

VILLAGE OF ESTERO
VILLAGE COUNCIL MEETING
PACKET
OCTOBER 2, 2024, 09:30 AM

www.Estero-fl.gov

The Village Council 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
VILLAGE COUNCIL MEETING
9401 Corkscrew Palms Circle, Estero, Florida

October 2, 2024, 09:30 am

1. CALL TO ORDER

INVOCATION

Pastor Sam Killman First Baptist Estero

PLEDGE OF ALLEGIANCE

ROLL CALL

2. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS

3. PUBLIC COMMENT ON NON-AGENDA ITEMS

4. CONSENT AGENDA

a. September 18, 2024 Village Budget and Special Council Meeting Minutes

Attachment: 09182024 minutes.pdf

5. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA

6. ACTION ITEMS

a. Estero Sports Park Design Services Contract - RFP 100424

Recommended Action
Motion to approve Contract 24025 in the amount of $321,990 with Perez Planning + Design LLC to prepare schematic plan and design guidelines for the Estero Sports Park.

Approve a $32,000 contingency for additional service that may be required to complete the project.

Authorize the Village Manager to sign the contract and other additional implementing documents within

the scope of the contract on behalf of the Village of Estero Council, and to approve and execute any subsequent amendments which do not require an increase in the not to exceed budget (with contingency).

Financial Impact
The contract's financial impact is $353,990 (contract plus 10% contingency). Funds are available in the Estero High School Improvements Fiscal Year 2024-2025 ($7.22 Million) budgets are available for this contract.

Attachment: SS Estero Sports Park Design Contract.pdf
Attachment: 01-Property Map.pdf
Attachment: Contract 24025-Estero Sports Park Design Contract.pdf

b. Estero on the River Construction Manager at Risk Contract Guaranteed Maximum Price (GMP) Amendment No. 01

Recommended Action
Motion to approve Contract Number 240004 GMP Addendum No. 01 in the amount of $7,865,614 with Manhattan Construction for the construction of the Estero on the River Phase 1 improvements.

Approve a $590,000 contingency for additional service that may be required to complete the project.

Authorize the Village Manager to sign the contract and other additional implementing documents within the scope of the contract on behalf of the Village of Estero Council, and to approve and execute any subsequent amendments or modifications which do not require an increase in the not to exceed budget (with contingency).

Financial Impact
The contract's financial impact is $8,455,614 (contract plus 7.5% contingency). Funds in the Estero on the River Improvements Fiscal Year 2023-2024 budget ($4.5 Million) and unallocated general funds will be used to fund this contract.

The Village of Estero has received a Florida Department of Environmental Protection Grant for the project in the amount of $750,000.

Attachment: SS EOR Phase 1 GMP Contract.pdf
Attachment: 01-Loc Map.pdf
Attachment: 02-Site Plan.pdf
Attachment: 03-Manhattan GMP Addendum.pdf

c. Estero on the River Construction Manager at Risk Contract Amendment No. 01 -- Phase 2 Preconstruction Services.

Recommended Action
Motion to approve Contract Number 24004 Amendment No. 01 in the amount of $350,100 with Manhattan Construction for Phase 2 Preconstruction Services.

Approve a $35,000 contingency for additional service that may be required to complete the project.

Authorize the Village Manager to sign the contract and other additional implementing documents within the scope of the contract on behalf of the Village of Estero Council, and to approve and execute any subsequent amendments which do not require an increase in the not to exceed budget (with contingency).

Financial Impact
The contract's financial impact is $385,100 (contract plus 10% contingency). Unallocated general funds will be used to fund this contract.

Attachment: SS EOR Phase 2 PreCon Services Contract.pdf
Attachment: 01-Loc Map.pdf
Attachment: 02-Phase 2 Improvements.pdf
Attachment: 03-Contract 240004 EOR Amendment 01.pdf

d. Corkscrew Road CMAR Contract Guaranteed Maximum Price (GMP) Addendum No. 01

Recommended Action
Motion to approved Contract Number 24005 GMP Addendum No. 01 in the amount of $21,468,380.20 with Wright Construction for the construction of the Corkscrew Road pathway, lighting and landscaping improvements.

Authorize the Village Manager to sign the contract and other additional implementing documents within the scope of the contract on behalf of the Village of Estero Council, and to approve and execute any subsequent amendments which do not require an increase in the not to exceed budget (with contingency).

Financial Impact
The contract's financial impact is $21,468,380.20 (cost includes a 7.5% contingency). Funds in the Corkscrew Road Pathways, Landscaping, & Street Lighting Project Fiscal Year 2024-2025 budget ($10.5 Million) and unallocated general funds will be used to fund this contract.

The 5-year CIP allocated $10.5 million in both the Fiscal Year 2024- 2025 budget and the Fiscal Year 2025-2025 budget for the project for a total of $21.0 million.

Attachment: SS Corkscrew Rd CMAR GMP Addendum Agenda Summary.pdf
Attachment: 01 Loc Map.pdf
Attachment: 02 Roadway Plans.pdf
Attachment: 03 Landscape Plans.pdf
Attachment: 04 Corkscrew Rd GMP Addendum.pdf

e. Disaster Training Programs Development Contract

Recommended Action
Approve EC 2023-31 Supplemental Task Order # 3 with Hagerty Consulting, Inc. to assist the Village to develop written procedures and training for pre and post-disaster.

Financial Impact

Not to exceed $300,000.00. This amount was added to the FY 2023-2024 budget under Development Services Miscellaneous Professional service for floodplain compliance.

Attachment: SS Distaster Management Service Contract _Hagerty Consulting.pdf
Attachment: Village of Estero Task Order 3 - SDAP Supplement Process Improvement Implementation and Training.pdf

7. FIRST READINGS

a. First Reading of Ordinance No. 2024-13 Estero Townhomes EPD (Toll Bros.).

An Ordinance of the Village Council of the Village of Estero, Florida, Approving with Conditions and Deviations a Rezoning to Estero Planned Development (EPD) For a 21.4 Acre Tract of Property Located in the Northeast Corner of Sandy Lane and Corkscrew Road; Providing for Severability; and Providing an Effective Date.

Recommended Action
Pass first reading and schedule second reading for October 16, 2024.

Financial Impact
Minor cost for newspaper advertisement for second reading.

Attachment: SSOrdinance No. 2024-13 100224.pdf
Attachment: Ordinance No. 2024-13 Toll Brothers.pdf
Attachment: Exhibit A Legal Description.pdf
Attachment: Exhibit B Schedule of Uses 8-27-24.pdf
Attachment: Exhibit C Development Regulations 6-24-24.pdf
Attachment: Exhibit D Master Concept Plan.pdf
Attachment: Exhibit E Ord No. 2024-13 23004570-Pattern Book-2024_09_17.pdf
Attachment: Staff Report.pdf
Attachment: Attachment A - Future Land Use Map.pdf
Attachment: Attachment B - Zoning Map.pdf
Attachment: Attachment C- Applicant Information.pdf
Attachment: Estero Townhomes COUNCIL PPT Updated 9.26.2024.pdf
Attachment: 23004570100E0101-2024-09-11.pdf

b. First Reading of Ordinance No. 2024-15 regarding Declarations of Local Emergencies

An Ordinance of the Village Council of the Village of Estero, Florida, Amending Article II of Chapter 10 of the Village Code (Local States of Emergency); Making Related Findings; and Providing for Severability, Codification and an Effective Date.

Recommended Action
Motion to approve Ordinance No. 2024-15 on First Reading and schedule Second Reading for October 16, 2024.

Financial Impact
There will be no financial impact related to the adoption of this Ordinance.

Attachment: SS Ord No. 2024-15 Declarations of Local Emergencies.pdf
Attachment: Ord No. 2024-15 Emergency.pdf

8. SECOND READING AND PUBLIC HEARING

a. Second Reading of Zoning Ordinance No. 2024-11 Via Coconut

An Ordinance of the Village Council of the Village of Estero, Florida, Approving with Conditions an Amendment to the Estero Planned Development (EPD) for a 20-acre Parcel on the West Side of Via Coconut, South of Corkscrew Road; Providing for Severability; and Providing an Effective Date

Recommended Action
Approve Ordinance No. 2024-11

Financial Impact
Minor cost for newspaper amendment for second reading.

Attachment: SS Via Coconut Council.pdf
Attachment: 1 Via Coconut Phasing Condition 9.3.24.pdf
Attachment: 2_Email_Council 9_18 agenda - Via Coconut EPD.pdf
Attachment: 3 Via Coconut 1st Reading Transcript.pdf
Attachment: 4 Zoning Conditions.pdf
Attachment: 5 Ordinance No 2024-11 Via Coconut.pdf
Attachment: Via Coconut - Council Meeting Final 09.27.24.pdf

9. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS

10. VILLAGE ATTORNEY'S REPORT

11. VILLAGE MANAGER'S REPORT

12. ADJOURNMENT

General Attachments

- Transcript.pdf

VILLAGE OF ESTERO COUNCIL MEETING

WEDNESDAY, OCTOBER 2, 2024, 9:30 A.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.

09:30:48AM >>Mayor McLain: IT IS NOW 9:31.

09:30:51AM I WOULD LIKE TO CALL TO ORDER THE OCTOBER 2, 2024 VILLAGE

09:30:56AM COUNCIL MEETING.

09:30:58AM [GAVEL SOUNDING]

09:31:00AM I WOULD LIKE TO ME REMIND EVERYBODY IN ATTENDANCE INCLUDING

09:31:04AM COUNCIL IF YOU HAVE A PHONE WITH YOU, MAKE SURE IT IS IN THE

09:31:07AM SILENT MODE.

09:31:10AM WHEN EVERYBODY SPEAKS AT THE PODIUM MAKE SURE THE MICROPHONE

09:31:15AM IS CLOSE TO YOUR MOUTH AND WE WILL BE ABLE TO HEAR YOU.

09:31:19AM THIS MORNING WE HAVE PASTOR SAM KILLMAN, FIRST BAPTIST

09:31:23AM ESTERO WILL DO OUR INVOCATION.

09:31:25AM WELCOME.

09:31:25AM >>Pastor Sam Killman: COUNCIL, THANK YOU FOR HAVING ME.

09:31:31AM MY PLEASURE TO BE HERE THIS MORNING.

09:31:33AM LET ME PRAY FOR US AS WE DO OUR BUSINESS TOGETHER.

09:31:36AM FATHER, WE THANK YOU FOR YOUR GRACE THIS MORNING.

09:31:40AM WE THANK YOU FOR YOUR MERCY.

09:31:42AM WE THANK YOU THAT YOU ARE A GOOD GOD WHO -- WHO IS HERE WITH

09:31:47AM US.

09:31:47AM YOU ARE NOT OFTEN SOME DISTANT PLACE, YOU ARE HERE.
09:31:51AM GOD, WE THANK YOU FOR OUR SAVIOR, JESUS.
09:31:55AM WE THANK YOU THAT HE HAS STEPPED IN OUR PLACE AND DIED FOR
09:31:59AM OUR SINS.
09:32:00AM WE THANK YOU FOR THE SALVATION WE CAN HAVE SHOULD WE REPENT
09:32:04AM OF OUR SINS AND TRUST IN HIM.
09:32:06AM GOD, WE ASK THIS MORNING FOR YOUR FAVOR FOR OUR COMMUNITY.
09:32:10AM FOR OUR LEADERS AS THEY LEAD AND GOVERN IN THE WAYS THAT YOU
09:32:15AM HAVE APPOINTED THEM TO.
09:32:16AM GOD, I ASK THAT THEY WOULD EXERCISE WISDOM AND DISCERNMENT
09:32:21AM IN THE DECISIONS THAT ARE MADE.
09:32:23AM GOD, THAT THEY WOULD -- THAT THEY WOULD LOOK TO YOU.
09:32:26AM THAT THEY WILL LOOK TO YOUR WORD TO KNOW HOW IT IS THAT THEY
09:32:30AM OUGHT TO LEAD AND OUGHT TO GOVERN.
09:32:32AM GOD, IN THE GOVERNING AND THE RULING THAT IS EXERCISED IN
09:32:36AM THIS PLACE, THAT IT WOULD BE WITH FAIRNESS AND JUSTICE AND,
09:32:41AM GOD, ULTIMATELY WE ASK THAT ALL THINGS AND ALL PATTERNS OF
09:32:44AM LIFE AND ALL THAT WE DO THAT WE WOULD GLORIFY YOU.
09:32:48AM THAT IT WILL BE TO YOUR GLORY, YOUR HONOR AND YOUR FAME.
09:32:51AM GOD, WE JUST ASK THAT YOU WILL HAVE YOUR HAND OF SOVEREIGNTY
09:32:55AM AND PROVISION AND PROVIDENCE ON THIS VILLAGE OF ESTERO.
09:33:00AM GOD, THAT IT WILL PROSPER.
09:33:02AM THAT IT WILL DO WELL.
09:33:03AM GOD, THAT IT WILL BE A WELCOME PLACE OF COMMUNITY AND,
09:33:07AM FATHER, WE ASK THAT YOU WOULD JUST CONTINUE TO SUSTAIN US AS
09:33:13AM YOU HAVE SO -- FOR SO LONG.
09:33:15AM AND, GOD, WE JUST THANK YOU FOR THE MANY BLESSINGS THAT YOU
09:33:20AM HAVE BESTOWED UPON US AS A COMMUNITY.
09:33:22AM GOD, MAY WE LOOK BACK TO YOU AND TRUST YOU AS OUR SOVEREIGN
09:33:28AM GOD AND AS OUR LORD AND KING.

09:33:31AM WE PRAY THESE THINGS IN YOUR SON'S HOLY NAME, NAME OF JESUS,

09:33:36AM WHO IS OUR LORD, AMEN.

09:33:38AM >>Mayor McLain: THANK YOU, PASTOR KILLMAN.

09:33:41AM PLEASE JOIN US TO STAND FOR THE PLEDGE OF ALLEGIANCE.

09:33:45AM [PLEDGE OF ALLEGIANCE]

09:34:02AM >>Mayor McLain: MADAM CLERK, PLEASE CALL THE ROLL.

09:34:05AM >>Vice-Mayor Ribble: HERE.

09:34:06AM >>Larry Fiesel: HERE.

09:34:10AM >>Mayor McLain: HERE.

09:34:11AM >>Lori Fayhee: HERE.

09:34:13AM >>Rafael Lopez: HERE.

09:34:16AM >>Jim Ward: HERE.

09:34:17AM >>George Zalucki: HERE.

09:34:18AM >>Mayor McLain: THANK YOU.

09:34:19AM NEXT ON THE AGENDA IS THE APPROVAL OF THE AGENDA.

09:34:23AM DOES ANYBODY HAVE ANY DELETIONS, ADDITIONS OR CHANGES TO THE

09:34:27AM AGENDA?

09:34:28AM IF NOT, THEN I WILL ENTERTAIN A MOTION TO APPROVE THE

09:34:31AM AGENDA.

09:34:32AM >>Larry Fiesel: I WILL MAKE THE MOTION TO APPROVE THE

09:34:36AM AGENDA.

09:34:36AM >>Lori Fayhee: SECOND.

09:34:40AM >>Mayor McLain: MOTION BY COUNCIL FIESEL.

09:34:45AM >>Larry Fiesel: AYE.

09:34:46AM >>Lori Fayhee: AYE.

09:34:48AM >>Rafael Lopez: AYE.

09:34:49AM >>Jim Ward: AYE.

09:34:51AM >>George Zalucki: AYE.

09:34:52AM >>Vice-Mayor Ribble: AYE.

09:34:55AM >>Mayor McLain: AYE.

09:34:56AM CHAIR WILL TAKE PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA.

09:35:00AM MAYOR CLERK, DO WE HAVE ANYONE TO SPEAK?

09:35:02AM >>Clerk: NO, WE HAVE NONE.

09:35:05AM >>Mayor McLain: THANK YOU.

09:35:06AM NEXT ON THE AGENDA IS THE CONSENT AGENDA, 4-A, THE SEPTEMBER

09:35:13AM 18 MINUTES.

09:35:13AM ANY COUNCIL MEMBERS HAVE ANY QUESTIONS OR COMMENTS REGARDING

09:35:16AM THE MINUTES?

09:35:17AM I SEE NONE.

09:35:18AM I WILL ENTERTAIN THE MOTION TO APPROVE.

09:35:20AM >>Vice-Mayor Ribble: SO MOVED.

09:35:24AM >>Rafael Lopez: SECOND.

09:35:28AM >>Mayor McLain: MADAM CLERK, PLEASE CALL THE ROLL.

09:35:31AM >>George Zalucki: AYE.

09:35:32AM >>Jim Ward: AYE.

09:35:34AM >>Rafael Lopez: AYE.

09:35:36AM >>Lori Fayhee: AYE.

09:35:38AM >>Larry Fiesel: AYE.

09:35:39AM >>Vice-Mayor Ribble: AYE.

09:35:41AM >>Mayor McLain: AYE.

09:35:42AM NEXT ON THE AGENDA IS ITEM 6-A, ESTERO PARK DESIGN

09:35:46AM SERVICES CONTRACT, RFP 100424.

09:35:51AM STEVE, WILL YOU PLEASE INTRODUCE THIS ITEM.

09:35:57AM >>Steve Sarkozy: THANK YOU, MEMBERS OF COUNCIL, THIS IS THE

09:35:59AM MASTER PLANNING PROCESS FOR THE ESTERO SPORTS PARK ON

09:36:04AM WILLIAMS ROAD ALL THE WAY FROM THE HIGH SCHOOL VIA COCONUT.

09:36:08AM THIS INVOLVES TAKING A LOOK AT ALL OF THE POTENTIAL USES AND

09:36:13AM COMING UP WITH A GENERAL LAYOUT FOR THE SPORTS PARK.

09:36:16AM OVER THE LAST MANY MONTHS, WE HAVE BEEN ACCUMULATING

09:36:21AM PROPERTY THERE.

09:36:21AM WE NOW HAVE APPROXIMATELY 100 ACRES THAT WE CAN DEVELOP FOR
09:36:27AM COMMUNITY ACTIVITIES TO BE SHARED BY THE VILLAGE, THE
09:36:34AM COUNTY, AND THE HIGH SCHOOL, AND THE COMMUNITY, OF COURSE,
09:36:39AM AS WELL.
09:36:39AM THE IDEA IS THAT WE CREATE AN EXCITING ENVIRONMENT WITH
09:36:44AM PUBLIC-PRIVATE FAMILY RECREATIONAL ALTERNATIVES, AS WELL AS
09:36:49AM COMMUNITY RECREATION OPTIONS.
09:36:51AM AS I MENTIONED, WE HAVE DONE SOME PLANNING ON THIS ALREADY.
09:36:55AM WE HAVE CONCEPT PLANS, BUT BEFORE REALLY COMMITTING MANY
09:37:00AM MILLIONS OF DOLLARS TO THE DEVELOPMENT, WE THINK IT MIGHT BE
09:37:03AM BEST TO HAVE A PAUSE AND BRING IN OUTSIDE PROFESSIONALS TO
09:37:08AM WORK WITH THE COMMUNITY TO CREATE THE FINAL PLAN FOR THIS,
09:37:13AM WHICH WILL REALLY BE A GENERATIONAL -- YOU KNOW --
09:37:19AM IMPROVEMENT TO THE COMMUNITY AND SERVE FOR MANY DECADES.
09:37:22AM WHAT WE ARE PROPOSING IS A VERY AGGRESSIVE SCHEDULE THAT IS
09:37:28AM OUTLINED PAGE 3 OF YOUR COUNCIL ACTION REPORT.
09:37:32AM THIS IS INTENDED TO BE A VERY PUBLIC AND INCLUSIVE PROCESS.
09:37:40AM VERY TRANSPARENT TO ENGAGE AS MANY DIFFERENT INTERESTS AS WE
09:37:44AM CAN.
09:37:44AM SO IT STARTS VERY QUICKLY HERE.
09:37:49AM NEXT WEEK -- ACTUALLY THIS WEEK WITH INTERVIEWS WITH
09:37:53AM COUNCILMEMBERS AND THE URBAN DESIGN AND PARKS DEVELOPMENT
09:37:57AM TEAM, CULMINATING WITH OUR FINAL PLANS AND ZONING BOARD
09:38:02AM MEETINGS IN JANUARY OF 2025.
09:38:06AM THIS IS THE FINAL STEP IN THE PROCESS.
09:38:11AM PREVIOUSLY YOU HAVE AUTHORIZED THE VILLAGE STAFF TO
09:38:16AM NEGOTIATE WITH THE TOP DESIGNATED FIRM, WHICH IS PEREZ
09:38:20AM PLANNING AND DESIGN OUT OF ATLANTA, WHO HAS A CONSORTIUM OF
09:38:25AM CONSULTANTS HELPING US.
09:38:26AM THEY WERE THE TOP-RATED CONSULTANT TEAM FROM A GROUP OF SIX

09:38:34AM VERY -- SORRY, SEVEN VERY QUALIFIED PROPOSALS.

09:38:38AM SO WE ARE EXCITED ABOUT THIS.

09:38:39AM THIS WILL BE A VERY HIGH-PROFILE PROCESS, BUT A VERY INTENSE

09:38:46AM EFFORT OVER THE NEXT THREE MONTHS.

09:38:47AM WE ARE RECOMMENDING THAT YOU APPROVE THE CONTRACT FOR

09:38:53AM $321,990 PLUS A 10% CONTINGENCY.

09:38:57AM >>Mayor McLain: I SEE.

09:39:00AM COUNCIL HAVE ANY COMMENTS OR QUESTIONS?

09:39:06AM >> I JUST HAVE A COMMENT.

09:39:07AM I THINK THIS IS EXTREMELY IMPORTANT TO GET THIS MASTER PLAN

09:39:10AM DEVELOPED.

09:39:11AM IT DOESN'T MEAN, IN MY MIND, THAT WE ARE GOING TO GET THIS

09:39:17AM PLAN DONE AND THEN IN SIX MONTHS, IT IS GOING TO BE

09:39:21AM DEVELOPED.

09:39:21AM I THINK THIS GIVES US THE MASTER PLAN THAT WE CAN THEN LOOK

09:39:25AM AT THE FINANCES, THE CAPITAL COSTS OF EACH OF THESE SEGMENTS

09:39:29AM AND WHEN PER DOING THE WORK, WE CAN DO IT IN SUCH A WAY SO

09:39:34AM WE DON'T HAVE TO REDO IT AFTERWARDS.

09:39:36AM IT DOESN'T MEAN -- WE DON'T WANT TO GIVE THE IMPRESSION THAT

09:39:40AM WE GET THIS DONE BY 1/14/24 BY THE END OF THE YEAR AND ALL

09:39:47AM OF A SUDDEN WE ARE MOVING FORWARD AND GET THE COST INVOLVED

09:39:50AM AND DO IT IN PIECES.

09:39:52AM BY HAVING THIS MASTER PLAN, WE WILL KNOW WHAT WE ARE DOING

09:39:55AM AND WE WON'T HAVE TO REWORK WHICH IS A CARDINAL SIN IN

09:40:00AM PUBLIC WORKS.

09:40:01AM >> A QUICK QUESTION FOR STEVE.

09:40:02AM STEVE HAVE WE OR MICHAEL WORKED WITH PEREZ PLANNING IN THE

09:40:05AM PAST?

09:40:08AM >>Steve Sarkozy: YES, YOU WILL RECALL THAT WE HAVE MANY

09:40:11AM MASTER PLANS.

09:40:12AM FOR EVERY FUNCTIONAL AREA OF RESPONSIBILITY THAT THE VILLAGE
09:40:16AM IS INVOLVED IN, WE, OF COURSE, HAS A MASTER PLAN.
09:40:18AM OUR PARKS AND OPEN SPACE MASTER PLAN WAS DEVELOPED BY BARTH
09:40:23AM AND ASSOCIATES OUT OF GAINESVILLE.
09:40:26AM AND BARTH AND ASSOCIATES HAD A VERY GREAT REPUTATION AND DID
09:40:31AM A FABULOUS JOB FOR US.
09:40:33AM CARLOS PEREZ WAS A MEMBER OF THE BARTH TEAM.
09:40:37AM DAVID BARTH HAS PASSED AWAY, UNFORTUNATELY, AND CARLOS IS
09:40:43AM THE -- KIND OF CARRYING THE FLAG FORWARD.
09:40:51AM WE WORKED CARLOS IN THE PAST.
09:40:53AM WE ARE COMFORTABLE WITH HIS WORK AND THINK HE IS HIGHLY
09:40:55AM PROFESSIONAL.
09:40:56AM >> THANK YOU.
09:40:57AM >>Mayor McLain: ANY OTHER QUESTIONS FROM COUNCIL?
09:40:59AM IF NOT, MADAM CLERK, ANYONE TO SPEAK ON THIS.
09:41:02AM >>Clerk: WE HAVE NO PUBLIC COMMENT OR E-COMMENTS.
09:41:06AM >>Mayor McLain: BASED ON THAT I WILL MOVE FORWARD ASKING FOR
09:41:10AM A MOTION.
09:41:10AM >>Rafael Lopez: MOVE.
09:41:14AM >>Jim Ward: SECOND.
09:41:17AM >>Mayor McLain: CLERK, PLEASE CALL THE ROLL.
09:41:24AM >>Lori Fayhee: AYE.
09:41:25AM >>Larry Fiesel: AYE.
09:41:29AM >>Jim Ward: AYE.
09:41:33AM >>Rafael Lopez: AYE.
09:41:34AM >>George Zalucki: AYE.
09:41:35AM >>Mayor McLain: AYE.
09:41:38AM ITEM 6-B, GUARANTEED MAXIMUM PRICE.
09:41:44AM AMENDMENT NUMBER 01.
09:41:46AM STEVE, INTRODUCE THIS ITEM.

09:41:49AM >>Steve Sarkozy: THANK YOU, MAYOR, MEMBERS OF COUNCIL.
09:41:51AM WE HAVE BEEN PUSHING HARD TO GET THE IMPROVEMENTS ON THE 62
09:41:56AM AND A HALF ACRE SITE WHICH WE CALL ESTERO ON THE RIVER
09:41:59AM GETTING THAT PROJECT GOING.
09:42:00AM YOU MAY RECALL THAT SEVERAL YEARS AGO, WE BOUGHT THE 61 AND
09:42:05AM A HALF ACRES FOR $24.5 MILLION.
09:42:07AM WE WORKED HARD TO PAY OFF THAT DEBT.
09:42:09AM IT WAS PAID OFF IN FOUR YEARS.
09:42:11AM SO THE VILLAGE IS DEBT-FREE.
09:42:16AM IN PARTICULAR, DEBT-FREE WITH REGARD TO THIS PROPERTY.
09:42:20AM THE SOUTHERN 30 ACRES IS INTENDED -- EXCUSE ME -- TO BE A
09:42:28AM NATURAL PRESERVE AND THE WHOLE IDEA IS HOW TO GAIN ACCESS TO
09:42:34AM IT AND CREATE SOME MINIMAL IMPROVEMENTS LIKE WALKING PATHS
09:42:38AM AND SO FORTH SO THE PUBLIC CAN GAIN ACT IT SES TO THE --
09:42:42AM ACCESS TO IT THE PROJECT.
09:42:45AM WE HAVE HERE BEFORE YOU A CONSTRUCTION CONTRACT FOR $875,614
09:42:54AM TO BEGIN THE WORK.
09:42:55AM PLUS 10% CONTINGENCY.
09:42:58AM QUESTION ALSO HAVE ANOTHER ITEM ON THE A AGENDA ITEM 6-D --
09:43:06AM EXCUSE ME -- THAT IS A ANOTHER BIG EXPENDITURE AND BEFORE WE
09:43:10AM LAUNCH ON THIS.
09:43:14AM I THINK THIS IS VERY IMPORTANT.
09:43:17AM I SUGGEST THAT WE CONTINUE THESE ITEMS TO THE NEXT MEETING
09:43:20AM WHERE WE CAN HAVE A WORKSHOP AND TALK ABOUT ALL OF THE MAJOR
09:43:24AM EXPENDITURE ITEMS IN ONE CONTEXT RATHER THAN JUST THIS
09:43:28AM ISOLATED CONTRACT.
09:43:29AM WE ARE IN A VERY GOOD POSITION FINANCIALLY.
09:43:36AM AND YOU ARE WELL AWARE OF THAT FROM THE FINANCIAL REPORTS.
09:43:40AM BUT WE HAVE MAJOR LANDSCAPING, PARKS IMPROVEMENTS, THE
09:43:45AM UTILITY EXTENSION PROJECTS, MANY ROAD PROJECTS, AND THEN THE

09:43:50AM POTENTIAL OF THE BELLEVUE -- SORRY THE BONITA ESTERO RAIL
09:43:58AM LINE THAT REPRESENTS A MAJOR POTENTIAL EXPENDITURE.
09:44:02AM SOME OF THE PROJECTS THAT WE HAVE TEED UP WAS ESSENTIALLY
09:44:09AM CONCEIVED AFTER WE STARTED THE ESTERO ON THE RIVER PROJECT.
09:44:12AM SOME RATHER THAN JUST JUMP IN AND SPEND A CONSIDERABLE
09:44:18AM AMOUNT OF OUR RESERVE BE THESE TWO PROJECTS, I AM
09:44:24AM RECOMMENDING THAT WE DISCUSS THEM ALL IN CONTEXT AND THEN
09:44:27AM BRING WHATEVER YOU DECIDE OUT OF THE WORKSHOP BACK AS SOON
09:44:31AM AS POSSIBLE FOR EXECUTION AND INITIATION OF THE PROJECT.
09:44:36AM >>Mayor McLain: COUNCIL HAVE ANY QUESTIONS OR COMMENTS ABOUT
09:44:41AM STEVE'S RECOMMENDATION?
09:44:43AM YES?
09:44:44AM >> YEAH, LOOKING AT THIS AGENDA, IT IS VERY ROBUST AND A LOT
09:44:48AM OF MONEY INCLUDED IN THIS MEETING TODAY.
09:44:51AM I SUPPORT WHAT THE MANAGER SUGGESTS.
09:44:54AM AND KIND OF DIVING INTO SOME OF THE DETAILS PERHAPS WHERE WE
09:44:58AM CAN VALUE ENGINEER, TAKE A LOOK AT SOME OF THE THINGS THAT
09:45:01AM WE CAN MAYBE SCALE BACK ON AND MAYBE PUT IN OTHER BUCKETS --
09:45:06AM PRIORITY BUCKETS IN PROJECTS DOWN THE ROAD IN THE
09:45:10AM FIVE-YEAR AS WE SIT HERE TODAY WE MAY NOT BE ABLE TO
09:45:14AM FINANCE UNLESS WE FIND A WAY TO SAVE SOME MONEY.
09:45:17AM I THINK IT IS A PRUDENT MOVE TO BREAK THESE ITEMS DOWN, TAKE
09:45:20AM A CLOSER LOOK, AND THEN MAKE DECISIONS AFTER THAT KIND OF A
09:45:23AM MEETING.
09:45:24AM >>Mayor McLain: THANK YOU.
09:45:25AM ANY OTHER COMMENTS?
09:45:28AM >> I AM IN AGREEMENT WHAT THE MANAGER HAS BROUGHT TO US.
09:45:30AM >>Mayor McLain: AND, ROB, CAN WE CONTINUE BOTH ITEMS NOW OR
09:45:36AM GO TO ITEM -- WHATEVER IT IS, D AT THAT TIME AND CONTINUE --
09:45:41AM OR -- OR I CAN TAKE A VOTE.

09:45:45AM >>Robert Eschenfelder: REALLY NOT A PUBLIC HEARING AND YOU
09:45:47AM ARE NOT CONTINUING IT UNLESS YOU DEFER IT.
09:45:50AM >>Mayor McLain: OKAY TO DEFER ONE OF THEM AT ONE TIME
09:45:53AM INSTEAD OF GOING THROUGH IT.
09:45:54AM >>Robert Eschenfelder: YES.
09:45:55AM >>Mayor McLain: I AGREE WITH THE CHANGES ALSO.
09:45:58AM WHEN I FIRST LOOKED AT THE AGENDA AND THE AMOUNT OF MONEY
09:46:01AM THAT IS THERE, THE VALUE ENGINEERING PIECE IS VERY
09:46:05AM IMPORTANT.
09:46:05AM OTHER THING IMPORTANT TO ME IS, YOU KNOW, AS WE WILL TRY TO
09:46:09AM REDUCE COSTS AT THE CURRENT TIME, WE NEED TO LOOK TO THE
09:46:15AM FUTURE AND WHAT I WOULD LIKE TO MAKE SURE -- AND I WILL LOOK
09:46:19AM TO RECOMMENDATIONS TO STAFF TO COME TO US ON IS IF WE CHANGE
09:46:24AM THE ASPHALT TO SOMETHING ELSE, THAT WE ARE NOT HAVING BIG
09:46:28AM EXPENSES REDOING EVERYTHING.
09:46:31AM SO IF -- IF WE CAN DO A TEMPORARY THING, IT WOULD UNDERSTAND
09:46:35AM THE USE OF THE PARK AND REDUCE THE COST AND AT A FUTURE DATE
09:46:41AM TO GO BACK IN AND EASILY UPDATE TO ANOTHER SURFACE OR
09:46:47AM PATHWAY OR SOMETHING LIKE THAT.
09:46:48AM I WELCOME THE OPPORTUNITY TO TAKE A LOOK AT THAT, AND WE CAN
09:46:51AM ALL -- IN A WORKSHOP, WE CAN OPENLY TALK ABOUT IT.
09:46:55AM GO AHEAD?
09:46:58AM >> I ALSO WELCOME THE OPPORTUNITY TO DO VALUE-ENGINEERING ON
09:47:01AM THIS PROJECT, BUT I WANT TO MAKE SURE THAT WE GET THIS
09:47:04AM PROJECT MOVING IN THE RIGHT DIRECTION, BECAUSE THIS IS A
09:47:06AM PROJECT THAT HAS BEEN A PROCESS FOR PROBABLY THREE YEARS
09:47:10AM NOW.
09:47:10AM SO THIS -- AS I MENTIONED TO STEVE EARLIER THIS IS A WIN-WIN
09:47:17AM PROJECT FOR THE COMMUNITY AND THE VILLAGE AND I THINK IT
09:47:19AM PROVIDES AN OPPORTUNITY FOR VILLAGE RESIDENTS TO DO

09:47:22AM SOMETHING THAT GIVES THEM THE ABILITY TO WALK NATURAL PATHS
09:47:30AM AND NOT DOING ANYTHING AGGRESSIVE AND FOR OUR RESIDENTS TO
09:47:33AM ENJOY THAT TYPE OF EXPERIENCE.
09:47:36AM I DO SUPPORT THE MOTION BUT I WANT TO MAKE SURE THAT WE GET
09:47:40AM THIS BACK ON TRACK VERY QUICKLY.
09:47:42AM >>Mayor McLain: TALKING OF A WORKSHOP OUR NEXT MEETING OR
09:47:46AM ANY KIND OF A TIMETABLE.
09:47:48AM >>Steve Sarkozy: WE HAVE ENOUGH INFORMATION TO HAVE A
09:47:54AM MEETING.
09:47:54AM >>Mayor McLain: TWO WEEKS FROM NOW AND MOVE FORWARD BASED ON
09:47:58AM THAT.
09:47:58AM >> MR. MAYOR, I HAVE ONE QUESTION.
09:48:00AM WOULD THIS ACTION ALSO INCLUDE ITEM 6A-D?
09:48:09AM >>Steve Sarkozy: I THINK IT -- WE MAYBE CAN HANDLE THEM
09:48:12AM INDEPENDENTLY BECAUSE YOU HAVEN'T OPENED UP THE DISCUSSION
09:48:15AM YET ON D.
09:48:16AM JUST 6-B AND D.
09:48:19AM >>Mayor McLain: DO YOU HAVE QUESTIONS ABOUT D?
09:48:22AM THE SCOPE OF THAT?
09:48:24AM THAT IS $21 MILLION.
09:48:26AM >> THAT IS WHY I THOUGHT IT WOULD BE EVEN MORE PRUDENT TO
09:48:30AM HAVE THAT DISCUSSION PERHAPS AT THE SAME WORKSHOP.
09:48:34AM >>Mayor McLain: WE WILL BUNDLE BOTH OF THOSE TOGETHER.
09:48:36AM AND WE ARE NOT GOING TO NEED TO VOTE ON THAT, I DON'T
09:48:40AM BELIEVE.
09:48:40AM WE WILL CONTINUE IT.
09:48:43AM >> NOT ONLY THOSE TWO PROJECTS, BUT YOUR ENTIRE CIP SO YOU
09:48:47AM LOOK AT THE RELATIONSHIP OF THESE TWO EXPENDITURES IN THE
09:48:50AM CONTEXT OF THE WHOLE PACKAGE.
09:48:53AM >>Mayor McLain: AND IF THERE ARE ANY GRANTS THAT MIGHT COME

09:48:58AM OUR WAY THAT ARE APPLICABLE, THAT WILL BE A GOOD DISCUSSION.

09:49:03AM I AM NOT AWARE OF ANY FOR THESE PROJECTS.

09:49:05AM I THINK THIS IS COMING OUT.

09:49:06AM >>Steve Sarkozy: WE HAVE SOME MONEY FROM GRANTS BUT NOT

09:49:11AM ENOUGH TO MOVE THE NEEDLE.

09:49:12AM >>Mayor McLain: WE WILL MOVE FORWARD FROM C.

09:49:17AM AND LET ME LOOK HERE.

09:49:19AM YEAH.

09:49:20AM WE ARE GOING TO GO FROM B TO 6-C.

09:49:25AM NEXT ON THE AGENDA IS ITEM 6-C, ESTERO ON THE RIVER

09:49:29AM CONSTRUCTION MANAGER.

09:49:30AM IS THAT IT?

09:49:32AM THE RIGHT ONE?

09:49:33AM YEAH, AT RISK CONTRACT 01 PHASE TWO, PRECONSTRUCTION

09:49:38AM SERVICES.

09:49:39AM STEVE, PLEASE INTRODUCE THIS ITEM.

09:49:42AM >>Steve Sarkozy: THIS IS THE SECOND HALF OF THE IMPROVEMENTS

09:49:44AM OF THE ESTERO ON THE RIVER AREA.

09:49:46AM AND THE FIRST PROJECT THAT WE ARE TALKING ABOUT IS A BRIDGE

09:49:51AM OVER THE RIVER, REST ROOM FACILITIES, EXTENSION OF

09:49:55AM UTILITIES, THE PATH AROUND THE 30-ACRE SITE, AND OTHER

09:50:00AM LESSER IMPROVEMENTS.

09:50:01AM THAT IS ONLY A PART OF THE TOTAL IMPROVEMENT FOR THAT

09:50:06AM 30-ACRE NATURE PRESERVE.

09:50:08AM THE OTHER PORTION OF THAT IS -- IS THIS ELEMENT.

09:50:13AM AND WHAT IS PROPOSED IS ANOTHER CONSTRUCTION MANAGER AT-RISK

09:50:21AM CONTRACT.

09:50:21AM THIS WILL ACTUALLY BE PHASE TWO.

09:50:24AM THAT WILL INCLUDE THE FENCE AROUND THE PERIMETER,

09:50:29AM LANDSCAPING AND SIDEWALKS ON CORKSCREW AND U.S 41, TAMIAMI

09:50:37AM TRAIL, FROM THE BACK OF THE CURVE OF EACH OF THOSE ROADS
09:50:41AM OVER TO OUR FENCE.
09:50:42AM SO IT IS IMPROVING THE EDGES OF TO ALLOW PUBLIC ACCESS, BUT
09:50:49AM ALSO CREATING A NICE FENCE AND WHAT NOT TO ISOLATE OUR
09:50:58AM PROPERTY AND CONTROL ACCESS.
09:50:59AM THIS PROJECT REALLY, I THINK, CAN PROCEED, BECAUSE IT -- WE
09:51:04AM NEED AN AN ESTIMATE OF WHAT THAT PROJECT WILL COST.
09:51:10AM MAY NOT BE SOMETHING THAT WE JUMP INTO IMMEDIATELY BUT YOU
09:51:15AM WILL PROBABLY WANT TO DO THIS SHORTLY AFTER DOING THE OTHER
09:51:18AM PROJECT.
09:51:18AM THE TOTAL PROJECT HERE IS ESTIMATED IN THE $3 MILLION RANGE.
09:51:22AM SO, YOU KNOW, COLLECTIVELY, THERE IS A LOT MONEY GOING INTO
09:51:26AM THE DEVELOPMENT OF THAT PARK, WHICH WAS ORIGINALLY INTENDED
09:51:31AM BUT NONETHELESS IS COMPLICATED WHEN YOU CONSIDER THE CONTEXT
09:51:36AM OF ALL OF OUR POTENTIAL SPENDING AREAS.
09:51:38AM SO THIS COMES TO YOU WITH A RECOMMENDATION FOR APPROVAL.
09:51:44AM MANHATTAN CONSTRUCTION WOULD BE THE -- OUR PARTNER ON THIS.
09:51:48AM AND WE WILL EXPECT THEIR TURN AROUND HERE IN -- JUST TWO OR
09:51:54AM THREE MONTHS TO COME BACK.
09:51:55AM >>Mayor McLain: ANY COMMENCE, QUESTIONS FROM COUNCIL?
09:52:03AM BEING SOMEWHAT OF A NEOPHYTE ON THIS.
09:52:07AM YOU ESTIMATE -- AND I KNOW IT IS ONLY A BROAD ESTIMATE,
09:52:11AM CONSTRUCTION IF WE WERE TO DO THIS IS WITHIN THE $3 MILLION
09:52:15AM RANGE.
09:52:15AM THE QUESTION I HAVE IS ON THE $350,000, 11%, 12%, WHATEVER.
09:52:23AM IS THAT A NORMAL RANGE FOR THESE KIND OF PRECONSTRUCTION
09:52:27AM SERVICES?
09:52:27AM IN THE BALLPARK?
09:52:29AM >>Steve Sarkozy: I THINK SO, YES.
09:52:31AM BECAUSE THERE IS A DESIGN ELEMENT AS WELL AS ESTIMATING AND

09:52:36AM LAYING OUT THE PROJECT FROM A STAGING STANDPOINT AND
09:52:41AM CONSTRUCTABILITY STANDPOINT.
09:52:42AM IT ALSO INCLUDES PERMITTING WHICH, IN THIS CASE, SIDEWALKS
09:52:46AM ON A COUNTY ROAD AND CHANGES IN IMPROVEMENTS TO THE
09:52:51AM STORMWATER SYSTEM ON CORKSCREW AND COUNTY ROAD AND SAME
09:52:56AM ELEMENT, SIDEWALK AND STORMWATER IMPROVEMENTS ON A STATE
09:53:00AM HIGHWAY.
09:53:02AM THOSE PERMITTING ISSUES ARE GOING TO BE COMPLICATED.
09:53:05AM >>Mayor McLain: THANK YOU.
09:53:08AM MAKE SURE MY UNDERSTAND SOMETHING CORRECT ON THIS.
09:53:11AM SO WE ARE GOING TO DELAY THE CAPITAL EXPENSE FOR THAT
09:53:15AM SOUTHERN PORTION.
09:53:16AM WE ARE GOING TO NEGOTIATE AND TALK ABOUT THAT ON -- IN A
09:53:20AM COUPLE OF WEEKS AND THEN WE WILL COME BACK AND APPROVE MAYBE
09:53:23AM A REVISED PLAN SO IT IS A LITTLE LESS EXPENSIVE.
09:53:26AM I THINK WHAT THIS DOES IS GIVES US THE OPPORTUNITY -- WHAT
09:53:29AM HAD THE COST WILL BE TO MAKE THIS SOUTHERN AREA MUCH MORE
09:53:34AM ATTRACTIVE FROM THE STREET.
09:53:35AM RIGHT NOW IT LOOKS LIKE KIND OF AN OVERGROWN WOODS AND
09:53:42AM WROUGHT IRON FENCE WILL ADDRESS THAT AND PROVIDE SECURITY IF
09:53:45AM PEOPLE ARE WALKING IN WITH THEIR FAMILY AND LITTLE KIDS.
09:53:48AM IT AVOID -- ONCE IT IS COMPLETED, PEOPLE ARE RUNNING OUT ON
09:53:51AM THE STREET, LITTLE KIDS AND ALL THAT.
09:53:53AM THIS IS KIND OF THE BEAUTIFICATION OF WHATEVER WE DO AHEAD
09:53:58AM OF THIS TIME.
09:53:59AM IS THAT PRETTY MUCH THE WAY --
09:54:02AM >>Steve Sarkozy: CORRECT.
09:54:03AM >>Mayor McLain: ANY OTHER COMMENTS FROM COUNCIL?
09:54:05AM IF NONE, DO WE HAVE ANY PUBLIC COMMENT?
09:54:08AM >>Clerk: WE HAVE NO PUBLIC COMMENT AND NO E-COMMENTS.

09:54:12AM >>Mayor McLain: ZALUCKI HAS MADE THE MOTION AND SECONDED BY
09:54:20AM COUNCILMAN LOPEZ.
09:54:22AM >>Larry Fiesel: AYE.
09:54:24AM >>Lori Fayhee: AYE.
09:54:26AM >>Rafael Lopez: AYE.
09:54:28AM >>Jim Ward: AYE.
09:54:29AM >>George Zalucki: AYE.
09:54:32AM >>Vice-Mayor Ribble: AYE.
09:54:33AM >>Mayor McLain: AYE.
09:54:34AM ITEM 6-D WE ALREADY DISCUSSED BRIEFLY, THE CORKSCREW
09:54:40AM CONTRACT.
09:54:41AM WE HAVE A WORKSHOP IN A COUPLE OF WEEKS.
09:54:44AM NEXT ON THE AGENDA IS ITEM 6-E.
09:54:47AM DISASTER TRAINING PROGRAMS DEVELOPMENT CONTRACT.
09:54:50AM STEVE, WILL YOU PLEASE INTRODUCE THIS ITEM.
09:54:54AM >>Steve Sarkozy: THANK YOU, MAYOR, MEMBERS OF COUNCIL.
09:54:56AM THIS HAS TO DO WITH OUR PREPARATIONS FOR DISASTER RECOVERY
09:55:07AM AND DIRECTLY RELATED TO THE EFFORT WE HAVE FOR THE LAST MANY
09:55:11AM MONTHS WITH FEMA.
09:55:12AM YOU WILL RECALL THAT WE HAVE A DEADLINE WITH FEMA OF
09:55:18AM SEPTEMBER 16 WHERE WE HAD TO SUBMIT OUR COMMUNITY ACTION
09:55:23AM PLAN.
09:55:28AM AND THIS IS THE SAME PROCESS PLAYED OUT IN ALL SEVEN
09:55:31AM COMMUNITIES THAT WERE UNDER THE OPERATIONAL AUDIT BY FEMA
09:55:35AM HERE IN SOUTHWEST FLORIDA THAT INCLUDED LEE COUNTY, FORT
09:55:45AM MYERS BEACH AND ESTERO.
09:55:46AM SO THE STAFF SUCCESSFULLY COMPLETED THAT RESPONSE AND WE
09:55:53AM HAVE HAD SOME FAVORABLE CONTACTS WITH FEMA SINCE THAT TIME.
09:55:57AM AND THEY HAVE INDICATED THAT -- THAT WE HAVE IN PRETTY GOOD
09:56:03AM SHAPE WITH FEMA AT THAT STAGE.

09:56:05AM THERE IS A SECOND DEADLINE THAT HAS COME UP, THAT WE HAVE
09:56:09AM KNOWN ABOUT FOR A WHILE.
09:56:10AM AND THAT IS NOVEMBER 18, WHERE THE SUBSTANTIAL DAMAGE
09:56:15AM ADMINISTRATIVE PROCEDURES PLAN, OUR SDAP.
09:56:22AM OUR ADMINISTRATIVE DISASTER ADMINISTRATIVE PLAN REQUIRED TO
09:56:28AM GO TO FEMA THAT GOES TO A WHOLE NEW LEVEL OF DISASTER
09:56:31AM RESPONSE.
09:56:32AM AND FRANKLY, THIS IS A LOT OF DETAIL FOLLOWING UP ON OUR
09:56:36AM GENERAL PLAN.
09:56:38AM AND -- AND WE NEED ASSISTANCE -- SPECIALIZED ASSISTANCE IN
09:56:46AM PULLING THIS TOGETHER.
09:56:46AM WHAT IS PROPOSED IS A CONSULTING CONTRACT WITH HAGERTY
09:56:51AM CONSULTING, WHICH DOES DISASTER RECOVERY PLANNING EFFORTS IN
09:56:55AM THE AMOUNT OF APPROXIMATELY $300,000.
09:57:03AM SO THAT IS THE GENERAL BACKGROUND ON THIS ITEM.
09:57:09AM I WOULD LIKE TO HAVE MARY COME FORWARD OR SPEAK THERE.
09:57:16AM BY DON'T WANT TO STEAL HER THUNDER.
09:57:18AM SHE HAS DONE A GREAT JOB WITH STAFF IN RESPONDING TO THE
09:57:21AM CURRENT CAP DUE TO FEMA ON SEPTEMBER 16 AND HAS BEEN DOING A
09:57:27AM GREAT JOB RESPONDING TO ALL OF THE VARIOUS ISSUES THAT WE
09:57:31AM HAD WITH FEMA.
09:57:32AM IN ADDITION TO THE NORMAL THINGS THAT HAVE BEEN GOING ON.
09:57:36AM BUT THIS IS A MAJOR EFFORT HERE THAT I JUST DON'T THINK IT
09:57:39AM IS POSSIBLE TO RESPOND IN A SUCCESSFUL WAY TO THE NOVEMBER
09:57:43AM 18 DEADLINE.
09:57:47AM AND SO, MARY, IF YOU WANT TO ADD ANYTHING?
09:57:50AM >>Mary Gibbs: SO, OF COURSE, OUR LIVES ARE ALL FEMA NOW.
09:57:53AM SO MUCH FUN.
09:57:54AM BUT WE DID HEAR BACK FROM FEMA YESTERDAY.
09:57:57AM AND ON A SIDE ISSUE, OUR CORRECTIVE ACTION PLAN DUE

09:58:01AM SEPTEMBER 16, THEY SAID THEY WOULD GIVE US FEEDBACK BEFORE
09:58:05AM NOVEMBER 18 BECAUSE THAT IS WHEN DECISIONS ARE BEING MADE.
09:58:08AM OF COURSE WITH HELENE, EVERYBODY GOT A LITTLE BIT DISTRACTED
09:58:11AM SO THEY E-MAILED US YESTERDAY AND SAID, WE ARE GOING TO GET
09:58:14AM YOU SOME FEEDBACK ON YOUR CORRECTIVE ACTION PLAN LATER THIS
09:58:18AM WEEK.
09:58:19AM AND OH, BY THE WAY, HOW ARE THINGS GOING WITH HELENE.
09:58:22AM I TOLD HIM THAT LUCKILY MINIMAL DAMAGE IN THE VILLAGE.
09:58:27AM ACTUALLY WE HAD STANLEY GO OUT WITH ROBERT DOING
09:58:29AM MEASUREMENTS OF HIGH WATER LEVEL MARKS.
09:58:32AM STANLEY WENT OUT.
09:58:33AM THE BUILDING PEOPLE WENT OUT.
09:58:34AM AND YESTERDAY WE SAT DOWN AND SUMMARIZED IT.
09:58:38AM AND JUST FOR YOUR INFORMATION, WE HAD THREE MOBILE HOMES
09:58:42AM THAT HAD WIND DAMAGE.
09:58:43AM MINOR.
09:58:44AM TAHITI VILLAGE AND MARINER'S COVE.
09:58:49AM FIVE HOMES, ESTERO RIVER HEIGHTS AREA THAT HAD SOME FLOODING
09:58:54AM DAMAGE BUT MINOR.
09:58:55AM WE REPORTED TO FEMA.
09:58:57AM WE DID OUR SUBSTANTIAL DAMAGE ASSESSMENT.
09:58:59AM WE ARE IN GOOD SHAPE.
09:59:01AM WE DON'T NEED HELP.
09:59:02AM WE HAVE MINOR, MINOR DAMAGE AND WE WERE LUCKY.
09:59:05AM ANYWAY, EXPECT FEEDBACK ON THAT CORRECTIVE ACTION PLAN.
09:59:09AM MEAN TIME IN THE NOVEMBER 18 TIMELINE IS THE WHOLE WRITTEN
09:59:12AM PROCEDURES THAT YOU ARE POSITIONED TO ANALYZE WHERE YOU HAVE
09:59:14AM GAPS IN YOUR PROCESSES.
09:59:15AM BEING THAT WE ARE STILL FAIRLY NEW, WE DON'T HAVE A LOT OF
09:59:20AM WRITTEN PROCEDURES.

09:59:21AM THAT WAS THE GAP.

09:59:22AM WE NEED TO ESTABLISH PROCEDURES WHICH WILL HELP US -- GOD

09:59:26AM FORBID WE HAVE ANY MORE DISASTERS, CLEAR PROCEDURES AND

09:59:30AM EVERYBODY WILL HAVE RESPONSIBILITIES FOR WHO NEEDS TO DO

09:59:33AM WHAT.

09:59:33AM WE WANT TO GET AS MUCH AS WE CAN DONE BEFORE NOVEMBER 18,

09:59:37AM BUT THIS CONTRACT SAYS THREE TO SIX MONTHS.

09:59:40AM IT HAS GOT SOME IT IS A INCOMES IT THAT WE HAVE GOT DONE AND

09:59:43AM QUICKER AND GOT FEEDBACK FROM FEMA BEFORE NOVEMBER 18.

09:59:47AM IT IS VERY EXTENSIVE, AGAIN, BECAUSE WE DON'T HAVE THESE

09:59:50AM THINGS IN WRITING.

09:59:51AM THEY HAVE A TEAM THAT WILL WORK WITH US.

09:59:53AM I WILL BE INVOLVED.

09:59:54AM ROBERT WILL BE INVOLVED.

09:59:55AM DOCUMENT SUBSTANTIAL DAMAGE.

09:59:58AM LOOK AT OUR PERMITTING PROCEDURE.

10:00:01AM ESTABLISH TRAINING GUIDELINES AND GIVE US WRITTEN TRAINING

10:00:05AM FOR ALL THESE DIFFERENT THINGS.

10:00:06AM PRETTY EXTENSIVE THAT WILL INVOLVE A LOT OF OUR STAFF.

10:00:10AM KEVIN WILL BE INVOLVED ALSO, HE DOESN'T KNOW IT YET.

10:00:14AM FUN WILL BEGIN.

10:00:15AM BUT IT IS VERY EXTENSIVE AND WE CAN'T DO IT IN THE

10:00:19AM COMPRESSED TIME FRAME THAT WE HAVE.

10:00:20AM WE JUST CAN'T GET IT DONE.

10:00:22AM THAT IS WHY WE ARE ASKING THE COUNCIL TO GIVE US APPROVAL TO

10:00:25AM START.

10:00:25AM AND THEY ACTUALLY HAVE ALREADY STARTED ON SOME OTHER THINGS.

10:00:29AM >>Mayor McLain: ANY QUESTIONS FROM COUNCIL?

10:00:33AM YES, JIM.

10:00:34AM >>Jim Ward: MARY, WILL THIS GIVE US THE ABILITY TO PROVIDE

10:00:38AM RESIDENTS WITH WRITTEN PROCEDURES AS WELL AS TO WHAT THEIR
10:00:42AM RESPONSIBILITY IS?
10:00:43AM >>Mary Gibbs: ONE OF THE COMPONENTS OF THIS, THEY ACTUALLY
10:00:46AM -- THEY TOLD US WE SHOULD PROBABLY IMPROVE OUR COMMUNICATION
10:00:49AM AND OUTREACH TO PEOPLE.
10:00:50AM RIGHT NOW WE HAVE MARILYN THAT DOES -- TRACKS WHAT THE
10:00:54AM COUNTY DOES AND SENDS OUT THE GENERIC NOTICES BEFORE THE
10:00:59AM STORM COMES.
10:00:59AM WE NEED TO HAVE -- OUR SUBSTANTIAL DAMAGE FORMS THAT PEOPLE
10:01:03AM HAVE TO FILL OUT ARE NOT USER-FRIENDLY.
10:01:05AM NOBODY UNDERSTANDS THEM.
10:01:06AM CREATES A LOT OF CONSTERNATION AND QUESTIONS.
10:01:09AM THEY DID TELL US THAT THEY THINK THEY CAN HELP WITH US OUR
10:01:12AM PUBLIC OUTREACH SO THEY HAVE THINGS THAT PEOPLE UNDERSTAND
10:01:15AM WHAT THE PROCESSES ARE FOR GETTING PERMITS.
10:01:17AM THAT IS ONE OF THE COMPONENTS.
10:01:19AM FOUR COMPONENTS.
10:01:20AM AND I THINK THAT WILL BE VERY HELPFUL FOR PEOPLE.
10:01:23AM >>Jim Ward: I BELIEVE THAT WILL BE VERY HELPFUL AS WELL.
10:01:28AM >>Mary Gibbs: STILL COMPLICATED.
10:01:30AM VERY COMPLICATED AND DETAILED, BUT I THINK, YOU KNOW --
10:01:34AM GIVEN THE ELDERLY DEMOGRAPHIC HERE, IT IS HARD FOR PEOPLE TO
10:01:36AM REALLY GRASP EVERYTHING.
10:01:38AM SO WE ARE TRYING TO TAILOR THAT TO OUR DEMOGRAPHIC.
10:01:42AM >>Jim Ward: NAY, YOU KNOW IN OUR COMPREHENSIVE PLAN, WE
10:01:46AM REALLY TRY TO MAKE THAT -- IT IS COMPREHENSIVE, SO YOU ALSO
10:01:52AM TRY TO MAKE IT VERY CLEAR.
10:01:53AM SO I AM A LITTLE CONCERNED ABOUT HAGERTY BEING IN THE
10:01:57AM BUSINESS OF WORKING WITH FEMA, THAT WHAT COMES OUT OF THIS
10:02:00AM IS A -- IS A FEDERAL GOVERNMENT THING THAT IS GOING TO BE

10:02:04AM DIFFICULT AS HELL TO UNDERSTAND WHAT IT REALLY MEANS.
10:02:08AM SO IF YOU CAN KEEP THE FOCUS ON, YEAH, IT LOOKS -- LOOKS
10:02:13AM LIKE A LOT OF THINGS WE HAVEN'T DONE BUT PROBABLY SHOULD
10:02:16AM HAVE HAD ON THE BOOKS.
10:02:18AM >>Mary Gibbs: I AM KIND OF THE PRAGMATIC PLAIN MEANING
10:02:21AM PERSON.
10:02:22AM WHEN YOU READ THEIR PROPOSAL, IT HAS PROBABLY THE MORE
10:02:25AM FLUFFY LANGUAGE IN IT, I CALL IT, BLAH-BLAH-BLAH, BUT WE
10:02:29AM WANT THE MEAT TO COME OUT OF HERE.
10:02:31AM WE NEED WRITTEN PROCEDURES.
10:02:33AM WE DON'T HAVE MANY NOW.
10:02:35AM THEY ARE IN PEOPLE'S HEADS.
10:02:37AM WE WANT TO MAKE THIS CLEAR FOR US INTERNALLY, AND THEN THE
10:02:40AM COMMUNICATION TO THE PEOPLE ON THE OUTSIDE.
10:02:41AM THEY UNDERSTAND BECAUSE WE HAD QUITE A FEW MEETINGS WITH
10:02:44AM HAGERTY ALREADY.
10:02:46AM THEY UNDERSTAND HOW TO COMMUNICATE WITH PEOPLE WHO DON'T
10:02:49AM UNDERSTAND THE TECHNICAL ISSUES.
10:02:52AM >>Jim Ward: A MAJOR EXPENSE, $300,000 IS NOT INSIGNIFICANT
10:02:56AM TO OUR BUDGET OR WHATEVER.
10:02:57AM WHAT DO YOU ANTICIPATE IN THE FUTURE?
10:03:00AM WILL WE BE GETTING MORE THINGS THAT FEMA SAYS WE HAVE TO DO?
10:03:04AM AND ARE WE BUDGETED APPROPRIATELY FOR THAT?
10:03:07AM I KNOW WE HAVE TO ADD THAT WE ARE VILLAGE LIGHT WITH PEOPLE.
10:03:10AM DO WE -- WE SAY MORE AND MORE COMPLIANCE ISSUES ARE GOING TO
10:03:14AM BE RUNNING DOWN?
10:03:15AM >>Mary Gibbs: I THINK THIS IS IT.
10:03:17AM ONCE WE GET THE PROCEDURES FOR PRE AND POST DISASTER IN OUR
10:03:21AM SUBSTANTIAL DAMAGE PROGRAM AND TRAINING IN PLACE, THAT IS
10:03:25AM REALLY EVERYTHING THAT YOU NEED TO HAVE.

10:03:26AM SO WE ARE HOPING THAT ONCE WE GET THAT IN PLACE, MAYBE THEY
10:03:31AM MAY USE THOSE MODELS FOR OTHER PLACES THAT DON'T HAVE THEM.
10:03:34AM BUT I DON'T SEE ANYTHING ELSE -- IT WAS A BIG CHUNK IN THE
10:03:43AM BUDGET.
10:03:43AM WE NEEDED SOFTWARE AND THINGS THEY DINGED US ON THAT WE
10:03:47AM DIDN'T HAVE AS GOOD OF RECORDKEEPING AS WE NEEDED TO HAVE.
10:03:50AM WE HAD THE SOFTWARE THAT WE JUST PURCHASED A COUPLE OF WEEKS
10:03:53AM AGO THAT WAS INCLUDED IN THE BUDGET AND STEVE PUT ENOUGH
10:03:58AM MONEY IN THE BUDGET TO COVER EVERYTHING WE THOUGHT WE NEED
10:04:00AM UNLESS SOMETHING TOTALLY OUT OF THE BLUE, I THINK WE SHOULD
10:04:03AM BE COVERED.
10:04:04AM >>Mayor McLain: ARE THERE ANY GRANTS OUT THERE THAT WILL
10:04:06AM HELP US WITH THESE COSTS THAT WE HAVE DONE?
10:04:10AM >>Mary Gibbs: NO, SADLY.
10:04:11AM WHEN WE TALKED TO HAGERTY.
10:04:12AM WE SAID WOULD ANY OF THESE BE COVERED UNDER THE 1206 GRANTS
10:04:16AM THAT FEMA DOES HAVE?
10:04:17AM THEY SAID, NO.
10:04:18AM AND ACTUALLY A DISCLAIMER IN HERE THAT SAYS IT IS NOT
10:04:22AM COVERED BY GRANTS.
10:04:23AM BUT WE DID ASK.
10:04:24AM >>Mayor McLain: SOUNDS TO ME WE DON'T HAVE MUCH CHOICE.
10:04:28AM WE GOT TO GET THE BIBLE WRITTEN HERE AND SPEND $300,000
10:04:33AM GRAND ON IT.
10:04:33AM >>Mary Gibbs: I THINK IT AS GOOD.
10:04:36AM WE NEED PROCEDURES AND PROCESS AND FORCE US TO GET IT DONE
10:04:40AM FASTER AND LEFT TO DO IT IF WE HAD SPARE TIME, IT WOULD TAKE
10:04:45AM TWO YEARS AND WOULDN'T GET AROUND TOP IT BECAUSE WE HAVE
10:04:47AM OTHER PRIORITIES.
10:04:48AM I THINK IT IS GOOD.

10:04:49AM >>Mayor McLain: ANY COMMENTS?
10:04:51AM >> THANK YOU.
10:04:51AM BEING PREVIOUSLY AN EMERGENCY MANAGER, I DO ADVOCATE AND
10:04:56AM UNDERSTAND HOW IMPORTANT PROCESSES AND PROCEDURES WRITTEN
10:04:59AM ARE FOR ORGANIZATIONS.
10:05:01AM I FULLY SUPPORT THIS.
10:05:02AM THE TASK ORDER AT $292,000 UNDER THE $300,000 LIMIT.
10:05:08AM JUST A COUPLE OF QUESTIONS, MARY, WILL HAGERTY HELP UPDATE
10:05:12AM US IN OUR PROTOCOLS, IN OUR PROCEDURES AS FEMA EVOLVES DOWN
10:05:17AM THE ROAD WITH DIFFERENT NUANCES IN THEIR PROCEDURES SO WE
10:05:21AM COMPLY.
10:05:21AM ARE THERE ANY CHECKS AND BALANCES TO MAKE SURE WE ARE
10:05:24AM COMPLIANT MOVING FORWARD?
10:05:26AM >>Mary Gibbs: ONE OF THEIR SUGGESTIONS IN THIS AND WITH
10:05:29AM THE SDAP THAT WE MEET WITH FEMA TO MAKE SURE WE ARE COVERING
10:05:33AM EVERYTHING AND GOING IN THE RIGHT DIRECTION.
10:05:34AM WE ALREADY REACHED OUT TO FEMA AND HELENE HIT.
10:05:38AM WE HAVE A MEETING -- A FOUR-HOUR MEETING WITH HAGERTY NEXT
10:05:41AM MONDAY TO GO OVER ALL THESE THINGS AND THEY SUGGESTED WE
10:05:47AM COULD MEET WITH FEMA LATER THIS WEEK AND THAT HAS BEEN
10:05:50AM PUSHED BACK BECAUSE OF THE HURRICANE.
10:05:52AM WE WANT TO COORDINATE WITH FEMA TO MAKE SURE WE HAVE
10:05:55AM EVERYTHING COVERED.
10:05:56AM NOW THAT DOESN'T MEAN ONCE WE GET THIS DONE IN SIX MONTHS IF
10:05:59AM FEMA COMES UP WITH SOME OTHER THING, WE WILL HAVE TO DEAL
10:06:03AM WITH THAT.
10:06:03AM BUT WE ARE PRETTY MUCH IN SDAP IS A NEW REQUIREMENT THAT
10:06:08AM CAME ABOUT IN APRIL THAT FEMA KIND OF IMPOSED IN SOUTHWEST
10:06:12AM FLORIDA IS THE WORKING GROUP -- WE CALL OURSELVES THE GUINEA
10:06:16AM PIGS AND A NEW THING.

10:06:20AM I THINK IT IS USEFUL AND FORGING NEW TERRITORY.
10:06:23AM HONESTLY, I THINK THEY ARE GOING TO USE THIS NOW THAT WE ARE
10:06:26AM HAVING DISASTERS EVERYWHERE.
10:06:27AM THIS IS KIND OF THE MODEL FOR OTHER PLACES LIKE IF YOU LOOK
10:06:30AM AT WHAT HAPPENED IN THE PANHANDLE, YOU KNOW YOU HAVE SMALL
10:06:34AM PLACES THAT PROBABLY DON'T HAVE MUCH IN THE WAY OF WRITTEN
10:06:37AM PROCEDURES.
10:06:37AM I AM THINKING THAT THEY ARE GOING TO USE THIS TO KIND OF
10:06:39AM HELP THE OTHER PLACES GET UP TO SPEED.
10:06:41AM >> THANK YOU.
10:06:43AM AND I THINK PROCEDURES NEED TO BE REVIEWED ANNUALLY AND
10:06:47AM BIANNUALLY TO MAKE SURE THEY ARE UP TO DATE AND COMPLIANCE.
10:06:51AM THE LAST THING I WILL ASK, LAST MEETING WE TALKED OF A
10:06:54AM DAMAGE ASSESSMENT TAME, MAYBE TEMPORARY AFTER AN EVENT.
10:06:57AM DOES THIS TRAINING INCLUDE TRAINING THE TRAINER?
10:07:00AM WHO IS TRAINING THE DAMAGE ASSESSMENT CREW THAT IS
10:07:03AM TEMPORARY?
10:07:03AM IS THERE SOME KIND OF ELEMENT THAT WILL BE BUILT INTO THIS
10:07:06AM PROGRAM?
10:07:07AM >>Mary Gibbs: IT IS GOING TO BE BUILT IN.
10:07:09AM I DON'T THINK WE FLESHED IT OUT YET.
10:07:11AM WE WOULD ESTABLISH WHO IS ON THE TEAM WHICH I BELIEVE I
10:07:15AM ASSUME CODE ENFORCEMENT, BUILDING OFFICIAL, THE FLOOD PLAIN
10:07:19AM MANAGER.
10:07:20AM EXTRA PEOPLE TO GO OUT AND DO AND DO THAT DAMAGE ASSESSMENT
10:07:24AM AND ESTABLISH SOME TRAINING.
10:07:26AM I THINK THEIR PLAN SEASON TO HAVE SOME TRAINING PROCESS AND
10:07:29AM HAVE IT RECORDED SO THAT IF STAFF -- IF SOMETIMES YOUR STAFF
10:07:33AM CHANGES, YOU DON'T HAVE TO GO BACK AND RETRAIN EVERYBODY.
10:07:37AM AND SOME RECORDINGS OF TRAINING TO USE THAT GOING FORWARD.

10:07:40AM >> THANK YOU.

10:07:41AM >>Mary Gibbs: YES.

10:07:42AM >> MARY, THIS SOUNDS LIKE THE PLAN WILL BE A WORK IN

10:07:48AM PROGRESS MUCH PAST THE NOVEMBER 18 DATE.

10:07:50AM EVERY TIME FEMA GETS INVOLVED, SOMETHING WILL CHANGE.

10:07:53AM IS OUR CONTRACT WITH HAGERTY EXTENDING TO INCLUDE ANY

10:07:59AM NECESSARY WORK THAT BECOMES -- THAT IS REQUIRED BY FEMA AS

10:08:03AM THE MONTHS GO ON?

10:08:05AM OR WILL WE HAVE BE RENEGOTIATING TIME WITH HAGERTY?

10:08:10AM >>Mary Gibbs: WE ARE HOPING NOT TO RENEGOTIATE BECAUSE

10:08:13AM THE SDAP -- IT IS A LITTLE BILL CONFUSING.

10:08:16AM THE SDAP TELLS YOU TO IDENTIFY GAPS IN THE PROCESSES.

10:08:21AM DOESN'T TELL YOU NEED TO HAVE WRITTEN PROCEDURES IN PLACE.

10:08:24AM THAT IS OUR BIG GAP.

10:08:26AM WE DON'T HAVE WRITTEN PROCEDURES.

10:08:27AM THE ONE DUE NOVEMBER 18, IN OUR OPINION, IT SAYS "IDENTIFY

10:08:32AM THE GAPS."

10:08:33AM WE ARE IDENTIFYING THE GAP SAYING WE DON'T HAVE WRITTEN

10:08:36AM PROCEDURES AND WE DON'T WANT TO GET DINGED.

10:08:38AM WE WILL SAY WE ARE ALREADY WORKING ON THE WRITTEN

10:08:41AM PROCEDURES.

10:08:41AM WE ARE GETTING AHEAD HISTORY GAME AND BEING PROACTIVE SO WE

10:08:44AM CAN DO EVERYTHING AND MORE.

10:08:47AM THAT'S WHY THE CONTRACT HAS THREE TO SIX MONTHS BECAUSE WE

10:08:50AM DON'T KNOW HOW LONG FEMA MIGHT TAKE TO REVIEW IT.

10:08:53AM BUT IF SOMETHING LIKE I SAID, SHOULD COVER EVERYTHING THAT

10:08:56AM WE ARE ALL THINKING OF, INCLUDING HAGERTY.

10:08:59AM BUT, THEN, AGAIN, IF FEMA COMES UP WITH SOMETHING NEW, YOU

10:09:02AM KNOW, EVERYBODY IS SUBJECT TO, WE WILL HAVE TO DEAL WITH

10:09:06AM THAT.

10:09:09AM >>Robert Eschenfelder: MAYOR AND COUNCIL, I UNDERSTAND
10:09:11AM PEOPLE SAY CONTRACT, BUT A TASK ORDER ASSIGNMENT.
10:09:14AM U A MASTER CONTRACT WITH HAGERTY THAT IS VERY BROAD.
10:09:17AM THIS IS MERELY A TASK ORDER ASSIGNMENT.
10:09:20AM IF SOMETHING NEW COMES ON LIKE COMMISSIONER ZALUCKI WAS
10:09:23AM TALKING ABOUT, A PERIODIC PROJECT OR SOMETHING, A NEW TASK
10:09:28AM ORDER WILL BE DONE.
10:09:29AM BUT IF AND WHEN WE GET TO THAT POINT, IS HAGERTY THE MOST
10:09:33AM COST EFFECTIVE.
10:09:35AM SOMETHING WE CAN TO DO IN HOUSE.
10:09:37AM FEMA DESCENDS ON ALL OF ITS JURISDICTIONS ANNUALLY FOR THE
10:09:42AM RENEWAL OF THE MEMBERSHIP OF NFIP.
10:09:44AM THEY LOOK WELL AND SORT OF AUDIT AND MIGHT POINT OUT THINGS.
10:09:48AM I WANT -- WHEN SEVERAL OF YOU ASK QUESTIONS THAT MAKE IT
10:09:51AM SEEM LIKE THIS IS A CONTRACT.
10:09:52AM ITS IS JUST A WORK ASSIGNMENT AND WE CAN ISSUE FUTURE WORK
10:09:57AM ASSIGNMENTS IF NEEDED.
10:09:58AM >>Mary Gibbs: BUT WE ARE HOPING WE DON'T HAVE TO.
10:10:05AM >>Mayor McLain: WHEN YOU HAVE DISCUSSIONS WITH FEMA, DOES
10:10:07AM HAGERTY PARTICIPATE IN THOSE SO YOU DON'T HAVE TO DO A
10:10:11AM CAMPFIRE.
10:10:11AM >>Mary Gibbs: WE HAVE NOT HAD THAT HAPPEN.
10:10:14AM OUR CONVERSATIONS WITH FEMA WITH THE SUBSTANTIAL PLAN.
10:10:18AM WHEN I APPROACH THEM OF SDAP, THEY SAID WE HAVE TO WORK ON
10:10:25AM THE EXECUTIVE PLAN AND THEN HURRICANE HELENE HAPPENED AND
10:10:28AM THEY GOT DISTRACTED.
10:10:30AM WHEN WE COME BACK WITH THEM, WE WILL ASK FOR A CONVERSATION
10:10:33AM WITH HAGERTY INCLUDED.
10:10:34AM >>Mayor McLain: GOING BACK TO THE GRANTS THAT YOU WERE
10:10:36AM TALKING ABOUT.

10:10:36AM SOME OF THIS IS GREEN FIELD THAT WE ARE PLOWING UP RIGHT NOW
10:10:45AM FEMA IS HELPING US IT -- NOT HELPING US BUT DEMANDING THAT
10:10:49AM WE DO IT AND OTHER FOLKS ARE USING THE PLANS WE COME UP WITH
10:10:52AM DURING THE NEXT SEVERAL MONTHS TO ME, WE ARE DOING WORK THAT
10:11:00AM SHOULD BE COMPENSATED BACK TO US.
10:11:01AM EVEN THOUGH THEY HAVE DISCLAIMERS.
10:11:04AM I DON'T THAT EXPERIENCE, BUT IF THEY ARE ASKING US TO DO
10:11:08AM THINGS THAT ARE NEW AND DIFFERENT THAT WILL IMPROVE THE FEMA
10:11:10AM INTERACTION WHEN STORMS OCCUR AND TELL PEOPLE HOW TO DO IT
10:11:14AM BETTER, SEEMS TO ME THERE IS A PATH -- WE ARE WILLING TO DO
10:11:17AM THAT.
10:11:17AM AND IT IS GREAT FOR US AS A VILLAGE, BUT THE COSTS ARE HEAVY
10:11:22AM AND DOES SEEM LIKE THERE COULD BE A DISCUSSION THAT WE MIGHT
10:11:26AM BE HAVING ON THAT, BUT I NEVER HAVE BEEN HEAVILY INVOLVED IN
10:11:29AM THAT.
10:11:29AM BUT IN BUSINESS, YOU KNOW, YOU CAN WORK THOSE A LITTLE BIT.
10:11:33AM I WISH YOU LUCK ON THAT AND STEVE TO TRY TO GET THE MONEY.
10:11:38AM AS YOU KNOW WITH OUR CAPITAL PLAN, A LOT OF EXPENSES TO
10:11:42AM IMPROVE THE QUALITY OF LIFE.
10:11:43AM AND THIS WILL HELP.
10:11:44AM AND IF WE CAN HELP OTHER PEOPLE, THAT IS GOOD.
10:11:47AM IF WE CAN SHARE THE COST, I THINK THAT WILL BE GREAT.
10:11:49AM >>Mary Gibbs: I THINK FEMA SITUATION NOW, THEY ARE GOING TO
10:11:52AM SAY WE HAVE NO MONEY.
10:11:53AM WE HAVE GOT OTHER DISASTERS, YOU KNOW.
10:11:56AM I AM NOT ANTICIPATING THEM TO SAY HERE, HAVE SOME MONEY.
10:12:00AM WE CAN ASK.
10:12:02AM >>Mayor McLain: ALL RIGHT, THANK YOU.
10:12:03AM ANY OTHER QUESTIONS.
10:12:04AM IF NOT, ANY PUBLIC COMMENT.

10:12:07AM >>Clerk: NO PUBLIC COMMENT OR E-COMMENTS.

10:12:11AM >>Mayor McLain: I WILL ENTERTAIN A MOTION TO MOVE THIS

10:12:14AM FORWARD.

10:12:14AM >>Vice-Mayor Ribble: SO MOVED, MAYOR.

10:12:16AM >>Lori Fayhee:

10:12:23AM >>Mayor McLain: SECONDED BY COUNCIL MEMBER FAYHEE.

10:12:28AM >>Larry Fiesel: AYE.

10:12:31AM >>Lori Fayhee: AYE.

10:12:33AM >>Rafael Lopez: AYE.

10:12:35AM >>Jim Ward: AYE.

10:12:36AM >>George Zalucki: AYE.

10:12:37AM >>Vice-Mayor Ribble: AYE.

10:12:39AM >>Mayor McLain: AYE.

10:12:40AM LET'S SEE.

10:12:42AM NEXT ON THE AGENDA IS THE FIRST READING 7-A, ORDINANCE

10:12:49AM 2024-13, ESTERO TOWN HOMES, TOLL BROTHERS.

10:12:57AM >>Clerk: 2024-13, ORDER CONTINUES INTO OF THE VILLAGE

10:13:02AM COUNCIL OF THE VILLAGE OF ESTERO APPROVING WITH CONDITIONS

10:13:04AM AND DEVIATIONS OF ZERO PLAN DEVELOPMENT FOR A 21.4-ACRE

10:13:09AM TRACT OF PROPERTY LOCATED IN THE NORTHEAST CORNER OF SANDY

10:13:12AM LANE AND CORKSCREW ROAD.

10:13:14AM PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

10:13:18AM >>Mayor McLain: THANK YOU.

10:13:19AM STEVE, WOULD YOU PLEASE INTRODUCE THIS ITEM.

10:13:21AM >>Steve Sarkozy: THANK YOU, MAYOR, MEMBERS OF COUNCIL.

10:13:24AM THIS IS THE FIRST READING ON A PROPOSED REZONING FOR THE

10:13:30AM ESTERO TOWN HOMES PROJECT BY TOLL BROTHERS.

10:13:34AM THIS IS AT THE CORNER OF SAND HEY LANE AND CORKSCREW

10:13:40AM ROAD.

10:13:44AM AS YOU RECALL THE SUBJECT OF A PREVIOUS REZONING FOR AN ALF,

10:13:50AM AN ASSISTED LIVING FACILITY THAT OCCURRED, I THINK, SEVEN
10:13:54AM YEARS AGO.
10:13:54AM FOR FURTHER INTRODUCE, I WILL TURN IT OVER TO MARY GIBBS.
10:13:58AM >>Mary Gibbs: GOOD MORNING, AGAIN.
10:14:02AM AND, YES, SOME OF YOU MAY REMEMBER THIS PROJECT AS THE
10:14:05AM COLONNADE OR THE VOLUNTEERS OF AMERICA.
10:14:07AM IT WAS APPROVED WHEN THE COUNCIL WAS FIRST INCORPORATED.
10:14:11AM IT WAS A LEFTOVER FROM THE COUNTY THAT CAME TO US.
10:14:14AM AND IT WAS SUPPOSED TO BE A CONTINUING CARE FACILITY.
10:14:17AM AND THEN FOR VARIOUS REASONS, INCLUDING COVID HIT IN THE
10:14:22AM MIDDLE OF IT, THEY DID NOT BUILD IT.
10:14:24AM AND SADLY, I WAS THINKING MAYBE I WOULD BE LIVING THERE NOW,
10:14:28AM BUT DIDN'T HAPPEN.
10:14:29AM SO THE APPLICANT -- THE PROPERTY WAS, I THINK, TAKEN OVER BY
10:14:35AM THE BANK AND PUT UP FOR SALE.
10:14:38AM SO TOLL BROTHERS HAS THE CONTRACT TO PURCHASE ON THE
10:14:40AM PROPERTY NOW.
10:14:41AM THEY ARE ASKING TO DO -- TO REZONE IT TO DO A TWO-STORY TOWN
10:14:46AM HOME DEVELOPMENT WITH 154 UNITS IN IT.
10:14:50AM THIS WENT TO PLANNING, ZONING AND DESIGN BOARD BACK IN JULY.
10:14:53AM AT THE TIME, THERE WAS QUITE A FEW COMMENTS FROM PLANNING,
10:14:57AM DESIGN BOARD.
10:14:58AM A LOT OF COMPONENTS THEY HAD CONCERN ON ISSUES WITH.
10:15:01AM SO THEY HAVE A LOT OF QUESTIONS.
10:15:05AM AND AT THAT TIME IN JULY, THE APPLICANT ASKED TO CONTINUE
10:15:08AM IT, BECAUSE THEY WANTED TO BE ABLE TO ADDRESS SOME OF THE
10:15:11AM COMMENTS.
10:15:11AM IT WAS GOING TO GO BACK IN AUGUST, BUT THEY WEREN'T READY
10:15:14AM BECAUSE WORKING REVISIONS TO THE PLAN.
10:15:16AM AND SO, THEY WENT BACK TO PLANNING, ZONING AND DESIGN BOARD

10:15:20AM IN SEPTEMBER.
10:15:21AM THEY REDUCED THE UNITS FROM, I THINK, 173 TO 154 AND MADE
10:15:28AM ADDITIONAL CHANGES TO THE SITE PLAN.
10:15:29AM SOME OF BUFFERING AND THE WALLS AND THINGS THAT THEY WILL
10:15:34AM EXPLAIN IN THE SECOND READING.
10:15:35AM AGAIN, THE PLANNING, ZONING AND DESIGN BOARD RECOMMENDED
10:15:38AM APPROVAL AS IT HAD BEEN REVISED.
10:15:40AM TODAY, AGAIN, IS NOT PUBLIC HEARING, SO WE WON'T GO INTO A
10:15:46AM DISCUSSION OF THAT, BUT IF YOU HAVE QUESTIONS OR CONCERNS OR
10:15:48AM SOME ISSUES THAT YOU WOULD LIKE THEM TO ADDRESS AT THE
10:15:50AM SECOND READING WHICH WOULD BE IN TWO WEEKS, IF YOU COULD LET
10:15:54AM US KNOW TODAY.
10:15:55AM THEIR ATTORNEY IS HERE.
10:15:57AM THEIR PLANNER IS HERE.
10:15:58AM WE CAN TAKE NOTES ON WHAT THINGS YOU WOULD LIKE TO MAKE SURE
10:16:01AM THEY ADDRESS OR IF THERE IS ANYTHING YOU WANT THEM TO TALK
10:16:05AM ABOUT AT THE HEARING.
10:16:06AM >>Mayor McLain: ARE REPRESENTATIVES FROM TOLL BROTHERS HERE?
10:16:10AM >>Mary Gibbs: I BELIEVE THE PLANNER AND ATTORNEY ARE HERE.
10:16:12AM I DON'T THINK THE TOLL BROTHERS PEOPLE CAME BECAUSE, YOU
10:16:15AM KNOW, THEY ARE NOT ALLOWED TO TALK AT THIS MEETING.
10:16:19AM >> QUESTIONS, COMMENTS FROM COUNCIL?
10:16:25AM >> I HAVE ONE QUESTION UNDER SECTION 2 CONDITIONS, NUMBER
10:16:29AM 10, TURN LANE.
10:16:30AM GOING TO REMOVE AN EXISTING TURN LANE ON CORKSCREW.
10:16:35AM CAN YOU GIVE ME SOME BACKGROUND ON THAT?
10:16:38AM WHERE IS THE TURN LANE THEY ARE GOING TO REMOVED AND WHAT IS
10:16:40AM THE PURPOSE OF THAT.
10:16:42AM I THOUGHT TURN LANES ARE DESIRABLE.
10:16:47AM >>Mary Gibbs: WE WILL TALK ABOUT THAT IN THE SECOND HEARING,

10:16:50AM BUT THE TURN LANE, THE PROPERTY WAS ZONED FOR COMMERCIAL
10:16:53AM MANY YEARS AGO AND THEY ACTUALLY STARTED BUILDING SOME OF
10:16:55AM THE INFRASTRUCTURE.
10:16:56AM I THINK SOME OF THE WATER LINES AND THINGS THAT THEY HAVE --
10:16:59AM WHAT LOOKED LIKE A PARTIAL TURN LANE THAT WAS SEMI
10:17:02AM CONSTRUCTED BUT NEVER REALLY FINISHED.
10:17:04AM AND SO IT IS VERY CONFUSING TO PEOPLE.
10:17:07AM FROM ATTRACT POINT OF VIEW HAVING TURN LANE THERE ON
10:17:11AM CORKSCREW IS NOT A GOOD IDEA.
10:17:13AM SO THIS PROJECT DOES NOT HAVE ANY ACCESS ON TO CORKSCREW,
10:17:18AM HAVE ACCESS CONTINUE TO SANDY LANE AND DESIGN PARK LANE.
10:17:20AM THE COUNTY DOESN'T WANT AN ACCESS ON CORKSCREW -- OR PUBLIC
10:17:25AM WORKS DOESN'T WANT IT AT CORKSCREW.
10:17:28AM >> THAT MID-LENGTH.
10:17:30AM >>Mary Gibbs: IF YOU GO ON IT YOU THINK YOU ARE TURNING ON
10:17:33AM SANDY BUT YOU ARE NOT AND IT IS CONFUSING.
10:17:36AM >> JUST TRYING TO FIGURE OUT WHETHER THAT LANE WAS.
10:17:39AM >>Mary Gibbs: THEY WILL EXPLAIN THAT AT THE PUBLIC HEARING.
10:17:41AM >>Mayor McLain: ANY OTHER QUESTIONS?
10:17:45AM >> MARY, DO YOU KNOW WHAT THE ORIGINAL -- WHEN IT WAS THE
10:17:48AM COLONNADE, HOW MANY UNITS PROPOSED AT THAT POINT IN TIME?
10:17:51AM >>Mary Gibbs: I DON'T REMEMBER EXACTLY.
10:17:53AM I THINK IT WAS ABOUT 343 UNITS.
10:17:56AM NOW -- PAUSE IT IS CONTINUING CARE, THEY GET TO COUNT MORE
10:18:02AM MUSIC BECAUSE THE COUNTY LET'S YOU DO FOUR UNITS PER EVERY
10:18:06AM -- IF YOU HAVE A SINGLE-FAMILY, THAT COUNTED AS ONE, BUT YOU
10:18:10AM CAN DO CONTINUING CARE MORE BECAUSE THEY DON'T HAVE AS MUCH
10:18:13AM TRAFFIC IMPACT TYPICALLY.
10:18:14AM >> DID YOU SAY 300 UNITS?
10:18:16AM >>Mary Gibbs: 343, I THINK, WAS THE AMOUNT.

10:18:19AM BUT I DON'T KNOW IF THIS IS A POP QUIZ?

10:18:22AM BECAUSE I MAY HAVE FAILED THAT.

10:18:23AM >> DOES THIS GO -- AND FALL UNDER THE ORIGINAL LEE COUNTY

10:18:28AM ZONING THAT WAS ISSUED AT THE TIME?

10:18:31AM >>Mary Gibbs: NO, BECAUSE THE CONTINUING CARE WHEN THE

10:18:35AM COLONNADE CAME INTO THE VILLAGE, WE REZONED IT FOR THE

10:18:40AM COLONNADE CONTINUING CARE.

10:18:41AM HAD A SITE PLAN THAT WENT ALONG WITH THAT.

10:18:44AM SO IT DOESN'T HAVE ANY COMMERCIAL ZONING ANYMORE.

10:18:48AM IT IS ZONED RESIDENTIAL FOR CONTINUING CARE ONLY.

10:18:50AM >> SO UNDER OUR CURRENT ZONING PROCEDURES, HOW MANY UNITS

10:18:55AM PER ACRE ARE WE --

10:18:56AM >>Mary Gibbs: WELL, SO THESE ARE MULTIFAMILY AND

10:19:01AM SINGLE-FAMILY.

10:19:01AM YOU COUNT -- THIS IS IN VILLAGE CENTER.

10:19:04AM SO DEPENDING ON WHAT TIER YOU ARE, YOU HAVE UP TO ONE TO SIX

10:19:10AM UNITS PER ACRE.

10:19:11AM UP TO SIX TO TEN UNITS PER ACRE.

10:19:13AM THERE IS A RANGE.

10:19:14AM AND WE WILL TALK ABOUT THAT AT THE HEARING.

10:19:16AM WHAT THEY ARE PROPOSING, I THINK, IS SEVEN UNITS AN ACRE

10:19:21AM NOW.

10:19:21AM >>Mayor McLain: ANY OTHER QUESTIONS?

10:19:29AM >>Vice-Mayor Ribble: MARY, I ASSUME THE MAINTENANCE OF ALL

10:19:32AM THE PUBLIC AREAS WILL BE UNDER THE RESPONSIBILITY OF THE

10:19:35AM ASSOCIATION IS THAT IS SET UP FOR THOSE HOMES.

10:19:38AM >>Mary Gibbs: SORRY, I DIDN'T HEAR YOU.

10:19:40AM >>Vice-Mayor Ribble: THE MAINTENANCE OF ALL THE PUBLIC

10:19:43AM AREAS.

10:19:43AM >>Mary Gibbs: MAINTENANCE, YES.

10:19:46AM >>Vice-Mayor Ribble: WILL BE THEIR RESPONSIBILITY?

10:19:47AM >>Mary Gibbs: YES.

10:19:48AM I WILL HAVE THEM ADDRESS THAT AT THE MEETING.

10:19:50AM >> I KEEP LOOKING AT THE DEVELOPMENT AS A WHOLE, AND I SEE

10:19:57AM IT VERY CROWDED.

10:19:58AM I FEEL THAT -- IF IT IS SINGLE-FAMILY HOMES, I KNOW WE HAVE

10:20:03AM THE SAME ISSUE IN STONY BROOK WHERE, YOU KNOW, WE HAVE

10:20:10AM EMERGENCY VEHICLES COMING IN THERE, PEOPLE WILL HAVE

10:20:12AM FAMILIES THERE.

10:20:13AM THEY ARE GOING TO HAVE KIDS THAT GROW UP THERE AND FAMILY

10:20:19AM AND CARD.

10:20:19AM I ALWAYS WORRY ABOUT, YOU KNOW, WHEN YOU LOOK AT THE

10:20:23AM PICTURES AND SOME OF THE PICTURES ARE MISLEADING.

10:20:26AM ARE THE DRIVEWAYS -- ESPECIALLY THE SINGLE-CAR DRIVEWAYS

10:20:30AM WITH THE ONE-CAR GARAGES, THIS THEY LONG ENOUGH PUT TWO CARS

10:20:38AM IN THERE OPPOSED TO ONE CAR?

10:20:39AM BECAUSE MISLEADING WITH THE PHOTOS.

10:20:42AM THE AERIAL VIEWS LOOK LIKE THEY MIGHT BE TWO CARS, BUT I

10:20:47AM DON'T KNOW.

10:20:47AM >>Mary Gibbs: WE WILL HAVE THAT ADDRESS.

10:20:51AM THAT CAME UP IN PLANNING, ZONING AND DESIGN BOARD -- THEY

10:20:56AM WEREN'T QUITE AS NICE.

10:20:57AM THEY SAID THE FIRST PROPOSAL LOOKED LIKE BARRACKS AND WAS

10:21:00AM TOO CROWDED AND CURVED IN AND MORE CURVILINEAR STREET.

10:21:08AM AND THEY MADE QUESTIONS OF PARKING AND THE APPLICANT HAS

10:21:10AM MADE CHANGES IN THE DRIVEWAY, PARKING AND LENGTH OF THE

10:21:13AM ROAD.

10:21:13AM >> YOU LOOK AT THE PHOTO, THE TWO-CAR GARAGE, THE END ONES

10:21:17AM AND THE MIDDLE ONES, TWO-CAR GARAGE.

10:21:20AM A TWO-CAR DRIVEWAY BASICALLY, BUT LONG ENOUGH FOR THE

10:21:27AM ONE-CAR GARAGE TO FIT TWO CARS IN THERE?

10:21:30AM BECAUSE THAT WILL BE A PROBLEM REGARDLESS, ESPECIALLY WHEN

10:21:33AM PEOPLE START MOVING IN.

10:21:34AM >>Mary Gibbs: THAT WAS AN ISSUE BROUGHT UPPED A PLANNING AND

10:21:37AM ZONING BECAUSE YOU DIDN'T WANT PARKING IN PRESIDENT STREETS

10:21:41AM AND THAT TIME OF THING.

10:21:42AM WE WILL HAVE THAT THEM LOOK AT THAT BEFORE THE NEXT.

10:21:49AM >> THE QUESTION I HAVE IS WITH THE ONE.

10:21:51AM CAR GARAGE, DOES IT FIT TWO CARS OR ONE.

10:21:56AM >>Mary Gibbs: IN THE GARAGE ITSELF -- THE GARAGE IN THE

10:22:00AM DRIVEWAY?

10:22:00AM I WILL LET THEM CONFIRM IT AT THE NEXT MEETING.

10:22:03AM >> A BIG ISSUE FOR ME BECAUSE I SEE THESE COMMUNITIES BEING

10:22:07AM BUILT, AND I SEE THE CONGESTION.

10:22:10AM AND IT IS GOING TO BECOME A PROBLEM FOR THEM ESPECIALLY WITH

10:22:13AM THE EMERGENCY VEHICLES GETTING INTO IT.

10:22:15AM THEY WILL HAVE PARTIES AND PARKING ON THE STREET.

10:22:17AM EVEN WHEN THEY ARE LIVING THERE ON A REGULAR BASIS, THEY ARE

10:22:21AM -- THE KIDS ARE GOING TO GROW UP.

10:22:23AM THEY ARE GOING TO HAVE CARS.

10:22:24AM THEY WILL HAVE MULTIPLE CARS.

10:22:26AM AGAIN, I KNOW IT IS NOT THEIR PROBLEM, BUT NOT EVERYBODY

10:22:29AM USES THE CAR -- THEIR GARAGE FOR CARS.

10:22:33AM I KNOW IT IS NOT THEIR PROBLEM, BUT, AGAIN, THEY HAVE TO

10:22:36AM FORESEE THAT AND LOOK FOR THEIR.

10:22:38AM THAT IS THE ONLY ISSUE I HAVE.

10:22:40AM >>Mayor McLain: I HAVE OF A COUPLE OF THINGS, MARY.

10:22:44AM IN LOOKING THROUGH THE ORDINANCE, IT SEEMS TO BE SOME

10:22:47AM CONFUSION ON THE DATE OF THE PATTERN BOOK.

10:22:50AM WHEN I LOOK AT TODAY'S AGENDA, THE PATTERN BOOK THAT I HAVE

10:22:55AM GOT IS 9/13/24.

10:22:58AM ORDINANCE ON PAGE 3 OF 7 REFERENCES A 8/26/24 PATTERN BOOK.

10:23:06AM IF YOU GO BACK TO PAGE 6, EXHIBIT E, LINE 242, THE PATTERN

10:23:15AM BOOK ENTITLED AUGUST 30, '24.

10:23:18AM SO MY QUESTION IS, WHICH IS APPLICABLE.

10:23:21AM ARE THEY ALL THE SAME?

10:23:23AM >>Mary Gibbs: NO.

10:23:23AM THE ONE YOU HAVE -- THE ONE IN YOUR PACKET, THE ONE WITH THE

10:23:28AM 9/13 DATE IS THE CORRECT ONE.

10:23:31AM WHEN I WROTE THIS ORDINANCE, WE DIDN'T HAVE THE NEW ONE.

10:23:34AM THEY MADE SOME REVISIONS AFTER THE PLANNING AND ZONING

10:23:42AM BOARD.

10:23:42AM THEY FIXED THE SIDEWALK CONNECTION.

10:23:45AM AND I WILL HAVE TO CHANGE THE DATES IN THE ORDINANCE BEFORE

10:23:48AM WE GO TO THE SECOND READING.

10:23:49AM >>Mayor McLain: I ALSO BELIEVE ON THE EXTERIOR, THE

10:23:52AM SIDEWALKS AND ALL, WE ARE DOING BICYCLE LANES AND WALKING

10:23:55AM PATHS AND ALL THAT.

10:23:56AM THEY ARE AWARE OF THAT.

10:23:57AM THEY ARE GOING TO MAKE SURE THEY CONNECT WITH THAT?

10:24:00AM >>Mary Gibbs: WE COORDINATED WITH DAVID WILLEMS WHO WAS IN

10:24:04AM SOME OF THE MEETING WITH TOLL BROTHERS AND THE APPLICANTS TO

10:24:07AM MAKE SURE WE HAVE THAT MULTIUSE PATH WE CAN MAKE THAT WORK.

10:24:11AM >>Mayor McLain: OKAY.

10:24:12AM SO I WATCHED THE PLANNING AND ZONING MEETING ON TV -- OR AT

10:24:19AM HOME.

10:24:19AM ACCORDING TO THIS, THIS IS A NICE IMPROVEMENT FROM THE

10:24:23AM ORIGINAL.

10:24:23AM I THINK THEY REFERENCED IT AS "ARMY BARRACKS."

10:24:27AM YOU KNOW I LIVE IN A TOLL BROTHERS HOME AND A HOME -- A TOLL

10:24:33AM BROTHERS COMMUNITY.

10:24:34AM AND WHEN I LOOK AT THIS AS LOPEZ MENTIONED IT.

10:24:38AM THESE LOOK LIKE -- I JUST THINK THEY CAN DO A BETTER JOB.

10:24:43AM WHEN I LOOK AT THIS IS IN THE VILLAGE CENTER UP THAT WE HAVE

10:24:49AM GOT.

10:24:49AM WHEN I LOOK AT THE ARCHITECTURE OF THIS.

10:24:52AM ONE, IT LOOKS -- THE DENSITY EVEN THOUGH IT DROPPED FROM 173

10:24:57AM TO 154, STILL LOOKS, YOU KNOW, VERY CROWDED TO ME.

10:25:03AM THE OTHER THING IS, THE -- THE ARCHITECTURE DESIGN WHEN I

10:25:09AM LOOK AT IT ISN'T BAD, EXCEPT IT IS REPEATED 154 TIMES.

10:25:13AM TO ME IT WOULD BE NICE TO HAVE SOME DIVERSITY IN THE --

10:25:24AM DESIGN.

10:25:24AM SAME COLOR SCHEMES AND THAT, BUT IF THEY STAGGER THE UNIT.

10:25:29AM IT LOOKS BORING TO ME.

10:25:31AM THIS IS OUR VILLAGE CENTER HUB, I WANT TO MAKE SURE WE DO

10:25:37AM THESE THINGS RIGHT.

10:25:38AM THE PLANNING AND ZONING DID A NICE JOB GETTING THEM TO WHERE

10:25:42AM IT IS.

10:25:42AM BUT THAT IS A CONCERN WE HAVE.

10:25:44AM I THINK PROPERTIES THAT TOLL BROTHERS HAVE DONE ELSEWHERE.

10:25:47AM THEIR NAME CARRY AS PREMIUM.

10:25:49AM AND I DON'T THINK THIS LOOKS LIKE A NORMAL TOLL BROTHERS

10:25:57AM PREMIUM PROJECT.

10:25:57AM WHERE THIS IS LOCATED IS DIFFERENT THAN PREMIUMS.

10:26:01AM SO WE GET THEIR RETAIL PRICE.

10:26:05AM AND THE PEOPLE WHO LIVE IN THERE DON'T LOOK AT ONE AFTER THE

10:26:08AM OTHER, THE SAME EXACT DESIGN IN THERE.

10:26:09AM IF THEY CAN MAKE SOME IMPROVEMENTS ON THE DESIGN AND REDUCE

10:26:13AM UNITS, I THINK THAT WOULD BE GREAT ALSO.

10:26:17AM I DO HAVE ANOTHER CONCERN ABOUT THE AMENITY, WHICH IS SHOWN

10:26:22AM ON OUR PATTERN BOOK AS A POOL.
10:26:24AM I AM NOT SURE HOW BIG THAT IS.
10:26:26AM IT JUST SEEMS TO ME HAVING A POOL ON CORKSCREW ROAD IS NOT
10:26:34AM THE MOST ATTRACTIVE PLACE LISTENING TO CARS ZIM BY AS YOU
10:26:39AM ARE TRYING TO TALK TO SOMEBODY IN THERE.
10:26:41AM I DON'T KNOW IF IT IS ANOTHER LOCATION THEY CAN PUT IT THAT
10:26:45AM IS LESS TRAFFIC.
10:26:46AM I LIKE THE IDEA OF THE GREENERY AND THE PARKS THEY HAVE ON
10:26:49AM BOTH ENDS.
10:26:49AM I THINK THAT IS GREAT.
10:26:51AM AND THEN, YOU KNOW, IF -- IF THEY DECIDE NOT TO MAKE THAT
10:26:56AM CHANGE, I ALSO LOOK AT THE PARKING LOT THAT IS FOR THE POOL.
10:27:00AM BUT IF YOU LOOK CAREFULLY, THAT IS WHERE THE MAIL KIOSK IS
10:27:05AM ALSO.
10:27:05AM SO I LOOK AT WHEN PEOPLE COME TO GET THEIR MAIL ON A
10:27:09AM SATURDAY AFTERNOON, AND EVERYBODY IS AT THE POOL, HOW ARE
10:27:13AM THEY GOING TO GET -- THEY WILL PARK IN THE STREET WHICH WILL
10:27:16AM CAUSE CONGESTION.
10:27:17AM THEY WON'T BE ABLE TO GET THEIR MAIL.
10:27:19AM SEEMS LIKE THAT PARKING LOT AND THE MAIL KIOSK IS IN THE
10:27:24AM WRONG SPOT.
10:27:24AM AND COUNCILMAN LOPEZ MENTIONED -- AND MENTIONED IT HERE.
10:27:33AM THEY ASKED FOR A DEVIATION.
10:27:35AM I WORRY ABOUT EMERGENCY VEHICLES COMING IN.
10:27:38AM A NICE ACCESS COMING IN, BUT IF YOU HAVE TO TAKE CARE OF
10:27:42AM THOSE FEW TOWN HOMES IN PRESIDENT END, THERE IS NO
10:27:46AM ROUNDABOUT.
10:27:46AM NO WAY THAN OTHER BACKING UP A FIRE TRUCK AT KIND OF THOSE
10:27:51AM TWO DEAD-ENDS THEY HAVE ON THE FAR EAST SIDE.
10:27:54AM SO THE OTHER COMMENT I THINK IT WAS PRETTY CREATIVE.

10:28:04AM THEY WANTED TO PUT THE ESTERO LOGO IN THERE.

10:28:07AM >>Mary Gibbs: ONE THING I MENTIONED ALREADY.

10:28:09AM I THINK WE WILL WANT TO LOSE THAT ESTERO LOGO IN THERE

10:28:13AM BECAUSE IT IS NOT REALLY A VILLAGE PROPERTY.

10:28:15AM >>Mayor McLain: YEAH.

10:28:16AM I THINK THE LOGO IS BE DESIGNATED FOR ESTERO PURPOSES NOT

10:28:23AM FOR RESIDENTIAL COMMUNITIES AND THE LIKE.

10:28:24AM LET'S SEE -- I THINK THAT'S ALL I GOT.

10:28:32AM VICE-MAYOR.

10:28:37AM >>Vice-Mayor Ribble: MARY, ONE THING I DID NOTICE, THERE IS

10:28:40AM ONLY ONE MAIL KIOSK FOR ALL OF 154 HAD UNITS.

10:28:45AM AS THE MAYOR SAYS, IT IS IN AN AWKWARD LOCATION.

10:28:50AM I WAS SURPRISED TO SEE JUST ONE.

10:28:53AM MAYBE THEY CAN DIVIDE IT EITHER SIDE OF THE DEVELOPMENT.

10:28:56AM AND THE REAR ELEVATIONS, THESE ARE PURCHASED HOMES.

10:29:00AM HOW MUCH OF THAT GREEN SPACE IN THE REAR ELEVATION -- IN

10:29:04AM THEIR BACKYARDS ARE THEY ALLOWED TO USE -- I AM THINKING OF

10:29:09AM FAMILIES MAYBE PUTTING PLAY EQUIPMENT OUT THERE WHILE PEOPLE

10:29:12AM START BUILDING FENCES AND WALLS IN THAT GREEN SPACE.

10:29:15AM IS THAT GOING TO BE ALLOWED?

10:29:18AM PEOPLE ARE GOING TO WANT PRIVACY.

10:29:20AM IT JUST LOOKED LIKE -- EVERYBODY'S PATIO BACKS UP AGAINST

10:29:25AM EVERYBODY ELSE.

10:29:26AM HOW ARE THEY GOING TO ENCLOSE THAT GREEN SPACE BEHIND THE

10:29:29AM HOMES BEING USED?

10:29:31AM >>Mary Gibbs: WE WILL ASK THEM, BECAUSE THAT DID COME UP.

10:29:34AM SOME OF THE PLANNING AND ZONING BOARD MEMBERS HAVE THE SAME

10:29:37AM QUESTIONS.

10:29:38AM SO WE WILL MAKE SURE THAT THEY EXPLAIN THAT.

10:29:40AM >>Mayor McLain: ANY OTHER COMMENTS?

10:29:44AM >> MAYOR, ONE QUESTION, THE NEIGHBORS TO THE NORTH, THAT
10:29:48AM FENCE SOMETHING NOT THAT OLD.
10:29:49AM IT IS MAYBE TWO YEARS OLD, THREE YEARS OLD, MAYBE.
10:29:53AM >>Mary Gibbs: ABOUT SIX YEARS OLD.
10:29:55AM >> IS IT SIX?
10:29:56AM TIME FLIES.
10:29:58AM >>Mary Gibbs: SUPPOSED TO BE A TEMPORARY SIX-MONTH FENCE.
10:30:01AM >> THERE YOU GO.
10:30:03AM WILL THAT BE REPLACED?
10:30:06AM >>Mary Gibbs: REPLACED WITH A FENCE AND A WALL COMBINATION.
10:30:08AM ON THE NEIGHBOR'S SIDE ON THE NORTH, A SIX TO EIGHT-FOOT
10:30:12AM WALL.
10:30:12AM THEY MET WITH THE NEIGHBORS TO MAKE SOME ACCOMMODATIONS TO
10:30:14AM THEM.
10:30:14AM >> NO OTHER CONCERNS FROM THE NEIGHBORS THAT NEED TO BE
10:30:23AM ADDRESSED.
10:30:24AM >>Mary Gibbs: COUPLE OF NEIGHBORS CAME TO THE PLANNING AND
10:30:26AM ZONING MEETING.
10:30:27AM THEY DID OUTREACH TO THE NEIGHBORS IN THAT SUBDIVISION.
10:30:30AM A COUPLE OF NEIGHBORS CAME AND ADDRESSED THEIR CONCERNS AND
10:30:33AM THEY MADE SOME REVISIONS.
10:30:35AM WE HAVEN'T HAD ANY INPUT FROM THE NEIGHBORS SINCE THEN.
10:30:39AM >> I WATCHED THE MEET TOO AND THE CONCERNS AND WE WILL ASK
10:30:43AM MORE AT THE NEXT HEARING FOLKS AT RUSH HOUR TRYING TO GET TO
10:30:48AM CORKSCREW OFF OF SANDY.
10:30:50AM IS THAT GOING TO BE A CHALLENGE AND THOUGHT THROUGH?
10:30:52AM I KNOW THE TRAFFIC STUDY IS IN HERE, BUT DOES IT ADDRESS
10:30:55AM THOSE KIND OF TRAFFIC VOLUMES AT THOSE PICK HOURS.
10:30:59AM COP THAT BE AN IMPEDIMENT OR ISSUE?
10:31:02AM >>Mary Gibbs: WE WILL HAVE THEIR TRAFFIC CONSULTANTS HERE.

10:31:07AM >> SUPER.

10:31:08AM >>Mayor McLain: ANY OTHER QUESTIONS?

10:31:11AM >> I WANTED NO FOLLOW UP ON BE WHAT COUNCIL MEMBER LOPEZ WAS

10:31:16AM TALKING ABOUT WITH TRAFFIC AND PARKING.

10:31:19AM YOU ALSO HAVE THE LANDSCAPE TRUCKS COME IN.

10:31:22AM I KNOW OUR COMMUNITY DOES.

10:31:23AM THEY PARK THEM RIGHT IN THE MIDDLE OF THE ROAD.

10:31:30AM AND ISSUES LIKE THAT CAN CONGEST IT ALSO.

10:31:33AM THEY NEED TO MAKE ROOM.

10:31:35AM >>Mayor McLain: GOOD.

10:31:41AM ALL RIGHT.

10:31:41AM I THINK WE -- SO DO WE HAVE ANY PUBLIC COMMENT ON THIS.

10:31:45AM >>Clerk: WE HAVE NO PUBLIC COMMENT AND NO E-COMMENTS.

10:31:48AM >>Mayor McLain: OKAY.

10:31:49AM SO I WILL ENTERTAIN A MOTION TO PASS THE FIRST READING AND

10:31:53AM SCHEDULE A SECOND READING FOR THIS ORDINANCE ON OCTOBER 16,

10:31:58AM 2024.

10:31:58AM DO I HAVE A MOTION?

10:32:04AM >>George Zalucki: I WILL MAKE THE MOTION.

10:32:08AM >>Jim Ward: SECOND.

10:32:09AM >>Mayor McLain: CALL THE ROLL.

10:32:11AM >>George Zalucki: AYE.

10:32:12AM >>Jim Ward: AYE.

10:32:14AM >>Rafael Lopez: AYE.

10:32:16AM >>Lori Fayhee: AYE.

10:32:17AM >>Larry Fiesel: AYE.

10:32:19AM >>Vice-Mayor Ribble: AYE.

10:32:21AM >>Mayor McLain: AYE.

10:32:22AM NEXT ON THE AGENDA IS THE FIRST READING OF 7-B, ORDINANCE

10:32:32AM NUMBER 2024-15, REGARDING DECLARATIONS OF LOCAL EMERGENCIES.

10:32:38AM MADAM CLERK, WILL YOU READ THE TITLE OF THE ORDINANCE.
10:32:43AM >>Clerk: 2024-15, ORDINANCE OF THE VILLAGE COUNCIL OF THE
10:32:49AM VILLAGE OF ESTERO AMENDING ARTICLE OF CHAPTER 10 OF THE
10:32:51AM VILLAGE CODE LOCAL STATES OF EMERGENCY MAKE REGULATED
10:32:54AM FINDINGS AND PROVIDING FOR SEVERABILITY, CODIFICATION AND AN
10:32:58AM EFFECTIVE DATE.
10:32:59AM >>Mayor McLain: THANK YOU.
10:33:00AM STEVE, WILL YOU PLEASE INTRODUCE THIS ORDINANCE.
10:33:03AM >>Steve Sarkozy: THIS DECLARATION OF LOCAL EMERGENCY ISSUE
10:33:06AM WAS PROMPTED BY RESPONSE HERE TO THE RECENT HURRICANE
10:33:16AM HELENE.
10:33:16AM AND I THINK IT IS BEST TO TURN IT OVER TO OUR VILLAGE
10:33:21AM ATTORNEY.
10:33:24AM FOR THIS.
10:33:27AM >>Robert Eschenfelder: THANK YOU.
10:33:28AM WE HAD A STORM COME THROUGH AND A COMMENT WAS MADE SHOULD WE
10:33:33AM GATHER TOGETHER AND DECLARE A STATE OF EMERGENCY.
10:33:35AM AND AS I LOOKED AT OTHER AUTHORITIES OUT THERE WHAT THE
10:33:40AM GOVERNOR DID, WHAT THE COUNTY DID.
10:33:42AM MY ADVICE WAS, NO.
10:33:44AM BUT THE LAST TIME WE IS IT THIS, ONLY TIME SINCE I HAVE BEEN
10:33:49AM VILLAGE ATTORNEY BACK IN 2023, WHEN I LOOKED AT THAT TIME
10:33:53AM WHAT YOU HAD IN THE CODE I THOUGHT IT SHOULD BE UPDATED AND
10:34:02AM SINCE PER IN HURRICANE SEASON A GOOD TIME TO DO THOSE
10:34:06AM UPDATES.
10:34:07AM SOME OF THE CHANGES IN PAGE 2 AND TOP OF PAGE TO MAKE IT
10:34:12AM READ BETTER AND BE CONSISTENT TWO MAIN CHANGES 10-27,
10:34:23AM PROHIBITION DECLARED IN STATE OF LOCAL EMERGENCIES.
10:34:26AM HOW IT READS NOW IS THAT THESE THINGS AUTOMATICALLY HAPPEN.
10:34:31AM AUTOMATICALLY NOT ALLOWED TO USE WATER.

10:34:33AM AUTOMATICALLY HAVE TO USE A CURFEW.
10:34:36AM AND REALISTICALLY, THAT IS SOMETHING THAT I KIND OF TURNED
10:34:41AM IT ON ITS HEAD AND SAID WE CAN DO THESE THINGS AS COUNCIL IF
10:34:45AM IN THE EMERGENCY CIRCUMSTANCES WARRANT IT, BUT TO MAKE IT
10:34:50AM ABSOLUTELY HAPPEN AND TO HAVE YOU ALL GATHER TOGETHER AND
10:34:54AM UNDO THEM EACH TIME WHICH IS WHAT WE DID IN 2023 WITH THE
10:34:57AM RESOLUTION I DID SAID, WELL, NOT WITHSTANDING THE ROAD DID
10:35:02AM THIS.
10:35:03AM DON'T DO THIS.
10:35:04AM NOT THE MOST EFFICIENT WAY TO GO SO YOU KEPT THE POWER TO DO
10:35:10AM THESE THINGS, BUT YOU WOULD DO THEM AFFIRMATIVELY INSTEAD OF
10:35:15AM HAVING THEM AUTOMATICALLY HAPPEN.
10:35:17AM IN MOST HURRICANE SITUATIONS THAT WE EXPERIENCED, YOU ARE
10:35:20AM NOT GOING TO WANT TO IMPOSE A CURFEW.
10:35:24AM FOLKS HAVE TO GO PLACES.
10:35:27AM THE SHERIFF HAS SEPARATE INDEPENDENT CURFEW RIGHTS
10:35:32AM THROUGHOUT THE COUNTY IF THAT ELECTED OFFICIAL DEEMS TO
10:35:34AM ENFORCE THEM.
10:35:35AM AND IN TERMS OF AUTOMATICALLY SAYING YOU CAN'T USE POTABLE
10:35:39AM WATER, AGAIN, I THINK THAT IS THE COUNTY TO TELL THE
10:35:45AM MUNICIPALITIES DON'T DO THIS BECAUSE OUR SYSTEM IS BROKEN OR
10:35:47AM WHATEVER THE PAST IT WAS NOT THE CASE.
10:35:55AM WHY WOULD WE AUTOMATICALLY TELL OUR RESIDENTS TO DO THAT.
10:35:57AM ONE MAIN CHANGE.
10:35:58AM THE OTHER MAIN CHANGE, AND THIS IS A PRIMARY ONE, BOTTOM OF
10:36:03AM PAGE 4, TOP OF PAGE 5, AND I ADDED A PROVISION IN THE CODE
10:36:11AM ADDING AUTOMATIC DECLARATIONS OF LOCAL EMERGENCIES.
10:36:15AM WHAT I PROVIDE IS NOT WITHSTANDING THAT YOU ALL CAN DECLARE
10:36:18AM A LOCAL STATE OF EMERGENCY UNDER SECTION 10.23 OF THE COULD
10:36:23AM HE HAD.

10:36:23AM IF THE GOVERNOR COMES DOWN OR THE PRESIDENT OF THE UNITED
10:36:26AM STATES COMES DOWN OR THE LEE COUNTY COMMISSION COMES DOWN
10:36:29AM AND ISSUES A LOCAL STATE -- A STATE OF EMERGENCY, THAT
10:36:33AM COVERS THE OF ESTERO, THEN WE ARE AUTOMATICALLY IN A LOCAL
10:36:38AM STATE OF EMERGENCY AND ALL OF THE THINGS IN OUR CODE ARE
10:36:42AM TRIGGERED AUTOMATICALLY.
10:36:43AM BECAUSE AS I -- AS I SIT AND THINK ABOUT IN MODERN TIMES.
10:36:48AM AND I KNOW MAYBE IN EARLIER DECADES MORE USEFUL AND NEEDED,
10:36:52AM BUT IN MODERN TIMES, TO HAVE US ALL PUT ON OUR SEATS, COME
10:36:57AM TO VILLAGE HALL, TURN ON THE LIGHTS TO VOTE TO DO A LOCAL
10:37:01AM EMERGENCY IT A BIT COUNTERINTUITIVE.
10:37:05AM IF THERE IS AN EMERGENCY, WE NEED TO STAY OUT OF HERE AND
10:37:08AM LET STAFF AND OUR CONTRACTORS AND THE FOLKS WHO ARE
10:37:10AM RESPONDING -- OUR FIRST RESPONDERS -- DO THEIR JOB.
10:37:14AM SO IT -- BUT THERE COULD BE SITUATIONS WHERE THE
10:37:18AM CIRCUMSTANCE IS CONFINED TO THE VILLAGE OF ESTERO.
10:37:22AM IF A TANKER TRUCK EXPLODES OR SOMETHING IN THE VILLAGE, WE
10:37:26AM WOULD GATHER AND DECLARE A LOCAL STATE OF EMERGENCY AND
10:37:30AM PROVIDE FOR WHATEVER WE NEED TO PROVIDE FOR.
10:37:33AM BUT IF IT IS MORE REGIONAL SUCH AS YOUR TYPICAL HURRICANE,
10:37:37AM IT SEEMS REDUNDANT AND INEFFICIENT TO GATHER TOGETHER OF
10:37:41AM WHAT THE GOVERNOR HAS ALREADY DONE AND THE COUNTY COMMISSION
10:37:45AM HAS ALREADY DONE.
10:37:46AM SORT OF THE PACKAGE I BRING FORWARD TO YOU AND I WILL TAKE
10:37:49AM ANY QUESTIONS THAT YOU HAVE.
10:37:50AM >>Mayor McLain: COUNCIL HAVE ANY QUESTIONS OR COMMENTS?
10:37:54AM >> I WILL COMMENT, MR. MAYOR.
10:37:55AM I LIKE THE CHANGES.
10:37:56AM VILLAGE ATTORNEY, IT MAKES VERY GOOD SENSE.
10:37:59AM VERY INTUITIVE TO ALLOW THE VILLAGE MANAGER AND STAFF TO

10:38:02AM TAKE THAT STEP IF IT COMES FROM THE STATE OR THE FEDERAL

10:38:04AM GOVERNMENT.

10:38:04AM I LIKE THE FACT THAT THE COUNCIL IS INCLUDED IN THE LOCAL

10:38:08AM EMERGENCY, SO WE CAN CONVENE AT LEAST OPTIONALLY.

10:38:11AM IF WE CAN'T, PROVISIONS IN THERE TO TAKE CARE OF THAT AS

10:38:13AM WELL.

10:38:13AM SO WELL-DONE.

10:38:14AM >>Mayor McLain: THANK YOU.

10:38:17AM MADAM CLERK, ANYONE TO SPEAK.

10:38:21AM >>Clerk: NO PUBLIC COMMENT AND NO E-COMMENTS.

10:38:23AM >>Mayor McLain: BASED ON THAT, I WILL ACCEPT A MOTION TO

10:38:26AM PASS THE FIRST READING AND SCHEDULE SECOND READING FOR

10:38:29AM OCTOBER 16, 2024.

10:38:32AM DO I HAVE A MOTION?

10:38:36AM COUNCILPERSON FAYHEE MADE THE MOTION AND SECONDED BY COUNCIL

10:38:41AM MEMBER LOPEZ.

10:38:41AM MADAM CLERK, PLEASE CALL THE ROLL.

10:38:44AM >>Larry Fiesel: AYE.

10:38:45AM >>Lori Fayhee: AYE.

10:38:48AM >>Rafael Lopez: AYE.

10:38:50AM >>Jim Ward: AYE.

10:38:51AM >>George Zalucki: AYE.

10:38:52AM >>Vice-Mayor Ribble: AYE.

10:38:54AM >>Mayor McLain: AYE.

10:38:54AM WE WILL NOW OPEN PUBLIC HEARING THE AGENDA ITEM SECOND

10:39:02AM READING 8-A, ZONING ORDINANCE 2024-11, VIA COCONUT.

10:39:09AM MADAM CLERK, HAS THE ORDINANCE BEEN PROPERLY ADVERTISED.

10:39:13AM >>Clerk: YES, MAYOR.

10:39:16AM >>Mayor McLain: READ THE TITLE OF THE ORDINANCE.

10:39:19AM >>Clerk: ORDINANCE 2024-11, ORDINANCE OF THE VILLAGE COUNCIL

10:39:25AM OF THE VILLAGE OF ESTERO, FLORIDA, APPROVING FOR 20 PARCELS
10:39:29AM ON WEST SIDE OF VIA COCONUT SOUTH OF CORKSCREW ROAD
10:39:35AM PROVIDING SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.
10:39:38AM >>Mayor McLain: A QUASI-JUDICIAL PROCEDURE ASK OUR LAND USE
10:39:44AM ATTORNEY NANCY STROUD TO EXPLAIN THE QUASI-JUDICIAL
10:39:48AM PROCEDURES.
10:39:48AM THANK YOU, NANCY.
10:39:50AM >>Nancy Stroud: THANK YOU, AND GOOD MORNING.
10:39:52AM I WANT TO SAY I WAS THINKING OF ESTERO VERY -- AND FOLLOWING
10:39:55AM THE HURRICANE VERY CLOSELY THE OTHER WEEK.
10:39:58AM SO GLAD TO SEE EVERYTHING WAS LOOKING GOOD HERE.
10:40:02AM >>Mayor McLain: THAT'S GOOD.
10:40:03AM >>Nancy Stroud: LADIES AND GENTLEMEN, THIS MORNING'S AGENDA
10:40:07AM HAS A ZONING ITEM FOR THE COUNCIL 'DECISION.
10:40:10AM IN THIS THE COUNCIL SITS IN A QUASI-JUDICIAL CAPACITY.
10:40:14AM THE DECISION WHETHER OR NOT TO APPROVE THIS APPLICATION,
10:40:17AM LIKE ALL QUASI-JUDICIAL ITEMS, MUST BE BASED ON THE CRITERIA
10:40:22AM AND THE LAND DEVELOPMENT CODE AND ON SUBSTANTIAL, COMPETENT
10:40:26AM EVIDENCE THAT IS PRESENTED AT THE HEARING.
10:40:27AM IF YOU INTEND TO PROVIDE TESTIMONY ON THE APPLICATION THAT
10:40:32AM IS THE SUBJECT OF TODAY'S QUASI-JUDICIAL HEARING.
10:40:39AM YOU MUST BE SWORN IN BY MADAM CLERK IN A MOMENT AND FILL OUT
10:40:44AM A PUBLIC SPEAKERS CARD BEFORE SPEAKING.
10:40:46AM PLEASE BE ADVISED THAT ANYBODY PROVIDES TESTIMONY AT AN
10:40:50AM APPLICATION MAY BE SUBJECT TO CROSS-EXAMINATION.
10:40:53AM THE GENERAL PUBLIC WILL NOT BE PERMITTED TO CROSS-EXAMINE,
10:40:58AM BUT THE PUBLIC MAY ASK COUNCIL TO GIVE QUESTIONS ON THEIR
10:41:03AM BEHALF TO GIVE TO STAFF OR THE APPLICANT.
10:41:05AM AND THE APPLICANT AND VILLAGE STAFF MAY CROSS-EXAMINE
10:41:10AM WITNESS.

10:41:10AM COUNCILMEMBERS MAY ASK QUESTIONS OF ANY WITNESS.
10:41:13AM JUST IN GENERAL, THE PROCEDURES ARE THAT THE CLERK WILL
10:41:16AM SWEAR IN ANY PERSONS WHO INTEND TO PROVIDE TESTIMONY ON THE
10:41:20AM APPLICATION.
10:41:20AM AND THEN WE WILL HEAR FROM MARY GIBBS, THE COMMUNITY
10:41:26AM DEVELOPMENT DIRECTOR AND THEN THE APPLICANT WILL ADDRESS THE
10:41:31AM COUNCIL.
10:41:31AM AND THEN MARY WILL BE CALLED UPON FOR ANY FURTHER TESTIMONY
10:41:35AM SHE MIGHT WANT TO GIVE.
10:41:37AM AFTER THAT, THE MAYOR ALLOWS ANYONE FROM THE PUBLIC WHO HAS
10:41:40AM BEEN SWORN IN TO PROVIDE TESTIMONY.
10:41:42AM AND WE ASK THAT THE PUBLIC MAKE THEIR COMMENTS CONCISELY AS
10:41:46AM PUBLIC TESTIMONY IS LIMITED TO THREE MINUTES PER PERSON.
10:41:48AM IN ADDITION, IF ANY OF THE COUNCILMEMBERS HAD EX-PARTE
10:41:54AM COMMUNICATIONS REGARDING TODAY'S APPLICATION, THAT MEMBER
10:41:57AM WILL NEED TO DISCLOSE THE SUBJECT MATTER OF THAT
10:42:00AM COMMUNICATION AND THE PURPOSE TO WHOM THE COUNCIL MEMBER
10:42:04AM SPOKE.
10:42:04AM AND IF ANY COUNCIL MEMBER HAS A CONFLICT OF INTEREST ON ANY
10:42:09AM ACTION, THE MEMBER MUST IT IS CLOSE THE CONFLICT AND RECUSE
10:42:12AM HIMSELF OR HERSELF FROM PARTICIPATION IN THE DISCUSSION OR
10:42:16AM IN VOTING.
10:42:17AM SOME AT THIS TIME ALL THOSE WHO TIN TEND TO TESTIFY SHOULD
10:42:25AM STAND AND RAISE YOUR RIGHT HAND AND MADAM CLERK WILL
10:42:28AM ADMINISTER THE OATH.
10:42:30AM >>Clerk: DO YOU SWEAR TO TELL THE TRUTH, THE WHOLE TRUTH AND
10:42:33AM NOTHING BUT THE TRUTH, SO HELP YOU GOD.
10:42:35AM >>Nancy Stroud: ANY MEMBER THE COUNCIL WITH EX-PARTE
10:42:43AM COMMUNICATION REGARDING THIS APPLICATION SHOULD SO DISCLOSE.
10:42:47AM THANK YOU.

10:42:53AM AND ANYONE WHO MAY HAVE A CONFLICT, ALSO PLEASE SAY SO.

10:42:58AM >>Nancy Stroud: THANK YOU.

10:43:11AM I WILL TURN IT BACK TO THE MAYOR.

10:43:13AM >>Mayor McLain: ANY WRITTEN COMMUNICATIONS OR E-MAILS

10:43:17AM RECEIVED ON THIS MATTER.

10:43:18AM >>Clerk: NO, MAYOR.

10:43:20AM >>Mayor McLain: I WILL CALL UP MARY TO GIVE US AN

10:43:23AM INTRODUCTION OF THIS ITEM.

10:43:24AM >>Mary Gibbs: GOOD MORNING AGAIN

10:43:31AM I WANT TO GIVE YOU A LITTLE BACKGROUND ON THIS.

10:43:33AM THIS PROPERTY WAS REZONED BACTERIA IN OCTOBER 2021.

10:43:38AM SON SOME OF YOU PROBABLY REMEMBERED THAT.

10:43:40AM IT WAS ZONED -- AGRICULTURE AT THE TIME AND REZONED FOR A

10:43:43AM MIXED USE PROJECT FOR 330 APARTMENTS UNITS AND SOME COUPLE

10:43:48AM OF VERTICAL MIXED USE BUILDINGS AND ABOUT 29,000 SQUARE FEET

10:43:53AM OF COMMERCIAL USE.

10:43:54AM A POTENTIAL CHURCH AT THE TIME THAT COULD BE COMMERCIAL IF

10:43:57AM NOT USED AS A CHURCH.

10:43:59AM SO THAT WAS REZONED.

10:44:01AM AND THEN IN JULY, 2023, THEY RECEIVED THEIR DEVELOPMENT

10:44:06AM ORDER WHICH IS THE SITE PLAN APPROVAL THAT ALLOWS TO YOU GO

10:44:09AM FORWARD AND CLEAR THE PROPERTY AND GET MOVING ONCE A

10:44:12AM BUILDING PERMIT.

10:44:13AM BUT THEY DIDN'T DO THAT RIGHT AWAY.

10:44:15AM AND AFTER -- SOME TIME AFTER THAT, THE APPLICANTS CAME TO

10:44:20AM MEET WITH THE STAFF AND TALK ABOUT SOME CHANGES THAT THEY

10:44:22AM WANTED TO MAKE TO THE PLAN.

10:44:23AM SO THEY ASKED US IF THEY COULD DO CHANGES ADMINISTRATIVELY

10:44:32AM AND WE SAID NO BECAUSE QUITE A FEW CHANGES AND SOME OF THEM

10:44:35AM SEEMED SOMEWHAT SUBSTANTIAL, FOR EXAMPLE, LIKE MOVING THE

10:44:40AM UNDER-BUILDING PARKING COMPONENT THAT IS ON THE FRONT OF THE
10:44:43AM PROJECT.
10:44:43AM THOSE THINGS SEEMED LIKE THEY WERE PRETTY SUBSTANTIAL WIND
10:44:47AM WE TOLD THEM THEY WOULD HAVE TO GO BACK TO COUNCIL FOR
10:44:50AM PUBLIC HEARING TO GET THE ZONING AMENDED IN ORDER TO DO
10:44:53AM THAT.
10:44:53AM THAT IS HOW WE ENDED UP HERE TODAY.
10:44:55AM WHEN WE MET WITH THEM INITIALLY -- THIS IS EVEN BEFORE THEY
10:44:59AM FILED THE APPLICATION WE TOLD THEM THAT THERE WERE SOME
10:45:04AM CONCERNS THAT THE COUNCIL AT THE TIME HAD SOME CONCERNS
10:45:06AM ABOUT, BUT THEY REALLY LINED THE UNDER-BUILDING PARKING AND
10:45:10AM UNDER-BUILDING PARKING WAS AN IMPORTANT DEVELOPMENT TO GET
10:45:15AM THE DENSITY APPROVED FOR THE NUMBER OF UNITS THAT THEY HAD.
10:45:18AM SO WE TOLD THEM THAT WE THOUGHT THAT WAS GOING TO BE
10:45:24AM POTENTIALLY PROBLEMATIC, IF YOU WERE TAKING AWAY THE
10:45:27AM COMPONENT THAT WERE PART OF THE ORIGINAL APPROVAL, THAT
10:45:29AM MIGHT BE AN ISSUE.
10:45:30AM THEY ALSO -- ALSO MIXED-USE BUILDINGS.
10:45:33AM THEY WANT TO REDUCE THE HEIGHT FROM THREE-STORY TO
10:45:37AM TWO-STORY.
10:45:38AM IN ORDER TO DO THAT, YOU DON'T HAVE TO DO ELEVATORS.
10:45:41AM KIND OF A COST-SAVING MEASURE.
10:45:44AM WHAT WE ARE TOLL THEM IF YOU ARE DOING COST-SAVING MEASURES
10:45:49AM THAT IS FINE, BUT WHAT YOU NEED TO DO WHATEVER YOU ARE DOING
10:45:51AM THAT THE NEW PLAN IS NOT A DOWNGRADE AND YOU ARE AT LEAST
10:45:55AM COMING UP WITH SOMETHING THAT IS EQUIVALENT OR BETTER.
10:45:58AM THAT IS WHAT WE HAVE TOLD THEM BECAUSE WE WENT TO THE PUBLIC
10:46:04AM HEARING INITIALLY AND I REMEMBER THIS, THE APPLICANT SAID
10:46:06AM THAT THE PROBABLY WOULD BE SUPER LUXURY.
10:46:08AM I DON'T KNOW IF THAT IS A LEVEL ABOVE LUXURY.

10:46:12AM SUPER LUXURY SOUNDS GOOD.

10:46:14AM WE DON'T WANT TO LOSE THE COMPONENTS OF THE QUALITY.

10:46:17AM SO WE BROUGHT THIS UP AT PLANNING AND ZONING WHEN THEY WENT

10:46:20AM TO THE INFORMATION MEETING, AND THE PLANNING AND ZONING

10:46:24AM BOARD DISAGREED AND THOUGHT WHAT ARE THEY WERE PROPOSING

10:46:27AM TODAY WAS AN IMPROVEMENT OVER THE ORIGINAL PLAN AND THAT

10:46:31AM COMES TO COUNCIL.

10:46:32AM COUNCIL IS THE ONE THAT MAKES THE DECISION ON ALL ZONING AND

10:46:35AM ZONING AMENDMENTS.

10:46:37AM STAFF MAKES A RECOMMENDATION.

10:46:39AM PLANNING AND ZONING BOARD MAKES A RECOMMENDATION AND THE

10:46:42AM DECISION IS UP TO THE COUNCIL.

10:46:43AM THE COUNCIL HAVE SEVERAL OPTIONS, AND WE TALKED ABOUT THIS

10:46:48AM IN CASES BEFORE.

10:46:48AM APPROVE THIS AND APPROVE IT WITH THE CONDITIONS THAT WE HAVE

10:46:51AM PUT IN THE ORDINANCE FOR YOU TO REVIEW.

10:46:53AM YOU MIGHT WANT TO APPROVE OF IT WITH SOME DIFFERENT

10:46:55AM CONDITIONS.

10:46:56AM YOU MIGHT WANT TO MODIFY COMES THINGS.

10:46:58AM UP MAY ADD ADDITIONAL QUESTIONS.

10:47:00AM YOU MIGHT TAKE SOME CONDITIONS OUT.

10:47:02AM YOU -- IF YOU ARE NOT COMFORTABLE THAT YOU ARE NOT GETTING

10:47:06AM ALL THE INFORMATION YOU NEED TODAY THIS.

10:47:07AM YOU CAN CONTINUE IT.

10:47:08AM COME BACK LATER.

10:47:10AM THERE ARE VARIOUS OPTIONS.

10:47:11AM JUST WANT TO LAY THAT OUT FOR YOU.

10:47:13AM BUT JUST TO REMIND YOU IT IS THE COUNCIL'S DECISION.

10:47:16AM SO YOU ARE THE ONES THAT GET DECIDE IF PRESIDENT NEW PLAN

10:47:26AM JUSTIFIES THE DENSITY THEY ARE ASKING FOR.

10:47:28AM BEFORE I TURN IT OVER TO THE APPLICANT, I WANT TO REMIND THE
10:47:31AM COUNCIL THAT YOU HAD QUITE A FEW THINGS YOU WANTED TO BE
10:47:33AM ADDRESSED AT THE FIRST READING.
10:47:35AM A LIST OF QUESTIONS AND COMMENTS.
10:47:37AM SO ASK THE APPLICANT TO MAKE SURE THEY ADDRESS THAT TODAY.
10:47:42AM ONE OF THE CONCERNS YOU BROUGHT UP AT THE FIRST READING IS,
10:47:45AM IS THE DEVELOPER GOING TO REVISE THE ZONING TODAY WE KNOW
10:47:52AM THEY HAVE A NEW PARTNER DO THEY PLAN TO REVISE IT, SELL IT
10:47:56AM AND LEAVE TOWN?
10:47:58AM THAT IS WHAT THE COUNCIL IS CONCERNED ABOUT.
10:48:00AM IN IT FOR A LONG HAUL AND WHAT IS THE PLAN.
10:48:03AM WE LET IT HAPPEN WITH GENOVA WITH SOME CHANGES.
10:48:08AM WE ARE HOPING THAT THE APPLICANT CAN ANSWER ALL THE
10:48:10AM COUNCIL'S QUESTIONS TODAY IN THEIR POWERPOINT.
10:48:13AM IF YOU DON'T REASON IS ANY QUESTIONS FOR ME AT THIS TIME, I
10:48:17AM WILL TURN IT OVER TO THE APPLICANT.
10:48:18AM WHICH WILL BE STARTING WITH RICH GIOVONOVICH.
10:48:26AM >> EXCUSE ME.
10:48:33AM GOOD MORNING, FOR THE RECORD, RICH GIOVONOVICH ON BEHALF OF
10:48:40AM THE PROPERTY OWNER AND THE APPLICANT.
10:48:42AM EXCUSE ME WHILE I PULL THIS UP.
10:48:44AM AS MARY INDICATED THERE.
10:48:49AM THERE HAS BEEN WE HAVE BROUGHT IN A COUPLE OF NEW TEAM
10:48:55AM MEMBERS FOR THE PROJECT AND I WILL INTRODUCE THEM AND COME
10:48:57AM UP AND THEY WILL EXPLAIN HOW THEY GOT INVOLVED AND WHY THEY
10:49:01AM ARE MAKING THE PROPOSED CHANGES THAT WE ARE MAKING TO THE
10:49:04AM PROJECT.
10:49:05AM ALL OF THE PROPOSED CHANGES ARE BEING MADE WITH THE
10:49:10AM INTENTION OF IMPROVING THE SUPER LUXURY PROJECT.
10:49:14AM IT IS STILL GOING TO BE A FIRST-CLASS APARTMENT COMPLEX WITH

10:49:20AM COMMERCIAL.
10:49:22AM THE ORIGINAL DEVELOPERS WERE ALL PROPERTIES AND IN IF THE
10:49:27AM AUDIENCE.
10:49:27AM NEW TEAM MEMBERS OF RIVERSIDE INVESTMENT DEVELOPMENT AND YOU
10:49:32AM WILL HEAR FROM JOHN O'DONNELL AND TAYLOR LAMPKE AND ATLANTA
10:49:38AM RESIDENTIAL ERIC AARONSON AND THEY WILL BE EXPLAIN THEIR
10:49:42AM EXPERIENCE, WHAT THEIR PROPOSAL IS, AND HOW THEY PLAN TO BE
10:49:45AM A COMMUNITY MEMBER IN ESTERO.
10:49:48AM THE ARCHITECTURAL FIRM IS MHK ARCHITECTURE.
10:49:54AM MATT McCLAIN WILL TAKE YOU THROUGH THE ARCHITECTURE OF THE
10:49:58AM BUILDINGS.
10:49:58AM THERE MIGHT HAVE BEEN SOME MS. UNDERSTANDING WHAT THE
10:50:03AM CHANGES OF THE BUILDINGS ARE REGARDING BUILDING HEIGHT, WHAT
10:50:06AM THE ARCHITECTURE WILL BE.
10:50:07AM AND MATT WILL TAKE YOU THROUGH -- MARK, I AM SORRY, I
10:50:11AM CONFUSED HIM WITH HIS PARTNER.
10:50:12AM CIVIL ENGINEERING IS CHARLIE KREBS.
10:50:15AM HE WILL TAKE THROUGH YOU THAT.
10:50:16AM LANDSCAPE ARCHITECT IS CHRISTIAN ANDREA.
10:50:20AM ALEXIS CRESPO IS OUR PROFESSIONAL PLANNER AND ME AS ZONING
10:50:26AM ATTORNEY.
10:50:26AM WE HOPEFULLY HAVE ADDRESSED EVERY ONE OF YOUR COMMENTS THAT
10:50:30AM YOU MADE YOU BARE WITH US TO GO THROUGH THE ENTIRE
10:50:34AM PRESENTATION, HOPEFULLY WE HAVE DONE THAT AND WE WILL ANSWER
10:50:37AM THE COMMENTS THAT WERE MADE IMPORTANT UNDERSTAND THAT
10:50:47AM CHANGES THAT ARE BEING MADE WITH REGARD TO THE ARCHITECTURE
10:50:51AM ARE -- ALL THIS HEAR IN GREATER DETAIL TO MAKE THE PROBABLY
10:50:54AM BETTER.
10:50:55AM THIS IS A $120 MILLION INVESTMENT.
10:50:58AM SO WE ARE NOT TALKING ABOUT AN INSIGNIFICANT OR A POORLY

10:51:06AM DONE PROJECT.
10:51:06AM AND THE TWO NEW TEAM MEMBERS WITH THIS PROJECT WANTED TO
10:51:09AM MAKE SURE THIS IS A FIRST-CLASS PROJECT THEY WANTED TO PUT
10:51:13AM THEIR NAMES ON.
10:51:14AM WE ARE NOT CHANGING THE DENSITY.
10:51:16AM WE ARE NOT CHANGING THE COMMERCIAL SQUARE FOOTAGE THAT WE
10:51:21AM COMMITTED TO.
10:51:21AM WHAT WE HAVE DONE IN THE PHASING -- IF YOU SEE IT, WE
10:51:24AM ACTUALLY COMMITTED TO MORE COMMERCIAL SQUARE FOOTAGE TO BE
10:51:28AM OCCUPIED AT THE TIME WE HAVE ALL THREE RESIDENTIAL BUILDINGS
10:51:30AM APPROVED.
10:51:31AM WHAT WE HAVE CHANGED IS ORIGINALLY WE HAD TO BUILD ALL THE
10:51:37AM COMMERCIAL BUILDINGS AND BASICALLY THE RESTAURANT THAT IS AT
10:51:40AM THE CORNER.
10:51:41AM WE WOULD HAVE BEEN SPECCING THAT OUT.
10:51:44AM WE DON'T KNOW IF IT WAS THE APPROPRIATE TYPE OF BUILDING FOR
10:51:48AM THE RESTAURANT USE.
10:51:49AM SO WHAT WE HAVE ASKED TO YOU DO IS, IN EXCHANGE FOR
10:51:53AM PROVIDING MORE COMMERCIAL COMMITMENT UP FRONT, OCCUPIED
10:51:57AM SPACE, IS TO ALLOW US TO BUILD THOSE TWO BUILDINGS AT THE
10:52:01AM FRONT WHEN WE HAVE THE ACTUAL TENANTS INSTEAD OF BUILDING
10:52:05AM SOMETHING AND HOPING IT WILL COME.
10:52:06AM WE WILL BUILD SOMETHING WE KNOW THEY WANT AND WILL BE BUILT
10:52:11AM AT THE APPROPRIATE TIME FOR THE PROJECT.
10:52:14AM WE ARE NOT TRYING TO GET OUT OF THE COMMITMENT TO BUILD
10:52:17AM THESE BUILDINGS, WE WANT TO MAKE SURE WE BUILD THEM AT THE
10:52:21AM RIGHT TIME FOR THE RIGHT TENANT.
10:52:22AM I AM GOING TO -- MARY DID A GOOD JOB OF TALKING OF THE
10:52:29AM HISTORY OF -- OF HOW WE CAME TO HER, TALKED TO HER ABOUT THE
10:52:33AM CHANGES, THE CONCERNS SHE RAISED.

10:52:35AM AND WE WENT TO OUR PUBLIC INFORMATION MEETING, AS WELL AS
10:52:39AM GOING TO YOUR ZONING AND DESIGN BOARD.
10:52:42AM THE ZONING AND DESIGN BOARD REALLY LIKED THE CHANGES WE WERE
10:52:47AM MAKING, AND I THINK YOU WILL TOO WHEN WE TAKE YOU THROUGH
10:52:49AM THE DETAILS AND HOW WE WERE ABLE TO ACTUALLY APPROVE THE
10:52:53AM COURTYARD EXPERIENCE FOR EACH OF THE INDIVIDUAL BUILDINGS
10:52:56AM AND THE PEDESTRIAN EXPERIENCE AS PEOPLE ARE WALK BY OR
10:52:59AM DRIVING BY THE PROJECT.
10:53:00AM THE PLANNING -- THE PLANNING AND ZONING -- PLANNING, ZONING
10:53:03AM AND DESIGN BOARD REALLY LIKED THE PROJECT AND RECOMMENDED
10:53:07AM APPROVAL UNANIMOUSLY.
10:53:08AM IT -- IT IS A MINOR MODIFICATIONS THAT ARE -- THAT ARE
10:53:15AM IMPORTANT TO THE PROJECT.
10:53:16AM FROM A TIME STANDPOINT, YOU WILL HEAR OUR SCHEDULE.
10:53:23AM WITH ALL GOES WELL, WE WILL WITH THE LD IN THE MONTH WE HAVE
10:53:29AM TAKEN RISK OF SPENDING MONEY ON THE DL PLANS TO MOVE IT
10:53:34AM ALONG AND GET THE PROBABLY OFF THE GROUND AS QUICKLY AS WE
10:53:37AM POSSIBLY CAN.
10:53:37AM WITH THAT, I WILL TURN THIS OVER TO JOHN O'DONNELL WITH
10:53:41AM RIVERSIDE.
10:53:42AM AND HE WILL TAKE YOU THROUGH THAT AND WE WILL TURN IT OVER
10:53:45AM TO RICHARD AARONSON AND WE WILL TAKE YOU THROUGH REST OF THE
10:53:48AM PROJECT.
10:53:48AM UNLESS YOU HAVE QUESTIONS OF ME, I WILL TURN IT OVER TO THE
10:53:52AM REST OF THE TEAM AND HOPEFULLY ANSWER ALL OF YOUR COMMENTS
10:53:55AM FROM YOUR FIRST READING.
10:53:57AM THANK YOU.
10:53:57AM >> THANK YOU FOR GIVING ME THE OPPORTUNITY TO SPEAK.
10:54:04AM MY NAME IS JOHN O'DONNELL.
10:54:05AM I AM -- I FOUNDED RIVERSIDE INVESTMENT AND DEVELOPMENT IN

10:54:11AM 2014 AFTER ABOUT 40 YEARS WITH ANOTHER TERM.
10:54:13AM ON THE SCREEN IN FRONT OF YOU, YOU CAN SEE A NUMBER OF
10:54:20AM BUILDINGS THAT WE BUILT, BEGINNING IN 2014, FIRST ONE WAS
10:54:25AM COMPLETED -- FIRST TWO COMPLETED IN 2017.
10:54:27AM THE ONE ON THE LEFT IS 150 NORTH RIVERSIDE IN CHICAGO.
10:54:31AM HEADQUARTERS OF HYATT CORPORATION AND WILLIAM BLAIR.
10:54:36AM TWO LARGE FIRMS IN CHICAGO AS WELL AS OTHERS, 1.2 MILLION
10:54:41AM SQUARE FEET.
10:54:41AM ON THE -- ON -- NEXT TO THAT ON THE TOP IS A MIXED USE
10:54:46AM RESIDENTIAL AND COMMERCIAL BUILDING THAT WE BUILT WITH
10:54:50AM ATLANTIC REALTY AS A PARTNER IN EVANSTON, ILLINOIS.
10:54:55AM AND RIGHT BELOW THAT IS A BUILDING THAT WE ARE BUILDING ON
10:55:00AM BEHALF OF JPMORGAN SPACE AND IN WINEKA, ILLINOIS.
10:55:07AM AS A CONTRACT DEVELOPER.
10:55:08AM AND IF WE LOW THAT IS THE BASE OF -- OF BANK OF AMERICA'S
10:55:15AM MIDWEST HEADQUARTERS BUILDING, A MILLION AND A HALF SQUARE
10:55:18AM FEET ON THE RIVER IN CHICAGO AS WELL.
10:55:22AM JOINT VENTURE WITH HOWARD HUGHES AND CA.
10:55:27AM OF THESE BUILDINGS, THE ONLY ONE WE SOLD.
10:55:30AM AND WE DID THAT AFTER THE PASSING OF HOWARD HUGHES.
10:55:33AM ABOVE THAT IS A BUILDING THAT WE JUST COMPLETED.
10:55:37AM JUST GOT AT C.O. IN DENVER, COLORADO.
10:55:40AM AND TO THE RIGHT OF THAT IS TWO-BUILDING SCHEME IN
10:55:46AM CHARLOTTE, NORTH CAROLINA.
10:55:47AM ONE OF THE BUILDINGS IS A 400-UNIT RESIDENTIAL BUILDING THAT
10:55:51AM IS ABOUT HALFWAY UP.
10:55:53AM THAT IS A JOINT VENTURE WITH PRUDENTIAL PRESA.
10:55:57AM AND BELOW THAT IS BMO HEADQUARTERS, BANK OF MONTREAL U.S.
10:56:04AM HEADQUARTERS IN CHICAGO, THAT IS ALSO MILLION AND A HALF
10:56:07AM SQUARE FEET.

