



Village of
ESTERO

VILLAGE OF ESTERO
PLANNING ZONING AND DESIGN BOARD MEETING
PACKET
JANUARY 14, 2025, 04:30 PM



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

AGENDA
PLANNING ZONING AND DESIGN BOARD MEETING
9401 Corkscrew Palms Circle, Estero, Florida
January 14, 2025, 04:30 pm

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF AGENDA

5. BUSINESS

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

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

a. Consent Agenda

i. Approval of December 10, 2024 meeting minutes.

Attachment: [12102024 PZDB Minutes.pdf](#)

6. PUBLIC HEARINGS (Quasi-Judicial)

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

a. Genova Townhomes and Villas Development Order (DOS2023-E012) (District 4) 21471, 21510 and 21520 Strada Nuova Circle, located southeast of the Corkscrew Road and Via Coconut Intersection.

Public Information Meeting for the Zoning Amendment was held September 28, 2021.

See Staff Report.

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

Attachment: [1. Genova Townhomes - Villas -Staff Report.pdf](#)

Attachment: [2. Genova - Architectural Plans Single Family.pdf.pdf](#)

Attachment: [3. Genova - Architectural Plans Townhomes 5 Unit Bldg.pdf.pdf](#)

Attachment: [4. Genova - Architectural Plans Townhomes 6 Unit Bldg.pdf.pdf](#)

Attachment: [5. Genova - DO Civil Plans.pdf](#)

Attachment: [6. Genova - Landscape Plans.pdf](#)

Attachment: [7. Genova - Lighting Plans.pdf](#)

Attachment: [8. Genova Townhomes - Villas D.O. - Presentation.pdf](#)

b. Estero Country Club Pickleball Limited Development Order (LDO2024-E041) (District 3) 19501 Vintage Trace Circle -- The courts are in the southwest portion of the Vines Development and east of the clubhouse.

Applicant is requesting approval to renovate 1 existing tennis court into 4 pickleball courts, and to add 1 new tennis court east of the existing courts. Currently there are 5 tennis courts and 2 pickleball courts.

Public Information Meeting was held December 10, 2024.

See Staff Report.

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

Attachment: [1. Estero Country Club Pickleball Courts - Staff Report.pdf](#)

Attachment: [2. Parking Requirement Letter.pdf](#)

Attachment: [3. Estero Country Club Pickleball - Civil Plans.pdf](#)

Attachment: [4. Estero Country Club Pickleball - Presentation.pdf](#)

c. 8111 Broadway East Development Order Amendment #1 (DOS2019-E004) (District 4) 8111 Broadway East is a 1-acre site located 200 feet east of US 41. It was developed in 1983 by the U.S. Federal Government for a Post Office.

The Development Order is for the renovation of the existing 4,800 square foot post office building to a commercial office building primarily occupied by an accounting firm.

Public Information Meeting was held February 13, 2024.

See Staff Report.

Planning, Zoning and Design Board will make a decision on the Development Order Amendment #1.

Attachment: [1. 8111 Broadway E Amendment - Staff Report.pdf](#)

Attachment: [2. 8111 Broadway E. - Presentation.pdf](#)

Attachment: [3. 8111 Broadway E Amendment - Site Construction Plans.pdf](#)

Attachment: [4. 8111 Broadway E Amendment - Landscape Plans.pdf](#)

Attachment: [5. 8111 Broadway E Amendment - Architectural Elevations.pdf](#)

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

8. BOARD COMMUNICATIONS

a. Next meeting - February 11, 2025

9. ADJOURN

General Attachments

[- Transcript.pdf](#)

PLANNING ZONING AND DESIGN BOARD MEETING
TUESDAY, JANUARY 14, 2025, 4:30 P.M.

DISCLAIMER:

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

04:32:01 >>Anthony Gargano: -- VILLAGE OF ESTERO OF PLANNING, ZONING
04:32:03 AND DESIGN BOARD.
04:32:04 PLEASE RISE FOR THE PLEDGE OF ALLEGIANCE.
04:32:10 [PLEDGE OF ALLEGIANCE]
04:32:30 >>Anthony Gargano: TAMMY, A CALL OF THE ROLL, PLEASE.
04:32:33 >>Kristin Jeannin: HERE.
04:32:37 >> BOARD MEMBER JONES IS NOT IN ZOOM YET.
04:32:43 >>Al Paivandy: HERE.
04:32:44 >>Michael Sheeley: HERE.
04:32:46 >>James Tatooles: HERE.
04:32:48 >>Jim Wallace: HERE.
04:32:50 >>Dan Williams: HERE.
04:32:52 >>Anthony Gargano: HERE.
04:32:52 >> OUR ATTORNEY NANCY STROUD IS HERE TODAY.
04:32:56 >>Anthony Gargano: OKAY.
04:32:57 NANCY, BEFORE WE BEGIN, WOULD YOU LIKE TO INTRODUCE THE
04:33:03 LATEST ADDITION TO THE VILLAGE?
04:33:06 >>Mary Gibbs: YOU MEAN MARY.

04:33:08 NANCY AND I ARE MERGING INTO ONE PERSON NOW, APPARENTLY.
04:33:13 WE'VE BEEN AT TOO MANY MEETINGS TOGETHER.
04:33:15 I WOULD LIKE TO INTRODUCE CHRISTOPHER BAKER.
04:33:19 HE IS OUR NEW ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR.
04:33:22 HE ACTUALLY STARTED WORK THIS MORNING.
04:33:25 I HOPE AFTER THIS MEETING HE COMES BACK TOMORROW.
04:33:33 >>Anthony Gargano: WELCOME.
04:33:35 WE HAVE ON THE AGENDA ONE ITEM ON THE CONSENT AGENDA.
04:33:48 THE MINUTES OF DECEMBER 10 MEETING.
04:33:51 I'LL ASK FOR A MOTION, PLEASE.
04:33:53 >>Michael Sheeley: SO MOVED.
04:33:55 >>Al Paivandy: SECOND.
04:33:56 >>Anthony Gargano: ANY DISCUSSION ON THE MOTION?
04:33:57 ALL IN FAVOR?
04:33:59 ANY OPPOSED?
04:34:00 THE MOTION CARRIES.
04:34:02 MOTION ON APPROVAL OF OUR MEETING AGENDA.
04:34:21 >>Michael Sheeley: SO MOVED.

04:34:27 >> SECOND.
 04:34:28 >>Anthony Gargano: ANY DISCUSSION ON THE MOTION?
 04:34:29 ALL IN FAVOR?
 04:34:30 THE MOTION CARRIES.
 04:34:34 LADIES AND GENTLEMEN --
 04:34:41 >>Mary Gibbs: MAY I SAY SOMETHING JUST FOR A SECOND.
 04:34:45 THE CLERK JUST GOT A TEXT THERE BARRY JONES WHO SAID THE

 04:34:49 ZOOM IS NOT WORKING.
 04:34:51 IN THE MEANTIME, GO AHEAD.
 04:35:02 >>Anthony Gargano: WE'LL LET TAMMY TRY AND ADDRESS THAT.
 04:35:06 THIS MEETING'S AGENDA INCLUDES CERTAIN QUASI-JUDICIAL
 04:35:12 APPLICATIONS.
 04:35:15 IN THESE MATTERS, THE BOARD SITS IN A QUASI-JUDICIAL
 04:35:19 CAPACITY.
 04:35:19 IF YOU INTEND TO PROVIDE TESTIMONY ON ANY OF THE
 04:35:24 APPLICATIONS, YOU MUST BE SWORN IN BY THE BOARD ATTORNEY AND
 04:35:28 YOU SHOULD ALSO FILL OUT A PUBLIC SPEAKER'S CARD AND GIVE IT
 04:35:31 TO THE DEPUTY VILLAGE CLERK BEFORE THE ITEM IS CALLED.
 04:35:35 IN GENERAL, ON EACH APPLICATION, WE WILL FIRST HEAR AN
 04:35:39 INTRODUCTION FROM THE VILLAGE COMMUNITY DEVELOPMENT DIRECTOR
 04:35:41 AND THEN A PRESENTATION FROM THE APPLICANT.
 04:35:45 THE DIRECTOR MAY THEN MAKE A PRESENTATION.
 04:35:49 AFTER THIS, I'LL ALLOW ANYONE FROM THE AUDIENCE WHO HAS BEEN
 04:35:52 SWORN TO PROVIDE TESTIMONY.
 04:35:55 PLEASE BE CONCISE IN YOUR COMMENTS, NOT EXCEEDING FIVE
 04:36:00 MINUTES.
 04:36:00 THE APPLICANT HAS THE RIGHT TO CROSS-EXAMINE ANY WITNESS AND
 04:36:04 PROVIDE REBUTTAL.
 04:36:06 ABOUT CROSS-EXAMINATION, WITNESSES, INCLUDING THE PUBLIC,
 04:36:10 MAY BE SUBJECT TO CROSS-EXAMINATION.
 04:36:13 THE PUBLIC WILL NOT BE PERMITTED TO CROSS-EXAMINE WITNESSES,
 04:36:18 BUT THE PUBLIC MAY REQUEST THE BOARD TO DIRECT QUESTIONS ON

 04:36:21 THEIR BEHALF TO EITHER STAFF OR THE APPLICANT.
 04:36:26 PERSONS WHO HAVE BEEN DETERMINED BY THE BOARD TO BE
 04:36:31 INTERESTED PARTIES MAY CROSS-EXAMINE WITNESSES.
 04:36:35 IF A PERSON REPRESENTS AN ORGANIZATION, EVIDENCE OF THEIR
 04:36:38 AUTHORITY TO SPEAK FOR THE ORGANIZATION MUST BE PROVIDED.
 04:36:41 IN ADDITION, BEFORE THE PRESENTATION OR THE APPLICATION
 04:36:47 BEGINS, ANY WRITTEN COMMUNICATIONS THAT HAVE BEEN RECEIVED
 04:36:50 ON THE QUASI-JUDICIAL MATTER WILL BE PLACED INTO THE PUBLIC
 04:36:53 RECORD.
 04:36:53 I WILL ALSO ASK EACH BOARD MEMBER TO DISCLOSE ANY EX PARTE
 04:36:58 COMMUNICATIONS REGARDING THE PARTICULAR APPLICATION BEFORE
 04:37:01 IT IS HEARD AND ANY BOARD MEMBER THAT HAS A CONFLICT
 04:37:05 REGARDING THE APPLICATION MUST DECLARE THAT CONFLICT AND
 04:37:09 WILL NOT BE ALLOWED TO PARTICIPATE IN THE DISCUSSION OR VOTE

04:37:12 ON THE APPLICATION.
 04:37:14 SO WILL ALL THOSE WHO WILL BE TESTIFYING IN THIS HEARING,
 04:37:22 THE HEARINGS ON THE AGENDA, PLEASE STAND AND RAISE YOUR
 04:37:26 RIGHT HAND AND THE BOARD ATTORNEY WILL ADMINISTER THE OATH.
 04:37:32 >>Nancy Stroud: THANK YOU.
 04:37:32 DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY YOU WILL GIVE
 04:37:35 TONIGHT IS THE TRUTH, THE WHOLE TRUTH AND NOTHING BUT THE
 04:37:38 TRUTH?
 04:37:39 >> I DO.
 04:37:40 >>Nancy Stroud: THANK YOU.
 04:37:41 >>Anthony Gargano: THANK YOU.

 04:37:45 >>Tammy Duran: EXCUSE ME.
 04:37:46 I'M SORRY.
 04:37:47 BOARD MEMBER JONES IS IN ZOOM NOW.
 04:37:49 BOARD MEMBER JONES IS IN ZOOM.
 04:37:53 >>Anthony Gargano: WELCOME, BARRY.
 04:37:56 >>Barry Jones: THANK YOU.
 04:38:00 >>Anthony Gargano: FOR THE FIRST MATTER, DO WE HAVE ANY EX
 04:38:04 PARTE COMMUNICATIONS?
 04:38:06 >> NO.
 04:38:07 >> NO.
 04:38:08 >> NO.
 04:38:08 >> NO.
 04:38:10 >>Barry Jones: NO.
 04:38:10 >>Anthony Gargano: ANY CONFLICTS OF INTEREST?
 04:38:12 >> NO.
 04:38:14 >> NO.
 04:38:14 >> NO.
 04:38:14 >>Anthony Gargano: ANY PUBLIC COMMENTS AT THIS POINT?
 04:38:17 OKAY.
 04:38:19 MARY, WOULD YOU KICK IT OFF?
 04:38:26 >>Mary Gibbs: GOOD EVENING, EVERYBODY.
 04:38:28 THE PUBLIC HEARING THAT WE HAVE TONIGHT IS FOR DEVELOPMENT
 04:38:33 ORDER FOR GENOVA TOWNHOMES AND VILLAS.
 04:38:38 YOU MAY RECALL, BECAUSE WE'VE HAD GENOVA HERE A FEW TIMES.
 04:38:41 SOME OF YOU HAVE SEEN IT NUMEROUS TIMES.

 04:38:43 SOME OF YOU HAVE SEEN IT A FEW TIMES.
 04:38:45 THIS DEVELOPMENT ORDER IS FOR THE LAST PHASE OF GENOVA.
 04:38:48 GENOVA IS LOCATED RIGHT OUTSIDE THE WINDOW, SANDY LANE -- OR
 04:38:54 VIA COCONUT AND CORKSCREW ROAD.
 04:38:56 THE LAST PHASE IS THE THIRD OF THE PROJECT TO THE VERY NORTH
 04:39:01 THAT'S BEEN VACANT.
 04:39:02 ORIGINALLY, THERE WAS GOING TO BE SIX CONDOMINIUM BUILDINGS.
 04:39:05 FOUR OF THEM GOT BUILT.
 04:39:06 THE LAST TWO CONDOMINIUM BUILDINGS DID NOT GET BUILT AND
 04:39:11 THEN A NEW APPLICANT CAME IN TO REVISE THAT TO DO TOWNHOMES

04:39:14 AND SINGLE-FAMILY.
 04:39:17 SO THERE ARE 11 TOWNHOMES AND 20 SINGLE-FAMILY UNITS
 04:39:20 PROPOSED.
 04:39:21 3.6 ACRES ON THE NORTHERN PART OF THE PROPERTY THAT'S
 04:39:25 UNDEVELOPED AND CHEERED.
 04:39:27 THIS HAS BEEN THROUGH THE COUNCIL FOR A ZONING AMENDMENT TO
 04:39:34 DO THE TOWNHOMES AND VILLAS IN LIEU OF THE CONDOMINIUMS, AND
 04:39:37 THAT WAS APPROVED BY THE COUNCIL.
 04:39:38 SO THIS IS THE DEVELOPMENT ORDER THAT WILL FINISH OUT THE
 04:39:42 PHASE.
 04:39:43 THEY ARE ALSO ASKING FOR A DEVIATION FOR SITE LIGHTING TO BE
 04:39:47 CONSISTENT WITH THE EXISTING SITE LIGHTS THAT ARE ON THE
 04:39:50 PROJECT ALREADY.
 04:39:53 I'LL HAVE THE APPLICANT EXPLAIN THAT IN MORE DETAIL.
 04:39:55 THE STAFF IS RECOMMENDING APPROVAL WITH SOME STIPULATIONS

 04:39:58 THAT ARE IN THE STAFF REPORT.
 04:40:01 KIND OF THE STANDARD STIPULATIONS THAT WE HAVE FOR MOST
 04:40:05 PROJECTS.
 04:40:06 THE STIPULATIONS ARE PRIOR TO CONSTRUCTION, WE WANT CONTACT
 04:40:09 INFORMATION FOR THE CONTRACTOR, AND WE USE THAT IN CASE WHEN
 04:40:14 THEY ARE DEVELOPING, IF THERE'S ANY ISSUES, WE HAVE PEOPLE
 04:40:16 WE CAN CALL.
 04:40:17 IF THE NEIGHBORS CALL AND THERE'S DUST ON THE PROPERTY OR
 04:40:21 THERE'S SOME PROBLEM, WE CAN CONTACT THE CONTRACTORS AND
 04:40:23 HAVE THEM FIX IT.
 04:40:25 AND THEN WE WANT -- WE'RE ASKING FOR -- IN ORDER TO PROVIDE
 04:40:31 THEIR EMERGENCY EGRESS ONTO CORKSCREW ROAD, THEY NEED TO GET
 04:40:36 A LIMITED DEVELOPMENT ORDER OR APPROVAL FROM LEE COUNTY
 04:40:39 BECAUSE THE ROAD IS MAINTAINED BY LEE COUNTY.
 04:40:41 THEY ARE IN THE PROCESS OF DOING THAT.
 04:40:42 WE JUST NEED THE PAPERWORK FOR THAT BEFORE WE BEGIN
 04:40:46 CONSTRUCTION.
 04:40:46 AND THEN WE NEED THE WATER MANAGEMENT PERMITS, WHICH THEY
 04:40:53 TYPICALLY PROVIDE WHEN THEY GET THEM.
 04:40:58 PRETTY STANDARD STIPULATIONS.
 04:41:00 UNLESS YOU HAVE QUESTIONS FOR ME, I'LL HAVE THE APPLICANT
 04:41:02 COME UP AND RUN THROUGH THE PowerPoint AND EXPLAIN THE
 04:41:04 PROJECT.
 04:41:05 CHRISTOPHER SCOTT FROM PENINSULA ENGINEERING IS GOING TO
 04:41:09 START.

 04:41:33 >>Christopher Scott: GOOD AFTERNOON.
 04:41:35 FOR THE RECORD, MY NAME IS CHRISTOPHER SCOTT.
 04:41:38 I'M A CERTIFIED PLANNER WITH PENINSULA ENGINEERING.
 04:41:41 I WORKED ON THE ZONING AND THEN TURNED IT OVER TO THE REAL
 04:41:46 PROFESSIONALS TO HANDLE THE DEVELOPMENT ORDER, BUT THEY
 04:41:48 ASKED ME TO COME BACK AND VISIT WITH YOU ALL AGAIN TO DO

04:41:52 THIS PRESENTATION, WHICH I'LL GO OVER BRIEFLY AND THEN IF
 04:41:56 YOU HAVE ANY DETAILED QUESTIONS, AT THE END I'LL PROBABLY
 04:42:00 DEFER TO THE SUBJECT MATTER EXPERTS.
 04:42:02 BEFORE I START, I WOULD LIKE TO THANK MARY AND HER STAFF FOR
 04:42:07 ALL OF THEIR ASSISTANCE AS WE'VE GONE THROUGH THIS PROCESS.
 04:42:11 THEY HAVE BEEN EXTREMELY HELPFUL AND MADE THE PROCESS A LOT
 04:42:16 SMOOTHER.
 04:42:16 WITH ME TONIGHT, I HAVE JOHN ENGLISH AND JENNA WOODWARD BOTH
 04:42:27 ENGINEERS WITH PENINSULA ENGINEERING.
 04:42:29 STEVE SAMMONS WHO IS OUR LANDSCAPE ARCHITECT, AND WITH MAS,
 04:42:35 OUR ARCHITECTURAL CONSULTANT, JENNIFER COULDN'T MAKE IT BUT
 04:42:39 WE HAVE REX HENDERSON HERE WHO CAME IN.
 04:42:43 THE APPLICANT IS GENOVA PARTNERS, LLC.
 04:42:46 AS MARY STATED, THIS IS A DEVELOPMENT ORDER APPROVAL REQUEST
 04:42:52 FOR THE FINAL PHASE OF GENOVA, LOCATED ON 3.6 ACRES ON THE
 04:42:58 NORTHERN BOUNDARY, THE ONLY UNDEVELOPED PORTION OF THE
 04:43:02 PROJECT.
 04:43:03 THIS FINAL PHASE INCLUDES 11 TOWNHOME UNITS AND 20 LUXURY
 04:43:07 VILLA UNITS.

 04:43:09 THE D.O. PLANS ARE CONSISTENT WITH THE APPROVED GENOVA
 04:43:15 ESTERO PLANNED DEVELOPMENT ZONING DESIGNATION, MASTER PLAN
 04:43:18 AND THE SUPPLEMENTAL PATTERN BOOK.
 04:43:20 JUST A LITTLE BIT OF HISTORY, WHICH MARY WENT OVER BRIEFLY,
 04:43:26 THE GENOVA EPD WAS ORIGINALLY APPROVED IN 2016 TO ALLOW SIX
 04:43:32 MULTIFAMILY DWELLING OR BUILDINGS WITH TOTAL OF 205 UNITS ON
 04:43:37 APPROXIMATELY 17 ACRES.
 04:43:40 FOUR OF THOSE UNITS WERE CONSTRUCTED AS WELL AS THE
 04:43:43 CLUBHOUSE, TOTALING 131 UNITS.
 04:43:49 IN 2021, THE DEVELOPER BEGAN TO AMEND THE ZONING FOR THE
 04:43:55 UNDEVELOPED PORTION OF THE SITE.
 04:43:58 THERE WERE A SERIES OF MEETINGS, BOTH PUBLIC MEETINGS HERE
 04:44:01 IN FRONT OF THE DESIGN REVIEW BOARD, THE COUNCIL, AS WELL AS
 04:44:07 MEETINGS DIRECTLY WITH THE RESIDENTS, THE EXISTING RESIDENTS
 04:44:11 OF GENOVA TO GO OVER THOSE AND THEN IN I BELIEVE NOVEMBER
 04:44:16 2022, THAT AMENDMENT WAS APPROVED TO AMEND THE GENOVA EPD
 04:44:23 AND APPROVE THE UPDATED MASTER CONCEPT PLAN AND SUPPLEMENTAL
 04:44:29 PATTERN BOOK.
 04:44:30 SO THAT AMENDMENT ALLOWS FOR THE NEW TOWNHOME AND LUXURY
 04:44:34 VILLAS IN THIS FINAL PHASE.
 04:44:39 THIS IS THE MASTER CONCEPT PLAN THAT WAS APPROVED.
 04:44:43 FOR ORIENTATION PURPOSES, THE NORTH IS TO THE LEFT SIDE OF
 04:44:47 THE SCREEN.
 04:44:50 IT SHOWS THE EXISTING MULTIFAMILY BUILDINGS ON THE SOUTHERN
 04:44:57 END, THE TOWNHOMES AND VILLAS LOCATED TO THE NORTH.

 04:45:03 THEY WILL TIE IN TO THE EXISTING ROAD THAT CIRCLES THE
 04:45:06 CENTRAL LAKE AND STORMWATER POND.

04:45:09 THOSE BUILDINGS WILL ALL BE ORIENTED INTERNAL TO THE
 04:45:14 DEVELOPMENTS THAT ARE IN THAT AREA.
 04:45:18 THEY ARE ALL REAR LOADED ACCESS FOR A VERY PEDESTRIAN
 04:45:21 ORIENTED DESIGN.
 04:45:25 THE TOWNHOMES ARE ON THE NORTHERN BOUNDARY, ADJACENT TO
 04:45:29 CORKSCREW.
 04:45:30 AND THE LUXURY VILLAS ARE TOWARDS THE EAST AND WEST ENDS,
 04:45:39 REAR LOADED ON BOTH SIDES OF THE INTERNAL ACCESS WAY.
 04:45:42 THIS IS THE SUBMITTED ZONING DATA SHEET WITH THE DEVELOPMENT
 04:45:49 ORDER PLANS.
 04:45:50 AGAIN, NORTH IS STILL TO THE LEFT ON THIS.
 04:45:55 AS YOU CAN SEE, THE SITE PLAN IS STILL CONSISTENT WITH THE
 04:45:59 MASTER CONCEPT PLAN.
 04:46:01 THERE WERE SOME VERY MINOR CHANGES TO ACCOMMODATE EXISTING
 04:46:03 SITE CONDITIONS.
 04:46:04 SOME BUILDINGS SHIFTED BY LESS THAN FIVE FEET, BUT THEY ARE
 04:46:10 ALL STILL CONSISTENT WITH THE ESTABLISHED SETBACKS IN THE
 04:46:13 ZONING.
 04:46:13 THE TOWNHOMES AGAIN ARE LOCATED ALONG THE NORTHERN SECTION
 04:46:28 ORIENTED -- THE FRONTS OF THE BUILDINGS ARE ORIENTED TO THE
 04:46:31 LAKE BUT THEY PARALLEL CORKSCREW ROAD.
 04:46:34 THE SINGLE-FAMILY LUXURY VILLAS ARE LOCATED ON THE EAST AND
 04:46:38 WEST SIDE OF THAT CIRCULAR ROAD.

 04:46:42 THERE ARE 20 LUXURY VILLAS AND 11 TOWNHOME UNITS AND TWO
 04:46:47 SEPARATE BUILDINGS.
 04:46:48 OPEN SPACE REQUIRED IS 40% OR 6.77 ACRES.
 04:46:55 THE PLAN IS PROVIDING 46% OPEN SPACE WHICH EQUATES TO 7.84
 04:47:03 ACRES.
 04:47:04 WE EXCEED THE MINIMUM PARKING REQUIREMENTS.
 04:47:08 EACH OF THESE NEW RESIDENTIAL UNITS WILL BE PROVIDING TWO
 04:47:12 OFF-STREET PARKING SPACES.
 04:47:16 IN ADDITION, THERE ARE 12 GUEST PARKING SPACES LOCATED
 04:47:24 ADJACENT ALONG THE CORKSCREW ROAD FRONTAGE THAT WILL BE
 04:47:27 SCREENED FROM THE PUBLIC RIGHT-OF-WAY WITH A BUFFER.
 04:47:32 THOSE PARALLEL SPACES DO INCLUDE ONE VAN ACCESSIBLE SPACE AS
 04:47:37 WELL.
 04:47:38 ALL THE INTERNAL ROADS WILL UTILIZE THE SAME PAVERS.
 04:47:44 SO IT WILL BE INTEGRATED WITH THE EXISTING DESIGN OF GENOVA.
 04:47:49 AND THEN ON THE NORTHEAST SIDE, THERE IS AN EXIT ONLY EGRESS
 04:48:01 POINT ONTO CORKSCREW FOR THE RESIDENTS THAT WILL ALSO SERVE
 04:48:05 AS AN EMERGENCY ACCESS POINT FOR EMERGENCY SERVICE VEHICLES.
 04:48:10 THIS IS A LITTLE BIT ZOOMED IN SHOWING JUST THE PHASE THREE,
 04:48:18 THE TOWNHOMES AND LUXURY VILLAS.
 04:48:22 IDENTIFIES THE STORMWATER AND UTILITY PLANS.
 04:48:28 THE STORMWATER WILL TIE INTO THE EXISTING SYSTEM, SO IT WILL
 04:48:31 BE COLLECTED THROUGH CATCH BASINS AND FEED INTO THE INTERNAL
 04:48:37 LAKE SYSTEM.

04:48:39 THAT HAS BEEN REVIEWED BY BOTH VILLAGE STAFF AND SOUTH

04:48:42 FLORIDA WATER MANAGEMENT DISTRICT.

04:48:46 THIS IS THE DEVELOPMENT ORDER LANDSCAPE PLAN SET, ALSO

04:48:54 CONSISTENT WITH THE APPROVED ZONING AND PATTERN BOOK.

04:49:00 I WILL NOTE ALONG CORKSCREW ROAD, I DON'T THINK I MENTIONED

04:49:04 THIS PREVIOUSLY, THERE IS A CURVILINEAR EIGHT FOOT WIDE

04:49:11 SIDEWALK THAT IS PUBLIC ACCESS WITH SIX BENCHES, I BELIEVE,

04:49:19 OR FOUR BENCHES.

04:49:21 THAT WAS ONE OF THE CONDITIONS OF THE ZONING APPROVAL AND IS

04:49:24 BEING MADE.

04:49:24 THERE IS CONNECTION FROM THAT LINEAR PARK INTERNAL TO THE

04:49:29 DEVELOPMENT.

04:49:31 IT'S KIND OF HARD TO SEE ON THE BLACK AND WHITE, BUT IF YOU

04:49:35 COME SOUTH, THERE IS KIND OF AN INTERIOR PARK IN BETWEEN THE

04:49:41 SIX UNIT AND FIVE UNIT TOWNHOME BUILDINGS THAT WOULD CONNECT

04:49:45 TO THE INTERNAL PEDESTRIAN SYSTEM WITHIN THE GENOVA PROJECT.

04:49:50 THESE ARE THE ARCHITECTURAL PLANS.

04:49:58 BUILDING PERMITS WILL BE SUBMITTED PENDING APPROVAL OF THE

04:50:02 DEVELOPMENT ORDER.

04:50:03 THESE ARE THE TOWNHOMES.

04:50:07 SO THIS VIEW IS FROM THE INSIDE.

04:50:11 SO THE FRONTS OF THE BUILDINGS FACING THE LAKE.

04:50:16 THE BOTTOM LEFT RENDERING, YOU CAN SEE THAT CENTRAL PARK IN

04:50:20 BETWEEN THE TWO TOWNHOME STRUCTURES.

04:50:23 THE BUILDING COLORS WILL MATCH THE EXISTING GENOVA

04:50:28 DEVELOPMENT AND ARE CONSISTENT WITH WHAT WAS APPROVED AS

04:50:34 PART OF THE SUPPLEMENTAL PATTERN BOOK.

04:50:36 LIKEWISE, THE TILE ROOF MATCHES THE EXISTING TILE ROOF ON

04:50:42 THE MULTIFAMILY BUILDINGS.

04:50:43 ALL THE STRUCTURES ARE TWO STORY.

04:50:47 THEY ARE REAR LOADED.

04:50:50 SO THEY PROVIDE A HIGH-QUALITY AESTHETIC ALONG THE FRONTAGE

04:50:55 AND AGAIN VERY PEDESTRIAN FRIENDLY WITH THE INTERCONNECTED

04:50:59 SIDEWALKS.

04:51:00 LIGHTING PLAN MEETS CODE REQUIREMENTS OTHER THAN THE

04:51:08 DEVIATION THAT MARY HAD REFERENCED IN HER OVERVIEW.

04:51:13 WE ARE REQUESTING A DEVIATION TO LDC SECTION 5-604 C, D AND

04:51:22 E.

04:51:22 THAT IS TO ALLOW THE LIGHT POLES WITHIN THE FINAL PHASE TO

04:51:25 MATCH WHAT IS EXISTING IN THE EXISTING DEVELOPMENT.

04:51:30 SO THE LIGHT POLE IS 15-FOOT 6 INCHES TALL.

04:51:34 CODE CURRENTLY ONLY WOULD RESTRICT IT TO 15-FOOT.

04:51:39 THEY DO NOT HAVE FULL CUT-OFF FIXTURES WHICH ARE CURRENTLY

04:51:44 REQUIRED BY CODE.

04:51:45 AND THE GLARE RATING OF 2 EXCEEDS THE CODE REQUIREMENT OF 1.

04:51:50 I AM NOT A LIGHTING EXPERT, SO I DO NOT KNOW WHAT THE

04:51:55 DIFFERENCE BETWEEN A ONE AND TWO GLARE RATING IS.
 04:51:58 BUT THESE WILL BE CONSISTENT WITH THE EXISTING LIGHTING
 04:52:02 WITHIN THE GENOVA DEVELOPMENT.
 04:52:07 >>Barry Jones: DO YOU HAVE PHOTOMETRICS OF THAT?
 04:52:13 >> YEAH, PHOTOMETRICS WERE INCLUDED WITH THE DEVELOPMENT

 04:52:16 ORDER PLANS.
 04:52:17 I DO NOT HAVE A COPY IN THIS PRESENTATION.
 04:52:22 BUT IT DID NOT EXCEED -- I MEAN, WE ARE STILL MEETING OUR
 04:52:26 FOOT CANDLE COUNTS AT THE PROPERTY LINES, SO THERE'S NO
 04:52:30 BLEED-OFF OUTSIDE --
 04:52:32 >>Barry Jones: THAT'S FINE.
 04:52:33 I'M CONCERNED ABOUT THE DRIVERS ON CORKSCREW AND WHAT THEY
 04:52:35 SEE.
 04:52:35 IF THEY DON'T SEE IT FROM CORKSCREW ROAD, I'M GOOD.
 04:52:40 YOU HAVE THOSE POLE-MOUNTED LIGHTS ON THE ROAD PARALLEL TO
 04:52:43 CORKSCREW.
 04:52:44 I'M TRYING TO ENVISION HOW THAT'S GOING TO WORK.
 04:52:52 >>Christopher Scott: ON THE CORKSCREW ROAD, AGAIN, YOU HAVE
 04:52:56 THE WIDE PUBLIC LINEAR PARK AND EXTERNAL BUFFER.
 04:53:04 AND THE LIGHTING THAT WE'RE TALKING ABOUT ARE ALL INTERNAL
 04:53:07 FROM THAT.
 04:53:10 THERE SHOULD BE SUFFICIENT BUFFERING AND SCREENING TO --
 04:53:15 >>Barry Jones: THANK YOU.
 04:53:16 >>Christopher Scott: -- ALLEVIATE ANY GLARE ONTO CORKSCREW.
 04:53:19 >>Barry Jones: THANK YOU.
 04:53:21 >>Christopher Scott: STAFF HAS REVIEWED THE DEVELOPMENT
 04:53:23 ORDER PLANS AND IS RECOMMENDING APPROVAL, SUBJECT TO THE
 04:53:26 THREE CONDITIONS THAT MARY WENT OVER AND THAT ARE SHOWN ON
 04:53:31 THE SCREEN.
 04:53:32 WE FULLY INTEND TO COMPLY WITH ALL THOSE AND WILL PROVIDE

 04:53:37 CONTACT INFORMATION FOR THE CONTRACTOR PRIOR TO CONSTRUCTION
 04:53:40 OF WORK.
 04:53:43 THE LDO FOR THE RIGHT-OF-WAY PERMIT THROUGH LEE COUNTY IS
 04:53:50 CURRENTLY UNDER REVIEW.
 04:53:51 I BELIEVE THE ONLY THING THAT IS WAITING IS THE MAINTENANCE
 04:53:55 AGREEMENT TO BE REACHED AND THAT SHOULD BE ISSUED RELATIVELY
 04:53:58 QUICKLY.
 04:53:59 AND THEN THE THIRD CONDITION, THE SOUTH FLORIDA WATER
 04:54:04 MANAGEMENT DISTRICT ERP PERMIT IS CURRENTLY ACTIVE.
 04:54:11 SO IT WAS EXPIRED WHEN THIS WAS BEING REVIEWED BUT IT IS NOW
 04:54:17 ACTIVE AND A COPY, IF IT HAS NOT BEEN PROVIDED ALREADY TO
 04:54:21 STAFF, WILL BE FORTHCOMING.
 04:54:24 WITH THAT, I WILL LEAVE IT OPEN FOR ANY QUESTIONS FROM YOU
 04:54:30 AND I WILL DIRECT IT TO THE APPROPRIATE PERSON.
 04:54:35 >>Michael Sheeley: QUESTION.
 04:54:36 COULD YOU GO BACK TO THE SITE PLAN, PLEASE?

04:54:38 THAT'S GOOD.
 04:54:42 THANK YOU.
 04:54:42 FIRST OF ALL, IT'S A GREAT-LOOKING PROJECT.
 04:54:45 WE'VE SEEN IT A NUMBER OF TIMES, AND I THINK THAT THE
 04:54:48 ARCHITECTURE HAS BEEN -- WAS CONTINUED TO BE IMPROVED AND I
 04:54:53 THINK IT LOOKS GREAT.
 04:54:54 I THINK THIS QUESTION CAME UP PREVIOUSLY AT OUR PREVIOUS
 04:54:58 MEETINGS.
 04:54:58 EACH UNIT HAS A TWO-CAR GARAGE, IS THAT CORRECT?

04:55:02 >>Christopher Scott: THAT IS CORRECT.
 04:55:02 >>Michael Sheeley: THAT'S REALLY YOUR PRIMARY PARKING.
 04:55:05 THEN YOU HAVE THE EXTRA SPACES OUT ALONG CORKSCREW, THOSE
 04:55:08 PARALLEL SPOTS.
 04:55:10 SO IF YOU LIVE IN ONE OF THESE UNITS AND A GUEST COMES OVER,
 04:55:14 HOW DO THEY GET TO YOUR HOME?
 04:55:15 WHAT DO THEY DO?
 04:55:16 BECAUSE THEY HAVE TO PARK UP THERE?
 04:55:18 IS THERE ROOM TO PARK IN FRONT OF THE GARAGE?
 04:55:26 >>Christopher Scott: NO.
 04:55:27 I'LL DEFER TO JOHN ENGLISH ON THAT.
 04:55:31 >>John English: FOR THE RECORD, JOHN ENGLISH WITH PENINSULA
 04:55:34 ENGINEERING.
 04:55:34 THANK YOU FOR THE QUESTION.
 04:55:35 SO THE LUXURY VILLAS, THEY EACH, IN ADDITION TO THEIR
 04:55:42 GARAGE, IF YOU CAN SEE ON THE SITE PLAN AND I DON'T KNOW
 04:55:45 THAT I CAN POINT TO IT VERY WELL --
 04:55:48 >>Michael Sheeley: THEY HAVE A LITTLE SIDE SPACE.
 04:55:50 >>John English: THERE IS AN EXTRA SPOT LEFT NEXT TO EVERY
 04:55:53 UNIT.
 04:55:54 IT IS DEEPER THAN A STANDARD PARKING SPACE.
 04:55:57 IT'S EASILY -- VERY EASILY PARKABLE.
 04:56:01 WE DO HAVE WHERE THE PARALLEL PARKING SPACES ARE, WE HAVE A
 04:56:04 FOOT PATH AND THEN THAT LEASE TO THE INTERNAL SIDEWALK THAT
 04:56:08 THEN COMES IN AND THEN ONCE YOU GET TO THE PARK, YOU CAN SEE

04:56:14 ALL THE PATHWAYS TAKE YOU DIRECTLY TO UNITS.
 04:56:16 >>Michael Sheeley: THE PARALLELS UP THERE ARE REALLY FOR THE
 04:56:19 TOWNHOMES AS FAR AS ADDITIONAL PARKING.
 04:56:21 >>John English: YEAH, THAT'S CORRECT.
 04:56:22 >>Michael Sheeley: THANK YOU.
 04:56:30 >>Anthony Gargano: I HAVE A PROJECT QUESTION.
 04:56:31 WE'VE SEEN THIS A NUMBER OF TIMES THAN THAT PARCEL, THAT
 04:56:37 VACANT PARCEL HAS RATHER BEEN AN EYESORE FOR A LONG TIME
 04:56:44 NOW.
 04:56:45 I'D LIKE TO KNOW, AND I SUSPECT THE RESIDENTS OF GENOVA
 04:56:50 WOULD LIKE TO KNOW, WHEN DO YOU PLAN TO START CONSTRUCTION?
 04:56:57 >>Christopher Scott: AS FAR AS A DEFINITIVE TIMELINE, I'M

04:57:00 NOT CERTAIN.
 04:57:01 THE DEVELOPMENT ORDER OBVIOUSLY IS THE FIRST PHASE TO BE
 04:57:04 ABLE TO START CONSTRUCTION.
 04:57:08 I WOULD ANTICIPATE WITHIN THE NEXT SEVERAL MONTHS
 04:57:10 CONSTRUCTION WOULD START PENDING DEVELOPMENT ORDER APPROVAL
 04:57:15 AND THE LDO AND DISTRICT PERMIT BEING ISSUED.
 04:57:24 >>John English: AGAIN, JOHN ENGLISH.
 04:57:26 I WOULD ADD TO THAT, CHRIS IS RIGHT.
 04:57:27 THERE'S SOME ADDITIONAL PERMITTING THAT WE HAVE TO GET
 04:57:32 THROUGH, AND THEN THIS IS A COMPLICATED LITTLE PROJECT.
 04:57:34 SO THERE ARE SOME OTHER THINGS BEING WORKED OUT BEHIND THE
 04:57:39 SCENES.
 04:57:41 THERE ARE MANY TO TALK ABOUT, RELOCATION OF FPL THAT HAS TO

 04:57:44 HAPPEN BEFORE WE CAN START.
 04:57:46 THERE'S STAGING, ALL THESE THINGS WE'VE GOT TO GET FIGURED
 04:57:51 OUT.
 04:57:51 OUR CLIENT HAS BEEN MOVING DILIGENTLY TOWARDS GETTING THIS
 04:57:54 STARTED.
 04:57:55 I THINK THEY HAVE ALWAYS TARGETED SOMETIME IN THE SPRING AND
 04:57:58 WE'RE WORKING DILIGENTLY TOWARD THAT.
 04:58:00 BUT WE CAN'T GIVE A DEFINITIVE DATE AT THIS TIME.
 04:58:05 >>Anthony Gargano: SO YOU ANTICIPATE SPRING TIME.
 04:58:08 >>John English: THAT'S BEEN THE TARGET FOR AS LONG AS I'VE
 04:58:11 BEEN WORKING ON IT, YEP.
 04:58:12 >>Anthony Gargano: ONCE THE PROJECT HAS BEGUN, ANY IDEA HOW
 04:58:16 LONG YOU THINK THE PROJECT WOULD TAKE?
 04:58:22 >>John English: I COULD GIVE YOU A GUESS.
 04:58:24 I LOOK AT THIS IN TWO COMPONENTS.
 04:58:26 THERE'S LAND DEVELOPMENT AND THEN HOME BUILDING.
 04:58:28 I WOULD LOOK AT THIS LAND BUILDING PROJECT AND I'M THINKING
 04:58:31 IT IS A NINE-MONTH LAND DEVELOPMENT PROJECT WITH ALL THE
 04:58:34 EXISTING UTILITIES WE HAVE TO MOVE AND THEN THE NEW
 04:58:37 UTILITIES WE HAVE TO PUT IN AFTER WE GET THOSE THAT MUST BE
 04:58:40 MOVED OUT OF THE WAY FIRST.
 04:58:44 I WOULD ANTICIPATE NINE MONTHS.
 04:58:48 HOME BUILDING, I THEN THINK WILL TAKE SOME PERIOD OF TIME.
 04:58:54 THE VILLAS, THEY'LL BUILD THEM AS THEY ARE SOLD.
 04:58:56 AND THOSE I CAN'T REALLY SPEAK TO THE TIME FRAME FOR

 04:58:59 BUILDING A VILLA.
 04:59:00 BUT I'M GOING TO GUESS THAT'S SIX MONTHS.
 04:59:04 BUT THERE ARE A NUMBER OF THEM TO BUILD.
 04:59:08 >>Jim Wallace: CORRECT ME IF I'M WRONG, JOHN, YOU CAN
 04:59:11 TYPICALLY START VERTICAL CONSTRUCTION ABOUT THREE MONTHS
 04:59:13 AFTER YOU START SITE, THAT'S ABOUT RIGHT, ISN'T IT?
 04:59:16 >>John English: WELL, THIS PARTICULAR PROJECT, I THINK WE'LL
 04:59:18 NEED TO GET VERY FAR ALONG IN THE LAND DEVELOPMENT BECAUSE

04:59:21 THE CORRIDORS ARE SO TIGHT, WE'RE GOING TO NEED TO GET THE
 04:59:24 UTILITIES IN BEFORE THEY START GOING VERTICAL.
 04:59:26 THERE'S A LOT OF STUFF WE HAVE TO MOVE OUT OF THE WAY, TOO.
 04:59:31 A LOT OF EXISTING STUFF TO MOVE OUT OF THE WAY AND THAT'S A
 04:59:35 SITUATION WHERE YOU HAVE TO PUT IN THE NEW BEFORE YOU CAN
 04:59:38 TAKE THE OLD OFF-LINE AND THEN TAKE IT OUT.
 04:59:40 AND PUT A LOT OF NEW STUFF IN.
 04:59:42 YOU CAN SEE THE UTILITY CORRIDORS ARE REALLY, REALLY TIGHT
 04:59:44 TO THE BUILDINGS.
 04:59:45 I DO THINK THIS IS GOING TO BE ONE WHERE IT PROBABLY WON'T
 04:59:47 BE THREE MONTHS, BUT IF YOU'RE SAYING, HEY, YOU CAN START
 04:59:51 GOING VERTICAL BEFORE YOU ARE DONE, DONE WITH LAND
 04:59:53 DEVELOPMENT --
 04:59:54 >>Jim Wallace: THAT'S KIND OF TYPICAL THREE MONTHS, FOUR
 04:59:57 MONTHS AFTER -- I REALIZE YOU HAVE TO GET TO D.O., THEN
 05:00:01 STAGE, AND THEN START.
 05:00:02 LET'S SAY THAT'S A MONTH.

 05:00:05 THREE MONTHS IN, YOU CAN TYPICALLY START TO DO UNDERGROUND
 05:00:08 ON A BUILDING AND START TO DO VERTICAL.
 05:00:11 IT'S NOT A YEAR IS WHAT WE'RE TALKING ABOUT.
 05:00:14 >>John English: NO, NO.
 05:00:15 WE'VE GOT TO GET CONTRACTORS ON BOARD AND THEN START HAVING
 05:00:19 THOSE KIND OF DISCUSSIONS.
 05:00:20 WE NEED TO HAVE THE INPUT FROM THEM.
 05:00:22 >>Jim Wallace: I'M SURE YOU KNOW SOMEBODY UP THERE THAT CAN
 05:00:25 HURRY IT ALONG.
 05:00:26 >>John English: WE DO.
 05:00:27 THANK YOU.
 05:00:28 >>Jim Wallace: CAN I ASK ANOTHER QUESTION?
 05:00:30 I'M SORRY.
 05:00:32 ARE YOU DONE?
 05:00:33 >>Anthony Gargano: I'M FINISHED.
 05:00:35 THEY ANSWERED MY QUESTION.
 05:00:37 GO AHEAD, JIM.
 05:00:37 IT'S ALL YOURS.
 05:00:38 >>Jim Wallace: I WAS KIND OF SURPRISED.
 05:00:41 THAT HAS SORT OF A COMMENT AND I'D LIKE YOUR OPINION ON IT.
 05:00:45 I ACTUALLY WONDERED WHY YOU HAVE ABOUT 70, 80 FEET BETWEEN
 05:00:49 THE TWO TOWNHOME BUILDINGS.
 05:00:52 I WAS KIND OF SURPRISED THAT YOU'RE DOING A SIX AND A FIVE,
 05:00:56 KIND OF SURPRISED YOU DIDN'T DO A SEVEN AND SIX AND MINIMIZE
 05:00:59 THE SPACE BETWEEN THE TWO BUILDINGS BECAUSE THOSE BUILDINGS

 05:01:02 OBVIOUSLY ACT AS A SOUND BUFFER TO CORKSCREW ROAD, WHICH
 05:01:06 INCREASINGLY IS A NOISY STREET.
 05:01:08 SO I UNDERSTAND YOU DECIDED NOT TO FOR WHATEVER REASONS.
 05:01:15 >>John English: IF I COULD, TO THAT POINT, WHAT YOU DON'T

05:01:18 SEE HERE IS EVERY EXISTING UTILITY AND THAT WILL BE THERE
 05:01:21 RUNS THROUGH THE MIDDLE OF THAT.
 05:01:23 THAT IS A MAJOR UTILITY CORRIDOR.
 05:01:27 >>Jim Wallace: I KNOW WHAT WAS ORIGINALLY THERE.
 05:01:29 SO MY QUESTION THEN, IF YOU'RE GOING TO HAVE THAT 70 OR 80
 05:01:33 FEET OR WHATEVER IT IS BETWEEN, AND OBVIOUSLY SOUND IS
 05:01:37 ALWAYS AT A 45, OR WHATEVER IT IS, SO THERE WILL BE PROBABLY
 05:01:41 100- TO 120-FOOT AREA ALONG THAT -- THAT WALL THAT YOU HAVE
 05:01:44 THERE THAT WILL BE ABUTTING THE NOISE OF CORKSCREW ROAD.
 05:01:51 I NOTICED THE WALL SEEMS TO BE DIFFERENT, IT SEEMS TO BE A
 05:01:56 HOLLOW LINE AND THEN A SOLID LINE.
 05:01:59 IS THAT AN 8-FOOT WALL IN FRONT OF THAT OPEN CORRIDOR, SOUND
 05:02:04 CORRIDOR, OR WHAT IS IT THAT IS GOING TO GIVE THE RESIDENTS.
 05:02:07 OBVIOUSLY, AS YOU KNOW, WATER TRAVELS AT LIGHTNING SPEED
 05:02:11 ACROSS WATER.
 05:02:13 THAT SOUND JUST FLIES.
 05:02:15 AS SOON AS IT GETS DOWN BETWEEN THE TWO BUILDINGS, THAT
 05:02:18 SOUND IS GOING TO BE EXPOSED TO ALL THE BUILDINGS THERE.
 05:02:22 SO I KNOW YOU WANT TO BUFFER THAT FOR YOUR OWN REASONS AS
 05:02:27 WELL, BUT THE HOMES THAT ARE BEING BUILT THERE ALL FACE AWAY
 05:02:31 FROM CORKSCREW ROAD.

 05:02:32 AND YOU'VE DONE THAT INTENTIONALLY.
 05:02:35 SO THAT WALL THAT IS THERE, IS IT EIGHT FEET HIGH?
 05:02:38 TEN FEET HIGH?
 05:02:40 HOW HIGH IS IT AND IS IT A SOLID WALL THAT'S GOING TO ACT AS
 05:02:45 A BUFFER TO THE SOUND ON CORKSCREW ROAD?
 05:02:47 >> IF YOU'RE TALKING ABOUT WHERE THE PARALLEL PARKING SPACES
 05:02:53 ARE --
 05:02:53 >>Jim Wallace: PARTICULARLY THE CENTER SECTION.
 05:02:55 SEEMS TO BE ONE SECTION THAT IS A HOLLOW WHITE LINE AND IT'S
 05:03:03 A LITTLE WIDER THAN THE OPEN SECTION, IS THAT A TALLER WALL?
 05:03:07 IS THAT A DECORATIVE TALL WALL.
 05:03:10 >> THERE'S NO WALL THERE AT ALL.
 05:03:12 THAT IS A FENCE THAT --
 05:03:16 >>Jim Wallace: IF THAT IS A FENCE, THEN ALL THAT SOUND FROM
 05:03:18 CORKSCREW ROAD IS GOING TO TRAVEL BETWEEN THOSE TWO
 05:03:21 BUILDINGS ACROSS THE WATER AND INTO THE 100, 131 UNITS.
 05:03:26 WOULDN'T IT BE MORE ADVISABLE THAT THAT BE A SOLID WALL AND
 05:03:30 AT LEAST 8 FEET HIGH SO IT REFLECTS SOME OF THAT IMMEDIATE
 05:03:35 TRAFFIC FROM CORKSCREW ROAD?
 05:03:38 >> WE'VE CHOSEN TO GO WITH A FENCE.
 05:03:40 THERE IS A WIDE BUFFER THERE AND WE'RE HEAVILY PLANTING IT.
 05:03:44 THERE'S GOING TO BE HEDGES, TREES, MULTIPLE LAYERS.
 05:03:48 >>Jim Wallace: LANDSCAPING IS NOT A --
 05:03:50 >> SOUND GOES OVER WALLS, TOO.
 05:04:02 >> CHRIS, I'LL LET YOU SAY THAT.

05:04:04 >>Christopher Scott: I BELIEVE THE EPD WOULD NEED TO BE A
 05:04:07 DEVIATION ADDED TO IT TO ALLOW FOR A WALL ADJACENT TO
 05:04:10 CORKSCREW, IF I RECALL.
 05:04:12 I LOOK TO MARY FOR CONFIRMATION.
 05:04:15 >>Jim Wallace: IT LOOKS LIKE THERE IS A SORT OF WHITE
 05:04:18 SECTIONS AND THEN DARK SECTIONS.
 05:04:22 I DON'T KNOW WHAT THEY MEAN.
 05:04:24 I CAN'T READ IT.
 05:04:24 IT'S TOO TINY FOR MY OLD EYES.
 05:04:27 BUT IT WOULD SEEM TO ME IF YOU'RE GOING TO HAVE SOLID WALLS,
 05:04:30 IT WOULD BE WHERE THE SOUND ENTERING INTO THE COMMUNITY IS
 05:04:35 THE GREATEST.
 05:04:39 >>John English: I'M NOT SURE I'LL GIVE YOU A SATISFACTORY
 05:04:42 ANSWER.
 05:04:42 IT'S ALWAYS PLANNED TO BE A FENCE.
 05:04:44 THAT'S WHAT WE PRESENTED THE PAST TIMES WE'VE BEEN HERE AND
 05:04:47 WHAT WAS APPROVED AND WHAT WE HAVE IN OUR PLAN.
 05:04:49 >>Jim Wallace: A LOT OF SOUND COMING INTO THE COMMUNITY IS
 05:04:51 SATISFACTORY TO YOU.
 05:04:53 >>Michael Sheeley: CAN YOU DESCRIBE THE FENCE?
 05:04:54 WHAT IS IT?
 05:04:55 >>John English: I THINK IT IS A DECORATIVE METAL PICKET
 05:04:58 FENCE, HEAVILY LANDSCAPED.
 05:05:01 >>Michael Sheeley: IS IT ADJACENT TO THE PARALLEL SPACES?
 05:05:04 >>John English: YES, IT IS.

 05:05:06 >>Michael Sheeley: HOW TALL IS IT?
 05:05:08 >>John English: SIX FEET.
 05:05:11 >>Jim Wallace: IT DOESN'T MATTER HOW TALL IT IS, COULD BE 20
 05:05:14 FEET TALL.
 05:05:15 IF IT IS RAILING AND FENCE, THE SOUND WILL TRAVEL RIGHT
 05:05:18 THROUGH IT.
 05:05:18 TRAVEL DOWN THROUGH THE 80-FOOT CORRIDOR BETWEEN THE TWO
 05:05:21 BUILDINGS AND IT WILL BE THE LAKE AND THEN IT JUST --
 05:05:24 >>John English: I THINK WE HAVE A LARGE CANOPY IN THE CENTER
 05:05:27 OF THAT CIRCLE AS WELL.
 05:05:33 >>Barry Jones: -- INFUSE IT WITH LANDSCAPING BECAUSE IT
 05:05:36 CREATES IRREGULAR SURFACES.
 05:05:38 ANYTIME YOU PUT A SOUND WALL, BOUNCE OFF AND GO TO THE OTHER
 05:05:41 SIDE.
 05:05:42 PUT A SOUND WALL ALONG HERE AND ALL IT WILL DO IS BOUNCE OFF
 05:05:45 AND GO ACROSS THE ROAD TO THE PEOPLE ON THE NORTH.
 05:05:48 IF YOU DO THE LANDSCAPING AND GET THE IRREGULAR SURFACES, IT
 05:05:51 WILL LET SOUND THROUGH BUT KIND OF ABSORBS AND DEFLECTS MUCH
 05:05:56 MORE THAN A SOLID WALL DOES.
 05:05:57 THAT'S JUST BEEN MY EXPERIENCE.
 05:06:01 JOHN, I WANT TO ASK YOU A QUESTION ON THE SHAPE OF THE LAKE.
 05:06:08 WATER ELEVATION FLUCTUATIONS, NORTH END COMING TO THE NARROW

05:06:12 POINT, YOU'LL HAVE A MUDDY BIG SHELF OUT THERE AND MAYBE
 05:06:18 THAT'S NOT A CONCERN.
 05:06:19 I DON'T KNOW WHERE THE CONTOUR LINES WILL PUSH THAT BACK TO

 05:06:24 OR PLANTING ALL OF THAT AS LITTORAL SHELF ON THE NORTHERN
 05:06:30 END.
 05:06:31 OTHERWISE IT ENDS UP BEING A CHALLENGE.
 05:06:33 NOTHING TO DO WITH US.
 05:06:34 THAT'S INTERNAL.
 05:06:35 >>John English: THERE IS A LOT OF LITTORAL SHELF ON THAT
 05:06:38 NORTH END I DO BELIEVE.
 05:06:41 THAT POND IS EXISTING.
 05:06:48 YOU'RE NOT SEEING THE CONTOURING REALLY OF THE INTERIOR.
 05:06:51 YOU'LL SEE SOME SHADING --
 05:06:54 >>Barry Jones: IT'S EXISTING, IT IS WHAT IT IS.
 05:06:56 THANK YOU.
 05:06:57 >>John English: I DO BELIEVE THERE IS A LOT OF LITTORAL
 05:07:01 PLANTING AT THE NORTH END.
 05:07:03 >>Jim Wallace: CAN I FINISH BY SAYING, JOHN, WOULD YOU
 05:07:07 CONSIDER -- RIGHT NOW YOU HAVE SOLID WALL AND YOU HAVE
 05:07:10 FENCING ON THAT NORTH SECTION.
 05:07:12 SO OBVIOUSLY I UNDERSTAND, YOU WANT THE FENCING PROBABLY SO
 05:07:15 PEOPLE CAN SEE INTO THE LANDSCAPING TO SEE THE PARK AREA.
 05:07:21 THAT MAKES A WHOLE LOT OF SENSE.
 05:07:23 BUT COULD YOU NOT SWITCH?
 05:07:26 YOU HAVE SECTIONS THAT ARE FENCED AND SECTIONS THAT ARE
 05:07:31 SOLID --
 05:07:33 >>Kristin Jeannin: THERE'S NO WALL PLANNED.
 05:07:35 ZERO WALL.

 05:07:36 >>Jim Wallace: THERE ARE SECTIONS THAT ARE SOLID.
 05:07:39 >>Kristin Jeannin: NO.
 05:07:39 THEY DON'T HAVE --
 05:07:41 >>John English: IT'S ALL FENCE.
 05:07:44 >>Jim Wallace: WHAT IS THIS THEN?
 05:07:47 >>Kristin Jeannin: VALLEY GUTTER.
 05:07:53 >>John English: YOU MAY BE LOOKING AT THE FOOT PATH WE PUT
 05:07:55 ADJACENT TO THE PARALLEL PARKING SPACES.
 05:08:06 >>Kristin Jeannin: THERE IS NO WALL.
 05:08:08 THIS IS A FENCE.
 05:08:12 THAT'S CURB.
 05:08:16 >>Jim Wallace: YOU'RE SAYING THERE'S NO FENCING AND NO WALL
 05:08:20 AT ALL?
 05:08:21 >>John English: THERE IS A FENCE.
 05:08:22 THERE'S NO.
 05:08:23 >>Jim Wallace: WALL WHERE IS THE FENCE THEN?
 05:08:25 >>Kristin Jeannin: RIGHT HERE.
 05:08:27 >> IF I CAN POINT TO IT ON THE SCREEN -- I CANNOT SEE THE

05:08:34 CURSOR.
 05:08:36 YOU'LL SEE A DASHED DOT LINE TYPE.
 05:08:41 PROBABLY AN X WITH A DASH.
 05:08:43 THAT IS THE SYMBOL FOR A FENCE.
 05:08:46 WE'VE BEEN HERE A NUMBER OF TIMES.
 05:08:48 IT WAS ALWAYS IN THE PLAN THAT WAS A FENCE.
 05:08:50 WE WERE REQUIRED TO HEAVILY LANDSCAPE THAT.

05:08:52 WE HAVE A HEDGE RUNNING ITS ENTIRE LENGTH AND WE ALSO HAVE A
 05:08:57 ROBUST AMOUNT OF LAYERED LANDSCAPING IN THAT BUFFER AND
 05:09:01 INTERNALLY.
 05:09:03 >>Jim Wallace: I APPRECIATE THAT, JOHN.
 05:09:05 BUT AREN'T WE TALKING ABOUT SOMETHING THAT WE'VE IDENTIFIED
 05:09:08 AS AN ISSUE?
 05:09:10 I CAN'T SEE WHY ANYBODY FOR THE COST OF A CBS WALL FOR 120
 05:09:16 FEET THAT DRAMATICALLY REDUCES THE SOUND ENTRY INTO THE
 05:09:19 COMMUNITY, I JUST DON'T SEE WHY THAT IS THE BIG PUSH-BACK.
 05:09:27 >>John English: I'M NOT IN A POSITION -- I'M NOT THE
 05:09:30 APPLICANT ON THIS ONE.
 05:09:32 I'M THE ENGINEER.
 05:09:32 I'M NOT IN A POSITION WHERE I CAN ANSWER THAT QUESTION.
 05:09:35 ALL I CAN TELL YOU IS IT'S ALWAYS BEEN A FENCE IN THE PLAN.
 05:09:39 >>Jim Wallace: I'VE ALWAYS BEEN SLIM.
 05:09:47 >>John English: NOBODY EVER REFERRED TO ME IN THAT WAY.
 05:09:54 >>Jim Wallace: I'VE HAD MY SAY.
 05:09:56 >>Al Paivandy: I HAVE A SIMPLE QUESTION.
 05:09:58 I HAVE NOT SEEN THIS PLAN BEFORE.
 05:10:01 IT IS THE FIRST TIME I'M LOOKING AT IT, SINCE I DO TRAVEL TO
 05:10:04 CORKSCREW QUITE A BIT.
 05:10:05 DO YOU SEE ANY ISSUES WITH THE PARALLEL PARKING ON
 05:10:12 CORKSCREW?
 05:10:14 >>John English: IT'S INTERNAL.
 05:10:15 SO IT'S NOT ON CORKSCREW.

05:10:16 IT'S INTERNAL.
 05:10:19 >>Al Paivandy: THANK YOU VERY MUCH.
 05:10:26 >>Anthony Gargano: ANY OTHER QUESTIONS?
 05:10:28 >>Kristin Jeannin: I THINK IT MIGHT BE APPROPRIATE TO HAVE
 05:10:30 SOMEBODY DESCRIBE THE LANDSCAPE BUFFER IN DETAIL.
 05:10:32 ALONG CORKSCREW.
 05:10:44 >> GOOD AFTERNOON.
 05:10:44 FOR THE RECORD, STEVE SAMMONS WITH PENINSULA ENGINEERING,
 05:10:47 LANDSCAPE ARCHITECT.
 05:10:48 AS FAR AS THE BUFFERS, THERE IS NOT A REQUIRED BUFFER ON THE
 05:10:57 EAST SIDE.
 05:11:00 ON THE VIA COCONUT SIDE, THERE IS A TEN FOOT WIDE BUFFER
 05:11:05 WITH REQUIREMENT OF A TREE EVERY 20 FEET ON CENTER.
 05:11:10 ON THE CORKSCREW SIDE, IT'S 25-FOOT WIDE.

