE TWO TOWERS ON THE END JUST TO
06:01:16 HAVE A POP OF OUR BRAND COLOR THERE, WOULD THAT BE -- AND
06:01:22 THEN THE GREEN AWNINGS, THEY ARE OPEN.
06:01:25 THEY ARE NOT REALLY LIKE -- IF YOU GUYS HAVE BEEN TO THE
06:01:28 GOODWILL BUILDING BEFORE, THEY ARE NOT HUGE THINGS.
06:01:31 BLUE THINGS ON THE WINDOW CURRENTLY ARE SOLID BIG PIECES OF

06:01:34 BLUE.
06:01:34 THESE ARE JUST KIND OF LIKE --
06:01:37 >>Kristin Jeannin: IT'S DEFINITELY BETTER THAN THE GOODWILL.
06:01:40 >> YES, IT IS.
06:01:41 THANK YOU.
06:01:42 I UNDERSTAND THE RENDERINGS, LIKE WHEN YOU LOOK AT IT, I GET
06:01:48 IT.
06:01:48 THE ROOF IS NOT THE COLOR.
06:01:50 IT LOOKS LIKE IT'S WHITE.
06:01:53 MARY HELPED US WITH THAT.
06:01:54 THE LINEN COLOR AND THE ALABASTER, SO YOU GUYS HAVE THE
06:01:59 ACTUAL SAMPLES IN FRONT OF YOU.

06:02:03 BUT TO HAVE LITTLE POPS OF GREEN ON THE ENDS I THINK WOULD
06:02:06 REALLY TIE IT ALL TOGETHER WITH THE SIGN OVERHEAD.
06:02:10 AND IF THE BLUE IS TOO MUCH BLUE FOR YOU, IF WE COULD JUST
06:02:13 MAYBE --
06:02:15 >>Jim Wallace: I THINK THE GREEN WE HAVE TOO MUCH OF.
06:02:18 >> REALLY?
06:02:19 >>Kristin Jeannin: I THINK IT'S BLUE, ACTUALLY.
06:02:21 >> IT'S JUST A POP OF BLUE ON EACH END.
06:02:25 >>Kristin Jeannin: IF YOU --
06:02:26 >> THE GREEN, I'M SORRY.
06:02:28 >>Jim Wallace: LESS IS MORE.
06:02:30 >>Kristin Jeannin: I THINK YOU MAKE A GOOD POINT.
06:02:32 I KNOW WE'RE HARPING AWAY ON THIS POINT.
06:02:34 THIS IS A VERY VISUAL BUILDING IN ESTERO.
06:02:38 I WANT TO DRIVE BY AND KNOW WE DID OUR JOB.
06:02:41 GO BACK TO THE GOODWILL IMAGE, IF YOU WOULD.
06:02:49 >>Mary Gibbs: CAN YOU GO BACK ON THE PowerPoint?
06:02:54 >> WE'RE HOLDING IN RESERVE THE OPTION KAREN WAS TALKING
06:02:57 ABOUT WITH THE BLUE IN THE CENTER AND ACCENTUATING THE
06:03:00 TOWERS.
06:03:02 >>Kristin Jeannin: YOU WERE PREPARED.
06:03:03 I LOVE IT.
06:03:06 >> THIS ONE -- ACTUALLY, THIS ONE IS NOT IN THE
06:03:11 PRESENTATION.
06:03:12 WE WORKED ON THIS AFTER WE STEPPED BACK AND LOOKED AT THE

06:03:16 ORIGINAL COMMENTS.
06:03:20 >>James Tatooles: I THINK YOUR SUGGESTION ABOUT THE HEAVY
06:03:23 BLUE ON THE TWO CORNERS AND IN THE CENTER IS OKAY IF YOU
06:03:28 OFFSET IT WITHOUT THE BLUE LINES ACROSS THE BOTTOM, ACROSS
06:03:32 THE TOPS OF THE SPACES IN BETWEEN.
06:03:36 I LIKE THAT.
06:03:39 >>Kristin Jeannin: I DON'T KNOW.
06:03:40 FROM HERE, IT LOOKS A LITTLE CHUNKY.
06:03:46 >>Al Paivandy: IF I COULD MAKE A SIMPLE COMMENT, PROBABLY

06:03:50 MORE MY CONFUSION THAN ANYTHING.
06:03:54 YOU HAVE PROVIDED US SEVERAL DRAWINGS, WHICH APPEARS TO BE
06:03:58 NONE OF THEM IN TOTALITY MATCHES WHAT YOU'RE TRYING TO DO.
06:04:03 NONE OF THEM MATCHES THE BUILDING ROOF.
06:04:10 THE ONE WITH THE PINK, THE MUTED COLORS WITH THE PINK LOOKS
06:04:15 PRETTY NICE.
06:04:16 BUT I KNOW YOU DON'T WANT TO MAKE THE BUILDING PINK AND WE
06:04:19 DON'T WANT YOU TO DO THAT EITHER.
06:04:21 WHEN YOU MAKE THE BUILDING MORE WHITE, THOSE BLUE JUST
06:04:26 EXTREMELY STARK.
06:04:27 IT JUST GRABS YOU AND YOU CAN'T SEE ANYTHING ELSE.
06:04:30 SO THE MUTED BLUE MAY WORK OUT BETTER ON THE MUTED BUILDING
06:04:36 THAT YOU CREATED, BUT NONE OF US -- I DON'T BELIEVE I CAN
06:04:39 MAKE A DECISION WITH THAT LIGHT BROWN ROOF WHEN IT IS REALLY
06:04:50 TERRA-COTTA.
06:04:51 THERE IS A CONFUSION HERE FOR ME THAT I'M LOOKING AT THIS

06:04:56 DRAWING.
06:04:57 KIND OF LIKE IT, LOOK AT THAT DRAWING, ALMOST LOOK LIKE MY
06:05:02 HOUSE WITH LOTS OF BLUE ON IT, AND THEN THE NEXT ONE, WHICH
06:05:06 HAS A LITTLE BIT LESS BLUE ON IT.
06:05:07 AND THE GREEN, I DON'T THINK THERE'S OBJECTION FROM ME.
06:05:10 IT JUST LOOKS LIKE IT HAD BEEN THROWN ON THERE HOPING TO
06:05:17 MATCH YOUR SIGN KIND OF.
06:05:19 >> I KNOW WITH THE BRAND WE'RE TRYING TO ACCENT THE COLORS.
06:05:24 THERE ARE SENSITIVITIES TO BLUES AND GREENS IN THE VILLAGE.
06:05:28 TRYING TO GET A LITTLE BIT POP OF COLOR ON THE BUILDING.
06:05:32 >>Al Paivandy: THE PROBLEM FOR ME, I DON'T KNOW WHICH
06:05:35 ELEVATION I CAN LOOK AT THAT I'M ACTUALLY SEEING THE
06:05:38 BUILDING.
06:05:39 NONE OF THESE 15 COLORS THAT ARE GOING ON HERE IN DIFFERENT
06:05:44 ELEVATION ARE THE CORRECT SITE.
06:05:48 I'M NOT SURE HOW TO COMMENT UNTIL I SEE WHAT IT IS REALLY
06:05:53 LIKE.
06:05:54 >> UNDERSTOOD.
06:05:56 >>Al Paivandy: THIS LOOKS ALMOST THE BEST TO ME.
06:05:59 >>Kristin Jeannin: SO DIFFERENT THAN REALITY.
06:06:01 >>Al Paivandy: THE MUTED ONE.
06:06:04 >>Jim Wallace: ONE COMMENT I WOULD LIKE TO MAKE, WHEN IT'S
06:06:09 YOUR CHILD, IT'S YOUR CHILD.
06:06:11 BUT WE'RE NOT TALKING ABOUT AMAZON OR COCA-COLA.
06:06:16 NOBODY WILL REMEMBER.

06:06:17 YOU REMEMBER THE COLOR OF RED FOR COCA-COLA.
06:06:20 FROM WHAT I UNDERSTAND YOU HAVE A GREAT PRODUCT, AND THAT'S
06:06:25 WHAT THEY WILL REMEMBER.
06:06:26 THEY ARE NOT GOING TO REMEMBER LET'S TAKE OUR KIDS TO THE
06:06:30 PLACE WITH THE GREEN AWNING.

06:06:32 >>Kristin Jeannin: YEAH, THEY MIGHT.
06:06:37 >>Jim Wallace: IF YOUR LOGO IS THERE AND YOUR NAME IS
06:06:39 PROMINENT IN LINEN OR WHITE OR WHATEVER IT IS, MAYBE THE
06:06:44 GREEN ON THE REST OF THE BUILDING IS DISTRACTING FROM YOUR
06:06:49 NAME AND ISN'T QUALITY -- IF THE BUILDING FEELS LIKE
06:06:55 QUALITY, DOESN'T THAT ACCRUE TO YOUR BRAND?
06:06:58 WE'RE NOT TALKING ABOUT A NATIONAL CAMPAIGN HERE FOR
06:07:01 COCA-COLA AND WE'RE SAYING, HEY, LET'S MAKE IT BLUE.
06:07:05 IT'S NOT BLUE COKE.
06:07:07 IT'S ALWAYS RED.
06:07:08 THAT'S MY OPINION THAT I THINK OTHER THAN YOUR LOGO, YOU
06:07:13 WOULD BE VERY WISE IN TERMS OF BRAND POSITIONING TO GET RID
06:07:17 OF THE REST OF THE GREEN ON THE BUILDING.
06:07:20 >> YOU DON'T WANT ANY AWNINGS AT ALL OR ANY COLOR?
06:07:26 >>Kristin Jeannin: CAN YOU BRING UP THE GOODWILL IMAGE.
06:07:29 I TEND TO AGREE WITH YOU.
06:07:33 JIM, CAN YOU SEE THE AWNINGS IN THE IMAGE UP THERE?
06:07:36 THEY ARE MORE SUBTLE I THINK THAN REPRESENTED IN THE
06:07:44 ELEVATION DRAWING.
06:07:47 >> WE'RE TAKING THE BLUE OFF THE WINDOWS AND MUTING IT A

06:07:50 LITTLE BIT, MAKE IT WARMER.
06:07:53 THE BLUE IS EXISTING ON THE FACILITY OF THE BUILDING.
06:07:57 >>Kristin Jeannin: AWNINGS ARE ONLY ON THIS SIDE?
06:07:59 >> THIS FACADE AND THE MAIN ROAD AS WELL.
06:08:04 >>Kristin Jeannin: I JUST WANT TO SUGGEST THAT MAYBE THIS
06:08:09 ASIDE, MAYBE IT GETS REDUCED OR MAYBE YOU STILL ADVOCATE.
06:08:13 I WOULD SAY I PROBABLY WOULDN'T BE HARPING ON THE SUBJECT SO
06:08:17 MUCH IF YOUR PRESENTATION WAS THIS WITH THE MUTED BLUE, NOT
06:08:21 THIS BLUE.
06:08:22 I WOULD HAVE PROBABLY BEEN OKAY WITH THAT.
06:08:26 >>Michael Sheeley: I AGREE WITH YOU.
06:08:27 I THINK THAT IS A GOOD COMPROMISE.
06:08:29 ANYBODY ELSE?
06:08:30 THOUGHTS ON THAT?
06:08:34 >> I DO HAVE A SAMPLE OF THAT BLUE.
06:08:49 >>Mary Gibbs: IS IT RAINSTORM BLUE?
06:08:52 >> THAT IS THE BLUE THAT IS OUR BRAND COLOR.
06:08:54 >>Mary Gibbs: THAT'S THE BAD BLUE.
06:08:57 IS IT BLUSTERY SKY?
06:09:20 >> IT IS.
06:09:31 >>Michael Sheeley: I THINK THAT COLOR WILL BLEND A LOT
06:09:34 BETTER WITH THE GREEN.
06:09:35 I THINK WE HAVE SOME KIND OF CONSENSUS ON THE BOARD.
06:09:46 >>James Tatooles: THAT'S SO MUCH BETTER BLUE.
06:09:53 >>Jim Wallace: IT'S CLASSIER, MORE UPSCALE.

06:10:02 >>Michael Sheeley: TALKING ABOUT THOSE COLORS.

06:10:05 >>James Tatooles: WHERE THEY HAD THE DARK BLUE, MUTED BLUE.
06:10:09 >>Michael Sheeley: JUST THE ENDS AND THE CENTER.
06:10:14 >>Kristin Jeannin: I DON'T KNOW.
06:10:21 >> MUTED BLUE ALL THE WAY ACROSS?
06:10:23 >>Kristin Jeannin: I THINK SO.
06:10:24 CAN YOU GO BACK TO THE PINK ONE -- YEAH, THAT ONE.
06:10:27 I LIKE THIS BETTER THAN -- SEE THE IMAGE ON THE BOARD, LIKE
06:10:31 IT KIND OF CHOPS IT UP A LITTLE BIT.
06:10:34 THIS GIVES IT A CONSISTENCY THAT'S BETTER.
06:10:37 IT'S JUST THE BLUE.
06:10:41 INSTEAD OF DARK BLUE, BLUSTERY SKY BLUE.
06:10:55 >> STILL USE THE LINEN.
06:10:57 AND THE ALABASTER.
06:11:05 >> AWNING COLOR, ARE WE KEEPING THE GREEN?
06:11:20 >>Kristin Jeannin: I THINK WHEN WE PROPOSE A MOTION, WE'LL
06:11:24 PROPOSE IT WITH THE GREEN AND SEE IF IT PASSES.
06:11:27 >>Michael Sheeley: SURE.
06:11:28 WE NEED TO ASK FOR PUBLIC COMMENT.
06:11:29 THANK YOU.
06:11:30 >>Tammy Duran: I DON'T HAVE ANYTHING.
06:11:31 >>Michael Sheeley: NO PUBLIC COMMENT.
06:11:32 ANYONE HERE LIKE TO COMMENT ON THIS CASE?
06:11:34 OKAY.
06:11:36 BACK TO THE BOARD.

06:11:40 >>Kristin Jeannin: READY FOR A MOTION?
06:11:41 >>Michael Sheeley: SURE.
06:11:42 UNLESS THERE'S OTHER DISCUSSION.
06:11:43 BEAT THIS ONE TO DEATH.
06:11:46 >>Kristin Jeannin: I'LL MAKE A MOTION TO APPROVE WITH THE
06:11:52 CHANGE OF THE DARK BLUE TO THE LIGHT BLUE.
06:11:54 I KNOW YOU HAVE THE ACTUAL --
06:11:59 >>Jim Wallace: WHAT IS HAPPENING WITH THE GREEN?
06:12:00 GREEN IS GONE --
06:12:03 >>Kristin Jeannin: BE FOR THE GREEN TO STAY ON THE AWNINGS,
06:12:06 ON THIS MOTION.
06:12:07 >>Michael Sheeley: LOOKS BETTER WITH THE MUTED BLUE.
06:12:10 ANY OTHER DISCUSSION?
06:12:15 YOU MADE THE MOTION.
06:12:18 >>Dan Williams: WITH THE DEVIATIONS OUTLINED BY STAFF?
06:12:23 >>Kristin Jeannin: YES.
06:12:24 >>Dan Williams: FOR THE PARKING SPACE.
06:12:27 SECOND.
06:12:27 >>Michael Sheeley: MOTION AND SECOND.
06:12:28 TAMMY.
06:12:29 >>Kristin Jeannin: YES.
06:12:32 >>Al Paivandy: YES.
06:12:34 >>Michael Sheeley: YES.

06:12:36 >>James Tatooles: YES.
06:12:38 >>Jim Wallace: NO.

06:12:40 >>Dan Williams: YES.
06:12:42 >>Michael Sheeley: ANTI-GREEN.
06:12:43 THANK YOU.
06:12:43 THANK YOU VERY MUCH.
06:12:45 >>Jim Wallace: DESTROYS THE BUILDING.
06:13:16 >>Michael Sheeley: OUR NEXT ITEM IS THE PUBLIC HEARING FOR
06:13:17 THE ESTERO TOWN HOUSES.
06:13:19 EPD.
06:13:23 >>Nancy Stroud: I'D ASK ANYONE WHO HASN'T BEEN SWORN WHO IS
06:13:26 GOING TO TESTIFY TONIGHT TO LET US KNOW SO WE CAN SWEAR YOU
06:13:31 IN.
06:13:32 >>Michael Sheeley: ANYBODY THAT NEEDS TO BE SWORN IN.
06:13:34 >>Nancy Stroud: DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY
06:13:36 YOU WILL GIVE TONIGHT IS THE TRUTH, THE WHOLE TRUTH AND
06:13:39 NOTHING BUT THE TRUTH?
06:13:40 THANK YOU.
06:13:42 ARE THERE ANY EX PARTE COMMUNICATIONS THAT NEED TO BE
06:13:46 DISCLOSED BY THE BOARD MEMBERS?
06:13:54 >>Dan Williams: YES.
06:13:54 I MET WITH REPRESENTATIVES ON 7/31/24.
06:13:58 I BELIEVE THERE WERE SIX REPRESENTATIVES PRESENT AND TWO
06:14:00 PEOPLE FROM THE VILLAGE PRESENT, STAFF.
06:14:03 >>Nancy Stroud: THE NATURE OF YOUR DISCUSSIONS?
06:14:05 >>Dan Williams: THEY WANTED TO SHOW AN OVERVIEW OF CHANGES
06:14:08 THAT WERE BEING MADE OR SUGGESTED.

06:14:14 >>James Tatooles: I WENT THROUGH THE SAME PROCESS.
06:14:16 >>Michael Sheeley: I MET WITH TWO ENGINEERS FROM THE TEAM TO
06:14:22 REVIEW THEIR PROPOSED CHANGES AS WELL.
06:14:27 >>Kristin Jeannin: I DID NOT.
06:14:28 >>Michael Sheeley: JIM, DID YOU MEET WITH ANYONE, ANY EX
06:14:31 PARTE ON THE TOWNHOMES?
06:14:34 >>Jim Wallace: YES, I MET WITH THE TOLL PEOPLE WITH MARY IN
06:14:39 OVERSIGHT.
06:14:47 >>Mary Gibbs: I KEPT A CLOSE EYE ON EVERYBODY.
06:14:48 >>Michael Sheeley: ANY CONFLICTS OF INTEREST ON THE BOARD?
06:14:51 THANK YOU.
06:15:05 >>Mary Gibbs: THIS IS A REZONING CASE, NOT A DEVELOPMENT
06:15:08 ORDER.
06:15:08 JUST FOR A LITTLE CHANGE OF PACE.
06:15:10 YOU PROBABLY RECALL THIS IS THE PROPERTY AT CORKSCREW ROAD
06:15:15 AND SANDY LANE, THE NORTHEAST CORNER, THAT WAS ORIGINALLY OR
06:15:19 SOME YEARS AGO APPROVED BY THE COUNCIL FOR CONTINUING CARE
06:15:24 FACILITY THAT NEVER MATERIALIZED.
06:15:27 SO THE TOLL BROTHERS HAS AN OPTION ON THE PROPERTY AND THEY

06:15:31 NEED TO REZONE IT BECAUSE IT'S IN VILLAGE CENTER.
06:15:34 VILLAGE CENTER YOU HAVE TO REZONE TO ESTERO PLANNED
06:15:37 DEVELOPMENT.
06:15:37 ALSO, THE MASTER CONCEPT PLAN IS DIFFERENT FROM WHAT WAS
06:15:42 APPROVED BY THE COUNCIL.
06:15:43 THEY CAME TO THE BOARD, TO YOU ALL IN JULY AND AT THE TIME

06:15:51 YOU HAD QUITE A FEW QUESTIONS AND CONCERNS AND THINGS YOU
06:15:54 WANTED THEM TO ADDRESS AND RELOOK AT THEIR PLANS.
06:15:57 SO IT WAS CONTINUED UNTIL AUGUST.
06:15:59 BUT IN AUGUST, THEY WERE STILL TRYING TO WORK OUT SOME SITE
06:16:03 PLAN REVISIONS SO THEY ASKED FOR ADDITIONAL TIME.
06:16:06 THAT IS WHY WE ARE HERE TONIGHT.
06:16:08 THEY ARE GOING TO EXPLAIN, THEY HAVE REDUCED THE NUMBER OF
06:16:11 UNITS FROM 171 TO 154.
06:16:14 THEY HAVE KIND OF DONE A REDESIGN OF THE SITE PLAN AND THE
06:16:17 LAYOUT.
06:16:18 AND I THINK THEY REDUCED ONE OF THE DEVIATIONS.
06:16:21 THEY ARE GOING TO GO THROUGH AND EXPLAIN ALL THEIR CHANGES,
06:16:24 WHICH WE ALSO PROVIDED YOU NEW STAFF REPORT BECAUSE THERE
06:16:27 WERE QUITE A FEW CHANGES.
06:16:29 STAFF IS RECOMMENDING APPROVAL WITH THEIR NEW CHANGES.
06:16:34 AND THERE IS ONE CONDITION THAT WE HAD.
06:16:37 THE CONDITIONS IN THE REPORT AND THERE IS ONE CONDITION, 10,
06:16:42 THAT WE WERE STILL WORKING ON THIS MORNING TRYING TO SEE IF
06:16:45 WE COULD COME TO AGREEMENT ON THE SIDEWALK AND CROSSING
06:16:52 CONDITION.
06:16:53 THEY ARE GOING TO EXPLAIN.
06:16:54 WE HAVE COME TO AGREEMENT ON THAT.
06:16:55 THEY HAVE A HANDOUT THAT WOULD SHOW WHAT THE NEW CONDITION
06:16:58 IS.
06:17:00 WE'LL TURN IT OVER TO THE APPLICANT.

06:17:02 >>Michael Sheeley: IS THIS SOMETHING WE APPROVE OR RECOMMEND
06:17:04 TO THE COUNCIL?
06:17:05 >>Mary Gibbs: THIS WILL GO TO COUNCIL.
06:17:08 THIS WILL BE A RECOMMENDATION FROM YOU TO COUNCIL.
06:17:09 RICH YOVANOVITCH WILL BE KICKING IT OFF.
06:17:17 >>Rich Yovanovitch: GOOD EVENING.
06:17:18 FOR THE RECORD, RICH YOVANOVITCH ON BEHALF OF THE
06:17:23 PETITIONER.
06:17:23 THE TEAM THAT WE HAVE HERE TODAY IS JIM HEPLER AND BRANDON
06:17:28 SINNERY WITH TOLL BROTHERS.
06:17:30 BRANDON WILL TAKE YOU THROUGH THE DETAILED CHANGES WE MADE
06:17:33 TO THE ARCHITECTURE OF THE BUILDINGS, AS YOU WILL RECALL,
06:17:38 THERE WERE COMMENTS REGARDING THE REAR ELEVATIONS IN
06:17:41 PARTICULAR WITH REGARD TO THE ARCHITECTURE.
06:17:43 HE'LL TAKE YOU THROUGH THE SIGNIFICANT CHANGES WE MADE TO

06:17:46 THAT AS WELL AS TAKE YOU THROUGH THE COLORS.
06:17:48 OUR COLOR SAMPLES ARE A LITTLE BIT HEAVIER THAN THE ONES YOU
06:17:53 JUST SAW.
06:17:54 HE'LL TAKE YOU THROUGH THOSE.
06:17:55 MYSELF AND FRANCESCA PASSIDOMO CAN ANSWER ANY LEGAL
06:18:02 QUESTIONS RELATED TO THIS PETITION.
06:18:04 ALEXIS CRESPO WILL TAKE YOU THROUGH THE DETAILS OF THE
06:18:08 CHANGES TO THE SITE PLAN THAT WE MADE SINCE WE WERE HERE
06:18:11 LAST.
06:18:11 IF YOU RECALL, YOU HAD SOME COMMENTS REGARDING THE LAYOUT OF

06:18:17 THE STREETS AND WHERE SOME OF THE AMENITIES WERE.
06:18:20 SHE'LL TAKE YOU THROUGH THE DETAILED CHANGES WE MADE THERE.
06:18:22 SABRINA McCABE WILL TAKE YOU THROUGH THE CHANGES OF THE
06:18:27 LANDSCAPING AS WELL AS TAKE YOU THROUGH THE PUBLIC AMENITIES
06:18:30 AND CHANGES WE MADE TO THAT AS WELL.
06:18:32 JACKIE LaROCCA CAN ANSWER ANY QUESTIONS RELATED TO
06:18:37 ENGINEERING RELATED TO THE PROJECT.
06:18:39 NORM TREBILCOCK, OUR TRANSPORTATION CONSULT IS HERE AND
06:18:42 ANDREW McAULEY WITH EARTH TECH CAN TAKE YOU THROUGH
06:18:47 ENVIRONMENTAL CONCERNS IF YOU HAVE ANY WITH REGARD TO --
06:18:50 JUST A BRIEF OVERVIEW, PROPERTY IS 21.4 ACRES.
06:18:54 IT'S AT THE CORNER OF SANDY LANE AND CORKSCREW ROAD, AS WELL
06:18:58 AS DESIGN PARK IS ON THE EASTERN EDGE OF THE PROPERTY.
06:19:02 AS MARY USUALLY DOES, SHE TAKES ALL THE POINTS AND THE
06:19:09 CHANGES TO THE PROJECT BEFORE I GET UP HERE.
06:19:12 WE DID MAKE WHAT WE BELIEVE IS A SIGNIFICANT REDUCTION IN
06:19:16 THE DENSITY BECAUSE THERE WAS ALSO A CONCERN IF WE LOST SOME
06:19:21 UNITS, MAYBE OPEN UP THE GREEN AREAS WITHIN THE PROJECT, SO
06:19:23 WE MADE SOME CHANGES WITH THAT.
06:19:25 ALEXIS WILL TAKE YOU THROUGH THAT IN GREATER DETAIL.
06:19:28 WE MADE A LOT OF CHANGES TO THE ARCHITECTURE, THE
06:19:32 LANDSCAPING, THE PUBLIC IMPROVEMENTS SINCE WE WERE HERE
06:19:36 LAST, I THINK YOU ALL LOOKED AT US AND SAID, DO YOU REALLY
06:19:39 THINK YOU CAN BE BACK HERE IN AUGUST.
06:19:42 YOU WERE RIGHT.

06:19:42 WE WERE NOT READY IN AUGUST.
06:19:43 SO WE'RE HERE IN SEPTEMBER BECAUSE WE DID TRY TO ADDRESS
06:19:48 EVERY ONE OF YOUR CONCERNS THAT WERE RAISED AND HOPEFULLY
06:19:51 WE'VE DONE THAT WHEN YOU SEE THE FULL PRESENTATION.
06:19:54 WITH THAT, I'LL TURN IT OVER TO ALEXIS TO TAKE YOU THROUGH
06:19:57 THE MASTER CONCEPT PLAN AND THEN TRANSITION THROUGH ALL OF
06:20:00 OUR TEAM.
06:20:01 ASK ANY QUESTIONS WHEN YOU WANT TO, BUT HOPEFULLY WHEN WE
06:20:04 GET THROUGH THE PRESENTATION WE'LL HAVE ADDRESSED MOST OF
06:20:07 YOUR COMMENTS, IF NOT ALL OF THEM.
06:20:11 >> THANK YOU.

06:20:11 ALEXIS CRESPO WITH RVi PLANNING.
06:20:16 I'LL HAND OUT OUR REVISED CONDITION 10 BEFORE WE GET
06:20:19 STARTED.
06:20:20 ALL RIGHT.
06:20:52 WE ARE EXCITED TO BE BACK TONIGHT.
06:20:54 I REFER TO THIS AS A REDEMPTION NIGHT BECAUSE JULY WAS A
06:21:00 TOUGH HEARING FOR US.
06:21:01 WE GOT A LOT OF FEEDBACK ON REALLY EVERYTHING TO DO WITH
06:21:05 THIS PROJECT.
06:21:06 WE HAVE SPENT THE LAST TWO MONTHS DILIGENTLY REDESIGNING IT
06:21:10 AND I THINK IT SHOWS YOUR PROCESS DOES WORK BECAUSE WHAT
06:21:15 WE'RE GOING TO SHOW YOU TONIGHT I THINK IS A VAST
06:21:18 IMPROVEMENT AND REALLY IN LINE WITH WHAT THE VILLAGE IS
06:21:21 LOOKING TO SEE.

06:21:22 I'LL WALK YOU THROUGH THE SLEW OF CHANGES SO YOU CAN BE
06:21:25 READY FOR WHAT YOU'LL SEE VISUALLY BETWEEN MY PRESENTATION
06:21:29 OF THE MASTER CONCEPT PLAN AND THEN SABRINA McCABE WILL
06:21:33 WALK YOU THROUGH THE PUBLIC ENHANCEMENTS, THE LANDSCAPE
06:21:35 PALETTE, ALL THE DETAILS NOT AS WELL DEFINED AT THE LAST
06:21:39 MEETING.
06:21:39 TO START, THE FIRST COMMENT I THINK IT WAS JIM WALLACE SAID
06:21:46 THE ROADWAY NETWORK DESIGN OF THE SITE WAS NOT ATTRACTIVE OR
06:21:51 APPEALING.
06:21:52 WE REALLY HAD TO START THERE.
06:21:56 WE REDESIGNED THE SITE WITH MORE CURVILINEAR ROADWAY SYSTEM
06:22:00 AND THAT SHIFTED USES AROUND, SHIFTED PUBLIC AMENITIES.
06:22:03 OPENED UP MORE SPACES FOR GREENSPACE WITHIN THE PROJECT AND
06:22:07 WE THINK THAT WAS A GREAT ENHANCEMENT.
06:22:08 IN DOING THAT MORE CURVACEOUS ROADWAY SYSTEM, WE DID LOSE
06:22:14 LOTS WHICH I THINK IS A GOOD THING FOR THE BOARD BECAUSE YOU
06:22:17 FELT THE DENSITY WAS TOO HIGH AT EIGHT UNITS TO ACRE.
06:22:20 WE ARE NOW DOWN TO 154 UNITS IN YOUR STAFF REPORT.
06:22:24 ANOTHER KEY ELEMENT, WE HAD OUR LARGER BUILDINGS ALONG OUR
06:22:30 CORKSCREW ROAD FRONTAGE.
06:22:31 WE DID PROPOSE A LOT OF BUFFERING THERE AND STILL CONTINUE
06:22:34 TO PROPOSE A LOT OF BUFFERING, BUT JUST THE MONOLITHIC
06:22:38 PROPORTIONS OF THE BUILDINGS WERE OF CONCERN SO WE
06:22:41 ELIMINATED THOSE LARGER NINE AND EIGHT UNIT TOWNHOME
06:22:44 BUILDINGS FROM THE FRONTAGE.

06:22:46 I NOTED THE INCREASE IN OPEN SPACE.
06:22:48 WE ALSO SHIFTED OUR LAKE.
06:22:50 YOU MAY RECALL IT BEING AT THE SOUTHWEST CORNER.
06:22:53 WE'VE TOTALLY REORIENTED THAT WITHIN THE SITE AND AMENITIZED
06:22:57 IT WITH GREENSPACE AS WELL AS FOUNTAIN FEATURES.
06:23:01 WE REMOVED DEVIATION 7.
06:23:04 THAT WAS REQUESTING FOR SOME DRIVEWAYS TO BE 18 FEET LONG.

06:23:06 BARRY JONES, WHO IS NOT HERE TONIGHT, DRIVES A PICKUP TRUCK
06:23:10 AND TOLD US THAT IS NOT GOING TO FUNCTION WELL.
06:23:12 SO WE WERE ABLE TO WITH THE REDESIGN TO PROVIDE THE FULL
06:23:16 DRIVEWAY LENGTH REQUIRED BY YOUR CODE.
06:23:18 WE ARE SEEKING A NEW DEVIATION 7 TO ALLOW FOR FOUR BACKOUT
06:23:23 PARKING SPACES ONTO OUR INTERNAL ROADWAY SYSTEM THAT I'LL
06:23:26 SHOW YOU.
06:23:27 THAT IS A RELATIVELY SMALL NUMBER OF SPACES AND IT JUST
06:23:30 ALLOWS FOR A LITTLE BIT ADDITIONAL GUEST PARKING FOR THE
06:23:34 RESIDENTS.
06:23:34 IN TERMS OF COMPATIBILITY, SOME ADDITIONAL CHANGES WE MADE
06:23:39 THAT WE DID HAVE VERY LOW PUBLIC INPUT ON UNFORTUNATELY
06:23:43 BECAUSE WE'VE HAD A LOT OF COMMUNITY OUTREACH MEETINGS.
06:23:46 WE DID GO BACK AND MEET WITH THE ESTATES AT ESTERO, HOA JUST
06:23:49 IN AUGUST, AND DID CORRESPOND WITH A LADY WHO SHOWED UP THAT
06:23:53 EVENING.
06:23:53 HER ASK WAS THAT WE DO AN EIGHT FOOT WALL ACROSS THE
06:23:57 ENTIRETY OF OUR NORTHERN BUFFER SHARED WITH ESTATES ON

06:24:00 ESTERO RIVER, WHICH WE CERTAINLY OBLIGED AND UPDATED OUR
06:24:05 PLANS SO THAT THERE WOULD BE CONSISTENT WALL FEATURE ALONG
06:24:08 THAT PROPERTY LINE.
06:24:09 WE RELOCATED OUR AMENITY SITE.
06:24:12 WE ALSO ADDRESSED FIVE FOOT WIDE PEDESTRIAN GATES BETWEEN
06:24:17 ESTATES ON ESTERO RIVER SO THEY CAN ACCESS THE DESIGN PARK
06:24:22 LANE SIDEWALK SYSTEM THAT WE'LL BE INSTALLING.
06:24:25 THEY DID WANT THAT GATED, OF COURSE, SECURE ACCESS, AND WE
06:24:28 GAVE THEM SPECIFICS ON THE WIDTH OF THAT GATE FEATURE.
06:24:33 AND THEN WHAT BRANDON WITH TOLL BROTHERS WILL WALK YOU
06:24:37 THROUGH ARE ENHANCED ELEVATIONS AND ENHANCED ARCHITECTURAL
06:24:40 IMPROVEMENTS WE HAVE MADE SINCE THE LAST MEETING ALONG WITH
06:24:44 OUR COLOR PALETTE.
06:24:46 WE DO HAVE BLUE, BUT I THINK YOU WILL LIKE IT.
06:24:48 IT IS A SOFT BLUE.
06:24:50 THIS SLIDE HAS CHANGED SINCE WE SUBMITTED ABOUT TEN DAYS
06:24:55 AGO.
06:24:56 THIS REALLY RELATES TO THAT CONDITION I JUST HANDED OUT.
06:25:00 THERE ARE TWO KEY PUBLIC IMPROVEMENTS SHOWN HERE IN
06:25:04 CONDITION TEN.
06:25:05 ONE IS THE CONSTRUCTION OF A TEN FOOT WIDE SIDEWALK ALONG
06:25:10 SANDY LANE.
06:25:11 WE WORKED WITH MARY AND DAVE WILLEMS TO REFINE THAT
06:25:17 CONDITION LANGUAGE.
06:25:18 I CAN READ IT ALOUD FOR THE RECORD IF THAT WOULD BE

06:25:22 APPROPRIATE.
06:25:23 THIS SIMPLY ENSURES THAT WE ARE RESPONSIBLE FOR CONSTRUCTING
06:25:25 THAT FACILITY ON OUR DIME ONCE THE DESIGN OF THE DRAINAGE

06:25:29 SYSTEM IN THAT AREA IS COMPLETED BY THE VILLAGE OF ESTERO.
06:25:34 SO THEY ARE IN CONTROL OF THE DRAINAGE REDESIGN.
06:25:36 WE'RE IN CONTROL OF THE CONSTRUCTION.
06:25:38 I'LL READ THAT ALOUD.
06:25:39 THE APPLICANT WILL CONSTRUCT THE SIDEWALK PATHS SIX TO EIGHT
06:25:43 FOOT WIDE ON CORKSCREW ROAD AND TEN FOOT ON SANDY LANE AS
06:25:47 PART OF THE DEVELOPMENT ORDER EXCEPT AS FOLLOWS.
06:25:49 THE CONNECTION FROM SANDY LANE TO THE INTERSECTION OF
06:25:52 CORKSCREW ROAD, INCLUDING ALL NECESSARY ROAD AND DRAINAGE
06:25:56 IMPROVEMENTS WILL BE DESIGNED AND PERMITTED BY THE VILLAGE
06:25:58 OF ESTERO'S CONSULTANT WITH INPUT FROM THE APPLICANT AND
06:26:02 WILL BE CONSTRUCTED BY THE APPLICANT AT THE APPLICANT'S
06:26:06 EXPENSE WITHIN SIX MONTHS OF THE LATER OF THESE TWO, EITHER
06:26:10 FINAL PERMITS AND NOTICE TO PROCEED FROM THE VILLAGE IN
06:26:14 TERMS OF THE DRAINAGE IMPROVEMENTS OR OUR DEVELOPMENT ORDER
06:26:18 BEING ISSUED.
06:26:19 BECAUSE IF THE TIME STARTED WHEN OUR D.O. WAS ISSUED BUT
06:26:22 THEY HADN'T COMPLETED THEIR DESIGN AND PERMITS FOR THE
06:26:26 DRAINAGE, THEN OUR CLOCK WOULD START BEFORE WE COULD EVEN
06:26:29 COMMENCE CONSTRUCTION, THAT WOULD NOT BE FAIR.
06:26:31 THAT'S THE INTENT OF THAT CONDITION.
06:26:35 THE SECOND I THINK IS A GREAT ENHANCEMENT TO THE PROJECT

06:26:39 THAT WILL BE A FUTURE CROSS WALK CONNECTION ACROSS CORKSCREW
06:26:42 FROM SANDY LANE ACROSS CORKSCREW ROAD, AND THAT IS A
06:26:45 COMMITMENT FOR $75,000 TO ALLOW FOR THAT IMPROVEMENT, WILL
06:26:51 INTERCONNECT ALL OF OUR ON-SITE PUBLIC SPACE.
06:26:55 >>Kristin Jeannin: I HAVE A QUESTION.
06:26:56 WHY TEN FOOT SIDEWALKS?
06:26:58 >>Alexis Crespo: BECAUSE IT'S IN THE ADOPTED VILLAGE PATHWAY
06:27:01 PLAN I BELIEVE IS THE ANSWER.
06:27:02 >>Kristin Jeannin: WE HAVE OTHER TEN FOOT SIDEWALKS OR
06:27:06 PENDING?
06:27:08 >>Mary Gibbs: WE'RE TRYING TO GET MULTIMODAL PATHS.
06:27:11 SOME OF THE NEWER ONES WE'RE DOING, WE'RE TRYING TO GET THEM
06:27:14 WIDER THAN THE OLD ONES THAT ARE LIKE FIVE FEET.
06:27:17 THIS ONE WE WORKED WITH THEM TO GET SOMETHING WIDER OUT ON
06:27:21 EAST CORKSCREW, THERE ARE SIMILAR THINGS GOING ON OUT THERE.
06:27:26 >>Alexis Crespo: F.D.O.T. IS INCREASING THE WIDTH OF
06:27:28 SIDEWALKS SO YOU CAN HAVE BIKE/PEDESTRIAN MOVEMENT.
06:27:33 >>Jim Wallace: LIKE ESTERO PARKWAY IS.
06:27:36 >>Al Paivandy: ALONG THE SAME QUESTION, THE ONE ON CORKSCREW
06:27:39 RUN THE ENTIRE LENGTH OF THE --
06:27:43 >>Alexis Crespo: IT WILL RUN THE ENTIRE LENGTH OF FRONTAGE.
06:27:47 IT WILL MEANDER.
06:27:48 PUBLIC OF PUBLIC ENHANCEMENT, MEANDER WITH LANDSCAPING AND
06:27:51 MAKE A TRAIL SYSTEM BUT IT WILL CONNECT THE ENTIRETY OF THE
06:27:54 FRONTAGE.

06:27:55 >>Al Paivandy: HOW FAR THE ONE ON SANDY LANE RUNS?
06:27:58 >>Alexis Crespo: OUR ENTIRE PROPERTY LINE AS WELL.
06:28:00 TO OUR NORTHERN PROPERTY LINE.
06:28:01 >>Al Paivandy: ONLY APPEARS THAT IT RUNS TO THE ENTRANCE AND
06:28:04 NOT BEYOND.
06:28:05 >>Alexis Crespo: OH, I APOLOGIZE.
06:28:06 NO, IT CONNECTS.
06:28:09 ON MY MASTER CONCEPT PLAN IT CONNECTS TO THE NORTHERN
06:28:12 PROPERTY LINE.
06:28:14 IF THERE IS --
06:28:15 >>Kristin Jeannin: RENDERING ON PAGE 3 IN THE BOOKLET, IT
06:28:18 DOESN'T.
06:28:19 >>Alexis Crespo: WE CAN UPDATE THAT BY THE TIME WE GET TO
06:28:21 COUNCIL.
06:28:25 >>Al Paivandy: THANK YOU.
06:28:25 >>Alexis Crespo: LASTLY ON THE PUBLIC ENHANCEMENTS, YOU SAW
06:28:29 A POCKET PARK AT THE SOUTHWEST CORNER.
06:28:32 WE INCREASED THAT TO TWO DIFFERENT PARK FEATURES AND THEN
06:28:36 REALLY WORKED ON THE DESIGN OF THOSE IN TERMS OF THE
06:28:39 LANDSCAPING, HARD SCAPE THAT SABRINA WILL WALK YOU THROUGH.
06:28:44 THIS IS OUR PREVIOUS MASTER CONCEPT PLAN.
06:28:45 AGAIN, THIS IS THE ONE THAT YOU REVIEWED IN JULY WITH THE
06:28:50 RATHER STRAIGHT STREETS, A VERY EFFICIENT DESIGN BUT NOT
06:28:54 CREATIVE ENOUGH.
06:28:55 AND THIS IS OUR REVISED CONCEPT.

06:29:00 I DO HAVE A SIDE-BY-SIDE VERSION.
06:29:05 OUR LAKE FEATURE WAS FORMERLY IN THE SOUTHWEST CORNER.
06:29:09 WE MOVED IT HERE TO CREATE A CENTRAL FOCAL POINT AND TWO
06:29:13 FOUNTAIN FEATURES IN THAT AREA.
06:29:14 WE ALSO HAVE POCKET PARKS AND PASSIVE GREENSPACE ALONG THAT
06:29:19 AREA, SO THAT REALLY JUMPS OUT AS A REALLY SIGNIFICANT
06:29:22 CHANGE TO THE PROJECT.
06:29:24 WE CONTINUE TO HAVE THE SIX TO EIGHT FOOT MEANDERING
06:29:27 SIDEWALK ALONG CORKSCREW ROAD.
06:29:30 THAT TIES OUR EAST CORNER PARK, WHICH WILL BE MORE PASSIVE
06:29:35 IN NATURE, WITH THE MORE AMENITIZED WEST CORNER PARK IN THIS
06:29:40 LOCATION WITH REALLY NICE SIDEWALK MEANDERING THROUGH THAT
06:29:43 AREA.
06:29:44 WE RELOCATED THE PRIVACY ON-SITE AMENITY FOR RESIDENTS TO
06:29:48 THE SOUTHWEST CORNER.
06:29:49 THAT GETS IT WAY FAR AWAY FROM ESTATES ON ESTERO RIVER, AWAY
06:29:53 FROM ANY SINGLE-FAMILY NEIGHBORS AND MITIGATE ANY NOISE
06:29:56 THERE.
06:29:57 WE DO HAVE PARKING FOR THAT AMENITY FEATURE IN THAT LOCATION
06:30:01 AS WELL.
06:30:02 YOU'LL NOTE THE INTERNAL ROADWAY SYSTEM JUST VERY DIFFERENT.

06:30:06 IT'S NO LONGER THE STRAIGHT GRID, BUT THERE'S CURVE IN THE
06:30:10 STREETS.
06:30:10 THOSE TWO BACKOUT PARKING AREAS ARE HERE AND THEN HERE, IF
06:30:15 YOU CAN SEE WHERE MY HAND IS MOVING.

06:30:17 JUST THOSE TWO LOCATIONS THAT PROVIDES, AGAIN, SOME
06:30:20 DISPERSED GUEST PARKING.
06:30:22 THIS AMENITY FEATURE COULD SERVE AS GUEST PARKING, BUT THAT
06:30:25 WILL JUST GIVE A LITTLE BIT OF ADDITIONAL PARKING IN THOSE
06:30:29 AREAS FOR THE RESIDENTS.
06:30:30 WE CONTINUE TO HAVE TWO GATED ENTRIES.
06:30:34 ONE FROM SANDY LANE, ONE FROM DESIGN PARK LANE, THE TEN FOOT
06:30:40 SIDEWALK WILL CONTINUE ALONG THE SANDY LANE FRONTAGE AND
06:30:43 THEN WE HAVE A FIVE FOOT WIDE SIDEWALK ALONG DESIGN PARK
06:30:46 LANE THAT CONNECTS INTO OUR INTERNAL FIVE FOOT WIDE SIDEWALK
06:30:51 SYSTEM.
06:30:51 THE REDESIGN ALSO ALLOWED US TO CREATE SOME DIFFERENT OPEN
06:30:55 SPACE AND GREENSPACE AREAS LIKE THE DOG PARK AND THEN THIS
06:30:59 LANDSCAPED AREA IN THE NORTHWEST CORNER AS WELL.
06:31:04 I'VE KIND OF WALKED THROUGH THIS, OUR INTERCONNECTIVITY
06:31:08 PLAN, AGAIN, PROVIDING CONNECTIVITY FOR THE PUBLIC ALONG ALL
06:31:12 BORDERS OF THE SITE THROUGHOUT THE PUBLIC SPACE AREAS, AND
06:31:15 THEN THE INTERNAL SIDEWALK SYSTEM ALSO SHOWN IN BLUE.
06:31:19 WITH THAT, I'LL TURN IT OVER TO SABRINA TO WALK THROUGH THE
06:31:27 PUBLIC PARK SPACE AND LANDSCAPING, UNLESS YOU HAD ANY
06:31:33 QUESTIONS.
06:31:33 THANK YOU.
06:31:37 >>Sabrina McCabe: I'M SABRINA McCABE.
06:31:39 DIRECTOR OF THE LANDSCAPE ARCHITECTURE DEPARTMENT IN BONITA.
06:31:43 >>Mary Gibbs: CAN YOU TALK A LITTLE CLOSER?

06:31:45 AND LOUDER.
06:31:47 >>Sabrina McCabe: OKAY.
06:31:49 I APPRECIATE ALEXIS RUNNING THROUGH THE PLAN CHANGES.
06:31:54 WE REALLY DID TAKE TO HEART ALL THE COMMENTS WE RECEIVED AND
06:31:56 WORKED WITH TOLL BROTHERS TO REALLY RELAY THIS OUT AND
06:32:00 RETHINK IT, REDUCING UNITS OBVIOUSLY ALLOWED US TO HAVE MORE
06:32:04 GREENSPACE, AS THEY MENTIONED.
06:32:05 I DO APOLOGIZE THAT THE PIECE OF SIDEWALK IS MISSING BY
06:32:10 SANDY LANE.
06:32:10 IT IS INTENDED TO BE THERE.
06:32:12 AND WE DO SHOW IT ON THE CONNECTIVITY.
06:32:14 BEFORE I GO INTO SOME OF THE GREENSPACES, I DO WANT TO GO
06:32:19 BACK OVER THE TRAILS.
06:32:21 TOLL INTENDS TO DO AS WIDE OF A PATH AS WE CAN.
06:32:24 IF WE CAN REACH THE EIGHT FEET THE WHOLE LENGTH, WE WILL.
06:32:27 THE SIX FEET IS WHERE IT GETS TIGHT AND PINCH POINTS
06:32:30 POTENTIALLY WHERE THE UNITS ABUT CLOSER.

06:32:32 WHERE WE'RE ABLE TO, WE'LL MAKE THAT WIDTH.
06:32:34 AND IT IS FOR PROVIDING MORE OF A MULTIMODAL SYSTEM.
06:32:38 WE ARE SHOWING A TEN FOOT WHEN YOU'RE ON THE EAST CORNER
06:32:41 PARK AS IT GETS INTO THE NEXT TO THE DRAINAGE EASEMENT AND
06:32:46 CANAL SYSTEM AND THE UNITS, IT DOES PINCH IN A LITTLE BIT.
06:32:50 IN THE CENTER WHERE WE WERE ABLE TO RELOCATE THE LAKE, WE
06:32:52 WERE ABLE TO UNDULATE THE WALL.
06:32:54 WE'LL SHOW YOU LATER ON THE DETAILS WE WERE ABLE TO ADD

06:32:58 THERE TO OPEN THAT UP AND PROVIDE ALSO LESS OF A STRAIGHT
06:33:02 PATH AND A MORE MEANDERING PATH EXPERIENCE BUT ALSO ALLOWS
06:33:07 US TO NOT HAVE SUCH A STRAIGHT SHOT OF A WALL.
06:33:10 WHEN WE GET INTO BUFFER ELEVATIONS YOU'LL SEE HOW MUCH WE
06:33:13 INCREASED THE LANDSCAPE THAT RUNS ALONG THIS.
06:33:15 AS WE KNOW, CORKSCREW, ALL OF THE PERIMETER IS IMPORTANT.
06:33:18 AS YOU'RE DRIVING ALONG CORKSCREW, YOU'LL SEE SOME VISUAL
06:33:22 PERSPECTIVES THAT WE'VE ADDED.
06:33:23 AS YOU GET CLOSER TO WHERE YOU ARE TO THE WEST PARK CORNER,
06:33:30 IT DOES OPEN BACK UP TO TEN FEET AGAIN AND THEN UNDULATE
06:33:34 AROUND THAT CORNER IN FEW DIFFERENT PATH.
06:33:38 CIRCULATES DOWN SANDY AND WILL CROSS THAT ENTRY.
06:33:41 POTENTIALLY TO A FUTURE CONNECTION THAT I KNOW IS IN THE
06:33:46 MASTER PLAN EVENTUALLY ALONG SANDY LANE.
06:33:48 WE DO HAVE THAT FUTURE CROSS WALK CONNECTION THAT WE'LL BE
06:33:50 ABLE TO CONNECT INTO AT CORKSCREW INTERSECTION TO THE SOUTH
06:33:55 WHICH WE KNOW WILL BE IMPORTANT FOR ALL THE RESIDENTS IN THE
06:33:58 COMMUNITY.
06:33:59 AND THEN WE ALSO HAVE ON DESIGN PARK TO THE NORTH, THE
06:34:03 OPTION TO HAVE THAT ACCESS WAY TO CONNECT INTO ESTERO
06:34:08 ESTATES IF THEY CHOOSE TO HAVE THAT.
06:34:11 SO TALKING ABOUT THE PUBLIC BENEFIT AMENITY ELEMENT THAT YOU
06:34:15 HAVE UP HERE, WE DO SHOW, WE'RE PROPOSING 1.5 ACRES TOTAL,
06:34:19 WHICH IS THE GREEN SHADED AREA.
06:34:22 THAT CONSISTS OF THE PARK ON THE EAST CORNER THAT HAS A

06:34:26 GAZEBO WHICH WILL PROVIDE SHADE AND ALSO HAS SOME MORE
06:34:31 ENHANCED LANDSCAPING.
06:34:31 I CONSIDER THIS A LITTLE BIT MORE OF A QUIETER CORNER.
06:34:34 YOU HAVE DESIGN PARK AND OFFICES, THAT MIGHT BE SOMEWHERE
06:34:37 THEY CAN HANG OUT, WHETHER IT BE THE RESIDENTS, THE
06:34:40 COMMUNITY, OR THE PEOPLE WORKING IN THAT AREA.
06:34:43 AND THEN WE PROVIDE A GREAT CONNECTION ALONG THAT WHOLE
06:34:46 CORKSCREW.
06:34:47 WE ORIGINALLY LOOKED AT IT ABUTTING THE ROAD, BUT -- AND WE
06:34:51 SHOW IT HERE AND YOU'LL SEE IT IN PHOTOS.
06:34:53 THERE'S EXISTING TREES THAT RUN ALONG CORKSCREW, BIG OAK
06:34:58 TREES AND SABALS.
06:35:00 ALSO BEING RIGHT UP AGAINST THE CURB WITH THE UTILITIES AND

06:35:02 EVERYTHING, IT WASN'T THE BEST CONDUCIVE TO WALKING AND
06:35:06 PEDESTRIAN ENVIRONMENT.
06:35:08 SO WE WORKED WITH THE STAFF AND WE HAVE IT ON THE OTHER SIDE
06:35:10 OF THE DRAINAGE EASEMENT, BUT AS IT ABUTS THAT, I THINK YOU
06:35:14 GET A BETTER EXPERIENCE TO CONNECT AND WALK THROUGH.
06:35:17 WE'LL BE ABLE TO KEEP THAT LANDSCAPE ALONG CORKSCREW AND
06:35:21 ALSO ADD OUR BUFFER LANDSCAPING.
06:35:22 NOW YOU'RE GOING TO HAVE MUCH MORE SHADED PATHWAY THAT
06:35:25 MEANDERS IN A VERY ENHANCED BUFFER CONNECTING YOU FROM
06:35:29 DESIGN PARK TO SANDY LANE WITH TWO DIFFERENT PARK SPACES
06:35:33 THAT NOW WE CAN ENJOY.
06:35:34 THE ONE ON THE WEST CORNER WE DID ELABORATE.

06:35:38 I KNOW WE DIDN'T HAVE AS MUCH DETAIL LAST TIME, SO WHEN WE
06:35:41 GET TO THAT, YOU'LL SEE SOME OF THE THINGS WE'RE OFFERING
06:35:44 THERE.
06:35:44 BUT WE DO HAVE -- WE ARE PROUD TO SEE THE CHANGES WE'VE MADE
06:35:48 TO ALLOW THIS TO BE A BETTER LAYOUT FOR EVERYONE FROM THE
06:35:53 RESIDENTS LIVING INTERNALLY TO THE COMMUNITY HAVING THAT
06:35:57 LAKE AS A CENTRAL FEATURE ALSO ALLOWS IT TO BE UTILIZED FOR
06:36:02 EVERYONE'S PURPOSE.
06:36:03 I'M GOING TO SWITCH TO THE NEXT.
06:36:06 THIS JUMPS RIGHT INTO A VISUAL OF THE CORNER PARK.
06:36:09 SO WE JUMPED RIGHT TO IT AND NOT THE PLAN VIEW.
06:36:14 SO YOU CAN SEE WE'VE ADDED TRELLIS STRUCTURES, MORE SHADED
06:36:19 SEATING.
06:36:20 STARTED TO ELABORATE MORE ON THE LANDSCAPING THAT WE HAVE IN
06:36:22 THERE.
06:36:22 IT'S MORE THAN, I THINK WE MENTIONED LAST TIME A BUTTERFLY
06:36:25 GARDEN BUT IT'S MORE THAN THAT.
06:36:27 IT'S A SPACE THAT WE WANT TO SEE COLOR, LIVELINESS.
06:36:31 WE WANT TO SUPPORT IT.
06:36:32 SPECIMEN PALMS.
06:36:33 WE'RE PROPOSING A SPECIMEN LARGE TREE IN THE BACKGROUND AND
06:36:36 THEN LAYERING OF PLANTINGS TO PROVIDE COLOR BOTH AS YOU
06:36:41 EXPERIENCE AS A PEDESTRIAN OR BICYCLE BUT ALSO VISUALLY AS
06:36:45 YOU'RE DRIVING BY.
06:36:47 I THINK YOU'LL SEE THE IMPROVEMENTS HERE.

06:36:50 TO ME, I THINK IT IS A HUGE DIFFERENCE.
06:36:52 WE'RE SHOWING A LITTLE SYMBOL IN THE CENTER THAT WE COULD
06:36:54 POTENTIALLY WORK INTO THE PAVING PATTERN WHICH IS THE
06:36:57 VILLAGE'S LOGO, OBVIOUSLY.
06:36:59 SO HERE YOU'LL SEE THIS IS THE DIRECTION AS IF YOU WERE
06:37:02 LOOKING FROM SANDY LANE BACK TOWARDS CORKSCREW.
06:37:04 SO ALSO JUST SHOWING KIND OF, WE WANT TO KEEP IT -- WE WANT
06:37:10 TO KEEP THE CIRCULATION WHERE YOU ARE ABLE TO COME AND
06:37:12 UTILIZE THE SPACE BUT ALSO CIRCULATE IF YOU ARE A BIKE OR

06:37:15 PERSON GOING TO THE CONNECTIONS WHETHER ACROSS SANDY OR
06:37:18 CORKSCREW, THAT YOU HAVE ABILITY TO PASS BY.
06:37:20 SO WE'VE DONE THIS KIND OF LITTLE BIT OF SYMMETRICAL TRELLIS
06:37:25 DESIGN WITH THIS IN THE BACKGROUND, THE LAYERING OF
06:37:28 LANDSCAPE IN THE BACKGROUND AND THEN THE BENCHES.
06:37:30 YOU'VE SEEN SOME SIMILAR FEATURES I THINK -- NAME OF THE
06:37:37 PROJECT DOWN THE STREET.
06:37:38 THIS ONE, WE REALLY SEE THIS AS A BENEFIT ON THIS CORNER
06:37:41 BECAUSE IT IS A HUB AND IT IS A GATHERING SPACE AND IT CAN
06:37:44 BE A PLACE WHERE YOU MEET AND WANT IN THE FUTURE JOIN AND GO
06:37:48 TO THE ENTERTAINMENT HUB OR ACROSS TO THE OTHER TRAILS.
06:37:51 I THINK THIS REALLY DOES BECOME MORE OF THAT PUBLIC BENEFIT
06:37:55 AND A MORE ACTIVE CORNER.
06:37:57 IN THE BACKGROUND OF THIS IS NOW THE AMENITY.
06:38:01 WHERE BEFORE WE HAD BUILDINGS OR LAKE ACTUALLY BEFORE, YOU
06:38:04 NOW HAVE THE AMENITY BEHIND IT, SO YOU DON'T HAVE A LARGE

06:38:08 BUILDING IN THE BACKDROP.
06:38:09 THIS IS MORE OF YOUR SHOT AS IF YOU WOULD BE ENTERING IT
06:38:13 KIND OF FROM THE INTERSECTION.
06:38:15 AND THEN THIS IS A LITTLE BIT MORE OF A PLANNED VIEW.
06:38:18 SO BEHIND IT NOW WILL HAVE THE AMENITY CENTER.
06:38:22 WE HAVE A PALETTE THAT WE'VE INCLUDED FOR THIS TO GIVE A
06:38:26 LITTLE BIT MORE DETAIL, BUT THIS IS ONLY SOME OF THE
06:38:31 PLANTING THAT WE HAVE ENVISIONED FOR THIS.
06:38:33 THIS ISN'T LIMITED TO JUST THIS, BUT WE DO WANT TO HAVE SOME
06:38:36 COLOR.
06:38:37 WE WANT TO BRING IN SOME POPS OF COLOR.
06:38:39 WE STILL LIKE OUR NATIVE.
06:38:40 WE MAY USE A SPECIMEN OAK TREE ON THE CORNER IF THERE'S
06:38:44 SOMETHING THAT -- FOR US, WE REALLY LIKE TO TRY TO RELOCATE.
06:38:49 THERE IS A LARGE OAK TREE ON-SITE.
06:38:51 BUT I DON'T WANT TO PROMISE THAT BECAUSE WE KNOW HOW THOSE
06:38:54 WORK AND IT'S SOMETHING WE'RE LOOKING AT, BUT IT COULD BE
06:38:58 SOMETHING THAT COULD BE A BANYAN OR AN OAK TREE BUT WE
06:39:01 REALLY WANT IT TO BE A STATEMENT TREE.
06:39:03 WE'RE SHOWING IT AS AN OAK RIGHT NOW, AND WE WANT TO MAKE
06:39:07 SURE THAT'S SIZABLE ENOUGH AND GIVES YOU THAT STATEMENT IN
06:39:12 THE BACKDROP.
06:39:13 WE INCLUDED SOME OTHER SPECIES, BUT ALSO SAME THING, WE'LL
06:39:19 BE LAYERING A LOT MORE IN AND ALSO HAVING OUR BUFFER
06:39:23 REQUIREMENTS MET THROUGHOUT.

06:39:25 THIS IS A SPACE -- I DON'T KNOW IF I CAN GO BACKWARDS.
06:39:30 ONE OF THE THINGS THAT WE WERE ABLE TO DO NOW THAT THE LAKE
06:39:40 IS IN THE CENTER AND ALEXIS MENTIONED WE HAVE A GREENSPACE
06:39:43 ON ONE SIDE, THIS IS A SMALLER SPACE, BUT STILL HAS A LITTLE
06:39:47 BIT OF AREA THAT SOMEONE COULD RUN, BRING THEIR DOG.

06:39:52 WE COULD ALSO HAVE A SIDEWALK CONNECTION THERE, BUT WE
06:39:54 REALLY WANTED TO HAVE A SIDEWALK CONNECTION HERE WHERE WE
06:39:57 HAVE THE SPACE AND CREATE THAT PASSIVE PARK.
06:40:00 THIS LOCATION RIGHT HERE IS GOING TO BE WHERE WE HAVE ONE OF
06:40:03 OUR PEDESTRIAN GATES.
06:40:05 SO NOW THIS WALL HAS OPENINGS AND MORE DETAIL.
06:40:09 IT HAS ALSO A GATE ACCESS HERE BY THE AMENITY.
06:40:11 NOW WE'RE REALLY ABLE TO INTERCONNECT OUR PRIVATE COMMUNITY
06:40:14 INTO THIS TRAIL THAT WE HAVE ALONG HERE WITH THESE GATED
06:40:18 ACCESS.
06:40:18 AND IT ADDS ANOTHER BIT OF THAT CHARACTER AND THAT DETAIL TO
06:40:21 THE WALL SO YOU DON'T HAVE THIS JUST CONTINUOUS WALL.
06:40:25 IN THE CENTER HERE, WHERE THE LAKE IS, WE'VE WORKED A DETAIL
06:40:30 IN THAT AFTER YOU GET PAST HERE, YOU'RE LOOKING AT MORE OF A
06:40:34 DECORATIVE KNEE WALL AND FENCE COMBINATION, SO THAT YOU HAVE
06:40:37 SOME OPENINGS HERE AND HERE THAT YOU'LL BE PEEKING THROUGH
06:40:41 AS YOU DRIVE AND RIDE BY AND SEE SOME OF THIS LAKE AND THE
06:40:45 LAKE FOUNTAINS AND GIVE YOU A LITTLE BIT LIGHT AND SOMETHING
06:40:48 DIFFERENT AS YOU'RE MEANDERING ACROSS THIS WALK.
06:40:52 THAT DETAIL ENLARGEMENT HERE IS THAT CORNER PIECE.

06:40:59 SO YOU'RE SEEING AS WELL LAYERS OF ENHANCED PLANTING WITH
06:41:04 COLORS, FLOWERING, DIFFERENT TEXTURES.
06:41:07 I LIKE USING THE PALMS AS A STATEMENT WHERE THE GATE AND
06:41:10 ACCESS POINTS ARE BECAUSE OF THE HEIGHT, IT KIND OF ALLOWS
06:41:13 YOUR EYE TO LOOK TOWARDS WHERE THOSE GATES ARE.
06:41:16 BUT THIS WOULD BE WHERE THE WALL TURNS IN.
06:41:18 WE'RE ABLE NOW TO UNDULATE THE TRAIL AND POTENTIALLY WIDEN
06:41:22 IT AND THEN HAVE SOME PEEK-THROUGHS TO THE LAKE.
06:41:25 SOME LITTLE SKETCHES WE DID OF POTENTIALLY WHAT THAT GATE
06:41:29 COULD LOOK LIKE.
06:41:30 THE WALL WOULD BE IN A SIMILAR COLOR.
06:41:32 WHEN BRANDON COMES UP WITH THE ARCHITECTURAL INFORMATION AND
06:41:36 BRINGS THE SAMPLES, YOU'LL SEE THOSE COLORS, SO THIS IS
06:41:39 MEANT TO MATCH THAT COLOR AS WELL AS THE BROWN TONES.
06:41:41 SO THIS METALWORK WILL MATCH THE COLORS OF THE METALWORK ON
06:41:47 THE BUILDING AND BE COMPLEMENTARY AND ALLOW YOU SOME OF THAT
06:41:50 LIGHTNESS.
06:41:51 WE ALSO WANTED TO INCLUDE, AND WE HAD THIS PREVIOUSLY, BUT
06:41:55 WHAT YOUR VIEW WOULD BE LIKE FROM CORKSCREW.
06:41:58 FROM -- IN A SECTION STANDPOINT.
06:42:00 SO ELEVATION-WISE, AS YOU'RE DRIVING, YOU CAN REALLY SEE A
06:42:04 SECTION CUT ACROSS.
06:42:05 THIS IS THAT DRAINAGE EASEMENT.
06:42:06 HERE IS YOUR TRAIL SYSTEM.
06:42:09 HERE IS YOUR LANDSCAPE BUFFER AND THEN YOUR TOWNHOME.

06:42:15 AS ALEXIS MENTIONED, WE REALLY DID WORK HARD TO RELAY THIS

06:42:18 OUT.
06:42:19 NOW ALONG CORKSCREW, YOUR LARGEST BUILDING SIZE I BELIEVE IS
06:42:22 A SIX UNIT OR FIVE UNIT.
06:42:25 YOU REALLY ONLY HAVE SMALLER BUILDINGS WITH SPACES BETWEEN
06:42:29 THEM AND NOT THAT LONG SPANS OF BUILDING, AS WELL AS THE
06:42:33 ARCHITECTURAL EMBELLISHMENTS THAT YOU'LL SEE LATER.
06:42:36 WE ALSO CREATED THESE VIEWS.
06:42:38 I THINK IT'S IMPORTANT, OBVIOUSLY, TO HAVE YOUR VIEW AS
06:42:40 YOU'RE DRIVING FROM CORKSCREW.
06:42:42 SO THIS WOULD BE THAT POINT AS YOU'RE DRIVING RIGHT PAST
06:42:45 THESE KIND OF OPENINGS, GETTING A SNAPSHOT OF THESE LAKES
06:42:49 AND THIS LANDSCAPE.
06:42:51 THESE ARE KIND OF THE EXISTING TREES I TALKED ABOUT THAT ARE
06:42:53 ABUTTING THE ROAD NOW.
06:42:55 THE DRAINAGE SWALE AND ALL THE ENHANCED PLANTING WE'LL BE
06:42:58 ADDING.
06:42:59 SO THIS IS THE FIRST ELEVATION OF WHAT THE LANDSCAPE
06:43:07 ENHANCEMENTS WILL LOOK LIKE.
06:43:08 THESE ARROWS AND THIS KEY MAP ARE SHOWING YOU.
06:43:12 THIS IS WHAT YOUR VIEW WOULD BE LIKE HERE.
06:43:14 OBVIOUSLY, THE VIEW AT THE LAKE IS A LITTLE BIT DIFFERENT.
06:43:17 HERE AGAIN AT THIS BUILDING.
06:43:19 SO NOW WE HAVE SMALLER BUILDING UNIT COUNTS AND ABILITY TO
06:43:24 ADD MORE LANDSCAPING BETWEEN THEM.

06:43:25 BUT WHAT WE HAVE REALLY DONE IS REALLY LAYER THE LANDSCAPING
06:43:29 IN.
06:43:29 I THINK PREVIOUSLY WE SHOWED TREES THAT WERE AT A CERTAIN
06:43:33 GROWTH GOING IN AND THEN WHAT THEY WOULD BE IN THREE TO FIVE
06:43:36 YEARS.
06:43:37 SO WE CHANGED THAT.
06:43:38 WE'RE SHOWING WHAT THEY WOULD GO IN INSTALLED AS.
06:43:41 TOLL BROTHERS HAS AGREED TO UPSIZE THE MATERIAL.
06:43:43 THE OAK SIZE YOU'RE SEEING HERE ARE THE SIZE WE WOULD BE
06:43:47 PLANTING THEM, WHICH IS MORE IN THE 14 TO 16 -- 16 TO
06:43:52 18-FOOT HEIGHT RANGE.
06:43:53 AND THEN THE PALMS YOU'RE SEEING BEHIND IT ARE STAGGERING ON
06:43:57 BOTH SIDES AND ALSO CLUSTERS THAT CREATE THAT FURTHER
06:44:03 VARYING HEIGHT.
06:44:04 THOSE ARE ALSO THE SIZE THEY WOULD BE GOING IN.
06:44:07 SO THAT, PLUS THE ROYAL PALMS WOULD EVENTUALLY CONTINUE TO
06:44:11 GROW AND FULLY SCREEN THAT ROOF, ALL OF IT COMBINED.
06:44:14 BUT FROM THE START, THIS IS HOW MUCH COVERAGE YOU'D HAVE.
06:44:18 WE DO HAVE THAT DOUBLE HEDGEROW WHICH WE ALSO UPSIZED.
06:44:22 YOU'RE SEEING A SIX FOOT HEIGHT CONCRETE WALL WITH FOUR FOOT
06:44:26 HEIGHT MINIMUM HEDGE AND SEEING LAYERING OF OTHER COLORS AND
06:44:30 PLANTS THAT WE'RE ENHANCING AS WELL.
06:44:33 REALLY, YOU'RE SEEING PEAKS OF THE WALL WHEN YOU HAVE THESE

06:44:36 TWO LOCATIONS HERE AS YOU'RE GOING BY AND THEN IT OPENS UP
06:44:40 AS YOU'RE AT THE LAKE AGAIN.

06:44:42 THIS IS THE ELEVATION VIEW FROM ESTATES.
06:44:47 SO WE DID WORK WITH THEM AS WELL TO INCREASE THE HEIGHT OF
06:44:50 THE WALL.
06:44:51 SO THE HEDGE IS NOT SMALLER.
06:44:53 JUST THE WALL IS A LITTLE TALLER.
06:44:55 STILL A FOUR-FOOT HEDGE STILL SHOWING THE ENHANCEMENTS HERE
06:44:58 WHERE WE'RE STAGGERING ON BOTH SIDES OF THE WALL.
06:45:01 SAME CONDITION OF THE LAYERING OF TREES AND PALMS TO CREATE
06:45:06 THE VISUAL BARRIER AND START TO SCREEN AND HIDE THIS.
06:45:09 THEY DID ALSO ASK US TO LOOK AT USING A SPECIES, INSTEAD OF
06:45:14 OAK, TO USE SHADY LADIES, SO WE'VE INCLUDED THAT IN OUR
06:45:17 PLANT PALETTE AS WELL.
06:45:19 THIS VIEW FROM SANDY LANE LOOKS VERY SIMILAR TO CORKSCREW
06:45:25 BECAUSE THE PLANTING IS SIMILAR.
06:45:27 IT IS ONLY GOING TO BE SEEN IN THIS ONE INSTANCE HERE.
06:45:30 THERE IS ONLY THIS ONE BUILDING.
06:45:33 FOR A SNAPSHOT, AFTER YOU -- IF YOU WERE TO TURN ON SANDY
06:45:37 LANE PAST THE WEST PARK, THE AMENITY WOULD BE IN THE
06:45:40 BACKDROP.
06:45:41 FOR ONE SNAPSHOT AS YOU GET TOWARDS THE ENTRY, YOU'LL HAVE
06:45:44 THIS VIEW.
06:45:45 WE INTEND TO ENHANCE IT WITH THE SAME PLANT MATERIAL AS
06:45:49 CORKSCREW AND CONTINUE THE ENHANCED PLANTINGS ALL THE WAY TO
06:45:52 THE PROPERTY LINE AND TOLL BROTHERS ALWAYS DOES A GREAT JOB,
06:45:56 SAME WITH THEIR ENTRY LANDSCAPING AND MATERIALS AND

06:46:00 FEATURES, REALLY DOING A GREAT JOB BRINGING PEOPLE IN BY A
06:46:05 REALLY WELL DESIGNED, COHESIVE PLAN OF LANDSCAPE, PAVING
06:46:09 DETAILS, GATES AND ENTRY SIGN.
06:46:12 THIS IS THE DESIGN PARK.
06:46:14 WHEN YOU GET TO DESIGN PARK, YOU'RE REALLY ONLY LOOKING AT
06:46:17 THE SIDE OF THE BUILDING.
06:46:18 WE DID A SNAPSHOT AS IF YOU WERE HERE.
06:46:20 AND YOU WILL BE REACHING AN ENTRY.
06:46:22 HERE, WE'RE SHOWING THE LANDSCAPE ENHANCEMENTS, WHICH WE ARE
06:46:27 ENHANCING AND STAGGERING ON BOTH SIDES OF THE WALL, AND
06:46:30 THERE ARE EXISTING TREES THAT WILL REMAIN IN THE
06:46:33 RIGHT-OF-WAY AT DESIGN PARK.
06:46:35 THIS IS THE COMMUNITY BUFFER PLANT PALETTE.
06:46:40 ALSO SIMILAR TO WHAT WE WERE SHOWING BEFORE BUT A LITTLE BIT
06:46:42 DIFFERENT.
06:46:42 WE INCLUDED THE SHADY LADY.
06:46:44 STILL SOME COLOR, AND IT'S NOT LIMITED TO THIS PALETTE.
06:46:47 BUT WE DO ALWAYS LIKE USING SOME NATIVES.
06:46:50 WE LIKE USING NATIVES AS MUCH AS WE CAN, BUT WE ALSO LIKE TO

06:46:54 INTRODUCE SOME COLOR, BUT WE'RE ALWAYS COGNIZANT OF DO THEY
06:46:57 MAINTAIN WELL AND DO THEY PERFORM WELL.
06:47:06 >>Kristin Jeannin: CAN I COMMENT NOW ON LANDSCAPE?
06:47:11 >> DO YOU WANT TO DO QUESTIONS ON LANDSCAPE BEFORE
06:47:13 ARCHITECTURE?
06:47:13 >>Kristin Jeannin: I'M REALLY EXCITED ABOUT THE CHANGES.

06:47:17 LOVE, LIKE I MEAN -- I THINK I COMMENTED A FEW TIMES ON THAT
06:47:22 CORNER PARK, WHATEVER GOING ON THERE, JUST NOT IT YET.
06:47:25 I THINK THIS IS IT.
06:47:27 IT'S LOOKING EXCITING.
06:47:29 I FULLY SUPPORT THE EMBEDDING OF THE ESTERO LOGO IN THE
06:47:35 PATIO.
06:47:41 WHAT YOU'RE DOING TO -- I LOVE THAT YOU'RE BREAKING UP THE
06:47:44 WALL.
06:47:44 I LOVE THAT YOU'RE MAKING EVERYTHING MORE FLUID FOR
06:47:47 PEDESTRIANS.
06:47:47 IT'S VERY COMMUNITY ORIENTED.
06:47:49 I LOVE THAT.
06:47:50 HAVING THE WALK AWAY FROM THE STREET IS FABULOUS.
06:47:57 OBVIOUSLY, THE MORE GREENSPACE, THOSE THINGS, IT'S FAR
06:48:02 IMPROVED LAYOUT.
06:48:05 I KNOW THAT -- WE DON'T HAVE THAT MANY OPPORTUNITIES TO GIVE
06:48:12 YOU FEEDBACK THROUGHOUT THE PROCESS, SO I WANT TO TAKE THOSE
06:48:16 SO THAT WE CAN SEE THEM AND THE ITERATIONS THAT COME FORWARD
06:48:20 IN THE FUTURE.
06:48:20 THIS IS AN OPINION.
06:48:27 LIKE THE RENDERINGS LIKE ON PAGE 23, THE BUFFER ELEVATIONS
06:48:32 ALONG CORKSCREW ROAD, SO I THINK THAT THE COMMENT I HAVE IN
06:48:44 GENERAL IS LIKE A LITTLE BIT LIKE IN TERMS OF THE
06:48:48 PATTERNING, I THINK THAT IT'S NICE TO HAVE A LOT OF COLOR
06:48:51 AND VARIETY AT YOUR PARK SPACES, BUT I THINK FROM THE STREET

06:48:56 VIEW, FROM ALL THE CARS PASSING, THESE PATTERNS OF COLOR
06:49:00 BECOME REALLY DISTRACTING AND ALMOST A LITTLE BIT -- NOT
06:49:07 MEAN TO BE INSULTING -- BUT A LITTLE BIT HOKEY.
06:49:10 IF YOU KEEP THE LONGER STRETCHES MORE NATURAL, LIKE YOU HAVE
06:49:13 YOUR CURVING WALKWAY, I DON'T MIND THE COLOR.
06:49:17 I THINK IT'S GREAT.
06:49:18 I DON'T MIND THE MATERIALS EVEN, BUT LET THEM BE NOT SO
06:49:23 PATTERNED, LIKE BIG SWEEP OF THIS, BIG SWEEP OF THAT I THINK
06:49:28 WILL FEEL A LOT BETTER.
06:49:29 IT'S ALSO BETTER IN THE FUTURE, LIKE IF SOMETHING DIES OUT,
06:49:33 IT'S NOT SO NOTICEABLE.
06:49:34 IT GIVES IT MORE OF A SENSE OF PALM THAN LIKE THIS
06:49:39 CHOPPINESS.
06:49:43 BUT OVERALL, I LOVE THESE CHANGES.
06:49:45 ONE OF THE THINGS, I WILL SAY ON THE PALETTE, LIKE I LIKE

06:49:49 THE PALETTE.
06:49:50 SOME OF THE RENDERINGS IN HERE UP AGAINST THE HOMES AND THE
06:49:55 STREET VIEWS OF THINGS, THEY LOOK LIKE -- I DON'T KNOW IF
06:50:01 THEY ARE WHAT YOU'RE PLANNING TO DO THERE, BUT IT DOESN'T
06:50:04 LOOK LIKE IT.
06:50:05 IT LOOKS LIKE SOMEBODY WANTED TO SHOW COLOR.
06:50:10 SORT OF A SIMILAR COMMENT, LIKE I WOULD RATHER -- I WOULD
06:50:13 MUCH RATHER SEE FOR THIS COMMUNITY PLANTS THAT ARE GOING TO
06:50:17 WORK.
06:50:17 PLANTS THAT ARE GOING TO HAVE LONGEVITY, LIKE YOU MENTIONED,

06:50:20 SOME OF THE NATIVES, RATHER THAN TRYING TO GET A HOMEOWNER
06:50:25 THAT DOESN'T KNOW FLORIDA PALETTE AND IS EXCITED ABOUT
06:50:28 SOMETHING THAT'S COLORFUL THAT DAY.
06:50:32 >> YES, THANK YOU.
06:50:33 UNDERSTOOD.
06:50:34 >>Michael Sheeley: GOOD COMMENTS.
06:50:36 I AGREE.
06:50:36 I THINK IT'S VERY WELL DONE.
06:50:38 GO AHEAD, JIM.
06:50:39 >>Jim Wallace: I HAVE TO COMPLIMENT YOU ON THE CHANGES TO
06:50:41 THE SITE PLAN.
06:50:44 I KNOW YOU WORKED REALLY HARD ON IT AND YOU LISTENED HARD.
06:50:47 I STILL HAVE RESERVATION THAT THE 27 HOMES ALONG CORKSCREW
06:50:57 ROAD, THE LANAI, THE MASTER BEDROOM, ET CETERA, ARE FACING
06:51:04 CORKSCREW ROAD, AND I THINK IT STILL IS A NOISE ABATEMENT
06:51:09 ISSUE, BUT THAT'S REALLY A MARKETING CONSIDERATION, NOT AN
06:51:14 LDC CONSIDERATION.
06:51:16 THAT'S SOMETHING ELSE.
06:51:21 THE SAME THING WITH THE 18 HOMES THAT ARE ON THE LAKE.
06:51:24 BECAUSE YOU OPENED THEM UP, WHICH IS WONDERFUL TO BE ABLE TO
06:51:27 SEE IN AND KIND OF CREATE THIS EXPANSE, ALL THAT NOISE IS
06:51:32 GOING TO BE TRAVELING IN.
06:51:33 AS YOU KNOW, IT TRAVELS ACROSS WATER RAPIDLY.
06:51:35 SO THOSE 18 HOMES.
06:51:37 SO YOU HAVE ABOUT 55 HOMES OUT OF THE 151 -- 154, ABOUT A

06:51:44 THIRD OF THE HOMES I THINK YOU'RE GOING TO HAVE NOISE
06:51:46 ABATEMENT ISSUES.
06:51:48 BUT THAT'S FOR YOU TO ADDRESS.
06:51:51 THE SAME THING WITH THE POOL AND THE POOL DECK.
06:51:54 IT'S NICE THAT IT'S FACING SOUTHWEST BECAUSE YOU GET ALL
06:51:57 THAT NICE SUN IN THE AFTERNOON.
06:51:59 BUT THEY ARE ALSO GOING TO BE HEARING ALL THAT TRAFFIC AS
06:52:03 THE CARS START AND STOP AT THAT BUSY INTERCHANGE, BIG CORNER
06:52:08 OF TRAFFIC LIGHTS.
06:52:08 THAT'S ANOTHER NOISE ISSUE THAT I DON'T KNOW HOW YOU ADDRESS
06:52:15 IT BECAUSE YOU'RE NOT ADDRESSING IT IN THE SITE PLAN.

06:52:18 THOSE ARE REALLY MARKETING CONSIDERATIONS.
06:52:22 TWO POSSIBLE OPPORTUNITIES.
06:52:27 ONE IS I GUESS WHEN I SAW THE ESTERO LOGO, THAT'S GREAT FOR
06:52:37 THE BIRDS FLYING BY.
06:52:41 IT'S NOT GOING TO BE VISIBLE.
06:52:43 IT LOOKS GREAT ON THE DRAWING, BUT THAT IS A BIRD FLYING BY.
06:52:47 YOU MIGHT WANT -- THERE ARE SOME WONDERFUL SCULPTURES,
06:52:52 PUBLIC ART THAT ARE AVAILABLE, NOT A WHOLE LOT OF MONEY,
06:52:59 THAT COULD MAKE A SPECTACULAR STATEMENT ON THAT CORNER.
06:53:01 WHEN I SAY THAT, YOU CAN BUY 10, 12-FOOT SCULPTURES IN
06:53:07 STAINLESS, IN CHINA, INSTALLED COST IS 20,000, 25,000.
06:53:13 NOT A WHOLE LOT OF MONEY BUT IT WOULD BE ICONIC FOR THE
06:53:16 COMMUNITY AND ALSO FOR ESTERO TO HAVE THAT ON THE CORNER.
06:53:19 THE PARK IS WONDERFUL.

06:53:20 IT'S MUCH BIGGER.
06:53:21 IT'S GREAT.
06:53:22 REALLY HAVE TO COMPLIMENT YOU ON THAT BUT IT FEELS LIKE IT'S
06:53:25 MISSING A LITTLE SOMETHING AND MAYBE IT IS A WONDERFUL
06:53:28 SCULPTURE IN THAT AREA.
06:53:29 IF I'M -- YOU SEE THAT ALL OVER EUROPE.
06:53:38 PEOPLE SITTING BY A SCULPTURE, BY A FOUNTAIN.
06:53:41 SO THAT'S AN OPPORTUNITY.
06:53:44 ANOTHER SMALL OPPORTUNITY WHICH I ALWAYS LIKE TO ENCOURAGE
06:53:49 PEOPLE TO BE PEDESTRIAN RATHER THAN DRIVE THEIR CAR TO THE
06:53:54 CLUBHOUSE, WE HAVE LIMITED PARKING THERE.
06:53:57 YOU DO HAVE 154 PEOPLE.
06:53:59 YOU DON'T WANT THEM -- 154 HOMES.
06:54:02 IF YOU HAD A PEDESTRIAN WALKWAY FROM YOUR PASSIVE PARK TO
06:54:12 YOUR OPEN, YOUR GREENSPACE ALONG THE WATER, ALL THE PEOPLE
06:54:17 ON THE SOUTH END OF -- OR THE EAST END OF YOUR PROPERTY
06:54:21 WOULD BE ENCOURAGED, MOTIVATED, IF YOU WOULD, TO TAKE A
06:54:25 LITTLE WALK TO THE CLUBHOUSE RATHER THAN DRIVE.
06:54:28 AND IT MIGHT BE NICE BECAUSE YOU WALK ALONG A STREET AND
06:54:32 OPEN UP THE GREENSPACE AND LAKE AND FOUNTAINS, KIND OF NICE,
06:54:35 MAYBE PUT A BENCH OR TWO THERE ON THE INTERNAL SIDE AND NOW
06:54:39 FOR VERY LITTLE MONEY, YOU HAVE A WONDERFUL FEATURE FOR THE
06:54:42 RESIDENTS TO ENJOY.
06:54:45 ANYWAY, THOSE ARE MY COMMENTS.
06:54:46 CONGRATULATIONS ON WORKING SO HARD ON IT.

06:54:48 >> THANK YOU.
06:54:49 >>Michael Sheeley: THANK YOU, JIM.
06:54:50 ANYBODY ELSE?
06:54:51 >>James Tatooles: I WOULD LIKE TO COMPLIMENT YOU ON THE FACT
06:54:54 THAT YOU WELCOMED OUR COMMENTS AND I LOOK FORWARD TO OUR
06:54:58 MEETING WITH YOU BECAUSE YOU HAD SUCH A POTENTIAL THERE THAT
06:55:02 WAS MISSING WHEN YOU FIRST PRESENTED THE PROJECT.

06:55:05 WHAT YOU'VE DONE COMBINED WITH WHAT YOU LOOKED AT AND WHAT
06:55:10 WE SUGGESTED, CAME UP WITH SOMETHING THAT IS A REAL PROJECT.
06:55:15 AND I THINK ONE OF MY CONCERNS WAS, AND -- MENTIONED BEFORE,
06:55:21 IS THE PARKS ADDED IN SCATTERED LOCATIONS SO THAT WHEN
06:55:26 YOU'RE GOING DOWN CORKSCREW, IT MAKES VISIBLE FEATURE FOR
06:55:31 THE PEOPLE IN THEIR CARS AS THEY GO BY TO SEE SOMETHING OF
06:55:35 BEAUTY RATHER THAN JUST THE BACKS OF BUILDINGS AS YOU HAD
06:55:39 BEFORE AND ONE LONG LINE OF FENCE.
06:55:42 SO I COMPLIMENT YOU ON LISTENING TO WHAT WE'VE SAID AND FOR
06:55:45 YOU PUTTING IN THE THOUGHTS TO CHANGE IT.
06:55:49 OF COURSE, I GO BACK TO JIM AND COMPLIMENT HIM.
06:55:52 BECAUSE WHAT HE SAID AT THE FIRST REVIEW WAS THAT THERE WERE
06:55:56 TOO MANY UNITS.
06:55:57 AND WITHOUT GETTING RID OF THOSE UNITS, YOU COULD NOT HAVE
06:56:01 DONE WHAT YOU'VE CREATED NOW.
06:56:05 >>Michael Sheeley: ANYBODY ELSE?
06:56:06 THANK YOU.
06:56:11 >> THANK YOU.

06:56:16 >> BRANDON SINNERY WITH TOLL BROTHERS.
06:56:19 I'M GOING TO START BY HANDING OUT COLOR SAMPLES.
06:56:23 I'M BRANDON, DIRECTOR OF COMMUNITY PLANNING WITH TOLL
06:57:00 BROTHERS.
06:57:01 I'M HERE TODAY TO TALK TO YOU ABOUT THE ARCHITECTURE.
06:57:03 SIMILAR TO THE SITE PLAN, WE DID TRY TO INCORPORATE AS MANY
06:57:07 COMMENTS THAT YOU HAD PROVIDED IN THE PAST INTO THESE NEW
06:57:11 ARCHITECTURAL ELEVATIONS AS WELL.
06:57:12 SO FIRST THING, WE STARTED WITH A COLOR PALETTE.
06:57:16 WE WERE TASKED WITH CHOOSING ONE COLOR PALETTE RATHER THAN
06:57:19 PROVIDING SEVERAL OPTIONS.
06:57:21 SO WE'VE DONE THAT HERE TODAY.
06:57:24 WE DO HAVE TWO BODY COLORS WITHIN THIS COLOR SCHEME.
06:57:27 THE PRIMARY BODY COLOR BEING THE OYSTER BAR AND THE
06:57:31 SECONDARY BODY COLOR BEING THE ALABASTER.
06:57:33 THE BLUISH GREEN COLOR THAT YOU'RE LOOKING AT WILL BE FOR
06:57:40 THE GARAGE DOORS, THE FRONT DOORS AND THE SHUTTER ELEMENTS.
06:57:44 THE SABLE COLOR THERE IS FOR THE BANDING DETAILS AND THE
06:57:49 TRIM DETAILS.
06:57:51 PREVIOUS ELEVATION, SO THIS IS WHAT WE HAD PREVIOUSLY
06:57:58 SUBMITTED, SIMPLY A NINE UNIT CONCEPT, LACKLUSTER IN
06:58:03 IMAGINATION, AS YOU HAD NOTED IN THE PAST.
06:58:06 BUT THIS IS WHERE WE WERE.
06:58:08 AND WE'RE SHOWING YOU WHERE WE ARE TODAY.
06:58:09 WHICH IS QUITE DIFFERENT, WE THINK.

06:58:13 SO THIS IS -- WE'RE SHOWING NINE UNIT CONCEPT JUST AS
06:58:18 COMPARISON TO THE PREVIOUS NINE UNIT CONCEPT THAT WE SHOWN.
06:58:23 WE DID REMOVE THE NINE UNIT BUILDINGS ABUTTING CORKSCREW

06:58:27 ROAD.
06:58:28 BREAK THOSE UP INTO FIVE UNIT BUILDINGS.
06:58:30 SOME ARE FOUR.
06:58:31 NINE UNIT CONCEPTS ARE INTERIOR.
06:58:33 THERE'S ONE ALONG OUR NORTHERN PROPERTY.
06:58:35 HERE IS A SEVEN UNIT BUILDING CONCEPT.
06:58:40 THESE ARE MAINLY FOR THE NORTHERN BORDER OF OUR PROPERTY.
06:58:46 AND THE FIVE UNIT CONCEPT, WHICH WILL BE MAINLY ALONG
06:58:55 CORKSCREW LARGELY.
06:58:56 BUT OF NOTE BETWEEN THE PRIOR CONCEPT AND THIS CONCEPT,
06:59:00 YOU'LL SEE THAT ON TOP OF CHOOSING A COLOR SCHEME AND
06:59:04 INCORPORATING IT IN THERE, THE ALABASTER PORTIONS ARE THE
06:59:10 PARTS -- THE OYSTER BAR, ARE THE PARTS MORE RECESSED INTO
06:59:14 THE BUILDING.
06:59:15 WE DID ADD SOME HIP ROOFS TO THESE ELEVATIONS TO HELP BREAK
06:59:21 UP THE PLAIN BORING ROOF LINE COMMENTS WE RECEIVED IN THE
06:59:26 PAST.
06:59:26 WE ADDED WINDOW MULLIONS TO ALL OF THE WINDOWS AROUND ALL OF
06:59:30 THE BUILDING.
06:59:31 WE ADDED METAL DETAILS TO THE DISABLE ENDS THERE.
06:59:34 AND ADDED SHUTTERS TO THE ELEVATIONS FRONT, REAR AND SIDES.
06:59:40 ALSO ADDED HEADER AND TRIM DETAILS.

06:59:47 AS WELL AS STONE WATER TABLE.
06:59:50 WE DID INCORPORATE ALL THE WAY UP THROUGH THE GARAGE WHEN
06:59:54 POSSIBLE AND ON THE LARGER END UNIT.
06:59:57 HERE IS OUR SIDE ELEVATION, NOTING THE FOUR WINDOW MULLIONS
07:00:03 AS ENHANCED SITE ELEVATION AS WELL AS THE SHUTTER DETAIL.
07:00:08 HERE IS THE PROPOSED REAR NINE UNIT.
07:00:17 THOSE ARE THE SEVEN.
07:00:19 BACK TO THE FIVE.
07:00:21 SO ON THE REAR ELEVATIONS WHICH I KNOW WE HAD MOST CONCERN
07:00:27 LAST TIME, ON THESE ELEVATIONS HERE, WE TRIED TO CREATE
07:00:31 ADDITIONAL DEPTH AND ROOF DETAIL.
07:00:35 SO BY DOING SO, WE FURRED OUT SOME OF THE COMPONENTS IN THE
07:00:39 REAR ELEVATION, INCORPORATING THE BOTTOMS OF THOSE.
07:00:42 AGAIN, THE SHUTTER DETAIL, THE METAL ACCENT AND THE GABLES.
07:00:47 WE ADDED DORMERS TO HELP BREAK UP SOME OF THE ROOF LINE.
07:00:52 AND ADDED THE HEADER AND TRIM DETAILS WITH THE FOUR WINDOW
07:00:56 MULLIONS ACROSS THE BOARD.
07:00:58 ANY QUESTIONS REGARDING THE ARCHITECTURE?
07:01:06 >>Michael Sheeley: I THINK YOU'VE COME A LONG WAY AND I
07:01:08 REALLY APPRECIATE YOU LISTENING.
07:01:10 I THINK YOU REALLY HIT IT AND I THINK YOUR COLOR PALETTE IS
07:01:14 GREAT.
07:01:15 >> AWESOME, THANK YOU.
07:01:15 >>Michael Sheeley: I THINK IT'S REALLY GOOD.
07:01:19 >>Dan Williams: THOSE ARE EITHER ONE CAR OR TWO CAR GARAGES,

07:01:21 IS THAT CORRECT?
07:01:22 >> YES, SIR.
07:01:25 >>Jim Wallace: ONE COMMENT THAT I WOULD MAKE AND I DEFER TO
07:01:28 MY ARCHITECTURAL COLLEAGUES, BUT IT FEELS LIKE THE DORMERS,
07:01:31 I LOVE THE FACT THAT YOU ADDED THEM, THEY FEEL A LITTLE
07:01:35 DINKY, A LITTLE SMALL.
07:01:38 I THINK IT'S SORT OF ACCENTUATED BECAUSE THE WINDOWS BELOW
07:01:41 THEM ALL HAVE SHUTTERS ON THEM.
07:01:43 SO THE WIDTH OF THE WINDOW, IF YOU WOULD, OF THE WINDOW
07:01:48 ASSEMBLY, IN YOUR MIND, YOUR PERCEPTION WHEN YOU SEE IT
07:01:51 FEELS LIKE IT IS THE WIDTH INCLUDING THE SHUTTERS YOU SEE
07:01:56 BELOW.
07:01:56 THEREFORE IT ACCENTUATES HOW NARROW THE DORMERS ARE.
07:02:00 IS THERE SOME WAY THAT DORMER CAN GET A LITTLE BIGGER.
07:02:03 I DON'T KNOW, MAYBE MY COLLEAGUES WOULD WANT TO COMMENT ON
07:02:05 IT.
07:02:05 >>Michael Sheeley: I LIKE THE RELATIONSHIP OF THE DORMERS
07:02:08 AND THE WINDOW BELOW.
07:02:09 I DON'T HAVE A PROBLEM AND I DON'T LOOK AT IT WITH THE
07:02:12 SHUTTER LIKE YOU DO.
07:02:14 THEY ARE LINED UP AND SAME WIDTH AS WINDOWS.
07:02:16 >>Jim Wallace: YOU LIKE THEM THE WAY THEY ARE.
07:02:18 >>Michael Sheeley: I DO.
07:02:22 >>James Tatooles: THE FACT THAT THEY ARE ADDED MAKES A
07:02:24 DIFFERENCE.

07:02:25 >>Kristin Jeannin: HUGE.
07:02:29 >>Al Paivandy: I HAVE A QUESTION.
07:02:30 I APOLOGIZE, I WASN'T HERE FOR THE LAST MEETING.
07:02:33 I HAPPENED TO KNOW SANDY ROAD.
07:02:35 I BELIEVE IT IS A TWO-LANE ROAD, ONE GOING NORTH, ONE COMING
07:02:40 SOUTH.
07:02:41 ABOUT THE POINT THAT YOUR ENTRANCE AND EXIT IS TURNS INTO
07:02:45 THREE AND ONE BECOME A TURN LANE.
07:02:50 THAT'S ALREADY THERE.
07:02:52 NOTHING TO DO WITH CORKSCREW.
07:02:58 I'M TRYING TO FIGURE OUT A CONFLICT THAT YOU MIGHT HAVE ON
07:03:01 YOUR SITE, IF THERE'S 154 UNITS THERE, AT A MINIMUM, THERE
07:03:07 WOULD BE 150 CARS COMING OUT, POSSIBLY, NOT QUITE AT THE
07:03:12 SAME TIME, BUT CLOSE TO IT.
07:03:15 IF I DOUBLE THAT NUMBER BECAUSE SOME OF THEM ARE TWO-CAR
07:03:19 GARAGES, YOU'RE GETTING CLOSER TO 300 CARS COMING OUT OF
07:03:22 THERE.
07:03:23 I'M NOT SURE IF THEY CAN GET OUT OR BE COMPLETELY BACKED OUT
07:03:29 INTO YOUR SUBDIVISION.
07:03:33 >> CALL NORM TO THE STAGE.
07:03:34 >>Al Paivandy: I WAS TRYING IN MY MIND PUT ALL THE CARS IN

07:03:38 LINE AND I THINK IT WILL FILL UP YOUR ROAD THAT ARE THERE.
07:03:41 I CAN'T IMAGINE HOW THEY CAN TURN ON SANDY, SANDY GOING ONE
07:03:47 DIRECTION, ENDS UP IN BROADWAY AND BACK INTO 41.
07:03:52 SELDOM USED.

07:03:54 ALSO RIGHT PAST THIS PROPERTY IS A BUS STOP FOR SCHOOL AND
07:04:01 THE NEXT PROPERTY AFTER THAT, I BELIEVE SUBDIVISION IS GROVE
07:04:05 LINE, IF I'M NOT MISTAKEN.
07:04:07 THAT'S ALSO ANOTHER BUS STOP FOR A NUMBER OF CHILDREN AND
07:04:11 THAT ENTIRE ROAD DOESN'T HAVE A SIDEWALK.
07:04:15 THAT'S WHY I PAID ATTENTION TO THE SIDEWALK BEGINNING.
07:04:18 HAVING SAID ALL OF THAT, I JUST DON'T KNOW HOW 150 TO 300
07:04:23 CARS WILL BE ABLE TO GET OUT TO EVEN GO TO WORK.
07:04:27 >> RIGHT.
07:04:27 MY NAME IS NORM TREBILCOCK.
07:04:31 I PREPARED THE TRAFFIC IMPACT STATEMENT FOR THE PROJECT.
07:04:34 I'M A PROFESSIONAL ENGINEER, CERTIFIED PLANNER, PROFESSIONAL
07:04:39 TRAFFIC OPERATIONS ENGINEER AS WELL.
07:04:40 BEEN WORKING IN THE AREA SINCE 1990, ABOUT 34 YEARS PLUS.
07:04:45 THE GOOD THING ON A PROJECT, ANY PROJECT, SOMETIMES WHEN YOU
07:04:53 SORT OF DO THAT MATH OF 154 UNITS, BUT THAT'S REALLY NOT THE
07:04:59 REALITY OF WHAT HAPPENS WITH A COMMUNITY.
07:05:01 WEAPON USE THE INSTITUTE OF TRANSPORTATION ENGINEERS NUMBERS
07:05:06 AND THEY ARE REALLY GOOD FOR WHAT WE DO.
07:05:08 IN THE CASE OF, SAY, THE PEAK HOUR IN THE MORNING, WHAT
07:05:14 YOU'RE GOING TO FIND IS YOUR VOLUMES ENTERING AND EXITING,
07:05:19 THE ENTERING IS MUCH LESS AS WE WOULD SUSPECT.
07:05:22 17.
07:05:23 AND EXITING IS 54.
07:05:26 AND THEN IN THE P.M., IT'S 55 ENTERING AND THEN 32 EXITING.

07:05:32 SO YOU'RE NOT GETTING THE WHOLE 154 UNITS, THE EFFECT OF IT
07:05:38 AT ONE TIME, BECAUSE WE ALL HAVE DIFFERENT BEHAVIORS IN
07:05:40 TERMS OF PEOPLE'S WORKING HOURS AND THINGS LIKE THAT.
07:05:44 SO THE KEY IS, AND THEN WHAT WE DO IS WE LOOK AND
07:05:47 DISTRIBUTED THAT TRAFFIC AROUND THE SITE.
07:05:50 THERE REALLY IS SUFFICIENT QUEUE AND SUCH AND THIS IS MUCH
07:05:54 LESS INTENSIVE THAN WHAT HAD PREVIOUSLY BEEN APPROVED FOR
07:05:56 THE SITE AND LEVELS OF SERVICE ARE IN GOOD SHAPE AS WELL.
07:06:00 BY USING THE MULTIPLE ACCESS POINTS AND REALLY LOOKING AT
07:06:03 THE REALITY OF THE VOLUME OF TRAFFIC, WE SHOULD BE IN GOOD
07:06:07 SHAPE WITH THAT.
07:06:10 >>Al Paivandy: I UNDERSTAND.
07:06:11 I'M ONLY CONCERNED FOR THE BACK UP, BE ABLE TO TURN TO GET
07:06:14 TO THE LIGHT.
07:06:16 FROM YOUR POINT OF VIEW OR THE DRAWING I'M LOOKING AT,
07:06:19 YOU'RE APPROXIMATELY 200 TO 250 FEET FROM THE CORNER WITH A
07:06:24 THIRD LINE OF LANE OF TURN ALREADY BACKED UP TO THAT GATE.

07:06:30 SO YOUR PEOPLE WON'T BE ABLE TO GET OUT, EVEN IF IT IS 50,
07:06:35 MULTIPLY --
07:06:36 >>Jim Wallace: WOULDN'T THE RESIDENTS START TO USE THE SOUTH
07:06:39 -- THE EAST ENTRANCE.
07:06:42 THE EAST ENTRANCE AND THEN GO ON TO CORKSCREW AND TURN LEFT
07:06:46 TO GO TO COCONUT POINTE.
07:06:48 >> EXACTLY.
07:06:50 >>Jim Wallace: RESIDENTS ADAPT.

07:06:52 >> CORRECT, RIGHT.
07:06:52 THEY WOULD ADJUST.
07:06:53 TO YOUR POINT, SAY, IF THEY ARE BACKING UP ON SANDY LANE OR
07:06:57 SOMETHING, WHAT YOU'D BE ABLE TO DO, YOU HAVE THE EXIT ON
07:07:01 CORKSCREW YOU CAN USE AS WELL.
07:07:03 THAT HELPS OUT FOR FOLKS.
07:07:06 >>Al Paivandy: I DID NOT EVEN SEE THAT.
07:07:07 AS BEAUTIFUL AS THE LANDSCAPING IS, I FIGURED THAT'S ANOTHER
07:07:12 DOG PARK SOMEWHERE.
07:07:13 >> I HAD A GOOD ASSISTANT TRAFFIC ENGINEER IN MR. WALLACE.
07:07:22 >>Al Paivandy: THANK YOU SO MUCH.
07:07:23 THAT REALLY HELPED.
07:07:24 I WAS EXTREMELY CONCERNED.
07:07:26 >>Mary Gibbs: MAY I ADD SOMETHING ALSO?
07:07:30 THE VILLAGE IS LOOKING AT DOING A SIDEWALK ON THE EAST SIDE
07:07:32 OF SANDY LANE, WHICH WOULD COME DOWN -- WE'RE TRYING TO GET
07:07:37 EASEMENTS NOW.
07:07:38 WE'RE WORKING WITH THE APPLICANT TO MAKE SURE WE HAVE THAT
07:07:41 PROPERTY SO WE CAN GET A SIDEWALK SO PEOPLE WON'T HAVE TO
07:07:45 WALK ON THE ROAD.
07:07:47 >> THANK YOU.
07:07:47 >>Michael Sheeley: ANY OTHER QUESTIONS?
07:07:55 >>Jim Wallace: I HAD ONE FUNNY QUESTION.
07:07:57 ON THE SITE PLAN, I DON'T KNOW HOW TO DESCRIBE THIS TO YOU.
07:08:04 THE NORTHEAST BUILDING, THE NEW PLAN, THE NEXT PLAN.

07:08:13 THE NORTHEAST BUILDING, THE THIRD BUILDING FROM THE RIGHT --
07:08:21 NO, ON THE TOP.
07:08:22 THE THIRD BUILDING FROM THE RIGHT, ONE, TWO, THREE, THE ONE
07:08:29 WHERE YOU HAVE THE TWO BACKOUT PARKING SPACES.
07:08:31 THERE APPEARS TO BE A CONFLICT BETWEEN THE DRIVEWAY AND THE
07:08:37 PARKING SPACES THERE.
07:08:38 DO THOSE BUILDINGS NEED TO SHIFT TO THE EAST A LITTLE BIT?
07:08:41 SEEMS TO BE SOME KIND OF CONFLICT THERE.
07:08:47 >> I'LL DEFER TO OUR CIVIL ENGINEER.
07:08:48 >>Jim Wallace: GOT ROOM TO SHIFT THE BUILDING.
07:08:52 >>Alexis Crespo: I THINK IT DOESN'T LOOK GREAT ON THAT
07:08:55 IMAGE, BUT CERTAINLY WE HAVE SUFFICIENT DRIVEWAY WIDTH IN
07:08:58 THAT LOCATION.

07:09:00 >>Michael Sheeley: LONGER DRIVEWAY THERE AND CURVE INTO YOUR
07:09:03 GARAGE IT LOOKS LIKE.
07:09:05 >>Alexis Crespo: I CAN'T ZOOM ANY FURTHER.
07:09:07 >> YES, AND WE CAN, I APOLOGIZE.
07:09:09 I DO SEE THE DRIVEWAY COVERED AND WE CAN SHIFT THAT
07:09:12 SLIGHTLY.
07:09:12 WE WILL MAKE SURE THAT FITS --
07:09:24 >>Jim Wallace: SHIFTS OVER A LITTLE BIT.
07:09:26 >> YES.
07:09:26 >>Jim Wallace: LOOKS LIKE TWO PARKING SPACES AND TWO
07:09:29 DRIVEWAYS -- CONFLUENCE OF CARS.
07:09:32 >> WE'LL MAKE SURE WE MAKE THAT CORRECTION AND THE SIDEWALK

07:09:36 TO SHOW CORRECTLY ON SANDY LANE.
07:09:38 >>Alexis Crespo: I WAS GOING TO CLOSE THIS OUT AND JUST NOTE
07:09:42 WE ARE IN AGREEMENT WITH YOUR STAFF THAT THE PROPOSAL IS
07:09:47 CONSISTENT WITH YOUR LAND DEVELOPMENT CODE, CONSISTENT WITH
07:09:49 YOUR COMPREHENSIVE PLAN.
07:09:51 CERTAINLY EVERYTHING YOU'VE SEEN TONIGHT IMPROVES OUR
07:09:54 CONSISTENCY WITH THE COMP PLAN AND THAT VILLAGE CENTER
07:09:56 FUTURE LAND USE THAT WE'RE IN.
07:09:58 WE'VE MADE SIGNIFICANT REVISIONS.
07:10:00 WE'RE WITHIN THAT TIER ONE.
07:10:02 SO THE LOWER END OF THE DENSITY ALLOWED WITHIN THE VILLAGE
07:10:05 CENTER.
07:10:06 WE THINK THAT IS A BIG REASON WHY THERE'S NOT A ROOMFUL OF
07:10:09 PEOPLE HERE TONIGHT.
07:10:10 THEY ARE GENERALLY PLEASED WITH THE LOWER DENSITY NATURE OF
07:10:13 THE PROJECT.
07:10:14 AND WE'RE PLEASED WITH ALL THE FEEDBACK WE'VE HEARD SO FAR
07:10:17 AND HAPPY TO ANSWER ANY FURTHER QUESTIONS.
07:10:21 >>Al Paivandy: THANK YOU FOR ALL THE WORK YOU PUT IN.
07:10:24 I WASN'T HERE THE FIRST TIME BUT THIS LOOK REALLY NICE.
07:10:27 >>Alexis Crespo: YOU MIGHT BE GLAD YOU WEREN'T.
07:10:28 YOU GOT TO SEE THE IMPROVED VERSION.
07:10:31 THANK YOU.
07:10:32 >>Michael Sheeley: THANK YOU.
07:10:32 TAMMY, DO WE HAVE ANY PUBLIC COMMENTS?

07:10:35 >>Tammy Duran: NO.
07:10:36 >>Michael Sheeley: ANYBODY HERE WHO WOULD LIKE TO SPEAK?
07:10:39 NANCY WOULD.
07:10:42 >>Nancy Stroud: I KNOW THAT YOU WORKED ON THE LANGUAGE OF
07:10:44 THE NEW CONDITION, CONDITION 10 WITH DAVID WILLEMS.
07:10:49 I WONDER IF WE COULD CLARIFY A LITTLE BIT.
07:10:52 WHEN I FIRST READ IT, I WAS HAVING A HARD TIME.
07:10:55 TOWARDS THE END, WHEN IT TALKS ABOUT THE LATER OF ONE, THE
07:11:02 VILLAGE RECEIPT OF FINAL PERMITS AND NOTICE TO PROCEED FROM

07:11:05 THE VILLAGE.
07:11:06 DO YOU WANT TO PUT AN APPLICANT'S NOTICE TO PROCEED FROM THE
07:11:10 VILLAGE?
07:11:11 THAT'S WHAT YOU MEAN, RIGHT?
07:11:12 THE VILLAGE IS GOING TO GET THE PERMITS AND THEN THE
07:11:14 APPLICANT GETS --
07:11:16 >>Rich Yovanovitch: YES.
07:11:17 >>Nancy Stroud: INSTEAD OF AND TO, SHOULD BE OR TO.
07:11:23 >>Rich Yovanovitch: I ACTUALLY HAD THAT SAME INITIAL
07:11:26 REACTION BUT I THINK WE NEED BOTH.
07:11:28 WE NEED BOTH THE ABILITY TO HAVE OUR DEVELOPMENT ORDER AND
07:11:31 THE PERMITS.
07:11:32 IF IT'S AN OR, WE WOULD HAVE TO START DOING THE IMPROVEMENTS
07:11:36 PRIOR TO GETTING OUR DEVELOPMENT ORDER.
07:11:41 >>Nancy Stroud: IT IS THE LATER OF ONE OR TWO.
07:11:43 >>Rich Yovanovitch: IT'S ONE AND TWO.

07:11:45 YOU HAVE TO GET BOTH THE PERMIT TO MOVE FORWARD WITH THE
07:11:48 CONSTRUCTION AND GET OUR DEVELOPMENT ORDER.
07:11:51 THAT'S WHY WE HAVE AND.
07:11:54 IF IT WAS OR, I COULD GET MY DEVELOPMENT ORDER AND START
07:11:57 WORK, WHICH I CAN'T BECAUSE I DON'T HAVE THE PERMIT, BUT IF
07:11:59 YOU GOT THE PERMIT AHEAD OF US GETTING DEVELOPMENT ORDER, WE
07:12:02 WOULD HAVE TO COMMENCE WORK ON THE SIDEWALK.
07:12:06 THAT'S WHY IT IS THE AND.
07:12:08 I HAD THE SAME INITIAL REACTION.
07:12:10 >>Nancy Stroud: THAT MAKES SENSE.
07:12:11 >>Michael Sheeley: THANK YOU.
07:12:12 BRING IT BACK TO THE BOARD.
07:12:14 REMEMBER, WE ARE MAKING A RECOMMENDATION FOR THE REZONING TO
07:12:19 COUNCIL.
07:12:20 IT'S NOT AN APPROVAL.
07:12:21 ANY MORE DISCUSSION?
07:12:23 ANYONE WANT TO ENTERTAIN A MOTION?
07:12:25 >>James Tatooles: I'LL MAKE A MOTION THAT WE MAKE A
07:12:29 RECOMMENDATION OF APPROVAL WITH CONDITIONS.
07:12:34 >>Jim Wallace: I'LL SECOND THAT.
07:12:35 >>Michael Sheeley: TAMMY, WOULD YOU PLEASE CALL THE
07:12:37 QUESTION?
07:12:39 >>Kristin Jeannin: YES.
07:12:41 >>Al Paivandy: YES.
07:12:43 >>Michael Sheeley: YES.

07:12:44 >>James Tatooles: YES.
07:12:46 >>Jim Wallace: YES.
07:12:48 >>Dan Williams: YES.
07:12:50 >>Michael Sheeley: THERE IT IS.
07:12:51 UNANIMOUS.

07:12:52 THANK YOU VERY MUCH.
07:12:52 GOOD JOB.
07:12:53 ONE MORE PUBLIC HEARING.
07:13:26 THIS IS FOR THE ESTERO ENTERTAINMENT DISTRICT.
07:13:31 >>Tammy Duran: HI.
07:13:32 CAN YOU HEAR US IN ZOOM?
07:13:34 >> YES, CAN I HEAR YOU.
07:13:36 >>Tammy Duran: THANK YOU.
07:13:37 >>Michael Sheeley: GIVE IT A MINUTE TO LET EVERYBODY CLEAR
07:13:39 OUT.
07:13:50 >>Nancy Stroud: FOR THOSE PEOPLE PARTICIPATING ON ZOOM, HAVE
07:13:53 YOU BEEN SWORN?
07:13:53 WERE YOU HERE EARLIER?
07:13:59 >> I WAS SWORN AT THE LAST HEARING BUT I HAVE NOT BEEN SWORN
07:14:01 FOR THIS ONE.
07:14:03 >>Nancy Stroud: OKAY.
07:14:04 WOULD YOU THEN RAISE YOUR RIGHT HAND.
07:14:09 WILL YOU BE TESTIFYING?
07:14:16 OKAY.
07:14:19 GREAT.

07:14:19 TWO NEW PEOPLE.
07:14:21 FOUR NEW PEOPLE.
07:14:28 DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY THAT YOU WILL GIVE
07:14:32 TONIGHT IS THE TRUTH, THE WHOLE TRUTH, AND NOTHING BUT THE
07:14:34 TRUTH?
07:14:36 >> I DO.
07:14:41 >>Nancy Stroud: WE NEED EX PARTE DISCLOSURES?
07:14:46 >> NO.
07:14:47 >> NO.
07:14:47 >>Michael Sheeley: ANY CONFLICTS?
07:14:48 >> NO.
07:14:49 >> NO.
07:14:50 >>Nancy Stroud: THANK YOU.
07:14:57 >>Mary Gibbs: OUR LAST CASE TONIGHT -- YAY -- ESTERO
07:15:00 ENTERTAINMENT DISTRICT.
07:15:01 THIS IS A REQUEST FOR A DEVELOPMENT ORDER.
07:15:04 THIS IS THE VILLAGE OWNED PROPERTY ON WILLIAMS ROAD AND VIA
07:15:08 COCONUT.
07:15:08 IT'S ABOUT 20 ACRES THAT HAS THE OLD DRIVING RANGE AND THE
07:15:14 PROPERTY IS NOW BEING CLEARED.
07:15:16 IT'S FOR THE HIGH 5 AND THE PICKLEBALL COURTS AND MINI-GOLF
07:15:22 THAT YOU HEARD ABOUT BEFORE.
07:15:24 WE ACTUALLY HAD SEVERAL PUBLIC INFORMATION MEETINGS AND A
07:15:26 WORKSHOP TO GO OVER THE ARCHITECTURE.
07:15:30 TONIGHT, THE APPLICANT IS HERE ASKING FOR -- APPLICANT,

07:15:33 WHICH IS OUR CONSULTANT, ASKING FOR APPROVAL OF THE

07:15:36 DEVELOPMENT ORDER.
07:15:36 ALSO HAVE TWO DEVIATIONS THAT THEY ARE GOING TO EXPLAIN.
07:15:41 ONE TO ELIMINATE THE PARKING BUMPERS AND ONE IS FOR LIGHTING
07:15:46 PAST 10 P.M. BECAUSE THERE IS SOME LANGUAGE IN OUR CODE THAT
07:15:51 SAYS SPORTS FACILITIES CAN ONLY BE LIT UNTIL 10 P.M.
07:15:55 TWO DEVIATIONS.
07:15:57 AGAIN, THEY'LL EXPLAIN THAT.
07:16:00 AND THERE'S ALSO BEEN REVISIONS TO THE ARCHITECTURE SINCE
07:16:03 THEY RECEIVED YOUR COMMENTS AT THE PRIOR WORKSHOP.
07:16:06 IF YOU DON'T HAVE ANY QUESTIONS FOR ME, I KNOW IT'S GETTING
07:16:10 LATE, I'LL TURN IT OVER TO MICHAEL COMPARATO FROM VIESTE,
07:16:16 WHO WILL KICK OFF THE PRESENTATION.
07:16:20 >>Michael Comparato: GOOD EVENING.
07:16:21 IT'S GOOD TO BE BACK.
07:16:24 AS MARY REFERENCED, THIS IS HOPEFULLY THE CULMINATION OF A
07:16:29 NUMBER OF PUBLIC INFORMATION MEETINGS THAT WE'VE BEEN VERY
07:16:32 THANKFUL FOR THE INPUT FROM THE BOARD.
07:16:35 WE FEEL LIKE THE CONSULTANTS, DESIGN CONSULTANTS, BOTH
07:16:39 ENGINEERING AND ARCHITECTURE HAVE LISTENED AND PAID A LOT OF
07:16:42 ATTENTION, MADE A LOT OF PROGRESS, GIVEN THE INPUT THAT
07:16:47 WE'VE RECEIVED FROM THE BOARD, VILLAGE PERSPECTIVE, AS
07:16:50 CONSULTANT TO THE VILLAGE, WE'RE PLEASED TO SEE THE
07:16:52 PROGRESS, HOPEFULLY AS YOU ALL DRIVE BACK AND FORTH FROM
07:16:56 WILLIAMS AND VIA COCONUT, YOU CAN SEE THE PROGRESS BEING

07:16:58 MADE WITH THE LIMITED DEVELOPMENT OFFENDER SCOPE ON WHAT
07:17:01 USED TO BE OUR DRIVING RANGE PROPERTY.
07:17:04 WE'RE WELL INTO THE FIRST PHASE OF THAT LIMITED DEVELOPMENT
07:17:09 SCOPE.
07:17:09 THIS DEVELOPMENT ORDER SCOPE OF WORK WILL THEN ALLOW US TO
07:17:13 NOT DEMOBILIZE FROM CONSTRUCTION BUT THEN HOPEFULLY MOVE
07:17:17 DIRECTLY INTO PER OUR OVERALL SCHEDULE THE BALANCE OF THE
07:17:23 CIVIL ENGINEERING WORK AND THE ABILITY FOR HIGH 5
07:17:26 ENTERTAINMENT AS OUR FIRST PUBLIC/PRIVATE PARTNER TO GO
07:17:30 VERTICAL WITH ITS DEVELOPMENT.
07:17:32 SO TONIGHT, WE'RE FIRST GOING TO HAVE RWA, OUR ENGINEERING
07:17:36 CONSULTANT, UPDATE AND BRIEF YOU ON THE DEVELOPMENT SCOPE
07:17:40 RELATED TO SITE CIVIL AND THEN BILL AND ANA FROM PARKWAY
07:17:45 DESIGN, HIGH 5'S DESIGN CONSULTANTS TO WALK YOU THROUGH THE
07:17:49 ARCHITECTURE AND THE ADVANCEMENTS THAT HAVE BEEN MADE SINCE
07:17:53 OUR LAST MEETING AS WELL.
07:17:54 CHRIS.
07:18:08 >> GOOD EVENING, EVERYBODY.
07:18:10 CHRIS WRIGHT, FOR THE RECORD, PRINCIPAL CIVIL ENGINEER FOR
07:18:14 THE VILLAGE AND VIESTE.
07:18:17 WHAT WE WOULD LIKE TO DO TONIGHT IS JUST KIND OF WALK YOU
07:18:20 THROUGH SOME OF THE HIGHLIGHTS OF WHERE WE STAND WITH
07:18:23 EVERYTHING.

07:18:24 THE SITE PLAN THAT YOU SEE BEFORE YOU IS A SITE PLAN YOU'VE
07:18:27 SEEN THE LAST COUPLE OF PUBLIC PRESENTATIONS.

07:18:30 IT REALLY HASN'T BEEN ADJUSTED.
07:18:32 NO MAJOR CHANGES HAVE BEEN MADE, AND THIS IS WHAT ALSO IS IN
07:18:36 YOUR DETAILED PACKAGE FOR THE CIVIL ENGINEERING PLANS,
07:18:40 LANDSCAPE PLANS, IRRIGATION PLANS, ET CETERA.
07:18:43 AS MICHAEL MENTIONED, THE PROJECT IS ACTIVELY UNDER
07:18:48 CONSTRUCTION.
07:18:49 THE LDO WAS APPROVED BACK IN MAY.
07:18:54 THE SITE HAS BEEN CLEARED.
07:18:55 THEY ARE STARTING THE EXCAVATION PROCESS AND THEY WILL SOON
07:18:59 BE STARTING TO FILL THE SITE TO BRING IT UP TO PAD LEVEL FOR
07:19:03 THE SITE IMPROVEMENTS AND THE BUILDING PAD ITSELF.
07:19:08 THE INTENT OF THESE CIVIL SITE IMPROVEMENTS HERE IS WE CAN
07:19:13 SEE WE'RE DOING A PHASE ONE.
07:19:16 PHASE ONE CONSISTS OF THE PARKING AREA TO SUPPORT THE HIGH 5
07:19:21 SITE.
07:19:22 ENTRANCE DRIVE OUT TO VIA COCONUT.
07:19:25 WE HAVE AN EXTENSION FOR A FUTURE CONNECTION TO WILLIAMS
07:19:30 ROAD, BUT THAT'S NOT PART OF THIS PETITION.
07:19:33 THE MASTER INFRASTRUCTURE ALSO SUPPORTS SITES TWO AND THREE
07:19:40 IN ADDITION TO THE HIGH 5 SITE.
07:19:43 WE WILL ALSO BE GOING THROUGH A SECOND D.O. AND THIRD D.O.
07:19:53 PROCESS FOR PARCELS TWO AND THREE.
07:19:55 I KIND OF WANTED TO KEEP IT SIMPLE.
07:20:03 I THINK THE STAFF REPORT KIND OF SPEAKS FOR ITSELF.
07:20:07 AS MICHAEL AND MARY BOTH MENTIONED, WE HAVE A COUPLE OF

07:20:09 DEVIATIONS THAT WE WOULD LIKE TO TALK ABOUT THIS EVENING.
07:20:14 THE ONE THAT IS MORE CIVIL ORIENTED HAS TO DO WITH THE WHEEL
07:20:18 STOPS AND THE DEVIATION IS BEING ASKED FOR THE AREAS THAT
07:20:22 AREN'T ADJACENT TO SIDEWALKS OR THE PARKING SPACE WOULD
07:20:27 OVERHANG INTO THE SIDEWALK, THAT WE NOT PUT WHEEL STOPS IN
07:20:33 THE GENERAL AREAS OF THE PARKING LOT.
07:20:35 WE FEEL LIKE THEY ARE A TRIPPING HAZARD, BUT IN THE AREA UP
07:20:40 AGAINST THE BUILDING HERE WHERE THE PARKING SPACES DO KIND
07:20:43 OF COME IN CONTACT WITH THE SIDEWALK OR THE PATHWAY, WE
07:20:45 WOULD HAVE WHEEL STOPS IN THOSE LOCATIONS.
07:20:49 WE'VE GOT MEMBERS FROM THE TECHNICAL TEAM, NOT ONLY MYSELF
07:20:59 BUT CIVIL ENGINEER OF RECORD MICHAEL PAPPAS.
07:21:01 ON THE LINE, JAMES McCORD, WHO IS THE REGISTERED LANDSCAPE
07:21:05 ARCHITECT.
07:21:05 IRRIGATION DESIGNER AND SITE LIGHTING CONSULTANT.
07:21:08 AND THEN LAST BUT NOT LEAST, WE HAVE NORM TREBILCOCK FOR THE
07:21:12 TRANSPORTATION WHO DID THE TIS STUDY FOR THE VILLAGE.
07:21:15 SO I WOULD BE HAPPY TO ENTERTAIN ANY OF THE TECHNICAL
07:21:21 QUESTIONS RELATED TO THE SITE AT THIS POINT.

07:21:22 WE CAN GO THROUGH ANY CONCERNS OR QUESTIONS THAT YOU MIGHT
07:21:25 HAVE WITH THE MEMBERS OF THE TECHNICAL TEAM, AND THEN IF
07:21:29 NOT, AT THIS POINT, WHAT I WOULD LIKE TO DO IS HAND IT OVER
07:21:32 TO BILL POUNDS WITH PARKWAY ARCHITECTURE TO KIND OF GO
07:21:36 THROUGH THE HIGH 5 BUILDING ITSELF.
07:21:38 AND I THINK THE SUBJECT OF A LOT OF THE QUESTIONS AT THE

07:21:41 LAST PUBLIC PRESENTATION.
07:21:45 >>Jim Wallace: ONLY QUESTION I HAVE ON THE SITE IS WHAT
07:21:48 HAPPENED TO ALL THE HERITAGE TREES THAT YOU WERE GOING TO
07:21:53 SAVE?
07:21:54 >> THOSE WERE PART OF THE LDO APPLICATION THAT WAS SUBMITTED
07:21:58 EARLIER IN THE YEAR, AND THEN APPROVED IN MAY.
07:22:05 AS PART OF THAT APPLICATION, ALL THE HERITAGE TREES WERE
07:22:09 REMOVED FROM THE PERIMETER AND THROUGHOUT THE SITE TO MAKE
07:22:14 WAY FOR THE PROPOSED IMPROVEMENTS.
07:22:16 SO THAT WAS TAKEN CARE OF BY THAT PARTICULAR DEVELOPMENT
07:22:19 ORDER.
07:22:21 >>Jim Wallace: I THOUGHT THERE WAS A COMMITMENT THAT THOSE
07:22:23 TREES WOULD NOT BE TOUCHED.
07:22:25 I SAW THE SITE WAS CLEARED, EVERY PIECE OF VEGETATION IS
07:22:30 GONE.
07:22:30 >>Mary Gibbs: WE TALKED ABOUT I THINK INITIALLY COULD WE
07:22:34 PRESERVE THE HERITAGE TREES BECAUSE THE SITE IS LOADED WITH
07:22:38 BIG TREES, AND THEN WHEN THEY WENT OUT AND LOOKED AT IT AND
07:22:42 REALIZED HOW MUCH FILL THEY WOULD HAVE TO PUT ON IT, THEY
07:22:48 BASICALLY SAID THERE WAS NO WAY TO SAVE THE TREES.
07:22:50 >>Jim Wallace: I JUST REMEMBERED THE DISCUSSION THAT WE ALL
07:22:52 AGREED THAT THE VILLAGE OF ESTERO WOULD NOT BE GIVEN SPECIAL
07:22:55 PRIVILEGE THAT WOULDN'T BE GIVEN TO ANY OTHER APPLICANTS.
07:22:59 >>Mary Gibbs: AND THERE WAS NO SPECIAL PRIVILEGE BECAUSE
07:23:02 WHEN YOU CUT THEM DOWN, YOU HAVE TO REPLACE WITH THE

07:23:05 EQUIVALENT OR MORE.
07:23:07 >>Kristin Jeannin: IT'S 3 TO 1.
07:23:09 >>Mary Gibbs: WELL, THAT'S IF YOU HAVE A CODE VIOLATION.
07:23:11 IT'S NOT AS MUCH WHEN YOU'RE DOING A DEVELOPMENT ORDER.
07:23:14 BUT THE TREES WERE -- I THINK THERE ARE A FEW, MAYBE JUST A
07:23:17 FEW ON THE PERIMETER.
07:23:19 WE BROUGHT THE LIMITED DEVELOPMENT --
07:23:21 >>Jim Wallace: I REMEMBER A MEETING THAT WE HAD WHERE I
07:23:24 BELIEVE, AND MAYBE I'M MISUNDERSTANDING, THERE WAS A PLEDGE
07:23:28 THAT THOSE TREES, WHICH WERE THERE.
07:23:36 THE REASON I KNOW IS BECAUSE I LOOKED AT THIS SITE ONCE AS A
07:23:39 POSSIBLE SITE TO ACQUIRE.
07:23:40 I WAS TOLD BY THE VILLAGE YOU CAN'T TOUCH THOSE HERITAGE
07:23:43 TREES.
07:23:44 I BROUGHT IT UP AT A SPECIFIC MEETING.

07:23:45 I WAS TOLD, DON'T WORRY, WE WON'T TOUCH THEM.
07:23:48 >>Mary Gibbs: I REMEMBER THE MEETING WHERE YOU SAID I WAS
07:23:52 GOING TO PURCHASE THAT PROPERTY BUT THERE WERE TOO MANY
07:23:55 TREES SO YOU DIDN'T PURCHASE IT BECAUSE THERE ARE A LOT OF
07:23:58 TREES ON THERE AND WE WOULD LIKE TO PRESERVE THEM.
07:24:00 BUT WHEN WE REALIZED WE COULDN'T, WE BROUGHT BACK LIMITED
07:24:03 DEVELOPMENT ORDER FOR YOU ALL TO REVIEW AND SAID THAT.
07:24:07 >>Jim Wallace: ANYWAYS, THEY ARE GONE.
07:24:09 I THINK IT SHOULD BE NOTED THAT AT ONE TIME, THOSE TREES
07:24:12 WERE GOING TO BE KEPT.

07:24:13 >>Mary Gibbs: AND I'M SAD.
07:24:15 I'M VERY SAD.
07:24:17 EVERYBODY KNOWS I'M SAD ABOUT IT.
07:24:22 >>Michael Sheeley: ANY QUESTIONS ON THE SITE PLAN?
07:24:24 THANK YOU.
07:24:25 >> AT THIS TIME, WE'LL HAVE BILL POUNDS TALK ABOUT THE
07:24:28 BUILDING ARCHITECTURE.
07:24:32 >> THANK YOU VERY MUCH.
07:24:32 MY NAME IS BILL POUNDS WITH PARKWAY ARCHITECTS.
07:24:35 I WANTED TO RUN THROUGH AND PROVIDE A QUICK REFRESHER ON
07:24:38 SOME OF THE KEY PROGRAMMATIC ELEMENTS FOR THE PROJECT.
07:24:42 I DON'T KNOW WHO IS TAPPING THROUGH THE SLIDES, BUT IF
07:24:45 SOMEBODY COULD ADVANCE TO THE SITE PLAN ON THE NEXT SHEET.
07:24:49 HIGH-LEVEL, THIS IS COMBINATION OF HIGH 5 FACILITY, 18 HOLE
07:24:59 MINIATURE GOLF AND 21 PICKLEBALL COURTS, 12 OF WHICH ARE
07:25:03 COVERED, 4 OF WHICH ARE ENCLOSED AND 5 OF THEM ARE OPEN.
07:25:08 AND ONE OF THOSE 5 THAT ARE OPEN IS DEDICATED OR DESIGNATED
07:25:13 TO BE A CHAMPIONSHIP COURT FOR TOURNAMENT PLAY.
07:25:17 ALL THESE WILL BE REGULATION SIZE, BUT WE'RE MAKING A POINT
07:25:22 OF TRYING TO ACCENTUATE AT LEAST THE ONE.
07:25:25 THE ENTRY AND THE CONFIGURATION FOR HIGH 5, SET THAT UP.
07:25:30 CONSIDERATION OF HOW THIS RELATES TO THE REST OF THE
07:25:32 BUILDING'S PROGRAM RELATES TO THE PICKLEBALL FACILITIES.
07:25:35 SO THAT WE HAVE A SECONDARY ENTRANCE INTO HIGH 5.
07:25:40 WE'LL SEE SOME OF THIS WHEN WE GO TO THE NEXT SLIDE IN A

07:25:42 MINUTE, THAT GIVES A BETTER CONNECTION FROM THE PICKLEBALL
07:25:46 FACILITIES TO THE BUILDING FOR SOME OF THOSE SYNERGIES THAT
07:25:51 WE'LL HAVE BETWEEN THE PATRONS THAT ARE USING BOTH
07:25:55 PICKLEBALL AND HIGH 5.
07:25:56 IF YOU CAN GO TO THE NEXT SLIDE.
07:25:58 >>Dan Williams: CAN I ASK A QUICK QUESTION?
07:26:01 THOSE THREE ITEMS BOXED IN RED, WHAT ARE THOSE?
07:26:07 >> I LAMENT THE FACT THAT THEY WERE DELINEATED WITH RED.
07:26:11 THEY WERE MEANT TO REPRESENT SHUFFLEBOARD OR A COMPARABLE
07:26:16 GAMING.
07:26:16 WE'RE STILL REFINING THE PROGRAM FOR THE GAMING LAWN THAT

07:26:20 WAS INTENDED TO REPRESENT AN AMENITY ALONG THOSE LINES.
07:26:25 >> THANK YOU.
07:26:28 >> SO, AGAIN, I KNOW YOU GUYS HAVE SEEN THESE PLANS BEFORE,
07:26:33 JUST A QUICK HIGH-LEVEL FLYBY, GROUND FLOOR WILL INCLUDE 16
07:26:38 LANES OF BOWLING, SPACE FOR ARCADE GAMES, LASER TAG
07:26:45 FACILITY, SOME ESCAPE ROOMS, SOME EVENT ROOMS AND DINING,
07:26:50 ALL SERVED BY A KITCHEN, RESTROOMS, AND ALL THE KIND OF
07:26:54 NORMAL AMENITIES THAT GO WITH THOSE AFOREMENTIONED SPACES.
07:26:58 THEN YOU'LL NOTICE -- SORRY, GO BACK.
07:27:01 WE'VE GOT OUR MAIN ENTRY ON THE SOUTHWEST, BUT YOU CAN SEE
07:27:05 WE HAVE A SECONDARY ENTRANCE WITH A VESTIBULE THAT KIND OF
07:27:10 LEADS DIRECTLY UP TOWARDS THE PICKLEBALL FACILITIES WITH A
07:27:13 SET OF RESTROOMS COMING JUST INSIDE OF THOSE DOORS FOR
07:27:16 CONVENIENCE, EVEN THOUGH THAT'S KIND OF OVERLAPPING WITH

07:27:19 SOME OTHER RESTROOMS THAT WE HAVE BUILT INTO ONE OF THE
07:27:22 ENCLOSED PICKLEBALL AREAS.
07:27:25 NOW YOU CAN GO TO THE NEXT SLIDE.
07:27:27 STOP ME IF I'M STEAMROLLING AND YOU GUYS WANT TO LOCK DOWN
07:27:31 ON ANYTHING.
07:27:32 FOR THE SECOND LEVEL, WE BASICALLY HAVE TEN LANES OF DUCKPIN
07:27:38 WHICH IS MORE OF AN ADULT CENTRIC BOWLING GAME.
07:27:45 BAR DINING, EVENT ROOMS, VR AND SOME BILLIARDS AND
07:27:51 MISCELLANEOUS GAMES, LIKE FOOSBALL THAT ARE AROUND THAT
07:27:54 AREA.
07:27:54 AND THEN, OF COURSE, SOME OF THAT IS OPEN TO THE LEVEL
07:27:59 BELOW.
07:27:59 HERE IS WHERE WE MADE THE MOST SIGNIFICANT CHANGES IN
07:28:03 RESPONSE TO THE FEEDBACK WE HAD AT OUR LAST MEETING.
07:28:06 THE FEEDBACK LAST TIME WAS THAT WE NEED TO PROVIDE MORE
07:28:12 ARTICULATION, GET AWAY FROM THE TEXAS STONE SO IT DOESN'T
07:28:17 FEEL LIKE A PROJECT IN TEXAS.
07:28:18 KIND OF MORE ICONIC ARCHITECTURE, KIND OF HARMONIOUS WITH
07:28:21 THE VILLAGE OF ESTERO'S KIND OF GENERAL STYLE.
07:28:26 SO TO THAT END, WE ADDED SOME -- WE TRIED TO INJECT SOME
07:28:31 COLOR VARIATION AND WHEN WE GET GOING THROUGH THE SPECIFIC
07:28:36 COLORS IN A MINUTE, WE CALLED AN AUDIBLE ONLY BECAUSE WHEN
07:28:41 WE GOT THE PHYSICAL SAMPLES FOR PRESENTATION, WE REALIZED
07:28:44 THEY MISSED THE MARK A LITTLE BIT.
07:28:46 SO WE MADE A COUPLE OF QUICK ADJUSTMENTS.

07:28:49 I GUESS I CAN COVER THOSE NOW.
07:28:51 I DON'T KNOW WHAT THE PROCESS IS GOING TO BE FOR KIND OF
07:28:53 DISSEMINATING THE COLOR SAMPLES, INCLUDING THE TILE,
07:28:58 ET CETERA.
07:29:01 BUT THE MAIN FIELD COLOR ON THE BUILDING IS GOING TO BE THE
07:29:09 SHERWIN WILLIAMS SOFTER TAN AND THE GREEN IS GOING TO BE
07:29:21 MAJOLICA GREEN AND A PEACH LIKE, FOR LACK OF A BETTER TERM

07:29:25 FOR THE PARAPETS ON THE TOPS OF THE TOWERS AS COLONIAL
07:29:29 YELLOW.
07:29:30 THE LAST PIECE, WHICH IS REALLY MORE OF AN ACCENT AND BINDS
07:29:35 IT TOGETHER IS MODERATE WHITE FOR TRIM AND CORNICES.
07:29:39 I GUESS TO ROLL BACK A LITTLE BIT, ONE OF THE OTHER
07:29:41 RESPONSES THAT IN ADDITION TO ARTICULATING THE BUILDING A
07:29:44 LITTLE BIT MORE IS THAT WE WANTED TO ADD THE BANDING, SOME
07:29:48 NICHES, SCONCES, OBVIOUSLY, WHICH WILL BE NEEDED FOR
07:29:55 ILLUMINATION.
07:29:57 WE STILL GOT A LITTLE BIT OF MINOR ADJUSTMENT TO MAKE HERE
07:30:00 AND THERE, BUT IN GENERAL WE WANTED TO INJECT ALL THOSE
07:30:04 ELEMENTS AND HOPEFULLY KIND OF MEET EVERYBODY'S STANDARDS
07:30:11 AND GO FORWARD.
07:30:12 SO BEFORE I GUESS -- OH, YEAH, GO AHEAD AND GO TO THAT
07:30:17 SLIDE.
07:30:18 SAME THING APPLIES OBVIOUSLY.
07:30:21 THE OTHER NOTEWORTHY ITEM IS THAT SCREEN -- THAT ELEMENT IN
07:30:27 THE MIDDLE IS A SCREEN.

07:30:30 I KNOW THERE WAS SOME INITIAL REACTION TO THAT.
07:30:35 I THINK I SAID AS MUCH BEFORE IN A MORE UNOFFICIAL CAPACITY,
07:30:39 BUT THAT WOULD BE A MULTIMEDIA SCREEN THAT IS GEARED TOWARDS
07:30:43 CREATING AN ATMOSPHERE FOR THE GAMING LAWN AND AROUND THE
07:30:46 PICKLEBALL AND WOULD LARGELY BE SCREENED BY THOSE COVERED
07:30:49 PICKLEBALL STRUCTURES.
07:30:52 IT WOULDN'T BE FOR ELECTRONIC SIGNAGE OR ADVERTISEMENTS, AND
07:30:58 IT WOULDN'T BE VISIBLE OTHER THAN KIND OF GLIMPSES OF IT
07:31:01 THROUGH THE GAPS IN THE COVERED PICKLEBALL FROM THE HIGHWAY.
07:31:05 LET ME GO TO THE NEXT SLIDE.
07:31:16 >> ARE THERE ANY BARRIERS IN FRONT SO NOBODY CAN RUN INTO
07:31:20 THE THING?
07:31:22 >> THERE AREN'T ANY BARRIERS, BUT THAT WAS A DISCUSSION
07:31:25 POINT IN TERMS OF WE'VE GOT IT SITTING ON A WATER TABLE AND
07:31:29 ONE CONSIDERATION MAY BE THAT WE NEED TO ELEVATE THAT A
07:31:31 LITTLE BIT TO AVOID KIDS OR OTHER PEOPLE BANGING INTO IT.
07:31:37 IT'S A FAIR POINT AND ONE WE'VE DISCUSSED.
07:31:41 DIDN'T ADDRESS IT IN TIME.
07:31:43 ABSOLUTELY, THAT IS A --
07:31:48 >> I LOVE THE SCREEN.
07:31:49 >>Dan Williams: IF SOMEBODY RUNS INTO IT, IT WILL BE A HECK
07:31:54 OF AN EXPENSE.
07:31:56 >> EXACTLY.
07:31:57 YOU GUYS WANT US TO RAISE IT OR NOT, WE'LL PROBABLY END UP
07:32:00 RAISING IT A LITTLE BIT FOR A NUMBER OF REASONS, LIABILITY

07:32:03 AND EXPENSE TO YOUR POINT.
07:32:05 THE GENERAL CONCEPT WOULD BE PRETTY SIMILAR.
07:32:10 JUST REAL QUICKLY, THIS IS AN AERIAL PERSPECTIVE.

07:32:14 SHOWS THE OVERALL RELATIONSHIP OF HIGH 5, THE MINIATURE GOLF
07:32:17 AND THE PICKLEBALL FACILITIES.
07:32:19 AND THEN WE'VE GOT THE ENTRY VIEW WHERE YOU CAN SEE THAT THE
07:32:23 -- I THINK YOU CAN SEE THE SAMPLE IS A LITTLE BIT MORE IN
07:32:28 KEEPING WITH SOME OF THE REGIONAL MATERIALS, AND WE'VE
07:32:31 INTRODUCED THE COLOR, AS I ALLUDED TO BEFORE.
07:32:35 OF COURSE, WE PRESERVED THE TOWER AND TRIED TO CREATE
07:32:38 SOMETHING A LITTLE BIT DIFFERENT WITH THE ORIENTATION OF THE
07:32:41 BUILDING FOR MAXIMUM VISIBILITY AND STILL KIND OF WORKING
07:32:45 FOR MULTIPLE VANTAGE POINTS.
07:32:49 I GUESS YOU CAN GO TO THE NEXT SLIDE.
07:32:51 SO A LOT OF THESE ARE GOING TO BE -- THIS FIRST ONE IS A
07:32:57 PERSPECTIVE FROM THE NORTHWEST LOOKING BACK TOWARDS THE
07:32:59 PICKLEBALL.
07:33:00 I'M SORRY.
07:33:01 TOWARDS THE PICKLEBALL AND THE MINIATURE GOLF.
07:33:04 SORRY, EXCUSE ME.
07:33:05 FROM MINIATURE GOLF AND PICKLEBALL WITH A LITTLE BIT OF
07:33:08 VISIBILITY, THE GAMING LAWN AND WHAT AT THIS POINT IS
07:33:14 POTENTIALLY THE CHAMPIONSHIP COURT.
07:33:18 LITTLE BIT MORE REFINEMENT ON THE ENCLOSURE AND SOME OF THE
07:33:21 SEATING AROUND THERE.

07:33:23 WE'LL ENHANCE THAT AS WE WRAP UP THE DESIGN.
07:33:27 AND THEN, OF COURSE, THE BOTTOM IS A VIEW FROM THE
07:33:30 SOUTHEAST, REALLY TRYING TO HIGHLIGHT THE DUMPSTER ENCLOSURE
07:33:34 BLENDS IN WITH THE BUILDING, SCREENED BY LANDSCAPING AS
07:33:37 WELL.
07:33:38 AND THIS IS ABOUT AS MINIMAL VISIBILITY AS IS PRACTICAL.
07:33:47 AGAIN, YOU COULD STOP ME AT ANY TIME AND WE'LL COME BACK TO
07:33:50 ANY OF THESE SLIDES AS NEEDED.
07:33:54 >>Jim Wallace: I WILL STOP YOU ON THAT LAST SLIDE.
07:33:56 MAYBE I SHOULDN'T COMMENT ON THIS BECAUSE I'M NOT AN
07:34:03 ARCHITECT, ONE OF THE THINGS WE TALKED ABOUT WAS THAT THE
07:34:08 REASON THIS BUILDING NEEDED TO FEEL ICONIC, IT SHOULD OOZE
07:34:20 ENERGY AND EVERYTHING THAT SPORTS AND ENTERTAINMENT IS
07:34:23 ABOUT.
07:34:24 I THINK YOU ACHIEVED THAT EXCEPT WHEN I LOOK AT THE EAST
07:34:27 ELEVATION AND PARENT OF THE SOUTH ELEVATION, THERE'S NO
07:34:31 ENERGY AT ALL.
07:34:32 I DON'T KNOW HOW YOU ADD THAT BECAUSE YOU DON'T HAVE --
07:34:36 YOU'RE RIGHT, YOU DON'T HAVE THE BIG SCREEN.
07:34:38 YOU DON'T HAVE THE TRELLISES.
07:34:40 YOU DON'T HAVE THE ENERGY OF THE SPORT ITSELF.
07:34:43 HOW DO YOU ADD THE FEELING OF ENERGY AND THE FEELING OF
07:34:48 BEING ALIVE INTO THOSE TWO SIDES OF THE BUILDING?
07:34:52 BECAUSE ONE OF THEM FACES THE PARKING LOT, SO YOU'RE GOING
07:34:55 TO HAVE A LOT OF PEOPLE PARKING AND THEY ARE GOING TO BE

07:34:58 LOOKING AT A BOX.
07:34:59 AND REALLY SO MUCH ENERGY INSIDE.
07:35:03 >> I WOULD SAY THIS.
07:35:04 IT'S A FAIR POINT AND ONE WE CAN ADDRESS.
07:35:08 I THINK THE PRACTICAL SOLUTION THAT COMES TO MIND, GIVEN
07:35:12 THAT WE HAVE POSITIONED THE BUILDING AND PROGRAMMING FOR
07:35:15 HIGH 5 TO KIND OF FACILITATE OUR NORMAL FLOW AND THE
07:35:18 PICKLEBALL SIMULTANEOUSLY.
07:35:19 SO THAT CREATED SOME UNIQUE CHALLENGES THAT WE DON'T
07:35:22 NORMALLY HAVE.
07:35:23 NEVERTHELESS THERE ARE BACK OF HOUSE AREAS.
07:35:28 IN THIS CASE, THOUGH, TO YOUR POINT, WE DO HAVE THE AREA
07:35:32 JUST TO -- IF YOU'RE LOOKING AT THE BASE SECTION THERE ON
07:35:35 THE LEFT OF THE SOUTH PERSPECTIVE, THAT ACTUALLY DOES KIND
07:35:38 OF OPEN UP INTO THE ARCADE AREA.
07:35:43 AND WHILE I'M NOT SUGGESTING THAT WE COULD GO FULL HEIGHT
07:35:45 GLASS OR ANYTHING LIKE THAT, WE WOULD BE ABLE TO POTENTIALLY
07:35:50 INTRODUCE SOME GLAZING ELEMENTS ALONG THAT FACADE TO AT
07:35:54 LEAST GET A GLIMPSE OF SOME OF THE ACTIVITY GOING ON INSIDE
07:35:57 OF THAT SPACE.
07:35:58 NOW, THE CHALLENGE THERE, THOUGH, IS THAT WE HAVE ARCADE
07:36:02 GAMES THAT NECESSARILY NEED THE REAL ESTATE OF THAT WALL TO
07:36:05 KIND OF LIVE IN.
07:36:06 SO THAT AGAIN WHY WE WOULDN'T HAVE THE FULL HEIGHT WINDOWS
07:36:13 AND, OF COURSE, SOME CONSIDERATION TO HOW THAT LIGHTING

07:36:16 WOULD IMPACT THE INTERIOR OF THE SPACE AS WELL.
07:36:19 >>Kristin Jeannin: WHAT ABOUT EITHER MURALS OR FABRIC, LIKE
07:36:23 SOMETHING WITH A LOT OF ENERGY I THINK IT REALLY NEEDS THAT.
07:36:28 >> YOU KNOW, IF MURALS -- I DON'T WANT TO SPEAK FOR -- I
07:36:31 KNOW SCOTT IS LISTENING OR THE HIGH 5 TEAM IS LISTENING AS
07:36:36 WELL AND -- WE'VE HAD THOSE OPTIONS ON THE TABLE BEFORE, AND
07:36:40 WE CAN ABSOLUTELY INTRODUCE THOSE HERE IF THAT IS
07:36:45 ACCEPTABLE.
07:36:45 I WASN'T SURE WHETHER YOU WERE LOOKING FOR MORE OF THE
07:36:49 LIGHTING AND KIND OF THE ACTIVITY FROM WITHIN THE SPACE.
07:36:52 MURALS WOULD DEFINITELY BE SOMETHING WE COULD EXPLORE.
07:36:57 >>Jim Wallace: MY POINT ONLY WAS THAT AS PEOPLE ARRIVE IN
07:37:01 THE PARKING LOT, THE ENERGY AND EVERYTHING ELSE, I ALWAYS
07:37:04 FEEL THE WORD ALIVE.
07:37:05 SOMETHING SHOULD FEEL ALIVE AND SHOULD FEEL THE ENERGY.
07:37:11 I THINK THIS IS WONDERFUL, BUT NOW HOW DO WE TAKE IT THAT
07:37:15 LAST LITTLE STEP WHERE WHEN YOU ARRIVE AND YOU PARK YOUR CAR
07:37:19 AND YOU GET OUT OF YOUR CAR, YOU GO, YEAH.
07:37:23 >> IT'S A GREAT POINT.
07:37:24 IT IS A GREAT POINT AND WELL RECEIVED.
07:37:30 >>Kristin Jeannin: MURALS OR THERE'S WRAPS -- WRAPS AREN'T

07:37:34 THE RIGHT THING BUT THERE ARE FABRIC, HANGING PIECES TOO
07:37:38 THAT CAN BE REALLY NEAT.
07:37:41 >>Michael Sheeley: COLOR, SHADE AND SHADOW.
07:37:42 THAT'S WHAT THIS ELEVATION IS LACKING.