10:56:07AM IN TOTAL, WE DEVELOPED ABOUT SIX MILLION SQUARE FEET.
10:56:12AM COMPLETED THE FIRST ONE, AS WE SAID IN 2017 AND $5 MILLION
10:56:18AM IN CAPITALIZATION.
10:56:19AM CONSTRUCTION LOANS, REFINANCING AND THE SALE OF THE ONE
10:56:22AM BUILDING THAT WE SPOKE ABOUT BEFORE.
10:56:23AM I THINK WHAT WE DO AS A COMPANY, WE ENDEAVOR TO GET THE BEST
10:56:29AM LOCATIONS AND THE BEST BUILDINGS.
10:56:31AM IF WE -- IF WE ARE MOVING IN -- WE ARE CHICAGO-BASED.
10:56:35AM AND IF WE GO TO A DIFFERENT MARKET, WE TRY TO BRING IN A
10:56:40AM LOCAL PARTNER OF A BETTER UNDERSTANDING OF THE MARKET THAN
10:56:44AM WE DO.
10:56:45AM IF WE BUILD RESIDENTIAL, WE BRING IN A RESIDENTIAL DEVELOPER
10:56:49AM MANAGER, BECAUSE WE DON'T UNDERSTAND IT.
10:56:53AM WE HELP WITH THE PLANNING AND PROCESSING BECAUSE WE ARE MORE
10:56:57AM FOCUSED -- MORE FOCUSED ON OFFICE AND HOTEL AND OTHER
10:57:04AM THINGS.
10:57:04AM ESSENTIALLY THAT'S IT.
10:57:06AM WE CAME TO THIS BECAUSE WE HAD A VENTURE -- WHEN I WAS WITH
10:57:10AM A PREVIOUS COMPANY, WE HAD A VENTURE WITH ROYAL PROPERTIE
10:57:13AM THIS WAS PROBABLY IN 2008.
10:57:15AM AND WE BUILT A VERTICAL MIXED USE BUILDING, I THINK IT WAS
10:57:18AM 200 APARTMENTS AND 150 HOTELS ROOM IN GRAND IN CHICAGO AND
10:57:27AM IT WAS VERY SUCCESSFUL AND WE SOLD IT IS A FEW YEARS LATER.
10:57:30AM SINCE THAT TIME HAPPENED TO STAY WITH FRIENDS WITH THE ROYAL
10:57:35AM PROPERTY.
10:57:36AM BELONGS TO THE SAME FLORIDA GOLF CLUB.
10:57:39AM ME MENTIONED THIS PROJECT AND QUITE FRANKLY, I WAS JEALOUS
10:57:43AM BECAUSE I THOUGHT THIS WAS A HUGE OPPORTUNITY.
10:57:46AM LOCATION -- THIS GOES BACK A COUPLE OF YEARS.
10:57:49AM THE LOCATION HAS DONE NOTHING BUT IMPROVE.

10:57:52AM AS WE WOULD HAVE EXPECTED.

10:57:53AM BUT THAT IS ESSENTIALLY HOW WE GOT INTO TAMPA IT.

10:57:59AM WE DO ENDEAVOR.

10:58:00AM EVERYTHING WE DO WE TRY TO BUILD THE BEST BUILDING AND THE

10:58:03AM BEST LOCATION.

10:58:04AM POSSIBLY EVERYBODY WANTS TO BUILD THAT, BUT OUR INTENT IS

10:58:08AM NOT TO GET THE HIGHEST RETURN COST.

10:58:10AM OUR INTENT SEASON TO BUILD FORTRESS REAL ESTATE THAT WILL

10:58:15AM STAY LEASED FOR LONG HAUL BECAUSE WE INTEND TO HOLD IT FOR

10:58:18AM QUITE A WHILE.

10:58:19AM WITH THAT, I TWO LIKE TO INTRODUCE RICHARD AARONSON, HE IS

10:58:25AM THE FOUNDER OF ATLANTIC REALTY.

10:58:27AM THEY DO A LOT HERE IN FLORIDA, AS WELL AS THEIR HOMETOWN IN

10:58:31AM ATLANTA AND CHICAGO AS WELL.

10:58:32AM >> THANK YOU, JOHN.

10:58:41AM GOOD MORNING, MAYOR McLAIN AND MECHANICS OF COUNCIL, MY NAME

10:58:45AM IS RICHARD AARONSON AND THE CEO OF ATLANTIC RESIDENTIAL.

10:58:51AM SEE IF WE CAN FIND A SLIDE THAT WORKS FOR US HERE.

10:58:53AM WE -- I HAVE KNOWN JOHN FOR CLOSE TO A DECADE.

10:58:59AM WE HAVE WORKED TOGETHER ON A NUMBER OF DIFFERENT PROBLEMS,

10:59:03AM AS HE MENTIONED.

10:59:04AM AND WE WERE -- WE HAD BEEN WORKING ON A PROJECT IN THIS

10:59:12AM MARKET AT BONITA.

10:59:13AM IT DID NOT MOVE FORWARD, THAT PROJECT.

10:59:17AM WE REACHED OUT TO JOHN AND ROYAL PROPERTIES AND SAID HAVE WE

10:59:21AM LOVE THIS MARKET.

10:59:22AM WE WOULD LIKE TO FIND A WAY TO WORK WITH YOU.

10:59:27AM AND WE DEVELOPED A VENTURE TO WORK TOGETHER.

10:59:29AM OUR PHILOSOPHY WITHIN OUR ORGANIZATION IS SIMILAR TO

10:59:37AM RIVERSIDE.

10:59:37AM OUR FUNDAMENTAL PRINCIPLE DEVELOPMENT IS TO BUILD
10:59:48AM BEST-IN-CLASS PROJECTS IN BEST-IN-CLASS COMMUNITIES.
10:59:51AM WE THINK IN WILL BE A BEST-IN-CLASS PROJECT AND WE KNOW WE
10:59:56AM ARE IN A BEST-IN-CLASS COMMUNITY.
10:59:58AM WE ARE VERY ENTHUSE AS PARTICULAR ABOUT THIS OPPORTUNITY.
11:00:01AM WE HAVE DEVELOPED IN A NUMBER OF OTHER MARKETS AROUND THE
11:00:04AM STATE.
11:00:05AM THIS WILL BE OUR FIRST PROJECT IN THE SOUTHWEST PART OF THE
11:00:11AM STATE AND WE BUILT IN WEST PALM BEACH, PALMETTO BAY AN
11:00:15AM SOUTH DADE.
11:00:17AM STUART AND MARTIN COUNTY AND A COUPLE OF PROJECTS IN SOUTH
11:00:20AM ORLANDO.
11:00:20AM WE ARE ALSO WORKING ON A PROJECT IN NORTH TAMPA IN WESLEY
11:00:27AM CHAPEL AND BROKE GROUND IN BROWARD COUNTY IN THE
11:00:30AM REDEVELOPMENT OF A FORMER HORSE RACING TRACK IN POMPANO
11:00:33AM BEACH.
11:00:33AM SO WE ARE VERY WELL-SCHOOLED IN ALL OF THE UNIQUE ATTRIBUTES
11:00:42AM OF THE STATE AND THE PROCESSES AND VERY EXCITED TO HAVE THE
11:00:47AM OPPORTUNITY TO HOPEFULLY MOVE FORWARD WITH THIS PROJECT IN
11:00:50AM ESTERO.
11:00:50AM AS A GENERAL COMMENT ABOUT THE REVISIONS THAT HAVE BEEN
11:00:58AM PROPOSED FOR THE PROBABLY, THEY DID INVOLVE A LOT OF OUR
11:01:02AM INPUT.
11:01:04AM THEY REFLECT WHAT WE BELIEVE TO BE VERY IMPORTANT CHANGES TO
11:01:12AM THE PROJECT THAT IS A REPRESENTATIVE OF THE LATEST
11:01:14AM STATE-OF-THE-ART TRENDS.
11:01:16AM AND WE FEEL THAT THIS DESIGN ALLOWS US TO -- TO BUILD AS
11:01:20AM GOOD A PROJECT AS WE CAN.
11:01:22AM WE THINK IT HAS SUPERIOR PEDESTRIAN INTERACTION.
11:01:31AM WE BELIEVE IN DEVELOPING OUT THE COMMERCIAL, IT WILL ALLOW

11:01:34AM US TO MAXIMIZE THE QUALITY OF THE COMMERCIAL USES THAT WE
11:01:38AM BRING TO BEAR WE ARE VERY MUCH IN FAVOR FINDING COMMERCIAL
11:01:44AM USERS AND PROVIDING CUSTOMIZED SPACES FOR OUR NEEDS.
11:01:48AM WE THINK THAT IS A VERY GOOD ACTION HERE AND WE ARE ALSO --
11:01:54AM I WANT TO THROW MY HAT IN.
11:01:56AM I KNOW YOU HAVE A LOT OF THINGS ON YOUR AGENDA WITH THE
11:02:00AM MASTER PLANNING ON THE PARK ACROSS FROM US AS WELL AS THE
11:02:04AM PASSIVE MATERIAL IMPOSED WITH THE RIVER PARK.
11:02:07AM WE ARE VERY ENTHUSIASTIC OF THE ESTERO BONITA RAIL TRAIL
11:02:12AM CONVERSION.
11:02:13AM WE HAVE SEEN FIRST HAND HOW IMPACTFUL THAT CAN BE IN OTHER
11:02:17AM COMMUNITIES IN OTHER MARKETS THAT WE ARE IN.
11:02:18AM I WOULD ENCOURAGE YOU TO TRY TO WORK THAT INTO YOUR LONG
11:02:25AM LIST OF GREAT PROJECTS FOR THIS AREA SO WITH THAT, I WILL
11:02:31AM SWITCH OVER TOE TYLER, WHO IS WITH RIVERSIDE AND WILL
11:02:35AM PROVIDE MORE DETAILS ON OUR PLANS.
11:02:37AM >> GOOD MORNING, COUNCIL.
11:02:39AM MY NAME IS TYLER LAMPKEY WITH RIVERSIDE RESIDENTIAL
11:02:44AM DEVELOPMENT COMPANY.
11:02:44AM I WILL START OFF HERE TODAY HOPEFULLY ANSWERING A HANDFUL OF
11:02:48AM QUESTIONS OF THE TIMELINE UPDATE.
11:02:49AM REALLY THE PROJECT AS RICHARD AND JOHN MENTIONED AND RICH
11:02:56AM BEFORE HIM, WE GOT INVOLVED TOWARD THE END OF LAST YEAR WITH
11:02:59AM ROYAL PROPERTIES.
11:03:00AM MEETING WITH STAFF EARLY ON IN -- IN END OF 2023.
11:03:06AM AND THEN IN EARLY IN 2024.
11:03:08AM WE MADE OUR FORMAL ZONING AMENDMENT IN MARCH OF 2024.
11:03:15AM WE RECEIVED THE ZONING AMENDMENT, STAFF RECOMMENDATION IN
11:03:19AM MAY MAY THAT MOVED ON TO JULY APPROVAL FROM THE PLANNING AND
11:03:25AM ZONING DESIGN BOARD.

11:03:26AM WE ARE NOW HERE WITH YOU TODAY OBVIOUSLY GOING THROUGH THE
11:03:30AM ZONING AMENDMENT.
11:03:31AM WE THEN HAVE AS RICH MENTIONED, WE HAVE ADVANCED OUR D.O.
11:03:38AM AMENDMENTS MISSION SO THIS IS THE UPDATE TO THE DEVELOPMENT
11:03:41AM ORDER DRAWINGS THAT WOULD COINCIDE WITH WHAT WE ARE
11:03:45AM PROPOSING HERE TODAY.
11:03:47AM WE OBVIOUSLY HAVE DONE THIS SLIGHTLY IN ADVANCE, AND THAT IS
11:03:51AM TO MEET THE SCHEDULE HERE.
11:03:53AM OUR INTENT IS TO MOVE THIS AS FAST AS WE CAN.
11:03:57AM WE UNDERSTAND A PRIORITY PROBABLY FOR ESTERO.
11:03:59AM AND WE HAVE GOTTEN INVOLVED, YOU KNOW AND HAVE BEEN ABLE TO
11:04:05AM MOVE FORWARD WITH CAPITAL PROPOSALS TO BE ABLE TO GET PERMIT
11:04:12AM ISSUE ANS AND CONSTRUCTION COMMENCEMENT DEPENDING ON ZONING
11:04:17AM AND PERMIT ISSUANCE TO GET IT STARTED AS EARLY AS APRIL.
11:04:25AM PROJECT IS APPROXIMATELY 24 MONTHS LONG.
11:04:27AM AND PHASED TURN OVER IN ADVANCE OF THAT WHERE UNITS WILL BE
11:04:33AM OCCUPIED SOMEWHAT EARLIER THOSE GET COMPLETED AND DELIVERED.
11:04:35AM SO VERY HIGH LEVEL AND WE WILL GET INTO MUCH GREATER DETAIL
11:04:43AM ON A LOT OF THESE PROPOSED PIE TIM.
11:04:46AM REALLY WHAT WE TRY TO DO IS FOCUS ON THE REVISIONS
11:04:53AM SPECIFICALLY TO THE PLAN AND WHAT THEY ENTAIL AS RICHARD
11:04:57AM MENTIONED.
11:04:58AM WE REALLY TRY TO LEAN ON LICK'S VAST EXPERIENCE NOT ONLY IN
11:05:06AM APARTMENT MANAGEMENT ACROSS THE UNITED STATES, BUT ALSO
11:05:09AM LOCAL MANAGEMENT ACROSS FLORIDA AND THE TRENDS THEY HAVE
11:05:11AM SEEN, WHAT IS BEING DESIRED IN THESE COMMUNITIES, AND TRYING
11:05:16AM TO DELIVER REALLY THE BEST IN CLASS AND BE A STEP ABOVE
11:05:20AM EVERYTHING THAT HAS BEEN DELIVERED TO DATE.
11:05:22AM SO WHAT HAVE WE DONE?
11:05:24AM SO, IN VERY HIGH LEVEL TERMS, DECREASED THE FOOTPRINT OF THE

11:05:29AM MAYOR BUILDINGS A, B, AND E, REMOVING THE PARKING UNDERNEATH
11:05:36AM THE COURTYARD.
11:05:37AM I WILL CLARIFY WE HAVE NOT REMOVED ALL OF THE PARKING
11:05:40AM UNDERNEATH THE BUILDING AND YOU WILL SEE THAT.
11:05:41AM WE INDUSTRIAL OVER 100 STALLS WITHIN THE BUILDINGS AND
11:05:47AM ASSOCIATED WITH THE PRIVATE GARAGES NOW AND WE WILL GET INTO
11:05:50AM THAT IN MUCH MORE DETAIL.
11:05:52AM WE HAVE JUST REFUSED THE ACTUAL UNDER BUILDING PARKING.
11:05:57AM THERE IS A LARGE PORTION OF UNDER-BUILDING PARKING AND MORE
11:06:02AM PREMIUM BY PRIVATE GARAGE THAT WILL BE REPRESENTED TO THE
11:06:05AM INDIVIDUALS.
11:06:06AM WHAT THAT CENTER -- MOVING THAT CENTER COURTYARD HAS ALLOWED
11:06:10AM US TO DO IS INCREASE THE OPEN SPACE OF THE OVERALL SITE.
11:06:14AM WHILE THAT MAY BE SLIGHTLY COUNTERINTUITIVE, THE BUILDING IS
11:06:20AM A MUCH LARGER FOOTPRINT IN THE PARKING UNDERNEATH THAT
11:06:24AM COURTYARD.
11:06:25AM BY DOING THAT, ABLE TO INCREASE THE PERVIOUS AREA THE
11:06:30AM OVERALL SITE.
11:06:31AM INCREASE THAT BY 10% ABOVE THE 35% MINIMUM.
11:06:36AM AND THAT IS REFLECTED IN -- IN WHICH CHARLIE WILL GO THROUGH
11:06:41AM HERE IN THE SITE AND THE UPDATE.
11:06:44AM WE HAVE ALSO REDUCED THE BUILDING C AND D BY, EXCUSE ME, BY
11:06:50AM ONE FLOOR.
11:06:51AM ONE THING TO NOTE ABOUT THE TWO BUILDINGS -- EX-COO US ME.
11:06:53AM THEY ARE MIXED USE OBVIOUSLY WITH COMMERCIAL ON THE FIRST
11:06:58AM FLOOR.
11:06:58AM RESIDENTIAL ON THE SECOND FLOOR.
11:07:00AM THEY ARE, HOWEVER, REMOTE FROM ALL ESSENTIALLY THE AMENITIES
11:07:04AM THAT ARE PROVIDED IN BUILDINGS A, B AND E, THAT MAKE THEM
11:07:09AM SLIGHTLY MORE OR LESS DESIRABLE FROM A RENTER'S STANDPOINT.

11:07:16AM LOOKING TO TRANSFER THE UNITS TO THE LARGER BUILDING THAT
11:07:20AM HAVE THE AMENITIES IN THE COURTYARD THAT MAKE THEM MORE
11:07:25AM DESIRABLE.
11:07:26AM WE UNDERSTAND IT IS A DIFFERENT LOOK BUT SAME INTENT AND
11:07:31AM MOVING THE FIRST FLOOR UNITS OVER.
11:07:33AM BUILDINGS A, B AND E HAVE NOT REDUCED IN HEIGHT.
11:07:38AM STILL FOUR-STORY BUILDINGS EVEN THOUGH WE REMOVED THE
11:07:42AM COURTYARD PARKING AREAS.
11:07:44AM WE HAVE OBVIOUSLY -- WE WILL GET INTO THIS IN MUCH GREATER
11:07:48AM DETAIL.
11:07:49AM PARKING LAYOUT AND WE ALSO AS RICH NOTED WE ARE MAKING
11:07:59AM RESIDENTIAL COMPLIANCE.
11:07:59AM WHAT WE ARE NOT CHANGING IS HIGHLIGHTED IN THE BUILDING
11:08:04AM SETBACKS.
11:08:04AM MAXIMUM BUILDING HEIGHTS.
11:08:06AM ANY OF THE PUBLIC DONATED LAND AREA.
11:08:08AM PUBLIC UNITS.
11:08:09AM THE UNIT COUNT DENSITY.
11:08:10AM THE REQUIRED PARKING COUNT.
11:08:13AM OR THE COMMERCIAL SQUARE FOOT.
11:08:15AM SO WITH THAT, I AM ACTUALLY GOING TO HAND IT OVER TO CHARLIE
11:08:19AM KREBS, WITH BOWMAN, WHO WILL TALK OF THE GENERAL CIVIL
11:08:24AM DESIGN AND SOME OF THE UPDATES THAT OCCURRED THERE.
11:08:27AM >> GOOD MORNING, MY NAME IS CHARLIE KREBS, DIRECTOR OF
11:08:34AM ENGINEERING FOR BOWMAN IN THE FORT MYERS OFFICE.
11:08:37AM I WANT TO TALK TO TODAY IS TO RUN THROUGH THE CHANGES ON THE
11:08:41AM SITE PLAN.
11:08:41AM THE SLIDE YOU HAVE RIGHT NOW IS JUST LOCATION WHERE THE
11:08:45AM PROJECT IS AND SURROUNDING ROADWAYS AND CONNECTABILITY TO
11:08:48AM THE PROJECT.

11:08:48AM THIS IS THE CURRENT MASTER CONCEPT PLAN THAT HAS BEEN
11:08:59AM APPROVED.
11:08:59AM AS TYLER WAS SAYING, THE THREE LARGE BUILDINGS UP ALONG VIA
11:09:03AM COCONUT.
11:09:04AM WE HAVE WATER MANAGEMENT AREAS VIA COCONUT.
11:09:07AM BUILDINGS C AND D ON MANY STREET.
11:09:11AM THE OFFICE AREA WHICH COULD ALSO BE A COMMUNE AND THE PUBLIC
11:09:15AM PARK ON THE NORTH END.
11:09:18AM WHAT WE HAVE NOT CHANGED AS TO START OFF WITH AS TYLER SAID,
11:09:25AM WE HAVE NOT CHANGED THE PARKING AREA AND THE CHURCH/PARKING
11:09:29AM AND WHAT IS IN FRONT OF.
11:09:31AM WHAT WE HAVE DONE STARTING AT THE NORTH ENTRANCE TO LOOK
11:09:34AM BACK AT THE PARK AREA THAT SOME CALL THE "OVERFLOW PARKING"
11:09:38AM AND WE TRY MAKE IT MORE EFFICIENT.
11:09:40AM WE TRY TO TAKE INTO ACCOUNT THE REDUCED BUILDING SIZE TO
11:09:43AM HAVE ADDITIONAL PARKING ALONG THE WEST SIDE OF THE THREE
11:09:46AM MAIN BUILDINGS AND ALL OF THAT WILL BE CAR PORTS.
11:09:49AM WE HAVE DONE AND LOOKED AT THE MAIN STREET AREA AND WHERE
11:09:54AM ORIGINALLY WE HAD PARALLEL PARKING, WE CHANGED THAT TO ANGLE
11:09:57AM PARKING.
11:09:57AM I DON'T KNOW HOW MANY OF YOU HAVE BEEN TO THE CITY OF FORT
11:10:00AM MYERS DURING RUSH HOUR WHERE PEOPLE ARE TRYING TO ENJOY THE
11:10:03AM DOWNTOWN RESTAURANTS AND PARALLEL WORKING, A MIND-BOGGLING
11:10:08AM TO HAVE -- PARALLEL PARKING IS NOT A SKILL THAT MOST PEOPLE
11:10:12AM PRACTICE.
11:10:12AM SO WHAT WE TRY TO DO TO HELP KEEP TRAFFIC FLOWING WITH THE
11:10:16AM IDEA THIS IS SOON GOING TO BE CONNECTED TO THE PROPERTY TO
11:10:18AM THE WEST IS CHANGE OUT TO ANGLE PARKING.
11:10:20AM ANGLE PARKING ALLOWS PEOPLE TO COME IN AND OUT OF THEIR
11:10:29AM VEHICLE MUCH FASTER.

11:10:30AM YOU ARE NOT EXPOSED TO THE TRAFFIC IN THE LANE.
11:10:33AM IF YOU WERE FROM FORT MYERS, THAT IS A REGULAR OCCURRENCE.
11:10:37AM YOU HAVE TO WATCH OUT FOR SOMEBODY OPENING THEIR DOOR IN
11:10:40AM TRAFFIC AND WE WANT TO REMOVE THOSE HAZARDS AND ANGLE
11:10:44AM PARKING IS THE BEST WAY FOR CUSTOMERS TO USE THE FIRST-FLOOR
11:10:48AM COMMERCIAL SPACE.
11:10:49AM AND WHAT WE TRIED TO DO ALSO IS JUST INCREASE THAT PARKING
11:10:53AM AROUND THAT COMMERCIAL AREA.
11:10:55AM AND JUST -- IMPROVE THE PEDESTRIAN CIRCULATION.
11:10:59AM AS YOU CAN SEE AS WE KEEP MOVING THROUGH THERE, ALL THREE OF
11:11:04AM THE BUILDINGS HAVE COURTYARDS.
11:11:05AM THOSE COURT GREEN CARDS ARE DOWN AT THE GROUND LEVEL AND
11:11:09AM INCLUDES THE OPEN GREEN SPACE OF THE BUILDING AREA.
11:11:14AM COULDN'T COUNT IT TO OPEN SPACE BECAUSE IT IS UNDERLYING AND
11:11:20AM PERVIOUS AND INCREASES THE OPEN SPACE COUNT.
11:11:23AM IN REDOING THE PARKING AND CIRCULATION, WE PROCEEDED LARGER
11:11:26AM LANDSCAPE ISLANDS AND TAKE OPEN SPACE AND MOVE IT TO THE
11:11:30AM PERIMETER AND THE AREAS AROUND THE PEDESTRIAN CIRCULATION.
11:11:33AM WATER MANAGEMENT SYSTEM IS BASICALLY GOING TO SAY THE SAME.
11:11:37AM WE HAVE GOT THE LAKE THERE NEXT TO BUILDINGS A AND B.
11:11:42AM AND THAT KIND OF WE CALL IT A MARCH THAT WAS ORIGINALLY
11:11:48AM APPROVED IS STILL THERE THE WATER MANAGEMENT SYSTEM
11:11:55AM DISCHARGING TO THE RAILROAD RIGHT-OF-WAY BY PROVED BY SOUTH
11:12:00AM FLORIDA.
11:12:00AM WE WILL HAVE TO AMEND THAT PERMIT TO BRING CHANGES INTO THAT
11:12:04AM AS WELL AND UNLESS YOU HAVE ANY QUESTIONS WITH THAT, I WILL
11:12:07AM TURN THAT BACK OVER TO TYLER.
11:12:09AM >> GREAT.
11:12:16AM SO I WILL JUST TOUCH ON A COUPLE OF BIG PICTURE ITEMS AGAIN
11:12:20AM HERE BEFORE I HAND IT OVER TO MACK McLEAN AT MHK TO DISCUSS

11:12:27AM IN DETAIL THE PROPOSED ARCHITECTURAL CHANGES, BUT IN
11:12:30AM RESPONSE TO SOME OF THE QUESTIONS THAT CAME OUT OF THE FIRST
11:12:34AM READING.
11:12:34AM REALLY WHAT WE TRIED TO DO HERE IS PROVIDE THE BEFORE AND
11:12:38AM AFTER BETWEEN -- WHAT IS -- WHAT HAS PREVIOUSLY BEEN
11:12:41AM APPROVED VERSUS WHAT IS NOW PROPOSED.
11:12:43AM WHAT YOU CAN SEE IS THAT THE BUILDINGS THEMSELVES, THE
11:12:48AM FOUR-STORY COMPONENTS OF THE LARGER BUILDINGS ARE ALMOST
11:12:52AM IDENTICAL WHAT WE PROVED PREVIOUSLY.
11:12:54AM AND THE MAIN CHANGE IS THE REMOVAL OF THE COURTYARD AREA
11:12:57AM WHICH WAS IN A -- APPROXIMATELY 16-FOOT-HIGH PARKING WALL,
11:13:04AM ESSENTIALLY THAT WAS A LARGE SOMEWHAT OPEN AND BLANK WALL
11:13:10AM THAT WAS FACING VIA COCONUT ROAD.
11:13:13AM AND WE HAVE REMOVED THAT, BROUGHT THAT DOWN TO GRADE IN
11:13:19AM SEVERAL THINGS AND YOU WILL NOTICE THE DIRECT COMPARISONS
11:13:22AM HERE.
11:13:22AM AS WE WERE HEAVY LIMITED IN WHAT WE CAN PUT ON TOP OF THERE.
11:13:27AM AS YOU CAN, MA'AM, IT WAS A ROOF -- A CAST IN PLACE ROOF
11:13:31AM WHICH MEANT WE WERE LIMITED ON BOTH WEIGHT, SIZE, YOU KNOW
11:13:36AM ALL THINGS THAT YOU CAN IMAGINE FOR ANY SORT OF AMENITIES,
11:13:41AM LANDSCAPING AND ANYTHING LIKE THAT ON THAT ROOF.
11:13:44AM BY BRINGING IT DOWN TO GRADE, WE HAVE BEEN NOW ABLE TO
11:13:48AM INSTALL MORE AMENITIES TO NOT ONLY IMPROVE THE
11:13:53AM ACTUAL AMENITIZATION OF BUILDINGS AND PROVIDE VIGNETTES.
11:13:59AM RESORT-STYLE POOLS IN ONE.
11:14:03AM ADULT STYLE LAP POOL IN ANOTHER.
11:14:05AM AND MORE OF A FITNESS AND QUIET GARDEN IN THE THIRD ONE AND
11:14:15AM GARDENS SO THREE DIFFERENT TYPES OF BUILDING SET-UPS.
11:14:18AM ANOTHER THING YOU WILL NOTICE AS WELL, THAT WE HAVE NOT
11:14:20AM CHANGED -- OR HAVE NOT CHANGED THE MAXIMUM HEIGHTS, THE

11:14:24AM SETBACKS, AGAIN, OR ANY OF IT THOSE ITEMS.

11:14:27AM BUILDINGS THEMSELVES -- I KNOW A QUESTION THAT CAME UP.

11:14:30AM BUILDINGS ARE ALL BLOCK AND PLANK CONSTRUCTION.

11:14:33AM CONCRETE BLOCK.

11:14:35AM CONCRETE PLANK.

11:14:36AM AND THAT IS OVERALL THE PROJECTS -- OVER ALL THE BUILDINGS.

11:14:42AM THIS IS A VIEW LOOKING AT THE SOUTHWEST LOOKING AT THE

11:14:47AM BEFORE AND AFTER AND YOU CAN SEE UP TOP REALLY THE ABILITY

11:14:50AM -- WHEN WE BROUGHT THE COURT YARDS DOWN, WE WERE ABLE TO

11:14:54AM INTRODUCE ALL OF THESE NEW UNITS ON THE INSIDE OF THE

11:14:58AM COURTYARD AND THE FIRST FLOOR WHAT WAS HANG BEFORE, WE ONLY

11:15:03AM HAD UNITS THAT WERE ON THE OUTSIDE FACING THE PARKING LOTS.

11:15:07AM FIRST-FLOOR UNITS FACING PARKING LOTS MUCH LESS DESIRABLE.

11:15:11AM FIRST-FLOOR UNITS FACING COURTYARDS MUCH MORE DESIRABLE.

11:15:15AM WE WERE ABLE TO INCREASE SUBSTANTIALLY AND FLIP-FLOP THOSE

11:15:24AM THINGS AND WHAT MARK WILL BE ABLE TO GET INTO, REMOVED THAT

11:15:28AM DEAD WALL THAT WAS EXTENDED OVER 15 FEET.

11:15:34AM IT WAS A BLANK PARKING WALL PREVIOUSLY THAT IS NOW GONE.

11:15:39AM WHAT YOU WILL SEE FROM THE ROAD IS LUSH LANDSCAPE THAT HAS

11:15:42AM BEEN INCREASED IN SIZE AND DENSITY AND CHRISTIAN ANDREA WILL

11:15:46AM GO THROUGH THAT.

11:15:47AM JUST ONE MORE VIEW.

11:15:48AM THIS IS LOOKING OVER BACK NORTH.

11:15:52AM AGAIN WHAT YOU WILL SEE IS THE PUBLIC SPACE, YOU KNOW, THE

11:15:55AM PARK, THE LINEAR PARK AS IT GOES THROUGHOUT THE LAKE.

11:15:59AM ALL OF THIS REMAINS UNCHANGED.

11:16:01AM AGAIN, THE MAIN ITEM IS WE REMOVED THE COURTYARD AND BRING

11:16:05AM THAT DOWN TO GRADE AND MAKE THAT MUCH MORE HUMAN SCALE AND

11:16:08AM MORE ACCESSIBLE AND MUCH LARGER IN TERMS OF AMENITIES THAT

11:16:12AM ARE PROVIDED FOR EACH BUILDING.

11:16:14AM SOME WITH THAT, I WILL HAND THIS OFF TO MACK McLEAN FROM MHK
11:16:20AM ARCHITECTURE WHO WILL TALK IN MUCH MORE DETAIL ABOUT THIS
11:16:24AM ARCHITECTURE.
11:16:24AM >> GOOD MORNING, MAYOR, COUNCIL.
11:16:28AM MARK McCLAIN, MHK ARCHITECTURE, NATIONAL DIRECTOR IN NAPLE,
11:16:34AM THERE ARE.
11:16:34AM I BROUGHT WITH ME MY ARCHITECT MATTHEW ALLEN FOR ANY
11:16:39AM DISCUSSIONS WE MAY GET INTO.
11:16:41AM AS TYLER AND THE TEAM POINTED OUT, THE ADJUSTMENTS HAVE COME
11:16:45AM BASICALLY AS ATLANTIC CAME INTO THE COMMUNITY AND ASKED HOW
11:16:50AM TO PURPOSE THESE BUILDINGS AND CAME FROM THOSE
11:16:53AM INVESTIGATIONS IN THEIR OWN MARKET STUDIES.
11:16:56AM WHEN WE INITIALLY DESIGNED THIS BUILDING GOING BACK A FEW
11:17:00AM YEARS AGO, THE BASE THAT WE WERE USING FROM IT OR SOMEONE
11:17:03AM HAD SUBJECTED TO THE HEADMAN GROUP TO COME OVER TO MHK, SEE
11:17:10AM MAPLE SQUARE AND USING THAT AS A BASE HAD ALL THE
11:17:15AM UNDER-BUILDING PARKING IN IT.
11:17:16AM AND INITIAL CONCEPT CAME FROM.
11:17:20AM WE MET WITH ATLANTIC AND CAME UP OF PRIVATIZING THE GARAGES
11:17:27AM AND MAKE IT MORE LUXURIOUS AND CREATED SOME OF THE PARKING
11:17:31AM UNDERNEATH AND MAKE COVERED PARKING.
11:17:34AM NOT JUST TAKING PARKING THAT WAS SUPPOSED TO BE UNDER AND
11:17:38AM NOT THROWING IT OUT ON A PARKING LOT.
11:17:41AM COVERED PARKING THAT IS ALSO UNDER THE BUILDING AND ALLOWS
11:17:44AM US TO DO SOME ENCLOSED PRIVATE GARAGES.
11:17:47AM THE BIGGEST THING TO SEE FROM THE TOP TO THE BOTTOM, THE
11:17:50AM BOTTOM IS WHAT WAS PREVIOUSLY APPROVED AND TYLER WAS MAKING
11:17:54AM REFERENCE THE WALL ALONG LAKE THAT HAVE THE BIG LOUVERS WAS
11:17:59AM THE PARKING GARAGE.
11:18:00AM THE LOUVERS ARE IN THERE, PARKING GARAGE 50% OPEN AIRSPACE

11:18:05AM SO WE DIDN'T HAVE TO DO ANY MECHANICAL VENTILATION OR
11:18:10AM ANYTHING UNDERNEATH THAT BUILDING.
11:18:12AM WE TAKEN THAT ELEVATED AMENITY DECK AND DROPPED IT TO THE
11:18:17AM GROUND AND ALLOWED US TO GO TO A FAUX TURF AND FAUX
11:18:23AM LANDSCAPING AND ENHANCE THE LANDSCAPING AS WE MOVED IT DOWN.
11:18:27AM TYLER SAID BUILDING A, B AND D.
11:18:32AM THE COURT YARDS WERE INCREASED, AND INCREASED OUR POPE SPACE
11:18:36AM AND THE WALL WE SPOKE ABOUT.
11:18:38AM AMENITIES AND LANDSCAPING AND I WILL LET CHRISTIAN ANDREA
11:18:47AM ANSWERS THAT.
11:18:47AM AND WHEN THE COURTYARD WAS ELEVATED WE PUT AN AMENITY
11:18:53AM BUILDING.
11:18:54AM IN REMOVING ALL OF THAT AND BRINGING IT DOWN TO GRADE, A
11:18:58AM MUCH MORE HUMAN SCALE AND ALLOWED FOR A LOT MORE UNITS TO
11:19:02AM FACE THAT COURT.
11:19:02AM YARD AND INTERACT WITH THAT COURTYARD.
11:19:07AM AGAIN ALL THE LANDSCAPING INCREASES AND AGAIN, CHRISTIAN
11:19:11AM WILL TALK MORE TO THE LANDSCAPING.
11:19:12AM WE MOVED TO BUILDING B.
11:19:14AM WE WENT HAVE AN ELEVATED DECK AND A SHARED AMENITY INTO A
11:19:19AM MUCH MORE RESORT-STYLE POOL AND OPEN POOL AREA THAT IS
11:19:23AM SHARED BETWEEN A AND B AND MUCH LARGER THAN IN THE PREVIOUS
11:19:28AM AREA AND A BETTER AMENITY AND WE BROUGHT UNITS OUT OF THE
11:19:34AM MAIN STREET BUILDING INTO THIS SO PEOPLE HAVE CORRECT ACCESS
11:19:38AM TO THE AMENITIES.
11:19:39AM A QUESTION THAT WAS BROUGHT UP IN THE FIRST READING ABOUT
11:19:43AM SCREENING OR FENCING AROUND THIS.
11:19:45AM THERE WILL BE FENCING WITHIN THE LANDSCAPING AND ALL THE
11:19:49AM CODE COMPLIANT FENCE.
11:19:51AM AND IT WILL BE WITHIN THE LANDSCAPING ITSELF ANYWHERE THAT

11:19:55AM WE HAVE ACCESS TO THE POOL DECK, THERE WILL BE BABY GATES
11:19:58AM AND BABY FENCES AND THAT IS ALL WORKED INTO THE LANDSCAPING
11:20:00AM OF THE PROJECT.
11:20:01AM OBVIOUSLY GATES AT THE PATHWAY, BUT WE ARE TRYING TO CONCEAL
11:20:05AM A LOT OF THAT SCREENING AND A LOT OF THAT FENCE SO IT MELTS
11:20:09AM INTO THE LANDSCAPE AND DISAPPEARS WITH THAT.
11:20:13AM AS WE MOVE UP TO BUILDING E, AGAIN THE AMENITY GOT BIGGER
11:20:18AM AND DROPPED IT TO THE DECK.
11:20:20AM NOT ONLY THE POOL BUT SPAS.
11:20:23AM WE DON'T HAVE THAT 16-FOOT PARKING WALL WITH ALL THE
11:20:27AM SCREENING IN THERE AND OPENS UP THAT -- YOU HAVE A SENSE AND
11:20:30AM AN ODD SENSE THAT IS HARD TO EXPLAIN WHEN YOU ARE STANDING
11:20:34AM ON A ELEVATED DECK THAT YOU KNOW YOU ARE IN AN AMENITY AND
11:20:39AM YOU GET TO THAT GROUND LEVEL AND A DIFFERENT FEELING AND
11:20:41AM WHEN WE DISCUSSED THIS IN DEPTH WITH THE ATLANTIC PEOPLE, WE
11:20:44AM TENDS TO AGREE AND SPENDS A LITTLE TIME MYSELF TO NAPLES
11:20:49AM SQUARE TO UNDERSTAND WHAT WE ARE AFTER AND AGREE ON THE
11:20:53AM DIRECTION THEY MOVED ON THIS.
11:20:54AM LASTLY, WE WANTED TO GO THROUGH SOME OF THE RENDERING
11:20:59AM PREVIOUSLY FROM VIA COCONUT TO NOW.
11:21:02AM THE PREVIOUS RENDERINGS LOOKING BACK, IF I HELD THEM UP TO
11:21:06AM THE LAYMAN WHO NEVER SEEN THEM BEFORE, THEY WOULD LOOK AT IT
11:21:11AM AND SAY THAT LOOKS LIKE THE SAME BUILDING.
11:21:12AM SOME OF THE CHANGES WE HIGHLIGHT IS THAT WE TOOK THAT
11:21:16AM PARKING GARAGE OUT AND IN THE PROPOSED CHANGED THE UMBRELLA
11:21:20AM FROM A BLUE TO ALMOST SAND COLOR AND ALMOST DISAPPEAR.
11:21:23AM WE HAVE CLEANED IT UP AND INCH NICER TO THE STREET VIEW AND
11:21:28AM YOU CAN SEE THE MASSING OF THE BUILDINGS, THE TOWERS AND
11:21:35AM OVERALL ELEMENTS SAME.
11:21:40AM VIA COCONUT, THE MASSING ELEMENTS CHANGED FROM HIM ROOFS AND

11:21:47AM MORE GABLES THAT GIVES IT STREET PRESENCE AND MOVE THE
11:21:52AM BUILDINGS OFF OF THE AMENITIES THAT THE TOWER STOOD OUT MORE
11:21:55AM TO ASSIST IN MAKING THIS FEEL LIKE SEVERAL DIFFERENT
11:21:58AM BUILDINGS BECAUSE THE CONCEPT WITH THE U-SHAPED BUILDINGS IS
11:22:01AM TO MAKE IT DRIVING DOWN VIA COCONUT THEY DON'T LIKE ONE
11:22:07AM BIG U-SHAPED BUILDINGS AND ENDS THAT MAKE THEM LOOK LIKE
11:22:11AM SINGLE BUILDING THAN THREE LARGE BUILDINGS AND WITH THE
11:22:14AM GABLES WILL ACCENTUATE THE SEPARATION OF THE BUILDING.
11:22:17AM LOOKING AT BUILDING E AND LOOKING BACK DOWN AGAIN.
11:22:21AM CHANGED SOME OF THE ARCHED WINDOWS TO SOME SQUARED WINDOWS.
11:22:25AM THE COLORATION CHANGED A BIT AND MORE RENDERING STYLE
11:22:29AM BETWEEN THE COUPLE OF YEARS AND WE HAVE NOT CHANGED THE PINK
11:22:32AM COLORS.
11:22:32AM WENT IN DEPTH WITH THE DESIGN REVIEW BOARD AND WITH THEIR
11:22:37AM SPECIFICATIONS FOR PAINTING.
11:22:38AM WE HAVE FOUR DIFFERENT PAINT COLORS.
11:22:40AM THERE ARE SPECIFIC RATIOS OF THE AMOUNT OF PAINT WE HAVE TO
11:22:45AM HAVE ON EACH OF THE ITERATIONS OF THE BUILDING.
11:22:48AM THE ROOF COLOR.
11:22:49AM NONE OF THAT HAS CHANGED AND IT IS THE WAY IT WAS BEFORE AS
11:22:53AM WE BROUGHT IT TO YOU BEFORE.
11:22:54AM WE STEP INTO BUILDINGS C AND D IN THE MAIN STREET.
11:22:59AM ONE OF THE THINGS WE DID WAS REDUCE IT DOWN A FLOOR BECAUSE
11:23:02AM THERE IS A SENSE OF THE AMENITIES.
11:23:05AM WHEN PEOPLE RENT APARTMENTS, THEY WANT ACCESS TO THE
11:23:08AM AMENITIES.
11:23:09AM AND THE ATLANTIC STAFF SAID IT IS BETTER TO HAVE PEOPLE IN
11:23:12AM THE BUILDING AND THE AMOUNT OF PARKING AROUND THE OF SPACES
11:23:28AM THAT ARE IN HERE.
11:23:29AM BY LOWER THE DENSITY WE DECREASED AMOUNT OF PARKING FOR THE

11:23:33AM RESIDENTIAL UNITS ON MAIN STREET.
11:23:34AM AND IT WILL BE THE SAME SPACES AND TYLER WILL SPEAK TO THAT
11:23:46AM A LITTLE BIT MORE IN THE FUTURE.
11:23:48AM AND FREE-STANDING BUILDINGS THAT FACE VIA COCONUT.
11:23:55AM ARCHITECTURAL BUILDING F AND DONATED PARK ABSOLUTELY NO
11:24:00AM CHANGES TO THE PARK.
11:24:01AM THE PARK AS PREVIOUSLY APPROVED AND DESIGNED STAYS THE SAME
11:24:04AM WAY.
11:24:04AM BUILDING F, WHEN WE ORIGINALLY STARTED THIS -- AND I THINK
11:24:08AM THIS EVEN CAME TO PASS BEFORE OUR FIRST PALING WAS WE HAD A
11:24:14AM CHURCH INVOLVED THAT WE HAD DONE THIS DESIGN WITH AND THEY
11:24:18AM WENT AWAY BEFORE THE FIRST APPROVAL WHY WE SET A CHURCH OR
11:24:21AM SIMILAR COMMERCIAL BUILDING.
11:24:23AM A SIMILAR COMMERCIAL BUILDING IS ALWAYS IN THE PROGRAM
11:24:25AM BECAUSE THE CHURCH KIND OF CAME AND WENT VERY EARLY IN THE
11:24:28AM ORIGINAL PROGRAM.
11:24:29AM WITH THAT, I WILL TURN IT BACK OVER TO TYLER AND I WILL BE
11:24:33AM AVAILABLE FOR QUESTIONS.
11:24:34AM >> YEAH, JUST TO CLARIFY, BECAUSE I KNOW THAT WAS A QUESTION
11:24:39AM ABOUT BUILDING F.
11:24:40AM WE DO HAVE INTERESTED PARTIES ARE -- THAT INCLUDE CHURCHES
11:24:45AM SO THAT IS SOMETHING THAT LONG TERM MAY BE USER THERE, BUT
11:24:50AM NOT SECURED AT THIS TIME.
11:24:52AM SO RIGHT NOW I AM GOING TO REALLY JUST DIVE IN AND HOPEFULLY
11:24:56AM ANSWER A LOT OF QUESTIONS ABOUT THE PARKING SPECIFICALLY.
11:24:59AM SO THE REQUIRED PARKING AS CHARLIE MENTIONED EARLIER REMAINS
11:25:09AM UNCHANGED, 830 STALLS.
11:25:10AM ONE THING TO NOTE THAT THE SURFACE -- UNCOVERED PARKING IS
11:25:13AM ACTUALLY THE -- ALMOST EXACTLY THE EXACT SAME AS WELL, JUST
11:25:17AM OVER 500 STALLS.

11:25:18AM MAIN THINGS THAT HAVE CHANGED -- AND REALLY, AGAIN, WITH THE
11:25:22AM REMOVAL OF THE -- OF THE PARKING WITHIN THE COURTYARD THERE,
11:25:26AM WHAT WE HAVE DONE IS FLIP-FLOPPED THAT.
11:25:29AM AND NOW HAVE WITHIN THE RED AREAS THERE, APPROXIMATELY JUST
11:25:32AM OVER 100 STALLS ASSOCIATED WITH PRIVATE UNDER-BUILDING
11:25:38AM GARAGES.
11:25:39AM AND THAT IS BUILT WITHIN THE ARCHITECTURE, WITHIN THE
11:25:43AM STRUCTURAL MODULE AND THEY ARE INTO THE CORRIDORS.
11:25:46AM CORRIDORS OF THE BUILDING AND PROVIDING A PREMIUM DIRECT
11:25:53AM EXPERIENCE.
11:25:53AM THEY ARE ALSO LARGE ENOUGH THAT THEY CAN HOUSE SOME STORAGE
11:25:57AM WITHIN THEM.
11:25:57AM I THINK THE QUESTION WAS, WHAT -- HOW MANY ARE SINGLE
11:26:00AM STALLS.
11:26:01AM HOW MANY ARE DOUBLE.
11:26:02AM APPROXIMATELY 80% ARE SINGLE.
11:26:04AM 20% ARE DOUBLE STALLS.
11:26:07AM AND ALSO WHAT WE HAVE DONE BEYOND THAT IS CREATE IMMEDIATELY
11:26:12AM BEHIND THAT, THE MAIN ENTRANCE TO THE BUILDING REALLY IS
11:26:15AM KIND OF IN THE CENTER OF THE U.
11:26:17AM AND THAT -- THAT GOES RIGHT OUT TO THE WEST ON EACH ONE OF
11:26:23AM BUILDINGS, A, B AND E AND MAIN CENTER NODE ENTERS INTO THE
11:26:29AM COURTYARD AS WELL.
11:26:30AM WHAT WE HAVE DONE WITH THAT MAIN LOBBY IS WE NOW RIGHT
11:26:35AM OUTSIDE OF THAT AND ACROSS THE STREET.
11:26:36AM WE CREATED THREE COVERED PARKING AREAS AND APPROXIMATELY 200
11:26:43AM STALLS UNDERNEATH THE PARKING -- COVERED PARKING STRUCTURES.
11:26:47AM THOSE STRUCTURES ARE SPECIFICALLY DESIGNED-TO-TO BE AS
11:26:53AM LOW-PROFILE AS POSSIBLE AND WE HAVE THE DIMENSIONS NOTED IN
11:26:56AM THE -- IN THE PATTERN BOOK ALSO THE BARREL TILE ROOFS ARE

11:27:04AM MATCHED AND THE SAME MATERIAL AS THE PROPOSED BARREL TILE
11:27:08AM ROOF FOR THE BUILDING ITSELF.
11:27:10AM THE INTENT IS THAT THEY MATCH THAT AND REALLY ARE MINIMAL IN
11:27:17AM NATURE.
11:27:18AM ONE OTHER THING THAT CHRISTIAN WILL POINT OUT, WE HAVE
11:27:21AM STRATEGICALLY LOCATED THIS TO DEFAULT IMMEDIATELY BEHIND THE
11:27:25AM FOOTPRINT OF THE BUILDING SO THEY WILL NOT BE VISIBLE FROM
11:27:29AM THE STREET.
11:27:30AM WE HAVE SIGNIFICANT AMOUNT OF LANDSCAPING ON THE EAST OF THE
11:27:36AM SITE THAT BLOCKS THE VAST MAJORITY OF VEHICLES.
11:27:38AM AND THERE WAS ALSO SOME QUESTIONS WHAT IS HAPPENING IN THE
11:27:45AM MAIN STREET AREA.
11:27:46AM WHAT CHARLIE POINTED OUT, WHAT WE DO IS TRY TO INCREASE THE
11:27:49AM AMOUNT OF PARKING FOR THE COMMERCIAL STALLS.
11:27:54AM RIGHT NOW THE COMMERCIAL BUILDING, C, D, C-1 AND C-2 RIGHT
11:28:01AM THERE.
11:28:01AM PURPOSE LOOKING FOR THE CODE REQUIRED PARKING IT WOULD BE 61
11:28:05AM STALLS.
11:28:05AM WE ARE PROVIDE WILLING 105 STALLS WITHIN THIS -- PROVIDING
11:28:10AM 105 STALLS WITHIN THIS PURPLE AREA DUE TO THE FACT THAT WE
11:28:15AM ARE INCREASING THE TEN STALLS CHARLIE MENTIONED FOR ANGLED
11:28:19AM PARKING ON MAIN STREET.
11:28:20AM WE HAVE REDUCE THE DEMAND FOR THE RESIDENTIAL STALLS WHICH
11:28:23AM ARE NOTE THERE IN GREEN THAT ARE BOTH SPECIFICALLY
11:28:26AM ASSOCIATED WITH THOSE 18 UNITS THAT REMAIN IN BUILDING C
11:28:37AM AND D AND FOR THE RESIDENTIAL UNITS FOR THE RESIDENTS ON THE
11:28:41AM WEST SIDE AND THE REST IS SET FOR THE COMMERCIAL SPACES.
11:28:45AM AGAIN, WE BELIEVE AND HAVE VETTED THIS EXTENSIVELY WITH
11:28:54AM RETAIL BROKERAGE GROUP TO SEE IF THIS IS SUFFICIENT, AND IF
11:28:58AM THIS IS SUFFICIENT FOR THE AMOUNT OF COMMERCIAL SPACE WE ARE

11:29:01AM PLANNING HERE.
11:29:02AM LAST BUT NOT LEAST, THERE WAS A COMMENT AND A QUESTION OF
11:29:07AM HOW DOES OVERFLOW PARKING WHICH IS NORTH OF THAT BUILDING E,
11:29:11AM HOW WILL THAT ACCESS?
11:29:12AM WE HAVE DO CURRENTLY HAVE A SIDEWALK, WHICH IS HIGHLIGHTED
11:29:17AM HERE IN RED WE TAKE THAT SUGGESTION AND COMMENT TO HEART AND
11:29:25AM ADDED A CUT THAT IS SOUTH OF BUILDING E NORTH OF
11:29:32AM BUILDING C-2 AND A PLANNED SIDEWALK KIND OF CUT THAT
11:29:36AM OCCURRED WITH SMALL BENCHES AND WILL BE EXTENDING THAT AS A
11:29:40AM SHORTCUT.
11:29:40AM IN THE EVENT THERE WAS EVERY OVERFLOW PARKING NEED.
11:29:44AM AGAIN ONE THING WE WANT TO HIGHLIGHT IS WE FEEL THAT THE
11:29:47AM PARKING IN THAT PREVIOUS PURPLE AREA IS ALMOST DOUBLE THE
11:29:56AM RETIRED PARKING AND THIS WILL BE SUFFICIENT.
11:29:59AM I WILL HAND IT OVER TO CHRISTIAN ANDREA WHO WILL TALK OF
11:30:03AM SOME OF THE CHANGES THAT OCCURRED WITH THE LANDSCAPE.
11:30:07AM >> CHRISTIAN ANDREA, ARCHITECT LAND DESIGN.
11:30:12AM I WILL START WITH THE SOUTH OF THE PROPERTY BEYOND WHAT YOU
11:30:15AM SEE ON THE SCREEN.
11:30:15AM LET ME SEE IF I CAN GET THE MOUSE GOING.
11:30:18AM SORRY?
11:30:19AM IS THE MOUSE WORKING -- HERE WE GO.
11:30:21AM WE ARE ACTUALLY -- IMPROVING THE LANDSCAPING IN THE MEDIANS
11:30:26AM AND NOT DEPICTED IN THE IMAGE AND WORK FURTHER SOUTH TO THE
11:30:29AM ROUNDABOUTS.
11:30:30AM OPINION CONTINUING THE LANDSCAPE WHICH WILL BE IN THE
11:30:34AM GENERAL AS THEY COMPLETED THEIR LANDSCAPE.
11:30:38AM STARTING AT THE SOUTH, THIS IS A DOG PARK AND YOU CAN SEE
11:30:41AM EXTENSIVE LANDSCAPING, CANOPY TREES.
11:30:45AM A PERIMETER FENCE FOUR FEET TALL AND MEANDERING SIDEWALK

11:30:51AM THAT GOES ALONG THE PERIMETER OF THE PROPERTY.

11:30:53AM THIS IS A SMALL LITTLE POCKET PARK.

11:30:55AM PAVILION.

11:30:57AM NEAT LITTLE PATHWAY THAT GOES AROUND IT.

11:31:00AM AGAIN, PRETTY EXTENSIVE LANDSCAPING THROUGHOUT THE PROPERTY

11:31:03AM AND BUFFERING.

11:31:08AM ALL OF THE VEGETATION IS LARGER THAN WHAT IS.

11:31:12AM WE ARE PROPOSING 14 TO 18-FOOT CAN KNOW BEE TREES.

11:31:17AM IN THE COURTYARD IS BUILDING A THAT TYLER WAS TALKING ON.

11:31:23AM ONE OF THE BENEFITS THAT THE TREES ARE ON THE GROUND AND GET

11:31:27AM MATURE AND WE HAVE SMALL BATHTUB TYPE PLANTERS THAT LIMIT

11:31:32AM THE GROWTH OF THE TREES REQUIRE FREQUENT REPLACEMENT AND A

11:31:35AM LIFE CYCLE OF FIVE OR TEN YEARS.

11:31:37AM THEY DON'T GET AS BIG.

11:31:39AM THEY ARE POT BOUND.

11:31:40AM WE CAN'T USE THE MATURE CANOPY.

11:31:42AM ONE OF THE THINGS THAT I FIND IN THE PROPERTY IS CREATING

11:31:45AM THAT PARK-LIKE ATMOSPHERE AND THE MATURE VEGETATION IN THE

11:31:49AM CANOPY AND WHATNOT.

11:31:51AM IF YOU LOOK AT MECHANICAL AND TREE LINE, THE LANDSCAPING

11:31:55AM CREATES A SENSE OF COMMUNITY AND A SENSE OF REALLY NEAT

11:31:58AM FEELING AND PROVIDES A LOT OF SHADE.

11:32:00AM THAT IS OUR GOAL HERE.

11:32:01AM WE ARE TRYING TO CREATE A PARK-LIKE SETTING THROUGHOUT THE

11:32:04AM PROPERTY.

11:32:04AM ALL THESE PLANTERS AT GRADE WILL ALLOW US TO CONTINUE TO DO

11:32:08AM THAT.

11:32:08AM ALLOWING TO HAVE MATURE TREES GROWING IN THE COURTYARD IS A

11:32:12AM BIG BENEFIT TO THE PROPERTY.

11:32:13AM AS I GO NORTH, THESE ARE A LITTLE FILTER MARSHES WHICH IS

11:32:18AM PRETREATMENT NOR THE AREAS ALONG THE PONDS.

11:32:21AM WE HAVE LEFORO PLANTINGS ALONG THE POND.

11:32:25AM A QUIET, PASSIVE SPACE.

11:32:28AM FIRE PITS ON THE CORNERS.

11:32:30AM LET ME GO TO BUILDING F.

11:32:33AM ALSO A MORE COURTYARD ENVIRONMENT.

11:32:36AM NO SWIMMING POOL.

11:32:38AM WATER FEATURE.

11:32:40AM FIRE PITS IN THE CENTER.

11:32:41AM BIG OPEN CLEAN LAWN AREA AND CANOPY VEGETATION THAT CREATES

11:32:45AM THAT PARK-LIKE ATMOSPHERE.

11:32:46AM AS IT I GO NORTH A BIT, THE NEXT POOL, BUILDING B, LAGOON OR

11:32:52AM SORT OF POOL.

11:32:53AM A WHOLE DIFFERENT FEELING THAN THE POOL FURTHER NORTH WHERE

11:32:56AM IT IS MORE RECOGNIZED.

11:32:59AM MORE MEANDERING SHAPES LIKE IN A RESORT, TROPICAL PALMS.

11:33:04AM DECKING LAID OUT NICELY.

11:33:06AM EXTENSIVE BUFFERING AS YOU SAW PREVIOUSLY IN MARK'S PICTURE.

11:33:11AM LAKE IS FISHING PIER.

11:33:15AM AN EDUCATIONAL AND DEPICTIONS OF THE ECOSYSTEM.

11:33:20AM AND PLANT LABELS THROUGHOUT THE COMMUNITY TO HELP IDENTIFY

11:33:23AM AND EDUCATE THE COMMUNITY TO SPECIFIC PLANT SPECIES.

11:33:26AM THIS IS THE CENTRAL SECTION WHERE MARK WAS TALKING ABOUT

11:33:31AM WHERE WE HAVE THE MAIN DRIVE COMING THROUGH.

11:33:33AM PAVERS, THE ANGLED PARKING AND LANDSCAPE THROUGHOUT THAT

11:33:37AM PLAZA.

11:33:37AM AGAIN, QUITE WELL LANDSCAPED THROUGHOUT THE PROPERTY.

11:33:41AM VERY HEAVILY LANDSCAPED AND SCREENED.

11:33:43AM THE SHADE STRUCTURES BACK HERE WILL NOT BE VISIBLE FROM THE

11:33:47AM STREET.

11:33:47AM THEY ARE ALL INTERNAL TO THE PROPERTY.

11:33:50AM CONTINUATION OF THE BUFFER ALONG THE WEST PROPERTY LINE TO

11:33:54AM THE NEXT BUILDING.

11:33:55AM THIS IS KIND OF A MORE ARCHITECTURAL-STYLE POOL.

11:33:58AM ALSO RESORT STYLE.

11:34:00AM MAYBE A LITTLE MORE FRIENDLY FOR LAP SWIMMING AND WHATNOT.

11:34:04AM FIRE PITS.

11:34:05AM SPA ELEMENTS.

11:34:07AM A NICE COMFORTABLE PLACE WHERE PEOPLE WOULD WANT TO COME AND

11:34:11AM GO.

11:34:11AM AGAIN LOOK AT THE DENSITY.

11:34:13AM A GIANT FILTER MARSH AND A LOT OF PLANTINGS AND NICE

11:34:18AM ECOSYSTEM.

11:34:19AM HABITATS FOR BEES AND BUNNIES AND ALL THE STUFF.

11:34:23AM IT IS REALLY A BLESSING FOR THE PROPERTY.

11:34:25AM ENTRY TO THE NORTH IS ALSO PAVED.

11:34:27AM ENHANCED SIGNAGE ORDINANCE DOWN BELOW.

11:34:30AM THE PARKING FOR CHURCH.

11:34:32AM BUFFERING AS WE CONTINUE NORTH.

11:34:35AM CHURCH AREA.

11:34:36AM ALSO ANOTHER WATER MANAGEMENT AREA PLANTED HEAVILY AND THE

11:34:40AM PARK WITH MEANDERING PARKWAYS, BENCHES, TRELLISES AND BIKE

11:34:44AM RACKS, ALL VERY PLEASANT AND I THINK OF BENEFIT FOR THE

11:34:48AM COMMUNITY.

11:34:49AM THANK YOU.

11:35:00AM >> LAST SUBJECT TO COVER IS THE CHANGES FOR THE RESIDENTIAL

11:35:07AM CERTIFICATE OF COMPLIANCE.

11:35:08AM WE ARE REQUESTING TWO CHANGES.

11:35:10AM ONE IS REALLY AN INCREASED REQUIREMENT.

11:35:13AM ONE THING THAT WE ARE REQUESTING TO DO IS WE WILL BE --

11:35:18AM CURRENTLY THERE IS A 50% OCCUPANCY CLAUSE FOR THE TOTAL
11:35:23AM RETAIL SPACE WHICH WOULD BE REQUIRED AT THE THIRD
11:35:30AM CERTIFICATE OF OCCUPANCY -- OR CERTIFICATE OF COMPLIANCE FOR
11:35:33AM THE RESIDENTIAL BUILDING.
11:35:34AM WE ARE ACTUALLY REQUESTING TO CHANGING THAT TO 100% OF BOTH
11:35:38AM BUILDINGS C AND D.
11:35:40AM WHAT THAT ACTUALLY DOES ON DAY EVERYONE, WE ARE COMMITTING
11:35:44AM TO ACTUALLY OCCUPYING MORE COMMERCIAL SQUARE FOOT THAN
11:35:48AM PREVIOUS.
11:35:48AM SO PREVIOUSLY, IT WAS APPROXIMATELY 13,500 AND OCCUPYING
11:35:58AM LITTLE LESS THAN 17,000 SQUARE FEET.
11:36:00AM THAT IS A COMMITMENT REALLY THAT WE HAVE TWO CONCEPTS THAT
11:36:03AM WE ARE BRINGING INTO BOTH BUILDINGS C AND D.
11:36:07AM ONE A LARGE FITNESS CONCEPT.
11:36:09AM AND OTHER A LARGER CO-WORKING CONCEPT.
11:36:13AM AND THOSE TWO WILL BE OPEN ON THE RESIDENTIAL OPENING
11:36:22AM SECONDS PART WHAT RICH WAS REFERRING TO, BUILDING C-1
11:36:28AM AND C-2.
11:36:28AM AT THE GATEWAY.
11:36:30AM THE BIGGEST THING WORKING WITH OUR RETAIL BROKER TO
11:36:34AM UNDERSTAND THE PROCESS OF HOW THESE PROJECTS END UP BEING
11:36:38AM DEVELOPED AND LEASED.
11:36:38AM WE SEE THIS REALLY AS OUR GATEWAY TO OUR HUGE INVESTMENT ON
11:36:43AM THIS PROJECT.
11:36:44AM THIS IS OUR FRONT ROW, AND WE WANT THIS TO BE ABSOLUTELY
11:36:47AM RIGHT AND TO BE AN AMENITY FOR THE NOT ONLY FOR OUR
11:36:55AM DEVELOPMENT BUT FOR THE COMMUNITY.
11:36:56AM ONE THING WE ARE HAVING PROBLEMS DOING IS BEING ABLE TO
11:36:59AM IDENTIFY WHAT WILL THE ACTUAL INTERIOR LAYOUTS BE OF THE
11:37:05AM TENNANTS THAT WILL LEASE THE SPACES.

11:37:07AM PARTICULARLY THE RESTAURANT AND IN LINE RETAILERS.
11:37:11AM WE HAVE IT SET UP CURRENTLY AS A RESTAURANT SPACE FOR
11:37:14AM BUILDING C-1 AND FOUR INDIVIDUALLY DEMISED SPACES FOR C-2.
11:37:20AM AGAIN WHAT -- IF WE WERE TO PROCEED WITH THOSE BUILDINGS
11:37:24AM ON SPEC, MEANING WITHOUT LEASES, WHAT WE WOULD HAVE TO
11:37:27AM DECIDE DAY ONE, WHERE IS THEIR KITCHEN GOING?
11:37:31AM WHERE ARE THE STRUCTURAL WALLS GOING TO LIVE WITHIN THE
11:37:35AM SPACE?
11:37:35AM WE CAN'T FREE SPACE ON THAT.
11:37:37AM WE NEED TO DECIDE HOW MUCH POWER WE ARE BRINGING TO THIS
11:37:40AM PAD.
11:37:41AM AND IF WE DO THAT, WE SEVERELY LIMIT OUR ABILITY TO ACTUALLY
11:37:45AM ATTRACT MANY TENANTS.
11:37:47AM WE WILL GET JUST CHECKED OFF THE LIST BECAUSE WE BUILT
11:37:49AM SOMETHING THAT CAN'T ACCOMMODATE THEIR REQUIREMENTS AND
11:37:56AM EVERY TENANT HAS DIFFERENT REQUIREMENTS.
11:37:58AM WHAT WE HAVE ASKED OR REQUESTING TO REMOVE THAT
11:38:03AM REQUIREMENTS, YOU KNOW, TO -- AND CHANGE IT TO BUILDING C-1
11:38:13AM AND C-2.
11:38:15AM WE BELIEVE WE HAVE LEASE IT SIX MONTHS PRIOR TO COMPLETION.
11:38:19AM WHEN THEY SEE THE BUILDINGS COMPLETED -- THE RESIDENTIAL
11:38:24AM BUILDINGS COMPLETED AND OCCUPANCY BEGINNING TO OCCUR, WE
11:38:28AM WILL DELIVER THOSE SPACES SHORTLY THEREAFTER BUILT TO THE
11:38:32AM TENANTS' SPEC.
11:38:37AM WE WILL NOT ASKING TO CHANGE THAT.
11:38:40AM THE INTERNAL COMPONENTS.
11:38:42AM WHERE DO STRUCTURAL WALLS LIVE?
11:38:44AM WHERE IS THE KITCHEN?
11:38:46AM HOW MUCH POWER?
11:38:47AM BRINGING NATURAL GAS TO THIS LOCATION?

11:38:50AM ALL OF THOSE THINGS THAT ARE EXTREMELY DIFFICULT TO DO AND
11:38:53AM COSTLY AFTER THE FACT AND SOMETIMES IMPOSSIBLE TO PRECLUDE
11:38:57AM US FROM DOING THOSE KIND OF LEASES.
11:38:59AM WHAT THINGS ARE WE NOT DOING OR REQUESTING CHANGES TO?
11:39:02AM WE ARE, AGAIN, COMMITTED TO BUILDING THE COMMERCIAL IN
11:39:07AM BUILDING C AND D AND INCREASING REQUIREMENT FOR OCCUPANCY ON
11:39:12AM DAY ONE.
11:39:13AM THAT WAS PREVIOUSLY JUST UNDER -- AROUND 13,000 SQUARE FEET.
11:39:17AM WE ARE GOING TO BE, AGAIN, DELIVERING AND OCCUPYING DAY ONE
11:39:22AM 16,500 SQUARE FEET OF THAT COMMERCIAL SPACE.
11:39:25AM WE ALSO HAVE NO CHANGES TO THE PUBLIC AMENITIES SO THE PARK
11:39:30AM DONATION AT THE NORTHEAST CORNER OF THE SITE AND THE PUBLIC
11:39:33AM AMENITY AND LINEAR PARK CONSTRUCTION THAT GOES ALONG ALL OF
11:39:37AM VISA COCONUT.
11:39:39AM WITH THAT, I AM GOING TO HAND THIS OVER TO RICH WHO WILL
11:39:44AM KIND OF WRAP THIS UP AND OPEN IT UP FOR QUESTION AND ANSWER.
11:39:47AM >> THANK YOU FOR ALLOWING US TO DO OUR ENTIRE PRESENTATION.
11:39:58AM TO SUMMARIZE.
11:40:00AM WE WANT TO INCREASE THE BUILDING FOOTPRINTS AND OPEN SPACE.
11:40:03AM TAKE WHAT WITH AS A THREE-STORY MIXED USE BUILDINGS THAT HA
11:40:08AM AND TO BE TWO-STORY MIXED AUTO US.
11:40:10AM MODIFY THE PARKING LAYOUT.
11:40:11AM MODIFY THE -- AS TYLER WAS JUST GOING THROUGH, THE PHASING
11:40:18AM OF THE COMMERCIAL.
11:40:19AM THE PROJECT WE ARE PROPOSE SOMETHING CONSISTENT WITH THE
11:40:28AM LAND DEVELOPMENT CODE AND YOUR LOUIS PLAN AND STAFF IS
11:40:33AM RECOMMENDING APPROVAL AND HERE TODAY THAT WE WILL GET YOUR
11:40:36AM APPROVAL FOR THE PROPOSED CHANGES.
11:40:39AM HOPEFULLY IT DID ADDRESS ALL OF THE COMMENTS MADE AT THE
11:40:43AM FIRST READING.

11:40:44AM IF WE MISSED ANYTHING, IT WAS INADVERTENT.

11:40:48AM WITH THAT, THE ENTIRE TEAM IS HERE TO ANSWER ANY QUESTIONS

11:40:51AM THAT YOU HAVE REGARDING THE PROPOSED CHANGES TO THE ALREADY

11:40:54AM APPROVED PROJECT.

11:40:54AM THANK YOU.

11:40:58AM >>Mayor McLain: COUNCIL?

11:41:00AM QUESTIONS FROM COUNCIL, JIM.

11:41:02AM >>Jim Ward: THREE YEARS AGO WE DID GIVE YOU APPROVAL ON THIS

11:41:05AM PROBABLY.

11:41:05AM AND I AM TRYING TO UNDERSTAND THE SEQUENCE OF EVENTS AS TO

11:41:09AM WHAT HAPPENED THAT YOU DID NOT INITIALLY PULL THE TRIGGER ON

11:41:14AM THAT DEVELOPMENT.

11:41:15AM I UNDERSTAND SOME OF THE CHANGES THAT YOU DID BRINGING IN AN

11:41:18AM EQUITY PARTNER AND THEM HAVING A SAY.

11:41:21AM WHAT WAS IT THAT ACTUALLY TRIGGERED YOUR INABILITY TO PULL

11:41:26AM THE TRIGGER THREE YEARS AGO AND PROCEED WITH THIS PROJECT

11:41:28AM RIGHT AWAY?

11:41:31AM >> AND I THINK YOU JUST HIT IT, BEATING IN THE EQUITY

11:41:35AM PARTNERS THAT TOOK A LOOK AT WHAT WITH AS ACTUALLY APPROVED

11:41:38AM SO WE COULD MAKE IT BETTER.

11:41:39AM WE DID GET THE DEVELOPMENT ORDER.

11:41:41AM IT WASN'T LIKE WE SAT STILL, BUT WE DID MOVE FORWARD WITH

11:41:45AM HAVING EQUITY PARTNERS LOOK AT THIS AND SAY, YOU KNOW WHAT,

11:41:50AM WE COULD MAKE THIS BETTER.

11:41:52AM AND THAT'S WHY IT IS HERE.

11:41:54AM >>Jim Ward: WAS IT ECONOMIC OR CONSENSUALLY CHANGING.

11:41:59AM >> IT WAS A CONSENSUAL CHANGE AS YOU CAN SEE.

11:42:05AM TO HAVE A BETTER USE OF BUILDING.

11:42:07AM SOME SAVINGS WITH REGARD TO THE SAVINGS.

11:42:11AM BUT THE REASON FOR THE CHANGES WAS THE BUILDING THAT -- OR

11:42:15AM BUILDINGS THAT ARE MORE ATTRACTIVE TO PEOPLE WHO WANT TO
11:42:18AM RENT THE SPACE AND BETTER FUNCTIONING OF THE SPACE.
11:42:20AM >>Jim Ward: KIND OF -- I AM SITTING HERE WONDER WHAT WILL
11:42:27AM STOP THIS FROM LETTING THIS SIT FOR ANOTHER COUPLE OF YEARS
11:42:30AM AND NOT PULL THE TRIGGER NOW AFTER YOU GET THE APPROVAL.
11:42:33AM >> THE DIFFERENCE I THINK BEFORE WAS, HERE, WE ALREADY SPENT
11:42:38AM THE MONEY TO MAKE THE MODIFICATIONS TO THE DEVELOPMENT
11:42:42AM ORDER.
11:42:42AM WE HAVE -- AND I CAN HAVE THE -- THE MONEY PEOPLE COME UP
11:42:45AM AND SAY THE MONEY IS THERE.
11:42:47AM BEFORE THE MONEY WASN'T THERE.
11:42:49AM SO WE ARE MUCH FURTHER ALONG.
11:42:51AM AND YOU SAW THE SCHEDULE FOR HOW WE WANT TO MOVE FORWARD.
11:42:54AM >> YEAH, WE HAD CONVERSATIONS -- MORE THAN CONVERSATIONS, WE
11:43:02AM HAD PROPOSALS THAT HAVE GONE BACK AND FORTH WITH
11:43:05AM INSTITUTIONAL PARTNERS AND CAPITAL -- DEBT CAPITAL SOURCES
11:43:11AM THAT HAVE DONE BOTH WITH RICHARD AARONSON AND MYSELF IN THE
11:43:16AM LAST THREE OR FOUR MONTHS.
11:43:17AM AND WE ARE VERY CONFIDENT IT WILL BE CAPITALIZED.
11:43:22AM ONE THING TO ADD, COVID WAS A PERIOD OF TIME CAUSED
11:43:27AM BASICALLY BANKS TO SHUT DOWN AND VERY LITTLE BORROWING
11:43:34AM THROUGHOUT THE COUNTRY.
11:43:34AM THIS IS ONE OF THE FORTUNATE PLACES THAT YOU CAN GET MONEY
11:43:38AM RIGHT NOW AND BECAUSE OF THE GROWTH AND THE AESTHETIC AND
11:43:42AM HOW THIS LOCATION JUST CONTINUED TO IMPROVE OVER TIME WE ARE
11:43:53AM READY TO GO NOW.
11:43:54AM SO THAT'S BASICALLY IT.
11:43:57AM >>Jim Ward: JUST A FOLLOW-UP QUESTION, PLEASE.
11:43:59AM I BELIEVE YOU INDICATED EARLIER YOU WERE THINKING THAT YOU
11:44:02AM WOULD BUILD COMMERCIAL SUBSEQUENT TO THE RESIDENTIAL PEOPLE

11:44:06AM COMING INTO -- DID I UNDERSTAND THAT CORRECTLY?

11:44:10AM >> NO, NO, NO, THE COMMERCIAL IN THE MIXED USE BUILDINGS

11:44:13AM WILL BE BUILT AT THE VERY BEGINNING.

11:44:16AM IF YOU REMEMBER, THE OLD REQUIREMENT IS WE HAD -- WE HAD TO

11:44:19AM BUILD ALL THE COMMERCIAL BUILDINGS TEAM, BUT WE JUST HAD TO

11:44:22AM LEASE 50% OF THE SPACE.

11:44:24AM JUST LEASE IT.

11:44:26AM NOW WE ARE SAYING WE ARE GOING TO OCCUPY MORE THAN WHAT WAS

11:44:31AM ORIGINALLY REQUIRED IN THE TWO BUILDINGS.

11:44:33AM ALL WE ARE ASKING IS TO BE ABLE TO DELAY WHEN WE CONSTRUCT

11:44:37AM THE RESTAURANT SPACE FOR THE REASONS TYLER EXPLAINED.

11:44:42AM COMMITMENT TO HAVE COMMERCIAL IS STILL THERE, AND ACTUALLY

11:44:46AM AN INCREASE OF THE AMOUNT OF COMMERCIAL SQUARE FOOTAGE THAT

11:44:50AM WILL BE MADE SOONER PREVIOUSLY THAN PREVIOUSLY PRESENTED.

11:44:56AM >>Jim Ward: WHAT IS THE AGE DEMOGRAPHIC THAT YOU ARE

11:44:59AM THINKING?

11:45:00AM >> SO WE HEARD -- REALLY I CAN HAVE RICHARD EXPLAIN THIS

11:45:03AM EVEN IN MORE DEPTH, BUT ANYWHERE FROM YOUNG PROFESSIONALS TO

11:45:09AM EMPTY NESTERS AND ANYONE IN BETWEEN.

11:45:11AM WE HAVE A MIX OF -- GOING TO USE SOME PERCENTAGES HERE,

11:45:18AM APPROXIMATELY 35% OF THE UNITS ARE ONE BEDROOM UNITS WE HAVE

11:45:25AM APPROXIMATELY 45% THAT ARE TWO-BEDROOM UNITS.

11:45:29AM AND THE REMAINDER ARE THREE BEDROOM UNITS.

11:45:32AM WE HAVE LARGE UNITS THAT OBVIOUSLY CAN ACCOMMODATE FAMILIES.

11:45:35AM SMALLER UNITS THAT CAN ACCOMMODATE INDIVIDUAL YOUNGER

11:45:38AM PROFESSIONALS.

11:45:40AM AND WE HAVE REALLY THE VAST MAJORITY OF THEM ARE TWO-BEDROOM

11:45:46AM UNITS THAT CAN HOUSE EVERYBODY.

11:45:47AM THE DEMOGRAPHIC IS PRETTY WIDE.

11:45:49AM WE ARE TARGETING OBVIOUSLY WITH OUR RENTS, THEY WILL BE THE

11:45:54AM HIGHEST IN THE MARKET AND SOMETHING THAT WE INTEND TO PUSH
11:45:58AM THE LUXURY ELEMENT OF THIS.
11:46:00AM AND, AGAIN BY BRINGING ADDITIONAL UNITS INTO THIS COURTYARD
11:46:07AM AREA WILL ALLOW US TO HAVE MORE PREVIOUS UNITS TO --
11:46:11AM PREVIOUSLY -- ACTUALLY HAVE BEEN SITTING ON THE PARKING --
11:46:14AM YOU KNOW ON THE FIRST FLOOR FACING PARKING IN THE PREVIOUS
11:46:22AM DESIGN OVER AND OVER AGAIN THAT IS FACING THE FIRST-FLOOR
11:46:27AM PARKING IS NOT TOO DESIRABLE.
11:46:38AM >>Jim Ward: ANYTHING OF TRAFFIC VIA COCONUT RUSH HOUR IN THE
11:46:43AM MORNING AND EVENING GIVEN THE DEMOGRAPHIC THAT YOU ARE
11:46:46AM SHOOTING FOR.
11:46:47AM >> I DON'T THIS IS SO.
11:46:48AM I THINK CHARLIE CAN EXPLAIN SOME OF THE TRAFFIC FLOW AND
11:46:52AM STUDIES IN THE PAST.
11:46:53AM REALLY NO CHANGE IN THE DENSITY OR USE OF THAT AREA.
11:47:03AM BY PROVIDING VARIOUS TYPES OF PARKING THERE, WE THINK WE ARE
11:47:07AM ACCOMMODATING PEOPLE BETTER IN DIFFERENT PRICE POINTS.
11:47:09AM SO SOME CAN RENT THE PRIVATE GARAGES.
11:47:12AM SOME CAN RENT THE COVERED STALLS.
11:47:15AM AND SOME CAN HAVE ACCESS TO THE SURFACE PARKING.
11:47:18AM BUT SPECIFIC TO TRAFFIC, I WILL LET CHARLIE.
11:47:28AM >> CHARLIE KREBS AGAIN.
11:47:30AM TRAFFIC, NO.
11:47:30AM IN THE ORIGINAL PROPOSAL, TURN LANES TO HELP TRAFFIC
11:47:34AM CIRCULATION.
11:47:35AM AS THE TRAFFIC STUDY POINTED OUT, HE ADAPTED THE SITE PLANS
11:47:40AM AND INTERSECTIONS TO MAXIMIZE FLOW OFF THE PROPERTY.
11:47:43AM AND TO THE WEST OF US WILL PROVIDE ADDITIONAL ACCESS TO
11:47:47AM DRIVE THROUGH 41 THAT WAY.
11:47:48AM TO ANSWER YOUR QUESTION, NO.

11:47:50AM THERE WILL BE AN ISSUE WITH TRAFFIC CIRCULATION, NO ISSUE

11:47:55AM COMING IN AND OUT OF THE PROPERTY.

11:47:56AM >>Jim Ward: THANK YOU MARY ANY OTHER QUESTIONS?

11:48:00AM VICE-MAYOR?

11:48:02AM >>Vice-Mayor Ribble: NOT A QUESTION.

11:48:04AM BUT I WANT TO COMMENT THAT YOU ADDRESSED EVERY QUESTIONS.

11:48:08AM I WANT TO THANK THAT GENTLEMAN AND I LIKE THE CHANGES YOU

11:48:12AM DID MAKE AND THE CHANGES MAKE THE PROJECT EXCEPTIONAL.

11:48:16AM >>Mayor McLain: THANK YOU.

11:48:18AM >> THANK YOU, MR. MAYOR.

11:48:20AM I HAVE A LOT OF QUESTIONS THERE.

11:48:21AM AND MOSTLY FOR ME JUST ASKING THE QUESTIONS.

11:48:23AM NOT THAT IT IS AN ISSUE.

11:48:25AM PLEASE BEAR WITH ME IF YOU DON'T MIND.

11:48:28AM I THINK COUNCILMAN WARD BROUGHT UP A GOOD POINT -- AND NANCY

11:48:32AM MAYBE YOU CAN WEIGH IN ON THIS.

11:48:34AM RELATIVE TO THE PROJECT COMPLETION, THE COMMITMENT TO OUR

11:48:36AM COMMUNITY.

11:48:37AM RIGHT ACROSS THE STREET WE KNOW THAT GENOVA HAD AGREEMENT A

11:48:44AM COUPLE OF YEARS AGO AND WE STILL HAVE THE VACANT LOT.

11:48:47AM I WONDER IF THERE IS ANY WAY THAT COUNCIL WILL BE

11:48:51AM COMFORTABLE KNOWING THAT WE ARE SEEING TODAY THIS PROJECT

11:48:55AM MOVING FORWARD IN A EXPEDITIOUS WAY IN FULL COMPLETION.

11:48:59AM >> ONE OF THE DIFFERENCES -- WHEN WE WENT THROUGH THIS

11:49:02AM PROCESS BEFORE, IF I REMEMBER CORRECTLY, GENOVA DID NOT HAVE

11:49:08AM TIES TO UNITS AND THE TIME FRAME TO DELIVER COMMERCIAL.

11:49:11AM THE REASONS WE HAVE THESE COMMITMENTS BECAUSE OTHER PROJECTS

11:49:17AM DID NOT HAVE THE SAME COMMIT TO GUARANTEE YOU WOULD HAVE A

11:49:21AM COMMERCIAL.

11:49:21AM >> WILL WE HAVE GUARANTEED TIME COMMITMENTS.

11:49:25AM >> THAT IS WHY WE HAVE THE PHASING SCHEDULE IN PLACE TO

11:49:28AM DELIVER COMMERCIAL.

11:49:29AM >> I WILL SAY THAT WE ARE FINANCING 100% OF THE PROBABLY.

11:49:32AM WE ARE NOT FINANCING ONE PORTION OF THE PROJECT AND THEN

11:49:36AM LEAVING THE REST TO BE DONE, FINANCING 100% OF THE PROJECT.

11:49:43AM >> GOOD TO KNOW.

11:49:44AM YOU TALKED OF HEIGHTENED WHAT THE RENTAL RATES WILL BE AT

11:49:48AM THIS TIME?

11:49:49AM YOU DON'T HAVE TO DISCLOSE IT IF YOU DON'T FEEL COMFORTABLE.

11:49:52AM >> RIGHT NOW THE HIGH WATER MARK IS IN THE AREA CORSA.

11:49:55AM HOPING TO EXCEED CORSA, I CAN TELL THAT YOU.

11:49:59AM WHAT OUR FINANCIAL AND BANK PARTNERS AND SHOWING THE QUALITY

11:50:02AM OF WHAT WE DESIGNED AND THE MY MEN TEASE WE ARE BRINGING, WE

11:50:07AM INTEND TO EXCEED THAT.

11:50:08AM I PROBABLY DON'T WANT TO STATE EXACTLY.

11:50:10AM >> THANK YOU A COUPLE OF DETAILS.

11:50:19AM DOG PARK.

11:50:20AM IS THAT FENCED.

11:50:21AM >> YES.

11:50:22AM >> IS THE WEST BORDER FENCED BEYOND THE RAILROAD TRACKS.

11:50:27AM POTENTIALLY WITH THE BURKE PROJECT DOWN THE ROAD.

11:50:31AM >> WE WOULD LOVE TO SOMETHING WE TALKED TO MARY ABOUT AND WE

11:50:39AM HAVE THE CONNECTION POINTS WE CAN EASILY PUT IN.

11:50:42AM THE MAJOR CONNECTION POINT THAT WE HOPE WILL BE REALIZED TO

11:50:48AM THE WEST THERE IN THE FUTURE WITH THE SITES.

11:50:58AM ESSENTIALLY WE HAVE A SIDEWALK THAT RUNS THE ENTIRE

11:51:01AM PERIMETER UP THERE THAT WE CAN MAKE EASY CONNECTION POINTS

11:51:05AM ACROSS THAT ONCE IT IS PLANNED.

11:51:08AM >> ONCE IT IS APPROVED.

11:51:09AM >> AGAIN, THE OTHER ONE I WOULD WELCOME AS WELL IS

11:51:13AM CONNECTIONS TO THE ENTERTAINMENT DISTRICT THAT IS OCCURRING

11:51:16AM ACROSS THE STREET.

11:51:17AM OBVIOUSLY I KNOW THAT IS STILL IN THE PLANNING PHASES AS

11:51:22AM WELL.

11:51:22AM >> THANK YOU.

11:51:23AM NO FENCING.

11:51:25AM THERE HAS BEEN CONSIDERATION IN OTHER COMMUNITIES ADJACENT

11:51:29AM TO BURKE THAT MAY BE INTRUSION FOLKS FROM THE RAILS TO

11:51:32AM TRAILS INTO THE COMMUNITY.

11:51:34AM SOMETHING YOU MAYBE THOUGHT ABOUT AND MAYBE DIDN'T?

11:51:37AM >> THIS COMMUNITY IS SPECIFICALLY DESIGNED TO BE OPEN.

11:51:39AM THAT WAS THE MAJOR INTENT HERE.

11:51:41AM THE FUTURE DOWNTOWN WE FEEL LIKE FOR ESTERO AND INTEND TO

11:51:46AM DELIVER ON THAT.

11:51:47AM >> THANK YOU.

11:51:47AM AND THE SHARED AMENITIES BETWEEN BUILDINGS, ALL THE

11:51:52AM RESIDENTIAL UNITS.

11:51:52AM TWO OF THE UNITS HAVE POOLS.

11:51:54AM ONE HAS A COURTYARD.

11:51:56AM ARE ALL OF THOSE RESIDENTS ABLE TO INTERCHANGE AND USE ALL

11:52:00AM THE AMENITIES?

11:52:01AM >> THAT'S CORRECT, YES.

11:52:03AM AND, AGAIN, SPECIFICALLY OUR IDEA IS THAT WE CAN OFFER

11:52:07AM DIFFERENT OPPORTUNITIES.

11:52:07AM SOME PEOPLE WANT TO BE LOCATED, YOU KNOW, NEXT TO THE

11:52:10AM RESORT.

11:52:10AM SOME PEOPLE LOCATED NEXT TO THE ZEN GARDEN AND AREAS THAT

11:52:20AM WILL BE QUIETER.

11:52:21AM WE WILL OFFER DIFFERENT VIGNETTES AS RESIDENTIAL OPTION.

11:52:25AM >> THANK YOU.

11:52:25AM WHAT I DIDN'T SEE AND PERHAPS BECAUSE THE RENDERING ARE NOT

11:52:28AM DETAILED ENOUGH, TO SEE THE PATH AND THE PATHWAYS TWINE THE

11:52:33AM DIFFERENT UNITS TO CONNECT TO THE DIFFERENT POOLS AND

11:52:35AM BUILDINGS.

11:52:35AM >> THE INTENT IS THAT THEY WILL TRAVERSE THROUGH THE

11:52:38AM PATHWAYS THAT GO THROUGHOUT PARKING LOTS ESSENTIALLY AT THE

11:52:41AM ENTRIES RATHER THAN THERE ARE EXITS AND INTEND TO BE FIRE

11:52:49AM EXITS THAT OCCUR AT THE END OF THE BUILDINGS.

11:52:51AM THE MAIN PATHS OUT OF THE BUILDING IS IN THE CORNER --

11:52:57AM SORRY, CENTER OF THE U-SHAPE.

11:52:59AM THE EXIT AND A LINEAR SIDEWALK THAT GOES ALONG THE WHOLE

11:53:03AM BACK SIDE THERE.

11:53:03AM >> OKAY, AND A KEY FOB TO GET INTO THE GATED AREA FOR THE

11:53:11AM POOL?

11:53:12AM >> YES.

11:53:12AM >> THANK YOU.

11:53:12AM THAT ADDRESSES THAT.

11:53:14AM LET'S SEE.

11:53:15AM IT SAYS HERE THAT THE PARK THE VILLAGE AND AS SHOWN IN THE

11:53:26AM RENDERING.

11:53:26AM IS THAT WHAT IS ON THE FIELD.

11:53:28AM >> ALL THE IMPROVEMENTS ARE DONATED AS WELL.

11:53:33AM >> HOW ABOUT MAINTENANCE OF THE DONATED SITE.

11:53:35AM >> THAT AS WELL.

11:53:36AM >> UNLESS YOU WANT TO TAKE OVER THE MAINTENANCE.

11:53:39AM >> I WANT TO BE CLEAR WE HAVE GOT THAT.

11:53:41AM >> HOPING THERES A NEW ONE UP THERE.

11:53:44AM >> ONE OF THE THINGS I LOOKED AT OF THE RENDERINGS IS MAIN

11:53:49AM STREET.

11:53:49AM THAT IS THE PAVED ROAD THAT COMES IN.

11:53:51AM AND TALKED OF THE ANGLED PARKING WHICH MAKES SENSE.

11:54:02AM THE RENDERING SHOW ON BUILDINGS C-1, IT SHOWS STRAIGHT-END

11:54:07AM PARKING.

11:54:08AM THAT IS JUST AN OVERSIGHT?

11:54:13AM >> JUST A RENDERING.

11:54:14AM THIS IS INTENDED.

11:54:15AM YOU TALK OF THE TOP -- IT IS ANGLED BUT JUST A LITTLE HARD

11:54:20AM TO TELL.

11:54:20AM >>Jim Ward: NOT A PREVIOUS SLIDE THAT YOU SHOWED?

11:54:25AM >> THAT WAS C-1 AND C-2.

11:54:27AM THAT IS STRAIGHT-END PARKING IN WENT TO OF C-1 AND C-2.

11:54:32AM ON MAIN STREET PARTICULARLY IS ANGLED PARKING.

11:54:37AM IF I CAN GO TO -- ONE SECOND HERE.

11:54:40AM THE AREAS THAT ARE KIND OF BLACKTOP.

11:54:48AM THAT IS ONE-STORY RETAIL.

11:54:50AM THOSE ARE STRAIGHTENED PARKING AND WHAT YOU ARE SEEING THE

11:54:53AM VIEW OF C-1 AND C-2.

11:54:56AM STRAIGHT-IN PARKING.

11:54:59AM ANGLED PARKING EXIST ON THAT COBBLE STREET IN THE MAIN

11:55:03AM STREET.

11:55:03AM >> BUILDING C AND D?

11:55:07AM >> CORRECT.

11:55:07AM >> PAGE 24 OF THE RENDERING SHOW STRAIGHT-END PARKING BUT

11:55:11AM WITH PAVERS.

11:55:12AM NOT WITH PAVERS BUT SHOWING THAT ASPHALT PARKING LOT, IF NOT

11:55:20AM -- IF I AM NOT MISTAKEN.

11:55:21AM >> CORRECT.

11:55:22AM >> I DON'T KNOW IF THIS IS IN SEQUENCE.

11:55:25AM PAGE 24.

11:55:26AM >> YES.

11:55:26AM >> THAT ACTUALLY SHOULD BE ASPHALT?

11:55:29AM >> YES.

11:55:29AM >> THANK YOU.

11:55:30AM THAT CLEAR IT IS UP FOR ME.

11:55:31AM ON THAT DETAIL.

11:55:33AM IF YOU TAKE A LOOK AT THE PACK END OF THE ANGLED PARKING

11:55:36AM TOWARD THE WEST SIDE OF THE PROJECT.

11:55:41AM AGAIN 49 SHOWS THE OVERALL.

11:55:48AM THERE YOU GO.

11:55:49AM HAS THERE BEEN ANY THOUGHT -- I SEE AN EXTENSION OF PAVERS

11:55:52AM THAT GO ALL THE WAY TO THE PROPERTY LINE.

11:55:54AM AND IN THAT ONE LITTLE SEGMENT .THAT IS INTERESTING TO ME.

11:55:57AM BUT I -- THAT IS NOT A BIG CONCERN.

11:56:00AM AND BECAUSE OF THE ANGLED PARKING, BRINGS EACH WAVES OF

11:56:08AM TRAFFIC BASICALLY EXITING ONE WAY.

11:56:09AM IF FOLKS WERE COMING WEST AND THEY DON'T HAVE A PARKING

11:56:14AM SPACE ON THE RIGHT HAND SIDE NEXT TO BUILDING D.

11:56:18AM WHERE WILL THEY INTUITIVELY COME AROUND TO GRAB A SITE OF

11:56:24AM BUILDING C.

11:56:25AM >> WE WOULD THINK THEY ARE TURNING IN GOING RIGHT.

11:56:28AM IF THEY DON'T FIND PARKING, LOOP AROUND AND COME BACK ON --

11:56:33AM >> JUST A LOOP.

11:56:34AM >> RIGHT.

11:56:36AM >> GOTCHA.

11:56:37AM >> A TWO-WAY STREET FIGURED TO BE A CONNECTOR IN THE FUTURE

11:56:40AM AS WELL.

11:56:40AM >> FOR PUBLIC USE AS WELL.

11:56:48AM AND PHASING OF CHURCH PERHAPS THE CHURCH.

11:56:51AM WHEN DOES THAT COME INTO PLAY?

11:56:59AM >> OUR INTENT TO DELIVER THAT ON COMPLETION AS WELL.

11:57:03AM ONE THING WE DON'T HAVE A TENANT SECURED FOR THAT.

11:57:06AM AND WE HAVE INTEREST AGAIN STILL FROM CHURCHES AND

11:57:10AM COMMERCIAL TENANTS, BUT WE WILL BE DELIVERING SOMETHING THAT

11:57:13AM WOULD LOOK LIKE THAT.

11:57:21AM >> WE SEE THREE FOUNDS IN THE RENDERING OF THE LAKE.

11:57:27AM WILL YOU COMMIT TO THAT.

11:57:29AM >> YES.

11:57:30AM >> THANK YOU.

11:57:33AM >>Mayor McLain: ANY OTHER QUESTIONS AND COMMENTS?

11:57:38AM >> BEFORE IF THEY LEAVE, IF I CAN FOLLOW UP ON COUNCILMAN

11:57:46AM ZALUCKI'S QUESTION OF THE GUARANTEE.

11:57:48AM ARE YOU WILLING TO STATE ON THE RECORD IF YOUR CLIENT FAILS

11:57:51AM TO CONSTRUCT PURSUANT TO THE PERCEIVED TIMELINE THAT THE

11:57:55AM VILLAGE CAN TAKE YOU TO CIRCUIT COURT AND YOU WILL BE

11:57:58AM REQUIRED TO AND HAVE NO DEFENSE AGAINST THAT?

11:58:02AM >> ARE YOU TALKING ABOUT FOR THE REQUIREMENT THAT WE DELIVER

11:58:06AM THE GROUND FLOOR COMMERCIAL SPACE?

11:58:09AM >>Robert Eschenfelder: SO YOUR ANSWER TO COUNCIL -- YOUR

11:58:12AM ANSWER TO THE COUNCIL.

11:58:13AM MEMBER OFFERED -- IT IS IRONCLAD BECAUSE YOU HAVE COMMITTED TO

11:58:17AM IT, I WANTED TO BUTTON THAT UP TO SEE IF YOU ARE FOLLOWING

11:58:21AM AGREE THAT YOU ARE NOT KEEPING BACK THE FACT THAT YOU WOULD

11:58:27AM HAVE SOME REASON WHY YOU WOULD NOT.

11:58:30AM >> IT IS ALREADY IN THE ORDINANCE THAT SAYS I DON'T GET TO

11:58:35AM OCCUPY THE BUILDINGS.

11:58:36AM WHAT MORE ARE YOU ASKING FOR THAT -- FOR THAT?

11:58:39AM I MEAN, I CAN'T -- ROBERT, I AM TRYING TO FIGURE OUT WHAT IT

11:58:44AM IS THAT YOU ARE GETTING OUT OF THAT.

11:58:45AM >>Robert Eschenfelder: THE COMPLIANT IS THAT A NEARBY

11:58:48AM PROPERTY MADE COMMITMENTS, AND DIDN'T FOLLOW THROUGH.

11:58:53AM SO SEPARATE AND APART FROM YOU NOT BEING ABLE TO OCCUPY THE
11:58:59AM PROPERTY DO YOU BELIEVE THAT THE CIRCUIT COURT HAS THE
11:59:05AM ABILITY TO ORDER YOU TO FINISH CONSTRUCTION.
11:59:10AM >> I HATE TO BE A SOLUTE BECAUSE I DON'T KNOW IF PART OF THE
11:59:13AM CAUSE IS BECAUSE THE VILLAGE DID SOMETHING.
11:59:16AM WE ALREADY SAID WE CAN'T OCCUPY THE BUILDINGS.
11:59:21AM SO WHAT I WOULD -- THE DIFFERENCE WAS IN GENOVA, I REMEMBER
11:59:28AM BECAUSE I WAS UP HERE AT THE PODIUM AND THE QUESTION
11:59:32AM WAS, GENOVA SAID IT WOULD BE A MIXED-USE PROJECT.
11:59:35AM IT HAVEN'T BEEN A MIXED-USE PROJECT.
11:59:37AM WHAT THE COUNCIL ASKED US TO DO IS PUT UP A SPECIFIC PHASING
11:59:40AM TIED TO BEING ABLE TO OCCUPY THE BUILDINGS.
11:59:42AM WE HAVE DONE THAT.
11:59:44AM AND THE ACTUAL COMMITMENT THAT SAYS YOU CAN FORCE US TO DO
11:59:53AM OF THE CIRCUIT COURT AND LAY IT DOWN.
11:59:55AM IF THERE IS A REASON THAT WE ARE DELAYED ON DELIVERING.
12:00:01PM BUT, AGAIN, I CAN'T OCCUPY THE BUILDINGS.
12:00:04PM BUT WHAT I WANT WHAT ADDITIONAL TO COMMIT US TO ALLOW US YOU
12:00:10PM TO SUE US.
12:00:11PM >>Robert Eschenfelder: I AM JUST GETTING TO THE MEMBER'S
12:00:15PM QUESTION.
12:00:16PM >> I KNOW WHAT YOU ARE SAYING WITH GENOVA, BUT PART OF THE
12:00:21PM LAST PHASING THEY COULDN'T FINANCIALLY COMPLETE.
12:00:23PM THEY CAME BACK TO COUNCIL AND SAID, LISTEN, WE WENT AHEAD
12:00:26PM AND REVAMPED THE DELAWARE -- DESIGN FOR THE FINAL PIECE AND
12:00:34PM YOU SEE IT ON CORKSCREW.
12:00:35PM WE WENT WITH THE DETAILS AND SAID WE WILL GO AHEAD WITH THE
12:00:39PM PROJECT AND TWO YEARS LATER, IT IS STILL A VACANT LOT.
12:00:43PM >> WE WILL BE EXECUTING A COMPLETION GUARANTEE WITH THE A
12:00:46PM LENDING GROUP.

12:00:46PM THAT IS COMMON.

12:00:47PM AND WE WILL HAVE TO DEVELOP IT, COMPLETE IT IN ACCORDANCE

12:00:51PM WITH THE AGREEMENT WITH THE CITY.

12:00:53PM SO IF THAT IS THE QUESTION.

12:00:55PM ONCE WE START, IT IS GOING TO BE COMPLETED UNDOUBTEDLY.

12:00:59PM A HELL AND HIGH WATER GUARANTEE.

12:01:02PM >> I WILL LEAVE THOSE LEGAL QUESTIONS TO OUR VILLAGE

12:01:08PM ATTORNEY.

12:01:08PM >> ONE OF THE QUESTIONS IN GENOVA, THEY HAD A VACANT PIECE.

12:01:12PM WE ARE BUILDING THESE ALL AT THE SAME TIME.

12:01:14PM YOU ARE NOT GOING TO HAVE THAT SAME SITUATION WITH GENOVA IS

12:01:21PM WITH FUTURE PHASE.

12:01:23PM PRESIDENT THREE RESIDENTIAL BUILDINGS AND THE TWO MIXED-USE

12:01:27PM BUILDINGS WILL BE CONSTRUCTED AT THE SAME TIME.

12:01:28PM YOU WON'T HAVE THAT SCENARIO WHERE I HAVE THE TWO VACANT

12:01:32PM SPACES.

12:01:33PM DOES THAT MAKE SENSE?

12:01:35PM >> IT DOES.

12:01:35PM FOR THE RECORD, YOU WOULDN'T HAVE ANY PHASES.

12:01:38PM YOU WOULD DO EVERYTHING TOGETHER.

12:01:40PM >> FOR THAT PORTION.

12:01:41PM I AM NOT SURE WHEN THE CHURCH WILL NECESSARILY BE BUILT --

12:01:46PM ARE BUILDING ALL THAT, TOO, AT THE SAME TIME?

12:01:51PM AGAIN.

12:01:51PM LET ME REPHRASE THIS.

12:01:53PM CAN I HAVE ONE SECOND TO TALK TO MY CLIENT?

12:01:57PM >> SURE.

12:01:57PM >> WE CAN COMMIT THAT THE THREE RESIDENTIAL BUILDINGS -- YOU

12:02:17PM CAN PUT IT IN THE DOCUMENT -- THREE RESIDENTIAL BUILDINGS

12:02:19PM AND TWO MIXED-USE BUILDINGS WILL BE BUILT IN THE SAME PHASE.

12:02:24PM >>Mayor McLain: WHAT WAS THE LAST YOU SAID.

12:02:26PM >> THREE RESIDENTIAL BUILDINGS AND THE TWO MIXED-USE

12:02:30PM BUILDINGS.

12:02:31PM >>Mayor McLain: C AND D.

12:02:39PM >> I HOPE THAT IS WHAT YOU ARE ADDRESSING AS THAT.

12:02:41PM THE OTHER BUILDINGS WITH THE TENANTS -- MAY BE IN THE FIRST

12:02:45PM PHASE BUT MAY BE A LITTLE LATER.

12:02:46PM INCLUDING THE CHURCH, THANK YOU, STEVE.

12:02:51PM YES.

12:02:52PM >>Mayor McLain: ROB, DOES THAT SATISFY YOUR --

12:02:57PM >>Robert Eschenfelder: I GUESS FOLLOW-ON QUESTION WOULD BE,

12:03:00PM WHAT HAPPENS IF YOU COME AND SAY TO THE VILLAGE, JEEZ, WE

12:03:03PM CAN'T FIND ANY TENANTS.

12:03:05PM WE JUST DON'T WANT TO BUILD THESE.

12:03:07PM WHAT IS THE --

12:03:08PM >> I HAVE GOT TO COME THROUGH -- I AM ASSUMING WHAT YOU WILL

12:03:11PM SAY TO ME IS, NO.

12:03:12PM I HAVE TO AMEND MY ZONING DOCUMENT.

12:03:15PM >>Robert Eschenfelder: AND SO THAT DRIVES TOO AT THAT POINT,

12:03:20PM COULD THE VILLAGE TAKE TO YOU COURT AND THE COURT SAY,

12:03:22PM FINISH BUILDING WHAT YOU SAID TO THE VILLAGE, TENANTS OR NO

12:03:27PM TENANTS?

12:03:29PM >> AGAIN -- AND I DON'T MEAN TO BE EVASIVE.

12:03:32PM YOU ARE ASKING ME TO ASSUME -- FIRST OF ALL, I JUST TOLD YOU

12:03:36PM IT WOULD BE IN ONE PHASE.

12:03:37PM TWO, WE SAID WE CAN'T OCCUPY THE RESIDENTIAL BUILDINGS.

12:03:41PM I DON'T UNDERSTAND WHY YOU WOULD PUT US IN A POSITION TO

12:03:44PM AUTOMATICALLY SAYING THAT VILLAGE IS NOT AT FAULT.

12:03:47PM I CAN'T OCCUPY THE UNITS.

12:03:49PM SO I AM -- I AM JUST CONCERNED ABOUT WHAT I DON'T KNOW AND

12:03:53PM AUTOMATICALLY SAYING, YOU CAN NOW SUE ME TO FORCE ME TO
12:03:57PM COMPLETE CONSTRUCTION.
12:03:58PM I ALREADY HAS A LENDER HIS OR HER WILL BE ALL OVER ME TO
12:04:02PM COMPLETE CONSTRUCTION.
12:04:03PM >>Robert Eschenfelder: I HEAR WHAT YOU ARE SAYING, WANT MY
12:04:06PM COUNCILMEMBERS TO UNDERSTAND THAT YOU MAKE A REPRESENTATION
12:04:10PM THAT THERE ARE THINGS THAT CAN HAPPEN DOWN THE ROAD THAT
12:04:14PM MAKE THAT NOT BE QUITE SO 100% WHAT THEY ARE SEEING HERE.
12:04:18PM >> AGAIN, I CAN ONLY RESPOND WHAT HAPPENED YEARS AGO IS YOU
12:04:23PM WANTED TO MAKE SURE WE DIDN'T BUILD THE RESIDENTIAL AND
12:04:26PM NEVER BUILD THE COMMERCIAL.
12:04:28PM THAT IS -- THAT IS WHAT THE CONCERN WAS THREE OR MORE YEARS
12:04:32PM AGO.
12:04:32PM AND I THOUGHT WE BUTTONED THAT UP FOR THE COUNCIL.
12:04:35PM I SURE HOPE WE HAVE.
12:04:38PM >>Mayor McLain: JIM.
12:04:45PM >>Jim Ward: THE FRUSTRATION IS THE MAJORITY OF THIS COUNCIL
12:04:47PM HAS BEEN HERE FOR THREE-PLUS YEARS AND SEEN -- YOUR
12:04:50PM COLONNADE WAS GOING TO BE DEVELOPED.
12:04:51PM YOUR PROJECT WAS GOING TO BE DEVELOPED.
12:04:54PM THIS RAPOLA WAS GOING TO BE REDEVELOPED, AND WE HAVE SEEN
12:04:58PM LITTLE TO NOTHING HAPPEN IN THE LAST THREE YEARS.
12:05:01PM >> I UNDERSTAND.
12:05:03PM >>Jim Ward: OTHER THAN YOUR DEVELOPMENT WENT ALONG AND
12:05:07PM STOPPED AND NOW COME BACK AGAIN.
12:05:13PM THAT IS THE SENSE OF FRUSTRATION AND WE HEAR FROM OUR
12:05:16PM RESIDENTS WHAT IS GOING ON.
12:05:17PM WHAT IS GOING ON.
12:05:18PM WHY IS IT DELAYED.
12:05:20PM WHAT HAS TO HAPPEN THAT -- IF THE VILLAGE COUNCIL FULL AND

12:05:24PM OBVIOUSLY NOT.

12:05:25PM I DID HAVE ONE FOLLOW-UP QUESTION.

12:05:27PM THE PRIVATE PARKING THAT YOU ENVISION, CAN YOU JUST GIVE ME

12:05:32PM A SENSE OF WHAT YOU SEE THERE, WHAT EXACTLY WOULD LOOK LIKE

12:05:36PM AND IS IT GOING TO BE SOMETHING THAT NEED TO PURCHASE OR

12:05:39PM RENT.

12:05:40PM >> THE PRIVATE PARTY -- THIS IS ALL RENTAL.

12:05:43PM IT WOULD BE RENTED.

12:05:45PM IT WOULD BE OFFERED TO THE TENANTS AS THEY COME AND SHOW

12:05:48PM INTEREST IN IT.

12:05:49PM SO SIMILAR -- YOU KNOW, YOU PROBABLY ARE FAMILIAR WITH MOST

12:05:53PM -- IF NOT A LOT OF PLACES HAVE DETACHED PRIVATE GARAGES.

12:05:57PM THESE ARE OBVIOUSLY MUCH NICE REMEMBER, RIGHT, THESE ARE IN

12:06:01PM BUILDING.

12:06:01PM THEY CONNECT INTO THE HALLWAY WHERE THE UNITS ARE.

12:06:03PM SO YOU OPEN UP THE DOOR AND IN THE NICE HALLWAY.

12:06:07PM THEY ARE MUCH HIGHER END.

12:06:08PM THEY ALSO HAVE A STORAGE COMPONENT IN THEM.

12:06:12PM SO THEY WILL BE RENTED TO THE TENANTS AND, AGAIN, IT IS A --

12:06:16PM A VERY PREMIUM COMPONENT THAT YOU CAN IMAGINE.

12:06:20PM AN ENCLOSED PRIVATE GARAGE IN THE BUILDING WHICH IS VERY

12:06:23PM NICE.

12:06:24PM >> SO PRIMARILY TWO SPOTS PER UNIT?

12:06:28PM >> OVER THE WHOLE DESIGN IS -- IT IS TWO SPOTS PLUS 10% FOR

12:06:32PM VISITORS.

12:06:33PM THEN PLUS THE COMMERCIAL ON TOP OF THAT.

12:06:36PM SO IT IS -- YOU KNOW, WE ARE AT -- WE ARE AT A TOTAL OF -- I

12:06:41PM BELIEVE IT IS 830 STALLS FOR A TOTAL OF -- OF 330 UNITS.

12:06:46PM AND, YOU KNOW, THE 27,000 SQUARE FEET OF COMMERCIAL.

12:06:55PM >>Jim Ward: THANK YOU.

12:06:56PM >> ANY OTHER QUESTIONS?

12:06:59PM >>Mayor McLain: I HAVE A FEW.

12:07:00PM YOU SAID THAT IN PHASE ONE, A, B AND E BUILDING.

12:07:06PM C AND D WILL BE BUILT.

12:07:09PM CAN YOU GO BACK TO SLIDE NUMBER 30, PLEASE?

12:07:13PM SO -- I AM NOT 100% SURE WHAT THAT FIRST IS, INCREASE

12:07:18PM REQUIREMENT OF BUILDING B AND C 100% VERSUS 50.

12:07:23PM BUILDING WILL BE BUILT NO MATTER WHAT, RIGHT?

12:07:27PM >> CORRECT.

12:07:28PM PREVIOUSLY WHAT WE WERE COMMITTING TO -- OR PREVIOUSLY WHAT

12:07:31PM WAS COMMITTED TO THAT WE WOULD ONLY OCCUPY 50% OF THAT BUILD

12:07:35PM SPACE.

12:07:36PM NOW WE ARE SAYING WE ARE ONLY GOING TO OCCUPY 100% OF THAT

12:07:39PM BUILD SPACE DAY ONE.

12:07:40PM AND IT IS ACTUALLY A NET INCREASE OF ALMOST 3,000 SQUARE

12:07:44PM FEET OF OCCUPIED COMMERCIAL SPACE.

12:07:48PM >>Mayor McLain: AND YOU GOT TO FIND TENANTS WHILE YOU ARE

12:07:51PM BUILDING.

12:07:51PM >> WE ALREADY IDENTIFIED.

12:07:52PM FITNESS AND CO-WORKING THAT HAVE IN THIS SITE THAT CAN

12:07:56PM LONGER RANGE MAKE THESE COMMITMENTS TO US.

12:07:59PM WHAT WE ARE UNABLE TO IDENTIFY RIGHT NOW IS THE RESTAURANT

12:08:02PM AND IN-LINE TENANTS, SERVICE PROVIDERS THAT WILL BE

12:08:06PM PROVIDING, YOU KNOW, IN THE C-1 AND C-2.

12:08:11PM WE WERE TOLD WE WON'T BE ABLE TO OBTAIN THAT LICENSING SIX

12:08:15PM MONTHS PRIOR TO THE RESIDENTIAL BUILDINGS.

12:08:17PM >>Mayor McLain: WE FIRST SAW YOU BACK IN SEPTEMBER OF '21

12:08:21PM WITH THE PROPOSAL.

12:08:24PM I THINK YOU MADE IMPROVEMENT AND SOME OTHER THINGS.

12:08:27PM BUT SPECIFICALLY ON C-1 AND C-2, IF BY UNDERSTOOD YOU

12:08:33PM CORRECTLY, YOU ARE GOING TO BUILD THOSE BUILDINGS, BUT YOU

12:08:36PM ARE NOT -- YOU DON'T KNOW WHERE THE KITCHEN IS.

12:08:38PM SO THIS IS THE ENTRANCE TO YOUR DEVELOPMENT.

12:08:40PM THAT IS PHASE TWO.

12:08:43PM WHEN IS PHASE TWO GOING TO HAPPEN?

12:08:46PM WHEN YOU FIND A TENANT?

12:08:48PM >> OUR INTENT IS TO LEASE IT IMMEDIATELY AND LEASE IT

12:08:51PM IMMEDIATELY.

12:08:52PM THE PROBLEM IS WE HAVE BEEN TOLD IN NO UNCERTAIN TERMS FROM

12:08:57PM THE TOP RETAIL BROKERAGE IN THIS MARKETPLACE WE WON'T BE

12:09:01PM ABLE TO SECURE TENANT FOR THOSE SPACES PRIOR TO SIX MONTHS

12:09:04PM BEFORE THE DELIVERY OF THE LARGER DEVELOPMENT.

12:09:07PM BIG REASON IS, A LOT OF IT THEY NEED TO BE SHOWN THAT THE

12:09:11PM DEMAND IS GOING TO BE THERE AND THAT THE FOOT TRAFFIC WILL

12:09:14PM BE COMING PAST THIS LOCATION.

12:09:16PM SO REALLY WHAT WE ARE TRYING TO DO HERE.

12:09:18PM WE ARE NOT LOOKING FOR EXTERIOR AESTHETIC CHANGES AND NOT

12:09:23PM PLANNING TO DO PETER OF NOSE.

12:09:25PM THOSE BUILDINGS HAVE LARGE STRUCTURAL SYSTEMS ON THE INSIDE,

12:09:29PM THE DEMISING --

12:09:30PM >>Mayor McLain: I GET ALL THAT.

12:09:31PM BUT WHAT I DON'T GET, ARE WE GOING TO END UP WITH A GENOVA

12:09:36PM SITUATION.

12:09:36PM IT SOUNDS LIKE IF YOU DON'T GENT A TENANT -- HERE YOU ARE

12:09:40PM BUILDING ALL OF THESE BUILDINGS.

12:09:41PM THE CHURCH WON'T BE BUILT.

12:09:43PM THE -- THE CHURCH IS FINE.

12:09:45PM THIS IS THE ENTRANCE TO YOUR DEVELOPMENT.

12:09:46PM >> ABSOLUTELY, YEAH.

12:09:48PM >>Mayor McLain: AND WE HAVE NO ASSURITY -- YOU ARE SAYING,

12:09:51PM WELL, WE ARE GOING TO BUILD IT TO THE SPEC OF THE TENANT
12:09:57PM AND GOING TO TRY OUR INTENT -- YOUR WORDS, YOUR "INTENT" IS
12:10:02PM TO BUILD IT ON WHAT WE ARE SEEING TODAY.
12:10:04PM >> THAT'S CORRECT.
12:10:05PM >>Mayor McLain: INTENTS DON'T VERY WELL FOR ME.
12:10:09PM >> OUR PLAN RIGHT NOW TO BUILD IT -- AS YOU IT HERE TODAY,
12:10:12PM WHAT WE ARE TALKING ABOUT BEING ABLE TO DEFINE THE INTERIOR
12:10:15PM OF THE BOX.
12:10:16PM >>Mayor McLain: CAN YOU BUILD THE OUTSIDE WALLS AND MAKE IT
12:10:19PM ARCHITECTURALLY ILLUSTRATED?
12:10:22PM >> THE BIGGEST PROBLEM WE RUN INTO, AGAIN, IF WE ARE TRYING
12:10:24PM TO TELL A TENANT HOW THEY ARE GOING TO USE THEIR SPACE, WE
12:10:28PM ARE DOING IT WRONG.
12:10:28PM WE HAVE TO WAIT FOR THE TENANT TO TELL US HOW THEY ARE GOING
12:10:31PM TO USE THEIR SPACE.
12:10:32PM WHERE THEY NEED THEIR SERVICES, ARE THE STRUCTURAL DEMISING
12:10:39PM TO LAND TO HAVE A SUCCESSFUL PLAN.
12:10:41PM JOHN AND RICHARD CAN SPEAK TO THIS.
12:10:45PM THEY HAVE BEEN DOING THIS A LONG TIME.
12:10:47PM IT IS BEST TO PRELEASE AND DELIVER FOR TENANTS RATHER THAN
12:10:52PM THE OTHER WAY AROUND SPEC LEASING.
12:10:54PM >> I LOOK AT SINCE SEPTEMBER OF '21, YOU HAVE BEFORE -- LOTS
12:10:58PM OF REASONS FROM WHERE WE ARE AGAIN NOW.
12:11:00PM WORRY ABOUT WHAT ARE THE NEW REASONS IT IS GOING TO HAPPEN
12:11:04PM IN THE FUTURE.
12:11:05PM YOU ARE IN THE VILLAGE CENTER PROPERTY AREA HERE.
12:11:08PM WE ARE BUILDING AND SPENDING MILLIONS OF DOLLARS ACROSS THE
12:11:12PM STREET LOOKING DIRECTLY ACROSS THE STREET AT THIS.
12:11:14PM AND -- AND THE TWO MAIN FOCAL BUILDINGS THAT WE ARE GOING TO
12:11:18PM SEE, OTHER BUILDINGS, B, C, THEY ARE NICE LOOKING.

12:11:24PM THIS IS HARD FOR ME TO ACCEPT THIS APPROVING IN WITHOUT THE

12:11:33PM UNKNOWN.

12:11:33PM I THINK THAT IS NORMAL TO EXPECT, BECAUSE THE CHURCH IS IN

12:11:38PM THE MIDDLE OF PROPERTY AND NO ONE WILL NOTICE IT.

12:11:40PM I DON'T KNOW HOW WE GET AROUND THAT.

12:11:44PM >> WE ARE COMPLETELY ALIGNED TO YOUR GOALS.

12:11:47PM THIS IS OUR FRONT DOOR.

12:11:48PM WE ARE MAKING A HUGE INVESTMENT BEYOND THAT AND WE DON'T

12:11:52PM WANT TO BE BLANK SITES.

12:11:54PM THAT IS NOT OUR GOAL.

12:11:55PM WE WANT TO DELIVER THE BEST AMENITIES THAT YOU ARE HEARD WE

12:12:01PM ARE SPENDING MILLIONS OF DOLLARS BEHIND THAT.

12:12:04PM WE ARE BEHIND THAT.

12:12:05PM WHAT WE CAN'T DO AND WHAT OUR LENDER AND OTHERS ARE ADVISING

12:12:08PM US ON AND RETAIL BROKERS TO HAVE THE OCCUPANCY OF THE MAIN

12:12:12PM DEVELOPMENT HINGE ON THE FACT OF BUILDING THESE TWO SPEC

12:12:16PM BUILDINGS WITHOUT LEASES.

12:12:17PM THAT IS ALL WE ARE ASKING TO CHANGE HERE.

12:12:19PM NOT CHANGING OUR INTENT TO DELIVER THESE BUILDINGS AND OUR

12:12:23PM COMMITMENT TO DO SO.

12:12:24PM >> YOU KNOW, WE COULD COMMIT -- I DON'T KNOW IF THIS IS YOUR

12:12:30PM QUESTION OR NOT, BUT WE WILL COMMIT TO QUALITY MATERIAL

12:12:35PM CONTROL AND QUALITY CONTROL.

12:12:37PM AESTHETICS IS IMPORTANT TO US AS IT IS TO YOU.

12:12:40PM QUESTION IS CAN WE GET FINANCING WITH AN UNKNOWN AND MAKES

12:12:44PM IT MUCH MORE DIFFICULT.

12:12:45PM I MEAN, RIGHT NOW -- OBVIOUSLY WE ARE INCENTED TO DO THIS AS

12:12:56PM QUICKLY AS WE CAN.

12:12:57PM WE WANT THE QUALITY LEVEL.

12:13:00PM NO DOUBT IN OUR MIND --

12:13:02PM >>Mayor McLain: SEEMS TO ME THAT THE LENDERS WILL BE ASKING
12:13:05PM THE SAME QUESTIONS.
12:13:06PM YOU DON'T ARE A COMPLETED PROJECT ON DAY ONE OF PHASE ONE.
12:13:10PM WHAT IS THE PERIOD OF TIME BEFORE PHASE TWO, THESE TWO GET
12:13:13PM BUILT.
12:13:14PM THAT IS A REAL CONCERN TO ME.
12:13:15PM THE MARKET IS KIND OF CRAZY RIGHT NOW.
12:13:19PM I THINK RESTAURANTS -- IT COULD BE A GREAT PLACE FOR A
12:13:22PM RESTAURANT.
12:13:22PM >> I THINK IT COULD BE A GREAT PLACE FOR A RESTAURANT TOO.
12:13:25PM THAT IS ONE OF THE APPEALS TO IT.
12:13:27PM SPORTS COURT AND THE THINGS GOING ON IN THE COMMUNITY REALLY
12:13:31PM ENHANCE THAT OPPORTUNITY.
12:13:32PM BUT WE ARE KIND OF IN A CIRCULAR SITUATION.
12:13:35PM WE CAN'T GET THIS STUFF DONE WITHOUT HAVING A ZONING.
12:13:38PM I MEAN, WE CAN'T HAVE THAT KIND OF COMMITMENT.
12:13:42PM WE HAVE TO HAVE FINANCING PUT IN PLACE.
12:13:44PM FINANCING PEOPLE WILL OBJECT TO US MAKING A COMMITMENT THAT
12:13:48PM WE CAN NOT ASCERTAIN.
12:13:50PM >> BUILDING THESE OTHER BUILDINGS ARE TOTALLY IN OUR
12:13:53PM CONTROL.
12:13:53PM AND THAT -- THAT MAKES IT THATCH EASIER TO GET THE
12:13:56PM FINANCING.
12:13:57PM BUT WHEN YOU -- WHEN YOU START PUTTING CONDITIONS ON THAT
12:14:00PM ARE OUTSIDE OUR CONTROL, BECAUSE WE DON'T HAVE THESE LEASES
12:14:04PM YET, BUT DESIRE TO HAVE THEM.
12:14:07PM BECAUSE SOMETIMES WHEN YOU BUILD A RESTAURANT, YOU COULD BE
12:14:11PM -- YOU COULD BE PAYING THE RESTAURANTEUR A LOT OF MONEY AND
12:14:16PM THE LENDER IS NOT GOING TO ALLOW US TO GIVE THAT MONEY
12:14:20PM WITHOUT CERTAIN UNDERSTANDING OF CREDIT AND OTHER THINGS.

12:14:24PM AND BUILDING THE RESTAURANT, WE HAVE-EXPERIENCE IN THE PAST
12:14:29PM WHERE WE HAVE TO PAY A FOUNDATION FOR A BUILDING ON THE
12:14:31PM CHICAGO RIVER HAND TO DO A TEN-FOOT-THICK CONCRETE MAT.
12:14:36PM WE HAVE DECIDED THAT WE WILL KNOW WHERE THAT KITCHEN OUGHT
12:14:39PM TO GO WITH OUR FREQUENT.
12:14:41PM TURNS OUT WE HAD TO JACKHAMMER IT ALL UP.
12:14:43PM WE HAD REBAR THAT WAS THIS THICK, THAT HAD TO BE REMOVED.
12:14:46PM IT TOOK ABOUT NINE MONTHS TO DO THAT.
12:14:49PM I WOULD RATHER WORK WITH THE PEOPLE AND MAKE SURE THAT IT
12:14:53PM LOOKS THE WAY WE WANT IT TO LOOK.
12:14:57PM >>Mayor McLain: YEAH, YOU HAVE DONE SOME BEAUTIFUL BUILDINGS
12:14:59PM UP IN THE CHICAGO AREA.
12:15:01PM THERE IS A MATTER OF, I GUESS, TRUST IN HERE.
12:15:03PM BUT WE -- AS JIM AND WE HAVE ECHOED.
12:15:10PM OUR TRUST HAS NOT BEEN WELL FILLED IN HERE.
12:15:13PM >> I UNDERSTAND BUT THE ONE GOOD THING, WE HAVE A COMMON
12:15:17PM GOAL.
12:15:17PM THE SAME INCENTIVES TO PERFORM AS YOU WANT US TO PERFORM.
12:15:20PM AND WE WILL DO WHATEVER WE CAN TO GET THAT DONE.
12:15:22PM I JUST DON'T WANT TO SUGGEST THAT WE ARE GOING TO HAVE IT
12:15:26PM DONE BY A DATE CERTAIN.
12:15:28PM IT IS GOING TO GET DONE AS QUICKLY AS WE CAN.
12:15:31PM >>Mayor McLain: STEVE?
12:15:35PM >>Steve Sarkozy: A COMMITMENT TOLL BUILD C-1 AND C-2 WITHIN
12:15:40PM TWO TO THREE YEARS FROM THE C.O. OF THE MAIN PROJECT.
12:15:44PM >> AND THEN WHAT WOULD HAPPEN IF WE WEREN'T ABLE TO DO IT?
12:15:49PM I AM NOT SAYING WE COULDN'T BUILD IT -- IS THERE DRACONIAN
12:15:55PM CONDITIONS, WE CAN'T GET THIS THING FINANCED.
12:15:57PM THAT IS MY CONCERN.
12:15:58PM WANT TO GO.

12:16:00PM >>Mayor McLain: YOU NEED TO STAY UP CLOSER TO THE MICROPHONE
12:16:03PM SO WE CAN STILL RECORD IT.
12:16:06PM >> I DON'T WANT TO CREATE -- FINANCE SOMETHING DIFFICULT
12:16:09PM RIGHT NOW.
12:16:09PM WE ARE HAPPY TO BE WHERE WE AT RIGHT NOW.
12:16:11PM IT IS NOT EASY.
12:16:12PM AND -- YOU KNOW, IT IS OUR BUSINESS, I KNOW, THROUGHOUT THE
12:16:16PM COUNTRY, IT IS VERY DIFFICULT.
12:16:18PM AND WE HAD A BUILDING 50% PRELEASED IN CHARLOTTE, NORTH
12:16:22PM CAROLINA WHICH IS A GREAT MARKET.
12:16:23PM WE COULDN'T GET FINANCING FOR IT.
12:16:25PM THIS WE CAN FINANCE.
12:16:27PM NOW WE CAN FINANCE IT.
12:16:28PM WE JUST WANT TO GO WITH IT.
12:16:30PM AND, YOU KNOW, I DON'T WANT TO IMPOSE CONDITIONS THAT WE
12:16:34PM HAVEN'T SUGGESTED TO THE LENDER AT THIS POINT IN TIME.
12:16:37PM BUT, YOU KNOW, ARE YOU SUGGESTING THAT THERE WOULD BE -- I
12:16:43PM AM NOT EXACTLY SURE --
12:16:46PM >> THEN ROBERT IS GOING TO SUE ME TO MAKE ME BUILD THE
12:16:50PM BUILDING.
12:16:51PM I DON'T WANT TO COME BACK AND SAY PLEASE, RELIEVE US OF THIS
12:16:54PM CONDITION.
12:16:55PM >>Robert Eschenfelder: BUT REALLY YOU ARE OFFERING A SITE
12:16:58PM PLAN THEN THAT SHOULD PROBABLY EXCLUDE C-1 AND C-2 -- NOT
12:17:06PM EXCLUDE IT BUT --
12:17:08PM >> I THINK WHAT YOU DON'T WANT -- AND THERE ARE EXAMPLES IN
12:17:11PM NAPLES.
12:17:12PM I DON'T THINK THE DELAY FOR THIS PROJECT IS ATYPICAL.
12:17:16PM IF YOU LOOK AROUND, I CAN'T TELL YOU HOW MANY PROJECTS I GOT
12:17:20PM APPROVED IN THE LAST THREE YEARS THAT THEY THOUGHT THEY

12:17:24PM HAVEN'T FINANCED.

12:17:25PM AND THEY GOT DELAYED.

12:17:26PM SO THAT IS -- THAT IS JUST THE ECONOMICS OF WHERE WE ARE.

12:17:29PM AND THERE ARE -- THERE ARE PROJECTS WHERE BUILDINGS THAT

12:17:34PM HAVE BEEN BUILT, THAT THEY ARE NO TENANTS IN THOSE SPACES.

12:17:38PM I DON'T THINK THAT HELPS ANYBODY.

12:17:41PM I THINK IT IS WORSE TO HAVE UNOCCUPIED BUILDINGS THAT MAY BE

12:17:46PM PRETTY, BUT UNOCCUPIED BUILDINGS ON THOSE PARCELS, THEN --

12:17:53PM >>Mayor McLain: WE ARE NOT DISAGREEING WITH THAT.

12:17:55PM AS A COMPROMISE.

12:17:56PM I DON'T KNOW THE SQUARE FOOT AND TO THE EN ENTRYWAY.

12:18:03PM YOU SAID NOT THREE YEARS OR FOUR YEARS.

12:18:06PM RATHER THAN HAVING AN EMPTY PAD THERE, WILL YOU AGREE TO

12:18:10PM LANDSCAPE THOSE AREAS UNTIL YOU FIND A TENANT.

12:18:13PM >> THAT -- THAT BE IS FAR EASIER TO DO MAKE SURE YOU ARE NOT

12:18:17PM LOOKING AT VACANT SPACE.

12:18:22PM WE CAN LAND SCAPE AROUND THOSE.

12:18:23PM >>Mayor McLain: PHASE ONE BUILDING THE REST OF THEM OTHER

12:18:26PM THAN THE CHURCH, IF YOU LANDSCAPE THIS APPROPRIATELY AND

12:18:29PM ONCE YOU FIND A TENANT FOR ONE OF THEM YOU TAKE IT OUT, THAT

12:18:32PM WAY WE BOTH HAVE -- YOU GET THE RIGHT TENANT YOU.

12:18:36PM >> DON'T WANT TO LOOK AT A VACANT PIECE OF DIRT WITHOUT ANY

12:18:39PM LANDSCAPE.

12:18:39PM WE UNDERSTAND THAT.

12:18:41PM >>Mayor McLain: I AM GOOD WITH THAT.

12:18:43PM OUR COUNCILMEMBERS CAN MAKE THEIR OWN DECISION.

12:18:46PM BUILDINGS C AND D.

12:18:49PM THERE STORY AS AND DROPPED IT DOWN TO TWO.

12:18:52PM AND MOVE SOME OF THE TENANTS ON THE SECOND AND THE THIRD

12:18:56PM FLOOR INTO THE OTHER BUILDINGS.

12:18:57PM THE PARKING -- YOU KNOW I SAW THE NUMBERS I HAD ON PARKING,
12:19:01PM BUT THERE ARE -- WHATEVER NUMBER OF UNITS YOU HAVE IN -- IN
12:19:05PM -- BE IN C AND D, THE PARKING THEY HAVE IS -- IT COMES AS IT
12:19:11PM GOES IF YOU GO IN THERE AND A FRIDAY NIGHT AND YOU GET HOME
12:19:14PM AT 7:00 AND COMMERCIAL PEOPLE WERE IN LOWER BUILDINGS AND
12:19:17PM GOING TO A RESTAURANT OR BEHAVIOR.
12:19:19PM DO THEY HAVE PRIVATE PARKING ON THE OPEN SPACE HERE?
12:19:23PM >> YEAH, WHAT WE WILL BE DOING, AGAIN, DESIGNATING THE
12:19:27PM COMMERCIAL PARKING AREAS AND SAYING THE -- RESIDENTIAL
12:19:30PM PARKING AREAS YOU ARE LOOKING A IN THE GREEN WILL ACTUALLY
12:19:33PM HAVE SIGNAGE TO STAY RESIDENTIAL PARKING.
12:19:35PM >>Mayor McLain: THAT GREEN PARKING IT FOR --
12:19:38PM >> YES, 36 STALLS, TWO STALLS PER THE 18 UNITS.
12:19:44PM >>Mayor McLain: HOW DO YOU RESTRICT PEOPLE FROM GOING IN
12:19:46PM THERE.
12:19:47PM >> SIGNAGE AND A TOWING COMPANY EITHER USING TAG HANGERS OR
12:19:51PM STICKERS THAT GO IN THERE.
12:19:53PM >>Mayor McLain: THOSE BUILDINGS BEING TWO-STORY.
12:19:56PM NO ELEVATORS INVOLVED?
12:19:58PM >> CORRECT, YES.
12:20:00PM >>Mayor McLain: OTHERS THAT ARE FOUR-LEVEL THEY ALL HAVE --
12:20:03PM THE PRIVATE PARKING UNDERNEATH AND WALK -- YOU CAN GO
12:20:05PM WHEREVER YOU WANT.
12:20:08PM >> ELEVATOR.
12:20:09PM >>Mayor McLain: THERE ARE ELEVATORS IN THOSE BUILDINGS.
12:20:11PM >> YES.
12:20:13PM >>Mayor McLain: YOU KNOW WE REALLY DIDN'T GENT A VERY GOOD
12:20:16PM LOOK AT THE CARPORT.
12:20:17PM MY ORIGINAL -- YOU DID COVER EARLIER TODAY THAT THE CARPORT
12:20:21PM ROOFING MATERIAL WILL BE MATCHING THE EXACT MATERIAL THAT

12:20:25PM YOU ARE PUTTING ON THE BUILDINGS.

12:20:26PM >> THAT'S CORRECT.

12:20:27PM >>Mayor McLain: YOU KNOW MY CONCERN IS -- AND WE HAVE TALKED

12:20:31PM ABOUT IT.

12:20:33PM RUNS BEHIND YOUR PROPERTY TO THE WEST.

12:20:35PM YOU KNOW, I AM NOT 100% SURE, BUT WHAT I WORRY ABOUT IS THAT

12:20:41PM INCREASED PARKING AT THE REAR OF THE WEST END OF YOUR

12:20:44PM PROPERTY IS NOT GOING TO BE AS ATTRACTIVE AS IT WAS WITH THE

12:20:49PM UNDERGROUND PARKING.

12:20:50PM SOME BENEFITS YOU HAVE MADE WITH SOME IN THE FRONT.

12:20:55PM BUT I AM -- I AM -- I AM CONCERNED ABOUT WHAT THOSE -- I

12:21:01PM HAVE SEEN AROUND NAPLES AND ALL SOME PRETTY NICE-LOOKING CAR

12:21:07PM PORTS AND SOME THAT ARE JUST STICKS.

12:21:08PM AND THE PARKING IN THERE WOULD BE A ASSIGNED EACH INDIVIDUAL

12:21:14PM UNIT WILL SAY NUMBER SIX.

12:21:16PM YOU GO TO NUMBER SIX AND ALL THAT.

12:21:17PM I AM A LITTLE CONCERNED ABOUT THE ARCHITECTURE AND THE

12:21:20PM STABILITY OF CAR PORTS OUT THERE.

12:21:22PM AND THE ILLUSTRATION I HAVE SEEN LOOKS A LITTLE SKETCHY

12:21:29PM COMPARED TO EVERYTHING ELSE YOU GOT BUILT IN THERE.

12:21:31PM SO I DON'T KNOW IF YOU CAN IMPROVE THOSE OR --

12:21:37PM >> REALLY OUR INTENT IS TO TRY TO MAKE THEM DISAPPEAR.

12:21:40PM THAT IS WHY THEY ARE SMALLER.

12:21:42PM SMALL MEMBERS.

12:21:44PM THE ROOFS THEMSELVES WE CAN'T MAKE THEM DISAPPEAR BUT TRYING

12:21:47PM TO MAKE THEM MATCH.

12:21:48PM WE HAVE DISCUSSED DO WE WANT TO DO LARGE PILLARS AND MAKE

12:21:51PM THEM STUCCO JUST LIKE THE REST OF IT.

12:21:53PM AND REAL LEGAL WHERE WE GOT TO, WE WOULD RATHER HAVE THESE

12:21:56PM DISAPPEAR RATHER THAN MAKE THEM MORE PRONOUNCED IN THE BACK.

12:22:00PM >> THE CARPORTS ARE THE THREE BLUE OR PURPLE.

12:22:04PM >> CORRECT.

12:22:04PM ANOTHER ROW OF PARKING BEHIND THAT TO THE WEST.

12:22:07PM AND THEN BEYOND THAT IS -- AND THERE IS AN ENHANCED BUFFER

12:22:12PM ALL THE WAY ALONG THAT.

12:22:14PM THE RAIL TRAIL AREA -- THAT -- THAT IS NOTED THERE IN THE --

12:22:23PM THE TOP SIDE OF THE PAGE THERE.

12:22:24PM IF YOU HAVE SPECIFIC QUESTIONS OF THAT LANDSCAPE, CHRISTIAN

12:22:28PM CAN GO INTO MORE DETAIL.

12:22:30PM >>Mayor McLain: YOU PUT ENOUGH UP THERE.

12:22:32PM THAT IS A CONCERN.

12:22:32PM AND BUILDING A.

12:22:34PM YOU KNOW ON YOUR ORIGINAL PROPOSAL.

12:22:37PM YOU LIKED IT THAT BUILDING A AND BUILDING B HAD A COMMON

12:22:43PM AMENITY RIGHT WHERE THE POND AND THE LAKE IS.

12:22:45PM >> WE ACTUALLY STILL DO HAVE THAT.

12:22:47PM THAT IS WHAT IS SHOWN THERE --

12:22:50PM >>Mayor McLain: A SITTING AREA.

12:22:52PM >> YES.

12:22:53PM STILL A BIG LAKE OVERLOOK.

12:22:55PM AND HAS THE TABLES AND FIRE PITS OUT THERETO AND A COMMON

12:23:00PM AMENITY WE ARE BUILDING OUT INTO THAT LAKE THAT IS PLANNING

12:23:08PM AND BEING EXECUTED.

12:23:10PM >>Mayor McLain: I HEARD ABOUT YOUR ZEN GARDEN IN BUILDING A.

12:23:13PM I FEEL I WOULD WANT A SWIMMING POOL.

12:23:17PM >> EVERYBODY HAS DIFFERENT PREFERENCES.

12:23:19PM PEOPLE LIKE THE ACTIVITY AND THE NOISE LEVELS THAT COME

12:23:22PM ALONG WITH HAVING A POOL.

12:23:25PM AND LIKE THE TRANQUILITY.

12:23:31PM >>Mayor McLain: A COMMERCIAL DECISION AND BUSINESS DECISION.

12:23:34PM ARCHITECTURALLY IT LOOKS FINE.

12:23:36PM THE POND -- THE BIG POND IN FRONT, IS THAT EXACTLY THE SAME

12:23:40PM SHAPE THAT WAS ORIGINALLY PROPOSE?

12:23:44PM >> WE WERE ACTUALLY ABLE TO GROW IT SOME.

12:23:48PM IT IS A SIMILAR SHAPE AND WE WERE ABLE TO MOVE THE EDGES

12:23:53PM FURTHER A LITTLE BIT TO INCREASE THE ON-SITE WATER

12:23:58PM RETENTION.

12:23:59PM THAT IS AN IMPROVEMENT THAT OCCURRED.

12:24:01PM AGAIN NOT PROBABLY SIGNIFICANT NOR WILL YOU BE ABLE TO TELL

12:24:06PM THAT WILL FROM ANY OF THESE RENDERING BUT MATTER IN TERMS OF

12:24:11PM ON-SITE WATER RETENTION.

12:24:13PM >> ALL RIGHT, SO, CAN YOU GO TO PAGE -- SLIDE NUMBER 21 AND

12:24:22PM I MAY HAVE LOOKED AT THAT INCORRECTLY INITIALLY AND YOU ARE

12:24:26PM SHOWING C-2 AND C-1.

12:24:29PM >> CORRECT.

12:24:29PM >>Mayor McLain: LITTLE BIT DIFFERENT ARCHITECTURE WHAT I AM

12:24:33PM LOOKING AT HERE.

12:24:33PM ONE HAS GOT THREE ROOF STRUCTURES.

12:24:36PM AND BUILDING C-2 ONLY HAS THE TWO?

12:24:41PM >> THAT'S CORRECT.

12:24:41PM CURRENTLY HOW THESE ARE DESIGNED C-1 IS DESIGNED AS SINGLE

12:24:47PM TENANT.

12:24:47PM C-27 IS DESIGNED FOR FOUR DIFFERENT IN-LINE TENANTS AND THAT

12:24:52PM CAN CONSOLIDATE RIGHT NOW THAT WE HAVE TWO TENANTS THAT WANT

12:24:57PM BIGGER SPACE IN C 2.

12:25:02PM WE JUST DON'T KNOW AT THIS TIME.

12:25:06PM >>Mayor McLain: CAN YOU GO TO -- I DON'T REMEMBER WHAT

12:25:10PM SLIDE, BEEN ON MAIN STREET.

12:25:12PM THE LOWEST PART ON THE PROPOSED.

12:25:15PM I MEAN IT LOOKS STARKLY DIFFERENT THAN.

12:25:20PM >> IT IS AS RENDERING.

12:25:21PM YOU ARE TALKING OF THE COLOR OF THE WINDOWS NOT BEING GLASSY

12:25:24PM -- JUST A RENDERING ISSUE.

12:25:26PM OBVIOUSLY THERE WILL BE LIFE AND ENERGY BEHIND THOSE.

12:25:30PM >>Mayor McLain: I NOTICE YOU HAVE GONE AWAY FROM ARCHED

12:25:33PM ARCHITECTURE TO MORE SQUARED OFF THROUGHOUT -- THROUGHOUT

12:25:37PM THE WHOLE DEVELOPMENT.

12:25:38PM YOU REMOVED ALL.

12:25:41PM >> THERE ARE STILL ARCHES THAT EXIST.

12:25:45PM IF I WANT TO HAVE MARK DESCRIBE THE THOUGHTS ON THAT.

12:25:48PM AND MEANINGFULLY TO BREAK UP FACADE ELEMENTS WITH DIFFERENT

12:25:54PM KINDS OF THINGS.

12:25:55PM DESCRIBE IT PREVIOUSLY SO IT DOESN'T LOOK LIKE ONE LARGE

12:25:59PM MONOLITH.

12:26:00PM SOME ARE SQUARED AND ARCHED.

12:26:02PM IN THE PATTERN BOOK ITSELF, HAVE THE ACTUAL ELEVATIONS THAT

12:26:06PM SHOW MUCH BETTER.

12:26:07PM A LOT THESE ARE COVERED BY TREES AND OTHER THINGS.

12:26:11PM >> I JUST THINK THAT THE ORIGINAL -- EVEN THOUGH IT IS

12:26:13PM THREE-STORY, WHY CHANGE THE ROOF LINE AS DRAMATICALLY AS YOU

12:26:19PM HAVE IN THE ILLUSTRATION OF THE PROPOSED?

12:26:22PM CAN ANYBODY ADDRESS THAT?

12:26:25PM I MEAN --

12:26:26PM >> IT IS VERY SIMILAR.

12:26:27PM I CAN'T SPEAK EXACTLY TO THE -- TO THE SPECIFIC CHANGES.

12:26:31PM I THINK THEY WERE TRYING TO INCORPORATE A COUPLE OF

12:26:37PM DIFFERENT ITEMS.

12:26:37PM >>Mayor McLain: HERE COMES THE EXPERT, GOOD.

12:26:41PM YOU HAVE AWNINGS IN ONE AND NO AWNINGS IN THE OTHER.