05:11:13 AGAIN, THE TREES AT 20 FEET ON CENTER AS A REQUIREMENT AND
 05:11:18 THEN WE SUPPLEMENT THAT.
 05:11:21 THERE IS A REQUIREMENT FOR 11 SHADY LADY BLACK OLIVE TREES
 05:11:29 AT 18 FEET ON CENTER, AND THAT HELPS TIE IT INTO THE
 05:11:33 EXISTING LANDSCAPE.
 05:11:35 SO WE DO HAVE THOSE INCORPORATED.
 05:11:38 AND THEN WE LAYER SOME GREEN BUTTONWOOD TREES, SOME
 05:11:44 MONTGOMERY PALMS, 12-FOOT, 16-FOOT, AND 20-FOOT TALL.
 05:11:49 CLEAR TRUNK, WHICH WILL HELP SOFTEN THE ARCHITECTURE FROM
 05:11:53 THERE AS WELL AS SOME HOLLY TREES AND FOXTAIL PALMS.
 05:12:00 AGAIN, TRYING TO TIE INTO THE EXISTING LANDSCAPE THAT'S

 05:12:03 ALONG VIA COCONUT.
 05:12:06 UNDERNEATH THAT IS JUST A LAYERING OF SHRUBS.
 05:12:10 >>Kristin Jeannin: HOW TALL IS THE HEDGE THAT GOES I THINK
 05:12:12 ON THE INSIDE OF THE FENCE?
 05:12:13 >> FIVE FEET AT TIME OF INSTALLATION WILL BE ON THE OUTSIDE
 05:12:16 OF THE FENCE FACING CORKSCREW ROAD.
 05:12:23 >>Kristin Jeannin: THE SHADY LADIES ARE MEETING THAT 20-FOOT
 05:12:27 ON CENTER REQUIREMENT AND THEN ALL THE ADDITIONAL TREES THAT
 05:12:29 YOU WERE TALKING ABOUT ARE ADDITIONAL SCREENING.
 05:12:34 >> SOME OF THE ADDITIONAL TREES COUNT TOWARDS THAT JUST
 05:12:38 BECAUSE THE SPACING THAT HAPPENS.
 05:12:42 SOMETIMES I'LL CLUSTER THEM A LITTLE CLOSER TOGETHER AND
 05:12:44 THEN THERE WILL BE ANOTHER TREE THAT COUNTS FOR THAT
 05:12:47 REQUIREMENT.
 05:12:47 BUT THERE IS A MINIMUM OF ONE TREE PER 20 FEET ON CENTER AND
 05:12:52 WE'VE ENHANCED PAST THAT, YES.
 05:12:56 >>Jim Wallace: WHAT WAS THE HEIGHT OF THE SHADY LADIES?
 05:13:00 >> 18 FEET.
 05:13:07 18-FOOT HEIGHT.
 05:13:12 >>Kristin Jeannin: PRETTY GOOD.
 05:13:13 HEDGE HEIGHT IS GOOD.
 05:13:14 THANK YOU.
 05:13:17 >>Anthony Gargano: OKAY.
 05:13:17 ANYTHING ELSE?
 05:13:18 ANY OTHER QUESTIONS FROM THE MEMBERS OF THE BOARD?

 05:13:23 >>Mary Gibbs: DID YOU WANT TO SEE THE COLORS?
 05:13:25 THE ARCHITECT BROUGHT THE COLORS FOR THE BUILDINGS IF YOU
 05:13:27 WANTED TO SEE THEM.
 05:13:29 >>Anthony Gargano: SURE.
 05:13:33 >>Mary Gibbs: WE ALWAYS TELL THEM TO BRING THE COLOR.
 05:13:36 DIDN'T WANT THEM TO WASTE A TRIP.
 05:13:50 >> FOR THE RECORD, I'M REX HENDERSON FROM MAS, THE
 05:13:54 ARCHITECTS FOR THIS PROJECT.
 05:13:56 I HAVE THE COLORS FOR THE OLD BUILDINGS.
 05:14:02 I THINK YOU'VE ALREADY SEEN THEM.

05:14:06 THERE IS A STONE SAMPLE AND THERE IS A ROOF TILE SAMPLE.
 05:14:11 THIS BOARD HERE, I WANTED THE SAMPLES FOR THE TILE, BUT
 05:14:17 THAT'S ACTUALLY WHAT WE'RE GOING TO DO.
 05:14:18 IT'S ONLY ON ONE OF THE SINGLE-FAMILY, ONE OF THE VILLAS.
 05:14:23 AND THIS IS ACTUALLY A TILE FROM THE SAME MANUFACTURER, BUT
 05:14:27 WE'RE ACTUALLY GOING TO PUT THAT -- THAT IS THE COLOR AND
 05:14:35 THE ROOF TILE.
 05:14:38 >> VERY NICE.
 05:14:39 >>Kristin Jeannin: BEAUTIFUL.
 05:14:42 >>Anthony Gargano: THESE ARE THE SAME AS EXISTING COLORS.
 05:14:44 >> YES, THEY MATCH THE EXISTING COLORS.
 05:14:54 >> SHALL I LEAVE THESE HERE?
 05:14:56 >> SURE.
 05:14:57 >> YOU CAN LEAVE THEM FOR NOW.
 05:15:02 >>Anthony Gargano: I'D LIKE TO OPEN IT UP TO THE PUBLIC.

 05:15:05 DO WE HAVE ANY CARDS?
 05:15:06 >>Tammy Duran: I DO NOT.
 05:15:09 >>Anthony Gargano: IS THERE ANYONE HERE FROM THE PUBLIC WHO
 05:15:11 WISHES TO BE HEARD ON THIS MATTER?
 05:15:15 >>Mary Gibbs: THEY ARE SITTING IN THE AUDIENCE, BUT I THINK
 05:15:17 THEY ARE AFRAID TO SPEAK.
 05:15:19 I DO KNOW THEY WANTED TO KNOW IF THE PROJECT WAS GOING TO
 05:15:25 GET BUILT.
 05:15:26 SO THAT WOULD BE EXCITING TO KNOW.
 05:15:30 >>Anthony Gargano: WE'LL CLOSE THE PUBLIC PORTION THEN.
 05:15:32 ANY FINAL COMMENTS OR QUESTIONS FROM MEMBERS OF THE BOARD?
 05:15:40 >>Jim Wallace: THE ONLY COMMENT I HAVE IS I REALLY FEEL VERY
 05:15:43 STRONGLY THAT A SOLID WALL FOR 120 FEET ALONG THAT NORTH
 05:15:49 SIDE AT THE CENTER OF THOSE TWO BUILDINGS, THE 6 AND 5 UNIT
 05:15:55 BUILDING IS ESSENTIAL.
 05:15:56 OTHERWISE, IT'S A VERY MINOR COST.
 05:16:02 IT IS A VERY MINOR ADDITION TO THE DEVELOPMENT ORDER, BUT I
 05:16:06 THINK IT WOULD MAKE A SERIOUS DIFFERENCE, IMPROVEMENT TO THE
 05:16:10 NOISE ABATEMENT OF CORKSCREW ROAD WHICH IS BUSY NOW AND IS
 05:16:21 ONLY GOING TO GET BUSIER.
 05:16:22 I THINK IT IS A VERY IMPORTANT ADDITION TO THE APPROVAL.
 05:16:24 >>Anthony Gargano: THANK YOU, JIM.
 05:16:26 >>Michael Sheeley: MY COMMENT ON THAT WOULD BE IT'S GREAT
 05:16:28 FOR THE RESIDENTS, BUT IT'S NOT GREAT FOR THE COMMUNITY.
 05:16:32 IT'S GREAT FOR THE RESIDENTS BUT NOT FOR THE COMMUNITY TO

 05:16:35 DRIVE BY AN EIGHT-FOOT WALL ALONG THAT STRETCH OF ROAD.
 05:16:40 >>Jim Wallace: IF IT IS LANDSCAPED ON THE NORTH SIDE, WHICH
 05:16:42 IT WOULD BE, THE WHOLE LINEAR PARK IS ON THE NORTH SIDE OF
 05:16:46 THE WALL, SO IT WOULDN'T BE SEEN BY CARS DRIVING BY, BUT THE
 05:16:50 SOUND WOULD NOT TRANSFER INTO THE COMMUNITY.
 05:16:52 >>Barry Jones: IT'S HARD TO HIDE AN EIGHT-FOOT WALL.

05:16:56 EVEN A SIX-FOOT IS HARD TO HIDE.
 05:16:58 >>Jim Wallace: THE LINEAR PARK WOULD BE BETWEEN THE WALL AND
 05:17:01 CORKSCREW ROAD.
 05:17:03 >>Kristin Jeannin: THEN YOU ARE ALSO LIMITING THE VIEW DOWN
 05:17:06 THE PRETTIEST PART OF THE PROJECT.
 05:17:09 AND I WOULD ARGUE FOR A WALL IN FRONT OF THE GARAGES INSTEAD
 05:17:13 OF -- I MEAN, I THINK -- YOU'RE LIMITING THE VIEW OF THE
 05:17:20 PRETTIEST PART OF THE PROJECT IF YOU BUILD A WALL THERE.
 05:17:24 THE VIEW DOWN THE CENTER DOWN THE LAKE AND THE PARK THAT'S
 05:17:28 IN THE CENTER IF YOU BUILD A WALL THERE, THE PUBLIC WON'T
 05:17:30 SEE THE PRETTIEST PART OF THE PROJECT AND THE PEOPLE THAT
 05:17:35 WALK THROUGH.
 05:17:37 >>Jim Wallace: WELL, I WOULD RESPECT THE 170 PEOPLE LIVING
 05:17:41 THERE BEFORE I WOULD WORRY ABOUT THE PEOPLE WALKING ALONG
 05:17:44 THE PEDESTRIAN WALK.
 05:17:48 >>Barry Jones: OUR JOB IS TO PROTECT THE COMMUNITY, NOT THE
 05:17:51 INDIVIDUAL, THOUGH.
 05:17:52 THAT'S THE WAY I SEE IT.
 05:17:56 WE'RE TASKED WITH LOOKING OUT FOR THE COMMUNITY'S INTEREST

 05:18:01 FIRST.
 05:18:03 >>Anthony Gargano: I THINK WE'VE HAD ADEQUATE DISCUSSION ON
 05:18:06 THAT MATTER.
 05:18:06 I'D LIKE TO ENTERTAIN A MOTION.
 05:18:11 >>Michael Sheeley: MR. CHAIRMAN, I'LL MAKE A MOTION FOR
 05:18:13 APPROVAL FOR CASE DOS 2023-E 012 WITH THE STAFF COMMENTS.
 05:18:24 >>Anthony Gargano: THAT INCLUDES STAFF'S RECOMMENDATIONS,
 05:18:27 DEVIATIONS.
 05:18:27 >>Michael Sheeley: CORRECT.
 05:18:30 >>James Tatooles: I'LL SECOND THAT.
 05:18:31 >>Anthony Gargano: WE HAVE A MOTION THAT'S MADE FOR
 05:18:33 APPROVAL, SECONDED.
 05:18:34 ANY DISCUSSION ON THE MOTION?
 05:18:36 CAN WE HAVE A ROLL CALL VOTE, PLEASE, TAMMY?
 05:18:42 >>Tammy Duran: BOARD MEMBER JEANNIN?
 05:18:44 >>Kristin Jeannin: YES.
 05:18:46 >>Barry Jones: YES.
 05:18:47 >>Al Paivandy: YES.
 05:18:49 >>Michael Sheeley: YES.
 05:18:51 >>James Tatooles: YES.
 05:18:52 >>Jim Wallace: YES.
 05:18:55 >>Dan Williams: YES.
 05:18:56 >>Anthony Gargano: YES.
 05:18:57 THANK YOU.
 05:19:02 >>Michael Sheeley: LOOKING FORWARD TO A GREAT PROJECT.

 05:19:30 >>Anthony Gargano: LADIES AND GENTLEMEN, IF YOU COULD EXIT,
 05:19:37 PLEASE AND CARRY YOUR CONVERSATIONS ON IN THE LOBBY, WE HAVE

05:19:40 A MEETING TO CONTINUE HERE.
 05:19:41 THANK YOU VERY MUCH.
 05:19:42 MARY, ARE WE READY TO MOVE FORWARD?
 05:20:07 I'LL JUST REMIND THE BOARD THAT THE SAME APPLIES WITH REGARD
 05:20:37 TO WHAT WE DISCUSSED EARLIER.
 05:20:43 ANY CONFLICTS OF INTEREST FOR THIS ONE?
 05:20:47 >> NO.
 05:20:47 >> NO.
 05:20:47 >> NO.
 05:20:49 >>Anthony Gargano: ANY EX PARTE COMMUNICATIONS WITH THIS
 05:20:52 ONE?
 05:20:52 >> NO.
 05:20:53 >> NO.
 05:20:54 >>Anthony Gargano: THANK YOU.
 05:20:59 >>Mary Gibbs: ALL RIGHT.
 05:21:00 ARE WE READY TO TALK ABOUT PICKLEBALL BALL?
 05:21:06 THIS IS ESTERO COUNTRY CLUB PICKLEBALL LIMITED DEVELOPMENT
 05:21:12 ORDER.
 05:21:13 PICKLEBALL HAS TO HAVE A PUBLIC HEARING.
 05:21:15 THAT'S THE REASON WE'RE HERE.
 05:21:16 THIS IS AT THE VINES RESIDENTIAL COMMUNITY, WHICH IS LOCATED
 05:21:19 OFF OF U.S. 41, FOR SOME OF YOU NEW TO THE AREA.
 05:21:26 THEY ARE REQUESTING APPROVAL TO RENOVATE OR CONVERT ONE

 05:21:29 EXISTING TENNIS COURT INTO FOUR PICKLEBALL AND THEN THEY ARE
 05:21:32 GOING TO ADD A NEW TENNIS COURT EAST OF THE EXISTING COURTS.
 05:21:36 RIGHT NOW THEY'VE GOT FIVE TENNIS AND TWO PICKLEBALL.
 05:21:40 WE HAD A PUBLIC INFORMATION MEETING LAST MONTH, SO THIS
 05:21:43 WOULD BE FRESH FOR SOME OF YOU THAT WERE HERE LAST MONTH.
 05:21:47 THE APPLICANT IS ASKING FOR SMALL PARKING DEVIATION OF 5%,
 05:21:54 BUT THERE ARE OVER 189 OR 200 PARKING SPACES IN THE
 05:22:00 CLUBHOUSE PARKING LOT AND THIS IS EAST OF THE CLUBHOUSE.
 05:22:02 AND THERE'S SOME PARKING OVER BY THE PICKLEBALL.
 05:22:07 THEY WILL EXPLAIN IT THAT A LOT OF PEOPLE RIDE THEIR BIKES
 05:22:10 OR RIDE THEIR GOLF CARTS OVER TO PLAY PICKLEBALL.
 05:22:13 THE APPLICANT WILL BE EXPLAINING THAT.
 05:22:15 STAFF HAS RECOMMENDED APPROVAL WITH SOME STIPULATIONS.
 05:22:23 THE APPLICANT HAS NOT DONE A NOISE STUDY.
 05:22:26 THEY TALKED ABOUT THIS LAST MONTH, BUT THEY SAID AFTER
 05:22:29 CONSTRUCTION THEY WILL DO A NOISE STUDY.
 05:22:32 IF THE VILLAGE DEEMS NECESSARY, THEY CAN INSTALL SOME OF THE
 05:22:37 ACOUSTI-MATTER VINYL SCREENS.
 05:22:40 THAT'S ONE OF OUR CONDITIONS.
 05:22:42 WE HAVE THE CONDITION THAT IF -- THEY HAVE TO ABIDE BY THE
 05:22:46 NOISE LEVELS IN THE ORDINANCE, WHICH IS 66 DECIBELS.
 05:22:51 AND IF THERE ARE LEGITIMATE DOCUMENTED COMPLAINTS IN THE
 05:22:54 FUTURE CREATED BY PICKLEBALL, THEN THEY NEED TO DO SOME
 05:22:57 REMEDIATION, SO THEY WOULD NEED TO COME IN AND MEET WITH US

05:23:01 AND SEE WHAT THEY CAN DO FOR NOISE ATTENUATION.

05:23:04 WE ALSO HAVE A STIPULATION JUST THAT THE TREES THAT THEY ARE
05:23:08 PROPOSING TO REPLACE TREES, AND IT LOOKED LIKE IN THEIR
05:23:11 LANDSCAPE PLAN THEY WERE PLACING SOME WITH SHRUBS.
05:23:14 WE PUT A CONDITION IN THAT TREES HAVE TO BE REPLACED BY
05:23:17 TREES.
05:23:17 AND THEN WE HAD LIMITATION OF HOURS OF OPERATION, WHICH I
05:23:21 THINK I PUT IN THERE WRONG.
05:23:23 I THINK IT WAS DUSK TO 8:30 P.M.
05:23:26 DAWN.
05:23:32 NOT DUSK TO DUSK.
05:23:34 DAWN UNTIL 8:30 P.M.
05:23:35 TYLER BONNOUGH IS HERE.
05:23:40 HE EXPLAINED IT LAST MONTH, BUT WE'LL HAVE HIM GET UP AND
05:23:43 KIND OF REFRESH EVERYBODY.
05:23:45 I'M SORRY WE DON'T HAVE A TALLER MICROPHONE FOR YOU.
05:24:04 >>Tyler Bonnough: THANKS, MARY.
05:24:06 GOOD EVENING, EVERYONE.
05:24:08 MY NAME IS TYLER BONNOUGH.
05:24:10 I'M A CIVIL ENGINEER FOR BOWMAN CONSULTING GROUP.
05:24:12 I'M HERE ON BEHALF OF ESTERO GOLF AND COUNTRY CLUB.
05:24:15 AS MARY STATED, WE HAVE A LIMITED DEVELOPMENT ORDER IN TO
05:24:21 REDEVELOP ONE OF THEIR EXISTING TENNIS COURTS INTO FOUR
05:24:25 PICKLEBALL COURTS.
05:24:27 SHE STATED THERE ARE CURRENTLY FIVE TENNIS COURTS OUT THERE
05:24:30 RIGHT NOW.

05:24:30 AND TWO EXISTING PICKLEBALL COURTS.
05:24:34 THIS LDO WILL ALLOW US TO HAVE SIX PICKLEBALL COURTS TOTAL
05:24:39 AND WE ARE LOOKING TO RELOCATE THE FIFTH.
05:24:42 SO WE WILL MAINTAIN FIVE TENNIS COURTS.
05:24:45 FOR THOSE THAT AREN'T FAMILIAR, THE VINES OR ESTERO COUNTRY
05:24:50 CLUB IS OFF OF VINTAGE TRACE DRIVE JUST OFF OF U.S. 41.
05:24:55 THE CLUBHOUSE AMENITY CENTER IS LOCATED ON THE SOUTHERN
05:24:59 PROPERTY LINE NEAR THE MIDLINE OF THE COMMUNITY.
05:25:01 ZOOMING IN HERE, YOU CAN KIND OF SEE THE TENNIS COURT ONE AS
05:25:09 NOTED. THAT WOULD BE THE ONE THAT IS CONVERTED INTO FOUR
05:25:12 PICKLEBALL COURTS.
05:25:13 WE ARE THEN GOING TO RELOCATE COURT ONE TO THE EASTERN
05:25:18 PORTION OF THE FIVE COURTS.
05:25:19 AS I HAVE NOTED HERE, WE'RE GOING TO MAINTAIN OR AT LEAST
05:25:25 INCREASE THE DISTANCE FROM THE RESIDENTS TO THE SOUTH, WHICH
05:25:29 IS BELLE LAGO, AND WE WILL BE LOSING ABOUT 50 FEET OF
05:25:34 DISTANCE TO THE NEAREST RESIDENT TO THE EAST.
05:25:41 AS MARY STATED, WE ARE ASKING FOR A PARKING DEVIATION SO
05:25:46 THIS IMPROVEMENT IS GOING TO INCREASE A TOTAL OF FOUR
05:25:50 COURTS, WHICH COMES OUT TO ABOUT 12 PARKING SPACES AS

05:25:54 REQUIRED BY THE LAND DEVELOPMENT CODE.
 05:25:57 THE COMMUNITY ITSELF HAS AMPLE GOLF CART PARKING AROUND THE
 05:26:02 AMENITIES AND THE CLUBHOUSE.
 05:26:04 WE'RE LOOKING TO JUST UTILIZE THAT WITH THIS IT BRINGS
 05:26:09 PARKING DEMANDS REQUIRED FROM 189 SPACES AND INCLUDING OUR

 05:26:14 GOLF CARTS, WE ARE UP NEAR 208 SPACES PROVIDED.
 05:26:17 EVEN IF THE RATIO.
 05:26:20 AS YOU CAN SEE ON THE SITE PLAN HERE, WE'RE GOING TO TAKE
 05:26:22 THE EXISTING FOOTPRINT AND PRETTY MUCH OVERLAY IT WITH THE
 05:26:26 FOUR COURTS, TRYING TO BE AS MINIMAL IMPACTS AS POSSIBLE.
 05:26:30 THERE'S GOING TO BE SOME IMPROVEMENTS TO THE PROVIDED CANOPY
 05:26:35 STRUCTURE AND GOLF CART ACCESS FROM THE GOLF COURSE THAT
 05:26:40 WILL BE COMPENSATED.
 05:26:41 THE NEXT SITE PLAN SHOWS THE NEW LOCATION FOR THE RELOCATED
 05:26:48 TENNIS COURT ONE.
 05:26:50 WE HAVE SOME EXTRA SPACE AND SOME LANDSCAPING AREA OFF TO
 05:26:54 THE SIDE HERE.
 05:26:55 THIS WILL BE USED AS A PRACTICE COURT JUST LIKE THE SMALLER
 05:26:59 FOOTPRINT OVERALL TO THE MAIN FOUR COURTS THAT ARE GOING TO
 05:27:02 REMAIN.
 05:27:04 AS MARY STATED, WE'VE PROVIDED A LANDSCAPE PLAN FOR REVIEW
 05:27:07 THAT WILL REPLACE IN-KIND FOR THOSE THAT ARE IMPACTED.
 05:27:14 AS SHE STATED, FOR THE NOISE REQUIREMENTS, LAND DEVELOPMENT
 05:27:25 CODE AND ORDINANCE IS HAVE IT 66 DECIBELS REQUIRED.
 05:27:34 WITH THE ADDITION OF THE FOUR COURTS, BEING THAT THERE ARE
 05:27:37 TWO ALREADY THERE, WE'VE HAD -- WE'VE TALKED WITH PSM WHICH
 05:27:42 HAVE DONE SOUND MITIGATION EFFORTS FOR US IN THE PAST.
 05:27:47 THEY HAVE ITERATED THAT ADDING MORE COURTS DOES NOT INCREASE
 05:27:52 THE VOLUME, JUST THE AMOUNT OF SOUND.
 05:27:55 SO, YES, YOU'LL HEAR THE PADDLES A LITTLE BIT MORE OFTEN BUT

 05:27:58 NOT AT A LOUDER FREQUENCY.
 05:28:00 AS MARY STATED WITH THE STIPULATION JUST TO REITERATE, SHE
 05:28:09 HAD DAWN TO DUSK BUT WE'RE PROPOSING TO DO DAWN TO 8:30,
 05:28:13 WHICH IS WITHIN THE REQUIREMENTS.
 05:28:15 AND EXISTING LIGHTING WILL REMAIN AS IS.
 05:28:26 >>Anthony Gargano: THERE'S NO CHANGE IN THE LIGHTING, IS
 05:28:28 THAT WHAT YOU SAID?
 05:28:29 >>Tyler Bonnough: CORRECT.
 05:28:32 >>Jim Wallace: YOU'RE GOING FROM 28 PLAYERS -- RIGHT NOW YOU
 05:28:37 HAVE FIVE TENNIS COURTS AND TWO PICKLEBALL.
 05:28:42 POTENTIAL IN TOURNAMENT TIME, 28 PLAYERS, YOU'RE GOING NOW
 05:28:46 TO 44.
 05:28:47 THAT IS AN INCREASE OF 60%.
 05:28:54 YOU FEEL YOU CAN REALISTICALLY -- BECAUSE I'VE PLAYED TENNIS
 05:28:58 THERE.
 05:29:00 WHEN A TOURNAMENT IS GOING ON, THE PARKING LOT IS PRETTY

05:29:03 BUSY.
 05:29:03 YOU ARE CONFIDENT THAT YOU CAN REALLY HANDLE THE ADDITIONAL
 05:29:06 16, POTENTIALLY 16 PLAYERS?
 05:29:10 >>Tyler Bonnough: YES.
 05:29:14 >>Jim Wallace: MARY, ARE YOU?
 05:29:15 >>Mary Gibbs: WELL, WE HAD I THOUGHT A PRETTY GOOD
 05:29:18 DISCUSSION OF THIS AT THE LAST MEETING WHEN THE MANAGER --
 05:29:22 THE OTHERS GOT UP AND EXPLAINED IT.
 05:29:24 AFTER HEARING THAT IT SEEMED -- THIS HAS NOT BEEN A PROBLEM

 05:29:28 BEFORE.
 05:29:28 IT'S UNUSUAL THAT WE HAVE PICKLEBALL THAT DOESN'T CREATE A
 05:29:32 PROBLEM, BUT I THINK THIS IS KIND OF AN ANOMALY.
 05:29:35 SO WE WERE PRETTY COMFORTABLE WITH THE DISCUSSION LAST
 05:29:38 MONTH.
 05:29:38 >>Jim Wallace: IT'S NOT LIKE EVERYBODY IS GOING TO START
 05:29:42 USING GOLF CARTS AND BIKES.
 05:29:44 YOU HAVE OUT OF THE 28 THAT YOU HAVE NOW, SOME OF THEM COME
 05:29:47 BY CART AND SOME COME BY BIKE.
 05:29:50 I ONLY PLAYED TENNIS THERE FOR TWO YEARS.
 05:29:53 DIDN'T SEE A WHOLE LOT OF CARTS.
 05:29:54 DIDN'T SEE A WHOLE LOT OF BIKES.
 05:29:56 SO THE PREMISE IS THAT MORE PEOPLE ARE GOING TO START USING
 05:29:59 BIKES AND CARTS THAN THEY HAVE IN THE PAST.
 05:30:01 IS THAT WHAT YOU'RE SAYING?
 05:30:03 >>Tyler Bonnough: WE FEEL THAT WE CAN ACCOMMODATE THE
 05:30:06 ADDITIONAL NEEDS, YES.
 05:30:08 >> HI.
 05:30:10 BRUCE ACKERMAN, VICE PRESIDENT OF THE CLUB.
 05:30:12 I SPOKE WITH YOU AT THE LAST INFORMATIONAL MEETING LAST
 05:30:15 MONTH.
 05:30:16 AS A PICKLEBALLER, I CAN TELL YOU THE PICKLEBALL COMMUNITY
 05:30:19 MORE THAN ANYONE ELSE COMES IN GOLF CARTS AND BICYCLES.
 05:30:22 WE HAVE MORE THAN ADEQUATE ROOM, ESPECIALLY SINCE THESE
 05:30:26 COURTS WILL BE ON THE OTHER SIDE AND SPACES BY THE GOLF

 05:30:32 PUTTING GREEN AND GOLF CHIPPING GREEN, AT TIMES WHEN THE
 05:30:36 GOLFERS ARE NOT COLLECTING.
 05:30:39 >>Jim Wallace: YOU'RE SAYING PICKLEBALL PLAYERS COME BY GOLF
 05:30:42 CART --
 05:30:43 >> ALMOST EXCLUSIVELY.
 05:30:46 THAT'S OUR EXPERIENCE.
 05:30:48 >>Jim Wallace: WASN'T AWARE OF THAT.
 05:30:49 FINE.
 05:30:52 >>Mary Gibbs: ALSO DIDN'T REALIZE, THEY TOLD ME THAT IF YOU
 05:30:54 RIDE YOUR BIKE, YOU CAN GET A SPECIAL BACKPACK FOR
 05:30:58 PICKLEBALL SO YOU CAN CARRY YOUR PADDLES IN YOUR BACKPACK ON
 05:31:04 YOUR BIKE, WHICH IS NEW INFORMATION.

05:31:06 >> THANK YOU, MARY.
 05:31:08 THAT'S ACCURATE.
 05:31:08 >>Mary Gibbs: I REMEMBERED THAT DISCUSSION.
 05:31:12 >> ON THE EXISTING PARKING AERIAL, IT HAS JUST TO THE WEST
 05:31:15 OF TENNIS COURT ONE A B-1 AND B-2, WHAT ARE THOSE, PLEASE?
 05:31:25 >>Tyler Bonnough: CAN YOU REPEAT YOUR QUESTION?
 05:31:29 >>Dan Williams: ON THE EXISTING PARKING AERIAL, YOU HAVE THE
 05:31:31 TENNIS COURTS.
 05:31:36 AND TENNIS COURT 1 JUST TO, I BELIEVE IT'S THE WEST OF THAT,
 05:31:37 IT'S SHOWING AND HIGHLIGHTED B-1 AND B-2.
 05:31:39 I WAS JUST CURIOUS WHAT THOSE ARE REFERRING.
 05:31:48 >> BOCCE.
 05:31:51 >>Dan Williams: IT'S BOCCE BALL.

 05:31:52 OKAY.
 05:31:59 >>Tyler Bonnough: HERE ON THE AERIAL, YOU CAN SEE BEHIND THE
 05:32:01 CLUBHOUSE, THE TWO LONG STRAIGHT GREENSPACES WHERE THE
 05:32:05 COURTS ARE.
 05:32:09 >>Anthony Gargano: ANY OTHER QUESTIONS FROM THE BOARD?
 05:32:11 I'LL OPEN THE PUBLIC PORTION.
 05:32:16 DO WE HAVE ANY CARDS?
 05:32:17 >>Tammy Duran: WE DO NOT.
 05:32:18 >>Michael Sheeley: NO CARDS FOR PICKLEBALL.
 05:32:20 >>Tammy Duran: NO.
 05:32:22 [LAUGHTER]
 05:32:24 >> THE COURTS ARE THERE ABOUT THREE YEARS.
 05:32:27 THE COURTS THAT EXIST ARE CLOSER TO THE NEAREST HOMES AND
 05:32:30 WE'VE NOT HAD ONE COMPLAINT IN THREE YEARS.
 05:32:36 >>Kristin Jeannin: DO THE PEOPLE WHO LIVE THERE PLAY
 05:32:38 PICKLEBALL?
 05:32:40 >> NO, NOT TO MY KNOWLEDGE, ANY OF THEM.
 05:32:43 >>Jim Wallace: ONE QUESTION I DIDN'T SEE AND SURE YOU
 05:32:45 FIGURED IT OUT.
 05:32:46 HOW DO YOU GET FROM THE TENNIS COURTS TO THE PROSHOP?
 05:32:49 ONCE YOU BUILT IT, I DIDN'T SEE A PATH GOING FROM THE
 05:32:58 PROSHOP --
 05:33:00 >> THERE IS A CONCRETE WALKWAY BETWEEN THE EXISTING TWO
 05:33:03 PICKLEBALL AND ALL THE TENNIS COURTS.
 05:33:05 THAT'S GOING TO REMAIN.

 05:33:08 >>Jim Wallace: THAT'S GOING TO STAY THERE.
 05:33:10 >> YES.
 05:33:12 >>Anthony Gargano: I'M GOING TO CLOSE THE PUBLIC PORTION AT
 05:33:16 THIS POINT.
 05:33:18 ANY FINAL QUESTIONS, COMMENTS BY MEMBERS OF THE BOARD?
 05:33:21 I'LL ENTERTAIN A MOTION.
 05:33:25 DON'T BE SHY.
 05:33:30 >>Michael Sheeley: ALWAYS HAVE TO BE ME?

05:33:32 >>Kristin Jeannin: YES.
 05:33:32 [LAUGHTER]
 05:33:34 >>Michael Sheeley: I'LL MAKE A MOTION, MR. CHAIRMAN FOR LDO
 05:33:37 2024-E041 FOR APPROVAL OF THIS PROJECT WITH STAFF
 05:33:43 CONDITIONS.
 05:33:45 >> SECOND.
 05:33:46 >>Anthony Gargano: WE HAVE A MOTION AND IT'S SECONDED.
 05:33:51 ANY DISCUSSIONS ON THAT MOTION?
 05:33:53 TAMMY, CAN WE HAVE A ROLL CALL VOTE, PLEASE.
 05:33:57 >>Kristin Jeannin: YES.
 05:33:59 >>Barry Jones: YES.
 05:34:01 >>Al Paivandy: YES.
 05:34:03 >>Michael Sheeley: YES.
 05:34:04 >>James Tatooles: YES.
 05:34:06 >>Jim Wallace: YES.
 05:34:07 >>Dan Williams: YES.
 05:34:10 >>Anthony Gargano: YES.

 05:34:13 >> THANK YOU VERY MUCH.
 05:34:18 >> DON'T YOU FEEL SORRY FOR THE TENNIS PLAYERS GIVING UP
 05:34:20 COURTS FOR PICKLEBALL.
 05:34:22 >> THEY ARE ADDING A COURT BACK.
 05:34:28 >>Anthony Gargano: OKAY.
 05:34:31 MOVING RIGHT ALONG --
 05:34:35 >>Mary Gibbs: I NEED A MINUTE TO SEE -- I ONLY SEE ONE OF
 05:34:37 THE APPLICANTS HERE FOR THE NEXT CASE.
 05:34:40 THE LANDSCAPE ARCHITECT.
 05:34:42 BUT I DON'T SEE THE ENGINEER.
 05:34:43 LET ME PEEK OUTSIDE.
 05:34:45 >>Anthony Gargano: ARE WE MOVING TOO FAST FOR EVERYBODY
 05:34:48 TONIGHT?
 05:34:48 >>Mary Gibbs: I THINK SO, YES.
 05:34:50 I THINK YOU GUYS JUST GAVE YOUR LANDSCAPE ARCHITECT A LITTLE
 05:35:25 HEART ATTACK.
 05:35:31 >>Anthony Gargano: OKAY.
 05:35:33 BOARD MEMBERS, ONCE AGAIN, ANY EX PARTE COMMUNICATIONS?
 05:35:37 >> NO.
 05:35:38 >> NO.
 05:35:38 >>Anthony Gargano: CONFLICTS OF INTEREST?
 05:35:39 >> NO.
 05:35:40 >> NO.
 05:35:40 >>Anthony Gargano: OKAY.
 05:35:41 THANK YOU.

 05:35:41 >>Mary Gibbs: NANCY, DO WE NEED TO SWEAR IN THE NEW GROUP?
 05:35:47 >>Nancy Stroud: THAT'S RIGHT.
 05:35:47 THANK YOU.
 05:35:48 ANYONE WHO IS GOING TO TESTIFY TONIGHT, PLEASE STAND AND

05:35:52 RAISE YOUR RIGHT HAND.
 05:35:54 DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY YOU'LL GIVE
 05:35:59 TONIGHT WILL BE THE TRUTH, THE WHOLE TRUTH AND NOTHING BUT
 05:36:01 THE TRUTH?
 05:36:02 THANK YOU.
 05:36:08 >>Mary Gibbs: MOVING RIGHT ALONG, WE'RE ON OUR LAST CASE
 05:36:11 TONIGHT.
 05:36:11 SOME OF YOU REMEMBER SEEING THIS AGAIN MULTIPLE TIMES.
 05:36:17 THE OLD POST OFFICE ON BROADWAY.
 05:36:20 AND THIS IS A ONE ACRE PARCEL THAT WAS DEVELOPED AS THE
 05:36:24 ORIGINAL POST OFFICE BUILDING.
 05:36:26 IF YOU'VE DRIVEN BY IT LATELY, YOU'VE SEEN HOW ATTRACTIVE IT
 05:36:29 IS.
 05:36:30 IT'S REALLY, REALLY PRETTY.
 05:36:32 THE APPLICANT -- WELL, THIS HAS BEEN REZONED BY THE COUNCIL
 05:36:37 SOME YEARS AGO.
 05:36:38 IT WAS PLANNED TO BE -- THEY WEREN'T SURE WHAT IT WAS GOING
 05:36:42 TO BE AT THE TIME.
 05:36:42 THEY THOUGHT IT WOULD BE A LANDSCAPE BUSINESS.
 05:36:44 THAT DIDN'T WORK OUT.
 05:36:45 SO THEN IT WAS FOR SALE FOR QUITE SOME FEW YEARS.

 05:36:50 NOBODY WANTED TO UPGRADE THE EXISTING BUILDING, SO IT DIDN'T
 05:36:53 GO ANYWHERE.
 05:36:54 AND RECENTLY OR IT'S BEEN A WHILE NOW, I THINK, IT WAS
 05:36:59 PURCHASED BY THE PRUITT FAMILY WHO ARE HERE AND LIVE IN
 05:37:02 ESTERO AND HAVE A CPA FIRM.
 05:37:05 AND THEY WANT TO CONVERT THIS INTO OFFICE FOR THEIR CPA FIRM
 05:37:10 AND POSSIBLY SOME ANCILLARY OFFICES.
 05:37:13 THEY WENT BACK TO THE COUNCIL BECAUSE THEY HAD TO MAKE SOME
 05:37:18 AMENDMENTS TO THE ZONING AND ACTUALLY SKINNIED DOWN THE
 05:37:21 USES, ADDED A COUPLE OF CHANGES IN THE LANDSCAPING FOR
 05:37:25 DEVIATIONS, RE-DID THE PATTERN BOOK A LITTLE BIT.
 05:37:28 AND THE COUNCIL APPROVED IT, AND YOU ALL APPROVED IT AS
 05:37:31 WELL.
 05:37:31 SO NOW THEY ARE IN FOR THEIR DEVELOPMENT ORDER AMENDMENT TO
 05:37:35 MAKE EVERYTHING CONFORM, SO THIS IS LIKE THE FINAL STAGE
 05:37:40 BEFORE THEY GET THE BUILDING PERMITS.
 05:37:41 THEY HAVE GOT A FEW DEVIATIONS WHICH ARE THE ONES THAT WERE
 05:37:45 ALREADY APPROVED BY THE ZONING.
 05:37:47 SO THERE ARE NOT A LOT OF CHANGES, BUT I'LL HAVE THEM KIND
 05:37:49 OF WALK THROUGH WHAT THEY ARE CHANGING.
 05:37:54 DEAN MARTIN IS GOING TO LEAD IT OFF.
 05:38:05 >>Dean Martin: GOOD AFTERNOON, EVERYBODY.
 05:38:06 I'M DEAN MARTIN WITH TDM CONSULTING.
 05:38:14 WITH ME TODAY ARE THE PROJECT ARCHITECT, DAVID MOORE, AND
 05:38:17 THE PROJECT LANDSCAPE ARCHITECT, JASON KULSVEEN, AND ALSO

05:38:23 ROCIO FROM MY OFFICE TO TAKE NOTES IF WE NEED TO.
 05:38:26 BOTH DAVID AND JASON WILL BE MAKING SEPARATE PRESENTATIONS A
 05:38:29 LITTLE LATER ON.
 05:38:32 >>Mary Gibbs: DEAN, DO YOU WANT THE PRUITTS TO RAISE THEIR
 05:38:34 HAND OR SOMETHING?
 05:38:35 >> I DO.
 05:38:36 ALL THREE OF THEM ARE RIGHT THERE.
 05:38:38 I WANTED TO BRIEFLY DISCUSS THE ENGINEERING ASPECTS OF THE
 05:38:48 PROJECT, NAMELY THE SITE PLAN, DRAINAGE PLANE, UTILITIES,
 05:38:51 PARKING LOT LIGHTING AND TRAFFIC.
 05:38:53 THE FIRST THING ON THE SCREEN IS THE AREA LOCATION MAP.
 05:38:57 AS YOU CAN SEE, IT IS ON THE NORTHEAST CORNER OF U.S. 41 AND
 05:39:01 BROADWAY EAST, WHICH IS A LIGHTED INTERSECTION.
 05:39:06 YOU CAN SEE THE OLD POST OFFICE BUILDING, THE TWO DRIVEWAYS,
 05:39:09 THE GREEN AREA IN THE NORTHEAST, WHICH IS THE SEPTIC SYSTEM
 05:39:14 AND THE GREEN AREA IN THE NORTHWEST, WHICH IS THE DETENTION
 05:39:18 POND.
 05:39:19 NORTH AND WEST OF THE SITE IS COMMERCIAL.
 05:39:23 EAST IS AN EXISTING RESIDENTIAL HOUSE AND SOUTH IS THE
 05:39:27 RIGHT-OF-WAY OF BROADWAY EAST.
 05:39:28 THIS IS A SITE DIMENSION PLAN.
 05:39:43 NOTE THAT THE WESTERN DRIVEWAY IS BEING REMOVED AS IS A
 05:39:46 PORTION OF THE ASPHALT ON THE NORTH END TO MAKE GREENSPACE.
 05:39:52 AND A BIT OF THE ASPHALT ON THE WEST FOR LANDSCAPE ISLANDS.
 05:39:56 A NEW DUMPSTER IS ALSO BEING PROPOSED AS IS AN 8-FOOT HIGH

 05:40:01 BUFFER WALL ALONG THE EAST BETWEEN US AND THE RESIDENTIAL
 05:40:05 HOUSE ON THE EAST.
 05:40:06 ON THE SCREEN NOW IS A PROPOSED PAVING, GRADING AND DRAINAGE
 05:40:16 PLAN.
 05:40:16 NOTE THAT THE SITE IS -- ALREADY HAS A PERMITTED MASTER
 05:40:20 WATER MANAGEMENT SYSTEM.
 05:40:21 WE'LL BE ADHERING TO THE PERMIT BUT ALSO PROPOSING A FEW
 05:40:24 BENEFITS DURING THIS REDEVELOPMENT, NAMELY RESTORING THE
 05:40:27 DETENTION AREA TO THE PERMITTED CONDITIONS AND REMOVING THE
 05:40:31 EXOTICS PERFORMING MAINTENANCE TO THE SWALE ALONG THE
 05:40:34 WESTERN PROPERTY LINE AND, OF COURSE, REDUCING IMPERVIOUS
 05:40:37 COVERAGE TO ALLOW MORE PERCOLATION INTO THE PERVIOUS AREAS.
 05:40:42 ALSO FOR THE RECORD THIS SITE IS NOT IN A FLOOD ZONE PER THE
 05:40:46 MOST RECENT FEMA MAPS.
 05:40:48 SO ON THE SCREEN IS THE PROPOSED UTILITY PLANS.
 05:41:04 NOTE THAT THERE IS AN EXISTING WATER MAIN ACROSS BROADWAY
 05:41:08 THAT'S ALREADY -- THAT ALREADY PROVIDES DOMESTIC WATER TO
 05:41:11 THE BUILDING VIA A ONE-INCH POLYWATER SERVICE.
 05:41:16 WE'LL BE PROPOSING A NEW TAP ON THE SOUTH SIDE OF BROADWAY
 05:41:21 AND COMING THROUGH WITH A HYDRANT ON OUR SIDE OF THE STREET
 05:41:24 TO PROVIDE MORE FIRE PROTECTION.
 05:41:26 HOWEVER, THE BUILDING WILL REMAIN UNSPRINKLED AT THIS TIME.

05:41:28 SEWER IS PROVIDED, AS STATED EARLIER, BY AN EXISTING SEPTIC
 05:41:33 SYSTEM IN THE NORTHEAST CORNER.
 05:41:35 DURING THE DEVELOPMENT, THE CONTRACTOR WILL HIRE A SEPTIC

 05:41:39 COMPANY TO INSPECT THE DRAIN FIELD, SEPTIC TANK, AND THE
 05:41:41 DOSING TANK TO ENSURE PROPER FUNCTIONING OF THE SYSTEM PRIOR
 05:41:46 TO THE PRUITTS MOVING IN.
 05:41:48 THE NEXT SLIDE SHOWS THE NEAREST PUBLIC SEWER.
 05:41:56 WE'D LIKE TO TIE INTO PUBLIC SEWER BUT NOT CLOSE ENOUGH.
 05:42:00 THE NEAREST IS 800 FEET AWAY.
 05:42:02 THAT ONE DOESN'T HAVE ADEQUATE CAPACITY FOR US TO GO INTO
 05:42:06 IT.
 05:42:06 THE NEAREST LARGER SYSTEM IS 3,000 SOME FEET AWAY.
 05:42:12 IT'S PRETTY FAR.
 05:42:13 WE DO WANT TO TIE IN.
 05:42:15 ONCE WE GET PUBLIC SEWER DOWN BROADWAY, WE'LL ABANDON THE
 05:42:18 SEPTIC SYSTEM PER ALL CODES AND WE'LL TIE IN WITH A PUMP
 05:42:22 STATION.
 05:42:23 WE'RE NOT SURE WHEN THAT'S GOING TO BE.
 05:42:25 THIS IS THE PROPOSED LIGHTING PLAN.
 05:42:33 PROPOSING SIX NEW LIGHT POLES AND TWO REFITTED LIGHT POLES
 05:42:37 AS WELL AS TWO WALL PACKS ON THE FRONT OF THE BUILDING.
 05:42:40 THIS SHOWS THAT WE ARE WITHIN TOLERANCES FOR ALLOWABLE LIGHT
 05:42:45 TRESPASS ALONG THE EAST WHICH IS WHERE THE RESIDENTIAL HOUSE
 05:42:48 IS AND ALONG THE SOUTH WHICH IS WHERE THE RIGHT-OF-WAY IS.
 05:42:52 THIS SLIDE SHOWS THE EXPECTED PEAK HOUR TRAFFIC GENERATION
 05:43:04 BASED ON THE LATEST ITE MANUALS USING LAND USE CODE 712 FOR
 05:43:10 SMALL OFFICE BUILDINGS.
 05:43:12 EXPECTING EIGHT PEAK TRIPS IN THE A.M. AND TEN IN THE P.M.

 05:43:17 BROADWAY EAST IS A -- CLASSIFIED AS A MINOR COLLECTOR ROAD
 05:43:21 WITH 30 MILES AN HOUR POSTED SPEED LIMIT AND WE'RE NOT
 05:43:25 REALLY COMING CLOSE TO TRIPPING THE TURN LANE THRESHOLD SO
 05:43:28 WE'RE NOT PROPOSING A TURN LANE FOR THIS USE.
 05:43:31 U.S. 41 IS CURRENTLY OPERATING AT A LEVEL OF SERVICE C FOR
 05:43:37 THE LATEST CONCURRENCY REPORTS.
 05:43:39 AND THIS PROJECT IS NOT EXPECTED -- IT'S EXPECTED TO ADD
 05:43:42 FOUR TRIPS TO THE PEAK HOUR, PEAK DIRECTION, WHICH WILL NOT
 05:43:45 NEGATIVELY AFFECT THE EXISTING LEVEL OF SERVICE.
 05:43:49 I BELIEVE THAT IS MY LAST SLIDE.
 05:43:54 IF THERE ARE NO QUESTIONS FOR ME AT THIS POINT, I WILL TURN
 05:43:56 IT OVER TO JASON KULSVEEN TO GO OVER THE LANDSCAPING.
 05:44:04 ANY QUESTIONS AT THIS POINT?
 05:44:09 >> THANK YOU, DEAN.
 05:44:11 >> THANKS FOR YOUR ATTENTION.
 05:44:15 >> HELLO, EVERYONE.
 05:44:17 MY NAME IS JASON KULSVEEN WITH LANDESCO, LANDSCAPE
 05:44:21 ARCHITECTURE FIRM.

05:44:22 START WITH THE CODE MINIMUM LANDSCAPE PLAN.
 05:44:33 CHANGED A FEW TIMES OVER THE COURSE.
 05:44:35 I THINK WE STARTED IT IN 2019, BUT OTHER THAN -- AS DEAN
 05:44:42 MENTIONED, THERE WAS REMOVAL OF PVIOUS SURFACE IN THE
 05:44:49 NORTH AS WELL AS A COUPLE OF PARKING ISLANDS TO MAKE ROOM
 05:44:52 FOR LANDSCAPE REQUIREMENTS, OPEN SPACE IN THE NORTH AND
 05:44:56 PARKING TREES AND THE V-WAY TREES IN THE PARKING LOT.

05:45:02 THE EAST BUFFER TO THE SINGLE-FAMILY RESIDENTIAL SITE WAS
 05:45:07 CHANGED ONCE I BELIEVE.
 05:45:12 I'LL BE HONEST, I CAN'T REMEMBER EXACTLY WHAT CHANGED, BUT I
 05:45:15 CAN TELL YOU THAT WE CHANGED IN THE NORTH, WE CHANGED IN THE
 05:45:18 EAST, AND THE SOUTH BUFFER CHANGED ALONG THE WAY AS WELL.
 05:45:21 BUT EVERYTHING IS UP TO SNUFF FOR CODE MINIMUM LANDSCAPE
 05:45:30 NOW, ACCORDING TO THE LAND DEVELOPMENT CODE.
 05:45:31 THIS GIVES YOU AN IDEA OF -- JUST A LITTLE BETTER IDEA OF
 05:45:34 THE LAYOUT WITH COLOR TO SEE WHERE THE OPEN SPACE AND
 05:45:37 LANDSCAPE WILL BE.
 05:45:40 >>Kristin Jeannin: ANYTHING NEED TO BE REMOVED?
 05:45:50 >> I BELIEVE THE ONLY LANDSCAPE THAT WAS GOING TO BE REMOVED
 05:45:53 WAS LANDSCAPE IN THE EASTERN BUFFER ALONG THE SINGLE-FAMILY
 05:45:56 RESIDENTIAL, BUT IT'S GONE BACK WITH ABOVE AND BEYOND TO
 05:46:01 MAKE UP FOR IT.
 05:46:02 I BELIEVE THAT WAS THE STIPULATION ALONG THE WAY.
 05:46:07 >>Mary Gibbs: I THINK YOU'RE GOING TO REPLACE SOME OF THE
 05:46:08 TREES NOT AS HEALTHY, I REMEMBER AT A PRIOR MEETING.
 05:46:12 DO YOU HAVE A BROTHER?
 05:46:13 >> I DO.
 05:46:14 LOOKS JUST LIKE ME.
 05:46:15 >>Mary Gibbs: I WAS LIKE, YOU'RE NOT DAVID?
 05:46:17 WHAT'S GOING ON HERE?
 05:46:19 I REMEMBER DAVID SAYING THE LAST TIME THEY CAME BACK, THERE
 05:46:22 WERE SOME TREES THAT SOME OF THE PINES DIDN'T LOOK THAT

05:46:25 HEALTHY AND THEY WERE GOING TO GO BACK AND REPLACE.
 05:46:29 >> THE SYMBOL ON THE EAST ARE THE PINE SYMBOL.
 05:46:32 WE'RE GOING BACK IN WITH PINES TO BEEF UP THE BUFFER ON THE
 05:46:36 EAST SIDE TO PROTECT THE VIEWS OF THE SINGLE-FAMILY
 05:46:40 RESIDENTIAL IN THE EASTERN PORTION.
 05:46:41 ON THE RIGHT SHOWS THE OPEN SPACE.
 05:46:52 THE TREE PRESERVATION, WE ARE KEEPING THREE MAHOGANIES
 05:46:56 ON-SITE THAT ARE BEHIND THE BUILDING THAT ARE OF A NICE
 05:47:00 SIZE.
 05:47:01 AND HEALTHY AND WORTH KEEPING.
 05:47:05 AND THEN SOME THUMB NAILS OF THE PROPOSED PLANTS FOR THE
 05:47:12 SITE.
 05:47:12 AND THEN ELEVATIONS FROM EACH DIRECTION TO GIVE AN IDEA OF
 05:47:18 WHAT THE SITE WILL LOOK LIKE FROM THE EXTERIOR ONCE THE

05:47:23 LANDSCAPE IS MATURE.
 05:47:29 >>Kristin Jeannin: WHERE ARE THE VINES GOING?
 05:47:30 >> THE VINES ARE GOING IN POTS ALONG THE BUILDING ON THE
 05:47:37 SOUTH SIDE AND ON THE WEST SIDE.
 05:47:40 SOUTH FACING BUILDING ON THE WEST SIDE.
 05:47:51 >>Kristin Jeannin: IS THAT SHOWN ON THE ARCHITECTURAL
 05:47:55 ELEVATIONS?
 05:47:58 >> NO, IT WAS FURTHER AWAY, THE SCALE.
 05:48:02 DUE TO SCALE, NO, THEY ARE NOT.
 05:48:03 BUT THE TWO SIDES THAT THE VINES WILL BE ON ARE THE TWO
 05:48:09 SIDES THAT ARE WHERE THE BUILDING MOST VISIBLE HERE IN THE

 05:48:12 ELEVATIONS.
 05:48:13 THAT WAS THE REASON FOR INCLUDING THE VINES BECAUSE THE
 05:48:18 BUILDING WAS GOING TO BE MORE VISIBLE FROM THE STREET OR
 05:48:20 FROM THOSE TWO SIDES, GOING TO BE MORE VISIBLE, SO THE
 05:48:23 ADDITION OF THE VINES HELPS WITH THAT, TO HELP SOFTEN THE
 05:48:27 FACADE.
 05:48:37 >>Anthony Gargano: OKAY.
 05:48:37 ANYTHING ELSE?
 05:48:38 ANY OTHER QUESTIONS?
 05:48:39 MEMBERS OF THE BOARD?
 05:48:42 >> THANK YOU.
 05:48:47 >>Anthony Gargano: READY TO SING NOW, DEAN?
 05:48:50 >> THIS IS MY ENCORE.
 05:48:51 TO ANSWER YOUR QUESTION, A BUNCH OF EXOTICS HAVE GROWN,
 05:48:58 ESPECIALLY IN THE RETENTION AREA.
 05:49:00 I WAS OUT THERE A COUPLE OF MONTHS AGO AND DID AN
 05:49:03 INSPECTION.
 05:49:03 YEAH, IT'S REALLY OVERGROWN.
 05:49:05 WE'RE TAKING A BUNCH OF EXOTICS OUT.
 05:49:07 IT WILL HAVE A LOT MORE CAPACITY NOW THAT WE'RE TAKING THE
 05:49:10 PLANT MATERIAL OUT.
 05:49:11 YOU ASKED ABOUT REMOVAL OF PLANTS, REMOVING A LOT OF
 05:49:15 EXOTICS.
 05:49:15 DAVID MOORE WILL COME UP NOW AND TALK ABOUT THE
 05:49:21 ARCHITECTURE.

 05:49:25 >>Jim Wallace: CAN I ASK A QUESTION ON SITE PLANNING?
 05:49:27 IF I LOOK AT THIS SITE PLAN, I HAD THE SAME QUESTION THE
 05:49:35 LAST TIME YOU WERE HERE.
 05:49:37 I GUESS I WAS HOPING THAT YOU'D FIND A SOLUTION TO IT.
 05:49:40 ON THE SOUTHEAST CORNER BY THE BUILDING, YOU HAVE FOUR
 05:49:45 PARKING SPACES.
 05:49:47 MY CONCERN THE LAST TIME YOU WERE HERE IS THAT CARS THAT ARE
 05:49:50 EXITING FROM THOSE PARKING SPACES WILL BE BACKING INTO THE
 05:49:54 ENTRY OFF BROADWAY.
 05:49:57 I'M JUST WORRIED ABOUT SAFETY.

05:50:00 A CAR BACKING UP AND A CAR COMING IN.
 05:50:02 DRIVING DOWN BROADWAY, DON'T SEE ANYBODY, TURN IN, YOU DON'T
 05:50:06 STOP AND TURN, NOT CAREFUL ABOUT IT. IT SEEMS TO ME THERE
 05:50:11 IS A CONFLICT THERE.
 05:50:12 AND IT SEEMS ALSO THAT ON THE NORTH SIDE, ABOUT HALFWAY UP,
 05:50:17 NEXT TO WHERE IT SAYS "NO PARKING FIRE LANE," ON THE WEST SO
 05:50:21 I HAD IT LOOKS LIKE THERE IS AVAILABLE PARKING SPACE THERE.
 05:50:25 I WONDERED WHY YOU PUT THE FOUR PARKING SPACES THERE RATHER
 05:50:28 THAN PUTTING THEM UP ON THE NORTH SIDE.
 05:50:30 IT WOULD SEEM TO BE SAFER ON THAT NORTHWEST SIDE.
 05:50:35 >> THAT IS A PRETTY FAR WALK.
 05:50:36 >>Jim Wallace: I BROUGHT THAT UP AT THE LAST SESSION.
 05:50:38 I GUESS YOU FELT IT'S OKAY.
 05:50:40 I STILL BRING UP -- I'M CONCERNED ABOUT SOMEBODY BACKING OUT
 05:50:44 OF THOSE PARKING SPACES INTO THE ENTRY OFF BROADWAY.

 05:50:49 >>Dean Martin: LET ME ANSWER THE SECOND QUESTION FIRST.
 05:50:51 THAT IS A PRETTY FAR WALK FOR A HANDICAP PERSON, TO PUT THE
 05:50:55 HANDICAP BACK WHERE YOU SUGGESTED IT.
 05:50:58 WE WANTED TO LEAVE THEM PRETTY CLOSE TO THE FRONT OF THE
 05:51:00 BUILDING.
 05:51:00 THE SECOND QUESTION ABOUT THE CONFLICTS, PEAK HOUR TRAFFIC
 05:51:05 IS ONLY 8 TRIPS.
 05:51:07 YOU'RE GOING TO HAVE -- CHANCE OF SOMEBODY LEAVING AT THE
 05:51:11 SAME TIME AS SOMEBODY COMING IN IS PRETTY REMOTE FOR THIS
 05:51:15 PROJECT.
 05:51:15 THAT CONCERN MIGHT BE MORE I GUESS -- SHOULDN'T SAY VALID,
 05:51:22 MORE OF A CONCERN FOR A BIGGER PROJECT THAT GENERATED MORE
 05:51:25 TRIPS, LIKE A DOCTOR'S OFFICE, CAR WASH, SOMETHING LIKE
 05:51:28 THAT.
 05:51:29 THIS SITUATION, IT'S NOT GOING TO REALLY -- CHANCES OF IT
 05:51:32 HAPPENING ARE PRETTY SMALL.
 05:51:34 >>Jim Wallace: JUST BRINGING IT UP.
 05:51:36 I DISAGREE, BUT THAT IS YOUR SITE PLAN.
 05:51:41 >> LET'S GO BACK TO DAVID.
 05:51:43 ANY MORE QUESTIONS, ANYBODY?
 05:51:55 >> GOOD EVENING.
 05:51:56 DAVID WITH MOORE AND SPENCE ARCHITECTS.
 05:52:00 TO FURTHER ANSWER YOUR QUESTIONS ABOUT THE REMOVAL OF THE
 05:52:02 TREES, EVERYBODY KEEPS ASKING THAT, BUT ON THE EAST SIDE,
 05:52:06 THERE ARE QUITE A FEW OF THE OLDER TREES THAT ARE BEING

 05:52:08 REMOVED.
 05:52:09 THE PINES HAVE GOTTEN REALLY LARGE.
 05:52:11 THEY WERE GETTING VERY BRITTLE AND RIGHT UP AGAINST THE
 05:52:15 BUILDING.
 05:52:15 THE OAKS, EVEN THE ADJOINING TENANT, HE SHARED WITH THE
 05:52:20 PRUITTS THAT HE WAS TRYING TO FIND A WAY TO KILL THEM --

05:52:24 >>Kristin Jeannin: THE NEIGHBOR.
 05:52:25 >> THE NEIGHBOR.
 05:52:28 THE OAK WERE POOR HEALTH.
 05:52:30 TREES WERE IN POOR HEALTH.
 05:52:31 >>Kristin Jeannin: SOME OF THE TREES ARE PROBABLY HERITAGE
 05:52:34 TREES AND BEING REMOVED BUT YOU'RE ADDING BACK A LOT OF
 05:52:38 PINES.
 05:52:39 >> I WOULD SAY NONE OF THEM ARE HERITAGE TREES.
 05:52:40 THE CONDITION OF THEM WOULD NOT QUALIFY.
 05:52:43 THEY HAVE SUFFERED A LOT OVER THE YEARS.
 05:52:48 BEFORE I FLIP INTO THE SLIDES, THE RENDERING FROM OUR LAST
 05:52:57 MEETING REPRESENTS THE COLORS THAT WE WERE ASKED TO KIND OF
 05:53:00 MATCH FOR THE BUILDING.
 05:53:01 WE CAME WITH SOME NEW COLOR CHOICES.
 05:53:04 WE DID NOT TRY TO GO BACK ON THE ELEVATIONS.
 05:53:10 EVERY TIME I TRIED TO CHANGE A COLOR, COLORS I WAS PICKING
 05:53:13 AND COLORS PRINTING WERE NOT REALLY BEING CONSISTENT.
 05:53:16 I EVEN REACHED OUT TO THE PEOPLE WHO DID THE RENDERING, GOT
 05:53:20 THEIR COLOR CODES, PULLED THEM UP AND I LAUGHED BECAUSE THE

 05:53:23 COLOR CODES DON'T LOOK LIKE THEIR OWN RENDERING.
 05:53:28 INSTEAD OF TRYING TO CHANGE THOSE, I BROUGHT SAMPLES TO SHOW
 05:53:31 YOU BASED --
 05:53:33 >>Michael Sheeley: GO BY THE RENDERING BECAUSE THE
 05:53:36 ELEVATIONS LOOK BAD.
 05:53:37 BUT THE RENDERING LOOKS GOOD.
 05:53:41 >> AND THAT WAS THE DIRECTION WE GOT.
 05:53:49 >>Mary Gibbs: I THINK THE COUNCIL SAID THE SAME THING TOO.
 05:53:52 THAT'S WHY WE ENDED UP WITH THOSE COLORS.
 05:54:20 >> I CAN BRING IT UP ON MY SCREEN AT HOME AND IT'S A
 05:54:23 DIFFERENT COLOR.
 05:54:27 >>Jim Wallace: WHAT I'M LOOKING AT ON THE SCREEN, IT SHOWS A
 05:54:30 DARK BROWN.
 05:54:32 DOES THAT NOT EXIST?
 05:54:34 >> ACTUALLY, ON THE DARK BROWN, THE PRUITTS -- I BROUGHT TWO
 05:54:38 COLOR.
 05:54:39 THIS IS FAIRLY CLOSE.
 05:54:41 IF YOU LOOK --
 05:54:44 >>Jim Wallace: YOU'RE NOT INTENDING ANY OF THOSE COLORS TO
 05:54:47 BE THE ACCENT COLOR?
 05:54:49 >> IF YOU LOOK AT THE RENDERING -- THE SUN IS RIGHT ON THE
 05:54:54 BUILDING, THAT COLOR IS MUCH LIGHTER THAN WHERE YOU HAVE
 05:55:00 SHADY SHADOWING ON THE BUILDING.
 05:55:02 THE PRUITTS WOULD PREFER -- I LIKE THE DARKER COLOR.
 05:55:11 I'LL GO THROUGH THE SLIDES.