07:37:46 MAYBE YOU COULD HAVE WALL-MOUNTED TRELLISES ON THAT
07:37:49 RECESSED --
07:37:52 >> EXACTLY.
07:37:53 I WAS THINKING THE SAME THING.
07:37:56 >>Michael Sheeley: GLASS TOO WOULD BE GOOD.
07:37:58 WHATEVER GLAD YOU COULD GET IN THERE.
07:38:00 IT'S A LITTLE BLAND.
07:38:03 DONE A GOOD JOB WITH THE REST OF THE BUILDING.
07:38:05 I AGREE WITH JIM THERE.
07:38:07 >>Jim Wallace: THE TOP PHOTO AND THE BOTTOM PHOTO, TWO
07:38:11 TOTALLY DIFFERENT PLACES.
07:38:17 >> YEAH, IT IS VERY MUCH THE PERFORATION ASSOCIATED WITH THE
07:38:24 NATURE OF THE ACTIVITY FRONT OF HOUSE VERSUS BACK OF HOUSE
07:38:27 IS A LITTLE BIT MORE -- PROGRAMS THAT WE'VE DEALT WITH IN
07:38:34 THE PAST.
07:38:35 THOSE CAN DEFINITELY BE ADDRESSED.
07:38:37 I'VE HEARD GOOD IDEAS.
07:38:38 I'M NOT SAYING THOSE ARE THE ONLY ONES BUT WE WILL
07:38:41 DEFINITELY TRY TO GET THAT SHORED UP A LITTLE BIT.
07:38:50 >>Michael Sheeley: THE RENDERINGS DON'T REALLY SHOW THE
07:38:52 COLORS PROPERLY.
07:38:53 I LIKE THE SWATCHES.
07:38:54 GOOD THING YOU BROUGHT THOSE BECAUSE THEY ARE NOT REALLY
07:38:57 REPRESENTED IN THESE VIEWS.
07:38:58 I THINK YOUR COLOR PALETTE IS GOOD.

07:39:00 >> YEAH, I THINK THEY GOT A LITTLE BIT WASHED OUT IN THESE
07:39:03 RENDERINGS.
07:39:04 THE SUN IS A LITTLE BIT INTENSE.
07:39:13 >>James Tatooles: WHEN YOU LOOK AT THE BUILDING COMING OUT
07:39:15 OF YOUR CAR IN THE PARKING LOT, YOU WANT TO FEEL LIKE, MAN,
07:39:18 I CAN'T WAIT TO GET IN THERE.
07:39:21 >>Jim Wallace: EXACTLY.
07:39:22 NOT JUST EXTRA SPACE STORAGE.
07:39:30 >>Kristin Jeannin: REALLY DRAMATIC LANDSCAPING WOULD HELP
07:39:32 THAT TOO.
07:39:36 >>James Tatooles: THIS IS GOING TO BE SUCH A UNIQUE FACILITY
07:39:38 THAT IT WILL ATTRACT PEOPLE FROM ALL AROUND THE AREA.
07:39:41 WHEN THEY COME TO ESTERO, WE WANT TO FEEL THAT YOU'RE COMING
07:39:45 TO SOMEPLACE THAT'S REALLY SPECIAL AND WE VIEW ESTERO AS
07:39:48 SPECIAL SO THIS BUILDING HAS TO BE SPECIAL TOO.
07:39:52 >>Jim Wallace: IF YOU GO BACK TO THE BUILDING PLAN, IS THERE
07:39:57 NOT OPPORTUNITY THERE SOMEWHERE TO SEE INTO THE BUILDING TO

07:40:04 START PARTICIPATING IN THE ENERGY AND EVERYTHING GOING ON
07:40:06 FROM THE PARKING LOT?
07:40:08 >> THAT'S ACTUALLY KIND OF WHY WE ANGLED THE ENTRY.
07:40:10 EVEN THOUGH THAT VANTAGE POINT WE TOOK IS UNFLATTERING
07:40:15 BECAUSE ABOUT AS EAST AND SOUTH YOU CAN GET FROM THE
07:40:18 BUILDING ITSELF, YOU WANT TO MAKE EVERY VANTAGE POINT
07:40:21 APPEALING, BUT WHEN YOU'RE COMING FROM THE SOUTH, YOU'LL BE
07:40:25 ABLE TO SEE THE ENTRY.

07:40:28 AGAIN, NOT DISCOUNTING THE OTHER COMMENTS ABOUT WHETHER IT
07:40:31 BE MURALS, ENHANCED LANDSCAPING, SOME FENESTRATION AND/OR
07:40:39 CANOPIES, I DO THINK THAT WAS PART OF THE INTENT IN TRYING
07:40:45 TO PULL SOME OF THAT ENERGY ON TO THE ELEVATION.
07:40:49 >>Jim Wallace: EVEN IF THE FENESTRATION IS HEAVILY TINTED
07:40:52 THAT YOU DON'T REALLY SEE WHAT'S GOING ON BUT I THINK I SEE
07:40:56 WHAT'S GOING ON.
07:40:57 I KEEP COMING BACK TO THE WORD ENERGY.
07:41:02 I WANT TO FEEL THE ENERGY WHEN I'M IN THE PARKING LOT.
07:41:06 >>James Tatooles: ANY WAY TO FEEL THAT YOU'RE LOOKING INTO
07:41:08 THE BUILDING AND SEEING WHAT'S HAPPENING FROM THE OUTSIDE
07:41:11 RATHER THAN JUST SEEING A BLANK WALL.
07:41:15 >> YEAH, UNDERSTOOD.
07:41:18 >>Michael Sheeley: ANY OTHER QUESTIONS FOR THE ARCHITECT?
07:41:21 >>Al Paivandy: THE NORTHWEST ELEVATION LOOKS VERY NICE.
07:41:26 I WAS JUST LOOKING AT THE SOUTHEAST, AS EVERYBODY HAS
07:41:29 COMMENTED ON.
07:41:31 YOU MAY WANT TO LOOK AT THOSE WINDOWS ALSO.
07:41:34 THEY LOOK LIKE LITTLE HOLES IN THE GIGANTIC WALLS IN
07:41:42 COMPARISON WITH THE SAME HEIGHT, SAME SIZE WALLS ON THE
07:41:45 NORTHWEST.
07:41:47 >> I DIDN'T PICK UP ON ALL THAT.
07:41:50 WERE THEY LANDSCAPING COMMENTS?
07:41:52 I APOLOGIZE.
07:41:54 I BARELY HEARD THAT.

07:41:56 WERE -- WAS THAT ABOUT VERTICAL PLAY AND THE LANDSCAPING?
07:41:59 >>Al Paivandy: YES.
07:42:00 THE NORTHWEST ELEVATION, IF YOU LOOK AT THAT, IT HAS A LOT
07:42:03 OF POSITIVE PLAY IN IT BECAUSE OF THE SIZE OF THE WINDOWS
07:42:06 AND EVERYTHING.
07:42:08 I KNOW A LOT OF COMMENTS MADE ON THE SOUTHEAST, BUT THOSE
07:42:13 LITTLE HOLES FOR THE WINDOW WITH THE ARCHES ON TOP IS NOT
07:42:19 ADDING TO YOUR --
07:42:24 >> FAIR STATEMENT.
07:42:26 >>Al Paivandy: MAKING IT WORSE.
07:42:28 LOOKING LIKE LITTLE HOLES.
07:42:29 IF YOU WORK AND DO SOMETHING WITH THAT, EVEN AROUND THE
07:42:35 FRONT WHERE THE HIGH 5 IS, IT APPEARS TO BE IT TAKES A LONG

07:42:40 TIME BEFORE YOU GET TO THE LARGE RECTANGULAR WINDOWS WITH
07:42:44 THOSE THREE HOLES THAT APPEARS ON THE SECOND FLOOR.
07:42:50 >>Kristin Jeannin: IF YOU TOOK TWO FANTASTIC PALM TREES ON
07:42:52 THE OTHER SIDE OF THAT, IT WOULD HELP A TON.
07:43:06 >>Jim Wallace: PART OF IT IS JUST SO POWERFUL AND THEN OTHER
07:43:10 PARTS ARE THERE.
07:43:17 >> I'M NOT SURE I HEARD IT RIGHT, IN TERMS OF THE FRONT
07:43:20 ENTRY, THE LANDSCAPING, WE COULD FIND SOME WAYS TO
07:43:24 POTENTIALLY ENHANCE THAT AS WELL.
07:43:27 I GET THE GENERAL COMMENT ABOUT THE INCONSISTENCY AND THE
07:43:32 HIGH ACTIVITY LEVEL AND FENESTRATION ON A COUPLE OF SIDES OF
07:43:35 THE BUILDING VERSUS THE LACK THERE OF ON THE OTHER TWO.

07:43:39 I DEFINITELY THINK THERE IS A WAY WITHOUT REINVENTING THE
07:43:43 WHEEL TO KIND OF INJECT A FEW MORE ELEMENTS AND MAKE THAT
07:43:46 HAPPEN.
07:43:49 >>Jim Wallace: ONE OTHER LITTLE POINT AND I PRESUME I'M
07:43:52 ASKING A REDUNDANT QUESTION, THE TOWERS DON'T HAVE ANY
07:43:57 LIGHTING.
07:43:57 I PRESUME THAT IS AN OVERSIGHT.
07:43:59 I PRESUME THESE ARE THE LOGOS AND THINGS LIKE THAT ARE GOING
07:44:02 TO BE BEAUTIFULLY LIT.
07:44:06 >> YEAH, YEAH.
07:44:07 THIS IS STILL, YEAH, WE HAVE A LITTLE BIT MORE WORK TO DO.
07:44:11 >> THE NIGHT RENDERINGS AND NIGHT PERSPECTIVES.
07:44:15 WHERE IS THE LIGHTING?
07:44:17 >> THAT'S REALLY TO LEAD INTO THE LAST QUESTION WE WANTED TO
07:44:21 GO THROUGH.
07:44:22 I WANTED TO GO THROUGH THE REST OF THIS, BUT YOU'RE RIGHT.
07:44:25 THIS IS DEFINITELY NOT INDICATIVE OF WHAT THE LIGHTING WOULD
07:44:29 LOOK LIKE WHEN THIS THING IS UP AND RUNNING AND ACTIVE.
07:44:34 WE'VE GOT A FEW LIGHTS ON THE BUILDING AND IT WOULD HAVE
07:44:37 BEEN FRANKLY BETTER OFF NOT TO INCLUDE THE NIGHT SCENES
07:44:40 BECAUSE THESE ARE NOT COMPLETE.
07:44:45 >>Michael Sheeley: ANYTHING ELSE, BILL?
07:44:47 >> YEAH, THE ONLY OTHER THING AND I DON'T WANT TO BE
07:44:50 PREMATURE ON THIS, BUT SINCE WE'RE TALKING ABOUT THE
07:44:53 LIGHTING AND WE CAN COME BACK TO THIS AS NEEDED, MARY

07:44:58 ALLUDED TO IT A LITTLE BIT EARLIER, BUT IN THE SPIRIT OF THE
07:45:02 LIGHTING CONVERSATION, WE WERE GOING TO REQUEST FOR A
07:45:07 DEVIATION FROM THE CODE SECTIONS THAT REQUIRE THE OUTDOOR
07:45:12 LIGHTING BE EXTINGUISHED BY 10:00 AND TWO EXCEPTIONS WERE
07:45:16 INTENDED TO BE FOR THURSDAY NIGHTS, HAVE THEM GO OFF AT 11
07:45:22 AND FRIDAY AND SATURDAY NIGHTS, HAVE THEM GO OFF AT
07:45:25 MIDNIGHT.
07:45:25 AND THEN, OF COURSE, THERE WOULD BE SOME OCCASIONAL
07:45:31 DEVIATIONS ASSOCIATED WITH SPECIAL EVENTS AND THOSE TYPE OF

07:45:34 THINGS.
07:45:34 JUST WANTED TO SEE.
07:45:35 WE WENT THROUGH AND ANALYZED THE WAY, THE BOUNDARIES, THE
07:45:40 RESPECTIVE PROJECTS.
07:45:44 AND BASICALLY THE PROPERTY TO THE NORTH IS THE EXISTING
07:45:50 COUNTY RECREATIONAL FACILITY.
07:45:52 CLOSEST PROPERTY TO THE SOUTH IS ABOUT A THOUSAND FEET AWAY
07:45:54 ON THE OTHER SIDE OF WILLIAMS ROAD AND A BERM WITH
07:45:58 LANDSCAPING AND THEN, OF COURSE, TO THE WEST IS VIA COCONUT
07:46:02 POINTE.
07:46:03 I DIDN'T WANT TO BELABOR IT BUT AT LEAST KIND OF PUT THAT
07:46:06 OUT THERE FOR CONSIDERATION.
07:46:08 >>Jim Wallace: THERE IS A CONDO DEVELOPMENT GOING IN TO THE
07:46:11 WEST.
07:46:11 EVENTUALLY, RIGHT?
07:46:14 >>Kristin Jeannin: WEST CORNER.

07:46:16 >>Mary Gibbs: TO THE WEST OF THE NORTH POINT PROPERTY.
07:46:20 >>Jim Wallace: ON THE WEST SIDE OF VIA COCONUT IS THE HCA
07:46:23 PROPERTY?
07:46:23 >>Mary Gibbs: OH, YEAH, THAT WE DON'T KNOW.
07:46:28 THEY WERE TALKING ABOUT DOING APARTMENTS IN THAT CORNER
07:46:30 PIECE BUT THEY HAVE NEVER COME IN WITH ANY PLANS.
07:46:34 IT MIGHT BE, BUT WE HAVE NOTHING REQUESTED.
07:46:43 >>Jim Wallace: BUT IT'S ZONED FOR IT.
07:46:45 WE HAVE --
07:46:47 >>Mary Gibbs: IT'S ZONED FOR A LOT OF STUFF.
07:46:47 >> WE HAVE TO BE CONSIDERATE OF WHAT MAY GO IN THERE.
07:46:47 >> IT COULD BE RESIDENTIAL, YES.
07:46:49 >>Michael Sheeley: DO YOU HAVE ANY OBJECTIONS TO THE
07:46:51 SUGGESTED DEVIATIONS ON THE LIGHTING?
07:46:57 >>Mary Gibbs: FOR SOME REASON, I THINK WHEN WE DID THE CODE,
07:46:59 WE PUT A REQUIREMENT IN FOR SPORTS FACILITIES, THAT THE
07:47:00 OUTDOOR LIGHTING HAD TO BE EXTINGUISHED AT 10 P.M.
07:47:05 I DON'T REALLY REMEMBER WHY.
07:47:06 I THINK AT THE TIME WE THOUGHT IF THERE IS A BIG FOOTBALL
07:47:08 FIELD RIGHT NEXT TO SOMEBODY'S NEIGHBORHOOD, IT MIGHT BE A
07:47:11 PROBLEM.
07:47:11 IN THIS CASE, I THINK IT'S FINE WITH THE HOURS THAT THEY ARE
07:47:14 SUGGESTING.
07:47:15 AND THEN IF THEY HAVE GOT LIKE SPECIAL EVENTS, LIKE HE
07:47:18 MENTIONED MAYBE GRADUATION NIGHT, HAS A BIG PARTY THERE, I

07:47:22 THINK WE CAN DO THAT WITH A TEMPORARY PERMIT.
07:47:24 SO I THINK WE'RE GOOD WITH THOSE HOURS.
07:47:29 >>Kristin Jeannin: I THINK IT IS A NICE WAY TO HAVE A
07:47:33 HEALTHY PLACE FOR ESTERO YOUTH TO BE AND THEY WANT TO BE OUT
07:47:36 A LITTLE LATER.

07:47:38 I SUPPORT THAT.
07:47:40 >>Michael Sheeley: THANK YOU, BILL.
07:47:41 >> THANK YOU.
07:47:41 >>Michael Sheeley: ANYTHING ELSE FROM YOUR TEAM?
07:47:45 >> NO, I DON'T HAVE ANYTHING ELSE.
07:47:49 NO, I DO NOT.
07:47:57 >>Michael Sheeley: APPROVE DEVELOPMENT ORDER.
07:48:00 >>Nancy Stroud: WE'LL NEED THE PUBLIC HEARING TO BE OPENED
07:48:03 AND CLOSED.
07:48:04 >>Michael Sheeley: ANY PUBLIC.
07:48:05 >>Tammy Duran: I DON'T HAVE ANYONE.
07:48:06 >>Michael Sheeley: ANYONE HERE WISH TO SPEAK FROM THE
07:48:08 PUBLIC?
07:48:08 OKAY.
07:48:09 CLOSE THE PUBLIC HEARING.
07:48:10 NOW BACK TO THE BOARD FOR DISCUSSION AND A MOTION.
07:48:17 >>James Tatooles: I THINK THERE SHOULD BE SOME INDICATION
07:48:19 THAT THERE WILL BE SOME CHANGES IN THE ARCHITECTURE GOING
07:48:23 ALONG THE LINES THAT WE DISCUSSED.
07:48:28 I DON'T THINK WE CAN APPROVE THIS BUILDING AS IT IS.

07:48:33 >>Michael Sheeley: DO YOU THINK THAT'S SOMETHING MARY COULD
07:48:35 WORK OUT WITH THE APPLICANT?
07:48:36 >>Kristin Jeannin: PERSONALLY, I WOULD LIKE TO SEE IT AGAIN.
07:48:39 >>Jim Wallace: YEAH, ME TOO, BEFORE IT GOES TO PERMIT.
07:48:42 JUST THE BUILDING.
07:48:47 >>Mary Gibbs: WELL, WE'RE TRYING TO GET THE DEVELOPMENT
07:48:49 ORDER APPROVED SO WE CAN GET A CONTRACT -- GET THE COUNCIL
07:48:52 WORKING ON A CONTRACT.
07:48:53 BUT I THINK -- AND I JUST WANT TO RUN BY THE CONDITIONS THAT
07:48:58 THE STAFF IS SUGGESTING ALREADY AND THEN I'LL TALK ABOUT
07:49:01 THAT.
07:49:01 SO WE HAVE A CONDITION RELATING TO THAT TV SCREEN WHICH IS
07:49:07 PRETTY AWESOME, BUT IT'S NOT A SIGN, SO IT'S NOT USED FOR
07:49:10 EXTERNAL ADVERTISING.
07:49:12 WE HAVE A CONDITION THAT WE'VE GOT TO GET LEE COUNTY
07:49:16 UTILITIES APPROVAL BECAUSE THEY ARE RUNNING SLOWER THAN WE
07:49:19 ARE, SO WE HAVEN'T GOTTEN THAT YET, BUT THAT'S PRETTY
07:49:22 STANDARD.
07:49:23 AND THEN JUST TO LET YOU KNOW, THE BUILDING ITSELF HERE, THE
07:49:26 PERIMETER PLANTINGS WILL BE DONE AS PART, WHEN IT COMES IN
07:49:29 FOR THE BUILDING PERMIT BECAUSE HIGH 5 I THINK IS HANDLING
07:49:32 THAT AND WE'RE HANDLING THE OTHER.
07:49:35 WE'LL BE REVIEWING THE PERIMETER PLANTINGS AS PART OF A
07:49:38 MINOR CHANGE OR AS PART OF THE BUILDING PERMIT.
07:49:40 JUST SO YOU KNOW, THERE WILL BE PERIMETER PLANTINGS.

07:49:43 AND THEN THE DEVIATION FOR THE PARK BUMPER TO ELIMINATE THEM

07:49:47 I THINK IS FINE AS LONG AS WE'VE GOT WHEEL STOPS WHEN THE
07:49:50 PARKING IS PROPOSED ADJACENT TO SIDEWALKS.
07:49:53 AND THEN I THINK THE CONDITION ON THE HOURS OR THE LIGHTING,
07:49:57 NOT HOURS OF OPERATION, THE LIGHTING, CAN GO PAST 10 P.M.
07:50:01 GO TO 11 ON THURSDAYS AND MIDNIGHT ON FRIDAYS AND SATURDAYS.
07:50:06 AND THEN WITH REGARD TO THE ARCHITECTURE, IF YOU GIVE ME A
07:50:13 LITTLE BIT -- I GUESS YOU ALL DECIDE, SOMETIMES YOU GIVE ME
07:50:16 HINTS, WE WANT TO SEE THIS ELEVATION AND THIS ELEVATION HAVE
07:50:19 MORE RELIEF OR MORE, LESS WINDOWS OR SOMETHING, THEN I CAN
07:50:23 WORK WITH IT, UNLESS YOU REALLY FEEL LIKE YOU HAVE TO SEE
07:50:26 THAT BACK AGAIN.
07:50:27 >>Michael Sheeley: THEY HAVE COME A LONG WAY WITH THIS
07:50:30 ARCHITECTURE AND I WOULD THINK IF THEY CAN BE CONSISTENT ON
07:50:34 THE OTHER ELEVATION WITH WHAT THEY HAVE DONE BEFORE AND LET
07:50:37 YOU DECIDE, IN MY OPINION, THAT'S ADEQUATE FOR ME.
07:50:40 >>Jim Wallace: YOU DON'T THINK WE NEED TO SEE DRAWINGS?
07:50:44 >>Michael Sheeley: I DON'T.
07:50:45 >>Jim Wallace: YOU DON'T.
07:50:45 >>Michael Sheeley: I DON'T.
07:50:47 BECAUSE THEY HAVE DONE A GOOD JOB ON THREE SIDES.
07:50:50 THEY KNOW WHAT TO DO ON THE OTHER SIDE.
07:50:52 >>Jim Wallace: I APPRECIATE THAT.
07:50:54 IF THEY'VE DONE IT ON TWO SIDES ALREADY, WHY AREN'T THE
07:50:57 OTHER TWO SIDES GOOD?

07:50:59 WE DON'T HAVE -- BILL POUNDS HAS AGREED THAT SIDE, BUT HE
07:51:07 DOESN'T HAVE ANY SOLUTIONS YET.
07:51:12 I HAVE CONCERNS THAT WE HAVE TWO GOOD SIDES BUT WE HAVE TWO
07:51:14 SIDES THAT ARE JUST WALLS.
07:51:21 >>James Tatooles: I THINK THIS PROJECT IS SO IMPORTANT AND
07:51:23 WILL HAVE SUCH AN IMPACT ON THE ENTIRE AREA THAT IT REQUIRES
07:51:27 ANOTHER VIEWING.
07:51:29 >>Jim Wallace: I'M NOT TRYING TO HOLD ANYTHING UP.
07:51:31 IS THERE A WAY THAT WE CAN DO SOMETHING CONDITIONAL UPON US
07:51:37 SEEING -- I'M SURE WE'LL AGREE, BUT WHAT IF WE DON'T.
07:51:40 >>Mary Gibbs: I THINK ONCE OR TWICE BEFORE WE'VE HAD THIS
07:51:44 HAPPEN WHERE WE SAID, OKAY, WE WANT TO APPROVE IT, BUT WE
07:51:48 WANT YOU -- IN THE MEANTIME, WE WANT BILL TO TWEAK THAT
07:51:52 SOUTH AND EAST ELEVATION AND THEN COME BACK, WE JUST COME
07:51:56 BACK TO A MEETING, THE NEXT MEETING OR WHENEVER THEY CAN GET
07:52:00 SOMETHING DONE AND SHOW YOU WHAT THEY HAVE AND SAY, YEAH,
07:52:02 THAT'S WHAT I'M LOOKING FOR.
07:52:04 >>Michael Sheeley: THAT WOULDN'T HOLD THEM UP MOVING
07:52:07 FORWARD.
07:52:07 >>Mary Gibbs: I DON'T THINK IT WOULD HOLD THEM UP
07:52:10 CONCEPTUALLY.
07:52:11 IT'S VERY ODD AND I THINK WE HAVE DONE IT ONCE OR TWICE.
07:52:17 >>Jim Wallace: MY POINT ONLY, MARY, TALKING ABOUT SITE --

07:52:22 WANT TO MOVE THE PROJECT FORWARD, BUT I DON'T THINK ANY OF
07:52:25 THE THINGS THAT WE'RE HOPING TO SEE OR HOPING TO IMPROVE ARE

07:52:30 GOING TO AFFECT THE FOOTPRINT OF THE BUILDING.
07:52:32 IT'S WHAT IS GOING IN THE WALL.
07:52:34 IS IT A WINDOW, IS IT THIS OR THAT.
07:52:37 NOT GOING TO AFFECT THE FOOTPRINT, PARKING OR ROADS.
07:52:40 WE CAN MOVE AHEAD WITH EVERYTHING ELSE.
07:52:42 >>Michael Sheeley: AS LONG AS THEY BRING IT BACK SO WE CAN
07:52:44 SEE THAT FINAL ELEVATION AND WE CAN CONTINUE THAT IN THE
07:52:48 MOTION.
07:52:52 >>James Tatooles: WE CAN APPROVE EVERYTHING BUT THE
07:52:53 BUILDING.
07:52:53 >>Mary Gibbs: AND THE BUILDING IS GOING TO GET A BUILDING
07:52:57 PERMIT.
07:52:58 THE BUILDING GETS THE BUILDING PERMIT.
07:53:01 >>Jim Wallace: THE FOOTPRINT OF THE BUILDING IS FINE.
07:53:03 EVERYTHING ELSE IS FINE.
07:53:04 WE'RE TALKING ABOUT THE ELEVATION, TWO ELEVATIONS OF THE
07:53:09 BUILDING, JUST ENSURE -- THIS BUILDING IS SO IMPORTANT FOR
07:53:13 ESTERO.
07:53:13 >>Michael Sheeley: WHAT DO YOU SUGGEST, MARY?
07:53:15 >>Mary Gibbs: WELL, I WOULD SUGGEST YOU APPROVE IT, BUT YOU
07:53:22 SAY PLEASE BRING BACK AT THE NEXT MEETING, IF YOU CAN, JUST
07:53:25 THE ELEVATION FOR THAT SIDE THAT YOU WANT TO SEE SOME
07:53:28 TWEAKING OF.
07:53:31 >>Kristin Jeannin: WHAT IF WE DON'T LIKE WHAT WE SEE THEN?
07:53:34 >>Mary Gibbs: THEN IT HAS TO GET REVISED.

07:53:36 >>Kristin Jeannin: HAS TO COME BACK AGAIN.
07:53:39 >>Mary Gibbs: OR IF HE DOES A RENDERING SOMETHING, WE CAN
07:53:43 ALWAYS --
07:53:44 >>Michael Sheeley: GIVE HIM SPECIFICS ON WHAT WE LIKE.
07:53:47 >>Mary Gibbs: IF YOU WANT TO GIVE HIM SOME SPECIFICS
07:53:51 TONIGHT.
07:53:54 >>Jim Wallace: THERE ARE MONDAY PROBLEMS AND THERE ARE
07:53:55 TUESDAY PROBLEMS.
07:53:56 THAT'S A TUESDAY PROBLEM.
07:54:06 >>Michael Sheeley: WOULD ANYONE LIKE TO MAKE A MOTION TO
07:54:08 THAT EFFECT?
07:54:13 >>Kristin Jeannin: I THINK WE NEED GUIDANCE ON HOW TO MAKE
07:54:16 THAT MOTION.
07:54:17 MOTION TO APPROVE THE DEVELOPMENT ORDER WITH THE CONDITION
07:54:21 THAT THE ARCHITECT BRINGS BACK THE SPECIFIC ELEVATIONS THAT
07:54:27 WE DISCUSSED FOR ANOTHER REVIEW.
07:54:34 >>Mary Gibbs: AND THE OTHER STAFF STIPULATIONS.
07:54:35 >>Kristin Jeannin: YES, AND THE OTHER STAFF RECOMMENDATIONS.
07:54:41 >>Michael Sheeley: DO WE HAVE A SECOND ON THAT MOTION?

07:54:47 >>Tammy Duran: WHO WAS SECOND?
07:54:48 >>Michael Sheeley: AL, AND JIM.
07:54:55 >>Kristin Jeannin: YES.
07:54:57 >>Al Paivandy: YES.
07:54:59 >>Michael Sheeley: YES.
07:55:00 >>James Tatooles: YES.

07:55:02 >>Jim Wallace: YES.
07:55:03 >>Dan Williams: YES.
07:55:05 >>Michael Sheeley: THANK YOU.
07:55:10 >> THANK YOU GUYS.
07:55:11 >>Jim Wallace: THANK YOU FOR SUCH A WONDERFUL PROJECT.
07:55:15 >>Michael Sheeley: THE LAST THING ON THE AGENDA IS BOARD
07:55:18 COMMUNICATIONS.
07:55:18 ANYBODY HAVE ANYTHING THEY WANT TO DISCUSS?
07:55:20 IT'S LATE.
07:55:22 WE'RE READY TO GO HOME.
07:55:24 THE NEXT MEETING IS OCTOBER 8.
07:55:26 MOTION TO ADJOURN?
07:55:29 >>James Tatooles: SO MOVED.
07:55:30 >>Michael Sheeley: MOVED AND SECONDED.
07:55:31 [SOUNDING GAVEL]

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DRAFT MINUTES

Planning Zoning and Design Board Meeting

Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
July 9, 2024 4:30 p.m.

1. CALL TO ORDER: 4:32 p.m.

2. PLEDGE OF ALLEGIANCE:

3. ROLL CALL:

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

Also present: Community Development Director Mary Gibbs, Land Use Attorney Nancy Stroud, 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 June 11, 2024, meeting minutes.

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

6. PUBLIC HEARINGS (Quasi-Judicial)

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

(a) Via Coconut – Zoning Amendment (DCI2024-E004) (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.

Via Coconut Estero Planned Development (EPD) was approved October 2021 by Ordinance 2021-10, and Development Order DOS2022-E007 was approved by Planning Zoning and Design Board July 11, 2023. The applicant is now requesting some revisions to the project site plan and "Pattern Book", and modifications to the deviations.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments
Mary Gibbs, Community Development Director

Presentation/Information by
Richard Yovanovich, Coleman, Yovanovich & Koester
Tyler Lampkey, Royal Properties & Riverside Investment & Atlantic Residential
Charlie Krebs, Bowman/Holes Montes
Christian Andrea, ALD
Alexis Crespo, RVI

Public Comment
None.

Board Questions or Comments
Board Members Wallace, Sheeley, Tatooles, Williams, Jones, Jeannin, and Chairman Gargano

Motion: Motion to recommend approval by Council of the Zoning Amendment with staff recommendations.

Motion by: Board Member Jones
Seconded by: Board Member Sheeley

Action: Recommended approval by Council of the Zoning Amendment with staff recommendations.

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

(b) Estero Townhomes EPD – Rezoning (DCI2024-E003) (District 4)
21.4 acres located on the northeast corner of Corkscrew Road and Sandy Lane formerly known as The Colonnade.

Applicant requests a rezoning for a 2-story townhome development with 171 townhome units and amenities. The property is currently zoned for a Continuing Care Facility.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments
Mary Gibbs, Community Development Director
Aymee Chavez, Associate Planner
Nany Stroud, Land Use Attorney

Presentation/Information by
Richard Yovanovich, Coleman, Yovanovich & Koester
Alexis Crespo, RVI
T. Will Liu, RVI Planning
Norm Trebilcock, Trebilcock Consulting Solutions

Board Questions or Comments
Board Members Wallace, Sheeley, Tatooles, Williams, Jeannin, Jones and Chairman Gargano

Public Comment
eComment
Glen Schmidt, Villages of Country Creek

In-Person
Melissa Proctor, Estates at Estero River

Motion: Motion to approve continuance to the August 13, 2024, Planning Zoning and Design Board Meeting.

Motion by: Board Member Sheeley
Seconded by: Board Member Willams

Action: Approved continuance to the August 13, 2024, Planning Zoning and Design Board Meeting.

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

7. PUBLIC INPUT
None.

8. BOARD COMMUNICATIONS

(a) Next meeting – August 13, 2024

9. ADJOURNMENT: 7:56 pm.

_____
Tammy Duran
Deputy Village Clerk

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

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

1. Applicant/Project Name: _____
2. Address: _____
3. Strap Number: _____
4. Application Number: _____

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

- ☐ Comprehensive Plan Amendment
- ☐ Planned Development –Amendment or Final Plan Approved
- ☐ Conventional Rezoning
- ☐ Plat
- ☐ Other _____ (Specify)
- ☐ Planned Development Zoning
- ☐ Variance
- ☐ Special Exception
- ☐ Vacation

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

_____

_____

_____

_____

_____

7. Application shall be accompanied by an electronic copy of the site plans drawn to scale, illustrating a detailed overview of the project. The plans shall define what is being requested and the deviation or change from the permitted and/or existing conditions.

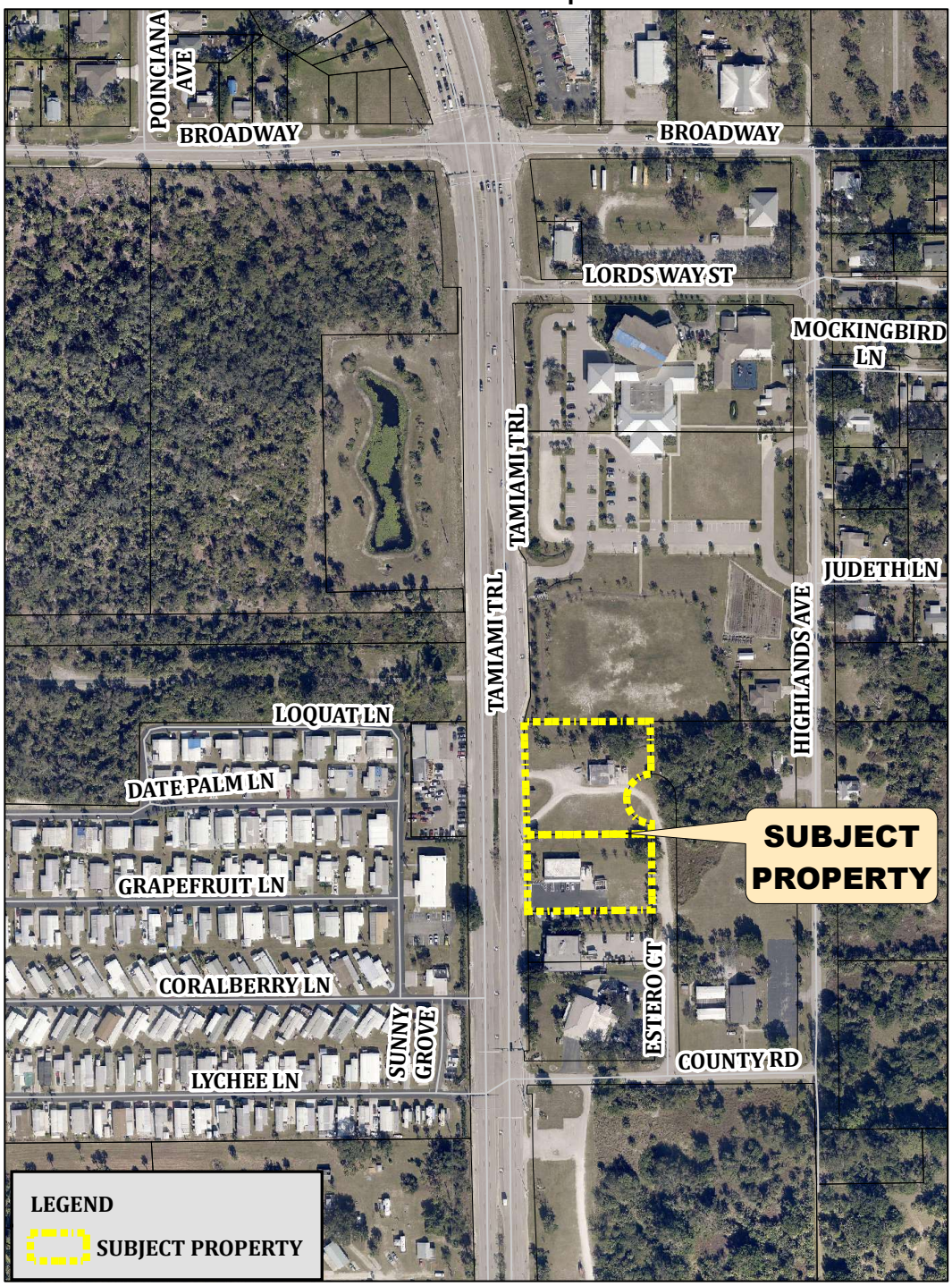
_____ _____

Signature Date

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

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

Henning RMS CPD Amendment
Location Map



GradyMinor

Civil Engineers • Land Surveyors • Planners • Landscape Architects

Henning RMS Design Center

Public Information Meeting

studio+

September 10th, 2024

20771 & 20741 S Tamiami Trail, Estero, FL 33928

Owner

Architecture and Interior Design

Civil and Landscape

HENNING RMS DESIGN CENTER

PROJECT TEAM



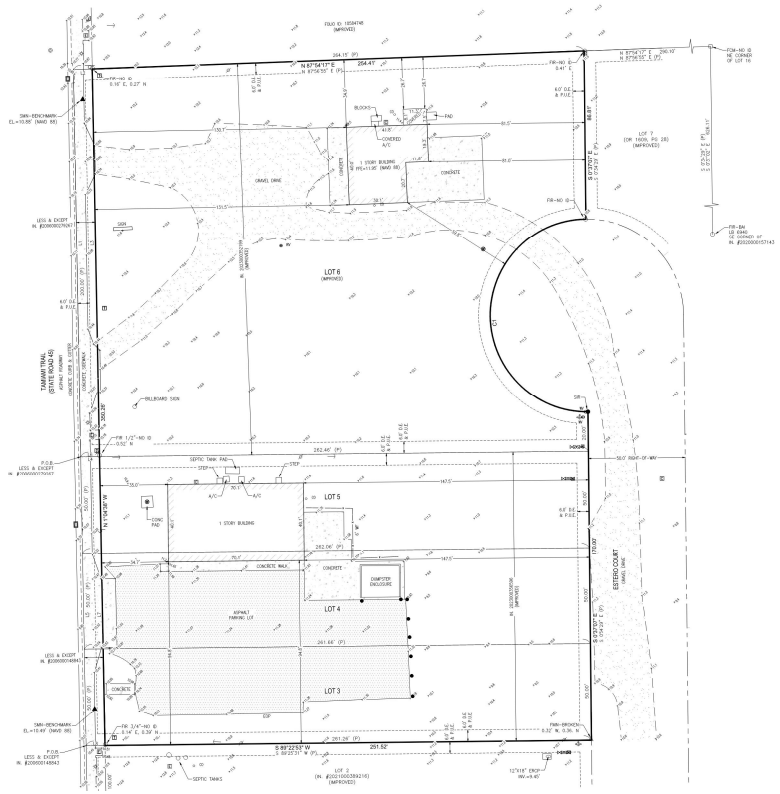
HENNING RMS DESIGN CENTER

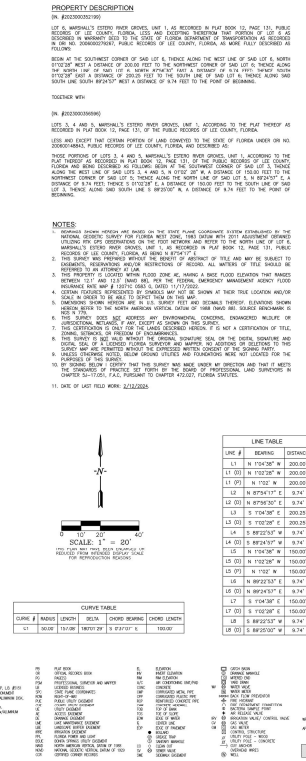
SITE LOCATION



HENNING RMS DESIGN CENTER

EXISTING CONDITIONS





HENNING RMS DESIGN CENTER

EXISTING CONDITIONS

ON-SITE STRUCTURES



ADJACENT STRUCTURE

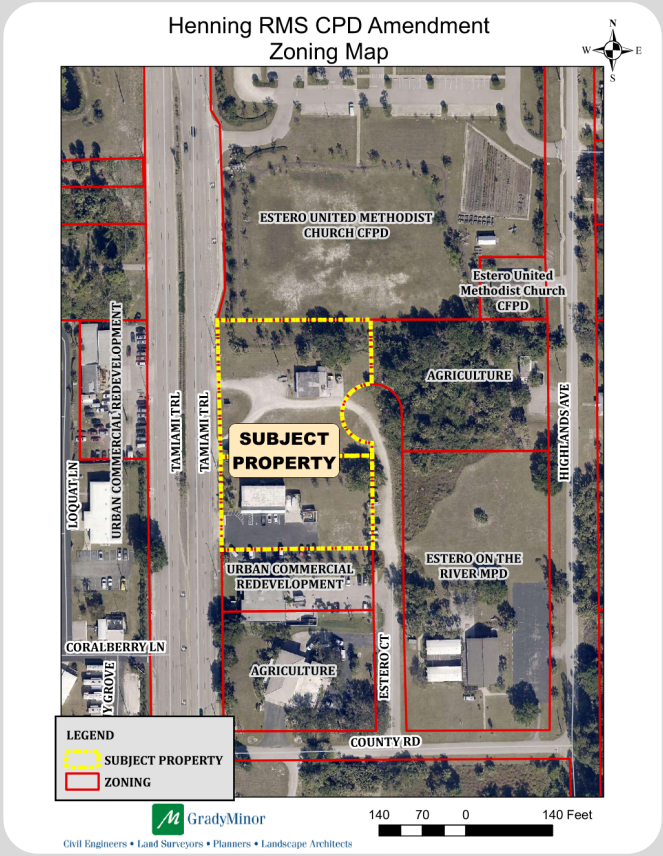


ADJACENT STRUCTURE



HENNING RMS DESIGN CENTER

EXISTING CONDITIONS



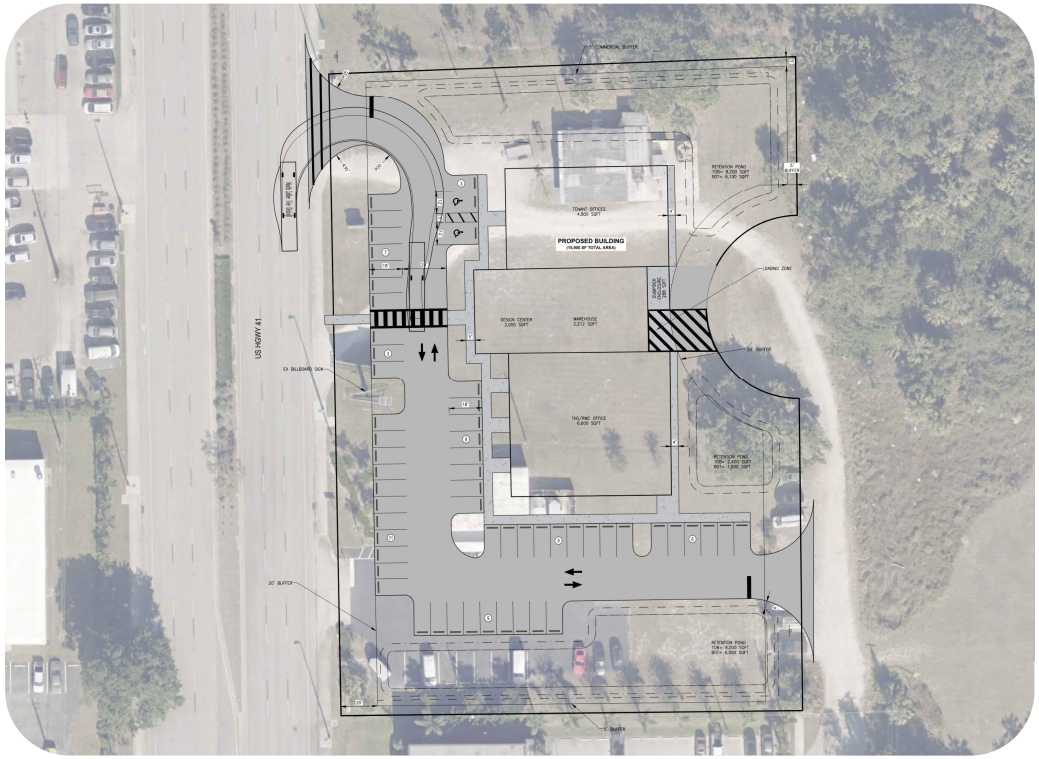
HENNING RMS DESIGN CENTER

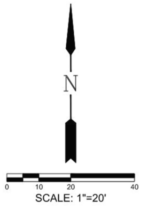
EXISTING CONDITIONS

- Rezone the 2+/- acre parcel from CPD and Urban Commercial Redevelopment (UCR) to CPD to permit a maximum of 16,000 square feet of commercial land uses.
    - Existing CPD permits up to 21,000 square feet of commercial uses
- Parcel is currently developed with two commercial buildings and is utilized for the Henning RMS Contractor Offices
- Applicant proposes redevelopment of the site with a single 16,000 square foot building to be used for Henning RMS Design center and other complementary uses
- Site is designated Urban Commercial on the Village of Estero Future Land Use Map
- Property is also within the U.S. 41 Overlay. Proposed U.S. 41 ROW buffer will be in compliance with the special buffer standards for properties having frontage on U.S. 41.
- Site has been designed to have a single access point on U.S. 41, with secondary access provided to Estero Court.
- Resulting building will meet all Village of Estero architectural and site design standards.

HENNING RMS DESIGN CENTER

APPROVAL REQUEST





REQUIRED PARKING:

OFFICE: 1 SPACE/300 SQFT
OFFICE AREA= 13,400 SQFT
REQUIRED SPACES= $\frac{13400}{300}$=45

WHAREHOUSE: 1 SPACE/2,000
WHAREHOUSE AREA =$\frac{2,288}{2,000}$=1.14
REQUIRED SPACES = 2

TOTAL SPACES REQUIRED 47
TOTAL SPACES PROVIDED 56

STANDARD SPACES PROVIDED = 54
ADA SPACES PROVIDED = 2

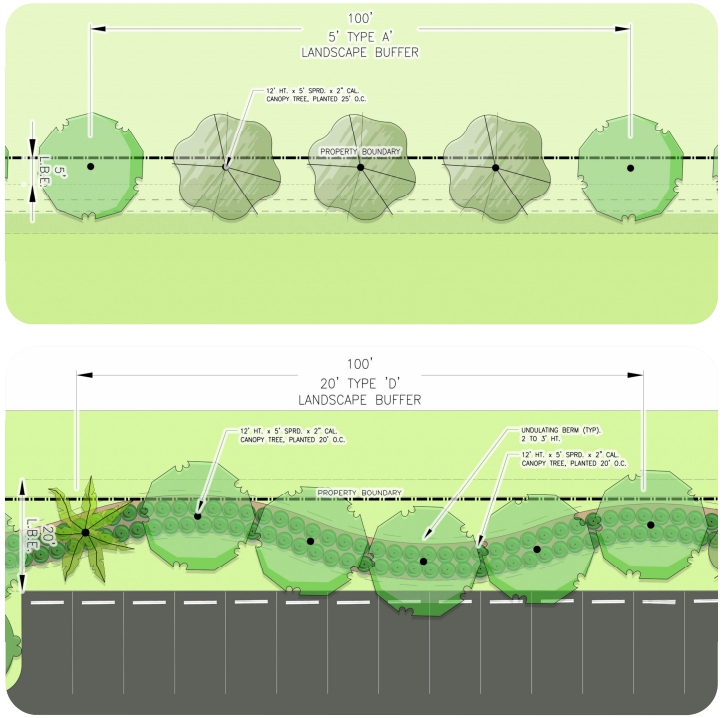
HENNING RMS DESIGN CENTER

PROPOSED SITE PLAN



HENNING RMS DESIGN CENTER

PROPOSED LANDSCAPE PLAN

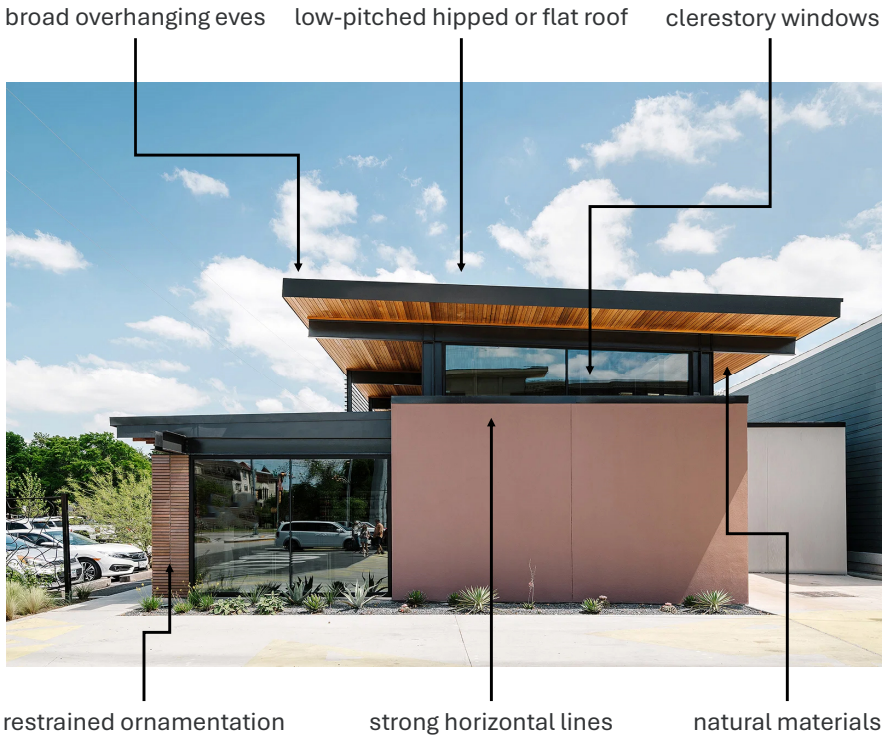


HENNING RMS DESIGN CENTER

PROPOSED LANDSCAPE DESIGN

Alternative Styles. To provide for flexibility and stimulate creative project designs while fostering compatibility with surrounding developments, the following alternative architectural styles may be proposed and be determined appropriate in the Village in accordance with the criteria in this section.

Prairie: The Prairie style includes low-pitched hipped or flat roof; broad overhanging eves; strong horizontal lines; clerestory windows arranged in horizontal bands; wide use of natural materials, especially stone and wood or wood-look alternative with strong horizontal lines; and restrained ornamentation such as friezes around windows and doors, or as bands under the eaves.



HENNING RMS DESIGN CENTER

PROPOSED ARCHITECTURAL DESIGN

An applicant may propose **Prairie** or **Iconic** architecture as an alternative architectural style, subject to approval through the design review process as part of the review of the development application.

Approval of a proposed alternative architectural style shall be based upon the following findings:

A. The plan and architectural style for the proposed development is in conformity with good taste, good design, and in general contributes to the image of the Village as a place of beauty, spaciousness, harmony, taste, fitness, and high quality.

B. The plan and architectural style for the proposed development is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the existing and evolving Village environment to materially depreciate in appearance and value.

C. The plan and architectural style for the proposed development conforms with the standards of this LDC and other applicable ordinances, particularly with respect to the location and appearance of the buildings and structures proposed in the development.

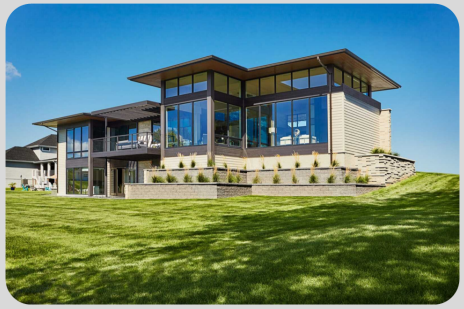
D. The plan and architectural style for the proposed development is compatible with the existing and any proposed surrounding development and is consistent with the comprehensive plan.

E. The building is constructed with material that is sufficient and of such high technical quality to allow for continuing renovation and adaptive reuse well beyond the expiration of initial planned use or cost recovery.

F. The building is designed to share some of the design characteristics of neighboring buildings or public spaces where applicable.

HENNING RMS DESIGN CENTER

PROPOSED ARCHITECTURAL DESIGN











HENNING RMS DESIGN CENTER

PROPOSED ARCHITECTURAL DESIGN



HENNING RMS DESIGN CENTER

PROPOSED ARCHITECTURAL DESIGN



HENNING RMS DESIGN CENTER

PROPOSED ARCHITECTURAL DESIGN

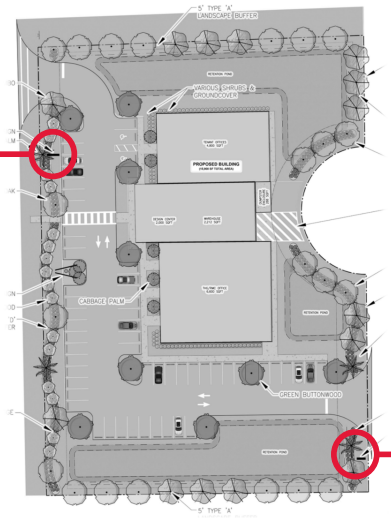


HENNING RMS DESIGN CENTER

PROPOSED ARCHITECTURAL DESIGN

studio+ GradyMinor







Monument Sign @ S Tamiami Trail
16′ high.

Monument Sign @ Estero Ct
8′ high.

HENNING RMS DESIGN CENTER

SIGNAGE

Village of ESTERO

Planning Zoning and Design Board

Staff Report

PROJECT NAME
University Highlands II Tract F-4
CASE NUMBER
DOS2024-E005
MEETING DATE
September 10, 2024
REQUEST
Development Order for two, one-story commercial buildings with 7,800 square feet each for restaurant and retail use. Each building will include 4 units (8 units total). Site infrastructure to include a parking lot, a Tiburon Way access into/out of the property, drainage and utilities.
APPLICANT
John Conroy, SREG University Highlands II, LLC
LOCATION
This property is located on Ben Hill Griffin Parkway north of Everblades Parkway North, and east of Tiburon Way. The site is part of the Timberland & Tiburon MPD/DRI.
PROPERTY SIZE
6.37 acres±
ZONING
Parcel is zoned Mixed Use Planned Development MPD under Resolution Z-10-031 and is part of Timberland & Tiburon DRI.
PUBLIC INFORMATION MEETING DATES
The PZDB conducted a Public Information Meeting on May 14, 2024.

Staff Recommendation

Staff recommends approval with stipulations including limited hours of operation for service of alcoholic beverages. (See page 2)

Project Summary

This project is for the development of University Highlands II to including the development of a portion of Tract F-4 (also known as Parcel No. 7) of the Tidewater Plat. Parcel No. 7 is part of University Highlands MPD (approved Ordinance No. Z-10-031). This Development Order is for two one-story commercial buildings with 7,800 square feet each for restaurant and retail use. Each building will include 4 units (8 units total). Site infrastructure to include a parking lot, a Tiburon Way access into/out of the property, drainage and utilities. The property is bounded by Ben Hill Griffin Parkway to the north, Tiburon Way to the south, Everglades Pkwy. to the east and Tidewater Key Blvd to the west. The proposed development is in middle portion of the Tract with future development to the north and south sides of the parcel.

Request
The applicant is requesting approval of a development order for two commercial buildings. The project was reviewed by the Planning Zoning and Design Review Board at a Public Information Meeting on May 14, 2024. Staff has also reviewed the plans including Lee County Utilities, Lee County Utilities, Estero Fire District, Lee Tran and Lee County Solid Waste Division.

Residential Impacts
This project lies within 300 feet of land containing residential uses in Tidewater Subdivision and is required to ensure that residential uses are not adversely impacted by noise, parking, and other impacts from nearby commercial activity. There is a wall along Tiburon Way adjacent to Tidewater and this project contains a substantial vegetation buffer.

The Applicant proposes the hours of operation will be based on the tenants use and will not include any 24 hour uses. Staff recommends the serving of alcoholic beverage in conjunction with any outdoor seating at the restaurant be limited to the hours of 7:00 am to 10:00 pm Sunday-Thursday and 7:00 am to 12:00 midnight Friday and Saturday.

Architecture and Height
The architecture elevations and colors presented at the Public Information Meeting on May 14, 2024 are generally consistent with the adjoining buildings. The Architectural style blends Mediterranean and the Olde Florida style to tie in with the Tidewater community to the north and west of the property.

The 1-story structures and towers comply with the height. The peak of the front roof is 27'1". Adjustments have been made varying the tower heights per recommendations from the PZDB.

Transportation
A Traffic Impact Study was done for the proposed development (excluding the future parcels). The study assumed 7,800 sf of retail and 7,800 sf of high-turnover (sit-down) restaurant. The proposed project is expected to add less than 300 peak hour vehicle trips to the adjacent road system. Ben Hill Griffin is a road segment with a constrained designation with peak hour level of service "F" and is accepted on constrained road segments. The project will generate 843 net external average weekday trips.

The proposed plan requires 124 spaces, and 135 spaces are provided including 2 loading spaces, two electric vehicle parking spaces and seven bicycle parking spaces.

Stormwater
The surface water management system consists of catch basins, pipes and swales to capture stormwater runoff and convey to the master SWM system for water quality treatment and attenuation prior to outfall into the Grandezza golf course stormwater management system.

The proposed surface water management system design and calculations have been reviewed by the Village staff and a SFWMD ERP modification (Permit # 36-110659-P) has been approved. The proposed minimum elevation of the finished floor is 20.7 feet NAVD88.

Lighting
Consistent with Land Development Code Section 5-6, site lighting is provided by LED luminaire full cut-off fixtures mounted at 25 feet on poles, and wall mounted LEDs mounted at 10 feet, all textured black color, which produce an average of 1.4 footcandles (fc) illumination in the main parking lot with a maximum 0.2 fc measured at the sidewalk adjacent to Ben Hill Griffin Parkway. All LED luminaires are limited to a maximum IES "BUG" rating of: B = 1, U = 0, G = 1, and a Correlated Color Temperature (CCT) of 3,000 K which meet the Village requirements. Details of the light poles and fixtures are provided with the applicant's documents.

Public Gathering Place
Two benches were previously installed along Ben Hill Griffin and a brick paver patio area along the ROW. The Applicant proposes to use the large common breezeway between the two buildings that will allow for patio space for potential restaurants, bakeries, or any other tenants who would like to use the outdoor space.

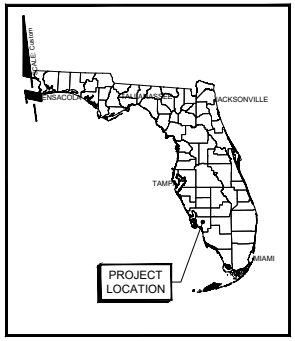
Landscaping
The entire perimeter buffer is provided with this Application which includes new or augmented perimeter buffers, including a 25-foot-wide Type D buffer along Ben Hill Griffin Parkway to screen the parking and building and 20-foot-wide Type D buffer is proposed along Tiburon Way, Tidewater Key Blvd and Everblades Parkway. General trees for entire site are proposed, vehicular use areas and building perimeter plantings are also provided per the LDC.

Open Space
The site meets the criteria for a minimum of 30% open space.

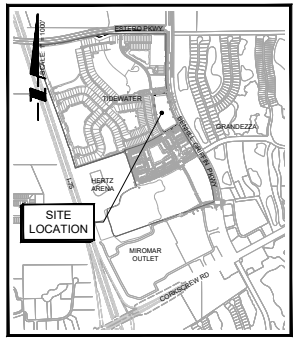
DEVELOPMENT ORDER PLANS FOR

UNIVERSITY HIGHLANDS II

PART OF SECTION 25, TOWNSHIP 46 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA



LOCATION MAP



VICINITY MAP

OWNER/DEVELOPER

SREG UNIVERSITY HIGHLANDS II, LLC

2210 VANDERBILT BEACH ROAD SUITE 1201
NAPLES, FL 39109
(239) 404-1930

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

LEGAL DESCRIPTION:
TRACT "F-4", OF THE TIDEWATER PLAT, RECORDED UNDER INSTRUMENT NUMBER 2015000254670 OF THE PUBLIC RECORDS OF LEE COUNTY FLORIDA.

BUILDING SUMMARY:

△BUILDING SUMMARY

BUILDING NO.	OCCUPANCY TYPE	CONSTRUCTION TYPE	SPRINKLERED (YES/NO)	SQ. FT. UNDER A/C	TOTAL SQ. FT.	NEEDED FIRE FLOW (1)	REDUCED NEEDED FIRE FLOW (2)	ALLOWABLE BUILDING HEIGHT (3)	△PROPOSED BUILDING HEIGHT (3)
1	MERCANTILE	II-B	YES	7,433 SF	8,423 SF	1,750 GPM	1,000 GPM	65'-0"	27'-1"
2	MERCANTILE	II-B	YES	7,433 SF	8,423 SF	1,750 GPM	1,000 GPM	65'-0"	27'-1"

(1) PER NFPA 1, TABLE 18.4.5.1.2
(2) 75% SPRINKLERED REDUCTION (1,000 GPM MIN.) PER NFPA 18.4.5.3.2
(3) PER VILLAGE OF ESTERO LDC SECTION 34-2. BUILDING HEIGHT IS MEASURED TO THE HIGHEST POINT OF A FLAT ROOF

CONSULTANTS:

LANDSCAPE ARCHITECT:	PENINSULA ENGINEERING
SURVEY:	PENINSULA ENGINEERING
ARCHITECT:	SOUTH FLORIDA ARCHITECTS
LIGHTING:	TREBILCOCK CONSULTING SOLUTIONS
TRAFFIC:	TREBILCOCK CONSULTING SOLUTIONS

DATUM NOTE:
ALL INVERTS AND ELEVATIONS ARE BASED ON NAVD 88 (NORTH AMERICAN VERTICAL DATUM OF 1988).

PROJECT INFORMATION:

D.O. Number:	△DOS2024-E006
FOLIO Number:	10572232
DRI Name:	TIMBERLAND AND TIBURON
SFWMD ERP Number:	△240325-43018
PUD Ordinances Number:	Z-10-031
Zoning:	MPD
Zoning (North):	MPD
Zoning (South):	MPD
Zoning (East):	ROW
Zoning (West):	MPD

PENINSULA ENGINEERING

• CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE
• PLANNING AND ZONING • SURVEYING
• ENVIRONMENTAL SERVICES • LAND DEVELOPMENT

2600 Golden Gate Pkwy
Naples, FL 34105
239.403.6700
Pen-Eng.com

PROJECT:
UNIVERSITY HIGHLANDS II

PLAN TITLE:
PERMIT PLANS

SHEET TITLE:
COVER SHEET

SHEET INDEX:

SHEET INDEX

SHEET NO.	SHEET ID	SHEET TITLE	SHEET REV
01	C-001	COVER SHEET	2
02	C-002	NOTE SHEET	2
03	C-101	AERIAL, EX. CONDITIONS, DEMOLITION, FLUCCS MAP	0
04	C-102	ZONING DATA SHEET AND TABLES	2
05	C-112	MASTER PAVING AND DRAINAGE PLAN	2
06	C-113	MASTER UTILITY PLAN	2
07	C-114	FIRE DEPARMENT PLAN	2
08	C-121	SITE PLAN	2
09	C-151	SIGNING AND MARKING PLAN	2
10	C-201	SANITARY SEWER PLAN AND PROFILES	2
11	C-301	CROSS SECTIONS MAP AND CROSS SECTIONS	2
12	C-501	PAVING AND DRAINAGE DETAILS	1
13	C-511	LEE COUNTY SANITARY SEWER DETAILS	2
14	C-512	LEE COUNTY WATER MAIN DETAILS	2
15	C-701	NPDES PLAN AND DETAILS	2

REVISIONS:

REV. NO.	DESCRIPTION	SHEETS AFFECTED	DATE
1	REVISED PLANS PER VILLAGE OF ESTERO, SFWMD AND LCU COMMENTS	1, 4 - 12, 15, 16	08/29/24
2	REVISED PER VILLAGE OF ESTERO COMMENT LETTER DATED 07/17/24 AND LCU COMMENT LETTER DATED 08/08/24	ALL EXCEPT 3, AND 14	09/26/24

DESIGN TEAM:

PROJECT MANAGER:	LUIS M BOLIVAR
PROJECT ENGINEER:	LUIS M BOLIVAR
PROJECT DESIGNER:	LUIS M BOLIVAR
DRAWN BY:	LUIS M BOLIVAR
PROJECT SURVEYOR:	LANCE MILLER

PROJECT FILE INFORMATION:

FILE DATE:	MARCH 2024
FILE NAME:	P-SOUT-006-001-001CV.dwg

PROFESSIONAL SEALS:

PROFESSIONAL ENGINEER: LUIS MAURICIO BOLIVAR, P.E.
FLORIDA LICENSE NUMBER: 91262

Florida Engineering Certificate of Authorization #29373
Florida Landscape Certificate of Authorization # LC26000512

PROJECT NUMBER: **P-SOUT-006-001**
SHEET ID: C-001

DEFINITIONS

OWNER - SREG UNIVERSITY HIGHLANDS, LLC

PROJECT - UNIVERSITY HIGHLANDS II

DEVELOPMENT SERVICES BUILDING DEPARTMENT - VILLAGE OF ESTERO

COUNTY - LEE COUNTY

CITY - VILLAGE OF ESTERO

UTILITY - LEE COUNTY UTILITIES (POTABLE WATER AND SANITARY SEWER)

DRY UTILITIES - FPL, COMCAST, CENTURY LINK

CONTRACTOR - GENERAL / PRIME CONTRACTOR

UNDERGROUND CONTRACTOR - THE UNDERGROUND UTILITY CONTRACTOR AND ALL UTILITY SUBCONTRACTORS.

CONSTRUCTION - THE PAVING CONTRACTOR AND ALL SUBCONTRACTORS PROVIDING MATERIALS AND SERVICES FOR ASPHALT, LIMEROCK, CURBING AND SIDEWALKS.

ENGINEER - CHARITY'S ENGINEER RESPONSIBLE FOR INSPECTION AND CERTIFICATION (PENINSULA ENGINEERING)

SURVEYOR - OWNER'S SURVEYOR RESPONSIBLE FOR CONSTRUCTION STAKE-OUT AND VERIFICATION OF RECORD DRAWING INFORMATION.

FIRE DISTRICT - ESTERO FIRE RESCUE

GENERAL PROCEDURES

1. **NOTIFICATIONS** SHALL BE RESPONSIBLE IN COORDINATING WITH THE FOLLOWING RESPECTIVE UTILITY COMPANIES FOR THE LOCATIONS OF THEIR UNDERGROUND FACILITIES BEFORE DIGGING ANY TRENCHES. IN ADDITION, THE **CONTRACTOR** SHALL NOTIFY THE APPROPRIATE AGENCY OR UTILITY COMPANY PRIOR TO COMMENCING WORK WITHIN THE AGENCY OR UTILITY COMPANY'S DISTRICT.

ESTERO COMMUNITY DEVELOPMENT:	JIM HAYES	(239) 221-5026
FPL:	MARK KELLEY	(239) 333-6181
FLORIDA POWER & LIGHT:	TROY TODD	(239) 333-6970
COMCAST:	JOE CROME	(239) 573-2250
CENTURY LINK:	LUIS MORENO	(239) 243-627
EMERGENCY / RESCUE:	SCOTT HENDRICK	(239) 390-5000

2. A PRE-CONSTRUCTION MEETING IS TO BE HELD PRIOR TO DELIVERY OF MATERIALS AND INITIATION OF CONSTRUCTION. THE **CONTRACTOR** SHALL CONTACT THE **ENGINEER**, **OWNER**, **DEVELOPMENT SERVICES / BUILDING DEPARTMENT**, THE **CONTRACTOR**, THE **UNDERGROUND CONTRACTOR**, **CONSTRUCTION**, **POWER COMPANY**, THE **SURVEYOR** AND OTHER INTERESTED PARTIES.
3. THREE (3) OR MORE COPIES OF THE CURRENT APPROVED PRODUCT LIST AND ALL NECESSARY SHOP DRAWINGS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO SCHEDULING OF THE PRE-CONSTRUCTION MEETING.
4. ALL MATERIALS SUPPLIED SHALL CONFORM TO PRODUCT LIST AND SHOP DRAWINGS AS APPROVED BY THE **ENGINEER** AND **DEVELOPMENT SERVICES / BUILDING DEPARTMENT** PRIOR TO THE PRE-CONSTRUCTION MEETING AND SHALL BE SUBMITTED FOR APPROVAL PRIOR TO SCHEDULING OF THE PRE-CONSTRUCTION MEETING. ANY SUBSTITUTION SHALL BE APPROVED PRIOR TO DELIVERY OF THESE MATERIALS TO THE JOB SITE.
5. ALL APPLICABLE PERMITS MUST BE OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION (FDEP, THE **COUNTY**, THE **CITY**, RIGHT-OF-WAY, BLASTING, DEWATERING, ETC.)
6. SEQUENCE OF CONSTRUCTION - UNLESS OTHERWISE NOTED, SEQUENCE OF CONSTRUCTION SHALL BE SUCH THAT ALL UNDERGROUND UTILITIES SHALL BE INSTALLED PRIOR TO ROADWAY CONSTRUCTION.
7. ALL **CONTRACTORS** SHALL MAINTAIN A CURRENT APPROVED SET OF CONSTRUCTION PLANS ON SITE.
8. THE **CONTRACTORS** SHALL BE RESPONSIBLE FOR OBTAINING LOCATIONS FOR ALL EXISTING PUBLIC AND PRIVATE UTILITIES.
9. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THE APPROVED PLANS ARE TO BE VERIFIED IN THE FIELD BY THE **CONTRACTORS**. APPROVAL OF DEVELOPMENT PLANS BY THE **UTILITY** IN NO WAY IMPLIES VERIFICATION OF THE ACCURACY OF THOSE PLANS OR FEATURES DEPICTED THEREIN. ANY DISCREPANCIES BETWEEN THE PLANS AND CONDITIONS IN THE FIELD SHALL BE BROUGHT TO THE ATTENTION OF THE **UTILITY** BY THE **ENGINEER** AND **CONTRACTORS**.
10. THE **CONTRACTORS** SHALL BE RESPONSIBLE AT ALL TIMES THROUGH THE DURATION OF CONSTRUCTION FOR THE PROTECTION OF EXISTING AND NEWLY INSTALLED UTILITIES FROM DAMAGE OR DISRUPTION OF SERVICE. THE **CONTRACTORS** SHALL BE RESPONSIBLE FOR TAKING SUCH MEASURES AS NECESSARY TO PROTECT THE HEALTH, SAFETY AND WELFARE OF THOSE PERSONS HAVING ACCESS TO THE SITE.
11. THE **CONTRACTORS** SHALL SCHEDULE INSPECTIONS AND TESTS WITH THE **DEVELOPMENT SERVICES**. THE **CONTRACTORS** SHALL BE RESPONSIBLE, A MINIMUM OF 24 HOURS IN ADVANCE AND NOTIFY ENGINEER AS REQUIRED BY **UTILITY**.
12. NO CONNECTION TO, OR ANY OTHER CONSTRUCTION SHALL BE PERFORMED ON AN EXISTING UTILITY MAIN OR STRUCTURE WITHOUT THE PRESENCE OF A **UTILITY** INSPECTOR.
13. FACILITIES PROPOSED HEREIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS, THE **UTILITY**, AND THE **DEVELOPMENT SERVICES** DEPARTMENT TECHNICAL STANDARDS AND SPECIFICATIONS. CONSTRUCTION THAT DEVIATES FROM THESE STANDARDS SHALL BE CALLED TO THE ATTENTION OF THE **ENGINEER** FOR RESOLUTION. DEVIATIONS FROM THE APPROVED PLANS MUST BE APPROVED IN WRITING BY THE **ENGINEER** AND **UTILITY**.
14. ANY DEVIATIONS FROM THE APPROVED PLANS MUST HAVE PRIOR WRITTEN APPROVAL FROM **OWNER**, **ENGINEER** AND APPROVING AGENCY.
15. RECORD DRAWINGS - THE **CONTRACTORS** SHALL PROVIDE A COMPLETE SET OF "AS BUILT" INFORMATION RELATIVE TO LOCATION OF THE SYSTEM VALVES AND SANITARY MANHOLES AS WELL AS INVERTS AND RIM ELEVATIONS, AND ANY OTHER CHANGES.
16. UPON COMPLETION OF CONSTRUCTION, A FINAL INSPECTION SHALL VERIFY PROPER ADHERENCE TO ALL FACETS OF THE PLANS AND SPECIFICATIONS.
17. GUARANTEE - ALL MATERIALS AND EQUIPMENT TO BE FURNISHED AND/OR INSTALLED BY THE **CONTRACTORS** SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR OR LONGER IF SPECIFIED OTHERWISE IN THE SPECIFICATIONS, FROM THE DATE OF FINAL ACCEPTANCE THEREOF, AGAINST DEFECTIVE MATERIALS, DESIGN AND WORKMANSHIP. UPON RECEIPT OF NOTICE FROM THE **OWNER** OF FAILURE OF ANY PART OF THE INSTALLATION DURING THE GUARANTEE PERIOD, THE **CONTRACTORS** SHALL REPAIR OR REPLACE SUCH PARTS, OR MATERIALS SHALL BE REPLACED PROMPTLY WITH NEW PARTS OR MATERIALS BY THE **CONTRACTORS** AT NO EXPENSE TO THE **OWNER**. IN THE EVENT THE **CONTRACTORS** FAILS TO MAKE THE NECESSARY REPAIRS OR REPLACEMENTS WITHIN THE TIME SPECIFIED BY THE **OWNER**, THE **OWNER** MAY ACCOMPLISH THE WORK AT THE EXPENSE OF THE **CONTRACTOR**.
18. ANY WELLS DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE OWNER AND ENGINEER WITHIN 24 HOURS AFTER DISCOVERY IS MADE.

ZONING SUMMARY

1. CURRENT ZONING: MPD
2. ADJACENT ZONING:
   - NORTH = MPD
   - SOUTH = MPD
   - EAST = PUBLIC ROW
   - WEST = PRIVATE ROW

WATER MANAGEMENT INFORMATION

WATER MANAGEMENT PERMIT: SFWMD ERP PERMIT APP No. 210325-43618

SITE DESIGN COORDINATION NOTES

1. REFERENCE THE LANDSCAPE ARCHITECTS DESIGN, PLANS, DETAILS, AND SPECIFICATIONS FOR:
   - A. ALL SITE SPECIFIC PLANTINGS AREAS
   - B. IRRIGATION WORKS, SERVICES AND APPURTENANCES (LAKES SHOWN IN THIS PLAN ARE FOR GRADING PURPOSES ONLY)
   - C. SITE WALLS AND FURS
   - D. FOUNTAINS, POOLS, OR OTHER WATER FEATURES
   - E. SITE LIGHTING
   - F. DUMPSTER/TRASH ENCLOSURES
   - G. BIKE RACKS, BENCHES, AND ALL OTHER SITE FURNITURE
   - H. BOLLARDS
2. REFERENCE THE MECHANICAL, ELECTRICAL AND PLUMBING (MEP) PLANS FOR DESIGN, DETAILS, AND SPECIFICATIONS FOR:
   - A. CHILLED WATER LINES AND VALVE/STRUCTURES
   - B. TELECOMMUNICATIONS LINES (TELCOM) AND VAULTS/STRUCTURES
   - C. ELECTRICAL AND EMERGENCY POWER LINES AND EQUIPMENT
   - D. DRAINAGE TRAPS

NOTE:
WHERE LINES ARE SHOWN FOR CONSTRUCTION COORDINATION PURPOSES, AND SURVEY STAKE-OUT ONLY, CONTRACTOR SHALL VERIFY LAYOUT, SIZE, AND MATERIALS PRIOR TO COMMENCING CONSTRUCTION.

UNDERGROUND CONTRACTOR RESPONSIBILITY NOTES

1. **UNDERGROUND CONTRACTORS** SHALL MINIMIZE THE WORK AREA AND WIDTH OF TRENCHES TO AVOID DISTURBANCES OF NATURAL VEGETATION. SPOIL FROM TRENCHES SHALL BE PLACED ONLY ON DESIGNATED AREAS AS SHOWN ON THE PLANS. **UNDERGROUND CONTRACTORS** SHALL NOT REMOVE AND/OR OBSTRUCT ANY TREES AND/OR SHRUBS **UNLESS APPROVED BY THE OWNER**.
2. ALL UNDERGROUND UTILITIES AND INFRASTRUCTURE LOCATED WITHIN THE STABILIZED PORTION OF THE ROAD BED SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF THE SUBGRADE OR AS OTHERWISE DIRECTED BY **OWNER**. CAUTION: STORM DRAINAGE PIPES MAY EXTEND INTO STABILIZED SUBGRADE AND/OR BASE MATERIALS. **UNDERGROUND CONTRACTORS** SHALL ADJUST STABILIZER MIXES TO PREVENT CONTACT AND DAMAGE TO PIPES.
3. ALL CONDUITS UNDER PAVEMENT SHALL EXTEND 6" BEYOND THE BACK OF CURB AND/OR BACK OF SIDEWALK AT EACH END AND SHALL BE A MINIMUM OF 18" UNDER WATER MAINS AND FORCE MAINS.

GENERAL NOTES

1. ALL INVERTS AND ELEVATIONS ARE BASED ON NAVD 88 (NORTH AMERICAN VERTICAL DATUM OF 1988).
2. THE INFORMATION PROVIDED IN THIS PLAN IS BASED ON THE LATEST FIELD INFORMATION AND DESIGN DATA AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. IT IS THE RESPONSIBILITY OF THE **CONTRACTORS** TO VERIFY THIS INFORMATION PRIOR TO COMMENCEMENT OF CONSTRUCTION AND PROVIDE IN WRITING ANY DISCREPANCIES TO THE ENGINEER.
3. THIS PLAN IS NOT INTENDED TO BE ALL INCLUSIVE OF EXISTING FACILITIES OR MATERIALS TO BE REMOVED. **CONTRACTORS** SHALL BE RESPONSIBLE FOR COORDINATION OF ALL EXISTING CONDITIONS WITH THE PROPOSED IMPROVEMENTS AND SHALL REMOVE ALL EXISTING FACILITIES AS NECESSARY FOR CONSTRUCTION. ALL ITEMS TO BE REMOVED SHALL BECOME THE PROPERTY OF THE **CONTRACTORS** AND SHALL BE REMOVED AT THE EXPENSE OF THE **CONTRACTOR**, INCLUDING ALL DUMPING FEES, UNLESS OTHERWISE NOTED.
4. ALL MATERIALS AND CONSTRUCTION METHODS USED FOR THE PROPOSED IMPROVEMENTS SHALL CONFORM TO THE APPROVED TECHNICAL SPECIFICATIONS, AND ALL FEDERAL, STATE AND LOCAL REGULATIONS.
5. THE REVIEW AND APPROVAL OF THESE IMPROVEMENT PLANS DOES NOT AUTHORIZE THE CONSTRUCTION OF REQUIRED IMPROVEMENTS UNLESS THEY ARE CONSISTENT WITH EASEMENTS OF RECORD.
6. ALL SOLID WASTE FOR THE **PROJECT** IS TO BE PICKED UP AND DISPOSED OF BY WASTE MANAGEMENT SERVICES.
7. ALL PROJECT SIGNS SHALL BE IN ACCORDANCE WITH THE MPD (IF APPLICABLE) AND THE **DEVELOPMENT SERVICES / BUILDING DEPARTMENT** TECHNICAL DEVELOPMENT CODE.
8. **OWNER** HAS THE DISCRETION OF USING CONCRETE PAVER BRICKS IN PLACE OF CONCRETE SIDEWALK. **CONTRACTORS** SHALL PROVIDE A MINIMUM OF 4" THICK CONCRETE PAVER BRICKS OVER 4" THICK CONCRETE PAVER BASE FOR ALL SIDEWALKS. THICKNESS, **COLOR PATTERN, PATTERN, AND SPECIFICATIONS**. CONCRETE PAVER BRICK SEALANT OR REPELLANT MAY BE USED AT **OWNER'S** DISCRETION. IF THERE ARE ANY DISCREPANCIES BETWEEN THE SPECIFICATIONS AND **ENGINEER'S** PLANS, **CONTRACTORS** SHALL REPORT DISCREPANCY TO **ENGINEER**.
9. ALL PVC STORM DRAIN PIPES SHALL BE COLOR WHITE SDR-26, OR APPROVED EQUAL, UNLESS OTHERWISE NOTED ON THE PLANS.
10. THE LIGHTING POLES AND LUMINARIES SHOWN ON THESE DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SHALLS NOT BE USED FOR CONSTRUCTION. FINAL LIGHTING POLE LOCATION AND LUMINARY TYPE MAY VARY AND WILL BE COORDINATED WITH **OWNER'S** ELECTRICAL ENGINEER. POLE LOCATIONS SHALL MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF FIVE FEET FROM UNDERGROUND UTILITY LINES.
11. ALL SIDEWALKS AND SIDEWALK CROSSINGS FOR ROADSIDE SIDEWALKS AND ACCESSIBLE ROUTES SHALL BE CONSTRUCTED IN ACCORDANCE WITH **CONTRACTORS'** INDEX 0043 AND 0070, THE AMERICANS WITH DISABILITIES ACT (ADA), AND THE FLORIDA ACCESSIBILITY CODE AT CURB, GUTTERS, SIDEWALKS, INTERSECTIONS, ETC.

OWNER RESPONSIBILITY NOTES

1. **OWNER**, ITS SUCCESSORS OR ASSIGNS, SHALL BE RESPONSIBLE FOR PERPETUAL MAINTENANCE OF ALL EASEMENTS OF THE SURFACE WATER MANAGEMENT SYSTEM AS OUTLINED IN THE DRAINAGE **EASEMENT** ON THESE DRAWINGS.
2. THE PROPERTY **OWNER** IS RESPONSIBLE FOR THE REPLACEMENT OF ALL DEAD LANDSCAPE MATERIAL AND FOR THE MAINTENANCE OF THE REQUIRED IRRIGATION SYSTEM.
3. **OWNER** TO BE SUCCESSORS TO MAINTAIN ALL ON-PREMISE FIRE HYDRANTS, EXCITE VEGETATION REMOVAL, AS DEFINED BY **THE DEVELOPMENT SERVICES** ORDINANCE UPON COMPLETION AND ACCEPTANCE OF WORK RECOMMENDED BY THE CONTRACT.

CONTRACTOR RESPONSIBILITY NOTES

1. THE **CITY**, **COUNTY**, **UTILITY**, AND OTHERS AND FDOT MAY HAVE EXISTING UTILITIES ADJACENT TO THESE PROPOSED CONSTRUCTION. **CONTRACTORS** SHALL CONTACT THE RESPECTIVE UTILITIES TO LOCATE THEIR FACILITIES PRIOR TO BEGINNING CONSTRUCTION.
2. **CONTRACTORS** SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND DEVIATION IN PLAN OR ELEVATION SHALL BE REPORTED TO **CONTRACTORS** IMMEDIATELY.
3. THE **CONTRACTORS** SHALL BE RESPONSIBLE FOR OBTAINING COPIES OF AND COMPLYING WITH ALL PERMIT CONDITIONS.
4. **CONTRACTORS** IS REQUIRED TO OBTAIN FROM THE **ENGINEER** WRITTEN APPROVAL FOR ANY DEVIATIONS FROM THESE PLANS AND/OR SPECIFICATIONS.
5. **CONTRACTORS** SHALL COMPLY WITH THE REQUIREMENTS OF THE **COUNTY** GROUNDWATER PROTECTION ORDINANCE.
6. THE **CONTRACTOR** IS RESPONSIBLE FOR OBTAINING A COPY OF THE APPROVED DEWATERING PERMIT FROM SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, AS REQUIRED.
7. THE **CONTRACTOR** IS RESPONSIBLE FOR OBTAINING A BLASTING PERMIT, IF REQUIRED.
8. THE **CONTRACTORS** IS RESPONSIBLE FOR OBTAINING A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FROM THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY.
9. **CONTRACTORS** SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND USAGE OF THE EXISTING STREETS ADJACENT TO THE PROJECT. ALL TRAFFIC MAINTENANCE CONTROLS SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND SAFE PRACTICES FOR STREET CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS.
10. THE **CONTRACTORS** SHALL REPAIR AND REPLACE ALL AREAS DISTURBED BY CONSTRUCTION TO EXISTING CONDITIONS.
11. THE **CONTRACTORS** SHALL PROVIDE 48 HOURS WRITTEN NOTICE TO THE **ENGINEER**, **OWNER** AND **COUNTY** PRIOR TO BEGINNING CLEARING.
    - A. COMMENCEMENT
    - B. CONFORMANCE TO APPROVED SCHEDULES, SUBCONTRACTORS, OR RESIDENT SUPERINTENDENT
    - C. GENERAL
      - C.1. COMPACTION
      - C.2. PRELIMINARY INSPECTION
      - C.3. FINAL INSPECTIONS
      - C.4. CONDUIT BOX INSTALLATION
      - C.5. JACK AND BORE INSTALLATIONS
    - D. POTABLE AND IRRIGATION SYSTEMS
      - D.1. CONNECTION TO EXISTING POTABLE WATER FACILITIES (INCLUDING HOT TAPS)
      - D.2. PRESSURE TESTS
      - D.3. PRESSURE TESTS FOR IRRIGATION PIPING
      - D.4. PLUMBING
      - D.5. BACTERIOLOGICAL
      - D.6. BACTERIOLOGICAL TESTS
      - D.7. JACK AND BORE INSTALLATIONS
    - E. SANITARY SEWER
      - E.1. CONNECTION TO EXISTING SANITARY SEWER FACILITIES (INCLUDING HOT TAPS)
      - E.2. PRESSURE TESTS
      - E.3. INFILTRATION TESTS
      - E.4. MANHOLE TESTS (EXFILTRATION PRIOR TO COVER UP)
      - E.5. LIFT STATION ST-REPORT
      - E.6. LIMITING TO SEWER AND MANHOLES
      - E.7. PLUMBING
      - E.8. BACTERIOLOGING OF GRAVITY MAINS
      - E.9. JACK AND BORE INSTALLATIONS
    - F. OTHERS AS MAY BE REQUIRED BY **OWNER** AND **ENGINEER**
    - G. FINAL INSPECTION WILL BE REQUIRED BY **ENGINEER** AT THE TIME OF CONSTRUCTION DOCUMENT APPROVAL
12. WATER MAINS SHALL BE SEPARATED FROM STORM SEWER, SANITARY SEWER, NON-POTABLE IRRIGATION MAINS, AND FORCE MAINS BY A MINIMUM HORIZONTAL SEPARATION AS OUTLINED IN THE GRAVITY **EASEMENT** ON THESE DRAWINGS.
13. SPECIFIC TO VERTICAL CROSSINGS: WATER MAINS CROSSING ANY TYPE OF SANITARY SEWER, INCLUDING FORCE MAINS, OR STORM SEWER SHALL HAVE ONE FULL LENGTH OF WATER MAIN CENTERED ABOVE OR BELOW THE CROSSING SO THAT THE WATER JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER UTILITY PIPELINE. ALTERNATIVELY, AT EACH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, AND FORCE MAINS. WHERE WATER MAINS CROSS UNDER GRAVITY-TYPE SANITARY SEWERS UNDER PART 62-OF CHAPTERS 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT MEETING THE REQUIREMENTS OF PART III OF CHAPTER 62-610, F.A.C. WHERE SUCH SEPARATIONS AS REQUIRED BY THE **GRAVITY** OF VERTICAL, 18 HORIZONTALLY SHALL STILL APPLY.
14. HORIZONTAL AND VERTICAL DEFLECTION OF THE PRESSURE MAINS SHALL NOT EXCEED 80% OF THE PIPE MANUFACTURERS SPECIFICATIONS. MINOR SHALL BE USED WHERE DEFLECTIONS EXCEED 80% OF THE MANUFACTURERS SPECIFICATIONS.
15. COVER FOR MAINS SHALL BE MEASURED FROM FINISHED GRADES. IT IS THE **CONTRACTOR'S** RESPONSIBILITY TO INSURE MINIMUM COVER, REGARDLESS OF EXISTING GRADE.
16. **CONTRACTORS** SHALL CONSTRUCT ALL WATER, IRRIGATION AND SEWER APPURTENANCES INCLUDING METER BOXES, BLOW-OFFS, VALVE BOXES, AND RELEASE VALVES, FIRE HYDRANTS, ETC. TO FINISHED GRADE. **CONTRACTORS** SHALL ADJUST ALL APPURTENANCES AS NECESSARY TO MEET FINISHED GRADE. IT IS THE **CONTRACTOR'S** RESPONSIBILITY TO INSURE CONSTRUCTION OF SAID APPURTENANCES TO FINISHED GRADE.
17. PRIOR TO CONSTRUCTION OF SUBGRADE AND ROADWAY CONSTRUCTION, ALL SUBSURFACE IMPROVEMENTS, INCLUDING UTILITIES, DRAINAGE, AND STORM DRAINAGE MUST BE INSTALLED AND STORM DRAINAGE MUST BE COMPLETED. CONSTRUCTION WORK ALL PHASES SHALL BE TO LAY SUBGRADE.
18. APPROVED FITTINGS SHALL BE USED TO MAINTAIN PLAN ALIGNMENT OF POTABLE, FORCE, AND IRRIGATION MAINS. DEVIATION FROM PLAN ALIGNMENT SHALL BE NOT MORE THAN 1/4" FROM PLAN CENTERLINE OF MAIN. A LAND SURVEYOR, REGISTERED IN THE STATE OF FLORIDA, SHALL PREPARE RECORD DRAWINGS OF ALL FITTINGS AND DEFLECTIONS.
19. BEDDING FOR WATER AND SEWER LINES SHALL BE AS SHOWN ON TYPICAL TRENCH RESTORATION DETAIL. SUITABLE BACKFILL MATERIAL SHALL BE PLACED AND COMPACTED IN UNIFORM LAYERS TO 12" ABOVE THE TOP OF THE PIPE.
20. ALL VALVES MUST BE PLACED OUTSIDE OF PAVED AREAS, UNLESS OTHERWISE INDICATED IN THE APPROVED CONSTRUCTION DOCUMENTS.
21. PER ASTM STANDARDS, NO GRAVITY SEWER LINE SHALL EXCEED A DEFLECTION OF 5%. A DEFLECTION TEST SHALL BE PERFORMED BY ADVANCING A MANDREL, WITH A DIAMETER OF NO LESS THAN 90% OF THE PIPE INSIDE DIAMETER, THROUGH THE PIPE. ALL TESTING AND SAFE PRACTICE FOR STREET CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS.
22. ALL 8" PVC GRAVITY SANITARY SEWER MAINS SHALL CONFORM TO ASTM D-3034 SDR 26 AND SHALL HAVE A 0.40% MINIMUM SLOPE UNLESS OTHERWISE NOTED.
23. ALL PVC SEWER LATERALS SHALL BE 4", CONFORM TO ASTM D-3034 SDR 26 AND CONSTRUCTED AT 1.00% MINIMUM SLOPE PER THE PLUMBING CODE.
24. ALL PVC PIPES 12" TO 36" IN DIAMETER SHALL MEET THE REQUIREMENTS OF AWWA C-900.
25. ALL DUCTILE IRON PIPE (DIP) SHALL MEET THE REQUIREMENTS OF AWWA C-151
26. ALL WATER SERVICES UNDER PAVEMENT SHALL BE INSTALLED IN A 4" SCH. 40 PVC CONDUIT AND EXTEND 5' PAST THE EDGE OF PAVEMENT ON BOTH SIDES OR WATER SERVICE CONDUITS SHALL BE PLUGGED, MARKED AT GRADE, AND HAVE BEEN MARKED/MARKING ON APPROVED EQUAL AT BACKFILL.
27. ALL CONDUITS UNDER ROADWAYS (**OR UTILITIES**) SHALL BE A MINIMUM OF 36" UNDER WATER MAINS AND FORCE MAINS.
28. POTABLE WATER MAINS 2 INCHES OR SMALLER SHALL MEET THE REQUIREMENTS OF ASTM D-2241 OR D-1785, LATEST REVISION, PIPE SIZES SHALL BE PVAN-CIN OR EQUAL, SCH 80 PVC TYPE.
29. ALL POLYETHYLENE PIPING 1/2" TO 3" IN DIAMETER SHALL BE PE3608, AWWA C-901 AND SDR 9-200 COMPLIANT.
30. ALL BACKFLOW PREVENTER ASSEMBLIES/DEVICES SHALL BE IN ACCORDANCE WITH 62-555.360, F.A.C., AND THE AWWA MANUAL M-14, PRACTICE FOR BACKFLOW PREVENTION AND CROSS-CONNECTION CONTROL. ALL WATER METERS SHALL CONFORM TO AWWA C-700 OR NSF-61 STANDARDS.
31. A TEMPORARY BACKFLOW PREVENTER MAY BE REQUIRED BY **FIRE DISTRICT** IF CONSTRUCTION WITH COMBUSTIBLE MATERIAL COMMENCES PRIOR TO THE ACCEPTANCE OF THE WATER MAIN BY **UTILITY**.
32. ALL TEMPORARY BACTERIAL SAMPLE POINTS ARE TO BE REMOVED AFTER SATISFACTORY BACTERIAL TESTING IS COMPLETED AND THE CONNECTION IS MADE TO THE EXISTING WATER MAIN.
33. ALL WATER MAINS MUST BE FLUSHED AND DETERMINED TO BE BACTERIOLOGICAL CLEARED BEFORE CONNECTIONS ARE MADE TO THE PROPOSED WATER DISTRIBUTION SYSTEM.
34. ALL IRRIGATION MAINS SHALL BE WHITE SCHEDULE 40 PIPE, WITH 2-WIRE COMMUNICATION WIRING.
35. ALL WATER MAIN CONSTRUCTED UNDER PAVEMENT TO BE CONSTRUCTED OF DR. 14.

ROADWAY AND PARKING LOT SIGNING AND MARKING NOTES

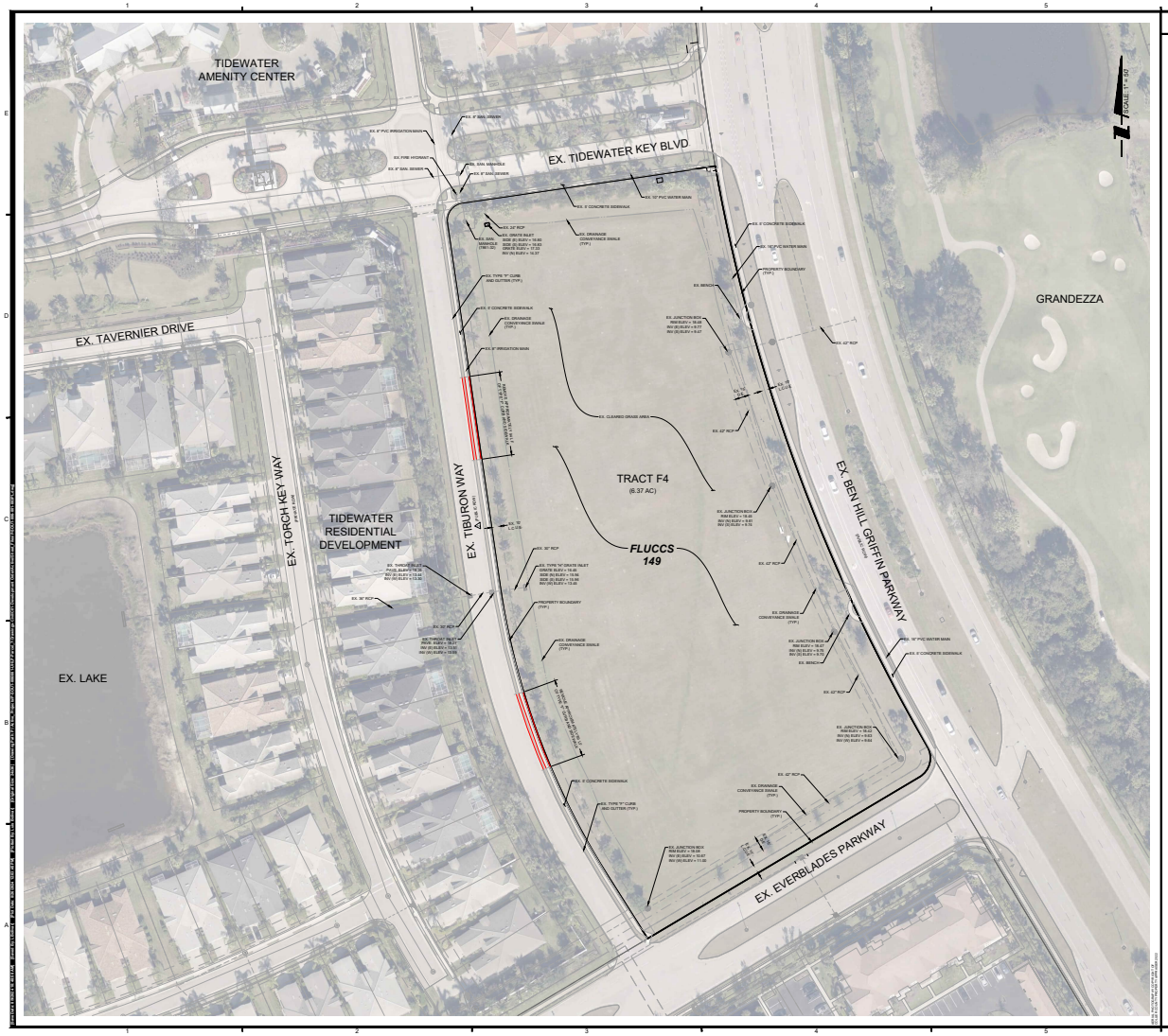
1. ROADWAY SIGNAGE AND PAVEMENT MARKINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND FDOT DESIGN STANDARDS.
2. ALL STOP BARS, IN ROADWAYS AND PARKING LOTS, SHALL BE THERMOPLASTIC. 8" PARKING LOT PAVEMENT OCCURS IN TWO LOTS, FIRST LOT MAY BE PAINTED AT CONTRACTS DISCRETION.
3. PARKING STALL STRIPING MAY BE PAINT, OR THERMOPLASTIC, AT **CONTRACTS** DISCRETION.

FIRE PROTECTION NOTES

1. ALL BACKFLOW PREVENTER ASSEMBLIES/DEVICES SHALL BE IN ACCORDANCE WITH 62-555.360, F.A.C., THE LEE COUNTY DESIGN MANUAL, AND THE AWWA MANUAL M-14, PRACTICE FOR BACKFLOW PREVENTION AND CROSS-CONNECTION CONTROL. ALL WATER METERS SHALL CONFORM TO AWWA C-700 OR NSF-61 STANDARDS.
2. FIRE HYDRANTS SHALL BE IN ACCORDANCE WITH THE **UTILITY** STANDARDS OR NFPA REGULATIONS, LATEST REVISION, WHICHEVER IS MORE RESTRICTIVE. INSTALLATION SHALL BE APPROVED BY THE LOCAL FIRE CONTROL DISTRICT. RAISED BLUE PAVEMENT REFLECTORS SHALL BE LOCATED AT THE CENTERLINE OF THE FINISHED ROADWAY. ALL FIRE HYDRANTS APPOSITE RAISED HYDRANT IN ACCORDANCE WITH FDOT SPECIFICATIONS.
3. UNLESS OTHERWISE APPROVED, ALL FIRE HYDRANT CONNECTIONS, SERVICE CONNECTIONS TO THE CURB STOP AT THE METER, AND ALL GRADES, ELEVATIONS AND THRUST BLOCKS IN THE MAINS SHALL BE INSTALLED UNCOVERED FOR VISUAL INSPECTION BY AN INSPECTOR FOR THE **UTILITY** OR **ENGINEER**. THE **CONTRACTOR** SHALL ONLY BACKFILL AFTER APPROVAL BY INSPECTION.
4. IN ACCORDANCE WITH THE **FIRE DISTRICT**, DEFICIENCIES BETWEEN INSTALLED FIRE HYDRANTS SHALL NOT EXCEED THOSE SHOWN IN THE APPROVED PLANS.
5. FIRE HYDRANT SHALL BE SERVICED IN A UNIFORM MANNER APPROVED BY THE **FIRE DISTRICT**.
6. FIRE HYDRANTS SHALL BE INSTALLED WITHIN 5 FEET OF THE CURB LINE OF A FIRE LANE, STREET, OR PRIVATE STREET WHEN INSTALLED ALONG SUCH ACCESS WAYS.
7. FIRE HYDRANTS SHALL NOT BE OBSTRUCTED VISUALLY OR FUNCTIONALLY BY VEGETATION. A CLEARING OF 3 FEET TO EACH SIDE, REAR AND TO THE STREET SHALL BE MAINTAINED.
8. FIRE HYDRANTS SHALL BE INSTALLED WITHIN 3 FEET OF THE CURB LINE OF A FIRE LANE, STREET, OR PRIVATE STREET WHEN INSTALLED ALONG SUCH ACCESS WAYS.
9. THE FIRE PROTECTION WATER SUPPLY, INCLUDING FIRE HYDRANTS, SHALL BE INSTALLED AND IN SERVICE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION WITH COMBUSTIBLE MATERIALS. ONE OF THE FOLLOWING METHODS (I.E. TIMES WITH PERIPHERY, BUT SHALL CERTAIN APPROVED BY THE **FIRE DISTRICT** PRIOR TO IMPLEMENTATION.

UTILITY NOTES

1. ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TECHNICAL STANDARDS OF THE **UTILITY** AND FDEP.
2. POTABLE WATER SYSTEM UP TO THE FIRST OSEV VALVE DEVICE SHALL BE OWNED AND MAINTAINED BY THE **UTILITY**. POTABLE WATER AND FIRE PROTECTION SYSTEM AFTER FIRST OSEV VALVE SHALL BE OWNED & MAINTAINED BY **OWNER** ITS SUCCESSORS OR ASSIGNS.
3. ON-SITE WASTEWATER COLLECTION SYSTEM SHALL BE OWNED AND MAINTAINED BY **OWNER**, ITS SUCCESSORS OR ASSIGNS.
4. ON-SITE IRRIGATION DISTRIBUTION SYSTEM SHALL BE OWNED AND MAINTAINED BY **OWNER**, ITS SUCCESSORS OR ASSIGNS.
5. UTILITY MATERIALS, COLORS, AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE TECHNICAL STANDARDS OF THE **UTILITY** AND FDEP.
6. EXISTING UTILITIES ARE SHOWN IN APPROXIMATE LOCATION. THE **CONTRACTOR** SHALL FIELD VERIFY ALL ELEVATIONS AND LOCATIONS OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION AND NOTIFY THE **ENGINEER** OF ANY DISCREPANCIES IN WRITING. NO CONSTRUCTION SHALL BE CONNECTED IN DIRECT ACCORDANCE WITH ALL PERMITS AND APPROVALS OBTAINED FOR THIS PROJECT.
7. CONTRACTOR SHALL MARK LOCATIONS OF ALL PRESSURE PIPES IN ACCORDANCE WITH THE TECHNICAL STANDARDS OF THE **UTILITY**.
8. THE **CONTRACTOR** SHALL PROVIDE 48 HOURS WRITTEN NOTICE TO THE **ENGINEER**, **CITY**, **COUNTY**, **UTILITY** AND **DEVELOPMENT SERVICES** PRIOR TO THE FOLLOWING:
   - A. COMMENCEMENT
   - B. CONFORMANCE TO APPROVED SCHEDULES, SUBCONTRACTORS, OR RESIDENT SUPERINTENDENT
   - C. GENERAL
     - C.1. COMPACTION
     - C.2. PRELIMINARY
     - C.3. FINAL INSPECTIONS
     - C.4. CONDUIT BOX INSTALLATION
     - C.5. JACK AND BORE CASING INSTALLATION
   - D. POTABLE AND IRRIGATION SYSTEMS
     - D.1. CONNECTION TO EXISTING POTABLE WATER FACILITIES (INCLUDING HOT TAPS)
     - D.2. PRESSURE TESTS
     - D.3. PRESSURE TESTS FOR IRRIGATION PIPING
     - D.4. PLUMBING
     - D.5. BACTERIOLOGICAL
     - D.6. BACTERIOLOGICAL TESTS
     - D.7. JACK AND BORE INSTALLATIONS
   - E. SANITARY SEWER
     - E.1. CONNECTION TO EXISTING SANITARY SEWER FACILITIES (IN



CLEARING NOTES

1. REFERENCE LEE COUNTY LAND DEVELOPMENT CODE FOR NATIVE VEGETATION REQUIREMENTS.
2. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE APPLICANT SHALL INSTALL TEMPORARY CONSTRUCTION FENCING AND/OR SILT FENCING AT THE EDGE OF THE CONSERVATION AREA ALONG THE LIMITS OF CLEARING. THIS FENCE SHALL REMAIN ERECTED AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
3. CONTRACTOR SHALL EMPLOY METHODS IN ACCORDANCE WITH "BEST MANAGEMENT PRACTICES" AND REFERENCE NDPES DISCHARGE CONTROL PLAN AND DETAILS TO PREVENT EROSION.
4. ALL PROHIBITED EXOTIC VEGETATION (CATEGORY I AND II EXOTICS AS DEFINED BY THE FLORIDA EXOTIC PEST PLANT COUNCIL (FEPPC)) SHALL BE REMOVED FROM THE SITE AND ALL NATIVE PRESERVATION AREAS SHALL BE MAINTAINED FREE OF PROHIBITED EXOTICS IN PERPETUITY. (LDC 3.05.08)
5. WHERE HEAVY CONSTRUCTION ACTIVITIES ARE ADJACENT TO EXISTING NATIVE VEGETATION TO BE PRESERVED, THE PROTECTIVE BARRIER SHALL BE INSTALLED PRIOR TO THE BEGINNING OF THE COMMENCEMENT OF CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION.
6. STANDARD STRUCTURAL BUFFERS WILL BE PLACED ADJACENT TO ALL REMAINING CONSERVATION AREAS WHERE A 10' WIDE VEGETATED BUFFER BETWEEN THE WETLAND JURISDICTIONAL LINE AND ADJACENT DEVELOPMENT IS NOT PROVIDED. THE BUFFER SHALL BE PLANTED WITH A MIX OF NATIVE TREES AND NATIVE VEGETATION. A FENCE, A SMALL WALL (OR BULKHEAD) OR A COMBINATION OF THESE. A HEDGE OF NATIVE VEGETATION (SHRUBS) WILL TYPICALLY BE UTILIZED. IF A FENCE OR WALL IS USED, IT WILL BE LOCATED ALONG THE OUTER EDGE OF THE BUFFER AND NOT WITHIN 3 FEET OF THE EDGE OF THE CONSERVATION AREA. IF A HEDGE IS USED, PLANTS WILL BE INSTALLED IN A ZONE BEGINNING AT THE CONSERVATION AREA BOUNDARY AND EXTENDING INTO THE CONSERVATION AREA NOT MORE THAN 3 FEET.

FLUCCS TABLE

FLUCCS CODE	DESCRIPTION	AREA (AC)
149	COMMERCIAL AND SERVICES UNDER CONSTRUCTION	6.37
	TOTAL	6.37

PENINSULA ENGINEERING
CIVIL ENGINEERING · PLANNING AND ZONING · ENVIRONMENTAL SERVICES · LANDSCAPE ARCHITECTURE · SURVEYING · LAND DEVELOPMENT
2600 Golden Gate Pkwy Naples, FL 34105
239.403.6700 Pen-Eng.com

PROJECT:
UNIVERSITY HIGHLANDS II

TITLE:
AERIAL, EX. CONDITIONS, DEMOLTION, FLUCCS MAP

CLIENT:
SREG UNIVERSITY HIGHLANDS II, LLC

REVISIONS:

No:	Revision:	Date:
2	REVISED PER COMMENT LETTER DATED 07/17/2024	7/29/24

NOTES:

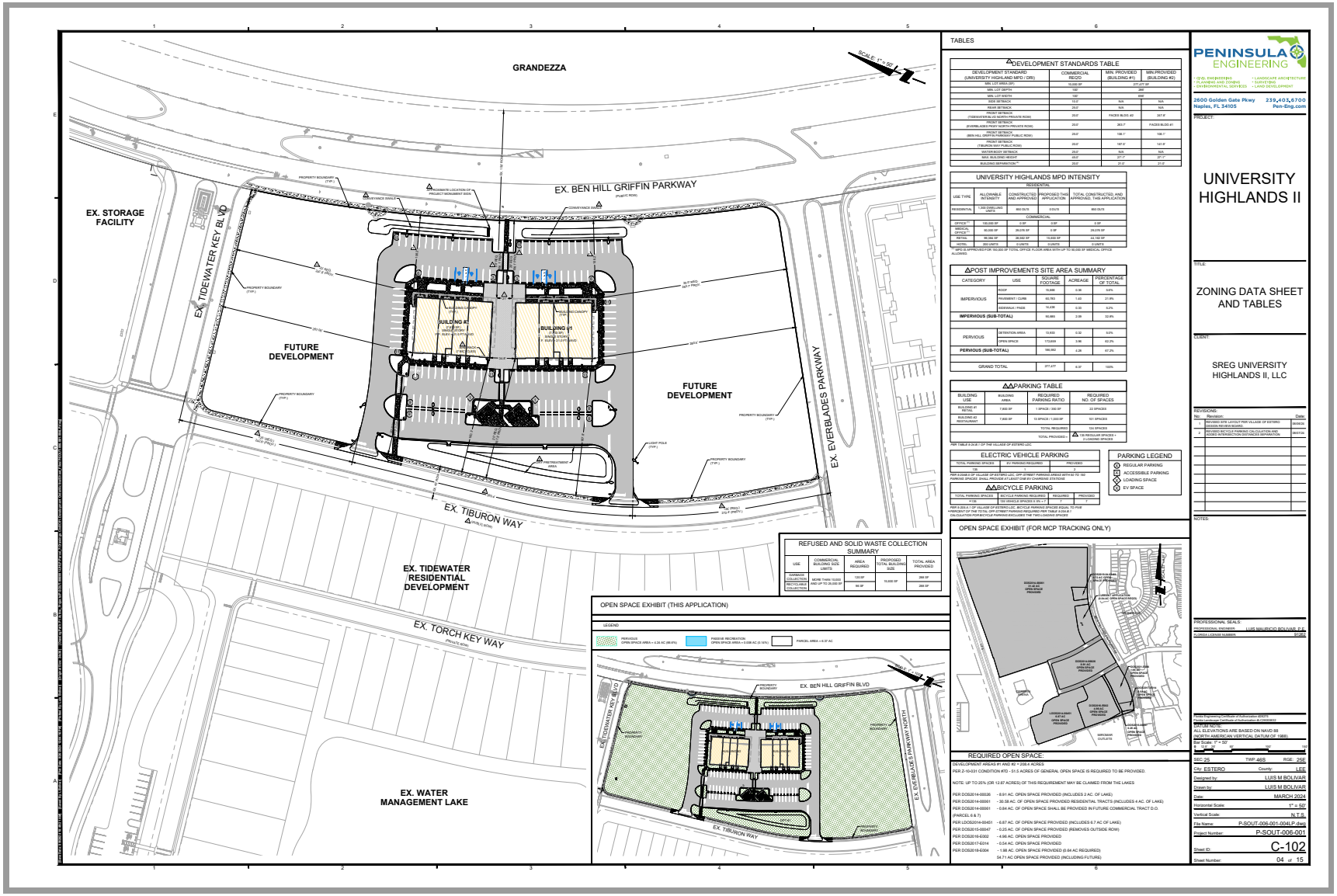
PROFESSIONAL SEALS:
PROFESSIONAL ENGINEER: LUIS MAURICIO BOLIVAR, P.E.
FLORIDA LICENSE NUMBER: 91252

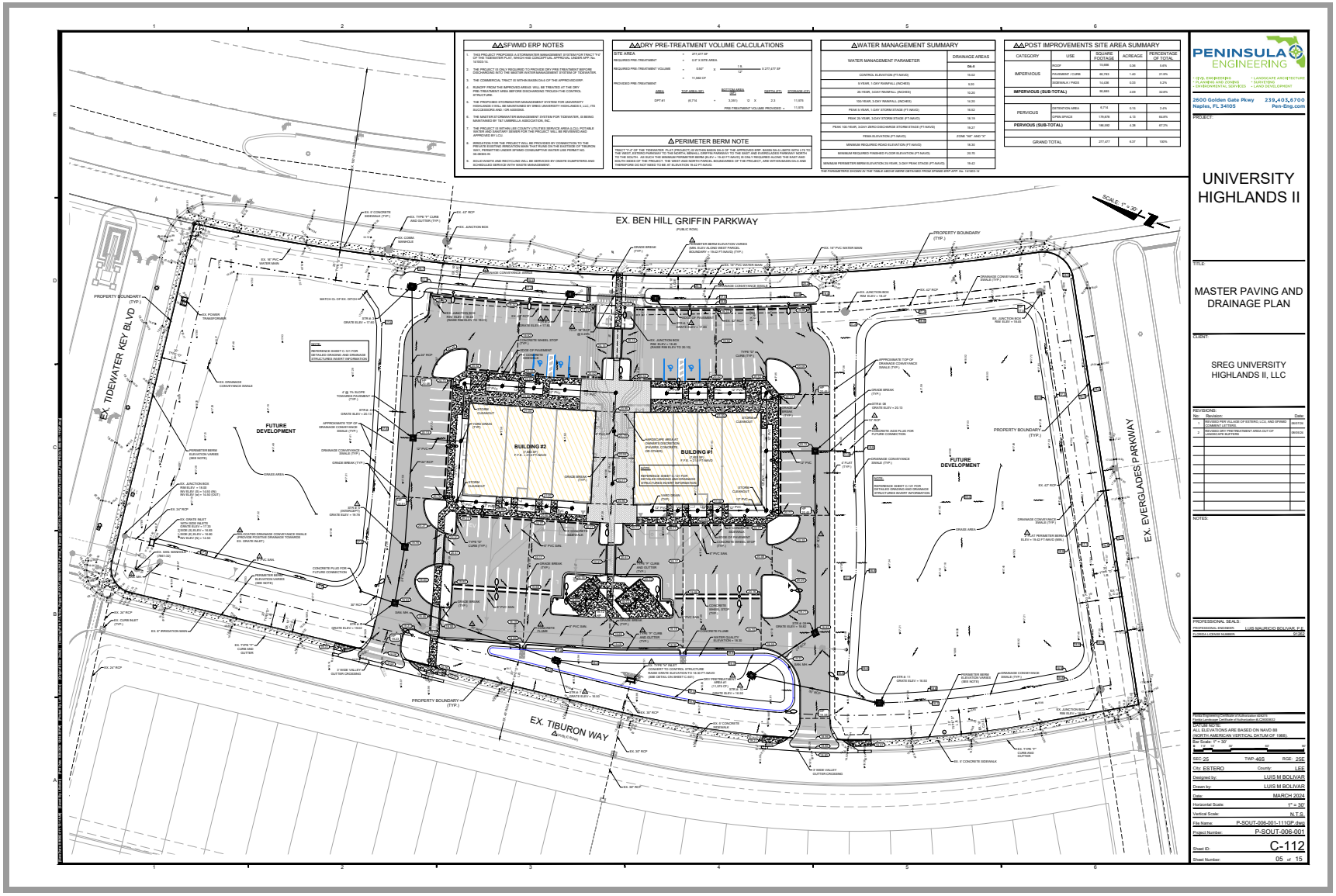
Florida Engineering Certificate of Authorization #28378
Florida Landscape Certificate of Authorization #: C000003432

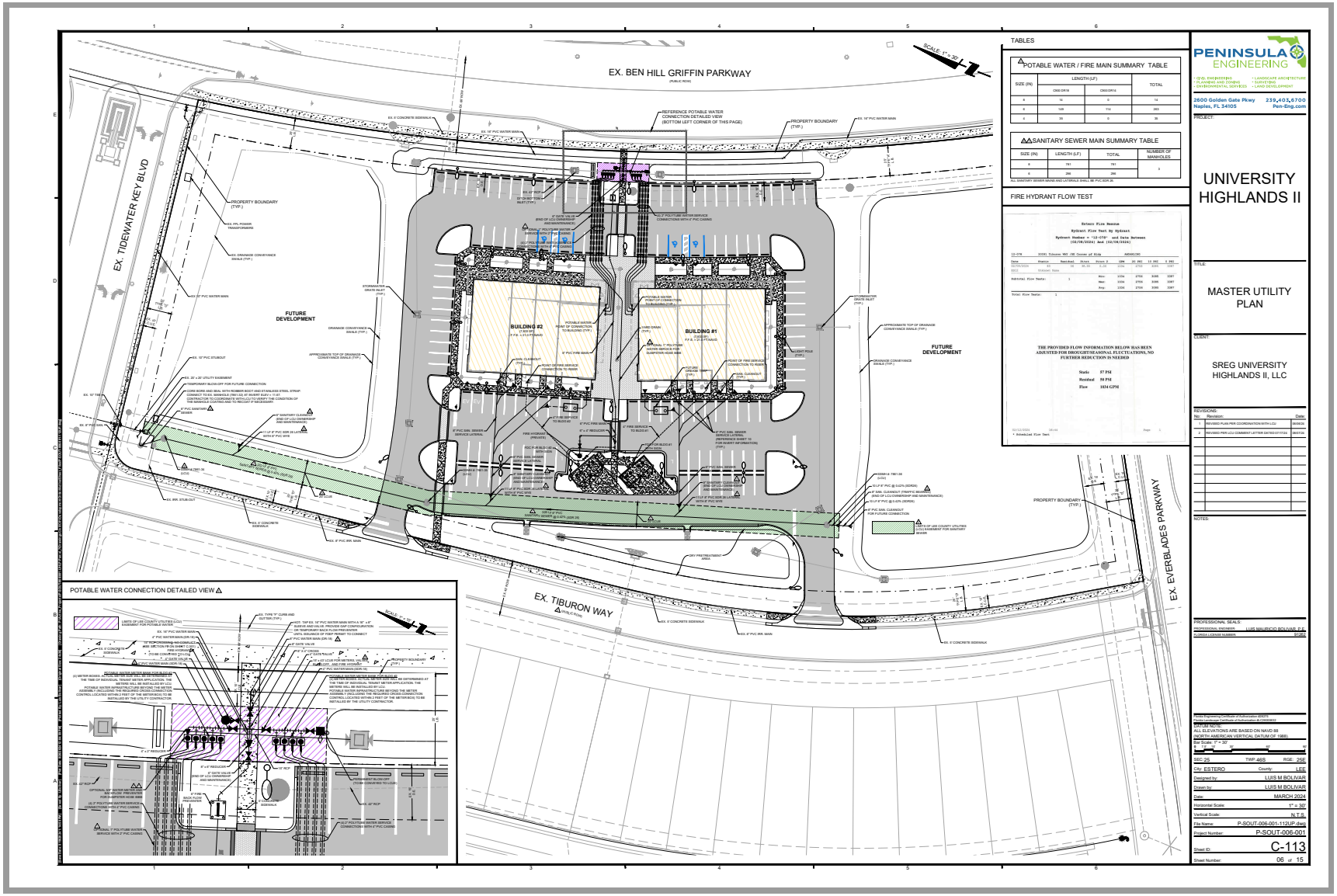
DATUM NOTE:
ALL ELEVATIONS ARE BASED ON NAVD 88
(NORTH AMERICAN VERTICAL DATUM OF 1988)

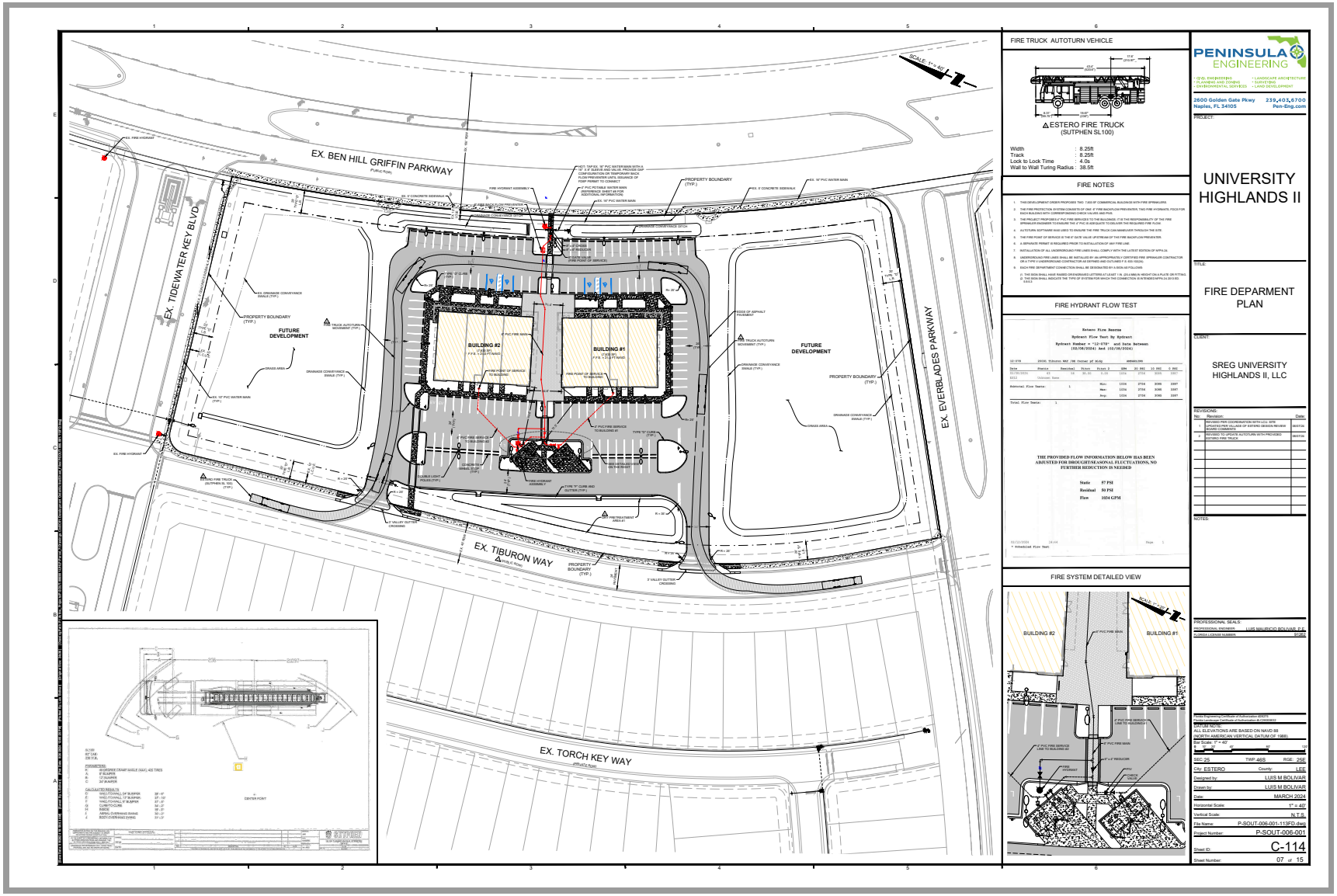
Bar Scale: 1" = 50'
0 50' 100'

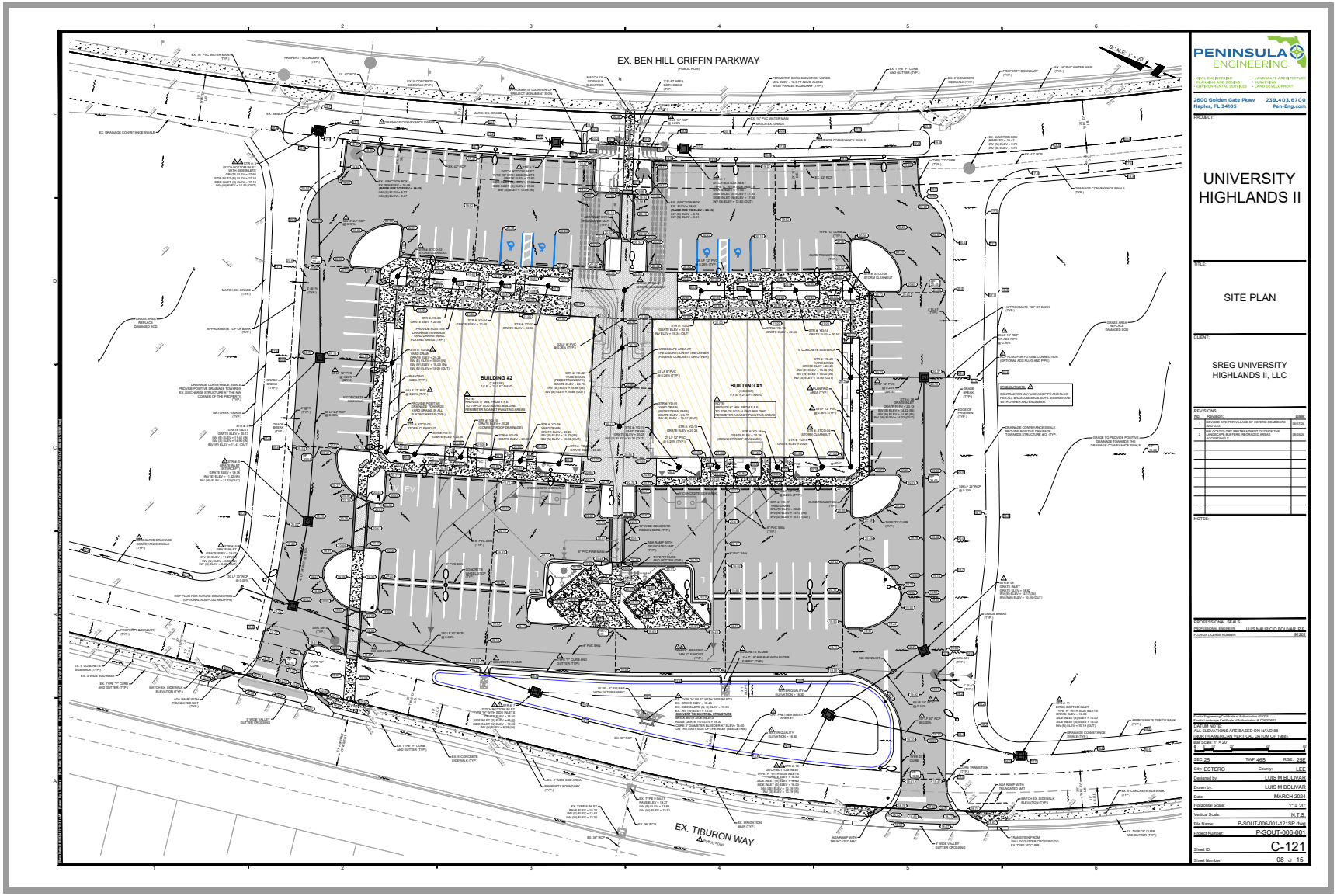
SEC: 25 TWP: 46S RGE: 25E
City: ESTERO County: LEE
Designed by: LUIS M BOLIVAR
Drawn by: LUIS M BOLIVAR
Date: MARCH 2024
Horizontal Scale: 1" = 50'
Vertical Scale: N.T.S.
File Name: P-SOUT-006-001-003PL.dwg
Project Number: P-SOUT-006-001
Sheet ID: C-101
Sheet Number: 03 of 15

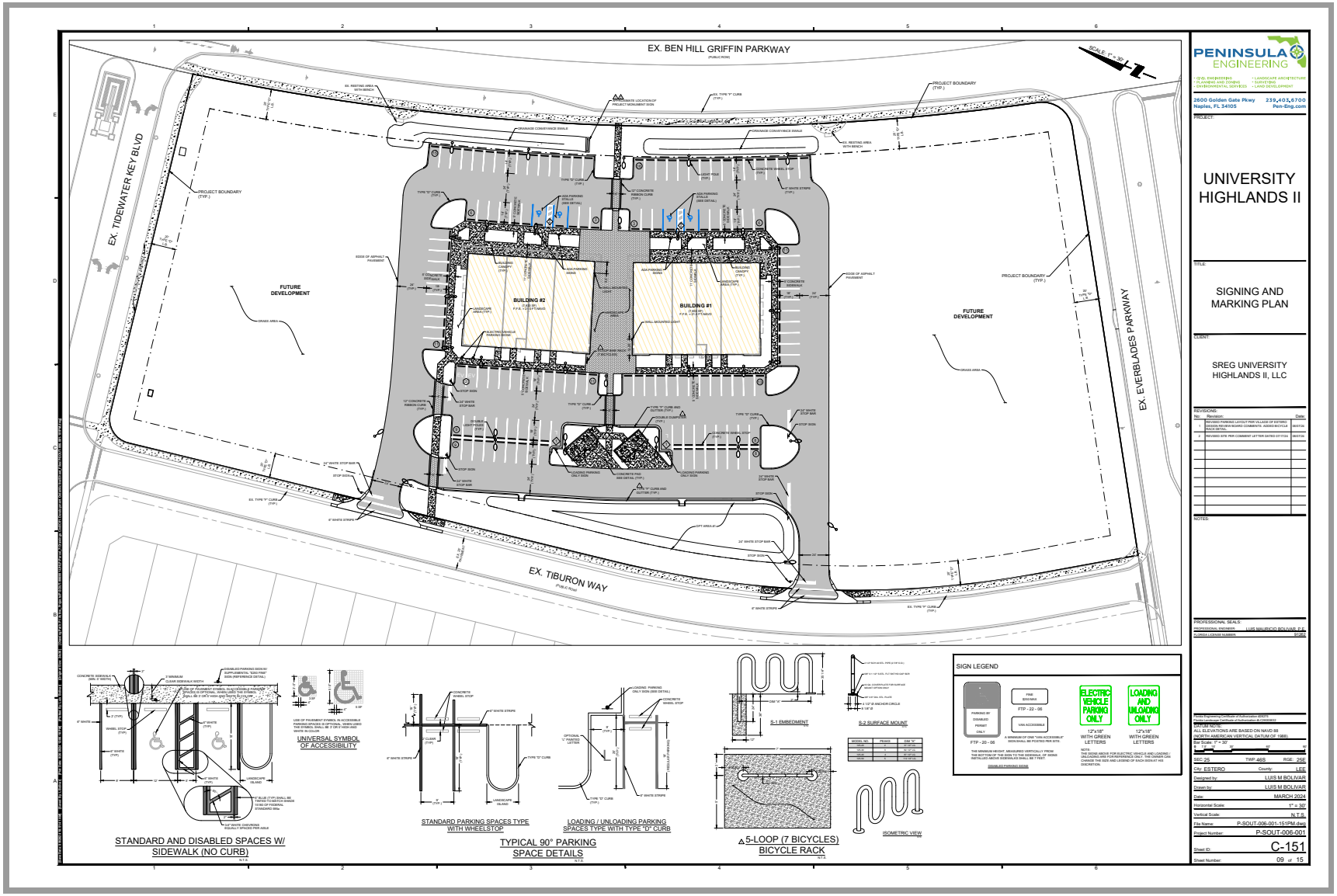

GRANDEZZA
EX. BEN HILL GRIFFIN PARKWAY
EX. STORAGE FACILITY
EX. TIDEWATER KEY BLVD
FUTURE DEVELOPMENT
BUILDING #1
BUILDING #2
FUTURE DEVELOPMENT
EX. EVERGLADES PARKWAY
EX. TIBURON WAY
EX. TIDEWATER RESIDENTIAL DEVELOPMENT
EX. TORCH KEY WAY
EX. WATER MANAGEMENT LAKE
SCALE: 1" = 60'
TABLES
DEVELOPMENT STANDARDS TABLE
UNIVERSITY HIGHLANDS MPD INTENSITY
POST IMPROVEMENTS SITE AREA SUMMARY
PARKING TABLE
ELECTRIC VEHICLE PARKING
PARKING LEGEND
BICYCLE PARKING
REFUSED AND SOLID WASTE COLLECTION SUMMARY
OPEN SPACE EXHIBIT (THIS APPLICATION)
OPEN SPACE EXHIBIT (FOR MCP TRACKING ONLY)
REQUIRED OPEN SPACE:
PENINSULA ENGINEERING
2600 Golden Gate Pkwy
Naples, FL 34105
239.403.6700
Pen-Eng.com
PROJECT:
UNIVERSITY HIGHLANDS II
TITLE:
ZONING DATA SHEET AND TABLES
CLIENT:
SREG UNIVERSITY HIGHLANDS II, LLC
REVISIONS:
NOTES:
PROFESSIONAL SEALS
LUIS MAURICIO BOLIVAR, P.E.
FLORIDA LICENSE NUMBER 81252
VERTICAL DATUM:
ALL ELEVATIONS ARE BASED ON NAVD 88
NORTH AMERICAN VERTICAL DATUM OF 1988.
SEC: 25
TWP: 46S
RGE: 25E
City: ESTERO
County: LEE
Designed by: LUIS M BOLIVAR
Drawn by: LUIS M BOLIVAR
Date: MARCH 2024
Horizontal Scale: 1" = 50'
Vertical Scale: N.T.S.
File Name: P-SOUT-006-001-004LP.dwg
Project Number: P-SOUT-006-001
Sheet ID: C-102
Sheet Number: 04 of 15

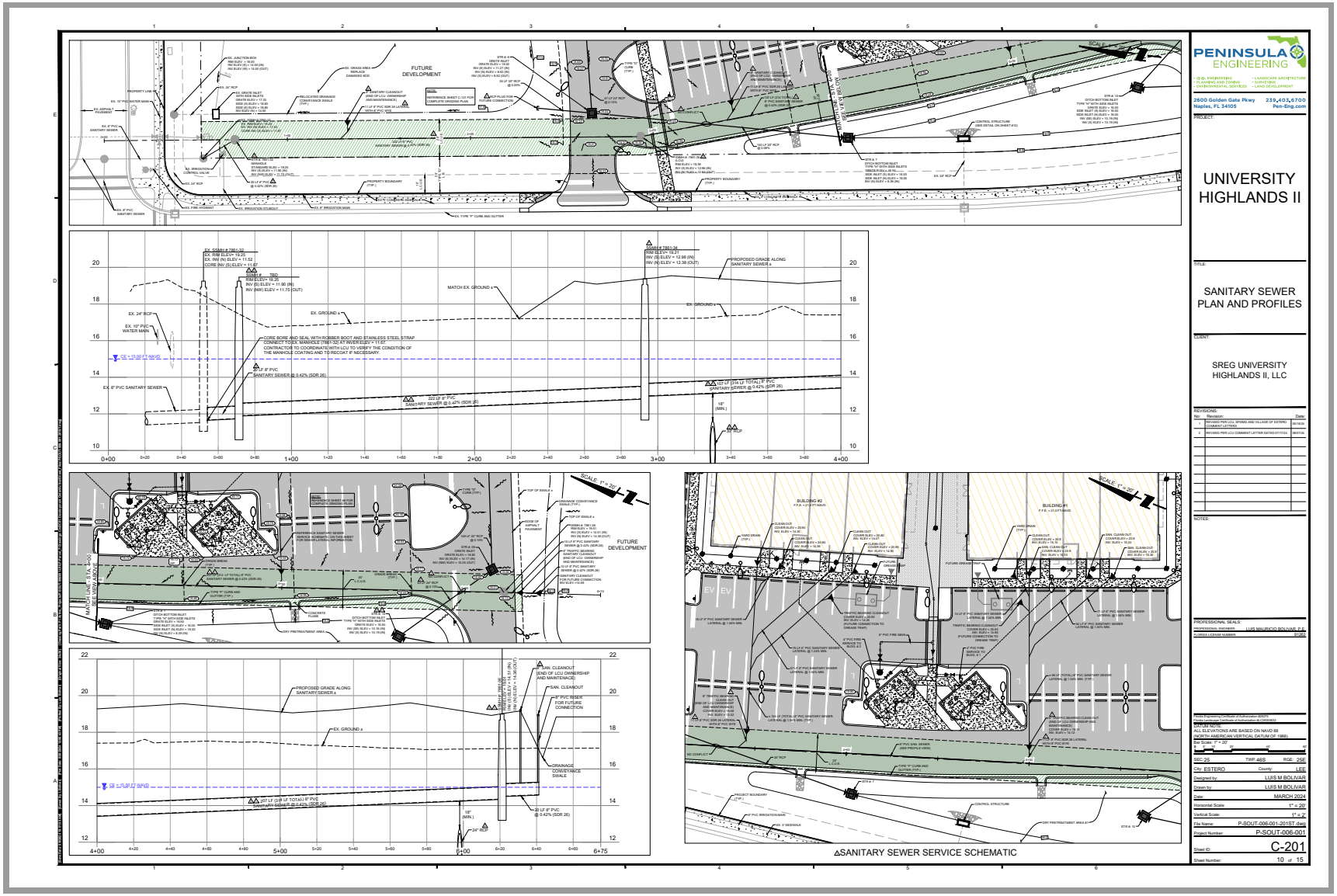

EX. BEN HILL GRIFFIN PARKWAY
EX. TIDEWATER KEY BLVD
EX. TIBURON WAY
EX. EVERGLADES PARKWAY
PROPERTY BOUNDARY (TYP.)
FUTURE DEVELOPMENT
BUILDING #2
BUILDING #1
SCALE: 1" = 30'
SFWMD ERP NOTES
DRY PRE-TREATMENT VOLUME CALCULATIONS
PERIMETER BERM NOTE
WATER MANAGEMENT SUMMARY
POST IMPROVEMENTS SITE AREA SUMMARY
PENINSULA ENGINEERING
UNIVERSITY HIGHLANDS II
MASTER PAVING AND DRAINAGE PLAN
SREG UNIVERSITY HIGHLANDS II, LLC
C-112

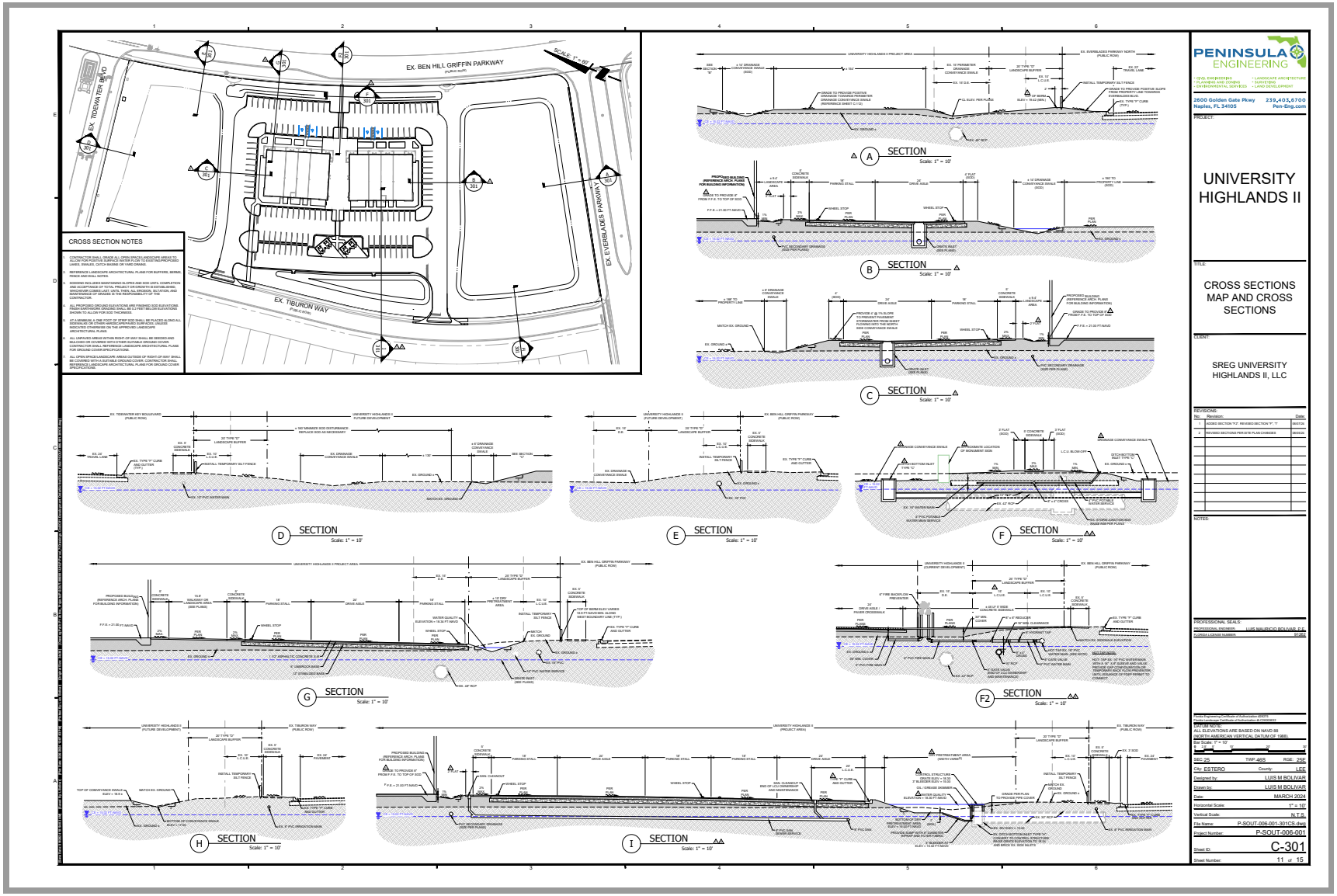

EX. BEN HILL GRIFFIN PARKWAY
EX. TIDEWATER KEY BLVD
EX. TIBURON WAY
EX. EVERBLADES PARKWAY
FUTURE DEVELOPMENT
BUILDING #2
BUILDING #1
PROPERTY BOUNDARY (TYP.)
REFERENCE POTABLE WATER CONNECTION DETAILED VIEW (BOTTOM LEFT CORNER OF THIS PAGE)
POTABLE WATER CONNECTION DETAILED VIEW
TABLES
POTABLE WATER / FIRE MAIN SUMMARY TABLE
SANITARY SEWER MAIN SUMMARY TABLE
FIRE HYDRANT FLOW TEST
PENINSULA ENGINEERING
2600 Golden Gate Pkwy
Naples, FL 34105
239.403.6700
Pen-Eng.com
PROJECT:
UNIVERSITY HIGHLANDS II
TITLE:
MASTER UTILITY PLAN
CLIENT:
SREG UNIVERSITY HIGHLANDS II, LLC
REVISIONS:
PROFESSIONAL SEALS
LUIS MAURICIO BOLIVAR, P.E.
NOTES:
SEC: 25
TWP: 46S
RGE: 25E
City: ESTERO
County: LEE
Designed by: LUIS M BOLIVAR
Drawn by: LUIS M BOLIVAR
Date: MARCH 2024
Horizontal Scale: 1" = 30'
Vertical Scale: N.T.S.
File Name: P-SOUT-006-001-112UP.dwg
Project Number: P-SOUT-006-001
Sheet ID: C-113
Sheet Number: 06 of 15

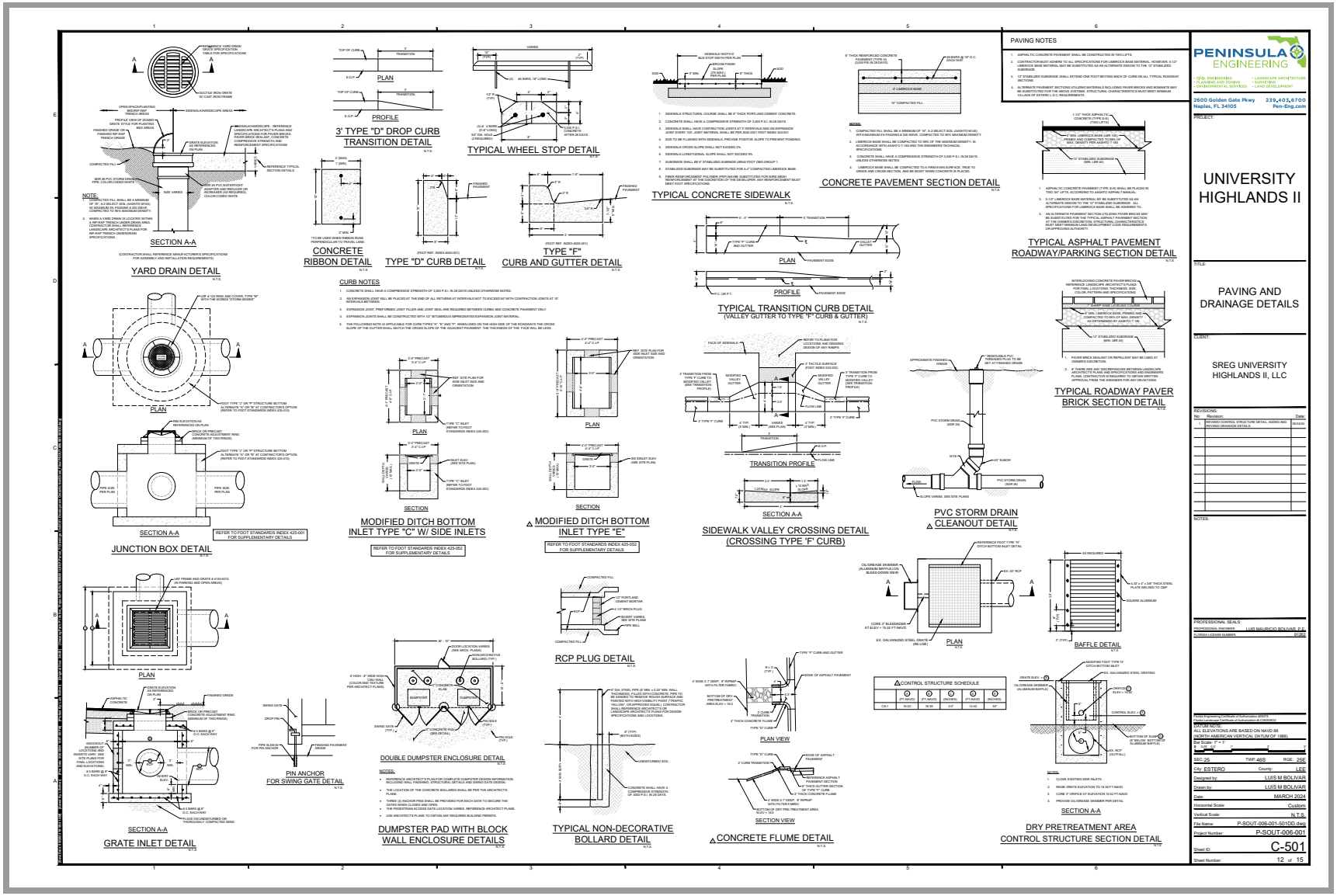

EX. BEN HILL GRIFFIN PARKWAY
EX. TIDEWATER KEY BLVD
EX. EVERGLADES PARKWAY
EX. TIBURON WAY
EX. TORCH KEY WAY
FUTURE DEVELOPMENT
BUILDING #2
BUILDING #1
PROPERTY BOUNDARY (TYP.)
SCALE: 1" = 40'
FIRE TRUCK AUTOTURN VEHICLE
ESTERO FIRE TRUCK
(SUTPHEN SL100)
Width : 8.25ft
Track : 8.25ft
Lock to Lock Time : 4.0s
Wall to Wall Turing Radius : 38.5ft
FIRE NOTES
FIRE HYDRANT FLOW TEST
THE PROVIDED FLOW INFORMATION BELOW HAS BEEN ADJUSTED FOR DROUGHT/SEASONAL FLUCTUATIONS, NO FURTHER REDUCTION IS NEEDED
Static 87 PSI
Residual 50 PSI
Flow 1034 GPM
FIRE SYSTEM DETAILED VIEW
PENINSULA ENGINEERING
2600 Golden Gate Pkwy
Naples, FL 34105
239.403.6700
Pen-Eng.com
PROJECT:
UNIVERSITY HIGHLANDS II
TITLE:
FIRE DEPARMENT PLAN
CLIENT:
SREG UNIVERSITY HIGHLANDS II, LLC
REVISIONS:
NOTES:
PROFESSIONAL SEALS
LUIS MAURICIO BOLIVAR, P.E.
FLORIDA LICENSE NUMBER 81262
SURVEY NOTE:
ALL ELEVATIONS ARE BASED ON NAVD 88
(NORTH AMERICAN VERTICAL DATUM OF 1988)
SEC: 25
TWP: 46S
RGE: 25E
City: ESTERO
County: LEE
Designed by: LUIS M BOLIVAR
Drawn by: LUIS M BOLIVAR
Date: MARCH 2024
Horizontal Scale: 1" = 40'
Vertical Scale: N.T.S.
File Name: P-SOUT-006-001-113FD.dwg
Project Number: P-SOUT-006-001
Sheet ID: C-114
Sheet Number: 07 of 15

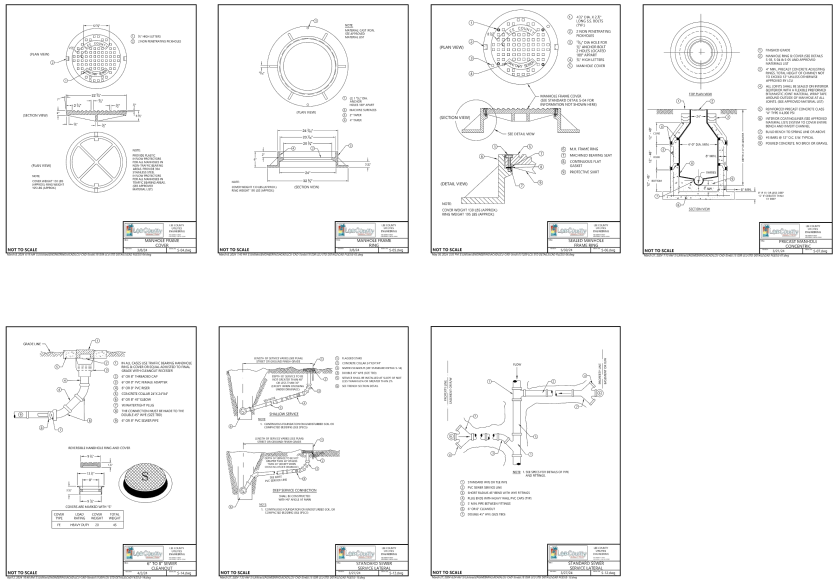

EX. BEN HILL GRIFFIN PARKWAY
EX. TIBURON WAY
BUILDING #2
BUILDING #1
PENINSULA ENGINEERING
2600 Golden Gate Pkwy
Naples, FL 34105
239.403.6700
Pen-Eng.com
UNIVERSITY HIGHLANDS II
SITE PLAN
SREG UNIVERSITY HIGHLANDS II, LLC
PROFESSIONAL SEALS
LUIS MAURICIO BOLIVAR, P.E.
81262
LUIS M BOLIVAR
MARCH 2024
N.T.S.
1" = 20'
P-SOUT-006-001-121SP.dwg
P-SOUT-006-001
C-121
08 of 15


EX. BEN HILL GRIFFIN PARKWAY
EX. TIDEWATER KEY BLVD
EX. EVERBLADES PARKWAY
EX. TIBURON WAY
PROJECT BOUNDARY
FUTURE DEVELOPMENT
BUILDING #2
BUILDING #1
PENINSULA ENGINEERING
2600 Golden Gate Pkwy
Naples, FL 34105
239.403.6700
Pen-Eng.com
UNIVERSITY HIGHLANDS II
SIGNING AND MARKING PLAN
SREG UNIVERSITY HIGHLANDS II, LLC
SIGN LEGEND
ELECTRIC VEHICLE PARKING ONLY
LOADING AND UNLOADING ONLY
STANDARD AND DISABLED SPACES W/ SIDEWALK (NO CURB)
UNIVERSAL SYMBOL OF ACCESSIBILITY
STANDARD PARKING SPACES TYPE WITH WHEELSTOP
LOADING / UNLOADING PARKING SPACES TYPE WITH TYPE "D" CURB
TYPICAL 90° PARKING SPACE DETAILS
5-LOOP (7 BICYCLES) BICYCLE RACK
5-1 EMBEDMENT
5-2 SURFACE MOUNT
ISOMETRIC VIEW


PENINSULA ENGINEERING
2600 Golden Gate Pkwy
Naples, FL 34105
239.403.6700
Pen-Eng.com
UNIVERSITY HIGHLANDS II
SANITARY SEWER PLAN AND PROFILES
SREG UNIVERSITY HIGHLANDS II, LLC
FUTURE DEVELOPMENT
SANITARY SEWER SERVICE SCHEMATIC
C-201


EX. BEN HILL GRIFFIN PARKWAY
EX. TIDEWATER BLVD
EX. TIBURON WAY
EX. EVERBLADES PARKWAY
SCALE: 1" = 60'
CROSS SECTION NOTES
SECTION
Scale: 1" = 10'
PENINSULA ENGINEERING
2600 Golden Gate Pkwy
Naples, FL 34105
239.403.6700
Pen-Eng.com
UNIVERSITY HIGHLANDS II
CROSS SECTIONS MAP AND CROSS SECTIONS
SREG UNIVERSITY HIGHLANDS II, LLC
REVISIONS:
PROFESSIONAL SEALS
LUIS MAURICIO BOLIVAR, P.E.
VERTICAL DATUM:
ALL ELEVATIONS ARE BASED ON NAVD 88
(NORTH AMERICAN VERTICAL DATUM OF 1988)
SEC: 25
TWP: 46S
RGE: 25E
City: ESTERO
County: LEE
Designed by: LUIS M BOLIVAR
Drawn by: LUIS M BOLIVAR
Date: MARCH 2024
Horizontal Scale: 1" = 10'
Vertical Scale: N.T.S.
File Name: P-SOUT-006-001-301CS.dwg
Project Number: P-SOUT-006-001
Sheet ID: C-301
Sheet Number: 11 of 15


YARD DRAIN DETAIL
SECTION A-A
3' TYPE "D" DROP CURB TRANSITION DETAIL
PLAN
PROFILE
TYPICAL WHEEL STOP DETAIL
CONCRETE RIBBON DETAIL
TYPE "D" CURB DETAIL
TYPE "F" CURB AND GUTTER DETAIL
TYPICAL CONCRETE SIDEWALK
CONCRETE PAVEMENT SECTION DETAIL
TYPICAL ASPHALT PAVEMENT ROADWAY/PARKING SECTION DETAIL
CURB NOTES
TYPICAL TRANSITION CURB DETAIL
(VALLEY GUTTER TO TYPE "F" CURB & GUTTER)
TYPICAL ROADWAY PAVER BRICK SECTION DETAIL
JUNCTION BOX DETAIL
REFER TO FDOT STANDARDS INDEX 425-001 FOR SUPPLEMENTARY DETAILS
MODIFIED DITCH BOTTOM INLET TYPE "C" W/ SIDE INLETS
REFER TO FDOT STANDARDS INDEX 425-052 FOR SUPPLEMENTARY DETAILS
MODIFIED DITCH BOTTOM INLET TYPE "E"
REFER TO FDOT STANDARDS INDEX 425-052 FOR SUPPLEMENTARY DETAILS
SIDEWALK VALLEY CROSSING DETAIL
(CROSSING TYPE 'F' CURB)
PVC STORM DRAIN CLEANOUT DETAIL
GRATE INLET DETAIL
DOUBLE DUMPSTER ENCLOSURE DETAIL
PIN ANCHOR FOR SWING GATE DETAIL
DUMPSTER PAD WITH BLOCK WALL ENCLOSURE DETAILS
RCP PLUG DETAIL
TYPICAL NON-DECORATIVE BOLLARD DETAIL
CONCRETE FLUME DETAIL
BAFFLE DETAIL
DRY PRETREATMENT AREA CONTROL STRUCTURE SECTION DETAIL
PAVING NOTES
CONTROL STRUCTURE SCHEDULE
PENINSULA ENGINEERING
2600 Golden Gate Pkwy
Naples, FL 34105
239.403.6700
Pen-Eng.com
UNIVERSITY HIGHLANDS II
PAVING AND DRAINAGE DETAILS
SREG UNIVERSITY HIGHLANDS II, LLC
LUIS M BOLIVAR
P-SOUT-006-001-501DD.dwg
P-SOUT-006-001
C-501
12 of 15



PENINSULA ENGINEERING

- CIVIL ENGINEERING
- PLANNING AND ZONING
- ENVIRONMENTAL SERVICES
- LANDSCAPE ARCHITECTURE
- SURVEYING
- LAND DEVELOPMENT

2600 Golden Gate Pkwy
Naples, FL 34105
239.403.6700
Pen-Eng.com

PROJECT:

UNIVERSITY HIGHLANDS II

TITLE:

LEE COUNTY SANITARY SEWER DETAILS

CLIENT:

SREG UNIVERSITY HIGHLANDS II, LLC

REVISIONS:

No:	Revision:	Date:
1	ADDED REVISED LCU DETAILS. REMOVED DETAIL 9-09 PER LCU SEWER COMMENTS	09/26/24

NOTES:

PROFESSIONAL SEALS:

PROFESSIONAL ENGINEER:	LUIS MAURICIO BOLIVAR, P.E.
FLORIDA LICENSE NUMBER:	91262

Florida Engineering Certificate of Authorization: 6/2/25
Florida Landscape Certificate of Authorization #LC0000032

DATUM NOTE:
ALL ELEVATIONS ARE BASED ON NAVD 88 (NORTH AMERICAN VERTICAL DATUM OF 1988).