12:26:45PM >> ESSENTIALLY WHAT HAPPENED OFFER THE LOWER ON THE

12:26:48PM PREVIOUS, SIX UNITS PER FLOOR FOR A TOTAL OF 12 UNITS IN THE
12:26:52PM BUILDING.
12:26:52PM WHEN WE TOOK THE FLOOR OFF, DOWN TO NINE UNITS IN THAT
12:26:56PM BUILDING AND KIND OF HAD TO RE-JENGA THE FLOOR PLATE THAT
12:27:00PM CHANGED THE ARCHITECTURE OF THE BUILDING.
12:27:02PM THE LONG ARCS ON THE BIGGER BALCONIES, SMALLER UNITS WITH
12:27:06PM SMALLER BALCONIES.
12:27:08PM WITH THE SMALLER UNITS WE WENT IN HERE WITH.
12:27:10PM AND SHOULDN'T SAY THEY ARE NOT MUCH SMALLER, JUST TO PUT
12:27:14PM NINE UNITS IN THE BLAST PLATE WHERE THEY HAVE SIX UNITS AND
12:27:17PM THREE AND FOUR BEDROOMS AND NOW TWOS AND THREES AND GABLE
12:27:22PM WORK TO BREAK THAT BUILDING INTO TWO SIZES.
12:27:25PM IT WAS ARCHITECTURALLY CAPABLE BECAUSE OF THE SMALL SIZE --
12:27:32PM I WILL GET THE MOUSE TO WORK.
12:27:34PM ARCHES IN THE TOWERS HERE AND IN THE TOWERS IN THE BARK.
12:27:37PM WE KEPT SOME OF THE ARCHES AND INTRODUCED SOME OF THE
12:27:46PM GABLES.
12:27:46PM THEY ARE FACING EAST AND WEST AND ON THE MAIN STREET PLAZA
12:27:52PM AND WE TURN THE GABLES TO THE MAIN STREET PLAZA TO BRING
12:27:57PM THAT HUMAN SCALE WITH THE RECONFIGURATION OF THE FLOOR
12:28:01PM PLATE.
12:28:01PM >>Mayor McLain: AS HE LOOK THROUGH THE WHOLE DEVELOPMENT,
12:28:03PM HOW MANY ROOF LINES -- YOU SAID EAST TO WEST.
12:28:10PM THE ONE I AM COLONEL ABOUT IS THE ONE IN THE MIDDLE OF THE
12:28:13PM BUILDING RATHER BEING FOUR-SIDED BUT TWO SIDED.
12:28:17PM YOU LOOK AROUND THE WHOLE DEVELOPMENT AND WILL YOU SEE ANY
12:28:21PM PITCHED ROOFS LIKE THAT BE?
12:28:24PM >> YES, SIR.
12:28:24PM THERE IS ONE ON THE FACE OF THE BUILDING A WHICH WILL BE ON
12:28:28PM THE FACE.

12:28:28PM THE BUILDINGS ARE U-SHAPED ON THE FACE OF EACH U-SHAPED.
12:28:34PM WHEN THE U-SHAPED BUILDING ROLLS AROUND IF WE LOOK AT IT
12:28:38PM FROM THIS PERSPECTIVE, EACH SIDE OF THE U-SHAPED BUILDING
12:28:41PM FROM THE STREETS SHOULD PRESENT ITSELF FROM TWO BUILDINGS.
12:28:44PM WHAT WE HAVE DONE WITH THIS, FOR RECONFIGURING THE PUTTING A
12:28:50PM GABLE ON THE MIDDLE OF THE ONE SIDE FOUR BUILDINGS INSTEAD
12:28:52PM OF TWO.
12:28:52PM TO GIVE YOU MORE OF A SENSE OF A MUSEUM SCALES, MORE
12:28:57PM BUILDING INSTEAD OF THREE MAJOR BUILDINGS.
12:28:59PM OUR INTENT IS TO MAKE IS MORE.
12:29:04PM >>Mayor McLain: PREVIOUS LOOKS MORE STERILE TO ME THAN THE
12:29:10PM PROPOSED.
12:29:10PM I MEAN NOT UNATTRACTIVE BUILDING, BUT IT DOESN'T HAVE THE
12:29:15PM CHARACTER THAT WE HAVE -- OVERALL IT IS A VERY NICE PROJECT,
12:29:22PM BUT THOSE ARE JUST MY COMMENTS IN HERE.
12:29:24PM I WROTE A LOT.
12:29:26PM I GUESS I GOT ALL OF MINE.
12:29:42PM ANYBODY ELSE WITH QUESTIONS?
12:29:45PM >> THANK YOU, MR. MAYOR, A COUPLE MORE QUESTIONS, FOLKS,
12:29:48PM PAGE, IN THE PATTERN BOOK, IT TALKS ABOUT "ANTICIPATED
12:29:52PM CONSTRUCTION MATERIALS."
12:29:54PM THE WORD ANTICIPATED.
12:29:55PM IS THAT INTENTIONALLY FLEXIBLE?
12:30:03PM >> NO, BUILDINGS ARE DESIGNED TO BE CONCRETE HOLLOW PLANK
12:30:07PM WITH CMU INFILL WALLS.
12:30:10PM WE COMMIT TO THAT.
12:30:12PM >> OKAY.
12:30:12PM GETTING BACK TO PHASING.
12:30:14PM THE DONATED PARK, WILL THAT BE PART OF THE FIRST PHASING?
12:30:18PM >> YES.

12:30:18PM >> OKAY, SINCE IT IS A DONATED PARK, I AM SURE IT IS NOT
12:30:21PM GOING TO BE DEEDED PROPERTY TO THE VILLAGE, BUT WE WILL HAVE
12:30:24PM PUBLIC ACCESS, CORRECT?
12:30:27PM >> MY RECOLLECTION IS A PUBLIC ACCESS EASEMENT IS WHAT WE
12:30:31PM ARE DOING, CORRECT.
12:30:32PM I THINK IT ALREADY HAS BEEN APPROVED MY PARTNER WAS LOOKING
12:30:38PM AT THAT.
12:30:38PM >>Mary Gibbs: I THINK IT WAS REVIEWED BY MR.
12:30:54PM ROBERT ESCHENFELDER'S OFFICE.
12:30:55PM >> HAS THERE BEEN A PLAN FOR MA PARK AS OF YET.
12:30:59PM >> YES.
12:30:59PM >> I WONDER IF THE VILLAGE HAD PROVIDED SOME INPUT ON THE
12:31:03PM PARK.
12:31:04PM >> YOU WERE.
12:31:09PM >> THE LAST POINT THAT I THINK THE MARY BROUGHT UP WHEN IT
12:31:13PM CONCERNS PHASING IN OPEN FIELDS OF GENOVA, WILL YOU COMMIT
12:31:17PM THEN TO AT LEAST LANDSCAPING THE OUTSIDE PERIMETER FACING
12:31:20PM CORKSCREW VIA COCONUT IN ADVANCE OF THE PHASING OFF THIS
12:31:27PM PLANNED SO THAT THE COMMUNITY SEES A LUSH EXTERIOR WITH THE
12:31:33PM INTERIOR BEING DEVELOPED.
12:31:34PM DOES THAT MAKE SENSE?
12:31:36PM >>Mayor McLain: YOU ARE TALKING ABOUT C --
12:31:39PM >> ALL THE WAY AROUND THE EXTERIOR PERIMETER.
12:31:41PM THE PARK -- THEY JUST CONFIRMED IT WILL BE PART OF PHASE
12:31:45PM ONE.
12:31:45PM AND THAT ALSO INCLUDES LANDSCAPING.
12:31:50PM >>Mayor McLain: ALL THE WAY AROUND THE PROPERTY.
12:31:52PM >> ALL THE WAY AROUND THE PROPERTY OF LUSH LANDSCAPING
12:31:56PM AROUND COCONUT.
12:31:57PM >> WE ARE IMPROVING IT ALL THE WAY AROUND COCONUT AS PART OF

12:32:01PM THE INITIAL PHASE AND DELIVERY AND INCLUDES THE LANDSCAPING,

12:32:04PM THE SIDEWALK, CURB LINE AND ALL THAT.

12:32:06PM >> JUST SO I KNOW AND MAKE SURE, YOU BASICALLY ARE SAYING --

12:32:18PM YOU BASICALLY WANT ALL THE LANDSCAPING THAT I AM SHOWING IN

12:32:21PM OUR RENDERING TO BE IN PLACE.

12:32:24PM >> YES.

12:32:25PM >> THAT IS PLANNED, CORRECT.

12:32:27PM >> THAT WILL TAKE CARE OF YOUR CONCERN OF THE TWO VACANT

12:32:30PM AREAS FOR FUTURE BUILDINGS BECAUSE THAT LANDSCAPING WILL BE

12:32:33PM THERE.

12:32:33PM >> IT WOULD HELP.

12:32:36PM THANK YOU.

12:32:37PM >>Lori Fayhee: THE IRRIGATION AND EVERYTHING --

12:32:46PM >>Clerk: COUNCIL MEMBER FAYHEE, YOU HAVE TO TALK IN THE MIC.

12:32:51PM >>Lori Fayhee: WILL THAT LIMIT THEIR ABILITY FOR

12:32:55PM CONSTRUCTION IF YOU HAVE IRRIGATION AND ALL THE PLANTING AND

12:32:59PM EVERYTHING TAKEN CARE OF.

12:33:01PM >> ACTUALLY WHAT WE WILL BE ACCESSING IS THROUGH THE BACK

12:33:03PM SIDE.

12:33:04PM NOT FROM THE STREET SIDE TO ACTUALLY CONSTRUCT THIS.

12:33:07PM >>Lori Fayhee: OKAY.

12:33:08PM >>Mayor McLain: DOES THE PARK FLOW RIGHT INTO THE PROPERTY?

12:33:13PM OR THERE A FENCE AT THE END OF THE PARK?

12:33:17PM >> THERE IS NO FENCE.

12:33:17PM >>Mayor McLain: NO FENCE.

12:33:18PM SO YOU CAN TAKE IT CAN RIGHT IN THERE.

12:33:22PM OKAY.

12:33:23PM ANY OTHER QUESTIONS?

12:33:34PM SO ,I GUESS, WE ARE LOOKING FOR A MOTION.

12:33:36PM >>Nancy Stroud: WE HAVE TO TAKE PUBLIC COMMENTS.

12:33:38PM >>Mayor McLain: DO WE HAVE ANY PUBLIC COMMENT.

12:33:40PM >>Nancy Stroud: NO PUBLIC COMMENT OR E-COMMENTS.

12:33:50PM IF YOU OPEN UP THE PUBLIC HEARING AND CLOSE IT SO WE CROSS

12:33:56PM ALL OF OUR Ts.

12:33:57PM OPEN UP THE PUBLIC HEARING AND IF THERE IS NO PUBLIC, WE

12:34:02PM WILL CLOSE IT.

12:34:02PM >>Mayor McLain: SO THE MOTION WE ARE GOING TO PUT FORWARD

12:34:06PM NEEDS TO INCLUDE -- DOES IT NEED TO HAVE THE LANGUAGE THAT

12:34:10PM TALKS ABOUT C- AND C-2.

12:34:12PM >>Nancy Stroud: YES, I WILL BE PREPARED TO READ WHAT I HEARD THE

12:34:16PM COUNCIL DISCUSS FOR THE RECORD.

12:34:18PM >>Mayor McLain: I THINK WE ARE READY FOR THAT.

12:34:20PM YOU ARE GOING TO READ THE PROPOSED MOTION?

12:34:23PM >>Nancy Stroud: OPEN UP THE PUBLIC HEARING AND CLOSE IT.

12:34:25PM AND THEN WE CAN HAVE A MOTION.

12:34:26PM >>Mayor McLain: ALL RIGHT, SO LET ME MAKE SURE I GOT THIS

12:34:34PM HERE.

12:34:34PM NO CROSS-EXAMINATION.

12:34:36PM >>Mayor McLain: NO ADDITIONAL QUESTIONS?

12:34:40PM >>Nancy Stroud: NO CROSS-EXAMINATION NEEDED.

12:34:42PM >>Mary Gibbs: DID WE OPEN UP THE PUBLIC --

12:34:46PM >> I WILL WAIT -- CAN I JUST STAND HERE FOR THE COMMITMENTS

12:34:50PM TO MAKE SURE THEY ARE RIGHT.

12:34:51PM I THINK WE DISCUSSED EVERYTHING.

12:34:52PM I DIDN'T FEEL -- THERE IS NO PUBLIC TO SPEAK TO REBUT, SO I

12:34:57PM THINK I AM OKAY.

12:34:58PM >>Mayor McLain: SO WE ARE READY FOR A MOTION.

12:35:04PM >>Clerk: I AM READY FOR YOU TO OPEN UP THE PUBLIC HEARING.

12:35:07PM >>Mayor McLain: OPEN UP THE PUBLIC HEARING NOW.

12:35:12PM >>Clerk: NO PUBLIC TO BE HEARD, SO WE WILL CLOSE IT.

12:35:15PM >>Mayor McLain: I WILL CLOSE THE PUBLIC HEARING.

12:35:17PM >>Clerk: REBUTTAL IF YOU WOULD LIKE.

12:35:21PM >> I DON'T THINK WE HAVE ANY REBUTTAL.

12:35:23PM I THINK THIS HAS BEEN A COLLABORATIVE EFFORT.

12:35:25PM >>Mayor McLain: GOOD.

12:35:27PM NOW REMEMBER READY FOR A MOTION

12:35:32PM >>Nancy Stroud: OKAY.

12:35:33PM I WILL READ TO YOU WHAT I THINK I HEARD ON THE CHANGES TO

12:35:37PM THE CONDITIONS.

12:35:37PM AND THEY ARE ON PAGE 7 OF THE ORDINANCE, UNDER "PROJECT

12:35:44PM PHASING," PARAGRAPH 14, I THINK WHAT I HEARD WAS THAT

12:35:53PM PHASING WILL IS AS FOLLOWS.

12:35:58PM COMMERCIAL BEING C AND D WILL BE BUILT IN THE SAME PHASE AS

12:36:03PM THE TWO RESIDENTIAL BUILDINGS.

12:36:04PM >> THREE RESIDENTIAL BUILDINGS.

12:36:06PM THERE ARE THREE RESIDENTIAL BUILDINGS.

12:36:10PM >>Nancy Stroud: YOU ARE NOT DOING THE RESIDENTIAL BUILDINGS UNTIL

12:36:12PM YOU COMPLETED THE COMMERCIAL --

12:36:15PM >> NO, WE ARE BUILDING THE THREE COMMERCIAL -- THE THREE

12:36:19PM RESIDENTIAL BUILDINGS AND THE TWO BUILDINGS C AND D THEY

12:36:24PM BELIEVE THEY ARE IN THE FIRST PHASE.

12:36:26PM >>Nancy Stroud: YOU AREN'T BUILDING THE THIRD RESIDENTIAL

12:36:28PM UNTIL YOU HAVE LEASED AND OCCUPIED?

12:36:31PM >> WE ARE ALL THREE RESIDENTIAL BUILDINGS AND THE TWO

12:36:35PM MIXED-USE BUILDINGS IN THE FIRST PHASE.

12:36:37PM >>Mary Gibbs: THEY JUST DON'T GET A CC.

12:36:40PM >> WE HAVE OCCUPY --

12:36:43PM >>Nancy Stroud: THE CERTIFICATE OF COMPLIANCE WON'T BE ISSUED FOR

12:36:46PM THE THIRD RESIDENTIAL BUILDING.

12:36:47PM OKAY.

12:36:48PM SO COMMERCIAL BUILDING C AND D WILL BE BUILT IN THE SAME

12:36:54PM PHASE THE THREE RESIDENTIAL BUILDINGS.

12:36:58PM THAT WILL BE AN ADDITIONAL CONDITION.

12:37:00PM PRESENTLY IT SAYS COMMERCIAL RESIDENTIAL BUILDING C AND D

12:37:08PM CONTAINING APPROXIMATELY 17,000 SQUARE FEET OF GROUND FLOOR

12:37:11PM COMMERCIAL SPACE.

12:37:12PM PARK DONATION AND ONE PUBLIC AMEN TEE WILL HE RECEIVE A

12:37:17PM CERTIFICATE OF COMPLIANCE PRIOR TO THE SECOND RESIDENTIAL

12:37:20PM ONLY BUILDING.

12:37:21PM BUT WHAT I HEARD IS THAT YOU WANT THE PARK DONATION AND THE

12:37:28PM CONSTRUCTION OF THE LINEAR PARK AROUND THE PROJECT

12:37:34PM PERIMETER.

12:37:35PM CORRECT IN.

12:37:36PM >> YES, NANCY, I BELIEVE THAT INCLUDES THE LANDSCAPING I

12:37:40PM ADDRESSED EARLIER.

12:37:42PM >>Nancy Stroud: THAT WILL BE PRIOR TO THE ISSUANCE OF

12:37:45PM COMPLIANCE.

12:37:45PM CERTIFICATE OF COMPLIANCE FOR THE SECOND RESIDENTIA

12:37:49PM BUILDING.

12:37:49PM >> I MISSED WHAT YOU WERE JUST TALKING ABOUT.

12:37:51PM LET ME MAKE SURE WE ARE ALL CLEAR ON THE PHASING BECAUSE

12:37:55PM RICHARD WANTS TO MAKE IT CLEAR.

12:37:56PM IF WE -- IF WE HAVE THE TWO COMMERCIAL BUILDINGS, THE MIXED

12:38:02PM USE BUILDINGS FULLY OCCUPIED COMMERCIALLY WE WANT THE

12:38:08PM ABILITY TO GET A C.O. OF THE RESIDENTIAL BUILDINGS

12:38:12PM SEQUENTIALLY AND HOW WE ARE RUNNING IT, CORRECT?

12:38:16PM >>Nancy Stroud: EXISTING PHASING.

12:38:17PM AND THEN THE AREA SET ASIDE FOR C-1 AND C-2 AND THE CHURCH

12:38:28PM BUILDINGS WILL BE LANDSCAPED AS APPROVED BY DEVELOPMENT

12:38:31PM ORDER UNTIL THE CONSTRUCTION OF THOSE BUILDINGS.

12:38:33PM >> CORRECT.

12:38:37PM >> INCLUDING THE PARK ALONG CORKSCREW AND VIA COCONUT.

12:38:42PM SO THE PERIMETER OF THE PROJECT WILL BE LANDSCAPED IS WHAT I

12:38:47PM BELIEVE THEY AGREED TO.

12:38:47PM >> RIGHT.

12:38:49PM >>Mayor McLain: BUILDING C-1 AND C-2 WILL BE LANDSCAPED.

12:38:54PM >>Nancy Stroud: BUILDING C-1 AND C-2 AND THE CHURCH --

12:38:58PM >>Mary Gibbs: THAT IS BUILDING F.

12:39:00PM I WASN'T SURE BUT JUST ASKING THE QUESTION.

12:39:08PM >>Mayor McLain: LET'S SEE THE CHURCH IS GOING TO BE I THINK

12:39:13PM YOU CAN COME THE AREA AND NOT BE FULLY LANDSCAPED I DON'T

12:39:17PM BELIEVE.

12:39:18PM YOU CAN DO SOMETHING IF IT IS NOT GOING TO BE BUILT FOR A

12:39:20PM WHILE BECAUSE IT IS RIGHT ON VIA COCONUT.

12:39:25PM I WAS THINKING IT WAS OFF BUT IT IS A NARROW STRIP.

12:39:31PM >> I BELIEVE WE HAD THE DISCUSSION EARLIER LANDSCAPE THE

12:39:34PM PERIMETER OF THE DEVELOPMENT THAT INCLUDES THE PROPOSED

12:39:37PM CHURCH AREA.

12:39:38PM >> THAT WAS MY UNDERSTANDING.

12:39:39PM >> YES.

12:39:40PM THE LANDSCAPING ALONG THE ROAD WILL BE PLACE.

12:39:46PM >>Nancy Stroud: WE WILL TAKE OUT THE CHURCH BECAUSE IT WILL

12:39:49PM BE DONE IN THE PERIMETER LANDSCAPING.

12:39:51PM >> FOR CLARIFICATION.

12:39:55PM WE -- WE WOULD TYPICALLY DELIVER ONE BUILDING AT A TIME AND

12:40:01PM I WANT TO CLARIFY THAT WHAT WE ARE SAYING IS WE WILL DELIVER

12:40:07PM THE TWO COMMERCIAL MIXED USE BUILDINGS FIRST AND DELIVER THE

12:40:11PM RESIDENTIAL BUILDINGS AFTER THAT.

12:40:12PM BUT I WANTED TO BE CLEAR THAT WE CAN DO WHAT WE CALL PHASED

12:40:19PM OCCUPANCY TO DELIVER THOSE MIXED USE BUILDINGS AND GET

12:40:21PM CERTIFICATES OF OCCUPANCY AND DELIVER A RESIDENTIAL BUILDING
12:40:25PM AND A SECOND AND A THIRD BECAUSE WE DON'T WANT A SITUATION
12:40:27PM WHERE WE HAVE TO COMPLETE EVERYTHING 100% BEFORE WE GET OUR
12:40:32PM FIRST CERTIFICATE OF OCCUPANCY.
12:40:34PM WE ARE COMMITTED TO BUILDING THE COMMERCIAL MIXED USE
12:40:37PM BUILDINGS FIRST AND THEN THE RESIDENTIAL BUILDINGS WILL BE
12:40:40PM DELIVERED AFTER THAT.
12:40:41PM OKAY, THANK YOU.
12:40:42PM >>Mayor McLain: A TIME SEQUENCE ON THAT?
12:40:47PM >> EACH ONE -- EACH ONE DELIVERS TWO MONTHS AFTER THE FIRST
12:40:50PM ONE.
12:40:51PM >>Mayor McLain: BECAUSE OF CONSTRUCTION?
12:40:55PM >> BECAUSE OF BASIC CONSTRUCTION.
12:40:57PM WE CAN'T DELIVER IT ALL AT THE SAME TIME.
12:40:58PM >>Nancy Stroud: THOSE ARE THE ADDITIONAL CONDITIONS THAT I
12:41:04PM HEARD THE COUNCIL SPEAK ABOUT.
12:41:06PM >>Mayor McLain: C- AND C-2 WILL BE LANDSCAPED.
12:41:10PM PART OF WHAT YOU GOT.
12:41:12PM ONE OTHER ITEM IN THE DEVELOPMENT ORDER AND THIS -- MARY,
12:41:15PM PROPERLY THIS APPLIES MORE TO YOU INDICATED THE CARPORTS.
12:41:22PM YOU WANT TO MAKE THEM INVISIBLE.
12:41:24PM THEY ARE NEVER GOING TO BE INVISIBLE OR LESS INVISIBLE.
12:41:28PM TO LOOK AT -- MAYBE YOU AND YOUR STAFF CAN LOOK AND WORK
12:41:32PM WITH THE DEVELOPER ABOUT HOW TO MAKE THEM MORE ATTRACTIVE
12:41:37PM THAN WHAT I HAVE SEEN IN HERE TO MAYBE MATCH BETTER.
12:41:41PM ALL I SEE HERE IS A BUNCH OF ROOF IN THREE DIFFERENT
12:41:43PM LOCATIONS.
12:41:44PM THERE MUST BE SOMETHING YOU CAN DO THAT -- ON THE LOWER
12:41:47PM LEVEL BEFORE YOU GET TO THE ROOF.
12:41:48PM MAYBE DO SOMETHING IN THERE.

12:41:50PM AND I AM NOT AN ARCHITECT, BUT IT SEEMS A LITTLE BARREN FOR

12:41:54PM ME.

12:41:54PM >>Mary Gibbs: I THINK WHEN THEY COME IN FOR THE DEVELOPMENT

12:41:57PM ORDER AMENDMENT, WE CAN LOOK AT SOME LITTLE ENHANCEMENT.

12:42:02PM >>Mayor McLain: OKAY, GOOD.

12:42:04PM I THINK YOU PUT THAT ALL IN THE MOTION.

12:42:06PM THIS.

12:42:10PM >>Nancy Stroud: YES.

12:42:14PM >>Mayor McLain: DO WE NEED TO REWRITE THAT OR READY TO TAKE

12:42:17PM THE VOTE ON THIS.

12:42:18PM >>Mary Gibbs: I THINK IF WE ADD SOME LANGUAGE THAT SAYS --

12:42:21PM WAS PART OF THE DEVELOPMENT ORDER REVIEW.

12:42:24PM STAFF WILL LOOK AT THE CARPORTS, YOU KNOW, FOR -- TO ENSURE

12:42:30PM THAT THEY BLEND IN WITH THE -- THEY BLEND IN BETTER OR

12:42:35PM SOMETHING.

12:42:35PM >>Mayor McLain: ANYBODY WANT TO MAKE A MOTION?

12:42:40PM JIM?

12:42:44PM YOU WANT TO MAKE A MOTION?

12:42:46PM HE HAS A MOTION.

12:42:46PM >>Jim Ward: A MOTION.

12:42:48PM >>Rafael Lopez: SECOND.

12:42:49PM >>Mayor McLain: COUNCIL LOPEZ HAS SECONDED THE MOTION.

12:42:54PM >>Larry Fiesel: AYE.

12:42:55PM >>Lori Fayhee: AYE.

12:42:57PM >>Rafael Lopez: AYE.

12:43:00PM >>Jim Ward: AYE.

12:43:02PM >>George Zalucki: AYE.

12:43:03PM >>Vice-Mayor Ribble: AYE.

12:43:05PM >>Mayor McLain: AYE.

12:43:06PM THANK YOU, ALL.

12:43:09PM NEXT ON THE AGENDA -- IT IS GETTING LATE.

12:43:15PM QUARTER TO 1:00 BELIEVE IT OR NOT.

12:43:18PM WE HAVE BEEN HAVING SO MUCH FUN.

12:43:19PM LET'S DO COUNCIL COMMUNICATION.

12:43:21PM LET'S START WITH GEORGE.

12:43:23PM >>George Zalucki: THANK YOU, MAYOR.

12:43:25PM LET'S GET A LITTLE CATCH-UP.

12:43:31PM NOTHING TO REPORT BUT ESTERO.

12:43:40PM MARCH 15, 2025.

12:43:43PM WE HAVE OUR FIRST MEETING AND TALK ABOUT THE VETERANS.

12:43:47PM WE WILL TALK ABOUT THAT.

12:43:48PM WE STILL NEED A FEW CARS FOR THE CAR DISPLAY.

12:43:51PM AMERICAN -- AMERICAN CAR DISPLAY.

12:43:54PM SHOOT ME IF YOU HAVE AN AMERICAN CAR THAT YOU WOULD LIKE TO

12:43:57PM DISPLAY AND MAKING GREAT PROGRESS.

12:44:03PM AS YOU KNOW FROM THE EX-OFFICIO.

12:44:06PM WE HAVE A COUPLE OF MEETINGS AT THE ESTERO FOUNDATION OVER

12:44:10PM THE LAST WEEK AND A HALF AND THAT ORGANIZATION IS MOVING

12:44:13PM FORWARD IN A POSITIVE WAY AND GETTING A RELATIONSHIP WITH

12:44:15PM THE VILLAGE ON FUTURE PROJECTS.

12:44:17PM AND I WANTED TO UPDATE THE COUNCIL ON THAT.

12:44:20PM LASTLY, I HAVE GONE ABLE TO ATTEND -- I WAS UNFORTUNATELY

12:44:25PM UNABLE TO ATTEND THE HONOR FLIGHT ON SATURDAY BECAUSE I

12:44:28PM COMMITTED TO GOING TO ANTONIO'S AT ARTS BONITA.

12:44:32PM A GREAT PRESENTATION, MUSICAL PRESENTATION OF FLORIDA

12:44:35PM HISTORY.

12:44:36PM IT WAS VERY INTERESTING AND I AM THE COMMUNITY LIAISON FOR

12:44:45PM THAT ORGANIZATION.

12:44:45PM AND ENCOURAGE OUR COUNCIL AND VILLAGE RESIDENT TO LOOK AT

12:44:49PM THE SCHEDULE FOR ARTS BONITA.

12:44:51PM A LOT OF GREAT SHOWS.

12:44:52PM AND ARTS FROGS LEARN HOW TO PAINT.

12:44:54PM MAKE CLAY STATUES.

12:44:56PM IT IS A FANTASTIC ORGANIZATION.

12:44:59PM AND AVAILABLE FOR OUR RESIDENTS.

12:45:01PM WE ARE WORKING IN COOPERATION WITH BONITA ON THIS.

12:45:05PM MR. MAYOR, THAT'S ALL I HAVE.

12:45:07PM >>Jim Ward: REAL QUICK THE ESTERO HISTORICAL SOCIETY IS

12:45:12PM HAVING A YARD SALE ON SATURDAY AT THE -- AT THE SCHOOLHOUSE

12:45:15PM AREA.

12:45:15PM AND THE COMMUNITY PARK.

12:45:17PM SO I THINK IT STARTS SOMEWHERE AROUND 9:00 IN THE MORNING IF

12:45:22PM YOU HAVE AN OPPORTUNITY TO GET OVER THERE IS A GREAT EVENT.

12:45:25PM THANK YOU.

12:45:26PM >> AS GEORGE MENTIONED, THE HONOR FLIGHT.

12:45:33PM MISSION 87.

12:45:34PM TOOK 81 WORLD WAR II AND KOREAN WAR AND VIETNAM VETERAN

12:45:40PM VETERANS TO D.C. AND BROUGHT THEM BACK.

12:45:42PM PROUD TO SAY WE HAD PROPOSAL 2500 PEOPLE WAITING RHW TO

12:45:50PM GREET THESE VETERANS.

12:45:51PM GREAT TO SEE THE COMMUNITY COME TOGETHER AND GREET THEM.

12:45:55PM AND THE BEST THING YOU SEE THERE ARE THE LITTLE KIDS HOLDING

12:45:59PM SIGNS THANKING THEM FOR THEIR SERVICE.

12:46:01PM ANYWAY, THAT'S ALL I WANT TO SAY ABOUT THAT.

12:46:04PM BUT WE ARE -- WE DO HAVE OUR -- WE HAVE OUR VILLAGE OF

12:46:09PM ESTERO VETERANS DAY EVENT ON NOVEMBER 9 FROM 10 A.M. TO 11

12:46:14PM -- FROM 10 A.M. TO 1 P.M., THANKS.

12:46:17PM AND -- AND I DON'T KNOW WHY I AM NERVOUS AFTER THIS CRAZY

12:46:22PM YEAR.

12:46:22PM BUT WE WILL HAVE -- WE WILL HAVE A NEW ENTERTAINMENT GROUP

12:46:27PM COMING IN TO ENTERTAIN US.

12:46:30PM WE WILL BEING TO A LOT OF DIFFERENT THINGS.

12:46:31PM NOT JUST ONE THING.

12:46:32PM IT IS REALLY GOING TO BE ENTERTAINING AND INVOLVE A LOT OF

12:46:37PM YOUTH IN THE COMMUNITY.

12:46:37PM AND YOU GUYS ARE GOING TO LOVE THE EVENT.

12:46:40PM THANK YOU.

12:46:40PM >> NOTHING, TODAY.

12:46:49PM >>THE ONLY THING TO SAY I WILL BE MISSING THE OCTOBER 16

12:46:52PM MEETING.

12:46:52PM GOING NORTH.

12:46:53PM MY WIFE WANTS TO ATTEND OUR GREAT GRANDSON'S SECOND

12:46:58PM BIRTHDAY.

12:46:58PM WE WENT TO HIS FIRST BIRTHDAY AND I MISSED THAT MEETING, BUT

12:47:03PM I WILL NOT BE HERE.

12:47:04PM >>Vice-Mayor Ribble: I HAVE NOTHING TODAY, MAYOR.

12:47:05PM >>Mayor McLain: I AM GOING TO CUT IT SHORT AND SAY NOTHING

12:47:09PM EITHER.

12:47:09PM ROB, AN ATTORNEY'S POINT.

12:47:12PM >>Robert Eschenfelder: NOTHING.

12:47:13PM >>Mayor McLain: LOOKING FOR A MOTION TO ADJOURN.

12:47:19PM >>Larry Fiesel: MOTION.

12:47:21PM >>Rafael Lopez: SECOND.

12:47:22PM >> IF YOU HAND THIS OVER -- THE PATTERN BOOK.

12:47:29PM >>Mayor McLain: WE DON'T NEED TO KEEP THE ONE WE JUST

12:47:32PM APPROVED.

12:47:32PM LEAVE THAT NOR YOU?

12:47:34PM >> MARY, WHAT --

12:47:36PM >> WE WILL TAKE ALL THE PATTERN BOOKS BACK, PLEASE.

12:47:38PM MARY I WILL LEAVE THEM ON THE DESK.

12:47:41PM >> LEAVE THEM THERE AND I WILL GRAB THEM.

12:47:43PM THANKS.

DISCLAIMER:

THIS FILE REPRESENTS AN UNEDITED VERSION OF REALTIME

CAPTIONING WHICH SHOULD NEITHER BE RELIED UPON FOR COMPLETE

ACCURACY NOR USED AS A VERBATIM TRANSCRIPT.

ANY PERSON WHO NEEDS A VERBATIM TRANSCRIPT OF THE

PROCEEDINGS MAY NEED TO HIRE A COURT REPORTER.

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

DRAFT MINUTES

VILLAGE COUNCIL BUDGET AND SPECIAL MEETING

Village of Estero Council Chambers
9401 Corkscrew Palms Circle
Estero, FL 33928

September 18, 2024 5:05 p.m.

1. CALL TO ORDER

INVOCATION

Father Tony Gilborges Our Lady of Light

PLEDGE OF ALLEGIANCE

ROLL CALL

Mayor Jon McLain - District 3, Vice Mayor Joanne Ribble - District 1, Councilmember Larry Fiesel - District 2, Councilmember Lori Fayhee – District 4, Councilmember Rafael Lopez - District 5, Councilmember Jim Ward - District 6, and Councilmember George Zalucki - District 7.

Also present
Village Manager Steve Sarkozy, Village Attorney Robert Eschenfelder, Community Development Director Mary Gibbs, Public Works Director David Willems, Finance Director Kevin Greenville, Deputy Village Clerk Tammy Duran, and Village Clerk Carol Sacco.

2. PUBLIC BUDGET HEARINGS

(a) Resolution No. 2024-18 Adopting Final Millage Rate for Ad Valorem Taxes

A Resolution of the Village Council of the Village of Estero, Lee County, Florida, Adopting the Final Millage Rate for the Levying of Ad Valorem Taxes for the Village of Estero, Lee County, Florida, for Fiscal Year 2024-2025; and Providing an Effective Date.

Staff Presentation/Comments
Steve Sarkozy, Village Manager

Council Questions or Comments
Councilmembers Ward, Zalucki, Fiesel, Fayhee, Lopez, Vice Mayor Ribble, and Mayor McLain.

Public Comments
None.

Motion: Motion to adopt Resolution No. 2024-18 with the Mill rate 0.7300.

Motion by: Vice Mayor Ribble
Seconded by: Councilmember Fayhee

Action: Adopted Resolution No. 2024-18 with the Mill rate 0.7300.

Vote: (Roll Call)
Aye: Councilmembers Fiesel, Fayhee, Lopez, Ward, Zalucki, Vice Mayor Ribble, and Mayor McLain.
Nay:
Abstentions:

(b) Resolution No. 2024-19 Adopting Final Budget FY 2024/2025

A Resolution of the Village of Estero, Lee County, Florida, Adopting the Final Budget for Fiscal Year 2024-2025; and Providing an Effective Date.

Staff Presentation/Comments
Steve Sarkozy, Village Manager
Robert Eschenfelder, Village Attorney

Council Questions or Comments
Councilmembers Zalucki, Ward, Lopez, Fayhee, Fiesel, Vice Mayor Ribble, and Mayor McLain.

Public Comments
Robert Whitehead, Old Estero
Patty Whitehead, Old Estero

Motion: Motion to approve a Premier Membership of $649 to the Estero Chamber of Commerce.

Motion by: Vice Mayor Ribble
Seconded by: Councilmember Fayhee

Action: Approved a Premier Membership of $649 to the Estero Chamber of Commerce.

Vote: (Roll Call)
Aye: Councilmembers Fiesel, Fayhee, Lopez, Zalucki, Vice Mayor Ribble, and Mayor McLain.
Nay:
Abstentions: Councilmember Ward

Motion: Motion to adopt Resolution No. 2024-19.

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Motion by: Councilmember Zalucki
Seconded by: Councilmember Fiesel

Action: Adopted Resolution No. 2024-19.

Vote: (Roll Call)
Aye: Councilmembers Fiesel, Fayhee, Lopez, Ward, Zalucki, Vice Mayor Ribble, and Mayor McLain.
Nay:
Abstentions:

3. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS

Motion: Motion to approve agenda.

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Motion by: Councilmember Fiesel
Seconded by: Councilmember Lopez

Action: Approved agenda.

Vote: (Roll Call)
Aye: Councilmembers Fiesel, Fayhee, Lopez, Ward, Zalucki, Vice Mayor Ribble, and Mayor McLain.
Nay:
Abstentions:

4. PUBLIC COMMENT ON NON-AGENDA ITEMS

Patty Whitehead, Old Estero

5. CONSENT AGENDA

(a) September 11, 2024 Village Council Meeting Minutes
(b) Resolution No. 2024-20 a Resolution of the Village Council of the Village of Estero, Lee County, Florida, Establishing Meeting Dates, Time, and Location for Meetings of the Village of Estero Council for 2025; and Providing an Effective Date.
(c) Financial Report for Month ended May 2024

Motion: Motion to approve consent agenda.

.

Motion by: Councilmember Fayhee
Seconded by: Councilmember Ward

Action: Approved consent agenda.

Vote: (Roll Call)
Aye: Councilmembers Fiesel, Fayhee, Lopez, Ward, Zalucki, Vice Mayor Ribble, and Mayor McLain.
Nay:
Abstentions:

6. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA
None.

7. FIRST READING

(a) First Reading of Zoning Ordinance No. 2024-11 Via Coconut

An Ordinance of the Village Council of the Village of Estero, Florida, Approving with Conditions an Amendment to the Estero Planned Development (EPD) for a 20-acre Parcel on the West Side of Via Coconut, South of Corkscrew Road; Providing for Severability; and Providing an Effective Date

Staff Presentation/Comments
Steve Sarkozy, Village Manager
Mary Gibbs, Community Development Director

Council Questions or Comments
Councilmembers Zalucki, Fiesel, Vice Mayor Ribble, and Mayor McLain.

Public Comments
None.

Motion: Motion to pass first reading and schedule second reading for October 2, 2024.

Motion by: Councilmember Fiesel
Seconded by: Councilmember Lopez

Action: Passed first reading and schedule second reading for October 2, 2024.

Vote: (Roll Call)
Aye: Councilmembers Fiesel, Fayhee, Lopez, Ward, Zalucki, Vice Mayor Ribble, and Mayor McLain.
Nay:
Abstentions:

8. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS

Councilmember Fayhee, Vice Mayor Ribble and Mayor McLain.

Consensus to create a plaque for Don Eslick.

9. VILLAGE ATTORNEY'S REPORT

Robert Eschenfelder, Village Attorney No Report

10. VILLAGE MANAGER'S REPORT

No Report

Adjourn Regular Session at 6:17 pm and Convene Workshop Items at 6:17 pm.

11. WORKSHOP

(a) Brooks/Three Oaks Parkway Update

Staff Presentation/Comments
Steve Sarkozy, Village Manager
David Willems, Public Works Director

Council Questions or Comments
Councilmembers Zalucki, Fiesel, Lopez, and Mayor McLain.

Public Comments
None.

12. ADJOURNMENT at 6:25 pm

Motion by Councilmember Fiesel and seconded by Councilmember Lopez.

ATTEST: VILLAGE OF ESTERO, FLORIDA

By: _____ By: _____

Carol Sacco, CMC, Village Clerk Jon McLain, Mayor

(td/CS)
For an official copy of the signed minutes, please submit a Public Record Request.

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

LAST NAME—FIRST NAME—MIDDLE NAME	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE
Ward Jim	Village Council
MAILING ADDRESS 9401 Corkscrew Palms Circle	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY
CITY: Estero COUNTY: Lee	NAME OF POLITICAL SUBDIVISION: Village of Estero
DATE ON WHICH VOTE OCCURRED September 18, 2024	MY POSITION IS: ☑ ELECTIVE ☐ APPOINTIVE

WHO MUST FILE FORM 8B

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

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

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

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

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

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

ELECTED OFFICERS:

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

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

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

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

APPOINTED OFFICERS:

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

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

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

APPOINTED OFFICERS (continued)

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

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

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

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Jim Ward, hereby disclose that on September 18, 20 24:

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

☐ inured to my special private gain or loss;

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

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

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

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

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows: Board of Directors Liasion for Greater Estero Chamber of Commerce Conflict of Interest

9/18/24
Date Filed

Signature

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

CE FORM 8B - EFF. 1/2000

PAGE 2

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
October 2, 2024

Agenda Item:

Estero Sports Park Design Services Contract - RFP 100424

Motion to approve Contract 24025 in the amount of $321,990 with Perez Planning + Design LLC to prepare schematic plan and design guidelines for the Estero Sports Park.

Approve a $32,000 contingency for additional service that may be required to complete the project.

Authorize the Village Manager to sign the contract and other additional implementing documents within the scope of the contract on behalf of the Village of Estero Council, and to approve and execute any subsequent amendments which do not require an increase in the not to exceed budget (with contingency).

Background:

The Village of Estero Parks, Recreation, and Open Space Master Plan recommended the creation of an active sports park around Estero High School. Consistent with this recommendation, the Village of Estero has worked to assemble approximately 100 acres of property which includes, 21.0 acres of Village owned property, 52.8 acres of School District of Lee County property which has been leased to the Village and approximately 25.5 acres of property currently owned by Lee County, which is expected to be purchased by the Village within the next few months. A map of these properties is attached.

On July 2, 2024, the Village of Estero Issued RFQ 100424 for Design Services for Sports Park Campus. Seven well qualified firms submitted their qualifications. On August 27, 2024 the Village's evaluations committee shortlisted four firms, PBK, Osports, Perez Planning + Design, and Saltz Michelson Architects for presentation on September 4, 2024. During the presentation each firm presented their responses to a list of questions and provided additional details at to why they are the most qualified firm. The selection committee ranked the firms as follows:

1. Perez Planning + Design, LLC
2. PBK
3. Osports

4. Saltz Michelson

Village Council approved these rankings at the September 11, 2024, meeting and authorized the Village Manager to negotiate with the top ranked firm.

Description:

Village Staff has completed negotiations with Perez Planning + Design, LLC and is recommending approval of the attached contract to provide the following services.

1. Master Plan – Prepare a master plan for the sports park, including coordination with surrounding properties. The Master Plan will be presented to Village Staff, Village Council and the public to obtain input.
2. Village Council Meetings – Meet with Village Council members (one on one and at Council meeting) four times to gain input and present the final concept at the December 4, 2024, Council meeting.
3. Public Meetings – Hold two public meetings at the Estero Rec. Center.
4. Financial Forecasts – Prepare financial forecasts for the project.
5. Design Guidelines – Prepare overall project guidelines to include site layout, building design concepts, hardscape designs and landscape designs.
6. Pattern Book – Prepare a pattern book that summarizes the project's design guidelines.
7. Planning, Zoning, & Design Board – Present the site plan and pattern book to the Planning, Zoning, & Design Board.

Action Requested:

Motion to approve Contract 24025 in the amount of $321,990 with Perez Planning + Design LLC to prepare schematic plan and design guidelines for the Estero Sports Park.

Approve a $32,000 contingency for additional service that may be required to complete the project.

Authorize the Village Manager to sign the contract and other additional implementing documents within the scope of the contract on behalf of the Village of Estero Council, and to approve and execute any subsequent amendments which do not require an increase in the not to exceed budget (with contingency).

Process and Timeline:

Perez Planning is ready to start working on the project immediately after receiving the signed contract. A project schedule is included in the contract. Following is a summary of the schedule.

Kick off meeting	10/03/2024
1st meeting with Council Members	10/03/2024 - 10/7/2024
2nd meeting with Council Members	10/24/2024 - 10/30/2024
1st Public Meeting	10/29/2027
PZDB Meeting 1	11/12/2024
2nd Public Meeting	11/19/2024
Council Presentation	11/20/2024
Final Plan to Village Council	12/04/2024
PZDB Meeting 2	12/10/2024
PZDB Meeting 3 (if required)	1/14/2024

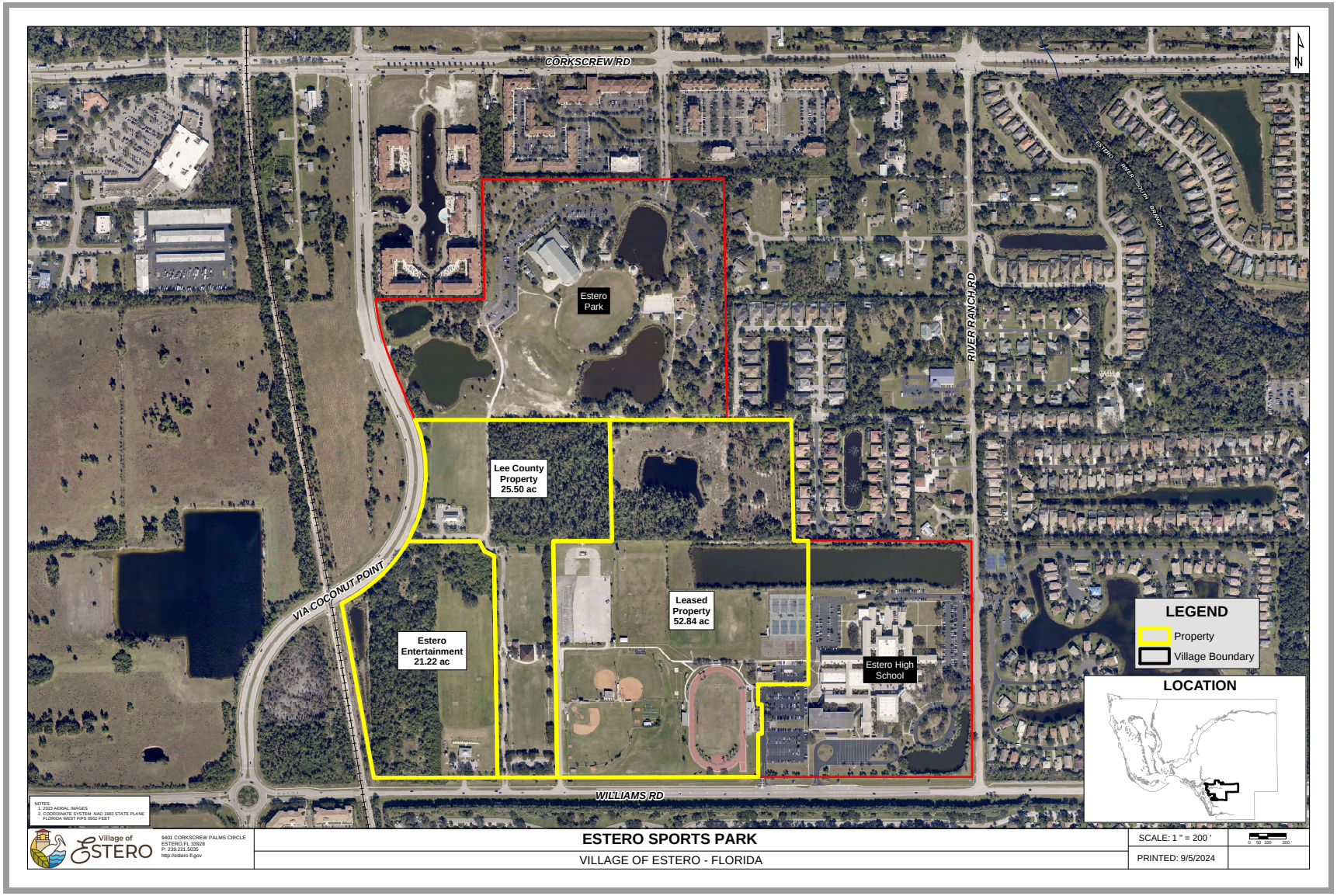
Financial Impact:

The contract's financial impact is $353,990 (contract plus 10% contingency). Funds are available in the Estero High School Improvements Fiscal Year 2024-2025 ($7.22 Million) budgets are available for this contract.

Prepared by: David Willems, P.E.

Attachments:

1. Property Map
2. Contract No. 24025


CORKSCREW RD
Estero Park
Lee County Property 25.50 ac
Leased Property 52.84 ac
Estero Entertainment 21.22 ac
Estero High School
VIA COCONUT POINT
WILLIAMS RD
RIVER RANCH RD
ESTERO RIVER - SOUTH BRANCH
N
LEGEND
Property
Village Boundary
LOCATION
NOTES:
1. 2023 AERIAL IMAGES.
2. COORDINATE SYSTEM: NAD 1983 STATE PLANE FLORIDA WEST FIPS 0902 FEET
Village of ESTERO
9401 CORKSCREW PALMS CIRCLE
ESTERO, FL 33928
P: 239.221.5035
http://estero-fl.gov
ESTERO SPORTS PARK
VILLAGE OF ESTERO - FLORIDA
SCALE: 1 " = 200 '
PRINTED: 9/5/2024
0 50 100 200

AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES

This Agreement is made and entered into this **2nd day of October, 2024** (the "Effective Date") by and between the Village of Estero, a Florida municipal corporation, located at 9401 Corkscrew Palms Circle, Estero, FL 33928 (hereinafter referred to as "Village"), and Perez Planning + Design, LLC, a Georgia limited liability company authorized to conduct business in Florida, located at 878 Peachtree Street NE Ste 827, Atlanta, GA 30309 (hereinafter referred to as "Consultant").

WHEREAS, on July 3rd 2024, the Village issued RFQ 100424 seeking qualifications of companies to provide the Village all services required to provide Design Professional Services for the Village's Sports Park Campus Master Plan; and

WHEREAS, the Village solicited for these services in the manner required by Florida Statutes § 287.055; and

WHEREAS, on August 5th 2024, the Village received the Consultant's proposal and qualifications in response to the RFQ; and

WHEREAS, on September 4th 2024, the Village's staff evaluation committee completed its evaluation of the qualifications of the proposers which had submitted responses, and ranked Consultant as the top-ranked firm; and

WHEREAS, on September 11th 2024, the Village Council reviewed and approved the evaluation committee's recommendation to negotiate a final agreement with Consultant; and

WHEREAS, the Village and Consultant have agreed to the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants, promises, and representations contained herein, the Parties hereto agree as follows:

ARTICLE 1: SCOPE OF SERVICE. The Consultant shall provide the services as outlined in **Exhibit "A"**, as defined in the "**Scope of Services**" hereinafter referred to as the "**Project**."

ARTICLE 2: COMMENCEMENT AND COMPLETION OF WORK. Consultant agrees to commence its work on the Project on the date(s) provided by the Village's Public Works Director, and to complete all work and submit it for acceptance by the Village on or before the deliverable dates or Project schedule(s) set forth in **Exhibit "A."** If no such date(s) are set forth in **Exhibit "A"**, then the work on the Project shall be completed and submitted for Village acceptance by no later than the end of the Term of this Agreement as set forth in Article 5.

ARTICLE 3: COMPENSATION. The Consultant shall be compensated in the amounts and at the times set forth in **Exhibit "B"**, hereinafter referred to as "**Compensation & Payments**."

ARTICLE 4: CONFLICTS OF INTEREST AND LIMITATION OF USE OF VILLAGE STAFF AND ASSETS. The Consultant shall not be permitted to utilize any Village personnel, equipment, electronic systems or other Village subconsultants to perform any work or project of any kind other than to assist in the performance of the services outlined in **Exhibit "A."** Failure to strictly adhere to this provision shall be grounds for immediate termination of this Agreement. To ensure this restriction is complied with, neither the Consultant, nor any of its staff assigned to perform the required services, shall engage in any other employment or contractual work, or have or hold any other employment or contractual relationship or interest, which would create a conflict of interest between Consultant's duty to the Village set forth herein and the Consultant's duty to any other person or entity.

ARTICLE 5: TERM AND EXTENSION. Notwithstanding the date of execution, this Agreement shall become effective at 12:01 a.m. on the Effective Date, and shall expire on the earlier of: a) the date on which the Village notifies Consultant of its acceptance of the Consultant's work, including final master plan report, or b) the close of business, March 1st 2025. The Village Manager is authorized to approve an extension of the Term, not to exceed six (6) months.

ARTICLE 6: TERMINATION. This Agreement may be terminated by either Party for any or no reason by providing the other at least thirty (30) days written notice of intent to terminate.

ARTICLE 7: NOTICES. Notices required or permitted in this Agreement shall be deemed to have been given when received if hand delivered or when deposited in the U.S. mail, postage paid, at the address set forth in the introductory paragraph to this Agreement, to the following:

If to Village:	Village of Estero Attn: Village Manager
If to Consultant:	Perez Planning + Design, LLC Attn: Carlos Perez, President

ARTICLE 8: GENERAL CONDITIONS.

A: QUALIFICATIONS AND REPORTS.

1. Consultant agrees to obtain and maintain throughout the term of this Agreement all such licenses as are required to do business in the State of Florida and in Lee County, Florida, including, but not limited to, all licenses required by the respective state boards and other governmental agencies responsible for regulating and licensing the professional Services to be provided and performed by Consultant pursuant to this Agreement.

2. Consultant agrees that its senior staff, subconsultants and subcontractors who will perform any services under this Agreement are subject to the Village's reasonable approval. The listing of architectural or engineering professionals and

Consultant's senior staff, subconsultants and subcontractors (if any) who have been assigned to provide the services required under this Agreement are as set forth in Consultant's responsive submission. None of the senior staff, subconsultants and subcontractors identified therein shall be removed by Consultant without the Village's prior approval (such approval not to be unreasonably withheld) and, if so removed, shall be immediately replaced with a person or firm reasonably acceptable to the Village. Consultant further agrees, within fourteen (14) calendar days of receipt of a written request from the Village, to promptly remove and replace its representative, or any other personnel employed or retained by Consultant, or any subconsultants or subcontractors or any personnel of any such subconsultants or subcontractors engaged by Consultant to provide and perform any of the services pursuant to the requirements of this Agreement, whom the Village shall request in writing to be removed, which request may be made by the Village with or without cause.

3. Consultant represents to the Village that it has expertise in the type of professional planning, design and engineering services that will be required under this Agreement. Drawings shall be prepared in electronic AutoCAD format and any textual Project documents shall be prepared as an electronic Word document per the Village's technology standards. By execution of this Agreement, Consultant acknowledges it has received the most recent version of the Village's engineering standards (as they may relate to the Project) as of the date of this Agreement and will follow, observe and design in accordance with the standards, requirements and conventions set forth therein. The Consultant agrees that all services to be provided by it pursuant to this Agreement shall be subject to the Village's reasonable review and approval and shall be in accordance with all applicable laws, statutes, ordinances, codes, rules, regulations (including utility regulations), local and state fire marshal requirements and the Florida Building Code, as well as the requirements of any governmental agencies which regulate or have jurisdiction over the services to be provided and performed by the Consultant hereunder. In the event of any conflicts in these requirements, Consultant shall promptly notify the Village of such conflict in writing and utilize its best professional judgment to resolve the conflict. The Village's approval of any design documents in no way relieves Consultant of its obligation to deliver complete and accurate documents necessary for successful completion of the Project.

4. Consultant shall be responsible for reviewing all geological and geotechnical reports obtained by it or the Village with respect to the Project. Consultant's master plan and design documents shall be consistent and coordinated with the information set forth in all such geological and geotechnical reports. In the event Consultant has any questions or concerns about the contents of any such reports, it shall notify the Village in writing within 3 days of it's review of any such reports. Consultant and the Village will attempt to mutually resolve any such questions or concerns.

B: PERFORMANCE OF SERVICES. The Consultant shall perform all services required by the Village to complete the Project using the means and methods set forth in the Scope of Services, and as required by the standards of Consultant's professional licensure, and pursuant to all the terms and conditions set forth in the Village's solicitation and this Agreement. Consultant agrees that, when the services to be provided hereunder relate to a professional service which, under Florida law, requires a license, certificate of authorization, or other form of legal entitlement to practice such professional service, it shall employ, retain and assign only qualified personnel to provide such services.

C: ADMINISTRATION OF AGREEMENT. The Village, acting through its Village Manager, will designate one or more individuals to administer this Agreement on the Village's behalf, including but not limited to receiving and approving all reports and records from the Consultant and reviewing and inspecting the Consultant's work. Notwithstanding the foregoing, neither the assigned contract administrator nor any other Village official or agent shall have the authority to waive, amend or otherwise alter any term of condition of this Agreement. Amendments may only be accomplished as provided for herein, and changes in the scope of the Project must be requested by a formal written change order request, which shall be subject to approval of the Village Manager.

D: INCORPORATION BY REFERENCE; ORDER OF PRECEDENCE. The agreement between the Parties includes the following documents (collectively the "Contract Documents"):

- This Agreement
- The Village's solicitation and any addenda issued thereunder (attached hereto as **Exhibit "C"**)
- The Consultant's responsive submission of qualifications and pricing (attached hereto as **Exhibit "D"**)

Notwithstanding any term in the Contract Documents to the contrary, in the event of any irreconcilable conflict between the terms of these respective documents, the terms in this Agreement shall prevail over the solicitation and Consultant's submission. In the event of any irreconcilable conflict between the terms of the solicitation and the Consultant's submission, the solicitation shall prevail. In the event of any irreconcilable conflict between the solicitation and any addenda issued subsequent to the solicitation, the latest-issued addenda shall control.

E: REPRESENTATIONS AND WARRANTIES.

1. The Parties represent and warrant to each other that this Agreement constitutes a legal, valid, and binding obligation enforceable in accordance with its terms, and that the execution and performance of the Agreement (i) does not breach any agreement of such Party with any third party, (ii) does not violate any law, rule or regulation, (iii) is within its organizational powers, and (iv) has been authorized by all necessary action of such Party.

2. Each Party to this Agreement further represents and warrants that all appropriate authority exists so as to duly authorize the person executing this Agreement to execute the same and fully bind the Party on whose behalf he or she is executing.

F: COOPERATION AND COMPLIANCE WITH SAFETY RULES.

1. Consultant acknowledges that the Village may, during the Term of this Agreement, contract with a construction manager or contractor to perform work based on Consultant's work product which, if retained, shall be responsible for any construction identified (hereinafter referred to as "Construction Contractor"). If Construction Contractor is retained, Consultant agrees to cooperate with Construction Contractor with respect to Construction Contractor's delivery of its work and services to the Village, to the extent set forth in the Construction Contractor's Scope of Work. Also, in such event, Consultant agrees to incorporate, whenever reasonably practicable and consistent with professional engineering and design standards, and after the Village's written approval, all suggestions or recommendations timely made by Construction Contractor with respect to any design submitted by Consultant.

2. Consultant agrees, for both itself and all of its subconsultants and subcontractors, to comply with all of the Village's rules and regulations with respect to safety and security at the Village's properties and facilities, including the Village's drug free workplace program, as said rules and regulations may be modified and amended by the Village from time to time. Consultant expressly acknowledges and agrees that it is responsible for complying with all rules and regulations of the Jessica Lunsford Act. Further, Consultant shall comply with any rules or regulations implemented by the Village in order to comply with the Jessica Lunsford Act. Consultant certifies that no person or subconsultant will be assigned to work on any work pursuant to this Agreement that pose any threat or risk of harm to the health, safety or welfare of any student, employee, guest, vendor or property of the Village. Further, Consultant agrees to hold harmless the Village and its officials and employees from any and all claims, suits, damages, costs, or attorney fees incurred as a result of any harm done to any student, employee, guest, vendor or property of the Village by Consultant's employees or subconsultants assigned to do work pursuant to this Agreement.

G: PUBLIC RECORDS. The Consultant shall comply with all applicable requirements contained in the Florida Public Records Law, including but not limited to any applicable provisions in Florida Statutes § 119.0701. Pursuant to that statute, the Consultant shall:

(a) Keep and maintain public records required by the Village to perform the services provided hereunder.

(b) Upon request from the Village's custodian of public records, provide the Village with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not

exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.

(c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed, except as authorized by law for the duration of the term of this Agreement and following completion of this Agreement if the Consultant does not transfer the records to the Village.

(d) Upon completion of the Agreement, transfer, at no cost, to the Village all public records in the possession of the Consultant or keep and maintain public records required by the Village to perform the service. If the Consultant transfers all public records to the Village upon completion of the Agreement, the Consultant shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Consultant keeps and maintains public records upon completion of the Agreement, the Consultant shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the Village, upon request from the Village's custodian of public records, in a format that is compatible with the information technology systems of the Village.

If the Consultant fails to comply with the requirements in this Article 7, the Village may enforce these provisions in accordance with the terms of this Agreement. If the Consultant fails to provide the public records to the Village within a reasonable time, it may be subject to penalties under Florida Statutes § 119.10.

IF THE CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, THE CONSULTANT SHOULD CONTACT THE VILLAGE'S CUSTODIAN OF PUBLIC RECORDS: BY TELEPHONE (239.221.5035), E-MAIL (records@estero-fl.gov), OR MAIL (VILLAGE OF ESTERO, OFFICE OF THE VILLAGE CLERK, 9401 CORKSCREW PALMS CIRCLE, ESTERO, FLORIDA 33928.

H: COMPLIANCE WITH LAWS; NON-DISCRIMINATION. The performance of this Agreement shall be in compliance with all applicable local, state and federal laws and

regulations including but not limited to laws related to workplace safety, public contracting ethics, and laws concerning the protection and rights of employees, including but not limited to equal employment opportunity laws, minimum wage laws, immigration laws, the Davis Bacon Act, Americans with Disabilities Act, and the Fair Labor Standards Act. Additionally, the Consultant agrees that when performing under this Agreement it and its agents shall refrain from discriminating against any person on the grounds of race, religion, color, disability, national origin, gender, age or marital status.

I: IMMIGRATION COMPLIANCE; E-VERIFY. Consultant acknowledges that it is responsible for complying with the provisions of the Immigration Reform and Control Act of 1986, 8 U.S.C. § 1324a, et seq., and regulations relating thereto. Failure to comply with the above statutory provisions shall be considered a material breach and shall be grounds for immediate termination of this Agreement. The Consultant's employment of unauthorized aliens is a violation of § 274A(e) of the Federal Immigration and Employment Act. The Consultant shall utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired during the term of this Agreement, and shall require the same verification procedure of any subcontractors authorized by the Village. Pursuant to Florida Statutes § 448.095(5), Consultant shall register with and use the E-Verify system to verify the work authorization status of all newly hired employees. Consultant's contract with the Village cannot be renewed unless, at the time of renewal, Consultant certifies in writing to the Village that it has registered with and uses the E-Verify system. If Consultant enters into a contract with a subcontractor, the subcontractor must provide the Consultant with an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien and Consultant shall maintain a copy of such affidavit for the duration of the contract. If Consultant develops a good faith belief that any subcontractor with which it is contracting has knowingly violated Florida Statutes § 448.09(1) (making it unlawful for any person knowingly to employ, hire, recruit, or refer, either for herself or himself or on behalf of another, for private or public employment within the state, an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States) Consultant shall terminate the contract with the subcontractor. If the Village develops a good faith belief that Consultant has knowingly violated Florida Statutes § 448.09(1) (making it unlawful for any person knowingly to employ, hire, recruit, or refer, either for herself or himself or on behalf of another, for private or public employment within the state, an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States), Village shall terminate this contract. Pursuant to Florida Statutes § 448.095(5)(c)(3), termination under the above-circumstances is not a breach of contract and may not be considered as such.

J: LICENSES. The Consultant must, by the Effective Date of this Agreement, possess any licenses required to provide the Statement of Work, and shall maintain same in good standing during the full term of this Agreement.

K: RELATIONSHIP, LIABILITY AND INSURANCE. The relationship of the Consultant to Village shall be that of an independent contracting entity. Nothing herein contained shall be construed as vesting or delegating to the Consultant or its officers, employees, agents, or subconsultants, any rights, interest or status as an employee of the Village. The Village shall not be liable to any person, firm or corporation that is employed by, contracts with, or provides

goods or services to the Consultant in connection with the performance of this Agreement or for debts or claims accruing to such parties. The Consultant shall promptly pay, discharge or promptly take such action as may be necessary and reasonable to settle such debts or claims. In order to ensure it is capable of meeting its obligations under this Agreement, including its obligations to indemnify the Village as provided for herein, Consultant agrees to maintain, throughout the term of this Agreement and for a one-year period thereafter, a general liability insurance policy of a value not less than $1 million which could be used to satisfy said obligations or liabilities, naming the Village as an additional insured. Consultant shall provide proof of this insurance to the Village Clerk upon request. Due to the nature of the work to be provided, Consultant shall also maintain worker compensation insurance covering its employees in the manner and at the levels required by Florida law. Proof of such insurance will be provided to the Village upon request.

L: NON-ASSIGNABILITY. The Consultant understands that the nature of the services to be provided under this Agreement are highly specialized and the Village will rely heavily on the specific institutional knowledge and experience of the Consultant's staff to be assigned to perform the services. Therefore, Consultant may not assign, transfer, subcontract, or encumber this Agreement, or any right, obligation or interest in this Agreement, without the express prior written consent of the Village. In the event Consultant's experienced staff assigned to perform the work no longer work for Consultant, or Consultant ceases to assign such staff to perform the services required in this Agreement, the Village may terminate the Agreement immediately if it determines suitably qualified persons have not been assigned to assume the work.

M: NO WAIVER: No delay or failure to exercise a right under this Agreement shall impair such right or shall be construed to be a waiver thereof, but such right may be exercised from time to time and as often as deemed expedient. The failure of one Party at any time to require performance by the other Party of any term in this Agreement shall in no way affect the right of the demanding Party thereafter to enforce same. Nor shall waiver by one Party of any breach of any term of this Agreement by the other Party be taken or held to be a waiver of any succeeding breach of such term or as a waiver of any term itself. To be effective, any waiver shall be in writing and signed by the Party granting such waiver. Any such waiver shall be limited to the particular right so waived and shall not be deemed to waive any other right under this Agreement. Every right and remedy of each of the parties shall be cumulative and either party, in its sole discretion, may exercise any and all rights or remedies stated in this Agreement or otherwise available at law or in equity.

N: SCRUTINIZED COMPANIES: Pursuant to Florida Statutes § 287.135, the Consultant is not eligible to enter, or renew, this Agreement if:

1. The Consultant is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with activities in the Iran Petroleum Energy Sector List (as identified in Florida Statutes § 215.473);

2. The Consultant engages in business operations in Cuba or Syria; or

3. The Consultant is on the Scrutinized Companies that Boycott Israel List (as identified in Florida Statutes § 215.4725), or is engaged in a boycott of Israel.

By entering into this Agreement, the Consultant certifies that it is not on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List, and that it is not engaged in a boycott of Israel. The Consultant acknowledges that it will execute a certification to this effect at the time it executes this Agreement.

The Consultant shall notify the Village if, at any time during the term of this Agreement, it is placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List, or that it is engaged in a boycott of Israel. Such notification shall be in writing and provided by the Consultant to the Village within ten (10) days of the date of such occurrence.

In the event the Village determines, using credible information available to the public, that the Consultant has submitted a false certification or that Consultant is found to have been placed on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, the Scrutinized Companies with Activities in Sudan List, or the Scrutinized Companies that Boycott Israel List or engaged in a boycott of Israel, the Village may, in its sole discretion, terminate this Agreement and seek a civil penalty and other damages and relief against the Consultant, pursuant to Florida Statutes § 287.135. In addition, the Village may pursue any and all other legal remedies against the Consultant.

O: HUMAN TRAFFICING AFFIDAVIT. The Consultant shall provide the Village with the no-coercion affidavit required by Florida Statutes § 787.06(13), in the form provided by the Village's procurement staff.

ARTICLE 9: INDEMNIFICATION AND PRESERVATION OF IMMUNITY. Each Party hereby agrees, in accordance with Florida Statutes § 725.08(1), to fully indemnify and hold harmless the other, its officers, employees, and agents from and against any and all claims, losses, costs, expenses, actions and causes of action, including reasonable attorney's fees at all levels, arising out or by reason of any damage or injury to persons or property suffered or claimed to have been suffered, by any intentional, reckless or negligent act or omission of the indemnifying Party, its directors, officers, employees, or agents in the carrying out of the terms and conditions of this Agreement. The Party claiming right to indemnification ("Claimant") will give the indemnifying Party ("Indemnitor") prompt notice of any such claim and the Indemnitor will undertake the defense thereof by representatives of its own choosing. In the event Indemnitor, within a reasonable time after notice of claim, fails to defend, the Claimant shall have the right to undertake the defense, compromise or settlement of such claim on behalf of and for the account and risk of the Indemnitor, subject to the right of the Indemnitor to assume such defense at any time prior to settlement, compromise or final determination thereof. Notwithstanding the foregoing, in the event either Party reasonably believes that counsel defending any such action has unacceptable conflicts of interest or otherwise lacks the skill to adequately protect such Party's interest, such Party reserves the right to defend itself with its own counsel or retained counsel at the Indemnitor's expense, unless the Claimant is found negligent or otherwise responsible for the occasion of the litigation. Pursuant to Florida Statutes §

725.06(1), the indemnification provided for above shall be limited to the insurance limits set forth in this Agreement. Nothing herein shall be interpreted as a waiver by the Village of its rights, including the procedural requirements and limited waiver of immunity, as set forth in Florida Statutes § 768.28, or any other statute, and the Village expressly reserves these rights to the full extent allowed by law.

ARTICLE 10: OWNERSHIP AND LICENSE OF DOCUMENTS AND INTELLECTUAL PROPERTY; MAINTENANCE OF RECORDS.

a. All records, documents, drawings, notes, tracings, plans, computer aided design (CAD) files, specifications, maps, models, presentations, evaluations, reports and other technical data, and schematics prepared or developed by or for Consultant, or otherwise provided to the Village pursuant to this Agreement, shall be Project Documents. To the extent they have any such rights, Consultant and its subconsultants shall retain all common law, statutory and other reserved rights, including copyrights, in the Project Documents.

b. Consultant shall grant, and hereby does grant, the Village an unlimited, non-exclusive, worldwide, irrevocable, perpetual, fully-paid-up, license to reproduce, create derivatives of, distribute, perform, publish and otherwise use all Project Documents in which the Consultant has or may have any rights (i) as reasonably necessary for archival, safety, and disaster recovery purposes, (ii) for submission or distribution, as the Village reasonably determines is prudent or proper, to meet official regulatory requirements, or for similar purposes, in connection with this Project, and (iii) for constructing, completing, reconstructing, repairing, renovating, altering, adding to, maintaining, occupying, and otherwise using the Project.

c. Consultant shall obtain from each of Consultant's consultants, subconsultants, contractors, subcontractors, and representatives (jointly Consultant's Consultants) either an assignment from the Consultant to the Village of all common law, statutory and other reserved rights, including copyrights and performance rights, in and to all Project Documents in which the Consultant has or may have such rights, or an unlimited, worldwide, perpetual, irrevocable, fully-paid-up license running from Consultant's Consultant to the Village, granting the Village the right to reproduce, create derivatives of, distribute, and use all Project Documents in which the Consultant's Consultant has or may have any rights (i) as reasonably necessary for archival, safety, and disaster recovery purposes, (ii) for submission or distribution, as the Village reasonably determines is prudent or proper, to meet official regulatory requirements, or for similar purposes, in connection with this Project, and (iii) for constructing, completing, reconstructing, repairing, renovating, altering, adding to, maintaining, occupying and otherwise using any structures, landscaping, or infrastructure based on the work product of the Project.

d. Consultant shall grant, and hereby does grant the Village an unlimited, worldwide, non-exclusive, irrevocable, perpetual, fully-paid license (i) to design, commission, and create architectural works that are derivatives of or substantially similar to this Project or any architectural work portrayed in any version of any Project Document, and (ii) to use, reproduce, make derivatives of, publish, perform, distribute copies of, and otherwise use any architectural or other works created, authored, or provided by Consultant or

Consultant's subconsultants pursuant to this Agreement, for marketing, promotional, advertising, ordinary business, and educational purposes, in any medium.

e. All licenses granted herein or pursuant to this Agreement are worldwide, perpetual and irrevocable and shall continue even in the event this Agreement is terminated for any reason. In the event of any such termination, Consultant hereby consents to any use of any and all Project Documents by any replacement architects, contractors, engineers or other professionals retained by the Village; provided, however, Consultant shall not be liable for any of the design work performed by such replacement architects, engineers or other professionals and the Village agrees to indemnify and hold Consultant harmless from any such liability.

f. Consultant, upon reasonable request by the Village, even if such request is made after termination or expiration of this Agreement for any reason, shall take all steps reasonably required by the Village to memorialize, perfect, substantiate, record, or evidence all licenses, assignments, and rights the Village has, is due, or may have under or pursuant to this Agreement, and shall do so at no additional charge to the Village.

g. Consultant shall, upon reasonable request by the Village, even if such request is made after termination or expiration of this Agreement for any reason, or upon completion of the Project should no such request be made by the Village, provide to the Village (i) reproducible copies of all Project Documents, (ii) written copies of all licenses and assignments obtained by Consultant from Consultant's Consultants and (iii) a written license from Consultant to the Village. Wherever practical, all such copies of the Project Documents shall be provided in both editable electronic form and in hard paper form. Consultant shall not be responsible for inadvertent errors caused by the electronic transmission of Project Documents, unless it knew or reasonably should have known of such errors and failed to promptly notify the Village in writing. In the event of any discrepancies between any such electronic copies and hard paper copies issued by Consultant, the hard paper copy shall control.

h. The Village shall not assign, delegate, sublicense, pledge or otherwise transfer any license granted herein or pursuant to this Agreement to another party without the prior written agreement of the Consultant; provided, however, that the Village may assign, encumber, or sublicense any license granted herein or pursuant to this Agreement to a lender, a tenant of the Project, or a subsequent owner of any portion the Project without Consultant's prior consent. Further, the Village shall be permitted to authorize contractors, engineers, subcontractors, sub-subcontractors, material or equipment suppliers, consultants, agents and architects to reproduce applicable portions of the Project Documents as appropriate to and for use in connection with the completion of the Project or the Village's exercise of any right or license granted herein or pursuant to this Agreement.

i. Consultant hereby represents and warrants that all Project Documents, architectural works, or other works developed, authored, or provided to the Village pursuant to this Agreement shall be original in the Consultant or the Consultant's subconsultants, in the public domain, or developed, authored or provided pursuant to a valid, enforceable and

appropriate license or assignment and shall not infringe any copyright, performance right, trademark, patent or other intellectual property right of any third party. Furthermore, to the fullest extent permitted by law, Consultant shall indemnify, protect and hold harmless the Village, its officers, directors, contractors and employees of any of them (collectively "Indemnitees") from and against all costs, damages, losses and expenses, including but not limited to attorneys' fees, arising out of, or resulting from, any claim by any third party asserting that any Project Document, architectural work, or other work developed or authored by Consultant or Consultant's subconsultants, or provided to the Village by Consultant, pursuant to this Agreement infringes any intellectual property right, including without limitation copyright, of any person. This indemnification shall be deemed part of the Project specifications and to fully comply with Florida Statutes § 725.06, as amended. It is the intent of the Parties that this indemnification obligation comply fully with Florida Statutes § 725.06 in all respects. If any word, clause or provision of this section is determined not to be in compliance with Florida Statutes § 725.06, it shall be stricken and the remaining words, clauses and provisions shall remain in full force and effect. Furthermore, this indemnification is in addition to and not in lieu of any common law indemnification to which any of the Indemnitees are entitled.

j. Consultant shall keep adequate records and supporting documentation which concern or reflect its services hereunder. The records and documentation shall be retained by Consultant for a minimum of three (3) years from the date of termination of this Agreement, or such longer period of time as may be required by law, whichever is later. The Village, or any duly authorized agents or representatives of the Village, shall have the right to audit, inspect and copy all such records and documentation as often as they deem necessary during the period of this Agreement and during the period noted above in which the records are to be retained; provided, however, such activity shall be conducted only during normal business hours.

k. The records specified above include accurate time records, which Consultant agrees to keep and maintain, from day to day, showing the time expended by each principal and employee of Consultant in performing the services and therein specifying the services performed by each, with all such time records to be kept within one-half of an hour. At the request of the Village, Consultant shall furnish to the Village any of the aforesaid time records, as well as invoices or proofs showing Consultant's incurrence and/or payment of any reimbursable expenses.

ARTICLE 11: APPLICABLE LAW, VENUE. The validity of this Agreement and of any of its terms and provisions, as well as the rights and duties of the Parties hereunder, shall be interpreted and enforced pursuant to and in accordance with the laws of the State of Florida. Venue for any action or proceeding to enforce or interpret the terms of this Agreement shall be brought in Lee County, Florida. Venue for any federal court action shall be in the Ft. Myers Division of the United States District Court for the Middle District of Florida.

ARTICLE 12: ATTORNEYS' FEES. In any civil, administrative, bankruptcy, or other proceeding concerning this Agreement, each Party shall pay all their own costs, attorneys' fees and expenses, including all costs, fees, and expenses incurred in any administrative hearing, trial, appeal, and mediation, notwithstanding the outcome of those proceedings. Each Party hereby

waives any award of attorney fees it might otherwise recover as the prevailing Party in such proceedings. **IN ADDITION, THE PARTIES EXPRESSLY WAIVE ALL RIGHTS TO TRIAL BY JURY IN ANY LITIGATION INVOLVING THIS AGREEMENT**.

ARTICLE 13: AMENDMENTS. This Agreement may be modified, amended or extended only by written amendment executed by authorized representatives of both Parties.

ARTICLE 14: HEADINGS. All articles and descriptive headings of paragraphs in this Agreement are inserted for convenience only and shall not affect the construction or interpretation hereof.

ARTICLE 15: SEVERABILITY. In the event that any term of this Agreement is adjudged by a court of competent jurisdiction to be invalid, such adjudication shall not affect or nullify the remaining terms thereof, nor shall it result in the failure of the Agreement unless the court finds that the remainder of the Agreement cannot be enforced absent the stricken term.

ARTICLE 16: NO THIRD-PARTY BENEFICIARY. This Agreement is for the benefit of the Parties and their respective successors and permitted assigns, and the Parties confirm that in entering this Agreement, they do not intend for it to benefit any other third party.

ARTICLE 17: MERGER. This Agreement, together with the documents incorporated by reference, constitutes the entire agreement between the Parties and supersedes any prior understanding or agreement between the Parties, either verbal or written, respecting the same subject.

ARTICLE 18: AUTHORITY TO EXECUTE; EXECUTION. Each Party hereto covenants to the other Party that it has lawful authority to enter into this Agreement and that the Party's representative executing same is authorized to do so on behalf of the Party. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which taken together shall constitute one and the same instrument.

The Parties hereto have caused this Agreement to be duly executed by their authorized representatives.

Perez Planning + Design, LLC	**Village of Estero**
By: _____	By: _____
Carlos F. Perez, P.E., President	Steve Sarkozy, Village Manager

Exhibit "A"
Statement of Work

The following Scope of Services applies to this Agreement:

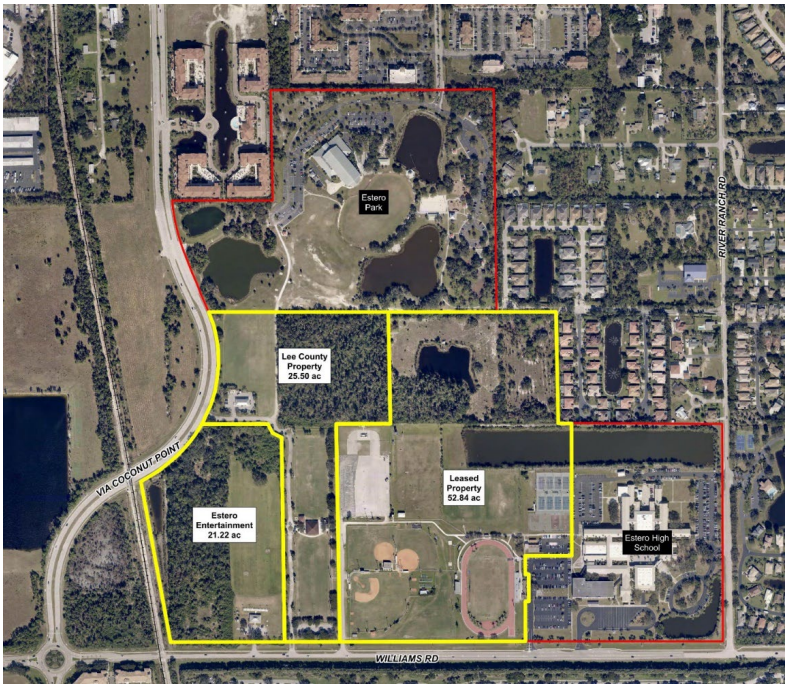
PROJECT UNDERSTANDING

The Project Scope includes the development of a Sports Park Schematic Plan and Design Guidelines for the parcels depicted in Figure A. The primary focus will be on the Leased Lee County School Board and Lee County property. However, the Design Team will need to coordinate the Plan with proposed plans for the Estero Entertainment property with considerations for connectivity to the Estero High School to the east and Estero Park to the north. Connectivity will also be established to Block Lane, Via Coconut Point, and Williams Road.

The Village will be funding the construction of the project. Management and operations are expected to be handled through contracts with third-party contractors. The Design Team will consider resiliency and resource efficiency in the design but has not included third party certification for the project.

The Design Team will study, verify, and develop an implementable Schematic Design for the project which considers public input; market studies verifying the proposed uses; capacity and permitting analysis for traffic and utilities to support the Master Plan; and adjustments to the Master Plan based on the Design Team's findings, the Village's direction, and the agreements between the Village, Lee County School Board, and Lee County. The Design Team proposes the following Scope of Services to meet the Village's goals.

Figure A - Project Limits



SCOPE OF WORK

Task 1 – 30% Master Plan

A. Project Management and Coordination

The Design Team will coordinate our work with the Village of Estero Project Manager. The Design Team will also monitor the project schedule as it relates to the scope contained herein and provide timely invoicing reporting and invoicing of project progress. The Design Team will hold regular virtual meetings (at least one meeting per week) with Village staff to review progress, present information, receive directions, and recommend direction for the remaining portions of the project.

Deliverables: *Meeting Notes*

B. Kick-Off Meeting

The Design Team will host a hybrid in person/ virtual Kick-Off Meeting with the Village to initiate the project. It is envisioned that the Kick-Off Meeting will include the Design Team and the Village Team. During the Kick-Off Meeting, the group will discuss, but may not be limited to discussing the following items:

a. Review Project Scope and Schedule
b. Confirm Project Goals
c. Discuss Implementation Delivery Method Alternatives (Construction Manager at Risk, Design Build, Design-Bid-Build, Other)
d. Confirm Engagement and Communication Plan (Meetings, email groups, etc.)

Deliverables: *Meeting Notes; Project Schedule; Engagement and Communications Plan*

C. Data Collection and Review

The Design Team will obtain the following information from the Village to review the information and incorporate the information into the project as necessary.

a. Village Parks, Recreation, and Open Space Master Plan and Kemper Report
b. Vieste/Kemper tabular program
c. Master Plans and Public Engagement Findings
d. Geotechnical, environmental, and survey data
e. Traffic Analysis - Review Traffic Counts, recent traffic studies in the area, speed data
f. Civil/ General Infrastructure Analysis (water, sewer, stormwater, electrical, reuse water)
g. School District Lease and shared use agreements
h. Related Lee County and Lee County School District and Lee agreements with third parties related to the property
i. Permitting Due Diligence (Local, School Board, County, State)

The Design Team will also complete a site visit and analysis and perform wetland and wildlife assessment of the property to identify any potential issues/concerns.

Deliverables: *Site Analysis, Wetland & Wildlife Assessment and Permitting Due Diligence Summary of Findings*

D. Village Council Member Meetings

The Design Team will attend one-on-one virtual meetings with Village Council members to discuss the project. The overall goal of these meetings is to familiarize Council Members with the project, establish expectations/goals, and gain input from each Council Member to help provide direction for the project.

Meetings will include introductions, a brief summary of the project, tasks the Design Team will perform, asked questions of Council members to facilitate Council input into the project. For these meetings, the Design Team will complete the following

a. Prepare program questions
b. Prepare exhibits
c. Attend meetings with Village Council Members

Deliverables: *Meeting Exhibits; Meeting Notes; Summary of Findings*

E. Site Program Development

The Design Team will identify the recreational facility needs in the area and provide recommendations for site programming. To accomplish this the Design Team will complete the following tasks.

a. Validate current program and examine alternative/additional activities identified in tabular programs
b. Identify Target Market
c. Assess Current and Future-Facing Demographics and Socioeconomics
d. Identify Market Trends
e. Assess Activity Participation Rates and Trends - Local, Regional, and National
f. Assess Existing and Planned Recreation Inventory in the Local and Sub-Regional Market
g. Assess Outside Service Providers – Facilities, Services, and Programs

Deliverables: *Final Site Program; Market Analysis*

F. Concept Development

The Design Team will prepare up to three (3) design concepts that meet that site program needs identified in Task D. The Design Team will work closely with Village Staff during the preparation of the concepts in an effort to limit the number of iterations required. Sports and recreation activities and facilities could include, but may not be limited to:

i. Diamond Fields
ii. Rectangle Fields
iii. FHSAA sanctioned cross country trail
iv. Buildings:
    1. Large Picnic Pavilions
    2. Small Picnic Pavilions
    3. Baseball Concession and Press box facility with restrooms
    4. Lacrosse/ Soccer Stadium with restrooms
    5. Maintenance Building
    6. Miscellaneous based on Market Analysis
v. Playground
vi. Dog park
vii. Outdoor Fitness Corral
viii. Walking/biking trails
ix. Site amenities
x. Lighting
xi. Signage and Wayfinding consistent with Village placemaking and branding efforts
xii. Entry Features
xiii. Off-site improvements
xiv. Miscellaneous based on Market Analysis

b. Develop Opinion of Probable Construction Cost for each concept

Deliverables: *Three (3) Rendered Concept Plans with supporting elevations, perspectives, and materials boards; Opinion of Probable Construction Cost*

G. Present Concepts and Preliminary Findings to Village Staff

The Design Team will set up and attend a virtual meeting with Village Staff to present the concepts and preliminary findings. The Design Team will incorporate Village comments into the final concepts.

Deliverables: *Updated Concepts*

H. Present Concepts to Village Council

The Design Team will complete virtual one-on-one meetings with Village Council members to present the concepts to Village Council. The Design Team will incorporate Village Council comments into the concepts.

Deliverables: *Presentation; Meeting Attendance; Meeting Notes, Updated Concepts*

I. Public Meeting #1

The Design Team will prepare for and attend, in person a public meeting to present the concepts and obtain public input into the concepts. Services will include:

Present three (3) Concepts to public:

a. Prepare program questions
b. Prepare exhibits
c. Public Workshop

Village Staff will secure the meeting location, promote the meeting, and organize the provision of Audio/Video needs and room arrangement per coordination with the Design Team.

Deliverables: *Meeting Exhibits; Meeting Attendance; Meeting Notes; Public Engagement Summary of Findings*

Task 2 – 60% Master Plan

A. Park Activation/Programming Recommendations

Based on the findings from the Village Council Presentation and Public Meeting #1, the Design Team will work closely with Village Staff to identify a preferred lists of sports facilities and spaces which the Design Team will use to develop park activation and programming recommendations. Recommendations will include the following:

a. List of Programs for Consideration
b. Pricing Research and Fee Recommendations
c. Preliminary Attendance Projections by Program/Service

Deliverables: *Preliminary Activation and Programming Recommendations*

B. Develop Draft Final Concept

Based on the findings from the Village Council Presentation and Public Meeting #1, the Design Team will work closely with Village Staff to develop a Draft Final Concept for the Park. Services will include the following:

a. Refine public input on three concepts into a Final Draft Master Plan
b. Develop Opinion of Probable Construction Cost for the Final Draft Plan
c. Identify Draft Delivery Method Alternatives Analysis Findings

Deliverables: *One (1) Rendered Concept Plans with supporting elevations, perspectives, and materials boards; Draft Opinion of Probable Construction Cost; Draft Delivery Method Alternatives Analysis Summary*

C. Financial Forecast (Pro Forma)

The Design Team will prepare a financial forecast for the Draft Final Concept. Services will include the following:

a. Business Model
b. Recommended Fee Structure for Memberships, Programs, Rentals, Etc.
c. Revenue by Product/Program
d. Direct/Variable Costs (Cost of Goods Sold)
e. Facility and Operating Expenses
f. Attendance Projections

g. Management and Staffing Model
h. Operational Cost Recovery/Subsidy Analysis

Deliverables: *Draft Detailed Financial Forecast (Pro Forma)*

D. Develop Draft Design Guidelines

The Design Team will create design guidelines for the project which can be provided to Public/Private partners to establish expectations. It is envisioned that the design guidelines may include, but may not be limited to including the following elements:

a. Guiding Principles – document the project's guiding principles
b. Urban Design
    i. Park Entrances and Gateways
    ii. Park Edge Treatment
    iii. Parking
    iv. Building Orientation
c. Landscape Features
    i. Entrance/ Gateway
    ii. Plazas
    iii. Multipurpose Open Space
    iv. Lakes, Ponds, and Canals
    v. Courts, Athletic Fields, Outdoor Stage Orientation
    vi. Seating and Site Furnishings
    vii. Landscape
    viii. Lighting
    ix. Signage Siting
    x. Public Art
    xi. Parking Configuration
    xii. Utility Siting
    xiii. Trails
d. Architectural Features
    i. Architectural Style
    ii. Doors
    iii. Windows
    iv. Roofs and Eaves
    v. Walls and Materials
    vi. Columns, Piers, and Arches
    vii. Porches, Loggias, and Arcades
    viii. Awnings, Canopies, and Shutters
    ix. Tower Elements

Deliverables: *Draft Design Guidelines*

E. Present Draft Final Master Plan to Village Staff

The Design Team will set up and attend a virtual meeting with Village Staff to present the Draft Final Master Plan. The Design Team will incorporate Village comments into the Draft Final Concept.

Deliverables: *Updated Concepts*

F. Present Draft Final Master Plan to Village Council

The Design Team will attend (in person) a Village Council meeting where they will present the Draft

Final Master Plan to Village Council and the public. The Design Team will incorporate Village Council comments into the concept.

Deliverables: *Presentation; Meeting Attendance; Meeting Notes, Updated Concept*

G. Public Meeting #2

The Design Team will prepare for and attend, in person a public meeting to present the Draft Final Concept and obtain public input into the concept. Services will include:

Present Draft Final Concept to public:

a. Prepare program questions
b. Prepare exhibits
c. Public Workshop

Village Staff will secure the meeting location, promote the meeting, and organize the provision of Audio/Video needs and room arrangements per coordination with the Design Team.

Deliverables: *Meeting Exhibits; Meeting Attendance; Meeting Notes; Public Engagement Summary of Findings*

Task 3 – 100% Master Plan

A. Address Final Master Plan Comments

Based on the findings from the Village Council Presentation and Public meeting #2, the Design Team will work closely with Village Staff to develop a Final Concept for the Park. Services will include the following:

a. Refine Final Master Plan based on Village staff input
b. Develop Cost Estimate for Final Plan
c. Final Delivery Method Alternatives Analysis Findings

B. Address Final Design Guideline Comments

The Design Team will complete revisions to the Design Guidelines based on comments received from Village Staff.

C. Address Final Financial Forecast Comments

The Design Team will complete revisions to the Detailed Financial Forecast based on comments received from Village Staff.

D. Present Final Master Plan to Council for Adoption

The Design Team will attend (in person) a Village Council meeting where they will present the Final Master Plan to Village Council and the public for Adoption. The Design Team will incorporate Village Council comments into the Final Concept.

Deliverables: *One (1) Rendered Concept Plan of preferred alternative with supporting elevations, perspectives, and materials boards; Cost Estimates; Final Delivery Method Alternatives Analysis Summary; Final Design Guidelines Presentation; Final Detailed Financial Forecast; Meeting Attendance; Meeting Notes*

Task 4 – Planning, Zoning & Design Board

A. Project Pattern Book

The Design Team will prepare a project Pattern Book per the Village of Estero Land Development Code. It is envisioned that the Patten Book will incorporate elements found in the Design Guidelines but may require additional or modified elements from the Design Guidelines to address specific scenarios found in the Park. The Design Team will submit a Draft Pattern Book to the Village and will make revisions based on comments received from Village Staff.

Deliverables: *Draft and Final Pattern Book*

B. Planning, Zoning & Design Board Meetings.
The Design Team will attend up to three (3) Planning, Zoning, & Design Board Meetings to present Draft, Draft Final, and Final Concepts of the Park.

Present Draft, Draft Final, Final Concepts, and Pattern Book to the Village Planning, Zoning & Design Board:

a. Attend up to three Planning, Zoning & Design Board meetings
b. Prepare presentations
c. Attend and present at each meeting

C. Address Input from Board
The Design Team will incorporate Village comments from the Planning, Zoning & Design Board Meetings into the Draft, Draft Final, and Final Concepts.

SUPPLEMENTAL SCOPE TERMS

Office Accommodations; Work Resources

Space in Village Hall is limited and the Village expects Consultant to maintain a separate professional office at which the non-field administrative services can be performed. While the Village Clerk's Office will assist Consultant with the compiling, printing and distribution of agenda materials submitted by Consultant, Consultant is expected to own or have access to all the equipment and resources necessary to provide the services, to include computers, internet connections, software, online research resources, professional trade publication subscriptions, and professional association memberships. Consultant shall take all reasonable measures to ensure that the computers and software used to provide the Village with the services are updated and secure from transmission of computer viruses or other malware.

Project Schedule

Figure B. DRAFT Village of Estero Sports Park Campus Schematic Design Scope Schedule
September 18, 2024

ID	Task Name	Duration	Start	Finish
1	**Task 1 - 30% Master Plan**	**84 days**	**Thu 10/3/24**	**Tue 1/28/25**
2	A. Project Management and Coordination	84 days	Thu 10/3/24	Tue 1/28/25
3	B. Project Kick-Off Meeting	0 days	Thu 10/3/24	Thu 10/3/24
4	C. Data Collection and Review	7 days	Thu 10/3/24	Fri 10/11/24
5	D. Village Council Member Meetings	3 days	Thu 10/3/24	Mon 10/7/24
6	E. Site Program Development	7 days	Thu 10/3/24	Fri 10/11/24
7	F. Concept Development	10 days	Thu 10/10/24	Wed 10/23/24
8	G. Present Concepts and Preliminary Findings to Village Staff	0 days	Wed 10/23/24	Wed 10/23/24
9	Village Review	2 days	Thu 10/24/24	Fri 10/25/24
10	H. One-on-One Council Presentations	5 days	Thu 10/24/24	Wed 10/30/24
11	I. Public Meeting #1	0 days	Tue 10/29/24	Tue 10/29/24
12	**Task 2 - 60% Master Plan**	**39 days**	**Thu 10/3/24**	**Tue 11/26/24**
13	A. Park Activation/ Programming Recommendations	17 days	Thu 10/24/24	Fri 11/15/24
14	B. Develop Draft Final Concept	17 days	Thu 10/24/24	Fri 11/15/24
15	C. Financial Forecast (Pro Forma)	17 days	Thu 10/24/24	Fri 11/15/24
16	D. Develop Draft Design Guidelines	39 days	Thu 10/3/24	Tue 11/26/24
17	E. Present Draft Final Master Plan to Village Staff	0 days	Fri 11/15/24	Fri 11/15/24
18	Village Review	2 days	Mon 11/18/24	Tue 11/19/24
19	F. Present Draft Final Master Plan to Village Council	0 days	Wed 11/20/24	Wed 11/20/24
20	G. Public Meeting #2	0 days	Tue 11/19/24	Tue 11/19/24
21	**Task 3 - 100% Master Plan**	**12 days**	**Mon 11/18/24**	**Wed 12/4/24**
22	A. Address Final Master Plan Comments	11 days	Mon 11/18/24	Mon 12/2/24
23	B. Address Final Design Guideline Comments	11 days	Mon 11/18/24	Mon 12/2/24
24	C. Address Final Financial Forecast Comments	11 days	Mon 11/18/24	Mon 12/2/24
25	Submit 100% Schematic Design Documents	0 days	Mon 12/2/24	Mon 12/2/24
26	D. Present Final Master Plan to Council for Adoption	0 days	Wed 12/4/24	Wed 12/4/24
27	**Task 4 - Planning, Zoning, & Design Board**	**84 days**	**Thu 10/3/24**	**Tue 1/28/25**
28	A. Prepare Project Pattern Book	42 days	Thu 10/3/24	Fri 11/29/24
29	B. Planning, Zoning & Design Board Meetings	**46 days**	**Tue 11/12/24**	**Tue 1/14/25**
30	PZ&D Meeting #1	0 days	Tue 11/12/24	Tue 11/12/24
31	PZ&D Meeting #2	0 days	Tue 12/10/24	Tue 12/10/24
32	PZ&D Meeting #3	0 days	Tue 1/14/25	Tue 1/14/25
33	C. Address Input from Board	56 days	Tue 11/12/24	Tue 1/28/25

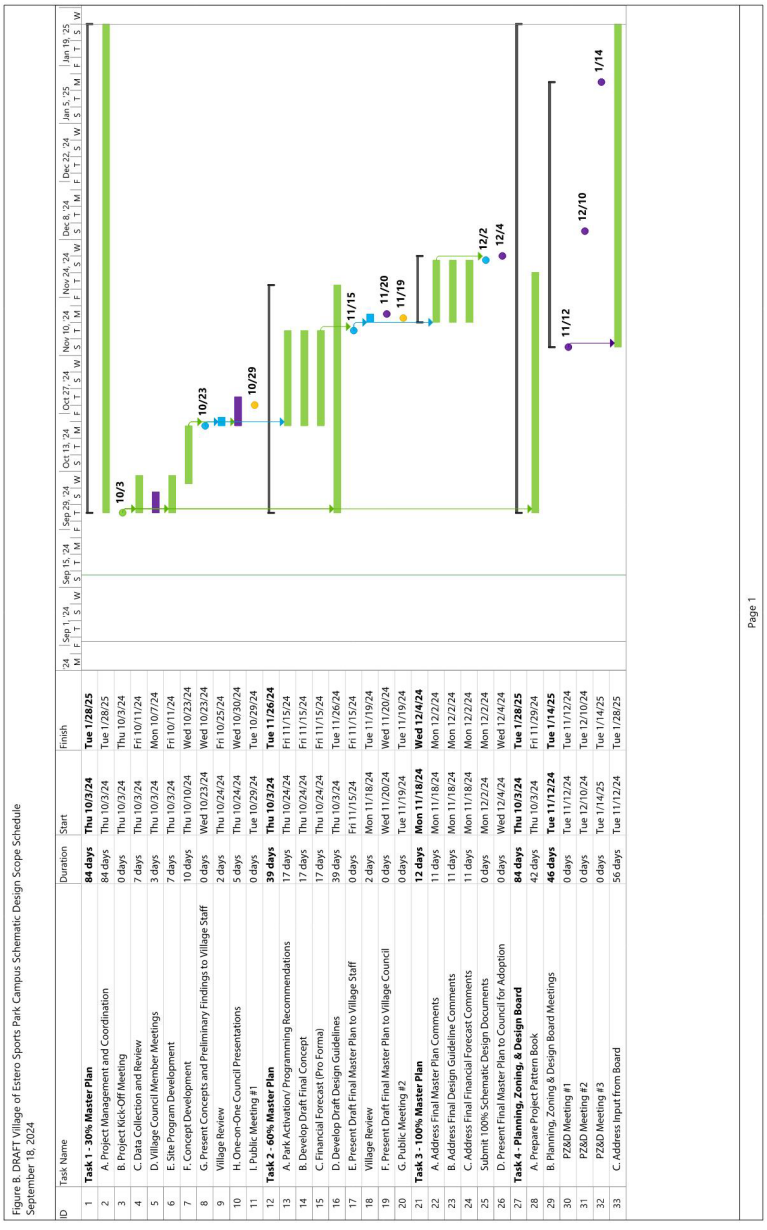


Exhibit "B"
Compensation and Payments

PAYMENTS TO CONSULTANT SHALL BE AS FOLLOWS:

he Design Team will complete the previously discussed Scope of Work on an hourly basis in accordance with the hourly rate schedule below.

Hourly Rate Schedule

Perez Planning + Design (PP+D)

• Project Manager	$150.00
• Associate Designer	$115.00
• Parks/ Urban Planner	$105.00
• Office Assistant	$50.00

Pennoni (PI)

• Senior Principal Professional	$325.00
• Principal Professional	$270.00
• Senior Professional	$235.00
• Project Professional	$215.00
• Staff Professional	$202.00
• Associate Professional	$195.00
• Graduate Professional	$170.00
• Technician III	$152.00
• Technicial II	$142.00
• Technician I	$130.00
• Survey Crew	$165.00
• Senior Field Technician	$158.00
• Field Technician	$126.00
• Laboratory Technician	$112.00
• Building Code Official	$132.00
• Project Assistant	$98.00

Weston & Sampson (WSE)

• Practice Leader/ Transportation	$300.00
• Regional Leader/ Civil	$285.00
• Team Leader/ Civil	$275.00
• Technical Leader/ Landscape Architecture	$225.00
• Project Engineer/ Civil	$190.00
• Project Manager/ Landscape Architecture	$180.00
• Senior Engineer/ Transportation	$170.00
• Engineer II/ Civil	$125.00
• Landscape Designer 1	$105.00

CPZ Architects (CPZ)

• Principal	$200.00
• Senior Project Manager/ Associate Principal	$150.00

- Project Support $100.00

Burgess Brant (BB)

- Principal $285.00
- Senior Project Manager/ Associate Principal $200.00
- Project Support $130.00

McDonough Bolyard Peck (MBP)

- Principal $286.00
- Senior Project Manager/ Associate Principal $208.00
- Project Support $156.00

Sports Facilities Companies (SFC)

- Principal $300.00
- Senior Project Manager/ Associate Principal $250.00
- Project Support $225.00

Total fees shall not exceed Three-Hundred and Twenty-One Thousand, Nine-Hundred and Ninety dollars ($321,990) including direct expenses, without approval from the Village.

Following is a breakdown of the fee per task.

TASK	TASK DESCRIPTION	FEE
1	**30% Master Plan**	
1A	Project Management	$7,200
1B	Project Kick-Off Meeting	$8,317
1C	Data Collection and Review	$32,415
1D	Village Council Member Meetings	$3,750
1E	Site Program Development	$10,900
1F	Concept Development	$53,145
1G	Present Concepts/Preliminary Findings to Staff	$4,340
1H-I	Present Concepts to Village Council/ Public Meeting #1	$6,700
	Sub-Totals	**$126,497**
2	**60% Master Plan**	
2A	Park Activation/Programming Recommendations	$9,850
2B	Develop Draft Final Concept	$42,758
2C	Financial Forecast	$15,325
2D	Develop Draft Design Guidelines	$32,510
2E	Present Draft Final Master Plan to Staff	$5,890
2F-G	Present Concepts to Village Council/ Public Meeting #2	$8,405
	Sub-Totals	**$114,738**
3	**100% Master Plan**	
3A	Address Final Master Plan Comments	$19,585
3B	Address Final Design Guideline Comments	$6,335
3C	Address Final Financial Forecast Comments	$4,125
3D	Present Final Master Plan to Council for Adoption	$6,475

	Sub-Totals	**$36,520**
4	**Planning, Zoning, & Design Board**	
4A	Prepare Project Pattern Book	$18,370
4B	PZDB Meetings (3)	$13,900
4B	Address PDZB Comments	$11,965
	Sub-Totals	**$44,235**
		$321,990

INVOICE AND PAYMENT TERMS:

Unless otherwise provided above, all payment requests shall be invoiced at the beginning of each month and paid after the completion of each month's services, or within thirty (30) days of Village's receipt of such invoice, whichever shall be sooner unless otherwise agreed by the Parties. Consultant shall not invoice more frequently than once a month for each calendar month for which services are provided.

Invoices shall be submitted for payment in electronic form to: accountspayable@estero-fl.gov, and shall describe with sufficient detail the tasks performed during the billing period, the professional(s) or other staffers who performed the work, and the billing hours required to perform the work.

The Village Public Works Director or designee will review all invoices for completeness. In the event an invoice is found to be incomplete, or should any other question or dispute arise, same shall be processed using the procedures and timelines set forth in the Florida Local Government Prompt Payment Act, Part VII of Florida Statutes Chapter 218.

Exhibit "C"
Village's Solicitation and any Addenda

100424 Addendum 1

Design Services Sports Park Campus

Issue Date: 7/3/2024
Questions Deadline: 7/24/2024 02:00 PM (ET)
Response Deadline: 8/5/2024 02:00 PM (ET)

Contact Information

Contact: Steve Gillette
Address: Procurement Manager
9401 Corkscrew Palms Cir
Estero, FL 33928

Event Information

Number:	100424 Addendum 1
Title:	Design Services Sports Park Campus
Type:	Request for Qualifications
Issue Date:	7/3/2024
Question Deadline:	7/24/2024 02:00 PM (ET)
Response Deadline:	8/5/2024 02:00 PM (ET)
Notes:	The Village of Estero, FL invites the submission of qualifications from interested and qualified individuals, corporations, partnerships and other legal entities authorized to do business in the state of Florida to provide **Design Services for a Sports Park Campus.** The Firm must furnish all labor, materials, equipment, and incidentals required to complete all work to the Village's quality standards. Solicitation documents and deadlines are available at https://estero.ionwave.net/ All bids/proposals must be submitted sealed and online in the IONWWAVE system. Disadvantaged Business Enterprise (DBE) and Woman and Minority-Owned Business Enterprises (W/MBE) companies are encouraged to submit a bid. Persons with disabilities requiring reasonable accommodation to participate in any aspect of this ITB should contact the Village Clerk at (239) 221-5035 as promptly as possible to allow the Village to examine the request and determine what, if any accommodations are possible.

Please consider registering, at no charge, with the Village of Estero at the above website to receive future solicitations.

Ship To Information

Address: 2nd Floor
9401 Corkscrew Palms Cir
Estero, FL 33928

Billing Information

Contact: Accounts Payable
Address: 9401 Corkscrew Palms Cir
Estero, FL 33928
Email: accountspayable@estero-fl.gov

Bid Activities

Non-Mandatory Pre-Proposal Meeting	7/15/2024 3:00:00 PM (ET)
Posting of Final Addenda	7/29/2024 5:00:00 PM (ET)

Bid Attachments

A-OVERVIEW 2024.06.26 v1.docx Download
Section A

B -INTRODUCTION-Scope of Services 2024.06.26.v2.docx Download
Section B

C-GENERAL TERMS & CONDITIONS.docx Download
Section C

D-EVALUATION PROCEDURES 2024.06.26 v1.docx Download
Section D

E-FORM OF AGREEMENT.docx Download
Section E

F-REQUIRED SUBMITTALS-PORTIONS OF PROPOSALS.docx Download
Section F

H-REQUIRED FORMS, CERTS, AFFIDAVITS NOTICE.docx Download
Section H (G omitted)

I-NSURANCE INDEMNITICATION BOND REQUIREMENTS.docx Download
Section I

Estero Park Rec Open Space Master Plan.mac.pdf Download
Technical Exhibit C

2024.06.19 VOE Bounderies Sports Park.v2.jgm #2.pdf Download
Technical Exhibit D

fw9--2024.pdf View Online
Attachment

Form_3 (3).docx View Online
Lobbying Affidavit

Form_7 (3).docx View Online
Non-Collusion Affidavit

x Estero Park Rec Open Space Master Plan.mac.pdf View Online
Requested in Q & A

Pre-Proposal Meeting Attendance.pdf View Online
Requested in Q & A

EC 2024-13 Lee County School Board - Shared Use Agreement.pdf View Online
Requested in Q & A

15 Traffic Impact Study-certified.pdf View Online
Requested in Q & A

Village of Estero Facility Progam_07122024 2.pdf View Online
Requested in Q & A

23-240-TOPO SVY.dwg View Online
Requested in Q & A

Public Question & Answer (4).pdf Download
Questions and Answers PDF Attachment

Requested Attachments

Certificate of Insurance
(Attachment required)
Vendor's Certificate of Insurance showing coverage of all required insurance.

W9
(Attachment required)
Vendor's W9

Lobbying Affidavit
(Attachment required)

Upload Form 3 found in Attachments

Non-Collusion Affidavit
(Attachment required)

Upload form 7 found in Attachments

Required Submittals
(Attachment required)

Required Submittals requested in Scope of Work: Section 1-Cover Letter, Section 2-Executive Summary, Section 3-Qualifications, Section 4-Experience, Section 5- Approach, Exhibit A- Additional Project Deliverables

Bid Attributes

1	**Are there any modifications or deviations from specifications?** Failure to clearly identify any modifications in the space below or on a separate page may be grounds for the bidder being declared nonresponsive or to have the award of the bid rescinded by the Village. ☐ No ☐ Yes *(Required: Check only one)*
2	**Modification Continued** If responder indicated above that modifications are needed, provide additional information. If no modifications indicated, enter N/A. *(Required: Maximum 4000 characters allowed)*
3	**Vendor List Certifications** The Florida Department of Management Services prohibits the use of vendors which appear on their Vendor Lists. Bidder is certifying they are NOT on the following Vendor lists as maintained by the Florida Department of Management Services: Florida Statute 287.133 Convicted Vendor List (Public Entity Crimes) Florida Statute 287.134 Discriminatory Vendor List Florida Statute 287.1351 Suspended Vendor List Florida Statute 287.137 Antitrust Violator List Florida Statute 287.135 Scrutinized List of Prohibited Companies Florida Statute 287.057(1-3) Federal Excluded Parties List ☐ I Accept and Certify *(Required: Check if applicable)*

4	**Drug Free Certification** In accordance with Florida Statutes § 287.087, bidder hereby certifies that the company bidding does: 1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition. 2. Inform employees about the dangers of drug abuse in the workplace, the business' policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations. 3. Give each employee engaged in providing the commodities or contractual services that are under proposal a copy of the Drug-Free statement. 4. Notify the employees that as a condition of working on the commodities or contractual services that are under proposal, employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or no lo contendere to, any violation of Chapter 1893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction. 5. Impose a sanction on or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted. 6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section. ☐ I Accept and Certify *(Optional: Check if applicable)*
5	**Bidder's Certification** As an authorized representative of the Bidder, I have carefully examined this ITB which includes information for bidders, Introduction, Scope of Work, General Instructions, Special instructions, Attachments of any Plans, Specifications and Forms. I hereby propose to provide the items and/or services requested in this ITB. I agree to hold pricing for at least 150 calendar days to allow the Village time to properly evaluate bids. I agree that the Village terms and conditions herein will take precedence over any conflicting terms and conditions submitted with my bid and I agree to abide by all conditions of this ITB. Bidder agrees to furnish all labor, materials, equipment, and other incidental items, facilities, and services necessary in full accordance with the ITB and contract documents for this solicitation. If awarded, the Bidder agrees to perform the work for the unit pricing indicated and, as applicable, will complete all work within the time limits and schedule as specified for the pricing awarded. I certify that all information contained in my bid is truthful to the best of my knowledge and belief. I further certify that I am duly authorized to submit a bid on behalf of the company as its agent and that the company is ready, willing, and able to perform if awarded a contract and the representative who executed this Certification has full knowledge and understanding of the details of the solicitation. I certify that I attended the pre-bid meeting, if mandated, and I fully understand the requirements. Bidders must demonstrate to the satisfaction of the Village that the minimum qualifications set forth in this ITB have been met. Up to date and current contact information is the sole responsibility of the Bidder. The inability to perform reference checks due to the submission of inaccurate or outdated reference contact information will be viewed as a negative aspect of the Bidder's response and may affect the Village's determination of responsiveness. ☐ I have read and accept *(Required: Check if applicable)*

6	**Conflict of Interest Disclosure** Bidder/Proposer certifies that this submission has not been arrived at collusively or otherwise in violation of federal, state or local laws. The award of any Contract hereunder is subject to the provision of Chapter 112, Florida Statutes. Offerors must disclose with their Proposal the name of any officer, director, partner, proprietor, associate or agent which is also an officer or employees of the Village or of its agencies. Offerors must disclose the name of any officer or employee of Village who owns, directly or indirectly, an interest of five percent (5%) or more in the Offeror's firm or any of its branches or affiliate companies. If no ownership conflicts, enter N/A. *(Required: Maximum 4000 characters allowed)*
7	**Questions and Answers Addendum Acknowledgement** Questions and Answers were published, and I acknowledge reading and understanding the changes before I submitted my proposal. ☐ I have read and accept *(Required: Check if applicable)*
8	**Addendum # 1 Acknowledgement** Addendum #1 was issued, and I acknowledge reading and understanding the change before I submitted my bid. This addendum did not materially change the RFP but answered questions and provided further documents which can be found in the Attachments section of this RFP Addendum. ☐ I have read and accept *(Required: Check if applicable)*

Supplier Information

Company Name:

Contact Name:

Address:

Phone:

Fax:

Email:

Supplier Notes

By submitting your response, you certify that you are authorized to represent and bind your company.

Print Name

Signature

Exhibit "D"
Consultant's Qualifications/Proposal

Village of ESTERO

Request for Qualifications (RFQ) #100424

Design Services for Sports Park Campus











PEREZ PLANNING + DESIGN, LLC

August 5, 2024

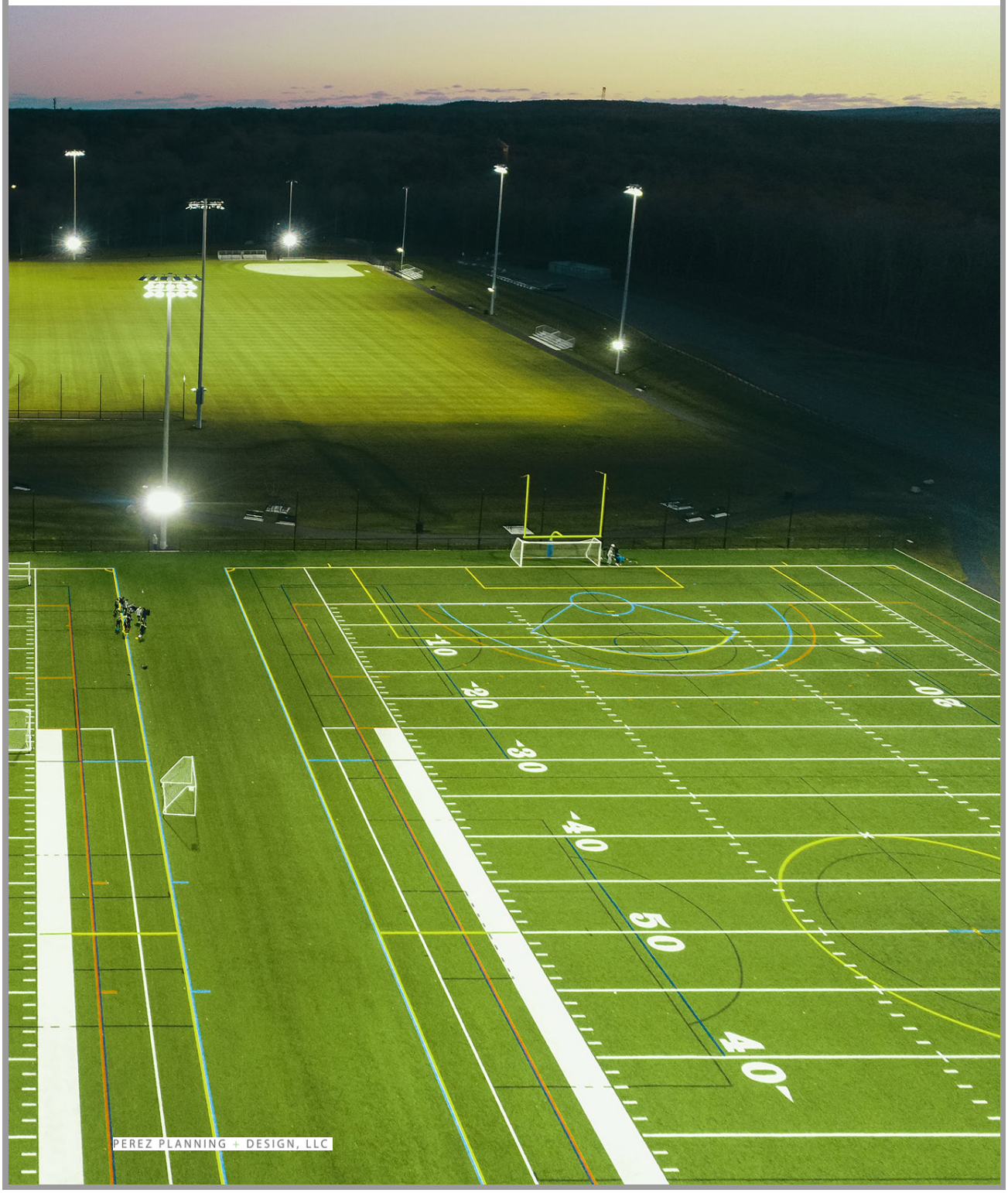

PEREZ PLANNING + DESIGN, LLC

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4	Experience	17
5	Approach	26
6	Forms	28

1 Cover Letter

Monday, August 5, 2024

Mr. Steve Gillette - Procurement Manager
Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928

Dear Mr. Steve Gillette,

We are living in times where it is clearer now than ever before, the important role that parks play in communities. Across the country, more people are turning to parks, recreation facilities, and trails to relieve stress, enjoy the health benefits of parks and recreation facilities, and leverage the economic development potential of parks than ever before. In fact, more people are recognizing that parks and recreation facilities are not "nice-to-have" community amenities; they are critical physical, social, and economic infrastructure.

During our work on the Village of Estero Parks, Recreation, and Open Space Master Plan in 2020, we saw firsthand how important parks are to Village residents and the desire to see more high-quality parks that not only provide passive recreation opportunities such as natural areas and multi-purpose trails, but also athletic facilities. Additionally, our Team explored opportunities with Village for how parks and recreation facilities could be provided collaboratively in a way that reflects the Village's "governmental-light" philosophy. It is exciting to see how the Village has moved forward with these opportunities to now be embarking in this very exciting project in collaboration with the Lee County School District.

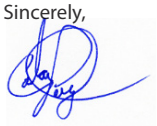
It is for these reasons that we could not be more excited to submit our qualifications for this exciting and very important project for the Village. The Perez Planning + Design (PP+D) Team is comprised of local, regional, and national thought leaders and experts on the various topics required to complete the Village's desired Approach.The following proposal provides information regarding the PP+D Team, our experience, expertise, and proposed project approach.

I, Carlos Perez will serve as the Agency's primary contact. I attest that PP+D is licensed in the State of Florida and the PP+D Team is qualified to provide all services requested under this Request for Qualifications (RFQ).

Furthermore, the PP+D Team understands the work to be done and if selected by the Village, commits to perform the work within the time period agreed upon with the Village, and is able to and will comply with all applicable laws, rules, regulations and ordinances of the Village of Estero, Lee County, the State of Florida, and the United States.

We are excited about the opportunity to be considered for the Design Services for Village of Estero Sports Park Campus Master Plan! We are also excited about the opportunity to collaborate once again with the Village and its residents and look forward to the opportunity to discuss our ideas with you in more detail.

Sincerely,



Carlos F. Perez, PLA - President
Perez Planning + Design, LLC
878 Peacthree Street NE, Suite 827, Atlanta, GA 30309
P. 404416.0114 E. cperez@perezpd.com

2 Executive Summary

PROJECT UNDERSTANDING

The Perez Planning + Design (PP+D) Team understands that the Village of Estero is seeking Design Professionals to provide Design Professional Services to develop a Sports Park Campus Master Plan. The Sports Park Campus Master Plan will encompass the 55 acres of property just south of Estero Community Park, leased from the School District in the Estero High School Property.

The PP+D Team understands that the Village has recently made improvements to the site, including upgrading the Stadium Field and Courts and is looking to build on those improvements by providing at minimum the following facilities based on the Shared Use Agreement - (1) Long Field (football, soccer, lacrosse), (1) Practice field (football, soccer, lacrosse), (1) Baseball Field, (1) Softball Field, Cross County Paths.

Additionally, the Master Plan should consider the top Parks and Recreation Needs identified through the Village of Estero Parks, Recreation, and Open Space Master Plan. Top facility needs were - Natural Areas/ Nature Parks, Multi-purpose Trails, Performance Arts Center, Sidewalks, Restrooms for Existing Parks, Community Gardens, Athletic Fields, and Boating Access, while top program needs were - Community Special Events , Fitness/Wellness Programs , Nature Programs/ Environmental Education, and Senior Leisure Programs.

TEAM OVERVIEW

The Perez Planning + Design (PP+D) Team is comprised of national, regional, and local thought leaders and experts in Parks Planning and Design, Sports and Recreation Facility Design, Civil Engineering, Landscape Architecture, Architecture, MEP Engineering, and Sports Tourism Pre-Development, Development, and Management Consulting. Specifically, the PP+D Team is comprised of the following firms:

- **Perez Planning + Design, LLC** – Parks Planning + Design, Landscape Architects
- **Sports Facilities Companies** - Sports Tourism Facility Pre-Development, Development, and Management Consultants
- **Weston & Sampson**– Sports and Recreation Facility Specialist, Landscape Architects, and Civil Engineers.
- **CPZ Architects, Inc.** - Architects
- **Bugess Brant Consulting Engineers** - MEP Engineering
- **MBP** - Cost Estimation

The Perez Planning + Design Team have completed hundreds of parks and recreation facility plans for communities throughout Florida and the United States - from Seattle, Washington, to our Nation's Capital - Washington, D.C., to small towns in Florida such as the City of Fernandina Beach, City of Kissimmee, the City of Ormond Beach, the Town of Jupiter, the Town of Palm Beach, and most importantly, the Village of Estero. We understand the anatomy of parks. We understand all the potential impacts and benefits they have in communities, and we excel in planning, designing, and managing them to unleash their power.

Additionally, we are thought leaders in the field of Parks Planning and Design and volunteer our time in national boards, speaking engagements, conferences, webinars, and academia that are at the forefront of the parks, recreation, public realm, and city planning field. Organizations that we are engaged with include the City Parks Alliance, Florida Recreation & Park Association, National Recreation & Park Association, University of Florida Department of Landscape Architecture, and Georgia Institute of Technology College of Design Construction and Planning.

Through our experience, training, and research we have become Park experts that happen to be trained as professional Landscape Architects, Urban Designers, Engineers, Architects, and City Planners; not Engineers or Landscape Architects that design parks. As such, we understand how to plan and design parks for user experiences, staff programming, operations and maintenance, and how to unleash the associated social, environmental, and economic benefits for parks.

Lastly, we completed the Village of Estero's Parks, Recreation, and Open Space Master Plans and have developed conceptual sites plans for this very site. We are intimately aware of parks and recreation needs of the Village, its residents, and the role that the Sports

Park Campus plays in addressing these needs and opportunities, all with the Villages' "government light" philosophy.

PROJECT APPROACH

As noted in the RFQ, the PP+D understands that the Village would like to accomplish this Scope of Work through the following major tasks:

1. Develop two (2) to three (3) community driven concept plans incorporating the facilities most desired by the community and supported by market studies.
2. Provide graphics including plans, perspectives, and elevation views of the proposed facilities.
3. Provide a Pattern Book including master plan graphics, zoning analysis, infrastructure capacity studies, cost estimates, and permitting analysis in order to provide an actionable master plan and path to facilities construction.
4. Manage and attend Public Information Meetings as needed.
5. Prepare an Order of Magnitude Cost and Phasing Plan (if needed) for the implementation of the Sports Park Complex.
6. Manage and attend progress meetings.

PROJECT SCHEDULE/IMPLEMENTATION PLAN

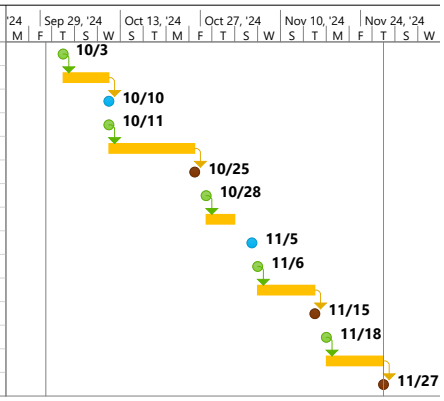
In order to meet the Village's schedule of October 3 to November 27 for the development of the Master Plan, the PP+D Team will need to work efficiently as illustrated in the schedule below with weekly Team Meetings.

To control construction costs and schedule, the PP+D Team will include MBP in all discussions from the Project Kick-off Meeting through the delivery of the Final Sports Complex Master Plan.

The PP+D team includes sufficient staff in order to meet the project schedule. The remainder of the proposal contains more detailed information about our Team.

Project Schedule

Task Name	Start	Finish
Project Kick-Off Meeting + Confirm available data	Thu 10/3/24	Thu 10/3/24
Review available data + Prepare for Public Meeting 1	Thu 10/3/24	Thu 10/10/24
Public Meeting #1	Thu 10/10/24	Thu 10/10/24
Review Public Meeting #1 Findings with Village Staff	Fri 10/11/24	Fri 10/11/24
Prepare 30% Schematic Design Documents	Fri 10/11/24	Fri 10/25/24
Submit 30% Schematic Design Documents	Fri 10/25/24	Fri 10/25/24
30% Schematic Design Review Meeting with Village Staff	Mon 10/28/24	Mon 10/28/24
Prepare for Public Meeting #2	Mon 10/28/24	Fri 11/1/24
Public Meeting #2	Tue 11/5/24	Tue 11/5/24
Review Public Meeting #2 Findings with Village Staff	Wed 11/6/24	Wed 11/6/24
Prepare 60% Schematic Design Documents	Wed 11/6/24	Fri 11/15/24
Submit 60% Schematic Design Documents	Fri 11/15/24	Fri 11/15/24
60% Schematic Design Review Meeting with Village Staff	Mon 11/18/24	Mon 11/18/24
Prepare 100% Schematic Design Documents	Mon 11/18/24	Wed 11/27/24
Submit 100% Schematic Design Documents	Wed 11/27/24	Wed 11/27/24



3 Qualifications

INTRODUCTION

The Perez Planning + Design (PP+D) Team understands that the Village of Estero is seeking Design Professionals to provide Design Professional Services to develop a Sports Park Campus Master Plan. The Sports Park Campus Master Plan will encompass the 55 acres of property just south of Estero Community Park, leased from the School District in the Estero High School Property.

The Village has recently made improvements to the site, including upgrading the Stadium Field and Courts and is looking to build on those improvements by providing at minimum the following facilities based on the Shared Use Agreement - (1) Long Field (football, soccer, lacrosse), (1) Practice field (football, soccer, lacrosse), (1) Baseball Field, (1) Softball Field, Cross County Paths.

Additionally, the Master Plan should consider the top Parks and Recreation Needs identified through the Village of Estero Parks, Recreation, and Open Space Master Plan. Top facility needs were - Natural Areas/ Nature Parks, Multi-purpose Trails, Performance Arts Center, Sidewalks, Restrooms for Existing Parks, Community Gardens, Athletic Fields, and Boating Access, while top program needs were - Community Special Events , Fitness/Wellness Programs , Nature Programs/ Environmental Education, and Senior Leisure Programs.

TEAM OVERVIEW

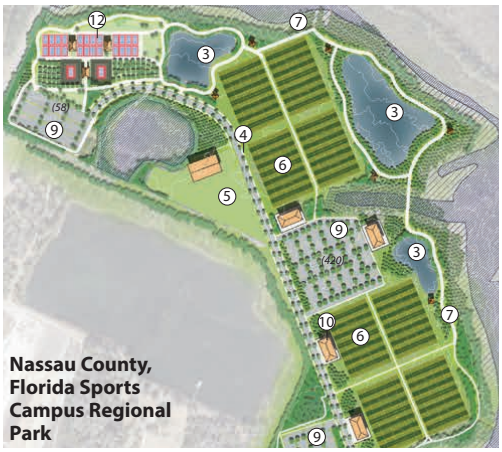
The Perez Planning + Design (PP+D) Team is comprised of national, regional, and local thought leaders and experts in Parks Planning and Design, Sports and Recreation Facility Design, Civil Engineering, Landscape Architecture, Architecture, MEP Engineering, and Sports Tourism Pre-Development, Development, and Management Consulting. Specifically, the PP+D Team is comprised of the following firms:

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- **Weston & Sampson**– Sports and Recreation Facility Specialist, Landscape Architects, and Civil Engineers.
- **CPZ Architects, Inc.** - Architects
- **Bugess Brant Consulting Engineers** - MEP Engineering
- **MBP** - Cost Estimation

As noted in the following pages, the PP+D Team's comprehensive understanding of Sports Park Campus planning including current trends in sports tourism and community design practices will be invaluable for ensuing that the Village achieve its 6 goals for the project as noted in the RFQ:

1. Assemble and lead a team of qualified engineers and specialty design consultants
2. Comply with the Village's applicable Equal Business Opportunity Program
3. Creative design to comply with budget
4. Meet or exceed applicable Florida School Athletic Association Guidelines and best practices for all athletic programs
5. Maximize program spaces and flexible use for all areas
6. Minimize operating costs and inefficiencies.

PP+D Team members have also been recently involved in Construction Manager at Risk (CMAR) delivery method. Following is an overview of each of these firms and their proposed role in this important project for the village.



Nassau County, Florida Sports Campus Regional Park

PEREZ PLANNING + DESIGN, LLC

Perez Planning + Design, LLC (PP+D) is a researched-based planning and design firm that specializes in parks planning and design. Established in 2014, PP+D staff have completed hundreds of park master plans for communities throughout the United States - from Seattle, Washington, to our Nation's Capital - Washington, D.C., to small towns in Florida including the Village of Estero. Not only did our staff complete the Parks, Recreation, and Open Space Master Plan alongside Barth Associates for the Village of Estero, but our staff also developed Conceptual Site Plans for this very site. PP+D is intimately aware of parks and recreation needs of the Village, its residents, and the role that Sports Parks Campus plays in addressing these needs and opportunities.

Additionally, we are thought leaders in the field of Parks Planning and Design and volunteer our time in national boards, speaking engagements, conferences, webinars, and academia that are at the forefront of the parks, recreation, public realm, and city planning field.

PP+D would be serving as the Project Managers, Park Planners, and "Parks, Recreation, and Open Space Master Plan implementation "Vision Keepers" for this project. To supplement our experience with the Village, we have included regional and national thought leaders in Sports Facility Pre-Development, Design and Development, and Management.

THE SPORTS FACILITIES COMPANIES

The Sports Facilities Companies (TSFC) mission is to improve the health and economic vitality of the communities they serve. Since 2003, TSFC, comprised of Sports Facilities Advisory, Sports Facilities Management, and Sports Facilities Development, have become the trusted resource for communities who want to plan, develop, or operate sports, recreation, entertainment and fitness centers. They provided services to over 3,000 communities worldwide. They have conducted scores of market analyses, feasibility studies, and economic impact analyses, and have worked everywhere from rural communities to large metropolitan areas.

Their breadth of experience provides them with a deep knowledge of the Florida market, the unique needs of the state, and the ability to complete a thorough and realistic analysis of the local, regional, and state-wide opportunities and constraints that will drive their advisory services in the Village of Estero. For the Village of Estero Spots Park Campus project, TSFC will assist the team with pre-development, development, and management considerations, such as confirming the proposed program within the context of Village, School, and Sports Tourism opportunities and trends, ensuring that the program maximize program spaces and flexible uses for all areas while minimizing operating costs and inefficiencies and maximize revenue generation.



Nassau County, Florida
Regional Park

Weston & Sampson℠

restore | enhance | sustain | maintain



interdisciplinary design, engineering, and environmental services

Since 1899, Weston & Sampson has been providing municipalities, public agencies, and private sector clients with cost-effective and innovative solutions to their infrastructure and environmental challenges. They are a full-service multi-disciplinary consulting firm with more than 900 professionals along the East Coast. Employee-owned Weston & Sampson offers capabilities ranging from project development, assessment, and planning through permitting, design, construction, and long-term operation and maintenance.

Throughout their history, Weston & Sampson has been recognized for exceeding clients' expectations by providing attentive personal service, superior technical quality, and adherence to cost and schedule requirements.

They have more than 400 registered professionals in offices along the East Coast, including nearby Fort Myers, who hold licenses or certifications in their respective fields of expertise.

With their depth of professional and technical staff, Weston & Sampson is well-positioned to deliver professional services and meet the needs of their clients and their projects.

Weston & Sampson's **sports and recreation** team has decades of experience supporting master planning, new athletic field and sports complex design, and sports facility rehabilitation/improvement projects for municipal, private, and academic clients. Much of this work has involved the planning and design/redesign of public spaces, including increased/prioritized pedestrian circulation, parking and traffic-related designs, ADA compliance, stormwater/drainage management and green infrastructure, as well as comprehensive public engagement components.

To stay at the forefront of design and trends in recreational improvement, their team members are actively involved in the industry, including the American Society of Landscape Architects, Sports Field Management Association, and American Sports Builders Association.

For the Village of Estero Design Services for Sports Park Campus project, Weston & Sampson will serve as the Sports and Recreation Facility Specialist, Landscape Architects, Civil Engineers, and Structural Engineers.

They can meet the diverse needs of their clients and offer multidisciplinary capabilities and experience in a full range of services/service areas, including:

- Recreational Facility & Athletic Field/Complex Design
- Landscape Architecture
- Landscape Planning & Restoration
- Urban Design
- Infrastructure Design & Construction
- Climate Resilience
- Renewable Energy
- Sustainable Design & Green Infrastructure
- Public Facilities Planning & Design
- Community-Wide & Master Planning
- Architecture
- Watershed & Stormwater Management
- Transportation & Traffic Engineering
- Environmental Site Assessment/Demolition/Remediation
- Geotechnical & Structural Engineering
- Aquatics Design & Engineering
- Wastewater Collection & Treatment
- Wetlands Replication & Restoration
- Peer Review
- Environmental Compliance & Permitting
- Site/Civil Development
- GIS & Digital Mapping
- Regulatory & Enforcement Assistance
- Solid Waste Planning, Design & Management
- Hydrology & Hydraulics
- Water Supply Development/Treatment/Pumping/Distribution
- Construction Inspection, Oversight & Management
- Water/Wastewater System Operation/Maintenance/Repair

Celebrating 20 Years

AN ARCHITECTURAL LEADER AND CHAMPION FOR FLORIDA'S COMMUNITY SPACES, PUBLIC SAFETY FACILITIES, COMMERCIAL DEVELOPMENT, AND HOSPITALITY VENUES.

CPZ is a South Florida CBE architecture firm with a staff of 18 employees, 4 of which are registered Architects and 1 General Contractor. Their commitment to client satisfaction has built many long-term client/CPZ relationships and a reputation for superior, responsive client service.

Meeting their client's project goals through design solutions that achieve harmony of function, aesthetics, quality, budget and schedule is the guiding principle of CPZ Architects, Inc. Founded in 2002 as an S Corporation by Chris P. Zimmerman, AIA, the firm offers the full range of planning and architectural services. They have completed a multitude of Sports Facility Architectural Projects throughout the South Florida, including the on-going Nova Southeastern University Ball Fields. They will be serving as the Architects for the Village of Estero Sports Park Campus project.



BURGESS BRANT CONSULTING ENGINEERS

Burgess Engineering Inc., (dba – Burgess Brant Consulting Engineers) was established in Lee County in 1965, where it is the oldest and longest lasting MEP engineering firm in Southwest Florida. The firm specializes in electrical and mechanical engineering design for commercial, institutional, residential and health care facilities.

The staff at Burgess Brant Consulting Engineers brings over 80 years of design and field experience in the state of Florida. They offer a complete range of mechanical and electrical engineering design, construction administration, and inspection services. The following is a list of our experience related to Recreational/ Sports Facilities and Parks

Recreational/Sports Facilities/Parks

- Sports Park Lighting @ Harlem Heights
- Sports Park Lighting @ Estero High School
- Sports Lighting @ Fort Myers Beach Recreational Center
- Stars" Sports Facility, Fort Myers, FL.
- Ave Maria South Park Sports Field Lighting
- Ave Maria North Park Sports Field Lighting
- Ave Maria Tennis Facility
- Terry Park Sports Facility (Press Box, Restroom, Food Court and Partial Site Lighting)
- Florida Gulf Coast University Baseball Press Box
- South Florida Christian Academy Ball Field Lightin
- 30+ Collier County, Lee County and Charlotte County Park Restroom, Concessions Faciliities &
- Park Lighting
- 20+ Public Swimming Facilities with Site Lighting
- 30+ Clubhouse Tennis Facilities with Site Lighting

Burgess Brant Consulting Engineers will serve as the MEP Engineers for the Village of Estero Sports Park Campus project.

MBP

Established in 1989, MBP is a multi-disciplined consulting firm that provides a broad range of professional services designed to mitigate risk and optimize value within the built environment. Their diverse team of experts specializes in innovative solutions to address their clients' dynamic infrastructure and facility needs. They maximize an owner's investment by identifying performance enhancements and efficiency improvements which translate into reduced life cycle asset costs.

MBP's services include cost estimating, value engineering, constructibility review, CPM scheduling, risk management, commissioning/retro-commissioning, project management, scheduling, and dispute resolution. They provide cost estimating, value engineering, and cost avoidance reviews for many public and private clients. MBP's cost estimating team consists of construction professionals with backgrounds as architects, engineers, contractors, and construction managers. They understand the importance of completing the cost estimating tasks in a timely manner so as not to experience the impacts that late performance can have on a project.

MBP will be serving as the construction costs and schedule estimators for the project.

Depending on the outcomes and specific needs that emerge from the design of the facility, the PP+D Team would work with the Village to identify candidate firms for the remaining engineering and specialty design disciplines to support the design of the Facility.

The PP+D Team is comprised of thought leaders and experts in the disciplines required to complete this important project for the Village.

The organizational chart belows identifies the key professionals that will work on the project along with their respective roles. The resumes of these professionals are included in the following pages, each of which has a minimum of five years' experience on similar facilities.

CARLOS F. PEREZ, PLA **Perez Planning + Design**	Role: Project Manager + Parks Planner/Designer
YAN DUAN **Perez Planning + Design, LLC**	Role: Parks Planner +Designer
EVAN ELEFF **The Sports Facilities Companies**	Role: Sports Facility Management Expert
J.D. WOOD **The Sports Facilities Companies**	Role: Sports Facility Management Expert
CRISTOBAL BETANCOURT, PLA, AICP **Weston & Sampson**	Role: Lead Landscape Architect
BRANDON KUNKEL, RLA **Weston & Sampson**	Role: Sports Campus Technical Design Expert
JORDAN BOUGHNER **Weston & Sampson**	Role: Sports Campus Designer
JEFFREY SANTACRUCE, PE, PTOE **Weston & Sampson**	Role: Lead Civil Engineer
GARY FERRANTE, PE **Weston & Sampson**	Role: Site Civil Engineer
NATHAN SEIFERT, PE, LEED AP **Weston & Sampson**	Role: Lead Structural Engineer
CHRIS P. ZIMMERMAN, AIA **CPZ**	Role: Lead Architect
JOSEPH W. BROUGHTON, PE **BBCE**	Role: Lead Electrical Engineer
MARK A. BRANT, PE **BBCE**	Role: Lead Mechanical/ Plumbing Engineer
S. ALLAN SHAD **MBP**	Role: Senior Cost Estimator



CARLOS F. PEREZ, PLA (PP+D)

Project Manager + Parks Planner/ Designer

Carlos Perez is landscape architect who specializes in parks and recreation planning and design Carlos has worked with over 75 communities throughout the United States on parks and recreation design projects including Village of Estero, FL. Most recently, Carlos worked with St. John's County and Nassau County, FL on comparable Sports Park Campus Master Plans. Carlos will serve as the Project Manager/ Parks Planner+ Design for the project to ensure that the recommendations proposed in the Village of Estero Parks, Recreation, and Open Space Master Plan are carried forward through this project.

EDUCATION

Master in City and Regional Planning
Specialization in Transportation
Georgia Institute of Technology, 2015

Master of Science in Urban Design
Georgia Institute of Technology, 2015

Bachelor of Landscape Architecture
University of Florida, 2004

PROFESSIONAL REGISTRATIONS

Landscape Architect, Florida #6666902
Landscape Architect, Georgia #001824

TOTAL YEARS OF EXPERIENCE

20 years

RELEVANT RECENT EXPERIENCE

Historic Bagley/ Frankie Allen Baseball Complex and Park Comprehensive Park Master Plan
Atlanta, GA | On-going
Role: Project Manager + Parks Planner/ Designer

Piedmont Park Comprehensive Park Master Plan
Atlanta, GA | On-going
Role: Parks Planner

Chastain Park Master Plan Update
Atlanta, GA | On-going
Role: Co-Project Manger + Parks Planner/ Designer

St. Johns County Four (4) County Park Master Plans
St. Johns County, FL | 2023
Role: Parks Planner

Nassau County Eight (8) Regional Conceptual Park Master Plans
Nassau County, FL | 2022
Role: Project Manager + Parks Planner/ Designer

Village of Estero Community Park Concept Plans
Estero, FL | 2021
Role: Parks Planner

Village of Estero - Estero On the River Park Plan
Estero, FL | 2021
Role: Parks Planner/ Designer

Village of Estero Parks, Recreation, and Open Space Master Plan
Estero, FL | 2020
Role: Parks Planner



YAN DUAN (PP+D)

Parks Planner + Designer

Yan Duan is a parks planner and designer with over 8 years of experience. Yan's expertise is in research, design, and visual communications. She combines these three strengths to develop thoughtful, practical, and innovative parks planning and design solutions and concepts. Yan will work collaboratively with the Team and will serve as a Parks Planner and one of the Designers on this project.

EDUCATION

University at Buffalo, the State University of New York (SUNY Buffalo) School of Architecture and Planning, Master of Urban Planning with Specialization in Urban Design and Physical Planning, 2016

Xi'an University of Technology, Xi'an, P.R., China School of Civil Engineering and Architecture, Bachelor of Engineering in Urban Planning, 2013

Summer Program, Harvard University, 2007

TOTAL YEARS OF EXPERIENCE

8 years

RELEVANT RECENT EXPERIENCE

Historic Bagley/ Frankie Allen Baseball Complex and Park Comprehensive Park Master Plan
Atlanta, GA | On-going
Role: Parks Planner/ Designer

Piedmont Park Comprehensive Park Master Plan
Atlanta, GA | On-going
Role: Parks Planner/ Designer

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Nassau County Eight (8) Regional Conceptual Park Master Plans
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Village of Estero Community Park Concept Plans
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Estero, FL | 2021
Role: Parks Planner/ Designer

Village of Estero Parks, Recreation, and Open Space Master Plan
Estero, FL | 2020
Role: Parks Planner



EVAN ELEFF (TSFC)

Sports Facilities Management Expert

Evan has been directly involved in the development, opening, programming, management, and/or optimization of more than 50 SF Companies venues. Evan is considered one of the country's foremost experts in the youth and amateur sports and recreation industry and is an authority on new facility planning, public-private partnership creation, sports tourism destination development, and operational optimization. He is a key resource and speaker for industry associations including International City/County Management Association (ICMA), International Association of Venue Managers (IAVM), National Association of Sports Commissions (NASC), The Aspen Institute Project Play, US Indoor Sports Association, and others.

EDUCATION

MBA, Sports Management
University of Florida

YEARS OF EXPERIENCE
17 years

Evan has served in key roles for several groundbreaking projects focused on expanding awareness of the social, educational, economic, and health-based impacts of sport and activity, including the multiple Project Play regional reports, the Florida Recreation and Park Association Parks Benefit Calculator, and the Pure Michigan Sports Economic Impact Report. Evan will serve as the Sports Facility Management Expert for the project and confirm the proposed program, ensuring that the program maximize program spaces and flexible uses for all areas while minimizing operating costs and inefficiencies and maximize revenue generation.

RELEVANT RECENT EXPERIENCE

Steele Creek Park Master Plan - Bristol, TN
Sunset Empire Parks and Recreation - Seaside, OR
The Bridge Sports Complex - Bridgeport, WV
Florida Recreation and Park Association Impact Calculator - Statewide, FL
University of Wisconsin-Eau Claire - Eau Claire, WI
Sand Mountain Park & Amphitheater - Albertville, AL
The HUB - Marion, IL



J.D. WOOD (TSFC)

Sports Facilities Management Expert

J.D. is now using all the industry knowledge that he has gained through his impressive career to help The Sports Facilities Companies (TSFC) improve communities all over the country as the Regional Vice President of Strategic Development.

EDUCATION

MS, Sport Management
Texas A&M University

BS, Sport Management
Texas A&M University

YEARS OF EXPERIENCE
15 years

In his role, J.D. is responsible for developing and executing business planning strategies that will allow TSFC to identify and take advantage of opportunities for growth in new markets. Through his experience and guidance, cities better understand the process for developing transformative sports, recreation, events, and fitness venues.

Previously, J.D. led the opening of Publix Sports Park (formerly Panama City Beach Sports Complex) as the general manager for the facility. As part of the Dallas Sports Commission, he was a part of the successful effort to bring the 2026 World Cup to the city.. J.D will also serve as the Sports Facility Management Expert for the project and work with Evan to confirm the proposed program, ensuring that the program maximize program spaces and flexible uses for all areas while minimizing operating costs and inefficiencies and maximize revenue generation.

RELEVANT RECENT EXPERIENCE

Publix Sports Park - Panama City Beach, FL
Publix Sports Park - Panama City Beach, FL
*2026 World Cup Dallas Host City Bid
*2023 NCAA Women's Final Four Local Organizing Committee
*Veterans Park & Athletic Complex - College Station, TX
*Texas Independence Ballpark - College Station, TX
*Note: Project completed prior to joining TSFC



CRISTOBAL BETANCOURT, PLA, AICP (W&S)

Project Lead Landscape Architect

Cristobal is a Senior Technical Leader in Weston & Sampson's design studio. A professional landscape architect with more than 25 years of experience, he provides high-level visioning and urban design, public engagement and outreach, site analysis and programming, site/master planning, construction documentation, and construction administration services. Cristobal's experience includes the design of hardscapes, landscapes, irrigation, lighting, water features, wayfinding, and site furnishings; land use entitlements, code compliance and regulatory review, and LEED documentation; as well as arborist services, benthic surveys and mapping, threatened and endangered species assessments, wetland assessments and mitigation, and urban forestry management. He has led and supported a range of project types, including parks and recreation, transportation, civic, cemeteries, healthcare, campus/institutional, residential, and resort and lifestyle. Cristobal will serve as the Lead Landscape Architect for the Project.