 05:55:20 YOU CAN ASK QUESTIONS.
 05:55:22 REALLY NOTHING HAS CHANGED ON THE BUILDING ITSELF FROM OUR

05:55:25 LAST MEETINGS.
 05:55:26 THE MOST SIGNIFICANT THING, AND THIS WAS FROM THE LAST
 05:55:29 MEETING, WE ARE NOW DOING THE FULL WALL WITH THE TALLER
 05:55:34 WINDOWS, WHICH IS PART OF THE REASON FOR ALL THE NEW
 05:55:36 LANDSCAPING AND THE WALL.
 05:55:37 THAT WAS ALL AGREED TO WITH THE NEIGHBOR.
 05:55:39 HE WAS VERY PLEASED WITH THAT.
 05:55:41 HE WAS ACTUALLY GLAD WE WERE CLEANING UP THE TREES.
 05:55:43 I THINK AT THE MOMENT, PRETTY GOOD RELATIONSHIP.
 05:55:47 STILL DOING HIS TAXES.
 05:55:49 AS YOU'RE AWARE, THE EXISTING IS THE POST OFFICE.
 05:56:12 THE PRUITTS WILL BE PROBABLY -- ABOUT 50% OF THE PLACE WILL
 05:56:17 BE THEIR ACCOUNTING OFFICE WHERE THEY INITIALLY USE FOR
 05:56:21 THEIR PURPOSES.
 05:56:22 THEY ARE GOING TO HAVE THE OTHER PORTION AS LEASED SPACE.
 05:56:26 IT COULD BE EITHER MULTIPLE OFFICES FOR A TENANT OR THEY
 05:56:29 COULD DO INDIVIDUAL EXECUTIVE OFFICES.
 05:56:34 >>Michael Sheeley: YOUR PARKING ACCOMMODATES THAT?
 05:56:36 >> YES.
 05:56:37 YEAH, I THINK THE PARKING WAS 16 SPACES IS WHAT WAS
 05:56:41 CALCULATED REQUIRED AND I BELIEVE THEY HAVE 25 SPACES.
 05:56:44 AND THAT'S AFTER ACTUALLY REDUCING SOME OF THE PARKING IN
 05:56:47 THE BACK TO INCREASE THE GREEN AREA.

 05:56:50 OTHER THAN THE COLOR CHANGES, THE RENDERING, THE ELEVATION
 05:56:55 IS THE SAME AS WHAT WE PRESENTED PREVIOUSLY.
 05:56:58 BUT YOU CAN SEE THE SIGNIFICANT CHANGE FROM THE METAL
 05:57:01 BUILDING.
 05:57:05 THIS BASICALLY SHOWS -- OBVIOUSLY, MY TREES ARE NOT AS
 05:57:09 MATURE AT THE MOMENT.
 05:57:11 STILL SHOW THE WALL BEHIND THERE.
 05:57:12 YOU CAN SEE WHERE WE BROKE THE WALL, HAVE THE HIGH WINDOWS.
 05:57:16 HAVE SOME VARIOUS LANDSCAPING.
 05:57:17 BUT I THINK THERE ARE PALMETTOS, PINES.
 05:57:27 THREE DIFFERENT STORIES OF BUFFER THERE WHEN THAT GROWS UP.
 05:57:30 THE PARKING LOT SIDE.
 05:57:35 >>Michael Sheeley: HOW WILL THE VINES WORK ON THAT SIDE,
 05:57:38 DAVID?
 05:57:39 >> BE HONEST, I WAS TRYING TO FIGURE OUT WHAT THE VINES WERE
 05:57:42 ABOUT.
 05:57:42 >>Kristin Jeannin: JUST TAKE THEM OFF.
 05:57:46 >> THERE WERE VINES ON THE OLDER DESIGN WHERE THERE WERE
 05:57:48 BLANK WALLS, SO LATTICE WORK AND VINES.
 05:57:51 WE DON'T HAVE THAT CONDITION, SO I WAS KIND OF SURPRISED
 05:57:54 WHEN YOU WERE TALKING ABOUT VINES.
 05:57:56 >>Kristin Jeannin: IT'S ON THE LANDSCAPE PLAN.
 05:57:59 I KNOW IT WAS ON THE PALETTE AT LEAST.
 05:58:03 >> THAT MAY HAVE GOTTEN LEFT.

05:58:05 THEY DID THAT BEFORE.

05:58:06 MAYBE THEY STILL --

05:58:08 >>Kristin Jeannin: I HAD COMMENTED ON IT YEARS AGO WHEN I

05:58:11 CAME IN, I THINK.

05:58:13 >> OKAY WITH NO VINES?

05:58:14 >>Kristin Jeannin: I WOULD PREFER THAT.

05:58:16 I THINK THEY BECOME A DIFFICULT THING TO MAINTAIN.

05:58:23 >> REAR ELEVATION, ONE OF THE THINGS WE WERE ASKED TO DO, WE

05:58:27 KIND OF WRAPPED OUR METAL BUILDING FACADE AROUND THE

05:58:31 CORNERS, BUT THEN WE DID COME BACK IN, ORIGINALLY THEY WERE

05:58:34 GOING TO LEAVE IN THE CENTER SECTION, LEAVE THAT METAL WALL

05:58:37 PANEL SINCE IT WAS ON THE BACK SIDE AND HIDDEN.

05:58:41 WE ARE GOING TO STUCCO AND COVER THAT.

05:58:43 IT WILL STILL HAVE THE GABLE, BUT IT WILL BE STUCCO TO MATCH

05:58:46 THE REST.

05:58:46 IT JUST DOESN'T HAVE THE -- THEY WANTED TO KEEP THAT REAR

05:58:51 AWNING FOR AN OUTSIDE PATIO FOR THE EMPLOYEES.

05:58:56 THIS WAS DONE BACK WHEN WE WERE REVIEWING FOR SIGHT

05:59:02 VISIBILITY AND SIGHT LINES, CONCERNS OF THE NEIGHBOR.

05:59:06 SHOWED THE EIGHT-FOOT WALL, AND YOU CAN SEE THAT'S A PERSON

05:59:11 SIX-FOOT EYE LEVEL, THEY CAN'T EVEN SEE THE HOUSE.

05:59:19 EVEN IF UP TALLER, IT WOULD CONTINUE TO CUT OFF THE VIEW,

05:59:22 WHICH COULDN'T SEE IN THE YARD, WHICH WAS THE BIGGEST

05:59:26 CONCERN.

05:59:26 THE LOWER COLORS ARE THE NEW COLOR CHOICES.

05:59:34 WE'LL GO WITH THE BRONZE, THE DARKER BRONZE COLOR INSTEAD OF

05:59:39 THE LATTE SO WE GET THAT BETTER ACCENT.

05:59:45 WE WILL USE THE SAME COLOR PALETTE FROM THE BUILDING.

05:59:49 THEY HAVE A LOCATION FOR THE SIGN.

05:59:54 IT'S PART OF, I BELIEVE, LOCATED ON THE PLAN, THE FUTURE

05:59:57 THAT THEY'LL COME IN FOR SEPARATE PERMIT IF THEY DECIDE THAT

06:00:00 IS BENEFICIAL.

06:00:01 WITH THE NAME ON THE BUILDING, THEY MAY NOT ADD THE

06:00:04 FREE-STANDING SIGN.

06:00:06 >>Jim Wallace: THAT IS A PRETTY BUSY SIGN.

06:00:09 THAT'S MY ONLY COMMENT IS THE BUILDING IS SIMPLER THAN THE

06:00:14 SIGN AND MAYBE THE SIGN SHOULD BE SIMPLER, MORE

06:00:18 REPRESENTATIVE OF THE BUILDING.

06:00:21 THE OTHER COMMENT I HAVE ON YOUR SIGN, YOU HAVE A BASE OF

06:00:23 2-FOOT 3, TYPICALLY LANDSCAPING HIDES THAT.

06:00:27 YOU'RE ALLOWED TO GO THREE FEET.

06:00:30 I FIND THIS REALLY BUSY.

06:00:32 WHEN I FIRST SAW IT, I WENT WOW, THERE IS A WHOLE LOT GOING

06:00:36 ON HERE.

06:00:37 >> THE BIGGEST THING, FOR JUST THE PHYSICAL SIGN AREA, IT'S

06:00:41 ABOUT ALL WE'RE ALLOWED AS FAR AS THE YELLOW PART WITH THE

06:00:45 SIGN --
 06:00:46 >>Jim Wallace: MAYBE IT COULD BE SIMPLER.
 06:00:48 >> TAKE SOME OF THE DETAILING OFF.
 06:00:50 >>Jim Wallace: BECAUSE THE BUILDING IS SIMPLER.
 06:00:53 COULD BE MORE REPRESENTATIVE OF THE BUILDING.

 06:00:56 >> AND THEN WE ARE GOING TO HAVE SOME OF THE SITE AMENITIES
 06:01:00 FOR PUBLIC, BICYCLE RACK, BENCH.
 06:01:07 THIS WOULD BE THE FENCE DOWN THE PROPERTY LINE.
 06:01:10 ANY QUESTIONS?
 06:01:21 >>Michael Sheeley: CAN'T WAIT TO SEE IT BUILT.
 06:01:25 >>Anthony Gargano: THANK YOU.
 06:01:27 >> I THINK THAT CONCLUDES WHAT WE HAVE, IF THERE ARE NO
 06:01:30 QUESTIONS.
 06:01:31 >>Dan Williams: YOU ARE LEAVING THE EXISTING BUILDING THERE
 06:01:35 AND WRAPPING AROUND IT?
 06:01:36 >> YES.
 06:01:38 >>Dan Williams: MY MEMORY MAY BE FAULTY.
 06:01:40 ISN'T THIS THE ONE WHERE BOARD MEMBER PAIVANDY HAD A CONCERN
 06:01:48 ABOUT HOW MUCH WEIGHT COULD BE DISTRIBUTED AROUND THE
 06:01:51 WINDOWS?
 06:01:53 >> THERE WERE QUESTIONS BROUGHT UP ABOUT THAT, BUT I HAVE A
 06:01:57 PROFESSIONAL PE STRUCTURAL ENGINEER, HE'S PUT IN BOX BEAMS
 06:02:02 AND MADE THE ADJUSTMENTS FOR THE WINDOW OPENINGS.
 06:02:05 WE'VE ACCOUNTED FOR THAT IN THE DESIGN.
 06:02:07 >>Dan Williams: GREAT.
 06:02:08 THANK YOU.
 06:02:09 >> ESSENTIALLY, WHEN WE GET DONE WRAPPING THE BUILDING, OUR
 06:02:13 WRAPPING STRUCTURE WILL BASICALLY BE FOR THE MOST PART
 06:02:15 SELF-SUPPORTING.
 06:02:17 IT WILL TAKE SOME OF THE WIND LOAD BUT THEN HELPS US WITH

 06:02:20 THE ROOF STRUCTURE.
 06:02:20 >>Jim Wallace: I NEVER FIGURED HOW YOU KEEP THE RAIN OUT.
 06:02:25 I DID THAT ONCE.
 06:02:28 I ENVELOPED A SITE TRAILER.
 06:02:31 BOY, WE WORKED HARD TO KEEP THE WATER OUT.
 06:02:36 VERY HARD.
 06:02:40 >>Anthony Gargano: DOES THAT CONCLUDE THE PRESENTATION?
 06:02:42 THANK YOU.
 06:02:47 MEMBERS OF THE BOARD, ANY FURTHER QUESTIONS?
 06:02:52 COMMENTS?
 06:02:54 >>Jim Wallace: SEE THE SIGN MODIFIED.
 06:02:59 MAYBE MARY COULD DO THAT SEPARATELY TO BE SIMPLIFIED.
 06:03:02 CAN WE DO THAT SEPARATELY, MARY?
 06:03:05 I THINK THE BUILDING IS REALLY NICE.
 06:03:09 THE SIGN IS KIND OF THE WEAKEST PART OF THE PRESENTATION, IN
 06:03:14 MY OPINION.

06:03:14 >>Michael Sheeley: I AGREE.
 06:03:16 >>Mary Gibbs: COULD DO IT TWO WAYS.
 06:03:19 HAVE THE SIGN COME BACK SEPARATELY WHEN THEY ARE READY FOR
 06:03:21 YOU TO REVIEW AGAIN OR IF WE SIMPLIFY --
 06:03:25 >>Jim Wallace: DO IT ADMINISTRATIVELY?
 06:03:28 >>Mary Gibbs: YES, WE CAN DO THAT.
 06:03:31 IF THEY COME IN WITH SIMPLE, IT'S GOOD.
 06:03:33 >>Jim Wallace: THERE IS A BAND THAT MAKES IT COMPLICATED AND
 06:03:37 ISN'T QUITE TALL ENOUGH ON THE BASE.

 06:03:39 PROPORTIONS ARE KIND OF OFF.
 06:03:40 >>Mary Gibbs: I MADE NOTES.
 06:03:44 >>Anthony Gargano: MARY, I HAVE A QUESTION.
 06:03:46 DO WE NEED TO MEMORIALIZE THE STIPULATION --
 06:03:50 >>Mary Gibbs: DID WE ASK FOR PUBLIC INPUT?
 06:03:52 >>Nancy Stroud: YOU HAVE NOT.
 06:03:53 >>Anthony Gargano: OH, I'M SORRY.
 06:03:57 >>Mary Gibbs: I DON'T SEE A HUGE CROWD.
 06:03:59 >>Tammy Duran: I DON'T HAVE ANYTHING.
 06:04:01 >>Anthony Gargano: OKAY.
 06:04:01 WE'LL CLOSE THE PUBLIC PORTION.
 06:04:03 THANK YOU.
 06:04:04 >>Mary Gibbs: I THINK IF YOU WANT TO APPROVE IT, WHAT I'M
 06:04:06 HEARING IS IF YOU WANT TO APPROVE IT, BUT WE'RE LOOKING AT
 06:04:12 THE RENDERING, NOT THE ELEVATION, SO WE'RE LOOKING AT THE
 06:04:16 COLORS OF THE RENDERING BUT YOU WOULD USE THE DARKER COLOR
 06:04:19 FOR THE ACCENT COLOR INSTEAD OF THE LATTE, YOU WOULD REMOVE
 06:04:23 THE VINES AND THE MONUMENT SIGN WOULD BE SIMPLER DESIGN WITH
 06:04:28 A THREE FOOT BASE.
 06:04:31 >>Nancy Stroud: AND THEN ALSO, THERE WERE TO BE NO VINES IN
 06:04:35 THE LANDSCAPE PLAN.
 06:04:37 >>Mary Gibbs: ALSO THE STIPULATIONS THAT STAFF HAD, WHICH
 06:04:40 WAS ABOUT CONNECTING TO SEWER WHEN IT'S AVAILABLE, WHICH IS
 06:04:43 A ZONING CONDITION ALREADY AND THAT THEY HAVE TO DO AN
 06:04:46 INSPECTION BEFORE -- TO MAKE SURE THE SEPTIC TANK IS

 06:04:49 WORKING.
 06:04:56 >>Anthony Gargano: IS THAT EVERYTHING?
 06:04:58 I'LL ENTERTAIN A MOTION.
 06:05:04 >>Kristin Jeannin: MOTION TO APPROVE WITH ALL OF THE THINGS
 06:05:06 MARY JUST LISTED.
 06:05:08 >> SECOND.
 06:05:08 >>Anthony Gargano: WE HAVE A MOTION.
 06:05:10 IT'S BEEN SECONDED.
 06:05:11 ANY DISCUSSION ON THE MOTION?
 06:05:16 >>James Tatooles: I THINK JUST AS A DISCUSSION POINT, IT'S
 06:05:19 SUCH AN IMPROVEMENT TO SEE SOMETHING REALLY BEING DEVELOPED
 06:05:22 HERE INSTEAD OF THAT OLD BUILDING JUST BEING UGLY.

06:05:26 >>Kristin Jeannin: ABSOLUTELY.
 06:05:29 >>James Tatooles: ALL THE DEVELOPMENT GOING ON IN THAT AREA.
 06:05:33 >>Michael Sheeley: BIG IMPROVEMENT.
 06:05:37 >>Anthony Gargano: CAN WE HAVE A ROLL CALL VOTE PLEASE?
 06:05:39 >>Kristin Jeannin: YES.
 06:05:42 >>Barry Jones: YES.
 06:05:44 >>Al Paivandy: YES.
 06:05:45 >>Michael Sheeley: YES.
 06:05:46 >>James Tatooles: YES.
 06:05:48 >>Jim Wallace: YES.
 06:05:50 >>Dan Williams: YES.
 06:05:51 >>Anthony Gargano: YES.
 06:05:52 THANK YOU.

 06:05:53 MARY, ANY ADMINISTRATIVE?
 06:06:02 >>Mary Gibbs: ONE QUICK THING.
 06:06:04 I'M THINKING AHEAD BUT TO NEXT YEAR, I WOULD LIKE TO MOVE
 06:06:07 THE FIRST MEETING IN JANUARY BACK ONE WEEK BECAUSE -- TO THE
 06:06:12 THIRD TUESDAY INSTEAD OF THE SECOND TUESDAY BECAUSE WE'RE
 06:06:16 HAVING -- OVER THE HOLIDAYS, WE COULDN'T REACH CONSULTANTS
 06:06:19 AND THAT'S WHY WE HAD TO DROP A COUPLE OF CASES OFF THE
 06:06:23 AGENDA BECAUSE EVERYBODY WAS ON VACATION.
 06:06:25 WE HAD TO GO POST SIGNS FOR PEOPLE AND COULDN'T FIND ANYONE.
 06:06:29 IT BECAME A LITTLE DIFFICULT.
 06:06:31 IF YOU DON'T MIND, WHEN WE COME BACK, WE'LL PUSH THAT ONE
 06:06:34 MEETING BACK A WEEK.
 06:06:36 THE FIRST MEETING IN JANUARY, WE'D LIKE TO PUSH IT BACK ONE
 06:06:40 WEEK BECAUSE OF HOLIDAYS.
 06:06:42 PEOPLE ARE OUT OF TOWN AND WE CAN'T GET THE CASES SCHEDULED
 06:06:45 AND THEY FORGET TO POST THEIR SIGNS.
 06:06:49 >> IT'S FOR 2026.
 06:06:54 >>Mary Gibbs: WE'RE GOING TO CHANGE THAT DATE NEXT JANUARY.
 06:06:58 YOU DON'T HAVE TO WORRY ABOUT IT UNTIL JANUARY.
 06:07:01 >> NEXT YEAR?
 06:07:02 >>Mary Gibbs: YES.
 06:07:15 >>Anthony Gargano: OKAY.
 06:07:17 >>Jim Wallace: DOES THAT MEAN WE'LL HAVE TWO IN FEBRUARY?
 06:07:20 >>Mary Gibbs: NO, WE'LL HAVE THE MEETING JUST A WEEK LATER
 06:07:23 IN JANUARY.

 06:07:23 >>Anthony Gargano: IT WILL BE THE THIRD WEEK OF JANUARY
 06:07:25 INSTEAD OF THE SECOND.
 06:07:27 >>Jim Wallace: ARE WE HAVING THEM EVERY TWO WEEKS NOW?
 06:07:30 >>Mary Gibbs: NO.
 06:07:31 WE'LL HAVE IT A DIFFERENT WEEK.
 06:07:36 >>Jim Wallace: ISN'T THIS THE 14th OF JANUARY?
 06:07:39 >>Mary Gibbs: NEXT YEAR WE'LL HAVE IT --
 06:07:43 >> THIS IS 2025.

06:07:44 SHE'S TALKING '26.
06:07:46 >>Jim Wallace: I'M NOT EVEN GOING TO LIVE IN ESTERO IN '26.
06:07:49 I'M MOVING TO DUBAI.
06:07:55 >>Anthony Gargano: ENTERTAIN A MOTION TO ADJOURN.
06:07:58 >> YES.
06:08:00 >>Anthony Gargano: ALL IN FAVOR?
06:08:00 APPROVED.
06:08:02 WE'RE ADJOURNED.

DISCLAIMER:

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CAPTIONING WHICH SHOULD NEITHER BE RELIED UPON FOR COMPLETE
ACCURACY NOR USED AS A VERBATIM TRANSCRIPT.
ANY PERSON WHO NEEDS A VERBATIM TRANSCRIPT OF THE
PROCEEDINGS MAY NEED TO HIRE A COURT REPORTER.

Final Action Agenda/Minutes are supplemented by audio and video recordings of the meetings, as well as transcripts. Video recordings of Design Review Board meetings from June 8, 2016, forward, as well 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

Planning Zoning and Design Board Meeting

**Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
December 10, 2024 4:30 p.m.**

- 1. CALL TO ORDER:** 4:34 p.m.
- 2. PLEDGE OF ALLEGIANCE:**
- 3. ROLL CALL:**

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

Also present: Community Development Director Mary Gibbs, Land Use Attorney Nancy Stroud (via Zoom), Aymee Chavez, Associate Planner, and Deputy Village Clerk Tammy Duran.

- 4. APPROVAL OF AGENDA:**

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

- 5. BUSINESS:**

(a) Consent Agenda

- (1) Approval of October 29 and November 12, 2024, meeting minutes.

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

- 6. PUBLIC INFORMATION MEETINGS**

- (a) Estero Country Club Pickleball Limited Development Order (LDO2024-E041)
(District 3)

9501 Vintage Trace Circle – The courts are in the southwest portion of the Vines Development and east of the clubhouse.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Tyler Bonnough, Bowman

Bruce Ackerman, General Manager of Estero Country Club

Public Comment

None.

Board Questions or Comments

Board Members Wallace and Tatooles.

- (b) Summercrest previously known as Toll Brothers Development Order (Submittal Pending) (District 4)
154 Townhome Development located on ±21 acres on the northeast corner of Corkscrew Road and Sandy Lane.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Noelle Vilim, PE, Atwell, LLC

Sabrina McCabe, RVi Planning

Francesca Passidomo, Coleman, Yovanovich & Koester

Norm Trebilcock, Trbilcock Consulting Solutions

Jim Hepler, Toll Brothers Townhomes

Board Questions or Comments

Board Members Wallace and Paivandy

Public Comment

None

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

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Tyler Lamkey, Riverside Investment & Development

Charlie Krebs, Bowmen
Matthew Kragh, MHK Architecture
Christian Andrea, Architectural Land Design

Board Questions or Comments

Board Member Wallace and Vice Chairman Sheeley

Public Comment

None

- (d) Estero Sports Park (Village Project) (District 4)
Located north of Williams Road and east of Via Coconut Point.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Carlos Perez, Perez Planning + Design LLC
Cristoball Betancourt, Weston & Sampson
Michael Comparato, Vieste

Board Questions or Comments

Board Members Wallace, Williams, Tatooles, Vice Chairman Sheeley, and Chairman Gargano

Public Comment

None

7. WORKSHOP

- (a) Home2 Suites – Zoning Amendment (DCI2024-E005) (District 6)
The proposed hotel site is located in Coconut Point Mall south of the movie theater on the northwest corner of Via Coconut and Via Monte Carlo Way. The property is currently used as a parking lot.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Lee Shuman, Peachtree Group
Jeremy M. Pettit, P.E., Ingenium Enterprises, Inc – Civil Engineering & Planning
Christopher Allred AIA, The RBA Group

Board Questions or Comments

Board Members Wallace, Paivandy, Williams, Tatooles, Vice Chairman Sheeley, and Chairman Gargano

Public Comment

None

8. BOARD COMMUNICATIONS

(a) Next meeting – January 14, 2025

9. ADJOURNMENT: 7:09 pm.

Tammy Duran
Deputy Village Clerk

**Planning Zoning and Design Board****Staff Report**

PROJECT NAME
Genova Townhomes and Villas
CASE NUMBER
DOS2023-E012
MEETING DATE
January 14, 2025
REQUEST
The applicant is requesting approval of a development order for infrastructure for construction of 11 townhome units and 20 single family (villa) units within the last phase of Genova.
APPLICANT
Genova Partners, LLC represented by Peninsula Engineering
LOCATION
Located southeast of Corkscrew Road and Via Coconut Intersection. The address is 21471, 21510, 21520 Strada Nuova Circle, Estero FL 33928
PROPERTY SIZE
3.60 +-acres (total site approximately 17 acres)
ZONING
EPD - Estero Ordinance No 2022-16 amended the EPD zoning for the unbuilt portion of the project to accommodate townhome and villa units in lieu of the originally planned final two condominium buildings.
PUBLIC INFORMATION MEETING DATES
Public Information Meeting for zoning amendment was held on September 28, 2021

Staff Recommendation

Staff recommends approval with stipulations of the development order and the lighting deviation. The stipulations are the standard stipulations along with the following additional conditions:

1. Prior to construction commencement, contact information for the contractor shall be provided to the Village to enhance the provided Construction Activity Management Plan submitted by the engineer.

Staff Report January 14, 2025
Planning Zoning and Design Board

Page 1 of 3

2. Prior to construction and issuance of a permit, the applicant will provide the Village of Estero the approved limited development order and right-of-way permit from Lee County for the work within Corkscrew Road right-of-way.
3. Prior to construction commencement, the applicant will provide an unexpired copy of the modified SFWMD ERP (Permit # 36-109096-P).

Project Summary

This project is for the development of 11 townhome units and 20 single family units within the vacant 3.6-acre northern portion of the Genova site. Maximum height is 2 stories. This Development Order is for the parking, access, pedestrian facilities, drainage facilities, and utilities required for the 31 residential units. This represents the last phase of the development. This phase was originally proposed as two 4-story multi-family buildings with 70 units but now is planned as 31 residential units. The Genova EPD has been amended and the total number of dwelling units reduced from 205 to 162.

Architecture

The architecture proposed has elements of the Mediterranean style to be consistent with the existing multi-family buildings. The colors match the approved Pattern Book and are similar to the colors used on the existing buildings with coastal plain green shutters, interactive cream for the base color and universal khaki for trim. There is a tile roof of a darker color and options for decorative stone and tile will be available.

Transportation

A Traffic Impact Statement was updated for the proposed development. The trip generation for the proposed development assumed 131 existing multi-family (Mid-Rise) units, 20 single family detached units and 11 single family attached units for a total of 162 units.

Based on the level of service analysis conducted as part of the TIS there is sufficient capacity on all analyzed roadway sections. Therefore, no roadway capacity improvements were required.

Based on the results of the turn lane analysis, no changes in the turn lanes are warranted at the site access connection on Via Coconut Point or at the evacuation exit only access onto Corkscrew Road.

Off-Street Parking

The proposed plan requires 65 parking spaces, and 74 spaces will be provided including 12 guest spaces and 1 van accessible ADA space.

Stormwater

The surface water management system consists of catch basins and pipes to capture stormwater runoff and convey it into the existing Lake #1 (wet detention pond) located in the center of the development, to provide water quality and attenuation prior to discharge to the existing outfall into the roadside swale and ultimately to the Estero River.

Discharge from the site will be allowed only after reaching the required pretreatment volume at 12.30' NAVD88 and the perimeter berm elevation is 16.60' NAVD88.

The proposed surface water management system design and calculations have been reviewed by the Village staff and permitted under SFWMD ERP (Permit # 36-109096-P). The Permitted minimum elevation of the finished floor is 16.88 feet NAVD88. The proposed building will be constructed at 17.6 feet NAVD88. Approval of a minor modification to the Master Stormwater System permit has been submitted but the permit approval expired on October 17, 2024. Prior to commencement of construction the applicant will need to provide an unexpired copy of the permit modification.

Lighting Deviation

Applicant is requesting a deviation from Land Development Code Sections 5-604.C, D. and E. Details of the light poles and fixtures are provided with the applicant's documents. The lighting plan is for franchised lighting provided by FPL and matches the existing lights installed in the development. Due to limited offerings from FPL, a deviation is requested to allow the installation of the FPL traditional post top fixture which has a BUG rating of B1-U0-G2, CCT of 3000 K and a mounting height of 15'-6".

The ordinance requires proposed lights to be full cut off and to have a Glare (G) rating of not more than 1. The proposed lights are not full cut off and have (G) rating of 2. Additionally, the maximum height for non-street lights is 15 feet in a residential development and the standard FPL light specified is 6" taller than the maximum allowed height but matches existing lights within the development according to the applicant and therefore the request for a deviation from the ordinance is reasonable and could be approved as requested. The foot candles for the proposed lights are within the standard established in section 5-605 of the Land Development Code.

Lee County ROW permit

This project requires approval from Lee County for the work along Corkscrew Road; sidewalk, curb, and "exit only" access onto Corkscrew Road prior to permit issuance.

Landscaping

Landscape buffers have been provided in accordance with the approved Ordinance 2022-16.

Open Space

The site exceeds the criteria for 40% open space required by Zoning Ordinance 2022-16.



ARCHITECTURAL CAB & DRC - COVER		
C-0.0	COVER SHEET	
C-1.1	FLOOR PLANS - ALT 1	
C-2.1	ELEVATIONS - ALT 1	
C-1.2	FLOOR PLANS - ALT 2	
C-2.2	ELEVATIONS - ALT 2	
C-1.3	FLOOR PLANS - ALT 3	
C-2.3	ELEVATIONS - ALT 3	
C-1.4	FLOOR PLANS - ALT 4	
C-2.4	ELEVATIONS - ALT 4	
C-3.0	ORIGINS	
C-3.1	COLOR BOARD	
GREEN BUILDING STANDARD		
STATED WATER HEATER EFFICIENCY BETWEEN 0.675 AND 0.850		0.75
ALL CONDITONER WITH STATED EFFICIENCY GREATER THAN 16 SEER IS INCLUDED AS STANDARD		1.25
ALL THERMOSTATS AND HATCHES SHOWN ON PLAN		0.50
AIR HANDLING FAN/CEILING FLOW RATE IS 1.5 CFM OR LESS AT 25 PSI		0.50
ALL TOILETS ARE 1.6 GPF OR LESS AT 25 PSI		0.50
ALL TOILETS HAVE DUAL ACTIVATED FLUSHING		1.00
TOTAL POINTS		4.50

7910 NW 25TH STREET
SUITE 200
DORAL, FL 33122

MAS+

MIAMI ARCHITECTURAL STUDIO, LLC

(305) 983-9798
WWW.MAS.MIAM

GENOVA
SINGLE FAMILY HOMES
CC HOMES
ESTERO, FL

REVISIONS

#	DESCRIPTION	DATE

GENOVA
SFH

COVER SHEET

SCALE

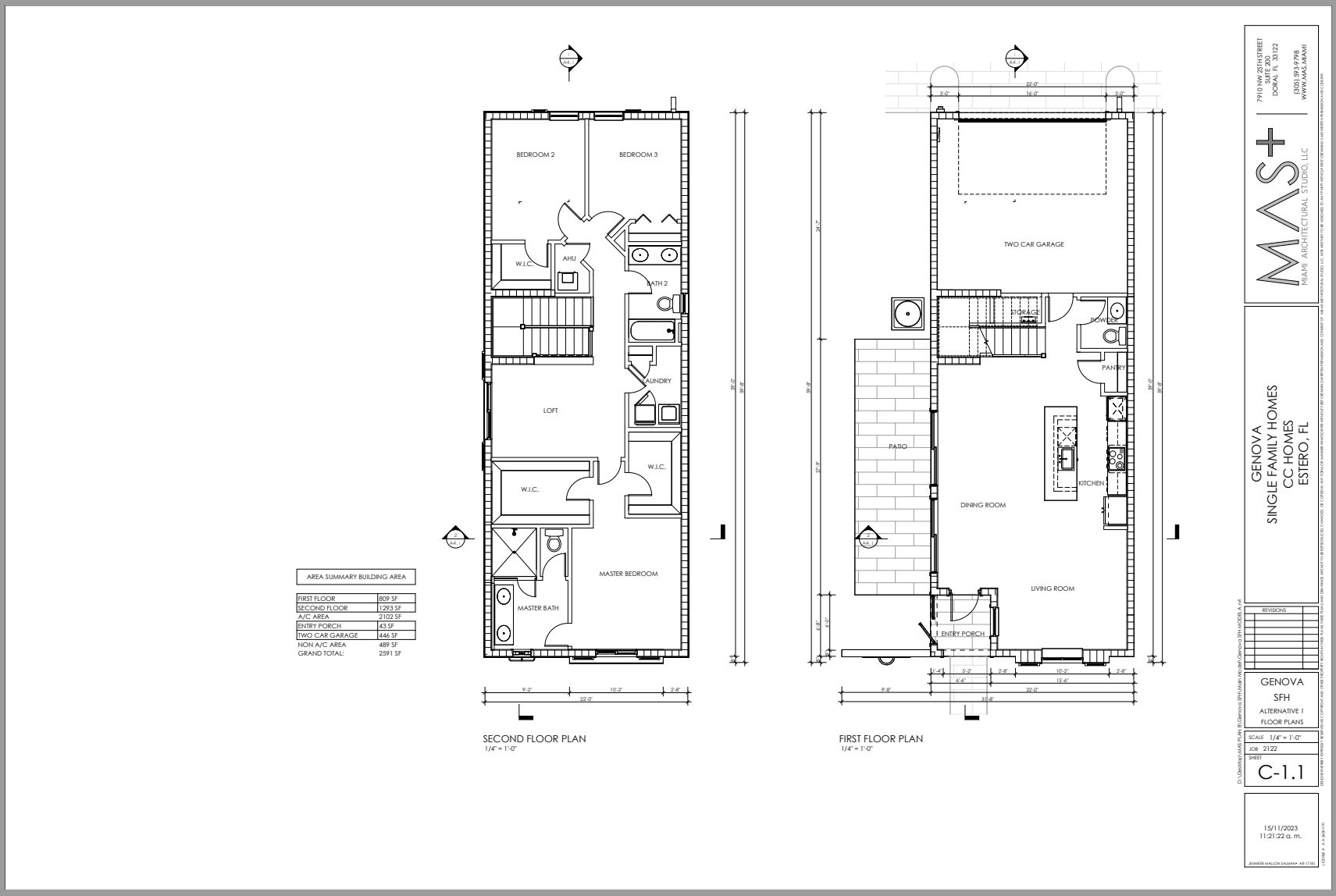
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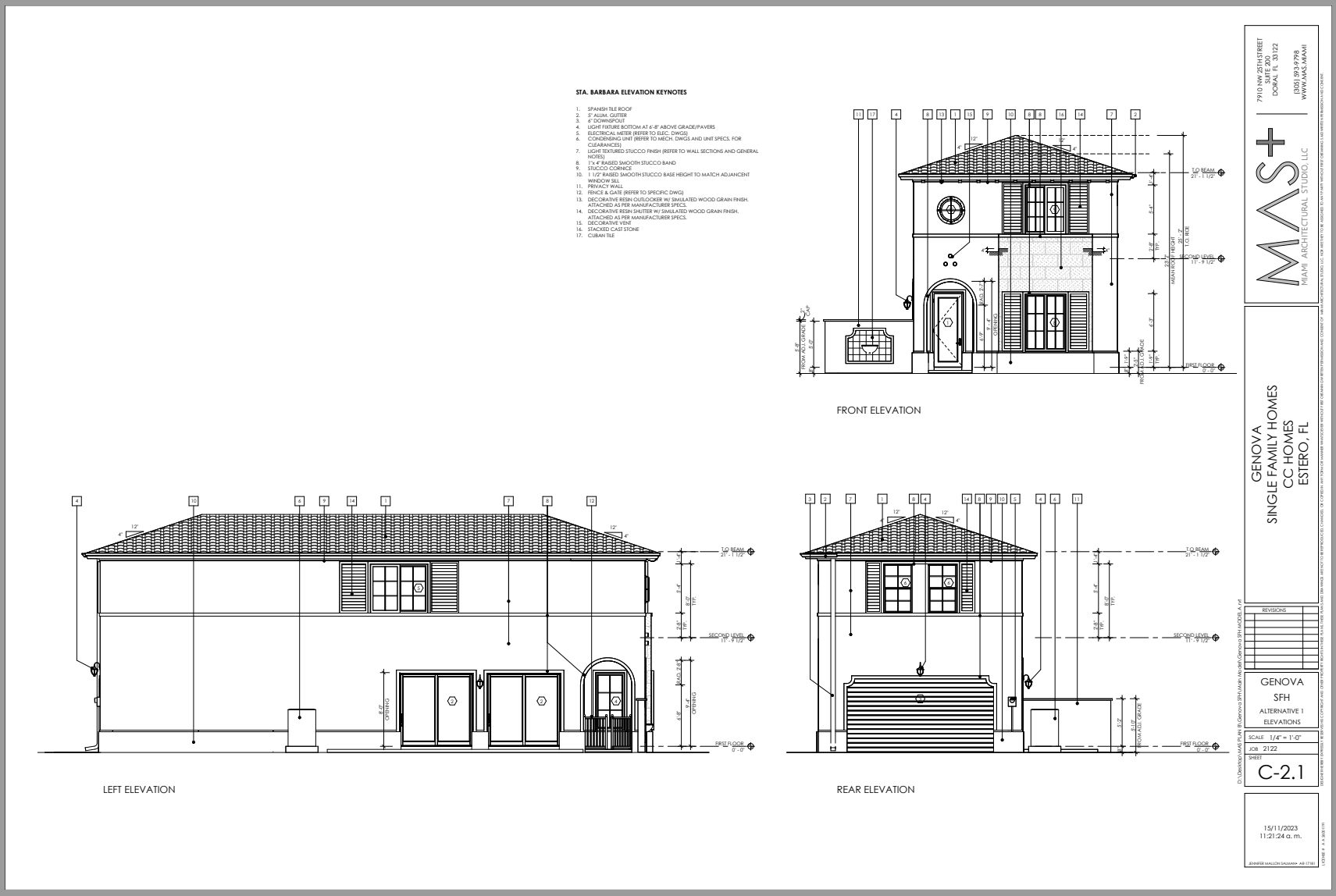
SHEET

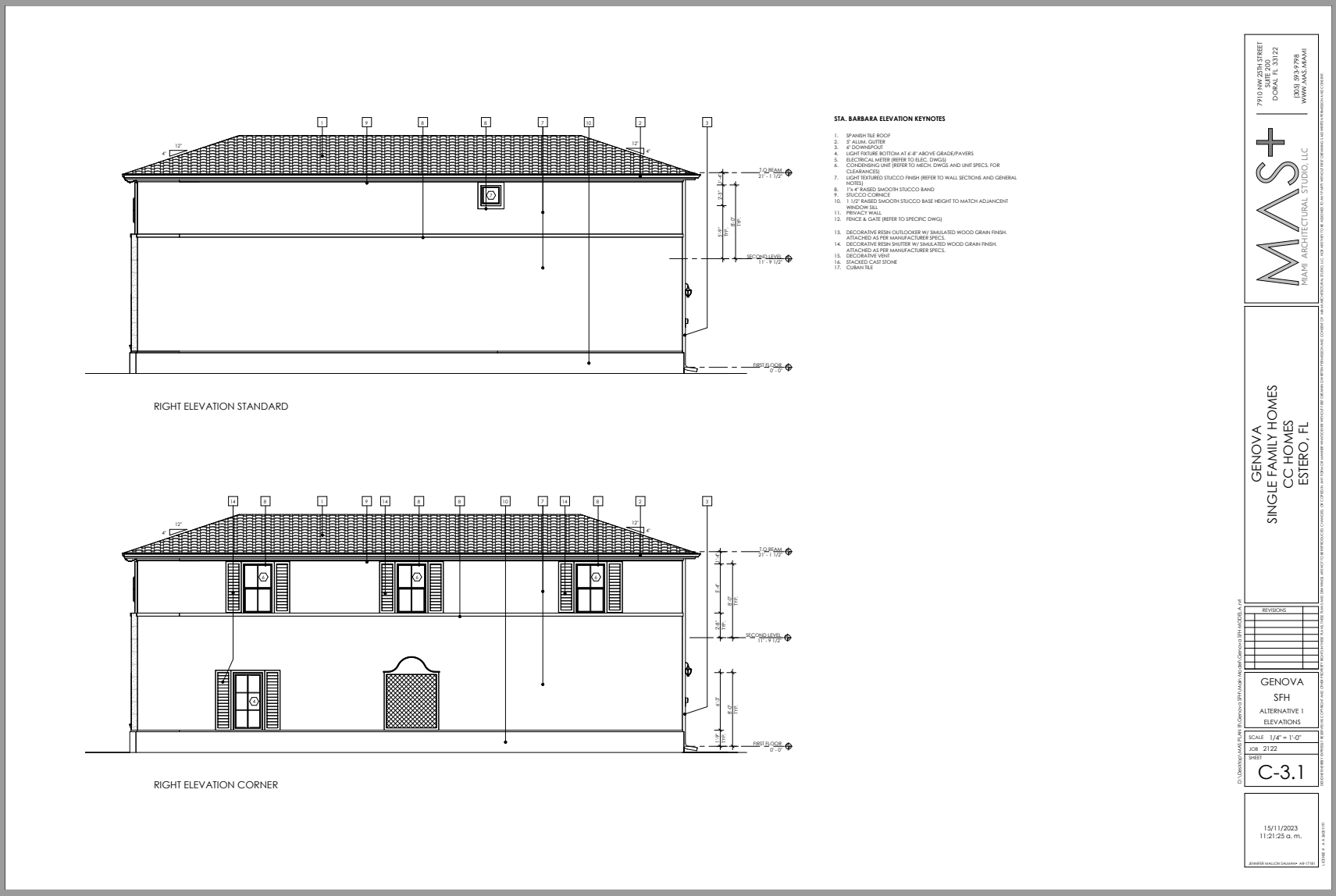
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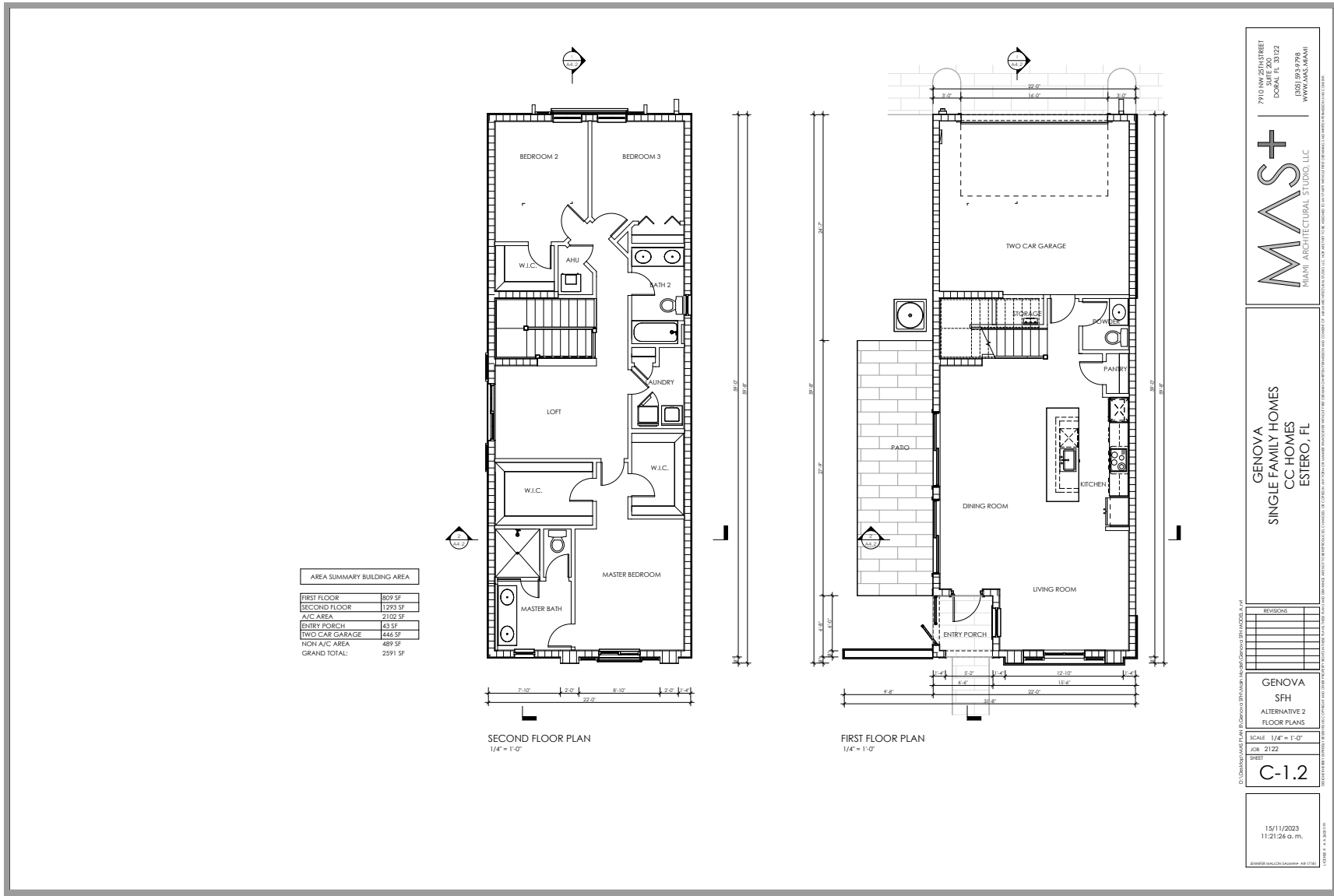
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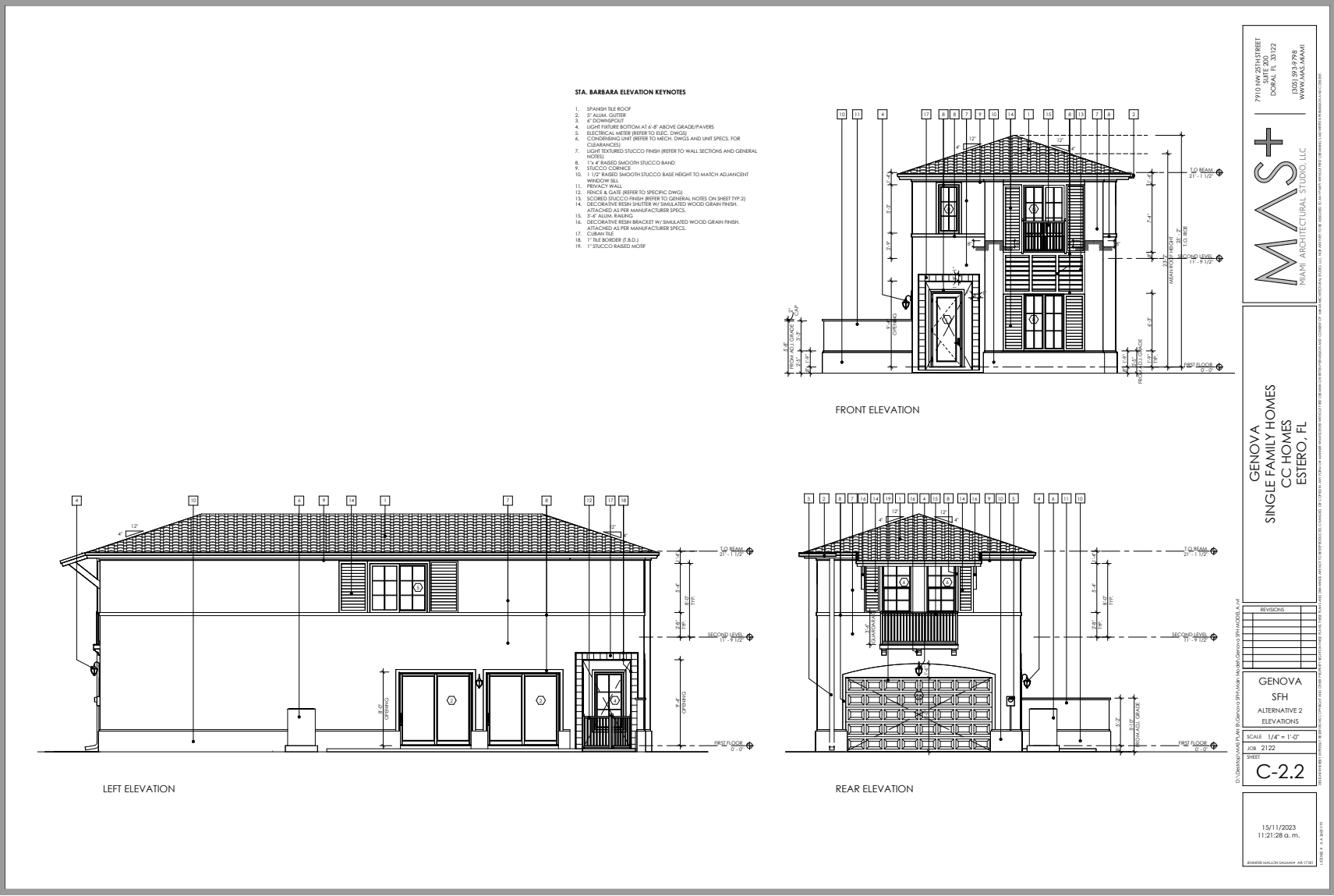
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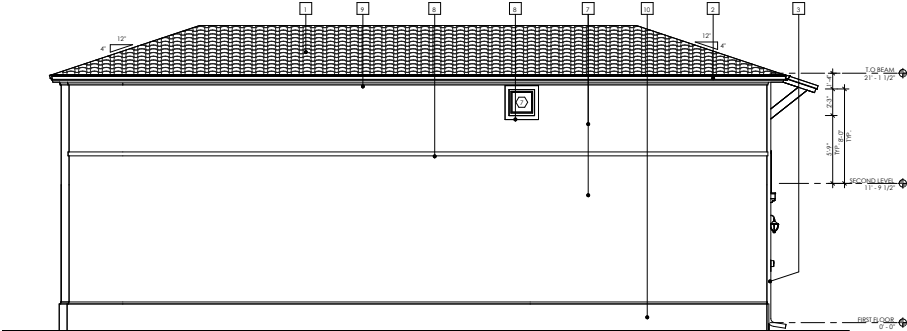




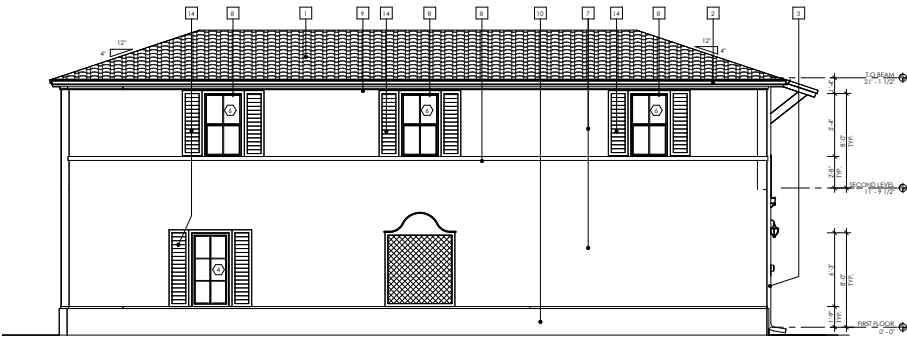








RIGHT ELEVATION STANDARD



RIGHT ELEVATION CORNER

- STA. BARBARA ELEVATION KEYNOTES
- SPANISH TILE ROOF
 - 5" ALUM. GUTTER
 - 4" DOWNPOUT
 - LIGHT FINISH BOTTOM AT 6'-8" ABOVE GRADE/PAVERS
 - ELECTRICAL METER (REFER TO ELEC. DWGS)
 - CONDENSING UNIT (REFER TO MECH. DWGS) AND UNIT SPECS. FOR CLEARANCES
 - LIGHT TEXTURED STUCCO FINISH (REFER TO WALL SECTIONS AND GENERAL NOTES)
 - 1 1/2" RAISED SHADOW STUCCO BAND
 - STUCCO CORNICE
 - 1 1/2" RAISED SHADOW STUCCO BASE HEIGHT TO MATCH ADJACENT
 - WINDOW SILL
 - PRINCE & GATE (REFER TO SPECIFIC DWG)
 - SCORED STUCCO FINISH (REFER TO GENERAL NOTES ON SHEET TYP.2)
 - DECORATIVE REBIN SPLITTER W/ SIMULATED WOOD GRAIN FINISH, ATTACHED AS PER MANUFACTURER SPECS.
 - 8" ALUM. RAILING
 - DECORATIVE REBIN BRACKET W/ SIMULATED WOOD GRAIN FINISH, ATTACHED AS PER MANUFACTURER SPECS.
 - CUBAN TILE
 - 1" TILE BORDER (S.B.D.)
 - 1" STUCCO BASED MOSE

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MAINT. ARCHITECTURAL STUDIOS, LLC

GENOVA
SINGLE FAMILY HOMES
CC HOMES
ESTERO, FL

REVISIONS

NO.	DESCRIPTION	DATE

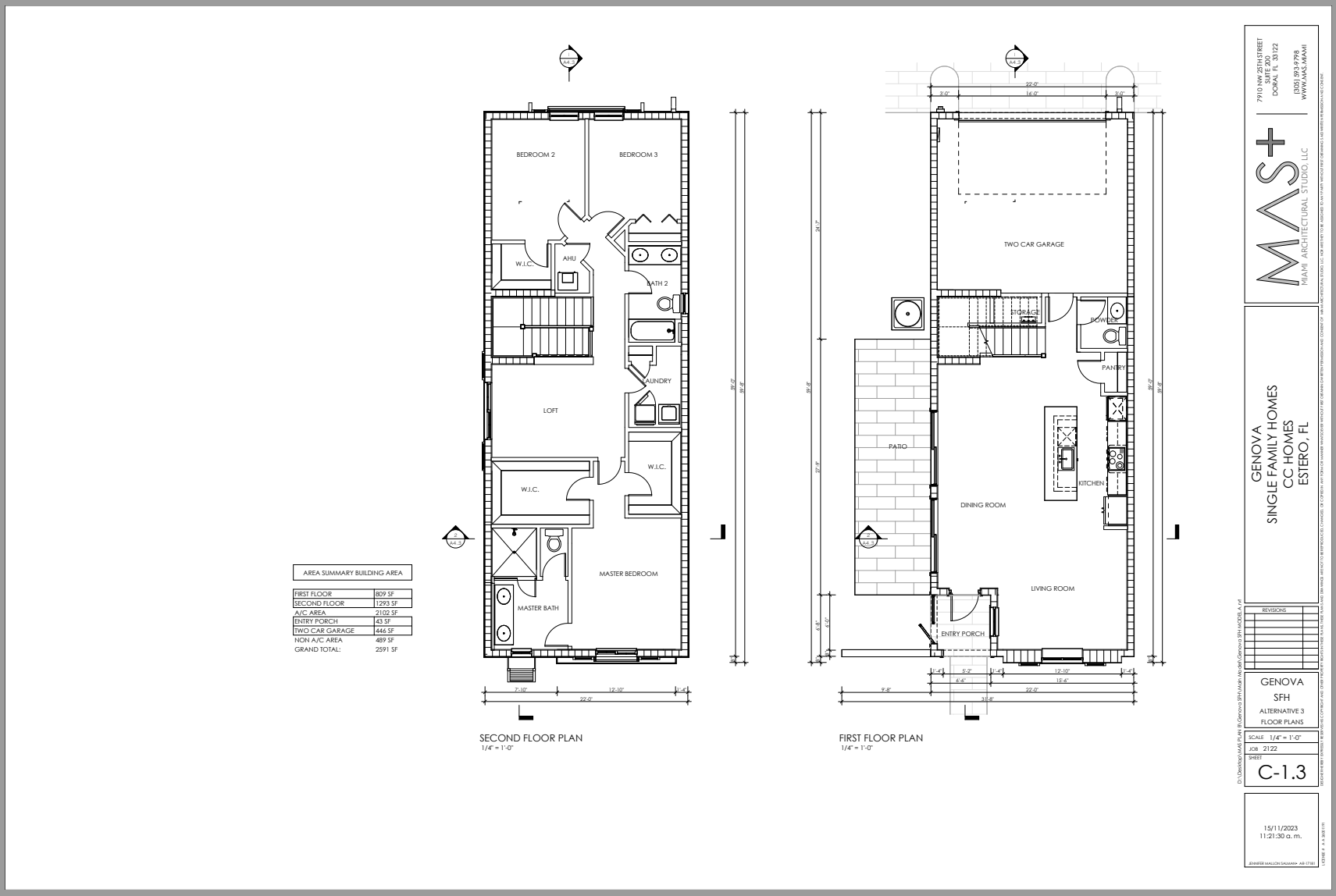
GENOVA
SFH
ALTERNATIVE 2
ELEVATIONS

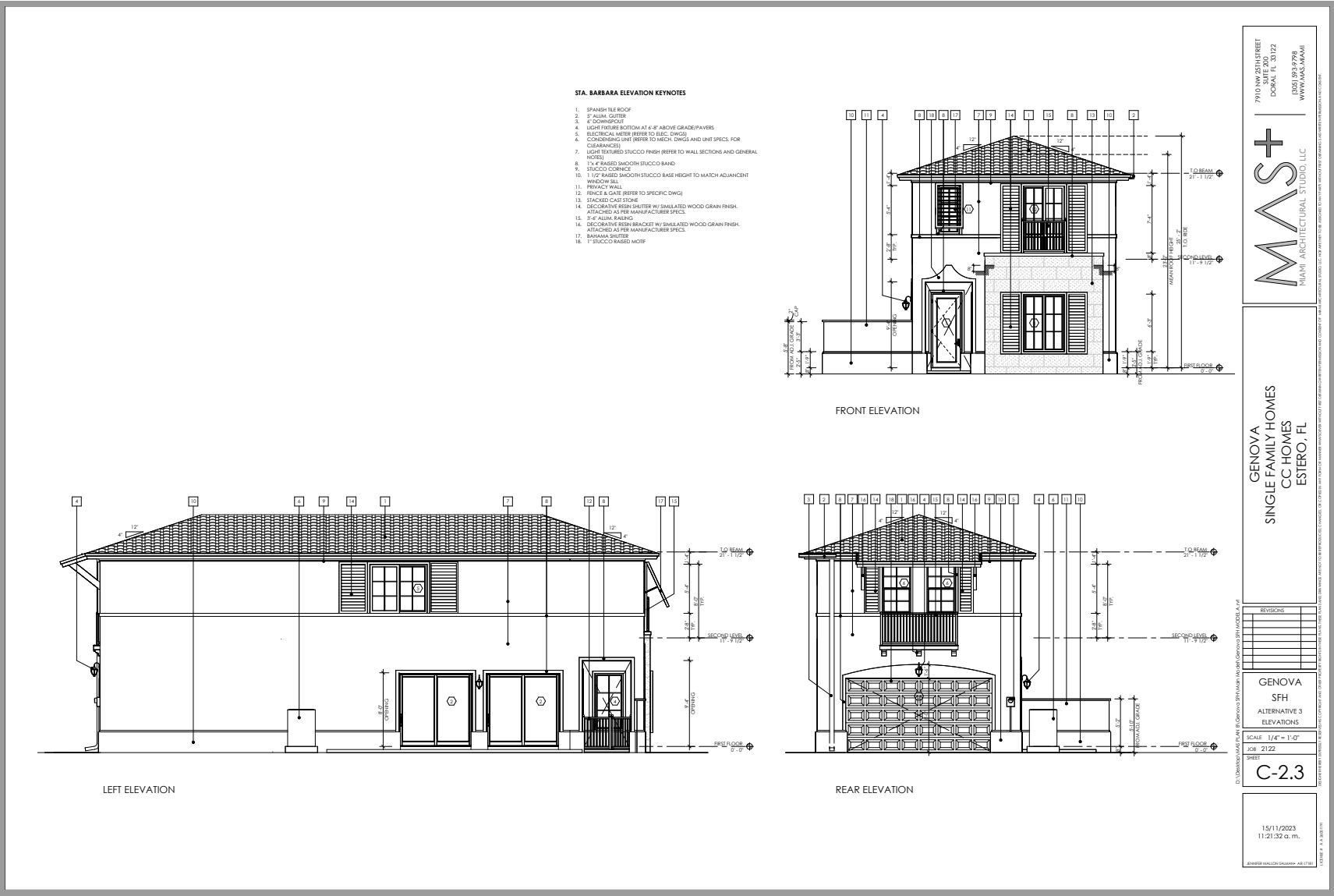
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JOB: 2122
SHEET

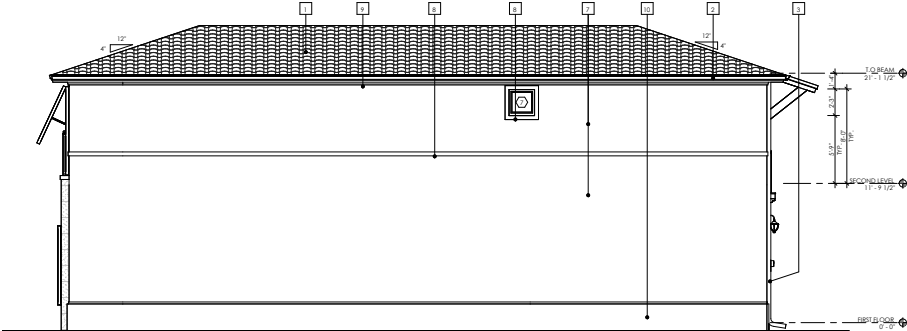
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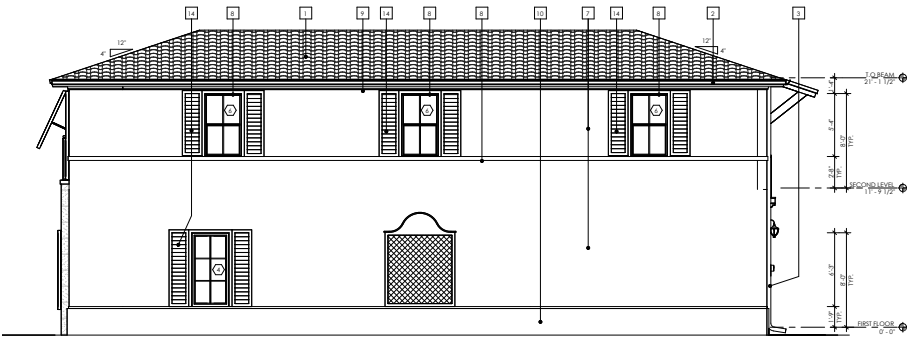
DESIGNED BY: J. J. BROWN
DRAWN BY: J. J. BROWN