SEC: 25	TWP: 46S	RGE: 25E	
City: ESTERO		County:	LEE
Designed by:			LUIS M BOLIVAR
Drawn by:			LUIS M BOLIVAR
Date:			MARCH 2024
Horizontal Scale:			N.T.S.
Vertical Scale:			N.T.S.
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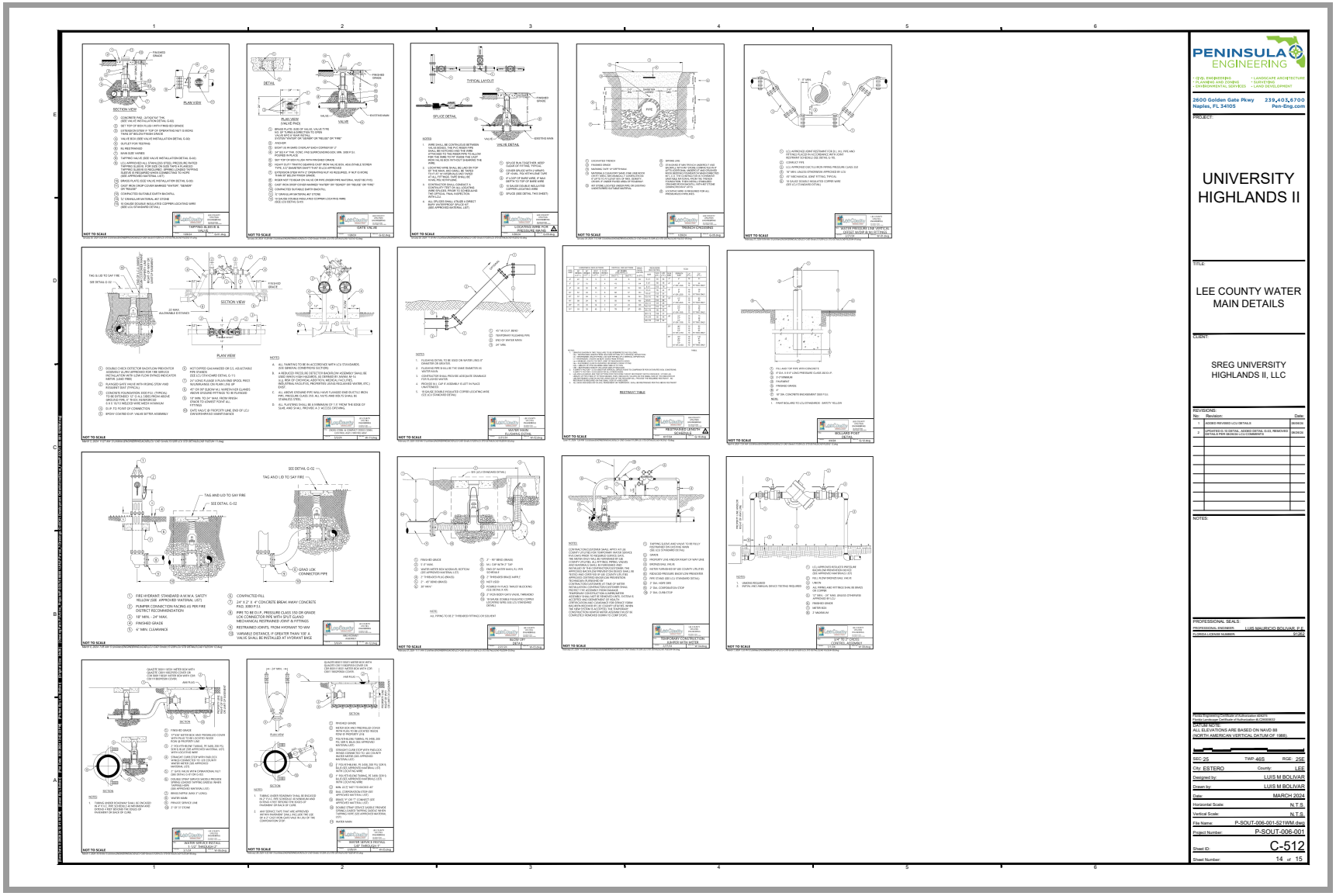
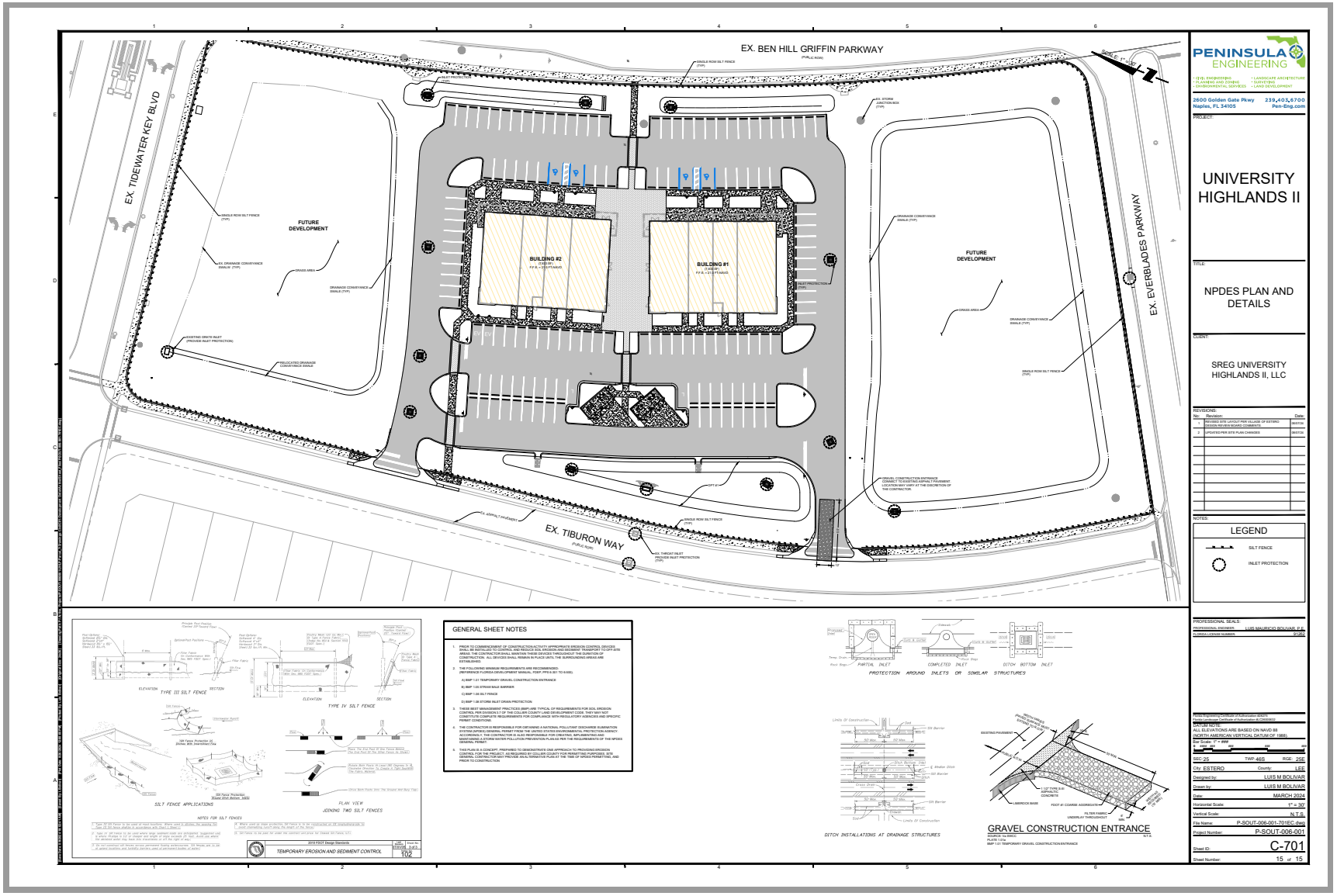
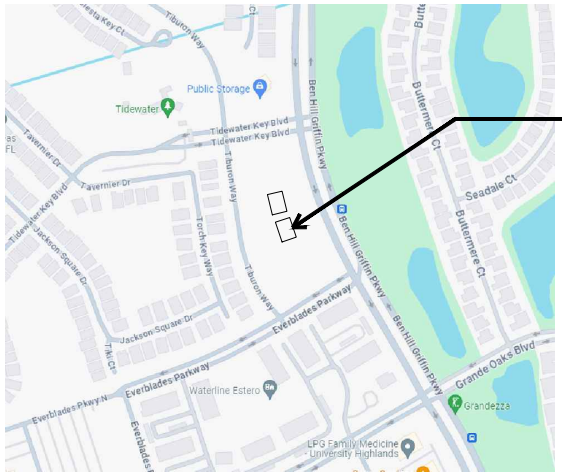
Project Number:			P-SOUT-006-001
Sheet ID:			C-511
Sheet Number:			13 of 15

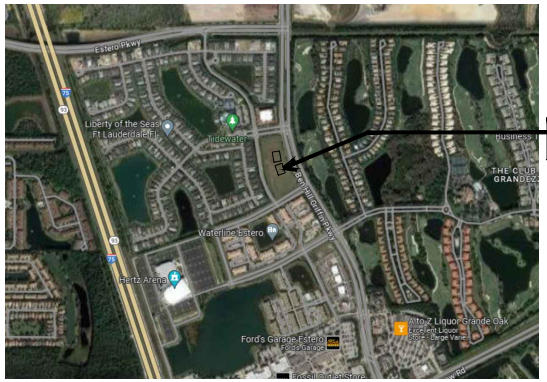

PENINSULA ENGINEERING
2600 Golden Gate Pkwy
Naples, FL 34105
239.403.6700
Pen-Eng.com
UNIVERSITY HIGHLANDS II
LEE COUNTY WATER MAIN DETAILS
SREG UNIVERSITY HIGHLANDS II, LLC
C-512
14 of 15


EX. BEN HILL GRIFFIN PARKWAY
EX. TIDEWATER KEY BLVD
EX. EVERBLADES PARKWAY
EX. TIBURON WAY
FUTURE DEVELOPMENT
BUILDING #2
BUILDING #1
PENINSULA ENGINEERING
2600 Golden Gate Pkwy
Naples, FL 34105
239.403.6700
Pen-Eng.com
UNIVERSITY HIGHLANDS II
NPDES PLAN AND DETAILS
SREG UNIVERSITY HIGHLANDS II, LLC
LEGEND
SILT FENCE
INLET PROTECTION
GENERAL SHEET NOTES
TYPE III SILT FENCE
TYPE IV SILT FENCE
SILT FENCE APPLICATIONS
PLAN VIEW
JOINING TWO SILT FENCES
TEMPORARY EROSION AND SEDIMENT CONTROL
PROTECTION AROUND INLETS OR SIMILAR STRUCTURES
DITCH INSTALLATIONS AT DRAINAGE STRUCTURES
GRAVEL CONSTRUCTION ENTRANCE
SEC: 25
TWP: 46S
RGE: 25E
City: ESTERO
County: LEE
Designed by: LUIS M BOLIVAR
Drawn by: LUIS M BOLIVAR
Date: MARCH 2024
Horizontal Scale: 1" = 30'
Vertical Scale: N.T.S.
File Name: P-SOUT-006-001-701EC.dwg
Project Number: P-SOUT-006-001
Sheet ID: C-701
Sheet Number: 15 of 15



LOCATION MAP

SCALE: N.T.S.



LOCATION MAP

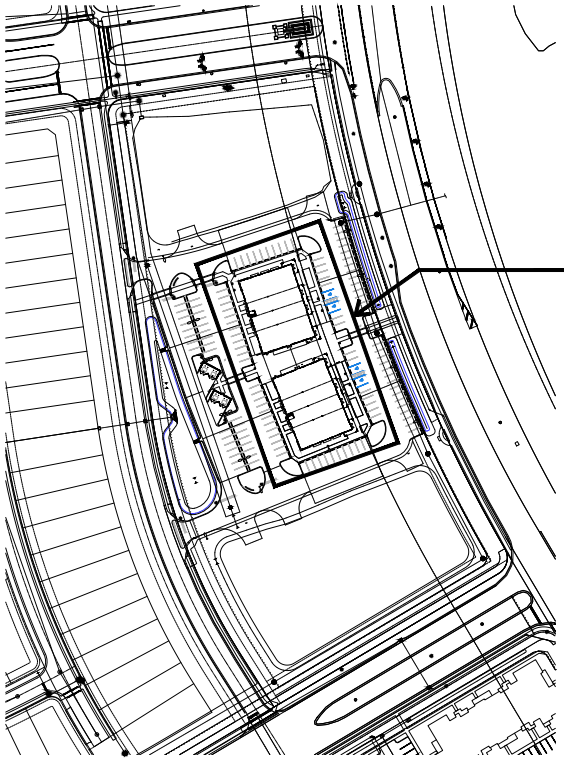
SCALE: N.T.S.

Third party digital signatures for permit plans.
The requirements have changed from allowing an Adobe signature certificate to now requiring third party signature certificate.
Please follow these steps for a third party digital signature verification.

1. Click on the signature. A box will appear that the "Signature validity is UNKNOWN". This note appears because you have not verified the signature by opening the **Signature Properties…**

2. Click on **Signature Properties…**
Because it is a third party signature you must click on
Validate Signature
Then the **Signer Info** will appear.
Then click on **Show Signer's Certificate**
The selected certificate path is valid and list
IdenTrust as the third party **Digital Signature, Non-Repudiation, Client Authentication, Email Protection**

3. Following this path verifies the third party Signature. The signature is not verified until you follow the verification steps listed above.



NOTE
SEE CIVIL ENGINEERS "PENINSULA ENGINEERING" DRAWINGS

SITE PLAN

SCALE: 1/64" = 1'-0"

DRAWING LIST

ARCHITECTURE PLANS

A0.0 COVER
A0.1 CODE COMPLIANCE
A0.2 LIFE SAFETY PLAN B-1
A0.3 LIFE SAFETY PLAN B-2
A1.0 SITE PLAN
A1.1 SLAB PLAN B-1
A1.2 SLAB PLAN B-2
A1.3 NOTED PLAN B-1
A1.4 NOTED PLAN B-2
A1.5 DIMENSION PLAN B-1
A1.6 DIMENSION PLAN B-2
A1.7 ROOF PLAN B-1
A1.8 ROOF PLAN B-2
A1.9 ELECTRICAL PLAN B-1
A1.10 ELECTRICAL PLAN B-2
A2.0 ELEVATIONS B-1
A2.1 ELEVATIONS B-2
A3.0 BUILDING & WALL SECTIONS
A3.1 BUILDING & WALL SECTIONS
A3.2 BUILDING & WALL SECTIONS
A4.0 WINDOW & DOOR DETAILS
A4.1 ROOF DETAILS
A4.2 ARCHITECTURAL DETAILS
A4.3 STOREFRONT DETAILS
A5.0 DUMPSTER ENCLOSURE DETAIL

SITE PLAN

SCALE: N.T.S.

SFA
South Florida Architecture
9990 Coconut Road
Suite 361
Bonita Springs, FL 34135
ph: 239-777-0616
AR 0010158

Aug. 27, 24

SREG-UNIVERSITY HIGHLANDS II

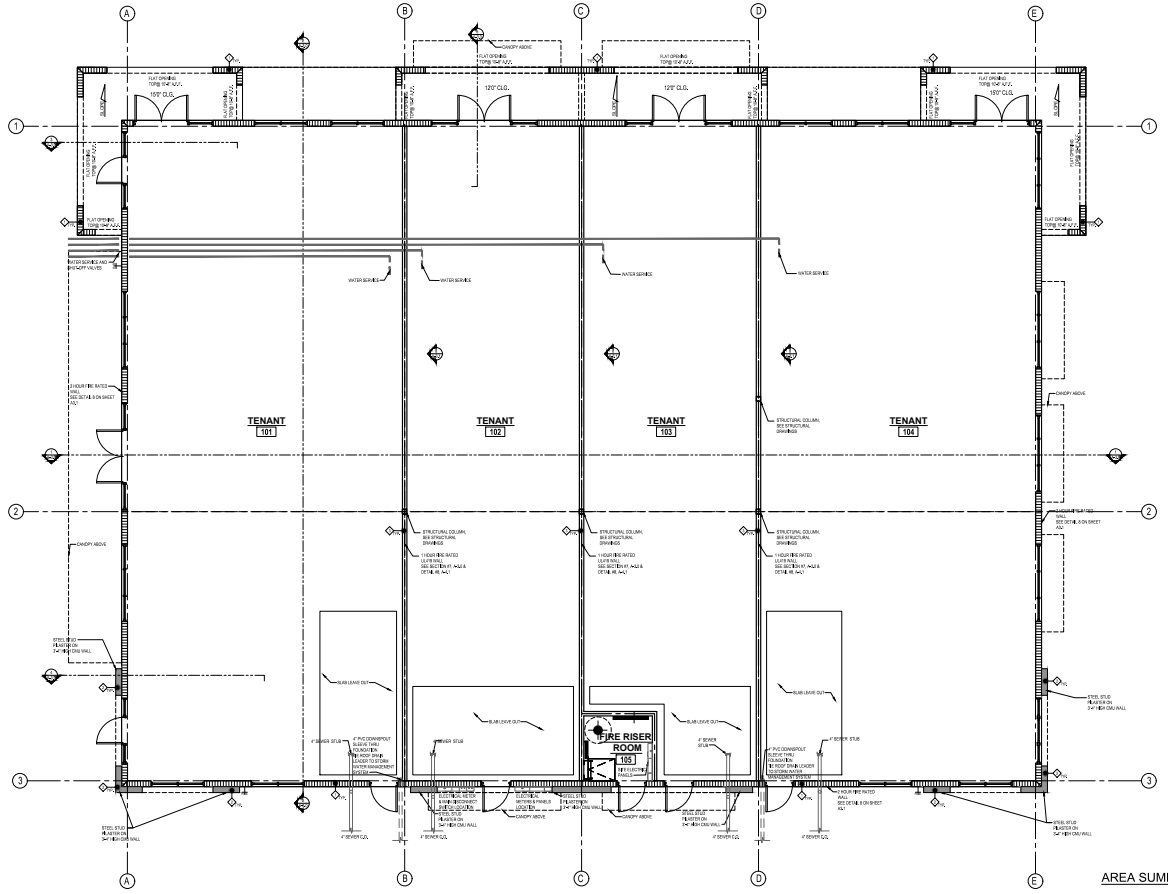
TIBURON WAY, ESTERO, FLORIDA 33928

Revisions	
No.	Date
1	
2	
3	
4	
Drawn By:	BP
Job No:	A19724
Date:	8/27/24

SHEET

A1.0

PRELIMINARY SET



AREA SUMMARY B-1

A/C AREA	7,833 S.F.
COVERED WALKWAYS	810 S.F.
TOTAL AREA	8,643 S.F.

NOTED PLAN B-1

SCALE: 3/16" = 1'-0"

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South Florida Architecture
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Bonita Springs, FL 34135
ph: 239-777-0616
AR 0010158

Aug. 27, 24

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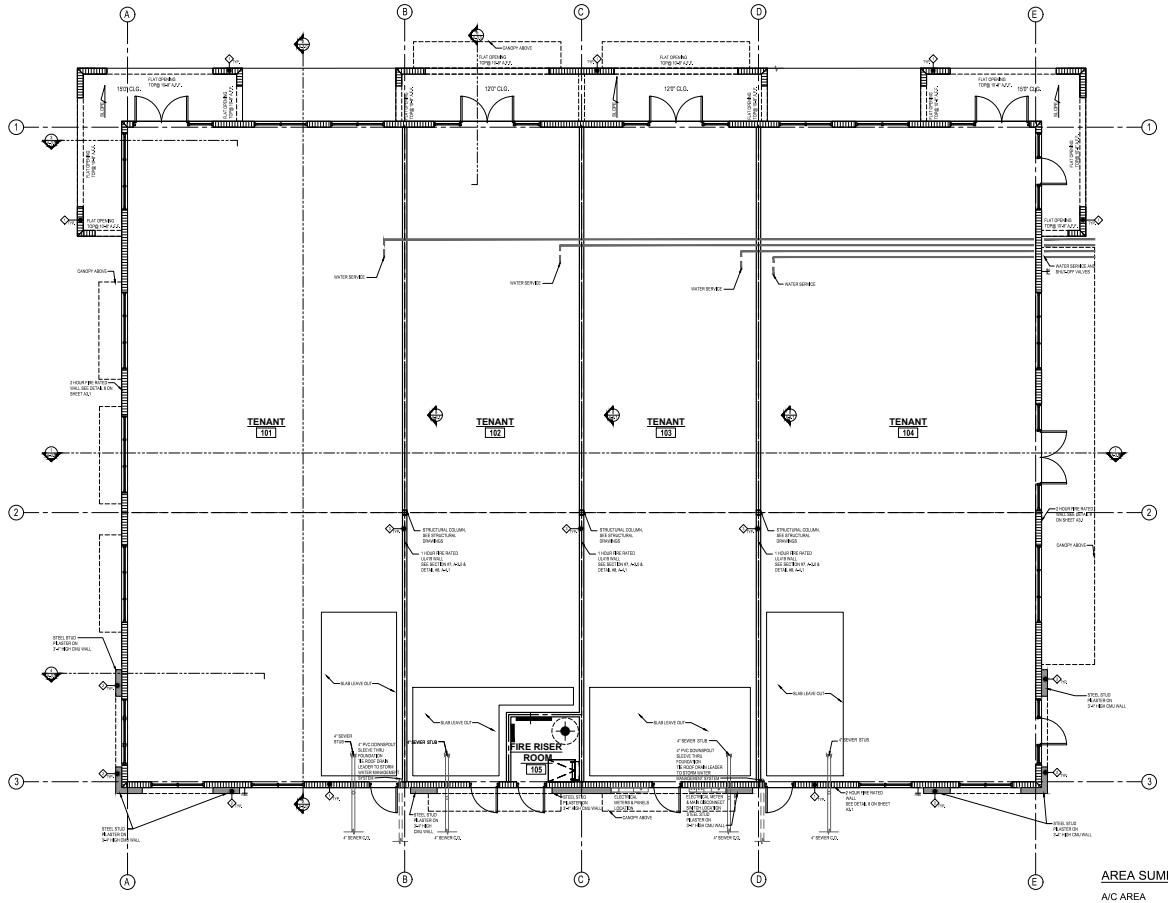
TIBURON WAY, ESTERO, FLORIDA 33928

Revisions	
No.	Date
1	
2	
3	
4	

Drawn By: BP
Job No: A19724
Date: 8/27/24

SHEET
1.3
PRELIMINARY SET



AREA SUMMARY B-2

A/C AREA	7,833 S.F.
COVERED WALKWAYS	810 S.F.
TOTAL AREA	8,643 S.F.

NOTED PLAN B-2

SCALE: 3/16" = 1'-0"

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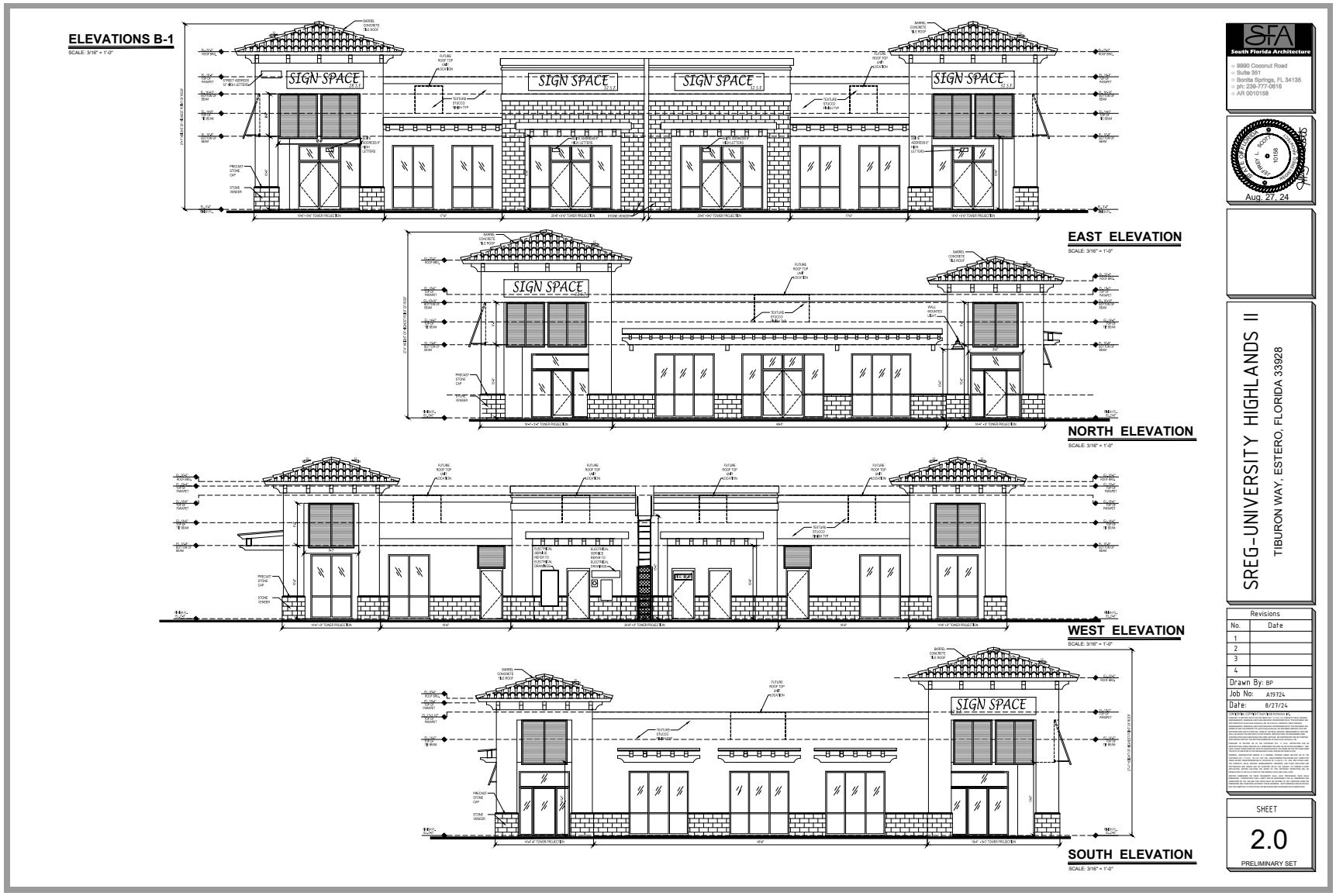
TIBURON WAY, ESTERO, FLORIDA 33928

Revisions	
No.	Date
1	
2	
3	
4	

Drawn By: BP
Job No: A19724
Date: 8/27/24

SHEET
1.4
PRELIMINARY SET


ELEVATIONS B-1
SCALE: 3/16" = 1'-0"
SIGN SPACE
SIGN SPACE
SIGN SPACE
SIGN SPACE
EAST ELEVATION
SCALE: 3/16" = 1'-0"
SIGN SPACE
NORTH ELEVATION
SCALE: 3/16" = 1'-0"
WEST ELEVATION
SCALE: 3/16" = 1'-0"
SIGN SPACE
SOUTH ELEVATION
SCALE: 3/16" = 1'-0"
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TIBURON WAY, ESTERO, FLORIDA 33928
Revisions
No. Date
1
2
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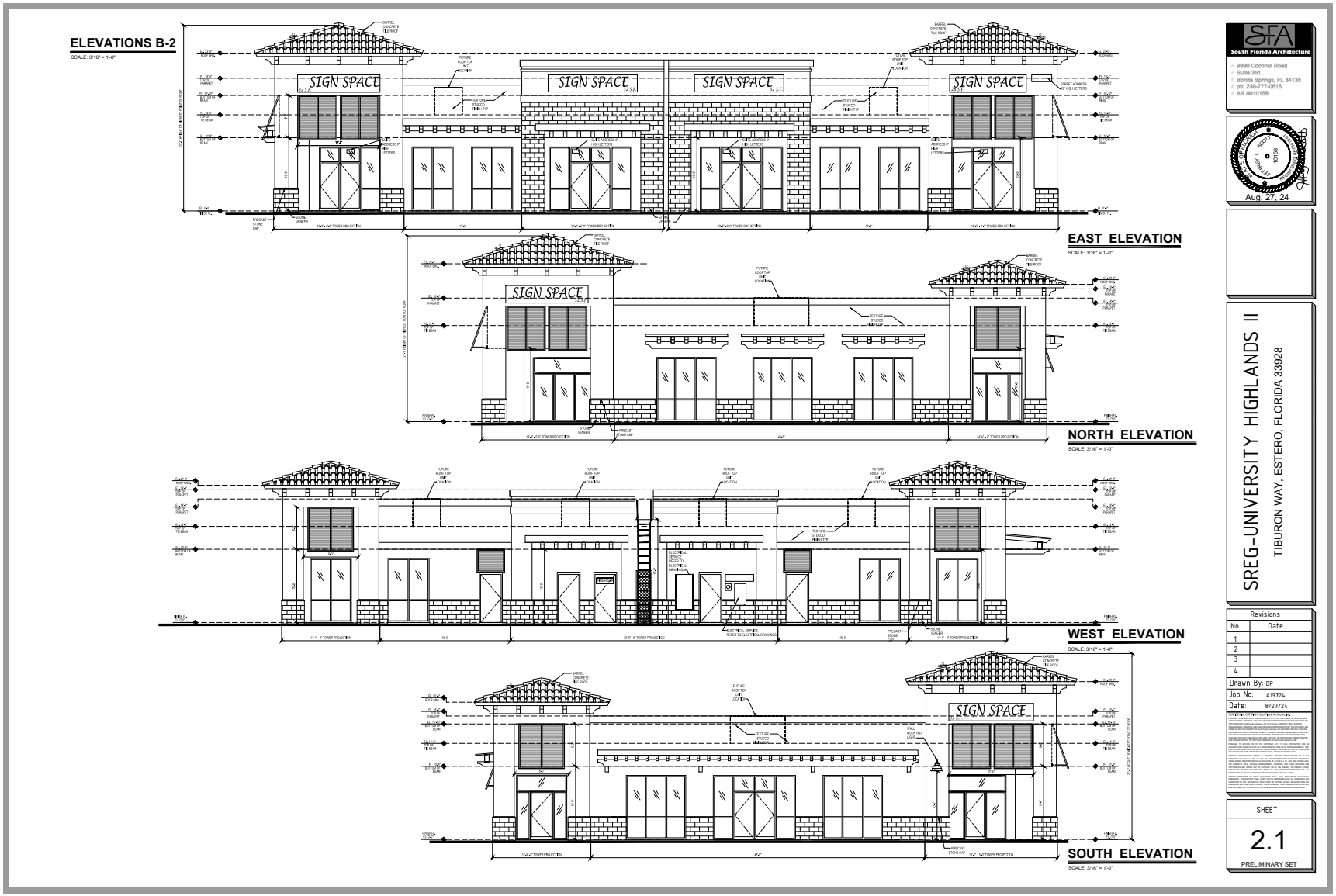
4
Drawn By: BP
Job No: A19724
Date: 8/27/24
SHEET
2.0
PRELIMINARY SET


ELEVATIONS B-2
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SIGN SPACE
SIGN SPACE
SIGN SPACE
EAST ELEVATION
SCALE: 3/16" = 1'-0"
SIGN SPACE
NORTH ELEVATION
SCALE: 3/16" = 1'-0"
WEST ELEVATION
SCALE: 3/16" = 1'-0"
SIGN SPACE
SOUTH ELEVATION
SCALE: 3/16" = 1'-0"
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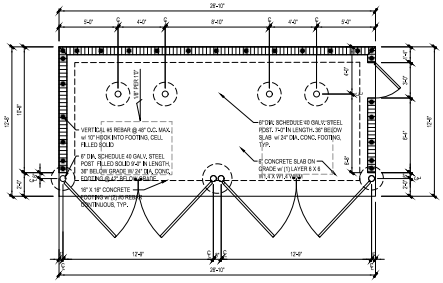
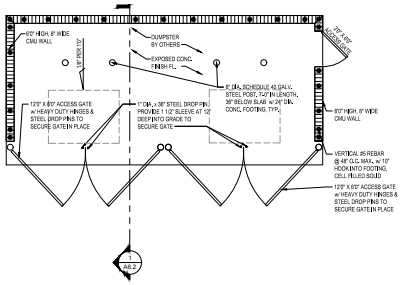
Drawn By: BP
Job No: A19724
Date: 8/27/24
SHEET
2.1
PRELIMINARY SET



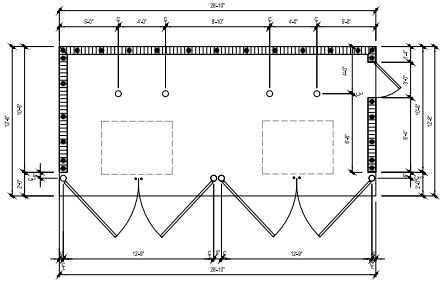
DUMPSTER SLAB PLAN

SCALE: 1/4" = 1'-0"



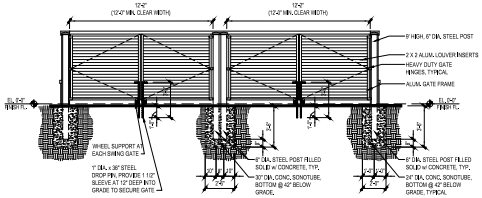
DUMPSTER NOTED PLAN

SCALE: 1/4" = 1'-0"



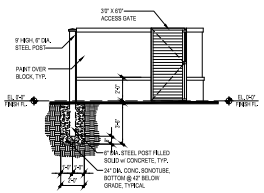
DUMPSTER DIMENTION PLAN

SCALE: 1/4" = 1'-0"



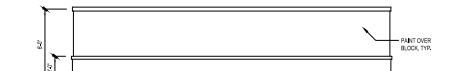
DUMPSTER SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



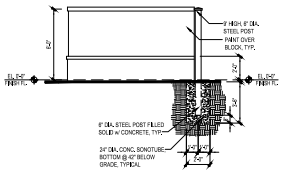
DUMPSTER EAST ELEVATION

SCALE: 1/4" = 1'-0"



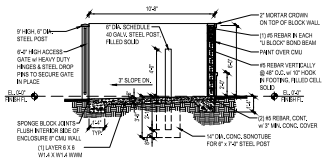
DUMPSTER NORTH ELEVATION

SCALE: 1/4" = 1'-0"



DUMPSTER WEST ELEVATION

SCALE: 1/4" = 1'-0"



DUMPSTER SECTION

SCALE: 1/4" = 1'-0"

NORTH DUMPSTER DETAIL

SCALE: 1/4" = 1'-0"

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Aug. 27, 24

SREG-UNIVERSITY HIGHLANDS II

TIBURON WAY, ESTERO, FLORIDA 33928

Revisions	
No.	Date
1	
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3	
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Job No: A19724
Date: 8/27/24

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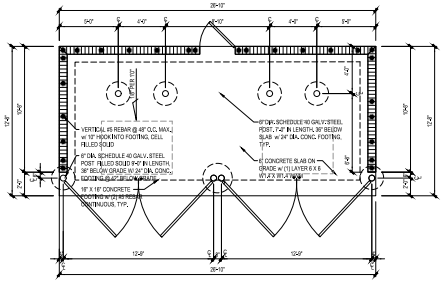
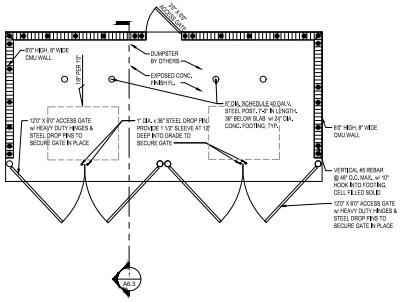
SHEET
A6.2
PRELIMINARY SET



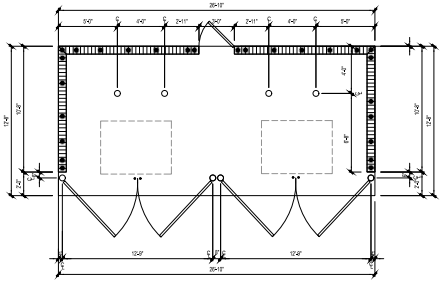
DUMPSTER SLAB PLAN

SCALE: 1/4" = 1'-0"



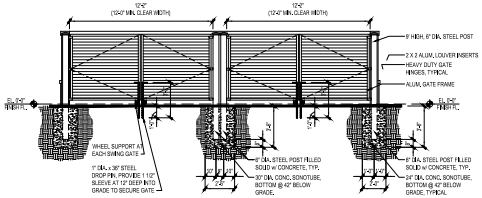
DUMPSTER NOTED PLAN

SCALE: 1/4" = 1'-0"



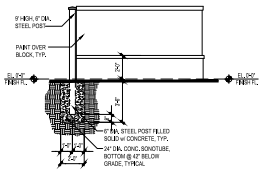
DUMPSTER DIMENTION PLAN

SCALE: 1/4" = 1'-0"



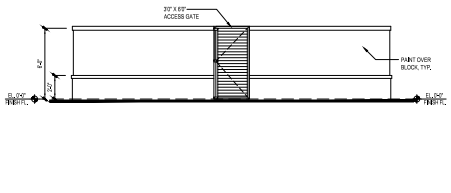
DUMPSTER SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



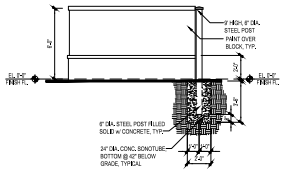
DUMPSTER EAST ELEVATION

SCALE: 1/4" = 1'-0"



DUMPSTER NORTH ELEVATION

SCALE: 1/4" = 1'-0"



DUMPSTER WEST ELEVATION

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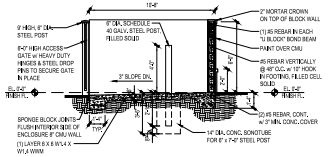

DUMPSTER SECTION

SCALE: 1/4" = 1'-0"

SOUTH DUMPSTER DETAIL

SCALE: 1/4" = 1'-0"

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South Florida Architecture
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Suite 351
Bonita Springs, FL 34135
ph: 239-777-0616
AR 0010158

STATE OF FLORIDA
BRIAN PRICE
10158
REGISTERED
ARCHITECT

Aug. 27, 24

SREG-UNIVERSITY HIGHLANDS II

TIBURON WAY, ESTERO, FLORIDA 33928

Revisions	
No.	Date
1	
2	
3	
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Drawn By: BP
Job No: A19724
Date: 8/27/24

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SHEET
A6.3
PRELIMINARY SET


SIGN SPACE
SIGN SPACE
SIGN SPACE
SIGN SPACE
FRONT ELEVATION
SIGN SPACE
SIDE ELEVATION
REAR ELEVATION
SIGN SPACE
SIDE ELEVATION
COLORED ELEVATIONS
SW 6153
SW 9087
SW 7631
SW 7009
SW 7603
SFA
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SREG-UNIVERSITY HIGHLANDS II
TIBURON WAY, ESTERO, FLORIDA 33928
Revisions
No.
Date
1
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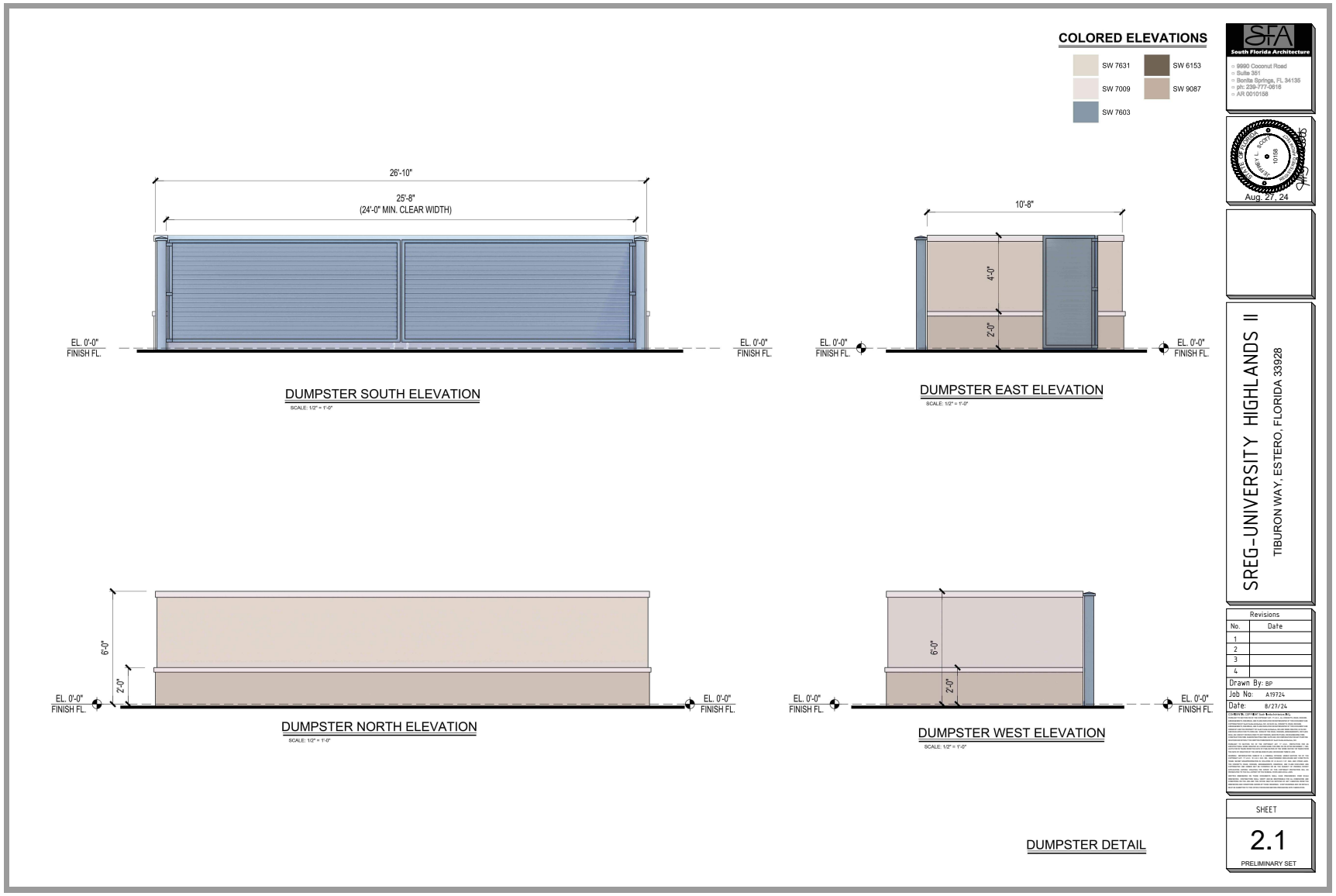
3
4
Drawn By: BP
Job No: A19724
Date: 8/27/24
SHEET
2.0
PRELIMINARY SET
TYP. BUILDING COLORED ELEVATIONS


COLORED ELEVATIONS
SW 7631
SW 7009
SW 7603
SW 6153
SW 9087
26'-10"
25'-8"
(24'-0" MIN. CLEAR WIDTH)
EL. 0'-0"
FINISH FL.
DUMPSTER SOUTH ELEVATION
SCALE: 1/2" = 1'-0"
10'-8"
4'-0"
2'-0"
DUMPSTER EAST ELEVATION
SCALE: 1/2" = 1'-0"
6'-0"
2'-0"
DUMPSTER NORTH ELEVATION
SCALE: 1/2" = 1'-0"
DUMPSTER WEST ELEVATION
SCALE: 1/2" = 1'-0"
DUMPSTER DETAIL
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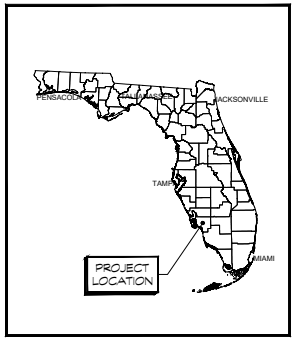
No.
Date
1
2
3
4
Drawn By: BP
Job No: A19724
Date: 8/27/24
SHEET
2.1
PRELIMINARY SET

CODE MINIMUM LANDSCAPE PLANS FOR

UNIVERSITY HIGHLANDS II
LANDSCAPE PLANS

PART OF SECTION 25, TOWNSHIP 46 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA



VICINITY MAP



LOCATION MAP

OWNER/DEVELOPER
SREG UNIVERSTY HIGHLANDS II, LLC
2210 VANDERBILT BEACH ROAD SUITE 1201
NAPLES, FL 39109
(239) 404-1930

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

LEGAL DESCRIPTION:

BUILDING SUMMARY:

NOTES:

PENINSULA ENGINEERING
• CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE
• PLANNING AND ZONING • SURVEYING
• ENVIRONMENTAL SERVICES • LAND DEVELOPMENT

2600 Golden Gate Pkwy
Naples, FL 34105
239.403.6700
Pen-Eng.com

PROJECT: UNIVERSITY HIGHLANDS II

PLAN TITLE: CODE MINIMUM PLANS

SHEET TITLE: COVER SHEET

SHEET INDEX:

SHEET INDEX

SHEET NO.	SHEET ID	SHEET TITLE	SHEET REV.
01	L-1	COVER SHEET	0
02	L-1	CODE MINIMUM LANDSCAPE PLAN	2
03	L-2	CODE MINIMUM NOTES AND DETAILS	2
04	I-1	CODE MINIMUM IRRIGATION PLAN	0

REVISIONS:

REV. NO.	DESCRIPTION	SHEETS AFFECTED	DATE
1	REVISIONS PER VILLAGE OF ESTERO COMMENTS AND BASE PLAN UPDATE	L-1, L-2	8/6/2024
2	REVISED PER VILLAGE OF ESTERO COMMENT LETTER DATED 07.17.2024	L-1, L-2	9/6/2024

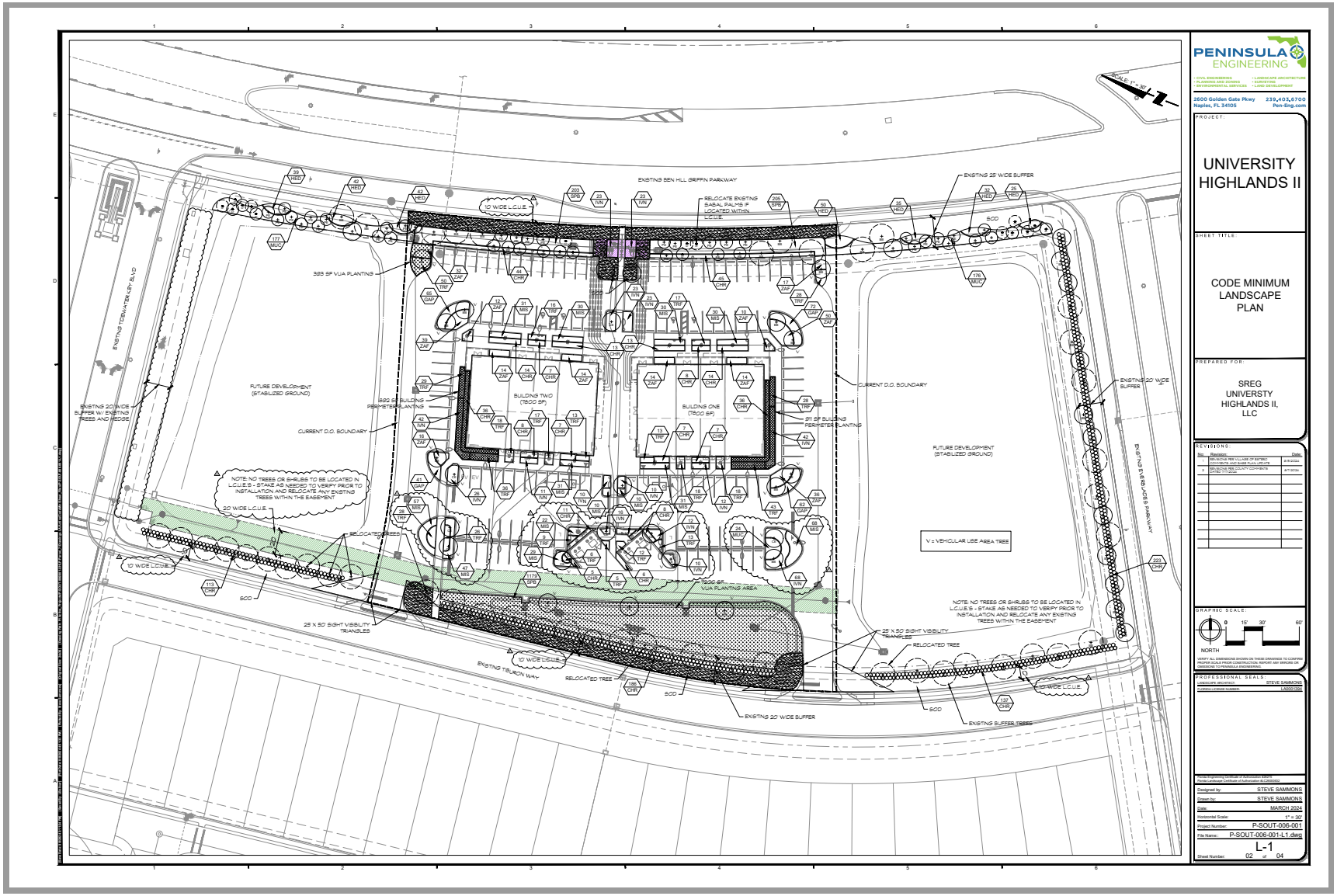
DESIGN TEAM:
DRAWN BY: STEVE SAMMONS

PROFESSIONAL SEALS:
LANDSCAPE ARCHITECT: STEVE SAMMONS
FLORIDA LICENSE NUMBER: LA0001394

PROJECT FILE INFORMATION:
FILE DATE: MARCH 2024
FILE NUMBER: P-SOUT-006-001-CV

Florida Engineering Certificate of Authorization #27975
Florida Landscape Certificate of Authorization #LC26000512

PROJECT NUMBER: P-SOUT-006-001
SET NUMBER: 001
SHEET ID: L-1



PENINSULA ENGINEERING

CIVIL ENGINEERING · PLANNING AND ZONING · ENVIRONMENTAL SERVICES · LANDSCAPE ARCHITECTURE · SURVEYING · LAND DEVELOPMENT

3600 Golden Gate Pkwy
Naples, FL 34105
239.403.6700
Pen-Eng.com

PROJECT:

UNIVERSITY HIGHLANDS II

SHEET TITLE:

CODE MINIMUM LANDSCAPE PLAN

PREPARED FOR:

SREG UNIVERSTY HIGHLANDS II, LLC

REVISIONS:

No.	Revision	Date
1	100-INCH PER LILLIAN OF BITTEC DEVELOPER AND BASE PLAN UPDATE	8-8-2024
2	100-INCH PER COUNTY COMMENTS	8-12-2024

GRAPHIC SCALE:

0 15' 30' 60'

NORTH

VERIFY ALL DIMENSIONS SHOWN ON THESE DRAWINGS TO CONFIRM PROPER SCALE PRIOR CONSTRUCTION. REPORT ANY ERRORS OR OMISSIONS TO PENINSULA ENGINEERING.

PROFESSIONAL SEALS:

LANDSCAPE ARCHITECT: STEVE SAMMONS
FLORIDA LICENSE NUMBER: LA0001084

Florida Engineering Certificate of Authorization #29472
Florida Landscape Certificate of Authorization #LC26000383

Designed by:	STEVE SAMMONS
Drawn by:	STEVE SAMMONS
Date:	MARCH 2024
Horizontal Scale:	1" = 30'
Project Number:	P-SOUT-006-001
File Name:	P-SOUT-006-001-L1.dwg
Sheet Number:	L-1
	02 of 04

LANDSCAPE NOTES

1. QUALITY PLANT MATERIALS USED TO MEET THE REQUIREMENTS OF THIS PLAN SHALL MEET THE STANDARDS FOR FLORIDA NO. 1 OR BETTER AS SET OUT IN GRADES AND STANDARDS FOR NURSERY PLANTS, PART I AND PART I, DEPARTMENT OF AGRICULTURE, STATE OF FLORIDA (AS AMENDED). ROOT BALL SIZES ON ALL TRANSPLANTED MATERIAL SHALL ALSO MEET STATE STANDARDS.
2. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO ESTABLISHED HORTICULTURAL METHODS AND STANDARDS.
3. ALTERNATE PLANT SPECIES MAY BE SUBSTITUTED FOR THOSE SHOWN IN THE PLANS AND PLANT LEGEND AS LONG AS THE REQUIRED NATIVE PERCENTAGE IS SATISFIED.
4. THIS PLANTING PLAN IS FOR THE PURPOSES OF REVIEW BY THE VILLAGE OF ESTERO, AND IS SCHEMATIC IN NATURE INTENDED TO SET MINIMUM REQUIREMENTS FOR THE PROJECT. COMPLETE LANDSCAPE AND IRRIGATION CONSTRUCTION DOCUMENTS MAY BE PREPARED BY OTHERS BUT MUST INCORPORATE THESE STANDARDS AT A MINIMUM.
5. EXOTIC VEGETATION AS DEFINED BY THE VILLAGE OF ESTERO LAND DEVELOPMENT CODE SHALL BE REMOVED FROM THE SITE AND SUBSEQUENT ANNUAL EXOTIC REMOVAL (IN PERPETUITY) SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
6. VEGETATION TO REMAIN SHALL BE PROTECTED WITH APPROVED BARRICADING (SEE CIVIL PLANS) AND BARRICADING WILL REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION.
7. ALL PLANTS TO BE ARRANGED IN STAGGERED ROWS UNLESS OTHERWISE NOTED ON THE PLANS.
8. PLANT SPECIFICATIONS (HEIGHT, SPREAD ETC.) SHALL MEET MINIMUM VILLAGE REQUIREMENTS UNLESS OTHERWISE SPECIFIED. ALL EXPOSED EARTH SHALL BE COVERED WITH SOD, HYDROSEED AND/OR MULCH.
9. ALL LANDSCAPING SHALL MEET OR EXCEED VILLAGE OF ESTERO CODE SPECIFICATION REQUIREMENTS.
10. CALL SUNSHINE ONE CALL SERVICE AT 81 BEFORE YOU DIG.
11. ALL GROUNDCOVER SHALL BE INSTALLED AT 50% COVERAGE.
12. ALL LANDSCAPE ISLANDS SHALL BE CLEAN FROM DEBRIS AND LIME ROCK AND SHALL DRAIN FREELY.
13. ALL TREES AND PALMS SHALL BE BRACED OR GUYED AND ALL NYLON STRAPS OR WOOD BRACING SHALL BE REMOVED WITHIN ONE YEAR OF FINAL INSPECTION.
14. ALL FIRE HYDRANTS AND FIRE CHECK VALVES SHALL HAVE A MINIMUM 7.5 CLEARANCE FROM THE FRONT AND SIDES WITH 4' CLEARANCE FROM THE REAR TO ALL LANDSCAPE MATERIAL.
15. ALL PROPOSED AND/OR EXISTING EASEMENTS MUST HAVE WRITTEN APPROVAL LETTERS FROM THE EASEMENT HOLDERS WHERE PROPOSED LANDSCAPING OVERLAPS INTO THE EASEMENT.

PROJECT SITE CODE REQUIREMENTS

OPEN SPACE REQUIREMENTS

30% open space required per Master Concept Plan
- Reference Site Civil Zoning Data Sheet calculations

GENERAL TREE REQUIREMENTS (Sec. 5-405)

Provide one tree for each 3500 SF of development area
277,477 / 3500 = 80 trees required, 142 trees provided (62 existing + 80 proposed)

BUILDING PERIMETER PLANTINGS

Retail Buildings = 15,600 SF (footprint) x 10% = 1,560 SF required, 1803 SF provided

VEHICULAR USE AREA LANDSCAPING (Sec. 5-409)

Landscaped areas on the parking area perimeter or internal islands must equal or exceed a minimum of 10% of the total paved surface area
- 62,053 SF total paved area x 10% = 6,205 SF VUA landscape area required
  - 7,200 SF provided (shrubs, groundcovers or sod)
  - No more than 10% sod
- One canopy tree required per 250 SF of required internal planting area
  - 6,205 SF / 250 = 25 trees required, 25 provided

NATIVE REQUIREMENTS

- 142 trees x 100% = 142 native trees required
- 142 native trees provided (100% of required trees)
- 100% of shrubs required to be native
- See plant legend for native status

PERIMETER BUFFERS (Sec. 5-406)

West Buffer
Commercial to ROW (Tiburon Way)
- 20' wide Type D with 5 trees per 100 LF and double row hedge
  615 LF x 31 trees required, 31 provided (30 existing + 1 proposed)
  615 LF / 3' OC x 2 rows = 410 shrubs required, 410 provided

East Buffer
Commercial to ROW (Ben Hill Griffin Parkway)
- 25' wide with 8 trees, 66 shrubs and 33 groundcovers per 100 LF
  700 LF = 56 trees required, 56 provided (13 existing + 43 proposed)
  700 LF = 462 shrubs and 231 groundcovers required,
  807 shrubs and 265 groundcovers provided

North Buffer
Commercial to ROW (Tidewater Key Blvd)
- 20' wide Type D with 5 trees per 100 LF and double row hedge
  260 LF = 13 trees required, 13 provided through existing trees
  Double hedge provided through existing shrubs

South Buffer
Commercial to ROW (Everblades Parkway)
- 20' wide Type D with 5 trees per 100 LF and double row hedge
  335 LF = 17 trees required, 17 provided (6 existing + 11 proposed)
  335 LF / 3' OC x 2 rows = 223 shrubs required, 223 proposed

Plant Legend

Trees/Palms

QUANTITY	NATIVE	SYMBOL	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
23	Y	BB	Bucida buceras 'Shady Lady'	Shady Lady Black Olive	45 gallon / 12' - 14' ht / 3" cal / 6' spr minimum
1	Y	BS	Bursera simaruba	Gumbo Limbo	45 gallon / 12' - 14' ht / 3" cal / 6' spr minimum
15	Y	CE	Conocarpus erectus	Green Buttonwood	45 gallon / 12' - 14' ht / 3" cal / 6' spr minimum
38	Y	PE	Pinus elliottii Densa	Densa Slash Pine	45 gallon / 12' - 14' ht / 3" cal / 6' spr minimum
9	Y	SP	Sabal palmetto	Sabal Palm	Varied heights in same grouping 10',12',16' CT

Note: Sabal palms = 3:1 tree equivalent

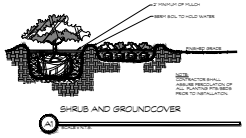
Shrubs/Groundcovers

QUANTITY	NATIVE	SYMBOL	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
948	Y	CHR	Chrysobalanus icaco	Cocoplum	24" ht min / 36" OC
240	Y	GAP	Gaillardia pulchella	Blanket Flower	1 gallon / 24" OC
205	Y	HED	Helianthus debilis	Beach Sunflower	1 gallon / 24" OC
351	Y	IVN	Ilex vomitoria Nana	Dwarf Yaupon Holly	3 gallon / 30" OC
426	Y	MIS	Mimosa strigillosa	Sensitive Plant	1 gallon / 24" OC
377	Y	MUC	Muhlenbergia capillaris	Muhly Grass	3 gallon / 36" OC
1179	Y	SPB	Spartina bakeri	Sand Cordgrass	1 gallon / 36" OC
442	Y	TRF	Tripsacum floridanum	Gama Grass	1 gallon / 24" OC
268	Y	ZAF	Zamia floridana	Coontie	3 gallon / 30" OC

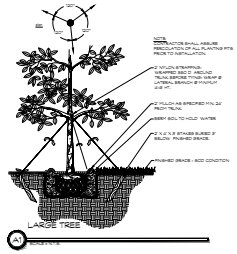
Miscellaneous

QUANTITY	NATIVE	SYMBOL	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
8,001 SF est.		Sod	St. Augustine 'Floratam'		
24,993 SF est.		Mulch		Coco Brown	

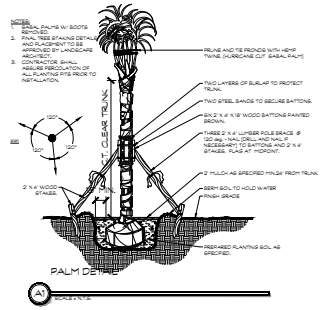
Village green point calculation for limiting turf grass to 30% of the landscape areas
- Landscape area within current D.O. boundary = 35,120 SF
- 30% x 35,120 SF = 10,536 SF maximum sod area, 8,001 SF proposed



SHRUB AND GROUNDCOVER



LARGE TREE



PALM DETAIL

PENINSULA ENGINEERING
CIVIL ENGINEERING · PLANNING AND ZONING · ENVIRONMENTAL SERVICES · LANDSCAPE ARCHITECTURE · SURVEYING · LAND DEVELOPMENT
3800 Golden Gate Pkwy 239.403.6700
Naples, FL 34105 Pen-Eng.com

PROJECT:
UNIVERSITY HIGHLANDS II

SHEET TITLE:
CODE MINIMUM NOTES AND DETAILS

PREPARED FOR:
SREG UNIVERSITY HIGHLANDS II, LLC

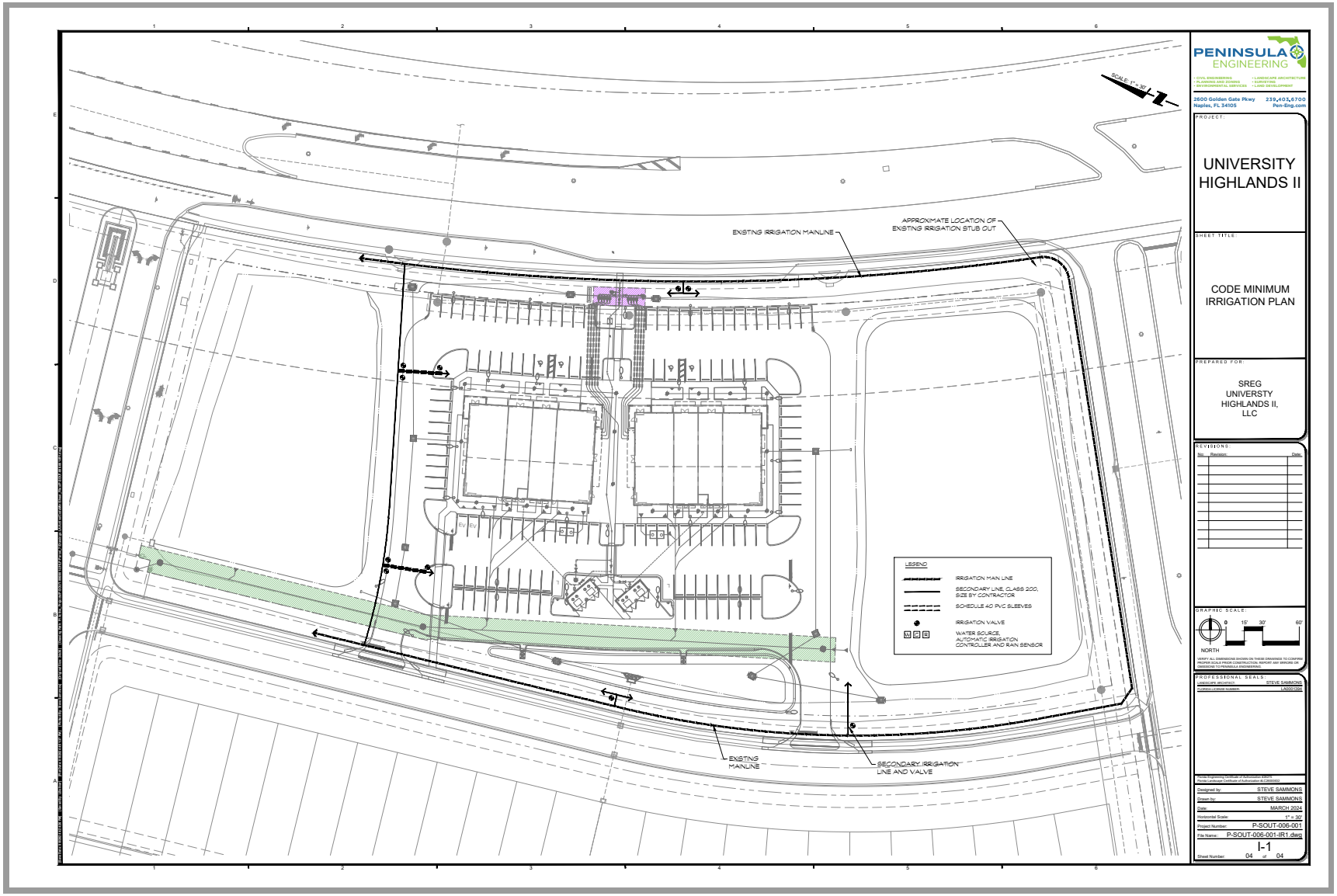
REVISIONS:

No.	Revision	Date
1	RESPONSE PER COUNTY COMMENTS AND MINOR PLAN UPDATE	8/8/2024
2	RESPONSE PER COUNTY COMMENTS DATED 8/7/2024	8/7/2024

GRAPHIC SCALE:
NORTH
VERIFY ALL DIMENSIONS SHOWN ON THESE DRAWINGS TO CONFIRM PROPER SCALE PRIOR CONSTRUCTION. REPORT ANY ERRORS OR OMISSIONS TO PENINSULA ENGINEERING.

PROFESSIONAL SEALS:
LANDSCAPE ARCHITECT: STEVE SAMMONS
FLORIDA LICENSE NUMBER: LA0001064
Florida Engineering Certificate of Authorization 32423
Florida Landscape Certificate of Authorization #C-0000483

Designed by: STEVE SAMMONS
Drawn by: STEVE SAMMONS
Date: MARCH 2024
Horizontal Scale: 1" = 1'
Project Number: P-SOUT-006-001
File Name: P-SOUT-006-001-L2.dwg
Sheet Number: L-2
03 of 04


EXISTING IRRIGATION MAINLINE
APPROXIMATE LOCATION OF EXISTING IRRIGATION STUB OUT
EXISTING MAINLINE
SECONDARY IRRIGATION LINE AND VALVE
LEGEND
IRRIGATION MAIN LINE
SECONDARY LINE, CLASS 200, SIZE BY CONTRACTOR
SCHEDULE 40 PVC SLEEVES
IRRIGATION VALVE
WATER SOURCE, AUTOMATIC IRRIGATION CONTROLLER AND RAIN SENSOR
NORTH
PENINSULA ENGINEERING
2600 Golden Gate Pkwy
Naples, FL 34105
239.403.6700
Pen-Eng.com
PROJECT:
UNIVERSITY HIGHLANDS II
SHEET TITLE:
CODE MINIMUM IRRIGATION PLAN
PREPARED FOR:
SREG UNIVERSTY HIGHLANDS II, LLC
REVISIONS:
No. Revision Date
PROFESSIONAL SEALS:
STEVE SAMMONS
LA0001064
Designed by: STEVE SAMMONS
Drawn by: STEVE SAMMONS
Date: MARCH 2024
Horizontal Scale: 1" = 30'
Project Number: P-SOUT-006-001
File Name: P-SOUT-006-001-IR1.dwg
Sheet Number: I-1
04 of 04

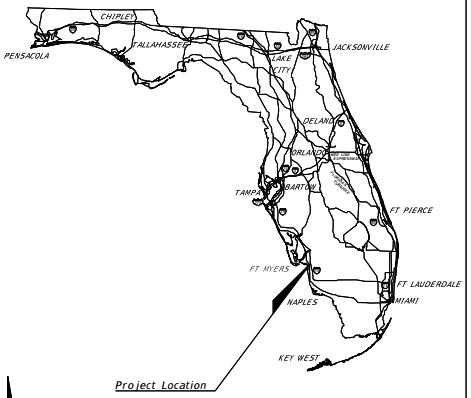
VILLAGE OF ESTERO
LEE COUNTY

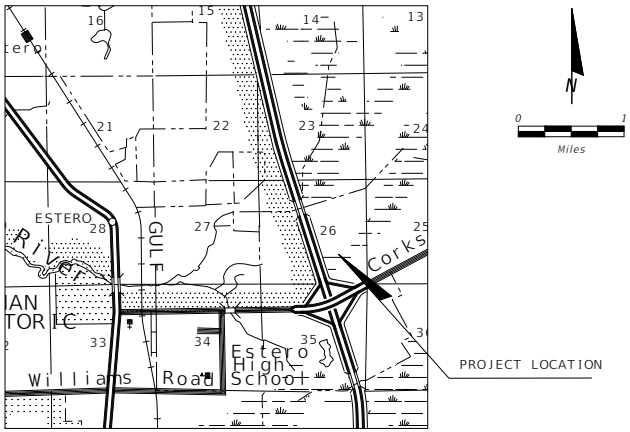
TRACT F-4 AT UNIVERSITY HIGHLANDS

SITE LIGHTING PLANS

INDEX OF LIGHTING PLANS

SHEET NO.	SHEET DESCRIPTION
L-1	KEY SHEET
L-2	FIXTURE SCHEDULE AND NOTES
L-3	PRODUCT SPECIFICATION
L-4	PLAN SHEET AND PHOTOMETRIC SUMMARY





PLANS PREPARED FOR:

PENINSULA ENGINEERING
2600 GOLDEN GATE PARKWAY
NAPLES, FL 34105

"GOVERNING STANDARD PLANS:
FLORIDA DEPARTMENT OF TRANSPORTATION, FY 2023-24 STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION AND APPLICABLE INTERIM REVISIONS (IRS).

STANDARD PLANS FOR ROAD CONSTRUCTION AND ASSOCIATED IRS ARE AVAILABLE AT THE FOLLOWING WEBSITE:
HTTPS://WWW.FDOT.GOV/DESIGN/STANDARDPLANS

STANDARD PLANS FOR BRIDGE CONSTRUCTION ARE INCLUDED IN THE STRUCTURES PLANS COMPONENT.

GOVERNING STANDARD SPECIFICATIONS:
FLORIDA DEPARTMENT OF TRANSPORTATION, FY 2023-24 STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AT THE FOLLOWING WEBSITE:
HTTPS://WWW.FDOT.GOV/PROGRAMMANAGEMENT/IMPLEMENTED/SPECSBOOKS"

KEY SHEET REVISIONS

DATE	DESCRIPTION
5/23/24	REVISED BASE
5/31/24	REVISED FIXTURES PER COMMENT
7/18/24	REVISED SPEC SHEETS

SHOP DRAWINGS
TO BE SUBMITTED TO:

PLANS PREPARED BY:

TREBILCOCK
CONSULTING SOLUTIONS

TREBILCOCK CONSULTING SOLUTIONS PA
2800 DAVIS BLVD SUITE 200 NAPLES FL 34104
PHONE: 239 566 9551
FAX: 239 566 9553

NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION.

ISSUE FOR SUBMITTAL DATE: 03/06/24

LIGHTING PLANS
ENGINEER OF RECORD: NORMAN J. TREBILCOCK PE, PTOE, AICP

PE NO.: 47116

FISCAL YEAR	SHEET NO.
23	L-1

LIGHTING FIXTURE SCHEDULE

○	MANUFACTURER	ORDER INFORMATION					
		QTY	LAMP	LUMINAIRE CATALOG NUMBER	VOLTAGE	MOUNTING	REMARKS
A	CYCLONE LIGHTING	26	LED	CY55P1A-FGC-T4HS-P20-30K * **	MVOLT	POLE	CYCLONE (SINGLE FIXTURE), 3000K, TYPE 4 OPTICS WITH HOUSE SIDE SHIELDS ON A DIRECT BURIED CONCRETE POLE AT 25 FT MAX POLE HEIGHT.
B	CYCLONE LIGHTING	4	LED	CY55P1A-FGC-T4-P20-30K * **	MVOLT	POLE	CYCLONE (DOUBLE FIXTURE), 3000K, TYPE 4 OPTICS ON A DIRECT BURIED CONCRETE POLE AT 25 FT MAX POLE HEIGHT.
C	CYCLONE LIGHTING	2	LED	SY21P1-FGC-T3-P30-30K * **	MVOLT	WALL	CYCLONE (WALL MOUNT),3000K, TYPE 3 OPTICS MOUNTED ON BLDG AT 10' COORDINATE WITH ARCHITECT.

** FIXTURE COLOR (XX) TO BE DETERMINED LATER. CONTRACTOR SHALL MEET OWNER TO DISCUSS LENS AND FOUNDATION TYPE

GENERAL ELECTRICAL NOTES:

1. ELECTRICAL WORK SHALL BE IN CONFORMANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND ORDINANCES GOVERNING ELECTRICAL SYSTEMS.
2. CONTRACTOR SHALL VERIFY LOCATION OF PROPOSED UTILITIES, AND IRRIGATION SLEEVES PRIOR TO DRILLING POLE FOUNDATION. MINOR POLE LOCATION MODIFICATIONS MAY BE MADE BY CONTRACTOR IN THE FIELD TO AVOID CONFLICTS. MAJOR POLE LOCATION MODIFICATIONS SHALL BE APPROVED BY ENGINEER OF RECORD.
3. PRIOR TO PURCHASING ELECTRICAL EQUIPMENT, SHOP DRAWINGS SHALL BE SUBMITTED TO ENGINEER FOR APPROVAL.
4. UPON COMPLETION OF THE PROJECT CONTRACTOR SHALL SUPPLY OWNER ONE SET OF AS-BUILT SHOP DRAWINGS, SHOWING EXACT ELECTRICAL INSTALLATION.
5. FUSE HOLDERS (BUSSMAN TRON IN-LINE FUSE HOLDER W/FNM 5 AMP SLOW BLOW FUSE OR EQUAL), SURGE PROTECTORS (HUNT ENTERPRISES IN-LINE TYPE OR EQUAL) AND GROUND RODS (5/8" X 10', COPPER CLAD, MEASURED 25 OHMS OR LESS) SHALL BE PROVIDED AT EACH LIGHT POLE FIXTURE BASE.
6. PULL BOXES SHALL BE IN-GROUND TYPE CARSONS 1419-48 BOLT DOWN T COVER (OR EQUAL).
7. CONTRACTOR TO SUPPLY ENGINEERED FIXTURE, POLE AND FOUNDATION DESIGN SEALED BY FLORIDA STRUCTURAL ENGINEER TO THE REQUIRED DESIGN WIND SPEED.
8. SIX (6) FT MINIMUM CLEAR ZONE FROM THE STREET LIGHT POLES TO THE EDGE OF PAVEMENT OF LOCAL STREETS IS REQUIRED. OR FOUR FEET (4) FROM FACE OF CURB TO THE LIGHT POLES WHERE RAISED CURB IS PRESENT.

Domia DETAILS

The Domia offers smooth curves and a timeless shape blends easily into any environment. With a flat lens design, the DOMIA family enhances any project while offering high performance and Dark-Sky compatibility.



CONSTRUCTION
- Sturdy aluminum casting housing available with or without integrated driver compartment
- Certified IP67 optical system
- Silicone gaskets and stainless steel hardware
- Mounts onto Ø2" I.D. pendant tenon or onto side-mount 3 3/8"Ø O.D. tenon with optional self-leveling (ADV)

FINISH
- Super durable extremely resistant exterior polyester powder coating meets AAMA 2604 requirements (5 years South Florida exposure)
- Available in 10 standard colors / textured (TX) or smooth (SM) finish
- Optional RAL colors are also available
- For added protection a Marine Grade (MG) pre-finish is available to meet ASTM G7, B117, D1654 and D2247 requirements (salt spray, corrosion and humidity resistance)

LED, LENS & OPTICS
- High power LED available in 3000K & 4000K
- Type 2, 3, 3m (wide), 4 & 5 Roadway optics available
- Optional House-side shield available to cut back light
- Flat Clear Glass (FGC) - highest efficiency and performance
- Flat Clear Frost (FGF) - reduces glare with better uniformity
- All lens & optics are fully UV stable
- Dark Sky compliant

CY55T4

FORMATS
- Available Pendant or Post Top (Yoke mount) or a Utility Fitter variation (top & bottom images) that features easy tool-free access

IP67





ELECTRICAL
- Dimmable 0-10 volt, high power factor (90%) driver
- 120, 208, 240, 277, 347 or 480 volts available
- 10 kA Surge protector supplied standard

OPTIONAL
- Programmable driver (PROG), Button-type photocell (PC)
- 7-Pin ANSI C136.41 receptacle (PTDR) available with shorting cap (PX), photocell (PT) or long-life photocell (PTL)
- Field adjustable 10% increment step-dimming switch (SD)

Contact factory for **WIRELESS CONTROLS** and further details

cyclone

NORMAN TREBILCOCK, AICP, PTOE, PE #47116
TCS CERTIFICATE OF AUTHORIZATION No. 27796
ISSUE FOR SUBMITTAL DATE: 03/06/24

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION
5/31/24 7/18/24	REVISED FIXTURES PER COMMENT REVISED SPEC SHEETS		

TREBILCOCK CONSULTING SOLUTIONS
2800 DAVIS BLVD STE 200 NAPLES FL 34104

TRACT F-4 AT UNIVERSITY HIGHLANDS
SITE LIGHTING PLANS

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
NA	LEE	NA

FIXTURE SCHEDULE AND NOTES

SHEET NO. L-2

Z:\Operations\Projects\2 City - Village of Estero\University Highlands\5 UHLP Tract F-4 TIS and Lighting Plan 01-30-2024\CAD\F-4 Lighting 07-18-24.dwg

cyclone

Domia CY55P1A
Approval – Specification

Project: Order:
Qty: Luminaire: Type:

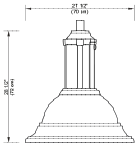
Ordering Code

Model	Lens	Distribution	Performance Package	CCT	Volts	Surge Protector
CY55P1A	**FGC** Flat Glass Clear **FGF** Flat Glass Frosted **NL*** No Lens * Consult factory for IP rating when the No Lens option is selected.	**T1** Type 1 **T1AHS** Type 1A with HS **T2** Type 2 **T2HS** Type 2 with HS **T2M** Type 2M **T2MHS** Type 2M with HS **T3** Type 3 **T3HS** Type 3 with HS **T3M** Type 3M **T3MHS** Type 3M with HS **T4** Type 4 **T4HS** Type 4 with HS **T5** Type 5 * Backward optic	**P10** (3500lm) **P20** (5000lm) **P30** (6500lm) **P40** (8000lm) **P50** (9000lm) **P60** (12000lm) **P70** (15500lm) **P80** (17500lm) **P90** (22000lm) **P100** (24000lm) **P120** (26000lm)	**30K** 3000K **40K** 4000K	**MVOLT** 120-277VAC **HVOLT** 347-480VAC **120** **208** **240** **277** **347** **480**	**10KV** 10kV/5kA **20KV** 20kV/10kA

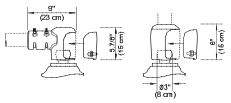
Adapter	Photocell	Dimming	Color	Texture	Pre-finish
Fitted with a vertical tenon of Ø 1 7/8" (4.7cm) O.D. and 0.203" (0.5cm) wall **ADS** Side Mount Adaptor **ADP** Suspended Mounting Adaptor	**PT** Photocell W/7-PIN receptacle (ANSI C136.41) **PX** Shorting cap W/7-PIN receptacle (ANSI C136.41) **PTL** Long life photocell W/7-PIN receptacle (ANSI C136.41) **PTDR*** W/7-PIN receptacle (ANSI C136.41) * PTDR option only available with ADS	**DIM** 0-10 volts wire for external controls **PND506** Program 50% for 6 hours (11PM to 5AM) **PND508** Program 50% for 8 hours (9PM to 5AM) **SD*** Field adjustable 10% increment step-dimming switch * Contact factory for wireless controls and more information regarding SD option.	**BK** Black RAL9005 **DG** Dark green RAL6012 **MA** Marine blue RAL5013 **SI** Metallic silver RAL9006 (smooth only) **BZ** Dark bronze RAL8019 **BG** Burgundy RAL3005 **GM** Moss green RAL6005 **PG** Pale grey RAL7040 **WH** White RAL9003 **BKH*** Black Holophane **BZH*** Dark bronze Holophane **GNH*** Green Holophane **GHH*** Graphite Holophane **GRH*** Gray Holophane **SLH*** Silver Holophane **WHH*** White Holophane * Holophane colors are only available in Smooth (SM) finish.	**TX** Textured **SM** Smooth	– **MG** Marine grade pre-finish

* **Backward optic:** The Orion light engine features 180° orientable optics that can be customized as needed. This makes it a simple matter to combine two distribution types in a single light engine, simultaneously lighting a road and a bike path or sidewalk, for instance. Contact factory for more information.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice. Please consult our web site for up-to-date product information and IES files.



Optional Adaptors



ADS ADP

EPA: 1.25 ft² **Weight:** 65.2 lbs / 29.6 kg

Stamp/Approval:
Name: **Date:**

Name: Page 2 of 2
Date:

Cyclone Lighting: 2175 Des Entreprises Blvd, Terrebonne (QC) Canada J6Y 1W9 **www.cyclonelighting.com**
Phone: 1-866-436-5500 - info@cyclonelighting.com © 2023 Acuity Brands Lighting, Inc. All Rights Reserved. Rev. 2023/07

cyclone

Domia SY21P1
Approval – Specification

Project: Order:
Qty: Luminaire: Type:

Ordering Code

Model	Lens	Distribution	Performance Package	CCT	Volts	Surge Protector
SY21P1	**FGC** Flat Glass Clear **FGF** Flat Glass Frosted **NL*** No Lens * Consult factory for IP rating when the No Lens option is selected.	**T1** Type 1 **T1AHS** Type 1A with HS **T2** Type 2 **T2HS** Type 2 with HS **T2M** Type 2M **T2MHS** Type 2M with HS **T3** Type 3 **T3HS** Type 3 with HS **T3M** Type 3M **T3MHS** Type 3M with HS **T4** Type 4 **T4HS** Type 4 with HS **T5** Type 5 * Backward optic	**P10** (3500lm) **P20** (5000lm) **P30** (6500lm) **P40** (8000lm) **P50** (9000lm) **P60** (12000lm) **P70** (15500lm)	**30K** 3000K **40K** 4000K	**MVOLT** 120-277VAC **HVOLT** 347-480VAC **120** **208** **240** **277** **347** **480**	**10KV** 10kV/5kA **20KV** 20kV/10kA

Adapter	Photocell	Dimming	Color	Texture	Pre-finish
Fitted with a vertical tenon of Ø 1 7/8" (4.7cm) O.D. and 0.203" (0.5cm) wall **ADS** Side Mount Adaptor **ADP** Suspended Mounting Adaptor	**PC** Button type Photocell **PT** Photocell W/7-PIN receptacle (ANSI C136.41) **PX** Shorting cap W/7-PIN receptacle (ANSI C136.41) **PTL** Long life photocell W/7-PIN receptacle (ANSI C136.41) **PTDR*** W/7-PIN receptacle (ANSI C136.41) * PTDR option only available with ADS	**DIM** 0-10 volts wire for external controls **PND506** Program 50% for 6 hours (11PM to 5AM) **PND508** Program 50% for 8 hours (9PM to 5AM) **SD*** Field adjustable 10% increment step-dimming switch * Contact factory for wireless controls and more information regarding SD option.	**BK** Black RAL9005 **DG** Dark green RAL6012 **MA** Marine blue RAL5013 **SI** Metallic silver RAL9006 (smooth only) **BZ** Dark bronze RAL8019 **BG** Burgundy RAL3005 **GM** Moss green RAL6005 **PG** Pale grey RAL7040 **WH** White RAL9003 **BKH*** Black Holophane **BZH*** Dark bronze Holophane **GNH*** Green Holophane **GHH*** Graphite Holophane **GRH*** Gray Holophane **SLH*** Silver Holophane **WHH*** White Holophane * Holophane colors are only available in Smooth (SM) finish.	**TX** Textured **SM** Smooth	– **MG** Marine grade pre-finish

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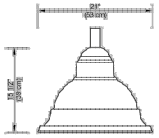
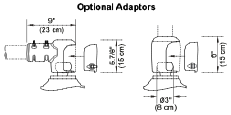


Optional Adaptors



ADS ADP

EPA: 0.63 ft² **Weight:** 22.6 lbs / 10.2 kg

Stamp/Approval:
Name: **Date:**

Name: Page 2 of 2
Date:

Cyclone Lighting: 2175 Des Entreprises Blvd, Terrebonne (QC) Canada J6Y 1W9 **www.cyclonelighting.com**
Phone: 1-866-436-5500 - info@cyclonelighting.com © 2023 Acuity Brands Lighting, Inc. All Rights Reserved. Rev. 2023/07

NORMAN TREBILCOCK, AICP, PTOE, PE #47116
TCS CERTIFICATE OF AUTHORIZATION No. 27796
ISSUE FOR SUBMITTAL DATE: 03/06/24

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION
5/31/24	REVISED FIXTURES PER COMMENT		
7/18/24	REVISED SPEC SHEETS		

TREBILCOCK CONSULTING SOLUTIONS
2800 DAVIS BLVD STE 200 NAPLES FL 34104

TRACT F-4 AT UNIVERSITY HIGHLANDS
SITE LIGHTING PLANS

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
NA	LEE	NA

PRODUCT SPECIFICATION

SHEET NO. L-3

Z:\Operations\Projects\2 City - Village of Estero\University Highlands\5 UHLP Tract F-4 TIS and Lighting Plan_01-30-2024\CAD\F-4 Lighting 07-18-24.dwg

cyclone

Photometric Data Tables

Domia - CY55P1A-NL (Suspended - No Lens)



Performance Package	Watts System	Optic	30K Lumen Output	30K Efficacy (LM/W)	30K B	30K U	30K G	40K Lumen Output	40K Efficacy (LM/W)	40K B	40K U	40K G	LLD @ 25C 25K Hours	LLD @ 25C 50K Hours	LLD @ 25C 75K Hours	LLD @ 25C 100K Hours
P10	22.8	T1	3368	148	1	0	1	3536	155	1	0	1	0.98	0.98	0.97	0.97
		T1A	3324	146	1	0	1	3490	153	1	0	1				
		T2	3167	139	1	0	1	3325	146	1	0	1				
		T2M	3254	143	1	0	1	3417	150	1	0	1				
		T3	3200	140	1	0	1	3360	147	1	0	1				
		T3M	3125	137	1	0	1	3281	144	1	0	1				
		T4	3094	136	1	0	1	3249	142	1	0	1				
		T5	3298	145	2	0	1	3463	152	2	0	1				
P20	33.4	T1	4815	144	2	0	2	5056	151	2	0	2	0.98	0.98	0.97	0.97
		T1A	4752	142	2	0	1	4990	149	2	0	1				
		T2	4528	136	1	0	1	4754	142	1	0	1				
		T2M	4653	139	1	0	1	4886	146	1	0	1				
		T3	4574	137	1	0	1	4803	144	1	0	1				
		T3M	4468	134	1	0	1	4691	140	1	0	1				
		T4	4423	132	1	0	1	4644	139	1	0	1				
		T5	4714	141	3	0	1	4950	148	3	0	1				
P30	43.8	T1	6210	142	2	0	2	6521	149	2	0	2	0.98	0.98	0.97	0.97
		T1A	6129	140	2	0	2	6435	147	2	0	2				
		T2	5940	133	1	0	1	6132	140	1	0	1				
		T2M	6000	137	1	0	1	6300	144	1	0	1				
		T3	5900	135	1	0	1	6195	141	1	0	1				
		T3M	5762	132	1	0	1	6050	138	1	0	1				
		T4	5704	130	1	0	2	5989	137	1	0	2				
		T5	6080	139	3	0	1	6384	146	3	0	1				
P40	55.1	T1	7553	137	3	0	2	7931	144	3	0	2	0.98	0.98	0.97	0.97
		T1A	7454	135	3	0	2	7827	142	3	0	2				
		T2	7102	129	1	0	1	7457	135	1	0	1				
		T2M	7298	132	2	0	1	7663	139	2	0	1				
		T3	7175	130	1	0	2	7534	137	1	0	2				
		T3M	7008	127	2	0	2	7358	134	2	0	2				
		T4	6938	126	1	0	2	7285	132	1	0	2				
		T5	7394	134	3	0	1	7764	141	3	0	1				
P50	63.5	T1	8614	136	3	0	2	9045	142	3	0	2	0.98	0.98	0.97	0.97
		T1A	8501	134	3	0	2	8926	141	3	0	2				
		T2	8101	128	1	0	1	8506	134	1	0	1				
		T2M	8323	131	2	0	2	8739	138	2	0	2				
		T3	8184	129	1	0	2	8593	135	1	0	2				
		T3M	7993	126	2	0	2	8393	132	2	0	2				
		T4	7913	125	1	0	2	8309	131	1	0	2				
		T5	8434	133	3	0	1	8856	139	3	0	1				
P60	85.3	T1	11502	135	3	0	3	12077	142	3	0	3	0.98	0.98	0.97	0.97
		T1A	11351	133	3	0	2	11919	140	3	0	2				
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		T3	10927	128	2	0	2	11473	135	2	0	2				
		T3M	10673	125	2	0	2	11207	131	2	0	2				
		T4	10565	124	2	0	2	11093	130	2	0	2				
		T5	11260	132	3	0	2	11823	139	3	0	2				
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		T1A	14775	133	3	0	3	15514	140	3	0	3				
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		T2M	14466	130	2	0	2	15189	137	2	0	2				
		T3	14223	128	2	0	2	14934	135	2	0	2				
		T3M	13885	125	2	0	2	14588	132	2	0	2				
		T4	13753	124	2	0	3	14441	130	2	0	3				
		T5	14658	132	4	0	2	15391	139	4	0	2				
P30	129.7	T1	16841	131	3	0	3	17788	137	3	0	3	0.98	0.98	0.97	0.97
		T1A	16715	129	3	0	3	17655	136	3	0	3				
		T2	15931	123	2	0	2	16828	129	2	0	2				
		T2M	16366	126	3	0	2	17287	133	3	0	2				
		T3	16094	124	2	0	2	16899	130	2	0	2				
		T3M	15720	121	3	0	2	16605	127	3	0	2				
		T4	15561	120	2	0	3	16339	126	2	0	3				
		T5	16565	128	4	0	2	17414	134	4	0	2				

Note: Actual performance may differ as a result of end-user environment and application.
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Specifications subject to change without notice.

Lumen ratio for different CCT

PC Amber	2200K	2700K	3000K	4000K	5000K
0.6	0.75	0.95	0.95	1.00	1.00

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cyclone

Photometric Data Tables

Domia - SY21P1-NL (Suspended - No Lens)



Performance Package	Watts System	Optic	30K Lumen Output	30K Efficacy (LM/W)	30K B	30K U	30K G	40K Lumen Output	40K Efficacy (LM/W)	40K B	40K U	40K G	LLD @ 25C 25K Hours	LLD @ 25C 50K Hours	LLD @ 25C 75K Hours	LLD @ 25C 100K Hours
P10	22.8	T1	3368	148	1	0	1	3536	155	1	0	1	0.98	0.98	0.97	0.97
		T1A	3324	146	1	0	1	3490	153	1	0	1				
		T2	3167	139	1	0	1	3325	146	1	0	1				
		T2M	3254	143	1	0	1	3417	150	1	0	1				
		T3	3200	140	1	0	1	3360	147	1	0	1				
		T3M	3125	137	1	0	1	3281	144	1	0	1				
		T4	3094	136	1	0	1	3249	142	1	0	1				
		T5	3298	145	2	0	1	3463	152	2	0	1				
P20	33.4	T1	4815	144	2	0	2	5056	151	2	0	2	0.98	0.98	0.97	0.97
		T1A	4752	142	2	0	1	4990	149	2	0	1				
		T2	4528	136	1	0	1	4754	142	1	0	1				
		T2M	4653	139	1	0	1	4886	146	1	0	1				
		T3	4574	137	1	0	1	4803	144	1	0	1				
		T3M	4468	134	1	0	1	4691	140	1	0	1				
		T4	4423	132	1	0	1	4644	139	1	0	1				
		T5	4714	141	3	0	1	4950	148	3	0	1				
P30	43.8	T1	6210	142	2	0	2	6521	149	2	0	2	0.98	0.98	0.97	0.97
		T1A	6129	140	2	0	2	6435	147	2	0	2				
		T2	5940	133	1	0	1	6132	140	1	0	1				
		T2M	6000	137	1	0	1	6300	144	1	0	1				
		T3	5900	135	1	0	1	6195	141	1	0	1				
		T3M	5762	132	1	0	1	6050	138	1	0	1				
		T4	5704	130	1	0	2	5989	137	1	0	2				
		T5	6080	139	3	0	1	6384	146	3	0	1				
P40	55.1	T1	7553	137	3	0	2	7931	144	3	0	2	0.98	0.98	0.97	0.97
		T1A	7454	135	3	0	2	7827	142	3	0	2				
		T2	7102	129	1	0	1	7457	135	1	0	1				
		T2M	7298	132	2	0	1	7663	139	2	0	1				
		T3	7175	130	1	0	2	7534	137	1	0	2				
		T3M	7008	127	2	0	2	7358	134	2	0	2				
		T4	6938	126	1	0	2	7285	132	1	0	2				
		T5	7394	134	3	0	1	7764	141	3	0	1				
P50	63.5	T1	8614	136	3	0	2	9045	142	3	0	2	0.98	0.98	0.97	0.97
		T1A	8501	134	3	0	2	8926	141	3	0	2				
		T2	8101	128	1	0	1	8506	134	1	0	1				
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		T3	8184	129	1	0	2	8593	135	1	0	2				
		T3M	7993	126	2	0	2	8393	132	2	0	2				
		T4	7913	125	1	0	2	8309	131	1	0	2				
		T5	8434	133	3	0	1	8856	139	3	0	1				
P60	85.3	T1	11502	135	3	0	3	12077	142	3	0	3	0.98	0.98	0.97	0.97
		T1A	11351	133	3	0	2	11919	140	3	0	2				
		T2	10816	127	2	0	2	11357	133	2	0	2				
		T2M	11113	130	2	0	2	11669	137	2	0	2				
		T3	10927	128	2	0	2	11473	135	2	0	2				
		T3M	10673	125	2	0	2	11207	131	2	0	2				
		T4	10565	124	2	0	2	11093	130	2	0	2				
		T5	11260	132	3	0	2	11823	139	3	0	2				
P70	110.9	T1	14972	135	3	0	3	15721	142	3	0	3	0.98	0.98	0.97	0.97
		T1A	14775	133	3	0	3	15514	140	3	0	3				
		T2	14079	127	2	0	2	14783	133	2	0	2				
		T2M	14466	130	2	0	2	15189	137	2	0	2				
		T3	14223	128	2	0	2	14934	135	2	0	2				
		T3M	13885	125	2	0	2	14588	132	2	0	2				
		T4	13753	124	2	0	3	14441	130	2	0	3				
		T5	14658	132	4	0	2	15391	139	4	0	2				

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NORMAN TREBILCOCK, AICP, PTOE, PE #47116
TCS CERTIFICATE OF AUTHORIZATION No. 27796
ISSUE FOR SUBMITTAL DATE: 03/06/24

REVISIONS

DATE	DESCRIPTION	DATE	DESCRIPTION
5/31/24	REVISED FIXTURES PER COMMENT		
7/18/24	REVISED SPEC SHEETS		

TREBILCOCK
CONSULTING SOLUTIONS
2800 DAVIS BLVD STE 200 NAPLES FL 34104

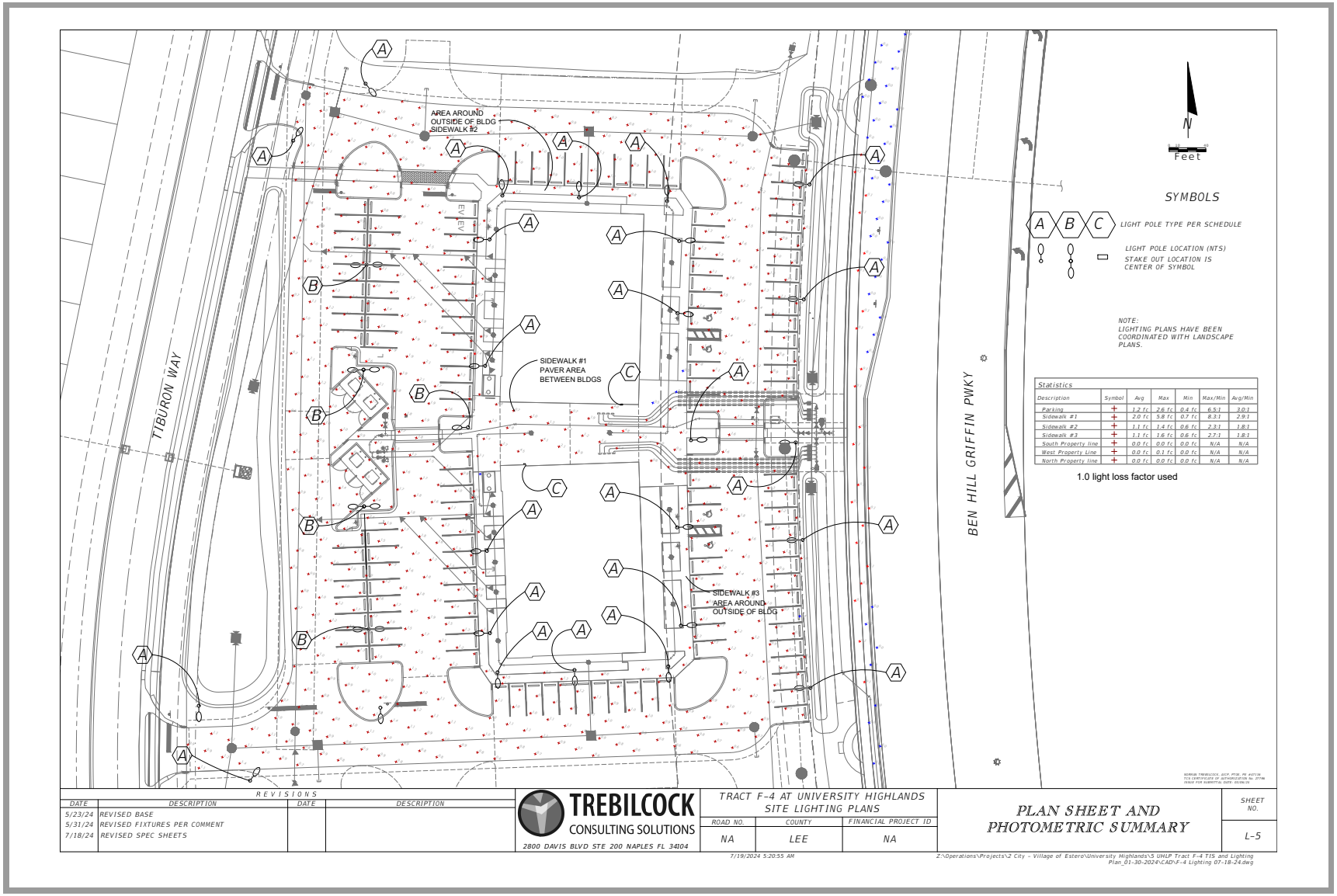
TRACT F-4 AT UNIVERSITY HIGHLANDS
SITE LIGHTING PLANS

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
NA	LEE	NA

PRODUCT SPECIFICATION

SHEET NO. L-4

Z:\Operations\Projects\2 City - Village of Estero\University Highlands\5 UHLP Tract F-4 TIS and Lighting Plan_01-30-2024\CAD\F-4 Lighting 07-18-24.dwg


AREA AROUND OUTSIDE OF BLDG SIDEWALK #2
SIDEWALK #1 PAVER AREA BETWEEN BLDGS
SIDEWALK #3 AREA AROUND OUTSIDE OF BLDG
TIBURON WAY
BEN HILL GRIFFIN PWKY
EV EV
N
Feet
SYMBOLS
A B C LIGHT POLE TYPE PER SCHEDULE
LIGHT POLE LOCATION (NTS)
STAKE OUT LOCATION IS CENTER OF SYMBOL
NOTE:
LIGHTING PLANS HAVE BEEN COORDINATED WITH LANDSCAPE PLANS.
Statistics
Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min
Parking | + | 1.2 fc | 2.6 fc | 0.4 fc | 6.5:1 | 3.0:1
Sidewalk #1 | + | 2.0 fc | 5.8 fc | 0.7 fc | 8.3:1 | 2.9:1
Sidewalk #2 | + | 1.1 fc | 1.4 fc | 0.6 fc | 2.3:1 | 1.8:1
Sidewalk #2 | + | 1.1 fc | 1.6 fc | 0.6 fc | 2.7:1 | 1.8:1
South Property line | + | 0.0 fc | 0.0 fc | 0.0 fc | N/A | N/A
West Property Line | + | 0.0 fc | 0.1 fc | 0.0 fc | N/A | N/A
North Property line | + | 0.0 fc | 0.0 fc | 0.0 fc | N/A | N/A
1.0 light loss factor used
REVISIONS
DATE | DESCRIPTION | DATE | DESCRIPTION
5/23/24 | REVISED BASE
5/31/24 | REVISED FIXTURES PER COMMENT
7/18/24 | REVISED SPEC SHEETS
TREBILCOCK CONSULTING SOLUTIONS
2800 DAVIS BLVD STE 200 NAPLES FL 34104
TRACT F-4 AT UNIVERSITY HIGHLANDS
SITE LIGHTING PLANS
ROAD NO. | COUNTY | FINANCIAL PROJECT ID
NA | LEE | NA
PLAN SHEET AND PHOTOMETRIC SUMMARY
SHEET NO.
L-5
7/19/2024 5:20:55 AM
Z:\Operations\Projects\2 City - Village of Estero\University Highlands\5 UHLP Tract F-4 TIS and Lighting Plan_01-30-2024\CAD\F-4 Lighting 07-18-24.dwg

Shoppes at University Highlands II - Planning, Zoning & Design Board

Public Hearing Meeting

September 10, 2024

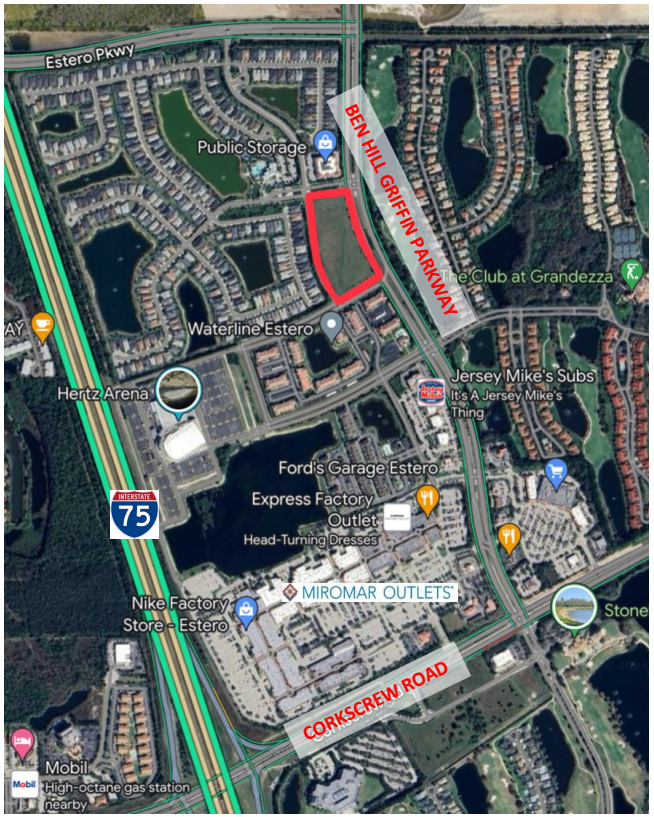
PENINSULA ENGINEERING

SOUTH REAL ESTATE GROUP

South Florida Architecture

Project Team

- South Real Estate Group
  - John Conroy
- South Florida Architecture
  - Michael Jorgensen
- Peninsula Engineering
  - Luis Bolivar
  - Steve Sammons



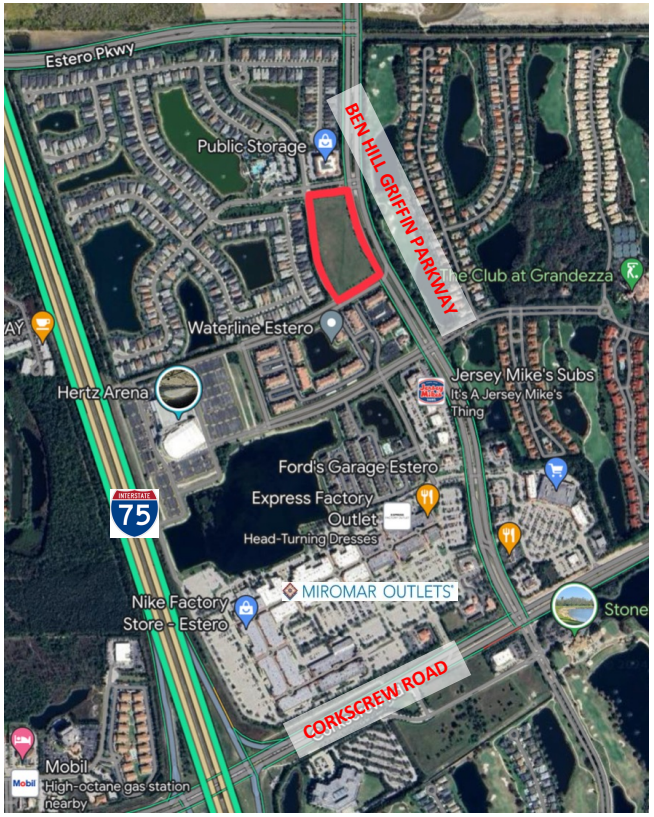
PENINSULA ENGINEERING

SOUTH REAL ESTATE GROUP

South Florida Architecture

Project Site Information and Existing Conditions

- Parcel Area - 6.37 acres
- Part of Timberland and Tiburon MPD and DRI (Resolution No. Z-10-031)
- DOS 2016-E009
  - Minor DO for partial fill and perimeter landscaping for the property
- Seeking Development Order for two, 7,800 sf retail buildings



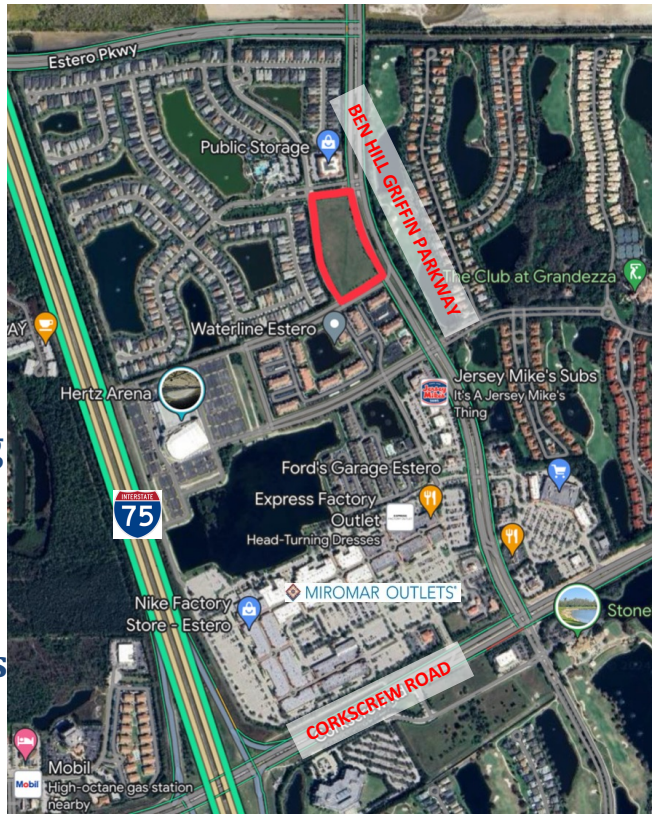
PENINSULA ENGINEERING

SOUTH REAL ESTATE GROUP

South Florida Architecture

Design Concept

- Tidewater Community
  - Old Florida
  - Coastal
- We tried to blend the two styles
  - Connect with Tidewater
- Design Review Board Meeting 5.14.24 comments
  - Everyone liked the design of the buildings
  - Raise the front tower elements for increased differentiation
  - Dumpster enclosures away from the entrance



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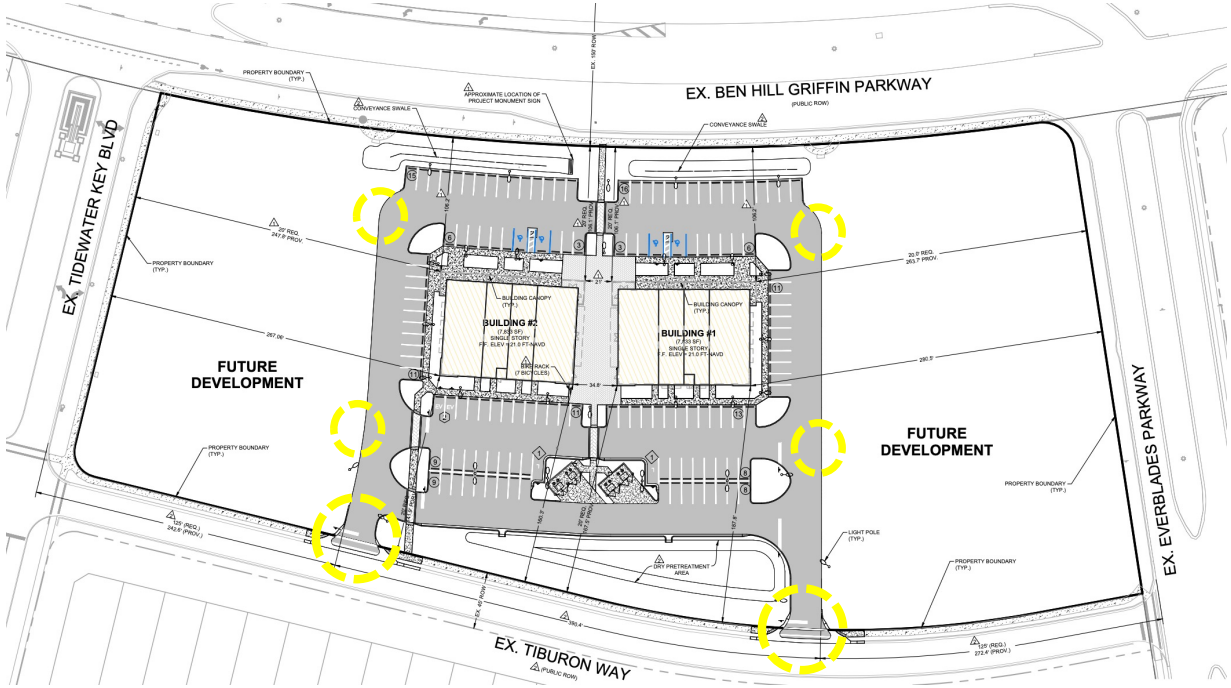
Vehicular Access and Connectivity

- Two Accesses to site from Tiburon Way
- Parking Areas shared between two buildings
- Anticipated interconnection to future development



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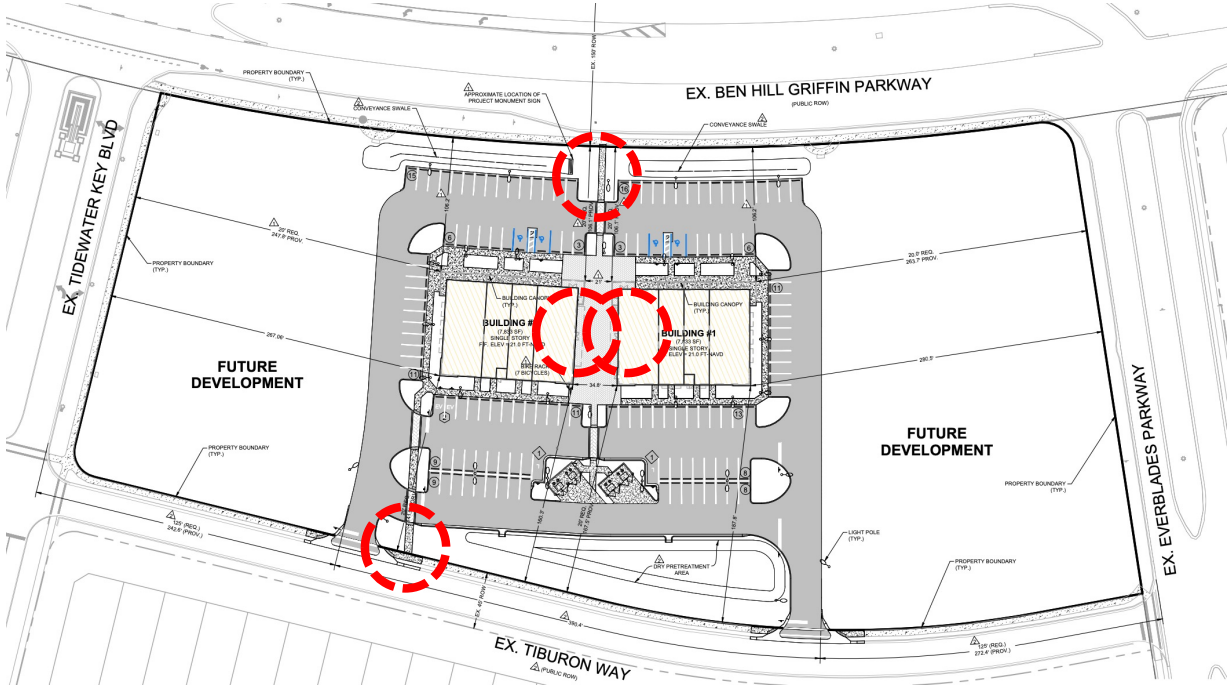
Pedestrian Access and Connectivity

- Pedestrian connection to Ben Hill Griffin and Tiburon Way
- Pavered crosswalks and 'breezeway' between buildings
- Patio space for restaurants (future tenant dependent)



PENINSULA ENGINEERING

SOUTH REAL ESTATE GROUP

SFA South Florida Architecture

Colored Renderings



PENINSULA ENGINEERING

SOUTH REAL ESTATE GROUP

SFA South Florida Architecture

Colored Renderings



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Colored Renderings



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Colored Renderings



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SOUTH REAL ESTATE GROUP

South Florida Architecture

Questions / Comments

The Village of ESTERO

Village of ESTERO

Planning, Zoning and Design Board

Staff Report

PROJECT NAME
Celebree - Estero
CASE NUMBER
DOS2024-E006
MEETING DATE
September 10, 2024
REQUEST
Project includes a change of use from retail to daycare in the existing Goodwill Store on the north side of Corkscrew Road east of Three Oaks. The exterior modification will be changing the color scheme of the building to make the daycare and remove the loading zone and replace it with approximately 5,258 sf playground. Majority of the changes will be on the interior to create the individual classrooms.
APPLICANT
Karen Callahan, Childcare of Florida, LLC for Celebree Estero and Stuart Rogers of Colliers Engineering & Design, Authorized Agent.
LOCATION
10351 Corkscrew Commons Road
PROPERTY SIZE
1.51 Acres
ZONING
Parcel is zoned Commercial Planned Development (CPD) and is currently operating as a Goodwill under Lee County Zoning Resolution Z-00-006
PUBLIC INFORMATION MEETING DATES
The Planning Zoning and Design Board conducted Public Information Meetings on May 14, 2024

Staff Recommendation

Staff recommends approval of the Development Order with stipulations. Staff believes the request meets the requirements of the Land Development Code. The Applicant is also requesting a deviation to reduce the required number of parking spaces by two (2). (See attached letter)

The Applicant has provided new color scheme options based on comments from the PZDB. Staff has provided additional suggestions. Applicant will bring materials to the meeting.

Background and Request

This proposal will include a change of use from retail (Goodwill) to daycare in an existing 11,265 sf building. The exterior modifications will be changing the color scheme of the building and remove the loading zone and replace it with approximately 4,600 sf of playground. Majority of the changes will be on the interior to create the individual classrooms.

Architecture

The Applicant proposes to change the color scheme of the building to make the day care more fun for children. A stone veneer along the lower portion of the building is proposed. The Owner is re-thinking the colors based on Staff comments that the colors were bland. The green color which is part of the branding, will be included in the signage and awnings. The blue color is also part of the branding. They intend to present a new color option at the PZDB meeting.

Transportation/Parking

The project proposed is north of Corkscrew Rd., west of Corkscrew Crossing Blvd. and south of Corkscrew Commons Dr. The Applicant is proposing one-way ingress from Corkscrew Commons Dr. with the egress to Corkscrew Crossing Blvd. to eliminate any backup onto Corkscrew Rd. The 176 students and 20 employees require 49 spaces per the Village Land Development Code. The Applicant is proposing 47 parking spaces and is requesting a deviation of two spaces. Dropoff and pickup times are from 6:30 a.m. to 9:00 a.m. and 2:30 p.m. to 6:00 p.m. See attached information from applicant

Trip Generation Summary

Land Use	Weekday AM Peak Hour			Weekday PM Peak Hour			Daily 2-way
	In	Out	Total	In	Out	Total	
Daycare (176 Students)	66	59	125	56	64	120	674

The analysis indicated that although the peak hour trips are increased for day care, the daily trips decrease when compared to the retail store.

Stormwater

The existing stormwater management system is existing through on-site detention and part of the Estero Interstate Commerce system. No new impervious coverage is proposed.

The minimum finish floor elevation is set at 18.32' which exceeds the FEMA flood zone plus 1 foot.

Lighting

No new lighting is proposed.

Landscaping and Environmental

The Landscape existing plan includes an existing Type D buffer along Corkscrew Road (south) and both Corkscrew Commons and Corkscrew Crossing Blvd. The Applicant will augment any missing trees and shrubs and relocate any disturbed shrubs.

Signage

No request for monument sign was requested.

Attachment:
Dropoff/Pickup Management Plan
Deviation letter Parking

Celebree SCHOOL

ESTERO, FL

Celebree Schools Pick Up and Drop of Procedures

Parking: Families will park in designated spaces closest to the school entrance.

Drop-Off:

- Drop-off times are spread out throughout the morning (from 7:00 am to 12:00 pm), eliminating major rush times.
- Because drop-off times are spread out, the building's capacity comfortably handles the daily traffic flow.
- A variety of schedules (part-time, full-time, half-day) are offered to accommodate family needs.
- Upon arrival, parents will:
    - Enter the foyer to check in with staff
    - Escort their child to their classroom.
    - Ask any questions to the teacher, say goodbyes, and return to their cars.

**** Total Drop Off:** Estimated 3-5 minutes

Pick-Up:

- Similar process to drop-off but reversed.
- Half day schedules must be picked up by 1 p.m.
- Pick-up times are spread out throughout the afternoon (from 3:00 pm to 6:05 pm).

**** Total Pick Up:** Estimated 3-5 minutes

Additional Notes:

- Teachers park further away from the building to give parents closer parking spots.

Overall, Celebree Schools have a flexible drop-off and pick-up system that caters to various family schedules, resulting in less traffic congestion in and around the building.

Jeremy Gorney

Construction Project Manager

5471 W Waters Ave Suite 100,
Tampa, FL 33634
Main: 877 627 3772
colliersengineering.com

Colliers
Engineering & Design

To: Mary Gibbs

From: Stuart Rogers

Date: July 25, 2024

Subject: Administrative Deviation Letter

Project No.: Celebree - Estero

Dear Mary Gibbs,

We are respectfully requesting a administrative of 5 percent of the standards for off-street parking, landscaping, and dimensions of LDC 5-204 and 4-216(B)(3)(C). LDC section 5-204 requires one per employee or 1/800 sf, whichever is greater and additionally LDC section 4-216(B)(3)(C) requires a minimum of one parking space for every 20 children. Both sections of the code combined require a total of 49 parking spaces, but with the new playground addition. 47 parking spaces are proposed.

The administrative variance would be for the deviation of 2 parking space.

If there is anything else you need for the approval of this request, please let me know.

Thank you,

Stuart M. Rogers, P.E. , LEED AP
Geographic Discipline Leader | Site/Civil
Tampa, Florida

Colliers Engineering & Design
stuart.rogers@collierseng.com
Direct: 813 582 4651 | Cell: 813 217 2227 | Main: 877 627 3772

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LEGAL DESCRIPTION

ESTERO COMMERCE PARK
A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, AND BEING A PART OF SECTIONS 26 AND 35, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

STARTING AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE N.89°44'10"E. ALONG THE SOUTHERLY LINE OF SAID SECTION 26 A DISTANCE OF 1582.06 FEET TO THE PRINCIPAL PLACE OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE N.01°17'19"W. PARALLEL WITH THE WESTERLY LINE OF THE NORTHWEST ONE QUARTER (NW ¼) OF SAID SECTION 35 A DISTANCE OF 289.54 FEET; THENCE N.89°41'56"E. PARALLEL WITH THE SOUTH LINE OF SAID SECTION 26 A DISTANCE OF 1356.57 TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE #75; THENCE S.12°25'52"E. ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF139.64 FEET; THENCE S.09°40'22"E. ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 270.93 FEET; THENCE S.08°13'16"E. ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 409.51 FEET; THENCE S.06°33'40"E. ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 298.39 FEET; THENCE S.32°35'13"W. ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 272.20 FEET; THENCE S.77°38'13"W. ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE #75 AND THE NORTHERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD A DISTANCE OF 664.01 FEET; THENCE S.87°18'16"W. ALONG S.89°34'10"W. ALONG THE RIGHT-OF-WAY OF SAID CORKSCREW ROAD A DISTANCE OF 90.50 FEET; THENCE N.01°17'19"W. PARALLEL WITH THE WEST LINE OF THE NORTHWEST ONE QUARTER (NW ¼) OF SAID SECTION 35 A DISTANCE OF 1209.88 FEET TO THE PRINCIPAL PLACE OF BEGINNING.

LOT 9

LOT 9, OF THE ESTERO INTERSTATE COMMERCE PARK, ACCORDING TO THE MAP OR PLAT BOOK, 73, PAGE 11 AND 12, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

INDEX OF SHEETS

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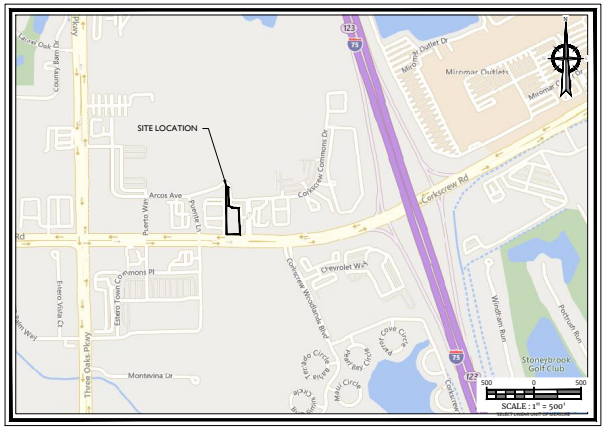
1.1	NOTES
2.0	EXISTING CONDITIONS & DEMOLITION PLAN
3.0	DIMENSION PLAN
4.0	OVERALL GRADING PLAN
5.0	UTILITY PLAN
6.0	SOIL EROSION & SEDIMENT CONTROL PLAN
6.1	SOIL EROSION & SEDIMENT CONTROL DETAILS
7.0	CONSTRUCTION DETAILS

PRELIMINARY SITE PLAN
FOR
CELEBREE SCHOOL
10351 CORKSCREW COMMONS DRIVE
VILLAGE OF ESTERO
LEE COUNTY, FLORIDA



VICINITY MAP

SOURCE: BING

GENERAL INFORMATION

OWNER:
CELEBREE SCHOOL
CONTACT:ALLAN GREENBURG
ADDRESS: 8029 CORPORATE DRIVE,
NOTTINGHAM, MD 21236
PHONE NUMBER: (410) 515-8750 x152
EMAIL: AGREENBERG@CELEBREE.COM

ARCHITECT:
COLLIERS ENGINEERING AND DESIGN
MATTHEW VON DOHRE
(813) 553-3231
MATTHEW.VONDOHRE@COLLIERSENG.COM

TRAFFIC:
ELIZABETH RODRIGUEZ & ASSOCIATES INC.
LIBBY RODRIGUEZ
LIBBYTRAFFIC@YAHOO.COM
(813) 545-3316

ENGINEER:
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5471 WEST WATERS AVE. TAMPA, FL. 33634
STUART RODGERS, P.E.
(813) 207-1061
STUARTRODGERS@COLLIERSENG.COM

SURVEYOR:
PHILLIP M. MOULD
8180 GULL LANE
FORT MYERS, FL 33967
PHONE NUMBER: (239) 645-1348

UTILITY PROVIDERS

WATER AND SEWER SERVICE:
LEE COUNTY UTILITIES
PHONE NUMBER: 239-533-8181

ELECTRIC SERVICE:
FLORIDA POWER AND LIGHT
PHONE NUMBER: 800-778-9140

GAS SERVICE:
TECO PEOPLES GAS-TAMPA
CONTACT: JARED ELY
PHONE NUMBER: 813-743-7807

TELEPHONE/CABLE SERVICE:
CENTURYLINK
PHONE NUMBER: 877-366-8344 x3

HOTWIRE COMMUNICATIONS
CONTACT: ANGEL CINTRON
PHONE NUMBER: 561-703-4965

LEE COUNTY SIGNAL DEPARTMENT
CONTACT: EFRAN CRUZ
PHONE NUMBER: 239-533-9500

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www.colliersengineering.com

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MASER CONSULTING

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48 HOURS BEFORE DIGGING
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TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL CENTER
WWW.CALL811.COM

NO.	DATE	BY	DESCRIPTION
1	4/6/20	JAT	PER COMMENTS FROM LEE COUNTY DOT
2	4/13/20	JAT	PER COMMENTS FROM LEE COUNTY DOT
3	5/5/20	JAT	PER COMMENTS FROM LEE COUNTY DOT
4	5/18/20	JAT	PER COMMENTS FROM LEE COUNTY DOT

Stuart Milton Rogers
FLORIDA PROFESSIONAL ENGINEER
LICENSE NUMBER: PE62718
COLLIERS ENGINEERING & DESIGN, INC.

PRELIMINARY SITE PLAN
FOR
CELEBREE SCHOOL

10351 CORKSCREW COMMONS DRIVE

PARCEL ID:
35-46-22-E1-30000.0090
VILLAGE OF ESTERO
LEE COUNTY
FLORIDA

Collier Engineering & Design
TAMPA
5471 West Waters Avenue
Suite 105
Tampa, FL 33634
Phone: 813.207.1061

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	05/06/20	JAT	SMR

PROJECT NUMBER: 240156001 | DRAWING NAME: C-COVR

SHEET TITLE: COVER SHEET

SHEET NUMBER: 1.0

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

GENERAL PROJECT DESIGN & REFERENCE NOTES:

1. EXISTING INFORMATION SHOWN HEREON IS TAKEN FROM A SURVEYS PREPARED BY BANKS ENGINEERING INC., TITLED:
   - "ESTERO INTERSTATE COMMERCE PARK" DATED DECEMBER 11, 2002.
2. HORIZONTAL DATUM = FLORIDA STATE PLANE COORDINATE SYSTEM (FL S.P.C.S.) WAS ESTABLISHED AT THE PROJECT SITE BASED.
3. VERTICAL DATUM ELEVATION WAS ESTABLISHED AT THE PROJECT SITE BASED USING NGS BENCHMARK "TJ1 122" NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) WITH AN ELEVATION OF +17.24'.
4. NO CULTURAL RESOURCES ON SITE.
5. PER FLORIDA STATE STATUTE 316.0745 ALL TRAFFIC CONTROL SIGNING AND MARKINGS MUST BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
6. WATER AND SANITARY SEWER SERVICE WILL BE PROVIDED VIA THE VILLAGE OF ESTERO WATER DISTRIBUTION AND WASTEWATER COLLECTION SYSTEMS.
7. ALL SITE WORK CONSTRUCTION TESTING SHALL BE PERFORMED BY A CERTIFIED/LICENSED GEOTECHNICAL ENGINEERING FIRM.
8. ALL SITE WORK CONSTRUCTION TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH THE PROJECTS GEOTECHNICAL REPORT AND/OR THE TESTING PARAMETERS OF THE LOCAL MUNICIPALITY/AGENCY HAVING JURISDICTION OVER THE SITE WORK. THE MORE STRINGENT REQUIREMENTS SHALL APPLY.
9. COPIES OF PASSING TEST RESULTS SHALL BE PROVIDED TO THE DEVELOPER, ENGINEER OF RECORD, CONTRACTOR AND LOCAL MUNICIPALITY/AGENCY FOR PURPOSES, SUCH AS BUT NOT LIMITED TO, CERTIFICATION, AND ACCEPTANCE OF FACILITIES BY THE DEVELOPER AND/OR MUNICIPALITY/AGENCY.
10. ENGINEER WILL NOT BE RESPONSIBLE FOR SCHEDULING, COORDINATION OR EVALUATION OF THE SOILS TESTING AND CERTIFICATIONS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER/DEVELOPER TO MAKE THE NECESSARY ARRANGEMENTS DIRECTLY WITH THE SOILS TESTING LABORATORY/GEOTECHNICAL FIRM AND THE SITE CONTRACTOR.
11. ACCORDING TO THE FLOOD INSURANCE MAP FOR THE NATIONAL FLOOD INSURANCE PROGRAMS FLOOD INSURANCE RATE MAP (F.I.R.M.), PANEL XXX OF XXXX, COMMUNITY PANEL NUMBER 12071C0536F, EFFECTIVE DATE SEPTEMBER 26, 2014. THE SUBJECT PARCEL IS GENERALLY WITHIN ZONE "X", THE IMPROVEMENT AREA IS WITHIN ZONE 'X' WHICH IS OUTSIDE OF THE 100-YEAR FLOOD PLAIN. THE FEMA LINE SHOWN ON PLANS IS APPROXIMATE AND BASED ON FLOOD INSURANCE MAP REFERENCED ABOVE.

STANDARD SITE PLAN NOTES:

1. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH THE CITY OR COUNTY STANDARDS FOR DESIGN AND CONSTRUCTION OF WATER AND WASTEWATER FACILITIES SPECIFICATIONS, LATEST EDITION.
2. ALL WATER AND SEWER FACILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED.
3. INSTALLATION OF TEMPORARY FUEL STORAGE TANKS REQUIRES A DETAILED PLAN FOR THE LOCATIONS AND CONTAINMENT OF THE FUEL TANKS TO BE SUBMITTED, REVIEW AND APPROVED BY THE FLORIDA DEPARTMENT OF HEALTH-LEE COUNTY PRIOR TO BRINGING THE TANKS ONSITE. APPROVAL OF THE SITE PLAN DOES NOT CONSTITUTE APPROVAL OF THE LOCATION OF THE FUEL TANKS.
4. ALL PROPOSED SIGNS MUST BE APPLIED FOR, APPROVED, AND PERMITTED ON AN INDIVIDUAL BASIS APART FROM ANY ULTIMATELY APPROVED SITE PLAN. APPROVAL OF THIS SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY SIGNAGE.
5. HANDICAP PARKING SPACES WILL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH FLORIDA STATUTE 316 AND ADA STANDARDS.
6. ALL PAVEMENT MARKINGS SHALL BE MADE IN ACCORDANCE WITH F.D.O.T. STANDARD LATEST EDITION, CITY AND COUNTY STANDARDS.
7. THE ARCHITECT/ENGINEER CERTIFIES THAT THE SITE HAS BEEN DESIGNED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT.
8. ALL ON-SITE PARKING SPACES WILL BE STRIPED AND SIGNED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION. PARKING SPACES, DIRECTIONAL ARROWS, AND STOP BARS SHALL BE STRIPED IN WHITE, UNLESS OTHERWISE NOTED. IT SHALL BE THE OWNER/DEVELOPER'S RESPONSIBILITY TO PROPERLY SIGN AND STRIPE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND FDOT INDICES.
9. THE OWNER/DEVELOPER ACKNOWLEDGES THAT THIS APPROVAL DOES NOT INCLUDE ANY WORK IN THE CITY OR COUNTY RIGHT-OF-WAY. ALL RIGHT-OF-WAY WORK SHALL BE A FUNCTION OF AN APPROVED CITY OR COUNTY RIGHT-OF-WAY USE PERMIT.
10. IN ORDER TO PROVIDE CLEAR VIEW OF INTERSECTING STREETS TO MOTORIST, PEDESTRIANS AND BICYCLIST, THERE SHALL BE A TRIANGULAR AREA OF CLEAR VISIBILITY FORMED BY TWO (2) INTERSECTING STREETS OR THE INTERSECTION FOR A DRIVEWAY AND A STREET. NOTHING SHALL BE ERECTED, PLACED, PARKED, PLANTED, OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF TWO (2) FEET AND TEN (10) FEET ABOVE GRADE, MEASURED AT THE CENTERLINE OF THE INTERSECTION IN ALL CLEAR VISIBILITY AREAS.
11. NO IRRIGATION SYSTEM OR LANDSCAPING SHALL BE INSTALLED IN ANY CITY OR COUNTY OR STATE RIGHT-OF-WAY WITHOUT ISSUANCE OF APPROPRIATE RIGHT-OF-WAY USE PERMIT.
12. THE OWNER/DEVELOPER ACKNOWLEDGES THAT THE SITE AND ITS SUBSEQUENT BUILDING PERMITS SHALL COMPLY WITH ALL REZONING / MPUD / PUD CONDITIONS.
13. ALL STRUCTURES, INCLUDING BUFFER WALLS, RETAINING WALLS, SIGNAGE, ETC. REQUIRE BUILDING PERMITS.
14. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE UNLESS OTHERWISE NOTED.
15. CURBING SHALL BE PLACED AT THE EDGES OF ALL PAVEMENT, UNLESS OTHERWISE NOTED. REFER TO THE LATEST EDITION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS" FOR DETAILS AND SPECIFICATIONS OF ALL F.D.O.T. TYPE CURB AND GUTTERS CALLED FOR IN THESE PLANS.
16. PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE SOILS ENGINEER FOR APPROVAL.
17. CONTRACTOR TO PROVIDE A 1/2" TO 1" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT ABUTMENT OF CONCRETE AND OTHER MATERIALS (STRUCTURES, OTHER PLACED CONCRETE, ETC.)

SEQUENCE OF CONSTRUCTION FOR EROSION CONTROL:

1. THE ENGINEERING INSPECTOR SHALL BE NOTIFIED IN WRITING A MINIMUM OF TWO (2) FULL BUSINESS DAYS PRIOR TO THE START OF ANY WORK.
2. PRIOR TO THE COMMENCEMENT OF ANY SITE WORK THE APPLICANT SHALL INSTALL THE SOIL EROSION AND SEDIMENT CONTROLS AS PER THE APPROVED PLANS, WHICH INCLUDE THE SILT FENCES AND INLET FILTERS. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO THE LATEST VERSION OF THE FLORIDA STORMWATER EROSION AND SEDIMENT CONTROL INSPECTORS MANUAL.
3. INSTALL TREE BARRICADES AND PROTECTIVE FENCING FOR ALL TREES TO REMAIN.
4. PRIOR TO INITIATING DISTURBANCE, AN INSPECTION OF THE EROSION CONTROLS IS REQUIRED AND THE CITY AND COUNTY SHALL BE NOTIFIED.
5. CONSTRUCT AND MAINTAIN THE CONSTRUCTION ENTRANCES AS SHOWN ON THE PLANS AND DETAILS STAGING AND STORAGE AREA SHALL BE SET UP IN THE LOCATIONS DESIGNATED ON THE PLANS.
6. DEMOLISH EXISTING SITE IMPROVEMENTS (SIDEWALKS, PAVEMENT, CURBING, BUILDING, CANOPY, ETC.) AS SHOWN ON THE EXISTING CONDITIONS PLAN (AS APPLICABLE).
7. ROUGH GRADE THE SITE BASED ON THE GRADING PLAN TO THE APPROPRIATE BUILDING PAD ELEVATIONS. EXCAVATE FOR AND CONSTRUCT THE DRAINAGE IMPROVEMENTS PROGRESSING UPSTREAM. PROVIDE INLET PROTECTION ON EXISTING AND PROPOSED DRAINAGE STRUCTURES.
8. CONSTRUCT BUILDING FOUNDATIONS. INSTALL PROPOSED UTILITIES, CURBING AND THEN PAVE (BASE COURSE) PARKING AREA AND DRIVE AISLES.
9. STABILIZATION - THE OPERATOR SHALL INITIATE STABILIZATION MEASURES AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. STABILIZATION MEANS COVERING OR MAINTAINING AN EXISTING COVER OVER SOIL. COVER CAN BE VEGETATIVE (E.G. GRASS, TREES, SEED AND MULCH, SHRUBS, OR TURF) OR NON-VEGETATIVE (E.G. GEOTEXTILES, RIP RAP, OR GABIONS).
10. MAINTENANCE - SEDIMENT SHALL BE REMOVED FROM SEDIMENT TRAPS WHENEVER THEIR CAPACITY HAS BEEN REDUCED BY TWENTY-FIVE (25) PERCENT FROM THE DESIGN CAPACITY. A FIXED VERTICAL SEDIMENT DEPTH MARKER SHOULD BE INSTALLED TO MONITOR THE CAPACITY.
11. FINALIZE CONSTRUCTION OF SITE IMPROVEMENTS INCLUDING THE BUILDING, SIDEWALKS, LANDSCAPE AREAS, SIGNAGE, LIGHTING AND ANY OTHER OUTSTANDING ITEMS.
12. AFTER COMPLETION OF CONSTRUCTION, FINISH GRADE TO FINAL ELEVATIONS AND APPLY SEED OR SOD ON ALL LAWN AREAS.
13. AFTER STABILIZATION HAS BEEN ESTABLISHED CLEAR DRAINAGE PIPES AND STRUCTURES OF ANY SEDIMENT WHICH MAY HAVE ACCUMULATED. REMOVE ALL EROSION CONTROL DEVICES.
14. MAINTAIN ALL LAWN AND LANDSCAPED AREAS TO ENSURE A VIABLE STABILIZED VEGETATIVE COVER.
15. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED, AS MAY BE REQUIRED AND REQUESTED BY AUTHORITIES, TO PREVENT THE INCIDENTAL DISCHARGE OF LADEN RUNOFF FROM ENTERING A WATER COURSE OR A DRAINAGE SYSTEM.
16. THE GENERAL PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES STATES THAT IT IS UNLAWFUL FOR ANY PERSON TO CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARDS.STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES STATES THAT IT IS UNLAWFUL FOR ANY PERSON TO CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARDS.

SITE NOTES:

1. IF DURING CONSTRUCTION ACTIVITIES ANY EVIDENCE OF HISTORIC RESOURCES, INCLUDING BUT NOT LIMITED TO ABORIGINAL OR HISTORIC POTTERY, PREHISTORIC STONE TOOLS, BONE OR SHELL TOOLS, HISTORIC TRASH PITS, OR HISTORIC BUILDING FOUNDATION, ARE DISCOVERED, WORK SHALL CEASE TO AN IMMEDIATE STOP AND THE FLORIDA DEPARTMENT OF HISTORIC RESOURCES (STATE HISTORIC PRESERVATION OFFICER) AND CITY OR COUNTY SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE RESOURCES FOUND ON THE SITE.
2. IF DURING CONSTRUCTION ACTIVITIES ANY EVIDENCE OF THE PRESENCE OF STATE OR FEDERALLY PROTECTED PLANT AND/OR ANIMAL SPECIES IS DISCOVERED, CITY OR COUNTY AND APPLICABLE AGENCIES SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE PLANT AND/OR ANIMAL SPECIES FOUND ON THE SITE. ALL WORK IN THE AFFECTED AREA SHALL COME TO AN IMMEDIATE STOP UNTIL ALL PERTINENT PERMITS HAVE BEEN OBTAINED, AGENCY WRITTEN AUTHORIZATION TO COMMENCE ACTIVITIES HAS BEEN GIVEN, OR UNLESS COMPLIANCE WITH STATE AND FEDERAL GUIDELINES CAN BE DEMONSTRATED.

PRUNING NOTES:

1. THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A 300 PRUNING STANDARDS, REFERENCED AS SECTION 4.1.6.1.8 (NATURAL RESOURCES OF THE DEVELOPMENT REVIEW MANUAL ARE THE STANDARDS TO BE UTILIZED FOR ALL TREE PRUNING ACTIVITIES. FAILURE TO COMPLY WITH THE ANSI A 300 PRUNING STANDARDS MAY RESULT IN PROSECUTION UNDER THIS CODE FOR EFFECTIVE TREE REMOVAL UNLESS A LAND ALTERATION PERMIT AUTHORIZING THE REMOVAL HAS BEEN OBTAINED.
2. PRUNING OF A GRAND OAK, WITH THE EXCEPTION OF MINOR PRUNING, IS PROHIBITED UNLESS CONDUCTED IN ACCORDANCE WITH ANSI A300 (PART 1) STANDARDS AND SUPERVISED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) OR A REGISTERED CONSULTING ARBORIST WITH THE AMERICAN SOCIETY OF CONSULTING ARBORISTS (ASCA). A NOTARIZED AFFIDAVIT AFFIRMING AN ISA CERTIFIED ARBORIST OR AN ASCA REGISTERED CONSULTING ARBORIST WILL CONDUCT OR OVERSEE SUPERVISE THE SUBSURFACE UTILITIES.

CLEARING AND SITE PREPARATION NOTES:

EROSION CONTROL

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF THE EROSION CONTROL DEVICES, AS SHOWN ON THE CONSTRUCTION PLANS, PRIOR TO ANY SITE CLEARING. REFER TO THE "EROSION CONTROL NOTES" SECTION CONTAINED HEREIN FOR ADDITIONAL REQUIREMENTS. ALL WORK TO BE DONE IN ACCORDANCE WITH THE FLORIDA STORMWATER EROSION AND SEDIMENT CONTROL INSPECTION MANUAL.
2. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED. A STAKED SILT FENCE FOR SITE EROSION AND SEDIMENT CONTROL SHALL BE PLACED AROUND THE PERIPHERY OF THE CONSTRUCTION AREA PRIOR TO BEGINNING DEMOLITION AS SHOWN ON PLAN.
3. PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN, AS INDICATED ON THE CONSTRUCTION PLANS, SHALL BE PROTECTED IN ACCORDANCE WITH LOCAL TREE ORDINANCES, AND DETAILS CONTAINED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THESE TREES IN GOOD CONDITION. NO TREES SHOWN TO REMAIN SHALL BE REMOVED WITHOUT WRITTEN APPROVAL FROM THE OWNER AND THE LOCAL AGENCY HAVING JURISDICTION OVER THESE ACTIVITIES.
4. IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY THE CITY OR COUNTY
5. ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS.
6. THE CONTRACTOR SHALL DEMUCK AND CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. ALL DISTURBED AREAS MUST BE SEEDED, MULCHED, SODDED OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL IMMEDIATELY FOLLOWING DISTURBANCE.
7. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS AND THE GEOTECHNICAL REPORT BY COLLIERS ENGINEERING AND DESIGN DATED AUGUST 31, 2023. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.
8. THE CONTRACTOR IS TO PREPARE THE SITE IN ACCORDANCE WITH THE SOILS REPORT, COPIES OF WHICH ARE AVAILABLE THROUGH THE OWNER'S GEOTECHNICAL ENGINEER.
9. TO MINIMIZE SOIL EROSION PROPOSED LAND ALTERATION ACTIVITIES SHALL NOT UNNECESSARILY REMOVE EXISTING VEGETATION AND ALTER EXISTING TOPOGRAPHY. ADEQUATE PROTECTION MEASURES (I.E., SYNTHETIC BALES, BAFFLES, SODDING AND SANDBAGGING) SHALL BE PROVIDED, AS NECESSARY, TO MINIMIZE EROSION AND DOWNSTREAM SEDIMENTATION CAUSED BY SURFACE WATER RUNOFF FROM EXPOSED LAND SURFACES.
10. ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATIVE MATERIAL THAT WILL WITHIN A REASONABLE TIME FRAME, ENTER SOIL DISTURBANCE, SEEDING, MULCHING, SPRIGGING OR SODDING IS ACCEPTABLE FOR STABILIZATION; HOWEVER, SODDING MAY BE REQUIRED IN AREAS OF EROSION-PRONE SOILS OR WHERE SLOPES ARE GREATER THAN 5:1. VEGETATION OTHER THAN GRASS IS ACCEPTABLE UNLESS OTHERWISE SPECIFIED. FOR COMMERCIAL SITE DEVELOPMENT PROJECTS, NO MORE THAN 50% OF THE LANDSCAPED AREA MAY BE PLANTED WITH SHALLOW-ROOTED (I.E., ST. AUGUSTINE) TURF GRASS VARIETIES. THESE TURF GRASS VARIETIES SHALL BE CONSOLIDATED IN AND LIMITED TO AREAS THAT ARE PROVIDED WITH CENTRAL AUTOMATIC IRRIGATION SYSTEMS.