EDUCATION

Bachelor of Science, Landscape Architecture
Cornell University, 1995

Post Graduate Studies - Urban Design, Public Space Design, Urban Waterfront Renewal
Royal Danish Academy of Fine Arts, School of Architecture, 1996

PROFESSIONAL REGISTRATIONS

Landscape Architect, Florida #6666941
Landscape Architect, NC #1428

TOTAL YEARS OF EXPERIENCE

29 years

RELEVANT RECENT EXPERIENCE

Currie Park - Phase 1
West Palm Beach, FL
Role: Project Manager + Landscape Architect

Robert King High Park Master Plan
Miami, FL
Role: Project Manager + Landscape Architect

West End Park Master Plan
Miami, FL
Role: Project Manager + Landscape Architect

Sunset Park Master Plan
Hollywood, FL
Role: Project Manager + Landscape Architect

Improvements to Doral Glades Park (CMAR Project Delivery Project)
Doral, FL
Role: Project Manager + Landscape Architect

Westside Park Improvements
Deerfield Beach, FL
Role: Project Manager + Landscape Architect



BRANDON KUNKEL, PLA (W&S)

Sports Campus Technical Design Expert

Brandon is a landscape architect with more than 20 years of experience in innovative design and master planning. His areas of expertise include athletic field and court complex master planning and design, urban parks, and natural resource conservation and rehabilitation. He has managed projects associated with planning land use area development, including work with sensitive and complex issues related to environmental concerns, sustainability, and historic preservation. Brandon routinely collaborates with public officials, state agencies, and external consultants on multiple projects concurrently. Brandon will serve as Sports Facility Technical Design Expert for this project.

EDUCATION

Bachelor of Landscape Architecture
University of Rhode Island, 2001

PROFESSIONAL REGISTRATIONS

Landscape Architect, MA#4040
Landscape Architect, ME #5342
Landscape Architect, NH #00214
Landscape Architect, RI #0000735

TOTAL YEARS OF EXPERIENCE

23 years

RELEVANT RECENT EXPERIENCE

Route 1A Athletic Field Complex
Walpole, MA
Role: Project Manager + Landscape Architect

Community Field Complex
Portsmouth, NH
Role: Project Manager + Landscape Architect

Athletic Fields Master Plan
Kittery, ME
Role: Project Manager + Landscape Architect

New High School Athletic Complex
Danvers, MA
Role: Project Manager + Landscape Architect

Athletic Field Facilities Development, University of Massachusetts Lowell
Lowell, MA
Role: Project Manager + Landscape Architect

Cypress Street Playground & Athletic Field Improvements
Brookline, MA
Role: Project Manager + Landscape Architect



JORDAN BOUGHNER, AICP (W&S)

Sports Campus Designer

Jordan is a designer at Weston & Sampson with a range of experience, including planning and design projects for both public and private clients. Since graduating with a Bachelor of Science in Landscape Architecture, Jordan's project experience has involved, primarily, the planning and design of public spaces, including parks, plazas, athletic facilities, and streetscapes. She is also responsible for facilitating the stakeholder engagement component for many of her public projects. Jordan will work closely with the Team to serve as the sports campus designer.

EDUCATION

Bachelor of Science, Landscape Architecture
University of Georgia, 2021

TOTAL YEARS OF EXPERIENCE

3 years

RELEVANT RECENT EXPERIENCE

Lee County Sports Complex
Sanford, NC
Role: Designer

Recreation and Sports Complex Master Plan
Jacksonville, FL
Role: Designer

Yeargan Park
Garner, NC
Role: Designer

Biltmore Hills Tennis Complex Improvements
Raleigh, NC
Role: Designer

O'Donnell, Father Maguire, and North Commons Park
Lowell, MA
Role: Project Manager + Landscape Architect



JEFFREY SANTACRUCE, PE, PTOE (W&S)

Lead Civil Engineer

Jeff has 30 years of transportation and traffic engineering, design, management, and permitting experience on a wide variety of public and private projects. He has worked on rural, urban, and interstate roadway and traffic design projects, roadway reconstructions, traffic calming strategies, roundabouts, safety improvements, and Complete Streets. He also has experience in the management of interdisciplinary projects, cost estimating, QC/QA, constructability reviews, construction administration, and is adept at communicating and developing consensus with community stakeholders during the public engagement process. Jeffrey will serve as the Lead Civil Engineer for this project

EDUCATION

Bachelor of Science Civil Engineering
University of New Hampshire, 2001

PROFESSIONAL REGISTRATIONS

Professional Engineer, FL#85994
Professional Engineer, MA#50065
Professional Engineer, NH#10650
Professional Engineer, CT#0030580
Professional Engineer, VT#91133
Professional Engineer, ME#13637
Professional Engineer, SC#36732
Professional Engineer, NC#048917
Professional Engineer, DE#36732
Traffic Control Supervisor, FL#46880

TOTAL YEARS OF EXPERIENCE

30 years

RELEVANT RECENT EXPERIENCE

Access Road Feasibility Study
Lee County, FL
Role: Transportation Engineer

Dora Street Improvement
Fort Myers, FL
Role: Project Manager

Collier County Bridge Traffic Management Plans
Naples, FL
Role: Lead Traffic Engineer

Winkler Avenue Right Turn Lane at Colonial Boulevard
Fort Myers, FL
Role: Project Manager



GARY FERRANTE, PE (W&S)

Site Civil Engineer

Gary has more than 25 years of professional experience, with a broad background in various aspects of civil engineering. He has civil engineering experience in the areas of transportation, storm water, utilities, land development, and water and wastewater plant design. Additional technical experience consists of long-range planning and master planning projects for several clients. Gary will serve as the Site Civil Engineer for this project.

EDUCATION

Bachelor of Science, Civil Engineering
Case Western Reserve University, 1991

Master of Science
Case Western Reserve University, 1993

PROFESSIONAL REGISTRATIONS

Professional Engineer, FL#65011
Professional Engineer, IL#062.052676
Professional Engineer, OH#60495

TOTAL YEARS OF EXPERIENCE

25 years

RELEVANT RECENT EXPERIENCE

Neighborhood Park
Cape Coral, FL
Role: Project Site/ Civil Engineer

Sireia Vista Park
Cape Coral, FL
Role: Site/ Civil Engineer

Florida Gulf Coast University Off-Site Utilities, Lee County Utilities
Fort Myers, FL
Role: Project Manager

North 2 Utility Extension Project
Cape Coral, FL
Role: Project Design Team Lead

Picaya Bay Surgery Center, Private Developer
Estero, FL
Role: Project Site/ Civil Engineer



NATHAN SEIFERT, PE LEED AP (W&S)

Lead Structural Engineer

Nathan, a practice leader in Weston & Sampson's structural engineering department, has more than 30 years of engineering and construction experience. His areas of expertise include reinforced concrete, masonry, structural steel, and timber design, and he is well versed in the International Building Code. His project experience includes design for new construction and renovation of municipal, commercial, multi-unit residential institutional and pharmaceutical/ industrial buildings; water/wastewater treatment facilities; and bridges. Nathan also has construction management experience and is a LEED® Accredited Professional. Nathan will serve as the Lead Structural Engineer on this project.

EDUCATION

Bachelor of Science, Civil Engineering
Worcester Polytechnic Institute, 1994

PROFESSIONAL REGISTRATIONS

Professional Engineer, MA#41693
Professional Engineer, RI#7663
Professional Engineer, CT#29660
Professional Engineer, NH#16201
Professional Engineer, KY#29965
Professional Engineer, FL#79595
Professional Engineer, SC#35047
Professional Engineer, NC#048585
Professional Engineer, VT#018.01345531
LEED Accreditated Profssional

TOTAL YEARS OF EXPERIENCE

30 years

RELEVANT RECENT EXPERIENCE

Lee Civic Center Facility
North Fort Myers, FL
Role: Lead Structural Engineer

New High School Athletic Facility Design & Construction Documents
Danvers, MA
Role: Lead Structural Engineer

Route 1A Athletic Complex
Walpole, MA
Role: Lead Structural Engineer

Mill Brook Corridor & Wellington Park
Arlington, MA
Role: Lead Structural Engineer

Weir Village Riverfront Park
Taunton, MA
Role: Lead Structural Engineer



CHRIS P. ZIMMERMAN, AIA (CPZ)

Lead Architect

Chris serves as principal-in-charge of all projects undertaken by the firm, ensuring quality delivery of services and client satisfaction. Chris' client-focused commitment to project success – from precise documentation of measurable client goals and objectives, building code verification and project planning, to fully detailed construction documents, through final punch list – has earned him the reputation as a quality architect in the south Florida community. To his design work, Chris also brings in-depth constructability knowledge and application to projects through his certification as a general contractor, a fact that assures his clients that his designs have been developed to be economically buildable. His broad project experience ranges from governmental, commercial/office, cultural, healthcare, and public safety facilities, to parks and recreation, resorts, and private residences.

EDUCATION

Bachelor of Architecture
Carnegie-Mellon University , 1983

PROFESSIONAL REGISTRATIONS

Architect, FL #AR0010995
Architect, NC #9716
Architect, LA #6826

TOTAL YEARS OF EXPERIENCE

38 years

RELEVANT RECENT EXPERIENCE

Improvements to Doral Glades Park (CMAR Project Delivery Project)
Doral, FL
Role: Project Architect

Nova Southeastern University Ballfield
Davie, FL
Role: Project Architect

Miami Gardens Community Center
Miami Gardens, FL
Role: Project Architect

Howard Park Center
West Palm Beach, FL
Role: Project Architect

Holiday Park Tennis Facility
Fort Lauderdale, FL
Role: Project Architect

Beverly Park Community Center Renovation
Hollywood, FL
Role: Project Architect

JOSEPH W. BROUGHTON, PE (BBCE)

Lead Electrical Engineer

Joseh is the Principal Electrical Engineer at Burgess Brant, Consulting Engineers. He has been involved in the design of lighting systems (including photometric analysis and certification), lighting control system design and layout, power distribution system design (including secondary power sources), telecommunication system layout, and building inspections of the fore mentioned systems. Joseph will be the Lead Electrical Engineer for this project.

EDUCATION

B.S.E.E., Eletrical Engineering
Baton Rouge, Louisiana

PROFESSIONAL REGISTRATIONS

Professional Engineer, FL#63949
Professional Engineer, NC#32766

TOTAL YEARS OF EXPERIENCE

27 years

RELEVANT RECENT EXPERIENCE

Sports Park Lighting @ Harlem Heights
Sports Park Lighting @ Estero High School
Sports Lighting @ Fort Myers Beach Recreational Center
"Stars" Sports Facility, Fort Myers, FL.
Ave Maria South Park Sports Field Lighting
Ave Maria North Park Sports Field Lighting
Ave Maria Tennis Facility
Terry Park Sports Facility (Press Box, Restroom, Food Court and Partial Site Lighting)
Florida Gulf Coast University Baseball Press Box
South Florida Christian Academy Ball Field Lighting
30+ Collier County, Lee County and Charlotte County Park Restroom, Concessions Facilities & Park Lighting
20+ Public Swimming Facilities with Site Lighting
30+ Clubhouse Tennis Facilities with Site Lighting

MARK A. BRANT, PE (BBCE)

Lead Mechanical Engineer

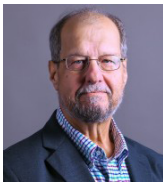
Mark has extensive experience in indoor air quality remediation, code interpretation, plumbing, fire sprinkler, electrical and HVAC design. His consultation and construction experience is extensive in • Single and Multifamily Residential (Low, Mid, and High Rise), Educational (Schools, Administrative, Universities), Commercial (Banks, Offices, Restaurants, Sports, Gymnasiums, Motels, Hotels, Parking Buildings), Industrial (Waste and Portable Water Treatment Facilities and Storage), Institutional/ Government (Jails, Government Office Buildings, Laboratories), Medical, and LEED certified design. Mark will be the Lead Mechanical and Plumbing Engineer for this project.

EDUCATION
B.S.M.E. (Mechanical Engineering)
Austin, Texas

PROFESSIONAL REGISTRATIONS
Professional Engineer, FL#54692

TOTAL YEARS OF EXPERIENCE
27 years

RELEVANT RECENT EXPERIENCE
"Stars" Sports Facility, Fort Myers, FL.
Ave Maria Tennis Facility
Terry Park Sports Facility (Press Box, Restroom, Food
Florida Gulf Coast University Baseball Press Box
30+ Collier County, Lee County and Charlotte County Park Restroom, Concessions Facilities &
Park Lighting
20+ Public Swimming Facilities with Site Lighting
30+ Clubhouse Tennis Facilities with Site Lighting



S. ALLAN SHAD

Senior Cost Estimator

Allan has 41 years of experience as an advanced estimator in commercial construction and a total of 34 years of experience in performing construction management services. His areas of expertise include cost estimating, budgeting, contract writing, and negotiations for a variety of projects and markets, as well as purchasing and project management. Allen understands both the financial and logistical aspects of construction and leverages that knowledge and experience to develop comprehensive, organized, and accurate cost estimates.

EDUCATION
Bachelor of Science Building Construction
University of Florida, 1982

Certificate in Graduate Studies for Historic Preservation
Goucher College, 2002

PROFESSIONAL ASSOCIATIONS
Member, Construction Management Association of America
Member, American Society of Professional Estimators
Member, AACE International

TOTAL YEARS OF EXPERIENCE
41 years

RELEVANT RECENT EXPERIENCE

Union County Public Schools, Forest Hills High School Replacement
Marshville, NC
Role: Senior Cost Estimator

Wake County Public School System, Swift Creek Elementary School
Raleigh, NC
Role: Project Manager

Union County Public Schools
Monroe, NC
Role: Senior Cost Estimator

Johnston County Public Schools, New High School
Smithfield, NC
Role: Project Manager

Cherokee County Schools, Consolidated High School
Murphy, NC
Role: Project Manager

Mooresville Graded School District, New Mooresville Graded Middle School
Mooresville, NC
Role: Senior Consultant

Wake County Public School
Cary, NC
Role: Cost Estimator

4 Experience

VILLAGE OF ESTERO COMMUNITY PARK CONCEPT
Estero, Florida









Perez Planning + Design, LLC (PP+D) served as Parks Planners/ Designers on the The Village of Estero Community Park Concept Plans alongside Barth Associates.

This concept is rooted in the Community Parks Subsystem Vision proposed in the Village of Estero Parks, Recreation, and Open Space Master Plan developed by PP+D alongside Barth Associates. The intent was to unite and transform the Estero Community Park and existing school properties to the South into the Village of Estero's signature urban park including a hard-edge promenade around the central lake, and connecting multi-purpose walks, additional multi-use fields, baseball/ softball fields, and additional recreation facilities and amenities such as tables games, pickleball courts food concessions, outdoor patios, community gardens, large and small picnic pavilions, and splash pad.

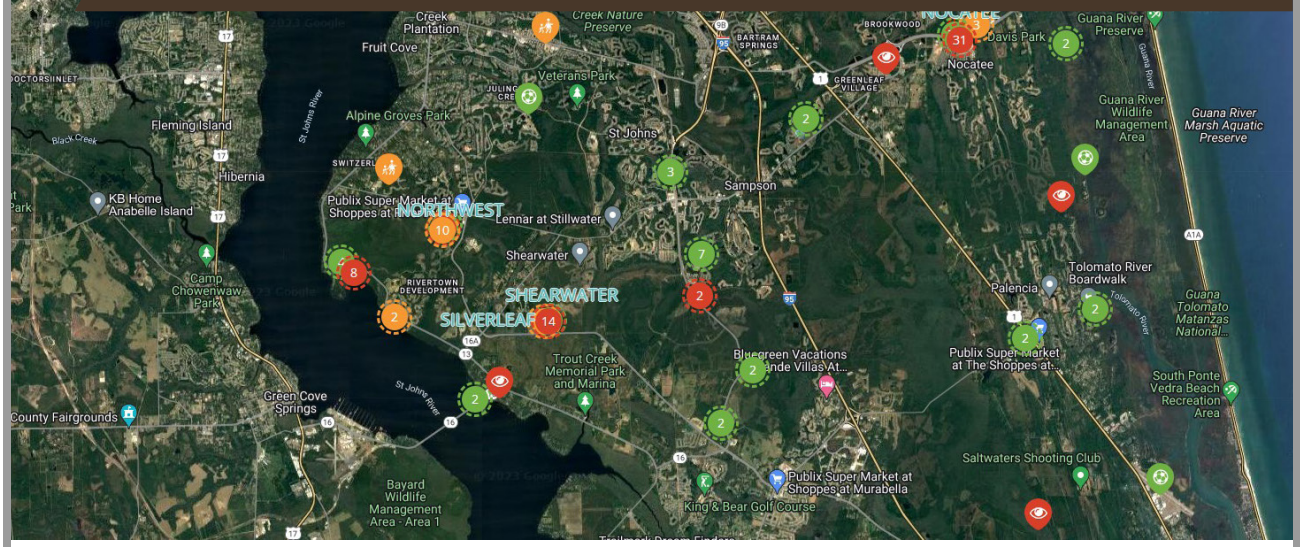
Working alongside Barth Associates, PP+D explored multiple conceptual site plans that included a commerical pickleball centered entertainment complex and mini-golf centered entertainment complex, recreation complex with walking trails with necessary support facilities, and future incorporation of the Estero Community Park and Center.

Client Contact

Steve Sarkozy
Village Manager - Village of Estero
239-221-5035
sarkozy@estero-fl.gov

ST. JOHNS COUNTY FOUR (4) COUNTY PARK MASTER PLANS

St. Johns County, Florida



Perez Planning + Design, LLC (PP+D) served as the Parks Planners for the St. John County Design Services for Four (4) County Parks. As a subconsultant to OSPORTS and Catalyst Design Group, PP+D provided public engagement, park programming, and park planning services.

PP+D worked with OSPORTS, Catalyst, and the County to develop a public engagement website using the platform Social Pinpoint to collect community input regarding the parks and recreation needs of county residents related to four county sites - Silverleaf Park, Nocatee Park, Shearwater Park, and Northwest Regional Park.

Based on the findings from the Social Pinpoint webiste, input collected from the St. Johns County Parks and Recreation Master Plan previously completed by Barth Associates and PP+D, and parks and recreation trends, PP+D developed park programs for each of the four sites. These programs were then translated into park concepts.



Client Contact

Bruce Hall, PLA
Catalyst Design Group Project Manager
407-318-6279
bhall@catalyst-dg.com

REGIONAL CONCEPTUAL PARK MASTER PLANS

Nassau County, Florida



Legend

1. Baseball Fields
2. Dog Park
3. Fitness Corral with Shade Sales
4. Floating Boardwalk
5. Group Pavilion
6. Lake (Total: 42 Acres)
7. Main Park Drive
8. Maintenance Compound
9. Multi-generation, Universally Accessible Playground with Shade Sales
10. Multi-Purpose Open Space
11. Multi-Purpose Trail
12. On-Street Parking
13. Outdoor Amphitheater Stage
14. Parking (Total: 1,159)
15. Pavilion
16. Pickleball Court
17. Pine Plantation
18. Recreation Center (57,800 sf.)
19. Restored Habitat with Canopy Trees
20. Soccer Field
21. Softball Fields
22. Splash Pad
23. Tennis Court

Notes:
(x) = Approximate number of parking spaces in each parking area within parking boundary, on-street parking along park boundary is not included.

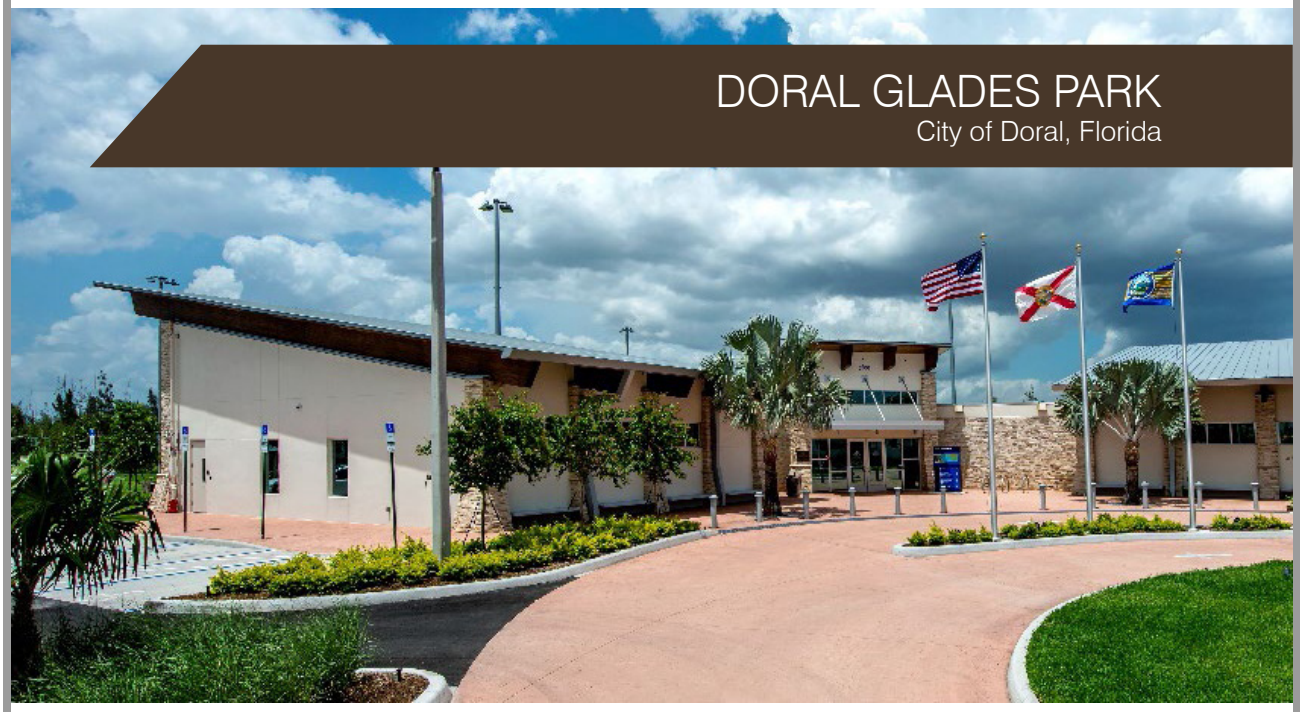
Perez Planning + Design, LLC (PP+D) served as the Project Manager and Parks Planners/ Designers for the development of eight (8) Regional Conceptual Park Master Plans in Nassau County, Florida.

Nassau County is one of the fastest growing counties in the State of Florida. Critical to sustaining and enhancing the high-quality of life for existing and future residents is ensuring that existing and future residents have sufficient access to a range of active and passive parks and recreation experiences in the County. Based on the findings from the Nassau County Parks and Recreation Master Plan completed by Barth Associates and PP+D, parks and recreation trends, and County leadership engagement, PP+D worked collaboratively with the County to develop site programs and conceptual master plans for eight (8) Regional Parks. Two of these Regional Parks were designed as Sports Park Campuses with a range of facility complexes including a Baseball Field Complex to be managed by a Private Provider, Softball Field Complex, Rectangle Field Complex, and Pickleball, Tennis, and Basketball Court Complexes.

Integral to all the designs was to ensure that these parks provided a diversity of park experiences at all times of the day for users of all ages and abilities versus sports facilities that only function for sports on nights and tournament days.

Client Contact

Jay Robertson
Parks and Recreation Director
904-753-4035
jrobertson@nassaucountyfl.com



DORAL GLADES PARK

City of Doral, Florida

Cristobal Betancourt along with CPZ Architects worked with the City of Doral, Florida on the $10.5 million Glades Park & Nature Center Building project. This project is located on a 25-acre parcel and included full public park and sports amenities including lush landscape throughout, basketball & tennis courts, restroom building with storage rooms, sand volleyball court, picnic pavilions, decorative concrete walkways, jogging path, children playground, outdoor performance stage and large multipurpose field. Also included is a kayak launch, dock area for gatherings and fishing, protected wetlands area boardwalk for nature walks, ample Parking and a 9,000+ S.F. contemporary "Nature Center" building comprised of such finishes as stained large heavy timber roof beams and stone veneered walls.

The project was succesfully completed using a Construct Manager at Risk (CMAR) delivery method. Doral Glades Park took Honorable Mention at the 2019 Fort Lauderdale Chapter American Institute of Architecture Design Awards.



Client Contact

Lazero Quintero, P&R
Director, City of Doral
305-593-6600
Lazaro.Quintero@cityofdoral.com









4 Experience

ROUTE 1A ATHLETIC FIELDS RECREATION COMPLEX

Town of Walpole, Massachusetts



The Town of Walpole selected Weston & Sampson in 2016 to study and master plan the recreational possibilities of a town-owned parcel to alleviate over-use at other town-owned facilities. Over a four-year period, Weston & Sampson provided planning, final design, and construction services for this 30-acre, multi-sport and recreational activities complex.

Led by Brandon Kunkel, the master planned complex provides two full-size multi-sport synthetic turf fields; two full-size natural turf soccer fields, overlayed with full-size baseball and softball fields; two basketball courts; a universally accessible playground; a support building with concessions, restroom, and operational and storage space; infrastructure to construct a splash pad; walking paths; and parking for 265 vehicles.

Project construction began in late 2019 as a culmination of a town-wide recreation master plan led by Weston & Sampson in 2008 and the site-wide feasibility and master plan in 2016. Construction was complete in 2021.



Client Contact

Jim Johnson
Town Administrator
508-660-7304
jjohnson@walpole.ma.gov





Aerial Site Plan



ATHLETIC FIELD & STADIUM RENOVATIONS

Town of Wayland, Massachusetts

Weston & Sampson provided comprehensive design, engineering, and construction administration services for the renovation of the existing athletic complex at Wayland High School, in addition to permitting and public engagement services.

The project included the refurbishment and replacement of the outdoor track and synthetic turf field, a new turf field, new restroom and concession and ticket sales buildings, replacement of the bleachers and press box, a new softball field, tennis courts and sports field lighting, and associated parking improvements.

Client Contact

Kenneth "Ben" Keefe
Public Building Director
508-358-3786
bkeefe@wayland.ma.us



Athletic Stadium Facilities Perspective Plan



Aerial Site Plan





Athletic Stadium & Court Facilities

5 Approach

INTRODUCTION

As noted in the previous sections, based on our Team's local experience and knowledge of the Village coupled with our Team's national expertise, the PP+D Team understand the Goals that the Village has for this project along with specific Scope of Work that would be required to complete this important project for the Village. As noted in the RFQ, the PP+D understands that the Village would like to accomplish this Scope of Work through the following major tasks:

1. Develop two (2) to three (3) community driven concept plans incorporating the facilities most desired by the community and supported by market studies.
2. Provide graphics including plans, perspectives, and elevation views of the proposed facilities.
3. Provide a Pattern Book including master plan graphics, zoning analysis, infrastructure capacity studies, cost estimates, and permitting analysis in order to provide an actionable master plan and path to facilities construction.
4. Manage and attend Public Information Meetings as needed.
5. Prepare an Order of Magnitude Cost and Phasing Plan (if needed) for the implementation of the Sports Park Complex.
6. Manage and attend progress meetings.

PROJECT SCHEDULE/IMPLEMENTATION PLAN

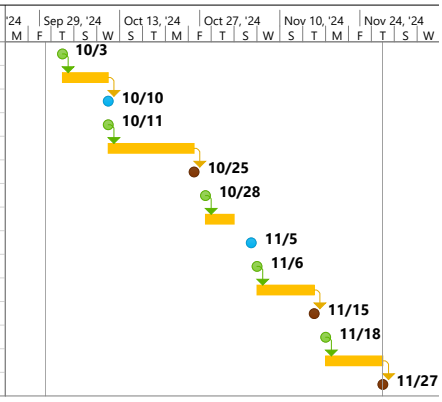
In order to meet the Village's schedule of October 3 to November 27 for the development of the Master Plan, the team will need to work efficiently as illusrated in the project schedule below. Weekly meetings will also help keep the project momentum.

In order to meet the Village's proposed schedule, and for the Village's consideration, we have eliminated the 90% Schematic Design submittal to meet the calendar date deadlines.

Based on our experience however, we recommend that the Village consider adding 15-20 calendar days to the project to meet public noticing requirements for public meetings and to provide Village staff with time to adequately review and comment on submitted work product.

Project Schedule

Task Name	Start	Finish
Project Kick-Off Meeting + Confirm available data	Thu 10/3/24	Thu 10/3/24
Review available data + Prepare for Public Meeting 1	Thu 10/3/24	Thu 10/10/24
Public Meeting #1	Thu 10/10/24	Thu 10/10/24
Review Public Meeting #1 Findings with Village Staff	Fri 10/11/24	Fri 10/11/24
Prepare 30% Schematic Design Documents	Fri 10/11/24	Fri 10/25/24
Submit 30% Schematic Design Documents	Fri 10/25/24	Fri 10/25/24
30% Schematic Design Review Meeting with Village Staff	Mon 10/28/24	Mon 10/28/24
Prepare for Public Meeting #2	Mon 10/28/24	Fri 11/1/24
Public Meeting #2	Tue 11/5/24	Tue 11/5/24
Review Public Meeting #2 Findings with Village Staff	Wed 11/6/24	Wed 11/6/24
Prepare 60% Schematic Design Documents	Wed 11/6/24	Fri 11/15/24
Submit 60% Schematic Design Documents	Fri 11/15/24	Fri 11/15/24
60% Schematic Design Review Meeting with Village Staff	Mon 11/18/24	Mon 11/18/24
Prepare 100% Schematic Design Documents	Mon 11/18/24	Wed 11/27/24
Submit 100% Schematic Design Documents	Wed 11/27/24	Wed 11/27/24



WORK DISTRIBUTION

To deliver the project, Carlos Perez of PP+D will serve as the Project Manager communicating with the Village, managing schedules, budgets, public engagement, subconsultant activities, and ensuring that the plans are consistent with the overall vision established through the Village of Estero's Parks, Recreation, and Open Space Master Plan.

The site design will be developed by Cristobal Betancourt of Weston & Sampson (WS) who will serve as the Lead Landscape Architect. Mr. Betancourt will be supported by his internal team of civil and structural engineers; the architectural team at CPZ Architects; and MEP services provided by Burgess Brant Consulting Engineers (BBCE) to develop the site designs to be vetted by the public and Village staff. PP+D staff will also support the WS internal Team.

Cristobal has worked with PP+D and Chris Zimmerman of CPZ to deliver parks and public facilities projects throughout Florida for two decade. Most recently, Cristobal worked with CPZ on the Doral Glades Park in the City of Doral, Florida, which was delivered through a Construction Manager at Risk (CMAR) strategy.

In addition to the information provided by the Village, WS and CPZ's work will be informed by market studies and economic data prepared by The Sports Facilities Companies (TSFC) and cost estimation services provided by McDonough, Bolyard, Peck (MBP) for the length of the project.

PUBLIC ENGAGEMENT

Effective stakeholder engagement is key to the success of any public project. We have included two public meetings in the project schedule as requested by the Village but are able to provide additional methods of engagement as deemed appropriate by Village staff.

Our mixed methods approach can include online surveys, project websites, printed updates to local media, or information distributed through the Village's public information office.

Our experience while developing the Village's Parks, Recreation, and Open Space Master Plan proved that Focus Group Meetings at a central Village location, or even at various gated community clubhouses was a valuable tool in communicating with the public.

Our recent and on-going experience on various comparable projects has also shown us that developing a project website, such as Social Pinpoint is also helpful in obtaining public input. We would welcome the opportunity to discuss these ideas with the Village in more detail.

COST AND SCHEDULE CONTROL MEASURES

MBP will provide cost and schedule control measures. MBP will be included in all discussions from the Project Kick-off Meeting through the delivery of the Final Sports Complex Master Plan. MBP will work closely with the site design team to inform design decisions with the real world cost data and schedule impacts for each project deliverable. They will develop project budgets, design phase estimates, and calculate risk for each concept developed through the design process.

STAFFING CAPACITY

The PP+D team includes sufficient staff in order to meet the project schedule. The majority of the work will be performed by professional services firms located in Southwestern Florida. The proposed team includes professional services firms with redundant in other offices should additional support be required to meet and exceed project deadlines.

6 Forms

FORM 3: LOBBYING AFFIDAVIT

STATE OF GEORGIA
COUNTY OF FULTON

CARLOS PEREZ **being first duly sworn, deposes and says that he or she is the (sole owner) (general partner) (joint venture partner) (president) (secretary) or (authorized representative) (circle one) of** PEREZ PLANNING + DESIGN, LLC **(Bidder), maker of the attached bid and that neither the Bidder nor its agents have lobbied to obtain an award of the Agreement required by this Invitation to Bid from the Village of Estero, Council Members or employees of the Village, individually or collectively, regarding this ITB.**

AFFIANT

Notary Public
STATE OF GEORGIA
COUNTY OF FULTON

The foregoing instrument was signed and acknowledged before me this 5TH **day of** AUGUST **, 20** 24 **, by** CARLOS PEREZ
by means of ☒ physical presence or ☐ online notarization who produced the following as identification DRIVER'S LICENSE **(type of identification) or is personally known to me.**

My Commission Expires 08-22-2027

[stamp or seal] Dexter Leon Mitchell NOTARY EXPIRES GEORGIA 8/22/27 PUBLIC Clayton COUNTY

[Signature of Notary Public]
Dexter Leon Mitchell
[Typed or printed name]

NOTE: THIS FORM MUST BE COMPLETED AND SUBMITTED BY ALL BIDDERS AND, IN THE CASE OF A JOINT VENTURE, FROM EACH PARTNER

FORM 7: NON-COLLUSION AFFIDAVIT

STATE OF GEORGIA

COUNTY FULTON

CARLOS PEREZ, being duly sworn, deposes and says that:

(1) He/she is PRESIDENT (Title) of PEREZ PLANNING + DESIGN, LLC (Firm/Company), the Proposer that has submitted the attached Proposal.

(2) He/she is fully informed respecting the preparation and contents of the attached Proposal and of all pertinent circumstances respecting such Proposal.

(3) Such Proposal is genuine and is not a collusive or sham Proposal.

(4) Neither the said Proposer nor any of its officers, partners, owners, agent representatives, employees or parties in interest including this affiant, has in any way, colluded, conspired, or agreed, directly or indirectly, with any other Proposer, firm or person, to submit a collusive or sham Proposal in connection with the Agreement for which the attached Proposal has been submitted or to refrain from proposing in connection with such Agreement, or has in any manner, directly or indirectly, sought by Agreement or collusion or communication or conference with any other Proposer, firm or person to fix the price or prices in the attached Proposal or of any other Proposer, or to fix any overhead, profit or cost element of the Proposal price or the Proposal price of any other Proposer, or to secure through any collusion, conspiracy, connivance or unlawful Agreement any advantage against the Village or any person interested in the proposed Agreement.

(5) The price or prices quoted in the attached Proposal are fair and proper and are not tainted by any collusion, conspiracy, or unlawful Agreement on the part of the Proposer or any of its agents, representatives, owners, employees, or parties of interest, including affiant.

(Signed) _____

PRESIDENT

(Title)

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 5TH OF AUGUST by CARLOS PEREZ, who is personally known to me or who has produced DRIVER'S LICENSE as identification and who did (did not) take an oath.

_____ (Signature of Notary Public)

Dexter Leon Mitchell (Name of Notary, typed, printed or stamped)

_____ (Serial Number)

(Notary's Seal)

Dexter Leon Mitchell NOTARY EXPIRES GEORGIA 8/22/27 PUBLIC Clayton COUNTY

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See *Specific Instructions* on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

Perez Planning + Design, LLC

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☑ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . . S

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . ☐

5 Address (number, street, and apt. or suite no.). See instructions.

878 Peachtree Street NE, Suite 827

Requester's name and address (optional)

6 City, state, and ZIP code

Atlanta, GA 30309

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–			–				

or

Employer identification number

4	6	–	5	2	1	2	0	0	0

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here | **Signature of U.S. person** | **Date** 04/04/2024

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

Cat. No. 10231X — Form **W-9** (Rev. 3-2024)

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878 Peachtree Street, NE
Suite 827
Atlanta, GA 30309

www.perezpd.com



PEREZ PLANNING + DESIGN, LLC

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
October 2, 2024

Agenda Item:

Estero on the River Construction Manager at Risk Contract Guaranteed Maximum Price (GMP) Addendum No. 01

Motion to approve Contract Number 240004 GMP Addendum No. 01 in the amount of $7,865,614 with Manhattan Construction for the construction of the Estero on the River Phase 1 improvements.

Approve a $590,000 contingency for additional service that may be required to complete the project.

Authorize the Village Manager to sign the contract and other additional implementing documents within the scope of the contract on behalf of the Village of Estero Council, and to approve and execute any subsequent amendments or modifications which do not require an increase in the not to exceed budget (with contingency).

Background:

The Estero on the River Propery includes approximately 63.7 acres of land located on the east side of US 41 north of Corkscrew Road. The Village of Estero's consultants have completed design and permitting for the phase 1 improvements.

Through a State Appropriation, the Village of Estero has received a $750,000 Florida Department of Environmental Projection (FDEP) Grant for this project.

Village Council approved Contract Number 240004 on June 19, 2024, for Manhattan Construction Company to provide Construction Manager at Risk Services for the Estero on the River Projects. Manhattan has completed the Phase 1 preconstruction services which includes bidding and establishment of a guaranteed maximum price (GMP) for the construction of the Phase 1 improvements.

Description:

Per the attached Addendum No. 01 to Contract Number 240004, Manhattan Construction is proposing to build the Estero on the River Phase 1 improvements.

The proposed Estero on the River Phase 1 improvements include the following:

1. Entry Road
2. Parking Lot
3. Restroom building
4. Utilities
5. Pedestrian bridge over the Estero River
6. Walking Paths

Action Requested:

Motion to approve Contract Number 240004 GMP Addendum No. 01 in the amount of $7,865,614 with Manhattan Construction for the construction of the Estero on the River Phase 1 improvements.

Approve a $590,000 contingency for additional service that may be required to complete the project.

Authorize the Village Manager to sign the contract and other additional implementing documents within the scope of the contract on behalf of the Village of Estero Council, and to approve and execute any subsequent amendments or modifications which do not require an increase in the not to exceed budget (with contingency).

Process and Timeline:

Exhibit D of the proposed Addendum is the proposed project schedule. The contract documents indicate the project will achieve substantial completion within 295 days of notice to proceed.

Financial Impact:

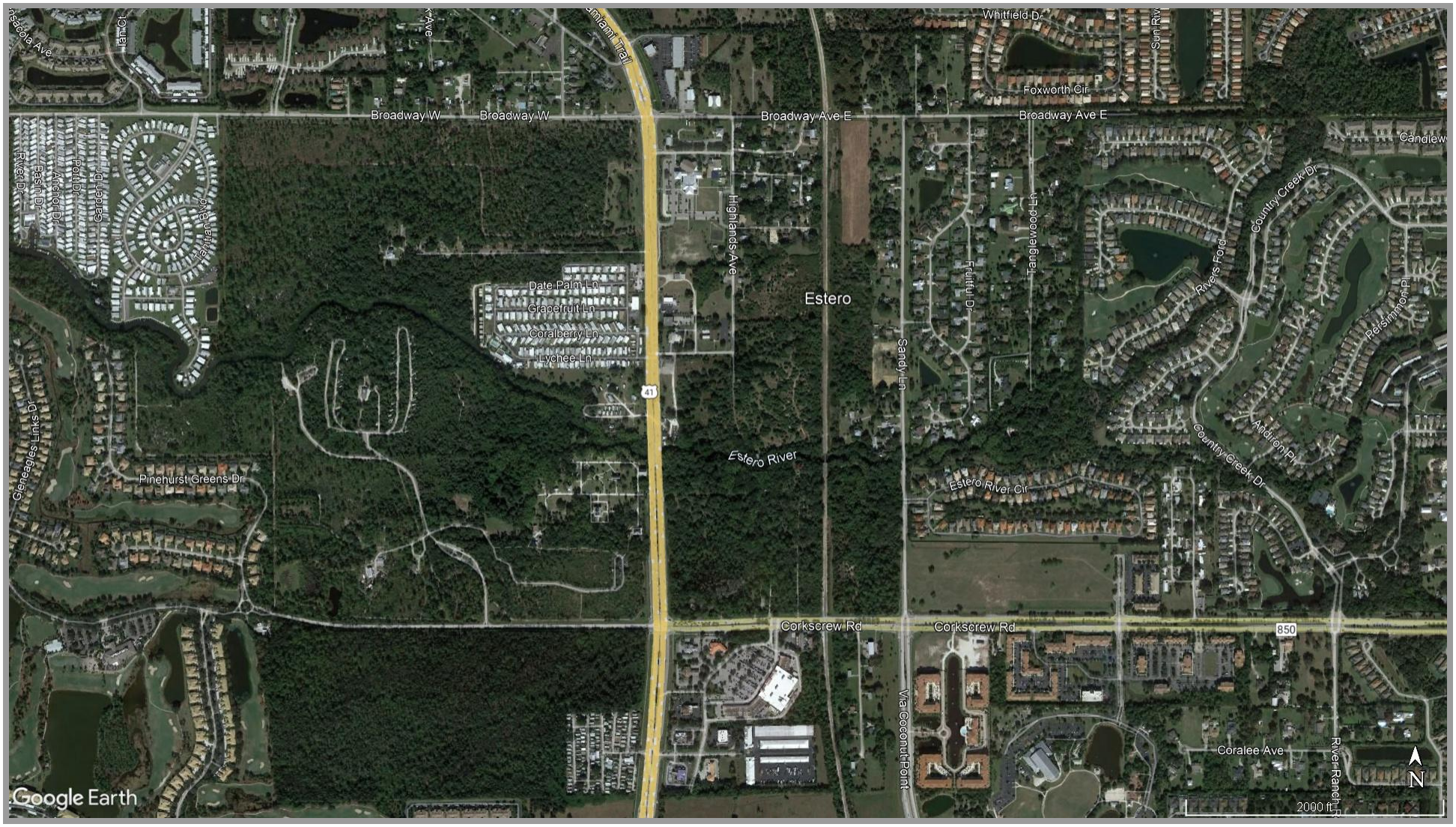
The contract's financial impact is $8,455,614 (contract plus 7.5% contingency). Funds in the Estero on the River Improvements Fiscal Year 2023-2024 budget ($4.5 Million) and unallocated general funds will be used to fund this contract.

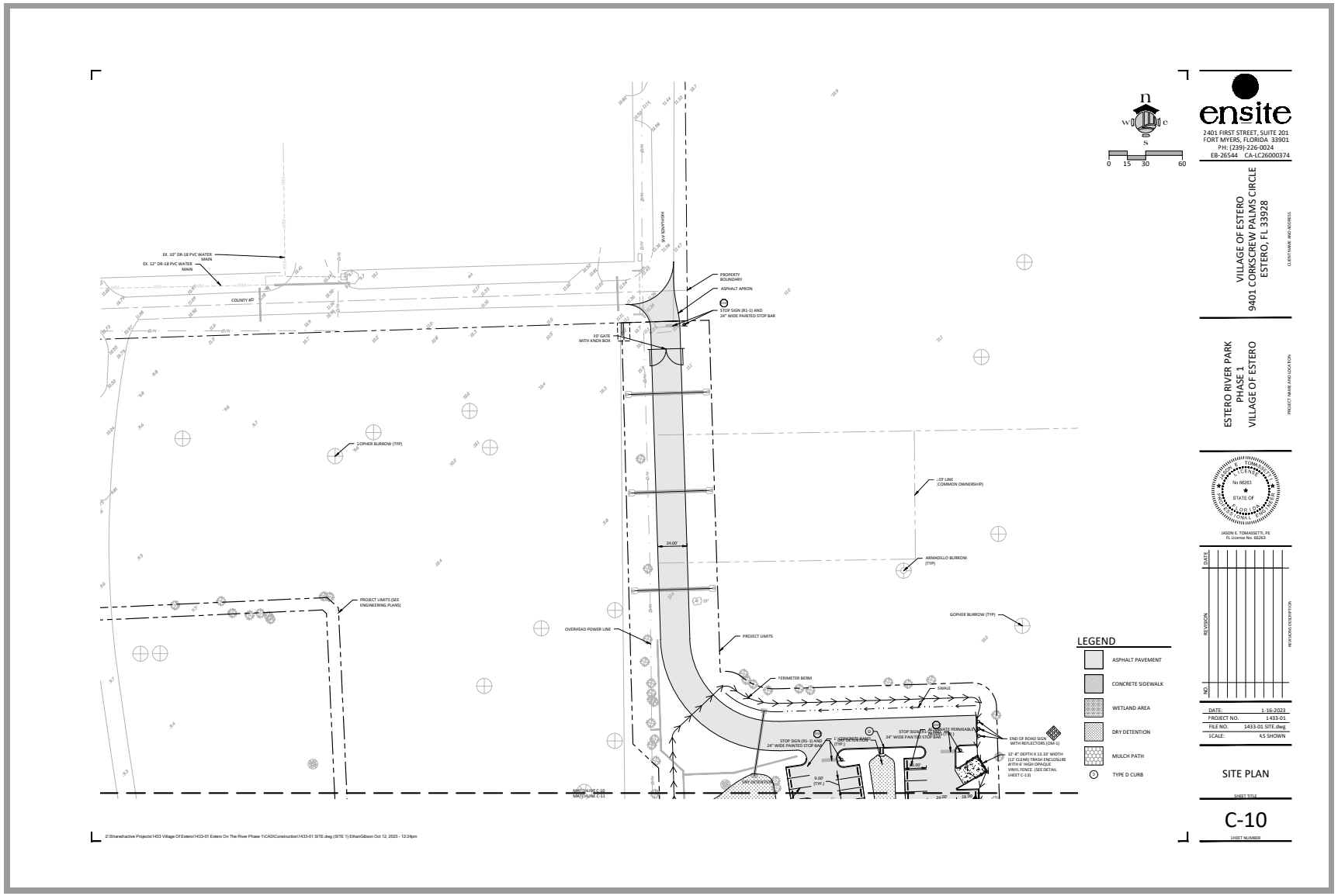
The Village of Estero has received a Florida Department of Environmental Protection Grant for the project in the amount of $750,000.

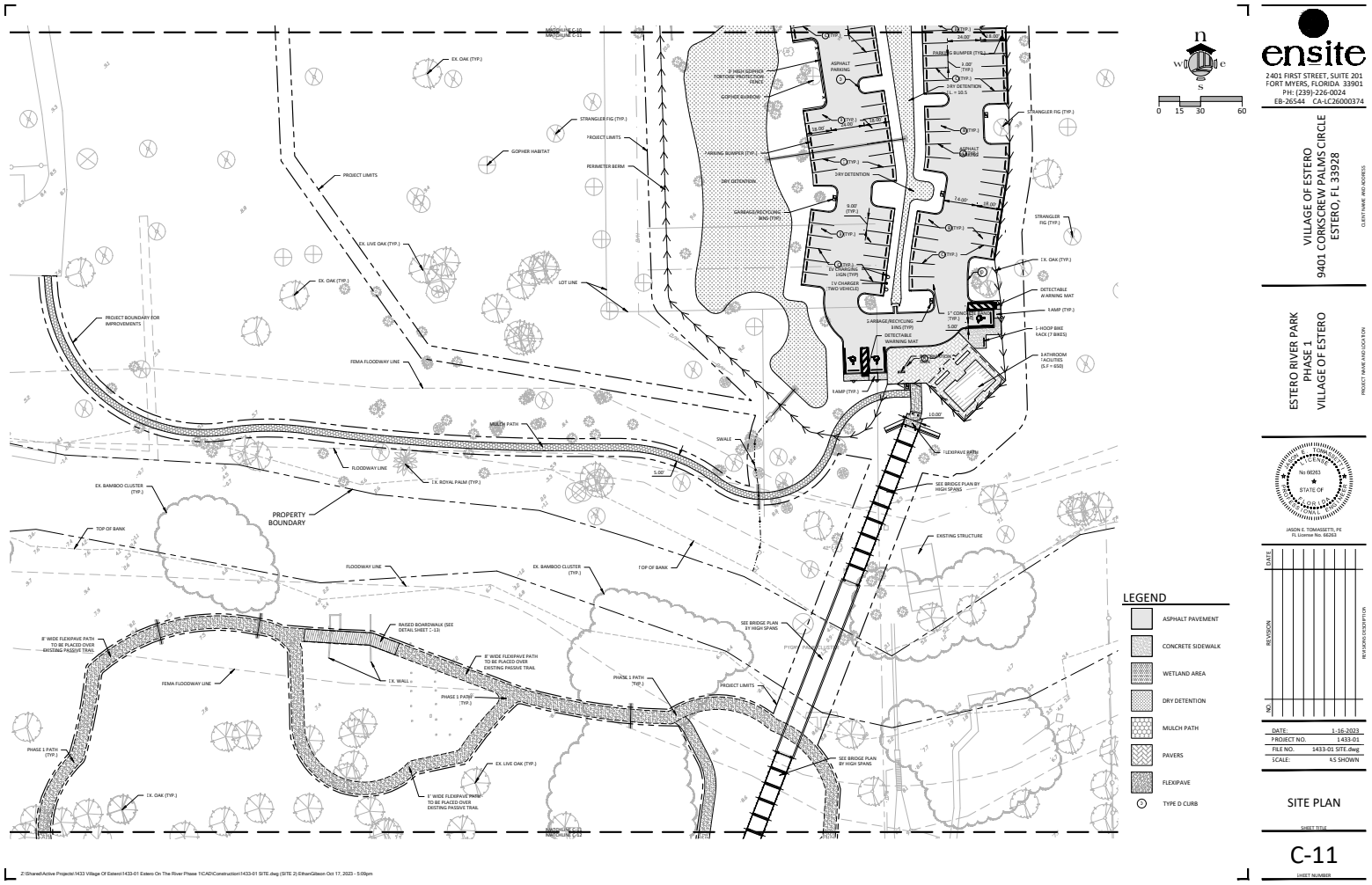
Prepared by: David Willems, P.E.

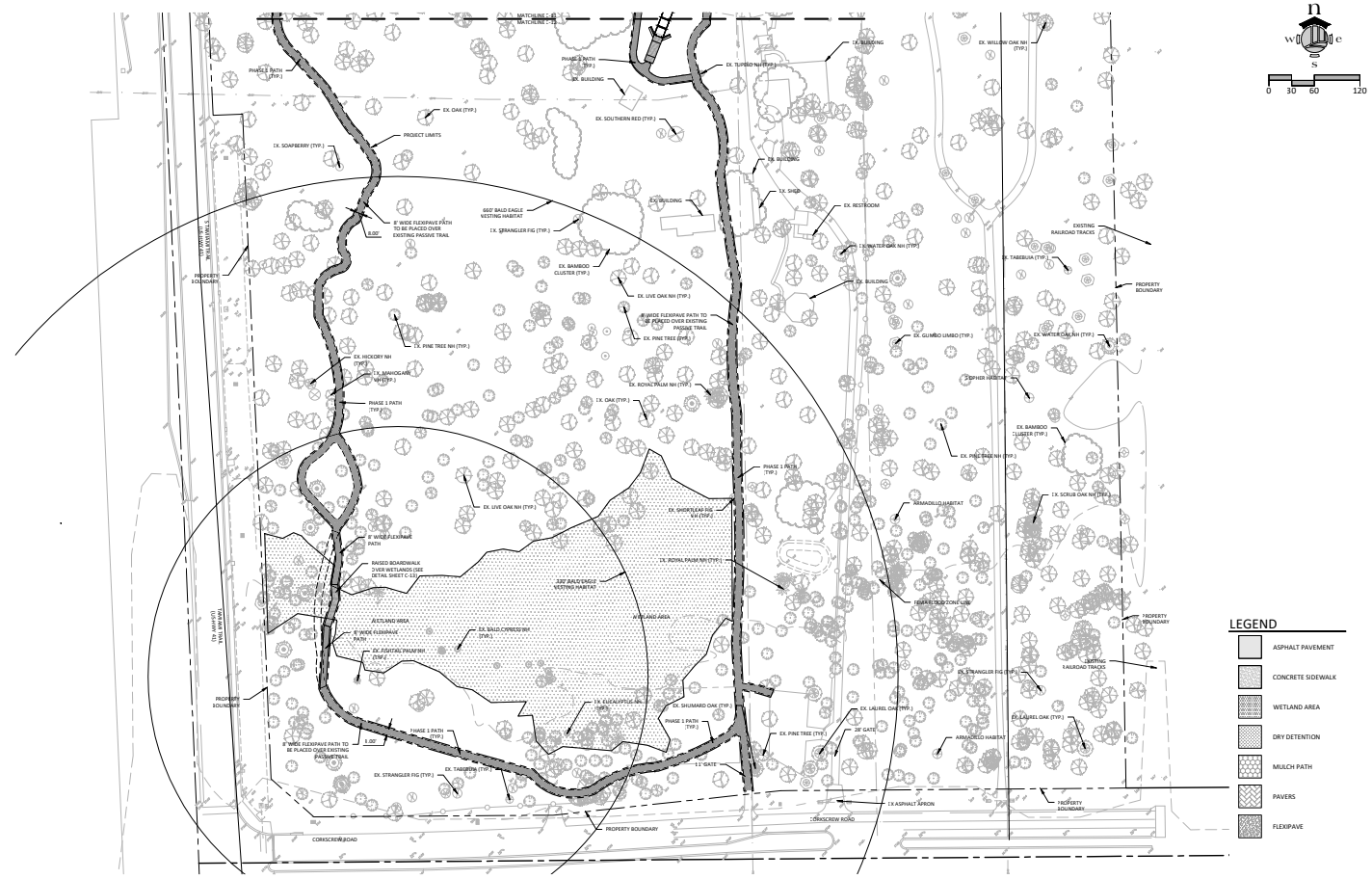
Attachments:

1. Location Map
2. Site Plan
3. Contract 240004 GMP Addendum No. 01


Broadway W
Broadway W
Broadway Ave E
Broadway Ave E
Whitfield Dr
Foxworth Cir
Highlands Ave
Tanglewood Ln
Fruitful Dr
Sandy Ln
Rivers Ford
Country Creek Dr
Country Creek Dr
Andiron Pl
Persimmon Dr
Date Palm Ln
Grapefruit Ln
Coralberry Ln
Lychee Ln
Estero
41
Estero River
Estero River Cir
Pinehurst Greens Dr
Corkscrew Rd
Corkscrew Rd
850
Via Coconut Point
Coralee Ave
River Ranch Rd
Google Earth
2000 ft
N


EX. 10" DR-18 PVC WATER MAIN
EX. 12" DR-18 PVC WATER MAIN
COUNTY RD
HIGHLANDS AVE
PROPERTY BOUNDARY
ASPHALT APRON
STOP SIGN (R1-1) AND 24" WIDE PAINTED STOP BAR
10' GATE WITH KNOX BOX
GOPHER BURROW (TYP)
LOT LINE (COMMON OWNERSHIP)
24.00'
ARMADILLO BURROW (TYP)
PROJECT LIMITS (SEE ENGINEERING PLANS)
OVERHEAD POWER LINE
PROJECT LIMITS
PERIMETER BERM
SWALE
STOP SIGN (R1-1) AND 24" WIDE PAINTED STOP BAR
CONCRETE PATH (TYP.)
STOP SIGN (R1-1) AND "NO OUTLET" PLAQUE (M4-10) 24" WIDE PAINTED STOP BAR
PERMEABLE PAVERS (TYP.)
END OF ROAD SIGN WITH REFLECTORS (OM-1)
12'-8" DEPTH X 13.33' WIDTH (12' CLEAR) TRASH ENCLOSURE WITH 6' HIGH OPAQUE VINYL FENCE. (SEE DETAIL 1/SHEET C-13)
200' OVERRUN
9.00' (TYP.)
MATCHLINE C-09
MATCHLINE C-11
LEGEND
ASPHALT PAVEMENT
CONCRETE SIDEWALK
WETLAND AREA
DRY DETENTION
MULCH PATH
TYPE D CURB
n
w
e
s
0 15 30 60
ensite
2401 FIRST STREET, SUITE 201
FORT MYERS, FLORIDA 33901
PH: (239)-226-0024
EB-26544 CA-LC26000374
VILLAGE OF ESTERO
9401 CORKSCREW PALMS CIRCLE
ESTERO, FL 33928
CLIENT NAME AND ADDRESS
ESTERO RIVER PARK
PHASE 1
VILLAGE OF ESTERO
PROJECT NAME AND LOCATION
TOMASSETTI JASON E. LICENSE No 66263 STATE OF FLORIDA PROFESSIONAL ENGINEER
JASON E. TOMASSETTI, PE
FL License No. 66263
DATE
REVISION
NO.
REVISIONS DESCRIPTION
DATE: 1-16-2023
PROJECT NO. 1433-01
FILE NO. 1433-01 SITE.dwg
SCALE: AS SHOWN
SITE PLAN
SHEET TITLE
C-10
SHEET NUMBER
Z:\Shared\active Projects\1433 Village Of Estero\1433-01 Estero On The River Phase 1\CAD\Construction\1433-01 SITE.dwg (SITE 1) EthanGibson Oct 12, 2023 - 12:24pm


PROPERTY BOUNDARY
PROJECT LIMITS
PROJECT BOUNDARY FOR IMPROVEMENTS
FEMA FLOODWAY LINE
FLOODWAY LINE
TOP OF BANK
EX. OAK (TYP.)
EX. LIVE OAK (TYP.)
EX. BAMBOO CLUSTER (TYP.)
EX. ROYAL PALM (TYP.)
STRANGLER FIG (TYP.)
GOPHER HABITAT
PERIMETER BERM
DRY DETENTION
ASPHALT PARKING
PARKING BUMPER (TYP.)
MULCH PATH
SWALE
FLEXIPAVE PATH
RAISED BOARDWALK (SEE DETAIL SHEET C-13)
8' WIDE FLEXIPAVE PATH TO BE PLACED OVER EXISTING PASSIVE TRAIL
EX. WALL
PHASE 1 PATH (TYP.)
SEE BRIDGE PLAN BY HIGH SPANS
EXISTING STRUCTURE
LOT LINE
SEE BRIDGE PLAN BY HIGH SPANS
LEGEND
ASPHALT PAVEMENT
CONCRETE SIDEWALK
WETLAND AREA
DRY DETENTION
MULCH PATH
PAVERS
FLEXIPAVE
TYPE D CURB
n
w e
s
0 15 30 60
ensite
2401 FIRST STREET, SUITE 201
FORT MYERS, FLORIDA 33901
PH: (239)-226-0024
EB-26544 CA-LC26000374
VILLAGE OF ESTERO
9401 CORKSCREW PALMS CIRCLE
ESTERO, FL 33928
CLIENT NAME AND ADDRESS
ESTERO RIVER PARK
PHASE 1
VILLAGE OF ESTERO
PROJECT NAME AND LOCATION
JASON E. TOMASSETTI, PE
FL License No. 66263
DATE
REVISION
NO.
REVISIONS DESCRIPTION
DATE: 1-16-2023
PROJECT NO. 1433-01
FILE NO. 1433-01 SITE.dwg
SCALE: AS SHOWN
SITE PLAN
SHEET TITLE
C-11
SHEET NUMBER
Z:\Shared\Active Projects\1433 Village Of Estero\1433-01 Estero On The River Phase 1\CAD\Construction\1433-01 SITE.dwg (SITE 2) EthanGibson Oct 17, 2023 - 5:09pm


LEGEND
ASPHALT PAVEMENT
CONCRETE SIDEWALK
WETLAND AREA
DRY DETENTION
MULCH PATH
PAVERS
FLEXIPAVE
n
w
e
s
0 30 60 120
PROJECT LIMITS
PROPERTY BOUNDARY
CORKSCREW ROAD
8' WIDE FLEXIPAVE PATH TO BE PLACED OVER EXISTING PASSIVE TRAIL
RAISED BOARDWALK OVER WETLANDS (SEE DETAIL SHEET C-13)
660' BALD EAGLE NESTING HABITAT
660' BALD EAGLE VESTING HABITAT
WETLAND AREA
DRY DETENTION AREA
EXISTING RAILROAD TRACKS
ARMADILLO HABITAT
GOPHER HABITAT
12' GATE
28' GATE
EX. OAK (TYP.)
EX. SOUTHERN RED (TYP.)
EX. BUILDING
EX. SHED
EX. RESTROOM
EX. WILLOW OAK NH (TYP.)
EX. WATER OAK NH (TYP)
EX. TABEBUIA (TYP.)
EX. GUMBO LIMBO (TYP.)
EX. BAMBOO CLUSTER (TYP.)
EX. PINE TREE NH (TYP.)
EX. HICKORY NH (TYP.)
EX. MAHOGANY NH (TYP.)
EX. ROYAL PALM NH (TYP.)
EX. LIVE OAK NH (TYP.)
EX. SHUMARD OAK (TYP.)
EX. LAUREL OAK (TYP.)
EX. STRANGLER FIG (TYP.)
EX. TABEBUIA (TYP.)
EX. EUCALYPTUS (TYP.)
EX. BALD CYPRESS (TYP.)
EX. ASPHALT APRON
PHASE 1 PATH (TYP.)
7' WIDE FLEXIPAVE PATH
8' WIDE FLEXIPAVE PATH TO BE PLACED OVER EXISTING PASSIVE TRAIL
8.00'
1.00'
ensite
2401 FIRST STREET, SUITE 201
FORT MYERS, FLORIDA 33901
PH: (239)-226-0024
EB-26544 CA-LC26000374
VILLAGE OF ESTERO
9401 CORKSCREW PALMS CIRCLE
ESTERO, FL 33928
CLIENT NAME AND ADDRESS
ESTERO RIVER PARK
PHASE 1
VILLAGE OF ESTERO
PROJECT NAME AND LOCATION
TOMASSETTI LICENSE No 66263 STATE OF FLORIDA PROFESSIONAL ENGINEER
JASON E. TOMASSETTI, PE
FL License No. 66263
NO. REVISION DATE
REVISIONS DESCRIPTION
DATE: 1-16-2023
PROJECT NO. 1433-01
FILE NO. 1433-01 SITE.dwg
SCALE: AS SHOWN
SITE PLAN
SHEET TITLE
C-12
SHEET NUMBER
Z:\Shared\Active Projects\1433 Village Of Estero\1433-01 Estero On The River Phase 1\CAD\Construction\1433-01 SITE.dwg (SITE 3) EthanGibson Oct 17, 2023 - 5:09pm

GUARANTEED MAXIMUM PRICE (GMP) ADDENDUM
to
AGREEMENT
for
CONSTRUCTION MANAGEMENT AT RISK SERVICES

THIS GUARANTEED MAXIMUM PRICE (GMP) ADDENDUM TO THE AGREEMENT FOR CONSTRUCTION MANAGEMENT AT RISK SERVICES ("GMP Addendum") is made and entered into this 2nd day of October 2024 (the "Effective Date"), by and between the Village of Estero, a Florida municipal corporation, referred to herein as "Owner", and the firm of Manhattan Construction Company, an Oklahoma corporation authorized to conduct business in Florida, referred to herein as "Construction Manager."

WHEREAS, Owner and Construction Manager entered into the Agreement for Construction Management at Risk Services (the "Agreement") under which Construction Manager is providing the professional construction management services requisite to the implementation of the construction of the infrastructure improvements related to the Village Entertainment Hub project (as further defined in the Agreement as the "Project"); and

WHEREAS, the Agreement provides that prior to commencement of the Construction Phase, Construction Manager and Owner must agree upon a Guaranteed Maximum Price (GMP) for the construction of the Project, to be established and memorialized in an addendum supplementing the Agreement; and

WHEREAS, the Project has been designed and permitted to a point sufficient that Construction Manager and Owner have agreed upon a GMP, as set forth herein.

NOW THEREFORE, Owner and Construction Manager, in consideration of the mutual covenants hereinafter set forth, and the mutual covenants set forth in the Agreement, the sufficiency of which is hereby acknowledged, agree as follows:

1. Establishment of GMP. Pursuant to Article 5 of the Agreement, the Owner and Construction Manager establish a GMP and Contract Time for the Work as set forth below. All capitalized terms not otherwise defined herein shall have the meanings set forth in the Contract Documents and in the General Conditions.

2. GMP; Contract Documents. The Construction Manager's GMP for the Work, including the estimated Cost of the Work ($7,372,186.00) and the Construction Manager's Fee ($493,428.00), is a total of Seven million, eight hundred sixty-five thousand, six hundred fourteen dollars and 0/100 ($7,865,614.00). This price is for the performance of the Work in accordance with the

Contract Documents listed and attached to this Addendum and marked Exhibits A through J, as follows:

(a) Exhibit A. Project Plans and Specifications, addenda and General, Supplementary and other Conditions of the Agreement on which the GMP is based, (5) pages;

(b) Exhibit B. Allowance items, (1) page;

(c) Exhibit C. Assumptions and Clarifications made in preparing the GMP, (1) page;

(d) Exhibit D. Project Schedule, (1) page;

(e) Exhibit E. Alternate Prices, (1) page;

(f) Exhibit F. Unit Prices, N/A;

(g) Exhibit G. Affidavit of No Conflict, (1) page;

(h) Exhibit H. Certificate(s) of Insurance – to be issued upon execution;

(i) Exhibit I. Payment and Performance Bond – to be issued upon execution;

(j) Exhibit J. Standard Forms (by reference only):
1. Application for Payment (AIA G702 and AIA G703)
2. Certificate of Substantial Completion (AIA G704)
3. Change Order (AIA G701)

(k) Exhibit K. Bid Recap, (2) pages

Additional Contract Documents include the Agreement and attached General Conditions of the Construction Agreement, Addenda issued prior to execution of the Agreement, the Request for Proposal, the Construction Manager's proposal, permits, notice of intent to award, Notice to Proceed, purchase order(s), written amendments, Change Order(s), Work Directive Change(s) and Field Directive(s). No other documents shall be considered Contract Documents. In case of conflict, the earliest listed document shall prevail over later listed documents.

3. Contract Time; Liquidated Damages. The Construction Manager shall achieve Substantial Completion of the entire Work within Three hundred forty-three (343) calendar days of receipt of the Notice to Proceed. Time is of the essence in the Contract Documents and all obligations thereunder. If the Construction Manager fails to achieve Substantial Completion of the Work within the Contract Time and as otherwise required by the Contract Documents, the Owner shall be entitled to retain or recover from the Construction Manager, as liquidated damages and not as a penalty, the sum of $500.00 per calendar day, commencing on the thirty-first day following expiration of the Contract Time and continuing until the actual date of Substantial Completion. Such liquidated damages are hereby agreed to be a reasonable estimate of damages

the Owner will incur as a result of delayed completion of the Work. The Owner may deduct liquidated damages as described in this paragraph from any unpaid amounts then or thereafter due the Construction Manager under this Agreement. Any liquidated damages not so deducted from any unpaid amounts due the Construction Manager shall be payable to the Owner at the demand of the Owner, together with interest from the date of the demand at the maximum allowable rate.

4. Effect of GMP. This Addendum shall constitute the GMP Addendum for purpose of satisfying the requirements of Article 5 of the Agreement, and shall supplement and amend the Agreement such that all references to the GMP shall be construed to refer to the GMP set forth herein, as such GMP may be adjusted pursuant to the terms of the Agreement. All terms of the Agreement, as supplemented hereby, shall remain in full force and effect.

[Signature Page to Follow]

IN WITNESS WHEREOF, the Parties hereto have caused this GMP Addendum to be duly executed by their authorized representatives:

Manhattan Construction Company

By: _____
Craig Bryant, Vice President

VILLAGE OF ESTERO,
a Florida municipal corporation

By: _____
Steve Sarkozy, Village Manager

Manhattan
Building excellence.

Manhattan Construction Company LLC (successor-by-conversion to Manhattan Construction Company)

Printed on Wed Sep 4, 2024 at 04:10 pm EDT

Job #: 8573 Estero on the River Phase 1 & 2
Corkscrew Road
Estero, Florida 33928

Current Drawings

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
Architectural					
A-101	PLANS	0	09/08/2023	03/15/2024	Phase 1 (01/16/24)
A-201	ELEVATIONS & BUILDING SECTIONS	0	09/08/2023	03/15/2024	Phase 1 (01/16/24)
A-301	WALL SECTIONS & DETAILS	0	09/08/2023	03/15/2024	Phase 1 (01/16/24)
A-310	DETAILS	0	09/08/2023	03/15/2024	Phase 1 (01/16/24)
A-601	DOOR & FINISH SCHEDULE &	0	09/08/2023	03/15/2024	Phase 1 (01/16/24)
A-701	SPECIFICATIONS	0	09/08/2023	03/15/2024	Phase 1 (01/16/24)
A-702	SPECIFICATIONS	0	09/08/2023	03/15/2024	Phase 1 (01/16/24)
A-703	SPECIFICATIONS	0	09/08/2023	03/15/2024	Phase 1 (01/16/24)
A-704	SPECIFICATIONS	0	09/08/2023	03/15/2024	Phase 1 (01/16/24)
AS-001	ARCHITECTURAL SITE PLAN	0	09/08/2023	03/15/2024	Phase 1 (01/16/24)
Bald Eagle Monitor					
BALD EAGLE PAGE 1	BALD EAGLE MANAGEMENT / MONITORING PLAN	0	04/03/2023	03/15/2024	Phase 1 (01/16/24)
BALD EAGLE PAGE 2	TABLE OF CONTENTS	0	04/03/2023	03/15/2024	Phase 1 (01/16/24)
BALD EAGLE PAGE 3	INTRODUCTION	0	04/03/2023	03/15/2024	Phase 1 (01/16/24)
BALD EAGLE PAGE 4	BALD EAGLE NEST	0	04/03/2023	03/15/2024	Phase 1 (01/16/24)
BALD EAGLE PAGE 5	BALD EAGLE NEST LE 37 AND PROPOSED PARK PLANS	0	04/03/2023	03/15/2024	Phase 1 (01/16/24)
BALD EAGLE PAGE 6	BALD EAGLE PROTECTION MEASURES	0	04/03/2023	03/15/2024	Phase 1 (01/16/24)
BALD EAGLE PAGE 7	PROPOSED EAGLE MONITORS	0	04/03/2023	03/15/2024	Phase 1 (01/16/24)
BALD EAGLE PAGE 8	LITERATURE CITED	0	04/03/2023	03/15/2024	Phase 1 (01/16/24)
BALD EAGLE PAGE 9	LOCATION MAP	0	04/03/2023	03/15/2024	Phase 1 (01/16/24)
BALD EAGLE PAGE 10	AERIAL WITH NEARBY WATER BODIES	0	04/03/2023	03/15/2024	Phase 1 (01/16/24)
Civil					
C-01	COVER SHEET, VICINITY MAP & INDEX	0	01/16/2023	03/15/2024	Phase 1 (01/16/24)
C-02	GENERAL NOTES	0	01/16/2023	03/15/2024	Phase 1 (01/16/24)
C-03	AERIAL MAP	0	01/16/2023	03/15/2024	Phase 1 (01/16/24)
C-04	SOIL & EXISTING CONDITIONS MAP	0	01/16/2023	03/15/2024	Phase 1 (01/16/24)
C-05	SOIL & EXISTING CONDITIONS MAP	0	01/16/2023	03/15/2024	Phase 1 (01/16/24)
C-06	EROSION & SEDIMENT CONTROL PLAN	0	01/16/2023	03/15/2024	Phase 1 (01/16/24)
C-07	EROSION & SEDIMENT CONTROL PLAN	0	01/16/2023	03/15/2024	Phase 1 (01/16/24)
C-08	EROSION & SEDIMENT CONTROL DETAILS	0	01/16/2023	03/15/2024	Phase 1 (01/16/24)
C-09	OVERALL SITE PLAN	0	01/16/2023	03/15/2024	Phase 1 (01/16/24)
C-10	SITE PLAN	0	01/16/2023	03/15/2024	Phase 1 (01/16/24)
C-11	SITE PLAN	0	01/16/2023	03/15/2024	Phase 1 (01/16/24)

Manhattan
Building excellence.

Manhattan Construction Company LLC (successor-by-conversion to Manhattan Construction Company)

Printed on Wed Sep 4, 2024 at 04:10 pm EDT

Job #: 8573 Estero on the River Phase 1 & 2
Corkscrew Road
Estero, Florida 33928

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
C-12	SITE PLAN	0	01/16/2023	03/15/2024	Phase 1 (01/16/24)
C-13	SITE DETAILS	0	01/16/2023	03/15/2024	Phase 1 (01/16/24)
C-14	OVERALL ENGINEERING PLAN	0	01/16/2023	03/15/2024	Phase 1 (01/16/24)
C-15	ENGINEERING PLAN	0	01/16/2023	03/15/2024	Phase 1 (01/16/24)
C-16	ENGINEERING PLAN	0	01/16/2023	03/15/2024	Phase 1 (01/16/24)
C-17	ENGINEERING PLAN	0	01/16/2023	03/15/2024	Phase 1 (01/16/24)
C-18	TYPICAL SECTIONS	0	01/16/2023	03/15/2024	Phase 1 (01/16/24)
C-19	ENGINEERING DETAILS	0	01/16/2023	03/15/2024	Phase 1 (01/16/24)
C-20	ENGINEERING DETAILS	0	01/16/2023	03/15/2024	Phase 1 (01/16/24)
C-21	FDOT DETAILS	0	01/16/2023	03/15/2024	Phase 1 (01/16/24)
C-22	LIFT STATION	0	01/16/2023	03/15/2024	Phase 1 (01/16/24)
C-23	AUTO TURN	0	01/16/2023	03/15/2024	Phase 1 (01/16/24)
C-24	SITE ALTERNATE PERMEABLE PARKING AREAS	0	01/16/2023	03/15/2024	Phase 1 (01/16/24)
Electrical					
E-001	GENERAL NOTES - ELECTRICAL	0	12/09/2022	03/15/2024	Phase 1 (01/16/24)
E-101	FLOOR PLAN - LTG AND POWER	0	12/09/2022	03/15/2024	Phase 1 (01/16/24)
E-501	DETAILS - ELECTRICAL	0	12/09/2022	03/15/2024	Phase 1 (01/16/24)
E-601	PANEL, RISER	0	12/09/2022	03/15/2024	Phase 1 (01/16/24)
General					
G-010	GENERAL NOTES LEGENDS & ABBREVIATIONS	0	09/08/2023	03/15/2024	Phase 1 (01/16/24)
G-011	LIFE SAFTEY PLAN & CODE INFORMATION	0	09/08/2023	03/15/2024	Phase 1 (01/16/24)
Irrigation					
IR-01	IRRIGATION PLAN	0	01/16/2023	03/15/2024	Phase 1 (01/16/24)
IR-02	IRRIGATION LEGENDS, NOTES & DETAILS	0	01/16/2023	03/15/2024	Phase 1 (01/16/24)
Landscape					
LA-01	LANDSCAPE PLAN	0	01/16/2023	03/15/2024	Phase 1 (01/16/24)
LA-02	LANDSCAPE PLAN	0	01/16/2023	03/15/2024	Phase 1 (01/16/24)
Mechanical					
M-001	GENERAL NOTES, SPECS, DETAILS - HVAC	0	12/09/2022	03/15/2024	Phase 1 (01/16/24)
M-101	FLOOR PLAN - HVAC	0	12/09/2022	03/15/2024	Phase 1 (01/16/24)
Pedestrian Bridge					
1	TITLE PAGE	2	03/20/2024		Pedestrian Bridge Final DS (07/11/24)
1of1	GRAVITY WALL	2	11/01/2017		Pedestrian Bridge Final DS (07/11/24)
2	SIGNATURE SHEET	2	03/20/2024		Pedestrian Bridge Final DS (07/11/24)
3	SUMMARY OF STRUCTURE QUANTITIES	2	03/20/2024		Pedestrian Bridge Final DS (07/11/24)

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Printed on Wed Sep 4, 2024 at 04:10 pm EDT

Job #: 8573 Estero on the River Phase 1 & 2
Corkscrew Road
Estero, Florida 33928

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
4	GENERAL NOTES (1 OF 2)	2	03/20/2024		Pedestrian Bridge Final DS (07/11/24)
5	GENERAL NOTES (2 OF 2)	2	03/20/2024		Pedestrian Bridge Final DS (07/11/24)
6	TRUSS CONFIGURATION	2	03/20/2024		Pedestrian Bridge Final DS (07/11/24)
7	PROJECT LOCATION	2	03/20/2024		Pedestrian Bridge Final DS (07/11/24)
8	SLOPE PROTECTION DETAILS (1 OF 2)	2	03/20/2024		Pedestrian Bridge Final DS (07/11/24)
9	SLOPE PROTECTION DETAILS (2 OF 2)	2	03/20/2024		Pedestrian Bridge Final DS (07/11/24)
10	PLAN AND ELEVATION (1 OF 2)	2	03/20/2024		Pedestrian Bridge Final DS (07/11/24)
11	PLAN AND ELEVATION (2 OF 2)	2	03/20/2024		Pedestrian Bridge Final DS (07/11/24)
12	TYPICAL SECTION	2	03/20/2024		Pedestrian Bridge Final DS (07/11/24)
13	SUPERSTRUCTURE DETAILS	2	03/20/2024		Pedestrian Bridge Final DS (07/11/24)
14	BRIDGE HYDRAULIC RECOMMENDATIONS	2	03/20/2024		Pedestrian Bridge Final DS (07/11/24)
15	REPORT OF CORE BORINGS	2	03/20/2024		Pedestrian Bridge Final DS (07/11/24)
16	FOUNDATION LAYOUT	2	03/20/2024		Pedestrian Bridge Final DS (07/11/24)
17	PILE DATA TABLE	2	03/20/2024		Pedestrian Bridge Final DS (07/11/24)
18	PIER 1 PLAN & ELEVATION	2	03/20/2024		Pedestrian Bridge Final DS (07/11/24)
19	PIER 2 PLAN & ELEVATION	2	03/20/2024		Pedestrian Bridge Final DS (07/11/24)
20	PIER DETAILS (1 OF 3)	2	03/20/2024		Pedestrian Bridge Final DS (07/11/24)
21	PIER DETAILS (2 OF 3)	2	03/20/2024		Pedestrian Bridge Final DS (07/11/24)
22	PIER DETAILS (3 OF 3)	2	03/20/2024		Pedestrian Bridge Final DS (07/11/24)
23	FOOTING DETAILS	2	03/20/2024		Pedestrian Bridge Final DS (07/11/24)
24	REINFORCING BAR LIST	2	03/20/2024		Pedestrian Bridge Final DS (07/11/24)
25	BOARDWALK TYPICAL SECTION	2	03/20/2024		Pedestrian Bridge Final DS (07/11/24)
26	BOARDWALK FRAMING PLAN	2	03/20/2024		Pedestrian Bridge Final DS (07/11/

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Printed on Wed Sep 4, 2024 at 04:10 pm EDT

Job #: 8573 Estero on the River Phase 1 & 2
Corkscrew Road
Estero, Florida 33928

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
					24)
27	RAISED TIMBER WALKWAY DETAILS (1 OF 2)	2	03/20/2024		Pedestrian Bridge Final DS (07/11/24)
28	RAISED TIMBER WALKWAY DETAILS (2 OF 2)	2	03/20/2024		Pedestrian Bridge Final DS (07/11/24)
29	ABUTMENT END TRANSITION	2	03/20/2024		Pedestrian Bridge Final DS (07/11/24)
30	Abutment End Wall Elevation	2	03/20/2024		Pedestrian Bridge Final DS (07/11/24)
Plumbing					
P-001	GENERAL NOTES, SCHEDULES AND DETAILS-PLUMBING	0	12/09/2022	03/15/2024	Phase 1 (01/16/24)
P-101	FLOOR PLANS & ISOMETRICS - PLUMBING	0	12/09/2022	03/15/2024	Phase 1 (01/16/24)
Structural					
S-001	GENERAL NOTES	0	12/09/2022	03/15/2024	Phase 1 (01/16/24)
S-101	STRUCTURAL PLANS	0	12/09/2022	03/15/2024	Phase 1 (01/16/24)
S-201	DETAILS	0	12/09/2022	03/15/2024	Phase 1 (01/16/24)
Survey					
Survey 1	SHEET 1 OF 9	0	03/22/2022	03/15/2024	Phase 1 (01/16/24)
Survey 2	SHEET 2 OF 9	0	03/22/2022	03/15/2024	Phase 1 (01/16/24)
Survey 3	SHEET 3 OF 9	0	03/22/2022	03/15/2024	Phase 1 (01/16/24)
Survey 4	SHEET 4 OF 9	0	03/22/2022	03/15/2024	Phase 1 (01/16/24)
Survey 5	SHEET 5 OF 9	0	03/22/2022	03/15/2024	Phase 1 (01/16/24)
Survey 6	SHEET 6 OF 9	0	03/22/2022	03/15/2024	Phase 1 (01/16/24)
Survey 7	SHEET 7 OF 9	0	03/22/2022	03/15/2024	Phase 1 (01/16/24)
Survey 8	SHEET 8 OF 9	0	03/22/2022	03/15/2024	Phase 1 (01/16/24)
Survey 9	SHEET 9 OF 9	0	03/22/2022	03/15/2024	Phase 1 (01/16/24)

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Printed on Wed Sep 4, 2024 at 03:50 pm EDT

Job #: 8573 Estero on the River Phase 1 & 2
Corkscrew Road
Estero, Florida 33928

RFI LOG

#	Subject	Status	Responsible Contractor	Received From	Assignee	Date Initiated	RFI Manager	Due Date	Closed Date	Ball In Court	Location	Schedule Impact	Cost Code	Cost Impact
12	Corrosive Protection for Pedestrian Bridge Supports	Closed	Manhattan - South...	Zander, Jon (Manhattan - Southwest Florida)	Jackson, Mica (Hi...	07/31/2024	Jon Zander	08/02/2024	08/05/24			TBD		TBD
11	Modified D Curb/Edge Restraint	Closed	Manhattan - South...	Wheeler, Kevin (Manhattan - Southwest Florida)	Smith, Brian (Ens...	07/30/2024	Jon Zander	08/04/2024	08/08/24			TBD		TBD
10	Brick Pavers @ Restroom Facility	Closed	Manhattan - South...	Fisher, Matthew (Manhattan - Southwest Florida)	Smith, Brian (Ens... Mayo, Tom (Harvar...	07/30/2024	Jon Zander	08/01/2024	08/05/24			TBD		TBD
9	Cast Stone Substitution	Closed	Manhattan - South...	Wheeler, Kevin (Manhattan - Southwest Florida)	Mayo, Tom (Harvar...	07/30/2024	Jon Zander	08/04/2024	08/08/24			TBD		TBD
8	PVC Coated Wire for Timber Walkways	Closed		None	Jackson, Mica (Hi...	07/29/2024	Jon Zander	07/31/2024	08/05/24			TBD		TBD
7	Restroom Floor Elevation	Closed		None	Smith, Brian (Ens...	07/26/2024	Jon Zander	07/30/2024	07/31/24			TBD		TBD
6	Joist Connections for Boardwalks	Closed		None	Jackson, Mica (Hi...	07/25/2024	Jon Zander	07/29/2024	07/30/24			TBD		TBD
5	Elevated Boardwalks along Nature Trail	Closed		None	Smith, Brian (Ens... Jackson, Mica (Hi...	07/24/2024	Jon Zander	07/26/2024	07/26/24			TBD		TBD
4	Power for Irrigation Well	Open		None	Mayo, Tom (Harvar...	07/24/2024	Jon Zander	07/26/2024		Mayo, Tom (Harvar...		TBD		TBD
3	Power for Lift Station	Open		None	Mayo, Tom (Harvar...	07/24/2024	Jon Zander	07/26/2024		Mayo, Tom (Harvar...		TBD		TBD
2	Power for EV Charging Stations	Open		None	Mayo, Tom (Harvar...	07/24/2024	Jon Zander	07/26/2024		Mayo, Tom (Harvar...		TBD		TBD
1	Restroom Facility Interior Masonry Screen Wall	Open	Manhattan - South...	Wheeler, Kevin (Manhattan - Southwest Florida)	Mayo, Tom (Harvar...	07/18/2024	Michael Robertson	07/23/2024		Robertson, Michae...		TBD		TBD

Page 1 of 1

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EXHIBIT B
Allowances

The following Allowances are included in the GMP & will be reconciled once firm costs are determined. Any savings from these Allowances shall be returned to the Village of Estero.

Item #	Description	Allowance
1.	Removal of invasive vegetation North of Estero River	$25,000.00
2.	E/V charging station	$5,000.00
3.	Verification of existing topography & elevations at river as requested by Highspans Engineering, Inc.	$5,000.00
4.	Permits (building, ROW, etc.)	$10,000.00
5.	Underground conduits (includes 1,000 LF of 2" for future site lighting & 1,000 LF of 2" for low voltage	$14,000.00
6.	Park information sign (reflected on C-11 but no details provided)	$1,500.00
7.	Electrical – current restroom building electrical plans are incomplete; once finalized, this bid package will be re-bid	$111,800.00

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EXHIBIT C
Assumptions and Clarifications

The following Assumptions and Clarifications have been made in developing the GMP:

1. Remediation or abatement of any and all hazardous materials is excluded.

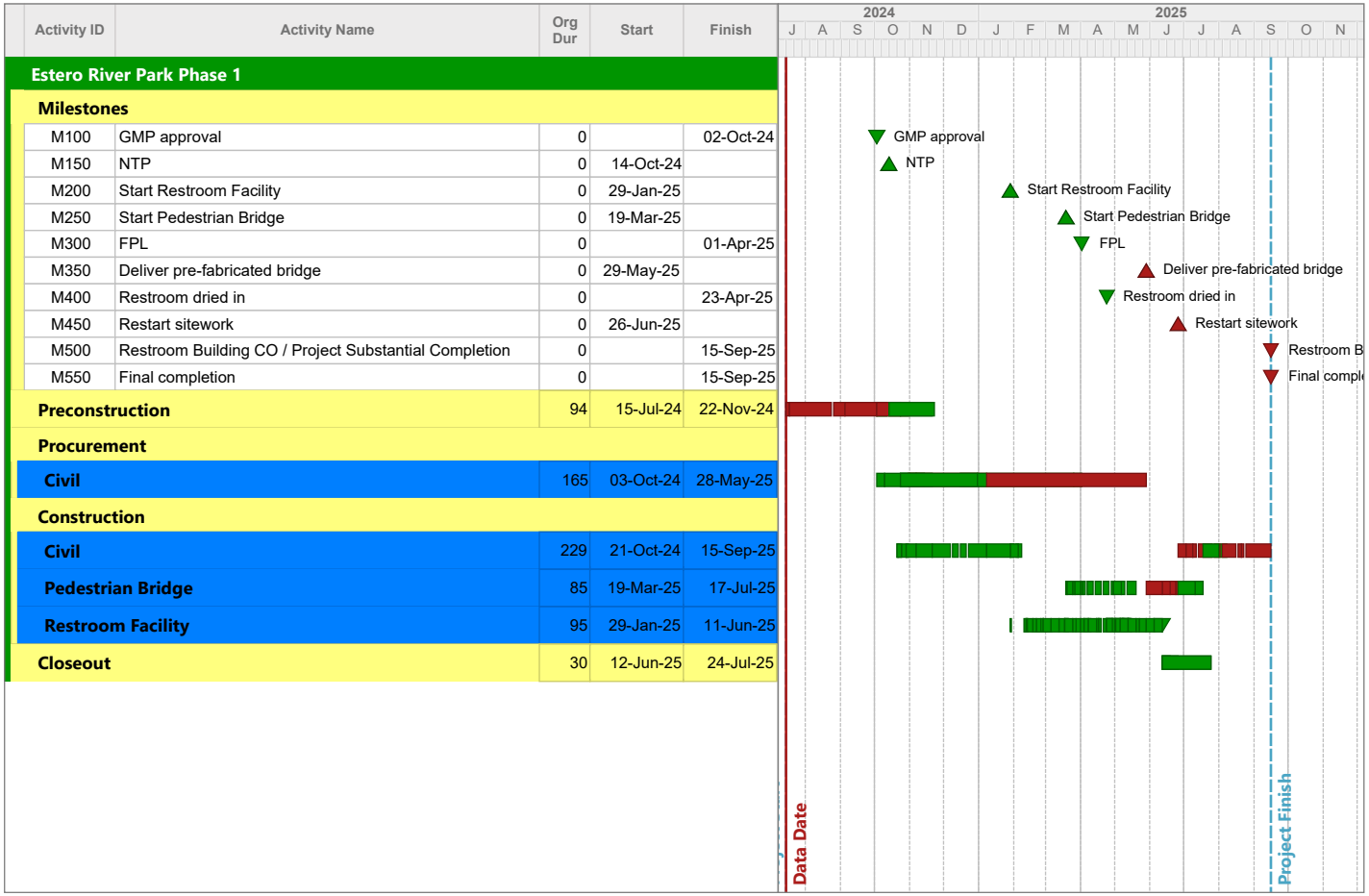
2. The masonry wing walls in each restroom are not shown on the structural drawings but have been included per the architectural.

3. Glass systems included are by YKK American with impact resistant glazing.

4. We have included hard floor tiles as Daltile 6x6 in standard colors and standard grout colors. Epoxy grout is not included.

5. We have included standard colors for the vinyl wall protection.

6. We have included a premanufactured pedestrian bridge by Bridge Brothers.



Activity ID	Activity Name	Org Dur	Start	Finish
Estero River Park Phase 1				
Milestones				
M100	GMP approval	0		02-Oct-24
M150	NTP	0	14-Oct-24	
M200	Start Restroom Facility	0	29-Jan-25	
M250	Start Pedestrian Bridge	0	19-Mar-25	
M300	FPL	0		01-Apr-25
M350	Deliver pre-fabricated bridge	0	29-May-25	
M400	Restroom dried in	0		23-Apr-25
M450	Restart sitework	0	26-Jun-25	
M500	Restroom Building CO / Project Substantial Completion	0		15-Sep-25
M550	Final completion	0		15-Sep-25
Preconstruction		94	15-Jul-24	22-Nov-24
Procurement				
Civil		165	03-Oct-24	28-May-25
Construction				
Civil		229	21-Oct-24	15-Sep-25
Pedestrian Bridge		85	19-Mar-25	17-Jul-25
Restroom Facility		95	29-Jan-25	11-Jun-25
Closeout		30	12-Jun-25	24-Jul-25

Start Date: 15-Jul-24
Finish Date: 15-Sep-25
Data Date: 15-Jul-24
Run Date: 25-Sep-24
8573-ER00.ppx

Page 1A

Estero River Park Phase 1 - Estero, FL
MCC Preliminary Construction Schedule
MCC Project # 8573

Village of ESTERO

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EXHIBIT E
Alternates

The following Alternates are not included in the GMP. Should any of the following Alternates be accepted, they will be added to the GMP by Change Order.

Item #	Description	Amount
1.	Specified bridge manufacturer (Contech)	$432,165.00 + (4) months schedule extension
2.	Permeable concrete pavers in lieu of asphalt paving per sheet C-24	$226,200.00

EXHIBIT G
Conflicts Affidavit

The undersigned corporate officer attests the Contractor:

(a) Is not currently engaged and will not become engaged in any obligations, undertakings or contracts that will require Company to maintain an adversarial role against the Village of Estero or that will impair or influence the advice, recommendations or quality of work provided to the Village; and

(b) Has provided full disclosure of all potentially conflicting contractual relationships and full disclosure of contractual relationships deemed to raise a question of conflict(s); and

(c) Has provided full disclosure of prior work history and qualifications that may be deemed to raise a possible question of conflict(s).

For the purpose of participating in the Village's Invitation to Bid or Request for Proposals process, and to facilitate the Village's compliance with Part II of Chapter 112, Florida Statutes, the undersigned corporate officer further attests:

The persons listed below are corporate officers, directors or agents and are currently officers or employees of the Village of Estero:
N/A

The persons listed below are current Village of Estero officers or employees who own an interest of five percent (5%) or more in the company/entity named above:
N/A

The above information is true and correct to the best of my knowledge. Signed on this 11th day of September 2024.

Signature_____

Print Name and Title_____

sworn to and subscribed before me this ____ day of _____, 20___.

Personally known ___ OR Produced identification _____ Type of identification produced _____

Signature of Notary_____
State of Florida

Print, Type or Stamp Commissioned Name of Notary Public:

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Builder-Driven Preconstruction

Estimate Dated:	**Wednesday, September 25, 2024**			
Project Name:	**Estero on the River Phase 1**	**Project Duration**	10	months

100% PRECONSTRUCTION BUDGET ESTIMATE SUMMARY

MANHATTAN CONSTRUCTION

Bid Pkg No.	Scope of Work	TOTAL		% of Total
BP01A	GENERAL CONDITIONS	$ 618,512.00		7.9%
BP01B	GENERAL REQUIREMENTS	$ 204,554.00		2.6%
DIV01.00	ENVELOPE CONSULTANTS	$ 8,650.00		0.11%
DIV01.01	ENVIRONMENTAL SERVICES	$ 27,550.00		0.35%
BP01.56	TEMP FENCE	$ 43,300.00		0.55%
BP01.70	MATERIAL TESTING	$ 17,500.00		0.22%
BP02.21	SURVEYS	$ 67,630.00		0.86%
BP03.30	CAST IN PLACE CONCRETE	$ 89,900.00		1.14%
BP04.72	MASONRY VENEER	$ 6,182.00		0.08%
BP05.12	STRUCTURAL STEEL	$ 37,381.00		0.48%
BP05.70	DECORATIVE METALS	$ 3,100.00		0.04%
BP07.10	WATERPROOFING & CAULKING	$ 1,365.00		0.02%
BP0741	METAL ROOFING	$ 91,664.00		1.17%
BP07.46	CEMENT BOARD SIDING	$ 37,175.00		0.47%
BP08.40	GLASS STOREFRONT	$ 29,850.00		0.38%
BP09.29	DRYWALL & FINISHING	$ 24,411.00		0.31%
BP09.60	FLOORING	$ 6,836.00		0.09%
BP09.90	PAINTING & COATINGS	$ 20,862.00		0.27%
BP10.14	SIGNS	$ 1,950.00		0.02%
BP10.20	INTERIOR SPECIALTIES	$ 35,165.00		0.45%
BP22.00	PLUMBING	$ 83,900.00		1.07%
BP23.00	HVAC	$ 28,000.00		0.36%
BP26.00	ELECTRICAL	$ 111,800.00		1.42%
BP31.00	EARTHWORK	$ 1,592,366.00		20.24%
BP32.11	FLEXI PAVE	$ 375,344.00		4.77%
BP32.24	FABRICATED PEDESTRIAN BRIDGE	$ 1,862,539.00		23.68%
BP32.31	FENCING & GATES	$ 13,435.00		0.17%
BP32.33	SITE FURNISHINGS	$ 3,500.00		0.04%
BP32.90	LANDSCAPING & IRRIGATION	$ 122,337.00		1.56%
BP33.00	SITE UTILITIES	$ 808,000.00		10.27%
BP33.01	US 41 FORCE MAIN EXTENSION	$ 538,652.00		6.85%
	Subtotal	**$ 6,913,410.00**		**88%**

9/25/2024

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6.00%	Sales Tax (Included in Items Above)	$ -		0%
	Subtotal Cost of Work	**$ 6,913,410.00**		
0.00%	Owner's Contingency Allowance (by Owner)	$ -		0%
3.00%	MCC Construction Contingency	$ 207,402.30		2.64%
	Subtotal Cost of Work	**$ 7,120,812.30**		
1.00%	Builders Risk	$ 71,208.12		0.91%
ALLOW	Building Permit	$ 10,000.00		0.13%
	Subtotal	**$ 7,202,020.42**		
1.500%	Construction Manager Insurances	$ 108,030.31		1.37%
	Subtotal	**$ 7,310,050.73**		
0.85%	CM Payment & Performance Bond	$ 62,135.43		0.79%
6.75%	MCC Profit & Fee	$ 493,428.42		6.27%
	TOTAL GMP CONSTRUCTION DOCUMENT ESTIMATE SUMMARY:	**$ 7,865,614.58**		**100.00%**

9/25/2024

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
October 2, 2024

Agenda Item:

Estero on the River Construction Manager at Risk Contract Amendment No. 01 – Phase 2 Preconstruction Services.

Motion to approve Contract Number 24004 Amendment No. 01 in the amount of $350,100 with Manhattan Construction for Phase 2 Preconstruction Services.

Approve a $35,000 contingency for additional service that may be required to complete the project.

Authorize the Village Manager to sign the contract and other additional implementing documents within the scope of the contract on behalf of the Village of Estero Council, and to approve and execute any subsequent amendments which do not require an increase in the not to exceed budget (with contingency).

Background:

The Estero on the River Propery include approximately 63.7 acres of land located on the east side of US 41 north of Corkscrew Road. The Village of Estero's consultants have completed design and permitting for the phase 1 improvements.

Village Council approved Contract Number 24004 on June 19, 2024, for Manhattan Construction Company to provide Construction Manager at Risk Services for the Estero on the River Projects. The original approval included Phase 1 preconstruction services

Description:

That attached Contract Addendum adds the Phase 2 Preconstruction Services to Manhattan Construction's contract. Phase 2 improvements are proposed to include additional walking paths, an eagle next observation area, a decorative fence along US 41 and Corkscrew Road, a chain link fence along Seminole Gulf Railway, a new sidewalk along Corkscrew, pedestrian crossings of Corkscrew Road and Sandy Lane, and relocation of the US 41 sidewalk.

Following is a summary of the services included in the proposed addendum.

1. Topographic Survey
2. Schematic (Concept) Design
3. Design Development
4. Permitting
5. Construction Documents
6. Cost Estimates
7. Project Schedules through construction
8. Bidding
9. Prepare Phase 2 Guaranteed Maximum Price Addendum

Action Requested:

Motion to approve Contract Number 24004 Amendment No. 01 in the amount of $350,100 with Manhattan Construction for Phase 2 Preconstruction Services.

Approve a $35,000 contingency for additional service that may be required to complete the project.

Authorize the Village Manager to sign the contract and other additional implementing documents within the scope of the contract on behalf of the Village of Estero Council, and to approve and execute any subsequent amendments which do not require an increase in the not to exceed budget (with contingency).

Process and Timeline:

The contract addendum includes a project scheduled. The services outlines in this contract are expected to be completed in 6-8 months. Following is a summary of the project schedule.

- Schematic Design: 6-8 weeks
- Design Development: 6-8 weeks
- Construction Documents: 10-12 weeks
- Bidding & Permitting: 4-6 weeks

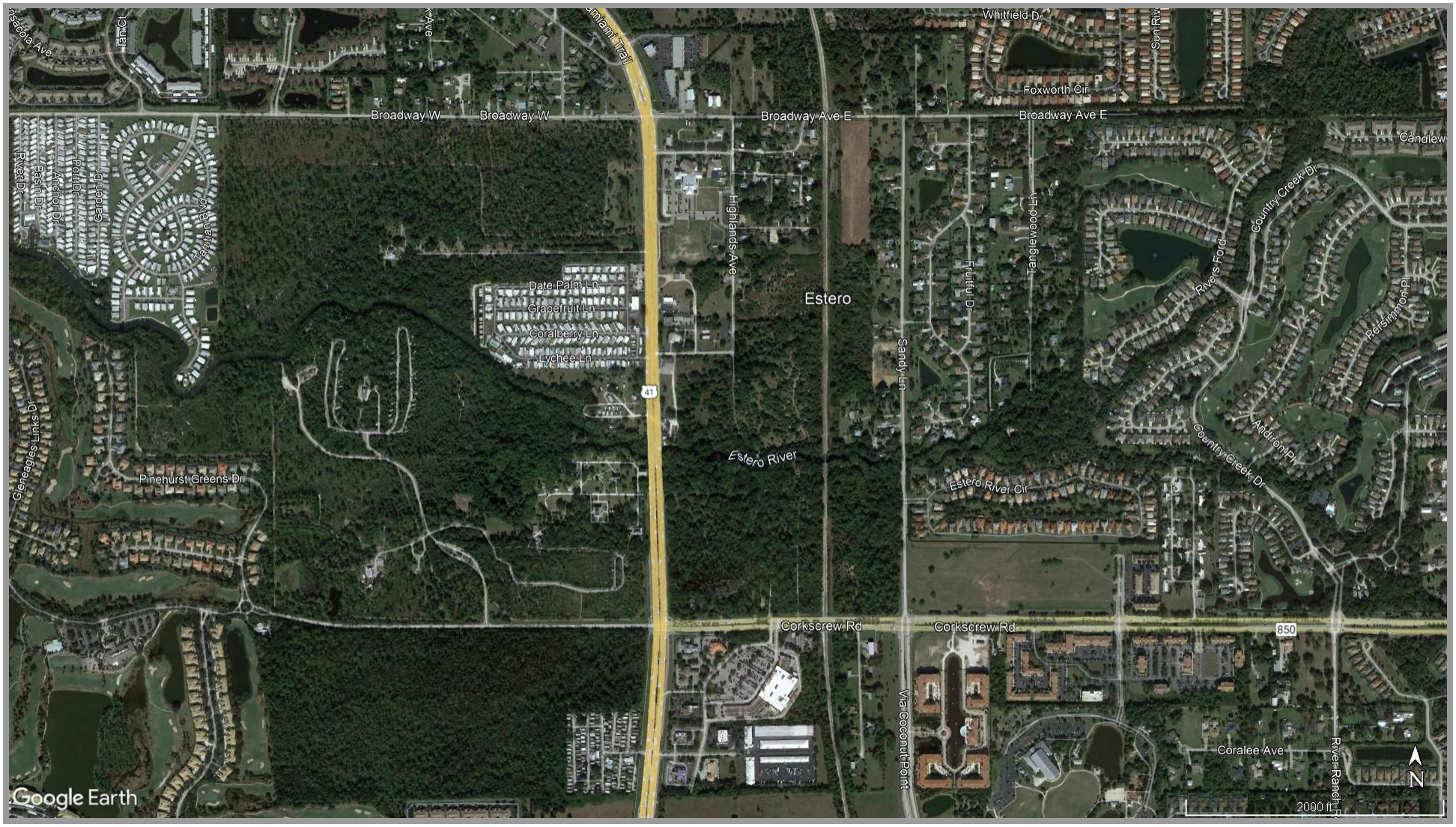
Financial Impact:

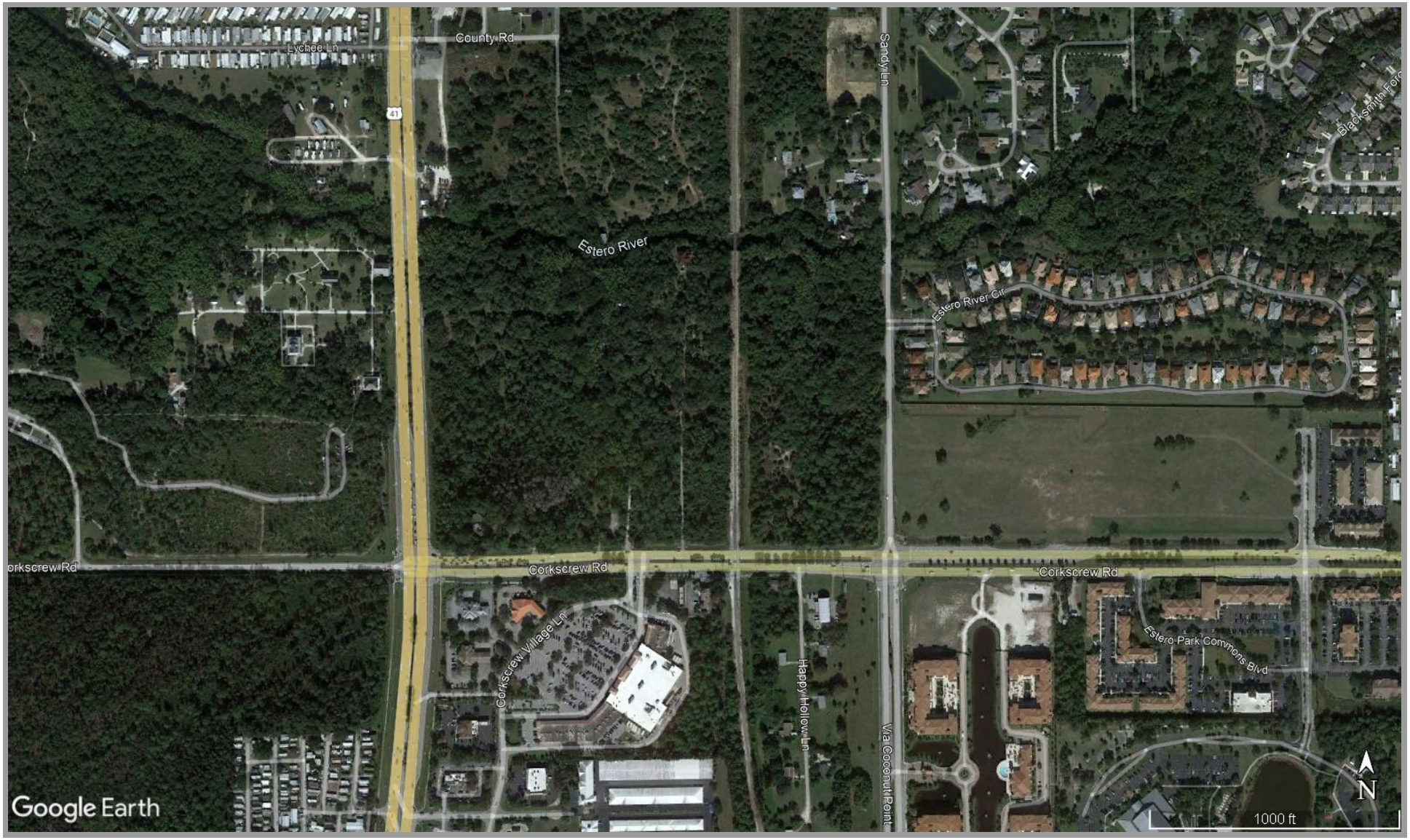
The contract's financial impact is $385,100 (contract plus 10% contingency). Unallocated general funds will be used to fund this contract.

Prepared by: David Willems, P.E.

Attachments:

1. Location Map
2. Phase 2 Improvements Map
3. Contract 24004 Amendment No. 01


Broadway W
Broadway W
Broadway Ave E
Broadway Ave E
Whitfield Dr
Foxworth Cir
Highlands Ave
Tanglewood Ln
Fruitful Dr
Sandy Ln
Rivers Ford
Country Creek Dr
Country Creek Dr
Andrion Pl
Persimmon Pl
Date Palm Ln
Grapefruit Ln
Coralberry Ln
Lychee Ln
Estero
41
Estero River
Estero River Cir
Pinehurst Greens Dr
Corkscrew Rd
Corkscrew Rd
850
Via Coconut Point
Coralee Ave
River Ranch R
Google Earth
2000 ft
N


Lychee Ln
County Rd
41
Sandy Ln
Blacksmith Ford
Estero River
Estero River Cir
orkscrew Rd
Corkscrew Rd
Corkscrew Rd
Corkscrew Village Ln
Happy Hollow Ln
Via Coconut Point
Estero Park Commons Blvd
Google Earth
N
1000 ft

FIRST AMENDMENT TO ESTERO ON THE RIVER PHASE 1 AND 2 CONSTRUCTION MANAGER AT RISK SERVICES AGREEMENT BETWEEN THE VILLAGE OF ESTERO AND MANHATTAN CONSTRUCTION COMPANY

This is the First Amendment to the Estero on the River Phase 1 and 2 Construction Management at Risk Services Agreement ("First Amendment") between the Village of Estero, Florida ("Owner") and Manhattan Construction Company, a Florida Corporation ("Construction Manager"), is entered into this 2nd day of October, 2024 ("Effective Date"), as follows:

WHEREAS, the Owner issued RFP 2024-02 seeking the provision of Construction Management at Risk services related to improvements the Owner desires to make related to a project called Estero on the River ("Project") on property generally located along US 41 and north of Corkscrew Road; and

WHEREAS, pursuant to the RFP, the project was to be performed in two phases; and

WHEREAS, on June 19th 2024, the Village entered into an Agreement for Estero on the River Phase 1 and 2 Construction Management at Risk Services ("Agreement"); and

WHEREAS, the Agreement encompassed both Phase I (inclusive of a waling path, pedestrian bridge, restroom building, parking lot, landscaping, irrigation and utilities), as well as Phase II (a decorative fence along US 41 and Corkscrew Road and a vinyl chain link fence along the Seminole Gulf Railway property, construction of a nature trail, and other related final project work); and

WHEREAS, while the Agreement set forth the pre-construction services cost for Phase I, plan scope and details were not at the point where the Phase II pre-construction services costs could be known; and

WHEREAS, the Phase II scope and details are now at a stage where the Construction Manager is able to set forth its pre-construction services costs, which it has provided to the Owner; and

WHEREAS, the Owner has reviewed the Construction Manager's proposed pre-construction services costs and has found them to be consistent with the RFP's scope of work and otherwise acceptable; and

WHEREAS, the Parties have agreed to the terms of this First Amendment.

NOW, THEREFORE, in consideration of the mutual covenants contained in the Agreement, and further supported by the consideration set for in this First Amendment, the Parties hereby agree to amend the Agreement as follows:

1. The Owner accepts the Phase II pre-construction proposal submitted to Owner dated October 2nd 2024 (attached hereto and incorporated herein), and the Construction Manager shall perform pre-construction services for Estero on the River—Phase II, as set forth in the proposal.

2. For its pre-construction services for Phase II, the Construction Manager shall be paid according to the costs set forth in the cost detail in the proposal, with overall costs **not to exceed $350,100.00**.

3. This First Amendment shall be effective upon the Effective Date notwithstanding the actual date(s) of approval or execution.

4. Except as amended by this First Amendment, all other terms of the Agreement (including Construction Manager's obligation to submit a Guaranteed Maximum Price proposal in support of a GMP Addendum for Phase II) shall continue in full force and effect, and the Parties hereby ratify and confirm the Agreement as amended herein.

5. In the event of any conflict between the terms and conditions of the Agreement and the terms and conditions of this First Amendment, this First Amendment shall control.

IN WITNESS WHEREOF, the Parties, by their authorized signatures below, have executed this First Amendment to the Agreement.

Manhattan Construction Co.	**Village of Estero**
By:_____	By:_____
Craig Bryant, Vice President	Steve Sarkozy, Village Manager

Phase II Pre-Construction Proposal

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Addendum to current CMAR agreement

October 2, 2024

Estero River Park Phase 2 – Preconstruction Services

Manhattan Construction Company is pleased to provide you with complete Design & Preconstruction services for Phase 2 of the Estero River project. These services will take the initial concept developed by Ensite & further define the features to meet the needs of the Village. The Design will include all documents, surveys, geotechnical investigations, environmental reviews, etc. as required for permitting & construction of these features along with a Guaranteed Maximum Price (GMP) & schedule. Manhattan Construction Company will utilize the services of Schenkel Shultz & RESPEC for all design services.

Project understanding:

Phase 2 will complement Phase 1 (already in progress) by extending the walking paths & establishing a boundary around the park. This will include a decorative fence along Corkscrew Road from the railroad tracks extending West to the intersection of US 41. This decorative fence will continue to the North until it meets up with the Estero River. New pedestrian signals & crosswalks are proposed along Corkscrew Road at the intersection of Sandy Lane (across Sandy Lane and Corkscrew Road). In addition, a new 8'-10' wide sidewalk will be installed along Corkscrew Road from Sandy Lane & connect to the existing sidewalk on US41. The sidewalk along US 41 will be moved onto the Village's property, as practical. A new vinyl or chain link fence will be installed to establish the East boundary of the park along the West side of the railroad grade. In the park, a new 8' wide flex-pave walking path & an eagle viewing area are proposed. All landscaping & irrigation to meet the land development code shall be incorporated.

The Preconstruction phase services shall include:

- Initial kick-off meeting with timelines & deliverables identified
- Meetings to review schematic design, design development & construction documents
- Design services by Schenkel Shulz & RESPEC will include civil, landscaping, architectural & structural as required
- Review of all bidding & permitting requirements

The Not-To-Exceed Cost of Three hundred fifty thousand, one hundred dollars & 0/100 (**$350,100.00**) shall be as follows & due upon receipt of an invoice at completion of each phase:

- **Schematic Design (6-8 weeks) = $66,713.00**
  - Manhattan Construction Company = $30,000.00
    - $5,000.00 geotechnical survey
    - $5,000.00 survey
    - $20,000.00 staff & reimbursable charges for meetings, design support, initial constructability, preliminary estimate & schedule updates
  - Schenkel Shultz = $36,713.00
    - $13,713.00 staff charges
    - $10,000.00 RESPEC meetings, pre-app FDOT, SFWMD, LeeDOT, Public Ifo Meeting
    - $8,000.00 RESPEC civil design plans
    - $5,000.00 RESPEC traffic study
  - Services in this phase shall include:
    - Kick-off meeting & information gathering
    - Meetings every (2) weeks
    - Conceptual design & preliminary renderings
    - Traffic study / intersection analysis (if required)
    - SFWMD ERP submittal

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- Pre-application meetings with FDOT, LeeDOT, Planning & Zoning & any required public information meeting
- Geotechnical investigation
- Update survey data
- Constructability review
- Initial estimate & schedule

- **Design Development (6-8 weeks) = $142,712.00**
  - Manhattan Construction Company = $30,000.00
    - MCC staff & reimbursable charges for meetings, design support, constructability, estimate & schedule updates
  - Schenkel Shultz = $112,712.00
    - $13,712.00 staff & reimbursable charges
    - $4,000.00 RESPEC meetings
    - $10,000.00 RESPEC civil design & analysis
    - $25,000.00 RESPEC civil DD plans
    - $8,000.00 RESPEC signal modifications / pedestrian improvement plans
    - $6,500.00 RESPEC landscape & irrigation plans
    - $45,000.00 RESPEC permitting
  - Services in this phase shall include:
    - Meetings every (2) weeks
    - Further refine architectural, structural & civil design
    - Preliminary landscaping plans
    - Development Order package for Lee County
    - FDOT General Use permit (US 41 sidewalk Relocation)
    - Seminole Gulf Railroad approval for pedestrian crossing
    - SFWMD Permit modifications (Onsite, Corkscrew Rd, US 41)
    - Constructability review
    - Update estimate & schedule

- **Construction Documents (10-12 weeks) = $100,940.00**
  - Manhattan Construction Company = $50,000.00
    - $10,000.00 update environmental
    - $40,000.00 staff & reimbursable charges for meetings, design support, constructability, update estimate, update schedule
  - Schenkel Shultz = $50,940.00
    - $21,940.00 staff & reimbursable charges for architectural & structural design
    - $4,000.00 RESPEC meetings
    - $8,000.00 RESPEC civil design documents
    - $6,000.00 RESPEC landscape & irrigation documents
    - $7,500.00 RESPEC pedestrian improvement plans
    - $3,500.00 RESPEC final documents for bidding, bid support, etc.
  - Services in this phase shall include:
    - Meetings every (2) weeks
    - Prepare responses to AHJ's
    - Final meeting with Planning and Zoning
    - Final 100% drawings for civil, landscaping, architectural & structural

- **Bidding & Permitting (4-6 weeks w/ some overlap from CD's) = $39,735.00**
  - Manhattan Construction Company = $31,250.00
    - staff & reimbursable charges for meetings, design support, constructability, project advertising, bid effort, bid leveling, prepare GMP estimate & schedule

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- Schenkel Shultz = $8,485.00
  - $5,485.00 bid support
  - $3,000.00 RESPEC bid support
- Services in this phase shall include:
  - Prepare bid packages
  - Invitations / advertisement for bids
  - Pre-bid meeting
  - Review & respond to pre-bid questions
  - Receive, review & level bids
  - Prepare draft GMP estimate & schedule for Team review and comment
  - Prepare final GMP Addendum for Council approval

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
October 2, 2024

Agenda Item:

Corkscrew Road CMAR Contract Guaranteed Maximum Price (GMP) Addendum No. 01

Motion to approved Contract Number 24005 GMP Addendum No. 01 in the amount of $21,468,380.20 with Wright Construction for the construction of the Corkscrew Road pathway, lighting and landscaping improvements.

Authorize the Village Manager to sign the contract and other additional implementing documents within the scope of the contract on behalf of the Village of Estero Council, and to approve and execute any subsequent amendments which do not require an increase in the not to exceed budget (with contingency).

Background:

The proposed project is located along Corkscrew Road from Ben Hill Griffin Parkway to the eastern side of Bella Terra (The Village eastern most boundary). A location map is attached. The project includes the construction of a 10-ft wide pathway on both sides of the road, landscaping, and decorative street lighting. The design and permitting of the project have been completed and the Village's consultant has obtained 90% of the required easement. The last remaining easements are expected to be obtain in the next 1-2 months. They are not expected to impact construction.

Description:

Wright Construction (the project CMAR) has completed their pre-construction services for the project including bidding, preparing a project GMP and project schedule.

The attached GMP Addendum will authorize Wright Construction to build pathway, landscaping and street lighting along Corkscrew Road per the approved construction plans.

Action Requested:

Motion to approved Contract Number 24005 GMP Addendum No. 01 in the amount of $21,468,380.20 with Wright Construction for the construction of the Corkscrew Road pathway, lighting and landscaping improvements.

Authorize the Village Manager to sign the contract and other additional implementing documents within the scope of the contract on behalf of the Village of Estero Council, and to approve and execute any subsequent amendments which do not require an increase in the not to exceed budget (with contingency).

Process and Timeline:

A more detailed project schedule is included within Contract 24005. The project is scheduled to be completed within 628 days of the project's notice to proceed.

Financial Impact:

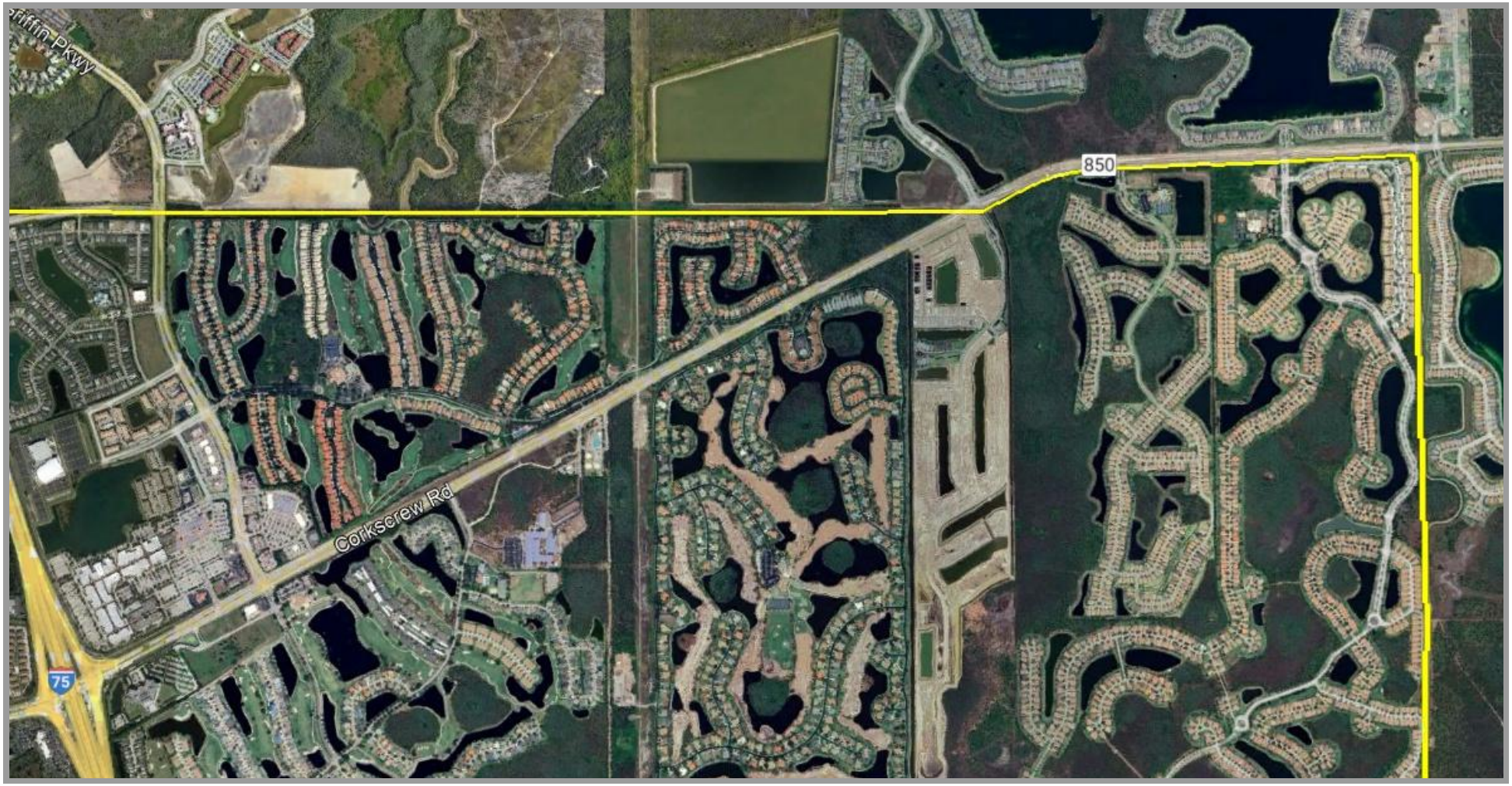
The contract's financial impact is $21,468,380.20 (cost includes a 7.5% contingency). Funds in the Corkscrew Road Pathways, Landscaping, & Street Lighting Project Fiscal Year 2024-2025 budget ($10.5 Million) and unallocated general funds will be used to fund this contract.

The 5-year CIP allocated $10.5 million in both the Fiscal Year 2024- 2025 budget and the Fiscal Year 2025-2025 budget for the project for a total of $21.0 million.

Prepared by: David Willems, P.E.

Attachments:

1. Location Map
2. Roadway Plans
3. Landscape Plans
4. Contract 24005 GMP Addendum No. 01


Griffin Pkwy
850
Corkscrew Rd
75

CONTRACT PLANS COMPONENTS

VILLAGE OF ESTERO

CORKSCREW ROAD PATHWAY IMPROVEMENTS

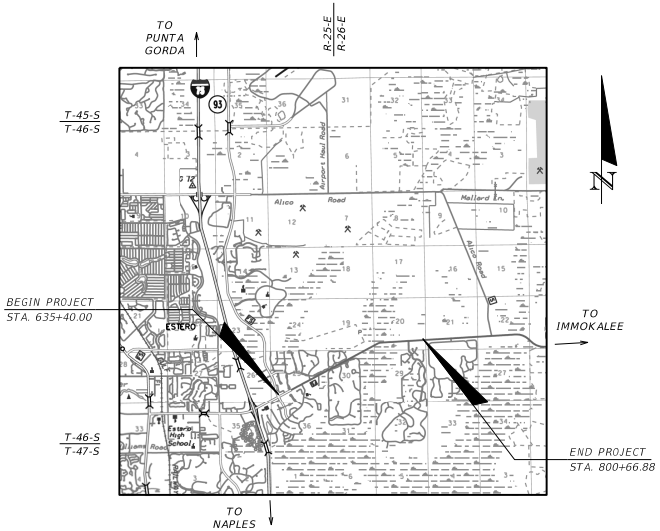
BEN HILL GRIFFIN PARKWAY TO BELLA TERRA

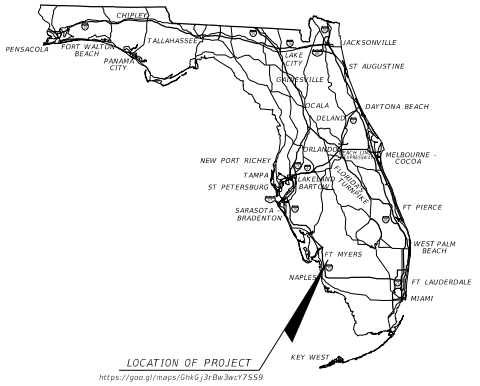
JEI PROJECT ID: 20203155-000

COUNTY ROAD NO. 850

INDEX OF ROADWAY PLANS

SHEET NO.	SHEET DESCRIPTION
1	KEY SHEET
2	SUMMARY OF PAY ITEMS
3	GENERAL NOTES
4 - 6	TYPICAL SECTIONS
7 - 30	PLAN SHEETS
31 - 42	PROFILE SHEETS
43 - 99	CROSS SECTIONS





GOVERNING STANDARD PLANS:

Florida Department of Transportation, FY2022-23 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: http://www.fdot.gov/design/standardplans

Standard Plans for Bridge Construction are included in the Structures Plans Component

GOVERNING STANDARD SPECIFICATIONS:

Florida Department of Transportation, January 2022 Standard Specifications for Road and Bridge Construction at the following website: http://www.fdot.gov/programmanagement/Implemented/SpecBooks

KEY SHEET REVISIONS	
DATE	DESCRIPTION

JOHNSON ENGINEERING

ROADWAY PLANS ENGINEER OF RECORD:

RYAN K. BELL, P.E.
P.E. NO.: 60010
JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
FORT MYERS, FLORIDA 33901
CONTRACT NO.:
VENDOR NO.:
CERTIFICATE OF AUTHORIZATION NO.: 642

VILLAGE OF ESTERO PROJECT MANAGER:

DAVID WILLEMS, P.E.

100% SUBMITTAL
APRIL 2024

CONSTRUCTION CONTRACT NO.	FISCAL YEAR	SHEET NO.
	24	1

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

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SUMMARY OF PAY ITEMS

PAY ITEM NO.	PAY ITEM DESCRIPTION	UNIT	QUANTITY
101 1	MOBILIZATION	LS	1
102 1	MAINTENANCE OF TRAFFIC	LS	1
104 10 3	SEDIMENT BARRIERS - SILT FENCE	LF	21,048
104 12	STAKED TURBIDITY BARRIER- NYLON REINFORCED PVC	LF	477
104 18	INLET PROTECTION SYSTEM	LS	1
107 2A	MOWING (32 ACRES PER CYCLE 30 CYCLES)	LS	1
110 1 1	CLEARING & GRUBBING	LS	1
120 1	EXCAVATION REGULAR	CY	5,817
120 6	EMBANKMENT	CY	32,770
160 4	TYPE B STABILIZATION	SY	23,352
285 704	OPTIONAL BASE, BASE GROUP 04	SY	17,770
286 1	LIMEROCK BASE, 6" THICK	SY	59
334 1 12	SUPERPAVE ASPHALTIC CONCRETE SP-9.5 (TRAFFIC B), 1.5"	TN	1,378.0
350 4 5	REINFORCED CEMENT CONCRETE PAVEMENT, 8"	SY	120
425 1 521	INLET, DT BOT, TYPE C, <10'	EA	4
425 1 529	INLETS, DT BOT, TYPE C, MODIFY	EA	1
425 1 541	INLET, DT BOT, TYPE D, <10'	EA	1
425 1 581	INLET, DT BOT, TYPE H, <10'	EA	8
425 2 43	MANHOLES, P-7, PARTIAL (TOP ONLY)	EA	1
425 2 71	MANHOLES, J-7, <10'	EA	5
425 2 73	MANHOLES, J-7, PARTIAL (TOP ONLY)	EA	1
425 2 91	MANHOLES, J-8, <10'	EA	3
425 2 93	MANHOLES, J-8, PARTIAL (TOP ONLY)	EA	1
425 5	MANHOLE, ADJUST	EA	4
425 11	MODIFY EXISTING DRAINAGE STRUCTURE	EA	6
430 175 112	PIPE CULVERT, OPTIONAL MATERIAL, ROUND, 12"	LF	24
430 175 118	PIPE CULVERT, OPTIONAL MATERIAL, ROUND, 18"	LF	76
430 175 124	PIPE CULVERT, OPTIONAL MATERIAL, ROUND, 24"	LF	44
430 175 130	PIPE CULVERT, OPTIONAL MATERIAL, ROUND, 36"	LF	712
430 175 136	PIPE CULVERT, OPTIONAL MATERIAL, ROUND, 42"	LF	34
430 175 224	PIPE CULVERT, OPTIONAL MATERIAL, ELLIP/ARCH, 19"x30"	LF	88
430 175 236	PIPE CULVERT, OPTIONAL MATERIAL, ELLIP/ARCH, 29"x45"	LF	792
430 175 242	PIPE CULVERT, OPTIONAL MATERIAL, ELLIP/ARCH, 34"x53"	LF	3,802
430 984 125	MITERED END SECTION, OPTIONAL ROUND 18" SD	EA	1
430 984 129	MITERED END SECTION, OPTIONAL ROUND 24" SD	EA	2
430 984 138	MITERED END SECTION, OPTIONAL ROUND 36" SD	EA	1
430 984 140	MITERED END SECTION, OPTIONAL ROUND 42" SD	EA	1
430 984 629	MITERED END SECTION, OPTIONAL - ELLIPTICAL (19"X30") SD	EA	4
430 984 638	MITERED END SECTION, OPTIONAL - ELLIPTICAL (29"X45") SD	EA	9
430 984 640	MITERED END SECTION, OPTIONAL - ELLIPTICAL (34"X53") SD	EA	7
520 1 7	CONCRETE CURB & GUTTER, TYPE E	LF	21
520 1 10	CONCRETE CURB & GUTTER, TYPE F	LF	92
522 2	CONCRETE SIDEWALK AND DRIVEWAYS, 6" THICK	SY	4,384
527 2	DETECTABLE WARNINGS	SF	544
530 3 4	RIPRAP, RUBBLE, F&I, DITCH LINING, 1.5" THICK	TN	191.9
536 85 20	GUARDRAIL END TREATMENT - TRAILING ANCHORAGE	EA	1
550 10 221	FENCING, TYPE B, 5.1 - 6.0', STANDARD	LF	40
550 10 222	FENCING, TYPE B, 5.1 - 6.0', STANDARD (VINYL COATING)	LF	231
550 10 266	FENCING, TYPE B, 10.1-12.0', STANDARD (VINYL COATING & BARED WIRE)	LF	191
550 60 234	FENCE GATE, TYPE B, SLIDING/CANTILEVER, 18.1-20.0' OPENING	EA	1
570 1 2	PERFORMANCE TURF, SOD	SY	73,969

PAY ITEM NOTES

102 1 — ALL COSTS FOR PCMS SIGNS AND IMPLEMENTATION OF THE ADVANCE WARNING PLAN AND NECESSARY MAINTENANCE OF TRAFFIC SHALL BE INHERENT TO THIS ITEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A DETAILED MOT PLAN SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA IF NOT UTILIZING A FDOT STANDARD PLAN FROM INDEX 102-600 SERIES. ALL COST ASSOCIATED WITH PRODUCING, IMPLEMENTING AND MAINTAINING THE MOT PLAN SHALL BE INHERENT TO THIS PAY ITEM. THE MOT PLAN MUST SHE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO COMMENCING CONSTRUCTION.

104 XXX — CONTRACTOR SHALL IMPLEMENT A STORMWATER POLLUTION PREVENTION PLAN AND ABIDE BY ALL NPDES REQUIREMENTS. ALL APPLICABLE COST SHALL BE INHERENT TO EROSION CONTROL PAY ITEMS.

110 1 1 — CLEARING AND GRUBBING SHALL INCLUDE, BUT NOT BE LIMITED TO, THE REMOVAL OF ASPHALT, CONCRETE, SIDEWALK, CONCRETE CURB AND GUTTER, DRIVEWAYS, DRAINAGE STRUCTURES, DRAINAGE PIPES, CONDUIT, ROADWAY BASE, GRAVITY WALL AND VEGETATION / TREES. ALL CLEARING AND GRUBBING DEBRIS SHALL BE REMOVED FROM JOB SITE BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE COUNTY. NO ADDITIONAL PAYMENT WILL BE MADE FOR REMOVAL OF EXISTING CONCRETE.

107 2A — MOWING FREQUENCY ASSUMES CONSTRUCTION DURATION OF 30 MONTHS WITH 1 MOWING CYCLE PER MONTH. THE COUNTY WILL DETERMINE THE NEEDED MOWING FREQUENCY DURING CONSTRUCTION. NO PAYMENT WILL BE MADE FOR UNUSED QUANTITY. COST OF LITTER REMOVAL TO BE INCLUDED IN COST OF MOWING.

425 1 XXX
425 2 XXX — WHERE PROPOSED STRUCTURES CONNECT TO EXISTING PIPES, THE COST OF THE CONNECTION SHALL BE INHERENT TO THE COST OF THE STRUCTURE. THIS INCLUDES BUT IS NOT LIMITED TO SAW CUTTING EXISTING PIPE, PIPE REMOVAL, AND BRICK AND MORTAR CONNECTION.

425 5 — COST TO INCLUDE REMOVAL AND RESETTING EXISTING INLET/ MANHOLE TOPS TO MATCH PROPOSED FINISHED GRADE.

430 175 XXX — MATERIAL SHALL BE REINFORCED CONCRETE (RCP). WHERE PROPOSED PIPE IS TO CONNECT TO AN EXISTING STRUCTURE OR PIPE THE COST OF THE CONNECTION SHALL BE INHERENT TO THE COST OF PIPE. THIS INCLUDES CONCRETE COLLARS, MODIFICATION OF EXISTING STRUCTURES AND BRICK AND MORTAR.

520 1 XXX — DROP CURB ADJACENT TO CURB RAMPS SHALL BE PAID AS PARENT CURB TYPE. ALL CURB TO BE PAID BASED ON FIELD MEASURED INSTALLED QUANTITY.

522 2 — D CURB ON BACK OF SIDEWALK AT CURB RAMP LOCATIONS SHALL BE INHERENT TO THE COST OF SIDEWALK. TOTAL SY OF SIDEWALK INCLUDES SY OF D CURB. DROP CURB AT CURB RAMP LOCATIONS TO BE PAID AS PARENT CURB.

550 10 XXX — SHALL BE PAID BASED ON FIELD MEASURED INSTALLED QUANTITY.

570 1 2 — SHALL BE PAID BASED ON FIELD MEASURED INSTALLED QUANTITY FOR AREAS INTENDED TO BE DISTURBED BY THE PROPOSED IMPROVEMENTS. NO PAYMENT WILL BE MADE FOR SODDING AREAS OUTSIDE THE PROJECT AREA DISTURBED BY THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ANY AREA DISTURBED OUTSIDE THE PROJECT AREA.

530 3 4 — COST OF FILTER FABRIC INCLUDED IN THE COST OF RIPRAP. FABRIC SHALL BE TOED IN A MINIMUM OF 1' AT THE TOP AND BOTTOM OF THE SLOPE.

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REVISIONS

DATE	DESCRIPTION	DATE	DESCRIPTION

JOHNSON ENGINEERING
2122 JOHNSON STREET
FORT MYERS, FL 33901
EB 642 & LB 642
RYAN K. BELL, P.E. NO. 60010

LEE COUNTY PUBLIC WORKS
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	LEE	20203155-000

SUMMARY OF PAY ITEMS

SHEET NO. 2

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ROADWAY GENERAL NOTES

1. BENCHMARK ELEVATIONS SHOWN ON THE PLANS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
2. HORIZONTAL DATUM = NAV 83 FLORIDA STATE PLANE, WEST ZONE.
3. EXISTING FACILITIES SHALL BE RESTORED TO THAT WHICH EXISTED PRIOR TO COMMENCING CONSTRUCTION AT NO ADDITIONAL COST TO OWNER.
4. EXISTING DRAINAGE STRUCTURES WITHIN CONSTRUCTION LIMITS SHALL REMAIN UNLESS OTHERWISE NOTED.
5. THE LOCATION(S) OF THE UTILITIES SHOWN IN THE PLANS (INCLUDING THOSE DESIGNATED Vv, Vh, AND Vvh) ARE BASED ON LIMITED INVESTIGATION TECHNIQUES AND SHOULD BE CONSIDERED APPROXIMATE ONLY. THE VERIFIED LOCATIONS/ELEVATIONS APPLY ONLY AT THE POINTS SHOWN. INTERPOLATIONS BETWEEN THESE POINTS HAVE NOT BEEN VERIFIED.
6. ALL EXCAVATION IN CLOSE PROXIMITY TO A POWER POLE SHALL UTILIZE TRENCH BOXES OR OTHER MEANS OF SHORING TO ENSURE THE POLES ARE NOT UNDERMINED.
7. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN THE AREA PRIOR TO CONSTRUCTION AND CONTACT SUNSHINE STATE ONE CALL.
8. EXISTING UTILITIES ARE TO REMAIN IN PLACE UNLESS OTHERWISE NOTED. INFORMATION SHOWN IN UTILITY ADJUSTMENT SHEETS US BASED ON BEST AVAILABLE DATA PROVIDED BY UAO'S AND SHOULD BE CONSIDERED CONCEPTUAL IN NATURE. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH ALL UAO'S ON ANY NECESSARY RELOCATIONS OR ADJUSTMENTS.
9. UTILITY/AGENCY OWNERS:

COMPANY	CONTACT	TELEPHONE NUMBERS
CENTURYLINK	ANTHONY ZAWACKY	(239) 920-5917
COMCAST	MICHAEL LETZELTER	(239 986-6975
FLORIDA POWER & LIGHT	MICHAEL MARTINEZ	(239) 353-6047
LEE COUNTY SIGNAL DEPARTMENT	TOM WATTS	(239) 964-7600 EXT. 4126
LEE COUNTY IRRIGATION	RYAN KIRSCH	(239) 533-9500
LEE COUNTY UTILITIES	BRETT ZIMMERMAN	(239) 292-2338
CROWN CASTLE NG	CHUCK FERGUSON	(570) 872-6637
TECO GAS - FORT MYERS	GREGORY THOMPSON	(407) 799-7438

10. ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHALL NOTIFY THE VILLAGE OF ESTERO WITHOUT DELAY.
11. CONTRACTOR SHALL PROMPTLY REPORT ALL FIELD CHANGES TO ENGINEER.
12. CONTRACTOR SHALL ACCURATELY PLOT THE LOCATIONS, DEPTHS AND DIMENSIONS OF ALL IMPROVEMENTS ON A FINAL SET OF RECORD DRAWINGS PREPARED BY A FLORIDA REGISTERED LAND SURVEYOR. RECORD DRAWINGS SHALL BE SIGNED AND SEALED ON 11"X17" PAPER AND DELIVERED TO THE ENGINEER PRIOR TO PROJECT COMPLETION. COST OF RECORD DRAWINGS IS INHERENT TO COST OF MOBILIZATION.
13. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE STATE OF FLORIDA EROSION AND SEDIMENT CONTROL MANUAL.
14. CONTRACTOR TO MAINTAIN EXISTING TRAFFIC / ACCESS, EXISTING DRAINAGE AND EXISTING UTILITIES DURING CONSTRUCTION, UNLESS OTHERWISE APPROVED BY THE VILLAGE OF ESTERO.
15. CONSTRUCTION STAKING IS THE CONTRACTOR'S RESPONSIBILITY. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THESE SERVICES DURING CONSTRUCTION.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL CONSTRUCTION-RELATED PERMITTING. PAYMENT FOR ACQUISITION OF CONSTRUCTION-RELATED PERMITS SHALL BE INCIDENTAL TO THE COST OF CONSTRUCTION-RELATED ACTIVITIES. NO ADDITIONAL PAYMENT SHALL BE MADE.
17. CONTRACTOR SHALL OBTAIN A NPDES PERMIT, IMPLEMENT A STORMWATER POLLUTION PREVENTION PLAN AND ABIDE BY ALL NPDES REQUIREMENTS. ALL APPLICABLE COST SHALL BE INHERENT TO EROSION CONTROL PAY ITEM.
18. CONTRACTOR SHALL NOT BRING ANY HAZARDOUS MATERIALS ONTO THE PROJECT. SHOULD THE CONTRACTOR REQUIRE SUCH FOR PERFORMING THE CONTRACTED WORK, THE CONTRACTOR SHALL REQUEST, IN WRITING, WRITTEN PERMISSION FROM THE PROJECT MANAGER. THE CONTRACTOR SHALL PROVIDE THE PROJECT MANAGER WITH A COPY OF THE MATERIAL SAFETY DATA SHEET (MSDS) FOR EACH HAZARDOUS MATERIAL PROPOSED FOR USE. BECAUSE STATE LAW DOES NOT TREAT PETROLEUM PRODUCTS THAT ARE PROPERLY CONTAINERIZED AND INTENDED FOR EQUIPMENT USE AS A HAZARDOUS MATERIAL, SUCH PRODUCTS DO NOT NEED AN MSDS SUBMITTAL.

    ANY KNOWN OR SUSPECTED HAZARDOUS MATERIAL FOUND ON THE PROJECT BY THE CONTRACTOR SHALL BE IMMEDIATELY REPORTED TO THE PROJECT MANAGER, WHO SHALL DIRECT THE CONTRACTOR TO PROTECT THE AREA OF KNOWN OR SUSPECTED CONTAMINATION FROM FURTHER ACCESS. THE PROJECT MANAGER WILL ARRANGE FOR INVESTIGATION, IDENTIFICATION, AND REMEDIATION OF THE HAZARDOUS MATERIAL. THE CONTRACTOR SHALL NOT RETURN TO THE AREA OF CONTAMINATION UNTIL APPROVAL IS PROVIDED BY THE PROJECT MANAGER.
19. PRIOR TO INCORPORATION INTO THE PROJECT, A CERTIFICATION FROM THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES DIVISION OF PLANT INDUSTRY, STATING THAT THE SOD, HAY, STRAW AND MULCH MATERIALS ARE FREE OF NOXIOUS WEEDS, INCLUDING TROPICAL SODA APPLE, SHALL BE FURNISHED TO THE PROJECT MANAGER BY THE CONTRACTOR. ALL SOD MATERIALS SHALL BE SUBJECT TO INSPECTION BY THE COUNTY OR APPOINTED REPRESENTATIVE PRIOR TO PLACEMENT. ANY SOD WITH NOXIOUS WEEDS AND GRASSES, INCLUDING TROPICAL SODA APPLE, SHALL BE REJECTED FOR USE ON THE PROJECT.
20. AT THE COMPLETION OF THIS PROJECT, ALL DISTURBED SURFACES SHALL BE COVERED BY TURF.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EXISTING CONVEYANCES AND DRAINAGE CONNECTIONS WITHIN THE PROJECT LIMITS AT ALL TIMES. ANY EXISTING DRAINAGE FEATURES TO BE REMOVED OR REPLACED SHALL HAVE EQUAL OR BETTER CAPACITY IN PLACE PRIOR TO THAT FEATURE BEING IMPACTED. ALL COST FOR TEMPORARY DRAINAGE SHALL BE INHERENT TO OTHER PAY ITEMS.
22. SPECIAL ATTENTION IS DIRECTED TO THE FACT THAT PORTIONS OF SOME DRAINAGE STRUCTURES MAY EXTEND INTO THE STABILIZED PORTION OF THE ROADBED AND EXTREME CAUTION WILL BE NECESSARY IN STABILIZATION AT THESE LOCATIONS. PRE-MIXED MATERIAL OR BASE IN LIEU OF IS SUGGESTED IN THESE AREAS.
23. STATION/OFFSETS SHOWN FOR MITERED END SECTIONS ARE TO THE END OF THE STRUCTURE AT THE CENTERLINE OF THE PIPE
24. FOR CURB INLETS WITHIN OR ADJACENT TO SIDEWALK THE TOPS SHALL BE SET/ADJUSTED SUCH THAT TOP OF INLET IS FLUSH WITH SURROUNDING SHARED USE PATH AND MEET ALL ADA REQUIREMENTS. EDGES ADJACENT TO CONCRETE SHARED USE PATH SHALL HAVE 1/2" EXPANSION JOINT MATERIAL. COST IN CONSIDERED INHERENT TO THE DRAINAGE STRUCTURE.
25. CONTRACTOR SHALL REPLACE ANY EXISTING SIDE STREET MARKINGS OBLITERATED DURING CONSTRUCTION.
26. ALL PROPOSED PIPE WITHIN THE RIGHT-OF-WAY SHALL BE REINFORCED CONCRETE PIPE (RCP/ERCP).
27. SOD QUANTITY INCLUDES ONLY THOSE AREAS INTENDED TO BE DISTURBED BY PROPOSED IMPROVEMENTS. OTHER DISTURBED AREAS NOT INTENDED TO BE DISTURBED, INCLUDING BUT NOT LIMITED TO STAGING AREAS, STOCKPILE AREAS, ETC., SHALL BE SODDED AT NO ADDITIONAL COST.
28. EXISTING DRIVEWAYS WITHIN THE LIMITS OF THIS PROJECT ARE TO BE REPLACED AT THE SAME LOCATION AND WIDTH, UNLESS OTHERWISE SHOWN IN THE PLANS.
29. CONTRACTOR TO NOTIFY THE PROJECT MANAGER IMMEDIATELY IF UNSUITABLE SUBSOIL CONDITIONS ARE ENCOUNTERED.
30. CONTRACTOR SHALL BE AWARE OF EXISTING UTILITIES TO REMAIN ALONG THE CORRIDOR, CARE SHALL BE TAKEN NOT TO DAMAGE THESE FACILITIES DURING CONSTRUCTION.
31. THE CONTRACTOR SHALL BE AWARE OF THE POSSIBLE PRESENCE OF ROCK WITHIN THE PROJECT LIMITS THAT MAY BE ENCOUNTERED WHILE PERFORMING EXCAVATIONS AND UNDERGROUND INSTALLATIONS. GEOTECHNICAL REPORTS WITH BORINGS ARE INCLUDED IN THE CONTRACT DOCUMENTS FOR INFORMATIONAL PURPOSES ONLY, AS THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR FINAL SUBSURFACE DETERMINATION. THE CONTRACTOR SHALL CONSIDER THE INCREASE IN COST FOR ALL UNDERGROUND WORK ACTIVITIES AND INCLUDE SUCH COSTS IN HIS BID. ALL COSTS ASSOCIATED WITH ENCOUNTERED ROCK OR ROCK-LIKE MATERIAL SHALL BE INCLUDED IN THE APPROPRIATE ITEMS OF WORK CONTAINED WITHIN THE CONTRACT. NO ADDITIONAL COMPENSATION WILL BE MADE.
32. DEWATERING IS NOT INCLUDED IN CURRENT PERMITS. IF THE CONTRACTOR CHOOSES TO DEWATER A PERMIT MUST BE OBTAINED AT THE CONTRACTORS EXPENSE. ALL ASSOCIATED PERMITTING AND DEWATERING COSTS SHALL BE INHERENT TO OTHER PAY ITEMS. NO ADDITIONAL PAYMENT WILL BE MADE.
33. CLEARING AND GRUBBING IS INTENDED ONLY FOR THOSE AREAS WITHIN THE FOOTPRINT OF ACTUAL IMPROVEMENTS. CONTRACTOR SHALL SET SILT FENCE AT APPROXIMATE EDGE OF IMPROVEMENTS PER CROSS SECTIONS AND CONFIRM WITH VILLAGE OF ESTERO PRIOR TO CLEARING. EXISTING VEGETATION WITHIN EASEMENTS BUT OUTSIDE IMPACT FOOTPRINT SHALL REMAIN AS IS.
34. EXISTING STORM PIPES WITHIN THE PROJECT SHALL BE PROTECTED TO AVOID ANY SEDIMENTATION DURING CONSTRUCTION. ANY SEDIMENTATION SHALL BE REMOVED AT THE CONTRACTORS EXPENSE.