RIGHT ELEVATION STANDARD



RIGHT ELEVATION CORNER

- STA. BARBARA ELEVATION KEYNOTES
- 1. SPANISH TILE ROOF
 - 2. 5" ALUM. GUTTER
 - 3. 4" DOWNSPOUT
 - 4. LIGHT INSURE BOTTOM AT 6'-8" ABOVE GRADE/PAVERS
 - 5. ELECTRICAL METER (REFER TO ELEC. DWGS)
 - 6. CONDENSING UNIT (REFER TO MECH. DWGS) AND UNIT SPECS. FOR CLEARANCES
 - 7. LIGHT TEXTURED STUCCO FINISH (REFER TO WALL SECTIONS AND GENERAL NOTES)
 - 8. 1 1/2" x 4" RAISED SHADOW STUCCO BAND
 - 9. STUCCO CORNICE
 - 10. 1 1/2" x 4" RAISED SHADOW STUCCO BASE HEIGHT TO MATCH ADJACENT
 - 11. WINDOW SILL
 - 12. FINISH & GATE (REFER TO SPECIFIC DWG)
 - 13. STACKED CAST STONE
 - 14. DECORATIVE RESIN SHUTTER W/ SIMULATED WOOD GRAIN FINISH. ATTACHED AS PER MANUFACTURER SPECS.
 - 15. 2" x 6" ALUM. BRACKET
 - 16. DECORATIVE RESIN BRACKET W/ SIMULATED WOOD GRAIN FINISH. ATTACHED AS PER MANUFACTURER SPECS.
 - 17. BAHAMA SHUTTER
 - 18. 1" STUCCO BASED MOUF

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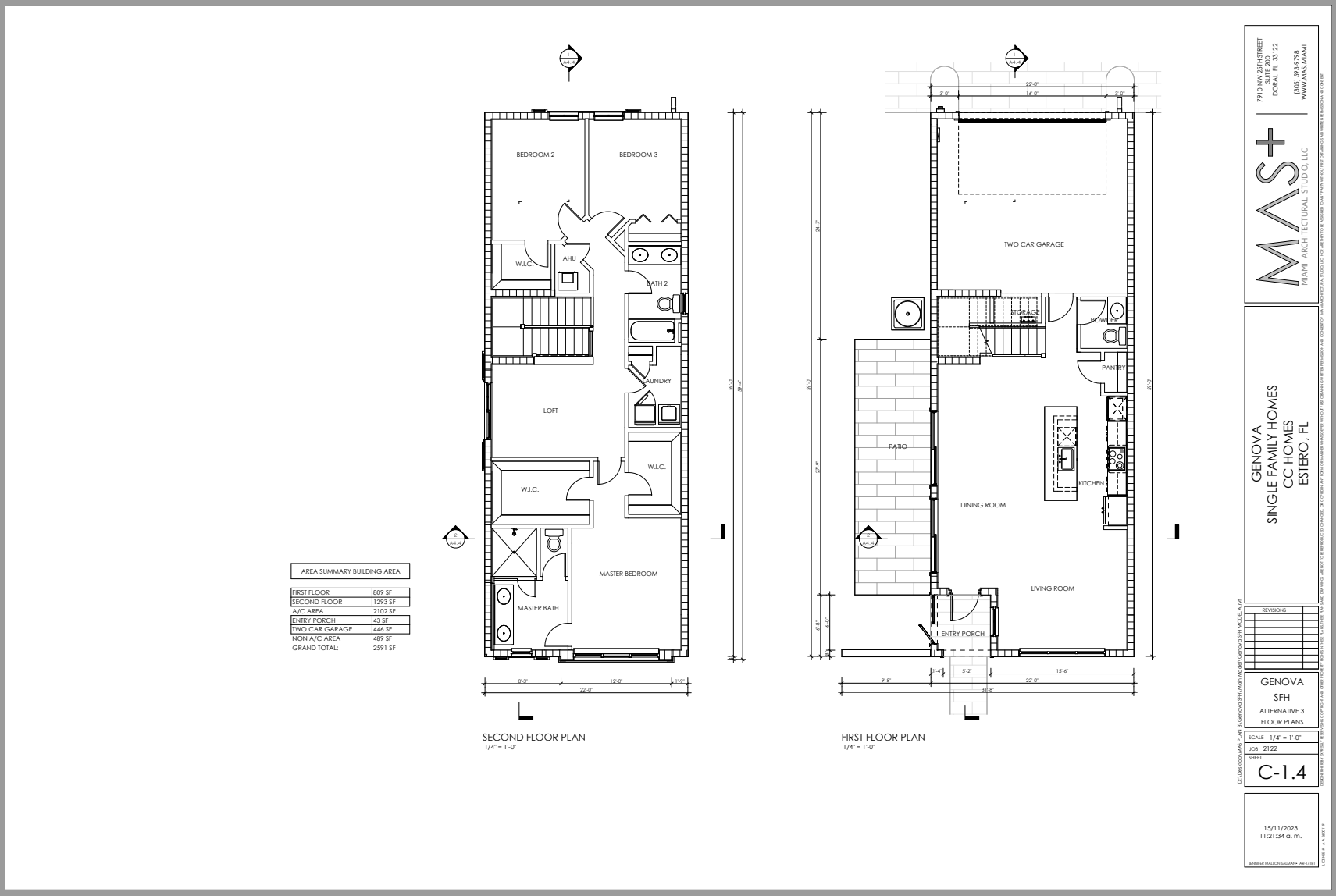
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SINGLE FAMILY HOMES
CC HOMES
ESTERO, FL

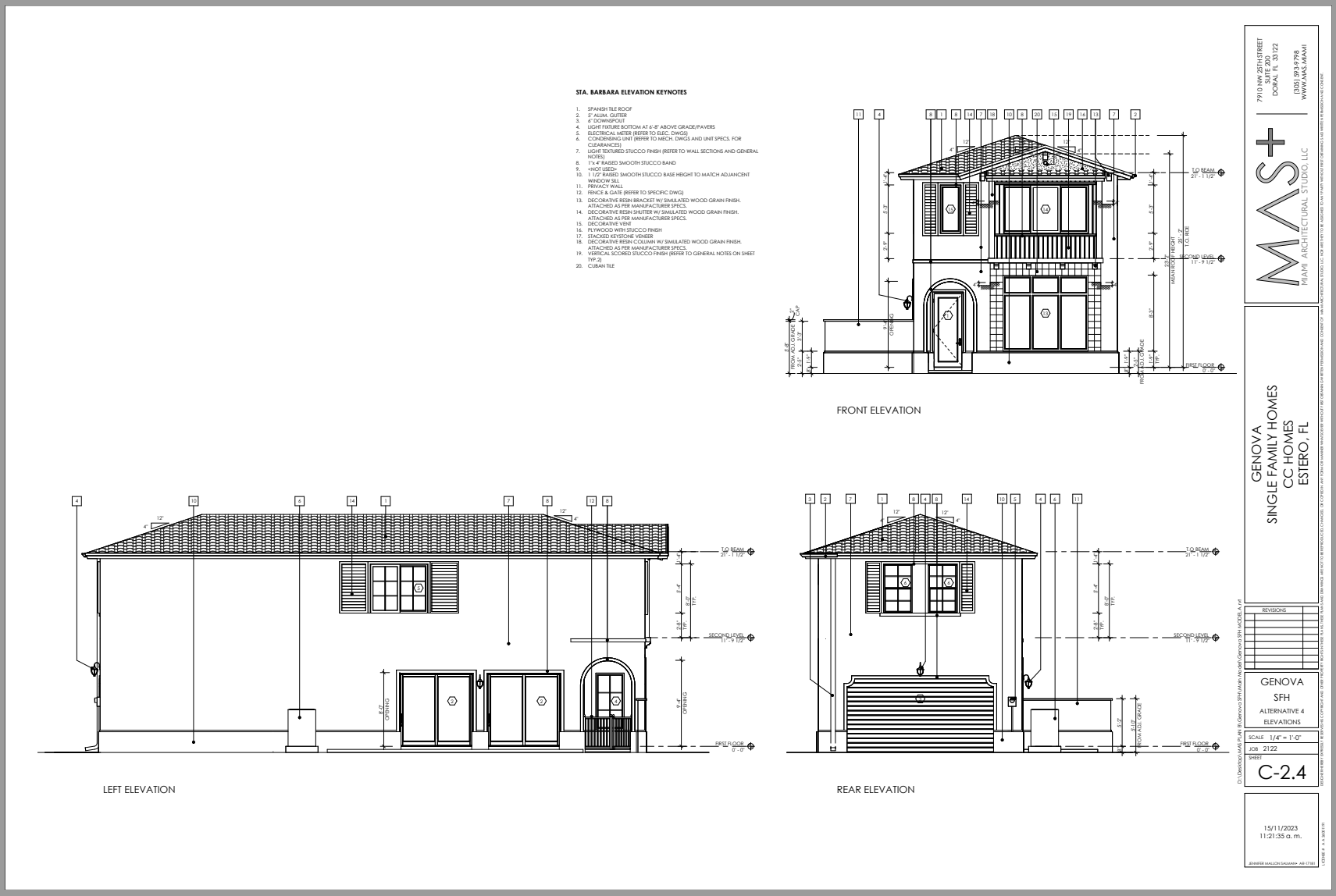
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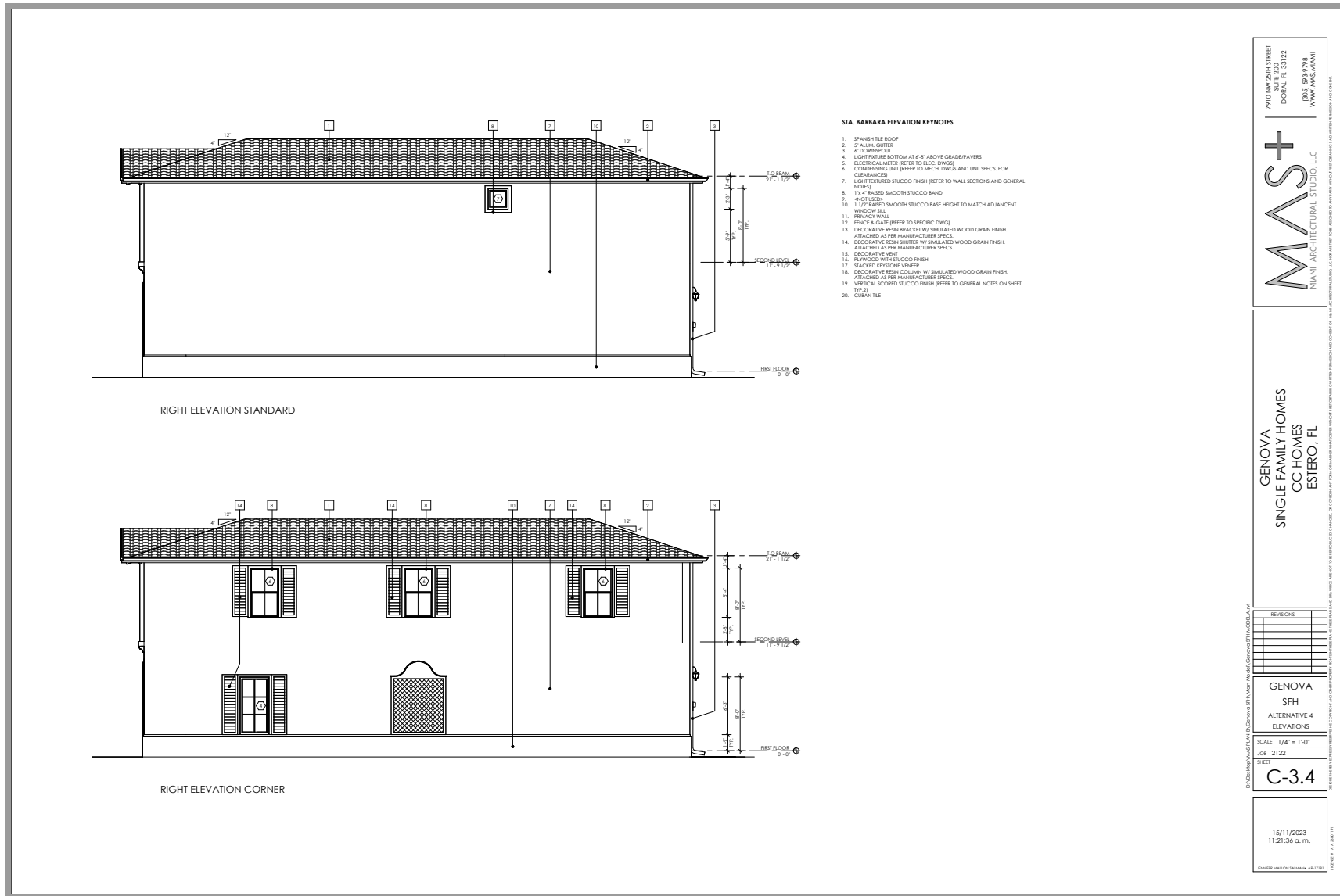
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SFH
ALTERNATIVE 3
ELEVATIONS

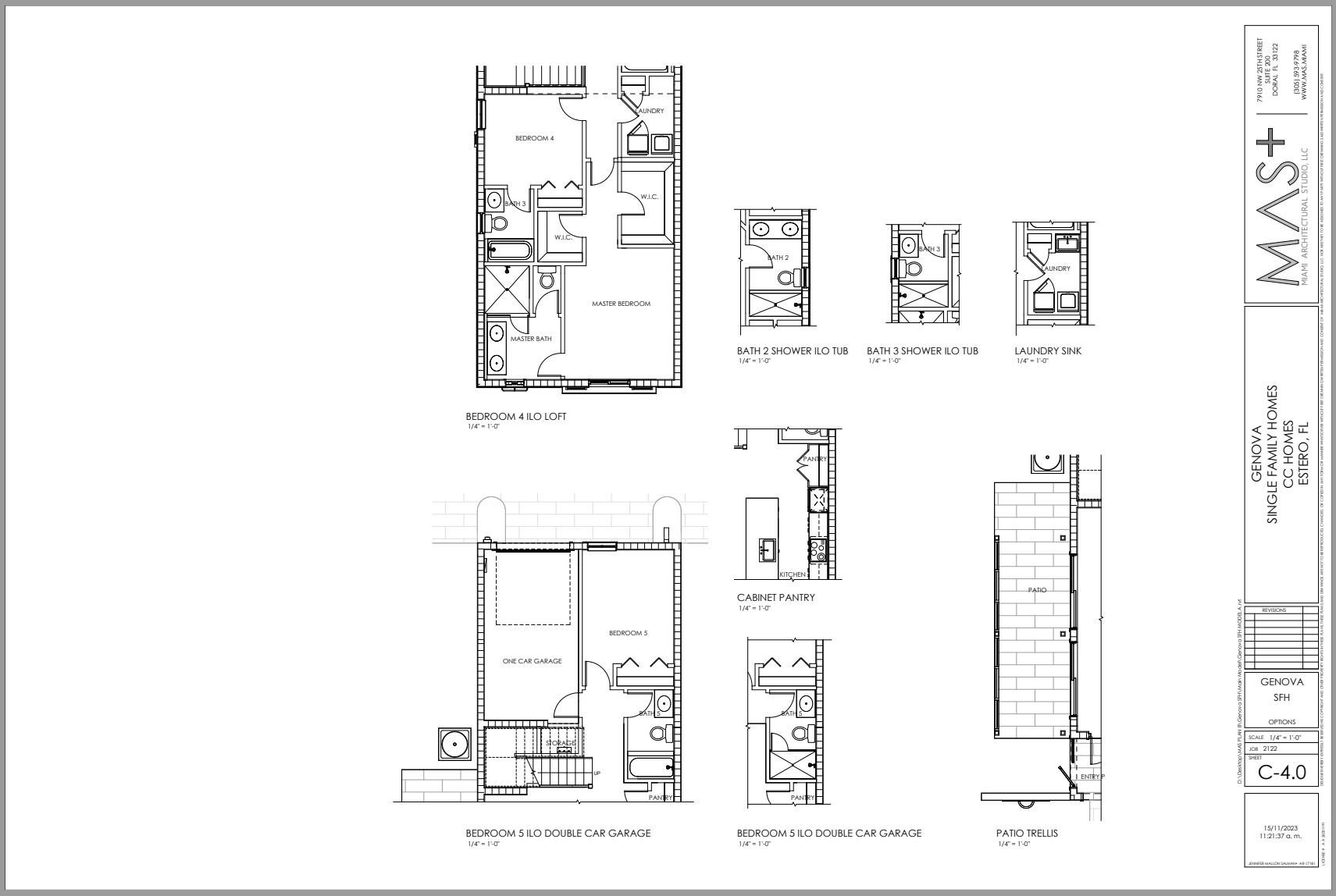
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SHEET
C-3.3

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11:21:33 a.m.
DRAWN BY: J. J. BROWN









ALT 1 - FRONT ELEVATION
1/4" = 1'-0"

ALT 2 - FRONT ELEVATION
1/4" = 1'-0"

ALT 3 - FRONT ELEVATION
1/4" = 1'-0"

ALT 4 - FRONT ELEVATION
1/4" = 1'-0"

BODY	DECORATIVE TRIMS	FASCIA / BRACKETS / COLUMNS	SHUTTERS	TILE / STONE APPLICATION			ROOF TILE		
1	2	3	4	5	6	7	8	9	10
SW 6113 INTERACTIVE CREAM	SW 6150 UNIVERSAL KHAKI	SW 7525 TREE BRANCH	SW 6192 COASTAL PLAIN	CAST STONE	COOL CIRCOLO QU21	COOL GRANDE FIORE QU20	BORAL BARCELONA 900 TERRACOTA W/ BLACK ANTIQUE	BORAL BARCELONA 900 COPPER W/ BLACK ANTIQUE	BORAL BARCELONA 900 FLORENTINE W/ BLACK ANTIQUE

7910 NW 10TH STREET
SUITE 200
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GENOVA
SINGLE FAMILY HOMES
CC HOMES
ESTERO, FL

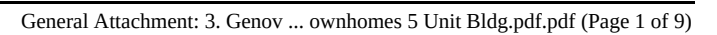
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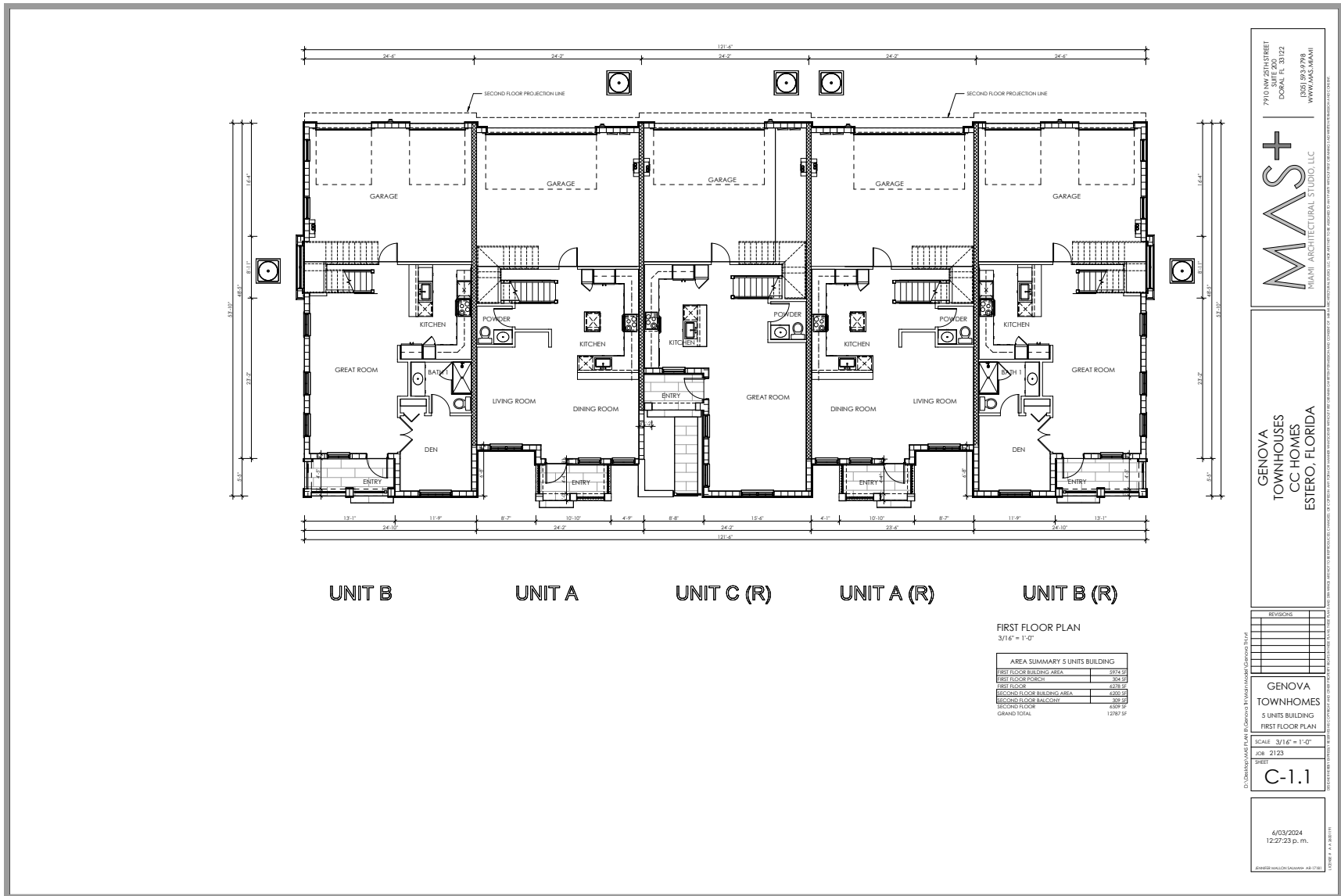
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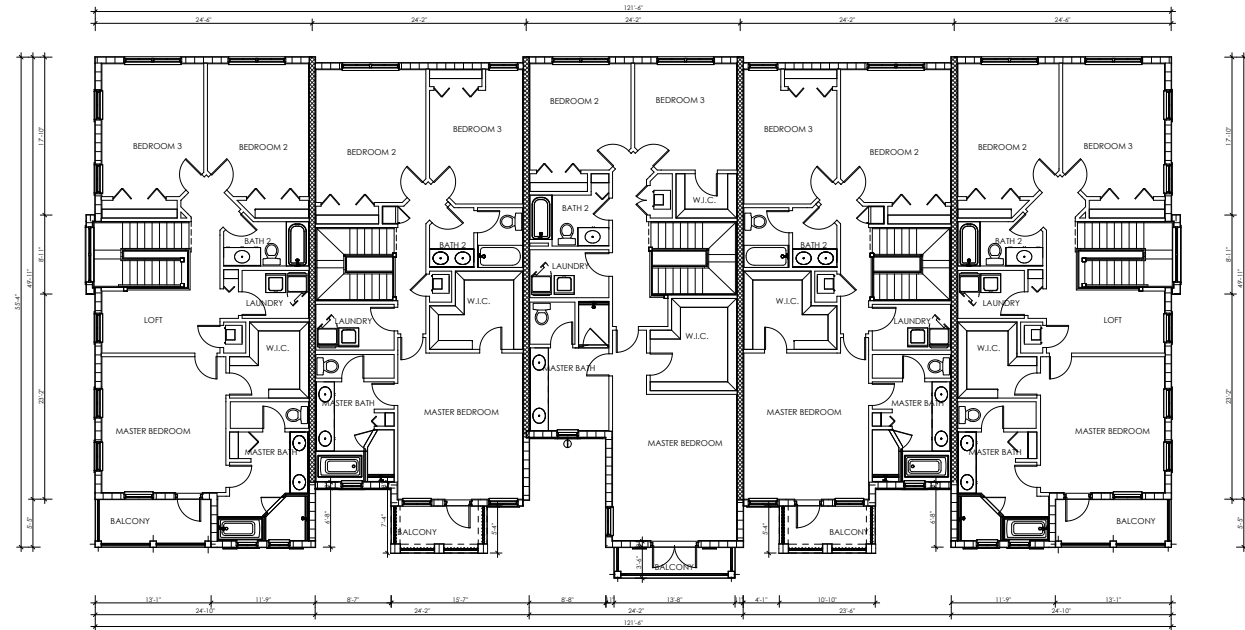
GENOVA
SFH
COLOR BOARD

SCALE 1/4" = 1'-0"
JOB 2122
SHEET
C-5.1

3/26/2024
11:51:55 AM







SECOND FLOOR PLAN
3/16" = 1'-0"

AREA SUMMARY 5 UNITS BUILDING	
FIRST FLOOR BUILDING AREA	1071.10
FIRST FLOOR PERIMETER	104.10
FIRST FLOOR	4338.50
SECOND FLOOR BUILDING AREA	690.30
SECOND FLOOR PERIMETER	308.00
SECOND FLOOR	690.30
GRAND TOTAL	12787.50

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TOWNHOUSES
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ESTERO, FLORIDA

REVISIONS

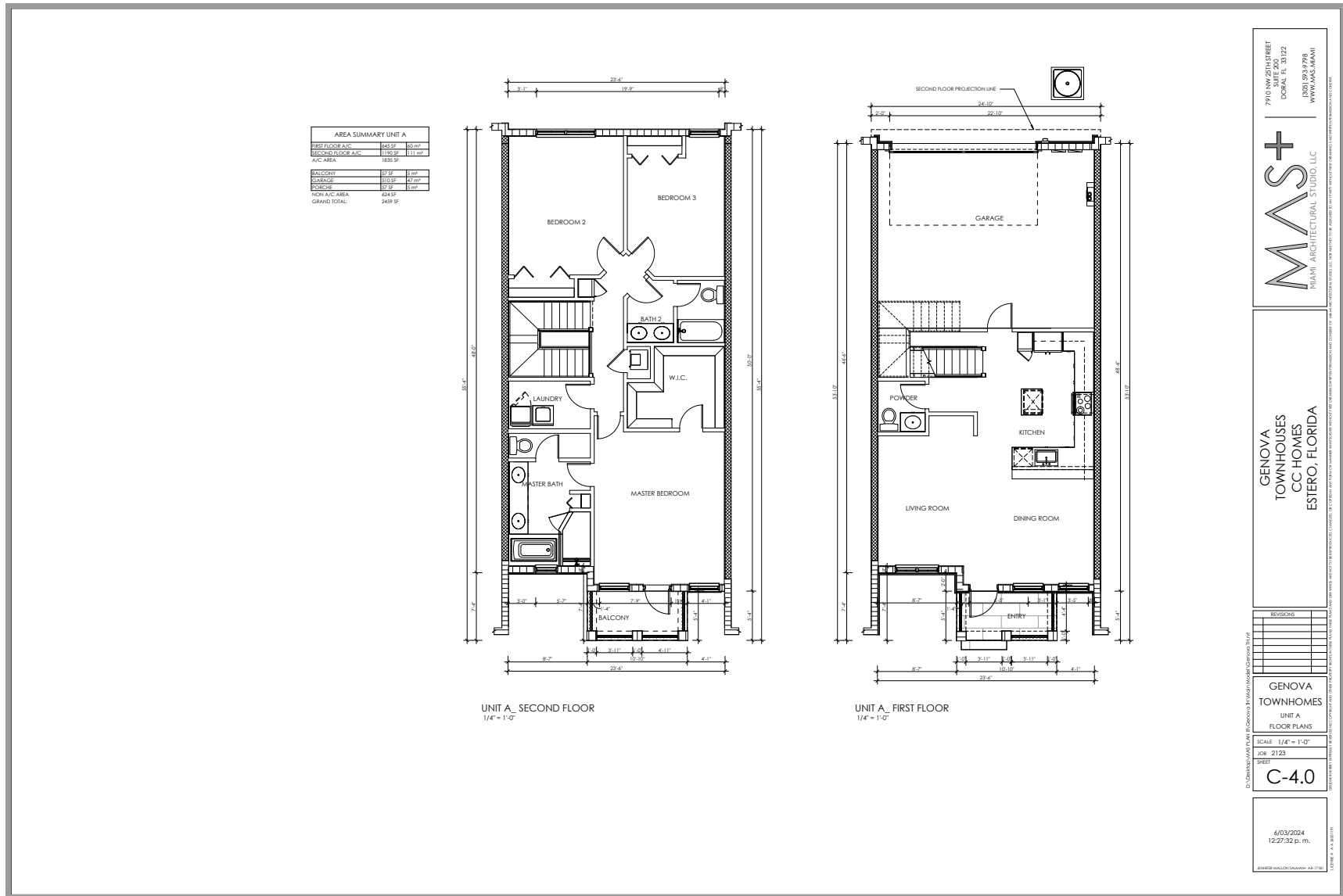
GENOVA
TOWNHOUSES
5 UNITS BUILDING
SECOND FLOOR PLAN

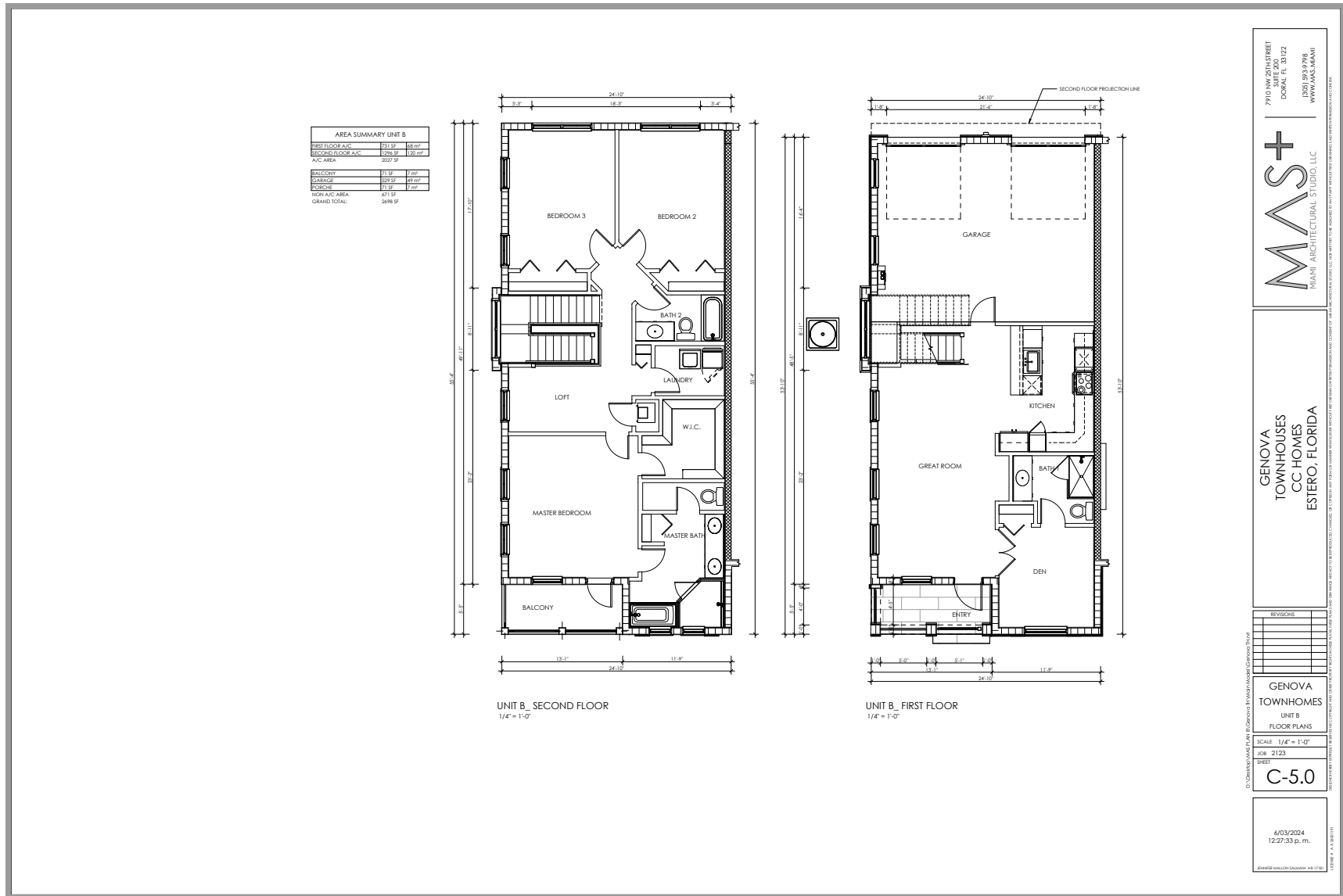
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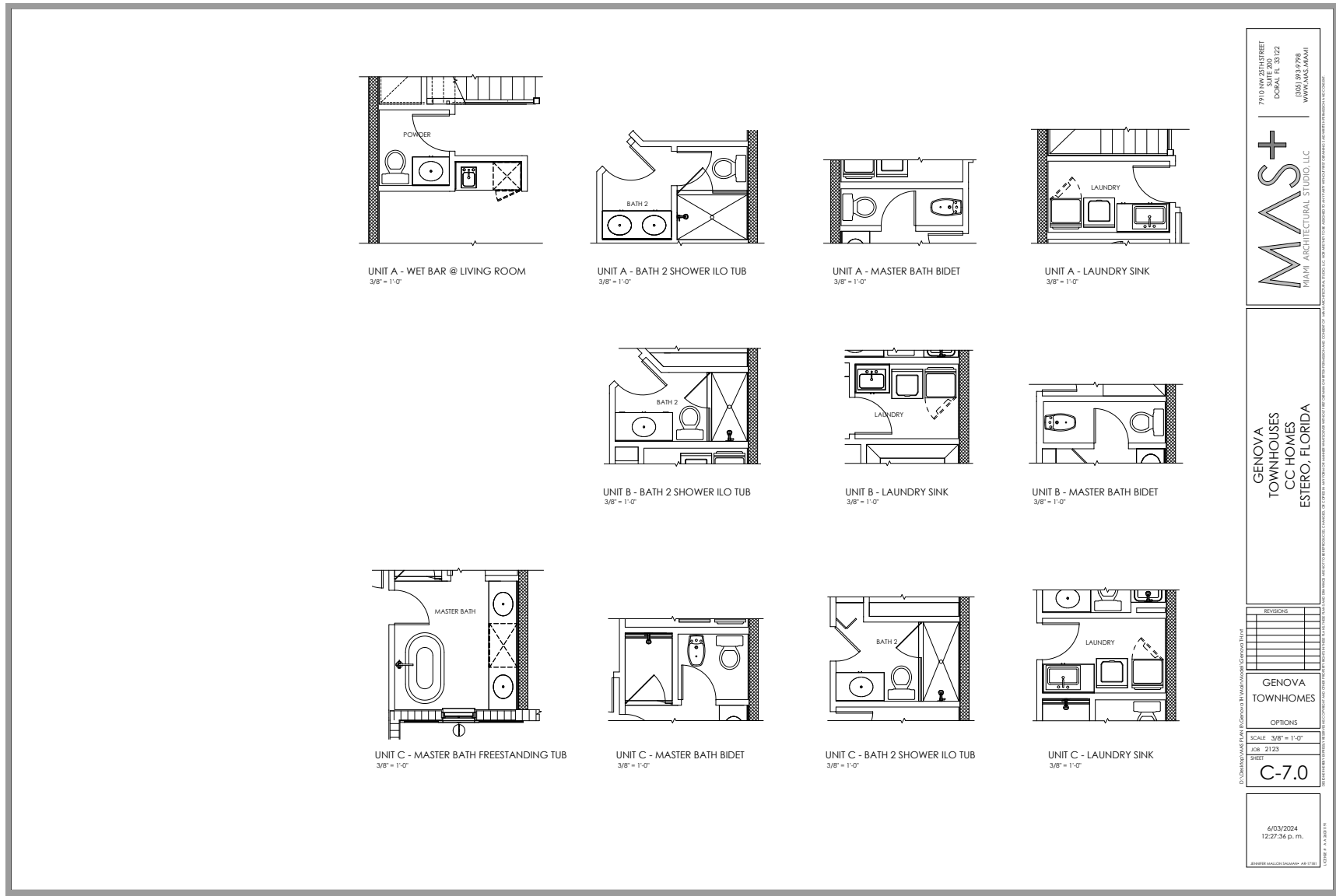
4/13/2024
12:27:24 p. m.

DESIGNED BY: [Name]
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 4/13/2024











BODY 1	DECORATIVE TRIMS 2	FASCIA / BRACKETS / COLUMNS 3	SHUTTERS 4	TILE / STONE APPLICATION 5	SCORED STUCCO 6	ROOF TILE 7
						
SW 6113 INTERACTIVE CREAM	SW 6150 UNIVERSAL KHAKI	SW 7525 TREE BRANCH	SW 6192 COASTAL PLAIN	CAST STONE	SW 7525 TREE BRANCH	BORAT BARCELONA 900 TERRACOTA W/ BLACK ANTIQUE

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TOWNHOMES
CC HOMES
ESTERO, FLORIDA

REVISIONS

GENOVA
TOWNHOMES
5 UNIT BUILDING
COLOR BOARD

SCALE 3/16" = 1'-0"
JOB 2123
SHEET

C-8.1

3/26/2024
11:00:55 AM

TOWNHOMES - 6 UNIT BUILDING



ARCHITECTURAL CAB & DRC - COVER 6BLDG

- C-02 COVER SHEET
- C-12 BLD 6 - FIRST FLOOR PLAN
- C-32 BLD 6 - SECOND FLOOR PLAN
- C-32 BLD 6 - ELEVATIONS
- C-40 UNIT A - FLOOR PLANS
- C-50 UNIT B - FLOOR PLANS
- C-40 UNIT C - FLOOR PLANS
- C-70 OTHERS
- C-82 BLD 6 - COLOR BOARD

GREEN BUILDING STANDARD	
GREEN BUILDING STANDARD	
STATED WATER HEATER EFFICIENCY BETWEEN 0.675 AND 0.82	0.75
AIR CONDITONERS WITH STATED EFFICIENCY GREATER THAN 14 SEER IS INCLUDED AS STANDARD	1.25
ALL SHOWERHEADS AND HANDHELD SHOWERS ACHIEVE 2.0 GPM OR LESS	0.50
ALL LAVATORY FAUCETS FLOW RATE IS 1.5 GPM OR LESS AT 60 PSI	0.50
ALL TOILETS ARE 1.28 GPF OR LESS	0.50
ALL TOILETS HAVE DUAL ACTIVATED FLUSHING	1.00
TOTAL POINTS	4.50

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DORAL, FL 33122
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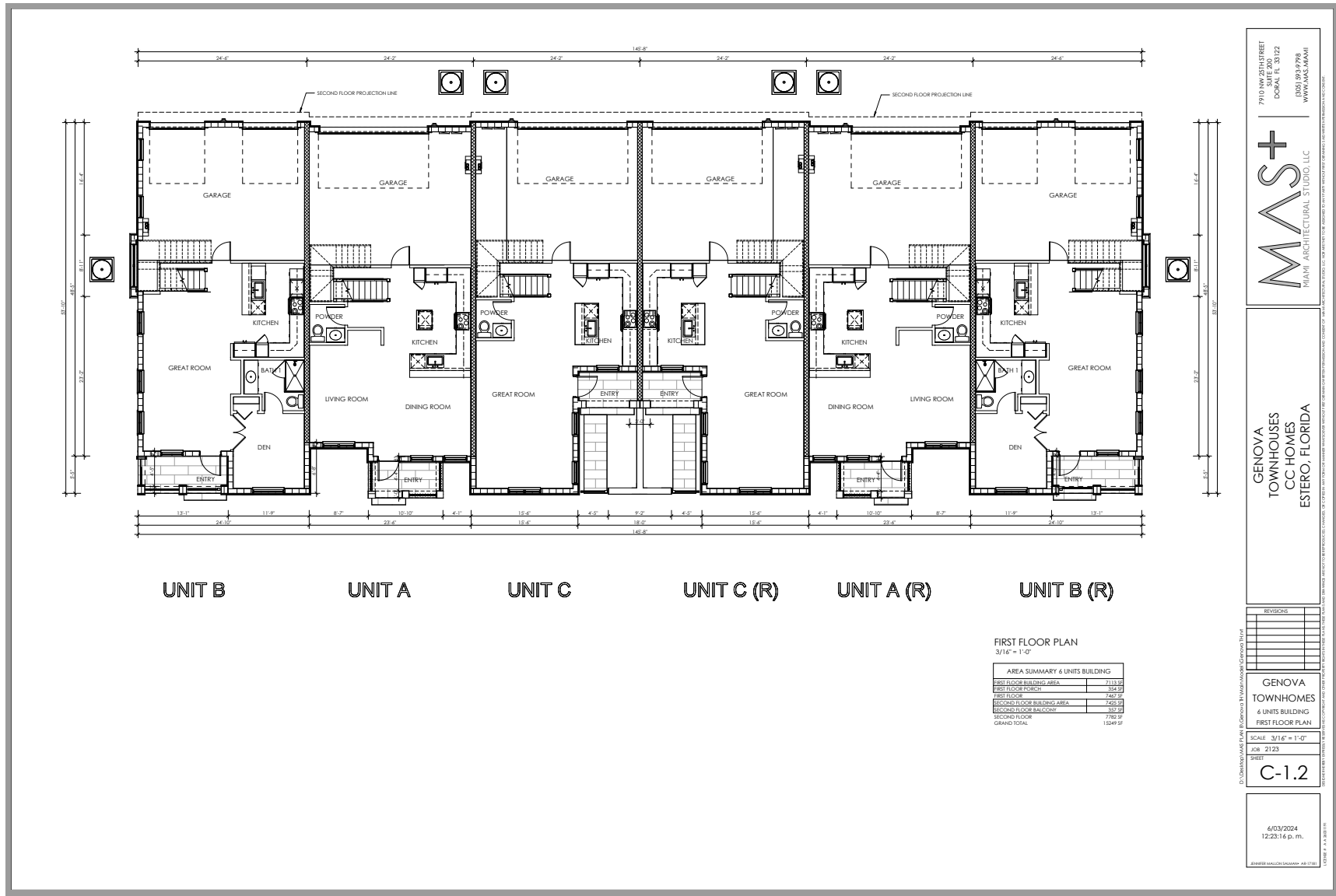
GENOVA
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CC HOMES
ESTERO, FLORIDA

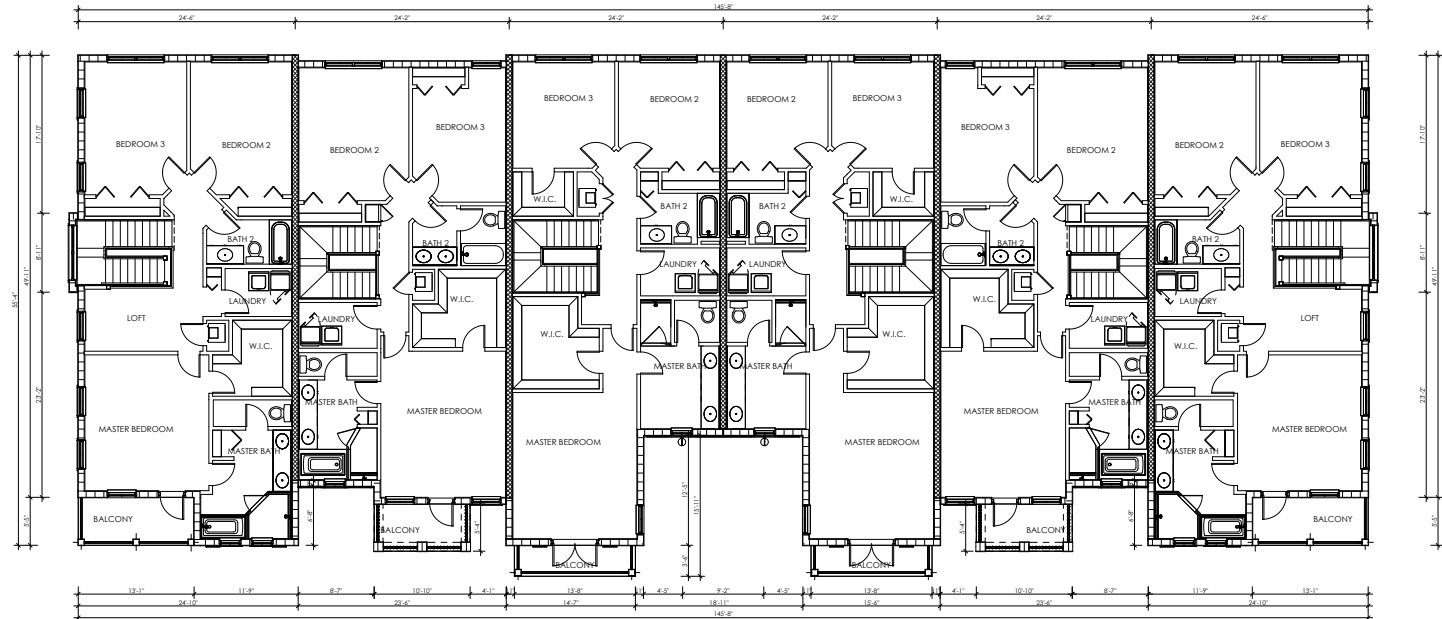
REVISIONS	

GENOVA
TOWNHOMES
6 UNITS BUILDING
COVER SHEET

SCALE: 1/4" = 1'-0"
JOB: 2123
SHEET
C-0.2

6/13/2024
12:23:15 p.m.
DRAWN BY: JACOB L. GARDNER - AS-0788





SECOND FLOOR PLAN
3/16" = 1'-0"

AREA SUMMARY 6 UNITS BUILDING	
FIRST FLOOR BUILDING AREA	7,113 SF
FIRST FLOOR PORCH	334 SF
FIRST FLOOR TOTAL	7,447 SF
SECOND FLOOR BUILDING AREA	7,445 SF
SECOND FLOOR BALCONY	337 SF
SECOND FLOOR TOTAL	7,782 SF
GRAND TOTAL	15,229 SF

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REVISIONS

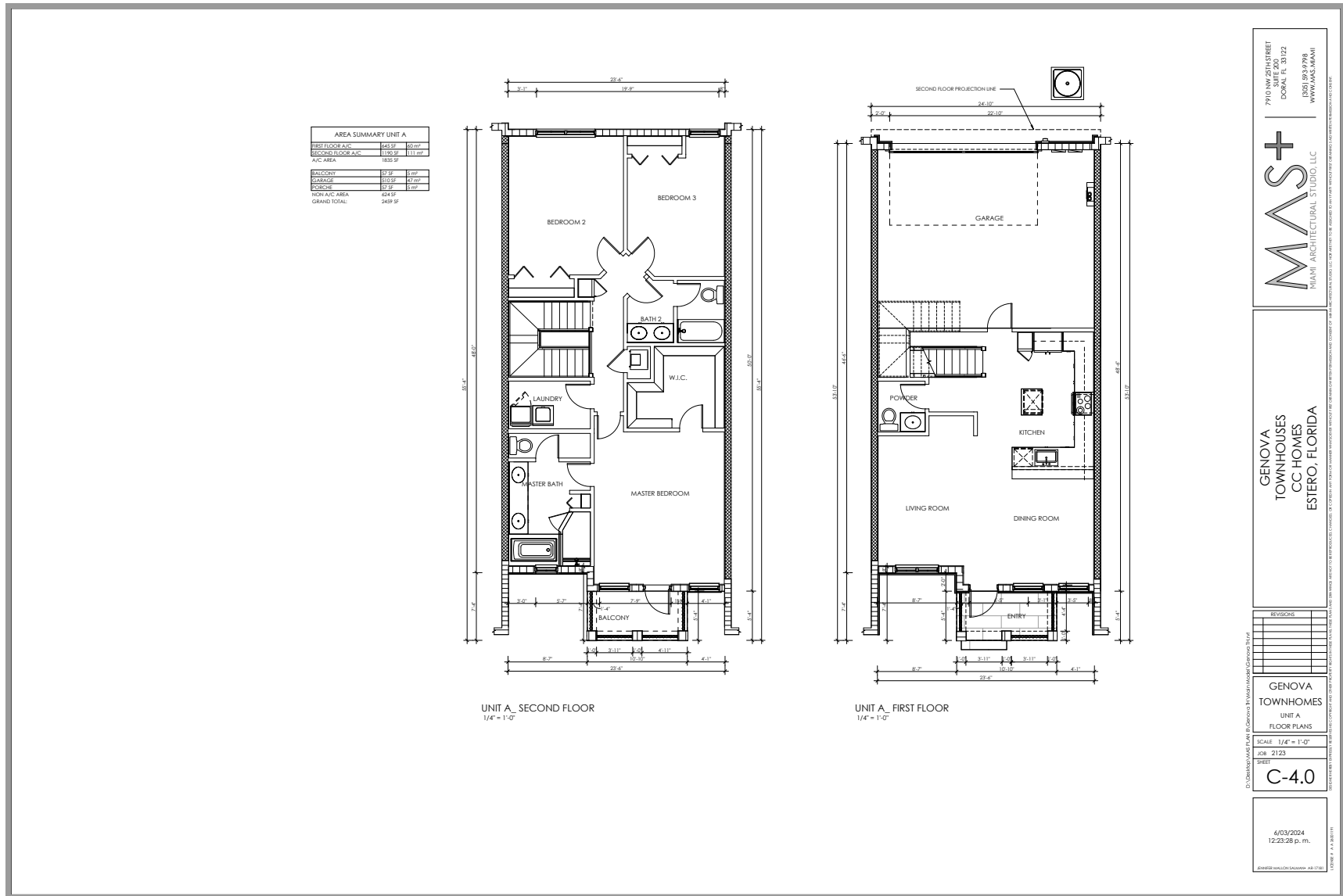
GENOVA
TOWNHOUSES
6 UNITS BUILDING
SECOND FLOOR PLAN

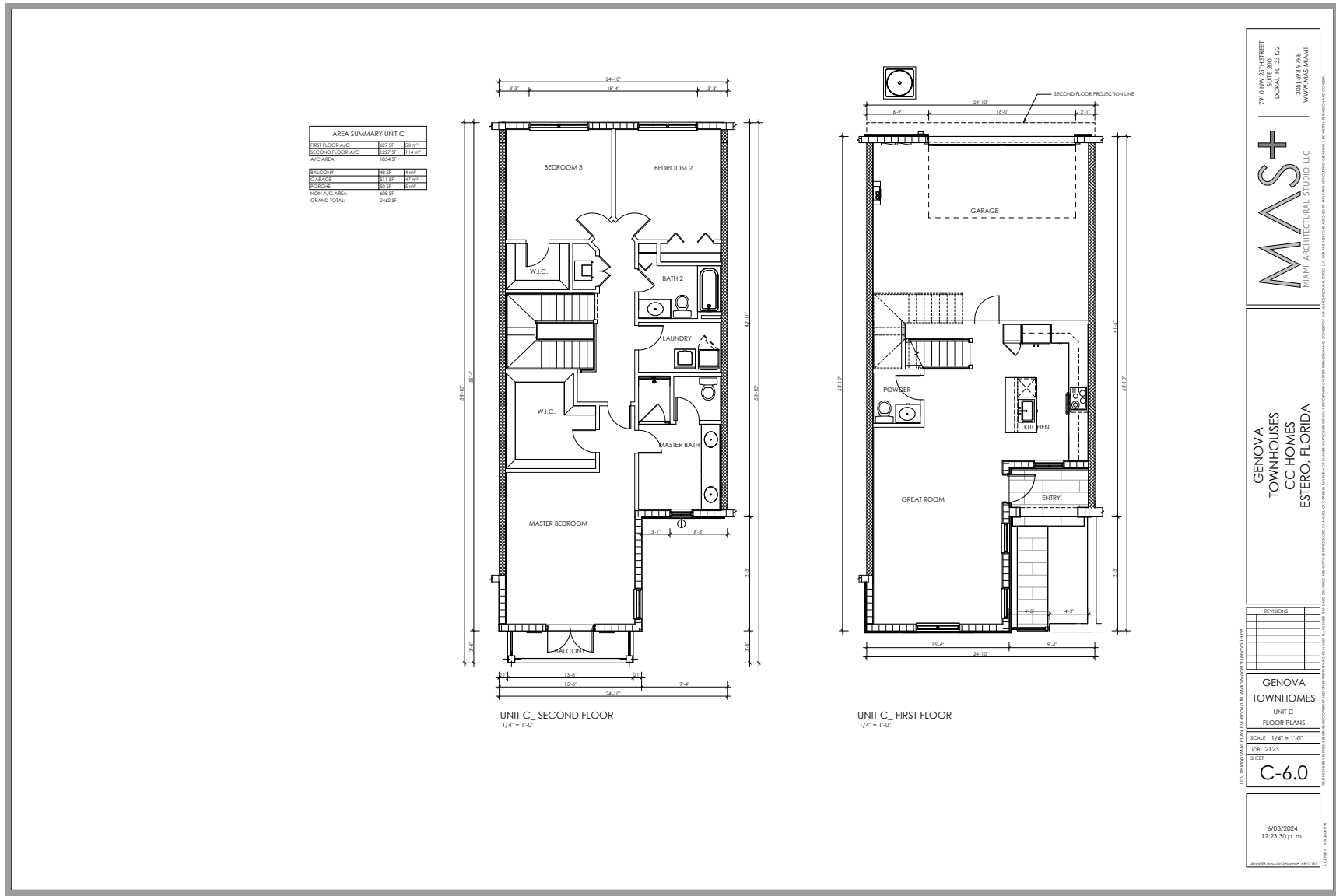
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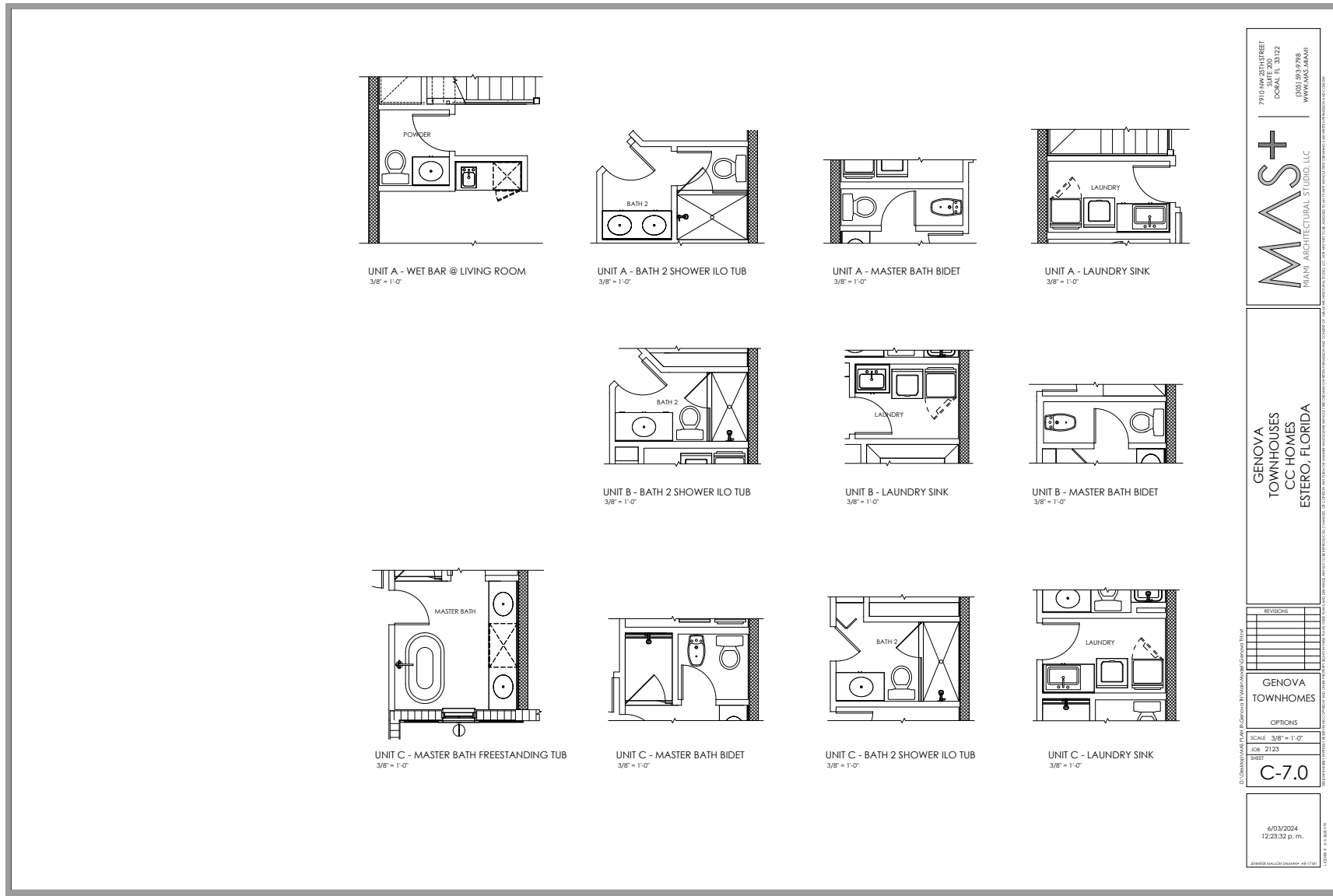
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DESIGNED BY: [Name]
DRAWN BY: [Name]





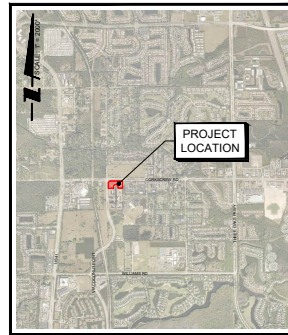




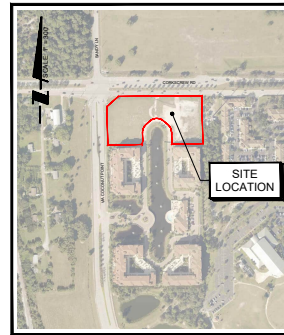
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1	2	3	4	5	6	7
SW 6113 INTERACTIVE CREAM	SW 6150 UNIVERSAL KHAKI	SW 7525 TREE BRANCH	SW 6192 COASTAL PLAIN	CAST STONE	SW 7525 TREE BRANCH	BORAT BARCELONA 900 TERRACOTA W/ BLACK ANTIQUE

DEVELOPMENT ORDER PLAN FOR GENOVA

PART OF SECTION 34, TOWNSHIP 46 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

VICINITY MAP

DEVELOPER
CCC GENOVA, LLC
2020 SALZEDO ST., SUITE 200
CORAL GABLES, FL 33134



LOCATION MAP

OWNER
GENOVA PARTNERS, LLC
2600 GOLDEN GATE PARKWAY
NAPLES, FL 34105

[illegible]



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 (800) 486-8875 • ENGINEERING • CIVIL •



2600 Golden Gate Pk. #4055 212-611-1700

Naples, FL 34105 Pen-Eng.com

GENOVA

PROJECT:

GENOVA

TITLE:

NOTE SHEET

CLIENT:

CCC GENOVA, LLC

REVISIONS:

No.	Revision	Date

NOTE:

PROFESSIONAL SEALS:

PROFESSIONAL ARCHITECT:

PROFESSIONAL ENGINEER:



PROJECT LOCATION:

PROJECT NAME: **GENOVA**

ALL ELEVATIONS ARE BASED ON NAD83 BS

NORTH AMERICAN HORIZONTAL DATUM OF YEAR:

YEAR: **2017**

DATE: **11/2/2017**

SCALE: **1" = 30'**

TRAP SIZE:

INCH: **1.50**

City: **ESTERO**

County: **LEE**

Designed by: **GENOVA WOODWARD**

Checked by: **A. WOODWARD**

Date: **NOVEMBER 02, 2017**

Horizontal Scale: **1" = 30'**

Vertical Scale: **1" = 1'**

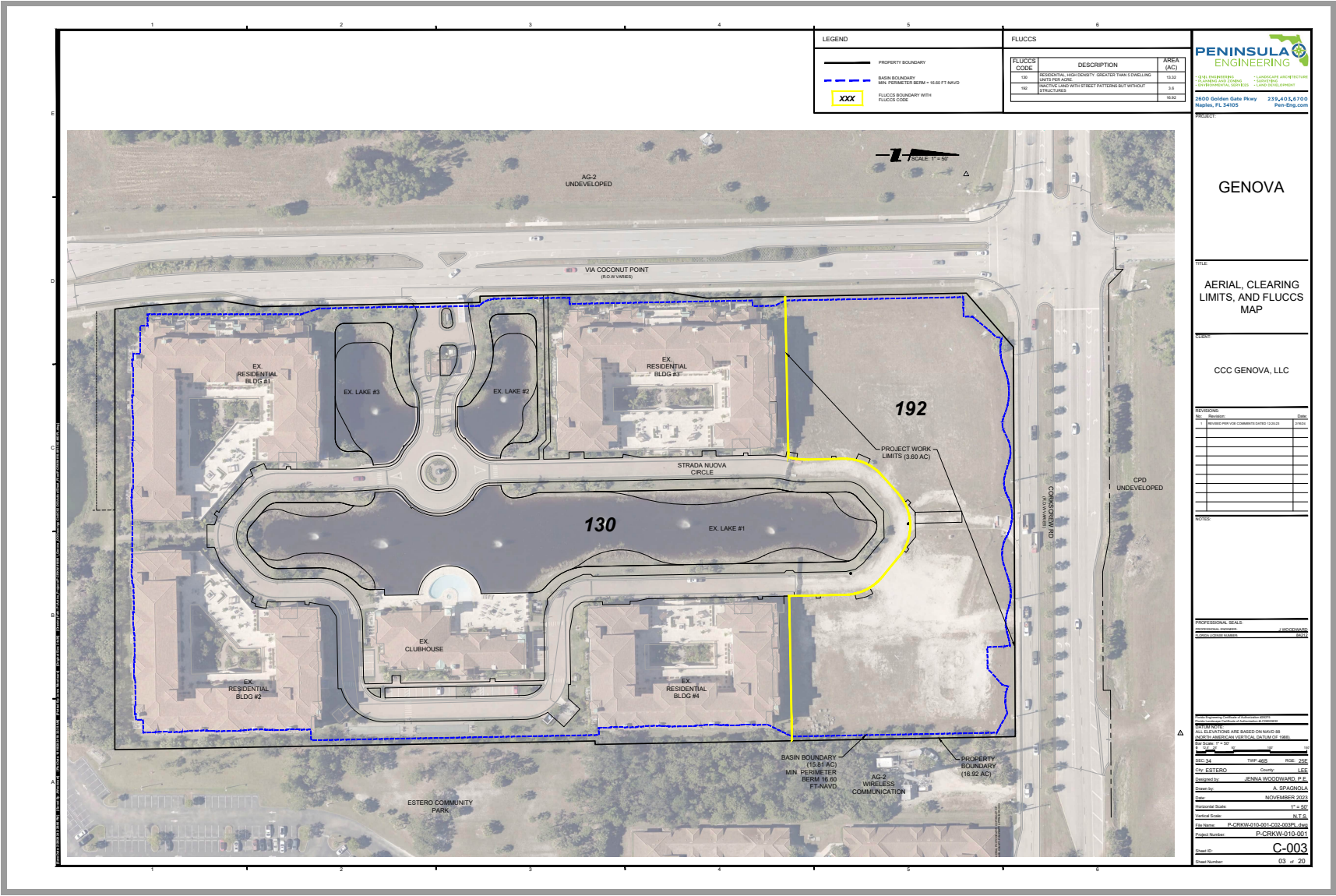
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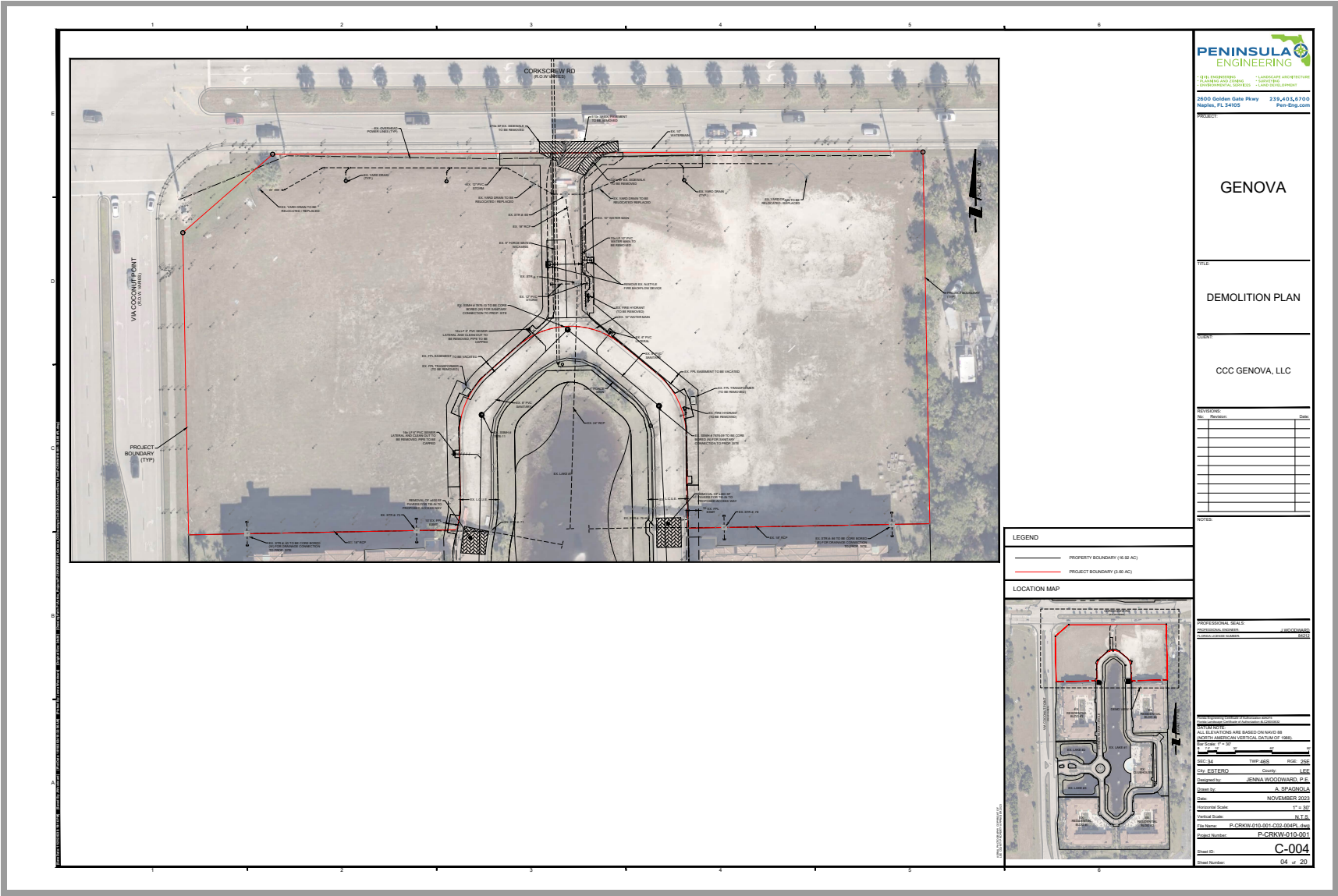
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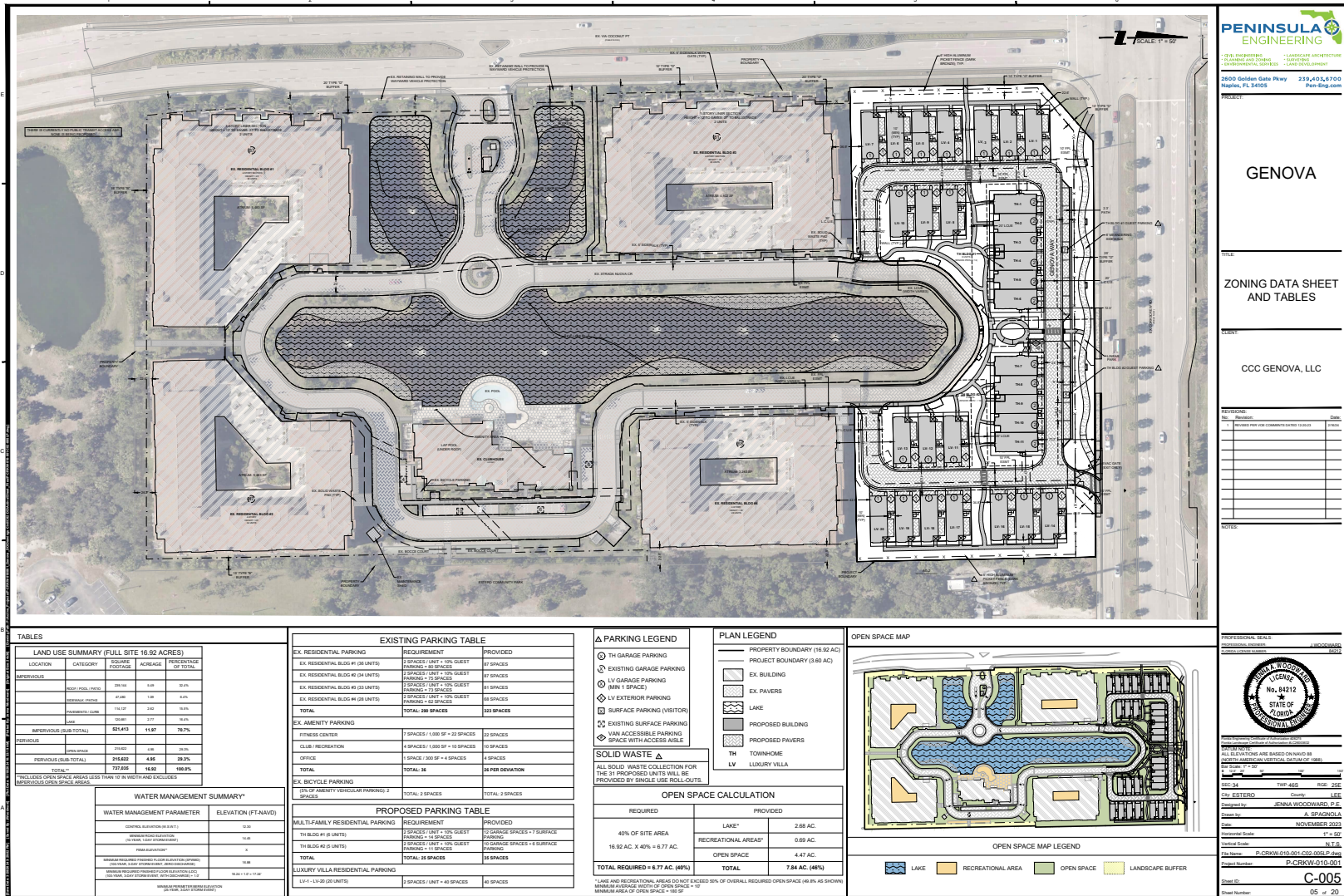
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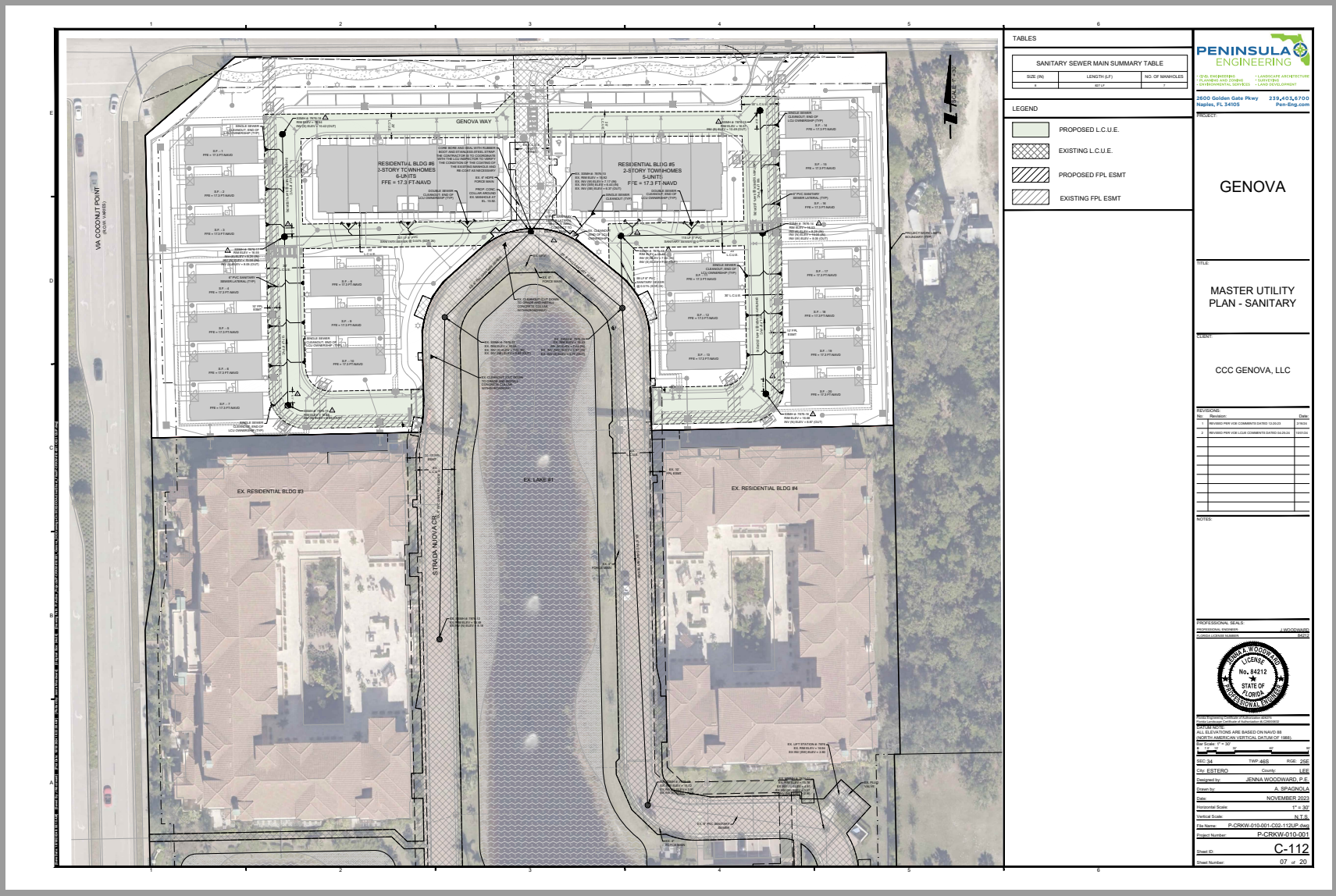
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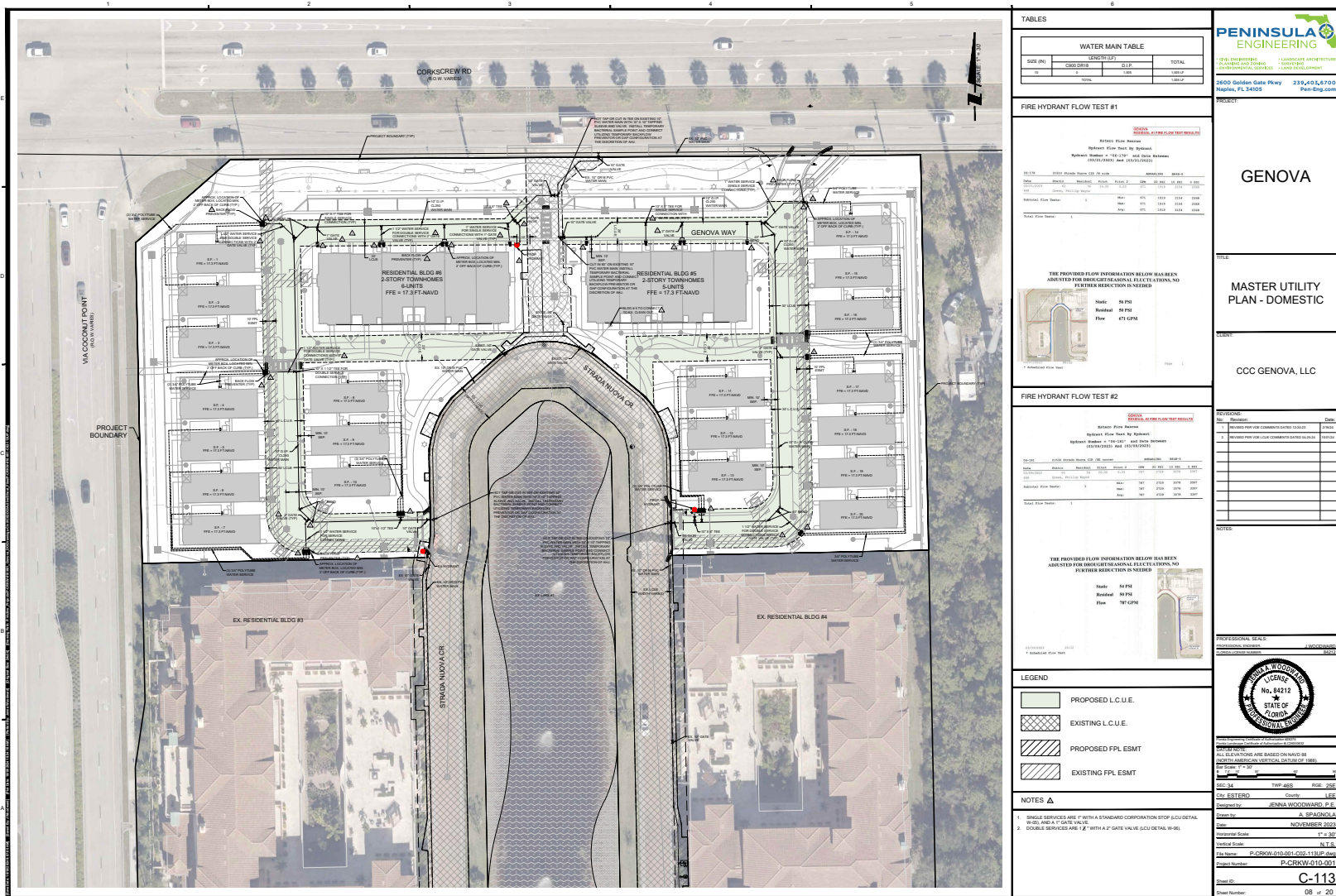
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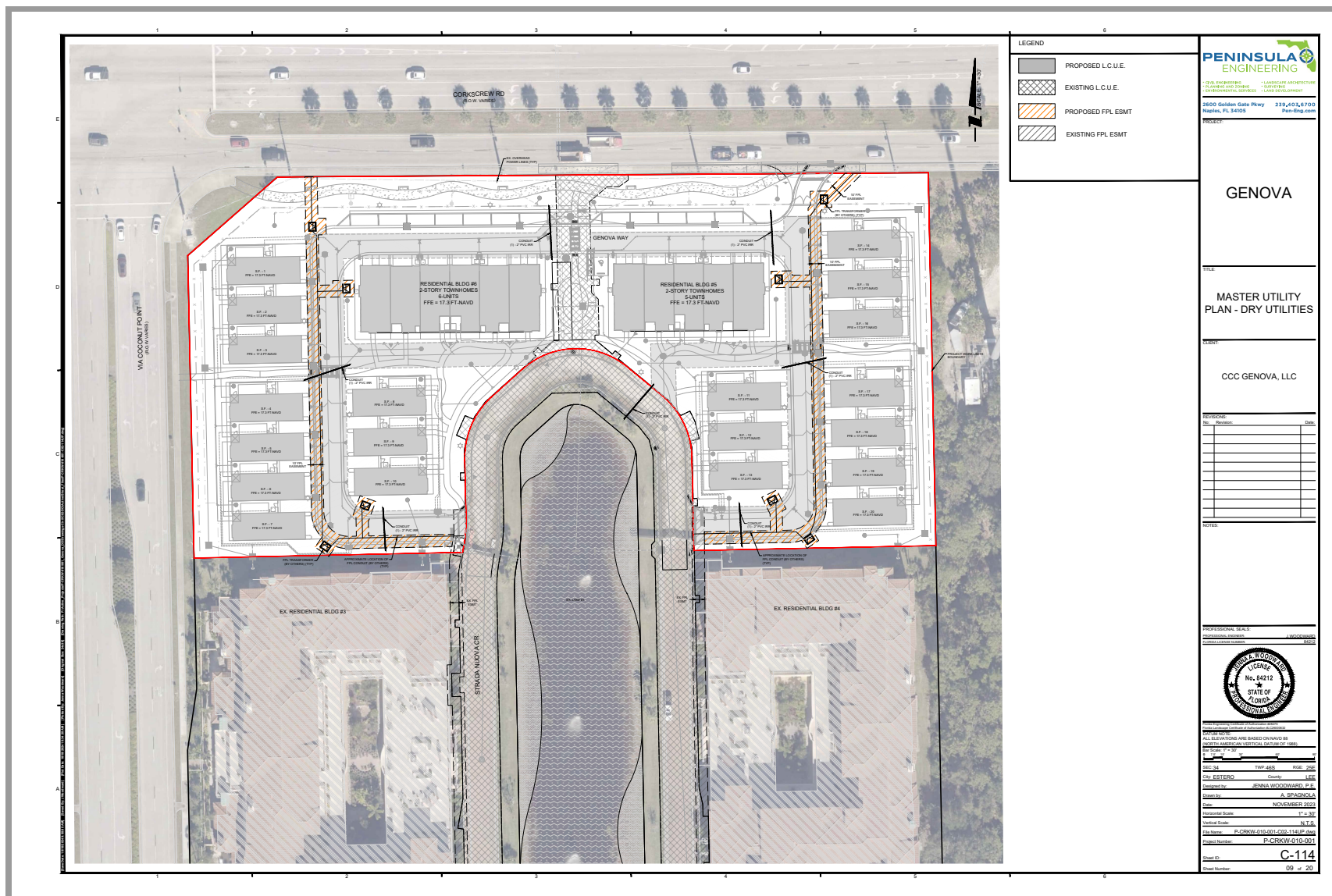


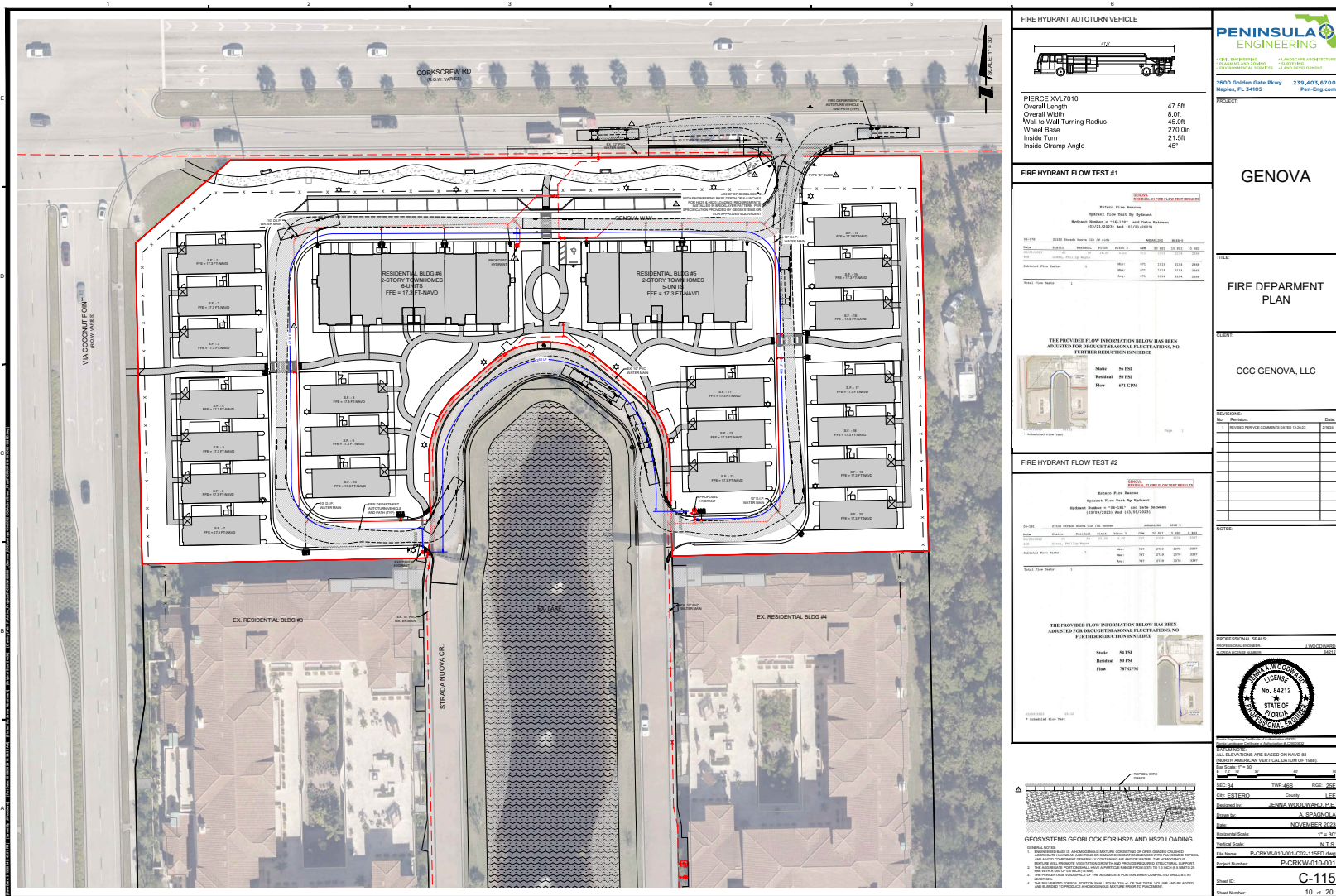


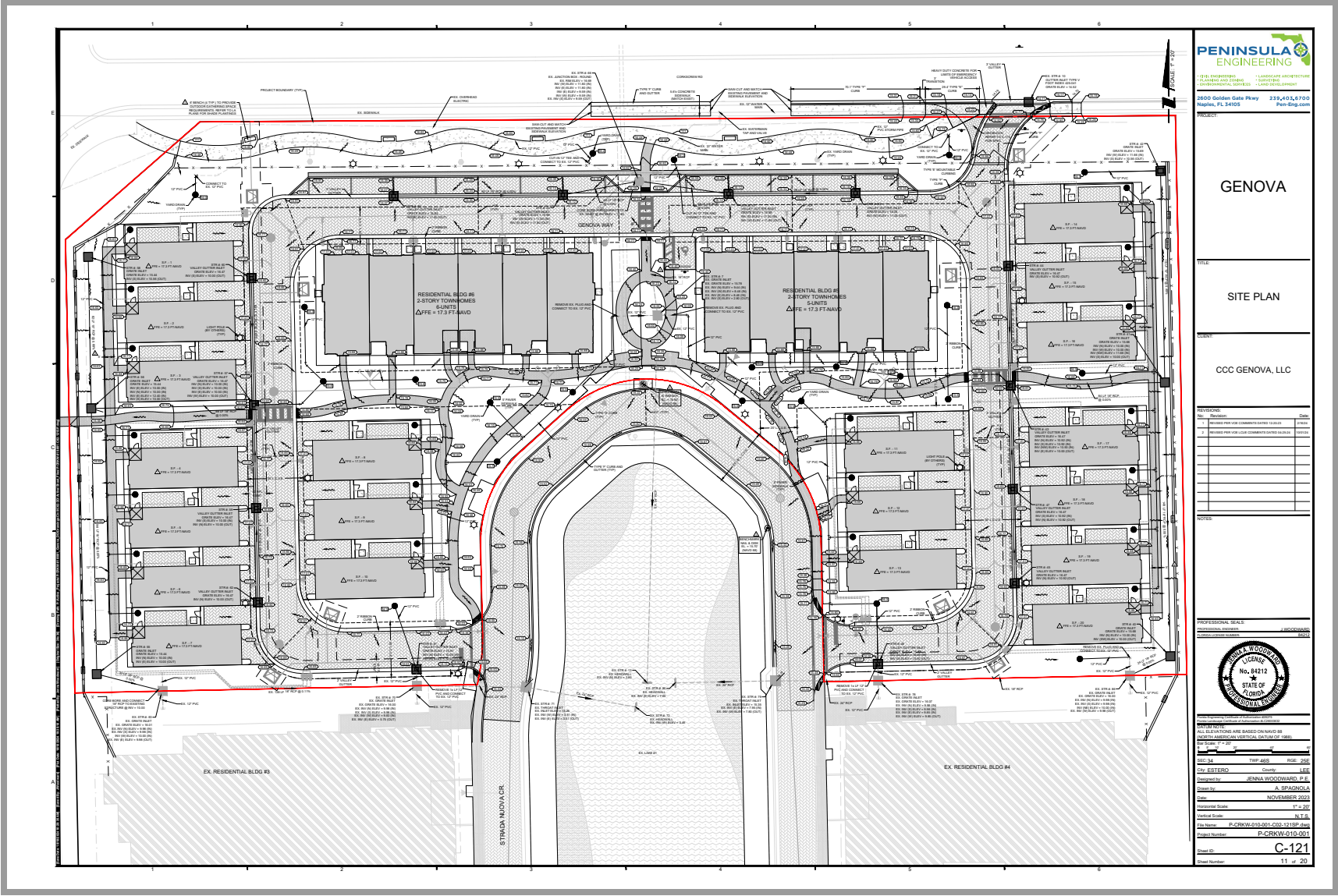


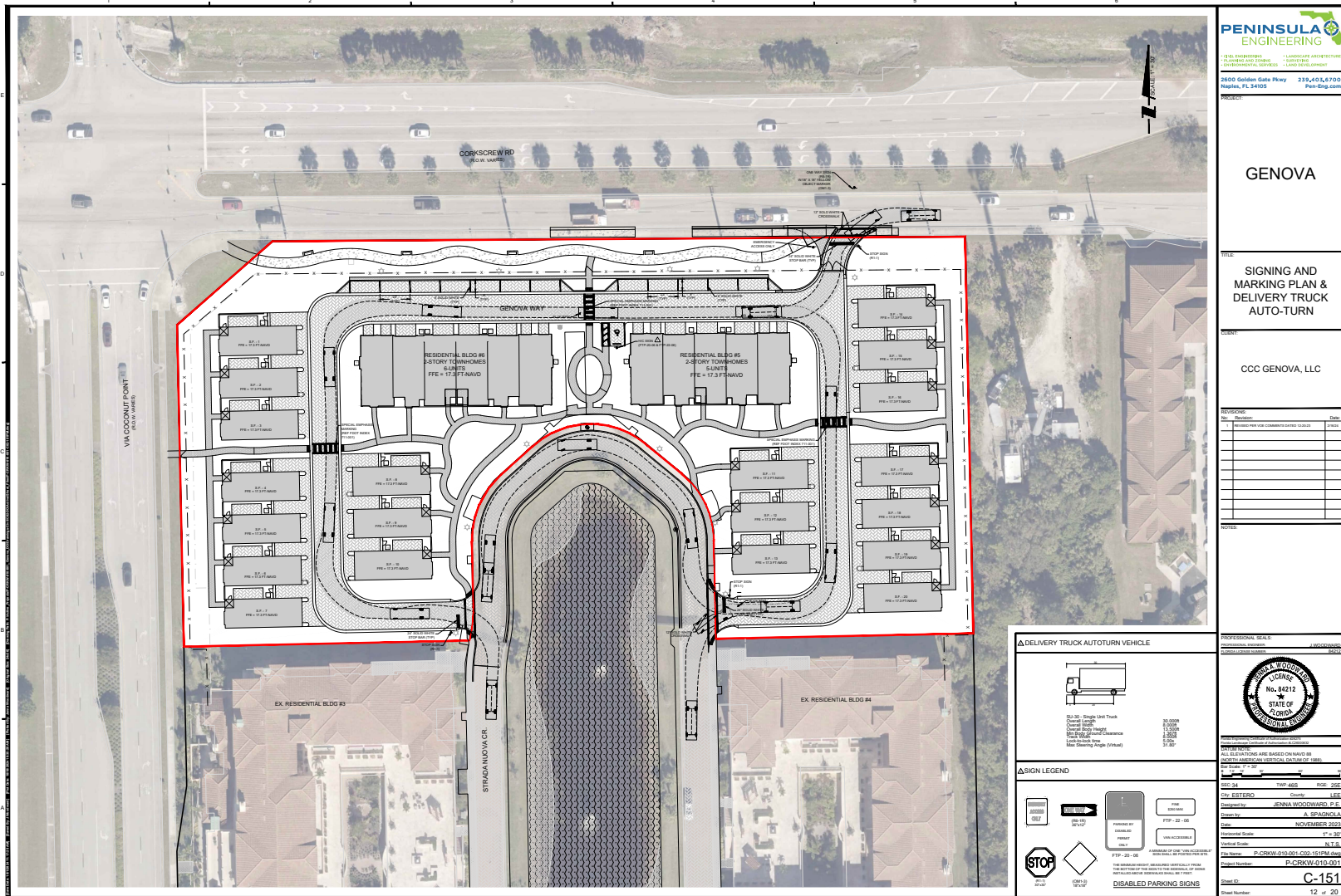


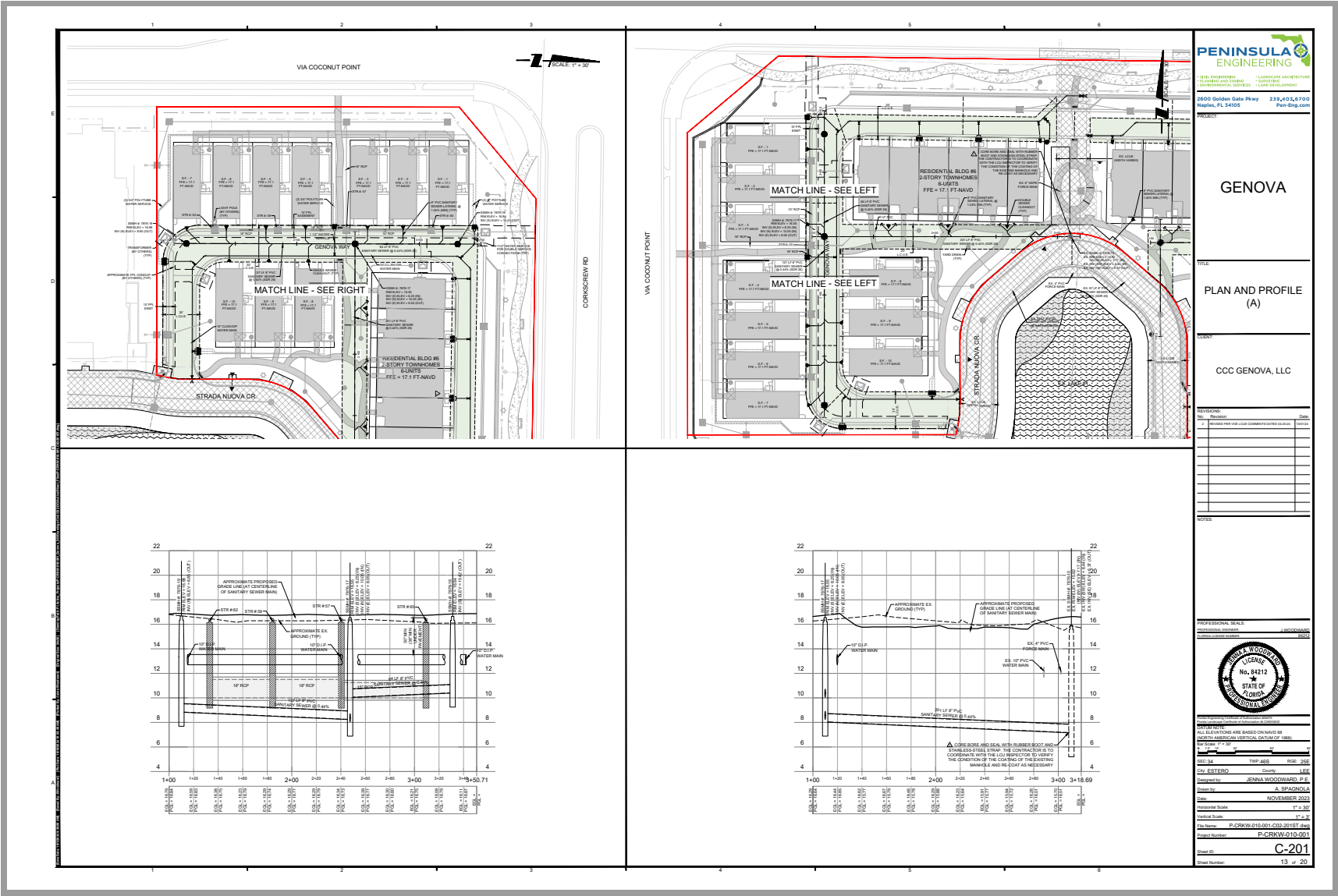


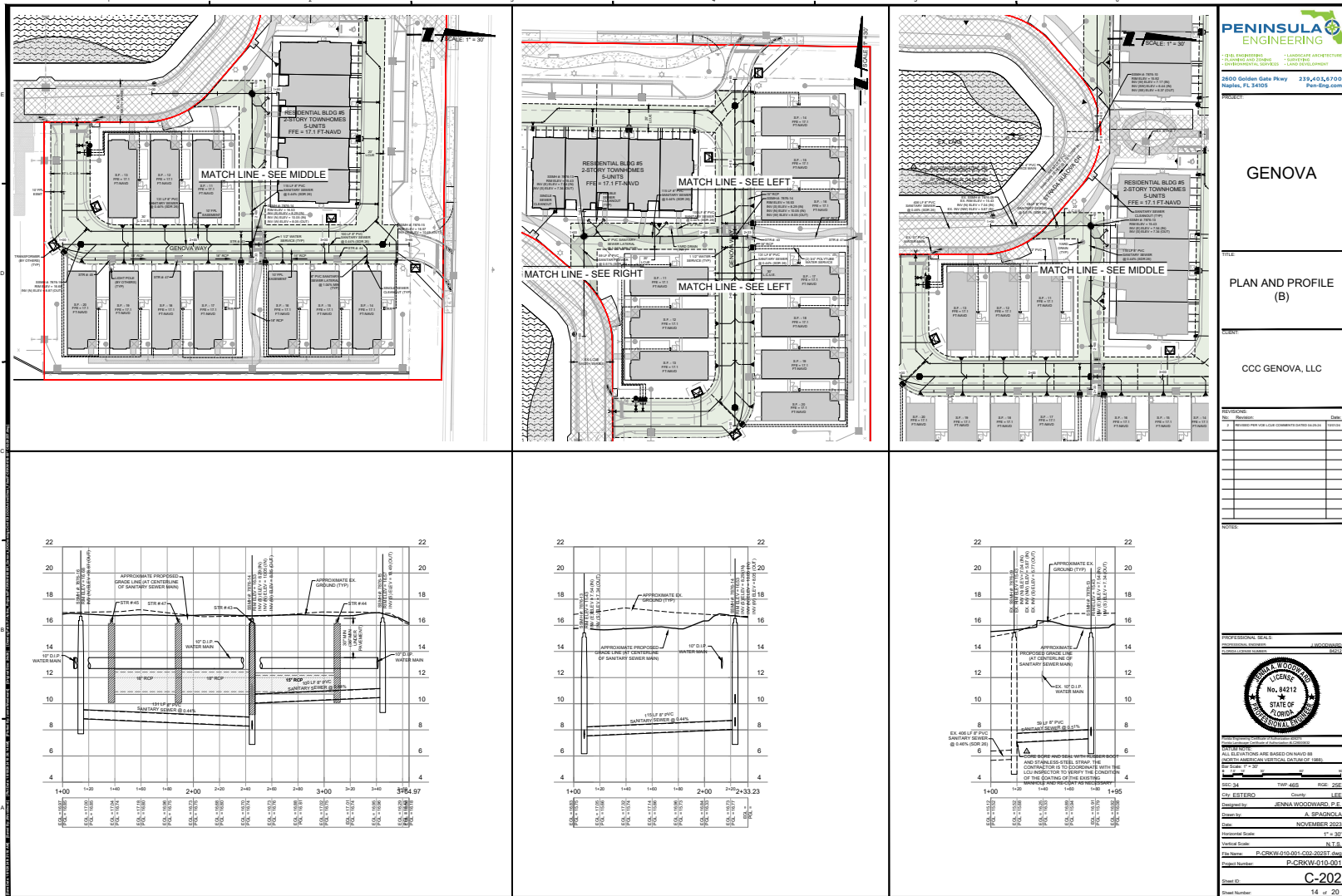




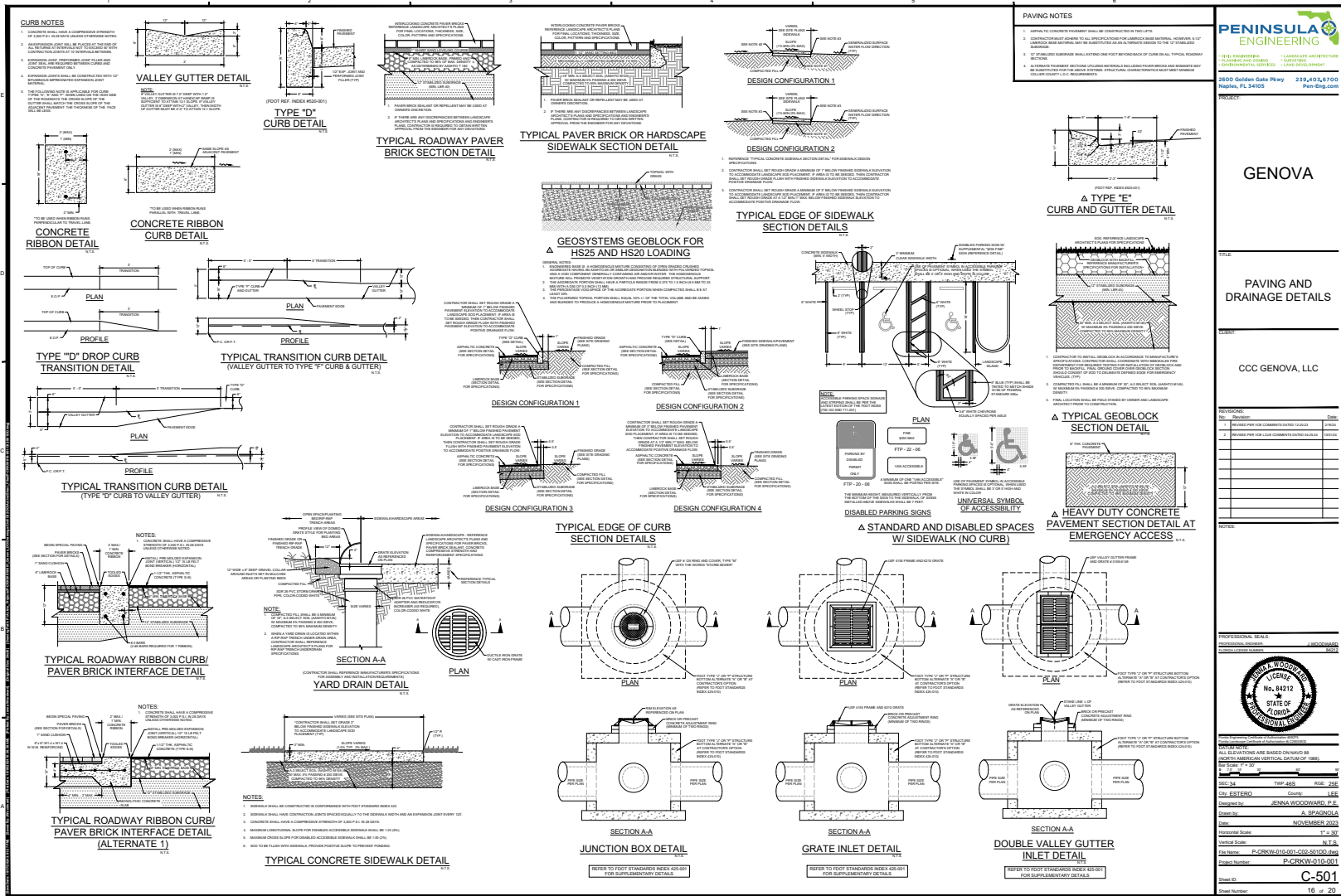


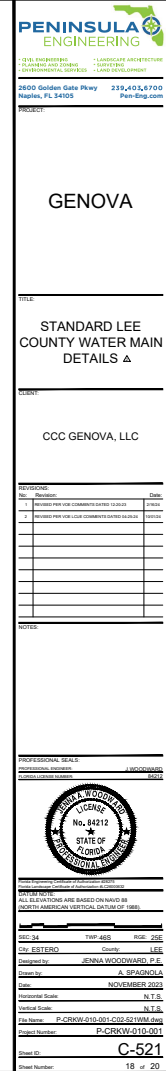


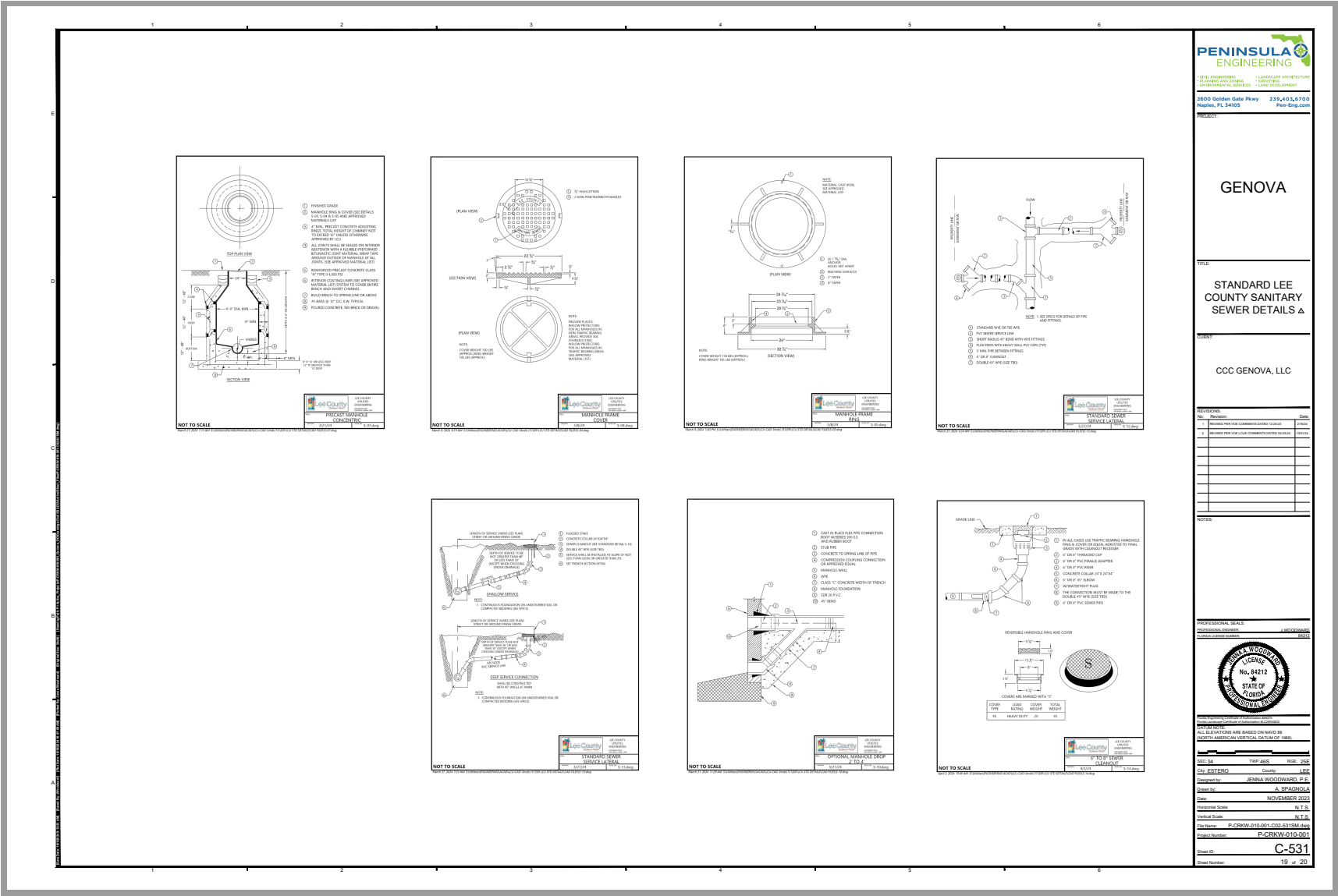


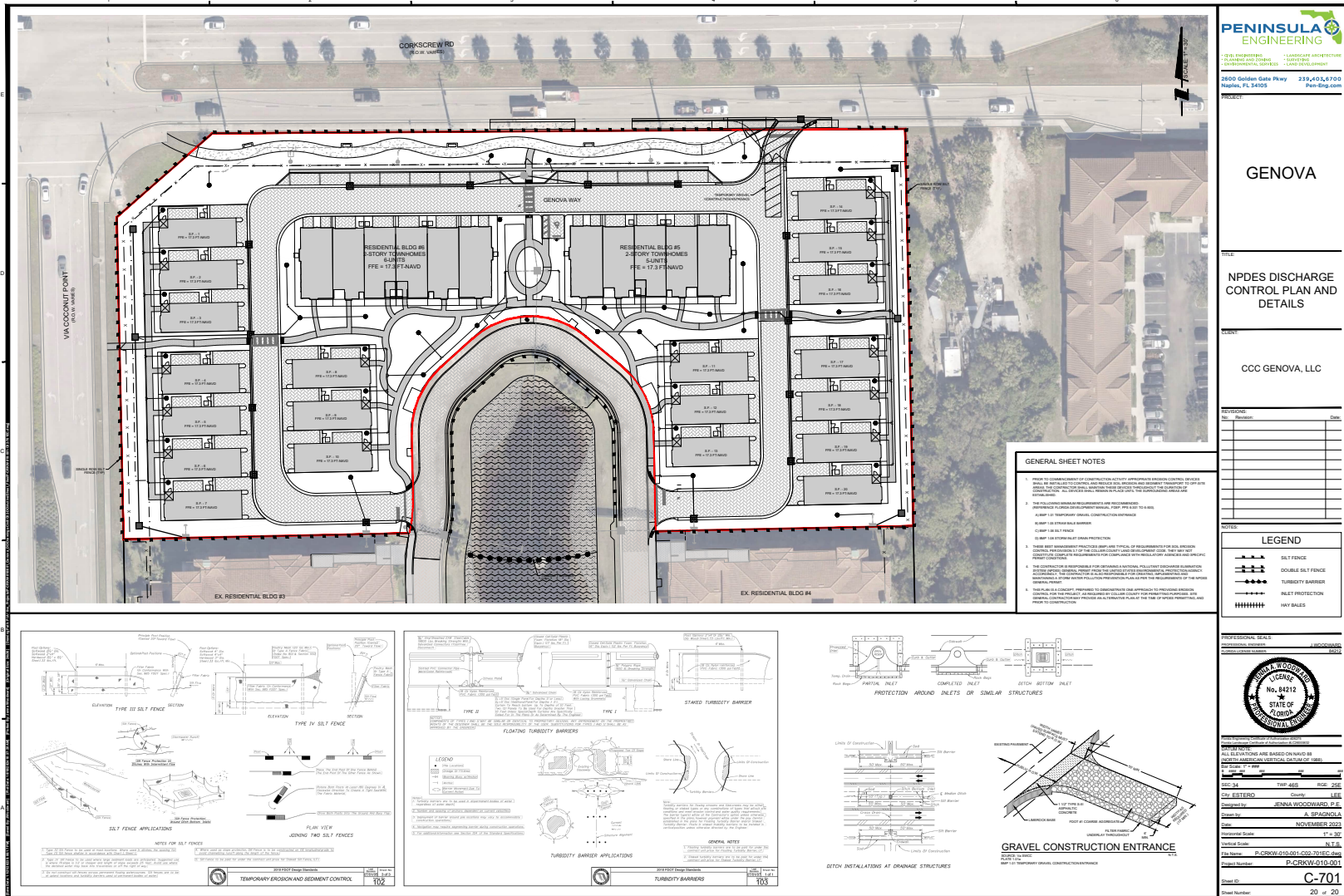








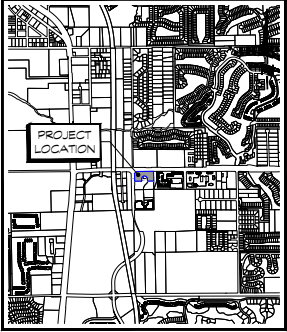




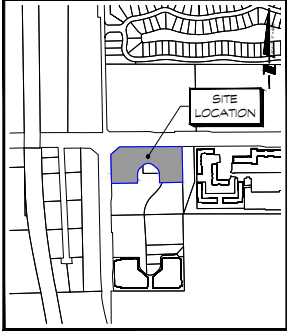
LANDSCAPE DEVELOPMENT ORDER PLANS FOR

GENOVA

PART OF SECTION 34, TOWNSHIP 46 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA



VICINITY MAP



LOCATION MAP

DEVELOPER
CCC GENOVA, LLC
 2020 SALZEDO ST., SUITE 200
 CORAL GABLES, FL 33134

OWNER
GENOVA PARTNERS, LLC
 2600 GOLDEN GATE PARKWAY
 NAPLES, FL 34105

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





2600 Golden Gate Pkwy
Naples, FL 34105

239.403.6700
Pen-Eng.com

PROJECT:

GENOVA

PLAN TITLE:

LANDSCAPE PLANS

SHEET TITLE:

COVER SHEET

SHEET INDEX

SHEET NO.	SHEET ID	SHEET TITLE	SHEET REV
01	L-001	COVER SHEET	0
02	L-101	CODE MINIMUM LANDSCAPE PLAN (A)	1
03	L-102	CODE MINIMUM LANDSCAPE PLAN (B)	1
04	L-103	CODE MINIMUM NOTES AND DETAILS	1

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1	REVISION: PRELIMINARY DESIGN TO FINAL DESIGN AND BIDDING PLANS	1-100	01/01/2021

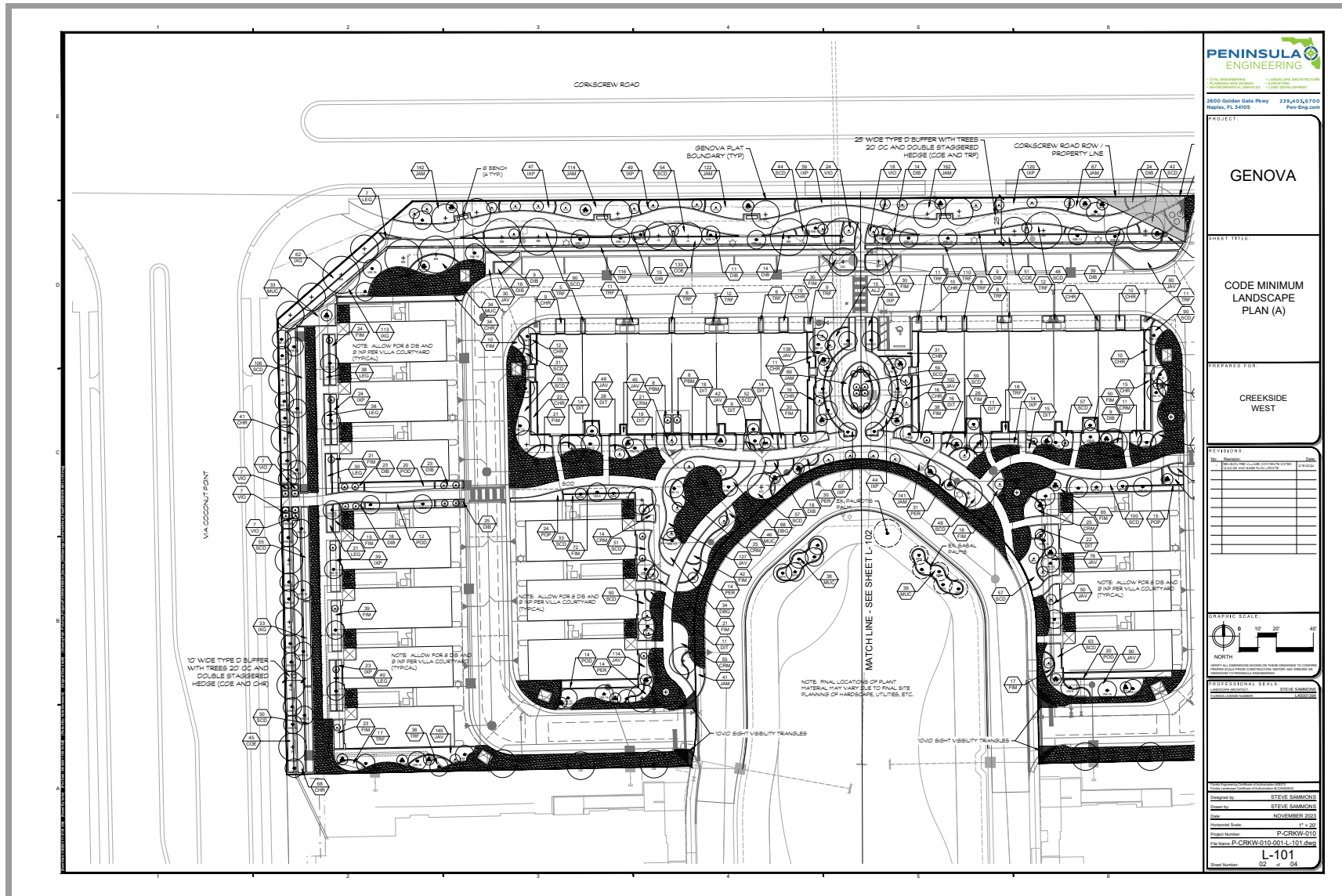
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STEVE SAMMONS	PROFESSIONAL SEAL FLORIDA 140001150 STEVE SAMMONS 140001150

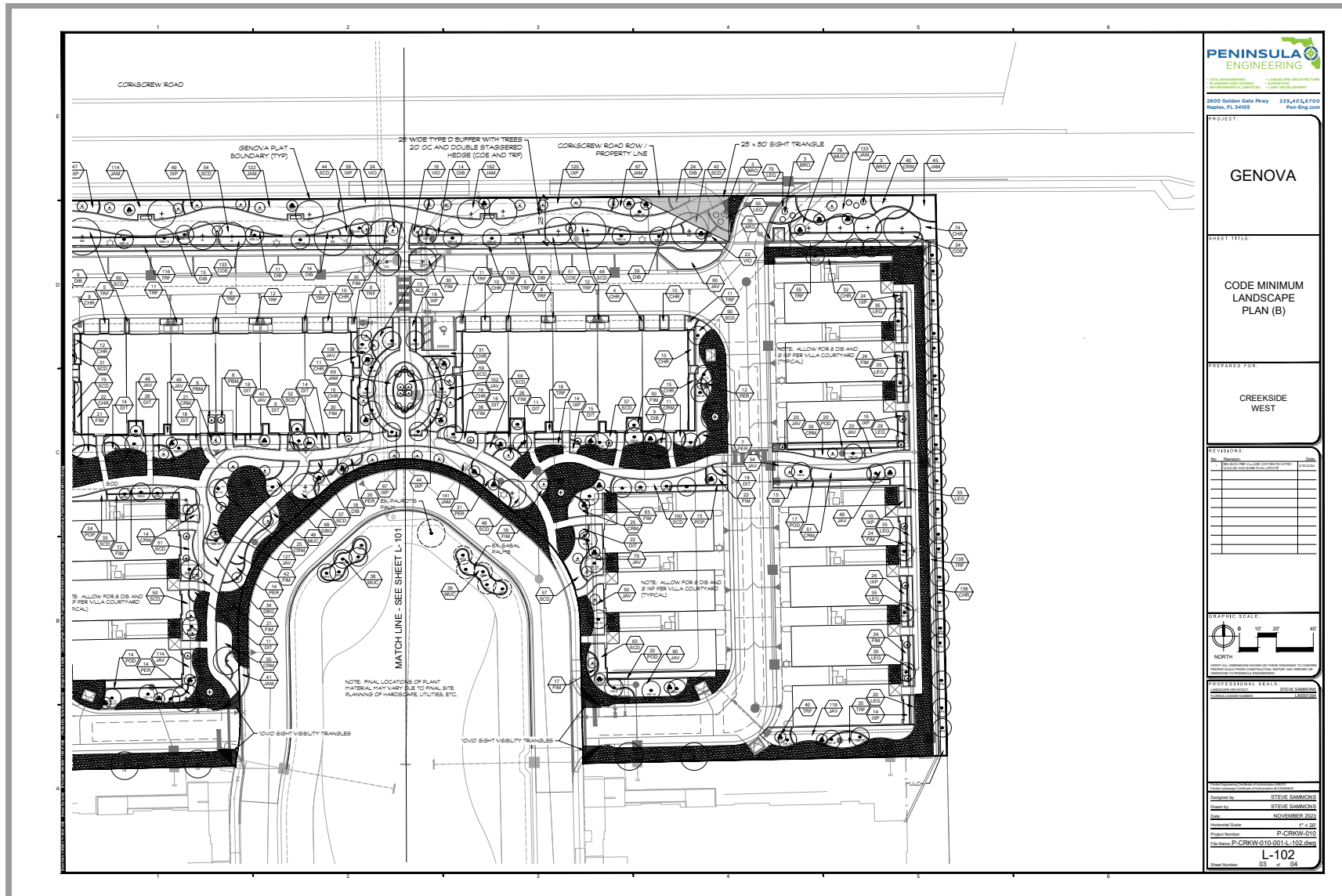
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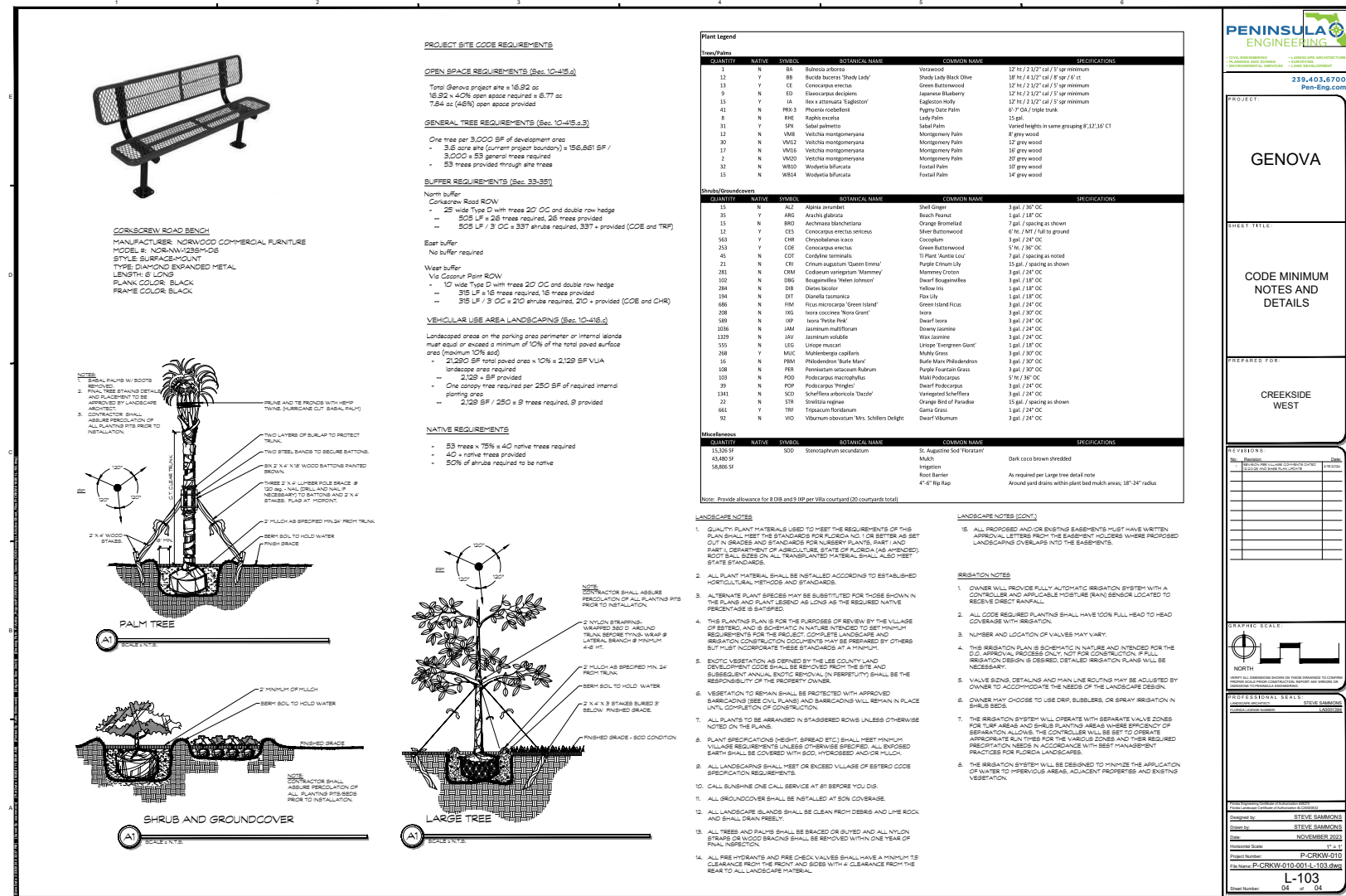
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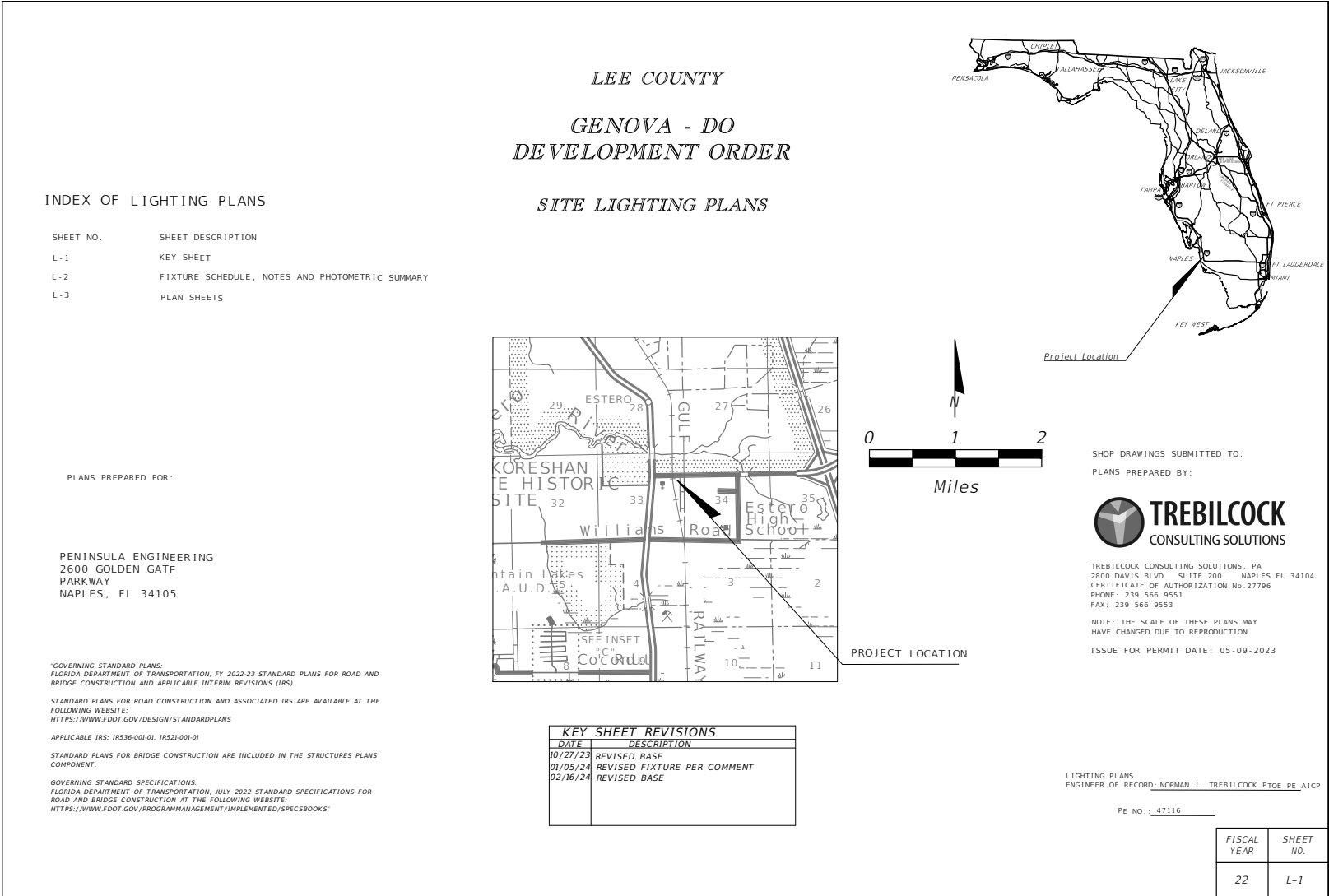
PROJECT: P-CRKW-010-001-CV

P-CRKW-010|001 | L-001









LIGHTING FIXTURE SCHEDULE

CIRCLE	MANUFACTURER	ORDER INFORMATION				REMARKS
		QTY	LUMINAIRE CATALOG NUMBER	VOLTAGE	MOUNTING	
A	FPL TRADITIONAL	17	FPL INSTALLED	240V	POLE	FPL TOWN AND COUNTRY POST TOP 3000K LED LIGHT. BLACK FIXTURE MOUNTED ON 15.5' DIRECT BURIED BLACK FIBERGLASS POLE FURNISHED AND INSTALLED BY FPL

* OR EQUAL PER ALTERNATIVE MANUFACTURER

GENERAL ELECTRICAL NOTES:

- ELECTRICAL WORK SHALL BE IN CONFORMANCE WITH LOCAL, STATE AND FEDERAL CODES AND ORDINANCES GOVERNING ELECTRICAL SYSTEMS, AS APPLICABLE.
- FPL WILL BE INSTALLING THE LIGHTING SYSTEM. LOCATION OF FPL LIGHTING FIXTURES ARE CONCEPTUAL AND ARE SUBJECT TO ADJUSTMENTS BY FPL DUE TO TRANSFORMER LOCATION ADJUSTMENTS.
- SIX (6) FT MINIMUM CLEAR ZONE FROM THE STREET LIGHT POLES TO THE EDGE OF PAVEMENT OF LOCAL STREETS IS REQUIRED. FOUR (4) FT MINIMUM CLEAR ZONE WHERE THERE IS RAISED CURB (FROM FACE OF CURB TO POLE FACE).
- A FIVE (5) FT MINIMUM SEPARATION FROM NEW LIGHT POLES TO LCUI INFRASTRUCTURE IS REQUIRED.