DEMOLITION NOTES:

1. FLORIDA LAW (F.S. 556) MANDATES THAT EXCAVATORS/CONTRACTORS SHALL CONTACT SUNSHINE 811 (FKA: SUNSHINE STATE ONE-CALL OF FLORIDA) BY CALLING 800-432-4770 OR 811 AT LEAST 2 (TWO) FULL BUSINESS DAYS PRIOR TO BEGINNING ANY EXCAVATION OR DEMOLITION. THIS NOTIFICATION WILL NOTIFY UNDERGROUND UTILITY OWNERS OF YOUR PLANS TO BEGIN EXCAVATION SO THEIR FACILITIES AND APPROPRIATELY RESPOND TO THE POSITIVE RESPONSE SYSTEM.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, COMMUNICATION, CABLE TV, SANITARY AND STORM SEWER BOTH ON AND ADJACENT TO THE SITE PRIOR TO BEGINNING DEMOLITION.
3. ALL RUBBLE AND DEBRIS NOT REUSED IN THE PROPOSED CONSTRUCTION SHALL BE REMOVED AND PROPERLY DISPOSED OF OFFSITE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE REMOVAL OR RELOCATION OF EXISTING ELECTRICAL SYSTEM COMPONENTS, POLES, FIXTURES ETC. WITH APPROPRIATE UTILITY AND THE OWNER PRIOR TO BEGINNING DEMOLITION. THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR CONTINUED USE IF SERVICE IS REQUIRED.
5. THE CONTRACTOR SHALL MAINTAIN FUGITIVE DEMOLITION DUST EMISSIONS AT AN ACCEPTABLE LEVEL. FUGITIVE DEMOLITION DUST EMISSION SHALL BE CONTROLLED IN ACCORDANCE WITH THE CONSTRUCTION NOTES AND TESTING SCHEDULE.
6. THE NATIONAL EMISSIONS STANDARDS FOR AIR POLLUTANTS (NESHAPS) REQUIRES THE INSPECTION FOR ASBESTOS CONTAINING MATERIAL PRIOR TO THE RENOVATION OR DEMOLITION OF THESE FACILITIES. IF ASBESTOS IS FOUND IT REQUIRES THE PROPER REMOVAL BY A FLORIDA LICENSED ASBESTOS CONTRACTOR BEFORE DEMOLITION OR RENOVATION PROCEEDS.
7. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME THE PLANS WERE PREPARED. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES, AFFECTING THIS WORK, PRIOR TO CONSTRUCTION. ALL DISCREPANCIES FROM THE CONSTRUCTION PLANS SHALL BE REPORTED TO THE ENGINEER OF RECORD IMMEDIATELY.
11. CONTRACTOR SHALL SAW CUT, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.

SITE GRADING

1. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER'S SOILS TESTING COMPANY OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS.
2. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. STEEP SLOPES AND BANKS) MUST BE PROTECTED BY MULCH. MULCH SHALL BE APPLIED UNIFORMLY WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO STATE STANDARDS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.
4. THE CONTRACTOR WILL STABILIZE, BY SEED AND MULCH, SOD, OR OTHER APPROVED MATERIALS, ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER. CONTRACTOR TO COORDINATE WITH OWNER REGARDING TYPE OF MATERIAL, LANDSCAPING AND IRRIGATION REQUIREMENTS.
5. THE MAXIMUM ALLOWABLE SLOPE IS 4:1 AND MUST BE SODDED.
6. IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS: ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE COVERED WITH A MINIMUM OF TWELVE (12) INCHES OF SOIL HAVING A PH OF 5 OR MORE PRIOR TO SEEDBED PREPARATION. AREAS WHERE THESE OR SIMILAR ARE TO BE PLANTED SHALL BE COVERED WITH A MINIMUM OF TWENTY-FOUR (24) INCHES OF SOIL HAVING A PH OF 5 OR MORE.
7. AT THE TIME THE SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER, SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT IT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
8. UNPLOWED DEWATERING IS NOT PERMITTED. TAKE ALL NECESSARY PRECAUTIONS DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DEWATERING METHODS USED MUST BE APPROVED BY THE CITY, COUNTY, FLORIDA DEP AND SWFWMD.
9. SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET. TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED IN ACCORDANCE WITH STATE STANDARDS FOR EROSION CONTROL.
10. ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAY WILL BE REMOVED IMMEDIATELY.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY EROSION AND SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.
12. A SUBBASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS TO STABILIZE STREETS, ROADS, DRIVEWAYS, AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUBBASE SHALL BE INSTALLED WITHIN FIVE (5) DAYS OF THE PRELIMINARY GRADING.
13. THE CONTRACTOR WILL STABILIZE, BY SEED AND MULCH, SOD, OR OTHER APPROVED MATERIALS, ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER. CONTRACTOR TO COORDINATE WITH OWNER REGARDING TYPE OF MATERIAL, LANDSCAPING AND IRRIGATION REQUIREMENTS.
14. A SUBBASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS TO STABILIZE STREETS, ROADS, DRIVEWAYS, AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUBBASE SHALL BE INSTALLED WITHIN FIVE (5) DAYS OF THE PRELIMINARY GRADING.
15. PERMANENT VEGETATION TO BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN SEVEN (14) DAYS AFTER FINAL GRADING MULCHING IS REQUIRED ON ALL SEEDING. WHEN HYDROSEEDING, MULCH SHALL NOT BE INCLUDED IN THE TANK WITH THE SEED.

PAVING AND GRADING NOTES

1. PROPOSED GRADE ELEVATIONS SHOWN AT BUILDING LINE ARE GROUND ELEVATIONS.
2. PROPOSED SPOT ELEVATIONS IN PAVEMENT AREAS ARE TOP OF FINISHED PAVEMENT.
3. ALL ROOF LEADERS SHALL CONNECT TO THE PROPOSED DRAINAGE SYSTEM. LOCATIONS OF ROOF LEADERS ARE SHOWN HEREON.
4. ALL PROPOSED CURBING IS TO BE TYPE F CURB AS PER FDOT UNLESS SHOWN OTHERWISE ON THE GRADING PLAN.
5. CURB AND SIDEWALK ARE TO BE DEPRESSED AT PROPOSED BUILDING ENTRANCES, CROSSWALKS, SERVICE ACCESS POINTS AND ROADWAY INTERSECTIONS PER THE LOCATIONS ON THE SITE PLANS. ANY DISCREPANCIES SHALL BE REVIEWED WITH THE PROJECT ENGINEER.
6. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADES UNLESS OTHERWISE NOTED.
7. CURBING SHALL BE PLACED AT THE EDGES OF ALL PAVEMENT, UNLESS OTHERWISE NOTED. REFER TO THE LATEST EDITION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS" FOR DETAILS AND SPECIFICATIONS OF ALL F.D.O.T. TYPE CURB AND GUTTERS CALLED FOR IN THESE PLANS.
8. PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE SOILS ENGINEER FOR APPROVAL.
9. CONTRACTOR TO PROVIDE A 1/2" TO 1" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT ABUTMENT OF CONCRETE AND OTHER MATERIALS (STRUCTURES, OTHER PLACED CONCRETE, ETC.)
10. ALL PAVEMENT MARKINGS SHALL BE MADE IN ACCORDANCE WITH F.D.O.T. STANDARD LATEST EDITION, CITY AND COUNTY STANDARDS.
11. THE CONTRACTOR WILL STABILIZE, BY SEED AND MULCH, SOD, OR OTHER APPROVED MATERIALS, ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER. CONTRACTOR TO COORDINATE WITH OWNER REGARDING TYPE OF MATERIAL, LANDSCAPING AND IRRIGATION REQUIREMENTS.
12. THE MAXIMUM ALLOWABLE SLOPE IS 4:1 AND MUST BE SODDED.

STORMWATER MANAGEMENT NOTES

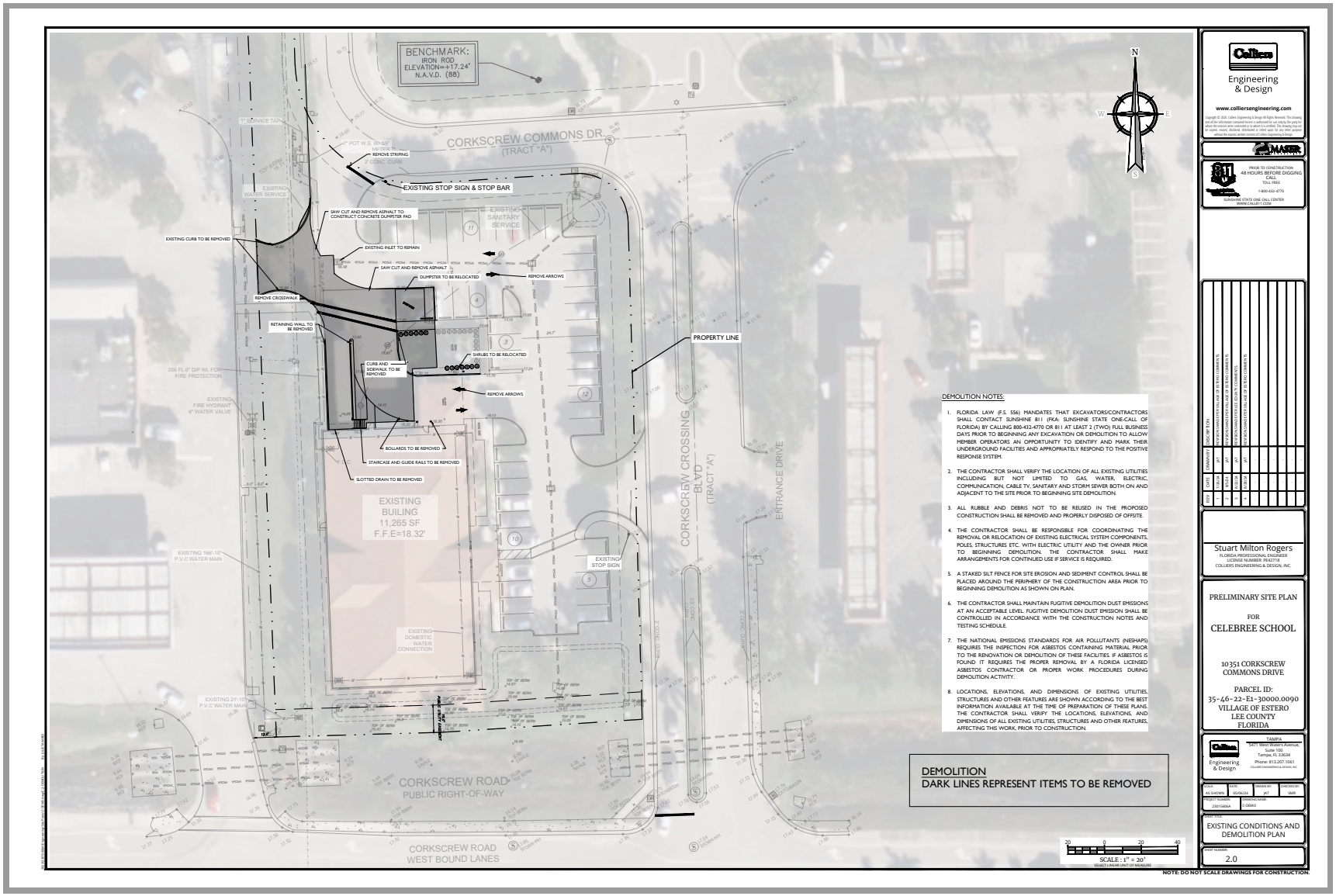
1. OWNERSHIP AND MAINTENANCE OF STORMWATER POND SHALL BE THE RESPONSIBILITY THE OWNER.
2. THE STORMWATER MANAGEMENT SYSTEM SHALL BE DESIGNED TO MEET THE CODE OF THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT.
3. ALL PONDS WILL BE DESIGNED AS WET PONDS. DESIGN CALCULATIONS CONFIRMING THE WET POND DESIGN WILL BE PROVIDED WITH THE CONSTRUCTION PLANS.

MAINTENANCE PLAN DURING CONSTRUCTION:

1. INSPECTION AND MAINTENANCE SHALL BE PERFORMED IN CONFORMANCE WITH THE PERMITTING AGENCY AND SWFWMD CRITERIA. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCING RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS FUNCTIONAL AND INSTALLED FOR THE PROJECT. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES ABOUT 0.5 FT DEEP AT THE FENCE. THE SEDIMENT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER. ALL SEEDED AREAS WILL BE FERTILIZED, RE-SEEDED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE LANDSCAPE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER. INSPECTIONS ARE REQUIRED AFTER RAIN EVENTS OF 0.5 INCHES OR GREATER, AND WEEKLY INSPECTIONS.

UTILITY PLAN NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH SITE SPECIFIC GEOTECHNICA



DEMOLITION NOTES:

1. FLORIDA LAW (F.S. 556) MANDATES THAT EXCAVATORS/CONTRACTORS SHALL CONTACT SUNSHINE 811 (FKA: SUNSHINE STATE ONE-CALL OF FLORIDA) BY CALLING 800-432-4770 OR 811 AT LEAST 2 (TWO) FULL BUSINESS DAYS PRIOR TO BEGINNING ANY EXCAVATION OR DEMOLITION TO ALLOW MEMBER OPERATORS AN OPPORTUNITY TO IDENTIFY AND MARK THEIR UNDERGROUND FACILITIES AND APPROPRIATELY RESPOND TO THE POSITIVE RESPONSE SYSTEM.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, COMMUNICATION, CABLE TV, SANITARY AND STORM SEWER BOTH ON AND ADJACENT TO THE SITE PRIOR TO BEGINNING SITE DEMOLITION.
3. ALL RUBBLE AND DEBRIS NOT TO BE REUSED IN THE PROPOSED CONSTRUCTION SHALL BE REMOVED AND PROPERLY DISPOSED OF OFFSITE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE REMOVAL OR RELOCATION OF EXISTING ELECTRICAL SYSTEM COMPONENTS, POLES, STRUCTURES ETC. WITH ELECTRIC UTILITY AND THE OWNER PRIOR TO BEGINNING DEMOLITION. THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR CONTINUED USE IF SERVICE IS REQUIRED.
5. A STAKED SILT FENCE FOR SITE EROSION AND SEDIMENT CONTROL SHALL BE PLACED AROUND THE PERIPHERY OF THE CONSTRUCTION AREA PRIOR TO BEGINNING DEMOLITION AS SHOWN ON PLAN.
6. THE CONTRACTOR SHALL MAINTAIN FUGITIVE DEMOLITION DUST EMISSIONS AT AN ACCEPTABLE LEVEL. FUGITIVE DEMOLITION DUST EMISSION SHALL BE CONTROLLED IN ACCORDANCE WITH THE CONSTRUCTION NOTES AND TESTING SCHEDULE.
7. THE NATIONAL EMISSIONS STANDARDS FOR AIR POLLUTANTS (NESHAPS) REQUIRES THE INSPECTION FOR ASBESTOS CONTAINING MATERIAL PRIOR TO THE RENOVATION OR DEMOLITION OF THESE FACILITIES. IF ASBESTOS IS FOUND IT REQUIRES THE PROPER REMOVAL BY A FLORIDA LICENSED ASBESTOS CONTRACTOR OR PROPER WORK PROCEDURES DURING DEMOLITION ACTIVITY.
8. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES, AFFECTING THIS WORK, PRIOR TO CONSTRUCTION.

DEMOLITION
DARK LINES REPRESENT ITEMS TO BE REMOVED

SCALE: 1" = 20'
SELECT A KNOWN UNIT OF MEASURE

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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SUNSHINE STATE ONE CALL CENTER
WWW.CALL811.COM

NO.	DATE	BY	DESCRIPTION
1	4/1/25	JAT	PER CITY COMMENTS
2	5/2/25	JAT	PER CITY COMMENTS
3	6/2/25	JAT	PER CITY COMMENTS

Stuart Milton Rogers
FLORIDA PROFESSIONAL ENGINEER
LICENSE NUMBER: 91427718
COLLIERS ENGINEERING & DESIGN, INC.

PRELIMINARY SITE PLAN
FOR
CELEBREE SCHOOL

10351 CORKSCREW COMMONS DRIVE

PARCEL ID:
35-46-22-E1-30000.0090
VILLAGE OF ESTERO
LEE COUNTY
FLORIDA

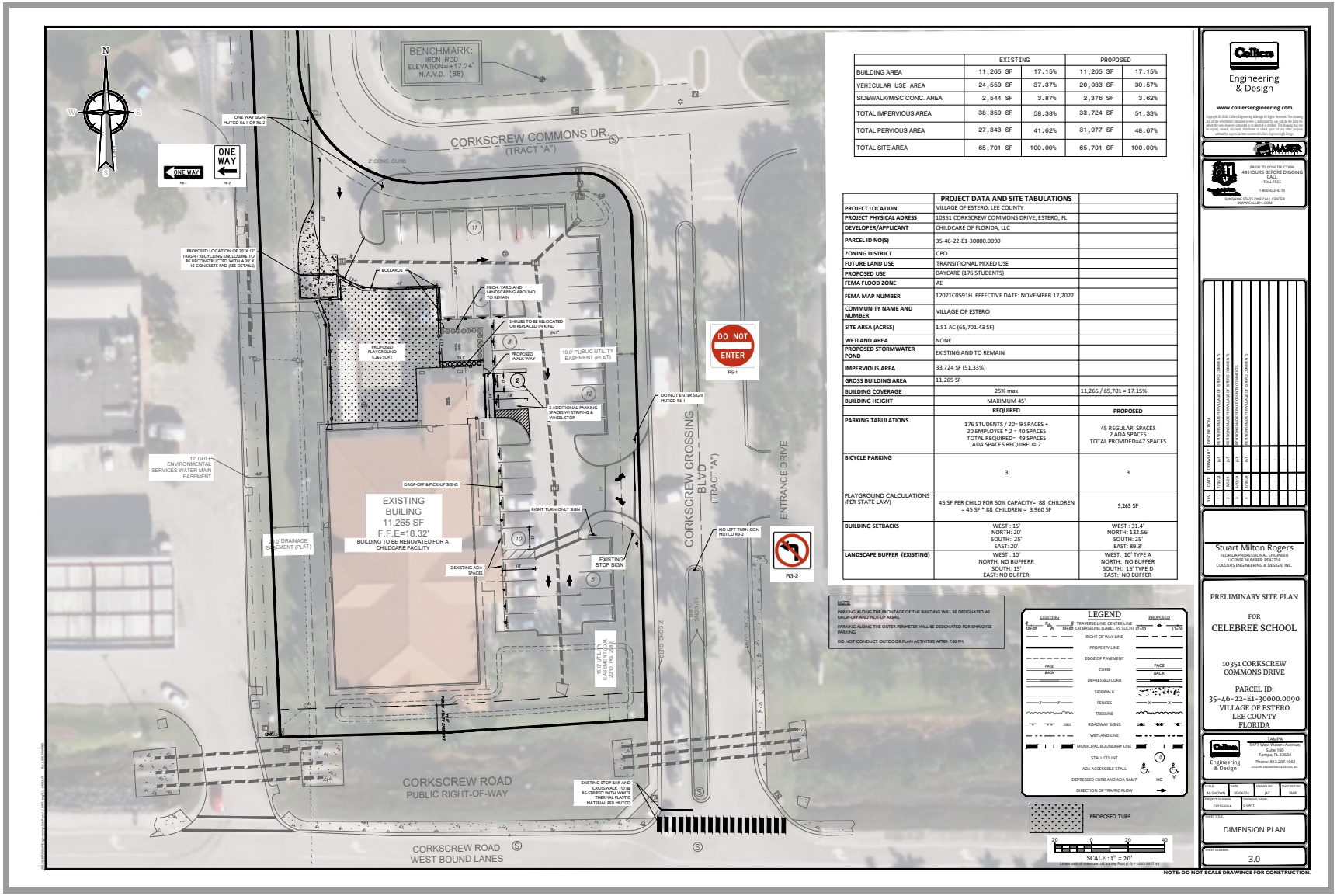
Collier Engineering & Design
TAMPA
4001 West Waters Avenue, Suite 105
Tampa, FL 33634
Phone: 813.207.1001
COLLIERS ENGINEERING & DESIGN, INC.

SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN	05/06/25	JAT	SMR

PROJECT NUMBER: 25015604
DRAWING NAME: C-DEMO

EXISTING CONDITIONS AND DEMOLITION PLAN

SHEET NUMBER: 2.0



	EXISTING		PROPOSED	
BUILDING AREA	11,265 SF	17.15%	11,265 SF	17.15%
VEHICULAR USE AREA	24,550 SF	37.37%	20,083 SF	30.57%
SIDEWALK/MISC CONC. AREA	2,544 SF	3.87%	2,376 SF	3.62%
TOTAL IMPERVIOUS AREA	38,359 SF	58.38%	33,724 SF	51.33%
TOTAL PERVIOUS AREA	27,343 SF	41.62%	31,977 SF	48.67%
TOTAL SITE AREA	65,701 SF	100.00%	65,701 SF	100.00%

PROJECT DATA AND SITE TABULATIONS		
PROJECT LOCATION	VILLAGE OF ESTERO, LEE COUNTY	
PROJECT PHYSICAL ADRESS	10351 CORKSCREW COMMONS DRIVE, ESTERO, FL	
DEVELOPER/APPLICANT	CHILDCARE OF FLORIDA, LLC	
PARCEL ID NO(S)	35-46-22-E1-30000.0090	
ZONING DISTRICT	CPD	
FUTURE LAND USE	TRANSITIONAL MIXED USE	
PROPOSED USE	DAYCARE (176 STUDENTS)	
FEMA FLOOD ZONE	AE	
FEMA MAP NUMBER	12071C0591H EFFECTIVE DATE: NOVEMBER 17,2022	
COMMUNITY NAME AND NUMBER	VILLAGE OF ESTERO	
SITE AREA (ACRES)	1.51 AC (65,701.43 SF)	
WETLAND AREA	NONE	
PROPOSED STORMWATER POND	EXISTING AND TO REMAIN	
IMPERVIOUS AREA	33,724 SF (51.33%)	
GROSS BUILDING AREA	11,265 SF	
BUILDING COVERAGE	25% max	11,265 / 65,701 = 17.15%
BUILDING HEIGHT	MAXIMUM 45'	
	REQUIRED	PROPOSED
PARKING TABULATIONS	176 STUDENTS / 20= 9 SPACES + 20 EMPLOYEE * 2 = 40 SPACES TOTAL REQUIRED= 49 SPACES ADA SPACES REQUIRED= 2	45 REGULAR SPACES 2 ADA SPACES TOTAL PROVIDED=47 SPACES
BICYCLE PARKING	3	3
PLAYGROUND CALCULATIONS (PER STATE LAW)	45 SF PER CHILD FOR 50% CAPACITY= 88 CHILDREN = 45 SF * 88 CHILDREN = 3.960 SF	5,265 SF
BUILDING SETBACKS	WEST : 15' NORTH: 20' SOUTH: 25' EAST: 20'	WEST : 31.4' NORTH: 132.56' SOUTH: 25' EAST: 89.3'
LANDSCAPE BUFFER (EXISTING)	WEST : 10' NORTH: NO BUFFERR SOUTH: 15' EAST: NO BUFFER	WEST: 10' TYPE A NORTH: NO BUFFER SOUTH: 15' TYPE D EAST: NO BUFFER

NOTE:
PARKING ALONG THE FRONTAGE OF THE BUILDING WILL BE DESIGNATED AS DROP-OFF AND PICK-UP AREAS.
PARKING ALONG THE OUTER PERIMETER WILL BE DESIGNATED FOR EMPLOYEE PARKING
DO NOT CONDUCT OUTDOOR PLAN ACTIVITIES AFTER 7:00 PM.

LEGEND

EXISTING		PROPOSED
	TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE / BACK	CURB	FACE / BACK
	DEPRESSED CURB	
	SIDEWALK	
	FENCES	
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	STALL COUNT	
	ADA ACCESSIBLE STALL	
	DEPRESSED CURB AND ADA RAMP	
	DIRECTION OF TRAFFIC FLOW	
	PROPOSED TURF	

SCALE : 1" = 20'

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REV	DESCRIPTION	BY	DATE
1	ADDRESSED COMMENTS	JMT	05/06/24
2	ADDRESSED COMMENTS	JMT	07/02/24
3	ADDRESSED COMMENTS	JMT	08/06/24
4	ADDRESSED COMMENTS	JMT	09/06/24
5	ADDRESSED COMMENTS	JMT	10/04/24

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PRELIMINARY SITE PLAN
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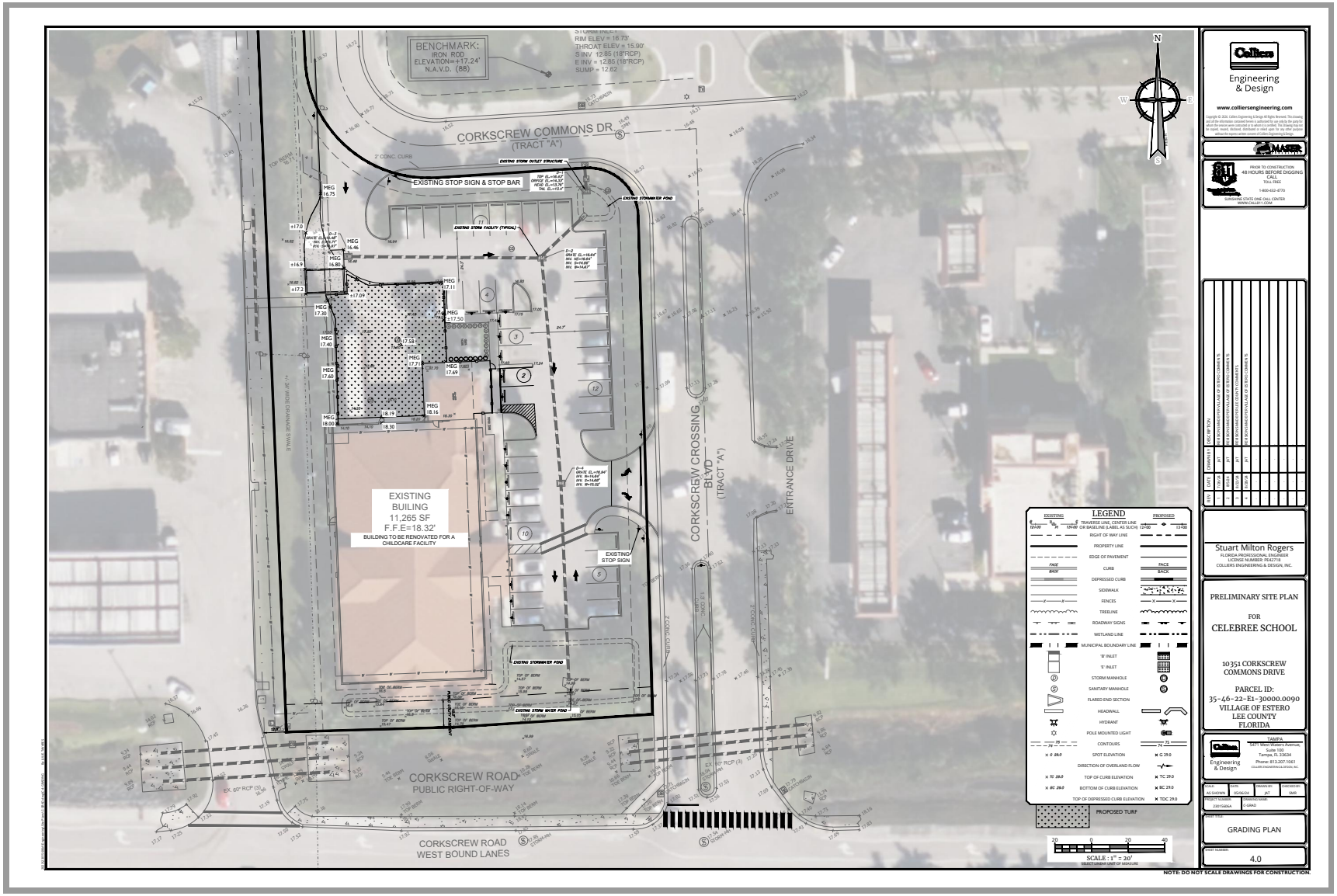
Phone: 813.207.1001
COLLIERS ENGINEERING & DESIGN, INC.

SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN	05/06/24	JMT	SMR

PROJECT NUMBER: 24015660
DRAWING NAME: C-LAYT

SHEET TITLE: DIMENSION PLAN
SHEET NUMBER: 3.0

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.


BENCHMARK:
IRON ROD
ELEVATION=+17.24'
N.A.V.D. (88)
CORKSCREW COMMONS DR
(TRACT "A")
EXISTING STOP SIGN & STOP BAR
EXISTING STORM OUTLET STRUCTURE
EXISTING STORMWATER POND
EXISTING STORM FACILITY (TYPICAL)
EXISTING BUILING
11,265 SF
F.F.E=18.32'
BUILDING TO BE RENOVATED FOR A CHILDCARE FACILITY
EXISTING STOP SIGN
CORKSCREW CROSSING BLVD
(TRACT "A")
ENTRANCE DRIVE
+/-36' WIDE DRAINAGE SWALE
CORKSCREW ROAD
PUBLIC RIGHT-OF-WAY
CORKSCREW ROAD
WEST BOUND LANES
LEGEND
EXISTING
PROPOSED
RIGHT OF WAY LINE
PROPERTY LINE
EDGE OF PAVEMENT
CURB
DEPRESSED CURB
SIDEWALK
FENCES
TREELINE
ROADWAY SIGNS
WETLAND LINE
MUNICIPAL BOUNDARY LINE
'B' INLET
'E' INLET
STORM MANHOLE
SANITARY MANHOLE
FLARED END SECTION
HEADWALL
HYDRANT
POLE MOUNTED LIGHT
CONTOURS
SPOT ELEVATION
DIRECTION OF OVERLAND FLOW
TOP OF CURB ELEVATION
BOTTOM OF CURB ELEVATION
TOP OF DEPRESSED CURB ELEVATION
PROPOSED TURF
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FLORIDA
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Phone: 813.207.1001
GRADING PLAN
4.0
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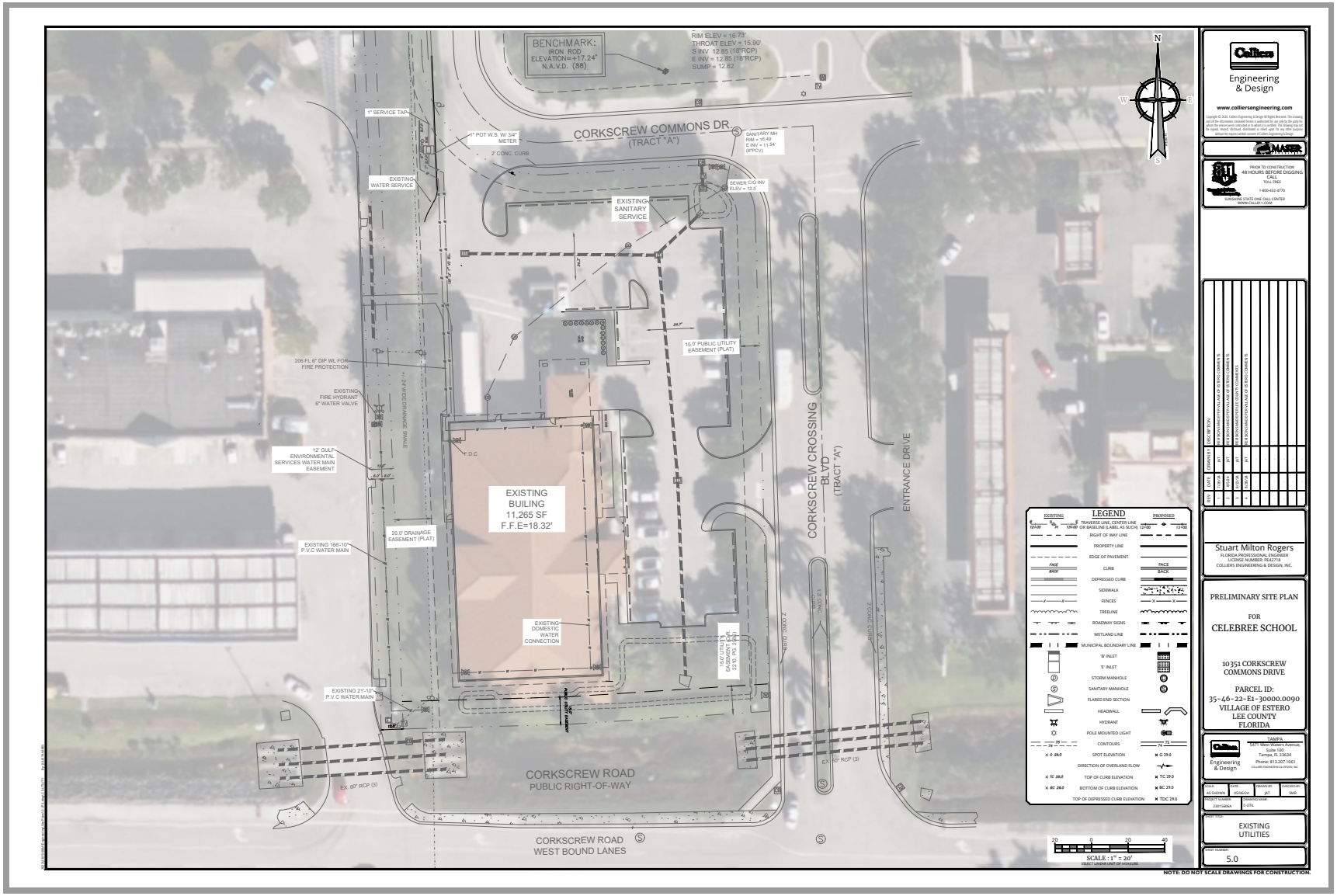
BENCHMARK:
IRON ROD
ELEVATION=+17.24'
N.A.V.D. (88)
RIM ELEV = 16.73'
THROAT ELEV = 15.90'
S INV 12.85 (18"RCP)
E INV = 12.85 (18"RCP)
SUMP = 12.62
CORKSCREW COMMONS DR.
(TRACT "A")
1" SERVICE TAP
1" POT W.S. W/ 3/4" METER
2' CONC. CURB
SANITARY MH
RIM = 16.49
E INV = 11.54'
(8"PCV)
SEWER C/O INV
ELEV = 12.3'
EXISTING WATER SERVICE
EXISTING SANITARY SERVICE
10.0' PUBLIC UTILITY EASEMENT (PLAT)
206 FL 6" DIP WL FOR FIRE PROTECTION
EXISTING FIRE HYDRANT 6" WATER VALVE
12' GULF ENVIRONMENTAL SERVICES WATER MAIN EASEMENT
F.D.C
EXISTING BUILING
11,265 SF
F.F.E=18.32'
20.0' DRAINAGE EASEMENT (PLAT)
EXISTING 166'-10" P.V.C WATER MAIN
EXISTING DOMESTIC WATER CONNECTION
EXISTING 21'-10" P.V.C WATER MAIN
CORKSCREW CROSSING BLVD
(TRACT "A")
ENTRANCE DRIVE
CORKSCREW ROAD
PUBLIC RIGHT-OF-WAY
CORKSCREW ROAD
WEST BOUND LANES
EX. 60" RCP (3)
LEGEND
TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)
RIGHT OF WAY LINE
PROPERTY LINE
EDGE OF PAVEMENT
CURB
DEPRESSED CURB
SIDEWALK
FENCES
TREELINE
ROADWAY SIGNS
WETLAND LINE
MUNICIPAL BOUNDARY LINE
'B' INLET
'E' INLET
STORM MANHOLE
SANITARY MANHOLE
FLARED END SECTION
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BOTTOM OF CURB ELEVATION
TOP OF DEPRESSED CURB ELEVATION
SCALE : 1" = 20'
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LICENSE NUMBER: PE42718
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VILLAGE OF ESTERO
LEE COUNTY
FLORIDA
TAMPA
5471 West Waters Avenue, Suite 100
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Phone: 813.207.1061
Engineering & Design
EXISTING UTILITIES
5.0
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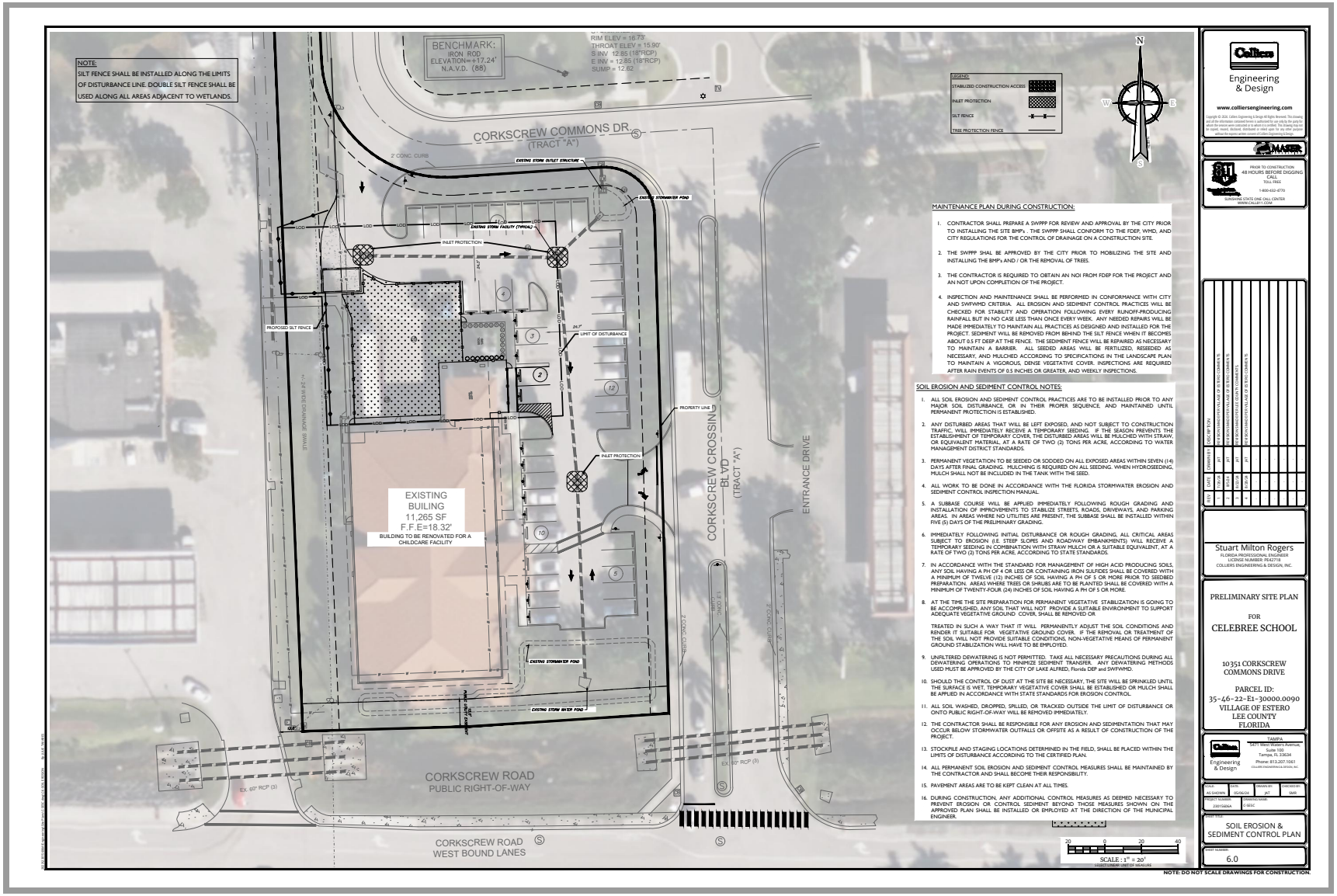

MAINTENANCE PLAN DURING CONSTRUCTION:

1. CONTRACTOR SHALL PREPARE A SWPPP FOR REVIEW AND APPROVAL BY THE CITY PRIOR TO INSTALLING THE SITE BMP's . THE SWPPP SHALL CONFORM TO THE FDEP, WMD, AND CITY REGULATIONS FOR THE CONTROL OF DRAINAGE ON A CONSTRUCTION SITE.
2. THE SWPPP SHAL BE APPROVED BY THE CITY PRIOR TO MOBILIZING THE SITE AND INSTALLING THE BMP's AND / OR THE REMOVAL OF TREES.
3. THE CONTRACTOR IS REQUIRED TO OBTAIN AN NOI FROM FDEP FOR THE PROJECT AND AN NOT UPON COMPLETION OF THE PROJECT.
4. INSPECTION AND MAINTENANCE SHALL BE PERFORMED IN CONFORMANCE WITH CITY AND SWFWMD CRITERIA. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCING RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED AND INSTALLED FOR THE PROJECT. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES ABOUT 0.5 FT DEEP AT THE FENCE. THE SEDIMENT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER. ALL SEEDED AREAS WILL BE FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE LANDSCAPE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER. INSPECTIONS ARE REQUIRED AFTER RAIN EVENTS OF 0.5 INCHES OR GREATER, AND WEEKLY INSPECTIONS.

SOIL EROSION AND SEDIMENT CONTROL NOTES:

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO WATER MANAGEMENT DISTRICT STANDARDS.
3. PERMANENT VEGETATION TO BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN SEVEN (14) DAYS AFTER FINAL GRADING. MULCHING IS REQUIRED ON ALL SEEDING. WHEN HYDROSEEDING, MULCH SHALL NOT BE INCLUDED IN THE TANK WITH THE SEED.
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE FLORIDA STORMWATER EROSION AND SEDIMENT CONTROL INSPECTION MANUAL.
5. A SUBBASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS TO STABILIZE STREETS, ROADS, DRIVEWAYS, AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUBBASE SHALL BE INSTALLED WITHIN FIVE (5) DAYS OF THE PRELIMINARY GRADING.
6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO STATE STANDARDS.
7. IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE COVERED WITH A MINIMUM OF TWELVE (12) INCHES OF SOIL HAVING A PH OF 5 OR MORE PRIOR TO SEEDBED PREPARATION. AREAS WHERE TREES OR SHRUBS ARE TO BE PLANTED SHALL BE COVERED WITH A MINIMUM OF TWENTY-FOUR (24) INCHES OF SOIL HAVING A PH OF 5 OR MORE.
8. AT THE TIME THE SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER, SHALL BE REMOVED OR

   TREATED IN SUCH A WAY THAT IT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABLIZATION WILL HAVE TO BE EMPLOYED.
9. UNFILTERED DEWATERING IS NOT PERMITTED. TAKE ALL NECESSARY PRECAUTIONS DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DEWATERING METHODS USED MUST BE APPROVED BY THE CITY OF LAKE ALFRED, Florida DEP and SWFWMD.
10. SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET, TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED IN ACCORDANCE WITH STATE STANDARDS FOR EROSION CONTROL.
11. ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAY WILL BE REMOVED IMMEDIATELY.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY EROSION AND SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.
13. STOCKPILE AND STAGING LOCATIONS DETERMINED IN THE FIELD, SHALL BE PLACED WITHIN THE LIMITS OF DISTURBANCE ACCORDING TO THE CERTIFIED PLAN.
14. ALL PERMANENT SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR AND SHALL BECOME THEIR RESPONSIBILITY.
15. PAVEMENT AREAS ARE TO BE KEPT CLEAN AT ALL TIMES.
16. DURING CONSTRUCTION, ANY ADDITIONAL CONTROL MEASURES AS DEEMED NECESSARY TO PREVENT EROSION OR CONTROL SEDIMENT BEYOND THOSE MEASURES SHOWN ON THE APPROVED PLAN SHALL BE INSTALLED OR EMPLOYED AT THE DIRECTION OF THE MUNICIPAL ENGINEER.

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NO.	DATE	DRAWN BY	DESCRIPTION
1	4/2/21	JKT	PER CITY AND AGENCY REVIEW COMMENTS
2	5/14/21	JKT	PER CITY AND AGENCY REVIEW COMMENTS
3	6/11/21	JKT	PER CITY AND AGENCY REVIEW COMMENTS

Stuart Milton Rogers
FLORIDA PROFESSIONAL ENGINEER
LICENSE NUMBER: 91427718
COLLIERS ENGINEERING & DESIGN, INC.

PRELIMINARY SITE PLAN
FOR
CELEBREE SCHOOL

10351 CORKSCREW COMMONS DRIVE

PARCEL ID:
35-46-22-E1-30000.0090
VILLAGE OF ESTERO
LEE COUNTY
FLORIDA

Collier Engineering & Design
TAMPA
4671 West Waters Avenue, Suite 105
Tampa, FL 33634
Phone: 813.207.1001
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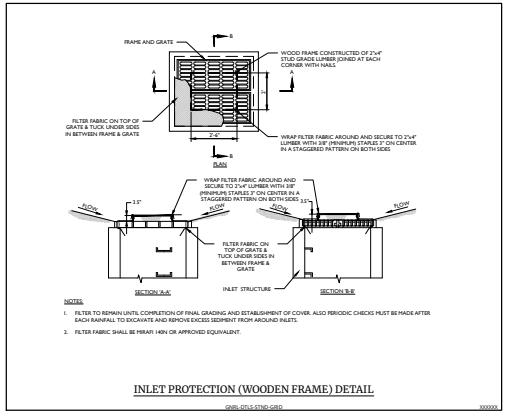
SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN	05/06/20	JKT	SMR

PROJECT NUMBER: 20075660A
DRAWING NAME: C-ESC

SHEET TITLE
SOIL EROSION & SEDIMENT CONTROL PLAN

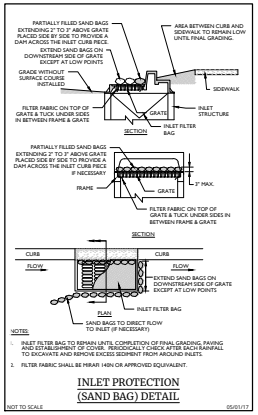
SHEET NUMBER
6.0

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



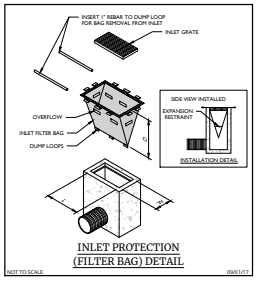
INLET PROTECTION (WOODEN FRAME) DETAIL

GNRL-DTLS-STND-GRD XXXXXX



INLET PROTECTION (SAND BAG) DETAIL

NOT TO SCALE 05/01/17



INLET PROTECTION (FILTER BAG) DETAIL

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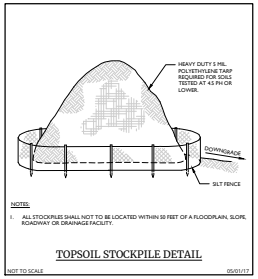

TOPSOIL STOCKPILE DETAIL

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1	ADDRESSED FDEP RAI #1 (PER COMMENTS 1)	JMT	4/1/25
2	ADDRESSED FDEP RAI #2 (PER COMMENTS 1)	JMT	5/1/25
3	ADDRESSED FDEP RAI #3 (PER COMMENTS 1)	JMT	6/1/25
4	ADDRESSED FDEP RAI #4 (PER COMMENTS 1)	JMT	7/1/25
5	ADDRESSED FDEP RAI #5 (PER COMMENTS 1)	JMT	8/1/25
6	ADDRESSED FDEP RAI #6 (PER COMMENTS 1)	JMT	9/1/25

Stuart Milton Rogers
FLORIDA PROFESSIONAL ENGINEER
LICENSE NUMBER: P0427118
COLLIERS ENGINEERING & DESIGN, INC.

PRELIMINARY SITE PLAN

FOR

CELEBREE SCHOOL

10351 CORKSCREW COMMONS DRIVE

PARCEL ID:
35-46-22-E1-30000.0090
VILLAGE OF ESTERO
LEE COUNTY
FLORIDA

Engineering & Design
TAMPA
4671 West Waters Avenue
Suite 105
Tampa, FL 33634
Phone: 813.207.1001
COLLIERS ENGINEERING & DESIGN, INC

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	05/06/24	JMT	SMR

PROJECT NUMBER: 25015660 | DRAWING NAME: CIVIL

SHEET TITLE:
SOIL EROSION & SEDIMENT CONTROL DETAILS

SHEET NUMBER:
6.1

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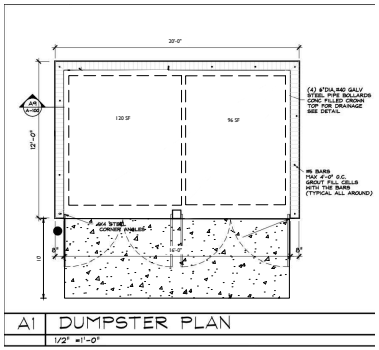
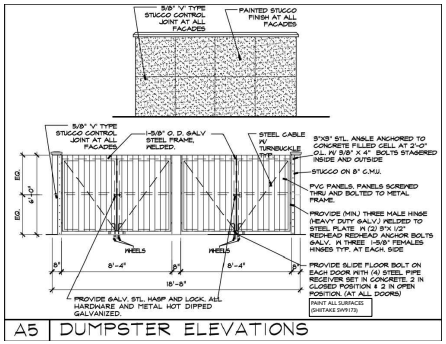
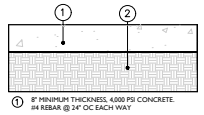
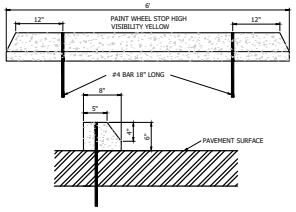


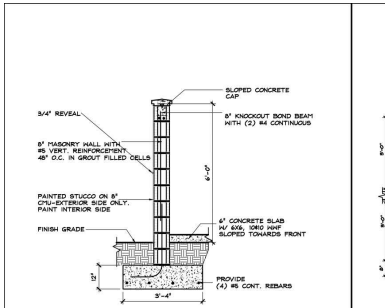


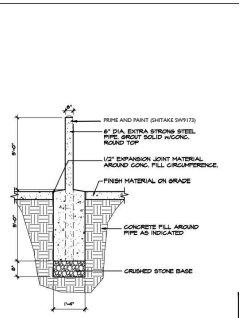


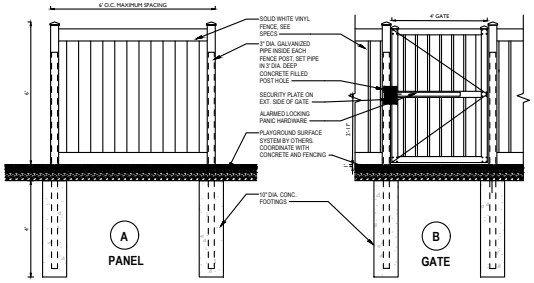
CONCRETE PAVEMENT SECTION
DUMPSTER PAD - HEAVY DUTY
N.T.S.



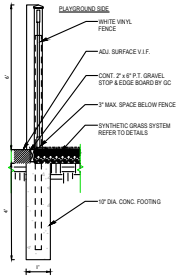
PRECAST CONCRETE WHEEL STOP
NTS



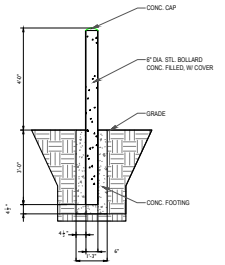




PLAYGROUND PRIVACY FENCE ELEVATION



FENCE SECTION



BOLLARD DETAIL

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3	6/4/21	JMT	PER CITY COMMENTS
4	7/6/21	JMT	PER CITY COMMENTS

Stuart Milton Rogers
FLORIDA PROFESSIONAL ENGINEER
LICENSE NUMBER: P0427718
COLLIERS ENGINEERING & DESIGN, INC.

PRELIMINARY SITE PLAN

FOR

CELEBREE SCHOOL

10351 CORKSCREW COMMONS DRIVE

PARCEL ID:
35-46-22-E1-30000.0090
VILLAGE OF ESTERO
LEE COUNTY
FLORIDA

Collier Engineering & Design
TAMPA
4001 West Waters Avenue, Suite 105
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Phone: 813.207.1001
COLLIERS ENGINEERING & DESIGN, INC.

SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN	05/06/20	JMT	SMR

PROJECT NUMBER: 20071664.01 | DRAWING NUMBER: C-7.0

SHEET TITLE: CONSTRUCTION DETAILS

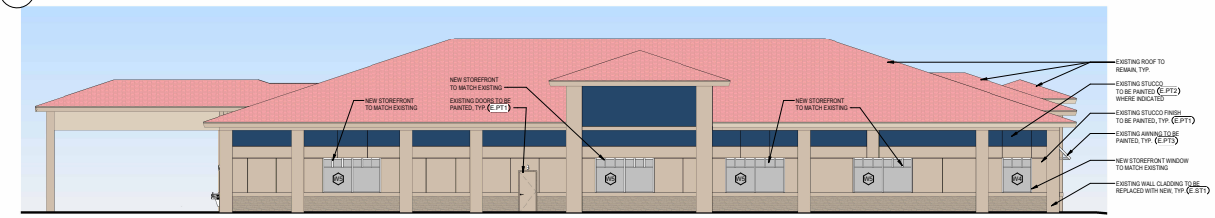
SHEET NUMBER: 7.0

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

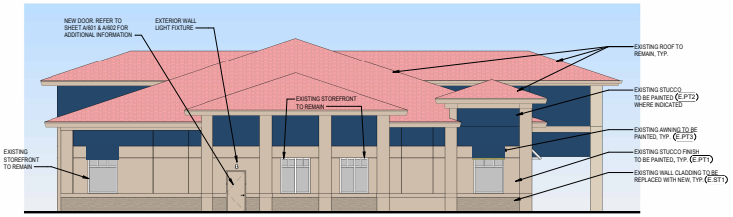
PROPOSED PROJECT AREA: 11265 SF



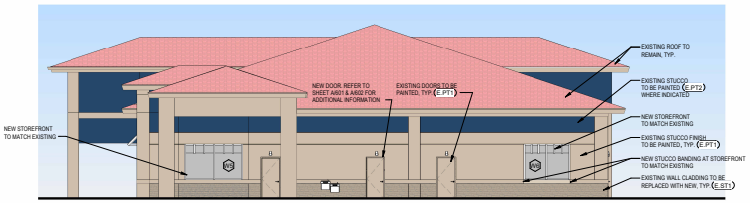
1 EAST ELEVATION
1/8" = 1'-0"



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



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



4 NORTH ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH LEGEND:

(E.PT1) (E.PT2) (E.PT3) (E.ST1)

COLOR SELECTION

E.PT1 - SW9110 MALABAR
E.PT2 - SW6424 COMMODORE
E.PT3 - SW6424 COMMODORE AWNING
E.ST1 - ELDORADO STONE - DRY CREEK

NEW CONSTRUCTION OF: CELEBREE
COLOR BUILDING ELEVATIONS, FINISH SCHEDULE & NOTES
10351 CORKSCREW COMMONS DR.
ESTERO, FL 33928

ISSUED ON: 07/22/02

JOB NUMBER: 23015406A

JAM ARCH

DRAWN BY: JF

8/26/2024 3:17:47 PM Autodesk Docs://Celebree School - Estero FL Corkscrew Commons Dr/ESTERO FL CORKSCREW COMMONS DR C2.rvt

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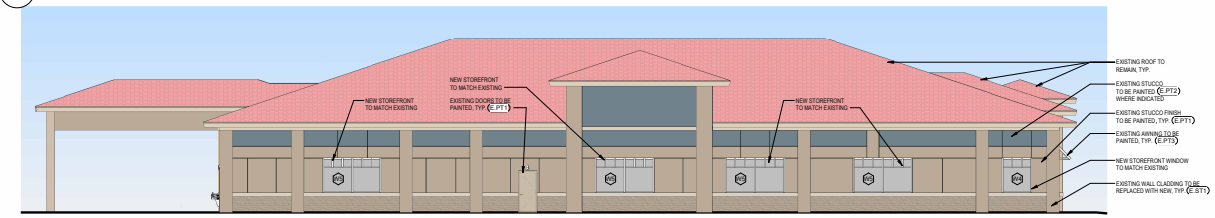
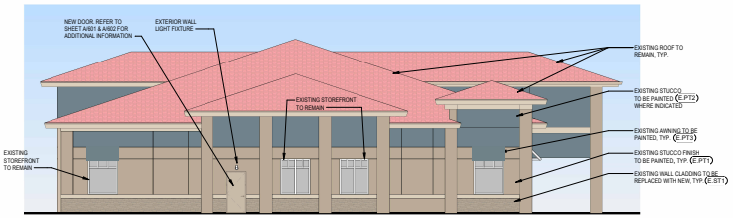
PROPOSED PROJECT AREA: 11265 SF



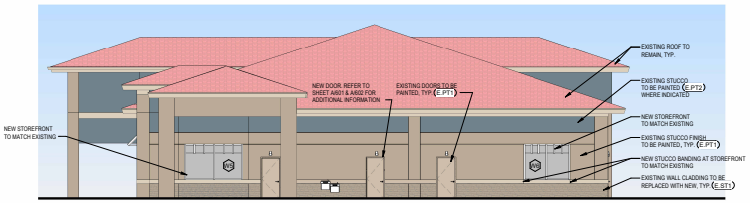
1 EAST ELEVATION
1/8" = 1'-0"



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



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



4 NORTH ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH LEGEND:

(E.PT1) (E.PT2) (E.PT3) (E.PT4) (E.ST1)

COLOR SELECTION

E.PT1 - SW7548 PORTICO
E.PT2 - SW9140 BLUSTERY SKY
E.PT3 - SW9140 BLUSTERY SKY AWNING
E.PT4 - SW7565 OYSTER BAR
E.ST1 - ELDORADO STONE - DRY CREEK

NEW CONSTRUCTION OF: CELEBREE
COLOR BUILDING ELEVATIONS, FINISH SCHEDULE & NOTES
10351 CORKSCREW COMMONS DR.
ESTERO, FL 33928

ISSUED ON: 07/22/02

JOB NUMBER: 2301040A

JAM ARCH

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Celebree Schools

10351 Corkscrew Commons Dr.

Estero, FL 33928

Planning Zoning and Design Board

September 10, 2024



Accelerating success.

Location Map



Project Information

STRAP Number: 35-46-25-E1-30000.0090

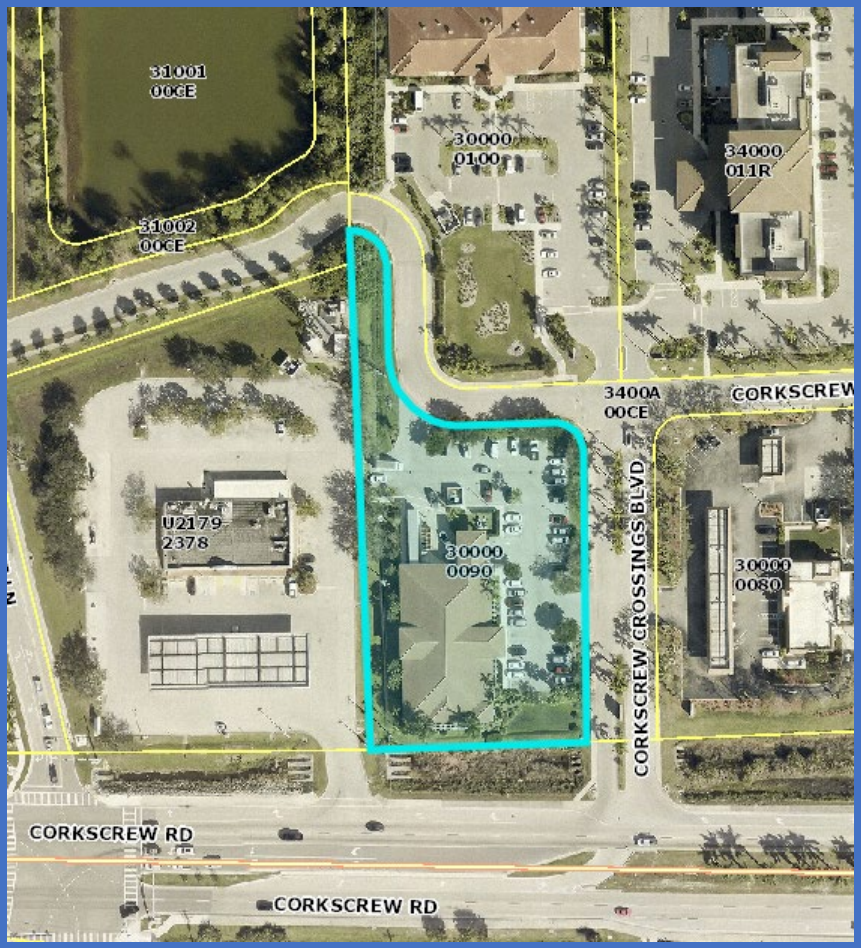
Address: 10351 Corkscrew Commons Drive

Project Acreage: 1.54

Zoning: PD

Future Land Use: Transitional Mixed-Use

Proposed Request: The project will include a change of use from retail to daycare. The exterior modification will be changing the color scheme of the building to make the daycare and remove the loading zone and replace it with approx. 5,265 SF playground. Majority of the changes will be on the interior to create the individual classrooms.



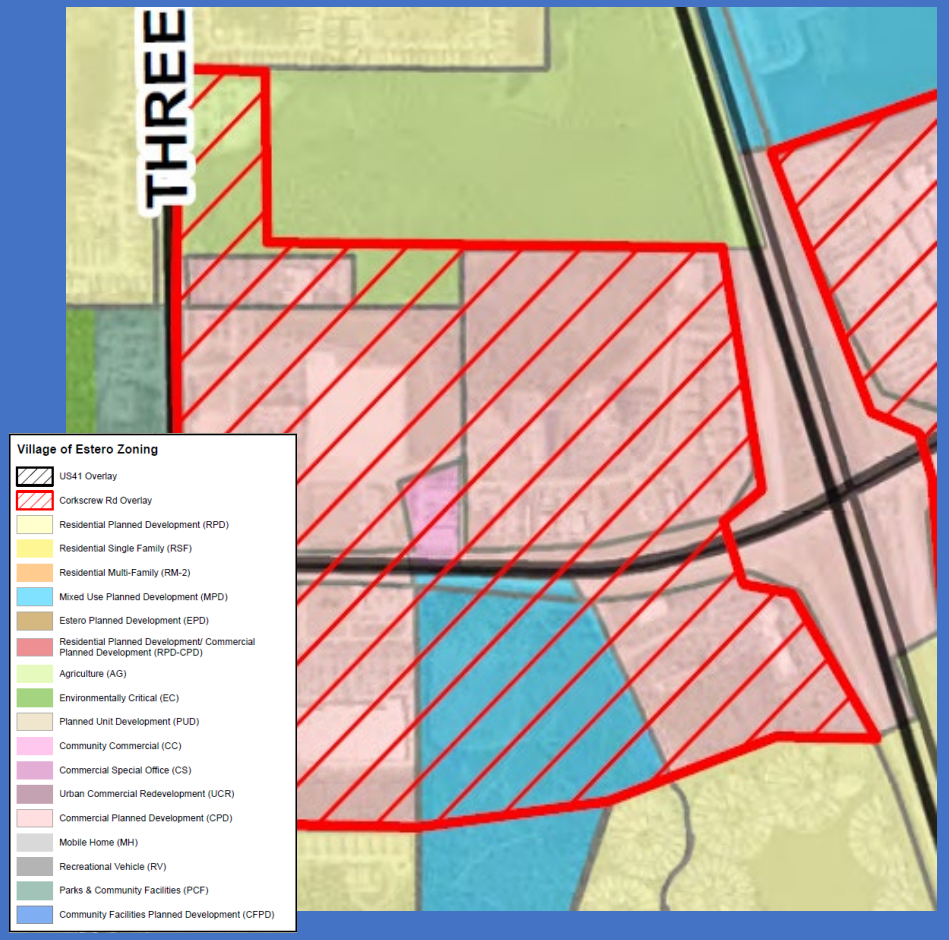
Zoning

Exiting: CPD (Corkscrew Rd. Overlay)

Proposed: CPD (Corkscrew Rd. Overlay)

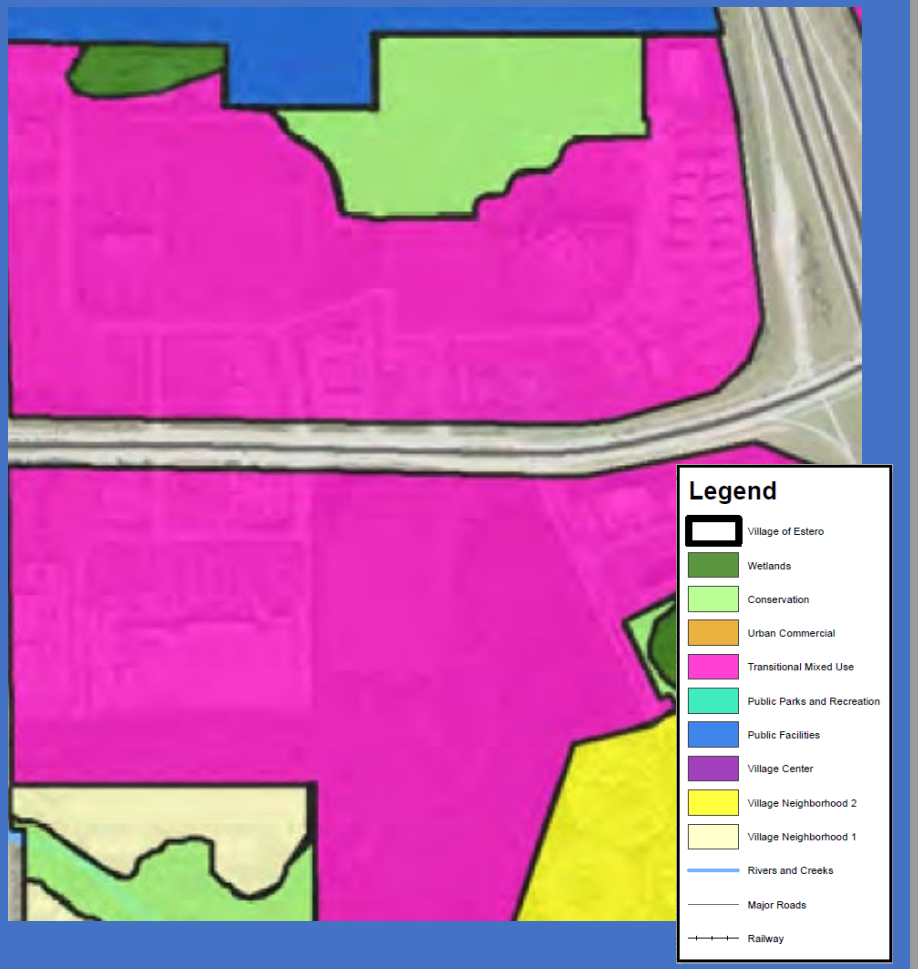
Surrounding Zoning:

North: CPD (Commercial Planned Dev.)
South: MPUD (Mixed-Use Planned Dev.)
West: CG (Community Commercial)
East: CPD (Commercial Planned Dev.)



Future Land Use

FLU-1.2.8 TRANSITIONAL MIXED USE. Transitional Mixed Use areas are characterized by primarily existing or emerging developments where the Village's largest and most intense commercial and multifamily residential developments are or will be concentrated….. Transitional Mixed Use areas are generally the north Estero area near intersections of US 41 with Broadway and Estero Parkway, Coconut Point DRI, and the four quadrants of the I-75 and Corkscrew Road interchange. These areas are located in close proximity to: public transit routes; education facilities; recreation opportunities; and existing residential, shopping and employment centers and are generally accessible to the surrounding neighborhoods, serving as focal points or community centers where activity is concentrated.





Existing Conditions

ZONING INFORMATION: (AS PROVIDED)

SOURCE:
ZONING VERIFICATION LETTER (ZVL2023-E009) FROM THE VILLAGE OF ESTERO DATED 11/3/2023.
CURRENT ZONING CLASSIFICATION:
THE SURVEYED PROPERTY IS WITHIN TRACT A OF THE ESTERO INTERSTATE COMMERCE PARK, ZONED COMMERCIAL PLANNED DEVELOPMENT ("CPD") BY LEE COUNTY RESOLUTION NO. Z-00-006 (ENCLOSED WITH THE ZVL)

SETBACK REQUIREMENTS:
PER SECTION B.2.B OF LEE COUNTY RESOLUTION NO. Z-00-006

MINIMUM SETBACKS:

STREET: VARIABLE ACCORDING TO THE FUNCTIONAL CLASSIFICATION OF THE STREET OR ROAD (SECTION 34-2191, LEE COUNTY LAND DEVELOPMENT CODE, ET SEQ.)

SIDE: 15-FEET

REAR: 20-FEET

WATER BODY: 25-FEET

PER SECTION 3-803.E AND TABLE 3-803.E
AS TO THE CORKSCREW ROAD OVERLAY DISTRICT, VILLAGE OF ESTERO:
MINIMUM/MAXIMUM STREET SETBACK: 0-FEET/25-FEET
MINIMUM SIDE YARD SETBACK: 0-FEET/ N/A
MINIMUM/MAXIMUM REAR YARD SETBACK: 25-FEET / N/A
MINIMUM/MAXIMUM WATERBODY SETBACK: 25-FEET / N/A

HEIGHT AND FLOOR SPACE AREA RESTRICTIONS PER SECTION B.2.B OF LEE COUNTY RESOLUTION NO. Z-00-006

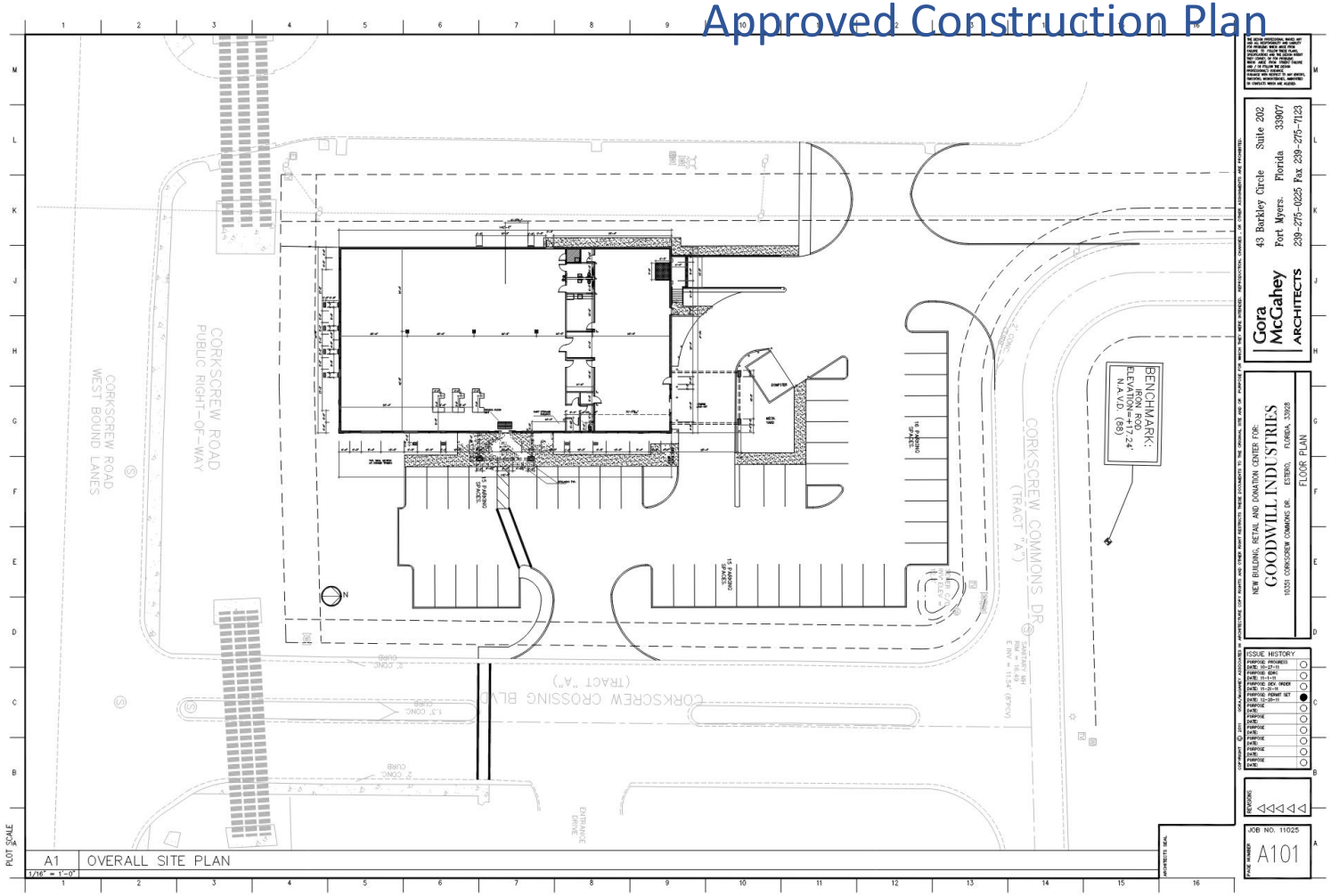
MAXIMUM LOT COVERAGE: 45%
MAXIMUM BUILDING HEIGHT: 35-FEET IN TRACT A
MINIMUM BUILDING SEPARATION: MINIMUM BUILDING SEPARATION IS THE GREATER OF EITHER THE MINIMUM REQUIRED SETBACKS OR THE SUM OF THE HEIGHT OF THE BUILDINGS

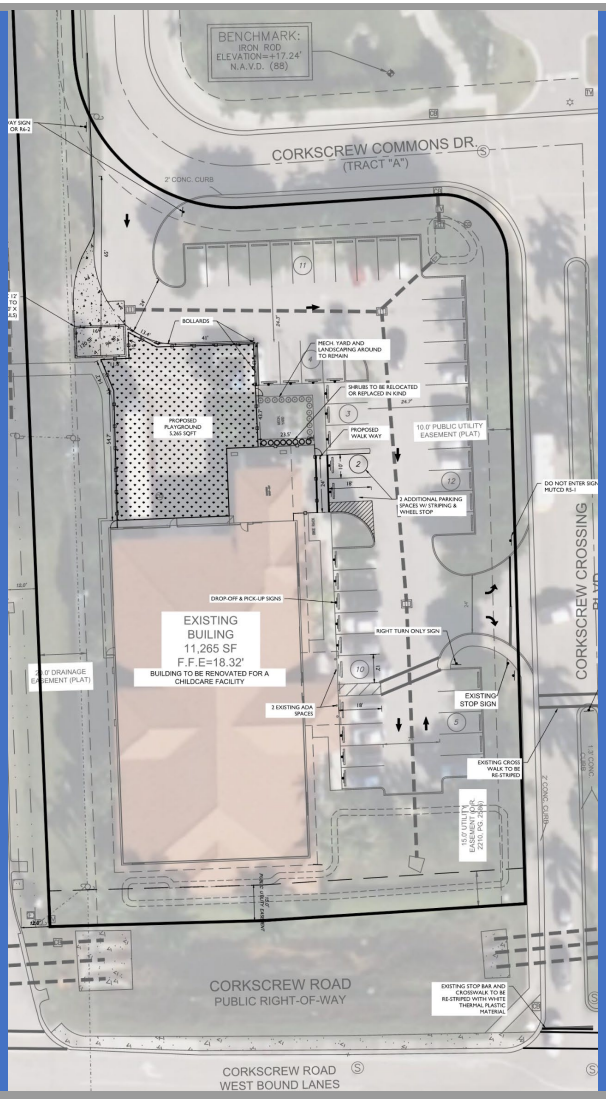
TRACTS A & B:
MAXIMUM GROSS FLOOR AREA OF 140,000 SQUARE FEET.

PARKING REQUIREMENTS:
LEE COUNTY ZONING RESOLUTION NO. Z-00-006, CONDITION 8, RESTRICTING PARKING WITHIN 50-FEET OF CORKSCREW ROAD.

PARKING REQUIREMENTS FOR A DAY CARE CENTER ARE:
(A) TWO (2) SPACES PER EMPLOYEE AND ONE (1) SPACE PER 800 SF, WHICHEVER IS GREATER, PURSUANT TO SECTION 5-204.B.1, VILLAGE OF ESTERO LAND DEVELOPMENT CODE;
AND
(B) ONE (1) SPACE PER 20 CHILDREN PURSUANT TO SECTION 4-216.3.C, VILLAGE OF ESTERO LAND DEVELOPMENT CODE.

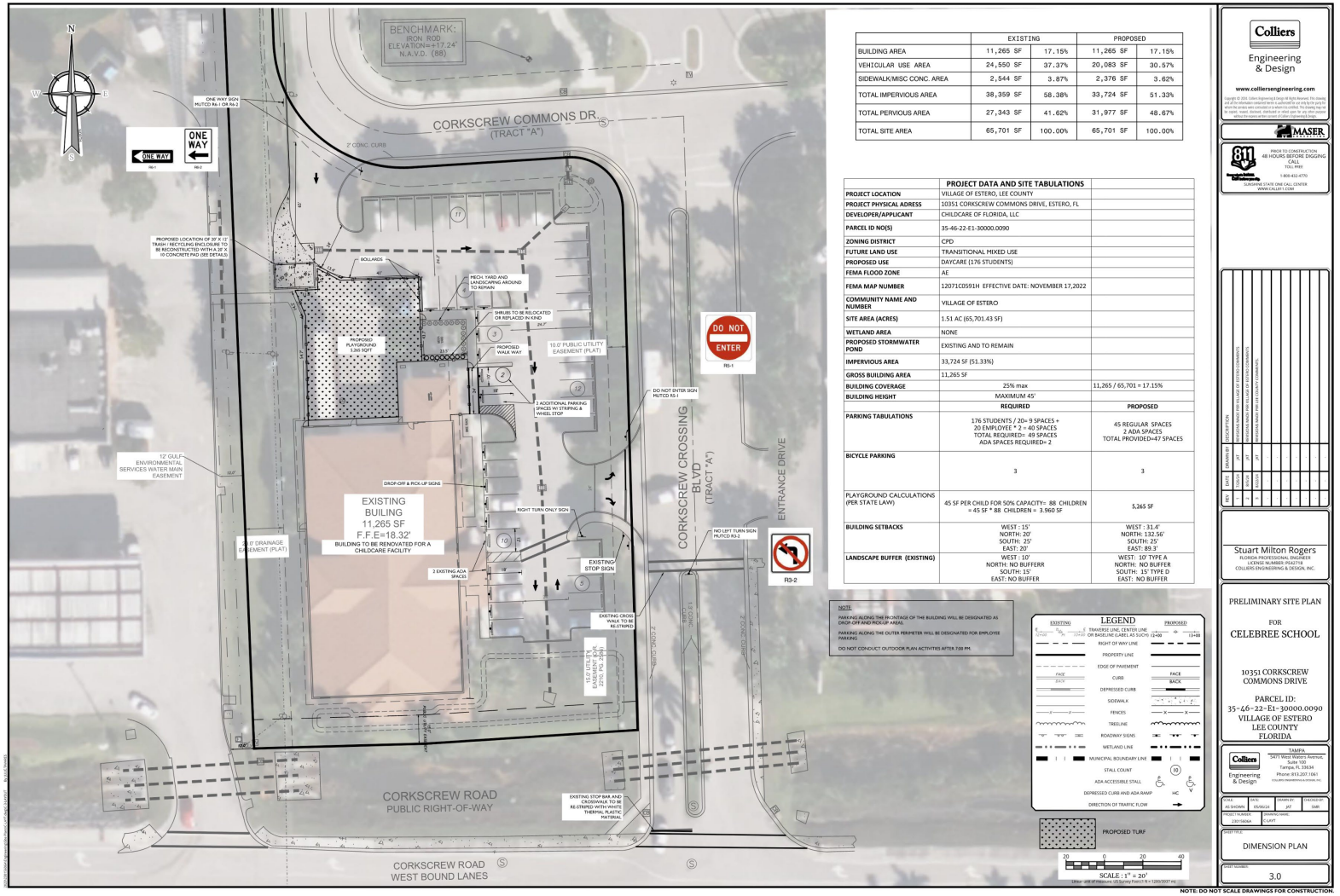
Approved Construction Plan





Proposed Project

The project will include a change of use from retail to daycare. The exterior modification will be changing the color scheme of the building to make the daycare and remove the loading zone and replace it with approx. 5,265 SF playground. Majority of the changes will be on the interior to create the individual classrooms.



	EXISTING		PROPOSED	
BUILDING AREA	11,265 SF	17.15%	11,265 SF	17.15%
VEHICULAR USE AREA	24,550 SF	37.37%	20,083 SF	30.57%
SIDEWALK/MISC CONC. AREA	2,544 SF	3.87%	2,376 SF	3.62%
TOTAL IMPERVIOUS AREA	38,359 SF	58.38%	33,724 SF	51.33%
TOTAL PERVIOUS AREA	27,343 SF	41.62%	31,977 SF	48.67%
TOTAL SITE AREA	65,701 SF	100.00%	65,701 SF	100.00%

PROJECT DATA AND SITE TABULATIONS		
PROJECT LOCATION	VILLAGE OF ESTERO, LEE COUNTY	
PROJECT PHYSICAL ADRESS	10351 CORKSCREW COMMONS DRIVE, ESTERO, FL	
DEVELOPER/APPLICANT	CHILDCARE OF FLORIDA, LLC	
PARCEL ID NO(S)	35-46-22-E1-30000.0090	
ZONING DISTRICT	CPD	
FUTURE LAND USE	TRANSITIONAL MIXED USE	
PROPOSED USE	DAYCARE (176 STUDENTS)	
FEMA FLOOD ZONE	AE	
FEMA MAP NUMBER	12071C0591H EFFECTIVE DATE: NOVEMBER 17,2022	
COMMUNITY NAME AND NUMBER	VILLAGE OF ESTERO	
SITE AREA (ACRES)	1.51 AC (65,701.43 SF)	
WETLAND AREA	NONE	
PROPOSED STORMWATER POND	EXISTING AND TO REMAIN	
IMPERVIOUS AREA	33,724 SF (51.33%)	
GROSS BUILDING AREA	11,265 SF	
BUILDING COVERAGE	25% max	11,265 / 65,701 = 17.15%
BUILDING HEIGHT	MAXIMUM 45'	
	REQUIRED	PROPOSED
PARKING TABULATIONS	176 STUDENTS / 20= 9 SPACES + 20 EMPLOYEE * 2 = 40 SPACES TOTAL REQUIRED= 49 SPACES ADA SPACES REQUIRED= 2	45 REGULAR SPACES 2 ADA SPACES TOTAL PROVIDED=47 SPACES
BICYCLE PARKING	3	3
PLAYGROUND CALCULATIONS (PER STATE LAW)	45 SF PER CHILD FOR 50% CAPACITY= 88 CHILDREN = 45 SF * 88 CHILDREN = 3,960 SF	3,265 SF
BUILDING SETBACKS	WEST : 15' NORTH: 20' SOUTH: 25' EAST: 20'	WEST : 31.4' NORTH: 132.56' SOUTH: 25' EAST: 89.3'
LANDSCAPE BUFFER (EXISTING)	WEST : 10' NORTH: NO BUFFERR SOUTH: 15' EAST: NO BUFFER	WEST: 10' TYPE A NORTH: NO BUFFER SOUTH: 15' TYPE D EAST: NO BUFFER

NOTE

PARKING ALONG THE FRONTAGE OF THE BUILDING WILL BE DESIGNATED AS DROP-OFF AND PICK-UP AREAS.

PARKING ALONG THE OUTER PERIMETER WILL BE DESIGNATED FOR EMPLOYEE PARKING

DO NOT CONDUCT OUTDOOR PLAN ACTIVITIES AFTER 7:00 PM.

LEGEND

EXISTING / PROPOSED

TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH) 12+00 / 13+00

RIGHT OF WAY LINE

PROPERTY LINE

EDGE OF PAVEMENT

CURB (FACE / BACK)

DEPRESSED CURB

SIDEWALK

FENCES

TREELINE

ROADWAY SIGNS

WETLAND LINE

MUNICIPAL BOUNDARY LINE

STALL COUNT

ADA ACCESSIBLE STALL

DEPRESSED CURB AND ADA RAMP

DIRECTION OF TRAFFIC FLOW

PROPOSED TURF

SCALE : 1" = 20'

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

Colliers Engineering & Design
www.colliersengineering.com

MASER

811 Sunshine State One Call of Florida
PRIOR TO CONSTRUCTION 48 HOURS BEFORE DIGGING CALL TOLL FREE 1-800-432-4770
SUNSHINE STATE ONE CALL CENTER WWW.FKUFI.COM

REV	DATE	DRAWN BY	DESCRIPTION
1	05/20/24	JFF	REVISIONS PER VILLAGE OF ESTERO COMMENTS
2	06/25/24	JFF	REVISIONS PER VILLAGE OF ESTERO COMMENTS
3	08/23/24	JFF	REVISIONS PER FIRE FLOW OF ESTERO COMMENTS
4	10/25/24	JFF	REVISIONS PER LEE COUNTY COMMENTS

Stuart Milton Rogers
FLORIDA PROFESSIONAL ENGINEER
LICENSE NUMBER: 95427719
COLLIERS ENGINEERING & DESIGN, INC.

PRELIMINARY SITE PLAN
FOR
CELEBREE SCHOOL

10351 CORKSCREW COMMONS DRIVE
PARCEL ID: 35-46-22-E1-30000.0090
VILLAGE OF ESTERO
LEE COUNTY
FLORIDA

Colliers Engineering & Design
TAMPA
5471 West Waters Avenue, Suite 100
Tampa, FL 33634
Phone: 813.207.1061

SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN	05/20/24	JFF	SMR

PROJECT / FILE NO. 230156MA
DRAWING NAME C-SHT1

SHEET TITLE
DIMENSION PLAN

SHEET NUMBER
3.0

Parking Study

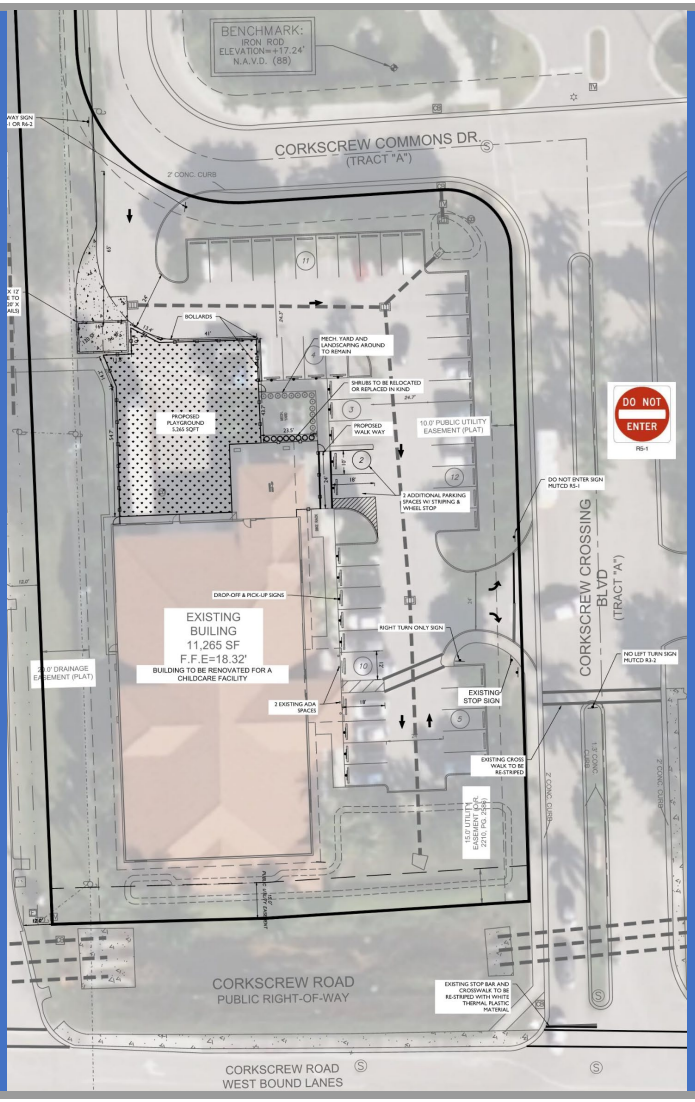
Estero Code: 49 spaces

Proposed: 47 spaces

ITE: 176 student*.24 = 42 spaces

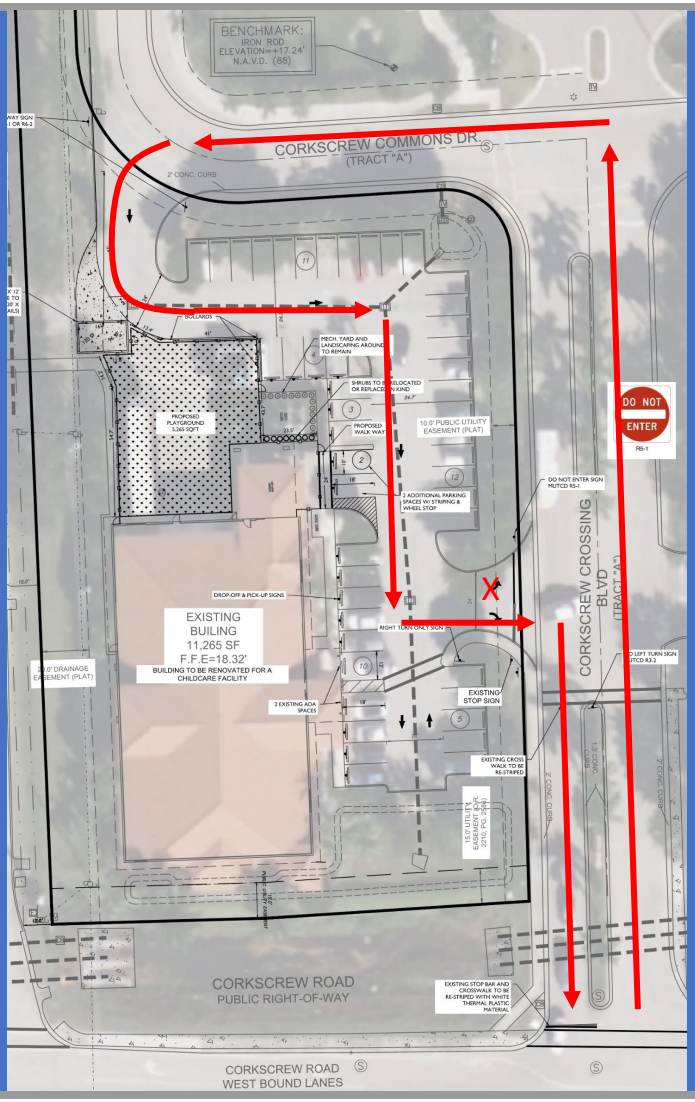
Parking Study Parameters (local):
2 local schools – average 36 spaces

Parking Study Parameters (county):
39 local schools – average 38 spaces



Traffic Study

To ease the possibility of a stacking problem, the left turn into the parking lot from Corkscrew Crossing Blvd will be blocked during 7am to 9am for drop off time . This will force the parents to continue to the entrance on the north of the property and will create a larger area for cars to queue if needed.



Existing Exterior



Preferred Proposed Exterior

EXTERIOR FINISH LEGEND:

E.PT1
E.PT2
E.PT3
E.PT4
E.ST1

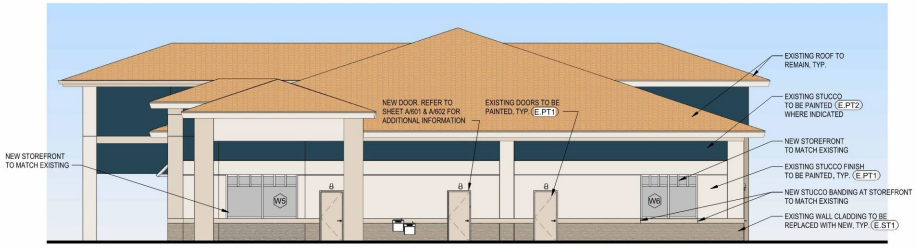
COLOR SELECTION:

E.PT1 - SW 7008 ALABASTER
E.PT2 - SW 6230 RAINSTORM
E.PT3 - SW 6711 PARAKEET
E.PT4 - SW 9109 NATURAL LINEN
E.ST1 - ELDORADO STONE - DRY CREEK





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



4 NORTH ELEVATION
1/8" = 1'-0"

Preferred Proposed Exterior

EXTERIOR FINISH LEGEND

E.PT1
E.PT2
E.PT3
E.PT4
E.ST1

COLOR SELECTION:

E.PT1 - SW 7008 ALABASTER
E.PT2 - SW 6230 RAINSTORM
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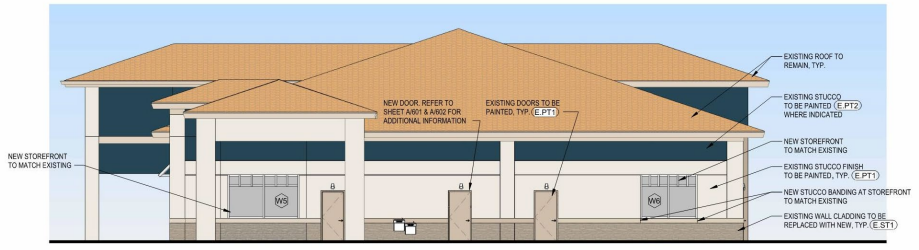
E.ST1 - ELDORADO STONE - DRY CREEK





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



4 NORTH ELEVATION
1/8" = 1'-0"

Alternative Proposed Exterior

EXTERIOR FINISH LEGEND:

E.PT1
E.PT2
E.ST1
E.PT3
E.PT4

COLOR SELECTION

E.PT1 - SW7548 PORTICO
E.PT2 - SW9140 BLUSTERY SKY
E.PT3 - SW9140 BLUSTERY SKY AWNING
E.PT4 - SW7565 OYSTER BAR
E.ST1 - ELDORADO STONE - DRY CREEK



Alternative Proposed Exterior

EXTERIOR FINISH LEGEND:

E.PT1
E.PT2
E.PT3
E.ST1

COLOR SELECTION

E.PT1 - SW9110 MALABAR
E.PT2 - SW6424 COMMODORE
E.PT3 - SW6424 COMMODORE AWNING
E.ST1 - ELDORADO STONE - DRY CREEK



Questions?

Colliers Engineering & Design

Stuart Rogers
Site/Civil Department Manager
813-582-4651
Stuart.Rogers@collierseng.com

What sets us apart is not what we do, but how we do it. Our people are passionate, take personal responsibility and focus on what's right for our clients, people and communities. We attract and develop industry leaders, empowering them to think and act differently to drive exceptional results. At Colliers Engineering & Design, we accelerate success.

Estero Townhomes Rezoning
Zoning Staff Report

For Planning Zoning & Design Board

PROJECT NAME:	**Estero Townhomes EPD**
CASE TYPE:	**Planned Development Rezoning**
CASE NUMBER:	**DCI2024-E003**
PLANNING ZONING & DESIGN BOARD DATE:	**September 10, 2024 (Continued from July 9, 2024)**

SUMMARY OF REQUEST

The applicant is requesting a rezoning from Residential Planned Development (RPD) to Estero Planned Development (EPD) for a 21.4-acre site at the northeast corner of Corkscrew Road and Sandy Lane. The site is currently vacant and is the former Volunteers of America site that was approved for a continuing care facility (the Colonnade) that was never built.

This rezoning request was reviewed by the Planning Zoning and Design Board on July 9th and was continued to August at the applicant's request to make revisions based on the PZDB comments. The applicant subsequently requested additional time to make revisions.

The applicant has made several revisions to the site plan and has reduced the total number of units from 171 to 154. A summary of the modifications is below.

- Reduction of unit count from 171 dwelling units to 154 dwelling units, resulting in a decrease in density from 8 du/acre to 7 du/acre
- Revised site layout to reflect a more curvilinear roadway network
- Reduced number of 9- and 8-unit buildings to reduce massing along Corkscrew Road
- Increased/additional public use areas totaling 1.5 acres to include a "West Corner Park" with updated landscaping and hardscaping design elements, and an "East Corner Park", along with a ½ mile shaded trail system along Corkscrew Road
- Provide a payment in lieu for future crosswalk connection (at neighbor's request)
- Specificity regarding the locations of pedestrian gates for access to the project, and to provide access to Estates of Estero River residents.
- Relocation of the lake area with fountain enhancements, as well as pocket parks and passive park areas near lake

- Relocation of the amenity area to provide further separation from Estates of Estero River property lines
- Removal of Deviation 7 relating to driveway length
- Addition of new Deviation 7 relating to back out parking spaces for guest parking spaces
- Increase to the wall height along the northern property line abutting Estates on Estero River from 6' to 8'(at neighbor's request); and
- Architectural enhancements to the front, rear and side elevations of the proposed dwelling to include additional elements/embellishments, recessing/projections for visual interest, and an updated color palette.

STAFF RECOMMENDATION

Staff recommends approval of the amended rezoning request with conditions.

GENERAL INFORMATION

Applicant
Toll Southeast LP Company, Inc.

Owner
Voans SW Florida Healthcare, Inc.
Authorized Agent(s)
RVi Planning & Landscape Architecture

Location
9201 – 9301 Corkscrew Road

STRAP Number(s)
34-46-25-E1-U1986.2380
34-46-25-E1-U2011.2380

Size of Property
21.4 acres

Surrounding Zoning and Land Use

North	Estates At Estero River Residential Planned Development (RPD)
East	Commercial Planned Development (CPD), Galleria Office Park
South	Corkscrew Road, then Genova Estero Planned Development (EPD) to the southwest, and Commercial Planned Development (CPD) office park to the southeast
West	Sandy Lane, the vacant parcel zoned Mixed Use Planned Development (MPD)

Zoning
Residential Planned Development (RPD)

Comprehensive Plan Land Use Category
Village Center

Project History
The subject property was rezoned from Agriculture to Commercial Planned Development (CPD) in 1999 by Lee County. There were several amendments subsequent to the original rezoning. A rezoning request to Residential Planned Development was filed prior to incorporation for a continuing care facility. The rezoning was transferred to the Village of Estero for review after incorporation. The Village Council approved the rezoning for a continuing care facility with a maximum of 340 beds and 15,000 square feet of commercial for a development called Volunteers of America (subsequently called The Colonnade of Estero) CCRC (Ordinance 2015-21). The project was never built, and the property is vacant.

Public Information Meeting
A Public Information Meeting was held at the Planning and Zoning Board on December 12, 2023. The applicant presented its request. The Planning Zoning and Design Board asked about the public benefit the proposed development would provide, given that Estero Community Park is across Corkscrew Road to the south. The Board stated that the corner of the development site should be a "statement corner", suggesting a character specimen tree and a lush variety of native landscape plantings. The project density and view from Corkscrew Road to the site were also items of concern.

STAFF ANALYSIS

Request
The applicant is proposing a rezoning from Residential Planned Development (RPD) to Estero Planned Development (EPD). This is the specific zoning district that is required in the Village Center Land Use category for rezonings and amendments. Additionally, the applicant has a new site plan, Pattern Book, different uses, and deviations.

The applicant is requesting Village Center Tier 1 Residential Development which allows:

- A base residential density of up to 6 units per acre plus up to 3 additional dwelling units per acre after consideration of accepted incentive offers, for a maximum of 9 dwelling units per acre.
- Minimum network of connecting streets that will allow the general public and residents to move by car, bike, or on foot.
- Maximum building heights of 45 feet.

The applicant now proposes 154 dwelling units which is a density of 7 dwelling units per acre, and two small public use areas on the east and west areas of the site. The maximum height proposed is 2 stories, or 35 feet. By comparison, Genova, the condominium project to the south across Corkscrew Road on Via Coconut, is a residential Tier 2 development with 12 dwelling units per acre with a maximum building height of 4 stories or 45 feet.

The Village Center standards include goals such as creating socially vital centers; safe streets for walking and bicycling; fostering interconnection and walkability; and human scale. These standards in the Land Development Code, along with Comprehensive Plan policies and compatibility, are the basis of analysis of the proposal.

TIERED DEVELOPMENT PLAN/MASTER CONCEPT PLAN
The applicant has provided a revised Master Concept Plan that shows:

- Residential areas and dry detention areas.
- A private amenity area for residents.
- 5' wide internal sidewalk on one side of the road.
- A lake located in the center of the property.
- Two small public use areas at both corners of the property along Corkscrew Road.
- Access from both Sandy Lane and Design Parc Lane.

Parking
The applicant stated that the townhome units will feature 1- and 2-car garages for on-site parking. Additional parking for guests is also proposed.

Perimeter Buffers and Landscaping

Sandy Lane – A 20-foot-wide Type "D" Buffer, enhanced with additional palms.

Corkscrew Road – A 15-foot-wide Type "D" Buffer, with additional trees, palms, and accent plantings of flowering small trees and groundcovers. A 6-foot-high wall/fence is also proposed along Corkscrew Road. Applicant has requested a deviation for the buffer planting location.

Design Parc Lane – A 15-foot-wide Type "B" Buffer, enhanced with additional palms.

North property line adjacent to the Estates at Estero River – A 10-foot-wide Type "B" Buffer, with palm clusters. An 8-foot-high wall is also proposed (increased from prior 6-foot proposal).

It should be noted that the existing trees along the perimeter of the proposed site will be preserved. This includes several Sabal Palms, Royal Palms, and Live Oak, Ficus, and Buttonwood trees.

The development provides the required 40% open space area, per the LDC Open Space Standards (Table 5-408.C.)

Public Areas
The Master Concept Plan shows two small public use areas with a pedestrian path (sidewalk) along Sandy Lane and Corkscrew Road. The southwest side of the proposed development off Sandy Lane and Corkscrew Road features a statement corner consisting of seating areas, landscaping, a large specimen tree and bench/seating area. The southeast side of the proposed development off Design Parc Lane and Corkscrew Road features a small shaded public area.

Pattern Book
The Pattern Book has been revised based on comments from the Planning Zoning and Design Board. It now shows a Spanish Colonial color scheme consisting of Oyster Bar and Alabaster for buildings, with a brighter greenish blue accent color for garages, doors and shutters. The roof tile is a darker contrast color.

Staff originally had some concerns about the view of the development from Corkscrew Road. The applicant has reduced the number of units in these buildings and made additional revisions by

adding a lake in the center of the property along Corkscrew Road to separate buildings and to break up the view.

Building Height
The project proposes 154 dwelling units. The maximum height proposed is 2 stories, or 35 feet.

Vehicular and Pedestrian Connections / Interconnections
Connections include gated vehicular access points off Sandy Lane and a second access point off Design Parc Lane. No access is proposed off Corkscrew Road. The Master Concept Plan shows pedestrian connections from the development to proposed sidewalks along Sandy Lane and the north side of Corkscrew Road. There are also public sidewalks along Sandy Lane, Corkscrew Road, and Design Parc Lane which traverse the proposed public use area on the southwest side of the development and the public shaded area to the southeast.

The Village Center land use category promotes connectivity and discourages gated subdivisions. This project proposes two gated entries. The former project (Colonnade) did not have gates; however, given the location of this site and the long rectangular configuration of the property, providing non-gated access could create a cut-through situation and is not likely to disperse much traffic.

Schedule of Uses and Property Development Regulations
The proposed Schedule of Uses is limited and includes the following:

- Residential Use – proposed townhomes, 154 units.
- 2 Public Use park areas.
- Accessory Uses – clubhouse, community recreation facility, EV charging station, excavation and water retention (for lake), fences and walls, garages, home garden, home occupation, model homes, parking lot, signs, recreational facilities, and minor utility.

The property development regulations show a minimum lot area of 1,440 square feet for townhomes, lot width 16-18 feet, and lot depth of 90 feet. Maximum lot coverage is 75%. Staff is concerned that the lot coverage request is higher than has typically been approved in the past. The project overall does meet the required open space, and the density is 7 units per acre.

Transportation Analysis
The applicant provided a Traffic Impact Statement (TIS) which showed that the requested rezoning would decrease the traffic impacts of the development by approximately 28% in the AM peak hour and by approximately 33% in the PM peak hour from what is currently approved. This is because the continuing care facility had a commercial component which has a higher traffic generation.

The projected Level of Service for Corkscrew Road and Sandy Lane will be Level of Service C, which is acceptable per concurrency requirements. Turn lane improvements are not required at the project access locations.

Environmental Analysis
An ecological assessment prepared for the applicant by Earth Tech Environmental, indicated four potentially occupied gopher tortoise burrows. Construction activities are prohibited within 25-feet of a potentially occupied burrow without a Florida Fish & Wildlife Conservation Commission (FWC)

permit. A FWC gopher tortoise relocation permit will be required to conduct development activities on the property.

Stormwater Management
The existing stormwater runoff from the site currently sheet flows off into the Sandy Lane or Corkscrew Road right-of-way. The applicant stated that there is an existing control structure with underground drainage and swales, providing outfall for the stormwater run-off from the existing site to the east, the Galleria.

The stormwater management system will collect all stormwater runoff from the proposed project. The runoff will remain in the wet or dry detention areas while having a restricted discharge rate through the control structure. This control structure will be connected to the stormwater system within Sandy Lane right of way.

The stormwater management system will adhere to the guidelines set forth by The Village of Estero and South Florida Water Management District. A Lake Management Plan shall be provided for review and approval by the staff prior to issuance of the first development order.

Utilities
Lee County Utilities has provided a letter of regarding availability of potable water and wastewater service for this project. Per the letter, in order to provide service to the subject parcels, developer funded system enhancements such as line extensions may be required. Availability of potable water and sanitary sewer service is contingent upon final acceptance of the infrastructure to be constructed by the developer. Upon completion and final acceptance of this project, potable water service will be provided through the Pinewood Water Treatment Plant. Sanitary sewer service will be provided by the Three Oaks Water Reclamation Facility.

Fire
Estero Fire has reviewed the proposal and had no objection to the requested right-of-way deviation by the applicant. Estero Fire stated that a minimum 20-foot road width is required and that an auto turn simulation must be completed. The applicant originally proposed dead-end parking areas along streets that are less than 150 feet in length. Estero Fire had no objection to this request.

COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE ANALYSIS

Comprehensive Plan
The project is in Village Center Future Land Use category. The category is described in the Comprehensive Plan excerpt below:

> *The Village Center is intended to improve the quality of life for Estero's residents and visitors by providing a variety of neighborhood and housing types and more diverse economic activity in the heart of Estero.*
>
> *The specific goals of the Village Center include creating socially vital centers supportive of business both big and small, a central location for a hospital with full range of medical services, neighborhoods and streets that are safe and attractive for walking and bicycling, the preservation of community history, and the protection of the environment, particularly along the Estero River.*

Future development in this category is encouraged to be interconnected neighborhoods and mixed-use of low to midrise residential, commercial and mixed-use building types in an urban form and including passive and active recreation facilities.

Relevant Comprehensive Plan policies are listed below.

FLU-1.11.1 RESIDENTIAL DEVELOPMENT FORM. *New residential development should accommodate the mix and variety of housing types and configurations suitable to meet the needs and desires of current and future residents, with emphasis on safe means for residents to connect by walking or bicycling within neighborhoods and to the larger community.*

Staff Comment: The project proposes townhomes as a "Tier 1" development. The project itself does not propose a mix of housing types but does provide for connectivity for residents.

FLU-1.11.2 RESIDENTIAL DEVELOPMENT STANDARDS. *Support and enhance Estero's residential character by ensuring that development proposals address how they:*

A. Are compatible with adjacent uses, public facilities, and infrastructure systems.

B. Impact surrounding environmental and natural resources, with specific controls to ensure preserved areas that are designated preserve through the development permitting process are not encroached upon and are only able to be altered or changed upon approval of amendments or modifications to applicable development orders and permits.

C. Access, where applicable, nearby parks, public spaces, recreational facilities, greenways, blueways, and natural open spaces.

D. Connect to adjacent residential developments, mixed-use centers, economic areas, public facilities, natural resources, and other community facilities; and

E. Contribute 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.

Staff Comment: The project provides sidewalks along Corkscrew Road and Sandy Lane, but the gated access points preclude any interconnection through the development for non-residents.

HOU-1.1.3 *New development must be compatible with existing residential uses.*

Staff Comment: The proposed townhome development is compatible with the surrounding uses. The height is proposed as 2-story and has been reduced from the currently approved 45-feet to 35-feet. The proposed site is located north of Estero Community Park and features a private lake and amenity area. Estates at Estero River, a one and two-story single-family home community is located north of the site. South of the site is Genova, a community consisting of multi and single-family homes. The proposed townhome development provides an alternative housing type.

REC-1.6.1 *Encourage the incorporation of pocket parks, linear parks, neighborhood parks and/or open space in the design of all new developments. Open space can be provided for spaciousness along streets, in private common areas, and in public areas.*

Staff Comment: The proposal includes two small public use areas in the corners of the development proposed to be donated to the Village but maintained by the applicant or successors.

Land Development Code

The Land Development Code establishes the Estero Planned Development Zoning District which contains tiered standards for four levels (four Tiers) of development that apply to the Village Center Area. The Tiers range from 1 to 4 and increase in height and density. The proposed townhome development is Tier 1. Tier 1 accommodates residential neighborhoods with supplementary commercial uses with a minimum network of connecting streets for the public and residents.

Additional standards for Tier 1 development are listed below:

- Provides a minimum network of connecting streets that will allow the general public and residents to move by car, bike, or on foot within and through development tracts.

- Base level is up to 6 dwelling units per acre of Tier 1 – An additional 3 dwelling units per acre can be considered with accepted incentive offers, for a maximum of 9 dwelling units per acre. Additional density above the base level may be granted based upon accepted incentive offers providing specific public benefits.

The applicant has reduced the density requested from 8 to 7 units per acre (154 units) which is the lower end of the range for incentive density (6.1-9 units per acre, or 130-192 units).

The applicant proposes public civic spaces as the incentive offer for bonus density. Public civic spaces are a medium-high value incentive and must include some dedication to public spaces on-site within the development parcel.

The Master Concept Plan shows two public use areas: statement corner with seating and landscaping on the southwest corner of the development and a shaded public use area on the southeast corner.

The applicant, working with staff, will also provide a sidewalk on Sandy Lane and Corkscrew Road. Staff has recommended that the applicant remove an old partial turn lane on Corkscrew Road to eliminate confusion and to provide an additional incentive benefit. The Council determines if the incentive offers are sufficient, with recommendations provided by the Planning Zoning and Design Board.

DEVIATIONS

The applicant requested seven deviations from the Village of Estero Land Development Code:

Deviation 1 *requests to deviate from Land Development Code (LDC) Appendix C, Table C-(A)2 specifications for privately maintained roads and illustration Appendix D Section D.1 which requires privately maintained local street with closed drainage to have a minimum right-of-way width of 60 feet to allow for a minimum right-of-way width of 45 feet.*

Staff Comment: The narrower right-of-way width will accommodate standard 11'-wide travel lanes with a sidewalk, utilities, and drainage. Estero Fire has also provided an email of no objection to

this deviation as long as there is a minimum 20' road width and an auto turn lane analysis is provided.

Staff does not object to this request as long as the travel lanes are 11 feet.

Deviation 2 *requests to deviate from Land Development Code (LDC) Section 3-707.B.4, Streets., which identifies streets should not end in dead ends, cul-de-sacs, hammerheads or other forms which do not connect with other streets to allow two dead end streets on the east side of the property.*

Staff Comment: As a condition of this deviation request, the applicant has agreed to prohibit fire hydrants on streets ending in dead end parking areas. By locating fire hydrants only on the main streets, the fire trucks will stop at the hydrant and not enter a street ending in dead end parking areas. Staff does not typically support these types of deviations and would prefer cul-de-sacs. However, the dead ends are less than 150 feet in length and therefore compliant with the NFPA standards.

Estero Fire Department has provided an email of no objection to this deviation. Staff also does not object.

Deviation 3 *requests to deviate from Land Development Code (LDC) Section 5-406, which requires a 20-foot-wide Type D external right-of-way buffer, to allow for an enhanced 15-foot-wide Type D buffer with a maximum 6-foot-tall wall along the Corkscrew Road right-of-way.*

Staff Comment: This request would reduce the width of the buffer by 5 feet but will provide additional plantings and a wall/fence along Corkscrew Road.

The southern property line contains a 45-foot-wide drainage and right-of-way easement. There is also proposed a 6-foot-wide sidewalk to the north of the drainage ditch along Corkscrew Road, which further limits available space. The proposed wall will help with visual screening and sound and light mitigation. Additionally, to further mitigate the impact of this deviation, the applicant proposes:

- Two (2) additional trees per 1,000 linear feet, enhanced to 14 feet in height at the time of planting.
- Five (5) additional palm trees enhanced to 10-14 feet CT (Clear Trunk); and
- Additional accent plantings consisting of ten (10) flowering small trees and groundcover per 100 linear feet.

Staff does not object to this deviation with the additional plantings.

Deviation 4 *requests to deviate from Land Development Code (LDC) Section 5-406, which requires a 15-foot Type B buffer when multi-family residential is adjacent to single-family residential, to allow an enhanced 10-foot Type B buffer with an 8-foot-tall wall along the northern property line.*

Staff Comment: This is a request to reduce the width of the buffer by five feet along the northern property line, while providing a wall and landscaping. The wall has been revised to be 8 feet tall which will help with visual screening, and sound and light mitigation to the residents to the north. In addition to the required Type B buffer planting requirements in the LDC, the applicant proposes:

- Two (2) additional canopy trees per 100 linear feet; and
- Ten (10) additional palms per 100 linear feet with a palm height enhanced to 10-14 feet clear trunk.

Staff does not object to this deviation with the enhanced plantings.

Deviation 5 *requests to deviate from the Land Development Code (LDC) Section 5-411.D.8, which requires the required buffer plantings to be installed along the exterior side of a proposed wall that is not required by code, to allow for 50 percent of the required buffer plantings to be installed along the interior side of the wall along the northern property line.*

Staff Comment: When the property was rezoned in 2015, a "temporary" fence was installed on the north property line which was to be replaced by a wall at the request of the neighbors. The property was never developed, and the fence remains. The proposed deviation does not request any reduction to the required number of plantings along the north property line, but rather to allow half of the required buffer plantings to be located on the interior side of the wall.

Staff does not object as long as the enhanced plantings are split evenly on both sides of the wall.

Deviation 6 *requests to deviate from the Land Development Code (LDC) Section 5-510.C, which requires a minimum of 5 trees per 100 linear feet and shrubs to be located on the exterior side of a residential project fence or wall, to allow 50 percent of the required landscaping to be placed on the interior side of the wall along the northern property line.*

Staff Comment: This is the same as Deviation 5; just a different Land Development Code section.

Staff does not object as per Deviation 5 above.

Deviation 7 *requests to deviate from the Land Development Code (LDC) Section 5-204.B.6 , which requires driveways used to satisfy minimum off-street parking requirements to have a minimum of 20 feet of driveway length outside a street right-of-way or sidewalk; to allow a minimum of 18 feet of driveway length outside a street right-of-way on the side of the road where sidewalks are located and a minimum of 15 feet driveway length outside a street right-of-way where no sidewalk are located.*

Staff Comment: The applicant has withdrawn this deviation and added a new deviation.

New Deviation 7 requests to deviate from the Land Development Code (LDC) Section 5-204.3.B, which requires all on-street parking to arranged so that no vehicle is required to back out from such areas directly onto a road, except for parking areas serving as driveways of single-family detached dwellings, two-family dwellings, or coach homes with garages; to allow four (4) back out parking spaces to accommodate visitor parking.

Staff Comment: The deviation applies to only four (4) back out parking spaces intended to provide overflow/visitor parking for the project. The deviation should not negatively impact public health safety or welfare due to low travel speeds in the community. Staff does not prefer this configuration but does not object due to the small number of spaces.

CONCLUSION

In the Estero Planned Development zoning district, projects must meet the general criteria outlined in the Land Development Code in Section 3-707.B.

The proposal, as conditioned, is consistent with the general criteria of the Estero Planned Development zoning district as follows:

a. Goals The townhome development as proposed does not include a mix of housing types. However, this proposal is more compatible with the adjacent subdivision to the north and will diversify the available housing types in the general area.

b. Reasonable Standards The applicant will be providing sidewalks and small public use areas to foster walkability in the Village Center.

c. Accessibility Two accessible public use areas are provided, and onsite interconnections and connections with adjoining properties align with the objectives of the Village Center.

d. Streets A minimum level of connectivity is provided. Two gated access points are proposed for this development. Internal streets will be private, and the external sidewalks will be for public use.

e. Street Design The applicant has proposed a sidewalk along Corkscrew Road and Sandy Lane. This will increase walkability and provide connectivity to the two public use areas on the south side of the development.

f. Lots and Blocks Due to the narrow rectangular shape of the developable area and requirements for open space, a standard grid and block layout is not feasible.

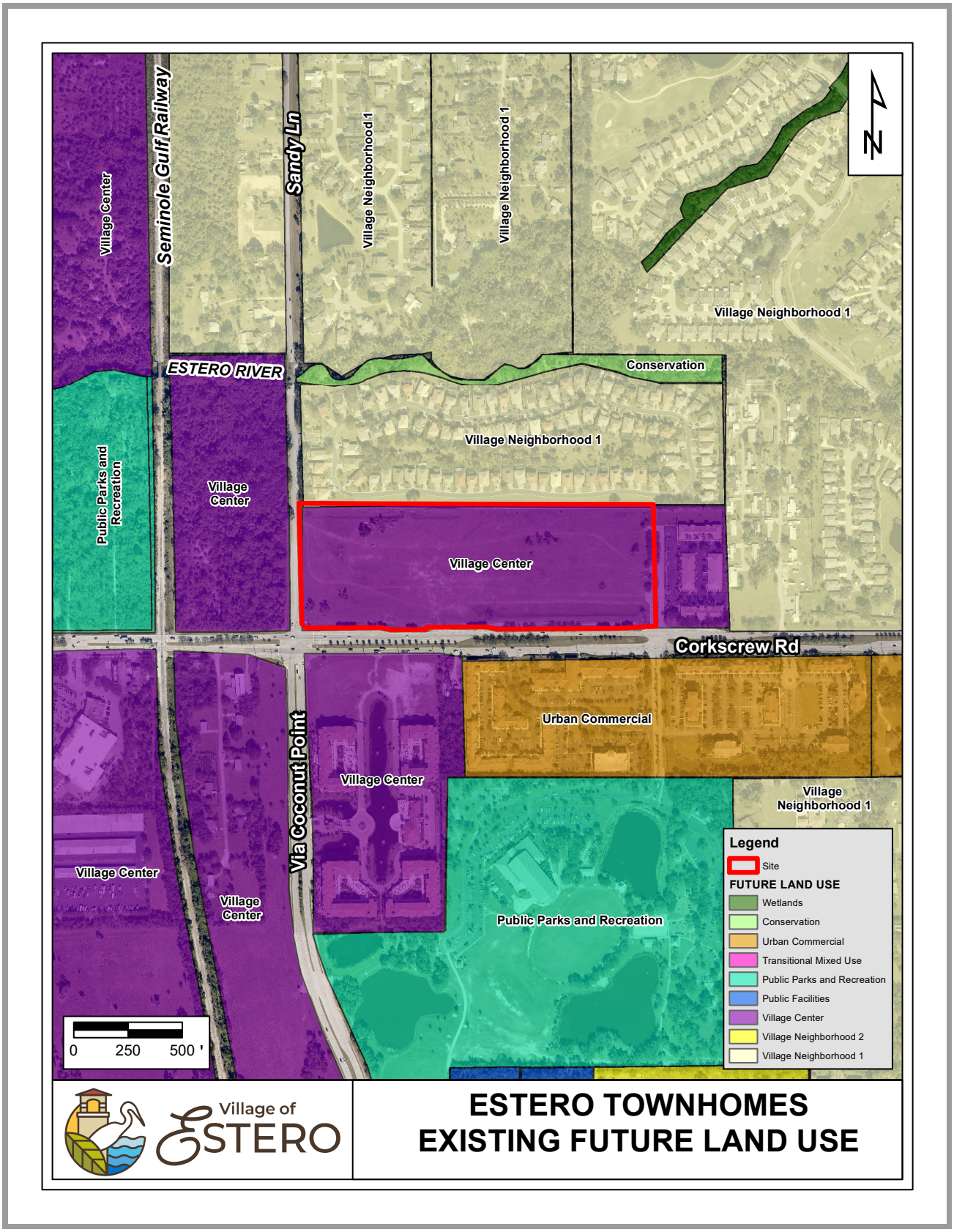
g. The Visual Edge The applicant is proposing a building height reduction from 45 feet under the previously approved zoning, to 35 feet. This height reduction is more compatible with the surrounding residential use to the north. The proposed statement corner public area on the southwest corner of the development and sidewalk along Corkscrew Road also adds to the visual edge.

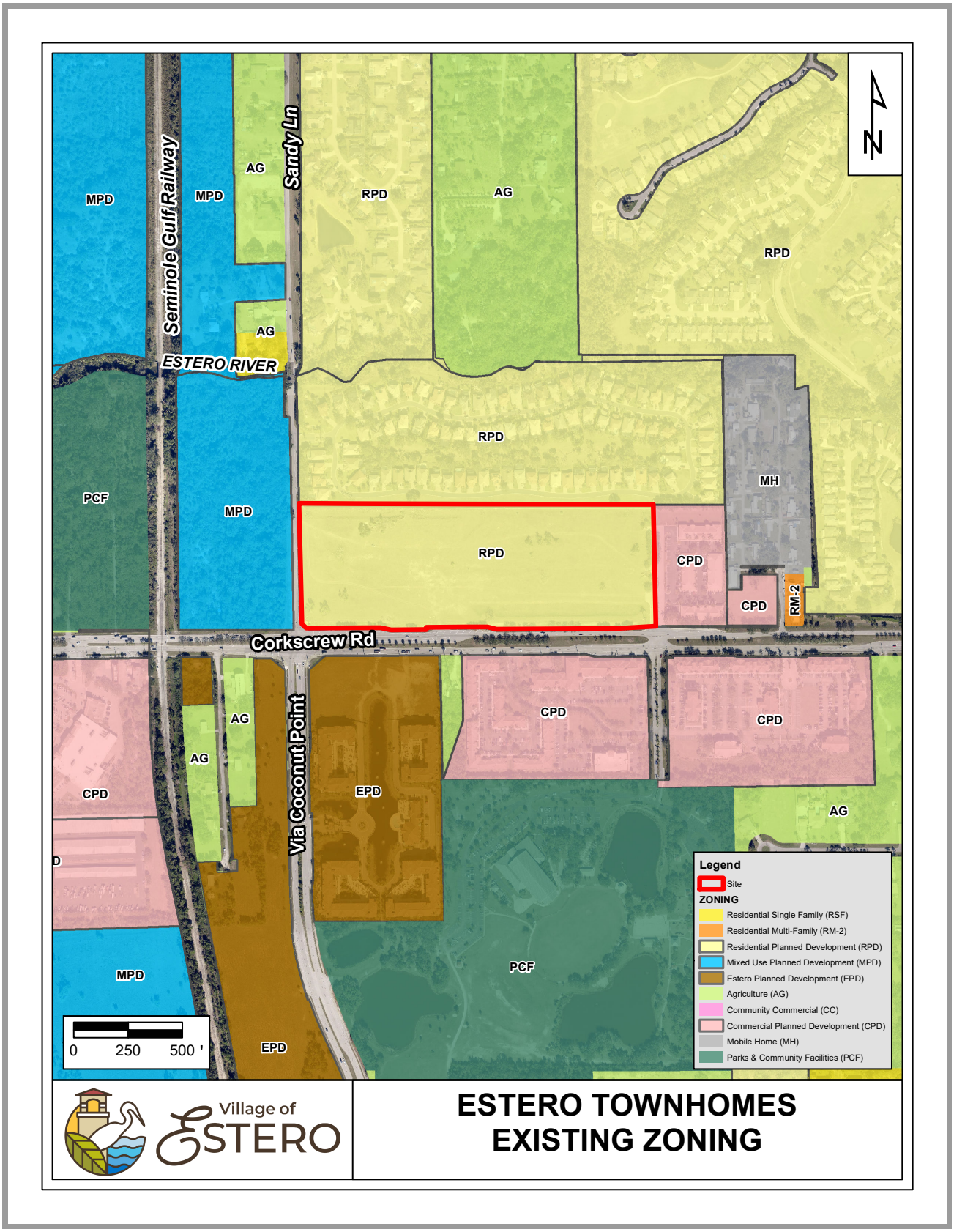
h. Architecture The revised building design is generally consistent with the Village architectural standards.

i. Quality of Buildings The proposed development will be concrete block construction for more sustainability.

ATTACHMENTS

A. Future Land Use Map
B. Zoning Map
C. Zoning Conditions
D. Master Concept Plan dated August 26, 2024
E. Pattern Book dated August 26, 2024
F. Applicant's information


Village Center
Seminole Gulf Railway
Sandy Ln
Village Neighborhood 1
Village Neighborhood 1
Village Neighborhood 1
N
ESTERO RIVER
Conservation
Village Neighborhood 1
Public Parks and Recreation
Village Center
Village Center
Corkscrew Rd
Urban Commercial
Via Coconut Point
Village Center
Village Neighborhood 1
Village Center
Village Center
Public Parks and Recreation
0 250 500 '
Legend
Site
FUTURE LAND USE
Wetlands
Conservation
Urban Commercial
Transitional Mixed Use
Public Parks and Recreation
Public Facilities
Village Center
Village Neighborhood 2
Village Neighborhood 1
Village of ESTERO
ESTERO TOWNHOMES
EXISTING FUTURE LAND USE


N
Seminole Gulf Railway
Sandy Ln
ESTERO RIVER
Corkscrew Rd
Via Coconut Point
MPD
AG
RPD
PCF
CPD
RM-2
MH
EPD
0
250
500 '
Legend
Site
ZONING
Residential Single Family (RSF)
Residential Multi-Family (RM-2)
Residential Planned Development (RPD)
Mixed Use Planned Development (MPD)
Estero Planned Development (EPD)
Agriculture (AG)
Community Commercial (CC)
Commercial Planned Development (CPD)
Mobile Home (MH)
Parks & Community Facilities (PCF)
Village of ESTERO
ESTERO TOWNHOMES
EXISTING ZONING

Estero Townhomes

Zoning Conditions

DCI2024-E003

---

1. Master Concept Plan

   Development of this project must be consistent with the Master Concept Plan (MCP) titled "Estero Townhomes EPD" dated and stamped "Received August 26, 2024" except as modified by the conditions below.

   The lake shown on the Master Concept Plan must be designed to have a sinuous shoreline as required by the Land Development Code, subject to review at time of development order.

2. Development Parameters and Uses

   Development is permitted at a maximum as follows:

   154 Townhouse units

   The Schedule of Uses is attached as Exhibit A.

3. Maximum Building Height and Property Development Regulations

   35 feet (2 stories)

   Property Development Regulations are attached as Exhibit B.

4. No Blasting

   No development blasting is permitted as part of this project.

5. Utilities

   This development must connect to water and sanitary sewer service at time of development order. Underground electric utilities will be provided per the Land Development Code.

6. Pattern Book

   The development must be consistent with the Pattern Book "Estero Townhomes" dated 8.26.2024

7. Public Benefit Areas

   a. The Western Corner Park and Eastern Corner Park, and pathways, as identified on the Master Concept Plan will be designed and constructed by the applicant as shown in the Pattern Book and donated to the Village. The applicant or its successors will maintain the dedicated Western Corner Park and Eastern Corner Park in perpetuity. The donation and easements documents will be subject to the approval of the Village Attorney. Details of the plantings, butterfly garden, seating area, and hardscape will be reviewed as part of the development order.

   b. Construction must commence on both the Western Corner Park and Eastern Corner Park prior to issuance of Certificate of Occupancy for 50% of the units and must be completed prior to issuance of Certificate of Occupancy for the last building.

8. Construction

   Construction of buildings will be of concrete block, not wood frame.

9. Turn Lane

   Developer will remove existing turn lane on Corkscrew Road as part of the development order.

10. Sidewalk and Pedestrian Connections

    a. Applicant will construct the sidewalk paths (6-8’ on Corkscrew Road and 10’ on Sandy Lane) as part of the development order. The connection from Sandy Lane to the intersection of Corkscrew Road will include all necessary road and drainage improvements at applicant’s expense.

    b. Applicant will pay a fee-in-lieu for a pedestrian crosswalk connection from Sandy Lane across Corkscrew Road, as part of the development order.

Exhibits:

Exhibit A	Schedule of Uses
Exhibit B	Property Development Regulations

RVi

RECEIVED
AUG 27 2024
VILLAGE OF ESTERO

ESTERO TOWNHOMES ESTERO PLANNED DEVELOPMENT
SCHEDULE OF USES

REVISED AUGUST 2024

Principal Uses
Dwelling, Townhouse (limited to 154 units)
Park, Village (Public)

Accessory Uses
Clubhouse (as accessory to the residential development)
Community recreation facility (as accessory to the residential development), including pool, clubhouse, sports courts (excluding pickleball), parks, and passive and active recreational facilities
Electric vehicle (EV) level 1 or 2 charging station
Excavation, water retention
Fences, walls
Garages
Home garden
Home occupation
Model homes, model units, model sales center
Parking lot, accessory
Signs, in accordance with LDC Chapter 6
Swimming pools, porches, decks, and similar recreational facilities
Utility, Minor

ESTERO PLANNED DEVELOPMENT
PROPERTY DEVELOPMENT REGULATIONS

Townhomes

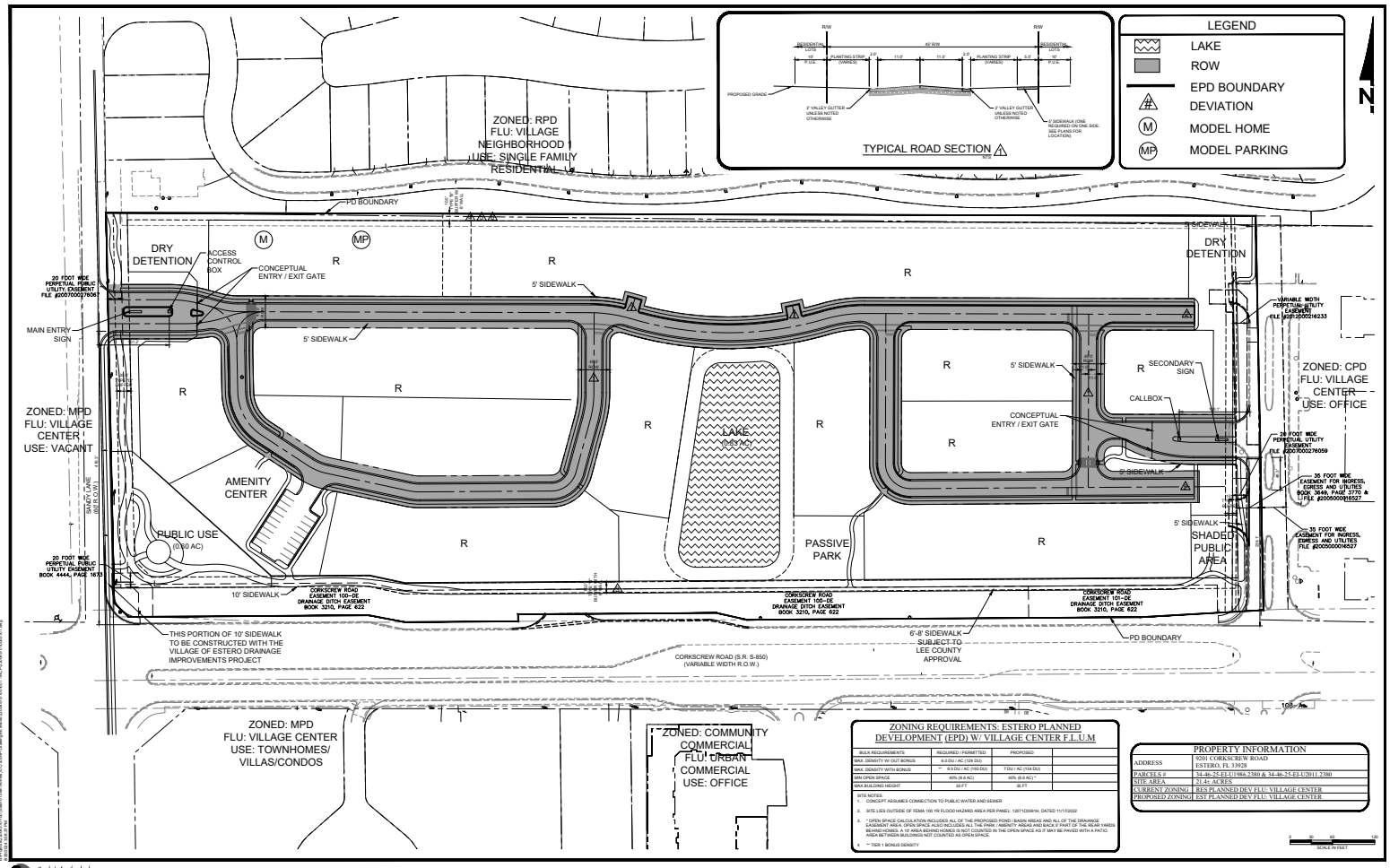
Minimum Lot Area: 1,440 square feet
Minimum Lot Width: 16 feet (interior)/18 feet (exterior)
Minimum Lot Depth: 90 feet
Minimum Building Separation: 0 feet/10 feet where not adjoining
Maximum Lot Coverage: 75%
Maximum Height: 35 feet
Setbacks:
- Street: 15 feet /10 feet for secondary street setbacks on corner lots
- Side: 0 feet/5 feet
- Rear Principal: 10 feet
- Rear Accessory: 5 feet

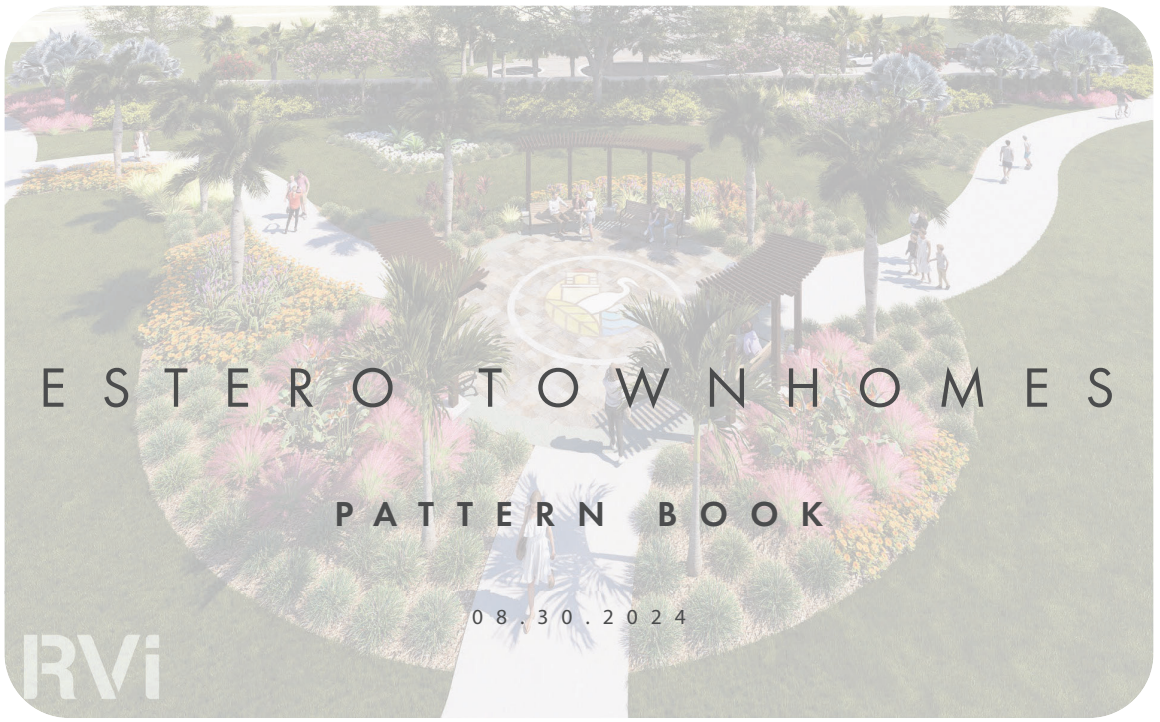
Amenity

Minimum Lot Area: 5,000 square feet
Minimum Lot Width: N/A
Minimum Lot Depth: N/A
Minimum Building Separation: 10 feet
Maximum Lot Coverage: 60%
Maximum Height: 35 feet/2-stories
Setbacks:
- Street: 15 feet
- Side: 5 feet
- Rear Principal: 10 feet
- Rear Accessory: 5 feet

General Development Standards

Waterbody: 25 feet (Principal & Accessory)
Minimum Open Space: 40%


ESTERO TOWNHOMES EPD
MASTER CONCEPT PLAN
26 August 2024
ATWELL
TYPICAL ROAD SECTION
LEGEND
LAKE
ROW
EPD BOUNDARY
DEVIATION
MODEL HOME
MODEL PARKING
ZONED: RPD
FLU: VILLAGE NEIGHBORHOOD I
USE: SINGLE FAMILY RESIDENTIAL
PD BOUNDARY
DRY DETENTION
ACCESS CONTROL BOX
CONCEPTUAL ENTRY / EXIT GATE
MAIN ENTRY SIGN
5' SIDEWALK
ZONED: MPD
FLU: VILLAGE CENTER
USE: VACANT
AMENITY CENTER
PUBLIC USE
(0.60 AC)
LAKE
PASSIVE PARK
SHADED PUBLIC AREA
SECONDARY SIGN
CALLBOX
ZONED: CPD
FLU: VILLAGE CENTER
USE: OFFICE
10' SIDEWALK
CORKSCREW ROAD EASEMENT 100-DE DRAINAGE DITCH EASEMENT BOOK 3210, PAGE 622
THIS PORTION OF 10' SIDEWALK TO BE CONSTRUCTED WITH THE VILLAGE OF ESTERO DRAINAGE IMPROVEMENTS PROJECT
6'-8' SIDEWALK SUBJECT TO LEE COUNTY APPROVAL
CORKSCREW ROAD (S.R. S-850) (VARIABLE WIDTH R.O.W.)
ZONED: MPD
FLU: VILLAGE CENTER
USE: TOWNHOMES/ VILLAS/CONDOS
ZONED: COMMUNITY COMMERCIAL
FLU: URBAN COMMERCIAL
USE: OFFICE
ZONING REQUIREMENTS: ESTERO PLANNED DEVELOPMENT (EPD) W/ VILLAGE CENTER F.L.U.M
PROPERTY INFORMATION
ADDRESS: 9201 CORKSCREW ROAD ESTERO, FL 33928
PARCELS #: 34-46-25-E1/U1986.2380 & 34-46-25-E3-U2017.2380
SITE AREA: 21.4± ACRES
CURRENT ZONING: RES PLANNED DEV FLU: VILLAGE CENTER
PROPOSED ZONING: EST PLANNED DEV FLU: VILLAGE CENTER



FORTUNE WORLD'S MOST ADMIRED COMPANIES 10 YEARS IN A ROW

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ESTERO TOWNHOMES



SITE PLAN IS SCHEMATIC IN NATURE AND SUBJECT TO CHNAGE UPON FINAL APPROVAL

ESTERO TOWNHOMES • **RENDERED MASTER PLAN**

0 120' 240'
SCALE: 1" = 120'

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ESTERO TOWNHOMES



ESTERO TOWNHOME • **CONNECTIVITY PLAN**

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ESTERO TOWNHOME • **PUBLIC BENEFITS PLAN**

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Perspective Views

ESTERO TOWNHOMES • **WEST CORNER PARK ENLARGEMENTS**

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Trees and Palms



Shady Lady Black Olive | Speciemn Live Oak | Slash Pine | Tabebuia Tree | Pink Hibiscus Tree



Bismark Palm | Royal Palm | Sabal Palm | Green Buttonwood | Silver Buttonwood

Shrubs and Groundcovers



Silver Saw Palmetto | Muhly | Firebush | Fakahatchee | Clusia rosea



Crinum Lily | Walter's Viburnum | Yellow Flag Iris | Coontie | Blue Plumbago



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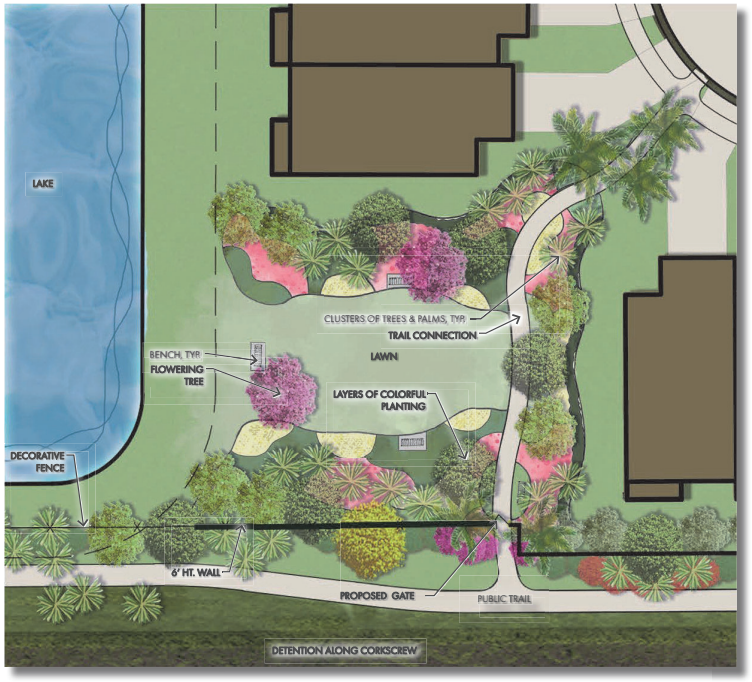
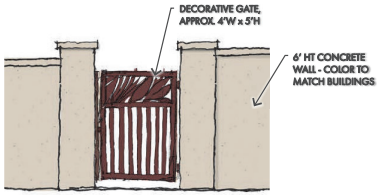
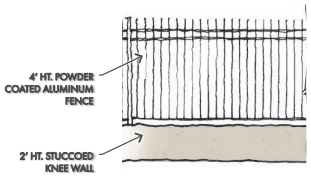




PROPOSED PEDESTRIAN GATE CONCEPT



PROPOSED DECORATIVE FENCE CONCEPT

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ESTERO TOWNHOMES • **CORKSCREW ROAD VISUALIZATION**

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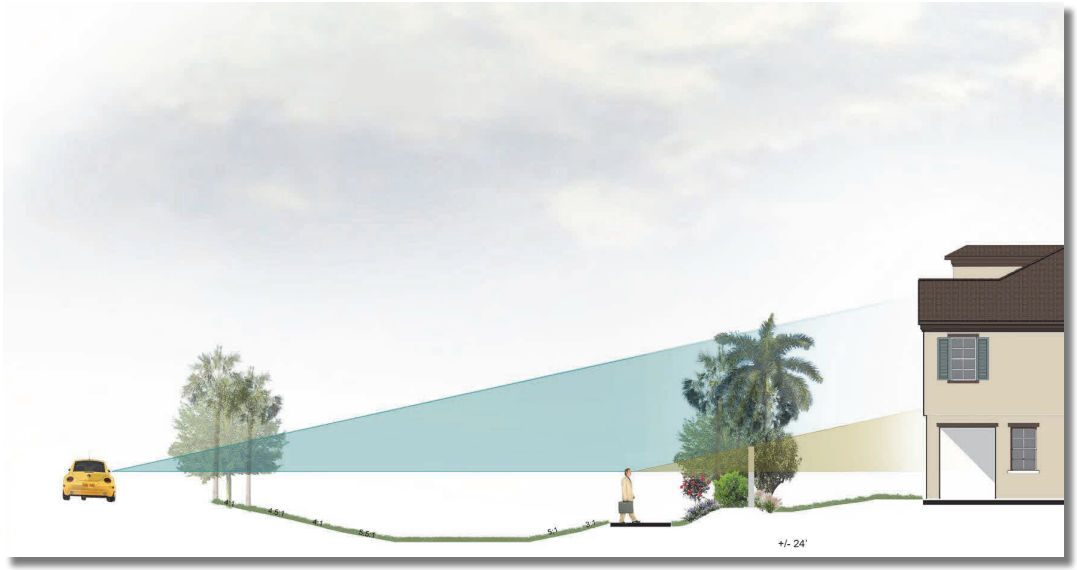

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DECORATIVE ENTRY GATE CONCEPT



ENTRY SIGN CONEPT



PARK BENCH OPTIONS



Concrete Bench



CORNER PARK GAZEBO INSPIRATION

ESTERO TOWNHOME • **COMMUNITY & PARK ELEMENTS**

Note:
Only for graphic representation, specific color/material subject to change.

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Architectural Color Palette

Classic Cream Spanish Colonial

- Classic Cream Spanish Colonial Color Scheme.

- Garage and Entry door will be painted and accent color.

- Brackets and Soffits are painted Sable to look like wood.

Body	Garage Door, and Entry Door
SW 7565 Oyster Bar Location Number: 286-C1 1	SW 6214 Underseas Location Number: 218-C5 3
Trim	**Brackets, Soffits**
SW 7008 Alabaster Location Number: 255-C2 2	SW 6083 Sable Location Number: 198-C7 4



ESTERO TOWNHOMES • **ARCHITECTURAL COLOR PALETTE**

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Plant Material Specifications (per LDC)

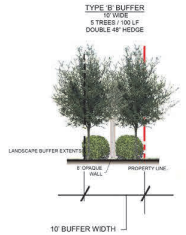
- Code required canopy trees must be a minimum of twelve (12) feet in height, have a two & one-half inch (2-1/2") caliper (at 12 inches above the ground), a five (5') foot spread, and forty-five gallon (45G) or field grown (FG) at the time of installation. Palms may be used to substitute trees within a buffer, but all palms must have a minimum of ten (10) feet of clear trunk at time of planting. All substitutions must adhere to LDC Sec. 5-412.

- Shrubs must be a minimum of 24 inches in height, at time of planting. All shrubs must be a minimum three-gallon container size and be double staggered and spaced 36 inches on center. They must be at least 36 inches in height within 12 months of time of planting and maintained in perpetuity at a height of no less than 36 inches.

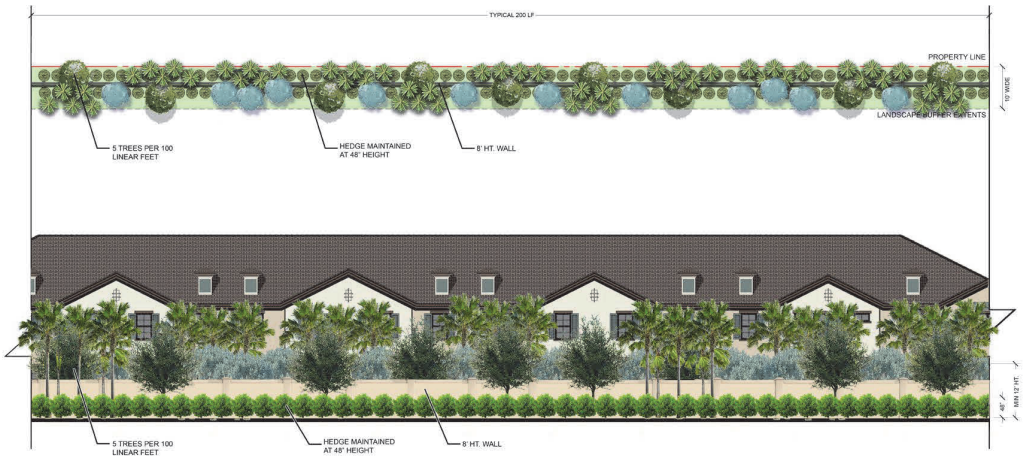
- Required hedges must be planted and maintained so as to form a continuous, unbroken, solid visual screen within a minimum of one year after time of planting.

- Planting proposed on both sides of wall.

- Enhancements: 6 additional canopy trees and 22 additional palms per 100 LF. Palm height to be enahnced to 10'-14' CT.







'A' 10' TYPE 'B' BUFFER - VIEW FROM THE ESTATES AT ESTERO RIVER
SCALE: 1" = 10'-0"

ESTERO TOWNHOMES • **BUFFER PLAN & ELEVATIONS**

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

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PAGE 22

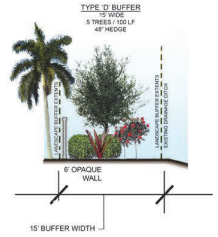
ESTERO TOWNHOMES

Plant Material Specifications (per LDC)

- Code required canopy trees must be a minimum of twelve (12) feet in height, have a two & one-half inch (2-1/2") caliper (at 12 inches above the ground), a five (5') foot spread, and forty-five gallon (45G) or field grown (FG) at the time of installation. Palms may be used to substitute trees within a buffer, but all palms must have a minimum of ten (10) feet of clear trunk at time of planting. All substitutions must adhere to LDC Sec. 5-412.

- Shrubs must be a minimum of 24 inches in height, at time of planting. All shrubs must be a minimum three-gallon container size and be spaced 18 to 36 inches on center. They must be at least 36 inches in height within 12 months of time of planting and maintained in perpetuity at a height of no less than 36 inches.

- Required hedges must be planted and maintained so as to form a continuous, unbroken, solid visual screen within a minimum of one year after time of planting.