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

JOHNSON ENGINEERING
2122 JOHNSON STREET
FORT MYERS, FL 33901
EB 642 & LB 642
RYAN K. BELL, P.E. NO. 60010

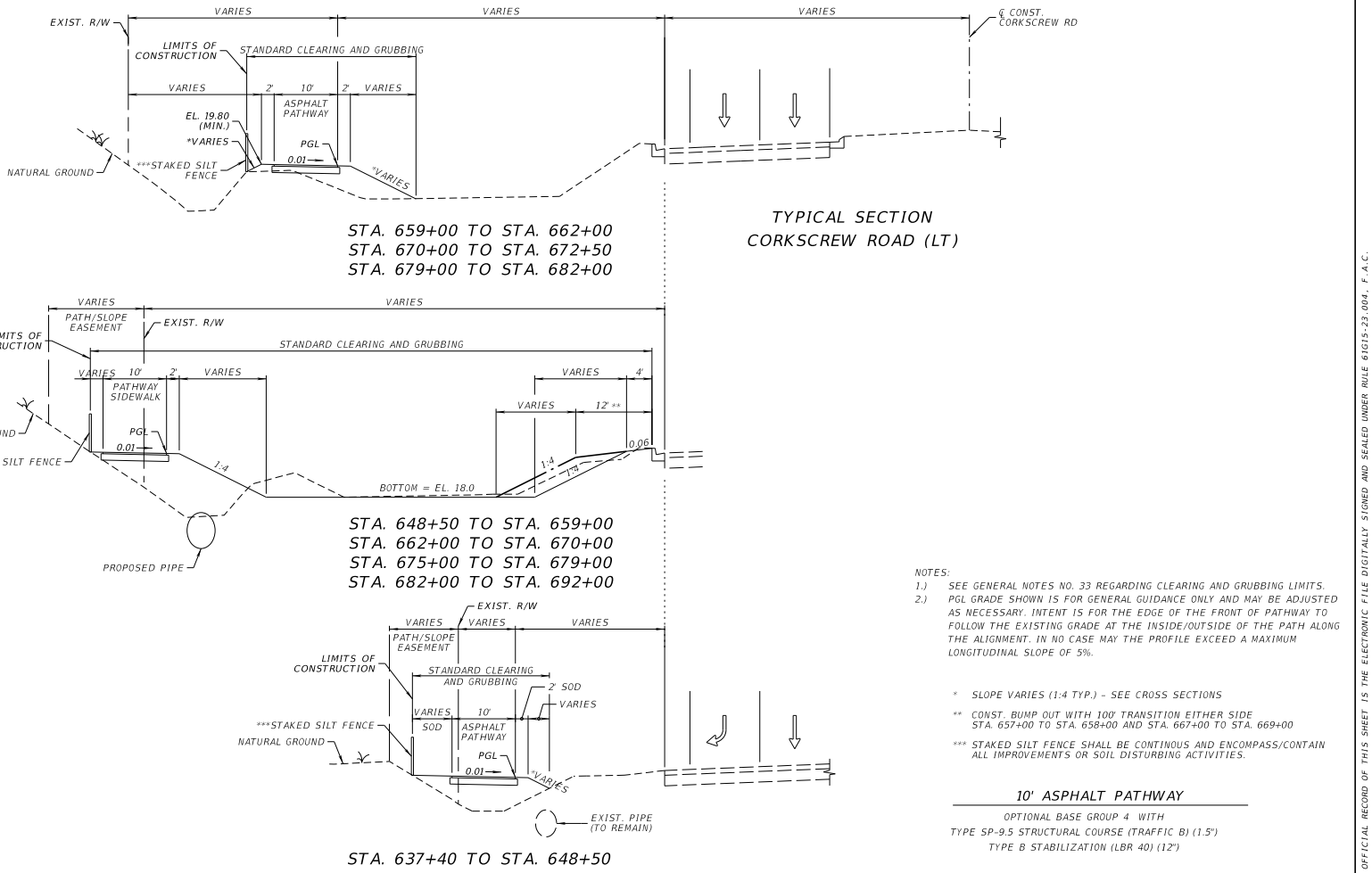
VILLAGE OF ESTERO

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	LEE	20192030-000

PROJECT NOTES

SHEET NO. 3

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NOTES:

1.) SEE GENERAL NOTES NO. 33 REGARDING CLEARING AND GRUBBING LIMITS.

2.) PGL GRADE SHOWN IS FOR GENERAL GUIDANCE ONLY AND MAY BE ADJUSTED AS NECESSARY. INTENT IS FOR THE EDGE OF THE FRONT OF PATHWAY TO FOLLOW THE EXISTING GRADE AT THE INSIDE/OUTSIDE OF THE PATH ALONG THE ALIGNMENT. IN NO CASE MAY THE PROFILE EXCEED A MAXIMUM LONGITUDINAL SLOPE OF 5%.

* SLOPE VARIES (1:4 TYP.) - SEE CROSS SECTIONS

** CONST. BUMP OUT WITH 100' TRANSITION EITHER SIDE STA. 657+00 TO STA. 658+00 AND STA. 667+00 TO STA. 669+00

*** STAKED SILT FENCE SHALL BE CONTINOUS AND ENCOMPASS/CONTAIN ALL IMPROVEMENTS OR SOIL DISTURBING ACTIVITIES.

10' ASPHALT PATHWAY

OPTIONAL BASE GROUP 4 WITH
TYPE SP-9.5 STRUCTURAL COURSE (TRAFFIC B) (1.5")
TYPE B STABILIZATION (LBR 40) (12")

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JOHNSON ENGINEERING
2122 JOHNSON STREET
FORT MYERS, FL 33901
EB 642 & LB 642
RYAN K. BELL, P.E. NO. 60010

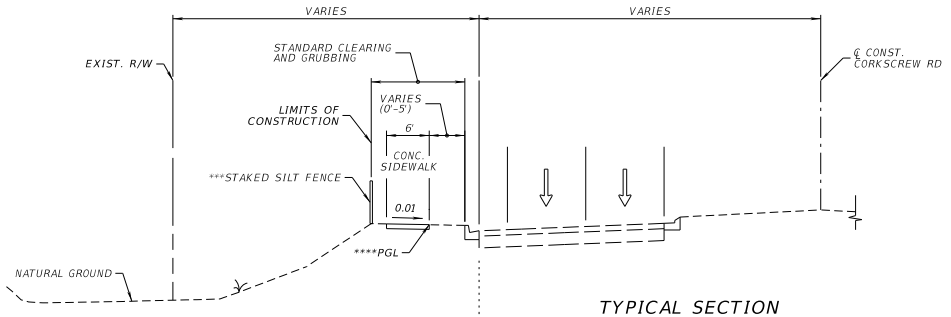
VILLAGE OF ESTERO

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	LEE	20203155-000

TYPICAL SECTIONS (LT)

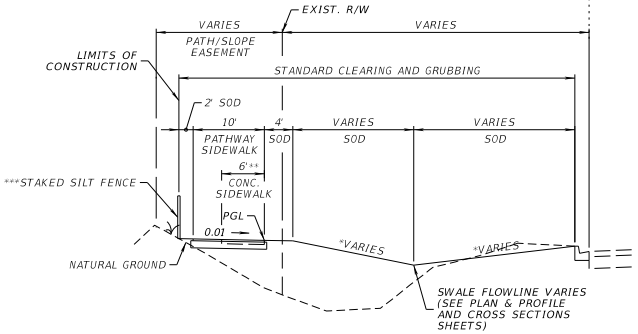
SHEET NO. 4

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TYPICAL SECTION
CORKSCREW ROAD (LT)

STA. 718+50 TO STA. 741+00



STA. 692+00.00 TO STA. 703+50.00 (10' ASPHALT PATHWAY)
STA. 704+50.00 TO STA. 718+00.00 (6' CONC. SIDEWALK)

NOTES:
1.) SEE GENERAL NOTES NO. 33 REGARDING CLEARING AND GRUBBING LIMITS.
2.) PGL GRADE SHOWN IS FOR GENERAL GUIDANCE ONLY AND MAY BE ADJUSTED AS NECESSARY. INTENT IS FOR THE EDGE OF THE FRONT OF PATHWAY TO FOLLOW THE EXISTING GRADE AT THE INSIDE/OUTSIDE OF THE PATH ALONG THE ALIGNMENT. IN NO CASE MAY THE PROFILE EXCEED A MAXIMUM LONGITUDINAL SLOPE OF 5%.

* SLOPE VARIES (1:4 TYP.) - SEE CROSS SECTIONS

** 6' CONCRETE SIDEWALK EAST OF PALERMO LAKE COURT

*** STAKED SILT FENCE SHALL BE CONTINOUS AND ENCOMPASS/CONTAIN ALL IMPROVEMENTS OR SOIL DISTURBING ACTIVITIES.

**** PGL AT BACK OF CURB IS APPROXIMATE. PATHWAY TO BE SET AT 1% SLOPE OFF BACK OF CURB.

10' ASPHALT PATHWAY

OPTIONAL BASE GROUP 4 WITH
TYPE SP-9.5 STRUCTURAL COURSE (TRAFFIC B) (1.5")
TYPE B STABILIZATION (LBR 40) (12")

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DATE	DESCRIPTION	DATE	DESCRIPTION

JOHNSON ENGINEERING
2122 JOHNSON STREET
FORT MYERS, FL 33901
EB 642 & LB 642
RYAN K. BELL, P.E. NO. 60010

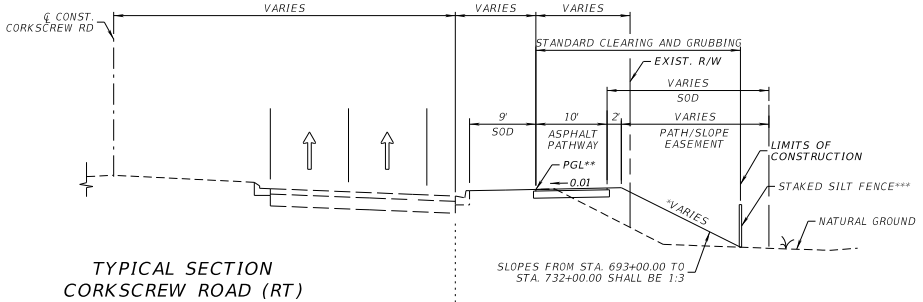
VILLAGE OF ESTERO

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	LEE	20203155-000

TYPICAL SECTIONS (LT)

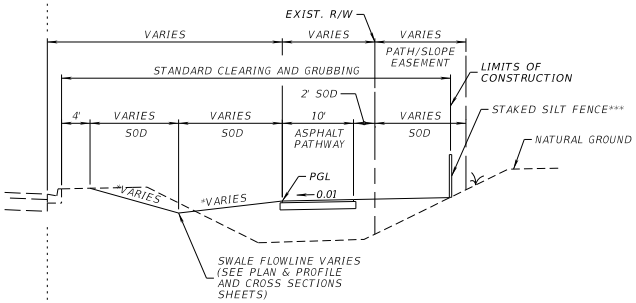
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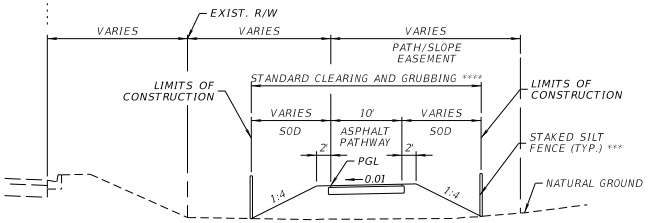


TYPICAL SECTION
CORKSCREW ROAD (RT)

STA. 656+00 TO STA. 663+40
STA. 683+00 TO STA. 691+00
STA. 694+00 TO STA. 756+00
STA. 762+00 TO STA. 773+50



STA. 774+50 TO STA. 779+50
STA. 783+00 TO STA. 799+00



STA. 691+00 TO STA. 694+00
STA. 756+00 TO STA. 761+00

NOTES:
1.) SEE GENERAL NOTES NO. 33 REGARDING CLEARING AND GRUBBING LIMITS.
2.) PGL GRADE SHOWN IS FOR GENERAL GUIDANCE ONLY AND MAY BE ADJUSTED AS NECESSARY. INTENT IS FOR THE EDGE OF THE FRONT OF PATHWAY TO FOLLOW THE EXISTING GRADE AT THE INSIDE/OUTSIDE OF THE PATH ALONG THE ALIGNMENT. IN NO CASE MAY THE PROFILE EXCEED A MAXIMUM LONGITUDINAL SLOPE OF 5%.

* SLOPE VARIES (1:4 TYP.) – SEE CROSS SECTIONS

** PGL AT BACK OF CURB IS APPROXIMATE. PATHWAY TO BE SET AT 1% SLOPE OFF BACK OF CURB.

*** STAKED SILT FENCE SHALL BE CONTINOUS AND ENCOMPASS/CONTAIN ALL IMPROVEMENTS OR SOIL DISTURBING ACTIVITIES.

**** CLEAR AND GRUB TREES ONLY WITHIN PATHWAY AND SIDE SLOPE FOOTPRINT.

10' ASPHALT PATHWAY

OPTIONAL BASE GROUP 4 WITH
TYPE SP-9.5 STRUCTURAL COURSE (TRAFFIC B) (1.5")
TYPE B STABILIZATION (LBR 40) (12")

REVISIONS			
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JOHNSON ENGINEERING
2122 JOHNSON STREET
FORT MYERS, FL 33901
EB 642 & LB 642
RYAN K. BELL, P.E. NO. 60010

VILLAGE OF ESTERO

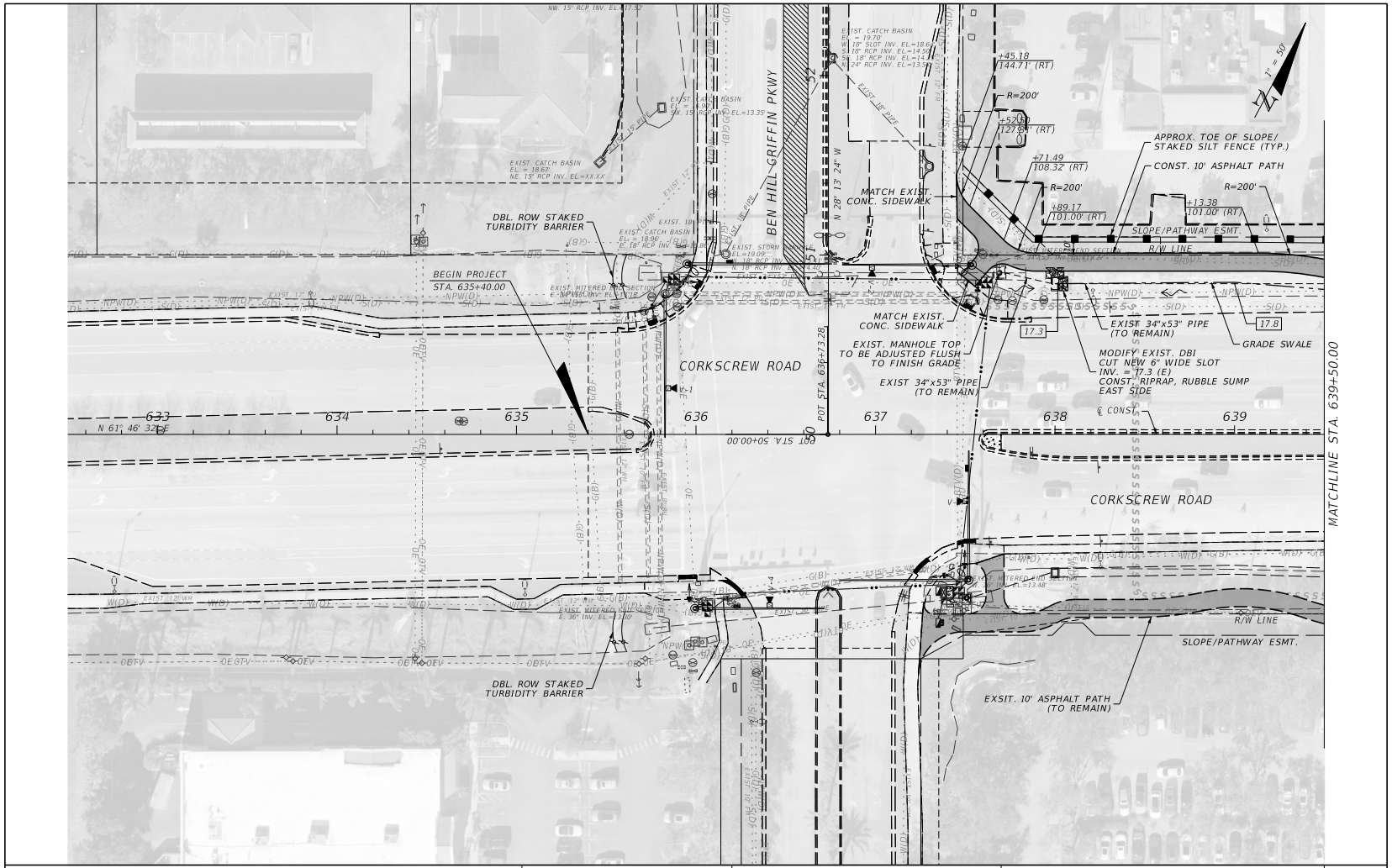
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	LEE	20203155-000

TYPICAL SECTION (RT)

SHEET NO. 6

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JOHNSON ENGINEERING
2122 JOHNSON STREET
FORT MYERS, FL 33901
EB 642 & LB 642
RYAN K. BELL, P.E. NO. 60010

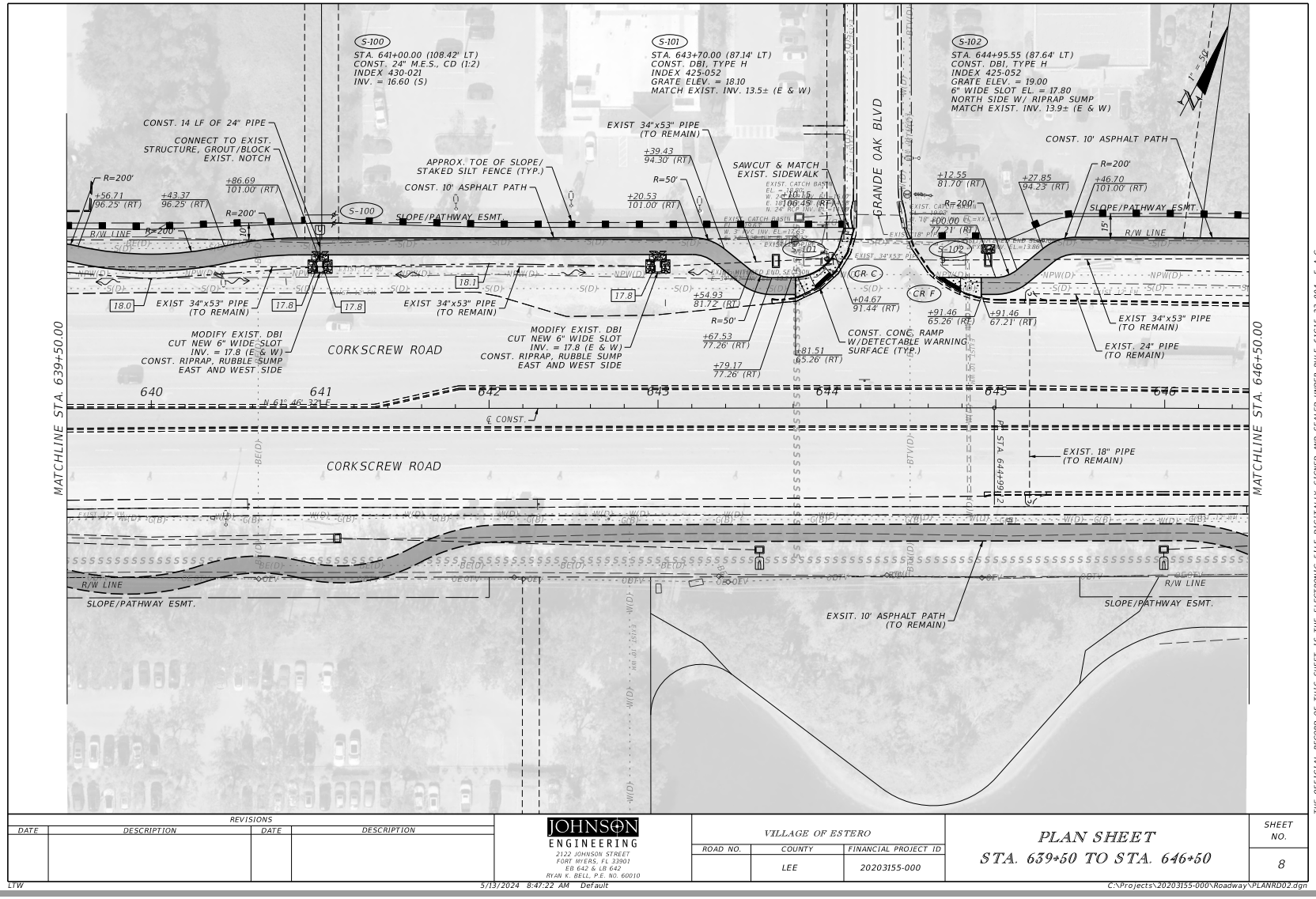
VILLAGE OF ESTERO

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	LEE	20203155-000

PLAN SHEET
STA. 635+40 TO STA. 639+50

SHEET NO. 7

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JOHNSON ENGINEERING
2122 JOHNSON STREET
FORT MYERS, FL 33901
EB 642 & LB 642
RYAN K. BELL, P.E. NO. 60010

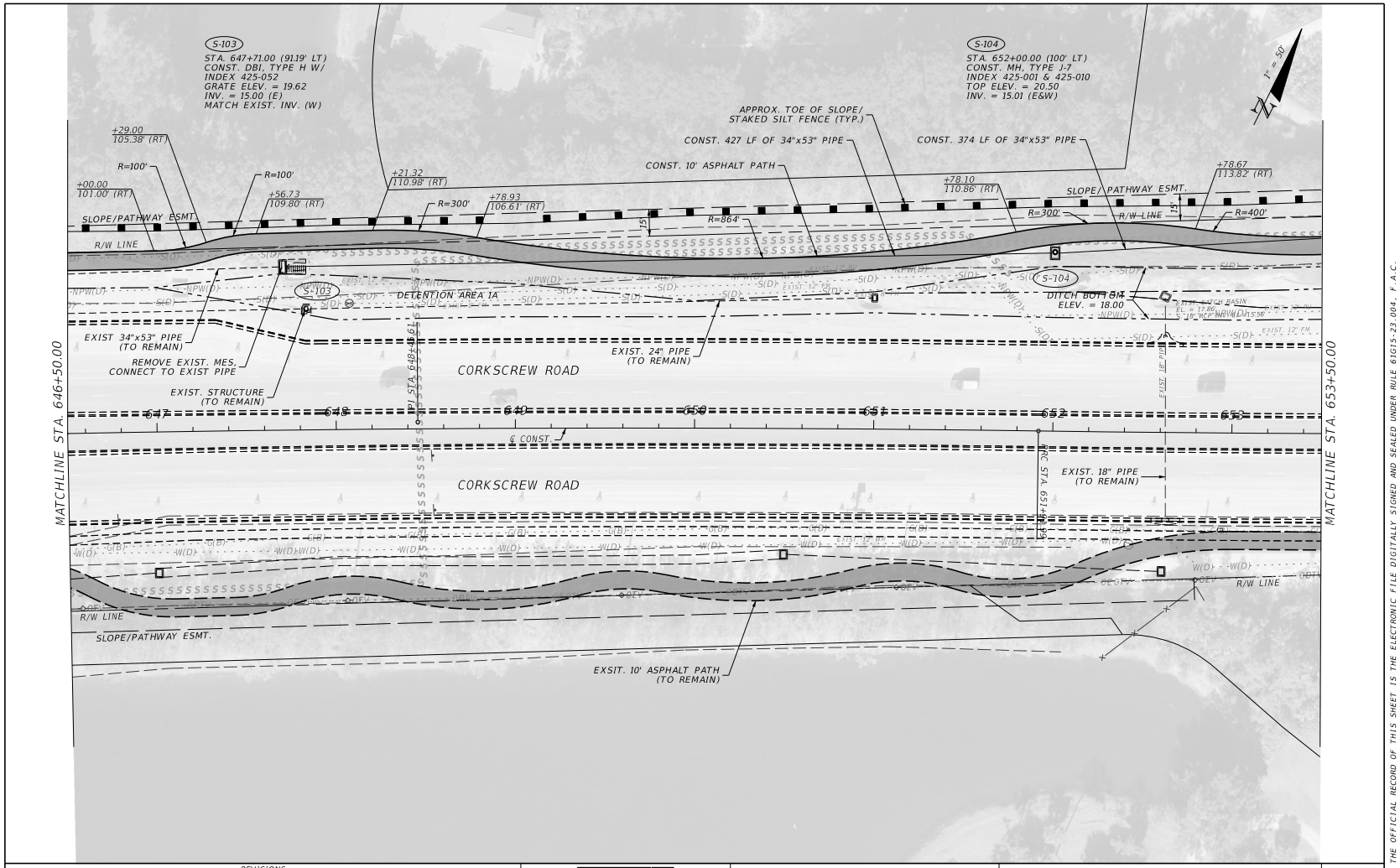
VILLAGE OF ESTERO

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	LEE	20203155-000

PLAN SHEET
STA. 639+50 TO STA. 646+50

SHEET NO. 8

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REVISIONS			
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JOHNSON ENGINEERING
2122 JOHNSON STREET
FORT MYERS, FL 33901
EB 642 & LB 642
RYAN K. BELL, P.E. NO. 60010

VILLAGE OF ESTERO

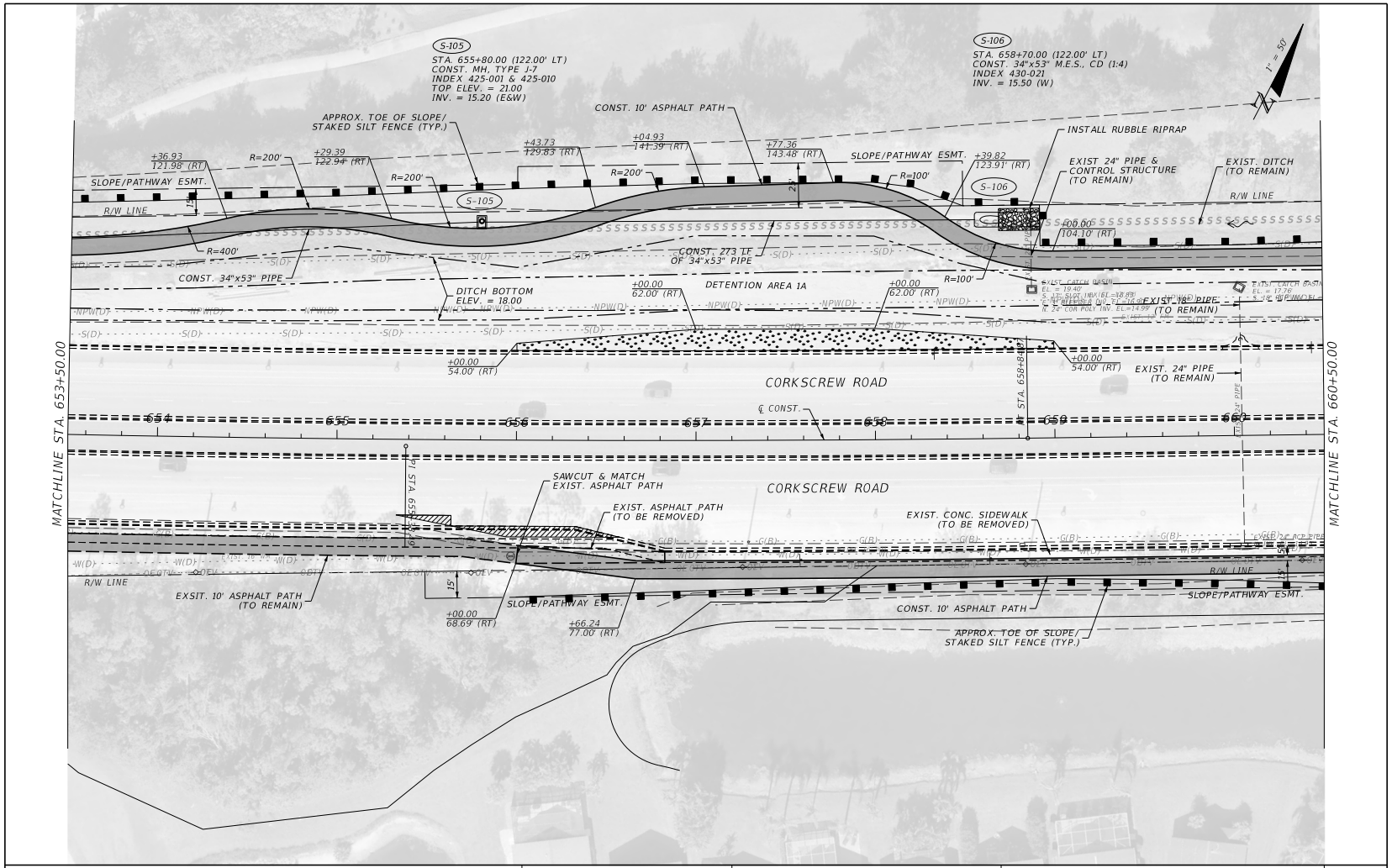
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	LEE	20203155-000

PLAN SHEET
STA. 646+50 TO STA. 653+50

SHEET NO. 9

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REVISIONS			
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JOHNSON ENGINEERING
2122 JOHNSON STREET
FORT MYERS, FL 33901
EB 642 & LB 642
RYAN K. BELL, P.E. NO. 60010

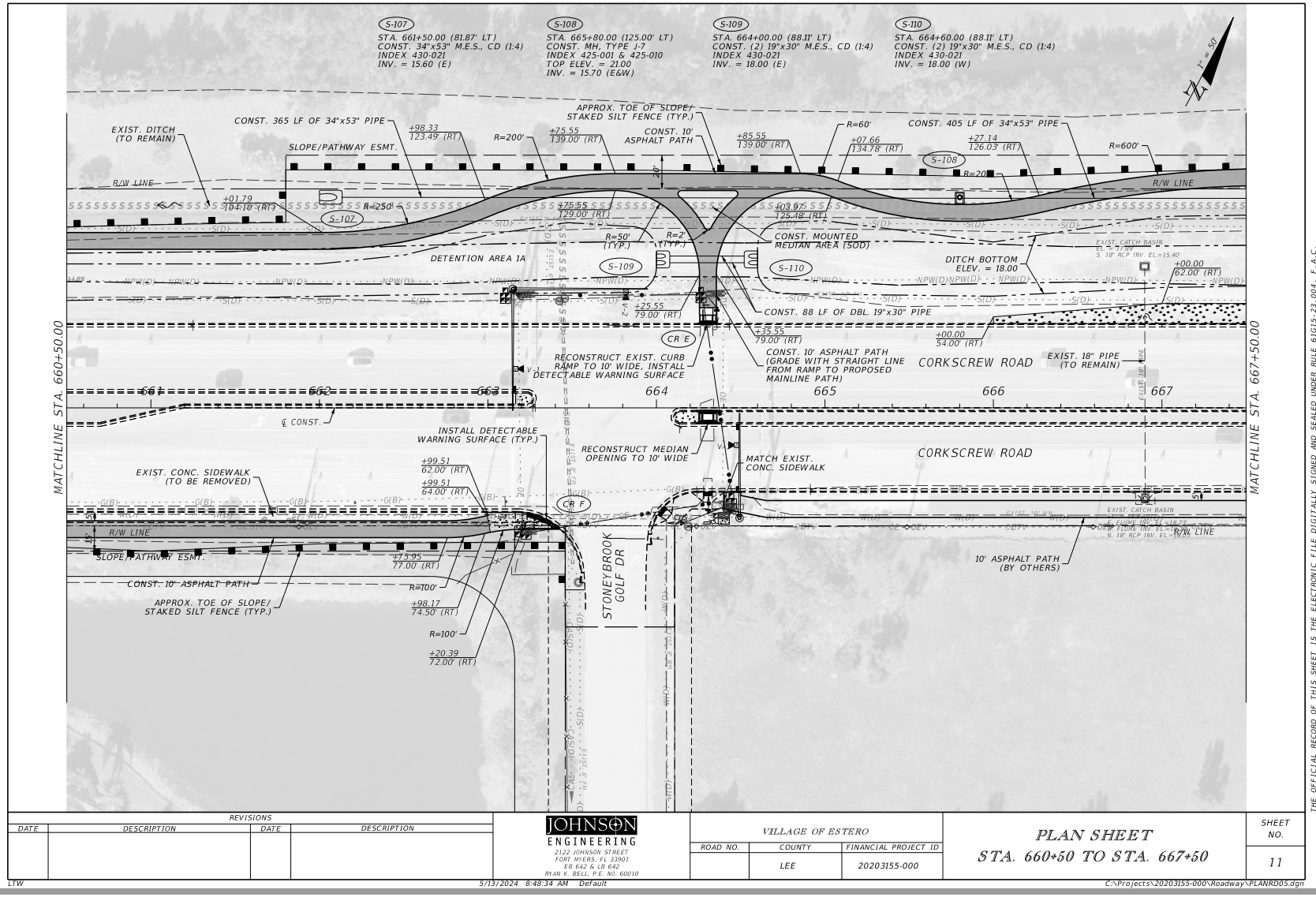
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ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	LEE	20203155-000

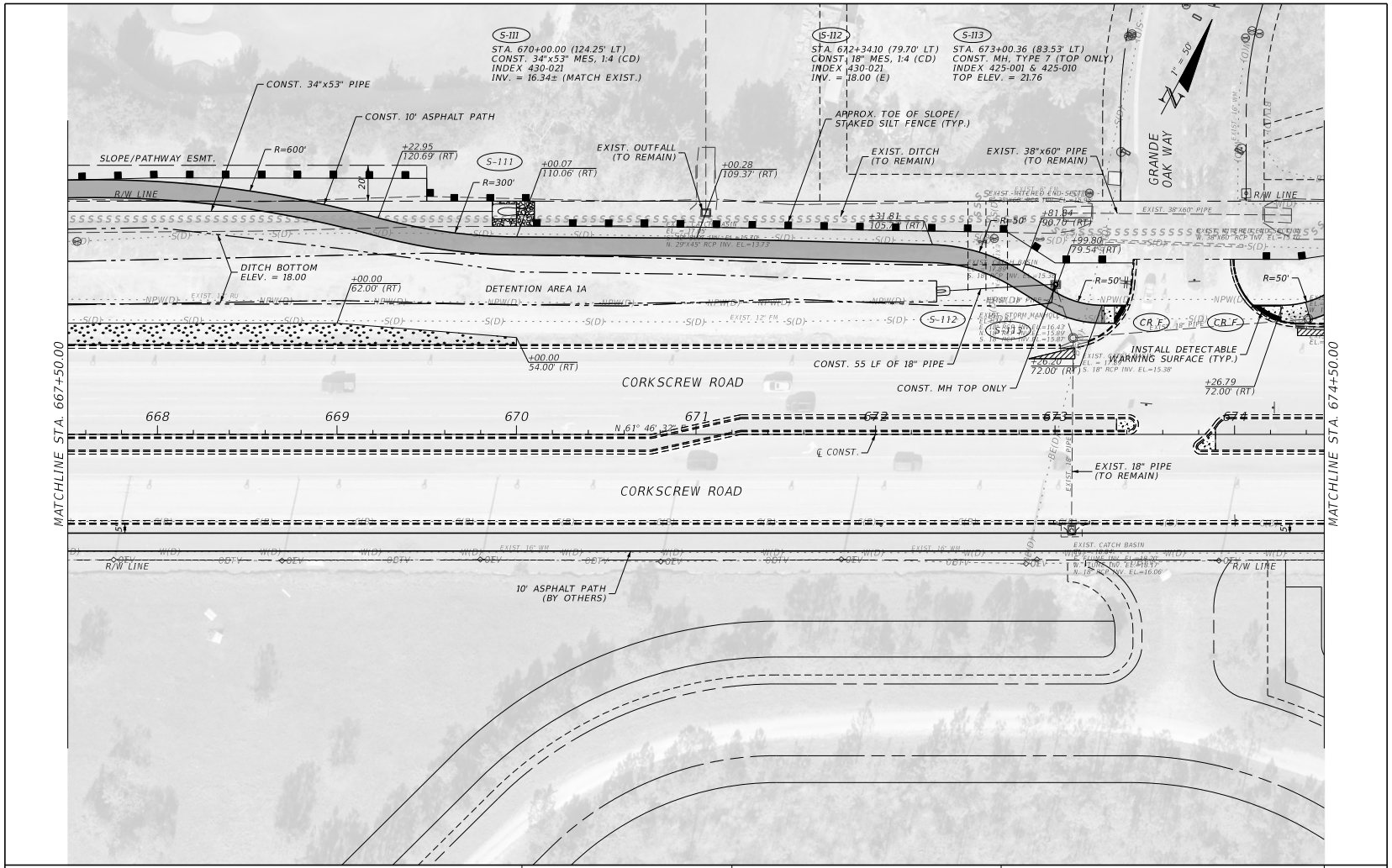
PLAN SHEET
STA. 653+50 TO STA. 660+50

SHEET NO. 10

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S-107
STA. 661+50.00 (81.87' LT)
CONST. 34"x53" M.E.S., CD (1:4)
INDEX 430-021
INV. = 15.60 (E)
S-108
STA. 665+80.00 (125.00' LT)
CONST. MH, TYPE J-7
INDEX 425-001 & 425-010
TOP ELEV. = 21.00
INV. = 15.70 (E&W)
S-109
STA. 664+00.00 (88.11' LT)
CONST. (2) 19"x30" M.E.S., CD (1:4)
INDEX 430-021
INV. = 18.00 (E)
S-110
STA. 664+60.00 (88.11' LT)
CONST. (2) 19"x30" M.E.S., CD (1:4)
INDEX 430-021
INV. = 18.00 (W)
1" = 50'
EXIST. DITCH (TO REMAIN)
CONST. 365 LF OF 34"x53" PIPE
SLOPE/PATHWAY ESMT.
R/W LINE
APPROX. TOE OF SLOPE/ STAKED SILT FENCE (TYP.)
CONST. 10' ASPHALT PATH
CONST. 405 LF OF 34"x53" PIPE
R=200'
R=250'
R=60'
R=600'
R=20'
S-102
S-108
DETENTION AREA 1A
R=50' (TYP.)
R=2' (TYP.)
CONST. MOUNTED MEDIAN AREA (SOD)
S-109
S-110
DITCH BOTTOM ELEV. = 18.00
EXIST. CATCH BASIN
CONST. 88 LF OF DBL. 19"x30" PIPE
CR E
RECONSTRUCT EXIST. CURB RAMP TO 10' WIDE, INSTALL DETECTABLE WARNING SURFACE
CONST. 10' ASPHALT PATH (GRADE WITH STRAIGHT LINE FROM RAMP TO PROPOSED MAINLINE PATH)
CORKSCREW ROAD
EXIST. 18" PIPE (TO REMAIN)
MATCHLINE STA. 660+50.00
MATCHLINE STA. 667+50.00
661
662
663
664
665
666
667
℄ CONST.
INSTALL DETECTABLE WARNING SURFACE (TYP.)
RECONSTRUCT MEDIAN OPENING TO 10' WIDE
MATCH EXIST. CONC. SIDEWALK
EXIST. CONC. SIDEWALK (TO BE REMOVED)
CR F
STONEYBROOK GOLF DR
10' ASPHALT PATH (BY OTHERS)
+01.79 104.10' (RT)
+98.33 123.49' (RT)
+75.55 139.00' (RT)
+75.55 129.00' (RT)
+03.97 125.48' (RT)
+85.55 139.00' (RT)
+07.66 134.78' (RT)
+27.14 126.03' (RT)
+00.00 62.00' (RT)
+00.00 54.00' (RT)
+25.55 79.00' (RT)
+35.55 79.00' (RT)
+99.51 62.00' (RT)
+99.51 64.00' (RT)
+75.95 77.00' (RT)
+98.17 74.50' (RT)
+20.39 72.00' (RT)
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REVISIONS
DATE
DESCRIPTION
JOHNSON ENGINEERING
2122 JOHNSON STREET
FORT MYERS, FL 33901
EB 642 & LB 642
RYAN K. BELL, P.E. NO. 60010
VILLAGE OF ESTERO
ROAD NO.
COUNTY
LEE
FINANCIAL PROJECT ID
20203155-000
PLAN SHEET
STA. 660+50 TO STA. 667+50
SHEET NO.
11
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REVISIONS			
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JOHNSON ENGINEERING
2122 JOHNSON STREET
FORT MYERS, FL 33901
EB 642 & LB 642
RYAN K. BELL, P.E. NO. 60010

VILLAGE OF ESTERO

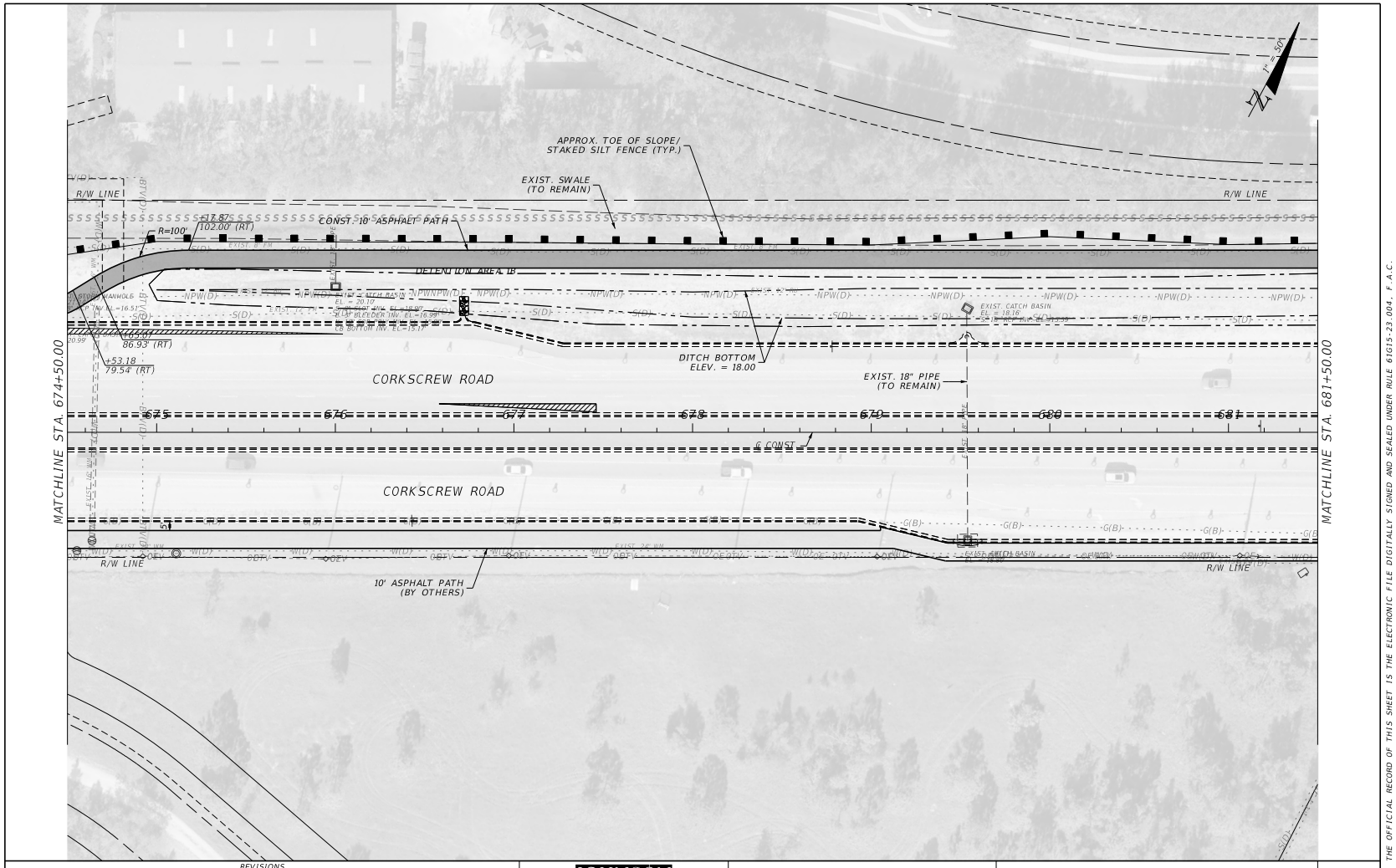
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	LEE	20203155-000

PLAN SHEET
STA. 667+50 TO STA. 674+50

SHEET NO. 12

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JOHNSON ENGINEERING
2122 JOHNSON STREET
FORT MYERS, FL 33901
EB 642 & LB 642
RYAN K. BELL, P.E. NO. 60010

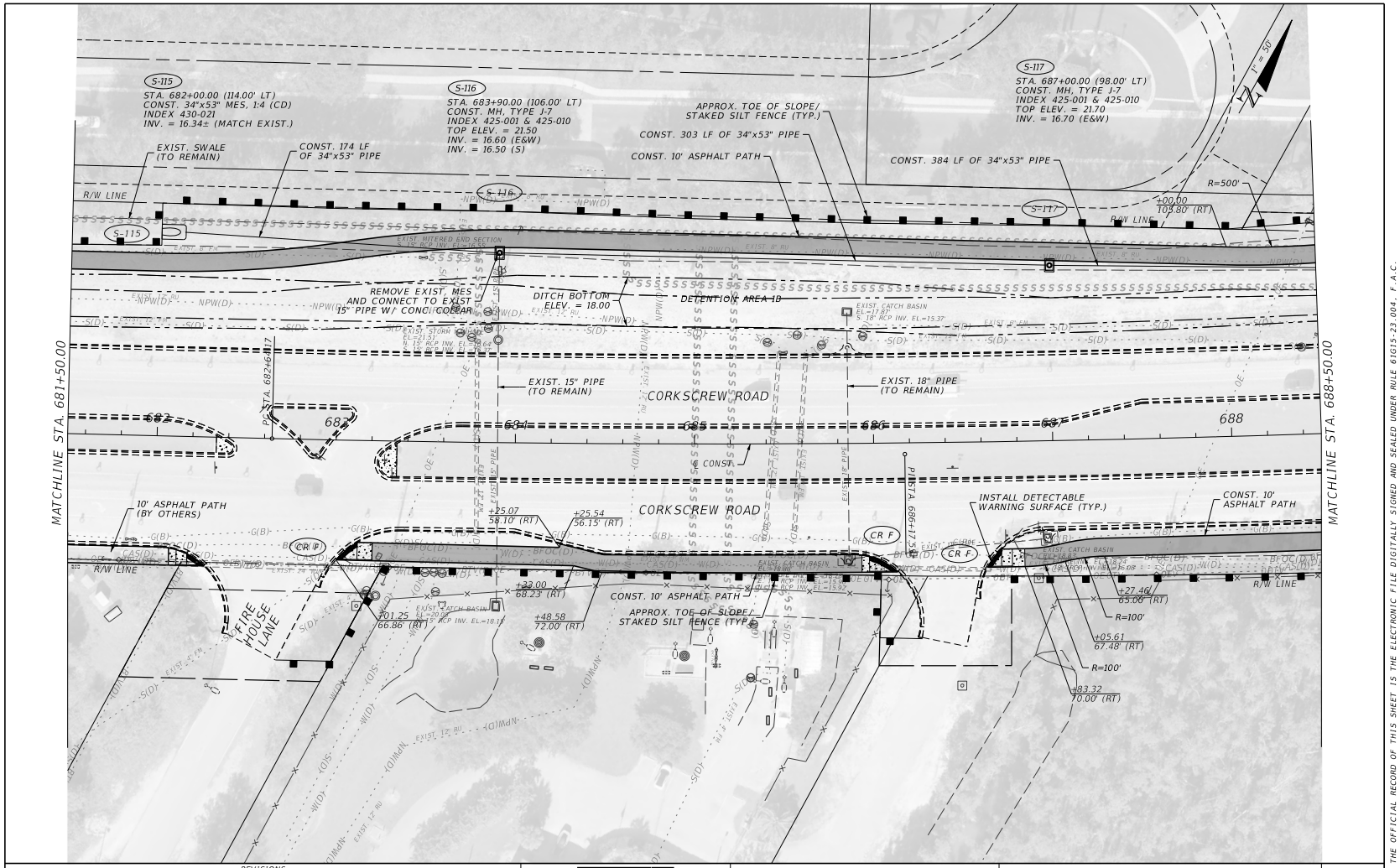
VILLAGE OF ESTERO

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	LEE	20203155-000

PLAN SHEET
STA. 674+50 TO STA. 681+50

SHEET NO. 13

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

JOHNSON ENGINEERING
2122 JOHNSON STREET
FORT MYERS, FL 33901
EB 642 & LB 642
RYAN K. BELL, P.E. NO. 60010

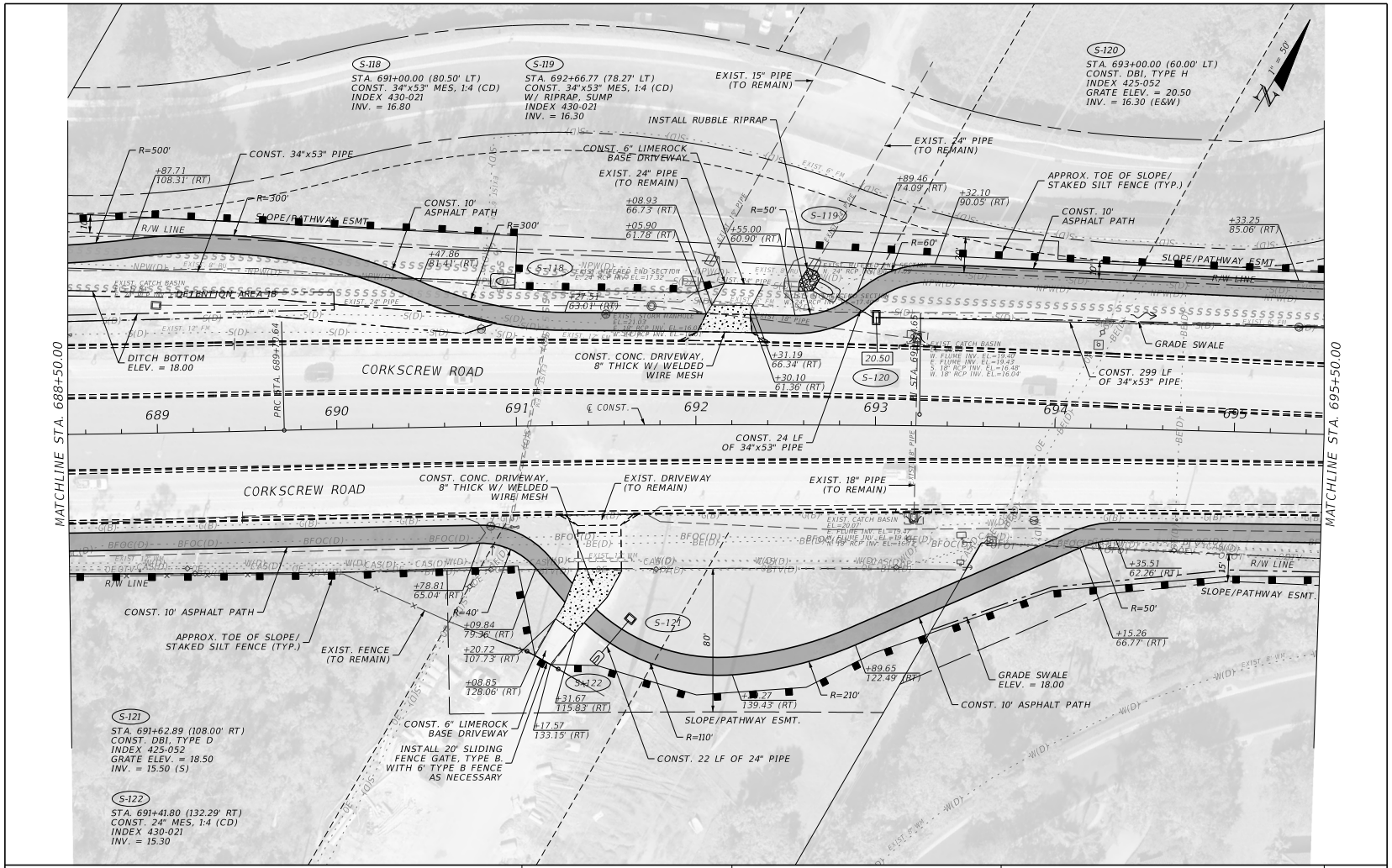
VILLAGE OF ESTERO

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	LEE	20203155-000

PLAN SHEET
STA. 681+50 TO STA. 688+50

SHEET NO. 14

LTW 5/13/2024 8:50:29 AM Default C:\Projects\20203155-000\Roadway\PLANRD08.dgn



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

JOHNSON ENGINEERING
2122 JOHNSON STREET
FORT MYERS, FL 33901
EB 642 & LB 642
RYAN K. BELL, P.E. NO. 60010

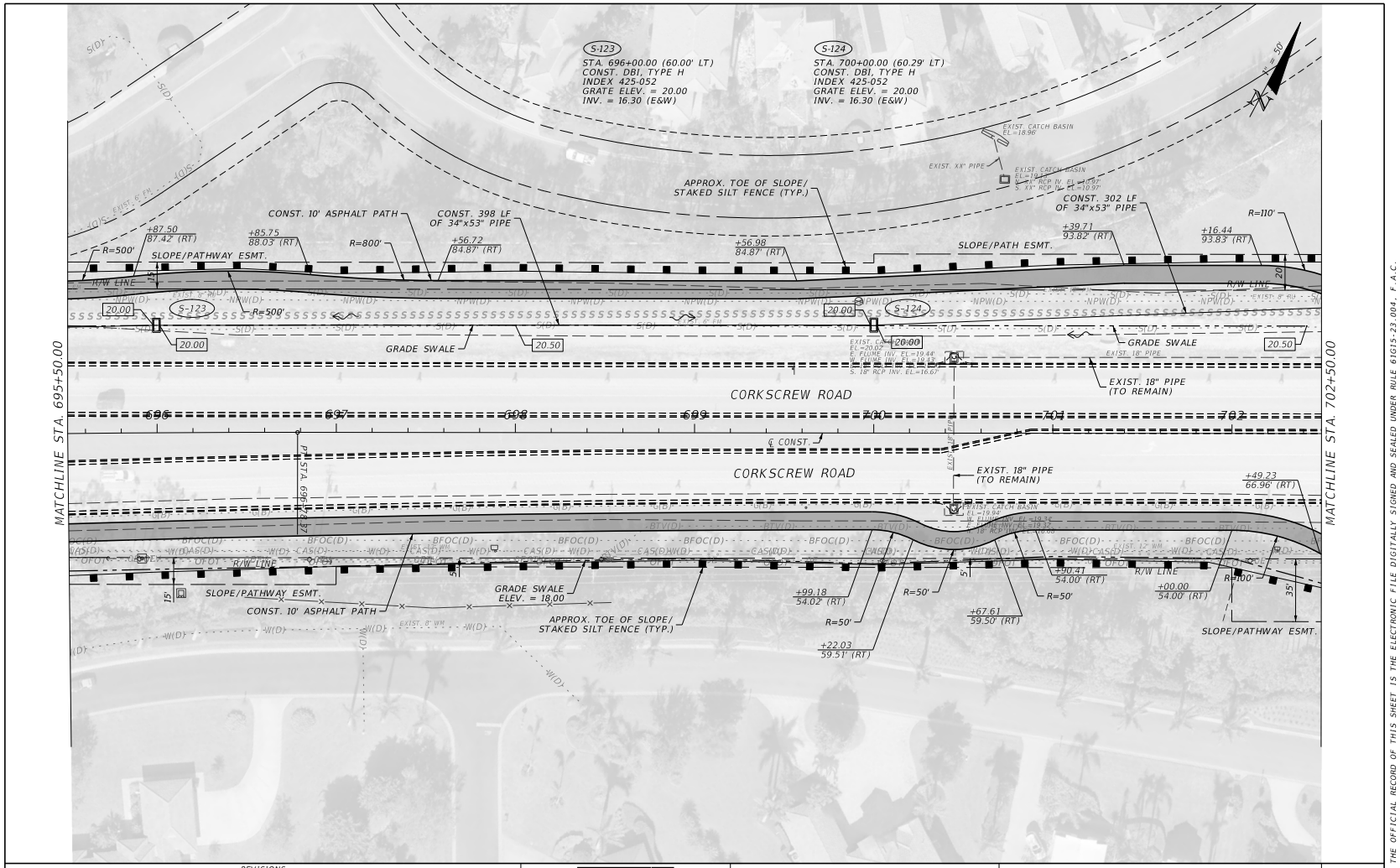
VILLAGE OF ESTERO		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	LEE	20203155-000

PLAN SHEET
STA. 688+50 TO STA. 695+50

SHEET NO. 15

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JOHNSON ENGINEERING
2122 JOHNSON STREET
FORT MYERS, FL 33901
EB 642 & LB 642
RYAN K. BELL, P.E. NO. 60010

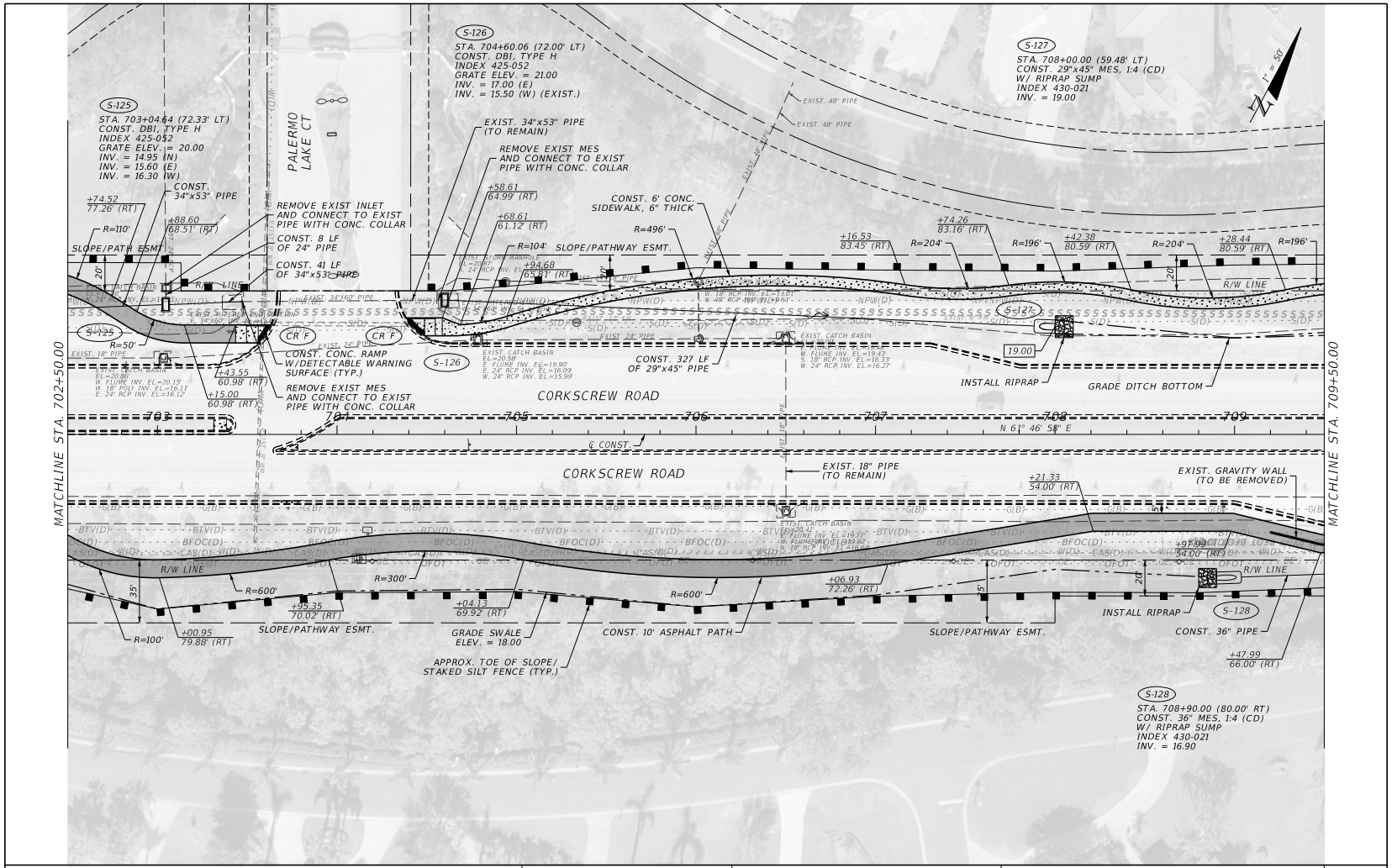
VILLAGE OF ESTERO

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	LEE	20203155-000

PLAN SHEET
STA. 695+50 TO STA. 702+50

SHEET NO. 16

LTW 5/13/2024 8:51:22 AM Default C:\Projects\20203155-000\Roadway\PLANRD10.dgn



REVISIONS			
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FORT MYERS, FL 33901
EB 642 & LB 642
RYAN K. BELL, P.E. NO. 60010

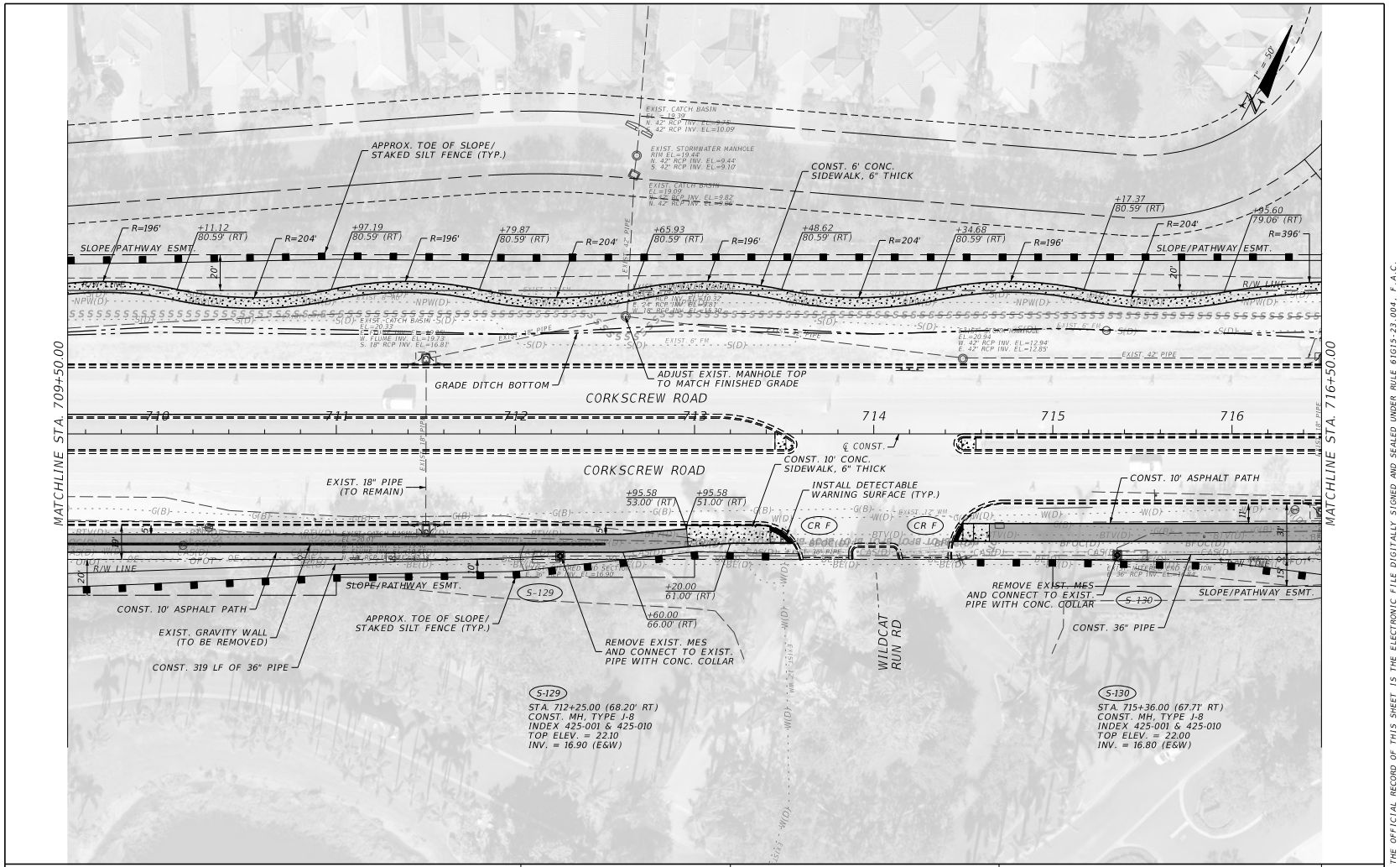
VILLAGE OF ESTERO

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	LEE	20203155-000

PLAN SHEET
STA. 702+50 TO STA. 709+50

SHEET NO. 17

LTW 5/13/2024 8:51:50 AM Default C:\Projects\20203155-000\Roadway\PLANRD11.dgn



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

JOHNSON ENGINEERING
2122 JOHNSON STREET
FORT MYERS, FL 33901
EB 642 & LB 642
RYAN K. BELL, P.E. NO. 60010

VILLAGE OF ESTERO

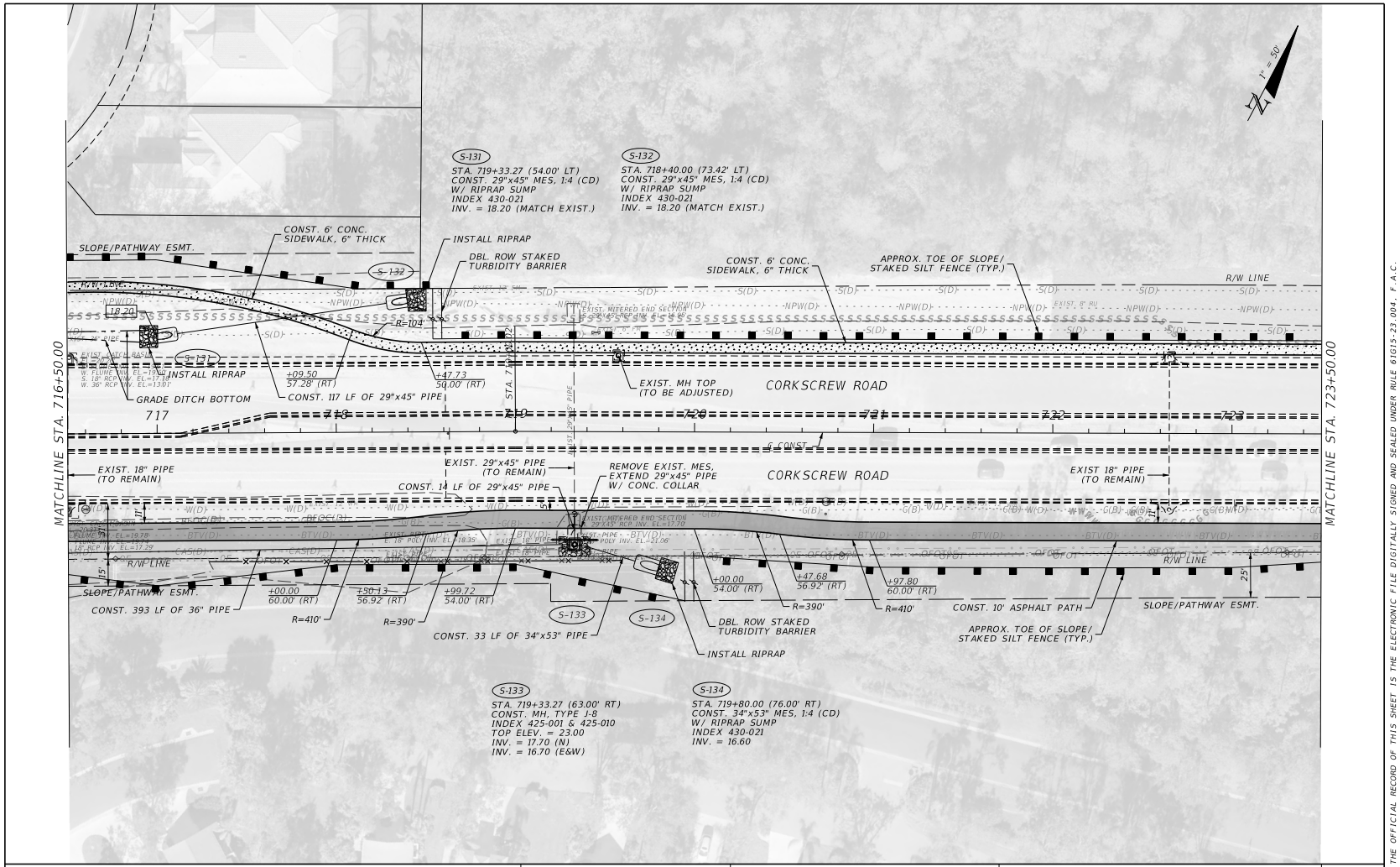
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	LEE	20203155-000

PLAN SHEET
STA. 709+50 TO STA. 716+50

SHEET NO. 18

LTW 5/13/2024 8:52:14 AM Default C:\Projects\20203155-000\Roadway\PLANRD12.dgn

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

JOHNSON ENGINEERING
2122 JOHNSON STREET
FORT MYERS, FL 33901
EB 642 & LB 642
RYAN K. BELL, P.E. NO. 60010

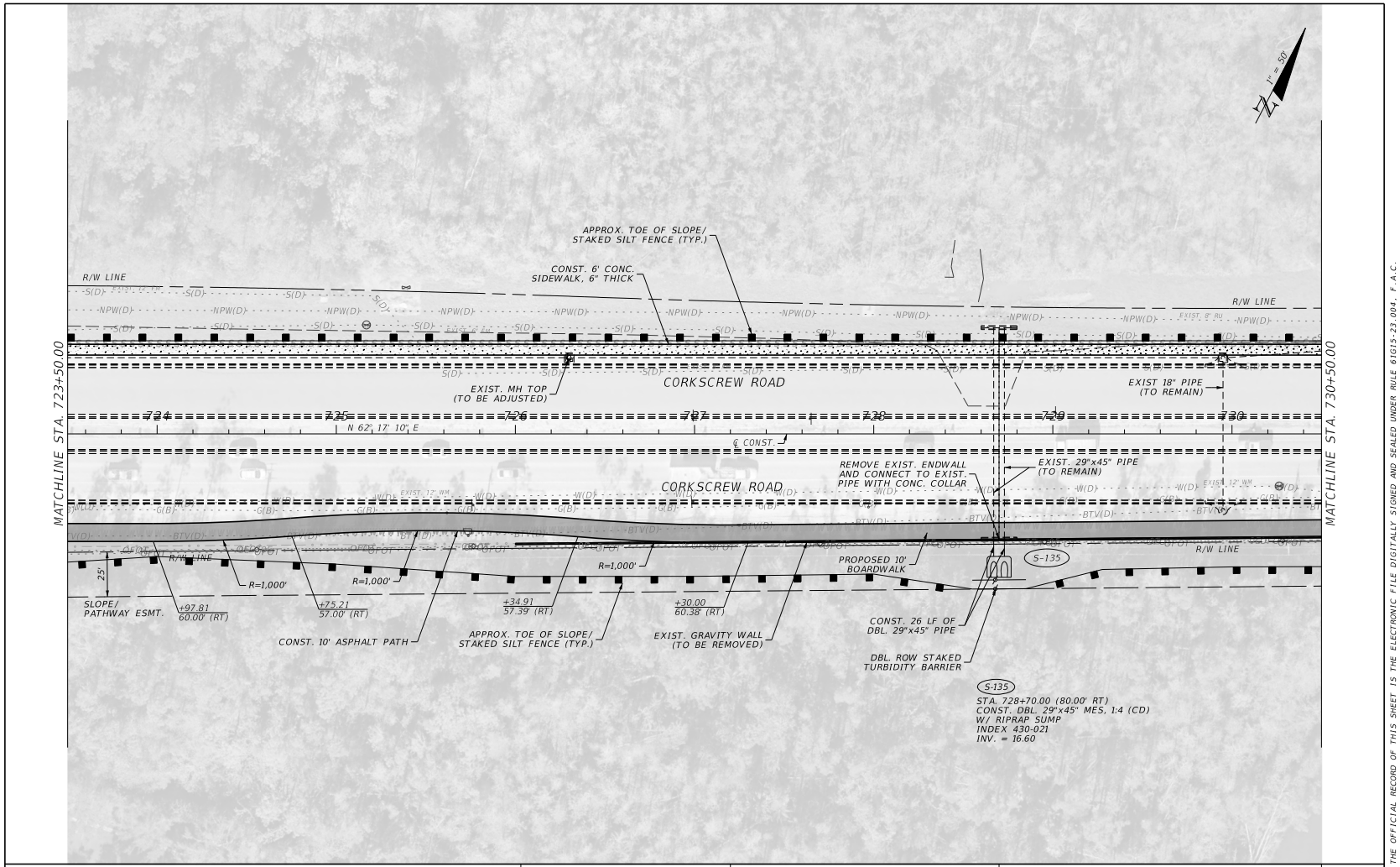
VILLAGE OF ESTERO		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	LEE	20203155-000

PLAN SHEET
STA. 716+50 TO STA. 723+50

SHEET NO. 19

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

JOHNSON ENGINEERING
2122 JOHNSON STREET
FORT MYERS, FL 33901
EB 642 & LB 642
RYAN K. BELL, P.E. NO. 60010

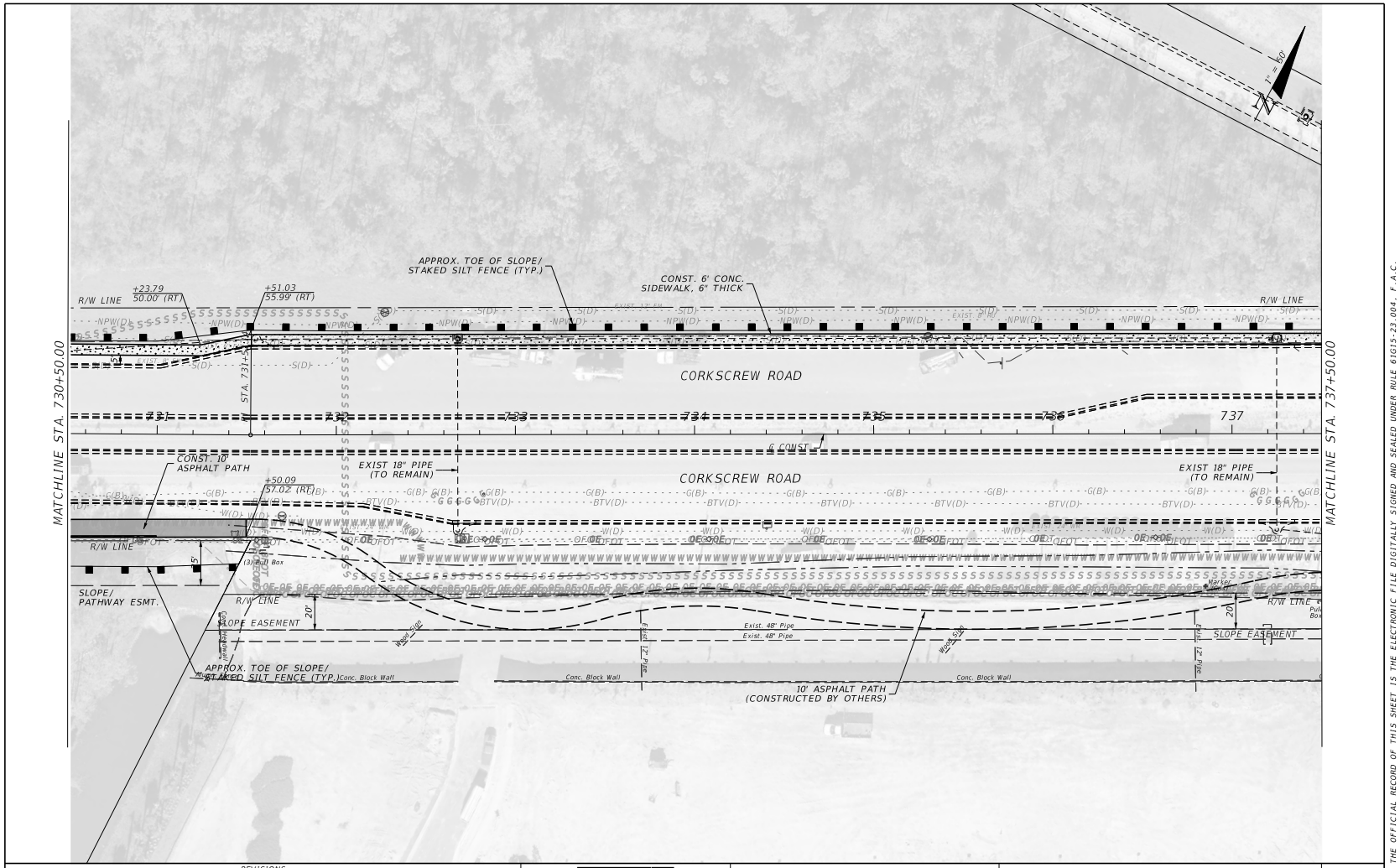
VILLAGE OF ESTERO

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	LEE	20203155-000

PLAN SHEET
STA. 723+50 TO STA. 730+50

SHEET NO. 20

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

JOHNSON ENGINEERING
2122 JOHNSON STREET
FORT MYERS, FL 33901
EB 642 & LB 642
RYAN K. BELL, P.E. NO. 60010

VILLAGE OF ESTERO

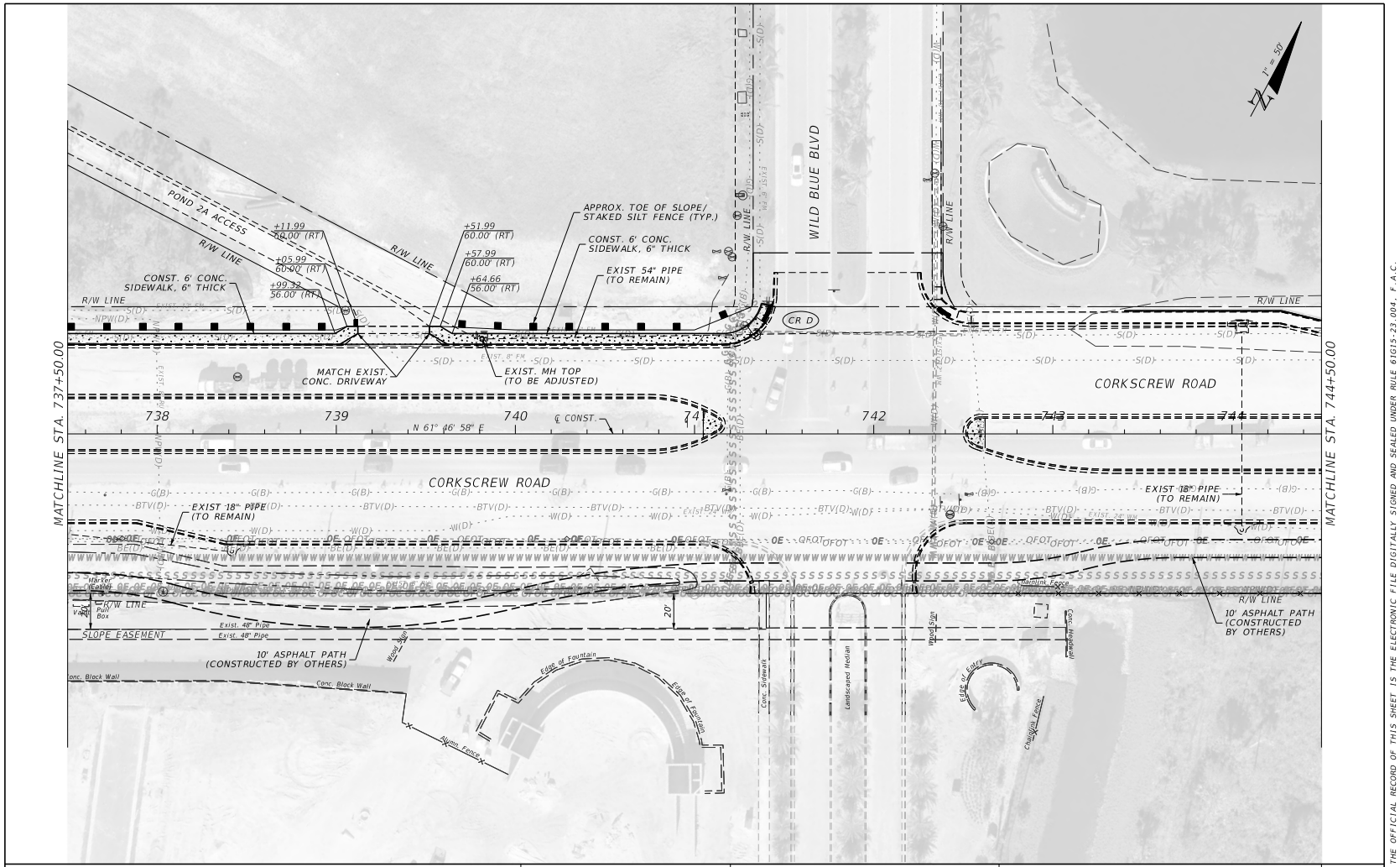
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	LEE	20203155-000

PLAN SHEET
STA. 730+50 TO STA. 737+50

SHEET NO. 21

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

JOHNSON ENGINEERING
2122 JOHNSON STREET
FORT MYERS, FL 33901
EB 642 & LB 642
RYAN K. BELL, P.E. NO. 60010

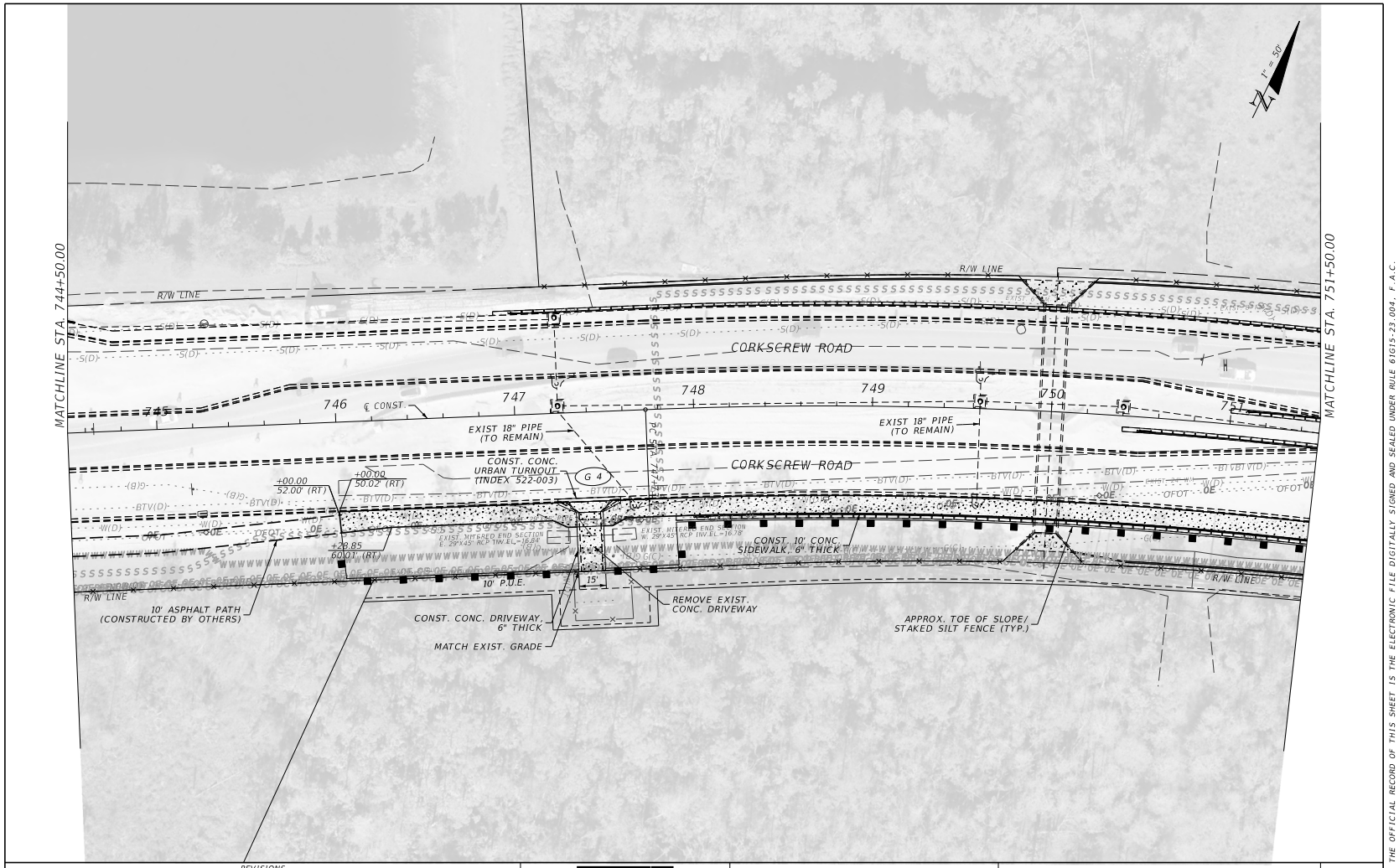
VILLAGE OF ESTERO		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	LEE	20203155-000

PLAN SHEET
STA. 737+50 TO STA. 744+50

SHEET NO. 22

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

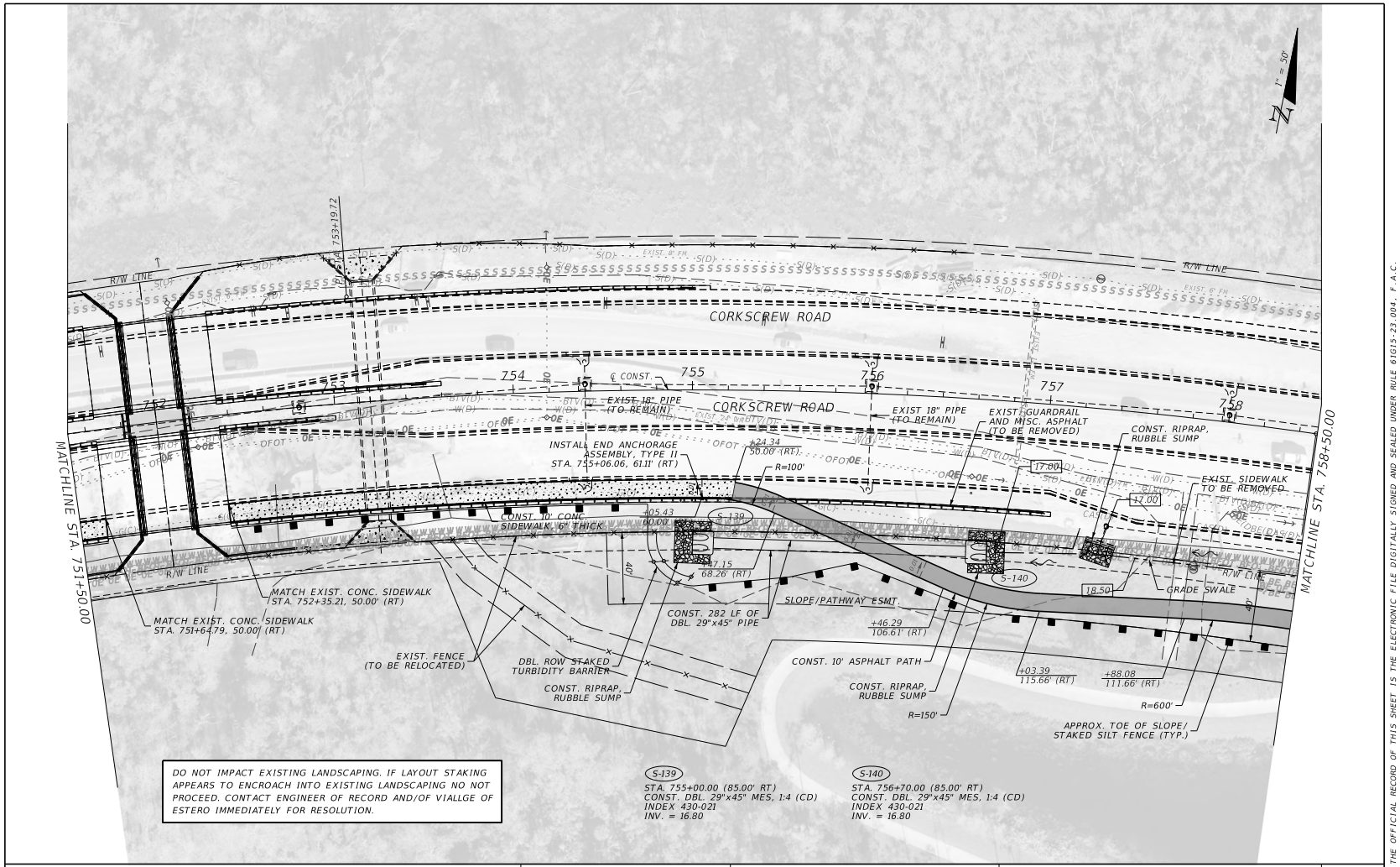
JOHNSON ENGINEERING
2122 JOHNSON STREET
FORT MYERS, FL 33901
EB 642 & LB 642
RYAN K. BELL, P.E. NO. 60010

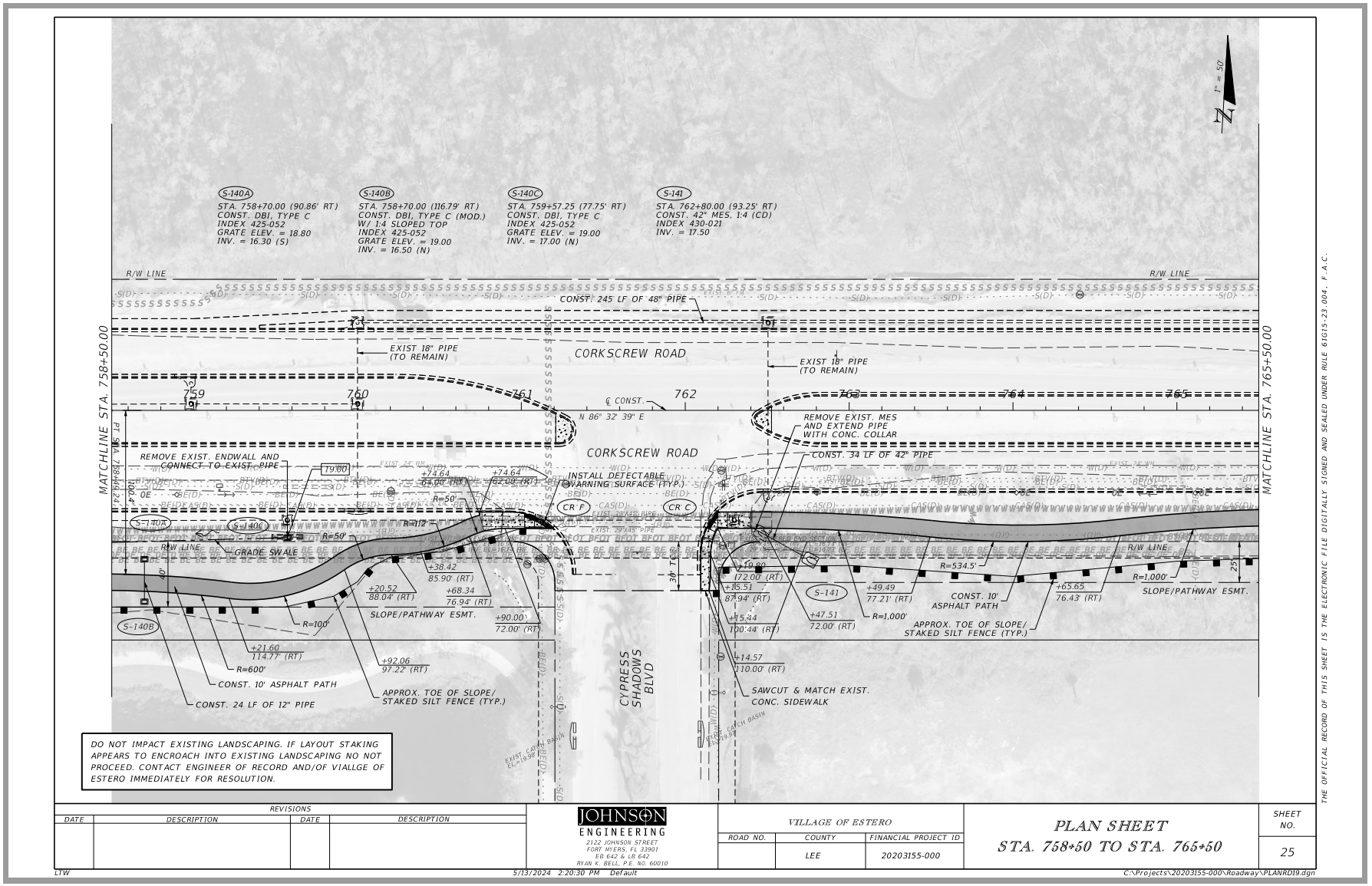
VILLAGE OF ESTERO		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	LEE	20203155-000

PLAN SHEET
STA. 744+50 TO STA. 751+50

SHEET NO. 23

LTW 5/13/2024 8:54:26 AM Default C:\Projects\20203155-000\Roadway\PLANRD17.dgn


CORKSCREW ROAD
CORKSCREW ROAD
R/W LINE
R/W LINE
753+19.72
754
755
756
757
758
752
℄ CONST.
EXIST. 18" PIPE (TO REMAIN)
EXIST. 18" PIPE (TO REMAIN)
EXIST. GUARDRAIL AND MISC. ASPHALT (TO BE REMOVED)
CONST. RIPRAP, RUBBLE SUMP
INSTALL END ANCHORAGE ASSEMBLY, TYPE II STA. 755+06.06, 61.11' (RT)
+24.34
56.00' (RT)
R=100'
EXIST. SIDEWALK TO BE REMOVED
17.00'
17.00'
CONST. 10' CONC. SIDEWALK, 6" THICK
405.43
60.00'
S-139
+47.15
68.26' (RT)
S-140
18.50'
GRADE SWALE
R/W LINE
MATCHLINE STA. 751+50.00
MATCHLINE STA. 758+50.00
MATCH EXIST. CONC. SIDEWALK STA. 752+35.21, 50.00' (RT)
MATCH EXIST. CONC. SIDEWALK STA. 751+64.79, 50.00' (RT)
CONST. 282 LF OF DBL. 29"x45" PIPE
SLOPE/PATHWAY ESMT.
+46.29
106.61' (RT)
EXIST. FENCE (TO BE RELOCATED)
DBL. ROW STAKED TURBIDITY BARRIER
CONST. RIPRAP, RUBBLE SUMP
CONST. 10' ASPHALT PATH
CONST. RIPRAP, RUBBLE SUMP
+03.39
115.66' (RT)
+88.08
111.66' (RT)
R=150'
R=600'
APPROX. TOE OF SLOPE/ STAKED SILT FENCE (TYP.)
1" = 50'
N
DO NOT IMPACT EXISTING LANDSCAPING. IF LAYOUT STAKING APPEARS TO ENCROACH INTO EXISTING LANDSCAPING NO NOT. PROCEED. CONTACT ENGINEER OF RECORD AND/OF VIALLGE OF ESTERO IMMEDIATELY FOR RESOLUTION.
S-139
STA. 755+00.00 (85.00' RT)
CONST. DBL. 29"x45" MES, 1:4 (CD)
INDEX 430-021
INV. = 16.80
S-140
STA. 756+70.00 (85.00' RT)
CONST. DBL. 29"x45" MES, 1:4 (CD)
INDEX 430-021
INV. = 16.80
REVISIONS
DATE
DESCRIPTION
DATE
DESCRIPTION
JOHNSON ENGINEERING
2122 JOHNSON STREET
FORT MYERS, FL 33901
EB 642 & LB 642
RYAN K. BELL, P.E. NO. 60010
VILLAGE OF ESTERO
ROAD NO.
COUNTY
LEE
FINANCIAL PROJECT ID
20203155-000
PLAN SHEET
STA. 751+50 TO STA. 758+50
SHEET NO.
24
THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.
LTW
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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

JOHNSON ENGINEERING
2122 JOHNSON STREET
FORT MYERS, FL 33901
EB 642 & LB 642
RYAN K. BELL, P.E. NO. 60010

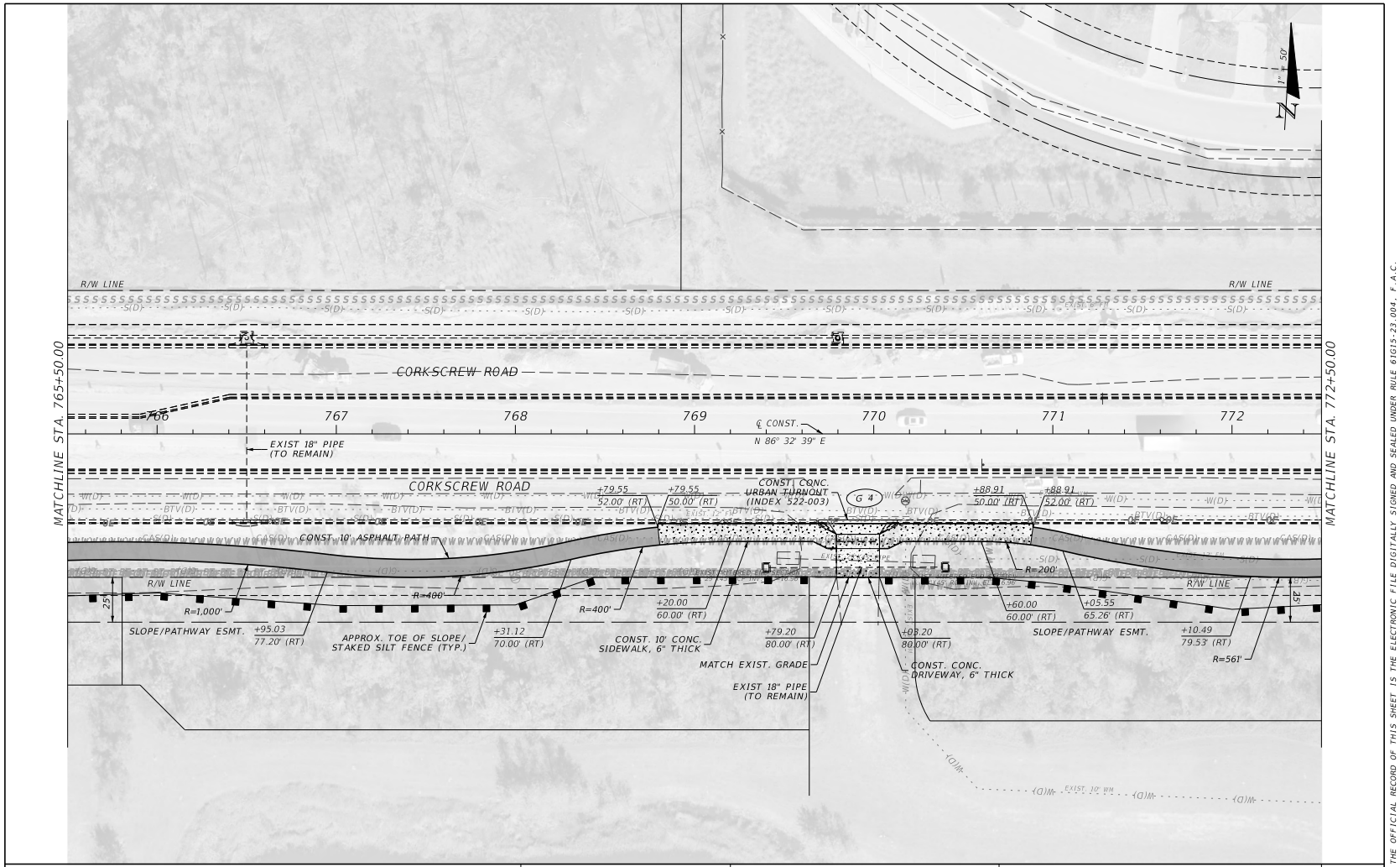
VILLAGE OF ESTERO

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	LEE	20203155-000

PLAN SHEET
STA. 758+50 TO STA. 765+50

SHEET NO. 25

LTW 5/13/2024 2:20:30 PM Default C:\Projects\20203155-000\Roadway\PLANRD19.dgn



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

JOHNSON ENGINEERING
2122 JOHNSON STREET
FORT MYERS, FL 33901
EB 642 & LB 642
RYAN K. BELL, P.E. NO. 60010

VILLAGE OF ESTERO

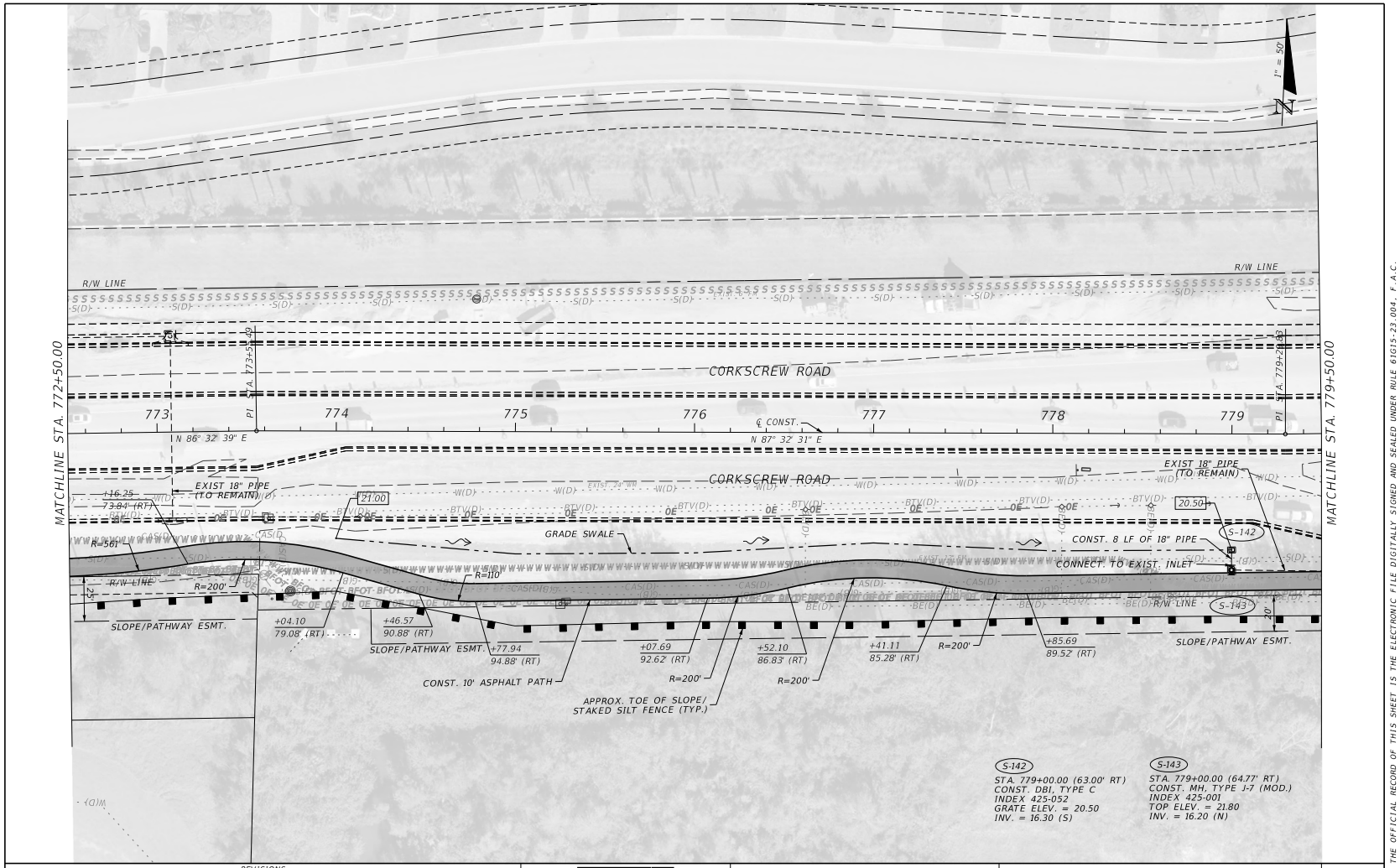
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	LEE	20203155-000

PLAN SHEET
STA. 765+50 TO STA. 772+50

SHEET NO. 26

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

JOHNSON ENGINEERING
2122 JOHNSON STREET
FORT MYERS, FL 33901
EB 642 & LB 642
RYAN K. BELL, P.E. NO. 60010

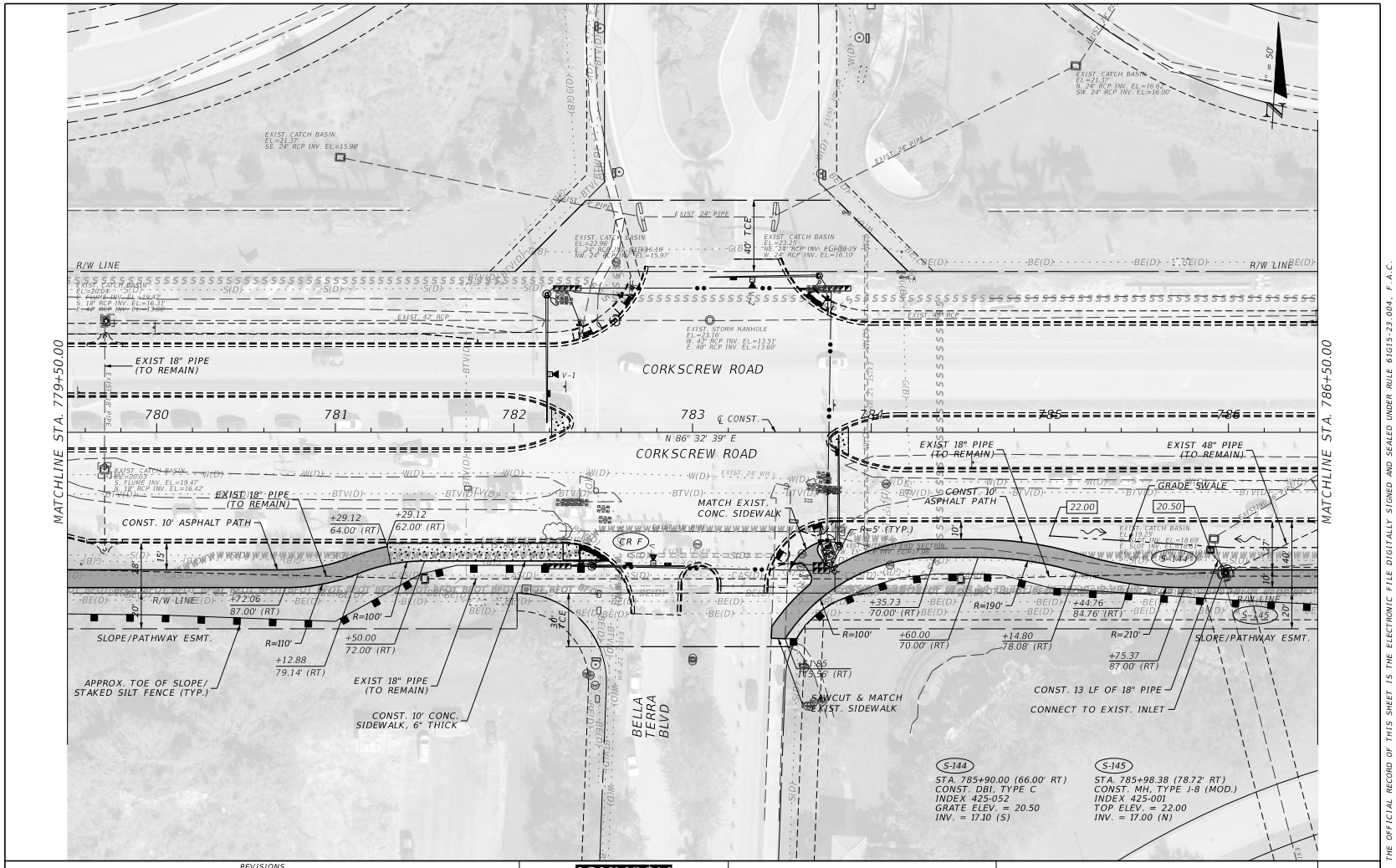
VILLAGE OF ESTERO

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	LEE	20203155-000

PLAN SHEET
STA. 772+50 TO STA. 779+50

SHEET NO. 27

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REVISIONS			
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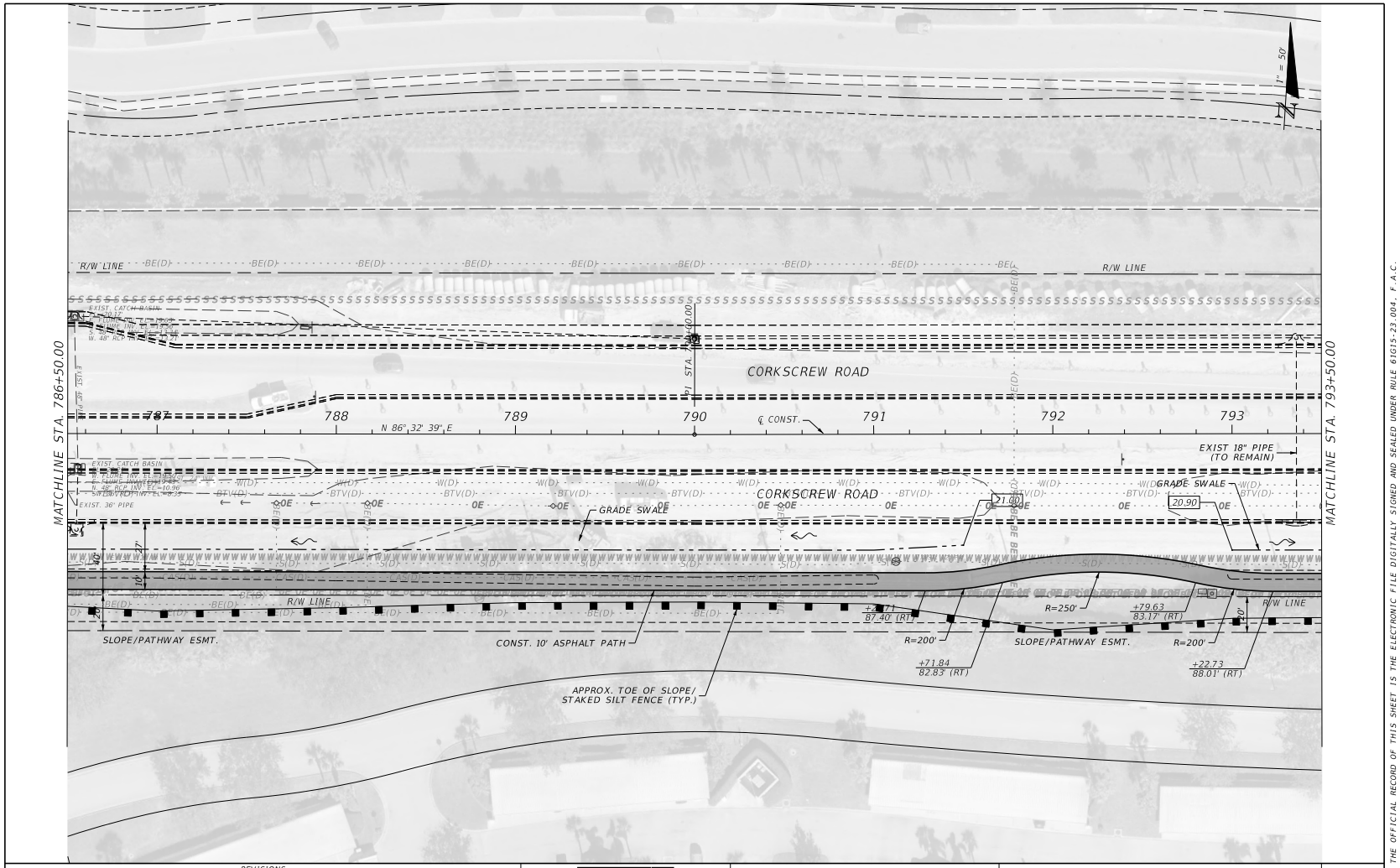
JOHNSON ENGINEERING
2122 JOHNSON STREET
FORT MYERS, FL 33901
EB 642 & LB 642
RYAN K. BELL, P.E. NO. 60010

VILLAGE OF ESTERO		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	LEE	20203155-000

PLAN SHEET
STA. 779+50 TO STA. 786+50

SHEET NO. 28

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

JOHNSON ENGINEERING
2122 JOHNSON STREET
FORT MYERS, FL 33901
EB 642 & LB 642
RYAN K. BELL, P.E. NO. 60010

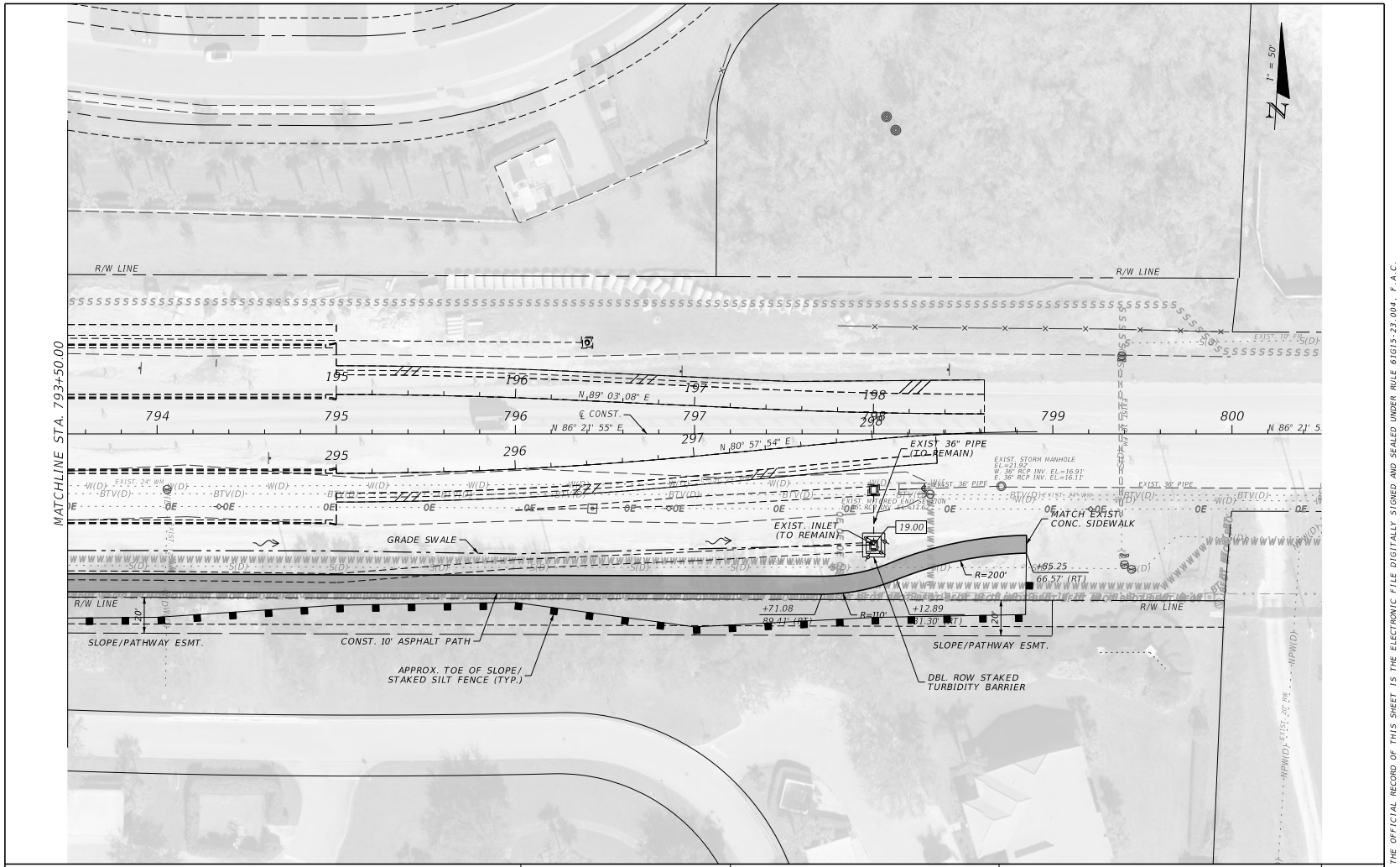
VILLAGE OF ESTERO

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	LEE	20203155-000

PLAN SHEET
STA. 786+50 TO STA. 793+50

SHEET NO. 29

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

JOHNSON ENGINEERING
2122 JOHNSON STREET
FORT MYERS, FL 33901
EB 642 & LB 642
RYAN K. BELL, P.E. NO. 60010

VILLAGE OF ESTERO

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	LEE	20203155-000

PLAN SHEET
STA. 793+50 TO STA. 800+66.88

SHEET NO. 30

LTW 5/13/2024 8:56:45 AM Default C:\Projects\20203155-000\Roadway\PLANRD24.dgn

VILLAGE OF ESTERO

COMPONENTS OF CONTRACT PLANS SET

100% LANDSCAPE PLANS

CORKSCREW ROAD WIDENING PHASE 1 LANDSCAPE AND IRRIGATION PLANS

(3.1 MILES)

BEN HILL GRIFFIN PARKWAY TO BELLA TERRA BOULEVARD

DESIGN SPEED 45 MPH
COUNTY ROAD NO. 850

Sheet Index

Sheet Number	Sheet Title
C01	COVER
KEY	KEY SHEET
G-01	GENERAL NOTES
T1	LANDSCAPE TABULATIONS
L01-L24	LANDSCAPE PLANS
L25-L27	LANDSCAPE DETAILS
L28	LANDSCAPE NOTES
IRKEY	IRRIGATION KEY SHEET
T2	IRRIGATION TABULATIONS
IR01-IR25	IRRIGATION PLANS
IR26-IR30	IRRIGATION DETAILS
IR31	IRRIGATION NOTES

GOVERNING STANDARD PLANS:
Florida Department of Transportation, FY 2020-21 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: http://www.fdot.gov/design/standardplans

Standard Plans for Bridge Construction are included in the Structures Plans Component

GOVERNING STANDARD SPECIFICATIONS
Florida Department of Transportation, January 2021 Standard Specifications for Road and Bridge Construction at the following website: http://www.fdot.gov/programmanagement/Implemented/Specbooks

Lane closures to be coordinated with Lee County Department of Transportation staff.

UTILITIES PROVIDING SERVICE:

WATER/SEWER:
LEE COUNTY UTILITIES
1500 MONROE STREET
FORT MYERS, FLORIDA 33901
PHONE: (239) 533-8181

TRASH COLLECTION:
WASTE PRO
13110 RICKENBACKER PARKWAY
FORT MYERS, FLORIDA 33913
PHONE: (239) 337-0800

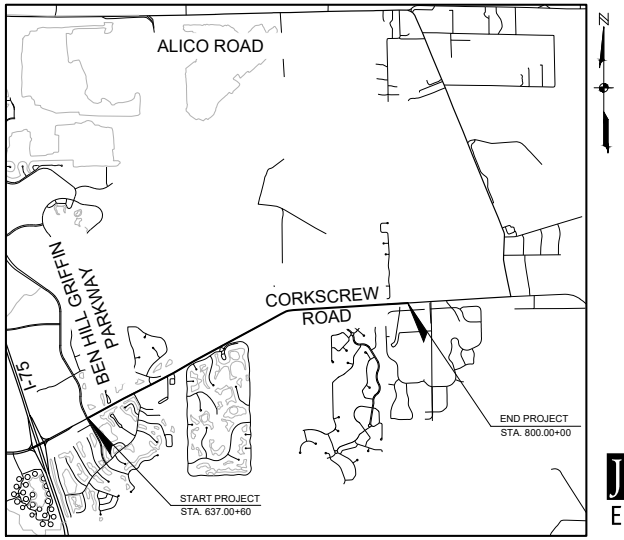
ELECTRIC:
FLORIDA POWER & LIGHT COMPANY
13634 WINKLER ROAD
FORT MYERS, FLORIDA 33908
PHONE: (239) 415-1326

FIRE DISTRICT:
SAN CARLOS PARK FIRE DISTRICT
16901 ISLAND PARK ROAD
FORT MYERS, FLORIDA 33913
PHONE: (239) 267-7525

CABLEVISION:
COMCAST
12641 CORPORATE LAKES DRIVE
FORT MYERS, FLORIDA 33913
PHONE: (800) 266-2278

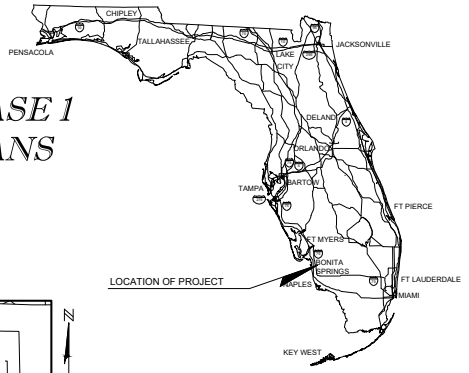
TELEPHONE:
CENTURY LINK
1520 LEE STREET
FORT MYERS, FLORIDA 33901
PHONE: (239) 336-2200

GAS:
TECO PEOPLES GAS
3501 ENTERPRISE PARKWAY
FORT MYERS, FLORIDA 33905
PHONE: (877) 832-6747



LOCATION MAP

0 1 2
(INTENDED DISPLAY SCALE: 1"=1 mi)



NOTICE TO ALL CONTRACTORS

IT'S THE LAW IN FLORIDA
2 BUSINESS DAYS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770

STATE, COUNTIES & CITIES ARE "NOT" PART OF THE ONE CALL SYSTEM. THEY MUST BE CALLED INDIVIDUALLY.

MARCH, 2024

JOHNSON ENGINEERING

2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

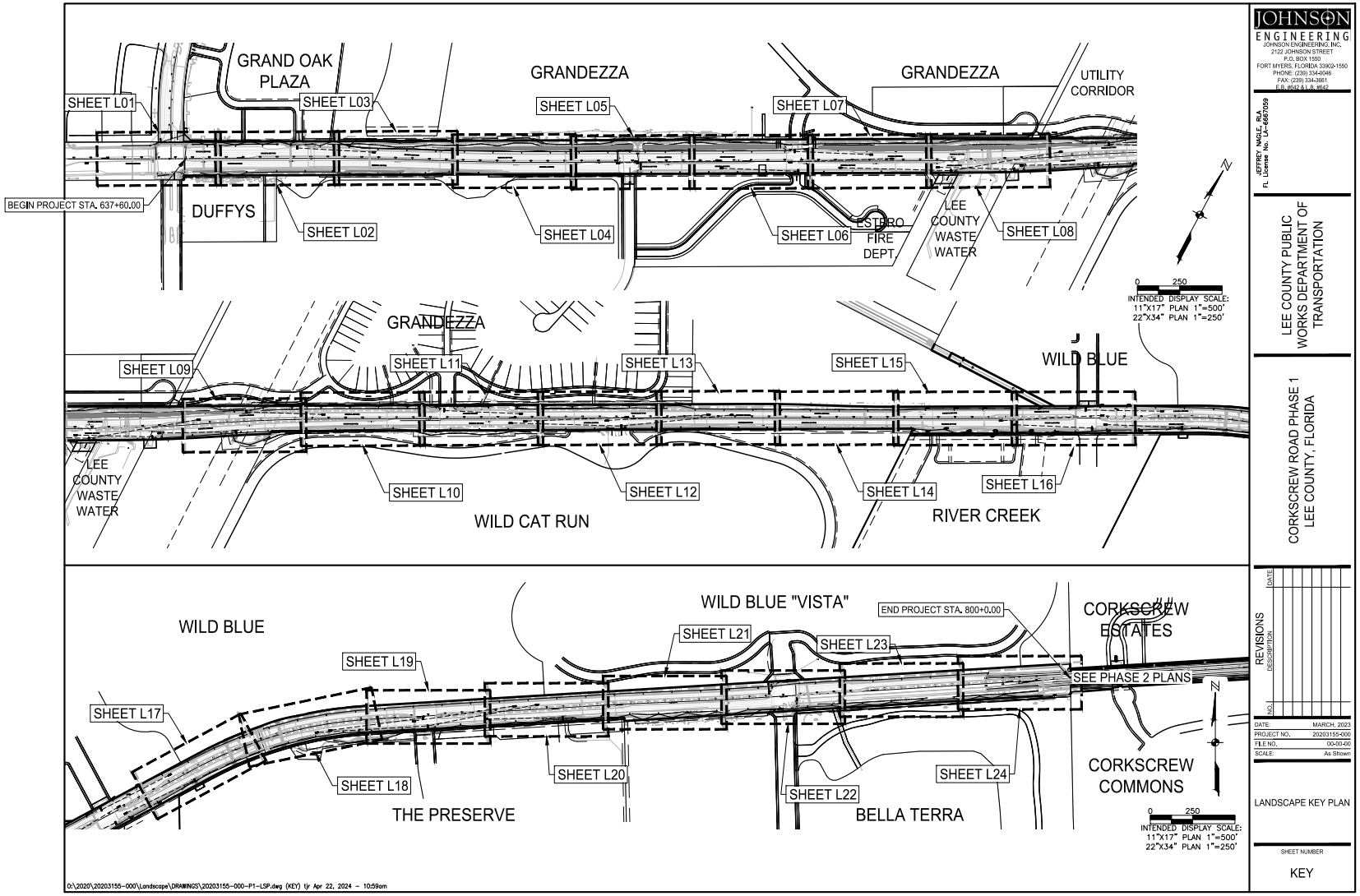
REGISTERED LANDSCAPE ARCHITECT
FLORIDA LICENSE NO. LA-6667059

JEFFREY NAGLE, RLA

DATE

SHEET C01

\\ftms01\Drawings\2020\20203155-000\Landscape\DRAWINGS\20203155-000-P1-COV.dwg (COVER) gsb Apr 22, 2024 - 4:29pm


GRAND OAK PLAZA
GRANDEZZA
GRANDEZZA
UTILITY CORRIDOR
SHEET L01
SHEET L03
SHEET L05
SHEET L07
BEGIN PROJECT STA. 637+60.00
DUFFYS
SHEET L02
SHEET L04
SHEET L06
ESTERO FIRE DEPT.
LEE COUNTY WASTE WATER
SHEET L08
0 250
INTENDED DISPLAY SCALE:
11"X17" PLAN 1"=500'
22"X34" PLAN 1"=250'
GRANDEZZA
WILD BLUE
SHEET L09
SHEET L11
SHEET L13
SHEET L15
LEE COUNTY WASTE WATER
SHEET L10
SHEET L12
SHEET L14
SHEET L16
WILD CAT RUN
RIVER CREEK
WILD BLUE
WILD BLUE "VISTA"
END PROJECT STA. 800+0.00
CORKSCREW ESTATES
SHEET L19
SHEET L21
SHEET L23
SEE PHASE 2 PLANS
SHEET L17
SHEET L18
SHEET L20
SHEET L22
SHEET L24
CORKSCREW COMMONS
THE PRESERVE
BELLA TERRA
0 250
INTENDED DISPLAY SCALE:
11"X17" PLAN 1"=500'
22"X34" PLAN 1"=250'
O:\2020\20203155-000\Landscape\DRAWINGS\20203155-000-P1-LSP.dwg (KEY) tjr Apr 22, 2024 - 10:59am
JOHNSON ENGINEERING
JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE: (239) 334-0046
FAX: (239) 334-3661
F.B. #642 & L.B. #642
JEFFREY NAGLE, RLA
FL License No. LA-6667059
LEE COUNTY PUBLIC WORKS DEPARTMENT OF TRANSPORTATION
CORKSCREW ROAD PHASE 1
LEE COUNTY, FLORIDA
REVISIONS
NO.
DESCRIPTION
DATE
DATE: MARCH, 2023
PROJECT NO. 20203155-000
FILE NO. 00-00-00
SCALE: As Shown
LANDSCAPE KEY PLAN
SHEET NUMBER
KEY

GENERAL NOTES

1. GOVERNING SPECIFICATIONS:
   THE MOST CURRENT EDITION OF FLORIDA DEPARTMENT OF TRANSPORTATION, DIVISION II AND III OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "MANUAL OF UNIFORM DESIGN STANDARDS FOR CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS" (AKA GREENBOOK).
2. ANY PUBLIC LAND CORNER WITHIN THE ROADWAY LIMITS IS TO BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHOULD NOTIFY THE VILLAGE OF ESTERO PROJECT MANAGER WITHOUT DELAY.
3. EXISTING DRAINAGE STRUCTURES WITHIN THE CONSTRUCTION LIMITS SHALL REMAIN, UNLESS OTHERWISE NOTED.
4. EXISTING UTILITIES ARE TO REMAIN IN PLACE UNLESS OTHERWISE NOTED. THE CONTRACTOR IS RESPONSIBLE FOR UTILITY COORDINATION.
5. ALL WORK PERFORMED WITHIN THE LEE COUNTY/ VILLAGE OF ESTERO PROJECT LIMITS PROPERTY SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT EDITIONS OF:
   A. FDOT STANDARD PLANS
   B. FDOT DESIGN MANUAL (FDM)
6. ALL AREAS IN THE PROPERTY DISTURBED DURING CONSTRUCTION SHALL BE RESTORED, COMPACTED, SODDED (SAND GROWN ARGENTINE BAHIA –PASPALUM NOTATUM 'ARGENTINE'), ROLLED AND WATERED IN CONFORMANCE WITH THE FDOT STANDARD PLANS.
7. EXISTING SITE GRADING AND DRAINAGE FLOWS SHALL NOT BE ALTERED. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY GRADING OR STRUCTURE REPAIR TO A PRE–EXISTING CONDITION AS A RESULT OF HIS/HER WORK RELATES TO THE LANDSCAPE AND IRRIGATION INSTALLATION FOR THIS PROJECT.
8. ALL EXISTING TRAFFIC SIGNS AND PAVEMENT MARKINGS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE FDOT STANDARD PLANS..
9. MAINTENANCE OF TRAFFIC PLAN FOR WORK ZONES SHALL BE IN CONFORMANCE WITH ALL APPLICABLE INDICES OF THE FDOT STANDARD PLANS, ACCORDING TO THE TYPE OF ROADWAY AND THE TYPE OF WORK BEING PERFORMED.
10. MAINTENANCE OF TRAFFIC PLAN MUST INCLUDE FDOT STANDARD PLANS, PEDESTRIAN CONTROL CLOSURE OF SIDEWALKS.
11. VILLAGE OF ESTERO DOES NOT CERTIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND UTILITIES, NOR AS TO THE SOIL OR GROUND CONDITIONS, AND ASSUMES NO LIABILITY FOR SUCH. THE LOCATION OF UNDERGROUND UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. BEFORE WORKING IN AN AREA, THE CONTRACTOR SHALL GUARANTEE THAT ALL UNDERGROUND UTILITIES HAVE BEEN LOCATED.
12. THE CONTRACTOR SHALL CONDUCT SITE INVESTIGATIONS TO SATISFY HIM/HERSELF WITH THE EXISTING TOPOGRAPHY AND GENERAL CONDITION OF THE AREA OF WORK. ANY FAILURE BY THE CONTRACTOR TO ACQUAINT HIM/HERSELF WITH THE AVAILABLE INFORMATION AND FIELD CONDITIONS WILL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR ESTIMATING PROPERTY DIFFICULTY OR COST OF SUCCESSFULLY PERFORMING THE WORK.
13. THE VILLAGE OF ESTERO PROJECT MANAGER SHALL BE CONSULTED TO MAKE ANY REQUIRED INTERPRETATIONS OF THE PLANS. HOWEVER, THIS IN NO WAY RELIEVES THE CONTRACTOR OF HIS/HER RESPONSIBILITY FOR CONSTRUCTING THE PROJECT IN ACCORDANCE WITH THE INTENT OF THE PLANS. THE CONTRACTOR SHALL REFER TO THE CONTRACT DOCUMENTS FOR SCOPE OF WORK.
14. THE QUANTITIES AS PROVIDED IN THE SUMMARY OF ESTIMATED QUANTITIES ARE APPROXIMATE ONLY AND NO CLAIM SHALL BE MADE AGAINST THE VILLAGE OF ESTERO FOR ANY EXCESS OR DEFICIENCY. ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE VILLAGE OF ESTERO PROJECT MANAGER PRIOR TO COMPLETION OF WORK. ACTUAL LIMITS MAY BE SET IN THE FIELD AS DIRECTED BY THE VILLAGE OF ESTERO PROJECT MANAGER. EACH ITEM LISTED IN SUMMARY OF ESTIMATED QUANTITIES IS TO INCLUDE ALL WORK AND MATERIALS NECESSARY TO COMPLETE THE ITEM. PAYMENT FOR CONTRACT ITEMS WILL BE BASED ON ACTUAL FIELD (IN–PLACE) MEASUREMENTS OF THE COMPLETED ITEMS, READY FOR SERVICE AND ACCEPTED BY THE VILLAGE OF ESTERO PROJECT MANAGER.
15. REQUIRED WORK NOT ITEMIZED UNDER SUMMARY OF ESTIMATED QUANTITIES OR SPECIAL PROVISIONS SHALL BE INCIDENTAL TO THE CONTRACT.
16. THE CONTRACTOR SHALL FURNISH, ERECT AND MAINTAIN ALL NECESSARY TRAFFIC CONTROL AND SAFETY DEVICES, INCLUDING TEMPORARY PAVEMENT MARKING AND SIGNAGE, IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) MOST RECENT EDITION, AND THE CURRENT FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD PLANS.
17. THE CONTRACTOR SHALL PREVENT THE TRANSPORT OF SEDIMENT, DUST, AND DEBRIS FROM THE CONSTRUCTION SITE USING COMMONLY ACCEPTED METHODS INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF BALED HAY OR STRAW BARRIERS, SEDIMENTATION BASINS WITH TEMPORARY SWALES, SILT BARRIERS, WIND FENCING, AND/OR TRASH RETAINERS IN ACCORDANCE WITH NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) OR AS DIRECTED BY THE VILLAGE OF ESTERO PROJECT MANAGER. THE CONTRACTOR SHALL PROVIDED ALL NECESSARY EROSION AND SEDIMENT CONTROL PRIOR TO ANY CONSTRUCTION, IN COMPLIANCE WITH FDOT'S EROSION AND SEDIMENT CONTROL MANUAL AND STANDARD SPECIFICATIONS SECTION 104. THE CONTRACTOR SHALL ALSO MAINTAIN THE COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT EROSION CONTROL MEASURES.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND PRESERVING ALL VERIFIED WETLAND BOUNDARIES AND BUFFER AREAS ON THE SITE PRIOR TO INITIAL ACTIVITIES. THE EXISTING DELINEATION OF THESE AREAS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND BE READILY DISCERNIBLE TO CONSTRUCTION PERSONNEL.
19. ALL WORK PERFORMED SHALL COMPLY WITH ALL APPLICABLE REGULATIONS AND THE ORDINANCES OF THE VARIOUS GOVERNMENT AGENCIES HAVING JURISDICTION OVER THE WORK PERFORMED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PENALTIES/FINES LEVIED DUE TO WORK THAT IS NOT IN ACCORDANCE WITH PERMIT CONDITIONS.
20. THE CONTRACTOR SHALL REMOVE OBJECTIONABLE SUB–SURFACE OBJECTS THAT INTERFERE WITH THE LANDSCAPE AND IRRIGATION INSTALLATION TO A MINIMUM DEPTH OF FOUR (4) FEET BELOW GRADE, OR AS OTHERWISE DIRECTED BY THE VILLAGE OF ESTERO PROJECT MANAGER OR PLANS. OBJECTIONABLE MATERIALS TO BE REMOVED, SHALL BE DISPOSED OF AS DIRECTED BY THE VILLAGE OF ESTERO PROJECT MANAGER. ALL MATERIALS NOT CLAIMED BY VILLAGE OF ESTERO OR LEE COUNTY SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF BY THE CONTRACTOR IN AREAS PROVIDED BY THE CONTRACTOR. EXCESS MATERIALS RESULTING FROM EXCAVATION SHALL BE REMOVED BY THE CONTRACTOR AT CONTRACTOR'S COST UNLESS OTHERWISE INDICATED BY THE VILLAGE OF ESTERO PROJECT MANAGER.
21. THE CONTRACTOR SHALL NOT REMOVE EXISTING TREES LOCATED WITHIN THE PROPERTY AND SLOPE EASEMENTS THAT ARE IN CONFLICT WITH THE IMPROVEMENTS UNLESS OTHERWISE INDICATED ON THE PLANS OR AS SPECIFIED BY THE VILLAGE OF ESTERO PROJECT MANAGER.
22. ALL EXISTING FENCES, SHRUBBERY, SPRINKLERS, ETC. LOCATED WITHIN THE ROADWAY LIMITS ARE TO REMAIN UNLESS OTHERWISE SPECIFIED ON THE PLANS OR AS DIRECTED BY THE VILLAGE OF ESTERO PROJECT MANAGER. THE CONTRACTOR SHALL CONTACT THE PROPERTY OWNER 96 HOURS PRIOR TO CLEARING AND GRUBBING EXISTING SPRINKLER SYSTEMS, SIGNS, OR LANDSCAPING TO BE REMOVED WITHIN THE PROJECT LIMITS.
23. ANY MAILBOX WITHIN THE ROADWAY LIMITS IS TO REMAIN. REMOVAL AND RELOCATION OF MAILBOXES IS INCIDENTAL TO THE CONTRACT. REPLACEMENT OF MAILBOXES DAMAGED DURING REMOVAL AND RELOCATION IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE INSTALLED IN COMPLIANCE WITH THE UNITED STATES POSTAL REQUIREMENTS.
24. COMPACTION REQUIREMENTS SHALL CONFORM TO SECTIONS 120 AND 125 OF THE FDOT STANDARD SPECIFICATIONS UNLESS OTHERWISE PROVIDED FOR IN THE PLANS AND SPECIFICATIONS. SPECIAL ATTENTION IS DIRECTED TO THE FACT THAT PORTIONS OF SOME DRAINAGE STRUCTURES EXTEND INTO THE STABILIZED PORTION OF THE ROADBED AND EXTREME CAUTION WILL BE NECESSARY IN STABILIZATION OPERATIONS AT THESE LOCATIONS.
25. ANY EXISTING PAVEMENT THAT IS TO BE REMOVED MUST BE SAW–CUT PRIOR TO REMOVAL. WHERE CONNECTIONS TO EXISTING WALKS AND DRIVES ARE NOT INDICATED ON THE PLANS, PROPER CONNECTIONS SHALL BE MADE AT THE DIRECTION OF THE VILLAGE OF ESTERO PROJECT MANAGER.
26. THE CONTRACTOR SHALL PROVIDE ALL SHEETING, SHORING AND BRACING REQUIRED TO MEET THE REQUIREMENTS OF THE "TRENCH SAFETY ACT" AND NOT TO PROTECT ADJACENT STRUCTURES OR TO MINIMIZE TRENCH WIDTH. WHERE A SEPARATE PAY ITEM IS NOT PROVIDED, THE COST OF ALL SHEETING, SHORING AND BRANCHING REQUIRED SHALL BE INCLUDED IN THE CONTRACT PRICE FOR THE ITEM OF WORK FOR WHICH SHEETING, SHORING AND BRACING IS REQUIRED.
27. NO SOIL MATERIAL SHALL BE APPLIED TO OR COVER ANY MANHOLE COVERS, FRAMES, VALVE BOXES, GAS DROPS, ETC.
28. ALL EXISITING AND PROPOSED UTILITY AND STORM SEWER STRUCTURES WHOSE TOPS WILL BE EXPOSED WITHIN UNFENCED AREAS SUBJECT TO VEHICULAR, BICYCLE OR PEDESTRIAN TRAFFIC SHALL BE ADJUSTED IF NECESSARY TO COMPLETE THE LANDSCAPE AND IRRIGATION INSTALLATION FOR THIS PROJECT SO THAT THE TOP SURFACE OF COVERS OR FRAMES SHALL BE NO MORE THAN ONE QUARTER INCH ABOVE THE FINISHED GRADE. WHERE SODDING IS APPLIED "FINISHED GRADE" SHALL BE THE NOMINAL HEIGHT OF GRASS AFTER SOD IS FIRMLY PLACED. THIS NOTE DOES NOT APPLY TO THOSE ON TRAVEL LANES, BICYCLE FACILITIES OR SIDEWALKS.
29. ALL STATIONS AND OFFSETS REFER TO THE CENTER LINE OF CONSTRUCTION UNLESS OTHERWISE NOTED. DIMENSIONS REFER TO THE EDGE OR PAVEMENT (E/P) UNLESS OTHERWISE NOTED.
30. ALL EXISTING STRUCTURES AND STORMWATER FACILITIES LOCATED WITHIN THE PROJECT LIMITS SHALL BE CLEANED PRIOR TO ACCEPTANCE OF CONTRACT. THE CONTRACTOR SHALL NOTIFY ALL EMERGENCY AND RESCUE AGENCIES LOCATED IN THE PROJECT VICINITY AS WELL AS THE VILLAGE OF ESTERO PROJECT MANAGER IN WRITING 14 DAYS IN ADVANCE OF ANY LANE CLOSURED OR RESTRICTIONS, AND AGAIN 24 HOUSE IN ADVANCE.
31. CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC PLAN TO VILLAGE OF ESTERO AND LEE COUNTY D.O.T. DIVISION FOR APPROVAL AND SHALL NOT COMMENCE CONSTRUCTION PRIOR TO THE APPROVAL OF THE MAINTENANCE OF TRAFFIC PLANS.
32. THE CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING COPIES OF ALL REQUIRED MANUALS, MUTCD, FDOT STANDARD PLANS, OR OTHER RELATED DOCUMENTS, SO TO BECOME FAMILIAR WITH THEIR REQUIREMENTS. STRICT ADHERENCE TO THE REQUIREMENTS OF THE MAINTENANCE OF TRAFFIC ('MOT') POLICY WILL BE ENFORCED UNDER THIS CONTRACT. IF MOT IS REQUIRED, MOT IS TO BE PROVIDED WITHIN TEN (10) DAYS OF RECEIPT OF NOTICE OF AWARD.
33. THE CONTRACTOR SHALL NOT, DURING OR AFTER CONSTRUCTION, INTRODUCE ANY FORM OF UNPERMITTED STORMWATER DISCHARGE INTO THE RIGHT–OF–WAY EASEMENTS.
34. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE AND COMPLY WITH ALL APPLICABLE STATE AND/OR COUNTY ORDINANCE AND PERMITS.
35. ALL MATERIALS USED INSIDE THE PROPERTY SHOULD BE APPROVED PRIOR TO PLACEMENT ON LEE COUNTY PROPERTY. DELIVERY TICKETS OF THE MATERIALS SHALL BE PROVIDED TO VILLAGE OF ESTERO PROJECT MANAGER.
36. THE CONTRACTOR IS RESPONSIBLE FOR RESOLVING ANY UTILITY CONFLICTS BEFORE CONSTRUCTION BEGINS. ALL CONFLICTING UTILITIES MUST BE ADJUSTED AT THE CONTRACTOR'S EXPENSE. A SEPARATE UTILITY PERMIT MAY BE REQUIRED TO BE OBTAINED FOR ANY UTILITY WORK OR DIRECTIONAL BORE WITHIN ROADWAY LIMITS.
37. ON THE DATE OF NOTICE TO PROCEED (NTP) FOR THE LANDSCAPING, IRRIGATION AND LIGHTING PROJECT, THE WORK SPECIFIED IN THE SITE MAINTENANCE SECTION SHALL BEGIN.