Statistics

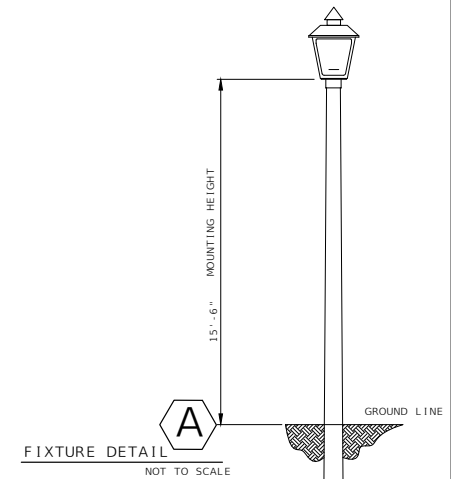
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking #1	+	1.0 fc	2.0 fc	0.2 fc	10.0:1	2.0:1
Parking #2	+	1.2 fc	2.0 fc	0.4 fc	5.0:1	3.0:1
North Property line	+	0.0 fc	0.3 fc	0.0 fc	N/A	N/A
East Property line	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
West Property line	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A

LIGHT LOSS FACTOR = 1.0

POST TOP LIGHTING (Page 1 of 2)											
Manufacturer	Style	Fixture	Pole Catalog	Bracket Options	Light Fixture	Luminaire Watt/LED	Color Temp	Lumens	Mounting (ft)	Ass File	Billing
ATL	Contemporary		1 (20), 2, 8	NA	3	3940	3000K	3,358	81-103-32	245_P30_X_30K_F3_RNA_FP095.ies	C2
			1 (20), 2, 8	NA	3	7270	3000K	6,385	82-103-32	245_P50_X_30K_F3_RNA_FP095.ies	E3
			1 (20), 2, 8	NA	3	3940	4000K	3,615	81-103-32	245_P30_X_40K_F3_RNA_FP095.ies	C2
			1 (20), 2, 8	NA	3	7270	4000K	6,674	82-103-32	245_P50_X_40K_F3_RNA_FP095.ies	E3
Cocor	Arbor		1 (20), 2", 5, 8	NA or 6	3	48	3000K	4,173	81-103-32	ARB-82-LED-C1-T3-7000	D6
			1 (20), 2", 5, 8	NA or 6	3	48	4000K	4,534	81-103-32	ARB-82-LED-C1-T3-7000	D6
			1 (20), 2", 5, 8	NA or 6	3	99	3000K	7,779	82-103-33	ARB-83-LED-C1-T3-7000	G6
			1 (20), 2", 5, 8	NA or 6	3	99	4000K	8,451	82-103-33	ARB-83-LED-C1-T3-7000	G6
	Mesa		1 (20), 2", 5, 8	NA or 6	3	7590	4000K	7,456	82-103-32	PMMSA2A740U3-75W	E5
			1 (20), 2", 5, 8	NA or 6	3	150150	4000K	14,911	83-103-33	PMMSA4A740U3-150W	J6
			1 (20), 2", 5, 8	NA or 6	5	258	4000K	28,336	85-103-64	PMMSA4A740U3-258W	Q6
			1 (20), 2, 8	NA or 6	3	6570	4000K	7,300	83-103-31	EPT02_07A40_...ies	E4
GT	Traditional Carriage (Town & Country- No Side Panels)		1 (20), 2, 8	NA or 6	3	3940	3000K	4,090	81-103-32	EPT01_F46A40_...-120-277VIES	C3
			1 (20), 2, 8	NA or 6	3	3940	4000K	4,110	81-103-32	EPT01_F46A40_...-120-277VIES	C3
			1 (20), 2, 8	NA or 6	3	7370	3000K	7,425	82-103-32	EPT01_F70A30_...-120-277VIES	E3
			1 (20), 2, 8	NA or 6	3	7370	4000K	7,660	82-103-32	EPT01_F70A30_...-120-277VIES	E3
	Traditional Carriage (Town & Country- W Side Panels)		1 (20), 2, 8	NA or 6	3	3940	3000K	3,500	81-103-33	EPT01_F46A30_...-120-277VIES	C3
			1 (20), 2, 8	NA or 6	3	3940	4000K	3,600	81-103-33	EPT01_F46A40_...-120-277VIES	C3
			1 (20), 2, 8	NA or 6	3	7370	3000K	6,450	82-103-33	EPT01_F70A30_...-120-277VIES	E3
			1 (20), 2, 8	NA or 6	3	7370	4000K	6,750	82-103-33	EPT01_F70A40_...-120-277VIES	E3

*Also available in double bracket configuration
**New construction only

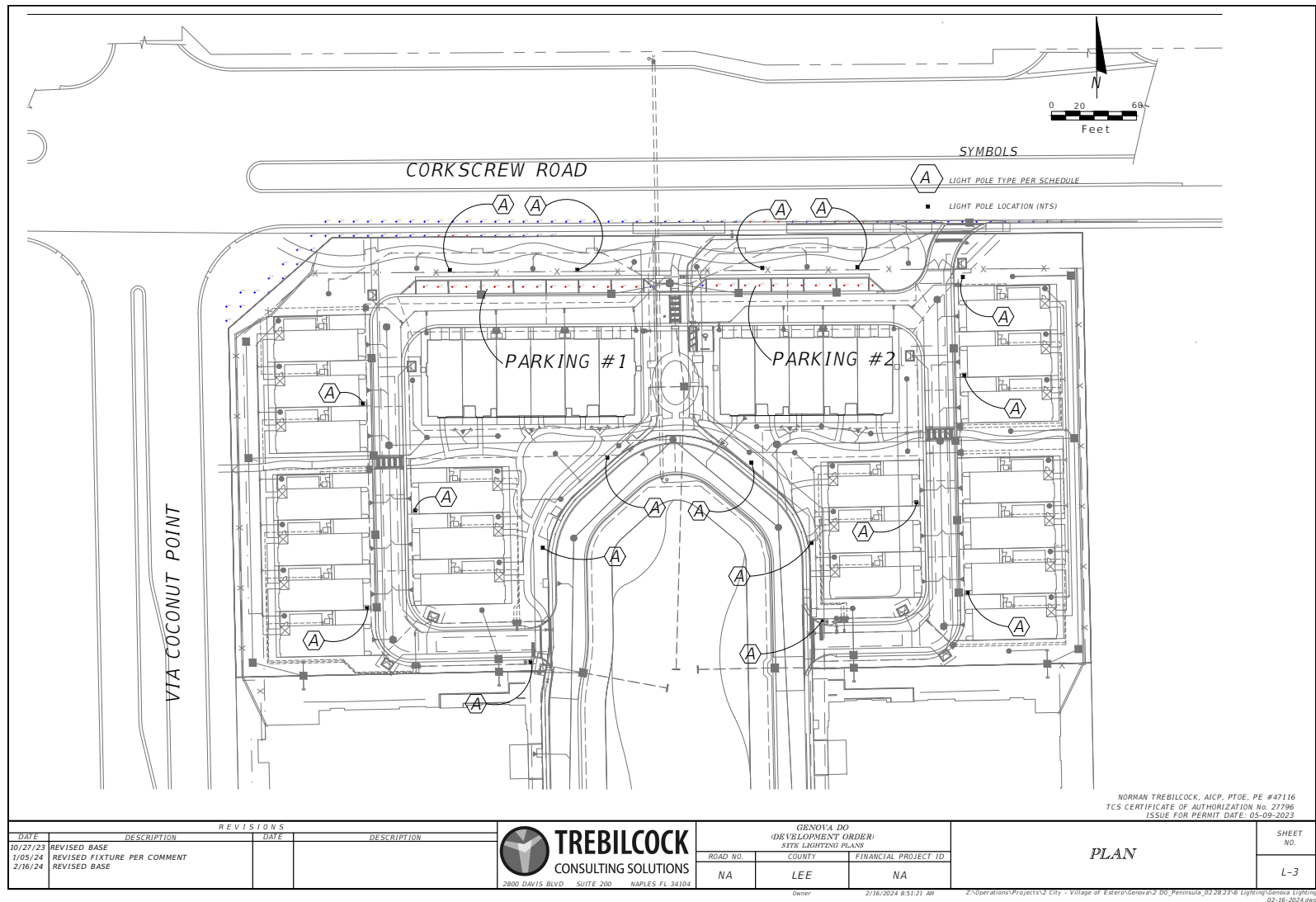
Post Top B - 01/23
10



FIXTURE DETAIL
NOT TO SCALE

NORMAN TREBILCOCK, AICP, PTOE, PE #47116
TCS CERTIFICATE OF AUTHORIZATION No. 27796
ISSUE FOR PERMIT DATE: 05-09-2023

REVISIONS				 TREBILCOCK CONSULTING SOLUTIONS 2800 DAVIS BLVD SUITE 200 NAPLES FL 34104	GENOVA DO (DEVELOPMENT ORDER) SITE LIGHTING PLANS			FIXTURE SCHEDULE, NOTES AND PHOTOMETRIC SUMMARY	SHEET NO. L-2
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
10/27/23	REVISED BASE				NA	LEE	NA		
1/27/23	REVISED BASE								
1/05/24	REVISED FIXTURE PER COMMENT								
2/16/24	REVISED BASE								



GENOVA TOWNHOMES AND VILLAS

Development Order

DOS2023-E012

VILLAGE OF ESTERO
PLANNING ZONING AND DESIGN BOARD
JANUARY 14, 2025

PROJECT TEAM



APPLICANT:

Genova Partners, LLC

AGENTS:

Peninsula Engineering

John English

Jenna Woodward

Steve Sammons

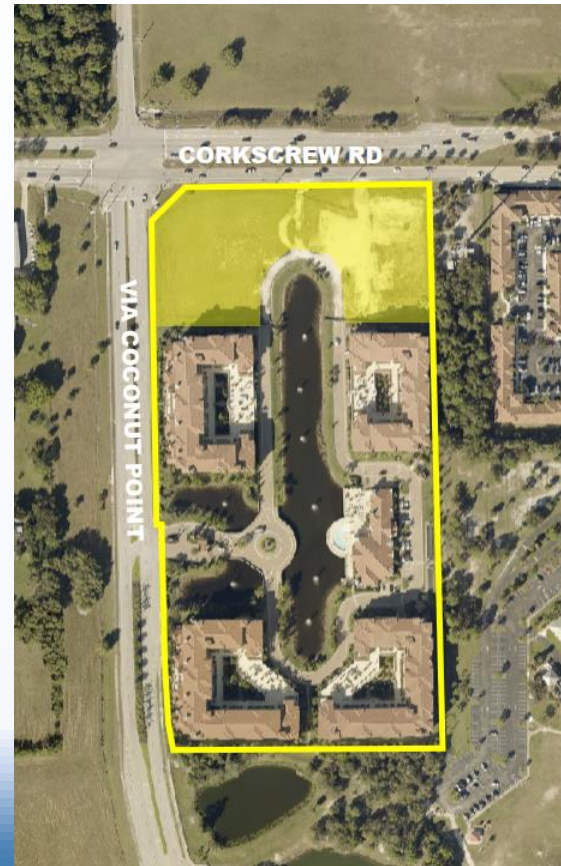
Chris Scott

MAS, LLC

Jennifer Salmon

PROJECT REQUEST

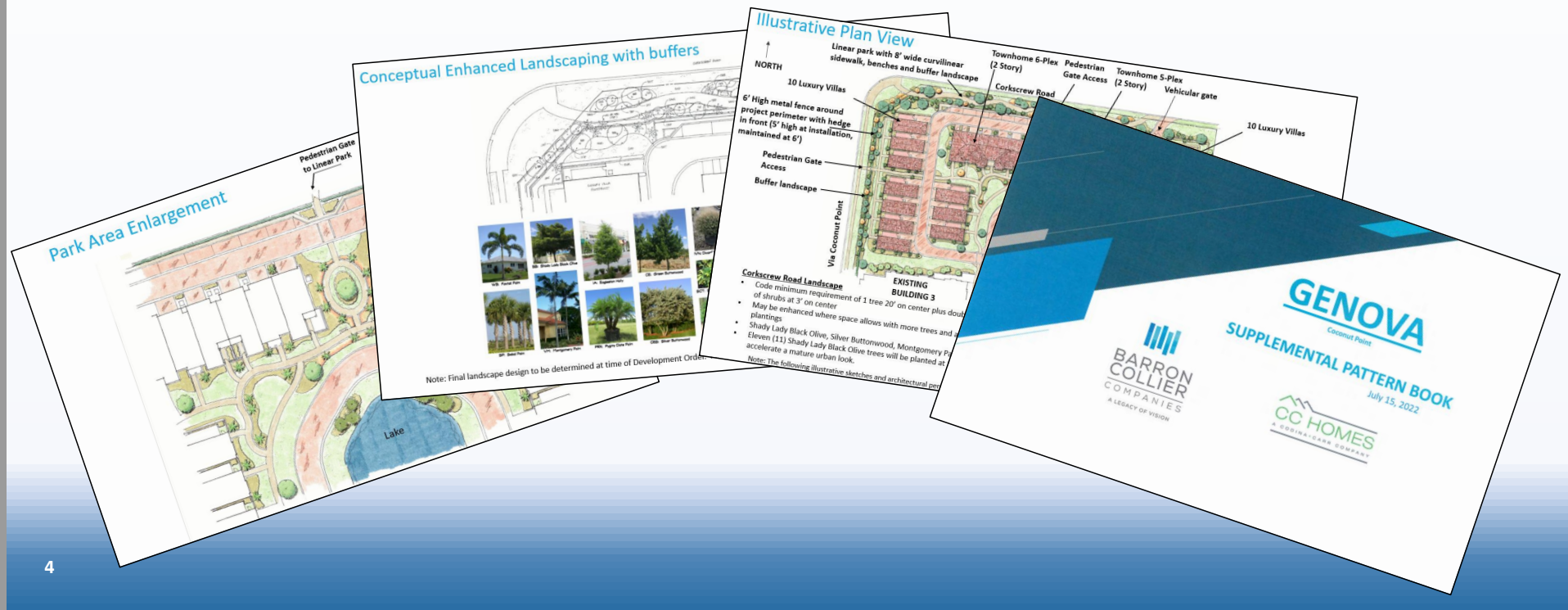
Development Order approval for the final phase of Genova, to include infrastructure for construction of 11 Townhome Units and 20 Luxury Villa Units on approximately 3.6-acres. The DO plans are consistent with the Genova EPD, Master Concept Plan and the Supplemental Pattern Book.

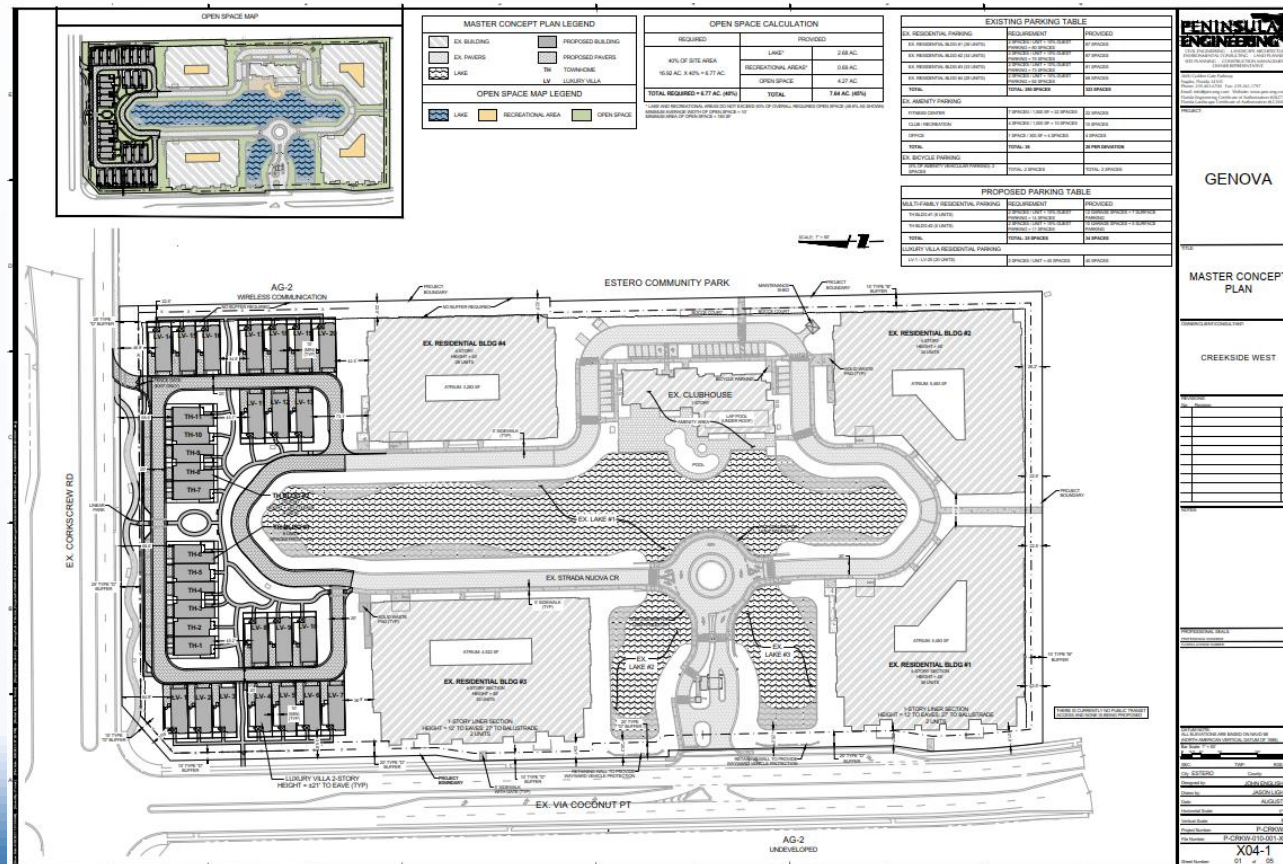


PROJECT ZONING

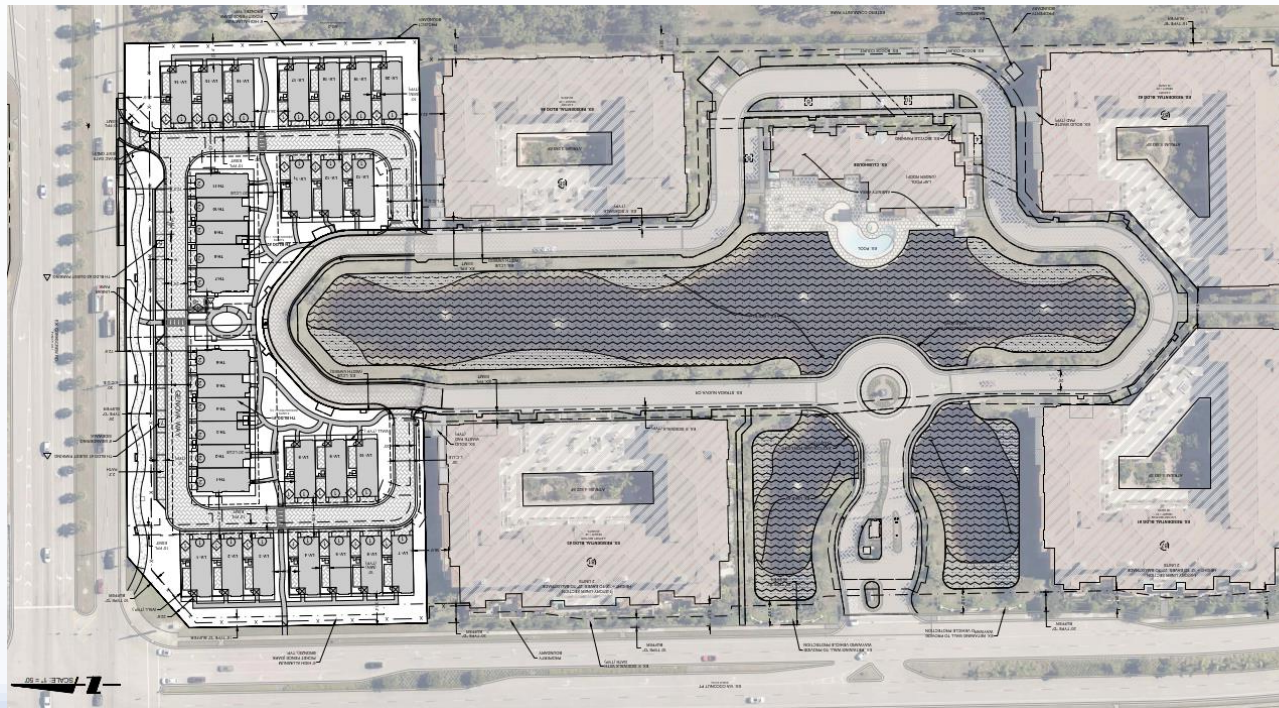


Zoning: EPD, Ord 2022-16 approved 11/2/2022 to allow the townhome and villa units in the final phase and update the Genova Pattern Book.





ZONING DATA SHEET



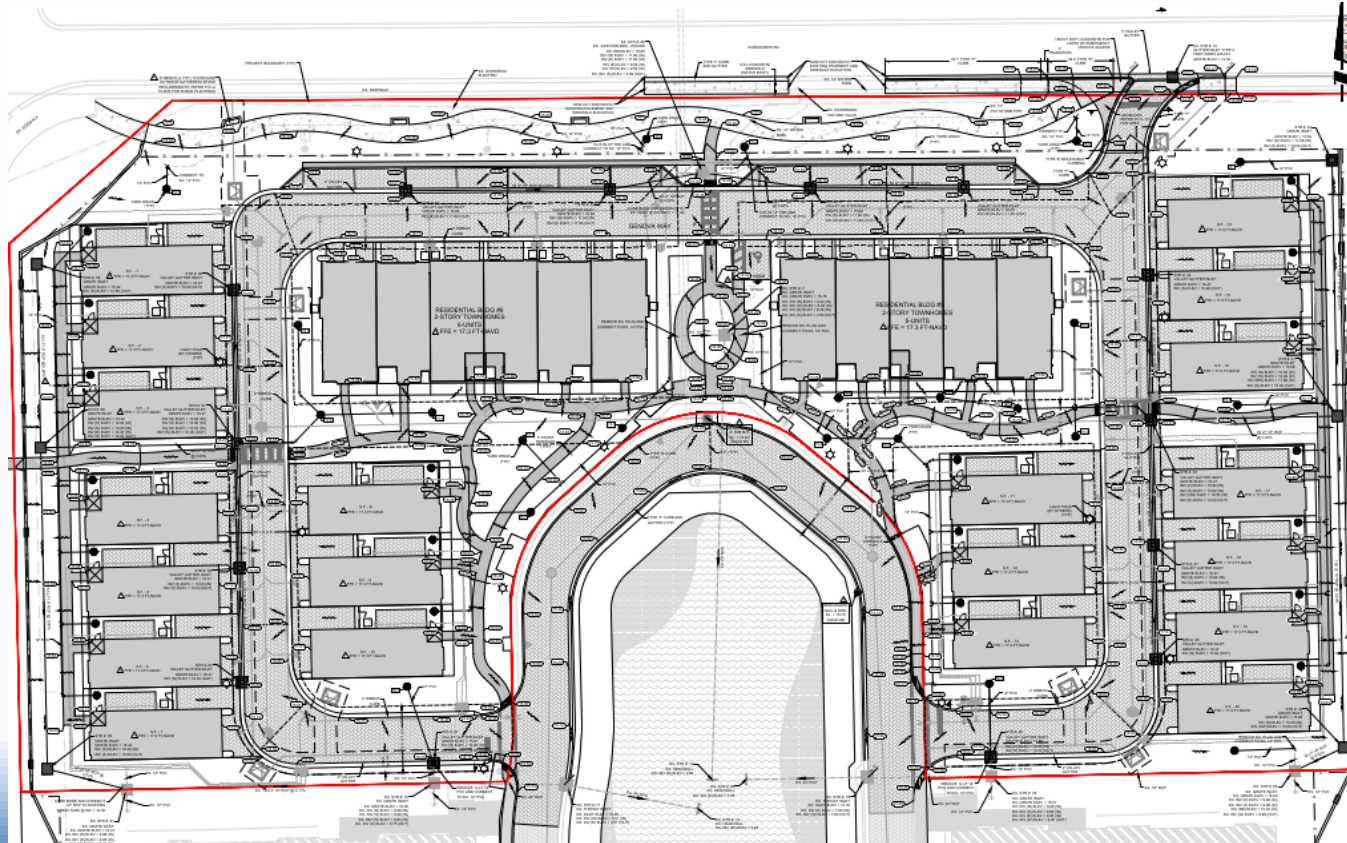
OPEN SPACE CALCULATION		
REQUIRED	PROVIDED	
40% OF SITE AREA 16.92 AC. X 40% = 6.77 AC.	LAKE*	2.68 AC.
	RECREATIONAL AREAS*	0.69 AC.
	OPEN SPACE	4.47 AC.
TOTAL REQUIRED = 6.77 AC. (40%)	TOTAL	7.84 AC. (46%)

* LAKE AND RECREATIONAL AREAS DO NOT EXCEED 50% OF OVERALL REQUIRED OPEN SPACE (49.8% AS SHOWN)
MINIMUM AVERAGE WIDTH OF OPEN SPACE = 10'
MINIMUM AREA OF OPEN SPACE = 180 SF

EXISTING PARKING TABLE		
EX. RESIDENTIAL PARKING	REQUIREMENT	PROVIDED
EX. RESIDENTIAL BLDG #1 (36 UNITS)	2 SPACES / UNIT + 10% GUEST PARKING = 80 SPACES	87 SPACES
EX. RESIDENTIAL BLDG #2 (34 UNITS)	2 SPACES / UNIT + 10% GUEST PARKING = 75 SPACES	87 SPACES
EX. RESIDENTIAL BLDG #3 (33 UNITS)	2 SPACES / UNIT + 10% GUEST PARKING = 73 SPACES	81 SPACES
EX. RESIDENTIAL BLDG #4 (28 UNITS)	2 SPACES / UNIT + 10% GUEST PARKING = 62 SPACES	68 SPACES
TOTAL	TOTAL: 290 SPACES	323 SPACES
EX. AMENITY PARKING		
FITNESS CENTER	7 SPACES / 1,000 SF = 22 SPACES	22 SPACES
CLUB / RECREATION	4 SPACES / 1,000 SF = 10 SPACES	10 SPACES
OFFICE	1 SPACE / 300 SF = 4 SPACES	4 SPACES
TOTAL	TOTAL: 36	26 PER DEVIATION
EX. BICYCLE PARKING		
(5% OF AMENITY VEHICULAR PARKING): 2 SPACES	TOTAL: 2 SPACES	TOTAL: 2 SPACES

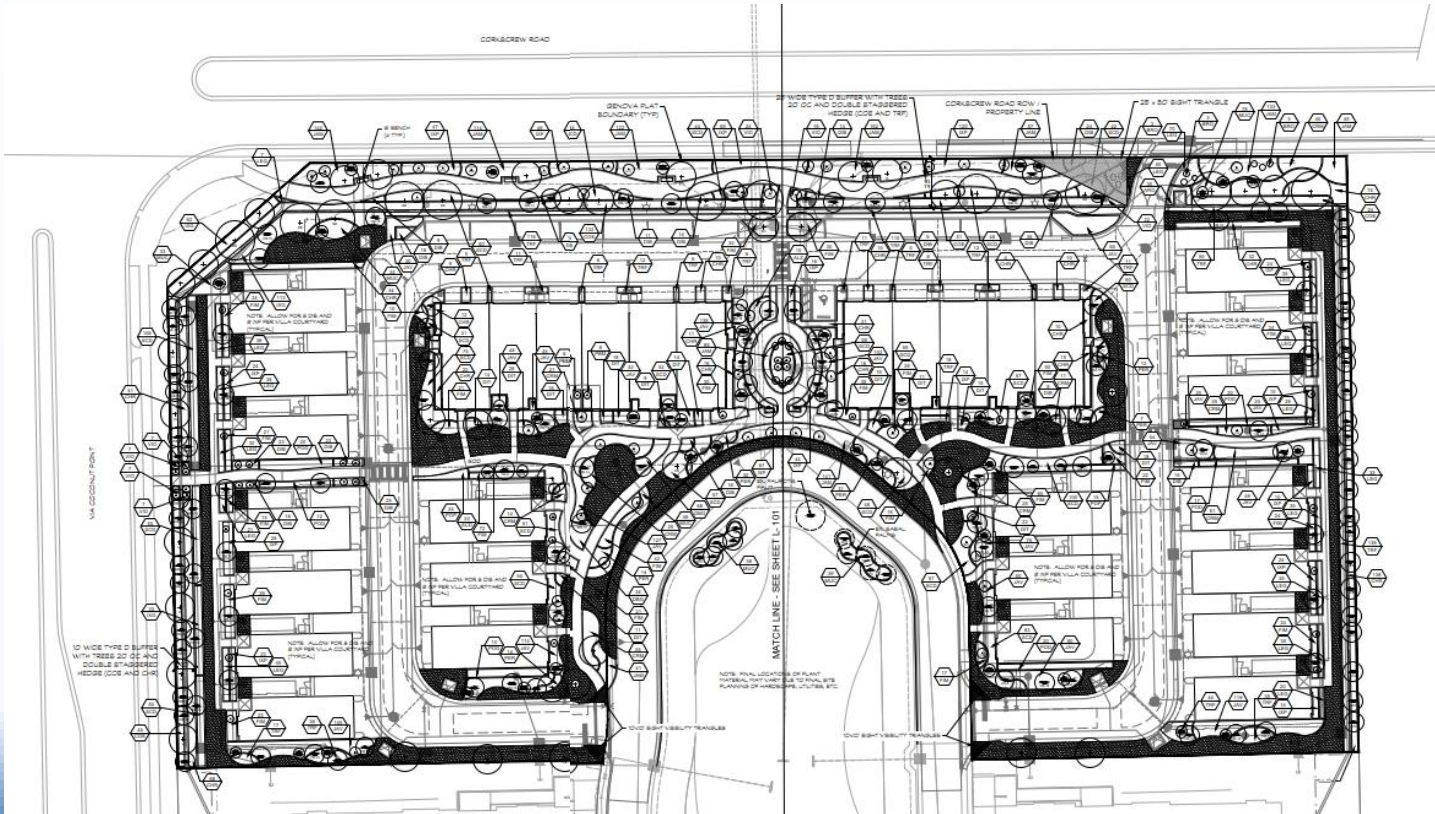
PROPOSED PARKING TABLE		
MULTI-FAMILY RESIDENTIAL PARKING	REQUIREMENT	PROVIDED
TH BLDG #1 (6 UNITS)	2 SPACES / UNIT + 10% GUEST PARKING = 14 SPACES	12 GARAGE SPACES + 7 SURFACE PARKING
TH BLDG #2 (5 UNITS)	2 SPACES / UNIT + 10% GUEST PARKING = 11 SPACES	10 GARAGE SPACES + 6 SURFACE PARKING
TOTAL	TOTAL: 25 SPACES	36 SPACES
LUXURY VILLA RESIDENTIAL PARKING		
LV-1 - LV-20 (20 UNITS)	2 SPACES / UNIT = 40 SPACES	40 SPACES

SITE PLAN



6

LANDSCAPE PLAN



ARCHITECTURAL PLAN - TOWNHOMES



6

ARCHITECTURAL PLAN – LUXURY VILLAS



ALTERNATIVE 1



ALTERNATIVE 2



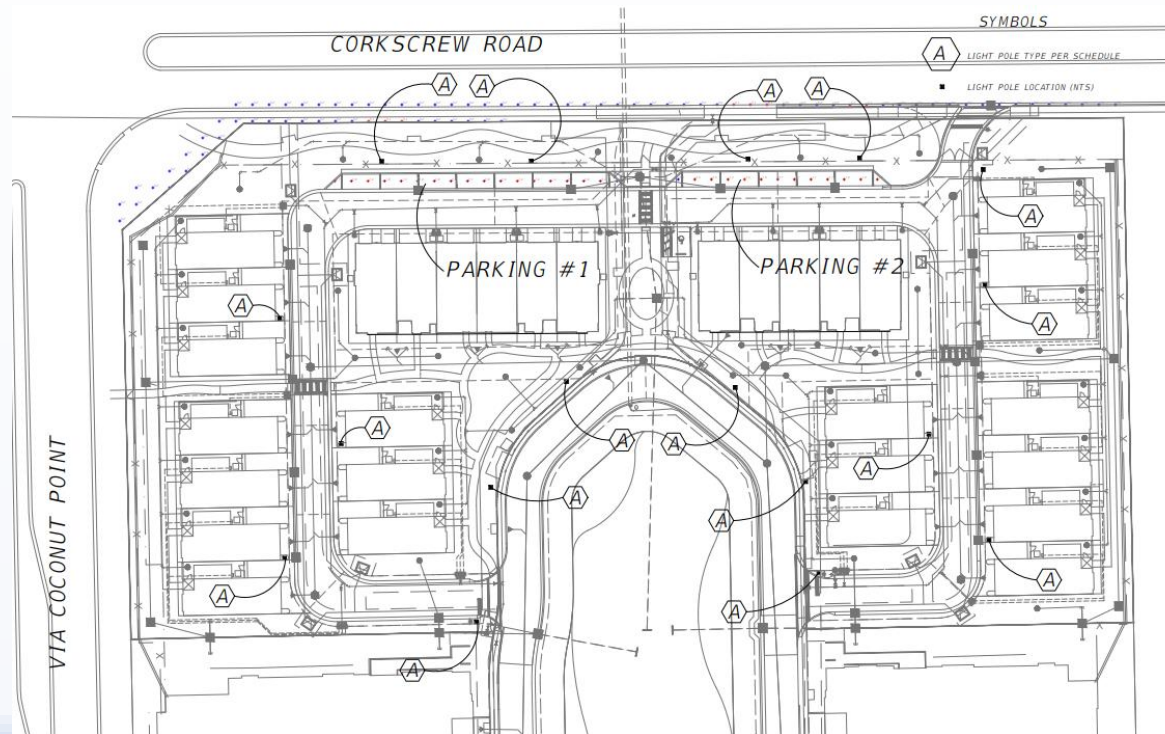
ALTERNATIVE 3



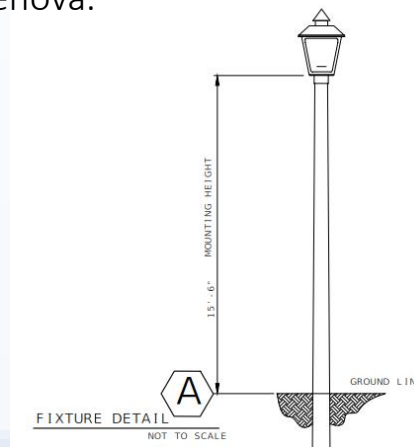
ALTERNATIVE 4



LIGHTING PLAN



Deviation to LDC Sections 5-604.C., D., and E. to allow 15'-6" poles without full cut off lights and a G (glare) rating of 2, that match the existing community lighting in Genova.



STAFF RECOMMENDATION



Staff recommends approval with stipulations of the development order and the lighting deviation. The stipulations are the standard stipulations along with the following additional conditions:

1. Prior to construction commencement, contact information for the contractor shall be provided to the Village to enhance the provided Construction Activity Management Plan submitted by the engineer.
2. Prior to construction and issuance of a permit, the applicant will provide the Village of Estero the approved limited development order and right-of-way permit from Lee County for the work within Corkscrew Road right-of-way.
3. Prior to construction commencement, the applicant will provide an unexpired copy of the modified SFWMD ERP (Permit # 36-109096-P).

QUESTIONS





Planning, Zoning and Design Board
Staff Report

Project Name
Estero Country Club – Pickleball Courts
CASE NUMBER
LDO2024-E041
MEETING DATE
January 14, 2025
REQUEST
Seeking to renovate one existing tennis court into 4 pickleball courts and adding a new tennis court on the eastern portion of the club house site with associated site & landscape modifications
APPLICANT
Estero Country Club
LOCATION
19501 Vintage Trace Circle
PROPERTY SIZE
Portion of Tract C – 8+ Acres
ZONING
Estero Country Club - Planned Unit Development (PUD)
PUBLIC INFORMATION MEETING DATE
April 9, 2024

Staff Recommendation

Staff recommends approval of the Limited Development Order and parking deviation with the conditions in this staff report.

Background

The Applicant is requesting to expand one of their existing tennis courts into 4 pickleball courts, add a new tennis court and pavilion, including associated landscape impacts for a total of 8 pickleball courts. The Applicant is also requesting a deviation of 5% or 9 parking spaces for a total of 189 which include the golf cart spaces at 2:1.

The closest adjoining residential receiving land is 185 feet away from the existing pickleball. Due to the location of the closest residential receiving land, the Applicant proposes to conduct a sound study after the construction of the courts and if noise levels exceeding maximum or community tolerance is experienced, supplemental measurements can be implemented.

Project Summary

Time of play will be limited to dawn to dusk. No lighting is proposed. The Applicant has agreed to provide a plan for an Acoustic Mat/Sound Barrier that will be installed if needed based upon the post development sound study results.

Parking Deviation/Transportation

The proposed development requires an increase in parking by 12 spaces for a total of 189 spaces. The Applicant is requesting an administrative deviation of 9 spaces and is utilizing golf cart parking at 2:1 for the remainder. The Applicant's request and justification is attached.

LDC Section 2-506.C.2. allows the Community Development Director to approve administrative deviations of up to 5 percent of the standards for off-street parking.

This is an existing gated community and is not expected to generate increased traffic. According to the Applicant, most people drive golf carts to the recreation amenities. Staff does not object to this deviation.

Stormwater

This project is being incorporated into the existing drainage system by use of yard drains with minimal impact on drainage and water quality.

Lighting

No additional lighting is required/requested with this Application. Existing lighting to remain as-is.

Landscaping and Buffers

The Applicant is proposing to relocate or replace in-kind existing impacted vegetation. It is recommended that any trees being replaced by this project, meet the requirement of Section 5-4 Materials for Tree and Plant Material Standards. The resubmittal information indicates that trees would be replaced by Cocoplum and Saw Palmetto which are shrubs.

Pickleball Conditions

Staff recommends the following conditions:

1. Hours of operation for pickleball are limited to play from dawn to dusk.

2. Subject to installation of solid vinyl screens, if determined necessary by the Village, based on post-development sound study.
3. Project site shall conform with the noise levels as established by noise ordinance of daytime – residential of 66 dB when measured at or within the real property line of the receiving land use.
4. If it is determined that based on legitimate documented complaints received from adjacent property owners that the noise created by the pickleball play creates an adverse impact, remediation of the impact must be accomplished within 90 days of the written determination from the Village. Noise may be mitigated through the placement of sound absorbing materials on the fencing, types or use of paddles and balls, reduced hours of play, and/or other modifications as approved by the Village.
5. Trees proposed to be replaced must be replaced by trees, not shrubs, meeting the Land Development Code requirements of Section 5-4.

Bowman

December 17, 2024

Village of Estero
Department of Community Development
9401 Corkscrew Palms Circle
Estero, FL 33928

**RE: Estero Country Club – Estero Pickleball Courts
LDO2024-E041
Bowman Project No. 340834-01-001**

On behalf of Estero Country Club, Bowman is submitting the application LDO2024-E041 for the proposed re-development and expansion of Clubhouse amenities. This application involves redeveloping Tennis Court #1 into a separate four court pickleball court and the addition of a new tennis court to replace the renovated court. Per the previous permit (LDO 2020-E042) the required parking count was calculated to be 177 spaces.

The proposed improvements per LDO2024-E041 (this application) will increase the required parking spaces by 12 spaces from 177 spaces to 189 standard parking spaces. The construction of the proposed clubhouse amenity improvements will include the addition of 1 tennis court (+3 spaces) and the conversion of 1 tennis court (-3 spaces) into four pickleball courts (+12 spaces). Utilizing 10% allowable space reduction for golf cart parking decreases the standard parking spaces by 19 spaces. Therefore, at a 2:1 ratio 38 golf cart spaces can be provided to offset up to 19 standard parking reduction. The existing clubhouse parking facility includes 161 standard parking spaces, 6 of which are handicap accessible, along with 95 golf cart parking spaces, which is equivalent to 47 standard spaces. This brings the total available parking to 208 spaces, exceeding the required 189 standard spaces. In addition, there are 12 proposed bicycle parking spaces proposed for additional parking.

The proposed improvements are located within a private community; therefore, it will have no public traffic influence. A substantial number of residents already opt to use bicycles or golf carts to access the clubhouse amenities, rather than standard vehicles. Consequently, there has been no evidence regarding the need for additional parking facilities thanks to the abundance of golf cart parking that compensates. Given these factors, additional standard parking spaces are being requested to not be provided for the clubhouse amenity improvements associated with this application, as current parking exceeds the needs of the community.

Very truly yours,

Bowman Consulting Group, Ltd.

Tyler Bonnough

Tyler Bonnough, P.E.
Senior Project Engineer

PROPOSED IMPROVEMENTS FOR:

ESTERO COUNTRY CLUB IMPROVEMENTS

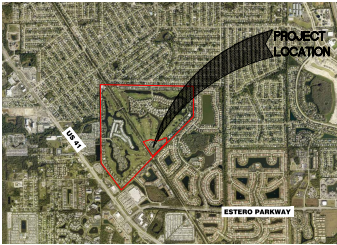
 19501 VINTAGE TRACE CIRCLE
 ESTERO, FLORIDA, 33967

STRAP NUMBER 21-46-25-EI-0109C.0000

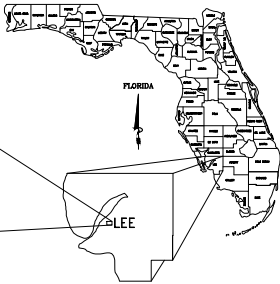
GENERAL STATEMENT:

UNLESS HEREIN ARE SPECIFICALLY NOTED, THE IMPROVEMENTS AND RETAINMENT OF AN EXISTING TENNIS COURT INTO FOUR PICKLEBALL COURTS AND THE ADDITION OF A TENNIS COURT WITH ASSOCIATED GENERAL IMPROVEMENTS, THERE ARE NO PROPOSED OR ANTICIPATED CHANGES TO DAMAGE INFRASTRUCTURE OR UTILITIES ASSOCIATED WITH THIS APPLICATION. ALL IMPACTED LANDSCAPING WILL BE RELOCATED OR REPLACED IN KIND.

SECTION 21, TOWNSHIP 46 SOUTH, RANGE 25 EAST



SITE LOCATION MAP
 N.T.S.



GENERAL NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MOST RECENT SPECIFICATIONS (LATEST EDITION) UNLESS OTHERWISE SPECIFIED. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED IN ACCORDANCE WITH THE MOST RECENT SPECIFICATIONS (LATEST EDITION) UNLESS OTHERWISE SPECIFIED.
- DAMAGE TO EXISTING UTILITIES, WHETHER KNOWN OR NOT KNOWN, AND PROPERTY DURING CONSTRUCTION SHALL BE REPAIRED AND/OR REPLACED TO EXISTING CONDITIONS AT THE CONTRACTOR'S EXPENSE.
- ANY DAMAGE TO EXISTING INFRASTRUCTURE, INCLUDING BUT NOT LIMITED TO PROTECTION TREES, TREES AND SPERMATOPHYTES SHALL BE REPLACED TO EXISTING CONDITIONS WITH NEW MATERIAL AT THE CONTRACTOR'S EXPENSE.

GENERAL NOTES:

- ALL DISTURBED AREAS SHALL BE RESTORED WITHIN 90 DAYS OF COMPLETION OF FINAL GRADING.
- ALL DISTURBED AREAS SHALL BE RESTORED WITHIN 90 DAYS OF COMPLETION OF FINAL GRADING.

SITE LOCATION:

- THE CONTRACTOR SHALL CONDUCT CLEANING AND DISPOSAL OPERATIONS TO COMPLY WITH ALL APPLICABLE PERMITS, LAWS AND REGULATIONS. CLEANING SHALL BE EXECUTED ONLY TO KEEP THE WORK AREA AND ADJACENT PROPERTIES FREE FROM ACCUMULATIONS OF WASTE MATERIALS, WASTE, TRASH, DEBRIS, RUBBER AND WOOD BLOCKS, ETC., RESULTING FROM CONSTRUCTION OPERATIONS.

- THE CONTRACTOR SHALL PROVIDE SUFFICIENT CONTAINERS FOR THE PROPER COLLECTION OF ALL WASTE MATERIALS, DEBRIS AND RUBBER. THE CONTAINERS SHALL BE THOROUGHLY CLEANED AND WASTE MATERIALS DEPOSED OF AT A PROPERLY LICENSED AND PERMITTED DISPOSAL AREA AWAY FROM THE SITE.

- THE CONTRACTOR SHALL PROVIDE PROTECTION OF EXISTING VEGETATION TO BE PRESERVED.

- CONSTRUCTION MATERIAL STAGING AREA TO BE WITHIN WORK AREA.

- ANY AREAS DISTURBED DURING THE CONSTRUCTION OPERATIONS MUST BE PUT BACK TO ITS ORIGINAL STATE PRIOR TO THE BEGINNING OF THE CONSTRUCTION OF THE PROJECT.

- CONTRACTOR SHALL PROTECT EXISTING TREES, SHRUBS, AND OTHER PLANTING DURING CONSTRUCTION, WHERE EXISTING PLANTS HAVE BEEN DETERMINED OR NEED TO BE RELOCATED, THE CONTRACTOR SHALL COORDINATE WITH THE OWNER AND COMPLETE THE WORK TO EXISTING SATISFACTION.

CIVIL ENGINEER:
 BOWMAN CONSULTING, LTD.
 ENGINEER OF RECORD:
 TYLER P. BONNICKS
 6200 WHISKEY CREEK DRIVE
 FORT MYERS, FL - 33919
 PHONE: (239) 985-1200

LANDSCAPE ARCHITECT:
 BOWMAN CONSULTING, LTD.
 BILL PRYSI
 6200 WHISKEY CREEK DRIVE
 FORT MYERS, FL - 33919
 PHONE: (239) 985-1200



Sheet Index	
Sheet Number	Sheet Title
C-01	COVER SHEET
C-02	EXISTING PARKING AERIAL
C-03	PICKLEBALL SITE PLAN
C-04	TENNIS COURT SITE PLAN

NEW PAGE ADDED



Bowman Consulting, Ltd.
 6200 Whiskey Creek Drive
 Fort Myers, FL 33919
 Phone: (239) 985-1200
 www.bowmanconsulting.com
 © Bowman Consulting, Ltd.

ESTERO COUNTRY CLUB
 COVER SHEET
 19501 VINTAGE TRACE CIRCLE
 ESTERO, FLORIDA 33967

THESE DRAWINGS ARE NOT
 TO BE USED FOR ANY OTHER
 PROJECT WITHOUT THE
 WRITTEN CONSENT OF
 BOWMAN CONSULTING, LTD.