'B' **15' TYPE 'D' BUFFER - VIEW FROM SANDY LANE**
SCALE: 1" = 10'-0"

ESTERO TOWNHOMES • **BUFFER PLAN & ELEVATIONS**

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

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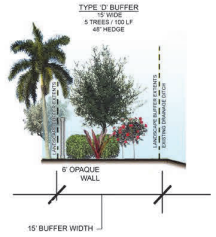
Plant Material Specifications (per LDC)

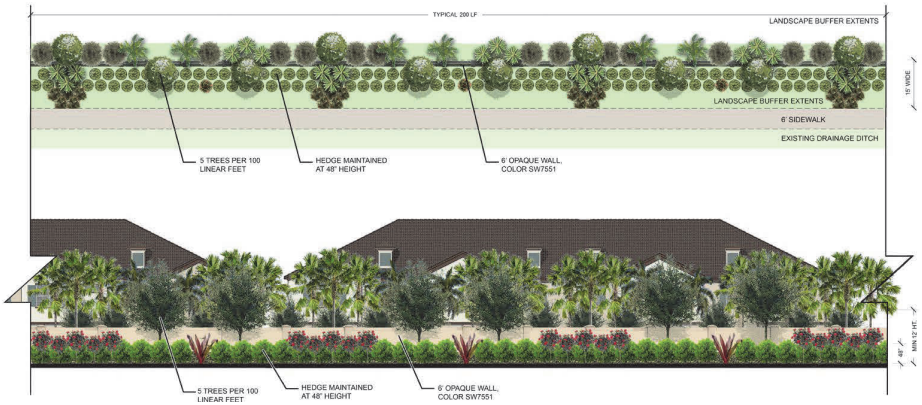
- Code required canopy trees must be a minimum of twelve (12) feet in height, have a two & one-half inch (2-1/2") caliper (at 12 inches above the ground), a five (5') foot spread, and forty-five gallon (45G) or field grown (FG) at the time of installation. Palms may be used to substitute trees within a buffer, but all palms must have a minimum of ten (10) feet of clear trunk at time of planting. All substitutions must adhere to LDC Sec. 5-412.

- Shrubs must be a minimum of 24 inches in height, at time of planting. All shrubs must be a minimum three-gallon container size and be spaced 18 to 36 inches on center. They must be at least 36 inches in height within 12 months of time of planting and maintained in perpetuity at a height of no less than 36 inches.

- Required hedges must be planted and maintained so as to form a continuous, unbroken, solid visual screen within a minimum of one year after time of planting.







'C' **15' TYPE 'D' BUFFER - VIEW FROM CORKSCREW ROAD**
SCALE: 1" = 10'-0"

ESTERO TOWNHOMES • **BUFFER PLAN & ELEVATIONS**

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For illustrative purposes only. Subject to change without notice.

ESTERO TOWNHOMES

Plant Material Specifications (per LDC)

- Code required canopy trees must be a minimum of twelve (12) feet in height, have a two & one-half inch (2-1/2") caliper (at 12 inches above the ground), a five (5') foot spread, and forty-five gallon (45G) or field grown (FG) at the time of installation. Palms may be used to substitute trees within a buffer, but all palms must have a minimum of ten (10) feet of clear trunk at time of planting. All substitutions must adhere to LDC Sec. 5-412.

- Shrubs must be a minimum of 24 inches in height, at time of planting. All shrubs must be a minimum three-gallon container size and be spaced 18 to 36 inches on center. They must be at least 36 inches in height within 12 months of time of planting and maintained in perpetuity at a height of no less than 36 inches.

- Required hedges must be planted and maintained so as to form a continuous, unbroken, solid visual screen within a minimum of one year after time of planting.







'D' **15' TYPE 'B' BUFFER - DESIGN PARC LANE**
SCALE: 1" = 10'-0"

ESTERO TOWNHOMES • **BUFFER PLAN & ELEVATIONS**

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

For illustrative purposes only. Subject to change without notice.

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ESTERO TOWNHOMES



ESTERO TOWNHOMES • **EXISTING TREE LOCATION MAP**

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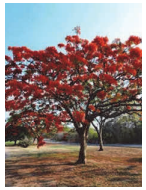
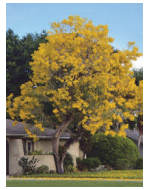
ESTERO TOWNHOMES


Shady Lady Black Olive


Live Oak


Green Buttonwood


Royal Poinciana

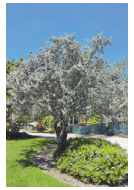

Yellow Tabebuia Tree


Southern Magnolia


Royal Palm


Sabal Palm


Hong Kong Orchid


Silver Buttonwood

Shrubs and Groundcovers


Red Tip Cocoplum


Muhly Grass


Firebush


Fakahatchee


Crinum Lily


Walter's Viburnum


American Beautyberry


Coontie


Clusia rosea


Cordgrass

ESTERO TOWNHOMES • **COMMUNITY PLANT PALETTE**

Proposed Landscape Material

Trees and Palms (90% Native/Drought Tolerant)

Bucida buceras ~ Shady Lady Black Olive

Quercus virginiana ~ Live Oak

Pinus elliottii ~ Slash Pine

Cordia ~ Orange Geiger

Magnolia grandiflora ~ Southern Magnolia

Roystonea regia ~ Royal Palm

Sabal palmetto ~ Sabal Palm

Conocarpus erectus ~ Green Buttonwood

Conocarpus erectus var. sericeus ~ Silver Buttonwood

Shrubs and Groundcovers (90% Native/Drought Tolerant)

Chrysobalanus icaco 'Red Tip' ~ Red Tip Cocoplum

Clusia rosea 'Pitch Apple' ~ Pitch Apple Clusia

Muhlenbergia capillaris ~ Muhly Grass

Hamelia patens ~ Firebush

Tripsacum dactyloides ~ Fakahatchee Grass

Serenoa repens 'Cinerea' ~ Silver Saw Palmetto

Viburnum obovatum ~ Walter's Viburnum

Callicarpa americana ~ American Beautyberry

Zamia pumila ~ Coontie

Psychotria nervosa ~ Wild Coffee

Spartina bakerii ~ Cordgrass

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ESTERO TOWNHOMES EPD
NARRATIVE STATEMENT

REVISED AUGUST 30, 2024

Rezone Request

The Applicant, Toll Southeast LP Company, Inc., is requesting to rezone a 21.4 +/- acre infill site at the northeast corner of Corkscrew Road and Sandy Lane from Residential Planned Development (RPD) to Estero Planned Development (EPD). The proposed EPD will allow for the development of a maximum of 154 townhomes, private recreational amenities, and a public use/benefit area at the southwest corner of the site.

The subject property is located within the Village Center Future Land Use Category and the entire project is proposed as a "Tier 1" residential development. The community will include 154 townhome dwelling types along with private recreational amenities for the residents, including an amenity with pool and a dog park.

Ingress/egress will be dispersed to Sandy Lane and Design Park Lane via gated entry points. Buffers will consist of an enhanced 20' Type D buffer on Sandy Lane; an enhanced 15' wide Type D buffer on Corkscrew Road with a 6' tall wall; an enhanced 15' Type B buffer along Design Parc Lane; and an enhanced 10' wide Type B buffer along the northern property line with an 8' tall wall. Enhancements will largely consist of additional palm clusters dispersed through each buffer to compliment the required canopy trees and hedges.

A large central lake feature will serve as a community amenity in addition to stormwater management, in addition to supplemental dry detention areas. The lake will include two (2) fountains to improve viewsheds and sense of place for the traveling public on Corkscrew Road. The project will include internal 5' wide sidewalks on a minimum of one (1) side of the road; a 5' wide sidewalk on Design Parc Lane; a 6'-10' wide meandering trail along Corkscrew and a 10' wide path along Sandy Lane.

Development History of the Subject Property

The subject property is currently zoned RPD (The Colonnade of Estero CCRC RPD) pursuant to Ordinance No. 2015-21. Zoning for the RPD was approved by the Village of Estero for assisted living, independent living, and continuing care facility with a maximum of 340 beds and a minimum of 7,500 square feet of commercial.

The existing entitlement allows for a greater intensity as far as height, visual massing, and reduced architectural enhancements when compared to the proposed development. The current approval allows for the massing of a singular building to house 340 beds at a maximum height of 45 feet/3 story. In comparison the proposed development will house a maximum of 154 residential units at a maximum height of 35 feet. As identified in the pattern book these units will provide architectural enhancements and articulation of far greater visual quality to adjacent property owners.

Prior to incorporation to the Village of Estero, the property was zoned CPD.

None of these projects were constructed and the property remains an undeveloped infill site with limited partially constructed infrastructure in place.

Since these original zoning approvals were obtained, the Village of Estero established a new vision for highly livable, walkable and urban nodes of development at key locations to provide public amenities, entertainment, employment and residential uses via adoption of their first Comprehensive Plan. The vision also includes a high-quality urban form characterized by enhanced architecture, integration of uses, pedestrian-scale development, and true elements of placemaking to create vibrant public spaces for the enjoyment of all of Estero's residents. The proposed community will achieve the Village's vision for high quality development, while creating housing diversity in the immediate area, as well as public amenities.

Surrounding Development Pattern

The surrounding land use pattern consists of single family residential (Estates at Estero River Subdivision) to the north, Corkscrew Road right-of-way to the south, which is a 4-lane county maintained arterial roadway. Further south of Corkscrew is "Genova", which contains proposed townhomes and twin villas, and developed condominiums to the southwest. To the southeast across Corkscrew is the "Estero Park Commons" which includes doctors' offices and general professional offices. Design Parc Lane abuts the site to the east, followed by "The Galleria" development which contains offices and a place of worship to the east. To the west is Sandy Lane right-of-way followed by a vacant property approved for mixed use development allowing for commercial and residential development to the west.

Table 1: Inventory of Surrounding Lands

	Future Land Use	Zoning	Current Land Use
North	Village Neighborhood 1	RPD	Estates at Estero River Single-family Subdivision
South	Village Center; Urban Commercial	EPD; CPD	ROW (Corkscrew Road); Vacant approved for townhomes & villas; Genova Condominiums; Offices (Estero Park Commons)
East	Transitional Mixed Use	CPD	ROW (Design Parc Lane); Offices; Church
West	Village Center	MPD	ROW (Sandy Lane); Vacant

The infill townhome community provides a dwelling type not readily available in the area, and in close proximity to goods, services and employment as evidenced by the surrounding uses. The proposed twin-villas and townhomes to be fronting the south side of Corkscrew Road within the Geneva EPD the proposed EPD will allow for the appropriate continuation of transitional residential development from multifamily (Genova Condominiums) to single-family (Estates at Estero River). Furthermore, the development proposed appropriate compatible uses in an area where adequate public infrastructure and service exists to support the growth.

Public Infrastructure

As outlined in the enclosed application, the Property is programmed to be serviced by existing public infrastructure that can accommodate the proposed development of 154 townhomes and accessory amenities. Potable water and sanitary sewer services are available to the Property by Lee County Utilities and will be reviewed as part of the Development Order process. The requested development when compared to the previously approved 340 bed Assisted Living Facility is not expected to generate an increase in the number of trips but instead provide a reduction. Traffic impacts will further be evaluated as part of the development order application. There are adequate public facilities and

services in the immediate vicinity of the project to serve the proposed development in terms of fire, EMS, and Sheriff's protection. The site is approximately 700 feet from the Estero Regional Park. Which provides extensive passive and active recreational uses to future residents.

Comprehensive Plan Compliance

The proposed rezoning request is consistent with the following policies of the Village of Estero Comprehensive Plan:

***FLU-1.1.1 FUTURE LAND USE**. Support the unique character and quality of life within the Estero community by managing growth and development and by maintaining and executing comprehensive plan policies, Land Development Code (LDC) regulations, and other planning tools that:*

A. *Implement and maintain high quality development standards for architecture, landscape architecture, hardscaping, site planning, landscaping and buffering, signage, lighting designs and visual appearance of developments, transportation facilities, pedestrian circulation and community amenities including public spaces and parks within mixed use and non-residential developments;*
B. *Promote the use of low impact design, sustainable energy, water, and other environmental features;*
C. *Encourage higher density, compact mixed-use development in designated locations as a means of increasing internal capture and reducing overall vehicle miles travelled;*
D. *Promote targeted industries in appropriate areas of Estero—e.g.: healthcare, arts and culture, technology, and Class A office facilities;*
E. *Encourage the redevelopment of underutilized commercial and residential lands for older properties seeking to comply with current comprehensive plan policies and LDC standards; and*
F. *Facilitate public participation in the land development approval process by having the owner or agent applying for Planned Developments, Rezonings, Variances, Special Exceptions, Plan Amendments, and other amendments and Development Orders, within the Village, participate in a public information meeting pursuant to adopted Village regulations and policies.*

This proposed EDP rezoning significantly improves upon the current RPD zoning approval by providing compatible uses, enhanced connectivity, public space, and better integration/transition of land uses. The development will consist of internal private streets and sidewalks that tie in with the public sidewalks proposed along the perimeter of the development along Sandy Lane and Corkscrew Road. These external sidewalks will tie into the broader planned multi-modal network connecting the development to key Village amenities including the Estero Community Park and public rest and gathering areas proposed to be provided at each southern end of project connecting the new sidewalk along Corkscrew Road. The rezoning will allow an underutilized infill site to be developed with a high-quality townhome development. The development will feature private community amenities as well as a public use area that will be heavily landscaped and feature benches, decorative pavers, a shade structure, and a specimen character tree. The EPD rezoning process requires a public information meeting and other opportunities for public participation are provided at hearings before the Planning Zoning and Design Review Board and the Village Council. A summary of the public information meeting held on December 12, 2023, and implemented changes from said meeting has been provided as part of the application submittal.

FLU-1.2.10 VILLAGE CENTER. *The Village Center area is characterized by primarily undeveloped or underdeveloped land lying near US 41 in the heart of the Village of Estero. The Village Center is intended to improve the quality of life for Estero's residents and visitors by providing a variety of neighborhood and housing types and more diverse economic activity in the heart of Estero. The specific goals of the Village Center include creating: socially vital centers supportive of business both big and small, a central location for a hospital with full range of medical services, neighborhoods and streets that are safe and attractive for walking and bicycling, the preservation of community history, and the protection of the environment, particularly along the Estero River. Urban services are in place or readily expandable to support relatively intense commercial and residential development in the Village Center. The Village Center area has some of the larger undeveloped parcels of land left in the Village in close proximity to Village Neighborhoods, Transitional Mixed-Use areas, major attractions of the County and State parks and Estero River, and major corridors of the CSX Railway, US 41 and Corkscrew Road.*

A. *Uses: Uses in the Village Center include housing, employment, hospital, shopping, office, hotel, recreation, park and civic uses. Public schools, assisted living, public and quasi-public uses are allowed in the Village Center future land use category.*

B. *Development type: Future development in this category is encouraged to be interconnected neighborhoods and mixed-use of low to midrise residential, commercial and mixed use building types in an urban form and including passive and active recreation facilities.*

C. *Density/Intensity: Landowners in the Village Center Area may develop within the standard density range with one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre); however the Village encourages land to be developed or redeveloped with a greater mix of uses and higher densities per a tiered system described further below, with up to a maximum of 27 dwelling units per acre when the highest degree of walkable mixed- use pattern is achieved, subject to the public hearing process. Commercial development must not exceed 2 FAR.*

D. *Implementation: The Village Center is implemented through LDC standards, plans, and incentives that address the community's need for a central civic and economic core that is connected to surrounding residential neighborhoods, commercial areas, the Estero River, the Old Estero area, the Estero Community Park, and other parks and recreational facilities.*

   1. *The Land Development Code establishes the Estero Planned Development Zoning District which contains tiered standards that apply to the Village Center Area and which may include sub-districts which may have specific policies applying therein. Rezoning to the Estero Planned Development Zoning District must be sought to take advantage of the new tiered standards and densities with respect to specific development tracts. The Village's intention is to use this new zoning district whenever increases in density and intensity are requested in the Village Center Area (as "increase in intensity" is defined in this Plan). The Village will coordinate with FDOT in the review of any new "Village Center" land development or redevelopment project to assess potential impacts of density increases on State and SIS transportation facilities, such as US 41 and 1-75.*

   2. *The Land Development Code provisions that implement the Village Center future land use category consider such reasonable guidelines as are necessary in order to foster predictable built results and higher quality public spaces by using physical form (rather than separation of uses) as the organizing principle for achieving such objectives. Such guidelines may consider designating locations where different building form standards apply, the relationship of buildings to the public space, public standards for such elements in the public space as sidewalks, travel lanes, on-street parking, street trees, street furniture, and other aspects of the urban built environment that may be applicable to foster interconnection, social vitality and walkability in the Village Center Area. The Land*

Development Code provisions may also consider other alternative types of reasonable guidelines that may accomplish such goals in a different or complementary manner.

3. *Properties in the Village Center Area which have vested rights under the law may proceed under such vested rights as otherwise provided in the comprehensive plan and Land Development Code, and shall not be required by virtue of this Policy to seek rezoning to the Village Center standards if the property owner seeks no increase in either intensity beyond such vested rights, or in density beyond 10% of vested dwelling units, as such terms "density" and "intensity" are defined in the Definitions section of this Plan.*
4. *The Land Development Code provides standards for four levels of development in the Village Center Area that will contribute to a walkable mixed-use environment in the Village Center Area:*
   a. *Tier 1 provides a minimum network of connecting streets that will allow the general public and residents to move by car, bike, or on foot within and through development tracts.*
   b. *Tier 2 accommodates residential neighborhoods with higher densities and a potential for a greater variety of housing types, as well as mixed-use neighborhoods with higher levels of non-residential uses, and, in each case, greater connectivity than Tier 1.*
   c. *Tier 3 accommodates mixed-use neighborhoods with similar attributes as Tier 2 but with higher levels of non-residential uses as well.*
   d. *Tier 4 allows an entire development tract to be planned as a compact community, as provided in Chapter 32 of the Land Development Code.*

E. *Public Benefits: The Land Development Code provides minimum standards for each tier and describes public benefits that developers may offer to obtain specified density/intensity incentives in each tier. Public benefits shall be calibrated to the needs of each Tier and the particular proposed development plan, and must meet or exceed the goals and objectives of the comprehensive plan; meet or exceed the general land development code criteria for the Village Center; and create significant public benefit appropriate to the tier and the particular development plan.*

Base and maximum residential densities will be set by the Village Council during the planned development rezoning process based on its determination of an application's compliance with this comprehensive plan and the specific standards and requirements for each tier. Increases in base residential densities may be allowed after consideration of incentive offers as provided in the Land Development Code. Densities cannot exceed the top of the following ranges:

1. *Tier 1: Base level is up to 6 dwelling units per acre of Tier 1-only land plus up to 3 additional dwelling units per acre of Tier 1-only land after consideration of accepted incentive offers, for a maximum of 9 dwelling units per acre of Tier 1-only land.*
2. *Tier 2: Base level is up to 10 dwelling units per acre of Tier 2 land plus up to 4 dwelling units per acre of Tier 2 land after consideration of accepted incentive offers, for a maximum of 14 dwelling units per acre of Tier 2 land.*
3. *Tier 3: Base level is up to 15 dwelling units per acre of Tier 3 land plus up to 5 dwelling units per acre of Tier 3 land after consideration of accepted incentive offers, for a maximum of 20 dwelling units per acre of Tier 3 land.*
4. *Tier 4: Base level is up to 21 dwelling units per acre of Tier 4 land plus up to 6 dwelling units per acre of Tier 4 land after consideration of accepted incentive offers, for a maximum of 27 dwelling units per acre of Tier 4 land.*

Additional density above the base level up to the maximum density may be granted through the planned development process based on accepted incentive offers providing specific public benefits, such as enhanced interconnectivity, preservation of indigenous vegetation,

innovative landscaping and street design, offsite improvements, dedication of onsite public spaces, public trails, gathering spaces, river trail easement, river buffer, civic building site, architectural excellence, enhanced parking design (under building parking), or other similar items as specified in more detail in the Land Development Code.

F. *Density Calculation: With respect to these base and maximum residential density calculations:*
   1. *For land in Tier 1-only, densities are calculated based on the definition of "Density" of the comprehensive plan, thus excluding non-residential land in Tier 1.*
   2. *For land in Tiers 2, 3, and 4, densities are calculated based on this definition except that non-residential land is included for these tiers only.*

The subject property is designated as Village Center on the Village of Estero Future Land Use Map and existing urban services are currently in place to support the proposed development. Access to the site will be provided from Sandy Lane, a Village maintained minor collector roadway, and from Design Parc Lane, a privately maintained local roadway. While direct access to Corkscrew Road is possible, the Applicant is not proposing to connect to this arterial roadway. This will result in better traffic flow on Corkscrew via fewer connections, and also enhance privacy to the community. According to the traffic study, even with the closure of this interconnection to Corkscrew, overall trips on Sandy Lane remain "neutral" relative to the existing approved zoning. The Developer will make payment for a future crosswalk connection by the Village of Estero upon the earlier of (i) issuance of the 75th CO for a residential dwelling unit within the project, or (ii) completion of the Sandy Lane/Corkscrew drainage and intersection improvements by Lee County or the Village of the Estero.

The subject property lies within the Lee County Utilities franchise area for central sewer and potable water which has adequate capacity available to serve the proposed residential uses and density. Additional existing community facilities and public services which are currently available include:

Fire Protection:	**The property is within the Estero Fire District. Fire Station 41 is located at 8631 County Road, approximately 0.4 miles away. Fire Station 43 is located at 18743 Corkscrew Road, approximately 0.7 miles away.**
Police Protection:	**A Lee County Sheriff's Substation is located at 8350 Hospital Drive, approximately 2.6 miles away.**
Emergency Medical:	**Medic Station 21 is located at 18743 Corkscrew Road, approximately 0.7 miles away.**
Solid Waste:	**The property is within Lee County Solid Waste Franchise Area 3 and is served by Waste Pro.**

The entire project will be designed as a Tier 1 development and will comply with all applicable design criteria and incentives as outlined in the Land Development Code.

The proposed townhome development will provide a townhome housing type that is lacking in the Village of Estero as a whole, and will also serve as a transition between the commercial areas to the south and east and more traditional single-family residential areas to the north. This townhome housing type is along Sandy Lane and the north side of Corkscrew Road. The surrounding developments to the north and east of the subject property are dominated by single-family housing types with a small area containing mobile homes along Corkscrew Road.

The Tiered Development Plan depicts vehicular and pedestrian connections through the development from Sandy Lane to Design Parc Lane. All internal roadways will have 5' wide sidewalks at minimum along one side of the road. Design Parc Lane connection will provide interconnectivity to the adjacent Galleria office park. A 6-foot sidewalk will front the development along Corkscrew Road interconnecting sidewalks along Design Parc Land and Sandy Lane. As shown on the Illustrative Landscape Plan Exhibit the Applicant canopy trees from this development will create a shaded experience along Corkscrew Road.

Additionally, the development will provide pedestrian interconnectivity to two proposed public use areas via the connecting sidewalk along Corkscrew Road and sidewalks along Sandy Lane. The development will provide enhanced visual drive by experience along Corkscrew Road. The pedestrian experience will be heightened through the provided interactions along Corkscrew Road and shaded and landscaped areas to rest and reflect within the public areas provided on the southwest and southeast corner of the development.

All proposed uses are consistent with those allowed within the Village Center Future Land Use Category. The proposed gross residential density of 7 dwelling units per acre complies with base density allowed in Tier 1 of up to 9 du/ac (191 du/21.4 acres).

FLU-1.11.1 RESIDENTIAL DEVLOPMENT FORM. *New residential development should accommodate the mix and variety of housing types and configurations suitable to meet the needs and desires of current and future residents, with emphasis on safe means for residents to connect by walking or bicycling within neighborhoods and to the larger community.*

The proposed townhouse development provides an alternative housing type that is needed within these areas of the Village of Estero which are dominated by existing single-family homes and a mobile home and condominium development. Furthermore, internal interconnectivity and external connectivity is provided through sidewalks to sidewalk along Corkscrew Road and Sandy Lane.

FLU-1.11.2 RESIDENTIAL DEVELOPMENT STANDARDS. *Support and enhance Estero's residential character by ensuring that development proposals address how they:*

A. Are compatible with adjacent uses, public facilities, and infrastructure systems;
B. Impact surrounding environmental and natural resources, with specific controls to ensure preserved areas that are designated preserve through the development permitting process are not encroached upon and are only able to be altered or changed upon approval of amendments or modifications to applicable development orders and permits;
C. Access, where applicable, nearby parks, public spaces, recreational facilities, greenways, blueways, and natural open spaces;
D. Connect to adjacent residential developments, mixed-use centers, economic areas, public facilities, natural resources, and other community facilities; and
E. Contribute 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 townhome development is compatible with the adjacent single-family use, and office uses. The height has been reduced from the current PD approval of 45 feet to 35 feet for further compatibility with the neighborhood. The development will be adequately serviced by existing public facilities and public infrastructure in place. The development provides internal connectivity to adjacent sidewalks and sidewalks fronting Design Parc

Lane, Sandy Lane, and Corkscrew Road allowing for access to the proposed public use areas from the multiple modes. Access controlled pedestrian points will be provided should the development be gated as identified in the MCP. Furthermore, the development is across the street of the Estero Community Park and office parks which offer various recreation opportunities, professional and medical services, and employment opportunities for residents of the development. The development will feature high-quality Toll Brother townhomes with a private amenity center. As can be seen from the MCP the project will feature a lake adjacent to the amenity center and public use area providing an expansive scenic lake view for the residents of this development and the public. As can be seen from the submitted Pattern Book the buffering and landscaping visible from adjacent properties and interior to the site shall be designed in character with the community aesthetic.

TRA-1.2.4 *During the review of comprehensive plan amendments, rezonings, zoning amendments, and development order applications, applicants must provide an evaluation addressing potential for addition of new interconnections between communities, creation of pedestrian and vehicular interconnection, and addition of new connections to the surrounding road network.*

The proposed project will continue to provide pedestrian and vehicular access to Design Parc Lane through a safe interconnection to the property to the east. The development of the internal pedestrian system will connect to the sidewalks along Corkscrew Road and Sandy Lane.

HOU-1.1.3 *New development must be compatible with existing residential uses.*

HOU-1.1.4 *Protect residential neighborhoods from encroachment and detrimental impacts from other more intensive land uses and continue to enforce existing regulations that provide buffering from more intensive uses.*

The project has been designed to promote compatibility with the existing residential uses to the north protecting them from encroachment or detrimental impacts from the existing entitlements; in addition to compatibility of the proposed use. The development will provide a 6-foot-tall wall to the along the northern property line. The proposed wall will provide enhanced screening in addition to the required Type B buffer along the northern property line.

The private amenity areas for the development are located a distance away from the northern property line with the basin area and the development's entry road being in between the northern residential development and the proposed amenity center. The residential neighborhood is also buffered from the proposed public use area along the southwest corner of the site by a lake and the proposed development.

INF-1.3.1 *No building permit will be issued unless potable water supply will be available to meet current and projected growth demands, or surety is given that it will be available prior to occupancy.*

The subject property is within the Lee County Utilities water franchise. Capacity is available to provide service to the proposed development per the letter provided herein.

INF-1.4.5 *No development order for new development, or change in use or intensity in an approved development order, will be issued unless sanitary sewer service is available at the minimum acceptable level of service within 1/4 mile of the development, or surety is given that it will be installed prior to occupancy.*

INF-1.5.4 *No development order for new development will be issued unless potable water service, at the minimum acceptable level of service, is available at the property line, or surety is given that it will be installed prior to occupancy.*

The subject property is within the Lee County Utilities water franchise. Capacity is available to provide service to the proposed development per the letter provided herein.

REC-1.6.1 *Encourage the incorporation of pocket parks, linear parks, neighborhood parks and/or open space in the design of all new developments. Open space can be provided for spaciousness along streets, in private common areas, and in public areas.*

The proposed development will include a 1.5 acres of public use areasalong the frontage of Corkscrew Road and Sandy Lane. A public area with a shaded structure has also been proposed along the southeast corner of the development along the frontage of Design Parc Lane and Corkscrew Road.

Compliance with the EPD Standards of the Land Development Code

The Land Development Code (LDC) requires that any rezoning or zoning amendment within the Village Center Area shall be to either Compact Community Planned Development (CCPD) or Estero Planned Development (EPD). The proposed rezoning request includes a Tiered Development Plan depicting a Tier 1 residential project that will comply with the following requirements for EPD zoning district established pursuant to Section 3-707 of the Estero Land Development Code:

Density: The proposed gross residential density is 7 dwelling units per acre. Tier 1 developments permit a maximum base density of up to 6 dwelling units per acre and a maximum density of 9 dwelling units per acres with incentive offers providing public benefits. Thus, the EPD is below the maximum allowable density.

Building Height: The proposed maximum building height is 35 feet. Tier 1 developments permit a maximum height of 45 feet.

Pattern Books: A Pattern Book illustrating the anticipated visual character of the proposed development is included as part of the EPD rezoning application. The Pattern Book meets the standards outlined in LDC Section 3-707.G.1.

Accessibility: The site has been designed to maximize pedestrian and bicycle accessibility to the proposed public space on the site over vehicularly oriented accessibility. The location a shaded public area along the northwest intersection of Design Parc Lane and Corkscrew Road and a public use area along the northeast interconnection of Sandy Land and Corkscrew Road provided for greater capture of more Village residents along Sandy Lane and the north side of Corkscrew Road. Pedestrian connections from the development to proposed sidewalks along Sandy Lane and Corkscrew Road will be provided within the subject property but outside of the development. Ownership and maintenance responsibility for these sidewalks shall be taken over by the Village of Estero once the developer has built the sidewalks.

Streets: The project provides a network of Type C connecting streets. Proposed private streets are depicted on the Master Concept Plan. Allowing the road to be public or semi-public through a residential community would not provide any benefit to the public but would only serve to increase safety concerns within the development. During our meeting with the Galleria Condominium Association concerns where brought up regarding the amount of traffic traversing Design Parc Lane from this development. The discussion included if the entrance along Design Parc Lane would be limited to residents and a request for this to be so. If the internal road to the development were to be proposed as a semi-public (Type B) or public road (Type A) then the Galleria's concerns regarding increased traffic to Design Parc Lane would not be addressed. The Applicant is providing a public sidewalk that is traversing within the subject property along Sandy Lane and Corkscrew Road to provide an appropriate level of multi-modal access through the property without negatively impacting compatibility both internally and externally.

Surface Water Management: Proposed surface water management facilities consist of lakes and basin areas providing dry detention. These facilities are located along the perimeter of the site to minimize impacts on connectivity and walkability.

Access Control: The proposed development is intended to be gated. The MCP delineates areas where access will be controlled by a wall, and gates. The distance from connecting streets of entry gates and areas where limited pedestrian access will be provided has also been provided and meets the LDC requirements for stacking. The distinction of "Private" vs "Public" interconnectivity is further identified within the pattern book, interconnectivity plan.

The gated entry will ensure security is maintained for future residents of this development and the existing residents to the north, therefore this development is intended to be gated.

The acreage outside of the intended gated residential townhome development connections to sidewalks within the subject property boundary and along Corkscrew Road and sidewalks along Sandy Lane and Design Parc, 1.5-acres of public use areas and a meandering trail system.

Abutting Arterial or Collector Roads: No access points are proposed along Corkscrew Road, an arterial roadway and one access point is proposed along Sandy Lane, a collector roadway. The distance from adjacent access points and abutting arterial and collector roads have been identified in the MCP.

Tier 1 Incentive Offers:

- **Public civic spaces** (Tier 1 Med.-High Value) The development provides two public space areas. One public space is proposed on the southeast corner containing a shaded structure as conceptually identified within the Pattern book. First being 1.5 acres of amenitized public use areas located in the southern portion of the site. The proposed public areasare envisioned to serve as a place making area for this intersection. The proposed development provides pedestrian connectivity to the proposed sidewalk along Corkscrew Road and the sidewalk proposed along Sandy Lane. The Pattern Book provides a better illustration of what is being proposed for this this public use area which will feature a path with lush landscaping, benches, and a specimen character tree. The intent is to convey this public area to the Village of Estero once built.

Compliance with the Decision Making Guidelines

The rezoning to EPD meets the following criteria established as a basis for granting a rezoning pursuant to Section 2-501.C.2.A. of the Village of Estero Land Development Code:

- The request is consistent with and furthers the goals, objectives, and policies of the comprehensive plan as enumerated above and all other applicable Village adopted plans.
- The request is not in conflict with any portion of the LDC. The requested deviations improve the quality of the proposed development; promote the intent of the Code to protect the health, safety and general welfare of the public; contribute to compatibility with surrounding property and cause no undue burdens on essential public facilities.
- The request addresses a demonstrated community need for a townhome/multifamily type development at this location. Furthermore, the proposed development serves as a transitional development from the Genova Condominiums, the Estero Park Commons across Corkscrew Road and the Estates at Estero River subdivision. Furthermore, the development will provide a park located at the intersection of Sandy Lane and Corkscrew Road. Pedestrian and bicycle access for residents along Sandy Lane and along the north side of Corkscrew Road will be

directly provided via proposed sidewalks. The park will serve the neighborhood's need for additional accessible open space of a different variety and scale than the Estero Community Park.

- The request is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.
- The request will result in a logical and orderly development pattern.
- The request will not adversely affect the property values in the area.
- The request will result in development that is adequately served by public facilities (roads, potable water, wastewater, solid waste, storm water, schools, parks, police, and fire and emergency medical facilities.
- The request 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, environmentally critical areas, and the natural functioning of the environment.
- The proposed development will be a reduction to the visual and traffic impacts that would accompany the development of the property as currently approved for an assisted living facility. The proposed development proposes a reduction in height, building massing, higher quality architectural design and reduced traffic impacts. As identified in the submitted TIS the proposed will decrease the traffic impacts of the development by approximately 28% in the AM peak hour and by approximately 33% in the PM peak hour from what is currently approved.

Summary

Based on the documentation provided above, the EPD rezoning request is consistent with the Comprehensive Plan, complies with the Land Development Code and meets the required criteria established as a basis for granting a rezoning. The proposed uses are compatible with the uses and residential densities permitted in the Village Center Area and will not adversely impact environmentally critical areas or natural resources. The proposed density and residential type provide an appropriate transition from single family, to townhomes, to commercial and multifamily across Corkscrew Road. The development will provide a public benefit along Corkscrew Road featuring two public areas along the southeastern and southwestern corner of the development. Furthermore, the area has the necessary infrastructure and public facilities available to support the proposed development. Given these factors, the requested zoning change from RPD to EPD is appropriate at this location.

Traffic Impact Statement

Estero Townhomes – Rezone

Village of Estero, Lee County
1/25/2024

Prepared for:

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Statement of Certification

I certify that this Traffic Impact Statement has been prepared by me or under my immediate supervision and that I have experience and training in the field of Traffic and Transportation Engineering.

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Project Description

The Estero Townhomes project is a proposed residential development located north of Corkscrew Road (County Road 850) and east of Sandy Lane, in Village of Estero, Lee County, Florida.

For location and layout of the project refer to **Figure 1 – Project Location Map**, which follows, and **Appendix A: Project Master Site Plan**.

Figure 1 – Project Location Map

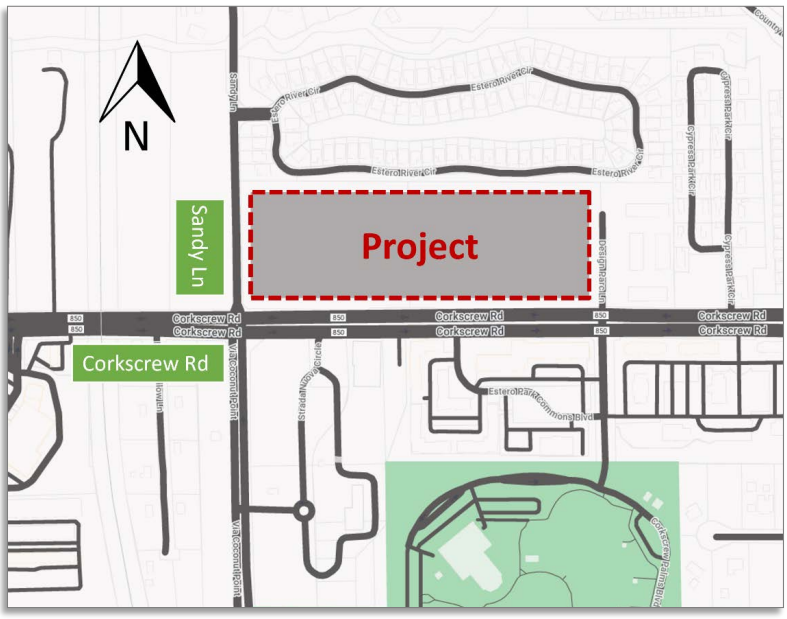

N
Sandy Ln
Project
Corkscrew Rd
Corkscrew Rd
Corkscrew Rd

Table 1
Development Program

Development	Land Use	ITE Land Use Code	Size
Approved Zoning	Assisted Living	#254 – Assisted Living	340 beds[(1)]
	Medical Office	#720 – Medical-Dental Office Building	15,000 square feet
Proposed Zoning	Multifamily	#220 – Multifamily Housing (Low-Rise)	171 dwelling units

Note(s): (1) Per Ordinance 2015-21, Section 2.1, "so long as the density does not exceed 128 standard dwelling units".

For the purposes of this report, the study horizon year is the first full peak season when the development is expected to be built-out and generating traffic. The project build-out year is 2028. In order to account for peak season traffic conditions, the future traffic conditions with project reflect the build-out year plus one year (planning horizon year 2029).

A methodology memorandum was transmitted via email to the Village of Estero Transportation Planning staff on October 20, 2023, as depicted in **Appendix B: Initial Meeting Checklist (Methodology).**

As illustrated in the proposed Master Site Plan, the project access connection to the surrounding roadway network consists of one full movement access on Sandy Lane and one full movement access on Design Parc Lane.

Trip Generation

The software program Online Traffic Impact Study Software (OTISS) is used to create the trip generation for the project. The ITE rates or equations are used for the trip generation calculations, as applicable. Detailed calculations can be found in **Appendix C: ITE Trip Generation Calculations**.

The internal capture accounts for a reduction in external traffic because of the interaction between the multiple land uses in a site. The pass-by trips account for traffic that is already on the external roadway network and stops at the project on the way to a primary trip destination. No internal capture or pass-by traffic reductions are considered in this report.

Approved Zoning

Table 2A outlines the anticipated weekday trip generation of the development as currently approved.

In agreement with the requirements illustrated in the approved Ordinance 2015-21, **Appendix C** provides a trip generation comparison between the allowed Assisted Living intensity (340 beds) and the traffic generated by the 128 standard dwelling units. Traffic generated by the Assisted Living use does not exceed the traffic generated by 128 standard dwelling units.

Table 2A
Approved Zoning – Trip Generation – Average Weekday

Development	Size	24 Hour Two-Way Volume	AM Peak Hour			PM Peak Hour		
			Enter	Exit	Total	Enter	Exit	Total
Assisted Living	340 beds	884	37	24	61	32	50	82
Medical-Dental Office Building	15,000 square feet	537	35	9	44	17	41	58
Total Traffic		1,421	72	33	105	49	91	140

Proposed Zoning

The estimated weekday trip generation associated with the subject development as currently proposed is depicted in **Table 2B**.

Table 2B
Proposed Zoning – Trip Generation – Average Weekday (1)

Development	Size	24 Hour Two-Way Volume	AM Peak Hour			PM Peak Hour		
			Enter	Exit	Total	Enter	Exit	Total
Multifamily Housing (Low-Rise)	171 dwelling units	1,171	18	58	76	**59**	35	94

Note(s): (1) Project peak hour, peak season, peak direction traffic is **underlined** and **bold**.

Proposed Zoning versus Approved Zoning

Table 2C illustrates the trip generation comparison of the proposed uses to the trip generation of the approved uses (**Table 2B** versus **Table 2A**).

Table 2C
Proposed Zoning vs Approved Zoning – Trip Generation – Average Weekday (1)

Development	24 Hour Two-Way Volume	AM Peak Hour			PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total
Proposed Zoning	1,171	18	58	76	59	35	94
Approved Zoning	1,421	72	33	105	49	91	140
	-250	**-54**	**25**	**-29**	**10**	**-56**	**-46**

Note(s): (1) Negative numbers represent a decrease in Trip Generation.

Based on the data illustrated in **Table 2C**, the requested zoning **will decrease the traffic impacts** of the development by approximately 28% in the AM peak hour and by approximately 33% in the PM peak hour from what is currently approved.

Concurrency Level of Service and Site Access Operations

The proposed project is expected to add less than 300 peak hour vehicle trips to the adjacent road system (**Table 2B**).

The concurrency Level of Service (LOS) evaluation for the impacted roadway network is based on the project weekday AM and PM peak hour, peak direction net external traffic. Consistent with the traffic data illustrated in **Table 2B**, the estimated PM peak hour, peak direction project trips (PM Enter trips) are more intensive than the AM peak hour, peak direction project trips, and are conservatively utilized for LOS impact determinations.

The site access operational evaluation reflects the project weekday AM and PM peak hour external traffic (**Table 2B**).

Trip Distribution and Assignment

The traffic generated by the development is assigned to the adjacent road network based on the knowledge of the area and utilizing the Florida Standard Urban Transportation Model Structure (FSUTMS) modeling program. A proposed distribution pattern was produced by placing the proposed development in one new centroid connected to the Florida Department of Transportation (FDOT) District One Regional Planning Model (D1RPM) at the project location and modeled with the year 2045 background traffic. For details, see **Appendix D: Project Traffic Distribution – D1RPM Run**.

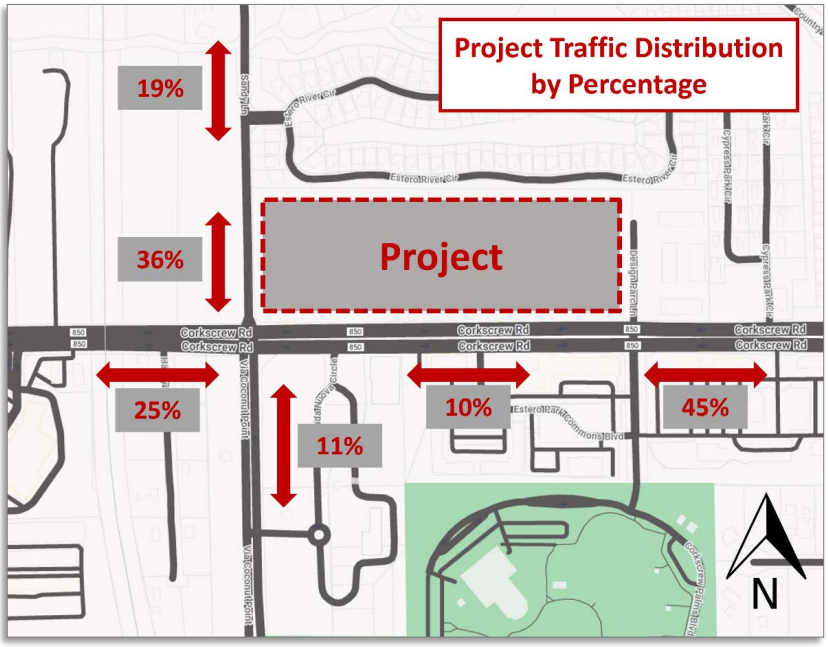
Based on the above considerations and engineering judgement, **Table 3** and **Figure 2** depict the project peak hour, peak direction traffic volumes as a percentage of the total net external project traffic (**Table 2B**).

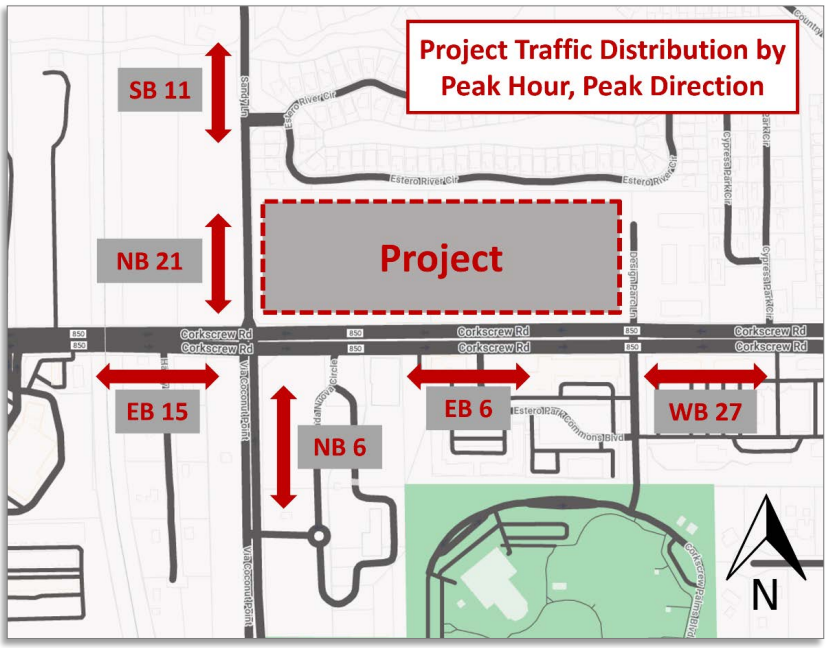
Table 3
Project Traffic Distribution – Peak Hour, Peak Direction [(1)]

Roadway	Roadway Segment Location	Distribution of Project Traffic	Peak Hour, Peak Direction Project Volume[(1)]
Sandy Ln [(2)]	Broadway Ave E to Project	19%	11
Sandy Ln [(2)]	Project to Corkscrew Rd	36%	21
Via Coconut Point [(2)]	South of Corkscrew Rd	11%	6
Corkscrew Rd [(3)]	West of Via Coconut Point	25%	15
Corkscrew Rd [(3)]	Via Coconut Point to Design Parc Ln	10%	6
Corkscrew Rd [(3)]	East of Design Parc Ln	45%	27

Note(s): (1) Refer to **Table 2B**;
(2) Village of Estero monitored roadway;
(3) Lee County monitored roadway.

Figure 2 – Project Traffic Distribution – Peak Hour, Peak Direction





Background Traffic

Roadway Functional Classification

The functional classification of the impacted roadways is depicted in the Village Comprehensive Plan – Map TR-1 Roadway Classification Map.

Corkscrew Road – County Maintained Arterial

Sandy Lane – Village Maintained Minor Collector

Via Coconut Point – Village Maintained Major Collector

Design Parc Lane – Privately Maintained Local Road

Village and Lee County Transportation LOS Standards

Village of Estero

Based upon the LOS standards set forth in the Village of Estero Comprehensive Plan – Policy TRA – 1.8.1, a concurrency LOS analysis is required to be submitted demonstrating the LOS of the nearest arterial or collector streets to which the proposed project will discharge its traffic. As established by the state of Florida and Lee County, the minimum acceptable motorized vehicle LOS standards within the Village limits are as follows:

- LOS D – for I-75
- LOS E for arterials and collectors.
- Local roads will be maintained in good order and repair.

The minimum acceptable LOS standard is determined based on the peak season, peak hour, peak direction traffic flow which is defined as the 100th highest volume hour of the year in the predominant direction of traffic flow. It is noted that the 100th highest volume hour approximates the typical peak hour during the peak season.

Lee County

Transportation LOS standards are found in The Lee Plan Policy 95.1.3 which states that LOS "E" is the standard LOS for principal and minor arterials, and major collectors on county maintained transportation facilities. Level of service standards for the State Highway System during peak travel hours are "D" in urbanized areas and "C" outside urbanized areas.

Due to scenic, historic, environmental, aesthetic, and right-of-way characteristics and considerations, Lee County has determined that certain roadway segments will not be widened. Therefore, reduced peak hour levels of service will be accepted on those constrained roads within unincorporated Lee County as a trade-off for the preservation of the scenic, historic, environmental, and aesthetic character of the community.

Transportation network LOS standards are further detailed in the most current adopted 2022 Lee County Public Facilities Level of Service and Concurrency Report ("Concurrency Report"). The inventory

contained in this report measures the LOS standard based on the 100th highest volume hour of the year in the predominant direction of traffic flow.

Future Growth Rates Determination

Historic growth rates are estimated for the segments of the roadway network in the study area using a general guidance of a minimum 2% growth rate, or historical growth rates from available traffic counts. Based on acceptable standard practice, calculated growth rates are capped to a maximum rate of 4%.

Sandy Lane/ Via Coconut Point

An Average Daily Traffic (ADT) growth trend summary of the 24-hour traffic counts from the year 2019 to the year 2023 for the Count Station #9 (Sandy Lane/Via Coconut Point – Broadway Avenue East to Williams Road) is illustrated in the Village of Estero 2023 Traffic Count Report , Table 2.16. The annual growth rate at this location is 1.5%. Refer to **Appendix E: Village 2023 Traffic Count Report (Excerpts)**. As such, a 2.0% growth rate is selected for calculating the future background traffic for the analyzed segments located on Sandy Lane and Via Coconut Point.

Corkscrew Road

Traffic information has been gathered for the analyzed roadway segments from the Lee County 2022 Traffic Count Report Refer to **Appendix F: Lee County 2022 Traffic Count Report (Excerpt)**.

For the analyzed segments along Corkscrew Road, the calculated growth rate for the period 2015 (AADT 16,600) through 2021 (AADT 20,800) is 4.2%. As such, a 4.0% growth rate is selected for calculating the future background traffic for the impacted roadway links along Corkscrew Road.

Background Traffic Determination – Village and Lee County Traffic Data

For the purposes of this report, the surrounding roadway network is analyzed under 2029 traffic conditions.

Current traffic information has been gathered for the analyzed roadway segments from the Village 2023 Traffic Count Report (**Appendix E**) and the Lee County 2022 Public Facilities Level of Service and Concurrency Report (**Appendix G**).

Existing Level of Service (LOS) determination – The 100th highest-hour traffic volume in the peak direction is compared to the maximum peak direction service volume at the adopted LOS standard. If traffic volume exceeds the maximum service volume at the adopted LOS standard, then the road segment is considered an existing transportation deficiency. Road segments with a constrained designation are noted in the inventory. Peak-hour LOS "F" is accepted on constrained road segments.

In agreement with Florida Statutes, the developer is not responsible to address transportation deficiencies which occur regardless of the project's traffic. The improvement necessary to correct the transportation deficiency is the funding responsibility of the entity that has maintenance responsibility for the facility.

Per Florida Statutes, the term transportation deficiency means a facility or facilities on which the adopted LOS standard is exceeded by the existing, committed, and vested trips, plus additional projected background trips from any source other than the development project under review, and trips that are forecast by established traffic standards, including traffic modeling.

As illustrated in the 2022 Lee County Concurrency Report, the "Existing" LOS determination for the roadway network reflects the year 2021 traffic conditions. The 2021 base year traffic volumes are factored by the appropriate annual growth rate in order to determine the background 100th highest hour traffic volumes for the year 2029.

The Village 2023 Traffic Count Report reflect the year 2023 traffic conditions for the Village maintained roadways. The Village Count Station #9 is utilized for current traffic volumes on Sandy Lane and Via Coconut Point.

The traffic service volumes for the analyzed roadway segments are in agreement with the data published in the Lee County 2015 Link Specific Service Volumes on Arterials and Collectors. Refer to **Appendix H: Lee County Link Specific Service Volumes**.

Table 4 illustrates the projected 2029 background traffic (without project) and the Level of Service for the roadway links within the study area.

Table 4
Background Traffic without Project – Village and Lee County Traffic Data

Roadway	Roadway Segment Location	Existing Backgr. Traffic Volume - LOS(1)	Traffic Annual Growth Rate	Growth Factor(2)	2029 Backgr. Traffic Volume - LOS(3)
Sandy Ln	Broadway Ave E to Project	Year 2023; 468–C	2.0%	1.1262	527-C
Sandy Ln	Project to Corkscrew Rd	Year 2023; 468–C	2.0%	1.1262	527-C
Via Coconut Point	South of Corkscrew Rd	Year 2023; 468–C	2.0%	1.1262	527-C
Corkscrew Rd	West of Via Coconut Point	Year 2021; 1,047–C	4.0%	1.3686	1,433–C
Corkscrew Rd	Via Coconut Point to Design Parc Ln	Year 2021; 1,047–C	4.0%	1.3686	1,433–C
Corkscrew Rd	East of Design Parc Ln	Year 2021; 1,047–C	4.0%	1.3686	1,433–C

Note(s): LOS = Level of Service; Backgr. = Background.
(1) 100th highest hour traffic volumes; Refer to **Appendix E** and **Appendix G**; LOS – refer to **Appendix H;**
(2) Growth Factor = $(1 + \text{Annual Growth Rate})^{N}$; N = 6 for Sandy Ln and Via Coconut Point; N = 8 for Corkscrew Rd.
(3) 2029 Projected Volume = Current Volume x Growth Factor; LOS – refer to **Appendix H**.

Based on the traffic data illustrated in **Table 4**, the analyzed roadway segments are projected to operate with acceptable LOS "C" or better under 2029 background traffic conditions.

Existing and Future Roadway Network

The adopted level of service performance standard for the analyzed roadway network is extracted from the Lee County 2015 Link Specific Service Volumes on Arterials and Collectors (**Appendix H**).

Roadway improvements that are currently under construction or are scheduled to be constructed within the five years of the current Capital Improvement Program (CIP) are considered to be committed

improvements for the purposes of this study. As no capacity improvements were identified for the evaluated roadway segments, no changes to the study network are anticipated in the year 2029.

Table 5 illustrates current and future 2029 roadway conditions, as well as the adopted Standard LOS.

Table 5
Existing and Future Roadway Conditions

Roadway	Roadway Segment Location	Current Roadway Conditions	Current Standard Capacity Volume–LOS(1)	2029 Roadway Conditions	2029 Standard Capacity Volume–LOS(1)
Sandy Ln	Broadway Ave E to Project	2LU	860–E	2LU	860–E
Sandy Ln	Project to Corkscrew Rd	2LU	860–E	2LU	860–E
Via Coconut Point	South of Corkscrew Rd	4LD	1,790–E	4LD	1,790–E
Corkscrew Rd	West of Via Coconut Point	4LD	1,900–E	4LD	1,900–E
Corkscrew Rd	Via Coconut Point to Design Parc Ln	4LD	1,900–E	4LD	1,900–E
Corkscrew Rd	East of Design Parc Ln	4LD	1,900–E	4LD	1,900–E

Note(s): 2LU = 2-lane undivided roadway; 2LN = 2-lane narrow roadway; 2LD, 4LD, 6LD = 2-lane, 4-lane, 6-lane divided roadway, respectively; 6LF = 6-lane freeway; LOS = Level of Service.
(1) Refer to **Appendix H**.

Project Impacts to Area Roadway Network

In accordance with Florida Statutes, only those road segments and intersections that were forecasted to be adversely impacted by the proposed project, but which were not identified as transportation deficient under background traffic, are required to be addressed by the developer (the developer is not responsible to address preexisting deficiencies).

The level of service of the analyzed roadway segments is determined by adding the peak hour, peak season, peak direction traffic from the proposed development to the existing peak hour, peak season, peak direction traffic on the affected roadway link.

Future 2029 background traffic volumes are combined with project peak hour, peak direction traffic, as illustrated in **Table 6.**

A roadway is considered significantly impacted if the proposed development is expected to increase the traffic volume on that roadway by 10% or more of adopted Level of Service "C" threshold. Based on the traffic data illustrated in **Table 6**, none of analyzed segments are expected to be significantly impacted by the project in 2029.

A roadway link is considered to be adversely impacted if the total traffic exceeds the adopted peak hour level of service volume for that link.

Table 6
Roadway Link Level of Service Analysis

Roadway Link	Roadway Segment Location	PH, PD Service Volume at LOS C[(1)]	PH, PD Project Volume Added[(2)]	PH, PD Project Volume as % of LOS C	Significant Impact at 10% of LOS C Yes/No	2029 Backgr. Traffic Volume - LOS[(3)]	2029 Backgr. Traffic w/Project Volume - LOS[(4)]	2029 Standard Capacity Volume– LOS[(1)]	2029 Total Vol exceeds Standard Capacity? Yes/No
Sandy Ln	Broadway Ave E to Project	550	11	2.0%	**No**	527-C	538-C	860 – E	**No**
Sandy Ln	Project to Corkscrew Rd	550	21	3.8%	**No**	527-C	548-C	860 – E	**No**
Via Coconut Point	South of Corkscrew Rd	1,310	6	0.5%	**No**	527-C	533-C	1,790 – E	**No**
Corkscrew Rd	West of Via Coconut Point	1,900	15	0.8%	**No**	1,433–C	1,448–C	1,900 – E	**No**
Corkscrew Rd	Via Coconut Point to Design Parc Ln	1,900	6	0.3%	**No**	1,433–C	1,439–C	1,900 – E	**No**
Corkscrew Rd	East of Design Parc Ln	1,900	27	1.4%	**No**	1,433–C	1,460–C	1,900 – E	**No**

Note(s): PH = Peak Hour; PD = Peak Direction; LOS = Level of Service; Backgr. = Background.
(1) Refer to **Appendix H;**
(2) Refer to **Table 3**;
(3) Refer to **Table 4**.
(4) 2029 Total Traffic = 2029 Background + Project Volume Added; LOS – refer to **Appendix H**.

None of the analyzed links are projected to operate below the adopted LOS Standard (LOS "E") with or without the project at 2029 future conditions. All roadway segments under study operate at a LOS "C" or better.

Based on these criteria, this project does not create any significant or adverse impacts to the area roadway network.

Access Management Considerations

Sandy Lane and Design Parc Lane are the roadway facilities directly accessed by the project. As previously illustrated in this report, these roadways are functionally classified as: Sandy Lane – collector, and Design Parc Lane – local roadway.

Motor vehicle connections to a road from privately-maintained streets, access roads or access ways must be separated in accordance with the minimum standards illustrated in Village LDC Sec. 5-304.

The minimum connection separation is 125 feet for the access located on Design Parc Lane and 330 feet for the access located on Sandy Lane.

Separation distance is measured from the edge of the outermost lane of the nearest roadway/connection to the nearest edge of pavement of the proposed intersecting connection.

The proposed access locations exceed the adopted minimum connection separation.

Site Access Turn Lane Analysis

As illustrated in the proposed Master Site Plan, the project access connection to the surrounding roadway network consists of one full movement access on Sandy Lane and one full movement access on Design Parc Lane (**Appendix A**).

Turn lane recommendations coincident with the project build-out conditions have been reviewed based on Lee County Turn Lane Policy AC-11-4 criteria. According to the Lee County Turn Lane Policy, left- and/or right-turn lanes are required when any two or more warrants are satisfied.

Project traffic turning movements at access locations are provided in **Appendix I**.

Project Entrance on Sandy Lane

Sandy Lane – two-lane undivided collector with a posted speed limit of 30 mph.

Southbound Left-turn Lane

- Project entering traffic – 11 left turns;
- Warrant 1 – posted speed limit is equal or greater than 35 mph – not satisfied;
- Warrant 2 – the number of left turning vehicles exceeds 20 – not satisfied;
- A left-turn lane is not warranted.

Northbound Right-turn Lane

- Project entering traffic – 21 right turns;
- Warrant 1 – posted speed limit is equal or greater than 35 mph – not satisfied;
- Warrant 2 – the number of right turning vehicles exceeds 30 – not satisfied;
- A right-turn lane is not warranted.

Project Entrance on Design Parc Lane

Design Parc Lane – two-lane divided local road with an assumed posted speed limit of 30 mph.

Northbound Left-turn Lane

- Project entering traffic – 27 left turns;
- Warrant 1 – posted speed of 30 mph and 60 or more left turning vehicles – not satisfied;
- Warrant 2 – the number of left turning vehicles exceeds 60 – not satisfied;
- A left-turn lane is not warranted.

According to the Lee County Turn Lane Policy requirements, dedicated turn lanes are not required at the project access locations.

Improvement Analysis

Based on the results illustrated in this traffic analysis, the proposed project is not a significant traffic generator for the analyzed roadway network. There is adequate and sufficient roadway capacity to accommodate the proposed development at build-out conditions.

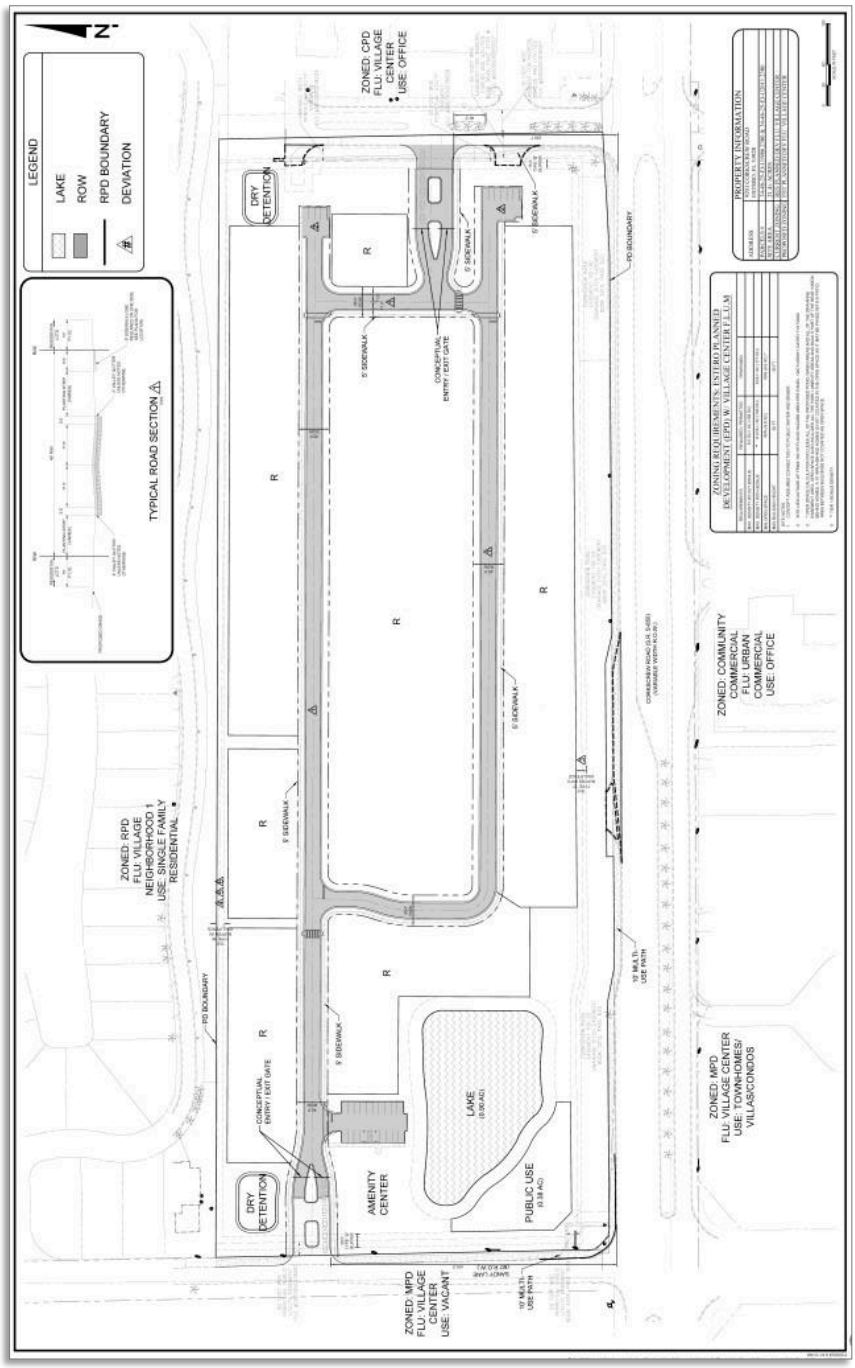
Turn lane improvements are not recommended at the project access locations.

Mitigation of Impact

The developer proposes to pay the appropriate Village of Estero transportation impact fees as building permits are issued for the project.

Appendix A:

Project Master Site Plan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LEGEND
LAKE
ROW
RPD BOUNDARY
DEVIATION
TYPICAL ROAD SECTION
ZONED: CPD
FLU: VILLAGE CENTER
USE: OFFICE
DRY DETENTION
5' SIDEWALK
CONCEPTUAL ENTRY / EXIT GATE
PD BOUNDARY
R
ZONING REQUIREMENTS: ESTERO PLANNED DEVELOPMENT (EPD) W. VILLAGE CENTER F.L.U.M.
PROPERTY INFORMATION
ZONED: RPD
FLU: VILLAGE NEIGHBORHOOD 1
USE: SINGLE FAMILY RESIDENTIAL
ZONED: COMMUNITY COMMERCIAL
FLU: URBAN COMMERCIAL
USE: OFFICE
ZONED: MPD
FLU: VILLAGE CENTER
USE: TOWNHOMES/ VILLAS/CONDOS
AMENITY CENTER
LAKE
PUBLIC USE
ZONED: MPD
FLU: VILLAGE CENTER
USE: VACANT
10' MULTI-USE PATH

Appendix B:

Initial Meeting Checklist (Methodology)

METHODOLOGY - INITIAL MEETING CHECKLIST

Date: October 20, 2023 Time: N/A

Location: N/A – Via Email

People Attending:
Name, Organization, and Telephone Numbers

1) James Hart, The Village of Estero Development Review
2) Norman Trebilcock, TCS
3) Ciprian Malaescu, TCS

Study Preparer:
Preparer's Name and Title: Norman Trebilcock, AICP, PTOE, PE
Organization: Trebilcock Consulting Solutions, PA
Address & Telephone Number: 2800 Davis Boulevard, Suite 200, Naples, FL 34104; ph. 239-566-9551

Reviewer(s):
Reviewer's Name & Title: James Hart, PE, Development Review Manager
Organization: The Village of Estero, Department of Community Development
Address: 9401 Corkscrew Palms Circle, Estero, FL 33928
Telephone Number: 239-221-5036

Applicant:
Applicant's Name: Atwell, LLC
Address: 28100 Bonita Grande Drive, Suite 305, Bonita Springs, FL 34135
Telephone Number: 239-405-777

Proposed Development:
Name: Toll Estero Property – Rezone
Location: In the northeast quadrant of the Corkscrew Road and Sandy Lane/Via Coconut Point intersection, in the Village of Estero – **Figure 1**
Land Use Type: Residential Multi-Family - Townhomes
ITE Land Use Code # and Type: LUC #220 – Multifamily Housing (Low-Rise).

Description: The project site is currently vacant. The rezone application requests to allow a change in land use to Residential Multi-Family (RM-2) for up to 170 townhomes. The development proposes one full movement access onto Sandy Lane and one full movement access onto Design Parc Lane.
Zoning
Existing: Residential Planned Development (RPD); Ordinance 2015 – 21.
Comprehensive plan recommendation: N/A
Requested: To allow proposed development.

Page **1** of **5**

Figure 1 – Location Map



Findings of the Preliminary Study:
The estimated net new external traffic is less than 300 peak hour trips.
Trip Generation – ITE Trip Generation Manual 11th Edition; ITE Trip Generation Handbook 3rd Edition
Internal capture and pass-by traffic reductions are not considered for this project.
Zoning Traffic Comparison – Trip generation comparison of the approved uses to the trip generation of the proposed uses.
Area of influence (significant impact) – roadway segments determined to be significantly impacted – 10% or more of the Level of Service (LOS) "C".
Concurrency/Roadway LOS determination - based on peak season, peak hour, peak direction new external trips within the area of influence.
Performance standard – LOS E for Village and County maintained arterial and collectors. Performance standard volumes are based on the Lee County DOT Link –Specific Service Volumes.
Sandy Lane – 2-lane undivided collector
Via Coconut Point – 4-lane divided collector
Corkscrew Road - 4-lane divided arterial
Operational - Site access turn lanes analysis based on Lee County Turn Lane Policy AC-11-4, and access management considerations.
No other intersections will be analyzed as part of this report.
Sandy Lane – posted speed limit = 30 mph; Design speed limit = 35 mph (assumption)

Page **2** of **5**

Design Parc Lane – private road – is considered a local roadway for the TIS purposes. The speed limit is not posted. The traffic report assumes a 30 mph speed limit. Design speed considered is 35 mph.

Study Area:
Roadway Links: all significantly impacted road segments.
Additional intersections to be analyzed: N/A
Build Out Year: 2028
Horizon Year: 2029 (build-out plus one year)
Analysis Time Period(s): LOS – peak season, peak hour, peak direction; Operational – AM/ PM peak hour of the adjacent street traffic.
Future Off-Site Developments: to be determined
Source of Trip Generation Rates: ITE Trip Generation Manual, 11th Edition

Reductions in Trip Generation Rates:
None: N/A
Pass-by trips: N/A
Internal trips: N/A
Transit use: N/A
Horizon Year Roadway Network Improvements: 2029

Methodology & Assumptions:
Non-site traffic estimates: Lee County 2022 Public Facilities Level of Service and Concurrency Report; 2022 Lee County Traffic Count Report; 2023 Village of Estero Traffic Count Report
Site-trip generation: ITE Trip Generation Manual, 11th Edition
Trip distribution method – Based on FDOT District 1 Regional Planning Model (D1RPM) and engineering judgment, see **Figure 2**.
Traffic assignment method: Project trip generation with background growth.
Traffic growth rate: Traffic growth rate based on historical growth rate or 2.0% minimum, as applicable.
Turning Movements: Engineer's estimate, see **Figure 3**.

Figure 2 – Project Traffic Distribution by Percentage

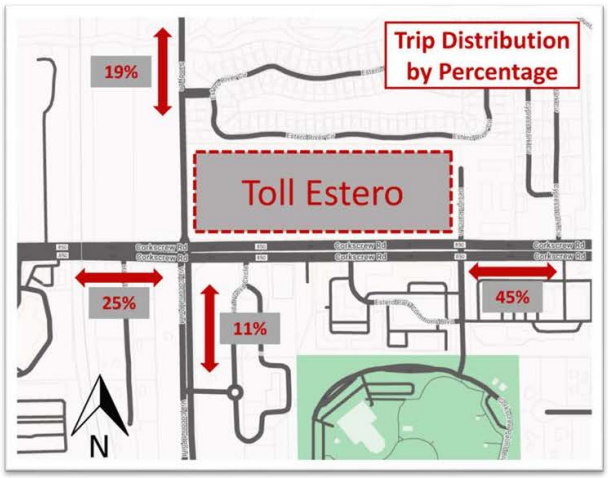
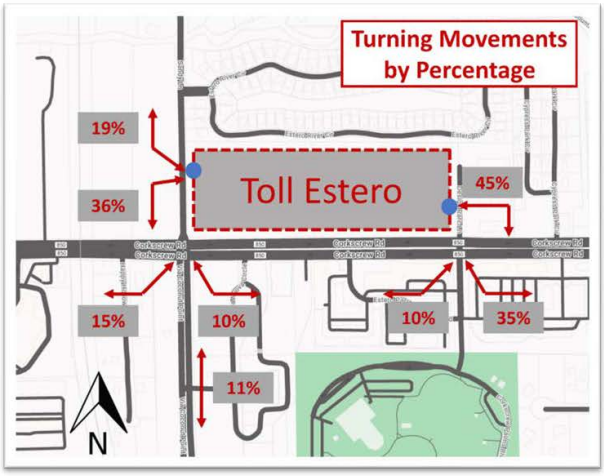


Figure 3 – Project Traffic Turning Movements by Percentage



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Special Features: (from preliminary study or prior experience)
Accident locations: N/A
Sight distance: N/A
Queuing: to be determined
Access location & configuration: N/A
Traffic control: MUTCD
Signal system location & progression needs: N/A
On-site parking needs: N/A
Data Sources: ITE Trip Generation Manual, 11th Edition
Base maps: N/A
Prior study reports: N/A
Access policy and jurisdiction: N/A
Review process: N/A
Requirements: N/A
Miscellaneous: N/A

SIGNATURES

Norman Trebilcock

Study Preparer—Norman Trebilcock

Page **5** of **5**

Appendix C:

ITE Trip Generation Calculations

Land Use: 210
Single-Family Detached Housing

Description

A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

Specialized Land Use

Data have been submitted for several single-family detached housing developments with homes that are commonly referred to as patio homes. A patio home is a detached housing unit that is located on a small lot with little (or no) front or back yard. In some subdivisions, communal maintenance of outside grounds is provided for the patio homes. The three patio home sites total 299 dwelling units with overall weighted average trip generation rates of 5.35 vehicle trips per dwelling unit for weekday, 0.26 for the AM adjacent street peak hour, and 0.47 for the PM adjacent street peak hour. These patio home rates based on a small sample of sites are lower than those for single-family detached housing (Land Use 210), lower than those for single-family attached housing (Land Use 251), and higher than those for senior adult housing -- single-family (Land Use 251). Further analysis of this housing type will be conducted in a future edition of *Trip Generation Manual.*

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

For 30 of the study sites, data on the number of residents and number of household vehicles are available. The overall averages for the 30 sites are 3.6 residents per dwelling unit and 1.5 vehicles per dwelling unit.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Arizona, California, Connecticut, Delaware, Illinois, Indiana, Kentucky, Maryland, Massachusetts, Minnesota, Montana, New Jersey, North Carolina, Ohio, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Vermont, Virginia, and West Virginia.

Source Numbers

100, 105, 114, 126, 157, 167, 177, 197, 207, 211, 217, 267, 275, 293, 300, 319, 320, 356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 869, 903, 925, 936, 1005, 1007, 1008, 1010, 1033, 1066, 1077,1078, 1079

Land Use: 220
Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have two or three floors (levels). Various configurations fit this description, including walkup apartment, mansion apartment, and stacked townhouse.

- A walkup apartment typically is two or three floors in height with dwelling units that are accessed by a single or multiple entrances with stairways and hallways.
- A mansion apartment is a single structure that contains several apartments within what appears to be a single-family dwelling unit.
- A fourplex is a single two-story structure with two matching dwelling units on the ground and second floors. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.
- A stacked townhouse is designed to match the external appearance of a townhouse. But, unlike a townhouse dwelling unit that only shares walls with an adjoining unit, the stacked townhouse units share both floors and walls. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.

Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), affordable housing (Land Use 223), and off-campus student apartment (low-rise) (Land Use 225) are related land uses.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip

generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

For the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in British Columbia (CAN), California, Delaware, Florida, Georgia, Illinois, Indiana, Maine, Maryland, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Texas, Utah, and Washington.

Source Numbers

188, 204, 237, 300, 305, 306, 320, 321, 357, 390, 412, 525, 530, 579, 583, 638, 864, 866, 896, 901, 903, 904, 936, 939, 944, 946, 947, 948, 963, 964, 966, 967, 1012, 1013, 1014, 1036, 1047, 1056, 1071, 1076

Land Use: 254
Assisted Living

Description

An assisted living complex is a residential setting that provides either routine general protective oversight or assistance with activities necessary for independent living to persons with mental or physical limitations. The typical resident has difficulty managing in an independent living arrangement but does not require nursing home care. Its centralized services typically include dining, housekeeping, social and physical activities, medication administration, and communal transportation.

The complex commonly provides separate living quarters for each resident. Alzheimer's and ALS care are commonly offered at an assisted living facility. Living quarters for these patients may be located separately from the other residents.

Assisted care commonly bridges the gap between independent living and a nursing home. In some areas of the country, an assisted living residence may be called personal care, residential care, or domiciliary care. Staff may be available at an assisted care facility 24 hours a day, but skilled medical care—which is limited in nature—is not required. Congregate care facility (Land Use 253), continuing care retirement community (Land Use 255), and nursing home (Land Use 620) are related uses.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Connecticut, New Jersey, New York, Oregon, Pennsylvania, Tennessee, Texas, and Utah.

Source Numbers

244, 573, 581, 611, 725, 876, 877, 912, 1016, 1029

Land Use: 720
Medical-Dental Office Building

Description

A medical-dental office building is a facility that provides diagnoses and outpatient care on a routine basis but is unable to provide prolonged in-house medical and surgical care. One or more private physicians or dentists generally operate this type of facility. General office building (Land Use 710) and clinic (Land Use 630) are related uses.

Land Use Subcategory

Analysis of medical-dental office building data found that trip generation rates are measurably different for sites located within or adjacent to a hospital campus and sites that are stand-alone. Data plots are presented for these two land use subcategories.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Connecticut, Kentucky, Maryland, Minnesota, New Jersey, New York, Ohio, Oregon, Pennsylvania, South Dakota, Texas, Virginia, Washington, and Wisconsin.

Source Numbers

104, 109, 120, 157, 184, 209, 211, 253, 287, 294, 295, 304, 357, 384, 404, 407, 423, 444, 509, 601, 715, 867, 879, 901, 902, 908, 959, 972

Project Information	
Project Name:	Toll Estero-RPD-Use Comparison
No:	
Date:	10/20/2023
City:	
State/Province:	
Zip/Postal Code:	
Country:	
Client Name:	
Analyst's Name:	WX
Edition:	Trip Generation Manual, 11th Ed

Land Use	Size	Daily		AM Peak Hour		PM Peak Hour	
		Entry	Exit	Entry	Exit	Entry	Exit
254 - Assisted Living (General Urban/Suburban)	340 Beds	442	442	37	24	32	50
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	0	0
Non-pass-by		442	442	37	24	32	50
210 - Single-Family Detached Housing (General Urban/Suburban)	128 Dwelling Units	633	633	23	70	79	46
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	0	0
Non-pass-by		633	633	23	70	79	46

PERIOD SETTING

Analysis Name :	Daily		
Project Name :	Toll Estero-RPD-Use Comparison	**No :**	
Date:	10/20/2023	**City:**	
State/Province:		**Zip/Postal Code:**	
Country:		**Client Name:**	
Analyst's Name:	WX	**Edition:**	Trip Generation Manual, 11th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
254 - Assisted Living (General Urban/Suburban)	Beds	340(0)	Weekday	Average 2.6	442(1) 50%	442(1) 50%	884(1)
210 - Single-Family Detached Housing (General Urban/Suburban)	Dwelling Units	128	Weekday	Best Fit (LOG) Ln(T) = 0.92Ln(X) +2.68	633 50%	633 50%	1266

(0) indicates size out of range.
(1) indicates small sample size, use carefully.

PERIOD SETTING

Analysis Name :	AM Peak Hour		
Project Name :	Toll Estero-RPD-Use Comparison	**No :**	
Date:	10/20/2023	**City:**	
State/Province:		**Zip/Postal Code:**	
Country:		**Client Name:**	
Analyst's Name:	WX	**Edition:**	Trip Generation Manual, 11th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
254 - Assisted Living (General Urban/Suburban)	Beds	340(0)	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Average 0.18	37 61%	24 39%	61
210 - Single-Family Detached Housing (General Urban/Suburban)	Dwelling Units	128	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LOG) Ln(T) = 0.91Ln(X) +0.12	23 25%	70 75%	93

(0) indicates size out of range.

PERIOD SETTING

Analysis Name :	PM Peak Hour		
Project Name :	Toll Estero-RPD-Use Comparison	**No :**	
Date:	10/20/2023	**City:**	
State/Province:		**Zip/Postal Code:**	
Country:		**Client Name:**	
Analyst's Name:	WX	**Edition:**	Trip Generation Manual, 11th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
254 - Assisted Living (General Urban/Suburban)	Beds	340(0)	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average 0.24	32 39%	50 61%	82
210 - Single-Family Detached Housing (General Urban/Suburban)	Dwelling Units	128	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) Ln(T) = 0.94Ln(X) +0.27	79 63%	46 37%	125

(0) indicates size out of range.

Project Information	
Project Name:	Toll Estero-AL-MED
No:	
Date:	10/20/2023
City:	
State/Province:	
Zip/Postal Code:	
Country:	
Client Name:	
Analyst's Name:	WX
Edition:	Trip Generation Manual, 11th Ed

Land Use	Size	Daily		AM Peak Hour		PM Peak Hour	
		Entry	Exit	Entry	Exit	Entry	Exit
254 - Assisted Living (General Urban/Suburban)	340 Beds	442	442	37	24	32	50
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	0	0
Non-pass-by		442	442	37	24	32	50
720 - Medical-Dental Office Building - Stand-Alone (General Urban/Suburban)	15 1000 Sq. Ft. GFA	269	268	35	9	17	41
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	0	0
Non-pass-by		269	268	35	9	17	41
Total		711	710	72	33	49	91
Total Reduction		0	0	0	0	0	0
Total Internal		0	0	0	0	0	0
Total Pass-by		0	0	0	0	0	0
Total Non-pass-by		711	710	72	33	49	91

PERIOD SETTING

Analysis Name :	Daily		
Project Name :	Toll Estero-AL-MED	**No :**	
Date:	10/20/2023	**City:**	
State/Province:		**Zip/Postal Code:**	
Country:		**Client Name:**	
Analyst's Name:	WX	**Edition:**	Trip Generation Manual, 11th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
254 - Assisted Living (General Urban/Suburban)	Beds	340(0)	Weekday	Average 2.6	442(1) 50%	442(1) 50%	884(1)
720 - Medical-Dental Office Building - Stand-Alone (General Urban/Suburban)	1000 Sq. Ft. GFA	15	Weekday	Best Fit (LIN) T = 42.97 (X)+-108.01	269 50%	268 50%	537

(0) indicates size out of range.
(1) indicates small sample size, use carefully.

PERIOD SETTING

Analysis Name :	AM Peak Hour		
Project Name :	Toll Estero-AL-MED	**No :**	
Date:	10/20/2023	**City:**	
State/Province:		**Zip/Postal Code:**	
Country:		**Client Name:**	
Analyst's Name:	WX	**Edition:**	Trip Generation Manual, 11th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
254 - Assisted Living (General Urban/Suburban)	Beds	340(0)	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Average 0.18	37 61%	24 39%	61
720 - Medical-Dental Office Building - Stand-Alone (General Urban/Suburban)	1000 Sq. Ft. GFA	15	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LOG) Ln(T) = 0.9Ln(X) +1.34	35 80%	9 20%	44

(0) indicates size out of range.

PERIOD SETTING

Analysis Name :	PM Peak Hour		
Project Name :	Toll Estero-AL-MED	**No :**	
Date:	10/20/2023	**City:**	
State/Province:		**Zip/Postal Code:**	
Country:		**Client Name:**	
Analyst's Name:	WX	**Edition:**	Trip Generation Manual, 11th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
254 - Assisted Living (General Urban/Suburban)	Beds	340(0)	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average 0.24	32 39%	50 61%	82
720 - Medical-Dental Office Building - Stand-Alone (General Urban/Suburban)	1000 Sq. Ft. GFA	15	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LIN) T = 4.07 (X)+-3.17	17 29%	41 71%	58

(0) indicates size out of range.

Project Information	
Project Name:	Toll Estero Rezone - 171DU
No:	
Date:	10/27/2023
City:	
State/Province:	
Zip/Postal Code:	
Country:	
Client Name:	
Analyst's Name:	WX
Edition:	Trip Generation Manual, 11th Ed

Land Use	Size	Daily		AM Peak Hour		PM Peak Hour	
		Entry	Exit	Entry	Exit	Entry	Exit
220 - Multifamily Housing (Low-Rise) - Not Close to Rail Transit (General Urban/Suburban)	171 Dwelling Units	586	585	18	58	59	35
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	0	0
Non-pass-by		586	585	18	58	59	35
Total		586	585	18	58	59	35
Total Reduction		0	0	0	0	0	0
Total Internal		0	0	0	0	0	0
Total Pass-by		0	0	0	0	0	0
Total Non-pass-by		586	585	18	58	59	35

PERIOD SETTING

Analysis Name :	Daily		
Project Name :	Toll Estero Rezone - 171DU	**No :**	
Date:	10/27/2023	**City:**	
State/Province:		**Zip/Postal Code:**	
Country:		**Client Name:**	
Analyst's Name:	WX	**Edition:**	Trip Generation Manual, 11th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
220 - Multifamily Housing (Low-Rise) - Not Close to Rail Transit (General Urban/Suburban)	Dwelling Units	171	Weekday	Best Fit (LIN) T = 6.41 (X)+75.31	586 50%	585 50%	1171

PERIOD SETTING

Analysis Name :	AM Peak Hour		
Project Name :	Toll Estero Rezone - 171DU	**No :**	
Date:	10/27/2023	**City:**	
State/Province:		**Zip/Postal Code:**	
Country:		**Client Name:**	
Analyst's Name:	WX	**Edition:**	Trip Generation Manual, 11th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
220 - Multifamily Housing (Low-Rise) - Not Close to Rail Transit (General Urban/Suburban)	Dwelling Units	171	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LIN) T = 0.31 (X)+22.85	18 24%	58 76%	76

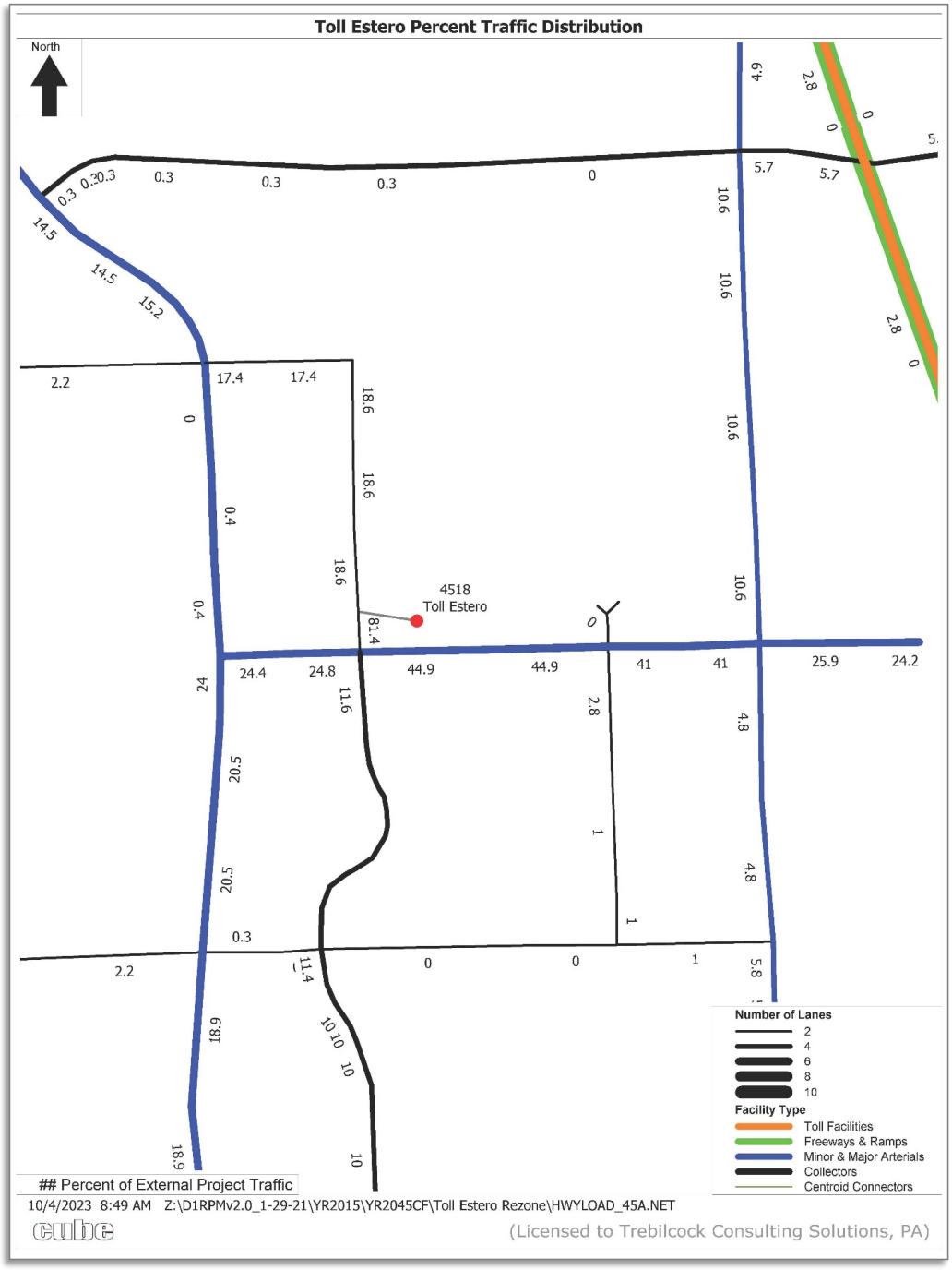
PERIOD SETTING

Analysis Name :	PM Peak Hour		
Project Name :	Toll Estero Rezone - 171DU	**No :**	
Date:	10/27/2023	**City:**	
State/Province:		**Zip/Postal Code:**	
Country:		**Client Name:**	
Analyst's Name:	WX	**Edition:**	Trip Generation Manual, 11th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
220 - Multifamily Housing (Low-Rise) - Not Close to Rail Transit (General Urban/Suburban)	Dwelling Units	171	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LIN) T = 0.43 (X)+20.55	59 63%	35 37%	94

Appendix D:

Project Traffic Distribution – D1RPM Run


Toll Estero Percent Traffic Distribution
North
4518
Toll Estero
Number of Lanes
2
4
6
8
10
Facility Type
Toll Facilities
Freeways & Ramps
Minor & Major Arterials
Collectors
Centroid Connectors
Percent of External Project Traffic
10/4/2023 8:49 AM Z:\D1RPMv2.0_1-29-21\YR2015\YR2045CF\Toll Estero Rezone\HWYLOAD_45A.NET
(Licensed to Trebilcock Consulting Solutions, PA)

Appendix E:

Village 2023 Traffic Counts Report (Excerpts)

THE VILLAGE OF ESTERO
2023 TRAFFIC COUNTS

Table 2-16: Growth Trend Summary for All Locations from 2019 to 2023

Locations	2019 Average Daily Traffic Volume[1]	2020 Average Daily Traffic Volume[2]	2021 Average Daily Traffic Volume[3]	2022 Average Daily Traffic Volume[4]	2023 Average Daily Traffic Volume	Percent Change (%) (2019-2020)	Percent Change (%) (2020-2021)	Percent Change (%) (2021-2022)	Percent Change (%) (2022-2023)	Overall Percent Change (%) (2019-2023)
Village of Estero No. 1: Via Coconut Point - Pelican Colony Boulevard to Coconut Road	2,629	3,129	2,834	3,358	3,534	19.0	-9.4	18.5	5.2	8.6
Village of Estero No. 2: Coconut Road - Spring Creek Road to Tamiami Trail	11,018	11,282	9,332	10,154	11,587	2.4	-17.3	8.8	14.1	1.3
Village of Estero No. 3: Coconut Road - Tamiami Trail to Via Coconut Point	15,157	15,818	13,395	14,356	15,220	4.4	-15.3	7.2	6.0	0.1
Village of Estero No. 4: Via Coconut Point - Williams Road to Coconut Road	9,042	12,291	10,095	12,960	12,575	35.9	-17.9	28.4	-3.0	9.8
Village of Estero No. 5: Williams Road - Via Coconut Point to Three Oaks Parkway	8,395	8,739	7,887	9,104	10,045	4.1	-9.7	15.4	10.3	4.9
Village of Estero No. 6: Williams Road - West Way Boulevard to U.S. 41	6,838	6,346	5,845	6,312	6,293	-7.2	-7.9	8.0	-0.3	-2.0
Village of Estero No. 7: Williams Road - U.S. 41 to Via Coconut Point	6,869	6,206	5,825	6,685	7,384	-9.6	-6.1	14.8	10.5	1.9
Village of Estero No. 8: River Ranch Road - Corkscrew Road to North of Estero High School	2,708	3,434	2,426	2,733	2,388	26.8	-29.3	12.6	-12.6	-3.0
Village of Estero No. 9: Sandy Lane / Via Coconut Point - Broadway Avenue East to Williams Road	2,513	2,506	2,065	2,412	2,664	-0.3	-17.6	16.8	10.4	1.5
Village of Estero No. 10: Broadway West Avenue - Yellow Trail to Tanglewood Lane	6,705	8,454	5,810	6,352	2,253	26.1	-31.3	9.3	-64.5	-16.6
Village of Estero No. 13: Coconut Road - Via Coconut Point to Three Oaks Parkway	-	-	-	13,319	13,669	-	-	-	2.6	-
Village of Estero No. 14: Coconut Road - Weeks Street to Spring Creek Road	-	-	-	7,308	6,616	-	-	-	-9.5	-
Village of Estero No. 15: Spring Creek Road at Coconut Road	-	-	-	1,630	1,531	-	-	-	-6.1	-
Village of Estero No. 16: El Dorado Boulevard at Coconut Road	-	-	-	1,568	1,483	-	-	-	-5.4	-
Village of Estero No. 17: Via Veneto at Coconut Road	-	-	-	2,641	3,625	-	-		37.3	-
Average	**7,187**	**7,820**	**6,551**	**6,726**	**6,724**	**10.2**	**-16.2**	**14**	**-0.3**	**0.5**

Footnotes:
(1) From the Village of Estero - 2019 Traffic Counts Report prepared by Johnson Engineering
(2) From the Village of Estero - 2020 Traffic Counts Report prepared by Johnson Engineering
(3) From the Village of Estero - 2021 Traffic Counts Report prepared by Johnson Engineering
(4) From the Village of Estero - 2022 Traffic Counts Report prepared by Johnson Engineering

MAY 2023 - 22 - JOHNSON ENGINEERING

Village of Estero
Location: VOE 9
Via Coconut Point

JOHNSON ENGINEERING

Start Date: 3/8/2023
End Date: 3/14/2023

3/13/2023 Time	Southbound	Northbound		Total
12:00 PM	17	30		47
12:15	17	32		49
12:30	20	33		53
12:45	22	39		61
1:00	12	38		50
1:15	15	38		53
1:30	10	40		50
1:45	18	30		48
2:00	10	44		54
2:15	15	35		50
2:30	12	34		46
2:45	16	48		64
3:00	11	46		57
3:15	26	48		74
3:30	18	52		70
3:45	31	52		83
4:00	32	78		110
4:15	32	127	Peak Hour	159
4:30	27	119	570	146
4:45	24	108	Peak Hour Peak Direction	132
5:00	19	114	468	133
5:15	24	110		134
5:30	15	123		138
5:45	10	116		126
6:00	14	138		152
6:15	16	78		94
6:30	16	33		49
6:45	4	23		27
7:00	3	12		15
7:15	5	10		15
7:30	5	8		13
7:45	1	4		5
8:00	8	8		16
8:15	10	3		13
8:30	2	4		6
8:45	0	1		1
9:00	3	8		11
9:15	1	1		2
9:30	0	1		1
9:45	0	1		1
10:00	0	2		2
10:15	0	1		1
10:30	1	1		2
10:45	0	0		0
11:00	1	2		3
11:15	0	1		1
11:30	0	0		0
11:45	0	0		0
Total	543	1874		2417
Percent	22.5%	77.5%		
Peak	3:45	5:15		4:15
Volume	122	487		570
Peak Factor	0.953	0.882		0.896

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Appendix F:

Lee County 2022 Traffic Counts Report (Excerpt)

Updated 5/3/2023			Daily Traffic Volume (AADT)									
STREET	LOCATION	Station #	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
COCONUT RD	W OF US 41	495	7600		9200		10600		9600		8500	
COCONUT RD	E OF US 41	490	12200		12200		15700				12000	
COLLEGE PKWY	W OF SOUTH POINTE BLVD	83			38000	40900						
COLLEGE PKWY	E OF WINKLER RD	43	31700	32300	36100	37600	37100	37200	37500			37300
COLLEGE PKWY	W OF NEW BRITTANY	87			33500	33300			32200	28900		32300
COLLEGE PKWY	E OF KENWOOD LN	237		26900								
COLONIAL BLVD	E OF McGREGOR BLVD	243										
COLONIAL BLVD	E OF SUMMERLIN RD	14	52500	53100	54600	55600	55900	56900	56500	51100	57700	58300
COLONIAL BLVD	W OF TREELINE AVE	91			45100	45500			48300	53400		58300
COLONIAL BLVD	W OF IMMOKALEE RD	246	35400	39500	41500		43000				44500	
COLONIAL BLVD	W OF PLANTATION RD	1606										57000
CORKSCREW RD	E OF US 41	247	14300		16600		17000		20000		20800	
CORKSCREW RD	E OF VIA COCONUT POINTE	260										
CORKSCREW RD	E OF I - 75		13000									
CORKSCREW RD	E OF I-75	70	21900	21900	22000	22200	22000	22900	20300	16900	17600	
CORKSCREW RD	E OF BEN HILL GRIFFIN PKWAY	249			15600		18900		20900			
CORKSCREW RD	E OF ALICO RD	250		3100		4400		6700				11000
CRYSTAL DR	E OF US 41	254	8600	11200		12300		12100		8200		12000
CRYSTAL DR	E OF METRO PKWY	255		6100		6400		7900		5500		8700
CYPRESS LAKE DR	E OF SOUTH POINTE BLVD	81			20300	22300	22300		20900	18200	20000	20500
CYPRESS LAKE DR	E OF OVERLOOK DR	73	29400	24700	25800	24200	27100	27200	27100	22600	25400	26100
CYPRESS LAKE DR	W OF SUMMERLIN RD	259	27800				27700		29000		28900	
CYPRESS LAKE DR	E OF REFLECTION PKWY	82			42300	38900	39900	40700		35100	39800	40700
CYPRESS LAKE DR	W OF US 41	258	34000	35900	35200				36000		35400	

Appendix G:

Lee County 2022 Concurrency Report (Excerpt)

Table 21 b): Link-Level Service Volumes and LOS Table

Table 21 b) 2 of 7

LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)

Link No.	NAME	ROADWAY LINK FROM	ROADWAY LINK TO	F. Class	ROAD TYPE	PERFORMANCE STANDARD LOS	PERFORMANCE STANDARD DIRECTIONAL CAPACITY	2021 100TH HIGHEST HOUR LOS	2021 100TH HIGHEST HOUR VOL	2021 100TH HIGHEST HOUR V/C	FUTURE FORECAST (2026) LOS	FUTURE FORECAST (2026) VOL	FUTURE FORECAST (2026) V/C	Notes
04800	CEMETERY RD	BUCKINGHAM RD	HIGGINS AVE	Maj. Col	2LN	E	860	C	308	0.36	C	323	0.38	
04900	CHAMBERLIN PKWY	AIRPORT ENT	DANIELS PKWY	Maj. Col	4LN	E	1,790	C	105	0.06	C	150	0.08	Port Authority maintained
05000	COCONUT RD	WEST END	VIA VENETTO BLVD	Maj. Col	2LN	E	860	C	268	0.31	C	420	0.49	Estero maintains to east
05100	COLLEGE PKWY	McGREGOR BLVD	WINKLER RD	P. Art	6LD	E	2,980	D	2,292	0.77	D	2,409	0.81	*
05200	COLLEGE PKWY	WINKLER RD	WHISKEY CREEK DR	P. Art	6LD	E	2,980	D	2,059	0.69	D	2,164	0.73	
05300	COLLEGE PKWY	WHISKEY CREEK DR	SUMMERLIN RD	P. Art	6LD	E	2,980	D	2,059	0.69	D	2,164	0.73	
05400	COLLEGE PKWY	SUMMERLIN RD	US 41	P. Art	6LD	E	2,980	D	1,898	0.64	D	1,995	0.67	
05500	COLONIAL BLVD	McGREGOR BLVD	SUMMERLIN RD	P. Art	6LD	E	2,840	F	3,049	1.07	F	3,204	1.13	*
05600	COLONIAL BLVD	SUMMERLIN RD	US 41	P. Art	6LD	E	2,840	D	2,650	0.93	D	2,785	0.98	
06200	COLONIAL BLVD	DYNASTY DR	SR 82	P. Art	6LD	D	3,040	B	2,070	0.68	C	2,175	0.72	*
06300	COLUMBUS BLVD	SR 82	MILWAUKEE BLVD	Maj. Col	2LN	E	860	C	100	0.12	C	105	0.12	old count
06400	CONSTITUTION BLVD	US 41	CONSTITUTION CIR	Maj. Col	2LN	E	860	C	217	0.25	C	245	0.28	old count projection(2010)
06500	CORBETT RD	SR 78 (PINE ISLAND RD)	LITTLETON RD	Maj. Col	2LN	E	860	C	22	0.03	C	226	0.26	old count, added VA clinic(2009)
06600	CORKSCREW RD	US 41	THREE OAKS PKWY	P. Art	4LD	E	1,900	C	1,047	0.55	C	1,312	0.69	Galleria at Corkscrew
06700	CORKSCREW RD	THREE OAKS PKWY	W OF I-75	P. Art	4LD	E	1,900	F	2,129	1.12	F	2,368	1.25	Estero Crossing
06800	CORKSCREW RD	E OF I-75	BEN HILL GRIFFIN BLVD	P. Art	4LD	E	1,900	C	1,069	0.56	C	1,281	0.67	
06900	CORKSCREW RD	BEN HILL GRIFFIN BLVD	ALICO RD	P. Art	4LD	E	1,960	C	1,186	0.61	C	1,398	0.71	
07000	CORKSCREW RD	ALICO RD	COUNTY LINE	P. Art	2LN	E	1,140	C	464	0.41	F	1,244	1.09	EEPCO Study, The Place
07100	COUNTRY LAKES BLVD	LUCKETT RD	TICE ST	Maj. Col	2LN	E	860	C	143	0.17	C	293	0.34	old count projection(2010)
07200	CRYSTAL DR	US 41	METRO PKWY	Maj. Col	2LN	E	860	C	360	0.42	C	379	0.44	
07300	CRYSTAL DR	METRO PKWY	PLANTATION RD	Maj. Col	2LN	E	860	C	242	0.28	C	254	0.30	
07400	CYPRESS LAKE DR	McGREGOR BLVD	SOUTH POINT BLVD	P. Art	4LD	E	1,940	D	1,129	0.58	D	1,186	0.61	
07500	CYPRESS LAKE DR	SOUTH POINT BLVD	WINKLER RD	P. Art	4LD	E	1,940	D	1,419	0.73	D	1,491	0.77	
07600	CYPRESS LAKE DR	WINKLER RD	SUMMERLIN RD	P. Art	4LD	E	1,940	D	1,419	0.73	D	1,491	0.77	
07700	CYPRESS LAKE DR	SUMMERLIN RD	US 41	P. Art	6LD	E	2,940	D	2,085	0.71	D	2,191	0.75	
07800	DANIELS PKWY	US 41	METRO PKWY	Controlled xs	6LD	E	2,680	D	2,288	0.85	D	2,405	0.90	
07900	DANIELS PKWY	METRO PKWY	SIX MILE PKWY	Controlled xs	6LD	E	2,680	D	2,109	0.79	E	2,520	0.94	Constrained
08000	DANIELS PKWY	SIX MILE PKWY	PALOMINO LN	Controlled xs	6LD	E	3,040	E	2,985	0.98	F	3,256	1.07	Constrained
08100	DANIELS PKWY	PALOMINO LN	I-75	Controlled xs	6LD	E	3,040	E	2,985	0.98	F	3,137	1.03	Constrained
08200	DANIELS PKWY	I-75	TREELINE AVE	Controlled xs	6LD	E	3,260	B	2,996	0.92	B	3,149	0.97	
08300	DANIELS PKWY	TREELINE AVE	CHAMBERLIN PKWY	Controlled xs	6LD	E	3,260	B	2,996	0.92	B	3,149	0.97	
08400	DANIELS PKWY	CHAMBERLIN PKWY	GATEWAY BLVD	Controlled xs	6LD	E	3,260	B	2,765	0.85	B	2,906	0.89	
08500	DANIELS PKWY	GATEWAY BLVD	SR 82	Controlled xs	4LD	E	2,160	F	2,163	1.00	F	2,307	1.07	SKY Walk *
08600	DANLEY DR	US 41	METRO PKWY	Maj. Col	2LN	E	860	C	255	0.30	C	286	0.33	
08700	DAVIS RD	McGREGOR BLVD	IONA RD	Maj. Col	2LN	E	860	C	15	0.02	C	29	0.03	old count projection(2010)
08800	DEL PRADO BLVD	CAPE CORAL PKWY	SE 46TH ST	P. Art	6LD	E	2,660	C	1,404	0.53	C	1,586	0.60	old count projection(2009)
08900	DEL PRADO BLVD	SE 46TH ST	CORONADO PKWY	P. Art	6LD	E	2,660	C	1,404	0.53	C	1,586	0.60	old count projection(2009)
09000	DEL PRADO BLVD	CORONADO PKWY	CORNWALLIS PKWY	P. Art	6LD	E	2,660	D	1,869	0.70	D	1,964	0.74	
09100	DEL PRADO BLVD	CORNWALLIS PKWY	CORAL POINT DR	P. Art	6LD	E	2,660	D	2,565	0.96	F	2,696	1.01	
09200	DEL PRADO BLVD	CORAL POINT DR	HANCOCK B. PKWY	P. Art	6LD	E	2,800	D	1,997	0.71	D	2,098	0.75	
09300	DEL PRADO BLVD	HANCOCK B. PKWY	SR 78	P. Art	6LD	E	2,800	C	1,642	0.59	C	1,725	0.62	*
09400	DEL PRADO BLVD	US 41	SLATER RD	M. Art	2LN	E	860	C	489	0.57	D	742	0.86	Crane Landing
09700	EAST 21ST ST	JOEL BLVD	GRANT AVE	Min. Col	2LN	E	860	C	31	0.04	C	33	0.04	*
09800	ESTERO BLVD	BIG CARLOS PASS BRIDGE	PESCADORA AVE	M. Art	2LN	E	726	A	356	0.49	A	374	0.52	Constrained*
09900	ESTERO BLVD	PESCADORA AVE	VOORHIS ST	M. Art	2LN	E	726	B	602	0.83	C	633	0.87	Constrained*
10000	ESTERO BLVD	VOORHIS ST	TROPICAL SHORES WAY	M. Art	2LN	E	726	B	602	0.83	C	633	0.87	Constrained*
10100	ESTERO BLVD	TROPICAL SHORES WAY	CENTER ST	M. Art	2LN	E	671	F	716	1.07	F	779	1.16	Constrained, old count(2010)
00007	ESTERO PKWY	US 41	THREE OAKS PKWY	P. Art	4LD	E	2,000	B	861	0.43	B	1,154	0.58	Not County Mntnd

County-Maintained Collector Roadway - Unincorporated Lee County

State-Maintained Arterial Roadway - Unincorporated Lee County

County-Maintained Collector Roadway - Incorporated Lee County

County Maintained Controlled Access Aterial Facility

County-Maintained Arterial Roadway - Unincorporated Lee County

County Maintained Expressway

County-Maintained Arterial Roadway - Incorporated Lee County

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Public Facilities Level of Service and Concurrency Report 2022 – Inventory and Projections

Appendix H:

Lee County Link Specific Service Volumes

JUNE, 2016

LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2015 DATA)

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRIC	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR--BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
COLONIAL BLVD	SIX MILE PKWY	I-75	1	0.5	6LD	0	2,630	3,100	3,100	3,100	0	4,390	5,180	5,180	5,180
	I-75	SR 82	1	2.4	6LD	0	2,280	3,040	3,040	3,040	0	3,800	5,070	5,070	5,070
CORKSCREW RD	US 41	SANDY LN	4	0.5	4LD	0	390	1,900	1,900	1,900	0	760	3,670	3,670	3,670
	SANDY LN	THREE OAKS PKWY	4	0.7	4LD	0	390	1,900	1,900	1,900	0	760	3,670	3,670	3,670
	THREE OAKS PKWY	I-75	4	0.8	4LD	0	390	1,900	1,900	1,900	0	760	3,670	3,670	3,670
	I-75	BEN HILL GRIFFIN PKWY	3	0.5	4LD	0	390	1,900	1,900	1,900	0	760	3,670	3,670	3,670
	BEN HILL GRIFFIN PKWY	WILDCAT RUN DR	3	1.7	2LD	0	820	1,200	1,200	1,200	0	1,580	2,310	2,310	2,310
	WILDCAT RUN DR	ALICO RD	3	2.6	2LN	90	310	570	790	1,140	180	600	1,100	1,520	2,200
	ALICO RD	COUNTY LINE	3	10.4	2LN	90	310	570	790	1,140	180	600	1,100	1,520	2,200
CYPRESS LAKE DR	McGREGOR BLVD	SOUTH POINT BLVD	4	0.4	4LD	0	0	890	1,880	1,940	0	0	1,590	3,360	3,480
	SOUTH POINT BLVD	WINKLER RD	4	0.6	4LD	0	0	890	1,880	1,940	0	0	1,590	3,360	3,480
	WINKLER RD	SUMMERLIN RD	4	0.7	4LD	0	0	890	1,880	1,940	0	0	1,590	3,360	3,480
	SUMMERLIN RD	US 41	4	0.9	6LD	0	0	1,360	2,890	2,940	0	0	2,430	5,170	5,240
DANIELS PKWY	US 41	BIG PINE WAY	4	0.5	6LD	0	0	590	2,480	2,680	0	0	1,100	4,600	4,980
	BIG PINE WAY	METRO PKWY	4	0.6	6LD	0	0	590	2,480	2,680	0	0	1,100	4,600	4,980
	METRO PKWY	SIX MILE PKWY	4	0.8	6LD	0	0	590	2,480	2,680	0	0	1,100	4,600	4,980
	SIX MILE PKWY	PALOMINO DR	4	2.2	6LD	210	2,830	3,040	3,040	3,040	390	5,250	5,650	5,650	5,650
	PALOMINO DR	I-75	4	0.6	6LD	210	2,830	3,040	3,040	3,040	390	5,250	5,650	5,650	5,650
	I-75	TREELINE AVE	3	0.5	6LD	2,510	3,260	3,260	3,260	3,260	4,190	5,420	5,420	5,420	5,420
	TREELINE AVE	CHAMBERLIN PKWY	3	0.8	6LD	2,510	3,260	3,260	3,260	3,260	4,190	5,420	5,420	5,420	5,420
	CHAMBERLIN PKWY	SR 82	3	3.8	4LD	1,620	2,160	2,160	2,160	2,160	2,700	3,600	3,600	3,600	3,600
DEL PRADO BLVD	CAPE CORAL PKWY	SE 46TH ST	5	0.3	6LD	0	0	1,660	2,660	2,660	0	0	3,140	5,000	5,000
	SE 46TH ST	CORONADO PKWY	5	0.7	6LD	0	0	1,660	2,660	2,660	0	0	3,140	5,000	5,000
	CORONADO PKWY	CORNWALLIS PKWY	5	1.3	6LD	0	0	1,660	2,660	2,660	0	0	3,140	5,000	5,000
	CORNWALLIS PKWY	VETERANS PKWY	5	0.8	6LD	0	0	1,660	2,660	2,660	0	0	3,140	5,000	5,000
	VETERANS PKWY	HANCOCK B. PKWY	5	3.0	6LD	0	0	1,640	2,800	2,800	0	0	3,160	5,390	5,390
	HANCOCK B. PKWY	NE 6TH ST	5	0.7	6LD	0	0	2,770	2,800	2,800	0	0	5,330	5,370	5,370
	NE 6TH ST	SR 78	5	0.4	6LD	0	0	2,770	2,800	2,800	0	0	5,330	5,370	5,370
ESTERO BLVD	HICKORY BLVD	AVENIDA PESCADORA	4	2.9	2LN	571	616	644	685	726	1,120	1,208	1,264	1,344	1,424
	AVENIDA PESCADORA	MID ISLAND DR	4	1.2	2LN	571	616	644	685	726	1,120	1,208	1,264	1,344	1,424
	MID ISLAND DR	SAN CARLOS BLVD	4	1.8	2LD	500	568	593	632	671	980	1,113	1,162	1,239	1,316
ESTERO PKWY	US 41	BEN HILL GRIFFIN PKWY	4	2.6	4LD	0	2,000	2,000	2,000	2,000	0	3,850	3,850	3,850	3,850
FOWLER ST	US 41	N AIRPORT RD	1	1.0	6LD	0	0	0	2,040	2,300	0	0	0	3,710	4,180
	N AIRPORT RD	COLONIAL BLVD	1	0.3	6LD	0	0	0	2,040	2,300	0	0	0	3,710	4,180
GLADIOLUS DR	McGREGOR BLVD	PINE RIDGE RD	4	0.5	4LD	0	190	1,840	1,840	1,840	0	360	3,430	3,430	3,430
	PINE RIDGE RD	BASS RD	4	1.6	4LD	0	190	1,840	1,840	1,840	0	360	3,430	3,430	3,430
	BASS RD	WINKLER RD	4	0.8	6LD	0	290	2,780	2,780	2,780	0	540	5,160	5,160	5,160
	WINKLER RD	SUMMERLIN RD	4	0.5	6LD	0	2,060	2,780	2,780	2,780	0	3,890	5,240	5,240	5,240
	SUMMERLIN RD	US 41	4	1.5	6LD	0	2,060	2,780	2,780	2,780	0	3,890	5,210	5,240	5,210

JUNE. 2016

LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2015 DATA)

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ROAD SEGMENT	FROM	TO	TRAFFIC DISTRIC	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR--BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
VETERANS MEM. PKWY	McGREGOR BLVD	DEL PRADO BLVD	1 & 5	3.5	4LB	1,120	1,900	2,680	3,440	4,000	1,880	3,170	4,460	5,720	6,680
	DEL PRADO BLVD	SANTA BARBARA BLVD	5	2.0	6LD	2,190	3,080	3,080	3,080	3,080	3,660	5,150	5,150	5,150	5,150
	SANTA BARBARA BLVD	SKYLINE BLVD	5	1.0	6LD	2,190	3,080	3,080	3,080	3,080	3,660	5,150	5,150	5,150	5,150
	SKYLINE BLVD	SR 78	5	3.5	4LD	1,400	2,040	2,040	2,040	2,040	2,340	3,420	3,420	3,420	3,420
WINKLER RD	SUMMERLIN RD	GLADIOLUS DR	4	0.4	4LD	0	0	590	1,520	1,520	0	0	990	2,530	2,530
	GLADIOLUS DR	BRANDYWINE CIR	4	0.9	2LN	0	750	880	880	880	0	1,260	1,460	1,460	1,460
	BRANDYWINE CIR	CYPRESS LAKE DR	4	0.9	2LN	0	750	880	880	880	0	1,260	1,460	1,460	1,460
	CYPRESS LAKE DR	COLLEGE PKWY	4	0.7	4LD	0	0	610	1,780	1,780	0	0	1,020	2,960	2,960
	COLLEGE PKWY	SUNSET VISTA	4	0.5	2LN	0	770	800	800	800	0	1,290	1,330	1,330	1,330
	SUNSET VISTA	McGREGOR BLVD	4	0.8	2LN	0	770	800	800	800	0	1,290	1,330	1,330	1,330

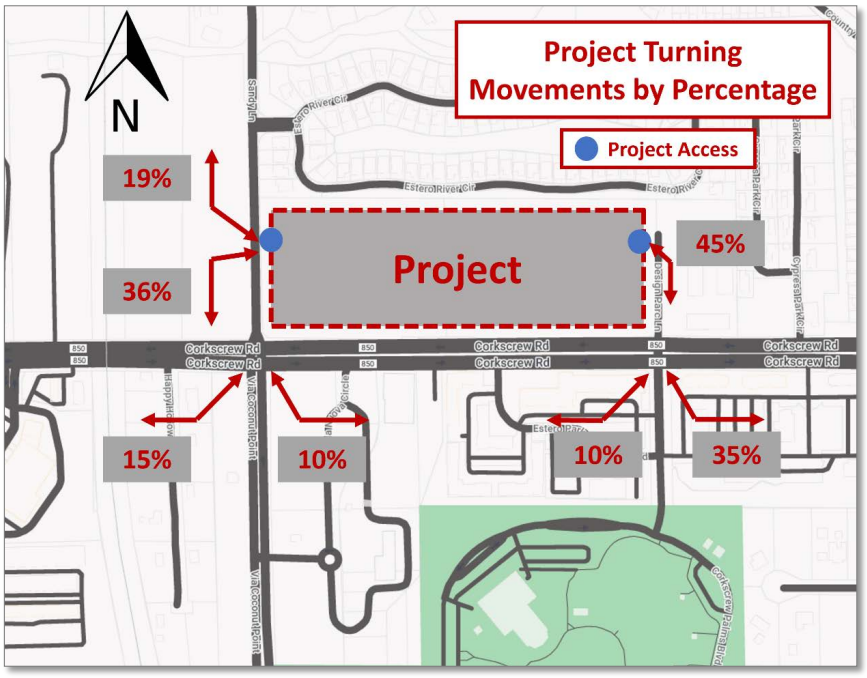
SERVICE VOLUMES ON COLLECTORS IN LEE COUNTY (2015 DATA)

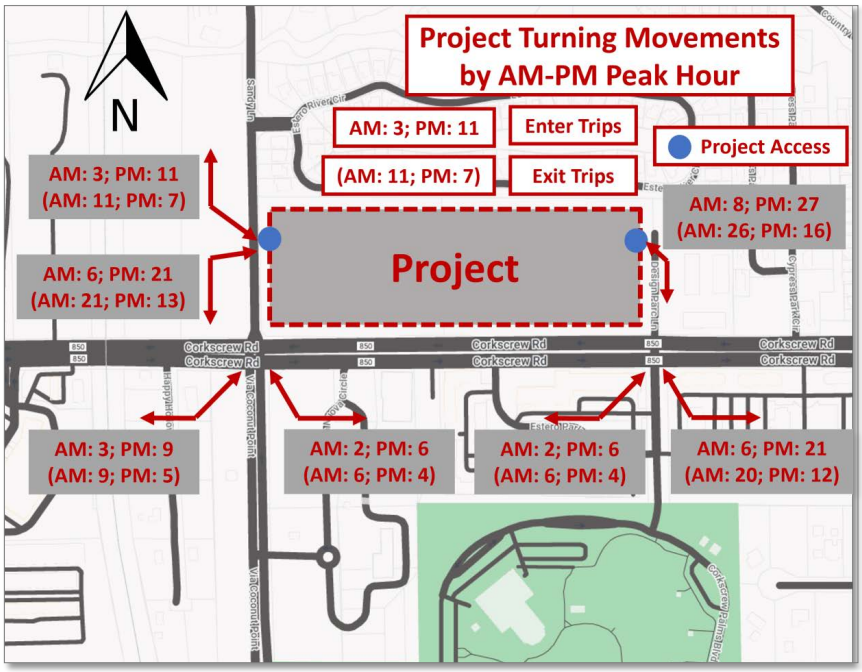
ROAD SEGMENT	FROM	TO	TRAFFIC DISTRIC	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR--BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
COLLECTORS					2LU	0	0	550	860	860	0	0	990	1,530	1,530
					2LD	0	0	580	910	910	0	0	1,040	1,610	1,610
					4LU	0	0	1,240	1,700	1,700	0	0	2,200	3,030	3,030
					4LD	0	0	1,310	1,790	1,790	0	0	2,340	3,190	3,190

Sandy Lane - 2-lane undivided collector (2LU) - LOS E = 860
Via Coconut Point - 4-lane divided collector (4LD) - LOS E = 1,790

Appendix I:

Project Traffic Turning Movements


Project Turning Movements by Percentage
Project Access
N
19%
36%
Project
45%
15%
10%
10%
35%
Corkscrew Rd


Project Turning Movements by AM-PM Peak Hour
AM: 3; PM: 11
Enter Trips
(AM: 11; PM: 7)
Exit Trips
Project Access
N
AM: 3; PM: 11
(AM: 11; PM: 7)
AM: 8; PM: 27
(AM: 26; PM: 16)
Project
AM: 6; PM: 21
(AM: 21; PM: 13)
AM: 3; PM: 9
(AM: 9; PM: 5)
AM: 2; PM: 6
(AM: 6; PM: 4)
AM: 2; PM: 6
(AM: 6; PM: 4)
AM: 6; PM: 21
(AM: 20; PM: 12)
Corkscrew Rd

RVi Planning + Landscape Architecture

ESTERO TOWNHOMES EPD REZONE

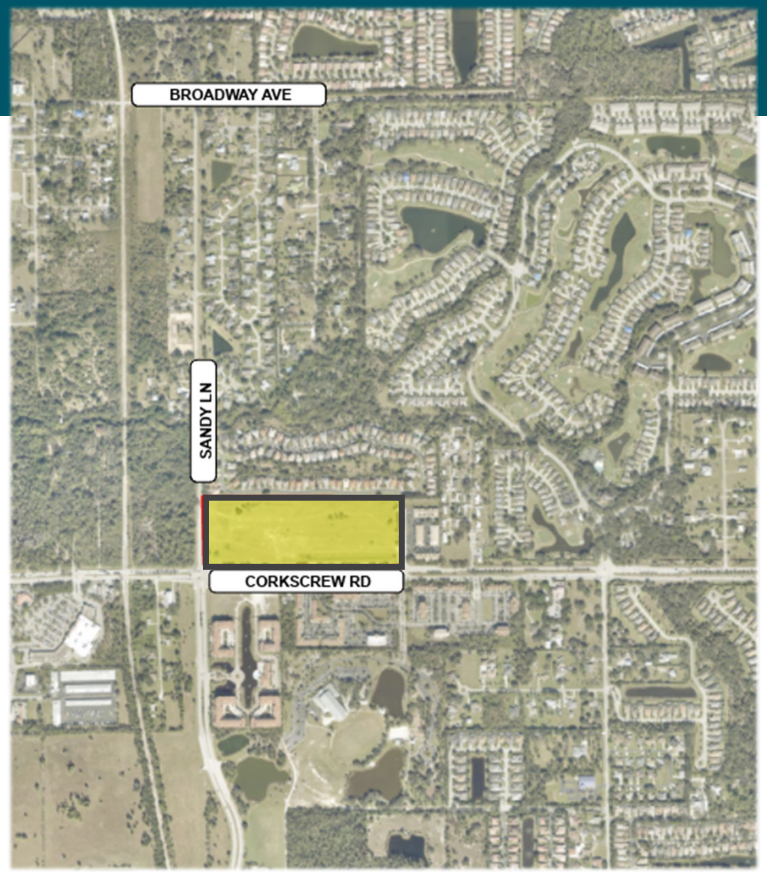
PLANNING ZONING DESIGN REVIEW BOARD
SEPTEMBER 10, 2024

WELCOME & INTRODUCTIONS

- Jim Hepler – Toll Brothers
- Richard Yovanovich & Francesca Passidomo - Coleman, Yovanovich & Koester
- Alexis Crespo, AICP & Sabrina McCabe, PLA – RVi Planning + Landscape Architecture
- Noelle Vilim, P.E. - Atwell
- Norm Trebilcock, AICP, PTOE, PE - Trebilcock Consulting Solutions
- Andrew McAuley– Earth Tech Environmental

PROPERTY OVERVIEW

- 21.4 +/-acres
- Northeast corner of Corkscrew Road & Sandy Lane
- Future Land Use: Village Center
- Zoning: Residential Planned Development (RPD) for Continuing Care/ALF



REQUEST

Rezone 21.4+/-acres from
Residential Planned Development (RPD) to
Estero Planned Development (EPD)
to allow for ~~171~~ 154 townhomes, private on-site recreational amenities and public amenities

SUMMARY OF CHANGES TO EPD REZONE REQUEST

MASTER CONCEPT PLAN CHANGES

- Revised site layout to reflect a more curvilinear roadway network
- Reduction of unit count from 171 dwelling units to 154 dwelling units (from 8 du/acre to 7 du/acre)
- Eliminated 9- and 8-unit buildings along Corkscrew Road
- Increased/additional common/open space on site
- Relocation of the lake area with fountain enhancements, as well as pocket parks and passive park areas near lake
- Removal of Deviation 7 relating to driveway length
- Addition of new Deviation 7 relating to back out parking spaces for guest parking spaces
- Reduction in units allowed for added green space, open space, and enhanced landscaping

SUMMARY OF CHANGES TO EPD REZONE REQUEST

COMPATABILITY CHANGES

- Increased wall height to 8’ adjacent to Estates on Estero River
- Relocated Amenity area to provide a buffer to residents from public use area and provide pedestrian access to Corkscrew Road
- Specificity regarding the locations of pedestrian gates for access to the project, and to provide access to Estates of Estero River residents
- Enhancements to the front, rear and side elevations of the proposed dwelling to include additional architectural elements/embellishments, recessing/projections for visual interest, and an updated color palette

SUMMARY OF CHANGES TO EPD REZONE REQUEST

CHANGES TO PUBLIC ENHANCEMENTS

- In response to request by a resident of Estates of Estero River, Toll has agreed to make payment for a future crosswalk connection by the Village of Estero upon the earlier of 75th CO or completion of the Sandy Lane/Corkscrew drainage and intersection improvements by Lee County or the Village of the Estero.

- Increased/additional public use areas to 1.5 acres:
  - "West Corner Park" with updated landscaping and hardscaping design elements
  - "East Corner Park
  - ½ mile shaded trail system along Corkscrew Road
  - Trail system along Sandy Lane

PREVIOUS MASTER CONCEPT PLAN



PROPOSED MASTER CONCEPT PLAN



INTERCONNECTIVITY PLAN



PUBLIC AMENITY ELEMENTS



WEST CORNER PARK ELEMENTS



WEST CORNER PARK ELEMENTS



WEST CORNER PARK ELEMENTS



WEST CORNER PARK ELEMENTS



WEST CORNER LANDSCAPING



PLANT PALETTE CORNER PARK

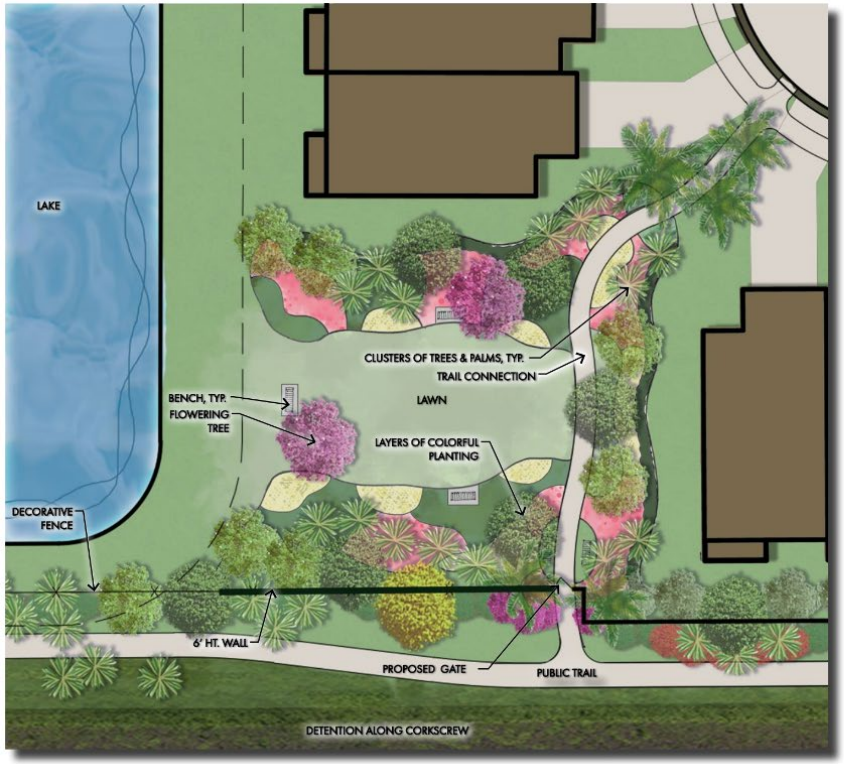
Trees and Palms

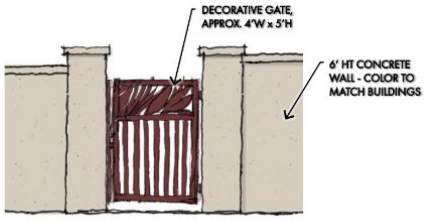


Shrubs and Groundcovers

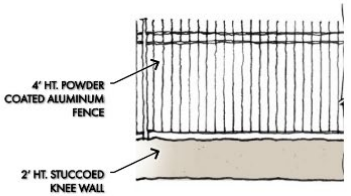


PASSIVE PARK ELEMENTS



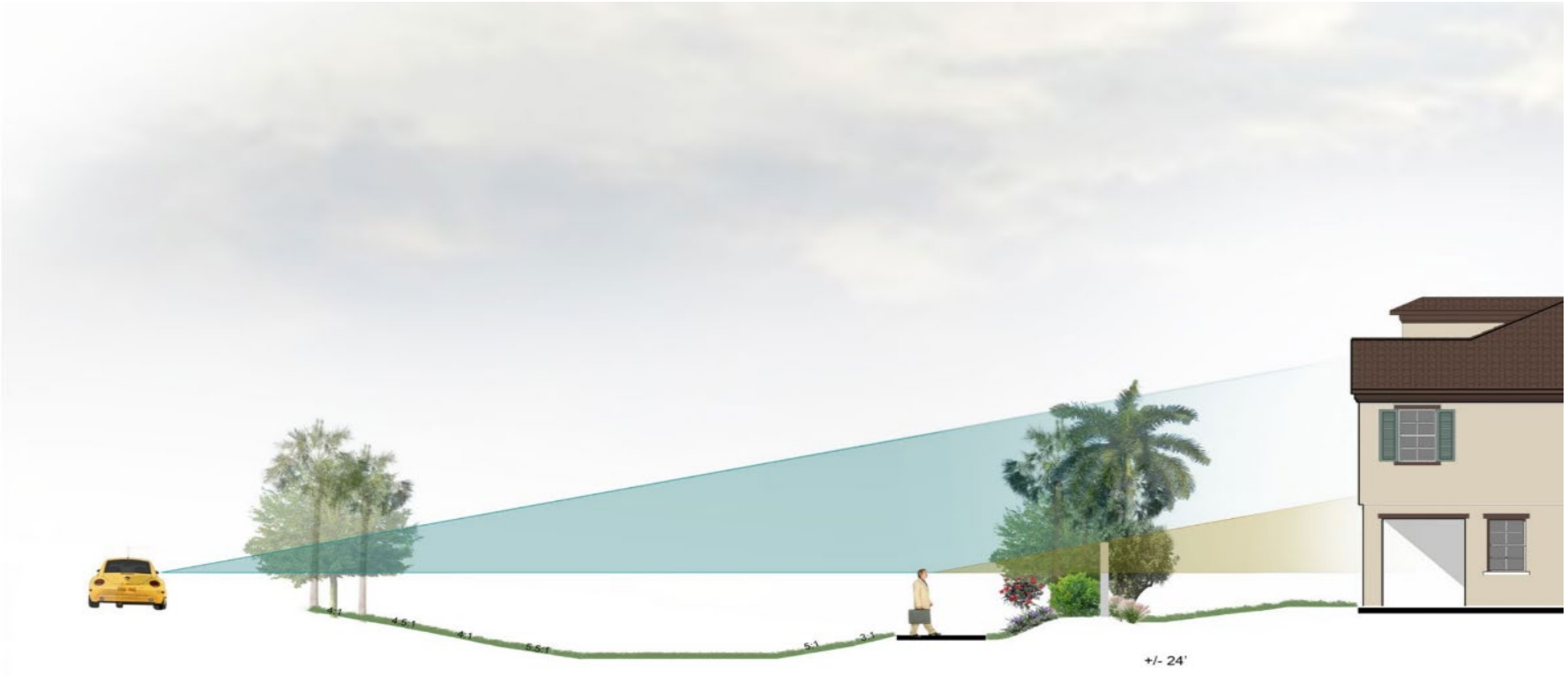


PROPOSED PEDESTRIAN GATE CONCEPT



PROPOSED DECORATIVE FENCE CONCEPT

LINE OF SIGHT - CORKSCREW ROAD



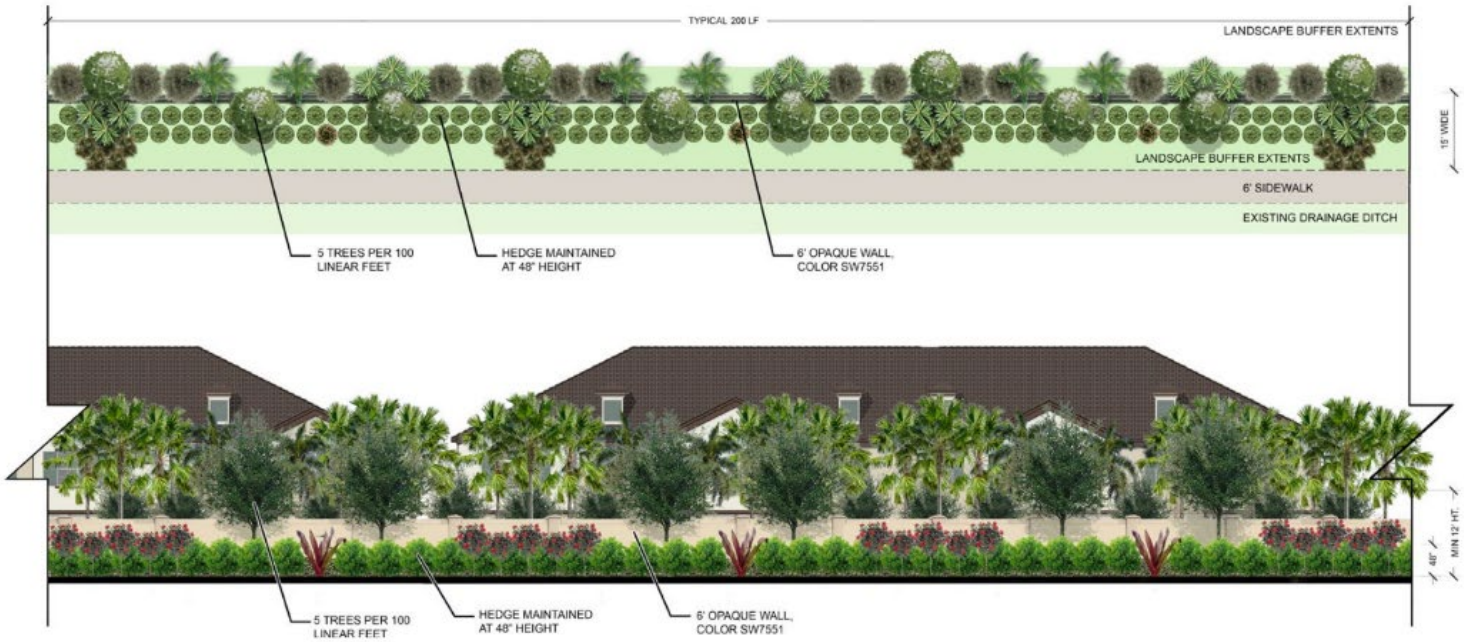
VIEW FROM CORKSCREW ROAD



VIEW FROM CORKSCREW ROAD

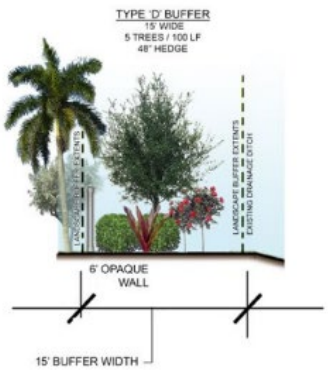


VIEW FROM CORKSCREW ROAD

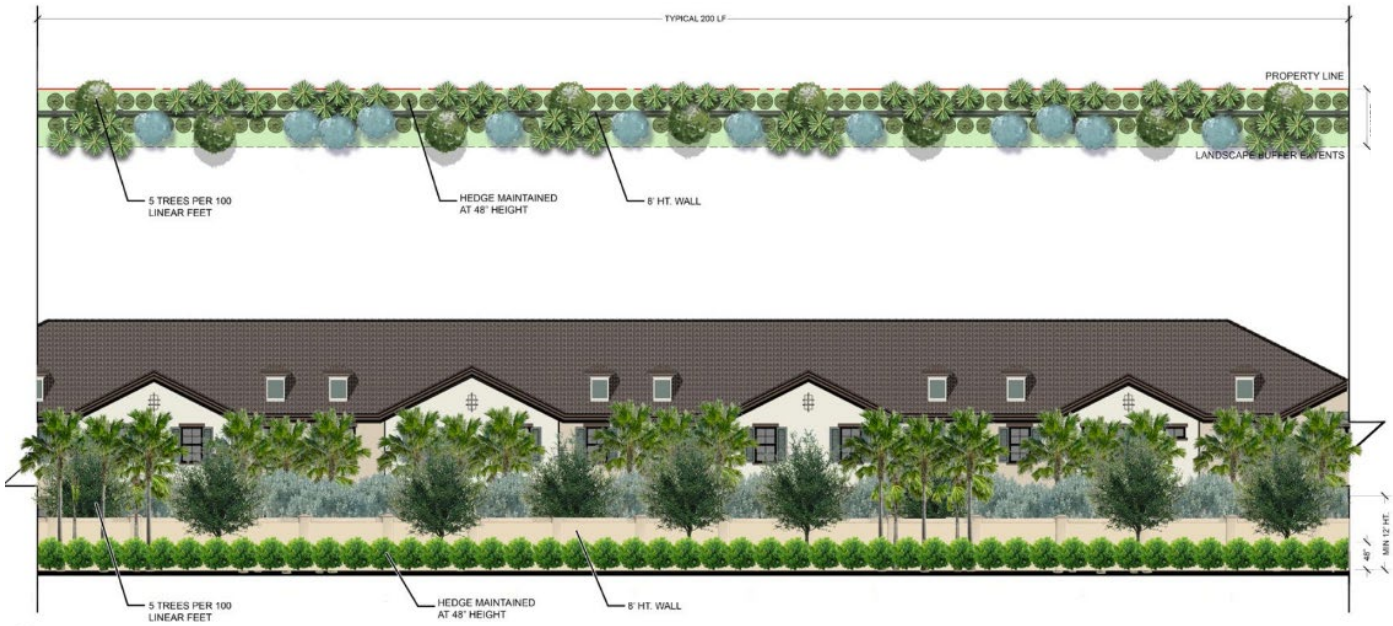


'C' 15' TYPE 'D' BUFFER - VIEW FROM CORKSCREW ROAD
SCALE: 1" = 10'-0"



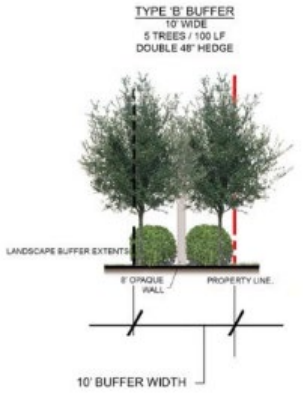


VIEW FROM ESTATES AT ESTERO RIVER



'A' **10' TYPE 'B' BUFFER - VIEW FROM THE ESTATES AT ESTERO RIVER**
SCALE: 1" = 10'-0"





VIEW FROM SANDY LANE



'B' **15' TYPE 'D' BUFFER - VIEW FROM SANDY LANE**
SCALE: 1" = 10'-0"

VIEW FROM DESIGN PARC LANE



'D' 15' TYPE 'B' BUFFER - DESIGN PARC LANE
SCALE: 1" = 10'-0"





COMMUNITY & BUFFER PLANT PALETTE


Shady Lady Black Olive


Live Oak


Green Buttonwood


Royal Poinciana


Yellow Tabebuia Tree


Southern Magnolia


Royal Palm


Sabal Palm


Hong Kong Orchid


Silver Buttonwood

COMMUNITY PLANT PALETTE


Red Tip Cocoplum


Muhly Grass


Firebush


Fakahatchee


Crinum Lily


Walter's Viburnum


American Beautyberry


Coontie


Clusia rosea


Cordgrass

ARCHITECTURAL COLOR PALETTE

Architectural Color Palette
Classic Cream Spanish Colonial

- Classic Cream Spanish Colonial Color Scheme.

- Garage and Entry door will be painted and accent color.

- Brackets and Soffits are painted Sable to look like wood.



Example of End Unit Color Palette



PREVIOUS ELEVATIONS







PROPOSED FRONT ELEVATIONS



PROPOSED FRONT ELEVATIONS



PROPOSED FRONT ELEVATIONS



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATIONS



PROPOSED REAR ELEVATIONS



PROPOSED REAR ELEVATIONS



COMPREHENSIVE PLAN & LDC CRITERIA

- Village Center Future Land Use Category
- FLU-1.11.1: Residential Development Form
- FLU-1.11.2: Residential Development Standards
- HOU-1.1.3: Residential Compatibility
- REC-1.6.1: Public Park Space
- LDC Section 3-707: Estero Planned Development & Tier 1 Density Criteria



CONCLUSIONS

- ✓ Staff recommendation of *APPROVAL*
- ✓ Significant revisions resulting in reduced unit count, enhanced community design and more public amenities
- ✓ Infill, quality for-sale townhome product by trusted homebuilder
- ✓ Compatible with single-family communities along Sandy Lane
- ✓ Consistent with Estero Comprehensive Plan & LDC

Planning Zoning and Design Board

Staff Report

PROJECT NAME
Estero Entertainment District
CASE NUMBER
DOS2024-E007
MEETING DATE
September 10, 2024
REQUEST
To construct access, parking, pedestrian facilities, drainage facilities, and utilities required for a 60,454-sf indoor recreation facility which will be designed and permitted by others. Also anticipated for the site are 21 open and covered pickleball courts and an 18-Hole Miniature Golf Course which will also be designed and permitted under a separate application by others. There are two future development parcels that have been included in the master drainage and stormwater management system proposed under this application but will not be constructed at this time.
APPLICANT
Village of Estero
LOCATION
East of Via Coconut Point and North of Williams Road
PROPERTY SIZE
21.20 acres±
ZONING
EPD (Estero Planned Development – Ordinance No. 2023-04)
PUBLIC INFORMATION MEETING DATES
The PZDB conducted the most recent Public Information Meeting on April 9, 2024 and a workshop on June 11, 2024.

Staff Recommendation

Staff recommends approval with stipulations of the development order. The stipulations are the standard stipulations and additional condition that the television screen shown on the architectural elevation cannot be used for offsite advertising and is not to be visible from Via Coconut Point.

The second condition is that the wall pack lighting and other related lighting be reviewed by staff prior to building permit issuance.

The third condition is that the project receive Lee County Utilities approval prior to issuance of the Development Order.

The fourth condition is that building perimeter planting be reviewed as a minor charge.

There is a deviation to eliminate parking bumpers which staff also recommends approval of with the conditions that wheel stops be provided when parking is proposed adjacent to sidewalk. All other areas will have painted lines to delineate parking spaces.

Another deviation may be needed to extend lighting hours past 10pm.

Project Summary

This project is for the development of the Estero Entertainment District. This Development Order is for the parking, access, pedestrian facilities, drainage facilities, and utilities required for a 60,454-sf indoor recreation facility, an 18-hole miniature golf course and 21 open and covered pickleball courts, which will be designed and permitted by others. The property is bounded by Via Coconut Point to the north and west, Williams Road to the south, and Estero Community Park to the east. The proposed development is on the northern portion of the property with future development to the west and south sides of current improvements.

Request

The applicant is requesting approval of a development order for infrastructure related to an indoor recreation facility and deviations.

Architecture

The architecture for the project has been substantially revised based upon comments from the PZDB, to lighten the colors, add towers and other elements to break up the prior “industrial” look, and make the building more exciting and iconic. A mix of materials are provided along with an interesting “television screen” on the side of the building.

Transportation

A Traffic Impact Study was completed for the proposed development (including an estimate for the future parcels). The trip generation for the proposed development in Phase 1 assumed 60,454 sf of multipurpose recreational facility, 18-hole miniature golf facility, 21-court pickleball facility and 8-court tennis facility as shown in Table 2A on the following page.

The overall buildout was examined, although at this time there is no connection to Williams Road. When development plans for future parcels are confirmed, the Village will re-examine impacts for future development areas.

Based on the results of the turn lane analysis, turn lane improvements are recommended at the proposed development access locations for both Via Coconut Point and Williams Road. Note that the left and right turn lanes on Via Coconut Point is only long enough to accommodate Phase 1 development and may need to be lengthened as future development occurs.

Table 2A

Trip Generation – Proposed Phase 1 DO Build-out Conditions – Average Weekday

Development		PM Peak Hour		
ITE Land Use	**Size**	**Enter**	**Exit**	**Total**
LUC 435 – Multipurpose Recreational Facility	60,454 square feet	119	97	216
LUC 431 – Miniature Golf Course Facility	18 holes	2	4	6
LUC 490 – Tennis Courts (Pickleball)	21 courts	44	44	88
LUC 490 – Tennis Courts (Gaming Lawn)	8 courts	17	17	34
Total Phase 1 New Trips		**182**	**162**	**344**

A second trip generation was completed for the overall project future buildout as shown in Table 2B below:

Table 2B

Trip Generation – Overall Project Future Buildout – Average Weekday

Development		PM Peak Hour		
ITE Land Use	**Size**	**Enter**	**Exit**	**Total**
LUC 435 – Multipurpose Recreational Facility	181,362 square feet	357	292	649
LUC 431 – Miniature Golf Course Facility	18 holes	2	4	6
LUC 490 – Tennis Courts (Pickleball)	21 courts	44	44	88
LUC 490 – Tennis Courts (Gaming Lawn)	8 courts	17	17	34
Total Overall Future Buildout New Trips		**420**	**357**	**777**

Off-Street Parking

The proposed plan requires 259 spaces, and 260 spaces are provided including 5 ADA spaces, 3 EV charging spaces & 252 standard spaces. A shared use analysis was provided by the consultant based on similar facilities elsewhere, to account for mixed uses that operate at different times. This was reviewed by the Public Works and Community Development staff who agree with the analysis.

Deviation Request:

A deviation request has been submitted to exclude wheel stops for parking spaces as required under Section 5-204(1)(B).

Justification for deviation:

Per section 5-204(1)(B) of the Village of Estero Land Development Code (LDC), off-street parking areas shall include painted lines, wheel stops or other methods of identifying individual parking spaces and distinguishing such spaces from drive aisles.

Wheel stops are proposed for all areas with parking proposed adjacent to sidewalks to avoid vehicles overhanging the curb. All other areas will have painted lines to delineate parking spaces. Not requiring wheel stops for areas not adjacent to sidewalks will reduce risk of tripping hazard for spaces in the open areas of the parking lot.

Stormwater

The surface water management system consists of catch basins, pipes and swales to capture stormwater runoff and convey to the master SWM system for water quality treatment and attenuation prior to outfall into the Seminole Gulf Railroad ditch.

Discharge from the existing control structure #EX CS-2 for the Via Coconut roadway system is 0.29 cfs for the 4.38 acres of existing Drainage Basin #2 in accordance with the existing Permit No. 36-05087-P. The existing control structure (#EX CS-2) will be modified to allow 1.54 cfs maximum discharge for the proposed 23.78-acre drainage area.

The proposed surface water management system design and calculations have been reviewed by the Village staff and a SFWMD ERP (Permit # 36-110097-P) has been approved. The proposed minimum proposed elevation of the finished floor is 17.3 feet NAVD88.

Lighting

Details of the light poles and fixtures are provided with the applicant's documents for Phase 1A infrastructure only.

The single luminaire facing the school attached to the 4 luminaire parking lights does not comply with the BUG rating but does comply otherwise.

STIPULATION: Prior to building permit issuance, details and photometrics must be provided for wall pack lighting, canopy lighting, and/or lighting on the courts to ensure that the sports facilities, parking areas, access lanes for parking areas, and pedestrian facilities are properly illuminated. This can be submitted as a minor change.

Pickleball comes under the code lighting section under sport facilities. The code has a requirement that lighting be extinguished by 10 pm. Since this will have occasional tournament play, a deviation may be needed to extend the hours for lighting.

Lee County Utilities

This project requires approval from Lee County Utilities prior to issuance of the Development Order.

Landscaping

As approved in Ordinance 2023-04, the type D buffer required on the north property line and the type D buffer required on the south property line are being planted as a part of this Phase 1 plan of development. Under Deviation 2 of the zoning approval, the type C & F buffer requirements were omitted where the development abuts the Estero Community Park.

General trees for entire site are proposed and vehicular use areas are also provided per the LDC.

STIPULATION: Prior to building permit issuance, details on the building perimeter landscaping will need to be reviewed as this was not provided as a part of this DO application. This shall be submitted as a minor change.

Open Space

The site meets the criteria for 40% open space required by the zoning Ordinance 2023-04.

LEGAL DESCRIPTION

(INSTRUMENT NUMBER 2020000157142)

LOT 16, BLOCK 'C', FLORIDA GULF LAND COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, AT PAGE 59 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LESS AND EXCEPT THOSE PORTIONS OF LAND AS DESCRIBED IN THAT CERTAIN DEED RECORDED IN O.R. BOOK 4477, PAGE 2118, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE, PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN A PORTION OF LOT 16, BLOCK C, FLORIDA GULF LAND COMPANY'S SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 59 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 16, BLOCK C, FLORIDA GULF LAND COMPANY'S SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 59 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THENCE RUN N.01°09'58"W., ALONG THE WEST LINE OF SAID LOT 16, FOR A DISTANCE OF 1,216.21 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE N.01°09'58"W., ALONG THE WEST LINE OF SAID LOT 16, FOR A DISTANCE OF 107.34 FEET TO THE NORTHWEST CORNER OF SAID LOT 16; THENCE RUN N.88°53'56"E., ALONG THE NORTH LINE OF SAID LOT 16, FOR A DISTANCE OF 92.67 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS N.55°57'45"W., A DISTANCE OF 666.00 FEET THEREFROM; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 666.00 FEET, THROUGH A CENTRAL ANGLE OF 12°36'34", SUBTENDED BY A CHORD OF 140.50 FEET AT A BEARING OF S.40°00'32"W., FOR A DISTANCE OF 140.76 FEET TO THE POINT OF BEGINNING.

AND

LESS AND EXCEPT THOSE PORTIONS OF LAND AS DESCRIBED IN THAT CERTAIN DEED RECORDED IN O.R. BOOK 4565, PAGE 495, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE, PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN A PORTION OF LOT 16, BLOCK C, FLORIDA GULF LAND COMPANY'S SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 59 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 16, BLOCK C, FLORIDA GULF LAND COMPANY'S SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 59 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N.01°09'58"W., ALONG THE WEST LINE OF SAID LOT 16, FOR A DISTANCE OF 1,087.00 FEET, TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE N.01°09'58"W., ALONG THE WEST LINE OF SAID LOT 16, FOR A DISTANCE OF 236.55 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 16; THENCE RUN N.88°53'56"E., ALONG THE NORTH LINE OF SAID LOT 16, FOR A DISTANCE OF 210.06 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS N.60°53'40"W., A DISTANCE OF 766.00 FEET THEREFROM; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 766.00 FEET, THROUGH A CENTRAL ANGLE OF 23°36'36", SUBTENDED BY A CHORD OF 313.42 FEET AT A BEARING OF S.40°34'32"W., FOR A DISTANCE OF 315.65 FEET TO THE POINT OF BEGINNING.

ALONG WITH

(INSTRUMENT NUMBER 2022000223650)

LOT 15, BLOCK 'C" FLORIDA GULF LAND COMPANY'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 59, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LESS AND EXCEPT THAT PART CONVEYED TO LEE COUNTY DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF SAID LOT 15, BLOCK C, RUN THENCE WEST ALONG THE NORTH LINE OF SAID LOT FOR 80 FEET, THENCE S 27 DEGREES 04 MINUTES 47 SECONDS E FOR 60 FEET; THENCE RUNS 63 DEGREES 53 MINUTES 17 SECONDS E FOR 60.00 FEET TO THE EASTERLY LINE OF SAID LOT 15, BLOCK C; THENCE RUN N 0 DEGREES 51 MINUTES 10 SECONDS W FOR 80.00 FEET TO THE NORTHEAST CORNER OF LOT 15, BLOCK C AND THE POINT OF BEGINNING.