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JOHNSON ENGINEERING
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FAX: (239) 334-3661
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JEFFREY NAGLE, RLA
FL License No. LA–6667059

LEE COUNTY PUBLIC WORKS DEPARTMENT OF TRANSPORTATION

CORKSCREW ROAD PHASE 1
LEE COUNTY, FLORIDA

REVISIONS

NO.	DESCRIPTION	DATE

DATE:	MARCH, 2023
PROJECT NO.	20203155-000
FILE NO.	00-00-00
SCALE:	As Shown

GENERAL NOTES

SHEET NUMBER
G01

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PLANT SCHEDULE PHASE1

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	HT		REMARKS
TREES							
	BB	19	Bucida buceras `Shady Lady`	Shady Lady Black Olive	10` Ht, 2" Cal, 4` Spr		Native
	CB	5	Cassia bakeriana	Wishing Tree	10` Ht, 2" Cal, 4` Spr		Non-Native
	CES	12	Conocarpus erectus `Sericeus`	Silver Buttonwood	10` Ht, 2" Cal, 4` Spr		Native
	CS2	11	Cordia sebestena	Orange Geiger Tree	10` Ht, 2" Cal, 4` Spr		Native
	LS	65	Lagerstroemia speciosa	Queen`s Crape Myrtle	10` Ht, 2" Cal, 4` Spr		Non-Native
	PE	217	Pinus elliotti `Densa`	South Florida Slash Pine	Mixed Heights - 11`, 13`, 15`,4` Sprd., 2" Cal. min.		Native
	QV3	150	Quercus virginiana	Live Oak	10` Ht, 2" Cal, 4` Spr		Native
	TC	11	Tabebuia caraiba	Yellow Tabebuia	10` Ht, 2" Cal, 4` Spr		Non-Native
	TH	22	Tabebuia heterophylla	Pink Tabebuia	10` Ht, 2" Cal, 4` Spr		Non-Native
	TD	93	Taxodium distichum	Bald Cypress	10` Ht, 2" Cal, 4` Spr		Native
PALM TREES							
	PRT	10	Phoenix roebelenii	Triple Pygmy Date Palm	6` OA, Triple Trunk, B & B		Non-Native
	PES	30	Ptychosperma elegans	Solitaire Palm	10` Ct, Matched		Non-Native
	RE	44	Roystonea elata	Florida Royal Palm	10` Ct		Native
	SP	184	Sabal palmetto	Cabbage Palm	14`, 16`, &18` CT., Field Dug, Booted		Native
	TR	50	Thrinax radiata	Florida Thatch Palm	8` Ht		Native
	VA	78	Veitchia arecina	Montgomery Palm	10` Ht		Non-Native
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	HT	SPACING	REMARKS
SHRUBS							
	AD	251	Acrostichum danaeifolium	Leather Fern	3 Gal, 24` Ht	60" o.c.	Native
	CIH	820	Chrysobalanus icaco `Horizontalis`	Horizontal Cocoplum	3 gal	48" o.c.	Native
	CIR	259	Chrysobalanus icaco `Red Tip`	Red Tip Cocoplum	3 gal	36" o.c.	Native
	CG	34	Clusia guttifera	Small-Leaf Clusia	36" Ht., Full	48" o.c.	Non-Native
	CE15	32	Conocarpus erectus sericeus	Silver Button Wood	15 gal	96" o.c.	Native
	CA	39	Crinum augustum	Green Crinum Lily	7 gal, 24" Ht	48" o.c.	Non-Native
	CAQ	103	Crinum augustum `Queen Emma`	`Queen Emma` Crinum	7 gal, 24" Ht	48" o.c.	Non-Native
	FM	1,963	Ficus microcarpa `Green Island`	Green Island Ficus	3 Gal, 12" Ht, Full	24" o.c.	Non-Native
	HPC	482	Hamelia patens `Compacta`	Dwarf Firebush	3 gal	60" o.c.	Native
	ICM	195	Ixora coccinea `Maui`	Maui Ixora	3 gal	36" o.c.	Non-Native
	ICN	249	Ixora coccinea `Nora Grant`	Nora Grant Ixora	3 gal	36" o.c.	Non-Native
	MC2	381	Myrica cerifera	Wax Myrtle	3 gal	36" o.c.	Native
	NO	50	Nerium oleander	Oleander	5` Ht	120" o.c.	Non-Native
	NOW	18	Nerium oleander White	White Oleander	5` Ht	120" o.c.	Non-Native
	NOP	168	Nerium oleander `Petite Pink`	Petite Pink Oleander	3 gal	36" o.c.	Non-Native
	SRG	533	Serenoa repens	Green Saw Palmetto	24" HT., 24" SPRD.	60" o.c.	Native
	SRS	67	Serenoa repens sericea	Silver Saw Palmetto	24" HT., 24" SPRD.	60" o.c.	Native
	SR	110	Strelitzia reginae	Orange Bird Of Paradise	7 gal, 24" Ht	60" o.c.	Non-Native
	ZF	12	Zamia furfuracea	Cardboard Palm	7 gal, 24" Ht	60" o.c.	Non-Native
	ZP	711	Zamia pumila	Coontie	3 gal	48" o.c.	Native

GROUND COVERS

AG	16,242	Arachis glabrata	Perennial Peanut	1 gal	16" o.c.	Non-Native
BHJ	1,621	Bougainvillea x `Helen Johnson`	Compact Bougainvillea	3 Gal	30" o.c.	Non-Native
DT	289	Dianella tasmanica `Blueberry`	Blueberry Flax Lily	3 Gal, 12" Ht	24" o.c.	Non-Native
DB	1,371	Dietes bicolor	Yellow African Iris	1 Gal., 12" Ht	36" o.c.	Non-Native
DV	203	Dietes vegeta	White African Iris	1 Gal., 12" Ht	36" o.c.	Non-Native
EE	77	Eragrostis elliottii	Elliot's Love Grass	1 Gal., 12" Ht	24" o.c.	Native
ES	110	Eragrostis spectabilis	Purple Lovegrass	1 Gal., 12" Ht	24" o.c.	Native
EI	504	Ernodea littoralis	Golden Creeper	12" Ht., 1 Gal.	30" o.c.	Native
MS	4,321	Mimosa strigillosa	Sunshine Mimosa	1 Gal	12" o.c.	Native
MC3	7,744	Muhlenbergia capillaris	Pink Muhly Grass	1 Gal., 12" Ht	36" o.c.	Native
PS	3,682	Pennisetum setaceum `Alba`	White Fountain Grass	1 Gal., 12" Ht	30" o.c.	Non-Native
SB	11,661	Spartina bakeri	Sand Cordgrass	1 Gal., 12" Ht	36" o.c.	Native
TD2	1,397	Tripsacum dactyloides	Fakahatchee Grass	1 Gal., 12" Ht	48" o.c.	Native
TF	7,816	Tripsacum floridanum	Dwarf Fakahatchee Grass	1 Gal., 12" Ht	30" o.c.	Native

REFERENCE NOTES SCHEDULE PHASE1

SYMBOL	DESCRIPTION	QTY
	Pine Straw Mulch, 3" Depth in Proposed Areas	154,874 sf

SYMBOL	DESCRIPTION	QTY
	Shredded Hardwood Mulch, 3" Depth in Proposed Plant Beds	2,310 cy

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BEFORE YOU DIG STOP CALL SUNSHINE 1-800-432-4770 AVOID DAMAGE TO UNDERGROUND FACILITIES

JOHNSON ENGINEERING
JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
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FAX: (239) 334-3661
F.B. #642 & L.B. #642

JEFFREY NAGLE, RLA
FL License No. LA-6667059

LEE COUNTY PUBLIC WORKS DEPARTMENT OF TRANSPORTATION

CORKSCREW ROAD PHASE 1
LEE COUNTY, FLORIDA

REVISIONS

NO.	DESCRIPTION	DATE

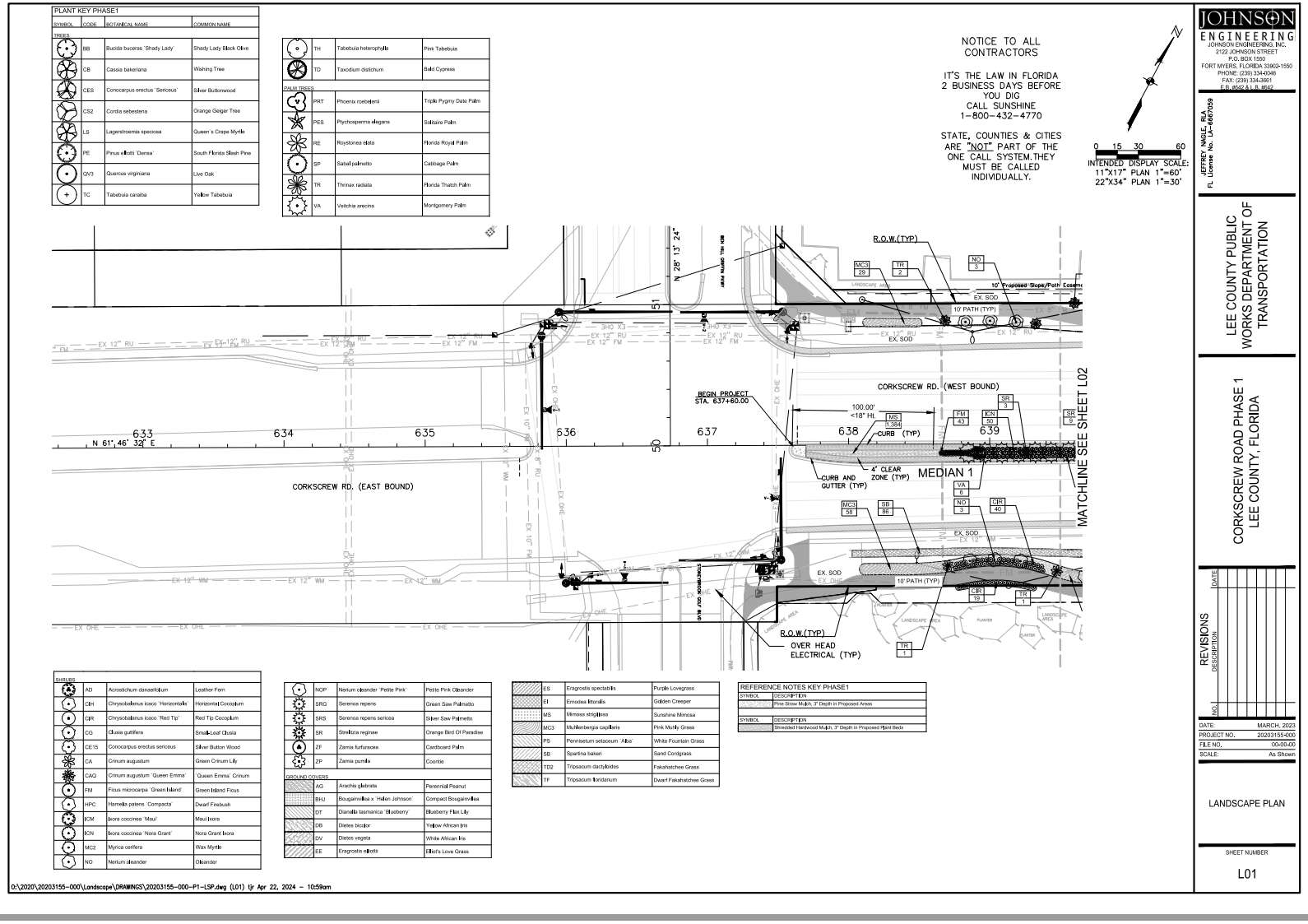
DATE:	MARCH, 2023
PROJECT NO.	20203155-000
FILE NO.	00-00-00
SCALE:	As Shown

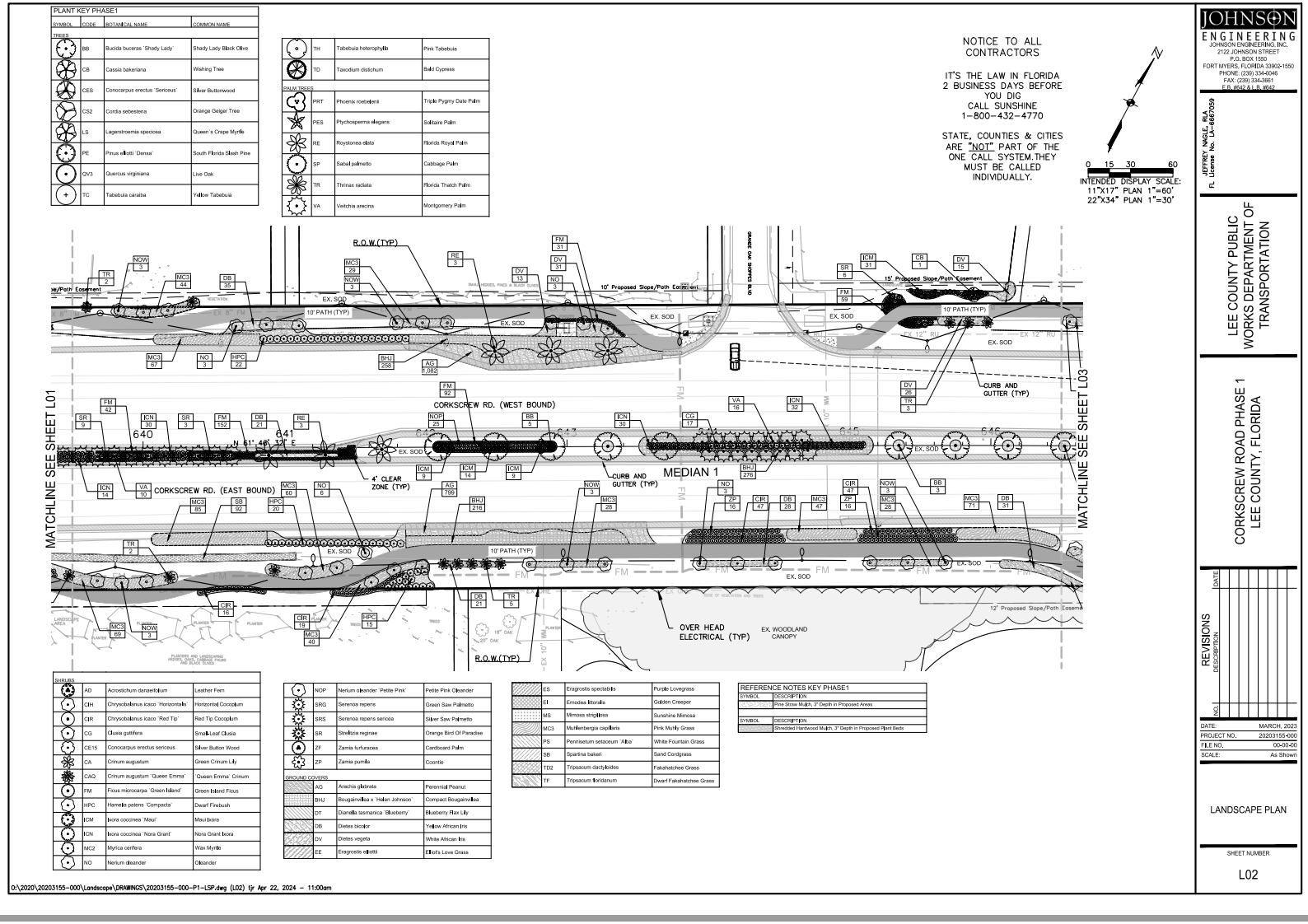
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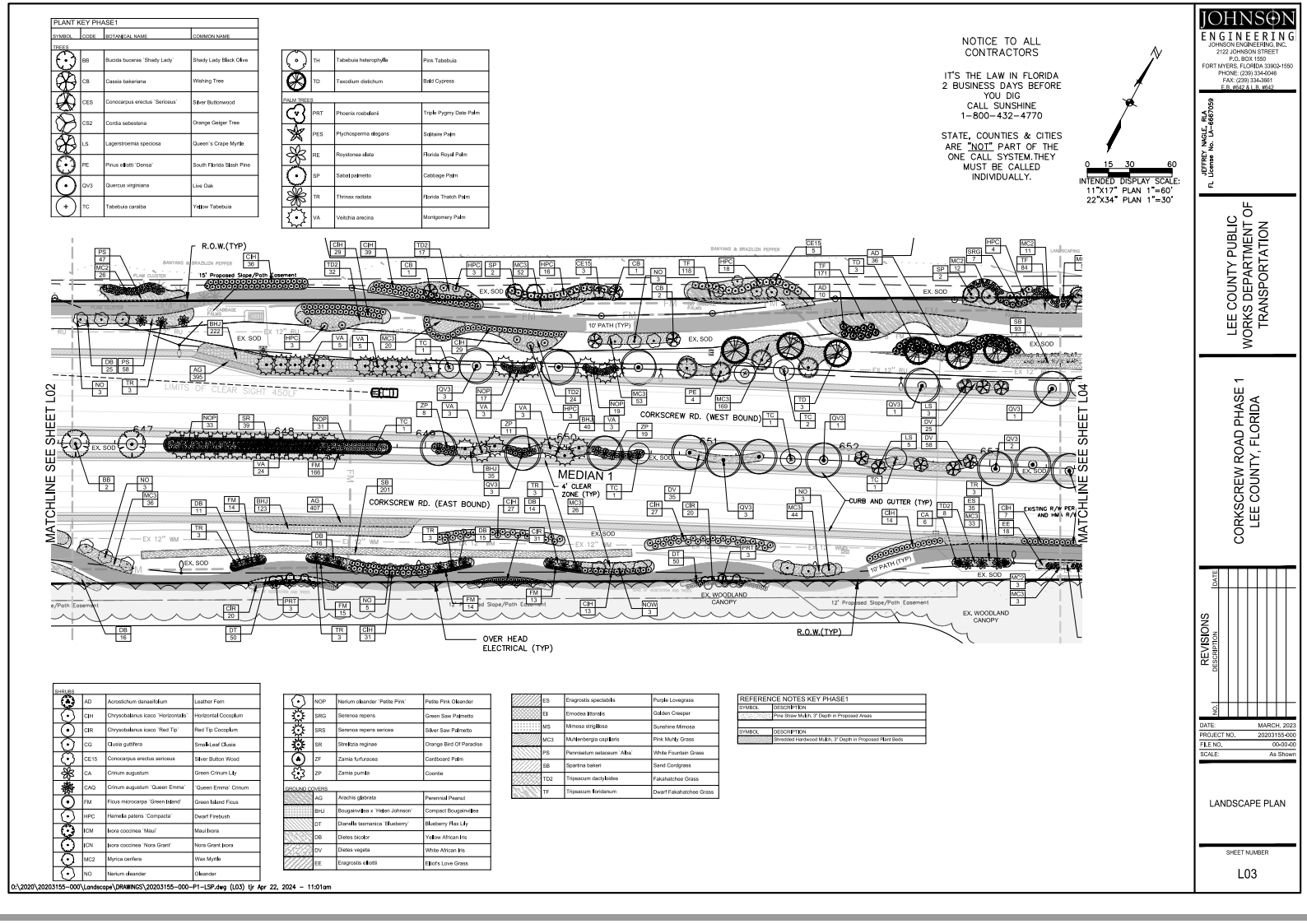
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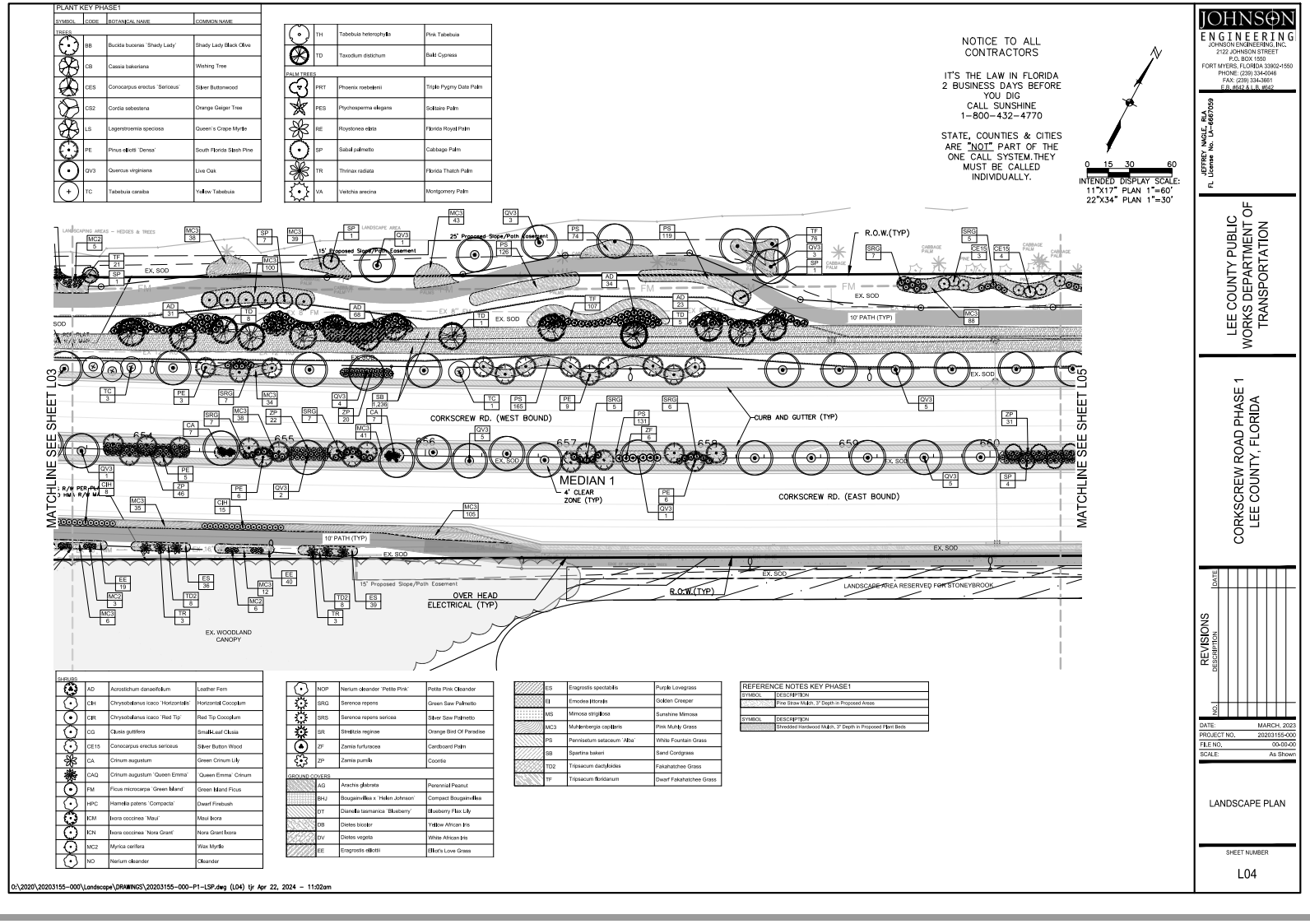
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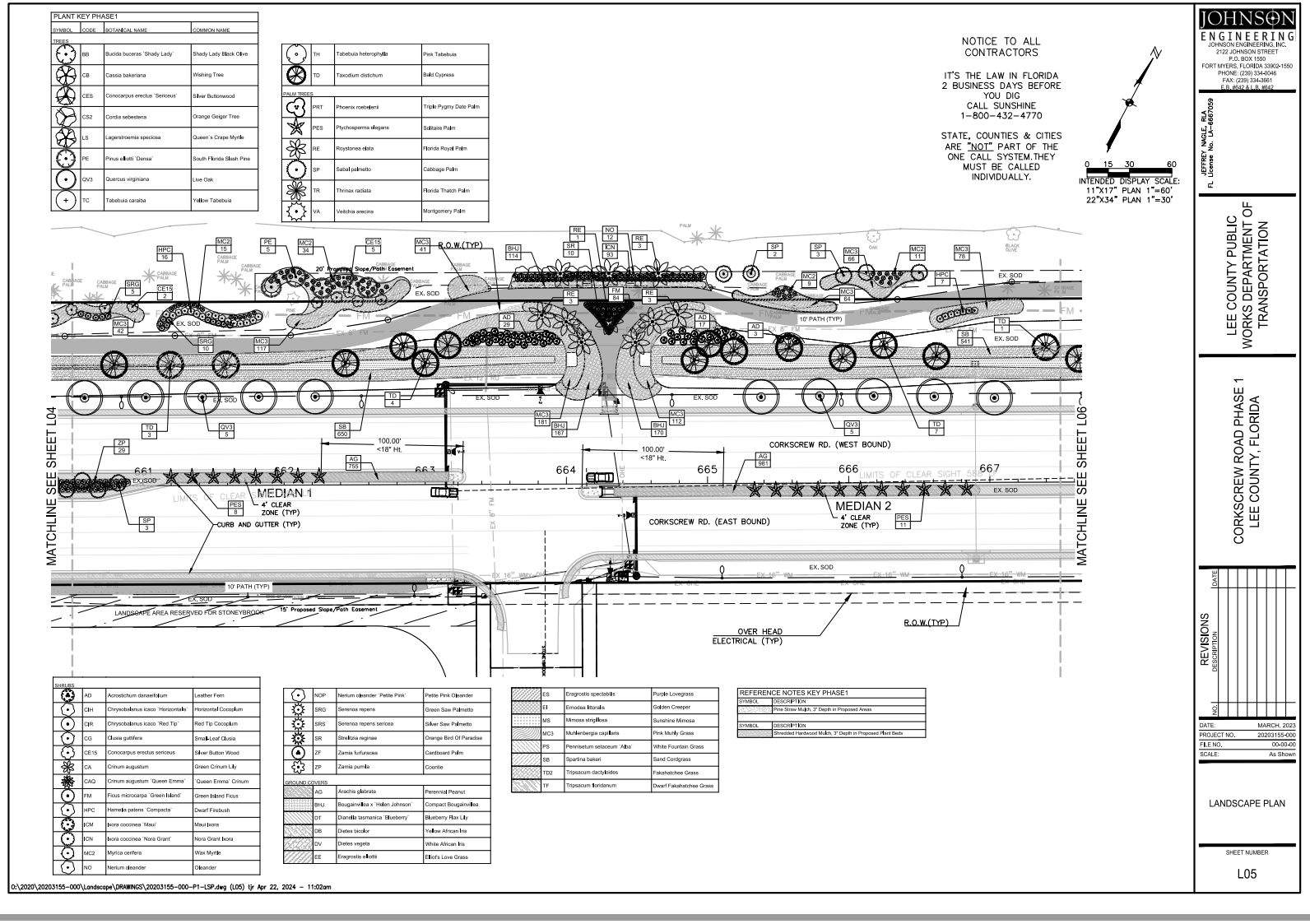
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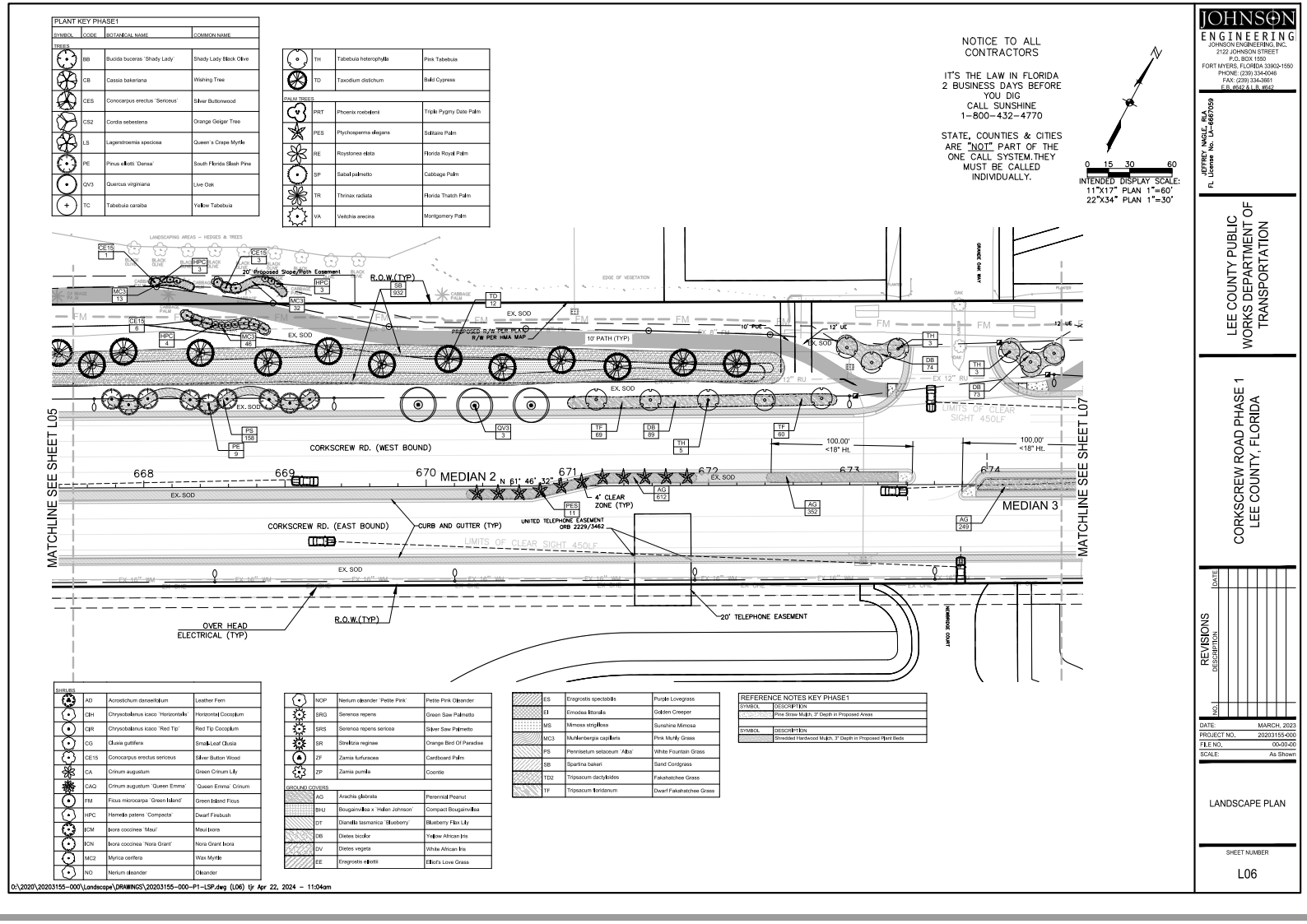

PLANT KEY PHASE1
SYMBOL | CODE | BOTANICAL NAME | COMMON NAME
TREES
BB | Bucida buceras 'Shady Lady' | Shady Lady Black Olive
CB | Cassia bakeriana | Wishing Tree
CES | Conocarpus erectus 'Sericeus' | Silver Buttonwood
CS2 | Cordia sebestena | Orange Geiger Tree
LS | Lagerstroemia speciosa | Queen's Crape Myrtle
PE | Pinus elliotti 'Densa' | South Florida Slash Pine
QV3 | Quercus virginiana | Live Oak
TC | Tabebuia caraiba | Yellow Tabebuia
TH | Tabebuia heterophylla | Pink Tabebuia
TD | Taxodium distichum | Bald Cypress
PALM TREES
PRT | Phoenix roebelenii | Triple Pygmy Date Palm
PES | Ptychosperma elegans | Solitaire Palm
RE | Roystonea elata | Florida Royal Palm
SP | Sabal palmetto | Cabbage Palm
TR | Thrinax radiata | Florida Thatch Palm
VA | Veitchia arecina | Montgomery Palm
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0 15 30 60
INTENDED DISPLAY SCALE: 11"X17" PLAN 1"=60' 22"X34" PLAN 1"=30'
N 28° 13' 24" E
N 61° 46' 32" E
633
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635
636
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639
BEGIN PROJECT STA. 637+60.00
100.00' <18' HI
CURB (TYP)
4' CLEAR ZONE (TYP)
CURB AND GUTTER (TYP)
MEDIAN 1
R.O.W.(TYP)
OVER HEAD ELECTRICAL (TYP)
10' Proposed Slope/Path Easem
10' PATH (TYP)
EX. SOD
CORKSCREW RD. (WEST BOUND)
CORKSCREW RD. (EAST BOUND)
MATCHLINE SEE SHEET L02
SHRUBS
AD | Acrostichum danaeifolium | Leather Fern
CIH | Chrysobalanus icaco 'Horizontalis' | Horizontal Cocoplum
CIR | Chrysobalanus icaco 'Red Tip' | Red Tip Cocoplum
CG | Clusia guttifera | Small-Leaf Clusia
CE15 | Conocarpus erectus sericeus | Silver Button Wood
CA | Crinum augustum | Green Crinum Lily
CAQ | Crinum augustum 'Queen Emma' | 'Queen Emma' Crinum
FM | Ficus microcarpa 'Green Island' | Green Island Ficus
HPC | Hamelia patens 'Compacta' | Dwarf Firebush
ICM | Ixora coccinea 'Maui' | Maui Ixora
ICN | Ixora coccinea 'Nora Grant' | Nora Grant Ixora
MC2 | Myrica cerifera | Wax Myrtle
NO | Nerium oleander | Oleander
NOP | Nerium oleander 'Petite Pink' | Petite Pink Oleander
SRG | Serenoa repens | Green Saw Palmetto
SRS | Serenoa repens sericea | Silver Saw Palmetto
SR | Strelitzia reginae | Orange Bird Of Paradise
ZF | Zamia furfuracea | Cardboard Palm
ZP | Zamia pumila | Coontie
GROUND COVERS
AG | Arachis glabrata | Perennial Peanut
BHJ | Bougainvillea x 'Helen Johnson' | Compact Bougainvillea
DT | Dianella tasmanica 'Blueberry' | Blueberry Flax Lily
DB | Dietes bicolor | Yellow African Iris
DV | Dietes vegeta | White African Iris
EE | Eragrostis elliottii | Elliott's Love Grass
EG | Eragrostis spectabilis | Purple Lovegrass
EI | Emodea littoralis | Golden Creeper
MS | Mimosa strigillosa | Sunshine Mimosa
MC3 | Muhlenbergia capillaris | Pink Muhly Grass
PS | Pennisetum setaceum 'Alba' | White Fountain Grass
SB | Spartina bakeri | Sand Cordgrass
TD2 | Tripsacum dactyloides | Fakahatchee Grass
TF | Tripsacum floridanum | Dwarf Fakahatchee Grass
REFERENCE NOTES KEY PHASE1
SYMBOL | DESCRIPTION
Pine Straw Mulch, 3" Depth in Proposed Areas
SYMBOL | DESCRIPTION
Shredded Hardwood Mulch, 3" Depth in Proposed Plant Beds
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CORKSCREW ROAD PHASE 1
LEE COUNTY, FLORIDA
REVISIONS
NO. | DESCRIPTION | DATE
DATE: MARCH, 2023
PROJECT NO. 20203155-000
FILE NO. 00-00-00
SCALE: As Shown
LANDSCAPE PLAN
SHEET NUMBER
L01
O:\2020\20203155-000\Landscape\DRAWINGS\20203155-000-P1-LSP.dwg (L01) tjr Apr 22, 2024 - 10:59am

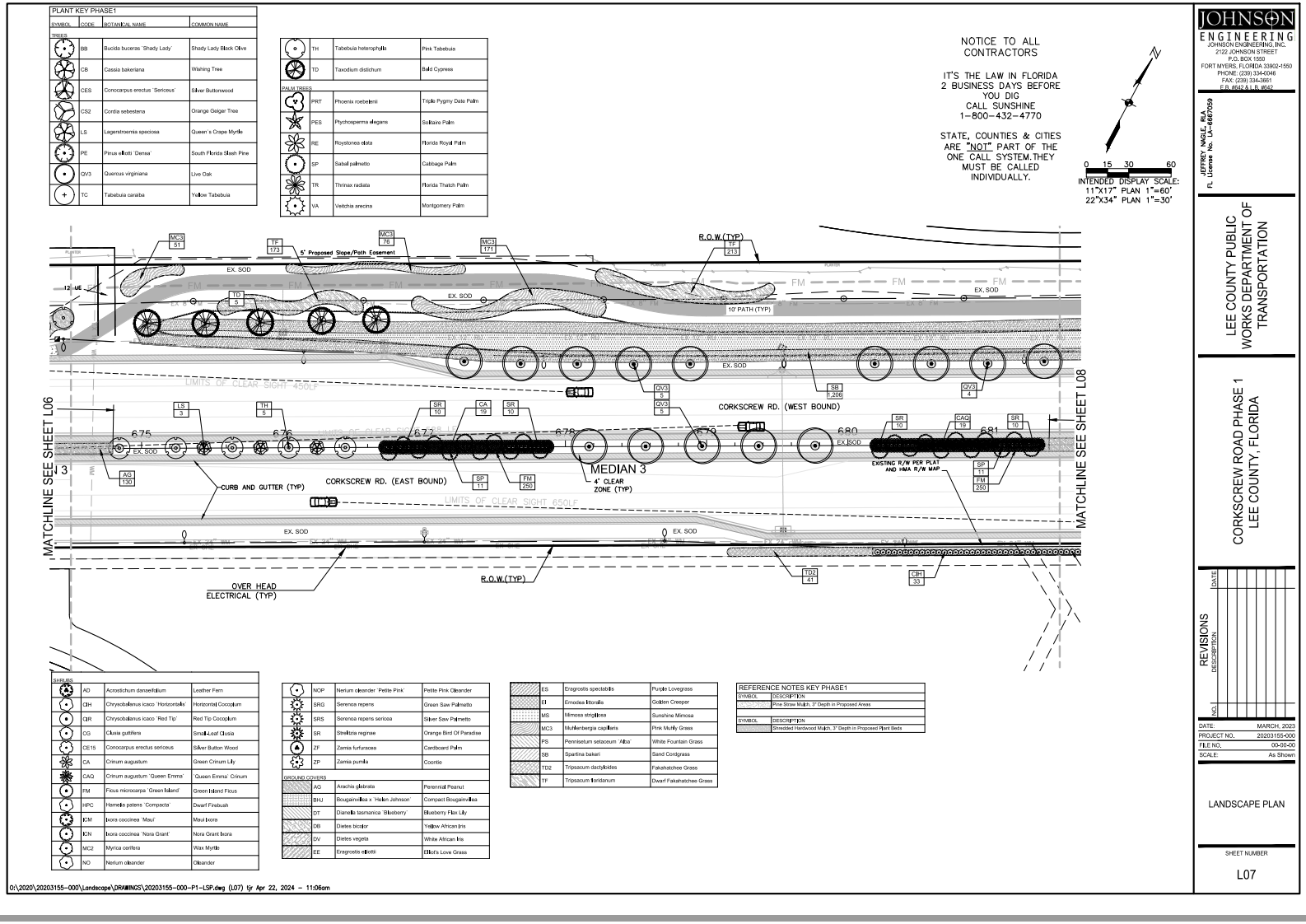

PLANT KEY PHASE1
SYMBOL | CODE | BOTANICAL NAME | COMMON NAME
TREES
BB | Bucida buceras 'Shady Lady' | Shady Lady Black Olive
CB | Cassia bakeriana | Wishing Tree
CES | Conocarpus erectus 'Sericeus' | Silver Buttonwood
CS2 | Cordia sebestena | Orange Geiger Tree
LS | Lagerstroemia speciosa | Queen's Crape Myrtle
PE | Pinus elliotti 'Densa' | South Florida Slash Pine
QV3 | Quercus virginiana | Live Oak
TC | Tabebuia caraiba | Yellow Tabebuia
TH | Tabebuia heterophylla | Pink Tabebuia
TD | Taxodium distichum | Bald Cypress
PALM TREES
PRT | Phoenix roebelenii | Triple Pygmy Date Palm
PES | Ptychosperma elegans | Solitaire Palm
RE | Roystonea elata | Florida Royal Palm
SP | Sabal palmetto | Cabbage Palm
TR | Thrinax radiata | Florida Thatch Palm
VA | Veitchia arecina | Montgomery Palm
NOTICE TO ALL CONTRACTORS
IT'S THE LAW IN FLORIDA 2 BUSINESS DAYS BEFORE YOU DIG CALL SUNSHINE 1-800-432-4770
STATE, COUNTIES & CITIES ARE "NOT" PART OF THE ONE CALL SYSTEM. THEY MUST BE CALLED INDIVIDUALLY.
0 15 30 60
INTENDED DISPLAY SCALE: 11"X17" PLAN 1"=60' 22"X34" PLAN 1"=30'
MATCHLINE SEE SHEET L01
MATCHLINE SEE SHEET L03
R.O.W.(TYP)
10' Proposed Slope/Path Easement
15' Proposed Slope/Path Easement
10' PATH (TYP)
EX. SOD
CORKSCREW RD. (WEST BOUND)
CORKSCREW RD. (EAST BOUND)
4' CLEAR ZONE (TYP)
CURB AND GUTTER (TYP)
MEDIAN 1
OVER HEAD ELECTRICAL (TYP)
EX. WOODLAND CANOPY
12' Proposed Slope/Path Easement
640
641
N 61° 48' 32" E
SHRUBS
AD | Acrostichum danaeifolium | Leather Fern
CIH | Chrysobalanus icaco 'Horizontalis' | Horizontal Cocoplum
CIR | Chrysobalanus icaco 'Red Tip' | Red Tip Cocoplum
CG | Clusia guttifera | Small-Leaf Clusia
CE1S | Conocarpus erectus sericeus | Silver Button Wood
CA | Crinum augustum | Green Crinum Lily
CAQ | Crinum augustum 'Queen Emma' | 'Queen Emma' Crinum
FM | Ficus microcarpa 'Green Island' | Green Island Ficus
HPC | Hamelia patens 'Compacta' | Dwarf Firebush
ICM | Ixora coccinea 'Maui' | Maui Ixora
ICN | Ixora coccinea 'Nora Grant' | Nora Grant Ixora
MC2 | Myrica cerifera | Wax Myrtle
NO | Nerium oleander | Oleander
NOP | Nerium oleander 'Petite Pink' | Petite Pink Oleander
SRG | Serenoa repens | Green Saw Palmetto
SRS | Serenoa repens sericea | Silver Saw Palmetto
SR | Strelitzia reginae | Orange Bird Of Paradise
ZF | Zamia furfuracea | Cardboard Palm
ZP | Zamia pumila | Coontie
GROUND COVERS
AG | Arachis glabrata | Perennial Peanut
BHJ | Bougainvillea x 'Helen Johnson' | Compact Bougainvillea
DT | Dianella tasmanica 'Blueberry' | Blueberry Flax Lily
DB | Dietes bicolor | Yellow African Iris
DV | Dietes vegeta | White African Iris
EE | Eragrostis elliottii | Elliott's Love Grass
ES | Eragrostis spectabilis | Purple Lovegrass
EI | Emodea littoralis | Golden Creeper
MS | Mimosa strigillosa | Sunshine Mimosa
MC3 | Muhlenbergia capillaris | Pink Muhly Grass
PS | Pennisetum setaceum 'Alba' | White Fountain Grass
SB | Spartina bakeri | Sand Cordgrass
TD2 | Tripsacum dactyloides | Fakahatchee Grass
TF | Tripsacum floridanum | Dwarf Fakahatchee Grass
REFERENCE NOTES KEY PHASE1
SYMBOL | DESCRIPTION
Pine Straw Mulch, 3" Depth in Proposed Areas
SYMBOL | DESCRIPTION
Shredded Hardwood Mulch, 3" Depth in Proposed Plant Beds
JOHNSON ENGINEERING
JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE: (239) 334-0046
FAX: (239) 334-3661
E.B. #642 & L.B. #642
JEFFREY NAGLE, RLA
FL. License No. LA-6667059
LEE COUNTY PUBLIC WORKS DEPARTMENT OF TRANSPORTATION
CORKSCREW ROAD PHASE 1
LEE COUNTY, FLORIDA
REVISIONS
NO. | DESCRIPTION | DATE
DATE: MARCH, 2023
PROJECT NO.: 20203155-000
FILE NO.: 00-00-00
SCALE: As Shown
LANDSCAPE PLAN
SHEET NUMBER
L02
O:\2020\20203155-000\Landscape\DRAWINGS\20203155-000-P1-LSP.dwg (L02) tjr Apr 22, 2024 - 11:00am

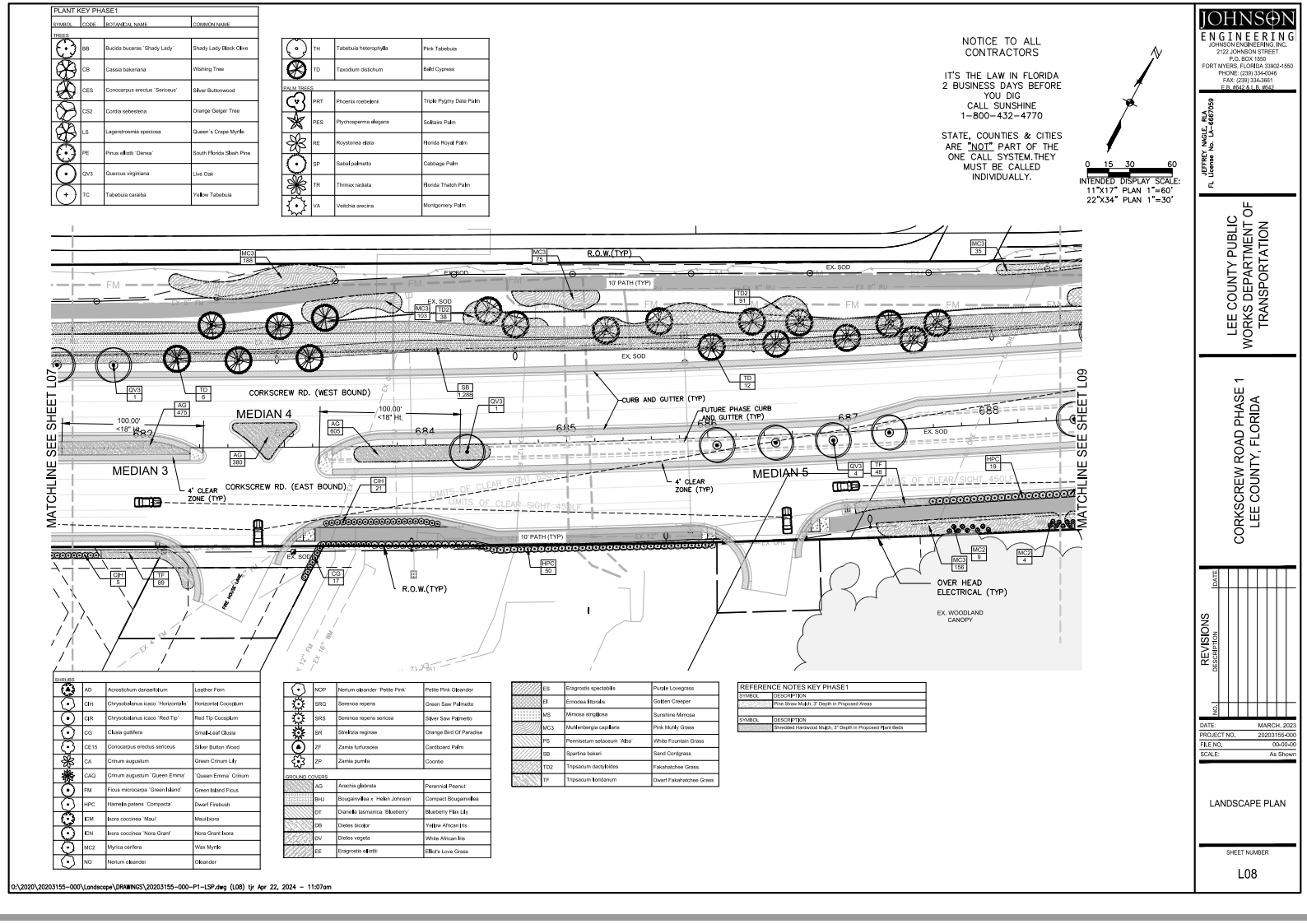

PLANT KEY PHASE1
TREES
BB Bucida buceras 'Shady Lady' Shady Lady Black Olive
CB Cassia bakeriana Wishing Tree
CES Conocarpus erectus 'Sericeus' Silver Buttonwood
CS2 Cordia sebestena Orange Geiger Tree
LS Lagerstroemia speciosa Queen's Crape Myrtle
PE Pinus elliotti 'Densa' South Florida Slash Pine
QV3 Quercus virginiana Live Oak
TC Tabebuia caraiba Yellow Tabebuia
TH Tabebuia heterophylla Pink Tabebuia
TD Taxodium distichum Bald Cypress
PALM TREES
PRT Phoenix roebelenii Triple Pygmy Date Palm
PES Ptychosperma elegans Solitaire Palm
RE Roystonea elata Florida Royal Palm
SP Sabal palmetto Cabbage Palm
TR Thrinax radiata Florida Thatch Palm
VA Veitchia arecina Montgomery Palm
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0 15 30 60
INTENDED DISPLAY SCALE:
11"X17" PLAN 1"=60'
22"X34" PLAN 1"=30'
MATCHLINE SEE SHEET L02
MATCHLINE SEE SHEET L04
R.O.W.(TYP)
15' Proposed Slope/Path Easement
10' PATH (TYP)
EX. SOD
CORKSCREW RD. (WEST BOUND)
CORKSCREW RD. (EAST BOUND)
MEDIAN 1
4' CLEAR ZONE (TYP)
CURB AND GUTTER (TYP)
EXISTING R/W PER ORB 4788 PG 3744 AND HM'S R/W MAP
OVER HEAD ELECTRICAL (TYP)
EX. WOODLAND CANOPY
LIMITS OF CLEAR SIGHT 450LF
SHRUBS
AD Acrostichum danaeifolium Leather Fern
CIH Chrysobalanus icaco 'Horizontalis' Horizontal Cocoplum
CIR Chrysobalanus icaco 'Red Tip' Red Tip Cocoplum
CG Clusia guttifera Small-Leaf Clusia
CE15 Conocarpus erectus sericeus Silver Button Wood
CA Crinum augustum Green Crinum Lily
CAQ Crinum augustum 'Queen Emma' 'Queen Emma' Crinum
FM Ficus microcarpa 'Green Island' Green Island Ficus
HPC Hamelia patens 'Compacta' Dwarf Firebush
ICM Ixora coccinea 'Maui' Maui Ixora
ICN Ixora coccinea 'Nora Grant' Nora Grant Ixora
MC2 Myrica cerifera Wax Myrtle
NO Nerium oleander Oleander
NOP Nerium oleander 'Petite Pink' Petite Pink Oleander
SRG Serenoa repens Green Saw Palmetto
SRS Serenoa repens sericea Silver Saw Palmetto
SR Strelitzia reginae Orange Bird Of Paradise
ZP Zamia furfuracea Cardboard Palm
ZP Zamia pumila Coontie
GROUND COVERS
AG Arachis glabrata Perennial Peanut
BHJ Bougainvillea x 'Helen Johnson' Compact Bougainvillea
DT Dianella tasmanica 'Blueberry' Blueberry Flax Lily
DB Dietes bicolor Yellow African Iris
DV Dietes vegeta White African Iris
EE Eragrostis elliottii Elliott's Love Grass
ES Eragrostis spectabilis Purple Lovegrass
EI Emodes littoralis Golden Creeper
MS Mimosa strigillosa Sunshine Mimosa
MC3 Muhlenbergia capillaris Pink Muhly Grass
PS Pennisetum setaceum 'Alba' White Fountain Grass
SB Spartina bakeri Sand Cordgrass
TD2 Tripsacum dactyloides Fakahatchee Grass
TF Tripsacum floridanum Dwarf Fakahatchee Grass
REFERENCE NOTES KEY PHASE1
SYMBOL DESCRIPTION
Pine Straw Mulch, 3" Depth in Proposed Areas
SYMBOL DESCRIPTION
Shredded Hardwood Mulch, 3" Depth in Proposed Plant Beds
O:\2020\20203155-000\Landscape\DRAWINGS\20203155-000-P1-LSP.dwg (L03) tjr Apr 22, 2024 - 11:01am
JOHNSON ENGINEERING
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2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
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JEFFREY NAGLE, RLA
FL License No. LA-6667059
LEE COUNTY PUBLIC WORKS DEPARTMENT OF TRANSPORTATION
CORKSCREW ROAD PHASE 1
LEE COUNTY, FLORIDA
REVISIONS
NO. DESCRIPTION DATE
DATE: MARCH, 2023
PROJECT NO. 20203155-000
FILE NO. 00-00-00
SCALE: As Shown
LANDSCAPE PLAN
SHEET NUMBER
L03

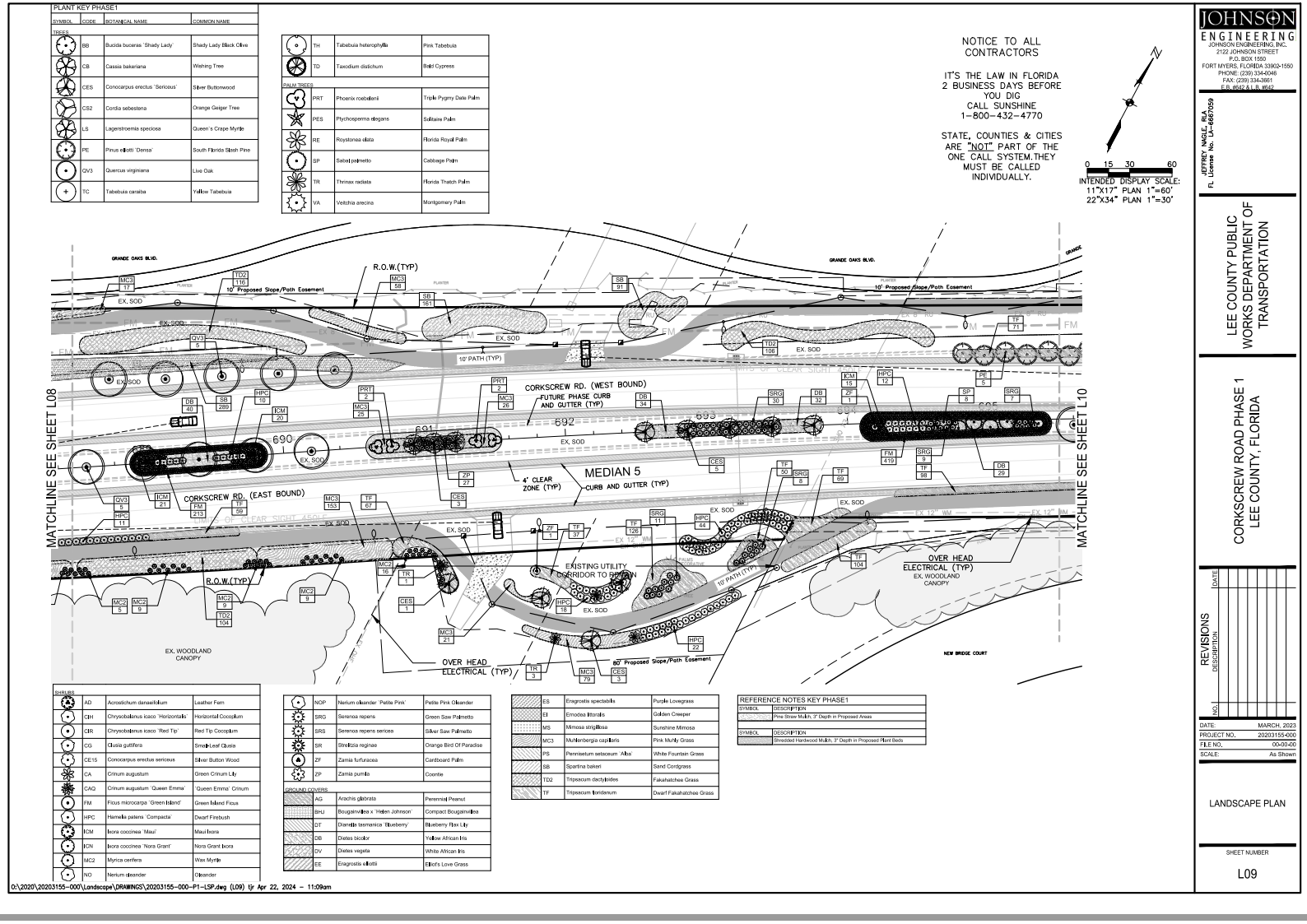

PLANT KEY PHASE1
SYMBOL | CODE | BOTANICAL NAME | COMMON NAME
TREES
BB | Bursta buceras 'Shady Lady' | Shady Lady Black Olive
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CES | Conocarpus erectus 'Sericeus' | Silver Buttonwood
CS2 | Cordia sebestena | Orange Geiger Tree
LS | Lagerstroemia speciosa | Queen's Crape Myrtle
PE | Pinus elliotti 'Densa' | South Florida Slash Pine
QV3 | Quercus virginiana | Live Oak
TC | Tabebuia caraiba | Yellow Tabebuia
TH | Tabebuia heterophylla | Pink Tabebuia
TD | Taxodium distichum | Bald Cypress
PALM TREES
PRT | Phoenix roebelenii | Triple Pygmy Date Palm
PES | Ptychosperma elegans | Solitaire Palm
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SP | Sabal palmetto | Cabbage Palm
TR | Thrinax radiata | Florida Thatch Palm
WA | Veitchia arecina | Montgomery Palm
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0 15 30 60
INTENDED DISPLAY SCALE:
11"X17" PLAN 1"=60'
22"X34" PLAN 1"=30'
MATCHLINE SEE SHEET L03
MATCHLINE SEE SHEET L05
CORKSCREW RD. (WEST BOUND)
CORKSCREW RD. (EAST BOUND)
MEDIAN 1
4' CLEAR ZONE (TYP)
CURB AND GUTTER (TYP)
R.O.W.(TYP)
10' PATH (TYP)
15' Proposed Slope/Path Easement
25' Proposed Slope/Path Easement
EX. SOD
EX. WOODLAND CANOPY
OVER HEAD ELECTRICAL (TYP)
LANDSCAPE AREA RESERVED FOR STONEYBROOK
SHRUBS
AD | Acrostichum danaeifolium | Leather Fern
CIH | Chrysobalanus icaco 'Horizontalis' | Horizontal Cocoplum
CIR | Chrysobalanus icaco 'Red Tip' | Red Tip Cocoplum
CG | Clusia guttifera | Small-Leaf Clusia
CE15 | Conocarpus erectus sericeus | Silver Button Wood
CA | Crinum augustum | Green Crinum Lily
CAQ | Crinum augustum 'Queen Emma' | 'Queen Emma' Crinum
FM | Ficus microcarpa 'Green Island' | Green Island Ficus
HPC | Hamelia patens 'Compacta' | Dwarf Firebush
ICM | Ixora coccinea 'Maui' | Maui Ixora
ICN | Ixora coccinea 'Nora Grant' | Nora Grant Ixora
MC2 | Myrica cerifera | Wax Myrtle
NO | Nerium oleander | Oleander
NOP | Nerium oleander 'Petite Pink' | Petite Pink Oleander
SRG | Serenoa repens | Green Saw Palmetto
SRS | Serenoa repens sericea | Silver Saw Palmetto
SR | Strelitzia reginae | Orange Bird Of Paradise
ZF | Zamia furfuracea | Cardboard Palm
ZP | Zamia pumila | Coontie
GROUND COVERS
AG | Arachis glabrata | Perennial Peanut
BHJ | Bougainvillea x 'Helen Johnson' | Compact Bougainvillea
DT | Dianella tasmanica 'Blueberry' | Blueberry Flax Lily
DB | Dietes bicolor | Yellow African Iris
DV | Dietes vegeta | White African Iris
EE | Eragrostis elliottii | Elliott's Love Grass
ES | Eragrostis spectabilis | Purple Lovegrass
EI | Emodea littoralis | Golden Creeper
MS | Mimosa strigillosa | Sunshine Mimosa
MC3 | Muhlenbergia capillaris | Pink Muhly Grass
PS | Pennisetum setaceum 'Alba' | White Fountain Grass
SB | Spartina bakeri | Sand Cordgrass
TD2 | Tripsacum dactyloides | Fakahatchee Grass
TF | Tripsacum floridanum | Dwarf Fakahatchee Grass
REFERENCE NOTES KEY PHASE1
SYMBOL | DESCRIPTION
Pine Straw Mulch, 3" Depth in Proposed Areas
SYMBOL | DESCRIPTION
Shredded Hardwood Mulch, 3" Depth in Proposed Plant Beds
JOHNSON ENGINEERING
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LEE COUNTY PUBLIC WORKS DEPARTMENT OF TRANSPORTATION
CORKSCREW ROAD PHASE 1
LEE COUNTY, FLORIDA
REVISIONS
NO. | DESCRIPTION | DATE
DATE: MARCH, 2023
PROJECT NO. 20203155-000
FILE NO. 00-00-00
SCALE: As Shown
LANDSCAPE PLAN
SHEET NUMBER
L04
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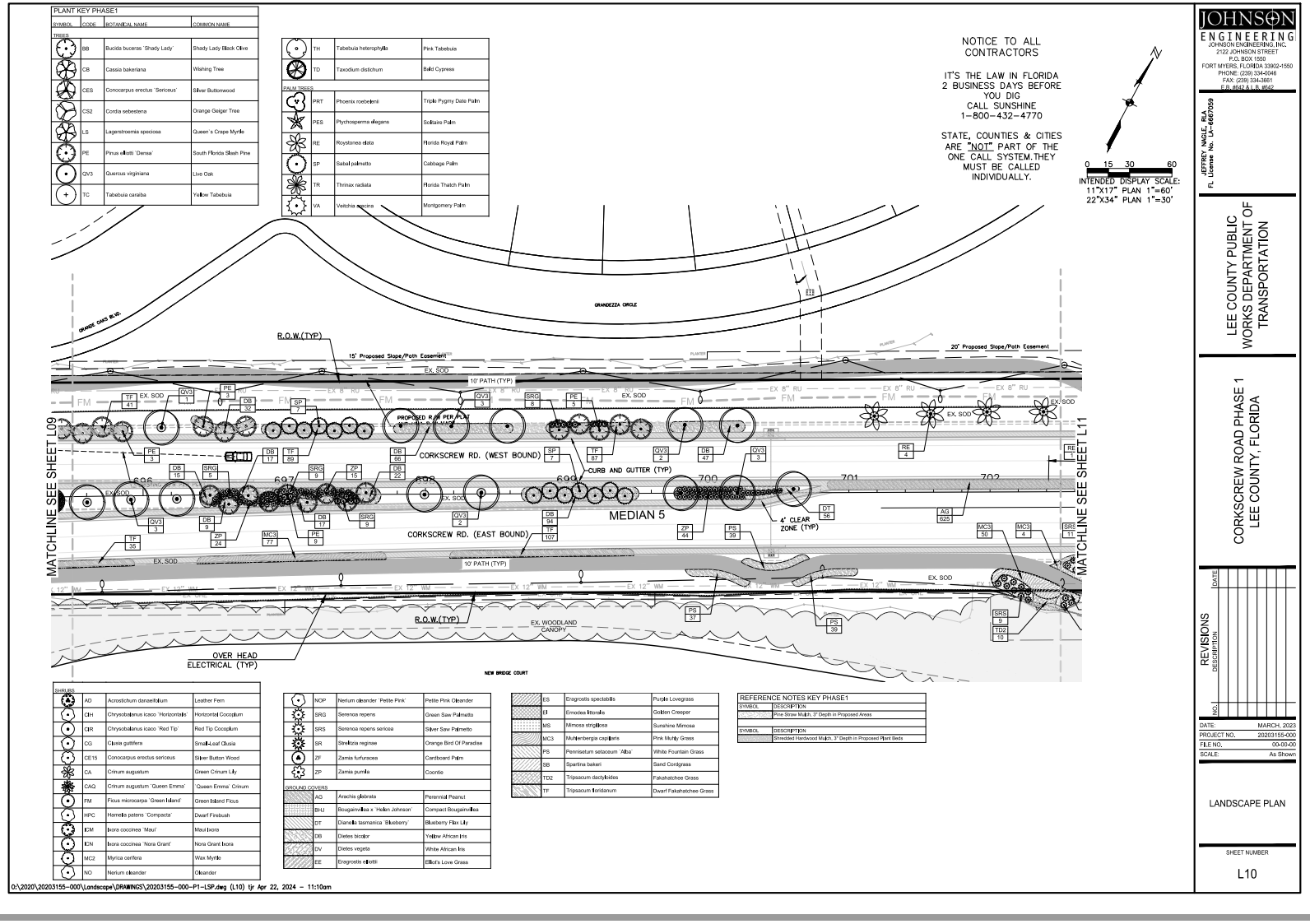

PLANT KEY PHASE1
SYMBOL | CODE | BOTANICAL NAME | COMMON NAME
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CES | Conocarpus erectus 'Sericeus' | Silver Buttonwood
CS2 | Cordia sebestena | Orange Geiger Tree
LS | Lagerstroemia speciosa | Queen's Crape Myrtle
PE | Pinus elliotti 'Densa' | South Florida Slash Pine
QV3 | Quercus virginiana | Live Oak
TC | Tabebuia caraiba | Yellow Tabebuia
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TD | Taxodium distichum | Bald Cypress
PALM TREES
PRT | Phoenix roebelenii | Triple Pygmy Date Palm
PES | Ptychosperma elegans | Solitaire Palm
RE | Roystonea elata | Florida Royal Palm
SP | Sabal palmetto | Cabbage Palm
TR | Thrinax radiata | Florida Thatch Palm
VA | Veitchia arecina | Montgomery Palm
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0 15 30 60
INTENDED DISPLAY SCALE:
11"X17" PLAN 1"=60'
22"X34" PLAN 1"=30'
MATCHLINE SEE SHEET L04
MATCHLINE SEE SHEET L06
R.O.W.(TYP)
20' Proposed Slope/Path Easement
10' PATH (TYP)
EX. SOD
MEDIAN 1
4' CLEAR ZONE (TYP)
CURB AND GUTTER (TYP)
100.00' <18' Ht.
CORKSCREW RD. (WEST BOUND)
CORKSCREW RD. (EAST BOUND)
MEDIAN 2
4' CLEAR ZONE (TYP)
LIMITS OF CLEAR SIGHT TRIANGLE
661
662
663
664
665
666
667
LANDSCAPE AREA RESERVED FOR STONEYBROOK
15' Proposed Slope/Path Easement
OVER HEAD ELECTRICAL (TYP)
SHRUBS
AD | Acrostichum danaeifolium | Leather Fern
CIH | Chrysobalanus icaco 'Horizontalis' | Horizontal Cocoplum
CIR | Chrysobalanus icaco 'Red Tip' | Red Tip Cocoplum
CG | Clusia guttifera | Small-Leaf Clusia
CE15 | Conocarpus erectus sericeus | Silver Button Wood
CA | Crinum augustum | Green Crinum Lily
CAQ | Crinum augustum 'Queen Emma' | 'Queen Emma' Crinum
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NOP | Nerium oleander 'Petite Pink' | Petite Pink Oleander
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ZF | Zamia furfuracea | Cardboard Palm
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AG | Arachis glabrata | Perennial Peanut
BHU | Bougainvillea x 'Helen Johnson' | Compact Bougainvillea
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DB | Dietes bicolor | Yellow African Iris
DV | Dietes vegeta | White African Iris
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ES | Eragrostis spectabilis | Purple Lovegrass
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MS | Mimosa strigillosa | Sunshine Mimosa
MC3 | Muhlenbergia capillaris | Pink Muhly Grass
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REFERENCE NOTES KEY PHASE1
SYMBOL | DESCRIPTION
Pine Straw Mulch, 3" Depth in Proposed Areas
SYMBOL | DESCRIPTION
Shredded Hardwood Mulch, 3" Depth in Proposed Plant Beds
O:\2020\20203155-000\Landscape\DRAWINGS\20203155-000-P1-LSP.dwg (L05) tjr Apr 22, 2024 - 11:02am
JOHNSON ENGINEERING
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LEE COUNTY PUBLIC WORKS DEPARTMENT OF TRANSPORTATION
CORKSCREW ROAD PHASE 1
LEE COUNTY, FLORIDA
REVISIONS
NO. | DESCRIPTION | DATE
DATE: MARCH, 2023
PROJECT NO. 20203155-000
FILE NO. 00-00-00
SCALE: As Shown
LANDSCAPE PLAN
SHEET NUMBER
L05

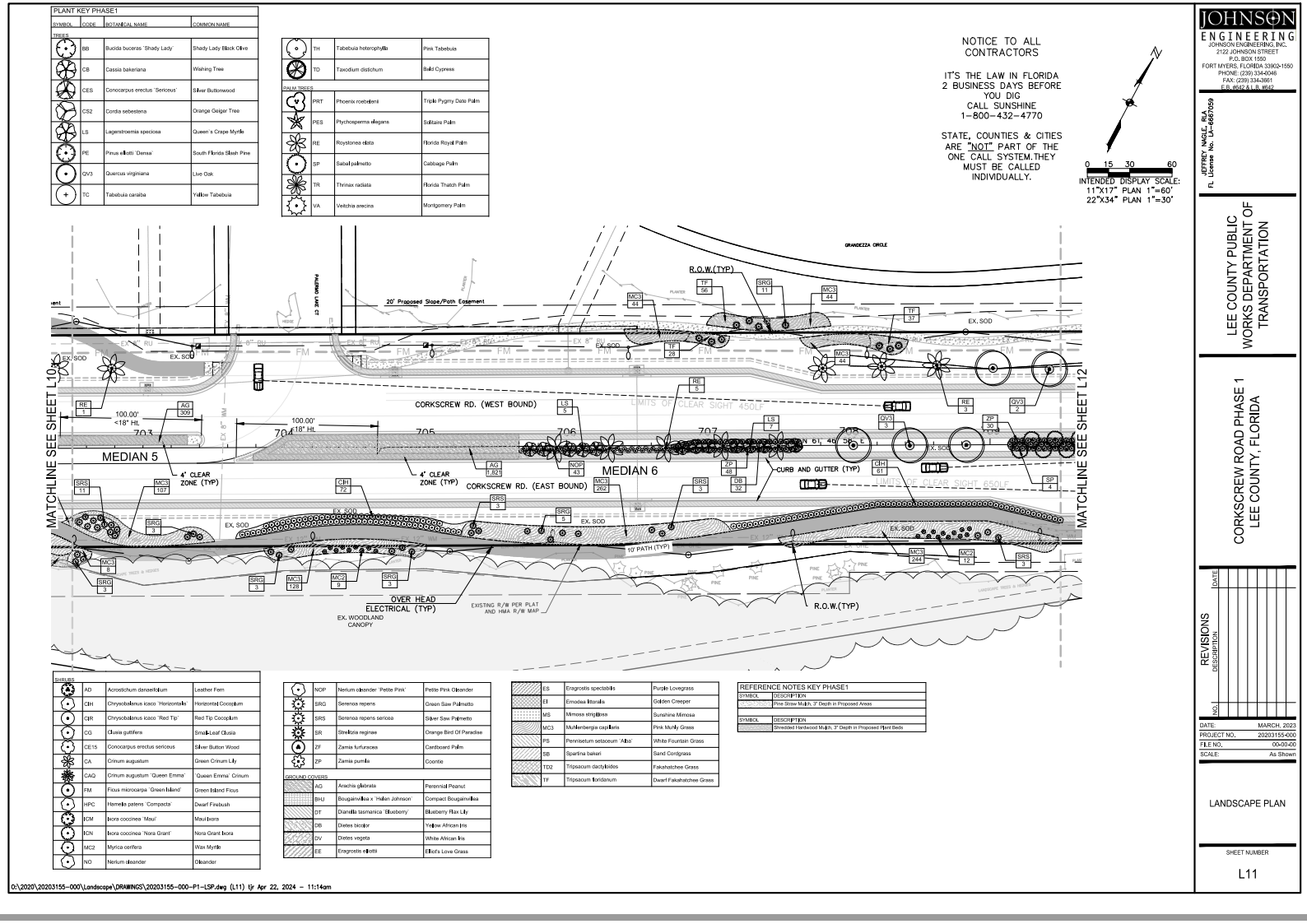

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AG | Arachis glabrata | Perennial Peanut
BHJ | Bougainvillea x 'Helen Johnson' | Compact Bougainvillea
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REFERENCE NOTES KEY PHASE1
SYMBOL | DESCRIPTION
Pine Straw Mulch, 3" Depth in Proposed Areas
SYMBOL | DESCRIPTION
Shredded Hardwood Mulch, 3" Depth in Proposed Plant Beds
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0 15 30 60
INTENDED DISPLAY SCALE:
11"X17" PLAN 1"=60'
22"X34" PLAN 1"=30'
LANDSCAPING AREAS - HEDGES & TREES
20' Proposed Slope/Path Easement
R.O.W.(TYP)
EDGE OF VEGETATION
EX. SOD
PROPOSED R/W PER RW1 R/W PER HMA MAP
10' PATH (TYP)
10" PDF
12" UE
12" RU
CORKSCREW RD. (WEST BOUND)
668
669
670
MEDIAN 2
N 61° 46' 32" E
671
672
673
674
MEDIAN 3
4' CLEAR ZONE (TYP)
UNITED TELEPHONE EASEMENT ORB 2229/3462
CORKSCREW RD. (EAST BOUND)
CURB AND GUTTER (TYP)
LIMITS OF CLEAR SIGHT 450LF
100.00' <18" Ht.
MATCHLINE SEE SHEET L05
MATCHLINE SEE SHEET L07
OVER HEAD ELECTRICAL (TYP)
R.O.W.(TYP)
20' TELEPHONE EASEMENT
ORANGE OAK WAY
HUMMOCK COURT
O:\2020\20203155-000\Landscape\DRAWINGS\20203155-000-P1-LSP.dwg (L06) tjr Apr 22, 2024 - 11:04am
JOHNSON ENGINEERING
JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE: (239) 334-0046
FAX: (239) 334-3661
E.B. #642 & L.B. #642
JEFFREY NAGLE, RLA
FL License No. LA-6667059
LEE COUNTY PUBLIC WORKS DEPARTMENT OF TRANSPORTATION
CORKSCREW ROAD PHASE 1
LEE COUNTY, FLORIDA
REVISIONS
NO. | DESCRIPTION | DATE
DATE: MARCH, 2023
PROJECT NO. 20203155-000
FILE NO. 00-80-00
SCALE: As Shown
LANDSCAPE PLAN
SHEET NUMBER
L06

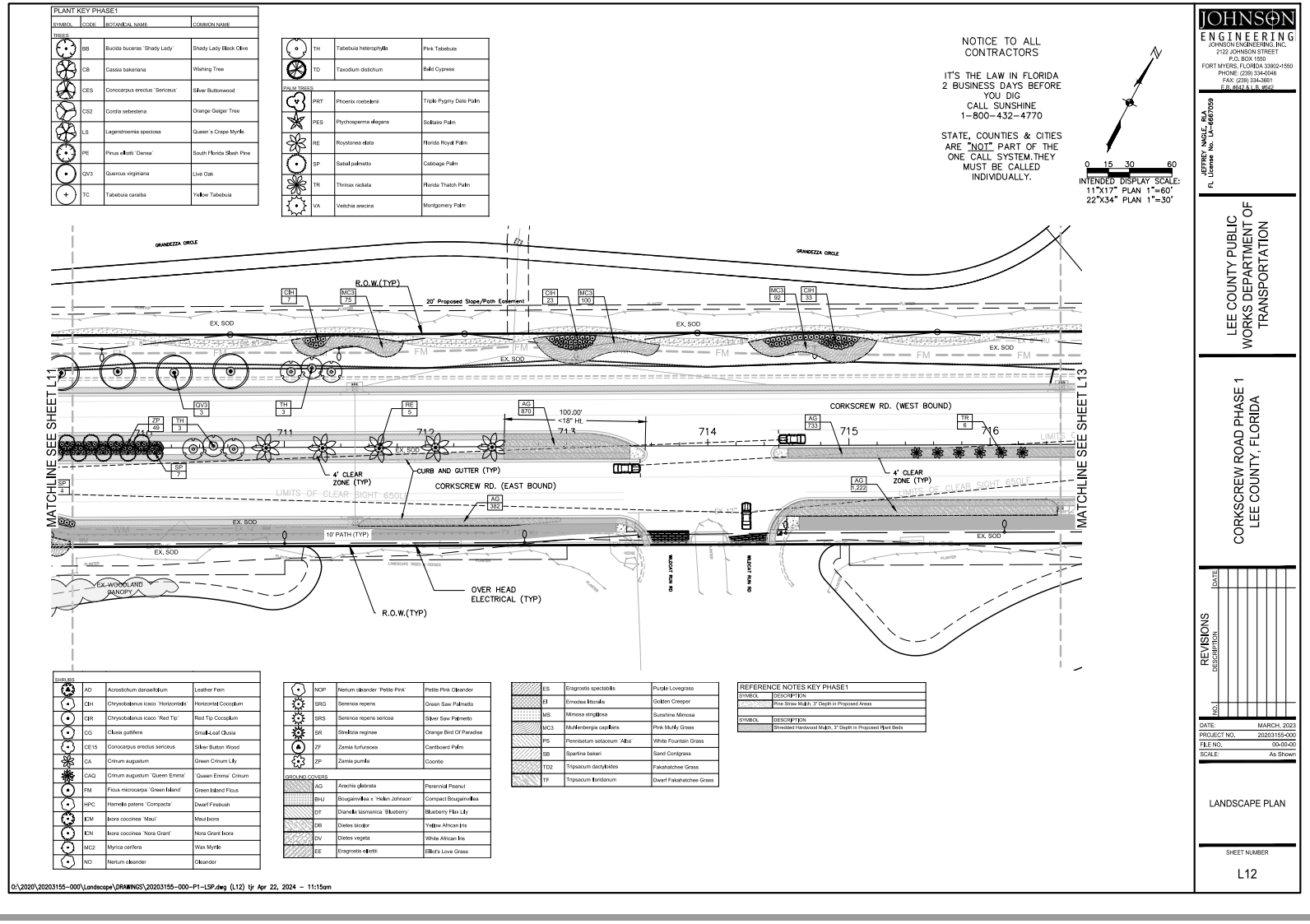

PLANT KEY PHASE1
SYMBOL | CODE | BOTANICAL NAME | COMMON NAME
TREES
BB | Bucida buceras 'Shady Lady' | Shady Lady Black Olive
CB | Cassia bakeriana | Wishing Tree
CES | Conocarpus erectus 'Sericeus' | Silver Buttonwood
CS2 | Cordia sebestena | Orange Geiger Tree
LS | Lagerstroemia speciosa | Queen's Crape Myrtle
PE | Pinus elliotti 'Densa' | South Florida Slash Pine
QV3 | Quercus virginiana | Live Oak
TC | Tabebuia caraiba | Yellow Tabebuia
TH | Tabebuia heterophylla | Pink Tabebuia
TD | Taxodium distichum | Bald Cypress
PALM TREES
PRT | Phoenix roebelenii | Triple Pygmy Date Palm
PES | Plychosperma elegans | Solitaire Palm
RE | Roystonea elata | Florida Royal Palm
SP | Sabal palmetto | Cabbage Palm
TR | Thrinax radiata | Florida Thatch Palm
VA | Veitchia arecina | Montgomery Palm
NOTICE TO ALL CONTRACTORS
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0 15 30 60
INTENDED DISPLAY SCALE:
11"X17" PLAN 1"=60'
22"X34" PLAN 1"=30'
MATCHLINE SEE SHEET L06
MATCHLINE SEE SHEET L08
5' Proposed Sope/Path Easement
EX. SOD
10' PATH (TYP)
CORKSCREW RD. (WEST BOUND)
CORKSCREW RD. (EAST BOUND)
MEDIAN 3
4' CLEAR ZONE (TYP)
CURB AND GUTTER (TYP)
LIMITS OF CLEAR SIGHT 650LF
EXISTING R/W PER PLAT AND HMA R/W MAP
R.O.W.(TYP)
OVER HEAD ELECTRICAL (TYP)
SHRUBS
AD | Acrostichum danaeifolium | Leather Fern
CIH | Chrysobalanus icaco 'Horizontalis' | Horizontal Cocoplum
CIR | Chrysobalanus icaco 'Red Tip' | Red Tip Cocoplum
CG | Clusia guttifera | Small-Leaf Clusia
CE15 | Conocarpus erectus sericeus | Silver Button Wood
CA | Crinum augustum | Green Crinum Lily
CAQ | Crinum augustum 'Queen Emma' | 'Queen Emma' Crinum
FM | Ficus microcarpa 'Green Island' | Green Island Ficus
HPC | Hamelia patens 'Compacta' | Dwarf Firebush
ICM | Ixora coccinea 'Maui' | Maui Ixora
ICN | Ixora coccinea 'Nora Grant' | Nora Grant Ixora
MC2 | Myrica cerifera | Wax Myrtle
NO | Nerium oleander | Oleander
NOP | Nerium oleander 'Petite Pink' | Petite Pink Oleander
SRG | Serenoa repens | Green Saw Palmetto
SRS | Serenoa repens sericea | Silver Saw Palmetto
SR | Strelitzia reginae | Orange Bird Of Paradise
ZF | Zamia furfuracea | Cardboard Palm
ZP | Zamia pumila | Coontie
GROUND COVERS
AG | Arachis glabrata | Perennial Peanut
BHJ | Bougainvillea x 'Helen Johnson' | Compact Bougainvillea
DT | Dianella tasmanica 'Blueberry' | Blueberry Flax Lily
DB | Dietes bicolor | Yellow African Iris
DV | Dietes vegeta | White African Iris
EE | Eragrostis elliottii | Elliott's Love Grass
EG | Eragrostis spectabilis | Purple Lovegrass
EI | Emodea litoralis | Golden Creeper
MS | Mimosa strigillosa | Sunshine Mimosa
MC3 | Muhlenbergia capillaris | Pink Muhly Grass
PS | Pennisetum setaceum 'Alba' | White Fountain Grass
SB | Spartina bakeri | Sand Cordgrass
TD2 | Tripsacum dactyloides | Fakahatchee Grass
TF | Tripsacum floridanum | Dwarf Fakahatchee Grass
REFERENCE NOTES KEY PHASE1
SYMBOL | DESCRIPTION
Pine Straw Mulch, 3" Depth in Proposed Areas
SYMBOL | DESCRIPTION
Shredded Hardwood Mulch, 3" Depth in Proposed Plant Beds
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LEE COUNTY, FLORIDA
REVISIONS
NO. | DESCRIPTION | DATE
DATE: MARCH, 2023
PROJECT NO. 20203155-000
FILE NO. 00-00-00
SCALE: As Shown
LANDSCAPE PLAN
SHEET NUMBER
L07
O:\2020\20203155-000\Landscape\DRAWINGS\20203155-000-P1-LSP.dwg (L07) tjr Apr 22, 2024 - 11:06am

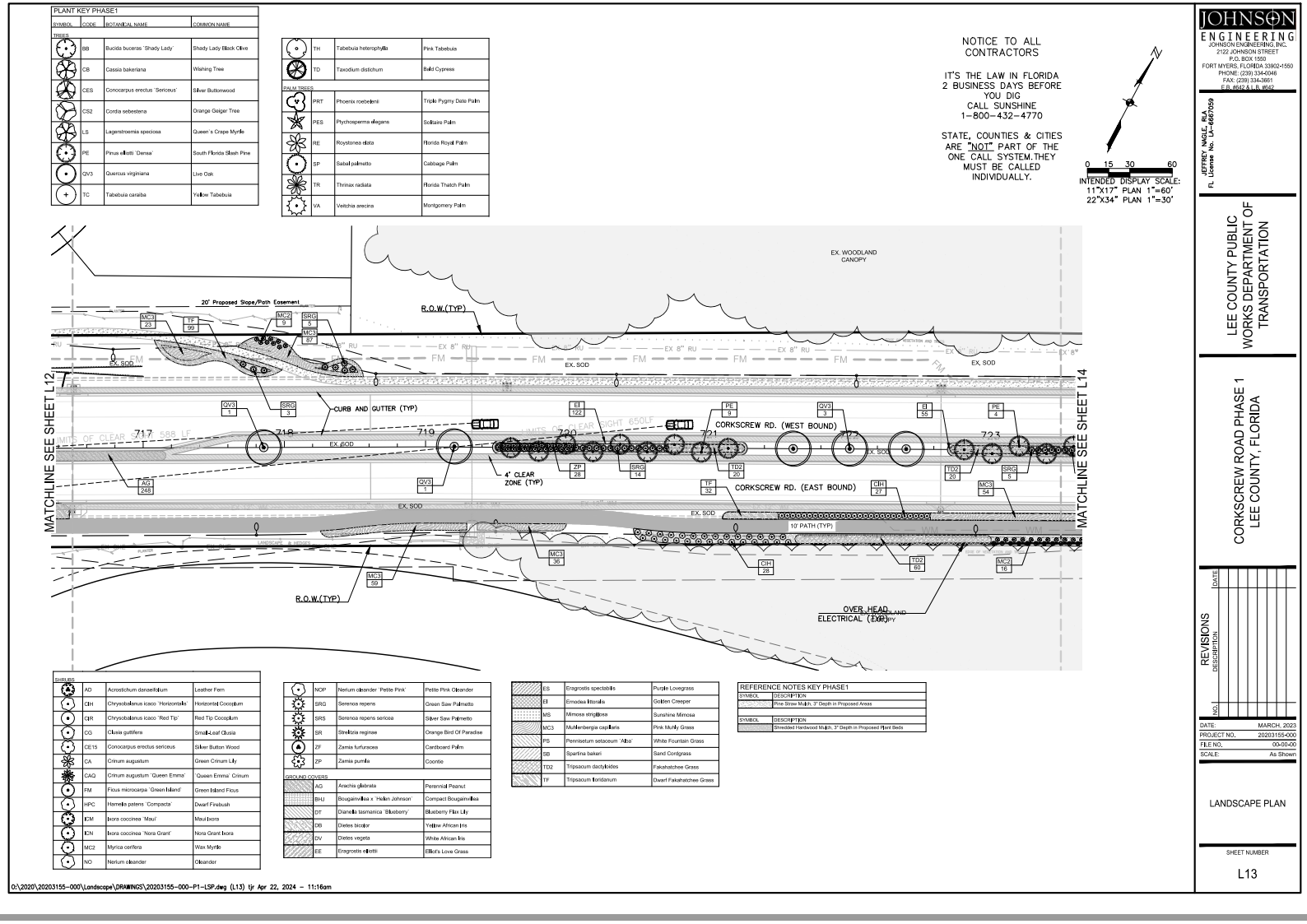

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LS | Lagerstroemia speciosa | Queen's Crape Myrtle
PE | Pinus elliotti 'Densa' | South Florida Slash Pine
QV3 | Quercus virginiana | Live Oak
TC | Tabebuia caraiba | Yellow Tabebuia
TH | Tabebuia heterophylla | Pink Tabebuia
TD | Taxodium distichum | Bald Cypress
PALM TREES
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PES | Ptychosperma elegans | Solitaire Palm
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11"X17" PLAN 1"=60'
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MATCHLINE SEE SHEET L07
MATCHLINE SEE SHEET L09
CORKSCREW RD. (WEST BOUND)
CORKSCREW RD. (EAST BOUND)
MEDIAN 3
MEDIAN 4
MEDIAN 5
100.00' <18" Ht.
4' CLEAR ZONE (TYP)
CURB AND GUTTER (TYP)
FUTURE PHASE CURB AND GUTTER (TYP)
10' PATH (TYP)
R.O.W.(TYP)
EX. SOD
OVER HEAD ELECTRICAL (TYP)
EX. WOODLAND CANOPY
LIMITS OF CLEAR SIGHT 450'
SHRUBS
AD | Acrostichum danaeifolium | Leather Fern
CIH | Chrysobalanus icaco 'Horizontalis' | Horizontal Cocoplum
CIR | Chrysobalanus icaco 'Red Tip' | Red Tip Cocoplum
CG | Clusia guttifera | Small-Leaf Clusia
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CAQ | Crinum augustum 'Queen Emma' | 'Queen Emma' Crinum
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ICM | Ixora coccinea 'Maui' | Maui Ixora
ICN | Ixora coccinea 'Nora Grant' | Nora Grant Ixora
MC2 | Myrica cerifera | Wax Myrtle
NO | Nerium oleander | Oleander
NOP | Nerium oleander 'Petite Pink' | Petite Pink Oleander
SRG | Serenoa repens | Green Saw Palmetto
SRS | Serenoa repens serrosa | Silver Saw Palmetto
SR | Strelitzia reginae | Orange Bird Of Paradise
ZF | Zamia furfuracea | Cardboard Palm
ZP | Zamia pumila | Coontie
GROUND COVERS
AG | Arachis glabrata | Perennial Peanut
BHJ | Bougainvillea x 'Helen Johnson' | Compact Bougainvillea
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DB | Dietes bicolor | Yellow African Iris
DV | Dietes vegeta | White African Iris
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EI | Emodea litoralis | Golden Creeper
MS | Mimosa strigillosa | Sunshine Mimosa
MC3 | Muhlenbergia capillaris | Pink Muhly Grass
PS | Pennisetum setaceum 'Alba' | White Fountain Grass
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LEE COUNTY, FLORIDA
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NO. | DESCRIPTION | DATE
DATE: MARCH, 2023
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FILE NO. 00-00-00
SCALE: As Shown
LANDSCAPE PLAN
SHEET NUMBER
L08
O:\2020\20203155-000\Landscape\DRAWINGS\20203155-000-P1-LSP.dwg (L08) tjr Apr 22, 2024 - 11:07am

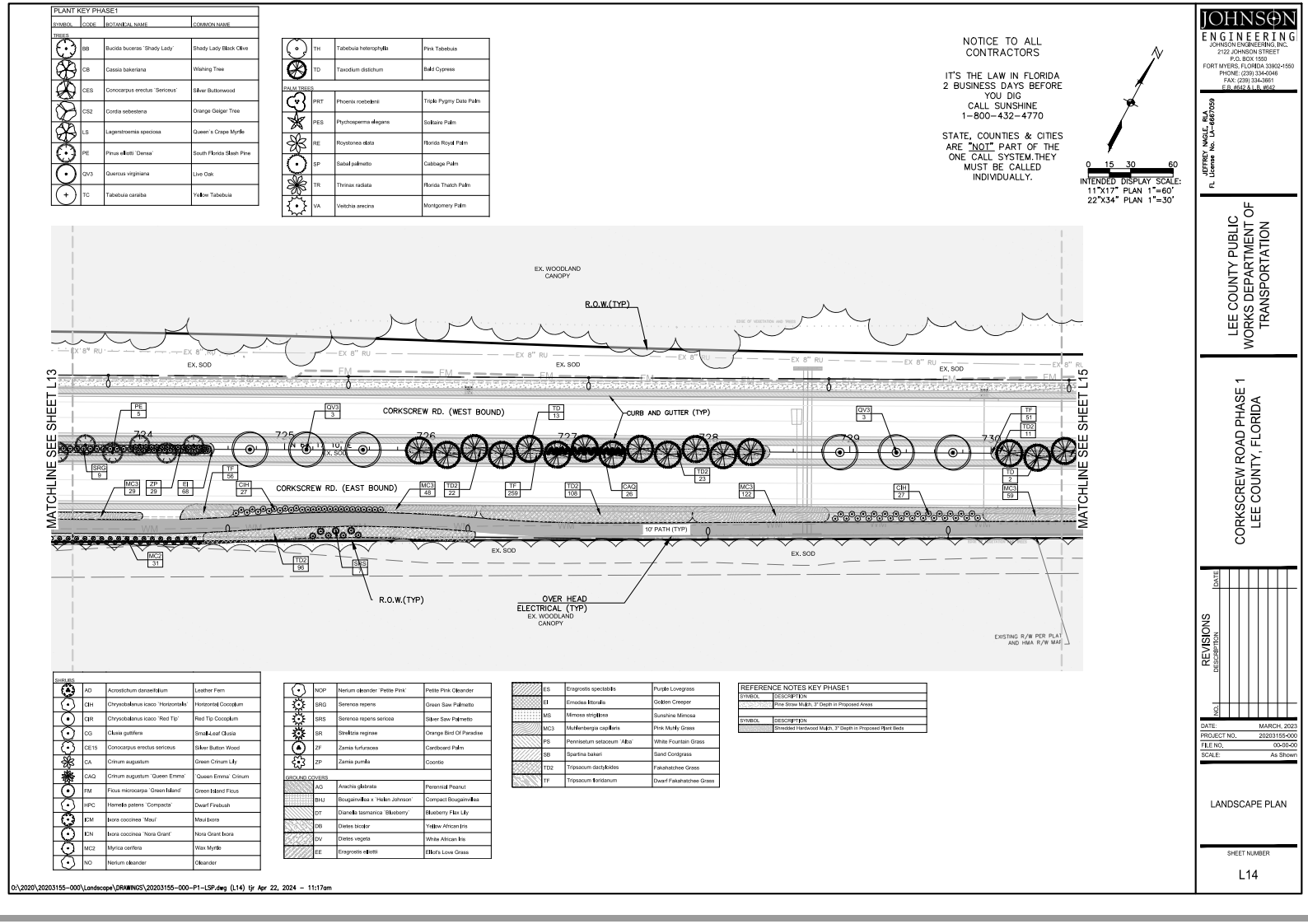

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QV3 | Quercus virginiana | Live Oak
TC | Tabebuia caraiba | Yellow Tabebuia
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0 15 30 60
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11"X17" PLAN 1"=60'
22"X34" PLAN 1"=30'
GRANDE OAKS BLVD.
R.O.W.(TYP)
10' Proposed Slope/Path Easement
EX. SOD
10' PATH (TYP)
CORKSCREW RD. (WEST BOUND)
FUTURE PHASE CURB AND GUTTER (TYP)
CORKSCREW RD. (EAST BOUND)
MEDIAN 5
4' CLEAR ZONE (TYP)
CURB AND GUTTER (TYP)
EXISTING UTILITY CORRIDOR TO REMAIN
OVER HEAD ELECTRICAL (TYP)
EX. WOODLAND CANOPY
NEW BRIDGE COURT
60' Proposed Slope/Path Easement
MATCHLINE SEE SHEET L08
MATCHLINE SEE SHEET L10
SHRUBS
AD | Acrostichum danaeifolium | Leather Fern
CIH | Chrysobalanus icaco 'Horizontalis' | Horizontal Cocoplum
CIR | Chrysobalanus icaco 'Red Tip' | Red Tip Cocoplum
CG | Clusia guttifera | Small-Leaf Clusia
CE15 | Conocarpus erectus sericeus | Silver Button Wood
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NO | Nerium oleander | Oleander
NOP | Nerium oleander 'Petite Pink' | Petite Pink Oleander
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SRS | Serenoa repens sericea | Silver Saw Palmetto
SR | Strelitzia reginae | Orange Bird Of Paradise
ZF | Zamia furfuracea | Cardboard Palm
ZP | Zamia pumila | Coontie
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DV | Dietes vegeta | White African Iris
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EI | Emodea littoralis | Golden Creeper
MS | Mimosa strigillosa | Sunshine Mimosa
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Shredded Hardwood Mulch, 3" Depth in Proposed Plant Beds
O:\2020\20203155-000\Landscape\DRAWINGS\20203155-000-P1-LSP.dwg (L09) tjr Apr 22, 2024 - 11:09am
JOHNSON ENGINEERING
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LEE COUNTY, FLORIDA
REVISIONS
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DATE: MARCH, 2023
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FILE NO. 00-00-00
SCALE: As Shown
LANDSCAPE PLAN
SHEET NUMBER
L09

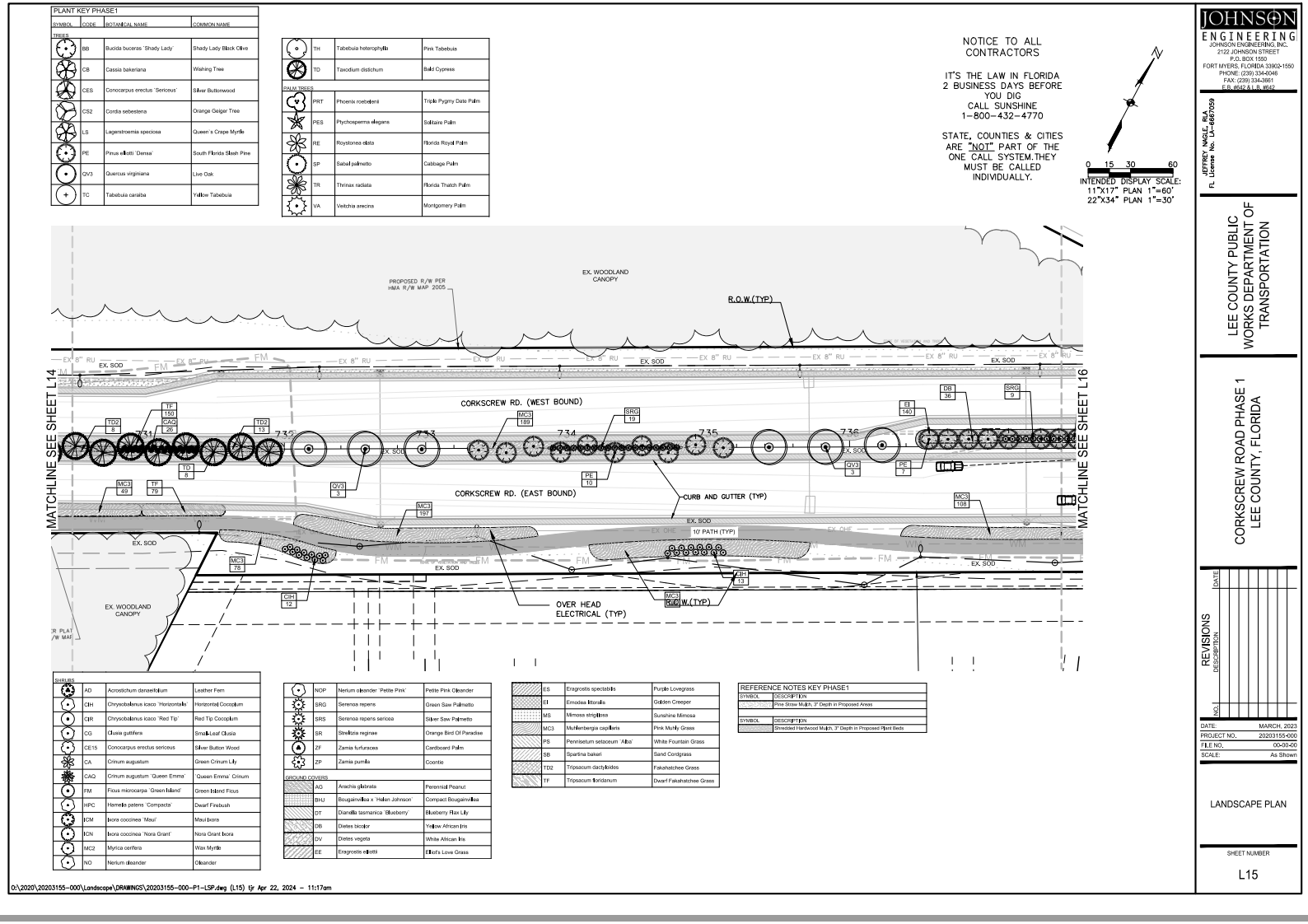

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0 15 30 60
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22"X34" PLAN 1"=30'
GRANDEZZA CIRCLE
GRANDE OAKS BLVD.
R.O.W.(TYP)
15' Proposed Slope/Path Easement
20' Proposed Slope/Path Easement
10' PATH (TYP)
EX. SOD
PROPOSED R.O.W PER PLAT
CORKSCREW RD. (WEST BOUND)
CURB AND GUTTER (TYP)
MEDIAN 5
4' CLEAR ZONE (TYP)
CORKSCREW RD. (EAST BOUND)
EX. WOODLAND CANOPY
OVER HEAD ELECTRICAL (TYP)
NEW BRIDGE COURT
MATCHLINE SEE SHEET L09
MATCHLINE SEE SHEET L11
SHRUBS
AD | Acrostichum danaeifolium | Leather Fern
CIH | Chrysobalanus icaco 'Horizontalis' | Horizontal Cocoplum
CIR | Chrysobalanus icaco 'Red Tip' | Red Tip Cocoplum
CG | Clusia guttifera | Small-Leaf Clusia
CE15 | Conocarpus erectus sericeus | Silver Button Wood
CA | Crinum augustum | Green Crinum Lily
CAQ | Crinum augustum 'Queen Emma' | 'Queen Emma' Crinum
FM | Ficus microcarpa 'Green Island' | Green Island Ficus
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ICM | Ixora coccinea 'Maui' | Maui Ixora
ICN | Ixora coccinea 'Nora Grant' | Nora Grant Ixora
MC2 | Myrica cerifera | Wax Myrtle
NO | Nerium oleander | Oleander
NOP | Nerium oleander 'Petite Pink' | Petite Pink Oleander
SRG | Serenoa repens | Green Saw Palmetto
SRS | Serenoa repens sericea | Silver Saw Palmetto
SR | Strelitzia reginae | Orange Bird Of Paradise
ZF | Zamia furfuracea | Cardboard Palm
ZP | Zamia pumila | Coontie
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BHJ | Bougainvillea x 'Helen Johnson' | Compact Bougainvillea
DT | Dianella tasmanica 'Blueberry' | Blueberry Flax Lily
DB | Dietes bicolor | Yellow African Iris
DV | Dietes vegeta | White African Iris
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PROJECT NO. 20203155-000
FILE NO. 00-00-00
SCALE: As Shown
LANDSCAPE PLAN
SHEET NUMBER
L10

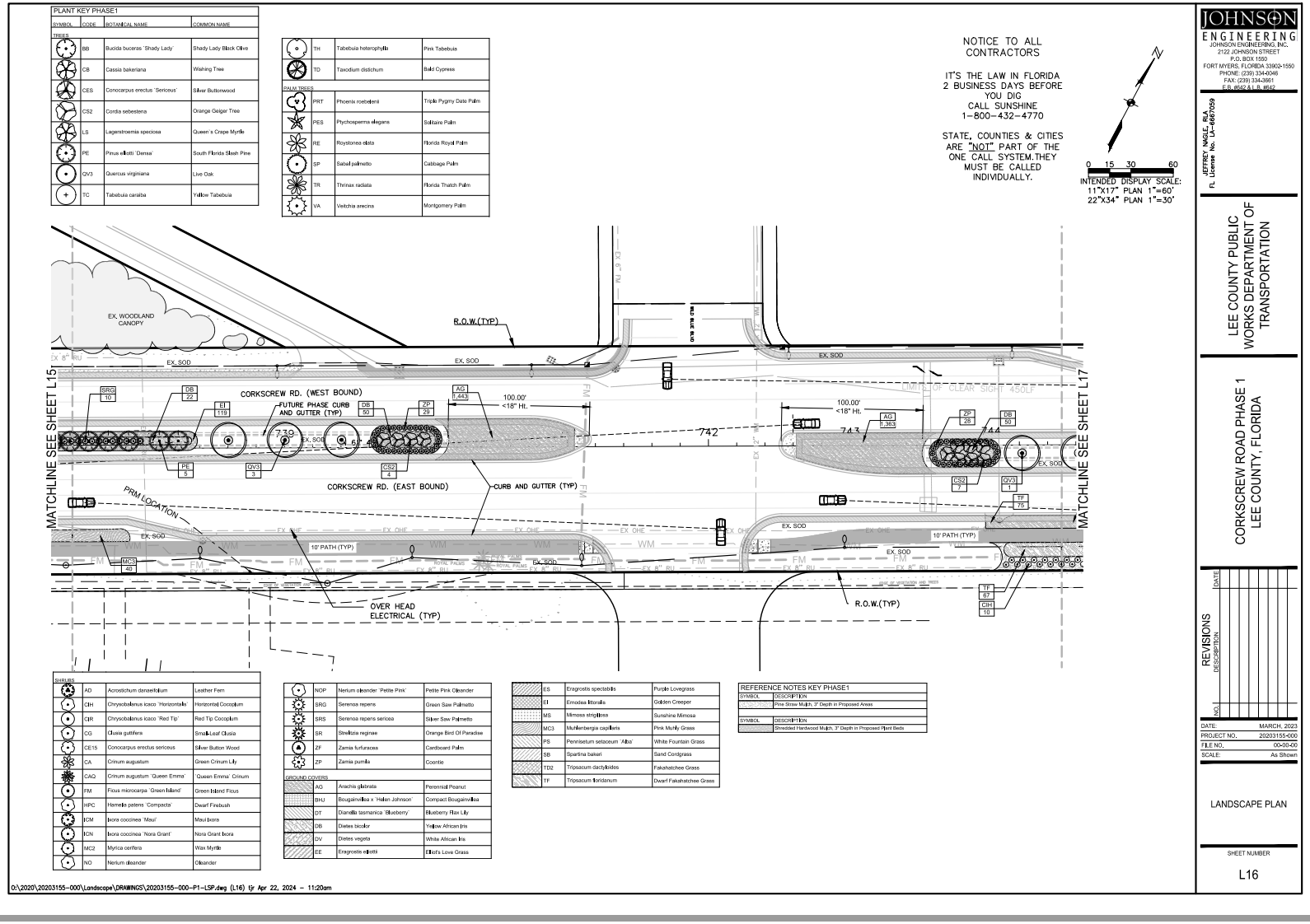

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11"X17" PLAN 1"=60'
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MATCHLINE SEE SHEET L10
MATCHLINE SEE SHEET L12
GRANDEZZA CIRCLE
R.O.W.(TYP)
20' Proposed Slope/Path Easement
CORKSCREW RD. (WEST BOUND)
CORKSCREW RD. (EAST BOUND)
MEDIAN 5
MEDIAN 6
4' CLEAR ZONE (TYP)
CURB AND GUTTER (TYP)
10' PATH (TYP)
OVER HEAD ELECTRICAL (TYP)
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EXISTING R/W PER PLAT AND HMA R/W MAP
LIMITS OF CLEAR SIGHT 450LF
EX. SOD
100.00' <18" Ht.
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MC3 | Muhlenbergia capillaris | Pink Muhly Grass
PS | Pennisetum setaceum 'Alba' | White Fountain Grass
SB | Spartina bakeri | Sand Cordgrass
TD2 | Tripsacum dactyloides | Fakahatchee Grass
TF | Tripsacum floridanum | Dwarf Fakahatchee Grass
REFERENCE NOTES KEY PHASE1
SYMBOL | DESCRIPTION
Pine Straw Mulch, 3" Depth in Proposed Areas
SYMBOL | DESCRIPTION
Shredded Hardwood Mulch, 3" Depth in Proposed Plant Beds
JOHNSON ENGINEERING
JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE: (239) 334-0046
FAX: (239) 334-3661
E.B. #642 & L.B. #642
JEFFREY NAGLE, RLA
FL. License No. LA-6667059
LEE COUNTY PUBLIC WORKS DEPARTMENT OF TRANSPORTATION
CORKSCREW ROAD PHASE 1
LEE COUNTY, FLORIDA
REVISIONS
NO. | DESCRIPTION | DATE
DATE: MARCH, 2023
PROJECT NO. 20203155-000
FILE NO. 00-00-00
SCALE: As Shown
LANDSCAPE PLAN
SHEET NUMBER
L11
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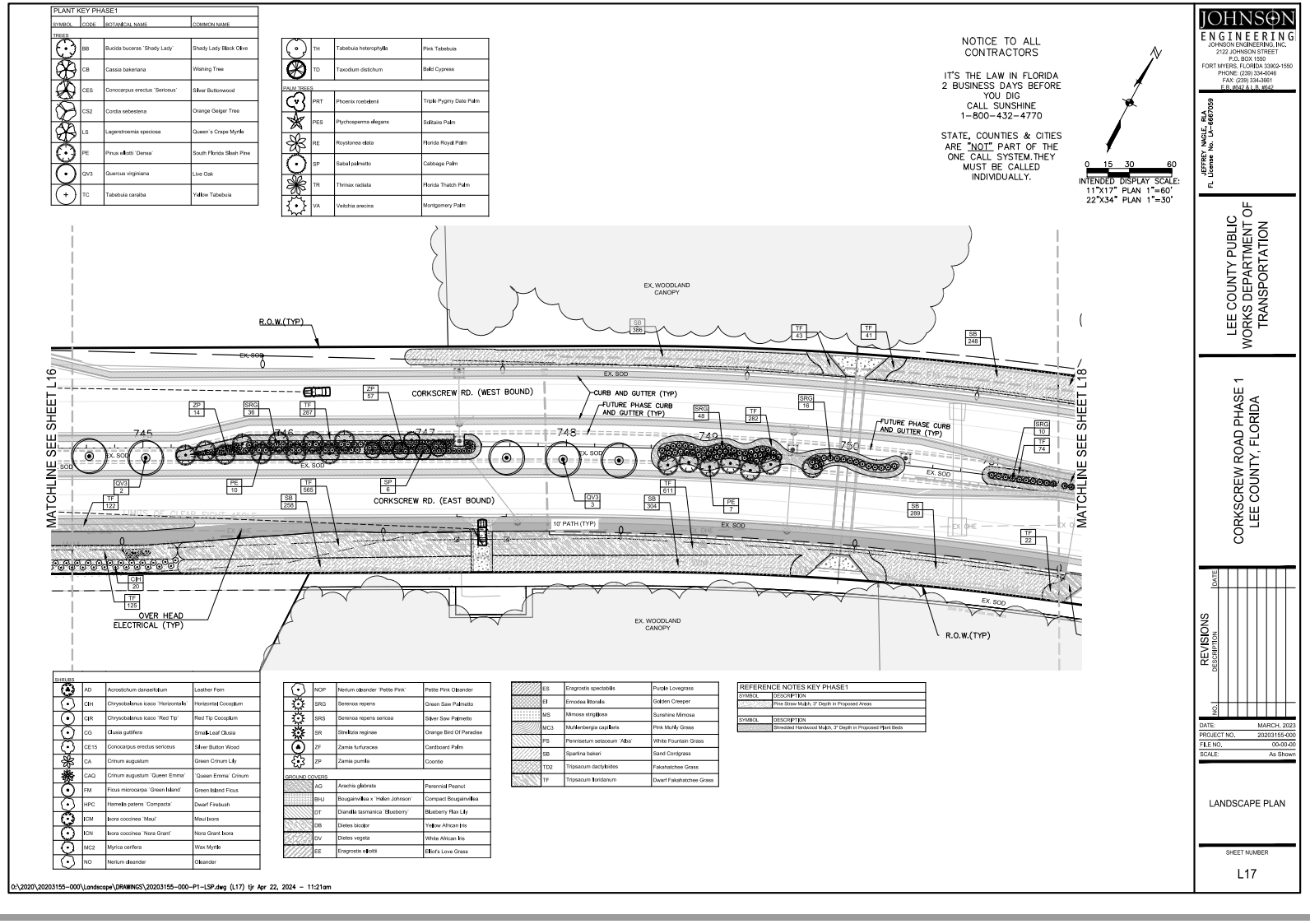

PLANT KEY PHASE1
SYMBOL | CODE | BOTANICAL NAME | COMMON NAME
TREES
BB | Bucida buceras 'Shady Lady' | Shady Lady Black Olive
CB | Cassia bakeriana | Wishing Tree
CES | Conocarpus erectus 'Sericeus' | Silver Buttonwood
CS2 | Cordia sebestena | Orange Geiger Tree
LS | Lagerstroemia speciosa | Queen's Crape Myrtle
PE | Pinus elliotti 'Densa' | South Florida Slash Pine
QV3 | Quercus virginiana | Live Oak
TC | Tabebuia caraiba | Yellow Tabebuia
TH | Tabebuia heterophylla | Pink Tabebuia
TD | Taxodium distichum | Bald Cypress
PALM TREES
PRT | Phoenix roebelenii | Triple Pygmy Date Palm
PES | Ptychosperma elegans | Solitaire Palm
RE | Roystonea elata | Florida Royal Palm
SP | Sabal palmetto | Cabbage Palm
TR | Thrinax radiata | Florida Thatch Palm
VA | Veitchia arecina | Montgomery Palm
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0 15 30 60
INTENDED DISPLAY SCALE:
11"X17" PLAN 1"=60'
22"X34" PLAN 1"=30'
GRANDEZZA CIRCLE
R.O.W.(TYP)
20' Proposed Slope/Path Easement
EX. SOD
CORKSCREW RD. (WEST BOUND)
CORKSCREW RD. (EAST BOUND)
4' CLEAR ZONE (TYP)
CURB AND GUTTER (TYP)
10' PATH (TYP)
OVER HEAD ELECTRICAL (TYP)
LIMITS OF CLEAR SIGHT 650LF
100.00' <18" Ht.
EX-WOODLAND CANOPY
MATCHLINE SEE SHEET L11
MATCHLINE SEE SHEET L13
711
712
713
714
715
716
SHRUBS
AD | Acrostichum danaeifolium | Leather Fern
CBH | Chrysobalanus icaco 'Horizontalis' | Horizontal Cocoplum
CIR | Chrysobalanus icaco 'Red Tip' | Red Tip Cocoplum
CG | Clusia guttifera | Small-Leaf Clusia
CE15 | Conocarpus erectus sericeus | Silver Button Wood
CA | Crinum augustum | Green Crinum Lily
CAQ | Crinum augustum 'Queen Emma' | 'Queen Emma' Crinum
FM | Ficus microcarpa 'Green Island' | Green Island Ficus
HPC | Hamelia patens 'Compacta' | Dwarf Firebush
ICM | Ixora coccinea 'Maui' | Maui Ixora
ICN | Ixora coccinea 'Nora Grant' | Nora Grant Ixora
MC2 | Myrica cerifera | Wax Myrtle
NO | Nerium oleander | Oleander
NOP | Nerium oleander 'Petite Pink' | Petite Pink Oleander
SRG | Serenoa repens | Green Saw Palmetto
SRS | Serenoa repens serrosa | Silver Saw Palmetto
SR | Strelitzia reginae | Orange Bird Of Paradise
ZF | Zamia furfuracea | Cardboard Palm
ZP | Zamia pumila | Coontie
GROUND COVERS
AG | Arachis glabrata | Perennial Peanut
BHJ | Bougainvillea x 'Helen Johnson' | Compact Bougainvillea
DT | Dianella tasmanica 'Blueberry' | Blueberry Flax Lily
DB | Dietes bicolor | Yellow African Iris
DV | Dietes vegeta | White African Iris
EE | Eragrostis elliottii | Elliott's Love Grass
EB | Eragrostis spectabilis | Purple Lovegrass
EI | Emodea litoralis | Golden Creeper
MS | Mimosa strigillosa | Sunshine Mimosa
MC3 | Muhlenbergia capillaris | Pink Muhly Grass
PS | Pennisetum setaceum 'Alba' | White Fountain Grass
SB | Spartina bakeri | Sand Cordgrass
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REFERENCE NOTES KEY PHASE1
SYMBOL | DESCRIPTION
Pine Straw Mulch, 3" Depth in Proposed Areas
SYMBOL | DESCRIPTION
Shredded Hardwood Mulch, 3" Depth in Proposed Plant Beds
JOHNSON ENGINEERING
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LEE COUNTY PUBLIC WORKS DEPARTMENT OF TRANSPORTATION
CORKSCREW ROAD PHASE 1
LEE COUNTY, FLORIDA
REVISIONS
NO. | DESCRIPTION | DATE
DATE: MARCH, 2023
PROJECT NO. 20203155-000
FILE NO. 00-00-00
SCALE: As Shown
LANDSCAPE PLAN
SHEET NUMBER
L12
O:\2020\20203155-000\Landscape\DRAWINGS\20203155-000-P1-LSP.dwg (L12) tjr Apr 22, 2024 - 11:15am

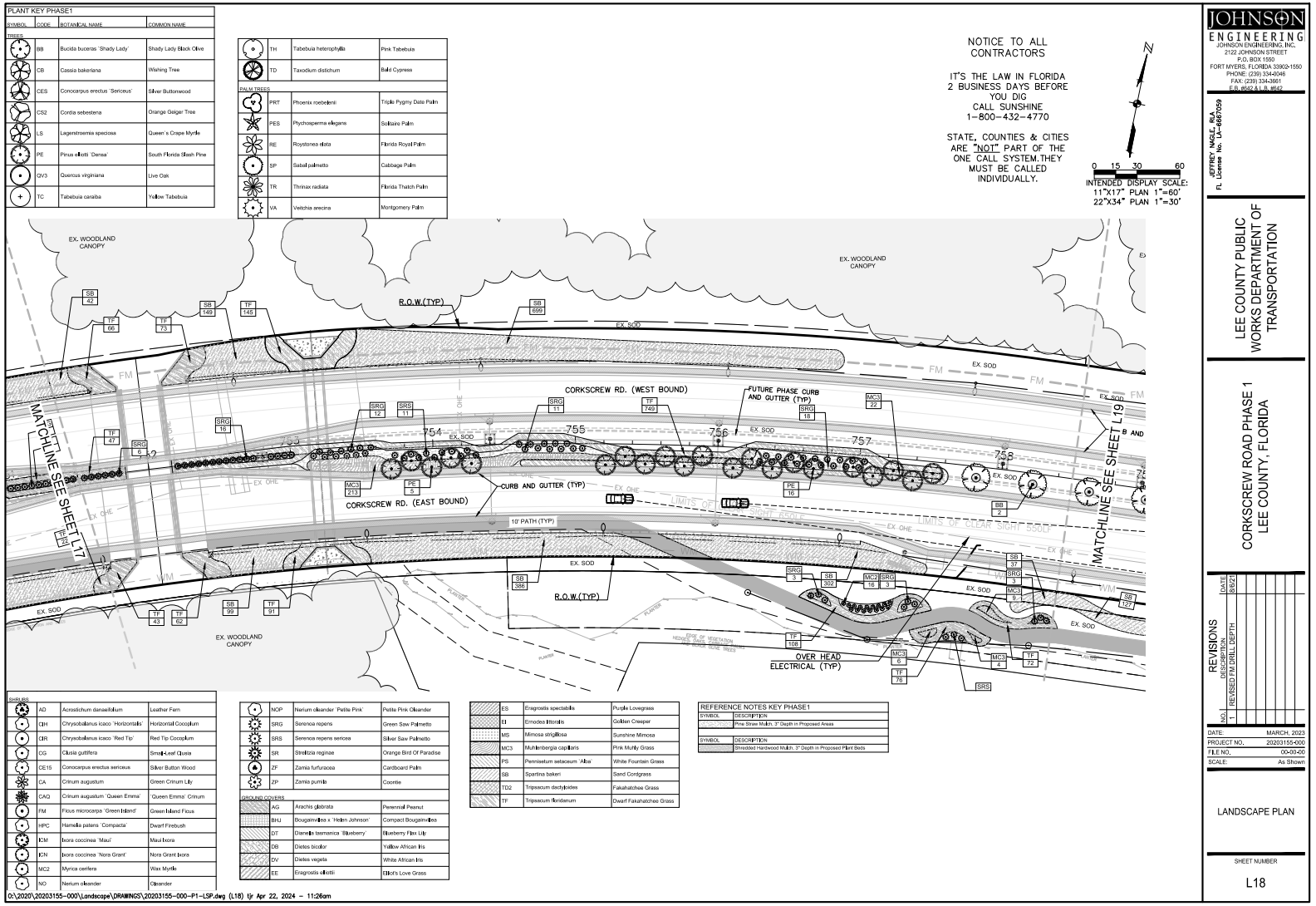

PLANT KEY PHASE1
SYMBOL | CODE | BOTANICAL NAME | COMMON NAME
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QV3 | Quercus virginiana | Live Oak
TC | Tabebuia caraiba | Yellow Tabebuia
TH | Tabebuia heterophylla | Pink Tabebuia
TD | Taxodium distichum | Bald Cypress
PALM TREES
PRT | Phoenix roebelenii | Triple Pygmy Date Palm
PES | Ptychosperma elegans | Solitaire Palm
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TR | Thrinax radiata | Florida Thatch Palm
VA | Veitchia arecina | Montgomery Palm
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11"X17" PLAN 1"=60'
22"X34" PLAN 1"=30'
MATCHLINE SEE SHEET L12
MATCHLINE SEE SHEET L14
EX. WOODLAND CANOPY
20' Proposed Slope/Path Easement
R.O.W.(TYP)
EX. SOD
CURB AND GUTTER (TYP)
CORKSCREW RD. (WEST BOUND)
CORKSCREW RD. (EAST BOUND)
4' CLEAR ZONE (TYP)
10' PATH (TYP)
OVER HEAD ELECTRICAL (TYP)
717
718
719
720
721
722
723
SHRUBS
AD | Acrostichum danaeifolium | Leather Fern
CIH | Chrysobalanus icaco 'Horizontalis' | Horizontal Cocoplum
CIR | Chrysobalanus icaco 'Red Tip' | Red Tip Cocoplum
CG | Clusia guttifera | Small-Leaf Clusia
CE15 | Conocarpus erectus sericeus | Silver Button Wood
CA | Crinum augustum | Green Crinum Lily
CAQ | Crinum augustum 'Queen Emma' | 'Queen Emma' Crinum
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HPC | Hamelia patens 'Compacta' | Dwarf Firebush
ICM | Ixora coccinea 'Maui' | Maui Ixora
ICN | Ixora coccinea 'Nora Grant' | Nora Grant Ixora
MC2 | Myrica cerifera | Wax Myrtle
NO | Nerium oleander | Oleander
NOP | Nerium oleander 'Petite Pink' | Petite Pink Oleander
SRG | Serenoa repens | Green Saw Palmetto
SRS | Serenoa repens sericea | Silver Saw Palmetto
SR | Strelitzia reginae | Orange Bird Of Paradise
ZF | Zamia furfuracea | Cardboard Palm
ZP | Zamia pumila | Coontie
GROUND COVERS
AG | Arachis glabrata | Perennial Peanut
BHJ | Bougainvillea x 'Helen Johnson' | Compact Bougainvillea
DT | Dianella tasmanica 'Blueberry' | Blueberry Flax Lily
DB | Dietes bicolor | Yellow African Iris
DV | Dietes vegeta | White African Iris
EE | Eragrostis elliottii | Elliott's Love Grass
EB | Eragrostis spectabilis | Purple Lovegrass
EI | Emodea littoralis | Golden Creeper
MS | Mimosa strigillosa | Sunshine Mimosa
MC3 | Muhlenbergia capillaris | Pink Muhly Grass
PS | Pennisetum setaceum 'Alba' | White Fountain Grass
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SYMBOL | DESCRIPTION
Pine Straw Mulch, 3" Depth in Proposed Areas
SYMBOL | DESCRIPTION
Shredded Hardwood Mulch, 3" Depth in Proposed Plant Beds
JOHNSON ENGINEERING
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JEFFREY NAGLE, RLA
FL. License No. LA-6667059
LEE COUNTY PUBLIC WORKS DEPARTMENT OF TRANSPORTATION
CORKSCREW ROAD PHASE 1
LEE COUNTY, FLORIDA
REVISIONS
NO. | DESCRIPTION | DATE
DATE: MARCH, 2023
PROJECT NO. 20203155-000
FILE NO. 00-00-00
SCALE: As Shown
LANDSCAPE PLAN
SHEET NUMBER
L13
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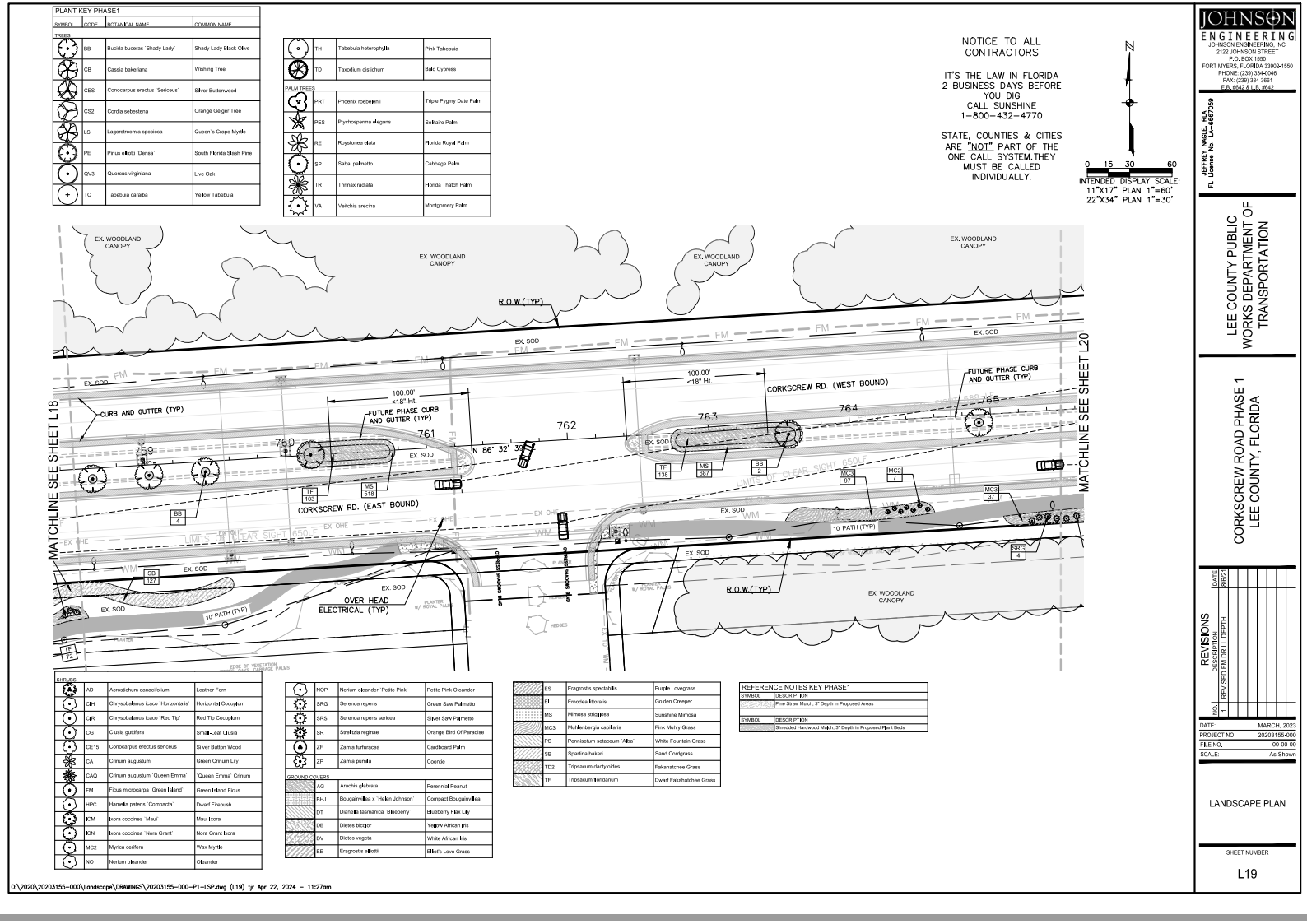

PLANT KEY PHASE1
SYMBOL | CODE | BOTANICAL NAME | COMMON NAME
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PE | Pinus elliotti 'Densa' | South Florida Slash Pine
QV3 | Quercus virginiana | Live Oak
TC | Tabebuia caraiba | Yellow Tabebuia
TH | Tabebuia heterophylla | Pink Tabebuia
TD | Taxodium distichum | Bald Cypress
PALM TREES
PRT | Phoenix roebelenii | Triple Pygmy Date Palm
PES | Ptychosperma elegans | Solitaire Palm
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TR | Thrinax radiata | Florida Thatch Palm
VA | Veitchia arecina | Montgomery Palm
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0 15 30 60
INTENDED DISPLAY SCALE:
11"X17" PLAN 1"=60'
22"X34" PLAN 1"=30'
MATCHLINE SEE SHEET L13
MATCHLINE SEE SHEET L15
EX. WOODLAND CANOPY
R.O.W.(TYP)
EX. SOD
CORKSCREW RD. (WEST BOUND)
CORKSCREW RD. (EAST BOUND)
CURB AND GUTTER (TYP)
10' PATH (TYP)
OVER HEAD ELECTRICAL (TYP)
EX. WOODLAND CANOPY
EXISTING R/W PER PLAT AND HMA R/W MAP
724
725
726
727
728
729
730
SHRUBS
AD | Acrostichum danaeifolium | Leather Fern
CIH | Chrysobalanus icaco 'Horizontalis' | Horizontal Cocoplum
CIR | Chrysobalanus icaco 'Red Tip' | Red Tip Cocoplum
CG | Clusia guttifera | Small-Leaf Clusia
CE15 | Conocarpus erectus sericeus | Silver Button Wood
CA | Crinum augustum | Green Crinum Lily
CAQ | Crinum augustum 'Queen Emma' | 'Queen Emma' Crinum
FM | Ficus microcarpa 'Green Island' | Green Island Ficus
HPC | Hamelia patens 'Compacta' | Dwarf Firebush
ICM | Ixora coccinea 'Maui' | Maui Ixora
ICN | Ixora coccinea 'Nora Grant' | Nora Grant Ixora
MC2 | Myrica cerifera | Wax Myrtle
NO | Nerium oleander | Oleander
NOP | Nerium oleander 'Petite Pink' | Petite Pink Oleander
SRG | Serenoa repens | Green Saw Palmetto
SRS | Serenoa repens sericea | Silver Saw Palmetto
SR | Strelitzia reginae | Orange Bird Of Paradise
ZF | Zamia furfuracea | Cardboard Palm
ZP | Zamia pumila | Coontie
GROUND COVERS
AG | Arachis glabrata | Perennial Peanut
BHJ | Bougainvillea x 'Helen Johnson' | Compact Bougainvillea
DT | Dianella tasmanica 'Blueberry' | Blueberry Flax Lily
DB | Dietes bicolor | Yellow African Iris
DV | Dietes vegeta | White African Iris
EE | Eragrostis elliottii | Elliott's Love Grass
ES | Eragrostis spectabilis | Purple Lovegrass
EI | Emodea litoralis | Golden Creeper
MS | Mimosa strigillosa | Sunshine Mimosa
MC3 | Muhlenbergia capillaris | Pink Muhly Grass
PS | Pennisetum setaceum 'Alba' | White Fountain Grass
SB | Spartina bakeri | Sand Cordgrass
TD2 | Tripsacum dactyloides | Fakahatchee Grass
TF | Tripsacum floridanum | Dwarf Fakahatchee Grass
REFERENCE NOTES KEY PHASE1
SYMBOL | DESCRIPTION
Pine Straw Mulch, 3" Depth in Proposed Areas
SYMBOL | DESCRIPTION
Shredded Hardwood Mulch, 3" Depth in Proposed Plant Beds
JOHNSON ENGINEERING
JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
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E.B. #642 & L.B. #642
JEFFREY NAGLE, RLA
FL. License No. LA-6667059
LEE COUNTY PUBLIC WORKS DEPARTMENT OF TRANSPORTATION
CORKSCREW ROAD PHASE 1
LEE COUNTY, FLORIDA
REVISIONS
NO. | DESCRIPTION | DATE
DATE: MARCH, 2023
PROJECT NO. 20203155-000
FILE NO. 00-00-00
SCALE: As Shown
LANDSCAPE PLAN
SHEET NUMBER
L14
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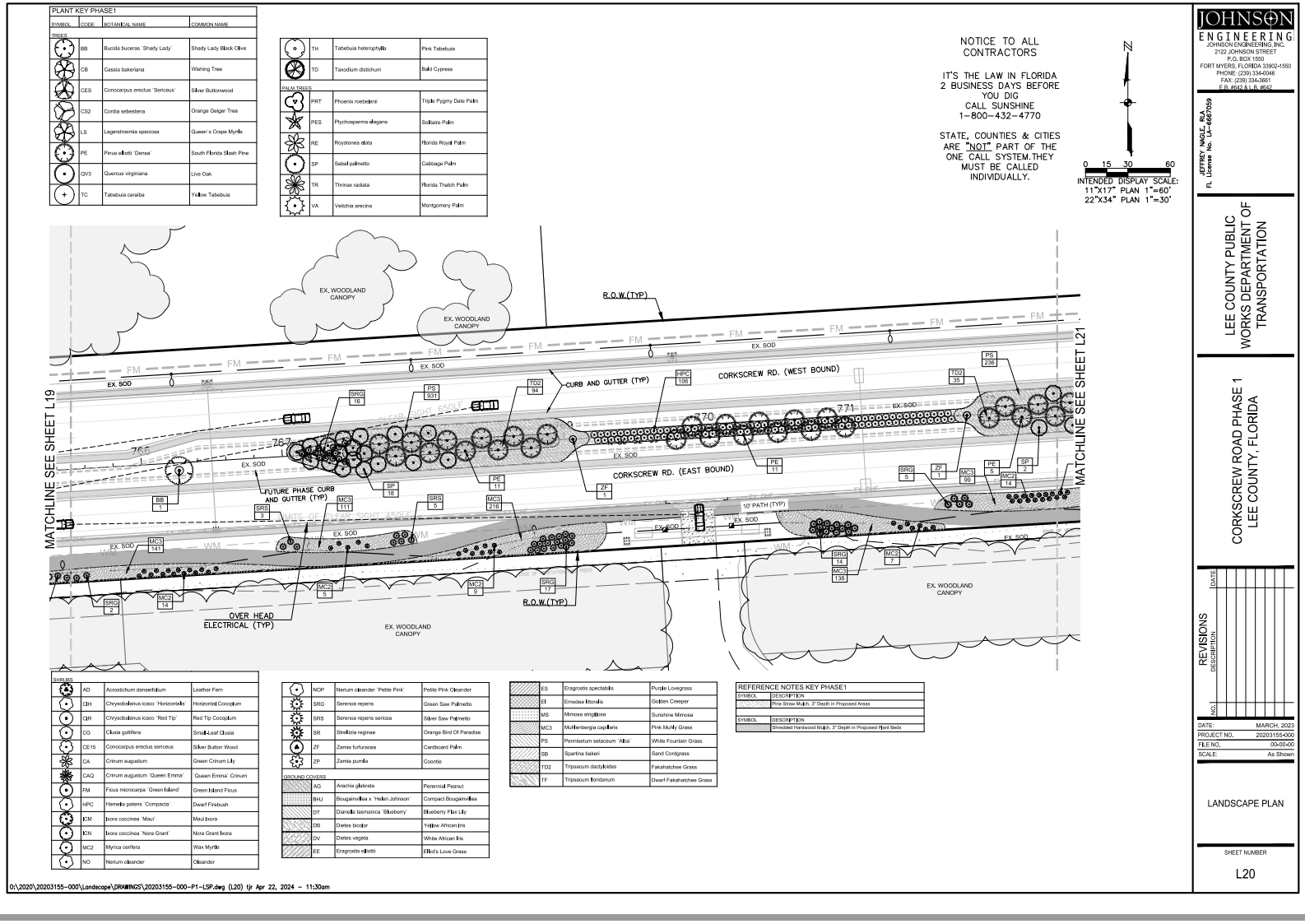

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LS | Lagerstroemia speciosa | Queen's Crape Myrtle
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QV3 | Quercus virginiana | Live Oak
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PRT | Phoenix roebelenii | Triple Pygmy Date Palm
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0 15 30 60
INTENDED DISPLAY SCALE:
11"X17" PLAN 1"=60'
22"X34" PLAN 1"=30'
PROPOSED R/W PER HMA R/W MAP 2005
EX. WOODLAND CANOPY
R.O.W.(TYP)
MATCHLINE SEE SHEET L14
MATCHLINE SEE SHEET L16
CORKSCREW RD. (WEST BOUND)
CORKSCREW RD. (EAST BOUND)
CURB AND GUTTER (TYP)
10' PATH (TYP)
OVER HEAD ELECTRICAL (TYP)
EX. SOD
EX. 8" RU
SHRUBS
AD | Acrostichum danaeifolium | Leather Fern
CIH | Chrysobalanus icaco 'Horizontalis' | Horizontal Cocoplum
CIR | Chrysobalanus icaco 'Red Tip' | Red Tip Cocoplum
CG | Clusia guttifera | Small-Leaf Clusia
CE1S | Conocarpus erectus sericeus | Silver Button Wood
CA | Crinum augustum | Green Crinum Lily
CAQ | Crinum augustum 'Queen Emma' | 'Queen Emma' Crinum
FM | Ficus microcarpa 'Green Island' | Green Island Ficus
HPC | Hamelia patens 'Compacta' | Dwarf Firebush
ICM | Ixora coccinea 'Maui' | Maui Ixora
ICN | Ixora coccinea 'Nora Grant' | Nora Grant Ixora
MC2 | Myrica cerifera | Wax Myrtle
NO | Nerium oleander | Oleander
NOP | Nerium oleander 'Petite Pink' | Petite Pink Oleander
SRG | Serenoa repens | Green Saw Palmetto
SRS | Serenoa repens sericea | Silver Saw Palmetto
SR | Strelitzia reginae | Orange Bird Of Paradise
ZF | Zamia furfuracea | Cardboard Palm
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DV | Dietes vegeta | White African Iris
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ES | Eragrostis spectabilis | Purple Lovegrass
EI | Emodea littoralis | Golden Creeper
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MC3 | Muhlenbergia capillaris | Pink Muhly Grass
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SYMBOL | DESCRIPTION
Pine Straw Mulch, 3" Depth in Proposed Areas
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CORKSCREW ROAD PHASE 1
LEE COUNTY, FLORIDA
REVISIONS
NO. | DESCRIPTION | DATE
DATE: MARCH, 2023
PROJECT NO. 20203155-000
FILE NO. 00-00-00
SCALE: As Shown
LANDSCAPE PLAN
SHEET NUMBER
L15
O:\2020\20203155-000\Landscape\DRAWINGS\20203155-000-P1-LSP.dwg (L15) tjr Apr 22, 2024 - 11:17am

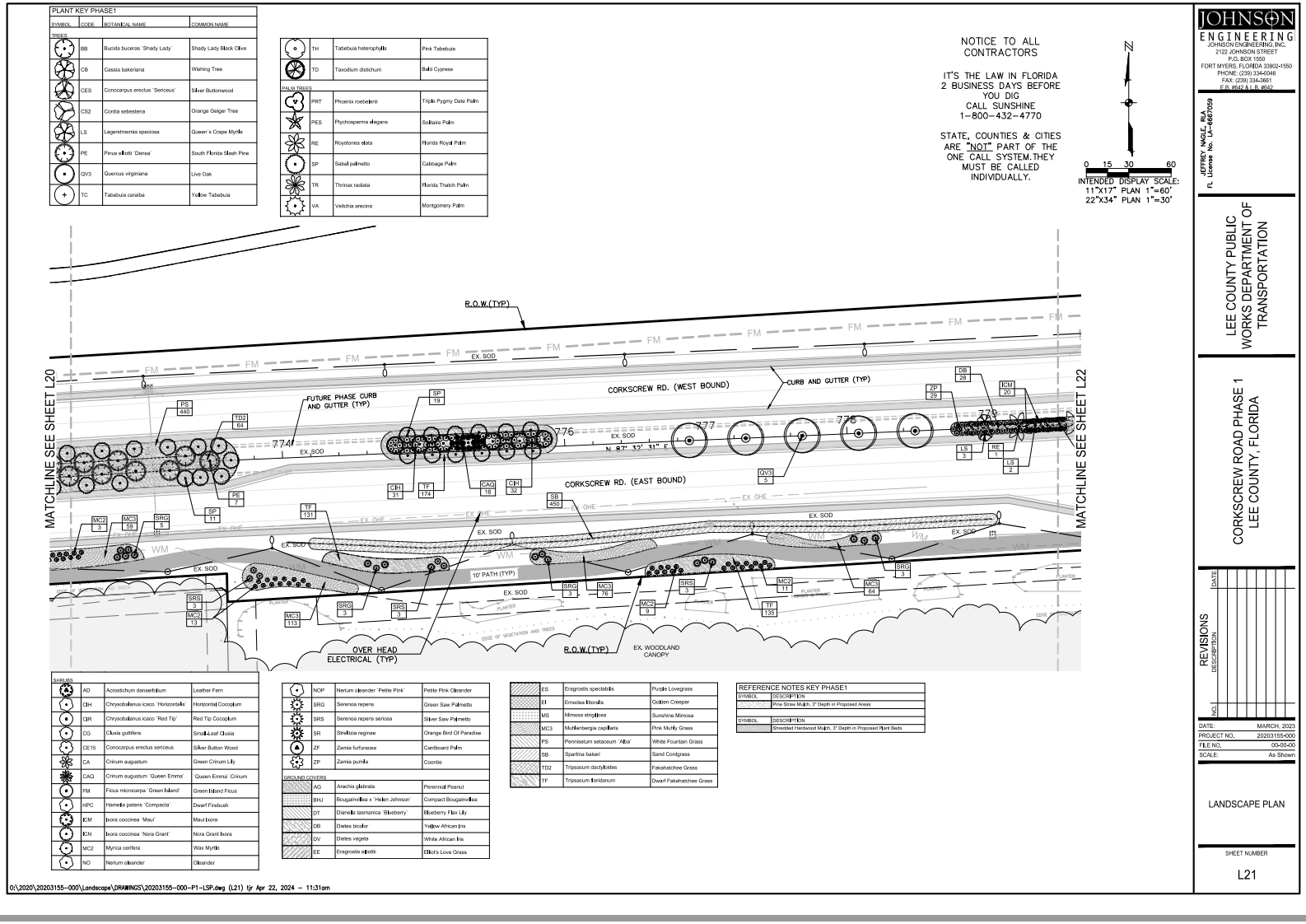

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0 15 30 60
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MATCHLINE SEE SHEET L15
MATCHLINE SEE SHEET L17
EX. WOODLAND CANOPY
R.O.W.(TYP)
EX. SOD
CORKSCREW RD. (WEST BOUND)
FUTURE PHASE CURB AND GUTTER (TYP)
CORKSCREW RD. (EAST BOUND)
CURB AND GUTTER (TYP)
PRM LOCATION
10' PATH (TYP)
OVER HEAD ELECTRICAL (TYP)
100.00' <18" Ht.
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CG | Clusia guttifera | Small-Leaf Clusia
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CAQ | Crinum augustum 'Queen Emma' | 'Queen Emma' Crinum
FM | Ficus microcarpa 'Green Island' | Green Island Ficus
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MS | Mimosa strigillosa | Sunshine Mimosa
MC3 | Muhlenbergia capillaris | Pink Muhly Grass
PS | Pennisetum setaceum 'Alba' | White Fountain Grass
SB | Spartina bakeri | Sand Cordgrass
TD2 | Tripsacum dactyloides | Fakahatchee Grass
TF | Tripsacum floridanum | Dwarf Fakahatchee Grass
REFERENCE NOTES KEY PHASE1
SYMBOL | DESCRIPTION
Pine Straw Mulch, 3" Depth in Proposed Areas
SYMBOL | DESCRIPTION
Shredded Hardwood Mulch, 3" Depth in Proposed Plant Beds
JOHNSON ENGINEERING
JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE: (239) 334-0046
FAX: (239) 334-3661
E.B. #642 & L.B. #642
JEFFREY NAGLE, RLA
FL. License No. LA-6667059
LEE COUNTY PUBLIC WORKS DEPARTMENT OF TRANSPORTATION
CORKSCREW ROAD PHASE 1
LEE COUNTY, FLORIDA
REVISIONS
NO. | DESCRIPTION | DATE
DATE: MARCH, 2023
PROJECT NO. 20203155-000
FILE NO. 00-00-00
SCALE: As Shown
LANDSCAPE PLAN
SHEET NUMBER
L16
O:\2020\20203155-000\Landscape\DRAWINGS\20203155-000-P1-LSP.dwg (L16) tjr Apr 22, 2024 - 11:20am