TYLER P. BONNICKS, P.E.
 FLA. LICENSE NO. 88711
 12/20/2024

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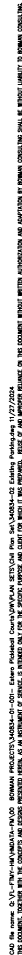
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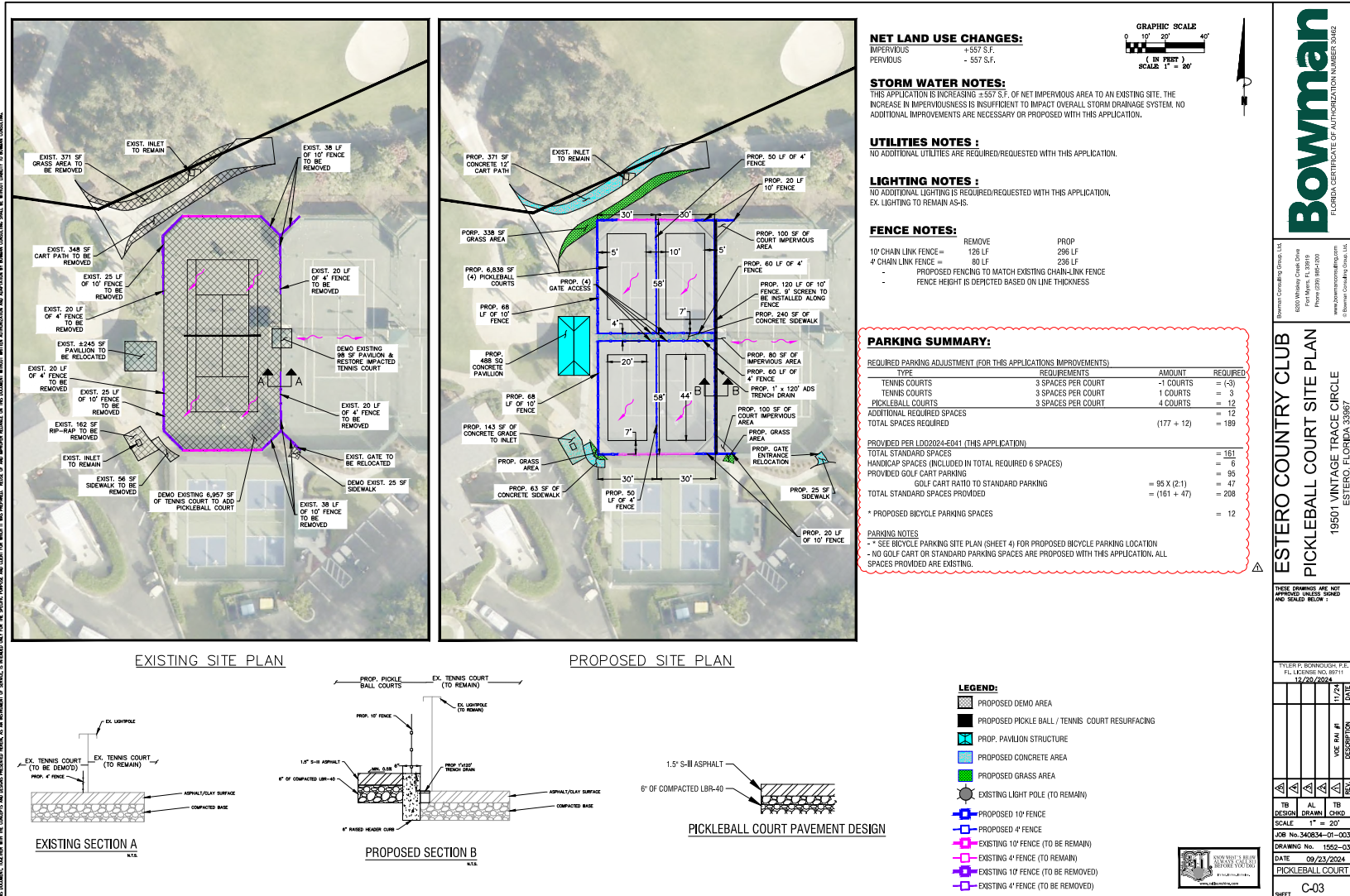
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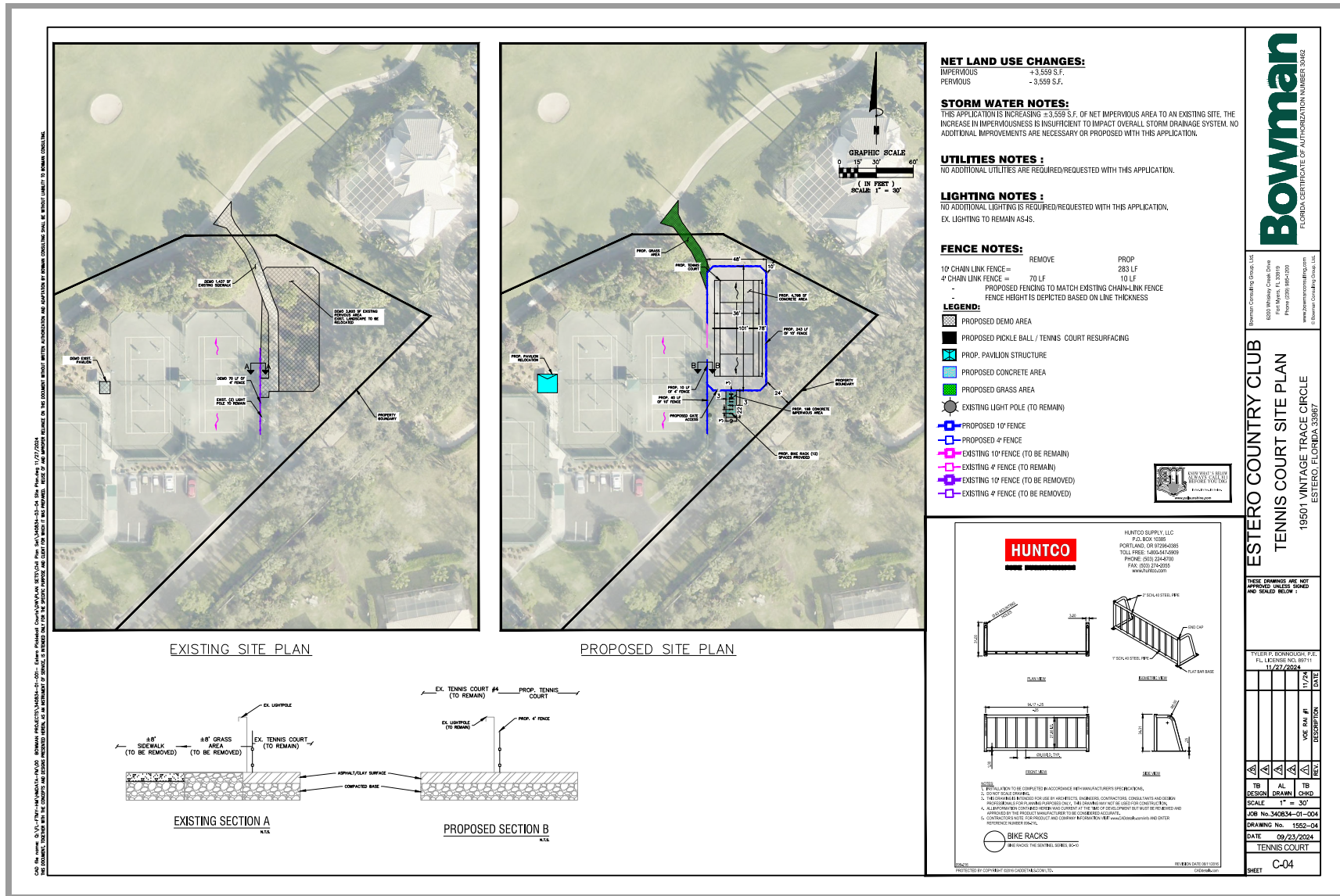
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Estero Golf & Country Club

Pickleball Renovation (LDO2024-E041)

Planning Zoning & Design Board
January 14th, 2024

Estero Golf & Country Club:
19501 Vintage Trace Circle
Estero, Florida 33967

Daniel Newman
General Manager
dnewman@EsteroCC.com

Bowman:
6200 Whiskey Creek Drive
Fort Myers, Florida 33919

TYLER P. BONNOUGH, P.E.
Senior Project Engineer
Tbonnough@bowman.com
T: 239.985.1200 | F: 239.985.1259



Presented For:
Estero Country Club, Inc

Bowman

Presented By:
Bowman

Overview

Request:

- **Limited Development Order (LDO2024-E041)**
- **A single-phase renovation of an existing Tennis Court into four (4) Pickleball Courts and relocation of impacted Tennis Court.**

Background:

- **There are 5 existing Tennis Courts and 2 Pickle Ball Courts**
 - **Only 1 Court will be converted and relocated, whereas the other 4 courts will remain as Tennis Courts.**
 - **Existing 2 pickle ball court will remain. An additional 4 will be added.**

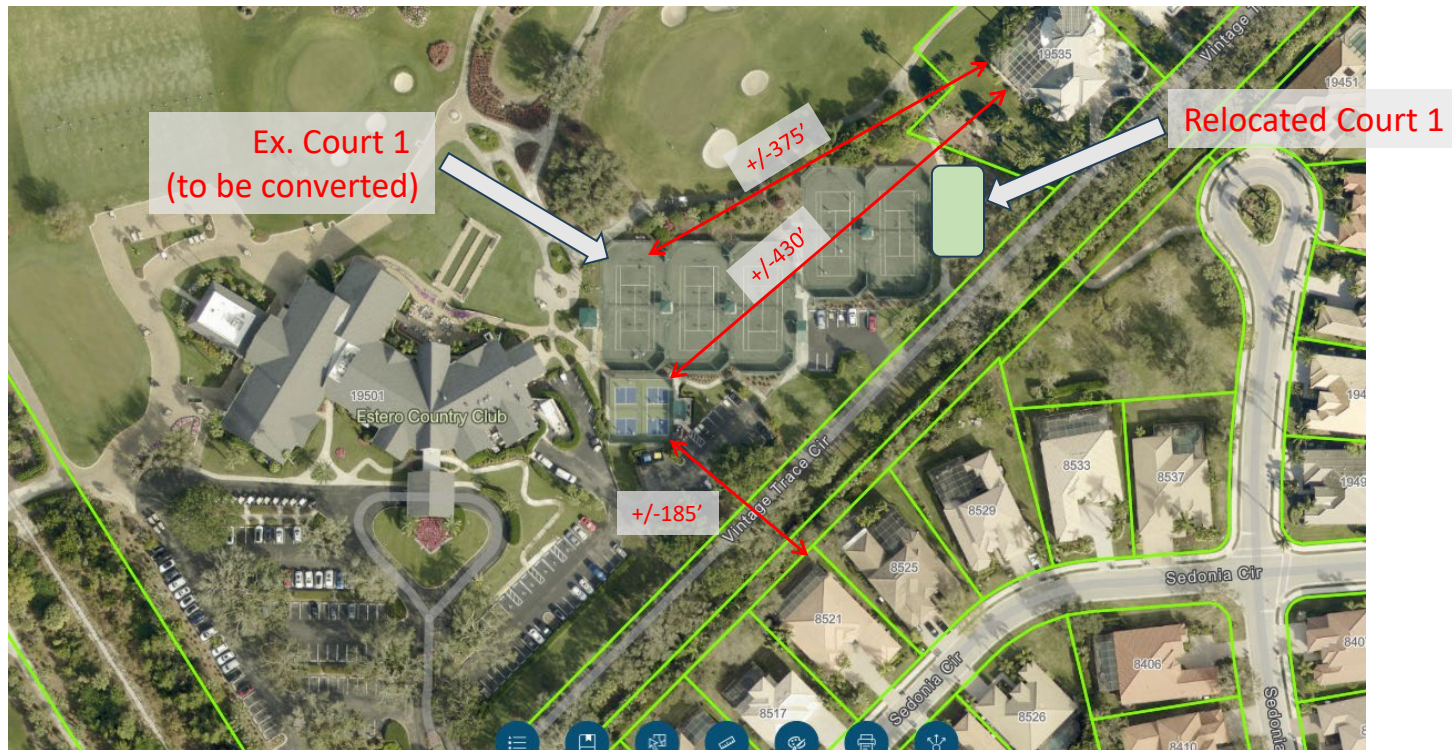
Bowman

Project Location



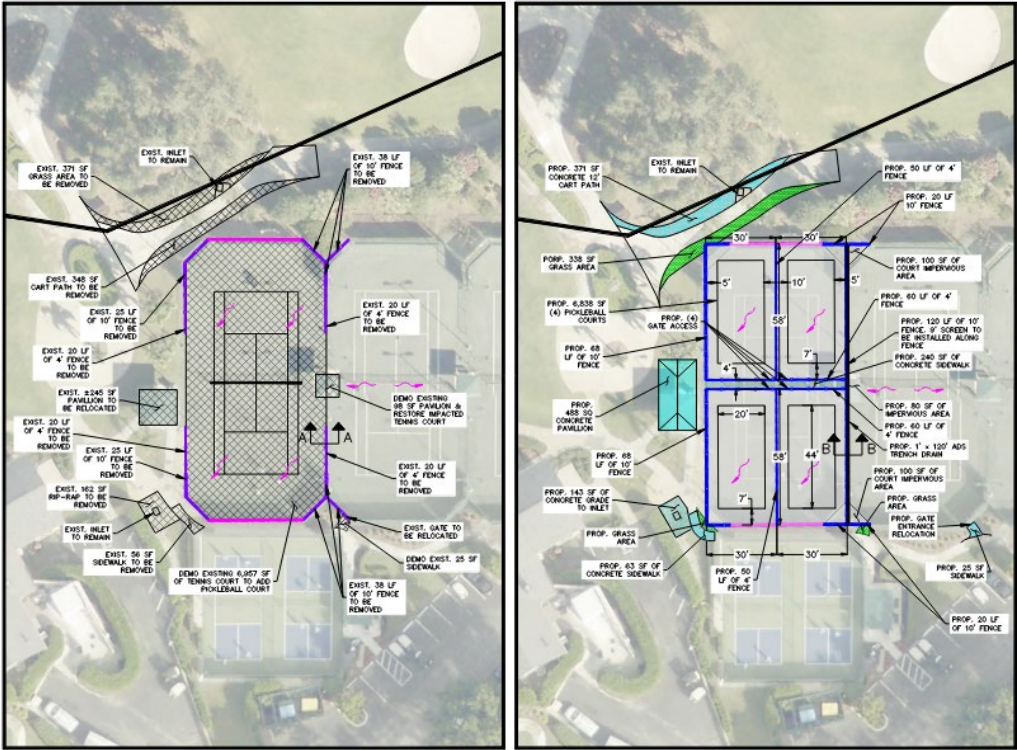
Bowman

Clubhouse & Amenity Area



Bowman

Design Plans



EXISTING SITE PLAN

PROPOSED SITE PLAN

PARKING SUMMARY:

REQUIRED PARKING ADJUSTMENT (FOR THIS APPLICATIONS IMPROVEMENTS)			
TYPE	REQUIREMENTS	AMOUNT	REQUIRED
TENNIS COURTS	3 SPACES PER COURT	-1 COURTS	= (-3)
TENNIS COURTS	3 SPACES PER COURT	1 COURTS	= 3
PICKLEBALL COURTS	3 SPACES PER COURT	4 COURTS	= 12
ADDITIONAL REQUIRED SPACES			= 12
TOTAL SPACES REQUIRED		(177 + 12)	= 189
PROVIDED PER LDO2024-E041 (THIS APPLICATION)			
TOTAL STANDARD SPACES			= 161
HANDICAP SPACES (INCLUDED IN TOTAL REQUIRED 6 SPACES)			= 6
PROVIDED GOLF CART PARKING			= 95
GOLF CART RATIO TO STANDARD PARKING		= 95 X (2:1)	= 47
TOTAL STANDARD SPACES PROVIDED		= (161 + 47)	= 208
* PROPOSED BICYCLE PARKING SPACES			= 12

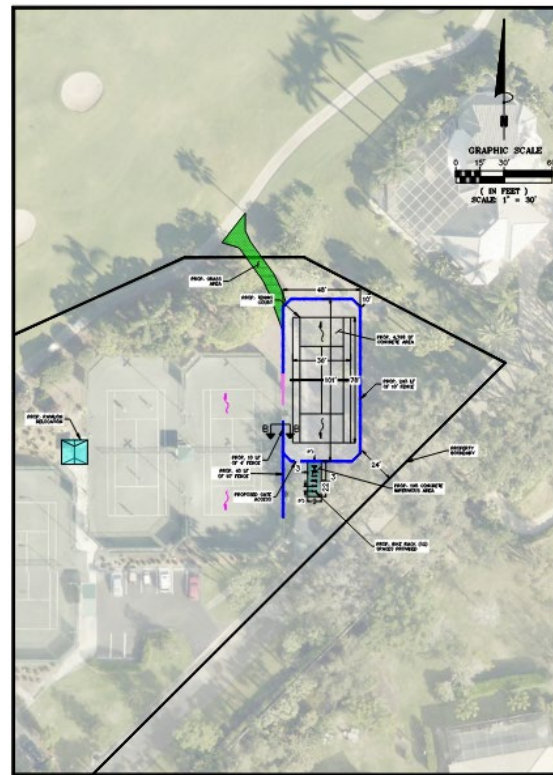
PARKING NOTES
- * SEE BICYCLE PARKING SITE PLAN (SHEET 4) FOR PROPOSED BICYCLE PARKING LOCATION
- NO GOLF CART OR STANDARD PARKING SPACES ARE PROPOSED WITH THIS APPLICATION. ALL SPACES PROVIDED ARE EXISTING.



Design Plans



EXISTING SITE PLAN



PROPOSED SITE PLAN

Bowman

Sound Study

Existing Conditions:

- **Previous LDO2020-E042 Permit**
 - **Addition of 2 new Pickle Ball Courts adjacent to Tennis Court 1**

Ordinance 2019-2020: Sound levels by Receiving Land Use

- **Residential 7:00am – 10:00 pm : 66 dBA**
 - **Impulsive Noise: 76 dBA**

Sound Study Research:

- **Stated from a Pickleball Sound Consultant; “The result with more courts is therefore more pickleball impacts in any period of play and potentially greater annoyance, but not greater loudness.”**

Bowman

Q&A

Contacts:

Tyler Bonnough, PE
Senior Project Engineer
TBonnough@bowman.com

Thank you



Bowman



Planning Zoning and Design Board
Staff Report

PROJECT NAME
8111 Broadway East, Amendment #1
CASE NUMBER
DOS2019-E004
MEETING DATE
January 14, 2025
REQUEST
The applicant proposes to convert the existing 4,800 square foot vacant old post office building into a small office building. This request is to approve the building and infrastructure improvements related to this conversion.
APPLICANT
Pruitt Family Real Estate Holdings, LLC; Mitchell Pruitt
LOCATION
8111 Broadway East, Estero, FL
PROPERTY SIZE
1.07 acres±
ZONING
Ordinance 2024-07 amended the CPD zoning (Case DCI2024-E001)
PUBLIC INFORMATION MEETING DATES
The PZDB conducted the most recent Public Information Meeting on February 13, 2024.

Staff Recommendation

Staff recommends approval with stipulations of the development order and the monument sign. The development order is consistent with the zoning amendment which was approved by Village Council in 2024. The stipulations are the standard stipulations and additional conditions as follows:

1. Prior to the issuance of a Certificate of Compliance, Engineer, Florida Department of Health in Lee County, or reputable private septic inspection service, to certify that the septic is in good working order and meets the required peak flows.

Staff Report January 14, 2025
Planning Zoning and Design Board

Page 1 of 3

2. Prior to issuance of the development order, provide surety in the amount of \$62,450.30.
3. A right-of-way permit will be required and submitted to the Village of Estero for any offsite improvements and utility connections within the Broadway East right-of-way.

Project Summary

The applicant proposes to convert the vacant 4,800 square foot old post office building off US 41 on Broadway East into a small office building. The existing development order is being amended because there are some changes to the site plan, architecture, and landscaping by the new owner.

Architecture

The proposed architectural design style is Italian Countryside. Architectural plans and a pattern book have been provided. The architectural style shows a pitched roof, decorative parapets and brackets, curved windows, entry tower, and tile roof. The building architecture is similar to the adjacent Broadway Shoppes but with a color palette that contains more beige tones, as preferred by the Village Council. The monument sign and dumpster are similar in design and color.

Transportation

As part of this redevelopment, a second existing full-access driveway connection to Broadway East will be permanently removed.

A Traffic Impact Study was completed for the proposed based upon the 4,800 sf of Small Office Building. As a result of the trip generation performed no turn lanes are required. The level of service analysis performed shows that the proposed development will not introduce a significant increase in traffic flows and will not degrade the LOS of US 41 during the peak season below the Performance Standard Level of Service. The project will generate 70 average daily trips with 10 during the peak hour.

Off-Street Parking

The proposed plan requires 16 parking spaces, and 25 parking spaces are provided including 2 ADA spaces & 23 standard spaces.

Stormwater

The on-site surface water management system consists of existing catch basins, pipes and swales to capture stormwater runoff and convey it to the existing dry detention area on the northwest side of the site.

The existing system was permitted under SFWMD permit 36-06396-P issued June 5, 2007.

Lighting

Details of the light poles and fixtures are provided with the applicant's documents in the photometrics plan set and meet the Village's lighting requirements.

Lee County Utilities (Water)

This project has been approved by LCU with stipulations.

Lee County Health Department (Septic)

No approval of the existing septic system was provided. An inspection report was provided but the pumps had no power. Staff recommends that prior to the issuance of a Certificate of Compliance, an Engineer, Florida Department of Health in Lee County, or reputable private septic inspection service, certify that the septic is in good working order and meets the required peak flows. The Village is working on plans for sewer service in this general area but, at this time, there is no specific date. Applicant will be required to tie into this system when available.

Buffer and Landscaping

The landscaping proposed meets the requirements of the Village of Estero. Buffers comply with Ordinance 2024-07 and include a wall on the east side of the property adjacent to a single family residence.

Open Space

The site meets the criteria for 20% open space required for small commercial developments. 45.4% open space is provided which includes the detention area.

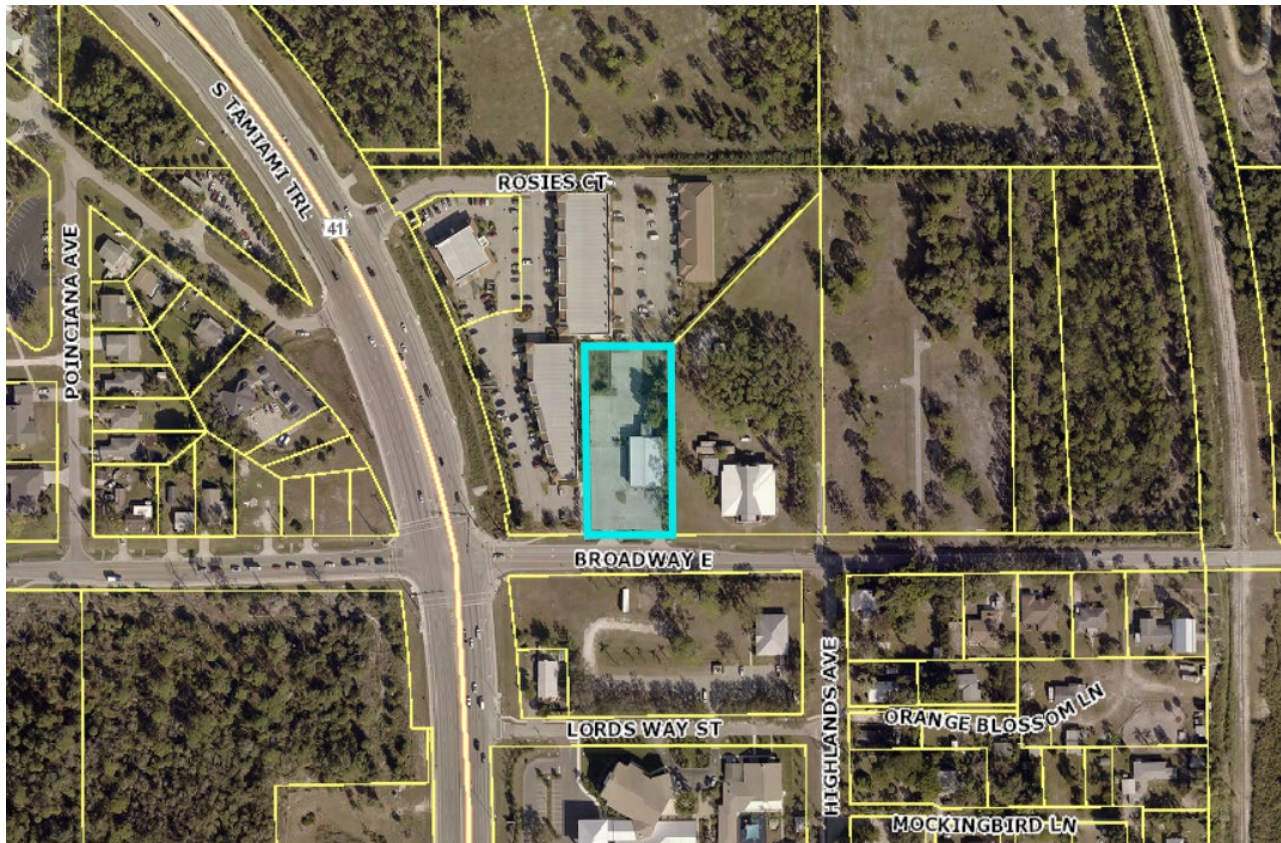


DOS2019-E004
8111 BROADWAY E.

Planning, Zoning & Design Review Board – January 14, 2025



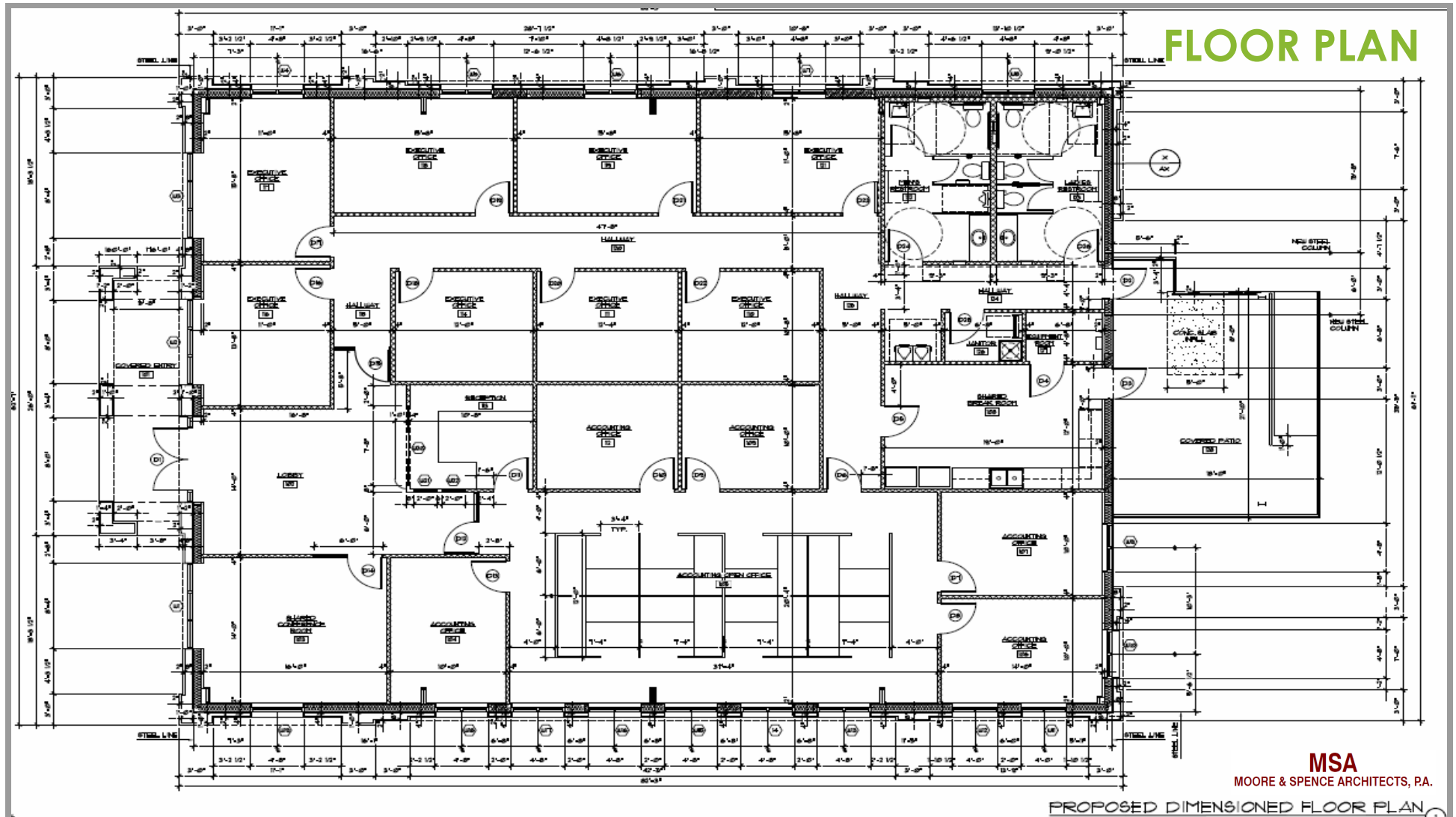
Area Location Map



Architectural Floor Plan & Elevations

EXISTING CONDITIONS



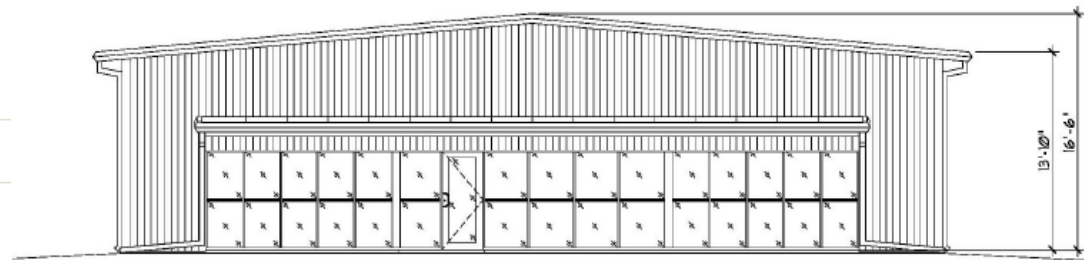


SOUTH ELEVATION



Proposed South Elevation

Existing South Elevation



MSA
MOORE & SPENCE ARCHITECTS, P.A.

EAST ELEVATION

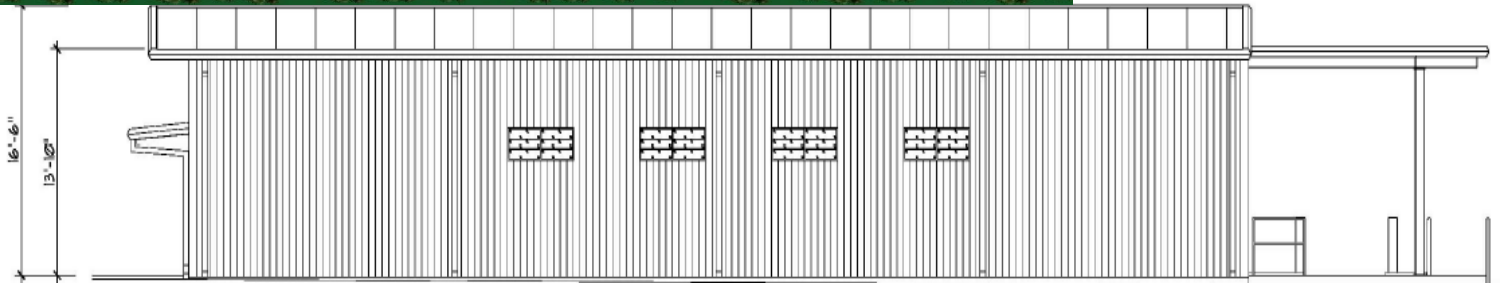


Proposed East Elevation



With Wall and
Landscape

Existing East
Elevation



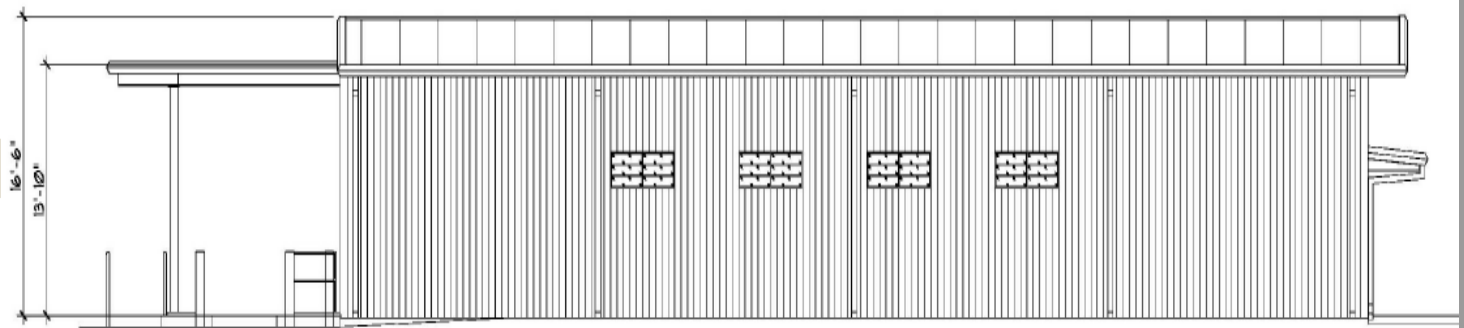
MSA
MOORE & SPENCE ARCHITECTS, P.A.

WEST ELEVATION



Proposed West Elevation

Existing West Elevation

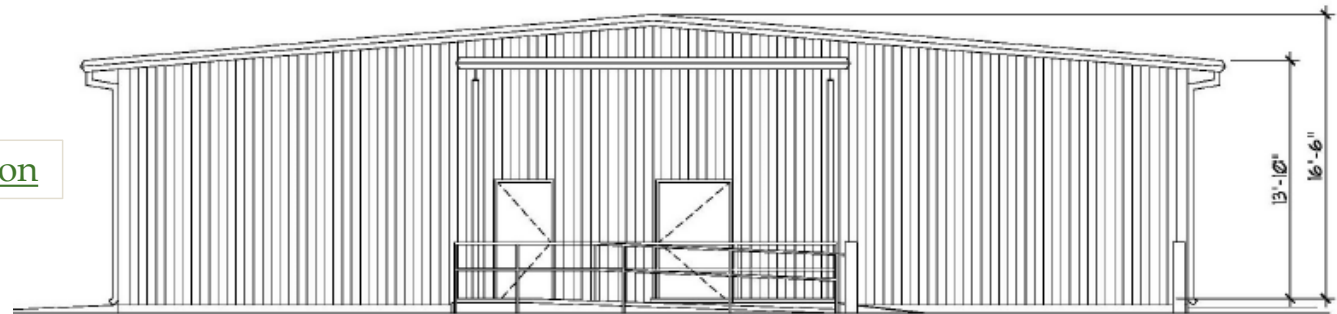


MSA
MOORE & SPENCE ARCHITECTS, P.A.

NORTH ELEVATION



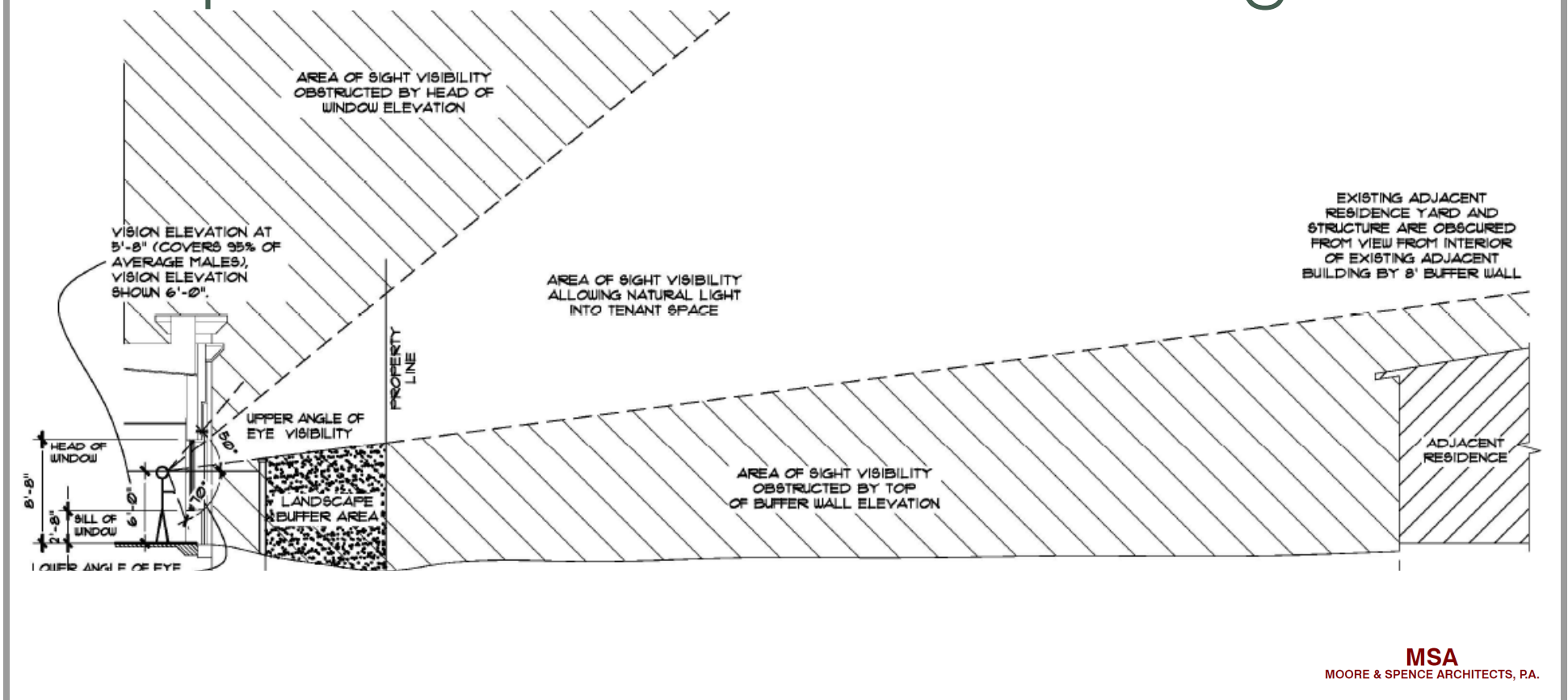
Proposed North Elevation



Existing North Elevation

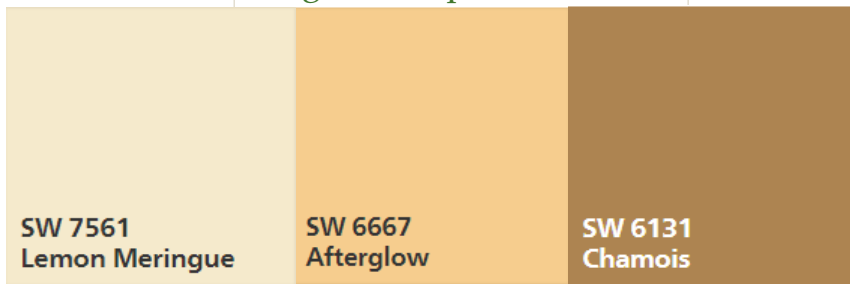
MSA
MOORE & SPENCE ARCHITECTS, P.A.

Proposed East Windows Line of Sight



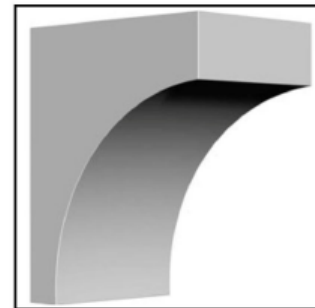
Colors and Materials

Original Proposed Paint

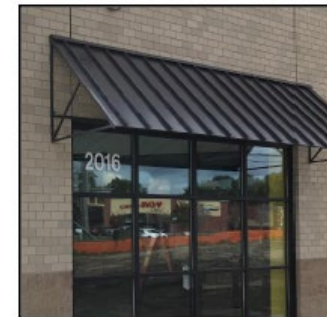


CEMENT TILE
EAGLE—CAPISTRANO
3773 WALNUT CREEK BLEND
TAN-ORANGE-DARK BROWN

New Proposed Paint



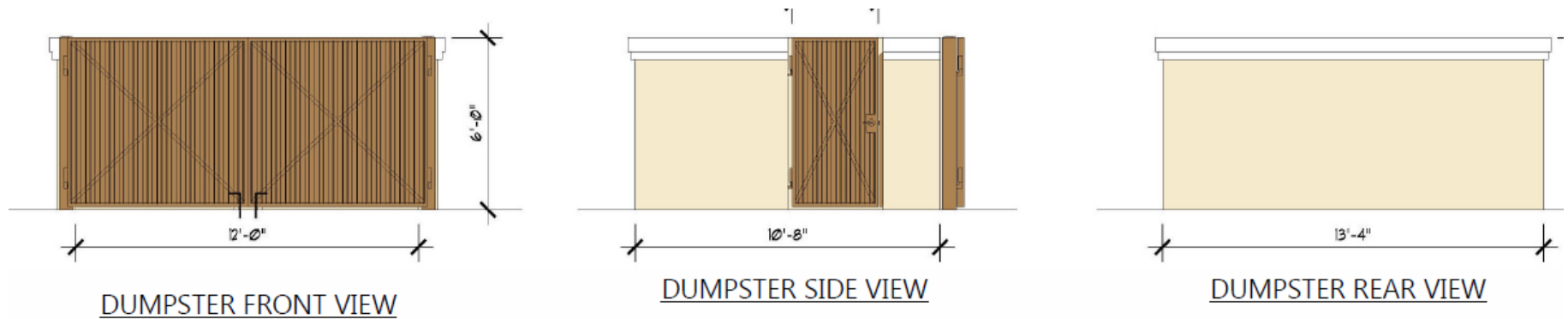
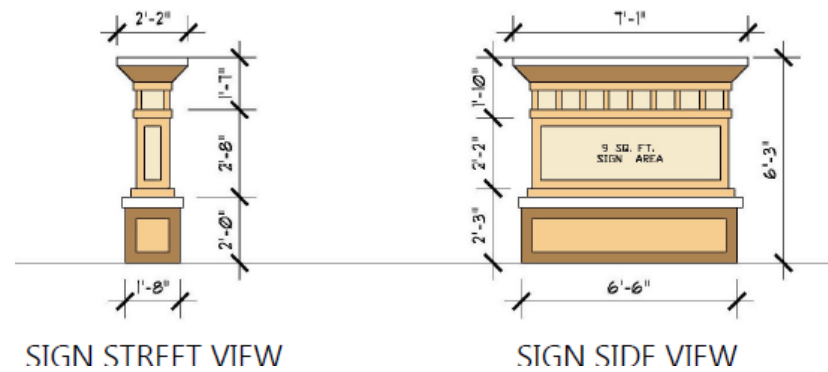
CORBEL BRACKET
(HIGH DENSITY EPS FOAM WITH
TRIMSTONE COATING)



METAL AWNING

MSA
MOORE & SPENCE ARCHITECTS, P.A.

Monument Sign & Dumpster Enclosure



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MOORE & SPENCE ARCHITECTS, P.A.

Site Amenities

Heritage Bench



Contemporary Comfort

Model PB6-HER

Made with nine 2" x 4" recycled plastic resinwood slats and powder-coated, heavy duty cast aluminum frames, these Heritage Benches are the industry standard for architectural design. The under structure is braced with length and width supports. The recycled plastic resinwood slats are available in an array of color options. Powder-Coated cast aluminum frames are available in black and green. Hardware is stainless steel.

Dimensions

6' Bench - 72-12"L x 22"W x 30"H

Slat Color Options



cedar

Frame Color Options



green

PEDESTRIAN BENCH

Contemporary Loop Bike Rack



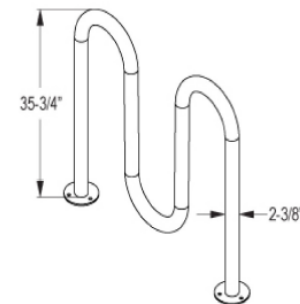
The Standard of Bike Parking

The durable frames of these contemporary loop bike racks are constructed from a 2-3/8" O.D. pipe. Making them incredibly well-suited for continued exposure to environmental conditions.



Model 5805SM | Video

These bike racks provide safe economical bicycle parking that allows the use of high security U-Locks to secure the bike frame. The racks are offered in the variety of powder-coated as shown.



Dimensions

Model 5803 - 3'-3"W x 36"H

Standard Powder-Coat Colors



BICYCLE RACK

MSA
MOORE & SPENCE ARCHITECTS, P.A.

Buffer Wall on East Property Line



Main Fence:
SW6134

SW 6134
Netsuke

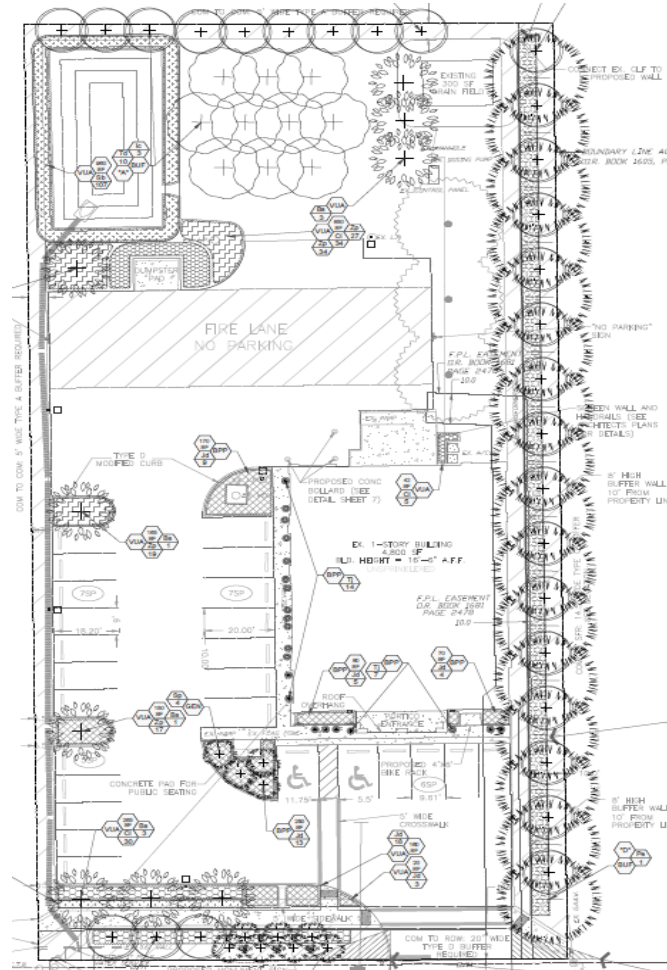
Post and Cap Rail:
SW6108

SW 6108
Latte

MSA
MOORE & SPENCE ARCHITECTS, P.A.

Landscape Plans

Landscape Plan

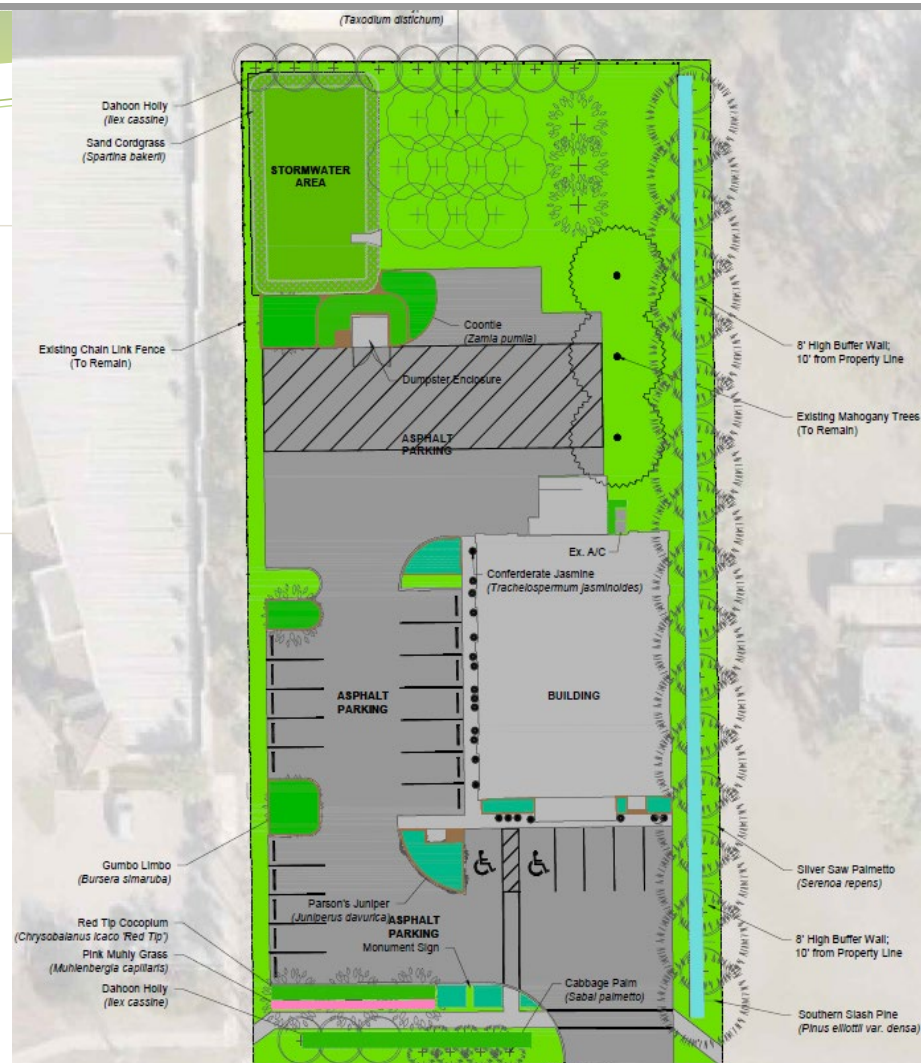


VILLAGE OF ESTERO LANDSCAPE REQUIREMENTS

	Required:	Provided:
Commercial Development abutting the following uses:		
North Property Boundary: COM <---> COM Type 'A' Buffer (5' min. width; 4 Trees / 100 LF) ▶ 150.00 LF = 6 Trees 150 / 100 = 1.50 x 4 = 6.00 Trees	6	6
East Property Boundary: COM <---> SFR Type 'C' Buffer (20' min. width; 10 Trees + 30 Shrubs / 100 LF) ▶ 310.33 LF = 31 Trees + 93 Shrubs 310 / 100 = 3.10 x 10 = 31.00 Trees 310 / 100 = 3.10 x 30 = 93.00 Trees	31 93	31 93
South Property Boundary: COM <---> ROW Type 'D' Buffer (20' min. width; 5 Trees + 66 Shrubs / 100 LF) ▶ 115.00 LF = 8 Trees + 99 Shrubs (Entrance Drive Reduction: 150 - 35 LF = 115 LF) 115 / 100 = 1.15 x 5 = 5.75 Trees 115 / 100 = 1.15 x 66 = 75.90 Trees	6 76	6 76
West Property Boundary: COM <---> COM Type 'A' Buffer (5' min. width; 4 Trees / 100 LF) ▶ 310.33 LF = 13 Trees 310 / 100 = 3.10 x 4 = 12.40 Trees	13	13
Open Space Calculations: Commercial		
▶ 20% of development area must be provided as open space Open Space: 46,547 SF x 0.20 = 9,309.40 SF	9,309 SF	11,497 SF
General Trees. (GEN)		
All other developments. One tree must be provided per each 3,500 square feet of development area. ▶ GEN: 46,547 SF / 3,500 = 13.30 Trees	14	(PCT: 3) 20
Building perimeter plantings. (BPP)		
Building Perimeter Plantings equal to ten percent of the proposed building gross ground level floor area must be provided. ▶ BPP: 4,800 SF x 0.10 = 480.00 SF ▶ BPP: (480 SF / 2) / 9 = 26.67 Shrubs	480 SF 27	570 SF 31
Landscaping of parking and vehicle use areas. (VUA)		
Internal landscaping.		
At least one canopy tree or a cluster of three sabal palms must be planted or retained for every 250 square feet of required internal planting area, and no parking space may be more than 200 feet from a tree planted in a permeable island, peninsula or median. ▶ VUA: 2,204 SF / 250 = 8.82 Trees Landscaped areas on the parking area perimeter or internal islands must equal or exceed a minimum of ten percent of the total paved surface area. ▶ VUA: 22,042 SF x 0.10 = 2,204.20 SF ▶ VUA: 2,204 SF / 9 = 244.89 Shrubs	9 2,204 SF 245	9 2,612 SF 294
TOTALS	TREES 79 SHRUBS 441 LANDSCAPE AREA 2,684 SF	TREES 85 SHRUBS 494 LANDSCAPE AREA 3,182 SF



Color Rendered Landscape Plan



PLANT SCHEDULE

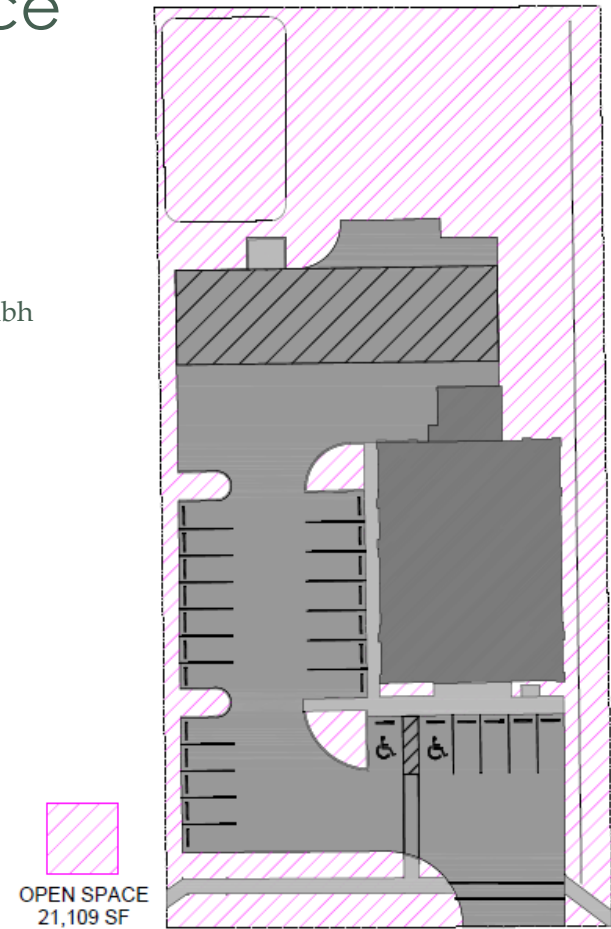
KEY	SYMBOL	QTY	SPECIES	PLANT TYPE	CATEGORY	NATIVE STATUS
PROPOSED TREES						
Bs		9	Gumbo Limbo, <i>Bursera simaruba</i>	CANOPY	VUA	YES
Ic		28	Dahoon Holly, <i>Ilex cassine</i>	CANOPY	BUF	YES
Pe		16	Southern Slash Pine, <i>Pinus elliottii</i> var. <i>densa</i>	CANOPY	BUF	YES
Sp		6 5	Cabbage Palm, <i>Sabal palmetto</i>	CANOPY	BUF (3:1) GEN	YES
Td		10	Bald Cypress, <i>Taxodium distichum</i>	CANOPY	BUF	YES
PROTECTED CREDIT TREES						
Sm		3	WEST INDIAN MAHOGANY, <i>Swietenia mahagoni</i>	CANOPY	GEN (1:5)	YES
TOTAL TREES		77	REVIEW PURPOSES ONLY: 85 = 68 + (6 @ 3:1) + (3 @ 1:5) [+6 Tree Credits]			
PROPOSED SHRUBS						
Ci		55 69	Red Tip Cocoplum, <i>Chrysobalanus icaco</i> 'Red Tip'	SHRUB	BUF VUA	YES
Jd		31 21	Parson's Juniper, <i>Juniperus davurica</i> 'Parsonii'	SHRUB	BPP VUA	YES
Mc		21	Muhly Grass, <i>Muhlenbergia capillaris</i>	GRASS	VUA	YES
Sb		107	Sand Cordgrass, <i>Spartina bakerii</i>	GRASS	VUA	YES
Sr		93	Silver Saw Palmetto, <i>Serenoa repens</i>	SHRUB	BUF	YES
Zp		97	Coontie, <i>Zamia pumila</i>	SHRUB	VUA	YES
TOTAL SHRUBS		494				
PROPOSED CLIMBING VINES						
Tj		21	Confederate Jasmine, <i>Trachelospermum jasminoides</i>	VINE	GEN	NO
---		---	Floratam Grass, <i>Stenotaphrum secundatum</i> 'Floratam'	LAWN	THROUGHOUT	YES

Tree Preservation & Open Space



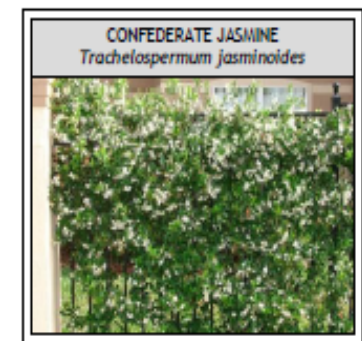
Protected Trees:

3 Mahogany Trees, 10" - 16" dbh



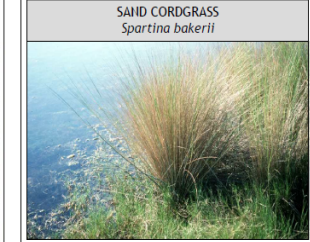
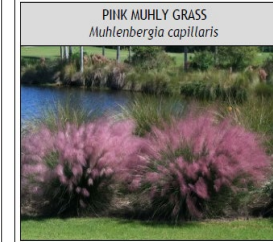
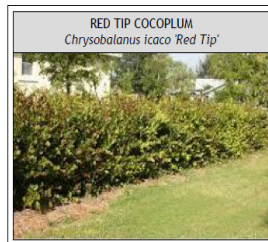
Landscaping Images

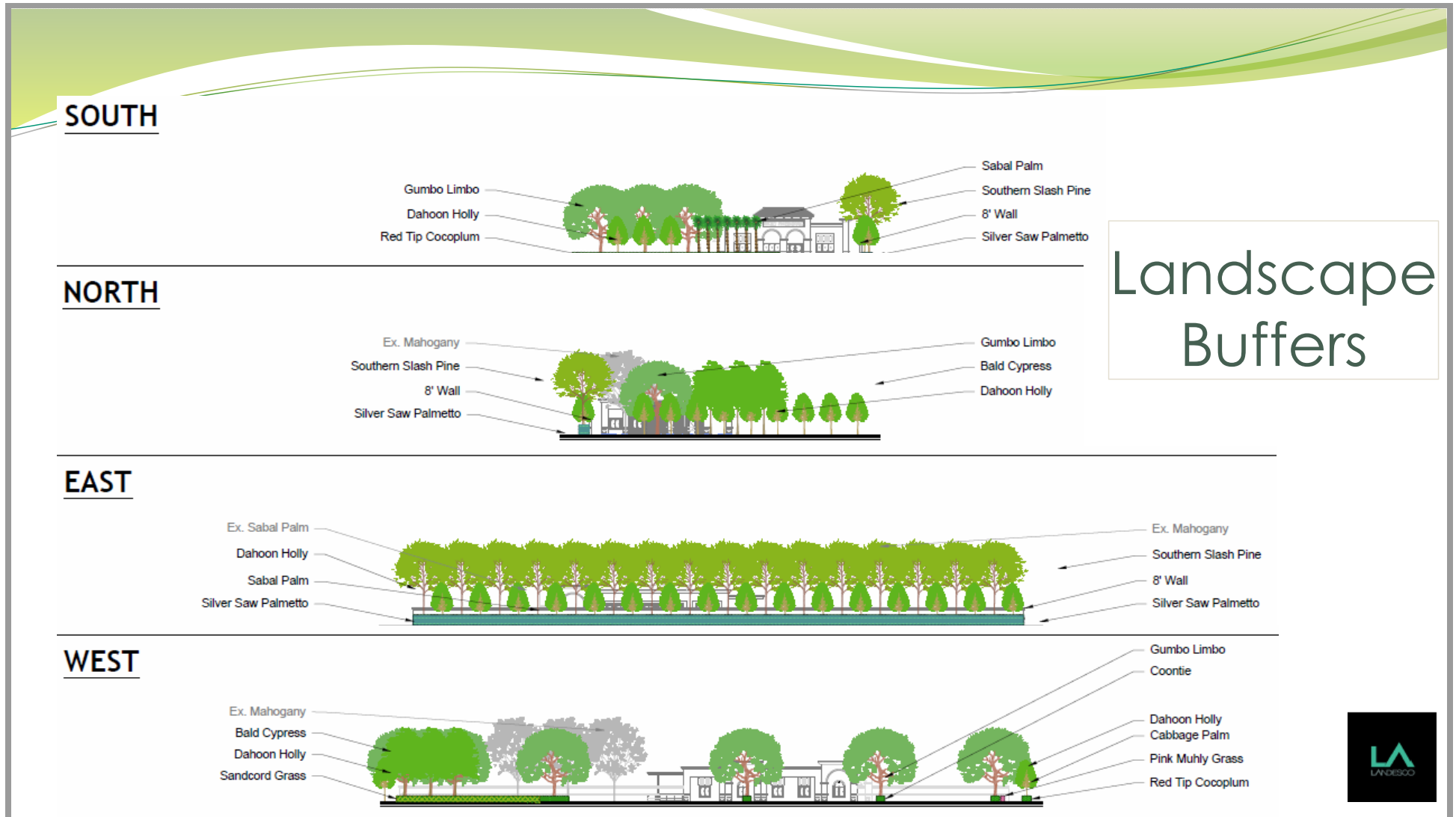
Trees



Vines

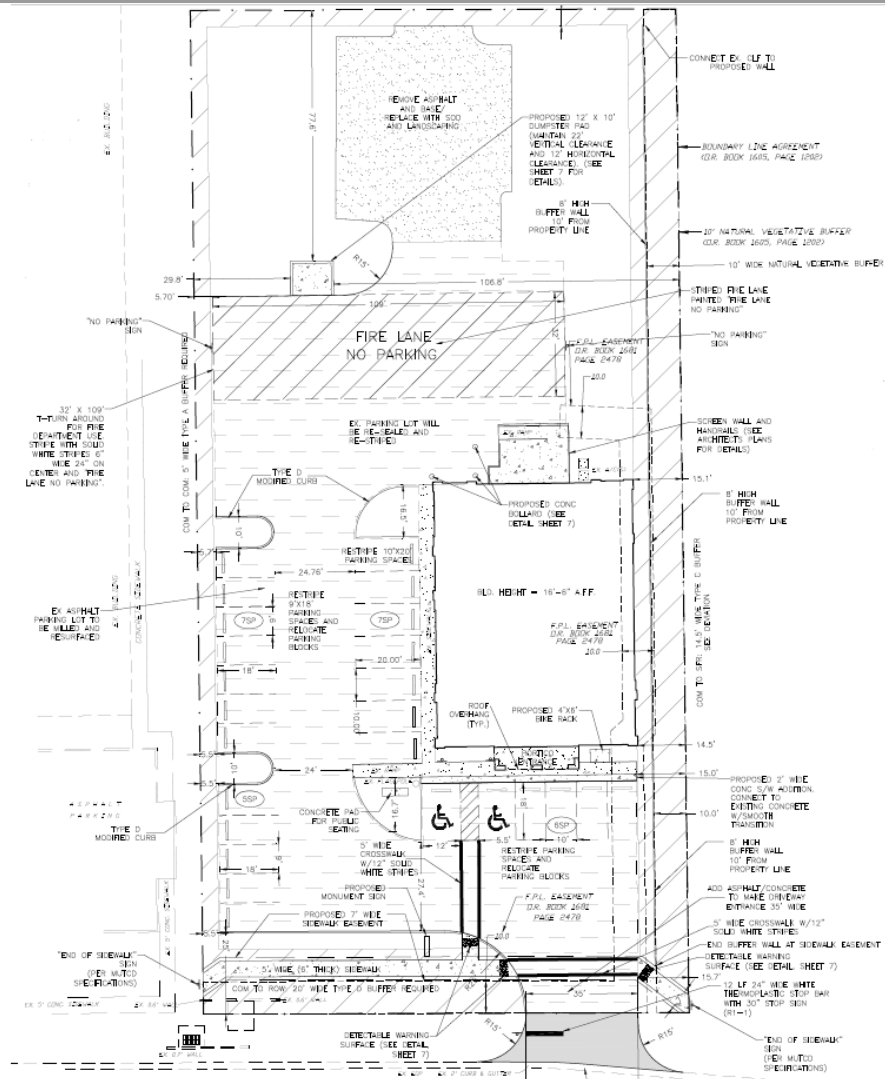
Shrubs and Ground Cover



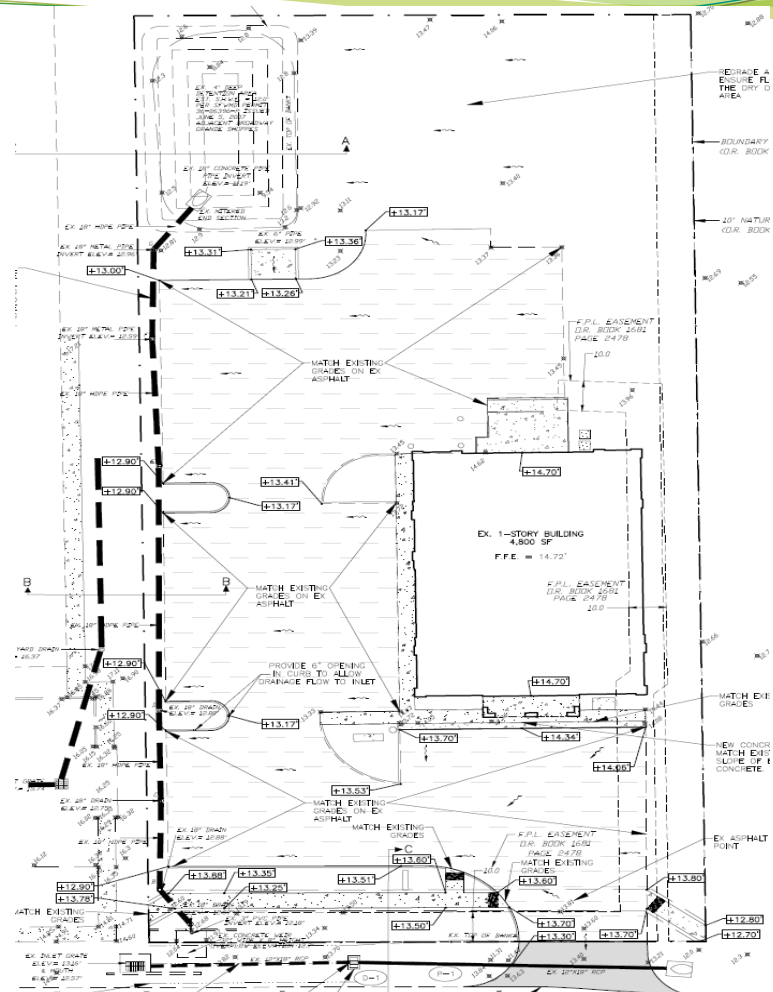


Site Construction Plans

Site Dimension Plan



Paving, Grading & Drainage Plan



Stormwater Drainage

Stormwater flows from site to existing drainage swale along Broadway, travels east to culvert under Broadway at railroad tracks, flowing south to Estero River and on to Estero Bay.

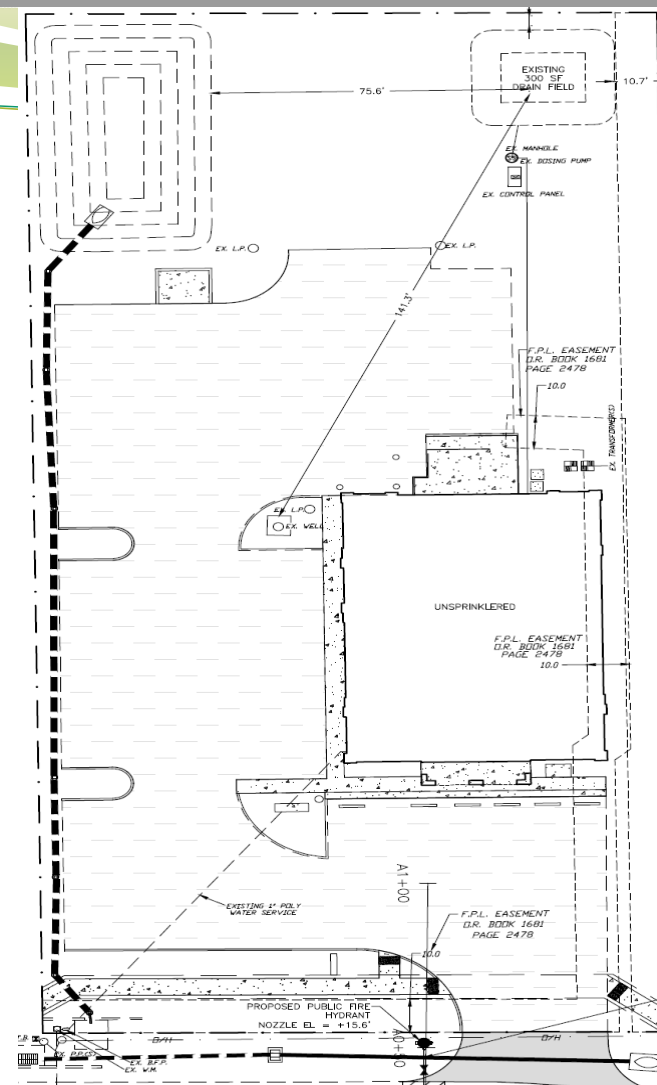


Utilities

Potable water along Broadway E.
Existing Septic & Drain Field in NE corner of property.

Development does not meet threshold for Mandatory connection to sanitary sewer.