(INSTRUMENT NUMBER 2008000026181)

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33 AND LOCATED EASTERLY OF THE SEABOARD COASTLINE RAILROAD RIGHT-OF-WAY, A 130.00 FOOT WIDE RIGHT-OF-WAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA: THENCE RUN N.01°09'58"W., ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 39.19 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD, THE SAME BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN N.10°29'23"W., ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID SEABOARD COASTLINE RAILROAD, FOR A DISTANCE OF 966.85 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PROPOSED SANDY LANE AS DESCRIBED IN O.R. BOOK 4565 PAGE 828 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N.59°44'03"E., ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PROPOSED SANDY LANE FOR A DISTANCE OF 52.76 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE. CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PROPOSED SANDY LANE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 766.00 FEET, THROUGH A CENTRAL ANGLE OF 07°01'49", SUBTENDED BY A CHORD OF 93.93 FEET AT A BEARING OF N.56°14'8"E., FOR A DISTANCE OF 94.00 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE RUN S.01°09'58"E., ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1,047.82 FEET, TO THE POINT OF BEGINNING.

PROPERTY ZONING INFO

ESTERO PLANNED DEVELOPMENT (EPD)

ORDINANCE NO. 2023-04

PROPERTY IDENTIFICATION

STRAP:#34-46-25-E4-0100C.0160
STRAP:#34-46-25-E4-0100C.0150

PREVIOUS PERMITTING

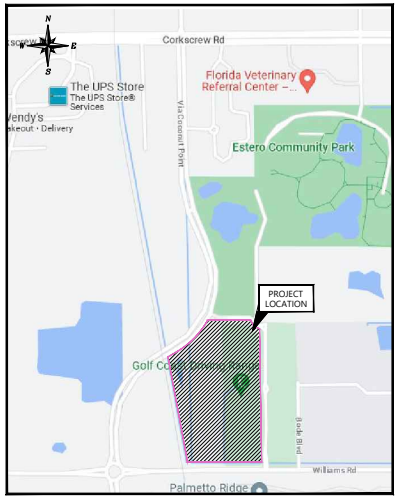
LDO 2023-E052

DEVELOPMENT ORDER PLANS FOR

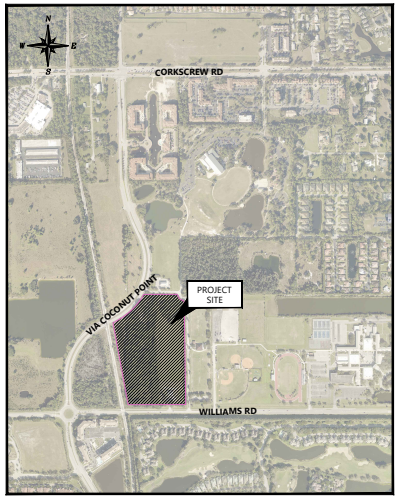
ESTERO ENTERTAINMENT DISTRICT

PART OF SECTION 34, TOWNSHIP 46 S, RANGE 25 E,
LEE COUNTY, FLORIDA

PREPARED FOR:
THE VILLAGE OF ESTERO
9401 CORKSCREW PALMS CIR
ESTERO, FL 33928
(239) 221-5036



PROJECT LOCATION
N.T.S.



PROJECT SITE
1"=600'

ELEVATIONS BASED ON NORTH AMERICAN VERTICAL DATUM NAVD88. CONVERSION FROM NAVD88 TO NGVD29: NAVD88 +1.2=NGVD29.

SHEET INDEX

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04	MASTER SITE PLAN
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06	PAVING, GRADING, AND DRAINAGE PLAN 1
07	PAVING, GRADING, AND DRAINAGE PLAN 2
08	PLAN AND PROFILE - AT ENTRY ROAD & N. PARKING AISLE
09	PLAN AND PROFILE - AT E. PARKING AISLE
10	PLAN AND PROFILE - AT LIFT STATION
11	PLAN AND PROFILE - AT DRY DETENTION
12	SIGNING STRIPING AND PAVEMENT MARKING PLAN
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15	PAVING GRADING DRAINAGE DETAILS
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17	SEWER DETAILS
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19	PUMP STATION DETAILS 1
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21	TURNLANE - EXISTING CONDITIONS AND DEMO PLAN
22	TURNLANE - CONSTRUCTION PLANS
23	TURNLANE - DETAILS

REVISIONS

No.:	DATE:	DESCRIPTION:	APPROVED:
△	08/23/24	REVISED PER LEE COUNTY UTILITIES AND VILLAGE OF ESTERO COMMENTS	MCP

RWA ENGINEERING

6610 Willow Park Drive
Suite 200
Naples, FL 34109

12800 University Drive
Suite 175
Fort Myers, FL 33907

19503 S West Villages Pkwy
Unit A5
Venice, FL 34293

Office: (239) 597-0575
Fax: (239) 597-0578
www.corkufl-rwa.com
Florida Certificates of Authorization
EB 7663 LB 6952

ENGINEER'S SEAL:

MICHAEL C. PAPPAS
STATE OF FLORIDA LICENSE NO. 60910
RWA, INC.

DATE: JULY 2024

PROJECT No.: 220047.00.01

SHEET No.: 01 OF 23

1. GENERAL NOTES:

2. ALL CONSTRUCTION SHOWN ON THESE DRAWINGS SHALL CONFORM TO VILLAGE OF ESTERO AND LEE COUNTY STANDARDS AND SPECIFICATIONS AND THE CONTRACT TECHNICAL SPECIFICATIONS.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DEVIATION IN PLAN INFORMATION SHALL BE REPORTED TO ENGINEER IMMEDIATELY.
4. CONTRACTOR IS REQUIRED TO OBTAIN FROM THE ENGINEER AND OWNER WRITTEN APPROVAL FOR ANY DEVIATIONS FROM THE PLANS AND/OR SPECIFICATIONS.
5. THE APPROVAL OF THESE CONSTRUCTION PLANS DOES NOT AUTHORIZE CONSTRUCTION OF REQUIRED IMPROVEMENTS WHICH ARE INCONSISTENT WITH EASEMENTS OF RECORD.
6. ALL ELEVATIONS REFERENCED WITHIN THIS PLAN SET ARE NORTH AMERICAN VERTICAL DATUM NAVD 88, UNLESS OTHERWISE STATED. CONVERSION TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) IS +1.20.
7. THE SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD ZONE X AND AH, ELEVATION 15.0 NAVD PER FLOOD INSURANCE RATE MAPS, MAP NUMBER 12071C0591H, DATED 11/17/2022. THE MINIMUM HABITABLE FINISH FLOOR SHALL BE SET AT THE GREATER OF BASE FLOOD ELEVATION NAVD OR 1' ABOVE THE ADJACENT CROWN OF THE ROADWAY ELEVATION AS SHOWN ON THE PLAN.
8. REFER TO PLAT AND/OR BOUNDARY SURVEY FOR EASEMENTS OF RECORD.
9. FOR ALL FDOT TYPE "C", "D" AND "E" INLETS, REFERENCE FDOT INDEX NO. 425-052.
10. ALL PROHIBITED EXOTIC VEGETATION SHALL BE REMOVED FROM THE SITE AND IT SHALL BE MAINTAINED FREE OF EXOTICS IN PERPETUITY.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PRIVATE OR PUBLIC, PRIOR TO EXCAVATION. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON INFORMATION FURNISHED BY THE OWNERS OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPURTENANCES OBSERVED IN THE FIELD, AND BEST AVAILABLE RECORD DRAWING INFORMATION. THE OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA; AND, THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES BEFORE AND DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
12. CONTRACTOR SHALL REMOVE ALL MUCK AND OTHER UNSUITABLE MATERIAL FROM FILL AREAS PRIOR TO PLACEMENT OF FILL. ALL MUCK AND UNSUITABLE MATERIAL SHALL BE STOCKPILED AS DETERMINED BY OWNER.
13. OWNERSHIP AND MAINTENANCE OF THE ROAD, WATER MANAGEMENT, AND SITE DRAINAGE FACILITIES IS THE RESPONSIBILITY OF THE VILLAGE OF ESTERO.

EXISTING CONDITIONS NOTES:

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

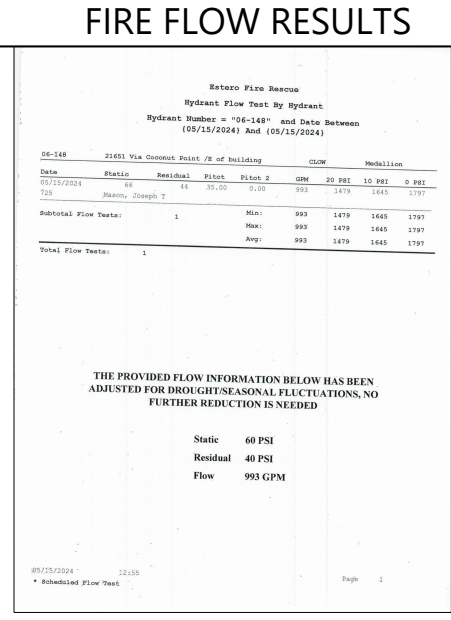
DEMOLITION NOTES:

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

FIRE PROTECTION NOTES:

1. A SEPARATE PERMIT IS REQUIRED PRIOR TO INSTALLATION OF ANY FIRE LINE.
2. INSTALLATION OF ALL UNDERGROUND FIRE LINES SHALL COMPLY WITH THE LOCAL REQUIREMENTS.
3. PRIOR TO THE ACCUMULATION OF COMBUSTIBLE BUILDING MATERIALS ON SITE, PROPOSED FIRE HYDRANTS MUST BE OPERABLE WITH THE REQUIRED FIRE FLOWS (TEMPORARY BACK FLOW PREVENTERS MUST BE USED, GAP CONFIGURATIONS UNACCEPTABLE) AND IMPROVED, STABILIZED EMERGENCY APPARATUS ACCESS WAYS (MIN. 20' WIDE) MUST BE AVAILABLE TO WITHIN 100' OF THE STRUCTURES.
4. UNDERGROUND FIRE LINES SHALL BE INSTALLED BY AN APPROPRIATELY CERTIFIED FIRE SPRINKLER CONTRACTOR OR A TYPE V UNDERGROUND CONTRACTOR AS DEFINED AND OUTLINED IN 633.021, 633.521 AND 633.539 F.S.
5. PVC PIPE FOR FIRE LINES SHALL CONFORM TO THE REQUIREMENTS OF AWWA C-900, DR14 (CLASS 305), UNLESS OTHERWISE SHOWN ON PLANS.
6. ALL FIRE HYDRANTS, FDC'S AND PIV'S SHALL BE VISIBLE AND ACCESSIBLE. THEY SHALL NOT BE OBSTRUCTED VISUALLY OR FUNCTIONALLY BY TREES OR LANDSCAPING.
7. REF: APPROVED SDP PLANS FOR FINAL UTILITY LAYOUT, NOTES, AND DETAILS.
8. FIRE HYDRANTS SHALL BE MARKED IN A UNIFORM MANNER APPROVED BY THE FIRE DISTRACT.

FIRE FLOW RESULTS



Estero Fire Rescue
Hydrant Flow Test By Hydrant
Hydrant Number = "06-148" and Date Between (05/15/2024) And (05/15/2024)

06-148 — 21651 Via Coconut Point /E of building — CLOW — Medallion

Date	Static	Residual	Pitot	Pitot 2	GPM	20 PSI	10 PSI	0 PSI
05/15/2024	66	44	35.00	0.00	993	1479	1645	1797
725	Mason, Joseph T							

Subtotal Flow Tests:	1	Min:	993	1479	1645	1797
		Max:	993	1479	1645	1797
		Avg:	993	1479	1645	1797

Total Flow Tests: 1

THE PROVIDED FLOW INFORMATION BELOW HAS BEEN ADJUSTED FOR DROUGHT/SEASONAL FLUCTUATIONS, NO FURTHER REDUCTION IS NEEDED

Static 60 PSI
Residual 40 PSI
Flow 993 GPM

05/15/2024 12:55
* Scheduled Flow Test
Page 1

WATER, IRRIGATION AND SEWER NOTES:

1. ALL ONSITE SEWER AND WATER FACILITIES SHALL BE OWNED AND MAINTAINED BY LEE COUNTY UTILITIES ALL WATER AND SEWER CONSTRUCTION SHALL CONFORM TO LEE COUNTY STANDARDS AND SPECIFICATIONS.
2. ALL EXISTING UNDERGROUND UTILITIES ARE BASED ON AVAILABLE RECORD INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE APPROPRIATE EXISTING UTILITIES AND REPORT DISCREPANCIES TO ENGINEER IMMEDIATELY.
3. INSTALLATION OF SUBSURFACE CONSTRUCTION, TO INCLUDE, WATER AND IRRIGATION LINES, SEWER LINES, PUBLIC UTILITIES AND STORM DRAINAGE IS REQUIRED PRIOR TO COMPACTION OF SUBGRADE AND ROADWAY CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL UTILITY LINES AND SERVICES DAMAGED DURING CONSTRUCTION, INCLUDING IRRIGATION LINES AND SERVICES. THE APPROPRIATE UTILITY SHALL BE NOTIFIED OF ALL DAMAGED LINES PRIOR TO REPAIR. ALL NECESSARY REPAIRS SHALL BE PERFORMED IMMEDIATELY UPON DAMAGE OF LINE, AT THE CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR SHALL PROVIDE 48 HOURS WRITTEN NOTICE TO THE ENGINEER AND UTILITY COMPANY PRIOR TO THE FOLLOWING TO ALLOW FOR INSPECTIONS REQUIRED BY ORDINANCE 2004-31 SECTION 9.4.2.2
   - 5.A. COMMENCEMENT
   - 5.B. CHANGES TO APPROVED SCHEDULES, SUBCONTRACTORS, OR RESIDENT SUPERINTENDENT.
   - 5.C. POTABLE, IRRIGATION, WASTEWATER AND GENERAL SYSTEMS
     - 5.C.A. HOT TAPS TO POTABLE WATER LINES LARGER THAN 6" AND WASTEWATER SYSTEMS GREATER THAN 4". *
     - 5.C.B. MASTER METER AND BYPASS PIPING.
     - 5.C.C. JACK & BORE CASINGS. *
     - 5.C.D. PRESSURE TESTS. *
     - 5.C.E. INFILTRATION/EXFILTRATION TESTS. *
     - 5.C.F. LIFT STATION INSTALLATION, PRIOR TO COVER-UP AND START-UP. *
     - 5.C.G. LIFT STATION START-UP. *
     - 5.C.H. LAMPING OF SEWER LINES. *
     - 5.C.I. PIGGING AND FLUSHING OF WASTEWATER LINES, FORCE MAINS, POTABLE WATER MAINS, AND NON-POTABLE IRRIGATION LINES. * NOTE: FULL BORE FLUSHING AND PIGGING OF POTABLE WATER LINES NEED ONLY WATER DEPARTMENT INSPECTION.
     - 5.C.J. TELEVISION VIDEO TAPING OF WASTEWATER LINES AT END OF CONSTRUCTION AND THE WARANTY PERIOD ("IN-OFFICE REVIEW").
     - 5.C.K. CONFLICT CONSTRUCTION. *
     - 5.C.L. CONNECTIONS TO EXISTING POTABLE WATER, NON-POTABLE IRRIGATION WATER AND WASTE WATER SYSTEMS. *
     - 5.C.M. 8" DIAMETER OR LARGER CASING INSTALLATIONS. *
     - 5.C.N. OTHER SPECIAL REQUIREMENTS AS SPECIFIED BY THE COUNTY STAFF AT THE TIME OF CONSTRUCTION DOCUMENT APPROVAL.
     - 5.C.O. CLORINATION OF WATER LINES AND REFLUSHING OF LINE AFTER CHLORINATION (NEEDS WATER DEPARTMENT INSPECTION ONLY). *
     - 5.C.P. INSTALLATION OF TEMPORARY METERS/BACKFLOWS. *
     - 5.C.Q. BACTERIOLOGICAL SAMPLING (NEEDS WATER INSPECTION ONLY). *
     - 5.C.R. HOT TAPS TO ANY WATER CONCRETE MAINS, PRESSURE TESTS ON LINES 20" OR GREATER, AND CONNECTIONS TO EXISTING POTABLE SYSTEMS GREATER THAN 12" NEED TO BE INSPECTED BY THE WATER DEPARTMENT AND THE LEE COUNTY. *
     - 5.C.S. FIRE FLOW TESTING.
     - 5.C.T. A LEE COUNTY INSPECTOR OR OTHER QUALIFIED EMPLOYEE MUST BE PRESENT AT THE INSPECTIONS NOTED WITH "*" ABOVE.
6. FITTINGS SHALL BE USED TO MAINTAIN PLAN ALIGNMENT OF POTABLE WATER MAINS AND FORCE MAINS. DEVIATION FROM PLAN ALIGNMENT SHALL NOT BE MORE THAN 12" FROM PLAN CENTERLINE OF MAIN. CONTRACTOR SHALL PREPARE RECORD DRAWING OF ALL FITTINGS NOT SHOWN ON THIS PLAN.
7. MINIMUM COVER FOR ALL WATER MAINS AND FORCE MAINS SHALL BE MEASURED FROM FINISHED GRADES, MINIMUM DEPTH OF 30" MAXIMUM DEPTH OF 48". IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE MINIMUM COVER, REGARDLESS OF EXISTING GRADE. PERIODIC CHECKS FOR MINIMUM COVER WILL BE MADE BY THE LEE COUNTY AND ENGINEER.
8. CONTRACTOR SHALL CONSTRUCT ALL WATER AND SEWER APPURTENANCES INCLUDING METER BOXES, BLOW-OFFS, VALVE BOXES, AIR RELEASE VALVES, FIRE HYDRANTS, ETC. TO FINISHED GRADE. CONTRACTOR SHALL COORDINATE DURING THE CONSTRUCTION STAKEOUT AND PRIOR TO CONSTRUCTION OF SAID APPURTENANCES WITH OWNER AND ENGINEER REGARDING FINISHED GRADE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE CONSTRUCTION OF SAID APPURTENANCES TO FINISHED GRADE.
9. ALL POTABLE WATER MAINS SHALL BE SEPARATED FROM SANITARY SEWER BY A MINIMUM HORIZONTAL DISTANCE OF TEN FEET MEASURED EDGE TO EDGE AND A VERTICAL DISTANCE OF 18" MEASURED BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE. WHERE MINIMUM SEPARATION CANNOT BE MAINTAINED, SEE CROSSOVER DETAIL REQUIREMENTS.
10. POTABLE WATER MAINS UNDER PAVEMENT SHALL BE POLYVINYL CHLORIDE PIPE (PVC) AWWA C-900, CLASS 305, DR 14, OR CLASS 51 DUCTILE IRON PIPE. ALL OTHER POTABLE WATER MAINS SHALL BE AWWA C-900, CLASS 235, DR 18 PVC, COLOR CODED "BLUE".
11. ALL GRAVITY SANITARY SEWER MAINS AND LATERALS SHALL BE ASTM D-3034, SDR 26, COLOR CODED "GREEN" UNLESS NOTED OTHERWISE.
12. REFER TO PLAT AND/OR BOUNDARY SURVEY FOR EASEMENTS OF RECORD.
13. MINIMUM 18" VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN WATER, SEWER, AND CONDUITS FOR ANY OTHER UTILITY.
14. ALL UTILITY CONSTRUCTION TO BE IN ACCORDANCE WITH LEE COUNTY PUBLIC UTILITIES DIVISION SPECIFICATIONS, LATEST EDITION.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR BOIL WATER NOTICES AND BACTERIOLOGICAL SAMPLING FOR ANY EXISTING WATER MAINS THAT ARE POTENTIALLY CONTAMINATED DURING CONSTRUCTION.
16. ALL WATER METERS SHALL BE SIZED BY LEE COUNTY PUBLIC UTILITIES.
17. ALL WATER METERS SMALLER THAN 2" TO BE INSTALLED BY LEE COUNTY.
18. CONTRACTOR WILL INSTALL WATER SERVICE LINES & METER BOX.
19. ALL FIRE HYDRANTS REFERENCED IN THIS PLAN SET INCLUDE HYDRANT AND HYDRANT VALVE.
20. FIRE HYDRANTS AND WATER SERVICES MAY BE USED FOR TEMPORARY SAMPLE POINTS (TSP) AS SHOWN ON THE PLANS.
21. FOR CONNECTIONS TO EXISTING MANHOLES, ALL EXISTING MANHOLES SHALL BE SUPPORTED AS NECESSARY TO PREVENT ANY CRACKING TO EXISTING MANHOLE OR PIPE CONNECTIONS.
22. ALL COSTS AND EXPENSES OF ANY AND ALL REPAIRS, REPLACEMENTS, MAINTENANCE AND RESTORATIONS OF ABOVE GROUND IMPROVEMENTS PERMITTED WITHIN A CUE SHALL BE THE SOLE FINANCIAL RESPONSIBILITY OF THE GRANTOR, ITS SUCCESSORS OR ASSIGNS.

ADDITIONAL DRAINAGE SPECIFICATIONS:

1. EXFILTRATION TRENCH PERFORATED PIPE:
   - 1.1. HDPE: PERFORATED ADS N-12 WT IB CLASS II PIPE (FDOT-APPROVED): 15" AND 18" DIAMETER PER AASHTO M294 AND FDOT SECTION 948-2.3.1.
   - 1.2. POLYPROPYLENE (PP): HIGH PERFORMANCE PERFORATED 24" DIAMETER PER ASTM F2881 AND AASHTO M330. PIPE SHALL BE JOINED WITH A GASKETED BELL & SPIGOT JOINT MEETING THE REQUIREMENTS OF ASTM F2881.
2. SOLID STORM DRAINAGE PIPE:
   - 2.1. HDPE ADS N-12 WT IB CLASS II PIPE (FDOT-APPROVED): 15", AND 18" DIAMETER PER AASHTO M294 AND FDOT SECTION 948-2.3.1.
   - 2.2. POLYPROPYLENE (PP): HIGH PERFORMANCE 24" DIAMETER PER ASTM F2881 AND AASHTO M330. PIPE SHALL BE JOINED WITH A GASKETED BELL & SPIGOT JOINT MEETING THE REQUIREMENTS OF ASTM F2881.
   - 2.3. REINFORCED CONCRETE PIPE (RCP) 15", 18", 24", 30", 36" DIAMETER ASTM C76, CLASS III. A FILTER FABRIC JACKET SHALL BE INSTALLED AT ALL JOINTS ALONG THE 24", 30", 36" RCP.
3. FRAME AND GRATES OR COVERS:
   - 3.1. C&G HOOD INLET: U.S. FOUNDRY 5130-6016
     TYPE C INLET : U.S. FOUNDRY 6611 & 6450 (PEDESTRIAN)
     TYPE E INLET : U.S. FOUNDRY 6616
   - 3.2. MANHOLE: U.S. FOUNDRY 310A WITH STORM SEWER LETTERING
4. PLASTIC FILTER FABRIC:
   - 4.1. DO NOT USE NON-WOVEN FABRIC.
   - 4.2. ALL OF THE FOLLOWING APPROVED FABRICS ARE WOVEN FABRIC:
     (1) MIRAFI 700X
     (2) FILTER X
     (3) POLYFILTER X
     (4) FILERWEAVE 70
     (5) EXXON GTF - 400E
     (6) AMOCO 1199
     (7) BELTON AEF 650W (OR STYLE 769 OR BELTECH 650M)

STANDARD ABBREVIATIONS:

(UNLESS OTHERWISE SHOWN, ABBREVIATIONS AND SYMBOLS ARE SET OUT IN FDOT STANDARD INDEX - FY 2024-25)

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

UTILITY CONTACTS

SERVICE NAME	CONTACT	ADDRESS	PHONE	UTILITY TYPE
LEE COUNTY UTILITIES		1500 MONROE ST, FORT MYERS, FLORIDA 33901	239-533-8181	POTABLE WATER/WASTE WATER
COMCAST	TROY INNISS	23181 VILLAGE SHOPS WAY, STE 107, ESTERO, FLORIDA 33928	800-934-6489	TELEPHONE
SUMMIT BROADBAND	MICHELLE DANIEL	1443 RAIL HEAD BLVD, NAPLES, FLORIDA 34110	239-444-0040	CABLE
FLORIDA POWER AND LIGHT (FPL)	BERHTHOLT FLOCK	4750 BROADWAY W., ESTERO, FLORIDA 33928	800-375-2434	ELECTRIC
ESTERO FIRE DEPARTMENT		8005 SWEETWATER RANCH BLVD., ESTERO, FLORIDA 33928	239-390-8000	FIRE PROTECTION

"Call Before You Dig"

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

SYMBOLS:

(UNLESS OTHERWISE SHOWN, ABBREVIATIONS AND SYMBOLS ARE SET OUT IN FDOT STANDARD INDEX - FY 2024-25.)

UTILITIES

(EXIST) (PROP)

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

UTILITIES (CONTINUED)

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

MISCELLANEOUS

- 5 9 = PARKING COUNT
- = NATIVE PRESERVE SIGN
- = LIGHT POLE
- = EXISTING POWER POLE
- = POWER POLE
- = POWER POLE WITH LIGHT
- = GUY WIRE
- = BOLLARD
- 22.0 = EXISTING GRADE TEXT
- XX.XX = PROPOSED GRADE TEXT
- CR-X = CURB RAMP TYPE PER FDOT INDEX 522-002, FY 2020-21
- = OAK TREE WITH DIAMETER
- = PALM TREE WITH DIAMETER

LINE TYPE LEGEND: (UNLESS OTHERWISE SHOWN)

STANDARD LINES:

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

STANDARD HATCHES:

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

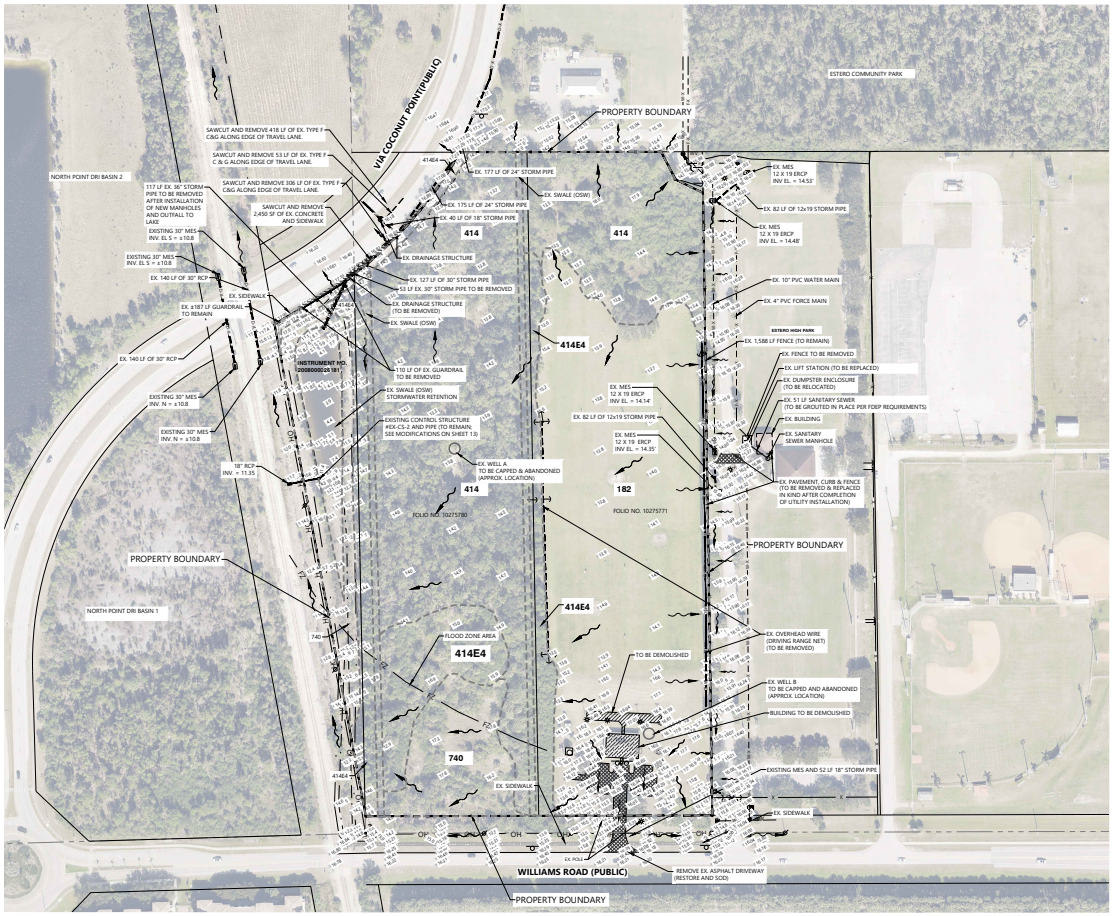
REV #	REVISION	DRAWN	CHECKED	DATE
⚠	REVISED PER LEE COUNTY UTILITIES AND VILLAGE OF ESTERO COMMENTS	DSS	MCP	08/23/24

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

DATE: JULY 2024 — SEC: 34 TWP: 46S RGE: 25E — DESIGNED: MCP — DRAWN: DSS
HORIZ. SCALE (FULL): N/A — HORIZ. SCALE (HALF): N/A — VERT. SCALE (FULL): N/A — VERT. SCALE (HALF): N/A

CLIENT: VILLAGE OF ESTERO
TITLE: GENERAL NOTES
PROJECT: ESTERO ENTERTAINMENT DISTRICT
PROJECT NO.: 2200470001 — FILE NAME: 2200470001 — SHEET NUMBER: 02 OF 23
MICHAEL C. PAPPAS FLORIDA LICENSE NO. 60910

August 23, 2024 1:50 PM K:\2022\220047.00.01 Estero Entertainment District\02.03 Civil Engineering Srvcs\current Plans\sheet Files\DO\02 2200470001CO GN01.dwg



0 100 200 Feet

LEGEND

- EXISTING BUILDING TO BE REMOVED
- EXISTING PAVEMENT TO BE REMOVED
- EXISTING SIDEWALK/CONC. TO BE REMOVED
- 740 FLUCCS CODE
- FLUCCS BOUNDARY
- PROPERTY BOUNDARY 21.2 AC
- EXISTING TOPO

ALL ELEVATIONS REFERENCE NAVD 1988

AERIAL DATE: JAN '2023'

NOTE:
SITE CLEARING, EXCAVATION, AND AND FILLING HAS BEEN APPROVED UNDER LDO 2023E052

FLUCCS TABLE

FLUCCS	DESCRIPTION	ACRES
182	GOLF COURSES	7.26
414	PINE- MESIC OAK	7.83
414E4	PINE- MESIC OAK (EXOTICS 75-100%)	2.55
740	DISTURBED LANDS	2.11
814	ROADS AND HIGHWAYS	0.19
OSW	SWALE	0.66
OSW	STORMWATER RETENTION	0.60
	TOTAL	21.20

*FLUCCS INFORMATION PROVIDED BY TURRELL HALL & ASSOCIATES, INC.

REV #	REVISION	DRAWN	CHECKED	DATE
4	REVISED PER LEE COUNTY UTILITIES AND VILLAGE OF ESTERO COMMENTS	DSS	MCP	08/23/24

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www.consult-rwa.com
Florida Certificates of Authorization
EB 7663 LB6952

DATE: JULY 2024
SEC 14 TWP 46 S RGE 25 E
DESIGNED: MCP
DRAWN: DSS
HORIZ. SCALE (FULL): 1" = 100'
HORIZ. SCALE (HALF): 1"=200'
VERT. SCALE (FULL): N/A
VERT. SCALE (HALF): N/A

CLIENT: THE VILLAGE OF ESTERO

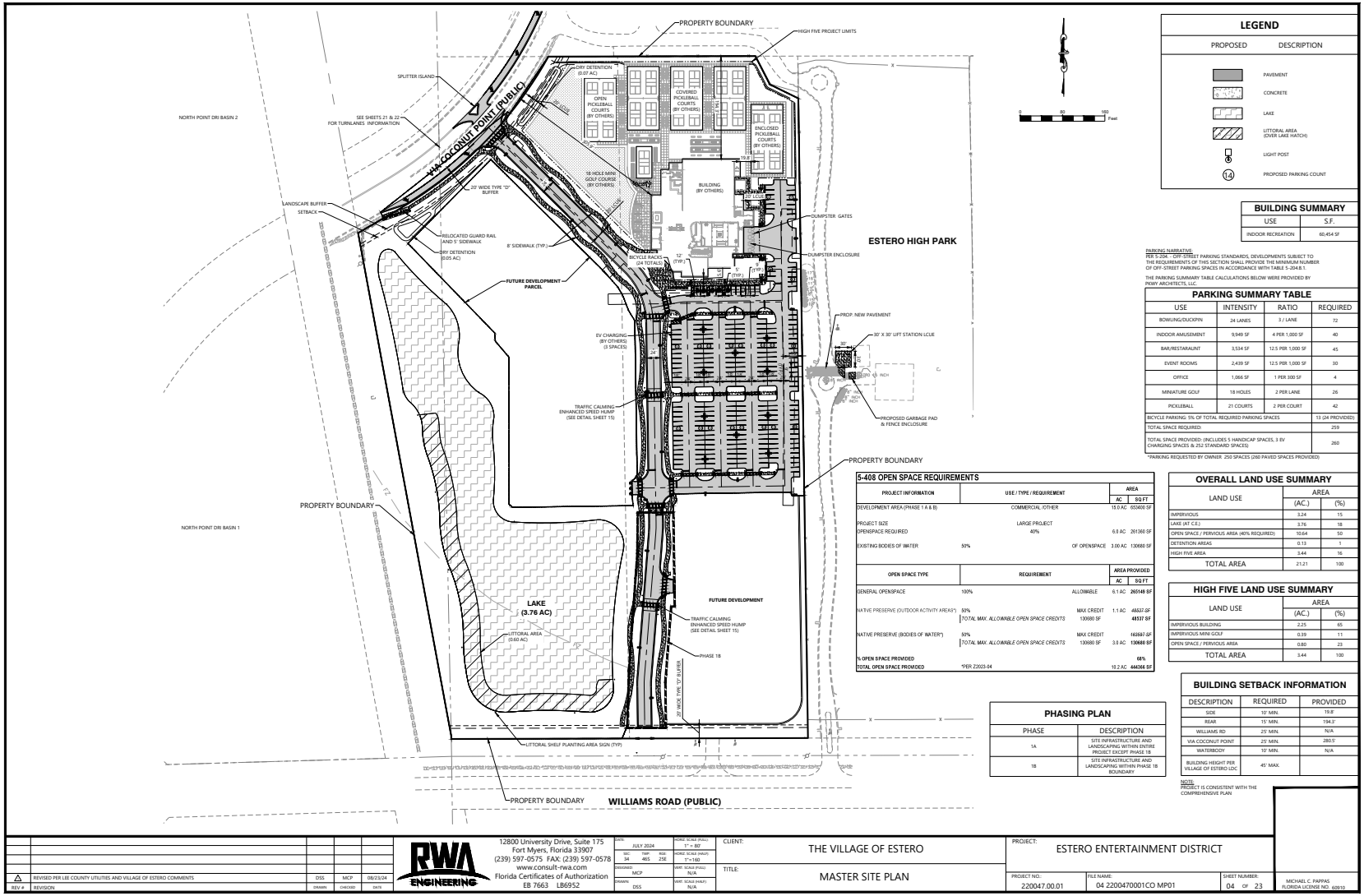
TITLE: EXISTING CONDITIONS AND DEMOLITION PLAN

PROJECT: ESTERO ENTERTAINMENT DISTRICT

PROJECT NO.: 220047.00.01
FILE NAME: 03 2200470001CO EX01
SHEET NUMBER: 03 OF 23

MICHAEL C. PAPPAS FLORIDA LICENSE NO. 60910

August 22, 2024 10:57 PM K:\2022\220047.00.01 Estero Entertainment District\02.01 Civil Engineering Docs\current Files\sheet Files\DO\03 2200470001CO EX01.dwg



LEGEND

PROPOSED	DESCRIPTION
	PAVEMENT
	CONCRETE
	LAKE
	LITTORAL AREA (OVER LAKE HATCH)
	LIGHT POST
14	PROPOSED PARKING COUNT

BUILDING SUMMARY

USE	S.F.
INDOOR RECREATION	60,454 SF

PARKING NARRATIVE:
PER 5-204 - OFF-STREET PARKING STANDARDS, DEVELOPMENTS SUBJECT TO THE REQUIREMENTS OF THIS SECTION SHALL PROVIDE THE MINIMUM NUMBER OF OFF-STREET PARKING SPACES IN ACCORDANCE WITH TABLE 5-204.B.1.

THE PARKING SUMMARY TABLE CALCULATIONS BELOW WERE PROVIDED BY POWY ARCHITECTS, LLC.

PARKING SUMMARY TABLE

USE	INTENSITY	RATIO	REQUIRED
BOWLING/DUCKPIN	24 LANES	3 / LANE	72
INDOOR AMUSEMENT	9,949 SF	4 PER 1,000 SF	40
BAR/RESTARAUNT	3,534 SF	12.5 PER 1,000 SF	45
EVENT ROOMS	2,439 SF	12.5 PER 1,000 SF	30
OFFICE	1,066 SF	1 PER 300 SF	4
MINIATURE GOLF	18 HOLES	2 PER LANE	26
PICKLEBALL	21 COURTS	2 PER COURT	42
BICYCLE PARKING: 5% OF TOTAL REQUIRED PARKING SPACES			13 (24 PROVIDED)
TOTAL SPACE REQUIRED:			259
TOTAL SPACE PROVIDED: (INCLUDES 5 HANDICAP SPACES, 3 EV CHARGING SPACES & 252 STANDARD SPACES)			260

*PARKING REQUESTED BY OWNER 250 SPACES (260 PAVED SPACES PROVIDED)

5-408 OPEN SPACE REQUIREMENTS

PROJECT INFORMATION	USE / TYPE / REQUIREMENT		AREA AC	AREA SQ FT
DEVELOPMENT AREA (PHASE 1 A & B)	COMMERCIAL / OTHER		15.0 AC	653400 SF
PROJECT SIZE	LARGE PROJECT			
OPENSPACE REQUIRED	40%		6.0 AC	261360 SF
EXISTING BODIES OF WATER	50%	OF OPENSPACE	3.00 AC	130680 SF

OPEN SPACE TYPE	REQUIREMENT		AREA PROVIDED AC	AREA PROVIDED SQ FT
GENERAL OPENSPACE	100%	ALLOWABLE	6.1 AC	265149 SF
NATIVE PRESERVE (OUTDOOR ACTIVITY AREAS*)	50%	MAX CREDIT	1.1 AC	48537 SF
	TOTAL MAX. ALLOWABLE OPEN SPACE CREDITS	130680 SF		48537 SF
NATIVE PRESERVE (BODIES OF WATER*)	50%	MAX CREDIT		163997 SF
	TOTAL MAX. ALLOWABLE OPEN SPACE CREDITS	130680 SF	3.0 AC	130680 SF
% OPEN SPACE PROVIDED				68%
TOTAL OPEN SPACE PROVIDED	*PER Z2023-04		10.2 AC	444366 SF

OVERALL LAND USE SUMMARY

LAND USE	AREA (AC.)	AREA (%)
IMPERVIOUS	3.24	15
LAKE (AT C.E.)	3.76	18
OPEN SPACE / PERVIOUS AREA (40% REQUIRED)	10.64	50
DETENTION AREAS	0.13	1
HIGH FIVE AREA	3.44	16
TOTAL AREA	21.21	100

HIGH FIVE LAND USE SUMMARY

LAND USE	AREA (AC.)	AREA (%)
IMPERVIOUS BUILDING	2.25	65
IMPERVIOUS MINI GOLF	0.39	11
OPEN SPACE / PERVIOUS AREA	0.80	23
TOTAL AREA	3.44	100

BUILDING SETBACK INFORMATION

DESCRIPTION	REQUIRED	PROVIDED
SIDE	10' MIN.	19.8'
REAR	15' MIN.	194.3'
WILLIAMS RD	25' MIN.	N/A
VIA COCONUT POINT	25' MIN.	280.5'
WATERBODY	10' MIN.	N/A
BUILDING HEIGHT PER VILLAGE OF ESTERO LDC	45' MAX.	

NOTE:
PROJECT IS CONSISTENT WITH THE COMPREHENSIVE PLAN

PHASING PLAN

PHASE	DESCRIPTION
1A	SITE INFRASTRUCTURE AND LANDSCAPING WITHIN ENTIRE PROJECT EXCEPT PHASE 1B
1B	SITE INFRASTRUCTURE AND LANDSCAPING WITHIN PHASE 1B BOUNDARY

REV #	REVISION	DRAWN	CHECKED	DATE
4	REVISED PER LEE COUNTY UTILITIES AND VILLAGE OF ESTERO COMMENTS	DSS	MCP	08/23/24

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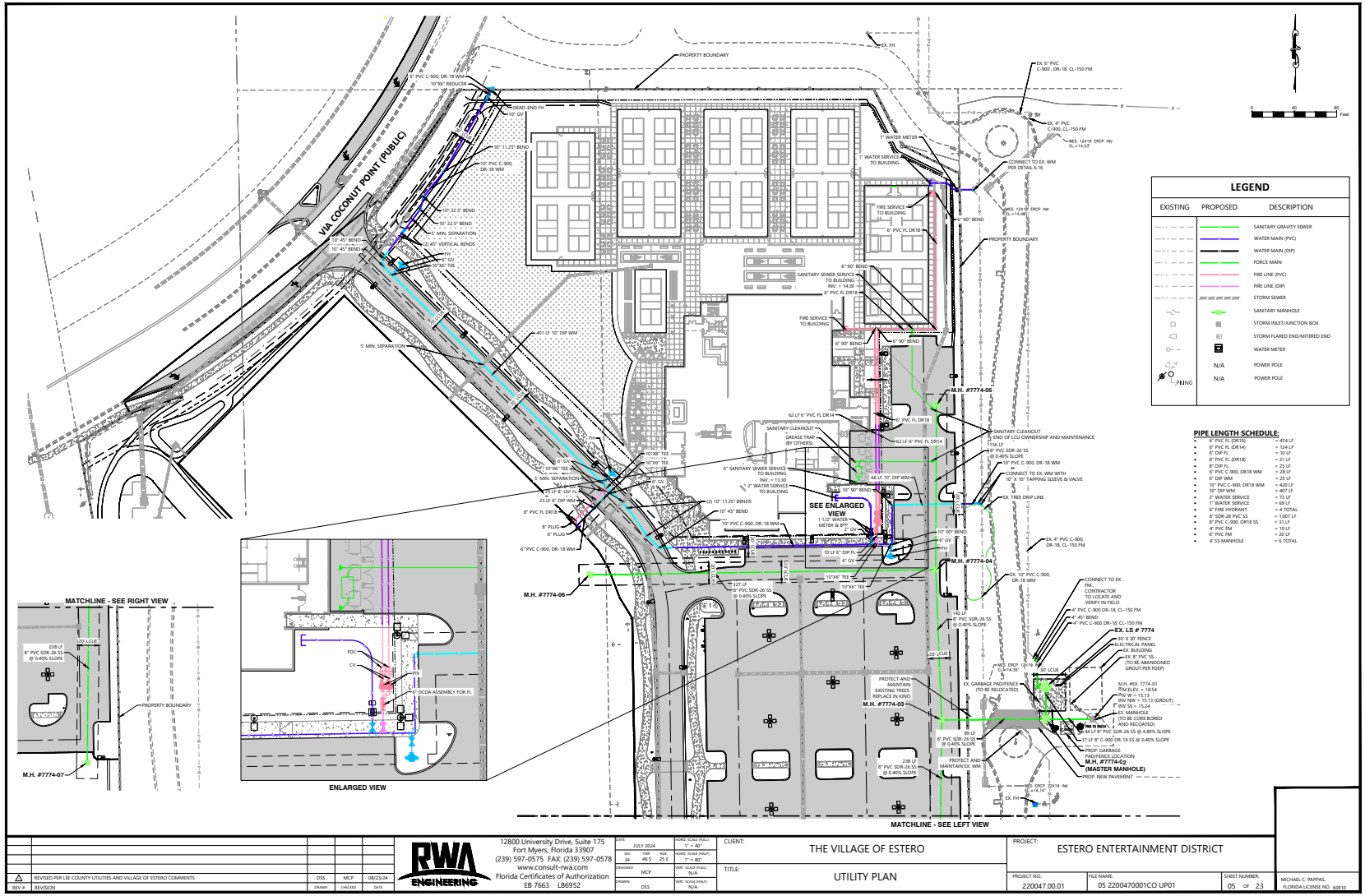
Florida Certificates of Authorization
EB 7663 LB6952

DATE: JULY 2024
SEC: 34 TWP: 46S RGE: 25E
DESIGNED: MCP
DRAWN: DSS
HORZ. SCALE (FULL): 1" = 80'
HORZ. SCALE (HALF): 1"=160'
VERT. SCALE (FULL): N/A
VERT. SCALE (HALF): N/A

CLIENT: THE VILLAGE OF ESTERO
TITLE: MASTER SITE PLAN
PROJECT: ESTERO ENTERTAINMENT DISTRICT
PROJECT NO.: 220047.00.01
FILE NAME: 04 220047001CO MP01
SHEET NUMBER: 04 OF 23
MICHAEL C. PAPPAS FLORIDA LICENSE NO. 60910

August 23, 2024 2:10 PM K:\2022\220047.BUS\1 Estero Entertainment District\3.0 Civil Engineering Svcs\Current Plans\Sheet Files\DO\04 220047001CO MP01.dwg


VIA COCONUT POINT (PUBLIC)
PROPERTY BOUNDARY
LEGEND
EXISTING
PROPOSED
DESCRIPTION
SANITARY GRAVITY SEWER
WATER MAIN (PVC)
WATER MAIN (DIP)
FORCE MAIN
FIRE LINE (PVC)
FIRE LINE (DIP)
STORM SEWER
SANITARY MANHOLE
STORM INLET/JUNCTION BOX
STORM FLARED END/MITERED END
WATER METER
POWER POLE
PIPE LENGTH SCHEDULE:
SEE ENLARGED VIEW
MATCHLINE - SEE RIGHT VIEW
ENLARGED VIEW
MATCHLINE - SEE LEFT VIEW
M.H. #7774-05
M.H. #7774-04
M.H. #7774-06
M.H. #7774-03
M.H. #7774-02 (MASTER MANHOLE)
EX. LS # 7774
RWA ENGINEERING
12800 University Drive, Suite 175
Fort Myers, Florida 33907
(239) 597-0575 FAX: (239) 597-0578
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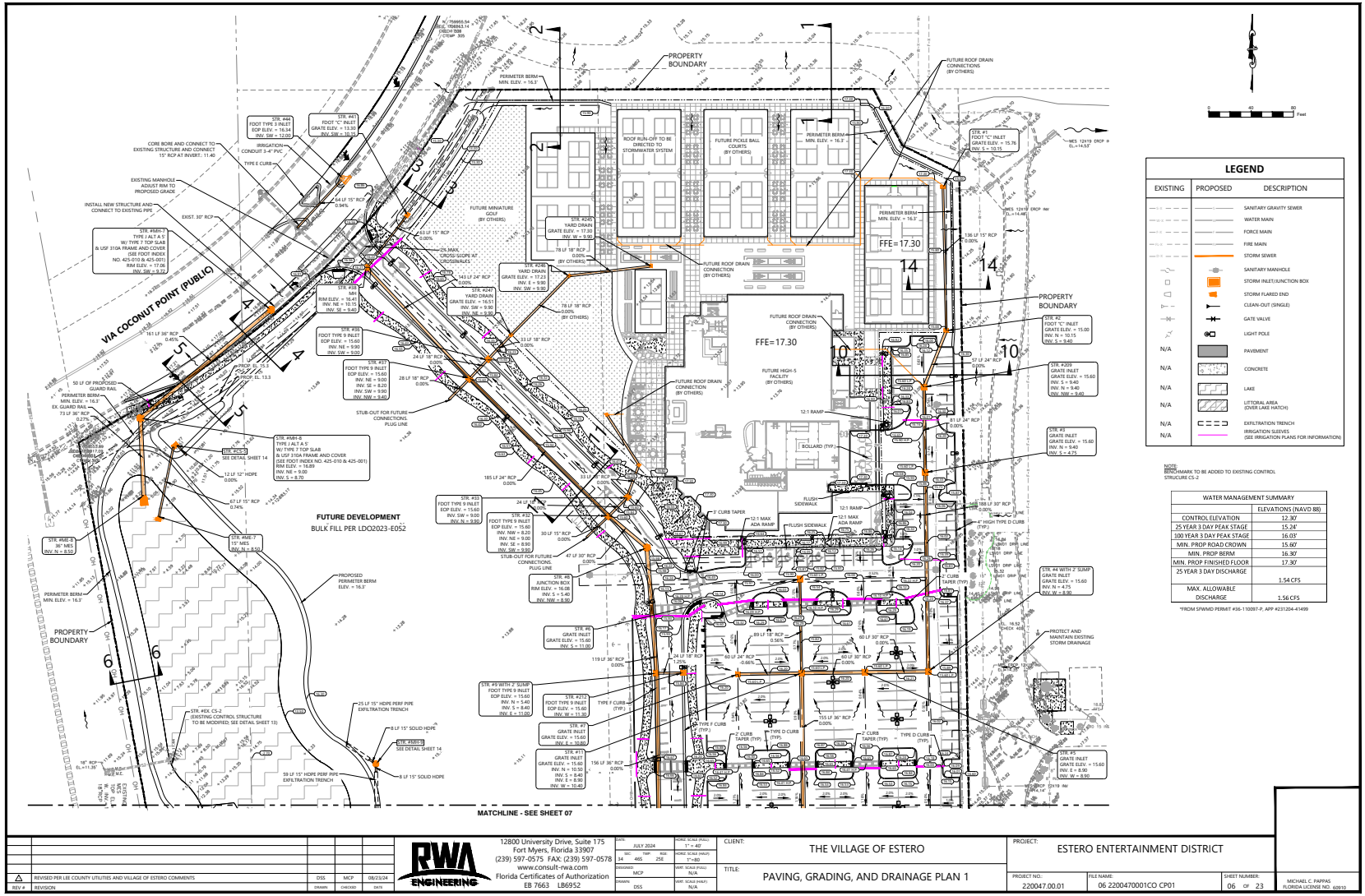
EB 7663 LB6952
CLIENT:
THE VILLAGE OF ESTERO
TITLE:
UTILITY PLAN
PROJECT:
ESTERO ENTERTAINMENT DISTRICT
PROJECT NO.:
220047.00.01
FILE NAME:
05 2200470001CO UP01
SHEET NUMBER:
05 OF 23
MICHAEL C. PAPPAS,
FLORIDA LICENSE NO. 60910
REVISED PER LEE COUNTY UTILITIES AND VILLAGE OF ESTERO COMMENTS
DSS
MCP
08/23/24
REV #
REVISION
DRAWN
CHECKED
DATE


VIA COCONUT POINT (PUBLIC)
PROPERTY BOUNDARY
FUTURE DEVELOPMENT
BULK FILL PER LDO2023-E052
FFE=17.30
MATCHLINE - SEE SHEET 07
LEGEND
EXISTING
PROPOSED
DESCRIPTION
SANITARY GRAVITY SEWER
WATER MAIN
FORCE MAIN
FIRE MAIN
STORM SEWER
SANITARY MANHOLE
STORM INLET/JUNCTION BOX
STORM FLARED END
CLEAN-OUT (SINGLE)
GATE VALVE
LIGHT POLE
PAVEMENT
CONCRETE
LAKE
LITTORAL AREA (OVER LAKE HATCH)
EXFILTRATION TRENCH
IRRIGATION SLEEVES (SEE IRRIGATION PLANS FOR INFORMATION)
NOTE:
BENCHMARK TO BE ADDED TO EXISTING CONTROL STRUCURE CS-2
WATER MANAGEMENT SUMMARY
ELEVATIONS (NAVD 88)
CONTROL ELEVATION 12.30'
25 YEAR 3 DAY PEAK STAGE 15.24'
100 YEAR 3 DAY PEAK STAGE 16.03'
MIN. PROP ROAD CROWN 15.60'
MIN. PROP BERM 16.30'
MIN. PROP FINISHED FLOOR 17.30'
25 YEAR 3 DAY DISCHARGE 1.54 CFS
MAX. ALLOWABLE DISCHARGE 1.56 CFS
*FROM SFWMD PERMIT #36-110097-P, APP #231204-41499
REVISED PER LEE COUNTY UTILITIES AND VILLAGE OF ESTERO COMMENTS
DSS
MCP
08/23/24
REVISION
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CHECKED
DATE
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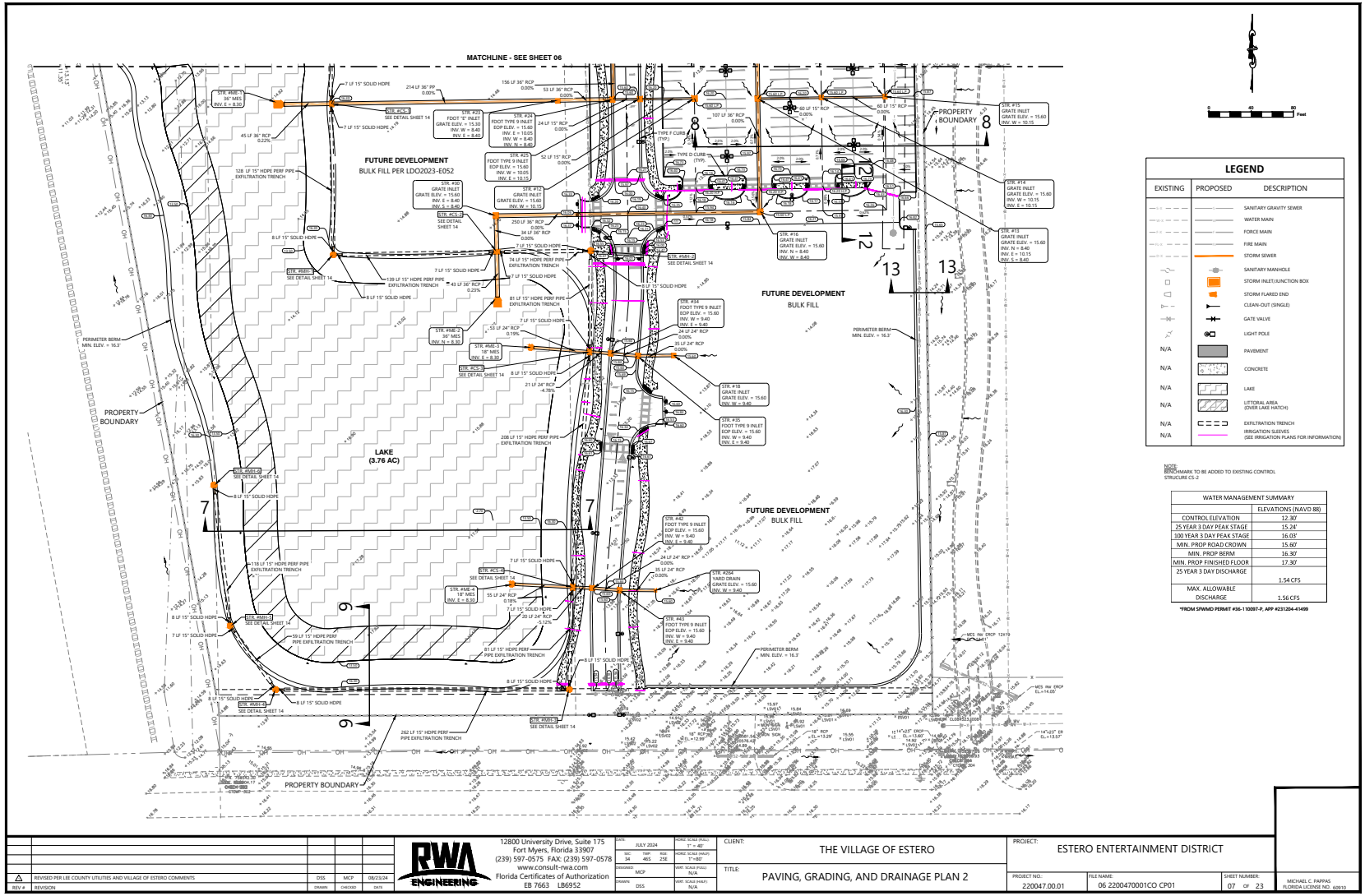
Florida Certificates of Authorization
EB 7663 LB6952
DATE: JULY 2024
SEC: 34 TWP: 46S RGE: 25E
DESIGNED: MCP
DRAWN: DSS
HORIZ. SCALE (FULL): 1" = 40'
HORIZ. SCALE (HALF): 1"=80'
VERT. SCALE (FULL): N/A
VERT. SCALE (HALF): N/A
CLIENT: THE VILLAGE OF ESTERO
TITLE: PAVING, GRADING, AND DRAINAGE PLAN 1
PROJECT: ESTERO ENTERTAINMENT DISTRICT
PROJECT NO.: 220047.00.01
FILE NAME: 06 2200470001CO CP01
SHEET NUMBER: 06 OF 23
MICHAEL C. PAPPAS
FLORIDA LICENSE NO. 60910


MATCHLINE - SEE SHEET 06
FUTURE DEVELOPMENT
BULK FILL PER LDO2023-E052
FUTURE DEVELOPMENT
BULK FILL
FUTURE DEVELOPMENT
BULK FILL
LAKE
(3.76 AC)
PROPERTY BOUNDARY
PROPERTY BOUNDARY
PERIMETER BERM
MIN. ELEV. = 16.3'
LEGEND
EXISTING
PROPOSED
DESCRIPTION
SANITARY GRAVITY SEWER
WATER MAIN
FORCE MAIN
FIRE MAIN
STORM SEWER
SANITARY MANHOLE
STORM INLET/JUNCTION BOX
STORM FLARED END
CLEAN-OUT (SINGLE)
GATE VALVE
LIGHT POLE
PAVEMENT
CONCRETE
LAKE
LITTORAL AREA
(OVER LAKE HATCH)
EXFILTRATION TRENCH
IRRIGATION SLEEVES
(SEE IRRIGATION PLANS FOR INFORMATION)
NOTE:
BENCHMARK TO BE ADDED TO EXISTING CONTROL
STRUCURE CS-2
WATER MANAGEMENT SUMMARY
ELEVATIONS (NAVD 88)
CONTROL ELEVATION 12.30'
25 YEAR 3 DAY PEAK STAGE 15.24'
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MIN. PROP ROAD CROWN 15.60'
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25 YEAR 3 DAY DISCHARGE 1.54 CFS
MAX. ALLOWABLE DISCHARGE 1.56 CFS
*FROM SFWMD PERMIT #36-110097-P, APP #231204-41499
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REVISION
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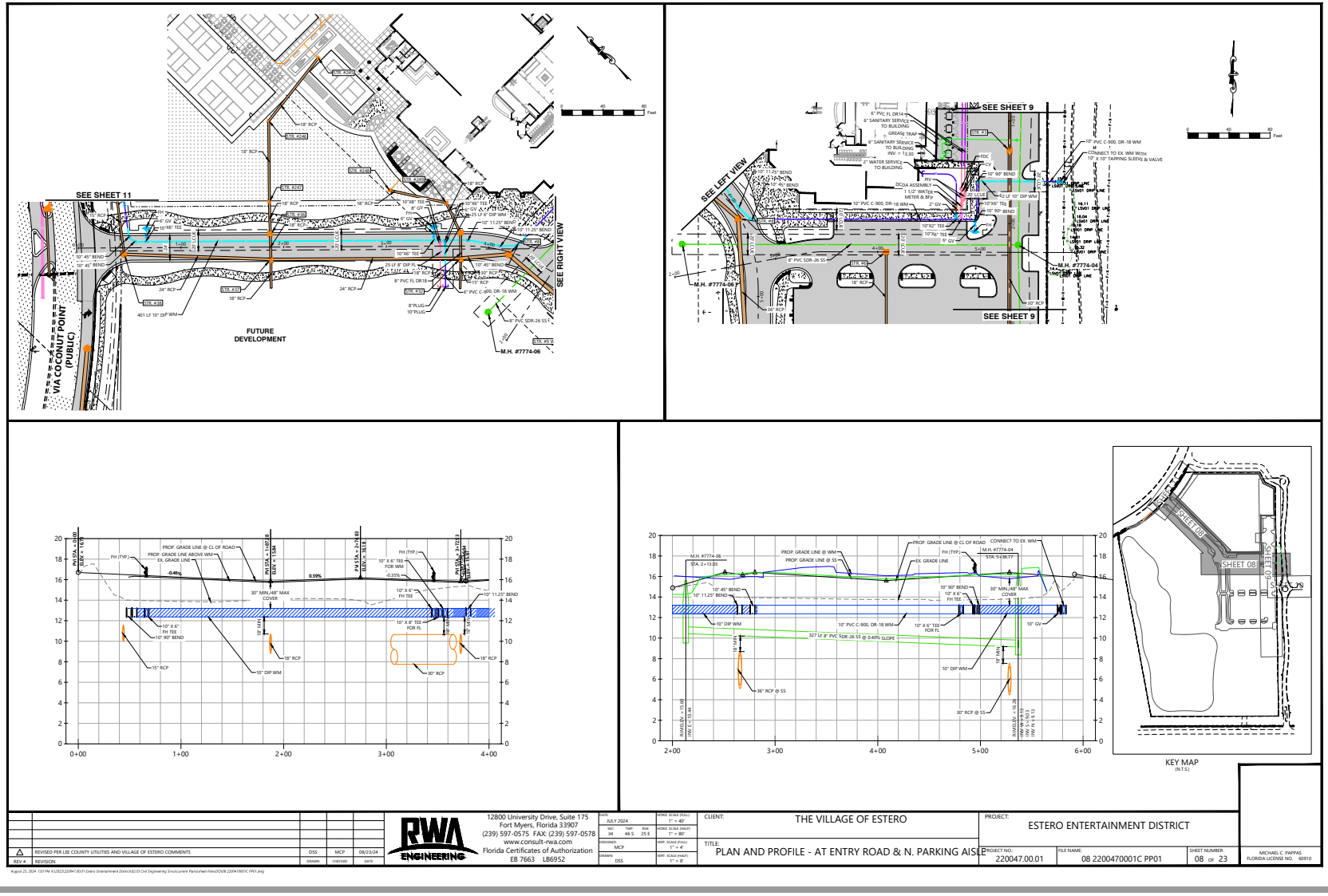
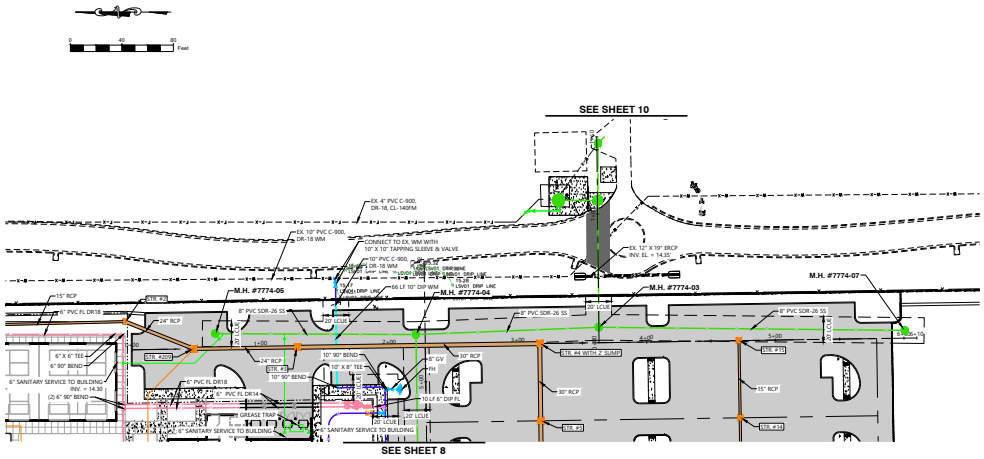
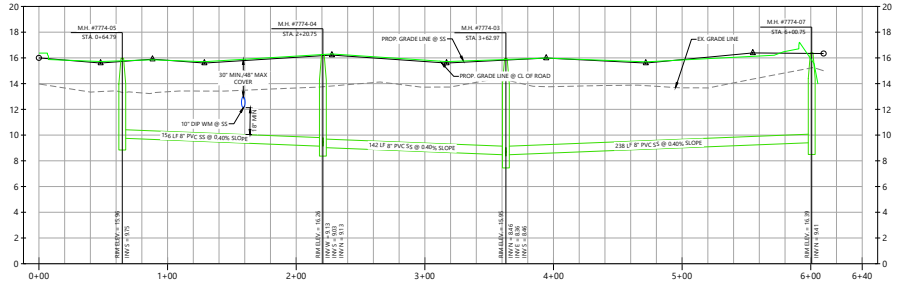
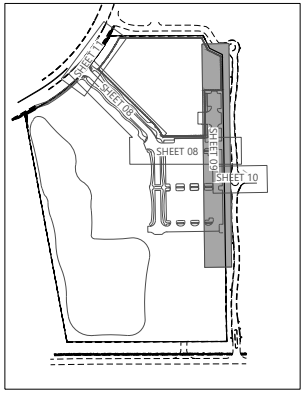
Florida Certificates of Authorization
EB 7663 LB6952
JULY 2024
CLIENT:
THE VILLAGE OF ESTERO
TITLE:
PAVING, GRADING, AND DRAINAGE PLAN 2
PROJECT:
ESTERO ENTERTAINMENT DISTRICT
PROJECT NO.:
220047.00.01
FILE NAME:
06 220047001CO CP01
SHEET NUMBER:
07 OF 23
MICHAEL C. PAPPAS
FLORIDA LICENSE NO. 60910


SEE SHEET 11
SEE RIGHT VIEW
VIA COCONUT POINT (PUBLIC)
FUTURE DEVELOPMENT
M.H. #7774-06
SEE SHEET 9
SEE LEFT VIEW
M.H. #7774-04
KEY MAP
(N.T.S.)
SHEET 08
SHEET 09
RWA ENGINEERING
12800 University Drive, Suite 175
Fort Myers, Florida 33907
(239) 597-0575 FAX: (239) 597-0578
www.consult-rwa.com
Florida Certificates of Authorization
EB 7663 LB6952
CLIENT: THE VILLAGE OF ESTERO
PROJECT: ESTERO ENTERTAINMENT DISTRICT
TITLE: PLAN AND PROFILE - AT ENTRY ROAD & N. PARKING AISLE
PROJECT NO.: 220047.00.01
FILE NAME: 08 2200470001C PP01
SHEET NUMBER: 08 OF 23
MICHAEL C. PAPPAS
FLORIDA LICENSE NO. 60910
REVISED PER LEE COUNTY UTILITIES AND VILLAGE OF ESTERO COMMENTS
DSS
MCP
08/23/24







KEY MAP
(N.T.S.)

REV #	REVISION	DRAWN	CHECKED	DATE
1	REVISED PER LEE COUNTY UTILITIES AND VILLAGE OF ESTERO COMMENTS	DSS	MCP	08/23/24

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Florida Certificates of Authorization
EB 7663 LB6952

DATE: JULY 2024
SEC: 34 TWP: 46 S RGE: 25 E
DESIGNED: MCP
DRAWN: DSS
HORZ. SCALE (FULL): 1" = 40'
HORZ. SCALE (HALF): 1" = 80'
VERT. SCALE (FULL): 1" = 4'
VERT. SCALE (HALF): 1" = 8'

CLIENT: THE VILLAGE OF ESTERO

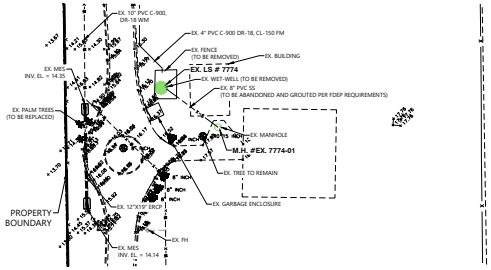
TITLE: PLAN AND PROFILE - AT E. PARKING AISLE

PROJECT: ESTERO ENTERTAINMENT DISTRICT

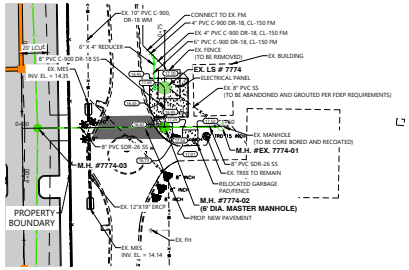
PROJECT NO.: 220047.00.01
FILE NAME: 09 2200470001C PP02
SHEET NUMBER: 09 OF 23

MICHAEL C. PAPPAS
FLORIDA LICENSE NO. 60910

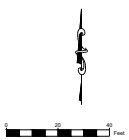
August 23, 2024 12:02 PM K:\2022\220047.00.01 Estero Entertainment District\02.01 Civil Engineering Docs\current Files\sheet Files\DO\09 2200470001C PP02.dwg

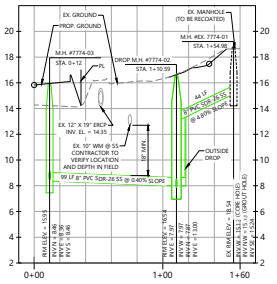


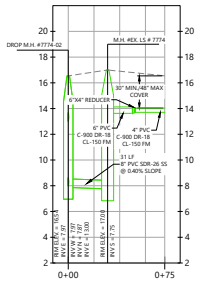
EXISTING CONDITIONS

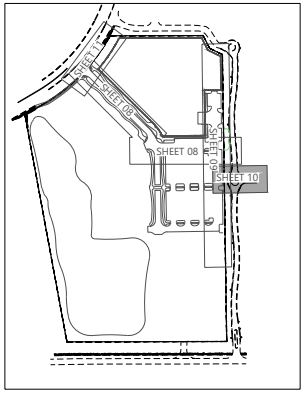


PROPOSED CONDITIONS









KEY MAP
(N.T.S.)

△	REVISED PER LEE COUNTY UTILITIES AND VILLAGE OF ESTERO COMMENTS	DSS	MCP	08/23/24
REV #	REVISION	DRAWN	CHECKED	DATE

RWA ENGINEERING

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

DATE: JULY 2024
SEC: 34 TWP: 46 S RGE: 25 E
DESIGNED: MCP
DRAWN: DSS
CHECKED: MCP
HORIZ. SCALE (FULL): 1" = 40'
HORIZ. SCALE (HALF): 1" = 80'
VERT. SCALE (FULL): 1" = 4'
VERT. SCALE (HALF): 1" = 8'

CLIENT: THE VILLAGE OF ESTERO

TITLE: PLAN AND PROFILE - AT LIFT STATION

PROJECT: ESTERO ENTERTAINMENT DISTRICT

PROJECT NO.: 220047.00.01
FILE NAME: 10 2200470001C PP03
SHEET NUMBER: 10 OF 23

MICHAEL C. PAPPAS
FLORIDA LICENSE NO. 60910

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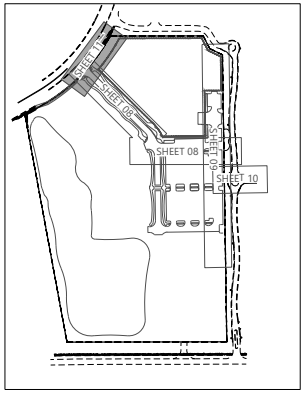
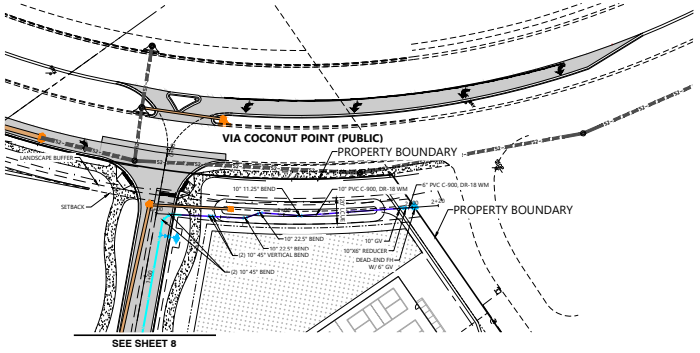
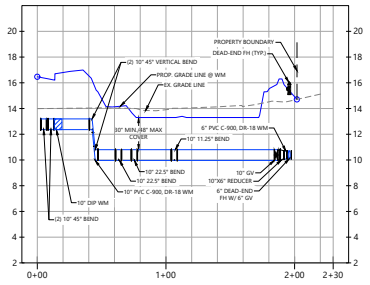


KEY MAP
(N.T.S.)





△	REVISED PER LEE COUNTY UTILITIES AND VILLAGE OF ESTERO COMMENTS	DSS	MCP	08/23/24
REV #	REVISION	DRAWN	CHECKED	DATE

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DATE: JULY 2024		HORIZ. SCALE (FULL): 1" = 40'	
SEC: 34	TWP: 46 S	RGE: 25 E	HORIZ. SCALE (HALF): 1" = 80'
DESIGNED: MCP		VERT. SCALE (FULL): 1" = 4'	
DRAWN: DSS		VERT. SCALE (HALF): 1" = 8'	

CLIENT: THE VILLAGE OF ESTERO

TITLE: PLAN AND PROFILE - AT DRY DETENTION

PROJECT: ESTERO ENTERTAINMENT DISTRICT

PROJECT NO.: 220047.00.01

FILE NAME: 11 2200470001C PP04

SHEET NUMBER: 11 OF 23

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FLORIDA LICENSE NO. 60910

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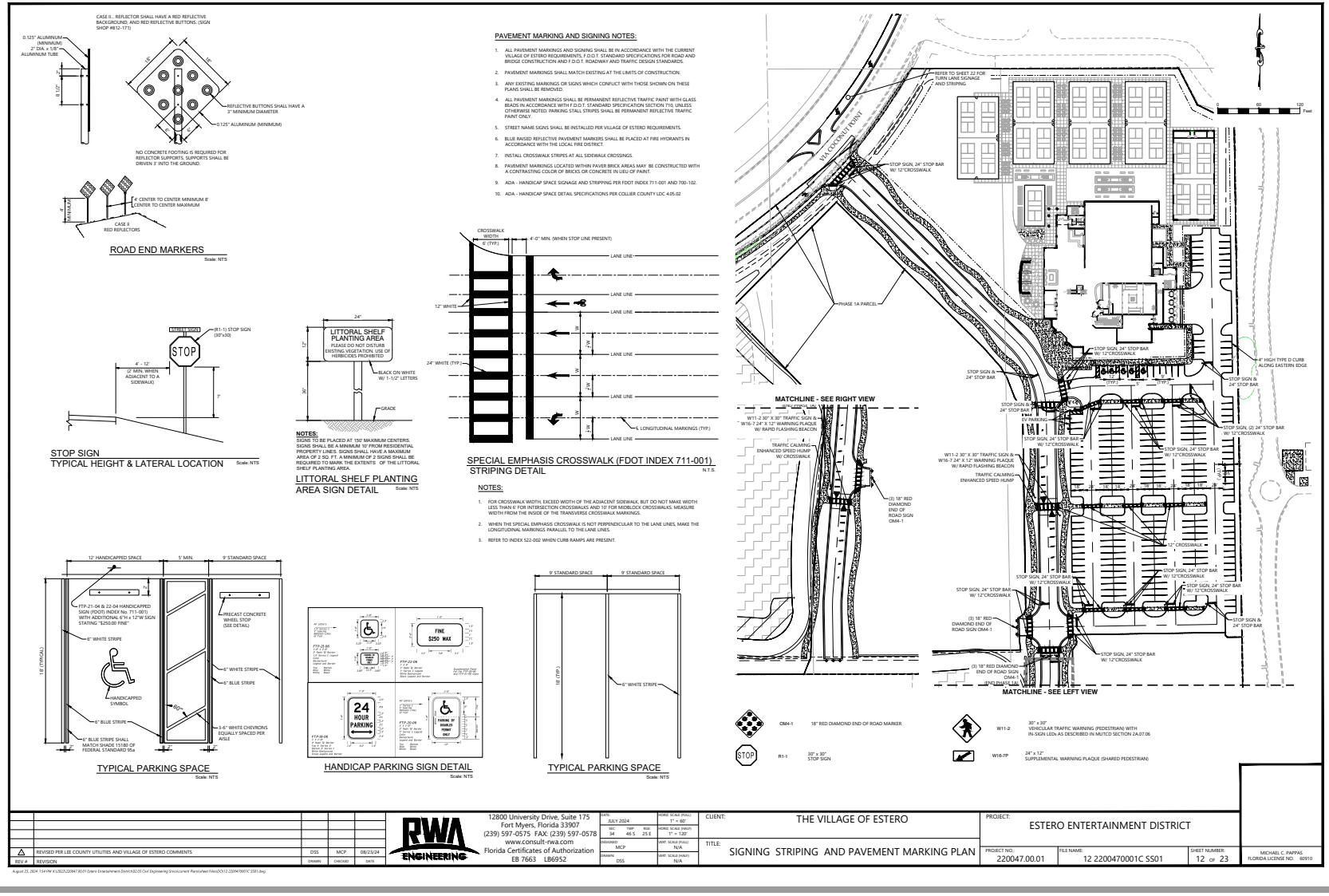
CASE II.. REFLECTOR SHALL HAVE A RED REFLECTIVE BACKGROUND, AND RED REFLECTIVE BUTTONS. (SIGN SHOP #812-171)
0.125" ALUMINUM (MINIMUM) 2" DIA. x 1/8" ALUMINUM TUBE
REFLECTIVE BUTTONS SHALL HAVE A 3" MINIMUM DIAMETER
0.125" ALUMINUM (MINIMUM)
NO CONCRETE FOOTING IS REQUIRED FOR REFLECTOR SUPPORTS. SUPPORTS SHALL BE DRIVEN 3' INTO THE GROUND.
4' CENTER TO CENTER MINIMUM 8' CENTER TO CENTER MAXIMUM
CASE II RED REFLECTORS
ROAD END MARKERS
Scale: NTS
PAVEMENT MARKING AND SIGNING NOTES:
1. ALL PAVEMENT MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE CURRENT VILLAGE OF ESTERO REQUIREMENTS, F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS.
2. PAVEMENT MARKINGS SHALL MATCH EXISTING AT THE LIMITS OF CONSTRUCTION.
3. ANY EXISTING MARKINGS OR SIGNS WHICH CONFLICT WITH THOSE SHOWN ON THESE PLANS SHALL BE REMOVED.
4. ALL PAVEMENT MARKINGS SHALL BE PERMANENT REFLECTIVE TRAFFIC PAINT WITH GLASS BEADS IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATION SECTION 710, UNLESS OTHERWISE NOTED. PARKING STALL STRIPES SHALL BE PERMANENT REFLECTIVE TRAFFIC PAINT ONLY.
5. STREET NAME SIGNS SHALL BE INSTALLED PER VILLAGE OF ESTERO REQUIREMENTS.
6. BLUE RAISED REFLECTIVE PAVEMENT MARKERS SHALL BE PLACED AT FIRE HYDRANTS IN ACCORDANCE WITH THE LOCAL FIRE DISTRICT.
7. INSTALL CROSSWALK STRIPES AT ALL SIDEWALK CROSSINGS.
8. PAVEMENT MARKINGS LOCATED WITHIN PAVER BRICK AREAS MAY BE CONSTRUCTED WITH A CONTRASTING COLOR OF BRICKS OR CONCRETE IN LIEU OF PAINT.
9. ADA - HANDICAP SPACE SIGNAGE AND STRIPPING PER FDOT INDEX 711-001 AND 700-102.
10. ADA - HANDICAP SPACE DETAIL SPECIFICATIONS PER COLLIER COUNTY LDC 4.05.02
WHERE SIGN IS (R1-1) STOP SIGN (30"x30")
STOP
4' - 12' (2' MIN. WHEN ADJACENT TO A SIDEWALK)
7'
STOP SIGN
TYPICAL HEIGHT & LATERAL LOCATION
Scale: NTS
24"
LITTORAL SHELF PLANTING AREA
PLEASE DO NOT DISTURB EXISTING VEGETATION. USE OF HERBICIDES PROHIBITED
BLACK ON WHITE W/ 1-1/2" LETTERS
12"
36"
GRADE
NOTES:
SIGNS TO BE PLACED AT 150' MAXIMUM CENTERS. SIGNS SHALL BE A MINIMUM 10' FROM RESIDENTIAL PROPERTY LINES. SIGNS SHALL HAVE A MAXIMUM AREA OF 2 SQ. FT. A MINIMUM OF 2 SIGNS SHALL BE REQUIRED TO MARK THE EXTENTS OF THE LITTORAL SHELF PLANTING AREA.
LITTORAL SHELF PLANTING
AREA SIGN DETAIL
Scale: NTS
CROSSWALK WIDTH 6' (TYP.)
4'-0" MIN. (WHEN STOP LINE PRESENT)
12" WHITE
24" WHITE (TYP.)
LANE LINE
2'-0"
3'-0"
℄ LONGITUDINAL MARKINGS (TYP.)
SPECIAL EMPHASIS CROSSWALK (FDOT INDEX 711-001)
STRIPING DETAIL
N.T.S.
NOTES:
1. FOR CROSSWALK WIDTH, EXCEED WIDTH OF THE ADJACENT SIDEWALK, BUT DO NOT MAKE WIDTH LESS THAN 6' FOR INTERSECTION CROSSWALKS AND 10' FOR MIDBLOCK CROSSWALKS. MEASURE WIDTH FROM THE INSIDE OF THE TRANSVERSE CROSSWALK MARKINGS.
2. WHEN THE SPECIAL EMPHASIS CROSSWALK IS NOT PERPENDICULAR TO THE LANE LINES, MAKE THE LONGITUDINAL MARKINGS PARALLEL TO THE LANE LINES.
3. REFER TO INDEX 522-002 WHEN CURB RAMPS ARE PRESENT.
12' HANDICAPPED SPACE
5' MIN.
9' STANDARD SPACE
FTP-21-04 & 22-04 HANDICAPPED SIGN (FDOT) INDEX No. 711-001) WITH ADDITIONAL 6"H x 12"W SIGN STATING "$250.00 FINE"
PRECAST CONCRETE WHEEL STOP (SEE DETAIL)
18' (TYP.)
6" WHITE STRIPE
6" BLUE STRIPE
HANDICAPPED SYMBOL
6" BLUE STRIPE SHALL MATCH SHADE 15180 OF FEDERAL STANDARD 95a
3-6" WHITE CHEVRONS EQUALLY SPACED PER AISLE
TYPICAL PARKING SPACE
Scale: NTS
FINE $250 MAX
24 HOUR PARKING
HANDICAP PARKING SIGN DETAIL
Scale: NTS
9' STANDARD SPACE
9' STANDARD SPACE
18' (TYP.)
6" WHITE STRIPE
TYPICAL PARKING SPACE
Scale: NTS
VIA COCONUT POINT
REFER TO SHEET 22 FOR TURN LANE SIGNAGE AND STRIPING
STOP SIGN, 24" STOP BAR W/ 12"CROSSWALK
PHASE 1A PARCEL
STOP SIGN & 24" STOP BAR
4" HIGH TYPE D CURB ALONG EASTERN EDGE
MATCHLINE - SEE RIGHT VIEW
W11-2 30" X 30" TRAFFIC SIGN & W16-7 24" X 12" WARNING PLAQUE W/ RAPID FLASHING BEACON
TRAFFIC CALMING ENHANCED SPEED HUMP W/ CROSSWALK
(3) 18" RED DIAMOND END OF ROAD SIGN OM4-1
STOP SIGN, (2) 24" STOP BAR W/ 12"CROSSWALK
MATCHLINE - SEE LEFT VIEW
OM4-1 18" RED DIAMOND END OF ROAD MARKER
R1-1 30" x 30" STOP SIGN
W11-2 30" x 30" VEHICULAR TRAFFIC WARNING (PEDESTRIAN) WITH IN-SIGN LEDs AS DESCRIBED IN MUTCD SECTION 2A.07.06
W16-7P 24" x 12" SUPPLEMENTAL WARNING PLAQUE (SHARED PEDESTRIAN)
REVISED PER LEE COUNTY UTILITIES AND VILLAGE OF ESTERO COMMENTS
REV # REVISION
DSS MCP 08/23/24
DRAWN CHECKED DATE
RWA ENGINEERING
12800 University Drive, Suite 175
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(239) 597-0575 FAX: (239) 597-0578
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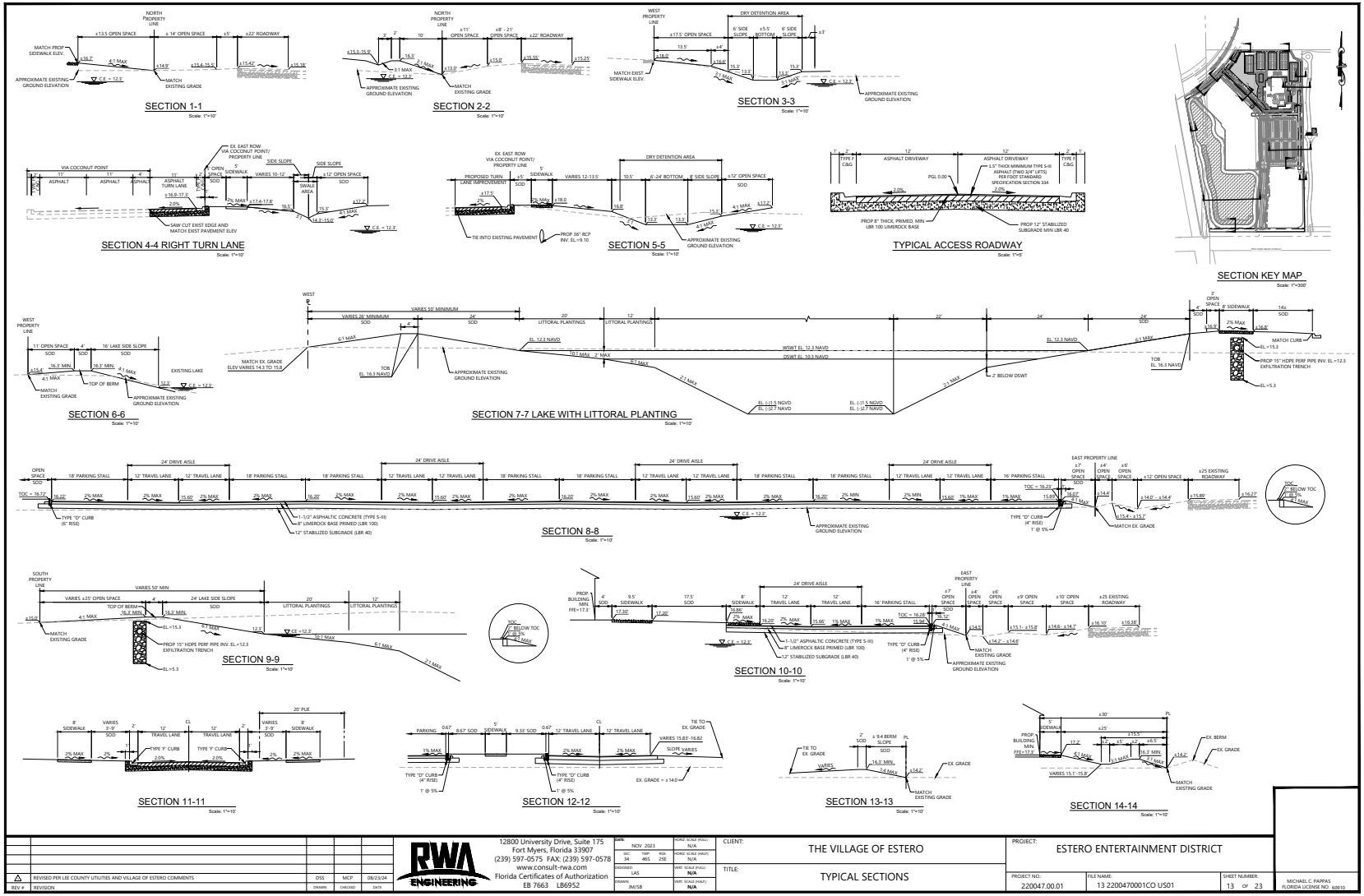
EB 7663 LB6952
DATE: JULY 2024
SEC: 34 TWP: 46 S RGE: 25 E
DESIGNED: MCP
DRAWN: DSS
HORIZ. SCALE (FULL): 1" = 60'
HORIZ. SCALE (HALF): 1" = 120'
VERT. SCALE (FULL): N/A
VERT. SCALE (HALF): N/A
CLIENT: THE VILLAGE OF ESTERO
TITLE: SIGNING STRIPING AND PAVEMENT MARKING PLAN
PROJECT: ESTERO ENTERTAINMENT DISTRICT
PROJECT NO.: 220047.00.01
FILE NAME: 12 2200470001C SS01
SHEET NUMBER: 12 OF 23
MICHAEL C. PAPPAS FLORIDA LICENSE NO. 60910
August 23, 2024 1:54 PM K:\2022\220047.00\31.Estero Entertainment District\32.00 Civil Engineering Srvs\current Plans\sheet Files\DO\12 2200470001C SS01.dwg


SECTION 1-1
SECTION 2-2
SECTION 3-3
SECTION KEY MAP
SECTION 4-4 RIGHT TURN LANE
SECTION 5-5
TYPICAL ACCESS ROADWAY
SECTION 6-6
SECTION 7-7 LAKE WITH LITTORAL PLANTING
SECTION 8-8
SECTION 9-9
SECTION 10-10
SECTION 11-11
SECTION 12-12
SECTION 13-13
SECTION 14-14
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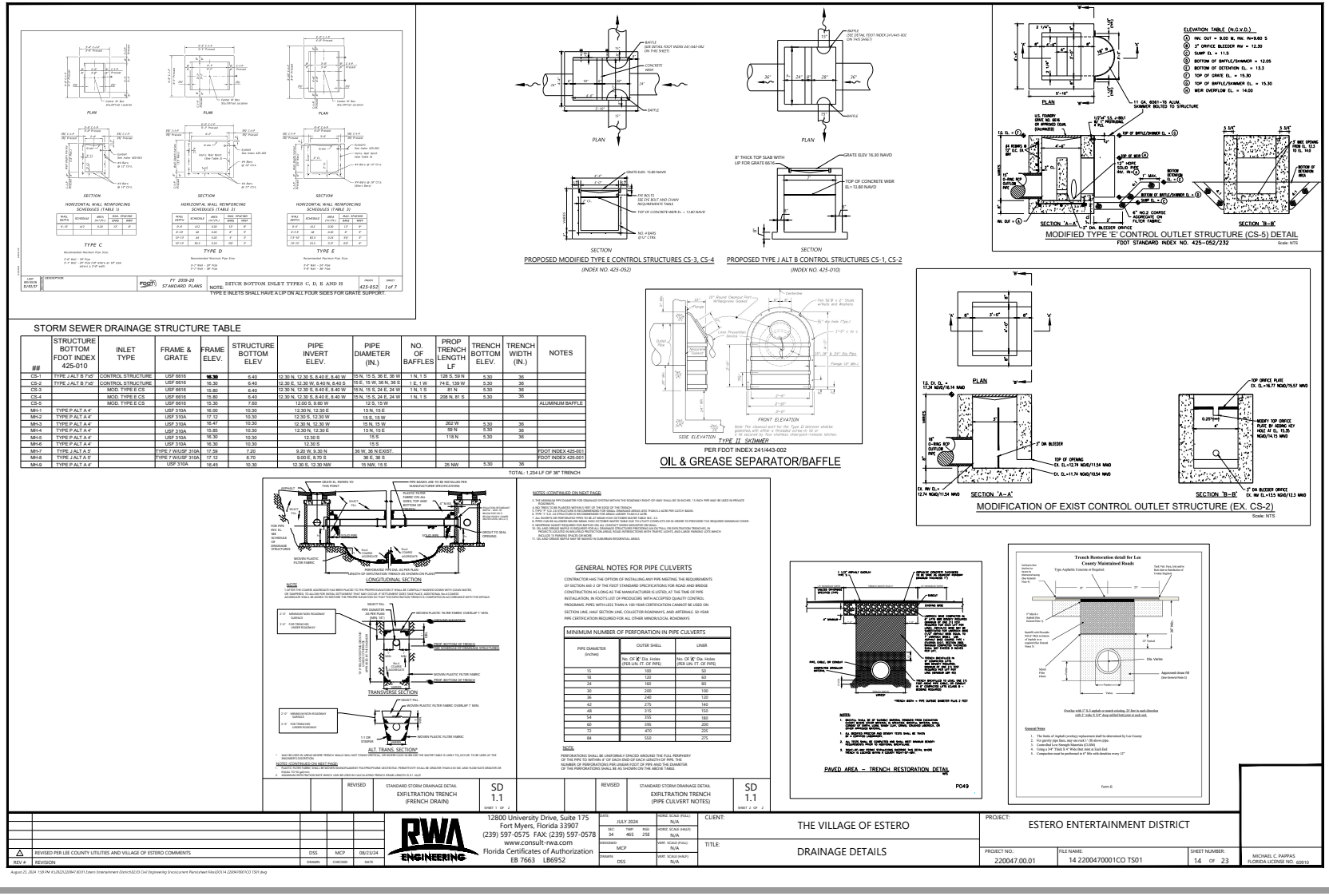
CLIENT: THE VILLAGE OF ESTERO
PROJECT: ESTERO ENTERTAINMENT DISTRICT
TITLE: TYPICAL SECTIONS
PROJECT NO.: 220047.00.01
FILE NAME: 13 2200470001CO US01
SHEET NUMBER: 13 OF 23
MICHAEL C. PAPPAS
FLORIDA LICENSE NO. 60910
REVISED PER LEE COUNTY UTILITIES AND VILLAGE OF ESTERO COMMENTS
08/23/24



STORM SEWER DRAINAGE STRUCTURE TABLE

##	STRUCTURE BOTTOM FDOT INDEX 425-010	INLET TYPE	FRAME & GRATE	FRAME ELEV.	STRUCTURE BOTTOM ELEV	PIPE INVERT ELEV.	PIPE DIAMETER (IN.)	NO. OF BAFFLES	PROP TRENCH LENGTH LF	TRENCH BOTTOM ELEV.	TRENCH WIDTH (IN.)	NOTES
CS-1	TYPE J ALT B 7'x5'	CONTROL STRUCTURE	USF 6816	16.30	6.40	12.30 N, 12.30 S, 8.40 E, 8.40 W	15 N, 15 S, 30 E, 36 W	1 N, 1 S	128 S, 59 N	5.30	36	
CS-2	TYPE J ALT B 7'x5'	CONTROL STRUCTURE	USF 6816	16.30	6.40	12.30 E, 12.30 W, 8.40 N, 8.40 S	15 E, 15 W, 36 N, 36 S	1 E, 1 W	74 E, 139 W	5.30	36	
CS-3		MOD. TYPE E CS	USF 6816	15.80	6.40	12.30 N, 12.30 S, 8.40 E, 8.40 W	15 N, 15 S, 24 E, 24 W	1 N, 1 S	81 N	5.30	36	
CS-4		MOD. TYPE E CS	USF 6816	15.80	6.40	12.30 N, 12.30 S, 8.40 E, 8.40 W	15 N, 15 S, 24 E, 24 W	1 N, 1 S	208 N, 81 S	5.30	36	
CS-5		MOD. TYPE E CS	USF 6816	15.30	7.60	12.00 S, 9.60 W	12 S, 15 W					ALUMINUM BAFFLE
MH-1	TYPE P ALT A 4'		USF 310A	16.00	10.30	12.30 N, 12.30 E	15 N, 15 E					
MH-2	TYPE P ALT A 4'		USF 310A	17.12	10.30	12.30 S, 12.30 W	15 S, 15 W					
MH-3	TYPE P ALT A 4'		USF 310A	16.47	10.30	12.30 N, 12.30 W	15 N, 15 W		262 W	5.30	36	
MH-4	TYPE P ALT A 4'		USF 310A	15.85	10.30	12.30 N, 12.30 E	15 N, 15 E		59 N	5.30	36	
MH-5	TYPE P ALT A 4'		USF 310A	16.30	10.30	12.30 S	15 S		118 N	5.30	36	
MH-6	TYPE P ALT A 4'		USF 310A	16.30	10.30	12.30 S	15 S					
MH-7	TYPE J ALT A 5'		TYPE 7 W/USF 310A	17.59	7.20	9.20 W, 9.30 N	36 W, 36 N EXIST.					FDOT INDEX 425-001
MH-8	TYPE J ALT A 5'		TYPE 7 W/USF 310A	17.12	6.70	9.00 E, 8.70 S	36 E, 36 S					FDOT INDEX 425-001
MH-9	TYPE P ALT A 4'		USF 310A	16.45	10.30	12.30 S, 12.30 NW	15 NW, 15 S		25 NW	5.30	36	

TOTAL: 1,234 LF OF 36" TRENCH

PROPOSED MODIFIED TYPE E CONTROL STRUCTURES CS-3, CS-4
(INDEX NO. 425-052)

PROPOSED TYPE J ALT B CONTROL STRUCTURES CS-1, CS-2
(INDEX NO. 425-010)

MODIFIED TYPE 'E' CONTROL OUTLET STRUCTURE (CS-5) DETAIL
FDOT STANDARD INDEX NO. 425-052/232

PER FDOT INDEX 241/443-002
OIL & GREASE SEPARATOR/BAFFLE

MODIFICATION OF EXIST CONTROL OUTLET STRUCTURE (EX. CS-2)

GENERAL NOTES FOR PIPE CULVERTS

MINIMUM NUMBER OF PERFORATION IN PIPE CULVERTS

PIPE DIAMETER (INCHES)	OUTER SHELL	LINER
	No. Of 1" Dia. Holes (PER LIN. FT. OF PIPE)	No. Of 1" Dia. Holes (PER LIN. FT. OF PIPE)
15	100	50
18	120	60
24	160	80
30	200	100
36	240	120
42	275	140
48	315	150
54	355	180
60	395	200
72	470	235
84	550	275

PAVED AREA – TRENCH RESTORATION DETAIL

Trench Restoration detail for Lee County Maintained Roads

				REVISED PER LEE COUNTY UTILITIES AND VILLAGE OF ESTERO COMMENTS	DSS	MCP	08/23/24
				REVISION	DRAWN	CHECKED	DATE

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DATE:	JULY 2024
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DESIGNED:	MCP
DRAWN:	DSS
HORIZ. SCALE (FULL):	N/A
HORIZ. SCALE (HALF):	N/A
VERT. SCALE (FULL):	N/A
VERT. SCALE (HALF):	N/A

CLIENT: THE VILLAGE OF ESTERO

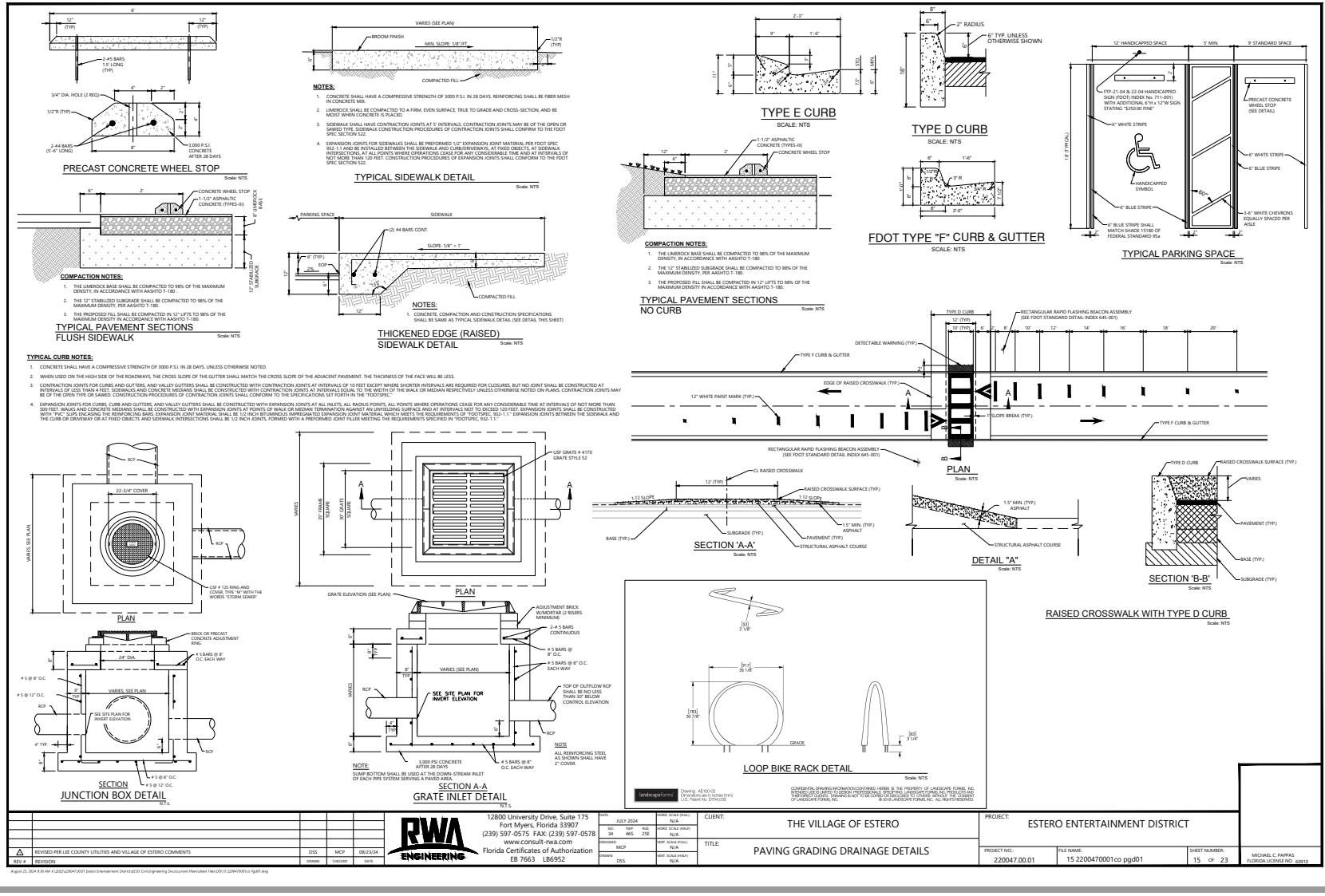
TITLE: DRAINAGE DETAILS

PROJECT: ESTERO ENTERTAINMENT DISTRICT

PROJECT NO.: 220047.00.01
FILE NAME: 14 2200470001CO TS01
SHEET NUMBER: 14 OF 23

MICHAEL C. PAPPAS
FLORIDA LICENSE NO. 60910

August 23, 2024 1:58 PM K:\2022\220047.0001 Estero Entertainment District\3.0 Civil Engineering Srvs\Current Plans\Sheet Files\DO\14 2200470001CO TS01.dwg


PRECAST CONCRETE WHEEL STOP
Scale: NTS
TYPICAL PAVEMENT SECTIONS
FLUSH SIDEWALK
Scale: NTS
COMPACTION NOTES:
1. THE LIMEROCK BASE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY, IN ACCORDANCE WITH AASHTO T-180.
2. THE 12" STABILIZED SUBGRADE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY, PER AASHTO T-180.
3. THE PROPOSED FILL SHALL BE COMPACTED IN 12" LIFTS TO 98% OF THE MAXIMUM DENSITY IN ACCORDANCE WITH AASHTO T-180.
TYPICAL SIDEWALK DETAIL
Scale: NTS
NOTES:
1. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 P.S.I. IN 28 DAYS. REINFORCING SHALL BE FIBER MESH IN CONCRETE MIX.
2. LIMEROCK SHALL BE COMPACTED TO A FIRM, EVEN SURFACE, TRUE TO GRADE AND CROSS-SECTION, AND BE MOIST WHEN CONCRETE IS PLACED.
3. SIDEWALK SHALL HAVE CONTRACTION JOINTS AT 5' INTERVALS. CONTRACTION JOINTS MAY BE OF THE OPEN OR SAWED TYPE. SIDEWALK CONSTRUCTION PROCEDURES OF CONTRACTION JOINTS SHALL CONFIRM TO THE FDOT SPEC SECTION 522.
4. EXPANSION JOINTS FOR SIDEWALKS SHALL BE PREFORMED 1/2" EXPANSION JOINT MATERIAL PER FDOT SPEC 932-1.1 AND BE INSTALLED BETWEEN THE SIDEWALK AND CURB/DRIVEWAYS, AT FIXED OBJECTS, AT SIDEWALK INTERSECTIONS, AT ALL POINTS WHERE OPERATIONS CEASE FOR ANY CONSIDERABLE TIME AND AT INTERVALS OF NOT MORE THAN 120 FEET. CONSTRUCTION PROCEDURES OF EXPANSION JOINTS SHALL CONFORM TO THE FDOT SPEC SECTION 522.
THICKENED EDGE (RAISED) SIDEWALK DETAIL
Scale: NTS
NOTES:
1. CONCRETE, COMPACTION AND CONSTRUCTION SPECIFICATIONS SHALL BE SAME AS TYPICAL SIDEWALK DETAIL (SEE DETAIL THIS SHEET)
TYPE E CURB
SCALE: NTS
TYPE D CURB
SCALE: NTS
FDOT TYPE "F" CURB & GUTTER
SCALE: NTS
TYPICAL PARKING SPACE
Scale: NTS
TYPICAL PAVEMENT SECTIONS
NO CURB
Scale: NTS
COMPACTION NOTES:
1. THE LIMEROCK BASE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY, IN ACCORDANCE WITH AASHTO T-180.
2. THE 12" STABILIZED SUBGRADE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY, PER AASHTO T-180.
3. THE PROPOSED FILL SHALL BE COMPACTED IN 12" LIFTS TO 98% OF THE MAXIMUM DENSITY IN ACCORDANCE WITH AASHTO T-180.
TYPICAL CURB NOTES:
1. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 P.S.I. IN 28 DAYS, UNLESS OTHERWISE NOTED.
2. WHEN USED ON THE HIGH SIDE OF THE ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT. THE THICKNESS OF THE FACE WILL BE LESS.
3. CONTRACTION JOINTS FOR CURBS AND GUTTERS, AND VALLEY GUTTERS SHALL BE CONSTRUCTED WITH CONTRACTION JOINTS AT INTERVALS OF 10 FEET EXCEPT WHERE SHORTER INTERVALS ARE REQUIRED FOR CLOSURES, BUT NO JOINT SHALL BE CONSTRUCTED AT INTERVALS OF LESS THAN 4 FEET. SIDEWALKS AND CONCRETE MEDIANS SHALL BE CONSTRUCTED WITH CONTRACTION JOINTS AT INTERVALS EQUAL TO THE WIDTH OF THE WALK OR MEDIAN RESPECTIVELY UNLESS OTHERWISE NOTED ON PLANS. CONTRACTION JOINTS MAY BE OF THE OPEN TYPE OR SAWED. CONSTRUCTION PROCEDURES OF CONTRACTION JOINTS SHALL CONFORM TO THE SPECIFICATIONS SET FORTH IN THE "FDOTSPEC."
4. EXPANSION JOINTS FOR CURBS, CURB AND GUTTERS, AND VALLEY GUTTERS SHALL BE CONSTRUCTED WITH EXPANSION JOINTS AT ALL INLETS, ALL RADIUS POINTS, ALL POINTS WHERE OPERATIONS CEASE FOR ANY CONSIDERABLE TIME AT INTERVALS OF NOT MORE THAN 500 FEET. WALKS AND CONCRETE MEDIANS SHALL BE CONSTRUCTED WITH EXPANSION JOINTS AT POINTS OF WALK OR MEDIAN TERMINATION AGAINST AN UNYIELDING SURFACE AND AT INTERVALS NOT TO EXCEED 120 FEET. EXPANSION JOINTS SHALL BE CONSTRUCTED WITH "PVC" SLIPS ENCASING THE REINFORCING BARS. EXPANSION JOINT MATERIAL SHALL BE 1/2 INCH BITUMINOUS IMPREGNATED EXPANSION JOINT MATERIAL WHICH MEETS THE REQUIREMENTS OF "FDOTSPEC. 932-1.1." EXPANSION JOINTS BETWEEN THE SIDEWALK AND THE CURB OR DRIVEWAY OR AT FIXED OBJECTS AND SIDEWALK INTERSECTIONS SHALL BE 1/2 INCH JOINTS, FORMED WITH A PREFORMED JOINT FILLER MEETING THE REQUIREMENTS SPECIFIED IN "FDOTSPEC. 932-1.1."
PLAN
Scale: NTS
SECTION 'A-A'
Scale: NTS
DETAIL "A"
Scale: NTS
SECTION 'B-B'
Scale: NTS
RAISED CROSSWALK WITH TYPE D CURB
Scale: NTS
JUNCTION BOX DETAIL
NTS
SECTION
PLAN
GRATE INLET DETAIL
NTS
SECTION A-A
PLAN
NOTE:
SUMP BOTTOM SHALL BE USED AT THE DOWN-STREAM INLET OF EACH PIPE SYSTEM SERVING A PAVED AREA.
LOOP BIKE RACK DETAIL
Scale: NTS
landscapeforms
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REV # REVISION
REVISED PER LEE COUNTY UTILITIES AND VILLAGE OF ESTERO COMMENTS
DRAWN DSS
CHECKED MCP
DATE 08/23/24
RWA ENGINEERING
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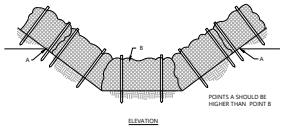
Florida Certificates of Authorization
EB 7663 LB6952
DATE: JULY 2024
SEC 34 TWP 46S RGE 25E
DESIGNED MCP
DRAWN DSS
CLIENT: THE VILLAGE OF ESTERO
TITLE: PAVING GRADING DRAINAGE DETAILS
PROJECT: ESTERO ENTERTAINMENT DISTRICT
PROJECT NO.: 220047.00.01
FILE NAME: 15 220047001co pgd01
SHEET NUMBER: 15 OF 23
MICHAEL C. PAPPAS FLORIDA LICENSE NO. 60910

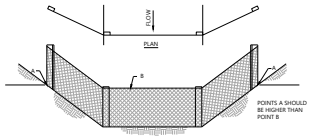
GENERAL NOTES:

1. PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY APPROPRIATE EROSION CONTROL DEVICES SHALL BE INSTALLED TO CONTROL AND REDUCE SOIL EROSION AND SEDIMENT TRANSPORT TO OFF-SITE AREAS. THE CONTRACTOR SHALL MAINTAIN THESE DEVICES THROUGHOUT THE DURATION OF CONSTRUCTION. ALL DEVICES SHALL REMAIN IN PLACE UNTIL THE SURROUNDING AREAS ARE ESTABLISHED.
2. THE FOLLOWING MINIMUM REQUIREMENTS ARE RECOMMENDED: (REFERENCE FLORIDA DEVELOPMENT MANUAL, FDER, PPS 6-301 TO 6-500).
3. THESE BEST MANAGEMENT PRACTICES (BMP) ARE TYPICAL OF REQUIREMENTS FOR SOIL EROSION CONTROL PER LOCAL REQUIREMENTS. THEY MAY NOT CONSTITUTE COMPLETE REQUIREMENTS FOR COMPLIANCE WITH REGULATORY AGENCIES AND SPECIFIC PERMIT CONDITIONS.

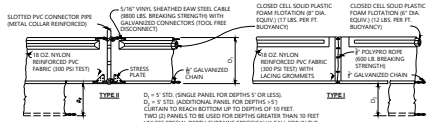
A) BMP 1.01 TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
B) BMP 1.05 SYNTHETIC SOCK BARRIER
C) BMP 1.06 SILT FENCE
D) BMP 1.08 STORM INLET DRAIN PROTECTION



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

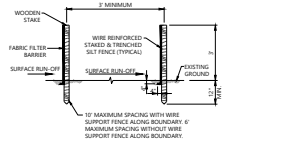


PROPER PLACEMENT OF A FILTER BARRIER IN A DRAINAGE WAY
Scale: NTS

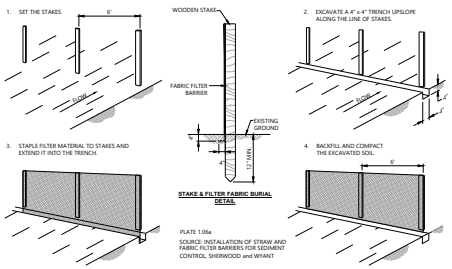


NOTICE:
COMPONENTS OF TYPES I AND II MAY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INFRINGEMENT ON THE PROPRIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AS APPROVED BY THE ENGINEER.

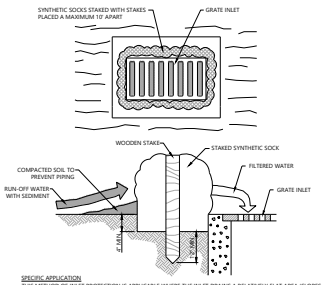
FLOATING TURBIDITY BARRIERS
Scale: NTS



DOUBLE ROW STAKED SILT FENCE
Scale: NTS

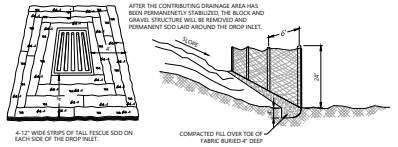


CONSTRUCTION OF A FILTER BARRIER
Scale: NTS

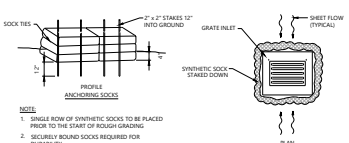


SPECIFIC APPLICATION
THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5 PERCENT) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.5 CFS) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR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

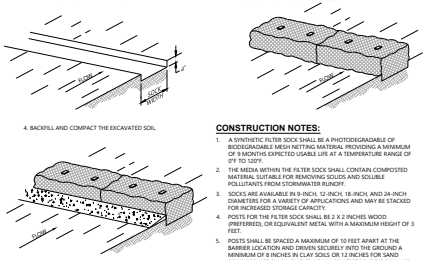
SYNTHETIC SOCK DROP INLET SEDIMENT FILTER
Scale: NTS



SEDIMENTATION / EROSION CONTROL DETAIL
Scale: NTS



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

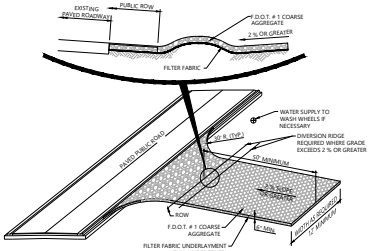


CONSTRUCTION NOTES:

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

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

CONSTRUCTION OF A SYNTHETIC SOCK BARRIER
Scale: NTS



NOTES:

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

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

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

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
Scale: NTS



SILT FENCE LOCATION - PLAN VIEW
Scale: 1"=100'

△	REVISED PER LEE COUNTY UTILITIES AND VILLAGE OF ESTERO COMMENTS	DSS	MCP	08/23/24
REV #	REVISION	DRAWN	CHECKED	DATE

RWA ENGINEERING

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EB 7663 LB6952

DATE: JULY 2024
SEC: 34 TWP: 46S RGE: 25E
DESIGNED: MCP
DRAWN: DSS
HORIZ. SCALE (FULL): N/A
HORIZ. SCALE (HALF): N/A
VERT. SCALE (FULL): N/A
VERT. SCALE (HALF): N/A

CLIENT: THE VILLAGE OF ESTERO

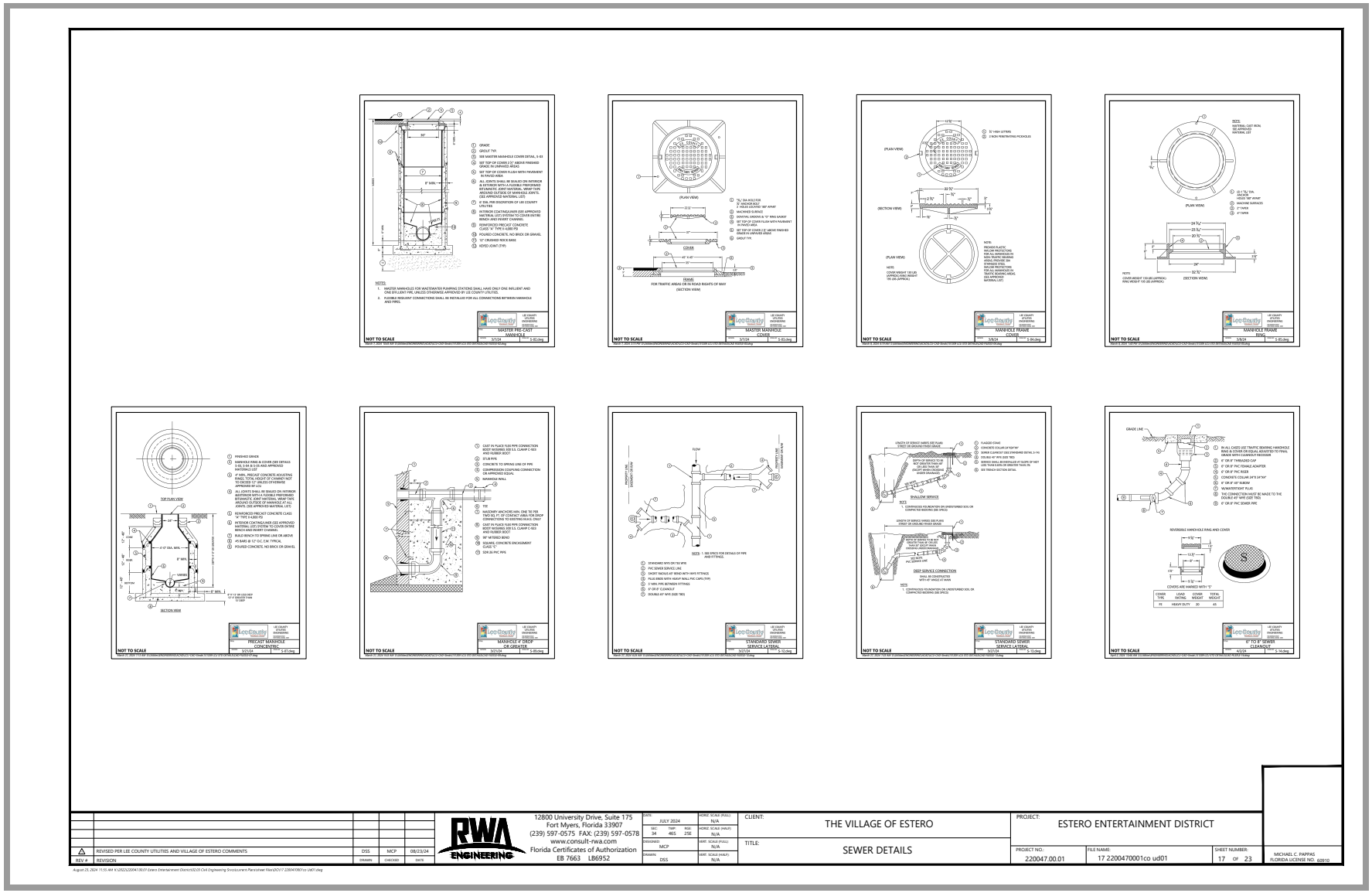
TITLE: EROSION CONTROL PLAN

PROJECT: ESTERO ENTERTAINMENT DISTRICT

PROJECT NO.: 220047.00.01
FILE NAME: 16 220470001CO EC01
SHEET NUMBER: 16 OF 23

MICHAEL C. PAPPAS
FLORIDA LICENSE NO. 60910

August 23, 2024 3:08 PM K:\2022\220947.B031 Estero Entertainment District\3.0 Civil Engineering Srvs\current Planset Files\DO\16 220470001CO EC01.dwg


MASTER PRE-CAST MANHOLE
MASTER MANHOLE COVER
MANHOLE FRAME COVER
MANHOLE FRAME RING
PRECAST MANHOLE CONCENTRIC
MANHOLE & DROP OR GREATER
STANDARD SEWER SERVICE LATERAL
STANDARD SEWER SERVICE LATERAL
0" TO 8" SEWER CLEANOUT
NOT TO SCALE
RWA ENGINEERING
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Fort Myers, Florida 33907
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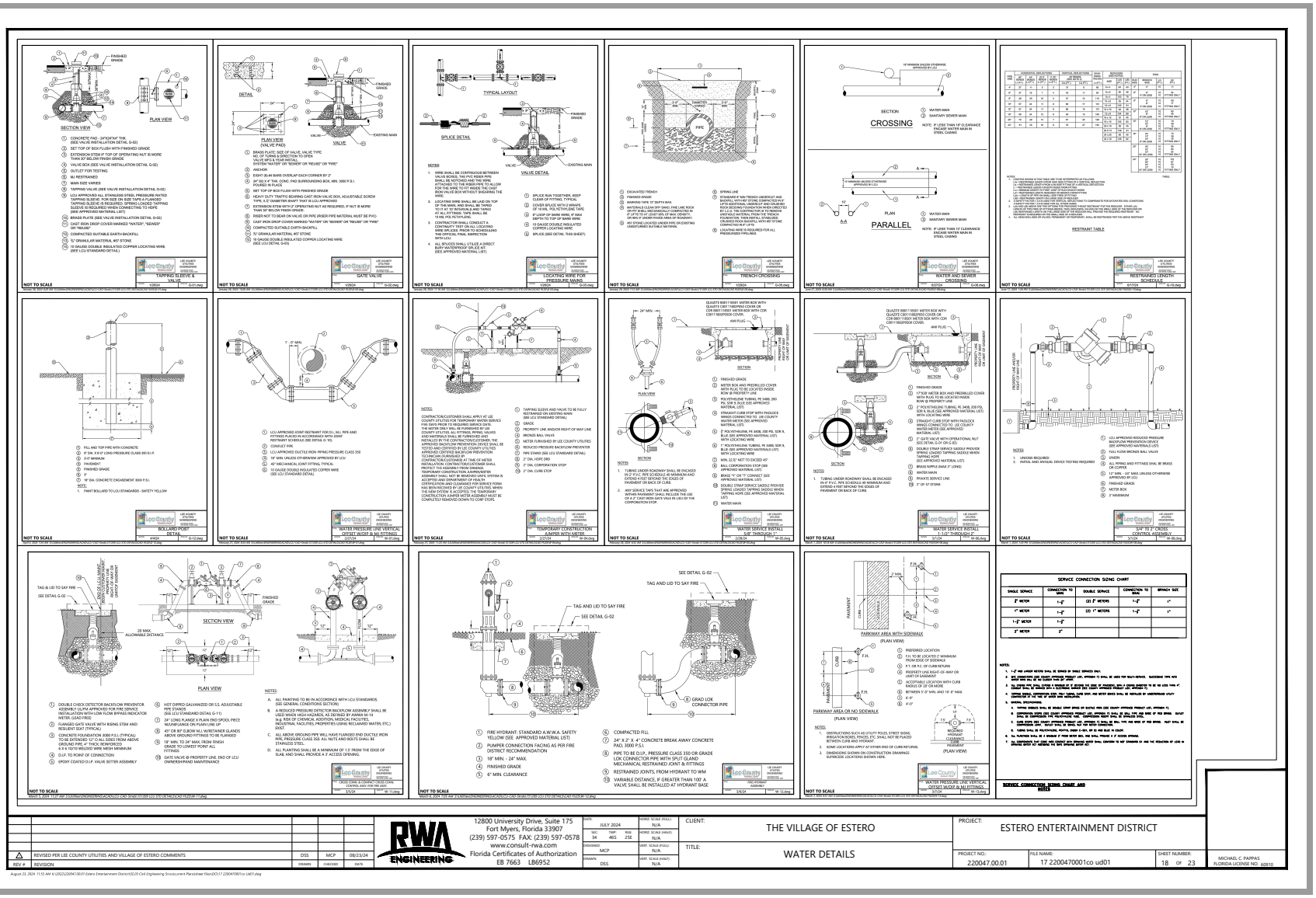
CLIENT: THE VILLAGE OF ESTERO
TITLE: SEWER DETAILS
PROJECT: ESTERO ENTERTAINMENT DISTRICT
PROJECT NO.: 220047.00.01
FILE NAME: 17 2200470001co ud01
SHEET NUMBER: 17 OF 23
MICHAEL C. PAPPAS
FLORIDA LICENSE NO. 60910
REVISED PER LEE COUNTY UTILITIES AND VILLAGE OF ESTERO COMMENTS
REV # REVISION
DSS MCP 08/23/24
DATE: JULY 2024
DESIGNED: MCP
DRAWN: DSS
CHECKED: DATE


TAPPING SLEEVE & VALVE
GATE VALVE
LOCATING WIRE FOR PRESSURE MAINS
TRENCH CROSSING
WATER AND SEWER CROSSING
RESTRAINED LENGTH SCHEDULE
BOLLARD POST DETAIL
WATER PRESSURE LINE VERTICAL OFFSET W/OUT & W/ FITTINGS
TEMPORARY CONSTRUCTION JUMPER WITH METER
WATER SERVICE INSTALL 5/8" THROUGH 1"
WATER SERVICE INSTALL 1-1/2" THROUGH 2"
3/4" TO 2" CROSS CONTROL ASSEMBLY
CROSS CONN. & CONTACT CROSS CONN. CONTROL ASS. FOR FIRE ANY
FIRE HYDRANT: STANDARD A.W.W.A. SAFETY YELLOW SEE APPROVED MATERIAL LIST)
PUMPER CONNECTION FACING AS PER FIRE DISTRICT RECOMMENDATION
18" MIN. - 24" MAX.
FINISHED GRADE
6" MIN. CLEARANCE
COMPACTED FILL
24" X 2" X 4" CONCRETE BREAK AWAY CONCRETE PAD, 3000 P.S.I.
PIPE TO BE D.I.P. PRESSURE CLASS 350 OR GRADE LOK CONNECTOR PIPE WITH SPLIT GLAND MECHANICAL RESTRAINED JOINT & FITTINGS
RESTRAINED JOINTS, FROM HYDRANT TO WM
VARIABLE DISTANCE, IF GREATER THAN 100' A VALVE SHALL BE INSTALLED AT HYDRANT BASE
PARKWAY AREA W/ SIDEWALK
PARKWAY AREA OR NO SIDEWALK
WATER PRESSURE LINE VERTICAL OFFSET W/OUT & W/ FITTINGS
SERVICE CONNECTION SIZING CHART AND NOTES
SERVICE CONNECTION SIZING CHART
SINGLE SERVICE
CONNECTION TO MAIN
DOUBLE SERVICE
CONNECTION TO MAIN
BRANCH SIZE
2" METER
1-1/2"
(2) 2" METERS
1-1/2"
1"
1" METER
1-1/2"
(2) 1" METERS
1-1/2"
1"
1-1/2" METER
1-1/2"
2" METER
2"
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RWA ENGINEERING
DATE: JULY 2024
SEC: 34
TWP: 46S
RGE: 25E
DESIGNED: MCP
DRAWN: DSS
HORIZ. SCALE (FULL): N/A
HORIZ. SCALE (HALF): N/A
VERT. SCALE (FULL): N/A
VERT. SCALE (HALF): N/A
CLIENT: THE VILLAGE OF ESTERO
TITLE: WATER DETAILS
PROJECT: ESTERO ENTERTAINMENT DISTRICT
PROJECT NO.: 220047.00.01
FILE NAME: 17 2200470001co ud01
SHEET NUMBER: 18 OF 23
MICHAEL C. PAPPAS FLORIDA LICENSE NO. 60910
REVISED PER LEE COUNTY UTILITIES AND VILLAGE OF ESTERO COMMENTS
DSS
MCP
08/23/24
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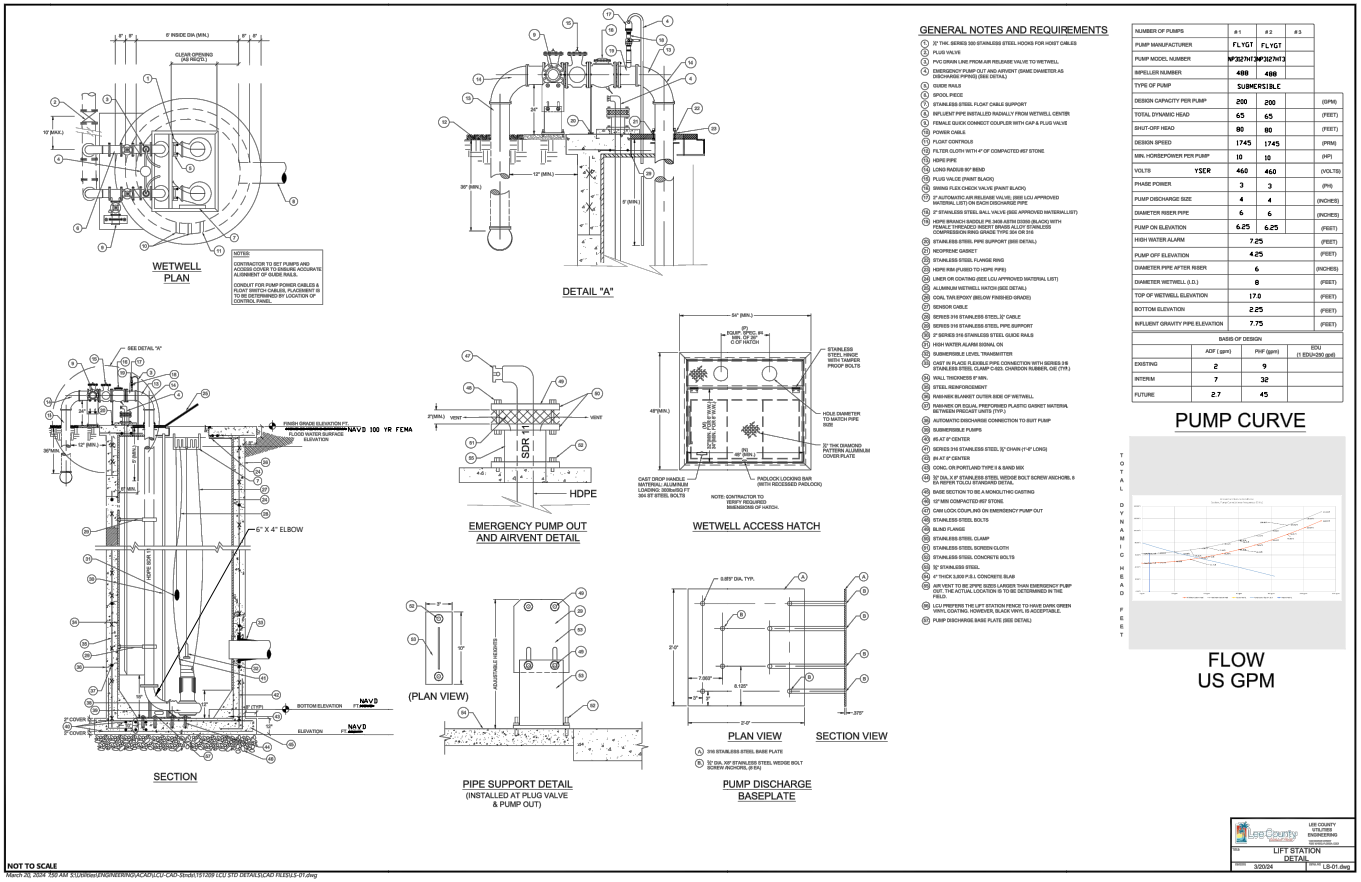

GENERAL NOTES AND REQUIREMENTS

1. 3/4" THK. SERIES 300 STAINLESS STEEL HOOKS FOR HOIST CABLES
2. PLUG VALVE
3. PVC DRAIN LINE FROM AIR RELEASE VALVE TO WETWELL
4. EMERGENCY PUMP OUT AND AIRVENT (SAME DIAMETER AS DISCHARGE PIPING) (SEE DETAIL)
5. GUIDE RAILS
6. SPOOL PIECE
7. STAINLESS STEEL FLOAT CABLE SUPPORT
8. INFLUENT PIPE INSTALLED RADIALLY FROM WETWELL CENTER
9. FEMALE QUICK CONNECT COUPLER WITH CAP & PLUG VALVE
10. POWER CABLE
11. FLOAT CONTROLS
12. FILTER CLOTH WITH 4" OF COMPACTED #57 STONE
13. HDPE PIPE
14. LONG RADIUS 90° BEND
15. PLUG VALCE (PAINT BLACK)
16. SWING FLEX CHECK VALVE (PAINT BLACK)
17. 2" AUTOMATIC AIR RELEASE VALVE, (SEE LCU APPROVED MATERIAL LIST) ON EACH DISCHARGE PIPE
18. 2" STAINLESS STEEL BALL VALVE (SEE APPROVED MATERIAL LIST)
19. HDPE BRANCH SADDLE PE 3408 ASTM D3035 (BLACK) WITH FEMALE THREADED INSERT BRASS ALLOY STAINLESS COMPRESSION RING GRADE TYPE 304 OR 316
20. STAINLESS STEEL PIPE SUPPORT (SEE DETAIL)
21. NEOPRENE GASKET
22. STAINLESS STEEL FLANGE RING
23. HDPE RIM (FUSED TO HDPE PIPE)
24. LINER OR COATING (SEE LCU APPROVED MATERIAL LIST)
25. ALUMINUM WETWELL HATCH (SEE DETAIL)
26. COAL TAR EPOXY (BELOW FINISHED GRADE)
27. SENSOR CABLE
28. SERIES 316 STAINLESS STEEL 3/4" CABLE
29. SERIES 316 STAINLESS STEEL PIPE SUPPORT
30. 2" SERIES 316 STAINLESS STEEL GUIDE RAILS
31. HIGH WATER ALARM SIGNAL ON
32. SUBMERSIBLE LEVEL TRANSMITTER
33. CAST IN PLACE FLEXIBLE PIPE CONNECTION WITH SERIES 316 STAINLESS STEEL CLAMP C-SEL CHARDON RUBBER, OSE (TYP.)
34. WALL THICKNESS 8" MIN.
35. STEEL REINFORCEMENT
36. RAM-NEK BLANKET OUTSIDE SIDE OF WETWELL
37. RAM-NEK OR EQUAL PREFORMED PLASTIC GASKET MATERIAL BETWEEN PRECAST UNITS (TYP.)
38. AUTOMATIC DISCHARGE CONNECTION TO SUIT PUMP
39. SUBMERSIBLE PUMPS
40. @ AT 6" CENTER
41. SERIES 316 STAINLESS STEEL 3/4" CHAIN (1'-0" LONG)
42. @ AT 6" CENTER
43. CONC. OR PORTLAND TYPE II 6 SAND MIX
44. 3/4" DIA. X 9" STAINLESS STEEL WEDGE BOLT SCREW ANCHORS, 8 EA PERFOR TOLCU STANDARD DETAIL
45. BASE SECTION TO BE A MONOLITHIC CASTING
46. 12" MIN COMPACTED #57 STONE.
47. CAM LOCK COUPLING ON EMERGENCY PUMP OUT
48. STAINLESS STEEL BOLTS
49. BLIND FLANGE
50. STAINLESS STEEL CLAMP
51. STAINLESS STEEL SCREEN CLOTH
52. STAINLESS STEEL CONCRETE BOLTS
53. 3/4" STAINLESS STEEL
54. 4" THICK SLAB P.S.I. CONCRETE SLAB
55. AIR VENT TO BE 2PIPE SIZES LARGER THAN EMERGENCY PUMP OUT. THE ACTUAL LOCATION IS TO BE DETERMINED IN THE FIELD.
56. LCU PREFERS THE LIFT STATION FENCE TO HAVE DARK GREEN VINYL COATING. HOWEVER, BLACK VINYL IS ACCEPTABLE.
57. PUMP DISCHARGE BASE PLATE (SEE DETAIL)

NUMBER OF PUMPS	#1	#2	#3	
PUMP MANUFACTURER	FLYGT	FLYGT		
PUMP MODEL NUMBER	NP3127HT	NP3127HT		
IMPELLER NUMBER	480	480		
TYPE OF PUMP	SUBMERSIBLE			
DESIGN CAPACITY PER PUMP	200	200		(GPM)
TOTAL DYNAMIC HEAD	65	65		(FEET)
SHUT-OFF HEAD	80	80		(FEET)
DESIGN SPEED	1745	1745		(RPM)
MIN. HORSEPOWER PER PUMP	10	10		(HP)
VOLTS YSCR	460	460		(VOLTS)
PHASE POWER	3	3		(PH)
PUMP DISCHARGE SIZE	4	4		(INCHES)
DIAMETER RISER PIPE	6	6		(INCHES)
PUMP ON ELEVATION	6.25	6.25		(FEET)
HIGH WATER ALARM	7.25			(FEET)
PUMP OFF ELEVATION	4.25			(FEET)
DIAMETER PIPE AFTER RISER	6			(INCHES)
DIAMETER WETWELL (I.D.)	8			(FEET)
TOP OF WETWELL ELEVATION	17.0			(FEET)
BOTTOM ELEVATION	2.25			(FEET)
INFLUENT GRAVITY PIPE ELEVATION	7.75			(FEET)

BASIS OF DESIGN			
	ADF (gpm)	PHF (gpm)	EDU (1 EDU=290 gpd)
EXISTING	2	9	
INTERIM	7	32	
FUTURE	27	45	

PUMP CURVE

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DESIGNED: MCP
DRAWN: DSS
HORIZ. SCALE (FULL): N/A
HORIZ. SCALE (HALF): N/A
VERT. SCALE (FULL): N/A
VERT. SCALE (HALF): N/A

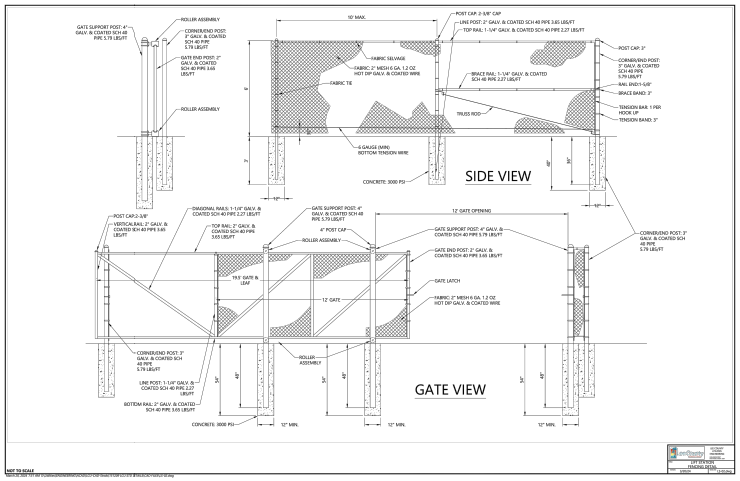
CLIENT: THE VILLAGE OF ESTERO
TITLE: PUMP STATION DETAILS 1

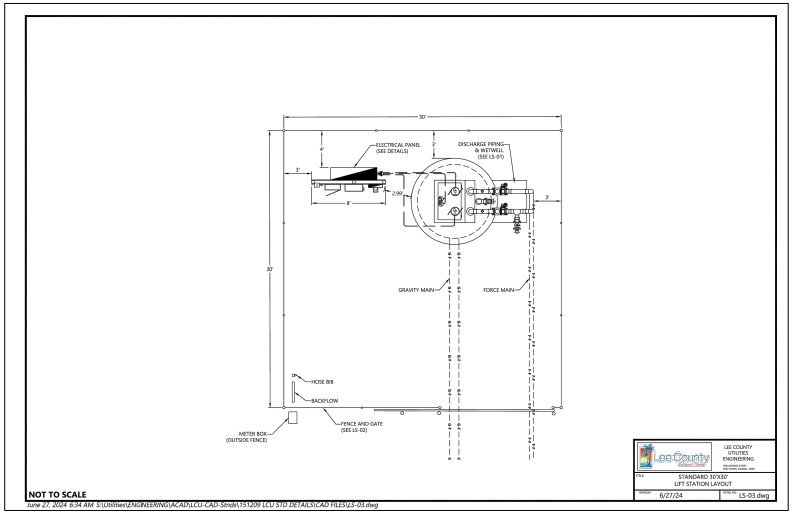
PROJECT: ESTERO ENTERTAINMENT DISTRICT
PROJECT NO.: 220047.00.01
FILE NAME: 17 2200470001co ud01
SHEET NUMBER: 19 OF 23

MICHAEL C. PAPPAS
FLORIDA LICENSE NO. 60910

LEE COUNTY UTILITIES ENGINEERING
TITLE: LIFT STATION DETAIL
DATE: 3/20/24
DRAWING NO.: LS-01.dwg

August 23, 2024 11:55 AM K:\2022\220047.00.01 Estero Entertainment District\02.CI Civil Engineering Srvs\Lscurrent Plan\sheet files\DO\17 2200470001co ud01.dwg





△	REVISED PER LEE COUNTY UTILITIES AND VILLAGE OF ESTERO COMMENTS	DSS	MCP	08/23/24
REV #	REVISION	DRAWN	CHECKED	DATE

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DATE: JULY 2024		HORIZ. SCALE (FULL): N/A	
SEC: 34	TWP: 46S	RGE: 25E	HORIZ. SCALE (HALF): N/A
DESIGNED: MCP		VERT. SCALE (FULL): N/A	
DRAWN: DSS		VERT. SCALE (HALF): N/A	

CLIENT: THE VILLAGE OF ESTERO

TITLE: PUMP STATION DETAILS 2

PROJECT: ESTERO ENTERTAINMENT DISTRICT

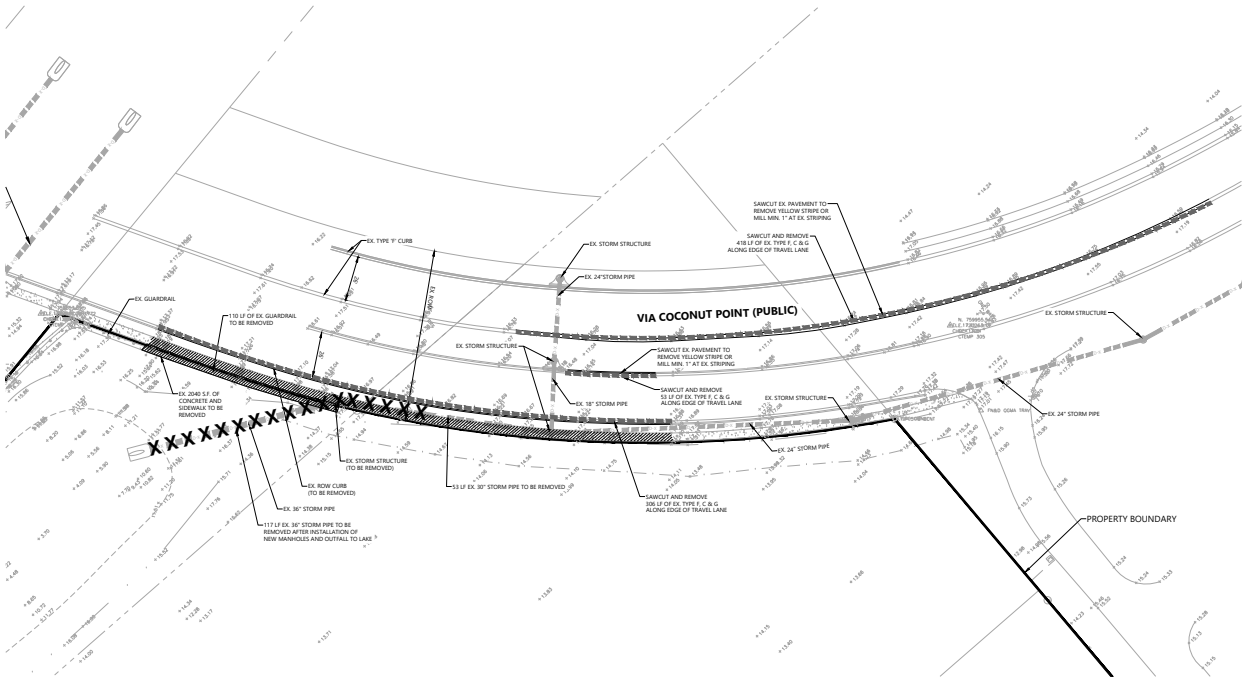
PROJECT NO.: 220047.00.01

FILE NAME: 17 2200470001co ud01

SHEET NUMBER: 20 OF 23

MICHAEL C. PAPPAS
FLORIDA LICENSE NO. 60910

August 23, 2024 11:55 AM K:\2022\220047.00.01 Estero Entertainment District\02.03 Civil Engineering Srvcs\Current Plans\sheet files\DO\17 2200470001co ud01.dwg



REV #	REVISION	DRAWN	CHECKED	DATE
4	REVISED PER LEE COUNTY UTILITIES AND VILLAGE OF ESTERO COMMENTS	DSS	MCP	08/23/24

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DESIGNED: MCP
DRAWN: DSS
HORZ. SCALE (FULL): 1" = 30'
HORZ. SCALE (HALF): 1" = 60'
VERT. SCALE (FULL): N/A
VERT. SCALE (HALF): N/A

CLIENT: THE VILLAGE OF ESTERO

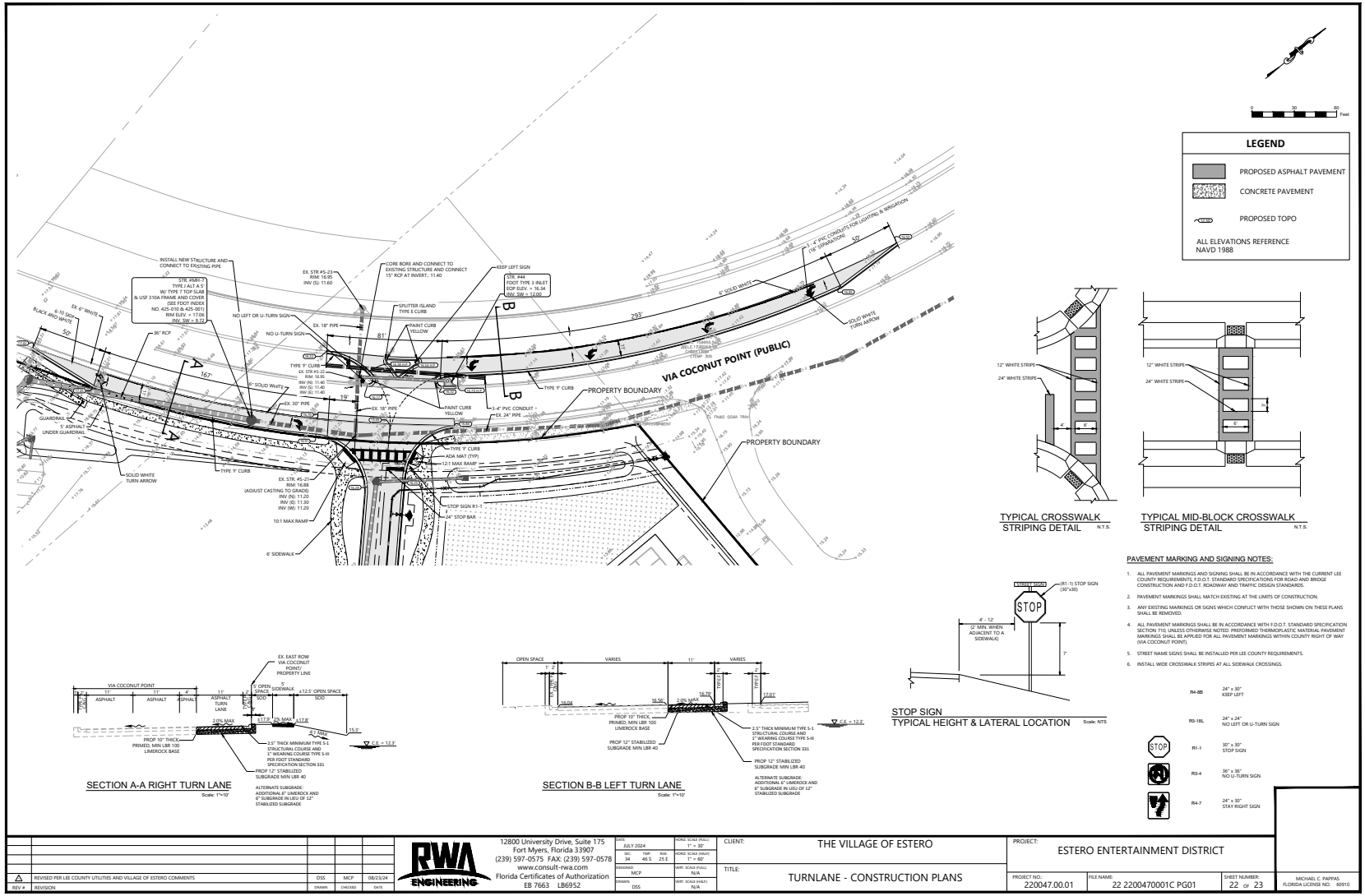
TITLE: TURNLANE - EXISTING CONDITIONS AND DEMO PLAN

PROJECT: ESTERO ENTERTAINMENT DISTRICT

PROJECT NO.: 220047.00.01
FILE NAME: 21 2200470001C GP01
SHEET NUMBER: 21 of 23

MICHAEL C. PAPPAS
FLORIDA LICENSE NO. 60910

August 23, 2024 12:23 PM K:\2022\220047.00.01 Estero Entertainment District\02.03 Civil Engineering Docs\current Files\sheet Files\DO\21 2200470001C GP01.dwg



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4	REVISED PER LEE COUNTY UTILITIES AND VILLAGE OF ESTERO COMMENTS	DSS	MCP	08/23/24

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DATE: JULY 2024
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DRAWN: DSS
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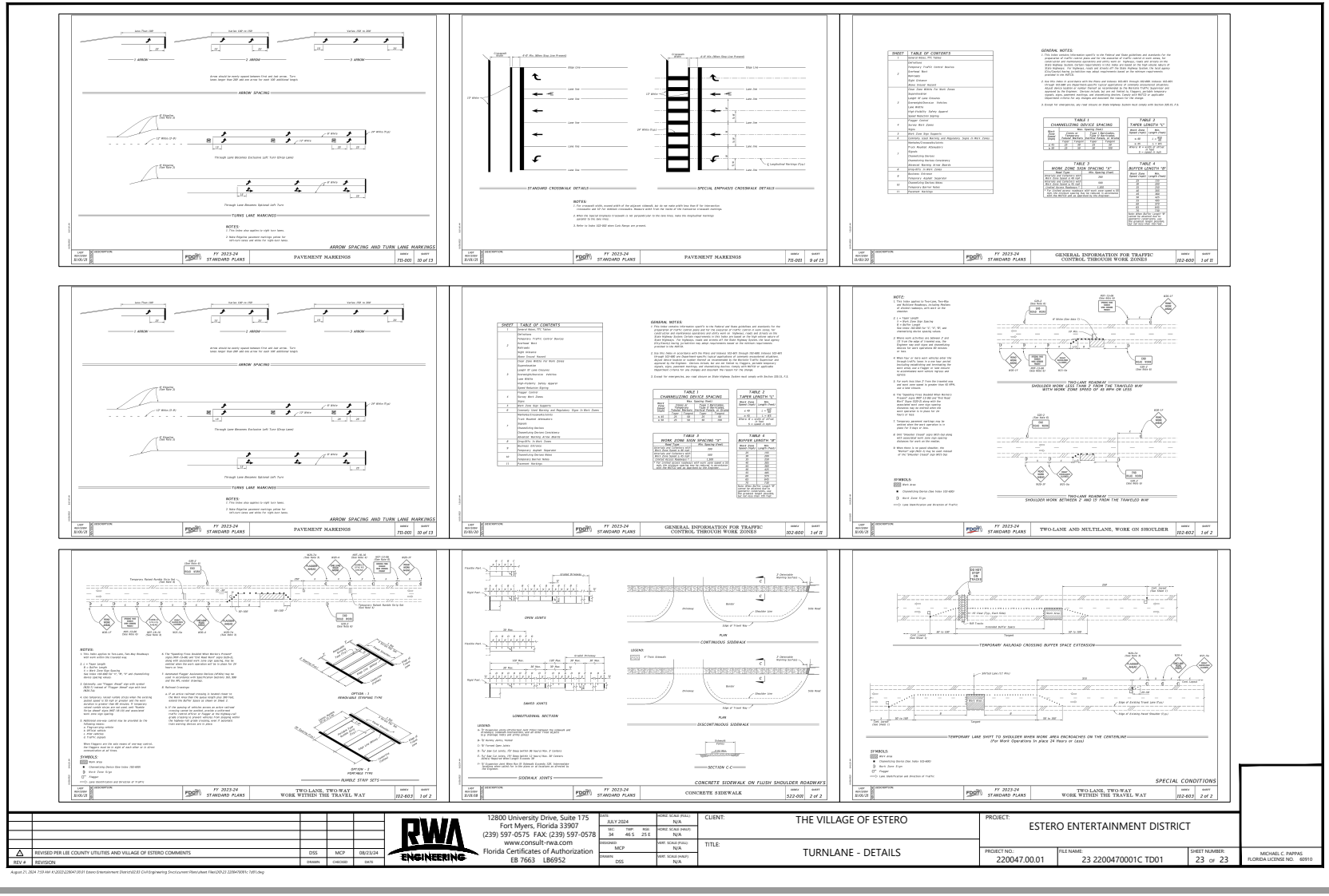
HORIZ SCALE (HALF): 1" = 60'
VERT SCALE (FULL): N/A
VERT SCALE (HALF): N/A

CLIENT: THE VILLAGE OF ESTERO
TITLE: TURNLANE - CONSTRUCTION PLANS
PROJECT: ESTERO ENTERTAINMENT DISTRICT
PROJECT NO.: 220047.00.01
FILE NAME: 22 2200470001C PG01
SHEET NUMBER: 22 OF 23
MICHAEL C. PAPPAS FLORIDA LICENSE NO. 60910

August 23, 2024 2:20 PM K:\2022\220047.B031 Estero Entertainment District\E2.03 Civil Engineering Srvs\Current Panel\Axel Files\DO\22 2200470001C PG01.dwg


ARROW SPACING AND TURN LANE MARKINGS
PAVEMENT MARKINGS
STANDARD CROSSWALK DETAILS
SPECIAL EMPHASIS CROSSWALK DETAILS
PAVEMENT MARKINGS
GENERAL INFORMATION FOR TRAFFIC CONTROL THROUGH WORK ZONES
TWO-LANE AND MULTILANE, WORK ON SHOULDER
TWO-LANE, TWO-WAY WORK WITHIN THE TRAVEL WAY
CONCRETE SIDEWALK ON FLUSH SHOULDER ROADWAYS
SPECIAL CONDITIONS
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EB 7663 LB6952
CLIENT: THE VILLAGE OF ESTERO
PROJECT: ESTERO ENTERTAINMENT DISTRICT
TITLE: TURNLANE - DETAILS
PROJECT NO.: 220047.00.01
FILE NAME: 23 2200470001C TD01
SHEET NUMBER: 23 OF 23
MICHAEL C. PAPPAS
FLORIDA LICENSE NO. 60910
REVISED PER LEE COUNTY UTILITIES AND VILLAGE OF ESTERO COMMENTS
REVISION

LEGAL DESCRIPTION

(XXX DOCUMENT NUMBER 2020000157142)

LOT 16, BLOCK 'C', FLORIDA GULF LAND COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, AT PAGE 59 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LESS AND EXCEPT THOSE PORTIONS OF LAND AS DESCRIBED IN THAT CERTAIN DEED RECORDED IN O.R. BOOK 4477, PAGE 2118, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE, PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN A PORTION OF LOT 16, BLOCK C, FLORIDA GULF LAND COMPANY'S SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 59 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 16, BLOCK C, FLORIDA GULF LAND COMPANY'S SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 59 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THENCE RUN N.01°09'58"W., ALONG THE WEST LINE OF SAID LOT 16, FOR A DISTANCE OF 1,216.21 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE N.01°09'58"W., ALONG THE WEST LINE OF SAID LOT 16, FOR A DISTANCE OF 107.34 FEET TO THE NORTHWEST CORNER OF SAID LOT 16; THENCE RUN N.89°53'56"E., ALONG THE NORTH LINE OF SAID LOT 16, FOR A DISTANCE OF 92.67 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS N.55°57'45"W., A DISTANCE OF 666.00 FEET THEREFROM; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 666.00 FEET, THROUGH A CENTRAL ANGLE OF 12°08'34", SUBTENDED BY A CHORD OF 140.50 FEET AT A BEARING OF S.40°03'32"W., FOR A DISTANCE OF 140.76 FEET TO THE POINT OF BEGINNING.