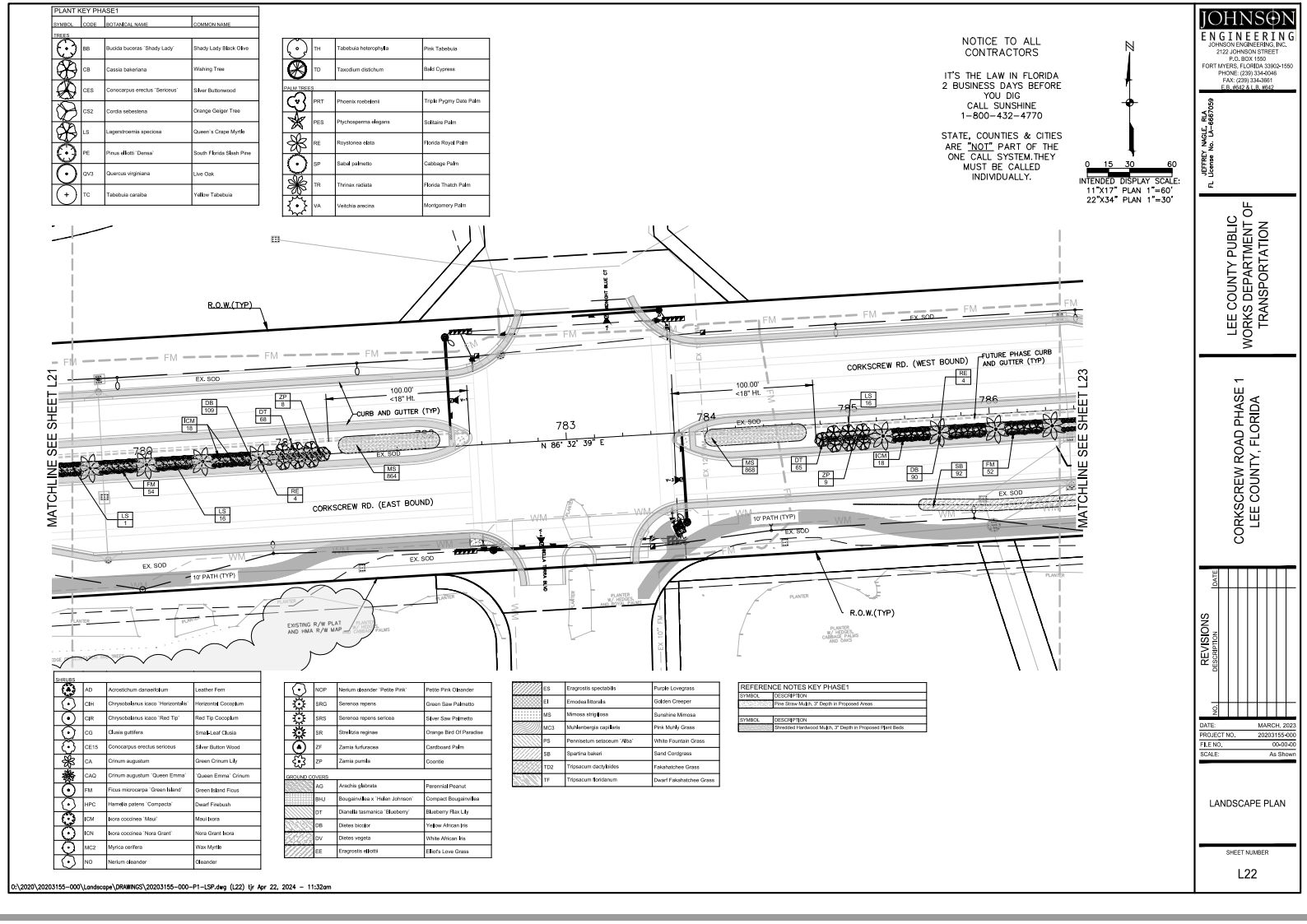

PLANT KEY PHASE1
SYMBOL | CODE | BOTANICAL NAME | COMMON NAME
TREES
BB | Bucida buceras 'Shady Lady' | Shady Lady Black Olive
CB | Cassia bakeriana | Wishing Tree
CES | Conocarpus erectus 'Sericeus' | Silver Buttonwood
CS2 | Cordia sebestena | Orange Geiger Tree
LS | Lagerstroemia speciosa | Queen's Crape Myrtle
PE | Pinus elliotti 'Densa' | South Florida Slash Pine
QV3 | Quercus virginiana | Live Oak
TC | Tabebuia caraiba | Yellow Tabebuia
TH | Tabebuia heterophylla | Pink Tabebuia
TD | Taxodium distichum | Bald Cypress
PALM TREES
PRT | Phoenix roebelenii | Triple Pygmy Date Palm
PES | Ptychosperma elegans | Solitaire Palm
RE | Roystonea elata | Florida Royal Palm
SP | Sabal palmetto | Cabbage Palm
TR | Thrinax radiata | Florida Thatch Palm
VA | Veitchia arecina | Montgomery Palm
NOTICE TO ALL CONTRACTORS
IT'S THE LAW IN FLORIDA 2 BUSINESS DAYS BEFORE YOU DIG CALL SUNSHINE 1-800-432-4770
STATE, COUNTIES & CITIES ARE "NOT" PART OF THE ONE CALL SYSTEM. THEY MUST BE CALLED INDIVIDUALLY.
0 15 30 60
INTENDED DISPLAY SCALE:
11"X17" PLAN 1"=60'
22"X34" PLAN 1"=30'
MATCHLINE SEE SHEET L16
MATCHLINE SEE SHEET L18
EX. WOODLAND CANOPY
R.O.W.(TYP)
EX. SOD
CORKSCREW RD. (WEST BOUND)
CORKSCREW RD. (EAST BOUND)
CURB AND GUTTER (TYP)
FUTURE PHASE CURB AND GUTTER (TYP)
10' PATH (TYP)
OVER HEAD ELECTRICAL (TYP)
745
746
747
748
749
750
SHRUBS
AD | Acrostichum danaeifolium | Leather Fern
CIH | Chrysobalanus icaco 'Horizontalis' | Horizontal Cocoplum
CIR | Chrysobalanus icaco 'Red Tip' | Red Tip Cocoplum
CG | Clusia guttifera | Small-Leaf Clusia
CE1S | Conocarpus erectus sericeus | Silver Button Wood
CA | Crinum augustum | Green Crinum Lily
CAQ | Crinum augustum 'Queen Emma' | 'Queen Emma' Crinum
FM | Ficus microcarpa 'Green Island' | Green Island Ficus
HPC | Hamelia patens 'Compacta' | Dwarf Firebush
ICM | Ixora coccinea 'Maui' | Maui Ixora
ICN | Ixora coccinea 'Nora Grant' | Nora Grant Ixora
MC2 | Myrica cerifera | Wax Myrtle
NO | Nerium oleander | Oleander
NOP | Nerium oleander 'Petite Pink' | Petite Pink Oleander
SRG | Serenoa repens | Green Saw Palmetto
SRS | Serenoa repens sericea | Silver Saw Palmetto
SR | Strelitzia reginae | Orange Bird Of Paradise
ZF | Zamia furfuracea | Cardboard Palm
ZP | Zamia pumila | Coontie
GROUND COVERS
AG | Arachis glabrata | Perennial Peanut
BHJ | Bougainvillea x 'Helen Johnson' | Compact Bougainvillea
DT | Dianella tasmanica 'Blueberry' | Blueberry Flax Lily
DB | Dietes bicolor | Yellow African Iris
DV | Dietes vegeta | White African Iris
EE | Eragrostis elliottii | Elliott's Love Grass
ES | Eragrostis spectabilis | Purple Lovegrass
EI | Emodea littoralis | Golden Creeper
MS | Mimosa strigillosa | Sunshine Mimosa
MC3 | Muhlenbergia capillaris | Pink Muhly Grass
PS | Pennisetum setaceum 'Alba' | White Fountain Grass
SB | Spartina bakeri | Sand Cordgrass
TD2 | Tripsacum dactyloides | Fakahatchee Grass
TF | Tripsacum floridanum | Dwarf Fakahatchee Grass
REFERENCE NOTES KEY PHASE1
SYMBOL | DESCRIPTION
Pine Straw Mulch, 3" Depth in Proposed Areas
SYMBOL | DESCRIPTION
Shredded Hardwood Mulch, 3" Depth in Proposed Plant Beds
JOHNSON ENGINEERING
JOHNSON ENGINEERING, INC.
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FORT MYERS, FLORIDA 33902-1550
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FAX: (239) 334-3661
E.B. #642 & L.B. #642
JEFFREY NAGLE, RLA
FL. License No. LA-6667059
LEE COUNTY PUBLIC WORKS DEPARTMENT OF TRANSPORTATION
CORKSCREW ROAD PHASE 1
LEE COUNTY, FLORIDA
REVISIONS
NO. | DESCRIPTION | DATE
DATE: MARCH, 2023
PROJECT NO. 20203155-000
FILE NO. 00-00-00
SCALE: As Shown
LANDSCAPE PLAN
SHEET NUMBER
L17
O:\2020\20203155-000\Landscape\DRAWINGS\20203155-000-P1-LSP.dwg (L17) tjr Apr 22, 2024 - 11:21am

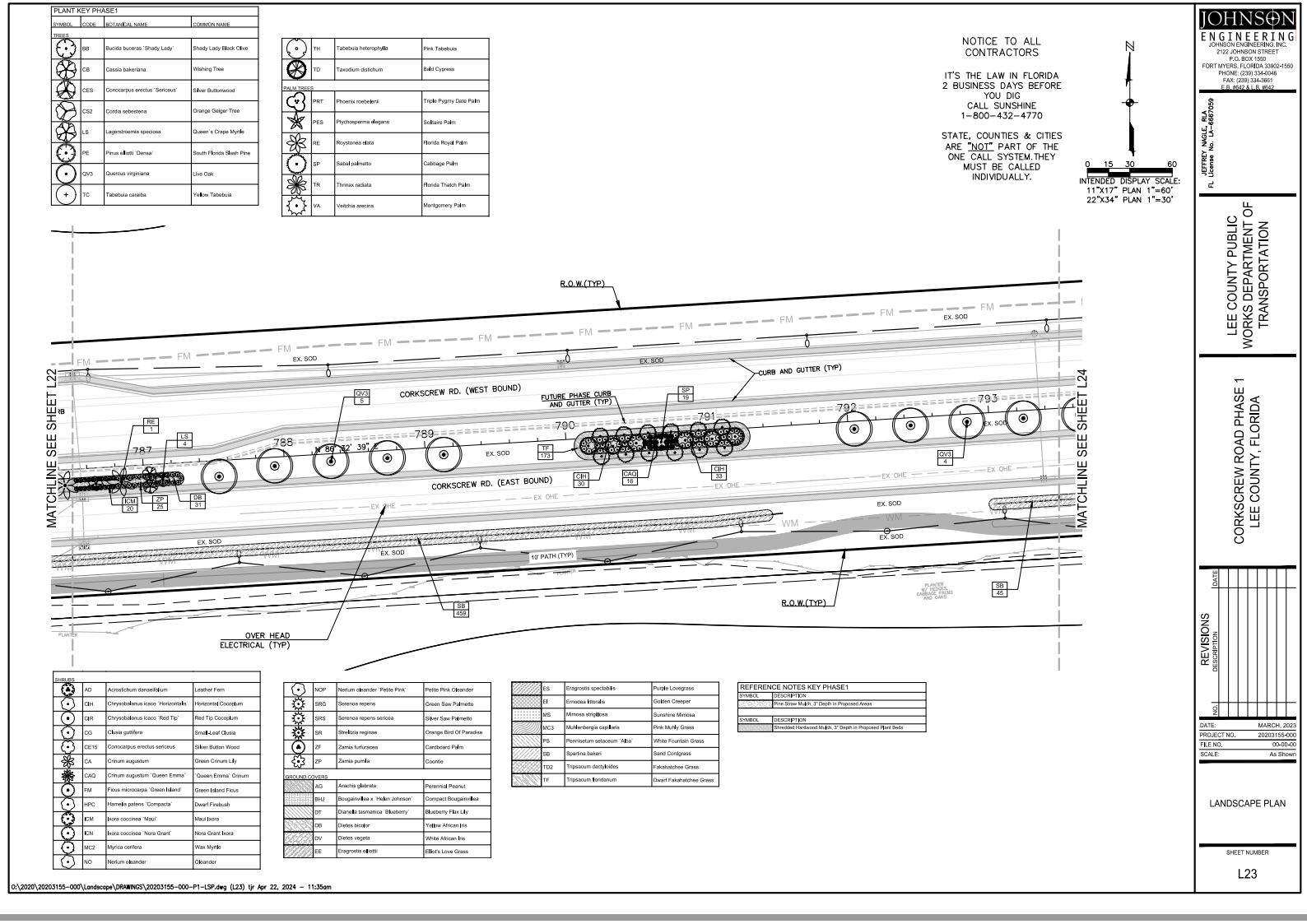

PLANT KEY PHASE1
TREES
BB Bucida buceras 'Shady Lady' Shady Lady Black Olive
CB Cassia bakeriana Wishing Tree
CES Conocarpus erectus 'Sericeus' Silver Buttonwood
CS2 Cordia sebestena Orange Geiger Tree
LS Lagerstroemia speciosa Queen's Crape Myrtle
PE Pinus elliotti 'Densa' South Florida Slash Pine
QV3 Quercus virginiana Live Oak
TC Tabebuia caraiba Yellow Tabebuia
TH Tabebuia heterophylla Pink Tabebuia
TD Taxodium distichum Bald Cypress
PALM TREES
PRT Phoenix roebelenii Triple Pygmy Date Palm
PES Ptychosperma elegans Solitaire Palm
RE Roystonea elata Florida Royal Palm
SP Sabal palmetto Cabbage Palm
TR Thrinax radiata Florida Thatch Palm
VA Veitchia arecina Montgomery Palm
NOTICE TO ALL CONTRACTORS
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N
0 15 30 60
INTENDED DISPLAY SCALE:
11"X17" PLAN 1"=60'
22"X34" PLAN 1"=30'
EX. WOODLAND CANOPY
R.O.W.(TYP)
EX. SOD
CORKSCREW RD. (WEST BOUND)
FUTURE PHASE CURB AND GUTTER (TYP)
CURB AND GUTTER (TYP)
CORKSCREW RD. (EAST BOUND)
10' PATH (TYP)
LIMITS OF CLEAR SIGHT TRIANGLE
OVER HEAD ELECTRICAL (TYP)
MATCHLINE SEE SHEET L17
MATCHLINE SEE SHEET L19
754
755
756
757
758
SHRUBS
AD Acrostichum danaeifolium Leather Fern
CIH Chrysobalanus icaco 'Horizontalis' Horizontal Cocoplum
CIR Chrysobalanus icaco 'Red Tip' Red Tip Cocoplum
CG Clusia guttifera Small-Leaf Clusia
CE15 Conocarpus erectus sericeus Silver Button Wood
CA Crinum augustum Green Crinum Lily
CAQ Crinum augustum 'Queen Emma' 'Queen Emma' Crinum
FM Ficus microcarpa 'Green Island' Green Island Ficus
HPC Hamelia patens 'Compacta' Dwarf Firebush
ICM Ixora coccinea 'Maui' Maui Ixora
ICN Ixora coccinea 'Nora Grant' Nora Grant Ixora
MC2 Myrica cerifera Wax Myrtle
NO Nerium oleander Oleander
NOP Nerium oleander 'Petite Pink' Petite Pink Oleander
SRG Serenoa repens Green Saw Palmetto
SRS Serenoa repens sericea Silver Saw Palmetto
SR Strelitzia reginae Orange Bird Of Paradise
ZF Zamia furfuracea Cardboard Palm
ZP Zamia pumila Coontie
GROUND COVERS
AG Arachis glabrata Perennial Peanut
BHJ Bougainvillea x 'Helen Johnson' Compact Bougainvillea
DT Dianella tasmanica 'Blueberry' Blueberry Flax Lily
DB Dietes bicolor Yellow African Iris
DV Dietes vegeta White African Iris
EE Eragrostis elliottii Elliott's Love Grass
ES Eragrostis spectabilis Purple Lovegrass
EI Emodea littoralis Golden Creeper
MS Mimosa strigillosa Sunshine Mimosa
MC3 Muhlenbergia capillaris Pink Muhly Grass
PS Pennisetum setaceum 'Alba' White Fountain Grass
SB Spartina bakeri Sand Cordgrass
TD2 Tripsacum dactyloides Fakahatchee Grass
TF Tripsacum floridanum Dwarf Fakahatchee Grass
REFERENCE NOTES KEY PHASE1
SYMBOL DESCRIPTION
Pine Straw Mulch, 3" Depth in Proposed Areas
SYMBOL DESCRIPTION
Shredded Hardwood Mulch, 3" Depth in Proposed Plant Beds
O:\2020\20203155-000\Landscape\DRAWINGS\20203155-000-P1-LSP.dwg (L18) ljr Apr 22, 2024 - 11:26am
JOHNSON ENGINEERING
JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE: (239) 334-0046
FAX: (239) 334-3661
E.B. #642 & L.B. #642
JEFFREY NAGLE, RLA
FL. License No. LA-6667059
LEE COUNTY PUBLIC WORKS DEPARTMENT OF TRANSPORTATION
CORKSCREW ROAD PHASE 1
LEE COUNTY, FLORIDA
REVISIONS
NO. DESCRIPTION DATE
1. REVISED PM DRILL DEPTH 5/6/21
DATE: MARCH, 2023
PROJECT NO. 20203155-000
FILE NO. 00-00-00
SCALE: As Shown
LANDSCAPE PLAN
SHEET NUMBER
L18

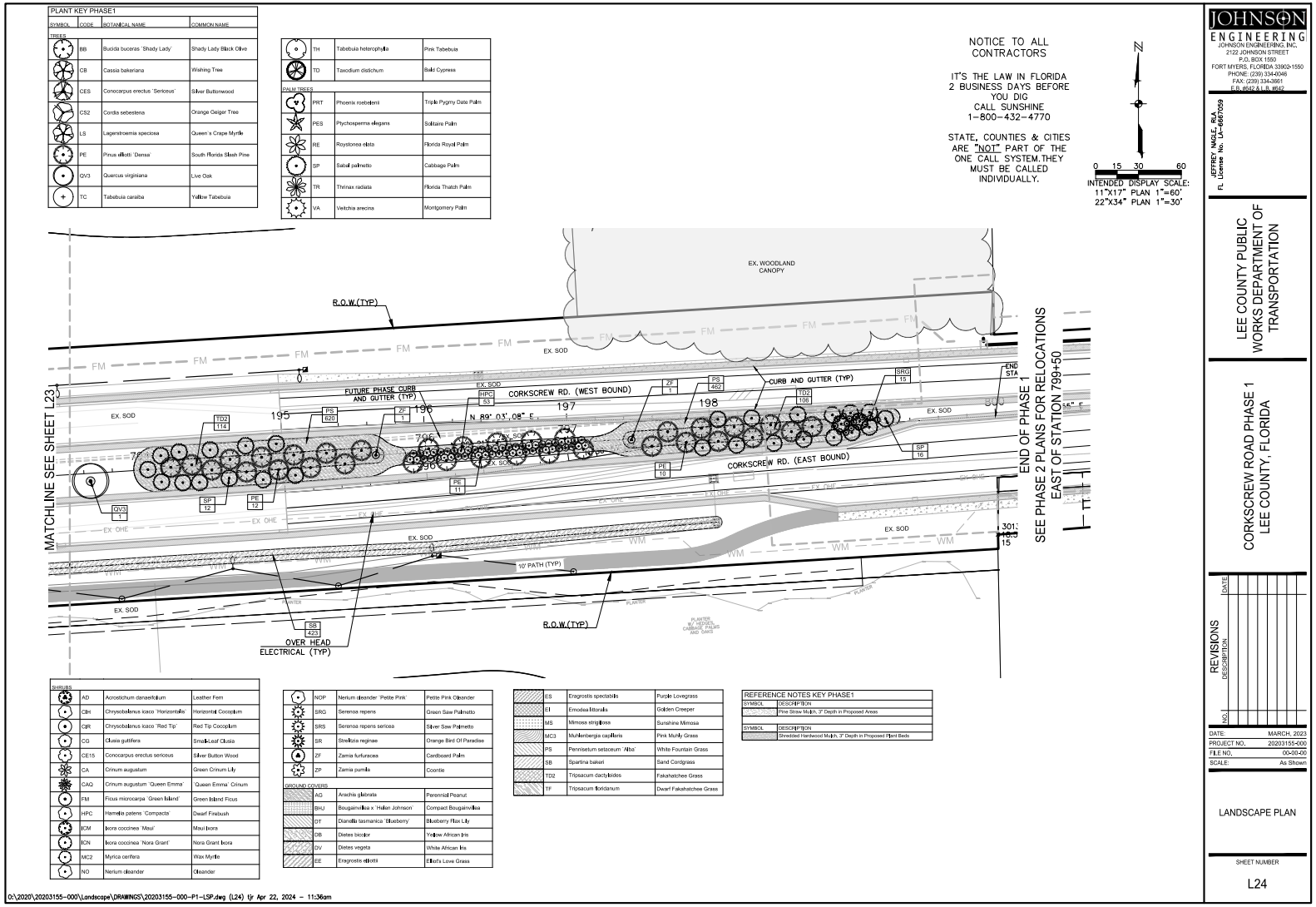

PLANT KEY PHASE1
TREES
BB Bucida buceras `Shady Lady` Shady Lady Black Olive
CB Cassia bakeriana Wishing Tree
CES Conocarpus erectus `Sericeus` Silver Buttonwood
CS2 Cordia sebestena Orange Geiger Tree
LS Lagerstroemia speciosa Queen`s Crape Myrtle
PE Pinus elliotti `Densa` South Florida Slash Pine
QV3 Quercus virginiana Live Oak
TC Tabebuia caraiba Yellow Tabebuia
TH Tabebuia heterophylla Pink Tabebuia
TD Taxodium distichum Bald Cypress
PALM TREES
PRT Phoenix roebelenii Triple Pygmy Date Palm
PES Ptychosperma elegans Solitaire Palm
RE Roystonea elata Florida Royal Palm
SP Sabal palmetto Cabbage Palm
TR Thrinax radiata Florida Thatch Palm
VA Veitchia arecina Montgomery Palm
NOTICE TO ALL CONTRACTORS
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STATE, COUNTIES & CITIES ARE "NOT" PART OF THE ONE CALL SYSTEM.THEY MUST BE CALLED INDIVIDUALLY.
N
0 15 30 60
INTENDED DISPLAY SCALE:
11"X17" PLAN 1"=60'
22"X34" PLAN 1"=30'
EX. WOODLAND CANOPY
R.O.W.(TYP)
EX. SOD
FM
CURB AND GUTTER (TYP)
100.00'
<18" Ht.
FUTURE PHASE CURB AND GUTTER (TYP)
CORKSCREW RD. (EAST BOUND)
CORKSCREW RD. (WEST BOUND)
N 86° 32' 39" E
LIMITS OF CLEAR SIGHT TRIGL
EX. OHE
WM
OVER HEAD ELECTRICAL (TYP)
10' PATH (TYP)
MATCHLINE SEE SHEET L18
MATCHLINE SEE SHEET L20
SHRUBS
AD Acrostichum danaeifolium Leather Fern
CIH Chrysobalanus icaco `Horizontalis` Horizontal Cocoplum
CIR Chrysobalanus icaco `Red Tip` Red Tip Cocoplum
CG Clusia guttifera Small-Leaf Clusia
CE15 Conocarpus erectus sericeus Silver Button Wood
CA Crinum augustum Green Crinum Lily
CAQ Crinum augustum `Queen Emma` `Queen Emma` Crinum
FM Ficus microcarpa `Green Island` Green Island Ficus
HPC Hamelia patens `Compacta` Dwarf Firebush
ICM Ixora coccinea `Maui` Maui Ixora
ICN Ixora coccinea `Nora Grant` Nora Grant Ixora
MC2 Myrica cerifera Wax Myrtle
NO Nerium oleander Oleander
NOP Nerium oleander `Petite Pink` Petite Pink Oleander
SRG Serenoa repens Green Saw Palmetto
SRS Serenoa repens sericea Silver Saw Palmetto
SR Strelitzia reginae Orange Bird Of Paradise
ZF Zamia furfuracea Cardboard Palm
ZP Zamia pumila Coontie
GROUND COVERS
AG Arachis glabrata Perennial Peanut
BHJ Bougainvillea x `Helen Johnson` Compact Bougainvillea
DT Dianella tasmanica `Blueberry` Blueberry Flax Lily
DB Dietes bicolor Yellow African Iris
DV Dietes vegeta White African Iris
EE Eragrostis elliottii Elliott's Love Grass
ES Eragrostis spectabilis Purple Lovegrass
EI Emodea littoralis Golden Creeper
MS Mimosa strigillosa Sunshine Mimosa
MC3 Muhlenbergia capillaris Pink Muhly Grass
PS Pennisetum setaceum `Alba` White Fountain Grass
SB Spartina bakeri Sand Cordgrass
TD2 Tripsacum dactyloides Fakahatchee Grass
TF Tripsacum floridanum Dwarf Fakahatchee Grass
REFERENCE NOTES KEY PHASE1
SYMBOL DESCRIPTION
Pine Straw Mulch, 3" Depth in Proposed Areas
SYMBOL DESCRIPTION
Shredded Hardwood Mulch, 3" Depth in Proposed Plant Beds
O:\2020\20203155-000\Landscape\DRAWINGS\20203155-000-P1-LSP.dwg (L19) tjr Apr 22, 2024 - 11:27am
JOHNSON ENGINEERING
JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE: (239) 334-0046
FAX: (239) 334-3661
E.B. #642 & L.B. #642
JEFFREY NAGLE, RLA
FL License No. LA-6667059
LEE COUNTY PUBLIC WORKS DEPARTMENT OF TRANSPORTATION
CORKSCREW ROAD PHASE 1
LEE COUNTY, FLORIDA
REVISIONS
NO. DESCRIPTION DATE
1. REVISED PM DRILL DEPTH 5/8/24
DATE: MARCH, 2023
PROJECT NO. 20203155-000
FILE NO. 00-00-00
SCALE: As Shown
LANDSCAPE PLAN
SHEET NUMBER
L19


PLANT KEY PHASE1
SYMBOL | CODE | BOTANICAL NAME | COMMON NAME
TREES
BB | Bucida buceras 'Shady Lady' | Shady Lady Black Olive
CB | Cassia bakeriana | Wishing Tree
CES | Conocarpus erectus 'Sericeus' | Silver Buttonwood
CS2 | Cordia sebestena | Orange Geiger Tree
LS | Lagerstroemia speciosa | Queen's Crape Myrtle
PE | Pinus elliotti 'Densa' | South Florida Slash Pine
QV3 | Quercus virginiana | Live Oak
TC | Tabebuia caraiba | Yellow Tabebuia
TH | Tabebuia heterophylla | Pink Tabebuia
TD | Taxodium distichum | Bald Cypress
PALM TREES
PRT | Phoenix roebelenii | Triple Pygmy Date Palm
PES | Ptychosperma elegans | Solitaire Palm
RE | Roystonea elata | Florida Royal Palm
SP | Sabal palmetto | Cabbage Palm
TR | Thrinax radiata | Florida Thatch Palm
VA | Veitchia arecina | Montgomery Palm
NOTICE TO ALL CONTRACTORS
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STATE, COUNTIES & CITIES ARE "NOT" PART OF THE ONE CALL SYSTEM. THEY MUST BE CALLED INDIVIDUALLY.
N
0 15 30 60
INTENDED DISPLAY SCALE:
11"X17" PLAN 1"=60'
22"X34" PLAN 1"=30'
MATCHLINE SEE SHEET L19
MATCHLINE SEE SHEET L21
EX. WOODLAND CANOPY
R.O.W.(TYP)
EX. SOD
CURB AND GUTTER (TYP)
CORKSCREW RD. (WEST BOUND)
CORKSCREW RD. (EAST BOUND)
FUTURE PHASE CURB AND GUTTER (TYP)
10' PATH (TYP)
OVER HEAD ELECTRICAL (TYP)
SHRUBS
AD | Acrostichum danaeifolium | Leather Fern
CIH | Chrysobalanus icaco 'Horizontalis' | Horizontal Cocoplum
CIR | Chrysobalanus icaco 'Red Tip' | Red Tip Cocoplum
CG | Clusia guttifera | Small-Leaf Clusia
CE15 | Conocarpus erectus sericeus | Silver Button Wood
CA | Crinum augustum | Green Crinum Lily
CAQ | Crinum augustum 'Queen Emma' | 'Queen Emma' Crinum
FM | Ficus microcarpa 'Green Island' | Green Island Ficus
HPC | Hamelia patens 'Compacta' | Dwarf Firebush
ICM | Ixora coccinea 'Maui' | Maui Ixora
ICN | Ixora coccinea 'Nora Grant' | Nora Grant Ixora
MC2 | Myrica cerifera | Wax Myrtle
NO | Nerium oleander | Oleander
NOP | Nerium oleander 'Petite Pink' | Petite Pink Oleander
SRG | Serenoa repens | Green Saw Palmetto
SRS | Serenoa repens serrosa | Silver Saw Palmetto
SR | Strelitzia reginae | Orange Bird Of Paradise
ZF | Zamia furfuracea | Cardboard Palm
ZP | Zamia pumila | Coontie
GROUND COVERS
AG | Arachis glabrata | Perennial Peanut
BHJ | Bougainvillea x 'Helen Johnson' | Compact Bougainvillea
DT | Dianella tasmanica 'Blueberry' | Blueberry Flax Lily
DB | Dietes bicolor | Yellow African Iris
DV | Dietes vegeta | White African Iris
EE | Eragrostis elliottii | Elliott's Love Grass
EG | Eragrostis spectabilis | Purple Lovegrass
EI | Emodea littoralis | Golden Creeper
MS | Mimosa strigillosa | Sunshine Mimosa
MC3 | Muhlenbergia capillaris | Pink Muhly Grass
PS | Pennisetum setaceum 'Alba' | White Fountain Grass
SB | Spartina bakeri | Sand Cordgrass
TD2 | Tripsacum dactyloides | Fakahatchee Grass
TF | Tripsacum floridanum | Dwarf Fakahatchee Grass
REFERENCE NOTES KEY PHASE1
SYMBOL | DESCRIPTION
Pine Straw Mulch, 3" Depth in Proposed Areas
SYMBOL | DESCRIPTION
Shredded Hardwood Mulch, 3" Depth in Proposed Plant Beds
O:\2020\20203155-000\Landscape\DRAWINGS\20203155-000-P1-LSP.dwg (L20) tjr Apr 22, 2024 - 11:30am
JOHNSON ENGINEERING
JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE: (239) 334-0046
FAX: (239) 334-3661
F.B. #642 & L.B. #642
JEFFREY NAGLE, RLA
FL. License No. LA-6667059
LEE COUNTY PUBLIC WORKS DEPARTMENT OF TRANSPORTATION
CORKSCREW ROAD PHASE 1
LEE COUNTY, FLORIDA
REVISIONS
NO. | DESCRIPTION | DATE
DATE: MARCH, 2023
PROJECT NO. 20203155-000
FILE NO. 00-00-00
SCALE: As Shown
LANDSCAPE PLAN
SHEET NUMBER
L20


PLANT KEY PHASE1
SYMBOL | CODE | BOTANICAL NAME | COMMON NAME
TREES
BB | Bucida buceras 'Shady Lady' | Shady Lady Black Olive
CB | Cassia bakeriana | Wishing Tree
CES | Conocarpus erectus 'Sericeus' | Silver Buttonwood
CS2 | Cordia sebestena | Orange Geiger Tree
LS | Lagerstroemia speciosa | Queen's Crape Myrtle
PE | Pinus elliotti 'Densa' | South Florida Slash Pine
QV3 | Quercus virginiana | Live Oak
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TD | Taxodium distichum | Bald Cypress
PALM TREES
PRT | Phoenix roebelenii | Triple Pygmy Date Palm
PES | Ptychosperma elegans | Solitaire Palm
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SP | Sabal palmetto | Cabbage Palm
TR | Thrinax radiata | Florida Thatch Palm
VA | Veitchia arecina | Montgomery Palm
NOTICE TO ALL CONTRACTORS
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N
0 15 30 60
INTENDED DISPLAY SCALE:
11"X17" PLAN 1"=60'
22"X34" PLAN 1"=30'
MATCHLINE SEE SHEET L20
MATCHLINE SEE SHEET L22
R.O.W.(TYP)
CORKSCREW RD. (WEST BOUND)
CORKSCREW RD. (EAST BOUND)
CURB AND GUTTER (TYP)
FUTURE PHASE CURB AND GUTTER (TYP)
10' PATH (TYP)
OVER HEAD ELECTRICAL (TYP)
EX. WOODLAND CANOPY
EX. SOD
EX. OHE
FM
WM
N 87° 32' 31" E
774
775
776
777
778
SHRUBS
AD | Acrostichum danaeifolium | Leather Fern
CIH | Chrysobalanus icaco 'Horizontalis' | Horizontal Cocoplum
CIR | Chrysobalanus icaco 'Red Tip' | Red Tip Cocoplum
CG | Clusia guttifera | Small-Leaf Clusia
CE15 | Conocarpus erectus sericeus | Silver Button Wood
CA | Crinum augustum | Green Crinum Lily
CAQ | Crinum augustum 'Queen Emma' | 'Queen Emma' Crinum
FM | Ficus microcarpa 'Green Island' | Green Island Ficus
HPC | Hamelia patens 'Compacta' | Dwarf Firebush
ICM | Ixora coccinea 'Maui' | Maui Ixora
ICN | Ixora coccinea 'Nora Grant' | Nora Grant Ixora
MC2 | Myrica cerifera | Wax Myrtle
NO | Nerium oleander | Oleander
NOP | Nerium oleander 'Petite Pink' | Petite Pink Oleander
SRG | Serenoa repens | Green Saw Palmetto
SRS | Serenoa repens serissa | Silver Saw Palmetto
SR | Strelitzia reginae | Orange Bird Of Paradise
ZF | Zamia furfuracea | Cardboard Palm
ZP | Zamia pumila | Coontie
GROUND COVERS
AG | Arachis glabrata | Perennial Peanut
BHJ | Bougainvillea x 'Helen Johnson' | Compact Bougainvillea
DT | Dianella tasmanica 'Blueberry' | Blueberry Flax Lily
DB | Dietes bicolor | Yellow African Iris
DV | Dietes vegeta | White African Iris
EE | Eragrostis elliottii | Elliott's Love Grass
EB | Eragrostis spectabilis | Purple Lovegrass
EI | Emodea littoralis | Golden Creeper
MS | Mimosa strigillosa | Sunshine Mimosa
MC3 | Muhlenbergia capillaris | Pink Muhly Grass
PS | Pennisetum setaceum 'Alba' | White Fountain Grass
SB | Spartina bakeri | Sand Cordgrass
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TF | Tripsacum floridanum | Dwarf Fakahatchee Grass
REFERENCE NOTES KEY PHASE1
SYMBOL | DESCRIPTION
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SYMBOL | DESCRIPTION
Shredded Hardwood Mulch, 3" Depth in Proposed Plant Beds
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FAX: (239) 334-3661
E.B. #642 & L.B. #642
JEFFREY NAGLE, RLA
FL. License No. LA-6667059
LEE COUNTY PUBLIC WORKS DEPARTMENT OF TRANSPORTATION
CORKSCREW ROAD PHASE 1
LEE COUNTY, FLORIDA
REVISIONS
NO. | DESCRIPTION | DATE
DATE: MARCH, 2023
PROJECT NO. 20203155-000
FILE NO. 00-00-00
SCALE: As Shown
LANDSCAPE PLAN
SHEET NUMBER
L21
O:\2020\20203155-000\Landscape\DRAWINGS\20203155-000-P1-LSP.dwg (L21) tjr Apr 22, 2024 - 11:31am


PLANT KEY PHASE1
SYMBOL | CODE | BOTANICAL NAME | COMMON NAME
TREES
BB | Bucida buceras 'Shady Lady' | Shady Lady Black Olive
CB | Cassia bakeriana | Wishing Tree
CES | Conocarpus erectus 'Sericeus' | Silver Buttonwood
CS2 | Cordia sebestena | Orange Geiger Tree
LS | Lagerstroemia speciosa | Queen's Crape Myrtle
PE | Pinus elliotti 'Densa' | South Florida Slash Pine
QV3 | Quercus virginiana | Live Oak
TC | Tabebuia caraiba | Yellow Tabebuia
TH | Tabebuia heterophylla | Pink Tabebuia
TD | Taxodium distichum | Bald Cypress
PALM TREES
PRT | Phoenix roebelenii | Triple Pygmy Date Palm
PES | Ptychosperma elegans | Solitaire Palm
RE | Roystonea elata | Florida Royal Palm
SP | Sabal palmetto | Cabbage Palm
TR | Thrinax radiata | Florida Thatch Palm
VA | Veitchia arecina | Montgomery Palm
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N
0 15 30 60
INTENDED DISPLAY SCALE:
11"X17" PLAN 1"=60'
22"X34" PLAN 1"=30'
MATCHLINE SEE SHEET L21
MATCHLINE SEE SHEET L23
R.O.W.(TYP)
CORKSCREW RD. (EAST BOUND)
CORKSCREW RD. (WEST BOUND)
FUTURE PHASE CURB AND GUTTER (TYP)
CURB AND GUTTER (TYP)
100.00' <18" Ht.
N 86° 32' 39" E
783
784
785
786
787
788
10' PATH (TYP)
EX. SOD
FM
WM
EXISTING R/W PLAT AND HMA R/W MAP
DOLLY PARTON WAY
SHRUBS
AD | Acrostichum danaeifolium | Leather Fern
CIH | Chrysobalanus icaco 'Horizontalis' | Horizontal Cocoplum
CIR | Chrysobalanus icaco 'Red Tip' | Red Tip Cocoplum
CG | Clusia guttifera | Small-Leaf Clusia
CE15 | Conocarpus erectus sericeus | Silver Button Wood
CA | Crinum augustum | Green Crinum Lily
CAQ | Crinum augustum 'Queen Emma' | 'Queen Emma' Crinum
FM | Ficus microcarpa 'Green Island' | Green Island Ficus
HPC | Hamelia patens 'Compacta' | Dwarf Firebush
ICM | Ixora coccinea 'Maui' | Maui Ixora
ICN | Ixora coccinea 'Nora Grant' | Nora Grant Ixora
MC2 | Myrica cerifera | Wax Myrtle
NO | Nerium oleander | Oleander
NOP | Nerium oleander 'Petite Pink' | Petite Pink Oleander
SRG | Serenoa repens | Green Saw Palmetto
SRS | Serenoa repens sericea | Silver Saw Palmetto
SR | Strelitzia reginae | Orange Bird Of Paradise
ZF | Zamia furfuracea | Cardboard Palm
ZP | Zamia pumila | Coontie
GROUND COVERS
AG | Arachis glabrata | Perennial Peanut
BHJ | Bougainvillea x 'Helen Johnson' | Compact Bougainvillea
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DB | Dietes bicolor | Yellow African Iris
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EI | Emodea littoralis | Golden Creeper
MS | Mimosa strigillosa | Sunshine Mimosa
MC3 | Muhlenbergia capillaris | Pink Muhly Grass
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SB | Spartina bakeri | Sand Cordgrass
TD2 | Tripsacum dactyloides | Fakahatchee Grass
TF | Tripsacum floridanum | Dwarf Fakahatchee Grass
REFERENCE NOTES KEY PHASE1
SYMBOL | DESCRIPTION
Pine Straw Mulch, 3" Depth in Proposed Areas
SYMBOL | DESCRIPTION
Shredded Hardwood Mulch, 3" Depth in Proposed Plant Beds
JOHNSON ENGINEERING
JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
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E.B. #642 & L.B. #642
JEFFREY NAGLE, RLA
FL. License No. LA-6667059
LEE COUNTY PUBLIC WORKS DEPARTMENT OF TRANSPORTATION
CORKSCREW ROAD PHASE 1
LEE COUNTY, FLORIDA
REVISIONS
NO. | DESCRIPTION | DATE
DATE: MARCH, 2023
PROJECT NO. 20203155-000
FILE NO. 00-00-00
SCALE: As Shown
LANDSCAPE PLAN
SHEET NUMBER
L22
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PLANT KEY PHASE1
SYMBOL | CODE | BOTANICAL NAME | COMMON NAME
TREES
BB | Bucida buceras 'Shady Lady' | Shady Lady Black Olive
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CES | Conocarpus erectus 'Sericeus' | Silver Buttonwood
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MATCHLINE SEE SHEET L22
MATCHLINE SEE SHEET L24
R.O.W.(TYP)
CORKSCREW RD. (WEST BOUND)
CORKSCREW RD. (EAST BOUND)
FUTURE PHASE CURB AND GUTTER (TYP)
CURB AND GUTTER (TYP)
10' PATH (TYP)
OVER HEAD ELECTRICAL (TYP)
EX. SOD
EX. OHE
FM
WM
787
788
789
790
791
792
793
RE 1
LS 4
ICM 20
ZP 25
DB 31
QV3 5
TF 173
CIH 30
CAG 16
SP 19
CIH 33
QV3 4
SB 459
SB 45
SHRUBS
AD | Acrostichum danaeifolium | Leather Fern
CIH | Chrysobalanus icaco 'Horizontalis' | Horizontal Cocoplum
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EX. SOD
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CORKSCREW RD. (WEST BOUND)
CURB AND GUTTER (TYP)
CORKSCREW RD. (EAST BOUND)
N 89° 03' 08" E
END OF PHASE 1
SEE PHASE 2 PLANS FOR RELOCATIONS EAST OF STATION 799+50
10' PATH (TYP)
OVER HEAD ELECTRICAL (TYP)
EX. OHE
EX. WM
SHRUBS
AD | Acrostichum danaeifolium | Leather Fern
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GUARANTEED MAXIMUM PRICE (GMP) ADDENDUM
to
AGREEMENT
for
CONSTRUCTION MANAGEMENT AT RISK SERVICES

THIS GUARANTEED MAXIMUM PRICE (GMP) ADDENDUM TO THE AGREEMENT FOR CONSTRUCTION MANAGEMENT AT RISK SERVICES ("GMP Addendum") is made and entered into this 2nd day of October, 2024 (the "Effective Date"), by and between the Village of Estero, a Florida municipal corporation, referred to herein as "Owner", and the firm of **Wright Construction Group**, a **Florida** corporation authorized to conduct business in Florida, referred to herein as "Construction Manager."

WHEREAS, Owner and Construction Manager entered into the Agreement for Construction Management at Risk Services (the "Agreement") under which Construction Manager is providing the professional construction management services requisite to the implementation of the construction of the infrastructure improvements related to the Village Entertainment Hub project (as further defined in the Agreement as the "Project"); and

WHEREAS, the Agreement provides that prior to commencement of the Construction Phase, Construction Manager and Owner must agree upon a Guaranteed Maximum Price (GMP) for the construction of the Project, to be established and memorialized in an addendum supplementing the Agreement; and

WHEREAS, the Project has been designed and permitted to a point sufficient that Construction Manager and Owner have agreed upon a GMP, as set forth herein.

NOW THEREFORE, Owner and Construction Manager, in consideration of the mutual covenants hereinafter set forth, and the mutual covenants set forth in the Agreement, the sufficiency of which is hereby acknowledged, agree as follows:

1. Establishment of GMP. Pursuant to Article 5 of the Agreement, the Owner and Construction Manager establish a GMP and Contract Time for the Work as set forth below. All capitalized terms not otherwise defined herein shall have the meanings set forth in the Contract Documents and in the General Conditions.

2. GMP; Contract Documents. The Construction Manager's GMP for the Work, including the estimated Cost of the Work (**$20,158,102.20**) and the Construction Manager's Fee (**$1,310,278.00**), is a total of ***Twenty-one million four hundred sixty-eight thousand three hundred eighty dollars and twenty cents*** (**$21,468,380.20**). This price is for the performance of the Work in

accordance with the Contract Documents listed and attached to this Addendum and marked Exhibits A through J, as follows:

(a) Exhibit A. Project Plans and Specifications, addenda and General, Supplementary and other Conditions of the Agreement on which the GMP is based, pages 1 through 3, dated September 27, 2024;

(b) Exhibit B. Allowance items, page 1, dated September 27, 2024;

(c) Exhibit C. Assumptions and Clarifications made in preparing the GMP, pages 1 through 3, dated September 27, 2024;

(d) Exhibit D. Project Schedule, pages 1 through 2, dated September 27, 2024;

(e) Exhibit E. Alternate Prices, page 1, dated September 27, 2024; and

(f) Exhibit F. Unit Prices, pages 1 through 2, dated September 27, 2024.

(g) Exhibit G. Affidavit of No Conflict;

(h) Exhibit H. Certificate(s) of Insurance;

(i) Exhibit I. Payment and Performance Bond;

(j) Exhibit J. Standard Forms:
1- Application for Payment
2- Certificate of Substantial Completion
3- Final Reconciliation/Warranty/Affidavit
4- Change Order

Additional Contract Documents include the Agreement and attached General Conditions of the Construction Agreement, Addenda issued prior to execution of the Agreement, the Request for Proposal, the Construction Manager's proposal, permits, notice of intent to award, Notice to Proceed, purchase order(s), written amendments, Change Order(s), Work Directive Change(s) and Field Directive(s). No other documents shall be considered Contract Documents. In case of conflict, the earliest listed document shall prevail over later listed documents.

3. Contract Time; Liquidated Damages. The Construction Manager shall achieve Substantial Completion of the entire Work within **six hundred (600) calendar days** of receipt of the Notice to Proceed. Time is of the essence in the Contract Documents and all obligations thereunder. If the Construction Manager fails to achieve Substantial Completion of the Work within the Contract Time and as otherwise required by the Contract Documents, the Owner shall be entitled to retain or recover from the Construction Manager, as liquidated damages and not as a penalty, the sum of $1,694 per calendar day, commencing on the first day following expiration of the Contract Time and continuing until the actual date of Substantial Completion. Such

liquidated damages are hereby agreed to be a reasonable estimate of damages the Owner will incur as a result of delayed completion of the Work. The Owner may deduct liquidated damages as described in this paragraph from any unpaid amounts then or thereafter due the Construction Manager under this Agreement. Any liquidated damages not so deducted from any unpaid amounts due the Construction Manager shall be payable to the Owner at the demand of the Owner, together with interest from the date of the demand at the maximum allowable rate.

4. Effect of GMP. This Addendum shall constitute the GMP Addendum for purpose of satisfying the requirements of Article 5 of the Agreement, and shall supplement and amend the Agreement such that all references to the GMP shall be construed to refer to the GMP set forth herein, as such GMP may be adjusted pursuant to the terms of the Agreement. All terms of the Agreement, as supplemented hereby, shall remain in full force and effect.

[Signature Page to Follow]

IN WITNESS WHEREOF, the Parties hereto have caused this GMP Addendum to be duly executed by their authorized representatives:

Wright Construction Group

By: _____
Fred Edman, President

VILLAGE OF ESTERO,
a Florida municipal corporation

By: _____
Steve Sarkozy, Village Manager

Corkscrew Road Pathway, Lighting and Landscaping

LIST OF DRAWINGS

September 27, 2024

EXHIBIT A

Drawing #	Drawing Description	Drawing Date	Drawing Revision Date
	Johnson Engineering		
	Corkscrew Road Pathway Improvements		
1	Key Sheet	April 2024	
2	Summary of Pay Items	April 2024	
3	General Notes	April 2024	
4-6	Typical Sections	April 2024	
7-30	Plan Sheets	April 2024	
31-42	Profile Sheets	April 2024	
43-99	Cross Sections	April 2024	
	Corkscrew Road – Lighting Plans (Addendum 5)		
L-1	Key Sheet	September 2024	
L-2	Signature Sheet	September 2024	
L-3 – L-6	Tabulation of Quantities	September 2024	
L-7	General Notes	September 2024	
L-8	Pay Item Notes	September 2024	
L-9 – L-12B	Pole Data and Legend Sheet	September 2024	
L-13	Service Point Details	September 2024	
L-14 – L-37	Lighting Plan Sheets	September 2024	
L-38 – L-39	Light Pole Spread Footer Sheets	September 2024	
	Corkscrew Road – Landscape and Irrigation Plans		
C01	Cover	March 2024	
Key	Key Sheet	March 2024	
G-01	General Notes	March 2024	
T1	Landscape Tabulations	March 2024	
L01 – L24	Landscape Plans	March 2024	
L25 – L27	Landscape Details	March 2024	
L28	Landscape Notes	March 2024	
IRKey	Irrigation Key Sheet	March 2024	
T2	Irrigation Tabulations	March 2024	
IR01 – IR30	Irrigation Details	March 2024	
IR31	Irrigation Notes		

WRIGHT CONSTRUCTION GROUP

5811 Youngquist Rd, Fort Myers, FL 33912 | wcgfl.com | 239.481.5000

1821 Victoria Ave, Fort Myers, FL 33901

Corkscrew Road Pathway, Lighting and Landscaping

LIST OF DRAWINGS

September 27, 2024

EXHIBIT A

WRIGHT CONSTRUCTION GROUP

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Corkscrew Road Pathway, Lighting and Landscaping

LIST OF SPECIFICATIONS, DETAILS

September 27, 2024

EXHIBIT A

Spec Section #	Spec Section Description	# of Pages	Spec Date	Spec Revision Date
	Project Specifications			
	Florida Department of Transportation			
	Standard Specifications – January 2022			
	https://www.fdot.gov/programmanagement/implemented/specbooks/default.shtm			
	Standard Plans FY 2022 – 2023 for Road and Bridge Construction			
	https://www.fdot.gov/design/standardplans/current			
	Invitation to Bid			
	Instruction to Bidders			
	Subcontractor Qualification Form			
	Bid Package 01 – Traffic Control Devices			
	Bid Package 02 – Survey, Layout and As-builts			
	Bid Package 03 – Quality Control			
	Bid Package 04 – Drainage			
	Bid Package 05 – Earthwork			
	Bid Package 06 – Asphalt			
	Bid Package 07 – Concrete			
	Bid Package 08 – Lighting			
	Bid Package 09 – Landscaping and Irrigation			
	Bid Package 10 – Guardrail			
	Bid Package 11 – Erosion Control			
	Bid Package 12 – Fence and Gates			
	Wright Construction Group – Subcontract Agreement – April 21, 2021			
	Addendum 1 – August 12, 2024			
	Addendum 2 – August 15, 2024			
	Addendum 3 – August 20, 2024			
	Addendum 4 – August 27, 2024			
	Addendum 5 – September 11, 2024			
	Addendum 6 – September 13, 2024			

WRIGHT CONSTRUCTION GROUP

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EXHIBIT B
Village of Estero, Florida
Corkscrew Road
Pathway, Lighting and Landscaping
GMP Submission
September 27, 2024

ALLOWANCES

1.	Roadway Striping for new pathway and sidewalk crosswalks	$42,000.00
2.	Roadway Signage relocation in conflict with construction	$23,000.00
3.	Light Pole – spread footer bases for 40’ and 20’ poles	$203,206.00
4.	Floratam Sod for median and existing condition construction	$359,973.23

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EXHIBIT C
Village of Estero, Florida
Corkscrew Road
Pathway, Lighting, and Landscaping
GMP Submission
September 27, 2024

CLARIFICATIONS / ASSUMPTIONS / QUALIFICATIONS

This proposal's clarifications/assumptions/qualifications constitute the final agreement concerning each item and supersede all prior drawings, specifications, agreements, correspondence, and understandings between the Construction Manager and the Owner.

Subheadings are for ease of reference only.

GENERAL

1) The GMP is not a line item GMP.
2) The Owner will furnish the following at no cost to the Construction Manager:
   a. Final Construction Plans with dated revisions
   b. CAD Files, including all revisions.
   c. CAD Files of property surveys.
   d. Florida Department of Transportation Permits
3) A preliminary project schedule has been provided. The total contract time is 600 calendar days from notice to proceed
4) The Guaranteed Maximum Price includes a Contractor's Contingency of $1,406,380.00.
5) The Guaranteed Maximum Price includes allowances totaling $628,179.23

PERMITTING, ENVIRONMENTAL COMPLIANCE, IMPACT FEES AND EASEMENTS

6) This estimate assumes that the following permits have been acquired and paid for by the Owner:
   a. Environmental
   b. SFWMD
7) No cost has been included for:
   a. Impact fees
   b. Utility Connection fees
   c. Special inspection fees
   d. Utility charges (FPL, LCU, etc)
8) No investigation and relocation of wildlife or endangered species is included.
9) This estimate assumes that all required easements and rights-of-way have been secured and paid for by the Owner. If unsecured easements and rights-of-way exist, this estimate assumes that they will be obtained and paid for by others so as not to impact the construction schedule.
10) This estimate assumes no restoration of any permanent or temporary easements obtained by the Owner.
11) This estimate does not include utility fees (power, water, sewer, stormwater, telephone, gas, etc.) for design, assessments, connection, usage, etc.
12) The project cost includes Coordination with utility companies, but no cost has been included for protecting or adjusting existing utilities.
13) No Lee County Development Order is part of this proposal.
14) WCG has included the cost of procuring a dewatering permit should it be necessary. However, contaminants may be present in the water and soils of this area, and WCG has not included any cost for handling or remediating any pollutants in the soil or groundwater.

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EXHIBIT C
Village of Estero, Florida
Corkscrew Road
Pathway, Lighting, and Landscaping
GMP Submission
September 27, 2024

CLARIFICATIONS / ASSUMPTIONS / QUALIFICATIONS

SCHEDULE, WEATHER AND WORK HOURS

15) The GMP assumes that work may occur during regular working hours of 7:00 a.m. to 5:00 p.m. Monday through Friday. No allowance has been made to accelerate the schedule or work outside these regular hours. If the Construction Manager is required to expedite the schedule or work outside these regular working hours for reasons outside the Construction Manager's control, the schedule and the GMP will be adjusted accordingly.
16) The GMP assumes construction operations will not be allowed on Sundays without the approval of the Village Project Manager. Such approval shall not be unreasonably withheld. If such approval is withheld and results in a delay or delays to the project, it will increase the GMP and extend the time.
17) WCG will provide a schedule for procurement and construction upon receipt of the project award. The attached schedule is the preliminary
18) This GMP Proposal is based on Village approval no later than November 6, 2024. Approvals after that date may require additional time and money due to subcontractor availability and material volatility.

RESPONSIBILITIES AND INSPECTIONS

19) The estimate does not include the cost of any inspections, except as listed in the GMP, required by the Owner or Governmental Agencies having jurisdiction over the work.
20) The estimate assumes that the owner will provide unrestricted access to the site, including using existing roads, pathways, and entryways, at no cost to the construction manager, except as stated in the contract documents listed in this proposal.
21) The estimate includes coordination with the Owner's consultants and other contractors (if any) but does not include supervising their work.
22) The estimate does not include the cost of the work necessitated by the actions or inactions of the Owner's consultants or other contractors.
23) No allowance for recording and preserving historical and archeological finds has been included.
24) No allowance has been included for schedule impacts, additional mobilizations, or remediation of hazardous soils or groundwater.
25) This project has no additional noise ordinance or abatement requirements except those required by the Village of Estero Ordinance. Any noise reduction above the Village of Estero ordinance may incur extra costs to the subcontractor performing such work for the subcontractor.
26) Rock Excavation and Removal costs have been included in the proposal.

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EXHIBIT C
Village of Estero, Florida
Corkscrew Road
Pathway, Lighting, and Landscaping
GMP Submission
September 27, 2024

CLARIFICATIONS / ASSUMPTIONS / QUALIFICATIONS

EXCLUSIONS

The following items are expressly excluded from this estimate. These items were excluded based on previous discussions suggesting that they were to be provided by others or not included in the project cost. In some instances, these items have been excluded because they were determined to be unnecessary.

Item #	Description
1	Impact Fees.
2	Utility Connection Fees
3	Special Inspection Fees
4	FDOT Right of Way Permit
5	Village of Estero Right of Way Permit
6	S.U.E. Investigation
7	Removal and Disposal of Unclassified Material
8	Handling or Remediation of soil or groundwater contaminants
9	Consultants Specifically handling the processing of prevailing wage rates with the grant funding representative
10	Construction Engineering and Inspection Service

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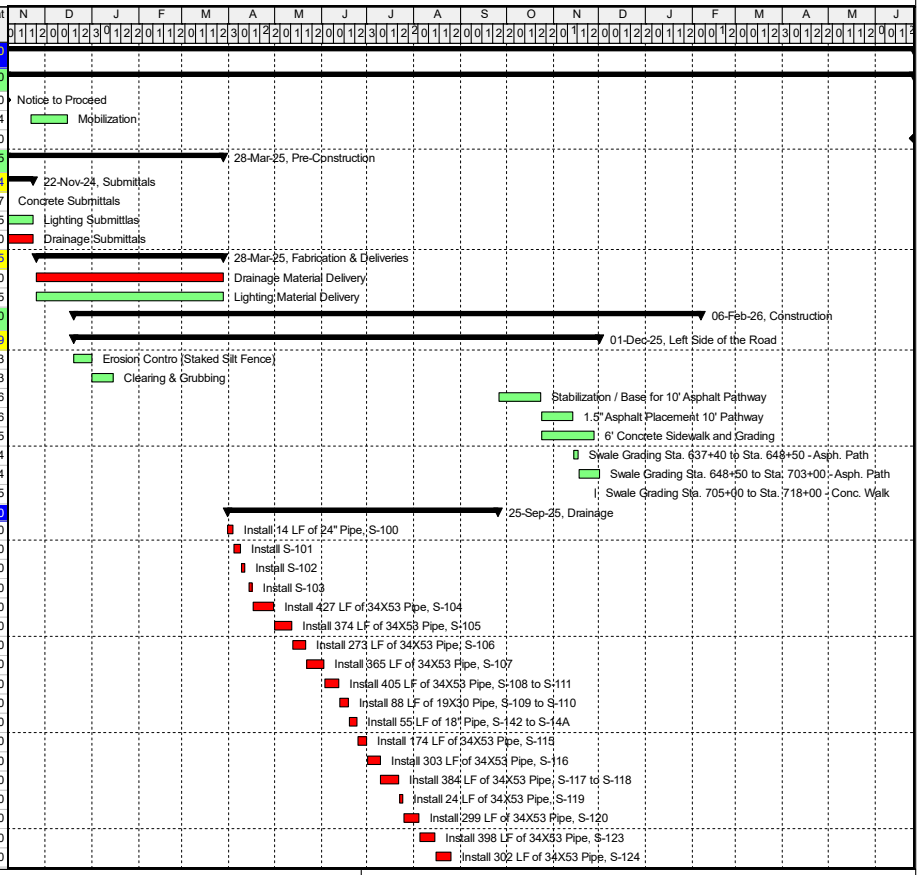
TASK filter: All Activities

Wright Construction Group

VOE Corkscrew Road Pathway Improvements - Baseline

Run Date: 26-Sep-24 10:13
Data Date: 05-Nov-24
Forecast Completion Date: 26-Jun-26

Activity ID	Activity Name	Planned Duration	Start	Finish	Total Float
VOE Corkscrew Road Pathway Improvements		429	05-Nov-24	26-Jun-26	0
Milestones		429	05-Nov-24	26-Jun-26	0
M-1000	Notice to Proceed	0	05-Nov-24		0
M-1020	Mobilization	30	21-Nov-24	15-Dec-24	94
M-1030	Final Completion	0		26-Jun-26	0
Pre-Construction		104	05-Nov-24	28-Mar-25	325
Submittals		14	05-Nov-24	22-Nov-24	374
SUB-1000	Concrete Submittals	1	05-Nov-24	05-Nov-24	387
SUB-1010	Lighting Submittlas	14	05-Nov-24	22-Nov-24	325
SUB-1020	Drainage Submittals	14	05-Nov-24	22-Nov-24	0
Fabrication & Deliveries		90	25-Nov-24	28-Mar-25	325
FAB-1000	Drainage Material Delivery	90	25-Nov-24	28-Mar-25	0
FAB-1010	Lighting Material Delivery	90	25-Nov-24	28-Mar-25	325
Construction		296	19-Dec-24	06-Feb-26	100
Left Side of the Road		247	19-Dec-24	01-Dec-25	149
CON-1020	Erosion Contro (Staked Silt Fence)	8	19-Dec-24	31-Dec-24	53
CON-1000	Clearing & Grubbing	10	31-Dec-24	14-Jan-25	53
CON-1040	Stabilization / Base for 10' Asphalt Pathway	20	26-Sep-25	23-Oct-25	46
CON-1050	1.5" Asphalt Placement 10' Pathway	15	24-Oct-25	13-Nov-25	46
CON-1060	6' Concrete Sidewalk and Grading	25	24-Oct-25	27-Nov-25	135
CON-1070	Swale Grading Sta. 637+40 to Sta. 648+50 - Asph. Path	2	14-Nov-25	17-Nov-25	134
CON-1080	Swale Grading Sta. 648+50 to Sta. 703+00 - Asph. Path	10	18-Nov-25	01-Dec-25	134
CON-1100	Swale Grading Sta. 705+00 to Sta. 718+00 - Conc. Walk	1	28-Nov-25	28-Nov-25	135
Drainage		129	31-Mar-25	25-Sep-25	0
DRN-1000	Install 14 LF of 24" Pipe, S-100	4	31-Mar-25	03-Apr-25	0
DRN-1010	Install S-101	3	04-Apr-25	08-Apr-25	0
DRN-1020	Install S-102	3	09-Apr-25	11-Apr-25	0
DRN-1030	Install S-103	3	14-Apr-25	16-Apr-25	0
DRN-1040	Install 427 LF of 34X53 Pipe, S-104	10	17-Apr-25	30-Apr-25	0
DRN-1050	Install 374 LF of 34X53 Pipe, S-105	8	01-May-25	12-May-25	0
DRN-1060	Install 273 LF of 34X53 Pipe, S-106	7	13-May-25	21-May-25	0
DRN-1070	Install 365 LF of 34X53 Pipe, S-107	8	22-May-25	02-Jun-25	0
DRN-1080	Install 405 LF of 34X53 Pipe, S-108 to S-111	8	03-Jun-25	12-Jun-25	0
DRN-1090	Install 88 LF of 19X30 Pipe, S-109 to S-110	4	13-Jun-25	18-Jun-25	0
DRN-1100	Install 55 LF of 18" Pipe, S-142 to S-14A	4	19-Jun-25	24-Jun-25	0
DRN-1110	Install 174 LF of 34X53 Pipe, S-115	4	25-Jun-25	30-Jun-25	0
DRN-1120	Install 303 LF of 34X53 Pipe, S-116	7	01-Jul-25	09-Jul-25	0
DRN-1130	Install 384 LF of 34X53 Pipe, S-117 to S-118	8	10-Jul-25	21-Jul-25	0
DRN-1140	Install 24 LF of 34X53 Pipe, S-119	3	22-Jul-25	24-Jul-25	0
DRN-1150	Install 299 LF of 34X53 Pipe, S-120	7	25-Jul-25	04-Aug-25	0
DRN-1160	Install 398 LF of 34X53 Pipe, S-123	8	05-Aug-25	14-Aug-25	0
DRN-1170	Install 302 LF of 34X53 Pipe, S-124	7	15-Aug-25	25-Aug-25	0



Actual Work | Remaining Work | Critical Remaining Work | Summary | Milestone

Classic Schedule Layout
Page 1 of 2

CPM prepared by WCG

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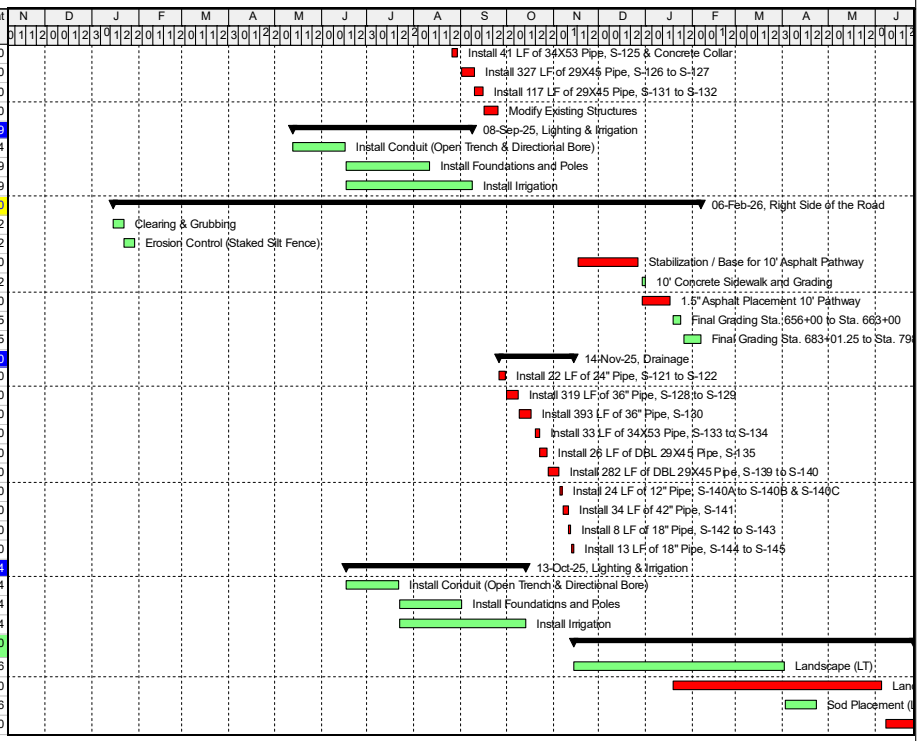
TASK filter: All Activities

Wright Construction Group

VOE Corkscrew Road Pathway Improvements - Baseline

Run Date: 26-Sep-24 10:13
Data Date: 05-Nov-24
Forecast Completion Date: 26-Jun-26

Activity ID	Activity Name	Planned Duration	Start	Finish	Total Float
DRN-1180	Install 41 LF of 34X53 Pipe, S-125 & Concrete Collar	4	26-Aug-25	29-Aug-25	0
DRN-1190	Install 327 LF of 29X45 Pipe, S-126 to S-127	7	01-Sep-25	09-Sep-25	0
DRN-1200	Install 117 LF of 29X45 Pipe, S-131 to S-132	4	10-Sep-25	15-Sep-25	0
DRN-1210	Modify Existing Structures	8	16-Sep-25	25-Sep-25	0
Lighting & Irrigation		85	13-May-25	08-Sep-25	209
L&I-1000	Install Conduit (Open Trench & Directional Bore)	25	13-May-25	16-Jun-25	24
L&I-1020	Install Foundations and Poles	40	17-Jun-25	11-Aug-25	229
L&I-1030	Install Irrigation	60	17-Jun-25	08-Sep-25	59
Right Side of the Road		278	14-Jan-25	06-Feb-26	100
CON-1010	Clearing & Grubbing	5	14-Jan-25	21-Jan-25	172
CON-1030	Erosion Control (Staked Silt Fence)	5	21-Jan-25	28-Jan-25	172
CON-1090	Stabilization / Base for 10' Asphalt Pathway	30	17-Nov-25	26-Dec-25	0
CON-1110	10' Concrete Sidewalk and Grading	3	29-Dec-25	31-Dec-25	112
CON-1120	1.5" Asphalt Placement 10' Pathway	15	29-Dec-25	16-Jan-26	0
CON-1130	Final Grading Sta. 656+00 to Sta. 663+00	5	19-Jan-26	23-Jan-26	85
CON-1140	Final Grading Sta. 683+01.25 to Sta. 798+85	10	26-Jan-26	06-Feb-26	85
Drainage		36	26-Sep-25	14-Nov-25	0
DRN-1220	Install 22 LF of 24" Pipe, S-121 to S-122	3	26-Sep-25	30-Sep-25	0
DRN-1230	Install 319 LF of 36" Pipe, S-128 to S-129	6	01-Oct-25	08-Oct-25	0
DRN-1240	Install 393 LF of 36" Pipe, S-130	7	09-Oct-25	17-Oct-25	0
DRN-1250	Install 33 LF of 34X53 Pipe, S-133 to S-134	3	20-Oct-25	22-Oct-25	0
DRN-1260	Install 26 LF of DBL 29X45 Pipe, S-135	3	23-Oct-25	27-Oct-25	0
DRN-1270	Install 282 LF of DBL 29X45 Pipe, S-139 to S-140	6	28-Oct-25	04-Nov-25	0
DRN-1280	Install 24 LF of 12" Pipe, S-140A to S-140B & S-140C	2	05-Nov-25	06-Nov-25	0
DRN-1290	Install 34 LF of 42" Pipe, S-141	2	07-Nov-25	10-Nov-25	0
DRN-1300	Install 8 LF of 18" Pipe, S-142 to S-143	2	11-Nov-25	12-Nov-25	0
DRN-1310	Install 13 LF of 18" Pipe, S-144 to S-145	2	13-Nov-25	14-Nov-25	0
Lighting & Irrigation		85	17-Jun-25	13-Oct-25	184
L&I-1010	Install Conduit (Open Trench & Directional Bore)	25	17-Jun-25	21-Jul-25	24
L&I-1040	Install Foundations and Poles	30	22-Jul-25	01-Sep-25	214
L&I-1050	Install Irrigation	60	22-Jul-25	13-Oct-25	24
Close Out		161	14-Nov-25	26-Jun-26	0
CL-1000	Landscape (LT)	100	14-Nov-25	02-Apr-26	46
CL-1020	Landscape (RT)	100	19-Jan-26	05-Jun-26	0
CL-1010	Sod Placement (LT)	15	03-Apr-26	23-Apr-26	46
CL-1030	Sod Placement (RT)	15	08-Jun-26	26-Jun-26	0



Actual Work | Critical Remaining Work | Summary
Remaining Work | Milestone

Classic Schedule Layout
Page 2 of 2

CPM prepared by WCG

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EXHIBIT E
Village of Estero, Florida
Corkscrew Road
Pathway, Lighting and Landscaping
GMP Submission
September 27, 2024

ALTERNATE PRICES

None provided

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		EXHIBIT F	
A	A1	B	C
ITEM	COST	DESCRIPTION OF WORK	SCHEDULED
NO.	CODES		
DIVISION 1 - GENERAL REQUIREMENTS			
1	01 00 22	Public Relations	58,950.74
2	01 00 25	Design Fees - MOT Plan / Utility Coordination	38,555.00
3	01 21 01	Striping	42,000.00
4	01 21 02	Signage Relocation	23,000.00
5	4 21 03	Light Pole - Spread footer base	203,206.00
6	5 21 03	Florotan Sod	359,973.23
7	01 31 00	Project Executive	52,788.00
8	01 31 01	Project Superintendent	403,200.00
9	01 31 02	Superintendent (Landscape Maintenance Period)	23,296.00
10	01 31 03	Project Manager	270,000.00
11	01 31 04	Project Manager (Landscape Maintenance Period)	13,000.00
12	01 31 05	Project Administrator	140,400.00
13	01 31 07	General Superintendent	94,944.00
14	01 32 34	Preconstruction Video	5,000.00
15	01 33 70	Software Fee (Procore Project Management)	33,000.00
16	01 35 26	Safety Training / Inspection	8,000.00
17	01 41 26	Permits (NPDES / Dewatering / ROW)	12,500.00
18	01 45 23	Testing & Inspections	171,000.00
19	01 52 19	Sanitary Facilities	14,400.00
20	01 55 26	Traffic Control	811,544.00
21	01 55 29	Staging Area	63,916.00

		EXHIBIT F	
A	A1	B	C
ITEM	COST	DESCRIPTION OF WORK	SCHEDULED
NO.	CODES		
22	01 57 13	Erosion Control	126,908.40
23	01 71 23	Survey / Layout / As-builts	111,600.00
24	01 73 10	Equipment Rental	159,716.57
25	01 73 20	Fuel - Equipment Rental	26,910.30
26	01 73 30	Miscellaneous Tools and Equipment	19,285.71
27	01 74 13	Progress Cleaning	26,910.30
28	01 74 23	Final Cleaning	80,536.75
29	03 10 00	General Concrete	357,455.18
30	26 56 19	Roadway Lighting	3,766,505.13
31	31 01 00	General Earthwork	2,579,530.13
32	32 12 00	Flexible Paving	525,666.18
33	32 31 00	Fencing and Gates	39,926.00
34	32 91 00	Plantings (Landscape / Irrigation)	4,601,558.83
35	33 44 00	Storm Drains	3,041,312.35
36	34 71 30	Guardrail	7,250.00
37	01 00 16	Payment and Performance Bond	207,586.00
38	01 00 17	General Liability Insurance	219,891.00
39	01 21 16	Contractor Contingency Fund (7.5%)	1,406,380.00
40		Contractors Fee (6.5%)	1,310,278.00
		GRAND TOTALS	**21,457,879.80**

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
October 2, 2024

Agenda Item:

Disaster Training Programs Development Contract.

Approve EC 2023-31 Supplemental Task Order # 3 with Hagerty Consulting, Inc. to assist the Village to develop written procedures and training for pre and post disaster.

Authorize Village Manager to execute contract.

Background:

Hagerty consulting is currently assisting the Village with preparation of a Substantial Damage Administrative Procedures Plan (SDAP) that is being required by FEMA by November 18, 2024.

The SDAP has identified "gaps" in training and procedures.

Description:

The development of written procedures and training plans is time-consuming and cannot be completed by the existing staff in a timely manner. Hagerty can provide these services which would include:

- Substantial Damage/ Substantial Improvement written procedure and staff training
- Recommended permit process improvements, implementation and training
- Recommended improvements for community outreach, and standardized processes and training
- Clear identification of staff roles and responsibilities and develop training plans.

At the Council workshop on September 11th, staff provided an update on FEMA issues and emphasized that there would be follow-up items needed to address the FEMA letter of July 19, 2024. This is one of the items.

Hagerty will complete this task order in a compressed timeframe in order to implement the Corrective Action Plan that we provided to FEMA on September 16, 2024.

Having clear written procedures will be a benefit to the Village so that we are prepared for future storm events or disasters.

Action Requested:

Approve EC 2023-31 Supplemental Task Order # 3 with Hagerty Consulting, Inc. to assist the Village to develop written procedures and training for pre and post disaster.

Authorize Village Manager to execute contract.

Process and Timeline:

Financial Impact:

Not to exceed $300,000.00 The amount of $300,000 was already added to the FY 2024-2025 budget for floodplain compliance.

Prepared by: Steve Gillette/Mary Gibbs

Attachments:

1. Supplemental Task Agreement

Task Order 3: FEMA Public Assistance Support – SDAP Supplemental Process Improvement, Implementation, and Training

To: Village of Estero
From: Hagerty Consulting, Inc.
Date: September 30, 2024
Subject: SDAP Supplemental Process Improvement, Implementation, and Training

This proposal outlines the proposed scope of work and cost estimate for Hagerty Consulting, Inc. (Hagerty) to render recovery technical services for the Village of Estero, Florida (Village) under contract EC 2023-31 for Disaster Management Services, fully executed by the Village on April 19, 2023.

Under this contract, Hagerty is seeking a task order with a total not-to-exceed (NTE) value of **$292,698** to provide supplemental Federal Emergency Management Agency (FEMA) Public Assistance (PA) Program support and advisory services related to the Village of Estero's Substantial Damage Administrative Procedures (SDAP).

Scope of Work

Hagerty is proposing to provide the scope of services as outlined within Exhibit A of Disaster Management Services contract EC 2023-31 as needed and tasked by Village personnel verbally or in writing after the authorization of the overall task order. As directed by the Village, Hagerty will support the following tasks:

Activity 1: SDAP Project Management Process Improvement, Implementation and Training

- **Review of PMO Gaps and Recommendations for Improvement**: The Hagerty team will review the current Project Management Office (PMO) structure and identified gaps and will provide recommendations for improvement related to disaster recovery and SDAP

HAGERTY www.hagertyconsulting.com
CHICAGO
1618 ORRINGTON AVE, SUITE 201
EVANSTON, IL 60201
847-492-8454

plan execution. This includes working with Village staff to design an outline for process updates and documenting high-level changes to the Village's current processes to be included in the SDAP template due to FEMA on November 18, 2024. This task will require ongoing feedback and review sessions with Village personnel.

- **Workshop with Estero Staff to Design Final PMO Structure:** One (1) in-person workshop will be conducted with key Village personnel to finalize the PMO structure, define roles, and establish responsibilities critical for SDAP implementation and disaster recovery. Feedback from this session will be used to finalize the PMO structure, with a detailed document shared for Village review and approval.
- **Complete Final PMO Structure, Roles and Responsibilities, and Develop Training**: Based on the workshop feedback, the Hagerty team will finalize the PMO structure and develop training for relevant personnel. The developed trainings will include virtual sessions, along with training materials and recordings provided for future reference.
- **Finalize and Deliver Trainings with Recordings and Leave-Behind Documents**: The Hagerty team will deliver final training sessions based on the finalized PMO structure and record these sessions for Village reference.

Activity 2: Community Outreach Process Improvement, Implementation and Training

- **Review of Community Outreach Process Gaps and Recommendations for Improvement:** The Hagerty team will review the identified gaps and recommendations for improvement related to the Village's current community outreach processes. A preliminary outline for improvements will be developed, and high-level updates will be documented for the SDAP template due to FEMA on November 18, 2024. The Hagerty team will work with Village staff to clearly define roles and establish responsibilities critical to the successful execution of the SDAP and disaster recovery operations.
- **Workshop with Estero Staff to Design Final Community Outreach Process:** One (1) in-person workshop will be conducted with key Village personnel to refine the community outreach process. The Hagerty team will collaborate with Village staff to design the final process, with the goal of aligning process developed with the SDAP template and clearly defining communication strategies, roles, and responsibilities.
- **Complete Final Community Outreach Protocol and Develop Training for Relevant Personnel:** After the workshop, the Hagerty team will finalize the community outreach protocol, including defined roles, responsibilities, and strategies for post-disaster communication. A training will be developed for relevant personnel.
- **Finalize and Deliver Trainings with Recordings and Leave-Behind Documents**: Final training sessions will be delivered to relevant personnel. The developed trainings will

include virtual sessions, along with training materials and recordings provided for future reference.

Activity 3: SD/SI Process Improvement, Implementation and Training

- **Review of SD/SI Process Gaps and Recommendations for Improvement:** The Hagerty team will review the identified gaps and recommendations and will work with Village personnel to document how those gaps will be addressed within the Village's Substantial Damage and Substantial Improvement (SD/SI) processes. Hagerty will prepare a high-level outline for inclusion in the SDAP template due to FEMA on November 18, 2024. A schedule will be presented to the Village to align efforts with available resources and established timelines.
- **Workshop with Estero Staff to Design Final SD/SI Process:** One (1) in-person workshop will be conducted with key Village personnel to collaborate on refining the SD/SI process. During this session, Hagerty will work with Estero staff to design the final SD/SI process, clearly defining the protocols and responsibilities involved in assessing Substantial Damage and Substantial Improvement. The session will focus on aligning the SD/SI process with Village goals and FEMA requirements.
- **Complete Final SD/SI Protocol and Develop Training for Relevant Personnel:** Following the workshop, Hagerty will finalize the SD/SI protocol, clearly documenting roles, responsibilities, and the steps necessary for conducting Substantial Damage and Substantial Improvement assessments. Hagerty will submit the revised process to FEMA NFIP and FDEM POCs for review and feedback prior to finalizing the document. A tailored training will be developed to prepare relevant personnel to implement the new SD/SI procedures.
- **Finalize and Deliver Trainings with Recordings and Leave-Behind Documents:** Hagerty will deliver final training sessions covering the SD/SI process. The developed trainings will include virtual sessions, along with training materials and recordings provided for future reference. Feedback will be gathered from participants to refine and improve the training and protocol.

Activity 4: Permitting Process Improvement, Implementation and Training

- **Review of Permitting Process Gaps and Recommendations for Improvement:** The Hagerty team will conduct a thorough review of the gaps and recommendations identified related to the current permitting process. Hagerty will work with Village personnel to document a preliminary outline for the updated permitting, and high-level

updates will be documented for inclusion in the SDAP template due on November 18, 2024. A schedule will be provided to the Village to enable timely review and alignment with internal resources.

- **Workshop with Estero Staff to Design Final Permitting Process:** Hagerty will conduct one (1) in-person workshop with key Village personnel to collaboratively refine and design the final permitting process. During the workshop, Hagerty will seek to define roles, responsibilities, and the steps necessary for an efficient and compliant permitting process with Village personnel.
- **Complete Final Permitting Protocol and Develop Training for Relevant Personnel:** Following the workshop, Hagerty will update permitting protocol, documenting the roles, responsibilities, and steps required for an effective permitting process post-disaster. Hagerty will submit the revised process to FEMA NFIP and FDEM POCs for review and feedback prior to finalizing the document. A comprehensive training will be developed to prepare relevant personnel to execute the new permitting process.
- **Finalize and Deliver Trainings with Recordings and Leave-Behind Documents:** Hagerty will deliver final training sessions on the updated permitting process. The developed trainings will include virtual sessions, along with training materials and recordings provided for future reference.

Project Duration and Cost Estimate

To provide the services requested, Hagerty assumes a 12-week level of effort. However, to account for potential delays outside of Hagerty's control (e.g., delays in FEMA and/or FDEM feedback, scheduling of trainings, etc.), Hagerty is requesting a six (6) month period of performance. The period of performance can be extended or shortened upon written notification from the Village Manager or authorized designee.

Hagerty offers these services on a time-and-materials basis in accordance with the contract's Exhibit B. Labor will be billed on an hourly basis and travel costs will be billed in alignment with General Services Administration (GSA) Federal Travel Regulations (FTR), and any associated waivers from FEMA, and will not include mark-up. Hagerty proposes the total NTE value of the task order be **$292,698**.

Project Assumptions

- Hagerty is not responsible for any changes FEMA may make regarding Estero's standing with the National Flood Insurance Program (NFIP). The activities outlined in this task order are intended to make improvements to current processes that better align with industry standards and better serve the community, but do not guarantee any specific outcomes related to FEMA's determinations.

- The success of the development and timely submission of the deliverables will be dependent on the provision of the supporting documentation and active availability and involvement from Village personnel requested by Hagerty within the requested timeframe.
- Actual level of effort may differ depending on additional requests from the Village, the Village's availability for the workshop sessions and trainings, and other factors outside of Hagerty's control.
- The Village acknowledges that the costs identified in this proposal are not reimbursable under any available federal or state grant programs that Hagerty is aware of at this time.

Appendix A: Cost Estimate

Our basis for each activity's cost estimate has been prepared using various assumptions listed within the Project Assumptions section of this task order and is presented below for illustration purposes only; actual staffing, levels of effort for each activity, and hours may vary between activities. Hagerty's hours and expenses for each activity will not be tracked or invoiced separately to maximize efficiency. Actual results and timing may differ from our basis of estimate depending on additional requests from the Village, and multiple factors outside of the control of Hagerty Consulting, Inc. We look forward to working with the Village to develop and implement standard approvals and reporting such that the Village has the transparency and control it requires.

Activity 1: SDAP Project Management Process Improvement, Implementation & Training.

Contract Labor Category	Hourly Rate	Total Hours	Total Labor
Recovery Consultant IV	$200	13.75	$2,750.00
Recovery Consultant IV	$200	13.75	$2,750.00
Recovery Consultant III	$180	100.00	$18,000.00
Recovery Consultant III	$180	35.00	$6,300.00
Recovery Consultant II	$155	100.00	$15,500.00
Recovery Consultant II	$155	35.00	$5,425.00
Recovery Consultant II	$155	3.00	$465.00
		Subtotal Activity 1:	**$51,190.00**

Activity 2: Community Outreach Process Improvement, Implementation and Training.

Contract Labor Category	Hourly Rate	Total Hours	Total Labor
Recovery Consultant IV	$200	13.75	$2,750.00
Recovery Consultant IV	$200	13.75	$2,750.00
Recovery Consultant III	$180	100.00	$18,000.00
Recovery Consultant III	$180	35.00	$6,300.00
Recovery Consultant II	$155	100.00	$15,500.00
Recovery Consultant II	$155	35.00	$5,425.00
Recovery Consultant II	$155	3.00	$465.00

		Subtotal Activity 2:	**$51,190.00**

Activity 3: SD/SI Process Improvement, Implementation and Training.

Contract Labor Category	Hourly Rate	Total Hours	Total Labor
Recovery Consultant IV	$200	47.50	$9,500.00
Recovery Consultant IV	$200	47.50	$9,500.00
Recovery Consultant III	$180	110.00	$19,800.00
Recovery Consultant III	$180	110.00	$19,800.00
Recovery Consultant II	$155	110.00	$17,050.00
Recovery Consultant II	$155	110.00	$17,050.00
Recovery Consultant II	$155	3.00	$465.00
		Subtotal Activity 3:	**$93,165.00**

Activity 4: Permitting Process Improvement, Implementation and Training.

Contract Labor Category	Hourly Rate	Total Hours	Total Labor
Recovery Consultant IV	$200	47.50	$9,500.00
Recovery Consultant IV	$200	47.50	$9,500.00
Recovery Consultant III	$180	110.00	$19,800.00
Recovery Consultant III	$180	110.00	$19,800.00
Recovery Consultant II	$155	110.00	$17,050.00
Recovery Consultant II	$155	110.00	$17,050.00
Recovery Consultant II	$155	3.00	$465.00
		Subtotal Activity 4:	**$93,165.00**
		Estimated Labor Subtotal:	**$288,710.00**
		Estimated Travel Subtotal:	**$3,988.00**
		Estimated Total:	**$292,698.00**

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
October 2, 2024

Agenda Item:

First reading of Zoning Ordinance No. 2024-13, Estero Townhomes EPD (Toll Bros.).

Pass first reading and schedule second reading for October 16, 2024.

Background:

This is a rezoning from Residential Planned Development to Estero Planned Development for a 21.4-acre site at the northeast corner of Sandy Lane and Corkscrew Road. The site is currently vacant and was the former Volunteers of America site that was rezoned for a continuing care facility that was never built.

The applicant is requesting a rezoning for a two-story townhome development with 154 units.

Description:

The applicant revised the request to incorporate comments by the Planning, Zoning and Design Board at the public hearing in July. The number of units has been reduced along with several changes to the site plan, architecture and deviations. (See attached staff report for details).

The PZDB reviewed the revised project at its September 10, 2024 meeting and recommended approval with conditions.

Action Requested:

Pass first reading and schedule second reading for October 16, 2024.

Process and Timeline:

- Public information meeting December 12, 2023
- Planning, Zoning and Design Board hearing July 9 and September 10, 2024
- Council First Reading October 2, 2024
- Council Second Reading and Public Hearing October 16, 2024

Financial Impact:

Minor cost for newspaper advertisement for second reading.

Prepared by: Mary Gibbs

Attachments:

1. Ordinance No. 2024-13
2. Staff Report Case No. DCI 2024-E003
3. Applicant's Pattern Book

VILLAGE OF ESTERO, FLORIDA
ZONING
ORDINANCE NO. 2024-13

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, APPROVING WITH CONDITIONS AND DEVIATIONS A REZONING TO ESTERO PLANNED DEVELOPMENT (EPD) FOR A 21.4-ACRE TRACT OF PROPERTY LOCATED IN THE NORTHEAST CORNER OF SANDY LANE AND CORKSCREW ROAD; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, T**oll Southeast LP Company, Inc**, represented by RVi Planning and Landscape Architecture (the "Applicant"), filed an application to rezone the property from Residential Planned Development to Estero Planned Development Zoning. for a property located on the Northeast corner of Sandy Lane and Corkscrew Road, consisting of approximately 21.4 acres (the "Property"); and

WHEREAS, the Property STRAP numbers are 36-46-25-E1-U1986.2380 and 36-46-25-U2011.2380, and the Property on 9201-9301 Corkscrew Road is legally described in Exhibit A attached hereto; and

WHEREAS, the zoning case number is DCI2024-E003; and

WHEREAS, the property was later rezoned from Agriculture to Commercial Planned Development by Lee County in 1999 and further rezoned to Residential Planned Development by Village Ordinance 2015-21; and

WHEREAS, the Applicant proposes a residential townhome project with a maximum of 154 units; and

WHEREAS, a noticed Public Information Meeting was held on July 9, 2024 at the Planning Zoning and Design Board and was continued for the applicant to make revisions; and

WHEREAS, at a duly noticed public hearing held on September 10, 2024, the Planning Zoning and Design Board recommended approval with conditions of the request, including deviations; and

WHEREAS, a duly noticed first reading was held before the Village Council on October 2 , 2024; and

WHEREAS, a duly noticed second reading and public hearing was held before the Village Council on October 16, 2024, at which time the Village Council gave consideration to

the evidence presented by the Applicant and the Village staff, the recommendations of the Planning Zoning and Design Board and the comments of the public.

NOW, THEREFORE, be it ordained by the Village Council of the Village of Estero, Florida;

Section 1. Approval.

The Village Council approves the rezoning subject to the following conditions and deviations.

Section 2. Conditions.

1. The previous approvals contained in Ordinance 2015-21 and all prior resolutions, including conditions and deviations, are no longer in effect and are superseded by the conditions in this approval.

2. 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.

3. Development Parameters and Uses

   Development is permitted at a maximum as follows:

   154 Townhouse units

   The Schedule of Uses is attached as Exhibit B.

4. Maximum Building Height and Property Development Regulations

   35 feet (2 stories)

   Property Development Regulations are attached as Exhibit C

5. No Blasting

No development blasting is permitted as part of this project.

6. 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.

7. Pattern Book

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

8. 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 planting, 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.

9. Construction

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

10. Turn Lane

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

11. Sidewalk and Pedestrian Connections

a. Applicant will construct the sidewalk path (6-8' on Corkscrew Road and 10' on Sandy Lane) as part of the development order except as follows: The

connection from Sandy Lane to the intersection of Corkscrew Road (including all necessary road and drainage improvements) will be designed and permitted by the Village of Estero's consultant with input from applicant, and will be constructed by applicant at applicant's expense within 6 months of the later of (1) the Village's receipt of final permits and applicant's notice to proceed from the Village and (2) applicant's development order. The Village will endeavor to obtain such permits within 1 year of the Effective Date of this Ordinance.

b. Applicant will make a $75,000.00 payment for a future crosswalk connection by the Village of Estero (from Sandy Lane across Corkscrew Road) upon completion of the Sandy Lane/Corkscrew sidewalk improvements under condition 11.a.

Section 3. Deviations.

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.

Deviation 1 is approved subject to the travel lanes being 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.

Deviation 2 is approved as shown on the Master Concept Plan.

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.

Deviation 3 is approved subject to the additional plantings and wall.

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.

Deviation 4 is approved with the enhanced plantings and wall.

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.

Deviation 5 is approved with the enhanced plantings provided 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.

Deviation 6 is approved with enhanced planting planted on both sides of the wall.

Deviation 7 requests to deviate from the Land Development Code (LDC) Section 5-204.3.B, which requires all on-street parking to be 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.

Deviation 7 is approved as shown on the Master Concept Plan.

Section 4. Findings and Conclusions.

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 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.

Section 5. Exhibits.

The following exhibits are attached to this Ordinance and incorporated by reference:

Exhibit A Legal Description
Exhibit B Schedule of Uses
Exhibit C Property Development Regulations
Exhibit D Master Concept Plan titled "Estero Townhomes EPD" dated August 26, 2024
Exhibit E Pattern Book titled "Estero Townhomes" dated August 30, 2024.

Section 6. Severability.

Should any section, paragraph, sentence, clause, phrase, or other part of this Ordinance subsequent to its effective date be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as a whole or any portion thereof, other than the part so declared to be invalid.

Section 7. Effective Date.

This Ordinance shall take effect immediately upon adoption.

PASSED on first reading this 2nd day of October, 2024.

PASSED AND ADOPTED BY THE VILLAGE COUNCIL of the Village of Estero, Florida on second reading this 16th day of October, 2024.

Attest: **VILLAGE OF ESTERO, FLORIDA**

By: _____ By: _____
Carol Sacco, Village Clerk Jon McLain, Mayor

Reviewed for legal sufficiency:

By: _____
Nancy E. Stroud, Village Land Use Attorney

Vote:	AYE	NAY
Mayor McLain	____	____
Vice Mayor Ribble	____	____
Councilmember Fiesel	____	____
Councilmember Fayhee	____	____
Councilmember Lopez	____	____
Councilmember Ward	____	____
Councilmember Zalucki	____	____

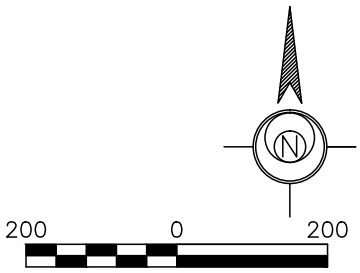
SKETCH AND LEGAL DESCRIPTION

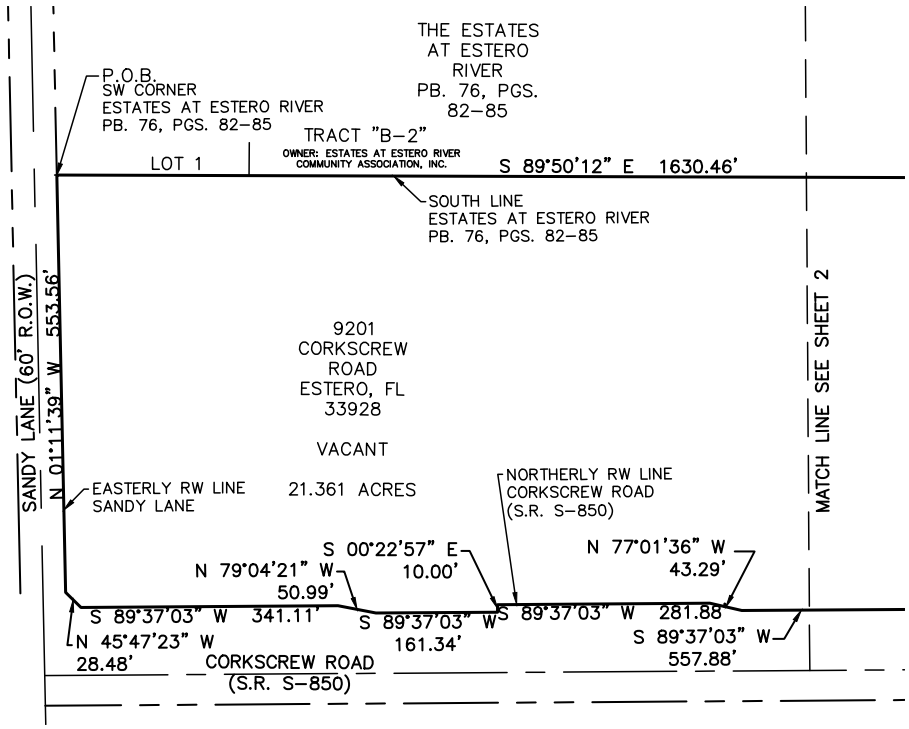
LEGAL DESCRIPTION

BEING FULLY DESCRIBED AS FOLLOW: A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 34, TOWNSHIP 46 SOUTH, RANGE 25 EAST, SAID LEE COUNTY, FLORIDA, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE ESTATES OF ESTERO RIVER, A SUBDIVISION RECORDED IN PLAT BOOK 76, PAGES 82 THROUGH 85 OF THE PUBLIC RECORDS OF SAID LEE COUNTY; THENCE ALONG THE SOUTH LINE OF SAID SUBDIVISION RUN S89°50'12"E FOR A DISTANCE OF 1630.46 FEET, TO THE NORTHWEST CORNER OF THE GALLERIA, A CONDOMINIUM, DECLARATION RECORDED IN INSTRUMENT NUMBER 2007000238286, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID GALLERIA RUN S01°07'24"E FOR A DISTANCE OF 559.25 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD (S.R. S-850); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING NINE (9) DESCRIBED COURSES: 1) THENCE RUN S86°45'18"W FOR A DISTANCE OF 175.38 FEET; 2) THENCE RUN S89°37'03"W FOR A DISTANCE OF 557.88 FEET; 3) THENCE RUN N77°01'36"W FOR A DISTANCE OF 43.29 FEET; 4) THENCE RUN S89°37'03"W FOR A DISTANCE OF 281.88 FEET; 5) THENCE RUN S00°22'57"E FOR A DISTANCE OF 10.00 FEET; 6) THENCE RUN S89°37'03"W FOR A DISTANCE OF 161.34 FEET; 7) THENCE RUN N79°04'21"W FOR A DISTANCE OF 50.99 FEET; 8) THENCE RUN S89°37'03"W FOR A DISTANCE OF 341.11 FEET; 9) THENCE RUN N45°47'23"W FOR A DISTANCE OF 28.48 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SANDY LANE; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SANDY LANE, RUN N01°11'39"W FOR A DISTANCE OF 553.56 FEET, TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

CONTAINING 930,474 SQUARE FEET OR 21.4 ACRES, MORE OR LESS.





SEE SHEET 2 FOR NOTES AND LEGEND

NOAH CATHA
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE #6873
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SKETCH & DESCRIPTION

ESTERO TOWN HOMES
LEE COUNTY, FL

SCALE: 1" = 200' JOB#: 23152 DRAWN: JM CHECK: NC
DATE: 01/24/23 REVISION: 01/19/24 SHEET 1 OF 2

ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
ESE Consultants, Inc.
2966 Commerce Park Drive
Suite 100
Orlando, FL 32819
T: 407-345-6050
(LB #7506)

SKETCH AND LEGAL DESCRIPTION

NOTES:

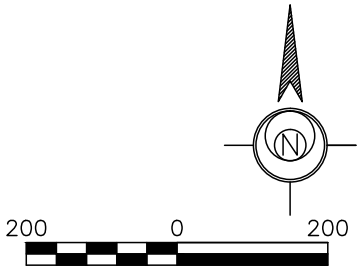
1. THIS IS NOT A SURVEY

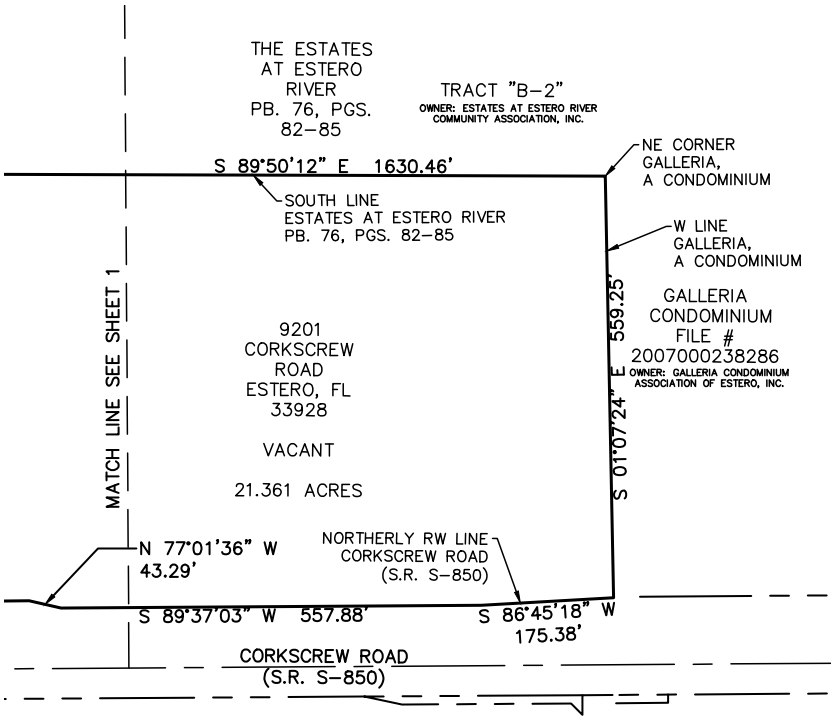
2. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 46 SOUTH, RANGE 25 EAST BEING A BEARING OF S 01°11'39" E.

3. THE LEGAL DESCRIPTION IS AS PROVIDED IN THE TITLE COMMITMENT PROVIDED TO THE SURVEYOR.

LEGEND

P.O.C.=POINT OF COMMENCEMENT
P.O.B.=POINT OF BEGINNING
PB.=PLAT BOOK
ORB.=OFFICIAL RECORDS BOOK
PG.=PAGE(S)
SEC.=SECTION
GOV.=GOVERNMENT
R/W =RIGHT OF WAY
S.R.=STATE ROAD





SEE SHEET 1 FOR LEGAL DESCRIPTION

SKETCH & DESCRIPTION

ESTERO TOWN HOMES
LEE COUNTY, FL

SCALE: 1" = 200' JOB#: 23152 DRAWN: JM CHECK: NC
DATE: 01/24/23 REVISION: 01/19/24 SHEET 2 OF 2

ESE CONSULTANTS
ENGINEERING - PLANNING - SURVEYING - ENVIRONMENTAL
ESE Consultants, Inc.
2966 Commerce Park Drive
Suite 100
Orlando, FL 32819
T: 407-345-6050
(LB #7508)

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

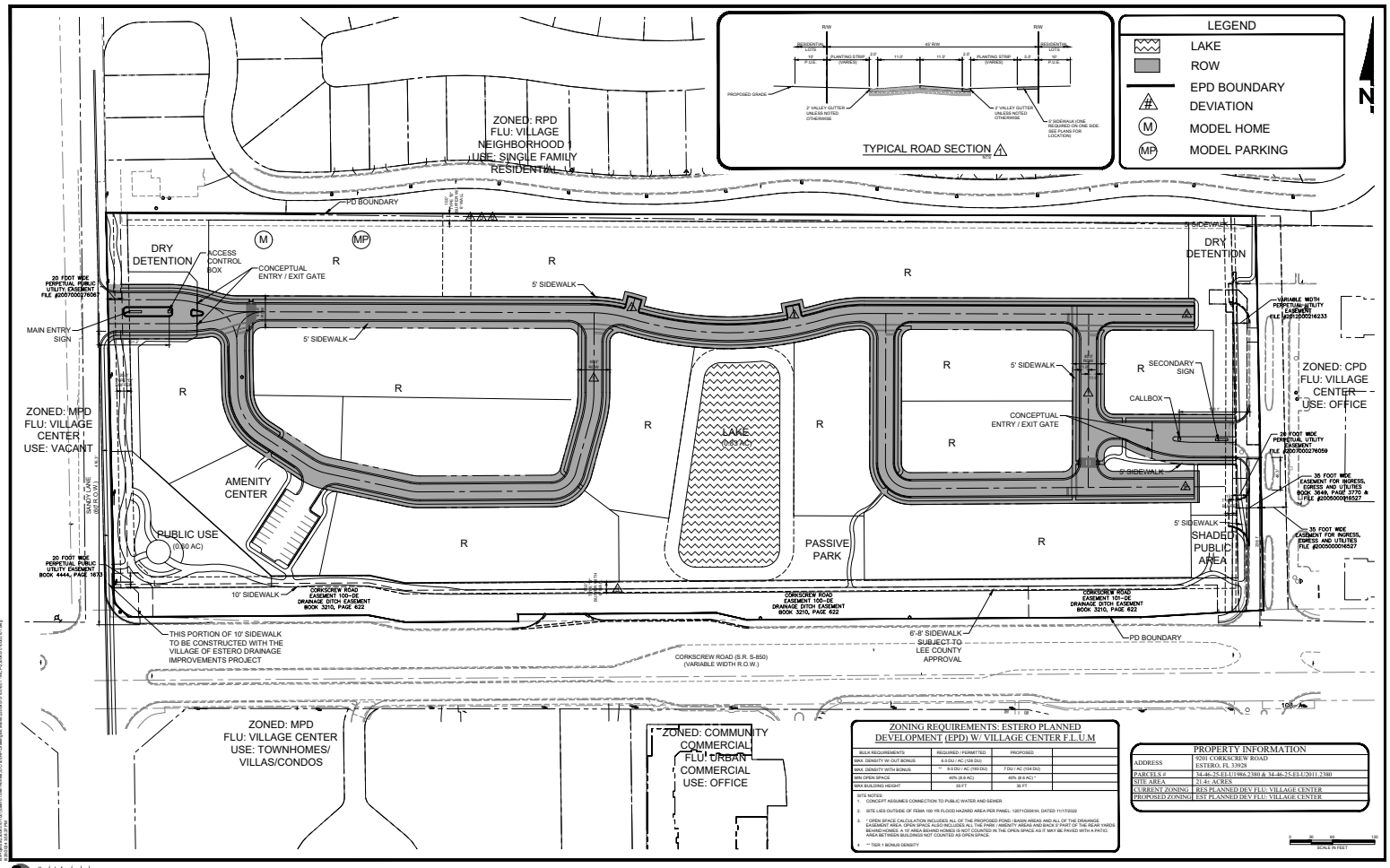
Minimum Lot Area: 1,440 square feet
Minimum Lot Width: 16 feet (interior)/18 feet (exterior)
Minimum Lot Depth: 90 feet
Minimum Building Separation: 0 feet/10 feet where not adjoining
Maximum Lot Coverage: 75%
Maximum Height: 35 feet
Setbacks:
- Street: 15 feet /10 feet for secondary street setbacks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

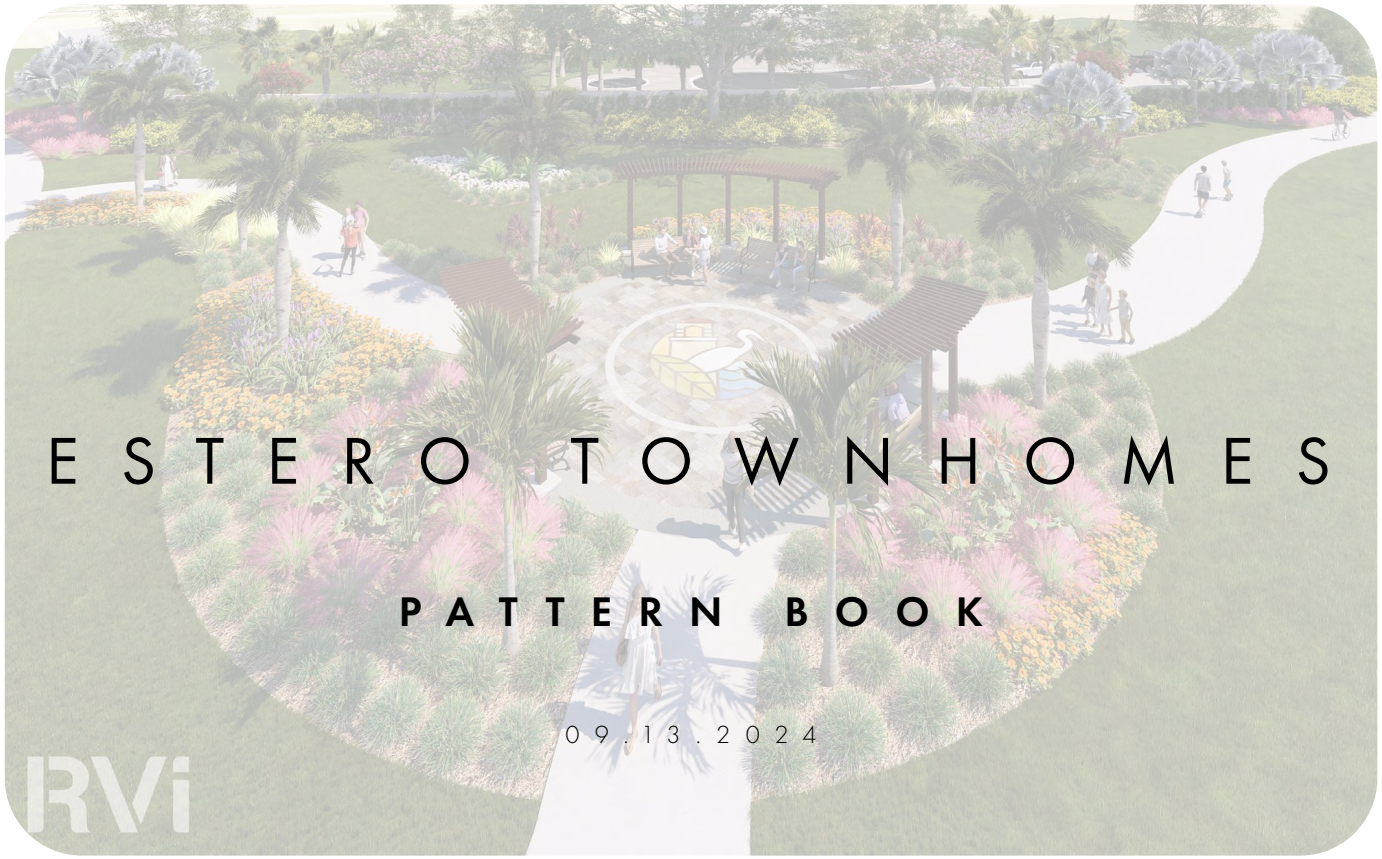
Amenity

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%


ZONED: RPD
FLU: VILLAGE NEIGHBORHOOD I
USE: SINGLE FAMILY RESIDENTIAL
TYPICAL ROAD SECTION
LEGEND
LAKE
ROW
EPD BOUNDARY
DEVIATION
MODEL HOME
MODEL PARKING
PD BOUNDARY
DRY DETENTION
ACCESS CONTROL BOX
CONCEPTUAL ENTRY / EXIT GATE
MAIN ENTRY SIGN
5' SIDEWALK
AMENITY CENTER
PUBLIC USE (0.50 AC)
LAKE (5.0 AC)
PASSIVE PARK
SHADED PUBLIC AREA
SECONDARY SIGN
CALLBOX
ZONED: MPD
FLU: VILLAGE CENTER
USE: VACANT
ZONED: CPD
FLU: VILLAGE CENTER
USE: OFFICE
ZONED: MPD
FLU: VILLAGE CENTER
USE: TOWNHOMES/ VILLAS/CONDOS
ZONED: COMMUNITY COMMERCIAL
FLU: URBAN COMMERCIAL
USE: OFFICE
CORKSCREW ROAD (S.R. S-850)
(VARIABLE WIDTH R.O.W.)
10' SIDEWALK
THIS PORTION OF 10' SIDEWALK TO BE CONSTRUCTED WITH THE VILLAGE OF ESTERO DRAINAGE IMPROVEMENTS PROJECT
6'-8' SIDEWALK SUBJECT TO LEE COUNTY APPROVAL
ZONING REQUIREMENTS: ESTERO PLANNED DEVELOPMENT (EPD) W/ VILLAGE CENTER F.L.U.M
PROPERTY INFORMATION
ESTERO TOWNHOMES EPD
MASTER CONCEPT PLAN
26 August 2024



ESTERO TOWNHOMES

PATTERN BOOK

09.13.2024

RVi

FORTUNE WORLD'S MOST ADMIRED COMPANIES

Toll Brothers

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 CHANGE UPON FINAL APPROVAL

ESTERO TOWNHOME • **RENDERED MASTER PLAN**

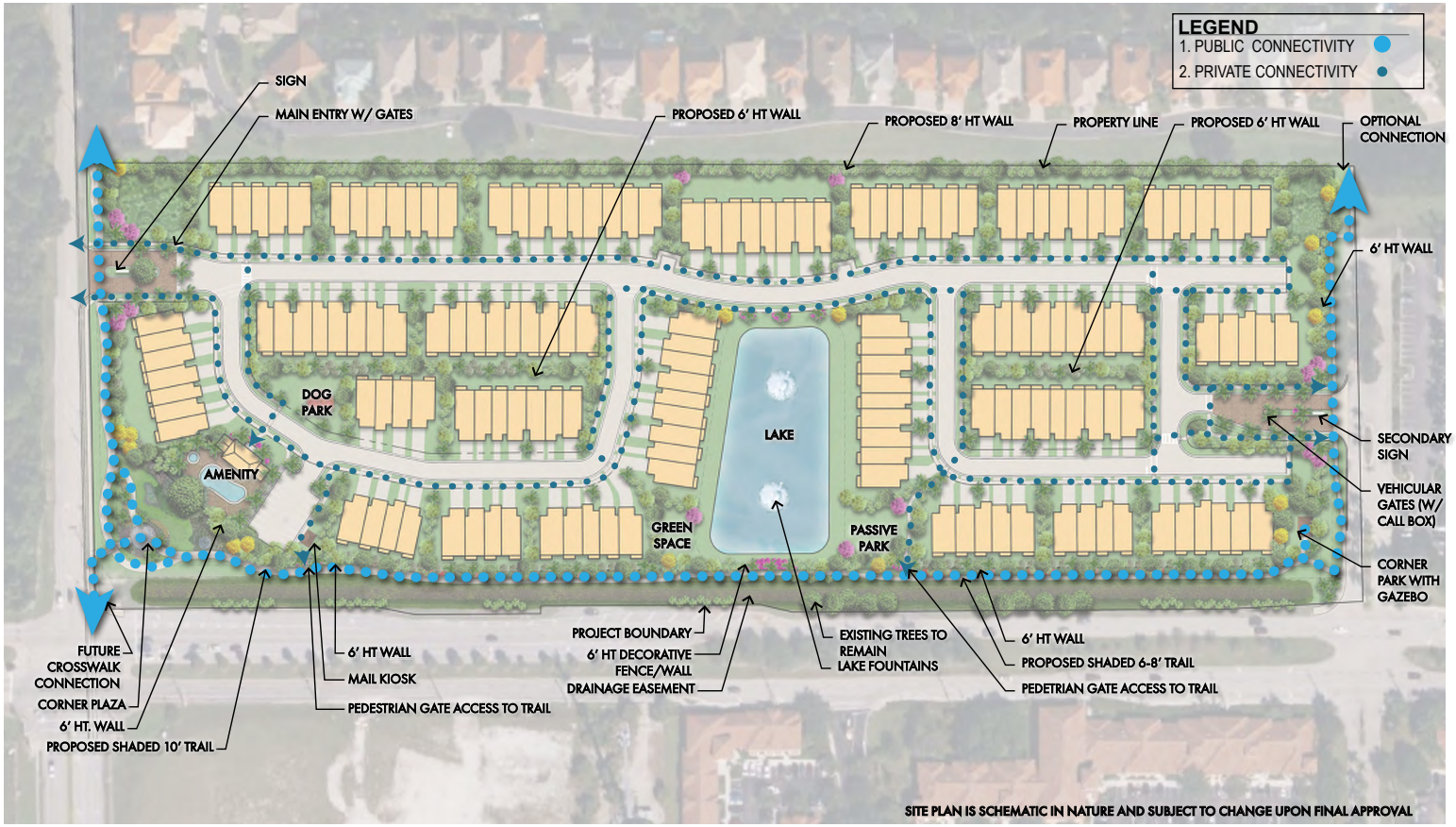
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For illustrative purposes only. Subject to change without notice.

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PAGE 3

ESTERO TOWNHOMES



ESTERO TOWNHOME • **CONNECTIVITY PLAN**

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

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ESTERO TOWNHOMES



ESTERO TOWNHOME • **PUBLIC BENEFITS PLAN**

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

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ESTERO TOWNHOMES









Perspective Views

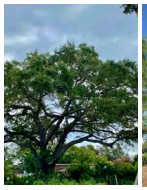
ESTERO TOWNHOMES • **WEST CORNER PARK ENLARGEMENTS**

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ESTERO TOWNHOMES

Trees and Palms


Shady Lady Black Olive

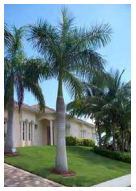

Speciemn Live Oak


Slash Pine


Tabebuia Tree

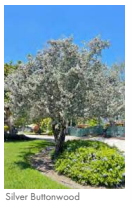

Pink Hibiscus Tree


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

ESTERO TOWNHOMES • **WEST CORNER PARK PLAN & PALETTE**



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

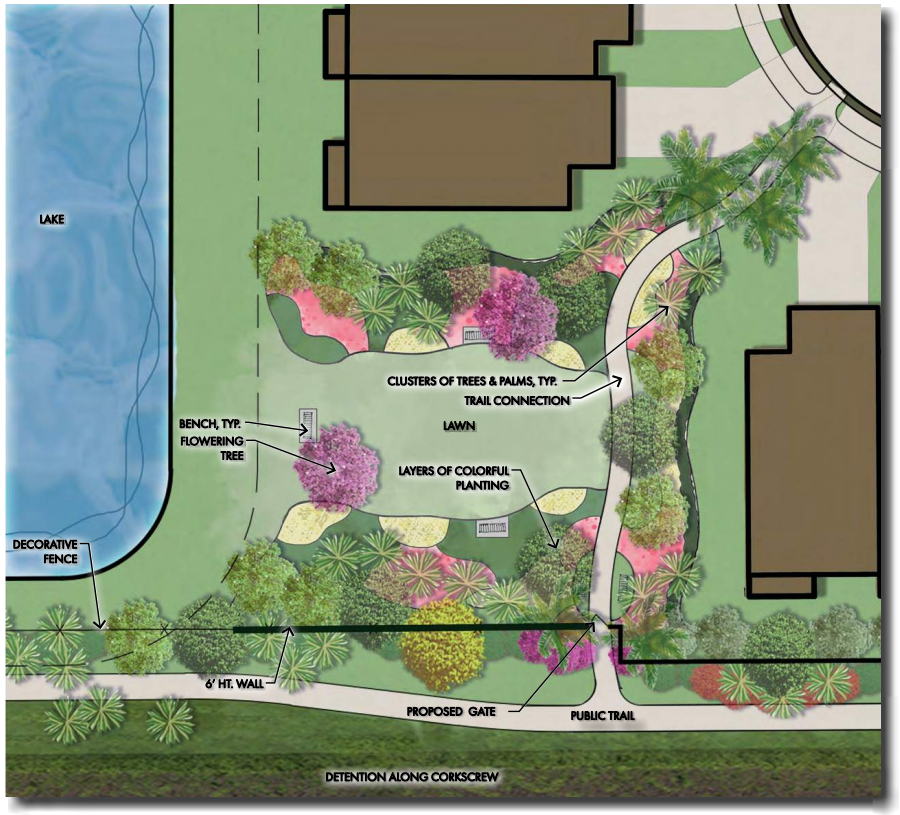
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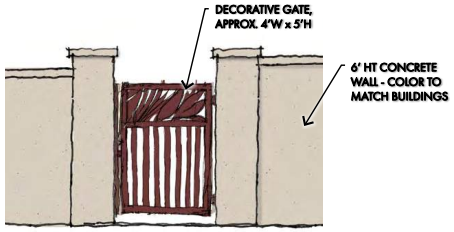
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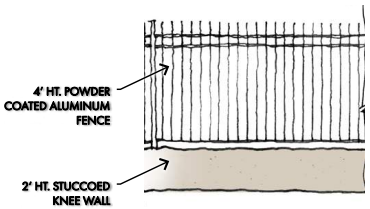
PAGE 7

ESTERO TOWNHOMES





PROPOSED PEDESTRIAN GATE CONCEPT



PROPOSED DECORATIVE FENCE CONCEPT

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

ESTERO TOWNHOMES • **PASSIVE PARK, FENCE & GATE CONCEPTS**

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ESTERO TOWNHOMES • **CORKSCREW ROAD VISUALIZATION**

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ESTERO TOWNHOMES • **CORKSCREW ROAD CROSS-SECTION**

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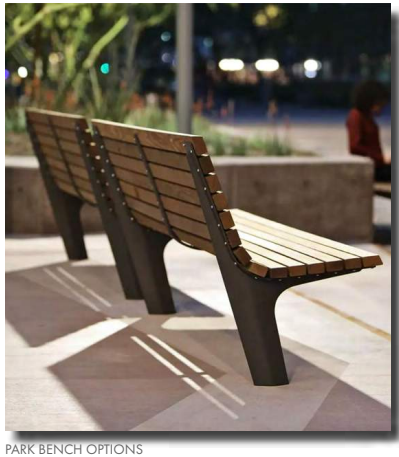
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DECORATIVE ENTRY GATE CONCEPT



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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ESTERO TOWNHOMES • **FRONT ELEVATIONS - 5 UNIT**

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ESTERO TOWNHOMES • **SIDE ELEVATIONS - 5 UNIT**

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ESTERO TOWNHOMES • **REAR ELEVATIONS - 5 UNIT**

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ESTERO TOWNHOMES • **FRONT ELEVATIONS - 7 UNIT**

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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
SW 7565
Oyster Bar
Location Number: 286-C1
1

Garage Door, and Entry Door
SW 6214
Underseas
Location Number: 218-C5
3

Trim
SW 7008
Alabaster
Location Number: 255-C2
2

Brackets, Soffits
SW 6083
Sable
Location Number: 198-C7
4



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Plant Material Specifications (per LDC)

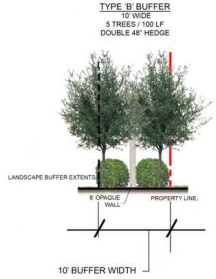
- Code required canopy trees must be a minimum of twelve (12) feet in height, have a two & one-half inch (2-1/2") caliper (at 12 inches above the ground), a five (5') foot spread, and forty-five gallon (45G) or field grown (FG) at the time of installation. Palms may be used to substitute trees within 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.

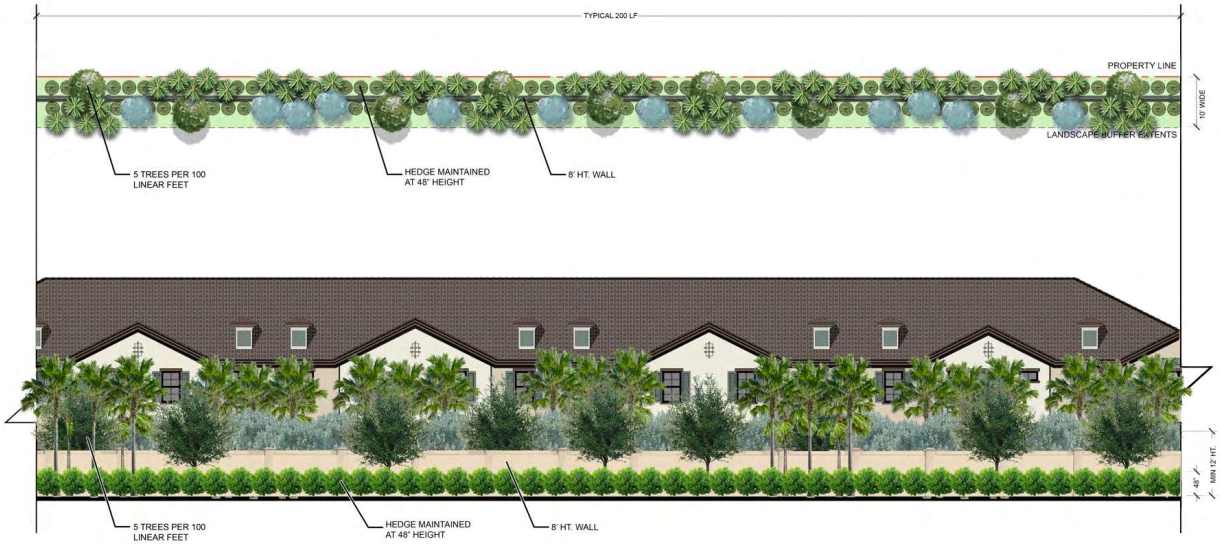
- Required hedges must be planted and maintained so as to form a continuous, unbroken, solid visual screen within a minimum of one year after time of planting.

- 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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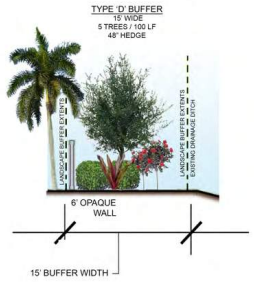
ESTERO TOWNHOMES

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**



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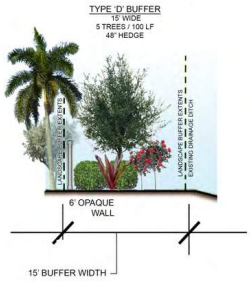
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Plant Material Specifications (per LDC)

- 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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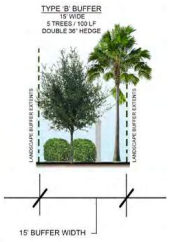
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Plant Material Specifications (per LDC)

- 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.







'D' **15' TYPE 'B' BUFFER - DESIGN PARC LANE**
SCALE: 1" = 10'-0"

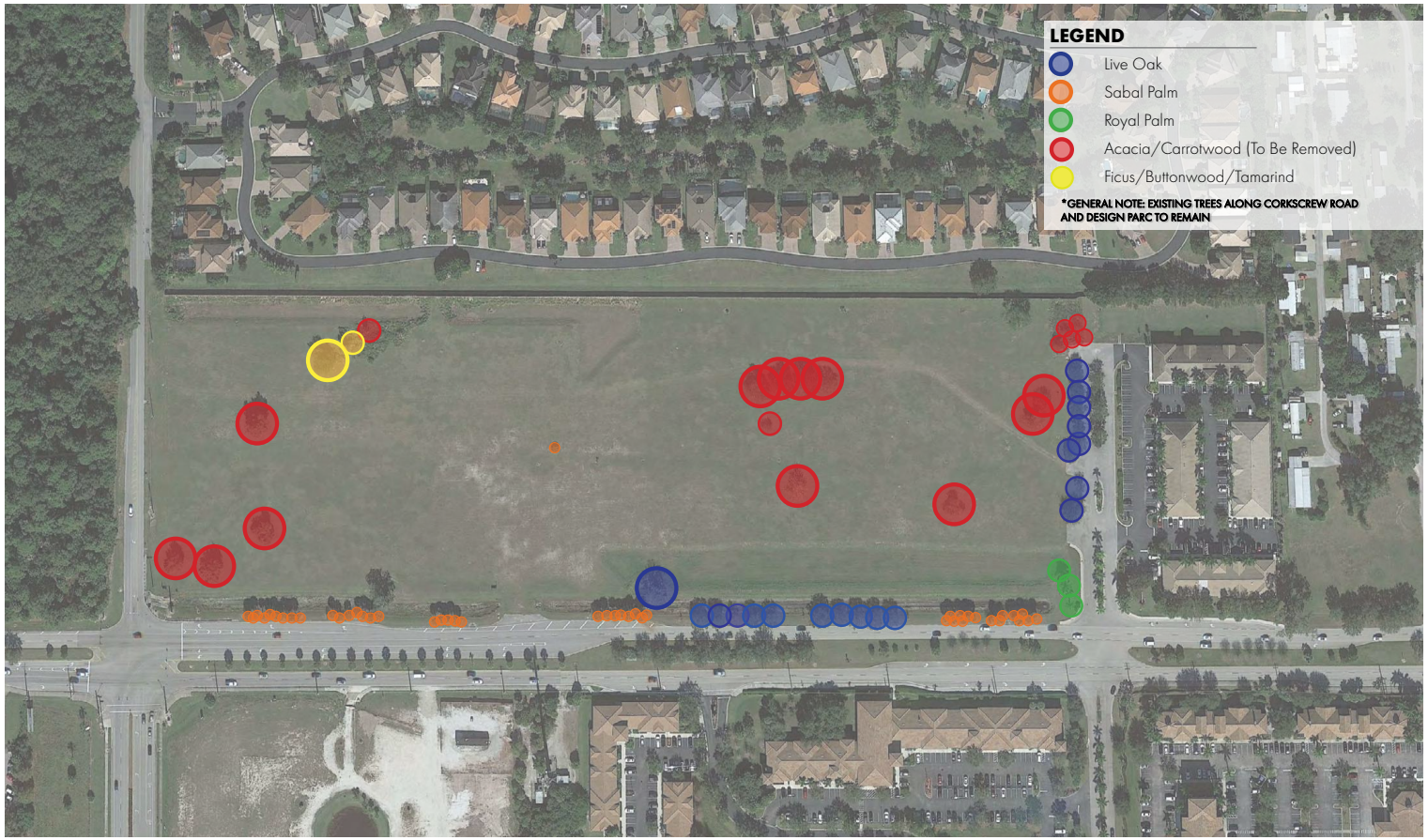
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0 20' 40'
SCALE: 1" = 20'

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ESTERO TOWNHOMES • **EXISTING TREE LOCATION MAP**

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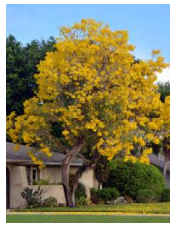
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Shady Lady Black Olive


Live Oak


Green Buttonwood


Royal Poinciana

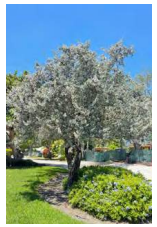

Yellow Tabebuia Tree


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

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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

Estero Townhomes Rezoning
Zoning Staff Report

For Village Council

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)**
VILLAGE COUNCIL:	**October 2, 2024 First Reading October 16, 2024 Second Reading**

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.

STAFF AND PLANNING ZONING AND DESIGN BOARD RECOMMENDATION

Staff and PZDB recommend approval of the revised rezoning request with conditions.

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 PZDB reviewed an amended request at its meeting on September 10, 2024 and found the request to be greatly improved from the prior version.

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 dwellings to include additional elements/embellishments, recessing/projections for visual interest, and an updated color palette.

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 space 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 now 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. The applicant will 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 the 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 be 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.

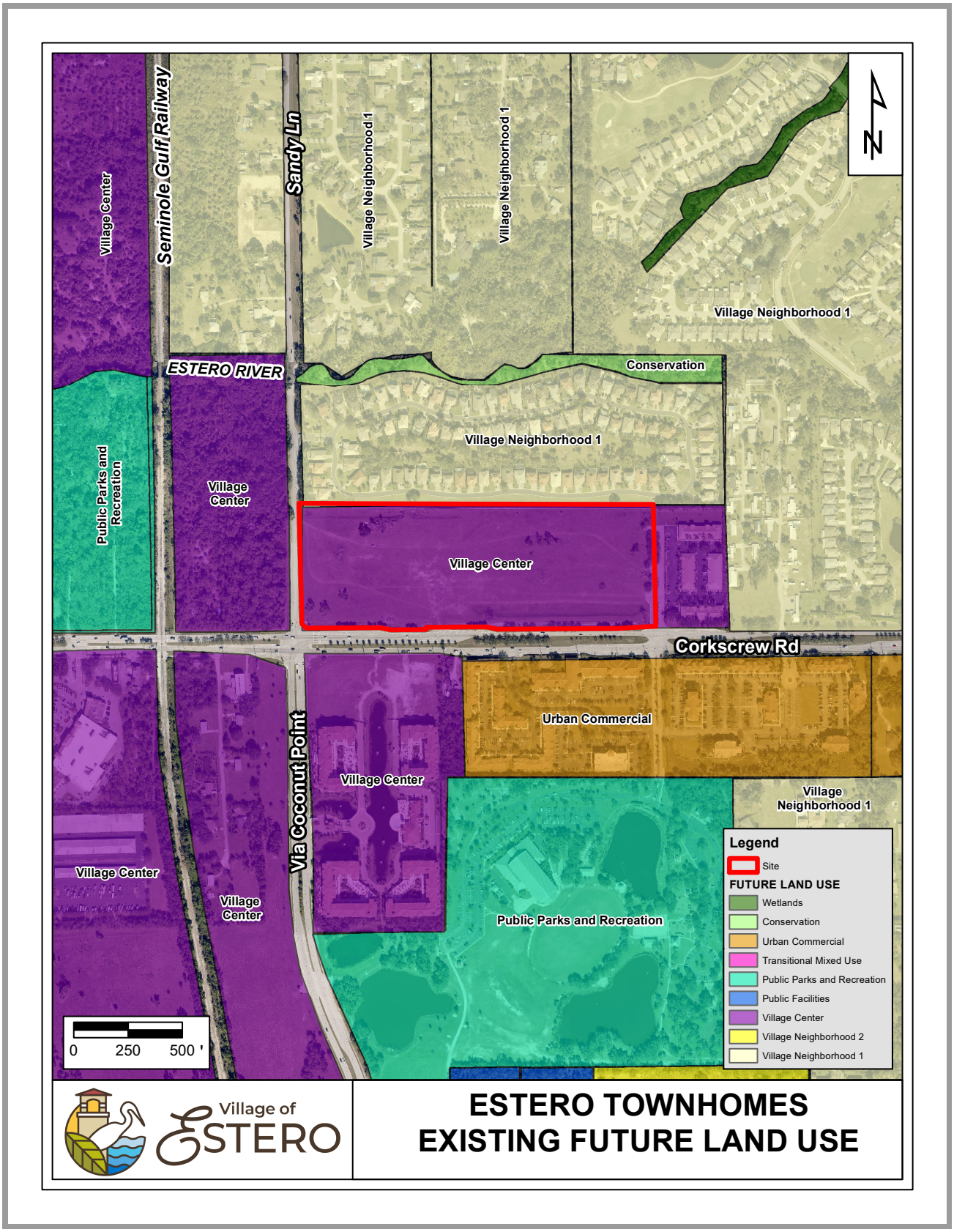
g. The Visual Edge The applicant is proposing a building height reduction from 45 feet under the previously approved zoning, to 35 feet. This height reduction is more compatible with the surrounding residential use to the north. The proposed statement corner public area on the southwest corner of the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

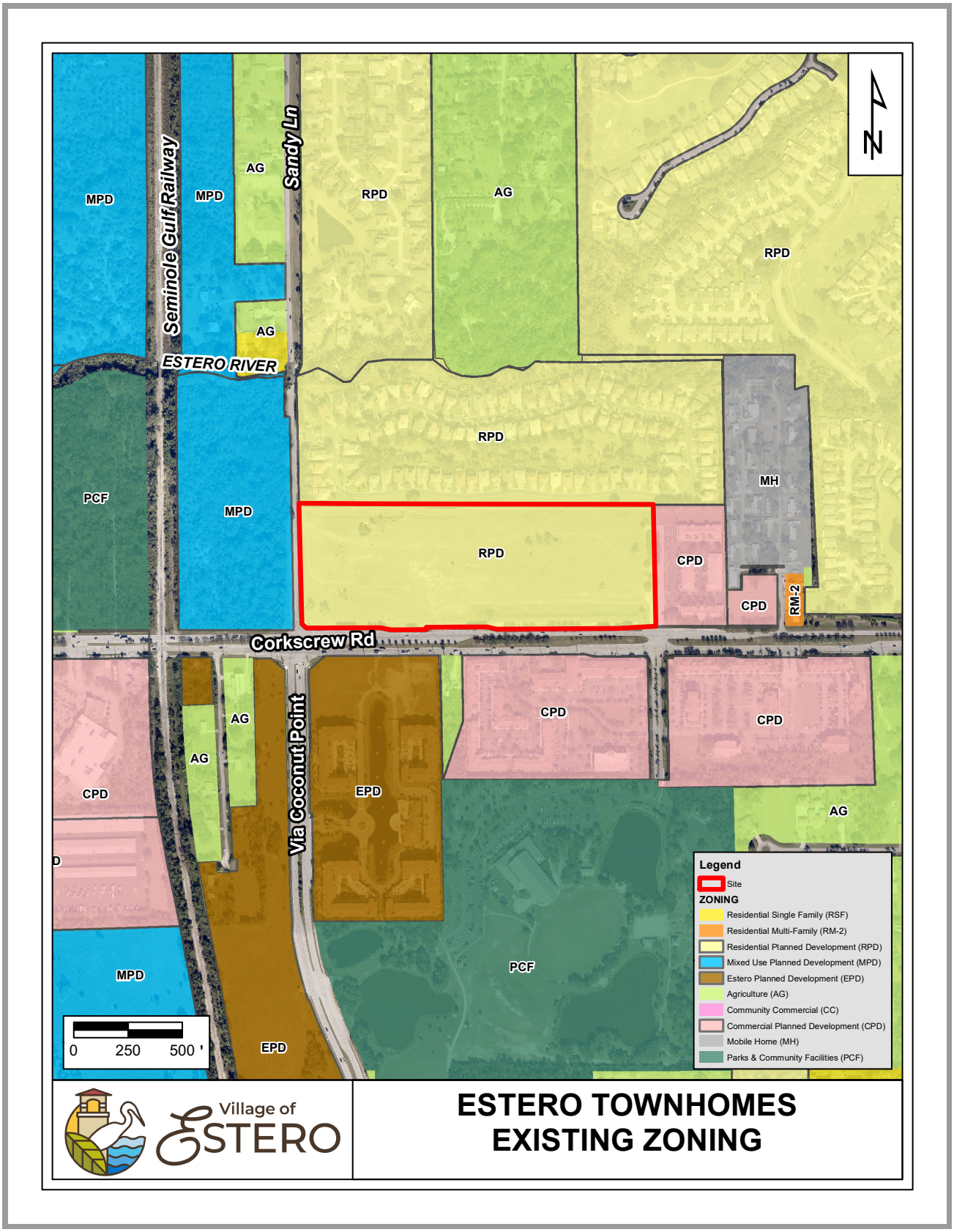
h. Architecture The revised building design is generally consistent with the Village architectural standards.

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. Applicant's information


Village Center
Seminole Gulf Railway
Sandy Ln
Village Neighborhood 1
Village Neighborhood 1
N
Village Neighborhood 1
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 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

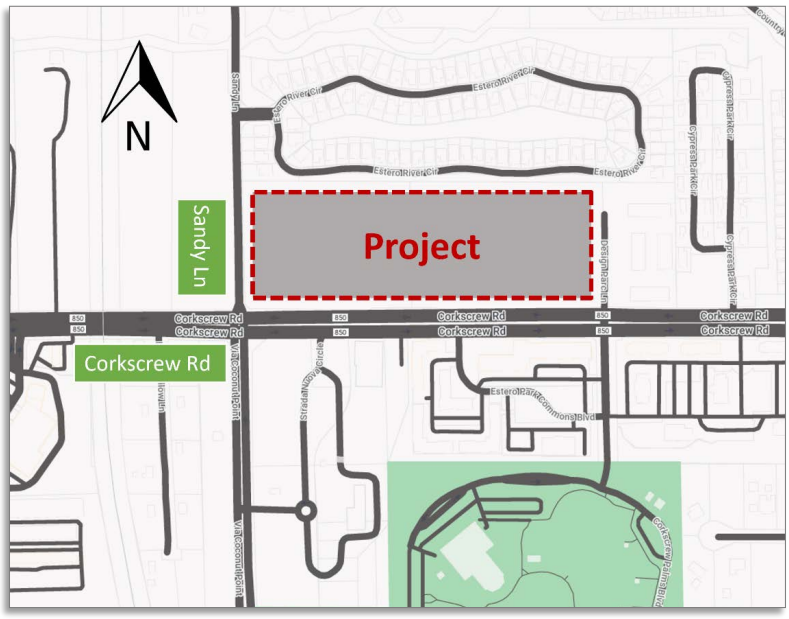

N
Sandy Ln
Project
Corkscrew Rd
Corkscrew Rd
Corkscrew Rd

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**.

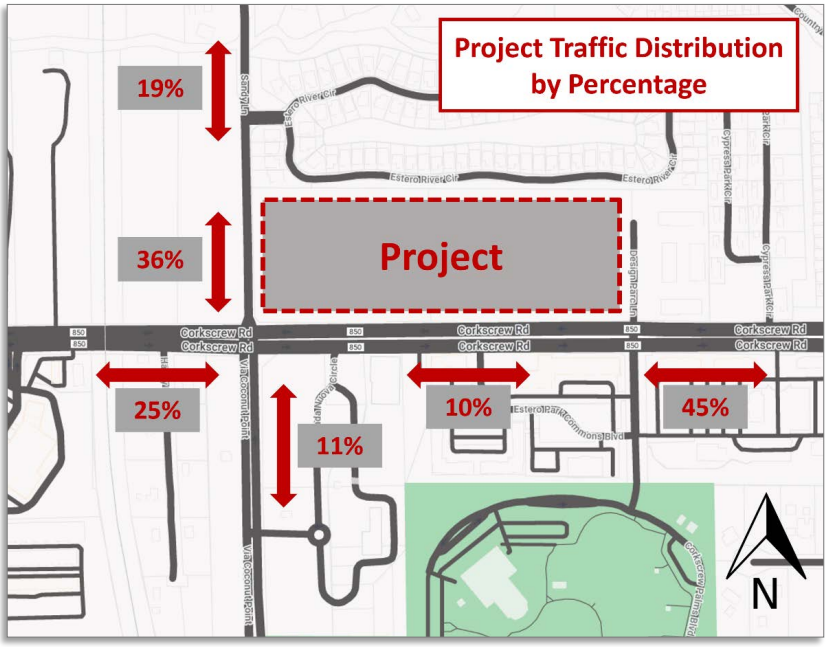
Based on the above considerations and engineering judgement, **Table 3** and **Figure 2** depict the project peak hour, peak direction traffic volumes as a percentage of the total net external project traffic (**Table 2B**).

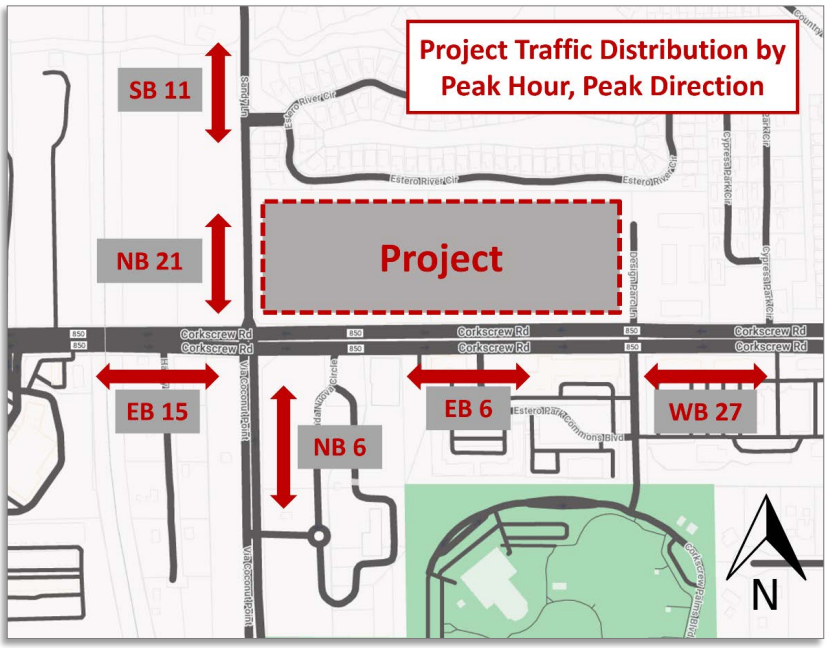
Table 3
Project Traffic Distribution – Peak Hour, Peak Direction [(1)]

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.

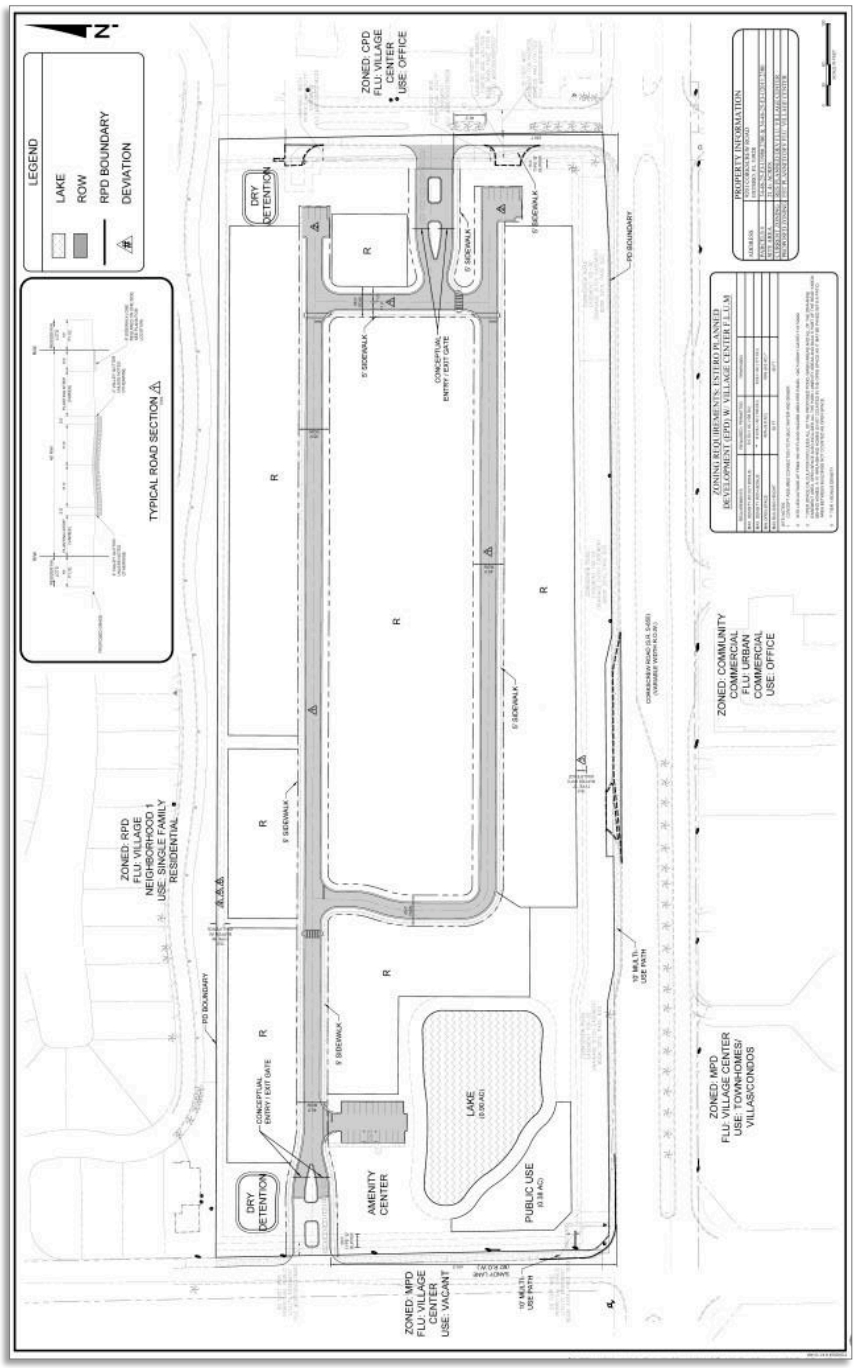
Turn lane improvements are not recommended at the project access locations.

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


N
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
10' MULTI-USE PATH
ZONED: MPD
FLU: VILLAGE CENTER
USE: VACANT

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**.