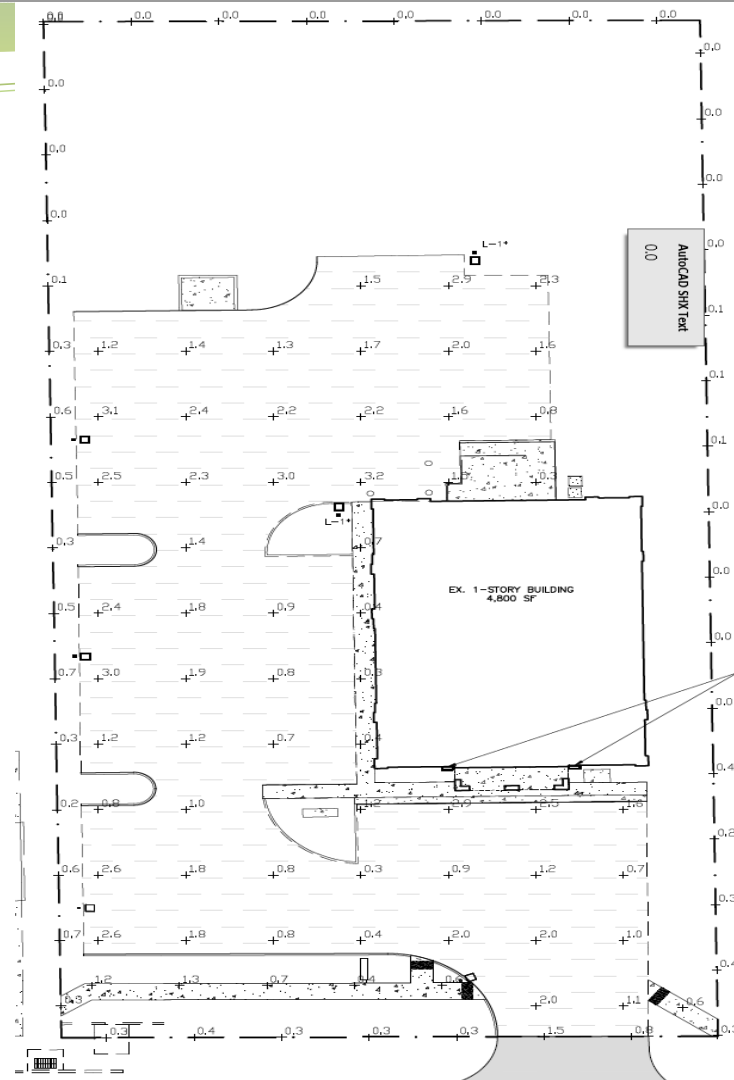
1. Max of 4,800 sf gross floor area;
2. Generates less than 5,000 gpd;
3. Is not located adjacent to or within 50' of a connection point;
4. Does not consist of more than 5 lots located less than 1/4 mile from a point of connection; and
5. Central sewer lines will not be available within 90 days of issuance of a D.O.



Existing Sanitary Sewer Locations

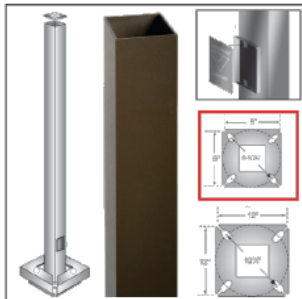


Lighting Plan



Lighting Details

SNTS Specifications



Project Name: _____

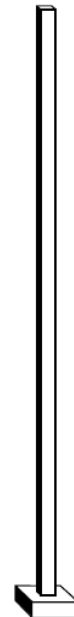
Contract Number: _____

Type: _____

Standard Specifications
 Pole Height: 20' to 30'
 Pole Diameter: 4" to 6"
 Pole Material: Aluminum
 Pole Finish: Powder Coat
 Pole Mounting: Top Mount
 Pole Base: Square Base
 Pole Anchorage: 343
 Pole Mounting: QD
 Pole Finish: BZ
 Pole Options: GFI, SL, CUP, BK, CBK, DB, WH, SWH, BZ, GP, CC, T206R, T2R, CUP_S_L, HMC_C_L

Ordering Information

MODEL	SHAFT SIZE	GAUGE	HEIGHT	BASE	ANCHORAGE	MOUNTING	FINISH	OPTIONS
SNTS	4S	11	20	9BC	343	QD	BZ	GFI
SNTS	4S	11	10'	9BC	343	S1	GY	GFI
	4"x4"	7	12'	12" Dia	343	S2	SL	SL
			14'	12" Dia	343	DZ	BK	CUP
			16'	12" Dia	343	DB	CBK	BK
			18'	12" Dia	343	DB	DB	DB
			20'	12" Dia	343	DB	DB	DB
			22'	12" Dia	343	T9	WH	HCR
			24'	12" Dia	343	T9	WH	HCR
			26'	12" Dia	343	T9	WH	HCR
			28'	12" Dia	343	T9	WH	HCR
			30'	12" Dia	343	T9	WH	HCR
5S	5"x5"	11	20'	12BC	136	QD	BZ	GFI
		7	22'	12BC	136	QD	BZ	GFI
			24'	12BC	136	QD	BZ	GFI
			26'	12BC	136	QD	BZ	GFI
			28'	12BC	136	QD	BZ	GFI
			30'	12BC	136	QD	BZ	GFI
6S	6"x6"	7	28'	12BC	136	QD	BZ	GFI
			30'	12BC	136	QD	BZ	GFI
			32'	12BC	136	QD	BZ	GFI
			34'	12BC	136	QD	BZ	GFI
			36'	12BC	136	QD	BZ	GFI



Anchor Base Poles

SSA

SQUARE STRAIGHT ALUMINUM



Traffic Impact Statement

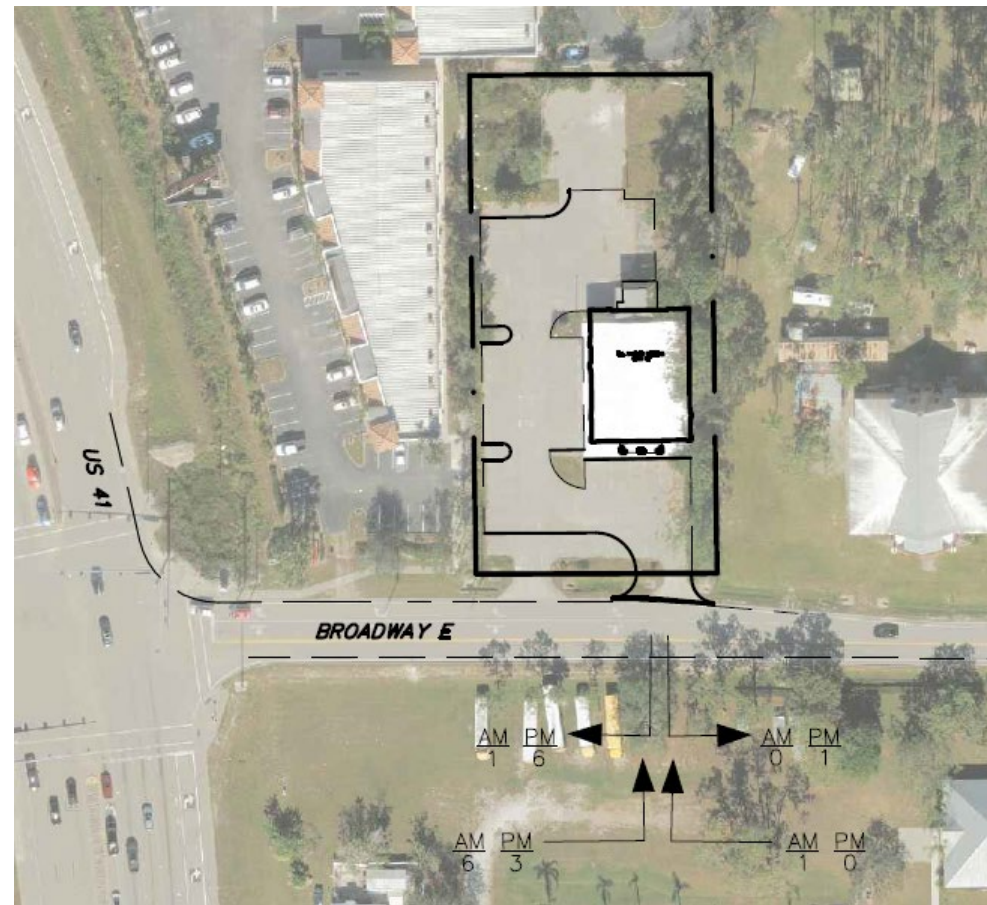
Table 1. Raw Trip Generation – Proposed Small Office Building (LUC 712)

4,800 Square Feet of Gross Floor Area:

- A. Daily Average Vehicle Trip Ends, Weekday
 $T = 14.39 (4,800) = 70$ (35 entering, 35 exiting)
- B. A.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street)
 $T = 1.67 (4,800) = 8$ (7 entering, 1 exiting)
- C. P.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street)
 $T = 2.16 (4,800) = 10$ (3 entering, 7 exiting)

Source: TDM, 2024

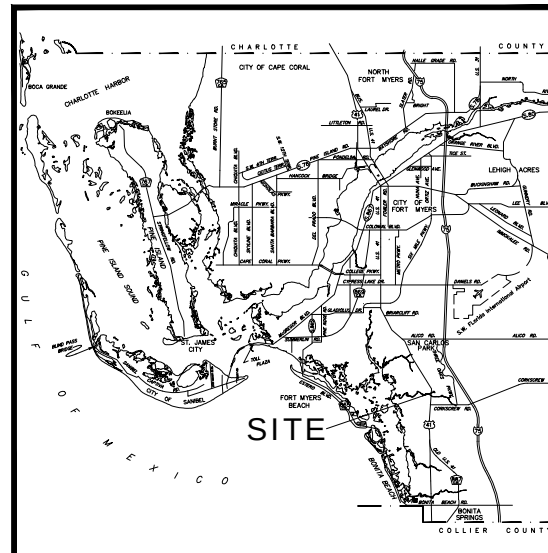
PEAK A.M. AND P.M. TRAFFIC DISTRIBUTION



SITE CONSTRUCTION PLANS
FOR
8111 BROADWAY EAST
VILLAGE OF ESTERO, FLORIDA
SECTION 28, TOWNSHIP 46, RANGE 25E

PLAN INDEX

COVER	1
BOUNDARY & TOPOGRAPHIC SURVEY	2
AERIAL LOCATION MAP	3
EXISTING CONDITIONS AND DEMOLITION PLAN	4
SITE DIMENSION PLAN	5
PAVING, GRADING, AND DRAINAGE PLAN	6
PAVING, GRADING, AND DRAINAGE DETAILS	7
CROSS SECTIONS AND EXISTING HYDROLOGY	8
UTILITY PLAN	9
UTILITY DETAILS	10 - 10A
STORMWATER POLLUTION PREVENTION PLAN	11
STORMWATER POLLUTION PREVENTION DETAILS	12
SITE LIGHTING PLAN	13



LOCATION SKETCH
N.T.S.

DEVELOPER / OWNER

PRUITT FAMILY REAL ESTATE HOLDINGS, LLC.
19910 S Tamiami Trl Suite #D
Estero, FL 33928
Phone: (239) 319-5888

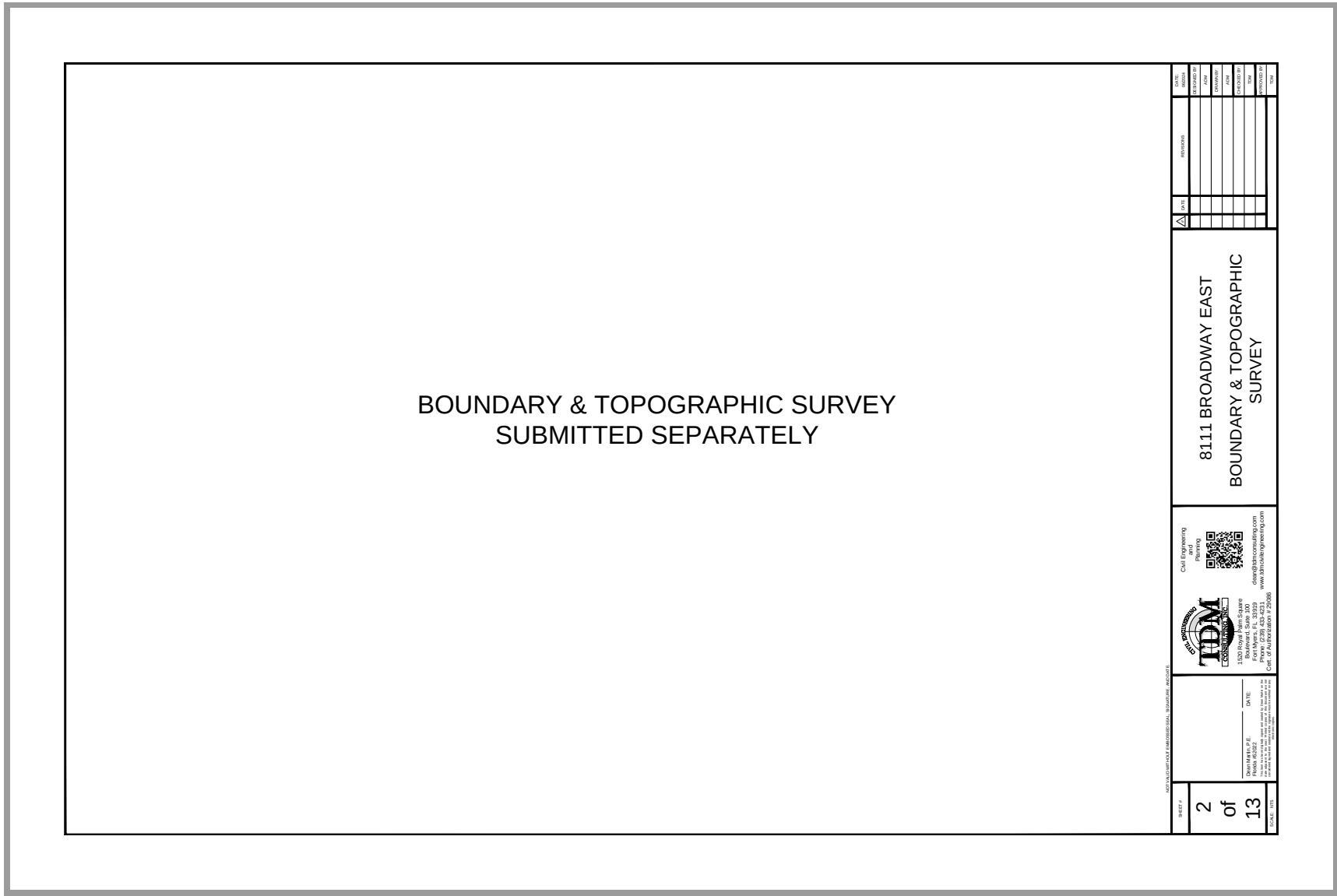
CIVIL ENGINEER



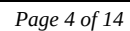
1520 Royal Palm Square Boulevard, Suite 100
Fort Myers, FL 33919
Phone: (239) 433-4231
Email: dean@tdmconsulting.com
www.tdmcivilengineering.com
Certificate of Authorization # 29086

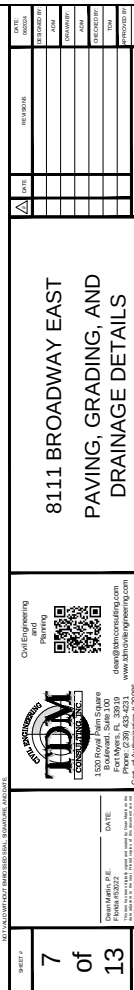
DEAN MARTIN
FLORIDA P.E. #52022

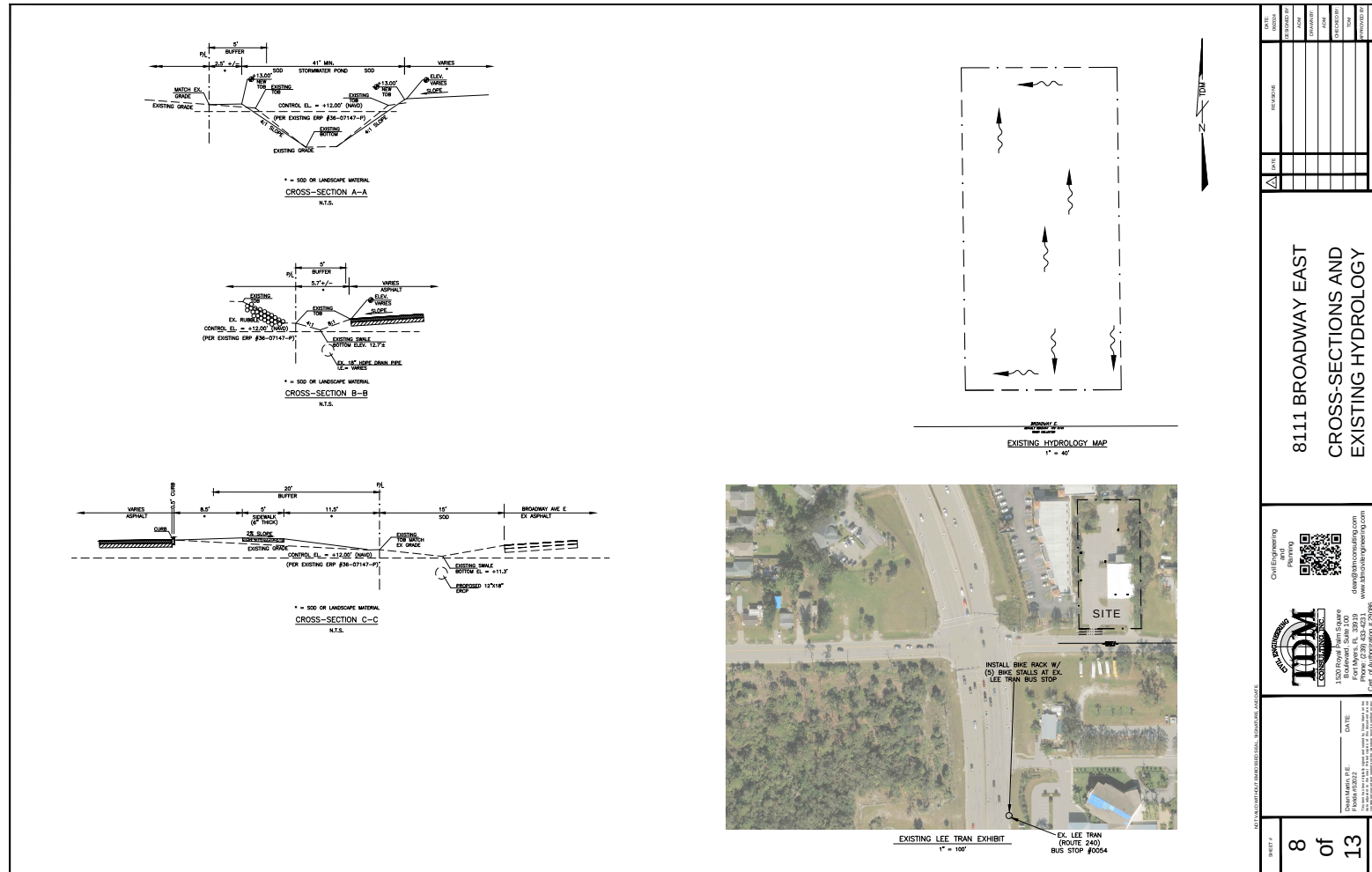
This Item has been digitally signed and sealed by Dean Martin on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

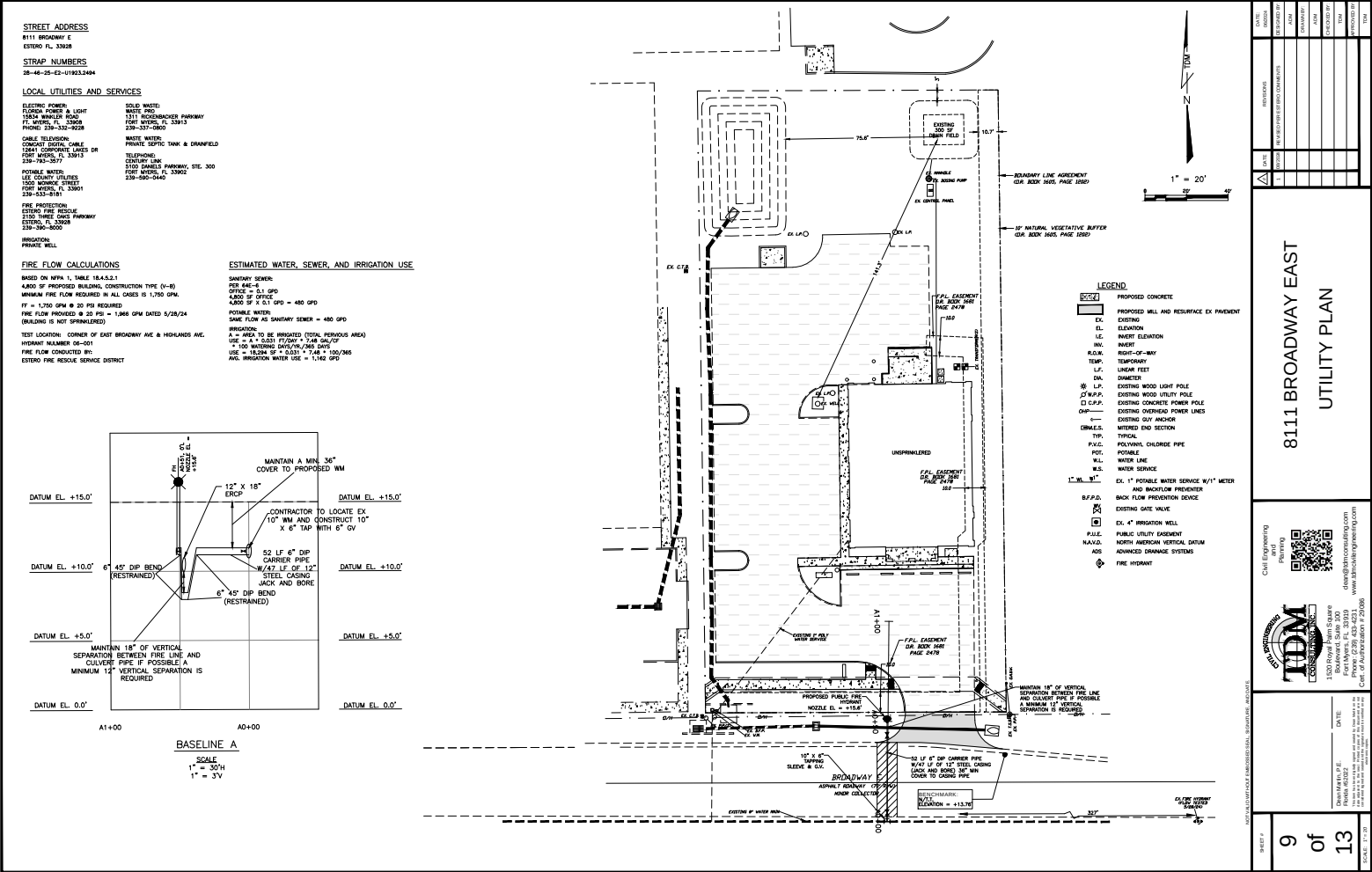




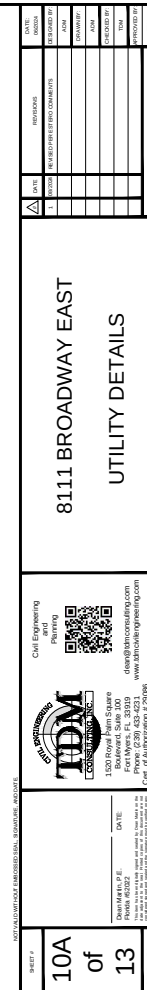


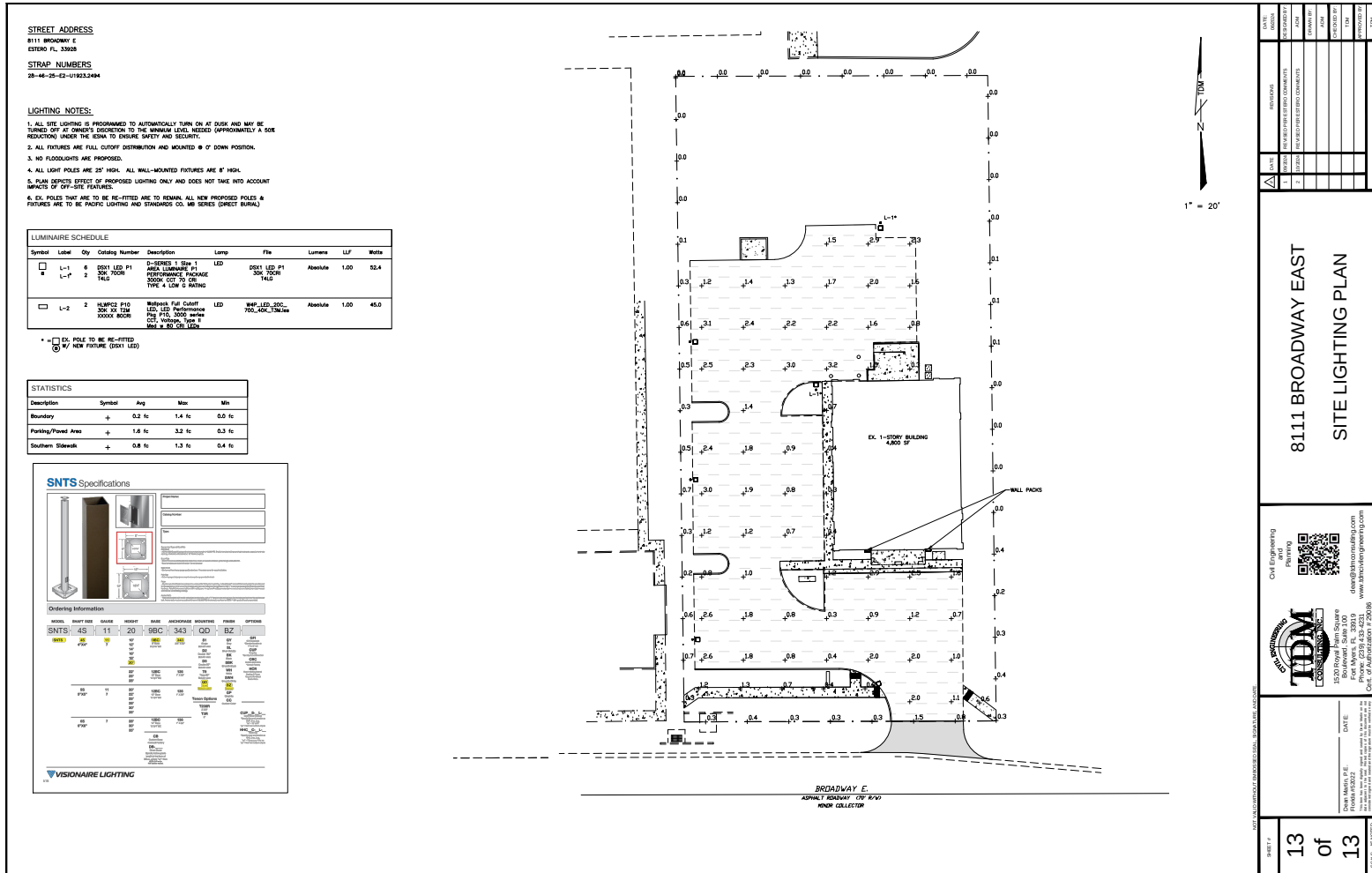




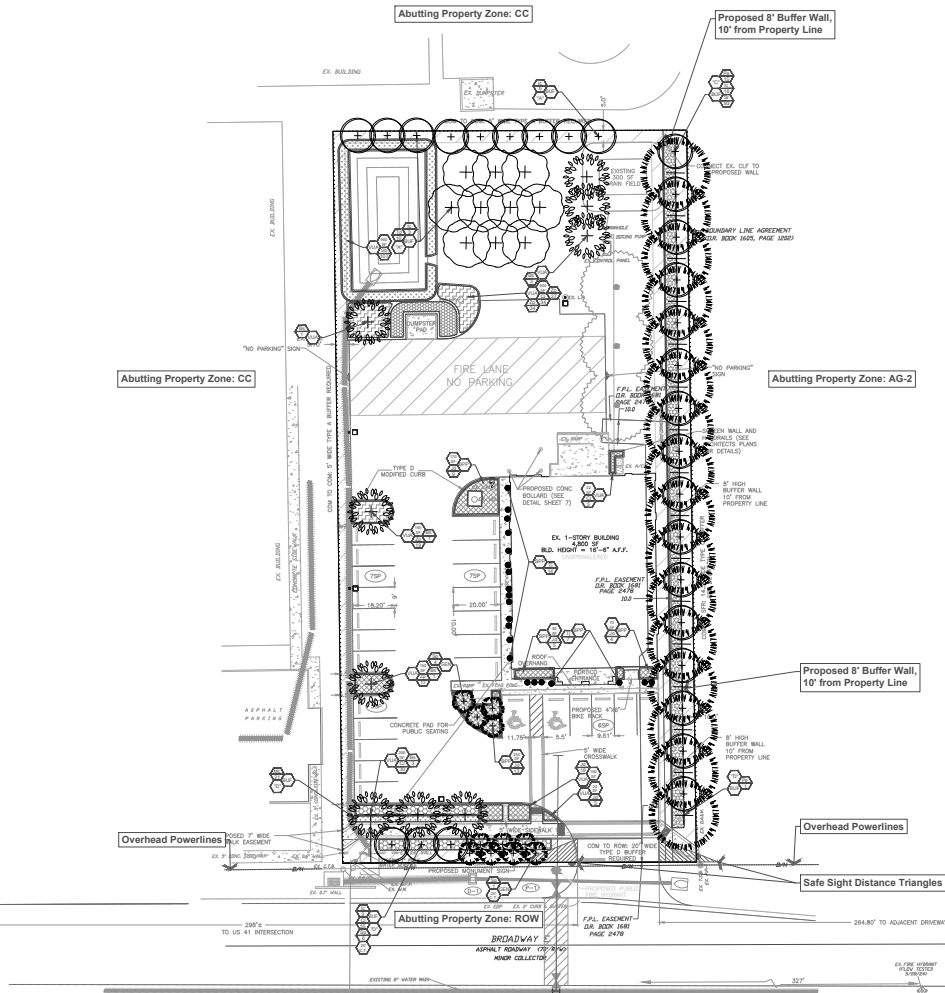


Design Board Meeting - PACKET - (Page 181 of 199) Page 10 of 14 General Attachment: 3.8111 ... Site Construction Plan





SITE INFORMATION		
SITE ADDRESS:	8111 BROADWAY E ESTERO, FL 33928	
STRAP:	28-24-25-0212-2404	
SITE AREA:	46,547 SF (1.07 ACRES)	
CURRENT ZONING:	C20	
PROPOSED ZONING:	COMMERCIAL PLANNED DEVELOPMENT (CPD)	
PROPOSED USE:	COMMERCIAL OFFICE/RETAIL INDUSTRIAL WAREHOUSE	
ZONING / ACTUAL USE		
PROJECT TYPE:	CPD / COMMERCIAL	
ACTUAL:	SC-2 / SINGLE FAMILY RESIDENTIAL	
NEIGHBORHOOD:	RIVER WOODS (RIVER)	
NEIGHBOR:	CC / COMMERCIAL	
PRE-DEVELOPMENT SITE AREAS		
TOTAL PARCEL AREA: (1.07 ACRES)	46,547 SF	100.00%
EXISTING BUILDING AREA:	4,800 SF	10.30%
EXISTING PARKING AREA:	21,400 SF	46.00%
EXISTING TOTAL SITE AREA:	26,200 SF	56.30%
EXISTING OPEN DETENTION AREA: (10 T.O.S.)	3,310 SF	7.10%
EXISTING TOTAL DETENTION AREA:	3,310 SF	7.10%
POST-DEVELOPMENT SITE AREAS		
TOTAL PARCEL AREA: (1.07 ACRES)	46,547 SF	100.00%
PROPOSED BUILDING AREA:	4,800 SF	10.30%
PROPOSED PARKING AREA:	10,400 SF	22.35%
PROPOSED CONCRETE AREA:	1,200 SF	2.58%
PROPOSED TOTAL IMPROVED AREA:	16,400 SF	35.23%
PROPOSED OPEN DETENTION AREA: (10 T.O.S.)	3,310 SF	7.10%
PROPOSED TOTAL DETENTION AREA:	3,310 SF	7.10%
VILLAGE OF ESTERO LANDSCAPE REQUIREMENTS		
Requirement	Required	Proposed
Commercial Development abutting the following uses: North Property Boundary: CDM --- CDM Type A Buffer: 0 min. width: 4 Trees / 100 LF Type B Buffer: 0 min. width: 4 Trees / 100 LF Type C Buffer: 0 min. width: 4 Trees / 100 LF Type D Buffer: 0 min. width: 4 Trees / 100 LF Type E Buffer: 0 min. width: 4 Trees / 100 LF Type F Buffer: 0 min. width: 4 Trees / 100 LF Type G Buffer: 0 min. width: 4 Trees / 100 LF Type H Buffer: 0 min. width: 4 Trees / 100 LF Type I Buffer: 0 min. width: 4 Trees / 100 LF Type J Buffer: 0 min. width: 4 Trees / 100 LF Type K Buffer: 0 min. width: 4 Trees / 100 LF Type L Buffer: 0 min. width: 4 Trees / 100 LF Type M Buffer: 0 min. width: 4 Trees / 100 LF Type N Buffer: 0 min. width: 4 Trees / 100 LF Type O Buffer: 0 min. width: 4 Trees / 100 LF Type P Buffer: 0 min. width: 4 Trees / 100 LF Type Q Buffer: 0 min. width: 4 Trees / 100 LF Type R Buffer: 0 min. width: 4 Trees / 100 LF Type S Buffer: 0 min. width: 4 Trees / 100 LF Type T Buffer: 0 min. width: 4 Trees / 100 LF Type U Buffer: 0 min. width: 4 Trees / 100 LF Type V Buffer: 0 min. width: 4 Trees / 100 LF Type W Buffer: 0 min. width: 4 Trees / 100 LF Type X Buffer: 0 min. width: 4 Trees / 100 LF Type Y Buffer: 0 min. width: 4 Trees / 100 LF Type Z Buffer: 0 min. width: 4 Trees / 100 LF	4	4
Open Space Calculation: Commercial Type A Buffer: 0 min. width: 4 Trees / 100 LF Type B Buffer: 0 min. width: 4 Trees / 100 LF Type C Buffer: 0 min. width: 4 Trees / 100 LF Type D Buffer: 0 min. width: 4 Trees / 100 LF Type E Buffer: 0 min. width: 4 Trees / 100 LF Type F Buffer: 0 min. width: 4 Trees / 100 LF Type G Buffer: 0 min. width: 4 Trees / 100 LF Type H Buffer: 0 min. width: 4 Trees / 100 LF Type I Buffer: 0 min. width: 4 Trees / 100 LF Type J Buffer: 0 min. width: 4 Trees / 100 LF Type K Buffer: 0 min. width: 4 Trees / 100 LF Type L Buffer: 0 min. width: 4 Trees / 100 LF Type M Buffer: 0 min. width: 4 Trees / 100 LF Type N Buffer: 0 min. width: 4 Trees / 100 LF Type O Buffer: 0 min. width: 4 Trees / 100 LF Type P Buffer: 0 min. width: 4 Trees / 100 LF Type Q Buffer: 0 min. width: 4 Trees / 100 LF Type R Buffer: 0 min. width: 4 Trees / 100 LF Type S Buffer: 0 min. width: 4 Trees / 100 LF Type T Buffer: 0 min. width: 4 Trees / 100 LF Type U Buffer: 0 min. width: 4 Trees / 100 LF Type V Buffer: 0 min. width: 4 Trees / 100 LF Type W Buffer: 0 min. width: 4 Trees / 100 LF Type X Buffer: 0 min. width: 4 Trees / 100 LF Type Y Buffer: 0 min. width: 4 Trees / 100 LF Type Z Buffer: 0 min. width: 4 Trees / 100 LF	9,300 SF	11,400 SF
General Trees (GTN) All other developments: One tree must be provided per open space Open Space: 46,547 SF / 5,000 = 9.309 Trees	9,309	11,400
Building perimeter plantings (BPP) All other developments: One tree must be provided for each 5,000 square feet of development area GTN: 46,547 SF / 5,000 = 9.309 Trees	460 SF	570 SF
Landscaping of parking and vehicle use areas: (VLA) All other developments: One tree must be provided for each 5,000 square feet of development area GTN: 46,547 SF / 5,000 = 9.309 Trees	27	31
Landscaped areas on the parking area: All other developments: One tree must be provided for each 5,000 square feet of development area GTN: 46,547 SF / 5,000 = 9.309 Trees	2,340 SF	2,410 SF
TOTALS	2,440 SF	2,580 SF



PLANT SCHEDULE				
NO.	SYMBOL	PLANT	QUANTITY	NOTES
1	[Symbol]	Palmetto	100	10' x 10' x 10'
2	[Symbol]	Palmetto	100	10' x 10' x 10'
3	[Symbol]	Palmetto	100	10' x 10' x 10'
4	[Symbol]	Palmetto	100	10' x 10' x 10'
5	[Symbol]	Palmetto	100	10' x 10' x 10'
6	[Symbol]	Palmetto	100	10' x 10' x 10'
7	[Symbol]	Palmetto	100	10' x 10' x 10'
8	[Symbol]	Palmetto	100	10' x 10' x 10'
9	[Symbol]	Palmetto	100	10' x 10' x 10'
10	[Symbol]	Palmetto	100	10' x 10' x 10'
11	[Symbol]	Palmetto	100	10' x 10' x 10'
12	[Symbol]	Palmetto	100	10' x 10' x 10'
13	[Symbol]	Palmetto	100	10' x 10' x 10'
14	[Symbol]	Palmetto	100	10' x 10' x 10'
15	[Symbol]	Palmetto	100	10' x 10' x 10'
16	[Symbol]	Palmetto	100	10' x 10' x 10'
17	[Symbol]	Palmetto	100	10' x 10' x 10'
18	[Symbol]	Palmetto	100	10' x 10' x 10'
19	[Symbol]	Palmetto	100	10' x 10' x 10'
20	[Symbol]	Palmetto	100	10' x 10' x 10'
21	[Symbol]	Palmetto	100	10' x 10' x 10'
22	[Symbol]	Palmetto	100	10' x 10' x 10'
23	[Symbol]	Palmetto	100	10' x 10' x 10'
24	[Symbol]	Palmetto	100	10' x 10' x 10'
25	[Symbol]	Palmetto	100	10' x 10' x 10'
26	[Symbol]	Palmetto	100	10' x 10' x 10'
27	[Symbol]	Palmetto	100	10' x 10' x 10'
28	[Symbol]	Palmetto	100	10' x 10' x 10'
29	[Symbol]	Palmetto	100	10' x 10' x 10'
30	[Symbol]	Palmetto	100	10' x 10' x 10'
31	[Symbol]	Palmetto	100	10' x 10' x 10'
32	[Symbol]	Palmetto	100	10' x 10' x 10'
33	[Symbol]	Palmetto	100	10' x 10' x 10'
34	[Symbol]	Palmetto	100	10' x 10' x 10'
35	[Symbol]	Palmetto	100	10' x 10' x 10'
36	[Symbol]	Palmetto	100	10' x 10' x 10'
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38	[Symbol]	Palmetto	100	10' x 10' x 10'
39	[Symbol]	Palmetto	100	10' x 10' x 10'
40	[Symbol]	Palmetto	100	10' x 10' x 10'
41	[Symbol]	Palmetto	100	10' x 10' x 10'
42	[Symbol]	Palmetto	100	10' x 10' x 10'
43	[Symbol]	Palmetto	100	10' x 10' x 10'
44	[Symbol]	Palmetto	100	10' x 10' x 10'
45	[Symbol]	Palmetto	100	10' x 10' x 10'
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47	[Symbol]	Palmetto	100	10' x 10' x 10'
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53	[Symbol]	Palmetto	100	10' x 10' x 10'
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99	[Symbol]	Palmetto	100	10' x 10' x 10'
100	[Symbol]	Palmetto	100	10' x 10' x 10'

Prepared By:

LA
LANDSCO

6681 Rich Road
North Fort Myers, FL 33917
Tel: 239.691.7790
Email: info@landesco.com

E Seal: 04-12-2024

Prepared For:

8111 Broadway E
Estero, FL 33928

In Conjunction With:

TDM
TDM Engineering, Inc.
10000 S. US Highway 1
Suite 200
Fort Myers, FL 33907
www.tdmengineering.com

Landscaping Plan

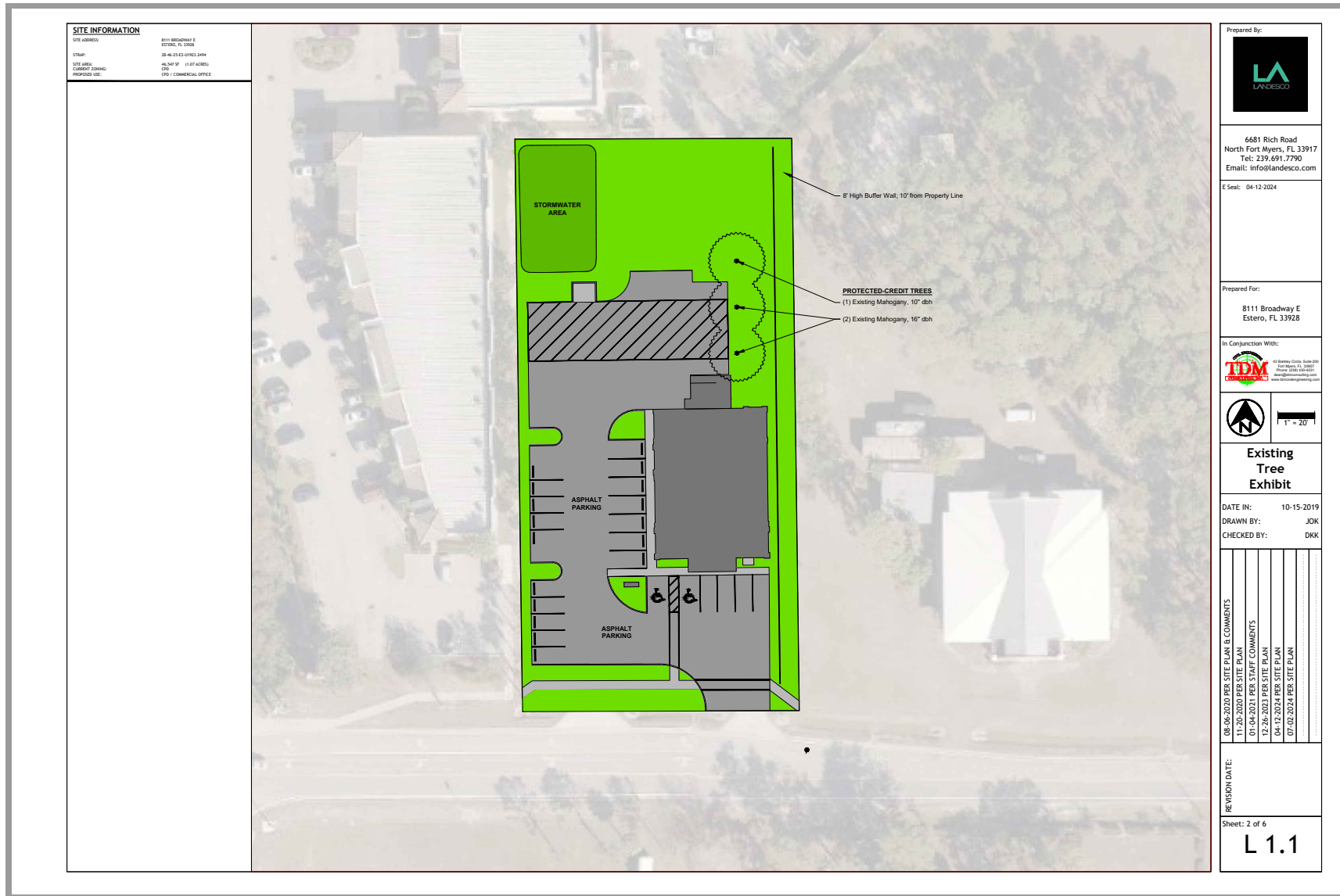
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DRAWN BY: JOK
CHECKED BY: DKH

REVISION DATE:

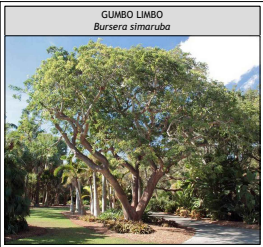
08-06-2020 PER SITE PLAN & COMMENTS
11-12-2020 PER SITE PLAN
01-14-2021 PER STAFF COMMENTS
02-12-2021 PER SITE PLAN
04-12-2024 PER SITE PLAN
07-12-2024 PER SITE PLAN

Sheet: 1 of 6

L 1.0



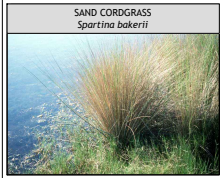
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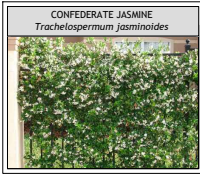
SHRUBS



GRASSES



VINES



Prepared By:



6681 Rich Road
North Fort Myers, FL 33917
Tel: 239.691.7790
Email: info@landesco.com

E Seal: 04-12-2024

Prepared For:

8111 Broadway E
Estero, FL 33928

In Conjunction With:



Plant
List

DATE IN: 10-15-2019

DRAWN BY: JOK

CHECKED BY: DKK

08-06-2020 PER SITE PLAN & COMMENTS

12-20-2020 PER SITE PLAN

01-04-2021 PER STAFF COMMENTS

12-28-2023 PER SITE PLAN

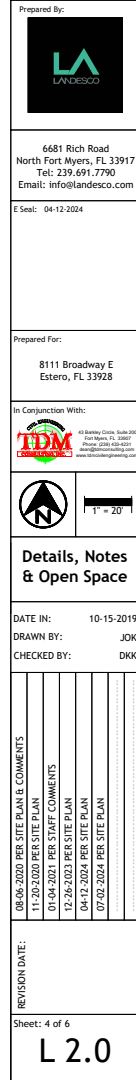
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07-02-2024 PER SITE PLAN

REVISION DATE:

Sheet: 3 of 6

L 1.2





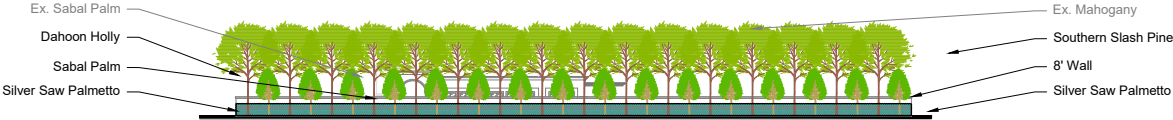
SOUTH



NORTH



EAST



WEST



Prepared By:



6681 Rich Road
North Fort Myers, FL 33917
Tel: 239.691.7790
Email: info@landesco.com

E Seal: 04-12-2024

Prepared For:

8111 Broadway E
Estero, FL 33928

In Conjunction With:



1" = 20'

**Landscape
Elevations**

DATE IN: 10-15-2019

DRAWN BY: JOK

CHECKED BY: DKK

08-06-2020 PER SITE PLAN & COMMENTS

12-20-2020 PER SITE PLAN

01-04-2021 PER STAFF COMMENTS

12-28-2023 PER SITE PLAN

04-12-2024 PER SITE PLAN

07-02-2024 PER SITE PLAN

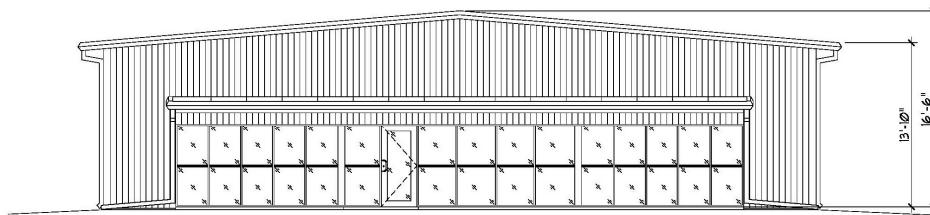
REVISION DATE:

Sheet: 6 of 6

L 2.2

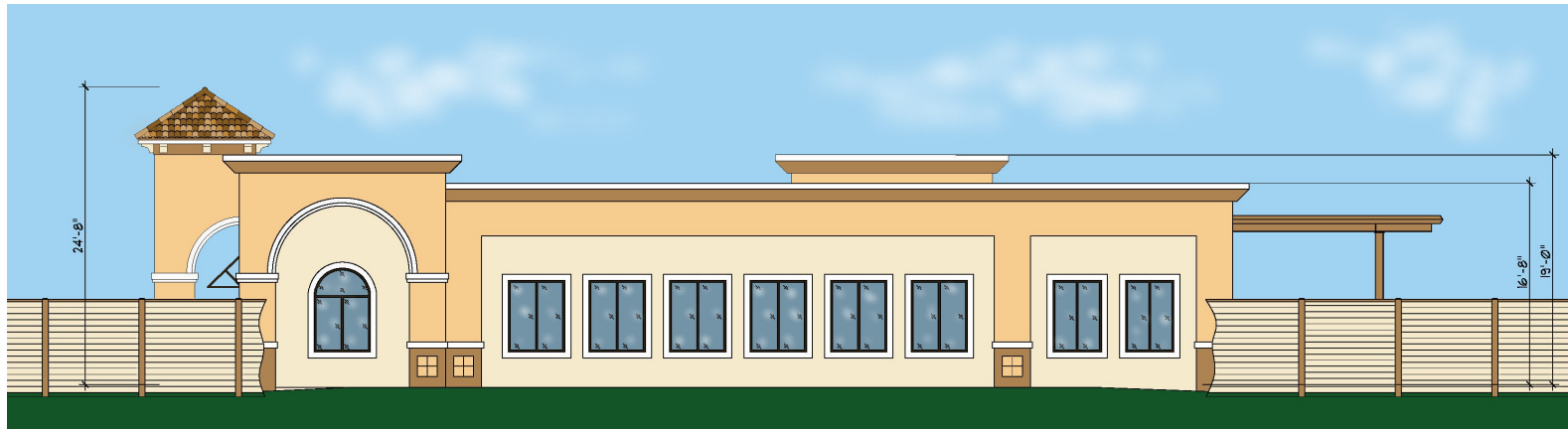


PROPOSED SOUTH ELEVATION (STREET VIEW)

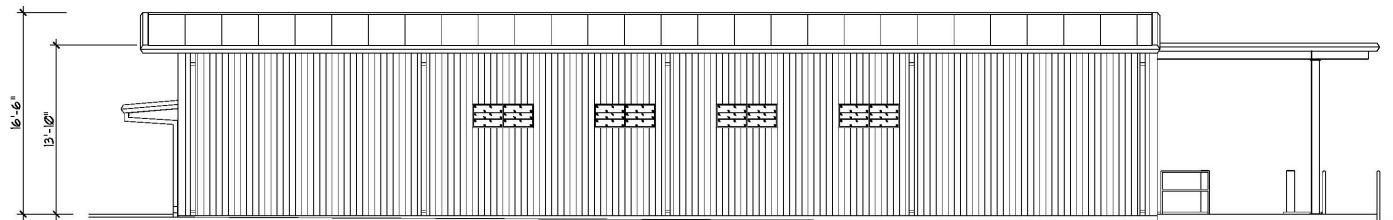


EXISTING SOUTH ELEVATION (STREET VIEW)

MSA
MOORE & SPENCE ARCHITECTS, P.A. A5



PROPOSED EAST ELEVATION



EXISTING EAST ELEVATION

MSA
MOORE & SPENCE ARCHITECTS, P.A.

A6

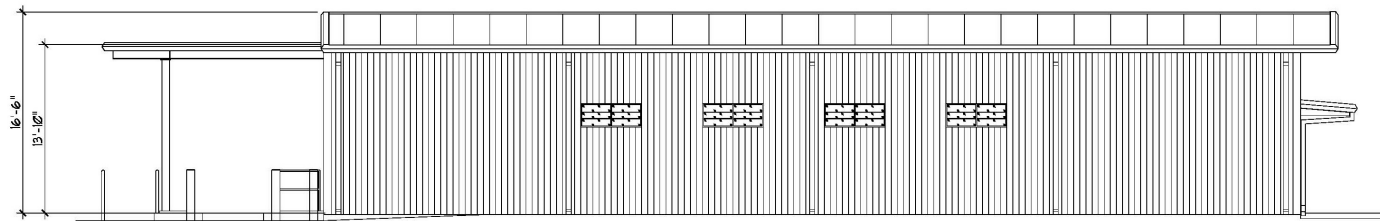


PROPOSED EAST ELEVATION
(WITH WALL and LANDSCAPE BUFFER)

MSA
MOORE & SPENCE ARCHITECTS, P.A. **A7**



PROPOSED WEST ELEVATION

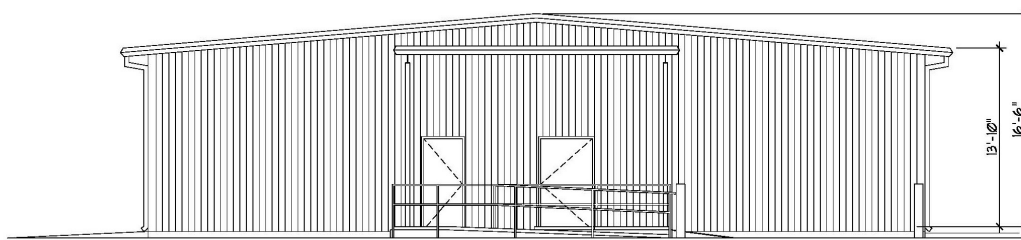


EXISTING WEST ELEVATION

MSA
MOORE & SPENCE ARCHITECTS, P.A. **A8**



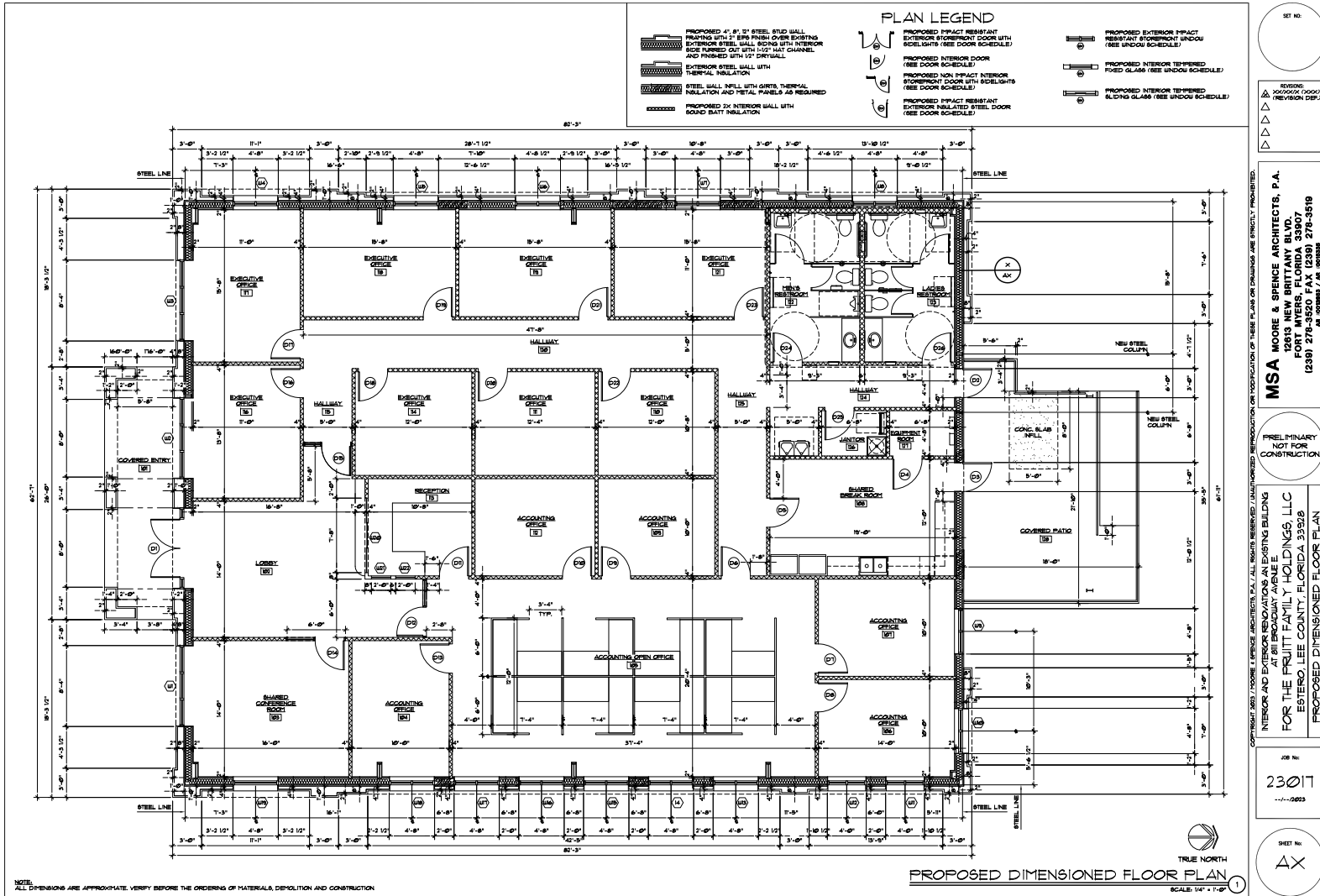
PROPOSED NORTH ELEVATION



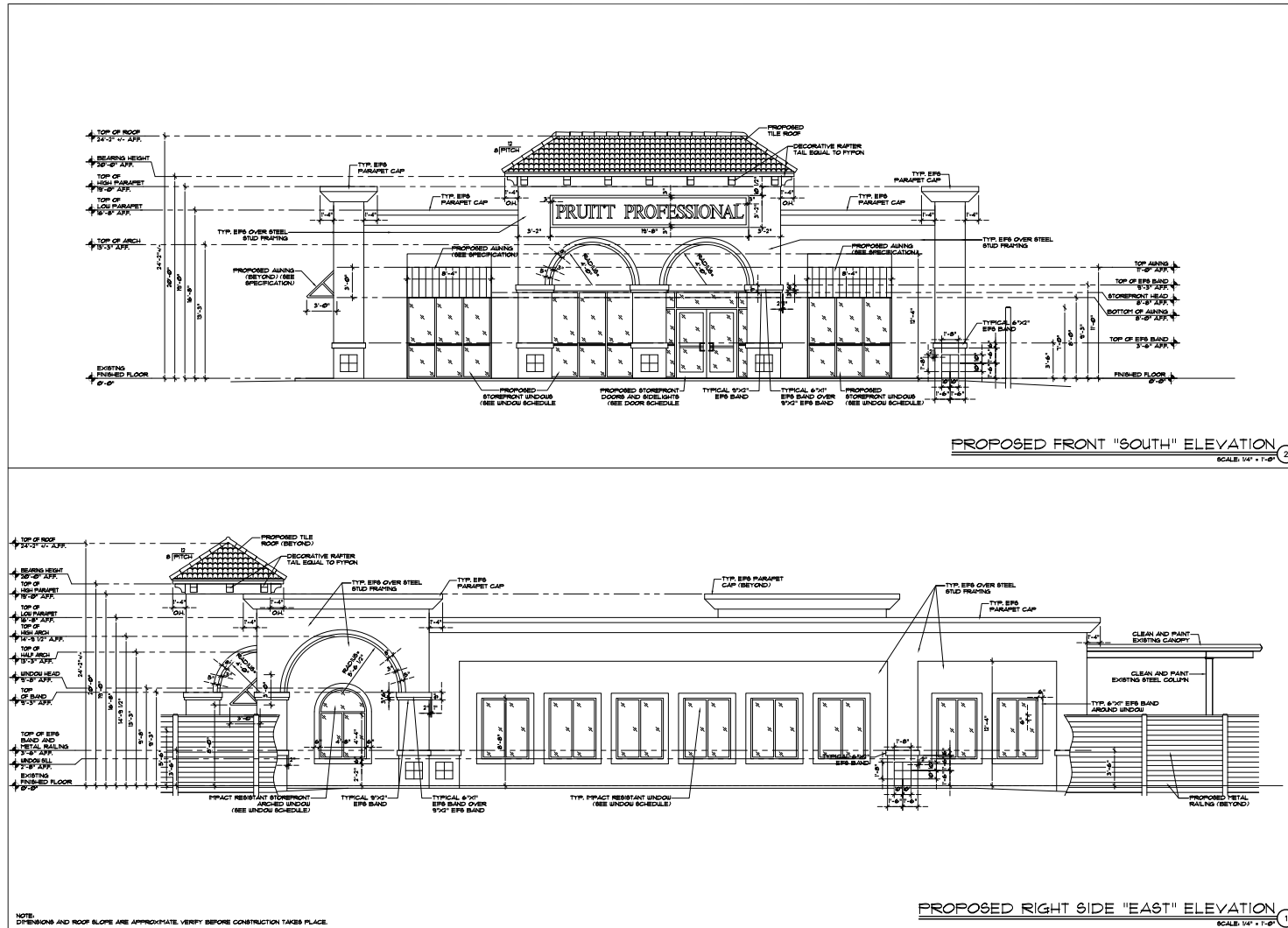
EXISTING NORTH ELEVATION

MSA
MOORE & SPENCE ARCHITECTS, P.A. **A9**

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Vic DePue, Moore and Spence Architects 8/2/2023 106 PM 23017-301-FP3-PROP-FLR-PLN.dwg



Drawing Log: XX/XX/XX XXXX XX/XX/XX XXXX 8/11/2023 11:12 PM 23017-303-EL3-PRP-EXT-ELEVS.dwg
Vic DePue, Moore and Spence Architects



SHEET NO. 1

REVISIONS:
 1. 08/08/2023 (08/08/2023)
 2. 08/08/2023 (08/08/2023)
 3. 08/08/2023 (08/08/2023)
 4. 08/08/2023 (08/08/2023)

MSA MOORE & SPENCE ARCHITECTS, P.A.
 12013 NEW BRITANNIA BLVD.
 FORT WORTH, TEXAS 76107
 (817) 275-1111 FAX (817) 275-1119
 MS ARCHITECTS / MS INTERIORS

FOR THE PRUITT FAMILY HOLDINGS, LLC
 8111 BROADWAY AVENUE E
 ESTERO, LEE COUNTY, FLORIDA 33928
 PROPOSED SOUTH FRONT AND EAST RIGHT SIDE EXTERIOR ELEVATIONS

JOB NO. 23017
 DATE 08/08/23

SHEET NO. AX

Drawing Log: XX/XX/XX XXXX XX/XX/XX XXXX XX/XX/XX XXXX
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