AND

LESS AND EXCEPT THOSE PORTIONS OF LAND AS DESCRIBED IN THAT CERTAIN DEED RECORDED IN O.R. BOOK 4565, PAGE 495, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE, PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN A PORTION OF LOT 16, BLOCK C, FLORIDA GULF LAND COMPANY'S SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 59 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 16, BLOCK C, FLORIDA GULF LAND COMPANY'S SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 59 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N.01°09'58"W., ALONG THE WEST LINE OF SAID LOT 16, FOR A DISTANCE OF 1,087.00 FEET, TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE N.01°09'58"W., ALONG THE WEST LINE OF SAID LOT 16, FOR A DISTANCE OF 236.55 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 16; THENCE RUN N.89°53'56"E., ALONG THE NORTH LINE OF SAID LOT 16, FOR A DISTANCE OF 210.06 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS N.60°53'46"W., A DISTANCE OF 766.00 FEET THEREFROM; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 766.00 FEET, THROUGH A CENTRAL ANGLE OF 23°36'36", SUBTENDED BY A CHORD OF 313.42 FEET AT A BEARING OF S.40°54'32"W., FOR A DISTANCE OF 315.65 FEET TO THE POINT OF BEGINNING.

ALONG WITH

(INSTRUMENT NUMBER 2022000223650)

LOT 15, BLOCK 'C' FLORIDA GULF LAND COMPANY'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 59, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LESS AND EXCEPT THAT PART CONVEYED TO LEE COUNTY DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF SAID LOT 15, BLOCK C, RUN THENCE WEST ALONG THE NORTH LINE OF SAID LOT FOR 80 FEET, THENCE S 27 DEGREES 04 MINUTES 47 SECONDS E FOR 60 FEET; THENCE RUNS 63 DEGREES 53 MINUTES 17 SECONDS E FOR 60.00 FEET TO THE EASTERLY LINE OF SAID LOT 15, BLOCK C; THENCE RUN N 0 DEGREES 51 MINUTES 10 SECONDS W FOR 80.00 FEET TO THE NORTHEAST CORNER OF LOT 15, BLOCK C AND THE POINT OF BEGINNING.

(INSTRUMENT NUMBER 2008000026181)

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33 AND LOCATED EASTERLY OF THE SEABOARD COASTLINE RAILROAD RIGHT-OF-WAY, A 130.00 FOOT WIDE RIGHT-OF-WAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA- THENCE RUN N.01°09'58"W., ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 39.19 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD, THE SAME BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN N.10°29'23"W., ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID SEABOARD COASTLINE RAILROAD, FOR A DISTANCE OF 966.85 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PROPOSED SANDY LANE AS DESCRIBED IN O.R. BOOK 4565 PAGE 828 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N.59°44'39"E., ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PROPOSED SANDY LANE, FOR A DISTANCE OF 52.76 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE. CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PROPOSED SANDY LANE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 766.00 FEET, THROUGH A CENTRAL ANGLE OF 07°01'49", SUBTENDED BY A CHORD OF 93.93 FEET AT A BEARING OF N.56°14'44"E., FOR A DISTANCE OF 94.00 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE RUN S.01°09'58"E., ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1,047.82 FEET, TO THE POINT OF BEGINNING.

PROPERTY ZONING INFO

ZONING
COMMERCIAL (CPD)

PROPERTY IDENTIFICATION

RE/CONDO NO.
10275771,10275780
INSTRUMENT NUMBER 2022000223650

BUILDING INFORMATION

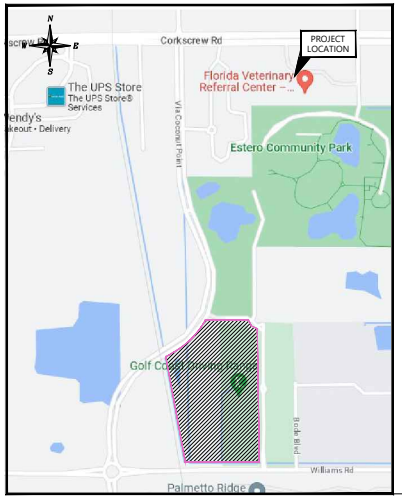
BUILDING CONSTRUCTION TYPE PER FLORIDA BUILDING CODE	TYPE
TOTAL SQUARE FOOTAGE	SF
AIR CONDITIONED/NON-AIR CONDITIONED	AC/NAC
SPRINKLERED (OR NON-SPRINKLERED)	S/NS
INFORMATION PREPARED BY:	ARCHITECT

LANDSCAPE PERMIT PLANS FOR

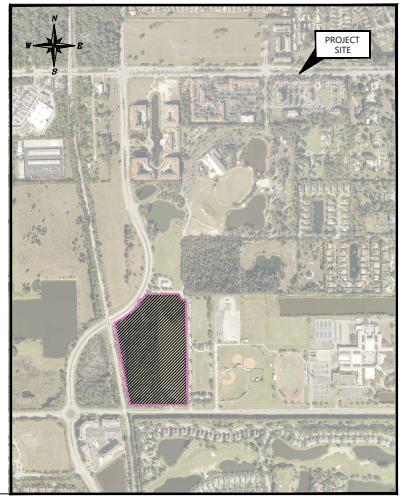
ESTERO ENTERTAINMENT DISTRICT

PART OF SECTION 34, TOWNSHIP 46 S, RANGE 25 E,
LEE COUNTY COUNTY, FLORIDA

PREPARED FOR/OWNED BY:
THE VILLAGE OF ESTERO ----
9401 CORKSCREW PALMS CIR
ESTERO, FL 33928
(239) 221-5036



PROJECT LOCATION
N.T.S.



PROJECT SITE
N.T.S.

SHEET INDEX

Sheet Number	Sheet Title
01	COVER SHEET
02	LANDSCAPE MASTER PLAN
03	PLANTING PLAN
04	PLANTING PLAN
05	PLANTING PLAN
06	PLANTING PLAN
07	LITTORALS PLAN
08	CODE REQUIREMENT CALCULATIONS
09	STATUTORY NOTES
10	STATUTORY NOTES
11	INSTALLATION NOTES
12	INSTALLATION DETAILS DETAILS
13	INSTALLATION DETAILS
14	HIGH 5 PERTMIT PLANTING PLAN

Village of ESTERO

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No.:	DATE:	DESCRIPTION:	APPROVED:

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Naples, FL 34109

12800 University Drive
Suite 175
Fort Myers, FL 33907

19790 Wellen Park Blvd
Suite 204
Venice, FL 34293

Office: (239) 597-0575
Fax: (239) 597-0578
www.corlett-rwa.com
Florida Certificates of Authorization
EB 7663 LB 6952

LANDSCAPE ARCHITECT'S SEAL:

JAMES M. MCCORD, REGISTERED LANDSCAPE ARCHITECT STATE OF FLORIDA LICENSE NO. LA0001781
STATE OF FLORIDA BUSINESS CERTIFICATE NO. EB-0007663

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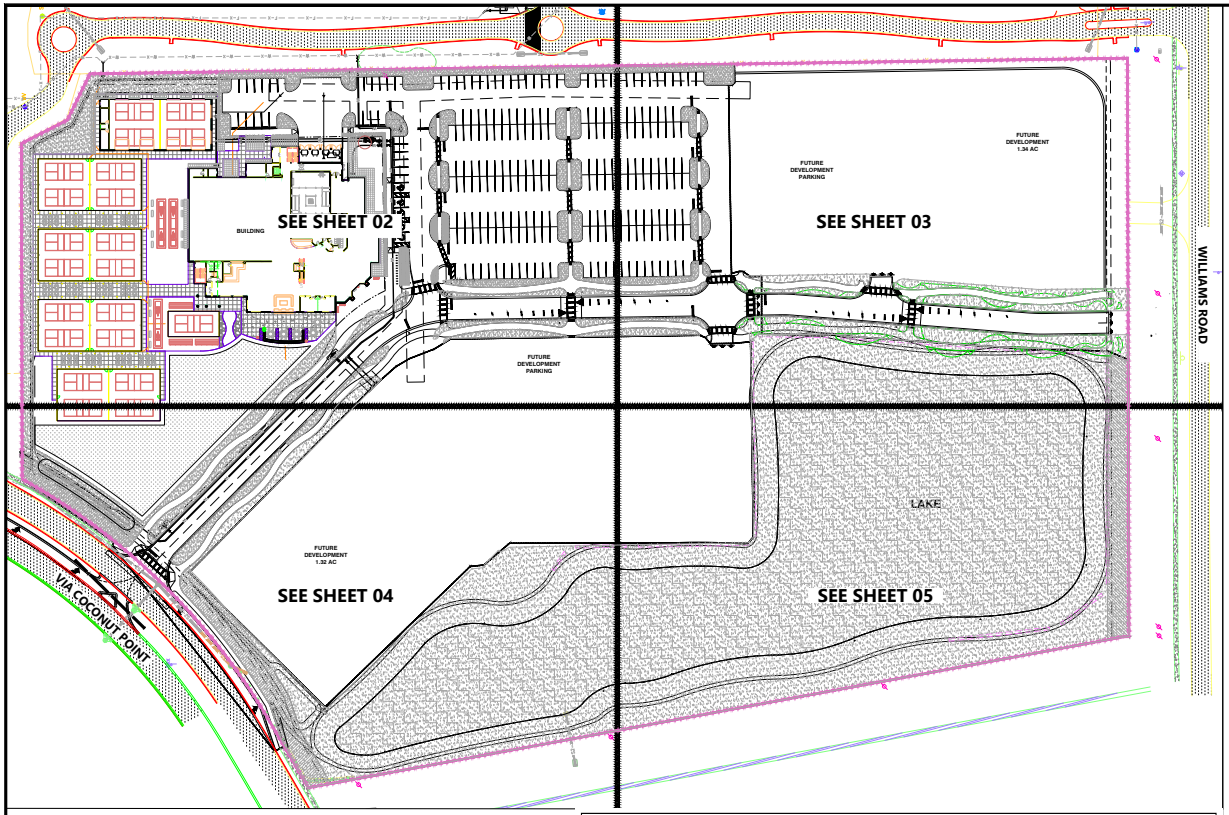

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	BOOTABLE SIZE	NATIVE	SPACING
TREES						
	ACR F30	34	ACER RUBRUM 'FLORIDA FLAME' FLORIDA FLAME RED MAPLE	65 GAL, 3" CAL @ 6', 12' HT X 5' SPD MIN	YES	
	BAU BL3	10	BAUHINIA X BLAKEANA HONG KONG ORCHID	65 GAL, 3" CAL @ 6', 12' HT X 5' SPD MIN	NO	
	BIS N10	4	BISMARCKIA NOBILIS SILVER BISMARK PALM	FG, 15' CT, 18-20' OA	NO	
	BUR SI3	15	BURSERA SIMARUBA GUMBO LIMBO	65 GAL, 3" CAL @ 6', 12' HT X 5' SPD MIN	YES	
	CHR SC3	32	CHRYSOPHYLLUM OLIVIFORME SATIN LEAF	65 GAL, 3" CAL @ 6', 12' HT X 5' SPD MIN	YES	
	CON ER3	12	CONOCARPUS ERECTUS GREEN BUTTONWOOD	65 GAL, 3" CAL @ 6', 12' HT X 5' SPD MIN	YES	
	CON ER3	20	CONOCARPUS ERECTUS SERICEUS SILVER BUTTONWOOD	65 GAL, 3" CAL @ 6', 12' HT X 5' SPD MIN	YES	
	MAG BB3	15	MAGNOLIA GRANDIFLORA 'BIG BRACHENSE BROWN BEAUTY MAGNOLIA	65 GAL, 3" CAL @ 6', 12' HT X 5' SPD MIN	YES	
	PIN DB3	24	PINUS ELLIOTTII 'DENSA' SOUTH FLORIDA SLASH PINE	65 GAL, 3" CAL @ 6', 12' HT X 5' SPD MIN	YES	
	QUE VA3	20	QUERCUS VIRGINIANA LIVE OAK	65 GAL, 3" CAL @ 6', 12' HT X 5' SPD MIN	YES	
	QUE HR6	32	QUERCUS VIRGINIANA 'HIGH RISE' HIGH RISE LIVE OAK	FG, 6" CAL @ 12", 20' HT MIN	YES	
	SAB P16	39	SABAL PALMETTO 16' SABAL PALM	FG, 12' CT MIN, 16' OA	YES	
	SAB P20	28	SABAL PALMETTO 20' SABAL PALM	FG, 12' CT MIN, 20' OA	YES	
	SAB P24	14	SABAL PALMETTO 24' SABAL PALM	FG, 12' CT MIN, 24' OA	YES	
	TAB I5O	14	TABEBUIA IMPETIGINOSA TABEBUIA IPE	65 GAL, 3" CAL @ 6', 12' HT X 5' SPD MIN	NO	
	TAX D25	76	TAXODIUM DISTICHUM BALD CYPRESS	65 GAL, 3" CAL @ 6', 12' HT X 5' SPD MIN	YES	
	PTY M16	6	PTYCHOSPERMA MACARTHURII MACARTHUR PALM	FG, 12' CT MIN, 16' OA	NO	
SHRUBS						
	ACA W07	49	ACALYPHA WILKESIANA COPPERLEAF	7 GAL., 36" OA	NO	
	VIB OB7	34	VIBURNUM OBOVATUM WALTER'S VIBURNUM	7 GAL., 36" OA	YES	
	BOU PI3	109	BOUGAINVILLEA 'SELKIUETTE PINK' SILHOUETTE PINK BOUGAINVILLEA	3 GAL., 18" OA	NO	
	CAP C15	99	CAPPARIS CYNOPHALLOPHORA JAMAICA CAPERBUSH	15 GAL., 60" OA	YES	
	CHR M77	701	CHRYSOBALANUS ICACO 'RED TIP' RED TIP COCOPLUM	7 GAL., 24" OA	YES	
	CLU G07	160	CLUSIA GUTTIFERA SMALL LEAF CLUSIA	7 GAL., 36" OA	YES	
	COC L15	58	COCCOLOBA UVIFERA SEA GRAPE	15 GAL., 60" OA	YES	
	COD M07	18	CODIAEUM VARIEGATUM 'MAMEY' MAMEY CROTON	7 GAL., 36" OA	NO	
	CSR S07	108	CONOCARPUS ERECTUS SERICEUS SILVER BUTTONWOOD	3 GAL., 18" OA	YES	
	CRI G15	19	CRINUM AUGUSTUM 'QUEEN EMMA' QUEEN EMMA CRINUM LILY	15 GAL., 48" OA	NO	
	HAM FC7	317	HAMELIA PATENS 'COMPACTA' DWARF FIREBUSH	7 GAL., 24" OA	YES	
	RAN AC3	95	RANDIA ACULEATA WHITE INDIGO BERRY	3 GAL., 18" OA	YES	
	RHA AC3	115	RHAPHIOLEPIS INDICA 'ALBA' WHITE INDIAN HAWTHORN	3 GAL., 12" OA	NO	
	STR R07	43	STRELITZIA REGINAE ORANGE BIRD OF PARADISE	7 GAL., 36" OA	NO	
	ZAM P1O3	550	ZAMIA PUMILA COONTIE	3 GAL., 12" OA	YES	
	ARA G04	1,607	ARACHIS GLABRATA 'GOLDEN GLORY' GOLDEN GLORY PERENNIAL PEANUT	4" POT	NO	@ 18" OC
	CAR E6B3	1,195	CARISSA MACROCARPA 'EMERALD BLANKET' CARISSA	3 GAL., 9" OA	NO	@ 24" OC
	DIE I#1	388	DIETES IRIDIOIDES WHITE AFRICAN IRIS	1 GAL., 12" OA	NO	@ 36" OC
	HYM L41	835	HYMENOCALLIS LATIFOLIA SPIDER LILY	3 GAL., 12" OA	YES	@ 24" OC
	LIR B04	704	LIRIOPE MUSCARI 'EMERALD GODDESS' EMERALD GODDESS LIRIOPE	4" POT	NO	@ 18" OC
	MIM S74	1,915	MIMOSA STRIGILLOSA SUNSHINE MIMOSA	4" POT	YES	@ 18" OC
	MUH C01	454	MUHLENBERGIA CAPILLARIS MUHLY GRASS	1 GAL., 12" OA	YES	@ 36" OC
	SPA B01	923	SPARTINA BAKERI SPARTINA GRASS	1 GAL., 12" OA	YES	@ 36" OC
	TRI P01	788	TRIPSACUM FLORIDANUM DWARF FAKAHATCHEE	1 GAL., 12" OA	YES	@ 36" OC
SOD						
	BAHIA	99,322 SF	PASPALUM NOTATUM BAHIA			
	ST AUGP	14,3709 SF	STENOTAPHRUM SECUNDATUM 'FLORATAM' PALMETTO SAINT AUGUSTINE			

CODE REQUIREMENTS LEGEND							
CODE REQUIRED TREE	SYMBOL	CODE REQUIRED TREE	SYMBOL	CODE REQUIRED TREE	HATCH	CODE REQUIRED PLANTING AREA	HATCH
BUFFER TREE	(B)	GENERAL TREE	(G)	BUFFER AREA		LITTORAL PLANTING AREA	
~~BUILDING PERIMETER TREE~~	(BP)	INTERNAL / PARKING / VUE TREE	(P)	BUILDING PERIMETER AREA		OPEN SPACE AREA	
~~DEEP LAKE TREE~~	(DL)	STREET TREE	(S)	INTERNAL / PARKING / VUE AREA		PERIMETER PLANTING AREA	

Village of ESTERO

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NOTES:
1. ALL SIZES ARE **MINIMUMS**, HEIGHT, SPREAD, CALIPER TAKE PRECEDENCE OVER CONTAINER SIZE.
2. QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY, CONTRACTOR TO VERIFY PRIOR TO BIDDING.
3. CONTRACTOR IS REQUIRED TO NOTIFY RWA, INC OF ANY / ALL CONFLICTS WITH PLANS & SITE CONDITIONS PRIOR TO INSTALLATION.
4. ALL CHANGES REQUIRE PRIOR APPROVAL FROM RWA, INC. ANY DEVIATIONS TO THE PLANS WITHOUT APPROVAL SHALL BE AT THE CONTRACTOR'S EXPENSE TO RECTIFY.
5. CONTRACTOR TO PROVIDE ACCURATE AS-BUILTS FOR APPROVED MODIFICATIONS TO THESE PLANS.

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0' 30' 60' 120' SCALE: 1" = 60'

LANDSCAPE ARCHITECT'S SEAL: STATE OF FLORIDA — JAMES M. MCCORD, RLA, FLORIDA LICENSE NO. 6666882

REV #	REVISION	DRAWN	CHECKED	DATE

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Fort Myers, Florida 33907
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DESIGNED: JMM	VERT. SCALE (FULL): N/A
DRAWN: JMM	VERT. SCALE (HALF): N/A

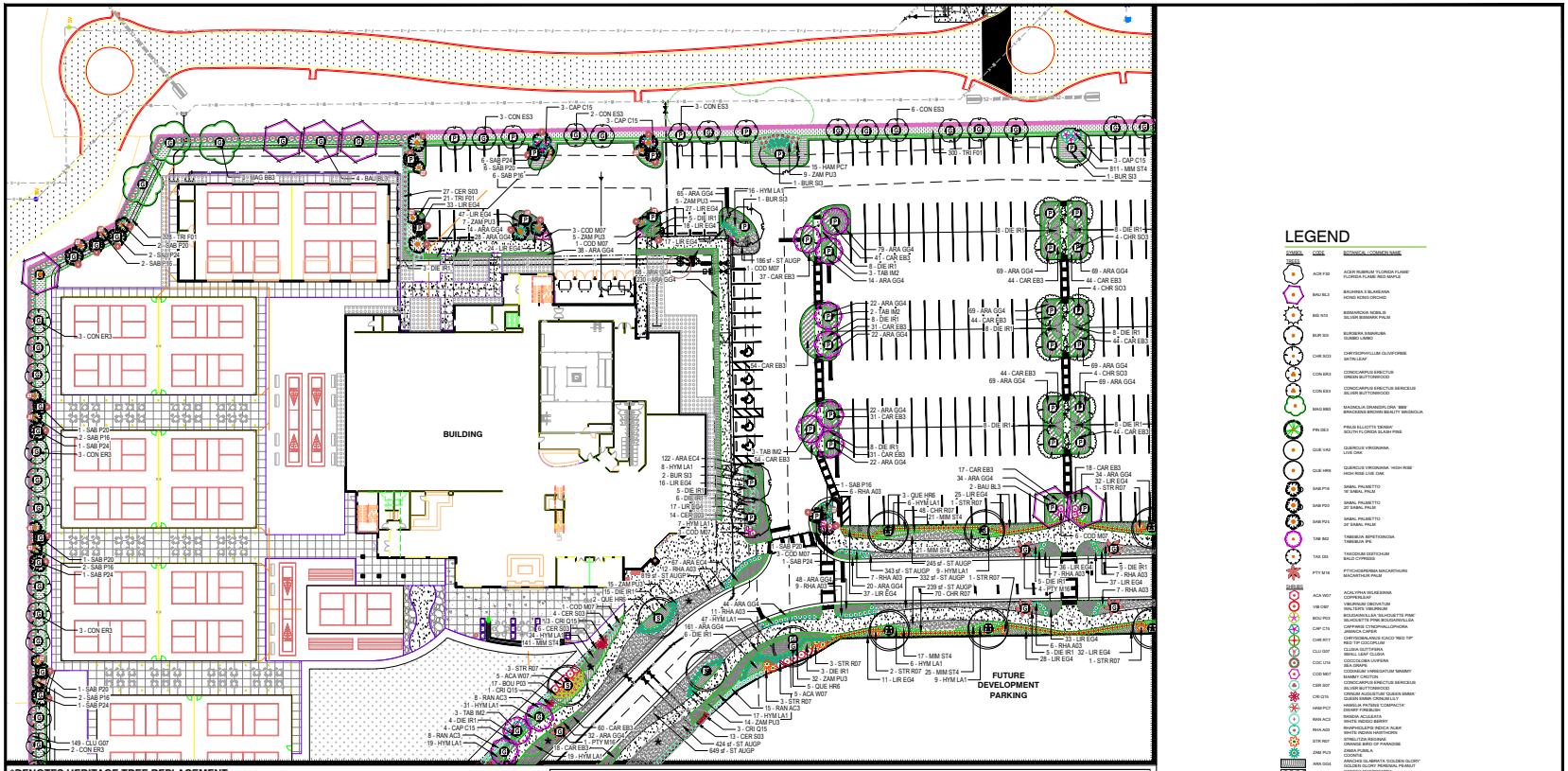
CLIENT: THE VILLAGE OF ESTERO

TITLE: LANDSCAPE MASTER PLAN

PROJECT: ESTERO ENTERTAINMENT DISTRICT

PROJECT NO.:	FILE NAME:	SHEET NUMBER:
220047.00.01	220047 00 01 LA PERMIT PLANS	02 OF 14

August 21, 2024 10:29 AM K:\2022\220047.00\01 Estero Entertainment District\[ACAD Landscape Architecture Final Plans\]220047.00.01 LA PERMIT PLANS.dwg


BUILDING
FUTURE DEVELOPMENT PARKING
LEGEND
*DENOTES HERITAGE TREE REPLACEMENT
CODE REQUIREMENTS LEGEND
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CODE REQUIRED PLANTING AREA
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BUFFER TREE
GENERAL TREE
LITTORAL PLANTING AREA
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INTERNAL / PARKING / VUE TREE
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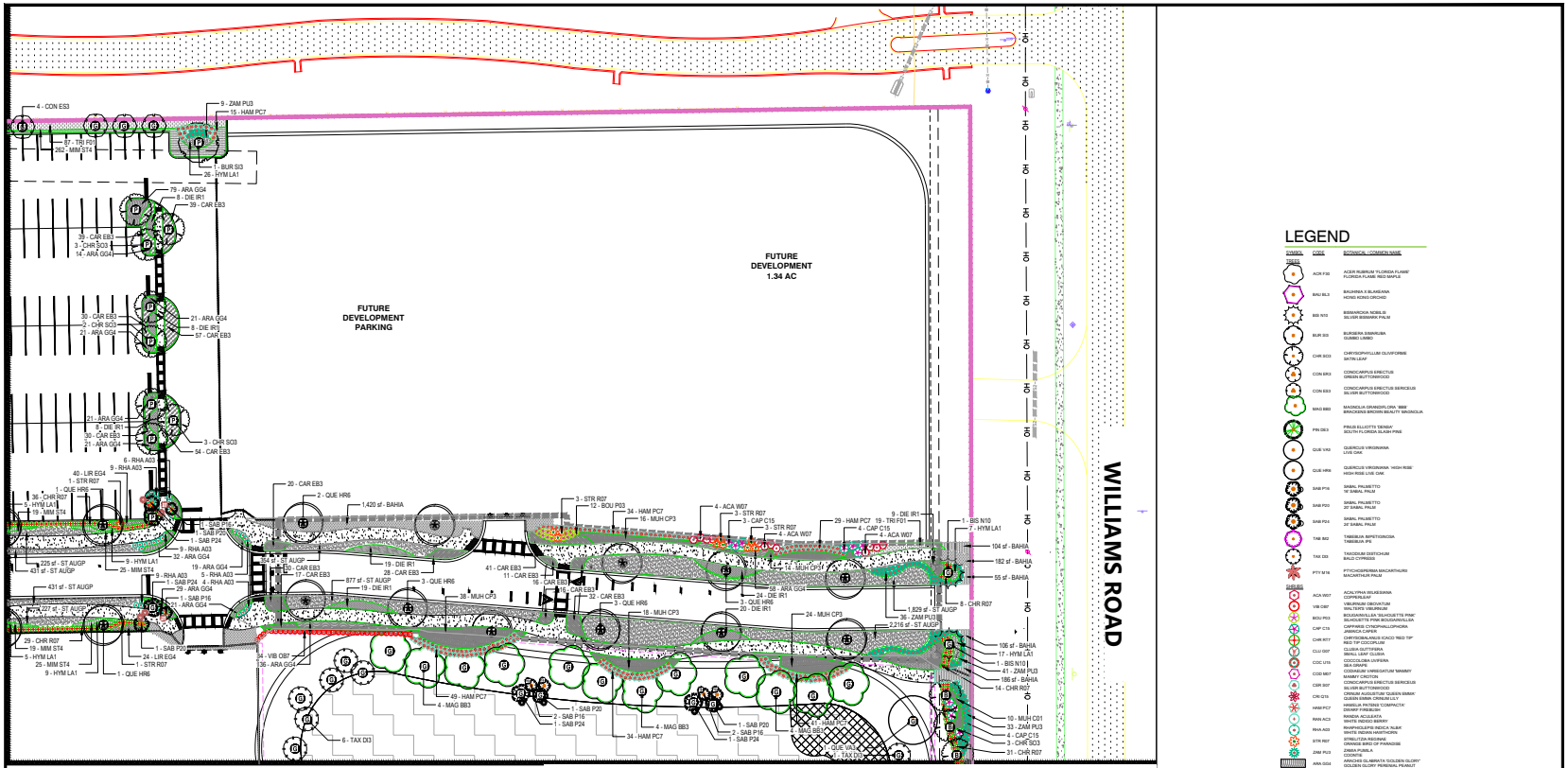
www.consult-rwa.com
Florida Certificates of Authorization
EB 7663 LB6952
CLIENT: THE VILLAGE OF ESTERO
TITLE: PLANTING PLAN
PROJECT: ESTERO ENTERTAINMENT DISTRICT
PROJECT NO.: 220047.00.01
FILE NAME: 220047 00 01 LA PERMIT PLANS
SHEET NUMBER: 03 OF 14
LANDSCAPE ARCHITECT'S SEAL:
JAMES M. MCCORD, RLA
FLORIDA LICENSE NO. 6666882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SEC 34 TWP 46 S RGE 25 E
DESIGNED: JMM
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HORIZ. SCALE (FULL): 1" = ######
HORIZ. SCALE (HALF): 1" = ######
VERT. SCALE (FULL): N/A
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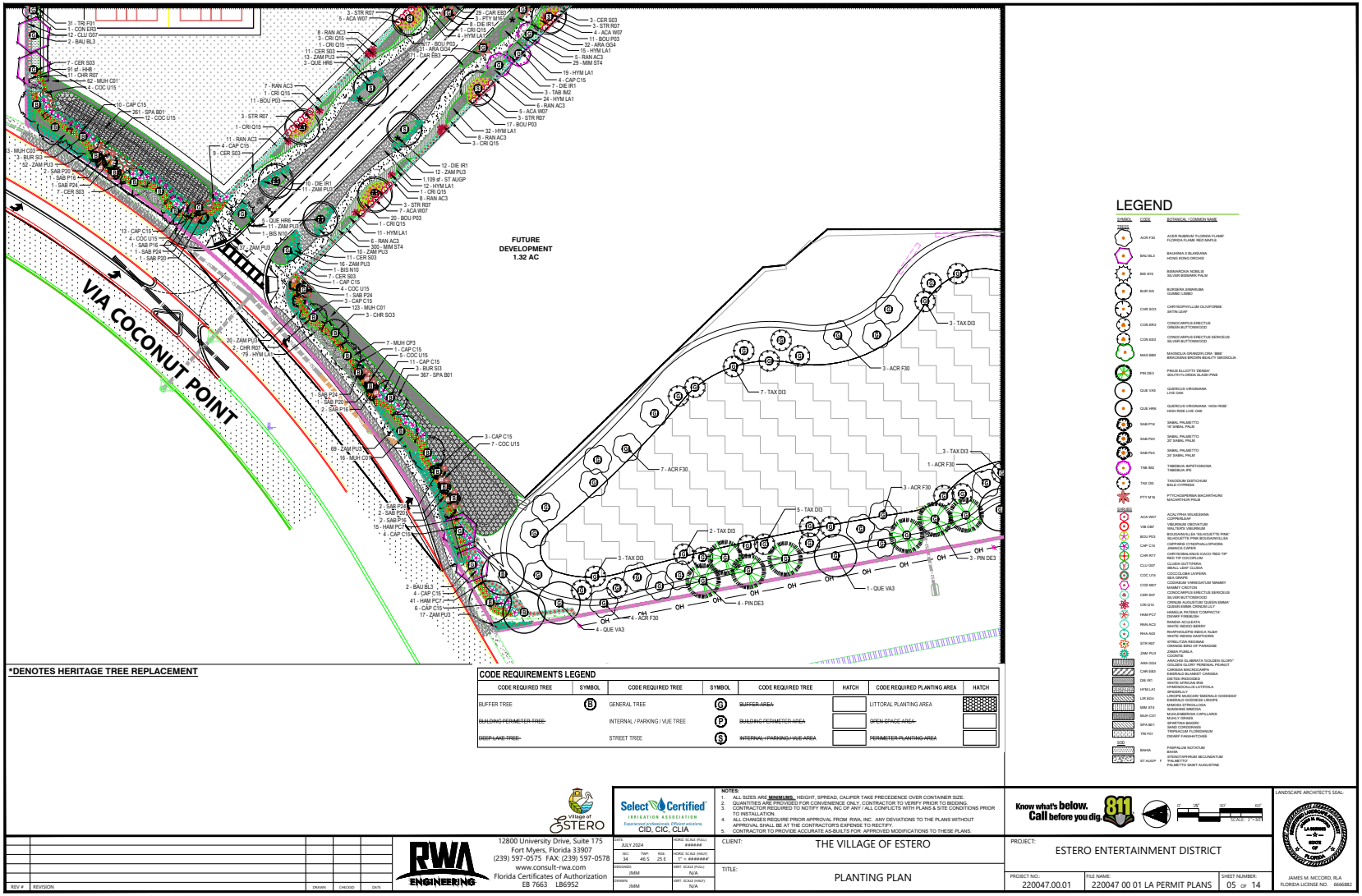
VIA COCONUT POINT
FUTURE DEVELOPMENT 1.32 AC
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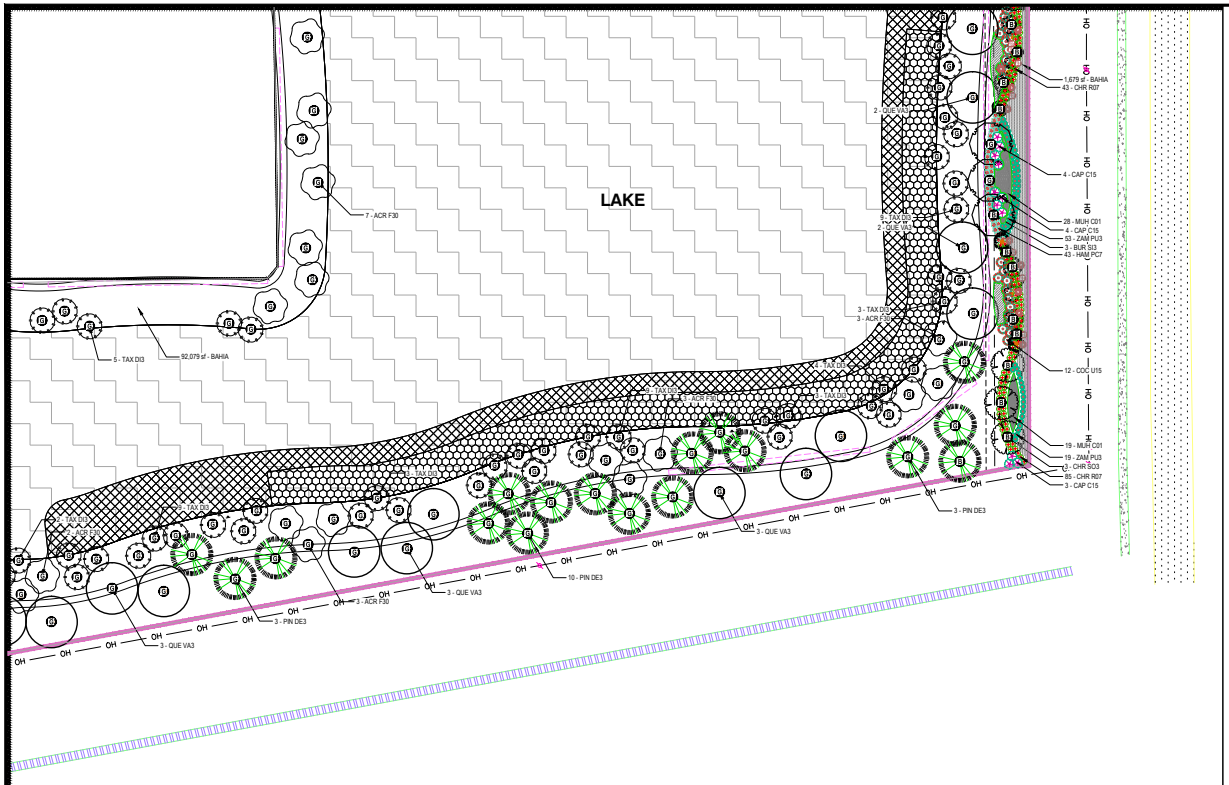

LEGEND

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	ACR F30	ACER RUBRUM 'FLORIDA FLAME' FLORIDA FLAME RED MAPLE
	BAU BL3	BAUHINIA X BLAKEANA HONG KONG ORCHID
	BIS N10	BISMARCKIA NOBILIS SILVER BISMARK PALM
	BUR S03	BURSERA SIMARUBA GUMBO LIMBO
	CHR SC03	CHRYSOPHYLLUM OLIVIFORME SATIN LEAF
	CON ER3	CONOCARPUS ERECTUS GREEN BUTTONWOOD
	CON E03	CONOCARPUS ERECTUS SERICEUS SILVER BUTTONWOOD
	MAG B80	MAGNOLIA GRANDIFLORA 'BB' BRACKENS BROWN BEAUTY MAGNOLIA
	PIN DE3	PINUS ELLIOTTII 'DENSA' SOUTH FLORIDA SLASH PINE
	QUE VA3	QUERCUS VIRGINIANA LIVE OAK
	QUE HR6	QUERCUS VIRGINIANA 'HIGH RISE' HIGH RISE LIVE OAK
	SAB P16	SABAL PALMETTO 16' SABAL PALM
	SAB P20	SABAL PALMETTO 20' SABAL PALM
	SAB P24	SABAL PALMETTO 24' SABAL PALM
	TAB B02	TABEBUIA IMPETIGINOSA TABEBUIA IPE
	TAX D05	TAXODIUM DISTICHUM BALD CYPRESS
	PTY M16	PTYCHOSPERMA MACARTHURII MACARTHUR PALM
SHRUBS		
	ACA V07	ACALYPHA WILKESIANA COPPERLEAF
	VIB O97	VIBURNUM OBOVATUM WALTER'S VIBURNUM
	BOU PO3	BOUGAINVILLEA 'SILHOUETTE PINK' SILHOUETTE PINK BOUGAINVILLEA
	CAP C15	CAPPARIS CYNOPHALLOPHORA JAMAICA CAPER
	CHR R77	CHRYSOBALANUS ICACO 'RED TIP' RED TIP COCOPLUM
	CLU G07	CLUSIA GUTTIFERA SMALL LEAF CLUSIA
	COC U15	COCCOLOBA UVIFERA SEA GRAPE
	COD M07	CODIAEUM VARIEGATUM 'MAMMY' MAMMY CROTON
	CSR S07	CONOCARPUS ERECTUS SERICEUS SILVER BUTTONWOOD
	CRI G15	CRINUM AMERICANUM 'QUEEN EMMA' QUEEN EMMA CRINUM LILLY
	HAM PC7	HAMELIA PATENS 'COMPACTA' DWARF FIREBUSH
	RAN AC5	RANDIA ACULEATA WHITE INDIGO BERRY
	RHA A03	RHAPHIOLEPIS INDICA 'ALBA' WHITE INDIAN HAWTHORN
	STR R07	STRELITZIA REGINAE 'MINI MUSA' MINI BIRD OF PARADISE
	ZAM PU3	ZAMIA PUMILA COONTIE
	ARA G04	ARACHIS GLABRATA 'GOLDEN GLORY' GOLDEN GLORY PERENNIAL PEANUT
	CAR E83	CARISSA MACROCARPA EMERALD BLANKET CARISSA
	DIE I90	DIETES IRIDIOIDES WILD IRIS FORTNIGHT LILY
	HYM L47	HYMENOCALLIS LATIFOLIA SPIDERLILY
	LIR E04	LIRIOPE MUSCARI 'EMERALD GODDESS' EMERALD GODDESS LIRIOPE
	MIM S74	MIMUSOPS ELENGI SUMMER MIMOSA
	MUH C01	MUHLENBERGIA CAPILLARIS MUHLY GRASS
	SPA B01	SPARTINA BAKERI SAND CORDGRASS
	TRI P01	TRIPSACUM FLORIDANUM DWARF FAKAHATCHEE
SOD		
	BAHIA	PASPALUM NOTATUM BAHIA
	ST AUGP F	STENOTAPHRUM SECUNDATUM 'FX-10' PALMETTO SAINT AUGUSTINE

***DENOTES HERITAGE TREE REPLACEMENT**

CODE REQUIREMENTS LEGEND

CODE REQUIRED TREE	SYMBOL	CODE REQUIRED TREE	SYMBOL	CODE REQUIRED TREE	HATCH	CODE REQUIRED PLANTING AREA	HATCH
BUFFER TREE	(B)	GENERAL TREE	(G)	~~BUFFER AREA~~		LITTORAL PLANTING AREA	
~~BUILDING PERIMETER TREE~~		INTERNAL / PARKING / VUE TREE	(P)	~~BUILDING PERIMETER AREA~~		~~OPEN SPACE AREA~~	
~~DEEP LAKE TREE~~		STREET TREE	(S)	~~INTERNAL / PARKING / VUE AREA~~		~~PERIMETER PLANTING AREA~~	

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DESIGNED: JMM
DRAWN: JMM
CHECKED:
HORIZ. SCALE (FULL): #####
HORIZ. SCALE (HALF): 1" = #####
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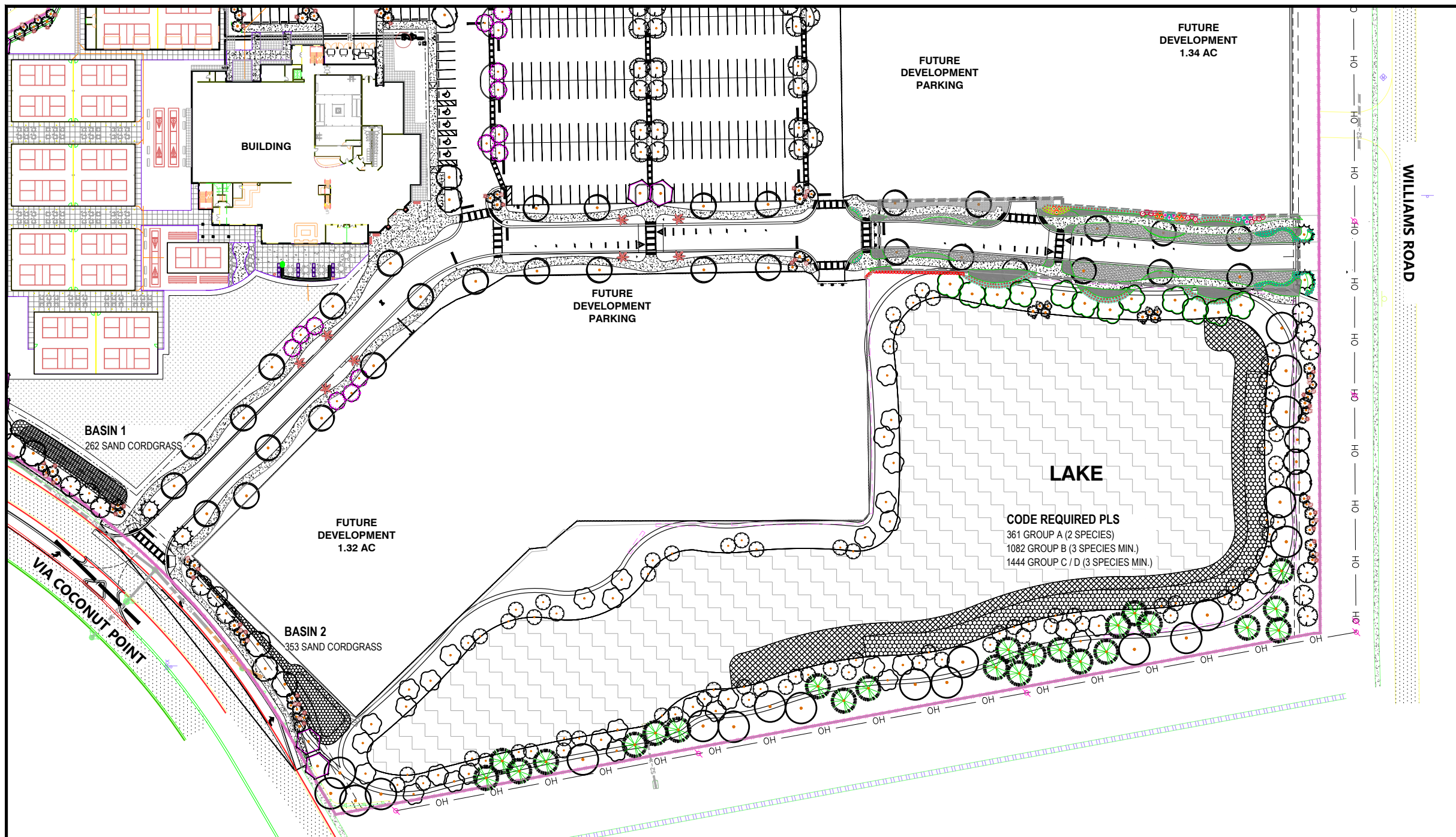
PROJECT NO.: 220047.00.01
FILE NAME: 220047 00 01 LA PERMIT PLANS
SHEET NUMBER: 06 OF 14

JAMES M. MCCORD, RLA
FLORIDA LICENSE NO. 6666882

August 21, 2024, 10:29 AM, K:\2020\220047.00.01 Estero Entertainment District\[LA\02 Landscape Architecture Final Plans\220047.00.01 LA PERMIT PLANS.dwg



STATUTORY PLS CALCULATIONS:

5-408.I STORMWATER MANAGEMENT AREAS REQUIREMENTS								
DRY DETENTION	#	LIN. FT. @ CONTROL	BASIN AREA	AREA PLANTED	REQUIRED 1 GAL PLANTS @ 36" OC	PROVIDED		
BASIN	1	NA	2358 SF	2358 SF	262 PLANTS	262 PLANTS		
BASIN	2	NA	3176 SF	3176 SF	353 PLANTS	353 PLANTS		
TOTAL DRY DENTION BASINS PLANTINGS REQUIRED					615 PLANTS			
TOTAL DRY DENTION BASINS PLANTINGS PROVIDED						615 PLANTS		
LAKE / POND REQUIREMENT	#	LIN. FT. @ CONTROL	PLS AREA REQUIRED	PLS AREA PROVIDED	LITTORALS REQUIRED	# OF TREES	LITTORALS PROVIDED TREES @ 100:1	LITTORALS
LAKE / POND	1	2309 LF	11545 SF	11545 SF	2887 PLANTS	0	0 PLANTS	2887 PLANTS
TOTAL LITTORALS PLANTINGS REQUIRED					2887 PLANTS			
TOTAL TREE / LITTORAL CREDITS PROVIDED							0 PLANTS	
TOTAL LITTORALS PLANTINGS PROVIDED								2889 PLANTS
LAKE / POND REQUIREMENT	#	LIN. FT. @ CONTROL	ZONE A 2 SPECIES MIN	ZONE B 3 SPECIES MIN	ZONE C 2 SPECIES MIN	ZONE D 1 SPECIES	LITTORALS PROVIDED REQUIRED	PROVIDED
LAKE	1	2309 LF	289 PLANTS	867 PLANTS	1155 PLANTS	578 PLANTS		
			145 EA	289 EA	578 EA	578 EA		
TOTAL HERBACEOUS LITTORALS PLANTINGS REQUIRED							2889 PLANTS	
TOTAL HERBACEOUS LITTORALS PLANTINGS PROVIDED								2889 PLANTS

STORMWATER MANAGEMENT SYSTEMS

1. WATER MANAGEMENT LAKES HAVE A MEANDERING SHORELINE & LANDSCAPED WITH AMENITIES TO ENHANCE. STORMWATER POND CONFIGURATIONS THAT ARE GENERALLY RECTANGULAR OR TRIANGULAR IN SHAPE ARE PROHIBITED. DETENTION AREAS EXCEEDING 20,000 SQ FT IN CUMULATIVE AREA & LOCATED ADJACENT TO A PUBLIC ROW ARE CONSIDERED PARK AREAS & SHALL INCORPORATE A MIN. OF 2 ELEMENTS: 5' WIDE WALKWAY WITH TREES @ 50' OC AVG WITH SHADED 6' BENCHES 150'OC AVG,; PUBLIC ACCESS PIER WITH A COVERED STRUCTURE & SEATING; A MIN. 200 SQ FT INTERMITTENT SHADED PLAZA / COURTYARD WITH BENCHES / PICNIC TABLES ADJACENT TO THE WATER BODY; PERMANENT FOUNTAIN STRUCTURE; OR A CONTINUOUS PEDESTRIAN WAY AROUND THE WATERBODY.

2. ALL DRY DETENTION BASINS SHALL INCORPORATE LOW-IMPACT DESIGN STANDARDS BE PLANTED 100% WITH MIN. 1 GAL @ 36" OC WETLAND TYPE PLANTS AND INTEGRATE GENERAL TREES.

3. THE PLANTED LITTORAL SHELF (PLS)SHORELINE LENGTH SHALL BE CALCULATED AT 25% OF THE TOTAL CONTROL ELEVATION LENGTH & BE CONCENTRATED AT ONE LOCATION OF THE LAKE, PREFERABLY ADJACENT TO A PRESERVE AREA & AWAY FROM RESIDENTIAL LOTS. THE REQUIRED PLS MAY BE DIVIDED AND PLACED IN MULTIPLE LOCATIONS, IF THE PLS AREA IS SMALLER THAN 1,000 SQ FT. THE PLS MAY BE LOCATED ADJACENT TO CONTROL STRUCTURES AND PIPE OUTLETS.

4. THE PLS SHALL BE A MIN. 20' LITTORAL SHELF EXTENDING WATERWARD TO A MAX. DEPTH OF 2' BELOW THE CONTROL ELEVATION. THE PLS SHALL HAVE SLOPES FROM 6:1 (NEW) TO 4:1 (EXISTING) MAX. A DETAILED CROSS SECTION OF THE PLS SHALL BE DEPICTED IN THE PERMIT PLANS. BULKHEADS, RIPRAP REVETMENTS, OR OTHER SIMILAR HARDENED SHORELINE STRUCTURES MAY COMPRISE UP TO 20% OF AN INDIVIDUAL LAKE SHORELINE BY PROVIDING A 8:1 SLOPED COMPENSATORY LITTORAL ZONE EQUAL TO THE LINEAR FOOTAGE OF THE SHORELINE STRUCTURE BY 5' PLANTED WITH 50% COVERAGE OF HERBACEOUS WETLAND PLANTS @ 18" OC OR 1 GAL PLANTS ABOVE THE MEAN HIGH WATER @ 36" OC.

5. THE TOTAL NUMBER OF PLS PLANTS FOR THE SHALL BE CALCULATED BY MULTIPLYING THE TOTAL LIN FT OF SHORELINE @ CONTROL ELEVATION BY 25% BY 20' SHELF AND DIVIDED BY 4 TO OBTAIN THE 2' OC PLANTING REQUIREMENT. NATIVE WETLAND 10' OA, 4' SPR, AND 2" CAL TREES MAY BE SUBSTITUTED FOR UP TO 25% OF THE TOTAL NUMBER OF HERBACEOUS PLANTS REQUIRED AT A 1:100 RATIO. HERBACEOUS PLANTS SHALL BE A MIN. 2" LINER AND A SPECIES SELECTED BASED ON THE EXPECTED WATER LEVEL FLUCTUATIONS AND MAX. DEPTHS. THE PLS AREAS SHALL BE PLANTED WITH A MIN. 4 DIFFERENT NATIVE HERBACEOUS PLANT SPECIES.

6. RESTORATION OF EXISTING BANK SLOPES THAT HAVE ERODED OVER TIME & NO LONGER MEET THE MINIMUM SLOPE DESIGN STANDARDS APPLICABLE AT THE TIME THE LAKES WERE EXCAVATED WILL BE STRONGLY ENCOURAGED TO USE THE SLOPE PROTECTION MEASURES IDENTIFIED ABOVE. RESTORATION ACTIVITIES WILL REQUIRE REVIEW AND APPROVAL THROUGH THE LIMITED DEVELOPMENT ORDER PROCESS. AS PART OF THIS REVIEW, THE PREVIOUSLY APPROVED LITTORAL PLANTS AND DEEP LAKE MANAGEMENT PLAN REQUIREMENTS SHALL BE INCLUDED ON THE DEVELOPMENT OR LIMITED DEVELOPMENT ORDER, AS APPLICABLE.

7. IF THE LAKE SHORELINE TO BE RESTORED IS EITHER OWNED OR CONTROLLED BY A PROPERTY OWNERS ASSOCIATION, CDD, OR SIMILAR MAINTENANCE ENTITY, THE APPLICATION FOR APPROVAL SHALL BE FILED BY THE ASSOCIATION AND ENCOMPASS THE ENTIRE LAKE SHORELINE IN ORDER TO AVOID SLOPE RESTORATION IN A PIECEMEAL FASHION BY INDIVIDUAL LOT OWNERS.

8. THE USE OF AN APPROPRIATE GEOSYNTHETIC TURF REINFORCEMENT MAT (TRM), A CELLULAR CONFINEMENT SYSTEM, OR SIMILAR SHORELINE STABILIZATION TECHNIQUE THAT DOES NOT INCLUDE HARDENED STRUCTURES, SUCH AS THOSE IDENTIFIED IN SUBSECTION 6 ABOVE, IS ALLOWED.

9. USE OF HARDENED STRUCTURES FOR SLOPE RESTORATION IS DISCOURAGED, BUT MAY BE APPROVED BY THE DIRECTOR, BASED ON THE FOLLOWING STANDARDS: THE APPLICATION FOR THE HARDENED STRUCTURE DEMONSTRATES IT IS THE MOST APPROPRIATE AND MINIMUM STABILIZATION TECHNIQUE NECESSARY, AS DESIGNED & SEALED BY A LICENSED PROFESSIONAL ENGINEER; & THE APPLICATION ALSO DEMONSTRATES COMPLIANCE WITH COMPENSATORY LITTORALS, AS WELL AS PREVIOUSLY APPROVED LITTORAL & DEEP LAKE MANAGEMENT PLAN REQUIREMENTS.

10. A LAKE MAINTENANCE PLAN SHALL DEMONSTRATE THE METHODS TO REMOVE & CONTROL EXOTIC & NUISANCE PLANTS, IN PERPETUITY; & THE REQUIREMENTS TO ENSURE ALL LITTORAL VEGETATION REMAIN IN A HEALTHY & VIGOROUS STATE, IN PERPETUITY. SEE LDC FOR ADDITIONAL REQUIREMENTS

DEEP LAKE MANAGEMENT PLAN

1. EXCAVATIONS FOR WATER RETENTION / DETENTION EXCEEDING 12' SHALL: NOT PENETRATE THROUGH IMPERVIOUS SOIL / ROCK LAYER THAT PROHIBITS INTERMINGLING OF VARIOUS WATERY STRATA; SHALL NOT EXCEED 20'; REQUIRE A "DEEP LAKE MANAGEMENT PLAN" SHALL BE SUBMITTED FOR APPROVAL; INCLUDE THE INSTALLATION OF A DESTRATIFICATION & DOCUMENTATION THAT THE IS ADEQUATELY SIZED; INSTALL ADDITIONAL NATIVE SHADE TREES AROUND THE LAKE PERIMETER CALCULATED AT 1 TREE PER 100' @ CONTROL ELEVATION COORDINATED WITH LDC LITTORAL PLANT REQUIREMENTS.

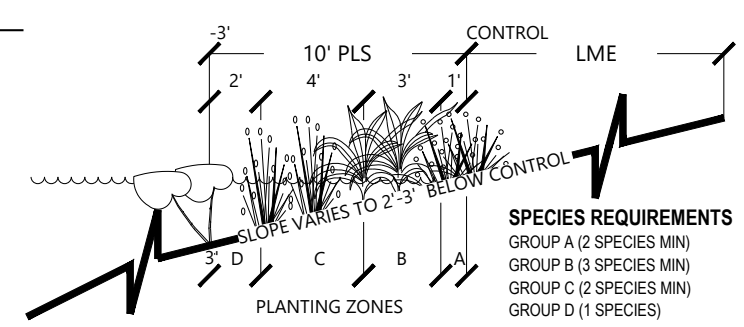
2. EXCAVATION BANK SLOPES FOR NEW PROJECTS SHALL: BE SINUOUS; SLOPED AT A 6:1 RATIO MAX. FROM THE TOP OF BANK TO A WATER DEPTH OF 2' BELOW THE DRY SEASON WATER TABLE & 2:1 MAX THEREAFTER EXCEPT WHERE GEOLOGIC CONDITIONS WOULD PERMIT A STABLE STEEPER SLOPE; COMPLY WITH THE SHORELINE CONFIGURATION, SLOPE REQUIREMENTS, AND PLANTING REQUIREMENTS FOR MIMICKING NATURAL SYSTEMS SPECIFIED IN THE LDC; PROVIDE GEOTECHNICAL REPORTS IN ACCORDANCE WITH ASTM D1557IF PLACEMENT OF BACKFILL OCCURS; & SUBMIT A LONG-TERM MAINTENANCE PLAN.

3. LITTORAL VEGETATION SHALL REMAIN IN A HEALTHY AND VIGOROUS STATE, IN PERPETUITY. THE USE OF TRIMMING, MOWING, AND HERBICIDES TO REMOVE LITTORAL PLANTS IS PROHIBITED. EDUCATIONAL MATERIALS BE PROVIDED TO RESIDENTS DESCRIBING THE PURPOSE AND FUNCTION OF THE BANK SLOPE AND LITTORAL AREAS. THE MATERIALS SHALL ALSO EXPLAIN THE INDIVIDUAL PROPERTY OWNER'S RESPONSIBILITIES WITH RESPECT TO COMPLIANCE WITH BANK SLOPE AND LITTORAL AREA MANAGEMENT PLANS. EDUCATIONAL MATERIALS MAY TAKE THE FORM OF SIGNS AND BROCHURES.

4. VILLAGE MAY REQUIRE THAT A 4' FENCE BE PLACED AROUND EXCAVATIONS FOR WATER RETENTION WHEN LOCATED LESS THAN 100' FROM ANY PROPERTY UNDER SEPARATE OWNERSHIP.

LEGEND

AREA HATCH	DESCRIPTION
(hatch)	VOE CODE REQUIRED PLS / BASIN PLANTINGS
(hatch)	SFWMD ADDITIONAL LITTORALS



SPECIES REQUIREMENTS
GROUP A (2 SPECIES MIN)
GROUP B (3 SPECIES MIN)
GROUP C (2 SPECIES MIN)
GROUP D (1 SPECIES)

1 PLS SHELF DETAIL — NTS

LITTORAL SHELF PLANT LIST

LITTORAL SHELF PLANTING DEPTHS

CATEGORY	DEPTH	PLANT MATERIAL	SPACING	CATEGORY	DEPTH	PLANT MATERIAL	SPACING
GROUP A	0" TO 3"	SWAMP LILY	2' OC	GROUP C	12" TO 24"	SPIKE RUSH	2' OC
		MAIDENCANE				ALIGATOR FLAG	
		SOFT RUSH				GIANT BULL RUSH	
		GOLDEN CANA				PICKEREL WEED	
GROUP B	3" TO 12"	ARROWHEAD	2' OC	GROUP D	24" TO 36"	FRAGRANT WATER LILY	2' OC
		JOINTED FLAT SEDGE					
		ARROW ARUM					
		DUCK POTATOE					
		SAND CORDGRASS					
		BLUE FLAG IRIS					

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DATE: JULY 2024 | HORIZ. SCALE (FULL): ###### | SEC: 34 TWP: 46 S RGE: 25 E | HORIZ. SCALE (HALF): 1" = #######' | DESIGNED: JMM | VERT. SCALE (FULL): N/A | DRAWN: JMM | VERT. SCALE (HALF): N/A

CLIENT: THE VILLAGE OF ESTERO

TITLE: LITTORALS PLAN

PROJECT: ESTERO ENTERTAINMENT DISTRICT

PROJECT NO.: 220047.00.01 | FILE NAME: 220047 00 01 LA PERMIT PLANS | SHEET NUMBER: 07 OF 14

LANDSCAPE ARCHITECT'S SEAL: REGISTERED LANDSCAPE ARCHITECT JAMES M. McCORD LA 6666882 STATE OF FLORIDA
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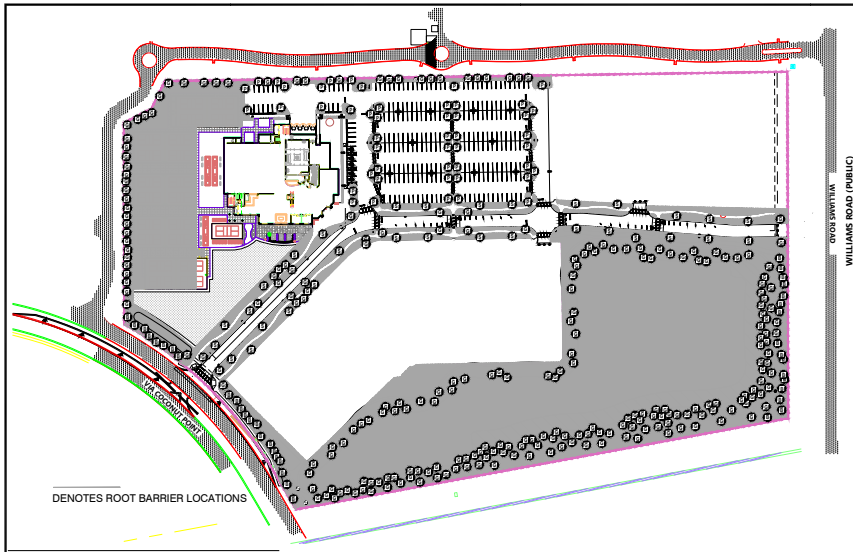
FLORIDA LICENSE NO. 6666882

August 21, 2024 10:29 AM K:\2022\220047.00.01 Estero Entertainment District\04.02 Landscape Archictecture Final Plans\220047 00 01 LA PERMIT PLANS.dwg



CODE CALCULATIONS EXHIBIT

SCALE: 1" = 30'

CODE REQUIREMENTS LEGEND

CODE REQUIRED TREE	SYMBOL	CODE REQUIRED TREE	SYMBOL	CODE REQUIRED TREE	HATCH	CODE REQUIRED PLANTING AREA	HATCH
BUFFER TREE	B	GENERAL TREE	G	BUFFER AREA		LITTORAL PLANTING AREA	
BUILDING PERIMETER TREE	BP	INTERNAL / PARKING / VUE TREE	P	BUILDING PERIMETER AREA		OPEN SPACE AREA	
DEEP LAKE TREE	DL	STREET TREE	S	INTERNAL / PARKING / VUE AREA		PERIMETER PLANTING AREA	

5-408 OPEN SPACE REQUIREMENTS

PROJECT INFORMATION	USE / TYPE / REQUIREMENT		AREA AC	AREA SQ FT
DEVELOPMENT AREA (PHASE 1 A & B)	COMMERCIAL /OTHER		15.0 AC	653400 SF
PROJECT SIZE	LARGE PROJECT			
OPENSPACE REQUIRED	40%		6.0 AC	261360 SF
EXISTING BODIES OF WATER	50%	OF OPENSPACE	3.00 AC	130680 SF

OPEN SPACE TYPE	REQUIREMENT		AREA PROVIDED AC	AREA PROVIDED SQ FT
GENERAL OPENSPACE	100%	ALLOWABLE	6.1 AC	265140 SF
NATIVE PRESERVE (OUTDOOR ACTIVITY AREAS*)	50%	MAX CREDIT	1.1 AC	48537 SF
TOTAL MAX. ALLOWABLE OPEN SPACE CREDITS		130680 SF		48537 SF
NATIVE PRESERVE (BODIES OF WATER*)	50%	MAX CREDIT		163397 SF
TOTAL MAX. ALLOWABLE OPEN SPACE CREDITS		130680 SF	3.0 AC	130680 SF
% OPEN SPACE PROVIDED				68%
TOTAL OPEN SPACE PROVIDED	*PER Z-2023-04		10.2 AC	444366 SF

5-406 BUFFER REQUIREMENTS

PROJECT INFORMATION	USE
PROPOSED DEVELOPMENT USE	COM - COMMERCIAL

NORTH PROPETY LINE	TYPE	REQ. WIDTH	LIN. FT.	TREES PER 100'	SHRUBS PER 100'	W.A.L. REQ.	REQUIRED / PROVIDED TREES	SHRUBS
EXIST. ADJACENT USE / ZONING								
ROW - RIGHT-OF-WAY	D	20' WIDE	498 LF	5 TREES	99 SHRUBS	NA	22 TREES	286 SHRUBS
LESS INGRESS / EGRESS			66 LF			*PROVIDED*		
TOTAL NORTH BUFFER PLANTINGS REQUIRED							22 TREES	286 SHRUBS
TOTAL NORTH BUFFER PLANTINGS PROVIDED							0 TREES	0 SHRUBS

EAST PROPETY LINE	TYPE	REQ. WIDTH	LIN. FT.	TREES PER 100'	SHRUBS PER 100'	W.A.L. REQ.	REQUIRED / PROVIDED TREES	SHRUBS
EXIST. ADJACENT USE / ZONING								
NA						NA	NA	

SOUTH PROPETY LINE	TYPE	REQ. WIDTH	LIN. FT.	TREES PER 100'	SHRUBS PER 100'	W.A.L. REQ.	REQUIRED / PROVIDED TREES	SHRUBS
EXIST. ADJACENT USE / ZONING								
ROW - RIGHT-OF-WAY	D	20' WIDE	675 LF	5 TREES	99 SHRUBS	NA	33 TREES	428 SHRUBS
LESS INGRESS / EGRESS			28 LF			*PROVIDED*		
TOTAL SOUTH BUFFER PLANTINGS REQUIRED							33 TREES	428 SHRUBS
TOTAL SOUTH BUFFER PLANTINGS PROVIDED							0 TREES	0 SHRUBS

WEST PROPETY LINE	TYPE	REQ. WIDTH	LIN. FT.	TREES PER 100'	SHRUBS PER 100'	W.A.L. REQ.	REQUIRED / PROVIDED TREES	SHRUBS
EXIST. ADJACENT USE / ZONING								
NA						NA	NA	

5-405 GENERAL TREE REQUIREMENTS

PROJECT INFORMATION	USE / TYPE / REQUIREMENT	AREA AC	AREA SQ FT
DEVELOPMENT AREA		15.0 AC	653400 SF
LESS EXISTING BODIES OF WATER		-0.5 AC	
NET DEVELOPMENT AREA		14.5 AC	632056 SF
PROPOSED DEVELOPEMENT TYPE			

GENERAL TREE REQUIREMENTS	TREE PER SQ FT	REQUIRED TREES
REQUIRED GENERAL TREES	1 PER 3000 SF	211

GENERAL TREE TYPE	TREE CREDITS		PROVIDED QUANTITY	PROVIDED TREES
INDIGENOUS TREE PRESERVED IN PLACE	@ 5:1 CREDIT		0 TREES	0 TREES
INDIGENOUS PALM PRESERVED IN PLACE	@ 3:1 CREDIT		0 TREES	0 TREES
INDIGENOUS RELOCATED SABAL PALM	@ 2:1 CREDIT		0 TREES	0 TREES
PRESERVED CHAMPION / HERITAGE TREE	@ 5:1 CREDIT		0 TREES	0 TREES
TOTAL INDIGENOUS TREE CREDITS				0 TREES
ADDITIONAL GENERAL TREES	@ 1:1 RATIO		242 TREES	242 TREES
TOTAL INSTALLED GENERAL TREES				242 TREES
4" CAL & 16' OA LARGE GENERAL TREES	@ 2:1 CREDIT		1 TREES	2 TREES
4" CAL & 16' OA LARGE STREET TREES	@ 2:1 CREDIT		0 TREES	0 TREES
4" CAL & 16' OA LARGE LOT TREES	@ 2:1 CREDIT		0 TREES	0 TREES
TOTAL MAX.ALLOWABLE TREE CREDITS	50%	*106 TREES*		
TOTAL INSTALLED GENERAL TREES CREDITS				2 TREES
TOTAL GENERAL TREES PROVIDED				244 TREES
TOTAL GENERAL TREES IN EXCESS				*33 TREES*

HERITAGE TREE REPLACEMENT	TREE CREDITS	QUANTITY REMOVED	QUANTITY PROVIDED
HERITAGE TREE REMOVAL	1:1 @ 6" CAL & 20' OA	43 TREES	32 TREES
TOTAL HERITAGE TREE REPLACEMENT	(NOTE REMAINING TREES TO BE ADDED IN NEXT PHASES)		32 TREES

5-403.B PLANT MATERIALS STANDARDS REQUIREMENTS

PLANT MATERIAL TYPE	TOTAL REQUIRED	NATIVE REQUIREMENTS %	NATIVE REQUIREMENTS REQUIRED	REQUIRED 1 GAL PLANTS PROVIDED	% PROVIDED
CODE TREES			361 SF		
NATIVE REQUIRED		75%	271 SF		
NATIVE PROVIDED				325 TREES	90%
SHRUBS			2403 SHRUBS		
NATIVE REQUIRED		50%	1202 SHRUBS		
NATIVE PROVIDED				2003 SHRUBS	83%

5-409 VEHICULAR USE AREA PLANTING REQUIREMENTS

REQUIRED INTERNAL PLANTING AREA	AREA / EACH	MIN. REQUIRED %	MIN. REQUIRED EACH / SQ FT	PROVIDED EACH / SQ FT	PROVIDED %
GROSS VEHICULAR USE AREA (PH 1A)	119786 SF				
NUMBER OF PARKING ISLANDS					
INTERNAL PLANTING AREA REQUIRED		10%	11979 SF		
TOTAL INTERNAL PLANTING AREA PROVIDED				16808 SF	14%

INTERNAL PARKING AREAS TREE REQUIREMENTS	AREA / EACH	TREE REQUIREMENTS MIN. REQUIRED	TREE REQUIREMENTS PROVIDED
1 TREE PER 250 SF	250 SF	48 TREES	
1 TREE PER PARKING ISLAND MIN.	27 TREES PARKING ISLANDS	27 TREES	
ADDITIONAL PARKING TREES		21 TREES	
REQUIRED INTERNAL PARKING TREES			
TOTAL INTERNAL PLANTING TREES PROVIDED			48 TREES

INTERNAL PARKING AREAS SHRUB & GROUNDCOVER REQUIREMENTS	SPACING	%	PLANT MATERIALS & TURF PROVIDED	PLANT MATERIALS & TURF AREA
TURFGRASS	NA	10%	420 SF	420 SF
GROUNDCOVER	2' OC	40%	1681 PLANTS	1681 SF
SHRUBS	3' OC	50%	934 SHRUBS	934 SF

5-408.I STORMWATER MANAGEMENT AREAS REQUIREMENTS

DRY DETENTION	#	LIN. FT. @ CONTROL	BASIN AREA	AREA PLANTED	REQUIRED 1 GAL PLANTS @ 36" OC	PROVIDED
BASIN	1	NA	2358 SF	2358 SF	262 PLANTS	262 PLANTS
BASIN	2	NA	3176 SF	3176 SF	353 PLANTS	353 PLANTS
TOTAL DRY DENTION BASINS PLANTINGS REQUIRED					615 PLANTS	
TOTAL DRY DENTION BASINS PLANTINGS PROVIDED						615 PLANTS

LAKE / POND REQUIREMENT	#	LIN. FT. @ CONTROL	PLS AREA REQUIRED	PLS AREA PROVIDED	LITTORALS REQUIRED	# OF TREES	LITTORALS PROVIDED TREES @ 100:1	LITTORALS PROVIDED LITTORALS
LAKE / POND	1	2309 LF	11545 SF	11545 SF	2887 PLANTS	0	0 PLANTS	2887 PLANTS
TOTAL LITTORALS PLANTINGS REQUIRED					2887 PLANTS			
TOTAL TREE / LITTORAL CREDITS PROVIDED							0 PLANTS	
TOTAL LITTORALS PLANTINGS PROVIDED								2889 PLANTS

LAKE / POND REQUIREMENT	#	LIN. FT. @ CONTROL	ZONE A 2 SPECIES MIN	ZONE B 3 SPECIES MIN	ZONE C 2 SPECIES MIN	ZONE D 1 SPECIES	LITTORALS PROVIDED REQUIRED	LITTORALS PROVIDED PROVIDED
LAKE	1	2309 LF	289 PLANTS	867 PLANTS	1155 PLANTS	576 PLANTS		
			145 EA	289 EA	578 EA	578 EA		
TOTAL HERBACEOUS LITTORALS PLANTINGS REQUIRED							2889 PLANTS	
TOTAL HERBACEOUS LITTORALS PLANTINGS PROVIDED								2889 PLANTS

REV #	REVISION	DRAWN	CHECKED	DATE

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DATE: JULY 2024
SEC 34 TWP 46 S RGE 25 E
DESIGNED: JMM
DRAWN: JMM
HORIZ. SCALE (FULL): ######
HORIZ. SCALE (HALF): 1" = ########
VERT. SCALE (FULL): N/A
VERT. SCALE (HALF): N/A

CLIENT: THE VILLAGE OF ESTERO

TITLE: CODE REQUIREMENT CALCULATIONS

PROJECT: ESTERO ENTERTAINMENT DISTRICT

PROJECT NO.: 220047.00.01
FILE NAME: 220047 00 01 LA PERMIT PLANS
SHEET NUMBER: 08 OF 14

LANDSCAPE ARCHITECT'S SEAL:
LA 0000682 — STATE OF FLORIDA
JAMES M. MCCORD, RLA
FLORIDA LICENSE NO. 6666682

August 21, 2024 10:09 AM K:\EDP\2020\220047.00.01 Estero Entertainment District\04.00 Landscape Architecture Final Plans\220047 00 01 LA PERMIT PLANS.dwg

STATUTORY NOTES:

OFF-STREET PARKING STANDARDS.

1. A MAX OF A 2' OVERHANG IS ALLOWED FROM A CURB / WHEEL STOP ONTO A NON-PAVED SURFACE.
2. THE 2' OVERHANG AREAS MAY NOT INTRUDE ONTO PEDESTRIAN WALKWAYS, LANDSCAPED BUFFERS, ACCESSWAYS, ROW, OR ADJACENT PROPERTY NOT A PART OF THE SITE.
3. OFF-STREET PARKING AREAS & LOADING AREAS SHALL COMPLY WITH THE LANDSCAPE STANDARDS.

BICYCLE PARKING STANDARDS.

1. COMMERCIAL & MULTIFAMILY DEVELOPMENTS SHALL PROVIDE BICYCLE PARKING SPACES EQUAL TO 5% OF THE REQUIRED PARKING (UP TO 500 THEN 4 BICYCLE PARKING SPACES PER 500 PARKING SPACES).
2. ALL BICYCLE PARKING SHALL BE CONSTRUCTED AND MAINTAINED TO THE STANDARDS OF THE MOST RECENT EDITION OF THE BICYCLE PARKING GUIDELINES PUBLISHED BY THE ASSOCIATION OF PEDESTRIAN AND BICYCLE PROFESSIONALS.

LANDSCAPE STANDARDS.

1. ALL NEW DEVELOPMENT, BUILDING CHANGES THAT ALTERS / INCREASES THE FLOOR AREA BY 50%+, AND ANY CHANGE IN USE REQUIRE FULL COMPLIANCE TO THE LANDSCAPE CODE BY GREATEST EXTENT POSSIBLE.
2. SINGLE FAMILY DETACHED & DUPLEXES SHALL PLANT 1 OR 2 TREES PER LOT IN ACCORDANCE WITH THE LDC.

PLANT MATERIAL STANDARDS.

1. PLANT MATERIALS SHALL BE SUITED TO THE CLIMATE AND SUITED FOR THEIR PLANTING LOCATION AT MATURITY.
2. PROHIBITED INVASIVE EXOTIC PLANTS SHALL BE REMOVED FROM THE SITE AND SHALLL BE MAINTAINED FREE FROM INVASIVE EXOTIC PLANTS IN PERPETUITY, LIST INCLUDES: *ACACIA AURICULIFORMIS, ALBIZIA LEBBECK, BISCHOFIA JAVANICA, ALL CASUARINA SPECIES, CUPIANOPSIS ANACARDIOIDES, DALBERGIA SISSOO, DIOSCOREA ALATA, EUCALYPTUS CAMALDULENSIS, FICUS BENJAMINA, FICUS MICROCARPA, LYGODIUM JAPONICUM, LYGODIUM MICROPHYLLUM, MELALEUCA QUINQUENERVIA, RHODOMYRTUS TOMENTOSUS, SAPIUM SEBIFERUM, SAPIUM SEBIFERUM, SCHINUS TEREBINTHIFOLIUS, SOLANUM VIARUM, SYZYGIUM CUMINI, SYZYGIUM JAMBOS, THESPESIA POPULNEA, & WEDELIA TRILOBATA.*
3. CODE REQUIRED PLANT MATERIALS SHALL MEET THE STANDARDS FOR FLORIDA NO. 1 OR BETTER, AS SET OUT BY FDACS.
4. ROOT BALL SIZES ON ALL TRANSPLANTED PLANT MATERIALS SHALL ALSO COMPLY WITH FDACS' STANDARDS.
5. AT LEAST 75% OF CODE REQUIRED TREES AND 50% OF CODE REQUIRED SHRUBS SHALL BE A NATIVE FLORIDA SPECIES.
6. ALL CODE REQUIRED TREES SHALL BE A MIN 12' OVER ALL OA, 5' IN SPREAD, 2 ½" CAL, AND MIN 45 GAL CONTAINER OR B&B AT INSTALLATION. CODE REQUIRED PALMS SHALL HAVE A MIN 10' OF CT AT INSTALLATION.
7. CODE REQUIRED TREES ADJACENT TO WALKWAYS, BIKE PATHS, AND ROW SHALL BE MAINTAINED WITH 8' CT.
8. CODE REQUIRED TREES SHALL PROVIDE 15' CLEARANCE FROM LIGHT POLES & BUILDINGS AND A 6' CLEARANCE FROM HARDSCAPES.
9. CODE REQUIRED PALMS SHALL PROVIDE 8' CLEARANCE FROM LIGHT POLES & BUILDINGS AND A 4' CLEARANCE FROM HARDSCAPES.
10. ROOT BARRIERS ARE REQUIRED FOR ALL TREES PLANTED WITHIN 10' OF HARDSCAPE OR UTILITIES.
11. CODE REQUIRED TREES & SHRUBS SHALL BE MEASURED FROM THE FINAL ADJACENT GRADE OF THE DEVELOPMENT SITE.
12. CODE REQUIRED SHRUBS SHALL BE A MIN OF 24" (48" FOR TYPE F BUFFERS) OA AT INSTALLATION.
13. CODE REQUIRED SAW PALMETTOS & COONTIES MUST BE 12" OA AT INSTALLATION.
14. CODE REQUIRED SHRUBS SHALL BE INSTALLED AN AVG OF 18"- 36" OC & AT AN APPROPRIATE HB TO MEET 36" OA (60" OA FOR TYPE F BUFFERS) AFTER 1 YEAR FROM INSTALLATION & MAINTAINED IN PERPETUITY.
15. CODE REQUIRED SHRUBS SHALL BE INSTALLED TO MAINTAIN CLEARANCES OF 18" FROM HARDSCAPES & 36" FROM BUILDINGS.
16. A MIN 2" MULCH LAYER, AFTER WATERING-IN SHALL BE PLACED AND MAINTAINED AROUND ALL CODE REQUIRED TREES, SHRUBS, & GROUNDCOVERS. EACH CODE REQUIRED TREE SHALL HAVE A MIN 24" MULCH RING. THE USE OF CYPRESS MULCH IS PROHIBITED.

TREE PRESERVATION.

1. A "TREE WORTHY OF PRESERVATION" (TWP) INCLUDES: ANY FLORIDA CHAMPION TREE, ANY HERITAGE TREE (20"+ CAL @ DBH LIVE OAK, SOUTH FLORIDA SLASH PINE, OR LONGLEAF PINE), OR ANY 4"+ CAL @ DBH NATIVE TREE. *HEALTHY 8' CT SABAL PALMS, & OTHER PROTECTED TREES: ACER RUBRUM, RHUS COPALLINA, ANNONA GLABRA, ILEX CASSINE, COCCOTHRINAX ARGENTATA, COCOS NUCIFERA, ROYSTONEA ELATA, SABAL PALMETTO, AVICENNIA GERMINANS, CARPINUS CAROLINIANA, BURSERA SIMARUBA, CAPPARIS CYNOPHALLOPHORA, BUCIDA BUCERAS, CONOCARPUS ERECTA, LAGUNCULARIA RACEMOSA, CORNUS FOEMINA, JUNIPERUS SILICICOLA, DIOSPYROS VIRGINIANA, ACACIA FARNESIANA, LYSILOMA BAHAMENSIS, PISCIDIA PISCIPULA, PITHECELLOBIUM UNGUIS-CATI, QUERCUS CHAPMANI, QUERCUS INCANA, QUERCUS LAEVIS, QUERCUS LAURIFOLIA, QUERCUS MYRTIFOLIA, QUERCUS NIGRA, QUERCUS VIRGINIANA, QUERCUS VIRGINIANA GEMINATA, LIQUIDAMBAR STYRACIFLUA, CARYA AQUATICA, CARYA GLABRA, PERSEA BORBONIA, PERSEA PALUSTRIS, MAGNOLIA GRANDIFLORA, MAGNOLIA VIRGINIANA, SWIETENIA MAHOGONI, FICUS AUREA, FICUS CITRIFOLIA, MORUS RUBRA, EUGENIA AXILLARIS, EUGENIA CONFUSA, EUGENIA RHOMBEA, EUGENIA MYRTOIDES, MYRCIANTHES FRAGANS, NYSSA SYLVATICA, XIMENIA AMERICANA, FORESTIERA SEGREGATA, FRAXINUS CAROLINANA, PINUS ELLIOTTII VAR.DENSA, PINUS PALUSTRIS, PLATANUS OCCIDENTALIS, COCCOLOBA DIVERSIFOLIA, COCCOLOBA UVIFERA, RHIZOPHORA MANGLE, PRUNUS CAROLINIANA, ZANTHOXYLUM CLAVA-HERCULIS, SALIX CAROLINIANA, BUMELIA CELASTRINA, BUMELIA TENAX, CHRYSOPHYLLUM OLIVIFORME, MASTICHODENDRON FOETIDISSIMUM, SIMAROUBA GLAUCA, TAXODIUM ASCENDENS, TAXODIUM DISTICHUM, GORDONIA LASIANTHUS, JACQUINIA KEYENSIS, CELTIS LAEVIGATA, & ULMUS AMERICANA.*
2. NO TWP SHALL DELIBERATELY CUT DOWN, DESTROY, REMOVE, RELOCATE, DEFOLIATE, OR OTHERWISE DAMAGE ANY WITHOUT FIRST OBTAINING A TREE REMOVAL / VEGETATION PERMIT.
3. A TREE INVENTORY IDENTIFYING THE LOCATION, SPECIES, HEALTH ASSESSMENT, & SIZES OF TWPS ON THE SITE.
4. ALL PROTECTED TREES FOR CREDIT REQUIRE PROTECTION BARRIERS AT A 6' MIN RADIUS FOR MANGROVES & 8' CT SABAL PALMS; THE FULL DRIPLINE OF ALL PROTECTED PINES; & 2/3 THE DRIPLINE RADIUS FOR ALL OTHER PROTECTED TREES.
5. NO PERSON SHALL ATTACH / FASTEN ANY OBJECT TO ANY PROTECTED TREES THAT COULD PROVE HARMFUL TO THE TREE.
6. NO CONSTRUCTION / STORAGE ACTIVITES EXCEPT HAND LABOR LANDSCAPING WITHIN THE PROTECTION BARRIER SHALL BE ALLOWED.
7. NO FIRE OR BURNING WITHIN 30' OF THE DRIPLINE OF A PROTECTED TREE.
8. ALL PROTECTED TREES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPLACED WITH THE SAME SPECIES & EQUIVALENT CAL @ DBH.
9. THE VILLAGE MAY CONDUCT PERIODIC INSPECTIONS OF THE SITE DURING LAND CLEARING & CONSTRUCTION.

RESTORATION STANDARDS.

1. A RESTORATION PLAN MUST INCLUDE A PLANTING PLAN FOR ALL PROTECTED TREESB ON A 3:1 BASIS ACCORDING TO THE TOTAL NUMBER OF UNLAWFULLY REMOVED TREES & A PLANTING PLAN FOR UNDERSTORY VEGETATION WERE UNLAWFULLY REMOVED OR MUTILATED PER LDC REQUIREMENTS.

GENERAL & STREET TREE REQUIREMENTS.

1. SINGLE-FAMILY DWELLING DEVELOPMENT WITH MIN LOT SIZES OF 6,500 SQ FT+ SHALL PROVIDE 2 TREES PER LOT.
2. SINGLE-FAMILY DWELLING CONSTRUCTED ON INDIVIDUAL LOTS SHALL PROVIDE 1 TREE PER 3,000 SQ FT OF LOT.
3. OTHER RESIDENTIAL DEVELOPMENT (INCLUDING RV DEVELOPMENTS) SHALL PROVIDE 1 TREE PER 3,000 SQ FT OF DEVELOPMENT.
4. ALL OTHER DEVELOPMENTS SHALL PROVIDE 1 TREE FOR EACH 3,500 SQ FT OF DEVELOPMENT.
5. EXISTING WATERBODIES WITHIN THE DEVELOPMENT AREA SHALL NOT BE INCLUDED IN THE GENERAL TREE CALCULATIONS.
6. GENERAL TREE CREDITS INCLUDED: A 4" + CAL @ DBH NATIVE TREE PRESERVED IN PLACE @ A 5:1 CREDIT; A 8" CT NATIVE PALM PRESERVED IN PLACE@ A 3:1 CREDIT; AND A 8' CT NATIVE SABAL PALM RELOCATED ONSITE @ A 2:1 CREDIT.
7. A TREE LOCATION PLAN SHOWING THE LOCATION, CAL, & SPECIES OF EACH TREE TO BE SAVED FOR CREDIT.
8. EVERY CONSIDERATION SHALL BE GIVEN TO RETAINING AS MUCH OF EXISTING INDIGENOUS PLANT MATERIAL ON A SITE AS POSSIBLE.
9. CREDITS FOR EXISTING TREES MAY NOT BE USED TO REDUCE THE REQUIRED PARKING TREES.
10. EXISTING NATIVE TREES MAY BE USED FOR CREDIT IN BUFFERS IF LOCATED WITHIN THE REQUIRED BUFFER SEGMENT.
11. CREDITS SHALL APPLY ONLY WHEN THE TREES ARE LABELED AS PROTECTED TREES.
12. PROTECTED TREES SHALL BE ALIVE AND HEALTHY AT THE END OF THE CONSTRUCTION FOR THE CREDIT TO APPLY. SAID TREES SHALL BE REPLACED BY THE NUMBER OF TREE CREDITS UTILIZED DIES IF WITHIN 3 YEARS FROM CERTIFICATION DATE THEY DIE.
13. PROTECTION BARRIER IS REQUIRED FOR TREE CREDITS.
14. CREDIT SHALL NOT BE GIVEN FOR SPARTINA.
15. GENERAL TREE REQUIREMENTS MAY BE CREDITED 50% MAX BY PLANTING OF 4" CAL & 16' OA TREES AT INSTALLATION.

ALTERNATIVE LANDSCAPE BETTERMENT PLAN.

1. GENERAL TREE STANDARDS MAY BE REDUCED THE ALTERNATIVE LANDSCAPE BETTERMENT PLAN.
2. ALTERNATIVE, CREATIVE LANDSCAPE DESIGNS ARE ENCOURAGED FOR DIFFICULT SITES: INFILL DEVELOPMENTS, EXISTING DEVELOPMENTS, AND IRREGULARLY SHAPED PARCELS.
3. BETTERMENT PLAN APPROVAL MAY INCLUDE CONDITIONS TO ENSURE THAT THE OVERALL LANDSCAPE DESIGN COMPLIES WITH THE INTENT OF THE LDC.
4. A BETTERMENT PLAN SHALL: NOT DEVIATE FROM THE MIN LDC OPEN SPACE REQUIREMENTS; BE LABELED AS AN ALTERNATE LANDSCAPE BETTERMENT PLAN; DELINEATE, IDENTIFY, AND LOCATE ALL DEVIATIONS TO THE LDC; NOT DEVIATE FROM THE LDC NATIVE SPECIES REQUIREMENTS; DESIGNATE THE LOCATION OF ALL PLANT MATERIAL TO BE INSTALLED; AND EXCEED THE INTENT OF THE MIN LDC LANDSCAPE STANDARDS.
5. ANY CHANGES TO AN APPROVED BETTERMENT PLAN SHALL BE REVIEWED AS A MINOR CHANGE.

STREET TREES.

1. STREET TREES ON BOTH SIDES TO THE MAX EXTENT POSSIBLE OF ALL STREETS MAY COUNT TOWARD THE GENERAL TREE PLANTING REQUIREMENTS OF THE LDC IF: IF THE STREET TREES PLANN DEMONSTRATES COMPLIANCE WITH SIGHT TRIANGLES AND LINE OF SIGHT AT INTERSECTIONS AND DRIVEWAYS; AND STREET TREES OC SPACING IS AN AVG OF 50', WITH A MAX OF 70'.

BUFFERS.

1. PERIMETER LANDSCAPE BUFFERS REQUIRED FOR INCOMPATIBLE LAND USES ALONG ROAD ROW.
2. THE EXISTING USE / ZONING (IF VACANT) DETERMINES THE TYPE OF BUFFER AREA REQUIRED FOR THE PROPOSED DEVELOPMENT. BUFFER AREAS SHALL NOT BE LOCATED IN ANY PORTION OF AN EXISTING / DEDICATED STREET ROW OR ROAD EASEMENT.
3. A BUFFER MAY BE LOCATED WITHIN SLOPE EASEMENTS IF APPROPRIATE PLANTING SOIL IS PROVIDED ON THE SLOPE.
   ALL LANDSCAPE BUFFER DESIGNS SHOULD COMPLEMENT ADJACENT PROJECT BUFFERS.
   A SOLID MASONRY / CONCRETE WALL, BERM, OR WALL / BERM COMBINATION SHALL BE AT LEAST 8' OA.
4. ALL REQUIRED BUFFER TREES AND SHRUBS SHALL BE PLACED ON THE RESIDENTIAL SIDE OF THE WALL (IF APPLICABLE).
5. THE WALL H8 SHALL BE MEASURED FROM THE ABUTTING ROAD'S AVG CENTERLINE ELEVATION.
6. CONSTRUCTED WALLS SHALL ENSURE THAT HISTORIC FLOW PATTERNS ARE ACCOMMODATED AND ALL STORMWATER FROM THE SITE IS DIRECTED TO ON-SITE DETENTION/RETENTION AREAS PER SFWMD REQUIREMENTS.
   HEDGES SHALL BE INSTALLED IN DOUBLE STAGGERED ROWS AND BE MAINTAINED TO FORM A 36" OA (F TYPE BUFFERS SHALL BE 48" OA AT INSTALLATION AND BE MAINTAINED AT 60" OA) CONTINUOUS VISUAL SCREEN WITHIN 1 YEAR AFTER TIME OF PLANTING.
7. CLUSTERING OF SHRUBS IS ALLOWED, BUT SUBJECT TO REVIEW BY THE VILLAGE.
   ROW BUFFER TREES SHALL BE APPROPRIATELY SIZED NOT TO CONFLICT WITH OVERHEAD UTILITIES, LIGHTING, AND SIGNS.
8. DEVIATIONS ARE ALLOWED BY AN ALTERNATIVE LANDSCAPE BETTERMENT PLANS FOR A REDUCED OR ELIMINATED ROW BUFFER. WHERE A BUILDING IS DESIGNED IN AN URBAN CONTEXT WITHIN 15' OF THE ROW, AND WHERE A LAKE IS ALONG A ROW AND TO ACCOMPLISH STRATEGIC VIEWS WITH CLUSTERING OR PLACEMENT OF PLANTINGS AROUND THE LAKE.
9. COMMERCIAL PROJECTS IN MIXED-USE DEVELOPMENTS ARE NOT REQUIRED TO PROVIDE BUFFERS BETWEEN USES WITHIN THE PROJECT, BUT ARE REQUIRED TO PROVIDE BUFFERS ON THE PERIMETER OF THE PROJECT.
   REQUIRED TYPE "A" BUFFERS BETWEEN COMMERCIAL USES SHALL ALLOW FOR PEDESTRIAN, BICYCLE, AND AUTOMOBILE CONNECTIONS THROUGH ADEQUATE SPACING OF TREES. PALMS MAY BE USED ON A 1:1 BASIS, IF CLUSTERED.
   ALL RPDS ADJACENT TO I-75 ARE REQUIRED TO PLANT A 40' BUFFER CONTAINING 15 TREES, 50 SHRUBS, AND 60 GROUND COVER PLANTS PER 100 LIN FT. IF A BERM IS CONSTRUCTED, THE 40' SETBACK SHALL INCLUDE A MIN OF 8' FROM THE TOE OF THE BERM TO THE ROW TO ALLOW FOR ROW MAINTENANCE. THE REQUIRED BUFFER SHALL BE 100% NATIVE.
   PARKING AREAS LOCATED ALONG PUBLIC ROW SHALL BE ADEQUATELY SCREENED FROM PEDESTRIAN AND VEHICULAR TRAVEL ALONG THE FRONTING ROAD WITH A CONTINUOUS WALL, HEDGE, OR COMBINATION, WITH A MIN 3'OA.

BUILDING PERIMETER PLANTING.

1. COMMERCIAL DEVELOPMENT AND COMMERCIAL COMPONENTS OF PLANNED DEVELOPMENTS SHALL PROVIDE BUILDING PERIMETER PLANTINGS EQUAL TO 10% OF THE GROSS GROUND LEVEL FLOOR AREA.
2. THE PLANTING AREAS FOR BUILDING PERIMETER PLANTINGS SHALL ABUT 3 SIDES OF A BUILDING, WITH EMPHASIS ON THE SIDES MOST VISIBLE TO THE PUBLIC (NOT INCLUDING THE LOADING AREA).
3. THE PERIMETER PLANTING AREA SHALL CONSIST OF LANDSCAPE AREAS THAT ARE A MIN OF 10' WITH A MIN OF 75% PLANT COVERAGE OF THE AREA AT INSTALLATION.
4. TREES AND SHRUBS SHALL COMPLY WITH THE LDC SIZE STANDARDS. GROUNDCOVER PLANTS SHALL BE A MIN 1 GAL AT INSTALLATION @ 24" OC.
5. TURFGRASS IS CONSIDERED ACCEPTABLE FOR COMPLIANCE WITH MIN BUILDING PERIMETER PLANTINGS AND IS LIMITED TO 10% OF THE LANDSCAPE AREA.
6. GENERAL TREES MAY BE PLANTED WITHIN THE BUILDING PERIMETER PLANTING AREA.
7. WATER MANAGEMENT AREAS MAY NOT BE A PART OF THE PLANTING AREA.
8. PEDESTRIAN ACCESS MAY CROSS AND LOADING AREAS MAY BE PLACED IN THE PERIMETER PLANTING AREA, BUT MAY NOT BE USED TO MEET MIN PLANTING AREA OR OPEN SPACE REQUIREMENTS.

ENLARGED PERIMETER PLANTING.

1. AN ENLARGED PERIMETER PLANTING AREA OF 5% OF THE SIZE OF THE PARKING AREA SHALL IS REQUIRED IN THE FRONT OF LARGE COMMERCIAL RETAIL DEVELOPMENTS THAT ARE 10 AC+ IN AREA OR 2 AC+ IN IMPERVIOUS.
2. ENLARGED PERIMETER PLANTING AREA SHALL BE DEVELOPED AS AN ENLARGEMENT TO THE FRONT BUILDING PERIMETER PLANTING AREA AND SHALL CONSIST OF LANDSCAPE AREAS, RAISED PLANTERS, OR PLANTER BOXES THAT ARE A MIN OF 10' WIDE. THESE ENLARGED PERIMETER PLANTING AREAS SHALL INCLUDE TREES, SHRUBS, AND GROUND COVER PLANTS WITH A MIN OF 4 TREES PER 100 LIN FT OF BUILDING AND 75% PLANT COVERAGE OF THE LANDSCAPE AREA AT INSTALLATION.
3. THE TREES PLACED AROUND THE BUILDING SHALL BE APPLIED TO THE GENERAL TREE REQUIREMENT.
4. TREES AND PALMS MAY BE INSTALLED IN CLUSTERS AND DO NOT NEED TO BE LOCATED WITHIN A 100 LIN FT SEGMENT.
5. TREES AND SHRUBS SHALL COMPLY WITH THE LDC SIZE REQUIREMENTS. GROUNDCOVER PLANTS SHALL BE A MIN 1 GAL CONTAINER SIZE.
6. TALLER PALMS (16'- 20' CT) SHALL BE USED WHEN BUILDING OA IS GREATER THAN 35'.
7. TURFGRASS IS DISCOURAGED AND IS LIMITED TO 10% OF THE LANDSCAPE AREA.
8. WATER MANAGEMENT AREAS SHALL NOT BE A PART OF THIS ENLARGED PLANTING AREA.
9. DECORATIVE PAVING AREAS INCORPORATING COURTYARDS, WALKWAYS, WATER FEATURES, PLAZAS, COVERED SEATING AND OUTDOOR EATING SPACES MAY BE USED TO MEET UP TO 20% OF THE REQUIRED BUILDING FOUNDATION PLANTING AREA.
10. BUILDINGS MAY INCORPORATE LIVE PLANT MATERIAL GROWING IMMEDIATELY ON THE BUILDING, SHRUBS OR VINES TRAINED TO GROW UPRIGHT ON WIRE OR TRELLISES NEXT TO BLANK WALLS, OR WINDOW BOXES, PLANTER BOXES, OR HANGING FLOWERS.

OPEN SPACE.

1. NEW DEVELOPMENTS SHALL COMPLY WITH THE LDC OPEN SPACE DESIGN STANDARDS.
2. EVERY EFFORT MUST BE MADE TO LOCATE REQUIRED OPEN SPACE TO PROTECT ARCHAEOLOGICAL SITES.
3. THE FOLLOWING FEATURES ON A SITE SHALL COUNT TOWARD THE OPEN SPACE STANDARDS: NATIVE AND INDIGENOUS PRESERVATION AREAS; OUTDOOR ACTIVE AND PASSIVE PUBLIC USE AREAS SUCH AS PLAZAS, ATRIUMS, COURTYARDS, AND OTHER SIMILAR SPACE; BUFFERS AND VEHICULAR USE AREA LANDSCAPING; DRY DETENTION AREAS; EXISTING OR PROPOSED BODIES OF WATER; ACTIVE AND PASSIVE RECREATION AREAS, SUCH AS PLAYGROUNDS, GOLF COURSES, NATURE TRAILS, BIKEWAYS, PEDESTRIAN WAYS, TENNIS COURTS, SWIMMING POOLS, AND OTHER SIMILAR OPEN SPACES; ARCHAEOLOGICAL SITES THAT ARE DESIGNATED AS SIGNIFICANT HISTORIC RESOURCES.
4. WHERE INDIGENOUS AND NATIVE VEGETATION IS LOCATED ONSITE, EVERY CONSIDERATION SHALL BE GIVEN TO RETAINING AS MUCH OF THE EXISTING PLANT MATERIAL AS POSSIBLE.
5. A MIN OF 50% OF THE REQUIRED OPEN SPACE SHALL BE MET WITH ONSITE INDIGENOUS AND NATIVE VEGETATION.
6. INDIGENOUS AND NATIVE VEGETATION PRESERVE AREAS SHALL BE A MIN OF 20' FROM BUILDINGS. FOR INDIGENOUS PLANT COMMUNITIES SUBJECT TO FIRE, SUCH AS PINE FLADDS, PALMETTO PRAIRIE, AND XERIC SCRUB, A 30' SETBACK IS REQUIRED FOR FIRE PROTECTION.
7. AS PART OF THE DEVELOPMENT APPLICATION, AN INDIGENOUS VEGETATION MANAGEMENT PLAN SHALL BE SUBMITTED.
8. OWNER REQUIRED TO REMOVE AND CONTROL ALL EXOTIC AND NUISANCE PLANTS IN PERPETUITY.

OPEN SPACE OF PUBLIC INTEREST.

1. PLACES OF PUBLIC INTEREST/OPEN SPACE WITHIN COMMERCIAL DEVELOPMENTS AND SHALL BE EQUIPPED WITH AMENITIES SUCH AS SEATING AREAS, STRUCTURES THAT PROVIDE SHADE, DRINKING FOUNTAINS, AND OTHER AMENITIES.
2. LANDSCAPING ELEMENTS SUCH AS PLANTINGS, FENCING, AND CHANGES OF PAVING MATERIAL ARE ENCOURAGED TO DEMARCATE CHANGE IN FUNCTION OF A PUBLIC AREA AND ADJACENT ROAD. WHERE NECESSARY, TRAFFIC CALMING DEVICES SHALL BE APPLIED TO SLOW DOWN TRAFFIC.
3. THE MIN AVG WIDTH OF OPEN SPACE AREAS SHALL BE 10' AND THE MIN AREA OF OPEN SPACE SHALL BE 180 SQ FT.
4. FOR SMALL PROJECTS, INDIGENOUS OPEN SPACE AREAS SHALL HAVE A MIN AVG WIDTH OF 20' AND A MIN AREA OF 400 SQ FT.
5. FOR LARGE PROJECTS, INDIGENOUS OPEN SPACE AREAS SHALL HAVE A MIN AVG WIDTH OF 40' AND A MIN AREA OF 1,600 SQ FT.
6. OPEN SPACE PRESERVATION AREAS SHALL BE DESIGNED WITH ADEQUATE WIDTHS TO PRESERVE AND ALLOW THE CONTINUED GROWTH AND VIABILITY OF EXISTING NATIVE TREES.
7. NATIVE TREE PRESERVATION AREAS SHALL EXTEND TO THE FULL DRIP LINE OF SLASH PINE, 3/4 DRIP LINE FOR ALL CANOPY TREES, AND 6' FROM THE TRUNK OF ANY NATIVE PALM, OR OTHER PROTECTIVE MEANS, SUCH AS RETAINING WALLS, SHALL BE PROVIDED, EXCEPT FOR WORK RELATED TO APPROVED ECOLOGICAL RESTORATION ACTIVITIES, NO FILLING, GRADING, OR EXCAVATING IS ALLOWED IN OPEN SPACE PRESERVATION AREAS.
8. SURFACE WATER MANAGEMENT SYSTEMS MAY OVERLAP WITH NATIVE TREE PRESERVATION AREAS ONLY WHERE IT CAN BE CLEARLY DEMONSTRATED THAT THE EFFECTS OF WATER MANAGEMENT SYSTEM CONSTRUCTION OR OPERATION WILL NOT CAUSE DEATH OR HARM TO THE PRESERVED TREE AND INDIGENOUS PLANT COMMUNITY OF PROTECTED SPECIES.

STORMWATER MANAGEMENT AREA DESIGN.

1. THE SHAPE OF STORMWATER PONDS SHALL BE DESIGNED WITH A SINUOUS, MEANDERING SHORELINE. STORMWATER POND CONFIGURATIONS THAT ARE GENERALLY RECTANGULAR OR TRIANGULAR IN SHAPE ARE PROHIBITED.
2. DRY DETENTION BASINS SHALL BE PLANTED WITH MIN 1 GAL WETLAND PLANT SPECIES @ 36" OC AND BE DESIGNED TO INCORPORATE LOW-IMPACT DESIGN STANDARDS BY INTEGRATING GENERAL TREE AND THE REQUIRED HERBACEOUS BASIN PLANTINGS INTO THEIR DESIGN.
3. DETENTION AREAS LOCATED ADJACENT TO A PUBLIC ROW EXCEEDING 20,000 SQ FT IN CUMULATIVE AREA ARE CONSIDERED PARKS AND AN ATTRACTOR FOR PEDESTRIAN ACTIVITY. THESE AREAS SHALL INCORPORATE INTO THE OVERALL DESIGN OF THE PROJECT AT LEAST 2 OF THE FOLLOWING ELEMENTS: A 5' WIDE WALKWAY WITH TREES AN AVG OF 50' OC; AND SHADED BENCHES A MIN OF 6' IN LENGTH LOCATED ON AVG EVERY 150'; A PUBLIC ACCESS PIER WITH A COVERED STRUCTURE AND SEATING; AN INTERMITTENT SHADED PLAZA/COURTYARD, A MIN OF 200 SQ FT IN AREA, WITH BENCHES AND/OR PICNIC TABLES ADJACENT TO THE WATER BODY; A PERMANENT FOUNTAIN STRUCTURE; OR A CONTINUOUS PEDESTRIAN WAY AROUND THE WATERBODY.

PLANTED LITTORAL SHELF (PLS).

1. PLS SHORELINE LENGTH SHALL BE CALCULATED AT 25% OF THE TOTAL LIN FT OF THE LAKE AT CONTROL ELEVATION.
2. PLS SHALL BE CONCENTRATED AT 1 LOCATION OF THE LAKE PREFERABLY ADJACENT TO A PRESERVE AREA.
3. PLS MAY BE DIVIDED AND PLACED IN MULTIPLE LOCATIONS, IF NO AREA IS SMALLER THAN 1,000 SQ FT.
4. PLS SHOULD BE LOCATED AWAY FROM RESIDENTIAL LOTS AND SHALL NOT IMPEDE FLOW FROM STRUCTURES.
5. PLS SLOPES SHALL RANGE FROM 6:1 - 4:1.
6. PLS SHALL BE A MIN 20' LITTORAL SHELF EXTENDING WATERWARD FROM CONTROL TO A MAX DEPTH OF 2' BELOW CONTROL.
7. A DETAILED CROSS SECTION OF THE PLS SHALL BE DEPICTED ON THE PERMIT PLANS.
8. HERBACEOUS PLANTS SELECTION SHALL SURVIVE BASED ON WATER LEVEL FLUCTUATIONS AND MAX WATER DEPTHS.
9. THE PLS AREAS SHALL BE PLANTED WITH AT LEAST 4 DIFFERENT 2' LINER NATIVE HERBACEOUS PLANT SPECIES @ 2' OC.
10. THE PLS SHALL BE PLANTED OF HERBACEOUS PLANTS.
11. PLS PLANT QUANTITIES SHALL BE CALCULATED BY MULTIPLYING THE TOTAL SHORELINE LIN FT BY 25%, THEN BY 20' SHELF, AND THEN DIVIDED BY 4 TO OBTAIN THE 2' OC SPACING.
12. 1 NATIVE WETLAND TREE @ 10' OA, 2" CAL, WITH 4' SPREAD MAY BE SUBSTITUTED FOR 100 LITTORALS TOTAL (25% CREDIT MAX).
13. HARDENED SHORELINE STRUCTURES (BULKHEADS, RIPRAP REVETMENTS, ETC) MAY COMPRISE 20% MAX OF A LAKE'S SHORELINE.
14. A COMPENSATORY LITTORAL ZYEQUAL TO LENGTH OF THE SHORELINE STRUCTURE SHALL BE PROVIDED IF:
15. WITHIN THE SAME LAKE; A MIN 5' @ 8:1 SLOPE LITTORAL SHELF; PLANTED @ 50% COVERAGE WITH HERBACEOUS WETLAND PLANTS; AND PLANTS ARE 2" LINERS INSTALLED @ 18" OC (2.25 SQ FT) OR 1 GAL @ 36" OC (9 SQ FT).
16. RESTORATION OF EXISTING BANK SLOPES THAT HAVE ERODED OVER TIME AND NO LONGER MEET THE MIN SLOPE DESIGN STANDARDS APPLICABLE AT THE TIME THE LAKES WERE EXCAVATED WILL BE STRONGLY ENCOURAGED TO USE THE SLOPE PROTECTION MEASURES IDENTIFIED ABOVE.
17. RESTORATION ACTIVITIES WILL REQUIRE REVIEW AND APPROVAL THROUGH THE LIMITED DEVELOPMENT ORDER PROCESS.
18. A LAKE MAINTENANCE PLAN SHALL BE SUBMITTED FOR THE LONG-TERM MAINTENANCE OF A LAKE AND LAKE SHORELINE AREAS.

TRASH RECEPTACLES, STORAGE, SERVICE AREAS & GARDEN CENTERS SCREENING.

1. ALL LOADING AREAS AND DOCKS, OUTDOOR STORAGE, TRASH COLLECTION / COMPACTION, MECHANICAL EQUIPMENT, SOLID WASTE DISPOSAL FACILITIES, RECYCLING, AND OTHER SIMILAR SERVICE FUNCTION AREAS SHALL BE ADEQUATELY SHIELDED BY A LANDSCAPED SCREEN OR SOLID FENCING ALONG AT LEAST 3 SIDES. USE OF CHAIN LINK FENCING IS PROHIBITED.
2. THESE AREAS SHALL BE FULLY SHIELDED FROM ADJACENT PROPERTIES AND ROW WHEN VIEWED FROM GROUND LEVEL AND VERTICALLY A DISTANCE EQUAL THE ITEMS, DELIVERY TRUCKS, OR FACILITIES BEING SHIELDED.
3. SHIELDING MATERIAL DESIGN SHALL BE CONSISTENT WITH THE PRIMARY BUILDING FACADES TREATMENT AND LANDSCAPE PLAN.
4. ATTACHED / ASSOCIATED GARDEN CENTERS SHALL SHIELD ALL MATERIALS (EXCEPT PLANTS) FROM ADJACENT PROPERTIES AND ROW FROM VIEW AT GROUND LEVEL.
5. ALL COMMERCIAL OR INDUSTRIAL OUTDOOR STORAGE SHALL BE SHIELDED BEHIND A CONTINUOUS VISUAL SCREEN AT LEAST 8' OA WHEN VISIBLE FROM A RESIDENTIAL AREAS, OR 6' IN OA WHEN VISIBLE FROM ANY ROAD ROW / EASEMENT.
6. STORAGE AREAS ARE NOT REQUIRED TO BE PAVED. GRASS / GROUND COVER MAY BE USED IF IT IS KEPT IN A SIGHTLY AND DUST-FREE MANNER.

REV #	REVISION	DRAWN	CHECKED	DATE

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HORIZ. SCALE (FULL): #####
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CLIENT: THE VILLAGE OF ESTERO

TITLE: STATUTORY NOTES

PROJECT: ESTERO ENTERTAINMENT DISTRICT

PROJECT NO.: 220047.00.01
FILE NAME: 220047 00 01 LA PERMIT PLANS
SHEET NUMBER: 09 OF 14

LANDSCAPE ARCHITECT'S SEAL:

JAMES M. MCCORD, RLA
FLORIDA LICENSE NO. 6666852

August 21, 2024 10:29 AM K:\2020\220047.00.01 Estero Entertainment District\BASE Landscape Architecture Final Plans\220047.00.01 LA PERMIT PLANS.dwg

STATUTORY NOTES CONT.:

VEHICULAR ACCESS LANDSCAPING AREAS.

THE STANDARDS OF THE LDC APPLY TO: NEW PARKING AREAS; TO THE MAX EXTENT PRACTICABLE, EXISTING NONCONFORMING LANDSCAPING IN PARKING AREAS THAT ARE ENLARGED / SUBSTANTIALLY MODIFIED; AND LANDSCAPING IN PARKING AREAS WHERE THE STRUCTURE HAS BEEN VACANT FOR A PERIOD OF 1 YEAR+.

PLANTING AREAS SHALL BE A MIN OF 10% OF THE TOTAL PAVED SURFACE AREA.

MIN PLANTING AREAS DIMENSIONS ARE 10' X 10' FOR SMALL PROJECTS, AND 18' X 18' FOR LARGE PROJECTS.

1 CANOPY TREE OR A CLUSTER OF 3 SINGLE TRUNK PALMS SHALL BE PLANTED / RETAINED FOR EVERY 250 SQ FT OF THE REQUIRED PLANTING AREAS.

1 TREE OR PALM CLUSTER SHALL BE REQUIRED PER PLANTING ISLAND / AREA.
CANOPY REQUIREMENTS SHALL BE MET WITH EXISTING INDIGENOUS NATIVE TREES LOCATED WITHIN THE PARKING AREA.
TREES FOR PARKING LOTS SHALL NOT IMPEDE THE VEHICULAR / PEDESTRIAN SIGHT LINES AND MOVEMENT OR CAUSE HARDSCAPE SURFACES TO HEAVE.
MATERIAL SELECTION SHALL BE DESIGNED TO SURVIVE THE MICROCLIMATE EFFECTS OF BUILDINGS OR LARGE PAVED AREAS.

NO MORE THAN AVG OF 10 SPACES (MAX 13 SPACES) UNINTERRUPTED WITHOUT A 10' WIDE LANDSCAPE ISLANDS ARE ALLOWED, OR 20 PARKING UNINTERRUPTED SPACES ARE ALLOWED WHERE 18' X 18' LANDSCAPE ISLANDS ARE USED UNLESS OPTIONAL DIVIDER MEDIANS ARE PROVIDED.

DIVIDER MEDIAN SHALL BE A MIN 18' WIDE WITH 1 TREE PER 40 LIN FT AND MAX CLUSTERED TREE SPACING OF 60'.

A MIN 10' TERMINAL CURBED ISLAND IS REQUIRED AT THE END OF ALL PARKING ROWS.

INTERNAL LANDSCAPE AREAS NOT DEDICATED TO TREES OR EXISTING VEGETATION SHALL BE LANDSCAPED WITH GROUND COVER, ORNAMENTAL GRASSES, SHRUBS OR OTHER APPROVED LANDSCAPING MATERIALS.

TURF GRASS IS NOT ACCEPTABLE FOR INTERNAL LANDSCAPE AREAS.

SAND, GRAVEL, ROCK, SHELL, OR PAVEMENT ARE NOT APPROPRIATE LANDSCAPE MATERIALS.

PARKING AREAS LOCATED ALONG PUBLIC ROW SHALL BE ADEQUATELY SCREENED ALONG THE FRONTING ROAD WITH A CONTINUOUS WALL, HEDGE, OR COMBINATION, WITH A MIN OA OF 3'.

VERTICAL TRELLIS OR OTHER LANDSCAPING SHALL BE INCORPORATED IN PARKING GARAGE DESIGNS.

LANDSCAPE INSTALLATION & MAINTENANCE.

ALL DEVELOPMENT SHALL COMPLY WITH THE LDC LANDSCAPE INSTALLATION AND MAINTENANCE STANDARDS.

PLANT MATERIALS SHALL BE INSTALLED IN CONDUCIVE SOIL CONDITIONS FOR PROPER GROWTH. LIMEROCK IN PLANTING AREAS SHALL BE REMOVED AND REPLACED WITH CLEAN NATIVE / AMENDED SOIL BEFORE PLANTING.

PLANT SPECIES SHALL BE CONSIDERED TO MINIMIZE CONFLICTS WITH VIEWS, SIGNAGE, OVERHEAD POWER LINES, LIGHTING, BUILDINGS, AND CIRCULATION.

TREES SHALL NOT BE PLACED WHERE THEY MAY INTERFERE WITH SITE DRAINAGE, SUBSURFACE UTILITIES, OR OVERHEAD UTILITY LINES, OR WHERE THEY WILL REQUIRE FREQUENT PRUNING TO AVOID OVERHEAD UTILITY CONFLICTS.

LIGHT POLES SHALL BE LOCATED OUTSIDE OF ALL PARKING ISLANDS CONTAINING REQUIRED TREES.

ALL LANDSCAPE MATERIALS SHALL BE INSTALLED IN A HORTICULTURALLY CORRECT MANNER.

ALL LANDSCAPE AREAS SHALL BE MULCHED UNLESS VEGETATIVE COVER IS ALREADY ESTABLISHED.

TREES AND SHRUBS USED IN A BUFFER SHALL BE PLANTED IN A MIN 5' WIDTH OR AREA EQUAL TO 1/2 THE REQUIRED WIDTH OF THE BUFFER.

ALL LANDSCAPED AREAS SHALL BE PROVIDED PROTECTION FROM VEHICULAR ENCROACHMENT.

ALL REQUIRED PLANTS USED IN A BUFFER AND LANDSCAPING AREAS SHALL BE INSTALLED USING FLORIDA FRIENDLY PRINCIPLES.

UTILITY / DRAINAGE EASEMENTS MAY OVERLAP REQUIRED BUFFERS BUT NO CODE REQUIRED PLANT MATERIALS SHALL BE LOCATED IN THE EASEMENT UNLESS A WRITTEN STATEMENT OF NO OBJECTION IS PROVIDED BY THE EASEMENT HOLDER.

NO CODE REQUIRED LANDSCAPING SHALL BE LOCATED IN A ROAD ROW / EASEMENT.

TO AVOID CONFLICTS WITH OVERHEAD UTILITY LINES, ONLY TREES LESS THAN 20' OA @ MATURITY MAY BE USED DIRECTLY ADJACENT TO AN OVERHEAD LINE.

LDC REQUIREMENTS VARIANCES / DEVIATIONS ARE PROHIBITED UNLESS APPROVED BY THE VILLAGE AND EASEMENT / ROW HOLDER FOR THE PLANTING OF STREET TREES.

WHERE AN ACCESSWAY INTERSECTS A ROW OR WHEN A PROPERTY ABUTS THE INTERSECTION OF 2 OR MORE ROW, A MIN SAFE SIGHT DISTANCE TRIANGULAR AREA SHALL BE ESTABLISHED WHERE VEGETATION SHALL BE PLANTED AND MAINTAINED IN A WAY THAT PROVIDES UNOBSTRUCTED VISIBILITY AT A LEVEL BETWEEN 2.5' - 8' OA.

ROW LANDSCAPING SHALL BE LOCATED IN ACCORDANCE WITH THE FDOT GREENBOOK ROADSIDE RECOVERY AREA PROVISIONS.

ALL TREES AND SHRUBS LOCATED WITHIN A LANDSCAPE BUFFER SHALL BE LOCATED NOT TO BLOCK THE VIEW OF SIGNAGE.

IF A WALL / FENCE IS PROPOSED BUT NOT REQUIRED, THEN THE REQUIRED BUFFER PLANTINGS SHALL BE INSTALLED ON THE EXTERIOR SIDE OF THE WALL / FENCE.

CODE REQUIRED LANDSCAPING SHALL BE IN A HEALTHY / VIGOROUS CONDITION AT ALL TIMES, IN PERPETUITY.

TREE & PALM STAKING / BRACING / GUYING SHALL BE REMOVED WITHIN 12 MONTHS AFTER INSTALLATION.

ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF INVASIVE EXOTIC SPECIES, REFUSE, DEBRIS, DISEASE, PESTS, AND WEEDS.

REQUIRED VEGETATION SHALL ONLY BE PRUNED TO: MEET THE COMPLIANCE OF FLORIDA #1 SPECIFICATIONS, PROMOTE HEALTHY, UNIFORM, AND NATURAL GROWTH OF THE VEGETATION; AND BE IN ACCORDANCE WITH ANSI 300 AND ISA BEST MANAGEMENT PRACTICES.

TREES SHALL NOT BE SEVERELY PRUNED TO PERMANENTLY MAINTAIN GROWTH AT A REDUCED OA OR SPREAD. SEVERELY PRUNED TREES SHALL BE REPLACED BY THE PROPERTY OWNER. REPLACEMENT TREES SHALL MEET THE TREE SIZE REQUIREMENTS OF THIS SECTION.

PRUNING SHALL NOT INTERFERE WITH THE DESIGN INTENT OF THE ORIGINAL INSTALLATION.

THE LANDSCAPE ARCHITECT OF RECORD SHALL INSPECT AND CERTIFY THAT ALL CODE REQUIRED LANDSCAPING AND THE IRRIGATION SYSTEM ARE IN SUBSTANTIAL COMPLIANCE WITH APPROVED PERMIT PLANS.

AS-BUILT LANDSCAPE PLANS SHALL HIGHLIGHT ANY CHANGES TO THE APPROVED PERMIT PLANS TO BE PROVIDED TO THE VILLAGE AS A MINOR CHANGE TO THE PERMIT WITH THE LANDSCAPE ARCHITECT'S CERTIFICATION.

TREES PROPOSED FOR REMOVAL AND REPLACEMENT SHALL BE DOCUMENTED TO DEMONSTRATE: THAT THE REPLACEMENT TREES MEET THE SIZE REQUIREMENT FOR LARGER TREES; THAT NO MORE THAN 10% OF THE REQUIRED TREES WITHIN AN EXISTING APPROVED LANDSCAPE PLAN MAY BE REPLACED WITHIN A 1 YEAR PERIOD; AND THAT REPLACED OR REMOVED TREES ARE NOT LOCATED ENTIRELY WITHIN 1 CONTIGUOUS AREA AND ARE EVENLY DISPERSED THROUGHOUT THE PROJECT.

ADDITIONAL REQUIRED LANDSCAPING OR SCREENING.

THE DISPLAY, SALE, RENTAL, OR STORAGE FACILITIES FOR MOTOR VEHICLES, BOATS, RECREATIONAL VEHICLES, TRAILERS, MOBILE HOMES, OR EQUIPMENT SHALL REQUIRE SCREENING BY A MIN 25' IN WIDTH LANDSCAPE ROW BUFFER EASEMENT WITH A MIN AVG 2' OA UNDULATING BERM WITH A MAX. 3:1 SLOPE FOR THE ENTIRE LENGTH OF THE BUFFER & PLANTED WITH GROUNDCOVERS, SHRUBS, HEDGES, TREES, & PALMS WITH 5 CANOPY TREES PER 100' (OR 3:1 SABAL PALMS @ 4' OC & 4' OA DIFFERENCE FOR EACH PALM @ A 50% MAX. CANOPY TREE SUBSTITUTION).

ALL OF THE TREES & SHRUBS SHALL MEET THE MIN LDC REQUIREMENTS PLUS TREES SHALL HAVE A MIN 3' & A 6' SPREAD AT INSTALLATION.

SIDE PROPERTY AND REAR PROPERTY BOUNDARIES (NOT ADJACENT TO ROW) SHALL BE PLANTED WITH A MIN24" OA @ 3' OC SINGLE HEDGE ROW TO BE MAINTAINED AT A OA OF 36" INCHES WITHIN 12 MONTHS OF INSTALLATION.

MINOR UTILITY STRUCTURES OR EQUIPMENT (EXCLUDING TRANSMISSION POLES) EXCEEDING 3' OA OR WHICH EXCEED 27' CU FT IN VOLUME SHALL BE OF NEUTRAL, NON-GLARE COLOR OR FINISH, AND SHIELDED ON ALL SIDES BY 36" OA SHRUBS AT INSTALLATION.

AUTOMOBILE SERVICE STATION ADJACENT TO A RESIDENTIAL PROPERTY BUFFERING SHALL INCLUDE AN ARCHITECTURALLY DESIGNED 8' OA MASONRY WALL / FENCE UTILIZING MATERIALS SIMILAR IN COLOR, MODULE, AND TEXTURE TO THOSE UTILIZED FOR THE BUILDING. LANDSCAPING SHALL BE PLANTED ON THE SIDE OF THE FENCE OR WALL ADJACENT TO THE RESIDENTIAL DISTRICT OR RESIDENTIAL DEVELOPMENT. ROW BUFFER SHALL BE LOCATED WITHIN A 25' WIDE LANDSCAPE BUFFER EASEMENT WITH A MIN AVG 3' OA UNDULATING BERM WITH A MAX. 3:1 SLOPE FOR THE ENTIRE LENGTH OF THE BUFFER. THE BERM SHALL BE CONSTRUCTED AND MAINTAINED AT A MIN AVG OA OF 3'. THE BERM SHALL BE PLANTED WITH GROUND COVER (OTHER THAN GRASS), SHRUBS, HEDGES, TREES, AND PALMS.

THE REQUIRED TREES AND PALMS SHALL BE CLUSTERED IN DOUBLE ROWS WITH A MIN OF 3 TREES PER CLUSTER. CANOPY TREES SHALL BE PLANTED A MAX OF 20' OC WITHIN A CLUSTER. THE USE OF PALMS WITHIN THE ROW BUFFER SHALL BE LIMITED TO LANDSCAPED AREAS ADJACENT TO VEHICULAR ACCESS POINTS. PALMS SHALL BE PLANTED IN STAGGERED OAS TO A MIN OF 3 PALMS PER CLUSTER, SPACED AT A MAX OF 8' OC, WITH A MIN OF A 4' DIFFERENCE IN OA BETWEEN EACH TREE. EXCEPTIONS WILL BE MADE FOR *ROYSTONEA SPP., BISMARKA SPP.,* AND *PHOENIX SPP.* (NOT INCLUDING *ROEBELENII*), WHICH MAY BE PLANTED 1PALM PER CLUSTER. A MAX DISTANCE OF 25' BETWEEN ALL TYPES OF TREE CLUSTERS SHALL BE MAINTAINED.

AT INSTALLATION, SHRUBS SHALL BE A MIN OF TEN GALLON, 5' IN OA WITH A 3' SPREAD, AND PLANTED 4' OC.

DEVELOPMENT ABUTTING NATURAL WATERWAY. THERE SHALL BE A 50-FOOT-WIDE VEGETATIVE BUFFER LANDWARD OF NON-SEAWALLED NATURAL WATERWAYS AS MEASURED FROM THE HIGH WATER LINE OR FEMA DESIGNATED FLOODWAY, WHICHEVER IS FURTHER LANDWARD.

IN RESIDENTIAL SUBDIVISIONS, THE BUFFER SHALL BE LOCATED WITHIN A COMMON AREA OR TRACT, AND OUTSIDE OF ALL PRIVATE PROPERTY BOUNDARIES.

EXISTING NATIVE VEGETATION WITHIN THE BUFFER AREA SHALL BE RETAINED. THE NATURAL WATERWAY BUFFER SHALL INCLUDE, AT A MIN, 6 NATIVE CANOPY TREES AND 50 NATIVE SHRUBS PER 100 LIN FT, WHICH MAY BE MET THROUGH CREDITS FROM THE EXISTING NATIVE VEGETATION WITHIN THE WATERWAY BUFFER AREA AT A 1:1 CREDIT RATIO.

IF EXISTING NATIVE VEGETATION IS NOT PRESENT TO MEET THE BUFFER VEGETATION STANDARDS, A PLANTING PLAN SHALL BE SUBMITTED FOR REVIEW.

ALL PROPOSED PLANTINGS WITHIN THE NATURAL WATERWAY BUFFER AREA SHALL BE INSTALLED TO MIMIC A NATURAL SYSTEM, AND ALL PLANTINGS SHALL COMPLY WITH THE PLANT STANDARDS SET FORTH IN THE LDC.

THE USE OF HEAVY MECHANICAL EQUIPMENT SUCH AS BULLDOZERS, FRONT END LOADERS, HYDRAULIC EXCAVATORS, OR SIMILAR EQUIPMENT IS PROHIBITED, UNLESS PRIOR WRITTEN APPROVAL IS OBTAINED FROM THE VILLAGE.

THE NATURAL WATERWAY BUFFER SHALL BE DESIGNED TO INCORPORATE THE NATURAL RESOURCES MAINTENANCE EASEMENT REQUIRED IN ACCORDANCE WITH THE LDC, OPEN DRAINAGE EASEMENTS.

VEGETATION REMOVAL WITHIN THE BUFFER IS LIMITED TO: ROUTINE REMOVAL OF EXOTICS AND DOWNED VEGETATIVE DEBRIS; AND LIMITED REMOVAL TO ALLOW ACCESS OF VEHICLES FOR MAINTENANCE OF THE WATERWAY.

PRIOR TO REMOVAL OF NATIVE VEGETATION, VILLAGE APPROVAL SHALL BE OBTAINED.

IRRIGATION REQUIREMENTS.

ALL DEVELOPMENT WITH CODE REQUIRED LANDSCAPE AREAS (EXCEPT FOR BAHIA SOD) SHALL INCLUDE AN AUTOMATIC IRRIGATION SYSTEM THAT COMPLIES WITH THE LDC STANDARDS.

AT TIME OF DEVELOPMENT PERMITTING, NON-CONFORMING IRRIGATION SHALL BE BROUGHT INTO COMPLIANCE WITH THE LDC TO THE GREATEST EXTENT PRACTICABLE. EXISTING IRRIGATION SYSTEMS ARE REQUIRED TO PROVIDE AN AUTOMATIC ACTIVATION SYSTEMS & OVERRIDING MOISTURE DETECTION DEVICES SHALL BE INSTALLED.

ALL REQUIRED IRRIGATION SYSTEMS SHALL BE DESIGNED TO ELIMINATE THE APPLICATION OF WATER TO IMPERVIOUS AREAS, INCLUDING ROADS, DRIVES, AND OTHER VEHICLE AREAS. REQUIRED IRRIGATION SHALL ALSO BE DESIGNED TO AVOID IMPACTS ON EXISTING NATIVE VEGETATION.

SYSTEMS SHALL INCLUDE A CONTROLLER SET TO CONSERVE WATER AND DEVICES SUCH AS RAIN SWITCHES, SOIL MOISTURE SENSORS, AND MOISTURE DETECTION DEVICES SHALL BE INSTALLED IN ALL AUTOMATIC SPRINKLER SYSTEMS TO OVERRIDE THE SPRINKLER ACTIVATION MECHANISM DURING PERIODS OF INCREASED RAINFALL.

LOW TRAJECTORY SPRAY HEADS AND/OR LOW VOLUME WATER DISTRIBUTING OR APPLICATION DEVICES SHALL BE USED WHEN PRACTICAL.

ALL IRRIGATION SYSTEMS WILL BE DESIGNED TO SEPARATE LOW AND HIGH WATERING DEMAND AREAS INTO SEPARATE ZONES. WATER SHALL BE CONSERVED BY ALLOWING DIFFERENTIAL OPERATION SCHEDULES BASED ON HYDROZONE. SOIL, SLOPE, AND OTHER SITE CHARACTERISTICS SHALL BE CONSIDERED IN ORDER TO MINIMIZE WATER WASTE. THE USE OF DROUGHT-TOLERANT SITE-SPECIFIC AND SHADE PRODUCING PLANTS IS ENCOURAGED TO DIMINISH IRRIGATION DEMANDS

REUSE WATER SHALL BE USED WHEN AVAILABLE.

ALL REQUIRED UNDERGROUND SLEEVES SHALL BE SHOWN ON THE DEVELOPMENT ORDER SITE DRAINAGE PLAN.

FENCES & WALLS.

FENCES / WALLS SHALL BE LOCATED OUTSIDE OF THE PUBLIC ROW.

FENCES / WALLS MAY BE LOCATED WITHIN ANY REQUIRED SETBACKS, ON THE PROPERTY LINE BETWEEN LOTS HELD IN PRIVATE OWNERSHIP, & / OR WITHIN REQUIRED LANDSCAPING AREAS SUBJECT TO VILLAGE APPROVAL.

FENCES / WALLS LOCATED WITHIN UTILITY EASEMENTS SHALL RECEIVE WRITTEN AUTHORIZATION FROM THE EASEMENT HOLDER.

THE VILLAGE SHALL NOT BE RESPONSIBLE FOR DAMAGE TO FENCES / WALLS THAT ARE REMOVED TO ACCESS UTILITY EASEMENTS OR FACILITIES.

FENCES / WALLS SHALL NOT BE LOCATED: WHERE THEY WOULD IMPACT NATURAL DRAINAGE FLOWS; WHERE THEY WOULD PREVENT IMMEDIATE VIEW OR ACCESS TO FIRE-FIGHTING WATER SUPPLY DEVICES, IN ACCORDANCE WITH THE FIRE CODE; WITHIN A SIGHT TRIANGLE; WHERE THEY WOULD BLOCK ACCESS FROM A WINDOW OR DOOR; OR WHERE THEY WOULD WORSEN A TRAFFIC HAZARD.

FENCE / WALL MAX. OA (OA): RESIDENTIAL USE / ZONING DISTRICT @ 3' OA IN FRONT YARDS & 6' OA IN SIDE & REAR YARDS & FOR ALL OTHER ZONING DISTRICTS @ 8' OA IN FRONT, SIDE & REAR YARDS.

ANY FENCE / WALL TALLER THAN 8' OA MAY BE APPROVED AS PART OF A PUD.

ANY FENCE WITHIN 25' A WATER BODY SHALL BE OPEN MESH SCREENING ABOVE 3' OA.
ANY FENCE / WALL SHALL BE LIMITED TO 3' OA WITHIN A REQUIRED YARD.

A FENCE / WALL IS ALLOWED TO BE 4' OA BEHIND THE REQUIRED FRONT YARD FOR THE PURPOSE OF ENCLOSING THE SIDE AND REAR YARD FROM THE STREET OR AS A VERTICAL PICKET FENCE IN FRONT OF THE RESIDENCE, PROVIDED THE SPACE BETWEEN VERTICAL SLATS OF THE VERTICAL PICKET FENCE IS A MIN OF 1½ X THE WIDTH AND THICKNESS OF THE VERTICAL SLATS.

FENCES / WALLS SHALL BE CONSTRUCTED OF CONVENTIONAL AND TRADITIONAL BUILDING MATERIALS, INCLUDING BUT NOT LIMITED TO ANY 1 OR MORE OF THE FOLLOWING MATERIALS: CONCRETE BLOCK; BRICK; PAINTED WOOD; PRESSURE TREATED WOOD, OR ROT-RESISTANT WOOD; DECORATIVE ALUMINUM; IRON OR STEEL; CHAIN LINK PAINTED BLACK OR BRONZE; COMPOSITE MATERIALS DESIGNED TO APPEAR AS WOOD, METAL, OR MASONRY; OR ANY MATERIAL DEMONSTRATED BY THE APPLICANT TO HAVE A SIMILAR OR EQUAL APPEARANCE AND DURABILITY AS A MATERIAL LISTED IN THE LDC.

THE FOLLOWING FENCE TYPES OR MATERIALS ARE PROHIBITED: TIRES, MUFFLERS, HUBCAPS, AND SIMILAR MATERIALS; FABRIC, PLASTIC, METAL, OR VINYL SHEETS, NETS, OR SLATS AS PART OF A FENCE OR ATTACHED TO A FENCE FOR THE PURPOSE OF EFFECTING PRIVACY OR SCREENING; OR BARBED WIRE, SPIRE TIPS, SHARP OBJECTS, HOG WIRE, GAME FENCE, HORSE WIRE, OR OTHER SIMILAR MATERIALS, OR ELECTRICALLY CHARGED FENCES EXCEPT:

FENCES / WALLS SHALL BE CONSTRUCTED TO PRESENT THE FINISHED SIDE OF THE FENCE OR WALL TO THE ADJOINING LOT OR ANY ABUTTING ROW.

FENCES / WALLS ON EACH PROPERTY SHALL BE OF UNIFORM MATERIALS, DESIGN, AND COLOR. ADDITIONS SHALL MAINTAIN UNIFORMITY OF MATERIALS, DESIGN, AND COLOR WITH THE EXISTING FENCE OR WALL.

FENCES / WALLS SHALL COMPLY WITH THE FLORIDA BUILDING CODE.

ALL GATES SHALL HAVE HARDWARE TO SECURE THE GATE IN A CLOSED POSITION.

ALL UNATTENDED GATES & GATES OPENING ONTO A PUBLIC SIDEWALK AREA SHALL BE SELF-CLOSING, SELF-LATCHING, & LOCKED WHEN NOT IN USE.

FENCES / WALLS AND ASSOCIATED LANDSCAPING SHALL BE MAINTAINED IN GOOD REPAIR AND IN A SAFE AND ATTRACTIVE CONDITION, IN PERPETUITY.

MAINTENANCE OF FENCES OR WALLS SHALL INCLUDE, BUT NOT BE LIMITED TO, THE REPLACEMENT OF MISSING, DECAYED, OR BROKEN STRUCTURAL OR DECORATIVE ELEMENTS AND THE REPAIR OF DETERIORATED OR DAMAGED FENCE AND WALL MATERIALS, INCLUDING BUT NOT LIMITED TO, WEATHERED SURFACES VISIBLE FROM THE PUBLIC ROW, SAGGING SECTIONS, AND POSTS. FENCES AND WALLS SHALL BE MAINTAINED AS TO APPEAR VERTICAL TO THE UNASSISTED EYE.

A RESIDENTIAL PROJECT FENCE IS A WALL OR FENCE ERECTED AROUND A RESIDENTIAL SUBDIVISION (BUT NOT INDIVIDUAL LOTS) OR A DEVELOPMENT OF 10 OR MORE DWELLING UNITS. A RESIDENTIAL PROJECT FENCE MAY BE UP TO 8' IN OA AROUND THE PERIMETER OF THE PROJECT IF THE VILLAGE DETERMINES THE FENCE DOES NOT INTERFERE WITH VEHICLE VISIBILITY REQUIREMENTS AT TRAFFIC ACCESS POINTS; MAY INCLUDE ARCHITECTURAL FEATURES SUCH AS COLUMNS, CUPOLAS, FOUNTAINS, OR PARAPETS AT A OA NOT TO EXCEED 2 X THE FENCE OR WALL OA, PROVIDED THEY ARE COMPATIBLE WITH THE PROJECT' FORM AND DESIGN AND WITH ADJACENT DEVELOPMENT; SHALL BE LANDSCAPED ON THE EXTERIOR SIDE WITH A MIN OF 5 TREES PER 100' AND HEDGES TO FORM A 36" OA CONTINUOUS VISUAL SCREEN WITHIN 1 YEAR AFTER INSTALLATION; WITH A MIN 7.5' WIDE PLANTABLE AREA LOCATED ON THE EXTERIOR SIDE OF THE FENCE OR WALL; HAVE TREES ADJACENT TO A ROW SHALL BE APPROPRIATELY SIZED IN MATURE FORM SO THAT CONFLICTS WITH OVERHEAD UTILITIES, LIGHTING, AND SIGNS ARE AVOIDED; & SHALL BE DESIGNED TO ENSURE THAT HISTORIC WATER FLOW PATTERNS ARE ACCOMMODATED AND ALL STORMWATER FROM THE SITE IS DIRECTED TO ON-SITE DETENTION/RETENTION AREAS IN ACCORDANCE WITH SFWMD REQUIREMENTS.

WHERE DECORATIVE ALUMINUM RAILING TYPE FENCING IS APPLIED, 50% OF THE REQUIRED LANDSCAPING CAN BE PLACED ON THE INSIDE OF THE FENCE FOR AESTHETIC PURPOSES.

BEST MANAGEMENT PRACTICES.

IF ANY REGULATED SUBSTANCES ARE STORED ON THE CONSTRUCTION SITE DURING THE CONSTRUCTION PROCESS, THEY SHALL BE STORED IN A LOCATION AND MANNER WHICH WILL MINIMIZE ANY POSSIBLE RISK OF RELEASE TO THE ENVIRONMENT.

WETLANDS PROTECTION.

AN ENVIRONMENTAL RESOURCE PERMIT (ERP) IS REQUIRED PRIOR TO ANY DEVELOPMENT THAT WILL IMPACT WETLANDS.

MANGROVE PROTECTION.

NO PERSON OR DEVELOPMENT ACTIVITY SHALL DIRECTLY OR INDIRECTLY ALTER ANY MANGROVE TREE WITHOUT FIRST OBTAINING A PERMIT.

WHEN ANY PERSON VIOLATES FDEP MANGROVE PROTECTION REQUIREMENTS, A RESTORATION PLANSHALL BE REQUIRED.

SURFACE WATER MANAGEMENT.

LANDSCAPE IRRIGATION; UNCONTAMINATED PUMPED GROUNDWATER; DISCHARGES FROM POTABLE WATER SOURCES; FOUNTAIN DRAINS; IRRIGATION WATER; LAWN WATERING; DECHLORINATED SWIMMING POOL DISCHARGE ARE EXEMPT FROM THE CLEAN WATER PROVISION REQUIREMENTS UNLESS IDENTIFIED AS A SOURCE OF POLLUTANTS.

ALL DEVELOPMENT APPROVALS OR PERMITS FOR DEVELOPMENT OF MORE THAN 1 ACRE ARE UNDER THE NPDES GUIDELINES.

WATER RETENTION OR DETENTION EXCAVATIONS EXCEEDING 12' TO 20' MAX. SHALL COMPLY WITH THE FOLLOWING STANDARDS.

FOR ALL LAKES DEEPER THAN 12', A "DEEP LAKE MANAGEMENT PLAN" SHALL BE SUBMITTED WITH DOCUMENTATION THAT THE PROPOSED DESTRATIFICATION SYSTEM IS ADEQUATELY SIZED & THE ADDITIONAL PLANTING OF NATIVE SHADE TREES AROUND THE LAKE PERIMETER AT 1 TREE PER 100' OF LAKE SHORELINE MEASURED AT CONTROL ELEVATION.

THE DEEP LAKE MANAGEMENT PLAN INCLUDING OPERATION OF THE DESTRATIFICATION SYSTEM WILL BE MAINTAINED FOR THE LIFE OF THE LAKE.

DESIGN OF SHORELINES FOR RETENTION AND DETENTION AREAS SHALL BE SINUOUS RATHER THAN STRAIGHT.

PLANTED LITTORAL SHELF (PLS) BANKS SHALL BE SLOPED AT A RATIO NOT GREATER THAN 6:1 FROM THE TOP OF BANK TO A WATER DEPTH OF 2' BELOW THE DRY SEASON WATER TABLE & NO GREATER THAN 2:1 THEREAFTER.

EXCAVATION BANK SLOPES SHALL COMPLY WITH THE SHORELINE CONFIGURATION, SLOPE REQUIREMENTS, AND PLANTING REQUIREMENTS FOR MIMICKING NATURAL SYSTEMS SPECIFIED IN THE LDC.

REV #	REVISION	DRAWN	CHECKED	DATE

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DATE: JULY 2024
SEC 34 TWP 46 S RGE 25 E
DESIGNED: JMM
DRAWN: JMM
CHECKED:
HORIZ. SCALE (FULL): #####
HORIZ. SCALE (HALF): 1" = #####
VERT. SCALE (FULL): N/A
VERT. SCALE (HALF): N/A

CLIENT: THE VILLAGE OF ESTERO

TITLE: STATUTORY NOTES

PROJECT: ESTERO ENTERTAINMENT DISTRICT

PROJECT NO.: 220047.00.01
FILE NAME: 220047 00 01 LA PERMIT PLANS
SHEET NUMBER: 10 OF 14

LANDSCAPE ARCHITECT'S SEAL:

JAMES M. MCCORD, RLA
FLORIDA LICENSE NO. 6666852

August 21, 2024 10:29 AM K:\2020\220047.00.01 Estero Entertainment District\[ACAD Landscape Architecture Final Plans\220047.00.01 LA PERMIT PLANS.dwg

LANDSCAPE INSTALLATIONS SPECIFICATIONS

GENERAL.

3. THE CONTRACTOR SHALL BE RESPONSIBLE TO REVIEW AND IMPLEMENT ALL OF THE SPECIFICATIONS WITHIN THESE PLANS AND THE WRITTEN SPECIFICATIONS IN THE PROJECT MANUAL (IF PROVIDED).
4. THESE PLANS AND PROJECT MANUAL (IF PROVIDED) ARE INCLUDED AS PART OF THE CONTRACT DOCUMENTS AND ARE CONTRACTUALLY BINDING.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL APPLICABLE PERMITS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES BOTH UNDERGROUND AND OVERHEAD PRIOR TO THE COMMENCEMENT OF ANY WORK.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SERVICES THROUGHOUT THE COURSE OF WORK.
8. ALL LANDSCAPE AREAS (EXCEPT FOR PLANTING BEDS) SHALL BE SODDED WITH FLORATAM ST. AUGUSTINE UNLESS OTHERWISE INDICATED ON THE PLANS OR APPROVED IN WRITING BY RWA, INC
9. CONTRACTOR SHALL NOTIFY RWA, INC OF ANY CONFLICTS OF THE PLANS AND THE SITE CONDITIONS. FAILURE TO DO SO SHALL MAKE THE CONTRACTOR LIABLE FOR ANY NECESSARY MODIFICATIONS AT THE CONTRACTOR'S EXPENSE.
10. THE CONTRACTOR IS RESPONSIBLE TO VISIT THE SITE, POTHOLE AREAS OF CONCERN, AND PERFORM THE NECESSARY DUE DILIGENCE PRIOR TO BIDDING. FAILURE TO DO SO SHALL MAKE THE CONTRACTOR LIABLE FOR ANY NECESSARY MODIFICATIONS AT THE CONTRACTOR'S EXPENSE IF DEEMED POTENTIALLY FORESEEN.
11. ANY / ALL QUANTITIES SHOWN IN THESE DRAWINGS ARE PROVIDED FOR CONVENIENCE PURPOSES ONLY.
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES PRIOR TO BIDDING.
13. FAILURE TO VERIFY QUANTITIES SHALL MAKE THE CONTRACTOR LIABLE FOR ANY OMISSIONS.
14. CONTRACTOR SHALL GET APPROVAL OF FINE GRADING FROM RWA, INC PRIOR TO THE INSTALLATION OF SOD OR ANY PLANT MATERIALS.
15. GRADING FOR LANDSCAPE BERMING SHOWN ON THESE PLANS AND IN DETAILS IS APPROXIMATE ONLY TO ENSURE DESIGN INTENT.
16. CONTRACTOR SHALL CONFER WITH RWA, INC PRIOR TO COMMENCING THIS WORK TO CONFIRM ACTUAL SHAPES AND ELEVATIONS OF THE LANDSCAPE BERMING.
17. THE CONTRACTOR SHALL BE THE RESPONSIBILITY TO FINE GRADE ALL THE LANDSCAPE AREAS REMOVING ALL MOUNDS, DEPRESSIONS, ROCKS, STICKS, OR OTHER DEBRIS PRIOR TO THE INSTALLATION OF SOD AND PLANT MATERIAL.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING POSITIVE SHEET FLOW DRAINAGE AWAY FROM ALL STRUCTURES AND ROOTZONES.
19. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL TRADES SO AS TO AVOID ANY CONFLICT WITH THE EXECUTION OF WORK BY OTHERS.
20. OWNER SHALL NOT BE RESPONSIBLE FOR THE DAMAGE TO PLANT MATERIALS CAUSED BY OTHER TRADES OR SUBCONTRACTORS.
21. THE CONDITION AND FINAL LOCATION OF PLANT MATERIAL SHALL BE EVALUATED AND CONFIRMED BY RWA, INC.