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Figure 2 – Project Traffic Distribution by Percentage

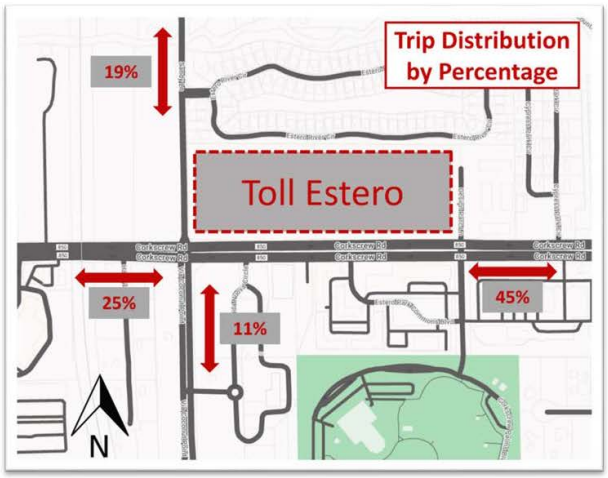
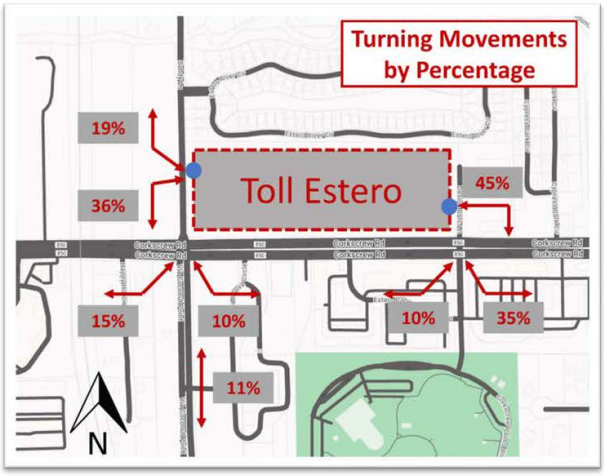


Figure 3 – Project Traffic Turning Movements by Percentage



Page **4** of **5**

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

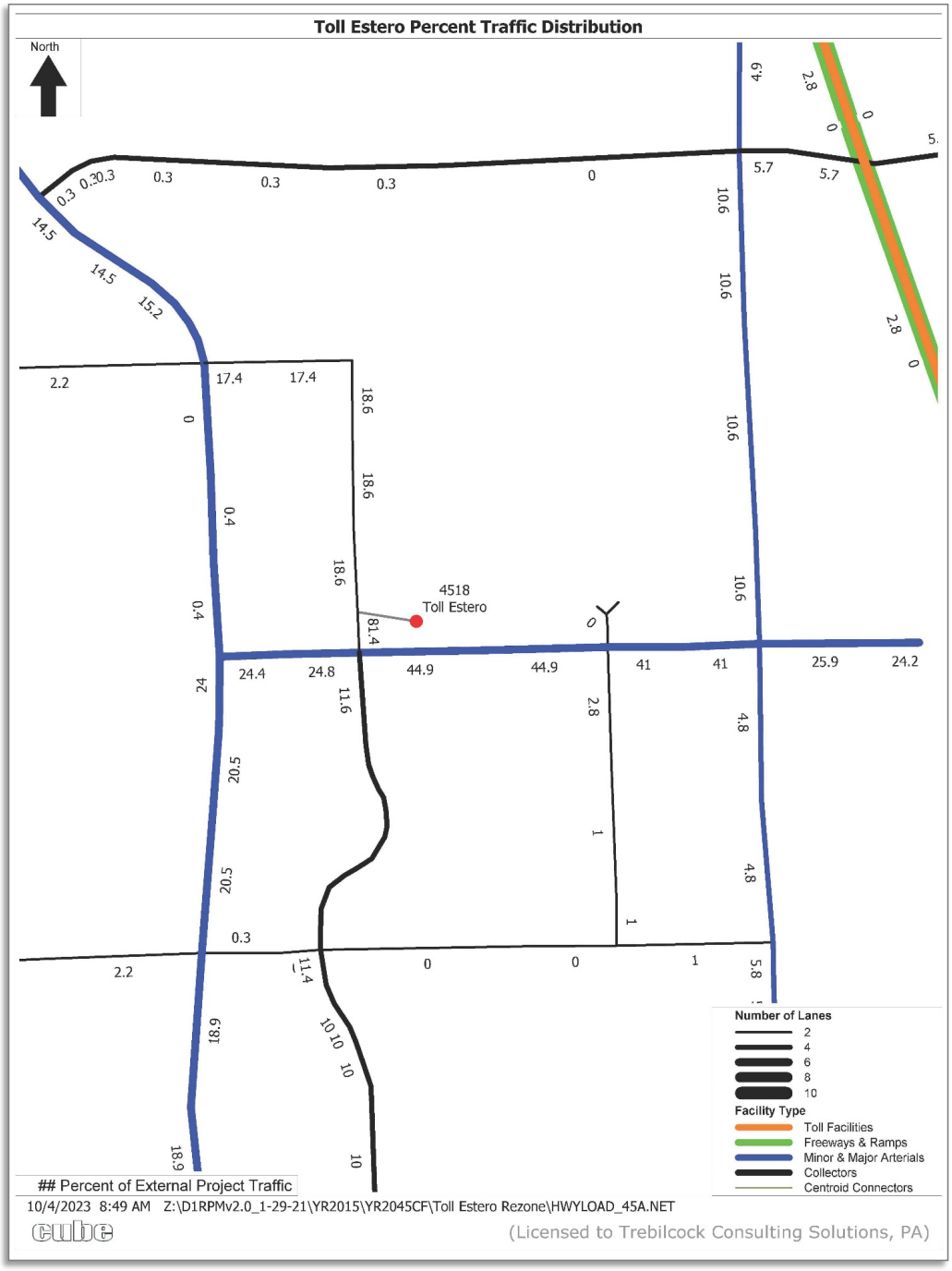
PERIOD SETTING

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

County-Maintained Collector Roadway - Incorporated Lee County

County-Maintained Arterial Roadway - Unincorporated Lee County

County-Maintained Arterial Roadway - Incorporated Lee County

State-Maintained Arterial Roadway - Unincorporated Lee County

County Maintained Controlled Access Aterial Facility

County Maintained Expressway

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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)

PAGE 2

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	1,660	2,660	2,660	2,660	0	3,140	5,000	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)

PAGE 7

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

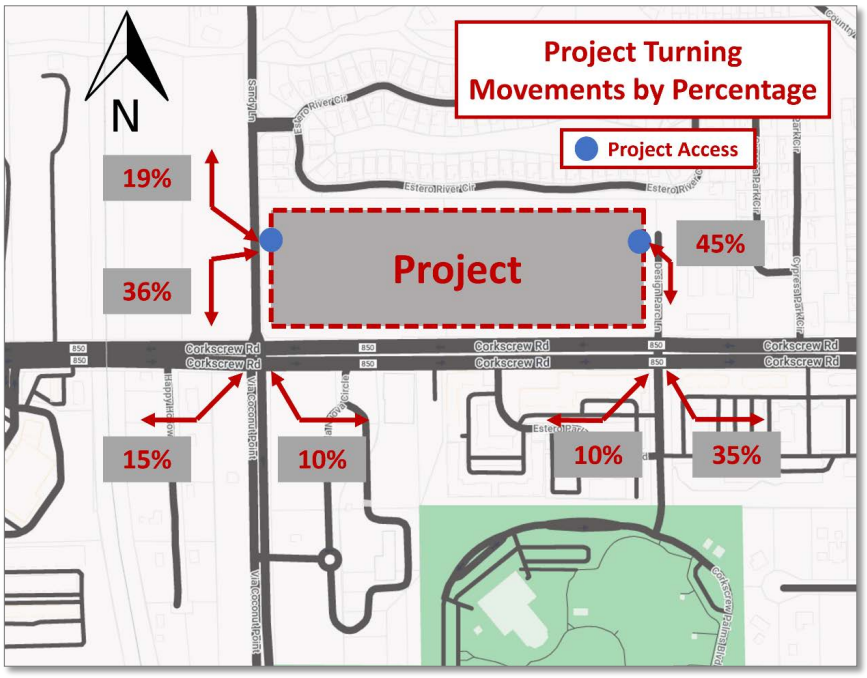
SERVICE VOLUMES ON COLLECTORS IN LEE COUNTY (2015 DATA)

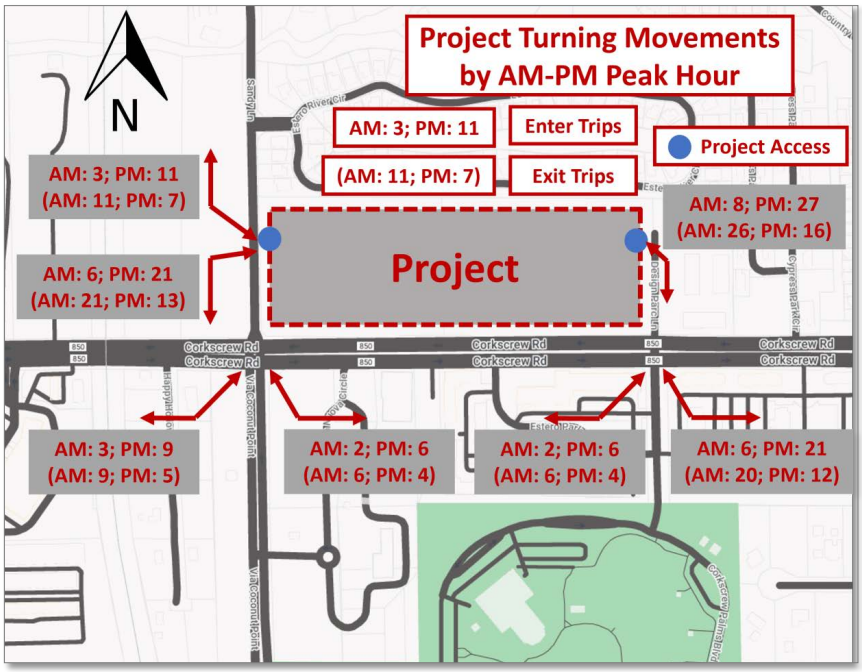
ROAD SEGMENT	FROM	TO	TRAFFIC DISTRIC	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR--BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
COLLECTORS					2LU	0	0	550	860	860	0	0	990	1,530	1,530
					2LD	0	0	580	910	910	0	0	1,040	1,610	1,610
					4LU	0	0	1,240	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

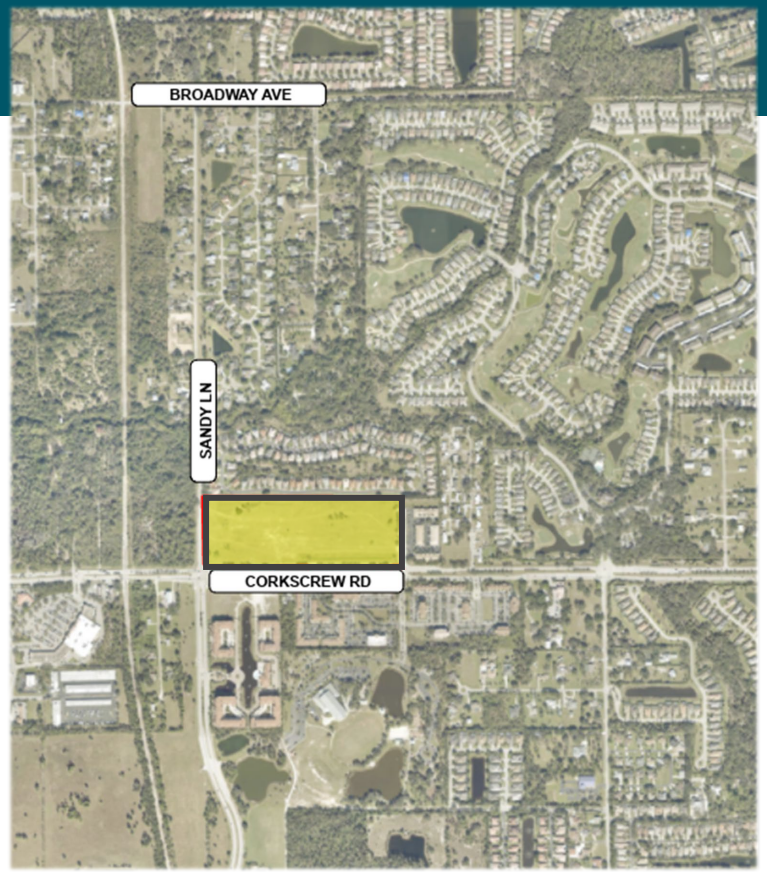
VILLAGE COUNCIL HEARING
OCTOBER 16, 2024

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

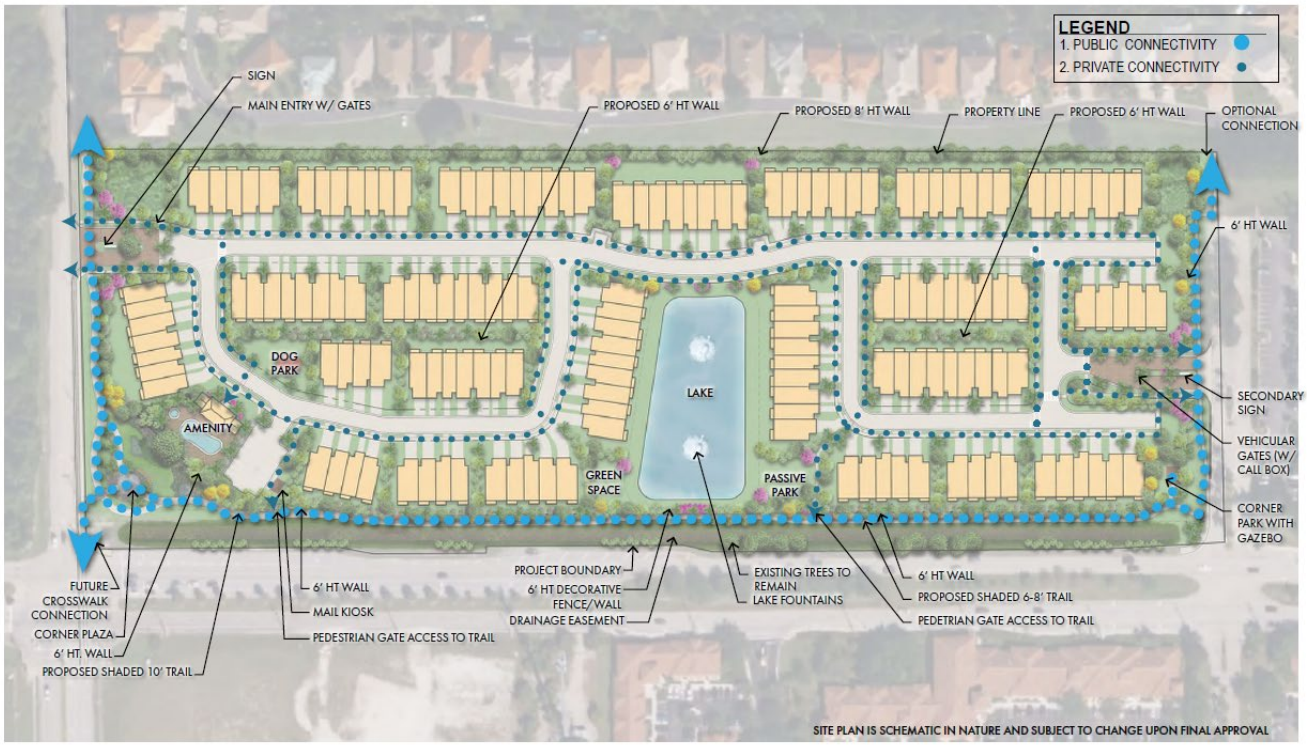
PREVIOUS MASTER CONCEPT PLAN



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


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

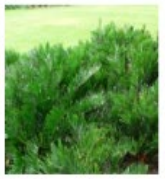

Fakahatchee


Clusia rosea


Crinum Lily

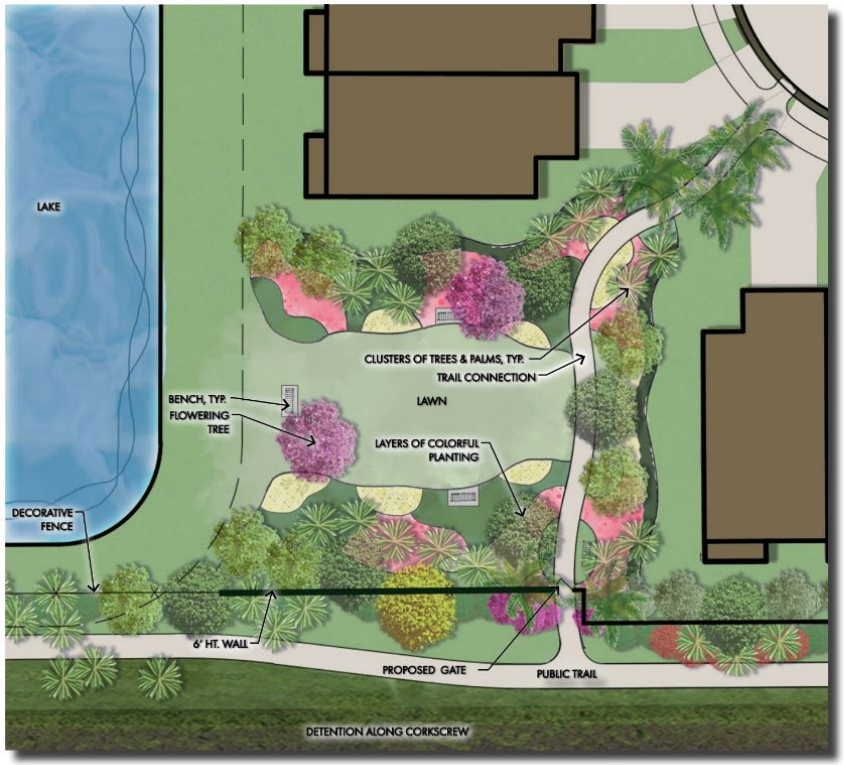

Walter's Viburnum

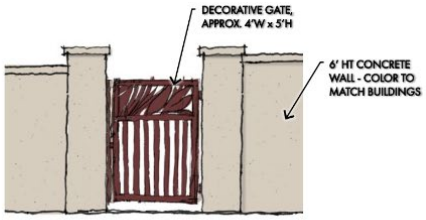

Yellow Flag Iris


Coontie

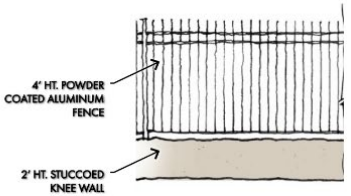

Blue Plumbago

PASSIVE PARK ELEMENTS





PROPOSED PEDESTRIAN GATE CONCEPT



PROPOSED DECORATIVE FENCE CONCEPT

LINE OF SIGHT - CORKSCREW ROAD



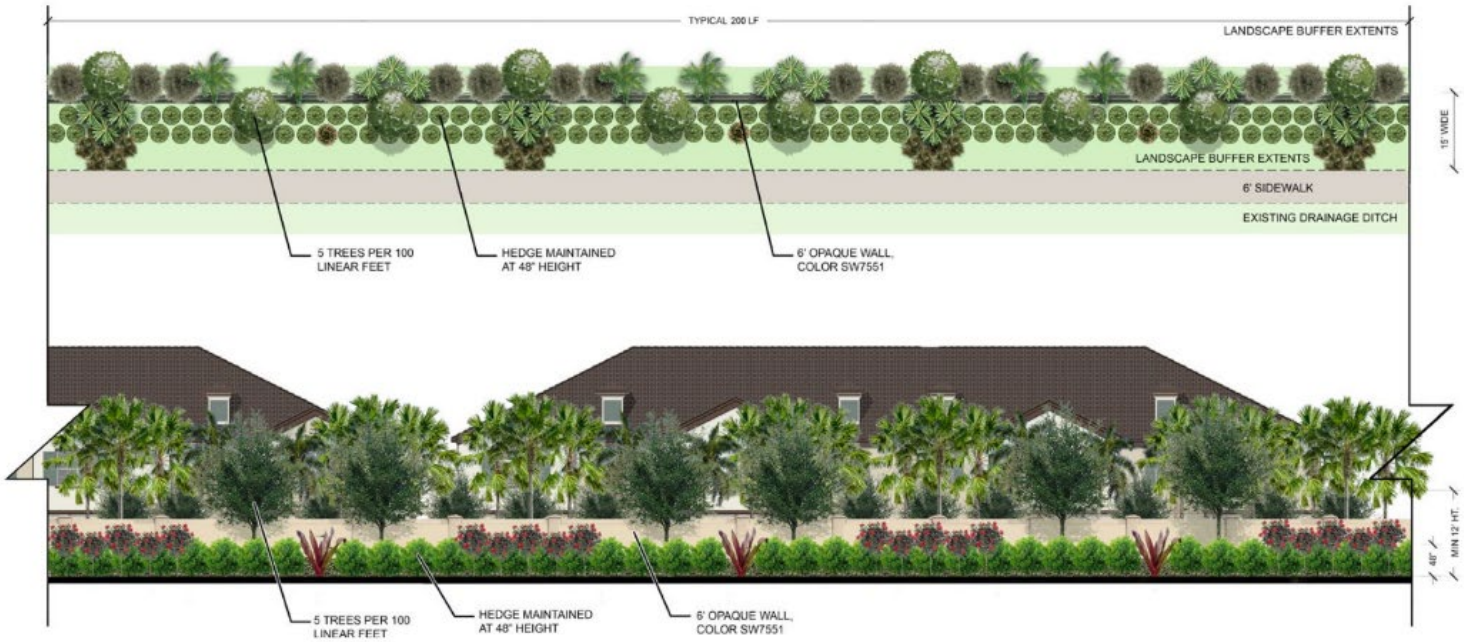
VIEW FROM CORKSCREW ROAD



VIEW FROM CORKSCREW ROAD

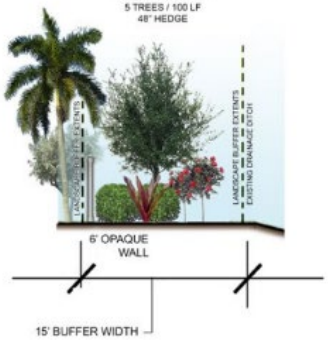


VIEW FROM CORKSCREW ROAD

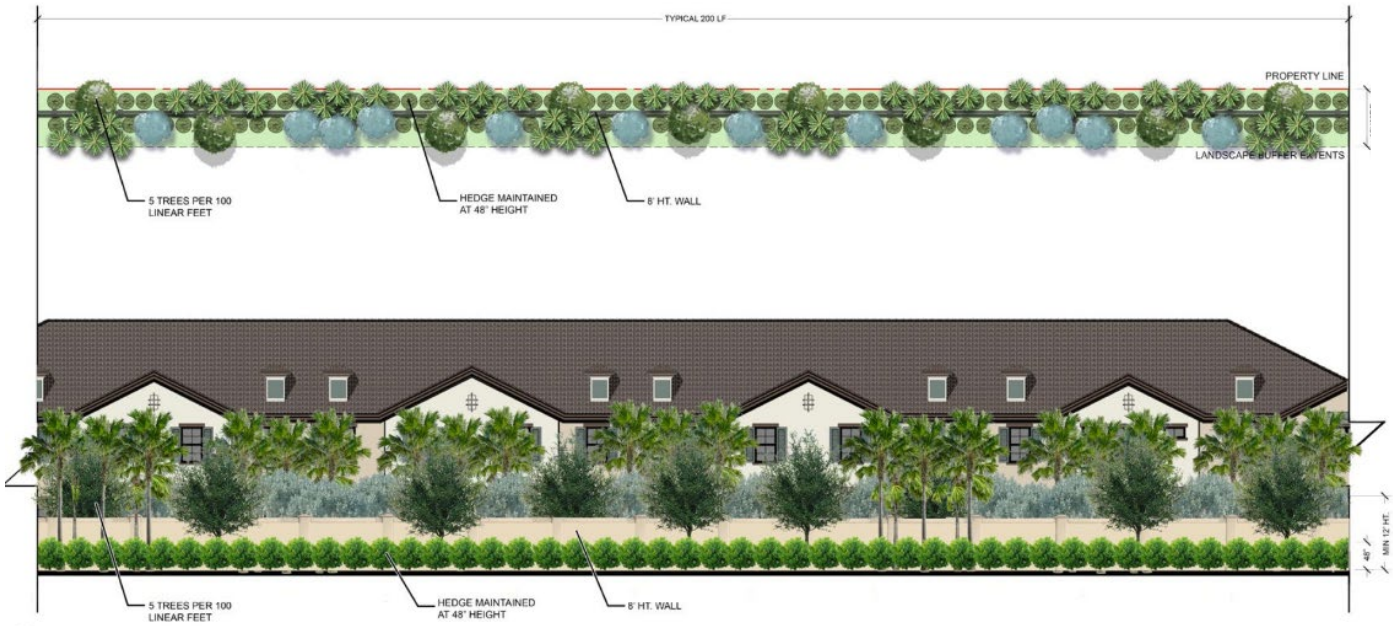


'C' 15' TYPE 'D' BUFFER - VIEW FROM CORKSCREW ROAD
SCALE: 1" = 10'-0"



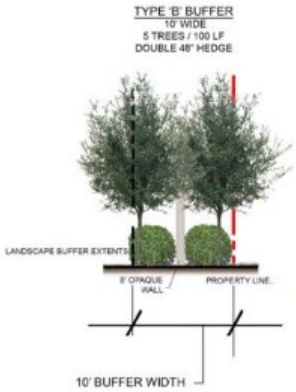


VIEW FROM ESTATES AT ESTERO RIVER



'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



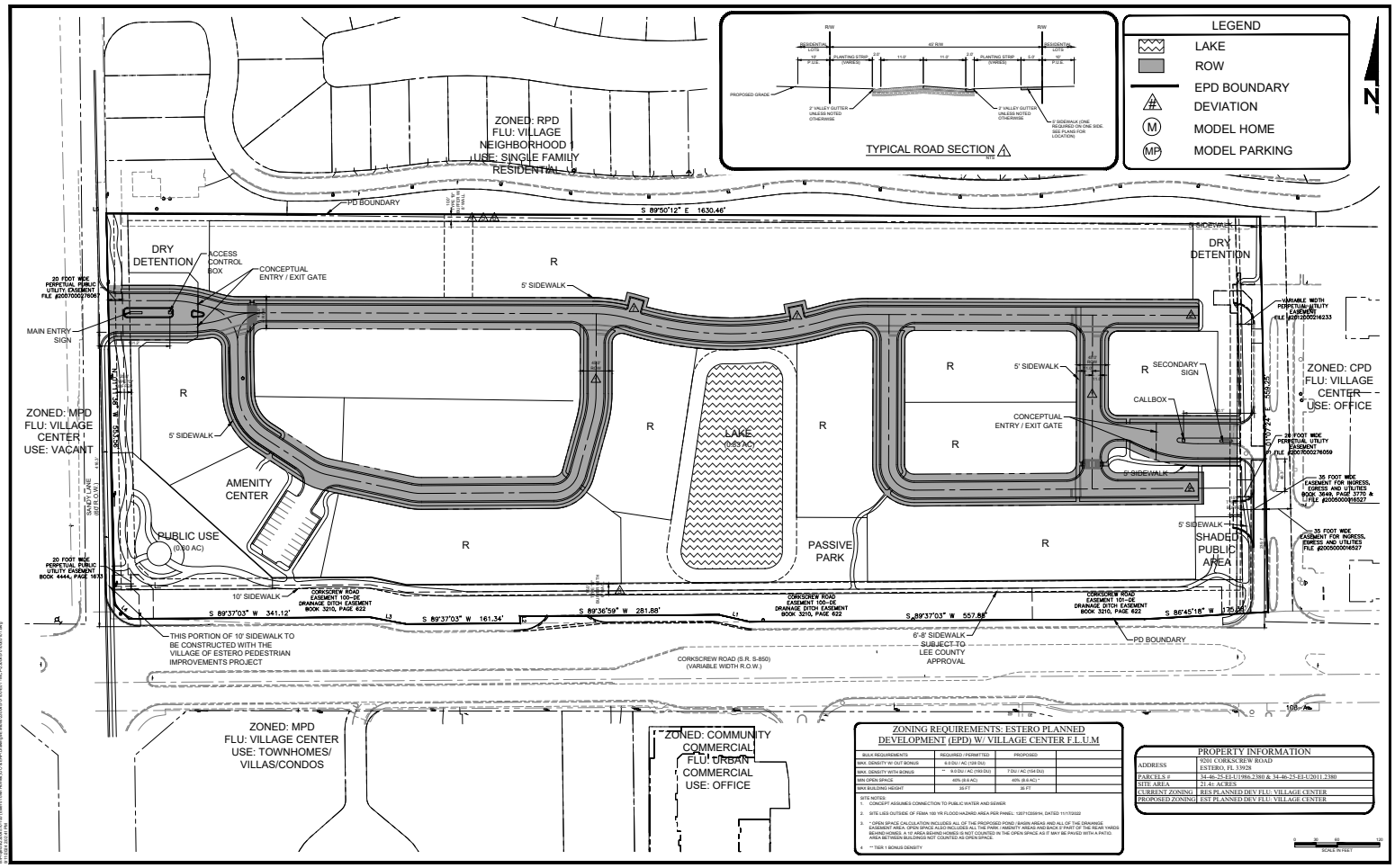
COMPREHENSIVE PLAN & LDC CRITERIA

- 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 & PZDB 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


ESTERO TOWNHOMES EPD
MASTER CONCEPT PLAN
29 August 2024
TYPICAL ROAD SECTION
LEGEND
LAKE
ROW
EPD BOUNDARY
DEVIATION
MODEL HOME
MODEL PARKING
ZONED: RPD
FLU: VILLAGE NEIGHBORHOOD I
USE: SINGLE FAMILY RESIDENTIAL
ZONED: MPD
FLU: VILLAGE CENTER
USE: VACANT
ZONED: CPD
FLU: VILLAGE CENTER
USE: OFFICE
ZONED: MPD
FLU: VILLAGE CENTER
USE: TOWNHOMES/ VILLAS/CONDOS
ZONED: COMMUNITY COMMERCIAL
FLU: URBAN COMMERCIAL
USE: OFFICE
DRY DETENTION
AMENITY CENTER
PUBLIC USE
PASSIVE PARK
SHADED PUBLIC AREA
LAKE
MAIN ENTRY SIGN
CONCEPTUAL ENTRY / EXIT GATE
SECONDARY SIGN
CALLBOX
5' SIDEWALK
10' SIDEWALK
6'-8' SIDEWALK SUBJECT TO LEE COUNTY APPROVAL
THIS PORTION OF 10' SIDEWALK TO BE CONSTRUCTED WITH THE VILLAGE OF ESTERO PEDESTRIAN IMPROVEMENTS PROJECT
CORKSCREW ROAD (S.R. S-850) (VARIABLE WIDTH R.O.W.)
PD BOUNDARY
S 89°50'12" E 1630.46'
S 89°37'03" W 341.12'
S 89°37'03" W 161.34'
S 89°36'59" W 281.88'
S 89°37'03" W 557.88'
S 86°45'18" W 175.26'
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/U/00&.2380 & 34-46-25-E3-U2011.2380
SITE AREA: 21.4± ACRES
CURRENT ZONING: RES PLANNED DEV FLU: VILLAGE CENTER
PROPOSED ZONING: EST PLANNED DEV FLU: VILLAGE CENTER

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
October 2, 2024

Agenda Item:

Ordinance No. 2024-15 regarding Declarations of Local Emergencies

Motion to approve Ordinance No. 2024-15 on First Reading and schedule Second Reading for October 16, 2024.

Background:

Article II of the Village Code addresses the subject of local states of emergency. Historically, municipalities have made local "declarations of emergency" to allow extraordinary exercise of authority (such as to contract and to enforce curfews) on the part of municipal staff. In more modern times, and as Florida has experienced more frequent region-wide emergencies usually related to tropical storms or hurricanes, Florida law has evolved as related to the waiving of normal procedures and rules in an emergency, including vesting in the Governor significant authority to issue detailed Executive Orders impacting local, as well as state government powers.

In addition to the evolution of Florida law related to the declaration of states of emergency, the Village Council has adopted detailed rules and policies related to the Village's response to emergencies, including the adoption of Resolution 2024-15 (creating a Village Emergency Response Plan) and Ordinance 2024-02 (creating a new Village Procurement Code containing detailed emergency contracting and spending authority).

The Village also maintains standing contracts with providers of emergency debris removal and monitoring services able to be activated by Village staff in the aftermath of a hurricane or similar event creating substantial debris.

Recent tropical storm/hurricane activity in the Gulf of Mexico presented occasion for the Village to examine its current local emergency declaration code provisions. In light of the foregoing state and local measures, and in an effort to further streamline and modernize the Village's emergency declaration rules, the Village Attorney has proposed the amendments to the Village Code set forth in the proposed Ordinance attached to this memorandum.

One of the key provisions is that if a governmental authority with regional authority (inclusive of the President, the Governor, and the Lee County Commission) makes a regional declaration of disaster for the region of Florida encompassing the Village, then that would allow an automatic triggering of a local state of emergency. This provision will prevent the need for Council to assemble at a noticed Sunshine meeting just for the mere purpose of adopting a declaration resolution, and will allow the Village Manager and relevant key staff to begin operating under emergency operation measures and procedures as quickly as possible. Council would, however, retain full authority to declare a state of local emergency where the disaster or emergency is focused only within the Village (or where the President, Governor, or County Commission has not acted), and would still permit Council to adopt additional local option prohibitions (such as curfews or water use restrictions) should those be deemed necessary.

Action Requested:

Motion to approve Ordinance No. 2024-15 on First Reading and schedule Second Reading for October 16, 2024.

Process and Timeline:

There will be no process or timeline relevant to adoption of this Ordinance. If it is adopted by Council, the Village Manager will ensure key staff are made aware of changes and will ensure its terms are complied with.

Financial Impact:

There will be no financial impact related to the adoption of this Ordinance.

Prepared by: Robert Eschenfelder, Village Attorney

Attachment:

1. Ordinance No. 2024-15

ORDINANCE NO. 2024 - 15

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, AMENDING ARTICLE II OF CHAPTER 10 OF THE VILLAGE CODE (LOCAL STATES OF EMERGENCY); MAKING RELATED FINDINGS; AND PROVIDING FOR SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

WHEREAS, Article II of the Village Code addresses the subject of local states of emergency; and

WHEREAS, historically, municipalities have made local "declarations of emergency" to allow extraordinary exercise of authority (such as to contract and to enforce curfews) on the part of municipal staff; and

WHEREAS, in more modern times, and as Florida has experienced more frequent region-wide emergencies usually related to tropical storms or hurricanes, Florida law has evolved as related to the waiving of normal procedures and rules in an emergency, including vesting in the Governor significant authority to issue detailed Executive Orders impacting local, as well as state government powers; and

WHEREAS, in addition to the evolution of Florida law related to the declaration of states of emergency, the Village Council has adopted detailed rules and policies related to the Village's response to emergencies, including the adoption of Resolution 2024-15 (creating a Village Emergency Response Plan) and Ordinance 2024-02 (creating a new Village Procurement Code containing detailed emergency contracting and spending authority); and

WHEREAS, the Village maintains standing contracts with providers of emergency debris removal and monitoring services able to be activated by Village staff in the aftermath of a hurricane or similar event creating substantial debris; and

WHEREAS, in light of the foregoing state and local measures, and in an effort to further streamline and modernize the Village's emergency declaration rules, the Village Attorney has proposed the amendments to the Village Code set forth in this Ordinance; and

WHEREAS, the Village Council finds that it is in the Village's best interests to adopt the provisions of this Ordinance.

NOW, THEREFORE BE IT ORDAINED by the Village Council of the Village of Estero, Florida, that:

Section 1. Article II of Chapter 10 (Local States of Emergency) of the Village Code is hereby amended as follows:

ARTICLE II. LOCAL STATES OF EMERGENCY

Sec. 10-21. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Disaster shall have the meaning ascribed by Florida Statutes § 252.34 and as may be amended from time to time by the legislature or as construed by the courts of the State.

Emergency shall have the meaning ascribed by Florida Statutes § 252.34 and as may be amended from time to time by the legislature or as construed by the courts of the State.

Sec. 10-22. Purpose and intent.

It is the intent of the village council to delegate to certain officials the authority to declare a state of local emergency in the event a natural or manmade threat to the village, its facilities, or its inhabitants, which results or may result in substantial harm or damage to or loss of property, and to authorize those officials to take certain actions to respond to the emergency at hand.

Sec. 10-23. Authority to declare a local state of emergency.

(a) When an emergency situation has placed the village, its facilities, or its inhabitants in danger of loss of life or property, the village council is authorized at any regular, special or emergency meeting to adopt a resolution declaring a local state of emergency.

(b) When a meeting of the village council cannot practically be convened due to lack of a quorum, a local state of emergency may be declared by the mayor, the vice-mayor in the mayor's unavailability, or by any other councilmember in the absence of the mayor and vice-mayor. In an instance where the emergency has led to the unavailability of all council members then the village manager or the manager’s designee is thereby authorized to declare a local state of emergency through a written proclamation. Unavailability of members of the village council constituting a quorum shall be determined by the village manager or, in the manager's absence, by the mayor or vice-mayor, by email inquiries and telephone calls to all of the members of the village council.

(c) Despite the lack of a quorum due to the unavailability of members of the village council, the Manager shall make every reasonable effort to contact and keep continually updated all members of the village council, wherever they are located, with respect to the actions being authorized hereunder.

Sec. 10-24. Term of emergency declaration.

A local state of emergency will continue in effect until the date specified in the resolution or proclamation or, if no such date is set forth, then until the mayor, vice-mayor, village manager or village manager's designee finds that the emergency or disaster conditions no longer exist or until the village council terminates the state of local emergency. The duration of a local state of

emergency cannot exceed seven days without being extended, as necessary, by authorized Village officials through the issuance of additional resolutions or proclamations, in seven-day increments.

Sec. 10-25. Limiting authority of Village Council.

Nothing in this article shall be construed to limit the authority of the village council to declare, extend or terminate a state of local emergency, limit or take any actions or authority prescribed herein when convened in a regular, special, or emergency meeting. Furthermore, the village council is empowered to ratify all prior emergency actions of authorized village officials in response to the local disaster or state of emergency.

Sec. 10-26. Effect of declaration of local state of emergency.

A declaration of state of local emergency shall activate applicable village emergency management programs and constitutes authority for the village to act in accordance with emergency procedures as authorized by law. Such authority includes, but is not limited to, the powers conferred by Florida Statutes chapter 252.

Sec. 10-27. Prohibitions during declared state of local emergency.

Whenever a local state of emergency declared pursuant to this article is in effect, the village council or other authorized declaring official may, if necessary to respond to the emergency or disaster, provide for the following prohibitions:

(1) the use of a potable water supply for any purpose other than cooking, drinking or bathing.

(2) being present on the public rights-of-way or other public areas of the village between dusk and dawn, except for law enforcement, fire, emergency medical, other designated first responders, or other persons authorized by the village manager.

(3) renting or selling or offering to rent or sell at an unconscionable price within the village, any essential commodity, including, but not limited to, supplies, services, provisions, or equipment that is necessary for consumption or use as a direct result of the emergency. The evidentiary standards and defenses contained in Florida Statutes § 501.160 shall be used to determine whether a price is unconscionable.

Sec. 10-28. Emergency measures and access to emergency funds.

In addition to any other powers conferred by law, village code, or adopted village emergency plans and procedures, upon the declaration of a local state of emergency, the village manager or the manager's designee will have the power and authority to order and promulgate all or any of the following emergency measures in whole or in part as necessary to protect the health, safety, or welfare of persons or property and to waive any procedural formalities otherwise required by law pertaining to these measures:

(1) To utilize emergency or reserve funds of the village may be accessed by the village manager for any purpose.

(2) To appropriate funds, incur debt and expend such other funds as necessary.

(3) To incur obligations and enter contracts consistent with village's emergency procurement regulations.

(4) To request federal, state, or local assistance or to invoke mutual aid agreements.

(5) To obtain and distribute equipment, materials, and supplies for emergency purposes.

(6) To coordinate and implement emergency management programs, including mutual aid programs, applicable to the emergency conditions.

(7) To appoint, employ, remove, or provide such personnel, with or without compensation, as needed.

(8) To establish, as necessary, primary and secondary emergency operating centers to provide continuity of government, victim relief, or direction and control of emergency operations.

(9) To suspend or limit the sale of alcohol.

(10) To assign or make available for duty the resources and facilities of the village, including employees, property, or equipment to other entities for emergency operation purposes within or outside the village limits.

(11) To make provisions for availability and use of temporary emergency housing or warehousing of relief supplies.

(12) To utilize all available resources of the village as reasonably necessary to cope with the emergency.

Sec. 10-29. Automatic declaration for regional disasters or emergencies.

Notwithstanding the declaration adoption procedures set forth in § 10-23 of this division, in the event the president, the governor, or the county commission proclaims a state of emergency which includes a region inclusive of the entire county or the village specifically, then a local state of emergency shall be deemed to exist within the village during the term of such regional declaration without further need to act on the part of the village council or manager, except that if the village council or village manager determine any of the prohibitions set forth in § 10-27 are required, those shall be adopted by a separate local declaration.

Section 2. For purposes of codification of any existing section of the Estero Village Code herein amended, words **underlined** represent additions to original text, words ~~**stricken**~~ are deletions from the original text, and words neither underlined nor stricken remain unchanged.

Section 3. If any section, subsection, sentence, clause, provision or word of this

Ordinance is held unconstitutional or otherwise legally invalid, same shall be severable and the remainder of this Ordinance shall not be affected by such invalidity, such that any remainder of the Ordinance shall withstand any severed provision, as the Village Council would have adopted the Ordinance and its regulatory scheme even absent the invalid part.

Section 4. The Codifier shall codify the substantive amendments to the Estero Village Code contained in Section 1 of this Ordinance as provided for therein, and shall not codify the exordial clauses nor any other sections not designated for codification.

Section 5. Pursuant to Florida Statutes § 166.041(4)(a), prior to the date the public notice of the public hearing for this Ordinance was published, the Village prepared and posted on its website a business impact estimate which included: a) a summary of the Ordinance, a statement of the public purpose to be served by the Ordinance, b) an estimate of the direct economic impact of the Ordinance on private, for-profit businesses in the Village, c) an estimate of direct compliance costs that businesses may reasonably incur due to the Ordinance, d) identification of any new charge or fee on businesses created by the Ordinance or for which businesses will be financially responsible, e) an estimate of the Village's regulatory costs and of revenues from any new charges or fees imposed on businesses to cover such costs, and f) a good faith estimate of the number of businesses likely to be impacted by the Ordinance.

Section 6. Pursuant to Florida Statutes § 166.041(4), this Ordinance shall take effect immediately upon adoption.

ADOPTED ON FIRST READING by the Village Council of the Village of Estero, Florida on the ___ day of _____, 2024.

ADOPTED ON SECOND AND FINAL READING by the Village Council of the Village of Estero, Florida on the ___ day of _____, 2024.

VILLAGE OF ESTERO, FLORIDA

Attest:

By: _____
Jon McLain, Mayor

By: _____
Carol Sacco, Village Clerk

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
October 2, 2024

Agenda Item:

Second Reading of Zoning Ordinance No. 2024-11 Via Coconut

Approve Ordinance No. 2024-11

Background:

This is an amendment to the Estero Planned Development zoning for a 20-acre property at the southwest corner of Corkscrew Road and Via Coconut Point. The project, Via Coconut EPD, was previously approved by the Council on October 20, 2021 for a mixed use project with 330 multifamily units, 29,600 s.f. of commercial use, 10,000 s.f. church or alternative commercial use.

The project has not been constructed yet. The applicant is requesting revisions to the Master Concept Plan, Pattern Book, and deviations, but the total number of residential units and commercial square footage will remain the same.

Description:

The Planning Zoning and Design Board reviewed the project at its July 9, 2024 meeting and recommended approval with staff conditions. See attached staff report for details.

Subsequent to the Planning, Zoning, and Design Board meeting, the applicant contacted staff about a revision to the phasing condition in the Zoning ordinance. The proposed revision is attached with an explanation from the developer. The applicant will explain it at the second reading.

At the first reading on September 18, 2024 Council listed several items that they wanted the applicant to address at the second reading. A summary of those items is below, and the meeting transcript is attached for further detail.

- What is the schedule for construction and assurance at project completion
- Pattern Book is weak on details

- Is there a berm and was the height reduced
- Is there fencing with the landscaping similar to Genova and is the there fencing by the pools
- Explain project revisions and how quality is enhanced
- Any tenant commitments for building C1 and C2
- Verify If buildings are concrete block construction
- Explain surface water run-off from parking and is it increased with more surface parking
- Details of the proposed church building, what the use may be, and architectural elevation not consistent with other buildings
- Parking on main street - why angled instead of parallel
- Clarification of garages, how many, 1 or 2 cars, and parking overall.
- Clarify parking for buildings C and D, are there dedicated spaces
- Access for restaurant out parcel parking – pedestrian and vehicular
- Explain sidewalk width and tree wells
- Explain lake shoreline deviation
- Explain how deviation 8 enhances the planned development

Action Requested:

Approve Ordinance No. 2024-11

Process and Timeline:

- Public Information Meeting February 13, 2024
- Planning Zoning and Design Board hearing July 9, 2024
- Council First Reading September 18, 2024
- Council Second Reading and public hearing October 2, 2024

Financial Impact:

Minor cost for newspaper amendment for second reading.

Prepared By: Mary Gibbs

Attachments:

1. Applicant letter September 3, 2024
2. Applicant email September 4, 2024
3. Excerpt from September 18, 2024, meeting transcript
4. Proposed Zoning Conditions

5. Ordinance No. 2024-11
6. Staff Report

September 3, 2024

Ms. Mary Gibbs, FAICP
Director of Community Development
Village of Estero Department of Community Development
9401 Corkscrew Palms Circle
Estero, FL 33928

RE: Via Coconut Mixed Use EPD
DCI2024-E004

Dear: Ms. Gibbs:

In advance of the City Council's first reading of the above referenced case, the Applicant is requesting modification to Condition 14 of Ordinance 2021-10, shown in ~~strikethrough~~/underline format as follows:

> *"14. Project Phasing*
>
> *The project will be phased to ensure that commercial uses and public amenities are developed concurrently with residential uses to ensure the mixed use nature of the development.*
>
> *Phasing is as follows:*
>
> *~~A minimum of three (3) commercial buildings (C, C1, C2 or D),~~ Commercial/residential buildings C and D containing approximately 17,000 sf of ground floor commercial space, park donation and one public amenity (linear park south of Main Street or linear park north of Main Street) must receive a certificate of compliance prior to issuance of a certificate of compliance for a second residential-only building. ~~Fourth commercial building and remaining public amenities must receive a certificate of prior to issuance of a certificate of compliance for the third residential building~~. The remaining public amenities must receive a certificate of compliance prior to issuance of a certificate of compliance for the third residential-only building. A certificate of compliance for the third residential building will not be issued until ~~50%~~ 100% of the square footage of the ~~constructed~~ ground floor space commercial space of the constructed commercial/residential buildings C and D ~~commercial building is~~ are occupied or has an executed lease by non-residential establishments."*

Thank you in advance for your consideration of this additional information. If you have questions, please contact me directly at (239) 850-8525 or acrespo@RVIPlanning.com.

Thank you,

RVi Planning + Landscape Architecture

Alexis Crespo, AICP
Vice President of Planning

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

From: Mary Gibbs
To: Carol Sacco
Subject: Council 9/18 agenda - Via Coconut EPD
Date: Friday, September 13, 2024 10:01:02 AM
Attachments: Outlook-http mau
Via Coconut Phasing Condition 9.3.24.pdf

This is a new attachment for the Council agenda 9/18 meeting

From: Tyler Lamkey <tlamkey@riversideid.com>
Sent: Wednesday, September 4, 2024 5:26 PM
To: Alexis Crespo <acrespo@rviplanning.com>; Mary Gibbs <gibbs@estero-fl.gov>
Cc: Rich Yovanovich (ryovanovich@cyklawfirm.com) <ryovanovich@cyklawfirm.com>; Richard Aaronson <RAaronson@atlanticresi.com>; Charlie Krebs <ckrebs@bowman.com>; Henneman, Michael <mhenneman@henneman.com>
Subject: Re: Revised Phasing Condition 14 - Via Coconut EPD

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.
Report Suspicious

Hi Mary,

I am writing you to provide an update and rationale regarding the adjusted phasing for the construction of the planned retail buildings C1 and C2 at the Via Coconut development project. After careful consideration, the decision has been made to move the C1 and C2 buildings into Phase 2 of the project which allows us to commence construction once we secure the appropriate retail tenants for buildings C1 and C2. This approach ensures that the building designs and specifications are fully aligned with the needs and brand requirements of our future retail occupants.

Aligning construction with the tenant's specific requirements is not merely a preference but a strategic imperative. It allows us to customize the building features directly according to the operational needs and consumer-facing aspects of the tenant's business. This customization can include, but is not limited to, structural layouts, material specifications, and technological installations, which are critical to the tenant's success and, by extension, to the viability of the retail spaces as functional commercial space.

We believe that taking the time to ensure these alignments before construction begins on buildings C1 and C2 is in the best interest of all stakeholders. It not only optimizes the functionality and aesthetic appeal of these buildings but also enhances their long-term value to the community. Additionally, this strategy minimizes the need for costly retrofits and alterations post-construction, thereby adhering to budgetary constraints and timelines once the project has commenced.

In addition to the above phasing revision for buildings C1 and C2, we are increasing the Phase 1 commercial leasing/occupancy commitment to 100% of the commercial spaces in buildings C and D

which results in an overall increase of approximately 3,500SF of leased/occupied commercial space as part of the Phase 1 project development.

We appreciate the understanding and support from all stakeholders and are committed to transparent communication throughout this process. Upon commencement of the project, our team will be actively engaging with potential tenants for buildings C1 and C2 and is confident in securing a partnership that will meet both the project's zoning standards and the expectations of the Village and residents of Estero. Please do not hesitate to reach out to me if you have any additional questions on concerns regarding this request.

Thank you,
Tyler

RIVERSIDE
INVESTMENT & DEVELOPMENT

Tyler Lamkey |Executive Vice President

o: 312.788.1815 c: 847.354.3696
150 N. Riverside Plaza, Suite 1800
Chicago, IL 60606

From: Alexis Crespo <acrespo@rviplanning.com>
Sent: Tuesday, September 3, 2024 10:45 AM
To: Mary Gibbs <gibbs@estero-fl.gov>
Cc: Tyler Lamkey <tlamkey@riversideid.com>; Rich Yovanovich (ryovanovich@cyklawfirm.com) <ryovanovich@cyklawfirm.com>; Richard Aaronson <RAaronson@atlanticresi.com>; Charlie Krebs <ckrebs@bowman.com>
Subject: Revised Phasing Condition 14 - Via Coconut EPD

Hi Mary –

Attached please find our requested changes to Condition 14 regarding phasing. This still ensures the ground floor commercial is constructed with the 2nd residential building, no changes to the timing of the public amenities and park donations, and even more surety of delivery of the commercial at the final stage.

Tyler/Richard – please add to the justification above as needed.

Thanks!

Alexis Crespo, AICP

Vice President of Planning

RVi Planning + Landscape Architecture
28100 Bonita Grande Drive, Suite 305 • Bonita Springs, FL 34135
239.850.8525 Mobile • 239.405.7777 Main
www.rviplanning.com

Transcript of the Via Coconut 1st Reading from
The Village Council Meeting
September 18, 2024

05:48:02 5A.
05:48:03 HAS TO DO WITH THE SEPTEMBER 11 MINUTES.
05:48:08 RESOLUTION NUMBER 2024-20, ESTABLISHING THE 2025 MEETING
05:48:15 DATES.
05:48:15 I THINK YOU RECEIVED THOSE, THE TIME, LOCATION, ALL THE
05:48:18 MEETINGS AND THE FINANCIAL REPORT FOR THE MONTH ENDING MAY
05:48:23 2024.
05:48:24 DO COUNCIL MEMBERS HAVE ANY COMMENTS OR QUESTIONS REGARDING
05:48:26 THOSE MINUTES AND OTHER ITEMS?
05:48:28 IF NOT, I'LL ENTERTAIN A MOTION TO APPROVE THE CONSENT
05:48:33 AGENDA.
05:48:35 COUNCILPERSON FAYHEE HAS MADE THE MOTION AND SECONDED BY
05:48:41 COUNCILMAN WARD.
05:48:41 MADAM CLERK, PLEASE CALL THE ROLL.
05:48:44 >>Larry Fiesel: AYE.
05:48:46 >>Lori Fayhee: AYE.
05:48:47 >>Rafael Lopez: AYE.
05:48:49 >>Jim Ward: AYE.
05:48:50 >>George Zalucki: AYE.
05:48:52 >>Vice-Mayor Ribble: AYE.
05:48:52 >>Mayor McLain: AYE.
05:48:53 NEXT ON THE AGENDA IS THE FIRST READING 7A, ZONING ORDINANCE
05:48:58 NUMBER 2024-11 VIA COCONUT.

05:49:04 MADAM CLERK, PLEASE READ THE TITLE OF THE ORDINANCE.
05:49:07 >>Carol Sacco: ORDINANCE NUMBER 2024-11, AN ORDINANCE OF THE
05:49:11 VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, APPROVING
05:49:14 WITH CONDITIONS AN AMENDMENT TO THE ESTERO PLANNED
05:49:17 DEVELOPMENT FOR A 20-ACRE PARCEL ON THE WEST SIDE OF VIA
05:49:20 COCONUT, SOUTH OF CORKSCREW ROAD, PROVIDING FOR
05:49:23 SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.
05:49:27 >>Mayor McLain: THANK YOU.
05:49:27 STEVE, WOULD YOU INTRODUCE THIS ORDINANCE?
05:49:30 >>Steven Sarkozy: THANK YOU, MAYOR AND MEMBERS OF COUNCIL.
05:49:32 THIS ITEM HAS TO DO WITH THE PROPERTY ON THE WEST SIDE OF
05:49:36 VIA COCONUT, SOUTH OF CORKSCREW AND NORTH OF WILLIAMS ROAD.
05:49:44 THIS IS BACK IN FOR A REZONING AND MODIFICATIONS TO
05:49:50 PREVIOUSLY ZONED PARCEL.
05:49:52 I'LL TURN IT OVER TO MARY FOR A QUICK DESCRIPTION AND
05:49:56 GREATER DETAIL OF THE PROCESS AND THEN WE'LL TURN IT OVER TO
05:50:00 THE APPLICANT.
05:50:02 >>Mary Gibbs: GOOD EVENING.
05:50:06 SO THIS IS AN AMENDMENT TO THE ZONING CASE THAT YOU APPROVED
05:50:12 ABOUT THREE YEARS AGO FOR THE VIA COCONUT PROJECT.
05:50:14 IT IS PLANNED AS A MIXED USE PROJECT.
05:50:17 IT HAD 330 APARTMENT UNITS AND THEN 30,000 SQUARE FEET OF
05:50:22 OFFICE AND THEN A POTENTIAL CHURCH OR ANOTHER 10,000 SQUARE
05:50:25 FEET OF OFFICE.

05:50:26 THEY CAME IN.

05:50:28 GOT IT REZONED.
05:50:29 GOT THEIR DEVELOPMENT ORDER AND THEN SUBSEQUENT TO THAT,
05:50:33 THEY GOT A NEW EQUITY PARTNER INVOLVED THAT WAS HELPING THEM
05:50:36 FROM CHICAGO AND THEN THEY DECIDED THEY NEEDED SOME
05:50:39 REVISIONS TO THE SITE PLAN AND FEW REVISIONS TO THE PROJECT.
05:50:42 THEY CAME IN AND MET WITH US AND SAID WE NEED TO MAKE SOME
05:50:45 CHANGES AND WE SAID, OKAY, FINE.
05:50:47 WE'VE GOT TO GO BACK TO COUNCIL AND GET THAT APPROVED.
05:50:50 THAT'S WHY WE'RE HERE TODAY.
05:50:51 THERE ARE A LOT OF LITTLE CHANGES.
05:50:55 THE OVERALL NUMBER OF UNITS AND THE MIXED USE AND SQUARE
05:50:58 FOOTAGE REMAINS THE SAME.
05:51:00 IT IS JUST CHANGES TO THE SITE PLAN, SOME SHIFTING OF SOME
05:51:04 BUILDING UNITS, REDUCTION IN HEIGHT FOR THE MIXED USE
05:51:07 BUILDINGS AND SOME PARKING CHANGES.
05:51:09 WE'LL EXPLAIN THAT AT THE SECOND READING.
05:51:11 BUT WE DID GO TO PLANNING AND ZONING BOARD ON JULY 9 FOR THE
05:51:16 PUBLIC HEARING, AND THEY THOUGHT THAT THE PROPOSAL WAS
05:51:21 IMPROVED FROM PRIOR PROPOSAL.
05:51:24 WE'LL BE RECOMMENDING APPROVAL AT THE SECOND READING.
05:51:28 THERE WAS ONE SUBSEQUENT TO THE PLANNING, ZONING, AND DESIGN
05:51:30 BOARD MEETING.
05:51:31 THE APPLICANT DID CONTACT US AND THEY WANTED TO MAKE ONE
05:51:34 MORE CHANGE TO THE PHASING CONDITION THAT WAS APPROVED IN
05:51:37 THE ORIGINAL ZONING.

05:51:38 SO I ATTACHED THAT TO YOUR PACKET.
05:51:42 WE CAN EXPLAIN THAT.
05:51:42 THE APPLICANT WILL EXPLAIN THAT IN DETAIL AT THE SECOND
05:51:46 READING AS TO WHY THEY NEED THAT CHANGE TO THE CONDITION.
05:51:48 WE'LL BE GOING OVER ALL THAT AT THE SECOND READING, BUT
05:51:52 SINCE TONIGHT IS THE FIRST READING AND NOT A PUBLIC HEARING,
05:51:56 WE WOULD JUST LIKE TO HEAR IF THERE ARE SOME THINGS YOU
05:51:58 WOULD LIKE TO HAVE US SPECIFICALLY HAVE THE APPLICANT
05:52:00 ADDRESS AT THE SECOND READING.
05:52:03 >>Mayor McLain: DOES COUNCIL HAVE ANY COMMENTS?
05:52:08 >>Vice-Mayor Ribble: ARE YOU GOING TO BRING UP THE BEAUTY
05:52:13 BOOK AT ALL?
05:52:15 OR DO WE JUST MOVE THIS ON TO THE SECOND?
05:52:20 >>Mary Gibbs: BECAUSE IT IS A FIRST READING AND NOT A PUBLIC
05:52:22 HEARING, WE DON'T GO INTO THE DETAIL, BUT THERE WERE A FEW
05:52:25 QUESTIONS I DID GET.
05:52:27 ONE OF THE QUESTIONS I GOT FROM SOMEBODY RELATED TO THE
05:52:30 PHASING AND ASKING ABOUT HOW THE PHASING WORKED AND THE
05:52:35 CERTIFICATE OF COMPLIANCE.
05:52:36 THE PHASING CONDITION IS A LITTLE BIT COMPLICATED.

05:52:38 I'M GOING TO ASK THE APPLICANT TO MAKE SURE THAT IS
05:52:42 SPECIFICALLY EXPLAINED AND ADDRESSED AT THE SECOND READING,
05:52:45 ESPECIALLY BECAUSE THIS IS A NEW REQUEST, I CAN TELL YOU
05:52:50 THEY WANTED TO DO THAT.
05:52:51 THEY WANT TO MAKE SURE IT'S MIXED USE AND THIS CONTINUE WILL

05:52:54 HELP THEM TO MAKE SURE IT'S MIXED USE.
05:52:56 WHAT WE TRY TO DO IS GET THEM TO PHASE THE PROJECT -- WHAT
05:53:00 WE DON'T WANT TO GET IS LIKE ALL APARTMENTS AND THEN WE
05:53:03 DIDN'T GET THE PARK THAT THEY WERE SUPPOSED TO DONATE, THE
05:53:07 AMENITIES, AND THEN THE COMMERCIAL.
05:53:09 WE WANT IT TO BE A MIXED USE.
05:53:11 THAT'S WHY THAT CONDITION WAS ORIGINALLY PUT IN AND THEY
05:53:14 WANTED TO CHANGE IT, REVISE IT SLIGHTLY BUT IT STILL HAS THE
05:53:17 SAME INTENT.
05:53:18 BUT WE'LL GO INTO THAT AND EXPLAIN IT IN DETAIL.
05:53:21 THEY ARE GOING TO EXPLAIN, YOU'LL GET A PowerPoint WITH
05:53:24 YOUR NEXT -- BEFORE THE SECOND READING, YOU'LL GET THEIR
05:53:28 PowerPoint.
05:53:28 YOU KEEP THE PATTERN BOOK, THOUGH, BECAUSE IT WAS PRETTY
05:53:33 BIG.
05:53:34 WE TOLD THEM THEY DIDN'T HAVE TO PRINT THAT AGAIN BUT GET US
05:53:37 THE PowerPoint.
05:53:38 AND THEN WE HAD QUESTIONS, I THINK YOU HAD A QUESTION ABOUT
05:53:41 THE PARKING BECAUSE THEY ARE CHANGING THE PARKING FROM WHAT
05:53:45 THEY HAD, SOME UNDER BUILDING PARKING TO BEGIN WITH, THEY
05:53:48 ARE TAKING THAT AWAY.
05:53:49 THEY ARE GOING TO DO SOME GARAGES AND SOME CARPORTS BUT
05:53:53 MOSTLY SURFACE PARKING.
05:53:54 THE TOTAL PARKING NUMBER DOES NOT CHANGE, BUT THERE WILL BE
05:53:58 A CHANGE IN THE WAY IT'S DISTRIBUTED AND -- IT WON'T BE

05:54:02 UNDER THE BUILDINGS ANYMORE.
05:54:04 THEY'LL EXPLAIN WHEN THEY CHANGE THAT, HOW THEY ADD EXTRA
05:54:08 PATIO COURTYARD AREAS.
05:54:10 SO THAT WILL BE ALL EXPLAINED IN DETAIL AT THE MEETING.
05:54:15 I WILL NOTE FOR THEM SINCE ALEXIS IS HERE AND THE HUGE
05:54:19 CROWD, BUT SHE'S NOT ALLOWED TO TALK TONIGHT, SHE'LL TAKE
05:54:23 NOTES BACK TO THEIR TEAM AND MAKE SURE SHE EXPLAINS THAT YOU
05:54:26 WANT TO HEAR MORE ABOUT THE PHASING.
05:54:28 YOU WANT TO HEAR PROBABLY THE EQUITY PARTNER EXPLAIN HOW
05:54:31 THEY GOT INVOLVED AND WHAT THEIR PLANS ARE AND THEN TO
05:54:34 DISCUSS THE PARKING AND HOW THAT HAS CHANGED AND ANYTHING
05:54:38 ELSE THAT YOU HAVE TONIGHT.
05:54:41 >>Vice-Mayor Ribble: MARY, ABOUT THE PARKING, YOU KNOW I
05:54:44 ASKED THE QUESTION BEFORE.
05:54:46 THE GARAGES THAT ARE THERE, ARE THEY ONE OR TWO CAR, FIRST
05:54:49 OF ALL?

05:54:49 BECAUSE THAT WILL MATTER HOW MUCH OF THE OUTDOOR PARKING
05:54:52 SPACE HAS TO BE TAKEN BY THE RESIDENTS BECAUSE I KNOW THEY
05:54:55 HAVE TWO PARKING SPACES FOR EVERY UNIT.
05:54:58 MY OTHER QUESTION IS, WHEN LOOKING AT THE PARKING, THE TWO
05:55:02 BUILDINGS, COMMERCIAL BUILDINGS C AND D THAT HAVE UNITS
05:55:05 ABOVE THE COMMERCIAL SPACE.
05:55:08 THERE'S NINE IN EACH ONE.
05:55:09 SO THAT WOULD MEAN 18 PARKING SPACES FOR THOSE RESIDENTS.
05:55:14 IT'S AROUND THE PERIMETER AND THEN ON THE MAIN STREET.

05:55:23 I WONDER IF THE 18 PARKING SPACES FOR THOSE RESIDENTS WILL
05:55:27 BE DEDICATED FOR THE RESIDENTS' USE ONLY.
05:55:30 AND IF THAT IS THE CASE, I'M LOOKING AT THE REMAINING
05:55:35 PARKING SPACES ALLOWED FOR THE RESTAURANTS, THE TWO
05:55:38 RESTAURANTS AT THE VERY FRONT OF MAIN STREET AND ALL THE
05:55:41 OTHER COMMERCIAL BUILDINGS.
05:55:43 IT DOESN'T ALLOW EASY ACCESS FOR CUSTOMERS TO COME IN AND
05:55:54 PARK AND GET TO THOSE AREAS.
05:55:55 WHAT I NOTICED IS ON THE NORTH SIDE OF BUILDING E IS A BIG
05:56:02 PARKING LOT THAT CAN ACCOMMODATE MORE OF THE VISITORS TO THE
05:56:07 SITE.
05:56:08 I'M THINKING GENOVA.
05:56:10 THE PEOPLE IN GENOVA WOULD LOVE TO COME OVER THERE AND USE
05:56:13 THE AMENITIES THAT ARE THERE.
05:56:14 BUT THERE'S NO EASY WAY FOR THEM TO GET FROM THAT PARKING
05:56:18 LOT OVER TO MAIN STREET UNLESS THEY GO ALL THE WAY WEST AND
05:56:24 THEN CROSS DOWN AROUND THE BUILDING AND THEN COME AROUND.
05:56:27 IF THEY MIGHT WANT TO PUT -- EXCUSE ME, A SIDEWALK IN FRONT
05:56:32 OF BUILDING E THAT LEADS DIRECTLY TO MAIN STREET FOR EASY
05:56:37 ACCESS TO ADDITIONAL PARKING THAT I TRULY BELIEVE THAT
05:56:40 THEY'LL NEED IN FRONT OF EACH ONE OF THOSE RESTAURANTS,
05:56:43 THERE'S NOT A WHOLE LOT OF PARKING.
05:56:44 AND WHEN YOU TAKE UP THE HANDICAP PARKING, NOT A LOT OF
05:56:48 PARKING LEFT FOR CUSTOMERS.
05:56:49 SO THAT'S ONE OF MY ISSUES.

05:56:53 THE GARAGES AND THE SURFACE PARKING AND EASY ACCESS TO THE
05:56:57 PARKING LOTS FOR CUSTOMERS COMING TO VISIT THE SITE.
05:57:01 >>Mary Gibbs: GREAT.
05:57:02 WE'LL PASS THAT ON AND MAKE SURE THAT GETS ADDRESSED.
05:57:05 >>George Zalucki: JUST ONE QUESTION.
05:57:07 I THINK THE DETAILS ON BUILDING F, I BELIEVE THAT WAS
05:57:11 INTENDED TO BE A CHURCH OR SOMETHING ALONG THOSE LINES, A
05:57:14 PLACE OF WORSHIP.
05:57:17 MARY, IT DIDN'T SEEM LIKE THEY HAD ANYBODY INTERESTED, AT
05:57:20 LEAST AT THIS PARTICULAR TIME, FOR THAT OCCUPANCY.
05:57:23 I'M JUST WONDERING, TAKING A LOOK AT THE ELEVATION HERE, IT
05:57:26 LOOKS VERY CHURCH-LIKE.

05:57:29 I'M JUST WONDERING IF A CHURCH OR A PLACE OF WORSHIP DOES
05:57:32 NOT OCCUPY THAT BUILDING IF THERE'S SOME IDEA OF WHAT IT
05:57:36 MIGHT TURN INTO.
05:57:38 LIKE TO KNOW A LITTLE MORE ABOUT BUILDING F.
05:57:40 >>Mary Gibbs: WE'LL EXPLAIN THAT.
05:57:44 >>Mayor McLain: ANY OTHER COMMENTS?
05:57:45 I'VE GOT QUITE A FEW.
05:57:51 WHEN WE APPROVED THIS, WHAT, TWO --
05:57:54 >>Mary Gibbs: ALMOST TWO AND A HALF YEARS AGO.
05:57:57 >>Mayor McLain: IT WAS A BEAUTIFUL PROJECT.
05:57:59 I WAS VERY EXCITED ABOUT IT.
05:58:02 I'VE BEEN WAITING FOR IT TO START AND PEOPLE HAVE BEEN
05:58:06 ASKING TO START IT.

05:58:08 I'M GLAD TO SEE THEY ARE COMING BACK.
05:58:10 THIS IS NOT A PUBLIC HEARING.
05:58:12 IT IS PUBLIC, BUT IT'S NOT THE OFFICIAL ONE.
05:58:14 I'M GOING TO SHOOT OFF THE CUFF IF I CAN A LITTLE BIT.
05:58:18 ONE, I THINK THE PROCESS ISN'T WORKING THE WAY IT SHOULD.
05:58:23 I KNOW ECONOMIC CONDITIONS HAVE CHANGED, BUT THERE ARE A
05:58:28 COUPLE OF THINGS IN THERE.
05:58:29 ONE, I THINK THE GARAGE IS A BIG DEAL.
05:58:31 I THINK IT WAS REALLY AN ATTRACTIVE DEVELOPMENT WITH
05:58:34 THREE-STORY BUILDINGS, PARKING UNDERNEATH.
05:58:38 IT MADE IT A CLASSY APARTMENT I THINK BY HAVING COVERED
05:58:41 PARKING AS OPPOSED TO A CARPORT.
05:58:44 NOW THEY DROPPED IT DOWN TO TWO LEVELS, AND AESTHETICALLY,
05:58:48 THAT MAKES A DIFFERENCE WHEN YOU WALK THE STREETS IN THERE
05:58:52 RATHER THAN HAVING ARCHITECTURAL FEATURES ON THE BUILDINGS
05:58:55 GOING UP THREE STORIES.
05:58:56 WE DON'T LIKE THEM 20 STORIES, BUT IT WAS VERY ATTRACTIVE
05:59:00 THE WAY IT WAS DONE.
05:59:02 NOW WE'RE GINGERBREADING IT DOWN I THINK, IN MY MIND, A
05:59:08 LITTLE BIT.
05:59:09 THE OTHER PART WHEN I READ THROUGH I THINK YOUR COMMENTS AND
05:59:12 THEIRS, I PROBABLY SPENT TWO OR THREE HOURS GOING THROUGH
05:59:16 THIS TODAY AND JUST PENCILED UP THE WHOLE THING.
05:59:20 THE WORDING IN THERE TALKS ABOUT CINDER CONCRETE BLOCK
05:59:27 CONSTRUCTION MAYBE.

05:59:28 AND THAT WORRIES ME BECAUSE I SEE A LOT OF STRUCTURES -- NOT
05:59:32 A LOT -- BUT I SEE SOME STRUCTURES GOING UP HERE WITH
05:59:35 TIMBER.
05:59:36 I JUST THINK LONGEVITY IT SEEMS LIKE IN FLORIDA IT MAKES
05:59:41 SENSE NOT TO HAVE THAT AS A POSSIBILITY BUT THIS
05:59:43 CONSTRUCTION WILL BE CINDER BLOCK SINCE THEY ARE ONLY GOING
05:59:47 UP TWO STORIES IN HERE.
05:59:50 AND THEN THE OTHER THING, THE CHARACTER OF THIS BEING ON VIA

05:59:54 COCONUT, RIGHT ACROSS FROM BEAUTIFUL GENOVA, THE POSSIBILITY
06:00:01 OF CHANGE.
06:00:02 GENOVA IS A GOOD EXAMPLE OF THAT.
06:00:04 GENOVA HAS A BEAUTIFUL FOOTPRINT THAT THEY HAVE IN THERE.
06:00:07 BUT GUESS WHAT, THEY NEVER FINISHED IT FOR WHATEVER REASON.
06:00:11 AND THEY ARE STILL DIGGING AROUND TRYING TO FIGURE OUT WHAT
06:00:14 THEY ARE GOING TO BE DOING.
06:00:15 NOW TOLL BROTHERS IS GOING TO BUILD SOMETHING ACROSS THE
06:00:17 STREET WHICH WILL MAKE IT MORE COMPLEX FOR THEM.
06:00:20 AND THIS PARTICULAR PROJECT, THERE'S NO COMMITMENT THAT I
06:00:24 CAN SEE THAT SAYS THAT BUILDING C-1 OR WHATEVER IT IS, C-1
06:00:30 AND C-2 WHERE THE RESTAURANTS WILL BE AND THE RETAIL RIGHT
06:00:33 AS YOU DRIVE INTO THE UNIT, THOSE TWO BUILDINGS RIGHT THERE
06:00:38 ARE SUBJECT TO CHANGE BASED ON WHO THE TENANTS MIGHT BE.
06:00:42 NOW, IT SEEMS TO ME LIKE AFTER TWO AND A HALF YEARS, MAYBE
06:00:47 THE DEVELOPER SHOULD HAVE FOUND SOME TENANTS TO GO IN THERE
06:00:50 AND NOT COME TO US WITH A HALF-BAKED PLAN THAT DOESN'T HAVE

06:00:54 THOSE BUILDINGS COMPLETELY DONE.
06:00:55 BECAUSE I CAN SEE US BACK HERE IN ANOTHER SEVERAL MONTHS
06:01:00 LOOKING FOR THE ZONING CHANGES THAT WILL BE REQUIRED FOR THE
06:01:03 TWO ENTRY BUILDINGS GOING INTO THIS DEVELOPMENT.
06:01:06 YOU LOOK AT THAT AS A POTENTIAL.
06:01:11 AM I OVERREACTING TO THIS?
06:01:13 WE SPENT TWO AND A HALF YEARS AGO MANY HOURS GOING THROUGH
06:01:17 THIS.
06:01:17 WE ALL LOVED IT.
06:01:18 WE LIKED IT.
06:01:19 NOW THESE ARE SIGNIFICANT CHANGES IN MY MIND.
06:01:22 >>Mary Gibbs: YOU'RE REALLY NOT OVERREACTING.
06:01:25 WHAT YOU SAID IS EXACTLY THE SAME CONVERSATION I HAD WHEN
06:01:27 THEY BROUGHT IN THEIR EQUITY PARTNERS.
06:01:29 I SAID ARE YOU CHANGING IT NOW BUT THEN YOU'LL COME BACK IN
06:01:33 SIX MONTH AND CHANGE MORE?
06:01:34 YOU NEED TO TELL ME WHY YOU'RE CHANGING THIS AND IS THIS ALL
06:01:38 YOUR CHANGES?
06:01:40 BECAUSE COUNCIL WANTS TO SEE SOMETHING AND WE CAN'T KEEP
06:01:43 DOING IT.
06:01:44 THEY SAID, YES, THESE WERE THE CHANGES BECAUSE THE NEW
06:01:47 EQUITY PARTNER CAME IN AND THEY ARE CHANGING DUE TO
06:01:49 MARKETING AND VALUE ENGINEERING AND ALL THAT, COST.
06:01:52 >>Mayor McLain: THE LOGIC IS NOT VERY SOUND.
06:01:56 THE LOGIC FOR DIMINISHING THE QUALITY WAS THERE BEFORE,

06:02:01 WELL, CONSTRUCTION COSTS HAVE GONE UP.
06:02:04 DUH.
06:02:05 THEY HAVE BEEN GOING UP FOR YEARS.
06:02:07 AND WHEN I LOOK AT RENTAL RATES IN THESE AREAS, THESE ARE

06:02:12 GOING TO BE APARTMENTS, STOCK IS A GOOD EXAMPLE.
06:02:14 THEY BUILT BEAUTIFUL APARTMENTS OVER THERE AND THEY ARE
06:02:16 GETTING PREMIUM RENT FOR THAT.
06:02:18 AS CONSTRUCTION COSTS GO UP, RENTS GO RIGHT ALONG WITH THAT.
06:02:22 I THINK FOR THEM TO CHANGE THIS BECAUSE OF CONSTRUCTION
06:02:26 COSTS, THAT BOTHERS ME A LITTLE BIT.
06:02:30 THEN THE OTHER ONE, WHICH I THINK IS MORE APPLICABLE TO THE
06:02:33 ZONING IN THAT, IS WITH SURFACE PARKING BECOMING MORE
06:02:38 PREVALENT IN THIS DESIGN -- I CAN'T REMEMBER THE EXACT
06:02:42 SQUARE FEET -- 3500 OR SOMETHING LIKE THAT, HAS THE DRAINAGE
06:02:47 PLAN AND THE STORMWATER PLAN BEEN MODIFIED TO HANDLE THE
06:02:51 ADDITIONAL SURFACE AREA?
06:02:54 EVEN THOUGH YOU DROP IT FROM 3 DOWN TO 2, YOU'VE EXPANDED
06:02:58 THE OUTDOOR PARKING BY I THINK 3500 OR SOME SQUARE FEET.
06:03:03 HAVE THEY ACCOMMODATED A PLAN TO ADDRESS THE ADDITIONAL
06:03:07 RUNOFF FROM THE HARD SURFACE THAT'S GOING TO BE IN THERE?
06:03:11 >>Mary Gibbs: I WON'T GET INTO THAT TONIGHT, BUT THEY CAN
06:03:15 EXPLAIN THAT.
06:03:20 >>Mayor McLain: THE OTHER AREA THAT I LOOKED AT -- I MEAN,
06:03:24 THE PARKING, EVEN ON THE MAIN STREET, BECAUSE THEY HAVE GONE
06:03:27 FROM PARALLEL PARKING, I GUESS IT WAS, ONE AFTER THE OTHER,

06:03:32 IS NOW CHANGED TO DIAGONAL PARKING.
06:03:35 THAT I THINK WOULD ADD MORE PARKING AVAILABLE ALONG THAT
06:03:39 STREET.
06:03:41 >>Mary Gibbs: IT'S NOT A LARGE NUMBER.
06:03:42 IT'S A LITTLE BIT MORE.
06:03:46 >>Mayor McLain: THE STREET IS NOT THAT BIG.
06:03:47 I DO WORRY ABOUT SOMEWHERE I SAW -- WE'VE ALL BEEN DOWN
06:03:57 THERE.
06:03:58 THAT IS AN ACCIDENT WAITING TO HAPPEN WITH ALL THE CARS
06:04:00 COMING IN AT DIFFERENT ANGLES AND PEOPLE SPEEDING THROUGH
06:04:04 AND MAKING U-TURNS TO GET INTO THE PARKING SPOTS.
06:04:07 THAT'S NOT GREAT.
06:04:09 THE SIDEWALKS, I LIKE THE FIVE-FOOT BIKE LANES ALONG THAT
06:04:12 STREET.
06:04:13 I DIDN'T UNDERSTAND THE 14-FOOT SIDEWALK WITH TREE WELLS TO
06:04:19 ALLOW 16.5-FOOT OUTDOOR SEATING, SIDEWALKS, BUT THEN WHEN
06:04:28 THEY PUT A TREE WELL IN THERE, IS IT ONLY SIX FEET YOU HAVE
06:04:31 TO WALK AROUND THERE?
06:04:32 I DIDN'T UNDERSTAND IN BETWEEN THE ENTERTAINMENT, THEY ARE
06:04:38 GOING TO PUT SOME OUTDOOR EATING, I GUESS.
06:04:42 WHAT HAPPENS TO THE WIDTH OF THE SIDEWALK?
06:04:44 BECAUSE I KNOW IN COCONUT POINTE WITH ALL THE RESTAURANTS
06:04:49 ADDING OUTDOOR SEATING, IN SOME CASES, YOU'RE WALKING RIGHT
06:04:53 THROUGH THE DINING AREA OUTSIDE.
06:04:55 I THINK THAT'S NOT A GREAT WAY TO DO IT.

06:04:59 IF YOU HAVE SIX FEET, I GUESS WE COULD PROBABLY LIVE WITH
06:05:02 THAT.
06:05:02 BUT THAT'S SOMETHING THAT NEEDS TO BE LOOKED AT A LITTLE
06:05:06 BIT.
06:05:08 THE OTHER AREA WHICH I THINK -- I'M JUMPING AROUND.
06:05:13 I THREW A LOT OF NOTES IN HERE.
06:05:15 REQUEST TO DEVIATE FROM THE LAND DEVELOPMENT CODE WHICH
06:05:18 STATES HARDENED SHORELINE STRUCTURES MAY COMPRISE UP TO 20%
06:05:22 OF AN INDIVIDUAL LAKE SHORELINE TO ALLOW HARDENED SHORELINE
06:05:26 STRUCTURE.
06:05:27 THEY WANT TO ALLOW UP TO 40%.
06:05:29 SO THAT'S 100% INCREASE AND I'M NOT SURE -- MARY, I RELY ON
06:05:36 YOU AND YOUR STAFF, ONE, WHY DO WE NEED TO DO THAT?
06:05:41 AND IS THAT REALLY AN ISSUE?
06:05:42 OUR STANDARD IS 20%.
06:05:44 NOW THEY GO UP TO 40.
06:05:45 I DON'T KNOW WHAT THE SIZE OF THAT WOULD BE.
06:05:47 BUT THAT'S 100% INCREASE IN STRUCTURE IN THERE, WHICH MEANS
06:05:53 EVENTUALLY IN 20 YEARS IT STARTS TO BE DETERIORATED AND YOU
06:05:57 DEAL WITH THIS.
06:05:58 THAT IS A QUESTION MAYBE THEY COULD ANSWER.
06:06:11 >>Mary Gibbs: IF I COULD MAKE ONE COMMENT ABOUT THAT, AND I
06:06:14 THINK WE NEED TO MAYBE MAKE A DISTINCTION WHEN WE GO INTO
06:06:18 THE HEARING.
06:06:19 SOME OF THE QUESTIONS YOU'RE ASKING WERE THINGS ALREADY

06:06:22 APPROVED TWO AND A HALF YEARS AGO.
06:06:24 SO THE HARDENED SHORELINE DEVIATION WAS ALREADY APPROVED.
06:06:27 IT'S NOT NEW.
06:06:28 >>Mayor McLain: I THOUGHT THAT WAS A NEW ONE IN THERE.
06:06:30 >>Mary Gibbs: THAT ONE IS NOT A NEW ONE.
06:06:32 THE ANGLED PARKING IS A NEW ONE.
06:06:35 >>Mayor McLain: I GUESS IN DEVIATION 8, DEVIATION RECOMMENDS
06:06:38 FOR APPROVAL AND THE -- AND ENHANCE THE PLAN DEVELOPMENT.
06:06:43 I'M NOT SURE -- WHAT IS ENHANCED IN THE DEVELOPMENT?
06:06:48 PARAGRAPH 8A.
06:06:51 I COULDN'T REFERENCE ANYTHING IN THERE.
06:06:53 MAYBE THEY CAN EXPLAIN THAT.
06:06:55 AND THEN DOWN THERE, WHEN YOU LOOK AT PARAGRAPH 9I, CONCRETE
06:07:05 BLOCK CONSTRUCTION IS PROPOSED.
06:07:07 THAT SOUNDS A LITTLE BIT OPPOSITE.
06:07:13 SHOULD BE WILL BE.
06:07:14 >>Mary Gibbs: WE'LL CLARIFY THAT.
06:07:17 >>Mayor McLain: OTHER THAN THAT, I DON'T HAVE ANYTHING ELSE,
06:07:19 UNLESS COME UP BETWEEN NOW AND NEXT MEETING.
06:07:21 >>Mary Gibbs: YOU'VE STILL GOT TWO MORE WEEKS.
06:07:24 >>Mayor McLain: ANYBODY ELSE HAVE ANY COMMENTS?
06:07:26 >>Vice-Mayor Ribble: ONE THING I FORGOT TO MENTION.

06:07:28 IT WAS IN MY NOTES.
06:07:30 FENCING.
06:07:31 I KNOW THEY HAVE EXTENSIVE LANDSCAPING AND A LOT OF THE

06:07:34 DEVELOPERS HIDE THE FENCING AND THEN COVER IT WITH
06:07:38 LANDSCAPING ON BOTH SIDES.
06:07:39 IS THERE ANY FENCING IN THAT AREA?
06:07:44 SPECIFICALLY IN THE OPEN SIDES OF EACH ONE OF THE POOLS,
06:07:48 WILL THERE BE NO FENCING?
06:07:49 >>Mary Gibbs: WE'LL CHECK.
06:07:51 I DON'T RECALL ANY FENCING BUT WE'LL CHECK THAT.
06:07:52 >>Vice-Mayor Ribble: OR ARE THEY THINKING DENSE LANDSCAPING
06:07:56 WILL PROVIDE THE FENCING?
06:07:57 I DON'T KNOW IF THAT'S ALLOWED.
06:07:59 SHOULDN'T THERE BE A FENCE ALONG THE OPEN ENDS OF THOSE TWO
06:08:03 POOLS?
06:08:03 >>Mary Gibbs: WELL, YOU HAVE TO HAVE FENCING -- YOU HAVE TO
06:08:06 HAVE SCREEN OR SOMETHING FOR POOLS.
06:08:09 >>Vice-Mayor Ribble: I TRIED TO SEE IN THE PLANS.
06:08:11 I JUST COULDN'T MAKE IT OUT.
06:08:13 THAT WAS MY QUESTION.
06:08:14 >>Mayor McLain: I THINK RELATIVE TO THE FENCING, THERE WERE
06:08:16 ALSO CHANGES IN THE BERM HEIGHT.
06:08:18 I THINK THEY WENT FROM 15 DOWN TO 10 OR SOMETHING.
06:08:22 BUT I WOULD LIKE TO UNDERSTAND WHAT THEY ARE DOING.
06:08:24 I THINK THE WHOLE OUTSIDE LOOK MAY BE A GOOD EXPLANATION.
06:08:27 I WENT THROUGH THE PATTERN BOOK.
06:08:32 IT'S A LITTLE WEAK FOR DETAIL IN MY MIND.
06:08:36 BUT I'M ASSUMING YOU GUYS HAVE GONE THROUGH THAT CLEARLY.

06:08:40 ANY OTHER COUNCIL COMMENTS?
06:08:43 >>Larry Fiesel: MARY, I WOULD LIKE TO KNOW IF THEY HAVE A
06:08:46 PROJECTED TIME SCHEDULE TO START THIS PROJECT.
06:08:48 WE JUST KEEP MOVING THIS.
06:08:51 IT CAME BEFORE THIS COUNCIL BEFORE ANY OF US, EXCEPT THE
06:08:54 MAYOR WAS ON COUNCIL.
06:08:56 WE LOOKED AT IT IN OCTOBER OF 2021 AND WE'RE STILL MOVING
06:09:02 THE DESIGN.
06:09:04 WHEN WILL THEY PLAN ON STOPPING THESE DESIGN CHANGES AND
06:09:08 ACTUALLY WHAT IS THEIR PROJECTED SCHEDULE TO START THE
06:09:11 PROJECT?
06:09:11 >>Mary Gibbs: WELL -- AND I'LL LET THEM ANSWER THAT, BUT I
06:09:14 THINK THEY WANT TO GET THIS -- THEY WERE VERY ANXIOUS TO GET
06:09:17 THESE CHANGES GOING.
06:09:18 I TOLD THEM THIS HAD TO GO BACK TO COUNCIL.
06:09:20 THEY JUST WANTED TO DO THEM.
06:09:22 I SAID, NO, IT HAS TO GO BACK TO COUNCIL.
06:09:25 I KNOW THEY ARE ANXIOUS TO START.

06:09:27 I'LL LET THEM EXPLAIN IT.
06:09:28 I THINK THAT WAS THE WHOLE PURPOSE OF THE NEW PARTNER COMING
06:09:31 ON IS TO REFRESH THE PROJECT AND GET IT MOVING.
06:09:35 >>Larry Fiesel: I'D LIKE TO KNOW WHAT THAT SCHEDULE IS.
06:09:38 >>Mayor McLain: I KNOW YOUR PLANNING DEPARTMENT HAS LOTS
06:09:41 GOING ON.
06:09:42 I'M LOOKING AT OUR PROCESS, THE VILLAGE OF ESTERO'S PROCESS,

06:09:46 AND SAYING, IS IT ROBUST ENOUGH AND -- WHEN THEY COME BEFORE
06:09:57 YOU TWO AND A HALF YEARS AGO, WE ALL LIKED IT.
06:10:01 A LOT OF WORK INVOLVED FROM YOUR STAFF, THEIR STAFF, AND
06:10:04 COUNCIL REVIEWING THIS.
06:10:05 NOW YOUR STAFF IS BACK IN IT IN A REALLY BUSY TIME GOING
06:10:09 THROUGH THIS AT ANOTHER PASS.
06:10:11 WHO BEARS THE COST OF ALL THAT CONTINUED REVIEW WORK WE END
06:10:17 UP DOING?
06:10:18 >>Mary Gibbs: THEY HAVE TO PAY THE FEES FOR THE REZONING AND
06:10:21 THE DEVELOPMENT ORDERS, WHICH IS CONSIDERED COST RECOVERY,
06:10:23 SO THEY HAVE TO PAY THE FEES TO COVER THE STAFF REVIEW COST.
06:10:27 >>Mayor McLain: EVERY TIME THEY COME BACK IN.
06:10:30 >>Mary Gibbs: I THINK THE DEVELOPERS THINK OUR PROCESS IS
06:10:33 OVERLY ROBUST.
06:10:35 >>Mayor McLain: I'VE HEARD THAT.
06:10:36 BUT WHEN I SEE THESE KIND OF THINGS LIKE GENOVA, THE SHORT
06:10:41 SIDE, I SEE THIS PROJECT GOING ON FOR A LONG TIME.
06:10:45 WHEN I SEE THE TOLL BROTHERS BEING DONE, OUR FIRST PROJECT
06:10:49 WE EVER APPROVED AND THEN THE SECOND ONE AND NOW WE'RE ON
06:10:52 THE THIRD ONE FOR THE SAME PIECE OF PROPERTY, JUST SEEMS, I
06:10:55 KNOW THINGS ARE ECONOMICALLY -- ECONOMICALLY THINGS CHANGE.
06:11:00 >>Mary Gibbs: I CAN GUARANTEE YOU THAT THESE GUYS ARE SICK
06:11:04 OF US.
06:11:05 WHEN THEY WENT BACK TO PLANNING AND ZONING BOARD, THEY WERE
06:11:07 LIKE YOU AGAIN.

06:11:08 WE DON'T WANT TO SEE YOU ANYMORE.
06:11:09 GET OUT AND GET THIS THING DONE.
06:11:11 I GUARANTEE YOU THE DEVELOPER WILL PROBABLY TELL YOU HE'S
06:11:14 SICK OF US.
06:11:14 >>Mayor McLain: BUT WHEN YOU MAKE CHANGES, WE NEED TO HAVE
06:11:18 THE SAME DUE DILIGENCE EACH TIME.
06:11:22 WE DON'T GET TIRED OF THEM COMING BACK IN AND WRITE IT OFF,
06:11:26 OH, IT'S OKAY.
06:11:26 I'M NOT EVER GOING TO BE WILLING TO ACCEPT OKAY FOR THE
06:11:30 VILLAGE COUNCIL.
06:11:30 WE SPENT WAY TOO MUCH TIME OVER THE LAST TEN YEARS TO MAKE
06:11:35 SURE THAT THE VILLAGE OF ESTERO IS SOMETHING SPECIAL.
06:11:39 AND WHEN YOU COME TO US AND YOU GIVE US SOMETHING AND WE
06:11:43 AGREE THAT IT IS SPECIAL, I'D LIKE TO SEE IT GET BUILT.

06:11:45 COME BACK AGAIN BECAUSE OF WHATEVER REASONS, AND THERE ARE
06:11:48 VALID REASONS TO DO THAT.
06:11:50 I WOULD ADMIT THAT.
06:11:51 WE'RE NOT GOING TO MILK IT DOWN.
06:11:54 IT'S GOT TO BE THE SAME STANDARDS AND WE CAN'T GET TIRED OF
06:11:58 THAT.
06:11:58 I HOPE WE CAN RECOVER THOSE KIND OF COSTS IN THERE AND
06:12:01 COUNCIL CAN HAVE THE PATIENCE TO CONTINUALLY REVIEW THIS
06:12:05 THING AND KEEP OUR COMPOSURE, WHICH I'M CLOSE TO NOT HAVING.
06:12:10 ANY OTHER COMMENTS?
06:12:10 IF NOT, DO WE HAVE ANY PUBLIC COMMENTS?

06:12:14 >>Carol Sacco: WE HAVE NO PUBLIC COMMENT AND NO E-COMMENTS.
06:12:17 >>Mayor McLain: OKAY.
06:12:18 I NEED TO HAVE A MOTION TO PASS THE FIRST READING AND
06:12:21 SCHEDULE A SECOND READING FOR OCTOBER 2, 2024.
06:12:26 DO I HAVE A MOTION TO PASS THE FIRST READING?
06:12:31 >>Larry Fiesel: I'LL MAKE THE MOTION.
06:12:32 >>Mayor McLain: FIESEL HAS MADE IT AND SECONDED BY
06:12:34 COUNCILMAN LOPEZ.
06:12:35 MADAM CLERK, PLEASE CALL THE ROLL.
06:12:38 >>George Zalucki: AYE.
06:12:39 >>Jim Ward: AYE.
06:12:41 >>Rafael Lopez: AYE.
06:12:42 >>Lori Fayhee: AYE.
06:12:44 >>Larry Fiesel: AYE.
06:12:46 >>Vice-Mayor Ribble: AYE.
06:12:47 >>Mayor McLain: AYE.
06:12:49 >>Carol Sacco: CAN EVERYONE HAND IN THEIR PATTERN BOOK
06:12:51 BEFORE YOU LEAVE BEFORE THE NEXT READING.
06:12:54 >>Mayor McLain: BRING THE PACKETS BACK.
06:12:55 >>Carol Sacco: YES, I'LL TAKE THEM BACK.
06:12:57 >>Mayor McLain: GO THROUGH THEM IN GOOD DETAIL.
06:12:59 SO WE'RE INTO COUNCIL COMMUNICATIONS.
06:13:05 WHY DON'T WE START WITH THE VICE-MAYOR AND GO AROUND.
06:13:08 >>Vice-Mayor Ribble: JUST ONE THING, MAYOR.
06:13:10 LAST MEETING I MENTIONED THAT THE 30-DAY REVIEW PERIOD FOR

06:13:13 THE TRAFFIC SIGNAL WAS OVER ON SEPTEMBER 15.
06:13:18 I HAVE HEARD BACK THAT THEY DID COME BACK WITH SOME
06:13:22 QUESTIONS.
06:13:22 SO THE PERMITTING OF THE TRAFFIC SIGNAL STILL IS NOT
06:13:26 HAPPENING.
06:13:27 WE STILL WAIT.
06:13:32 >>Larry Fiesel: NOT MUCH HAPPENED IN MY LIFE THE LAST WEEK,
06:13:35 SO I DON'T HAVE MUCH TO SAY.
06:13:37 >>Lori Fayhee: I HAVE NOTHING TONIGHT, THANK YOU.
06:13:38 >>Rafael Lopez: I DON'T HAVE ANYTHING.

PROPOSED ZONING CONDITIONS

VIA COCONUT MIXED USE EPD

DCI 2024-E004

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1. Master Concept Plan

   Development of this project must be consistent with the Master Concept Plan (MCP) titled "Via Coconut Master Concept Plan", dated April 16, 2024.

2. No Changes

3. Maximum Building Height

   59 feet (four stories) for Residential Buildings A, B, and E
   ~~55~~ 45 feet (~~three~~ two stories) for Buildings C and D
   35 feet for Buildings C-1 and C-2
   38 feet for Building F
   Maximum height includes architectural features

4-8. No Changes

9. Pattern Book

The project must be consistent with the Pattern Book entitled "Via Coconut Pattern Book" dated April 19, 2024. The Pattern Book is not conceptual. Photographic images may be illustrative, but development must be in substantial compliance with the Pattern Book, including a consistent architectural, landscape and signage theme for all commercial and residential development.

Specific details such as: parking lot screening from Via Coconut between Buildings E and F such as trellis/knee wall, buffer or similar items; additional urban streetscape, pedestrian activity areas along Main Street; addition of bike rack at fishing pier with potential "no parking" paint or signage on Via Coconut Point; and ensure the variation of contrasting building colors to differentiate buildings, will be evaluated as part of Development Order Approval.

At a minimum, the Development Order plan must demonstrate the following:

- White paint limited to trim and cornices;
- Dark bronze paint for all metallic features and fascias of roofline; and
- No less than three (3) different shades of taupe paint color on each facade, including: Pavilion Beige, Natural Linen, Loggia, Tavern Taupe, or White Flour; and
- In no case shall either ·white Flour or Natural Linen (together) be more than 20% of each facade; and
- In no case shall Pavilion Beige or Tavern Taupe be less than 20% of each facade.

10-26. No Changes except Condition 14

"14. Project Phasing

The project will be phased to ensure that commercial uses and public amenities are developed concurrently with residential uses to ensure the mixed-use nature of the development.

Phasing is as follows:

~~A minimum of three (3) commercial buildings (C, C1, C2, or D).~~ Commercial/residential buildings C and D containing approximately 17,000 sf of ground floor commercial space, park donation and one public amenity (linear park south of Main Street or linear park north of Main Street) must receive a certificate of compliance prior to issuance of a certificate of compliance for a second residential-only building. ~~Fourth commercial building and remaining public amenities must receive a certificate of prior to issuance of a certificate of compliance for the third residential building.~~ The remaining public amenities must receive a certificate of compliance prior to issuance of a certificate of compliance for the third residential-only building. A certificate of compliance for the third residential building will not be issued until ~~50%~~ 100% of the square footage of the ~~constructed~~ ground floor space commercial space of the constructed commercial/residential buildings C and D ~~commercial building is~~ are occupied or has an executed lease by non-residential establishments.

Deviation 9. A request to deviate from Land Development Code (LDC) 3-707.H.3.A and Figure 3-707.T.3 which provides typical cross sections of connecting streets to allow the proposed Main Street (connecting street) as shown on the MCP;

- From 10.5-foot travel lanes to all 11-foot travel lanes;
- Add 5-foot bike lanes;
- From 7.5-foot parking dimensions to allow ~~8-foot parking dimensions~~ 17-foot angled parking.
- From 14-foot sidewalk with tree wells to allow ~~two 8-foot sidewalks 13.5-foot planting strips~~ 16.5-foot outdoor seating/sidewalks area (sidewalks to be a minimum of 6 feet).

Approved limited to the "Main Street". Sidewalk and landscaping may be adjusted at time of development order pursuant to Condition 9.

Deviation 10. A request to deviate from Land Development Code (LDC) 5-204.A.3.(B) which prohibits backout parking directly onto a road or accessway to allow angled backout parking along the proposed Main Street connector road.

Approved limited to Main Street area.

VILLAGE OF ESTERO, FLORIDA
ZONING
ORDINANCE NO. 2024-11

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, APPROVING WITH CONDITIONS AN AMENDMENT TO THE ESTERO PLANNED DEVELOPMENT (EPD) FOR A 20-ACRE PARCEL ON THE WEST SIDE OF VIA COCONUT, SOUTH OF CORKSCREW ROAD; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Estero 5, LLC, (the "Applicant"), filed an amendment to the EPD zoning on eight properties located on the west side of Via Coconut between Corkscrew Road and Williams Road at 8990 Corkscrew Road, 21650 & 21750 Via Coconut Point, and 21331, 21350, and 21351 Happy Hollow Lane ("Property") for the project known as **Via Coconut EPD**; and

WHEREAS, the Property STRAP numbers are 34-46-25-E4-0100C.0170; 33-46-25-E2-U1971.2349; 33-46-25-E3-U1971.2299; 33-46-25-E3-U1969.2320; 33-46-25-E2-U1963.2334; 33-46-25-E3-U1973.2285; 33-46-25-E2-U1967.2334; and 33-46-25-E2-U1967.2342, and the Properties are legally described in Exhibit A attached hereto; and

WHEREAS, the property was rezoned by Village Council from Agriculture (AG) and Parks and Community Facilities (PCF) to Estero Planned Development (EPD) (Case number DCI2019-E003) on October 20, 2021; and

WHEREAS, the approval was for a mixed-use development of 330 multifamily apartment dwelling units, 29,600 square feet of commercial use, and 10,000 square foot church or alternative commercial use; and

WHEREAS, the property has not been developed and the applicant is requesting revisions to the Master Concept Plan, Pattern Book, and deviations, but the basic project parameters (residential units, commercial square footage) remain the same; and

WHEREAS, a public information meeting was held on February 13, 2024 at the Planning Zoning and Design Board; and

WHEREAS, at a duly noticed public hearing held on July 9, 2024, the Planning, Zoning and Design Board reviewed the request and recommended approval with conditions; and

WHEREAS, a duly noticed first reading was held before the Village Council on September 18, 2024; and

WHEREAS, a duly noticed second reading and public hearing was held before the Village Council on October 2, 2024, at which time the Village Council gave consideration to the evidence presented by the applicant and the Village staff, the recommendations of the Planning, Zoning, and Design Board, and the comments of the public.

NOW, THEREFORE, be it ordained by the Village Council of the Village of Estero, Florida:

Section 1. Approval.

The Village Council approves the amendment to the Estero Planned Development (EPD), subject to the following conditions.

The Conditions of Ordinance No. 2021-10 are superseded by this action and are null and void.

Section 2. Conditions.

1. Master Concept Plan

   Development of this project must be consistent with the Master Concept Plan (MCP) titled "Via Coconut Master Concept Plan", dated April 16, 2024.

2. Development Parameters

   This project is limited to a maximum of 330 multi-family dwelling units, 29,600 square feet of commercial use, and a 10,000 square foot church or 10,000 additional square feet of commercial or office use. Uses must be consistent with the Schedule of Uses below.

3. Maximum Building Height

   59 feet (four stories) for Residential Buildings A, B, and E
   45 feet (two stories) for Buildings C and D
   35 feet for Buildings C-1 and C-2
   38 feet for Building F
   Maximum height includes architectural features

4. Uses and Site Development Regulations

   The following uses and limits apply to the project:

a. Schedule of Uses

Accessory uses per Land Development Code
Animal Clinic (no outdoor dog runs)
Banks & Financial institutions
Bar (will require a public hearing at Planning, Zoning and Design Board (PZDB) for Development Order)
Broadcast Studio, Commercial Radio & Television Cinemas and theaters
Cleaning & Maintenance Services
Clubs, lodges, or community-oriented associations
Community Gardens
Consumption on Premises (in conjunction with restaurants with outdoor COP must be in compliance with Conditions 22 and 23. Any other outdoor COP will require a public hearing at the PZDB for Development Order) Also see Condition 23.
Contractors and Builders Group I
Convenience Food and Beverage Store without gas service
Counseling, nonresidential
Cultural Facility, noncommercial
Day Care Center
Drugstore
Dwelling
    Live-Work (located in Main Street area)
    Multiple-Family
    Single-Family (existing only)
Grocery store or food market
Hardware Store
Household and Office Furnishings
Insurance Companies
Dryclean & Laundry Services
Library
Medical or dental lab
Models: Model Unit
Nature Center
Newspaper/periodical publishing establishment
Non-store Retailers
Office, General Business
Office, Medical
Outpatient Care Facilities
Parcel & Express Services
Package Store
Park, Village, County, or State
Personal Services Group I
Pet Services
Photofinishing Laboratory
Place of Worship

Post Office
Printing & Publishing (books, printing, cards, etc.)
Recreation Facilities, Indoor
Rental or Leasing Establishment
Repair Shop, Household
Research & Development Laboratories
Restaurant, Convenience
Restaurant, Fast casual or Fast food (no drive through)
Restaurant, Standard
Retail Sales Group I
Signs in compliance with LDC Chapter 6
Storage: Indoor Only (accessory)
Studios (artists, interior decorators, modeling, photographers, painters, potters, recording, sculptors, etc.)
Used Merchandise Stores
Utility, Minor
Vocational or Trade School

b. Property Development Regulations

Minimum Lot Area:	7,500 square feet
Minimum Lot Width:	100 feet
Minimum Lot Depth:	75 feet
Minimum Building Separation:	15 feet (only in locations as shown on Master Concept Plan)
Maximum Lot Coverage:	50%
Maximum Height:	4 stories/59 feet to top of architectural features (46'4" to midpoint between eave and ridge)

Minimum Building Setbacks:

Street, Principal & Accessory:	
Via Coconut Point:	1-2 story: 20 feet minimum
	3 story: 30 feet minimum
	4 story: 65 feet minimum
Main Street Connector:	5 feet minimum, 38 feet maximum
Happy Hollow Lane:	20 feet minimum
Side:	15 feet Principal & Accessory (none internal to the PD)

Rear:	15 feet Principal/5 feet Accessory (none internal to the PD)
Waterbody:	0 feet Principal & Accessory
Minimum Open Space:	35%

5. Connectivity

Pedestrian and road connections to the railroad right-of-way and Happy Hollow Lane will be provided at time of local development order. Need for a crosswalk will be determined at time of development order. At time of development order, the applicant will also evaluate Happy Hollow Lane to determine if a turnaround or cul-de-sac is needed.

6. Radio Enhancement

The owner or owner's representative shall conduct an assessment model at the time of development order to determine if the minimum radio signal's strength for the fire department communication is in compliance with NFPA1:11.10, NFPA 1221:11.3.9, standards for inbound and outbound signal strength and quality. If minimum signal strength is not available, the applicant shall install radio enhancement in the building.

7. No Blasting or Pile Driving

No development blasting or pile driving is permitted as part of this project.

8. Utilities

The project will be developed with underground utilities, including electric. The project must be connected to centralized potable water service and centralized sewer service at time of development order.

9. Pattern Book

The project must be consistent with the Pattern Book entitled "Via Coconut Pattern Book" dated April 19, 2024. The Pattern Book is not conceptual. Photographic images may be illustrative, but development must be in substantial compliance with the Pattern Book, including a consistent architectural, landscape and signage theme for all commercial and residential development.

Specific details such as: parking lot screening from Via Coconut between Buildings E and F such as trellis/knee wall, buffer or similar items; additional urban streetscape, pedestrian activity areas along Main Street; addition of bike rack at fishing pier with potential "no parking" paint or signage on Via Coconut Point; and ensure the

variation of contrasting building colors to differentiate buildings, will be evaluated as part of Development Order Approval.

At a minimum, the Development Order plan must demonstrate the following:

- White paint limited to trim and cornices;
- Dark bronze paint for all metallic features and fascias of roofline; and
- No less than three (3) different shades of taupe paint color on each facade, including: Pavilion Beige, Natural Linen, Loggia, Tavern Taupe, or White Flour; and
- In no case shall either White Flour or Natural Linen (together) be more than 20% of each façade; and
- In no case shall Pavilion Beige or Tavern Taupe be less than 20% of each façade.

10. Median Landscaping

The applicant has offered to install and maintain median landscaping on Via Coconut from the proposed new entrance to Estero Community Park to Williams Road. Applicant will work with the Village Public Works staff to develop an acceptable palette. Time of installation will be determined by the Village.

11. Buffers

As part of local development order approval for the project, the development order plans must demonstrate buffering consistent with the Master Concept Plan and the Pattern Book which show enhanced buffers and landscaping, as well as compliance with the Land Development Code. As part of local development order approval, all required buffer plantings must be 100% native vegetation.

The buffer along the west property line will consist of an enhanced "A" buffer, 10 feet wide, with 4 trees per 100 linear feet and a single hedge row 36" tall at time of planting.

12. Public Gathering Areas and Public Park

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

b. The 1-acre± park will be constructed and donated to the Village as part of the first development order, subject to review and approval of the Village attorney.

13. Concurrency

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

14. Project Phasing

The project will be phased to ensure that commercial uses and public amenities are developed concurrently with residential uses to ensure the mixed use nature of the development.

Phasing is as follows:

Commercial/residential buildings C and D containing approximately 17,000 sf of ground floor commercial space, park donation and one public amenity (linear park south of Main Street or linear park north of Main Street) must receive a certificate of compliance prior to issuance of a certificate of compliance for a second residential-only building. The remaining public amenities must receive a certificate of compliance prior to issuance of a certificate of compliance for the third residential-only building. A certificate of compliance for the third residential building will not be issued until 100% of the square footage of the ground floor space commercial space of the constructed commercial/residential buildings C and D are occupied or has an executed lease by non-residential establishments.

15. Green Building Standards, Residential Impact Standards, and Hurricane Preparedness

The applicant will provide sufficient information at the time of development order to demonstrate compliance with Green Building Standards (LDC 5-8), Residential Impact Standards (5-13), and compliance with the Hurricane Preparedness (LDC 7-5).

16. Land Development Code (LDC)

Where the Village LDC is referenced in these conditions of approval for implementation of the condition at the time of development order, the LDC in effect at the time of the development order shall be applicable. Any subsequent amendments to the local development order shall require compliance with the Land Development Code in effect at the time.

17. Incentive Offerings

The Applicant's incentive offerings, and the time by which each offering must be completed, are incorporated into this zoning approval as part of the Master Concept Plan and Pattern Book.

18. Billboard Removal

The applicant has agreed to remove the billboard located in the northwest section of the project along Corkscrew Road. The billboard must be removed prior to any transfer of property to the Village or as part of the first development order for the project, whichever occurs first.

19. Maintenance

The Applicant will maintain in good condition in perpetuity the linear park, pocket park, dog park, lake and filter marsh, and the median landscaping of Via Coconut Point Road from the proposed new entrance to Estero Community Park to Williams Road. The Via Coconut Point Road median landscaping must be constructed prior to the issuance of a Certificate of Occupancy of the first residential building unless the Public Works Director determines a different timeframe. The linear park, pocket park, and dog park must be constructed prior to occupancy of Building E as shown on the Master Concept Plan.

20. Building Construction

Buildings will be constructed of concrete block, and all buildings greater than 2-story will contain elevators.

21. Construction Traffic Management Plan

A Construction Traffic Management Plan shall be submitted with the Development Order application indicating construction hours of operation, and access, equipment and staging details. The Plan shall designate a contact person for construction issues, such as noise, dust, etc.

22. Outdoor Consumption on Premises

Outdoor seating in conjunction with consumption on premises of alcoholic beverages for restaurants is permitted in locations shown on the master concept plan and at the restaurant building C1 abutting the water feature and Via Coconut. Prior to local development order approval, any outdoor seating areas in conjunction with consumption on premises must demonstrate compliance with the following:

a. The development order site plan must show the proposed location and square footage of the outdoor seating area in compliance with above locations.

b. Outdoor Consumption on Premises is limited to 10 a.m. to 11 p.m. Sunday through Thursday, and 10 a.m. to 12 a.m., Friday and Saturday.

c. The site plan must identify noise mitigation measures, including building orientation, perimeter plantings, water fountains, and/or other sound reducing materials to ensure the development will be in compliance with the County Noise Ordinance, as amended.

d. For the purposes of this condition, outdoor seating shall be defined as roofed or non-roofed areas of a restaurant which are not enclosed.

23. Outdoor Entertainment/Live Music

Outdoor entertainment or live music for restaurant, bar or similar use will require a public hearing at PZDB for development order. This approval does not prohibit the owner from obtaining a Temporary Use Permit, or a special event permit.

24. Leases

Applicant has offered, and the Village has accepted, that all rental leases for the project must require minimum 6-month leases.

25. Public Easements

Public easements must be provided for public amenities/public easement areas identified on Pattern Book page 6 including Main Street, the linear park north of Main Street, the linear park south of Main Street, the dog park, the pocket park, and the potential public seating areas at the time of construction certification of each improvement, and subject to approval by the Village Attorney.

26. Drainage

The applicant will demonstrate legal authority at time of development order for the drainage to discharge into the ditch at the railroad property, or will seek approval for an alternate outfall, subject to approval of staff and Village attorney.

Section 3. Deviations

1. Former request from Land Development Code (LDC) 10-416(c)(2)c. to allow minimum 10-foot internal landscape areas. All required internal landscape areas area now proposed to meet the minimum 18-foot dimension.

WITHDRAWN

2. A request to deviate from Land Development Code (LDC) 5-411.D.5. which states that no code required trees or shrubs may be located in any utility or drainage easement to allow code required plantings where the drainage easement for the filter marsh by Building E abutting Via Coconut Point conflicts with the buffer.

   APPROVED, limited to the filter marsh abutting Building E.

3. A request to deviate from Land Development Code (LDC) 5-408.I.6. which states hardened shoreline structures may comprise up to 20 percent of an individual lake shoreline; to allow hardened shoreline structures to comprise up to 40 percent.

   APPROVED for those portions of the lake that abut Buildings A & B and the pool area between those buildings. The equivalent littoral shelf design will be reviewed at time of development order.

4. A request to deviate from Land Development Code (LDC) 7-601.F.1. which requires 20-foot wide lake maintenance easements to allow no lake maintenance easement areas along Via Coconut Point and to allow the lake maintenance access areas as shown on the master concept plan.

   APPROVED adjacent to buildings, pool area, and parking lots as depicted on Master Concept Plan.

5. A request to deviate from Land Development Code (LDC) 7-206.G.3.A.1(b) which requires a setback for water retention of 50 feet from collector roads to allow a water retention setback of 30 feet from Via Coconut Point.

   APPROVED as shown on the Master Concept Plan, and with the non-mountable curb features.

6. A request to deviate from Land Development Code (LDC) 10-416(d)(6) which requires a wall setback 25 feet from the property line or a hedge setback 20 feet from the property line when roads, drives or parking areas are located less than 125 feet from an existing single-family residential lot; to allow an alternate Type C Buffer enhancement with the wall setback 15 feet from the property line.

   WITHDRAWN

7. A request to deviate from Land Development Code (LDC) 5-201.1. non-residential parking requirement to allow 29,600 SF of commercial uses to provide 1 parking space per 450 square feet and to allow the place of worship to provide 1 parking space per 5 seats and a total of 8 amenity parking spaces.

   APPROVED for reduction in parking. If a church is not developed, parking will be evaluated per code requirement for the alternative use.

8. A request to deviate from Land Development Code (LDC) Appendix C Section B.14.A.1. and illustration Appendix D Section D.1. which requires 24-foot pavement for Category A private local streets to allow 11-foot travel lanes or 22-foot pavement on the proposed Main Street (connecting street) as shown on the MCP. Minimum right-of-way widths shall not apply.

   APPROVED limited to the "Main Street".

9. A request to deviate from Land Development Code (LDC) 3-707.H.3.A and Figure 3-707.T.3 which provides typical cross-sections of connecting streets to allow the proposed Main Street (connecting street) as shown on the MCP;

   - From 10.5-foot travel lanes to all 11-foot travel lanes;
   - Add 5-foot bike lanes;
   - From 7.5-foot parking dimension to allow 17-foot angled parking;
   - From 14-foot sidewalk with tree wells to allow 16.5-foot outdoor seating/sidewalks area (sidewalks to be a minimum of 6 feet wide).

   APPROVED limited to the "Main Street". Sidewalk and landscaping may be adjusted at time of development order pursuant to Condition 9.

10. A request to deviate from Land Development Code (LDC) 5-204.A.3.(B) which prohibits backout parking directly onto a road or accessory to allow angled backout parking along the proposed Main Street connector road.

    APPROVED limited to the "Main Street" area.

Section 4. Findings and Conclusions.

Based upon an analysis of the application and the standards for approval in the Land Development Code, and the conditions of approval, the Council finds and concludes as follows:

1. The applicant has provided sufficient justification for the zoning amendment by demonstrating compliance with the Comprehensive Plan, the Land Development Code, and other applicable codes.

2. The request with the proposed conditions will meet or exceed all performance and locational standards set forth for the potential uses allowed by the request.

3. The request is consistent with the densities, intensities and general uses set forth in the Village of Estero Comprehensive Plan.

4. The proposed uses are compatible with existing or planned uses in the surrounding area and will be served by streets with the capacity to carry traffic generated by the development.

5. Urban services are available and adequate to serve the proposed use.

6. The request will not adversely affect environmentally critical areas and natural resources.

7. The mix of uses is appropriate at the subject location.

8. The deviations recommended for approval:

   a. Enhance the planned development; and

   b. Preserve and promote the general intent of the LDC to protect the public health, safety and welfare.

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

   a. Goals The mixed-use of the site will promote social vitality in the area and create a walkable community.

   b. Reasonable Standards The applicant has used physical form and the relationship of the building with the landscaping and public space to meet the Village Center goals.

   c. Accessibility Accessible public spaces are provided, and onsite interconnections and connections with adjoining properties align with the objectives of the Village Center.

   d. Streets A connected street network has been designed to allow for future connections to the west and to Happy Hollow Lane.

   e. Street Design The street design includes pavers to delineate the entry, and crosswalks in the commercial area will promote walkability.

   f. Lots and Blocks The linear site does not allow for a standard grid lot and block layout but connectivity is proposed to the north and the west.

   g. The Visual Edge A visual edge is created by the landscaping and linear park/sidewalk along Via Coconut Point.

   h. Architecture The building design and colors are consistent with the Village architectural standards, and the massing of the buildings has been minimized with the use of step backs, varying roof heights and facade fenestration.

   i. Quality of Buildings Concrete block construction is proposed, and elevators will be in all building over two stories.

Section 5 **Exhibits.**

The following exhibits are attached to this Ordinance and incorporated by reference:

Exhibit A Legal Description and Sketch

Exhibit B Master Concept Plan titled "Via Coconut" dated April 16, 2024

Exhibit C Pattern Book entitled "Via Coconut Pattern Book" dated April 19, 2024

Section 6 **Severability.**

Should any section, paragraph, sentence, clause, phrase or other part of this Ordinance subsequent to its effective date be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as a whole or any portion thereof, other than the part so declared to be invalid.

Section 7 **Effective Date.**

This Ordinance shall take effect immediately upon adoption.

PASSED on first reading this 18th day of September, 2024.

PASSED AND ADOPTED BY THE VILLAGE COUNCIL of the Village of Estero, Florida on second reading this 2nd day of October, 2024.

Attest: **VILLAGE OF ESTERO, FLORIDA**

By: _____ By: _____
Carol Sacco, Village Clerk Jon McLain, Mayor

Reviewed for legal sufficiency:

By: _____
Nancy E. Stroud, Village Land Use Attorney

Vote:		AYE	NAY
Mayor McLain		____	____
Vice Mayor Ribble		____	____
Councilmember Fiesel		____	____
Councilmember Fayhee		____	____
Councilmember Lopez		____	____
Councilmember Ward		____	____
Councilmember Zalucki		____	____

Planned Development Amendment

VIA COCONUT

Mixed Use Development



Village Council Meeting

October 2nd, 2024

Presentation Agenda

- Project Team
- Project Timeline Update
- Proposed Planned Development Amendment
- Project Location & Previous Planned Development
- Updated Master Site Plan
- Updated Architecture
- Updated Parking
- Updated Phasing
- Conclusion

VIA COCONUT
Mixed Use Development

2

Project Team

Developers:

Royal Properties

Riverside Investment & Development

Atlantic Residential

Architecture: MHK Architecture

Civil Engineer: Bowman

Landscape Architect: ALD

Zoning Consultant: RVI Planning

Zoning Attorney: CYK

VIA COCONUT
Mixed Use Development

3

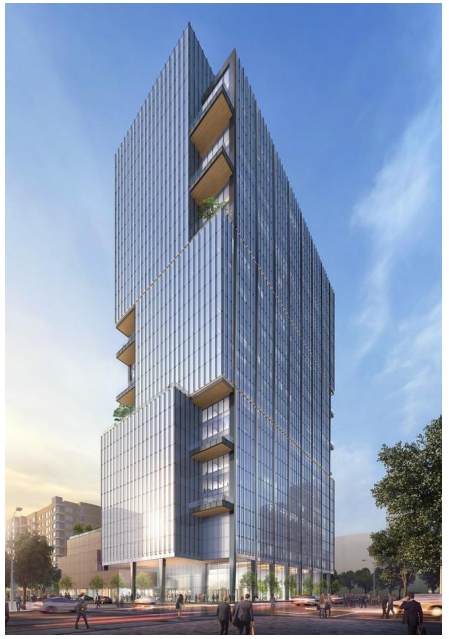
RIVERSIDE
INVESTMENT & DEVELOPMENT



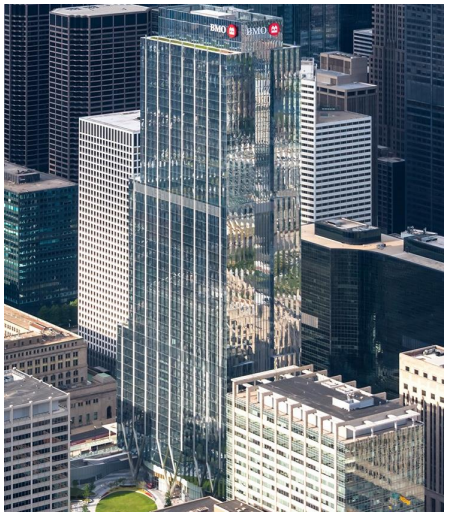








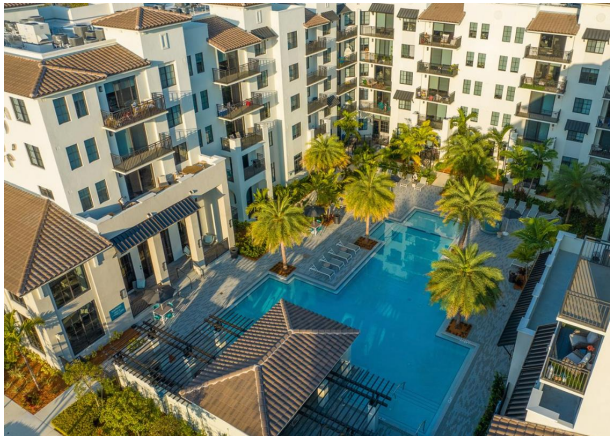




6 Million+ SF Delivered/Under Construction, $5 Billion Capitalized since 2014

4

ATLANTIC RESIDENTIAL





1,200+ Luxury Residential Units Delivered/Under Construction in Florida

Via Coconut Project Timeline Update

- March 2024 – Zoning Amendment Submission
- May 2024 – Zoning Amendment Staff Recommendation
- July 2024 – Zoning Amendment PZDB Approval
- Sept/Oct 2024 – Zoning Amendment Council Review
- November 2024 – Planned DO Amendment Submission
- January/February 2025 – Planned DO Amendment PZDB Review
- March/April 2025 – Planned Permit Issuances
- April 2025 – Planned Construction Commencement
- April 2027 – Planned Project Completion

VIA COCONUT
Mixed Use Development

6

Proposed Planned Development Amendment

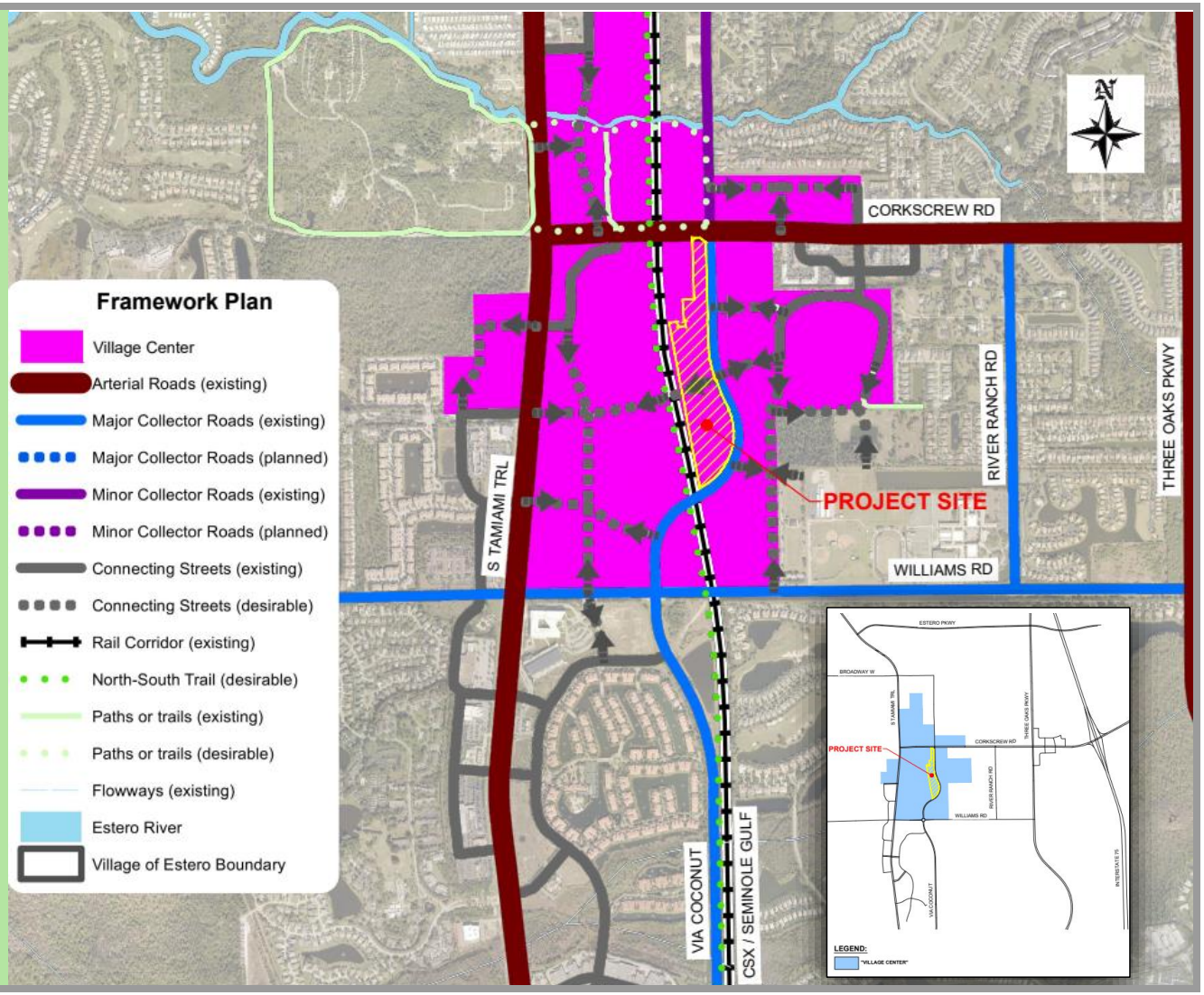
- Decrease footprints for buildings A,B,E
- Increase site open space area by ~33,000 SF (10% open space increase)
- Reduction of 1 story for buildings C&D
- Revisions to site parking layout
- Revisions to residential certificate of compliance
- **No changes to:**
  - Building setbacks
  - Maximum building heights
  - Public donated land area
  - Unit count/density
  - Required parking count
  - Commercial SF

VIA COCONUT
Mixed Use Development

7

Project Location

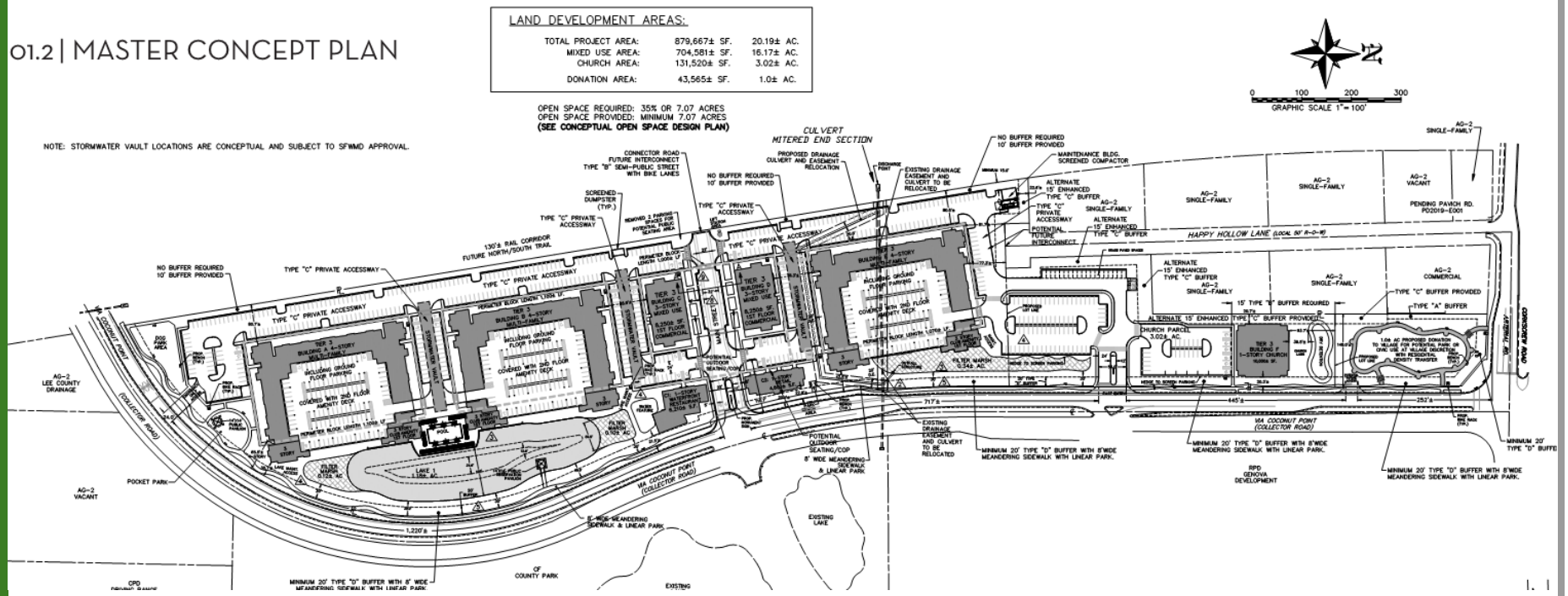
- Village Center Connectivity Map



VIA COCONUT
Mixed Use Development

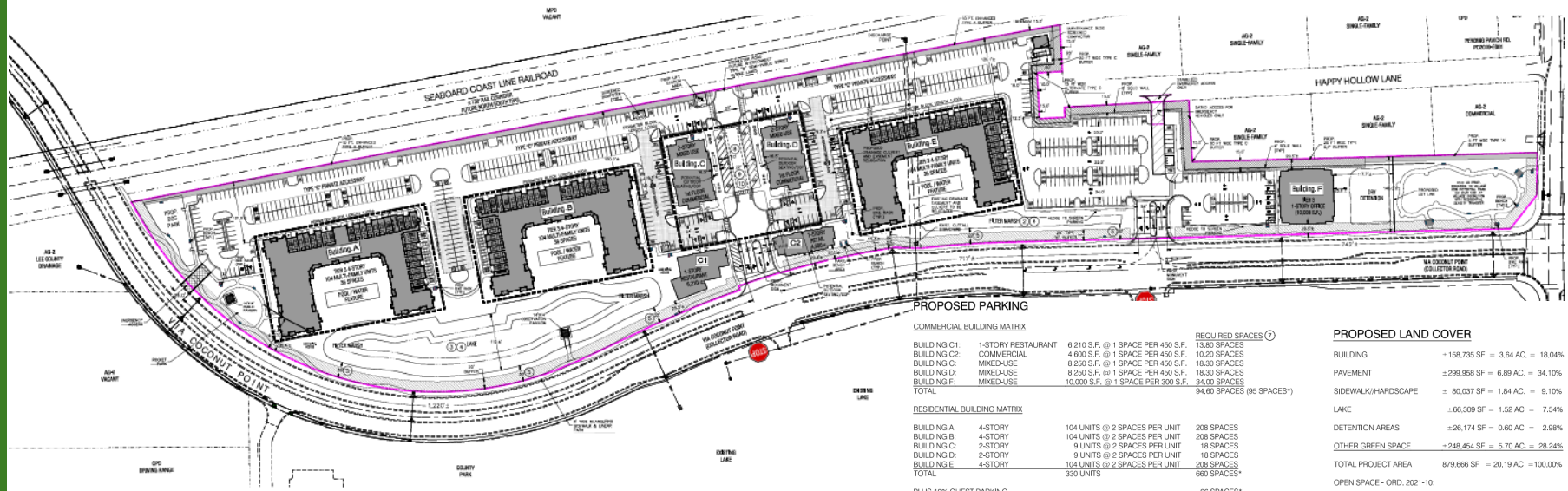
Previously Approved PD - MCP

- **20.19 Acres**
- **330 Units, 37,310 SF Commercial**
- **829 Required Parking Stalls**
- **307,883 SF** (35%) **open space**



Proposed MCP

- **20.19 Acres** (unchanged)
- **330 Units** (unchanged), **37,310 SF Commercial** (unchanged)
- **829 Required Parking Stalls** (unchanged)
- **340,937 SF** (38.76%) **open space** (+**33,000** SF or **10% increase**)
- **Site drainage** updated and **reduced** due to open space increase



PROPOSED PARKING

COMMERCIAL BUILDING MATRIX

			REQUIRED SPACES ⑦
BUILDING C1:	1-STORY RESTAURANT	6,210 S.F. @ 1 SPACE PER 450 S.F.	13.80 SPACES
BUILDING C2:	COMMERCIAL	4,600 S.F. @ 1 SPACE PER 450 S.F.	10.20 SPACES
BUILDING C:	MIXED-USE	8,250 S.F. @ 1 SPACE PER 450 S.F.	18.30 SPACES
BUILDING D:	MIXED-USE	8,250 S.F. @ 1 SPACE PER 450 S.F.	18.30 SPACES
BUILDING F:	MIXED-USE	10,000 S.F. @ 1 SPACE PER 300 S.F.	34.00 SPACES
TOTAL			94.60 SPACES (95 SPACES*)

RESIDENTIAL BUILDING MATRIX

BUILDING A:	4-STORY	104 UNITS @ 2 SPACES PER UNIT	208 SPACES
BUILDING B:	4-STORY	104 UNITS @ 2 SPACES PER UNIT	208 SPACES
BUILDING C:	2-STORY	9 UNITS @ 2 SPACES PER UNIT	18 SPACES
BUILDING D:	2-STORY	9 UNITS @ 2 SPACES PER UNIT	18 SPACES
BUILDING E:	4-STORY	104 UNITS @ 2 SPACES PER UNIT	208 SPACES
TOTAL		330 UNITS	660 SPACES*
PLUS 10% GUEST PARKING			66 SPACES*
PLUS CLUB AMENITIES			8 SPACES*
TOTAL REQUIRED SPACES*			829 SPACES

PARKING PROVIDED

BUILDING A:	36 SPACES
BUILDING B:	36 SPACES
BUILDING E:	36 SPACES
SURFACE PARKING	723 SPACES
TOTAL PROVIDED PARKING	831 SPACES

BICYCLE PARKING WILL BE PROVIDED PER LDC REQUIREMENTS

PROPOSED LAND COVER

BUILDING	±158,735 SF	= 3.64 AC. =	18.04%
PAVEMENT	±299,958 SF	= 6.89 AC. =	34.10%
SIDEWALK//HARDSCAPE	± 80,037 SF	= 1.84 AC. =	9.10%
LAKE	±66,309 SF	= 1.52 AC. =	7.54%
DETENTION AREAS	±26,174 SF	= 0.60 AC. =	2.98%
OTHER GREEN SPACE	±248,454 SF	= 5.70 AC. =	28.24%
TOTAL PROJECT AREA	879,666 SF	= 20.19 AC =	100.00%

OPEN SPACE - ORD. 2021-10:

REQUIRED OPEN SPACE	307,883 SF	= 7.07 AC =	35.00%
PROVIDED OPEN SPACE	340,937 SF	= 7.83 AC =	38.76%
LAKE	66,309 SF	= 1.52 AC =	7.54%
DETENTION AREAS	26,174 SF	= 0.60 AC. =	2.98%
OTHER GREEN SPACE	248,454 SF	= 5.70 AC. =	28.24%
OFF-SITE SIDEWALK	13,309 SF	= 0.31 AC	
OFF-SITE PAVEMENT	3,600 SF	= 0.08 AC	

0

Proposed Architecture Overall

- 330 Units <u>unchanged</u>
- Buildings A, B, E, <u>footprint reduced</u>
- Setbacks, max height and commercial SF <u>unchanged</u>
- All buildings block construction <u>unchanged</u>
- View look SW

VIA COCONUT
Mixed Use Development

PROPOSED



PREVIOUS



11

Proposed Architecture Overall

- View looking NW

VIA COCONUT
Mixed Use Development

PROPOSED



PREVIOUS



12

Proposed Architecture Buildings A,B,E

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

VIA COCONUT
Mixed Use Development

PROPOSED



PREVIOUS



13

Proposed Architecture Buildings A,B,E

- Courtyard amenity enhanced and moved to grade level
- Street facing parking wall removed
- Landscaping at courtyards increased
- Buildings A Shown

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Mixed Use Development

PROPOSED



PREVIOUS



14

Proposed Architecture Buildings A,B,E

- Expanded amenity area due to ground level relocation
- Code required guardrail at pool to be landscaped on both sides
- Buildings B Shown

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Mixed Use Development

PROPOSED



PREVIOUS



15

Proposed Architecture Buildings A,B,E

- Expanded amenity area due to ground level relocation
- Code required guardrail at pool to be landscaped on both sides
- Buildings E Shown

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Mixed Use Development

PROPOSED



PREVIOUS



16

Proposed Architecture

- View From Via Coconut Road (Buildings A & B)

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Mixed Use Development

PROPOSED



PREVIOUS



17

Proposed Architecture

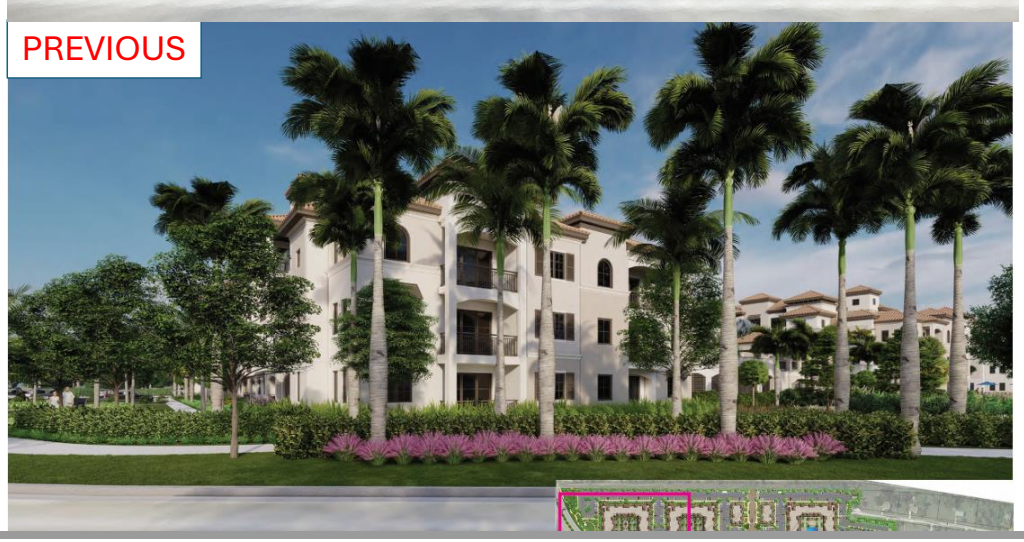
- View From Via Coconut Road (Building A)

VIA COCONUT
Mixed Use Development

PROPOSED



PREVIOUS



18

Proposed Architecture

- View From Via Coconut Road (Building E)

VIA COCONUT
Mixed Use Development

PROPOSED



PREVIOUS



19

Proposed Architecture Buildings C & D

- Buildings C & D reduced by 1 floor in height (2 story)
- No change to commercial SF
- Units relocated to buildings A, B, E for better access to residential amenities
- Reduces residential demand on Main Street parking

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Mixed Use Development

PROPOSED



PREVIOUS



20

Architecture
Buildings C1 & C2

- No changes to buildings C1 & C2

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Mixed Use Development

Building C1



Building C2



21

Architecture Building F & Donated Park

- No changes to Building F and donated park
- Building F continues to be viable for church or commercial

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Mixed Use Development

Building F



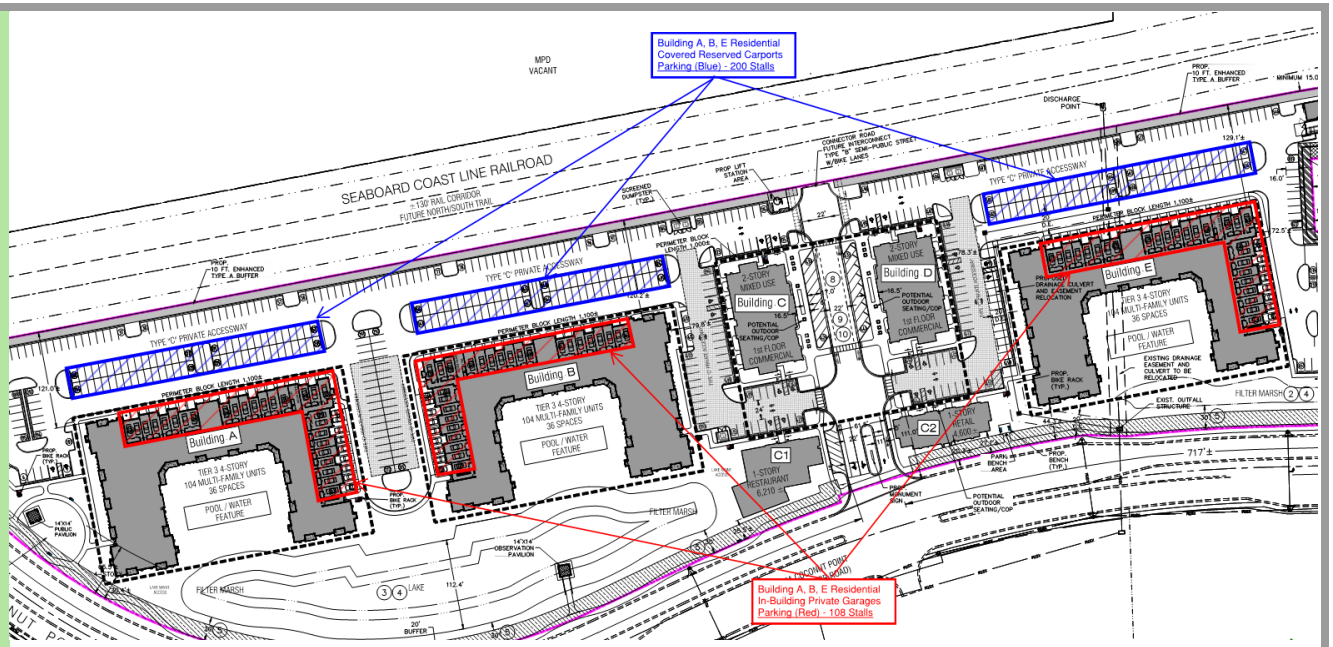
Donated Park



22

Proposed Parking Updates

- Required parking <u>unchanged</u> 829 Stalls
- ~525 stalls surface parking <u>unchanged</u>
- <u>108 stall private under building garages</u> (single and double garages)
- <u>200 stall covered</u> carports West of buildings (not visible from via coconut)




ISOMETRIC VIEW

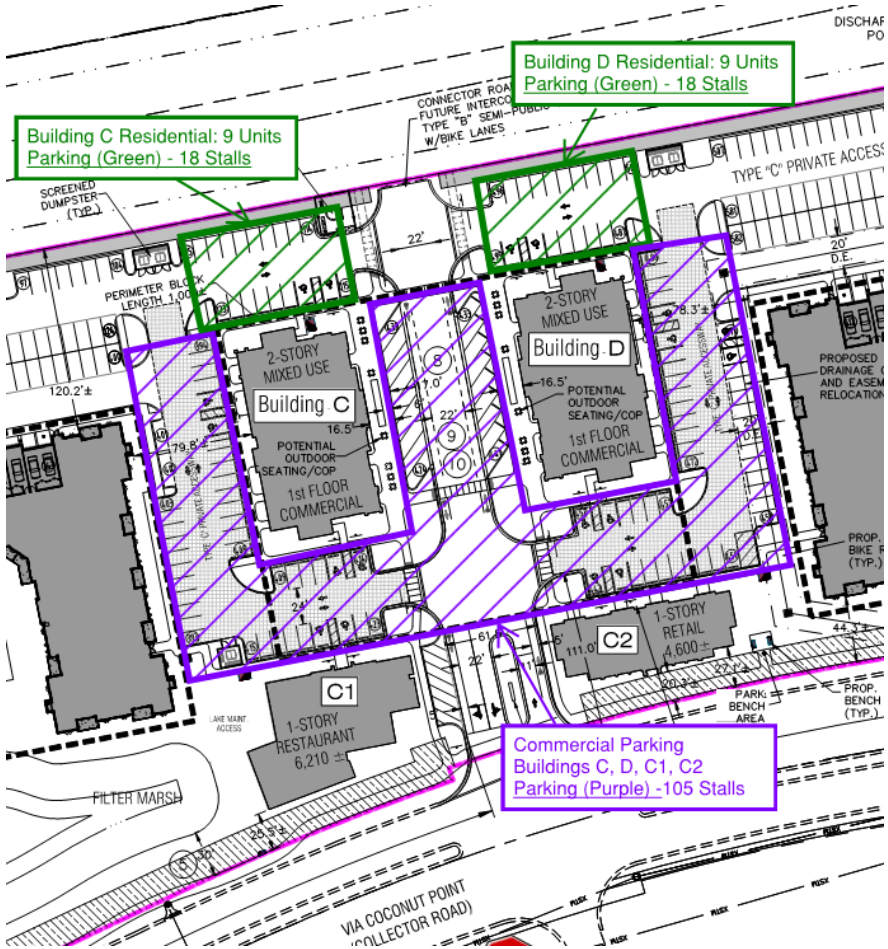

NORTH ELEVATION

23

Proposed Parking Updates

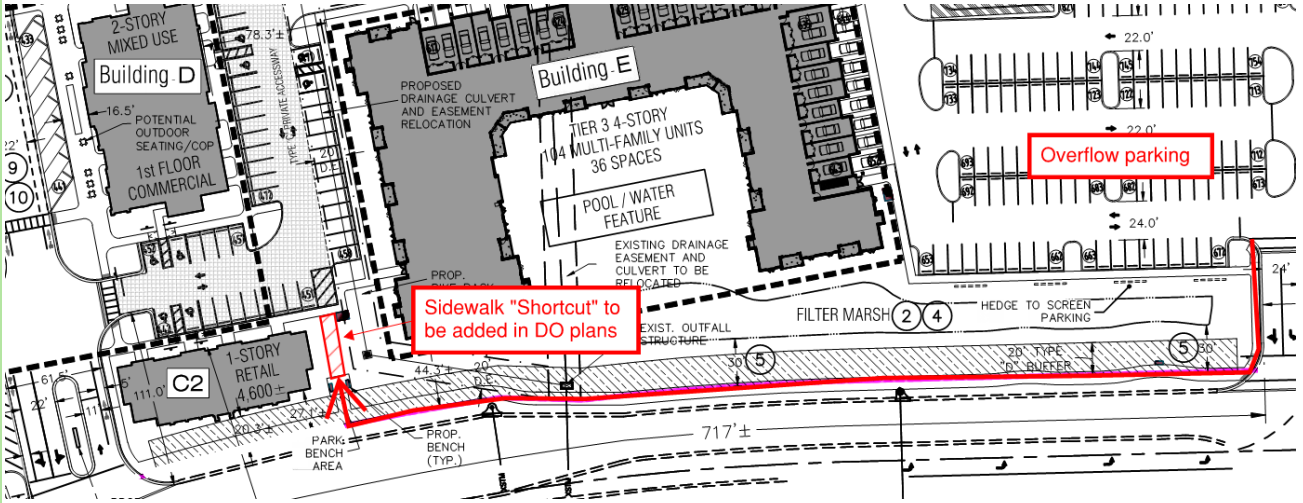
- Main Street <u>angled parking</u> proposed, <u>adds 10 stalls</u> vs. parallel parking
- <u>105 stalls for commercial</u> uses on/adjacent to main street (<u>61 required</u>)
- 36 stalls for building C&D residential

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Mixed Use Development



Proposed Parking Updates

- Overflow parking North of Building E access to main street on pedestrian sidewalk
- Addition of sidewalk connection “shortcut” has been made



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Mixed Use Development

Proposed Landscape

- Increased Building A, B, E Courtyard Landscape



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Mixed Use Development

Proposed Landscape Main Street

- Main Street sidewalks are 16.5’ wide
- Landscaping planters are 4’ in Main Street
- 12.5’ width for outdoor seating and pedestrian egress



VIA COCONUT
Mixed Use Development

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Proposed Landscape

- Increased Building A, B, E Courtyard Landscape



VIA COCONUT
Mixed Use Development

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Proposed Landscape

- No change to donated park land area



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Mixed Use Development

Proposed Phasing Revisions

- Changes for Residential Certificate of Compliance
  - Increase requirement of Buildings C & D commercial occupancy to 100% (was 50%, net increase of 2,800 SF occupied at opening)
  - Defer Building C1 & C2 commercial space (10,810 SF) until leased
    - Building C1 & C2 are the development's gateway and will only be successful if we construct to accommodate the tenant's interior layout, kitchen and utility requirements.
    - If built on spec (without leases), we will severely limit our ability to attract quality establishments
    - Leases are unlikely until 3-6 months prior to project completion, unnecessarily delaying residential occupancy
- No Changes to:
  - Buildings C & D Commercial space construction (16,500 SF)
  - Public amenity park construction/donation at NE corner of site
  - Public amenity linear park construction North and South of main street

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Mixed Use Development

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Conclusion

- Zoning Amendment Summary:
  - Decrease building footprints, increase site open space
  - Reduction of 1 story for buildings C&D
  - Revisions to site parking layout
  - Revision to residential certificate of compliance
  - No changes to unit count, parking count, setbacks, max building heights, public land area, commercial SF
- Consistent with LDC review criteria and Comprehensive Plan
- Staff Recommendation of Approval
- PZDB Recommendation of Approval
- Request Village Council Approval

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Mixed Use Development



Appendix

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Mixed Use Development