PLANT MATERIALS.

1. ALL PLANT MATERIALS SHALL BE TRUE TO SPECIES AND CONFORM TO THE MINIMUM SIZES AS INDICATED IN THESE PLANS.
2. NO SUBSTITUTIONS SHALL BE ALLOWED UNLESS OTHERWISE APPROVED IN WRITING BY RWA, INC
3. ALL PLANT MATERIALS SHALL BE FLORIDA GRADE #1 OR BETTER IN ACCORDANCE WITH THE GRADES AND STANDARDS
4. FOR NURSERY PLANTS AS DETERMINED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRY UNLESS OTHERWISE APPROVED IN WRITING BY RWA, INC
5. ALL PLANT MATERIALS SHALL BE DISEASE FREE, INSECT FREE, HEALTHY, WELL-BRANCHED, AND GROWING VIGOROUSLY.
6. ALL PLANT MATERIALS SHALL BE SUBJECT TO RWA, INC'S FINAL APPROVAL.
7. ANY REJECTED PLANT MATERIAL SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
8. A "SPECIMEN" DESIGNATION FOR ANY PLANT MATERIAL REQUIRES IT TO BE GROWN AND PROPERLY PRUNED TO POSSESS SUPERIOR FORM, BRANCHING, COMPACTNESS, SYMMETRY, AND SHALL CONFORM TO FLORIDA FANCY IN ACCORDANCE WITH THE GRADES AND STANDARDS FOR NURSERY PLANTS AS DETERMINED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRY.
9. TREES PLANTED IN ROWS SHALL BE UNIFORMLY MATCHED IN SIZE AND SHAPE UNLESS OTHERWISE SPECIFIED IN THE PLANS.
10. RWA, INC RESERVES THE RIGHT REQUIRE THE CONTRACTOR TO RELOCATE AND / OR REPOSITION ANY PLANT MATERIAL AS REQUIRED DUE TO THE SITE CONDITIONS DURING CONSTRUCTION.
11. SINGLE TRUNK TREES SHALL HAVE A STRAIGHT, CENTRAL LEADER WITH UNIFORM BRANCHING UNLESS OTHERWISE SPECIFIED IN THESE PLANS.
12. MULTI-TRUNK TREES ARE TO HAVE 3-5 EQUAL SIZED TRUNKS WITH UNIFORM BRANCHING UNLESS OTHERWISE SPECIFIED IN THESE PLANS.
13. PLANT MATERIALS WITH MARRED, SEVERELY SCARRED, OR BURNED TRUNKS SHALL BE REJECTED.
14. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY IN ACCORDANCE WITH INTERNATIONAL SOCIETY OF ARBORIST (ISA) GUIDELINES TO INSURE PROPER HEALTH AND VIGOROUS GROWTH.
15. ANY OTHER SUBSEQUENT PRUNING REQUIRED AFTER PLANT MATERIAL ARRIVAL TO THE PROJECT SITE SHALL BE APPROVED PRIOR BY RWA, INC
16. PLANT MATERIALS ARE TO BE HANDLED IN A MANNER TO ENSURE FULL PROTECTION TO THE TRUNKS, LIMBS, LEAVES, AND ROOTS.
17. ANY SIGNS OF MISHANDLING OF PLANT MATERIALS SHALL CAUSE THE REJECTION OF THE SAID PLANT MATERIAL UNLESS OTHERWISE APPROVED IN WRITING BY RWA, INC
18. ALL PLANT MATERIAL SIZES SPECIFIED IN THESE DRAWINGS ARE MINIMUMS.
19. THE CONTRACTOR SHALL BE RESPONSIBLE TO MEET OR EXCEED THE SPECIFIED SIZES OF HEIGHT, SPREAD, AND CALIPER. CONTRACTOR IS RESPONSIBLE TO TAKE THIS IN CONSIDERATION IN THE BIDDING PROCESS AND NOTIFY RWA, INC OF MATERIAL AVAILABILITY ISSUES. FAILURE TO DO SO, SHALL CONTRACTUALLY BIND THE CONTRACTOR TO PROVIDE THE REQUIRED SPECIES AND SIZE.
20. ANY INCIDENTAL MATERIAL COST INCREASES TO PROVIDE THE REQUIRED SPECIES AND SIZE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR IF NOT STATED IN WRITING PRIOR TO BIDDING.
21. WHEN A HEIGHT, SPREAD, AND / OR CALIPER IS IN CONFLICT WITH A SPECIFIED CONTAINER SIZE, THE CONTRACTOR SHALL BE REQUIRED TO MEET THE FORMER OF THE SPECIFICATIONS AND INSTALL AN APPROPRIATELY SIZED CONTAINER PLANT MATERIAL TO COMPLY WITH THE HEIGHT, SPREAD, OR CALIPER AS SPECIFIED IN THESE DRAWINGS.
22. ANY REFERENCE TO CONTAINER SIZES IN THESE DRAWINGS ARE MINIMUMS REQUIRED FOR PROPER ROOT DEVELOPMENT.
23. A SMALLER CONTAINER SIZE SHALL NOT BE INSTALLED WITHOUT WRITTEN APPROVAL FROM RWA, INC
24. ALL BALLED AND BURLAPPED PLANT MATERIALS SHALL BE FRESHLY DUG, SOUND / SECURE IN THE ROOTBALL, AND POSSESS AN ADEQUATE ROOT SYSTEM TO ENSURE VIGOR. PREVIOUS ROOT PRUNING IS HIGHLY SUGGESTED.
25. ALL BIO-DEGRADEABLE BURLAP SHALL BE CAREFULLY REMOVED FROM THE TOP ONE-THIRD (1/3) OF THE ROOTBALL AND TUCKED IN THE PLANTING PIT AS NOT TO BE EXPOSED TO AIR.
26. 24. REMOVAL OF THE BIO-DEGRADEABLE BURLAP SHALL BE PERFORMED IN SUCH A MANNER AS NOT TO DAMAGE ANY FEEDER ROOTS.
27. ALL NON-BIODEGRADABLE BURLAP, ROPE, AND GROW BAGS SHALL BE COMPLETELY REMOVED FROM THE PLANTING PIT.
28. ALL BALLED & BURLAPPED STOCK THAT IS NOT IMMEDIATELY PLANTED (THE DAY OF DELIVERY), SHALL BE HEALED IN AND THOROUGHLY WATERED UNTIL PLANTING. FAILURE TO DO SO, MADE NECESSITATE THE REJECTION OF ANY UNPROTECTED PLANT MATERIALS.
29. LIFTING, MOVING, OR ADJUSTING THE PLANT MATERIAL BY THE TRUNK SHALL BE PROHIBITED UNLESS OTHERWISE APPROVED IN WRITING BY RWA, INC
30. ALL CONTAINER GROWN PLANT MATERIAL SHALL BE WELL-ROOTED, NOT ROOT BOUND, AND GROWN IN THE SAME CONTAINER WHICH IT IS DELIVERED TO THE PROJECT SITE. LIFTING AND MOVING OF THE PLANT MATERIALS SHALL BE BY THE CONTAINER ONLY.
31. ALL CONTAINER GROWN PLANT MATERIAL THAT IS NOT IMMEDIATELY PLANTED, SHALL BE WATERED THOROUGHLY AND STORED IN A MANNER AS TO SHADE THE CONTAINERS FROM DIRECT SUNLIGHT TO MINIMIZE ROOT DAMAGE.
32. ALL CONTAINER GROWN PLANT MATERIAL SHALL BE THOROUGHLY WATERED IN THEIR RESPECTIVE CONTAINERS IMMEDIATELY PRIOR TO INSTALLATION.
33. TREE HEIGHTS SHALL BE MEASURED FROM GROUND TO THE AVERAGE BRANCH HEIGHT OF THE CANOPY.
34. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK AND SHALL NOT INCLUDE ANY TERMINAL GROWTH.
35. SHRUB HEIGHTS SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE POINT WHERE MATURE PLANT GROWTH STOPS.
36. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS.
37. MEASUREMENT SHALL NOT INCLUDE ANY TERMINAL GROWTH.
38. PALMS SHALL BE MEASURED BY THREE HEIGHT CLASSIFICATIONS AS SPECIFIED IN THESE PLANS BASED ON SPECIES:
39. OVERALL HEIGHT (OA) SHALL BE MEASURED FROM THE FROM THE GROUND TO THE AVERAGE FROND HEIGHT AT TIME OF INSTALLATION.
40. CLEAR TRUNK (CT) SHALL BE MEASURED FROM THE GROUND AT TIME OF INSTALLATION TO THE BOTTOM OF THE FROND SHEATH.
41. GRAY WOOD (GW) SHALL BE MEASURED FROM THE GROUND AT TIME OF INSTALLATION TO THE TOP OF HARDENED WOOD.

PLANTING BED SOIL AND PIT PLANTING BACKFILL MATERIALS.

1. PLANTING BED SOIL AND PIT PLANTING BACKFILL MATERIALS SHALL BE FREE FROM HEAVY CLAY, STONES, LIMESTONE, LUMPS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS AND NOXIOUS VEGETATION.
2. PLANTING BED SOIL AND PIT PLANTING BACKFILL MATERIALS SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH.
3. PIT PLANTING BACKFILL MATERIALS SHALL BE A FERTILE, FRIABLE, NATIVE SOIL, ORGANIC AMENDMENTS (IF REQUIRED)
4. WITHOUT MIXTURE OF SUBSOIL MATERIALS.
5. PIT PLANTING BACKFILL MATERIALS FOR FIELD GROWN PLANT MATERIALS SHALL BE NATIVE SOIL FROM THE EXCAVATION OF THE PLANTING PIT PIT PLANTING BACKFILL MATERIALS FOR CONTAINER GROWN PLANT MATERIALS SHALL BE AMENDED TO A RATIO OF ONE HALF (1/2) NATIVE SOIL & ONE HALF (1/2APPROVED ORGANIC.
6. AMEND PLANTING BEDS WITH 3" MINIMUM OF APPROVED ORGANICS AND OCOTILLO TO A DEPTH OF 6".
7. GRADE PLANTING BEDS AS TO ASSURE PROPER DRAINAGE AWAY FROM PLANT MATERIALS AND STRUCTURES.
8. INCORPORATE A COMPLETE SLOW RELEASE FERTILIZER BY TILLING.
9. INSTALL OTHER REQUIRED SOIL AMENDMENTS PER MANUFACTURER'S OR INDEPENDENT LAB'S RECOMMENDATIONS TO ACHIEVE OPTIMAL PH LEVELS (5.5-6.5) WITHIN THREE (3) MONTHS OF PLANTING.
10. THE RESULTS OF PRE AND POST SOIL MODIFICATION TESTING SHALL BE SUBMITTED TO RWA, INC'S FOR APPROVAL PRIOR TO PLANTING.
11. SELECT AND MIX TESTING SAMPLES' LOCATIONS BASED ON LIKE PLANTING CONDITIONS AND AREA PROXIMITY.
12. ALL GRADING AND BED PREPARATION SHALL BE SUBJECT TO MORRIS-DEPEW ASSOCIATES, INC FINAL APPROVAL.
13. ANY REJECTED GRADING AND BED PREPARATION SHALL BE REMEDIED AT THE CONTRACTORS EXPENSE.
14. PLANTING BED SOIL AND PIT PLANTING BACKFILL MATERIALS: :
15. PLANTING BED SOIL AND PIT PLANTING BACKFILL MATERIALS SHALL BE FREE FROM HEAVY CLAY, STONES, LIMESTONE, LUMPS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS AND NOXIOUS VEGETATION.
16. PLANTING BED SOIL AND PIT PLANTING BACKFILL MATERIALS SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH.
17. PIT PLANTING BACKFILL MATERIALS SHALL BE A FERTILE, FRIABLE, NATIVE SOIL, ORGANIC AMENDMENTS (IF REQUIRED) WITHOUT MIXTURE OF SUBSOIL MATERIALS.
18. PIT PLANTING BACKFILL MATERIALS FOR FIELD GROWN PLANT MATERIALS SHALL BE NATIVE SOIL FROM THE EXCAVATION OF THE PLANTING PIT
19. PIT PLANTING BACKFILL MATERIALS FOR CONTAINER GROWN PLANT MATERIALS SHALL BE AMENDED TO A RATIO OF ONE HALF (1/2) NATIVE SOIL & ONE HALF (1/2APPROVED ORGANIC.
20. AMEND PLANTING BEDS WITH 3" MINIMUM OF APPROVED ORGANICS AND ROTO TILL TO A DEPTH OF 6".
21. GRADE PLANTING BEDS AS TO ASSURE PROPER DRAINAGE AWAY FROM PLANT MATERIALS AND STRUCTURES.
22. INCORPORATE A COMPLETE SLOW RELEASE FERTILIZER BY TILLING.
23. INSTALL OTHER REQUIRED SOIL AMENDMENTS PER MANUFACTURER'S OR INDEPENDENT LAB'S RECOMMENDATIONS TO
24. ACHIEVE OPTIMAL PH LEVELS (5.5-6.5) WITHIN THREE (3) MONTHS OF PLANTING.
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27. SELECT AND MIX TESTING SAMPLES' LOCATIONS BASED ON LIKE PLANTING CONDITIONS AND AREA PROXIMITY .
28. ALL GRADING AND BED PREPARATION SHALL BE SUBJECT TO MORRIS-DEPEW ASSOCIATES, INC FINAL APPROVAL.
29. ANY REJECTED GRADING AND BED PREPARATION SHALL BE REMEDIED AT THE CONTRACTORS EXPENSE.

COMMERCIAL FERTILIZER.

1. FERTILIZERS SHALL BE UNIFORM IN COMPOSITION, DRY, AND FREE FLOWING AND DELIVERED TO THE SITE IN ORIGINAL UNOPENED BAGS BEARING ALL THE MANUFACTURER'S LABELS.
2. ALL FERTILIZER IS TO BE SLOW RELEASE AND COMPLETE WITH NECESSARY MICRONESIANS.
3. AFTER INSTALLATION, FERTILIZER SHALL BE CLEANED FROM ALL HARDSCAPES SURFACES AND WATERED IN THOROUGHLY PER MANUFACTURER'S SPECIFICATIONS.
4. TREES AND SHRUBS MIXTURE SHALL CONSIST OF A SLOW RELEASE THE FORMULATION OF THREE (3) PARTS NITROGEN TO ONE (1) PART PHOSPHOROUS TO TWO (2) PARTS POTASSIUM (3-1-2 RATIO) AT A RATE OF FOUR TO SIX (4-6) POUNDS PER ONE HUNDRED (100) SQUARE FEET.
5. ALL TREES AND SHRUBS SHALL BE FERTILIZED BI MONTHLY DURING THE GROWING SEASON AT A RATE OF FOUR TO SIX (4-6)
6. POUNDS PER ONE HUNDRED (100) SQUARE FEET OF BEDS / TREE CANOPY (THREE (3) FEET FORM BASE TO DRIPLINE) OR PER MANUFACTURE'S RECOMMENDATION.
7. SOD FERTILIZER SHALL BE TURF SPECIFIC FOR ESTABLISHING NEW LAWNS AND APPLIED PER MANUFACTURE'S RECOMMENDATION.
8. UPON ESTABLISHMENT, THE TURF SHALL BE FERTILIZED AT A RATE OF ONE (1) POUND OF ACTUAL NITROGEN PER THOUSAND (1000) SQUARE FEET OR PER MANUFACTURE'S RECOMMENDATION.
9. BAHIA TURF SHALL RECEIVE FERTILIZATION AT A HALF (1/2) RATE OF POUND OF ACTUAL NITROGEN PER THOUSAND (1000) SQUARE FEET OR PER MANUFACTURE'S RECOMMENDATIONS.
10. APPLY ONE HALF (1/2) POUND OF A PALM SPECIFIC ONE (1) PART NITROGEN TO ONE (1) PART POTASSIUM WITH THREE TENTHS (0.3) PARTS MAGNESIUM FERTILIZER FOR ALL ESTABLISHED PALMS PER TWO (2) OF HEIGHT OR PER MANUFACTURE'S
11. RECOMMENDATION.

MULCH.

1. MULCH MATERIAL SHALL BE FORESTRY RESOURCES VITA MULCH, OR AS SPECIFIED ON THE DRAWINGS, OR APPROVED SUBSTITUTE PRIOR TO PROCUREMENT BY RWA, INC IN WRITING.
2. MULCH MATERIAL SHALL BE UNIFORM, FREE FROM WEED SEEDS, AND CLEAN OF DEBRIS.
3. MULCH MATERIAL SHALL BE APPLIED UNIFORMLY TO A MINIMUM 3" SETTLED DEPTH AFTER WATERING IN.
4. A 12" MULCH ZONE SHALL BE MAINTAINED ALONG ENTIRE EDGE OF THE PLANTING BED.
5. MULCH SHALL NOT BE PLACED WITHIN 3" FROM SHRUB CROWNS AND 6" FROM TREE AND PALM TRUNKS.
6. SNAPSHOT OR APPROVED EQUAL IN WRITING BY MORRIS-DEPEW ASSOCIATES, INC PRIOR TO PROCUREMENT SHALL BE APPLIED PER MANUFACTURER'S RECOMMENDATIONS PRIOR TO INSTALLATION OF MULCH.
7. NO MULCH SHALL BE APPLIED TO ANY PLANTINGS LOCATED WITHIN A STORMWATER MANAGEMENT AREA.

SOD.

1. ALL SOD SHALL BE FLORATAM ST. AUGUSTINE UNLESS OTHERWISE STATED IN THESE PLANS.
2. ALL SOD SHALL MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETY TYPE.
3. ALL SOD SHALL BE HEALTHY, WEED-FREE, INSECT-FREE AND DISEASE FREE.
4. ALL SOD JOINTS SHALL BE STAGGERED IN A RUNNING BOND PATTERN, AND INSTALLED BUTT TIGHT TO MINIMIZE AIR GAPS.
5. THE GRADE SHALL BE SMOOTH, FREE OF DEBRIS, POSITIVELY DRAINED, AND MOIST PRIOR TO SOD INSTALLATION.
6. ALL SOD JOINTS SHALL BE STAGGERED IN A "RUNNING BOND" PATTERN.
7. GAPS BETWEEN THE JOINTS SHALL NOT BE ACCEPTED.
8. ALL CUT PIECES OF SOD LESS THAN ONE HALF (1/2) A PIECE SHALL BE INSTALLED BETWEEN TWO (2) FULL PIECES TO INCREASE SURVIVABILITY .
9. THE SOD SHALL BE ROLLED IN TWO (2) DIRECTIONS PERPENDICULAR FROM ONE ANOTHER AFTER INSTALLATION AND WATER APPLICATION TO ENSURE PROPER GROUND CONTACT.
10. IN AREAS WHERE A ROLLER CANNOT BE USED, HAND TAMPING SHALL BE REQUIRED.
11. SOD SHALL BE INSTALLED AND WATERED WITHIN 24 HOURS AFTER HARVESTING.
12. ANY SOD LEFT ON A PALLET LONGER THAN TWENTY FOUR HOURS SHALL BE REJECTED AT THE CONTRACTOR'S EXPENSE.
13. ALL SOD SHALL BE SUBJECT TO RWA, INC FINAL APPROVAL.
14. ANY REJECTED SOD SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.

REV #	REVISION	DRAWN	CHECKED	DATE

RWA ENGINEERING

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EB 7663 LB6952

DATE: JULY 2024
SCI: 34 TWP: 46 S RGE: 25 E
DESIGNED: JMM
DRAWN: JMM
HORIZ. SCALE (FULL): #####
HORIZ. SCALE (HALF): 1" = ########
VERT. SCALE (FULL): N/A
VERT. SCALE (HALF): N/A

CLIENT: THE VILLAGE OF ESTERO

TITLE: INSTALLATION NOTES

PROJECT: ESTERO ENTERTAINMENT DISTRICT

PROJECT NO.: 220047.00.01
FILE NAME: 220047 00 01 LA PERMIT PLANS
SHEET NUMBER: 11 OF 14

LANDSCAPE ARCHITECT'S SEAL:

JAMES M. MCCORD, RLA
FLORIDA LICENSE NO. 6666852

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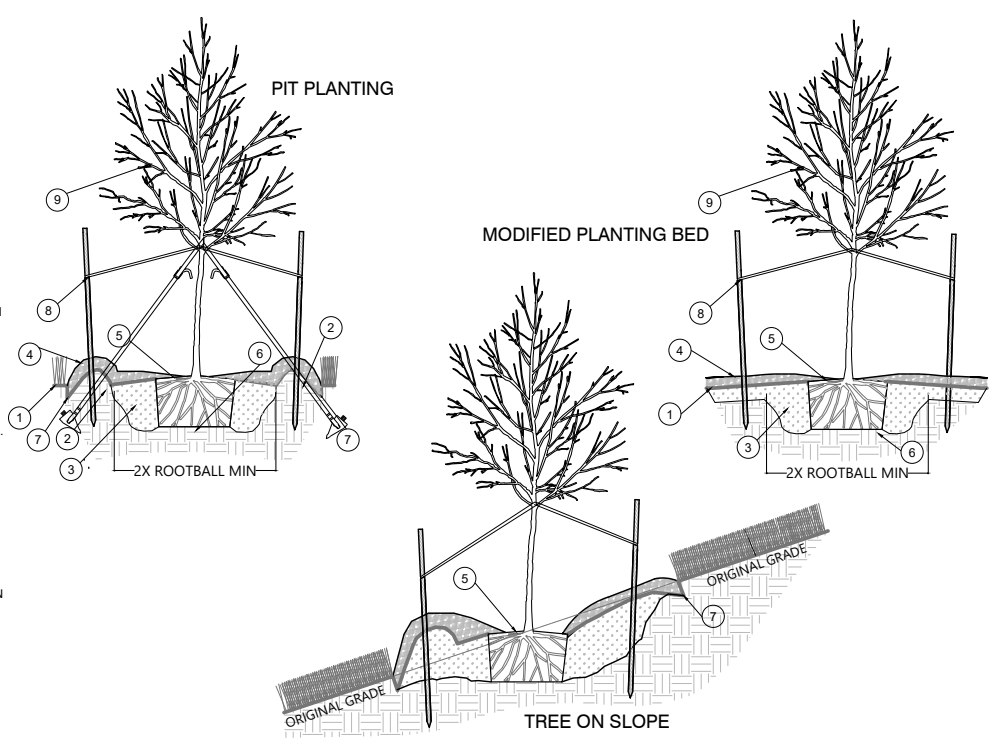
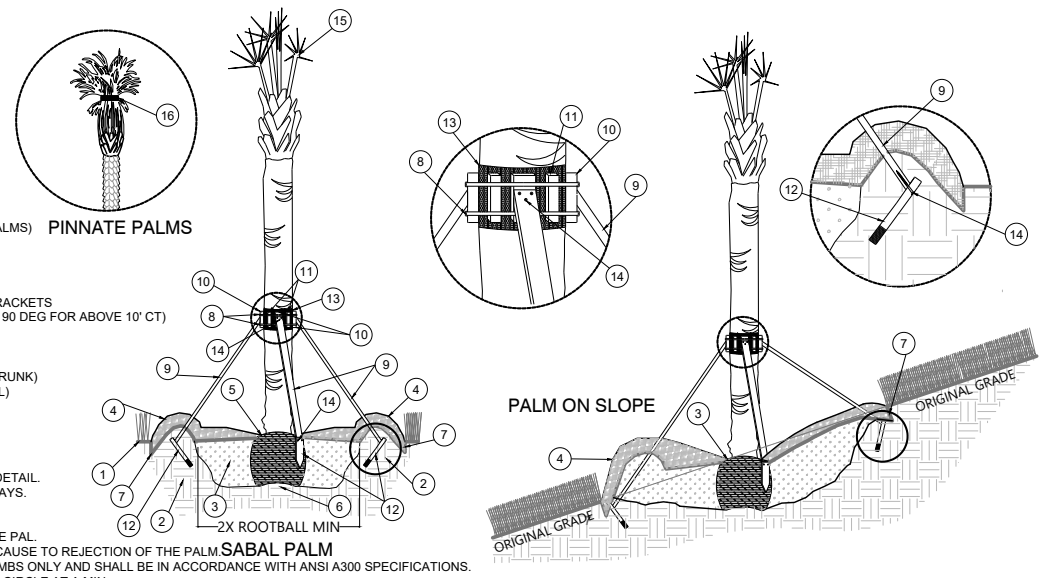


1. FINISH GRADE
2. 4" X 8" COMPACTED SOIL BASIN RING
3. MODIFIED SOIL BACKFILL (ONLY FOR CONTAINER GROWN TREES)
4. 3" MIN MULCH LAYER
5. ROOT BALL (MODIFY ACCORDINGLY)
6. UNDISTURBED / RE-COMPACTED SOIL BASE
7. BED EDGE TRENCH
8. TREE STAKES (SEE STAKING DETAIL)
9. TREE CROWN (SEE CROWN DETAILS)

NOTES:
SEE DRAWINGS FOR SPECIFIED SIZES, SPECIES AND GRADES.
ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004) AND FLORIDA GRADES AND STANDARDS FOR NURSERY STOCK.
TRUNK CALIPER MEASUREMENTS SHALL MEET FLORIDA GRADES AND STANDARDS FOR NURSERY STOCK.
PLANTING HOLE TO BE A MIN. OF 2X THE WIDTH OF ROOT BALL FOR AT LEAST THE FIRST 12" OF DEPTH AND DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH OR FILL AND COMPACT TO 90% RELATIVE COMPACTION.
THE PLANTING HOLE SUB-GRADE AND SIDES SHOULD BE SCARIFIED WHEN 15%+ CLAY SOILS EXIST.
THE TOP-MOST ROOTS SHOULD BE VISIBLE AT THE SURFACE OF THE ROOT BALL.
THE TREE TRUNK SHALL NOT BE USED FOR LIFTING / LEVERAGE. LIFT AND SET THE TREE BY ROOT BALL ONLY.
REMOVE BURLAP, WIRE AND STRAPS FROM THE UPPER 1/3 OF THE ROOT BALL AFTER THE TREE IS SET IN PLACE.
REMOVE ANY TRUNK WRAP REMAINING, CLOSE STAKING, GROW BAG, TAGS, AND TAGGING TAPE AT TIME OF PLANTING.
NO MULCH TO BE PLACED WITHIN 3" OF TRUNK WITH NO MORE THAN 1" OF MULCH PLACED UPON ROOT BALL
BACKFILL WITH CLEAN, MODIFIED, WELL-TILLED / BROKEN UP NATIVE SOIL AND ADD APPROPRIATE SOIL AMENDMENT BASED ON SOIL TESTING. DO NOT ADD BACKFILL AMENDMENTS FOR PIT PLANTED B&B TREES.
COMPACT BACKFILL TO MINIMIZE AIR POCKETS WITH EVERY 6" LIFTS OF FILL. DO NOT OVER COMPACT SOIL & SETTLE BACK FILL WITH WATERING IN. WATER TREE AFTER FULLY BACKFILLED.
ROOT BALL IS TO REST ON SOIL BASE AND TO BE INSTALLED 1"-2" ABOVE GRADE TO ALLOW FOR SETTLING.
FOR WET SOILS, INSTALL ROOT BALL HIGHER AND GRADE TO IT AS REQUIRED FOR PROPER OXYGEN INTAKE OF THE TREE.
INSTALL GRAVEL WELLS THROGH CONFINING LAYERS IF HOLE FAILS PECULATION TESTS.
CREATE A 6" BASIN RING AROUND ENTIRE OUTER EDGE OF TREE PIT, LOCATING THE INSIDE EDGE ALONG THE EXCAVATION AND COMPACT BASIN PRIOR TO MULCHING ON ALL SIDES TO RETAIN WATER.
FOR SLOPED PLANTINGS, ORIGINAL SLOPE SHOULD PASS THROUGH THE POINT WHERE THE TRUNK BASE MEETS SUBSTRATE/SOIL.
PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
CORRECT TREE CROWN AND ROOT BALL AS REQUIRED FOR PROPER CANOPY GROWTH AND ROOT DEVELOPMENT.
STAKE / GUY TREE ACCORDING TO APPROPRIATE DETAIL.

1 TREE INSTALLATION

URBAN TREE FOUNDATION © 2014



1. FINISH GRADE
2. UNDISTURBED OR 90% TO 95% COMPACTED SOIL
3. MODIFIED SOIL BACKFILL (ONLY FOR CONTAINER GROWN PALMS)
4. 3" MIN MULCH LAYER
5. ROOT BALL (MODIFY ACCORDINGLY)
6. RE-COMPACTED SOIL BASE
7. BED EDGE TRENCH
8. STAINLESS STEEL MOUNTING STRAPS WITH ADJUSTABLE BRACKETS
9. 2" X 4" BRACE (3 MIN @ 120 DEG FOR UP TO 10' CT & 4 MIN @ 90 DEG FOR ABOVE 10' CT)
10. 2" X 4" BATTEN (1 PER BRACE ATTACHED WITH SCREWS)
11. 1" X 2" BATTEN (# AS NECESSARY)
12. 2" X 4" STAKE (1 PER BRACE ATTACHED WITH SCREWS)
13. NATURAL BURLAP (3 LAYERS MIN BETWEEN BATTENS AND TRUNK)
14. EXTERIOR DECK SCREWS (OR STAINLESS STEEL SHANK NAIL)
15. HURRICANE CUT
16. NATURAL JUTE ROPE TO TIE FRONDS

NOTES:
SEE DRAWINGS FOR SPECIFIED SIZES, SPECIES AND GRADES.
BRACE PALM ACCORDING TO APPROPRIATE STAKING / GUYING DETAIL.
BRACE LOCATIONS SHALL NOT INTERFERE WITH PEDESTRIAN WAYS.
BRACES TO BE REMOVED WITHIN 1 YEAR OF INSTALLATION.
NO BURNT PALMS WILL BE ACCEPTED.
DO NOT SCREW (OR TOE NAIL) BATTENS INTO THE TRUNK OF THE PAL.
ANY TRUNK DAMAGE CAUSED BY NAILS OR SCREWS WILL GIVE CAUSE TO REJECTION OF THE PALM.
PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
NO FEATHER DUSTER PRUNING, FRONDS SHOULD MAKE A HALF CIRCLE AT A MIN.
HURRICANE CUT ALL SABAL PALMS
PALM STAKES TO BE PLACED BELOW GRADE TO NECESSARY DEPTH DETERMINED BY SOIL STRUCTURE TO PROVIDE PROPER STABILIZATION.
PLACE BATTENS AND INSTALL ENOUGH BATTENS AS REQUIRED FOR BAND NOT TO COME INTO DIRECT CONTACT WITH TRUNK.
THE TOP-MOST ROOTS SHOULD BE VISIBLE AT THE SURFACE OF THE ROOT BALL.

3 PALM TREE INSTALLATION / BRACING

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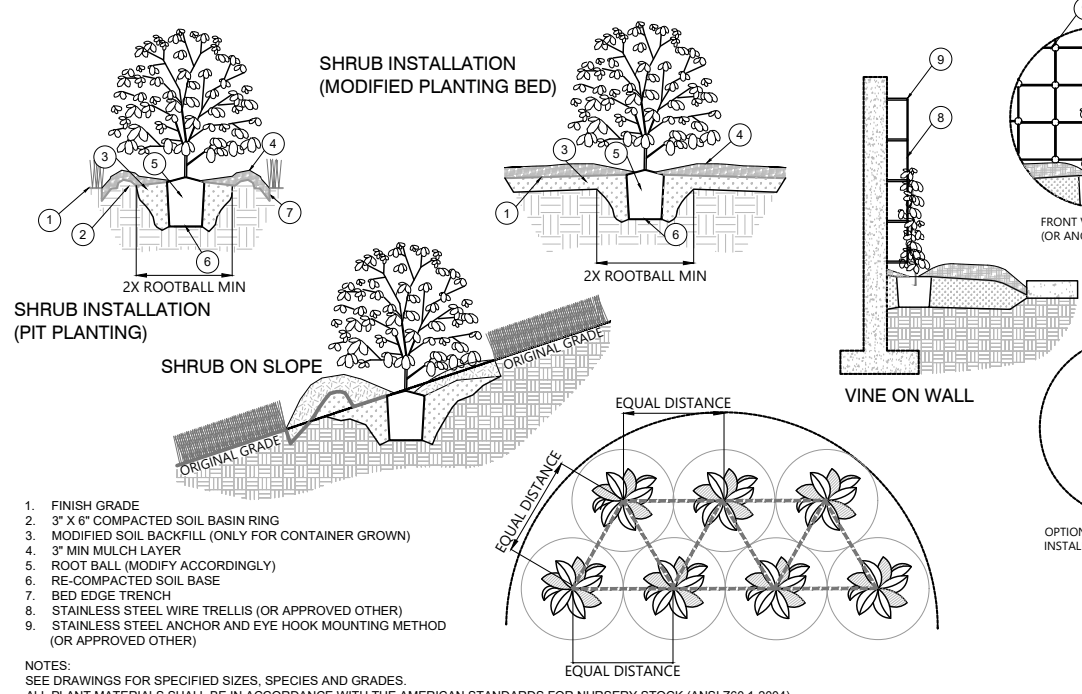

1. FINISH GRADE
2. 3" X 6" COMPACTED SOIL BASIN RING
3. MODIFIED SOIL BACKFILL (ONLY FOR CONTAINER GROWN)
4. 3" MIN MULCH LAYER
5. ROOT BALL (MODIFY ACCORDINGLY)
6. RE-COMPACTED SOIL BASE
7. BED EDGE TRENCH
8. STAINLESS STEEL WIRE TRELLIS (OR APPROVED OTHER)
9. STAINLESS STEEL ANCHOR AND EYE HOOK MOUNTING METHOD (OR APPROVED OTHER)

NOTES:
SEE DRAWINGS FOR SPECIFIED SIZES, SPECIES AND GRADES.
ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004).
PLANTING HOLE TO BE A MIN. OF 2X THE WIDTH OF ROOT BALL FOR AT LEAST THE FIRST 12" OF DEPTH AND DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH. ROOT BALL IS TO REST ON SOIL BASE THAT IS TO BE COMPACTED TO 90% RELATIVE COMPACTION.
THE PLANTING HOLE THE SUB-GRADE AND SIDES SHOULD BE SCARIFIED WHEN PLANTING IN 15% OR MORE CLAY SOILS.
LIFT AND SET THE SHRUB BY ROOT BALL / CONTAINER ONLY, DO NOT LIFT VIA TRUNK.
IF B&B, PLACE SHRUB IN PLANTING HOLE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/3 OF THE ROOT BALL.
FOR CONTAINER STOCK, AMEND ROOT BALL AS REQUIRED FOR PROPER GROWTH AND ROOT DEVELOPMENT AND MIX WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL FOR B&B SHRUBS. USE CLEAN BACKFILL AND APPROPRIATE SOIL AMENDMENT BASED ON SOIL TESTING.
PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
REMOVE ANY NURSERY TAGS, AND TAGGING TAPE AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.
LIGHTLY COMPACT TO MINIMIZE AIR POCKETS EVERY 6" LIFTS OF FILL, DO NOT OVER COMPACT SOIL & SETTLE BACK FILL WITH WATERING IN.
ROOT BALL TO BE INSTALLED 1"-2" ABOVE GRADE TO ALLOW FOR SETTLING. FOR WET SOILS, INSTALL ROOT BALL HIGHER AND GRADE TO IT AS REQUIRED FOR PROPER OXYGEN INTAKE OF THE SHRUB.
FOR SLOPED PLANTINGS, ORIGINAL SLOPE SHOULD PASS THROUGH THE POINT WHERE THE TRUNK BASE MEETS SUBSTRATE/SOIL.
LOCATE INSIDE OF BASIN RING TO OUTER EDGE OF TREE PIT AND COMPACT IT ON ALL SIDES TO RETAIN WATER.
NO MULCH TO BE INSTALLED WITHIN 3" OF TRUNK.
NO MORE THAN 1" OF MULCH TO BE INSTALLED UPON ROOT BALL OF SHRUB.

2 SHRUB & VINE INSTALLATION

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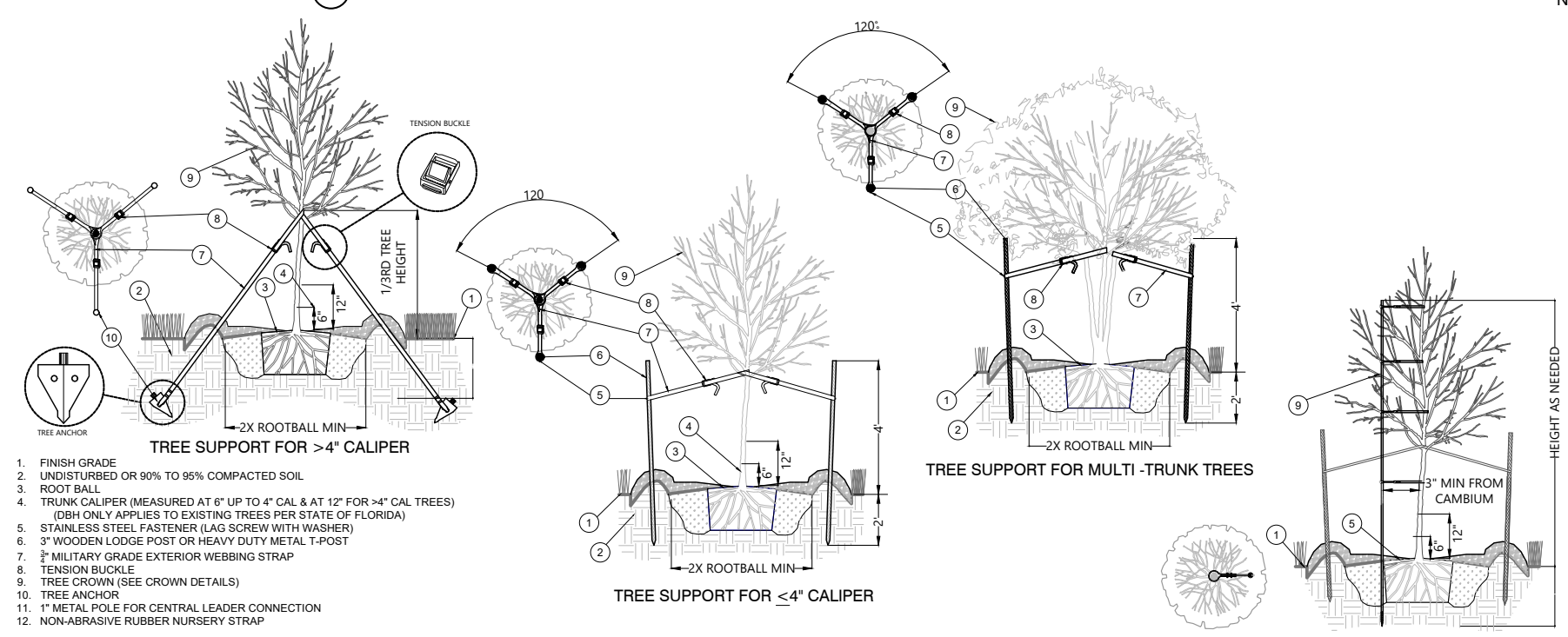

1. FINISH GRADE
2. UNDISTURBED OR 90% TO 95% COMPACTED SOIL
3. ROOT BALL
4. TRUNK CALIPER (MEASURED AT 6" UP TO 4" CAL & AT 12" FOR >4" CAL TREES) (DBH ONLY APPLIES TO EXISTING TREES PER STATE OF FLORIDA)
5. STAINLESS STEEL FASTENER (LAG SCREW WITH WASHER)
6. 3" WOODEN LODGE POST OR HEAVY DUTY METAL T-POST
7. ¾" MILITARY GRADE EXTERIOR WEBBING STRAP
8. TENSION BUCKLE
9. TREE CROWN (SEE CROWN DETAILS)
10. TREE ANCHOR
11. 1" METAL POLE FOR CENTRAL LEADER CONNECTION
12. NON-ABRASIVE RUBBER NURSERY STRAP

NOTES:
SEE DRAWINGS FOR SPECIFIED SIZES, SPECIES AND GRADES.
STAKE TREE ACCORDING TO APPROPRIATE STAKING / GUYING DETAIL. STAKE LOCATIONS SHALL NOT INTERFERE WITH PERMANENT BRANCHES. STAKES TO BE REMOVED WITHIN 1 YEAR OF INSTALLATION.
REMOVE ANY CLOSE STAKING FROM NURSERY. IF CENTRAL LEADER NEEDS CORRECTION, IT IS ACCEPTABLE TO MOVE STAKE OR RE-STAKE WITH A METAL POLE TO THE CENTRAL LEADER AND TRUNK WITH A MIN GAP OF 3" FROM CAMBIUM TO ALLOW FOR PROPER CELL FORMATION
1" DIAM SINGLE METAL STAKE WITH METAL ARM BAR SECURED TO STAKE AND RUBBER STRAP AROUND TRUNK. HEIGHT OF ARM BAR SHALL VARY PER TREE. CONTRACTOR TO ADJUST AS NEEDED TO HOLD TREE ERECT. USE NON - ABRASIVE RUBBER TIES.
PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
AMEND TREE CROWN AND ROOT BALL AS REQUIRED FOR PROPER CANOPY GROWTH AND ROOT DEVELOPMENT.
TREE ANCHOR DRIVEN BELOW GRADE TO NECESSARY DEPTH DETERMINED BY SOIL STRUCTURE. (1.5' - 2.5' FEET AS NECESSARY)
INSTALL A TENSION BUCKLE ON EACH STRAP. LOOP LOOSE END OF WEBBING AROUND LEADING BRANCH OF TREE. TIE 1/2 KNOT ONTO BACKSIDE OF BUCKLE. PULL BUCKLE TOWARDS TREE ANCHOR TO TENSION LINE.
START STAKING OR GUYING BY PLACING FIST STAKE / ANCHOR ON THE SIDE OF THE PREVAILING WIND PREVAILING WIND.
INSTALL CORRECTIVE STAKE A MIN OF 3" AWAY FROM THE CAMBIUM. STAKES AND ANCHORS TO BE INSTALLED IN UNDISTURBED SOIL. .
WOOD STAKES, METAL T-POSTS, AND TREE ANCHORS ARE TO BE DRIVEN INTO UNDISTURBED SOIL A MINIMUM OF 1.5' TO 2.5' . PLACE STAKES IN TREE BASIN. METAL T-POSTS TO BE PAINTED FLAT BLACK. SPACE STAKES / ANCHORS (3 MIN) EQUALLY AROUND THE TREE AT120 DEGREES OC.
ATTACH 3/4" WEBBING TO CONNECT THE TREE TO STAKES AND ANCHORS. ATTACH WEBBING AT 1/3 THE TREE HEIGHT. USE A STAINLESS STEEL FASTENER TO SECURE WEBBING TO WOOD STAKES. MULTI-TRUNK TREES WILL HAVE ONE WEBBING BAND PER TRUNK IF 3 OR MORE APPROPRIATELY SIZED TRUNKS EXIST.
FOR UP TO 4" CALIPER TREES (3) POLYPROPYLENE GUYLINES 3/4" X 12'=800 LB TEST, OLIVE DRAB, UV RESISTANT (3) NICKEL PLATED SPRING CAM-LOCK TENSION CLIPS FOR UP TO 7" CALIPER TREES (4) POLYPROPYLENE/POLYESTER GUYLINES 1" X 12'=1,000 LB TEST, OLIVE DRAB, UV RESISTANT (4) 1-1/4" NICKEL PLATED, NON-RUSTING SPRING CAM-LOCK TENSION CLIPS (1,500 LB BREAK STRENGTH) (4) ALUMINUM TREE ANCHORS FOR ANY SOIL TYPE

4 TREE STAKING / GUYING

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DESIGNED: JMM — DRAWN: JMM
HORIZ. SCALE (FULL): ###### — HORIZ. SCALE (HALF): 1" = #######' — VERT. SCALE (FULL): N/A — VERT. SCALE (HALF): N/A

CLIENT: THE VILLAGE OF ESTERO
TITLE: INSTALLATION DETAILS DETAILS
PROJECT: ESTERO ENTERTAINMENT DISTRICT
PROJECT NO.: 220047.00.01 — FILE NAME: 220047 00 01 LA PERMIT PLANS — SHEET NUMBER: 12 OF 14

LANDSCAPE ARCHITECT'S SEAL:
REGISTERED LANDSCAPE ARCHITECT JAMES M. McCORD LA 6666882 STATE OF FLORIDA
JAMES M. MCCORD, RLA
FLORIDA LICENSE NO. 6666882

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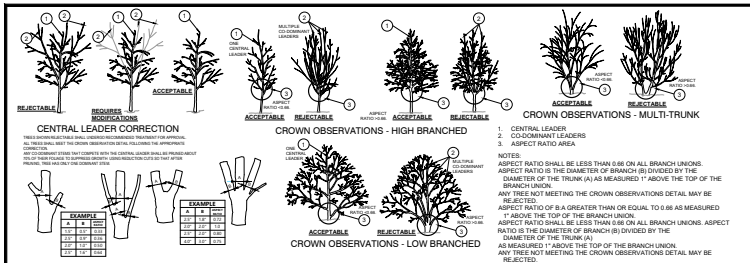

1 TREE CANOPY OBSERVATIONS / CORRECTION DURING INSTALLATION

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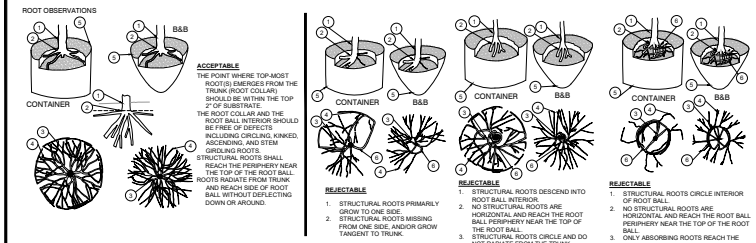

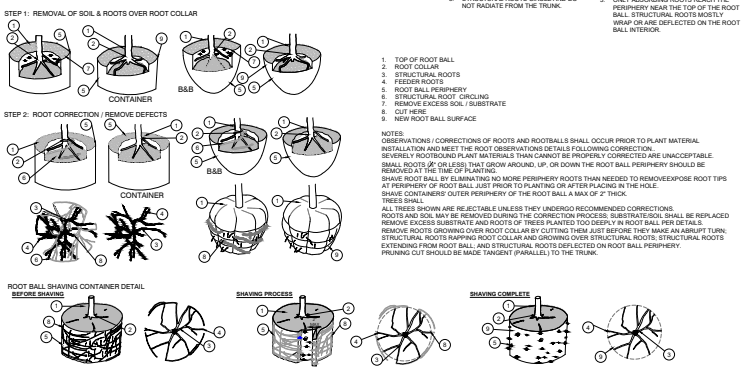

2 ROOT OBSERVATIONS / CORRECTIONS

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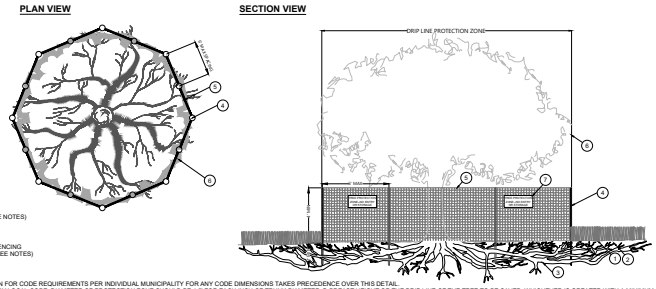

3 TREE PROTECTION DURING CONSTRUCTION

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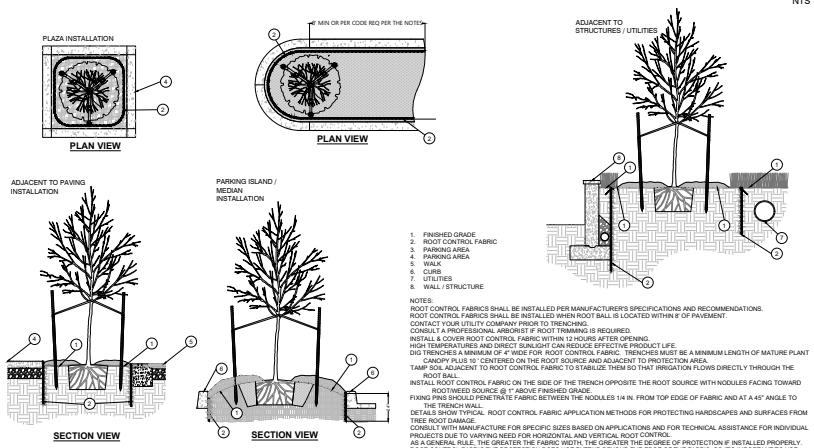

4 ROOT CONTROL FABRIC

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VERT. SCALE (HALF): N/A

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PROJECT: ESTERO ENTERTAINMENT DISTRICT

PROJECT NO.: 220047.00.01
FILE NAME: 220047 00 01 LA PERMIT PLANS
SHEET NUMBER: 13 OF 14

LANDSCAPE ARCHITECT'S SEAL:
JAMES M. MCCORD, RLA
FLORIDA LICENSE NO. 6666882

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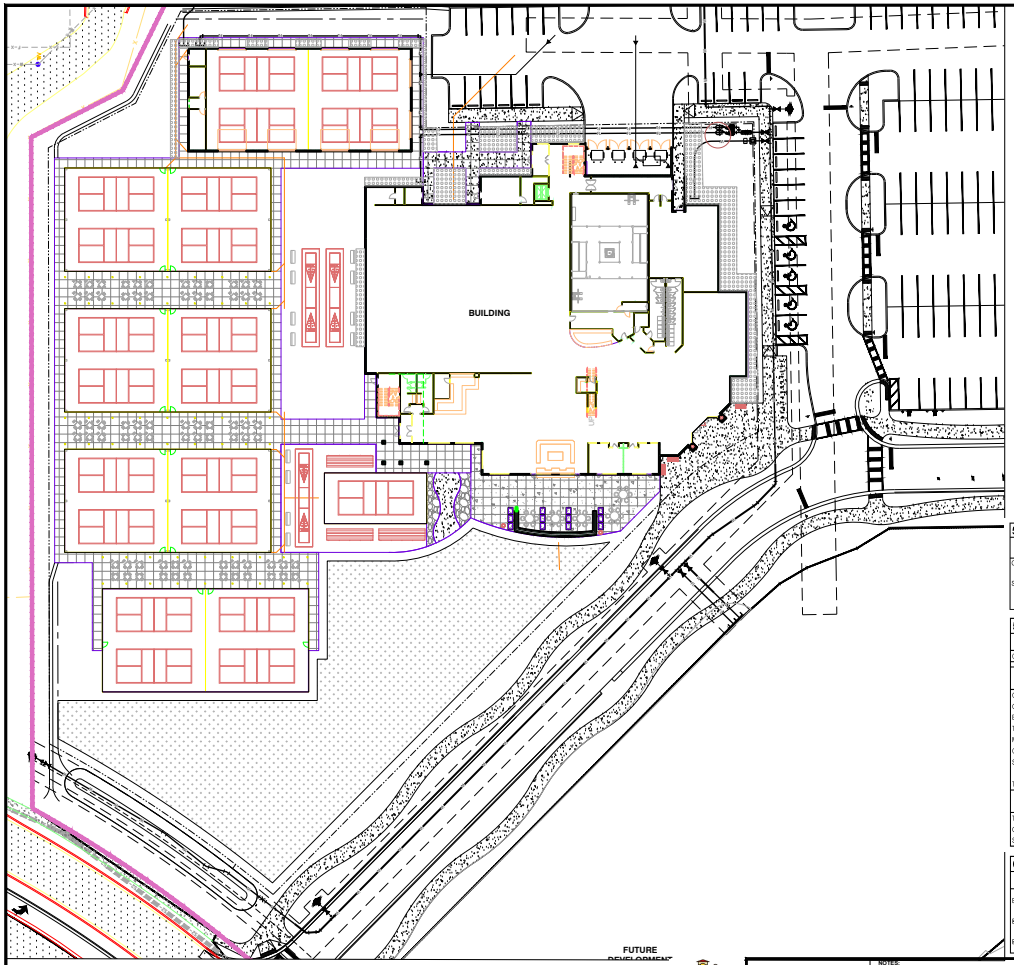

5-403.B PLANT MATERIALS STANDARDS REQUIREMENTS

PLANT MATERIAL TYPE	TOTAL REQUIRED	NATIVE REQUIREMENTS %	NATIVE REQUIRED	REQUIRED / GAL PLANTS PROVIDED	% PROVIDED
CODE TREES			NA		
SHRUBS	338 SHRUBS				
NATIVE REQUIRED		50%	169 SHRUBS		
NATIVE PROVIDED				169 SHRUBS	50%

5-407 BUILDING PERIMETER PLANTING REQUIREMENTS

PROJECT INFORMATION	TYPE OF COMMECIAL ELEMENT	PLANTING REQUIREMENTS STANDARD	ENLARGED +5%
COMMERCIAL COMPONENT	COMMERCIAL	REQUIRED	NA

BUILDING PERIMETER PLANTING AREA INFORMATION	AREA	MIN. REQUIRED %	MIN. REQUIRED AREA SQ FT	PROVIDED AREA SQ FT	PROVIDED %
GROUND FLOOR BUILDING AREA (MAIN)	33548 SF				
GROUND FLOOR BUILDING AREA (COURTS)	7977 SF				
BUILDING PERIMETER PLANTING AREA		10%	4153	4341 SF	13%
TURFGRASS AREA PROPOSED		10%	0	0 SF	
MAX. TURFGRASS AREA ALLOWABLE	415 SF			0 SF	0%
GROUNDCOVER AREAS PROPOSED		30%	1661	1302 SF	4%
SHRUB AREAS PROPOSED		60%	2492	3039 SF	9%
TOTAL BUILDING PERIMETER PLANTING AREA PROVIDED				4341 SF	13%

BUILDING PERIMETER PLANTING REQUIREMENTS	SPACING	PLANT AREA PROVIDED	PLANT MATERIALS & TURF MIN. REQUIRED	PROVIDED
TURFGRASS	NA	0 SF	NA	0
GROUNDCOVER	2' OC	1302 SF	326 PLANTS	326 PLANTS
SHRUBS	3' OC	3039 SF	338 SHRUBS	338 SHRUBS

SHRUB LIST

BOTANICAL / COMMON NAME	ROOTBALL SIZE	NATIVE	SPACING
ACALYPHA WILKESIANA COPPERLEAF	7 GAL., 36" OA	NO	
VIBURNUM OBOVATUM WALTER'S VIBURNUM	7 GAL., 36" OA	YES	
BOUGAINVILLEA 'BALHOLBITTE PINK' BALHOLBITTE PINK BOUGAINVILLEA	3 GAL., 18" OA	NO	
CAPPARIS CYNOPHALLOPHORA JAMAICA CAPER	15 GAL., 60" OA	YES	
CARYOTA MITIS 'IDACO 'RED TIP' RED TIP CLUSTERPALM	7 GAL., 24" OA	YES	
CLUSIA GUTTIFERAE SMALL LEAF CLUSIA	7 GAL., 36" OA	YES	
COCCOLOBA UVIFERA SEA GRAPE	15 GAL., 60" OA	YES	
CODIAEUM VARIEGATUM 'MAMMY' MAMMY CROTON	7 GAL., 36" OA	NO	
CONOCARPUS ERECTUS SERICEUS SILVER BUTTONWOOD	3 GAL., 18" OA	YES	
CRINUM AUGUSTUM 'QUEEN EMMA' QUEEN EMMA CRINUM LILY	15 GAL., 60" OA	NO	
HAMELIA PATENS 'COMPACTA' DWARF FIREBUSH	7 GAL., 24" OA	YES	
HEDYCHIUM CORONARIUM WHITE GINGER LILY	3 GAL., 18" OA	YES	
RAPHIOLEPIS INDICA 'ALBA' WHITE INDIAN HAWTHORN	3 GAL., 12" OA	NO	
STRELITZIA REGINAE ORANGE BIRD OF PARADISE	7 GAL., 36" OA	NO	
ZAMIA PUMILA COONTIE	3 GAL., 12" OA	YES	
ARACHIS GLABRATA 'GOLDEN GLORY' GOLDEN GLORY PERENIAL PEANUT	4" POT	NO	@ 18" OC
CANISSIA MACRACANTHA EMERALD BLANKET CARISSA	3 GAL., 9" OA	NO	@ 24" OC
DYCHONDRA 'SILVER FALLS' WHITE AFRICAN IRIS	1 GAL., 12" OA	NO	@ 36" OC
HYMENOCALLIS LATIFOLIA SPIDERLILY	3 GAL., 12" OA	YES	@ 24" OC
LIRIOPE MUSCARI 'EMERALD GODDESS' EMERALD GODDESS LIRIOPE	4" POT	NO	@ 18" OC
MIMOSA STRIGILLOSA SUNSHINE MIMOSA	4" POT	YES	@ 18" OC
MUHLENBERGIA CAPILLARIS MUHLY GRASS	1 GAL., 12" OA	YES	@ 36" OC
SPARTINA BAKERI SAND CORDGRASS	1 GAL., 12" OA	YES	@ 36" OC
TRIPHACUM FLORIDANUM DWARF FAKAHATCHEE	1 GAL., 12" OA	YES	@ 36" OC
PASPALUM NOTATUM			

NOTE:
1. 50% OF SHRUBS SHALL BE NATIVE AND CHOSEN FROM LIST OR VOE APPROVED SPECIES

CODE REQUIREMENTS LEGEND

CODE REQUIRED TREE	SYMBOL	CODE REQUIRED TREE	SYMBOL	CODE REQUIRED TREE	HATCH	CODE REQUIRED PLANTING AREA	HATCH
BUFFER TREE	B	GENERAL TREE	G	BUFFER AREA		LITTORAL PLANTING AREA	
~~BUILDING PERIMETER TREE~~	~~BP~~	INTERNAL / PARKING / VUE TREE	P	BUILDING PERIMETER AREA		OPEN SPACE AREA	
~~DEEP LAKE TREE~~	~~DL~~	STREET TREE	S	INTERNAL / PARKING / VUE AREA		PERIMETER PLANTING AREA	

NOTES:
1. ALL SIZES ARE **MINIMUMS**. HEIGHT, SPREAD, CALIPER TAKE PRECEDENCE OVER CONTAINER SIZE.
2. QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR TO VERIFY PRIOR TO BIDDING.
3. CONTRACTOR IS REQUIRED TO NOTIFY RWA, INC OF ANY / ALL CONFLICTS WITH PLANS & SITE CONDITIONS PRIOR TO INSTALLATION.
4. ALL CHANGES REQUIRE PRIOR APPROVAL FROM RWA, INC. ANY DEVIATIONS TO THE PLANS WITHOUT APPROVAL SHALL BE AT THE CONTRACTORS EXPENSE TO RECTIFY.
5. CONTRACTOR TO PROVIDE ACCURATE AS-BUILTS FOR APPROVED MODIFICATIONS TO THESE PLANS.

Village of ESTERO

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SCALE: 1" = 30'

LANDSCAPE ARCHITECT'S SEAL: LA 0001555 STATE OF FLORIDA

JAMES M. MCCORD, RLA
FLORIDA LICENSE NO. 6666882

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

REV #	REVISION	DRAWN	CHECKED	DATE

DATE: JULY 2024
SEC 34 TWP 46 S RGE 25 E
DESIGNED: JMM
DRAWN: JMM
HORIZ. SCALE (FULL): #####
HORIZ. SCALE (HALF): 1" = #######
VERT. SCALE (FULL): N/A
VERT. SCALE (HALF): N/A

CLIENT: THE VILLAGE OF ESTERO

TITLE: HIGH 5 PERTMIT PLANTING PLAN

PROJECT: ESTERO ENTERTAINMENT DISTRICT

PROJECT NO.: 220047.00.01
FILE NAME: 220047 00 01 LA PERMIT PLANS
SHEET NUMBER: 14 OF 14

August 21, 2024 10:29 AM K:\2020\220047.00.01 Estero Entertainment District\LA\CD Landscape Architecture Final Plans\220047.00.01 LA PERMIT PLANS.dwg

LEGAL DESCRIPTION

(INSTRUMENT NUMBER 2020000157142)

LOT 16, BLOCK 'C', FLORIDA GULF LAND COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, AT PAGE 59 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LESS AND EXCEPT THOSE PORTIONS OF LAND AS DESCRIBED IN THAT CERTAIN DEED RECORDED IN O.R. BOOK 4477, PAGE 2118, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE, PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN A PORTION OF LOT 16, BLOCK C, FLORIDA GULF LAND COMPANY'S SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 59 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 16, BLOCK C, FLORIDA GULF LAND COMPANY'S SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 59 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THENCE RUN N.01°09'58"W., ALONG THE WEST LINE OF SAID LOT 16, FOR A DISTANCE OF 1,216.21 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE N.01°09'58"W., ALONG THE WEST LINE OF SAID LOT 16, FOR A DISTANCE OF 107.34 FEET TO THE NORTHWEST CORNER OF SAID LOT 16; THENCE RUN N.89°53'56"E., ALONG THE NORTH LINE OF SAID LOT 16, FOR A DISTANCE OF 92.67 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS N.55°57'45"W., A DISTANCE OF 666.00 FEET THEREFROM; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 666.00 FEET, THROUGH A CENTRAL ANGLE OF 12°36'34", SUBTENDED BY A CHORD OF 140.50 FEET AT A BEARING OF S.40°03'32"W., FOR A DISTANCE OF 140.76 FEET TO THE POINT OF BEGINNING.

AND

LESS AND EXCEPT THOSE PORTIONS OF LAND AS DESCRIBED IN THAT CERTAIN DEED RECORDED IN O.R. BOOK 4565, PAGE 495, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE, PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN A PORTION OF LOT 16, BLOCK C, FLORIDA GULF LAND COMPANY'S SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 59 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 16, BLOCK C, FLORIDA GULF LAND COMPANY'S SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 59 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N.01°09'58"W., ALONG THE WEST LINE OF SAID LOT 16, FOR A DISTANCE OF 1,087.00 FEET, TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE N.01°09'58"W., ALONG THE WEST LINE OF SAID LOT 16, FOR A DISTANCE OF 236.55 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 16; THENCE RUN N.89°53'56"E., ALONG THE NORTH LINE OF SAID LOT 16, FOR A DISTANCE OF 210.06 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS N.60°53'46"W., A DISTANCE OF 766.00 FEET THEREFROM; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 766.00 FEET, THROUGH A CENTRAL ANGLE OF 23°36'36", SUBTENDED BY A CHORD OF 313.42 FEET AT A BEARING OF S.40°54'32"W., FOR A DISTANCE OF 315.65 FEET TO THE POINT OF BEGINNING.

ALONG WITH

(INSTRUMENT NUMBER 2022000223650)

LOT 15, BLOCK "C" FLORIDA GULF LAND COMPANY'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 59, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LESS AND EXCEPT THAT PART CONVEYED TO LEE COUNTY DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF SAID LOT 15, BLOCK C, RUN THENCE WEST ALONG THE NORTH LINE OF SAID LOT FOR 80 FEET, THENCE S 27 DEGREES 04 MINUTES 47 SECONDS E FOR 60 FEET; THENCE RUNS 63 DEGREES 53 MINUTES 17 SECONDS E FOR 60.00 FEET TO THE EASTERLY LINE OF SAID LOT 15, BLOCK C; THENCE RUN N O DEGREES 51 MINUTES 10 SECONDS W FOR 80.00 FEET TO THE NORTHEAST CORNER OF LOT 15, BLOCK C AND THE POINT OF BEGINNING.

(INSTRUMENT NUMBER 2008000026181)

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33 AND LOCATED EASTERLY OF THE SEABOARD COASTLINE RAILROAD RIGHT-OF-WAY, A 130.00 FOOT WIDE RIGHT-OF-WAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA- THENCE RUN N.01°09'58"W., ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 39.19 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD, THE SAME BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN N.10°29'23"W., ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID SEABOARD COASTLINE RAILROAD, FOR A DISTANCE OF 966.85 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PROPOSED SANDY LANE AS DESCRIBED IN O.R. BOOK 4565 PAGE 828 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N.59°44'39"E., ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PROPOSED SANDY LANE, FOR A DISTANCE OF 52.76 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE. CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PROPOSED SANDY LANE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 766.00 FEET, THROUGH A CENTRAL ANGLE OF 07°01'49", SUBTENDED BY A CHORD OF 93.93 FEET AT A BEARING OF N.56°14'44"E., FOR A DISTANCE OF 94.00 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE RUN S.01°09'58"E., ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1,047.82 FEET, TO THE POINT OF BEGINNING.

PROPERTY ZONING INFO

COMMERCIAL (CPD)

PROPERTY IDENTIFICATION

FOLIO NO.
10275771, 10275780
INSTRUMENT NUMBER 2022000223650

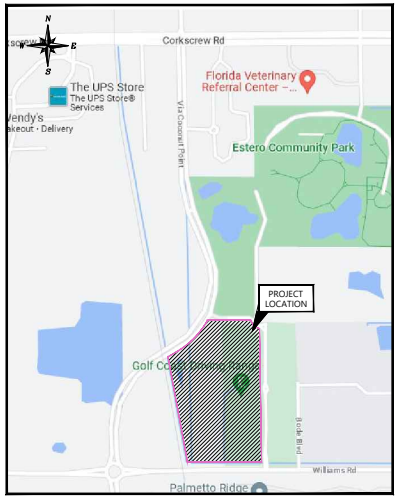
BUILDING INFORMATION

PHOTOMETRIC DEVELOPMENT ORDER PLANS FOR

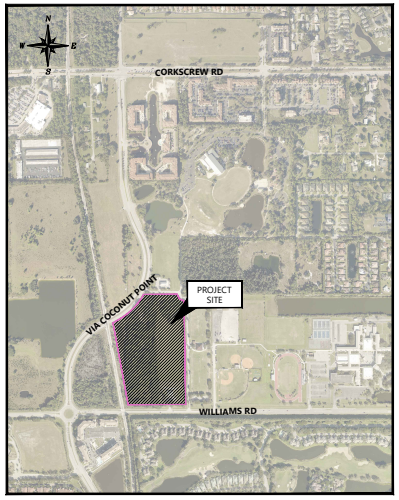
ESTERO ENTERTAINMENT DISTRICT

PART OF SECTION 34, TOWNSHIP 46 S, RANGE 25 E,
LEE COUNTY COUNTY, FLORIDA

PREPARED FOR/OWNED BY:
THE VILLAGE OF ESTERO
9401 CORKSCREW PALMS CIR
ESTERO, FL 33928
(239) 221-5036



PROJECT LOCATION
N.T.S.



PROJECT SITE
1"=600'

SHEET INDEX

Sheet Number	Sheet Title
01	COVER SHEET
02	LIGHTING MASTER PLAN
03	LIGHTING PLAN
04	LIGHTING PLAN
05	LIGHTING PLAN
06	LIGHTING PLAN
07	CYCLONE SPECIFICATIONS
08	LITHONIA SPECIFICATIONS

Village of ESTERO

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CID, CIC, CLIA

REVISIONS

No.:	DATE:	DESCRIPTION:	APPROVED:

RWA ENGINEERING

6610 Willow Park Drive
Suite 200
Naples, FL 34109

12800 University Drive
Suite 175
Fort Myers, FL 33907

19790 Wellen Park Blvd
Suite 204
Venice, FL 34293

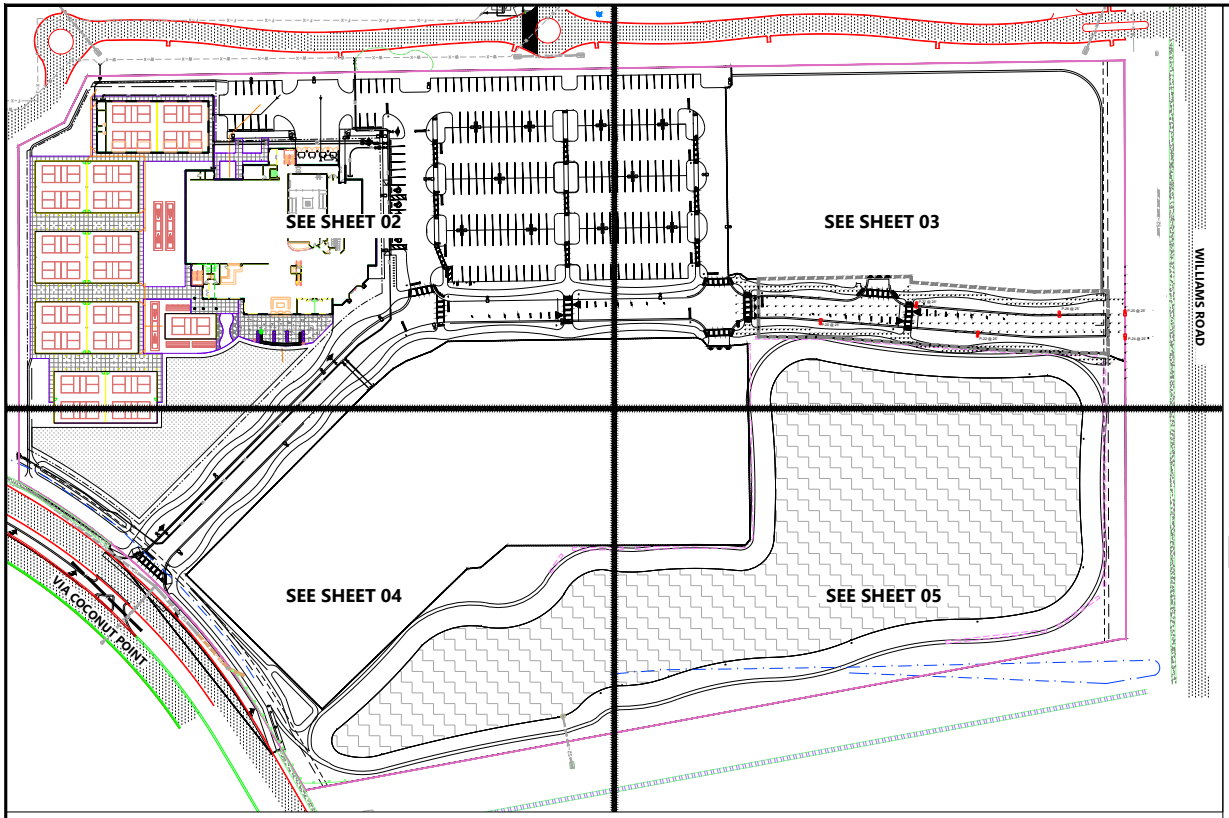
Office: (239) 597-0575
Fax: (239) 597-0578
WWW.COMPLETE-RWA.COM
Florida Certificates of Authorization
EB 7663 LB 6952

PROFESSIONAL OF RECORD'S SEAL:

JAMES M. MCCORD, REGISTERED IN FLORIDA
LICENSE NO. 0082785 E. KEY
STATE OF FLORIDA BUSINESS
CERTIFICATE NO. EB-0007663

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DATE:	PROJECT No.:	SHEET No.:
JULY 2024	220047.00.01	01 OF 08



LUMINAIRE STATISTICS

CALCULATION ZONE	SYMBOL	AVG	MAX	MIN	AVG / MIN RATIO
PEDESTRIAN WALK PH 1	+	2.3 FC	6.6 FC	1.0 FC	2.6:1
PARKING PH 1	+	2.6 FC	5.7 FC	0.8 FC	3.3:1
ROAD PH 1	+	2.9 FC	6.2 FC	0.8 FC	3.6:1
PROPERTY LINE PH 1 (LESS ROAD)	+	0.2 FC	0.5 FC	0.0 FC	NA

LUMINAIRE SCHEDULE

SYMBOL	LABEL	QUAN	SPECIFICATIONS	LUMENS	LLF	WATTS
	P	11	CYCLONE LIGHTING CY55P1A-FGC-T5-P110-30K DOMA PENDANT	21000	1	198.9
	C	4	LITHONIA LIGHTING DSX0 LED P1 30K 70CRI T1S D-SERIES SIZE 0 AREA LUMINAIRE P1 3000K 70 CCT 70 CRI TYPE 1 SHORT	4906	1	99.63
	G	6	LITHONIA LIGHTING DSX0 LED P1 30K 70CRI T1S D-SERIES SIZE 0 AREA LUMINAIRE P1 3000K 70 CCT 70 CRI TYPE 1 SHORT	4906	1	132.84
	I	9	LITHONIA LIGHTING DSX0 LED P1 30K 70CRI T1S D-SERIES SIZE 0 AREA LUMINAIRE P1 3000K 70 CCT 70 CRI TYPE 1 SHORT	4906	1	33.21
	J	2	LITHONIA LIGHTING DSX0 LED P1 30K 70CRI T1S D-SERIES SIZE 0 AREA LUMINAIRE P1 3000K 70 CCT 70 CRI TYPE 1 SHORT	4906	1	66.42
	A	5	LITHONIA LIGHTING DSX0 LED P1 30K 70CRI TFTM EGS D-SERIES SIZE 0 AREA LUMINAIRE P1 3000K 70 CCT 70 CRI FORWARD THROW W/ EXTERNAL GLARE SHEILD / LUMINAIRE ONLY	4144	1	33.21
	D	2	LITHONIA LIGHTING DSX0 LED P1 30K 70CRI T1S D-SERIES SIZE 0 AREA LUMINAIRE P1 3000K 70 CCT 70 CRI TYPE 1 SHORT	4906	1	66.42

LUMINAIRE LOCATIONS

LABEL		COORDINATES X	COORDINATES Y	MH	ROT DEG	TILT	LABEL		COORDINATES X	COORDINATES Y	MH	ROT DEG	TILT
5	A	720699.30	759217.30	25.0 FT	90.0	0.0	30	P	720465.40	759057.20	25.0 FT	90.0	0.0
6		720698.00	759300.40	25.0 FT	90.0	0.0							
7		720697.00	759363.30	25.0 FT	90.0	0.0							
1		720686.60	759473.10	25.0 FT	90.0	0.0							
3		720699.30	759217.20	25.0 FT	180.0	0.0							
4	C	720700.30	759145.30	25.0 FT	180.0	0.0							
5		720697.10	759363.20	25.0 FT	180.0	0.0							
6		720697.80	759300.50	25.0 FT	180.0	0.0							
1	D	720683.70	759578.60	25.0 FT	90.0	0.0							
2		720684.90	759512.00	25.0 FT	90.0	0.0							
6		720576.50	759379.70	25.0 FT	90.0	0.0							
10		720577.80	759298.60	25.0 FT	90.0	0.0							
11	G	720579.10	759215.40	25.0 FT	90.0	0.0							
19		720639.70	759180.30	25.0 FT	90.0	0.0							
26		720637.20	759335.40	25.0 FT	90.0	0.0							
27		720580.40	759134.40	25.0 FT	90.0	0.0							
6		720753.60	759625.00	25.0 FT	70.0	0.0							
52		720553.50	759471.70	25.0 FT	180.0	0.0							
62		720617.40	759472.80	25.0 FT	180.0	0.0							
78		720683.20	759646.10	25.0 FT	90.0	0.0							
84	I	720734.90	759551.90	25.0 FT	270.0	0.0							
86		720733.10	759067.00	25.0 FT	270.0	0.0							
87		720641.90	759097.90	25.0 FT	180.0	0.0							
88		720581.00	759066.40	25.0 FT	0.0	0.0							
89		720747.90	759418.20	25.0 FT	270.0	0.0							
13	J	720686.60	759473.10	25.0 FT	0.0	0.0							
14		720636.80	759417.80	25.0 FT	0.0	0.0							
1		720199.60	759706.50	25.0 FT	45.0	0.0							
2		720223.40	759735.40	25.0 FT	220.0	0.0							
5		720292.00	759667.70	25.0 FT	230.0	0.0							
6		720326.10	759582.90	25.0 FT	40.0	0.0							
7	P	720475.90	759475.30	25.0 FT	230.0	0.0							
10		720414.30	759543.30	25.0 FT	220.0	0.0							
11		720461.50	759406.80	25.0 FT	65.0	0.0							
12		720498.60	759349.50	25.0 FT	270.0	0.0							
13		720467.80	759282.70	25.0 FT	90.0	0.0							
14		720502.30	759148.10	25.0 FT	270.0	0.0							

Village of ESTERO

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NOTES:
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3. CONTRACTOR REQUIRED TO NOTIFY RWA, INC OF ANY / ALL CONFLICTS WITH PLANS & SITE CONDITIONS PRIOR TO INSTALLATION.
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5. CONTRACTOR TO PROVIDE ACCURATE AS-BUILTS FOR APPROVED MODIFICATIONS TO THESE PLANS.

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0' 30' 60' 120' SCALE: 1" = 60'

LANDSCAPE ARCHITECT'S SEAL: LICENSED LANDSCAPE ARCHITECT STATE OF FLORIDA

JAMES M. MCCORD, RLA
FLORIDA LICENSE NO. 6666852

REV #	REVISION	DRAWN	CHECKED	DATE

RWA ENGINEERING

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

DATE: JULY 2024
SEC 34 TWP 46 S RGE 25 E
DESIGNED: JMM
DRAWN: JMM
CHECKED:
HORIZ. SCALE (FULL): #####
HORIZ. SCALE (HALF): 1" = #######
VERT. SCALE (FULL): N/A
VERT. SCALE (HALF): N/A

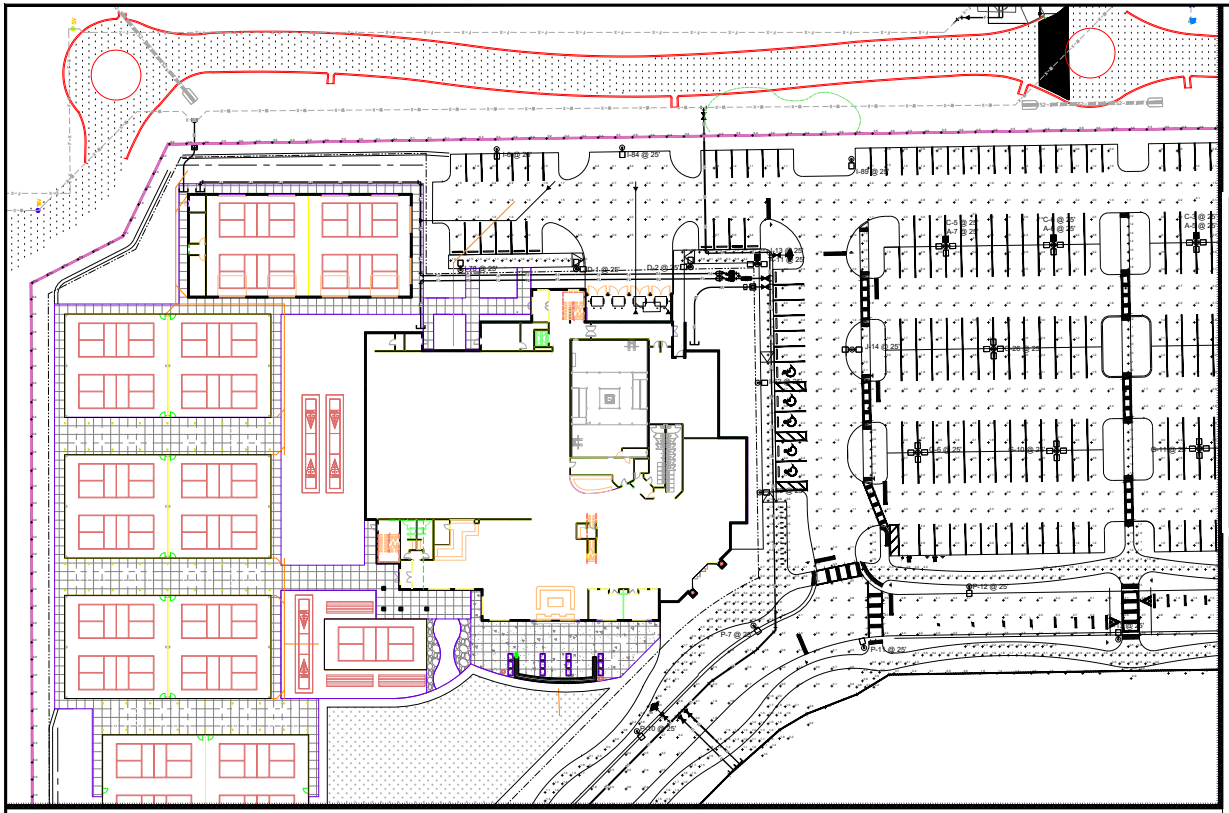
CLIENT: THE VILLAGE OF ESTERO

TITLE: LIGHTING MASTER PLAN

PROJECT: ESTERO ENTERTAINMENT DISTRICT

PROJECT NO.: 220047.00.01
FILE NAME: PH1 220047 00 01
SHEET NUMBER: 02 of 08

July 11, 2024 4:17 PM K:\2022\220047.0021 Estero Entertainment District\13.0 Site Lighting Svcs\PERMIT\PH1 220047 00 01.dwg



LUMINAIRE LEGEND

SYMBOL	LABEL	SPECIFICATIONS
	P	CYCLONE LIGHTING CYS5P1A-FGC-T5-P110-30K DOMA PENDANT
	C	LITHONIA LIGHTING DSX0 LED P1 30K 70CRI T1S D-SERIES SIZE 0 AREA LUMINAIRE P1 3000K 70 CCT 70 CRI TYPE 1 SHORT
	G	LITHONIA LIGHTING DSX0 LED P1 30K 70CRI T1S D-SERIES SIZE 0 AREA LUMINAIRE P1 3000K 70 CCT 70 CRI TYPE 1 SHORT
	I	LITHONIA LIGHTING DSX0 LED P1 30K 70CRI T1S D-SERIES SIZE 0 AREA LUMINAIRE P1 3000K 70 CCT 70 CRI TYPE 1 SHORT
	J	LITHONIA LIGHTING DSX0 LED P1 30K 70CRI T1S D-SERIES SIZE 0 AREA LUMINAIRE P1 3000K 70 CCT 70 CRI TYPE 1 SHORT
	A	LITHONIA LIGHTING DSX0 LED P1 30K 70CRI TFTM EGS D-SERIES SIZE 0 AREA LUMINAIRE P1 3000K 70 CCT 70 CRI FORWARD THROW W EXTERNAL GLARE SHIELD / LUMINAIRE ONLY
	D	LITHONIA LIGHTING DSX0 LED P1 30K 70CRI T1S D-SERIES SIZE 0 AREA LUMINAIRE P1 3000K 70 CCT 70 CRI TYPE 1 SHORT

LUMINAIRE LOCATIONS

LABEL		COORDINATES X	COORDINATES Y	MH	ROT DEG	TILT
5	A	720699.30	759217.30	25.0 FT	90.0	0.0
6		720698.00	759300.40	25.0 FT	90.0	0.0
7		720697.00	759363.30	25.0 FT	90.0	0.0
1	C	720686.60	759473.10	25.0 FT	90.0	0.0
3		720699.30	759217.20	25.0 FT	180.0	0.0
4		720700.30	759145.30	25.0 FT	180.0	0.0
5		720697.10	759363.20	25.0 FT	180.0	0.0
6		720697.80	759300.50	25.0 FT	180.0	0.0
1	D	720683.70	759578.60	25.0 FT	90.0	0.0
2		720684.90	759612.00	25.0 FT	90.0	0.0
6		720576.50	759379.70	25.0 FT	90.0	0.0
10	G	720577.80	759298.60	25.0 FT	90.0	0.0
11		720579.10	759215.40	25.0 FT	90.0	0.0
19		720639.70	759180.30	25.0 FT	90.0	0.0
26		720637.20	759335.40	25.0 FT	90.0	0.0
27		720580.40	759134.40	25.0 FT	90.0	0.0
6		720753.60	759625.00	25.0 FT	70.0	0.0
52		720553.50	759471.70	25.0 FT	180.0	0.0
62		720617.40	759472.80	25.0 FT	180.0	0.0
78		720683.20	759646.10	25.0 FT	90.0	0.0
84	I	720754.90	759551.90	25.0 FT	270.0	0.0
86		720753.10	759097.00	25.0 FT	270.0	0.0
87		720641.90	759097.90	25.0 FT	180.0	0.0
88		720581.00	759066.40	25.0 FT	0.0	0.0
89		720747.90	759418.20	25.0 FT	270.0	0.0
13	J	720686.60	759473.10	25.0 FT	0.0	0.0
14		720636.80	759417.80	25.0 FT	0.0	0.0
1		720199.60	759706.50	25.0 FT	45.0	0.0
2		720223.40	759735.40	25.0 FT	220.0	0.0
5		720292.00	759667.70	25.0 FT	230.0	0.0
6	P	720326.10	759582.90	25.0 FT	40.0	0.0
7		720475.90	759475.30	25.0 FT	230.0	0.0
10		720414.30	759543.30	25.0 FT	230.0	0.0
11		720461.50	759406.80	25.0 FT	65.0	0.0
12		720498.60	759349.50	25.0 FT	270.0	0.0
13		720467.80	759282.70	25.0 FT	90.0	0.0
14		720502.30	759148.10	25.0 FT	270.0	0.0
30	P	720465.40	759057.20	25.0 FT	90.0	0.0

Village of ESTERO

Select Certified IRRIGATION ASSOCIATION Experienced professionals. Efficient systems. CID, CIC, CLIA

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

0' 15' 30' 60' SCALE: 1" = 30'

LANDSCAPE ARCHITECT'S SEAL: LANDSCAPE ARCHITECT — STATE OF FLORIDA — JAMES M. MCCORD, RLA, FLORIDA LICENSE NO. 6666852

REV # | REVISION | DRAWN | CHECKED | DATE

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

DATE: JULY 2024
SEC 34 | TWP 46 S | RGE 25 E
DESIGNED: JMM
DRAWN: JMM
HORIZ. SCALE (FULL): 1" = ########"
HORIZ. SCALE (HALF): 1" = ########"
VERT. SCALE (FULL): N/A
VERT. SCALE (HALF): N/A

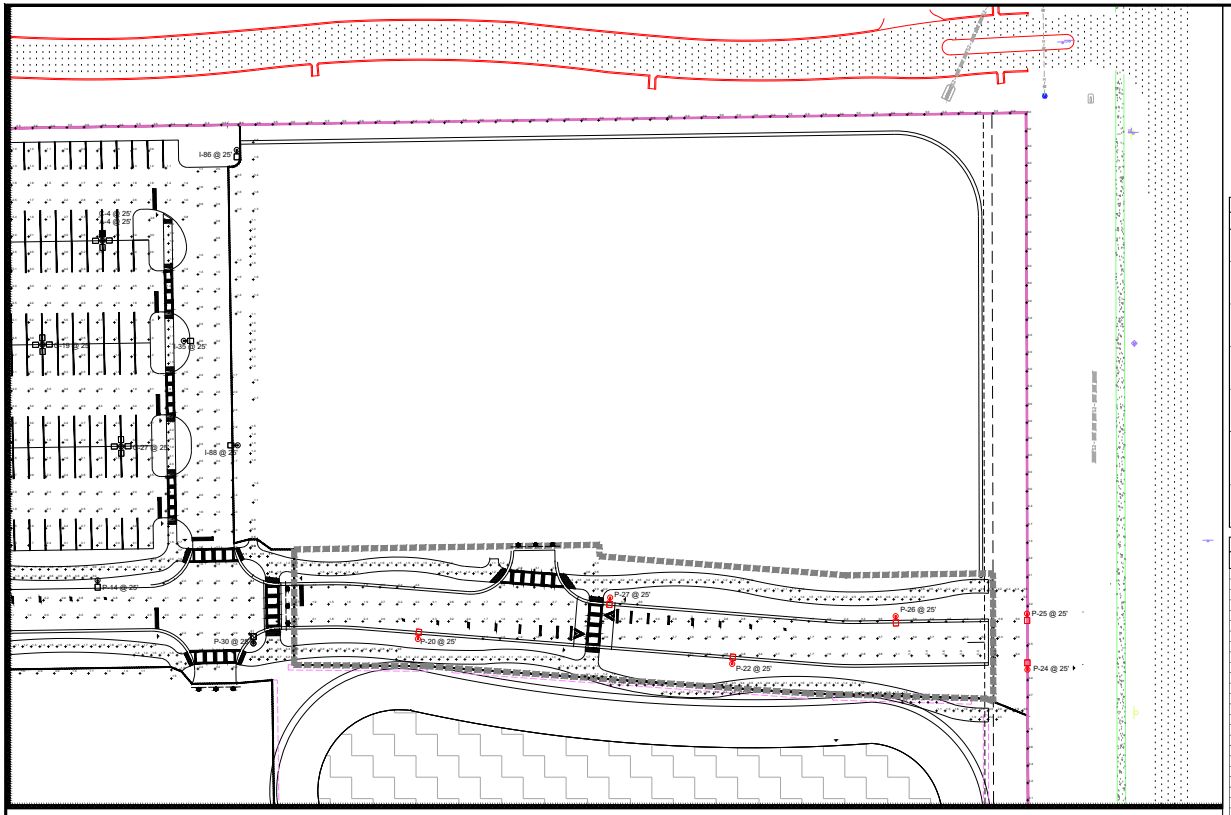
CLIENT: THE VILLAGE OF ESTERO

TITLE: LIGHTING PLAN

PROJECT: ESTERO ENTERTAINMENT DISTRICT

PROJECT NO.: 220047.00.01
FILE NAME: PH1 220047 00 01
SHEET NUMBER: 03 OF 08

July 17, 2024 - 6:17 PM K:\2022\220047.00\7 Estero Entertainment District\03 Site Lighting Svcs\PERMIT\PH1 220047 00 01.dwg



LUMINAIRE LEGEND

SYMBOL	LABEL	SPECIFICATIONS
	P	CYCLONE LIGHTING CYSSP1A-FGC-T5-P110-30K DOMA PENDANT
	C	LITHONIA LIGHTING DSX0 LED P1 30K 70CRI T1S D-SERIES SIZE 0 AREA LUMINAIRE P1 3000K 70 CCT 70 CRI TYPE 1 SHORT
	G	LITHONIA LIGHTING DSX0 LED P1 30K 70CRI T1S D-SERIES SIZE 0 AREA LUMINAIRE P1 3000K 70 CCT 70 CRI TYPE 1 SHORT
	I	LITHONIA LIGHTING DSX0 LED P1 30K 70CRI T1S D-SERIES SIZE 0 AREA LUMINAIRE P1 3000K 70 CCT 70 CRI TYPE 1 SHORT
	J	LITHONIA LIGHTING DSX0 LED P1 30K 70CRI T1S D-SERIES SIZE 0 AREA LUMINAIRE P1 3000K 70 CCT 70 CRI TYPE 1 SHORT
	A	LITHONIA LIGHTING DSX0 LED P1 30K 70CRI TFTM EGS D-SERIES SIZE 0 AREA LUMINAIRE P1 3000K 70 CCT 70 CRI FORWARD THROW W EXTERNAL GLARE SHEILD / LUMINAIRE ONLY
	D	LITHONIA LIGHTING DSX0 LED P1 30K 70CRI T1S D-SERIES SIZE 0 AREA LUMINAIRE P1 3000K 70 CCT 70 CRI TYPE 1 SHORT

LUMINAIRE LOCATIONS

LABEL		COORDINATES X	COORDINATES Y	MH	ROT DEG	TILT
5	A	720699.30	759217.30	25.0 FT	90.0	0.0
6		720698.00	759300.40	25.0 FT	90.0	0.0
7		720697.00	759363.30	25.0 FT	90.0	0.0
1		720686.60	759473.10	25.0 FT	90.0	0.0
3		720699.30	759217.20	25.0 FT	180.0	0.0
4		720700.30	759145.30	25.0 FT	180.0	0.0
5	C	720697.10	759363.20	25.0 FT	180.0	0.0
6		720697.80	759300.50	25.0 FT	180.0	0.0
1	D	720683.70	759578.60	25.0 FT	90.0	0.0
2		720684.90	759612.00	25.0 FT	90.0	0.0
6		720576.50	759379.70	25.0 FT	90.0	0.0
10		720577.80	759298.60	25.0 FT	90.0	0.0
11	G	720579.10	759215.40	25.0 FT	90.0	0.0
19		720639.70	759180.30	25.0 FT	90.0	0.0
26		720637.20	759335.40	25.0 FT	90.0	0.0
27		720580.40	759134.40	25.0 FT	90.0	0.0
6		720753.60	759625.00	25.0 FT	70.0	0.0
52		720553.50	759471.70	25.0 FT	180.0	0.0
62		720617.40	759472.80	25.0 FT	180.0	0.0
78		720683.20	759646.10	25.0 FT	90.0	0.0
84	I	720754.90	759551.90	25.0 FT	270.0	0.0
86		720753.10	759061.00	25.0 FT	270.0	0.0
87		720641.90	759097.90	25.0 FT	180.0	0.0
88		720581.00	759066.40	25.0 FT	0.0	0.0
89		720747.90	759418.20	25.0 FT	270.0	0.0
13	J	720686.60	759473.10	25.0 FT	0.0	0.0
14		720636.80	759417.80	25.0 FT	0.0	0.0
1		720199.60	759706.50	25.0 FT	45.0	0.0
2		720223.40	759735.40	25.0 FT	220.0	0.0
5		720292.00	759667.70	25.0 FT	230.0	0.0
6	P	720326.10	759582.90	25.0 FT	40.0	0.0
7		720475.90	759475.30	25.0 FT	230.0	0.0
10		720414.30	759543.30	25.0 FT	230.0	0.0
11		720461.50	759406.80	25.0 FT	65.0	0.0
12		720498.60	759349.50	25.0 FT	270.0	0.0
13		720467.80	759282.70	25.0 FT	90.0	0.0
14		720502.30	759148.10	25.0 FT	270.0	0.0

LABEL		COORDINATES X	COORDINATES Y	MH	ROT DEG	TILT
30	P	720465.40	759057.20	25.0 FT	90.0	0.0

Village of ESTERO

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0' 15' 30' 60'
SCALE: 1" = 30'

LANDSCAPE ARCHITECT'S SEAL:

JAMES M. MCCORD, RLA
FLORIDA LICENSE NO. 6666852

REV #	REVISION	DRAWN	CHECKED	DATE

RWA ENGINEERING

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

DATE: JULY 2024
SEC: 34 TWP: 46 S RGE: 25 E
DESIGNED: JMM
DRAWN: JMM
HORIZ. SCALE (FULL): ######
HORIZ. SCALE (HALF): 1" = ########"
VERT. SCALE (FULL): N/A
VERT. SCALE (HALF): N/A

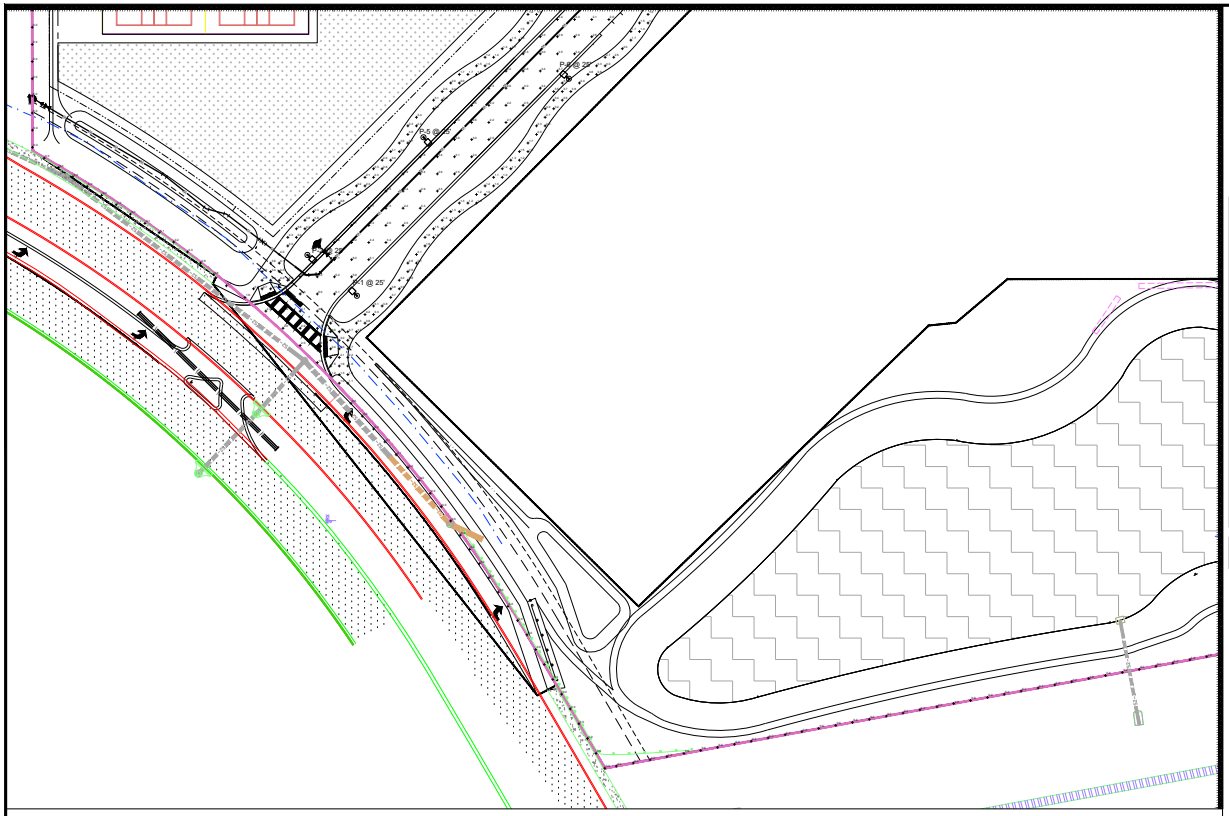
CLIENT: THE VILLAGE OF ESTERO

TITLE: LIGHTING PLAN

PROJECT: ESTERO ENTERTAINMENT DISTRICT

PROJECT NO.: 220047.00.01
FILE NAME: PH1 220047 00 01
SHEET NUMBER: 04 OF 08

July 11, 2024 - 6:17 PM K:\2022\220047.0021 Estero Entertainment District\03.03 Site Lighting Svcs\PERMIT\PH1 220047 08 01.dwg



LUMINAIRE LEGEND

SYMBOL	LABEL	SPECIFICATIONS
	P	CYCLONE LIGHTING CY55P1A-FGC-T5-P110-30K DOMA PENDANT
	C	LITHONIA LIGHTING DSX0 LED P1 30K 70CRI T1S D-SERIES SIZE 0 AREA LUMINAIRE P1 3000K 70 CCT 70 CRI TYPE 1 SHORT
	G	LITHONIA LIGHTING DSX0 LED P1 30K 70CRI T1S D-SERIES SIZE 0 AREA LUMINAIRE P1 3000K 70 CCT 70 CRI TYPE 1 SHORT
	I	LITHONIA LIGHTING DSX0 LED P1 30K 70CRI T1S D-SERIES SIZE 0 AREA LUMINAIRE P1 3000K 70 CCT 70 CRI TYPE 1 SHORT
	J	LITHONIA LIGHTING DSX0 LED P1 30K 70CRI T1S D-SERIES SIZE 0 AREA LUMINAIRE P1 3000K 70 CCT 70 CRI TYPE 1 SHORT
	A	LITHONIA LIGHTING DSX0 LED P1 30K 70CRI TFTM EGS D-SERIES SIZE 0 AREA LUMINAIRE P1 3000K 70 CCT 70 CRI FORWARD THROW W EXTERNAL GLARE SHIELD / LUMINAIRE ONLY
	D	LITHONIA LIGHTING DSX0 LED P1 30K 70CRI T1S D-SERIES SIZE 0 AREA LUMINAIRE P1 3000K 70 CCT 70 CRI TYPE 1 SHORT

LUMINAIRE LOCATIONS

LABEL		COORDINATES X	COORDINATES Y	MH	ROT DEG	TILT
5	A	720699.30	759217.30	25.0 FT	90.0	0.0
6		720698.00	759300.40	25.0 FT	90.0	0.0
7		720697.00	759363.30	25.0 FT	90.0	0.0
1	C	720686.60	759473.10	25.0 FT	90.0	0.0
3		720699.30	759217.20	25.0 FT	180.0	0.0
4		720700.30	759145.30	25.0 FT	180.0	0.0
5		720697.10	759363.20	25.0 FT	180.0	0.0
6		720697.80	759300.50	25.0 FT	180.0	0.0
1	D	720683.70	759578.60	25.0 FT	90.0	0.0
2		720684.90	759612.00	25.0 FT	90.0	0.0
6		720576.50	759379.70	25.0 FT	90.0	0.0
10		720577.80	759298.60	25.0 FT	90.0	0.0
11	G	720579.10	759215.40	25.0 FT	90.0	0.0
19		720639.70	759180.30	25.0 FT	90.0	0.0
26		720637.20	759335.40	25.0 FT	90.0	0.0
27		720580.40	759134.40	25.0 FT	90.0	0.0
6		720753.60	759625.00	25.0 FT	70.0	0.0
52		720553.50	759471.70	25.0 FT	180.0	0.0
62		720617.40	759472.80	25.0 FT	180.0	0.0
78		720683.20	759646.10	25.0 FT	90.0	0.0
84	I	720754.90	759551.90	25.0 FT	270.0	0.0
86		720753.10	759097.00	25.0 FT	270.0	0.0
87		720641.90	759097.90	25.0 FT	180.0	0.0
88		720581.00	759066.40	25.0 FT	0.0	0.0
89		720747.90	759418.20	25.0 FT	270.0	0.0
13	J	720686.60	759473.10	25.0 FT	0.0	0.0
14		720636.80	759417.80	25.0 FT	0.0	0.0
1		720199.60	759706.50	25.0 FT	45.0	0.0
2		720223.40	759735.40	25.0 FT	220.0	0.0
5		720292.00	759697.70	25.0 FT	230.0	0.0
6		720326.10	759582.90	25.0 FT	40.0	0.0
7	P	720476.90	759475.30	25.0 FT	230.0	0.0
10		720414.30	759543.30	25.0 FT	230.0	0.0
11		720461.50	759426.80	25.0 FT	65.0	0.0
12		720488.60	759349.50	25.0 FT	270.0	0.0
13		720467.80	759262.70	25.0 FT	90.0	0.0
14		720502.30	759148.10	25.0 FT	270.0	0.0

LABEL		COORDINATES X	COORDINATES Y	MH	ROT DEG	TILT
30	P	720465.40	759057.20	25.0 FT	90.0	0.0

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LANDSCAPE ARCHITECT'S SEAL:

JAMES M. MCCORD, RLA
FLORIDA LICENSE NO. 6666852

Village of ESTERO

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REV #	REVISION	DRAWN	CHECKED	DATE

DATE: JULY 2024
SEC 34 TWP 46 S RGE 25 E
DESIGNED: JMM
DRAWN: JMM
CHECKED: JMM
HORIZ. SCALE (FULL): ######
HORIZ. SCALE (HALF): 1" = ########"
VERT. SCALE (FULL): N/A
VERT. SCALE (HALF): N/A

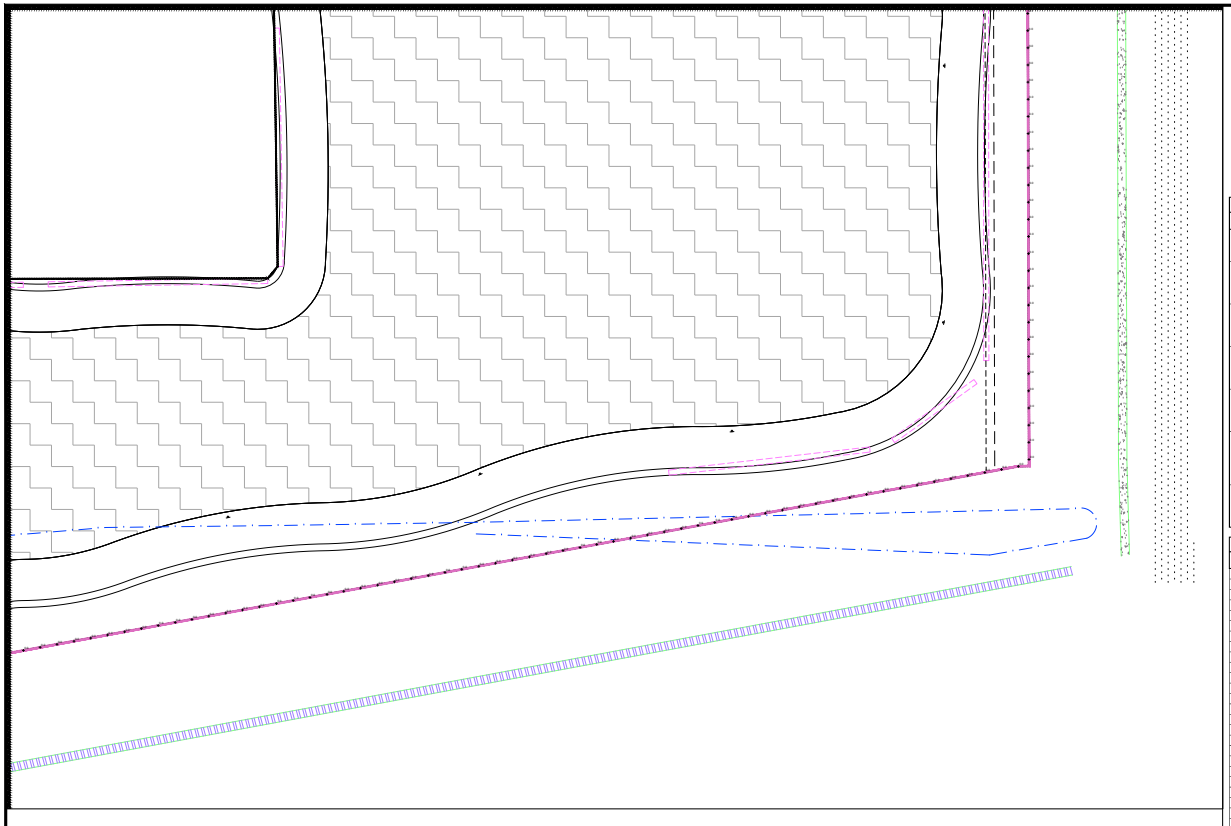
CLIENT: THE VILLAGE OF ESTERO

TITLE: LIGHTING PLAN

PROJECT: ESTERO ENTERTAINMENT DISTRICT

PROJECT NO.: 220047.00.01
FILE NAME: PH1 220047 00 01
SHEET NUMBER: 05 of 08

July 11, 2024 - 6:17 PM X:\2022\220047.00.01 Estero Entertainment District\03.02 Site Lighting Docs\PERMIT\PH1 220047 00 01.dwg



LUMINAIRE LEGEND

SYMBOL	LABEL	SPECIFICATIONS
	P	CYCLONE LIGHTING CYSSP1A-FGC-T5-P110-30K DOMA PENDANT
	C	LITHONIA LIGHTING DSX0 LED P1 30K 70CRI T1S D-SERIES SIZE 0 AREA LUMINAIRE P1 3000K 70 CCT 70 CRI TYPE 1 SHORT
	G	LITHONIA LIGHTING DSX0 LED P1 30K 70CRI T1S D-SERIES SIZE 0 AREA LUMINAIRE P1 3000K 70 CCT 70 CRI TYPE 1 SHORT
	I	LITHONIA LIGHTING DSX0 LED P1 30K 70CRI T1S D-SERIES SIZE 0 AREA LUMINAIRE P1 3000K 70 CCT 70 CRI TYPE 1 SHORT
	J	LITHONIA LIGHTING DSX0 LED P1 30K 70CRI T1S D-SERIES SIZE 0 AREA LUMINAIRE P1 3000K 70 CCT 70 CRI TYPE 1 SHORT
	A	LITHONIA LIGHTING DSX0 LED P1 30K 70CRI TFTM EGS D-SERIES SIZE 0 AREA LUMINAIRE P1 3000K 70 CCT 70 CRI FORWARD THROW W EXTERNAL GLARE SHIELD / LUMINAIRE ONLY
	D	LITHONIA LIGHTING DSX0 LED P1 30K 70CRI T1S D-SERIES SIZE 0 AREA LUMINAIRE P1 3000K 70 CCT 70 CRI TYPE 1 SHORT

LUMINAIRE LOCATIONS

LABEL		COORDINATES X	COORDINATES Y	MH	ROT DEG	TILT
5	A	720699.30	759217.30	25.0 FT	90.0	0.0
6		720698.00	759300.40	25.0 FT	90.0	0.0
7		720697.00	759363.30	25.0 FT	90.0	0.0
1	C	720686.60	759473.10	25.0 FT	90.0	0.0
3		720699.30	759217.20	25.0 FT	180.0	0.0
4		720700.30	759145.30	25.0 FT	180.0	0.0
5		720697.10	759363.20	25.0 FT	180.0	0.0
6		720697.80	759300.50	25.0 FT	180.0	0.0
1	D	720683.70	759578.60	25.0 FT	90.0	0.0
2		720684.90	759612.00	25.0 FT	90.0	0.0
6		720576.50	759379.70	25.0 FT	90.0	0.0
10		720577.80	759298.60	25.0 FT	90.0	0.0
11	G	720579.10	759215.40	25.0 FT	90.0	0.0
19		720639.70	759180.30	25.0 FT	90.0	0.0
26		720637.20	759335.40	25.0 FT	90.0	0.0
27		720580.40	759134.40	25.0 FT	90.0	0.0
6		720753.60	759625.00	25.0 FT	70.0	0.0
62		720553.50	759471.70	25.0 FT	180.0	0.0
62		720617.40	759472.80	25.0 FT	180.0	0.0
78		720683.20	759646.10	25.0 FT	90.0	0.0
84	I	720754.90	759551.90	25.0 FT	270.0	0.0
86		720753.10	759067.00	25.0 FT	270.0	0.0
87		720641.90	759097.90	25.0 FT	180.0	0.0
88		720581.00	759066.40	25.0 FT	0.0	0.0
89		720747.90	759418.20	25.0 FT	270.0	0.0
13	J	720686.60	759473.10	25.0 FT	0.0	0.0
14		720636.80	759417.80	25.0 FT	0.0	0.0
1		720199.60	759706.50	25.0 FT	45.0	0.0
2		720223.40	759735.40	25.0 FT	220.0	0.0
5		720292.00	759667.70	25.0 FT	230.0	0.0
6		720326.10	759582.90	25.0 FT	40.0	0.0
7	P	720475.90	759475.30	25.0 FT	230.0	0.0
10		720414.30	759543.30	25.0 FT	230.0	0.0
11		720461.50	759406.80	25.0 FT	65.0	0.0
12		720498.60	759349.50	25.0 FT	270.0	0.0
13		720467.80	759282.70	25.0 FT	90.0	0.0
14		720502.30	759148.10	25.0 FT	270.0	0.0

LABEL		COORDINATES X	COORDINATES Y	MH	ROT DEG	TILT
30	P	720465.40	759067.20	25.0 FT	90.0	0.0

Village of ESTERO

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LANDSCAPE ARCHITECT REGISTERED STATE OF FLORIDA

JAMES M. MCCORD, RLA
FLORIDA LICENSE NO. 6666852

REV #	REVISION	DRAWN	CHECKED	DATE

RWA ENGINEERING

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Florida Certificates of Authorization
EB 7663 LB6952

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DESIGNED: JWM
DRAWN: JWM
CHECKED:
HORIZ. SCALE (FULL): #####
HORIZ. SCALE (HALF): 1" = #####"
VERT. SCALE (FULL): N/A
VERT. SCALE (HALF): N/A

CLIENT: THE VILLAGE OF ESTERO

TITLE: LIGHTING PLAN

PROJECT: ESTERO ENTERTAINMENT DISTRICT

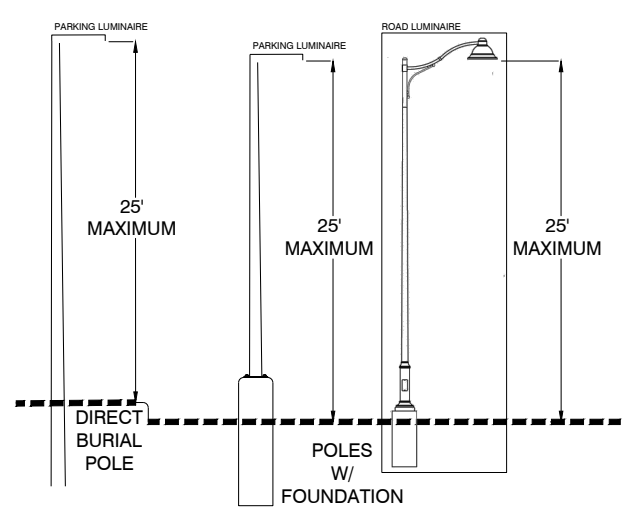
PROJECT NO.: 220047.00.01
FILE NAME: PH1 220047 00 01
SHEET NUMBER: 06 of 08

July 11, 2024 - 6:17 PM K:\2022\220047.0021 Estero Entertainment District\03.02 Site Lighting Svcs\PERMIT\PH1 220047 08 01.dwg

STATUTORY NOTES:

EXTERIOR LIGHTING REQUIREMENTS

1. ALL NEW DEVELOPMENT; ANY INDIVIDUAL EXPANSION OR ALTERATION OF A BUILDING IF THE EXPANSION INCREASES THE BUILD'S FLOOR AREA BY 50% OR MORE, OR THE ALTERATION INVOLVES 50% OR MORE OF THE BUILDING'S FLOOR AREA; AND THE REPLACEMENT OF ANY EXISTING OUTDOOR LIGHTING FIXTURE SHALL CONFORM TO THE LIGHTING STANDARDS.
2. A PHOTOMETRIC PLAN THAT ILLUSTRATES COMPLIANCE WITH THE LDC STANDARDS & DESIGNATE THE NUMBER, LOCATION, HEIGHT, TYPE OF ILLUMINATING DEVICES, FIXTURES, LAMPS, SUPPORTS, REFLECTORS AND OTHER DEVICES, & INCLUDE MANUFACTURER'S CATALOG CUTS AND DRAWINGS WITH PICTURES, SECTIONS, AND PROPOSED WATTAGES FOR EACH FIXTURE, AS APPROPRIATE.
3. ALL USES THAT ARE ADJACENT TO EXISTING RESIDENTIAL DEVELOPMENT SHALL EXTINGUISH ALL EXTERIOR LIGHTING--EXCEPT LIGHTING NECESSARY FOR SECURITY OR EMERGENCY PURPOSES--BY 10:00 P.M. OR WITHIN 1 HOUR OF CLOSING, WHICHEVER OCCURS FIRST.
4. "NECESSARY FOR SECURITY OR EMERGENCY PURPOSES" SHALL BE CONSTRUED TO MEAN THE MINIMUM AMOUNT OF EXTERIOR LIGHTING NECESSARY TO ILLUMINATE POSSIBLE POINTS OF ENTRY OR EXIT INTO A STRUCTURE, ILLUMINATION OF EXTERIOR WALKWAYS, OR ILLUMINATION OF OUTDOOR STORAGE AREAS.
5. LIGHTING ACTIVATED BY MOTION SENSOR DEVICES IS STRONGLY ENCOURAGED.
6. THE STANDARDS CONTAINED IN THE LATEST EDITION OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) HANDBOOK SHALL APPLY.
7. ILLUMINATION REQUIREMENTS (FOOT-CANDLES (FC) & UNIFORMITY AVG. (UA):
8. LOW VEHICULAR/PEDESTRIAN ACTIVITY @ 0.3 FC MIN. & 4:1 UA
9. MEDIUM VEHICULAR/PEDESTRIAN ACTIVITY @ 0.8 FC MIN. & 4:1 UA
10. HIGH ACTIVITY, E.G., SHOPPING CENTERS, FAST FOOD FACILITIES @ 1.2 FC MIN. & 4:1 UA
11. MAJOR ATHLETIC/CIVIC, CULTURAL EVENTS MEDIUM ACTIVITY, E.G., OFFICE PARKS, HOSPITALS, COMMUTER LOTS @ 0.8 FC MIN. & 4:1 UA
12. CULTURAL/CIVIC/RECREATIONAL EVENTS LOW ACTIVITY, E.G., NEIGHBORHOOD SHOPPING, INDUSTRIAL EMPLOYEE PARKING, SCHOOL, CHURCH PARKING @ 0.3 FC MIN. & 4:1 UA
13. NON-RESIDENTIAL WALKWAYS AND BIKEWAYS @ 0.3 FC MIN. & 5:1 UA
14. CANOPY, DRIVE-THRU, FUEL PUMPS, OVERHANG @ 6.0 FC MIN. & 5:1 UA
15. THESE SPECIFIED ILLUMINATION LEVEL CRITERIA ARE THE INITIAL ACTUAL LEVELS TO BE MEASURED AT THE TIME OF FINAL INSPECTION FOR A CERTIFICATE OF COMPLIANCE.
16. THE OUTDOOR LIGHTING SHALL BE MAINTAINED SO THE AVERAGE ILLUMINATION LEVELS DO NOT INCREASE ABOVE THE SPECIFIED VALUES.
17. THE MINIMUM ILLUMINATION LEVELS MAY DECREASE OVER TIME CONSISTENT WITH THE LIGHT LOSS FACTOR ASSOCIATED WITH THE INSTALLED FIXTURES.
18. AVERAGE ILLUMINATION SHALL NOT EXCEED THE PRODUCT OF THE INITIAL ACTUAL FOOT-CANDLES AND THE SPECIFIC RATIO.
19. WHERE ALL-NIGHT SAFETY OR SECURITY LIGHTING IS TO BE PROVIDED, THE LIGHTING INTENSITY LEVELS SHALL PROVIDE THE LOWEST POSSIBLE ILLUMINATION TO DISCOURAGE CRIME AND UNDESIRABLE ACTIVITY AND TO EFFECTIVELY ALLOW SURVEILLANCE BUT MAY NOT EXCEED 50 PERCENT OF THE LEVELS NORMALLY PERMITTED FOR THE USE AS SPECIFIED IN THIS SECTION.
20. EXCEPT FOR STREET LIGHTING, ALL EXTERIOR LIGHTING AND INDOOR LIGHTING VISIBLE FROM OUTSIDE SHALL BE DESIGNED AND LOCATED SO THAT ON PROPERTY IN THE RSF DISTRICT, A RESIDENTIAL DEVELOPMENT IN A PLANNED DEVELOPMENT, OR OTHER RESIDENTIAL DEVELOPMENT, THE ILLUMINATION DOES NOT EXCEED 0.0 FC MEASURED 10 FEET ONTO THE RESIDENTIAL PROPERTY FROM THE PROPERTY LINE.
21. THE MAXIMUM ILLUMINATION SHALL NOT EXCEED 0.5 FOOT-CANDLES AT GROUND LEVEL AT A LOT LINE IF THE ADJOINING PROPERTY IS IN ANY OTHER ZONING DISTRICT, OR INCLUDES ANY OTHER TYPE OF DEVELOPMENT.
22. THE MAXIMUM MOUNTING HEIGHT FOR EXTERIOR LIGHTING: 15' MAX. IN AGRICULTURAL, RESIDENTIAL, AND SPECIAL PURPOSE DISTRICTS, 25' MAX. IN COMMERCIAL DISTRICTS, & 15' MAX. WITHIN 100' OF A RESIDENTIAL DISTRICT OR RESIDENTIAL DEVELOPMENT.
23. ALL EXTERIOR LUMINARIES SHALL BE FULL CUT-OFF FIXTURES THAT ARE DIRECTED DOWNWARD AND FULLY SHIELDED WITH NO LIGHT BEING DIRECTED ABOVE A HORIZONTAL PLANE THROUGH THE LIGHTING FIXTURE.
24.
25. ALL EXTERIOR LED LUMINARIES SHALL NOT EXCEED 3,000 K; BACKLIGHT SHALL NOT EXCEED 1; UPLIGHT SHALL BE 0; AND GLARE SHALL NOT EXCEED 1.
26. DECORATIVE LIGHT POLES AND FIXTURES SHALL BE USED THROUGHOUT ALL PARKING AREAS.
27. LIGHTING FIXTURES FOR OUTDOOR SPORTS AREAS, ATHLETIC FIELDS, AND PERFORMANCE AREAS SHALL BE EQUIPPED WITH A GLARE CONTROL PACKAGE AND AIMED SO THAT THEIR BEAMS ARE DIRECTED AND FALL WITHIN THE PRIMARY PLAYING OR PERFORMANCE AREA.
28. LIGHTING FOR OUTDOOR RECREATIONAL LIGHT POLES SHALL BE NO MORE THAN 30 FEET IN HEIGHT (EXCEPT AT BALL DIAMONDS, FOOTBALL FIELDS, AND OTHER PLAYING FIELDS, WHERE THEY CAN BE 40 FEET IN HEIGHT); WITH MAX. ILLUMINATION AT THE PROPERTY LINE SHALL BE 2.0 FC EXCEPT WHEN ABUTTING RESIDENTIAL PROPERTY WHEN MAXIMUM ILLUMINATION SHALL BE 0.2 FC; WITH MAX. ILLUMINATION 10' ONTO ANY ADJACENT PROPERTY WITH A RESIDENTIAL USE SHALL BE 0 FC; AND THE LIGHTING SHALL BE EXTINGUISHED NO LATER THAN 10:00 P.M.
29. LIGHT FIXTURES FOR SIDEWALKS, WALKWAYS, TRAILS, AND BICYCLE PATHS, OUTSIDE OF PARKING AREAS, EXCEPT FOR PEDESTRIAN BOLLARD LAMPS, SHALL COMPLY WITH THE FOLLOWING STANDARDS: PROVIDE AT LEAST 1.0 FOOT-CANDLES OF ILLUMINATION, BUT NOT EXCEED 1.8 FOOT-CANDLES; HAVE A MAXIMUM HEIGHT OF 15'; AND BE PLACED A MAX. OF 100' APART.
30. ANY PEDESTRIAN BOLLARD LAMPS SHALL BE MOUNTED NO HIGHER THAN 4' ABOVE GRADE, SHALL NOT EXCEED 900 LUMENS FOR ANY SINGLE LAMP, AND SHALL HAVE A COORDINATED COLOR TEMPERATURE (CCT) THAT DOES NOT EXCEED 3,000 K.
31. EXTERIOR BUILDING WALL PACKS SHALL BE FULLY SHIELDED TO DIRECT THE LIGHT VERTICALLY DOWNWARD; NOT EXCEED 1, 600 LUMENS FOR ANY SINGLE FIXTURE; AND THE TOP OF THE FIXTURE NOT EXCEED THE HEIGHT OF THE PARAPET, THE ROOF, OR 25', WHICHEVER IS LOWEST.
32. AREAS UNDER A CANOPY SHALL BE DESIGNED SO AS NOT TO CREATE GLARE OFF-SITE.
33. THE SIDES OF A CANOPY SHALL NOT BE ILLUMINATED.
34. LIGHT FIXTURES USED FOR DECORATIVE EFFECTS TO ENHANCE THE APPEARANCE OF A BUILDING &/OR LANDSCAPING SHALL BE LOCATED, AIMED, AND SHIELDED SO THAT LIGHT IS DIRECTED ONLY ON THOSE FEATURES & NOT EXCEED 1,600 LUMENS FOR ANY SINGLE FIXTURE.
35. ALL STREET LIGHTS SHALL BE FULL CUT-OFF FIXTURES WITH RECESSED BULBS AND FLAT LENSES MOUNTED ON NON-CORROSIVE POLES SERVED BY UNDERGROUND WIRING.
36. THE LIGHT STRUCTURE & COLOR OF STREET LIGHTS IN AN INDIVIDUAL SUBDIVISION OR DEVELOPMENT SHALL BE CONSISTENT THROUGHOUT THE SUBDIVISION OR DEVELOPMENT AND COMPLY WITH THE LDDC LED LUMINARIES STANDARDS.
37. STREET LIGHT IMPROVEMENTS SHALL BE CONTINUALLY MAINTAINED.
38. ILLUMINATION MEASUREMENTS SHALL BE MADE AT FINISHED GRADE ALONG THE LOT LINE OF THE LAND UPON WHICH LIGHT TO BE MEASURED IS BEING GENERATED.
39. IF MEASUREMENT ON PRIVATE PROPERTY IS NOT POSSIBLE OR PRACTICAL, LIGHT LEVEL MEASUREMENTS MAY BE MADE AT THE BOUNDARY OF THE PUBLIC ROAD RIGHT-OF-WAY THAT ADJOINS THE LAND.
40. ILLUMINATION MEASUREMENTS SHALL BE TAKEN WITH A LIGHT METER THAT HAS BEEN CALIBRATED WITHIN 2 YEARS OF THE DATE OF THE MEASUREMENT.

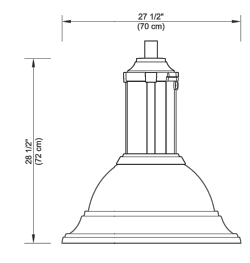


1 MOUNTING HEIGHTS
NTS

cyclone

Domia CY55P1A
Approval – Specification

Project: **Order:**
Qty: **Luminaire:** **Type:**



EPA: 1.25 ft² **Weight:** 65.2 lbs / 29.6 kg

Housing Module: Round bell-shaped dome with decorative flange made of cast A356 aluminum. A utility fitter for the driver module consisting of an aluminum extrusion is welded to the top of the housing module. A cast-aluminum tenon cap is mechanically assembled on top of the utility fitter and is fitted with a vertical tenon of Ø 1 7/8" (4.7cm) O.D. by 4" (10cm) long with a 0.200" (0.5cm) wall. The utility fitter's door offers tool free access to the driver module. The luminaire is suspended from a mounting with a 2 3/8" (6cm) outside Ø by 5 1/2" (14mm) minimum length, and 0.156" (0.4cm) wall tenon by means of set screws and a locking bolt.

Lens Module: Cast A356 aluminum frame accepts the optical module and is mechanically fixed to the housing module by a hinge and quarter-turn latch that provides tool-free access to the driver. The luminaire is available without a lens or with a flat lens inserted in the lens module.

Optical Module: The molded A384 aluminum heat sink is designed to minimize the temperature of the LEDs, increasing their longevity and efficiency. The optical module is mechanically assembled to the heat-sink for easy replacement. The optical module is fully IP66 thanks to a molded silicone gasket. The high efficiency Orion LED optical engine is mechanically assembled on the heat sink. The lifetime of the LEDs is 100,000 hours. It is based on the LM-80 test and extrapolated with TM-21. This data is calculated when 50% of the LEDs produce 70% of their initial luminous flux (L70). The minimum color rendering index (CRI) is 70. The optical acrylic lens are designed to illuminate only where needed while achieving excellent uniformity with maximum spacing. The optical acrylic lens are sealed on the LED board. The available light distribution types are T1, T1A, T1AHS, T2, T2HS, T2M, T2MHS, T3, T3M, T3HS, T3MHS, T4, T4HS, T5. A white decorative acrylic protection plate is mechanically assembled under the optical module with the No Lens (NL) option.

Driver module: Class 1 (P70 à P110) or Class 2 (P10 à P60) power supply is mechanically attached to the heat sink and is replaceable without tools. Primary tension is of 120-480VAC Volts, 50/60Hz, THD max 20% with a high-power factor of 90%. Operating temperature is -40°F (-40°C) to 130°F (55°C). ROHS compliant. Assembled with pull-out connectors. Complete with 10kV/5kA or 20kV/10kA tripolar surge protection for live-MALT, live-neutral and neutral-MALT lines according to IEEE/ANSI C62.41 2002 C. The regulator offers an output of 0-10 Volts.

Wiring / Hardware: Type TEWT 14-7 AWG, 12" (30.5cm) minimum exceeding luminaire. All electrical connections between the modules are provided with quick-disconnect connectors for easy maintenance. All outside accessible hardware is stainless steel.

Color: All Cyclone colors are available in textured (TX) or smooth (SM) finish. A durable polyester powder coating is applied and meets the AAMA 2604 requirements (5 years exposure to all weather conditions). The finish meets the ASTM G7, B117, D1654 and D2247 requirements relative to salt spray and humidity resistance. **Cyclone recommends the textured finish for this product.**

Warranty: 5-year limited warranty. Complete warranty terms located at:
https://www.cyclonelighting.com/assets/Legal/Cyclone-Sales-TermsConditions-en.pdf

Stamp/Approval:
Name: **Date:**

Name: Page 1 of 2
Date:

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cyclone

Domia CY55P1A
Approval – Specification

Project: **Order:**
Qty: **Luminaire:** **Type:**

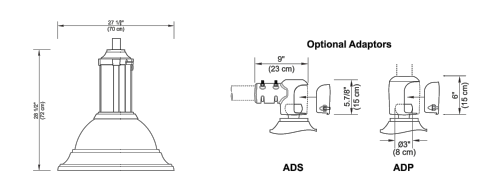
Ordering Code

Model	Lens	Distribution	Performance Package	CCT	Volts	Surge Protector
CY55PIA	**FGC** Flat Glass Clear **FGF** Flat Glass Frosted **NL*** No Lens * Consult factory for IP rating when the No Lens option is selected.	**T1** Type 1 **T1A** Type 1A **T1AHS** Type 1A with HS **T2** Type 2 **T2HS** Type 2 with HS **T2M** Type 2M **T2MHS** Type 2M with HS **T3** Type 3 **T3HS** Type 3 with HS **T3M** Type 3M **T3MHS** Type 3M with HS **T4** Type 4 **T4HS** Type 4 with HS **T5** Type 5 * Backward optic	**P10** (3500lm) **P20** (5000lm) **P30** (6500lm) **P40** (8000lm) **P50** (9000lm) **P60** (12000lm) **P70** (15500lm) **P80** (17500lm) **P90** (22000lm) **P100** (24000lm) **P120** (26000lm)	**30K** 3000K **40K** 4000K	**MVOLT** 120-277VAC **HVOLT** 347-480VAC **120** **208** **240** **277** **347** **480**	**10KV** 10kV/5kA **20KV** 20kV/10kA

Adaptor	Photocell	Dimming	Color	Texture	Pre-finish
Fitted with a vertical tenon of Ø 1 7/8" (4.7cm) O.D. and 0.203" (0.5cm) wall **ADS** Side Mount Adaptor **ADP** Suspended Mounting Adaptor	**PT** Photocell W/7-PIN receptacle (ANSI C136.41) **PX** Shorting cap W/7-PIN receptacle (ANSI C136.41) **PTL** Long life photocell W/7-PIN receptacle (ANSI C136.41) **PTDR*** W/7-PIN receptacle (ANSI C136.41) * PTDR option only available with ADS	**DIM** 0-10 volts wire for external controls **PND506** Program 50% for 6 hours (11PM to 5AM) **PND508** Program 50% for 8 hours (9PM to 5AM) **SD*** Field adjustable 10% increment step-dimming switch * Contact factory for wireless controls and more information regarding SD option.	**BK** Black RAL9005 **DG** Dark green RAL6012 **MA** Marine blue RAL5013 **SI** Metallic silver RAL9006 (smooth only) **BZ** Dark bronze RAL8019 **BG** Burgundy RAL3005 **GM** Moss green RAL6005 **PG** Pale grey RAL7040 **WH** White RAL9003 **BKH*** Black Holophane **BZH*** Dark bronze Holophane **GNH*** Green Holophane **GHH*** Graphite Holophane **GRH*** Gray Holophane **SLH*** Silver Holophane **WHH*** White Holophane * Holophane colors are only available in Smooth (SM) finish.	**TX** Textured **SM** Smooth	**–** **MG** Marine grade pre-finish

* **Backward optic:** The Orion light engine features 180° orientable optics that can be customized as needed. This makes it a simple matter to combine two distribution types in a single light engine, simultaneously lighting a road and a bike path or sidewalk, for instance. Contact factory for more information.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice. Please consult our web site for up-to-date product information and IES files.



EPA: 1.25 ft² **Weight:** 65.2 lbs / 29.6 kg

Stamp/Approval:
Name: **Date:**

Name: Page 2 of 2
Date:

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cyclone



Photometric Data Tables
Domia - CY55P1A-FGC (Suspended - Flat Glass Clear)

			30K					40K					LLD @ 25C			
Performance Package	Watts System	Optic	Lumen Output	Efficacy (LM/W)	B	U	G	Lumen Output	Efficacy (LM/W)	B	U	G	25K Hours	50K Hours	75K Hours	100K Hours
P90	155.8	T1	18951	122	4	0	3	19899	128	4	0	3	0.97	0.97	0.96	0.96
		T1A	18922	121	4	0	3	19868	128	4	0	3				
		T2	17954	115	3	0	2	18852	121	3	0	2				
		T2M	17473	112	3	0	3	18347	118	3	0	3				
		T3	17223	111	3	0	2	18084	116	3	0	2				
		T3M	17858	115	3	0	2	18751	120	3	0	2				
		T4	16430	105	3	0	2	17252	111	3	0	2				
		T5	17300	111	4	0	2	18165	117	4	0	2				
P100	176.6	T1	21008	119	4	0	3	22058	125	4	0	3	0.97	0.97	0.96	0.96
		T1A	20975	119	4	0	3	22024	125	4	0	3				
		T2	19903	113	3	0	2	20898	118	3	0	2				
		T2M	19369	110	3	0	3	20337	115	3	0	3				
		T3	19092	108	3	0	2	20047	114	3	0	2				
		T3M	19796	112	3	0	2	20786	118	3	0	2				
		T4	18213	103	3	0	3	19124	108	3	0	3				
		T5	19178	109	4	0	2	20137	114	4	0	2				
P110	198.9	T1	23002	116	4	0	3	24152	121	4	0	3	0.97	0.97	0.96	0.96
		T1A	22967	115	4	0	3	24115	121	4	0	3				
		T2	21793	110	3	0	2	22883	115	3	0	2				
		T2M	21208	107	3	0	3	22268	112	3	0	3				
		T3	20905	105	3	0	2	21950	110	3	0	2				
		T3M	21676	109	3	0	3	22760	114	3	0	3				
		T4	19942	100	3	0	3	20939	105	3	0	3				
		T5	20999	106	4	0	2	22049	111	4	0	2				

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25°C.
Specifications subject to change without notice.

Lumen ratio for different CCT

PC Amber	2200K	2700K	3000K	4000K	5000K
0.6	0.75	0.95	0.95	1.00	1.00

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Village of ESTERO

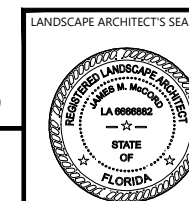
REV #	REVISION	DRAWN	CHECKED	DATE

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

DATE: JULY 2024
SEC: 34 TWP: 46 S RGE: 25 E
DESIGNED: JMM
DRAWN: JMM
HORIZ. SCALE (FULL): ######
HORIZ. SCALE (HALF): 1" = #######'
VERT. SCALE (FULL): N/A
VERT. SCALE (HALF): N/A

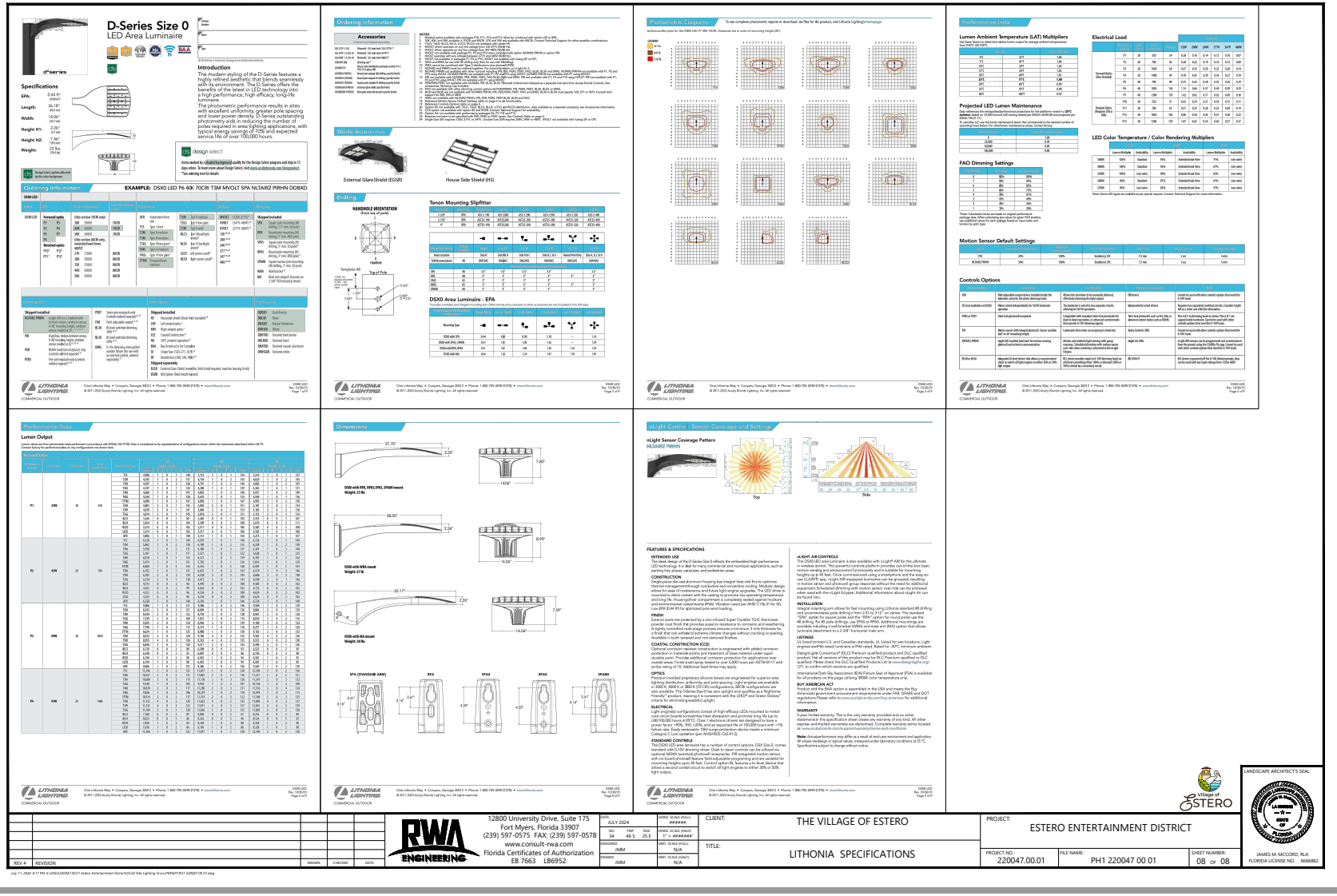
CLIENT: THE VILLAGE OF ESTERO
TITLE: CYCLONE SPECIFICATIONS
PROJECT: ESTERO ENTERTAINMENT DISTRICT
PROJECT NO.: 220047.00.01
FILE NAME: PH1 220047 00 01
SHEET NUMBER: 07 OF 08

LANDSCAPE ARCHITECT'S SEAL:



JAMES M. MCCORD, RLA
FLORIDA LICENSE NO. 6666882

July 11, 2024 4:17 PM K:\2022\220047.00.01 Estero Entertainment District\03.02 Site Lighting Srvcs\PERMIT\PH1 220047 00 01.dwg


D-Series Size 0
LED Area Luminaire
Ordering Information
Photometric Diagrams
Performance Data
Dimensions
nLight Control / Sensor Coverage and Settings
Lumen Output
Electrical Load
Projected LED Lumen Maintenance
LED Color Temperature / Color Rendering Multipliers
FAO Dimming Settings
Motion Sensor Default Settings
Controls Options
Shield Accessories
Drilling
Tenon Mounting Slipfitter
DSX0 Area Luminaire - EPA
FEATURES & SPECIFICATIONS
LITHONIA LIGHTING
COMMERCIAL OUTDOOR
RWA ENGINEERING
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Fort Myers, Florida 33907
(239) 597-0575 FAX: (239) 597-0578
www.consult-rwa.com
Florida Certificates of Authorization
EB 7663 LB6952
CLIENT: THE VILLAGE OF ESTERO
TITLE: LITHONIA SPECIFICATIONS
PROJECT: ESTERO ENTERTAINMENT DISTRICT
PROJECT NO.: 220047.00.01
FILE NAME: PH1 220047 00 01
SHEET NUMBER: 08 OF 08
LANDSCAPE ARCHITECT'S SEAL:
JAMES M. MCCORD, RLA
FLORIDA LICENSE NO. 6666882



High 5 – Estero, FL

September 10, 2024

CONSTRUCTION • ARCHITECTURE
PARKWAY

HIGH 5

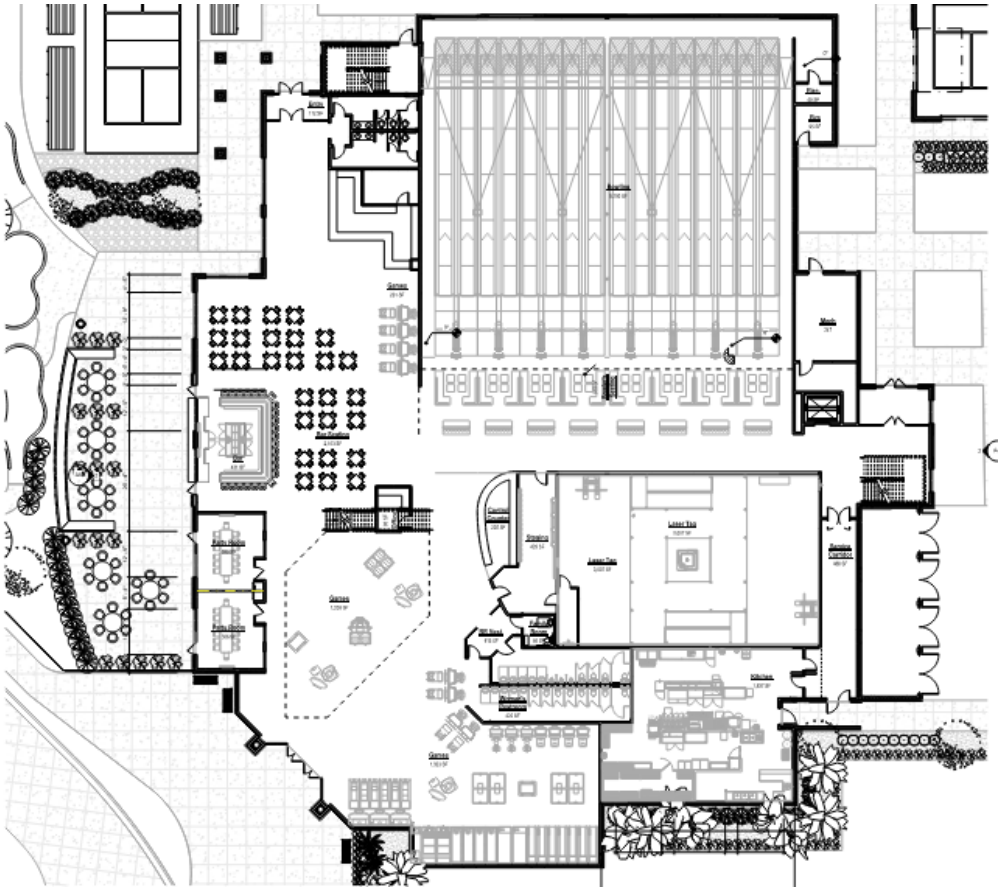


Site Plan

September 10, 2024

CONSTRUCTION • ARCHITECTURE
PARKWAY

HIGH5

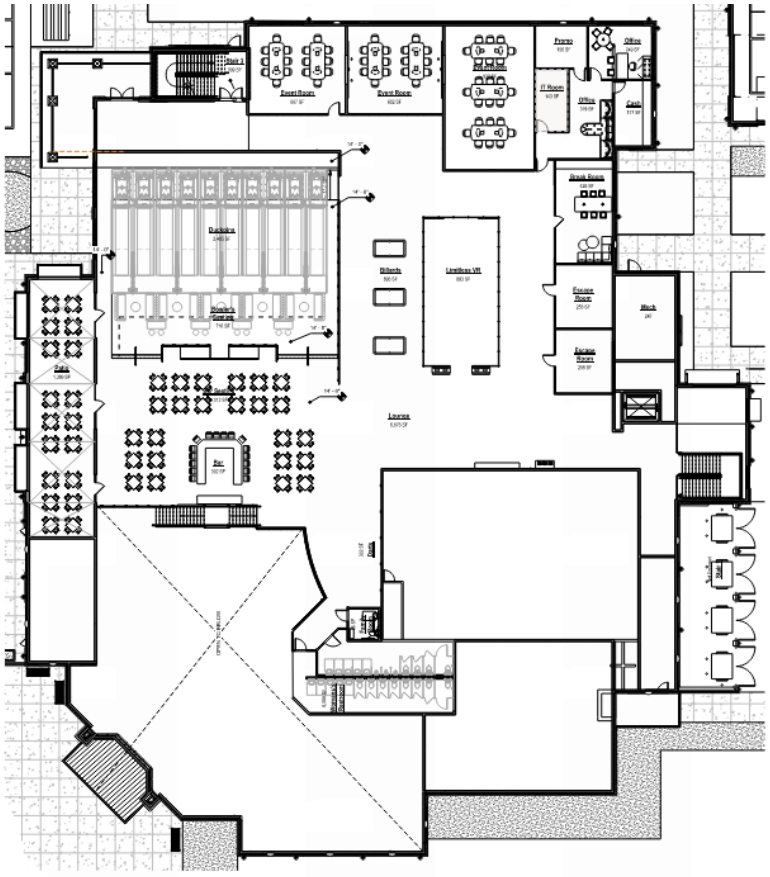


Ground Level

September 10, 2024

CONSTRUCTION • ARCHITECTURE
PARKWAY

HIGH5

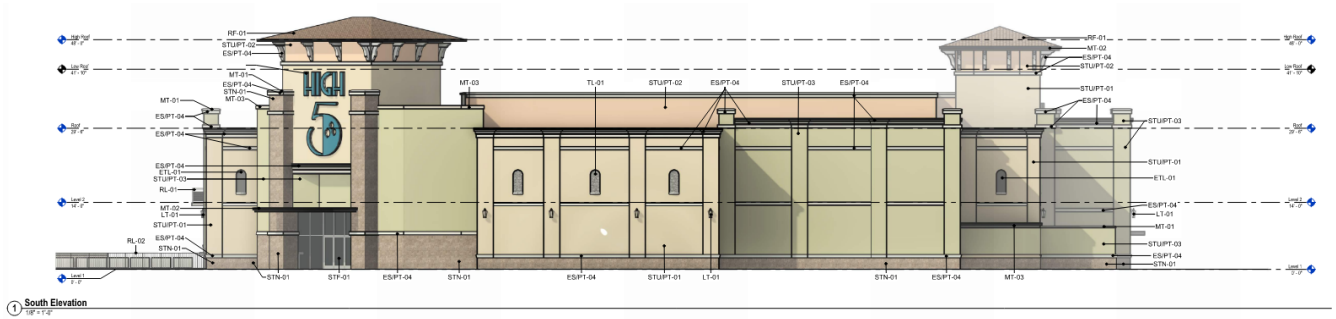


Upper Level

September 10, 2024

CONSTRUCTION • ARCHITECTURE PARKWAY

HIGH5



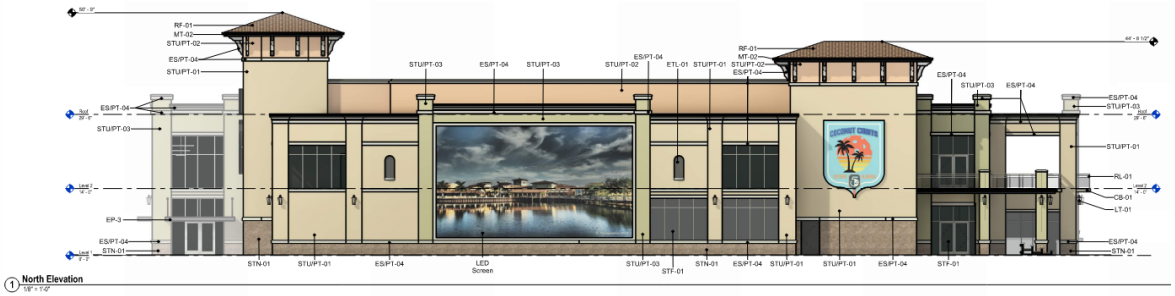


Exterior Elevations

September 10, 2024

CONSTRUCTION • ARCHITECTURE PARKWAY

HIGH 5



Exterior Elevations

September 10, 2024

CONSTRUCTION • ARCHITECTURE PARKWAY

HIGH 5





Perspectives

September 10, 2024

CONSTRUCTION • ARCHITECTURE
PARKWAY

HIGH 5





Perspectives

September 10, 2024

CONSTRUCTION • ARCHITECTURE PARKWAY

HIGH5





Perspectives

September 10, 2024

CONSTRUCTION • ARCHITECTURE PARKWAY

HIGH5



Perspectives

September 10, 2024

CONSTRUCTION • ARCHITECTURE
PARKWAY

HIGH5



Perspectives

September 10, 2024

CONSTRUCTION • ARCHITECTURE
PARKWAY

HIGH 5



Perspectives

September 10, 2024

CONSTRUCTION • ARCHITECTURE PARKWAY

HIGH5



Perspectives

September 10, 2024

CONSTRUCTION • ARCHITECTURE
PARKWAY

HIGH 5



Perspectives

September 10, 2024

CONSTRUCTION • ARCHITECTURE
PARKWAY

HIGH5


HIGH 5
FUTURE DEVELOPMENT SITE
FUTURE DEVELOPMENT SITE
LAKE
VIA COCONUT POINT
WILLIAMS ROAD
Village of ESTERO
VILLAGE ENTERTAINMENT DISTRICT
SITE PLAN
VIESTE
RWA ENGINEERING